

# FOREST PRO, INC.

March 5, 2016

COPY

## WETLAND REVIEW

RECEIVED  
Building & Planning

JAN 29 2021

CB

City of Chehalis

UBA. CU. 21. 001

PARCEL #'S 010782-001-000, 010782-002-000 & 010782-003-000

NE ¼, SECTION 4 (13N-2W)

Prepared for:

Adam Kugel  
1722 Bishop Rd  
Chehalis WA 98532

Wetlands

Forest Management

GPS Services

Consulting

204 Senn Rd  
Chehalis WA 98532  
Office/Fax: 360-262-9226  
Home: 360-262-3806 Mobile: 360-520-0479  
E-mail: forestpro@q.com

# FOREST PRO, INC.

March 5, 2016

City of Chehalis  
Attn: Dennis Osborn  
1321 S Market Blvd  
Chehalis, WA 98532

RE: Wetland Review

Dear Mr. Osborn,

On Tuesday, March 1<sup>st</sup>, I revisited a site that I had reviewed on November 3, 2010 as requested by Adam Kugel. He is planning to develop the property. The site is mapped as having both "hydric" soils and wetlands.

The parcel numbers are 010782-001-000, 010782-002-000 and 010782-003-000 which was 010782-000-000, at 2165 Jackson Hwy, in the Urban Growth Area of Chehalis, NE ¼, Section 4 (13N-2W), Latitude 46 38' 42.72" Longitude 122 56' 7.26". Map attached.

## ON SITE:

The site is a very developed residential site.

## SOILS:

The soils are mapped as poorly drained hydric #118 Lacamas silty clay loam and somewhat well drained # 89 Galvin silt loam. Lacamas formed in mixed alluvium weathered from glacial and sedimentary sources and are on glacial terraces and foot-slopes. Galvin formed in alluvium weathered from shale, sandstone and volcanic material and are on alluvial fans and old stream terraces.

## HYDROLOGY:

I found no indicators of hydrology to be at or within 12" of the soil surface.

## VEGETATION:

The vegetation is a combination of upland Beaked hazelnut, Douglas fir, Trailing blackberry and field grass, and combination of upland Common snowberry, English hawthorn and grasses with 13 % wetland Oregon ash. See attached photos.

REFERENCE:

U.S. Army Corps of Engineers 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar and C. V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U. S. Army Engineer Research and Development Center.

CONCLUSION:

WETLANDS: Upon reviewing the area described, and having completed training based on the U. S. Army Corps of Engineers Wetland Delineation Manual Technical Report Y-87-1 (1987 Manual), as provided for in the training materials developed in conjunction with Section 307 (e) of the Water Resources Development Act of 1990 for Wetland Delineator Certification Program, I found said parcels to not to have wetlands.

CATEGORIZATION: None

BUFFER: None

Note- The adjacent parcel to the Southeast was reviewed on July 2, 2008 and found to be all uplands as well.

Please call with any questions or comments.

Sincerely,



Greg Jones

Enclosures: Short Plat  
Maps: Vicinity  
Ortho/Parcel/County Hydric/Wetland Map  
DeLorme Contour Map  
USFW National Wetland Inventory  
NRCS Soils Map  
Photos

cc: Adam Kugel

Wetland Specialist

Forestry Services

GPS Services

204 Senn Rd  
Chehalis WA 98532  
Office/Fax: 360-262-9226  
Mobile: 520-0479 Home: 360-262-3806  
E-mail: forestpro@q.com

(DO NOT WRITE IN THE 1" MARGIN)

AFTER RECORDING RETURN TO:

CHEHALIS COMM DEV  
1321 S MARKET BLVD  
CHEHALIS WA 98532

CITY OF CHEHALIS

- SHORT-PLAT  
 BOUNDARY LINE ADJUSTMENT  
 NOTICE & ORDER TO ABATE

REFERENCE NUMBER(S) of related documents (if applicable):

Not Applicable

GRANTOR/PROPERTY OWNER(S):

(Last name first, first name, initials)

additional grantors/owners listed on page 4 of document

GRANTEE/ASSIGNEE/BENEFICIARY(S):

(Last name first, first name, initials) ELLOWAY, SIMON

additional grantees listed on page N/A of document

LEGAL DESCRIPTION:

(abbreviated form-lot, block, plat or section-township-range)

LOT 4 BLK 1 RICHARDS REPLAT OF LOTS 4-5/6 PARCOURIA  
SEC. 4, T13N, R2W, W.M. LEWIS COUNTY, WA  
complete legal description listed on page \_\_\_\_\_ of document

ASSESSOR'S TAX PARCEL NUMBER(S): OF AFFECTED PROPERTY(IES):

010792001000

REVIEWED FOR APPLICABLE TAXES  
APPROVED FOR RECORDING  
LEWIS COUNTY TREASURER  
BY OP DATE 8/9/2010

CITY OF CHEHALIS

SHORT-PLAT REFERENCE NUMBER(S) OF RELATED DOCUMENTS (IF APPLICABLE):

NOT APPLICABLE

GRANTOR/PROPERTY OWNER(S): (LAST NAME FIRST, FIRST NAME INITIALS) KENNETH L. FRIEDER

LEGAL DESCRIPTION: LOT 8, BLOCK 2 OF RICHARD'S ACRE TRACT ADDITION TO CHEHALIS, WASHINGTON, IN LEWIS COUNTY.

ASSESSOR'S TAX PARCEL NUMBER(S): OF AFFECTED PROPERTY(IES): 01078200000

APPLICANT NAME ADAM KUGEL 1806 BISHOP ROAD CHEHALIS, WA, 98532 TELEPHONE NO. (360) 748-7386

COMPLETE LEGAL DESCRIPTION OF THE EXISTING PARCEL(S) AND/OR LOT(S) WHICH WILL BE ALTERED IN ANY MANNER: TAX PARCEL# 01078200000

OLD LEGAL DESCRIPTION(S) LOT 8, BLOCK 2 OF RICHARD'S ACRE TRACT ADDITION TO CHEHALIS, WASHINGTON, IN LEWIS COUNTY. SUBJECT TO: TERMS AND PROVISIONS OF INSTRUMENT ENTITLED CITY OF CHEHALIS UTILITY SERVICE APPLICATION, DATED: DECEMBER 28, 1993, RECORDED: JANUARY 11, 1994 AND JULY 5, 1994. AUDITOR'S NOS. 840064 AND 841069, EXECUTED BY: DOROTHY L. MERZER. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES, FOR CONSTRUCTING AND INSTALLING SEWER LINE, IN FAVOR OF: CITY OF CHEHALIS, WASHINGTON, A MUNICIPAL CORPORATION, RECORDED: APRIL 1, 1994, AUDITOR'S NO. 848852, AFFECTS: PORTION OF SAID PROPERTY.

NEW LEGAL DESCRIPTION OF EACH LOT CREATED OR ALTERED (IDENTIFIED ON SHEET 2 OF THIS SHORT PLAT). NEW LEGAL DESCRIPTION(S) LOT 1 OF CITY OF CHEHALIS SHORT PLAT NO. SP-10-10 LEWIS COUNTY, WASHINGTON. TOGETHER WITH EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.

LOT #1 LOT #2 LOT #3

LOT 2 OF CITY OF CHEHALIS SHORT PLAT NO. SP-10-10 LEWIS COUNTY, WASHINGTON. TOGETHER WITH EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.

LOT 3 OF CITY OF CHEHALIS SHORT PLAT NO. SP-10-10 LEWIS COUNTY, WASHINGTON. TOGETHER WITH EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

DESCRIBE THE PROPOSED/NEW EASEMENTS ON EACH NEW LOT CREATED (EXCEPT PRIVATE ROAD). DESCRIPTION LOT #2 AND LOT #3

A 24 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS LOT 2 AND LOT 3 OF CITY OF CHEHALIS SHORT PLAT NO. SP-10-10 AS SHOWN ON PAGE 2 OF SAID SHORT PLAT, IN LEWIS COUNTY, WASHINGTON.

WILL THIS SHORT SUBDIVISION CREATE ANY PRIVATE ROAD? (X) YES - LOT # ON WHICH PRIVATE ROAD IS LOCATED: ( ) NO - ALL NEW LOTS WILL FRONT ON EXISTING PUBLIC RIGHT-OF-WAY (ORD. 139-8)

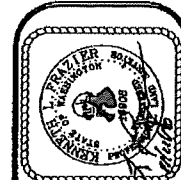
NAME OF PRIVATE ROAD: THIS PROPERTY WITH ADJOINING ADMINISTRATOR PRIOR TO NAMING ROAD. THE FOLLOWING EASEMENTS) THEREON: 1. A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS SAID LOT.

THE FOLLOWING RESTRICTIVE COVENANTS AND/OR AGREEMENTS SHALL APPLY: (DO NOT INCLUDE EASEMENTS IN THIS SECTION) THIS PROPERTY ( AS (X) IS NOT LOCATED WITHIN THE FEMA 100 YEAR FLOODPLAIN.

DESCRIPTION LOT # ALL LOTS: UTILITY SERVICE IS AVAILABLE AT THE TIME OF THIS APPROVAL, BUT NOT GUARANTEED UNTIL ALL APPLICABLE UTILITY FEES ARE PAID IN FULL.

AUDITOR'S CERTIFICATE FILED FOR RECORD AT THE REQUEST OF ADAM KUGEL DAY OF MARCH 13, 2010 PLATS, ON PAGE 4 AND RECORDED IN VOLUME 13, RECORDS OF LEWIS COUNTY, WASHINGTON. AUDITOR'S FILE # 2355 885 LEWIS COUNTY AUDITOR Kenneth L. Frieder P.L.L.C.

SURVEYOR'S CERTIFICATE THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORRING ACT AT THE REQUEST OF ADAM KUGEL. Signee Kenneth L. Frieder P.L.L.C.



FORESIGHT SURVEYING Professional Land and Surveyors 1583 N. National Ave (360) 748-4000 Chehalis, WA 98532 (360) 748-0873 fax

SHORT PLAT FOR ADAM KUGEL. OWN BY ADAM KUGEL. DATE 10-04-2010. SCALE NO SCALE. SHEET NO. 1 OF 2.

AS THE SIGNED HEREIN CERTIFY THAT THE MAP OR RECORD OF SURVEY ATTACHED HERETO SHOWS THE ENTIRE PUBLIC ROAD AND ANY INTEREST THEREIN, AND THAT THE FOLLOWING ARE SIGNATURES OF ALL PERSONS WITH INTEREST OF RECORD THEREIN.

(GRANTOR) ADAM KUGEL (SUBDIVIDER) (OWNER/PURCHASER)

(OWNER/PURCHASER) ADAM KUGEL DO HEREBY STATE THAT THE INFORMATION CONTAINED IN THIS APPLICATION, MAP AND SUPPORTING DOCUMENTS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. NOTARIZE THIS SIGNATURE FOR AN INDIVIDUAL

STATE OF WASHINGTON COUNTY OF CHEHALIS. I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ADAM KUGEL IS THE PERSON WHO APPEARED BEFORE ME AND SAID SOLEMNLY AND VOLUNTARILY ACT FOR SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREELY GIVEN AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE 12th Nov 2010 Notary Public in and for the State of Washington. My Name is (Printed) Kenneth C. Frieder. My Commission Expires 6-12-12. FOR OFFICE USE ONLY

FILE NO. SP-10-118. DEPARTMENT ACTION APPROVED BY DATE 12/14/10. CHECK RECEIPT # 5101 DATE RECEIVED 11/15/10.

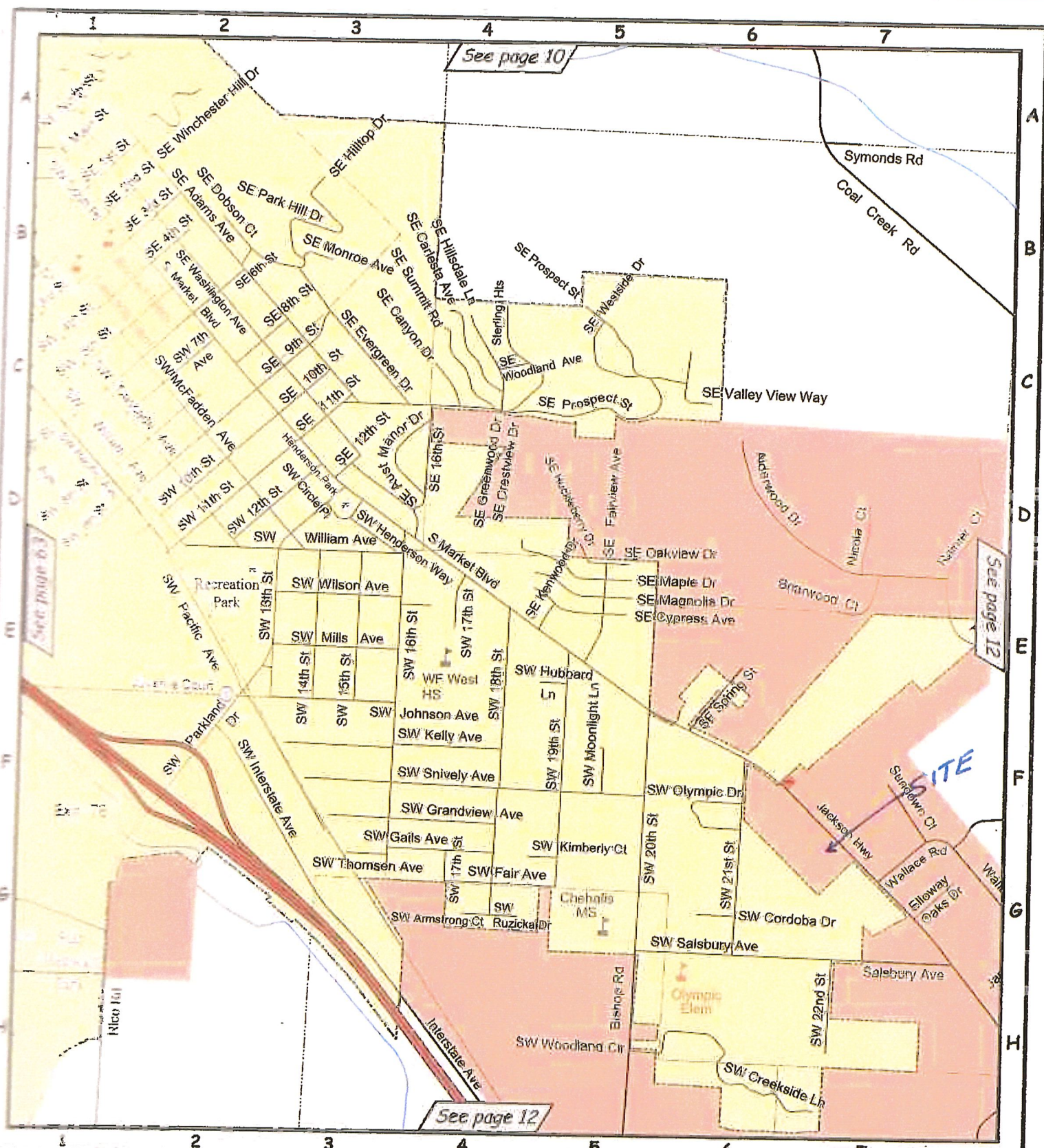
LEWIS COUNTY RESUBDIVISION PROPERTY TAX CERTIFICATION. ALL CURRENT AND DELINQUENT TAXES MUST BE PAID ON THIS PARCEL FOR TAX YEAR 2009.

BY: [Signature] DATE: 12/13/10

AUDITOR'S INDEX SW 1/4, NE 1/4, SEC. 4, T. 13 N., R. 2 W., W.M.

335085





October 2002

## Lewis County, Washington Southeast Chehalis

- County Building
- ◆ Fire Station
- Elementary School
- ▤ Middle School
- ▥ High School
- ⊕ City Park
- ▭ City Limits
- Urban Growth Area






Scale: 1" = 1200 ft

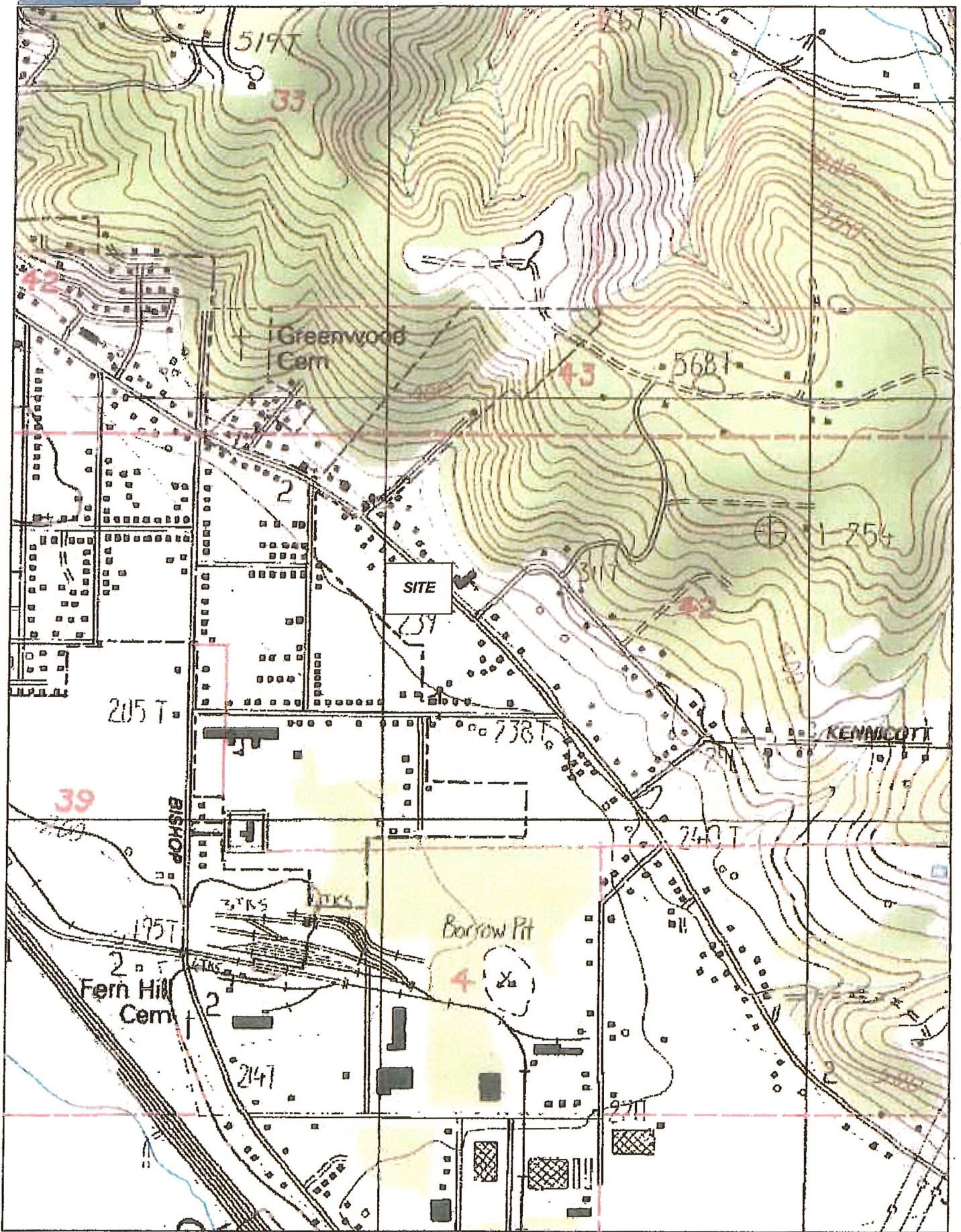
62	10	10
63	64	12
12	12	12

Lewis County Web Map



Legend

-  Tax Parcels
-  Sections
-  Top-Right
-  State Routes
-  County Rds



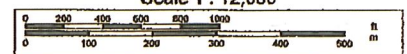
Data use subject to license.

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www.delorme.com



Scale 1 : 12,000



1" = 1,000.0 ft

Data Zoom 14-0





U.S. Fish and Wildlife Service

# National Wetlands Inventory

KUGEL

Nov 3, 2010

## Wetlands

- Freshwater Emergent
  - Freshwater Forested/Shrub
  - Estuarine and Marine Deepwater
  - Estuarine and Marine
  - Freshwater Pond
  - Lake
  - Rivertine
  - Other
- Status**
- Digital
  - Scan
  - Non-Digital
  - No Data



User Remarks:

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currency of the base data shown on this map. All wetland related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



U.S. Fish &amp; Wildlife Service

## National Wetlands Inventory

Branch of Resources and Mapping Support

Enter Classification code: (Example: L1UB1Hx)

For geographically specific information\* (optional), please enter a State code: (Example: TX for Texas)

Description for code PEM/SSC :

**P System PALUSTRINE:** The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares ( 20 acres ); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

Subsystem :

**EM Class EMERGENT:** Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

Subclass :

**P System PALUSTRINE:** The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares ( 20 acres ); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

Subsystem :

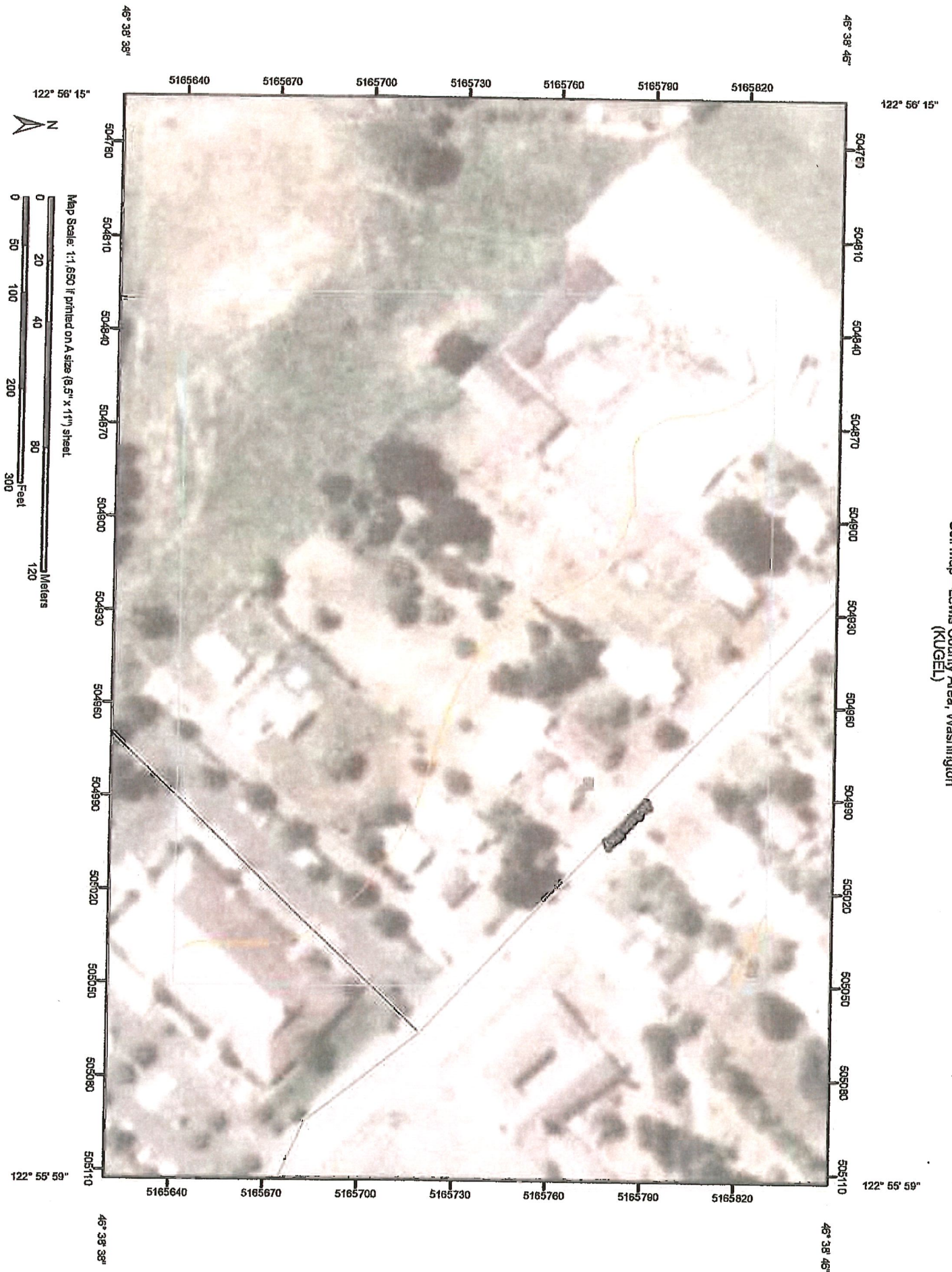
**SS Class SCRUB-SHRUB:** Includes areas dominated by woody vegetation less than 6 m (20 feet) tall. The species include true shrubs, young trees (saplings), and trees or shrubs that are small or stunted because of environmental conditions.

Subclass :

Modifier(s):

**C WATER REGIME Seasonally Flooded:** Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.

Soil Map—Lewis County Area, Washington  
(KUGEL)





**MIDDLE PROPERTY LOOKING  
NORTHWESTERLY**



**MIDDLE PROPERTY LOOKING  
SOUTHWESTERLY**



**MIDDLE PROPERTY LOOKING  
SOUTHEASTERLY**



**MIDDLE PROPERTY LOOKING  
NORTHEASTERLY**