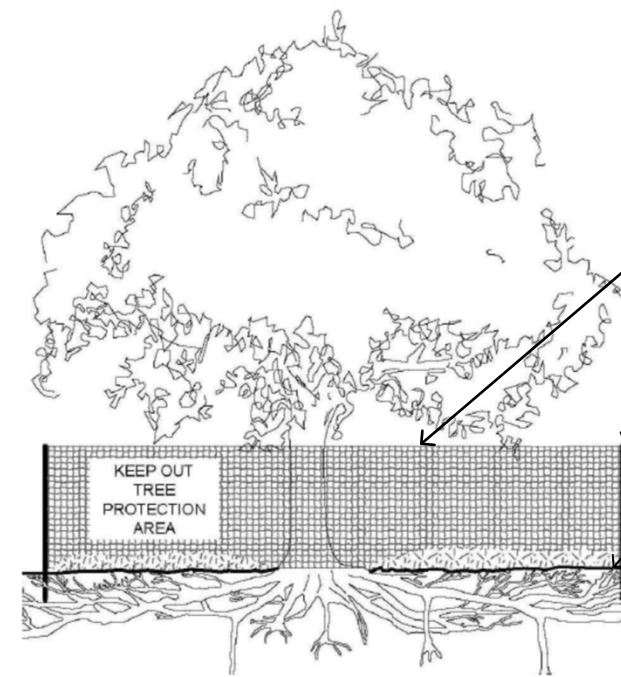
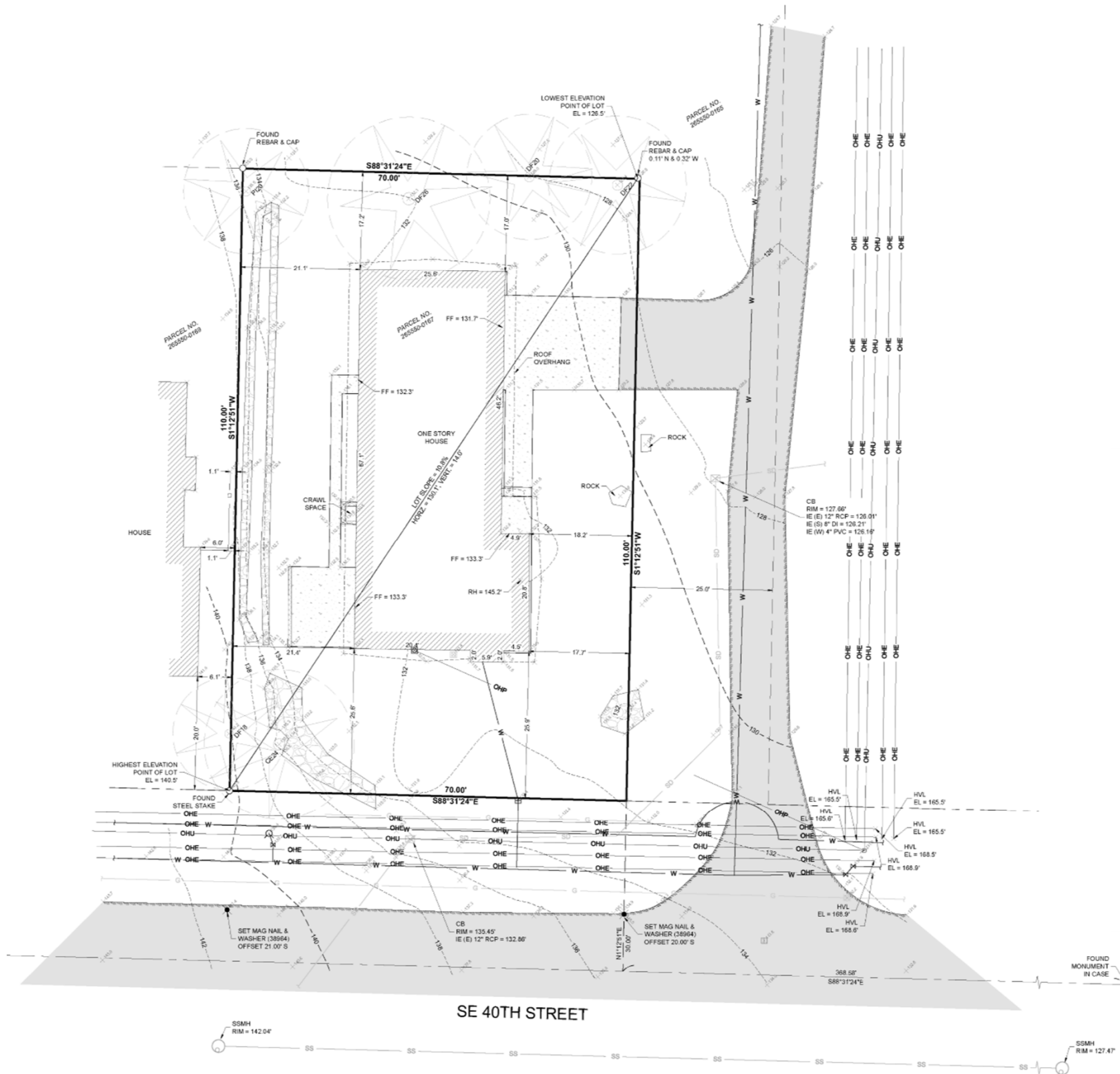


TREE PROTECTION PLAN

TREE PROTECTION PLAN NOTES:

1. Tree protection fence shall be installed around the tree protection area prior to any site preparation or construction work and maintained throughout the entire project.
2. No pruning shall be performed unless under the direction of the project arborist. Including limbing tree up.
3. No grading, excavation, storage (materials, equipment, vehicles, etc.) or other unpermitted activity shall occur inside the protective fencing.
4. Penalty for damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160)
5. Any work in approved TPZ must be with the permission of the Land Use and Planning Division at landuse.planning@mercergov.org.
6. 5" course woodchips within the tree protection zone, but not against the tree trunk.



Tree protection fence: 4-6" chain link fence, solidly anchored into the ground, or if authorized High-density polyethylene fencing with 3.5" X 1.5" openings, color orange. Steel posts installed at 8' o.c.

2" X 6" steel post or approved equivalent

Maintain existing grade with the tree protection fence unless otherwise indication on the plans.

NOT TO SCALE

Danny Tran
9756 SE 40th St
Mercer Island, WA 98040
(425) 445-4075

FOR

TREE PROTECTION PLAN

Residence Remodel
9756 SE 40th Street
Mercer Island, WA 98040
PN: 265550-0167

JOB NO:	DESIGN:	DRAWN:	APPD:	DATE:	SCALE:	REV	DESCRIPTION	DATE	APPD
2509	BSM	BSM	-	6/10/25	1/4" = 1'				

TPP

LEGAL DESCRIPTION

THE WEST 70 FEET OF THE EAST 95 FEET OF THE SOUTH 110 FEET OF LOT 17, BLOCK 1, FRUITLAND ACRES ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 33, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

ACCEPTED A BEARING OF S88°31'24"E FOR THE CENTERLINE OF SE 40TH STREET BASED ON FOUND MONUMENTS. RECORD OF SURVEY BY TERRANE, RECORDED UNDER RECORDING NO. 20250128900005, RECORDS OF KING COUNTY, WASHINGTON.

PROJECT INFORMATION

PROPERTY OWNER:	DANNY TRAN 9756 SE 40TH STREET MERCER ISLAND, WA 98040
TAX PARCEL NUMBER:	265550-0167
PROJECT ADDRESS:	9756 SE 40TH STREET MERCER ISLAND, WA 98040
ZONING:	R-8.4
JURISDICTION:	CITY OF MERCER ISLAND
PARCEL ACREAGE:	7.700 S.F. (0.177 ACRES) AS SURVEYED

GENERAL NOTES

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 50 TOTAL STATION AND AN EMLID REACH RS2 GPS RECEIVER. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MARCH 2025 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

VERTICAL DATUM & CONTOUR INTERVAL



ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM GPS OBSERVATION USING THE WSRN.

DATUM - NAVD 88

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.

