CRITICAL AREAS REPORT
&
MITIGATION PLAN

King County Tax Parcel 935330-0870
King County, Washington

Andrey Kozak,
King County, Washington

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Report To: Andrey Kozak

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King County, Washington

Project Number: EE-475

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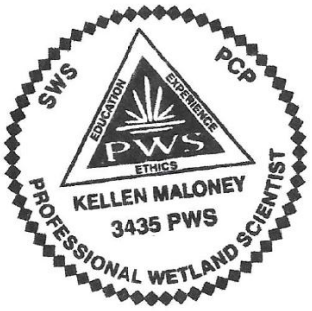

Date: 20 October 2025

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1. Introduction

1.1 Report Purpose

Eastside Environmental Pros, Inc. was contracted by Andrey Kozak (the "applicant") to conduct a critical area (*i.e.,* wetland and stream) evaluation for the property located along 155th Avenue SE (King County Tax Parcel 935330-0870), hereafter referred to as "Project Site" or "Site". The applicant proposes to construct a single-family residence and associated driveway onsite. As part of this assessment, we evaluated critical areas (*i.e.* wetlands and streams) within 250 feet of the Site work area limits. The area within 250 feet of the Site is referred to as the "Study Area".

This report has been prepared to comply with the requirements of King County Zoning Code (KCC) Title §21A.24.110 – *Critical Area Report Requirements*, KCC §21A.24.130 – *Mitigation and Monitoring*, and KCC §21A.24.070 - *Alteration Exception.*

1.2 Limitations

This report and the information provided herein was prepared per the guidance of the best available science and technical guidance documents available during the time of report preparation. The findings, discussions, and conclusions made in this report are based on the best professional judgement of the author(s) and field technicians available during the Site evaluation. All project work was limited by the scope, budget, and timing requirements of the project. The findings and conclusions provided in this report are subject to confirmation by applicable Local, State, and Federal agencies, depending on the scope of the project. No other warranty, expressed or implied, is made.

2. General Property Description and Land Use

2.1 Project Location

The Site is a single King County tax parcel (Tax Parcel 935330-0870) located along 155th Avenue SE, in unincorporated King County (**Figure 1**). The Site is located within the southwest quarter of Section 11, Township 23 North, Range 05 East, of the Willamette Meridian of the Public Land Survey System.

2.2 General Property Description

The Site is an entirely undeveloped, forested property. The Site is bordered to the north by single family residences, to the east by and to the south by 155th Avenue Southeast, to the south by another undeveloped forested parcel, and to the west by a drainage easement.

Vegetation

Vegetation within the Site is comprised of a dense forest stratum with relatively dense underlying shrub and herbaceous strata. Species onsite included Scouler's willow (*Salix scouleriana*), black cottonwood (*Populus balsamifera*), Himalayan blackberry (*Rubus bifrons*), cut-leaf blackberry (*Rubus laciniatus*), peafruit rose (*Rosa pisocarpa*), hardhack (*Spiraea douglasii*), beaked hazelnut

(*Corylus cornuta*), osoberry (*Oemleria cerasiformis*), English ivy (*Hedera helix*), sword fern (*Polystichum munitum*), and slough sedge (*Carex obnupta*).

Topography

Topography onsite is relatively flat with a slight slope down towards the west. The lowest elevation point is located along the western Site boundary at approximately 516 feet and the highest elevation along the eastern Site boundary at 521 feet.

Weather Conditions

Climatic condition ranges were determined using the methodology described by Sprecher and Warne (2000) through the Army Corps of Engineers (Corps) Antecedent Precipitation Tool (APT). Two Site visits were required for the wetland determination and delineation. One was conducted on 14 May 2024 and the Site evaluation on 19 March 2025. APT determined that **drier than normal** climatic conditions were present during the 14 May 2024 and 19 March 2025 Site evaluations (**Appendix A**).

3. Methodology

3.1 Field Investigation Procedures

3.1.1 Routine Methodology

Two Site visits were required for the wetland delineation. The first delineation was conducted on 14 May 2024, and the second delineation was completed 19 March 2025. Wetland delineations utilized the routine approach described in the *Corps of Engineers Wetland Delineation Manual* (Corps 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (U.S. Army Corps of Engineers, 2010) (referred to as "Corps Manual"). Wetlands were classified according to KCC §21A.24.318 and their buffers established per KCC §21A.24.325.

Plant species were identified according to the taxonomy of *Flora of the Pacific Northwest* (Hitchcock and Cronquist 2018). Taxonomic nomenclature and facultative statuses have been updated according to the U.S. Army Corps of Engineers *National Wetland Plant List* (2022) and used as references. Wetland classes were determined per the *Classification of Wetlands and Deepwater Habitats of the United States* (FGDC, 2013). Hydrophytic vegetation was determined using the standard procedures described in the Army Corps of Engineers (Corps) Regional Supplement, which requires use of the dominance test, except when positive indicators of wetland hydrology and hydric soils are met, in which case the prevalence index or alternative indicators of hydrophytic vegetation may also be required.

Wetland hydrology was determined based on the presence of hydrologic indicators listed in the Army Corps of Engineers (Corps) regional supplement. Hydrology indicators include both Primary Indicators and Secondary Indicators. To meet the definition of wetland hydrology, one Primary Indicator or two Secondary Indicators must be observed. Examples of wetland

hydrology indicators include but are not limited to: drainage patterns drift lines, sediment deposition, watermarks, stream gauge data and flood predictions, historic records, visual observation of saturated soils, and visual observation of inundation.

Soil test pits were excavated to a depth of at least 20 inches below the soil surface to categorize and describe soil and hydrologic conditions within the Study Area. Soils on the Site were considered hydric if one or more of the hydric soil indicators listed in the Corps Regional Supplement were present. Examples of hydric soil indicators include: presence of organic soils, reduced matrix, depleted or gleyed soils, or, redoximorphic features in association with a reduced soil matrix. Soil colors were determined using the Munsell Soil Color Charts (Munsell Color 2009).

Appendix B contains wetland determination datasheets prepared by Eastside Environmental Pros for representative locations within the Study Area. These datasheets document vegetation, soils, and hydrology characteristics. **Appendix C** contains the report prepared by MacWhinney Environmental Consulting LLC which was used to categorize wetland(s) within the Study Area.

4. Results

4.1 Analysis of Existing Site Conditions

The initial Site visit, conducted on 14 May 2024, was performed in drier than normal conditions resulting in a lack of sufficient wetland hydrology indicators. Additionally, some in-wetland areas feature hummocks which shifted hydric soil indicators downward in the soil profile, resulting in a false negative hydric soil indicator determination for Sample Point 1 (SP-1) which can be seen in **Appendix B**. However, a King County Permitting Division ecologist identified hydric soils and a high water table during a verification Site visit, conducted on 28 February 2025. This visit resulted in King County's request for a revised wetland report, as stated in an Ecological Review Comment Letter (DWEL24-0310).

Consequently, EEP staff completed a second Site visit on 19 March 2025 to assess wetland conditions. During the Site visit, one (1) wetland (Wetland A) was identified onsite (**Figure 1**). Additionally, one unregulated ditch feature was identified offsite to the east. **No other critical areas were identified in the Study Area.** This feature is summarized below in **Table 1**.

Table 1. Critical Areas Summary Table.

Critical Area	Category / Type	HGM / Cowardin Class	Standard Buffer*
Wetland A (5,256-sf, 0.12-acres)	Category III/ Habitat Score 3	Depressional / PFO	80 feet

*Wetland buffers also require a standard 15-foot building setback measured from the edge of the buffer per KCC §21A.24.200.

4.1.1 Wetland A

Wetland A is a 5,256-sf wetland located in the southern portion of the Site and continues offsite to the south (**Photo 1**). This wetland has a depressional hydrogeomorphic classification (Brinson, 1993) and palustrine forested Cowardin classification (Cowardin *et al.* 1979).

Photo 1. Photo of Wetland A facing to the south.

Vegetation within Wetland A includes black cottonwood (*Populus trichocarpa*), red alder (*Alnus rubra*), cluster rose (*Rosa pisocarpa*), cutleaf blackberry (*Rubus laciniatus*), English hawthorn (*Crataegus monogyna*), Himalayan blackberry (*Rubus bifrons*), English holly (*Ilex aquifolium*), salmonberry (*Rubus spectabilis*), hardhack (*Spiraea douglasii*), English ivy (*Hedera helix*), and slough sedge (*Carex obnupta*).

Soils within Wetland A are characterized by a black (7.5YR 2/1) sandy loam surface layer from 0-17 inches, underlain by a brown (10YR 4/2) sandy loam with prominent dark yellowish brown (10YR 4/4) redoximorphic concentrations from 17-20+ inches below the surface. These characteristics meet the criteria for the *Thick Dark Surface* (A12) Hydric Soil Indicator. Hydrology within Wetland A is supported by groundwater and precipitation. Hydrologic indicators observed during the Site visit include *High Water Table* (A2) and *Saturation* (A3).

A Wetland Report was prepared for the southern adjacent property which contains the majority of Wetland A. This report was prepared by MacWhinney Environmental Consulting LLC which scored Wetland A as a Category III wetland with 3 habitat points (**Appendix C**). In King County,

Category III wetlands with 3 habitat points in R4 zoning require standard **80-foot buffers**. Wetland buffers also require a standard **15-foot building setback** measured from the edge of the buffer per KCC §21A.24.200.

4.1.2 Unregulated Ditch

One mapped surface water feature, identified as a ditch, is located west of the subject property and outside of City jurisdiction. This ditch is shown on the City of Renton GIS hydrology layer as a surface water ditch (**Photo 2**). Review of the King County parcel data, historic plat maps, and site observations indicates that this feature was constructed as part of a **drainage easement** designed to convey stormwater runoff from surrounding upland areas. The feature does not correspond to a mapped stream channel, and the surrounding area has historically been upland.

Per KCC §21A.06.072C, above-ground open water conveyance systems, such as ditches, are unregulated unless "*any portion of the contributing water is from either a wetland or a nonwetland water feature listed in subsection A.1. or A.2.*" Likewise, KCC §21A.06.1391 specifies that "*Wetlands do not include those artificially created wetlands intentionally created from nonwetlands sites, including, but not limited to: Surface water conveyances for drainage or irrigation, [or] Grass-lined swales.*"

These definitions establish that artificial drainage features are not regulated as streams or wetlands unless they receive hydrology from an existing regulated resource. The **direction of hydrologic influence** is therefore a critical factor in classification.

A previous Critical Areas Designation (CAD) completed north of the Site identified a wetland feature in proximity to this drainage ditch, raising the question of whether the **wetland is contributing flow to the ditch** or whether **the ditch itself is creating wetland conditions**. A review of historic aerial imagery (**Photos 3 & 4**), Site topography, and two separate recorded plat maps (**Appendix E**) indicates that the ditch was constructed in uplands and historically did not receive hydrology from any mapped or observed wetland or stream source. Over time, deferred maintenance of the ditch—such as lack of vegetation removal or sediment management—has likely resulted in **standing water and ponding** within the easement. This, in turn, has created **localized hydric conditions** and colonization by wetland indicator vegetation.

When wetland conditions arise **because of** a drainage feature—rather than pre-existing wetlands contributing flow to it—the ditch remains classified as an **artificial surface water conveyance**, not a regulated stream or aquatic area. This interpretation aligns with King County's critical areas definitions, WAC 173-22-030, and federal guidance under 33 CFR §328.3, which excludes ditches constructed wholly in uplands and not receiving perennial or intermittent flow from regulated waters from jurisdiction.

Supporting context is provided by two recorded plat maps, which depict the feature as a **dedicated drainage easement**, intended to be maintained to convey stormwater. The presence of wetland vegetation within or adjacent to the easement appears to be the result of **maintenance deficiencies**, not a natural stream or wetland system. This is consistent with similar determinations made by King County Water and Land Resources Division and Washington State Department of Ecology in which wetland-like conditions resulting from altered drainage were not regulated as wetlands or streams.

Lastly, a drainage easement has been established "*for the purpose of, reconstructing, repairing, replacing, operating and maintaining storm drainage facilities, lines and manholes, with the right of ingress and egress thereto without prior institution of any suit or proceedings of law and without incurring any legal obligation or liability therefor*" on the tract adjacent to and westward of the subject property. This western tract has an established recording number of 20170627000337 which has been included at the end of this report (**Appendix F**). This tract has been approved as a drainage easement, and its document is attached in **Appendix F.** This document outlines that King County Tax Parcel 112305-9004, a property to the south of the Site, allows the Grantee to construct additional facilities and fences within this tract as required. This easement is also subject to general maintenance activities and is outlined further in **Appendix F**.

Based on the available evidence, the feature west of the Site does not meet the criteria of a regulated aquatic area under King County Code. The **hydrologic origin is artificial**, and the observed wetland indicators are a function of drainage conditions rather than an existing natural resource. Therefore, no regulated stream or aquatic area is present within or directly adjacent to the Site.

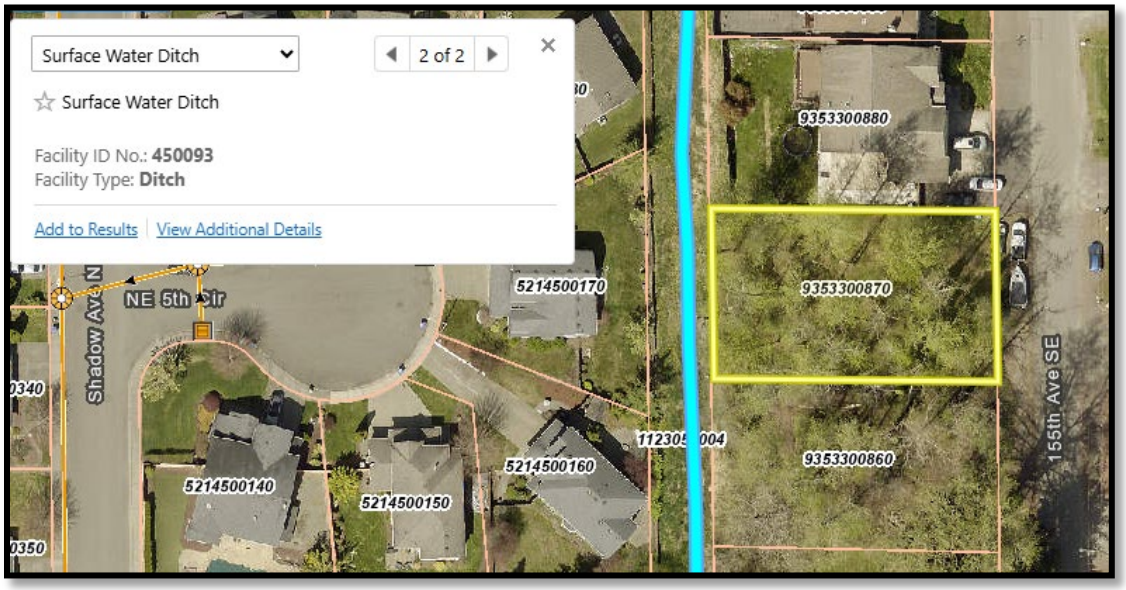

Photo 2. Photo of the unregulated ditch feature just to the west of the property. Aerial imagery sourced from the City of Renton's Maps.

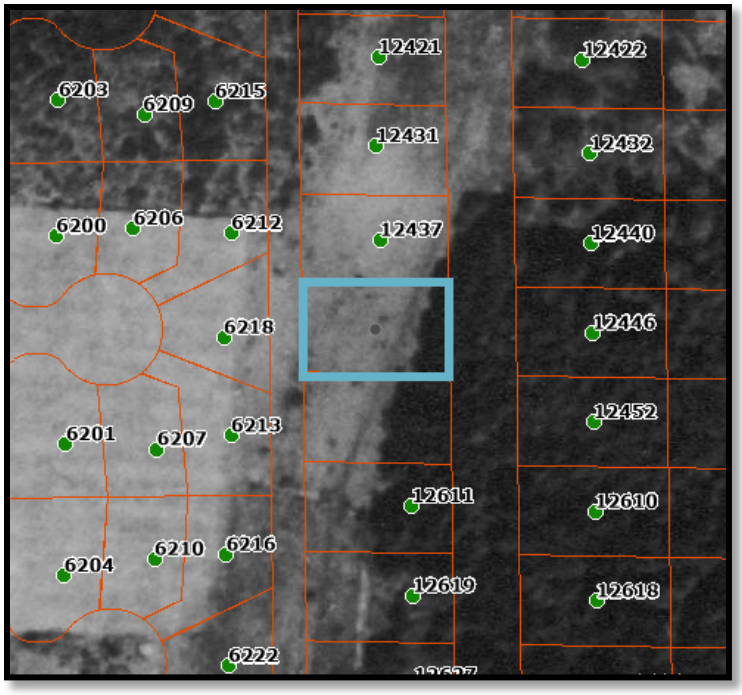

Photo 3. The Site is outlined in blue. This photo depicts aerial imagery before the plats were established, no stream areas are located to the west of the Site and within these utility easement areas (iMap, 1936).

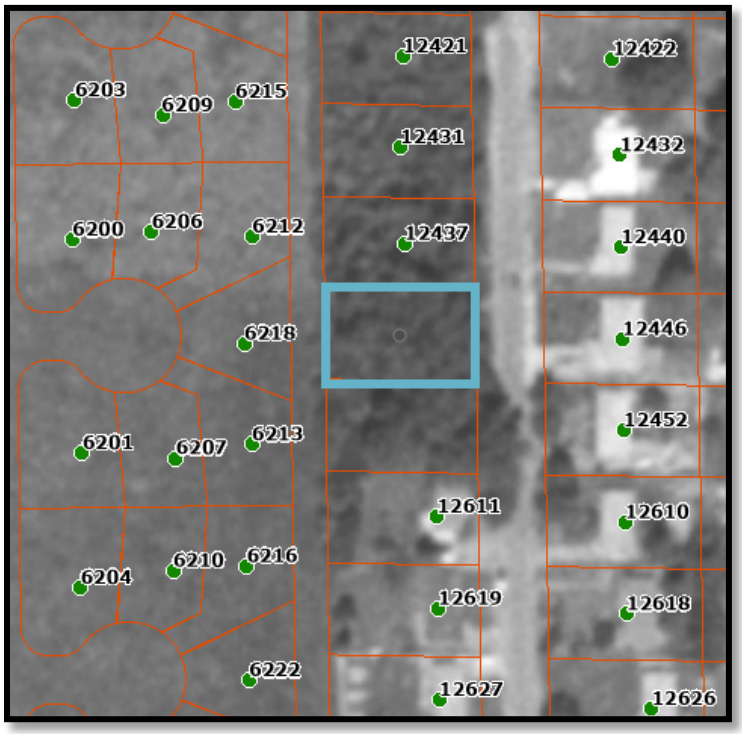

Photo 4. The Site is outlined in blue. This photo depicts aerial imagery after the Site's plat establishment, where a narrow, constructed ditch now runs along the western boundary of the plat (iMap, 1998).

5. Proposed Project

The applicant proposes to construct a single-family residence and driveway within the northeastern portion of the Site. The project has been situated as far as possible from Wetland A (5 feet and 6 inches northward); however, due to the parcel size and wetland location, the Site is almost entirely encumbered by wetland or wetland buffer with the exception of a small square footage within the northeastern corner of the Site. To accommodate the proposed single-family residence, 4,945 sf of wetland buffer impact are required, and one (1) snag requires removal as it is situated within the single-family residence footprint. This project has been designed to adhere to the development standards listed within KCC §21A.24.070 – *Alteration Exception* which are outlined in further detail within **Section 7.1** of this report.

6. Biological Assessment

6.1 PHS and King County Species of Local Importance

The Biological Assessment on 19 March 2025 involved a combination of direct observation, habitat suitability analysis, and review of existing databases and records. The Site was thoroughly evaluated for the presence or indicators of priority habitats and species (PHS), threatened and endangered species, and King County species of local importance. Priority species are those identified for conservation due to their vulnerability, rarity, or crucial role in ecosystems. This evaluation aims to ensure compliance with local, state, and federal regulations to inform King County of appropriate conservation and mitigation measures. The species determined to potentially be present considering onsite habitat are listed in **Table 2**.

6.2 Results

The Site and surrounding Study Area do not contain old-growth or mature forests, large bodies of open water or rivers, mountainous or cliff areas, caves, or burned trees. Additionally, PHS does not record any priority habitats or species at the township level (**Appendix G**). Onsite areas were evaluated to determine if any features were present that could provide suitable habitat for the listed species in **Table 2.** During the evaluation, four (4) snags, each with approximately 3 inch-diameter nesting cavities were identified and mapped onsite. No other observations or trace evidence of the listed species were identified during the Site evaluation. Additionally, PHS on the Web does not identify any protected species at the township level for the Study Area (**Appendix G**). Examples of trace evidence that were not present include pellets, feathers, vocalizations, nests, droppings, guano, whitewash, prey remains, eggshells, or drill holes. Additionally, no rare plants or invertebrates of local importance were identified onsite.

The Biological Assessment confirmed that the Site does contain potential habitat for the hairy and pileated woodpeckers due to the presence of the four snags. No individuals or evidence of these species were observed during the 19 March 2025 Site evaluation. To retain the maximum amount of ecological functions, only one snag will be removed from the Site (**Figure 2**). The project has been designed in accordance with best management practices (BMPs) listed in KCC 21A.24.325.C.6. The project has been designed to adhere to best management practices (BMPs) (see **Section 8.3**) for conserving the remaining snags and for protecting the remaining habitat functions the Site has to offer to onsite maintain biodiversity and ecological health.

Table 2. Potential Habitats, Species, and King County Species of Local Importance

Priority Habitats, Species, and KC Species of Local Importance	Habitat
Northern Spotted Owl (*Strix occidentalis*)	Requires old-growth forests with complex canopy structures.
Bald Eagle (*Haliaeetus leucocephalus*)	Prefers large bodies of open water with abundant fish and large trees for nesting.
Golden Eagle (*Aquila chrysaetos*)	Inhabits open and semi-open habitats in mountainous areas.
Peregrine Falcon (*Falco peregrinus*)	Prefers open landscapes with cliffs for nesting and abundant prey.
Western Screech-Owl (*Megascops kennicottii*)	Utilizes mixed woodlands, especially near water.
Band-tailed Pigeon (*Patagioenas fasciata*)	Requires coniferous or mixed woodlands, often near water sources.
Red-eyed Vireo (*Vireo olivaceus*)	Prefers deciduous forests with dense understories.
Purple Martin (*Progne subis*)	Needs open areas near water with suitable cavities for nesting.
Yellow-billed Cuckoo (*Coccyzus americanus*)	Relies on large tracts of riparian woodlands.
Black-backed Woodpecker (*Picoides arcticus*)	Prefers recently burned forests with standing dead trees.
Hairy Woodpecker (*Leuconotopicus villosus*)	Inhabits mature forests with a mix of deciduous and coniferous trees.
Pileated Woodpecker (*Dryocopus pileatus*)	Requires large tracts of mature forest with deadwood.
Townsend's Big-eared Bat (*Corynorhinus townsendii*)	Utilizes caves, mines, and old buildings for roosting.
Myotis Bats (*Myotis spp.*)	These species require specific roosting habitats such as trees, buildings, or caves.

7. Regulatory Review

7.1 Criteria for Critical Area Alteration Exception Approval

The proposed project has been prepared to meet the requirements of KCC §21A.24.070.A: *Alteration Exception.* The requirements of this code section are listed below in *italicized* text and a response as to how this project meets each requirement follows in regular text:

1. For nonlinear alterations the director may approve alterations to critical areas except wetlands, unless otherwise allowed under subsection A.3.h. of this section, aquatic areas and wildlife habitat conservation areas, and alterations to critical area buffers and critical area setbacks, when all of the following criteria are met.

a. there is no feasible alternative to the development proposal with less adverse impact on the critical area;

Wetland A and its associated buffer encumber almost the entirety of the Site, leaving only a small portion of unencumbered area in the northeastern corner. Without this alteration exception, the Site would be unbuildable. The project has been designed to accommodate the owners family and has been reduced to the smallest footprint practical to accommodate that purpose.

b. the alteration is the minimum necessary to accommodate the development proposal;

The proposed project has been located as far to the northeast of the Site as possible to limit any unnecessary impacts from the structure and driveway. A

c. the approval does not require the modification of a critical area development standard established by this chapter;

The proposed project complies with all applicable critical area development standards established by this chapter. No modification, variance, or reduction of these standards is required for project approval.

d. the development proposal does not pose an unreasonable threat to the public health, safety or welfare on or off the development proposal site and is consistent with the general purposes of this chapter and the public interest;

The proposed development is a single-family residence that does not pose any activities that would threaten public health, safety or welfare on or off the development Site. The proposed development has been planned to ensure the safety and well-being of the public, both on and offsite.

e. for dwelling units, no more than five thousand square feet or ten percent of the site, whichever is greater, may be disturbed by structures, building setbacks or other land alteration, including grading, utility installations and landscaping, but not including the area used for a driveway or for an on-site sewage disposal system. When the site disturbance is within a critical area buffer, the building setback line shall be measured from the building footprint to the edge of the approved site disturbance;

The proposed development, not including driveway areas, total 4,945 sf and is below the 5,000-sf threshold.

f. to the maximum extent practical, access is located to have the least adverse impact on the critical area and critical area buffer;

The proposed driveway has been designed to be as short as practicable, while adhering to front- and side yard setbacks. The proposed residence has been situated as far away as feasible from Wetland A to limit adverse impacts to the critical area and its associated buffer. The closest extent to the wetland is 5 feet and 6 inches and requires minor modifications to typical building setback allowances which is outlined further in **Section 7.2**. Critical areas fencing and signage are proposed to be installed at the clearing limits to define the project area and deter any future human encroachment or pet disturbances.

g. The critical area is not used as a salmonid spawning area; and

No streams are associated with the Site or are located within its Study Area; therefore, salmonid spawning areas are not possible and will not be affected.

h. The director may approve an alteration in a category II, III, and IV wetland for development of a public-school facility; and

This proposed development is not a public-school facility; therefore, this subsection does not apply.

7.2 Alterations to Critical Areas Setbacks

As part of the above described project, the proposed development is allowed to reduce the typical 15-foot building setback in order to develop the property should it meet the following requirements. The requirements of KCC §21A.24.070.B are listed below in *italicized* text and a response as to how this project meets each requirement follows in regular text:

a. there is no other reasonable use with less adverse impact on the critical area;

By reducing the critical areas building setback, the proposed development avoids impacting Wetland A directly, which would cause more adverse impacts to the critical area.

b. development proposal does not pose an unreasonable threat to the public health, safety or welfare on or off the development proposal site and is consistent with the general purposes of this chapter and the public interest;

This development proposal is similar to adjacent land uses and developments and poses no threat to the public health, safety or welfare on- or off-site.

c. any authorized alteration to the critical area or critical area buffer is the minimum necessary to allow for reasonable use of the property; and

The development has been pushed as far as possible to the north and is the minimum necessary width to accommodate reasonable use of the property.

d. for dwelling units, no more than five thousand square feet or ten percent of the site, whichever is greater, may be disturbed by structures, building setbacks or other land alteration, including grading, utility installations and landscaping but not including the area used for a driveway or for an on-site sewage disposal system; and

All onsite developments will occupy 4,945 sf which is underneath the 5,000-sf threshold, thereby meeting this criterion.

8. Critical Area Impacts and Mitigation

Reasonable efforts have been made by the applicant to minimize impacts to critical area buffers onsite with the design and location of the development. The resulting Site Plan consists of a reasonably-sized home that will require some critical area buffer impacts, as nearly the entire Site is located within wetland or wetland buffer areas.

8.1 Alternatives Analysis

The Site was evaluated for alternative development locations following a thorough critical areas assessment. The proposed development has been strategically angled to push the proposed residence as far north as property-line setbacks will allow. Driveway areas and lengths have been redesigned to be as short as possible to minimize the overall project's footprint. Placing the residence in the northern and north-eastern portions of the Site facilitates access from the existing public roadway and reduces the need for additional impervious surfaces. Complete avoidance of critical areas and buffer impacts is not possible, as over 90 percent of the Site is encumbered with relatively native vegetation. The size of the property does not allow for sufficient area for enhancement, and therefore, offsite mitigation is proposed as compensation for this project. Overall, the applicant has made reasonable efforts to avoid and minimize impacts to critical areas and their buffers by shifting the proposed development north and east to reduce buffer encroachment, installing critical area fencing and signage to deter human intrusion while maintaining wildlife passage, and reducing the standard critical area building setback to 5 feet 6

inches to avoid direct impacts to wetland areas. The resulting Site Plan consists of a reasonably sized home that allows for practical use of the property per zoning allowances (**Figure 2**).

8.2 Proposed Critical Areas Impacts

Although all direct wetland impacts have been avoided, the proposed single-family residence, driveway, and cleared areas for house maintenance totals 4,945 sf of total indirect wetland buffer impacts. Due to insufficient space for onsite mitigation, a total of 4,945 sf of indirect wetland buffer credits will be purchased through King County's In-Lieu Fee (ILF) Program to compensate for the proposed wetland buffer impacts.

Functions and Values Impacted

The proposed development will result in 4,945 sf of indirect wetland buffer impacts from clearing, grading, and onsite developments. As part of the development, one snag requires removal as it is within the house footprint, all other identified onsite snags will remain and be preserved. This will maintain to the best extent practicable any potential habitat for songbirds that may rely on these features for perching or nesting. This proposed development may impact hydrologic functions and habitat by removing buffer vegetation which may reduce the Site's capacity to filter sediments and nutrients, provide shade, and decrease some foraging opportunities for local small mammals and songbirds. In order to minimize impacts the project proposes to implement relevant best management practices (BMPs), install of critical areas fencing and signage to preserve the remaining buffer areas and prevent human encroachment, as well as preserve all other remaining onsite snags.

The Site has limited opportunity for onsite mitigation through vegetation enhancement due to its relatively intact condition. In addition, the small size of the property does not provide sufficient area to adequately compensate for the proposed project's impacts. Therefore, off-site mitigation credit purchase through the King County's ILF Program is proposed to provide appropriate compensation for functional losses that cannot be addressed onsite.

8.3 Proposed Mitigation

Due to the property's limited size and the location, size, and configuration of Wetland A and its buffer, there is insufficient space to provide onsite mitigation. Prior to development, a double layer of silt fencing will be installed along the clearing and grading limits. Afterward, flexible high-visibility construction fencing will be placed along the exterior edge of the silt fencing limits. Once clearing and grading activities are complete, the high-visibility construction fencing will be removed and critical area fencing and signage will be installed in its place to deter any potential encroachment during construction activities of the proposed single-family residence and to clearly demark the boundary of allowed disturbance limits. The project proposes to mitigate buffer impacts with the purchase of offsite mitigation bank credits. Credits will be purchased through the King County's ILF Program. A total of 4,945 sf of mitigation credits will be purchased prior to Site development. Each of these elements are outlined below in further detail.

Best Management Practices

To minimize impacts from the proposed development, best management practices (BMPs) must be implemented in accordance with KCC §21A.24.325.C.6.b. **Table 3** outlines the relevant BMPs that will reduce onsite disturbance to the remaining critical areas, identifying potential sources of disturbance and the corresponding minimization measures proposed for this project. These BMPs include erosion and sediment control measures, protection of vegetation to remain, proper material storage, and pollution prevention strategies. Implementation of these measures will help maintain water quality, stabilize soils, and preserve the functional integrity of nearby wetlands and buffers throughout all phases of construction.

Table 3. Best Management Practices to Minimize Impact Disturbances

Disturbance	Measures to minimize impacts
Lights	Direct lights away from wetland using cone shielded lights directed away from the wetland.
Noise	The Site is thickly vegetated, and critical areas fencing will be installed to reduce potentially disruptive noise from residential activities. The driveway will be situated as far to the north as possible to limit any noise that could carry to the wetland.
Toxic runoff	All new untreated runoff will be directed away from wetland while ensuring wetland is not dewatered.
Stormwater runoff	Stormwater management will be retrofitted to be directed away from Wetland A. This project will implement low impact intensity development techniques identified in the King County Surface Water Design Manual.
Change in water regime	All runoff from new impervious surfaces and lawn will be directed away from Wetland A without dewatering, maintaining its existing hydrologic regimes.
Pets and human disturbance	Critical areas fencing and signage will be installed along the post-construction buffer while preserving existing snags to discourage human and pet disturbance.
Dust	Use best management practices to control dust.

Snag Preservation

With the exception of one snag, all other snags located outside of the house footprint will be protected and preserved as part of this mitigation plan. Any clearing placed within five (5) feet of the trunks shall be removed by hand, using hand tools only, to prevent impacts to the tree root system. All temporary and permanent fencing will be positioned to protect the remaining snags and minimize disturbance. By doing this, the project will help maintain valuable wildlife habitat features, preserve existing ecological functions within the buffer, and ensure the long-term stability of the Site's native vegetation and soil structure during and after construction.

Temporary Erosion and Sediment Control (Silt Fencing)

A double layer of temporary silt fencing is proposed to be installed along the clearing and grading limits as depicted in **Figure 2**. This installation will prevent mobilized sediment from entering Wetland A during all construction activities. This temporary erosion and sediment control (TESC) method will help trap any disturbed soil and debris, reducing the risk of sedimentation in adjacent critical areas. By stabilizing this along the construction limits, silt fencing will protect water quality, minimize habitat disruption, and prevent excess runoff from entering wetlands and the stream, ensuring that construction-related impacts are effectively mitigated. Additionally, the onsite contractor will install a high-visibility construction fence along the exterior edge of the temporary silt fencing to restrict access to critical areas southward of the proposed development during construction activities. The silt fencing will be removed after all construction activities have been completed and onsite stabilization has been reached. The high visibility construction fencing will be removed after all onsite clearing and grading has been completed where it will be subsequently replaced with critical areas fencing and signage.

Critical Areas Fencing and Signage

Two- or Three-board, split rail critical areas fencing and signage will be installed along the post-construction buffer (**Figure 2**). These installations will occur after all clearing and grading activities have been accomplished and will clearly define the allowed construction limits. These installations will prevent unauthorized human interference and serve as a long-term deterrent against anthropogenic influences that could degrade the ecological functions of these areas. By establishing signage and physical barriers, this will help to minimize human encroachment, prevent unauthorized vegetation clearing or dumping, and reduce potential soil compaction that could alter hydrology. Additionally, strategically placed critical areas signage will reinforce awareness by informing the public and property users of the environmental sensitivity of these areas. Together, these measures will help preserve the integrity of the critical area buffer, ensuring that its ecological functions and values remain intact over time.

Functions and Values Replaced

The King County ILF Program was established in 2004, and mitigation credit purchase is approved per KCC §21A.24.137. The mitigation credits are purchased through the King County mitigation reserves program. This program ensures that water quality functions, hydrologic functions, and habitat functions are reestablished within approved wetland creation processes, which involved converting farm field areas to a high-functioning wetland systems.

8.4 Mitigation Construction Sequencing

Below is an outline of the step-by-step mitigation construction process to minimize impacts associated with onsite development. These measures will ensure the short- and long-term protection of the remaining critical area buffers. The following actions will be taken:

- Meet with biologist/ecologist to review Site conditions and protection measures.
- Install a double layer of silt fencing along the clearing and grading limits while keeping all snags in-tact.
- Install a high-visibility construction fence along the exterior edge of the silt fencing location while keeping all snags in-tact.
- Removal of the temporary construction fence once clearing and grading activities are completed in accordance with best management practices.
- Installation of the critical areas fencing and signage per **Figure 2** while keeping all snags in-tact.
- Removal of the double layer of silt fencing in accordance with best management practices once construction activities are completed and soil stabilization is reached.

9. Summary

The subject property is located along 155th Avenue SE, (Tax Parcel 935330-0870), in unincorporated King County. One (1) wetland (Wetland A) was identified onsite and within the Study Area during the 19 March 2025 Site evaluation. Wetland A is a Category III wetland with a habitat score of 3, which in R4 zoning requires an **80-foot buffer**. All critical area buffers require **15-foot building setback** per KCC §21A.24.200. The applicant proposes to construct single-family residence and driveway in the northeastern portion of the Site.

To accommodate this development, one (1) snag requires removal and 4,945 sf of wetland buffer impacts are required. This development project has been designed to meet the requirements of KCC §21A.24.070 - *Alteration Exception* which has been outlined in **Section 7.1**. Buffer averaging and wetland buffer enhancement are not possible due to the majority of the property being encumbered by wetland buffer and relatively intact native vegetation. A total of 4,945 sf Category III wetland buffer mitigation credits will be purchased through King County's ILF Program to compensate for indirect impacts. There is no alternative location for development and impacts have been limited to the maximum extent practicable. Critical areas fencing and signage is proposed to be placed around the edge of the development limits and to deter additional buffer disturbances and encroachment. This project will result in increased protection to habitat within Wetland A and its buffer areas from implementing BMPs and establishing protected areas.

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FIGURES

Department of Local Services
Permitting Division

Residential Site Plan Template
11" x 17"

For Permitting Use

Received Date _____

Max. Impervious Surface Allowed _____
Max. Bldg. Height Allowed _____
Min. Bldg. setback from Street _____
Min. Garage setback from Street _____
Min. Bldg. setback from Interior _____

Signature _____

Date _____

Building Approval

Signature _____

Date _____

Engineering / Drainage Approval

Signature _____

Date _____

Critical Areas Approval

Signature _____

Date _____

Clearing / Grading Approval

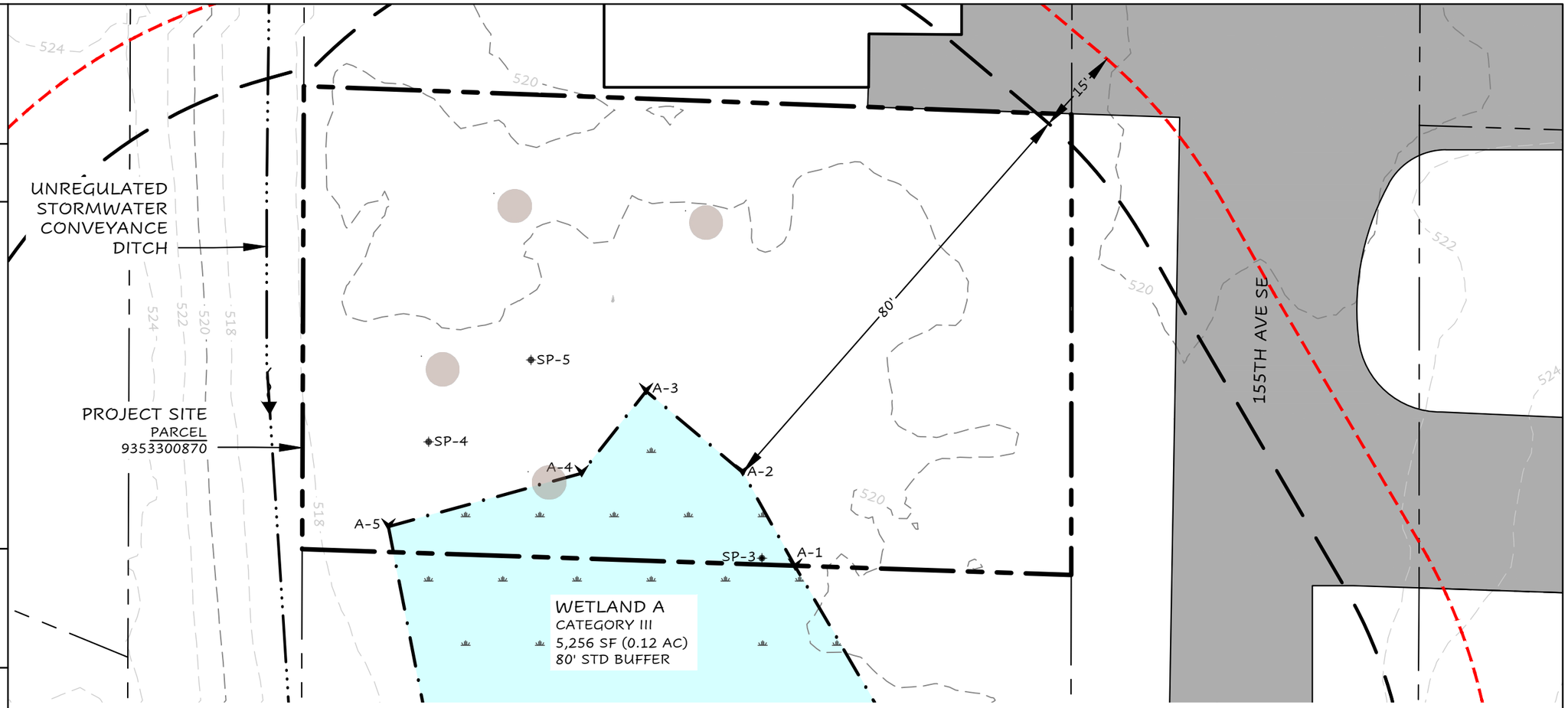
Signature _____

Date _____

Fire Approval

Signature _____

Date _____



EXISTING CONDITIONS MAP

PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND
- WETLAND BUFFER
- A-# WETLAND FLAG LOCATION
- SP-# SOIL TEST PIT LOCATION
- UNREGULATED STORMWATER CONVEYANCE DITCH
- 15-FT BUILDING SETBACK (BSBL)
- 100 EXISTING CONTOURS (2-FT)
- LOCATION OF EXISTING SNAGS

PARCEL DATA EXTRACTED FROM KING COUNTY GIS. ELEVATION DATA EXTRACTED FROM 2021 LiDAR DATA. WETLAND BOUNDARIES LOCATED WITH EOS ARROW 100 SUB-METER GPS DEVICE.

GRAPHIC SCALE
0 10' 20' 40'
1"=20'
(IN FEET)

N

Permit Number DWEL24-0310 Parcel Number 9353300870 Applicant Name ANDREY KOZAK Site Address N/A

Engineering Scale: 1" = 20'

Sheet 1 of 3

Department of Local Services
Permitting Division

Residential Site Plan Template
11" x 17"

For Permitting Use

Received Date _____

Max. Impervious Surface Allowed _____
Max. Bldg. Height Allowed _____
Min. Bldg. setback from Street _____
Min. Garage setback from Street _____
Min. Bldg. setback from Interior _____

Signature _____

Date _____

Building Approval

Signature _____

Date _____

Engineering / Drainage Approval

Signature _____

Date _____

Critical Areas Approval

Signature _____

Date _____

Clearing / Grading Approval

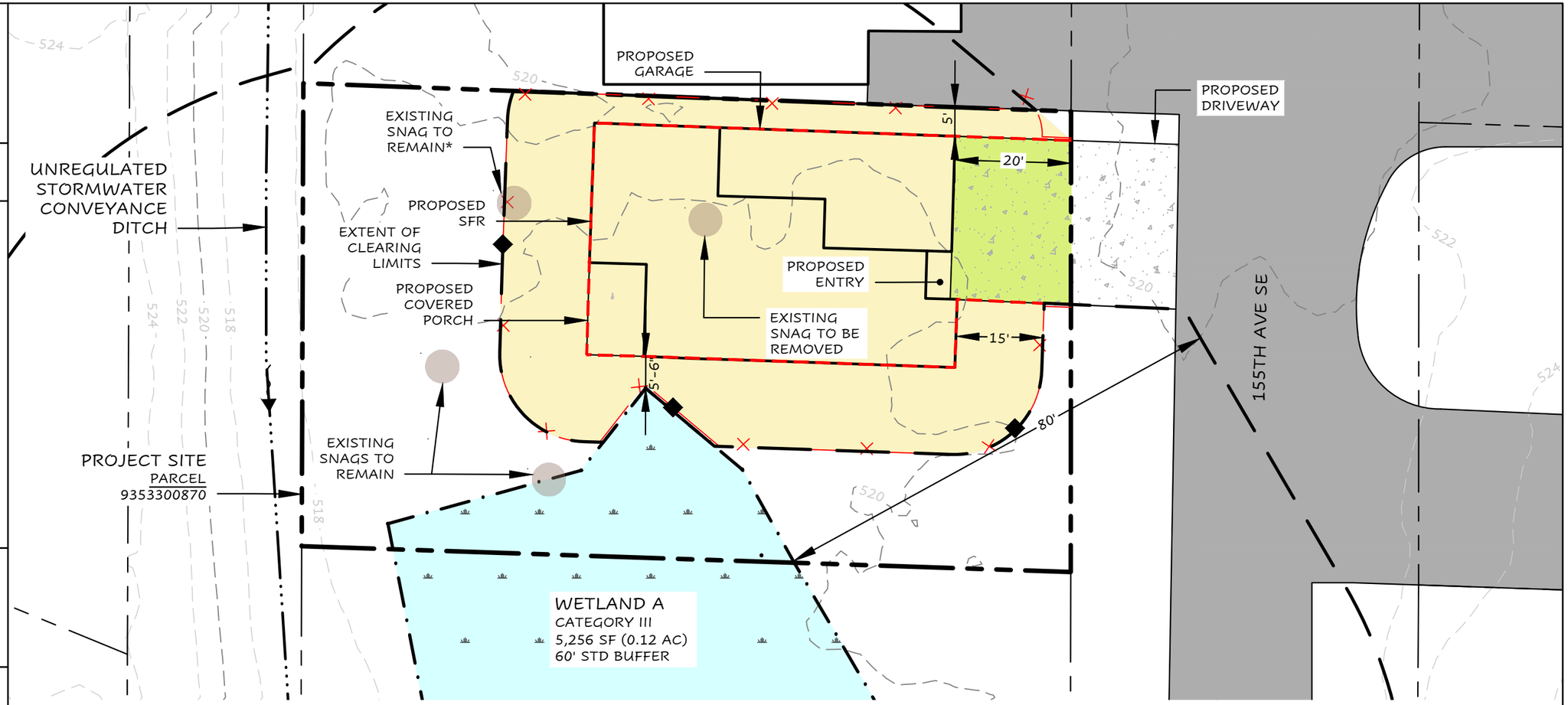
Signature _____

Date _____

Fire Approval

Signature _____

Date _____



PROPOSED SITE PLAN

PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND
- POST-CONSTRUCTION BUFFER
- UNREGULATED STORMWATER CONVEYANCE DITCH
- 15-FT BUILDING SETBACK (BSBL)
- 100 EXISTING CONTOURS (2-FT)
- LOCATION OF EXISTING SNAGS

GRAPHIC SCALE
0 10' 20' 40'
1"=20'
(IN FEET)

N

IMPACT LEGEND

	WETLAND BUFFER IMPACTS	4,945 SF
	TOTAL CAEX IMPACTS	4,945 SF
	DRIVEWAY IMPACTS TO WETLAND BUFFER - NOT INCLUDED IN CAEX IMPACT CALCULATIONS	574 SF
	CLEARING LIMITS / SILT FENCING / PROPOSED CRITICAL AREAS FENCING*	283 LF
	PROPOSED CRITICAL AREAS SIGNAGE	(3)

* PROPOSED CRITICAL AREAS FENCING WILL GO AROUND EXISTING SNAG WHERE APPLICABLE.

PARCEL DATA EXTRACTED FROM KING COUNTY GIS. ELEVATION DATA EXTRACTED FROM 2021 LiDAR DATA. WETLAND BOUNDARIES LOCATED WITH EOS ARROW 100 SUB-METER GPS DEVICE.

MITIGATION CONSTRUCTION SEQUENCING:

1. MEET WITH BIOLOGIST/ECOLOGIST TO REVIEW SITE CONDITIONS AND PROTECTION MEASURES.
2. INSTALL A DOUBLE LAYER OF SILT FENCING ALONG THE CLEARING AND GRADING LIMITS WHILE KEEPING ALL SNAGS INTACT.
3. INSTALL A HIGH-VISIBILITY CONSTRUCTION FENCE ALONG THE EXTERIOR EDGE OF THE SILT FENCING LOCATION WHILE KEEPING ALL SNAGS INTACT.
4. REMOVAL OF THE TEMPORARY CONSTRUCTION FENCE ONCE CLEARING AND GRADING ACTIVITIES ARE COMPLETED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
5. INSTALLATION OF THE CRITICAL AREAS FENCING AND SIGNAGE PER FIGURE 2 WHILE KEEPING ALL SNAGS INTACT.
6. REMOVAL OF THE DOUBLE LAYER OF SILT FENCING IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES ONCE CONSTRUCTION ACTIVITIES ARE COMPLETED AND SOIL STABILIZATION IS REACHED.

Permit Number DWEL24-0310 Parcel Number 9353300870 Applicant Name ANDREY KOZAK Site Address N/A

Engineering Scale: 1" = 20'

Department of Local Services
Permitting Division

Residential Site Plan Template
11" x 17"

For Permitting Use

Received Date _____

Max. Impervious Surface Allowed _____
Max. Bldg. Height Allowed _____
Min. Bldg. setback from Street _____
Min. Garage setback from Street _____
Min. Bldg. setback from Interior _____

Signature _____
Date _____

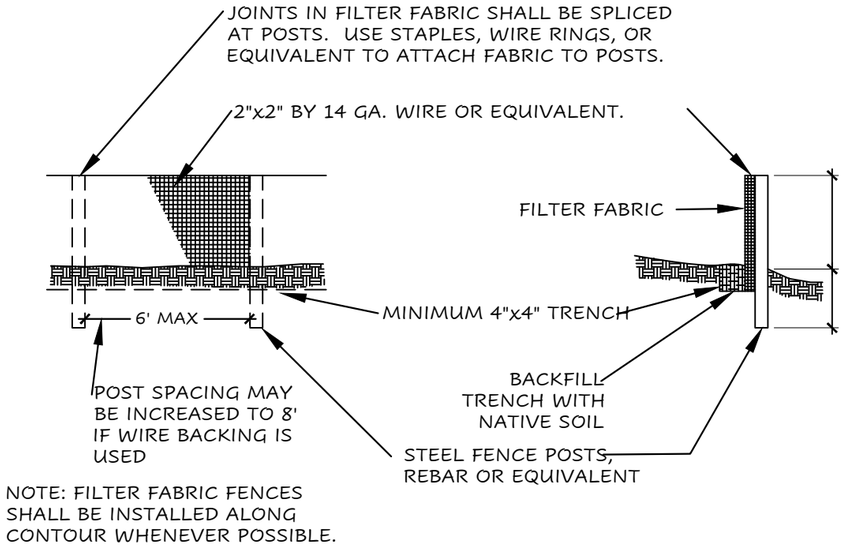
Building Approval
Signature _____
Date _____

Engineering / Drainage Approval
Signature _____
Date _____

Critical Areas Approval
Signature _____
Date _____

Clearing / Grading Approval
Signature _____
Date _____

Fire Approval
Signature _____
Date _____



SILT FENCE MAINTENANCE STANDARDS:

1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.

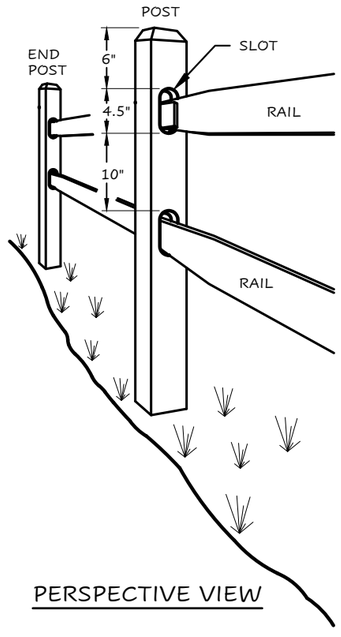
2. IF CONCENTRATED FLOWS ARE EVIDENT UPSLOPE OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT POND.

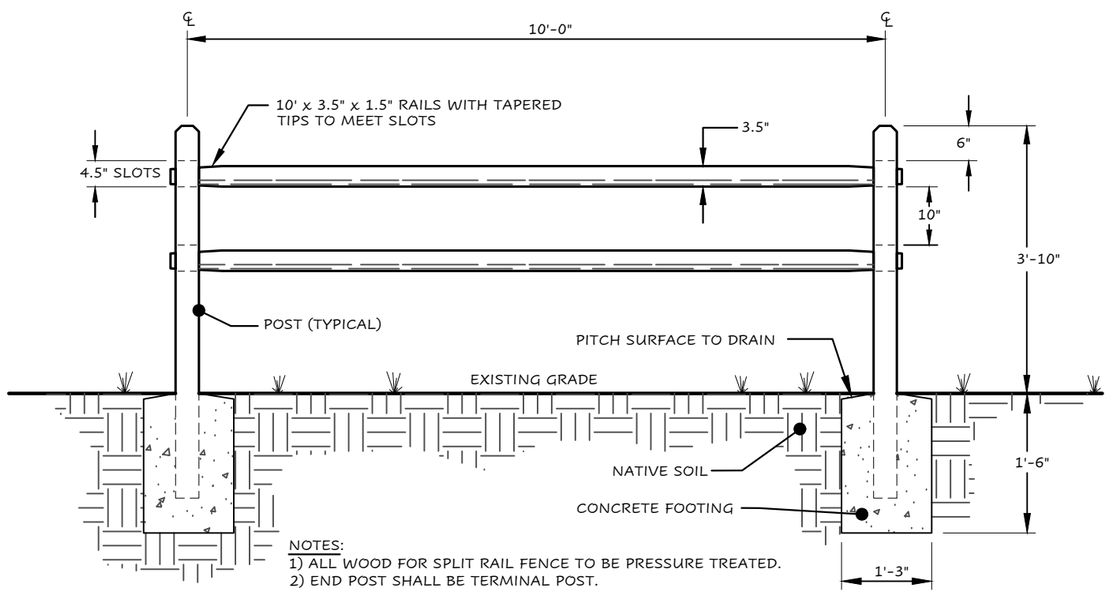
3. CONTRACTOR SHALL CHECK THE UPSLOPE SIDE OF THE FENCE FOR SIGNS OF CLOGGING AND SUBSEQUENT CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE AND/OR REMOVE THE TRAPPED SEDIMENT.

4. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION EXCEEDS 6" IN DEPTH.

1 SILT FENCE DETAIL

SCALE: N.T.S





2 TWO BOARD FENCE DETAIL

N.T.S.

Permit Number DWEL24-0310 Parcel Number 9353300870 Applicant Name ANDREY KOZAK Site Address N/A

Engineering Scale: 1" = 20'

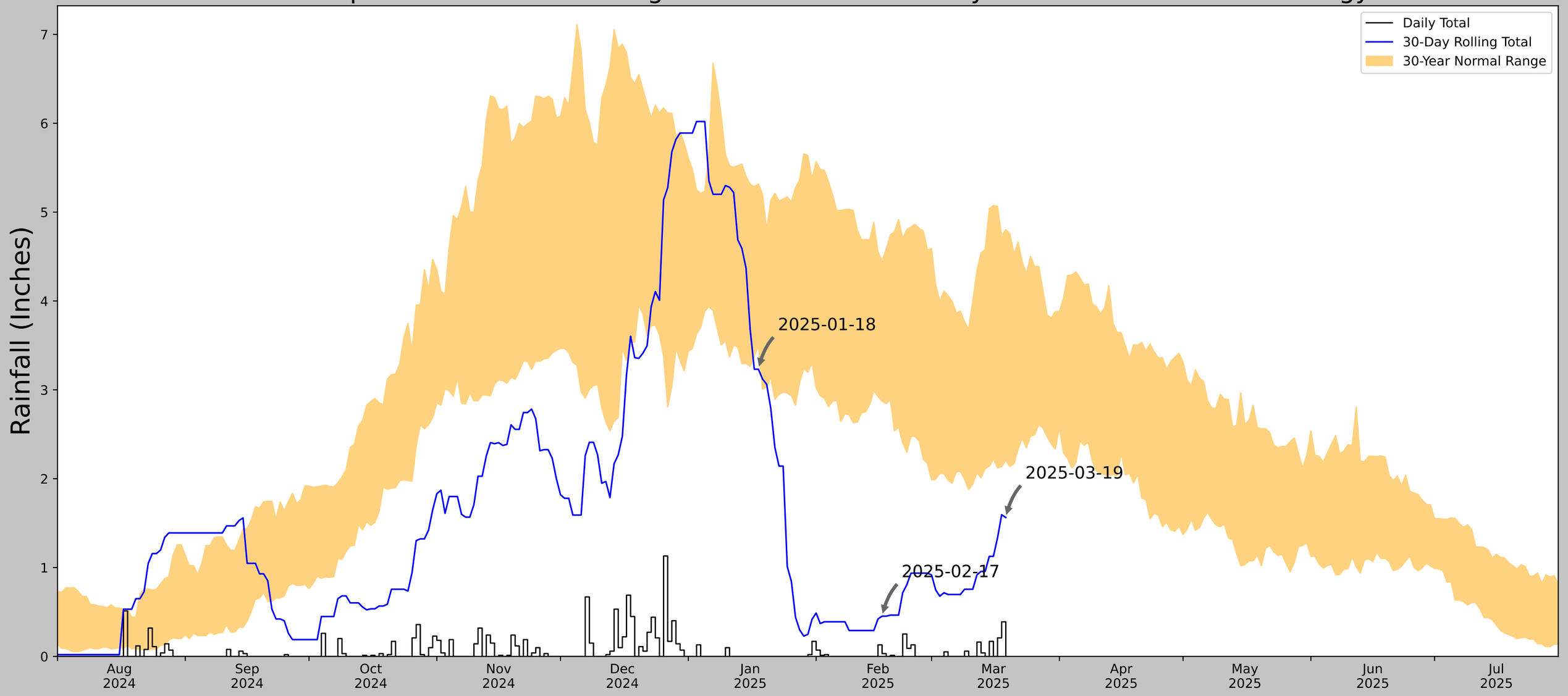
Sheet 3 of 3

APPENDIX A

Normal Precipitation Worksheet
Eastside Environmental Pros, 2024 & 2025.

This normal precipitation analysis follows the methodology described by Sprecher and Warne (2000). The Corps Antecedent Precipitation application tool was used to determine that **drier than normal** conditions were present during the 14 May 2024 and 19 March 2025 Site Evaluation.

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	47.49053, -122.13483
Observation Date	2025-03-19
Elevation (ft)	519.739
Drought Index (PDSI)	Mild drought (2025-02)
WebWIMP H_2O Balance	Wet Season

30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2025-03-19	2.20748	4.80315	1.562992	Dry	1	3	3
2025-02-17	2.871654	4.454331	0.452756	Dry	1	2	2
2025-01-18	3.487008	5.316929	3.232284	Dry	1	1	1
Result							Drier than Normal - 6

US Army Corps of Engineers

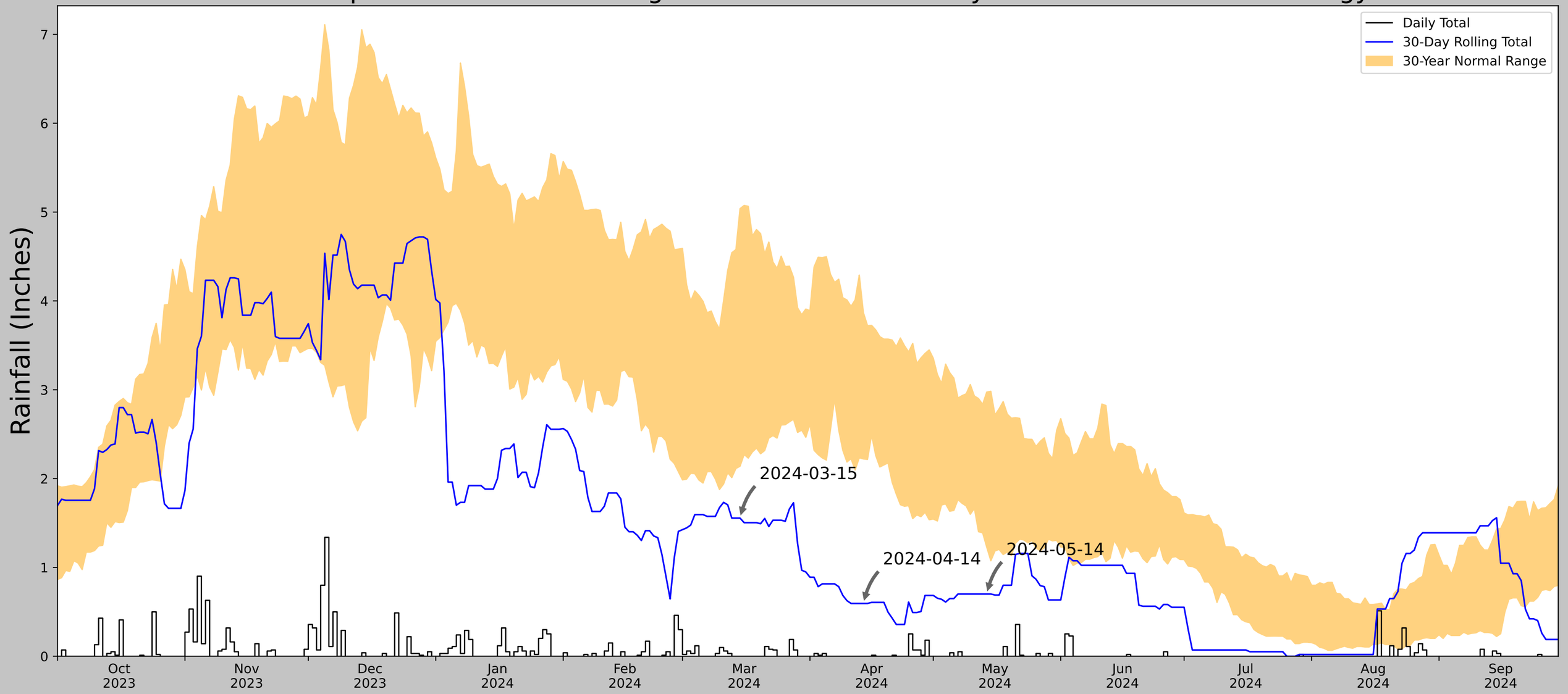
ERDC

Figures and tables made by the Antecedent Precipitation Tool Version 2.0

Developed by: U.S. Army Corps of Engineers and U.S. Army Engineer Research and Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
RENTON MUNI AP	47.495, -122.2144	18.045	3.728	501.694	3.548	9467	75
RENTON 0.5 SSW	47.4752, -122.2019	211.942	1.487	193.897	0.957	21	15
KENT	47.4172, -122.2433	28.871	5.542	10.826	2.554	1773	0
SEATTLE TACOMA AP	47.4447, -122.3144	369.094	5.822	351.049	4.664	92	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	47.49053, -122.13483
Observation Date	2024-05-14
Elevation (ft)	519.739
Drought Index (PDSI)	Moderate drought
WebWIMP H_2O Balance	Dry Season

30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2024-05-14	1.227953	2.974016	0.700787	Dry	1	3	3
2024-04-14	2.22126	3.868504	0.594488	Dry	1	2	2
2024-03-15	2.138976	5.038583	1.555118	Dry	1	1	1
Result							Drier than Normal - 6

US Army Corps of Engineers

ERDC

Figures and tables made by the Antecedent Precipitation Tool Version 2.0

Developed by: U.S. Army Corps of Engineers and U.S. Army Engineer Research and Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
RENTON MUNI AP	47.495, -122.2144	18.045	3.728	501.694	3.548	9103	90
RENTON 0.5 SSW	47.4752, -122.2019	211.942	1.487	193.897	0.957	19	0
KENT	47.4172, -122.2433	28.871	5.542	10.826	2.554	2094	0
SEATTLE TACOMA AP	47.4447, -122.3144	369.094	5.822	351.049	4.664	136	0

APPENDIX B

Wetland Determination Datasheets
Eastside Environmental Pros, Inc.

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

Project/Site: 475 City/County: King Sampling Date: 5-14-2024

Applicant/Owner: Kozak State: WA Sampling Point: SP-1

Investigator(s): RB Section, Township, Range: S11 - T23 - R5

Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): concave Slope (%): 2

Subregion (LRR): A Lat: 47.49049 Long: -122.13491 Datum: NAD83

Soil Map Unit Name: Belligham silt loam NWI classification: none

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

Remarks: Sample point taken in the central portion of the Site. Normal climatic conditions present during site evlations. Wetland criteria not met.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus balsamifera*	50	Y	FAC
2. *Salix scouleriana*	40	Y	FAC
3.			
4.			
	90	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft)			
1. *Rubus armeniacus*	50	Y	FAC
2. *Spirea douglasii*	15	N	FACW
3. *Rubus laciniatus*	10	N	FACU
4. *Rosa pisocarpa*	15	N	FAC
5.			
	90	= Total Cover	
Herb Stratum (Plot size: 5 ft)			
1. *Carex obnupta*	30	Y	OBL
2. *Hedera helix*	10	Y	FACU
3.			
4.			
5.			
6.			
7.			
8.			
	40	= Total Cover	
Woody Vine Stratum (Plot size: 15 ft)			
1. *None*			
2.			
		= Total Cover	

% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 80 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

☒ Dominance Test is >50%

☐ Prevalence Index is ≤3.0[1]

☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

☐ 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: Hydrophytic vegetation criteria met.

SOIL

Sampling Point: SP-1

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-14	10YR 2/2	100					Silty loam	
14-20	10YR 2/2	90					Silty loam	
	10YR 4/4	10						concretions

[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 Soil Present? Yes ☐ No ☒

Remarks: Hydric soil criteria not met.

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 Stressed 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: Wetland hydrology criteria not met.

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

Project/Site: 475 City/County: King Sampling Date: 5-14-2024

Applicant/Owner: Kozak State: WA Sampling Point: SP-2

Investigator(s): RB Section, Township, Range: S11 - T23 - R5

Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): concave Slope (%): 0

Subregion (LRR): A Lat: 47.49049 Long: -122.13491 Datum: NAD83

Soil Map Unit Name: Belligham silt loam NWI classification: none

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: Sample point taken in the northwestern portion of the adjacent parcel to the south of the Site. Normal climatic conditions present during site evlations. Wetland criteria not met.

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: 30 ft)			
1. *Populus balsamifera*	30	Y	FAC
2. *Salix scouleriana*	60	Y	FAC
3. *Sorbus scopulina*	10	N	FACU
4.			
	100	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft)			
1. *Rubus armeniacus*	20	Y	FAC
2. *Spirea douglasii*	20	Y	FACW
3. *Rosa pisocarpa*	60	Y	FAC
4.			
5.			
	100	= Total Cover	
Herb Stratum (Plot size: 5 ft)			
1. *Carex obnupta*	90	Y	OBL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	90	= Total Cover	
Woody Vine Stratum (Plot size: 15 ft)			
1. *None*			
2.			
		= Total Cover	

% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

☒ Dominance Test is >50%

☐ Prevalence Index is ≤3.0[1]

☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

☐ 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: Hydrophytic vegetation criteria met.

SOIL

Sampling Point: SP-2

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-15	10YR 2/2	100					Silty loam	
15-20	10YR 2/2	90					Silty loam	
	10YR 4/6	10						concretions

[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 Soil Present? Yes ☐ No ☒

Remarks: Hydric soil criteria not met.

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 Stressed 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: Wetland hydrology criteria not met.

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

Project/Site: 475 City/County: King Sampling Date: 5-14-2024

Applicant/Owner: Kozak State: WA Sampling Point: SP-3

Investigator(s): RB Section, Township, Range: S11 - T23 - R5

Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): concave Slope (%): 0

Subregion (LRR): A Lat: 47.49049 Long: -122.13491 Datum: NAD83

Soil Map Unit Name: Belligham silt loam NWI classification: none

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

Remarks: Sample point taken in the western portion of the adjacent parcel to the south at the edge of the drainage ditch. Normal climatic conditions present during site evlations. Wetland criteria met.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 15 ft)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 5 ft)			
1. *Phalaris arundinacea*	100	Y	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: 15 ft)			
1. *None*			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☒ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 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: Hydrophytic vegetation criteria met.

SOIL

Sampling Point: SP-3

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 3/2	100					Loam	some organic content
12-20	Gley1 5/10GY	70	10YR 4/6	20	C	M	SandyClay	prominent redox
			10YR 5/1	10	D	M		

[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 Soil Present? Yes ☒ No ☐

Remarks: Hydric soil criteria met.

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 Stressed 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): 1

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

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

Wetland Hydrology Present? Yes ☒ No ☐

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

Remarks: Wetland hydrology criteria met.

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

Project/Site: 475 City/County: King Sampling Date: 5-14-2024

Applicant/Owner: Kozak State: WA Sampling Point: SP-4

Investigator(s): RB Section, Township, Range: S11 - T23 - R5

Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): concave Slope (%): 1

Subregion (LRR): A Lat: 47.49049 Long: -122.13491 Datum: NAD83

Soil Map Unit Name: Belligham silt loam NWI classification: none

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

Remarks: Sample point taken in the northeastern portion of the Site. Normal climatic conditions present during site evlations. Wetland criteria not met.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus balsamifera*	30	Y	FAC
2. *Salix scouleriana*	60	Y	FAC
3.			
4.			
	90	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft)			
1. *Rubus armeniacus*	30	Y	FAC
2. *Corylus cornuta*	20	Y	FACU
3. *Rosa pisocarpa*	30	Y	FAC
4.			
5.			
	90	= Total Cover	
Herb Stratum (Plot size: 5 ft)			
1. *Polystichum munitum*	25	Y	FACU
2. *Hedera helix*	40	Y	FACU
3.			
4.			
5.			
6.			
7.			
8.			
	65	= Total Cover	
Woody Vine Stratum (Plot size: 15 ft)			
1. *None*			
2.			
		= Total Cover	

% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 57 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

☒ Dominance Test is >50%

☐ Prevalence Index is ≤3.0[1]

☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

☐ 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: Hydrophytic vegetation criteria met.

SOIL

Sampling Point: SP-4

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-13	10YR 2/2	100					Silty loam	
13-18	10YR 2/2	95					Silty loam	
	10YR 4/6	5						concretions
18-20	10YR 4/2	80	10YR 4/4	10	C	M	Loam	prominent redox
	10YR 3/2	10						mixed matrix

[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 Soil Present? Yes ☐ No ☒

Remarks: Hydric soil criteria not met.

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 Stressed 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: Wetland hydrology criteria not met.

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

Project/Site: 475 City/County: King Sampling Date: 5-14-2024

Applicant/Owner: Kozak State: WA Sampling Point: SP-3

Investigator(s): RB Section, Township, Range: S11 - T23 - R5

Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): concave Slope (%): 0

Subregion (LRR): A Lat: 47.49049 Long: -122.13491 Datum: NAD83

Soil Map Unit Name: Belligham silt loam NWI classification: none

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

Remarks: Sample point taken in the western portion of the adjacent parcel to the south at the edge of the drainage ditch. Normal climatic conditions present during site evlations. Wetland criteria met.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 15 ft)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 5 ft)			
1. *Phalaris arundinacea*	100	Y	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: 15 ft)			
1. *None*			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☒ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 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: Hydrophytic vegetation criteria met.

SOIL

Sampling Point: SP-3

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 3/2	100					Loam	some organic content
12-20	Gley1 5/10GY	70	10YR 4/6	20	C	M	SandyClay	prominent redox
			10YR 5/1	10	D	M		

[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 Soil Present? Yes ☒ No ☐

Remarks: Hydric soil criteria met.

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 Stressed 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): 1

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

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

Wetland Hydrology Present? Yes ☒ No ☐

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

Remarks: Wetland hydrology criteria met.

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

Project/Site: 475 City/County: King County Sampling Date: 3-19-2025

Applicant/Owner: Kozak State: WA Sampling Point: SP-4

Investigator(s): KM Section, Township, Range: S11 - T23 - R5

Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): None Slope (%): 1

Subregion (LRR): A Lat: 47.49049 Long: -122.13491 Datum: NAD83

Soil Map Unit Name: Belligham silt loam NWI classification: none

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

Remarks: Sample point taken adjacent to Wetland A in the northeastern portion of the Site. Normal climatic conditions present during site evlations. Wetland criteria not met.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus trichocarpa*	60	Y	FAC
2. *Alnus rubra*	20	Y	FAC
3.			
4.			
	90	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft)			
1. *Crataegus monogyna*	10	N	FAC
2. *Rubus bifrons*	70	Y	FAC
3. *Ilex aquifolium*	20	Y	FACU
4.			
5.			
	100	= Total Cover	
Herb Stratum (Plot size: 5 ft)			
1. *None*			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	0	= Total Cover	
Woody Vine Stratum (Plot size: 15 ft)			
1. *None*			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum 100 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

☒ Dominance Test is >50%

☐ Prevalence Index is ≤3.0[1]

☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

☐ 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: Hydrophytic vegetation criteria met.

SOIL

Sampling Point: SP-4

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 3/2	100	10YR 3/4	2		M	SLo	Concretions (non-redoximorphic)
16+	10YR 4/3	60					SLo	Mixed matrix
	10YR 4/2	40					SLo	Mixed matrix

[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 Soil Present? Yes ☐ No ☒

Remarks: Though some concretions are present, these features have distinct boundaries and are non-redoximorphic in nature. Hydric soil criteria not met.

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 Stressed 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): 16

Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): 15

Wetland Hydrology Present? Yes ☐ No ☒

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

Remarks: Saturation and high water table are not within the first 12 inches of the soil profile. Wetland hydrology criteria not met.

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

Project/Site: 475 City/County: King County Sampling Date: 3-19-2025

Applicant/Owner: Kozak State: WA Sampling Point: SP-5

Investigator(s): KM Section, Township, Range: S11 - T23 - R5

Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): None Slope (%): 1

Subregion (LRR): A Lat: 47.49049 Long: -122.13491 Datum: NAD83

Soil Map Unit Name: Belligham silt loam NWI classification: none

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

Remarks: Sample point taken adjacent to a previously sampled pit from a County reviewer. Normal climatic conditions present during site evlations. Wetland criteria not met.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus trichocarpa*	30	Y	FAC
2. *Salix scouleriana*	30	Y	FAC
3.			
4.			
	60	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft)			
1. *Rubus bifrons*	80	Y	FAC
2. *Rubus laciniatus*	20	Y	FACU
3.			
4.			
5.			
	100	= Total Cover	
Herb Stratum (Plot size: 5 ft)			
1. *None*			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	0	= Total Cover	
Woody Vine Stratum (Plot size: 15 ft)			
1. *None*			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum 100 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

☒ Dominance Test is >50%

☐ Prevalence Index is ≤3.0[1]

☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

☐ 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: Hydrophytic vegetation criteria met.

SOIL

Sampling Point: SP-5

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 3/2	100	10YR 3/4	2		M	SLo	Concretions (non-redoximorphic)
16-20+	10YR 4/3	60					SLo	Mixed matrix
	10YR 4/2	40					SLo	Mixed matrix

[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 Soil Present? Yes ☐ No ☒

Remarks: Though some concretions are present, these features have distinct boundaries and are non-redoximorphic in nature. Hydric soil criteria not met.

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 Stressed 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): 13

Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): 14

Wetland Hydrology Present? Yes ☐ No ☒

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

Remarks: Saturation and high water table are not within the first 12 inches of the soil profile. Wetland hydrology criteria not met.

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

Project/Site: 475 City/County: King County Sampling Date: 3-19-2025

Applicant/Owner: Kozak State: WA Sampling Point: SP-3 (Revised)

Investigator(s): KM Section, Township, Range: S11 - T23 - R5

Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): None Slope (%): 1

Subregion (LRR): A Lat: 47.49049 Long: -122.13491 Datum: NAD83

Soil Map Unit Name: Belligham silt loam NWI classification: none

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 X, 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: Sample point taken within Wetland A and serves as a revision to the previously sampled (5/14/2024) SP-3. Normal climatic conditions present during site evlations. Wetland criteria is met.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus trichocarpa*	40	Y	FAC
2.			
3.			
4.			
	40 = Total Cover		
Sapling/Shrub Stratum (Plot size: 15 ft)			
1. *Ilex aquifolium*	20	Y	FACU
2. *Rubus laciniatus*	20	Y	FACU
3. *Rosa pisocarpa*	20	Y	FAC
4.			
5.			
	60 = Total Cover		
Herb Stratum (Plot size: 5 ft)			
1. *Carex obnupta*	30	Y	OBL
2. *Hedera helix*	30	Y	FACU
3.			
4.			
5.			
6.			
7.			
8.			
	60 = Total Cover		
Woody Vine Stratum (Plot size: 15 ft)			
1. *None*			
2.			
	0 = Total Cover		

% Bare Ground in Herb Stratum 40 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ☐ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☒ 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: A large presence of invasive species have overrun this sampled area. If this area had not been exposed to invasive species, more native hydrophyic vegetation would be expected at this location. Thererfore, it is our best professional judgement that hydrophytic vegetation criteria is met.

SOIL

Sampling Point: SP-5

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-17	7.5YR 2.5/1	100					Lo	
17-20+	10YR 4/2	90	10YR 4/4	10	C	M	Lo	Distinct redox concentrations

[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 Soil Present? Yes ☒ No ☐

Remarks: Hydric soil criteria is met.

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 Stressed 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): 3

Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): 3

Wetland Hydrology Present? Yes ☒ No ☐

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

Remarks: Wetland hydrology criteria met.

APPENDIX C

Wetland Rating Forms
Betsy MacWhinney, 7 March 2025.

Wetland name or number: Deshaw WL A

RATING SUMMARY - Western Washington

Name of wetland (or ID#): Deshaw WL A **Date of site visit:** 03/07/2025
Rated By: Betsy MacWhinney **Trained by Ecology? Yes** [X] **No** [ ] **Date of Training:** 07/06/2014
HGM Class used for rating: Depressional
Wetland has multiple HGM classes? Yes [ ] **No** [X]

NOTE: Form is not complete without the figures requested *(figures can be combined).*
Source of base aerial photo/map:

OVERALL WETLAND CATEGORY: [**Category III**] (based on functions [X] or special characteristics [ ])

1. Category of wetland based on FUNCTIONS

[ ] **Category I** - Total score = 23 - 27
[ ] **Category II** - Total score = 20 - 22
[X] **Category III** - Total score = 16 - 19
[ ] **Category IV** - Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
Site Potential	**M**	**M**	**L**	
Landscape Potential	**M**	**M**	**L**	
Value	**M**	**H**	**L**	**Total**
Score Based on Ratings	**6**	**7**	**3**	**16**

Score for each function based on three ratings
(order of ratings is not important)
9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	
Wetland of High Conservation Value	
Bog	
Forested	
Coastal Lagoon	
Interdunal	
None of the above	**Not Applicable**

Wetland name or number: Deshaw WL A

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	1
Hydroperiods	D 1.4, H 1.2	2
Location of outlet *(can be added to map of hydroperiods)*	D 1.1, D 4.1	N/A
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	D 2.2, D 5.2	3
Map of the contributing basin	D 4.3, D 5.3	4
1km Polygon: Area that extends 1km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	5
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	6
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	7

Wetland name or number: Deshaw WL A

DEPRESSIONAL AND FLATS WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0 Does the site have the potential to improve water quality?

D 1.1 What are the characteristics of surface water outflows from the wetland?		
Wetland has no surface water outlet.	points = 3	
Wetland has an intermittently flowing, or highly constricted, outlet.	points = 2	
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 1	
Wetland is a flat depression whose outlet is a permanently flowing ditch.	points = 1	**Score: 3**
D 1.2 Is the soil 2 in. below the surface a true clay or organic soil?		
Mapped as true clay or organic (muck or peat)	points = 4	
Soil texture identified as clay or organic in field	points = 4	
Soil texture identified as clay or organic by laboratory test	points = 4	
None of the above	points = 0	**Score: 0**
D 1.3 What are the characteristics and distribution of persistent plants?		
Wetland has persistent, ungrazed, plants > 95% of area	points = 5	
Wetland has persistent, ungrazed, plants > 50% of area	points = 3	
Wetland has persistent, ungrazed plants > 10% of area	points = 1	
Wetland has persistent, ungrazed plants < 10% of area	points = 0	**Score: 5**
D 1.4 What are the characteristics of seasonal ponding or inundation in the wetland area?		
Area seasonally ponded is > 50% total area of wetland	points = 4	
Area seasonally ponded is equal to or > 25% total area of wetland	points = 2	
Area seasonally ponded is < 25% total area of wetland	points = 0	**Score: 0**
	Total for D 1:	**8**

Rating of Site Potential [ ] **12-16 = H** [X] **6-11 = M** [ ] **0-5 = L** *Record the rating on the first page*

D 2.0 Does the landscape have the potential to support the water quality function of the site?

D 2.1 Does the wetland unit receive stormwater discharges?		
Yes	points = 1	
No	points = 0	**Score: 0**
D 2.2 Is >10% of the area within 150ft of the wetland in land uses that generate pollutants in surface runoff?		
Yes	points = 1	
No	points = 0	**Score: 1**
D 2.3 Are there septic systems within 250ft of the wetland?		
Yes	points = 1	
No	points = 0	**Score: 0**
D 2.4 Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3?		
Yes	points = 1	
No	points = 0	**Score: 0**

Wetland name or number: Deshaw WL A

D 2.5 What are the other sources of pollutants coming into the wetland?	
Total for D 2:	**1**

Rating of Landscape Potential [ ] **3-4 = H** [X] **1-2 = M** [ ] **0 = L** *Record the rating on the first page*

D 3.0 Is the water quality improvement provided by the site valuable to society?		
D 3.1 Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list?		
Yes	points = 1	
No	points = 0	**Score: 0**
D 3.2 Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list?		
Yes	points = 1	
No	points = 0	**Score: 1**
D 3.3 Has the site been identified in a watershed or local plan as important for maintaining water quality?		
Yes	points = 2	
No	points = 0	**Score: 0**
Total for D 3:		**1**

Rating of Value [ ] **2-4 = H** [X] **1 = M** [ ] **0 = L** *Record the rating on the first page*

DEPRESSIONAL AND FLATS WETLANDS

Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradtion

D 4.0 Does the site have the potential to reduce flooding and erosion?		
D 4.1 What are the characteristics of surface water outflows from the wetland?		
Wetland has no surface water outlet.	points = 4	
Wetland has an intermittently flowing, or highly constricted, outlet.	points = 2	
Wetland is a flat depression whose outlet is a permanently flowing ditch.	points = 1	
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 0	**Score: 4**
D 4.2 What is the depth of storage during the wet periods?		
Marks of ponding are 3ft or more above the surface or bottom of the outlet.	points = 7	
Marks of ponding are between 2ft to <3ft from the surface or bottom of the outlet.	points = 5	
Marks of ponding are at least 0.5ft to <2ft from the surface or the bottom of the outlet.	points = 3	
The wetland is a "headwater" wetland.	points = 3	
The wetland is flat but has small depressions on the surface that trap water.	points = 1	
Marks of ponding are less than 0.5ft (6in).	points = 0	**Score: 0**

Wetland name or number: Deshaw WL A

D 4.3 What is the contribution of the wetland to storage in the watershed?		
The area of the basin is less than 10 times the area of the unit	points = 5	
The area of the basin is 10 to 100 times the area of the unit	points = 3	
The area of the basin is more than 100 times the area of the unit	points = 0	
Entire wetland is in the Flats class	points = 5	**Score: 3**
	Total for D 4:	**7**

Rating of Site Potential [ ] **12-16 = H** [X] **6-11 = M** [ ] **0-5 = L** *Record the rating on the first page*

D 5.0 Does the landscape have the potential to support hydrologic functions of the site?		
D 5.1 Does the wetland unit receive stormwater discharges?		
Yes	points = 1	
No	points = 0	**Score: 0**
D 5.2 Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff?		
Yes	points = 1	
No	points = 0	**Score: 1**
D 5.3 Is more than 25% of the contributing basin of the wetland covered with intensive human land uses?		
Yes	points = 1	
No	points = 0	**Score: 1**
	Total for D 5:	**2**

Rating of Landscape Potential [ ] **3 = H** [X] **1-2 = M** [ ] **0 = L** *Record the rating on the first page*

D 6.0 Are the hydrologic functions provided by the site valuable to society?		
D 6.1 Is the wetland in a landscape that has flooding problems?		
Flooding occurs in a sub-basin that is immediately down-gradient of the wetland.	points = 2	
Surface flooding problems are in a sub-basin farther down-gradient.	points = 1	
Flooding from groundwater is an issue in the basin.	points = 1	
The existing or potential outflow from the wetland is so constrained that water cannot reach areas that flood.	points = 0	
There are no problems with flooding downstream of the wetland.	points = 0	**Score: 2**
D 6.2 Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?		
Yes	points = 2	
No	points = 0	**Score: 0**
	Total for D 6:	**2**

Rating of Value [X] **2-4 = H** [ ] **1 = M** [ ] **0 = L** *Record the rating on the first page*

Wetland name or number: Deshaw WL A

HABITAT FUNCTIONS

These questions apply to wetlands of all HGM classes - Indicators that the site functions to provide important habitat

H 1.0 Does the wetland have the potential to provide habitat for many species?

H 1.1 What is the structure of the plant community?

- [ ] Aquatic Bed
- [ ] Emergent
- [ ] Scrub-shrub
- [x] Forested
- [x] Multiple strata within the Forested class (canopy, sub-canopy, shrubs, herbaceous, moss/ground cover)

4 structures or more	points = 4	
3 structures	points = 2	
2 structures	points = 1	
1 structure	points = 0	
No structures present	points = 0	**Score: 1**

H 1.2 What are the hydroperiods that meet the size thresholds in the wetland?

- [ ] Permanently flooded or inundated
- [x] Seasonally flooded or inundated
- [ ] Occasionally flooded or inundated
- [x] Saturated only
- [ ] Permanently flowing stream or river in, or adjacent to, the wetland
- [ ] Seasonally flowing stream in, or adjacent to, the wetland
- [ ] Lake Fringe wetland
- [ ] Freshwater Tidal wetland

4 or more types present	points = 3	
3 types present or Lake Fringe / Freshwater Tidal Fringe	points = 2	
2 types present	points = 1	
1 type present	points = 0	
None present	points = 0	**Score: 1**

H 1.3 What is the richness of the plant species in the wetland?

>19 species	points = 2	
5-19 species	points = 1	
<5 species	points = 0	**Score: 1**

Wetland name or number: Deshaw WL A

H 1.4 What is the interspersion of habitats?

High	points = 3	
Moderate	points = 2	
Low	points = 1	
None	points = 0	**Score: 0**

H 1.5 What are the special habitat features in the wetland?

- [x] Large, downed, woody debris within the wetland (>4in diameter and 6ft long).
- [ ] Standing snags (dbh >4in) within the wetland
- [ ] Undercut banks are present for at least 6.6ft (2m) and/or overhanging plants extend at least 3.3ft (1m) over open water or a stream (or ditch) in, or contiguous with the wetland, for at least 33ft (10m)
- [ ] Stable steep banks of fine material that might be used by beaver or muskrat for denning (>30 degree slope) OR signs of recent beaver activity are present (cut shrubs or trees that have not yet weathered where wood is exposed)
- [ ] At least 0.25ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (structures for egg-laying by amphibians)
- [ ] Invasive plants cover less than 25% of the wetland area in every stratum of plants (see H 1.1 for list of strata)

6 habitats selected	points = 6	
5 habitats selected	points = 5	
4 habitats selected	points = 4	
3 habitats selected	points = 3	
2 habitats selected	points = 2	
1 habitat selected	points = 1	
No habitats selected	points = 0	**Score: 1**

Total for H 1: 4

Rating of Site Potential [ ] **15-18 = H** [ ] **7-14 = M** [X] **0-6 = L** *Record the rating on the first page*

H 2.0 Does the landscape have the potential to support habitat functions of the site?

H 2.1 What is the percentage of accessible habitat within 1km of the wetland?

>33% of 1km Polygon	points = 3	
20-33% of 1km Polygon	points = 2	
10-19% of 1km Polygon	points = 1	
<10% of 1km Polygon	points = 0	**Score: 0**

H 2.2 What is the percentage of total habitat in a 1km polygon around the wetland?

Total habitat is >50% of the Polygon	points = 3	
Total habitat is 10-50% of the Polygon and in 1-3 patches	points = 2	
Total habitat is 10-50% of the Polygon and in >3 patches	points = 1	
Total habitat is <10% of the Polygon	points = 0	**Score: 1**

Wetland name or number: Deshaw WL A

H 2.3 What is the land use intensity in the 1km polygon?		
50% of the Polygon is high intensity land use	points = -2	
<50% of the Polygon is high intensity land use	points = 0	**Score: -2**
	Total for H 2:	**-1**

Rating of Landscape Potential [ ] **4-6 = H** [ ] **1-3 = M** [X] **0 = L** *Record the rating on the first page*

H 3.0 Is the habitat provided by the site valuable to society?

H 3.1 Does the site provide habitat for species valued in laws, regulations, or policies?

- [ ] Aspen Stands
- [ ] Biodiversity Areas and Corridors
- [ ] Herbaceous Balds
- [ ] Old-growth/Mature Forests
- [ ] Oregon White Oak
- [ ] Riparian
- [ ] Westside Prairie
- [ ] Fresh Deepwater
- [ ] Instream
- [ ] Nearshore (Coastal, Open Coast, Puget Sound)
- [ ] Caves
- [ ] Cliffs
- [ ] Snags and Logs
- [ ] Talus

The following criteria automatically score 2 points:

- [ ] The wetland provides habitat for Threatened or Endangered species
- [ ] The wetland is mapped as a location for an individual WDFW priority species
- [ ] The wetland is a Wetland of High Conservation Value
- [ ] The wetland has been categorized as an important habitat site in a local plan

The wetland has 3 or more WDFW priority habitats within 100m, or meets the criteria for societal value	points = 2	
The site has 1 or 2 WDFW priority habitats within 100m	points = 1	
The site does not meet any of the criteria for societal value	points = 0	**Score:**
	Total for H 3:	**0**

Rating of Value [ ] **2 = H** [ ] **1 = M** [X] **0 = L** *Record the rating on the first page*

Wetland name or number: Deshaw WL A

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

SC 1.0 Estuarine Wetlands

SC 1.1 Does the wetland meet all of the following criteria for Estuarine wetlands?

☐ The dominant water regime is tidal

☐ The wetland is vegetated

☐ The water salinity is greater than 0.5 ppt

Yes - Go to SC 1.2

No - Not an Estuarine Wetland **Result:**

SC 1.2 Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151?

Yes - Category I Estuarine Wetland

No - Go to SC 1.3 **Result:**

SC 1.3 Is the wetland unit at least 1ac in size and meets at least two of the following three conditions?

☐ The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 10% cover of non-native plant species.

☐ At least 75% of the landward edge of the wetland has a 100ft buffer of shrub, forest, or un-grazed or un-mowed grassland

☐ The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands.

Yes - Category I Estuarine Wetland

No - Category II Estuarine Wetland **Result:**

SC 2.0 Wetlands of High Conservation Value

SC 2.1 Does the wetland overlap with any known or historical rare plant or rare & high-quality ecosystem polygons on the WNHP Data Explorer?

Yes - Category I Wetland of High Conservation Value

No - Go to SC 2.2 **Result:**

SC 2.2 Does the wetland have a rare plant species, rare plant community, or high-quality common plant community that may qualify the site as a WHCV?

Yes - Category I Wetland of High Conservation Value

No - Not a Wetland of High Conservation Value **Result:**

Wetland name or number: Deshaw WL A

SC 3.0 Bogs

SC 3.1 Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16in or more of the first 32in of the soil profile?

Yes - Go to SC 3.3
No - Go to SC 3.2 **Result:**

SC 3.2 Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond?

Yes - Go to SC 3.3
No - Not a Bog Wetland **Result:**

SC 3.3 Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least 30% cover of plant species listed in the table provided in the instructions?

Yes - Category I Bog Wetland
No - Go to SC 3.4 **Result:**

SC 3.4 Is an area with peats or mucks forested (>30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann Spruce, or western white pine AND any of the species (or combinations of species) listed in the table found in the instructions provide more than 30% of the cover under the canopy?

Yes - Category I Bog Wetland
No - Not a Bog Wetland **Result:**

SC 4.0 Forested Wetlands

SC 4.1 Does the wetland have at least 1 contiguous acre of forest that meets one of the following criteria?

☐ Old-growth forests
☐ Mature forests

Yes - Category I Forested Wetland
No - Not a Forested Wetland **Result:**

Wetland name or number: Deshaw WL A

SC 5.0 Wetlands in Coastal Lagoons

SC 5.1 Coastal Lagoons: Does the wetland meet all of the following criteria of a wetland in a coastal lagoon?

☐ The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or rocks

☐ The depression in which the wetland is located contains ponded water that is saline or brackish (>0.5 ppt) during most of the year in at least a portion of the open water area (measured near the bottom)

☐ The lagoon retains some of its surface water at low tide during spring tides

Yes - Go to SC 5.2

No - Not a Coastal Lagoon Wetland **Result:**

SC 5.2 Does the wetland meet all of the following three conditions?

☐ The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species).

☐ At least 75% of the landward edge of the wetland has a 100ft buffer of shrub, forest, or un-grazed or un-mowed grassland.

☐ the wetland is larger than 0.10ac (4350 sqft)

Yes - Category I Coastal Lagoon

No - Category II Coastal Lagoon **Result:**

SC 6.0 Interdunal Wetlands

SC 6.1 Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership WBUO)?

Yes - Go to SC 6.2

No - Not an Interdunal Wetland **Result:**

SC 6.2 Is the wetland 1ac or larger in size, or a mosaic that is 1ac or larger in size?

Wetland is larger than 1ac in size - Go to SC 6.3

Wetland is a mosaic larger than 1ac is size - Category II Interdunal Wetland

No - Go to SC 6.4 **Result:**

SC 6.3 Does the wetland score 8 or 9 points for the habitat functions?

Yes - Category I Interdunal Wetland

No - Category II Interdunal Wetland **Result:**

SC 6.4 Is the wetland unit between 0.1ac and 1ac, or in a mosaic of wetlands that is between 0.1ac and 1ac in size?

Yes - Category III Interdunal Wetland

No - Category IV Interdunal Wetland **Result:**

Wetland name or number: Deshaw WL A

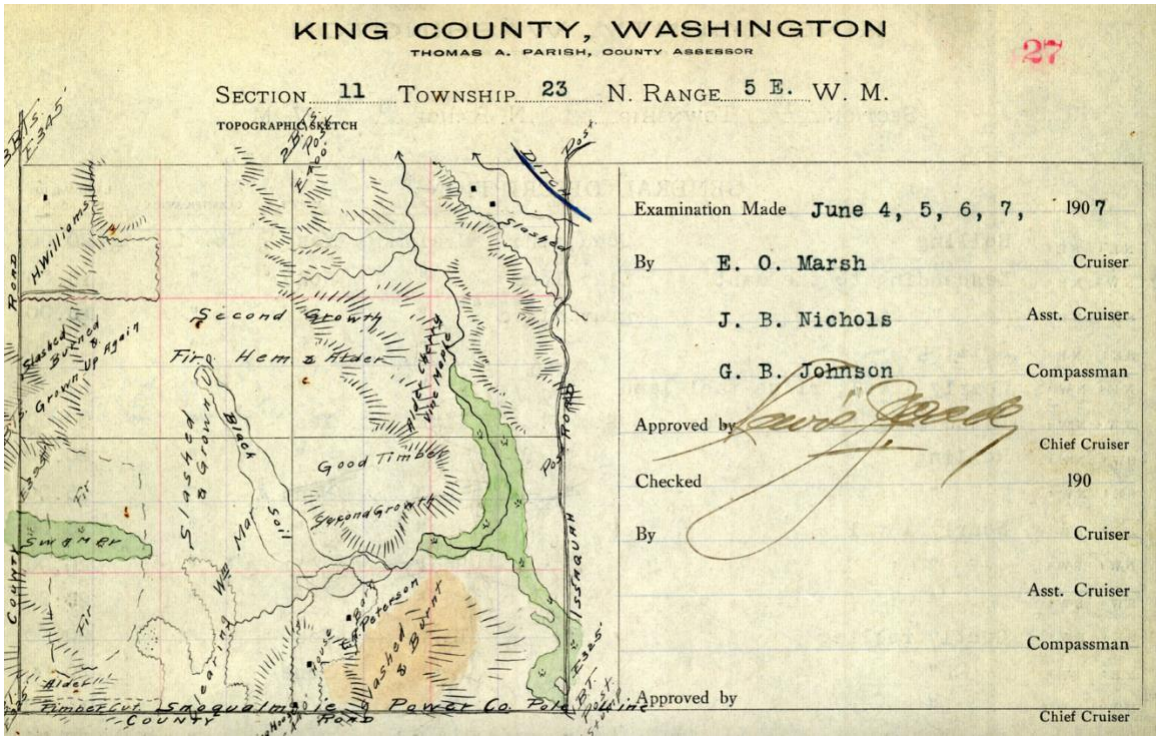
Category of wetland based on Special Characteristics	
If you answered No for all types, enter "Not Applicable" on Summary Form	**Final Category: Not Applicable**

APPENDIX D

Wetland and Stream Delineation
Betsy MacWhinney, Ecologist
March 9, 2025.

Wetland & Stream Delineation

Parcels 9353300860



1908 Map of Area, King County Archives

Prepared for

Anthony Deshaw

March 9, 2025

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Introduction

This report presents the results of a critical areas study conducted on parcel 9353300860. The parcel is 0.25 acres, and situated in unincorporated King County near the City of Renton. The property is zoned R-4 and in a neighborhood of similarly zoned developed residential properties.

Methods

Prior to conducting a site visit, aerial photographs, topography maps, and the NRCS Soil Survey were reviewed. The site was subsequently evaluated during a field visit on March 7, 2025, using the methods described in the Corps of Engineers 1987 Wetland Delineation Manual, as required by King County Code. Wetlands and streams were identified and rated using criteria in King County Code 21A.24, the 2014 Wetland Rating form for Western Washington. Soil pits were hand-excavated to help determine the wetland boundary; some of these were formally documented and attached to this report. If regulated features were observed onsite, they were marked in the field with pink plastic flagging printed with "Wetland Delineation". Wetland boundaries were located using a hand-held GPS unit.

Site Description

The site is currently undeveloped. It was recently cleared on the recommendation of a certified arborist, who indicated that the trees were dying and at risk of falling onto a neighboring house. The owner was unaware that restrictions prevent clearing of sites such as this, and had the site cleared in advance of a predicted windstorm to prevent harm to the neighbor's house, which was in striking distance of the trees. Prior to clearing, it appears that the site was dominated by black cottonwood (*Populus balsamifera*), with an understory that likely included salmonberry (*Rubus spectabilis*), Himalayan blackberry (*Rubus armeniacus*), red elderberry (*Sambucus racemosa*), and slough sedge (*Carex obnupta*).

Wetland

One wetland is present, and dominates the site. The wetland is in the palustrine forested (pre-clearing) Cowardin class, and in the depressional hydrogeomorphic class. It appears to extend into the parcel to the north, but this was not confirmed. No inlet or outlet are evident. The site is shown in Figure 1.

Soils at the site are mapped as Bellingham silt loam, which is a hydric soil. Soils in the wetland are low chroma mineral soils with redoximorphic features.

Some standing water and saturated soils were observed in the wetland.

The wetland rating form was completed as if the wetland were still forested, and determined to be Category III with 3 habitat points, which, in R4 zoning, results in an 80-foot buffer, plus a 15 foot building setback.

Figure 1. Site.

Aquatic Areas

An offsite feature is present at the west side of the property. This is identified on City of Renton maps as "open drain", and not included on the City's critical area (stream) maps. This feature is shown in Figure 2. It appears to be an excavated ditch located between existing residential lots. The feature is dominated by reed canarygrass (*Phalaris arundinacea*). Pockets of standing water were observed in some spots along this ditch.

It is unclear whether this would be regulated by King County.

Figure 2. Open drain feature.

Conclusions and Regulatory Implications

A Category III wetland is present onsite. The wetland buffer is 80 feet plus a 15-foot building setback. An offsite ditch is also present that may be regulated by King County.

It appears that it will be necessary to apply for a Critical Areas Alteration Exception or a Reasonable Use Exception in order to build on this parcel. Replanting to address unpermitted clearing may also be required by King County. It is recommended that you discuss your development plans with King County to determine the appropriate path and requirements for proceeding.

The information provided in this report represents my best professional judgment regarding site conditions. However, King County staff is responsible for verifying the wetland boundaries and rating, and providing code interpretation. Wetland and stream identification, delineation, and rating can be somewhat subjective, since these are natural systems that are not always easily classified into human-made categories. Boundary determination is based on observations of vegetation, soil and hydrology. Human alteration, weather, and varying professional opinions may affect the location of wetland/stream boundaries or make a precise determination or classification problematic. Wetland/stream determinations and are the result of best-professional judgment and subject to modification until reviewed and approved by the governing jurisdiction.

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Appendix A: Wetland Rating Form & Figures

Wetland name or number: Deshaw WL A

RATING SUMMARY - Western Washington

Name of wetland (or ID#): Deshaw WL A **Date of site visit:** 03/07/2025
Rated By: Betsy MacWhinney **Trained by Ecology? Yes** [X] **No** [ ] **Date of Training:** 07/06/2014
HGM Class used for rating: Depressional
Wetland has multiple HGM classes? Yes [ ] **No** [X]

NOTE: Form is not complete without the figures requested *(figures can be combined).*
Source of base aerial photo/map:

OVERALL WETLAND CATEGORY: [**Category III**] (based on functions [X] or special characteristics [ ])

1. Category of wetland based on FUNCTIONS

[ ] **Category I** - Total score = 23 - 27
[ ] **Category II** - Total score = 20 - 22
[X] **Category III** - Total score = 16 - 19
[ ] **Category IV** - Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
Site Potential	**M**	**M**	**L**	
Landscape Potential	**M**	**M**	**L**	
Value	**M**	**H**	**L**	**Total**
Score Based on Ratings	**6**	**7**	**3**	**16**

Score for each function based on three ratings
(order of ratings is not important)
9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	
Wetland of High Conservation Value	
Bog	
Forested	
Coastal Lagoon	
Interdunal	
None of the above	**Not Applicable**

Wetland name or number: Deshaw WL A

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	1
Hydroperiods	D 1.4, H 1.2	2
Location of outlet *(can be added to map of hydroperiods)*	D 1.1, D 4.1	N/A
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	D 2.2, D 5.2	3
Map of the contributing basin	D 4.3, D 5.3	4
1km Polygon: Area that extends 1km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	5
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	6
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	7

Wetland name or number: Deshaw WL A

DEPRESSIONAL AND FLATS WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0 Does the site have the potential to improve water quality?		
D 1.1 What are the characteristics of surface water outflows from the wetland?		
Wetland has no surface water outlet.	points = 3	
Wetland has an intermittently flowing, or highly constricted, outlet.	points = 2	
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 1	
Wetland is a flat depression whose outlet is a permanently flowing ditch.	points = 1	**Score: 3**
D 1.2 Is the soil 2 in. below the surface a true clay or organic soil?		
Mapped as true clay or organic (muck or peat)	points = 4	
Soil texture identified as clay or organic in field	points = 4	
Soil texture identified as clay or organic by laboratory test	points = 4	
None of the above	points = 0	**Score: 0**
D 1.3 What are the characteristics and distribution of persistent plants?		
Wetland has persistent, ungrazed, plants > 95% of area	points = 5	
Wetland has persistent, ungrazed, plants > 50% of area	points = 3	
Wetland has persistent, ungrazed plants > 10% of area	points = 1	
Wetland has persistent, ungrazed plants < 10% of area	points = 0	**Score: 5**
D 1.4 What are the characteristics of seasonal ponding or inundation in the wetland area?		
Area seasonally ponded is > 50% total area of wetland	points = 4	
Area seasonally ponded is equal to or > 25% total area of wetland	points = 2	
Area seasonally ponded is < 25% total area of wetland	points = 0	**Score: 0**
	Total for D 1:	**8**

Rating of Site Potential [ ] **12-16 = H** [X] **6-11 = M** [ ] **0-5 = L** *Record the rating on the first page*

D 2.0 Does the landscape have the potential to support the water quality function of the site?		
D 2.1 Does the wetland unit receive stormwater discharges?		
Yes	points = 1	
No	points = 0	**Score: 0**
D 2.2 Is >10% of the area within 150ft of the wetland in land uses that generate pollutants in surface runoff?		
Yes	points = 1	
No	points = 0	**Score: 1**
D 2.3 Are there septic systems within 250ft of the wetland?		
Yes	points = 1	
No	points = 0	**Score: 0**
D 2.4 Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3?		
Yes	points = 1	
No	points = 0	**Score: 0**

Wetland name or number: Deshaw WL A

D 2.5 What are the other sources of pollutants coming into the wetland?	
Total for D 2:	**1**

Rating of Landscape Potential [ ] **3-4 = H** [X] **1-2 = M** [ ] **0 = L** *Record the rating on the first page*

D 3.0 Is the water quality improvement provided by the site valuable to society?		
D 3.1 Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list?		
Yes	points = 1	
No	points = 0	**Score: 0**
D 3.2 Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list?		
Yes	points = 1	
No	points = 0	**Score: 1**
D 3.3 Has the site been identified in a watershed or local plan as important for maintaining water quality?		
Yes	points = 2	
No	points = 0	**Score: 0**
Total for D 3:		**1**

Rating of Value [ ] **2-4 = H** [X] **1 = M** [ ] **0 = L** *Record the rating on the first page*

DEPRESSIONAL AND FLATS WETLANDS

Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradtion

D 4.0 Does the site have the potential to reduce flooding and erosion?		
D 4.1 What are the characteristics of surface water outflows from the wetland?		
Wetland has no surface water outlet.	points = 4	
Wetland has an intermittently flowing, or highly constricted, outlet.	points = 2	
Wetland is a flat depression whose outlet is a permanently flowing ditch.	points = 1	
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 0	**Score: 4**
D 4.2 What is the depth of storage during the wet periods?		
Marks of ponding are 3ft or more above the surface or bottom of the outlet.	points = 7	
Marks of ponding are between 2ft to <3ft from the surface or bottom of the outlet.	points = 5	
Marks of ponding are at least 0.5ft to <2ft from the surface or the bottom of the outlet.	points = 3	
The wetland is a "headwater" wetland.	points = 3	
The wetland is flat but has small depressions on the surface that trap water.	points = 1	
Marks of ponding are less than 0.5ft (6in).	points = 0	**Score: 0**

Wetland name or number: Deshaw WL A

D 4.3 What is the contribution of the wetland to storage in the watershed?		
The area of the basin is less than 10 times the area of the unit	points = 5	
The area of the basin is 10 to 100 times the area of the unit	points = 3	
The area of the basin is more than 100 times the area of the unit	points = 0	
Entire wetland is in the Flats class	points = 5	**Score: 3**
	Total for D 4:	**7**

Rating of Site Potential [ ] **12-16 = H** [X] **6-11 = M** [ ] **0-5 = L** *Record the rating on the first page*

D 5.0 Does the landscape have the potential to support hydrologic functions of the site?		
D 5.1 Does the wetland unit receive stormwater discharges?		
Yes	points = 1	
No	points = 0	**Score: 0**
D 5.2 Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff?		
Yes	points = 1	
No	points = 0	**Score: 1**
D 5.3 Is more than 25% of the contributing basin of the wetland covered with intensive human land uses?		
Yes	points = 1	
No	points = 0	**Score: 1**
	Total for D 5:	**2**

Rating of Landscape Potential [ ] **3 = H** [X] **1-2 = M** [ ] **0 = L** *Record the rating on the first page*

D 6.0 Are the hydrologic functions provided by the site valuable to society?		
D 6.1 Is the wetland in a landscape that has flooding problems?		
Flooding occurs in a sub-basin that is immediately down-gradient of the wetland.	points = 2	
Surface flooding problems are in a sub-basin farther down-gradient.	points = 1	
Flooding from groundwater is an issue in the basin.	points = 1	
The existing or potential outflow from the wetland is so constrained that water cannot reach areas that flood.	points = 0	
There are no problems with flooding downstream of the wetland.	points = 0	**Score: 2**
D 6.2 Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?		
Yes	points = 2	
No	points = 0	**Score: 0**
	Total for D 6:	**2**

Rating of Value [X] **2-4 = H** [ ] **1 = M** [ ] **0 = L** *Record the rating on the first page*

Wetland name or number: Deshaw WL A

HABITAT FUNCTIONS

These questions apply to wetlands of all HGM classes - Indicators that the site functions to provide important habitat

H 1.0 Does the wetland have the potential to provide habitat for many species?

H 1.1 What is the structure of the plant community?

- [ ] Aquatic Bed
- [ ] Emergent
- [ ] Scrub-shrub
- [x] Forested
- [x] Multiple strata within the Forested class (canopy, sub-canopy, shrubs, herbaceous, moss/ground cover)

4 structures or more	points = 4	
3 structures	points = 2	
2 structures	points = 1	
1 structure	points = 0	
No structures present	points = 0	**Score: 1**

H 1.2 What are the hydroperiods that meet the size thresholds in the wetland?

- [ ] Permanently flooded or inundated
- [x] Seasonally flooded or inundated
- [ ] Occasionally flooded or inundated
- [x] Saturated only
- [ ] Permanently flowing stream or river in, or adjacent to, the wetland
- [ ] Seasonally flowing stream in, or adjacent to, the wetland
- [ ] Lake Fringe wetland
- [ ] Freshwater Tidal wetland

4 or more types present	points = 3	
3 types present or Lake Fringe / Freshwater Tidal Fringe	points = 2	
2 types present	points = 1	
1 type present	points = 0	
None present	points = 0	**Score: 1**

H 1.3 What is the richness of the plant species in the wetland?

>19 species	points = 2	
5-19 species	points = 1	
<5 species	points = 0	**Score: 1**

Wetland name or number: Deshaw WL A

H 1.4 What is the interspersion of habitats?

High	points = 3	
Moderate	points = 2	
Low	points = 1	
None	points = 0	**Score: 0**

H 1.5 What are the special habitat features in the wetland?

- [x] Large, downed, woody debris within the wetland (>4in diameter and 6ft long).
- [ ] Standing snags (dbh >4in) within the wetland
- [ ] Undercut banks are present for at least 6.6ft (2m) and/or overhanging plants extend at least 3.3ft (1m) over open water or a stream (or ditch) in, or contiguous with the wetland, for at least 33ft (10m)
- [ ] Stable steep banks of fine material that might be used by beaver or muskrat for denning (>30 degree slope) OR signs of recent beaver activity are present (cut shrubs or trees that have not yet weathered where wood is exposed)
- [ ] At least 0.25ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (structures for egg-laying by amphibians)
- [ ] Invasive plants cover less than 25% of the wetland area in every stratum of plants (see H 1.1 for list of strata)

6 habitats selected	points = 6	
5 habitats selected	points = 5	
4 habitats selected	points = 4	
3 habitats selected	points = 3	
2 habitats selected	points = 2	
1 habitat selected	points = 1	
No habitats selected	points = 0	**Score: 1**

Total for H 1: 4

Rating of Site Potential [ ] **15-18 = H** [ ] **7-14 = M** [X] **0-6 = L** *Record the rating on the first page*

H 2.0 Does the landscape have the potential to support habitat functions of the site?

H 2.1 What is the percentage of accessible habitat within 1km of the wetland?

>33% of 1km Polygon	points = 3	
20-33% of 1km Polygon	points = 2	
10-19% of 1km Polygon	points = 1	
<10% of 1km Polygon	points = 0	**Score: 0**

H 2.2 What is the percentage of total habitat in a 1km polygon around the wetland?

Total habitat is >50% of the Polygon	points = 3	
Total habitat is 10-50% of the Polygon and in 1-3 patches	points = 2	
Total habitat is 10-50% of the Polygon and in >3 patches	points = 1	
Total habitat is <10% of the Polygon	points = 0	**Score: 1**

Wetland name or number: Deshaw WL A

H 2.3 What is the land use intensity in the 1km polygon?		
50% of the Polygon is high intensity land use	points = -2	
<50% of the Polygon is high intensity land use	points = 0	**Score: -2**
	Total for H 2:	**-1**

Rating of Landscape Potential [ ] **4-6 = H** [ ] **1-3 = M** [X] **0 = L** *Record the rating on the first page*

H 3.0 Is the habitat provided by the site valuable to society?

H 3.1 Does the site provide habitat for species valued in laws, regulations, or policies?

- [ ] Aspen Stands
- [ ] Biodiversity Areas and Corridors
- [ ] Herbaceous Balds
- [ ] Old-growth/Mature Forests
- [ ] Oregon White Oak
- [ ] Riparian
- [ ] Westside Prairie
- [ ] Fresh Deepwater
- [ ] Instream
- [ ] Nearshore (Coastal, Open Coast, Puget Sound)
- [ ] Caves
- [ ] Cliffs
- [ ] Snags and Logs
- [ ] Talus

The following criteria automatically score 2 points:

- [ ] The wetland provides habitat for Threatened or Endangered species
- [ ] The wetland is mapped as a location for an individual WDFW priority species
- [ ] The wetland is a Wetland of High Conservation Value
- [ ] The wetland has been categorized as an important habitat site in a local plan

The wetland has 3 or more WDFW priority habitats within 100m, or meets the criteria for societal value	points = 2	
The site has 1 or 2 WDFW priority habitats within 100m	points = 1	
The site does not meet any of the criteria for societal value	points = 0	**Score:**
	Total for H 3:	**0**

Rating of Value [ ] **2 = H** [ ] **1 = M** [X] **0 = L** *Record the rating on the first page*

Wetland name or number: Deshaw WL A

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

SC 1.0 Estuarine Wetlands

SC 1.1 Does the wetland meet all of the following criteria for Estuarine wetlands?

☐ The dominant water regime is tidal

☐ The wetland is vegetated

☐ The water salinity is greater than 0.5 ppt

Yes - Go to SC 1.2

No - Not an Estuarine Wetland **Result:**

SC 1.2 Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151?

Yes - Category I Estuarine Wetland

No - Go to SC 1.3 **Result:**

SC 1.3 Is the wetland unit at least 1ac in size and meets at least two of the following three conditions?

☐ The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 10% cover of non-native plant species.

☐ At least 75% of the landward edge of the wetland has a 100ft buffer of shrub, forest, or un-grazed or un-mowed grassland

☐ The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands.

Yes - Category I Estuarine Wetland

No - Category II Estuarine Wetland **Result:**

SC 2.0 Wetlands of High Conservation Value

SC 2.1 Does the wetland overlap with any known or historical rare plant or rare & high-quality ecosystem polygons on the WNHP Data Explorer?

Yes - Category I Wetland of High Conservation Value

No - Go to SC 2.2 **Result:**

SC 2.2 Does the wetland have a rare plant species, rare plant community, or high-quality common plant community that may qualify the site as a WHCV?

Yes - Category I Wetland of High Conservation Value

No - Not a Wetland of High Conservation Value **Result:**

Wetland name or number: Deshaw WL A

SC 3.0 Bogs

SC 3.1 Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16in or more of the first 32in of the soil profile?

Yes - Go to SC 3.3
No - Go to SC 3.2 **Result:**

SC 3.2 Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond?

Yes - Go to SC 3.3
No - Not a Bog Wetland **Result:**

SC 3.3 Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least 30% cover of plant species listed in the table provided in the instructions?

Yes - Category I Bog Wetland
No - Go to SC 3.4 **Result:**

SC 3.4 Is an area with peats or mucks forested (>30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann Spruce, or western white pine AND any of the species (or combinations of species) listed in the table found in the instructions provide more than 30% of the cover under the canopy?

Yes - Category I Bog Wetland
No - Not a Bog Wetland **Result:**

SC 4.0 Forested Wetlands

SC 4.1 Does the wetland have at least 1 contiguous acre of forest that meets one of the following criteria?

☐ Old-growth forests
☐ Mature forests

Yes - Category I Forested Wetland
No - Not a Forested Wetland **Result:**

Wetland name or number: Deshaw WL A

SC 5.0 Wetlands in Coastal Lagoons

SC 5.1 Coastal Lagoons: Does the wetland meet all of the following criteria of a wetland in a coastal lagoon?

☐ The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or rocks

☐ The depression in which the wetland is located contains ponded water that is saline or brackish (>0.5 ppt) during most of the year in at least a portion of the open water area (measured near the bottom)

☐ The lagoon retains some of its surface water at low tide during spring tides

Yes - Go to SC 5.2

No - Not a Coastal Lagoon Wetland **Result:**

SC 5.2 Does the wetland meet all of the following three conditions?

☐ The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species).

☐ At least 75% of the landward edge of the wetland has a 100ft buffer of shrub, forest, or un-grazed or un-mowed grassland.

☐ the wetland is larger than 0.10ac (4350 sqft)

Yes - Category I Coastal Lagoon

No - Category II Coastal Lagoon **Result:**

SC 6.0 Interdunal Wetlands

SC 6.1 Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership WBUO)?

Yes - Go to SC 6.2

No - Not an Interdunal Wetland **Result:**

SC 6.2 Is the wetland 1ac or larger in size, or a mosaic that is 1ac or larger in size?

Wetland is larger than 1ac in size - Go to SC 6.3

Wetland is a mosaic larger than 1ac is size - Category II Interdunal Wetland

No - Go to SC 6.4 **Result:**

SC 6.3 Does the wetland score 8 or 9 points for the habitat functions?

Yes - Category I Interdunal Wetland

No - Category II Interdunal Wetland **Result:**

SC 6.4 Is the wetland unit between 0.1ac and 1ac, or in a mosaic of wetlands that is between 0.1ac and 1ac in size?

Yes - Category III Interdunal Wetland

No - Category IV Interdunal Wetland **Result:**

Wetland name or number: Deshaw WL A

Category of wetland based on Special Characteristics	
If you answered No for all types, enter "Not Applicable" on Summary Form	**Final Category: Not Applicable**

Figure 1. Cowardin Classes.

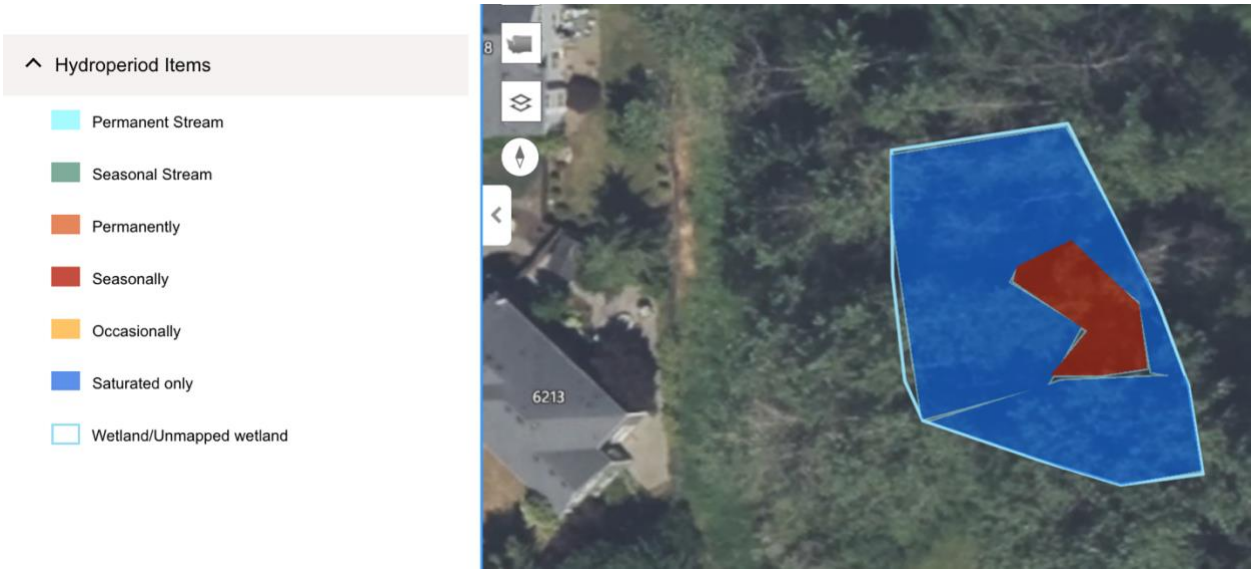


Figure 2. Hydroperiods

Figure 3. Surrounding landuse.

Figure 4. Contributing basin.

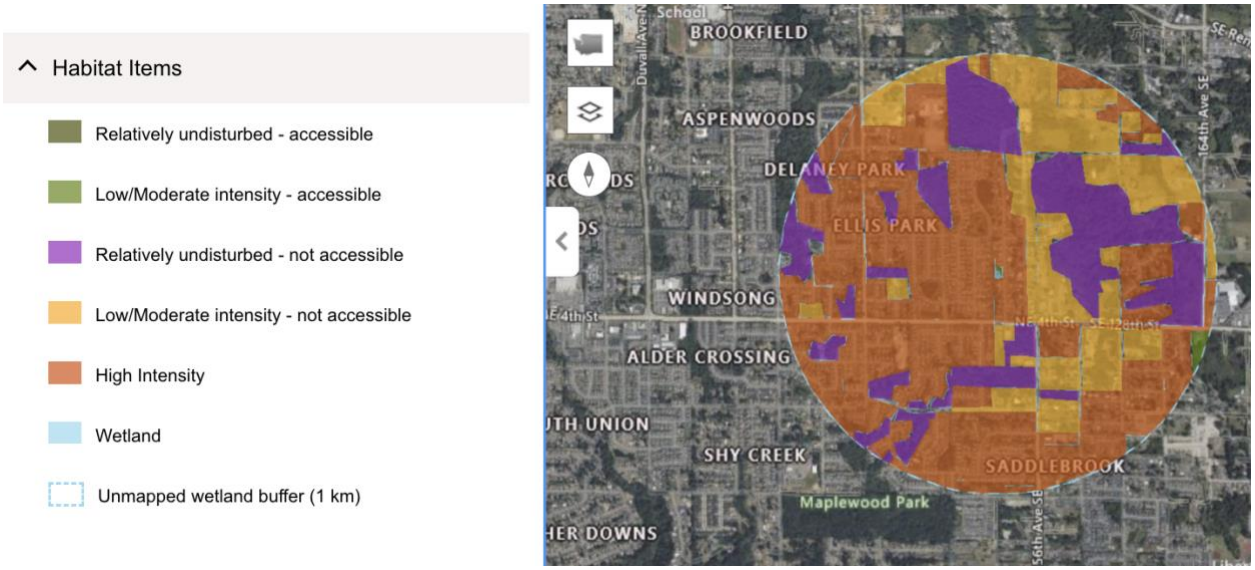


Figure 5. Habitat.

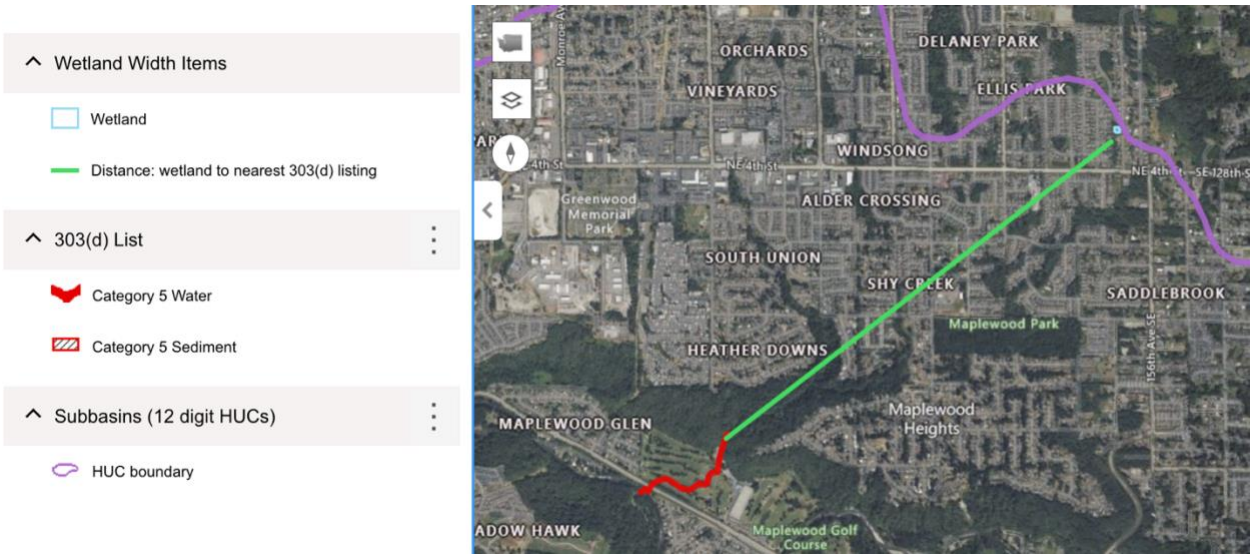


Figure 6. Distance to 303D water.

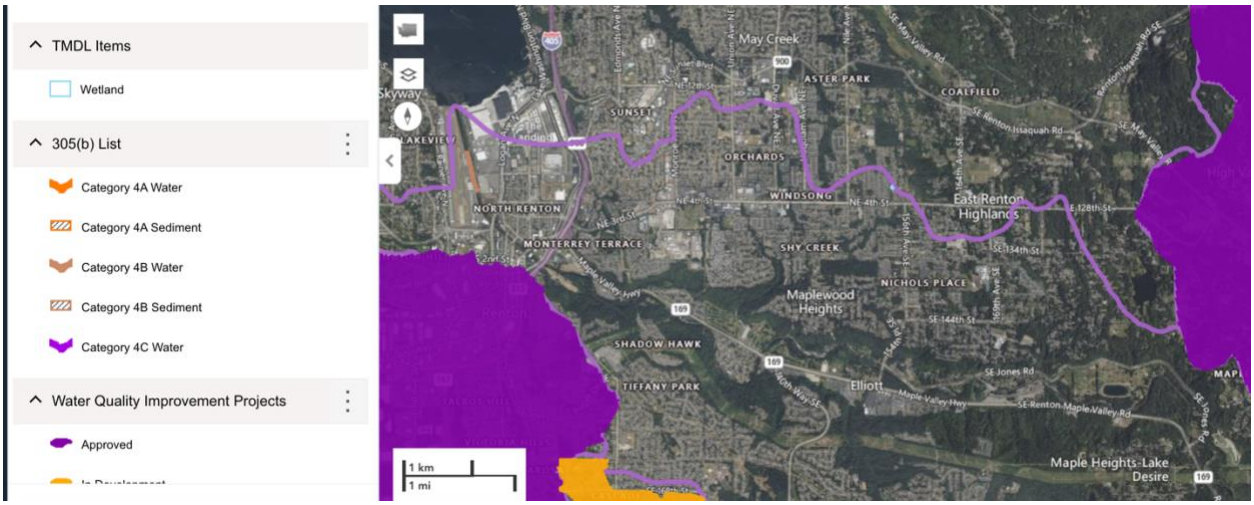


Figure 7. No TMDL for basin.

Appendix B: Data Sheets

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

Project/Site: DeShaw | City/County: King | Sampling Date: 3/8/25
Applicant/Owner: | State: | Sampling Point: DP-1
Investigator(s): MacWhinney | Section, Township, Range:
Landform (hillslope, terrace, etc.): | Local relief (concave, convex, none): | Slope (%):
Subregion (LRR): | Lat: | Long: | Datum:
Soil Map Unit Name: Bellingham silt loam | 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:
The site has been recently cleared, but this does not obscure pre-clearing conditions.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dom. Sp.?	Relative % Cover	Indicator Status
1.				
2.				
3.				
4.				
	= Total Cover			
Sapling/Shrub Stratum (Plot size:)				
1. *Rubus armeniacus*	20	Y	57.1	FAC
2. *Hedera helix*	15	Y	42.9	FACU
3.				
4.				
5.				
	35 = Total Cover			
Herb Stratum (Plot size:)				
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
	= Total Cover			
Woody Vine Stratum (Plot size:)				
1.				
2.				
	= Total Cover			
% Bare Ground in Herb Stratum 80				

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
Total Number of Dominant Species Across All Strata: 2 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	20	x 3 =	60
FACU species	15	x 4 =	60
UPL species	0	x 5 =	0
Column Totals:	35 (A)		120 (B)

Prevalence Index = B/A = 3.429

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:

SOIL

Sampling Point: DP-1

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	10YR 3/2						gsl	

[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 Soil Present? ○ Yes ● No

Remarks:

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 Stressed 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:

dry

Remarks:

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

Project/Site: DeShaw City/County: King Sampling Date: 3/8/25

Applicant/Owner: State: Sampling Point: DP-2

Investigator(s): MacWhinney Section, Township, Range:

Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%):

Subregion (LRR): Lat: Long: Datum:

Soil Map Unit Name: Bellingham silt loam 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:
The site has been recently cleared, but this does not obscure pre-clearing conditions.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dom. Sp.?	Relative % Cover	Indicator Status
1.				
2.				
3.				
4.				
	= Total Cover			
Sapling/Shrub Stratum (Plot size:)				
1. *Rubus armeniacus*	100	**Y**	100.0	FAC
2.				
3.				
4.				
5.				
	100 = Total Cover			
Herb Stratum (Plot size:)				
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
	= Total Cover			
Woody Vine Stratum (Plot size:)				
1.				
2.				
	= Total Cover			

% Bare Ground in Herb Stratum

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	100	x 3 =	300
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	100 (A)		300 (B)

Prevalence Index = B/A = 3.000

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:

SOIL

Sampling Point: DP-2

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 3/2						gsl	

[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 Soil Present? ○ Yes ● No

Remarks:

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 Stressed 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:

dry

Remarks:

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

Project/Site: DeShaw | City/County: King | Sampling Date: 3/7/25

Applicant/Owner: Deshaw | State: WA | Sampling Point: DP-3

Investigator(s): MacWhinney | Section, Township, Range:

Landform (hillslope, terrace, etc.): | Local relief (concave, convex, none): | Slope (%):

Subregion (LRR): | Lat: | Long: | Datum:

Soil Map Unit Name: Bellingham silt loam | 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:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dom. Sp.?	Relative % Cover	Indicator Status
1.				
2.				
3.				
4.				
	= Total Cover			
Sapling/Shrub Stratum (Plot size:)				
1.				
2.				
3.				
4.				
5.				
	= Total Cover			
Herb Stratum (Plot size:)				
1. *Carex obnupta*	20	Y	100.0	OBL
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
	20 = Total Cover			
Woody Vine Stratum (Plot size:)				
1.				
2.				
	= Total Cover			

% Bare Ground in Herb Stratum 90

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	20	x 1 =	20
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	20 (A)		20 (B)

Prevalence Index = B/A = 1.000

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:

SOIL

Sampling Point: DP-3

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 3/2							
12-14	10YR 3/2		10YR 4/6	5	C	M	gsl	

[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 Soil Present? (●) Yes ( ) No

Remarks:

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 Stressed 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): 1

Water Table Present? (●) Yes ( ) No Depth (inches): _____

Saturation Present? (●) Yes ( ) No Depth (inches): _____
(includes capillary fringe)

Wetland Hydrology Present? (●) Yes ( ) No

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

Remarks:

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

Project/Site: DeShaw | City/County: King | Sampling Date: 3/8/25
Applicant/Owner: | State: | Sampling Point: DP-4
Investigator(s): MacWhinney | Section, Township, Range:
Landform (hillslope, terrace, etc.): | Local relief (concave, convex, none): | Slope (%):
Subregion (LRR): | Lat: | Long: | Datum:
Soil Map Unit Name: Bellingham silt loam | 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:
The site has been recently cleared, but this does not obscure pre-clearing conditions.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dom. Sp.?	Relative % Cover	Indicator Status
1. *Populus balsamifera*	80	Y	100.0	FAC
2.				
3.				
4.				
	80	= Total Cover		
Sapling/Shrub Stratum (Plot size:)				
1. *Sambucus racemosa*	20	Y	20.0	FACU
2.	80	Y	80.0	
3.				
4.				
5.				
	100	= Total Cover		
Herb Stratum (Plot size:)				
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
		= Total Cover		
Woody Vine Stratum (Plot size:)				
1.				
2.				
		= Total Cover		

% Bare Ground in Herb Stratum

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
Total Number of Dominant Species Across All Strata: 3 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 33.3% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	80	x 3 =	240
FACU species	20	x 4 =	80
UPL species	0	x 5 =	0
Column Totals:	100 (A)		320 (B)

Prevalence Index = B/A = 3.200

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:
species listed have been cut.

SOIL

Sampling Point: DP-4

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-15	10YR 3/2						gsl	

[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 Soil Present? ○ Yes ● No

Remarks:

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 Stressed 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:

dry

Remarks:

KING COUNTY

Department of Local Services
Permitting Division

Residential Site Plan Template
11" x 17"

For Permitting Use

Received Date _____

Max. Impervious Surface Allowed _____
Max. Bldg. Height Allowed _____
Min. Bldg. setback from Street _____
Min. Garage setback from Street _____
Min. Bldg. setback from Interior _____

Signature _____

Date _____

Building Approval

Signature _____
Date _____

Engineering / Drainage Approval

Signature _____
Date _____

Critical Areas Approval

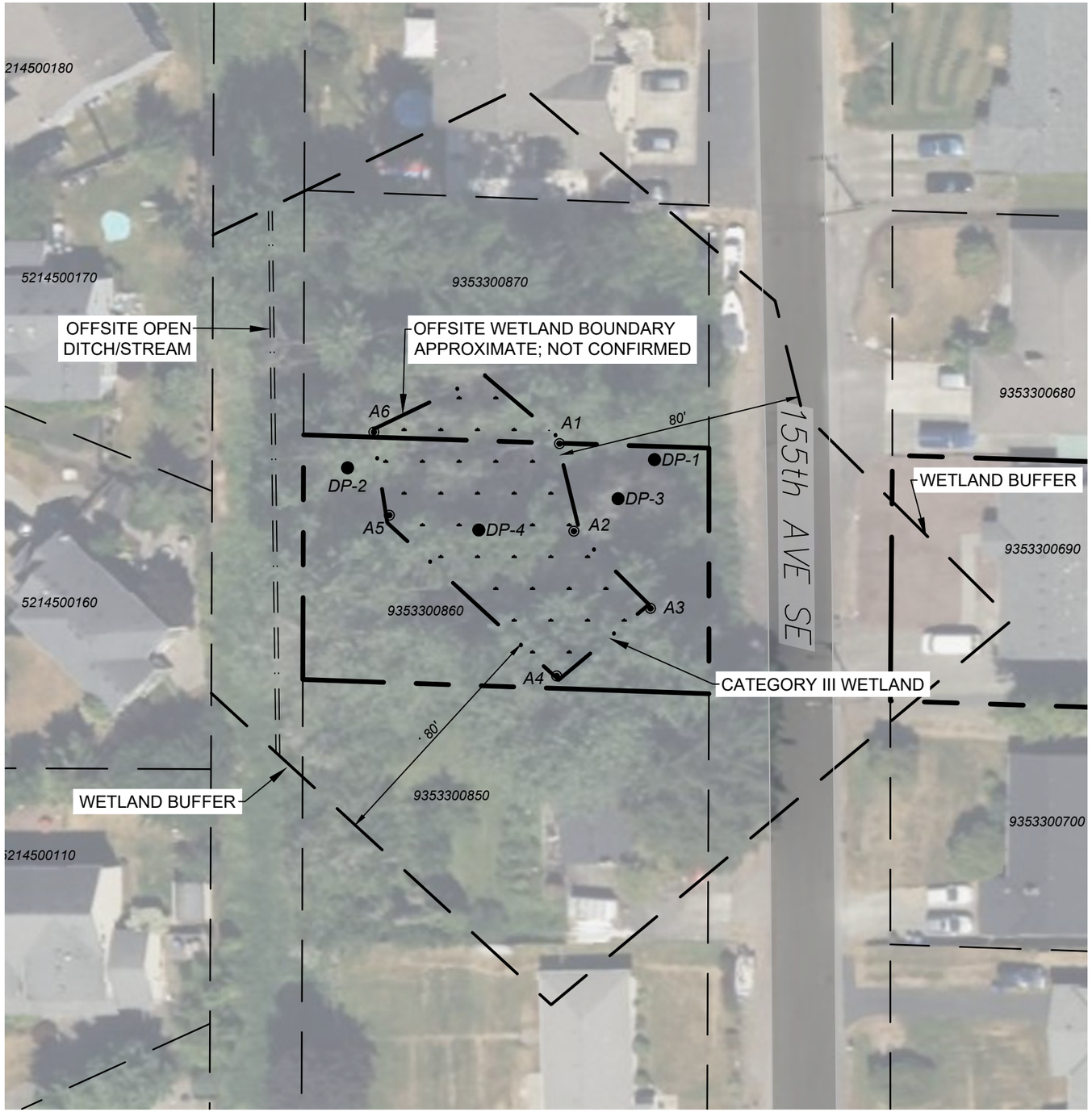
Signature _____
Date _____

Clearing / Grading Approval

Signature _____
Date _____

Fire Approval

Signature _____
Date _____



PLAN LEGEND

- *DITCH/STREAM*
- *WETLAND BOUNDARY*
- *WETLAND BUFFER*
- *ADJACENT PROPERTY LINE*
- *PROPERTY LINE*
- *WETLANDS AREA*
- *ROADWAY*
- *9353300690* *PARCEL I.D.*
- *DP-3* *DATA POINT LOCATION*

NOTE:
WETLANDS AND STREAMS HAVE NOT BEEN SURVEYED. THE MAPPING SHOWN IS BASED ON A HANDHELD GPS AND KING COUNTY IMAP PARCEL DATA MAPS. IF PRECISE LOCATIONS ARE REQUIRED, A SURVEY WILL BE NECESSARY.

SCALE: 1" = 40'

0 40' 80'

NOTE:
WETLANDS AND STREAMS HAVE NOT BEEN SURVEYED. THE MAPPING SHOWN IS BASED ON A HANDHELD GPS AND KING COUNTY IMAP PARCEL DATA MAPS. IF PRECISE LOCATIONS ARE REQUIRED, A SURVEY WILL BE NECESSARY.

Permit Number _____ Parcel Number *9353300860* Applicant Name *ANTHONY & JACKIE DESHAW* Site Address *NO SITUS - 155TH AVE SE 98059*

Engineering Scale: 1" = *40'*

Sheet *1* of *1*

APPENDIX E

White Fence Ranch Plat Map
August, 1960.

Maureen Highlands Plat Map
November, 2003.

Maureen Highlands

DIV. I

A PORTION OF THE NE 1/4, SW 1/4 & SE 1/4, SW 1/4, SEC. 11, TWP. 23 N., RGE. 5 E., W.M.,
CITY OF RENTON, KING COUNTY, WASHINGTON

LUA-03-060-FP
LND-10-0377

LEGAL DESCRIPTION

LOT 2 OF CITY OF RENTON LOT LINE ADJUSTMENT NO. LUA-03-083-LLA, RECORDED IN VOLUME 163 OF SURVEYS, PAGES 56 & 56A, UNDER RECORDING NO. 20030924900008, IN KING COUNTY, WASHINGTON.

DEDICATION / CERTIFICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC, ALL THE EASEMENTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO UTILITIES AND DRAINAGE.

TRACTS A, C, D, AND H ARE HEREBY GRANTED AND CONVEYED TO THE MAUREEN HIGHLANDS HOMEOWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR THE PURPOSES LISTED BELOW. OWNERSHIP AND MAINTENANCE (INCLUDING ALL PRIVATE STROM DRAIN AND DETENTION FACILITIES) OF SAID TRACTS SHALL BE THE RESPONSIBILITY OF THE HOA. IN THE EVENT THAT THE HOA IS DISSOLVED OR OTHERWISE FAILS TO MEET ITS PROPERTY TAX OBLIGATIONS AS EVIDENCED BY NON-PAYMENT OF PROPERTY TAXES FOR A PERIOD OF EIGHTEEN (18) MONTHS, THEN EACH LOT IN THIS PLAT SHALL ASSUME AND HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACTS PREVIOUSLY OWNED BY THE HOA AND HAVE THE ATTENDANT FINANCIAL AND MAINTENANCE RESPONSIBILITIES.

TRACTS A AND C ARE HEREBY GRANTED AND CONVEYED TO THE HOA FOR STORM DETENTION TOGETHER WITH AN EASEMENT TO THE CITY OF RENTON FOR ACCESS.

TRACT D IS HEREBY GRANTED AND CONVEYED TO THE HOA FOR A WETLAND ENHANCEMENT AREA.

TRACT H IS HEREBY GRANTED AND CONVEYED TO THE HOA FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES TOGETHER WITH AN EASEMENT TO LOT 74 FOR INGRESS AND EGRESS AND TO THE CITY OF RENTON FOR ACCESS TO TRACT A. SAID ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE AND UTILITY FACILITIES WITHIN SAID TRACT. SAID ASSOCIATION AND THE OWNERS OF LOT 74 ARE HEREBY JOINTLY RESPONSIBLE FOR THE MAINTENANCE OF THE INGRESS AND EGRESS FACILITIES WITHIN SAID TRACT.

TRACT E IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOT 1, CITY OF RENTON LOT LINE ADJUSTMENT NO. LUA-03-083-LLA, RECORDED IN VOLUME 163 OF SURVEYS, PAGES 56 & 56A, UNDER RECORDING NO. 20030924900008, FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES. SAID OWNERS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.

TRACT I IS HEREBY RESERVED FOR BY THE OWNERS, OR THEIR ASSIGNS, FOR FUTURE DEVELOPMENT.

KNOW ALL PEOPLE BY THESE PRESENTS, THAT WE THE HEREIN BELOW SIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY SUBDIVIDED, HEREBY CERTIFY THAT WE HAVE ESTABLISHED THE MAUREEN HIGHLANDS HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH WASHINGTON STATE LAW WHICH IDENTIFIES EACH LOT OF THIS PLAT AS A MEMBER OF SAID HOMEOWNERS ASSOCIATION. SAID ASSOCIATION IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE PLAT OF MAUREEN HIGHLANDS, DIV. I, AS DISCLOSED BY INSTRUMENT UNDER KING COUNTY RECORDING NO. 20031124001222.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

HARBOUR HOMES, INC., A WASHINGTON CORPORATION
AS OWNER OF LOTS 1 AND 2, CITY OF RENTON LOT LINE ADJUSTMENT NO. LUA-03-083-LLA, RECORDED IN VOLUME 163 OF SURVEYS, PAGES 56 & 56A, UNDER KING COUNTY RECORDING NO. 20030924900008.
SIGNING ON BEHALF OF INTEREST IN LOT 1 TO ACCEPT CONVEYANCE OF TRACT E

George Neffner (see ltr ves)
BY: George Neffner
ITS: Secretary/Treasurer

U.S. BANK N.A.

Teri D Sederstrom
BY: TERI D. SEDERSTROM
ITS: VICE PRESIDENT

DECLARATION OF COVENANT

THE OWNER OF THE LAND EMBRACED WITHIN THIS LONG PLAT, IN RETURN FOR THE BENEFIT TO ACCRUE FROM THIS SUBDIVISION, BY SIGNING HEREON COVENANTS AND HEREBY CONVEYS THE BENEFICIAL INTEREST IN THE NEW EASEMENTS SHOWN ON THIS LONG PLAT TO ANY AND ALL FUTURE PURCHASERS OF THE LOTS, OR OF ANY SUBDIVISION THEREOF. THE COVENANT SHALL RUN WITH THE LAND AS SHOWN ON THIS LONG PLAT.

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
)SS
COUNTY OF King)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT George Neffner IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT; ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT AS Secretary/Treasurer OF Harbour Homes, Inc., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Nov. 12, 2003.

Jennifer A. Valenta
PRINTED NAME: Jennifer A. Valenta
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Seattle, WA
MY APPOINTMENT EXPIRES 11/25/06

JENNIFER A. VALENTA NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 11-25-06

STATE OF WASHINGTON)
)SS
COUNTY OF King)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Teri Sederstrom IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT; ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT AS Vice President OF U.S. Bank, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Nov. 12, 2003.

Jennifer A. Valenta
PRINTED NAME: Jennifer A. Valenta
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Seattle, WA
MY APPOINTMENT EXPIRES 11/25/06

JENNIFER A. VALENTA NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 11-25-06

SURVEYOR'S CERTIFICATE

I, KEVIN J. VANDERZANDEN, HEREBY CERTIFY THAT THIS PLAT OF MAUREEN HIGHLANDS, DIV. I, IS BASED ON AN ACTUAL SURVEY IN SECTION 11, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., KING COUNTY WASHINGTON; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON, THAT THE MONUMENTS WILL BE SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

Kevin J Vanderzanden DATE: 11/10/03
KEVIN J. VANDERZANDEN
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 30427
STATE OF WASHINGTON

CITY OF RENTON APPROVALS

CITY OF RENTON PLANNING / BUILDING / PUBLIC WORKS DEPARTMENT

EXAMINED AND APPROVED THIS 20th DAY OF NOVEMBER, 2003.

Gregg Zimmerman
ADMINISTRATOR

CITY OF RENTON MAYOR

EXAMINED AND APPROVED THIS 20th DAY OF November, 2003.

Jesse Tanner
MAYOR

CITY OF RENTON

EXAMINED AND APPROVED THIS 20th DAY OF November, 2003.

Bonnie I. Walton
CITY CLERK

CITY OF RENTON SEAL INCORPORATED SEPT. 6, 1901

CITY OF RENTON FINANCE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THE CITY TREASURER FOR COLLECTION ON ANY PROPERTY HEREIN CONTAINED DEDICATED FOR STREETS, ALLEYS OR OTHER PUBLIC USES ARE PAID IN FULL.

THIS 19 DAY OF NOVEMBER, 2003.

FINANCE DIRECTOR

KING COUNTY FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND, THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

THIS 24th DAY OF November, 2003.

Ken Guy
MANAGER, FINANCE DIVISION

Lilian G. Yetter
DEPUTY

KING COUNTY TREASURY OPERATIONS OFFICIAL SEAL WASHINGTON

DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS 24th DAY OF November, 2003.

Scott Noble
KING COUNTY ASSESSOR

Russell Scheidelman
DEPUTY ASSESSOR

TAX ACCOUNT NO. 112305900105

RECORDING CERTIFICATE 20031124001221

FILED FOR RECORD AT THE REQUEST OF CITY OF RENTON THIS 24th DAY OF Nov, 2003, AT 30 MINUTES PAST 1:00 P.M. AND RECORDED IN VOLUME 218 OF PLATS, PAGES 61-67 RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER

Walt Washington
SUPERINTENDENT OF RECORDS

11/10/03
KEVIN J. VANDERZANDEN STATE OF WASHINGTON 30427 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 10/26/04

CORE DESIGN
14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963
ENGINEERING · PLANNING · SURVEYING

JOB NO. 03024

20031124001221
218
61

LUA-03-060-FP
LND-10-0377

Maureen Highlands

DIV. I

A PORTION OF THE NE 1/4, SW 1/4 & SE 1/4, SW 1/4, SEC. 11, TWP. 23 N., RGE. 5 E., W.M.,
CITY OF RENTON, KING COUNTY, WASHINGTON

BASIS OF BEARINGS

N88°21'27"W ALONG MONUMENTED SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11-23-5 PER CITY OF RENTON LOT LINE ADJUSTMENT LUA-01-080, VOL. 153 OF SURVEYS, PGS. 254-257, RECORDS OF KING COUNTY, WASHINGTON.

CITY OF RENTON REFERENCE MONUMENTS

NO. 1845 – BRASS PIN IN CONC. MON. IN CASE, DOWN 1.3', AT THE INTERSECTION OF S.E. 112TH ST. AND 148TH AVE. S.E. (NILE AVE. N.E.)

NO. 1852 – 3" FLAT BRASS SURFACE DISC AT THE INTERSECTION OF N.E. 4TH ST. AND NILE AVE. S.E.

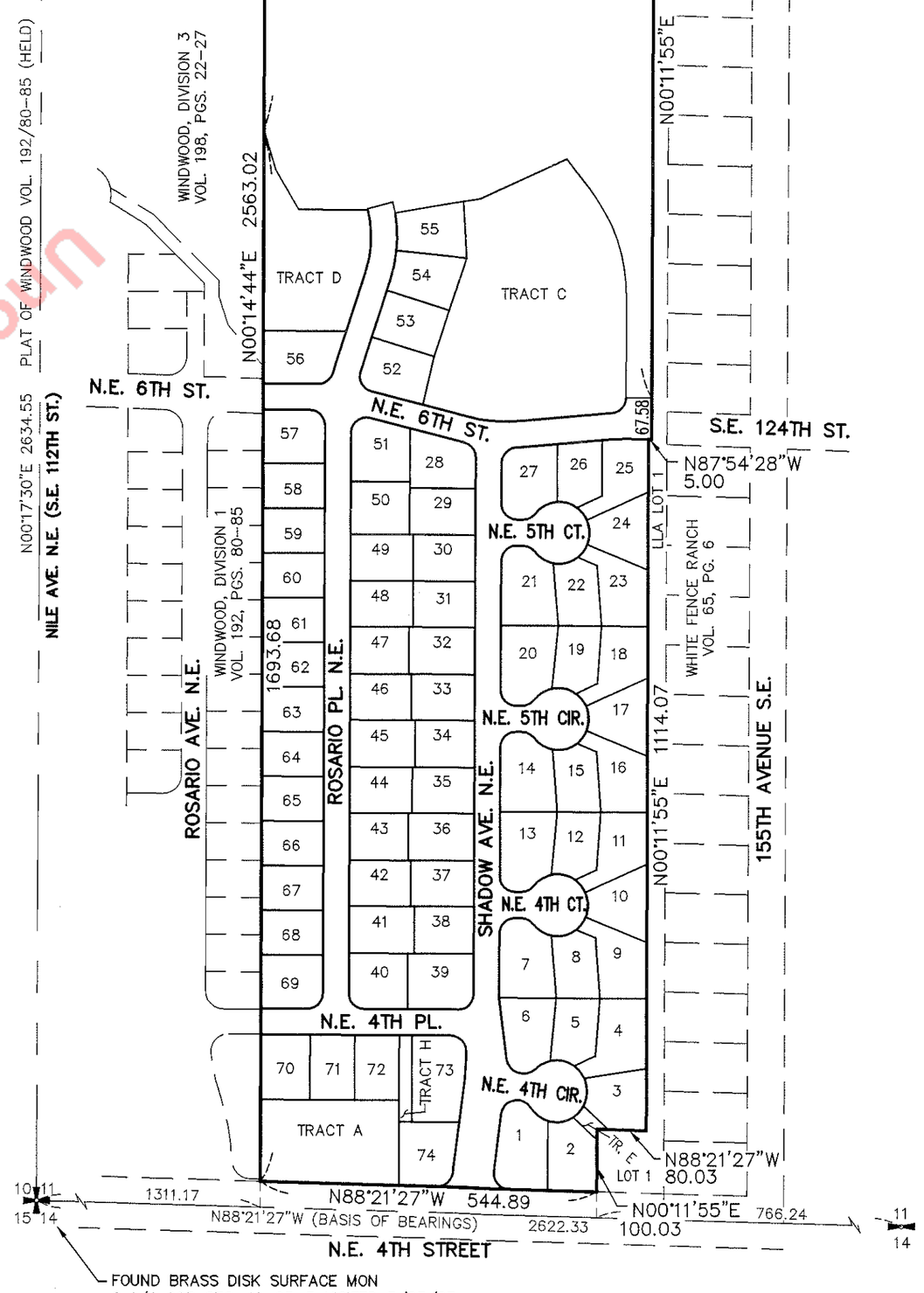
SURVEYOR'S NOTES

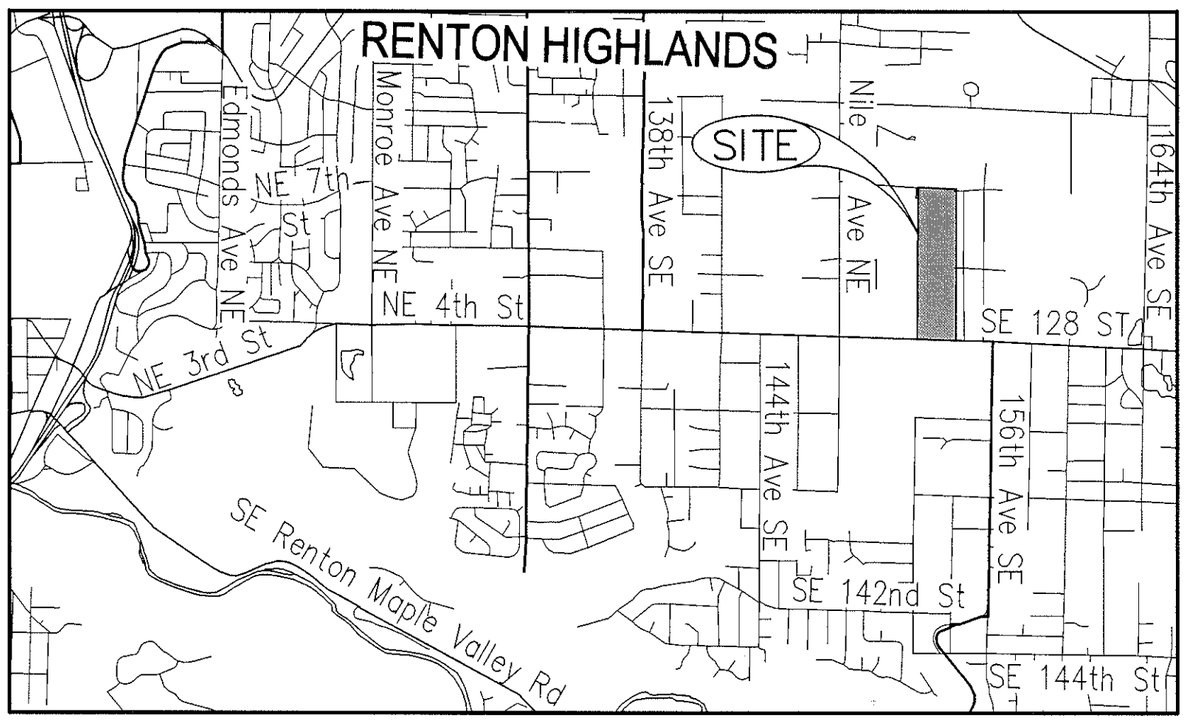
1) ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY 3RD REPORT SUBDIVISION GUARANTEE, ORDER NO. 4209-146652, DATED APRIL 02, 2003 WITH SUPPLEMENTAL REPORTS 2, 3 AND 4, DATED APRIL 28, JUNE 03, AND SEPTEMBER 30, 2003, RESPECTIVELY. IN PREPARING THIS MAP, CORE DESIGN HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED SUBDIVISION GUARANTEE. CORE DESIGN HAS RELIED WHOLLY ON FIRST AMERICAN TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2) THIS IS A COMBINED FIELD TRAVERSE AND GLOBAL POSITIONING SYSTEM SURVEY. A SOKKIA FIVE SECOND ELECTRONIC TOTAL STATION AND A TRIMBLE MODEL 5700 GLOBAL POSITIONING SYSTEM WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. DISTANCE MEASURING EQUIPMENT HAS BEEN COMPARED AT AN N.G.S. BASELINE WITHIN ONE YEAR OF THE DATE OF THIS SURVEY.

3) ALL DISTANCES ARE IN FEET.

4) AREA OF ENTIRE SITE: 1,594,143± S.F. (36.5965± AC.)





VICINITY MAP
1" = 2000'±

SECTION SUBDIVISION

SW 1/4 SEC. 11, TWP. 23N, RGE. 5E, W.M.
1"=200'

11/10/03

KEVIN J. VANDERZANDEN
STATE OF WASHINGTON
30427
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 10/26/04

CORE DESIGN
ENGINEERING · PLANNING · SURVEYING
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425.885.7877 Fax 425.885.7963

JOB NO. 03024

218
62

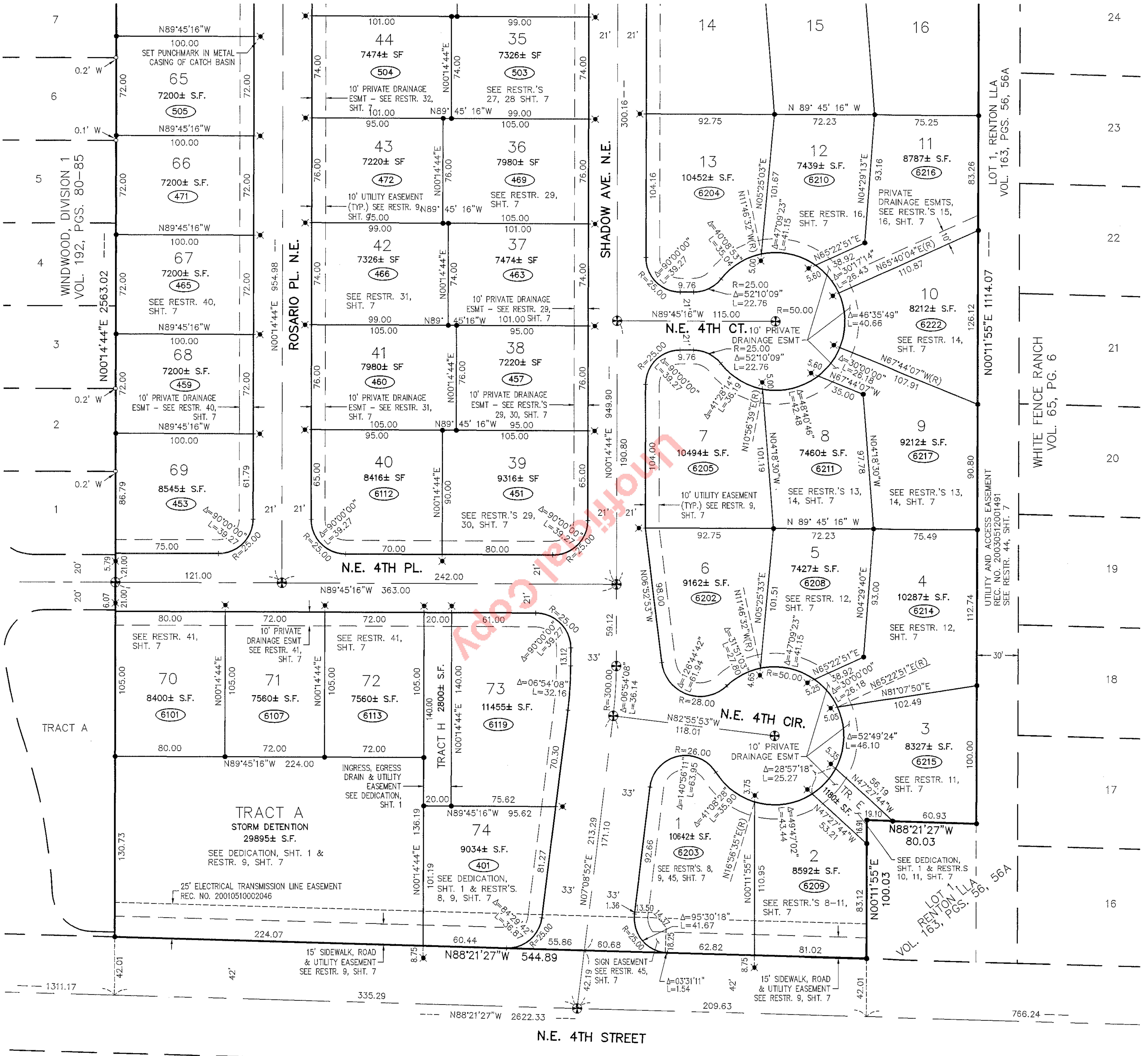
Maureen Highlands

DIV. I

LUA-03-060-FP
LND-10-0377

A PORTION OF THE NE 1/4, SW 1/4 & SE 1/4, SW 1/4, SEC. 11, TWP. 23 N., RGE. 5 E., W.M.,
CITY OF RENTON, KING COUNTY, WASHINGTON

SEE SHEET 4 FOR CONTINUATION



SCALE: 1" = 50'

0 25 50 100

LEGEND

⊕	SET STANDARD CITY OF RENTON CONCRETE MONUMENT IN CASE AS SHOWN UNLESS NOTED OTHERWISE.
●	SET 1/2" X 24" REBAR W/YELLOW PLASTIC CAP STAMPED "CORE 30427"
○	FOUND REBAR W/ YELLOW PLASTIC CAP "TRIAD 18094 19620 22335 21402" UNLESS OTHERWISE NOTED.
✕	SET TACK IN LEAD W/SHINER "30427" ON PROPERTY LINE EXTENDED 4.75 FEET IN LIEU OF FRONT LOT CORNERS UNLESS NOTED OTHERWISE.
(6203)	CITY OF RENTON STREET ADDRESS

11/10/03

KEVIN J. VANDERZANDEN
STATE OF WASHINGTON
30427
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 10/26/04

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218 63

Maureen Highlands

DIV. I

A PORTION OF THE NE 1/4, SW 1/4 & SE 1/4, SW 1/4, SEC. 11, TWP. 23 N., RGE. 5 E., W.M.,
CITY OF RENTON, KING COUNTY, WASHINGTON

LUA-03-060-FP
LND-10-0377

SEE SHEET 5 FOR CONTINUATION

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	320.00	08°54'23"	49.74
C2	320.00	08°51'24"	49.46
C3	400.00	07°05'20"	49.49
C4	400.00	07°21'09"	51.33
C5	200.00	07°05'41"	24.77
C6	179.00	07°05'41"	22.16

TRACT C

TRACT I

N.E. 6TH ST.

N.E. 5TH CT.

N.E. 5TH CIR.

S.E. 124TH ST.

SHADOW AVE. N.E.

ROSARIO PL. N.E.

ROSARIO AVE. N.E.

WINDWOOD, DIVISION 1 VOL. 192, PGS. 80–85

WINDWOOD, DIVISION 2 VOL. 195, PGS. 34–39

WHITE FENCE RANCH VOL. 65, PG. 6

LOT 1, RENTON LLA VOL. 163, PGS. 56, 56A

FOUND 2 1/2" DOMED BRASS DISK W/ "X" & "LS 22335" IN CONC MON, DOWN 0.5' & 0.70 N. OF CENTERLINE ALIGNMENT (DESTROYED DURING CONSTRUCTION)

SEE DETAIL, SHT. 7

CENTERLINE TEMPORARY EASEMENT, SEE RESTR. 43, SHT. 7

RIGHT OF WAY DEDICATION REC. NO.

UTILITY AND ACCESS EASEMENT REC. NO. 20030512001491 SEE RESTR. 44, SHT. 7

FOUND REBAR W/ NO CAP 0.2' W

SET PUNCHMARK IN METAL CASING OF CATCH BASIN

10' UTILITY EASEMENT (TYP.) SEE RESTR. 9, SHT. 7

10' PRIVATE DRAINAGE EASEMENT, SEE RESTR. 37, SHT. 7

10' PRIVATE DRAINAGE EASEMENT, SEE RESTR. 38, SHT. 7

10' PRIVATE DRAINAGE EASEMENT, SEE RESTR. 39, SHT. 7

10' PRIVATE DRAINAGE EASEMENT, SEE RESTR. 25, SHT. 7

10' PRIVATE DRAINAGE ESMT – SEE RESTR. 34, SHT. 7

10' PRIVATE DRAINAGE ESMT – SEE RESTR. 33, SHT. 7

10' PRIVATE DRAINAGE ESMT – SEE RESTR. 32, SHT. 7

10' PRIVATE DRAINAGE EASEMENT, SEE RESTR. 27, SHT. 7

PRIVATE DRAINAGE ESMTS, SEE RESTRS. 23, 24, SHT. 7

PRIVATE DRAINAGE ESMTS, SEE RESTR.'S 19, 20, SHT. 7

10' PRIVATE DRAINAGE ESMT R=25.00 Δ=52°10'09" L=22.76

SEE RESTR. 35, SHT. 7

SEE RESTR. 24, SHT. 7

SEE RESTR. 22, SHT. 7

SEE RESTR. 18, SHT. 7

SEE RESTR. 37, SHT. 7

SEE RESTR. 38, SHT. 7

SEE RESTR. 39, SHT. 7

SEE RESTR. 34, SHT. 7

SEE RESTR. 33, SHT. 7

SEE RESTR. 32, SHT. 7

SEE RESTR. 27, SHT. 7

SEE RESTR.'S 27, 28 SHT. 7

SEE RESTR.'S 25, 26, SHT. 7

SEE RESTRS. 21, 22, SHT. 7

SEE RESTR'S. 17, 18, SHT. 7

56	10159± S.F.	(601)	
57	8544± S.F.	(569)	
58	7200± S.F.	(563)	
59	7200± S.F.	(557)	
60	7200± S.F.	(551)	
61	7200± S.F.	(529)	
62	7200± S.F.	(523)	
63	7200± S.F.	(517)	
64	7200± S.F.	(511)	
65	7200± S.F.	(505)	
52	8801± SF	(600)	
51	9129± SF	(564)	
50	8075± SF	(558)	
49	7575± SF	(552)	
48	7474± SF	(528)	
47	7220± SF	(522)	
46	7326± SF	(516)	
45	7980± SF	(510)	
44	7474± SF	(504)	
28	8626± SF	(573)	
29	7875± SF	(567)	
30	7425± SF	(561)	
31	7326± SF	(555)	
32	7980± SF	(521)	
33	7474± SF	(515)	
34	7220± SF	(509)	
35	7326± SF	(503)	
36			
43			
27	9533± S.F.	(6202)	
26	7295± S.F.	(6208)	
25	8557± S.F.	(6214)	
24	8150± S.F.	(6220)	
21	10494± S.F.	(6203)	
22	7460± S.F.	(6209)	
23	9167± S.F.	(6215)	
20	10438± S.F.	(6200)	
19	7427± S.F.	(6206)	
18	8754± S.F.	(6212)	
17	8181± S.F.	(6218)	
14	10494± S.F.	(6201)	
15	7460± S.F.	(6207)	
16	9189± S.F.	(6213)	
13			
12			
11			

SEE SHEET 3 FOR CONTINUATION

LEGEND

- ⊕ SET STANDARD CITY OF RENTON CONCRETE MONUMENT IN CASE AS SHOWN UNLESS NOTED OTHERWISE.
- • SET 1/2" X 24" REBAR W/YELLOW PLASTIC CAP STAMPED "CORE 30427"
- ○ FOUND 1/2" REBAR W/YELLOW PLASTIC CAP "TRIAD 18904 19620 22335 21402" UNLESS OTHERWISE NOTED.
- ◉ SET 1/2" X 24" REBAR W/YELLOW PLASTIC CAP STAMPED "CORE 30427" AT 5.00' OFFSET TO LOT CORNER
- ✕ SET TACK IN LEAD W/SHINER "30427" ON PROPERTY LINE EXTENDED 4.75 FEET IN LIEU OF FRONT LOT CORNERS UNLESS NOTED OTHERWISE.
- (6203) CITY OF RENTON STREET ADDRESS

SCALE: 1" = 50'

0 25 50 100

11/10/03

KEVIN J. VANDERZANDEN STATE OF WASHINGTON 30427 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 10/26/04

CORE DESIGN
14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963
ENGINEERING · PLANNING · SURVEYING

JOB NO. 03024

Maureen Highlands

DIV. I

A PORTION OF THE NE 1/4, SW 1/4 & SE 1/4, SW 1/4, SEC. 11, TWP. 23 N., RGE. 5 E., W.M.,
CITY OF RENTON, KING COUNTY, WASHINGTON

LUA-03-060-FP
LND-10-0377

SEE SHEET 6 FOR CONTINUATION

WINDWOOD, DIVISION 3
VOL. 198, PGS. 22–27

LOT 1, RENTON LLA
VOL. 163, PGS. 56, 56A

WHITE FENCE RANCH
VOL. 65, PG. 6

UTILITY AND ACCESS EASEMENT
REC. NO. 20030512001491
SEE RESTR. 44, SHT. 7

RIGHT OF WAY DEDICATION
REC. NO. _____

TRACT I
RESERVED FOR FUTURE DEVELOPMENT
618107± S.F.
SEE DEDICATION, SHT. 1

TRACT C
STORM DETENTION
104975± S.F.
SEE DEDICATION, SHT. 1

TRACT D
WETLAND ENHANCEMENT AREA
34354± S.F.
SEE DEDICATION, SHT. 1
& RESTR. 42, SHT. 7

TEMPORARY UTILITY EASEMENT
SEE RESTR. 43, SHT. 7

25' PRIVATE DRAINAGE EASEMENT, SEE RESTR. 42, SHT. 7

10' PRIVATE DRAINAGE EASEMENT, SEE RESTR. 36, SHT. 7

10' PRIVATE DRAINAGE EASEMENT, SEE RESTR. 35, SHT. 7

10' UTILITY EASEMENT (TYP)
SEE RESTR. 9, SHT. 7

55 — 8297± SF — 618
54 — 8263± SF — 612
53 — 8231± SF — 606
56
52
57
51

N.E. 6TH ST.
S.E. 124TH ST.

SEE DETAIL, SHT. 7

FOUND 2-1/2" DOMED BRASS DISK W/ "X" & "LS 22335" IN CONC MON, DOWN 0.5' & 0.70 N. OF CENTERLINE ALIGNMENT (DESTROYED DURING CONSTRUCTION)

SCALE: 1" = 50'

0 25 50 100

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	320.00	08°54'23"	49.74
C2	320.00	08°51'24"	49.46
C3	400.00	07°05'20"	49.49
C4	400.00	07°21'09"	51.33
C5	200.00	07°05'41"	24.77

SEE SHEET 4 FOR CONTINUATION

LEGEND

- ⊕ SET STANDARD CITY OF RENTON CONCRETE MONUMENT IN CASE AS SHOWN UNLESS NOTED OTHERWISE.
- • SET 1/2" X 24" REBAR W/YELLOW PLASTIC CAP STAMPED "CORE 30427"
- ✕ SET TACK IN LEAD W/SHINER "30427" ON PROPERTY LINE EXTENDED 4.75 FEET IN LIEU OF FRONT LOT CORNERS UNLESS NOTED OTHERWISE.
- (606) CITY OF RENTON STREET ADDRESS
- ◉ SET 1/2" X 24" REBAR W/YELLOW PLASTIC CAP STAMPED "CORE 30427" AT 5.00' OFFSET TO LOT CORNER

11/10/03
KEVIN J. VANDERZANDEN
STATE OF WASHINGTON
30427
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 10/26/04

CORE DESIGN
14711 N.E. 29th Pl. Suite 101
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JOB NO. 03024

2 18 65

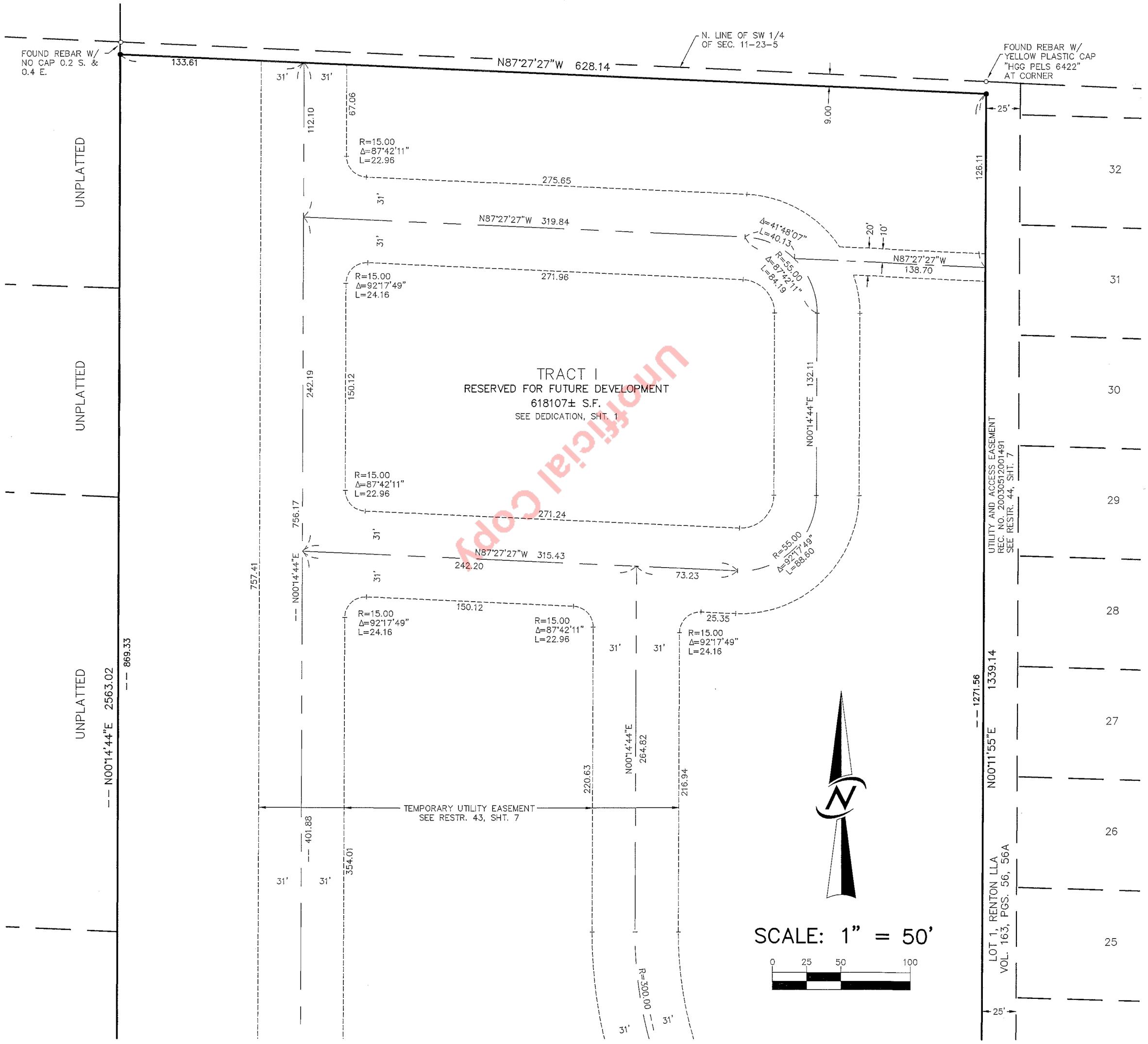
Maureen Highlands

DIV. I

A PORTION OF THE NE 1/4, SW 1/4 & SE 1/4, SW 1/4, SEC. 11, TWP. 23 N., RGE. 5 E., W.M.,
CITY OF RENTON, KING COUNTY, WASHINGTON

LUA-03-060-FP
LND-10-0377

LOT 27
BECK'S TEN ACRE TRACTS
VOL. 9, PG. 14



SEE SHEET 5 FOR CONTINUATION

LEGEND

- SET 1/2" X 24" REBAR W/YELLOW PLASTIC CAP STAMPED "CORE 30427"

11/10/03

KEVIN J. VANDERLANDEN
STATE OF WASHINGTON
30427
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 10/26/04

CORE DESIGN
14711 N.E. 29th Pl. Suite 101
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JOB NO. 03024

2 of 2

Maureen Highlands

DIV. I

A PORTION OF THE NE 1/4, SW 1/4 & SE 1/4, SW 1/4, SEC. 11, TWP. 23 N., RGE. 5 E., W.M.,
CITY OF RENTON, KING COUNTY, WASHINGTON

LUA-03-060-FP
LND-10-0377

RESTRICTIONS AND EASEMENTS

1. THIS SITE IS SUBJECT TO AN EASEMENT IN FAVOR OF SNOQUALMIE FALLS FOR ELECTRIC TRANSMISSION LINES, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, AS DISCLOSED BY INSTRUMENTS RECORDED UNDER KING COUNTY RECORDING NOS. 183070 AND 20010510002046.

2. THIS SITE IS SUBJECT TO MINERAL RESERVATIONS AND EXCEPTIONS BY NORTHERN PACIFIC RAILROAD, INCLUDING THE TERMS AND CONDITIONS THEREOF, AS DISCLOSED BY INSTRUMENTS RECORDED UNDER KING COUNTY RECORDING NOS. 4855523, 20030125002078 AND 20030125002079.

3. THIS SITE IS SUBJECT TO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES AS GRANTED BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 5827209.

4. THIS SITE IS SUBJECT TO AN AFFIDAVIT, AND THE TERMS AND CONDITIONS THEREOF, BY J. W. MORRISON, REGARDING THE WEST LINE OF SAID PREMISES, AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 8011190344.

5. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF CITY OF RENTON ORDINANCE NO. 4612, AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 9606210966.

6. THIS SITE IS SUBJECT TO A SENSITIVE AREA NOTICE AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF, AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 2001032100413.

7. THIS SITE IS SUBJECT TO TERMS, COVENANTS, CONDITIONS, AND RESTRICTIONS AS CONTAINED IN CITY OF RENTON LOT LINE ADJUSTMENT AS RECORDED UNDER KING COUNTY RECORDING NO. 20020715900003.

8. NO DIRECT ACCESS SHALL BE ALLOWED ONTO NE 4TH STREET FROM LOTS 1, 2, AND 74.

THE EASEMENTS DEPICTED ON THE MAP SHEETS OF THIS FINAL PLAT ARE FOR THE LIMITED PURPOSES LISTED BELOW AND ARE HEREBY CONVEYED FOLLOWING THE RECORDING OF THIS FINAL PLAT AS SPECIFIED ACCORDING TO THE RESERVATIONS LISTED BELOW.

9. AN EASEMENT IS HEREBY RESERVED, GRANTED, AND CONVEYED TO THE CITY OF RENTON, PUGET SOUND ENERGY, QWEST COMMUNICATIONS, COMCAST, KING COUNTY WATER DISTRICT NO. 90 AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS, PARALLEL WITH AND ADJOINING EXISTING OR PROPOSED ACCESS RIGHT-OF-WAY, AND THE SOUTHERLY 15 FEET OF LOTS 1, 2, 74, AND TRACT A, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND DISTRIBUTION SYSTEMS WITH NECESSARY FACILITIES, SIDEWALKS, AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION, AND OTHER PROPERTY, WITH UTILITY SERVICES AND SIDEWALKS, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN TOGETHER STATED. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE USE, CABLE TELEVISION, FIRE OR POLICE SIGNAL, OR FOR OTHER PURPOSES, SHALL BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

10. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS TRACT E IS TO THE BENEFIT OF LOT 2. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

11. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 3 IS TO THE BENEFIT OF LOT 2 AND TRACT E. THE OWNERS OF SAID BENEFITED LOT AND TRACT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

12. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 4 IS TO THE BENEFIT OF LOT 5. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

13. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 9 IS TO THE BENEFIT OF LOT 8. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

14. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 10 IS TO THE BENEFIT OF LOTS 8 AND 9. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

15. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 11 IS TO THE BENEFIT OF MAUREEN HIGHLANDS HOMEOWNERS ASSOCIATION FOR AN EMERGENCY DRAINAGE SWALE. SAID ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

16. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS THE FRONTAGE OF LOT 11 IS TO THE BENEFIT OF LOT 12. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

17. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 16 IS TO THE BENEFIT OF LOT 15. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

18. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 17 IS TO THE BENEFIT OF LOTS 15 AND 16. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

19. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 18 IS TO THE BENEFIT OF MAUREEN HIGHLANDS HOMEOWNERS ASSOCIATION FOR AN EMERGENCY DRAINAGE SWALE. SAID ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

20. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS THE FRONTAGE OF LOT 18 IS TO THE BENEFIT OF LOT 19. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

21. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 23 IS TO THE BENEFIT OF LOT 22. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

22. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 24 IS TO THE BENEFIT OF LOTS 22 AND 23. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

23. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 25 IS TO THE BENEFIT OF MAUREEN HIGHLANDS HOMEOWNERS ASSOCIATION FOR AN EMERGENCY DRAINAGE SWALE. SAID ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

24. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS THE FRONTAGE OF LOT 25 IS TO THE BENEFIT OF LOT 26. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

25. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 29 IS TO THE BENEFIT OF LOTS 30 AND 31. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

26. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 30 IS TO THE BENEFIT OF LOT 31. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

27. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 33 IS TO THE BENEFIT OF LOTS 32, 34 AND 35. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

28. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 34 IS TO THE BENEFIT OF LOT 35. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

29. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 37 IS TO THE BENEFIT OF LOTS 36, 38 AND 39. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

30. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 38 IS TO THE BENEFIT OF LOT 39. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

31. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 41 IS TO THE BENEFIT OF LOT 42. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

32. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 44 IS TO THE BENEFIT OF LOT 45. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

33. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 46 IS TO THE BENEFIT OF LOT 47. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

34. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 48 IS TO THE BENEFIT OF LOT 49. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

35. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 53 IS TO THE BENEFIT OF LOT 52. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

36. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 55 IS TO THE BENEFIT OF THE FUTURE ADJACENT LOT. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

37. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 59 IS TO THE BENEFIT OF LOT 58. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

38. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 61 IS TO THE BENEFIT OF LOT 60. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

39. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 63 IS TO THE BENEFIT OF LOT 62. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

40. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 68 IS TO THE BENEFIT OF LOT 67. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

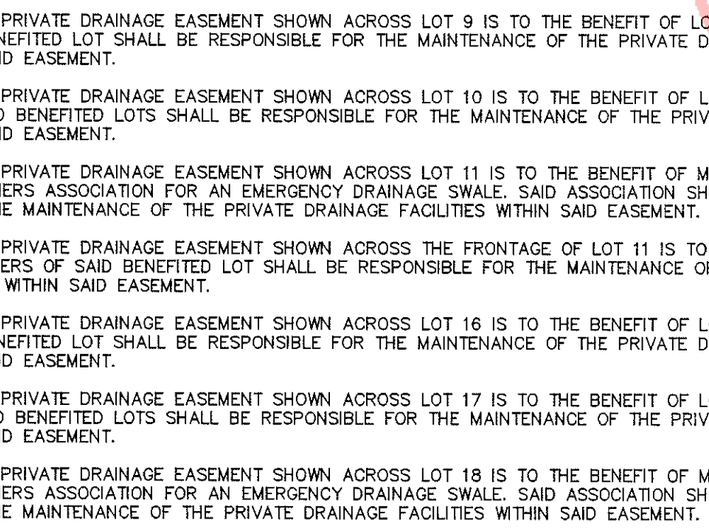
41. THE 10.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 71 IS TO THE BENEFIT OF LOTS 70 AND 72. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

42. THE 25.00 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ACROSS TRACT D IS TO THE BENEFIT OF THE FUTURE ADJACENT LOTS. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

43. THE TEMPORARY UTILITY EASEMENT SHOWN ACROSS TRACT I IS HEREBY DEDICATED TO THE CITY OF RENTON FOR SANITARY SEWER AND STORM DRAINAGE AND TO WATER DISTRICT 90 FOR WATER. SAID EASEMENTS SHALL AUTOMATICALLY TERMINATE UPON THE RECORDING OF THE PLAT OF MAUREEN HIGHLANDS DIV. II WHICH WILL DEDICATE PUBLIC ROADS AND RESERVE, GRANT, AND CONVEY UTILITY EASEMENTS OVER THESE AREAS.

44. THIS SITE IS BENEFITED BY A UTILITY AND ACCESS EASEMENT, AND THE TERMS AND CONDITIONS THEREOF, OVER A PORTION OF LOT A, CITY OF RENTON LOT LINE ADJUSTMENT NO. LLA-01-080, REC. NO. 20020715900003, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030512001491. THE MAUREEN HIGHLANDS HOMEOWNERS ASSOCIATION SHALL HAVE SOLE RESPONSIBILITY FOR THE DRAINAGE FACILITIES CONTAINED WITHIN SAID UTILITY AND ACCESS EASEMENT, INCLUDING BUT NOT LIMITED TO: MAINTENANCE, OPERATION, AND UPKEEP.

45. THE SIGN EASEMENT SHOWN ON LOT 1 IS TO THE BENEFIT OF THE MAUREEN HIGHLANDS HOMEOWNERS ASSOCIATION. SAID ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THOSE FACILITIES WITHIN SAID EASEMENT.



DETAIL
N.T.S.

11/10/03

KEVIN J. VANDERZANDEN — STATE OF WASHINGTON — 20427 — REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 10/26/04

CORE DESIGN
14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963
ENGINEERING · PLANNING · SURVEYING

JOB NO. 03024

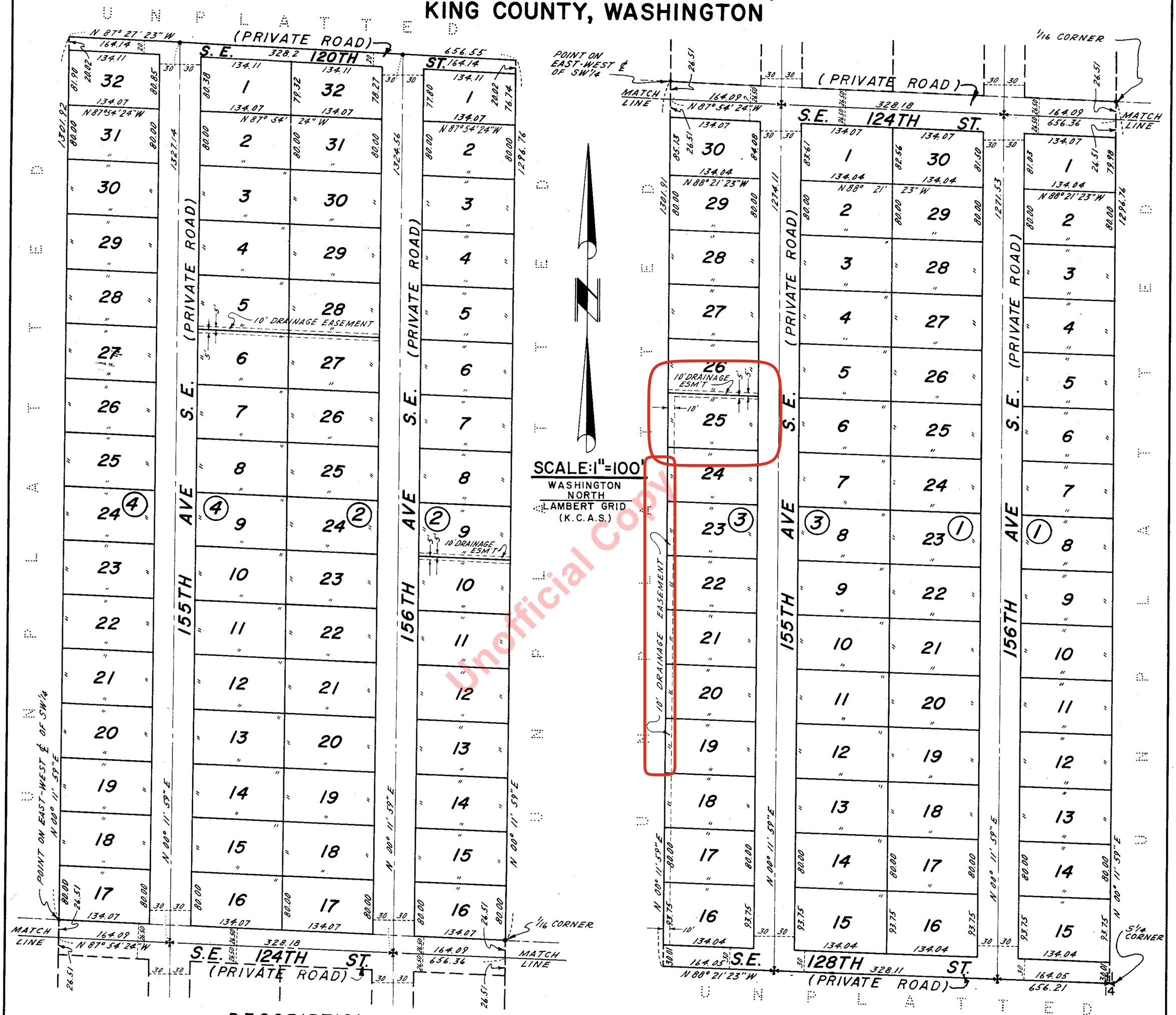
8/12

WHITE FENCE RANCH

ASSESSOR'S PLAT OF

SECTION 11, TWP 23 N, R 5 E, W.M.

KING COUNTY, WASHINGTON



DESCRIPTION

This Assessor's Plat of WHITE FENCE RANCH embraces the following:

The E 656ft of the SW 1/4 of Section 11, Township 23 N, Range 5 E, W. M.

ALL IN KING COUNTY, WASHINGTON.

All lot lines shown on this plat extend to the center line of adjoining streets.

ENGINEER'S CERTIFICATE

I hereby certify that the Assessor's Plat of WHITE FENCE RANCH is based upon an actual survey and subdivision of Section 11, Twp. 23 N., R 5 E., W. M. and that the courses and distances are shown correctly thereon and that the monuments have been set.

Howard T. Harstad & Associates
Consulting Engineers

Howard T. Harstad
Professional Engineer & Land Surveyor
Certificate No. 6081

V.A.G.

APPROVALS

Examined and approved this 2ND day of Aug. A.D., 1960

County Road Engineer

Examined and approved this 8th day of August A.D., 1960

Chairman, Board of County Commissioners

Attest: Ralph R. Munter
Deputy Clerk, Board of County Commissioners

5189689

RECORDING CERTIFICATE

Filed for record at the request of the King County Commissioners this 9TH day of AUGUST A.D., 1960 at 51 minutes past 1 P M. and recorded in Volume 65 of Plats, Page 6 Records of King County, Washington.

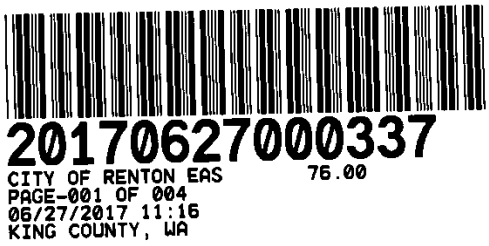
County Auditor *Deputy County Auditor*

E 13 N 38.00

APPENDIX F

Drainage Easement Record
June, 2017.

Return Address:
City Clerk's Office
City of Renton
1055 South Grady Way
Renton, WA 98057



EXCISE TAX NOT REQUIRED
King Co. Records Division
By _____ Deputy

Title: DRAINAGE EASEMENT	**Property Tax Parcel Number: 112305-9004**
Project File #:	Street Intersection or Project Name: **NE 4th Cir / Shadow Ave NE**

Reference Number(s) of Documents assigned or released: Additional reference numbers are on page _____.

Grantor(s):
1. Paras Doshi
2. Janki Doshi

Grantee(s):
1. City of Renton, a Municipal Corporation

Additional legal is on page 3 of document. (***Abbreviated legal description MUST go here.***)
LEGAL DESCRIPTION:

Easement over a portion of Parcel 'B' of City of Renton Lot Line Adjustment No. LUA-05-028-LLA, Vol. 186, pgs. 50 - 51, records of King County, Washington

That said Grantor(s), for and in consideration of mutual benefits, do by these presents, grant, bargain, sell, convey, and warrants unto the said Grantee, its successors and assigns, an easement for drainage with necessary appurtenances and fences over, under, through, across and upon the following described property (the right-of-way) in King County, Washington, more particularly described above.

For the purpose of, reconstructing, repairing, replacing, operating and maintaining storm drainage facilities, lines and manholes, together with the right of ingress and egress thereto without prior institution of any suit or proceedings of law and without incurring any legal obligation or liability therefor. Following the initial construction of its drainage facilities and fences, Grantee may from time to time construct such additional facilities and fences as it may require. This easement is granted subject to the following terms and conditions:

1. The Grantee shall, upon completion of any work within the property covered by the easement, restore the surface of the easement, and any private improvements disturbed or destroyed during execution of the work, as nearly as practicable to the condition they were in immediately before commencement of the work or entry by the Grantee.
2. Grantor shall retain the right to use the surface of the easement as long as such use does not interfere with the easement rights granted to the Grantee.
   Grantor shall not, however, have the right to:
   a. Erect or maintain any buildings or structures within the easement; or

b. Plant trees, shrubs or vegetation having deep root patterr to or interfere with the drainage facilities to be placed wit Grantee; or

c. Develop, landscape, or beautify the easement area in any unreasonably increase the costs to the Grantee of restori private improvements therein.

d. Dig, tunnel or perform other forms of construction activiti would disturb the compaction or unearth Grantee's facilit endanger the lateral support facilities.

e. Blast within fifteen (15) feet of the right-of-way.

f. Erect fences in such a way as to prevent access by the Gra Grantee's facilities. Any fence construction must provide removeable sections, barriers, etc.) of at least ten (10) fee

This easement shall run with the land described herein, and shall be l their heirs, successors in interest and assigns. Grantors covenant tha of the above properties and that they have a good and lawful right tc

By this conveyance, Grantor will warrant and defend the sale hereby against all and every person or persons, whomsoever, lawfully claimi conveyance shall bind the heirs, executors, administrators and assign

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day

6/14/17 6/14

Date

Notary Seal must be within box

INDIVIDUAL FORM OF ACKNOWLEDGMENT

STATE OF WASHINGTON) SS

COUNTY OF KING)

I certify that I know or have satisfactory evic

Janki Doshi

instrument and acknowledged it to be his/h for the uses and purposes mention in the in

LISA A. HANSES
NOTARY PUBLIC
STATE OF WASHINGTON

Exhibit A
Legal Description

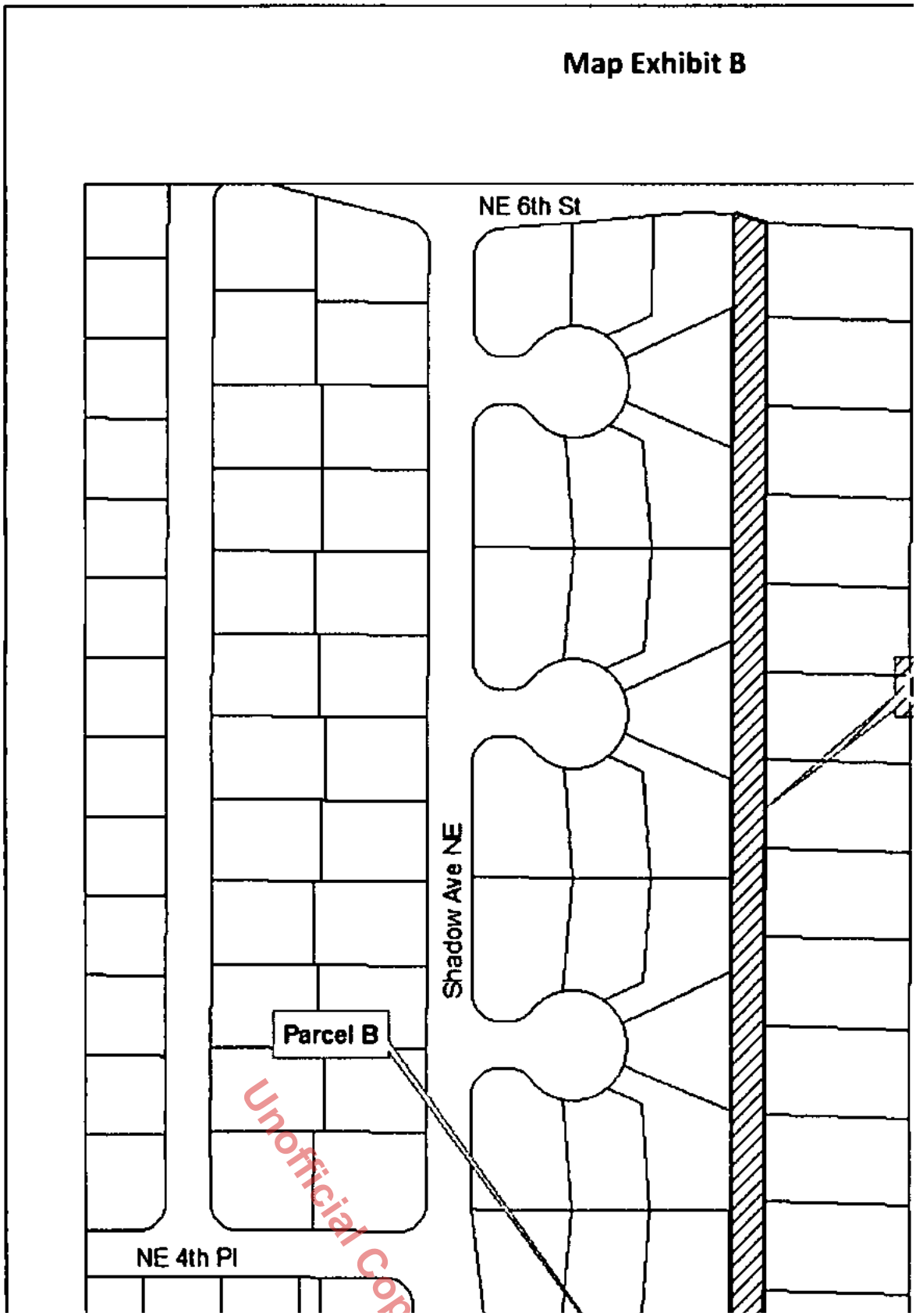
Project:
PID: 11230
GRANTOR:
Street: NE

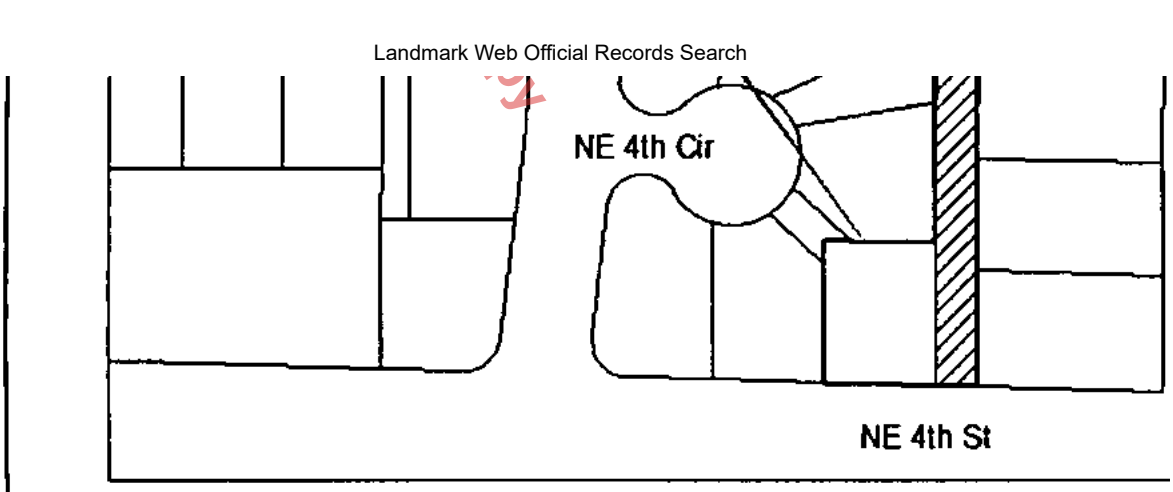
A drainage easement over, across and under a portion of the
of the southwest quarter and the southeast of the southwest
Section 11, Township 23 North, Range 5 East, W. M., in the C
County, Washington , described as follows:

The east 30.00 feet of Parcel B of Renton Lot Line Adjustmen
recorded under Auditor's file number 20050503900029, lying
50.00 strip of land dedicated to the City of Renton for Right o
recorded under Auditor's file number 20050610000288.

Contain 36,331± square feet.

Map Exhibit B





Parcel 'B' of City of Renton Lot Line Adjustment No. LUA-05-028-LL
King County.

APPENDIX G

Priority Habitat Species
Washington Department of Fish and Wildlife, 2025.

Priority Habitats and Species on the Web

Report Date: 06/17/2025

The Priority Habitats and Species (PHS) datasets do not contain information for your project area. This does not mean that species and habitats do not occur in your project area. PHS data, points, lines and polygons are mapped only when occurrences of these species or habitats have been observed in the field. Unfortunately, we have not been able to comprehensively survey all sections in the state and therefore, it is important to note that priority species and habitats may occur in areas not currently known to the Department.