CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org

STAFF REPORT

PRELIMINARY SHORT SUBDIVISION

Project No.:	SUB22-006
Description:	A request to subdivide one (1) existing lot into three (3) new lots.
Applicant / Owner:	Lauren Elliott (G2 Civil) / Premium Homes of Mercer Island LLC
Subject Property:	7216 93rd Ave SE, Mercer Island, WA 98040; Identified by King County Assessor tax parcel number 258190-0210.
Zoning District:	Single Family Residential (R-8.4)
Staff Contact:	Andrew Leon, Planner
Exhibits:	1. Development Application, received by the City of Mercer Island on August 11, 2022 2. Notice of Complete Application, issued by the City of Mercer Island on September 2, 2022 3. Notice of Application, issued by the City of Mercer Island on January 23, 2023 4. Development plan set, received by the City of Mercer Island on May 8, 2023 5. Project Narrative, received by the City of Mercer Island on August 11, 2022 6. Title Report dated August 3, 2022 7. Arborist Report, prepared by Layton Tree Consulting, LLC, dated March 6, 2021 8. Tree & Construction Memo – Tree #18, prepared by Layton Tree Consulting , LLC, dated April 22, 2022 9. Tree & Construction Memo – Tree #12, prepared by Layton Tree Consulting, LLC, dated January 19, 2023 10. Critical Area Report, prepared by Sondergaard Geoscience, PLLC, dated May 5, 2021 11. Code compliance matrix, received by the City of Mercer Island on May 8, 2023 12. Public Comment from Jon W. Stafford, received by the City of Mercer Island on January 24, 2023 13. Public Comment from Megan and Stephen McKay, received by the City of Mercer Island on February 2, 2023

INTRODUCTION

I. Project Description

On August 15, 2022, the applicant submitted an application for a Preliminary Short Subdivision, SUB22-006, to divide the subject property into three new lots. The subject property has an area of 39,144 square feet and the resulting lots will have areas of 13,997 square feet (Lot 1), 12,160 square feet (Lot 2), and 12,987 square feet (Lot 3). Lots 1 and 2 are proposed to share a private access easement that accesses onto 93rd Ave SE. Lot 3 is proposed to access directly onto 93rd Ave SE.

II. Site Description and Context

1. The subject property is located at 7216 93rd Ave SE. This site is designated Single-Family Residential (zoned R-8.4).

2. Adjacent properties to the north, south, west, and northeast are also within the R-8.4 zone. The adjacent property to the southeast is within the R-9.6 zone. All adjacent properties contain residential uses.

FINDINGS OF FACT

III. Application Procedure

1. The application for a Preliminary Short Subdivision was received by the City of Mercer Island on August 15, 2022 **(Exhibit 1)**. The application was determined to be complete on September 2, 2022 **(Exhibit 2)**.

2. Under MICC 19.15.030, Table A, applications for Preliminary Short Subdivisions must undergo Type III review. Type III reviews require notice of application (discussed in Section III.3 of this staff report below). A notice of decision is issued once the project review is complete.

3. The City of Mercer Island provided public notice of application for this Preliminary Short Subdivision application, as set forth in MICC 19.15.090 **(Exhibit 3)**. The comment period for the public notice period lasted for 30 days, from January 23, 2023 to February 22, 2023. The following methods were used for the public notice of application:

    1) A mailing sent to neighboring property owners within 300 feet of the subject property.
    2) A sign posted on the subject property.
    3) A posting in the City of Mercer Island's weekly permit bulletin.

IV. State Environmental Policy Act (SEPA)

The proposed development is categorically exempt from SEPA pursuant to WAC 197-11-800(6)(d).

V. Consistency with the Subdivision Code

1. The general provisions for Short Subdivisions are listed in MICC 19.08.010:

a. Land contained in a prior short subdivision may not be further divided in any manner for a period of five years after the recording of the final plat with King County without the filing of a long subdivision plat; however when a short subdivision consists of less than four lots, an alteration to the short subdivision is permitted so long as no more than four lots are created through the total short subdivision process.

Staff Analysis: The subject property has not been divided in the five years prior to this application. This standard does not apply.

b. In their interpretation and application, the provisions of this chapter shall be held to be the minimum requirements adopted for the promotion of the public safety, health, and general welfare. This chapter is not intended to interfere with or abrogate or annul any easements, covenants, conditions, or restrictions created or imposed by plats or deeds or record or by agreements between parties, except where the provisions of this chapter are more restrictive, in which event the provisions of this chapter shall govern.

Staff Analysis: As discussed in Section V.2 of this staff report below, the proposed short subdivision will promote the public safety, health, and general welfare of the City and its citizens, provided the conditions of approval are met.

c. Preliminary long subdivision and short subdivision applications shall be processed simultaneously with all applications for rezones, variances, planned unit developments, and site plan approvals to the extent the procedural requirements of those actions allow simultaneous action.

Staff Analysis: The applicant has not applied for a rezone, variance, planned unit development, or site plan approval. This standard does not apply.

2. MICC 19.08.020(D) – Findings of Fact. All preliminary approvals or denials of long subdivisions or short subdivisions shall be accompanied by written findings of fact demonstrating that:

a. Findings of Fact. All preliminary approvals or denials of long subdivisions or short subdivisions shall be accompanied by written findings of fact demonstrating that:

1. The project does or does not make appropriate provisions for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.

Staff Analysis: Review by the City Engineer, the City Arborist, the Building Official, the Code Official, and the Fire Marshal have been completed to ensure that appropriate provisions for fire protection, ingress/egress access, stormwater, potable water supply, sanitary sewer, and safe/buildable areas and finds that the public health, safety, and general welfare would be protected if the conditions of approval are met.

A review for consistency with the Land Use and Capital Facility Elements of the City's Comprehensive Plan finds that there are no identified needs in the area for parks and recreation, playgrounds, schools and school grounds. The applicant has indicated in **Exhibit 11** that all work within public ways will be restored to existing conditions or better. As proposed and conditioned, this standard is met.

2. The public use will or will not be served by approval of the project.

   Staff Analysis: The City finds that uncoordinated and unplanned growth pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of the city. The proposed subdivision would comply with this goal and help to achieve the state mandated population growth targets (RCW 36.70A.215), which have been adopted in the City's Comprehensive Plan, in a manner consistent with the zoning adopted for the area in 1965 (Ordinance 123).

   Goal 2.7 of the Housing Element of the City's Comprehensive Plan states that the City should "Encourage infill development on vacant or under-utilized sites that are outside of critical areas and ensure that the infill is compatible with the scale and character of the surrounding neighborhoods." The proposed subdivision is located in a single-family residential zone with adjacent single-family residential uses. The proposed short subdivision would foster infill development on a site with adequate lot area outside of critical areas. The proposed development is single-family and proposed a density that is commensurate with existing development in the vicinity. Therefore, the public use and interest will be served by approval of the project due to compliance with the comprehensive plan, growth targets, and coordinated growth.

3. The project does or does not conform to applicable zoning and land use regulations.

   Staff Analysis: As discussed in sections V.2.b and V.3 of this staff report below, this project conforms to applicable zoning and land use regulations.

b. Short Subdivisions. The code official shall grant preliminary approval for a short subdivision if the application is in proper form and the project complies with the design standards set out in MICC 19.08.030, the comprehensive plan, and other applicable development standards.

   Staff Analysis: As discussed in Section V.3 of this staff report below, the proposed short subdivision meets the design standards set out in MICC 19.08.030, and by extension, other applicable development standards in the MICC.

   Goal 16.2 of the Land Use Element and goal 2.1 of the Housing Element of the city's Comprehensive Plan state that the City shall, through zoning and land use regulations provide adequate development capacity to accommodate Mercer Island's projected share of the King County population growth over the next 20 years. The Land Use Element of the City's Comprehensive Plan also identified the following issue for land outside the Town Center: The community needs to accommodate two important planning values – maintaining the existing single family character of the Island, while at the same time planning for population and housing growth.

The zoning and Comprehensive Plan designation of the property described in the application is Single-Family Residential R-8.4 (8,400 square foot minimum lot size). The proposed and current use of this property is single-family residential, which is a permitted use in the R-8.4 zone and consistent with the Comprehensive Plan Land Use and Housing elements.

3. MICC 19.08.030 – Design Standards.

   a. Compliance with Other Laws and Regulations. The proposed subdivision shall comply with all other chapters of this title; the Shoreline Management Act; and other applicable city, state, and federal legislation.

      Staff Analysis: As discussed in Section III of this staff report above and in Sections V.3.b through V.3.f of this staff report below, the proposed short subdivision complies with all other chapters of Title 19 MICC. The lot to be divided is not within 200 feet of a shoreline, so the Shoreline Management Act does not apply to this project. The project's compliance with state legislation is discussed in Sections IV (compliance with the State Environmental Protection Act as set forth in WAC 197-11-800) and in Section V.1.a (compliance with RCW 58.17.060) of this staff report above.

   b. Public Improvements.

      1. The subdivision shall be reconciled as far as possible with current official plans for acquisition and development of arterial or other public streets, trails, public buildings, utilities, parks, playgrounds, and other public improvements.

         Staff Analysis: There are no official plans to acquire or develop land in the area of the subdivision for public purposes. This standard does not apply.

      2. If the preliminary plat includes a dedication of a public park with an area of less than two acres and the donor has designated that the park be named in honor of a deceased individual of good character, the city shall adopt the designated name.

         Staff Analysis: The preliminary short subdivision does not include a dedication of a public park. This standard does not apply.

   c. Control of Hazards.

      1. Where the project may adversely impact the health, safety, and welfare of, or inflict expense or damage upon, residents or property owners within or adjoining the project, other members of the public, the state, the city, or other municipal corporations due to flooding, drainage problems, critical slopes, unstable soils, traffic access, public safety problems, or other causes, the city council in the case of a long subdivision, or the code official in the case of a short subdivision, shall require the applicant to adequately control such hazards or give adequate security for damages that may result from the project, or both.

         Staff Analysis: The City of Mercer Island Engineering Division conducted a review of the preliminary engineering plan **(Exhibit 4)**, which includes a temporary erosion and sediment

control plan, and will identify applicable stormwater mitigation measures at the time of building permit review. If these measures are implemented as required, potential flooding or drainage problems would be adequately controlled.

2. If there are soils or drainage problems, the city engineer may require that a Washington registered civil engineer perform a geotechnical investigation of each lot in the project. The report shall recommend the corrective action likely to prevent damage to the areas where such soils or drainage problems exist. Storm water shall be managed in accordance with Chapter 15.09 MICC and shall not increase likely damage to downstream or upstream facilities or properties.

   Staff Analysis: The applicant provided a geotechnical report **(Exhibit 10)** and a drainage plan in the plan set **(Exhibit 4)** that propose to manage stormwater consistent to the standards of Chapter 15.09 MICC. The City of Mercer Island Engineering Division conducted a review of the preliminary short subdivision and provided a condition that the new storm drainage systems for the lots resulting from the short subdivision shall be designed according to MICC 15.09. As conditioned, this standard is met.

3. Alternative tightline storm drains to Lake Washington shall not cause added impact to the properties, and the applicant shall submit supportive calculations for storm drainage detention.

   Staff Analysis: The applicant is not proposing to tightline storm drains to Lake Washington. This standard does not apply.

d. Streets, Roads and Rights-of-Way.

   1. The width and location of rights-of-way for major, secondary, and collector arterial streets shall be as set forth in the comprehensive arterial plan.

      Staff Analysis: Rights-of-way for major, secondary, and collector arterial streets are not proposed as a part of this short subdivision. This standard does not apply.

   2. Public rights-of-way shall comply with the requirements set out in MICC 19.09.030.

      Staff Analysis: The applicant has not proposed public rights-of-way as a part of this project. This standard does not apply.

   3. Private access roads shall meet the criteria set out in MICC 19.09.040.

      Staff Analysis: The applicant is proposing for Lots 1 and 2 of the short subdivision to share a private access road within an easement across the northern portion of Lot 2. This access road is proposed to serve two lots and will be 20 feet in width. This meets the standards of MICC 19.09.040(B), so this standard is met.

   4. Streets of the proposed subdivision shall connect with existing improved public streets, or with existing improved private access roads subject to easements of way in favor of the land to be subdivided.

Staff Analysis: Lots 1 and 2 are proposed to gain access from 93rd Ave SE from a shared private access road within an access easement across the northern portion of Lot 2. Lot 3 is proposed to gain access directly from 93rd Ave SE via a private driveway. As proposed, this standard is met.

e. Residential Lots.

1. The area, width, and depth of each residential lot shall conform to the requirements for the zone in which the lot is located. Any lot which is located in two or more zones shall conform to the zoning requirements determined by the criteria set out in MICC 19.01.040(G)(2).

Staff Analysis: The proposed Lots 1, 2, and 3 will be located in the R-8.4 zoning district. The lot area, lot width, and lot depth standards are listed in MICC 19.02.020(A). These standards, as well as their respective values for Lots 1, 2, and 3 are listed in the table below.

	Lot Area	**Lot Width**	**Lot Depth**
Standard in MICC 19.02.020(A)	8,400 square feet	60 feet	80 feet
Lot 1	13,997 square feet	115 feet	Approximately 116 feet
Lot 2	12,160 square feet	115 feet	Approximately 105.75 feet
Lot 3	12,987 square feet	65 feet	Approximately 199 feet

As shown in the above table, Lots 1, 2, and 3 will meet the lot area, lot width, and lot depth requirements as set forth in MICC 19.02.020(A). This standard is met.

2. Each side line of a lot shall be approximately perpendicular or radial to the center line of the street on which the lot fronts.

Staff Analysis: The front yard of Lot 3 abuts 93rd Ave SE, the front yard of Lot 2 abuts the access easement on the north side of Lot 2, and the front yard of Lot 1 abuts the interior lot line from which it gains access from the access easement on Lot 2. The interior side lot lines of all three lots are perpendicular to either the centerline of 93rd Ave SE or to the access easement along the north side of Lot 2. This standard is met.

3. The proposed subdivision shall identify the location of building pads for each proposed lot per MICC 19.09.090. No cross-section dimension of a designated building pad shall be less than 20 feet in width.

Staff Analysis: The proposed building pads for Lots 1, 2, and 3 are shown on Sheets 2 and A0 of **Exhibit 4**. As shown, no cross-section of either building pad is less than 20 feet in width. This standard is met.

4. The proposed subdivision shall incorporate preferred development practices pursuant to MICC 19.09.100 where feasible.

   MICC 19.09.100 requires developers to incorporate the following development practices where feasible:

   A. Use common access drives and utility corridors.

      Staff Analysis: The preliminary short plat **(Exhibit 4)** and the project narrative **(Exhibit 5)** indicate that Lots 1 and 2 will use a shared driveway easement to gain access onto 93rd Ave SE. The applicant has proposed a 10-foot drainage easement across the northern edge of Lots 1 and 2. If feasible, both lots shall use this easement as a common utility corridor. This decision conditions that a note be placed on the face of the short plat stating that both Lots 1 and 2 shall use this shared access and utility easement onto the City roadway network and to connect to City utilities.

      Exhibit 4 also shows that Lot 3 is proposed to access directly onto 93rd Ave SE via a private driveway. Lot 3 is also proposed to utilize a sewer and drainage easement across Lot 2 for utilities. The project narrative **(Exhibit 5)** indicates that steep slopes and tree density on the southern portion of Lot 1 and the eastern portion of Lot 3 prevent all three lots from using a common access and utility corridor. As proposed and as conditioned, this standard is met.

   B. Development, including roads, walkways and parking areas in critical areas, should be avoided, or if not avoided, adverse impacts to critical areas will be mitigated to the greatest extent reasonably feasible.

      Staff Analysis: The City of Mercer Island's GIS shows that there are geologically hazardous areas on the eastern portion of the subject property. As shown in **Exhibit 4**, the building pads on Lots 2 and 3 are proposed to be outside of the mapped geologically hazardous areas. The building pad of Lot 1 is within the geologically hazardous area but is located outside of the steepest portions of the lot **(Exhibit 10)**. The impacts caused by potential single-family development of the individual lots of this subdivision will be reviewed at the time complete building permit applications are received by the City.

   C. Retaining walls should be designed to minimize grading, including the placement of fill, on or near an existing natural slope.

      Staff Analysis: Retaining walls have not been proposed at this phase of development. If retaining walls are proposed in the future, they should be designed to minimize grading on or near an existing natural slope if feasible.

5. The proposed subdivision shall be designed to comply with the provisions of Chapter 19.10 MICC.

Staff Analysis: This proposal was reviewed by the City Arborist for compliance with Chapter 19.10 MICC. The City arborist has indicated that tree retention is required for this development proposal under MICC 19.10.060(A)(1)(c) and that trees marked for retention on the preliminary short plat may not be removed unless otherwise approved by the City Arborist. This standard is met, subject to the condition below.

f. Design Standards for Special Conditions.

1. Subdivisions abutting an arterial street as shown on the comprehensive arterial plan shall be oriented to require the rear or side portion of the lots to abut the arterial and provide for internal access streets.

Staff Analysis: The lot to be subdivided does not abut an arterial street as shown in the comprehensive arterial plan. This standard does not apply.

2. Where critical areas meeting the criteria set out in Chapter 19.07 MICC are present within the subdivision, the code official or city council may:
   i. Require that certain portions of the long subdivision or short subdivision remain undeveloped with such restrictions shown on the official documents;
   ii. Increase the usual building set-back requirements; and/or
   iii. Require appropriate building techniques to reduce the impact of the site development.

Staff Analysis: The City of Mercer Island GIS shows geologically hazardous areas to be present on the subject property. The applicant has proposed to locate the building pads of the proposed Lots 2 and 3 to be outside of the mapped geologically hazardous areas. The building pad of Lot 1 is proposed to be in the portion of Lot 1 where it will have the least impact on the geologically hazardous area. The applicant has proposed to leave the steepest portions of the geologically hazardous area undeveloped. As proposed, this standard is met.

CONCLUSIONS OF LAW

Based on the above Findings of Fact, the following Conclusions of Law have been made:

1. The proposed short subdivision is consistent with, and therefore would comply with, the arterial, capital facility, and land use elements of the Comprehensive Plan. Additionally, the proposed short subdivision would be consistent with, and therefore comply with all other chapters of the development code, the Shoreline Management Act, and other applicable regulations, subject to the conditions of approval.

2. The use of this property is residential, which is a permitted use in the underlying zone. The residential proposal in the underlying zone is consistent with the adopted current and official Comprehensive Plan land use element, and plans for arterial streets, trails, public facilities, utilities, parks and playgrounds, subject to the conditions of approval.

3. The public health and welfare will be served by the approval of the project because it will provide additional housing to meet the City's growth management targets, and provide improved drainage

along the adjacent right-of-way. The residential proposal does not create any adverse impacts to health, safety or welfare or inflict damage to adjacent properties or the public interests for flooding, drainage, slopes, unstable soils, traffic, public safety or other causes, subject to the conditions of approval.

4. The proposed short plat is consistent with the requirement for streets, roads, and rights-of-way if the requirements of the City of Mercer Island Engineering Department are met for this short plat.

5. The proposal meets the minimum lot area, width, and depth of each residential lot for the zone in which the lots are located, and complies with all applicable zoning regulations.

6. Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication.

CONDITIONS OF APPROVAL

The following conditions shall be binding on the "Applicant," which shall include the owner or owners of the property, heirs, assign and successors.

General

1. The final plat shall be designed substantially in conformance with the preliminary plat of record submitted as part of this short plat application, **Exhibit 4**, and as required to be amended by the Conditions of Approval.

2. The proposed and future development of this property shall comply with the zoning district or as amended at the time of development.

3. The removal of native vegetation is to be minimized and limited to active construction areas.

4. The applicant has five years to submit a final short plat meeting all requirements of the Conditions of Approval. A short plat that has not been recorded within five years after its preliminary approval shall expire, becoming null and void.

5. Land contained in the short subdivision may not be further divided in any manner for a period of five years after the recording of the final plat with King County without the filing of a long subdivision plat; however, an alteration to the short subdivision is permitted so long as no more than four lots are created through the total short subdivision process.

6. The following note shall be shown on the face of the plat:

    a. Lots 1 and 2 shall use the proposed shared driveway and utility easement to access onto 93rd Ave SE and to connect to city utilities.

Arborist

7. No tree identified for retention may be removed unless otherwise approved by the City Arborist.

Engineering

8. Show all the existing and proposed easements on the final plat. Clearly indicate that all easements are private easements.

9. Easements for shared access, utilities and storm drainage facilities shall be depicted on the face of the final short plat. Language which indicates joint rights and responsibilities of each lot with respect to all utilities and roadways shall be shown along with individual lot Joint Maintenance Easement Agreements (where applicable) for all shared usage and filed with the King County Recorder and noted on the final short plat. The easement shall indicate whether it is public or private, existing, or proposed.

10. Damage to adjacent properties or public rights-of-way resulting from construction (e.g., siltation, mud, runoff, roadway damage caused by construction equipment or hauling) shall be expeditiously mitigated and repaired by the contractor, at no expense to the City. Failure to mitigate and repair said damage, or to comply with the approved construction plans, the permits issued by the City, or the City requirement for corrective action may be cause for the issuance of a "Stop Work" order, foreclosure on the plat bond/security, and/or other measures deemed appropriate by the City Engineer or Code Official to ensure construction consistent with the approved plans and protection of public safety.

11. The final short plat shall be prepared in conformance with Title 58 RCW and surveys shall comply with Chapter 332-130 WAC. The final short plat shall be submitted using Mercer Island's datum and tie be tied to at least two City monuments.

12. A City of Mercer Island title block for approval signatures (Planner and City Engineer) shall be provided on the final plat along with the designated short plat number.

13. Construction of all improvements for access, utilities, storm drainage, and site work shall comply with current City ordinances and standards.

14. All utilities serving the short plat shall be undergrounded (MICC 19.08.040) and shall be designed and constructed in accordance with City of Mercer Island Ordinances.

15. Short plat improvement plans prepared by a Washington State licensed engineer shall be submitted for review and approval by the City Engineer. The improvement plans shall include the following:

    a. Short plat access road – Comply with the Fire Code requirements and standards contained in MICC 19.09.040.
    b. Temporary erosion control measures.
    c. Grading plan.
    d. Water main, water meters, and appurtenances.
        i. Provide water services for each lot. Locate water meters outside of the future driveway areas and any paved areas. The water meters must be located in the city right-of-way.
        ii. Abandon all existing water services currently serving the lot at the city water main.
    e. Sanitary sewer and appurtenances.
        i. Provide sewer connections for each lot. Show the sanitary sewer stub outs for each lot.

ii. The side sewer for all lots shall be a shared side sewer with one single connection to the city sewer main. The maximum number of the residences is 6 for a 6-inch share side sewer.
iii. The sanitary sewer system serving all lots will be a private sewer system.

f. Stormwater.
i. Provide drainage improvements in compliance with MICC 15.09.
ii. Show the storm drainage stub outs for all lots.

g. Dry utilities.
i. Show the proposed dry (power, gas, etc.) utility corridor on the plan.

16. All plat improvements shall be completed prior to final short plat approval and prior to issuance of building permits. A survey grade as-built drawing in PDF format that shows all utilities and plat improvements shall be submitted to the City Engineer upon completion of the work.

17. The following notes shall be shown on the face of the plat:

a. Maintenance and repair of the private sanitary sewer system and joint use side sewers (sewer lines from the building to the private sewer main), shared roads, access easements, public trail, private storm drainage facilities shall be the responsibility of the owners of each lot served (with the exception that owners of any lot which is lower in elevation shall not be responsible for that portion of a private side sewer above their connection). If maintenance and repair of any facilities enumerated above are not performed to the satisfaction of the City Engineer, after a timely demand has been made for such action, the City or its agent shall have the right to enter upon the premises and perform the necessary maintenance and repair to protect the safety and general welfare of the public and shall have the right to charge the owner of each lot an equal share of the total maintenance and repair costs. The City or the owner of any lot within this short plat shall have the right to bring action in Superior Court to require any maintenance or repair and to recover the costs incurred in making or effecting repairs to improvements.

b. Private stormwater facilities shall be inspected and maintained in conformance with MICC 15.09.070.

c. All staging for construction shall occur on site and shall not be located in the public right-of-way.

d. No permanent landscaping, structures, or fences shall be placed on or within public utility, storm drainage, or pedestrian path easements without written approval of the City Engineer.

e. If, in the opinion of the City Engineer, utilities or storm drainage facilities require maintenance, repair, or replacement, the City or its agent shall have the right to enter those lots adjoining the facility for the purpose of maintaining, repairing, relocating, or replacing said facilities.

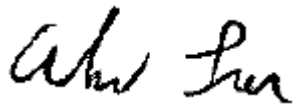
f. Installation of landscaping and/or structures including trees, shrubs, rocks, berms, walls, gates, and other improvements are not allowed within the public right-of-way without an approved encroachment agreement from the City prior to the work occurring (MICC 19.06.060).

DECISION

Based upon the above noted Findings of Fact and Conclusions of Law, Preliminary Short Subdivision application SUB22-006, as depicted in **Exhibit 4**, is hereby **APPROVED**. This decision is final, unless appealed

in writing consistent with adopted appeal procedures, MICC 19.15.130, and all other applicable appeal regulations.

Approved this 10th day of July, 2023



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Andrew Leon
Planner
Community Planning & Development
City of Mercer Island

If you desire to file an appeal, you must submit the appropriate form, available from the department of Community Planning and Development, and file it with the City Clerk within fourteen (14) days from the date after the notice of decision is made available to the public and applicant pursuant to MICC 19.15.120. Upon receipt of a timely complete appeal application and appeal fee, an appeal hearing will be scheduled. To reverse, modify or remand this decision, the appeal hearing body must find that there has been substantial error, the proceedings were materially affected by irregularities in procedure, the decision was unsupported by material and substantial evidence in view of the entire record, or the decision is in conflict with the city's applicable decision criteria.

Please note that the City will provide notice of this decision to the King County Department of Assessment, as required by State Law (RCW 36.70B.130). Pursuant to RCW 84.41.030(1), affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation by contacting the King County Department of Assessment at (206) 296-7300.

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercerisland.gov

CITY USE ONLY		
PROJECT#	RECEIPT #	**FEE**
Date Received:		
Received By:		

DEVELOPMENT APPLICATION

STREET ADDRESS/LOCATION	ZONE
7216 93rd Avenue SE	R-8.4
COUNTY ASSESSOR PARCEL #'S	**PARCEL SIZE (SQ. FT.)**
258190-0210	39,144

PROPERTY OWNER *(required)*	ADDRESS *(required)*	CELL/OFFICE *(required)*
Premium Homes of Mercer Island LLC	PO Box 1639 Mercer Island, WA 98040	2538807873 E-MAIL *(required)* maksimchuknadia@gmail.com
PROJECT CONTACT NAME	ADDRESS	CELL/OFFICE
Lauren Elliott G2 Civil	1700 NW Gilman BLVD, Issaquah, WA 98027	425-821-5038 E-MAIL info@g2civil.com
TENANT NAME	ADDRESS	CELL PHONE
N/A		E-MAIL

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNATURE

05/14/21
DATE

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (PLEASE USE ADDITIONAL PAPER IF NEEDED)**:**

The project proposes to short plat the existing lot into 3 lots (Lot 1 = 13,996 SF; Lot 2 = 12,160 SF; Lot 3 = 12,987 SF). The short plat will require an offsite storm drainage extension in order to provide an overflow from the proposed onsite detention tank to the existing public conveyance system within 93rd Ave SE.

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF LAND USE APPROVAL REQUESTED:

APPEALS	DEVIATIONS	SUBDIVISION SHORT PLAT
☐ Building	☐ Changes to Antenna requirements	☐ Short Plat- Two Lots
☐ Code Interpretation	☐ Changes to Open Space	■ Short Plat- Three Lots
☐ Land use	☐ Seasonal Development Limitation Waiver	☐ Short Plat- Four Lots
☐ Right-of-Way Use		☐ Short Plat- Deviation of Acreage Limitation
CRITICAL AREAS	**ENVIRONMENTAL REVIEW (SEPA)**	☐ Short Plat- Amendment
☐ Critical Area Review 1 (Hourly Rate 2hr Min)	☐ SEPA Review (checklist)- Minor	☐ Short Plat- Final Plat
	☐ SEPA review (checklist)- Major	**OTHER LAND USE**
☐ Critical Area Review 2 (Determination)	☐ Environmental Impact Statement	☐ Accessory Dwelling Unit
☐Reasonable Use Exception	**SHORELINE MANAGEMENT**	☐ Code Interpretation Request
DESIGN REVIEW	☐ Exemption	☐ Comprehensive Plan Amendment (CPA)
☐ Pre Design Meeting	☐ Permit Revision	☐ Conditional Use (CUP)
☐ Design Review (Code Official)	☐ Shoreline Variance	☐ Lot Line Revision
☐ Design Commission Study Session	☐ Shoreline Conditional Use Permit	☐ Noise Exception
☐ Design Review- Design Commission- Exterior Alteration	☐ Substantial Development Permit	☐ Reclassification of Property (Rezoning)
	SUBDIVISION LONG PLAT	☐ Transportation Concurrency (see supplemental application form)
☐ Design Review- Design Commission- New Building	☐ Long Plat- Preliminary	
	☐ Long Plat- Alteration	☐ Planning Services (not associated with a permit or review)
WIRELESS COMMUNICATION FACILITIES	☐ Long Plat- Final Plat	
☐ Wireless Communications Facilities- 6409 Exemption	**VARIANCES (Plus Hearing Examiner Fee)**	☐ Zoning Code Text Amendment
	☐ Variance	☐ Request for letter
☐ New Wireless Communication Facility		☐ Temporary Commerce on Public Property

COMMUNITY PLANNING AND DEVELOPMENT
9611 SE 36TH ST., MERCER ISLAND, WA 98040
P: (206) 275-7605 F: (206) 275-7725
www.mercerisland.gov

September 2, 2022

Lauren Elliott
G2 Civil
1700 NW Gilman Blvd
Issaquah, WA 98027

RE: Notice of Completeness for File No. SUB22-006 – Application for a Preliminary Short Subdivision
7216 93rd Ave SE, WA 98040; King County Tax Parcel 258190-0210

Ms. Elliott:

The City of Mercer Island received the above referenced application for a Preliminary Short Subdivision for a 3-lot short subdivision on August 15, 2022. The City has assigned file number SUB22-006 to the Preliminary Short Subdivision application. Following review of the application, City staff has determined that the applications were **complete** on September 2, 2022.

Formal review of the application will now begin in compliance with the City of Mercer Island's subdivision regulations as set forth in Chapter 19.08 MICC. As review progresses, additional documentation will most likely be requested. Pursuant to Mercer Island City Code 19.15.020(C)(4), if the applicant fails to provide the required information within 90 days from the date of any request for information, the application shall lapse, and become null and void.

Questions may be directed to me via email at andrew.leon@mercerisland.gov or 206-275-7720.

Sincerely,

Andrew Leon, Planner
City of Mercer Island Community Planning and Development

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | http://www.mercerisland.gov/

PUBLIC NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN for the application described below:

File No.:	SUB22-006
Permit Type:	Type III
Description of Request:	A request for a Preliminary Short Subdivision to divide an existing lot into three new lots.
Applicant / Owner:	Lauren Elliott (G2 Civil) / Premium Homes of Mercer Island LLC
Location of Property:	7216 93rd Ave SE, Mercer Island WA 98040 Identified by King County Assessor tax parcel number: 258190-0210
SEPA Compliance:	This project is exempt from SEPA pursuant to WAC 197-11-800(6)(d).
Project Documents:	Please follow this file path to access the associated documents for this project: https://mieplan.mercergov.org/public/SUB22-006
Written Comments:	**This may be the only opportunity to comment on the environmental impacts of the proposal.** Written comments on this proposal may be submitted to the City of Mercer Island either by email, in person, or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Anyone may comment on the application, receive notice, and request a copy of the decision once made. Only those persons who submit written comments or participate at the public hearing (if a hearing is required) will be parties of record; and only parties of record will have the right to appeal. **Comments regarding the proposal to subdivide 7216 93rd Ave SE submitted for the erroneously sent public notice for SUB22-009 must be resubmitted to the City to be considered for this permit.**
Public Hearing and Public Meeting:	Pursuant to MICC 19.15.030 Table A and B a public hearing is not required for Type I-III permits.
Applicable Development Regulations	Applications for Preliminary Short Subdivisions are required to be processed as Type III land use reviews pursuant to Mercer Island City Code (MICC) 19.15.030. Processing requirements for Type III land use reviews are further detailed in MICC 19.15.030. The city's subdivision standards are contained in Chapter 19.08 MICC.
Other Associated Permits:	TCC22-022.

Environmental Documents:	Copies of all studies and / or environmental documents are available through the above project documents link.
Application Process Information:	Date of Application: August 15, 2022 Determined to Be Complete: September 2, 2022 Bulletin Notice: January 23, 2023 Date Mailed: January 23, 2023 Date Posted on Site: January 23, 2023 Comment Period Ends: 5:00PM on February 22, 2023

Project Contact:
Andrew Leon / Planner
Community Planning & Development
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7720
andrew.leon@mercerisland.gov

CITY OF MERCER ISLAND SHORT SUBDIVISION NO. SUB22-006

DECLARATION

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

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS

_____

PREMIUM HOMES OF MERCER ISLAND LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF WASHINGTON }
} SS.
COUNTY OF _____ }

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____

_____ OF _____
THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

_____
NOTARY PUBLIC
RESIDING IN _____

MY COMMISSION EXPIRES: _____

CITY OF MERCER ISLAND APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2023.

_____
CODE OFFICIAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2023.

_____
CITY ENGINEER

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2023.

_____ _____
ASSESSOR DEPUTY ASSESSOR

ORIGINAL LEGAL DESCRIPTION

TRACTS 20 THROUGH 22, INCLUSIVE, IN BLOCK 4 OF FLOOD'S LAKE SIDE TRACTS DIVISION NO. 5, AS PER PLAT RECORDED IN VOLUME 34 OF PLATS, PAGE 6, RECORDS OF KING COUNTY, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

REVISED LEGAL DESCRIPTION

LOT 1:
COMMENCING AT THE NORTHWEST CORNER OF LOT 20, BLOCK 4 OF FLOOD'S LAKE SIDE TRACTS DIVISION NO. 5, AS PER PLAT RECORDED IN VOLUME 34 OF PLATS, PAGE 6, RECORDS OF KING COUNTY;
THENCE SOUTH 88°42'24" EAST ALONG THE NORTH LINE OF SAID LOT 20 105.58 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88°42'24" EAST ALONG SAID NORTH LINE 124.42 FEET TO THE NORTHEAST CORNER OF SAID LOT 20;
THENCE SOUTH 01°27'06" WEST ALONG THE EAST LINE OF LOTS 20 AND 21 OF SAID BLOCK 4 A DISTANCE OF 78.33 FEET;
THENCE SOUTH 25°00'36" WEST ALONG THE EAST LINE OF SAID LOT 21 A DISTANCE OF 40.05 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET NORTH OF THE SOUTH LINE OF LOT 22 OF SAID BLOCK 4;
THENCE ALONG SAID PARALLEL LINE NORTH 88°42'24" WEST 108.09 FEET;
THENCE NORTH 01°17'36 EAST 115.00 FEET TO THE POINT OF BEGINNING.

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

LOT 2:
BEGINNING AT THE NORTHWEST CORNER OF LOT 20, BLOCK 4 OF FLOOD'S LAKE SIDE TRACTS DIVISION NO. 5, AS PER PLAT RECORDED IN VOLUME 34 OF PLATS, PAGE 6, RECORDS OF KING COUNTY;
THENCE SOUTH 88°42'24" EAST ALONG THE NORTH LINE OF SAID LOT 20 105.58 FEET;
THENCE SOUTH 01°17'36" WEST 115.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET NORTH OF THE SOUTH LINE OF LOT 22 OF SAID BLOCK 4;
THENCE ALONG SAID PARALLEL LINE NORTH 88°42'24" WEST 105.90 FEET TO A POINT ON THE WEST LINE OF LOT 21 OF SAID BLOCK 4;
THENCE NORTH 01°27'06" EAST ALONG THE WEST LINE OF SAID LOT 20 AND 21 115.00 FEET TO THE POINT OF BEGINNING.

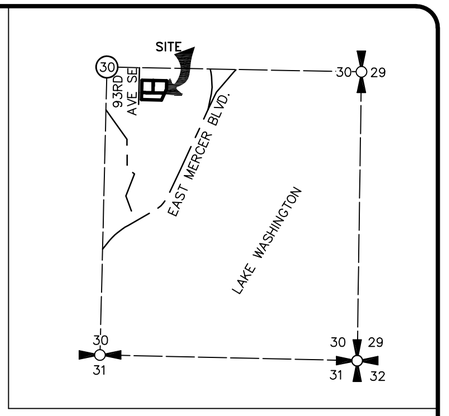
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

LOT 3:
COMMENCING AT THE NORTHWEST CORNER OF LOT 20, BLOCK 4 OF FLOOD'S LAKE SIDE TRACTS DIVISION NO. 5, AS PER PLAT RECORDED IN VOLUME 34 OF PLATS, PAGE 6, RECORDS OF KING COUNTY;
THENCE SOUTH 01°27'06" WEST ALONG THE WEST LINE OF LOTS 20 AND 21 OF SAID BLOCK 4 A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 01°27'06" WEST ALONG THE WEST LINE OF LOTS 21 AND 22 OF SAID BLOCK 4 A DISTANCE OF 65.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22;
THENCE SOUTH 88°42'24" EAST ALONG THE SOUTH LINE OF SAID LOT 22 A DISTANCE OF 185.62 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22;
THENCE NORTH 25°00'36" EAST ALONG THE EAST LINES OF SAID LOTS 21 AND 22 A DISTANCE OF 71.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET NORTH OF THE SOUTH LINE OF LOT 22 OF SAID BLOCK 4;
THENCE ALONG SAID PARALLEL LINE NORTH 88°42'24" WEST 213.99 FEET TO THE POINT OF BEGINNING.

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

SHORT PLAT NOTES

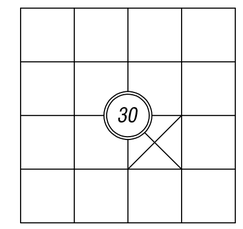
ALL BUILDING PERMITS ARE SUBJECT TO MEETING CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF A COMPLETE SUBMITTAL, INCLUDING FIRE APPARATUS ACCESS AS OUTLINED IN ADOPTED CODE SECTIONS OF THE INTERNATIONAL FIRE CODE APPENDIX D. FIRE PLAN REVIEWS WILL BE CONDUCTED AT TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR ADDITIONAL FIRE PREVENTION MEASURES FOR BUILDING APPROVAL.



VICINITY MAP
N.T.S.

SURVEYOR'S NOTES

1. THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A LEICA 1203 3" ROBOTIC TOTAL STATION AND TOPCON HIPER SR GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332–130.
2. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
3. THE TITLE REPORT WAS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. A46014–SGW–217187, DATED APRIL 19, 2021 AT 8:00 AM.
4. ANY UTILITIES SHOWN TO BE FIELD VERIFIED BEFORE PLANNING OR CONSTRUCTION.
5. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON JULY, 2019 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET ON JULY, 2019. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.
6. THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT," CHAPTER 58.09 RCW AND 332–130 WAC.



INDEX DATA: NW 1/4 OF THE SE 1/4 OF SECTION 30, T24N, R5E, W.M., KING COUNTY, WA

informed land survey

PO Box 5137
Tacoma, WA 98415-0137

Phone: 253-627-2070
admin@i-landsurvey.com
www.i-landsurvey.com

LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS_____ DAY OF_____, 20____.

AT_____ IN BOOK_____OF _____SURVEYS, AT PAGE_____

AT THE REQUEST OF PREMIUM HOMES OF MERCER ISLAND, LLC

_____ _____
MANAGER SUPERINTENDENT OF RECORDS

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF

PREMIUM HOMES OF MERCER ISLAND, LLC

IN 5/5/2023,

CERTIFICATE NO. 44651, EVAN M. WAHLSTROM EXP 10/4/24

EVAN M. WAHLSTROM
STATE OF WASHINGTON
44651
REGISTERED
PROFESSIONAL LAND SURVEYOR

5/5/23

PREMIUM HOMES OF MERCER ISLAND, LLC
P.O. BOX 1639
MERCER ISLAND, WA 98040

SITE ADDRESS:
7216 93RD AVE SE
MERCER ISLAND, WA
KING COUNTY TAX PARCEL NO. 2581900210

SURVEY IN: NW 1/4, SE 1/4,
SEC. 30, T.24N, R.5E, W.M.

DRAFTED: AG	DATE: 5/5/2023	JOB NO.: BARCE-190624
CHECKED: EMW	SCALE: N/A	SHEET 1 OF 2

CITY OF MERCER ISLAND SHORT SUBDIVISION NO. SUB22-006

HORIZONTAL DATUM

NAD 1983(2011) NORTH ZONE; PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

REFERENCE SURVEYS

R1) THE PLAT OF FLOOD'S LAKE SIDE TRACTS DIVISION NO. 5, RECORDED IN VOLUME 34 OF PLATS, PAGE 6
R2) LOT LINE REVISION, RECORDING NO. 20030702900005
R3) SHORT SUBDIVISION, RECORDING NO. 20150910900001
R4) RECORD OF SURVEY, RECORDING NO. 20161107900007

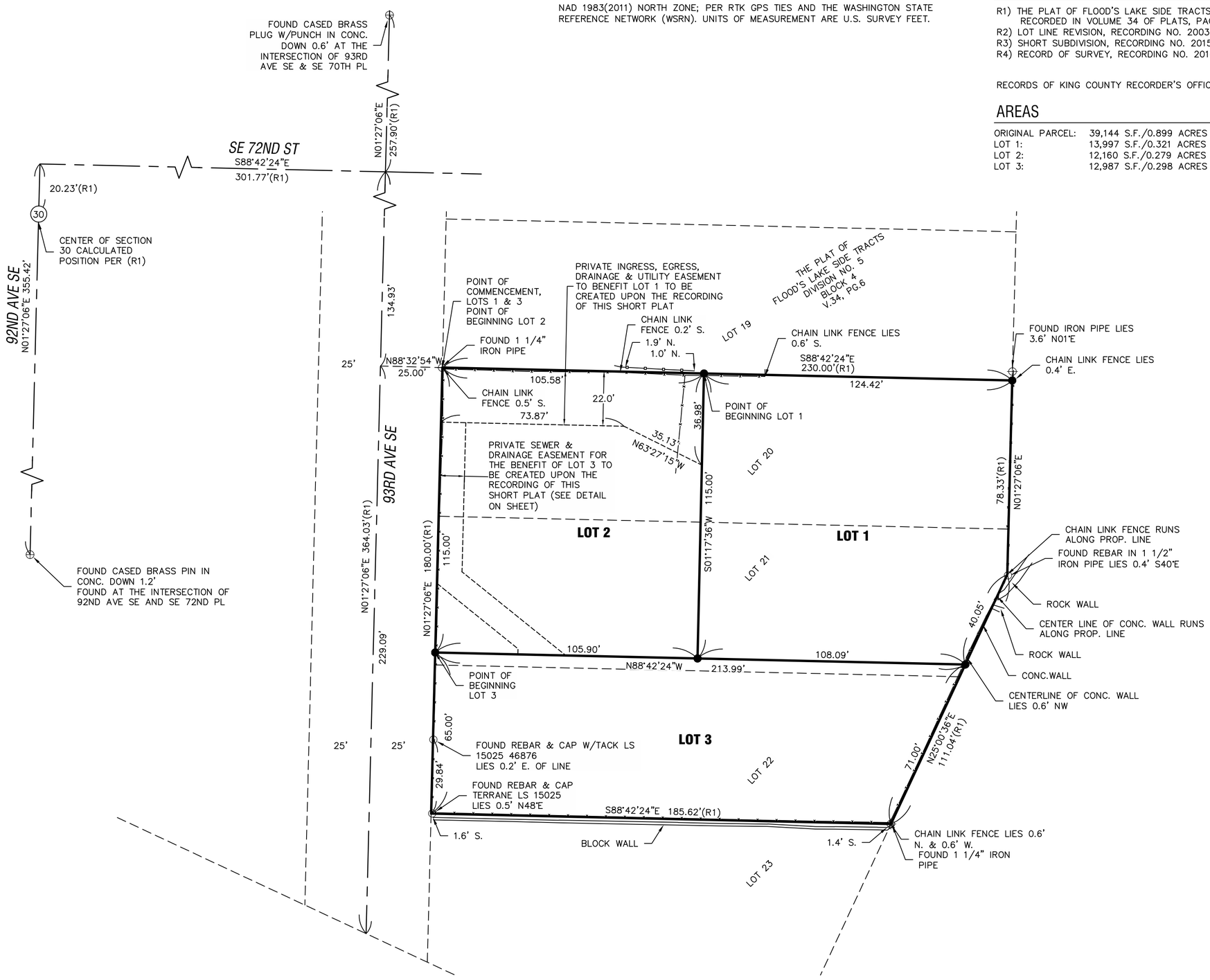
RECORDS OF KING COUNTY RECORDER'S OFFICE

AREAS

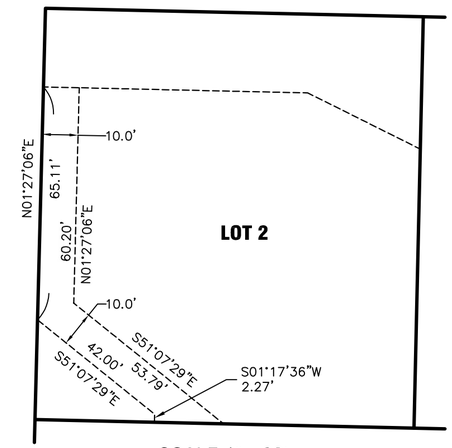
ORIGINAL PARCEL:	39,144 S.F./0.899 ACRES
LOT 1:	13,997 S.F./0.321 ACRES
LOT 2:	12,160 S.F./0.279 ACRES
LOT 3:	12,987 S.F./0.298 ACRES

LEGEND

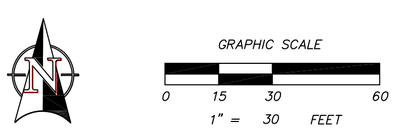
- ● SET REBAR & CAP EMW LS #44651
- ○ FOUND REBAR & CAP (AS SHOWN)
- ⌖ FOUND IRON PIPE (AS SHOWN)
- ⊕ FOUND CASED MONUMENT (AS SHOWN)
- (R) DISTANCE PER REFERENCE
- LS LICENSED LAND SURVEYOR
- x—x—x—x— CHAIN LINK FENCE
- □—□—□—□— WOOD FENCE



PRIVATE SEWER AND DRAINAGE EASEMENT DETAIL



SCALE 1"=60'



EVAN M. WAHLSTROM STATE OF WASHINGTON 44651 REGISTERED PROFESSIONAL LAND SURVEYOR
5/5/23

PREMIUM HOMES OF MERCER ISLAND, LLC
P.O. BOX 1639
MERCER ISLAND, WA 98040

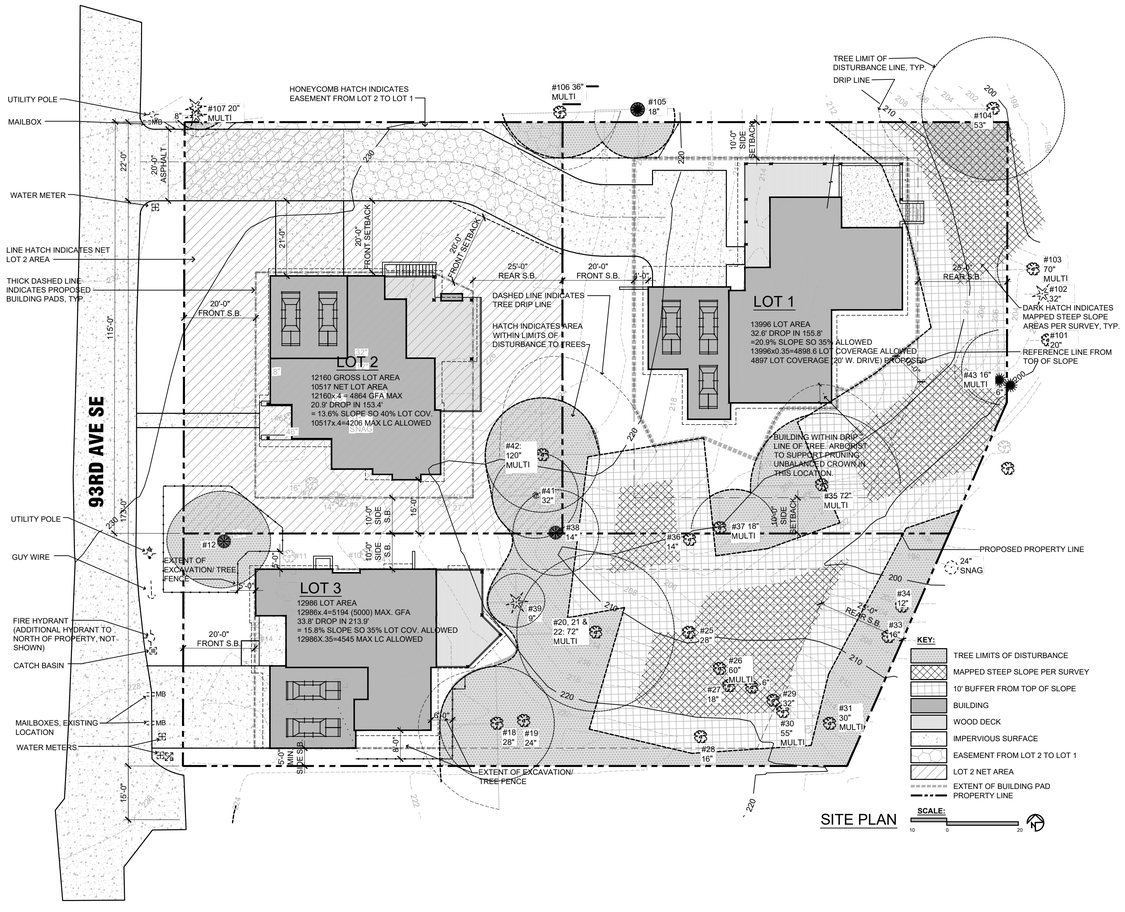
SITE ADDRESS:
7216 93RD AVE SE
MERCER ISLAND, WA

SURVEY IN: NW 1/4, SE 1/4, SEC. 30, T.24N, R.5E, W.M.

DRAFTED: AG	DATE: 5/5/2023	JOB NO.: BARCE-190624
CHECKED: EMW	SCALE: 1"=30'	SHEET 2 OF 2

informed land survey
PO Box 5137
Tacoma, WA 98415-0137
Phone: 253-627-2070
admin@i-landsurvey.com
www.i-landsurvey.com
LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

PRELIMINARY SHORT PLAT APPLICATION
7216 93RD AVE SE
MERCER ISLAND, WA 98040



PROPERTY INFORMATION:

PROJECT DESCRIPTION:
REMOVE EXISTING SINGLE FAMILY HOME ON 39,145 S.F. LOT IN THE R-8.4 ZONE. THE ADJACENT PROPERTY TO THE SOUTHEAST IS R-9.6, WHILE ALL OTHER ADJACENT PROPERTIES ARE R-8.4.
PROPOSE 3 LOT SHORT PLAT TO ULTIMATELY BUILD A DETACHED SINGLE FAMILY HOME ON EACH LOT. EACH LOT WILL TAKE ACCESS FROM 93RD AVENUE WITH A COMMON ACCESS EASEMENT FOR LOTS 1 & 2. A COMMON UTILITY EASEMENT FOR ALL THREE LOTS WILL BE IN THE SAME LOCATION. EACH LOT IS OVER 9,000 S.F.
STEEP SLOPES HAVE BEEN IDENTIFIED ON THE EAST SIDE OF THE PROPERTY. A MEMORANDUM HAS BEEN ISSUED TO THE CITY DETERMINING THE ONSITE RAVINE DOES NOT MEET THE CITY'S DEFINITION OF A WATERCOURSE AND IS THEREFORE NOT REGULATED.

SITE ADDRESS:
7216 93RD AVE SE
MERCER ISLAND, WA, 98040

LEGAL DESCRIPTION:
TRACTS 20 THROUGH 22, INCLUSIVE, IN BLOCK 4 OF FLOOD'S LAKE SIDE TRACTS DIVISION NO. 5, AS PER PLAT RECORDED IN VOLUME 34 OF PLATS, PAGE 6, RECORDS OF KING COUNTY, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

QUARTER-SECTION-TOWNSHIP-RANGE:
SE-30-24-5

TAX PARCEL #:
258190-0210

ZONING DESIGNATION:
R-8.4

GROSS SITE AREA:
39,144 S.F.

DRAWING INDEX:

A0	COVER SHEET
1 OF 1	TOPOGRAPHIC SURVEY
1 OF 2	CIVIL SITE PLAN
2 OF 2	PROFILES
A1	SITE PLAN
A1.1	TREE REMOVAL, RETENTION & PLANTING PLAN
A1.2	EXCEPTIONAL TREE PLAN

CONTACT INFORMATION:

OWNER:
BARCELO HOMES
PO BOX 1639
MERCER ISLAND WA 98040
206-724-1072
CONTACT: BOGDAN MAKSIMCHUK
BOGDAN@BARCELOHOMES.COM

CIVIL ENGINEER:
G2 CIVIL
1700 NW GILMAN BLVD, SUITE 200
ISSAQUAH, WA 98027
425-364-5286
CONTACT: LAUREN ELLIOTT
LAURENE@G2CIVIL.COM

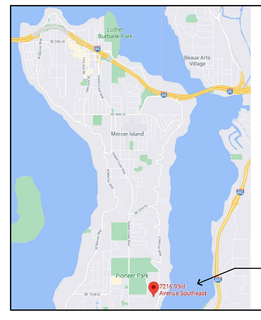
ARCHITECT:
MCCULLOUGH ARCHITECTS
2910 FIRST AVE. SOUTH, SUITE 201
SEATTLE, WA 98134
206-443-1181
CONTACT: MATT GLASER
MATT@MCCULLOUGHARCHITECTS.COM

ARBORIST:
LAYTON TREE CONSULTING, LLC
PO BOX 572
SNOHOMISH, WA 98291-0572
425-220-5711
CONTACT: BOB LAYTON
BOB@LAYTONTREECONSULTING.COM

GEOTECH:
ROBERT M. PRIDE, LLC
13203 HOLMES POINT DRIVE NE
KIRKLAND, WA 98034
CONTACT: BOB PRIDE
RMPGEO@AOL.COM

SURVEYOR:
INFORMED LAND SURVEY
P.O. BOX 5137
TACOMA, WA 98415
253-678-2539
CONTACT: EVAN WAHLSTROM
EWAHLSTROM@I-LANDSURVEY.COM

WETLAND CONSULTANT:
WETLAND RESOURCES, INC.
9505 19TH AVENUE SE, SUITE 106
EVERETT, WA 98208
425-337-3174
CONTACT: NIELS PEDERSEN, PWS



VICINITY MAP
N.T.S.
LOCATION OF SITE

MCCULLOUGH ARCHITECTS
2910 First Ave South, Suite 201
Seattle, WA. 98134
206.443.1181
mccullougharchitects.com

UNPUBLISHED WORK 2021 © McCullough Architects

Revisions Comment
2023.02.10 comment responses

Date: 2021.04.12
Job No: 19-034
Project No: 00000
Drawn: MCG
Approved: APM

Owner:
PREMIUM HOMES
IN MERCER ISLAND LLC

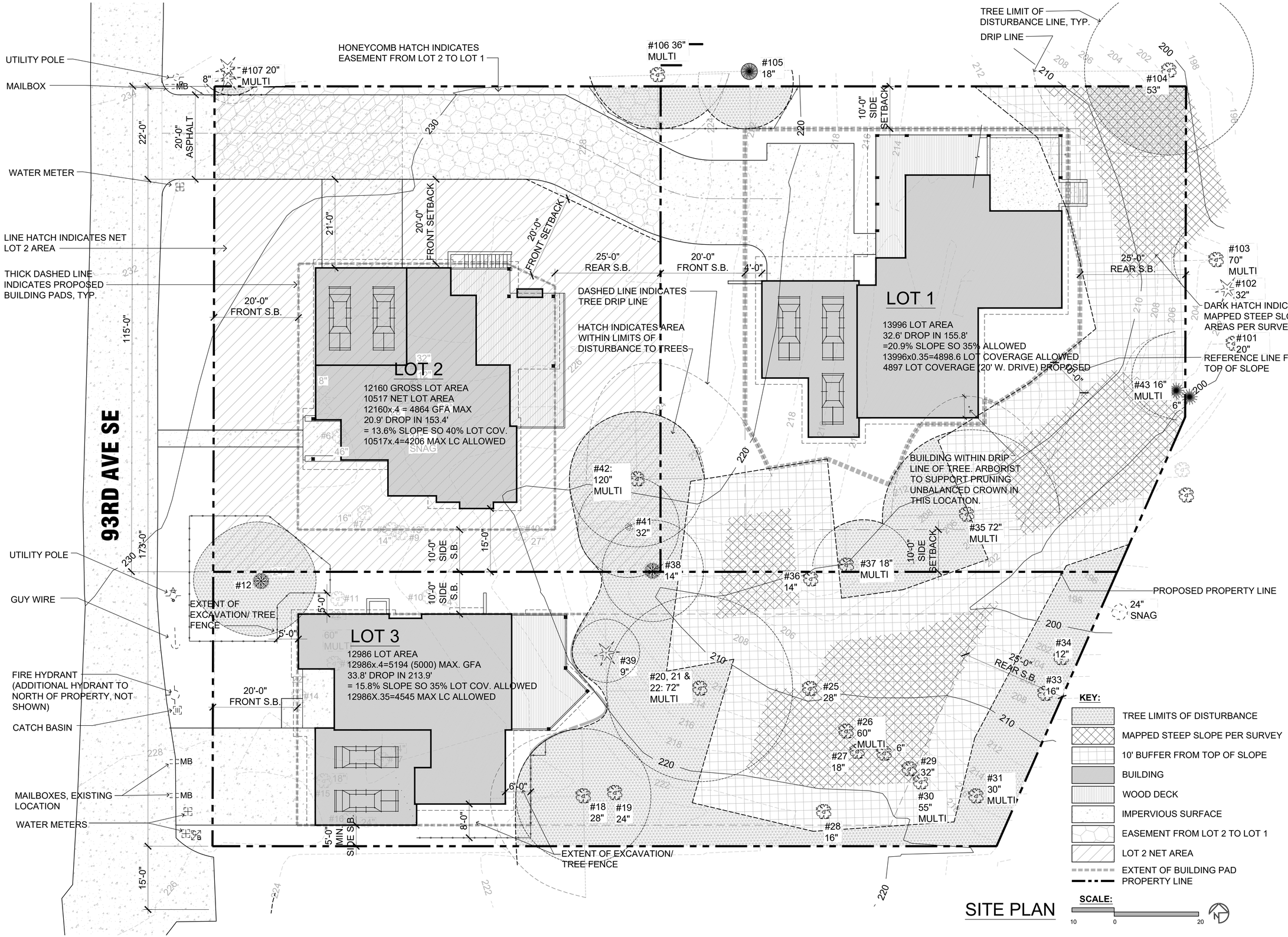
REGISTERED ARCHITECT
7806
PHILIP MCCULLOUGH
STATE OF WASHINGTON

PRELIMINARY SHORT PLAT APPLICATION
7216 93rd AVE. SE
MERCER ISLAND, WA 98040
SUB22-006

Short Plat Application Set

Cover Sheet

A0



SITE PLAN

MCCULLOUGH ARCHITECTS
2910 First Ave South, Suite 201
Seattle, WA. 98134
206.443.1181
mccullougharchitects.com

UNPUBLISHED WORK 2021 © McCullough Architects

Revisions Comment
2023.02.10 comment responses

Date: 2021.04.12
Job No: 19-034
Project No: 00000
Drawn: MCG
Approved: APM

Owner:
PREMIUM HOMES
IN MERCER ISLAND LLC

REGISTERED ARCHITECT PHILIP MCCULLOUGH STATE OF WASHINGTON 7006

PRELIMINARY SHORT PLAT APPLICATION
7216 93rd AVE. SE
MERCER ISLAND, WA 98040
SUB22-006

Short Plat Application Set

Site Plan

A1

93RD AVE SE

LOT 1

LOT 2

LOT 3

#107 20" MULTI
8"
MB
#106 36" MULTI
#105 18"
#104 53"
#103 70" MULTI
#102 32"
#101 20"
#43 16" MULTI
6"
#42: 120" MULTI
#41 32"
#38 14"
#39 9"
#37 18" MULTI
#36 14"
#35 72" MULTI
#34 12"
#33 16"
#25 28"
#26 60" MULTI
6"
#27 18"
#29 32"
#30 55" MULTI
#31 30" MULTI
#28 16"
#20, 21 & 22: 72" MULTI
#18 28"
#19 24"
24" SNAG
32"
12"
8"
26"
28"
24" SNAG
46"
16"
27"
#12
#11
24"
60" MULTI
#13
#14
MB
MB

LEGEND:

- EXISTING TREE, TO BE REMOVED
- EXISTING TREE PER ARBORIST REPORT, TO REMAIN
- 50 WESTERN RED CEDAR (THUJA PLICATA) - MINIMUM 6-FOOT HEIGHT
- 6 DOUGLAS FIR (PSEUDOTSUGA MENZIESII) - MINIMUM 6-FOOT HEIGHT
- 25 DECIDUOUS ORNAMENTAL CULTIVATED VARIETY - MINIMUM 1 ½" CALIPER
  MIX OF ASH (FRAXINUS), DOGWOOD (COMUS), CRABAPPLE (MA/US), SERVICEBERRY (AMELANCHIER) MOUNTAIN ASH (SORBUS) OR MAPLE (ACER)

NOTES:
1. REPLACEMENT TREE LOCATIONS ARE APPROXIMATE
2. REPLACEMENT TREES SHALL BE SPACED AT LEAST 12-FEET APART AND PLANTED NO CLOSER THAN 16-FEET OF ANY RESIDUAL TREE
3. TREES TO BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 1ST
4. DECIDUOUS ORNAMENTAL VARIETY TO BE DETERMINED AT TIME OF PLANTING DEPENDING ON SPECIES AVAILABILITY

TREE RETENTION CALCULATION:

81 TOTAL REPLACEMENT TREES REQUIRED.
SEE CALCULATION ON CIVIL ENGINEERING DOCUMENTS

REQUIRED TREE WATERING PLAN:

- INSTALL ABOVE-GROUND DRIP IRRIGATION SYSTEM TO UNIFORMLY PROVIDE WATER TO EVERY PLANTED TREE/ROOTBALL.
- RUN WATER FOR 4 TO 6 HOURS WEEKLY DURING THE DRY PERIOD OF MID-MAY THROUGH MID-OCTOBER.
- IRRIGATE DURING THE EARLY MORNING HOURS.
- PERIODICALLY CHECK SOIL MOISTURE TO ENSURE ROOTS ARE BEING ADEQUATELY IRRIGATED AND MODIFY WATERING TIME AND DRIP EMITTERS AS NEEDED.
- PROVIDE SUPPLEMENTAL IRRIGATION FOR 2 GROWING SEASONS.

EXTENT OF BUILDING PAD
PROPERTY LINE

SCALE: 10 0 20

TREE REMOVAL, RETENTION & PLANTING PLAN

MCCULLOUGH ARCHITECTS
2910 First Ave South, Suite 201
Seattle, WA. 98134
206.443.1181
mccullougharchitects.com

UNPUBLISHED WORK 2021 © McCullough Architects

Revisions Comment
2023.02.10 comment responses

Date: 2021.04.12
Job No: 19-034
Project No: 00000
Drawn: MCG
Approved: APM

Owner:
PREMIUM HOMES
IN MERCER ISLAND LLC

7806 REGISTERED ARCHITECT PHILIP MCCULLOUGH STATE OF WASHINGTON

PRELIMINARY SHORT PLAT APPLICATION
7216 93rd AVE. SE
MERCER ISLAND, WA 98040
SUB22-006

Short Plat Application Set

Tree Removal, Retention & Planting Plan

A1.1

EXCEPTIONAL TREES ON ALL LOTS:
#1 REMOVE
#6 REMOVE
#27* RETAIN
#29 RETAIN
#35* RETAIN
#104 RETAIN
#106 RETAIN
*MEETS EXCEPTIONAL SIZE THRESHOLD BUT IS IN POOR CONDITION

NARRATIVE FOR EXCEPTIONAL TREE & GROVE REMOVAL:

Two exceptional trees, #1 & #6, are proposed for removal. Of the two, tree #6 would remove a smaller area of potentially constructible gross floor area as allowed per 19.02 Mercer Island City Code (MICC). Per MICC 19.10.060.A.3.b., retaining an exceptional tree is not required if it reduces the constructible GFA to less than 85% of the max GFA allowed per MICC 19.02. Therefore, if tree #6 meets those requirements and is not required to be retained, tree #1 will similarly not be required to be retained since doing so would further limit the constructible gross floor area. See justification below for removal of tree #6.

Any grove of trees as defined by MICC 19.16 would include trees #1 & #6 plus at least 6 additional trees. This would clearly further limit constructible gross floor area and permit tree removal per MICC 19.10.060.A.3.b.

Retention of any of the exceptional trees or groves would not prevent creation of a lot through a short subdivision and could therefore not be used as justification for removal of exceptional trees per MICC 19.10.060.A.3.c. The remaining lots however would be limited in their potential gross floor area as described above.

Justification for removal of tree #6:
Per Mercer Island Municipal Code (MICC) 19.02.020 D.1.A, the max. GFA in R8.4 zone = 5000 s.f. or 40% of lot area

The area removed from a potential lot due to retaining tree #6 is 565 s.f. This area would remove GFA on two floors, so saving the tree would remove a total of 1130 s.f. of GFA.
Lot 2 as currently proposed can have a max of 4207 s.f. GFA. If lot size was increased to allow the max. GFA allowed per code (12,500 lot size x 40% = 5,000 s.f.) then the remaining GFA after removing the area of tree #6 would be: 5000-1130= 3870
3870/5000 = 77.4%
Per MICC 19.10.060 A.3.b., retaining an exceptional tree is not required if it reduces the constructible GFA to less than 85% of the max GFA allowed per 19.02. Tree #6 is therefore not required to be retained.
For comparison, the lot currently proposed has a net square footage of 10,517, so an allowed max GFA of 4207 s.f.
4207-1130= 3075 GFA available if tree #6 remains,
or 3075/4207= 73%

93RD AVE SE

LOT 2 | LOT 3 | LOT 1

TREE #1, 32" BIGLEAF MAPLE. LIMITS OF DISTURBANCE LINE SHOWN PER ARBORIST'S TREE SUMMARY TABLE

LINE HATCH INDICATES 1600 S.F. AREA REMOVED FROM POTENTIAL GFA IF TREE # 1 IS RETAINED.

TREE #6, 37" BIGLEAF MAPLE. LIMITS OF DISTURBANCE LINE SHOWN PER ARBORIST'S TREE SUMMARY TABLE

LINE HATCH INDICATES 565 S.F. AREA REMOVED FROM POTENTIAL GFA IF TREE # 6 IS RETAINED.

#1 32"
#2 26"
#3 12"
#4 28"
#5 24" SNAG
#6 46"
#7 16"
#8 22"
#9 12"
#10 24"
#11 22"
#12 24"
#13 60" MULTI
#14 22"
#15 18"
#16 24"
#17 14"
#18 28"
#19 24"
#20, 21 & 22: 72" MULTI
#25 28"
#26 60" MULTI
#27 18"
#28 16"
#29 32"
#30 55" MULTI
#31 30" MULTI
#33 16"
#34 12"
#35 72" MULTI
#36 14"
#37 18" MULTI
#38 14"
#39 9"
#40 27"
#41 32"
#42: 120" MULTI
#43 16" MULTI 6"
#101 20"
#102 32"
#103 70" MULTI
#104 53"
#105 18"
#106 36" MULTI
#107 20" MULTI 8"
24" SNAG

34'-0" | 8'-0" | 68'-0 1/2"
36'-9"
89'-2 1/2"
16'-0" | 8'-0" | 8'-0"
29'-0 1/8" FRONT SETBACK
12'-0"
8'-0" | 6'-0" | 12'-1 5/8" | 6'-0" | 11'-4 3/4" | 2'-2"
8'-0"

EXTENT OF EXCAVATION/ TREE FENCE

EXTENT OF BUILDING PAD
PROPERTY LINE

SCALE: 10 0 20

EXCEPTIONAL TREE PLAN

MCCULLOUGH ARCHITECTS
2910 First Ave South, Suite 201
Seattle, WA. 98134
206.443.1181
mccullougharchitects.com

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PREMIUM HOMES
IN MERCER ISLAND LLC

REGISTERED ARCHITECT PHILIP McCULLOUGH STATE OF WASHINGTON 7806

PRELIMINARY SHORT PLAT APPLICATION
7216 93rd AVE. SE
MERCER ISLAND, WA 98040
SUB22-006

Short Plat Application Set

Exceptional Tree Plan

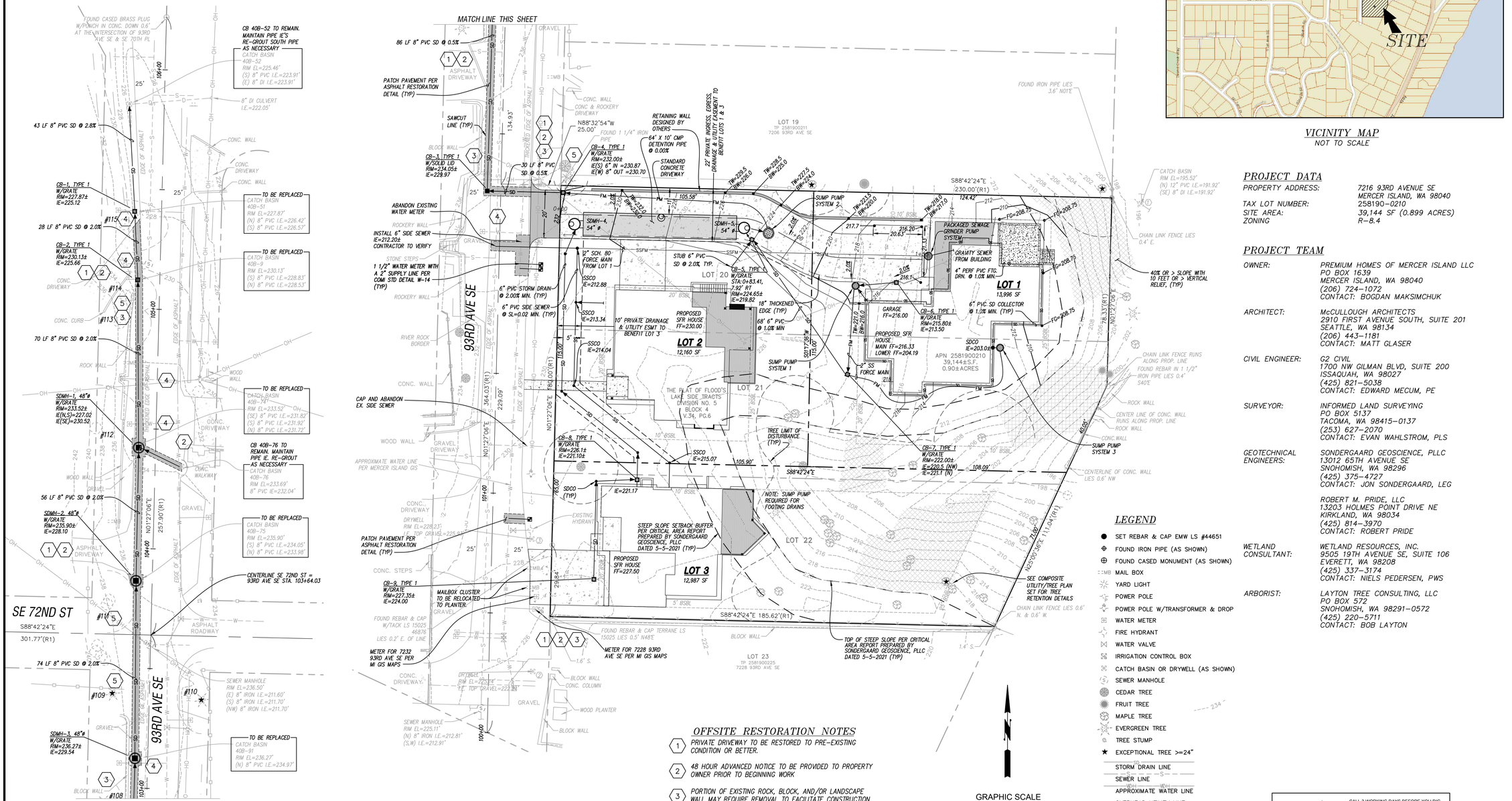
A1.2

NW 1/4 OF SE 1/4 OF SEC. 30, TWP. 24N., RNG. 5E., W.M.

PRELIMINARY CIVIL SITE PLAN

NOTE

ALL NEW STORM PIPE WITHIN ROW TO BE 8" PVC SDR 35

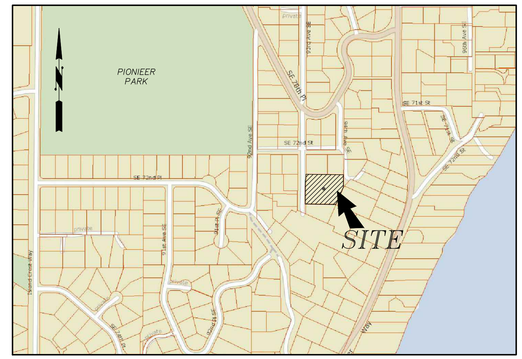


OFFSITE RESTORATION NOTES

1. PRIVATE DRIVEWAY TO BE RESTORED TO PRE-EXISTING CONDITION OR BETTER.
2. 48 HOUR ADVANCED NOTICE TO BE PROVIDED TO PROPERTY OWNER PRIOR TO BEGINNING WORK
3. PORTION OF EXISTING ROCK, BLOCK, AND/OR LANDSCAPE WALL MAY REQUIRE REMOVAL TO FACILITATE CONSTRUCTION. ANY DISTRURBANCE TO WALL SHALL BE RESTORED TO PRE-EXISTING CONDITION UPON COMPLETION OF CONSTRUCTION.
4. WATER SERVICES AND/OR ANY UTILITIES CROSSING PIPE ALINGMENT TO BE POTHOLED PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT AND MAINTAIN EXISTING WATER SERVICE DURING INSTALLATION OF NEW UTILITIES.
5. EXISTING TREES TO BE EVALUATED BY A CERTIFIED ARBORIST PRIOR TO CONSTRUCTION. ADDITIONAL PRECAUTIONARY MEASURES MAY BE REQUIRED DURING CONSTRUCTION.

LEGEND

- SET REBAR & CAP EMW LS #44651
- FOUND IRON PIPE (AS SHOWN)
- FOUND CASED MONUMENT (AS SHOWN)
- MAIL BOX
- YARD LIGHT
- POWER POLE
- POWER POLE W/TRANSFORMER & DROP
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- IRRIGATION CONTROL BOX
- CATCH BASIN OR DRYWELL (AS SHOWN)
- SEWER MANHOLE
- CEDAR TREE
- FRUIT TREE
- MAPLE TREE
- EVERGREEN TREE
- TREE STUMP
- EXCEPTIONAL TREE >=24"
- STORM DRAIN LINE
- SEWER LINE
- APPROXIMATE WATER LINE
- OVERHEAD UTILITY LINE
- WOOD FENCE
- CHAIN LINK FENCE
- EDGE OF HEDGES
- (R) DISTANCE PER REFERENCE
- =40% OR > SLOPE WITH 10 FEET OR > VERTICAL RELIEF



VICINITY MAP
NOT TO SCALE

PROJECT DATA

PROPERTY ADDRESS:	7216 93RD AVENUE SE MERCER ISLAND, WA 98040
TAX LOT NUMBER:	258190-0210
SITE AREA:	39,144 SF (0.899 ACRES)
ZONING	R-8.4

PROJECT TEAM

OWNER:	PREMIUM HOMES OF MERCER ISLAND LLC PO BOX 1639 MERCER ISLAND, WA 98040 (206) 724-1072 CONTACT: BOGDAN MAKSIMCHUK
ARCHITECT:	McCULLOUGH ARCHITECTS 2910 FIRST AVENUE SOUTH, SUITE 201 SEATTLE, WA 98134 (206) 443-1181 CONTACT: MATT GLASER
CIVIL ENGINEER:	G2 CIVIL 1700 NW GILMAN BLVD, SUITE 200 ISSAQUAH, WA 98027 (425) 821-5038 CONTACT: EDWARD MECUM, PE
SURVEYOR:	INFORMED LAND SURVEYING PO BOX 5137 TACOMA, WA 98415-0137 (253) 627-2070 CONTACT: EVAN WAHLSTROM, PLS
GEOTECHNICAL ENGINEERS:	SONDERGAARD GEOSCIENCE, PLLC 13012 65TH AVENUE SE SNOHOMISH, WA 98296 (425) 375-4727 CONTACT: JON SONDERGAARD, LEG ROBERT M. PRIDE, LLC 13203 HOLMES POINT DRIVE NE KIRKLAND, WA 98034 (425) 814-3970 CONTACT: ROBERT PRIDE
WETLAND CONSULTANT:	WETLAND RESOURCES, INC. 9505 19TH AVENUE SE, SUITE 106 EVERETT, WA 98208 (425) 337-3174 CONTACT: NIELS PEDERSEN, PWS
ARBORIST:	LAYTON TREE CONSULTING, LLC PO BOX 572 SNOHOMISH, WA 98291-0572 (425) 220-5711 CONTACT: BOB LAYTON

CALL 3 WORKING DAYS BEFORE YOU DIG
811
UTILITIES UNDERGROUND LOCATION CENTER
(ID,MT,ND,OR,WA)
SAFETY PRECAUTION SHALL BE IMPLEMENTED BY CONTRACTOR(S) AT ALL TRENCHING IN ACCORDANCE WITH CURRENT OSHA STANDARDS
ELECTRIC - RED SEWER - GREEN GAS/OIL - YELLOW SURVEY - PINK TELECATV - ORANGE PROPOSED - WHITE WATER - BLUE

APPROVED: _____
CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP Date

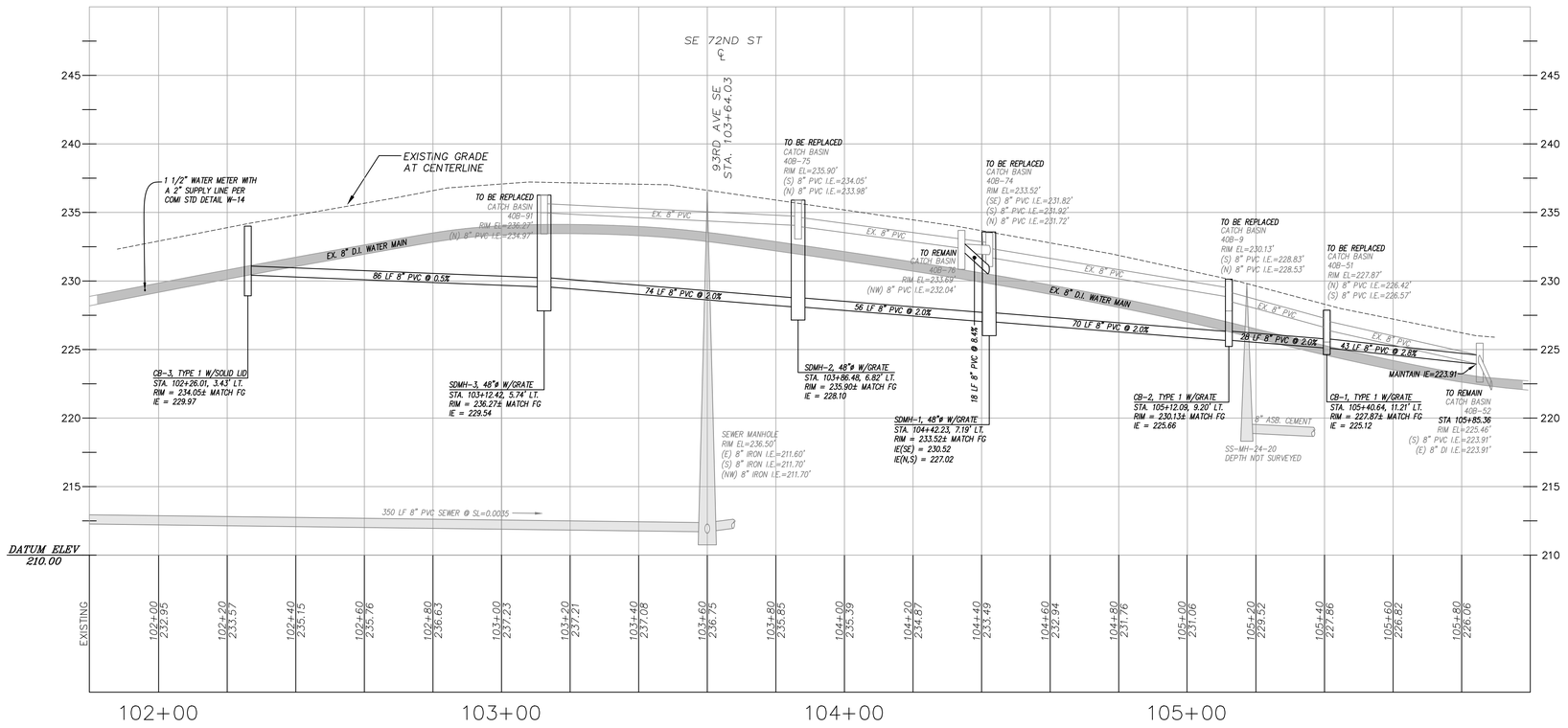
NOTES	DATE	CHKD BY	DWN BY
SUBMITTED TO CLIENT	3-30-21	KAL	KAL
REVISED PER CITY COMMENTS	5-25-21	KAL	KAL
REVISED PER CITY COMMENTS	04-28-22	NEM	JAT
REVISED PER CITY COMMENTS	08-02-22	NEM	TLK
REVISED PER CITY COMMENTS	2-16-23	EDM	TLK

G2 CIVIL
1700 NW GILMAN BLVD, STE 200
ISSAQUAH, WA 98027
PHONE: (425) 821-5038

PRELIMINARY CIVIL SITE PLAN
SHORT PLAT - 93RD AVE SE
SUB22-006
PREMIUM HOMES OF MERCER ISLAND LLC
PO BOX 1639
MERCER ISLAND, WA 98040
(206) 724-1072

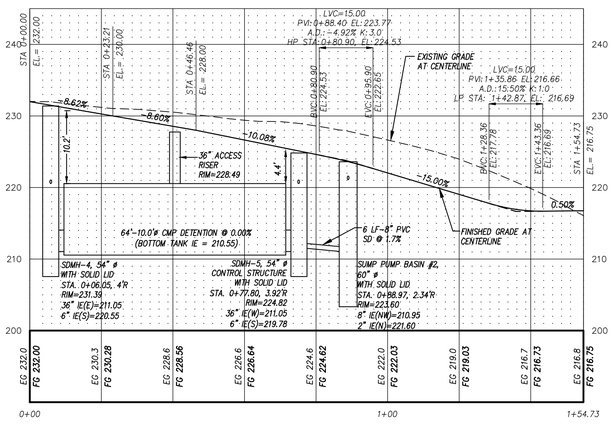
SHEET
1 of 2

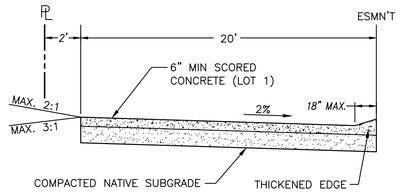
JOB No.



93RD AVE SE C/L PROFILE

H: 1"=20' V: 1"=5'





PRIVATE ACCESS SECTION

N.T.S.

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SHORT PLAT - 93RD AVE SE
SUB22-006

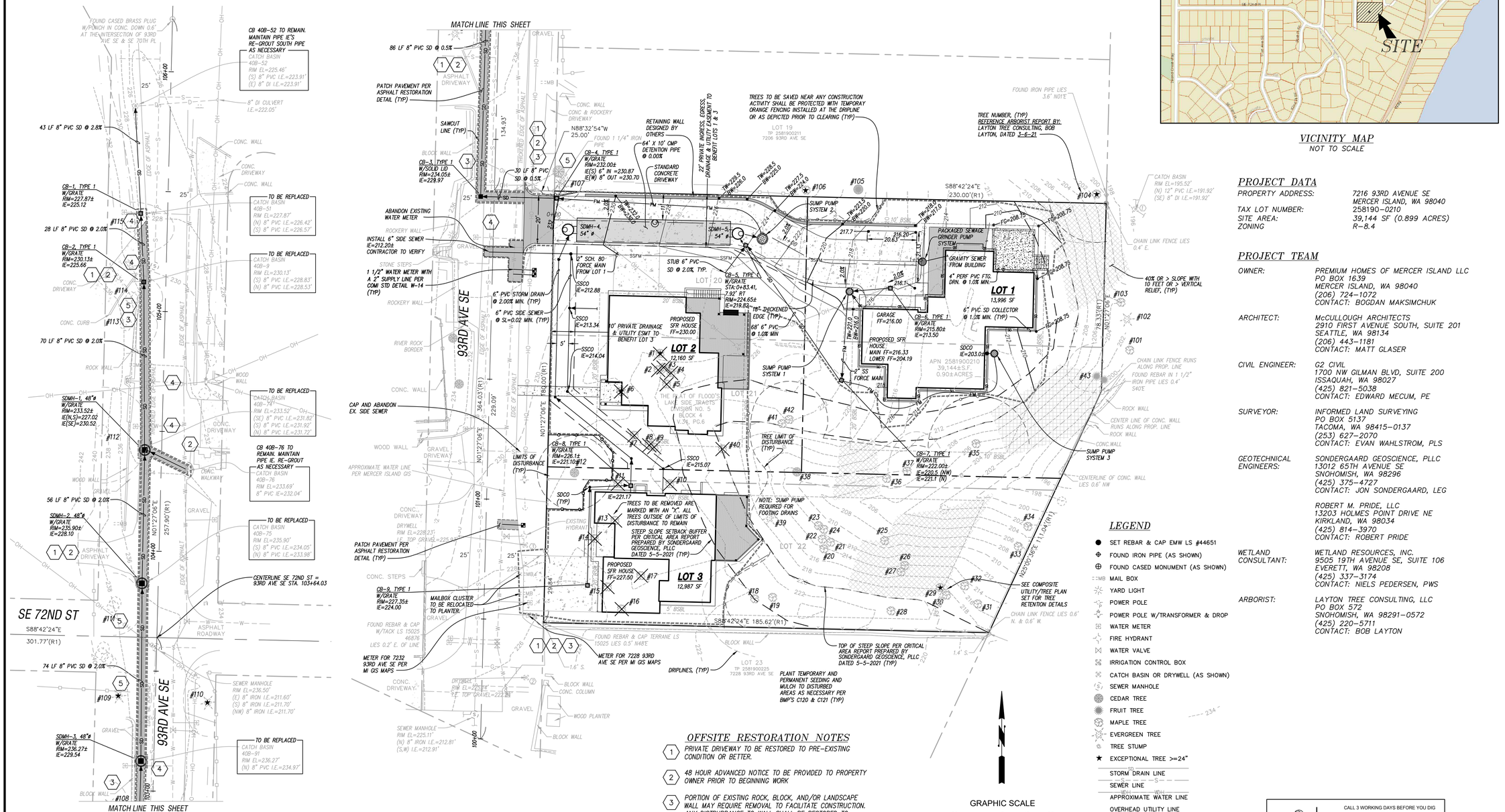
PREMIUM HOMES OF MERCER ISLAND LLC
PO BOX 1638
MERCER ISLAND, WA 98040
(206) 724-1072

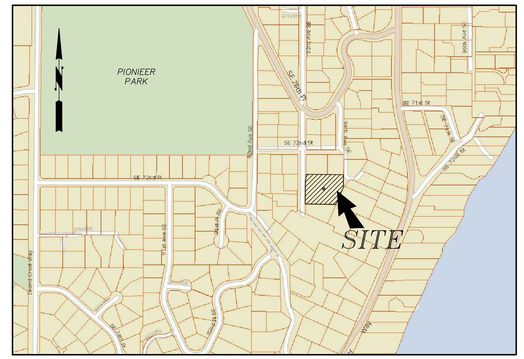
SHEET
2 of 2

JOB No.

NW 1/4 OF SE 1/4 OF SEC. 30, TWP. 24N., RNG. 5E., W.M.

TREE RETENTION PLAN





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GRAPHIC SCALE
20 0 10 20
SCALE: 1" = 20'

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APPROVED: _____
CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP *Date*

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EDMUND D. MECULLOUGH 22000 EXPIRES: 10/6/2023 REGISTERED PROFESSIONAL ENGINEER STATE OF WASHINGTON

G2 CIVIL
1700 NW GILMAN BLVD, STE 200
ISSAQUAH, WA 98027
PHONE: (425) 821-5038

PRELIMINARY CIVIL SITE PLAN
SHORT PLAT - 93RD AVE SE
SUB22-006

PREMIUM HOMES OF MERCER ISLAND LLC
PO BOX 1639
MERCER ISLAND, WA 98040
(206) 724-1072

SHEET
1 of **2**

JOB No.

Layton Tree Consulting LLC

For: Barcelo Homes Inc.
Site: 7216 93rd AVE SE

Tree Summary Table
Date: 10/24/2019

Tree/ Tag #	Species Common Name	Species Scientific Name	DBH (inches)	Height (feet)	Drip-Line / Limits of Disturbance (feet) N	S	E	W	Condition	Exceptional Yes/No	Comments	Proposal
1	bigleaf maple	*Acer macrophyllum*	32	96	30	10	22	18	Fair	Yes	asymmetric crown to north, deadwood	Remove
2	bigleaf maple	*Acer macrophyllum*	26	98	12	14	10	18	Fair	No	forked top, moderate included bark	Remove
3	bigleaf maple	*Acer macrophyllum*	11	75	18	0	16	0	Fair	No	asymmetric crown to NE, suppressed	Remove
4	bigleaf maple	*Acer macrophyllum*	24	105	0	22	20	6	Fair	No	asymmetric crown to southeast	Remove
5	bigleaf maple	*Acer macrophyllum*	22	32	X	X	X	X	Poor	No	broken, 90% dead	Remove
6	bigleaf maple	*Acer macrophyllum*	37	108	24	8	8	34	Fair	Yes	trunk forks at 8 feet, codominant stems	Remove
7	bigleaf maple	*Acer macrophyllum*	18	105	8	12	5	16	Fair	No	leans west, decent vigor	Remove
8	bigleaf maple	*Acer macrophyllum*	14	98	11	6	6	9	Fair	No	poor trunk taper	Remove
9	bigleaf maple	*Acer macrophyllum*	18	102	11	6	14	5	Fair	No	poor trunk taper, forked top	Remove
10	bigleaf maple	*Acer macrophyllum*	23	116	6	28	16	12	Fair	No	natural lean south, forked top, deadwood	Remove
11	bigleaf maple	*Acer macrophyllum*	22	102	10	6	14	17	Fair	No	natural lean west	Remove
12	Western red cedar	*Thuja plicata*	26	64	14	13	13	16	Fair	No	sparse top foliage, suppressed by #11	Remove
13	bigleaf maple	*Acer macrophyllum*	19,15,9 (26)	95	9	20	18	12	Fair-poor	No	moderate trunk decay, crown dieback	Remove
14	bigleaf maple	*Acer macrophyllum*	20	86	9	12	0	28	Fair	No	natural lean west, forked top	Remove
15	bigleaf maple	*Acer macrophyllum*	18	85	8	14	16	15	Fair	No	forked top, compact crown	Remove
16	bigleaf maple	*Acer macrophyllum*	22	80	5	18	20	10	Fair-poor	No	significant crown dieback	Remove
17	bigleaf maple	*Acer macrophyllum*	14	86	6	8	14	6	Fair	No	compact crown	Remove
18	bigleaf maple	*Acer macrophyllum*	26	95	16/16	24	5	22/16	Fair	No	forked top, moderate included bark	Save
19	bigleaf maple	*Acer macrophyllum*	25	97	16	22	18	5	Fair	No	forked top, moderate included bark	Save
20	bigleaf maple	*Acer macrophyllum*	28	94	8	18	12	14	Fair	No	typical	Save
21	bigleaf maple	*Acer macrophyllum*	27	98	14	5	14	10	Fair	No	trunk seam, moderate deadwood	Save
22	bigleaf maple	*Acer macrophyllum*	25	94	18	4	0	22	Fair	No	natural lean west, asymmetric crown	Save
23	bigleaf maple	*Acer macrophyllum*	22	96	26	0	0	16	Fair	No	natural lean northwest	Save
24	bigleaf maple	*Acer macrophyllum*	24	84	35	0	0	0	Fair-poor	No	trunk decay, heavy lean north	Save
25	bigleaf maple	*Acer macrophyllum*	25	83	X	X	X	X	Poor	No	extensive trunk decay, leans north	Save
26	bigleaf maple	*Acer macrophyllum*	16,12 (20)	82	34	18	14	12	Fair	No	moderate trunk decay, moderate deadwood	Save
27	bigleaf maple	*Acer macrophyllum*	37	88	22	16	18	16	Fair-poor	*No	large trunk cavity, trunk split, decent vigor	Save
28	bigleaf maple	*Acer macrophyllum*	18	86	0	20	6	16	Fair	No	significant natural lean south	Save
29	bigleaf maple	*Acer macrophyllum*	34	94	26	8	20	10	Fair	Yes	natural lean north	Save
30	bigleaf maple	*Acer macrophyllum*	26,20 (33)	92	6	26	16	13	Fair-poor	No	significant trunk decay, natural lean south	Save
31	bigleaf maple	*Acer macrophyllum*	13	38	10	14	15	0	Fair	No	topped in past, low risk	Save
32	bigleaf maple	*Acer macrophyllum*	8,7 (11)	34	14	4	16	4	Fair	No	suppressed, natural lean north	Save
33	bigleaf maple	*Acer macrophyllum*	15	32	X	X	X	X	Poor	No	broken, extensive decay	Save
34	bigleaf maple	*Acer macrophyllum*	13	34	12	8	10	10	Fair	No	broken, failed top, decent vigor, low risk	Save
35	bigleaf maple	*Acer macrophyllum*	40,34 (52)	78	28/20	12	22	18/20	Fair-poor	*No	extensive basal rot, broken top	Save
36	bigleaf maple	*Acer macrophyllum*	14	71	18/12	0	8	6	Fair	No	natural lean north	Save
37	bigleaf maple	*Acer macrophyllum*	8,8 (11)	58	16/10	10	16	8	Fair	No	natural lean north	Save
38	Western red cedar	*Thuja plicata*	15	49	12	12	11	12/12	Good	No	full crown, good vigor	Save
39	Douglas fir	*Pseudotsuga menziesii*	10	61	8	7	8	8/8	Fair-good	No	somewhat suppressed by maple	Save
40	bigleaf maple	*Acer macrophyllum*	11,9 (14)	47	13	13	15	6	Fair	No	fork at base, decent vigor	Remove
41	bigleaf maple	*Acer macrophyllum*	9,8,5 (13)	42	14	12	6	12/12	Fair	No	tight cluster, typical	Save
42	bigleaf maple	*Acer macrophyllum*	32	74	27/16	10	32/16	12/16	Fair	No	leans northeast, end weight prune	Save
43	plum (fruit)	*Prunus americana cv*	9,8 (12)	21	14	7	9	12/10	Fair-poor	No	topped, not maintained	Save
Neighboring Trees												
101	bigleaf maple	*Acer macrophyllum*	20	56	NA	NA	NA	6/6	Fair	No	multiple tops , approx 10 feet off pl	Protect
102	Douglas fir	*Pseudotsuga menziesii*	24	86	NA	NA	NA	5/5	Good	No	approx 10 feet off pl , old broken top	Protect
103	bigleaf maple	*Acer macrophyllum*	19,18	42	NA	NA	NA	10/5	Poor	No	approx 5 feet off pl, broken top	Protect
104	bigleaf maple	*Acer macrophyllum*	46	103	NA	20/20	NA	32/20	Good	Yes	sound, good form	Protect
105	European white birch	*Betula pendula*	18	78	NA	10/10	10	12	Fair	No	incipient top decline	Protect
106	Japanese maple	*Acer palmatum*	14,10	36	NA	16/10	17	16	Good	Yes	no concerns	Protect
107	English holly	*Ilex aquifolium*	8,7,6	20	NA	6/4	8	8/6	Fair	No	typical	Protect
108	Austrian pine	*Pinus nigra*	18	53	10	12	8	NA	Good	No	above keystone retaining wall	Protect
109	Douglas fir	*Pseudotsuga menziesii*	30	104	10	14	14	NA	Good	Yes	appears sound, good vigor	Protect
110	Douglas fir	*Pseudotsuga menziesii*	45	120	16	14	NA	10	Good	Yes	appears sound, good vigor	Protect
111	red alder	*Alnus rubra*	12,13	70	14	12	12	NA	Fair	No	decent vigor	Protect
112	bigleaf maple	*Acer macrophyllum*	26	66	18	22	20	NA	Good	No	decent form, approx. 12-feet to retaining wall	Protect
113	bigleaf maple	*Acer macrophyllum*	14,8	60	8	12	8	NA	Fair	No	a few feet above rockery, decent form	Protect
114	bigleaf maple	*Acer macrophyllum*	9,8,7	64	10	8	13	NA	Fair	No	at edge of rockery, typical	Protect
115	bigleaf maple	*Acer macrophyllum*	12,10,7	76	10	12	18	NA	Fair	No	a few feet off driveway edge	Protect

*-meets exceptional size threshold but is in poor condition
Drip-Line and Limits of Disturbance measurements from face of trunk
Drip-Line and Limits of Disturbance measurements for Neighboring trees from fence/property line
Calculated DBH: the DBH is 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]).

TREE REPLACEMENT CALCULATION

Tree #	Tree Dia. (in)	Exceptional (Yes, No, Grove)	Replacement Trees Required
1	32	YES	6
2	26	NO	3
3	11	NO	2
4	24	NO	3
5	22	DEAD	0
6	37	YES	6
7	18	GROVE	6
8	14	GROVE	6
9	18	GROVE	6
10	23	GROVE	6
11	22	GROVE	6
13	26	GROVE (POOR)	4
14	20	GROVE	6
15	18	GROVE	6
16	22	GROVE (POOR)	3
17	14	GROVE	6
40	14	NO	6
		Total Replacement	81

REFER TO REPLANTING PLAN PREPARED FOR OTHERS FOR LOCATIONS OF REPLACEMENT TREES

CALL 3 WORKING DAYS BEFORE YOU DIG
811
UTILITIES UNDERGROUND LOCATION CENTER
(ID,MT,ND,OR,WA)
ELECTRIC - RED SEWER - GREEN GAS/OIL - YELLOW
SURVEY - PINK TELICATV - ORANGE
PROPOSED - WHITE WATER - BLUE

SAFETY PRECAUTIONS SHALL BE IMPLEMENTED BY CONTRACTOR(S) AT ALL TIMES,ONLY IN ACCORDANCE WITH CURRENT OSHA STANDARDS

APPROVED: _____ _____
CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP *Date*

DWN BY	CHKD BY	DATE	NOTES
KAL	KAL	3-30-21	SUBMITTED TO CLIENT
KAL	KAL	5-25-21	REVISED PER CITY COMMENTS
JAT	NEM	04-28-22	REVISED PER CITY COMMENTS
TLK	NEM	08-02-22	REVISED PER CITY COMMENTS
TLK	EDM	2-16-23	REVISED PER CITY COMMENTS

EXPIRES: 2-16-2023

G2 CIVIL
1700 NW GILMAN BLVD, STE 200
ISSAQUAH, WA 98027
PHONE: (425) 821-5038

PRELIMINARY CIVIL SITE PLAN
SHORT PLAT - 93RD AVE SE
SUB22-006
PREMIUM HOMES, 5 MERCER ISLAND LLC
PO BOX 459
MERCER ISLAND, WA 98040
(206) 724-1072

SHEET
2 of **2**

JOB No.

Civil Engineering & Development Services
1375 NW Mall St, STE 3; Issaquah, WA 98027
Phone: (425) 821-5038 Email: Info@G2CIVIL.COM

BCH 93rd Ave MI Short Plat Project Narrative

Address: 7216 93rd AVE SE
1st Pre-Application Meeting (PRE20-018): April 28, 2020
2nd Pre-Application Meeting: September 22, 2020

The project proposes to short plat the existing 39,144+/- SF lot into 3 lots (Lot 1 = 13,996 SF; Lot 2 = 12,160 SF; Lot 3 = 12,987 SF) with the intent to construct three new single-family residences. The existing single-family residence and associated onsite improvements will be demolished. The lot is zoned as R-8.4, while adjacent properties are zoned as R-9.6. Each lot will take access from 93rd Avenue SE via new paved driveways. Lots 1 & 2 will take access via a common access easement. The easement will also include utilities and drainage for all three lots. In order to meet the flow control requirements, a detention tank is proposed for the development. The detention tank will be located within the easement discussed above. The discharge from the proposed detention tank will be pumped to an onsite catch basin. In order to get gravity flow from the site to the public conveyance system with 93rd Avenue NE, approximately 314 feet of the existing conveyance system will need to be replaced. Water quality is not required since the new pollution generating impervious surface is less than 5,000 SF. Steep slopes have been identified on the east side of the property. A memorandum has been issued to the City determining that the onsite ravine does not meet the city's definition of a watercourse and is therefore not regulated. A critical area report is included in the submittal package.

Compliance with MICC 19.09.100(A):
Per MICC 19.09.100(A), it is preferred practice to have common access drives and utility corridors. A shared access is proposed for Lots 1 and 2. However, given existing tree locations and required setbacks from easements, steep slopes and property lines, a shared access between all 3 lots is not feasible without additional tree removal and slope disturbance.

First American Title™	Subdivision Guarantee
	ISSUED BY **First American Title Insurance Company**
Schedule A	GUARANTEE NUMBER **5003353-0003438e**

Order No.: 50024536-103 Liability: $2,000.00 Fee: $350.00
Tax: $35.35

Name of Assured: Premium Homes of Mercer Island

Date of Guarantee: August 3, 2022

The assurances referred to on the face page hereof are:

1. Title is vested in: Premium Homes of Mercer Island LLC, a administratively dissolved Washington Limited Liability Company

2. That, according to the Public Records relative to the land described in Schedule C attached hereto (including those records maintained and indexed by name), there are no other documents affecting title to said land or any portion thereof, other than those shown under Record Matters in Schedule B.

3. The following matters are excluded from the coverage of this Guarantee:

   A. Unpatented Mining Claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.

   B. Water rights, claims or title to water.

   C. Tax Deeds to the State of WA.

   D. Documents pertaining to mineral estates.

4. No guarantee is given nor liability assumed with respect to the validity, legal effect or priority of any matter shown herein.

5. This Guarantee is restricted to the use of the Assured for the purpose of providing title evidence as may be required when subdividing land pursuant to the provisions of Chapter 58.17, R.C.W., and the local regulations and ordinances adopted pursuant to said statute. It is not to be used as a basis for closing any transaction affecting title to said property.

6. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment, guarantee or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it..

By: _____

CW Title and Escrow, 180951
11201 SE 8th Street
Ste 200
Bellevue, WA 98004
Authorized Countersignature

First American Title™	Subdivision Guarantee
	ISSUED BY **First American Title Insurance Company**
Schedule B	GUARANTEE NUMBER **5003353-0003438e**

File No.: 50024536-103

RECORD MATTERS

1. (A) Unpatented mining claims; (B) Reservations or exceptions in patents or in acts authorizing the issuance thereof; (C) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or (D) Water rights, claims or title to water, whether or not the matters excepted under (A), (B), (C), or (D), are shown by the public records.

2. General property taxes and service charges, as follows, together with interest, penalty and statutory foreclosure costs, if any, after delinquency, (1st half delinquent on May 1; 2nd half delinquent on November 1):

   Tax Year: 2022
   Tax Account No. 2581900210

   Amount Billed: $14,970.61 | Amount Paid: $0.00 | Amount Due: $14,970.61

   Tax Levy Code: 1031

   Assessed Values: Land: $2,022,000.00 | Improvements: $10,000.00 | Total: $2,032,000.00

   General property taxes and service charges, as follows, together with interest, penalty and statutory foreclosure costs, if any, owing for prior years:

   Tax Year: 2021

   Tax Account No. 2581900210

   Amount Billed: $15,502.86 | Amount Paid: $0.00 | Amount Due: $15,502.86

3. Liability for supplemental taxes for improvements which have recently been constructed on the land (if any).

4. Notice of tap or connection charges which have been or will be due in connection with development or re-development of the land as disclosed by recorded instrument. Inquiries regarding the specific amount of the charges should be made to the city/county/agency.
   City/County/Agency: City of Mercer Island
   Recorded on December 6, 1977 as document #7712060812 in the official records

5. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, disclosed by the recorded plat of Flood's Lake Side Tracts Division No. 5 recorded as document #2711912 in the official records .

   This policy does not insure that the land described in schedule a is benefited by easements, covenants or other appurtenances shown on the plat or survey to benefit or burden real property outside the boundaries of said land.

6. Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon the land; and rights of tenants to remove trade fixtures at the expiration of the term.

7. Deed of Trust and the terms and conditions thereof:
   Grantor: Premium Homes of Mercer Island LLC, a Washington Limited Liability Comapny

Trustee: Old Republic Title Ltd.
Beneficiary: MI 885 LLC, a Washington Limited Liability Company
Amount: $885,000.00
Dated: March 16, 2021
Recorded: on March 17, 2022 as document #20220317002552 in the official records
The amount now secured by said Deed of Trust and the terms upon which the same can be discharged or assumed should be ascertained from the holder of the indebtedness secured.

We note said deed of Trust also encompasses Assignment of Rents, Security Agreement and Fixture Filing

First American Title™	Subdivision Guarantee
	ISSUED BY **First American Title Insurance Company**
Schedule C	GUARANTEE NUMBER **5003353-0003438e**

File No.: 50024536-103

The land in the County of King, State of Washington, described as follows:

LOTS 20, 21, AND 22, BLOCK 4, FLOOD'S LAKE SIDE TRACTS, DIVISION NO. 5, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 34 OF PLATS, PAGE 6, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

First American Title™	Subdivision Guarantee
	ISSUED BY **First American Title Insurance Company**
Informational Notes	GUARANTEE NUMBER **5003353-0003438e**

File No.: 50024536-103

1. Within the past 36 months, the following conveyances have been recorded in King County, which affect the property described in schedule a herein:
   A: Quit Claim Deed on December 11, 2019 as document #20191211000760 in the official records

2. Based on information provided to the company, on the date of this commitment it appears that there is located on the land:

   Residence (1-4 Families)

   Known as:
   7216 93rd Avenue Southeast
   Mercer Island, WA 98040Map

3. The following may be used as an abbreviated legal description on the documents to be recorded, per amended RCW 65.04. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

   LOTS 20-22 BLK. 4 FLOODS LAKE SIDE TRACTS DIV. 5

First American Title™	Subdivision Guarantee
	ISSUED BY **First American Title Insurance Company**
Guarantee	GUARANTEE NUMBER **5003353-0003438e**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE CONDITIONS AND STIPULATIONS OF THIS GUARANTEE,

FIRST AMERICAN TITLE INSURANCE COMPANY
a Nebraska corporation, herein called the Company

GUARANTEES

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability stated in Schedule A, which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

First American Title Insurance Company

Kenneth D. DeGiorgio, President

Greg L. Smith, Secretary

For Reference:

File #: 50024536-103
Loan #: N/A
Policy #: 5003353-0003438e

Issued By:

Cascade West Title Company, LLC dba CW Title and Escrow
11201 SE 8th Street, Suite 200
Bellevue, WA 98004

This jacket was created electronically and constitutes an original document

Policy #: 5003353-0003438e

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
   (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
   (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
   (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
   (c) The identity of any party shown or referred to in Schedule A.
   (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:
   (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
   (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
   (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
   (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
   (e) "date": the effective date.

2. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:
   (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
   (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
   (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosection of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A or in Part 2;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and

Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is $2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707 Claims.NIC@firstam.com Phone: 888-632-1642 Fax: 877-804-7606**

LAYTON TREE CONSULTING, LLC

ARBORIST REPORT/TREE PLAN

7216 93rd AVE SE
Mercer Island, WA

Report Prepared by:

Bob Layton
Registered Consulting Arborist #670
Certified Arborist #PN-2714A

October 29, 2019
Updated March 6, 2021

It's all about trees……

PO BOX 572, SNOHOMISH, WA 98291-0572 * 425-220-5711 * bob@laytontreeconsulting.com

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93rd AVE SE Row Maps

Tree Inventory & Replacement Worksheet

Assignment

Layton Tree Consulting, LLC was contacted by Barcelo Homes Inc., and was asked to compile an Arborist Report for a property on Mercer Island. The subject property is located at 7216 93rd AVE SE. My assignment is to prepare a written report on present tree conditions, and to provide appropriate recommendations for the protection of retained trees during development.

This report encompasses all of the criteria set forth under the City of Mercer Island's tree regulations, particularly Chapter 19.10 Trees, of the Unified Development Code Title 19. A 'Regulated' tree is any tree with a diameter of more than 10-inches or any tree that meets the definition of an 'Exceptional' tree.

Dates of Field Examination: October 28, 2019 and March 3, 2021

Description

43 'regulated' trees were identified and assessed on the subject property. These are comprised almost entirely of native species; primarily bigleaf maple which account for 39 of the 43 identified trees.

Seven off-site or neighboring trees were also assessed. These exist within a close proximity of property lines on the properties to the east and north. There are no neighboring tree issues on the south property line. An additional eight trees were assessed within the 93rd Avenue SE right-of-way near the proposed storm utility improvements.

A numbered aluminum tag was attached to the lower trunks of all assessed trees. These tag numbers correspond with the numbers on the Tree Summary Table and attached maps. The Tree Summary Table provides detailed information for all of the subject trees.

Methodology

Each tree in this report was visited. Tree diameters were measured by tape. The tree heights were measured using a Spiegel Relaskop. Each tree was visually examined for defects and vigor. The tree assessment procedure involves the examination of many factors:

- The crown or canopy of the tree is examined for current vigor/health by examining the foliage for appropriate color and density, the vegetative buds for color and size, and the branches for structural form and annual shoot growth; and the overall presence of limb dieback and/or any disease issues.

- The trunk or main stem of the tree is inspected for decay, which includes cavities, wounds, fruiting bodies of decay (conks or mushrooms), seams, insect pests, bleeding or exudation of sap, callus development, broken or dead tops, structural defects and unnatural leans. Structural defects can include but are not limited to excessive or unnatural leans, crooks, forks with V-shaped crotches, multiple attachments.

- The root collar and exposed surface roots are inspected for the presence of decay, insect damage, as well as if they have been injured or wounded, undermined or exposed, or the original grade has been altered.

Based on these factors a determination of condition is made.

Judging Condition

The three condition categories are described as follows:

Good – free of significant structural defects, no disease concerns, minor pest issues, no significant root issues, good structure/form with uniform crown or canopy, foliage of normal color and density, average or normal vigor, will be wind firm if isolated or left as part of a grouping or grove of trees, suitable for its location

Fair – minor to moderate structural defects not expected to contribute to a failure in near future, no disease concerns, moderate pest issues, no significant root issues, asymmetric or unbalanced crown or canopy, average or normal vigor, foliage of normal color, moderate foliage density, will be wind firm if left as part of a grouping or grove of trees, cannot be isolated, suitable for its location

Poor – major structural defects expected to cause fail in near future, disease or significant pest concerns, decline due to old age, significant root issues, asymmetric or unbalanced crown or canopy, sparse or abnormally small foliage, poor vigor, not suitable for its location

Observations

43 large (regulated) trees were identified within the parcel boundaries. 39 of these are bigleaf maple which form a continuous grove over much of the property. Maple trees range from semi-mature to mature, estimated at 50 to 100 years of age. These have not developed ideal form due to past growing conditions. Trees have developed poor stem taper under heavy competition with each other for sunlight and space. Overall vigor is fair. Some are in moderate decline, evident by upper crown dieback. Three of the subject maples are in poor condition. These have developed extensive trunk decay. Another seven are rated as 'fair to poor' condition due to structural defects, low vigor and general decline.

There are a couple of young to semi-mature Western red cedar trees on the property. These are in fair to good condition. Only one Douglas fir on the property is greater than 10-inches in diameter. This is a young specimen, estimated at around 30 years of age. Condition is fairly good. There are several smaller Douglas fir trees scattered around the property. Most are in poor condition due to suppression (heavy shading) and are over-topped by the larger maple.

The property has a major infestation of English laurel, which is found throughout. It is quite dense in places. There is also a moderate component of invasive English holly and a minor component of Himalayan blackberry. Most of the native vegetation is found in the southeast portion of the property. Here there are minor to moderate components of sword fern, Oregon grape, beaked hazelnut and oceanspray.

Neighboring Trees

Trees #101, #102 and #103 are located on the neighboring property to the north. #101 and #102 are approximately 10-feet off of the property line and not likely to be impacted by re-development of the

property. Tree #103 which is located closest to the property line is in poor condition. This is a semi-mature bigleaf maple cluster in ultimate decline. The tops have broken out in the past.

Neighboring trees #104, #105, #106 and #107 are located on the neighboring property to the north. #104 is a mature bigleaf maple. This exceptional tree has developed good form and is of good vigor. #105 is a mature European white birch. It is of fairly good vigor. Only minor top decline was observed. #106 is an exceptional Japanese maple in good condition. #107 is a cluster of English holly near the northwest property corner. It has developed typical form and is in fair condition.

Trees #108 > #115 are in the right-of-way of 93rd Avenue SE. These are within a proximity of the proposed storm utility improvement work. There has been work on the existing storm utility in the recent past. The asphalt pr pavement has been cut in the recent past. These are primarily native species of Douglas fir, bigleaf maple and one red alder. The two Douglas fir are of 'exceptional' size. Both appear sound and in good condition. The maple has developed typical form. All appear to be of fairly good vigor. The alder is also of decent vigor with no concerning defects.

Discussion/Recommendations

The grove of trees within the southeast portion of the site will be retained. Some of these are in poor condition with a high potential for failure in the future. However, there are few targets in the area. Tree parts are likely to fall into the wooded tree retention area. The retention of the poor condition trees within the preserved grove is feasible at this time as they are considered low risk and provide valuable wildlife habitat.

The extent of driplines (farthest reaching branches) for the subject trees can be found on the tree summary table at the back of this report. The driplines are shown for trees at the edges of the grove to be retained and for neighboring trees.

The recommended Limit of Disturbance (LOD) measurements can also be found on the tree summary table for trees that may be potentially impacted by proposed improvements and have been delineated on the attached tree plan map. The LOD measurements are based on species, age, condition, drip-line, prior improvements, proposed impacts and the anticipated cumulative impacts to the entire root zone. This is the maximum allowable encroachment. Encroachment (soil excavations) beyond the LOD is likely to cause decline or compromise long-term structural stability. These measurements shall be referenced when determining tree retention feasibility.

Tree protection barriers are shown on the final tree plan sheet. Protection fencing shall be located beyond the driplines of retained trees where possible. In no case shall the fencing be located closer than the LOD. The attached tree plan provides adequate protection for all affected trees.

In order to adequately protect neighboring Trees #105 and #106, provide a 10-foot protection zone from the property line. #106 is 'exceptional' and warrants protection. Tree #104 is not likely to be impacted because of existing steep slopes. If the slope is landscaped in the future, all work shall be done by hand within the driplines of retained and off-site protected trees. Soils shall not be disturbed. No grading is allowed within the LOD.

Trees #108 > #115 in the right-of-way of 93rd AVE SE are not likely to be impacted. This utility was recently excavated and improved. The pavement adjacent to it has been cut and patched in the recent past. So long as work is kept to those same limits, there shouldn't be any further impacts to nearby trees.

Tree #35 has an asymmetric crown to the north which will slightly impact the new residence. The condition of this tree has not changed to a noteworthy degree since the initial inspection. Crown reduction pruning is recommended to make the tree safer or more structurally sound. The total height of the tree needs to be reduced to roughly 40 to 50-feet in height. The canopy on the north side will be pruned back to provide adequate building clearance and to more uniformly shape the canopy. Pruning the tree back on the north side will help to reduce the risk of a large stem failure. After the tree is properly pruned, it can be feasibly retained.

The project arborist shall be on-site to monitor any excavation within the driplines of retained and/or protected trees so necessary precautions can be taken to maintain these in a viable condition. Care shall be taken when working near trees to protect soils and surface roots that likely extend beyond the drip-line. Cover areas with a protective 6 to 8-inch layer of wood chips or hog fuel to protect soils from compaction and damage to surface roots.

Tree Protection Measures

The following guidelines are recommended to ensure that the designated space set aside for the preserved trees are protected and construction impacts are kept to a minimum. Standards have been set forth under MICC 19.10.080. Please review these standards prior to any development activity.

- Tree protection fencing shall be erected per the final tree plan prior to moving any heavy equipment on site. Doing this will set clearing limits and avoid compaction of soils within root zones of retained trees.

- Excavation limits shall be laid out in paint on the ground to avoid over excavating.

- Excavations within the drip-lines shall be monitored by a qualified tree professional so necessary precautions can be taken to decrease impacts to tree parts. A qualified tree professional shall monitor excavations when work is required and allowed within the drip-line or critical root zone.

- To establish sub grade for foundations, curbs and pavement sections near the trees, soil shall be removed parallel to the roots and not at 90-degree angles to avoid breaking and tearing roots that lead back to the trunk within the drip-line. Any roots damaged during these excavations should be exposed to sound tissue and cut cleanly with a saw. Cutting tools should be sterilized with alcohol.

- Areas excavated within the drip-line of retained trees shall be thoroughly irrigated weekly during dry periods.

- Preparations for final landscaping shall be accomplished by hand within the drip-lines of retained trees. Large equipment shall be kept outside of the tree protection zones at all times.

Tree Retention Calculation

A minimum of 30-percent retention of large, regulated trees is required over a rolling five-year period. Of the 43 regulated trees identified on the property; 18 will be removed. 25 trees or 58% will be retained.

Tree Replacement

Replacement trees will be required per 19.10.070 Tree Replacement. The replacement ratios per tree removed are as follows:

Trees less than 10-inches in diameter = 1:1 (8) = 8 replacement trees
Trees 10-inches to 23-inches = 2:1 (11) = 22 replacement trees
Trees 24-inches to 36-inches = 3:1 (4) = 12 replacement trees
Any 'Exceptional' tree = 6:1 (2) = 12 replacement trees

A total of 46 replacement trees are required based on the proposal which includes the removal of Trees #1 > #17 and #40. There are also 8 small (non-regulated) trees that will also be removed. A total of 54 replacement trees is required. Consult with your City planner for final tree replacement requirements. All replacement trees are to be planted on site. Replacement trees shall be at a minimum – 1 ½ inch caliper for deciduous species and 6 feet in height for coniferous species.

The most appropriate locations for tree replacement are on the undisturbed perimeters of the site and within openings in the preserved grove. These areas can be enhanced with native tree plantings of coniferous species to provide screening between residential properties and to maintain the wooded character of the area. Recommended species on the perimeters where more sunlight is available is Douglas fir and shore pine. Shade tolerant species shall be used within the preserved grove to include Western red cedar, Western hemlock and grand fir.

Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training and experience to examine and assess trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risks associated with living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that grow, respond to their environment, mature, decline and sometimes fail in ways we do not fully understand. Conditions are often hidden within trees and below ground.

Arborists cannot guarantee that a tree will be healthy and/or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed. Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Photo Documentation

North property line

Front or west side of property

Subject maple, typical of maples on property

Upper crowns

Middle portion of property, dense English laurel

Maples in southeast portion of property

Neighboring trees #101, #102 and #103

Neighboring tree #104

Neighboring trees #105 and #106

Neighboring tree #107

93rd AVE SE ROW, Tree #109 on left, #110 on right

93rd AVE SE ROW, Tree #112 on left, #113, #114 and #115 in background

Layton Tree Consulting LLC

For: Barcelo Homes Inc.
Site: 7216 93rd AVE SE

Tree Summary Table
Date: 10/24/2019

Tree/ Tag #	Species Common Name	Species Scientific Name	DBH (inches)	Height (feet)	Drip-Line / Limits of Disturbance (feet)				Condition	Exceptional Yes/No	Comments	Proposal	Replacement Trees
					N	S	E	W					
1	bigleaf maple	*Acer macrophyllum*	32	96	30	10	22	18	Fair	Yes	asymmetric crown to north, deadwood	Remove	6
2	bigleaf maple	*Acer macrophyllum*	26	98	12	14	10	18	Fair	No	forked top, moderate included bark	Remove	3
3	bigleaf maple	*Acer macrophyllum*	11	75	18	0	16	0	Fair	No	asymmetric crown to NE, suppressed	Remove	2
4	bigleaf maple	*Acer macrophyllum*	24	105	0	22	20	6	Fair	No	asymmetric crown to southeast	Remove	3
5	bigleaf maple	*Acer macrophyllum*	22	32	X	X	X	X	Poor	No	broken, 90% dead	Remove	0
6	bigleaf maple	*Acer macrophyllum*	37	108	24	8	8	34	Fair	Yes	trunk forks at 8 feet, codominant stems	Remove	6
7	bigleaf maple	*Acer macrophyllum*	18	105	8	12	5	16	Fair	No	leans west, decent vigor	Remove	2
8	bigleaf maple	*Acer macrophyllum*	14	98	11	6	6	9	Fair	No	poor trunk taper	Remove	2
9	bigleaf maple	*Acer macrophyllum*	18	102	11	6	14	5	Fair	No	poor trunk taper, forked top	Remove	2
10	bigleaf maple	*Acer macrophyllum*	23	116	6	28	16	12	Fair	No	natural lean south, forked top, deadwood	Remove	2
11	bigleaf maple	*Acer macrophyllum*	22	102	10	6	14	17	Fair	No	natural lean west	Remove	2
12	Western red cedar	*Thuja plicata*	26	64	14	13	13	16	Fair	No	sparse top foliage, suppressed by #11	Remove	3
13	bigleaf maple	*Acer macrophyllum*	19,15,9 (26)	95	9	20	18	12	Fair-poor	No	moderate trunk decay, crown dieback	Remove	3
14	bigleaf maple	*Acer macrophyllum*	20	86	9	12	0	28	Fair	No	natural lean west, forked top	Remove	2
15	bigleaf maple	*Acer macrophyllum*	18	85	8	14	16	15	Fair	No	forked top, compact crown	Remove	2
16	bigleaf maple	*Acer macrophyllum*	22	80	5	18	20	10	Fair-poor	No	significant crown dieback	Remove	2
17	bigleaf maple	*Acer macrophyllum*	14	86	6	8	14	6	Fair	No	compact crown	Remove	2
18	bigleaf maple	*Acer macrophyllum*	26	95	16/16	24	5	22/16	Fair	No	forked top, moderate included bark	Save	
19	bigleaf maple	*Acer macrophyllum*	25	97	16	22	18	5	Fair	No	forked top, moderate included bark	Save	
20	bigleaf maple	*Acer macrophyllum*	28	94	8	18	12	14	Fair	No	typical	Save	
21	bigleaf maple	*Acer macrophyllum*	27	98	14	5	14	10	Fair	No	trunk seam, moderate deadwood	Save	
22	bigleaf maple	*Acer macrophyllum*	25	94	18	4	0	22	Fair	No	natural lean west, asymmetric crown	Save	
23	bigleaf maple	*Acer macrophyllum*	22	96	26	0	0	16	Fair	No	natural lean northwest	Save	
24	bigleaf maple	*Acer macrophyllum*	24	84	35	0	0	0	Fair-poor	No	trunk decay, heavy lean north	Save	
25	bigleaf maple	*Acer macrophyllum*	25	83	X	X	X	X	Poor	No	extensive trunk decay, leans north	Save	
26	bigleaf maple	*Acer macrophyllum*	16,12 (20)	82	34	18	14	12	Fair	No	moderate trunk decay, moderate deadwood	Save	
27	bigleaf maple	*Acer macrophyllum*	37	88	22	16	18	16	Fair-poor	*No	large trunk cavity, trunk split, decent vigor	Save	
28	bigleaf maple	*Acer macrophyllum*	18	86	0	20	6	16	Fair	No	significant natural lean south	Save	
29	bigleaf maple	*Acer macrophyllum*	34	94	26	8	20	10	Fair	Yes	natural lean north	Save	
30	bigleaf maple	*Acer macrophyllum*	26,20 (33)	92	6	26	16	13	Fair-poor	No	significant trunk decay, natural lean south	Save	
31	bigleaf maple	*Acer macrophyllum*	13	38	10	14	15	0	Fair	No	topped in past, low risk	Save	
32	bigleaf maple	*Acer macrophyllum*	8,7 (11)	34	14	4	16	4	Fair	No	suppressed, natural lean north	Save	
33	bigleaf maple	*Acer macrophyllum*	15	32	X	X	X	X	Poor	No	broken, extensive decay	Save	
34	bigleaf maple	*Acer macrophyllum*	13	34	12	8	10	10	Fair	No	broken, failed top, decent vigor, low risk	Save	
35	bigleaf maple	*Acer macrophyllum*	40,34 (52)	78	28/20	12	22	18/20	Fair-poor	*No	extensive basal rot, broken top	Save	
36	bigleaf maple	*Acer macrophyllum*	14	71	18/12	0	8	6	Fair	No	natural lean north	Save	
37	bigleaf maple	*Acer macrophyllum*	8,8 (11)	58	16/10	10	16	8	Fair	No	natural lean north	Save	
38	Western red cedar	*Thuja plicata*	15	49	12	12	11	12/12	Good	No	full crown, good vigor	Save	
39	Douglas fir	*Pseudotsuga menziesii*	10	61	8	7	8	8/8	Fair-good	No	somewhat suppressed by maple	Save	

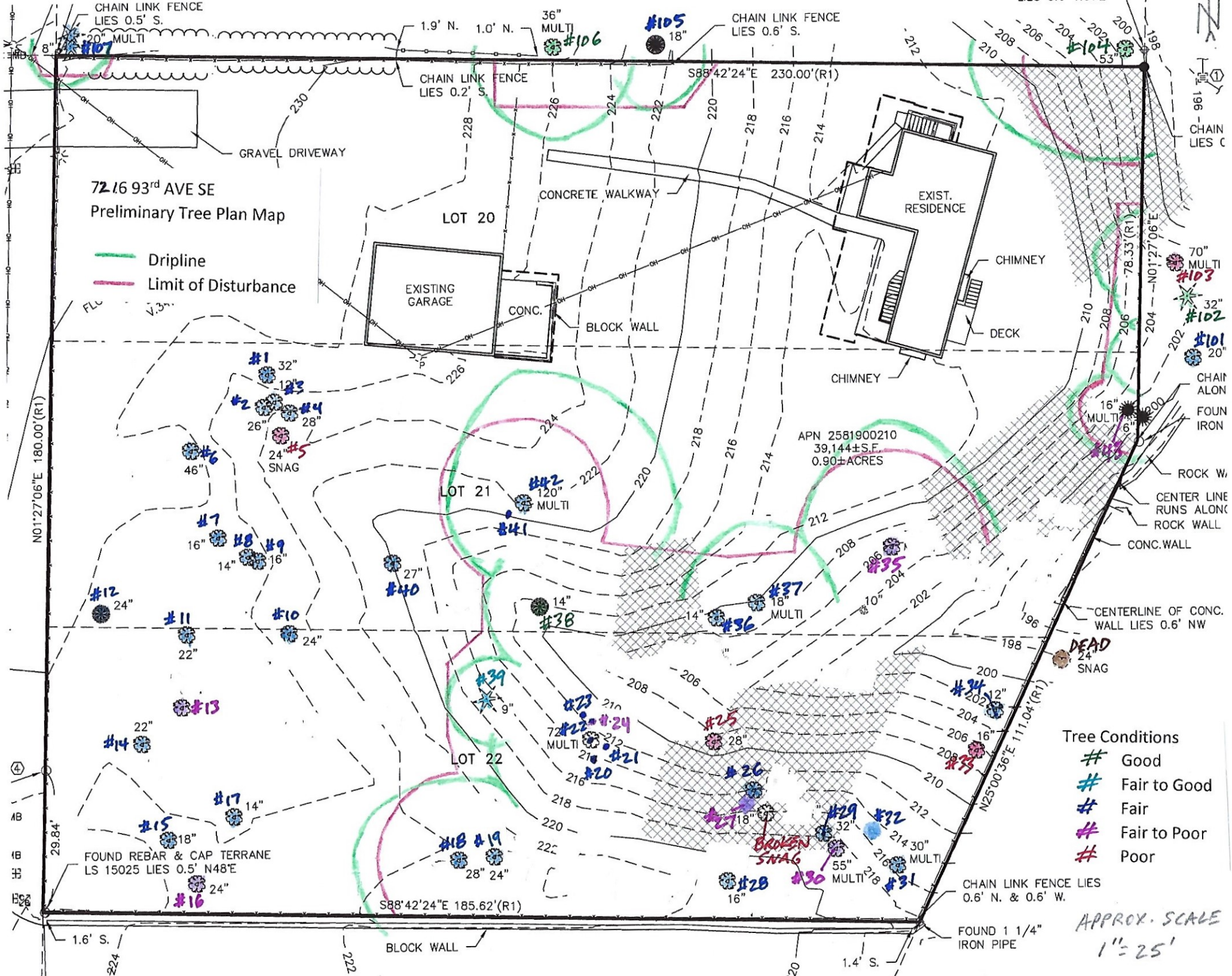
Layton Tree Consulting LLC

For: Barcelo Homes Inc.
Site: 7216 93rd AVE SE

Tree Summary Table
Date: 10/24/2019

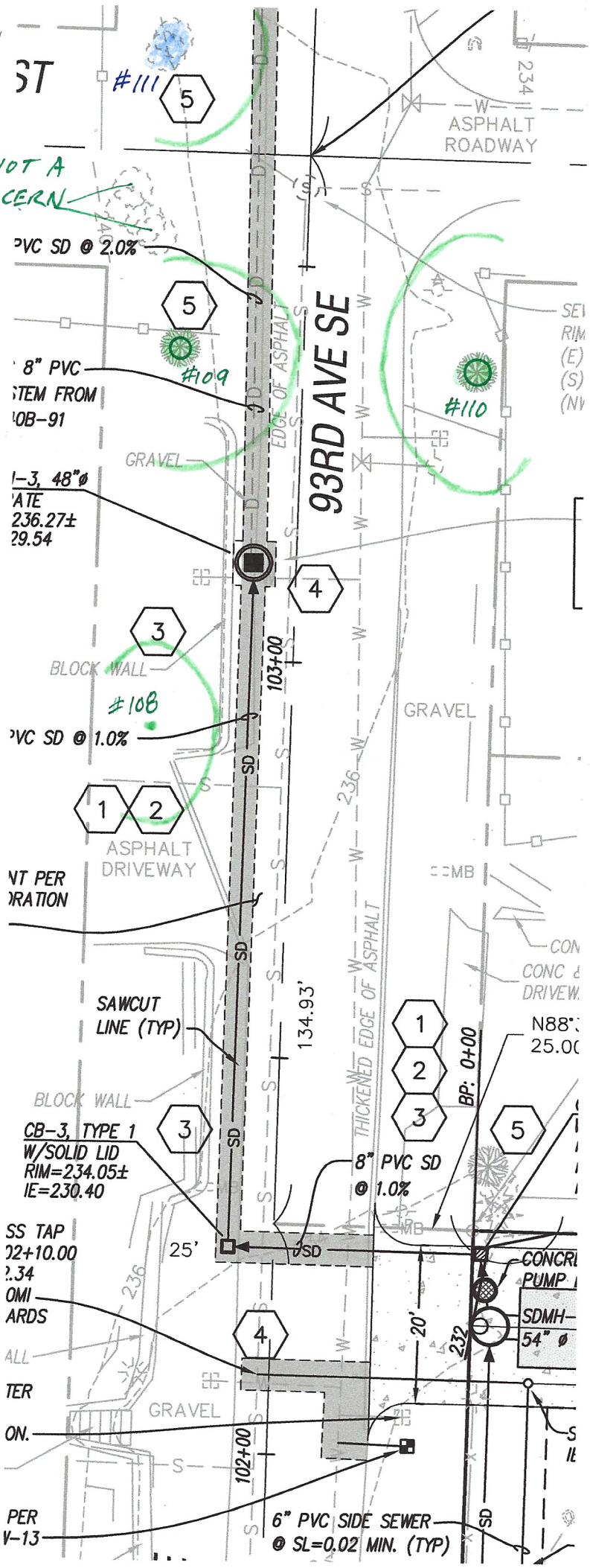
Tree/ Tag #	Species Common Name	Species Scientific Name	DBH (inches)	Height (feet)	Drip-Line / Limits of Disturbance (feet)				Condition	Exceptional Yes/No	Comments	Proposal	Replacement Trees
					N	S	E	W					
40	bigleaf maple	*Acer macrophyllum*	11,9 (14)	47	13	13	15	6	Fair	No	fork at base, decent vigor	Remove	2
41	bigleaf maple	*Acer macrophyllum*	9,8,5 (13)	42	14	12	6	12/12	Fair	No	tight cluster, typical	Save	
42	bigleaf maple	*Acer macrophyllum*	32	74	27/16	10	32/16	12/16	Fair	No	leans northeast, end weight prune	Save	
43	plum (fruit)	*Prunus americana cv*	9,8 (12)	21	14	7	9	12/10	Fair-poor	No	topped, not maintained	Save	
Neighboring Trees													46
101	bigleaf maple	*Acer macrophyllum*	20	56	NA	NA	NA	6/6	Fair	No	multiple tops , approx 10 feet off pl	Protect	
102	Douglas fir	*Pseudotsuga menziesii*	24	86	NA	NA	NA	5/5	Good	No	approx 10 feet off pl , old broken top	Protect	
103	bigleaf maple	*Acer macrophyllum*	19,18	42	NA	NA	NA	10/5	Poor	No	approx 5 feet off pl, broken top	Protect	
104	bigleaf maple	*Acer macrophyllum*	46	103	NA	20/20	NA	32/20	Good	Yes	sound, good form	Protect	
105	European white birch	*Betula pendula*	18	78	NA	10/10	10	12	Fair	No	incipient top decline	Protect	
106	Japanese maple	*Acer palmatum*	14,10	36	NA	16/10	17	16	Good	Yes	no concerns	Protect	
107	English holly	*Ilex aquifolium*	8,7,6	20	NA	6/4	8	8/6	Fair	No	typical	Protect	
108	Austrian pine	*Pinus nigra*	18	53	10	12	8	NA	Good	No	above keystone retaining wall	Protect	
109	Douglas fir	*Pseudotsuga menziesii*	30	104	10	14	14	NA	Good	Yes	appears sound, good vigor	Protect	
110	Douglas fir	*Pseudotsuga menziesii*	45	120	16	14	NA	10	Good	Yes	appears sound, good vigor	Protect	
111	red alder	*Alnus rubra*	12,13	70	14	12	12	NA	Fair	No	decent vigor	Protect	
112	bigleaf maple	*Acer macrophyllum*	26	66	18	22	20	NA	Good	No	decent form, approx. 12-feet to retaining wall	Protect	
113	bigleaf maple	*Acer macrophyllum*	14,8	60	8	12	8	NA	Fair	No	a few feet above rockery, decent form	Protect	
114	bigleaf maple	*Acer macrophyllum*	9,8,7	64	10	8	13	NA	Fair	No	at edge of rockery, typical	Protect	
115	bigleaf maple	*Acer macrophyllum*	12,10,7	76	10	12	18	NA	Fair	No	a few feet off driveway edge	Protect	

*-meets exceptional size threshold but is in poor condition
Drip-Line and Limits of Disturbance measurements from face of trunk
Drip-Line and Limits of Disturbance measurements for Neighboring trees from fence/property line
Calculated DBH: the DBH is 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]).


7216 93rd AVE SE
Preliminary Tree Plan Map
Dripline
Limit of Disturbance
LOT 20
LOT 21
LOT 22
EXISTING GARAGE
CONC.
BLOCK WALL
CONCRETE WALKWAY
EXIST. RESIDENCE
CHIMNEY
DECK
GRAVEL DRIVEWAY
CHAIN LINK FENCE LIES 0.5' S.
CHAIN LINK FENCE LIES 0.2' S.
CHAIN LINK FENCE LIES 0.6' S.
S88°42'24"E 230.00'(R1)
N01°27'06"E 180.00'(R1)
N01°27'06"E 78.33'(R1)
N25°00'36"E 111.04'(R1)
S88°42'24"E 185.62'(R1)
APN 2581900210
39,144±S.F.
0.90±ACRES
FOUND REBAR & CAP TERRANE LS 15025 LIES 0.5' N48°E
FOUND 1 1/4" IRON PIPE
CENTERLINE OF CONC. WALL LIES 0.6' NW
CHAIN LINK FENCE LIES 0.6' N. & 0.6' W.
CONC.WALL
ROCK WALL
DEAD 24" SNAG
BROKEN SNAG
Tree Conditions
Good
Fair to Good
Fair
Fair to Poor
Poor
APPROX. SCALE 1"=25'

93RD AVE SE ROW

MAP 1



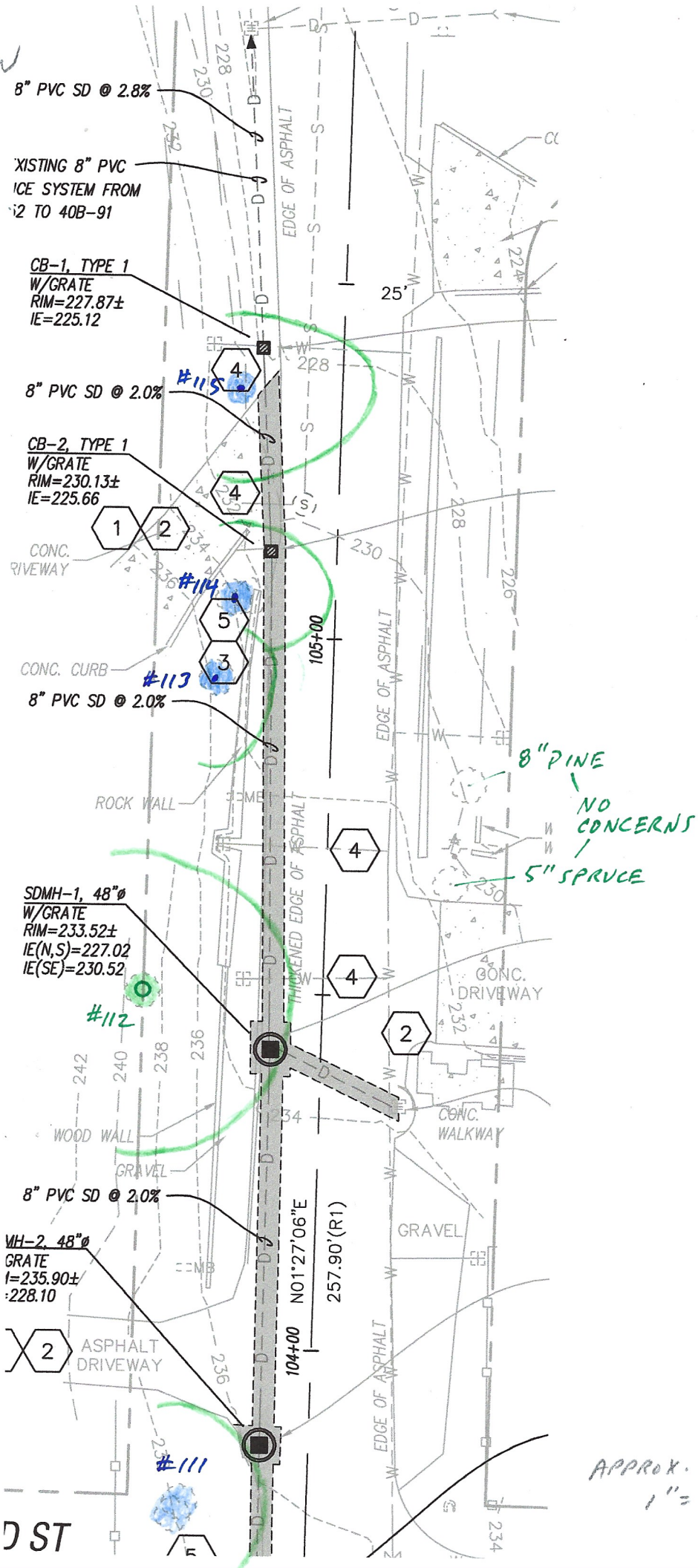
TREE CONDITIONS

- # - GOOD
- # - FAIR

— - DRIPLINE

APPROX. SCALE
1" = 18'

93RD AVE SE ROW
MAP 2



TREE CONDITIONS

- # - GOOD
- # - FAIR
- — DRIPLINE

APPROX. SCALE
1" = 20'

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org

TREE INVENTORY & REPLACEMENT SUBMITTAL INFORMATION

EXCEPTIONAL TREES

Exceptional Trees- means a tree or group of trees that because of its unique historical, ecological or aesthetic value constitutes an important community resource. A tree that is rare or exceptional by virtue of its size, species, condition, cultural/historical importance, age, and/or contribution as part of a tree grove. Trees with a diameter of more than 36 inches, or with a diameter that is equal to or greater than the diameter listed in the Exceptional Tree Table shown in MICC 19.16 under Tree, Exceptional.

List the total number of trees for each category and the tree identification numbers from the arborist report.

Number of trees 36" or greater: 4

List tree numbers: 1, 6, 27, 35

Number of trees 24" or greater (including 36" or greater):

List tree numbers: 1, 2, 4, 6,12,13, 18-22, 24, 25, 27, 29, 30, 35, 42

Number of trees from Exceptional Tree Table (MICC 19.16):

List tree numbers: 1,6,27,35

LARGE REGULATED TREES

Large Regulated Trees- means any tree with a diameter of 10 inches or more, and any tree that meets the definition of an Exceptional Tree.

Number of Large Regulated Trees on site: 43 (A)

List tree numbers: #1 > #43

Number of Large Regulated Trees on site proposed for removal: 18 (B)

List tree numbers: #1 > #17 and #40

Percentage of trees to be retained ((A-B)/Ax100) note: must be at least 30%: 58 %

RIGHT OF WAY TREES

Right of Way Trees- means a tree that is located in the street right of way adjacent to the project property.

Number of Large Regulated Trees in right of way: 0

List tree numbers:

Number of Large Regulated Trees in right of way proposed for removal:

List tree numbers: _____

Reason for removal: _____

TREE REPLACEMENT

Tree replacement- removed trees must be replaced based on the ratio in the table below. Replacement trees shall be conifers at least six feet tall and or deciduous at least one and one-half inches in diameter at base.

Diameter of Removed Tree (measured 4.5' above ground)	Tree replacement Ratio	Number of Trees Proposed for Removal	Number of Tree Required for Replacement Based on Size/Type
Less than 10"	1	8	8
10" up to 24"	2	11	22
Greater than 24" up to 36"	3	4	12
Greater than 36" and any Exceptional Tree	6	2	12
		TOTAL TREE REPLACEMENTS	54

LAYTON TREE CONSULTING, LLC

TREES & CONSTRUCTION MEMO

To: Matt Glaser, McCullough Architects

From: Bob Layton

CC: Bogdan Maksimchuk, Barcelo Homes

Date: April 12, 2022

Re: Tree Protection at 7216 93rd Ave SE – Tree #18

Dear Mr. Glaser,

On Friday, April 8th per your request, I visited your project site at 7216 93rd Avenue SE on Mercer Island to evaluate the limits of acceptable impacts near Tree #18 to be retained at the back of the proposed new single-family residence. This is a semi-mature bigleaf maple.

The tree protection fencing shown on the initial site plan did not allow appropriate access for new construction. The city wants a minimum of 5-feet of clearance between the tree protection barrier and the new house. Apparently, the cut for the basement/foundation will be deep and require an eco-block wall to support grade during the excavation.

On Friday, a 2-foot-deep trench was air-excavated at 8-feet south of the trunk face of Tree #18 so the presence and size of existing roots could be inspected and ascertained. Eight roots greater than 2-inches in diameter were exposed. The largest root is 4-inches in diameter. There were also 3 – 3-inch diameter roots and 4 - 2-inch. See pictures below. There also a few large roots from the mature English laurel shrubs that cover the area.

Cutting the roots at this location is not recommended. Long-term tree health is likely to be jeopardized. I would be comfortable allowing an 11-foot Limit of Disturbance from the trunk face as shown on the attached diagram. The roots at this distance would be notably smaller than those exposed at 8-feet from the trunk face. I would not expect any consequential impacts on the long-term health or stability of the tree so long as work is carried out diligently and the tree protection recommendations and guidelines as outlined in the arborist report and below are adhered to. This would also afford 6-feet of clearance between the tree protection zone and the new building at the closest distance to the tree.

Bigleaf maple is a hardy species and tolerable of the proposed impacts, so long as work is carried out diligently. Protecting the soils within areas that do not need to be disturbed will be important to reduce the overall impacts and stress on the tree. Cover all of these areas with a protective covering of a +/- 6-inch layer of coarse wood chip mulch or hog fuel.

All severed or damaged roots at the excavation limits outside of tree protection areas will be hand-excavated and pruned back to healthy, sound tissue, prior to backfilling or finishing areas. Sound tissue is where the root is undamaged and the bark is completely intact with the root.

To maintain the subject trees in the best condition possible, frequent supplemental irrigation during the dry season of June through September shall be applied to the disturbed outer dripline areas of impacted trees. Keeping the soils moist in these areas will create a favorable environment for new feeder root growth and reduce the degree of stress associated with the site changes and any root disturbance or loss.

Please let me know if you have any questions or need further assistance.

Sincerely,

Bob Layton
Registered Consulting Arborist #670
ISA Certified Arborist #PN-2714A
ISA Tree Risk Assessment Qualified

Attachments

Tree #18 Diagram

Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training and experience to examine and assess trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risks associated with living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that grow, respond to their environment, mature, decline and sometimes fail in ways we do not fully understand. Conditions are often hidden within trees and below ground.

Arborists cannot guarantee that a tree will be healthy and/or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed. Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Photo Documentation

Root crown of Tree #18 in background

Cluster of 2 to 3-inch roots south of root crown

Cluster of 2 to 3-inch roots southwest of root crown

Cluster of 2-inch roots southeast of root crown

Air-excavated trench

24"
#12
#11
#10
24"
22"
60"
MULTI
#13
22"
#14
14"
#17
18"
#15
#16
24"
#39
9"
8'-0"
6'-0"
12'-1 5/8"
6'-0"
11'-4 3/4"
2'-2"
#18
28"
#19
24"
8'-0"
B
EXTENT OF
EXCAVATION

LAYTON TREE CONSULTING, LLC

TREES & CONSTRUCTION MEMO

To: Matt Glaser, McCullough Architects

From: Bob Layton

CC: Bogdan Maksimchuk, Barcelo Homes

Date: January 19, 2023

Re: Tree Protection at 7216 93rd Ave SE – Tree #12

Dear Mr. Glaser,

It is my understanding the city is requiring Tree #12 in the front of proposed Lots 2 & 3 to be retained. It is located near the proposed lot line. This is a semi-mature Western red cedar. It is 26-inches in diameter and roughly 65-feet in height.

I have reviewed the final site plan which is attached to this memo. A soldier pile wall instead of eco blocks will be utilized for the northwest corner of the Lot 3 structure to limit or reduce the amount of excavation within the dripline of Tree #12. The overall encroachment into the dripline will be less than 10%. No other impacts or encroachments into the dripline are anticipated. The root loss associated with the excavation is not expected to compromise the long-term health or stability of the tree. There is no need to conduct any exploratory excavation root analysis. The excavation will involve the removal of small surface roots and feeder roots.

The tree protection fencing shall be placed at 5-feet from the building as shown on the attached plan to provide the adequate construction clearance. Protecting the soils within areas that do not need to be disturbed will be important to reduce the overall impacts and stress on the tree. Cover all of these areas with a protective covering of a +/- 6-inch layer of coarse wood chip mulch or hog fuel.

All severed or damaged roots at the excavation limits shall be hand-excavated and pruned back to healthy, sound tissue, prior to backfilling or finishing areas. Sound tissue is where the root is undamaged and the bark is completely intact with the root.

To maintain the subject in the best condition possible, frequent (every 7 to 10 days) supplemental irrigation during the dry season of June through October shall be applied to the

entire outer dripline areas of impacted trees. Keeping the soils moist in these areas will create a favorable environment for new feeder root growth and reduce the degree of stress associated with the site changes and any root disturbance or loss.

Simply finish the landscape within the dripline by hand-raking off half of the hog fuel and applying a +/- 2-inch layer of a more attractive organic mulch. Existing grades within the dripline shall not be altered. Keep all utilities, irrigation trenching, large plantings, hardscapes, etc. outside of the dripline area.

If work is carried out diligently, the subject is expected to remain in its similar condition. The proposed work is not expected to threaten the long-term health per MICC 19.10.080 - Tree Protection Standards.

Please let me know if you have any questions or need further assistance.

Sincerely,

Bob Layton
Registered Consulting Arborist #670
ISA Certified Arborist #PN-2714A
ISA Tree Risk Assessment Qualified

Attachments

Tree #12 Diagram

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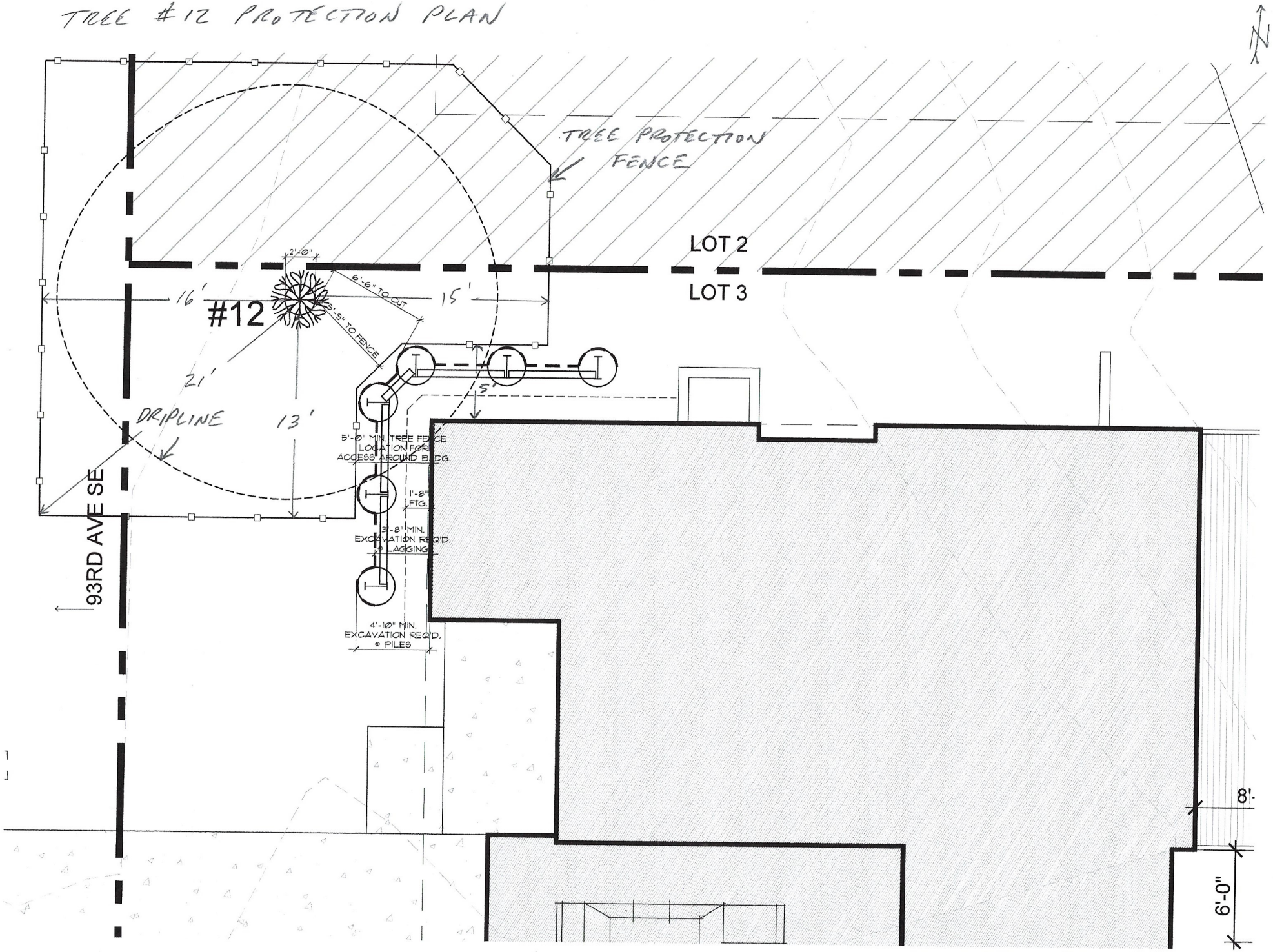
Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

TREE #12 PROTECTION PLAN



APPROX SCALE 1" = 8.2'

SONDERGAARD GEOSCIENCE, PLLC
13012 65TH Avenue SE
Snohomish, Washington 98296

April 30, 2021

Revised May 5, 2021

J-0165

Premium Homes

P.O. Box 1639

Mercer Island, Washington 98040

Attention: Bogdan Maksimchuk

Subject: Critical Area Report

7216 93rd Avenue SE

Mercer Island, Washington

Mr. Maksimchuk:

Sondergaard Geoscience, PLLC (SGP) is pleased to provide this critical area report as requested by you. This report is intended to meet the requirements of the Mercer Island Municipal Code (MIMC) Title 19 Section 19.07.110 for a critical area study. This report is based upon review of the best available science consistent with the standards set forth in Chapter 365-195 of the Washington Administrative Code (WAC) and has been prepared by Jon N. Sondergaard, L.E.G. in the State of Washington who meets the qualifications of a qualified professional as defined in MIMC 19.16.010(2).

The methods used to complete this critical area study included reviewing of available, pertinent documents as listed in the attached references, review of previously completed geotechnical studies at the property, review of the proposed development plan and a visit to the subject property to observe the current, existing conditions. The accuracy of the report is as good as the quality of the documents reviewed and the experience of the preparer to the degree implied by the methods used. In our opinion, the accuracy of the report meets the criteria of competent scientific inquiry using the best available science for the subject property.

PROPERTY AND PROJECT DESCRIPTION

The subject property consists of a roughly rectangular-shaped parcel covering approximately 39,145 square feet located on the south end of Mercer Island at the above referenced address (Figure 1). The property is currently occupied by 1,340 square feet house built in 1946 and a

detached garage. Both structures are currently abandoned. The topography of the lot slopes gently to moderately down to the east with a small, 1 to 14 feet deep gulley running roughly west to east along the southeast portion of the parcel. Vegetation on the parcel consists of scattered, large maple and evergreen trees with a sparse to moderate understory of small trees, brush and shrubs. It appears that the area around the garage has been graded with placement of 1 to 2 feet of imported fill. Photographs of the property are presented in Photos 1 through 8 attached to this report.

The proposed project consists of demolishing the existing structures and subdividing the parcel into 3 single-family, residential building lots as shown on Figure 2. The lots would be accessed via a concrete driveway entering off of 93rd Avenue SE and running along the north property line. Two of the lots are located on the west side of the parcel and one lot is located at the northeast corner of the parcel. The southeast portion of the parcel and an area along the east property line are set aside for geologic hazard mitigation.

GEOLOGY AND HYDROGEOLOGY

The identification of the geologic units underlying the parcel was determined by review of the published geologic map of the area (K.G. Troost and A.P. Wisher, 2006) and of site-specific geotechnical reports prepared for the proposed project (R.M. Pride, 2020a and 202b). The geologic map of the area (Figure 3) indicates that the west portion of the site is underlain by Vashon glacial till and the east half of the site is underlain by Vashon advance outwash. Vashon glacial till typically consists of dense to very dense, gray, silty, gravelly sand that exhibits high strength and low permeability. Vashon advance outwash typically consists of medium dense to very dense, brown to gray, sand, gravelly sand and silty sand that exhibits a moderate to high phi angle and low to high permeability. The findings on the geologic map were confirmed by subsurface explorations completed at the site and that encountered soils generally consisting of medium dense to dense, brown, silty sand underlying surficial topsoil and fill interpreted to be weather glacial till. Testing completed at the site (R.M. Pride, 2020b) determined infiltration rates ranging from 3.75 to 30 inches per hour for soils at depths ranging from 4 to 8 feet below the existing site grade. Groundwater was not detected to depths of 9 feet in soil explorations completed in February 2020.

GEOLOGIC HAZARDS

The identification of geologic hazard areas is based upon review of the existing geology, hydrogeology, topography and the MIMC Title 19, Chapter 19.07, Section 19.07.160. The geologic hazard areas identified are landslide hazard areas, seismic hazard areas and erosion hazard areas.

Landslide Hazard Areas

The site is characterized by a slight slope down to the east on the west half of the property and on most of the northeast portion of the property. A gulley runs along the southeast portion of the lot and along the east property line (Figure 4). Review of the Mercer Island Landslide Hazard map (K.G. Troost and A.P. Wisher (2009), Mercer Island Landslide Hazard Assessment prepared for Geomap Northwest and the City of Mercer Island indicates the east portion of the property contains slopes greater that 15 percent inclination (Figure 5). The topographic survey of the property shows that the slopes along the gulley range height from about 8 to 20 feet with slope inclinations ranging from approximately 38 to 53 percent. According to MIMC Title 19, Chapter 19.16, Section 19.16.010(L) the gulley slopes meet the definition of a landslide hazard area by having slope inclinations greater than 40 percent over a horizontal distance of 30 feet or greater (Figure 6). Based upon observation of the existing site conditions, including the large trees that remain on the site, in our opinion, there is no obvious evidence of past or present shallow or deep landslide movement at the site.

Seismic Hazards and Mitigations

The subsurface soils at the site consist of medium dense to dense glacial till and advance outwash. Subsurface exploration at the site indicates shallow ground water was not present to depths of at least 7 feet and review of near by well logs indicates no groundwater within the upper 30 feet at the site (Washington State Well Report Viewer (2009). Based upon review of the Mercer Island Seismic Hazard map ((K.G. Troost and A.P. Wisher (2009b) and Chapter 19.16, Section 19.16.010(S) the subject property is not located in a Seismic Hazard Area (Figure 7).

Erosion Hazards and Mitigations

Review of the Mercer Island Erosion Hazard map (K.G. Troost and A.P. Wisher (2009c) indicates that east portion of the subject property is located within an Erosion Hazard Area (Figure 8). MIMC Title 19, Chapter 19.16, Section 19.16.010(E) defines erosion hazard areas as those areas with slopes having inclinations greater than 15 percent including those areas underlain by soils with a severe or very severe rill and inter-rill erosion hazard. Review of the USDA Soil Survey (Web Soil Survey, 2021) of the site indicates the site is underlain by Everett-Alderwood gravelly, sandy loams on 6 to 15 percent slopes (Figure 9). According to the USDA, these soils exhibit a moderate erosion hazard. The steep slope area of the site exceeds inclination of 15 percent and are classified as an erosion hazard area (Figure 10).

GEOLOGIC HAZARD MITIGATIONS

As described above, the south and east portions of the site contain Landslide and Erosion Hazard Areas primarily due to the height and inclination of the slopes along the gulley that cuts across that portion of the site. The recommended mitigations for these hazards are as follows:

Landslide Hazard

1. Restrict development of the site within the designated landslide hazard area except those portions that meet the requirements of MIMC Title 19, Chapter 19.07, Section 19.07.160(B)(2). The current plan for Lots 2 and 3 shows that the southeast corner of the new home for Lot 2 extends into the buffer approximately 20 feet and the northeast corner of the new home for Lot 3 extends into the buffer about 10 feet. The proposed new home for Lot 1 does not intrude into the buffer. As per the geotechnical recommendations provided by Pride (RM Pride, 2020), foundations that protrude into the buffer should be extended to a minimum depth of 3 feet to reduce potential loads on the slope. An analysis of site specific geologic and topographic conditions indicate that the subject property has not experienced landsliding in the past and the development has been designed so that the risk to the site and adjacent property is mitigated such that the site is determined to be safe.

2. Provide a top of steep slope set back consistent with MIMC Title 19, Chapter 19.07, Section 19.07.160(C)(2)(a) that is equal to the height of the slope (Figure 11). In this case the set- backs would range from approximately 8 to 20 feet as the slope height changes across the site.

Erosion Hazard

1) The winter performance of a site is dependent on a well-conceived plan for control of site erosion and storm water runoff. It is easier to keep the soil on the ground than to remove it from storm water. The owner and the design team should include adequate ground-cover measures, access roads, and staging areas in the project bid to give the selected contractor a workable site. The selected contractor needs to be prepared to implement and maintain the required measures to reduce the amount of exposed ground. A site maintenance plan should be in place in the event storm water turbidity measurements are greater than the City of Mercer Island standards.

2) All TESC measures for a given area to be graded or otherwise worked should be installed prior to any activity within that area. The recommended sequence of construction within a given area would be to install sediment traps and/or ponds and establish perimeter flow control prior to starting mass grading.

3) During the wetter months of the year, or when large storm events are predicted during the summer months, each work area should be stabilized so that if showers occur, the work area can receive the rainfall without excessive erosion or sediment transport. The required measures for an area to be "buttoned-up" will depend on the time of year and the duration the area will be left un-worked. During the winter months, areas that are to be left un-worked for more than 2 days should be mulched or covered with plastic. During the summer months, stabilization will usually consist of seal-rolling the subgrade. Such measures will aid in the contractor's ability to get back into a work area after a storm event. The stabilization process also includes establishing temporary storm water conveyance channels through work areas to route runoff to the approved treatment facilities.

4) All disturbed areas should be revegetated as soon as possible. If it is outside of the growing season, the disturbed areas should be covered with mulch, as recommended in the erosion control plan. Straw mulch provides the most cost-effective cover measure and can be made wind-resistant with the application of a tackifier after it is placed.

5) Surface runoff and discharge should be controlled during and following development. Uncontrolled discharge may promote erosion and sediment transport. Under no circumstances should concentrated discharges be allowed to flow over significant slopes.

6) Soils that are to be reused around the site should be stored in such a manner as to reduce erosion from the stockpile. Protective measures may include, but are not limited to, covering with plastic sheeting, the use of low stockpiles in flat areas, or the use of straw bales/silt fences around pile perimeters. During the period between October 1 and March 31, these measures are required.

7) On-site erosion control inspections and turbidity monitoring should be performed in accordance with City of Mercer Island requirements. TESC monitoring should be part of the weekly construction team meetings. Temporary and permanent erosion control and drainage measures should be adjusted and maintained, as necessary, at the time of construction.

The recommended geologic hazard mitigations should be sequenced as follows:

1. Survey and stake the top of the steep slope and the steep slope buffer prior to clearing and grading.

2. Clear and grade the developable portion of the site. Limit buffer disturbance to those areas on Lots 2 and 3 where proposed building extends into the buffer.

3. Establish temporary erosion control measures per the approved plan across the site as areas of soil are exposed. Temporary erosion control measures should be maintained and modified as necessary to remain effective.

4. Perform foundations excavations within the affected buffer areas only after temporary erosion control measures have been established.

It is our opinion that with the proper implementation of the TESC plans and by field-adjusting appropriate mitigation elements (best management practices) during construction, as recommended by the erosion control inspector, the potential adverse impacts from erosion hazards on the project can be mitigated.

CONCLUSIONS

The subject property is proposed for development with three, single-family residential building lots. The site contains Geologic Hazards consisting of Landslide and Erosion Hazard Areas associated with the topographic gulley that runs along the southeast corner of the lot and along the east property boundary. The Landslide and Erosion Hazard Areas classifications are the result of the inclinations of the slopes associated with the gulley and not due to historic landsliding or soil and ground water conditions on the property. In our opinion, provided the mitigation recommendations provided in this report are implemented and good construction practices are utilized, the risk to the property and adjacent properties from the development is minimal.

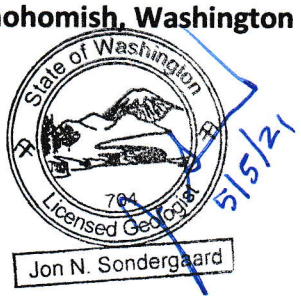
CLOSURE

We appreciate the opportunity to work with you on this project. Should you have any questions regarding this report or other geotechnical aspects of the site, please call us at your earliest convenience.

Sincerely,

SONDERGAARD GEOSCIENCE, PLLC.

Snohomish, Washington



Jon N. Sondergaard, L.E.G.

Principal

Attachments:

Figure 1: Vicinity Map

Figure 2: Proposed Development Plan

Figure 3: Site Geology

Figure 4: USGS Topographic Map

Figure 5: Mercer Island Landslide Hazard Map

Figure 6: Site Topographic Survey with Landslide Hazard Area

Figure 7: Mercer Island Seismic Hazard Map

Figure 8: Mercer Island Erosion Hazard Map

Figure 9: USDA Soil Survey Map

Figure 10: Site Topographic Survey with Erosion Hazard Area

Figure 11: Recommended Top of Steep Slope Setback

Site Photographs

REFERNCES

K.G. Troost and A.P. Wisher (2006), Geologic Map of Mercer Island prepared for Geomap Northwest and the City of Mercer Island.

K.G. Troost and A.P. Wisher (2009a), Mercer Island Landslide Hazard Assessment prepared for Geomap Northwest and the City of Mercer Island.

K.G. Troost and A.P. Wisher (2009b), Mercer Island Seismic Hazard Assessment prepared for Geomap Northwest and the City of Mercer Island.

K.G. Troost and A.P. Wisher (2009c), Mercer Island Erosion Hazard Assessment prepared for Geomap Northwest and the City of Mercer Island.

R.M. Pride, (2020a), Geotechnical Recommendations, Proposed Residence, 7216 93rd Avenue SE, Mercer Island, Washington prepared for Barcelo Homes.

R.M. Pride (2020b), Infiltration Testing, Proposed Residence, 7216 93rd Avenue SE, Mercer Island, Washington prepared for Barcelo Homes.

R.M. Pride (2020b), Geotechnical Recommendations, Proposed Residences, 7216 93rd Avenue SE, Mercer Island, Washington prepared for Barcelo Homes.

Washington State Well Report Viewer (2021), Washington State Department of Ecology.

Web Soil Survey (2021), United States Department of Agriculture, Natural Resources and Conservation Service.

King County iMap

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

VICINITY MAP
7216 93RD AVENUE SE
MERCER ISLAND, WASHINGTON

N

J-0165 FIGURE 1

King County

J-0165 FIGURE 2

UTILITY POLE
MAILBOX
WATER METER
LINE HATCH INDICATES NET LOT 2 AREA
THICK DASHED LINE INDICATES PROPOSED BUILDING PAD, TYP.
HONEYCOMB HATCH INDICATES EASEMENT FROM LOT 2 TO LOT 1
TREE LIMIT OF DISTURBANCE LINE, TYP.
DRIP LINE
DASHED LINE INDICATES TREE DRIP LINE
HATCH INDICATES AREA WITHIN LIMITS OF DISTURBANCE TO TREES
DARK HATCH INDICATES MAPPED STEEP SLOPE AREAS PER SURVEY, TYP.
REFERENCE LINE FROM TOP OF SLOPE
BUILDING WITHIN DRIP LINE OF TREE. ARBORIST TO SUPPORT PRUNING UNBALANCED CROWN IN THIS LOCATION.
PROPOSED PROPERTY
UTILITY POLE
GUY WIRE
FIRE HYDRANT (ADDITIONAL HYDRANT TO NORTH OF PROPERTY, NOT SHOWN)
CATCH BASIN
MAILBOXES, EXISTING LOCATION
WATER METERS
DRIP LINE

93RD AVE SE

22'-0"
20'-0" ASPHALT
115'-0"
93'-0"
65'-0"

#107 20" MULTI
#106 36" MULTI
#105 18"
#104 53"
#103 70" MULTI
#102 32"
#101 20"
#43 16" MULTI
#42: 120" MULTI
#41 32"
#38 14"
#37 18" MULTI
#36 14"
#35 72" MULTI
#34 12"
#33 16"
#31 30" MULTI
#30 55" MULTI
#29 32"
#28 16"
#27 18"
#26 60" MULTI
#25 28"
#20, 21 & 22: 72" MULTI
#18 28"
#19 24"
TREE # 18
#39 9"
24" SNAG

25'-0" REAR S.B.
20'-0" FRONT S.B.
4'-0"
5'-2 5/8" MIN. SIDE S.B.
5'-0" MIN SIDE S.B.
10'-0"

LOT 1
13996 LOT AREA
4897 LOT COVERAGE (20' W. DRIVE)
32.6' DROP IN 155.8'
=20.9% SLOPE SO 35% ALLOWED
4897/13996 = 34.9% PROPOSED

LOT 2
12160 GROSS LOT AREA
10517 NET LOT AREA
12160x.4 = 4864 GFA MAX
20.9' DROP IN 153.4'
= 13.6% SLOPE SO 40% LOT COV.
10517x.4=4206 MAX LC ALLOWED

LOT 3
12986 LOT AREA
12986x.4=5194 (5000) MAX. GFA
33.8' DROP IN 213.9'
= 15.8% SLOPE SO 35% LOT COV. ALLOWED
12986X.35=4545 MAX LC ALLOWED

KEY:
- TREE LIMITS OF DISTURBANCE
- MAPPED STEEP SLOPE PER SURVEY
- 10' BUFFER FROM TOP OF SLOPE
- BUILDING
- WOOD DECK
- IMPERVIOUS SURFACE
- EASEMENT FROM LOT 2 TO LOT 1
- LOT 2 NET AREA
- EXTENT OF BUILDING PAD
- PROPERTY LINE

SCALE: 10 0 20

SITE PLAN

PROPOSED DEVELOPMENT PLAN
7216 93RD AVENUE SE
MERCER ISLAND, WASHINGTON

MCCULLOUGH ARCHITECTS
2910 First Ave South, Suite 201
Seattle, WA. 98134
206.443.1181
mccullougharchitects.com

UNPUBLISHED WORK 2021 © McCullough Architects

Revisions Comment
. .

Date: 2021.04.12
Job No: 19-034
Project No: 00000
Drawn: MCG
Approved: APM
Owner

Barcelo homes

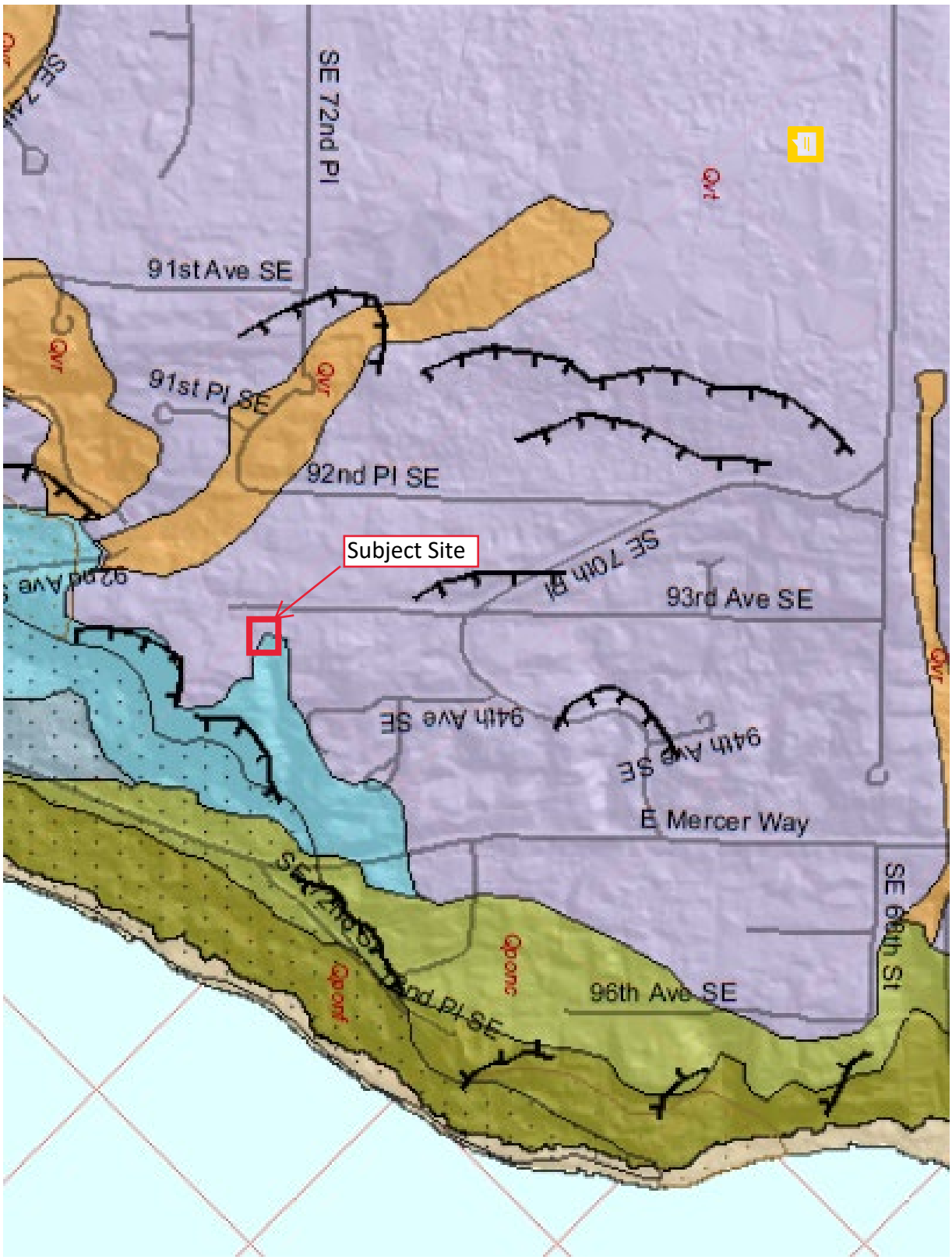
REGISTERED ARCHITECT 7806 STATE OF WASHINGTON

PRELIMINARY SHORT PLAT APPLICATION
7216 93rd AVE. SE
MERCER ISLAND, WA 98040

Short Plat Application Set

Site Plan

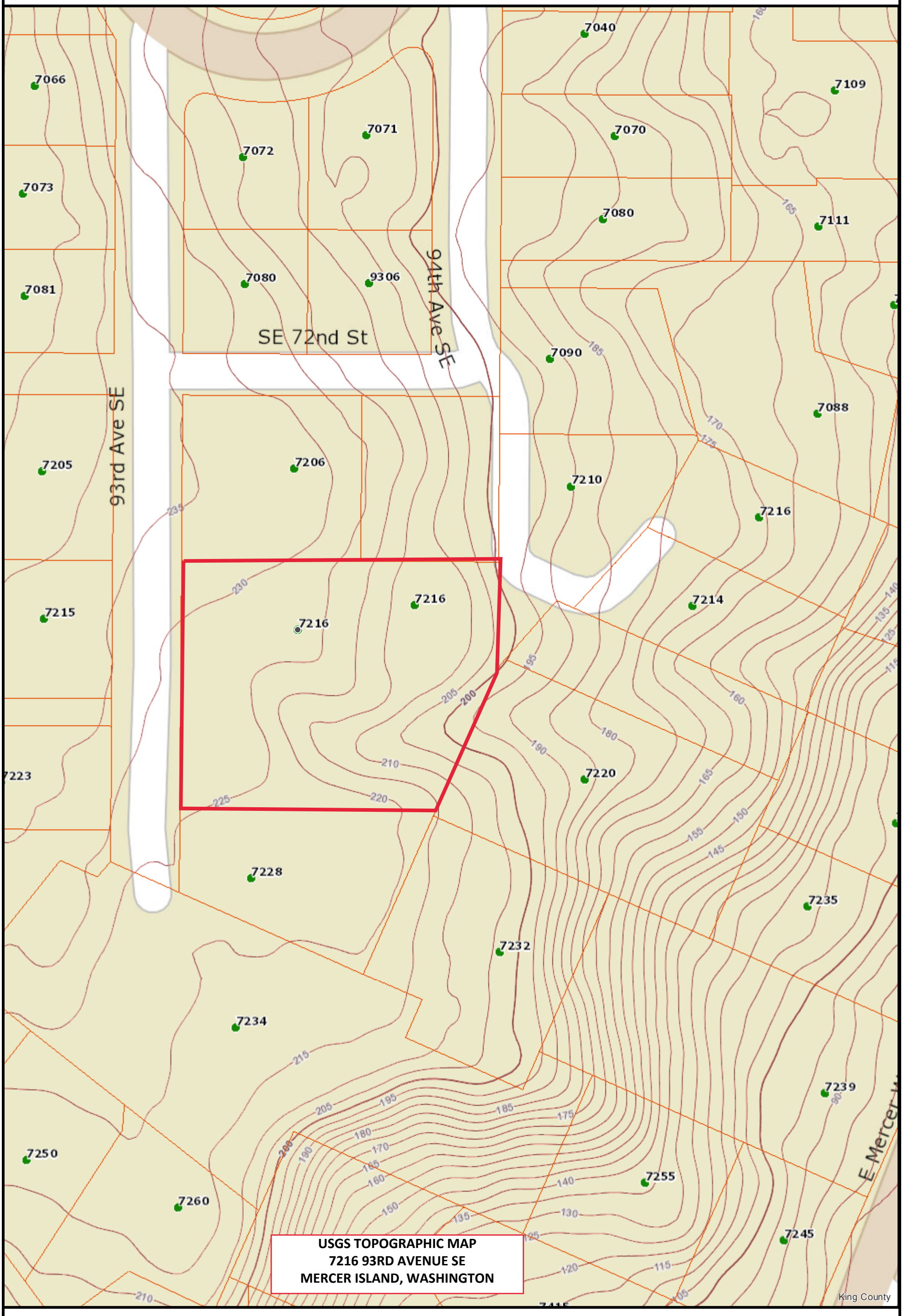
A1



SITE GEOLOGY
7216 93RD AVENUE SE
MERCER ISLAND, WASHINGTON

J-0165 FIGURE 3

King County iMap



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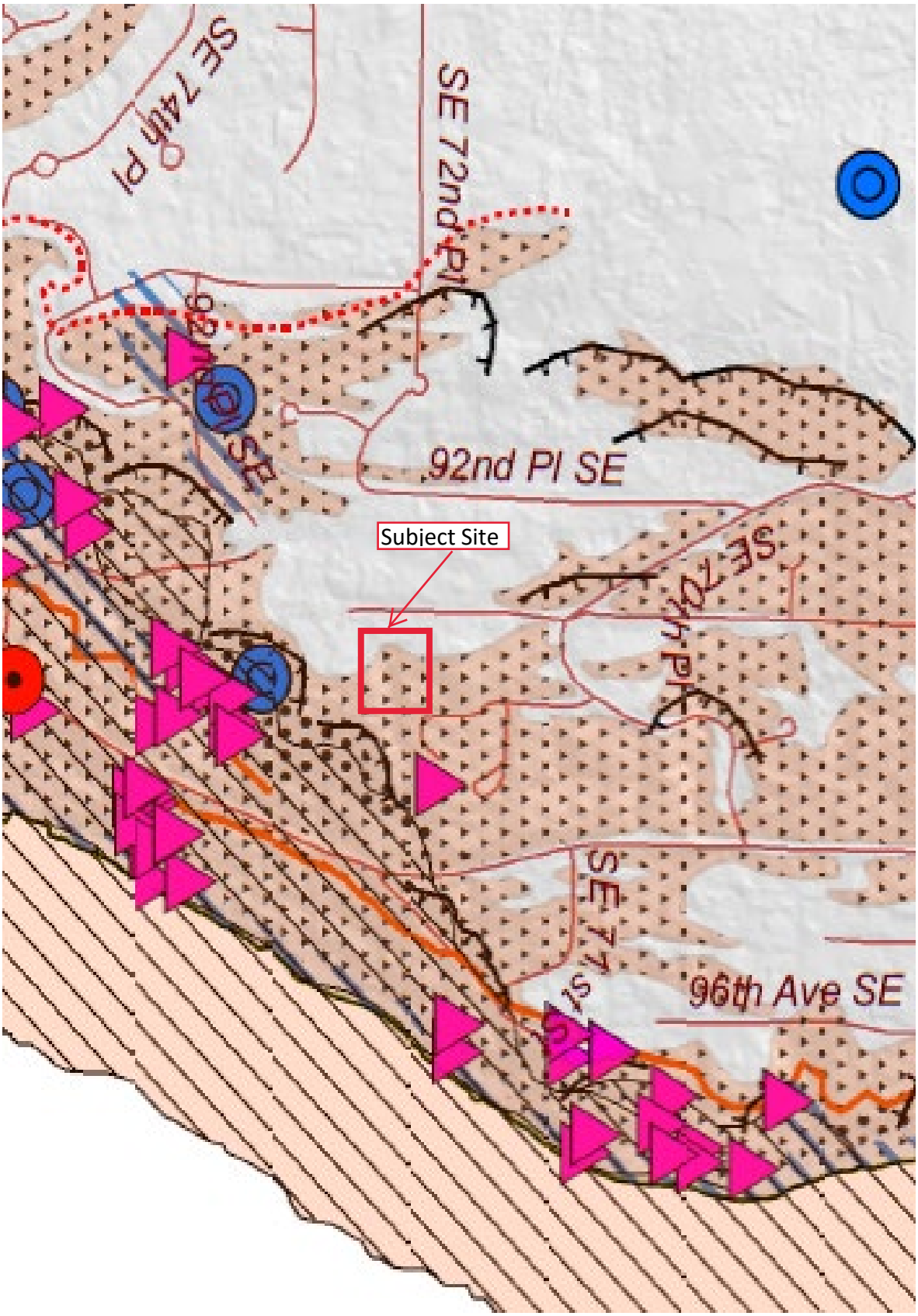
Date: 5/4/2021

Notes: J-0165 FIGURE 4

N

King County



MERCER ISLAND LANDSLIDE HAZARD MAP
7216 93RD AVENUE SE
MERCER ISLAND, WASHINGTON

J-0165 FIGURE 5

TOPOGRAPHIC SURVEY

SURVEYOR'S LEGAL DESCRIPTION

TRACTS 20 THROUGH 22, INCLUSIVE, IN BLOCK 4 OF FLOOD'S LAKE SIDE TRACTS DIVISION NO. 5, AS PER PLAT RECORDED IN VOLUME 34 OF PLATS, PAGE 6, RECORDS OF KING COUNTY, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE PARCEL AND 93RD PROVIDE TOPOGRAPHIC INFORMATION OF THE PARCEL AND 93RD AVE SE RIGHT OF WAY AS DESCRIBED HEREON.
2. THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A LEICA 1203 3" ROBOTIC TOTAL STATION AND GS14RTK GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
3. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A LEGAL DESCRIPTION.
5. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON JULY, 2019 & OCTOBER, 2020 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET ON JULY, 2019. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.
6. THIS SURVEY DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
7. OVERHEAD UTILITY LINES SHOWN ON THIS MAP ARE INTENDED TO SHOW THE DIRECTION OF THE OVERHEAD UTILITY LINES ONLY AND DO NOT REPRESENT THE ACTUAL WIDTH, NUMBER OR LOCATION OF LINE(S) ON THE UTILITY POLES.

HORIZONTAL DATUM

NAD 1983(2011): PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

VERTICAL DATUM

NAVD 1988 PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

REFERENCE SURVEYS

R1) THE PLAT OF FLOOD'S LAKE SIDE TRACTS DIVISION NO. 5, RECORDED IN VOLUME 34 OF PLATS, PAGE 6
R2) LOT LINE REVISION, RECORDING NO. 20030702900005
R3) SHORT SUBDIVISION, RECORDING NO. 20150910900001
R4) RECORD OF SURVEY, RECORDING NO. 20161107900007

RECORDS OF KING COUNTY RECORDER'S OFFICE

SEWER STRUCTURE TABLE

1. SEWER MANHOLE
RIM EL=225.11'
(N) 8" IRON I.E.=212.81'
(S,W) I.E.=212.91'

2. SEWER MANHOLE
RIM EL=236.50'
(E) 8" IRON I.E.=211.60'
(S) 8" IRON I.E.=211.70'
(NW) 8" IRON I.E.=211.70'

STORM STRUCTURE TABLE

1. CATCH BASIN
39B-36
RIM EL=195.52'
(N) 12" PVC I.E.=191.92'
(SE) 8" DI I.E.=191.92'

2. DRYWELL
39B-70
RIM EL=225.14'
I.E. TOP GRAVEL=222.84'

3. DRYWELL
39B-72
RIM EL=228.23'
I.E. TOP GRAVEL=225.93'

4. CATCH BASIN
40B-91
RIM EL=236.27'
(N) 8" PVC I.E.=234.97'

5. CATCH BASIN
40B-75
RIM EL=235.90'
(S) 8" PVC I.E.=234.05'
(N) 8" PVC I.E.=233.98'

6. CATCH BASIN
40B-76
RIM EL=233.69'
(NW) 8" PVC I.E.=232.04'

7. CATCH BASIN
40B-74
RIM EL=233.52'
(SE) 8" PVC I.E.=231.82'
(S) 8" PVC I.E.=231.92'
(N) 8" PVC I.E.=231.72'

8. CATCH BASIN
40B-9
RIM EL=230.13'
(S) 8" PVC I.E.=228.83'
(N) 8" PVC I.E.=228.53'

9. CATCH BASIN
40B-51
RIM EL=227.87'
(N) 8" PVC I.E.=226.42'
(S) 8" PVC I.E.=226.57'

10. CATCH BASIN
40B-52
RIM EL=225.46'
(S) 8" PVC I.E.=223.91'
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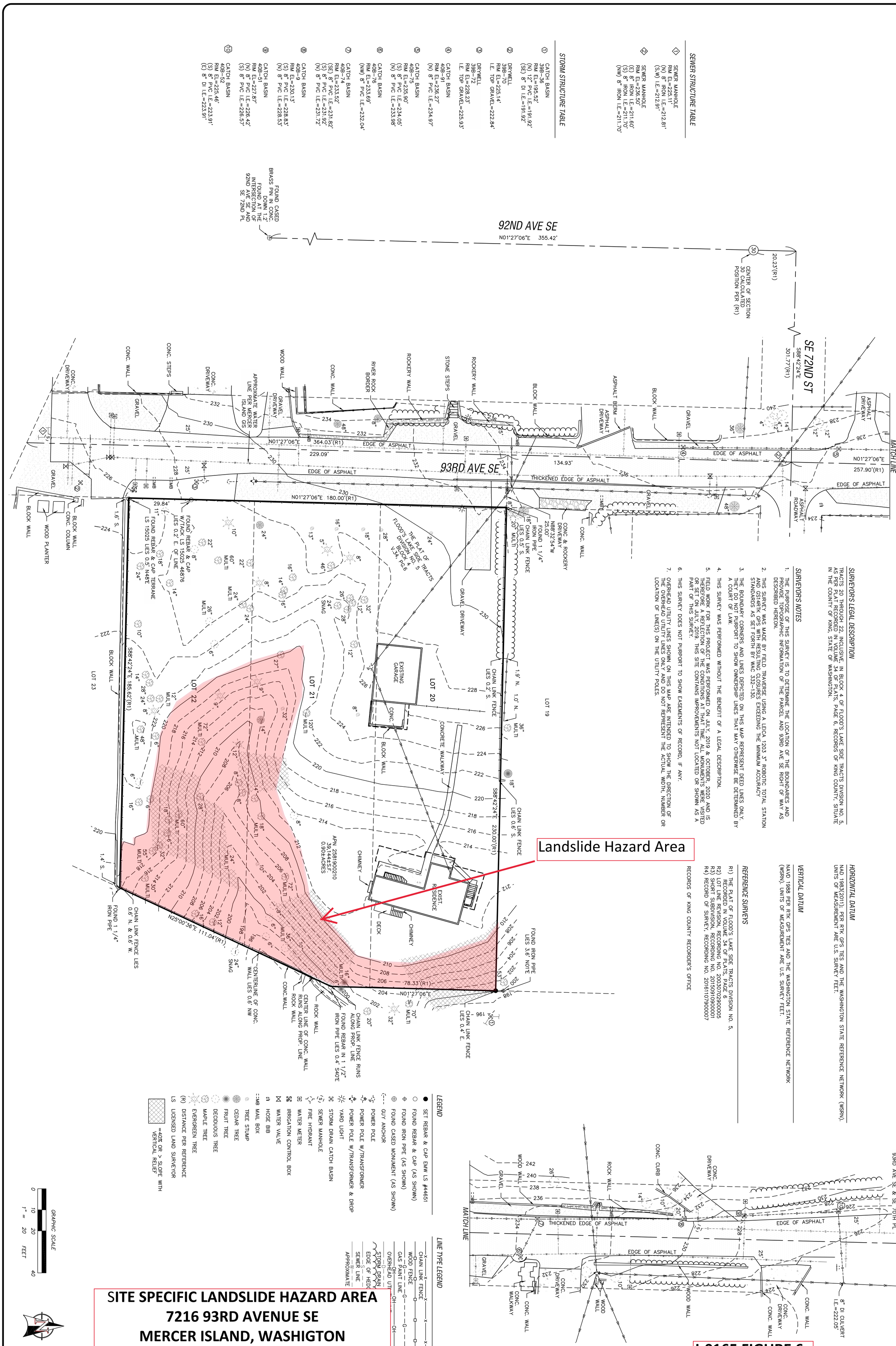

J-0165 FIGURE 6

LEGEND

- SET REBAR & CAP EMW LS #44651
- FOUND REBAR & CAP (AS SHOWN)
- FOUND IRON PIPE (AS SHOWN)
- FOUND CASED MONUMENT (AS SHOWN)
- GUY ANCHOR
- POWER POLE
- POWER POLE W/TRANSFORMER
- POWER POLE W/TRANSFORMER & DROP
- YARD LIGHT
- STORM DRAIN CATCH BASIN
- SEWER MANHOLE
- FIRE HYDRANT
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- (R) DISTANCE PER REFERENCE
- LS LICENSED LAND SURVEYOR
- =40% OR > SLOPE WITH VERTICAL RELIEF

LINE TYPE LEGEND

- CHAIN LINK FENCE
- WOOD FENCE
- GAS PAINT LINE
- OVERHEAD UTILITY
- STORM DRAIN
- EDGE OF HEDGE
- SEWER LINE
- APPROXIMATE

GRAPHIC SCALE
0 10 20 40
1" = 20 FEET

SITE SPECIFIC LANDSLIDE HAZARD AREA
7216 93RD AVENUE SE
MERCER ISLAND, WASHIGTON

informed land survey
PO Box 5137
Tacoma, WA 98415-0137
Phone: 253-627-2070
admin@i-landsurvey.com
www.i-landsurvey.com
LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

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MERCER ISLAND, WA 98040
TAX PARCEL NO. *2581900210*

EVAN M. WAHLSTROM
STATE OF WASHINGTON
44651
REGISTERED
PROFESSIONAL LAND SURVEYOR
10/30/20

DRAFTED: JR	CHECKED: EMW
DATE: 10/30/2020	JOB NO.: BARCE-190624
SCALE: 1"=20'	FIELD CREW:AG, AW, TM

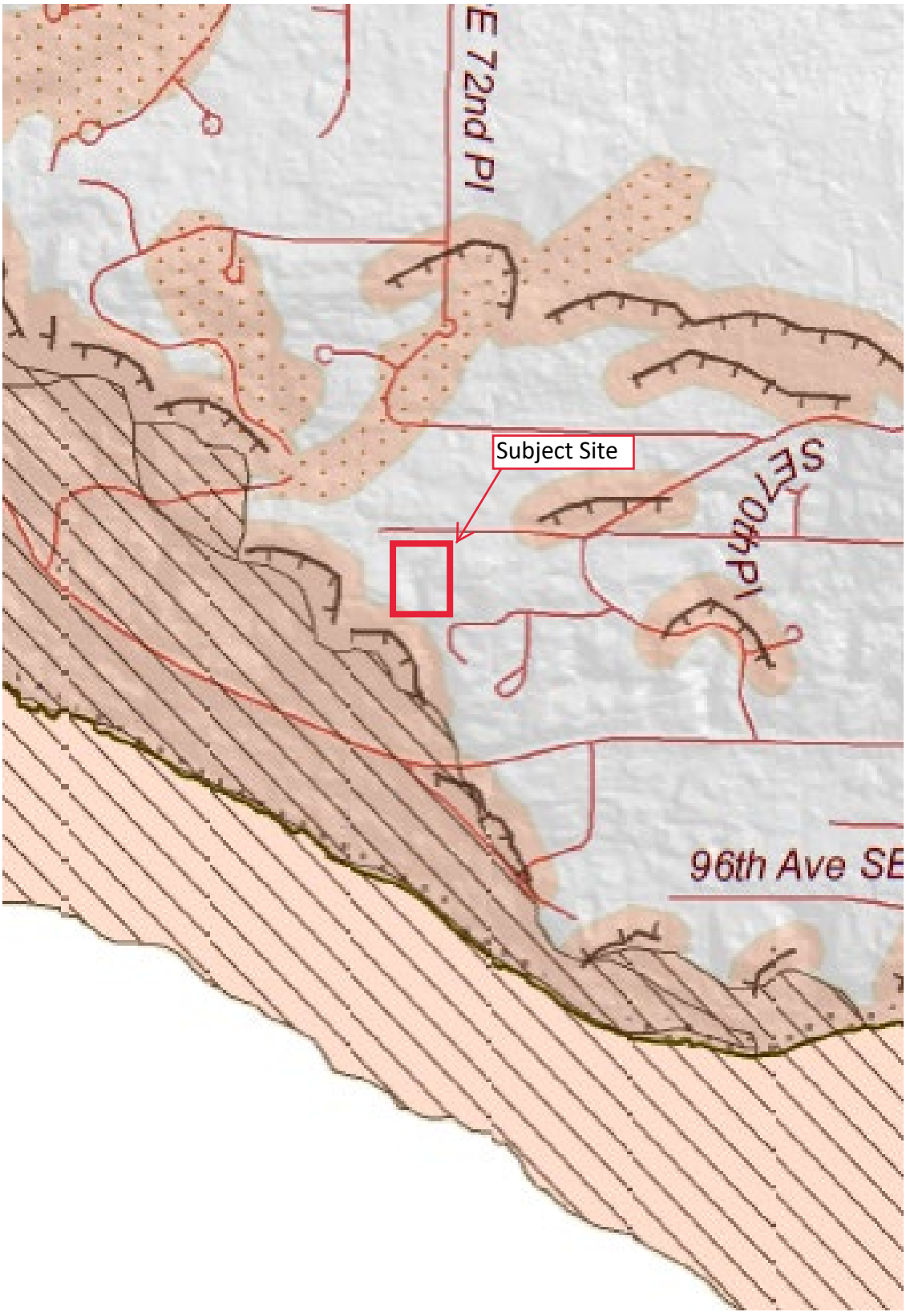
TOPOGRAPHIC SURVEY

LOCATED IN NW 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 24N, RANGE 5E, W.M.

FOR: BARCELO HOMES

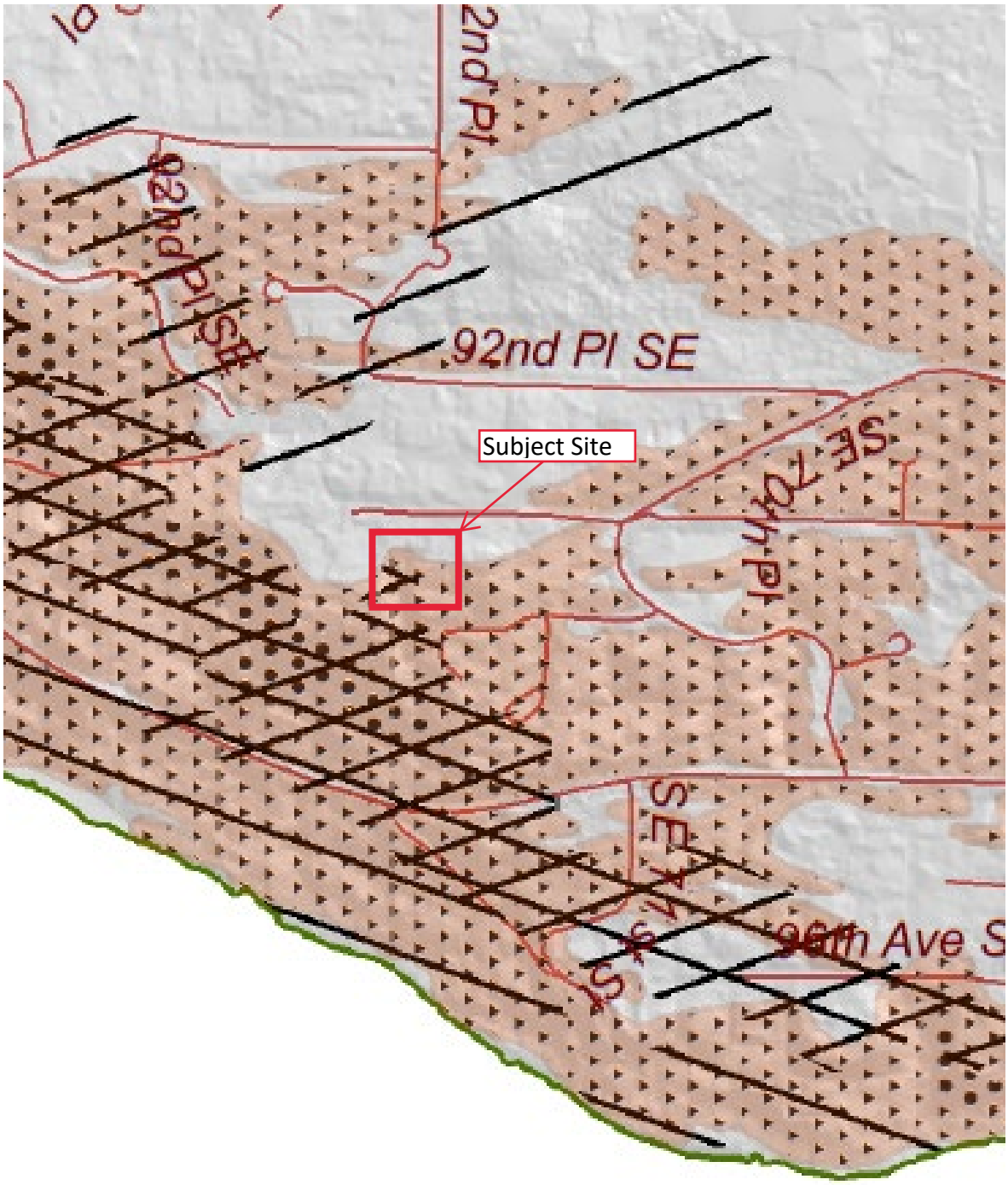
MERCER ISLAND, KING COUNTY, WA

SHT. 1 OF 1



MERCER ISLAND SEISMIC HAZARD AREA MAP
7216 93RD AVENUE SE
MERCER ISLAND, WASHINGTON

J-0165 FIGURE 7



MERCER ISLAND EROSION HAZARD AREA MAP
7216 93RD AVENUE SE
MERCER ISLAND, WASHINGTON

J-0165 FIGURE 8

SOIL SURVEY MAP
7216 93RD AVENUE SE
MERCER ISLAND, WASHINGTON

J-0165 FIGURE 9

Map Scale: 1:3,360 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 45 90 180 270

Feet
0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

TOPOGRAPHIC SURVEY

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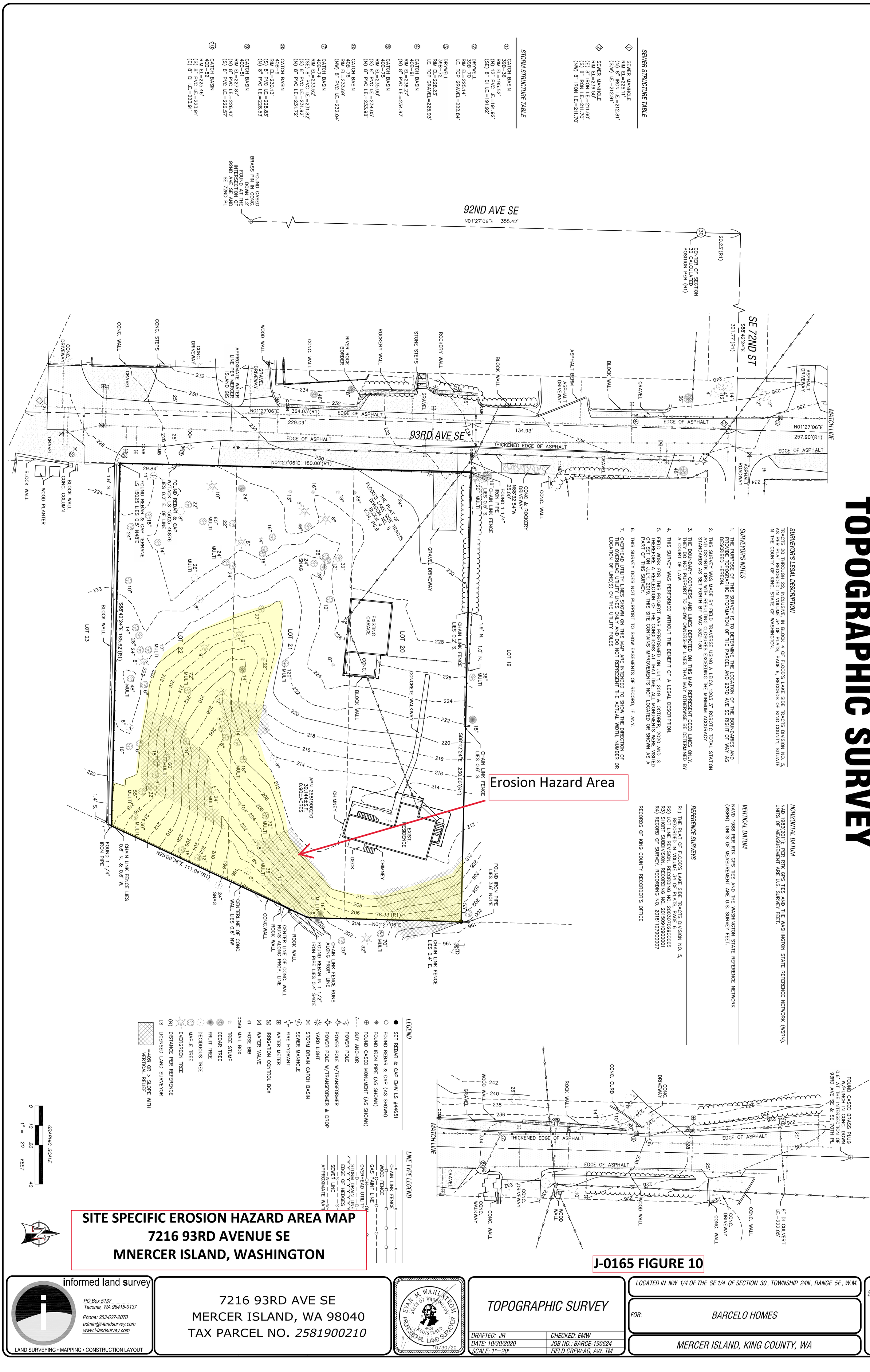

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- OVERHEAD UTILITY
- STORM DRAIN LINE
- EDGE OF HEDGES
- SEWER LINE
- APPROXIMATE WATER

GRAPHIC SCALE
0 10 20 40
1" = 20 FEET

SITE SPECIFIC EROSION HAZARD AREA MAP
7216 93RD AVENUE SE
MNERCER ISLAND, WASHINGTON

J-0165 FIGURE 10

informed land survey
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EVAN M. WAHLSTROM
STATE OF WASHINGTON
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REGISTERED
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10/30/20

TOPOGRAPHIC SURVEY	
DRAFTED: JR	CHECKED: EMW
DATE: 10/30/2020	JOB NO.: BARCE-190624
SCALE: 1"=20'	FIELD CREW:AG, AW, TM

LOCATED IN NW 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 24N, RANGE 5E, W.M.

FOR: BARCELO HOMES

MERCER ISLAND, KING COUNTY, WA

SHT. 1 OF 1

SITE PLAN

93RD AVE SE

RECOMMENDED TOPO OF STEEP SLOPE SET BACK BUFFER

TOP OF STEEP SLOPE

LOT 1
13996 LOT AREA
4897 LOT COVERAGE (20' W. DRIVE)
32.6' DROP IN 155.8'
=20.9% SLOPE SO 35% ALLOWED
4897/13996 = 34.9% PROPOSED

LOT 2
12160 GROSS LOT AREA
10517 NET LOT AREA
12160x.4 = 4864 GFA MAX
20.9' DROP IN 153.4'
= 13.6% SLOPE SO 40% LOT COV.
10517x.4=4206 MAX LC ALLOWED

LOT 3
12986 LOT AREA
12986x.4=5194 (5000) MAX. GFA
33.8' DROP IN 213.9'
= 15.8% SLOPE SO 35% LOT COV. ALLOWED
12986X.35=4545 MAX LC ALLOWED

WATER METERS
MAILBOXES, EXISTING LOCATION
FIRE HYDRANT (ADDITIONAL HYDRANT TO NORTH OF PROPERTY, NOT SHOWN)
CATCH BASIN
GUY WIRE
UTILITY POLE
THICK DASHED LINE INDICATES PROPOSED BUILDING PAD, TYP.
LINE HATCH INDICATES NET LOT 2 AREA
WATER METER
MAILBOX
UTILITY POLE
65'-0"
115'-0"
93'-0"
22'-0"
20'-0" ASPHALT
5'-0" MIN SIDE S.B.
5'-2 5/8" MIN. SIDE S.B.
DRIP LINE
TREE # 18
#18 28"
#19 24"
#39 9"
#42: 120" MULTI
#41 32"
#38 14"
#20, 21 & 22: 72" MULTI
#36 14"
#37 18" MULTI
#25 28"
#26 60"
#27 18"
#28 16"
#29 32"
#30 55"
#31 30" MULTI
#33 16"
#34 12"
24" SNAG
#43 16" MULTI 6"
#101 20"
#102 32"
#103 70" MULTI
#104 53"
#105 18"
#106 36" MULTI
#107 20" MULTI
HONEYCOMB HATCH INDICATES EASEMENT FROM LOT 2 TO LOT 1
DASHED LINE INDICATES TREE DRIP LINE
HATCH INDICATES AREA WITHIN LIMITS OF DISTURBANCE TO TREES
BUILDING WITHIN DRIP LINE OF TREE. ARBORIST TO SUPPORT PRUNING UNBALANCED CROWN IN THIS LOCATION.
TREE LIMIT OF DISTURBANCE LINE, TYP.
DRIP LINE
REFERENCE LINE FROM TOP OF SLOPE
DARK HATCH INDICATES MAPPED STEEP SLOPE AREAS PER SURVEY, TYP.
25'-0" REAR S.B.
20'-0" FRONT S.B.
4'-0"

KEY:
- TREE LIMITS OF DISTURBANCE
- MAPPED STEEP SLOPE PER SURVEY
- 10' BUFFER FROM TOP OF SLOPE
- BUILDING
- WOOD DECK
- IMPERVIOUS SURFACE
- EASEMENT FROM LOT 2 TO LOT 1
- LOT 2 NET AREA
- EXTENT OF BUILDING PAD
- PROPERTY LINE

SCALE: 10 0 20

RECOMMENDED TOP OF STEEP SLOPE SETBACK BUFFER
7216 93RD AVENUE SE
MERCER ISLAND, WASHINGTON

J-0165 FIGURE 11

Short Plat Application Set

A1 Site Plan

PRELIMINARY SHORT PLAT APPLICATION

7216 93rd AVE. SE
MERCER ISLAND, WA 98040

7806 REGISTERED ARCHITECT
A. PHILIP MCCULLOUGH
STATE OF WASHINGTON

Date: 2021.04.12
Job No: 19-034
Project No: 00000
Drawn: MCG
Approved: APM

Owner: Barcelo homes

Revisions	Comment
.	.

MCCULLOUGH ARCHITECTS
2910 First Ave South, Suite 201
Seattle. WA. 98134
206.443.1181
mccullougharchitects.com

UNPUBLISHED WORK 2021 © McCullough Architects

Photo 1: Site looking east from 93rd Avenue SE with the garage in the foreground and the residence to the east.

Photo 2: Looing east toward the southeast at the head of small gulley that runs along the south side of the property.

Photo 3: Looking south down slope of small gulley on the south side of the property.

Photo 4: Looking northeast at abandoned residence located on the east side of the property.

Photo 5: Looking east along the north side of the abandoned residence.

Photo 6: Looing east at the northeast corner of the property down road cut for 94th Avenue SE.

Photo 7: Looking south along west property line toward southwest corner of the lot.

Photo 8: Looking northeast along north property line toward adjacent property to the north.

Mercer Island City Code Criteria Compliance Matrix
Chapter 19.08 MICC Subdivisions

Project Name: **Premium Homes of Mercer Island Short Subdivision** **Date: 1-31-23**
City File Number **SUB22-006**

Directions: Please complete the code compliance matrix to identify conformity with city codes, standards, and policies. This will be required as part of the initial application. The code compliance matrix shall include specific details and examples about how the proposed development is consistent with Chapter 19.08 MICC. The applicant bears the burden of proof to ensure the application and associated materials are consistent with local laws, rules, and standards. The purpose of the code compliance matrix is to provide guidance to developers on the requirements for the development of property. This is a tool to ensure the proposed development is consistent with the requirements of Chapter 19.08 MICC, a guide and reference for developers to ensure all requirements are accounted for in application submittals, and a tool for staff to seamlessly review proposals and to enhance the quality and speed of the review process.

M.I.C.C. Code	**How the proposed development meets the provisions of the M.I.C.C.**	**City Review/Notes**
MICC 19.08.020 Application procedures and requirements for long and short subdivisions.		
A. Applications for short subdivisions or alterations or vacation thereof shall be reviewed by the code official. Applications for long subdivisions or alteration or vacation thereof shall be reviewed by the hearing examiner, who shall make recommendations to the city council.	The short plat is under review with the City.	

B. Applicants shall prepare a concept sketch of the proposal for the preapplication meeting required under MICC 19.15.060.	A conceptual site plan was prepared for the preapplication meeting (PRE20-018).	
C. Preliminary application contents. In addition to any documents, information, or studies required under chapter 19.07 MICC, Environment, chapter 19.10 MICC, Trees, or any other chapter of this title, an application for a long subdivision or short subdivision shall include the documents set forth below and any other document or information deemed necessary by the code official upon notice to the applicant. All documents shall be in the form specified by the code official and shall contain such information as deemed necessary by the code official. The applicant shall submit the number of copies of each document specified by the code official.	The required documents were submitted to the City for review. The application submittal has been deemed complete by the City.	

1. Development application cover form. The development application cover form shall be signed by all current property owners listed on the plat certificate, and shall list the legal parcel numbers of all property involved in the project.	The signed development application was submitted.	
2. Long subdivision or short subdivision plans. The applicant shall provide copies of fully dimensioned plans of the project prepared by a Washington registered civil engineer or land surveyor, meeting the requirements of chapter 19.07 MICC, Environment, and containing any other information deemed necessary by the code official. The city engineer may waive the requirement that an engineer or surveyor prepare the plans for a short subdivision. The submitted plans shall identify the proposed building pad location for each proposed lot pursuant to MICC 19.09.090.	A survey prepared by a register land surveyor was used to generate the fully dimensioned plans prepared by a registered civil engineer.	

3. Plat certificate. Applicant shall provide a plat certificate issued by a qualified title insurance company not more than 30 days before filing of the application showing the ownership and title of all parties interested in the plat. If the plat certificate references any recorded documents (i.e., easements, dedications, covenants, etc.), copies of those documents shall also be provided.	The initial submittal included a title report no older than 30 days provided by First American Title	
4. Legal documents. Applicants shall provide copies of each of the following documents (if applicable):		
a. Proposed restrictive covenants.	Restrictive Covenants are not proposed at this time.	
b. Draft deeds to the city for any land to be dedicated.	No dedication is required at this time.	
c. Proposed easements.	Proposed easements are included on the preliminary short plat map prepared by the surveyor.	
5. Project narrative. Applicants shall provide a clear and concise written description and summary of the proposed project.	A project narrative was included in the initial submittal	

6. Neighborhood detail map. Applicants shall provide copies of a map drawn at a scale specified by the code official showing the location of the subject site relative to the property boundaries of the surrounding parcels within approximately 1,000 feet, or approximately 2,500 feet for properties over four acres. The map shall identify the subject site with a darker perimeter line than that of the surrounding properties.	A vicinity map was provided on the civil plans with the initial submittal.	
7. Topography map. The applicant shall provide copies of a topographical map showing the existing land contours using vertical intervals of not more than two feet, completed and signed by a Washington licensed surveyor. For any existing buildings, the map shall show the finished floor elevations of each floor of the building. Critical slopes exceeding 30 percent must be labeled and delineated by a clearly visible hatching.	A topographic surveyor prepared by Informed Land Surveying which included the required items listed, was included in the initial submittal.	

8. Detailed grading plan. If the grade differential on the site of the proposed project will exceed 24 inches and/or if the amount of earth to be disturbed exceeds 50 cubic yards, the applicant shall provide copies of a detailed grading plan drawn by a Washington licensed engineer.	A grading plan prepared by a G2 Civil was submitted.	
9. Street profiles. The applicant shall provide copies of a street profile showing the profiles and grades of each street, together with typical cross sections indicating:	Profile and section of the proposed access road is provided in the civil plans prepared by G2 Civil.	
a. Width of pavement;	The width of pavement is included on the street section.	
b. Location and width of sidewalks, trails, bike lanes, ditches, swales, etc.; and	The section contains the necessary information.	
c. Location of any utility mains.	There are no utility mains in the proposed access.	
10. Geotechnical report. The applicant shall provide a geotechnical report meeting the requirements of chapter 19.07 MICC, Critical lands. This requirement may be waived by the city engineer under the criteria set out in MICC 19.07.010.	A geotechnical report has been submitted.	

11. Utility plan. Conceptual plan showing the locations of existing and proposed utilities.	A utility plan is included in the civil plans.	
D. Preliminary application procedure.		
1. Findings of fact. All preliminary approvals or denials of long subdivisions or short subdivisions shall be accompanied by written findings of fact demonstrating that:		
a. The project does or does not make appropriate provisions for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;	The proposal makes appropriate provisions for public health, safety and welfare by following the development and zoning regulations per MICC and being reviewed by professional engineers (civil, geotechnical, structural). Any work within the public ways will be restored to existing conditions or better. The proposal will provide sewer, water, and storm conveyance to the new lots. There are no schools within one mile of the site.	

b. The public use and interest will or will not be served by approval of the project; and	housing stock in the City of Mercer Island in a manner that is consistent with applicable development regulations, including the zoning requirements for such restrictions as lot size and access.	
c. The project does or does not conform to applicable zoning and land use regulations.	The project conforms to the applicable zoning and land use regulations by meeting the allowable lot size, access, setbacks, and by maintaining the existing use as single-family residential.	
2. Short subdivisions. The code official shall grant preliminary approval for a short subdivision if the application is in proper form and the project complies with the design standards set out in MICC 19.08.030, the comprehensive plan, and other applicable development standards.	The short subdivision is under review by the City and will not be approved by the code official until review is complete.	
3. Long subdivisions.	N/A	
a. At an open record hearing, the hearing examiner shall review the proposed long subdivision for its conformance with the requirements of MICC 19.08.030, the comprehensive plan, and other applicable development standards.	N/A	
b. The hearing examiner shall make written findings of fact and conclusions.	N/A	

4. Conditions for preliminary approval. As a condition of preliminary approval of a project, the hearing examiner in the case of a long subdivision, or the code official in the case of a short subdivision, may require the installation of plat improvements as provided in MICC 19.08.040, which shall be conditions precedent to final approval of the subdivision.	Conditions of approval will be followed once issued.	
5. Construction limitations.		
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 of 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 final plat approval of the long or short subdivision.	There was some unpermitted work on the property that has since been resolved under CE20-0057. The permit for Lot 1 construction has been approved and issued (2104-090). No other work unrelated to Lot 1's construction shall occur until the short plat is approved. Once the short plat is approved only the work required for final approval will be performed.	

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.	The building permits application for Lots 2 and 3 will not be deemed complete until the final short plat is approved.	

Andrew Leon

From: Jon Stafford <jonstafford9@outlook.com>
Sent: Tuesday, January 24, 2023 5:56 PM
To: Andrew Leon
Cc: Ruji Ding; Janet Stafford
Subject: Comments on proposal, file #SUB22-006

As directed below, I am resubmitting our comments about the proposed subdivision of property near us. Please advise if I need to reroute this communication further for any reason. I am commenting on the public notice of application for the subdivision of property located at 7216 - 93rd Ave SE. Our house is located at 7223 East Mercer Way, and so we received this notice as downhill neighbors to this property.

We have near the back of our property a single drain which drains much of the surface water runoff from uphill through a narrow ravine going up the hill. Water drains down this hillside during much of the year, but the drainage obviously becomes much greater during periods of high rain. If this drain becomes blocked from leaves, sand, silt, or other runoff, the water runs down the south side of our property, eroding our yard and, if bad enough, threatening parts of the south side of our house foundation. We have been the sole owners of this property since 1987 and so we have become accustomed to the risks and to checking and clearing this drain to reduce the risk of uncontrolled runoff.

In the past, the problem has become most significant during periods of construction uphill from us. The disruptions caused by construction usually release a lot of sand and silt, which drains down the hillside and clogs our drain, sometimes beyond our ability to keep it checked and cleared, particularly if we are not at home.

The subject property is directly uphill from us so I would suspect significant runoff and greatly increased risks of overwhelming our drain. Our environmental impact comment about this proposal is that this problem should be considered in the site plan, and all steps taken to mitigate excess runoff during the construction of what I anticipate to be four new homes. In addition, adequate on site permanent drainage for each homesite needs to be provided so the runoff risk doesn't increase from placing three or four new homes on this area. I am unfamiliar with how severe the impact could be; it is also possible that our drain should be somehow improved to further mitigate the risk, in addition to site mitigation at the construction sites.

Thank you for this opportunity to comment on this proposal.

Jon W. Stafford
jonstafford9@outlook.com
Please update your contact information to reflect my new email address, which replaces jon.stafford@comcast.net. Thanks.

From: Andrew Leon <andrew.leon@mercerisland.gov>
Sent: Wednesday, January 18, 2023 5:09 PM
To: Jon Stafford <jonstafford9@outlook.com>
Cc: janetstafford9@outlook.com; Ruji Ding <Ruji.Ding@mercergov.org>
Subject: RE: Comments on proposal, file #SUB22-009

Hello,

The city has received an application to subdivide the property at 7216 93rd Ave SE. The public notice for that application will be sent out on this coming Monday, January 23rd. If you would like to comment on that application, I would recommend that you resubmit your comments based on the information in that notice.

Thanks,

Andrew Leon
Planner
City of Mercer Island – Community Planning and Development Department
206-275-7720 | mercerisland.gov/cpd
Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW). The City of Mercer Island utilizes a hybrid working environment. Please see the City's Facility and Program Information page for City Hall and City service hours of operation.

Andrew Leon

From: Megan McKay <MMcKay@johnstonarchitects.com>
Sent: Thursday, February 2, 2023 10:27 PM
To: Andrew Leon
Cc: Stephen S. McKay; Megan McKay
Subject: SUB22-006 Comment

Andrew

We have reviewed the SUB22-006 development application and have concerns about the work in the ROW proposed, which extends in front of our house.

The linear cutting and patching and obliquely-angled utility street crossing proposed will lead to long-term maintenance problems with asphalt on our street, including risk of differential settlement of the patched areas leading to greater ongoing occurrence of potholes. To minimize maintenance issues for years to come, a full-width grind and overlay should be required, especially at areas of full street crossings. The existing street surface of 93rd Ave SE south of 70th is in extremely poor condition with numerous potholes and will completely fail under the heavy construction traffic anticipated for this project. The patched surface proposed by the developer is not acceptable. Furthermore, our street is not on the City's 6-year improvement plan.

We also want to make sure provision is made for construction truck turnaround on this dead-end street and appropriate care taken to protect adjacent property frontage. The connection at SE 72nd is extremely narrow (trucks will cut the corner and run off the pavement surface trying to hammerhead turn in this location) and the paving on 72nd in failing condition. What penalties will be imposed if nearly inevitable construction-related damage is caused and how can the City ensure the streetscape is left in acceptable condition?

Lastly, we note with despair that the Applicant is proposing to remove two "Exceptional" trees. We understand that some tree removal is unavoidable with new development, however, the proposed new home massing on Lot 2 should be required to be less block-like and more sensitively sited. For example, an L-shaped home footprint should be proposed to preserve Exceptional Tree #6—one of the largest trees on the property--at minimum.

Thank you,

Megan and Stephen McKay
7080 – 93rd Ave SE

Megan McKay
Partner

Johnston Architects
100 NE Northlake Way
Seattle, WA 98105
206.523.6150 [office]
208.207.8870 [direct]
www.johnstonarchitects.com
mmckay@johnstonarchitects.com