



November 2, 2017

AOA-5576

John Graves
Blue Fern Development, LLC
11232 – 120th Ave. NE, Ste 204
Kirkland, WA 98033

**SUBJECT: Wetland and Stream Reconnaissance for Plat of Tuscany Ridge
12901 – 76th Ave. S., King County, WA
Parcels 739040-0080, -0100, and -0082**

Dear John:

On October 24, 2017 I conducted a wetland and stream reconnaissance on the three subject parcels utilizing the methodology outlined in the May 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*. No wetlands or streams were identified on the property during the field investigation.

Two of the parcels (739040-0080 and -0100) are undeveloped and are the location of the previously approved but unbuilt Plat of Tuscany Ridge (King County File No. L03P0031). No wetlands or streams were identified on or adjacent to this plat as part of the approval process. The third parcel (Parcel 739040-0082) is located at the southwest corner of 76th Ave. S. and S. 129th Street and is currently developed with a single-family residence. No wetlands or streams were identified on this parcel either.

Background Mapping

National Wetland Inventory (NWI) mapping and the WA Department of Fish and Wildlife's Priority Habitats and Species (PHS) database do not indicate any wetlands or streams located in the vicinity of the site. No wetlands or streams have been mapped in the vicinity of the site on the King County iMAP system.

Existing Conditions

Existing development on the site is restricted to the single-family residence and a small detached out-building in the northeast portion of the property. The project site outside of the existing residence consists primarily of an upland deciduous forest interspersed with open canopy brush patches. Topography on the property slopes down from north to south.

Vegetation consisted primarily of a canopy of black cottonwood (*Populus trichocarpa*), red alder (*Alnus rubra*), willow (*Salix* sp.), and big-leaf maple (*Acer macrophyllum*). The understory was typically very dense and dominated by monotypic Himalayan blackberry (*Rubus armeniacus*), with widely scattered patches of Scot's broom (*Cytisus scoparius*), hazelnut (*Corylus cornuta*), and butterfly bush (*Buddleia davidii*) observed.

Borings taken throughout the site generally revealed higher chroma soils that appeared to have been heavily disturbed through historic grading activities. All of the soils were very dry at the time of the field investigation and there was no evidence of ponding, prolonged soil saturation, or surface channels on the property.

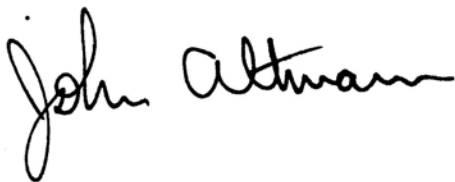
Conclusion

The previous determination of no wetlands or streams on the Plat of Tuscany Ridge appears to remain accurate. In addition, no wetlands or streams were identified on the additional parcel (Parcel -0082) that was not a part of the original plat.

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

Sincerely,

ALTMANN OLIVER ASSOCIATES, LLC

A handwritten signature in black ink that reads "John Altmann". The signature is written in a cursive, flowing style.

John Altmann
Ecologist

King County iMap



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Date: 11/2/2017

Notes: