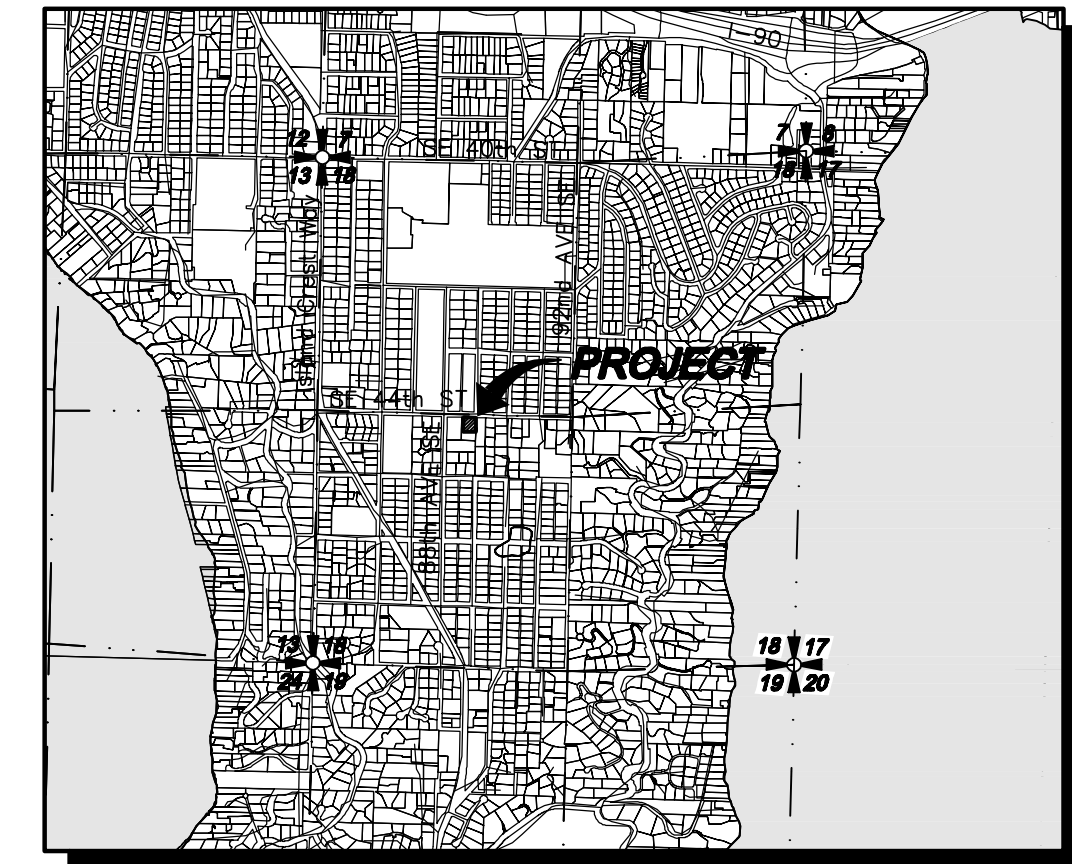
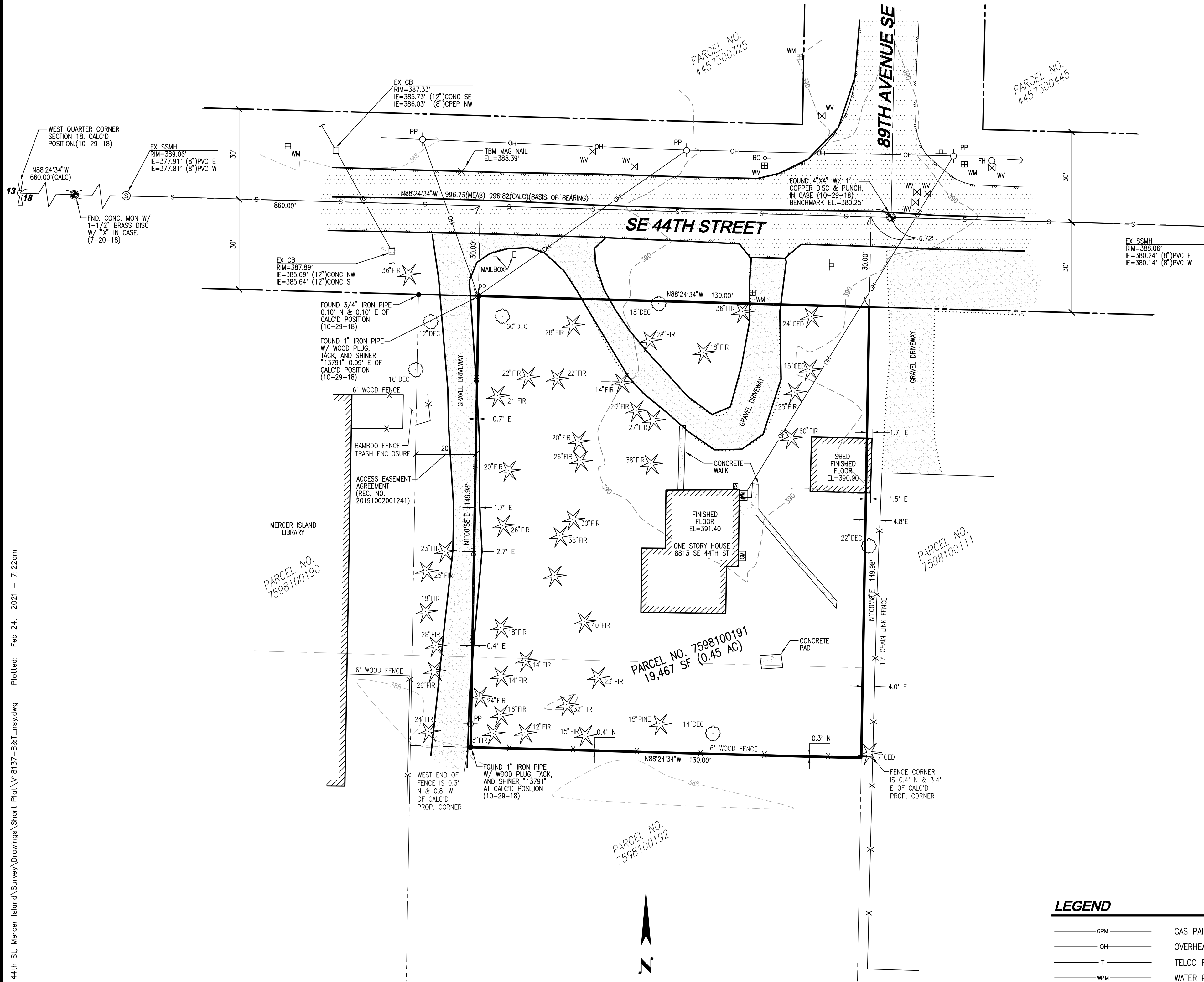




# CONSTANTINE PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY



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'  
TBM:  
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

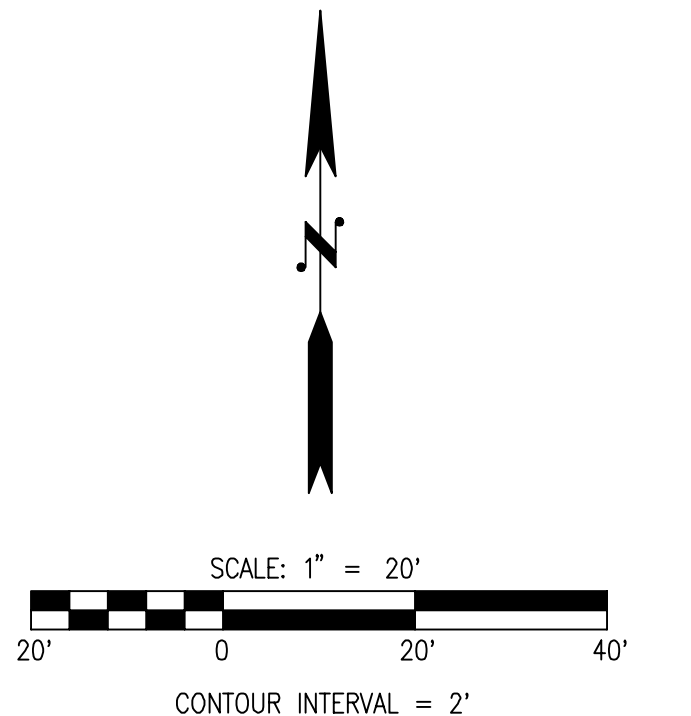
METHOD OF SURVEY:  
SURVEY PERFORMED BY FIELD TRAVERSE  
INSTRUMENTATION:  
LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND LEICA GS-14 GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURERS SPECIFICATIONS AS REQUIRED BY WAC 332-130-100  
PRECISION:  
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

#### 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	⊙ JBX	JUNCTION BOX	⊙ ICSV	IRRIGATION CONTROL VALVE	▨	EXISTING BUILDING
— S —	SEWER LINE	⊙ LP	LIGHT POLE	⊙ PV	POWER VAULT	▨	EXISTING BUILDING
— G —	GAS LINE	⊙ LST	LIGHT STANDARD	⊙ PV	POWER VAULT	▨	EXISTING BUILDING
— A —	ASPHALT LINE	⊙ PT	POWER TRANSFORMER				CALCULATED QUARTER SECTION CORNER

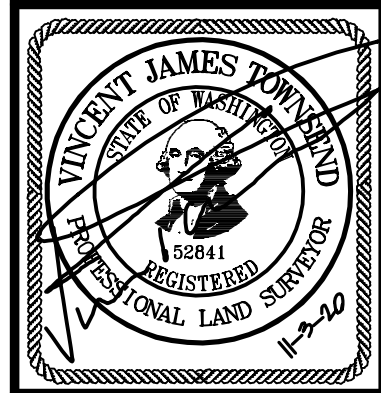


Drawing: P:\Survey\2018\18-137 8813 SE 44th St, Mercer Island\Survey\Drawings\Short Plat\18137-B&T\_msy.dwg Plotted: Feb 24, 2021 - 7:22am

NO.	DATE	DESCRIPTION

**LDC**  
THE CIVIL ENGINEERING GROUP  
28215 142nd Avenue NE  
Woodinville, WA 98072  
Ph: 425.848.1839  
Fax: 425.842.2888  
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:

**BT-01**  
SHEET 2 OF 10

# 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.

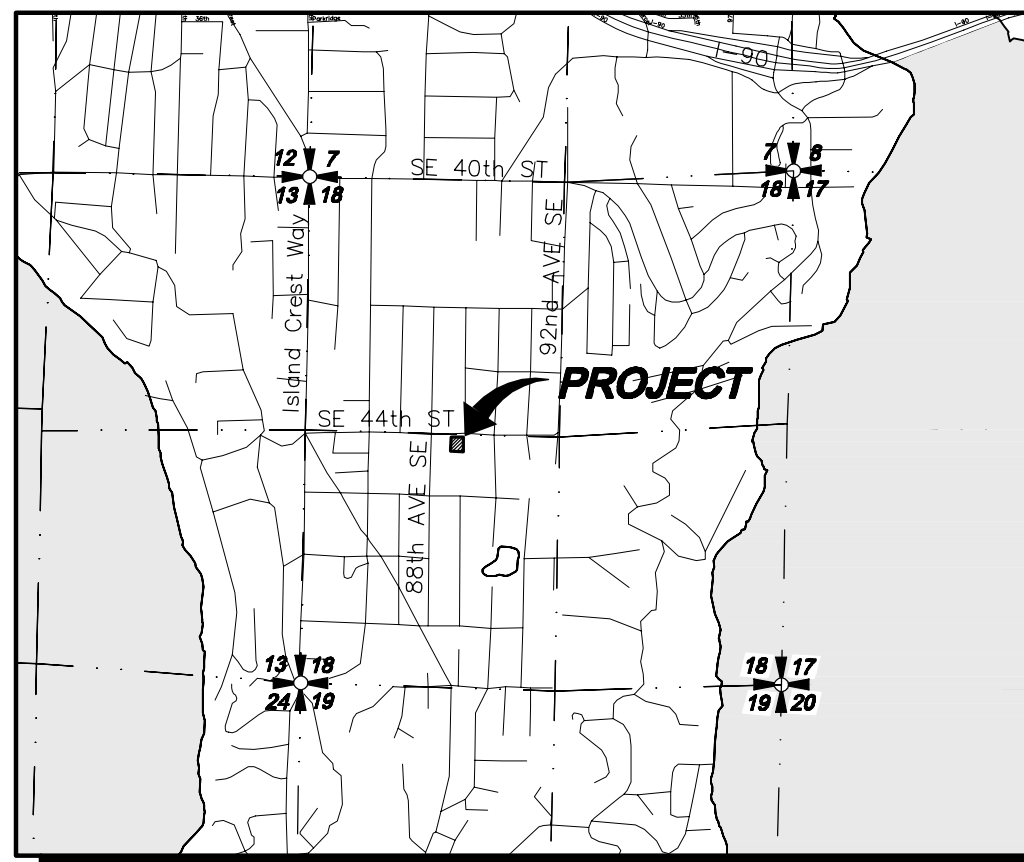
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

#### 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

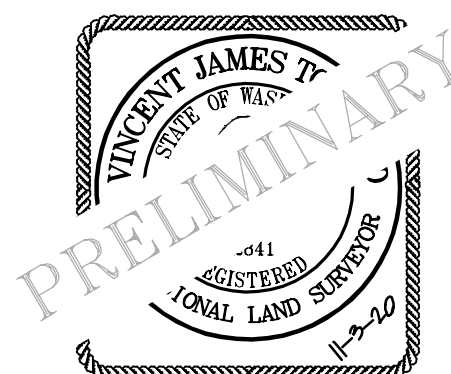
EXISTING HOUSE AND SHED WILL BE DEMOLISHED PRIOR TO FINAL PLAT APPLICATION.

### 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

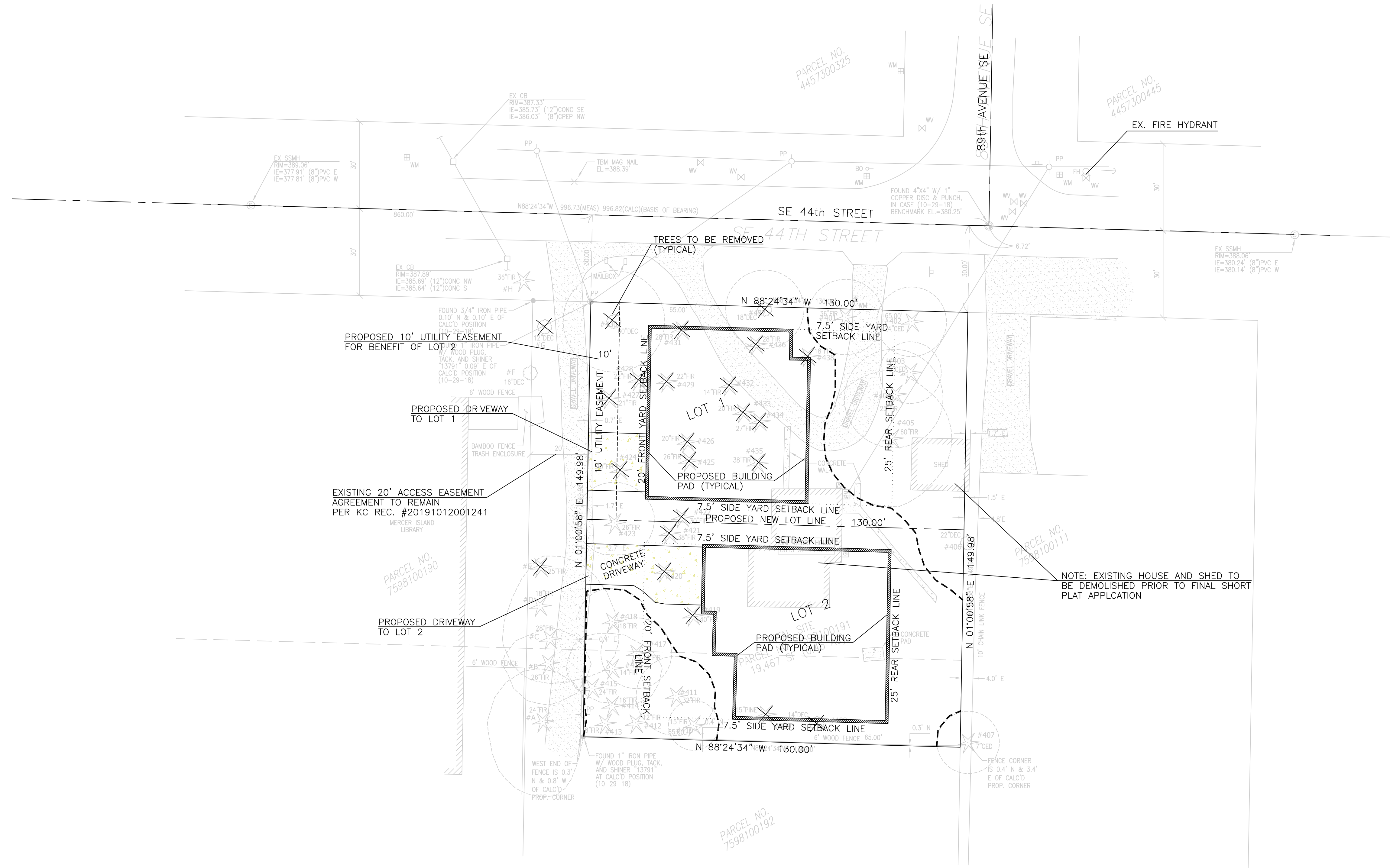
## CONSTANTINE SHORT PLAT

**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



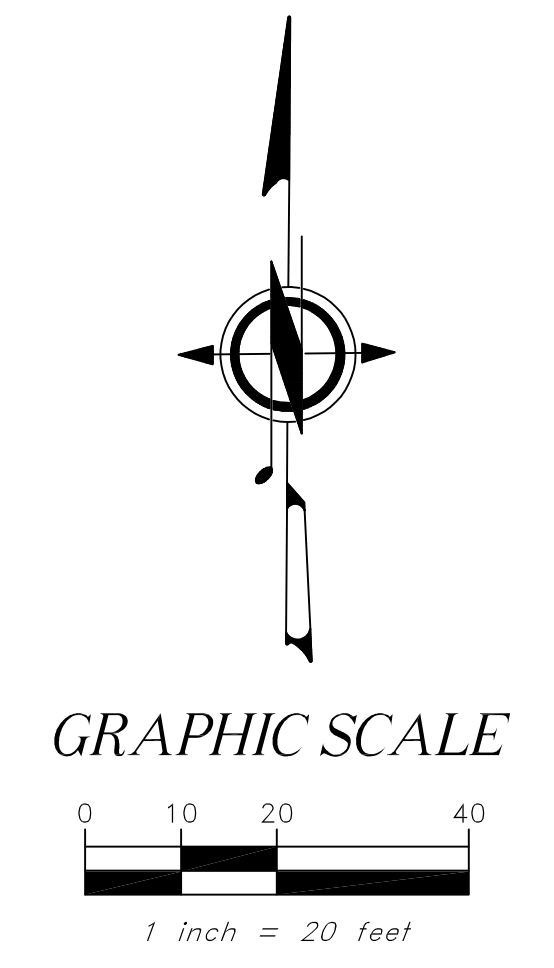


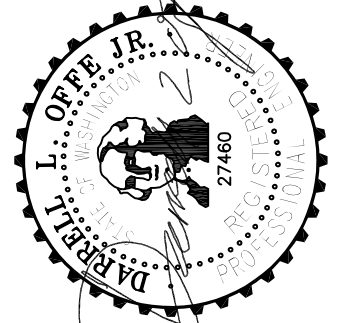
NOTE: EXISTING HOUSE AND SHED TO BE DEMOLISHED PRIOR TO FINAL SHORT PLAT APPLICATION

	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)
<b>LOT 1</b>									
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
<b>LOT 2</b>									
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.





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

02/24/2021

1

02/09/21

RESPOND TO CITY COMMENTS DATED 02/02/2021

DESIGNED BY: DLO

DRAWN BY: VS

CHECKED BY: DLO

PROJECT: **Constantine Short Plat**

CLIENT: **O. George Constantine**

SHEET CONTENT: **SITE PLAN**

DATE: 02/24/2021

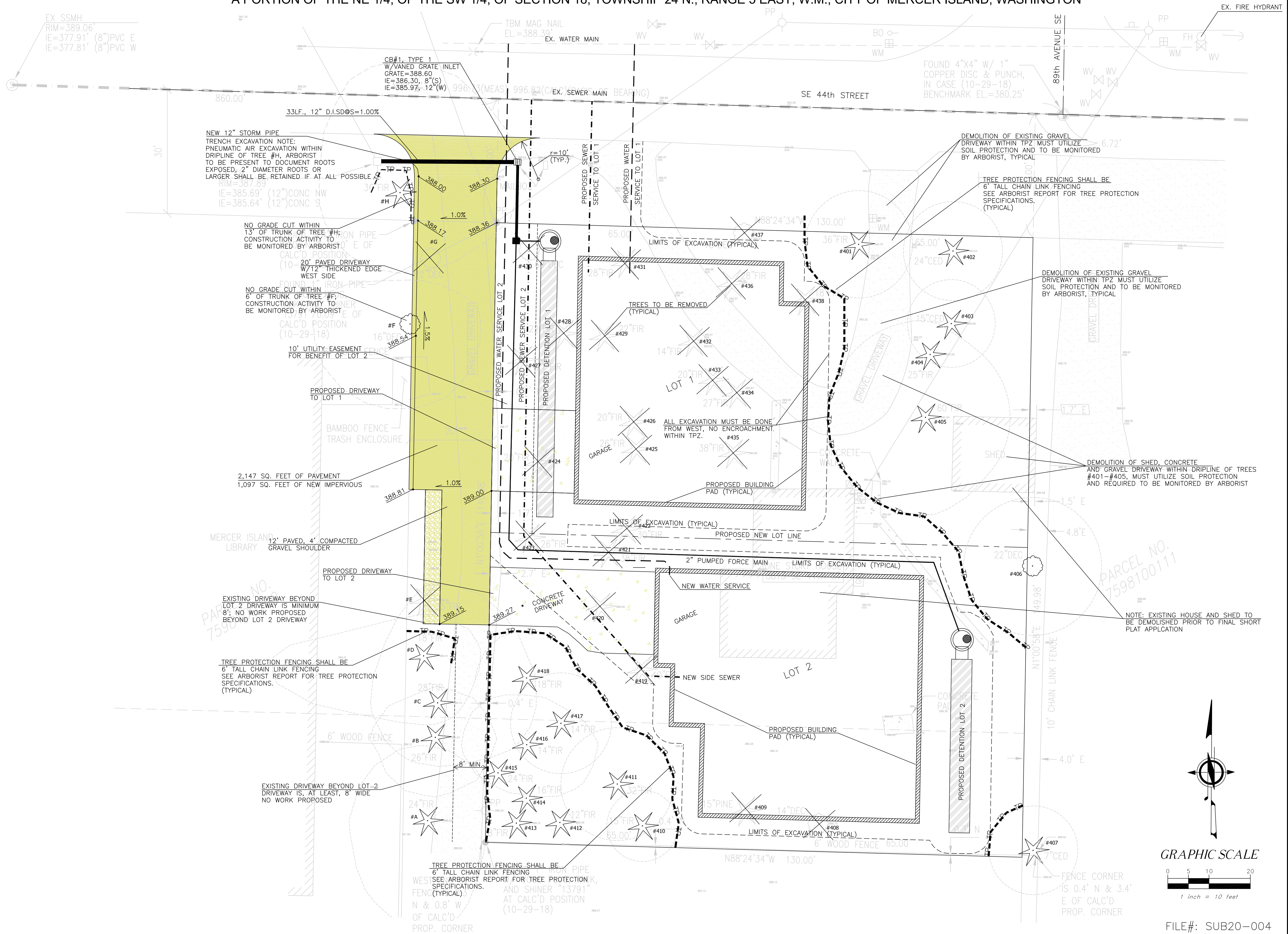
JOB NO.:

DWG NO.:

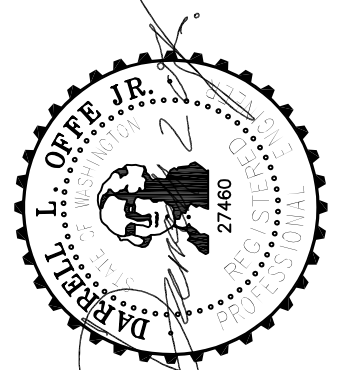
SHEET 5 OF 10

FILE#: SUB20-004

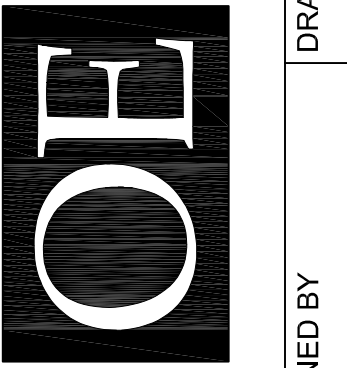
A PORTION OF THE NE 1/4, OF THE SW 1/4, OF SECTION 18, TOWNSHIP 24 N., RANGE 5 EAST, W.M., CITY OF MERCER ISLAND, WASHINGTON



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



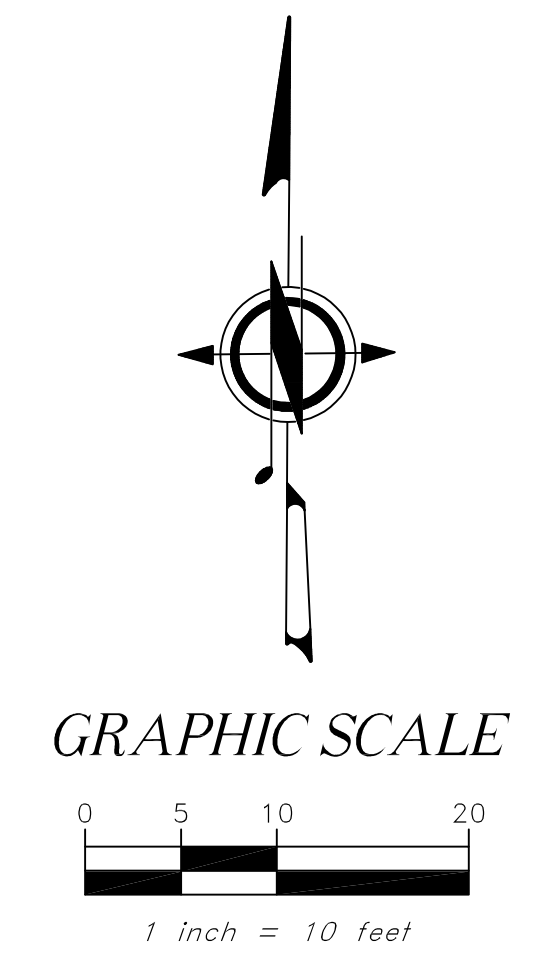
**OFFE ENGINEERS**  
 13922 SOUTHEAST 19TH PLACE  
 RENTON, WASHINGTON 98058  
 PHONE: 425-260-3412  
 CONTACT: DARRELL OFFE, P.E.



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

**Constantine Short Plat**  
**O. George Constantine**  
**TREE PLAN**

PROJECT	DATE	02/24/2021
CLIENT	JOB NO.	
SHEET CONTENT	DWG NO.	
	SHEET	6 OF 10



FILE#: SUB20-004

**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 rebarbed 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 southwells, 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	30.0	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 rebarbed 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 rebarbed 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 serial 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 lost 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	Pinch 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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**Table of Trees**  
8817 SE 44th St. Mercer Island, WA  
Arborist: Joseph S-H, Andrea S  
Date of Inventory: July 21, 2020  
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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
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 rebarbed, 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 site 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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PROJECT: **Constantine Short Plat**

CLIENT: **O. George Constantine**

SHEET CONTENT: **ARBORIST TREE TABLES**

DATE: 02/24/2021

JOB NO. \_\_\_\_\_

DWG NO. \_\_\_\_\_

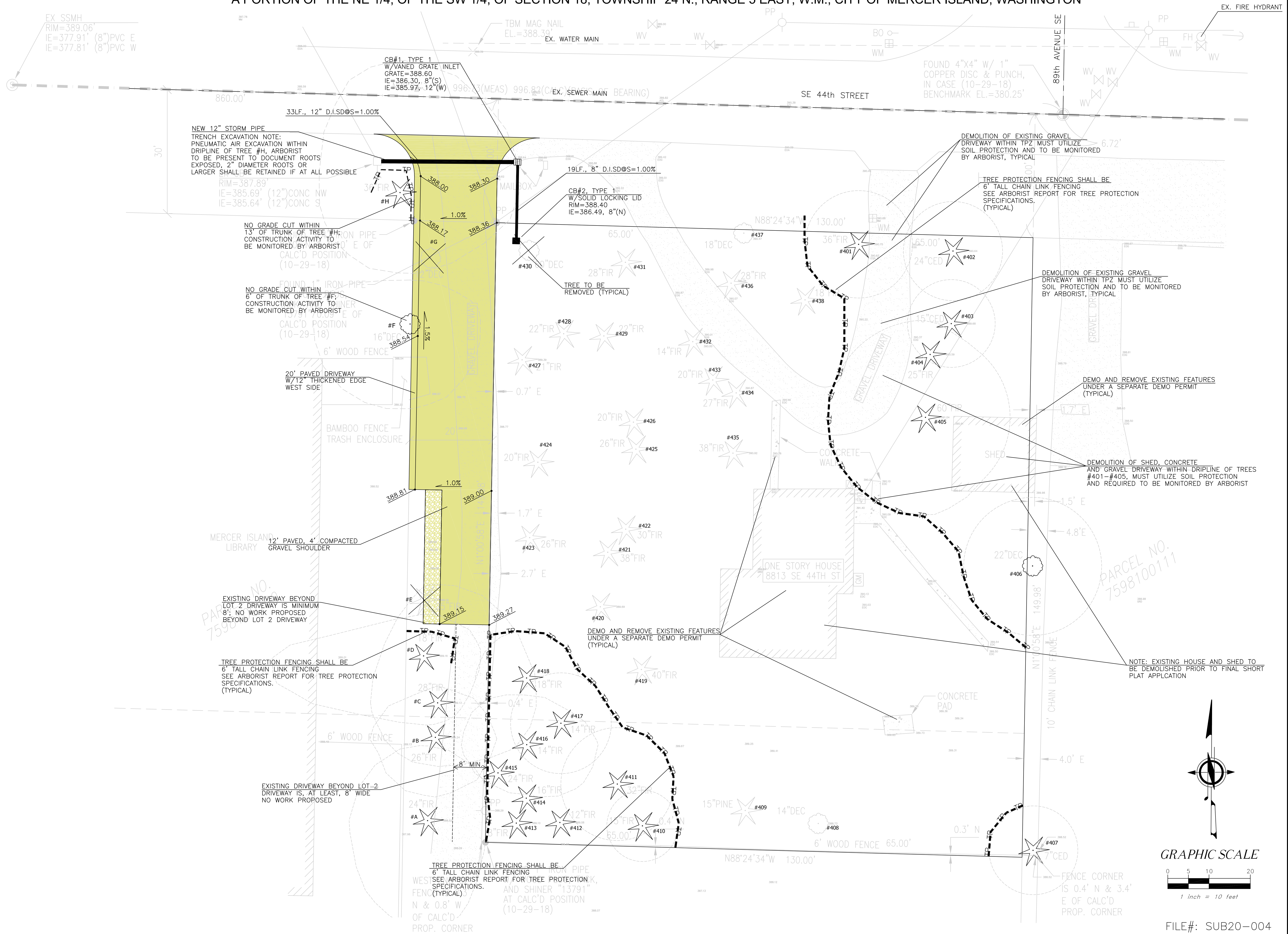
SHEET 7 OF 10

FILE#: SUB20-004

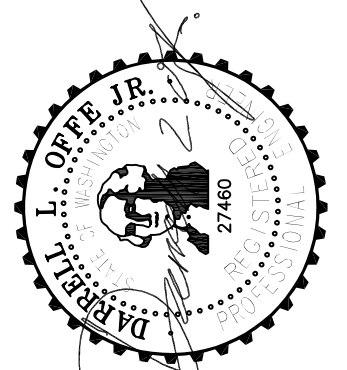
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DRAWN BY: VS  
CHECKED BY: DLO

REV. NO. \_\_\_\_\_  
DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_

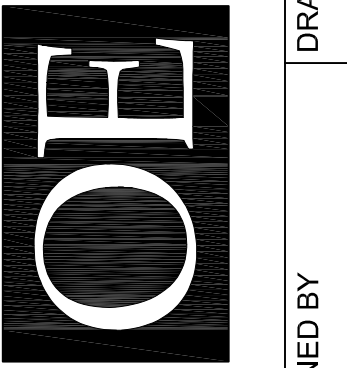
A PORTION OF THE NE 1/4, OF THE SW 1/4, OF SECTION 18, TOWNSHIP 24 N., RANGE 5 EAST, W.M., CITY OF MERCER ISLAND, WASHINGTON



NO.	DESCRIPTION	DATE	REV. NO.



**OFFE ENGINEERS**  
 13932 SOUTHEAST 19TH 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: **DEMOLITION/COMMON UTILITY PLAN**

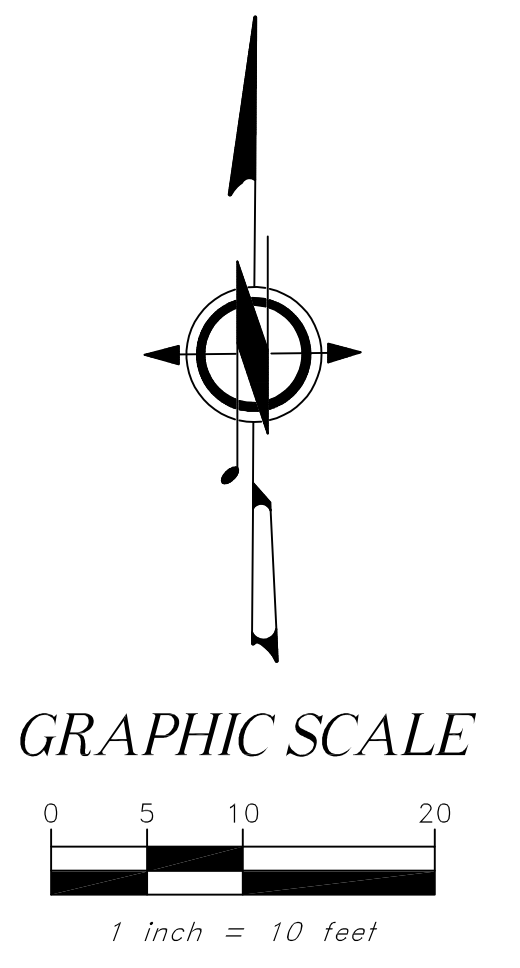
DATE: 02/24/2021

JOB NO.:

DWG NO.:

SHEET: 8 OF 10

FILE#: SUB20-004



PARCEL NO.  
7598100111

FENCE CORNER IS 0.4' N & 3.4' E OF CALC'D PROP. CORNER

NEW 12" STORM PIPE  
 TRENCH EXCAVATION NOTE:  
 PNEUMATIC AIR EXCAVATION WITHIN  
 DRIPLINE OF TREE #H, ARBORIST  
 TO BE PRESENT TO DOCUMENT ROOTS  
 EXPOSED, 2" DIAMETER ROOTS OR  
 LARGER SHALL BE RETAINED IF AT ALL POSSIBLE

NO GRADE CUT WITHIN  
 13' OF TRUNK OF TREE #H;  
 CONSTRUCTION ACTIVITY TO  
 BE MONITORED BY ARBORIST  
 CALC'D POSITION  
 (10-29-18)

NO GRADE CUT WITHIN  
 6' OF TRUNK OF TREE #F;  
 CONSTRUCTION ACTIVITY TO  
 BE MONITORED BY ARBORIST  
 CALC'D POSITION  
 (10-29-18)

MERCER ISLAND  
 LIBRARY  
 12' PAVED, 4' COMPACTED  
 GRAVEL SHOULDER

EXISTING DRIVEWAY BEYOND  
 LOT 2 DRIVEWAY IS MINIMUM  
 8'; NO WORK PROPOSED  
 BEYOND LOT 2 DRIVEWAY

TREE PROTECTION FENCING SHALL BE  
 6' TALL CHAIN LINK FENCING  
 SEE ARBORIST REPORT FOR TREE PROTECTION  
 SPECIFICATIONS.  
 (TYPICAL)

EXISTING DRIVEWAY BEYOND LOT 2  
 DRIVEWAY IS, AT LEAST, 8' WIDE  
 NO WORK PROPOSED

TREE PROTECTION FENCING SHALL BE  
 6' TALL CHAIN LINK FENCING  
 SEE ARBORIST REPORT FOR TREE PROTECTION,  
 SPECIFICATIONS.  
 FENC (TYPICAL)  
 N & 0.8' W  
 OF CALC'D  
 PROP. CORNER

CB#1, TYPE 1  
 W/VANED GRATE INLET  
 GRATE=388.60  
 IE=386.30, 8"(S)  
 IE=385.97, 12"(W)

CB#2, TYPE 1  
 W/SOLID LOCKING LID  
 RIM=388.40  
 IE=386.49, 8"(N)

DEMO AND REMOVE EXISTING FEATURES  
 UNDER A SEPARATE DEMO PERMIT  
 (TYPICAL)

DEMOLITION OF EXISTING GRAVEL  
 DRIVEWAY WITHIN TPZ MUST UTILIZE  
 SOIL PROTECTION AND TO BE MONITORED  
 BY ARBORIST, TYPICAL

TREE PROTECTION FENCING SHALL BE  
 6' TALL CHAIN LINK FENCING  
 SEE ARBORIST REPORT FOR TREE PROTECTION  
 SPECIFICATIONS.  
 (TYPICAL)

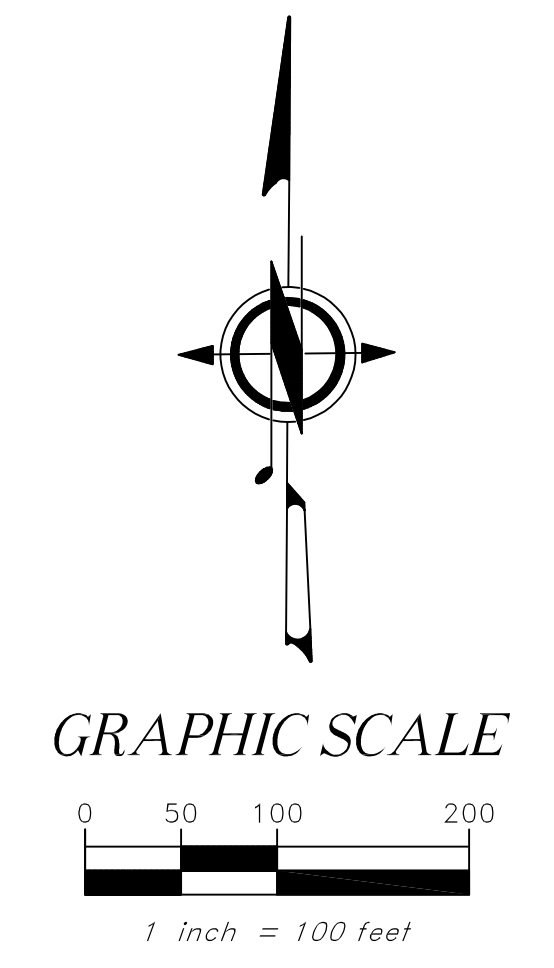
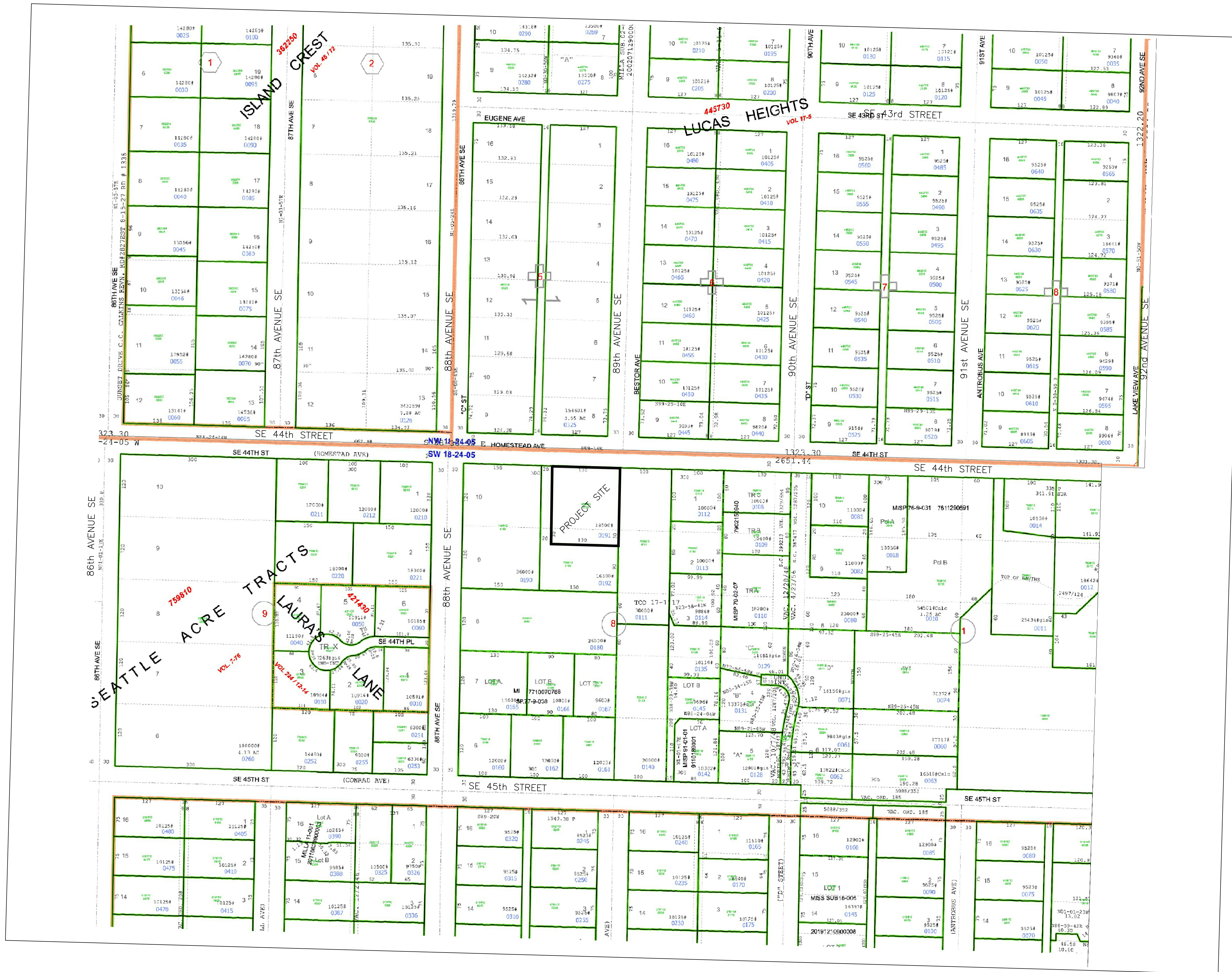
DEMOLITION OF EXISTING GRAVEL  
 DRIVEWAY WITHIN TPZ MUST UTILIZE  
 SOIL PROTECTION AND TO BE MONITORED  
 BY ARBORIST, TYPICAL

DEMO AND REMOVE EXISTING FEATURES  
 UNDER A SEPARATE DEMO PERMIT  
 (TYPICAL)

DEMOLITION OF SHED, CONCRETE  
 AND GRAVEL DRIVEWAY WITHIN DRIPLINE OF TREES  
 #401-#405, MUST UTILIZE SOIL PROTECTION  
 AND REQUIRED TO BE MONITORED BY ARBORIST

NOTE: EXISTING HOUSE AND SHED TO  
 BE DEMOLISHED PRIOR TO FINAL SHORT  
 PLAT APPLICATION





	<b>OFFE ENGINEERS</b> 13932 SOUTHEAST 199TH PLACE RENTON, WASHINGTON 98058 PHONE: 425-260-3412 CONTACT: DARRELL OFFE, P.E.	CHECKED BY DLO	DATE 02/24/2021	DESCRIPTION
<b>Constantine Short Plat</b>	<b>O. George Constantine</b>	DRAWN BY DLO	VS	REV. NO.
<b>NEIGHBORHOOD PLAN</b>	SHEET CONTENT	DESIGNED BY DLO	DLO	DATE
PROJECT	CLIENT	SHEET CONTENT	DLO	DATE
DATE	JOB NO.	DWG NO.	SHEET	DATE
02/24/2021			10	02/24/2021
			OF	10
FILE#: SUB20-004				