

City of Mercer Island Avg. Grade Calculations

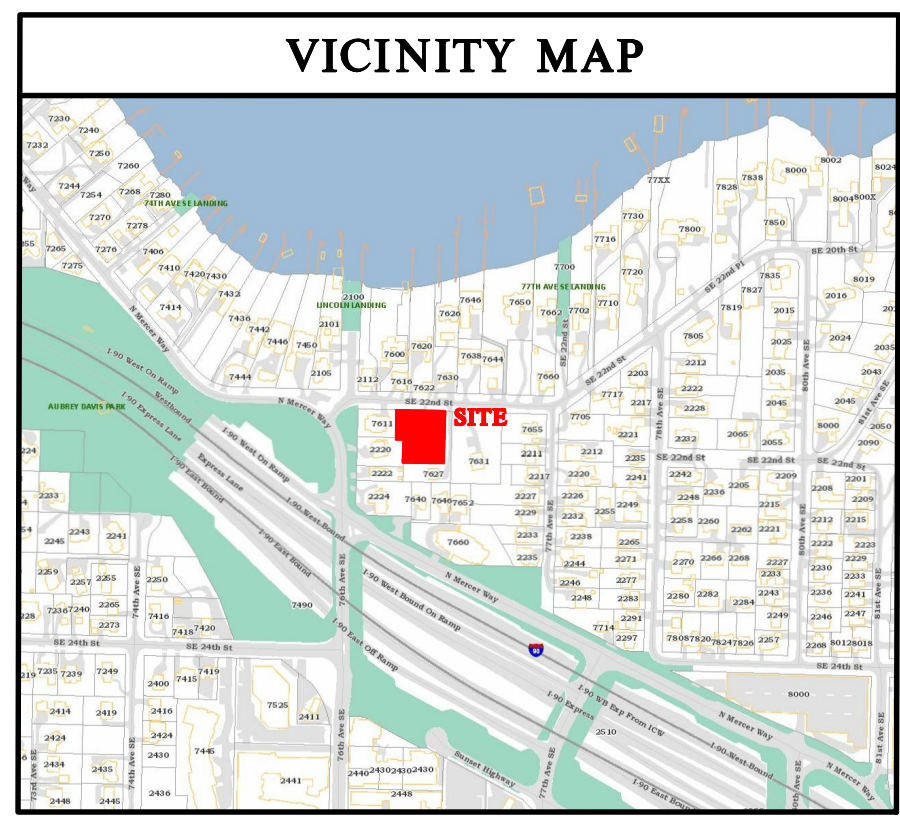
| Midpoint | Datum Elevation | F or E | Wall Segment Length | A'a | B'b | C'c | D'd | E'e | F'f | G'g | H'h | I'i | J'j | K'k | L'l | M'm | N'n | O'o | P'p | Q'q | |
|---------------|-----------------|--------|---------------------|---------------|-------|-----------------|-----|-----|-----|-------------------|-----|-----|-----|--------|-----|-----|-----|------|-----|-----|--|
| A | 58.49 | E | a | 5.74 | | | | | | | | | | | | | | | | | |
| B | 58.91 | E | b | 19.54 | | | | | | | | | | | | | | | | | |
| C | 59.75 | E | c | 23.67 | | | | | | | | | | | | | | | | | |
| D | 59.75 | E | d | 8.50 | | | | | | | | | | | | | | | | | |
| E | 58.90 | E | e | 25.91 | | | | | | | | | | | | | | | | | |
| F | 58.06 | E | f | 13.67 | | | | | | | | | | | | | | | | | |
| G | 57.95 | E | g | 2.00 | | | | | | | | | | | | | | | | | |
| H | 57.45 | E | h | 13.33 | | | | | | | | | | | | | | | | | |
| I | 56.90 | E | i | 4.83 | | | | | | | | | | | | | | | | | |
| J | 56.20 | E | j | 16.50 | | | | | | | | | | | | | | | | | |
| K | 55.75 | E | k | 6.15 | | | | | | | | | | | | | | | | | |
| L | 55.75 | E | l | 4.09 | | | | | | | | | | | | | | | | | |
| M | 55.60 | E | m | 22.17 | | | | | | | | | | | | | | | | | |
| N | 55.25 | E | n | 13.00 | | | | | | | | | | | | | | | | | |
| O | 56.70 | E | o | 2.50 | | | | | | | | | | | | | | | | | |
| P | 57.00 | E | p | 7.50 | | | | | | | | | | | | | | | | | |
| Q | 58.20 | E | q | 17.62 | | | | | | | | | | | | | | | | | |
| 976.61 | | | | 206.72 | | | | | | | | | | | | | | | | | |
| Address | | | | Lot 1 | 57.71 | 11929.12 | | | | AVG. GRADE | | | | 590.00 | | | | 0.86 | | | |

City of Mercer Island GFA Calculations

| Lower Level Area Calculation | Finish or Existing | Result |
|------------------------------|--------------------|---------|
| Wall Length | Percentage | Result |
| A 16.64 | 99.20% | E 16.51 |
| B 24.44 | 98.60% | E 24.10 |
| C 13.41 | 87.50% | E 11.73 |
| D 10.39 | 79.30% | E 8.24 |
| E 4.55 | 76.90% | E 3.50 |
| F 1.83 | 75.30% | E 1.38 |
| G 0.67 | 73.30% | E 0.49 |
| H 8.00 | 68.20% | E 5.46 |
| I 0.67 | 65.00% | E 0.44 |
| J 1.83 | 62.60% | E 1.15 |
| K 11.67 | 71.20% | E 8.31 |
| L 2.50 | 81.00% | E 2.03 |
| M 7.89 | 87.80% | E 6.93 |
| Total Average Result | | 90.24 |
| Total Average Result | | 0.86 |
| Total Average Result | | 509.56 |

Lot Size = 8421.00 x 40.00% = 3368.40

| | | |
|-------------|---------|--------------|
| Main Floor | 1315.00 | |
| Upper Floor | 1541.00 | (1622-81) |
| Basement | 80.44 | (590-509.56) |
| Garage | 405.00 | EXCLUDED |
| 3341.44 | | 39.68% |

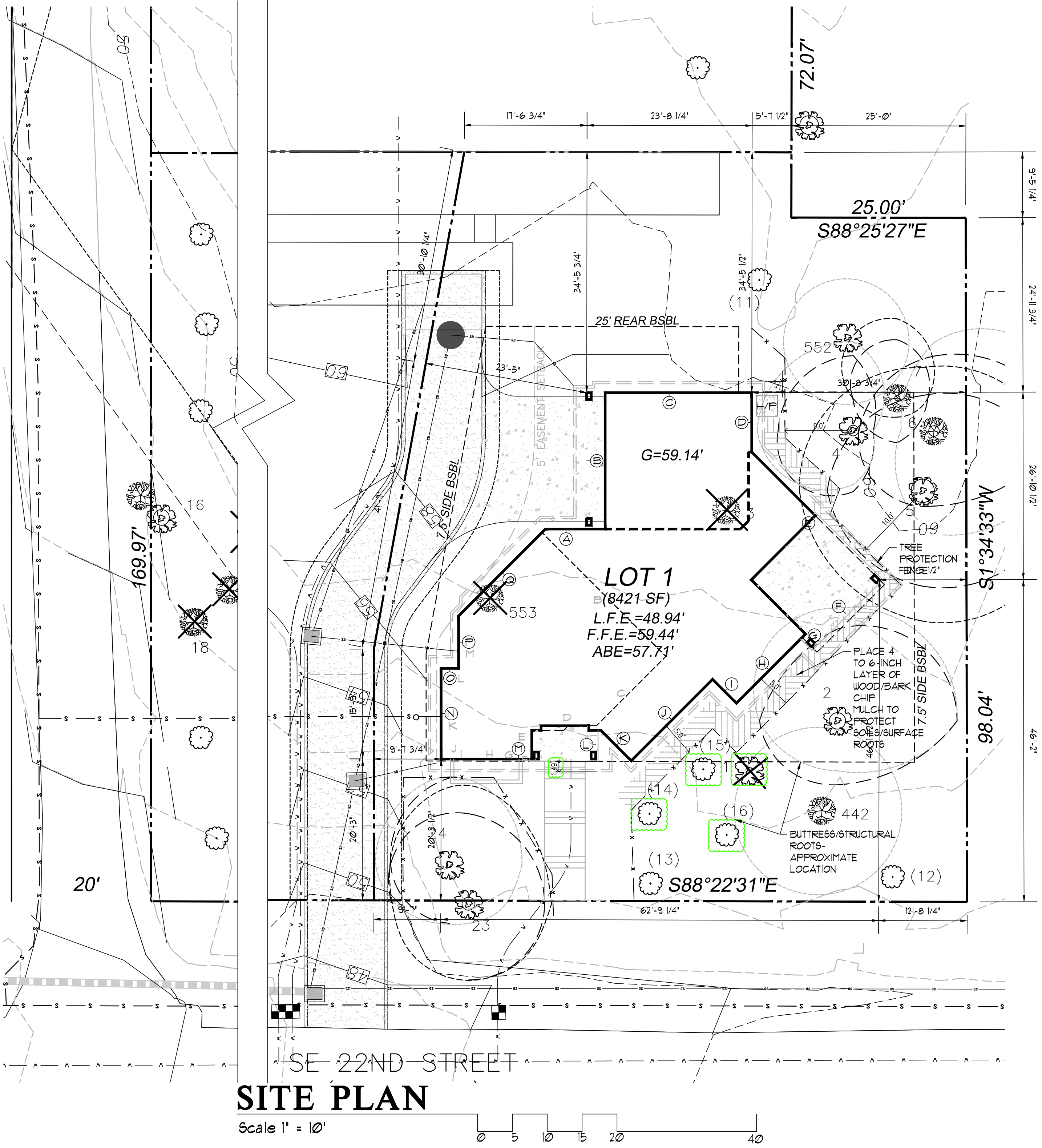
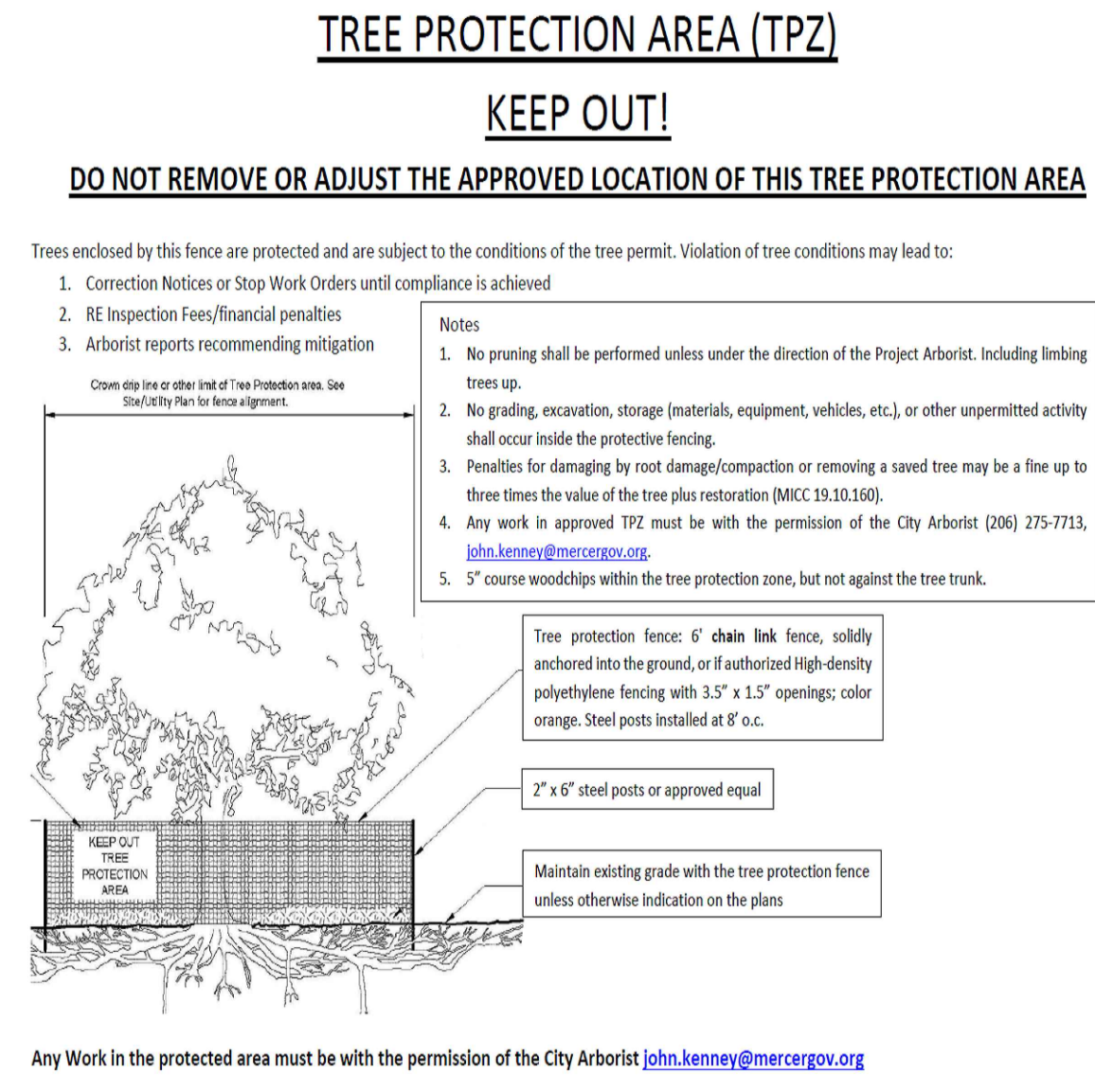
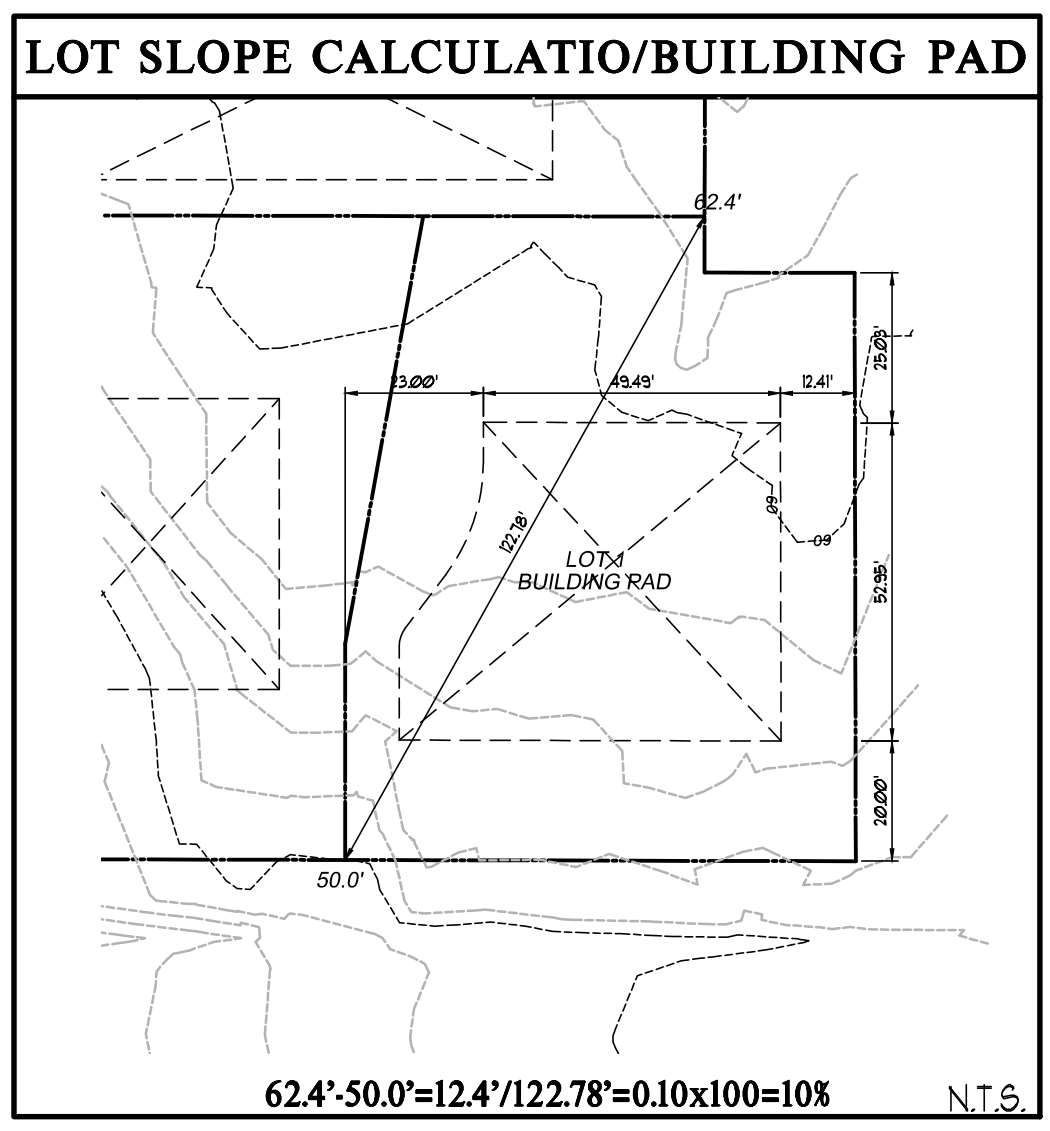


TREE RETENTION SCHEDULE

| # | TREE SPECIES | SCIENTIFIC NAME | DBH | COND. | RETAIN |
|----|-------------------|-----------------------|-----|-----------|--------|
| 1 | DOUGLAS FIR | PSEUDOTSUGA MENZIESII | 30 | FAIR-GOOD | NO |
| 2 | DOUGLAS FIR | PSEUDOTSUGA MENZIESII | 28 | FAIR-GOOD | YES |
| 3 | DEODAR CEDAR | CEDRUS DEODARA | 23 | GOOD | NO |
| 4 | DOUGLAS FIR | PSEUDOTSUGA MENZIESII | 18 | FAIR | YES |
| 5 | DOUGLAS FIR | PSEUDOTSUGA MENZIESII | 40 | GOOD | YES |
| 6 | BIGLEAF MAPLE | ACER MACROPHYLLUM | 18 | FAIR | YES |
| 7 | SCOULES WILLOW | SALIX SCOULERIANA | 9 | FAIR-POOR | YES |
| 24 | WESTERN RED CEDAR | THUJA PLICATA | 10 | FAIR | YES |

REPLACEMENT TREE LEGEND

| DESIGNATION | SPECIES | QUANTITY |
|-------------|--------------------------|----------|
| (D) | WESTERN RED CEDAR (# 40) | 1 |



SITE INFO

STREET ADDRESSES:
 7621 SE 22nd Street, Mercer Island, WA 98040

PARCEL NUMBER:
 53150-1846

LEGAL DESCRIPTION:
 PARCEL A:
 THE WEST 1837 FEET OF THE EAST 1787 FEET OF LOT 1, AND THE WEST 1337 FEET OF THE EAST 1537 FEET OF LOT 2, BLOCK 24, MCGILVER'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PAGES, PAGE 58, IN KING COUNTY, WASHINGTON.

ZONING

ZONING: R 84
 SINGLE FAMILY RESIDENTIAL SETBACKS
 FRONT YARD - 20'-0"
 REAR YARD - 25'
 SIDE YARD - 7'-0" min. / 15'-0" COMBINED

HEIGHT LIMIT
 30' ABOVE AVERAGE BUILDING ELEVATION
 30' DOWNHILL HIGHEST PLATE

LOT COVERAGE
 40% MAX OF GROSS LOT AREA
HARDSCAPE COVERAGE
 9% MAX OF GROSS LOT AREA
G.F.A.
 5,000SF OR 40% MAX. OF NET LOT AREA, WHICHEVER IS LESS

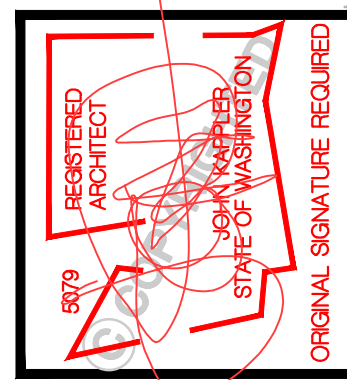
SITE CALCULATIONS

| LOT AREA | GROSS LOT AREA |
|---------------------------------------|--|
| 8421 SF | |
| COVERAGE CALCULATION | |
| 8421 SF | LOT AREA |
| 4.40% | |
| 3,368.4 SF | ALLOWABLE IMPERVIOUS COVERAGE |
| 2,382 SF | HOUSE ROOF (includes gutters) |
| 876 SF | DRIVEWAY (excludes area under eaves) |
| 3,258 SF / 38.7% | TOTAL COVERAGE |
| HARDSCAPE COVERAGE CALCULATION | |
| 8421 SF | LOT AREA |
| x 9% | |
| 757.8 SF | ALLOWABLE HARDSCAPE COVERAGE |
| 135 SF | FRONT WALK (excludes portion w/ eaves) |
| 43 SF | A/C PAD (excludes portion w/ eaves) |
| 1393 SF / 16% | TOTAL HARDSCAPE COVERAGE |

LEGEND

| | |
|-------------|---|
| ---v---v--- | DESIGNATES WATER |
| ---s---s--- | DESIGNATES SEWER |
| ---x---x--- | DESIGNATES STORM |
| --- | DESIGNATES EXISTING GRADE |
| --- | DESIGNATES FINISHED GRADE |
| --- | DESIGNATES TREE DRIPLINE |
| --- | DESIGNATES TREE DRIPLINE (EXCEPTIONAL TREE) |
| --- | DESIGNATES LIMITS OF DISTURBANCE |
| --- | DESIGNATES TREE FENCING |
| --- | DESIGNATES EXISTING WOOD FENCE |
| --- | EXISTING FENCE TO BE REMOVED |

SEE PERMIT #2301-060 FOR ADD'L UTILITY INFO



| Date | By | Description |
|---------|----|-------------------------|
| 12-2-24 | AG | PERMIT SET |
| 3/0/25 | SM | JURISDICTIONAL COMMENTS |
| 7/15/25 | AG | PERMIT REVISION |

Milestone NW
Mercer Island 3-Lot 1
 Lot 1
 7621 SE 22nd Street
 Mercer Island, WA

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ARCHITECTURAL INNOVATIONS, P.S.
 Forward Thinking Design Solutions For Your Environment
 14311 NE 16th St
 Bellevue, WA 98007
 1-800-888-4517
www.AArchitect.com

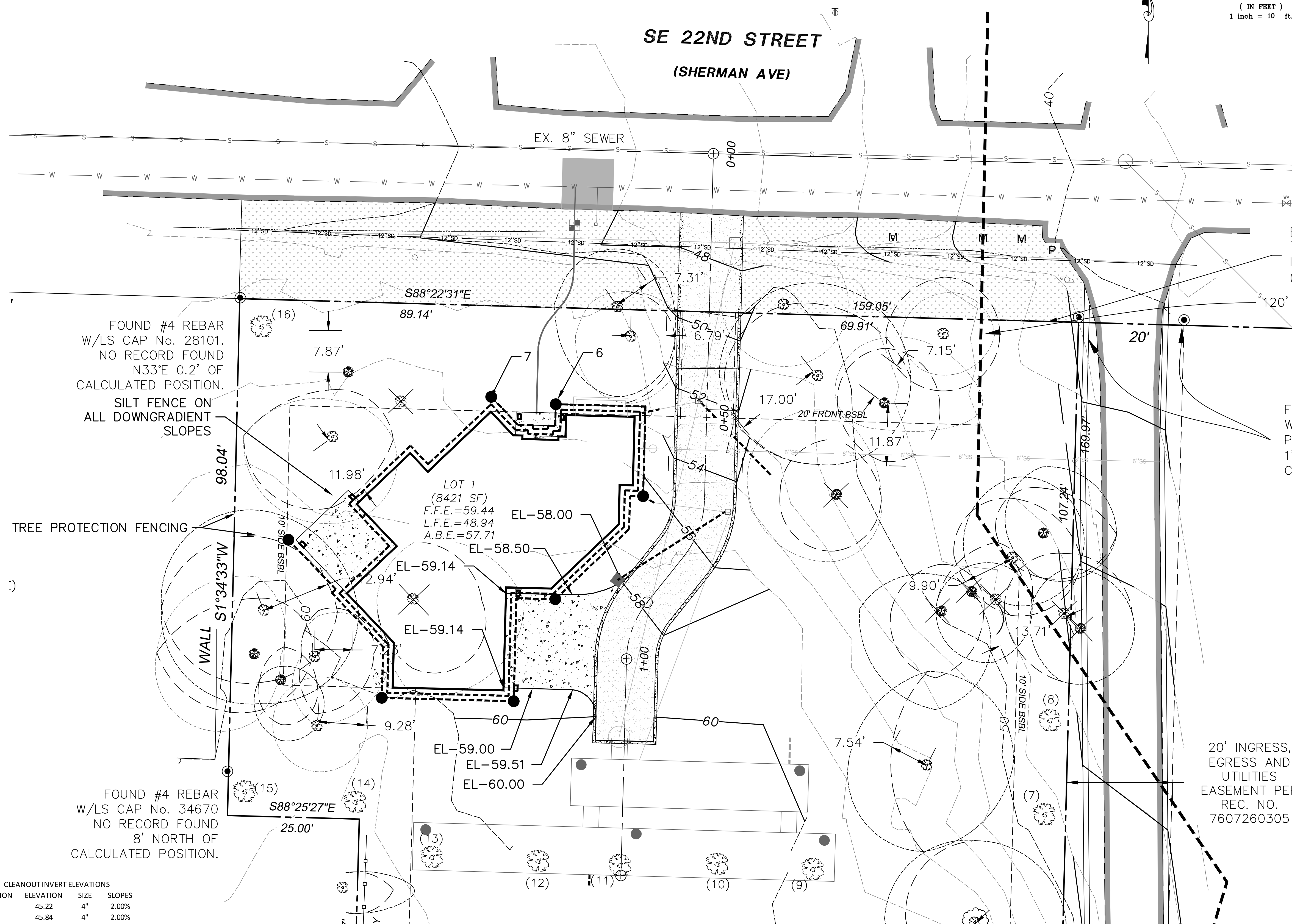
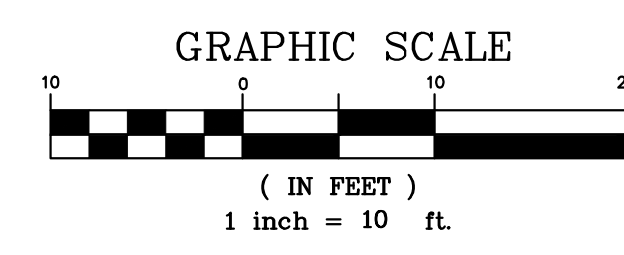
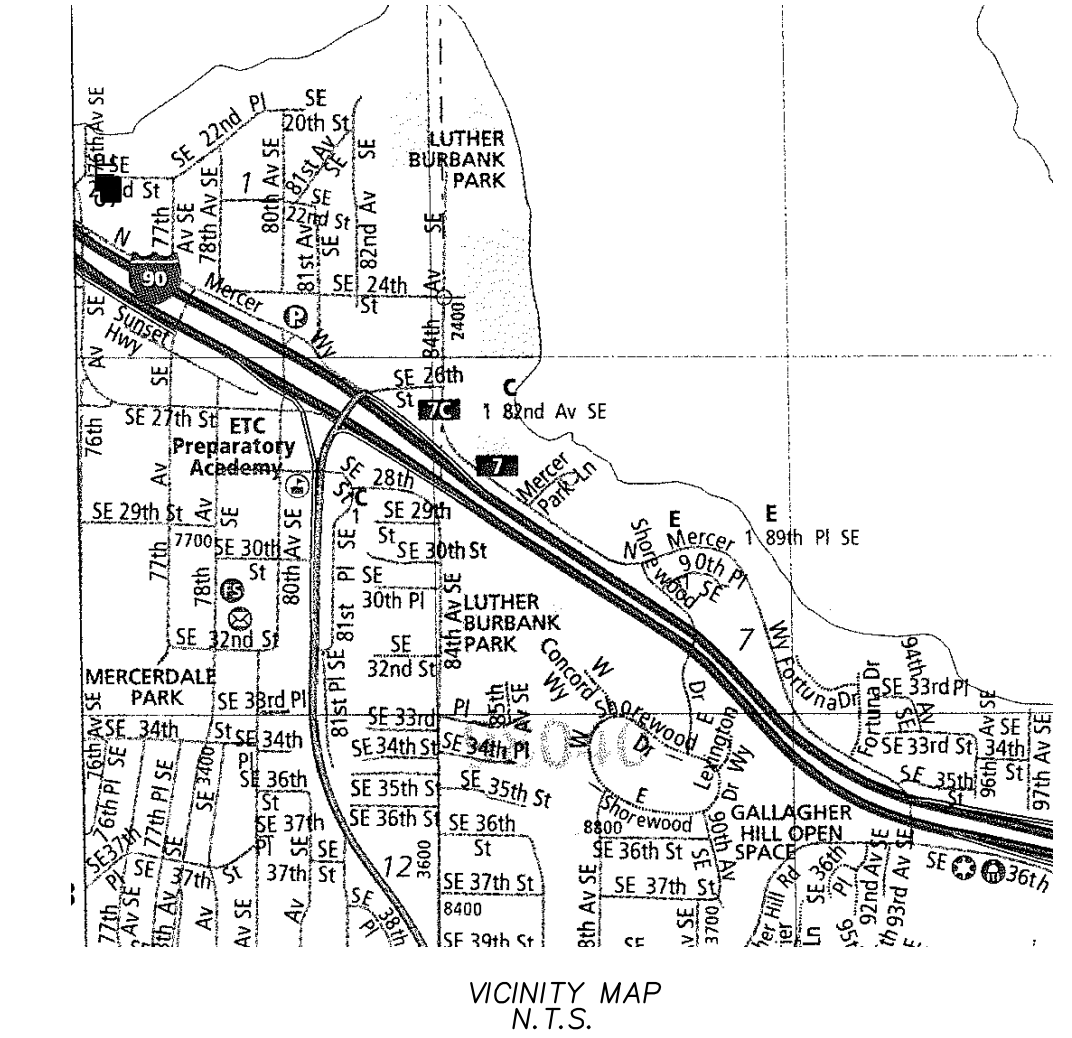
| TITLE |
|-------|
| |

| JOB NO. | 2001202 |
|--------------|---------|
| STARTING NO. | |
| | |

SHEET
A1.1

RAND-MILESTONE LOT 1 GRADING AND DRAINAGE PLAN

LOT 1 BUILDING PERMIT
SE 1/4 OF SEC.1, T.24N., R.4E., W.M.
CITY OF MERCER ISLAND, WASHINGTON



FOUND #4 REBAR
W/LS CAP No. 28101.
NO RECORD FOUND
N33°E 0.2' OF
CALCULATED POSITION.
SILT FENCE ON
ALL DOWNGRADIENT
SLOPES

FOUND #4 REBAR
W/LS CAP No. 34670
NO RECORD FOUND
8' NORTH OF
CALCULATED POSITION.

- TOPOGRAPHY SURVEY NOTES:**
1. BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, N.A.D. 1983/2011, BASED ON GPS TIES TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN).
 2. ELEVATION DATUM IS N.A.V.D. 1988 BASED ON GPS TIES TO THE WSRN.
 3. FIELD WORK WAS DONE IN FEBRUARY OF 2020 USING A TRIMBLE R8 GNSS GPS RECEIVER, AND A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION IN ACCORDANCE WITH W.A.C. 332-130.
 4. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BASE MAP FOR CIVIL ENGINEERING DESIGN.
 5. THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS. THE CONTOUR INTERVAL IS 2.0 FEET AND THE CONTOUR ACCURACY IS ONE HALF OF THE INTERVAL (±1.0 FEET).
 6. PROPERTY LINES SHOWN ARE PER UNRECORDED SHORT PLAT BY JONES, BASSI & ASSOCIATES DATED 1/16/1974.
 7. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMBINATION OF PAINT MARKS PROVIDED BY APPLIED PROFESSIONAL SERVICES, INC. AND THE SURVEYED LOCATION OF OBVIOUS SURFACE FEATURES. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST ON AND AROUND THIS SITE.
 8. THE LEGAL DESCRIPTION AS SHOWN HEREON IS PER STEWART TITLE INSURANCE COMPANY FILE No. 561998, COMMITMENT DATE: OCTOBER 8, 2019.
 9. ARBORIST REPORT PROVIDED BY LAYTON TREE CONSULTING LLC
 10. THE FOLLOWING SURVEYS OF RECORD WERE USED TO CALCULATE AND/OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON:
THE PLAT OF McILVRA'S ISLAND ADDITION VOLUME 16, PAGE 68 UNRECORDED SHORT PLAT BY JONES, BASSI & ASSOCIATES DATED 1/16/1974 RECORD OF SURVEY VOLUME 402, PAGE 142

1. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH LOCAL SPECIFICATION.
2. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS AND SHALL GRADE ALL AREAS TO PRECLUDE PONDING OF WATER.
4. ALL POLLUTANTS OTHER THAN SEDIMENT ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED -TH CONSTRUCTION ACTIVITIES.
5. PROPERTIES AND WATERWAYS DOWNSTREAM OF THE SITE SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM PROJECT SITE.
6. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
7. CONTRACTOR TO REMOVE UNSUITABLE SOILS LOCATED WITHIN THE BUILDINGS FOOTING AREA.
8. FOR BOUNDARY AND TOPOGRAPHIC INFORMATION REFER TO SHEET 3
9. ALL GRADING, SITE PREPARATION, AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL ENGINEERING REPORT.
10. ALL EXISTING TREES THAT CAN FEASIBLY BE RETAINED WILL BE PRESERVED. CONTRACTOR -LL WORK -TH CITY ARBORIST AND OTHER STAFF TO MAXIMIZE TREE RETENTION.
11. THE TOTAL IMPERVIOUS SURFACE ON LOT WILL NOT EXCEED THE NET MAXIMUM LOT COVERAGE AREA.

CLEANOUT INVERT ELEVATIONS

| STATION | ELEVATION | SIZE | SLOPES |
|---------|-----------|------|--------|
| A | 45.22 | 4" | 2.00% |
| B | 45.84 | 4" | 2.00% |
| C | 46.34 | 4" | 2.00% |
| D | 54.00 | 4" | 2.00% |
| E | 54.40 | 4" | 2.00% |
| F | 54.86 | 4" | 2.00% |
| G | 55.04 | 4" | 2.00% |
| H | 55.32 | 4" | 2.00% |
| I | 45.80 | 4" | 2.00% |
| J | 45.88 | 4" | 2.00% |
| K | 46.08 | 4" | 2.00% |
| L | 46.22 | 4" | 2.00% |
| M | 46.55 | 4" | 2.00% |
| N | 46.65 | 4" | 2.00% |
| O | 46.98 | 4" | 2.00% |
| P | 47.20 | 4" | 2.00% |

ROOF DRAIN INVERT ELEVATIONS

| NUMBER | ELEVATION | SIZE | SLOPE |
|--------|-----------|------|-------|
| 1 | 53.75 | 4" | 2.00% |
| 2 | 54.32 | 4" | 2.00% |
| 3 | 54.85 | 4" | 2.00% |
| 4 | 55.35 | 4" | 2.00% |
| 5 | 56.09 | 4" | 2.00% |
| 6 | 54.43 | 4" | 2.00% |
| 7 | 54.79 | 4" | 2.00% |

SHEET INDEX:

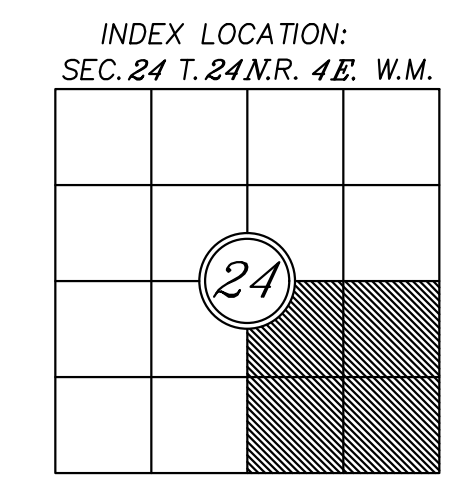
| SHEET NO. | DESCRIPTION |
|-----------|---|
| 1 | WATER, SEWER, AND DRAINAGE PLAN |
| 2 | DRIVEWAY AND GRADING PLAN |
| 3 | EXISTING BOUNDARY AND TOPOGRAPHY SURVEY |
| 4 | WATER DETAILS |

NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE. OTHER EXISTING UTILITIES MAY EXIST ALONG THIS PROPOSED ALIGNMENT. IT SHALL BE THE CONTRACTOR AND OR OWNERS RESPONSIBILITY TO VERIFY THE SIZE TYPE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION

Call Before You Dig 811

LOT INFORMATION

| LOT # | GROSS LOT AREA | MAX GFA 40% | NET LOT AREA | MAX. LOT COVERAGE (40%) | MAX. HARDSCAPE (9%) |
|--------|----------------|-------------|--------------|-------------------------|---------------------|
| ENTIRE | 28245 | 11298.00 | 28245 | 11298.00 | 2542.05 |



REVISIONS

| BY | DATE | REV. | PER | QTY | COMMENTS |
|-----|-----------|------|-----|-----|-------------------------|
| RSF | 4/18/2024 | 1 | RSF | 1 | REV. PER CITY COMMENTS |
| RSF | 5/14/2025 | 2 | RSF | 1 | REV. PER CITY COMMENTS |
| RSF | 7/15/2025 | 3 | RSF | 1 | REV. PER TREE ROOT REAL |

WATER, SEWER, AND DRAINAGE PLAN

MILESTONE NORTHWEST, LLC
8 CRESCENT KEY
BELLEVUE, WA 98006
CONTACT: GREG ARMS
PHONE: (206) 817-4192

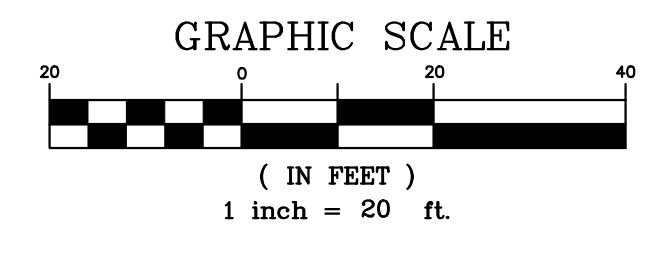
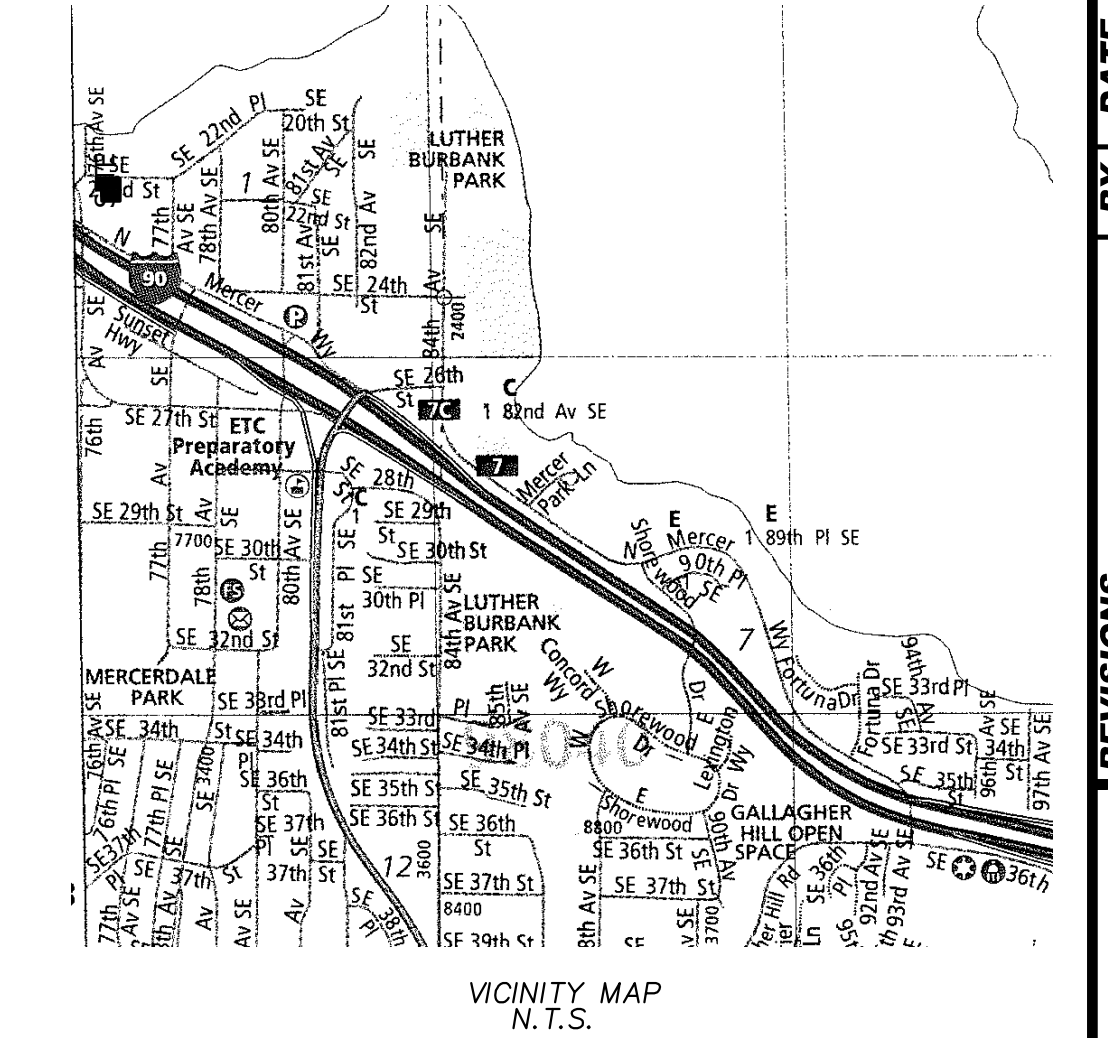
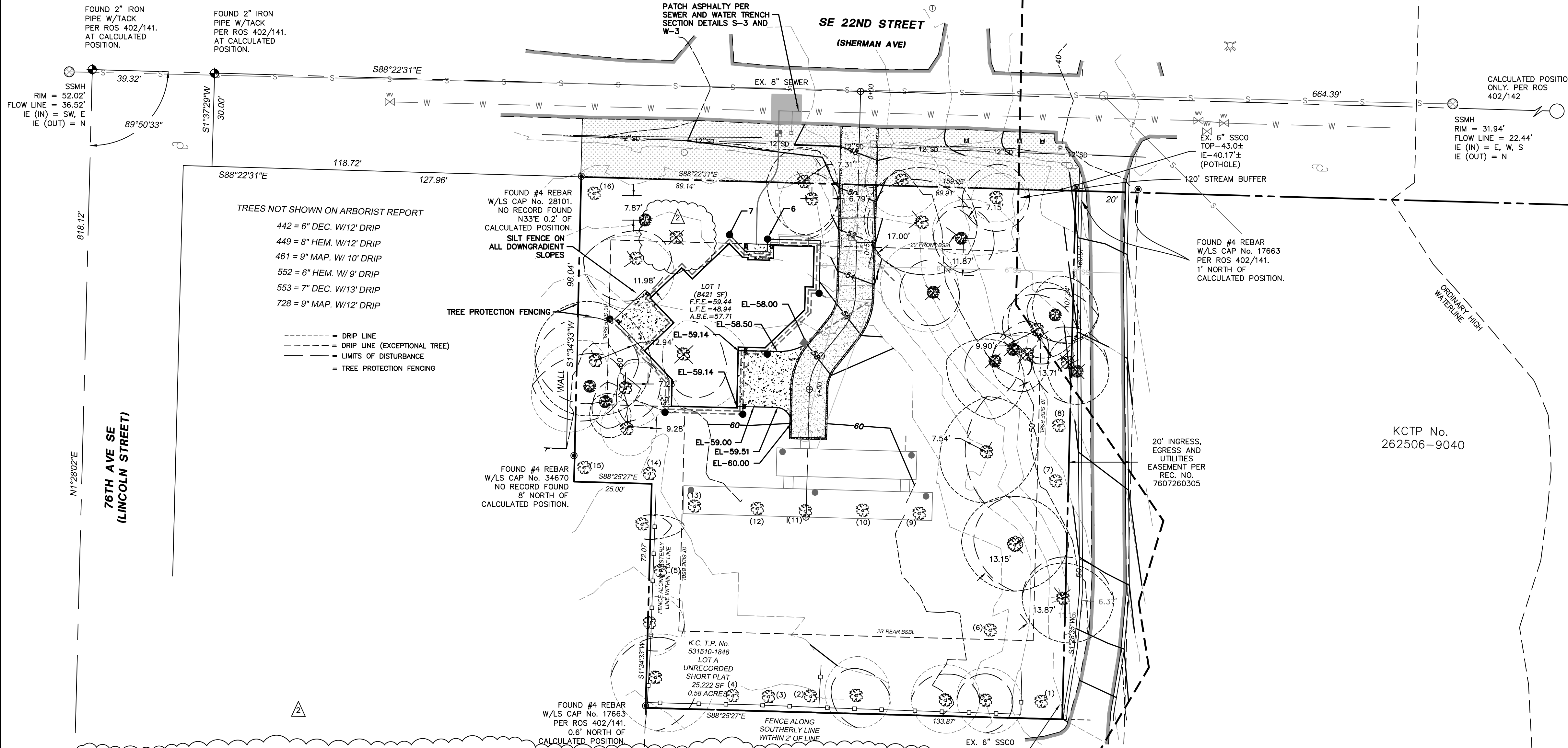
ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1320 N.W. WALL ST., SUITE 8
ISSAQUAH, WASHINGTON 98027
PH: (425) 992-5351 FAX: 992-6676

JOB NO. 20025
DATE 07/2025
SCALE 1"=10'
DESIGNED ADP
DRAWN ADP
CHECKED RSF
APPROVED RSF

SHEET 1 OF 4

RAND-MILESTONE LOT 1 GRADING AND DRAINAGE PLAN

LOT 1 BUILDING PERMIT SE 1/4 OF SEC.1, T.24N., R.4E., W.M. CITY OF MERCER ISLAND, WASHINGTON



LEGAL DESCRIPTION:
THE WEST 158.97 FEET OF THE EAST 178.97 FEET OF LOT 1, AND THE WEST 133.97 FEET OF THE EAST 153.97 FEET OF LOT 2, BLOCK 24, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON.

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- ARBORIST NOTE:**
- 1) ARBORIST TO BE ONSITE FOR ALL EXCAVATION OF FOUNDATIONS.
 - 2) TREE PROTECTION FENCE WILL BE 6' CHAIN LINK FENCE. THIS IS TO BE PLACED AT THE ARBORIST GIVEN LIMITS OF ALLOWABLE DISTURBANCE.
 - 3) LIMITS OF EXCAVATION FOR FUTURE DETENTION SYSTEM WILL NOT ENROACH INTO TREE 13'S TREE PROTECTION ZONE.
 - 4) A QUALIFIED ARBORIST SHALL BE ON SITE FOR ALL EXCAVATION WITHIN SAVED TREES DRIPLINES WITH AIR EXCAVATION TO LOCATE AND CLEAN-CUT ROOTS ENCOUNTERED AT LIMITS OF DISTURBANCE.
 - 5) SEE TREE PROTECTION DETAIL ON PAGE 10

| Tree/Tag # | Species Common | Species Scientific | DBH (inches) | Height (feet) | DripLine/Limit of Disturbance (feet) | | | | Condition | Exceptional Yes/No | Comments | Proposal | |
|--|-------------------|-------------------------------|--------------|---------------|--------------------------------------|-------|-------|-------|-----------|--------------------|---|----------|---------|
| | | | | | N | S | E | W | | | | | |
| 1 | Douglas fir | <i>Pseudotsuga menziesii</i> | 30 | 120 | 12/12 | 12/12 | 15/10 | 12 | Fair-good | Yes | topped in past | Remove | |
| 2 | Douglas fir | <i>Pseudotsuga menziesii</i> | 28 | 113 | 8/10 | 15/12 | 10/10 | 16 | Fair-good | No | topped in past, crook, regenerated top, cambial rupture | Save | |
| 3 | Deodar cedar | <i>Cedrus deodara</i> | 23 | 96 | 10/10 | 17/12 | 20/12 | 6 | Good | No | asymmetric crown to southeast | Remove | |
| 4 | Douglas fir | <i>Pseudotsuga menziesii</i> | 18 | 79 | 7/8 | 12/10 | 13/10 | 0 | Fair | No | asymmetric crown, somewhat suppressed | Save | |
| 5 | Douglas fir | <i>Pseudotsuga menziesii</i> | 40 | 116 | 17/12 | 16/12 | 16/12 | 18 | Good | Yes | topped in past | Save | |
| 6 | bigleaf maple | <i>Acer macrophyllum</i> | 18 | 30 | 14/10 | 12/10 | 0/10 | 18 | Fair | No | trunk forks at 4 feet, asymmetric crown to west | Save | |
| 7 | Scoulers willow | <i>Salix scouleriana</i> | 9 | 32 | 2/6 | 11/8 | 6/6 | 4 | Fair-poor | Yes | decay at root crown, suppressed | Save | |
| 8 | Douglas fir | <i>Pseudotsuga menziesii</i> | 26 | 93 | 13/12 | 16 | 17/12 | 14 | Fair-good | No | large crook, large exposed surface roots, good vigor | Save | |
| 9 | Deodar cedar | <i>Cedrus deodara</i> | 11 | 44 | 12/8 | 10 | 10 | 10/8 | Good | No | young, no concerns | Save | |
| 10 | Deodar cedar | <i>Cedrus deodara</i> | 12 | 45 | 11/8 | 10 | 10 | 11 | Good | No | young, no concerns | Save | |
| 11 | Deodar cedar | <i>Cedrus deodara</i> | 12 | 46 | 10/8 | 10 | 11/8 | 9 | Good | No | young, no concerns | Save | |
| 12 | Western red cedar | <i>Thuja plicata</i> | 29 | 70 | 14/14 | 14/14 | 16 | 16/12 | Good | Yes, Grove | exposed surface roots, good vigor | Save | |
| 13 | Douglas fir | <i>Pseudotsuga menziesii</i> | 38 | 101 | 16/16 | 15/15 | 15 | 13/5 | Fair-good | Yes | topped in past, large cambial rupture, 4 feet to house | Save | |
| 14 | bigleaf maple | <i>Acer macrophyllum</i> | 18 | 60 | 6/8 | 18/12 | 8 | 14/8 | Fair | Yes, Grove | asymmetric crown to south | Remove | |
| 15 | Douglas fir | <i>Pseudotsuga menziesii</i> | 21 | 95 | 6/10 | 11/11 | 6 | 10/10 | Fair | Yes, Grove | natural lean south, topped in past | Remove | |
| 16 | Douglas fir | <i>Pseudotsuga menziesii</i> | 27 | 62 | 7/10 | 12/12 | 12 | 5/10 | Fair | Yes, Grove | broken top, small crown | Save | |
| 17 | Douglas fir | <i>Pseudotsuga menziesii</i> | 26 | 103 | 14/10 | 8/10 | 12 | 8/10 | Fair | Yes, Grove | topped in past, crook, regenerated top | Save | |
| 18 | bigleaf maple | <i>Acer macrophyllum</i> | 9,7 (11) | 51 | 12/8 | 8/8 | 14 | 6/8 | Fair | Yes, Grove | poor taper, some dead cambium on 12 inch stem | Save | |
| 19 | horse chestnut | <i>Aesculus hippocastanum</i> | 14 | 47 | 15/10 | 12/10 | 8/8 | 16/10 | Fair-good | No | decent form | Remove | |
| 20 | bigleaf maple | <i>Acer macrophyllum</i> | 12,9,8 (17) | 61 | 12/10 | 4/10 | 18/10 | 8/10 | Fair | No | somewhat suppressed | Save | |
| 21 | Douglas fir | <i>Pseudotsuga menziesii</i> | 19 | 86 | 7/10 | 7/10 | 9/10 | 7/10 | Fair | No | narrow crown, large cambial rupture | Save | |
| 22 | Douglas fir | <i>Pseudotsuga menziesii</i> | 40 | 94 | 16/12 | 15/15 | 16/16 | 17/16 | Fair-good | Yes | topped in past, crook, regenerated top | Save | |
| 24 | Western red cedar | <i>Thuja plicata</i> | 10 | 20 | 8/8 | 12/12 | 10/8 | 10/10 | Fair | No | suppressed, under pine | Save | |
| 25 | Douglas fir | <i>Pseudotsuga menziesii</i> | 30 | 118 | 10/12 | 13/13 | 16 | 12/12 | Fair-good | Yes | topped in past, good vigor | Save | |
| NEIGHBORING TREES | | | | | | | | | | | | | |
| 23 | shore pine | <i>Pinus contorta</i> | 22 | 65 | 10/10 | 16/12 | 10/10 | 11/10 | Fair | Yes | forked tops | Save | |
| 101 | Western red cedar | <i>Thuja plicata</i> | 32 | 88 | 2/0 | NA | 12/8 | NA | Fair-good | Yes | sparse top foliage, sound | Protect | |
| 102 | Western red cedar | <i>Thuja plicata</i> | 13 | 45 | 8 | 10 | 10/8 | NA | Good | No | boundary line tree, good vigor | Protect | |
| Drip-Line measurements from face of trunk | | | | | | | | | | | Percent Retained | 19/24 | 79.17 % |
| Measurements for neighboring trees from property line | | | | | | | | | | | | | |
| Calculated DBH: the DBH in parenthesis is the square root of the sum of the dbh for each individual stem squared (example with 3 stems: dbh = square root [(stem1)² + (stem2)² + (stem3)²]). | | | | | | | | | | | | | |
| TBD - to be determined | | | | | | | | | | | | | |

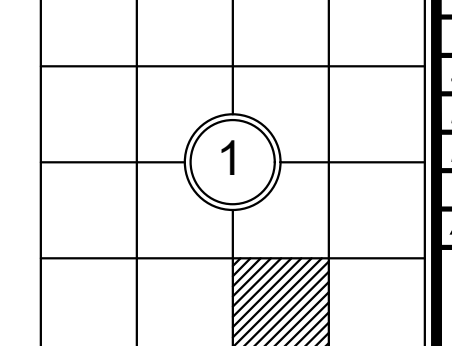
SE COR. S.1
FOUND 3.5" BRASS
CAP W/PUNCH &
LS No. 32429
PER ROS 402/141.
AT CALCULATED
POSITION.

N88°29'56"W 2678.10'

S. 1/4 S. 1
FOUND 3.5" BRASS
CAP W/PUNCH &
LS No. 32429
PER ROS 402/141.
AT CALCULATED
POSITION.



INDEX LOCATION:
SEC. 1 T. 24N. R. 4E. W.M.



PROJECT NO.: 2412-106 SUB2 MILESTONE-WCMI LLC

| | | | |
|---------|------------------------|------------------------|------------------------|
| BY DATE | REV. PER CITY COMMENTS | REV. PER CITY COMMENTS | REV. PER CITY COMMENTS |
| RSF | 4/18/2024 | RSF | 5/14/2025 |
| RSF | 7/15/2025 | RSF | 7/15/2025 |
| RSF | 7/15/2025 | RSF | 7/15/2025 |

THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.

DRIVEWAY AND GRADING PLAN

MILESTONE NORTHWEST, LLC
8 CRESCENT KEY
BELLEVUE, WA 98006
CONTACT: GREG ARMS
PHONE: (206) 817-4192

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1520 N.W. WALL ST., SUITE 8
ISSAQUAH, WASHINGTON 98027
PH: (425) 392-5351 FAX: 392-4676

JOB NO. 20025
DATE 12/22
SCALE 1"=20'
DESIGNED RSF
DRAWN RSF
CHECKED RSF
APPROVED RSF

7/15/2025

SHEET 2 OF 4