

CITY OF MERCER ISLAND SHORT SUBDIVISION NO.

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 KING }

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
_____, 2022.

NOTARY PUBLIC
RESIDING IN _____
MY COMMISSION EXPIRES: _____

CITY OF MERCER ISLAND APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2022.

CODE OFFICIAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2022.

CITY ENGINEER

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2022.

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.

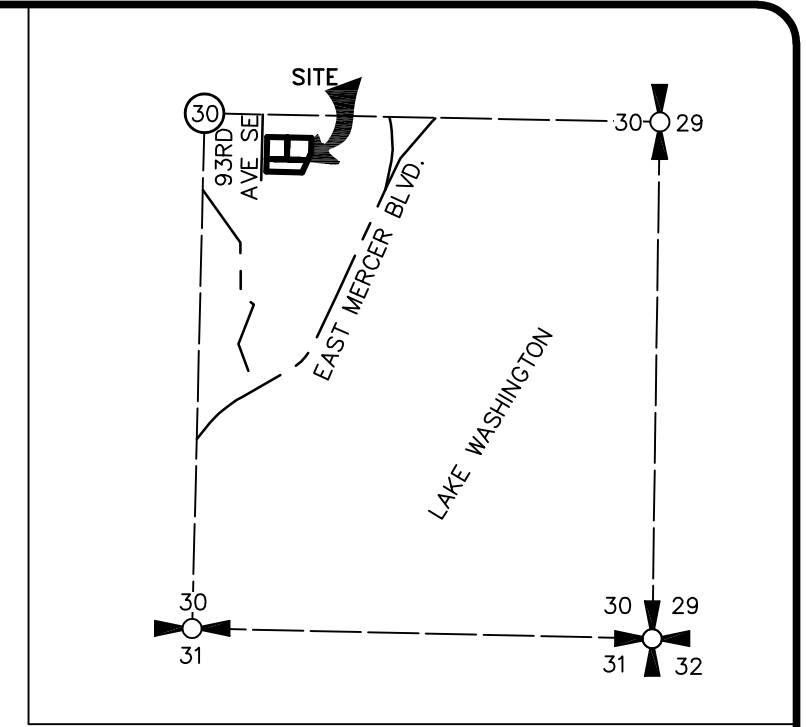
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

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

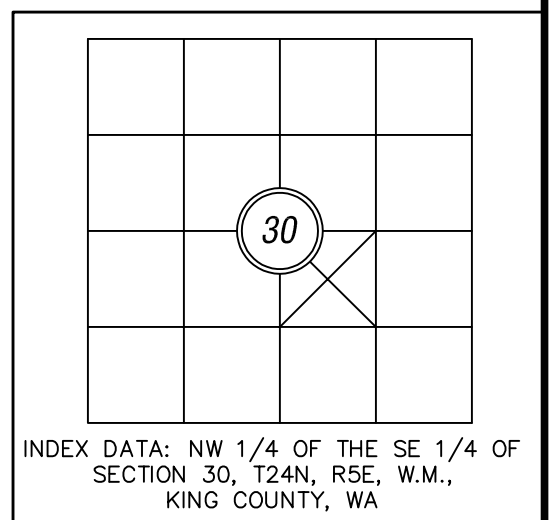
ALL BUILDING PERMITS ARE SUBJECT TO MEETING CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF A COMPLETE SUBMITTAL, INCLUDING FIRE APPARATUS ACCESS AS OUTLINED IN ADOPTED CODE SECTIONS OF THE INTERNATIONAL FIRE CODE APPENDIX D. FIRE PLAN REVIEWS WILL BE CONDUCTED AT TIME OF BUILDING PERMIT SUBMITTAL AND 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

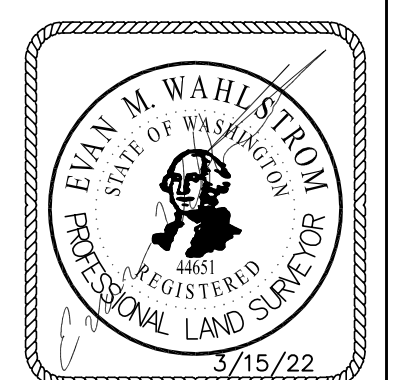
LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

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 3/15/2022,
Evan M. Wahlstrom
CERTIFICATE NO. 44651, EVAN M. WAHLSTROM EXP 10/4/22



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: 3/15/2022	JOB NO.: BARCE-190624
CHECKED: EMW	SCALE: N/A	SHEET 1 OF 2

CITY OF MERCER ISLAND SHORT SUBDIVISION NO.

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

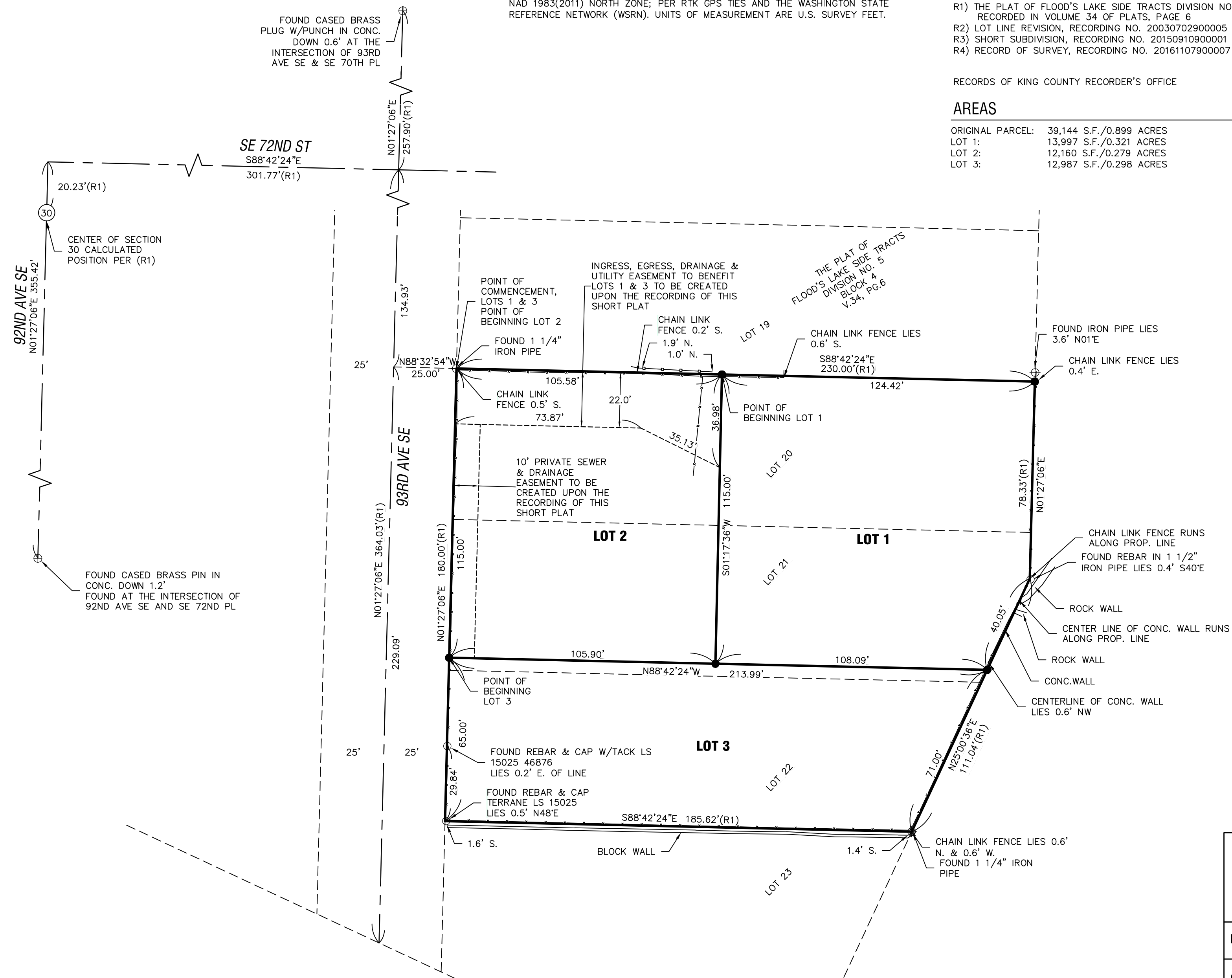
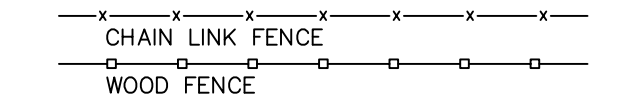
RECORDS OF KING COUNTY RECORDER'S OFFICE

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

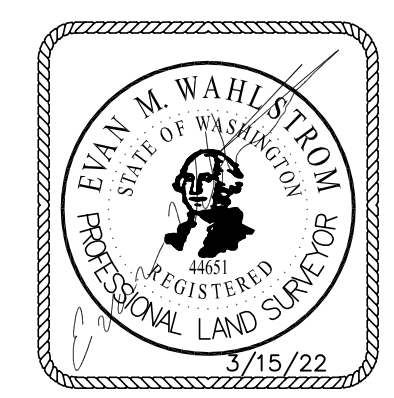
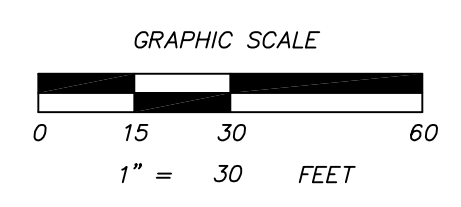
LEGEND

- 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

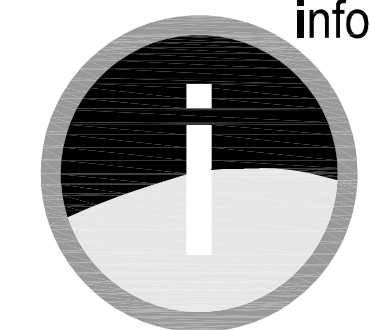


SURVEY IN: NW 1/4, SE 1/4,
 SEC. 30, T.24N, R.5E, W.M.

DRAFTED: AG	DATE: 3/15/2022	JOB NO.: BARCE-190624
CHECKED: EMW	SCALE: 1"=30'	SHEET 2 OF 2



PREMIUM HOMES OF MERCER ISLAND, LLC
 P.O. BOX 1639
 MERCER ISLAND, WA 98040
 SITE ADDRESS:
 7216 93RD AVE SE
 MERCER ISLAND, WA



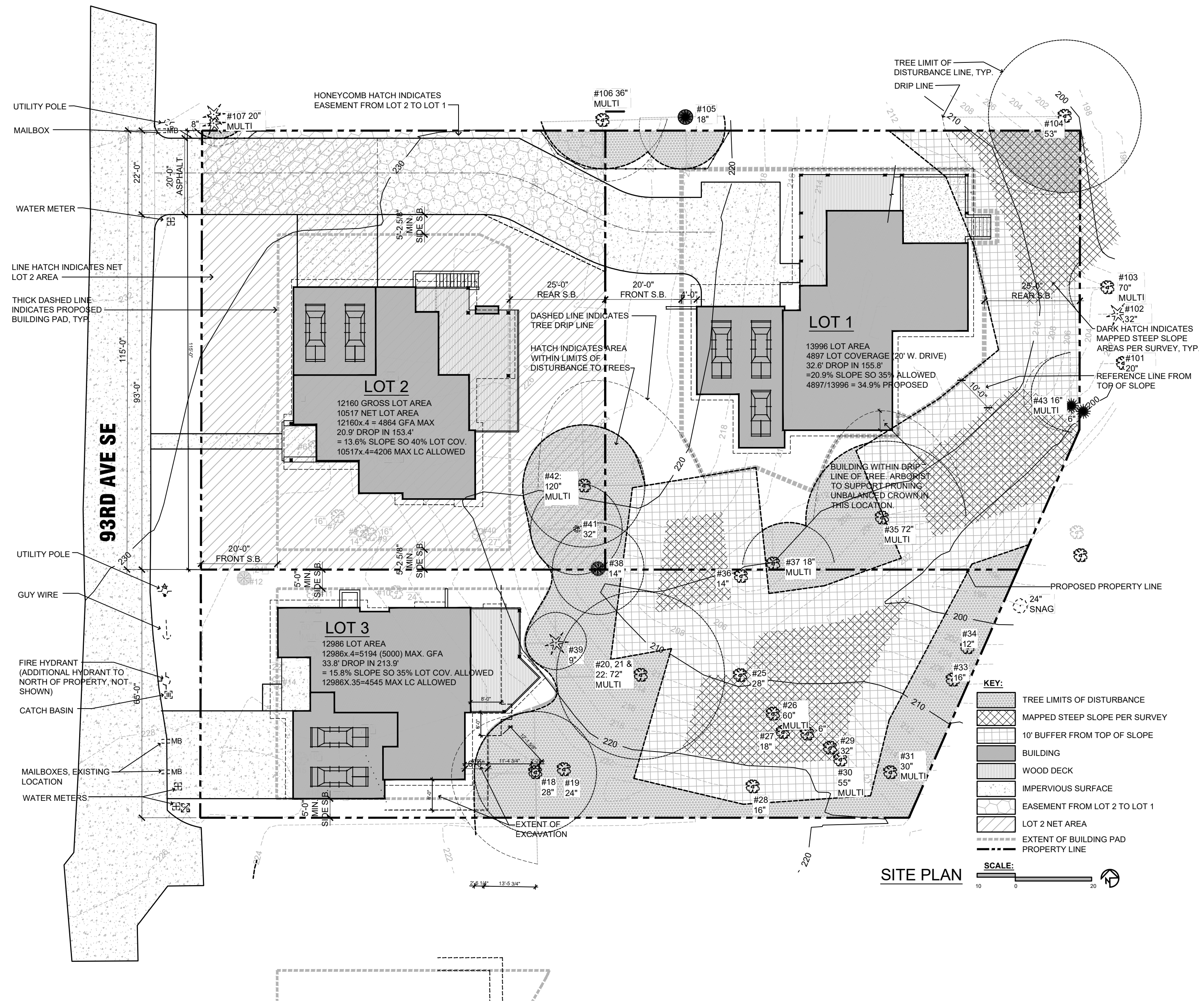
informed land survey
 PO Box 5137
 Tacoma, WA 98415-0137
 Phone: 253-627-2070
 admin@i-landsurvey.com
 www.i-landsurvey.com

LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

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

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

CIVIL ENGINEER:
 LITCHFIELD ENGINEERING
 12840 81ST AVENUE NE, KIRKLAND, WA 98034
 425-421-5038
 CONTACT: KEITH LITCHFIELD
 KALITCHFIELD@FRONTIER.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@LAYONTREECONSULTING.COM

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

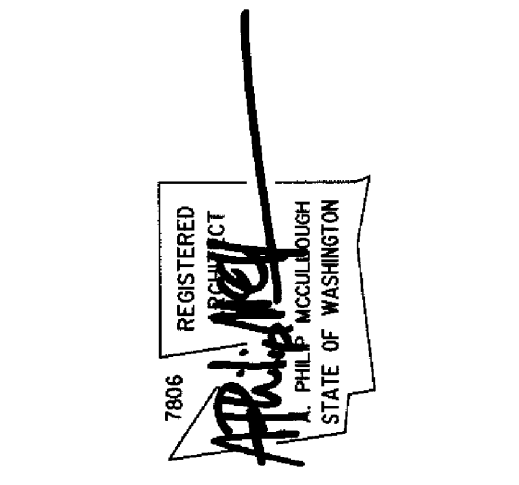
WETLAND CONSULTANT:
 WETLAND RESOURCES, INC.
 9505 19TH AVENUE SE, SUITE 106
 EVERETT, WA 98208
 425-337-3174
 CONTACT: NIELS PEDERSEN, PWS



MCCULLOUGH ARCHITECTS
 5601 6th Ave S, Suite 371
 Seattle, WA 98108
 206.443.1181
 mccullougharchitects.com
 UNPUBLISHED WORK 2021 © McCullough Architects

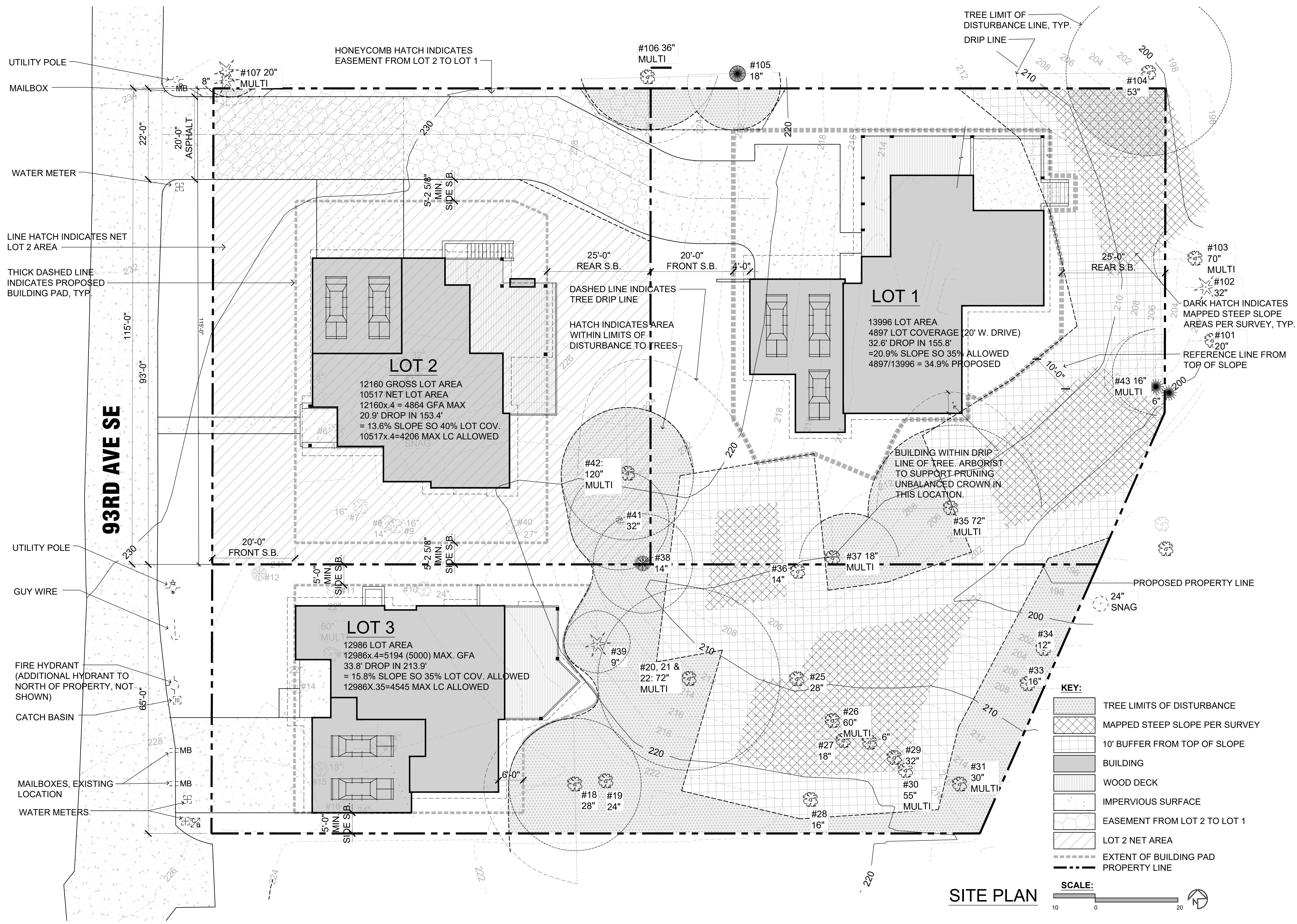
Revisions
 2022.05.03
 Comment
 permit comments

2022.03.29
 19-034
 Job No:
 00000
 Project No:
 MCG
 Drawn:
 APM
 Approved:
 Owner:
 PREMIUM HOMES
 IN MERCER ISLAND LLC



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

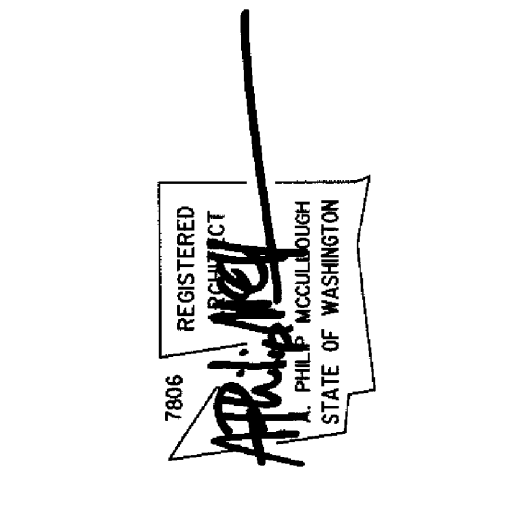
Short Plat Application Set
 Cover Sheet
A0



Revisions

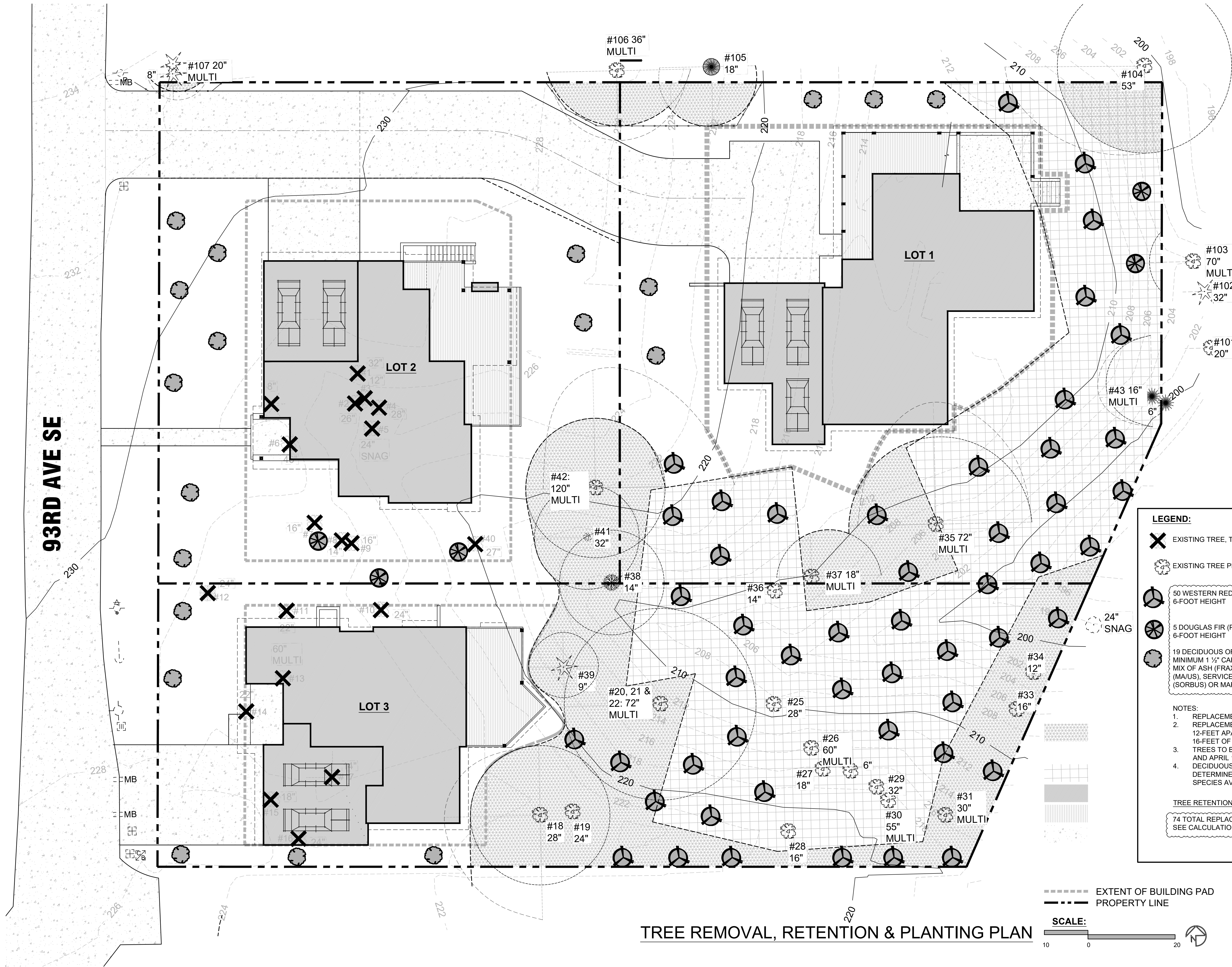
Revisions	Comment
2022.05.03	permit comments

Date: 2022.03.29
 Job No: 19-034
 Project No: 0000
 Drawn: MCG
 Approved: APW
 Owner: PREMIUM HOMES IN MERCER ISLAND LLC



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

93RD AVE SE



TREE REMOVAL, RETENTION & PLANTING PLAN

--- EXTENT OF BUILDING PAD
- - - PROPERTY LINE

SCALE: 10 0 20

LEGEND:

- EXISTING TREE, TO BE REMOVED
- EXISTING TREE PER ARBORIST REPORT, TO REMAIN
- 50 WESTERN RED CEDAR (THUJA PLICATA) - MINIMUM 6-FOOT HEIGHT
- 5 DOUGLAS FIR (PSEUDOTSUGA MENZIESII) - MINIMUM 6-FOOT HEIGHT
- 19 DECIDUOUS ORNAMENTAL CULTIVATED VARIETY - MINIMUM 1 1/2" CALIPER
MIX OF ASH (FRAXINUS), DOGWOOD (COMUS), CRABAPPLE (MALUS), SERVICEBERRY (AMELANCHIER) MOUNTAIN ASH (SORBUS) OR MAPLE (ACER)

NOTES:

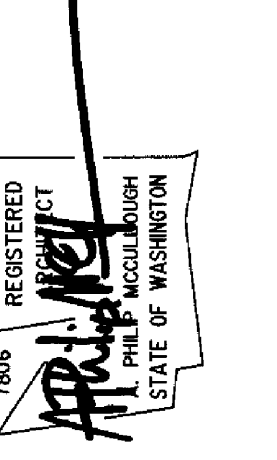
1. REPLACEMENT TREE LOCATIONS ARE APPROXIMATE
2. REPLACEMENT TREES SHALL BE SPACED AT LEAST 12- FEET APART AND PLANTED NO CLOSER THAN 16- FEET OF ANY RESIDUAL TREE
3. TREES TO BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 1ST
4. DECIDUOUS ORNAMENTAL VARIETY TO BE DETERMINED AT TIME OF PLANTING DEPENDING ON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

TREE RETENTION CALCULATION:

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

Revisions Comment
 2022.05.03 permit comments

2022.03.29
 19-034
 Project No: 0000
 Drawn: MCG
 Approved: APM
 Owner: PREMIUM HOMES
 IN MERCER ISLAND LLC



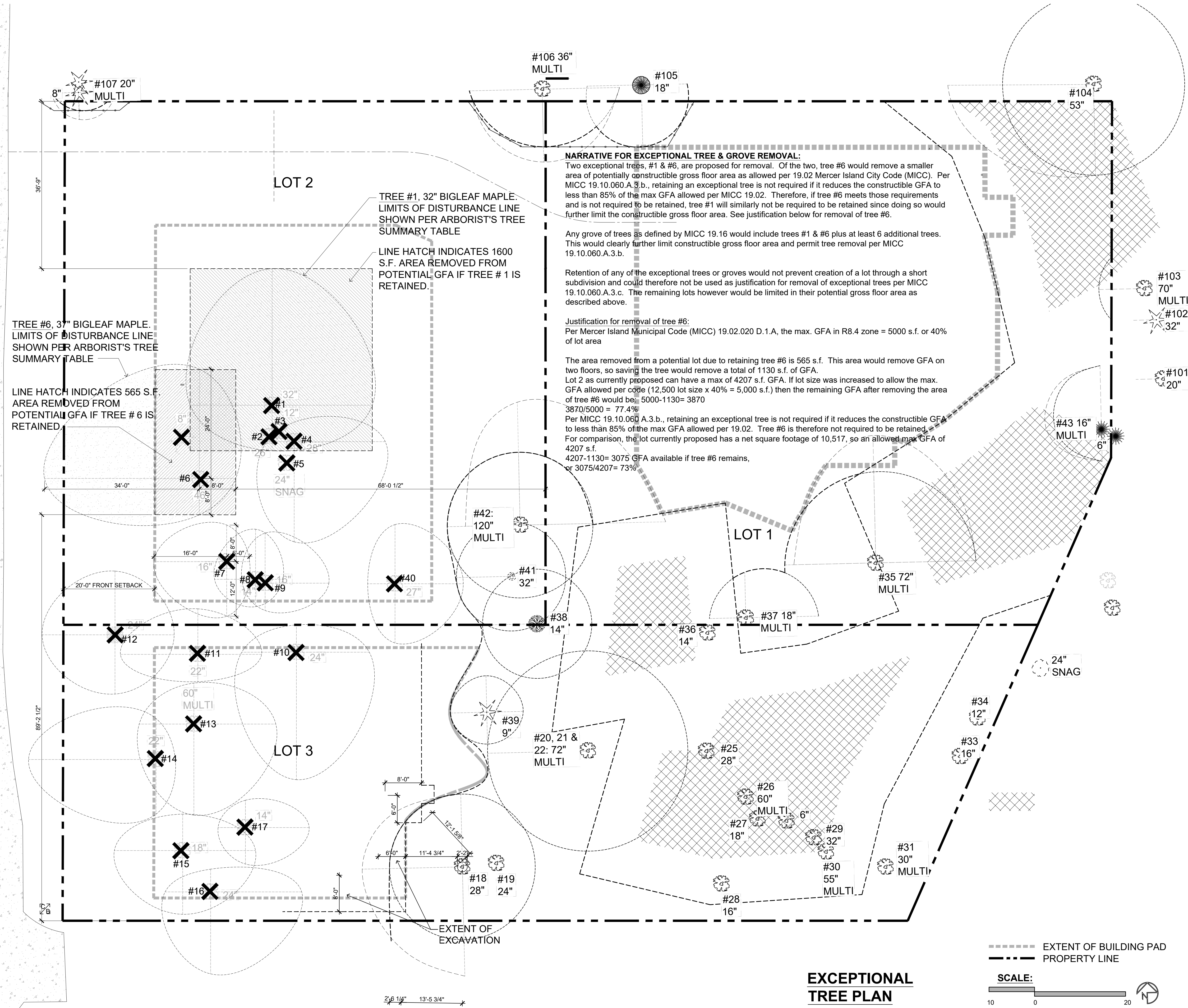
PRELIMINARY SHORT PLAT APPLICATION
 7216 93rd AVE. SE
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EXCEPTIONAL TREES ON ALL LOTS:

- #1 REMOVE
- #6 REMOVE
- #27* RETAIN
- #29 RETAIN
- #35* RETAIN
- #104 RETAIN
- #106 RETAIN

*MEETS EXCEPTIONAL SIZE THRESHOLD BUT IS IN POOR CONDITION

93RD AVE SE



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

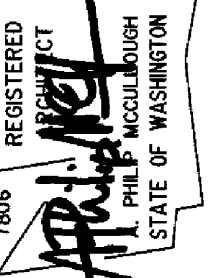
The area removed from a potential lot due to retaining tree #6 is 565 s.f. This area would remove GFA on two floors, so saving the tree would remove a total of 1130 s.f. of GFA. Lot 2 as currently proposed can have a max of 4207 s.f. GFA. If lot size was increased to allow the max. GFA allowed per code (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%

Revisions

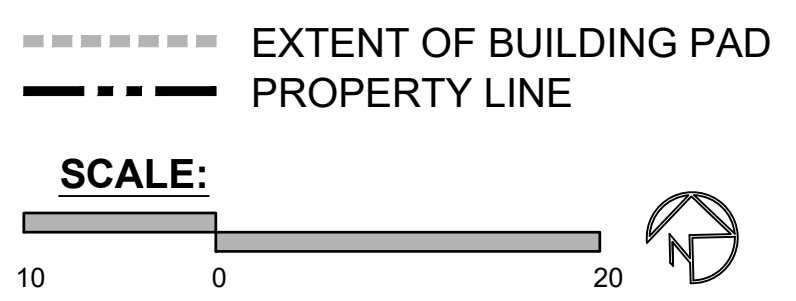
Revisions	Comment
2022.05.03	permit comments

Date: 2022.03.29
 Job No: 19-034
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 Approved: APW
 Owner: PREMIUM HOMES
 IN MERCER ISLAND LLC



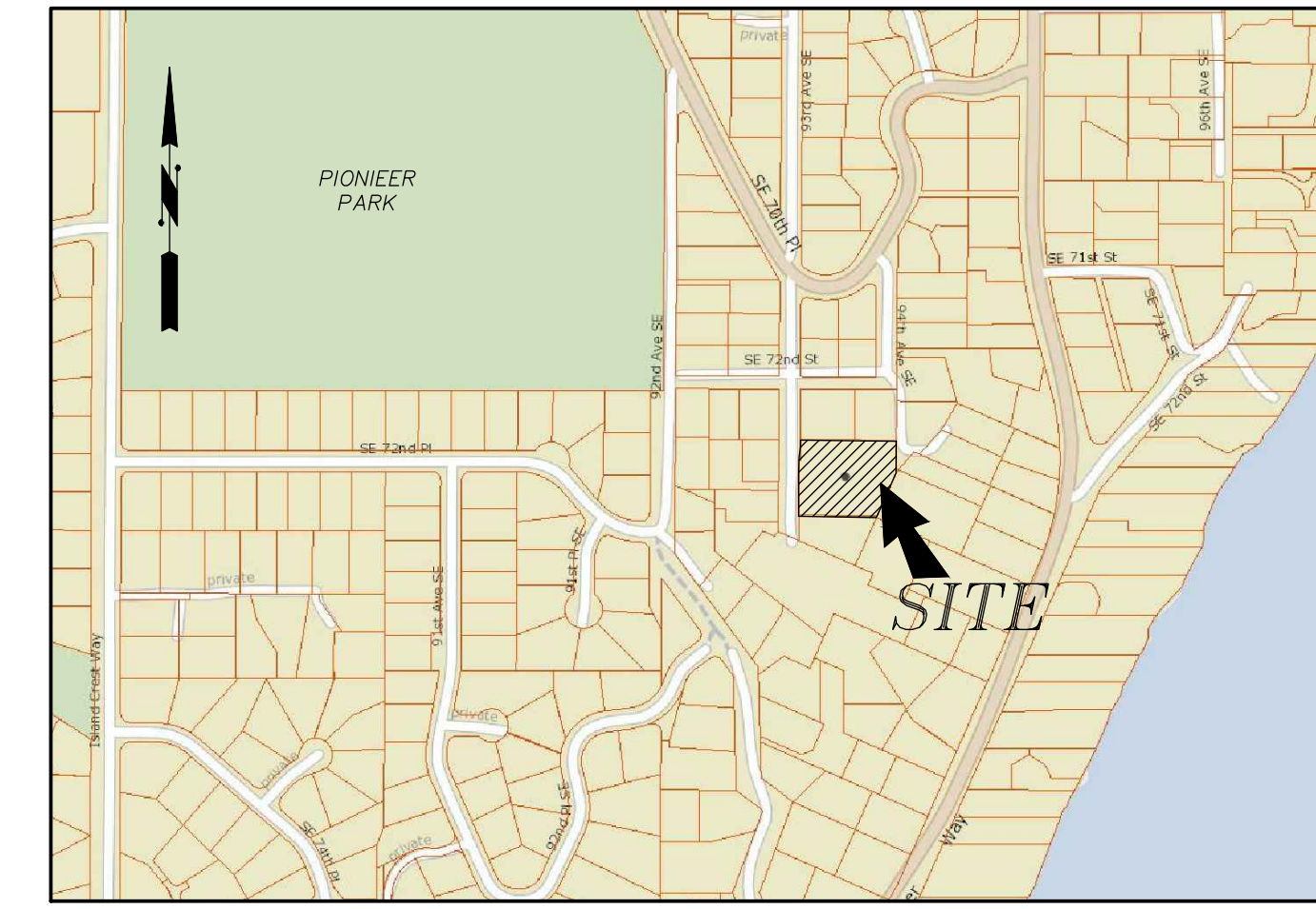
PRELIMINARY SHORT PLAT APPLICATION
 7216 93rd AVE. SE
 MERCER ISLAND, WA 98040

EXCEPTIONAL TREE PLAN



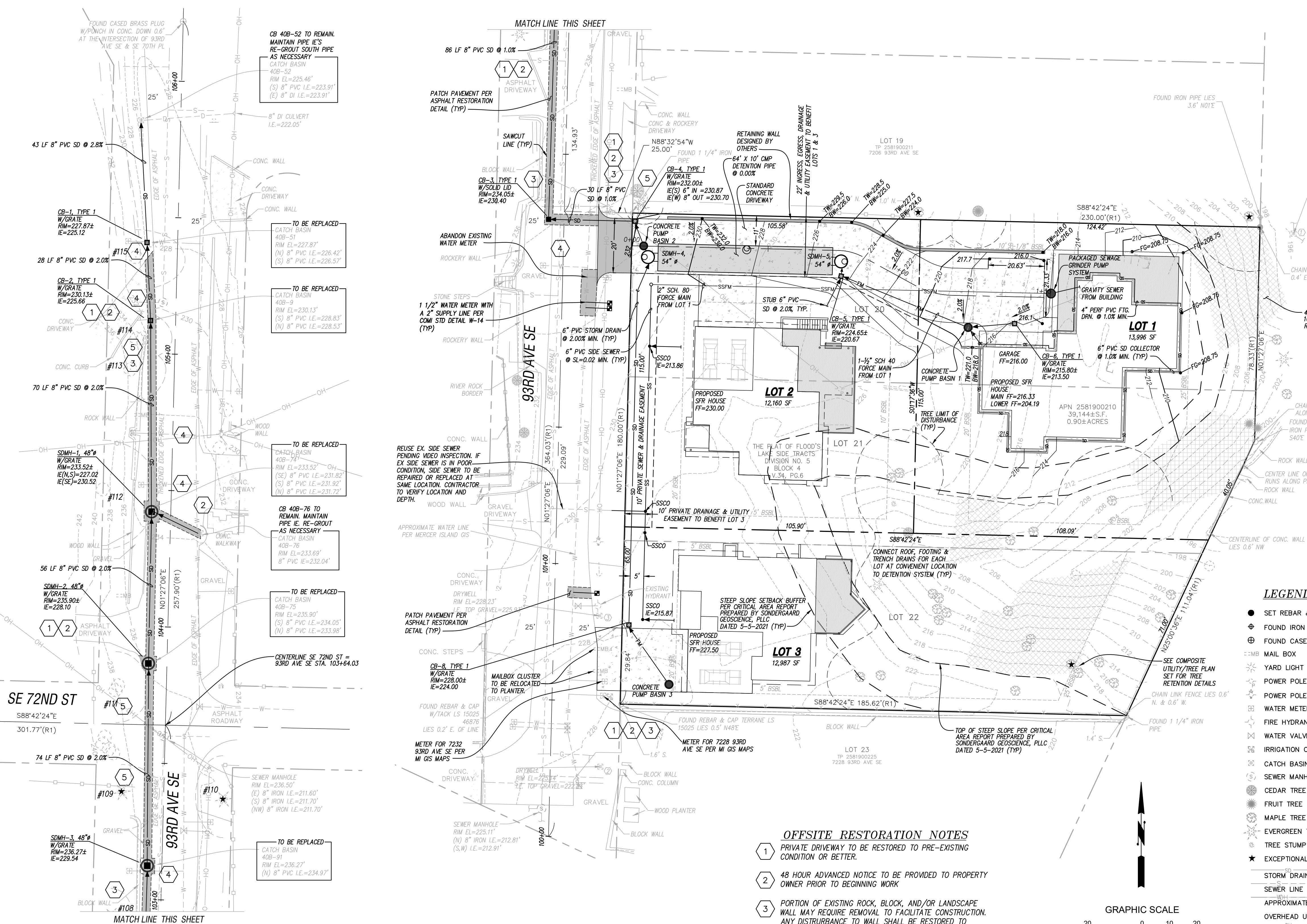
NW 1/4 OF SE 1/4 OF SEC. 30, TWP. 24N., RNG. 5E., W.M.

PRELIMINARY CIVIL SITE PLAN



VICINITY MAP
NOT TO SCALE

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



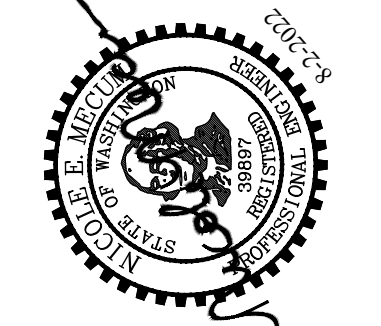
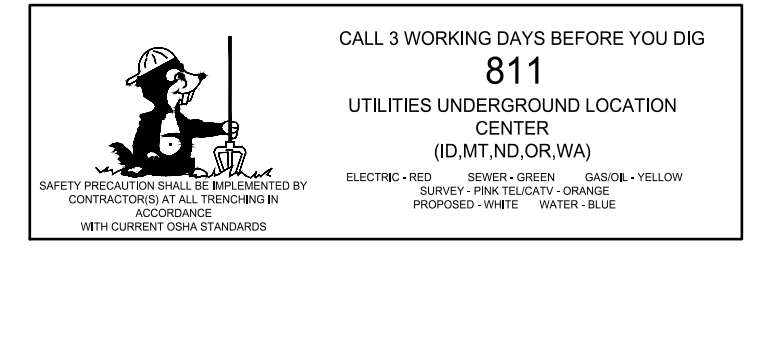
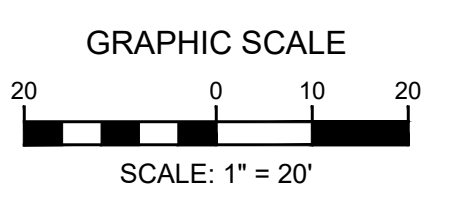
PROJECT DATA
PROPERTY ADDRESS: 7216 93RD AVENUE SE
MERCER ISLAND, WA 98040
TAX LOT NUMBER: 258190-0210
SITE AREA: 39,144 SF (0.899 ACRES)
ZONING: R-8.4

PROJECT TEAM
OWNER: PREMIUM HOMES OF MERCER ISLAND LLC
PO BOX 1639
MERCER ISLAND, WA 98040
CONTACT: BOGDAN MAKSIMCHUK
ARCHITECT: McCULLOUGH ARCHITECTS
2910 FIRST AVENUE SOUTH, SUITE 201
SEATTLE, WA 98134
CONTACT: MATT GLASER
CIVIL ENGINEER: G2 CIVIL
1700 NW GILMAN BLVD, SUITE 200
ISSAQUAH, WA 98027
(425) 821-5038
CONTACT: NICOLE 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

LEGEND

- SET REBAR & CAP EMW LS #44651
- ⊕ FOUND IRON PIPE (AS SHOWN)
- ⊕ FOUND CASED MONUMENT (AS SHOWN)
- MB MAIL BOX
- Y YARD LIGHT
- ⊕ POWER POLE
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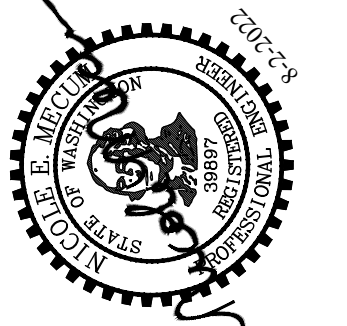


DATE	BY	REVISION
3-30-21 <td>KAL <td>SUBMITTED TO CLIENT</td> </td>	KAL <td>SUBMITTED TO CLIENT</td>	SUBMITTED TO CLIENT
5-25-21 <td>KAL <td>REVISED PER CITY COMMENTS</td> </td>	KAL <td>REVISED PER CITY COMMENTS</td>	REVISED PER CITY COMMENTS
04-28-22 <td>NEM <td>REVISED PER CITY COMMENTS</td> </td>	NEM <td>REVISED PER CITY COMMENTS</td>	REVISED PER CITY COMMENTS
08-02-22 <td>NEM <td>REVISED PER CITY COMMENTS</td> </td>	NEM <td>REVISED PER CITY COMMENTS</td>	REVISED PER CITY COMMENTS

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

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

APPROVED: _____
CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP Date

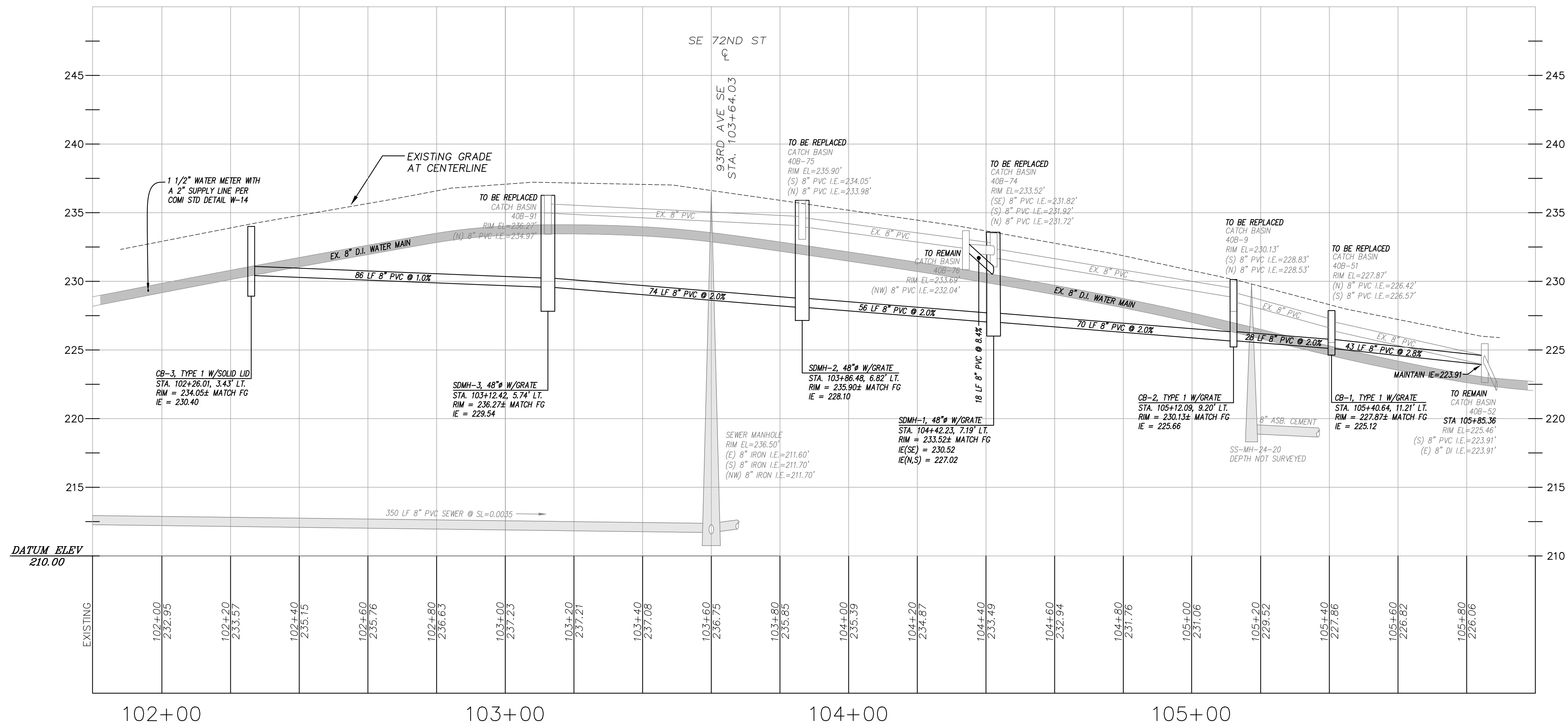


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3-30-21	KAL	3-30-21	SUBMITTED TO CLIENT
5-25-21	KAL	5-25-21	REVISED PER CITY COMMENTS
04-28-22	NEM	04-28-22	REVISED PER CITY COMMENTS
8-2-22	NEM	8-2-22	REVISED PER CITY COMMENTS

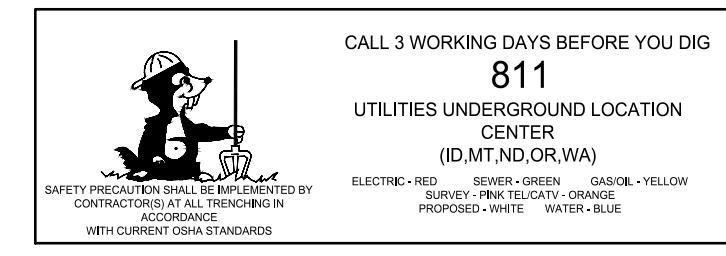
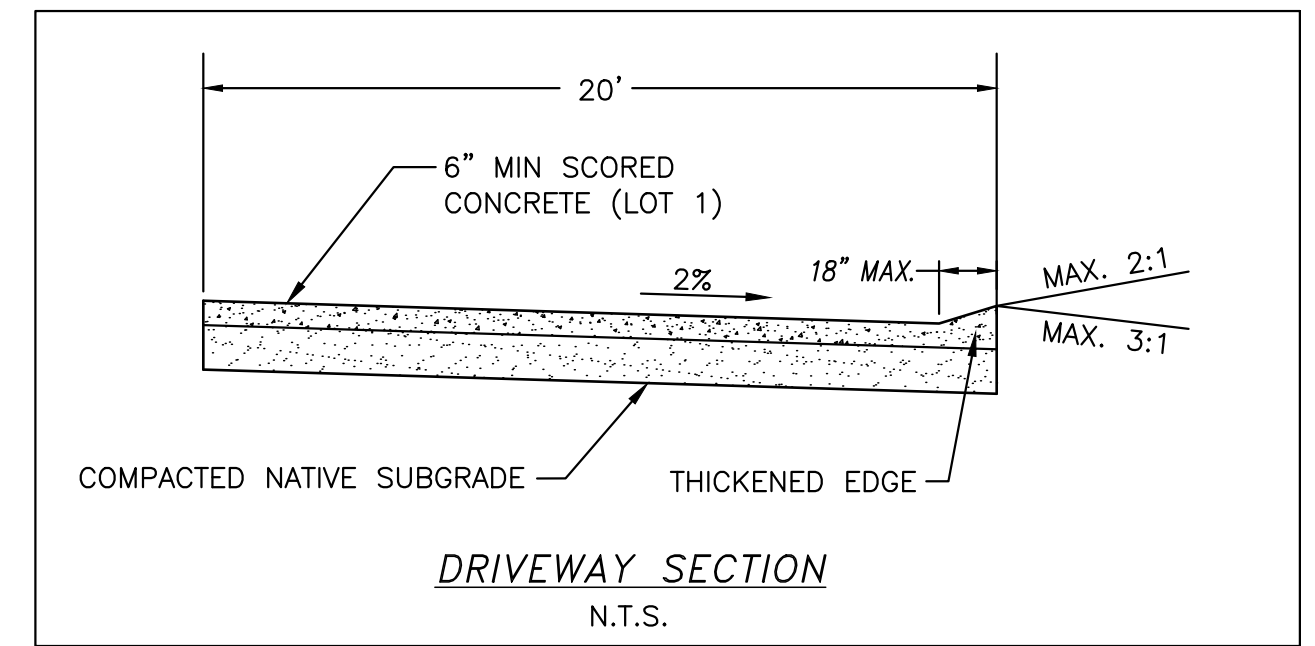
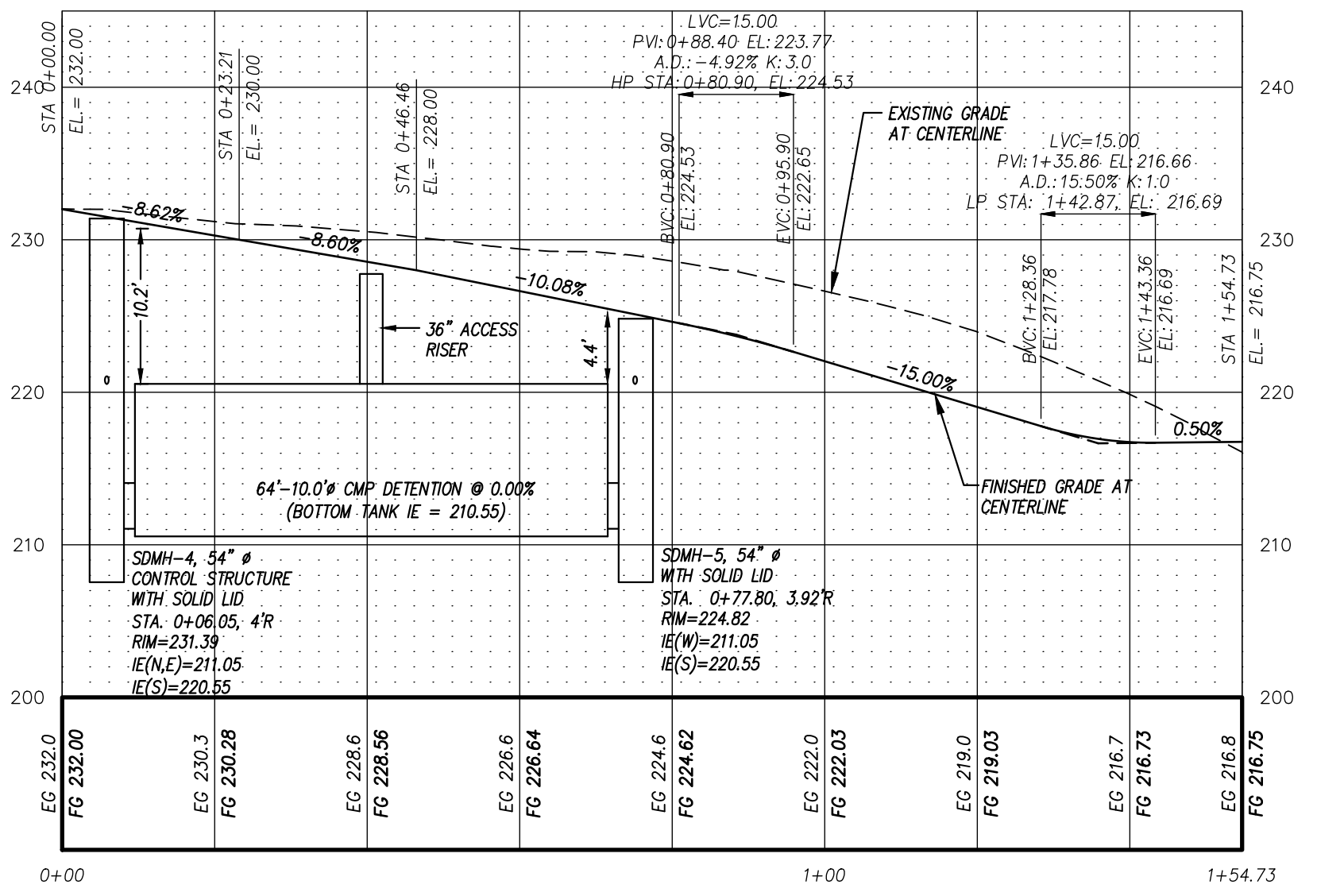
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SHEET
2 of 2

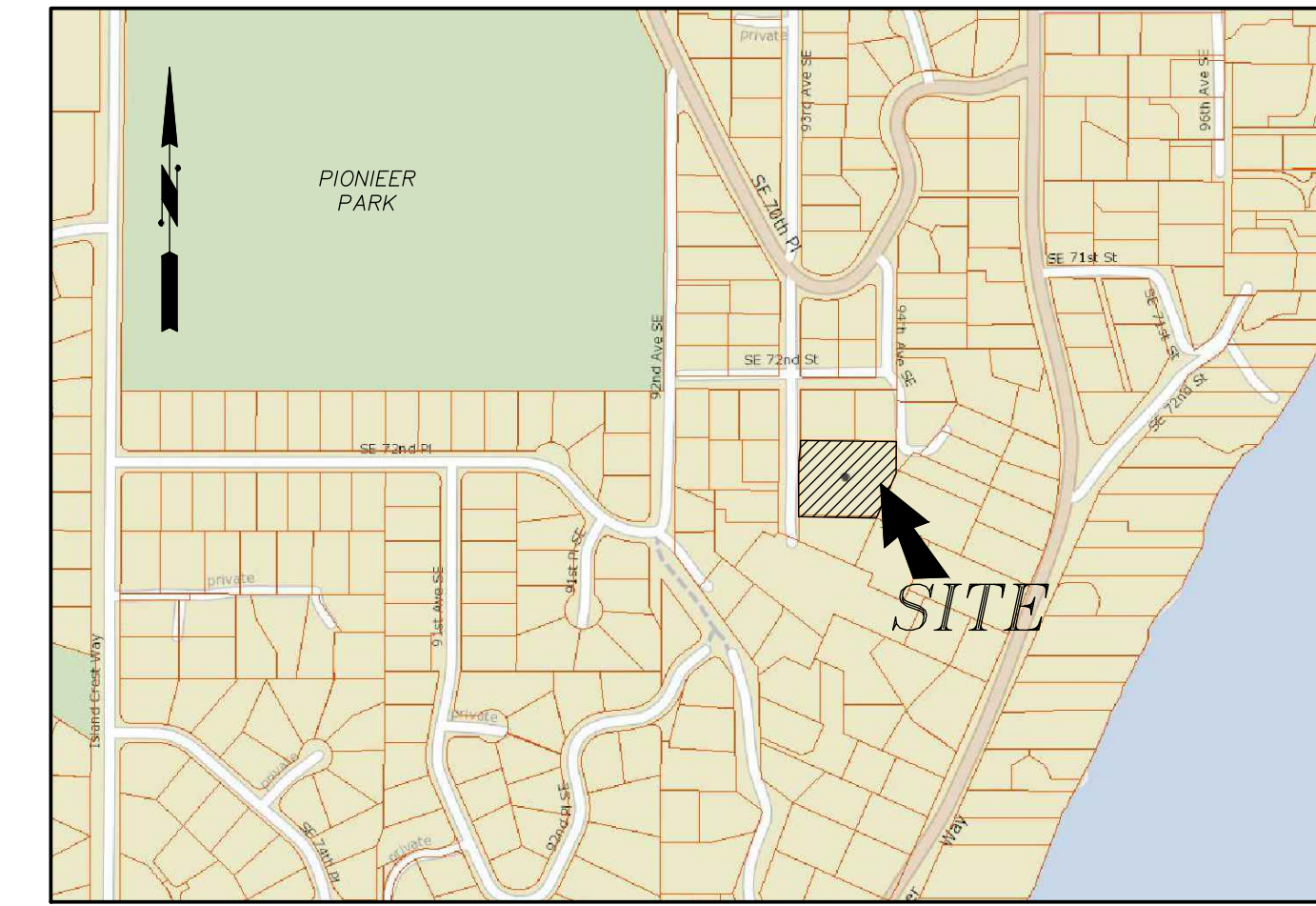


93RD AVE SE C/L PROFILE
 H: 1"=20' V: 1"=5'



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

TREE RETENTION PLAN



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
CONTACT: BOGDAN MAKSIMCHUK

ARCHITECT: McCULLOUGH ARCHITECTS
2910 FIRST AVENUE SOUTH, SUITE 201
SEATTLE, WA 98134
CONTACT: MATT GLASER

CIVIL ENGINEER: G2 CIVIL
1700 NW GILMAN BLVD, SUITE 200
ISSAQUAH, WA 98027
(425) 821-5038
CONTACT: NICOLE MECUM, PE

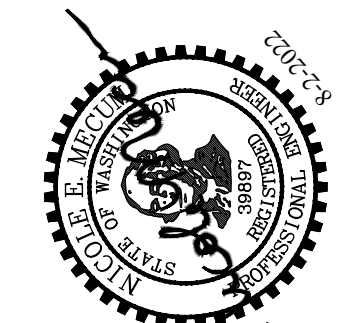
SURVEYOR: INFORMED LAND SURVEYING
PO BOX 5137
TACOMA, WA 98415-0137
(253) 627-2070
CONTACT: EVAN WAHLSTROM, PLS

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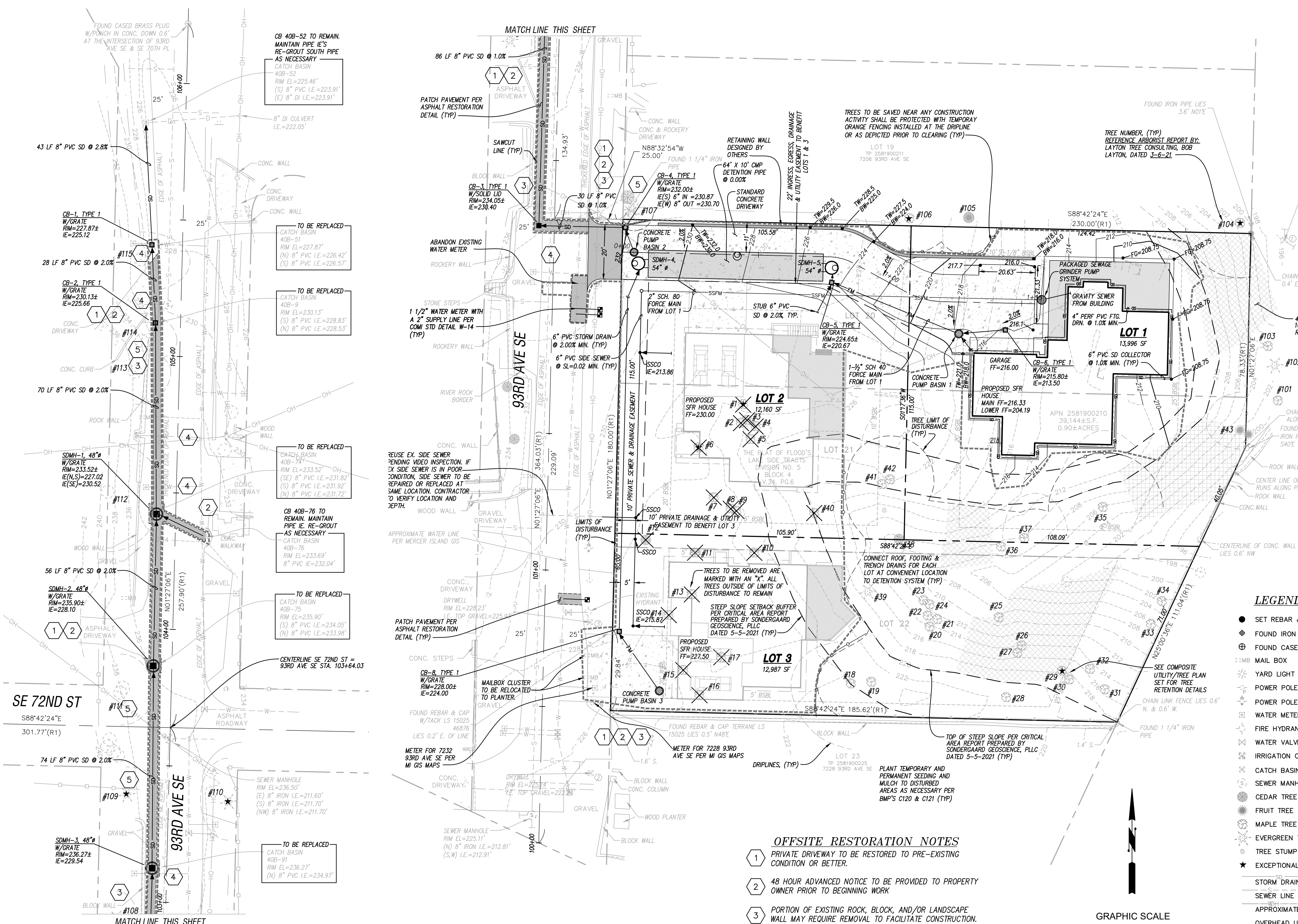
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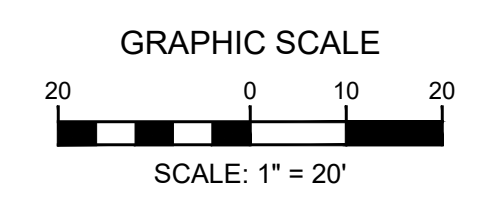


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APPROVED: CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP Date



Layton Tree Consulting LLC

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

Tree Summary Table
Date: 10/24/2019

Table with columns: Tree/Tag #, Species, Scientific Name, DBH (inches), Height (feet), Drip-Line / Limits of Disturbance (feet) [N, S, E, W], Condition, Exceptional Yes/No, Comments, Proposal, Replacement Trees. Contains 115 rows of tree data.

*-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 in parenthesis is the square root of the sum of the dbh for each individual stem squared (example with 3 stems:
dbh = square root [(stem1)2 +(stem2)2 +(stem3)2]

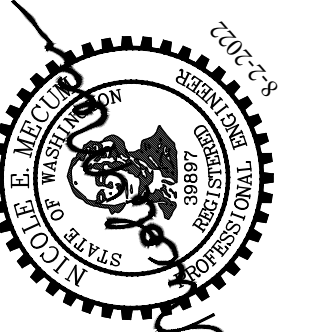
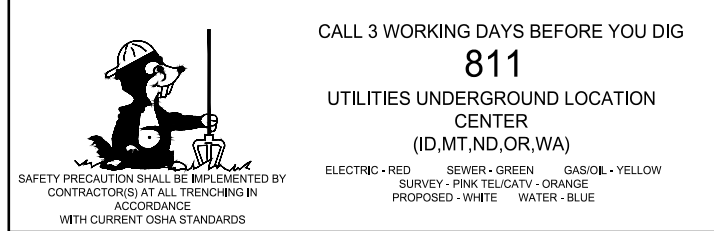


Table with columns: DATE, DWN BY, CHRD BY, NOTES. Contains revision history for the plan.

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