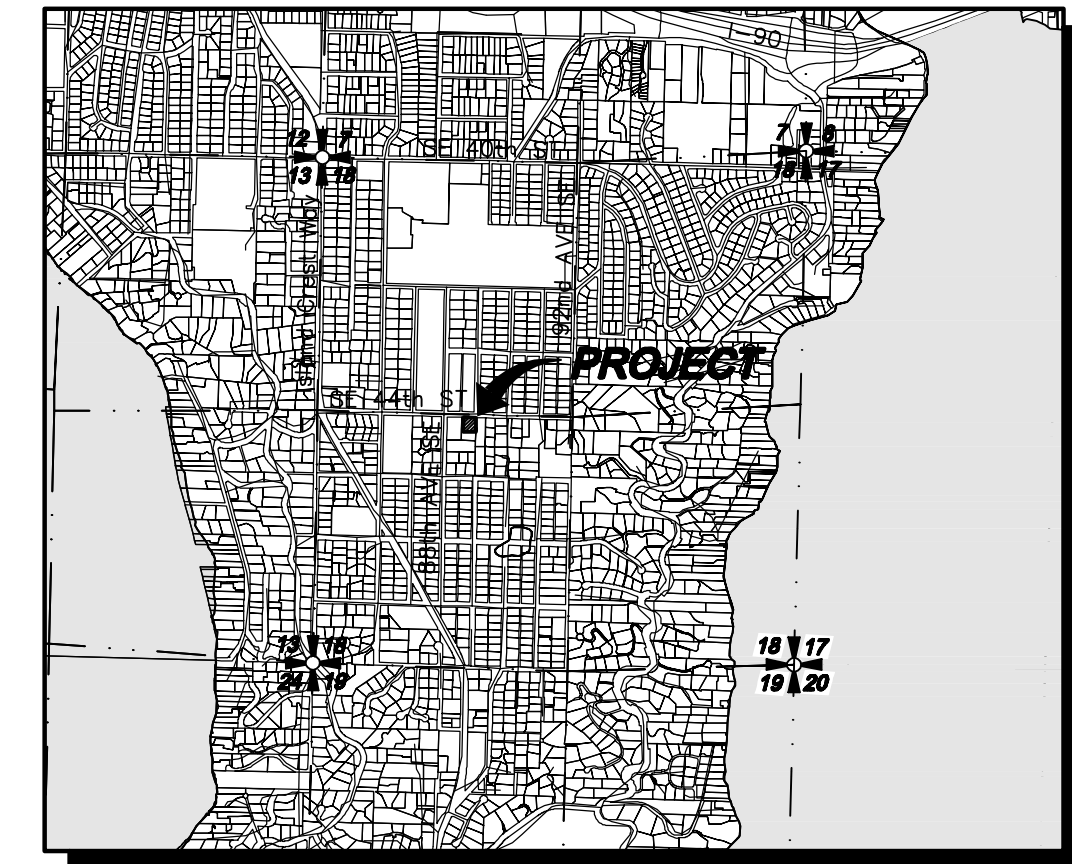
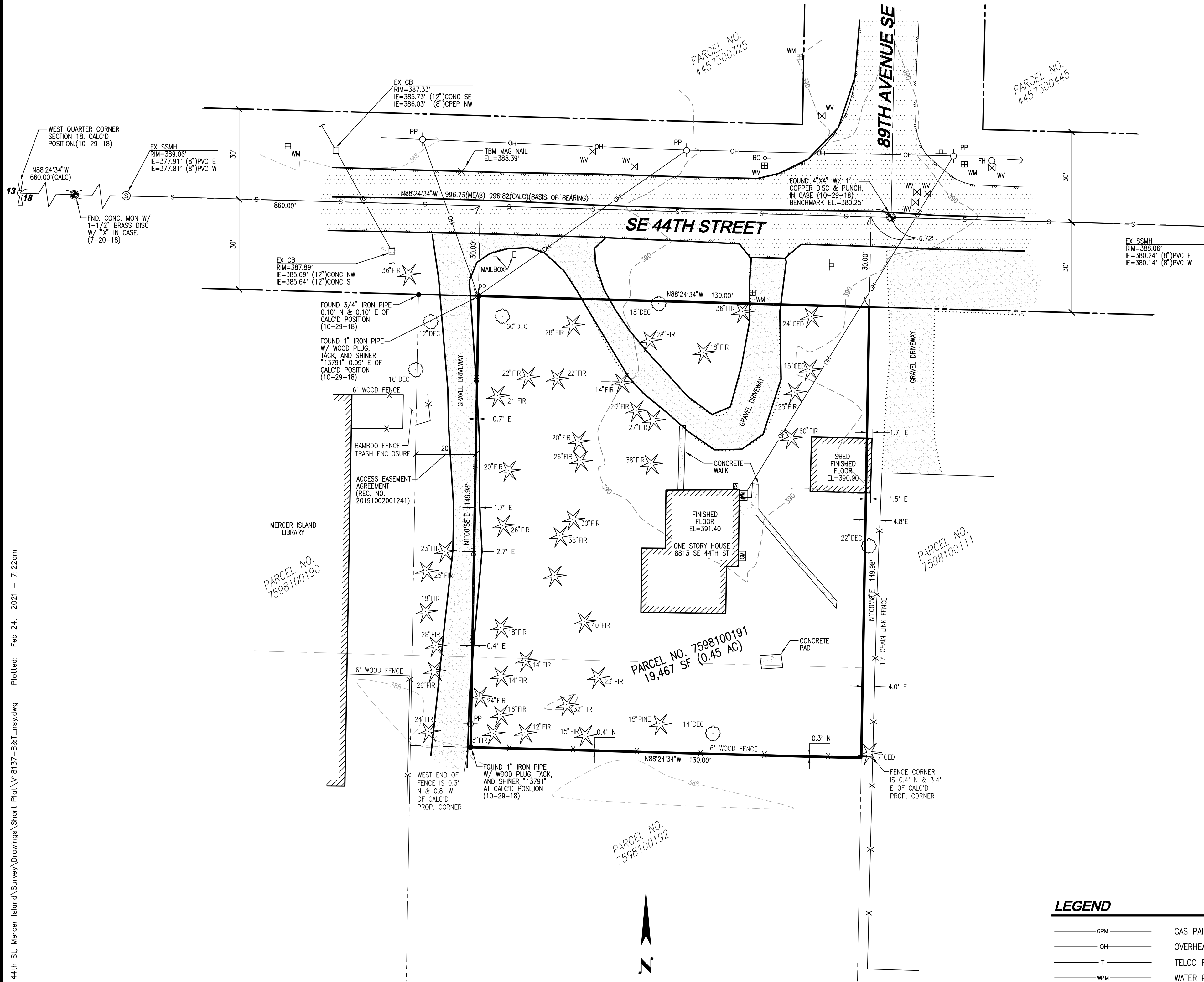


CONSTANTINE PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY



VICINITY MAP
SCALE: 1"=2000'



LEGAL DESCRIPTION

CHICAGO TITLE INSURANCE COMPANY
GUARANTEE/CERTIFICATE NO.0138698-ETU-SECOND(AMENDED)
EFFECTIVE DATE: OCTOBER 26, 2020 AT 8:00AM

THE NORTH 30 FEET OF THE EAST 1/2 OF LOT 9; AND THE EAST 1/2 OF LOT 10, LESS THE WEST 20 FEET THEREOF; BLOCK 8 VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 76 OF PLATS;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEY INFORMATION

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM-1988

BENCHMARK

BENCHMARK:
MONUMENT AT THE INTERSECTION OF SE 44TH ST & 89TH AVE SE
ELEVATION = 380.25'
BM:
MAG NAIL SET ON NORTH SIDE OF SE 44TH ST
ELEVATION = 388.39'

HORIZONTAL DATUM:

NAD 83/91
WASHINGTON STATE COORDINATES-NORTH ZONE

BASIS OF BEARING

NAD83/91 FROM GPS OBSERVATION
MONUMENTED CENTERLINE OF SE 44TH STREET
(BEARING = N88°24'34"W)

REFERENCES

- (R1) PLAT OF VITUS SCHMID'S EAST SEATTLE ACRE TRACTS VOL. 7, PG. 76 OF PLATS, FILLED IN KING COUNTY, WA
- (R2) RECORD OF SURVEY AF#199005159008 VOL. 72, PG. 293 OF SURVEYS, FILLED IN KING COUNTY, WA
- (R2) SHORT PLAT AF#197801069010, FILLED IN KING COUNTY, WA

EQUIPMENT & PROCEDURES

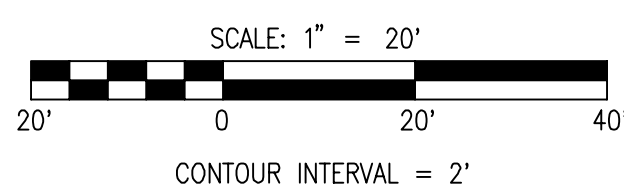
METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION:
LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND LEICA GS-14 GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURERS SPECIFICATIONS AS REQUIRED BY WAC 332-130-100
PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

SURVEY NOTES

1. BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT.
2. SURVEY FIELDWORK PERFORMED ON OCTOBER 29, 2018
3. THIS BOUNDARY TOPOGRAPHIC MAP MAY HAVE DEPICTED OCCUPATIONAL INDICATORS (IE: EDGE OF ASPHALT DRIVE, FENCE LINES, BUILDINGS AND RETAINING WALLS- SEE MAP FOR SITE SPECIFICS) AS PER W.A.C. 332-130. LINES OF OCCUPATION, AS DEPICTED MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY TOPOGRAPHIC MAP HAS ONLY DEPICTED THE RELATIONSHIP BETWEEN LINES OF OCCUPATION AND DEEDED LINES OF RECORD. NO RESOLUTION OR OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE BY THIS BOUNDARY TOPOGRAPHIC MAP OR BY ANY PERSONNEL OF LDC, INC.
4. POTENTIAL ENCROACHMENTS
-GRAVEL DRIVEWAY HAS BEEN OBSERVED AS CROSSING THE WESTERLY DEED LINE AS SHOWN HEREON.
-SHED HAS BEEN OBSERVED AS CROSSING THE EASTERLY DEED LINE AS SHOWN HEREON.
5. EXISTING HOUSE AND SHED WILL BE DEMOLISHED PRIOR TO FINAL PLAT APPLICATION.

LEGEND

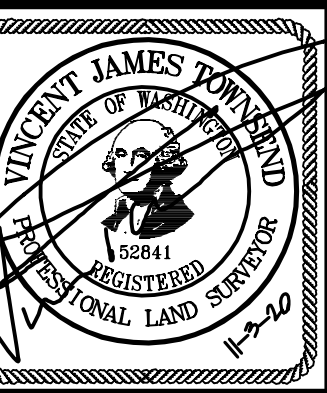
— GPM —	GAS PAINT MARK	□ CB	CATCH BASIN	⊙ SSMH	SEWER MANHOLE	▨	RETAINING WALL
— OH —	OVERHEAD POWER LINE	⊙ SSMH	STORM MANHOLE	⊙ SDCO	STORM CLEANOUT	▨	EXISTING PAVEMENT
— T —	TELCO PAINT MARK	⊙ FH	FIRE HYDRANT	⊙ TEL	TELCO RISER	CONC	EXISTING CONCRETE
— WPM —	WATER PAINT MARK	⊙ Gv	GAS VALVE	⊙ WM	WATER METER	▨	EXISTING GRAVEL
— SD —	STORM LINE	⊙ PP	GUY ANCHOR	⊙ WV	WATER VALVE	▨	EXISTING BUILDING
— W —	WATER LINE	⊙ J	JUNCTION BOX	⊙ I	IRRIGATION CONTROL VALVE	▨	EXISTING BUILDING
— S —	SEWER LINE	⊙ L	LIGHT POLE	⊙ PV	POWER VAULT	▨	EXISTING BUILDING
— G —	GAS LINE	⊙ X	LIGHT STANDARD	⊙ PV	POWER VAULT	▨	EXISTING BUILDING
— A —	ASPHALT LINE	⊙ T	POWER TRANSFORMER			▨	CALCULATED QUARTER SECTION CORNER



NO.	DATE	REVISIONS	DESCRIPTION

LDC
THE CIVIL ENGINEERING GROUP
28215 142nd Avenue NE
Woodinville, WA 98072
Ph: 425.848.1839
Fax: 425.842.2889
www.LDCcorp.com

O. GEORGE CONSTANTINE
8817 SE 44TH ST, MERCER IS., WA
BOUNDARY AND TOPOGRAPHIC SURVEY



JOB NUMBER: V18-137
DRAWING NAME: V18137-B&T
DESIGNER:
DRAFTING BY: NSY
DATE: 11-9-18
SCALE: 1"=20'
JURISDICTION:

CONSTANTINE SHORT PLAT

MERCER ISLAND SHORT PLAT NO. SUB20-004

DECLARATION

WE THE UNDERSIGNED OWNER(S) IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THE SHORT SUBDIVISION TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 2020.

BY: OWNER

BY: OWNER

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LAND OWNER(S) (IF A PERSON OF PERSONS), ARE THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S) ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE OF NOTARY PUBLIC _____
PRINTED NAME _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

CITY OF MERCER ISLAND APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2021.

CODE OFFICIAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2021.

CITY ENGINEER

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2021.

ASSESSOR

DEPUTY ASSESSOR

ORIGINAL LEGAL DESCRIPTION

CHICAGO TITLE INSURANCE COMPANY
GUARANTEE/CERTIFICATE NO.0138698-ETU-SECOND(AMENDED)
EFFECTIVE DATE: OCTOBER 26, 2020 AT 8:00AM

THE NORTH 30 FEET OF THE EAST 1/2 OF LOT 9; AND THE EAST 1/2 OF LOT 10, LESS THE WEST 20 FEET THEREOF; BLOCK 8 VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 76 OF PLATS;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

NEW LEGAL DESCRIPTIONS

LOT 1

THE NORTH 30 FEET OF THE EAST 1/2 OF LOT 9; AND THE EAST 1/2 OF LOT 10, LESS THE WEST 20 FEET THEREOF; BLOCK 8 VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 76 OF PLATS;

EXCEPT THE SOUTH 74.99 FEET THEREOF.

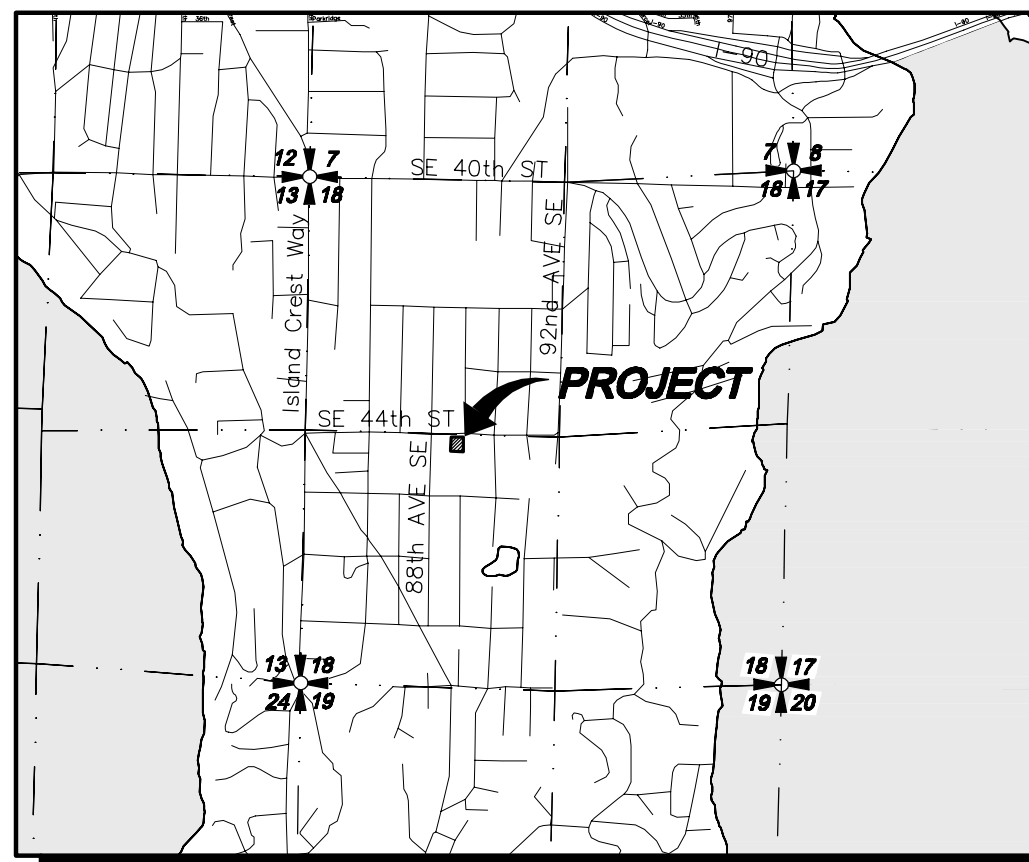
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LOT 2

THE NORTH 30 FEET OF THE EAST 1/2 OF LOT 9; AND THE EAST 1/2 OF LOT 10, LESS THE WEST 20 FEET THEREOF; BLOCK 8 VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 76 OF PLATS;

EXCEPT THE NORTH 74.99 FEET THEREOF.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



VICINITY MAP

SCALE: 1"=2000'

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LAND DEVELOPMENT CONSULTANTS, CORP. THIS _____ DAY OF _____, 2021, AT _____ MINUTES PAST _____ M. AND RECORDED IN BOOK _____ OF SURVEYS, PAGE(S) _____.

MANGER

SUPT. OF RECORDS

APPROVAL NOTE

THIS REQUEST DOES NOT GUARANTEE THAT THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPARATE INSTRUMENT UNLESS ALL LOTS HEREIN ARE UNDER THE SAME OWNERSHIP.

SURVEYOR NOTE

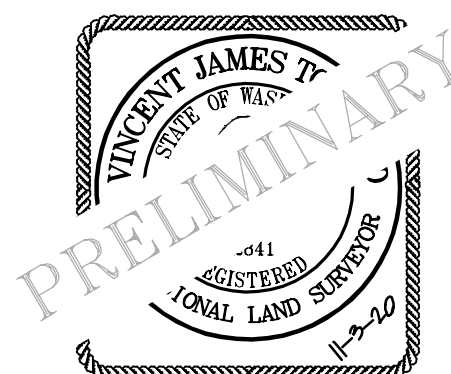
EXISTING HOUSE AND SHED WILL BE DEMOLISHED PRIOR TO FINAL PLAT APPLICATION.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF 8813 SE 44TH STREET IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

VINCENT J. TOWNSEND, PROFESSIONAL LAND SURVEYOR
STATE OF WASHINGTON CERTIFICATE NO. 52841

DATE



LDC

Surveying
Engineering
Planning

Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072

Kent
1851 Central Pl S, #101
Kent, WA 98030

T 425.806.1869

www.LDCcorp.com

F 425.482.2893

CONSTANTINE SHORT PLAT

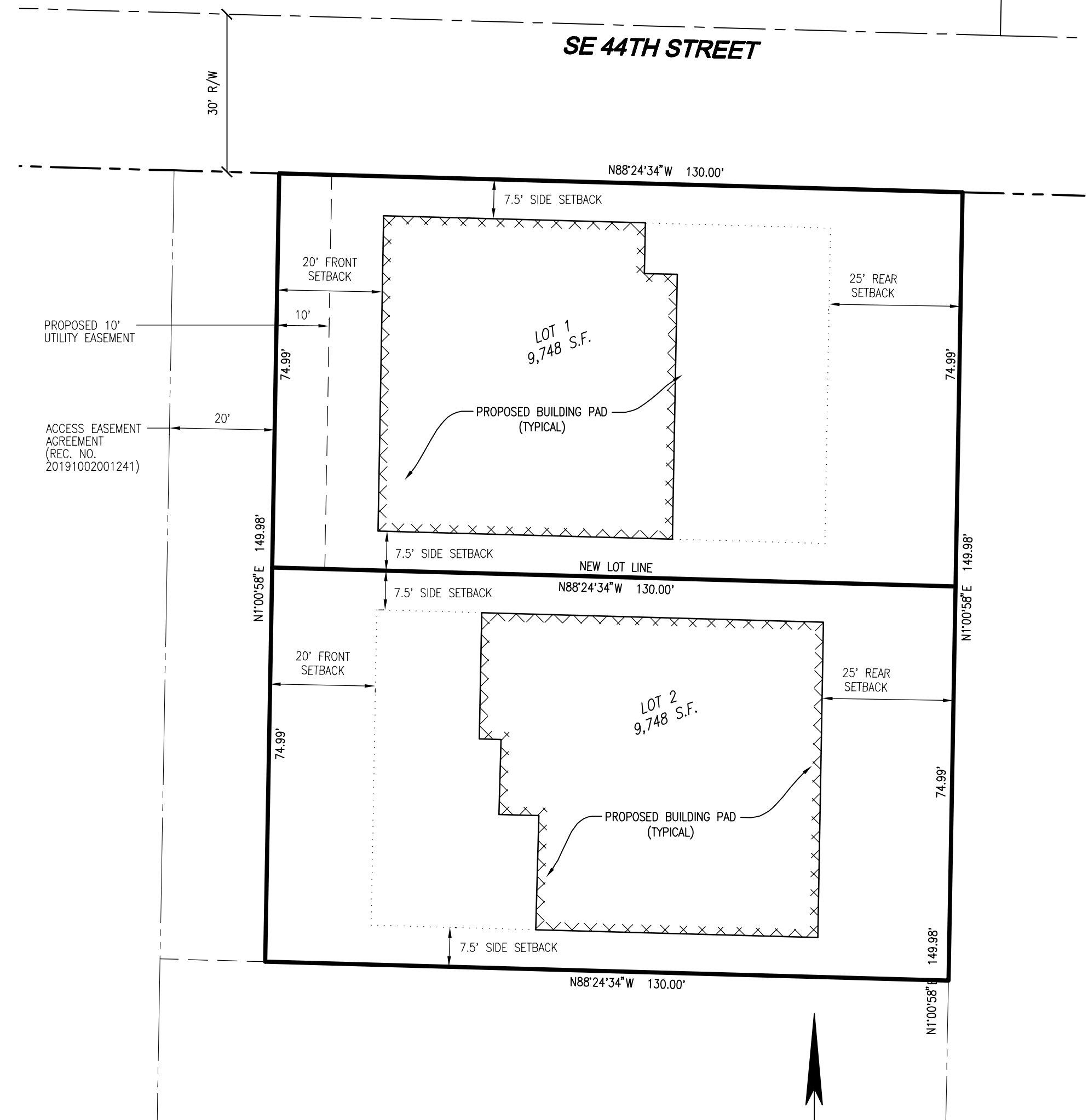
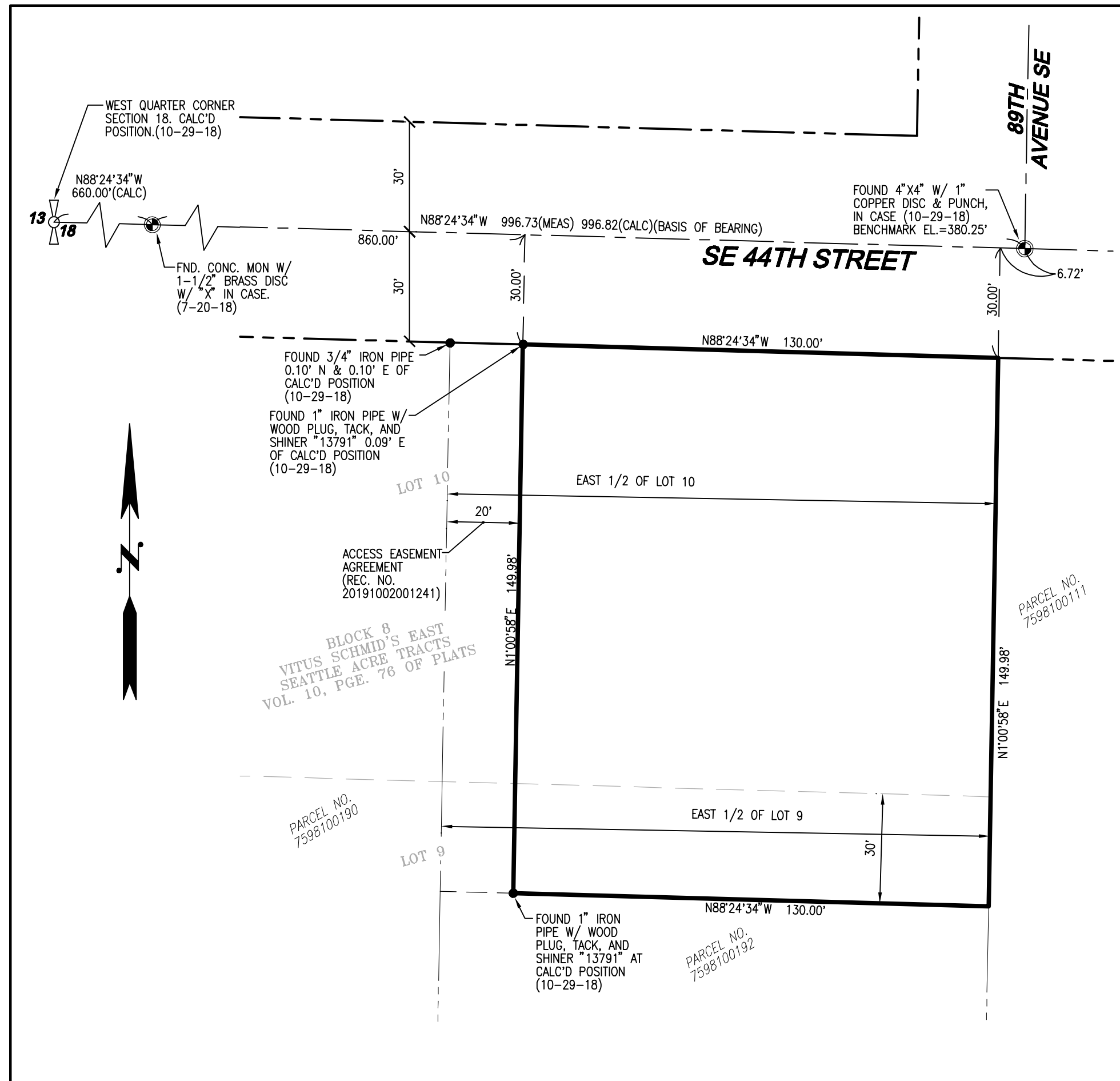
NE 1/4 OF THE SW 1/4 OF SEC 18, TWN 24 N, RGE 5 E, W.M.

CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

DRAWN BY:	DATE:	DRAWING FILE NAME:	SCALE:	JOB NUMBER:	SHEET:
NSY	28 OCT 20	V18-137-SP	N.T.S	V20-137	3 OF 10

CONSTANTINE SHORT PLAT

MERCER ISLAND SHORT PLAT NO. SUB20-004



SURVEY INFORMATION

HORIZONTAL DATUM:

NAD 83/91
WASHINGTON STATE COORDINATES-NORTH ZONE

BASIS OF BEARING

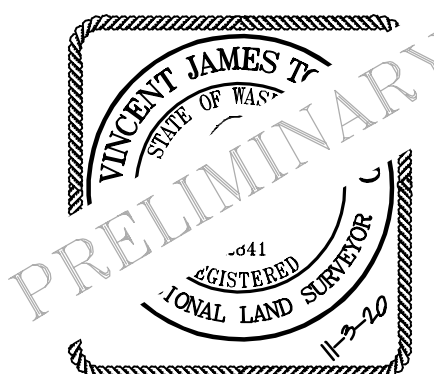
NAD83/91 FROM GPS OBSERVATION
MONUMENTED CENTERLINE OF SE 44TH STREET
(BEARING = N88°24'34"W)

REFERENCES

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- (R2) RECORD OF SURVEY AF#199005159008 VOL 72, PG. 293 OF SURVEYS, FILLED IN KING COUNTY, WA
- (R2) SHORT PLAT AF#197801069010, FILLED IN KING COUNTY, WA

SURVEY NOTE

EXISTING HOUSE AND SHED WILL BE DEMOLISHED PRIOR TO FINAL PLAT APPLICATION.



LDC | Surveying
Engineering
Planning

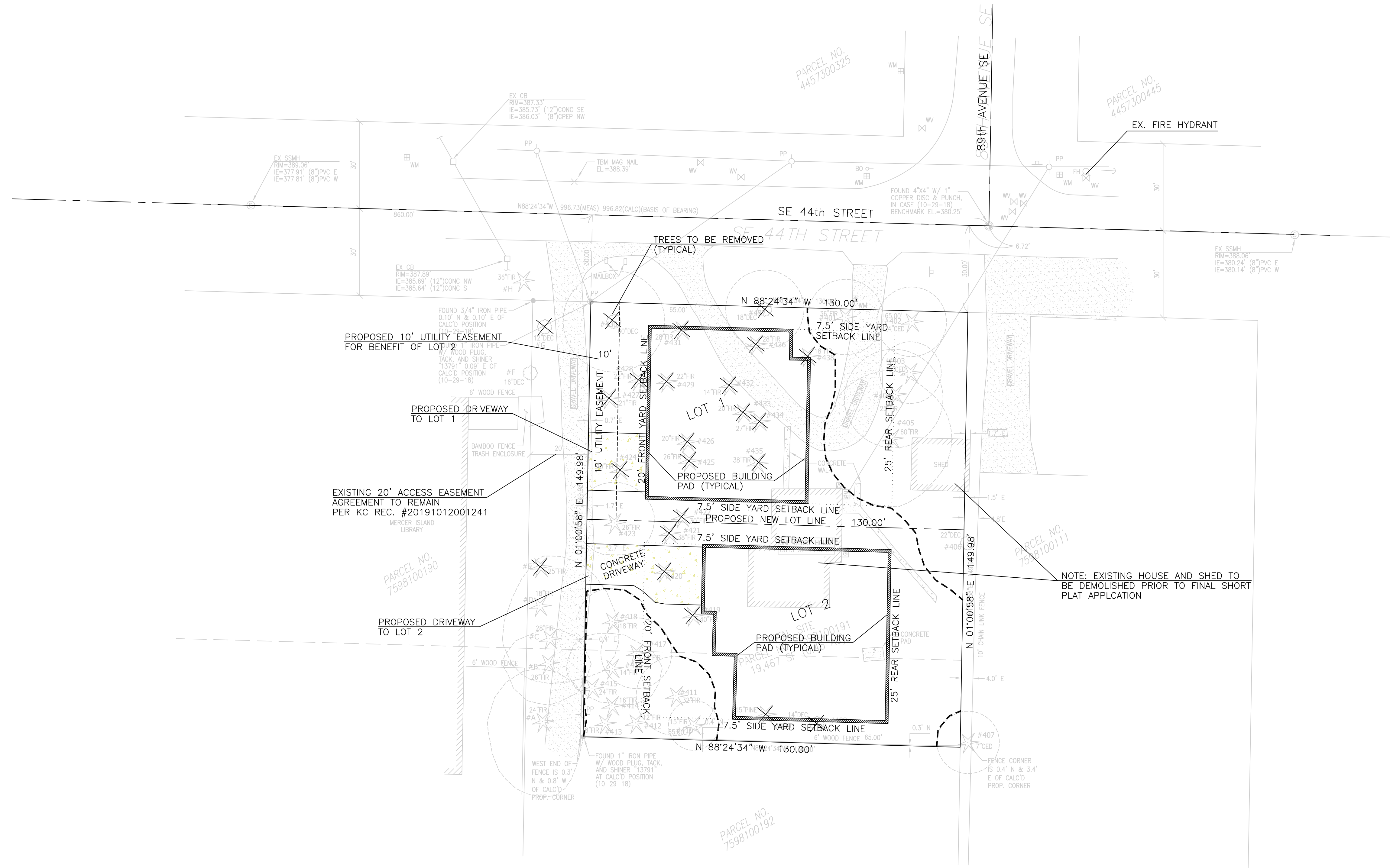
Woodinville Kent
20210 142nd Avenue NE 1851 Central Pl S, #101
Woodinville, WA 98072 Kent, WA 98030
T 425.806.1869 www.LDCcorp.com F 425.482.2893

CONSTANTINE SHORT PLAT

NE 1/4 OF THE SW 1/4 OF SEC 18, TWN 24 N, RGE 5 E, W.M.

CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

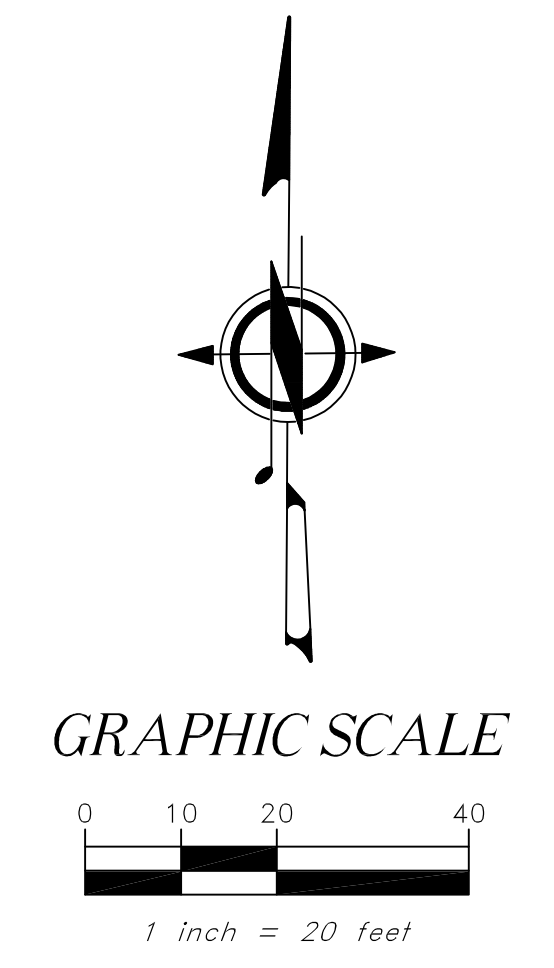
DRAWN BY: NSY DATE: 28 OCT 20 DRAWING FILE NAME: V18-137-SP SCALE: N.T.S. JOB NUMBER: V20-137 SHEET: 4 OF 10



	SLOPE	NET LOT AREA (sq. feet)	LOT COVERAGE (SF/%)	HARDSCAPE (SF/%)	GROSS FLOOR AREA (SF/%)	COVERED/UNCOVERED PARKING STALLS (#/s)	IMPERVIOUS SURFACE (SF/%)	LOT WIDTH (FEET)	LOT DEPTH (FEET)
LOT 1									
OLD:	1.93%	19,467	1,441/7.40%	1,541/7.92%	1,104/5.67%	0/2	2,982/15.3%	130.00	149.98
NEW:	1.93%	9,748	3,260/33.4%	650/6.67%	3,899/40%	2/2	3,910/40.1%	75.00	130.00
LOT 2									
NEW:	2.38%	9,748	3,693/37.9%	850/8.72%	3,899/40%	2/2	4,543/46.6%	75.00	130.00

NOTE:
 (A) NO CONSTRUCTION, TREE REMOVAL, GRADING, INSTALLATION OF UTILITIES ON LAND WITHIN A PROPOSED LONG OR SHORT SUBDIVISION SHALL BE ALLOWED PRIOR TO PRELIMINARY APPROVAL ON THE LONG OR SHORT SUBDIVISION AND UNTIL THE APPLICANT HAS SECURED THE PERMITS REQUIRED UNDER THE MERCER ISLAND CITY CODE. FOLLOWING PRELIMINARY APPROVAL, TREE REMOVAL, GRADING, AND INSTALLATION OF UTILITIES SHALL BE THE MINIMUM NECESSARY TO ALLOW FOR THE FINAL PLAT APPROVAL OF THE LONG OR SHORT SUBDIVISION.
 (B) AN EXISTING LOT, CREATED THROUGH THE FINAL PLAT APPROVAL OF A LONG OR SHORT SUBDIVISION, SHALL BE A CONDITION PRECEDENT FOR DETERMINATION OF COMPLETE APPLICATION FOR A BUILDING PERMIT TO CONSTRUCT A NEW SINGLE-FAMILY DWELLING.

APPROVAL NOTE:
 THIS REQUEST DOES NOT GUARANTEE THAT THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPARATE INSTRUMENT UNLESS ALL LOTS HEREIN ARE UNDER SAME OWNERSHIP.



PROJECT

CLIENT

SHEET CONTENT

DATE

JOB NO.

DWG NO.

DATE

REV. NO.

DESCRIPTION

DESIGNED BY

DRAWN BY

CHECKED BY

DLO

VS

DLO

DLO

DLO

02/24/2021

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RESPOND TO CITY COMMENTS DATED 02/02/2021

02/24/2021

1

RESPOND TO CITY COMMENTS DATED 02/02/2021

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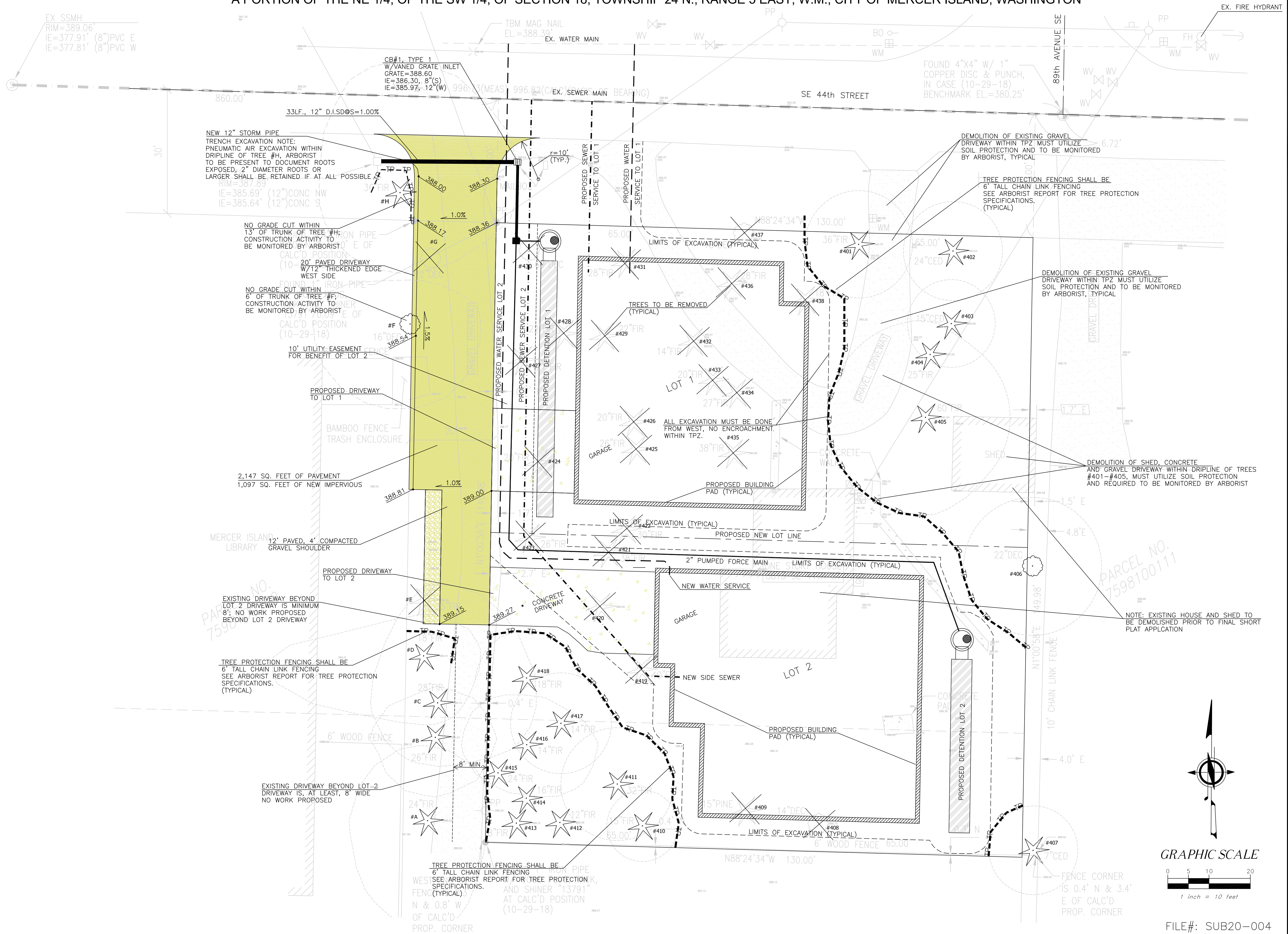
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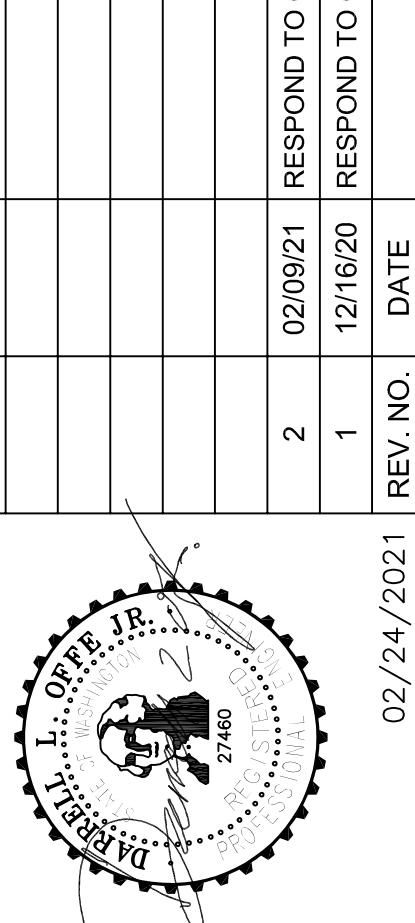
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A PORTION OF THE NE 1/4, OF THE SW 1/4, OF SECTION 18, TOWNSHIP 24 N., RANGE 5 EAST, W.M., CITY OF MERCER ISLAND, WASHINGTON



REV. NO.	DATE	DESCRIPTION
2	02/09/21	RESPOND TO CITY COMMENTS DATED 02/02/2021
1	12/16/20	RESPOND TO CITY COMMENTS DATED 12/04/2020



OFFE ENGINEERS
13932 SOUTHEAST 199TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-260-3412
CONTACT: DARRELL OFFE, P.E.

DESIGNED BY DLO
DRAWN BY VS
CHECKED BY DLO

PROJECT Constantine Short Plat
CLIENT O. George Constantine
SHEET CONTENT TREE PLAN
DATE 02/24/2021
JOB NO.
DWG NO.
SHEET 6 OF 10

Table of Trees
8817 SE 44th St. Mercer Island, WA
Arborist: Joseph S-H, Andrea S
Date of Inventory: July 21, 2020
Table Prepared: Oct 27, 2020

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	N	E	S	W	Exceptional Threshold	Exceptional Grove? (Yes/No)	Exceptional	Proposed Action	Limits of Disturbance*	Notes
401	<i>Pseudotsuga menziesii</i>	Douglas-fir	37.4		Good	Good	31.1	29.6	28.1	29.6	30.0	Yes	Exceptional	Impact	Tree drip-line. Removal of gravel in root zone shall be monitored	Adjacent to driveway, utility box 3' from trunk, prominent surface roots, codominant at 60', one stem significantly smaller
402	<i>Thuja plicata</i>	Western Redcedar	26.0		Good	Good	14.1	14.1	14.1	14.1	30.0	Yes	Exceptional	Impact	Tree drip-line. Removal of gravel in root zone shall be monitored	Typical drought stress canopy sparseness, ivy on stem, blackberries in drip-line, brush pile in root zone
403	<i>Thuja plicata</i>	Western Redcedar	12.8		Good	Good	8.5	8.5	8.5	8.5	30.0	Yes	Exceptional	Impact	Tree drip-line. Removal of gravel in root zone shall be monitored	Brush pile in root zone, suppressed by larger adjacent Douglas-firs
404	<i>Pseudotsuga menziesii</i>	Douglas-fir	26.3		Good	Good	19.1	19.1	19.1	19.1	30.0	Yes	Exceptional	Impact	Tree drip-line. Removal of gravel in root zone shall be monitored	Wound 3' 6" with response, brush on north side
405	<i>Pseudotsuga menziesii</i>	Douglas-fir	52.3		Good	Good	25.2	31.2	31.2	28.2	30.0	Yes	Exceptional	Impact	Tree drip-line. Removal of gravel and shed in root zone shall be monitored	Concrete pad from shed is 4' from trunk, light attached to trunk at 15', cut enveloped electrical line on east side, crown raised in past, 3 rebarred scaffolds with narrow attachment angles, could prune to subordinate
406	<i>Arbutus menziesii</i>	Madrone	16.7	15.1, 7.2	Good	Good	13.2	12.7	18.7	20.7	6.0	No	Exceptional	Retain	Tree drip-line.	Shared tree, phototropic to southwesterly, bricks at base
407	<i>Castanea dentata</i>	American chestnut	9.9		Good	Good	17.4	13.4	15.4	15.9		No	Exceptional	Retain	Tree drip-line.	Chestnut tree, not on survey, stub cuts on trunk
408	<i>Malus sp.</i>	Apple	17.0	13.3, 10.6	Good	Fair	16.7	16.7	16.7	16.7	20.0	No	Exceptional	Remove	N/A	3" diameter stub cuts, 7" from fence
409	<i>Pinus jeffreyi</i>	Jeffrey pine	29.7		Good	Good	18.2	21.2	25.2	16.2		No	Exceptional	Remove	N/A	Clusters of 3 needles 5-7" long, ivy on trunk, 7.5' from fence to south, needle disease causing premature wilt/drop, tree health is good overall
410	<i>Pseudotsuga menziesii</i>	Douglas-fir	15.3		Good	Fair	13.6	16.6	12.6	19.6	30.0	Yes	Exceptional	Retain	Tree drip-line.	Codominant stems at 12', one stem is smaller & subordinate, trunk is 6" from fence, brush in root zone
411	<i>Pseudotsuga menziesii</i>	Douglas-fir	34.3		Good	Good	24.4	24.4	24.4	24.4	30.0	Yes	Exceptional	Retain	Tree drip-line.	Epicormic release on north side of trunk, unusual trunk anatomy as well
412	<i>Pseudotsuga menziesii</i>	Douglas-fir	11.8		Good	Fair	3.5	12.0	11.5	7.5	30.0	Yes	Exceptional	Retain	Tree drip-line.	Utility line in contact with stems, most of live canopy to southeast, codominant stems with narrow union, third stem was removed in past
413	<i>Pseudotsuga menziesii</i>	Douglas-fir	8.1		Good	Fair	1.3	10.3	10.3	8.8	30.0	No (under 10" diameter)	Exceptional	Retain	Tree drip-line.	Topped for wire clearance, 3 rebarred trunks, most of live canopy to southeast
414	<i>Pseudotsuga menziesii</i>	Douglas-fir	17.1		Good	Fair	10.7	15.7	22.7	12.7	30.0	Yes	Exceptional	Retain	Tree drip-line.	Broken top with rebar at 45', ivy at base

Tree Solutions, Inc.
2940 Westlake Ave. N #200 Seattle, WA 98109
www.treesolutions.net
206-528-4670

Page 1 of 4

Table of Trees
8817 SE 44th St. Mercer Island, WA
Arborist: Joseph S-H, Andrea S
Date of Inventory: July 21, 2020
Table Prepared: Oct 27, 2020

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	N	E	S	W	Exceptional Threshold	Exceptional Grove? (Yes/No)	Exceptional	Proposed Action	Limits of Disturbance*	Notes
415	<i>Pseudotsuga menziesii</i>	Douglas-fir	24.7		Good	Good	18.0	18.0	21.0	25.0	30.0	Yes	Exceptional	Retain	Tree drip-line.	Epicormic release, growing 2' from driveway, ivy at base, lost top possibly due to storm damage
416	<i>Pseudotsuga menziesii</i>	Douglas-fir	12.7		Good	Fair	12.0	17.0	13.5	16.0	30.0	Yes	Exceptional	Retain	Tree drip-line.	Previously topped, ivy at base
417	<i>Pseudotsuga menziesii</i>	Douglas-fir	12.1		Good	Good	9.5	10.5	10.0	10.0	30.0	Yes	Exceptional	Retain	Tree drip-line.	Ivy at base, recent soil disturbance in drip-line
418	<i>Pseudotsuga menziesii</i>	Douglas-fir	17.6		Good	Good	13.7	18.7	11.2	15.7	30.0	Yes	Exceptional	Retain	Tree drip-line.	Soil disturbance in root zone, driveway 7' from trunk
419	<i>Pseudotsuga menziesii</i>	Douglas-fir	35.1		Good	Good	22.0	23.0	18.0	18.0	30.0	Yes	Exceptional	Remove	N/A	Existing house 16' from trunk to east, brush and soil disturbance in drip-line on west side
420	<i>Pseudotsuga menziesii</i>	Douglas-fir	19.7		Good	Good	13.8	7.8	13.8	13.8	30.0	No	Exceptional	Remove	N/A	Dead ivy up to 65', has been severed at base but canopy is started from this
421	<i>Pseudotsuga menziesii</i>	Douglas-fir	31.0		Good	Good	22.8	24.3	32.3	23.3	30.0	Yes	Exceptional	Remove	N/A	Dead ivy in tree, ivy at base, epicormic release on lower trunk, compaction in root zone to west
422	<i>Pseudotsuga menziesii</i>	Douglas-fir	21.6		Good	Fair	15.9	18.9	11.9	17.4	30.0	Yes	Exceptional	Remove	N/A	Kink in trunk at 45' previously lost top higher up on the stem
423	<i>Pseudotsuga menziesii</i>	Douglas-fir	25.1		Good	Good	20.5	12.0	17.0	21.5	30.0	Yes	Exceptional	Remove	N/A	Abuts driveway on west side, compaction in root zone
424	<i>Pseudotsuga menziesii</i>	Douglas-fir	20.4		Good	Fair	21.4	9.9	11.4	22.4	30.0	Yes	Exceptional	Remove	N/A	Lost top with multiple small rebarred trunks, driveway 4' from base
425	<i>Pseudotsuga menziesii</i>	Douglas-fir	24.9		Good	Good	16.0	16.0	23.0	23.0	30.0	Yes	Exceptional	Remove	N/A	Dead ivy on trunk
426	<i>Pseudotsuga menziesii</i>	Douglas-fir	14.6		Good	Good	16.6	15.1	13.6	18.6	30.0	Yes	Exceptional	Remove	N/A	Kink in trunk at 25', perhaps from losing its top in the past
427	<i>Pseudotsuga menziesii</i>	Douglas-fir	21.1		Good	Good	19.9	7.9	18.9	17.4	30.0	Yes	Exceptional	Remove	N/A	Asymmetric canopy, driveway abuts trunk to west approx 4' from trunk
428	<i>Pseudotsuga menziesii</i>	Douglas-fir	22.5		Good	Fair	14.9	12.9	20.4	20.9	30.0	Yes	Exceptional	Remove	N/A	Kink in trunk at 40'
429	<i>Pseudotsuga menziesii</i>	Douglas-fir	21.7		Good	Good	15.9	12.9	14.9	11.9	30.0	Yes	Exceptional	Remove	N/A	Dead ivy on trunk, kink in trunk at 50'
430	<i>Acer macrophyllum</i>	Bigleaf Maple	34.7		Good	Fair	38.4	32.4	23.4	26.4	30.0	Yes	Exceptional	Remove	N/A	15' from trunk to southeast only for building foundation
431	<i>Pseudotsuga menziesii</i>	Douglas-fir	26.3		Good	Fair	23.1	14.6	1.1	16.1	30.0	Yes	Exceptional	Remove	N/A	Cavities with decay in trunk, large cavity at base with wound up to 6', wound makes an S-shape and is 15' x 4' on the north side, k. Deusta at base, perhaps caused by large trunk failure many years ago, termites in canopy, canopy color looks good, good leaf site, FIV conks on trunk, dead branches in crown with saprophytic fungi, lost top many years ago, recommend advanced aerial assessment if tree is retained

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Table of Trees
8817 SE 44th St. Mercer Island, WA
Arborist: Joseph S-H, Andrea S
Date of Inventory: July 21, 2020
Table Prepared: Oct 27, 2020

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	N	E	S	W	Exceptional Threshold	Exceptional Grove? (Yes/No)	Exceptional	Proposed Action	Limits of Disturbance*	Notes
432	<i>Pseudotsuga menziesii</i>	Douglas-fir	12.1		Good	Fair	16.5	8.5	10.0	10.5	30.0	Yes	Exceptional	Remove	N/A	Large canker on stem at 45', growing 3' from old driveway, good candidate for removal
433	<i>Pseudotsuga menziesii</i>	Douglas-fir	17.5		Good	Good	15.7	8.2	8.2	8.7	30.0	Yes	Exceptional	Remove	N/A	Ivy on stem to 20'
434	<i>Pseudotsuga menziesii</i>	Douglas-fir	26.6		Good	Good	17.6	20.6	20.1	17.1	30.0	Yes	Exceptional	Remove	N/A	Ivy on stem to 15'
435	<i>Pseudotsuga menziesii</i>	Douglas-fir	39.0		Good	Good	21.1	30.1	28.6	24.1	30.0	Yes	Exceptional	Remove	N/A	House foundation 10' to southeast of trunk, 6' holly tree on southeast side of trunk, crown raised, first branches at 40' above ground
436	<i>Pseudotsuga menziesii</i>	Douglas-fir	27.2		Good	Fair	23.6	23.1	27.6	21.1	30.0	Yes	Exceptional	Remove	N/A	Large kink in trunk at 55', likely from loss or removed top
437	<i>Arbutus menziesii</i>	Madrone	17.2		Good	Good	35.7	15.2	3.7	13.7	6.0	Yes	Exceptional	Remove	N/A	Some dieback in lower stems and stems overhanging road, as is typical for madrones in urban environments, large climbing rose on trunk up to 30', phototropic to north over road, crotch on trunk
438	<i>Pseudotsuga menziesii</i>	Douglas-fir	19.3		Good	Fair	14.3	17.3	15.3	14.3	30.0	Yes	Exceptional	Remove	N/A	Pitch flow from trunk, previously lost top, burn on trunk at 5', pile of diseased abuts base of tree
A	<i>Pseudotsuga menziesii</i>	Douglas-fir	23.5		Good	Good	18.0	14.5	26.0	19.0	30.0	Yes	Exceptional	Retain	Tree drip-line.	Driveway abuts base of tree
B	<i>Pseudotsuga menziesii</i>	Douglas-fir	22.2		Good	Fair	12.4	14.9	14.4	15.9	30.0	Yes	Exceptional	Retain	Tree drip-line.	Driveway abuts base of tree, twisting top possibly from past damage to stem
C	<i>Pseudotsuga menziesii</i>	Douglas-fir	28.5		Good	Good	28.7	23.7	15.2	16.2	30.0	Yes	Exceptional	Retain	Tree drip-line.	Driveway abuts base of tree, low live crown ratio, slightly sparse canopy
D	<i>Pseudotsuga menziesii</i>	Douglas-fir	18.2		Good	Good	9.8	13.8	16.8	36.8	30.0	Yes	Exceptional	Impact	5' radius from trunk on east and north side only, limit grade cuts within drip-line	Apical stem leans strongly to west, creating an unusual form, driveway abuts base of tree
E	<i>Pseudotsuga menziesii</i>	Douglas-fir	25.3		Good	Good	23.1	16.1	16.1	22.1	30.0	Yes	Exceptional	Remove	N/A	Driveway abuts base of tree, low live crown ratio
F	<i>Acer macrophyllum</i>	Bigleaf Maple	14.8		Good	Good	10.6	17.1	20.6	23.6	30.0	No	Exceptional	Impact	no grade cuts within 6' of trunk, arborist to monitor road improvement work near tree	Surface roots impacted by driveway, arborist monitoring recommended for road improvements near trunk
G	<i>Acer macrophyllum</i>	Bigleaf Maple	11.7		Good	Good	15.5	11.5	16.0	17.5	30.0	No	Exceptional	Remove	N/A	base of tree directly abuts driveway to east

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H	<i>Pseudotsuga menziesii</i>	Douglas-fir	32.7		Good	Fair	31.9	28.9	19.4	19.4	30.0	No	Exceptional	Impact	no grade cuts within 13' of trunk to east. Tree protection fencing at edge of proposed new road to east and edge of proposed utility trench proposed to north. Air excavation and arborist monitoring required	Gravel driveway to east, road to north, lost top at 60' with rebarred, road 13.5' from trunk. Arborist must monitor work proposed within tree drip-line to document root impacts and ensure tree is safe for retention. Some compacted fill in drip-line allowable for road work.

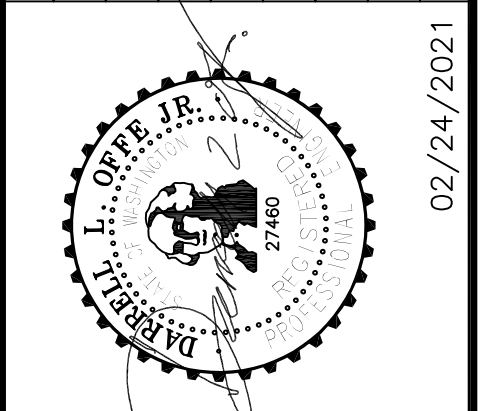
* Limits of disturbance are measured radially from the face of the trunk.

Notes

- > Tree drip-line is preferred limits of disturbance for all trees
- > If limits of disturbance within the drip-line are allowed on a specific side only, the limits of disturbance on all other sides is the tree drip-line or greater
- > paving within limits of disturbance may be feasible if no grade cuts are made
- > any work occurring within limits of disturbance shall be monitored by a qualified ISA Certified Arborist.
- > contact project arborist if excavation requires removal of any roots greater than 2" diameter within tree drip-lines

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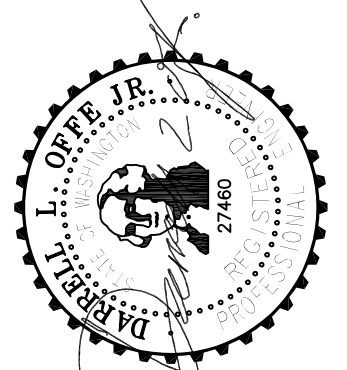
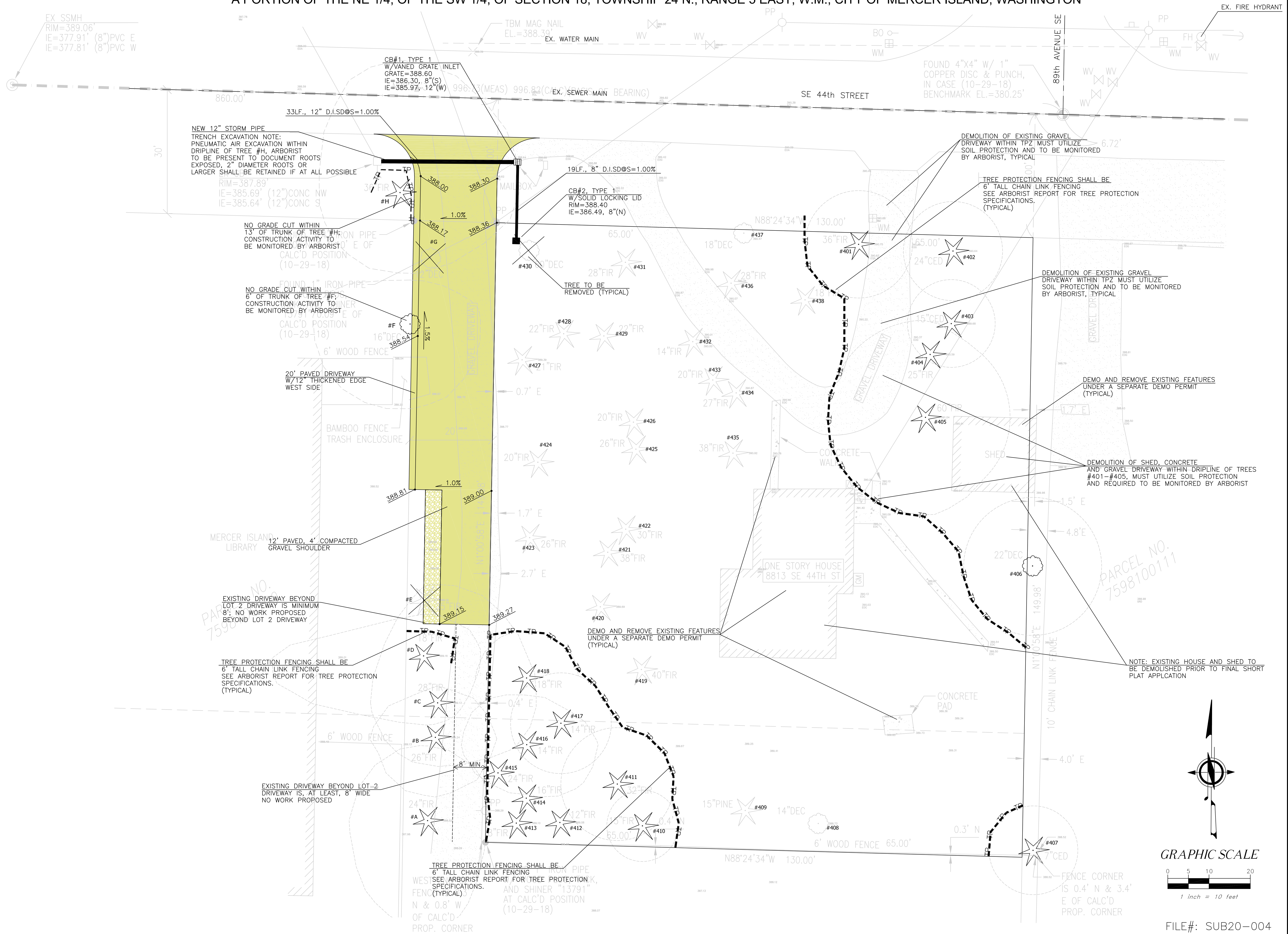
OFFE ENGINEERS
13932 SOUTHEAST 199TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-260-3412
CONTACT: DARRELL OFFE, P.E.

PROJECT: **Constantine Short Plat**
CLIENT: **O. George Constantine**
SHEET CONTENT: **ARBORIST TREE TABLES**

DESIGNED BY: DLO
DRAWN BY: VS
CHECKED BY: DLO

DATE: 02/24/2021
JOB NO.:
DWG NO.:

A PORTION OF THE NE 1/4, OF THE SW 1/4, OF SECTION 18, TOWNSHIP 24 N., RANGE 5 EAST, W.M., CITY OF MERCER ISLAND, WASHINGTON



OFFE ENGINEERS
 13932 SOUTHEAST 19TH PLACE
 RENTON, WASHINGTON 98058
 PHONE: 425-260-3412
 CONTACT: DARRELL OFFE, P.E.

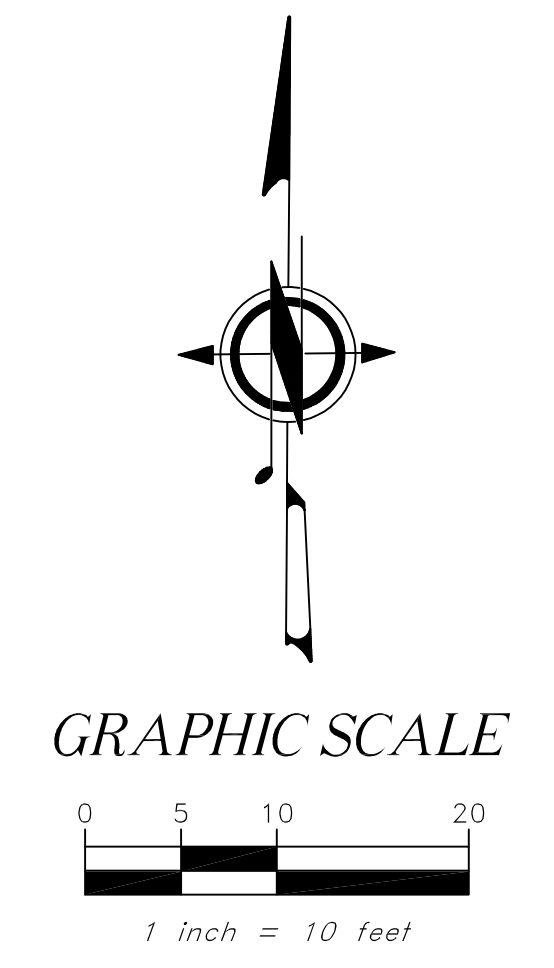


Constantine Short Plat
O. George Constantine

PROJECT: **DEMOLITION/COMMON UTILITY PLAN**
 CLIENT: **O. George Constantine**
 SHEET CONTENT: **DEMOLITION/COMMON UTILITY PLAN**

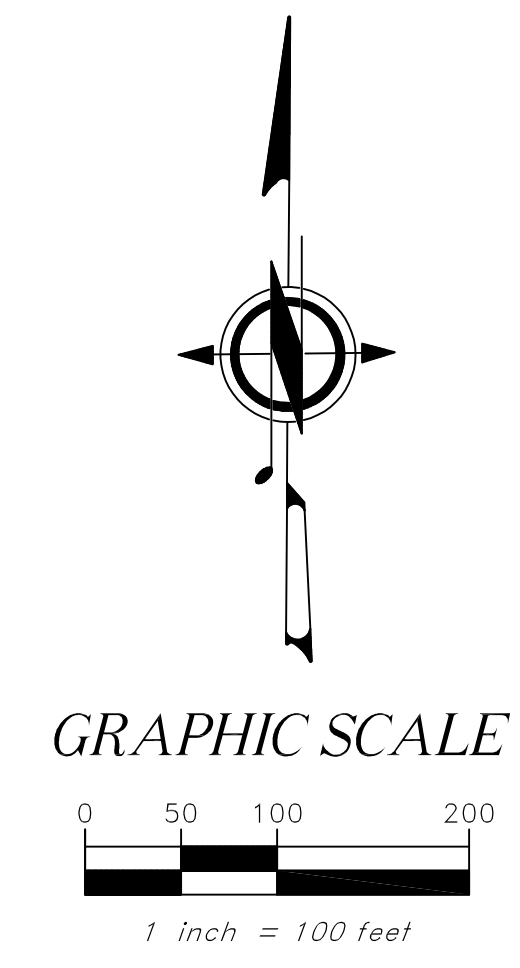
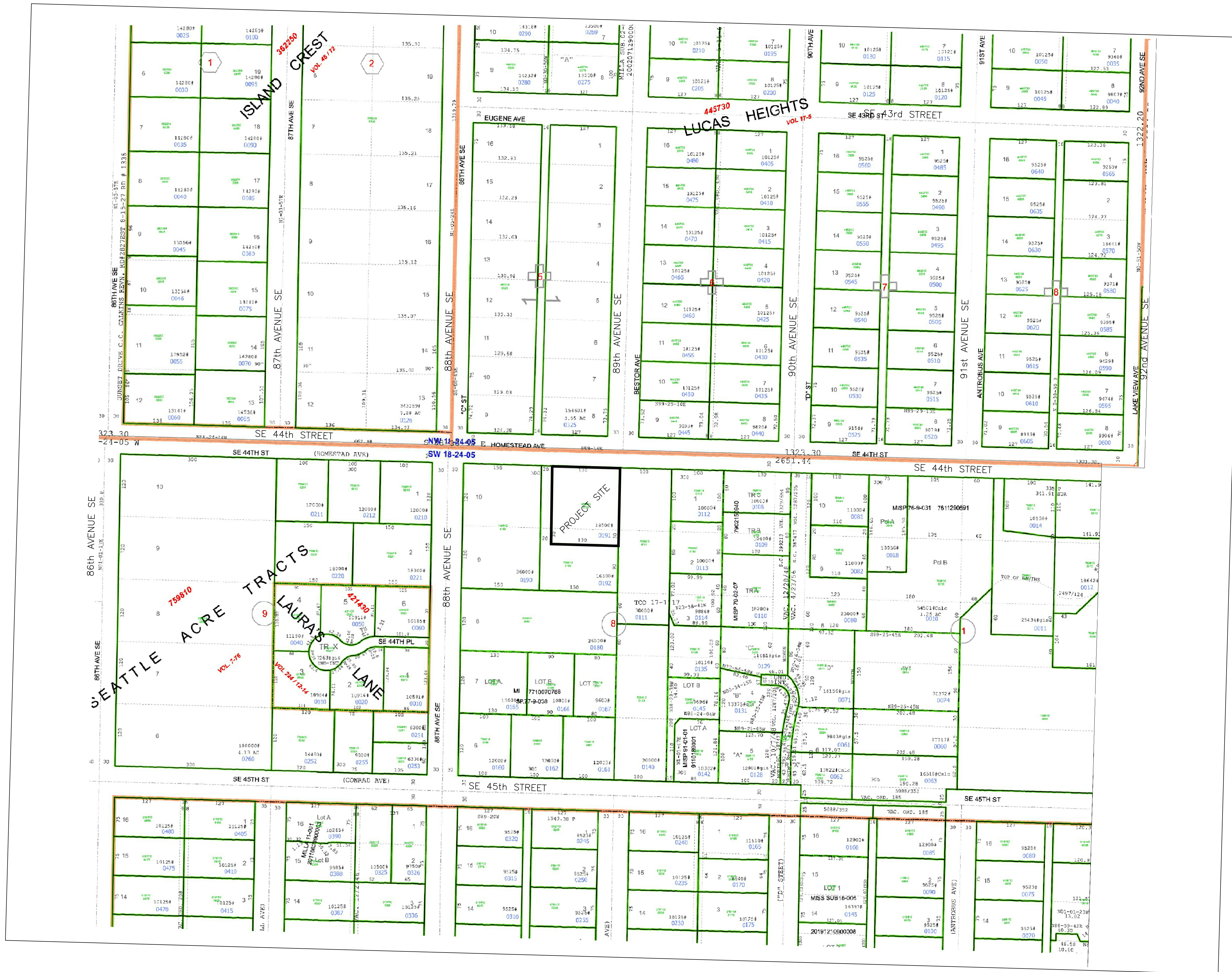
DATE	02/24/2021
JOB NO.	
DWG NO.	
SHEET	8 OF 10

NO.	DESCRIPTION	DATE	REV. NO.



GRAPHIC SCALE

FILE#: SUB20-004



		Constantine Short Plat O. George Constantine NEIGHBORHOOD PLAN	
PROJECT	Constantine Short Plat		
CLIENT	O. George Constantine		
SHEET CONTENT	NEIGHBORHOOD PLAN		
DATE	02/24/2021		
JOB NO.			
DWG NO.			
SHEET	10 OF 10		
DESIGNED BY	DLO	DRAWN BY	VS
CHECKED BY	DLO	DATE	02/24/2021
			
OFFE ENGINEERS 13932 SOUTHEAST 199TH PLACE RENTON, WASHINGTON 98058 PHONE: 425-260-3412 CONTACT: DARRELL OFFE, P.E.			