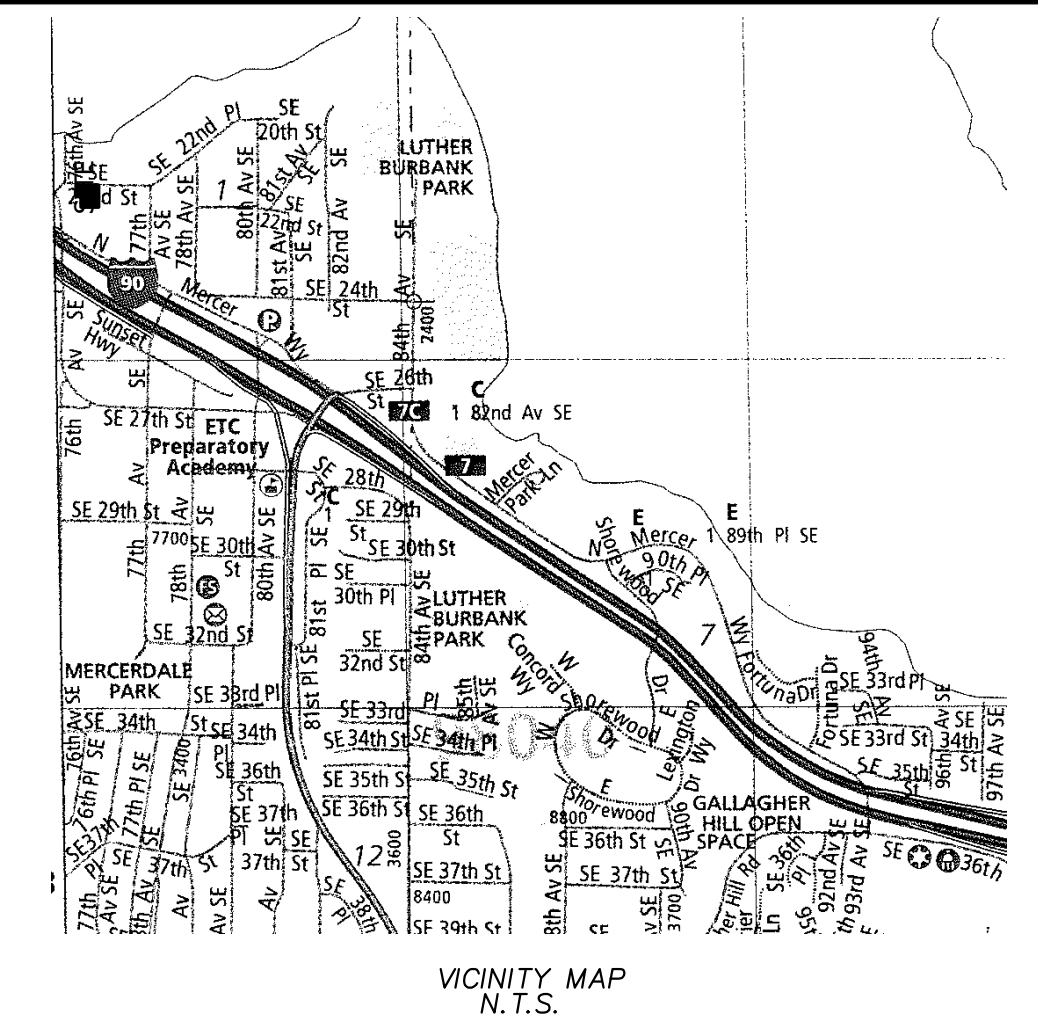


RAND-MILESTONE 3 LOT PRELIMINARY SHORT PLAT

SE 1/4 OF SEC.1, T.24N., R.4E., W.M.

CITY OF MERCER ISLAND, WASHINGTON

PROJECT NO.: SUB21-006 MILESTONE-WCMI LLC

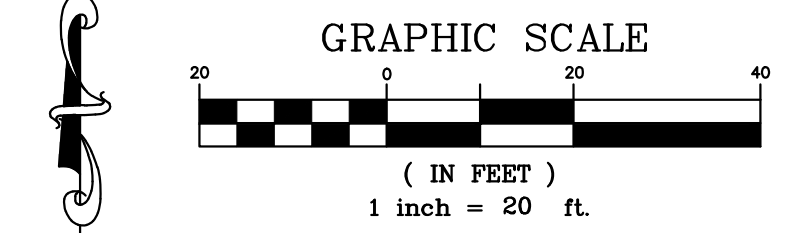
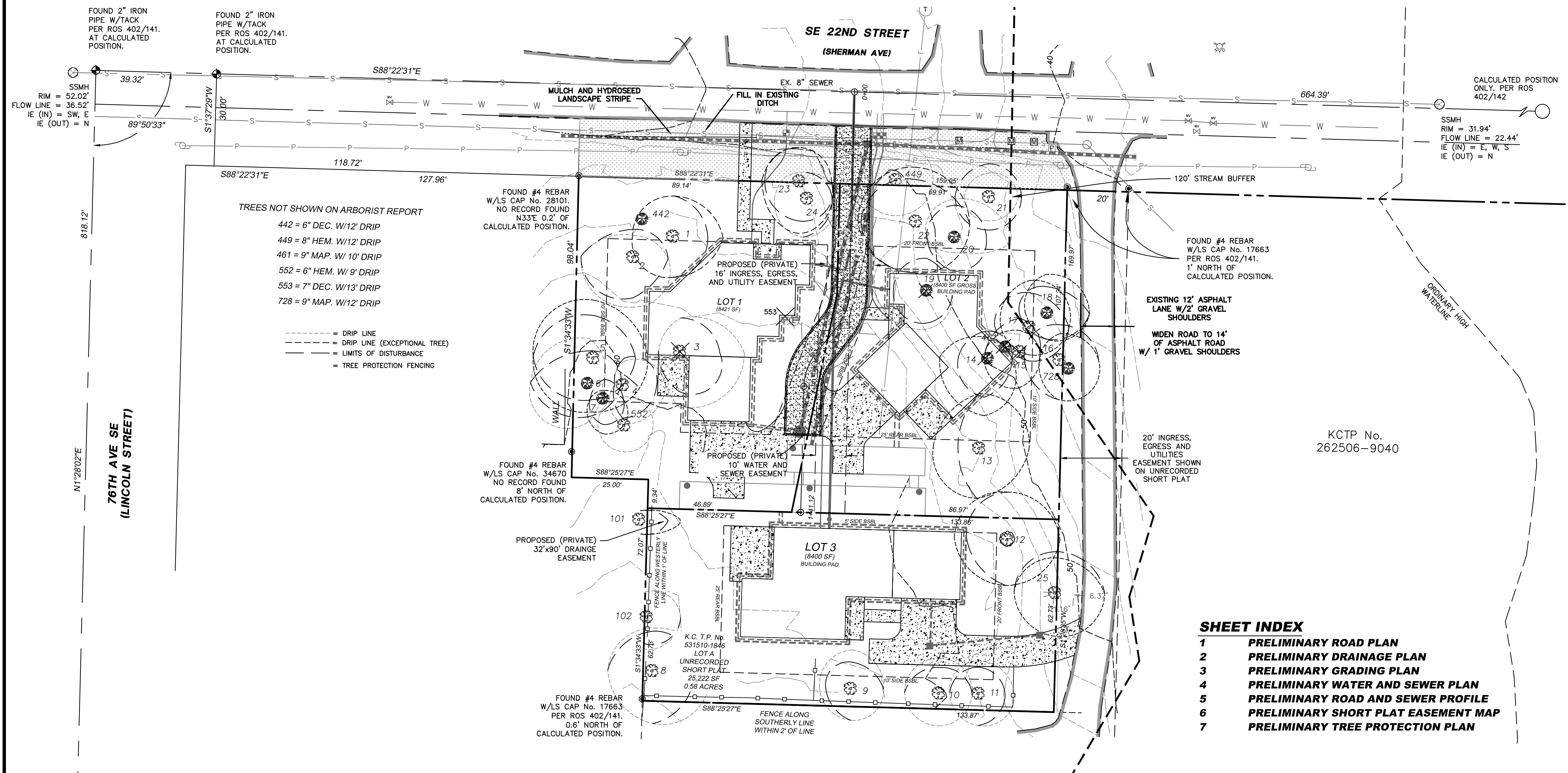


REV. NO.	DATE	BY
1	5/18/2022	RSF
2	10/16/2022	RSF

PRELIMINARY ROAD PLAN

MILESTONE NORTHWEST, LLC
8 CRESCENT KEY
BELLEVUE, WA 98009
CONTACT: GREG ARMS
PHONE: (206) 817-4192

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1320 N.W. WALL ST., SUITE B
ISSAQUAH, WASHINGTON 98027
PH: (206) 835-1245 FAX: (206) 835-1070



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.

- SHEET INDEX**
- 1 PRELIMINARY ROAD PLAN
 - 2 PRELIMINARY DRAINAGE PLAN
 - 3 PRELIMINARY GRADING PLAN
 - 4 PRELIMINARY WATER AND SEWER PLAN
 - 5 PRELIMINARY ROAD AND SEWER PROFILE
 - 6 PRELIMINARY SHORT PLAT EASEMENT MAP
 - 7 PRELIMINARY TREE PROTECTION PLAN

NOTE:
ALL EXISTING STRUCTURES AND HARDSCAPE TO BE REMOVED

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.

FIRE DEPARTMENT NOTE:
ALL BUILDINGS ARE SUBJECT TO MEETING THE CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF PERMIT SUBMITTAL. ACCESS SHALL BE PROVIDED AS OUTLINED IN THE INTERNATIONAL FIRE CODE APPENDIX D AS ADOPTED AND/OR AMENDED AND MICC 19.09.040. FIRE PLAN REVIEWS WILL BE CONDUCTED AT THE TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR FIRE PREVENTION MEASURES FOR PERMIT APPROVAL.

ARBORIST NOTE:
ARBORIST TO BE ON SITE FOR ALL EXCAVATION OF FOUNDATIONS.

LOT INFORMATION:

LOT #	GROSS LOT AREA	MAX GFA 40%	NET LOT AREA	MAX LOT COVERAGE (40%)	MAX. HARDSCAPE (9%)
1	8,402	3,361	8,402	3,361	756
2	8,419	3,368	8,410	3,364	757
3	8,400	3,360	8,400	3,360	756

Tree/Tag #	Species Common	Species Scientific	DBH (inches)	Height (feet)	Drip-Line/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	Save	
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 boundary line tree, good vigor	Protect	
102	Western red cedar	<i>Thuja plicata</i>	13	45	8	10	10/8	NA	Good	No		Protect	
Drip-Line measurements from face of trunk											Percent Retained	20/24	83.33 %
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.													

FOUND 2" IRON PIPE W/TACK PER ROS 402/141. AT CALCULATED POSITION.

FOUND 2" IRON PIPE W/TACK PER ROS 402/141. AT CALCULATED POSITION.

CALCULATED POSITION ONLY PER ROS 402/142

FOUND #4 REBAR W/LS CAP No. 17663 PER ROS 402/141. 1' NORTH OF CALCULATED POSITION.

EXISTING 12' ASPHALT LANE W/2' GRAVEL SHOULDERS

KCTP No. 262506-9040

20' INGRESS, EGRESS AND UTILITIES EASEMENT SHOWN ON UNRECORDED SHORT PLAT

FOUND #4 REBAR W/LS CAP No. 28101. NO RECORD FOUND WITHIN 0.2' OF CALCULATED POSITION.

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

FOUND #4 REBAR W/LS CAP No. 17663 PER ROS 402/141. 0.6' NORTH OF CALCULATED POSITION.

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

SE COR. 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.

1



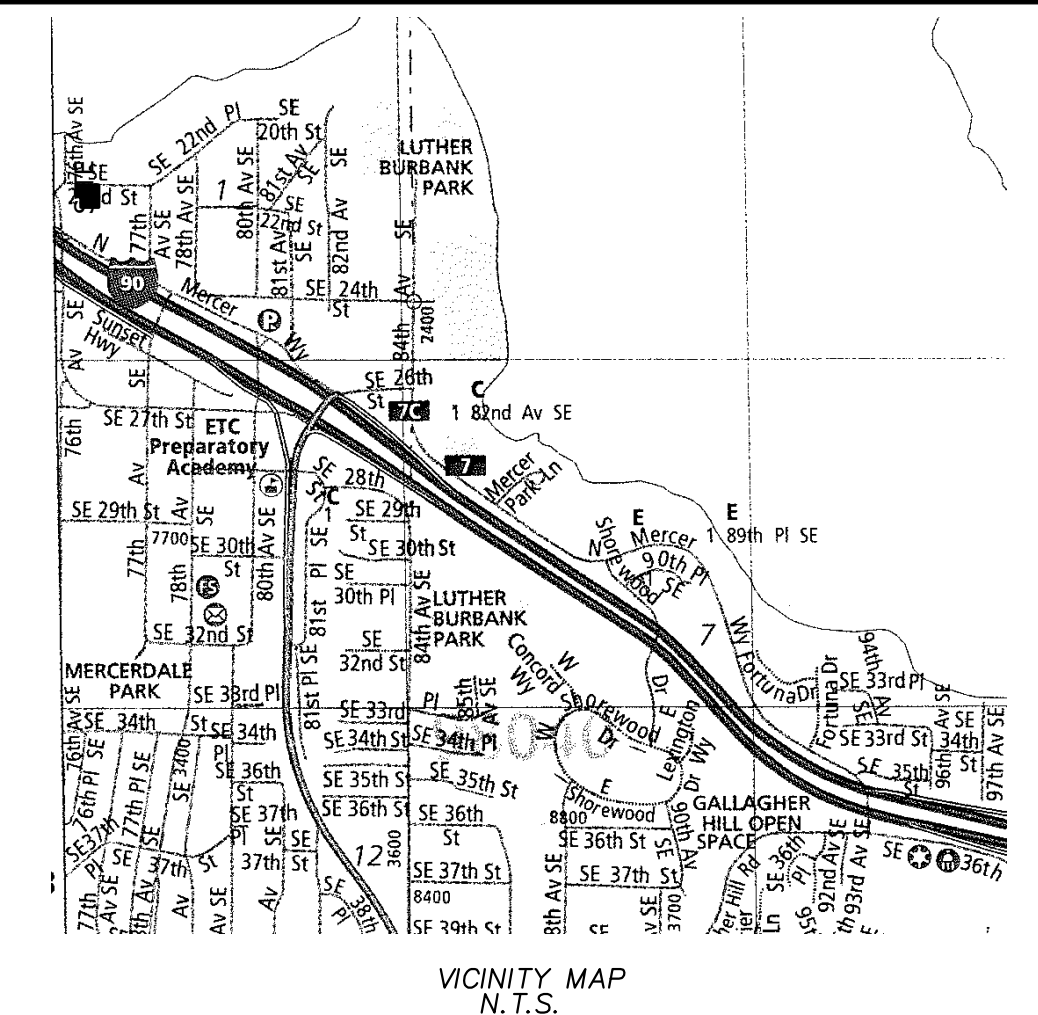
JOB NO. 20025
DATE 5/21
SCALE 1"=20'
DESIGNED RSF
DRAWN RSF
CHECKED RSF
APPROVED RSF

RAND-MILESTONE 3 LOT PRELIMINARY SHORT PLAT

SE 1/4 OF SEC.1, T.24N., R.4E., W.M.

CITY OF MERCER ISLAND, WASHINGTON

PROJECT NO.: SUB21-006 MILESTONE-WCMI LLC



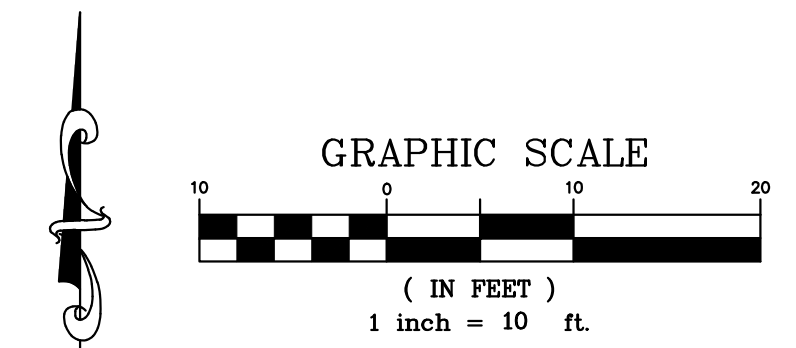
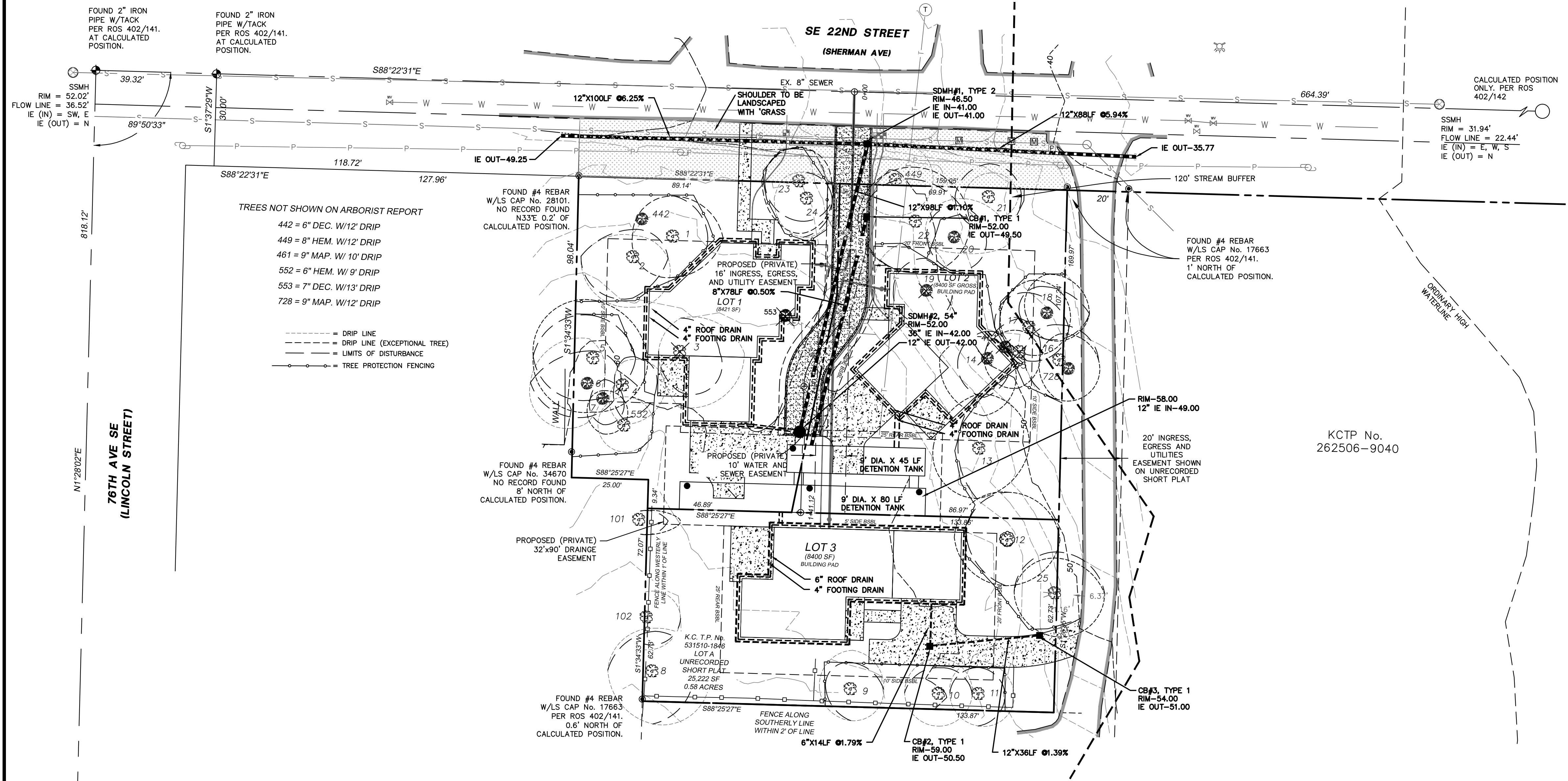
REV.	DATE	BY
1	5/16/2022	RF
2	10/16/2022	RF

PRELIMINARY DRAINAGE PLAN

MILESTONE NORTHWEST, LLC
8 CRESCENT KEY
BELLEVUE, WA 98009
CONTACT: GREG ARMS
PHONE: (206) 817-4192

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1320 N.W. WALL ST., SUITE B
ISSAQUAH, WASHINGTON 98027
PH: (206) 832-5351 FAX: (206) 832-4070

JOB NO. T7090
DATE 6/17
SCALE 1"=10'
DESIGNED CLM
DRAWN CLM
CHECKED RSF
APPROVED RSF



- TOPOGRAPHY SURVEY NOTES:**
- 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).
 - ELEVATION DATUM IS N.A.V.D. 1988 BASED ON GPS TIES TO THE WSRN.
 - 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.
 - THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BASE MAP FOR CIVIL ENGINEERING DESIGN.
 - 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).
 - PROPERTY LINES SHOWN ARE PER UNRECORDED SHORT PLAT BY JONES, BASSI & ASSOCIATES DATED 1/16/1974.
 - 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.
 - THE LEGAL DESCRIPTION AS SHOWN HEREON IS PER STEWART TITLE INSURANCE COMPANY FILE NO. 561998, COMMITMENT DATE: OCTOBER 8, 2019.
 - ARBORIST REPORT PROVIDED BY LAYTON TREE CONSULTING LLC
 - THE FOLLOWING SURVEYS OF RECORD WERE USED TO CALCULATE AND/OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON:
THE PLAT OF MCGILVRA'S ISLAND ADDITION VOLUME 16, PAGE 58
UNRECORDED SHORT PLAT BY JONES, BASSI & ASSOCIATES DATED 1/16/1974
RECORD OF SURVEY VOLUME 402, PAGE 142

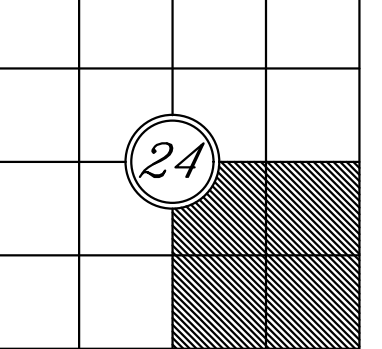
LOT INFORMATION:

LOT #	GROSS LOT AREA	MAX GFA 40%	NET LOT AREA	MAX. LOT COVERAGE (40%)	MAX. HARDCAPE (9%)
1	8,402	3,361	8,402	3,361	756
2	8,419	3,368	8,410	3,364	757
3	8,400	3,360	8,400	3,360	756

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

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



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	Save	
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NEIGHBORING TREES													
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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	20/24	83.33 %
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													

FOUND 2" IRON PIPE W/TACK PER ROS 402/141. AT CALCULATED POSITION.

FOUND 2" IRON PIPE W/TACK PER ROS 402/141. AT CALCULATED POSITION.

CALCULATED POSITION ONLY. PER ROS 402/142

FOUND #4 REBAR W/LS CAP No. 17663 PER ROS 402/141. 1" NORTH OF CALCULATED POSITION.

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FOUND #4 REBAR W/LS CAP No. 34670. NO RECORD FOUND N33°E 0.2' OF CALCULATED POSITION.

FOUND #4 REBAR W/LS CAP No. 17663 PER ROS 402/141. 0.6' NORTH OF CALCULATED POSITION.

- TREES NOT SHOWN ON ARBORIST REPORT
- 442 = 6" DEC. W/12' DRIP
 - 449 = 8" HEM. W/12' DRIP
 - 461 = 9" MAP. W/10' DRIP
 - 552 = 6" HEM. W/9' DRIP
 - 553 = 7" DEC. W/13' DRIP
 - 728 = 9" MAP. W/12' DRIP

- DRIP LINE
- DRIP LINE (EXCEPTIONAL TREE)
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCING

76TH AVE SE (LINCOLN STREET)

KCTP No. 262506-9040

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

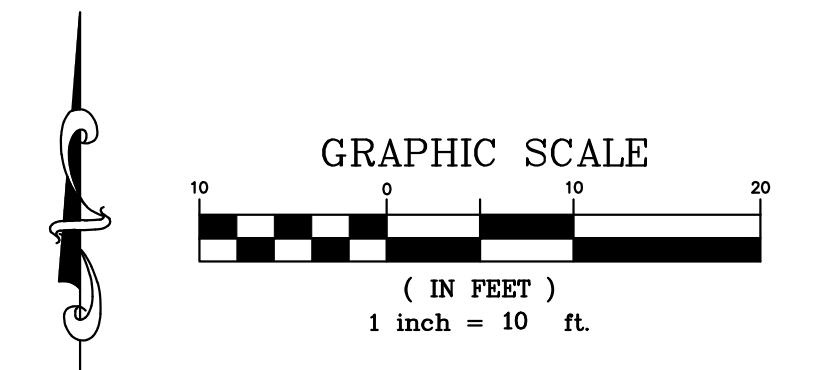
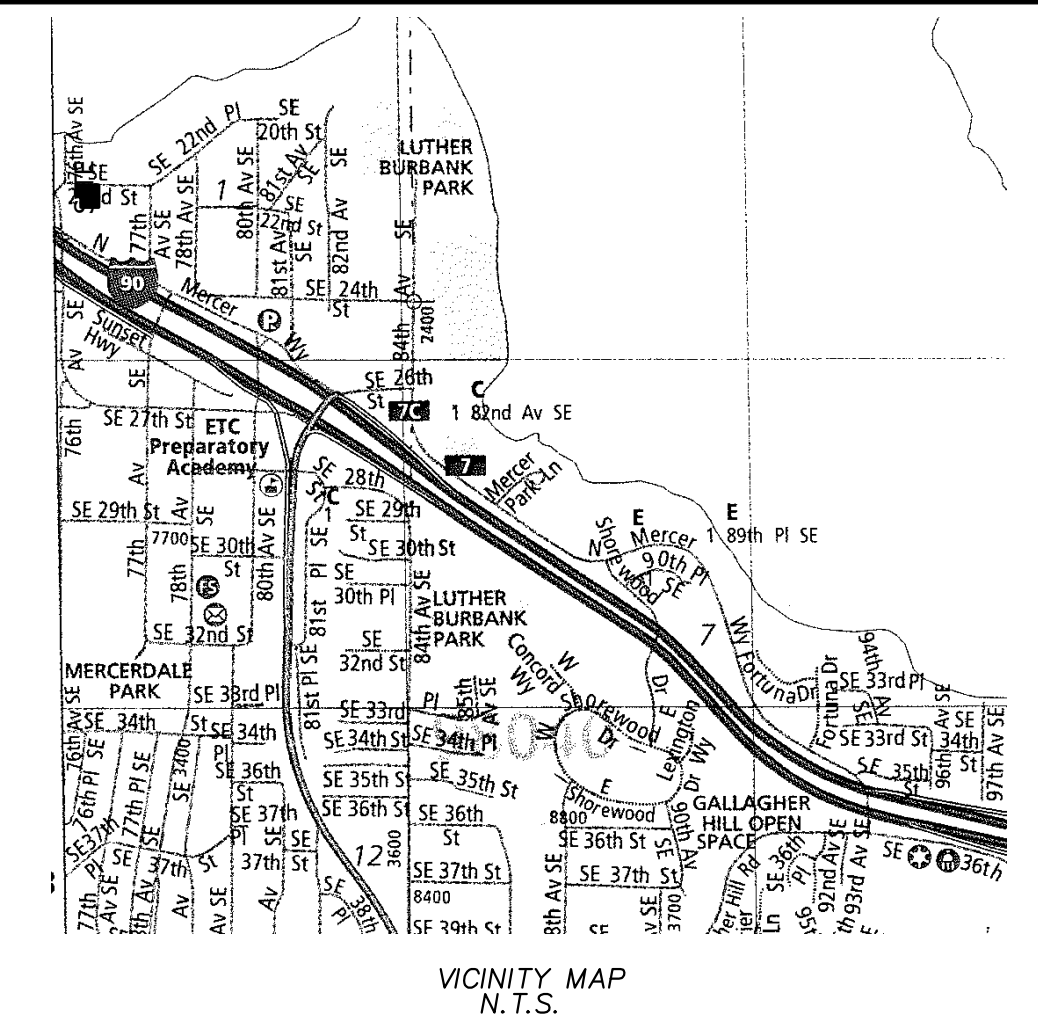
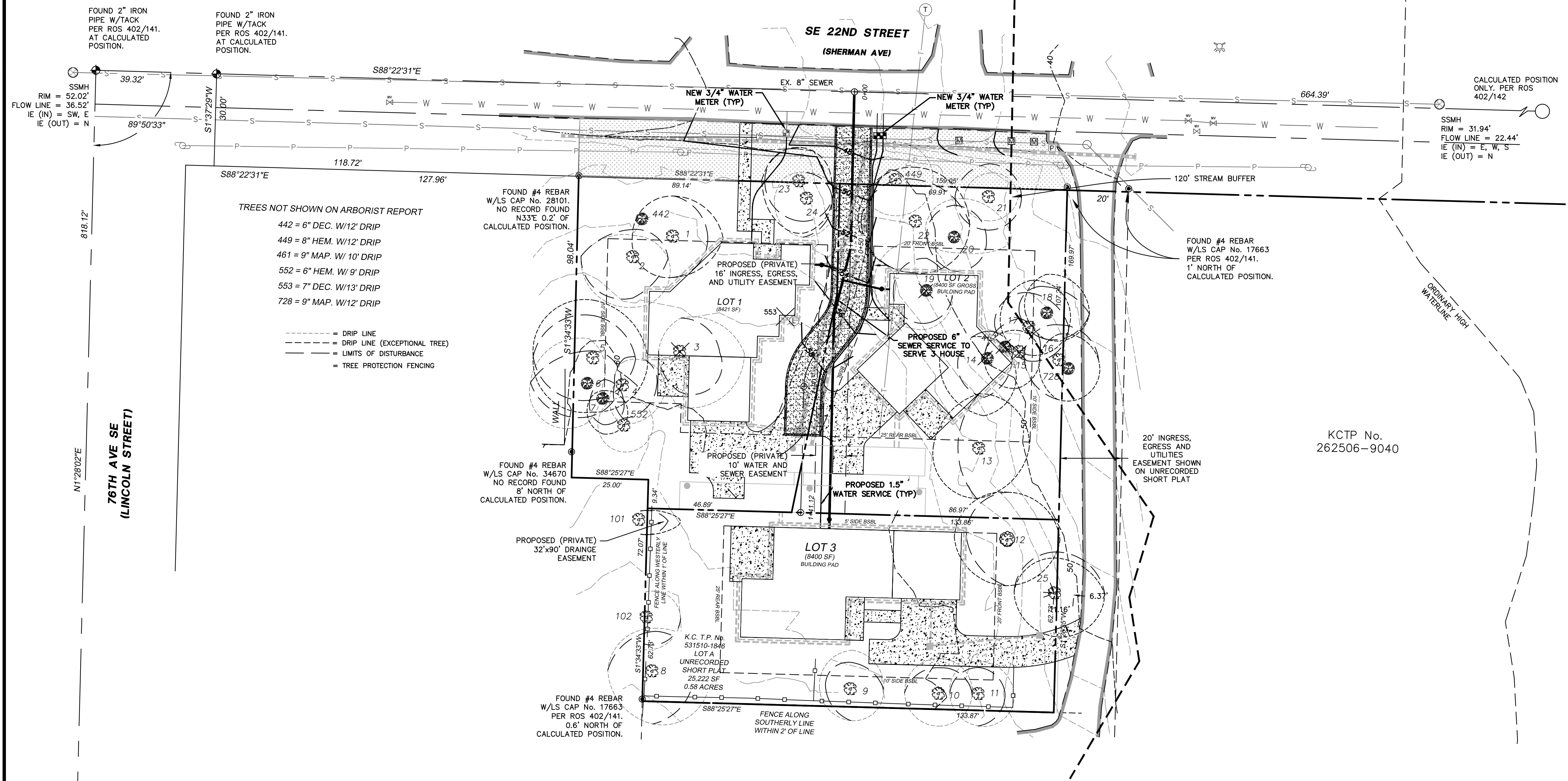
S. 1/4 S. 1 FOUND 3.5" BRASS CAP W/PUNCH & LS No. 32429 PER ROS 402/141. AT CALCULATED POSITION.

RAND-MILESTONE 3 LOT PRELIMINARY SHORT PLAT

SE 1/4 OF SEC.1, T.24N., R.4E., W.M.

CITY OF MERCER ISLAND, WASHINGTON

PROJECT NO.: SUB21-006 MILESTONE-WCMI LLC



- 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.
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 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:
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UNRECORDED SHORT PLAT BY JONES, BASSI & ASSOCIATES DATED 1/16/1974
RECORD OF SURVEY VOLUME 402, PAGE 142

Tree/Tag #	Species Common	Species Scientific	DBH (inches)	Height (feet)	Drip Line/Limit of Disturbance (feet)				Condition	Exceptional Yes/No	Comments	Proposal	
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4	Douglas fir	<i>Pseudotsuga menziesii</i>	18	79	7/8	12/10	13/10	0	Fair	No	asymmetric crown, somewhat suppressed	Save	
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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	decant 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	
											Percent Retained	20/24	83.33 %

Drip-Line measurements from face of trunk
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

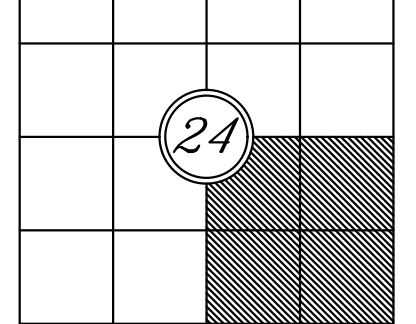
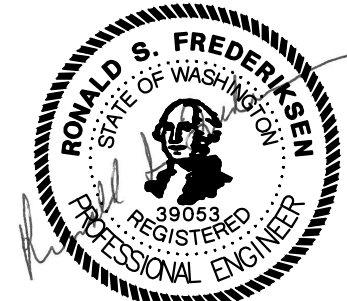
LOT INFORMATION:

LOT #	GROSS LOT AREA	MAX GFA 40%	NET LOT AREA	MAX. LOT COVERAGE (40%)	MAX. HARDCAPE (9%)
1	8,402	3,361	8,402	3,361	756
2	8,419	3,368	8,410	3,364	757
3	8,400	3,360	8,400	3,360	756

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

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



REV. NO.	DATE	BY	DATE
1	5/18/2022	RF	
2	10/16/2022	RF	

PRELIMINARY WATER AND SEWER PLAN

MILESTONE NORTHWEST, LLC
8 CRESCENT KEY
BELLEVUE, WA 98009
CONTACT: GREG ARMS
PHONE: (206) 817-4192

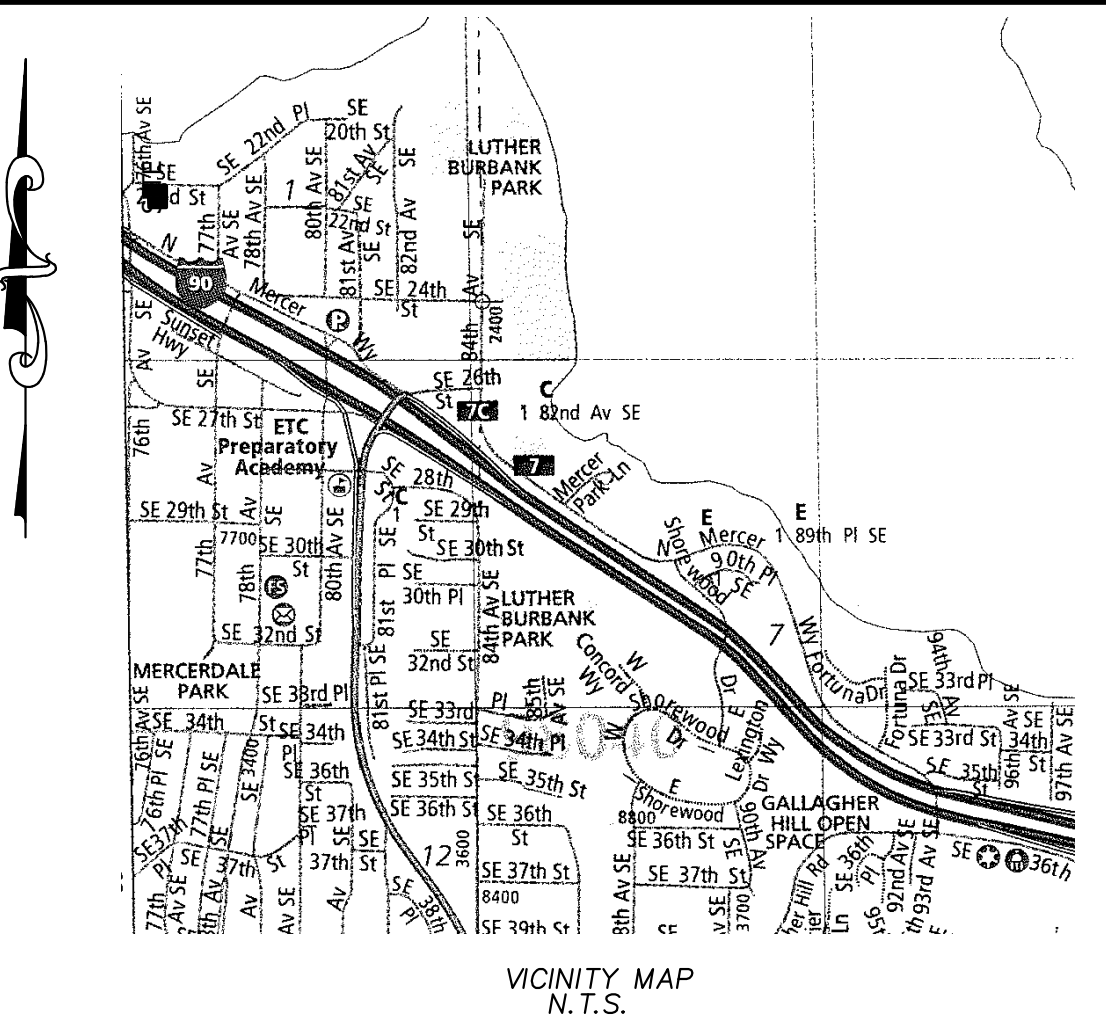
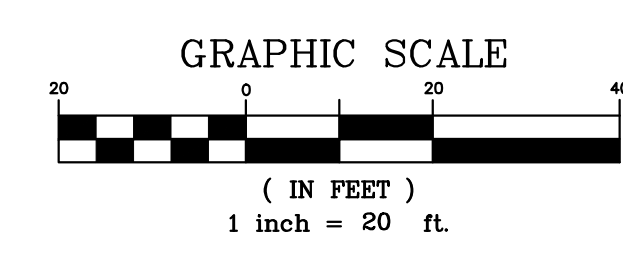
ENGINEERS - SURVEYORS EASTSIDE CONSULTANTS, INC.

1320 N.W. MALL ST., SUITE B
ISSAQUAH, WASHINGTON 98027
PHONE: (360) 531-1262

JOB NO. 20025
DATE 4/22
SCALE 1"=10'
DESIGNED CLM
DRAWN CLM
CHECKED RSF
APPROVED RSF

RAND-MILESTONE 3 LOT PRELIMINARY SHORT PLAT

SE 1/4 OF SEC.1, T.24N., R.4E., W.M.
CITY OF MERCER ISLAND, WASHINGTON
PROJECT NO.: SUB21-006 MILESTONE-WCMI LLC



REV.	DATE	BY
1	5/18/2022	RSF
2	5/19/2022	SMK
3	10/6/2022	SMK

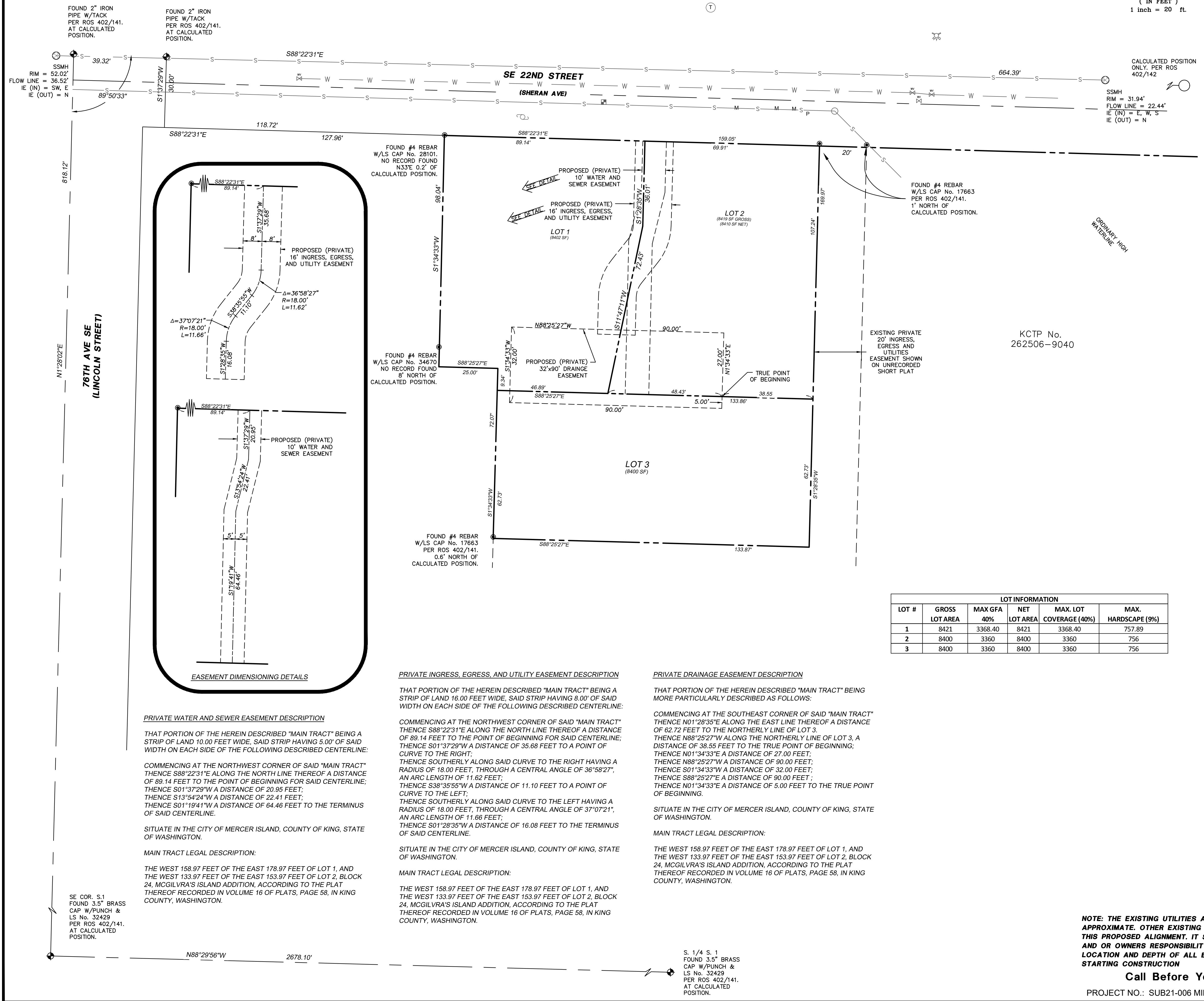
PRELIMINARY SHORT PLAT EASEMENT MAP

MILESTONE WCMI, LLC
8 CRESCENT KEY
BELLEVUE, WA 98009
CONTACT: GREG ARMS
PHONE: (206) 817-4192

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1320 N.W. MALL ST., SUITE B
ISSAQUAH, WASHINGTON 98027
PHONE: (206) 817-4192

JOB NO. 20025
DATE 6/21
SCALE 1"=20'
DESIGNED RSF
DRAWN RSF
CHECKED RSF
APPROVED RSF

SHEET 6 OF 7



DEVELOPER/AGENT
MILESTONE-WCMI, LLC
8 CRESCENT KEY
BELLEVUE, WA 98009

PROPERTY OWNER
MILESTONE-WCMI, LLC
8 CRESCENT KEY
BELLEVUE, WA 98009

PROPERTY ADDRESS
7621 SE 22ND STREET
MERCER ISLAND, WA 98040

SURVEYOR/ENGINEER
EASTSIDE CONSULTANTS, INC.
1320 NW MALL ST., STE B
ISSAQUAH WA 98027

ZONING
R-8.4

TAX ACCOUNT NO.
531510-1846

LOT SIZE
25,221 S.F. / 0.579 ACRES

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.

- TOPOGRAPHY SURVEY NOTES:**
- 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).
 - ELEVATION DATUM IS N.A.V.D. 1988 BASED ON GPS TIES TO THE WSRN.
 - 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.
 - THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BASE MAP FOR CIVIL ENGINEERING DESIGN.
 - 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).
 - PROPERTY LINES SHOWN ARE PER UNRECORDED SHORT PLAT BY JONES, BASSI & ASSOCIATES DATED 1/16/1974.
 - 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.
 - THE LEGAL DESCRIPTION AS SHOWN HEREON IS PER STEWART TITLE INSURANCE COMPANY FILE NO. 561998, COMMITMENT DATE: OCTOBER 8, 2019.
 - ARBORIST REPORT PROVIDED BY LAYTON TREE CONSULTING LLC
 - THE FOLLOWING SURVEYS OF RECORD WERE USED TO CALCULATE AND/OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON:
THE PLAT OF MCGILVRA'S ISLAND ADDITION VOLUME 16, PAGE 58 UNRECORDED SHORT PLAT BY JONES, BASSI & ASSOCIATES DATED 1/16/1974 RECORD OF SURVEY VOLUME 402, PAGE 142

NOTE:
ALL EXISTING STRUCTURES AND HARDSCAPE TO BE REMOVED

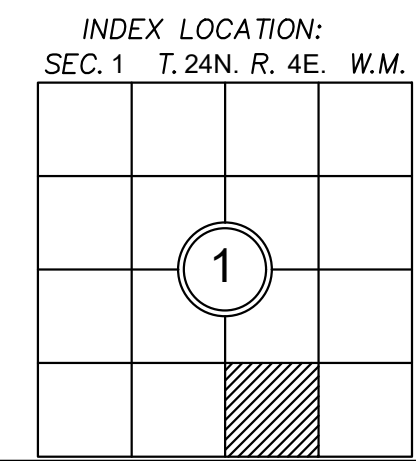
APPROVAL NOTE:
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FIRE DEPARTMENT NOTE:
ALL BUILDINGS ARE SUBJECT TO MEETING THE CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF PERMIT SUBMITTAL. ACCESS SHALL BE PROVIDED AS OUTLINED IN THE INTERNATIONAL FIRE CODE APPENDIX D AS ADOPTED AND/OR AMENDED AND MCC 18.09.040. FIRE PLAN REVIEWS WILL BE CONDUCTED AT THE TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR FIRE PREVENTION MEASURES FOR PERMIT APPROVAL.

ARBORIST NOTE:
ARBORIST TO BE ON SITE FOR ALL EXCAVATION OF FOUNDATIONS.

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
PROJECT NO.: SUB21-006 MILESTONE-WCMI LLC



FOUND 2" IRON PIPE W/TACK PER ROS 402/141. AT CALCULATED POSITION.

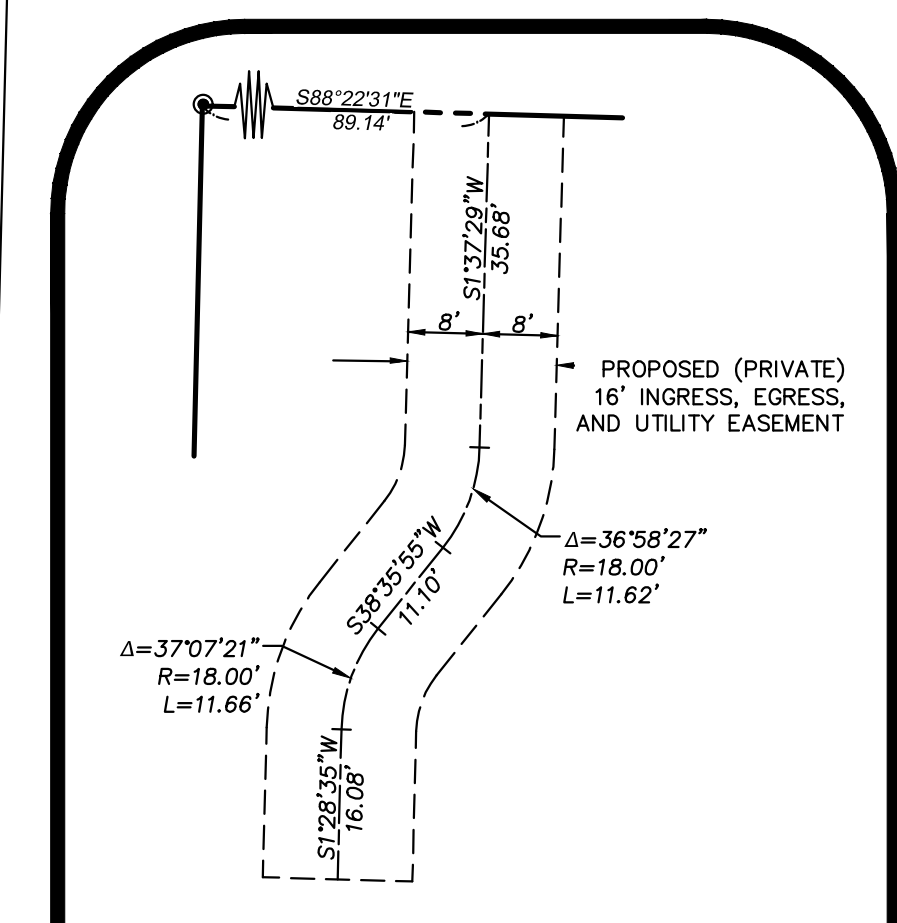
FOUND 2" IRON PIPE W/TACK PER ROS 402/141. AT CALCULATED POSITION.

FOUND #4 REBAR W/LS CAP No. 28101. NO RECORD FOUND. 1337E 0.2' OF CALCULATED POSITION.

FOUND #4 REBAR W/LS CAP No. 17663 PER ROS 402/141. 1' NORTH OF CALCULATED POSITION.

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

FOUND #4 REBAR W/LS CAP No. 17663 PER ROS 402/141. 0.6' NORTH OF CALCULATED POSITION.



PRIVATE WATER AND SEWER EASEMENT DESCRIPTION
THAT PORTION OF THE HEREIN DESCRIBED "MAIN TRACT" BEING A STRIP OF LAND 10.00 FEET WIDE, SAID STRIP HAVING 5.00' OF SAID WIDTH ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID "MAIN TRACT" THENCE S88°22'31"E ALONG THE NORTH LINE THEREOF A DISTANCE OF 89.14 FEET TO THE POINT OF BEGINNING FOR SAID CENTERLINE; THENCE S01°37'29"W A DISTANCE OF 20.95 FEET; THENCE S13°54'24"W A DISTANCE OF 22.41 FEET; THENCE S01°19'41"W A DISTANCE OF 64.46 FEET TO THE TERMINUS OF SAID CENTERLINE.

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

MAIN TRACT 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.

PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT DESCRIPTION

THAT PORTION OF THE HEREIN DESCRIBED "MAIN TRACT" BEING A STRIP OF LAND 16.00 FEET WIDE, SAID STRIP HAVING 8.00' OF SAID WIDTH ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID "MAIN TRACT" THENCE S88°22'31"E ALONG THE NORTH LINE THEREOF A DISTANCE OF 89.14 FEET TO THE POINT OF BEGINNING FOR SAID CENTERLINE; THENCE S01°37'29"W A DISTANCE OF 35.68 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET, THROUGH A CENTRAL ANGLE OF 36°58'27", AN ARC LENGTH OF 11.62 FEET; THENCE S38°35'55"W A DISTANCE OF 11.10 FEET TO A POINT OF CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 18.00 FEET, THROUGH A CENTRAL ANGLE OF 37°07'21", AN ARC LENGTH OF 11.66 FEET; THENCE S01°28'35"W A DISTANCE OF 16.08 FEET TO THE TERMINUS OF SAID CENTERLINE.

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

MAIN TRACT 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.

PRIVATE DRAINAGE EASEMENT DESCRIPTION

THAT PORTION OF THE HEREIN DESCRIBED "MAIN TRACT" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID "MAIN TRACT" THENCE N01°28'35"E ALONG THE EAST LINE THEREOF A DISTANCE OF 62.72 FEET TO THE NORTHERLY LINE OF LOT 3. THENCE N88°25'27"W ALONG THE NORTHERLY LINE OF LOT 3, A DISTANCE OF 38.55 FEET TO THE TRUE POINT OF BEGINNING; THENCE N01°34'33"E A DISTANCE OF 27.00 FEET; THENCE N88°25'27"W A DISTANCE OF 90.00 FEET; THENCE S01°34'33"W A DISTANCE OF 32.00 FEET; THENCE S88°25'27"E A DISTANCE OF 90.00 FEET; THENCE N01°34'33"E A DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING.

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

MAIN TRACT 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.

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

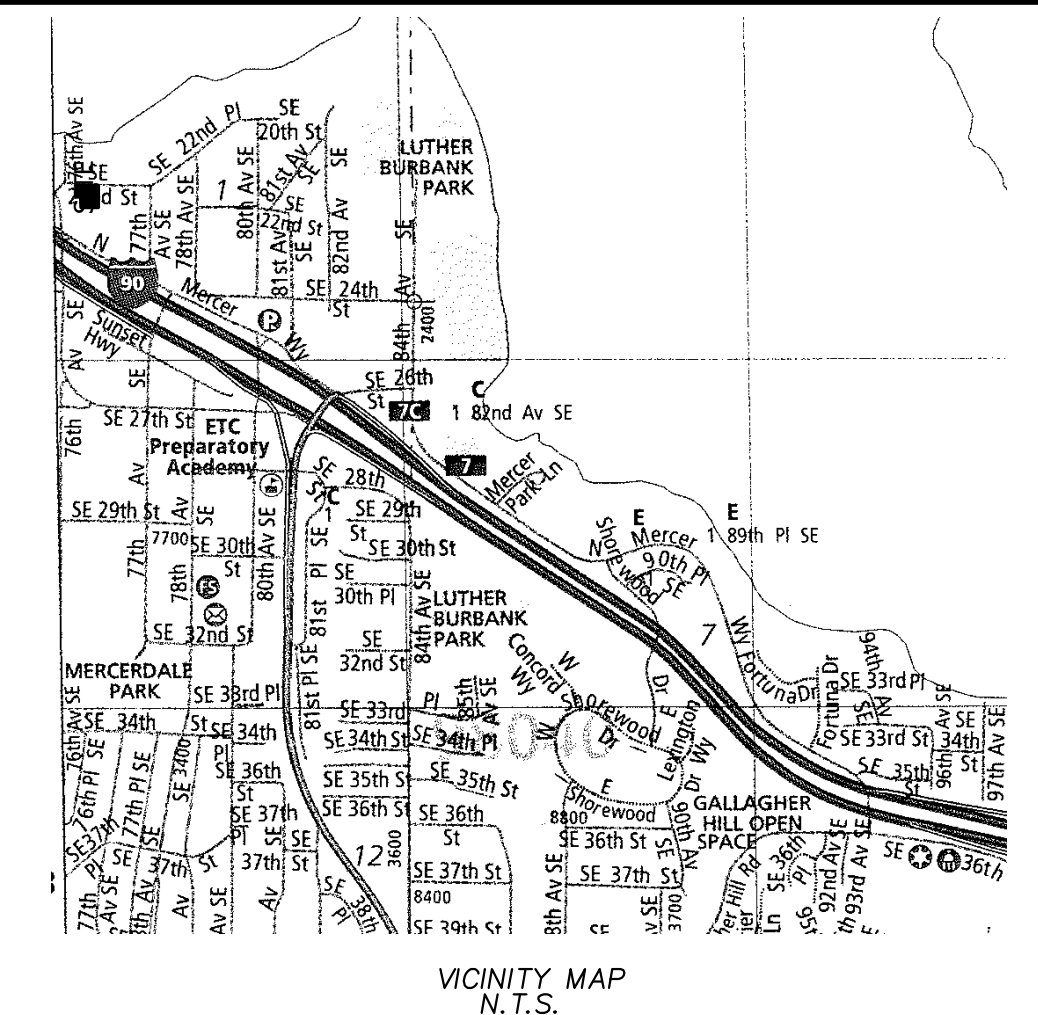
SE COR. S.1 FOUND 3.5" BRASS CAP W/PUNCH & LS No. 32429 PER ROS 402/141. AT CALCULATED POSITION.

RAND-MILESTONE 3 LOT PRELIMINARY SHORT PLAT

SE 1/4 OF SEC.1, T.24N., R.4E., W.M.

CITY OF MERCER ISLAND, WASHINGTON

PROJECT NO.: SUB21-006 MILESTONE-WCMI LLC



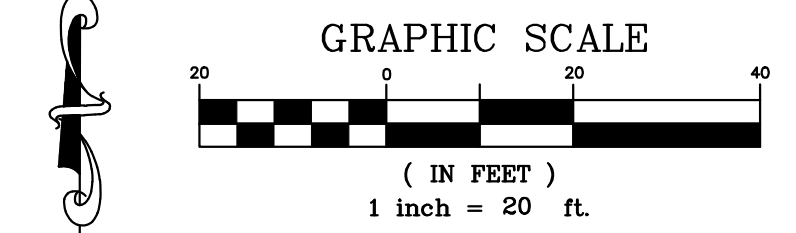
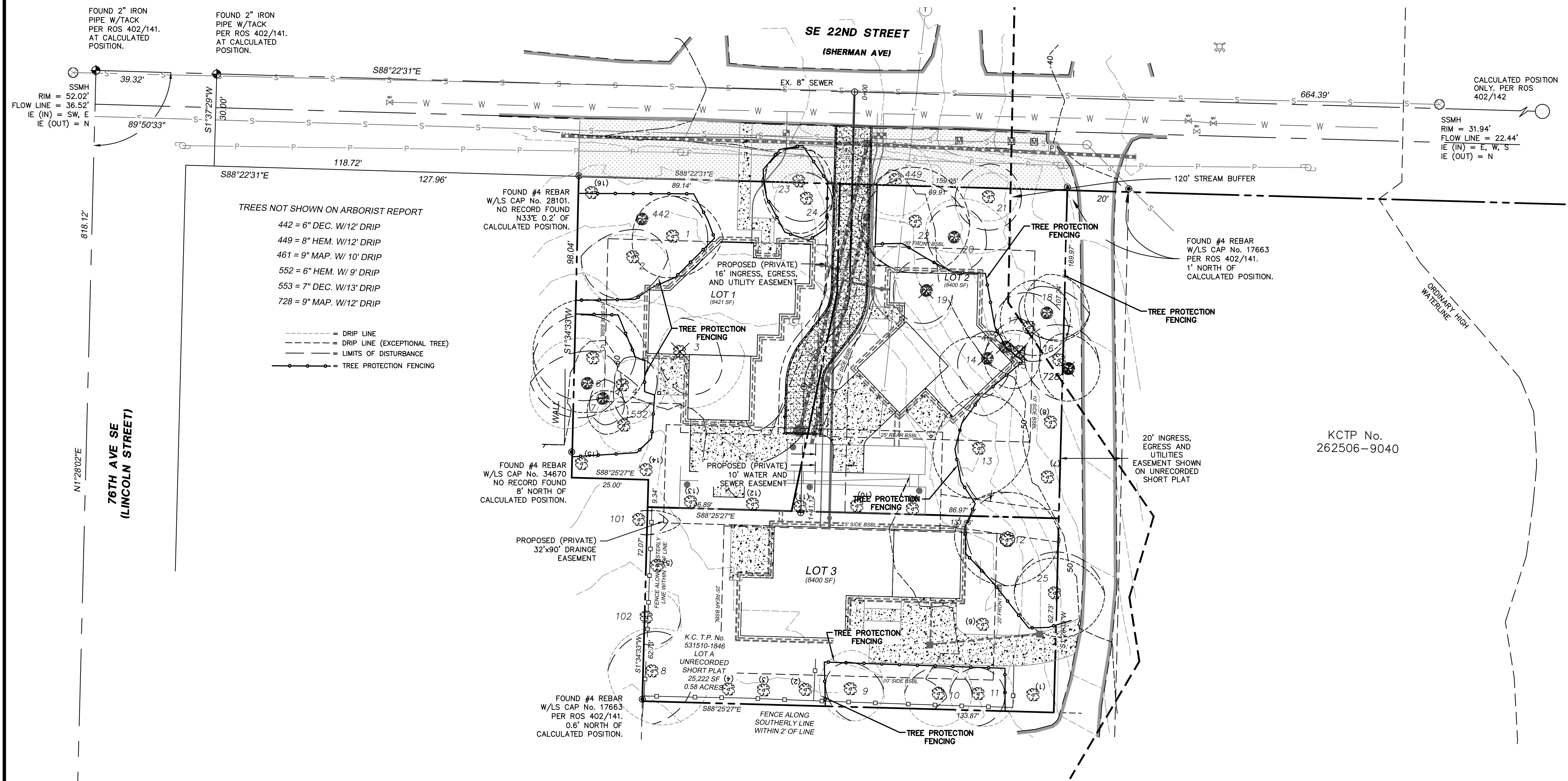
REV.	DATE	BY
1	5/17/2022	RSF
2	10/16/2022	RSF

PRELIMINARY TREE PROTECTION PLAN

MILESTONE NORTHWEST, LLC
8 CRESCENT KEY
BELLEVUE, WA 98009
CONTACT: GREG ARMS
PHONE: (206) 817-4192

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1320 N.W. WALL ST., SUITE B
ISSAQUAH, WASHINGTON 98027
PH: (206) 526-5351 FAX: (206) 526-4070

JOB NO. 20025
DATE 5/21
SCALE 1"=20'
DESIGNED RSF
DRAWN RSF
CHECKED RSF
APPROVED RSF



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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 - 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).
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 - ARBORIST REPORT PROVIDED BY LAYTON TREE CONSULTING LLC
 - THE FOLLOWING SURVEYS OF RECORD WERE USED TO CALCULATE AND/OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON:
THE PLAT OF MCGILVRA'S ISLAND ADDITION VOLUME 16, PAGE 58 UNRECORDED SHORT PLAT BY JONES, BASSI & ASSOCIATES DATED 1/16/1974 RECORD OF SURVEY VOLUME 402, PAGE 142

NOTE:
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ARBORIST NOTE:
ARBORIST TO BE ON SITE FOR ALL EXCAVATION OF FOUNDATIONS.

LOT #	LOT INFORMATION				
	GROSS LOT AREA	MAX GFA 40%	NET LOT AREA	MAX. LOT COVERAGE (40%)	MAX. HARDSCAPE (9%)
1	8421	3368.40	8421	3368.40	757.89
2	8400	3360	8400	3360	756
3	8400	3360	8400	3360	756

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	Save
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	Scouters willow	<i>Salix scouleriana</i>	9	32	2/6	1/8	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
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

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

FOUND 2" IRON
PIPE W/TACK
PER ROS 402/141.
AT CALCULATED
POSITION.

FOUND 2" IRON
PIPE W/TACK
PER ROS 402/141.
AT CALCULATED
POSITION.

CALCULATED POSITION
ONLY, PER ROS
402/142

KCTP No.
262506-9040

76TH AVE SE
(LINCOLN STREET)

N12802E

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

