

Altmann Oliver Associates, LLC

PO Box 578

Carnation, WA 98014

Office (425) 333-4535

Fax (425) 333-4509

AOA

Environmental
Planning &
Landscape
Architecture



July 10, 2025

AOA-7851

Nabil Iskander
iskanna@outlook.com

**SUBJECT: Watercourse Reconnaissance for Attia/Iskander Addition
8555 – 85th Ave SE, Parcel 073610-0041, Mercer Island, WA
City Permit # 2506-014**

Dear Nabil,

On July 8, 2025 I conducted a watercourse reconnaissance on the subject property. As indicated on Page 14 of the June 2, 2025 City of Mercer Island's Intake Screening Comments, there is a mapped watercourse on the site on the City's GIS mapping (**Attachment A**). Per the City comments, *"For the watercourse and buffer-the applicant can demonstrate that the existing watercourse does not meet the definition of a watercourse. This would require a Critical Area Review 1."*

The site is currently entirely developed with your existing single-family residence and associated yard areas and no watercourses of any kind were observed on or adjacent to the property.

Watercourses are defined in MIMC 19.16.010:

Watercourses: A course or route, formed by nature and generally consisting of a channel with a bed, banks, or sides throughout substantially all its length, along which surface waters, with some regularity (annually in the rainy season), naturally and normally flow in draining from higher to lower lands. This definition does not include irrigation and drainage ditches, grass-lined swales, canals, storm water runoff devices, or other courses unless they are used by fish or to convey waters that were naturally occurring prior to construction.

Conclusion

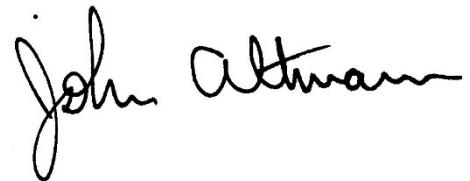
The City GIS mapping depicting a watercourse on the subject property is inaccurate and no channel of any kind was observed on or adjacent to the site during the field investigation.

Nabil Iskander
July 10, 2025
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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 fluid and cursive, with "John" on the top line and "Altmann" on the bottom line.

John Altmann
Ecologist

Attachments

King County iMap



EagleView Technologies, Inc., King County, King County

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Date: 7/10/2025

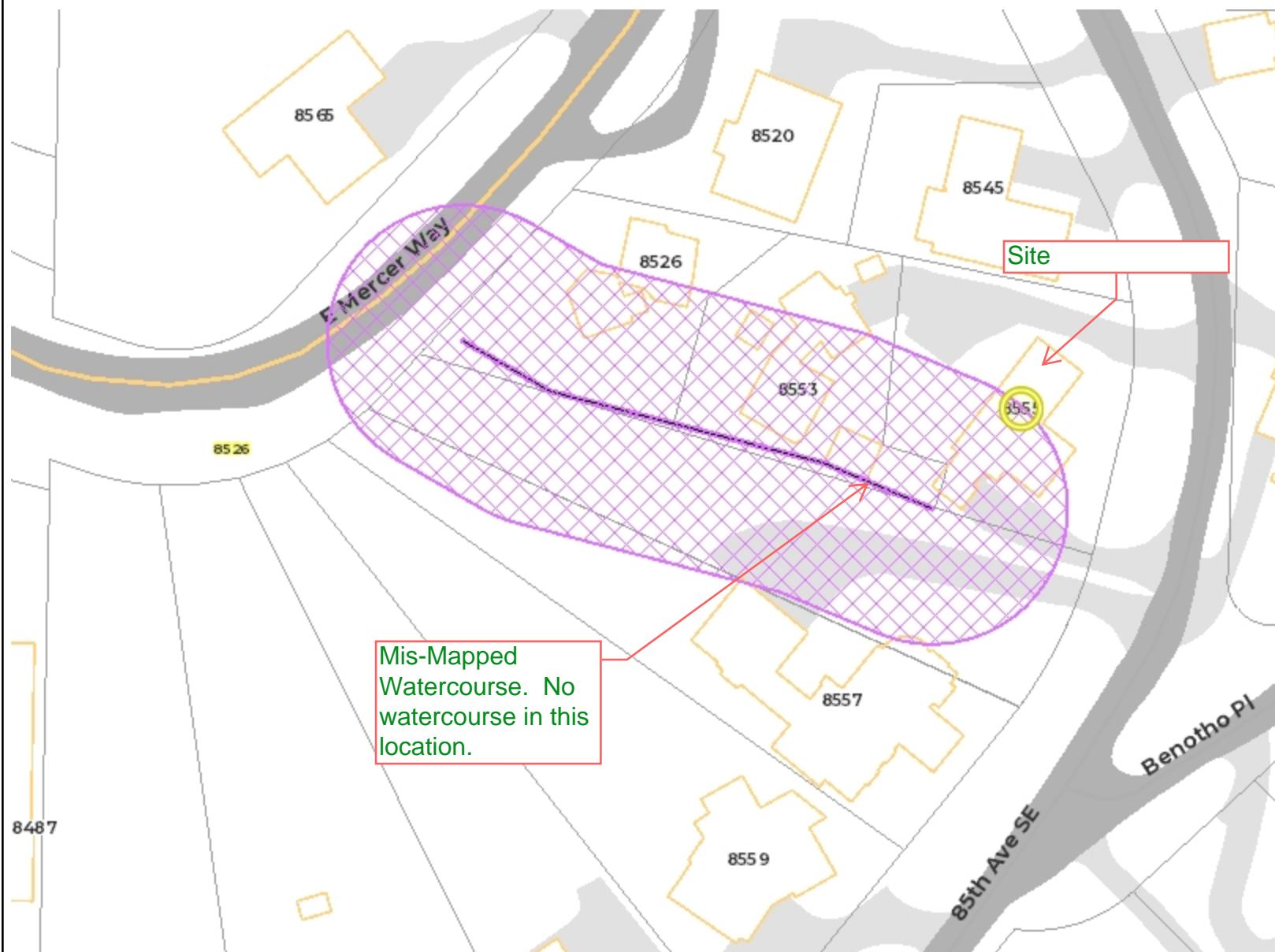
Notes:



King County

City of Mercer Island

Attachment A



Legend

Unpiped Watercourse

- Type "F" = Fish
- Type "Np" = Non-Fish
- Type "Ns" = Non-Fish Seasonal
- Type "Np" (Unverified)
- Type "Ns" (Unverified)

Piped Watercourse

Watercourse Buffer/Setback

- Type "F" = 120-Ft Buffer
- Type "Np" = 60-Ft Buffer
- Type "Ns" = 60-Ft Buffer
- Type "Np" Unverified = 60-Ft Buffer
- Type "Ns" Unverified = 60-Ft Buffer
- Piped Type F/Np/Ns = 45-Ft Setback

Address

- Building
- Property Line
- Docks
- Freeway
- Major Street
- Street
- Paved Driveway
- Paved Road
- Paved Parking Area
- Parks
- Lake Washington

0 67 134
Feet

1 inch =
133.6960385 feet



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

Notes