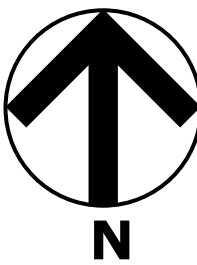


Andrew T Engel

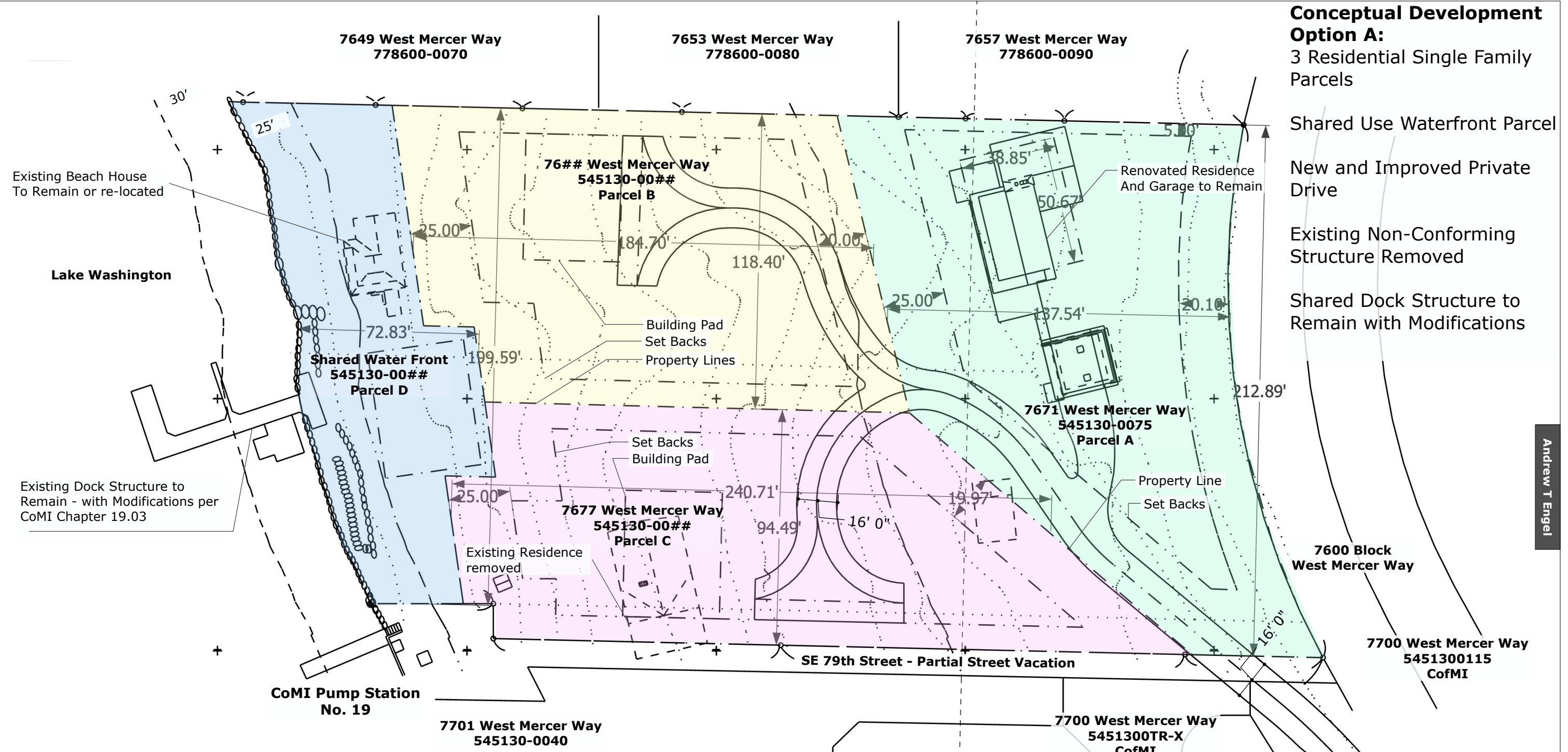


**A** :: Site Plan - Current Coniditions  
 001 scale: 1:40

**Conceptual Development Option A:**  
3 Residential Single Family Parcels

- Shared Use Waterfront Parcel
- New and Improved Private Drive
- Existing Non-Conforming Structure Removed
- Shared Dock Structure to Remain with Modifications

Andrew T Engel



Proposed Parcel Number/ Information	Option A 3-Lot Development
<b>Parcel A</b>	
Lot Area	25,627.00
Lot Width	212.89
Lot Depth	137.54
Lot Slope	
Lot Elevation Gain	56.00
Lot Average Slope	41%
<b>Parcel B</b>	
Lot Area	21,228.08
Lot Width	212.89
Lot Depth	137.54
Lot Slope	
Lot Elevation Gain	60.00
Lot Average Slope	44%

Proposed Parcel Number/ Information	Option A 3-Lot Development
<b>Parcel C</b>	
Lot Area	21,982.25
Lot Width	94.49
Lot Depth	240.71
Lot Slope	
Lot Elevation Gain	91.00
Lot Average Slope	38%
<b>Parcel D - Shared Water Front</b>	
Lot Area	11,618.03
Lot Width	199.59
Lot Depth	72.83
Lot Slope	
Lot Elevation Gain	22.00
Lot Average Slope	30%

**A** :: Development Option A  
002 scale: 1:40

**Conceptual Development Option B:**

2 Upland Residential Single Family View Parcels

2 Waterfront Residential Single Family Parcels

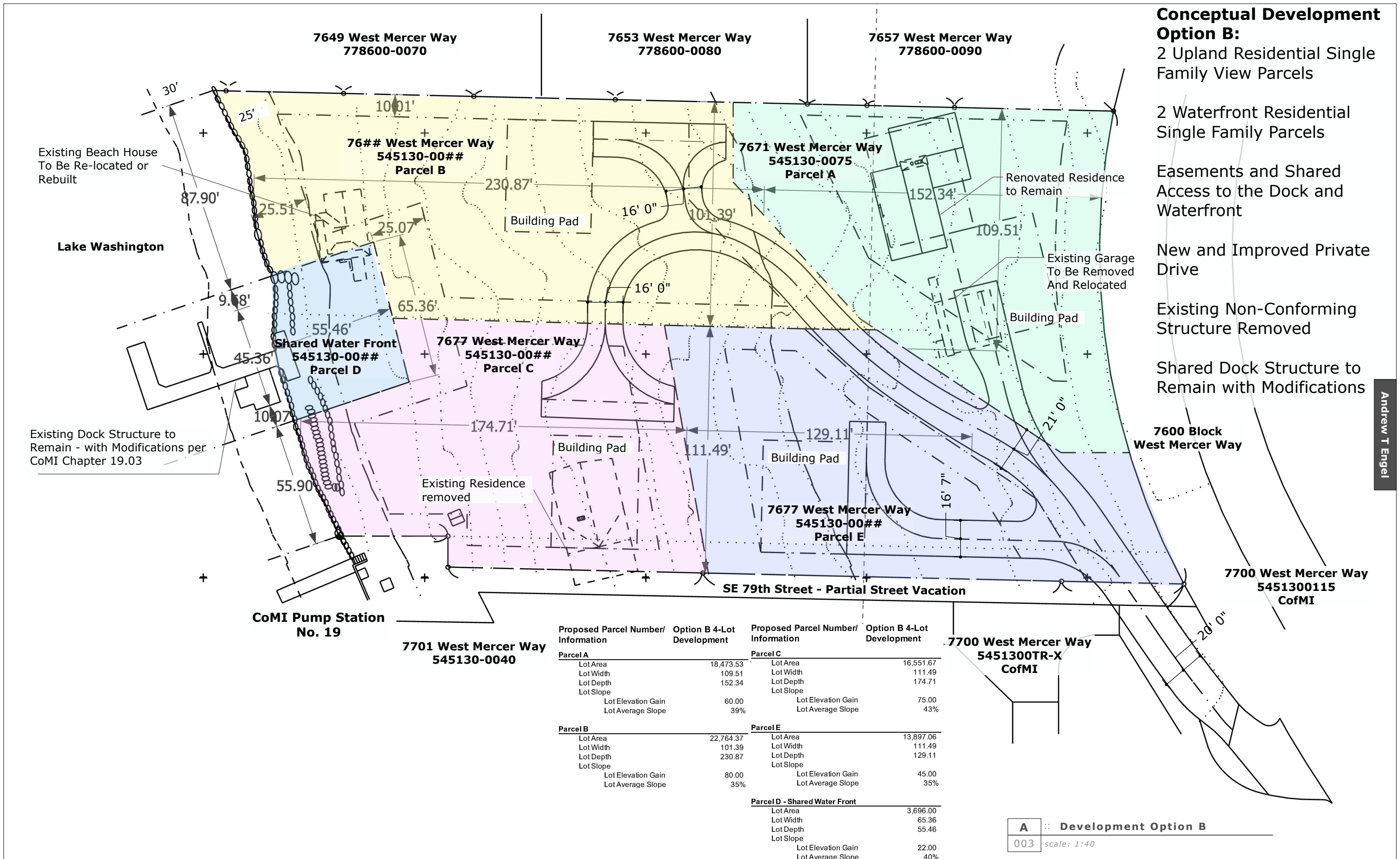
Easements and Shared Access to the Dock and Waterfront

New and Improved Private Drive

Existing Non-Conforming Structure Removed

Shared Dock Structure to Remain with Modifications

Andrew T Engel



Environmental Summary: 19.07

Geological Hazardous Areas:

- 1 Steep slope, slide, and seismic areas encompass the entire parcel.
- 2 A Critical Areas Study will be provided in future CAR II Review

Fish and Wildlife habitat Areas:

- 1 No habitats for endangered or threatened wildlife found.
- 2 See forthcoming CAR I Review Application requesting confirmation of wildlife habitats

Watercourses:

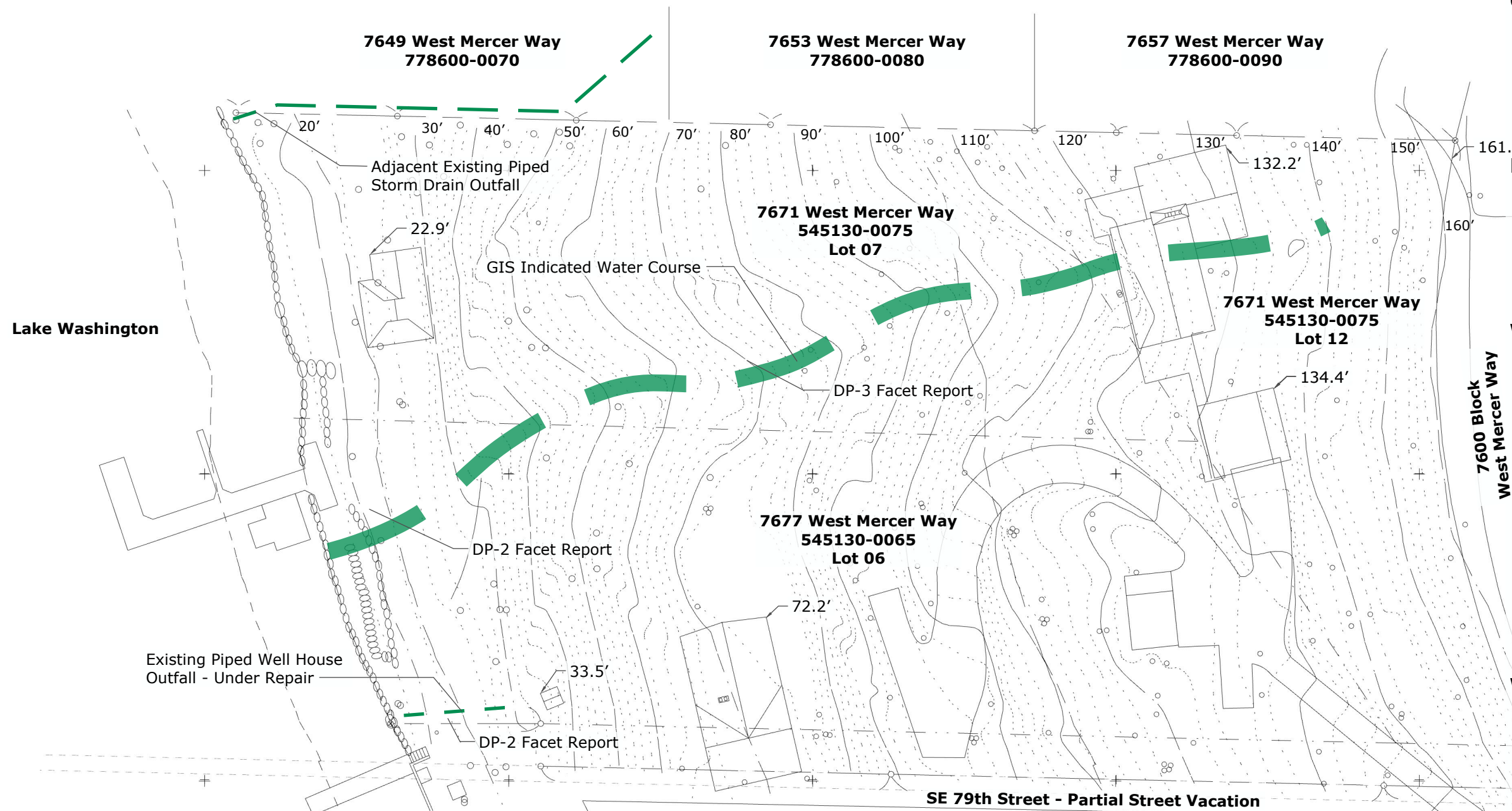
- 1 No indication of any watercourse found as indicated in the CoMI GIS System.
- 2 See forthcoming CAR I Review Application requesting confirmation of no watercourse
- 3 Applicant seeks confirmation of no buffer requirements at adjacent piped storm drain outfall.
- 4 Applicant seeks confirmation of no buffer requirements at the Well House outfall restoration

Wetlands:

- 1 No Delineated Wetlands were found on the property
- 2 See forthcoming CAR I Review Application requesting confirmation of wetlands designations.

Trees:

- 1 See attached CoMI Tree Inventory, Tree Schedule, and Tree Survey
- 2 A completed Tree Inventory and Mitigation will be provided with the development application.



7600 Block West Mercer Way

7649 West Mercer Way  
778600-0070

7653 West Mercer Way  
778600-0080

7657 West Mercer Way  
778600-0090

7671 West Mercer Way  
545130-0075  
Lot 07

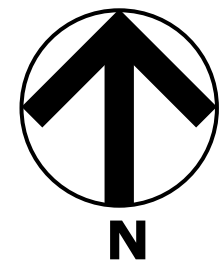
7671 West Mercer Way  
545130-0075  
Lot 12

7677 West Mercer Way  
545130-0065  
Lot 06

7701 West Mercer Way  
545130-0040

7700 West Mercer Way  
5451300TR-X  
CofMI

7700 West Mercer Way  
5451300115  
CofMI



0 30 60

A :: <SceneName>  
001 scale: <Scale>

Andrew T Engel



**A:** Looking up to 7671



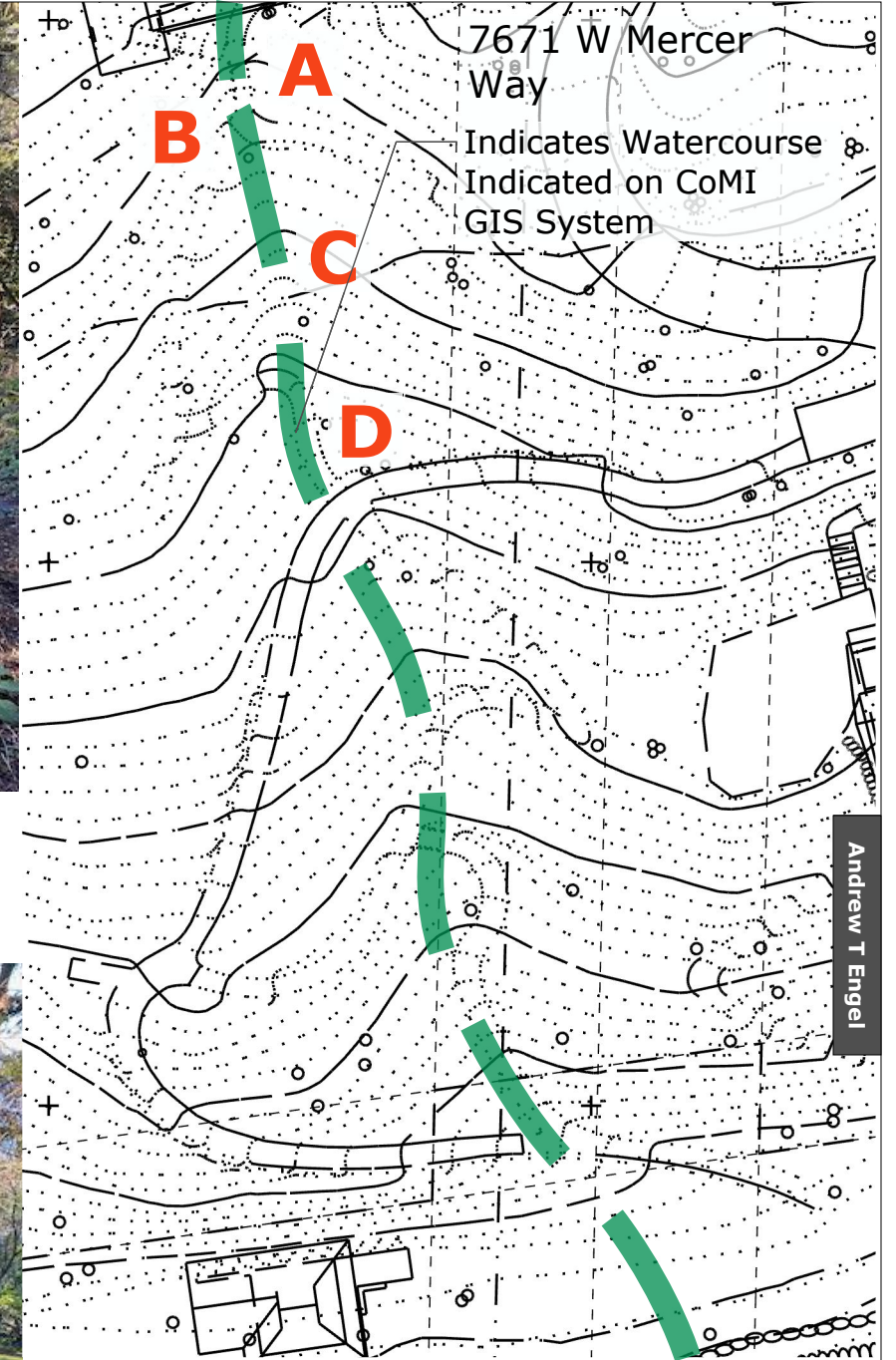
**B:** Down slope below 7671



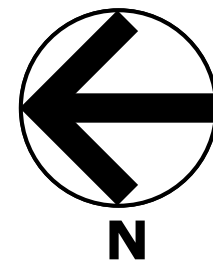
**C:** Down slope below mid point of Ravine



**D:** Down slope below mid point of Ravine



Lake Washington





**E:** Looking down at lower Ravine



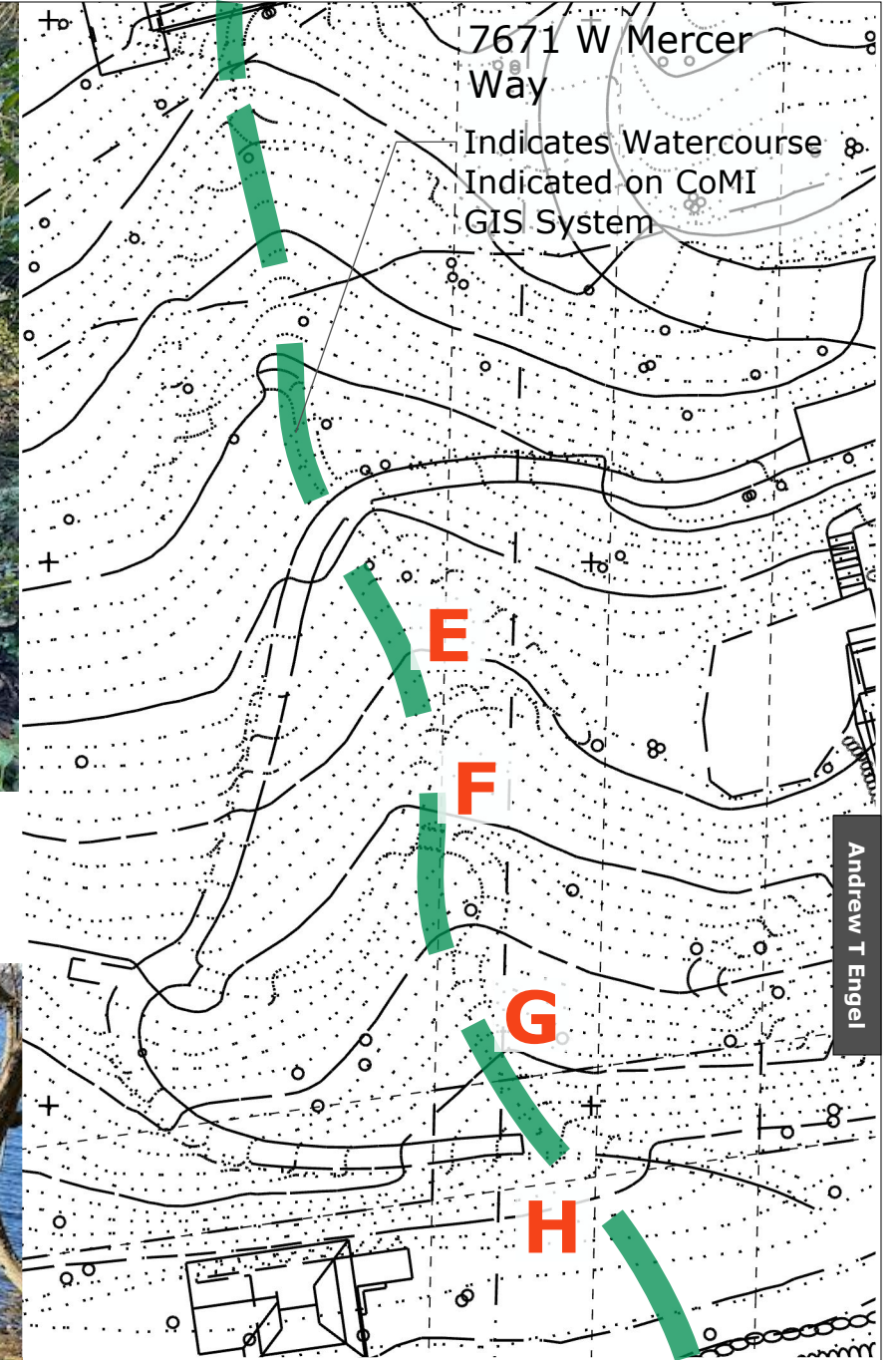
**F:** Looking down mid point of lower Ravine



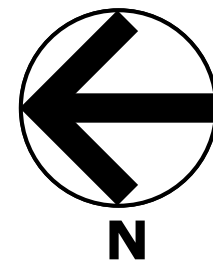
**G:** Looking down at bottom of Ravine



**H:** View of existing beach and L. Washington



Lake Washington



Lake Washington