CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
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PRELIMINARY SHORT SUBDIVISION
STAFF REPORT & DECISION
SUB23-001 (Exhibit 1)

Project No.:	SUB23-001
Description:	A request to subdivide one (1) existing lot into four (4) new lots.
Applicant / Owner:	Garrett Goudy (Navix Engineering, Inc.) / Saintfiled2 LLC
Subject Property:	7414 78th Avenue SE, Mercer Island, WA 98040; King County Assessor Tax Parcel Number: 2524049075.
Zoning District:	Single Family Residential (R-9.6)
Staff Contact:	Molly McGuire – Planner
Exhibits:	1. SUB23-001 Staff Report and Decision, dated February 20, 2024; 2. Development Application, dated January 6, 2023; 3. Notice of Complete Application, dated January 24, 2023; 4. Notice of Application, issued by the City of Mercer Island on January 30, 2023; 5. PRE22-041 Pre-application Meeting notes, dated August 2, 2022; 6. Development plan set, dated February 7, 2024; 7. Project Narrative, dated January 6, 2023; 8. Public Comment from Lisa and John Stewart, received by the City of Mercer Island on February 2, 2023; 9. Public Comment from Alex and Katie Frink, received by the City of Mercer Island on February 27, 2023; 10. Public Comment Response Letter, received June 26, 2023; 11. SUB23-001 First Review Letter, dated May 9, 2023, 12. SUB23-001 Second Review Letter, dated August 16, 2023, 13. SUB23-001 Third Review Letter, dated November 27, 2023, 14. SUB23-001 Fourth Review Letter, dated December 29, 2023; 15. Comment Response Letter, prepared by Navix Engineering, Inc., dated June 26, 2023; 16. Comment Response Letter, prepared by Navix Engineering, Inc., dated October 10, 2023; 17. Comment Response Letter, prepared by Navix Engineering, Inc., dated December 1, 2023;

18. Comment Response Letter, prepared by Navix Engineering, Inc., dated January 2, 2024;
19. Comment Response Letter, prepared by Navix Engineering, Inc., dated February 7, 2024;
20. Arborist Report, prepared by Creative Landscape Solutions, dated February 6, 2024;
21. SUB23-001 Tree Inventory Worksheet;
22. SUB23-001 School Transportation Analysis, dated January 5, 2024;
23. TCC23-001 Certificate, dated January 10, 2023;
24. CAO22-016 Critical Area Review 1 Third-Party Review Memorandum prepared by Environmental Science Associates, dated September 14, 2022
25. Tacoma Smelter Plume Site Assessment, prepared by Terra Associates, Inc., dated June 5, 2023
26. SEPA Checklist, dated January 6, 2023;
27. SEPA Mitigated Determination of Nonsignifigance Issued by the City of Mercer Island on February 20, 2024;
28. Title Report dated January 19, 2024

I. APPLICATION OVERVIEW

Project Overview: On January 9, 2023, the Applicant applied for a Preliminary Short Subdivision, SUB23-001, to divide the subject property into four lots. All lots will be accessed from 78th Avenue SE via a new shared access tract along the north side of the subject property. The subject property has an area of 68,827 square feet (1.58 acres) and the resulting lots will have areas of 16,254 square feet (Lot 1), 12,959 square feet (Lot 2), 12,498 square feet (Lot 3), and 12,647 square feet (Lot 4). The subject property is zoned Single-Family Residential (zoned R-9.6). Adjacent properties are within the R-9.6 zone and the adjacent properties contain residential uses **(Exhibit 6)**.

Existing Conditions: Roughly the western one-third of the subject property is covered by a single-family residence, gravel driveways, grass lawn, and ornamental landscaping. The western two-thirds of the subject property is covered by forest consisting of a mixture of deciduous and evergreen trees with a moderately thick understory. The topography of the parcel slopes gently to the west with about 30-feet of overall relief. All existing improvements are expected to be removed.

Location: The subject property is located at 7414 78th Avenue SE (King County parcel number 2524049075). The subject property is situated in the SE Quarter of Section 25, Township 24, and Range 4, W.M. in the City of Mercer Island, King County, WA.

Access: The proposed development will be accessed from 78th Avenue SE via a new shared access tract along the north side of the subject property.

Contact Information:

Primary Contact	Applicant/Owner/Developer	Engineer
Garrett Gouty, P.E. Navix Engineering, Inc. 11235 SE 6th Street, Suite 150 Bellevue, WA 98004 Phone: 425-453-9501 Email: ggoudy@navixeng.com	Saintfield2, LLC PO Box 791 Mercer Island, WA 98040 Phone: 206-749-9600 Email: atlin@qwestoffice.net	Garrett Gouty, P.E. Navix Engineering, Inc. 11235 SE 6th Street, Suite 150 Bellevue, WA 98004 Phone: 425-453-9501 Email: ggoudy@navixeng.com

Terms used in this staff report:

Term	Refers to, unless otherwise specified:
Applicant	Saintfield2, LLC.
Proposed development	Sears 4 Lot Short Subdivision.
Subject property	The site where development is located as defined in this staff report.
Property Owner	Saintfield2, LLC.
City	City of Mercer Island.
MICC	Mercer Island City Code.
Code Official	Community Planning and Development Director City of Mercer Island or a duly authorized designee.
HOA	Homeowner's Association (or entity as defined by the Developer and accepted by the City.
CC&Rs	HOA's Covenants, Conditions, and Restrictions.

II. PROCEDURE AND NOTICE REQUIREMENTS

1. Review Type: Pursuant to MICC 19.15.030, Table A, applications for preliminary short plats are Type III reviews, which require a notice of application, a 30-day public comment period, and a notice of decision.

   Staff Finding: The application for the proposed development was correctly classified and processed as a Type III land use review.

2. Application: The Applicant applied for the proposed development, SUB23-001, on January 9, 2023 **(Exhibit 2).** The application was deemed complete for the purpose of review by the City on January 24, 2023 **(Exhibit 3)**. Included with the application was a development plan set that was updated throughout the review process. The development plan set is depicted in **Exhibit 6.**

   Staff Finding: The application is consistent with the procedures of MICC 19.15.070.

3. Pre-Application Meeting: The proposed development was reviewed by the City through the pre-application meeting process (PRE22-041) and requirements of MICC 19.15.050 on August 2, 2022 **(Exhibit 5)**.

   Staff Finding: The proposed development met the pre-application meeting requirements of MICC 19.15.050.

4. Notice of Application: The City issued the notice of application for the proposed development on January 30, 2023, consistent with the provisions of MICC 19.15.090, which include the following methods: a mailing sent to neighboring property owners within 300-feet of the subject property; a notice sign posted on the subject property; and publication in the City of Mercer Island's weekly permit bulletin. The notice of application began a 30-day comment period, which took place between January 30, 2023 to March 1, 2023 **(Exhibit 4).**

Staff Finding: The notice of application and comment period is consistent with the provisions of MICC 19.15.090.

5. Opportunities for Public Comment: Two public comment letters/emails were received during the comment period, January 30, 2023 to March 1, 2023, associated with the Notice of Application. The City does not respond to comment letters. Comment letters are collected, evaluated, provided to the Applicant, addressed by the Applicant, and included in the staff report as part of the official record.

   Staff Finding: Two public comment letters/emails were received during the comment period associated with the Notice of Application. All public comments are contained in **Exhibits 8 and 9.**

6. Response to Public Comment: The City reviews the comment letters and considers them during the review process. The City does not respond to comment letters. Comment letters are collected, evaluated, provided to the Applicant, and included in the staff report as parties of record. The Applicant is responsible for addressing comments from the public.

   Staff Finding: The Applicant provided the City with a response to the public comment in **Exhibits 8 and 9** on June 26, 2023 **(Exhibit 10)**.

7. Review Process: The City provided multiple rounds of review of the proposed development and associated materials. Please refer to the comment letters in **Exhibits 11, 12, 13, and 14**. The Applicant responded to each round of review, please refer to **Exhibit 15, 16, 17, and 18**.

   Staff Finding: The review process is consistent with the provisions of the MICC.

8. Public Hearing: Pursuant to MICC 19.15.030 Table A and B, a public hearing is not required for Type I-III permits.

   Staff Finding: A public hearing is not required.

III. STATE ENVIRONMENTAL POLICY ACT (SEPA)

9. The proposed development is required to be reviewed under the provisions of SEPA and Chapter 19.21 MICC.

   Staff Finding: A Mitigated Determination of Nonsignificance (MDNS) was issued on February 20, 2024, concurrently with the approval of the proposed development following the optional DNS process per Washington Administrative Code (WAC) 197-11-355 **(Exhibit 27)**. The SEPA application is identified by City of Mercer Island project number SEP23-001.

IV. ZONING AND COMPREHENSIVE PLAN DESIGNATIONS

10. Site Zoning & Land Use. The subject property is located within the Single-Family Residential Zone, R-9.6. According to MICC 19.02.010, single-family dwelling units are listed as a permitted use in the R-9.6 zone.

    Staff Finding: The proposed development is consistent with the permitted uses provided in MICC 19.02.010.

11. Comprehensive Plan Policies. The proposed development of a single-family residential short subdivision is consistent and compatible with the "single-Family Residential" R-9.6 land use

designation and the policies of the City of Mercer Island Comprehensive Plan: Planning for Generations 2015-2035, adopted in 2016.

Staff Finding: The proposed development is consistent with the City of Mercer Island Comprehensive Plan.

12. Adjacent Zoning and Comprehensive Designations. The proposed development is compatible with the surrounding zoning and Comprehensive Plan designations as follows:

	Zoning Designation	Comprehensive Plan Designation
North	R-9.6	Single Family Residential R-9.6
South	R-9.6	Single Family Residential R-9.6
East	R-9.6	Single Family Residential R-9.6
West	R-9.6	Single Family Residential R-9.6

Staff Finding: The proposed development is consistent with the adjacent zoning and the Comprehensive Plan.

13. Site Calculations. The table below reflects the area for the proposed development **(Exhibit 6)**.

Lot #	Gross Lot Area (sq ft)	Max. GFA 40% (sq ft)	Net Lot Area (sq ft)	Max. Lot Coverage (40%) (sq ft)	Max. Hardscape (9%) (sq ft)
1	16,254	6,502	16,254	6,502	1,463
2	12,959	5,184	12,959	5,184	1,166
3	12,498	4,999	12,498	4,999	1,125
4	15,924	6,370	12,647	5,059	1,138
Tract A	11,191				

Property Areas	Area (sq ft)	Area (AC)
Property	68,827	1.58

Staff Finding: The proposed development is consistent with the numerical standards for lots within the R-9.6 zone.

V. TREES

14. Pursuant to MICC 19.08.030(E)(5), the proposed development shall be designed to comply with the provisions of Chapter 19.10 MICC.

Staff Finding: The Applicant submitted a Preliminary Arborist Report prepared by Creative Landscape Solutions, dated February 6, 2024 **(Exhibit 20)**. The arborist report identifies unhealthy trees based on existing conditions and tree structure, and specifies which trees are most suitable for preservation.

Staff Finding: According to the development plan set in **Exhibit 6**, the Arborist report in **Exhibit 20**, and the Tree Inventory Worksheet in **Exhibit 21,** Creative Landscape Solutions inventoried and

assessed 86 trees on the subject property. Of the 86 trees located on the subject property, 58 trees are proposed for removal, resulting in a retention rate of 33 percent.

Staff Finding: Tree removal and retention/protection are identified on the development plan set **(Exhibit 6)**. The proposed tree retention plan was reviewed by the City Arborist and as conditioned, complies with the provisions of Chapter 19.10 MICC. The following table indicates the proposed tree removal and replacement required.

Diameter of Removed Tree (measures 4.5-feet above ground)	**Tree Replacement Ratio**	**Number of Trees Proposed for Removal**	**Number of Trees Required for Replacement Based on Size/Type**
Less than 10-inches and non-viable trees	1	32	0
10-inches up to 24-inches	2	10	20
Greater than 24-inches up to 36-inches	3	0	0
Greater than 36-inches and any exceptional tree	6	17	102
		Total Required Tree Replacement:	122 Required

15. Pursuant to the provisions of MICC 19.10.060(A)(2)(a), the proposed development shall retain 30 percent of trees with a diameter of 10 inches or greater, or that otherwise meet the definition of a large tree, shall be retained over a rolling five-year period.

Staff Finding: The development plan set in **Exhibit 6**, the Arborist report in **Exhibit 20**, and the Tree Inventory Worksheet in **Exhibit 21** are consistent with each other. The proposed development will retain 26 trees, or 31 percent of the trees on the subject property.

Staff Finding: Based on the development plan set in **Exhibit 6**, the Arborist report in **Exhibit 20**, and the Tree Inventory Worksheet in **Exhibit 21**, the proposed development is consistent with the requirements of MICC 19.10.060(A)(2)(a), as conditioned.

16. Pursuant to the provisions of MICC 19.10.070(A) removed trees are required to be replaced at the ratio provided based on the diameter of the removed tree.

Staff Finding: Based on the development plan set in **Exhibit 6**, the Arborist report in **Exhibit 20**, and the Tree Inventory Worksheet in **Exhibit 21,** the proposed development has a retention rate of 31 percent. A total of 122 trees are required to be replaced and located consistent with MICC 19.10.070(B). A replanting plan is required to be submitted during the site development permit review phase to confirm replacements can be placed on the proposed lots. Tree replacement will be required before final plat or final building inspections. At least half of the trees must be Pacific Northwest native. The trees must be placed at least 10-feet apart from each other, structures, fences and utilities. If the Applicant can demonstrate no room exists on the subject property for all the

replacement trees, the remainder of the replacement trees can be paid for through the fee in lieu process. The Applicant shall pay a fee in lieu payment consistent with the current City of Mercer Island Fee Schedule for any tree that cannot be planted at least 10-feet away from each other, existing trees and infrastructure such as fences.

VI. CRITICAL AREAS

17. Except as specifically exempted by MICC 19.07.120, exemptions, the regulations in Chapter 19.07 MICC apply to land uses, development activity, and all structures and facilities within the City that contain any of the following critical areas and/or their buffers, as defined in Chapter 19.16 MICC:

    - Geologically hazardous areas;
    - Fish and wildlife habitat conservation areas;
    - Watercourses; and
    - Wetlands.

    Staff Finding: The City of Mercer Island's GIS shows that the easternmost portion of Lot 4 is within geologically hazardous areas. No impacts to the geologically hazardous area are anticipated as a result of the proposed development. The City's GIS Mapping indicates a watercourse may exist on the adjacent property to the northwest. A critical area review 1 (CAR1) is required to determine if a critical area exists or doesn't exist, and to update the City's GIS Mapping. The Applicant submitted a CAR1, CAO22-016, to determine if a watercourse exists on the subject property or if the City GIS Mapping needed updating. CAO22-016 confirmed that the subject property does not contain a watercourse and the City's GIS Mapping was updated accordingly (**Exhibit 24**).

18. The City shall not approve any development proposal or otherwise issue any authorization to alter the condition of any land, water or vegetation or to construct or alter any structure or improvement without first assuring compliance with the requirements of this chapter or determining that this chapter is not applicable to the development. Approval of a development proposal pursuant to the provisions of this chapter does not discharge the applicant of the obligation to comply with the provisions of Chapter 19.07 MICC.

    Staff Finding: The City's GIS Mapping previously indicated a watercourse may exist on the subject property, to which the Applicant claimed was a drainage conveyance and not a watercourse. A critical area review 1 (CAR1) is required to determine if a critical area exists or doesn't exist, and to update the City's GIS Mapping. The Applicant submitted a CAR1, CAO22-016, to determine if a watercourse exists on the subject property or if the City GIS Mapping needed updating. CAO22-016 confirmed that the subject property does not contain a watercourse and the City's GIS Mapping was updated accordingly (**Exhibit 24**).

VII. CONSISTENCY WITH THE SUBDIVISION CODE

19. 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 Finding: 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 Finding: As discussed below, the proposed development 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 Finding: The applicant has not applied for a rezone, variance, planned unit development, or site plan approval. This standard does not apply.

20. Long Subdivision or Short Subdivision Plans. Pursuant to MICC 19.08.020(C)(2), 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.

Staff Finding: The Applicant provided dimensioned plans 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 submitted plans identify the proposed building pad location for each lot pursuant to MICC 19.09.090 **(Exhibit 6)**.

21. Preliminary Application Procedure. Pursuant to MICC 19.08.020(D)(1), 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 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;

b. The public use and interest will or will not be served by approval of the project; and

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

Staff Finding: The proposed development is consistent with MICC 19.08.020(D)(1)(a-c). The proposed development makes appropriate provisions for public health, safety, and general welfare by providing adequate infrastructure to support future development.

Staff Finding: 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 development would foster infill development on a site with adequate lot area outside of critical areas. The proposed development is single-family residential, with a density commensurate with existing development within the vicinity of the subject property. 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. The proposed development would foster infill development on a site with adequate lot area outside of critical areas.

Staff Finding: Pursuant to MICC 19.16.010, open space functions as protection of natural resources and biodiversity, recreation spaces, development of neighborhood gathering spaces, and promotion of public health benefits. Open space areas are left predominantly in a vegetated state to create urban separators and greenbelts, and:

a. Sustain native ecosystems, connect and increase protective buffers for environmentally critical areas; or

b. Provide a visual contrast to continuous development, reinforce community identity and aesthetics; or

c. Provide links between important environmental or recreational resources.

The proposed development, due to the stormwater facility and access easement, does not contain enough area for designated open space. However, the required tree preservation and replanting will serve as an adequate substitution.

Staff Finding: The proposed development is accessed by a shared private access road that is consistent with the required width and slope criteria set out in MICC 19.09.040.

Staff Finding: Students living within the proposed development and adjacent properties have access to bus transportation to and from Lakeridge Elementary School (1 mile from the bus stop), Islander Middle School (0.70 miles from the bus stop), and Mercer Island High School (3.4 miles from the bus stop). All buses for Mercer Island High School will drop off and pick up at the bus pullout on 78th Ave SE. The bus stop is located adjacent to the subject property and is further identified in **Exhibit 22**.

Staff Finding: The proposed development makes appropriate provisions for drainage ways. Stormwater generated from the proposed development and tightlined roof drains will be conveyed to the public stormwater system on 78th Avenue SE.

Staff Finding: MICC 19.08.020(D)(1) requires the proposed development to make appropriate provisions for transit stops. This provision does not apply to the proposed development as the subject property is not served by a transit route.

Staff Finding: The proposed development makes appropriate provisions for potable water supplies. The proposed development must connect to the public water system.

Staff Finding: The proposed development makes appropriate provisions for sanitary waste. The residential units created by the proposed development must connect to the public sewage system. Additionally, future residences will be served by waste collection.

Staff Finding: The proposed development makes appropriate provisions for parks and recreation. The Applicant shall be required to pay a park impact fee to the City which will be utilized for the development of the City-wide Parks and Recreation system. The creation of recreation space is not practical and is cost prohibitive for a four-lot short subdivision.

22. Pursuant to MICC 19.08.020(D)(2), 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 Finding: The application is in proper form and the project complies with the design standards set out in MICC 19.08.030. The proposed development is consistent with Land Use Goal 15 ("Mercer Island should remain principally a low density, single-family residential community.") and Land Use Policy 16.5 ("Infill development on vacant or under-utilized sites should occur outside of critical areas and ensure that the infill is compatible with the surrounding neighborhoods."). The proposed and current use of the subject property is single-family residential, which is a permitted use in the R-9.6 zone and consistent with the Comprehensive Plan Land Use and Housing elements.

23. Pursuant to MICC 19.08.030(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 Finding: The proposed development complies with all other chapters of Title 19 MICC. The subject property is not within 200 feet of a shoreline; therefore, the Shoreline Management Act does not apply to the proposed development. The proposed development compliance with state legislation, specifically the State Environmental Policy Act as set forth in Chapter 197-11 WAC and with the state subdivision statutes contained within Chapter 58.17 RCW.

24. Pursuant to MICC 19.08.030(B)(1), the proposed development 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 Finding: The current City of Mercer Island official plans for acquisition and development of arterial or other public streets, trails, public buildings, utilities, parks, playgrounds, and other public improvements do not designate any portion of the subject property. This standard does not apply.

25. Pursuant to MICC 19.08.030(B)(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 Finding: The proposed development does not propose the dedication of a public park. This standard does not apply.

26. Pursuant to MICC 19.08.030(C)(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 Finding: The City of Mercer Island Public Works/Operation Department conducted a review of the preliminary engineering plan 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.

Staff Finding: Construction of the proposed development will be required to comply with all applicable drainage design, building and engineering standards in place at the time of permit application, addressing potential erosion hazards. Compliance with fire code standards will occur during building permit review of future structures, and a condition of approval, reflecting this requirement has been added to this decision.

27. Pursuant to MICC 19.08.030(C)(2), if there are soils or drainage problems, the city engineer may require that a Washington registered geotechnical engineer perform a geotechnical investigation of each lot in the project. The report shall recommend 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 Finding: The development plan set **(Exhibit 6)** includes a design to manage stormwater consistent to the standards of Chapter 15.09 MICC. The City of Mercer Island Public Works/Operation Department conducted a review of the proposed development and provided a condition that the new storm drainage systems for the lots resulting from the short subdivision shall be designed according to Chapter 15.09 MICC. As conditioned, this standard is met.

28. Pursuant to MICC 19.08.030(C)(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 Finding: The Applicant is not proposing to tightline storm drains to Lake Washington. This standard does not apply.

29. Pursuant to MICC 19.08.030(D)(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 Finding: 78th Avenue SE is classified as a local street. No additional public right-of-way is proposed to be dedicated as part of the proposed development. This standard does not apply.

30. Pursuant to MICC 19.08.030(D)(2), public rights-of-way shall comply with the requirements set out in MICC 19.09.030.

Staff Finding: No additional public right-of-way is proposed to be dedicated as part of the proposed development. This standard does not apply.

31. Pursuant to MICC 19.08.030(D)(3), Private access roads shall meet the criteria set out in MICC 19.09.040.

Staff Finding: Lots 1 through 4 of the of the proposed development will share a private access road within a new access tract. MICC 19.09.040(B) requires all private access roads serving three or more single-family dwellings to be at least 20 feet in width. **Exhibit 6** shows that the proposed access road is to be 20 feet in width.

Staff Finding: The proposed development was reviewed by the City's Fire Marshal to ensure the proposed development meets the current adopted code standards in relation to the International Fire Code and amendments listed under MICC 17.07.020.

Staff Finding: The proposed development is accessed by a shared private access driveway that is consistent with the required width and slope criteria set out in MICC 19.09.040.

32. Pursuant to MICC 19.08.030(D)(4), Streets of the proposed development 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 Finding: Lots 1 through 4 will gain access from 78th Avenue SE from a shared private access road within an access tract across the parent lot. As proposed, this standard is met.

33. Pursuant to MICC 19.08.030(E)(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 Finding: The proposed development is consistent with the area, width, and depth requirements for the zone in which the lot is located (R-9.6) as shown in MICC 19.02.020(A), as summarized in the table below and illustrated in **Exhibit 6**:

	Net Lot Area	**Lot Width**	**Lot Depth**
Standard in MICC 19.02.020(A)	9,600 square feet	75 feet	80 feet
Lot 1	16,254 square feet	75 feet	Approximately 226 feet
Lot 2	12,959 square feet	75 feet	Approximately 200 feet
Lot 3	12,498 square feet	86.45 feet	Approximately 140 feet
Lot 4	12,647 square feet	106.70 feet	Approximately 137 feet

34. Pursuant to MICC 19.08.030(E)(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 Finding: The front yard of Lot 1 abuts 78th Avenue SE, the front yard of Lot 2 abuts the access tract on the east side of Lot 2, and the front yards of Lots 3 and 4 abut the access tract on the west sides of Lots 3 and 4. The interior side lot lines of all four lots are approximately perpendicular or radial to either the centerline of 78th Avenue SE or to the access tract (**Exhibit 6**). This standard is met.

35. Pursuant to MICC 19.08.030(E)(3), The proposed development shall identify the location of building pads for each proposed lot pursuant to MICC 19.09.090. No cross-section dimension of a designated building pad shall be less than 20-feet in width.

Staff Finding: Building pads, with no cross section less than 20-feet in width, are shown on the proposed development plan set **(Exhibit 6)**. The proposed building pad locations minimize the disturbance of the existing, natural topography.

36. Pursuant to MICC 19.08.030(E)(4), the proposed development 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 Finding: The development plan set (**Exhibit 6**) indicates that all four lots of the proposed development are proposed to use a common, shared road, within an access tract, to access 78th Avenue SE. The development plan set also shows that all four lots will use common utility corridors within the access tract, and Lots 1 and 2 to connect to existing utilities within the 78th Avenue SE right-of-way.

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 Finding: The City of Mercer Island's GIS shows that the easternmost portion of Lot 4 is within geologically hazardous areas. **Exhibit 6** shows that the building pad for Lot 4 does not include the mapped geologically hazardous areas.

Staff Finding: The applicant also received approval of a Critical Area Review 1, processed under CAO22-016, that confirmed that this site does not contain a watercourse (**Exhibit 24**). 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 Finding: Retaining walls are not proposed at this phase of the proposed 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.

37. Pursuant to MICC 19.08.030(E)(5), the proposed subdivision shall be designed to comply with the provisions of Chapter 19.10 MICC.

Staff Finding: The proposed development 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 proposed development may not be removed unless otherwise approved by the City Arborist. As conditioned, the proposed development is consistent with Chapter 19.10 MICC.

38. Pursuant to MICC 19.08.030(F)(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 Finding: The subject property does not abut an arterial street as shown in the comprehensive arterial plan. This standard does not apply.

39. Pursuant to MICC 19.08.030(F)(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 Finding: The City of Mercer Island GIS Mapping shows geologically hazardous area to be present on the easternmost portion of the subject property. The building pad of Lot 4 is located outside of the mapped geologically hazardous areas. The applicant also received approval of a

Critical Area Review 1, processed under CAO22-016, that confirmed that this site does not contain a watercourse (**Exhibit 24**). As proposed, this standard is met.

40. Pursuant to Chapter 19.17 MICC, Chapter 19.18 MICC, and Chapter 19.19 MICC the City shall collect impact fees, based on the City's permit and impact fee schedule, from any Applicant seeking a residential building permit from the City.[…] For building permits within new subdivisions approved under Chapter 19.08 MICC (Subdivisions), a credit shall be applied for any dwelling unit that exists on the land within the subdivision prior to the subdivision if the dwelling unit is demolished. The credit shall apply to the first complete building permit application submitted to the city subsequent to the demolition of the existing dwelling unit, unless otherwise allocated by the Applicant of the subdivision as part of the approval of the subdivision.

    Staff Finding: The City does not collect school impact fees as requested by the Mercer Island School District.

    Staff Finding: A condition of approval has been added to this decision requiring that park and transportation impact fees shall be paid for at the issuance of each building permit, unless deferral of payment is sought pursuant to MICC 19.18.060 or MICC 19.19.060. One (1) credit shall be provided for the existing single-family residence. Impact fees are not subject to vesting and the amount paid will be the impact fee amount in effect at the time of payment.

41. Pursuant to MICC 19.20.020 a transportation concurrency application and transportation concurrency certificate are required for any development proposal specified in MICC 19.20.030, or any development that will otherwise result in the creation of one or more net new trips in the morning peak hour or evening peak hour. No development shall be required to obtain more than one transportation concurrency certificate unless the Applicant or subsequent owners propose changes or modifications that require a new development permit application or result in increased net new trips, a future phase of the project requires a transportation concurrency application, or the original transportation concurrency certificate has expired.

    Staff Finding: A transportation concurrency certificate, TCC23-001, was issued for the proposed development on January 10, 2023 **(Exhibit 23)**.

VIII. CONCLUSIONS OF LAW

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

1. The proposed development is consistent with applicable federal, state, and local regulations.

2. The proposed development, as conditioned, makes 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.

3. The public use and interest will be served by approval of the proposed development.

4. The proposed development is consistent with, and therefore would comply with, the arterial, capital facility, and land use elements of the Comprehensive Plan.

5. The proposed development will 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.

6. The use of the subject property is residential, which is a permitted use in the underlying zone. The proposed development 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.

7. The public health and welfare will be served by the approval of the proposed development 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 proposed development 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.

8. The proposed development is consistent with the requirement for streets, roads, and rights-of-way. During the site development permit process, the Applicant must ensure the proposed development is consistent with all requirements of the City of Mercer Island Engineering Department.

9. The proposed development 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.

IX. 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.

1. The final plat for SUB23-001 shall be in substantial conformance with the development plan set attached as **Exhibit 6**.

2. The Applicant shall demonstrate that the mitigation measures contained within the MDNS, SEP23-001 **(Exhibit 27),** are completed prior to the issuance of the site development permit or the initiation of grading, filling, or clearing on the subject property.

3. Conditions of Approval – The Applicant shall continually monitor the proposed development and conditions of approval throughout the development process to ensure the proposed development meets or exceeds all assigned conditions of approval. At the final plat and before recording, the Applicant shall provide written documentation describing how all conditions of approval have been addressed or will be addressed in the future. Failure to address all conditions of approval shall constitute a breach of the preliminary approval and a Final Plat shall not be approved by the City.

4. Expiration of preliminary approval – The final plat shall be recorded before the expiration deadline set forth in Chapter 19.15 MICC – Administration.

5. Park and transportation impact fees shall be paid at the issuance of each building permit unless deferral of payment is sought pursuant to MICC 19.18.060 or MICC 19.19.060. Impact fees are not subject to vesting and the amount paid will be the impact fee amount in effect at the time of payment. One (1) credit shall be provided for the existing single-family residence. Impact fees are not subject to vesting. The impact fees shall be based on the amount listed in the City's current fee schedule at the time of payment.

6. Show all the existing and proposed easements on the final plat. Clearly distinguish all public easements from the private easements. The private utility easement and public utility easement shall not be combined.

7. Easements for utilities and storm drainage facilities shall be depicted on the face of the final 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 plat. The easement notation shall indicate whether the easement is public or private, existing or proposed.

8. The final plat shall be prepared in conformance with Title 58 RCW and Surveys shall comply with Chapter 332-130 WAC. Submit using Mercer Island's datum and tie the plat to at least two monuments.
9. A City of Mercer Island title block for approval signatures (Code Official and City Engineer) shall be provided on the final plat along with the designated short plat number.
10. All utilities serving the proposed development shall be undergrounded (MICC 19.08.040) and shall be designed and constructed in accordance with City of Mercer Island Ordinances.
11. 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.
12. Plat improvement plans (Site Development Permit 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:
13. The shared private access road shall comply with the Fire Code and Land Use Code requirements and standards contained in MICC 19.09.040.
14. Temporary Erosion Control measurements.
15. Grading Plan for the private access driveway construction.
16. Water main, water meters, and appurtenances
    a. 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.
    b. Abandon all existing water services currently serving the existing lot at the City water main.
    c. The proposed water line and fire hydrant located in Tract A and private water easement are private systems.
17. Sanitary sewer and appurtenances
    a. Provide sewer connections for each lot. Show the sanitary sewer stub outs for each lot.
    b. The side sewer for all lots shall be a shared side sewer with one single connection to the city Sewer Main.
    c. The sanitary sewer system serving all lots will be a private sewer system.
18. Stormwater
19. Provide drainage improvements in compliance with Chapter 15.09 MICC.
20. Show the storm drainage stub outs for all lots.

21. Dry utilities

    a. Show the proposed dry (power, gas, etc.) utility corridor on the plan.

22. Right of Way Restoration: Right of way restoration limits and extents shall be determined by the City Engineer prior to final inspection of Site Development Permit.

23. A final stormwater drainage report shall be submitted with the site development permit application.

24. Construction of all improvements for access, utilities, and all storm drainage system (conveyance system and onsite detention system), and all site work shall be completed before final plat application. A Site Development Permit for constructing all shared utilities and access is required for the City's approval. A financial guarantee (150% of the construction cost) for the plat improvement is required before issuance of the Site Development permit. All construction must be completed before submitting the final plat.

25. All plat improvements shall be completed prior to final plat approval 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.

26. The tree retention plan in **Exhibit 6**, the Arborist Report (**Exhibit 20**), and the Tree Inventory Worksheet (**Exhibit 21**) shall be updated to show the 17 exceptional trees or trees with a diameter greater than 36 inches proposed for removal, the 10 trees with a diameter between 10 and 24 inches proposed for removal, and the required 122 replacement trees, as required by MICC 19.10.070.

27. A replanting plan shall be provided with the site development permit application. At least half of the trees need to be Pacific Northwest native. The trees need to be at least 10-feet apart from each other, structures, fences, and utilities. If you can show no room exists on site for all the required trees, the remainder can be a fee in lieu if requested. The Applicant shall pay a fee in lieu payment consistent with the current City of Mercer Island Fee Schedule for any tree that cannot be planted at least 10-feet away from each other, existing trees, and infrastructure such as fences. The replanting/fee in lieu plan shall be required at the with the final plat application following the requirements in MICC 19.10.070. Tree replanting shall be required before final plat or final building inspections.

28. A financial guarantee shall be provided to the City to cover the replacement, labor, and monitoring costs of the all replacement trees that will be planted on the subject property, for a period of five years. Pursuant to MICC 19.10.070(D), the Applicant shall maintain all replacement trees in a healthy condition for a period of five years after planting. The Applicant shall be obligated to replant any replacement tree that dies, becomes diseased, or is removed during this five-year time period. The financial guarantee shall be 150 percent of the identified cost provided on a bond quantity worksheet, supplied by the Applicant with site development permit application. Once the bond quantity worksheet is approved by the City, the City will inform the Applicant the amount required for the financial guarantee. The financial guarantee shall be filed with the City prior to approval of the site development permit and held by the City for a period of five years from the date the replacement trees are planted. Replacement trees shall primarily be those species native to the Pacific Northwest. In making a determination regarding the species of replacement trees, the city arborist shall defer to the species selected by the property owner unless the city arborist determines that the species selected are unlikely to survive for a period of at least ten years, represents a danger or nuisance, would threaten overhead or underground utilities or would fail to provide adequate protection to any critical tree area.

29. The tree protection plan shall be submitted with the site development permit application and building permit application review. No further tree removal will be allowed unless it is justified under MICC 19.10.060.A. Showing tree protection fencing at the Arborist stated tree protection zone (TPZ).

30. The tree protection fence shall be a 6-foot chain-link fence secured into the ground. This shall be called out on the tree protection plan during the site development permit application review and building permit application review.

31. The Project Arborist is to be on-site and in control of any excavation or grading within the trees dripline. They will document and clean cut any root over 1 inch in diameter that needs to be removed. Call this out on the site development permit application plans and building permit application plans.

32. The final tree plan, showing numbered retained trees and building pad, shall be recorded as part of the final plat. This plan shall be the same or consistent with the preliminary tree plan.

33. The following Conditions of Approval shall be included on the face of the final plat:

    a. This plat approval does not guarantee that the lots will be suitable for development now or in the future. For example, the geologic hazards at this site, specifically the liquefaction potential of the soils and subsequent vertical and lateral ground movements, may present significant geotechnical and structural engineering design challenges when developing the site to meet current code requirements for the prevention of structural building collapse under earthquake loading, which a developer may deem as economically infeasible, etc.

    b. At the time of building permit application, the Applicant shall demonstrate compliance with MICC 19.07.060(D).

    c. Maintenance and repair of joint use side sewers (sewer lines from the building to the City sewer main), shared roads, access easements, 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.) In the event that 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.

    d. The monitoring, cleaning, maintenance, and repair of storm drainage systems in accordance with City Ordinance No. 95C-118 is required for all lot owners within this Plat to control stormwater runoff and control erosion and flooding downstream. All costs related to stormwater runoff control shall be borne by the owners of each lot in equal share. This obligation shall be recorded separately with each individual lot sale and shall travel with the land.

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

f. Prior to the issuance of a building permit, each application shall be accompanied with a temporary erosion and sedimentation control plan, clearing and grading plan, access and utility service plan, a landscape plan (which shall identify existing vegetation to be retained, limits of all clearing and grading), and a schedule for the construction. The Applicant's Civil Engineer, experienced in soils geology and mechanics, shall review the proposed site and building construction and provide recommendations that will limit site disturbance, minimize the risk of soil movement, evaluate site slope stability, and define materials and construction practices for the work. The Building Official may require that the Engineer be present during construction, monitor the work, and recommend special techniques or mitigating measures. The costs associated with the Engineer's monitoring and mitigation measures shall be borne by the Applicant.

g. No permanent landscaping, structures, or fences shall be placed on or within the public utility or storm drainage easements without the written approval of the City Engineer. 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. Lot owners shall be responsible for the restoration of any private improvements or landscaping within said easements.

h. 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 before the work occurs.

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

j. All building permits are subject to meeting current fire code requirements at the time of permit submittal. Access shall be provided as outlined in the International Fire Code Appendix D and MICC 19.09.040. Fire plan reviews will be conducted at the time of building permit submittal and may require additional fire protection systems and/or additional fire prevention measures for building approval.

X. DECISION

Based upon the above noted Findings of Fact and Conclusions of Law, Preliminary Short Subdivision application, SUB23-001, as depicted in **Exhibit 6**, is hereby **APPROVED subject to the completion of the Conditions of Approval as provided in Section IX of this decision**. 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 20th day, February 2024

Molly McGuire

Molly McGuire – 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
7414 78th Ave SE	R-9.6 (Residential minimum 9,600-sf lots)
COUNTY ASSESSOR PARCEL #'S	**PARCEL SIZE (SQ. FT.)**
2524049075	68,825-sf

PROPERTY OWNER *(required)*	ADDRESS *(required)*	CELL/OFFICE *(required)*
Saintfield2 LLC	P.O. Box 791 Mercer Island, WA 98040	206-749-9600 E-MAIL *(required)* atlin@qwestoffice.net
PROJECT CONTACT NAME	ADDRESS	CELL/OFFICE
Garrett Goudy	11235 s.e. 6th street, suite 150 Bellevue, WA 98004	425-453-9501 E-MAIL ggoudy@navixeng.com
TENANT NAME	ADDRESS	CELL PHONE 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.

Garrett Goudy

SIGNATURE

1/6/2023

DATE

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

Short plat a single parcel into a 4-lot single family residential plat

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF LAND USE APPROVAL REQUESTED:

CRITICAL AREAS	ENVIRONMENTAL REVIEW (SEPA)	SUBDIVISION
☐ Critical Area Review 1	☑ SEPA Review	☑ Short Plat- Preliminary
☐ Critical Area Review 2	☐ Environmental Impact Statement	☐ Short Plat- Alteration
		☐ Short Plat- Final Plat
DESIGN REVIEW		☐ Long Plat- Preliminary
☐ Design Review – Signs	**LEGISLATIVE**	☐ Long Plat- Alteration
☐ Design Review – Code Official	☐ Code Amendment	☐ Long Plat- Final Plat
☐ Design Commission Study Session	☐ Comprehensive Plan Docket Application	☐ Lot Line Revision
☐ Design Commission Review – Exterior Alteration	☐ Comprehensive Plan Application (If Docketed)	
	☐ Rezone	
☐ Design Commission Review – Major New Construction		
	OTHER LAND USE	
	☐ Accessory Dwelling Unit	
DEVIATIONS	☐ Code Interpretation Request	
☐ Deviations to Antenna Standards – Code Official	☐ Conditional Use (CUP)	**WIRELESS COMMUNICATION FACILITIES**
	☐ Noise Exception Type I - IV	☐ New Wireless Communication Facility
☐ Deviations to Antenna Standards – Design Commission	☐ Other Permit/Services Not Listed	☐ Wireless Communications Facilities- 6409 Exemption
☐ Public Agency Exception	**SHORELINE MANAGEMENT**	☐ Small Cell Deployment
☐ Reasonable Use Exception	☐ Shoreline Exemption	☐ Height Variance
☐ Variance	☐ Shoreline Substantial Development Permit	
☐ Seasonal Development Limitation Waiver – Wet Season Construction Approval	☐ Shoreline Variance	
	☐ Shoreline Conditional Use Permit	
	☐ Shoreline Permit Revision	

COMMUNITY PLANNING & DEVELOPMENT
206.275.7605
www.mercerisland.gov/cpd

January 24, 2023

Garrett Goudy
11235 SE 6th St, Ste 150
Bellevue, WA 98004

RE: SUB23-001 (Saintfield2 LLC Preliminary Short Subdivision)
Notice of Complete Application
7414 78th Ave SE, Mercer Island, WA 98040; King County Tax Parcel 252404-9075

Dear Garrett Goudy:

The City of Mercer Island received the above referenced application for a Preliminary Short Subdivision on January 9, 2023. The City has assigned file number SUB23-001 to the Preliminary Short Subdivision application. Following review of the application, City staff has determined that this application was **complete** on January 24, 2023:

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 by the date listed on the request for information, the application shall lapse, and become null and void.

Sincerely,

Andrew Leon, Planner
City of Mercer Island Community Planning and Development
andrew.leon@mercergov.org
(206) 275-7720

CITY OF MERCER ISLAND

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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.:	SUB23-001
Permit Type:	Type III
Description of Request:	A request for a preliminary short subdivision to divide an existing lot into four new lots.
Applicant / Owner:	Garrett Goudy (Navix Engineering Inc.) / Saintfield2 LLC
Location of Property:	7414 78th Ave SE, Mercer Island WA 98040 Identified by King County Assessor tax parcel number: 252404-9075
SEPA Compliance:	Following review of the submitted State Environmental Policy Act (SEPA) checklist, an initial evaluation of the proposed project for probably significant adverse environmental impacts has been conducted. The City expects to issue a SEPA Determination of Non-Significance (DNS) for this project. The optional DNS process, as specified in Washington Administrative Code (WAC) 197-11-355, is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. A copy of the subsequent threshold determination for this specific project may be obtained upon request.
Project Documents:	Please follow this file path to access the associated documents for this project: https://mieplan.mercergov.org/public/SUB23-001
Written Comments:	**This may be the only opportunity to comment on this 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.
Public Hearing and Public Meeting:	Pursuant to MICC 19.15.030 Tables 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 requirements are contained in Chapter 19.08 MICC.
Other Associated Permits:	CAO22-016, SEP23-001, TCC23-001
Environmental Documents:	Copies of all studies and / or environmental documents are available through the above project documents link.
Application Process Information:	Date of Application: January 9, 2023 Determined to Be Complete: January 24, 2023 Bulletin Notice: January 30, 2023 Date Mailed: January 30, 2023 Date Posted on Site: January 30, 2023 Comment Period Ends: 5:00PM on March 1, 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

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Pre-Application Meeting (PRE22-041)

An Intake Screening is required in addition to a Pre-Application Meeting. A Pre-Application Meeting does not replace the required Intake Screening. This meeting is to provide guidance and information include prior to formal submittal.

Summary:

Site Location:	**7414 78th Ave SE**	**Parcel Number**	252404-9075
Lot Size:	41,165 square feet	**Zoning:**	R-9.6 (Single Family)
Brief Project Description:	A proposal for a 4-lot short subdivision.	**Documents Provided:**	1. Pre-Application Meeting Request Form 2. Project Narrative 3. List of Questions 4. Plan Set 5. Watercourse Classification Report, Prepared by Confluence Environmental Company

Applicant Information:			
Name: Joe Taflin		**Email:** joe@navixeng.com	**Phone:** 425-458-7900
Second Pre-application Meeting Required:	Not Applicable	**Click for explanation if necessary**	

Applicant Questions:

1. Is a trail or sidewalk required along the access drive?

   Staff Response: A trail or sidewalk will not be required along the access drive for this project.

2. Can stormwater be pumped up to the 78th Ave SE storm system if needed?

   Staff Response: A system to pump water to 78th Ave SE is acceptable as long as the discharge pipe to CB32b-354 (near the north of the property on 78th Ave SE) is a gravity system.

3. Is a looped fire line necessary for this project?

   Staff Response: While fire flow can be increased with a looped fire line system, such a system is not required for this proposal.

4. Is the fire hydrant public or private?

PLEASE NOTE: *These pre-application meeting notes have been prepared to assist the applicant in completing and submitting the application in a manner that complies with applicable development standards and permit processing requirements. Although care has been taken, in the event of a conflict between these notes and any applicable law, regulation or decision criteria, the latter shall prevail. The City of Mercer Island makes no warranty of any kind to the accuracy of the information contained in these notes. The information herein notwithstanding, it is the applicant's sole duty to ensure that the proposed development complies with all applicable laws, regulations and decision criteria. Neither the discussions nor the notes provided at the pre-application meeting shall bind the City in any manner or prevent the City's future application or enforcement of all laws, regulations and decision criteria.*

Staff Response: The fire hydrant is a private fire hydrant.

5. Can the water meters for the proposed lots be located on 78th Ave SE or will they have to be run up the access road?

   Staff Response: All four meters being located on 78th Ave SE is acceptable. There is no requirement to run a water main on the private access road.

6. Are the water meters sufficient to serve both fire and domestic services?

   Staff Response: The water meters can serve both fire sprinkler and domestic use.

7. Are the width and layout of the fire access road acceptable?

   Staff Response: Based on a road length of 493 feet to the approved Appendix D Fire Turnaround, the access road will need to be 20 feet in width. The portion of the access road at the fire hydrant will need to be 26 feet wide.

8. Please provide a ruling on the watercourse study, which shows that there is no watercourse on the site.

   Staff Response: Determination of the presence or absence of critical areas cannot be made as a part of a Pre-Application Meeting. The critical area determination requires an application for a Critical Area Review 1. As a part of the Critical Area Review 1, the city will send the critical area report to an environmental consultant for peer review at the applicant's expense.

9. Is lot 1 a corner lot if it borders a private access drive on one side?

   Staff Response: Lot 1 is considered a corner lot because it located at the junction of and abutting two streets (78th Ave SE and the private access road).

10. Are the front and back yards shown acceptable?

    Staff Response: Lot 1 is a corner lot that abuts 78th Ave SE and the private access road. For corner lots, the front yard is measured from the narrowest dimension of the lot abutting a street. In the case of lot 1, the front yard would be the yard abutting 78th Ave SE.

    It appears that the front yards for lots 1 through 4 are proposed to be facing the driveway and the fire turnaround. To be considered corner lots, lots 2 through 4 need to abut streets on two sides. Driveways are explicitly excluded from the definition of street in MICC 19.16.010, so these lots are not considered corner lots as they only abut one street.

    Under MICC 19.02.020(C)(a)(i), for lots that are not corner lots or waterfront lots, the front yard shall extend the full width of the lot and is generally the yard abutting the improved street from which the lot gains primary access. As such, the front yards of lots 2 through 4 would be lot yard abutting the private access road.

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Under 19.02.020(C)(b), the rear yard is the yard opposite the front yard.

11. Does the private access road area affect the buildable area calculations for the proposed houses?

    Staff Response: The 40% limit for gross floor area is based on a lot's gross lot area, which is the total area within the boundaries of a lot. It appears that most of the private access road is proposed located within a tract. This area is not within the boundaries of lots 1 through 4, so it would not factor into the gross floor area calculations.

    Any portion of the lots used for access, such as roads within access easements on the lots, would need to be included in the gross lot area. This may include the areas labeled as the driveway between lots 1 and 2 and the fire turnaround between lots 3 and 4.

12. Will the 30-foot access easement on the east side of the site be deducted for determining gross floor area on lot 4?

    Staff Response: The 40% limit for gross floor area is based on the lot's gross lot area, which is the area of a lot including all access easements. The area of the 30-foot easement on lot 4 would not be deducted from the gross lot area.

Review Comments:

Fire Comments:

Fire Contact: Jeromy.Hicks@mercerisland.gov or 206-275-7966.

1. Basic notes regarding the Fire Review and evaluation processes have been provided below. There are several hyperlinks that may be used to help guide you through this process. All this information is consolidated in the city's Developer Manual (Please remember that this is a guide and all information shall be verified with state and local adopted code).
2. Fire Access
    a. Access roads (defined under IFC 202) under 500 feet in length are required to be 20 feet in width. Access roads over 500 feet in length are required to be 26 feet in width. (IFC 503.2.1, D103.1, MICC 17.07.020)
        i. In this case, the access road is 493 feet to the approved Appendix D Fire Turnaround. This road access will need to be 20 feet in width, with a 26-foot width provided at the fire hydrant, as proposed.
    b. Minimum driveway widths for planning purposes are outlined in MICC 19.09.040.
        i. All driveways under 150 feet in length from the furthest corner shall conform to this standard. In this situation, the furthest corner would be located on the two west properties.
        ii. Please see Section 5 of the Planning Comments below.
    c. Grade shall not exceed 10%. Grades over 10% but under 20% (maximum) may be evaluated for code alternative requests. (IFC 503.2.7)
    d. Length shall not exceed 150 feet from the furthest portion of the building as one would walk. (IFC 503.2.1)

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e. The surface of the access road shall be able to withstand an imposed load of 75,000 pounds and be constructed of asphalt. If the grade exceeds 15%, the surface shall be brushed concrete. (IFC D102.1, MICC 19.09.040)
f. Fire access roads, private access roads, and driveways in excess of 150 feet shall have provisions for fire apparatus turnaround as listed and illustrated in Appendix D of the IFC.
g. Language needs to be included on the plat stating that the fire access turnaround needs to be maintained with no vehicle parking. If driveway access is proposed off of the turnaround, the Fire Marshal may require a painted roadway, signs, or a combination thereof.

3. Fire Flow (Hydrants)
   a. A hydrant capable of flowing the required fire flow as outlined in the International Fire Code, Appendix B shall be located within 300 feet of the furthest portion of the building, or 600 feet for a building with an approved sprinkler system.
      i. Verify that the hydrant will flow according to Appendix B of the International Fire Code at a minimum. The pipe size shall not be smaller than 6 inches. An 8-inch pipe is recommended as the city engineer allows.
      ii. Looped fire hydrant lines are not required. Fire flow may be increased with looped systems, but they are not required.
      iii. The plat notes shall contain the following provision that the hydrant be maintained per NFPA Standards:
         1. The Fire Hydrant within this plat is considered "private" and shall be maintained by the plat owners per the City of Mercer Island Fire Marshal and NFPA Standards. This includes annual testing of the main, hydrant and backflow devices. The Hydrant shall be installed per City of Mercer Island specifications."
      iv. See note under section 7 of the Fire Notes below for an example of a plat note for additional services.
4. Sprinklers
   a. All new construction and alterations over 50% valuation are required to install a minimum of a NFPA 13d fire sprinkler system.
   b. Decreased fire flow, access, grade, or building size may require the installation of a NFPA 13r or 13 sprinkler system.
   c. Water meter sizing is required for the installation of a fire sprinkler system.
5. Fire Alarm Systems
   a. NFPA 72 Monitored Fire Alarm systems may be required as part of mitigation for deficiencies as listed above or may be proposed as a code alternative.
6. Fire code alternatives
   a. Fire code alternatives may be considered upon application of a building permit. The building designer must propose such alternative, which must show how the alternative is equal to or above the required code.
   b. Fire code alternatives are not considered as a replacement for the fire code. The individual building applicant must show that the adopted prescriptive code may not be followed as a result of extenuating circumstances.
   c. Fire Code Alternative help sheet.
7. Plat Map Wording Requirement: The following statement must be shown on all plat map submittals:

   "All buildings are subject to meeting the current fire code requirements at the time of permit submittal. Access shall be provided as outlined in the International Fire Code Appendix D as

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adopted and/or amended and MICC 19.09.040. Fire plan reviews will be conducted at the time of building permit submittal and may require additional fire protection systems and/or fire prevention measures for permit approval."

For additional information please refer to this helpful webpage:
https://www.mercerisland.gov/cpd/page/fire-permits-and-prevention-information

Tree Comments:

Tree Contact: John.Kenney@mercerisland.gov or 206-275-7713.

1. Please refer to MICC 19.10 for our tree code.
2. 30% of trees with a diameter of 10 inches or greater is required. Additionally, development must be designed to minimize tree removal. Since this is currently considered one lot, use one tree inventory worksheet to calculate this.
3. Replacement is required for any trees that are removed, according to the replacement ratios in MICC 19.10.070.
4. Tree protection (typically at tree dripline) of retained trees will be required.
5. Exceptional trees onsite must be retained and protected unless justified under MICC19.10.060(A)(3).
6. It is recommended that you obtain all tree information from a qualified arborist before you design this project. This will minimize any redesign to protect trees.

For additional information please refer to this helpful webpage:
https://www.mercerisland.gov/cpd/page/tree-permits

Civil Engineering Comments:

Civil Contact: Ruji.Ding@mercerisland.gov or 206-275-7703.

1. Drainage
   a. The project will require a flow control system to meet MR #7 and a water quality system to meet MR #6.
   b. The stormwater connection will be CB32b-354, which is located near the north side of the property on 78th Ave SE.
   c. A pump system is acceptable as long as the discharge pipe to CB32b-354 is a gravity system. Stormwater can be pumped into a catchment basin on the private property, then gravity into the city catchment basin.
   d. The drainage system is a private system.
2. Water
   a. All four meters being located on 78th Ave SE is acceptable. There is no requirement to run a water main on the private access road.
   b. Water meters can serve both fire sprinkler and domestic uses.
   c. The fire hydrant is a private fire hydrant.
3. Sewer
   a. Connecting the side sewers for the four lots to the existing, 6-inch side sewer is acceptable. Confirmation will need to be provided that the existing side sewer is a 6-inch line that is in good condition.
   b. The city sewer as built for this lot does not show a sewer manhole. Please verify whether there is a manhole present at the lot.
   c. The entire sewer system is a private system.

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4. Other
    a. The electrical pull vault should not be located in the right-of-way.
    b. Private utility easements are required for the water supply lines (from the meter to the house), side sewer lines, and storm drainage system.
5. Please see above for responses to the provided questions.
6. The existing ditch will be required to be piped along the frontage of the site as a part of this project.
7. Please refer to MICC Title 15 for our Water, Sewers, and Public Utilities code.

For more information on Stormwater Permits please visit here:
https://www.mercerisland.gov/cpd/page/stormwater-permits

Planning Comments:

Planning Contact: andrew.leon@mercerisland.gov or 206-275-7720.

1. Residential Zoning Standards:
    a. Yards
        i. Front yard: 20 feet
        ii. Rear yard: 25 feet
        iii. Side yards:
            1. Total side yards must be at least 17% of the lot width; no side yard less than 33% of the total side yard requirement.
            2. Variable Side Yard Depth Requirement:
                a. Variable Side Yard Depth Requirements apply to interior lot lines only.
                b. A minimum side yard of 7.5 feet is required for 1) nongabled roof ends where the height is more than 15 feet; or 2) gabled roof ends more than 18 feet. Both measurements are taken from existing or finished grade, whichever is lower, to the top of the gabled roof end adjoining the side yard.
                c. A minimum side yard of 10 feet is required for single-family dwellings with a height of more than 25 feet measured from the existing or finished grade, whichever is lower, to the top of the exterior wall facade adjoining the side yard.
        iv. Yard determination.
            1. Front yard.
                a. For lots that are not corner lots or waterfront lots, the front yard shall extend the full width of the lot and is determined using the following sequential approach, in descending order of preference, until a front yard is established:
                    i. The yard abutting an improved street from which the lot gains primary access.
                    ii. The yard abutting the primary entrance to a building.
                    iii. The orientation of buildings on the surrounding lots and the means of access to the lot.
                b. On corner lots the front yard shall be measured from the narrowest dimension of the lot abutting a street. The yard adjacent to the widest dimension of the lot abutting a street shall be a side yard.
                    i. If a setback equivalent or greater than required for a front yard is provided along the property lines abutting both streets, then only one of the remaining setbacks must be a rear yard.

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2. Rear Yard.
    a. Except as provided in MICC 19.02.020(C)(2)(a)(ii) and (iii), the rear yard is the yard opposite the front yard. The rear yard shall extend across the full width of the rear of the lot, and shall be measured between the rear line of the lot and the nearest point of the main building including an enclosed or covered porch. If this definition does not establish a rear yard for irregularly shaped lots, the code official shall establish the rear yard based on the following method: the rear yard shall be measured from a line or lines drawn from side lot line(s) to side lot line(s), at least 10 feet in length, parallel to and at a maximum distance from the front lot line.
3. Any yards not designated as a front or rear yard shall be defined as a side yard.

v. Eaves may only protrude up to 18 inches into yards; note that no protrusion is allowed within *minimum* side yard setbacks.

vi. No eave and minor building element protrusion is allowed into the minimum side yard setback established by either the requirements based on lot width or Variable Side Yard Depth Requirement. (MICC 19.02.020(C)(3)).

b. Lot Coverage:
    i. Calculated by totaling the following:
        1. All drivable surfaces (driveway, parking pad, turn-arounds, etc. regardless the material type; e.g. pervious driveway counts towards lot coverage)
        2. Roof line (includes eaves and covered decks)
    ii. Lot Coverage is limited to a percentage of net lot area; this percentage varies between 20-40% depending on the slope of the lot. Lot slope is calculated by subtracting the lowest existing elevation from the highest existing elevation and dividing the resulting number by the shortest horizontal distance between these two points.
    iii. Allowed a maximum of 9% of the lot area can be hardscape
        1. Hardscape includes: patios, uncovered steps, walkways, decks, retaining walls, rockeries, and other hardened surfaces other than drivable surfaces or roofs.
        2. Hardscape improvements can be within the maximum lot coverage allowance. That is, if the proposed lot coverage is less than the maximum lot coverage, the difference between the maximum and proposed areas can be used for hardscape.

2. Subdivisions
    a. Design Standards
        i. 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.
            2. Public rights-of-way shall comply with the requirements set out in MICC 19.09.030.
            3. Private access roads shall meet the criteria set out in MICC 19.09.040.
                a. See Section 5 of the Planning Comments below for more information about standards for private access roads.
            4. Street 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.
        ii. 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).

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.
3. Th 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.
4. The proposed subdivision shall incorporate the preferred development practices pursuant to MICC 19.01.110 where feasible.
5. The proposed subdivision shall be designed to comply with the provisions of Chapter 19.10 MICC.

iii. 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.
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:
   a. Require that certain portions of the long subdivision or short subdivision remain undeveloped with such restrictions shown on the official documents.
   b. Increase the usual building setback requirements.
   c. Require appropriate building techniques to reduce the impact of site development.

b. Streets, utilities, and storm drainage. A subdivision shall include provisions for streets, water, sanitary sewers, storm drainage, utilities and any easements or facilities necessary to provide these services. All utilities shall be placed underground unless waived by the city engineer. Detailed plans for these provisions shall not be required until after the approval of the preliminary plat and shall be a condition precedent to the official approval of the subdivision.

c. Construction Limitations

i. 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 MICC. Following preliminary approval, tree removal, grading, and installation of utilities shall be the minimum necessary for final plat approval of the long or short subdivision.

ii. 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.

1. In other words, only one building permit application for a new single-family dwelling could be accepted and reviewed by the city prior to the recording of the final plat.

3. Critical area constraints

a. The City of Mercer Island GIS shows that there is a Type Ns watercourse running through the lot.

i. A buffer of 60 feet shall be established from the ordinary high water mark, or from the top of the bank if the ordinary high water mark cannot be established.

ii. Neither lot coverage nor hardscape shall be permitted within a watercourse or watercourse buffer except as provided in Chapter 19.07 MICC.

iii. Buildings and other structures shall be set back a minimum of 10 feet from the edges of a watercourse buffer. The distance may be reduced to 5 feet if:

1. The watercourse is Type Ns.
2. The buffer does not contain habitat for WDFW priority species.
3. A split-rail fence is installed along the perimeter of the buffer.
4. Survey markers are installed along the perimeter of the buffer to establish its field location.

b. Verification of the delineation and/or type of a watercourse requires a Critical Area Review 1.

i. All applications for Critical Area Review 1 are sent to an environmental consultant for review at the applicant's expense. The city will send comments and make its decision based on the consultant's review.

4. State Environmental Policy Act (SEPA) Review
   a. This proposal is exempt from SEPA under WAC 197-11-800(6)(d) as it involves a short subdivision for which the resulting lots do not exceed the total lots allowed under RCW 58.17.020 (four or fewer lots) if the site is determined to not contain a watercourse.
   b. If the development is proposed on lands covered by water (including watercourses), SEPA is required.
5. Private access roads and driveways.
   a. Road width.
      i. All private access roads serving three or more single-family dwellings shall be at least 20 feet in width.
      ii. All private access roads serving two single-family dwellings shall be at least 16 feet in width.
   b. All corners shall have a minimum inside turning radius of 28 feet.
   c. All private access roads in excess of 150 feet in length, measured along the centerline of the access road from the edge of city street to the end of the access road, shall have a turnaround with an inside turning radius of 28 feet.
   d. Gradient
      i. No access road shall have a gradient of greater than 20%.
      ii. For all access roads and driveways with a gradient exceeding 15%, the road surface shall be cement concrete pavement with a brushed surface for traction. Access roads and driveways with gradients of 15%or less may have asphalt concrete surface.
6. Building pads
   a. New subdivisions shall designate a building pad for each lot as follows:
      i. The building pad shall be located to minimize or prevent impact as indicated in the following:
         1. Removal of trees and vegetation required for retention pursuant to Chapter 19.10 MICC shall be prevented.
         2. Disturbance of the existing, natural topography as a result of anticipated development within the building pad shall be minimized.
         3. Impacts to critical areas and critical area buffers shall be minimized, consistent with the provisions of Chapter 19.07 MICC.
         4. Access to the building pad shall be consistent with the standards contained in MICC 19.09.040.

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ii. Building pads shall not be located within:
    1. Required front, rear, or side yard setbacks.
    2. Streets or rights-of-way.
    3. Critical areas, buffers or critical area setbacks; provided building pads may be located within geohazard areas and associated buffers and setbacks when all of the following are met:
        a. A qualified professional determines that the criteria of MICC 19.07.160(B)(2) and (3), Site development, are satisfied.
        b. Building pads are sited to minimize impacts to the extent feasible.
        c. Building pads are not located in steep slopes or within 10 feet from the top of a steep slope, unless such sloped, as determined by a qualified professional, consist of soil types determined not to be landslide prone.

iii. No cross-section dimension of a building pad shall be less than 20 feet in width.

b. New buildings shall be located within the building pad established by MICC 19.09.090(A) or (B). Legally established nonconforming portions of existing buildings and additions made pursuant to MICC 19.07.130, Modifications, may be located outside of building pads.

7. Preferred practices – Proposed developments shall incorporate all of the following preferred development practices where feasible:
    a. Use common access drive and utility corridors.
    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.
    c. Retaining walls should be designed to minimize grading, including the placement of fill, on or near an existing natural slope.
8. Easement:
    a. Vehicular Access Easements. No structures shall be constructed on or over any vehicular access easement. A minimum five-foot yard setback from the edge of any easement that affords or could afford vehicular access to a property is required for all structures; provided, that improvements such as gates, fences, rockeries, retaining walls and landscaping may be installed within the five-foot yard setback so long as such improvements do not interfere with emergency vehicle access or sight distance for vehicles and pedestrians.
    b. Utility and Other Easements. No structure shall be constructed on or over any easement for water, sewer, storm drainage, utilities, trail or other public purposes unless it is permitted within the language of the easement or is mutually agreed in writing between the grantee and grantor of the easement.
    c. The material provided with the Pre-Application Meeting Request indicates that there is an access and utility easement on the east side of the subject property. This easement does not appear in City of Mercer Island records. Please provide the language of this easement when submitting the short subdivision application.
9. Impact fees
    a. Future construction on the new lots resulting from the proposed subdivision will need to pay transportation and park impact fees.
    b. Current rates are:
        i. Transportation – $2,600.31
        ii. Parks – $4,914.53

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c. Note that fees are due at the time they are assessed--they do not vest to the time of complete subdivision or building permit application.

10. Transportation Concurrency: Please apply for a transportation concurrency certificate at the same time as the subdivision.
11. Vesting: Please see the standards in MICC 19.15.170.
12. Application fees
    a. Deposit due at time of application
    b. Review time is billed hourly against the deposit; additional fees may be requested if additional review time is required.
    c. When third-party technical review is required (e.g. geotechnical, wetland, watercourse etc.), this is billed separately, in addition to staff review time.
13. Land Use Application Process and Estimated Timeline:
    a. Required land use approvals
        i. Short Subdivision
        ii. Critical Area Review 1
    b. Prompt for consolidated review
    c. Summary of procedural steps
        i. Pre-Application meeting
        ii. Submit application electronically
        iii. Application Completeness Check
        iv. Notice of Application (incl. public notice via sign on site, mailing, notice in bulletin) beginning 30-day comment period; review begins
        v. Review comments may be sent out if needed
        vi. Notice of Decision
        vii. Appeal period
        viii. Final Plat review and recording
    d. A final plat application meeting all requirements of Chapter 19.15 MICC shall be submitted to the code official and recorded within five years of the date of preliminary plat approval.

Land Use Decisions

Type of Review	Target
Completeness Review	4 weeks
First review	8-12 weeks
Second and subsequent reviews	6 weeks
Staff Report / Decision (following completion of review)	3-4 weeks

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Single Family Residential	
First Review	8-12 weeks
Second Review	3 weeks
Third and subsequent reviews	2 weeks
Revisions	2-3 weeks
Express Reviews (see note below)**	4 weeks

For more information on Land Use and Planning please refer to this useful webpage:
https://www.mercerisland.gov/cpd/page/land-use-application-forms-and-submittal-requirements

Regards

Andrew Leon
Planner
Community Planning & Development
City of Mercer Island

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SEARS

PRELIMINARY PLAT PLANS

7414 78TH AVE SE, MERCER ISLAND, WA 98040

CITY OF MERCER ISLAND FILE NO: SUB23-001



VICINITY MAP

N.T.S.

GOVERNING AGENCY

CITY OF MERCER ISLAND
PUBLIC WORKS DEPARTMENT
9601 SE 36TH STREET
MERCER ISLAND, WA 98040
(206) 275-7608

OWNER/APPLICANT

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(206) 749-9600
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14311 SE 16TH ST
BELLEVUE, WA 98007
(425) 642-8651
CONTACT: SCOTT McMILLEN

LANDSCAPE ARCHITECT:
LYON LANDSCAPE ARCHITECTS
1015 PACIFIC AVE, SUITE 203
TACOMA, WA 9402
(253) 209-4053
CONTACT: MOGHAN LYON

ARBORIST:
CREATIVE LANDSCAPE SOLUTIONS
SPRINCE@AOL.COM
(425) 890-3808
CONTACT: SUSAN PRINCE

PROJECT INFORMATION:

ADDRESS:	7414 78TH AVE SE, MERCER ISLAND, WA 98040
ZONING:	R-9.6 (SINGLE FAMILY)
TOTAL PARCEL AREA:	68,827 SF (1.58 AC)
PROPOSED NUMBER OF LOTS:	4
MIN. LOT SIZE:	9,600 SF
MIN. LOT DEPTH:	80'
MIN. LOT WIDTH:	75'
MAX. BUILDING HEIGHT:	30'
MAX. GROSS FLOOR AREA:	45% LOT AREA
MAX. LOT COVERAGE:	40% (SLOPE < 15%) 35% (SLOPE < 30%)
TAX PARCEL NUMBER:	2524049075
SETBACKS:	
FRONT:	20'
REAR:	25'
SIDE:	15' TOTAL (5' MIN.)
FROM PUBLIC R.O.W.:	10'

DATUM AND BENCHMARK:

BASIS OF BEARING FOR THIS SURVEY IS A LINE BETWEEN CITY OF MERCER ISLAND MI 1056 AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25, T24N, R04E, W.M. AND MERCER ISLAND 1519 AT THE SOUTHWEST CORNER OF SAID QUARTER. BEARING BETWEEN THESE MONUMENTS WAS TAKEN AS SOUTH 46°01'02" WEST.

BASIS OF ELEVATION
BASIS OF NAVD88 ELEVATION WAS TAKEN FROM MERCER ISLAND CONTROL MONUMENT 3190 AT THE INTERSECTION OF SE 72ND STREET AND 80TH AVENUE SE. ELEVATION TAKEN AS 302.674'

CHECKED WITH HIGH ACCURACY LEVEL NETWORK TO CITY OF MERCER ISLAND 3188 WITH A CLOSURE OF 0.000' FROM PUBLISHED. ELEVATION OF 3188 WAS TAKEN AT 260.671'.

LEGAL DESCRIPTION:

THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 769.98 FEET THEREOF;

AND EXCEPT THE SOUTH 450 FEET THEREOF;

AND EXCEPT THE WEST 30 FEET THEREOF.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

UTILITIES

WATER:
CITY OF MERCER ISLAND
PUBLIC WORKS DEPARTMENT
9601 SE 36TH STREET
MERCER ISLAND, WA 98040
(206) 275-7608
CONTACT: RUJI DING

SANITARY SEWER:
CITY OF MERCER ISLAND
PUBLIC WORKS DEPARTMENT
9601 SE 36TH STREET
MERCER ISLAND, WA 98040
(206) 275-7608
CONTACT: RUJI DING

STORMWATER:
CITY OF MERCER ISLAND
PUBLIC WORKS DEPARTMENT
9601 SE 36TH STREET
MERCER ISLAND, WA 98040
(206) 275-7608
CONTACT: RUJI DING

FIRE:
CITY OF MERCER ISLAND
FIRE DEPARTMENT
3030 78TH AVENUE SE
MERCER ISLAND, WA 98040
(206) 275-7966
CONTACT: JEROMY HICKS

POWER:
PUGET SOUND ENERGY
CONTACT: MAKAYLA CANDILIERE
MAKAYLA.CANDILIERE@PSE.COM

TELECOM:
CENTURYLINK
CONTACT: AMY ALLISTON
AMY.ALLISTON@CENTURYLINK.COM

COMCAST
(425) 263-5353
CONTACT: JEFF BURRIS
JEFFREY_BURRIS@COMCAST.COM

NATURAL GAS:
PUGET SOUND ENERGY
10885 N.E. 4TH STREET
BELLEVUE, WA 98004
(425) 452-1234

LOT INFORMATION:

LOT #	GROSS FLOOR AREA CALCULATIONS		LOT SLOPE CALCULATIONS				LOT COVERAGE CALCULATIONS	
	LOT AREA	MAX GROSS FLOOR AREA (SF)	HIGHEST ELEVATION (FT)	LOWEST ELEVATION (FT)	SHORTEST DISTANCE (FT)	LOT SLOPE (%)	NET MAX LOT COVERAGE (%)	NET MAX LOT COVERAGE (SF)
1	16,254	6,502	308.6	291.7	272.7	6.20%	40%	6,502
2	12,959	5,184	311.6	295.7	341.3	4.65%	40%	5,184
3	12,498	4,999	320.5	310.2	129.8	8.00%	40%	4,999
4	15,924*	6,370	328.2	315.9	211.9	5.82%	40%	5,059

*(GROSS LOT AREA) – (EASEMENT AREA) = NET LOT AREA
15,924-3,277 = 12,647 SF

CONSTRUCTION REQUIREMENTS (MERCER ISLAND)

ALL IMPROVEMENTS SHALL BE INSTALLED PURSUANT TO PLANS APPROVED BY THE CITY IN ACCORDANCE WITH THE APPROVED CONSTRUCTION SCHEDULE.

ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF MERCER ISLAND, CONDITIONS OF PERMITS ISSUED, THE GEOTECHNICAL EVALUATION RECOMMENDATIONS, AND CONSTRUCTION PLANS ACCEPTED BY THE CITY. THE ENGINEER OF RECORD MAY BE REQUIRED TO MONITOR THE CONSTRUCTION, EROSION CONTROL, SITE STABILIZATION MEASURES AND PROVIDE INSPECTION REPORTS TO THE CITY ENGINEER THAT DOCUMENT ALL OF THE WORK PERFORMED.

THE SEASON FOR CLEARING, GRADING, AND THE CONSTRUCTION OF UTILITIES, STORM DRAINAGE FACILITIES, ROADWAYS, AND RETAINING WALLS SHALL NOT BEGIN UNTIL APRIL 1, AND SHALL END BY OCTOBER 1 OF ANY YEAR, UNLESS OTHERWISE APPROVED BY THE CODE OFFICIAL AND CITY ENGINEER.

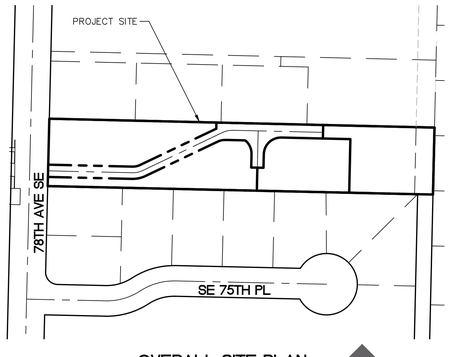
ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN A MANNER THAT RETAINS AS MUCH NATURAL VEGETATION A POSSIBLE.

THE TYPE OF EQUIPMENT TO BE USED FOR LAND CLEARING AND ROADWAY AND UTILITIES CONSTRUCTION SHALL BE DEFINED AT THE PRE-CONSTRUCTION CONFERENCE WITH THE CITY. THE NECESSARY DEVELOPMENT AND ROW USE PERMITS SHALL BE OBTAINED PRIOR TO MOVING EQUIPMENT ONTO THE SITE.

THE CITY ENGINEER MAY REQUIRE THAT CERTAIN IMPROVEMENTS BE HAND DUG.

THE CITY MAY REQUIRE THAT SPECIFIC CLEARING, GRADING, EXCAVATION, OR SENSITIVE CONSTRUCTION WORK BE EVALUATED AND DETAILED BY A GEOTECHNICAL ENGINEER. AS A CONDITION FOR COMPLETION OF THE WORK, THE CITY MAY REQUIRE THAT THE ENGINEER BE PRESENT DURING WORK TO MONITOR AND REVIEW SITE CONDITIONS, AND TO RECOMMEND APPROPRIATE SPECIAL CONSTRUCTION TECHNIQUES OR MITIGATING MEASURES.

ALL DAMAGE TO ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY RESULTING FROM CONSTRUCTION (E.G., SILTATION, MUD, WATER, RUNOFF, ROADWAY DAMAGE CAUSED BY CONSTRUCTION EQUIPMENT OR HAULING) SHALL BE EXPEDITIOUSLY MITIGATED AND REPAIRED BY THE CONTRACTOR, AT THEIR EXPENSE. FAILURE TO MITIGATE AND REPAIR SAID DAMAGE, OR TO COMPLY WITH THE ACCEPTED CONSTRUCTION PLANS, THE PERMITS ISSUED BY THE CITY, OR THE CITY REQUIREMENT FOR CORRECTIVE ACTION SHALL BE CAUSE FOR THE ISSUANCE OF A "STOP WORK" ORDER, FORECLOSURE ON THE PLAT PERFORMANCE GUARANTEE, AND/OR OTHER MEASURES DEEMED APPROPRIATE BY THE CITY ENGINEER.



OVERALL SITE PLAN

SCALE: 1" = 100'

GENERAL NOTES (NAVIX)

SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE PROJECT SPECIFICATIONS, THE CITY OF MERCER ISLAND STANDARD SPECIFICATIONS, ALL CITY/COUNTY REGULATIONS AND CODES, O.S.H.A. AND THE A.P.W.A. STANDARDS WHICH ARE HEREBY REFERENCED AS PART OF THESE PLANS.

THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

CAUTION — NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

ALL EXISTING UTILITY CROSSINGS SHALL BE POTHOLED UTILIZING A SOIL VACUUM METHOD TO IDENTIFY THE EXISTING UTILITY PRIOR TO DIGGING WITHIN 5' OF A KNOWN UTILITY.

REFERENCE DOCUMENTS

1. BOUNDARY AND TOPOGRAPHIC SURVEY, DATED JUNE 10, 2022, BY CORE DESIGN.
2. GEOTECHNICAL REPORT: PROPOSED SHORT PLAT 7414-78TH AVENUE SOUTHEAST, MERCER ISLAND, WASHINGTON, DATED DECEMBER 15, 2022, BY TERRA ASSOCIATES, INC.

EXISTING LEGEND

	LIGHT POLE WITH ARM	PIV	POST INDICATOR VALVE
	LIGHT POLE WITH NO ARM / PEDESTRIAN SIGNAL POLE	FDC	FIRE DEPARTMENT CONNECTION
P	POWER VAULT		HOSE BIBB
	UTILITY POLE		CATCH BASIN, TYPE 1
	GUY ANCHOR		CATCH BASIN, TYPE 2
	SIGNAL POLE		STORM MANHOLE
	SIGNAL POLE WITH LUMINAIRE ARM	CO	STORM DRAIN CLEANOUT
PM	POWER METER		CULVERT
P	POWER JUNCTION BOX		SANITARY SEWER MANHOLE
PHH	POWER HANDHOLE	COS	SANITARY SEWER CLEANOUT
	TRANSFORMER		ROCKERY
TSCB	TRAFFIC SIGNAL CONTROL BOX		BOLLARD
SLCB	STREET LIGHT CONTROL BOX		SIGNPOST
TV	CABLE TV JUNCTION BOX		MAILBOX
T	COMMUNICATIONS VAULT		WETLAND FLAG
T	TELEPHONE PEDESTAL		DECIDUOUS TREE
T	TELEPHONE JUNCTION BOX		CONIFEROUS TREE
GM	GAS METER		DRIPLINE (RADIUS)
	GAS VALVE		MONUMENT
W	WATER VAULT	R/C	FOUND REBAR/CAP
	FIRE HYDRANT	TK/LD	TACK IN LEAD
	WATER VALVE		
WM	WATER METER		
MW	MONITOR WELL		
	BLOWOFF VALVE		
PRV	PRESSURE RELIEF VALVE		
	IRRIGATION CONTROL VALVE		

SD	STORM DRAIN LINE
G G	GAS LINE
OHP	OVERHEAD POWER LINE
P P	UNDERGROUND POWER LINE
SS	SANITARY SEWER LINE
FM	SANITARY SEWER FORCE MAIN
OHT	OVERHEAD TELEPHONE LINE
T T	UNDERGROUND TELEPHONE LINE
W W	WATER LINE

A	ALDER
AP	APPLE
B	BIRCH
C	CEDAR
CH	CHERRY
CN	CONIFER
D	DECIDUOUS
DL	DRIP LINE
F	FIR
H	HEMLOCK
M	MAPLE
MA	MADRONA
O	OAK
P	PINE
PL	PLUM
PO	POPLAR
RD	REDWOOD
SP	SPRUCE

SHEET INDEX

SHEET NO.	DRAWING TITLE
C0.1	COVER SHEET
C1.0	TREE RETENTION AND SITE DEMOLITION PLAN
C1.1	TREE INVENTORY TABLE
C2.0	SITE AND STREET IMPROVEMENT PLAN
C3.0	CONCEPTUAL GRADING PLAN AND PROFILE
C4.0	CONCEPTUAL UTILITY PLAN
S0.1	SHORT PLAT COVER SHEET
S0.2	SHORT PLAT SHEET 2
S0.3	SHORT PLAT SHEET 3
S0.4	SHORT PLAT SHEET 4
S0.5	SHORT PLAT SHEET 5

NAVIX
SITE | CIVIL
11235 s.e. 6th street | suite 150
bellevue, wa 98004
t: 425.453.9501 | f: 425-453-8208
www.navixeng.com

CLIENT/OWNER

SAINTFIELD2 LLC

PROJECT NAME

SEARS

PROJECT ADDRESS

**7414 78TH AVE SE
MERCER ISLAND, WA 98040**

STAMP



REVISIONS

REV	ISSUED FOR:	DATE
1	PERMIT RESUBMITTAL	06.23.23
2	PERMIT RESUBMITTAL	10.12.23
3	PERMIT RESUBMITTAL	12.01.23
4	PERMIT RESUBMITTAL	01.03.24
5	PERMIT RESUBMITTAL	02.07.24

811

SECTION, TOWNSHIP, RANGE:

SECTION 25, TOWNSHIP 24
NORTH, RANGE 4 EAST, W.M.

PROJECT TEAM

REVIEWED BY: J.TAFLIN
DESIGNED BY: G.GOUDY

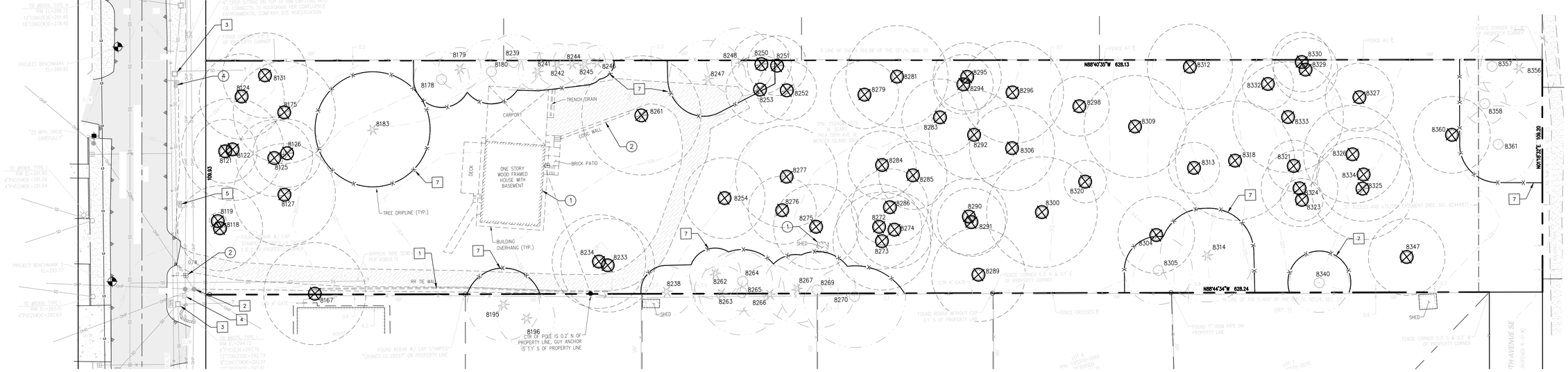
SHEET NAME

COVER SHEET

SHEET NUMBER

C0.1

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DEMOLITION SCHEDULE

KEY	ITEM
1	EXISTING BUILDINGS AND ALL APPURTENACES
2	EXISTING RETAINING WALL
3	WATER METER
4	RELOCATE MAILBOX

PRESERVE/PROTECT

KEY	ITEM
1	RETAINING WALL
2	UTILITY POLE
3	IN-GROUND UTILITY STRUCTURE
4	FIRE HYDRANT
5	MAILBOX
6	EXISTING PAVEMENT
7	TREE PROTECTION FENCE

SITE

- PROPERTY LINE
- EXISTING R.O.W.
- CENTERLINE
- EASEMENT LINE
- EXISTING CONCRETE PAVEMENT, ASPHALT PAVEMENT AND/OR CONCRETE SIDEWALK TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED SEE NOTE 7
- EXISTING CONCRETE PAVEMENT, ASPHALT PAVEMENT TO BE GROUND FOR OVERLAY
- ITEM TO REMAIN
- ITEM TO REMOVE
- UTILITY TERMINATION POINT
- TREE PROTECTION FENCING
- TREE TO REMOVE
- TREE TO REMAIN W/PROTECTION

TREE RETENTION NOTES

1. QUANTITIES OF TREES TO BE REMOVED IN THE TREE RETENTION LEGEND REFLECT TOTAL TREES THAT WILL REQUIRE REMOVAL AS PART OF THE SITE DEVELOPMENT.
2. QUANTITIES OF TREES TO REMAIN IN THE TREE RETENTION LEGEND INCLUDES ALL TREES WITHIN THE STUDY AREA.
3. PER MCC 19.16.010, A SIGNIFICANT TREE ON MERCER ISLAND IS ANY TREE WITH A DIAMETER OF TEN INCHES OR MORE.
4. TREES DESIGNATED FOR REMOVAL WITHIN TREE PROTECTION FENCE SHOULD BE SNAGGED OR FLUSH CUT TO MINIMIZE ROOT DAMAGE TO RE REMAINING TREES. DO NOT REMOVE TREES DESIGNATED FOR REMOVAL WITHIN TREE PROTECTION FENCING AREA BY PUSHING OVER WITH MACHINERY.
5. EXISTING TREES TO REMAIN SHALL NOT BE DISTURBED DURING DEMOLITION OF EXISTING STRUCTURES OR CONSTRUCTION OF PROPOSED FEATURES. THIS INCLUDES DAMAGES TO TREE TRUNK, ROOTS, AND LIMBS. IF TREE LIMBS RESTRICT VERTICAL LIMITS OF DEMOLITION MACHINERY, A CERTIFIED ARBORIST MAY LIFT CANOPY BY PRUNING LIMBS UP TRUNK.
6. GRAVEL DRIVEWAY INSIDE OF TREE PROTECTION TO BE REMOVED UNDER DIRECTION OF CERTIFIED ARBORIST.

NAVIX
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CLIENT/OWNER

SAINTFIELD2 LLC

PROJECT NAME

SEARS

PROJECT ADDRESS

7414 78TH AVE SE
MERCER ISLAND, WA 98040

STAMP

WILLIAM P. STEIN
STATE OF WASHINGTON
41871
REGISTERED
PROFESSIONAL ENGINEER
02/01/2024

REVISIONS

REV	ISSUED FOR:	DATE
1	PERMIT RESUBMITTAL	06.23.23
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SECTION, TOWNSHIP, RANGE:

SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.

PROJECT TEAM

REVIEWED BY: J.TAFLIN
DESIGNED BY: G.GOUDY

SHEET NAME

TREE RETENTION AND SITE DEMOLITION PLAN

SHEET NUMBER

C1.0

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1	2	3	4	5	6	7	8	9	10						11				12				
									Proposed Action						CRZ/TPZ/LOD								
									Retain		Remove				Radius in feet								
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Viable	Nonviable	Nonviable	Construction	N	W	E	S	Large tree DBH > 24" Exceptional Tree MCC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
1	**8118**	**Bigleaf maple**	**40.5**	**40.5**	**20**		**Y**	**Fair**	**Ivy @ root crown up to 70', co-dominant leaders with included bark x2 @ 5', dead wood, broken branches, moss and lichen**				**1**	**20**	**20**	**20**	**20**	**E**		**1**	**1**		6
2	8119	Bigleaf maple	15.8	15.8	4			Poor	Co-dominant leaders with included bark x2 reduced to 1 @ 6', previous top loss @ 12', ivy @ root crown up to 12'			1		4	4	4	4			1			
3	8121	Bigleaf maple	23.8	23.8	15		Y	Fair	Previous ivy @ root crown up to 60', asymmetric canopy towards east				1	15	15	15	15			1	1		2
4	8122	Bigleaf maple	10	10	24		Y	Fair	Moss and lichen, typical of species, previous top loss @ 60', 2 leaders, asymmetric canopy towards west, dead wood, broken branches, dead scaffolds, low live crown ratio <10%				1	24	24	24	24			1	1		2
5	**8124**	**Bigleaf maple**	**26.1**	**26.1**	**20**			**Fair**	**Previous ivy @ root crown up to 50', moss and lichen, previous top loss, weak leaders**			**1**		**20**	**20**	**20**	**20**	**L**		**1**			
6	8125	Bigleaf maple	17.8	17.8	18			Fair	Ivy @ root crown up to 50', low live crown ratio <10%, moss and lichen			1		18	18	18	18			1			
7	**8126**	**Douglas fir**	**27.8**	**27.8**	**16**			**Poor**	**Ivy @ root crown up to 50', abnormal bark, shedding bark, popping bark, woodpecker activity, racoon scat, laminated root rot?**			**1**		**16**	**16**	**16**	**16**	**L**		**1**			
8	**8127**	**Bigleaf maple**	**31.2**	**31.2**	**24**			**Poor**	**Large cavity @ root crown up towards north, self-corrected lean towards east, ivy @ root crown up to 60', asymmetric canopy towards east, dead wood, broken branches, dead scaffolds**			**1**		**24**	**24**	**24**	**24**	**E**		**1**			
9	8131	Bigleaf maple	23.2	23.2	20		Y	Fair	Ivy @ root crown up to 20', moss and lichen, cavity @ 2' up to 4' towards east, asymmetric canopy towards north, typical of species				1	20	20	20	20			1	1		2
10	8167	Cherry	20.8	20.8	24			Fair	No taper, girdled root? Previous ivy @ root crown up to 30', moss and lichen			1		24	24	24	24			1			
11	**8175**	**Bigleaf maple**	**26.4**	**26.4**	**24**			**Fair**	**Ivy @ root crown up to 40', moss and lichen, cavity @ 3' up to 4' towards east, typical of species**			**1**		**24**	**24**	**24**	**24**	**L**		**1**			
12	8178	Red alder	11.1	11.1	13			Poor	Failing towards east		1			13	13	13	13			1		1	
13	8179	Leylandii cypress	10.1	10.1	10			OK	Self-corrected lean towards north, exposed roots, hanger, typical of species	1				10	10	10	10			1	1	1	
14	8180	Red alder	11.2	11.2	15	No		OK	Exposed roots, failing towards south, typical of species, average health, structurally OK but not windfirm.		1			15	15	15	15			1		1	
15	**8183**	**Douglas fir**	**47.1**	**47.1**	**27**			**OK**	**Abnormal bark, shedding bark, popping bark, horizontal crack in bark @ 10' towards south, woodpecker activity, elongated branches, coning, co-dominant leaders with included bark x2 @ 50', typical of species**	**1**				**27**	**27**	**27**	**27**	**E**		**1**	**1**	**1**	
16	**8233**	**Bigleaf maple**	**41.4**	**41.4**	**22**			**Fair**	**Roots cut 1' towards south, decay in roots, Hypoxylon canker, moss and lichen, previous top loss @ 15', multiple strong leaders, galls, dead scaffolds, dead wood, broken branches, light fixture**			**1**		**22**	**22**	**22**	**22**	**E**		**1**			
17	**8234**	**Kousa dogwood**	**14**	**14**	**22**			**OK**	**Suppressed canopy, asymmetric canopy-west, dead wood, broken branches, typical of species**				**1**	**22**	**22**	**22**	**22**	**E**			**1**	**1**	**6**
18	8238	Western red cedar	18.6	18.6	12			OK	Previous ivy @ root crown up to 50', thin canopy, typical of species	**1**				12	12	12	12		2	1	1	1	
19	8239	Red alder	12.5	12.5	13		Y	Fair	Exposed roots, serpentine trunk, lean towards north, typical of species	**1**				13	13	13	10	E	1	1	1	1	
20	8241	Leylandii cypress	13.5	13.5	9			OK	Typical of species	**1**				9	9	9	9	E	1	1	1	1	
21	8242	Leylandii cypress	14.8	14.8	10			OK	Typical of species, dead wood, broken branches	**1**				10	10	10	10	E	1	1	1	1	
22	8244	Leylandii cypress	12	12	9			OK	Dead wood, broken branches, typical of species	**1**				9	9	9	9	E	1	1	1	1	
23	8245	Leylandii cypress	7, 14	15.5	10			OK	Co-dominant leaders with included bark x2 @ 3', typical of species	**1**				10	10	10	10	E	1	1	1	1	
24	8246	Leylandii cypress	11	11	8			OK	Dead wood, broken branches, typical of species	**1**				8	8	8	8	E	1	1	1	1	
25	8247	Douglas fir	23.2	23.2	18			OK	Previous light fixture, slight serpentine trunk, typical of species	**1**				18	18	18	15	E	1	1	1	1	
26	8248	Douglas fir	16	16	16			OK	Dead wood, broken branches, typical of species	**1**				16	16	16	12	E	1	1	1	1	
27	8250	Douglas fir	14	14	14			OK	Dead wood, broken branches, typical of species				1	14	14	14	14	E	1	1	1		6
28	8251	Douglas fir	13	13	14			OK	Co-dominant canopy, typical of species				1	14	14	14	14	E	1	1	1		6
29	8252	Hemlock	16.1	16.1	14			Fair	Racoon scat, serpentine trunk, suppressed canopy, dead wood, broken branches, thin canopy, typical of species			1		14	14	14	14			1			
30	8253	Douglas fir	17.9	17.9	16			OK	Typical of species				1	16	16	16	16	E	1	1	1		6
31	8254	Bitter cherry	13	13	19			Fair	Ivy root crown to 20', self-corrected lean west, low live crown ratio< 10, gummosis, dead wood, broken branches			1		19	19	19	19			1			
32	**8261**	**Western red cedar**	**56.6**	**56.6**	**28**		**Y**	**Fair**	**Racoon scat, candelabra @ 10', vertical crack @ 5' up to 15' towards north, multiple 24" diameter branches fused towards south, coning, thin canopy**				**1**	**28**	**23**	**23**	**23**	**E**	**1**	**1**	1		6
33	**8262**	**Western red cedar**	**19.2, 16.3**	**25**	**12**			**OK**	**Co-dominant leaders with included bark x2 @ root crown, thin canopy, nurse tree, typical of species**	**1**				**12**	**12**	**12**	**12**	**L**	**2**	**1**	**1**	**1**	
34	8263	Western red cedar	17.1	17.1	13			OK	Asymmetric canopy towards south, slight lean towards south, typical of species	**1**				13	13	13	13		2	1	1	1	
35	8264	European plum	14	14	14			Poor	Mostly dead, decay throughout		1			14	14	14	14			1		1	
36	8265	European plum	8, 12	14.5	20 south only			Fair	Co-dominant leaders with included bark x2 @ root crown, lean towards south, asymmetric canopy towards south		1			20	20	20	20			1		1	

ONSITE TREES

1	2	3	4	5	6	7	8	9	10						11				12				
									Proposed Action						CRZ/TPZ/LOD								
									Retain		Remove				Radius in feet								
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Viable	Nonviable	Nonviable	Construction	N	W	E	S	Large tree DBH > 24" Exceptional Tree MCC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
37	8267	Hemlock	14	14	16			Poor	Self-corrected lean towards north, lean towards north, exposed roots, asymmetric canopy towards south		1			16	16	16	16			1		1	
38	8269	Grand fir	18.2	18.2	18			OK	Thin canopy, vertical crack in bark root crown up to 30', typical of species	1				11	18	18	18		2	1	1	1	
39	8272	Bigleaf maple	22.9	22.9	20			Fair	Nurse tree, exposed roots, previous top loss, asymmetric canopy towards west, typical of species, dead scaffolds				1	20	20	20	20			1			
40	8273	Bigleaf maple	19.2	19.2	23		Y	Fair	Nurse tree, self-corrected lean towards north, lean towards south, moss and lichen, asymmetric canopy towards south				1	23	23	23	23	E	2	1	1		6
41	**8274**	**Bigleaf maple**	**26**	**26**	**18**			**Poor**	**Mostly dead, Ganoderma**				**1**	**18**	**18**	**18**	**18**	**L**		**1**			
42	8275	Bigleaf maple	23	23	20			OK	Moss and lichen, exposed roots, ivy @ root crown up to 30', dead wood, broken branches, typical of species				1	20	20	20	20	E	2	1	1		6
43	**8276**	**Bigleaf maple**	**27.1**	**27.1**	**16**			**Poor**	**Taps hollow, Ganoderma @ 3' towards east, ivy @ root crown up to 60', nurse tree, previous top loss @ 50', cavity @ root crown up to 4' towards west, Hypoxylon canker**				**1**	**16**	**16**	**16**	**16**	**L**		**1**			
44	**8277**	**Bigleaf maple**	**34.4**	**34.4**	**24**			**Poor**	**Co-dominant leaders with included bark x2 @ 8', ivy @ root crown to top of tree 60', cavity @ root crown up to 4' towards east**				**1**	**24**	**24**	**24**	**24**	**E**		**1**			
45	8279	European plum	14	14	16			Poor	Twisted trunk, large cavity @ root crown up to 4' towards east, dead scaffolds, gummosis				1	16	16	16	16			1			
46	8281	Bigleaf maple	11.5	11.5	24			OK	Moss and lichen, serpentine trunk, typical of species, lean towards north, asymmetric canopy towards north, dominant canopy				1	24	24	24	24	E	3	1	1		6
47	8283	Bigleaf maple	10.8	10.8	18			OK	Moss and lichen, exposed roots, typical of species				1	18	18	18	18	E	3	1	1		6
48	8284	Bigleaf maple	21.8	21.8	16		Y	Fair	Ivy @ root crown up to 50', moss and lichen, low live crown ratio <10%, horizontal crack @ 4' towards south				1	16	16	16	16	E	2	1	1		6
49	8285	Bigleaf maple	16.5	16.5	16			Poor	Sweep towards south, moss and lichen, previous top loss @ 40', weak leaders				1	16	16	16	16			1			
50	8286	Bigleaf maple	14.8	14.8	18		Y	Fair	Moss and lichen, serpentine trunk, lead towards east, typical of species				1	18	18	18	18		2	1	1		6
51	8289	Bigleaf maple	20.2	20.2	22			Fair	Moss and lichen, self-corrected lean towards east, dead wood, broken branches, typical of species, racoon scat, Hypoxylon canker @ 1' towards east				1	21.8	21.8	21.8	21.8			1			
52	8290	Bigleaf maple	14.8	14.8	18			OK	Moss and lichen, typical of species				1	18	18	18	18	E	3	1	1		6
53	8291	Bigleaf maple	11	11	16 south only			OK	Lean towards south, asymmetric canopy towards south, moss and lichen, typical of species				1	16	16	16	16	E	3	1	1		6
54	8292	Red alder	17.1	17.1	21			Poor	Abnormal bark, shedding bark, previous top loss @ 40', no leaders			1		21	21	21	21			1			
55	8294	Bigleaf maple	12	12	14			OK	Asymmetric canopy towards north, typical of species, no access				1	14	14	14	14		3	1	1		2
56	8295	Bigleaf maple	12	12	16			OK	Typical of species, no access				1	16	16	16	16		3	1	1		2
57	8296	Bitter cherry	19	19	24			OK	Moss and lichen, previous top loss, vertical cracks in bark				1	24	24	24	24		3	1	1		2
58	8298	Bitter cherry	10	10	14			OK	Ivy @ root crown up to 20', typical of species				1	14	14	14	14		3	1	1		2
59	8300	European plum	12	12	26			Poor	Failing towards southeast, lean >45°				1		26	26	26			1			
60	8304	Bigleaf maple	16.4	16.4	18			Poor	Abnormal bark, shedding bark, mostly dead				1		18	18	18			1			
61	8305	Bigleaf maple	6, 5, 4, 4, 3	10	16			Fair	Co-dominant leaders with included bark x5 @ root crown, moss and lichen, twisted trunks, dead scaffolds				1		16	16	16			1		1	
62	8306	Bigleaf maple	10.4	10.4	20			OK	Moss and lichen, asymmetric canopy towards west, typical of species				1	20	20	20	20	E	3	1	1		6
63	8309	Bigleaf maple	17.5	17.5	24			Poor	Exposed roots, mostly dead, previous root failure, previous top loss @ 40', weak leader				1		24	24	24			1			
64	8312	Bigleaf maple	12	12	20			Poor	Previous top loss @ 15', weak leaders, poor pruning with decay				1		20	20	20			1			
65	8313	Bigleaf maple	11	11	12			Fair	Ivy @ root crown up to 45' top of tree, low live crown ratio <5%, dead wood, broken branches, moss and lichen				1		12	12	12			1			
66	**8314**	**Western red cedar**	**45.7**	**45.7**	**22**			**OK**	**Thin canopy, previous top loss, elongated branches, racoon scat, drought stress**	**1**				**22**	**22**	**22**	**22**	**E**		**1**	**1**	**1**	
67	**8318**	**Bigleaf maple**	**39.1**	**39.1**	**28**			**Poor**	**Ivy @ root crown up to 30', column of decay 7' up to 12' towards north, co-dominant leaders with included bark x2 @ 7', low live crown ratio <10%, moss and lichen, exposed roots, previous top failure @ 40'**				**1**	**28**	**28**	**28**	**28**	**E**		**1**			
68	8320	Red alder	18	18	10			Poor	Previous large trunk failure, resprout				1	10	10	10	10			1			
69	**8321**	**Bigleaf maple**	**28.2**	**28.2**	**12**			**Poor**	**Mostly dead, ivy @ root crown up to 70', dead top**				**1**	**12**	**12**	**12**	**12**	**L**		**1**			
70	8323	Bigleaf maple	13.8	13.8	10			Poor	Ivy @ root crown up to 50' top of tree				1	10	10	10	10			1			
71	8324	Bigleaf maple	11.4	11.4	18 west only			Fair	Ivy @ root crown up to 40'				1	18	18	18	18			1			
72	**8325**	**Douglas fir**	**42**	**42**	**24**			**Poor**	**Previous ivy @ root crown up to 40', previous top loss @ 80', weak leaders**				**1**	**24**	**24**	**24**	**24**	**E**		**1**			

1	2	3	4	5	6	7	8	9	10						11				12				
									Proposed Action						CRZ/TPZ/LOD								
									Retain		Remove				Radius in feet								
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Viable	Nonviable	Nonviable	Construction	N	W	E	S	Large tree DBH > 24" Exceptional Tree MCC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
73	8326	Bigleaf maple	15.6	15.6	23			OK	Asymmetric canopy to south, co-dominant canopy, moss and lichen, typical of species				1	23	23	23	23			1	1		2
74	8327	Bigleaf maple	2, 6.5	7	16 east only			Poor	Co-dominant leaders with included bark x2 @ 3', dead spur, hangers			1		16	16	16	16			1			
75	8329	Bigleaf maple	10.5	10.5	15			OK	Moss and lichen, ivy @ root crown up to 60', previous top loss, elongated branches, co-dominant canopy, typical of species				1	15	15	15	15			1	1		2
76	8330	Bigleaf maple	11.1	11.1	14			OK	Serpentine trunk, previous ivy @ root crown up to 40', low live crown ratio <10%, co-dominant canopy, lean towards north				1	14	14	14	14			1	1		2
77	8332	Bigleaf maple	12.3	12.3	12			Poor	Ivy @ root crown up to 40', no visible canopy			1		12	12	12	12			1			
78	8333	Bigleaf maple	16, 17.2	23.5	26			Fair	Co-dominant leaders with included bark x2 @ root crown, ivy @ root crown up to 40', previous top loss, moss and lichen, asymmetric canopy towards north, dead wood, broken branches, dead spur, decay in center			1		26	26	26	26			1			
79	8334	Bigleaf maple	14.2	14.2	22			Fair	Ivy @ root crown u to 20', suppressed canopy, previous top loss, asymmetric canopy towards east, moss and lichen, low live crown ratio dying			1		22	22	22	22			1			
80	8340	Bigleaf maple	14	14	14			OK	Ivy @ root crown up to 12', lean towards south, typical of species	1				14	14	14	14			1	1	1	
81	8347	Bigleaf maple	12	12	18			OK	Serpentine trunk, moss and lichen, typical of species				1	18	18	18	18			1	1		2
82	**8356**	**Douglas fir**	**37.2**	**37.2**	**18**		**Y**	**Fair**	**Previous ivy @ root crown up to 30', abnormal bark, shedding bark, popping bark, previous top loss, elongated branches, dead wood, broken branches, hanger, debris over crown, typical of species**	**1**				**18**	**18**	**18**	**18**	**E**		**1**	**1**	**1**	
83	8357	Bigleaf maple	11.4	11.4	12		Y	Fair	Co-dominant leaders with included bark x2 reduced to 1 @ 15', weak leader, previous ivy @ root crown up to 20'	1				12	12	12	12			1	1	1	
84	8358	Bigleaf maple	10.6	10.6	10			OK	Low live crown ratio <30%, asymmetric canopy towards north, suppressed canopy, dead wood, broken branches, typical of species	1				10	10	10	10			1	1	1	
85	8360	Bigleaf maple	14.2	14.2	18		Y	Fair	Ivy @ root crown up to 15', moss and lichen, asymmetric canopy towards north, typical of species				1	18	18	18	18			1	1		2
86	8361	Bigleaf maple	23	23	18		Y	Fair	Moss and lichen, ivy @ root crown up to 30', dead wood, broken branches, wrapped by 6" Red alder, dead scaffolds	1				18	12	18	12			1	1	1	
																				36	13	4	10	9																					36	22	17	42

1	2	3	4	5	6	7		8	9	10		11			
										Proposed Action		CRZ/TPZ/LOD			
										Retain		Radius in feet			
#	Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip-line radius feet	Wind-firm	OK in Grove	Health	Defects/Comments	Viable	Non- viable	N	W	E	S
1	8195	Deodora cedar	26	26	12 over fence		Y	Fair	thin canopy, asymmetric canopy south dead wood, broken branches	1		12	12	12	12
2	8196	Hemlock	20	20	2 over fence			Poor	2 large vertical caracks 30-45' East, previous top loss @ 50', coning, thin canopy		1	2	2	2	2
3	8266	Western red cedar	18	18	14			OK	Thin canopy, typical of species, vertical crack @ root crown up to 6' towards north	1		14	14	14	14
4	8270	Bigleaf maple	36	36	24 over fence			Poor	Cavity @ root crown up to 4' towards east, serpentine trunk, previous large scaffold failure @ 15' towards north resulting in a large cavity		1	13	24	24	24
5	8400	Grand fir	12	12	2 over fence			OK	Suppressed canopy, typical of species	1		2	2	2	2
6	8401	Bigleaf maple	28	28	0 over fence		Y	Fair	Previous top loss, strong leaders, asymmetric canopy towards south, typical of species	1		0	0	0	0
7	8402	Bigleaf maple	26	26	4 over fence			OK	Serpentine trunk, decay @ root crown, lean towards south, typical of species	1		4	4	4	4
8	8403	Hemlock	13	13	9 over fence			Fair	Exposed roots, thin canopy, suppressed canopy		1	9	9	9	9
9	8404	Norway spruce	12	12	0 over fence			Poor	Previous top loss, elongated branches, free flowing sap, lean towards south		1	0	0	0	0
10	8405	Grand fir	18	18	0 over fence			OK	Dead wood, broken branches, co-dominant canopy	1		0	0	0	0
11	8406	Bigleaf maple	26	26	0 over fence			Poor	Previous top loss @ 70'		1	0	0	0	0

OFFSITE TREES

NAVIX
SITE | CIVIL
11235 s.e. 6th street | suite 150
bellevue, wa 98004
t: 425.453.9501 | f: 425-453-8208
www.navixeng.com

CLIENT/OWNER

SAINTFIELD2 LLC

PROJECT NAME

SEARS

PROJECT ADDRESS

7414 78TH AVE SE
MERCER ISLAND, WA 98040

STAMP

KENNETH WILLIAM HOFER
STATE OF WASHINGTON
41871
REGISTERED
PROFESSIONAL ENGINEER
02/07/2024

REVISIONS

REV.	ISSUED FOR:	DATE
1	PERMIT RESUBMITTAL	06.23.23
2	PERMIT RESUBMITTAL	10.12.23
3	PERMIT RESUBMITTAL	12.01.23
4	PERMIT RESUBMITTAL	01.03.24
5	PERMIT RESUBMITTAL	02.07.24

SECTION, TOWNSHIP, RANGE:

SECTION 25, TOWNSHIP 24
NORTH, RANGE 4 EAST, W.M.

PROJECT TEAM

REVIEWED BY: J.TAFLIN
DESIGNED BY: G.GOUDY

SHEET NAME

TREE INVENTORY TABLE

SHEET NUMBER

C1.1

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SCALE: 1 inch = 20 ft.

SETBACKS

FRONT:	20'
REAR:	25'
SIDE:	15' TOTAL (5' MIN)
FROM PUBLIC ROW:	10'

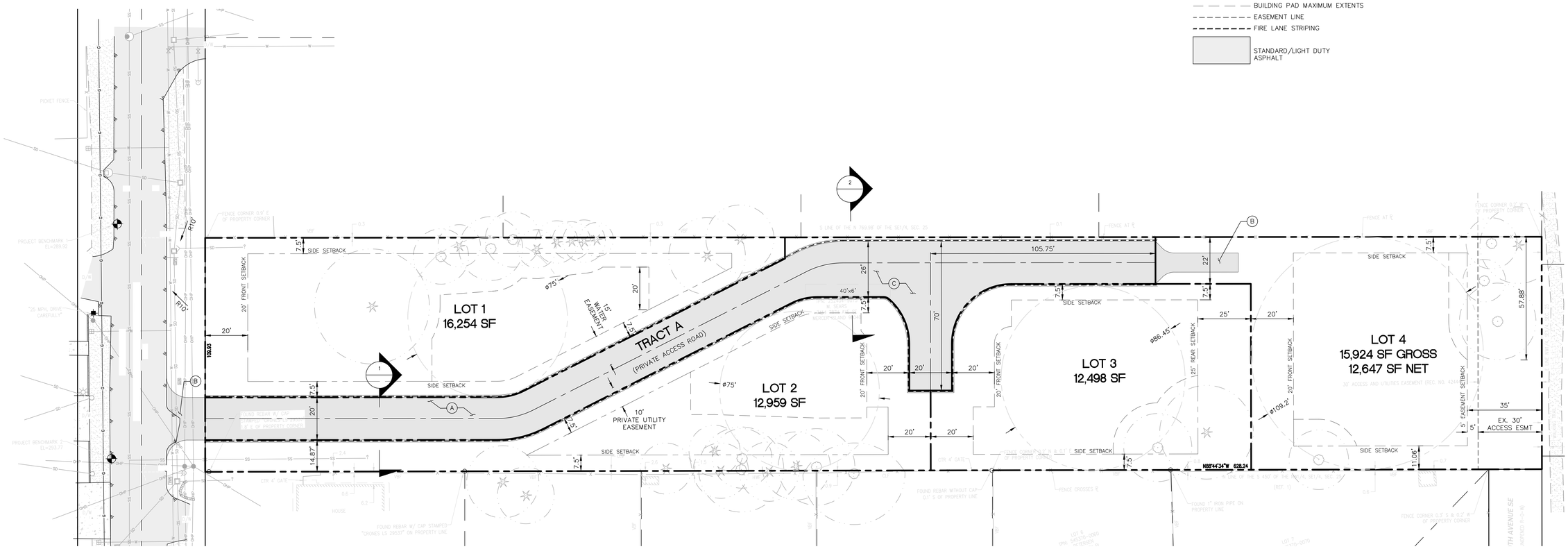
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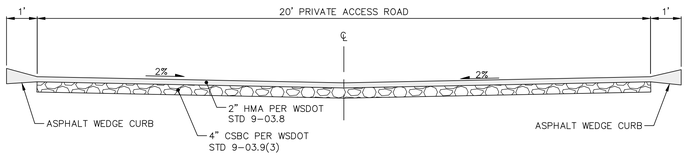
- PROPERTY LINE
- BUILDING LINE
- EXISTING R.O.W.
- CENTERLINE
- SETBACK LINE
- BUILDING PAD MAXIMUM EXTENTS
- EASEMENT LINE
- FIRE LANE STRIPING
- STANDARD/LIGHT DUTY ASPHALT

SITE KEY

(ALL CALLOUTS ARE TYPICAL)

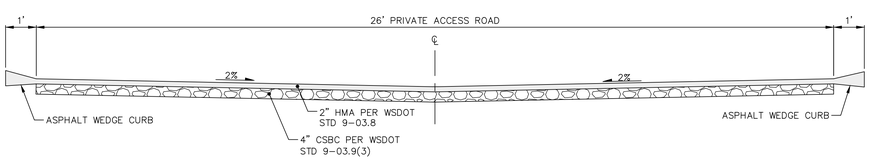
- (A) ASPHALT PAVEMENT
- (B) ASPHALT DRIVEWAY
- (C) FIRE DEPARTMENT HAMMERHEAD TURN AROUND





TYPICAL ROAD SECTION — 1

SCALE: H: 1"=2' V: 1"=2'



FIRE DEPT. HAMMERHEAD TURN AROUND ROAD SECTION — 2

SCALE: H: 1"=2' V: 1"=2'

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

NAVIX
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JASON WILLIAM TAFLIN — STATE OF WASHINGTON — 41871 — REGISTERED PROFESSIONAL ENGINEER

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811

SECTION, TOWNSHIP, RANGE:

SECTION 25, TOWNSHIP 24
NORTH, RANGE 4 EAST, W.M.

PROJECT TEAM

REVIEWED BY: J.TAFLIN
DESIGNED BY: G.GOUDY

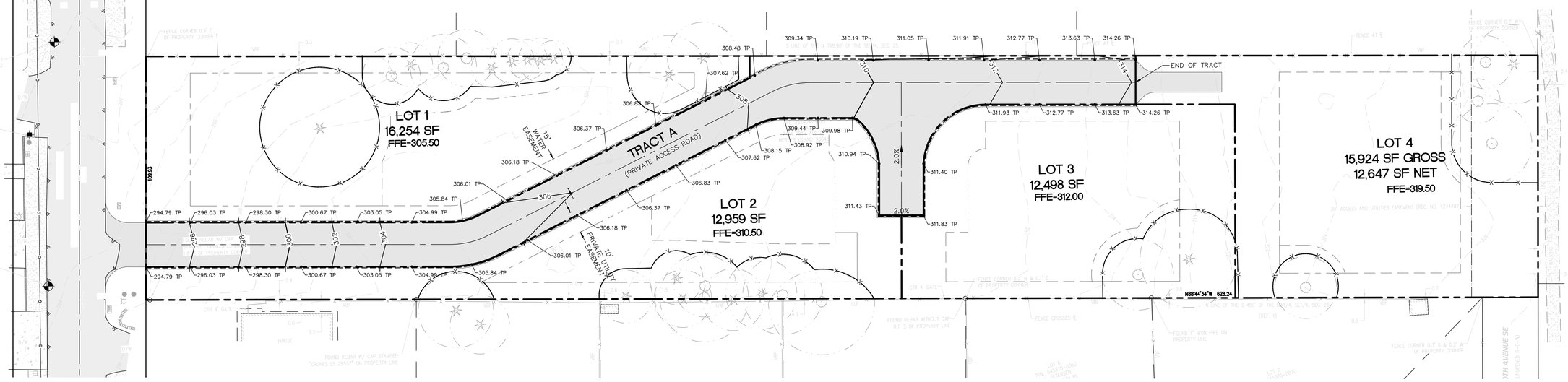
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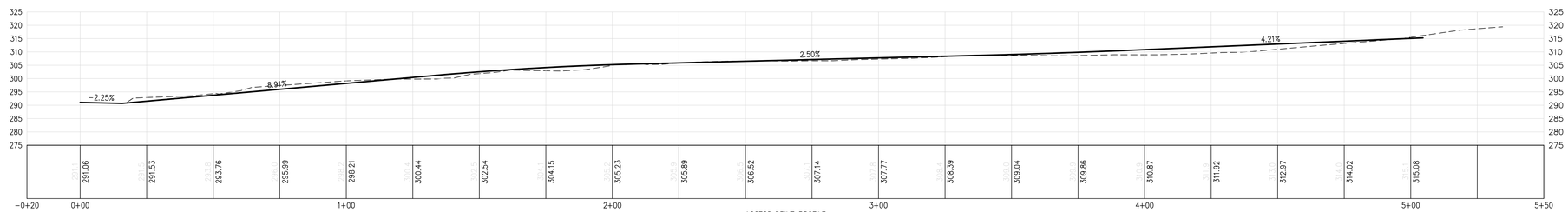
SITE AND STREET IMPROVEMENT PLAN

SHEET NUMBER

C2.0

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ACCESS DRIVE PROFILE
SCALE:
HORIZONTAL: 1"=20'
VERTICAL: 1"=20'

GRADING INFORMATION

TOTAL SITE AREA: 51,300 SF (1.178 AC)
TOTAL SITE FILL: 1,700 CY
TOTAL SITE CUT: 1,000 CY
TOTAL NET FILL: 700 CY

GRADING NOTES:

1. ALL EXCAVATION ADJACENT TO EXISTING TREES TO REMAIN ALONG ROADWAY SHALL BE DONE BY AIR-SPADE INVESTIGATION, WITH CERTIFIED ARBORIST INSPECTING CONSTRUCTION.
2. GRADING QUANTITIES CALCULATED TO FINISH GRADE.
3. SURFACE CONTOURS SHOWN OUTSIDE THE SUBJECT PARCEL INCLUDE BOTH SURVEY AND LIDAR DATA.
4. LISTED CUT AND FILL QUANTITIES DO NOT INCLUDE EXCAVATION FOR THE STORMWATER DETENTION VAULT.

0 10 20 40
SCALE: 1 inch = 20 ft.

GRADING

- PROPERTY LINE
- 64 EXISTING CONTOUR
- 401 MINOR CONTOUR
- 400 MAJOR CONTOUR
- XXX.XX SPOT ELEVATION
- 1.3% SLOPE ARROWS

TOP OF PAVEMENT	TP
MATCH EXISTING	(M.E.)
DOOR THRESHOLD	THR
TOP OF FACE OF CURB	TC
BOTTOM OF FACE OF CURB	BC
FINISHED GRADE AT TOP OF WALL/ROCKERY	TW
FIINISHED GRADE AT BOTTOM WALL/ROCKERY	BW
STORM STRUCTURE RIM	RIM

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STATE OF WASHINGTON
WILLIAM
41871
02/07/2024

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811

SECTION, TOWNSHIP, RANGE:

SECTION 25, TOWNSHIP 24
NORTH, RANGE 4 EAST, W.M.

PROJECT TEAM

REVIEWED BY: J.TAFLIN
DESIGNED BY: G.GOUDY

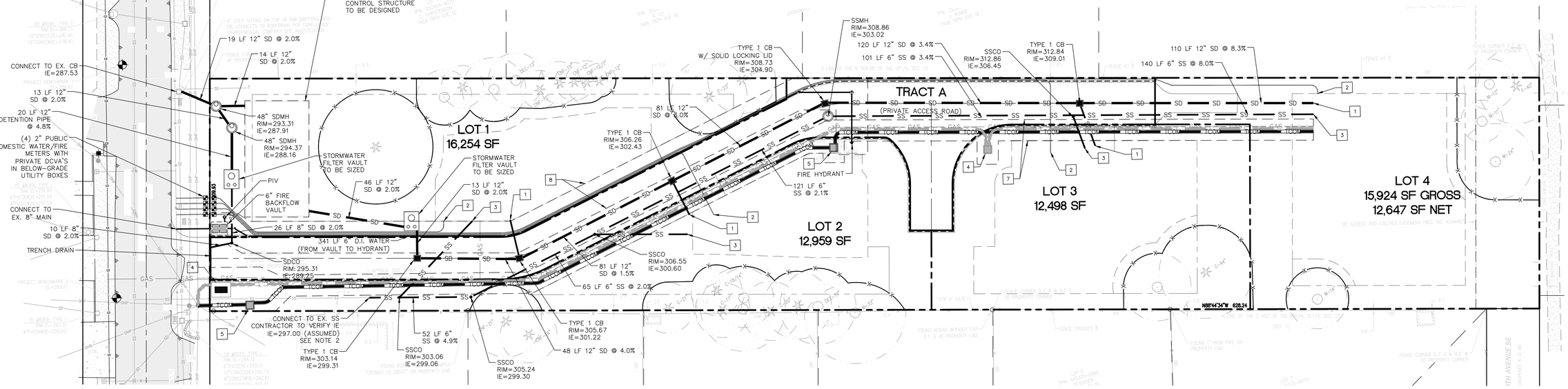
SHEET NAME

CONCEPTUAL GRADING PLAN AND PROFILE

SHEET NUMBER

C3.0

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0 10 20 40

SCALE: 1 inch = 20 ft.

STORM

- STORM DRAIN PIPE
- STORM DRAIN CLEANOUT
- CATCH BASIN TYPE 1/1L
- CATCH BASIN TYPE 2

WATER

- PRIVATE WATER MAIN PIPE
- DOMESTIC WATER PIPE
- WATER METER/DCVA
- POST INDICATOR VALVE

SEWER

- SS — SANITARY SEWER PIPE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE

UTILITY KEY NOTES

KEY	ITEM
1	SD STUB FOR FUTURE CONNECTION
2	WATER STUB FOR FUTURE CONNECTION
3	SANITARY SEWER STUB FOR FUTURE CONNECTION
4	ELECTRICAL HANDHOLE/VAULT TO BE SIZED BY PSE
5	TELECOM HANDHOLE/VAULT TO BE SIZED BY PROVIDER
6	ADJUST EX. CB RIM TO GRADE. REPLACE GRATED LID W/ SOLID LID
7	PRIVATE UTILITY EASEMENT
8	PRIVATE WATER EASEMENT

NOTES:

1. THE DESIGN FOR THE STORM, SEWER, AND WATER UTILITIES ARE PRELIMINARY ONLY. THE DETAILED DESIGN WILL BE REVIEWED DURING THE SITE DEVELOPMENT PERMIT PHASE AFTER THE PRELIMINARY SHORT PLAT IS APPROVED.
2. THE CONDITION AND SIZE OF THE EXISTING SIDE SEWER WILL NEED TO BE VERIFIED DURING THE SITE DEVELOPMENT PERMIT AFTER THE PRELIMINARY SHORT PLAT IS APPROVED.

STORMWATER GENERAL NOTES

1. NUMBER OF STORMFILTER CATCH BASINS TO BE FINALIZED DURING SITE DEVELOPMENT DESIGN/REVIEW.

NAVIX
SITE | CIVIL
11235 s.e. 6th street | suite 150
bellevue, wa 98004
t: 425.453.9501 | f: 425-453-8208
www.navixeng.com

CLIENT/OWNER

SAINTFIELD2 LLC

PROJECT NAME

SEARS

PROJECT ADDRESS

7414 78TH AVE SE
MERCER ISLAND, WA 98040

STAMP

LICENSED WILLIAM TAFLIN STATE OF WASHINGTON 41871 REGISTERED PROFESSIONAL ENGINEER
02.07.2024

REVISIONS

REV	ISSUED FOR:	DATE
1	PERMIT RESUBMITTAL	06.23.23
2	PERMIT RESUBMITTAL	10.12.23
3	PERMIT RESUBMITTAL	12.01.23
4	PERMIT RESUBMITTAL	01.03.24
5	PERMIT RESUBMITTAL	02.07.24

811

SECTION, TOWNSHIP, RANGE:

SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.

PROJECT TEAM

REVIEWED BY: J.TAFLIN
DESIGNED BY: G.GOUDY

SHEET NAME

CONCEPTUAL UTILITY PLAN

SHEET NUMBER

C4.0

B:\Washington\Mercer Island\Wes c\Sears\20rawings\P-PLAT Package\MISE_130i.dwg Feb. 07, 2024 - 10:14am

VOL. / PG.

SEARS SHORT PLAT

A PLAT COMMUNITY
A PORTION OF THE NW 1/4, OF THE SE 1/4,
SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.
CITY OF MERCER ISLAND
KING COUNTY, WASHINGTON
SUB23-001

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT SAINTFIELD2, LLC, THE UNDERSIGNED OWNER(S), IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS SHORT PLAT AND CONVEY TO THE LOTS A PERPETUAL EASEMENT FOR INGRESS AND EGRESS, AND UTILITIES OVER, UNDER AND ON ALL PRIVATE STREETS, AVENUES, AND PLACES AS SHOWN ON THE PLAT; AND HEREBY DECLARE AND GRANT EASEMENTS TO ANY WATER, SEWER, ELECTRIC, TELEPHONE, TELEVISION CABLE, GAS OR OTHER UTILITIES AS SHOWN ON THE PLAT PROVIDING SERVICE TO THIS SUBDIVISION OR OTHER PROPERTY. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE PRIVATE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PRIVATE ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER AND SHALL BE DONE IN ACCORDANCE WITH ANY PERMITS NEEDED FROM THE REGULATING GOVERNMENT AGENCY(S).

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20__.

SAINTFIELD2, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

_____

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF SAINTFIELD2, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____, 20___.

_____

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

APPROVALS

CITY OF MERCER ISLAND CODE OFFICIAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20__.

_____
CODE OFFICIAL

CITY OF MERCER ISLAND ENGINEER

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20__.

_____
CITY ENGINEER

TRACT NOTES

1. TRACT A, PRIVATE ACCESS AND UTILITIES TRACTS, IS HEREBY GRANTED AND CONVEYED, ALONG WITH ALL MAINTENANCE OBLIGATIONS, TO THE _____ HOME OWNERS ASSOCIATION. SHOULD THE _____ HOME OWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 4 OF THIS SHORT PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITIES AND DRIVEWAYS WITHIN SAID TRACT.

PRIVATE EASEMENT PROVISIONS (P.E.P.)

1. THE PRIVATE UTILITY EASEMENT OVER LOTS 1 THROUGH 4 AND TRACT A IS TO THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 4. THE OWNERS OF LOTS 1 THROUGH 4 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR THE UTILITIES USED IN COMMON WITHIN SAID EASEMENT.

2. THE PRIVATE WATER EASEMENT OVER LOT 1 IS TO THE BENEFIT OF THE OWNERS OF LOTS 2 THROUGH 4. THE OWNERS OF LOTS 1 THROUGH 4 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE PRIVATE WATER LINES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR THE PRIVATE WATER LINES USED IN COMMON WITHIN SAID EASEMENT.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL SHORT PLAT OF SEARS SHORT PLAT 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 SAINTFIELD2, LLC IN _____, 20___, AND SAID SURVEY WAS BASED UPON AN ACTUAL SURVEY OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.; THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED; THAT THE COURSES AND DISTANCES SHOWN HEREON ARE CORRECT; THAT (1) MONUMENTS AS DESCRIBED AND SHOWN HEREON, UNLESS STATED OTHERWISE HEREON, WILL BE SET AT ALL LOT CORNERS AS SHOWN; (2) MONUMENTS AS DESCRIBED AND SHOWN HEREON AS "SET" HAVE BEEN SET AS SHOWN; AND (3) ALL MONUMENTS DESCRIBED AND SHOWN HEREON THAT ARE SHOWN "TO BE SET" WITHIN THE RIGHT-OF-WAY, WITHIN AND WITHOUT THE BOUNDARY OF THIS SUBDIVISION, WILL BE SET AFTER THE STREET IS PAVED.

ROBERT DAVID WEST
STATE OF WASHINGTON
44653
REGISTERED
PROFESSIONAL LAND SURVEYOR

_____
ROBERT D. WEST, PLS
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 44653

RECORDING CERTIFICATE

FILED FOR RECORD OF THE KING COUNTY COUNCIL THIS _____ DAY OF _____, 20_____, AT_____ MINUTES PAST _____ AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S)_____, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

_____ _____
MANAGER SUPERINTENDENT OF RECORDS

SHEET INDEX

1 COVER SHEET
2 BOUNDARY AND EASEMENTS
3 LOTS AND EASEMENTS
4 LOTS AND EASEMENTS
5 EXISTING CONDITIONS

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

RECORDING NO._____

PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON.

VOL. / PG.

SEARS SHORT PLAT

A PLAT COMMUNITY
A PORTION OF THE NW 1/4, OF THE SE 1/4,
SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.
CITY OF MERCER ISLAND
KING COUNTY, WASHINGTON
SUB23-001

SCALE: 1" = 40'
0 20 40 80

BASIS OF BEARINGS

N01°22'00"E BETWEEN THE TWO FOUND MONUMENTS IN THE CENTERLINE OF 78TH AVENUE SE PER REFERENCE 1. (ROTATED N00°00'34"E ONTO WASHINGTON STATE PLANE COORDINATES PER GNSS OBSERVATIONS)

REFERENCES

1. PLAT OF MERCER TERRACE NO. 2 RECORDED IN VOLUME 77 OF PLATS, PAGE 79, RECORDS OF KING COUNTY, WASHINGTON. (USED FOR MONUMENT LOCATIONS)
2. PLAT OF CAYSON FIELDS RECORDED UNDER RECORDING NUMBER 20210513001986, RECORDS OF KING COUNTY, WASHINGTON. (USED FOR SECTION BREAKDOWN)

LEGAL DESCRIPTION

THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 769.98 FEET THEREOF;

AND EXCEPT THE SOUTH 450 FEET THEREOF;

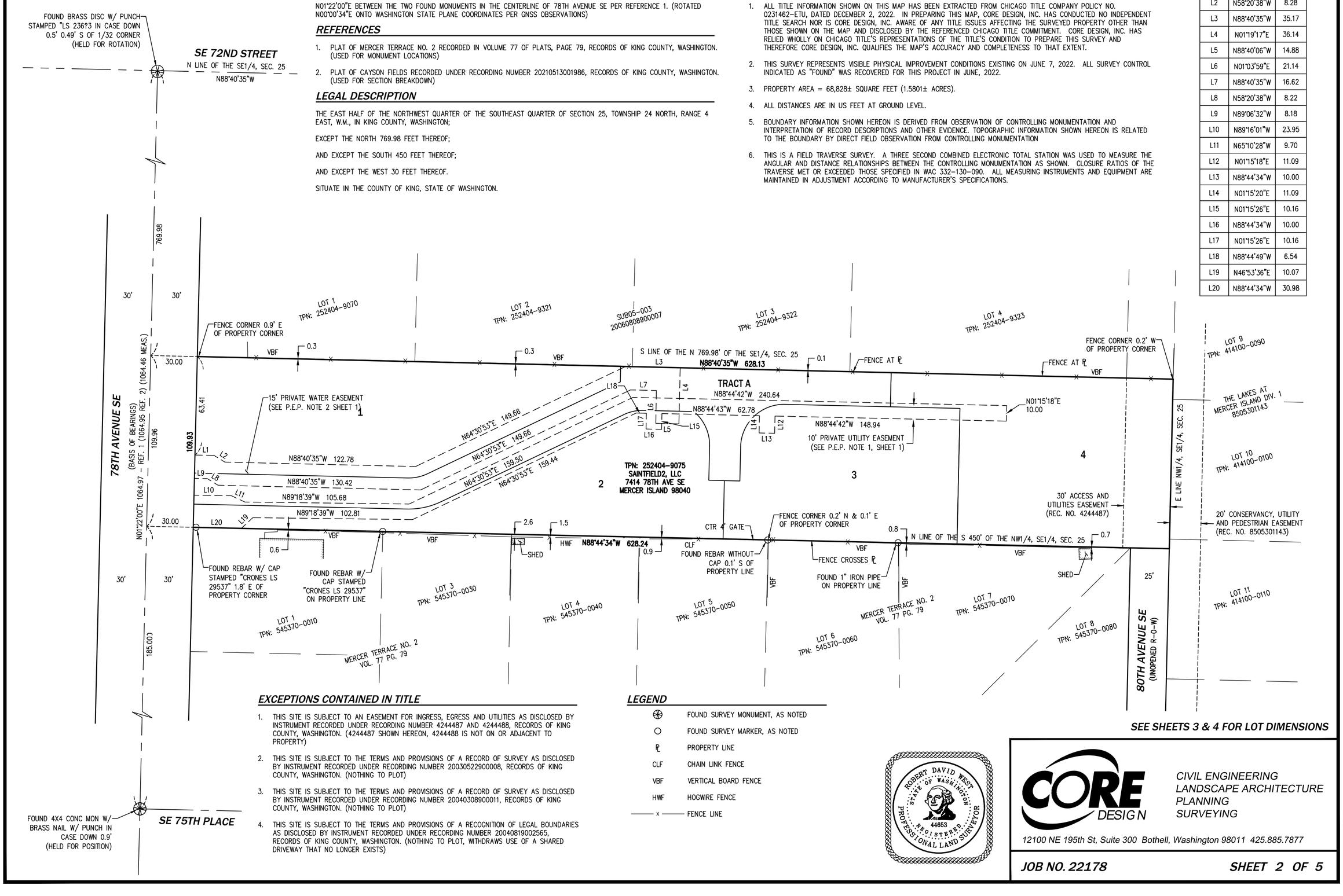
AND EXCEPT THE WEST 30 FEET THEREOF.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY POLICY NO. 0231462-ETU, DATED DECEMBER 2, 2022. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JUNE 7, 2022. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JUNE, 2022.
3. PROPERTY AREA = 68,828± SQUARE FEET (1.5801± ACRES).
4. ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
5. BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION
6. THIS IS A FIELD TRAVERSE SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°06'32"W	12.19
L2	N58°20'38"W	8.28
L3	N88°40'35"W	35.17
L4	N01°19'17"E	36.14
L5	N88°40'06"W	14.88
L6	N01°03'59"E	21.14
L7	N88°40'35"W	16.62
L8	N58°20'38"W	8.22
L9	N89°06'32"W	8.18
L10	N89°16'01"W	23.95
L11	N65°10'28"W	9.70
L12	N01°15'18"E	11.09
L13	N88°44'34"W	10.00
L14	N01°15'20"E	11.09
L15	N01°15'26"E	10.16
L16	N88°44'34"W	10.00
L17	N01°15'26"E	10.16
L18	N88°44'49"W	6.54
L19	N46°53'36"E	10.07
L20	N88°44'34"W	30.98



EXCEPTIONS CONTAINED IN TITLE

1. THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 4244487 AND 4244488, RECORDS OF KING COUNTY, WASHINGTON. (4244487 SHOWN HEREON, 4244488 IS NOT ON OR ADJACENT TO PROPERTY)
2. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A RECORD OF SURVEY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20030522900008, RECORDS OF KING COUNTY, WASHINGTON. (NOTHING TO PLOT)
3. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A RECORD OF SURVEY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20040308900011, RECORDS OF KING COUNTY, WASHINGTON. (NOTHING TO PLOT)
4. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A RECOGNITION OF LEGAL BOUNDARIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20040819002565, RECORDS OF KING COUNTY, WASHINGTON. (NOTHING TO PLOT, WITHDRAWS USE OF A SHARED DRIVEWAY THAT NO LONGER EXISTS)

LEGEND

⊛	FOUND SURVEY MONUMENT, AS NOTED
○	FOUND SURVEY MARKER, AS NOTED
℄	PROPERTY LINE
CLF	CHAIN LINK FENCE
VBF	VERTICAL BOARD FENCE
HWF	HOGWIRE FENCE
x	FENCE LINE

ROBERT DAVID WEST STATE OF WASHINGTON 44653 REGISTERED PROFESSIONAL LAND SURVEYOR

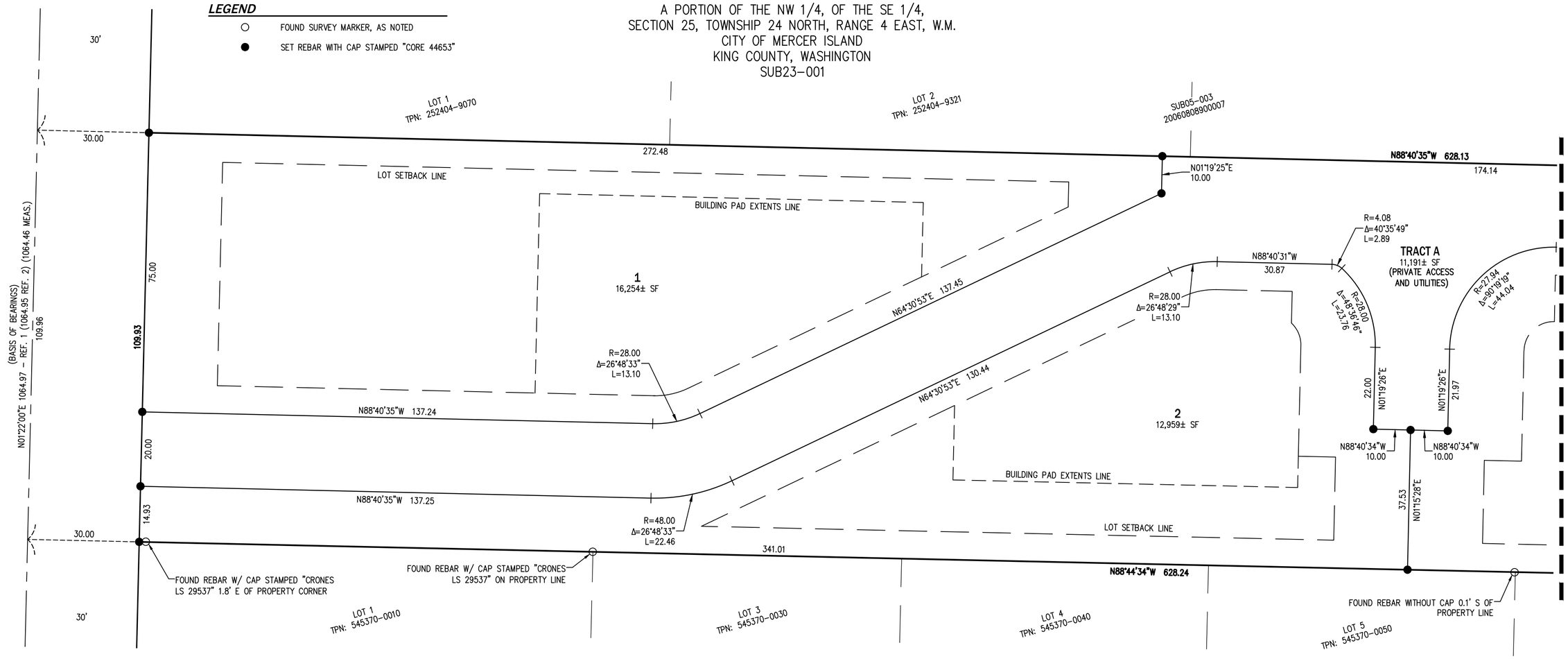
SEE SHEETS 3 & 4 FOR LOT DIMENSIONS

CORE DESIGN
CIVIL ENGINEERING
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PLANNING
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12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

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CITY OF MERCER ISLAND
KING COUNTY, WASHINGTON
SUB23-001



NEW LEGAL DESCRIPTIONS (LOTS 1, 2 AND TRACT A)

LOT 1:
THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 769.98 FEET THEREOF;
AND EXCEPT THE SOUTH 450 FEET THEREOF;
AND EXCEPT THE WEST 30 FEET THEREOF;
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE S88°44'34"E, ALONG THE SOUTH LINE OF SAID SUBDIVISION 165.00 FEET;
THENCE N01°22'00"E 55.52 FEET;
THENCE N55°19'47"W 50.22 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;
THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°20'48", A DISTANCE OF 16.30 FEET TO A POINT OF TANGENCY;
THENCE N88°40'35"W 107.63 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION AND THE EASTERLY RIGHT-OF-WAY MARGIN OF 78TH AVENUE SE;
THENCE S01°22'00"W, ALONG SAID MARGIN, 87.93 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LOT 2:
THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 769.98 FEET THEREOF;
AND EXCEPT THE SOUTH 450 FEET THEREOF;
AND EXCEPT THE WEST 30 FEET THEREOF;
DESCRIBED AS FOLLOWS:

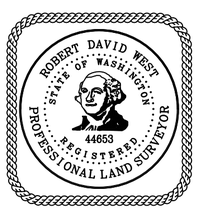
COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE S88°44'34"E, ALONG THE SOUTH LINE OF SAID SUBDIVISION, 165.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S88°44'34"E, ALONG SAID LINE, 210.62 FEET;
THENCE N01°19'25"E 37.34 FEET;
THENCE N88°40'35"W 10.04 FEET;
THENCE N01°15'26"E 22.19 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;
THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°35'28", A DISTANCE OF 23.26 FEET TO A POINT OF COMPOUND CURVATURE WITH A 5.00-FOOT RADIUS CURVE TO THE LEFT;
THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°20'33", A DISTANCE OF 3.70 FEET TO A POINT OF TANGENCY;
THENCE N88°40'35"W 36.10 FEET TO A POINT OF TANGENCY WITH A 5.00-FOOT RADIUS CURVE TO THE RIGHT;
THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY;
THENCE N43°40'35"W 4.34 FEET TO A POINT OF TANGENCY WITH A 5.00-FOOT RADIUS CURVE TO THE LEFT;
THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY;
THENCE N88°40'35"W 18.03 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;
THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°27'31", A DISTANCE OF 20.26 FEET TO A POINT OF TANGENCY;
THENCE S49°51'54"W 45.03 FEET TO A POINT OF TANGENCY WITH A 48.00-FOOT RADIUS CURVE TO THE RIGHT;
THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°48'19", A DISTANCE OF 62.67 FEET TO A POINT OF TANGENCY;
THENCE N55°19'47"W 15.90 FEET;
THENCE S01°22'00"W 55.52 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TRACT A:
THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 769.98 FEET THEREOF;
AND EXCEPT THE SOUTH 450 FEET THEREOF;
AND EXCEPT THE WEST 30 FEET THEREOF;
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE N01°22'00"E, ALONG THE WEST LINE OF SAID SUBDIVISION AND THE EASTERLY RIGHT-OF-WAY MARGIN OF 78TH AVENUE SW, 87.93 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N01°22'00"E, ALONG SAID LINE, 22.00 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE S88°40'35"E, ALONG THE NORTH LINE OF SAID SUBDIVISION, 445.44 FEET;
THENCE S01°19'25"W 22.00 FEET;
THENCE N88°40'35"W 31.97 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;
THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°03'59", A DISTANCE OF 44.01 FEET TO A POINT OF TANGENCY;
THENCE S01°15'26"W 22.12 FEET;
THENCE N88°40'35"W 20.00 FEET;
THENCE N01°15'26"E 22.19 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;
THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°35'28", A DISTANCE OF 23.26 FEET TO A POINT OF COMPOUND CURVATURE WITH A 5.00-FOOT RADIUS CURVE TO THE LEFT;
THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°20'33", A DISTANCE OF 3.70 FEET TO A POINT OF TANGENCY;
THENCE N88°40'35"W 36.10 FEET TO A POINT OF TANGENCY WITH A 5.00-FOOT RADIUS CURVE TO THE RIGHT;
THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY;
THENCE N43°40'35"W 4.34 FEET TO A POINT OF TANGENCY WITH A 5.00-FOOT RADIUS CURVE TO THE LEFT;
THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY;
THENCE N88°40'35"W 18.03 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;
THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°27'31", A DISTANCE OF 20.26 FEET TO A POINT OF TANGENCY;
THENCE S49°51'54"W 45.03 FEET TO A POINT OF TANGENCY WITH A 48.00-FOOT RADIUS CURVE TO THE RIGHT;
THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°48'19", A DISTANCE OF 62.67 FEET TO A POINT OF TANGENCY;
THENCE N55°19'47"W 66.12 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;
THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°20'48", A DISTANCE OF 16.30 FEET TO A POINT OF TANGENCY;
THENCE N88°40'35"W 107.63 FEET TO THE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.





SCALE: 1" = 20'
0 10 20 40

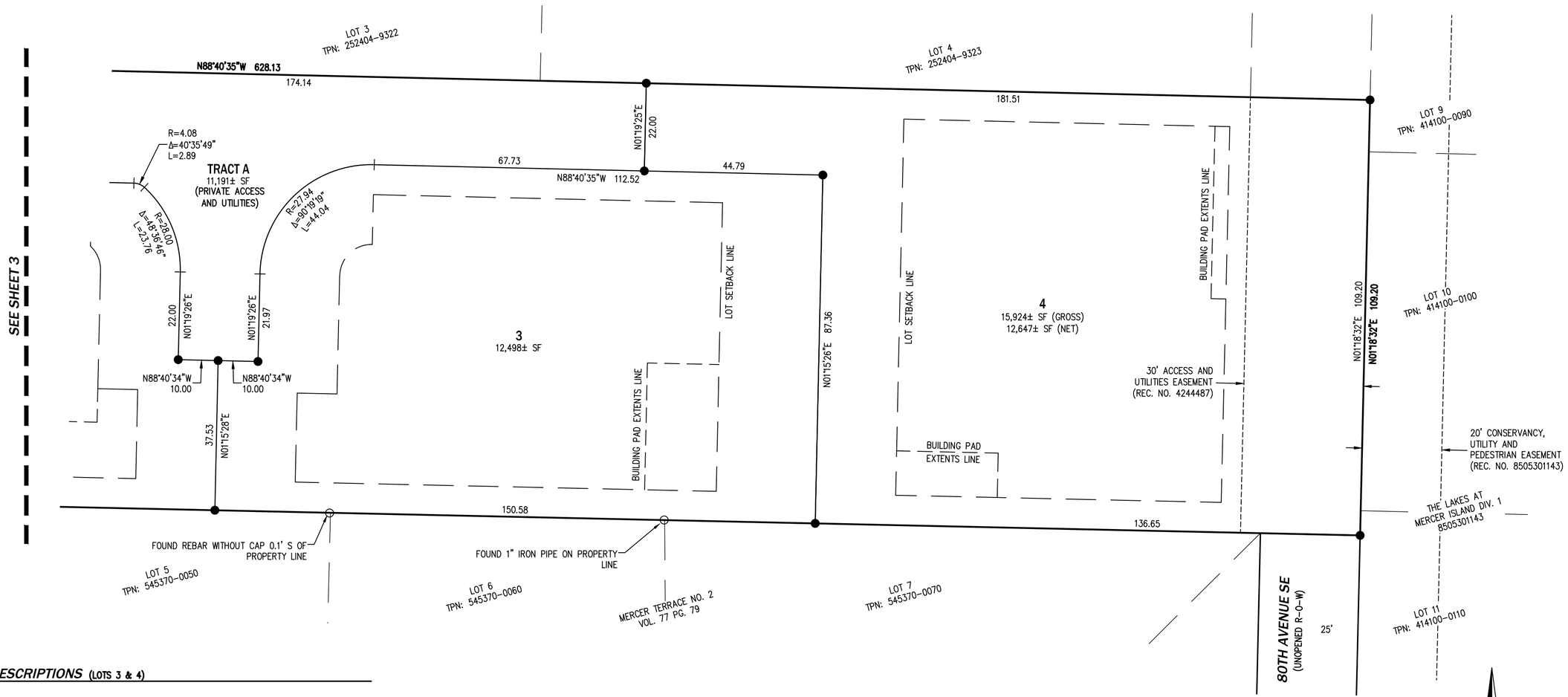
CORE DESIGN
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JOB NO. 22178

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CITY OF MERCER ISLAND
KING COUNTY, WASHINGTON
SUB23-001



NEW LEGAL DESCRIPTIONS (LOTS 3 & 4)

LOT 3:
THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 769.98 FEET THEREOF;
AND EXCEPT THE SOUTH 450 FEET THEREOF;
AND EXCEPT THE WEST 30 FEET THEREOF;
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE S88°44'34"E, ALONG THE SOUTH LINE OF SAID SUBDIVISION, 375.62 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S88°44'34"E, ALONG SAID LINE, 152.62 FEET;
THENCE N01°15'26"E 87.32 FEET;
THENCE N88°40'35"W 114.59 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;
THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°03'59", A DISTANCE OF 44.01 FEET TO A POINT OF TANGENCY;
THENCE S01°15'26"W 22.12 FEET;
THENCE N88°40'35"W 9.96 FEET;
THENCE S01°19'25"W 37.34 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LOT 4:
THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 769.98 FEET THEREOF;
AND EXCEPT THE SOUTH 450 FEET THEREOF;
AND EXCEPT THE WEST 30 FEET THEREOF;
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE S88°44'34"E, ALONG THE SOUTH LINE OF SAID SUBDIVISION, 528.24 FEET TO THE POINT OF BEGINNING
THENCE CONTINUING S88°44'34"E, ALONG SAID LINE, 100.00 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE N01°18'32"E, ALONG THE EAST LINE OF SAID SUBDIVISION, 109.20 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE N88°40'35"W, ALONG THE NORTH LINE OF SAID SUBDIVISION, 182.70 FEET;
THENCE S01°19'25"W 22.00 FEET;
THENCE S88°40'35"E 82.62 FEET;
THENCE S01°15'26"W 87.32 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SCALE: 1" = 20'
0 10 20 40

ROBERT DAVID WEST
STATE OF WASHINGTON
44653
REGISTERED
PROFESSIONAL LAND SURVEYOR

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

JOB NO. 22178

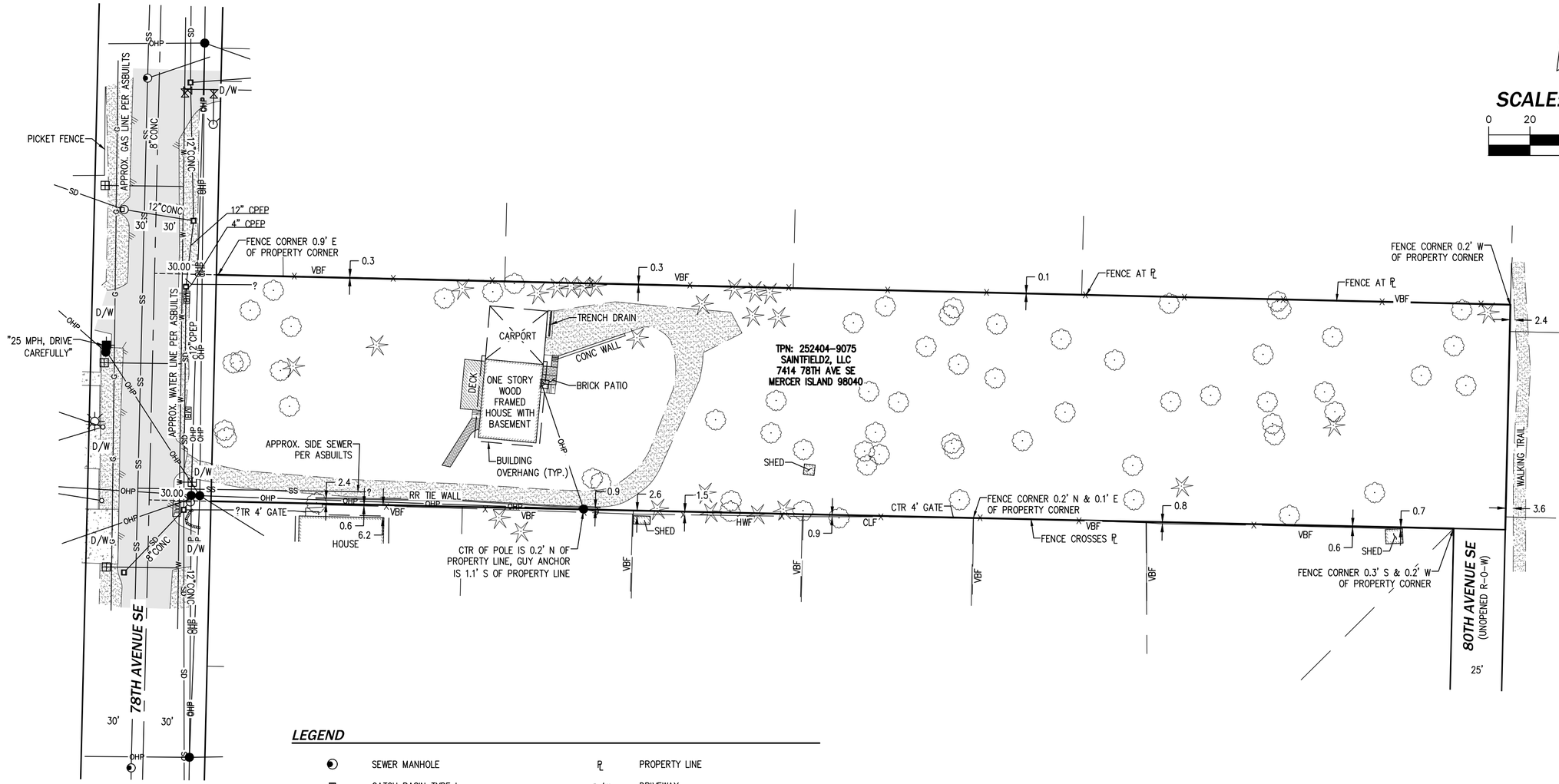
SEARS SHORT PLAT

A PLAT COMMUNITY
A PORTION OF THE NW 1/4, OF THE SE 1/4,
SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.
CITY OF MERCER ISLAND
KING COUNTY, WASHINGTON
SUB23-001

VOL. / PG.

SCALE: 1" = 40'

0 20 40 80



LEGEND

◉	SEWER MANHOLE	PL	PROPERTY LINE
▣	CATCH BASIN TYPE I	D/W	DRIVEWAY
◉	CATCH BASIN TYPE II	CLF	CHAIN LINK FENCE
○	YARD DRAIN	VBF	VERTICAL BOARD FENCE
⟩	CULVERT END	HWF	HOGWIRE FENCE
⚲	FIRE HYDRANT	SS	SEWER LINE
⋈	WATER VALVE	SD	STORM DRAINAGE LINE
⊞	WATER METER	W	WATER LINE
●	UTILITY POLE	G	GAS LINE
←	GUY ANCHOR	OHP	OVERHEAD POWER LINE
☼	YARD LIGHT	x	FENCE LINE
⍓	POWER METER		EDGE OF ASPHALT
✚	TRAFFIC SIGN, AS NOTED		CONCRETE
MB	MAILBOX		GRAVEL
✶	EVERGREEN TREE		BRICK
✶	DECIDUOUS TREE		

ROBERT DAVID WEST
STATE OF WASHINGTON
44653
REGISTERED
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JOB NO. 22178

SHEET 5 OF 5

NAVIX
SITE | CIVIL

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e info@navixeng.com

January 6, 2023

City of Mercer Island Community Planning and Development
9611 SE 36th St
Mercer Island, WA 98040

Subject: Sears Short Plat at 7414 78th Ave SE
Project Narrative

Dear Reviewer:

The Sears project is proposing to redevelop the existing 1.58 acre parcel (#2524049075) located at 7414 78th Ave SE, into a four-lot single family plat with lots ranging in size from 0.28 acres to 0.34 acres. The following is the Project Narrative for the proposed project:

Purpose

The proposed project will include four new residential lots on an existing 1.58-acre parcel that currently includes a single family residence. The project will include a new access road, landscaping, and utility services to serve the subject properties.

Access

A 20-foot fire access road will extend onto the site and widens to 26-feet at the proposed fire hydrant location. Driveways to each house will extend from the 20-foot access road. Setbacks are provided per code requirements. Existing trees will be retained to the degree feasible.

Utilities

Utility services for each house will include:

Sanitary Sewer

- New connection to each home
- A 6-inch sewer spine located below the access road
- Connection to the existing 6-inch side sewer that was installed in 2005

Water/Fire

- Four new 2-inch (preliminary estimate) combo meters with backflow prevention located from the existing main in 78th Ave SE
- One new public or private fire hydrant located between Lots 2 and 3

Storm Drainage

- Stormwater management system designed in accordance with the 2014 Stormwater Management Manual for Western Washington
- Flow control provided via a shared stormwater detention adjacent to 78th Ave SE
- Water quality provided via proprietary filter system
- Onsite stormwater management evaluated per code requirements

Franchise Utilities

- Power and telecom services to be provided via underground counduit and buried vaults accessed at grade on site, located within a private utility easement
- Gas service to be provided via a private main extension within a private utility easement.

Trees

The existing trees will be retained to the degree feasible onsite. A tree survey has been prepared and an arborist report was submitted to the City prior to the pre-app meeting. A proposed tree removal plan is included with the Short Plat Application.

Attachments and Associated Documents

- Short Plat Application
- Development Plan Set
- Title Report
- Transportation Concurrency Application
- Arborist report (provided separately by arborist)
- SEPA Checklist

Sincerely,

Navix Engineering Inc.



Joe Taflin, P.E., LEED AP
Principal
joe@navixeng.com

Andrew Leon

From: Lisa & John Stewart <stewartfamily6@comcast.net>
Sent: Thursday, February 2, 2023 12:05 PM
To: Andrew Leon
Subject: Written Comments on Planning & Development File No. SUB23-001

Please do not make the same mistake with the Mary Sears property development that was made with the adjacent AV Swan property (now known as Magnolia Place).

With the exception of Magnolia Place, the developed lots adjacent to and West of the Lakes Trail (extending from SE 72nd to SE 76th) include a conservation easement/buffer strip. City planning staff neglected to include this strip when AV Swan's property was approved for development—a mistake acknowledged in a telephone conversation after the Magnolia Place developer had installed a tall fence abutting the trail. The section of the trail along Magnolia Place is now "one-lane-single-file-only," and hazardous encounters occur between bikes and pedestrians or between dogs passing in opposite directions.

If the same mistake is made with the Sears property development, the hazardous section of the trail will be doubled in length.

Respectfully submitted,

John Stewart
7807 SE 73rd Place
Mercer Island, WA 98040
(206) 232-4070

Andrew Leon

From: alexfrink@gmail.com
Sent: Monday, February 27, 2023 9:29 AM
To: Andrew Leon
Subject: Official Comments on File No: SUB23-001 - Please Acknowledge Recipt

Importance: High

Dear Andrew,

I am writing this letter of concern regarding the proposed sub-division at 7414 78th AVE SE Mercer Island, WA 98040. Per guidelines, this will certify my comments and my wife and I will become a party of record.

We bought our house (7842 SE 75th PL) in 2016, raising two boys and been part of this community for over 7 years. Our concerns are many and hope you can provide guidance as to the best course forward.

First and foremost, this development will significantly reduce our private and view, two key factors when we considered purchasing this property, and could have a meaningful impact on our property value. Additionally we both work from home and one of our home offices facing the proposed property, this will be incredibly disruptive to our daily lives.

With regards to the proposed construction site and population impact, what guarantees do we have that we will not be significantly impacted by the following:

- Storm Water Drainage – Has there been a study to understand the potential effects to bordering properties
- Rodent consideration when clearing out the green belt – Has there been a study on shared property owners and the potential negative impact?
- Educational study to ensure that MISD has capacity to accommodate potentially 12 new children (4 homes @ 3 children per). This may have a material impact on the local elementary school student/teacher ratio which can have an adverse effect on home values and educational needs of existing students.
- Disruption in power lines, internet connectivity. Has there been a study to evaluate how this will effect the local hubs?
- Wildlife considerations – this proposed property is home to many local species of deer & Owls. Has there been an environmental study conducting how this would effect the native animal population?

We moved to Mercer Island for the privacy, views, space and family oriented community. I hope that your office and City look out for the negative impact that this will have on existing residents of Mercer Island rather than off Island developers.

Thank you for your time and consideration and I request that you please acknowledge receipt of this comment so that my wife and I can become party of record. Also, please forward along all timelines, deadlines and other relevant information regarding this proposed development.

Lastly, please let us know what additional legal rights that Party of Record holders have as well as next steps to address our above concerns.

Warmest Regards,

Alex & Katie Frink
7842 SE 75th Place

Mercer Island, WA 98040
206-550-7801

RESPONSE TO NEIGHBOR COMMENTS

SAINTFIELD2 LLC PRELIMINARY SHORT SUBDIVISION

SUB23-001 / SEP23-001

7414 78TH AVE. SE, MERCER ISLAND

Alex & Katie Frink email dated 2-27-23:

Storm Water Drainage: The site storm system has been designed to State of Washington storm water standards that essentially replicate the storm discharge from the property the equivalent of an old growth forest in a 100-year storm. If anything, there will be less storm water discharged from the site during a rain event after the site is developed than in its current condition.

Rodents: There will be less potential rodent habitat after development of the project than there is now. We are reluctant to pursue aggressive rodent removal action prior to development due to risks to neighborhood pets.

Education: The Mercer Island school district has capacity for 4,900 students and current enrollment is about 4,000. Assuming 12 students living at this project (which is a high assumption) that is only 1.33% of the available capacity.

Power Line and Internet Disruption: Both PSE and Comcast have been approached to provide services to this site and neither have made any indication that, other than some possible service interruption during the hook-up process, that there are any capacity issues related to this project.

Wildlife: There are no critical areas or protected species on this property.

We are as concerned with privacy for our homebuyers as Mr. and Mrs. Frink are concerned with maintaining privacy for their home. There will be a 6' high fence and plantings on our property line to ensure private yards. In addition, we evaluate window placement in our homes to avoid directly looking into windows of neighboring houses.

Having lived on Mercer Island for 39 years I am well acquainted with the community and its values. I would encourage Mr. and Mrs. Frink to visit my two most recent projects on Mercer Island, Summerwell a 16-lot plat of contemporary homes and our 6 lot Cayson Fields project which is in their neighborhood. The site is currently zoned for 7 homes and recent state legislation calls for the construction of duplexes up to fourplexes in single family zones. The current project is for 4 single family homes, well below the allowed density, and in keeping with the character of the neighborhood.

John & Lisa Stewart email dated 2-2-23:

When we constructed the northerly portion of the trail referred to in the Stewart's email as part of our Cayson Fields project, we did extensive research on the origins of this trail. This trail was a requirement of the developer of the Lakes. There is an easement that runs the entire south/north boundary on the

Lakes' subdivision for this purpose. Our survey shows this trail is not on our property and we have no reason to build a fence that would constrict the width of the trail as it passes our project.

COMMUNITY PLANNING & DEVELOPMENT
206.275.7605
www.mercerisland.gov/cpd

May 9, 2023

Garrett Goudy
Navix Engineering Inc.
11235 SE 6th St
Bellevue, WA 98004

RE: SUB23-001/SEP23-001 (Saintfield2 LLC Preliminary Short Subdivision)
Request for Information #1
7414 78th Ave SE

Dear Garrett Goudy:

The City of Mercer Island Community Planning and Development Department has performed a review for compliance with the zoning code, Title 19 of the Mercer Island City Code (MICC) for the above-referenced Preliminary Short Subdivision and SEPA Review applications. The following issues need to be addressed before we can continue processing of the application:

General:

1. Please add SUB23-001 as the Subdivision number on all sheets of the plans.

2. Please provide legal descriptions for each of the new lots of the proposed short subdivision. The legal descriptions need to be shown on the Short Plat document.

3. Please provide a response to the issues raised in the comment letters provided by neighboring property owners (attached to the email accompanying this letter).

4. Please remove all references to a homeowners' association and the WUCIOA from the plan set. Agreements involving these entities will require separate instruments.

Planning:

1. Please provide a completed code compliance matrix for Chapter 19.08 MICC (attached to the email accompanying this letter). All tabs in the code compliance matrix must be filled out.

2. MICC 19.02.020(A) states that the minimum net lot area for the R-9.6 zone is 9,600 square feet. Net lot area is defined in MICC 19.16.010 as the area contained within the established boundaries of a lot, less any area used for public or private vehicular access easements, excluding the portion of the easement used for a driveway access to the encumbered lot.

   The plans show that there is an access easement on the east side of Lot 4 that does not serve as a driveway access to Lot 4. The area of this easement must be subtracted from

Lot 4's gross lot area to find its net lot area. Based on my measurement of the site plan, the net lot area of Lot 4 is approximately 9,500 square feet. Please revisit the configuration of Lot 4 to ensure that its net lot area meets the 9,600-square-foot minimum established under MICC 19.02.020(A)

3. Please provide the language of the easement on the east side of Lot 4.

4. MICC 19.09.090(A)(1)(a) requires that building pads shall be located to minimize the removal of trees and impacts to trees and vegetation required for retention. Please revise the building pads to account for impacts to trees and vegetation.

Trees:

1. Exceptional groves are not mentioned in the arborist report. Please confirm if any trees to be removed are part of an exceptional grove. Any exceptional grove trees must be replaced with 6 trees. If the exceptional grove trees are in poor condition, the ratio may be reduced. It appears that from aerial photos that the whole site meets the definition of Grove Tree. The trees will be considered Grove Trees unless you demonstrate that they are not.

   Grove Tree (defined in MICC 19.16.010): "A grove means a group of eight or more trees each ten inches or more in diameter that form a continuous canopy. Trees that are part of a grove shall also be considered exceptional trees, unless they also meet the definition of a hazardous tree."

2. Please submit a separate tree inventory worksheet. This will be used to confirm that the trees listed for removal in the arborist report match what is shown for removal on the plans. The worksheet would also be able to be able to be updated if the plan changes. The worksheet should be completed once the viability of trees has been confirmed.

3. Trees 8314, 8183, 8118, 8124, 8126, 8127, 8175, 8233, 8252, 8277, 8318, 8233, 8324, and 8325 are proposed for removal. These trees are either exceptional/grove trees over 24 inches or described as non-viable. Exceptional trees of this size must be retained and protected unless their removal is justified under MICC 19.10.060(A)(3). Future building targets may be used during risk assessment. The arborist must describe why trees are non-viable according to MICC 19.10.090(C)(2)(b)(iv).

4. Please provide a preliminary replacement plan that confirms the number of replacement trees that can be replanted on site. This would also confirm if any fee in lieu replacement would be required and the fee. A bond or assignment of funds would be required at the completion of a site development permit. If exceptional tree removal is justified, 167 replacement trees would be required.

5. Please have the arborist confirm the limits of allowed disturbance after reviewing and citing the current plan set. The limits of disturbance must be created for each saved tree. To develop the limits of disturbance, please use air excavation under arborist direction for exceptional and grove trees or trees that must be retained to meet the minimum retention requirement. Alternatively, please show a chain link tree protection at the trees' driplines.

The plans show tree protection adjacent to the building pads that would be unrealistic in the field. The building pads will need at least five feet of clearance for walking and machine access. Tree protection and limits of allowable disturbance will need to be adjusted. The project must be designed to minimize impacts to trees, and the arborist report must discuss impacts to trees (MICC 19.10.080), removal of exceptional trees (MICC 19.10.060(A)(3)), and retention of viable trees (MICC 19.10.060(A)(2)(a)).

For questions about tree requirements, please contact John Kenney, City Arborist, at john.kenney@mercerisland.gov or at 206-275-7713.

Fire:

1. The 20-foot access road is required to extend within 150 feet of the furthest point of each residence. Lot 4 is approximately 195 feet from the access road. The access road needs to be extended to within 150 feet on Lot 4.

2. Please add the following note to the face of the plat:

   "All buildings are subject to meeting current fire code requirements at the time of permit submittal. Access shall be provided as outlined in the International Fire Code Appendix D and MICC 19.09.040. Fire plan reviews will be conducted at the time of building permit submittal and may require additional fire protection systems and/or additional fire prevention measures for building approval."

For questions about fire requirements, please contact Jeromy Hicks, Fire Marshal, at jeromy.hicks@mercerisland.gov or at 206-275-7966.

Civil Engineering:

1. Please add the following notes to Sheet C4.0:

   a. "The condition and size of the existing side sewer that the short subdivision is connection to will need to be verified during the Site Development Permit after the preliminary short subdivision is approved."
   b. "The design for the storm, sewer, and water are preliminary only. The detail design will be reviewed during the Site Development Permit after the preliminary short subdivision is approved."

2. The storm vault shown on Sheet C4.0 shall capture all runoff from the private road and shall be placed at the entrance of the private road. The detail design will be reviewed during the Site Development Permit after the preliminary short subdivision is approved.

3. The proposed easement, vault, 8-inch DI pipe, and fire hydrant are private systems. Please revise Note 8 on Sheet C4.0 to indicate that the water easement is private instead of public.

4. Sheet 1 of 5 of the Short Plat document contains a note for Public Easement Provisions. However, there are no public easement proposed for this short subdivision.

5. Please show all lot lines on Sheet 2 of 5 or combine Sheet 2 of 5 with Sheet 3 of 5 of the Short Plat Document.

6. Please show the existing 30-foot access and utility easement on the east side of the subject lot on all site plans.

7. Sheet 3 of 5 of the Short Plat document calls out a 15-foot public water easement. However, a public water easement is not proposed for this site. Please revise the call out to indicate that the easement is private.

For questions about civil engineering requirements, please contact Ruji Ding, Senior Development Engineer, at ruji.ding@mercerisland.gov or at 206-275-7703.

With your resubmittal, please provide a cover letter responding to each of the items above. Please reference page/sheet numbers noting where the requested information can be found. An incomplete resubmittal may delay your project.

The Planning Division's processing of the Preliminary Short Subdivision and SEPA Review applications are on hold until these issues are resolved. Please feel free to contact me at 206-275-7720 or via e-mail at andrew.leon@mercerisland.gov if you have any questions.

Sincerely,

Andrew Leon, Planner
City of Mercer Island Community Planning and Development
andrew.leon@mercergov.org
(206) 275-7720

COMMUNITY PLANNING & DEVELOPMENT
206.275.7605
www.mercerisland.gov/cpd

August 16, 2023

Garrett Goudy
Navix Engineering Inc.
11235 SE 6th St
Bellevue, WA 98004

RE: SUB23-001/SEP23-001 (Saintfield2 LLC Preliminary Short Subdivision)
Request for Information #2
7414 78th Ave SE

Dear Garrett Goudy:

The City of Mercer Island Community Planning and Development Department has performed a review for compliance with the zoning code, Title 19 of the Mercer Island City Code (MICC) for the above-referenced Preliminary Short Subdivision and SEPA Review applications. The following issues need to be addressed before we can continue processing of the application:

General:

1. Please provide a response to the issues raised in the comment letters provided by neighboring property owners (attached to the email accompanying this letter).

2. Please remove all references to a homeowners' association and the WUCIOA from the plan set. Agreements involving these entities will require separate instruments.

Planning:

1. MICC 19.02.020(A) states that the minimum net lot area for the R-9.6 zone is 9,600 square feet. Net lot area is defined in MICC 19.16.010 as the area contained within the established boundaries of a lot, less any area used for public or private vehicular access easements, excluding the portion of the easement used for a driveway access to the encumbered lot.

   The plans and provided easement document show that there is an access easement on the east side of Lot 4 that does not serve as a driveway access to Lot 4. The area of this easement must be subtracted from Lot 4's gross lot area to find its net lot area. Based on my measurement of the site plan, the net lot area of Lot 4 is approximately 9,500 square feet. Please revisit the configuration of Lot 4 to ensure that its net lot area meets the 9,600-square-foot minimum established under MICC 19.02.020(A).

2. The lot sizes shown on Sheets C1.0 through C4.0 of the site plan are not consistent with the lot sizes shown on Sheets 1 through 5 of the survey. Please be sure that the lot sizes are consisted across all application materials.

3. Please provide lot width circles for all of the lots of the proposed short subdivision to confirm that the proposed lot widths meet the lot width standards for the R-9.6 zone listed in MICC 19.02.020(A).

4. MICC 19.09.090(A)(1)(a) requires that building pads shall be located to minimize the removal of trees and impacts to trees and vegetation required for retention. Please revise the building pads to account for impacts to trees and vegetation.

5. MICC 19.09.090(A)(3) states that no cross-section dimension of a building pad shall be less than 20 feet in width. The provided plans show that the western portion of the building pad on Lot 2 is approximately 19 feet in width. Please revise the building pad of Lot 2 such that its cross-section dimension is not less than 20 feet in width at any point.

Trees:

1. The arborist report, tree inventory worksheet, and plan set must all match. The tree table on sheet C1.1 of the plans must be updated to indicate which trees are exceptional by grove status.

2. Please provide a separate Tree Inventory and Replacement Submittal Information form as the one that was provided is cut off and illegible due to how it is formatted.

3. Please provide justification for the removal of exceptional trees 8118 and 8183 under MICC 19.10.060(A)(3). Removing the trees for detention infrastructure is not justification under the code.

4. Please provide further analysis on whether tree 8314 can be retained or further justification of why it must be removed.

5. Trees 8127, 8233, 8277, 8318, and 8325 are said to be in poor condition. Please provide a risk assessment that speaks to MICC 19.10.060(A)(3) to justify their removal.

6. Please provide a preliminary replacement plan to confirm the number of replacement trees that can be planted on site. This plan would also confirm whether fee in lieu would be needed and its amount. If a fee in lieu is required, a bond or assignment of funds would be required at the completion of a site development permit. If exceptional tree removal is justified according to the other tree comments in this letter, 167 replacement trees would be required.

7. Please explain how the limits of allowable disturbance for each tree near disturbance were obtained. Please update the plans once the limit of allowable disturbance for each tree is confirmed.

For questions about tree requirements, please contact John Kenney, City Arborist, at john.kenney@mercerisland.gov or at 206-275-7713.

Fire:

1. No Parking Fire Lane signs and/or paint curbs must be added to the access road. Please indicate the location of the signs or markings on the plans.

For questions about fire requirements, please contact Jeromy Hicks, Fire Marshal, at jeromy.hicks@mercerisland.gov or at 206-275-7966.

Civil Engineering:

1. Please show and call out the private storm drainage and private utility easement on all sheets.

For questions about civil engineering requirements, please contact Ruji Ding, Senior Development Engineer, at ruji.ding@mercerisland.gov or at 206-275-7703.

With your resubmittal, please provide a cover letter responding to each of the items above. Please reference page/sheet numbers noting where the requested information can be found. An incomplete resubmittal may delay your project.

The Planning Division's processing of the Preliminary Short Subdivision and SEPA Review applications are on hold until these issues are resolved. Please provide materials addressing the above comments within 60 days of this letter. Pursuant to MICC 19.15.110(B), if the applicant fails to provide the required information within 60 days from the date of this notice, the code official may cancel the land use review for inactivity if no extension has been authorized. No additional notification regarding this deadline or expiration of the application will be provided.

Please feel free to contact me at 206-275-7720 or via e-mail at andrew.leon@mercerisland.gov if you have any questions.

Sincerely,

Andrew Leon, Planner
City of Mercer Island Community Planning and Development
andrew.leon@mercergov.org
(206) 275-7720

COMMUNITY PLANNING & DEVELOPMENT
206.275.7605
www.mercerisland.gov/cpd

November 27, 2023

Garrett Goudy
Navix Engineering Inc.
11235 SE 6th St
Bellevue, WA 98004

RE: SUB23-001/SEP23-001 (Saintfield2 LLC Preliminary Short Subdivision)
Request for Information #3
7414 78th Ave SE

Dear Garrett Goudy:

The City of Mercer Island Community Planning and Development Department has performed a review for compliance with the zoning code, Title 19 of the Mercer Island City Code (MICC) for the above-referenced Preliminary Short Subdivision and SEPA Review applications. The following issues need to be addressed before we can continue processing of the application:

Planning:

1. Lot 3 is shown to have two different areas in the application material. Sheet 4 of the survey and Sheet C4.0 of the civil plan show that Lot 3 will have an area of 12,499 square feet. Sheets C2.0 and C3.0 of the civil plan and the arborist report show that Lot 3 will have an area of 12,498 square feet. Please show the area of Lot 3 consistently throughout the application material.

2. MICC 19.02.020(C)(1)(c)(i)((b)) requires that for a lot with a lot width of more than 90 feet, the sum of the side yards' width shall be a width that is equal to at least 17% of the lot width. The site plan shows that the lot width of Lot 4 is 106.7 feet, which would require the sum of the side yard setbacks to be at least 18.14 feet, with a minimum side yard depth of 5.99 feet. Please revise the building pad of Lot 4 to meet the setback requirements listed in MICC 19.02.020(C)(1)(c)(i)((b)).

3. MICC 19.09.090(A)(1)(a) requires that building pads shall be located to minimize the removal of trees and impacts to trees and vegetation required for retention. Please revise the building pads to account for impacts to trees and vegetation as per the arborist comments below.

Trees:

1. The tree protection shown on the site plan is right on the building pad, which would be unrealistic in the field. The building pads will need at least five feet of clearance for walking and machine access. The tree protection and limits of allowable disturbance will need to be adjusted to account for the five-foot clearance.

2. Please provide a separate Tree Inventory and Replacement Submittal Information form. This form will confirm what was listed as removed in the arborist report matches what is shown or removal on the plans. The form would also be able to be updated if the plan changes. This should be completed once the viability of all trees has been confirmed.

3. The provided tree inventory worksheet and the table in the arborist report and site plan do not match. Some trees are listed as exceptional in one document, but not the other. The arborist report lists tree 8118 as exceptional, but the tree inventory worksheet does not. The tree inventory worksheet lists tree 8234 as exceptional, but the arborist report does not. Based on the arborist report, tree 8325 should be included in the list of trees over 24 inches on the tree inventory worksheet as well. Please revisit the arborist report, site plan, and tree inventory worksheet to ensure that they are consistent with each other.

For questions about tree requirements, please contact John Kenney, City Arborist, at john.kenney@mercerisland.gov or at 206-275-7713.

With your resubmittal, please provide a cover letter responding to each of the items above. Please reference page/sheet numbers noting where the requested information can be found. An incomplete resubmittal may delay your project.

The Planning Division's processing of the Preliminary Short Subdivision and SEPA Review applications are on hold until these issues are resolved. Please provide materials addressing the above comments within 60 days of this letter. Pursuant to MICC 19.15.110(B), if the applicant fails to provide the required information within 60 days from the date of this notice, the code official may cancel the land use review for inactivity if no extension has been authorized. No additional notification regarding this deadline or expiration of the application will be provided.

Please feel free to contact me at 206-275-7720 or via e-mail at andrew.leon@mercerisland.gov if you have any questions.

Sincerely,

Andrew Leon, Planner
City of Mercer Island Community Planning and Development
andrew.leon@mercergov.org
(206) 275-7720

COMMUNITY PLANNING & DEVELOPMENT
206.275.7605
www.mercerisland.gov/cpd

December 29, 2023

Garrett Goudy
Navix Engineering Inc.
11235 SE 6th Street
Bellevue, WA 98004

RE: SUB23-001/SEP23-001 (Saintfield2 LLC Preliminary Short Subdivision)
Request for Information #4
7414 78th Ave SE

Dear Garrett Goudy:

The City of Mercer Island Community Planning and Development Department has performed a review for compliance with the zoning code, Title 19 of the Mercer Island City Code (MICC) for the above-referenced Preliminary Short Subdivision and SEPA Review applications. Andrew Leon is no longer with the City of Mercer Island, and I will be taking the project management over. The following issues need to be addressed before we can continue processing of the application:

Planning:

1. Lot 3 is shown to have two different areas in the application material. Sheet 4 of the survey shows that Lot 3 will have an area of 12,499 square feet, while the rest of the plan set shows that Lot 3 will have an area of 12,498 square feet. Please show the area of Lot 3 consistently throughout the application material. Recheck all calculations and labels to ensure the plan set is consistent throughout.

2. MICC 19.09.090(A)(1)(a) requires that building pads shall be located to minimize the removal of trees and impacts to trees and vegetation required for retention. Please revise the building pads to account for impacts to trees and vegetation as per the arborist comments below.

Trees:

1. The provided tree inventory worksheet and the table in the arborist report and site plan do not match. Some trees are listed as exceptional in one document, but not the other. The tree inventory worksheet lists tree 8234 as exceptional, but the arborist report does not (The tree table in the arborist report and plan set colored tree 8234 as an exceptional tree. If color coding in the table is relevant, please include a color key). Please revisit the arborist report, site plan, and tree inventory worksheet to ensure that they are consistent with each other.

For questions about tree requirements, please contact John Kenney, City Arborist, at john.kenney@mercerisland.gov or at 206-275-7713.

With your resubmittal, please provide a cover letter responding to each of the items above. Please reference page/sheet numbers noting where the requested information can be found. An incomplete resubmittal may delay your project.

The Planning Division's processing of the Preliminary Short Subdivision and SEPA Review applications are on hold until these issues are resolved. Please provide materials addressing the above comments within 60 days of this letter. Pursuant to MICC 19.15.110(B), if the applicant fails to provide the required information within 60 days from the date of this notice, the code official may cancel the land use review for inactivity if no extension has been authorized. No additional notification regarding this deadline or expiration of the application will be provided.

If you have any questions regarding this letter or the project in general, please feel free to contact me at 206-275-7717 or ryan.harriman@mercerisland.gov.

Best regards,

Ryan Harriman

Ryan Harriman, EMPA, AICP – Planning Manager
City of Mercer Island Community Planning and Development

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June 26, 2023

Mr. Andrew Leon, Planner

City of Mercer Island Community Planning and Development

9611 SE 36th Street

Mercer Island, WA 98040

RE: SUB23-001/SEP23-001 (Saintfield2 LLC Preliminary Short Subdivision)
Request for Information #1
7414 78th Ave SE

Dear Andrew:

The City of Mercer Island Community Planning and Development Department has performed a review for compliance with the zoning code, Title 19 of the Mercer Island City Code (MICC) for the above-referenced Preliminary Short Subdivision and SEPA Review applications. Per the comment letter dated May 9, 2023 the following issues need to be addressed before the City of Mercer Island can continue processing of the application. The following is a point-by-point response to the City of Mercer Island's request for additional information. The City's original comments or questions are in black and the applicant's response in red.

General:

1. Please add SUB23-001 as the Subdivision number on all sheets of the plans. Added to revised plans.

2. Please provide legal descriptions for each of the new lots of the proposed short subdivision. The legal descriptions need to be shown on the Short Plat document. Added to revised plans.

3. Please provide a response to the issues raised in the comment letters provided by neighboring property owners. See response to neighbor comment letter submitted.

4. Please remove all references to a homeowners' association and the WUCIOA from the plan set. Agreements involving these entities will require separate instruments. Attached plans have been revised.

Planning:

1. Please provide a completed code compliance matrix for Chapter 19.08 MICC (attached to the email accompanying this letter). All tabs in the code compliance matrix must be filled out. Code compliance matrix submitted.

2. MICC 19.02.020(A) states that the minimum net lot area for the R-9.6 zone is 9,600 square feet. Net lot area is defined in MICC 19.16.010 as the area contained within the established boundaries of a lot, less any area used for public or private vehicular access easements, excluding the portion of the easement used for a driveway access to the encumbered lot.

   The plans show that there is an access easement on the east side of Lot 4 that does not serve as a driveway access to Lot 4. The area of this easement must be subtracted from

   Lot 4's gross lot area to find its net lot area. Based on my measurement of the site plan, the net lot area of Lot 4 is approximately 9,500 square feet. Please revisit the configuration of Lot 4 to ensure that its net lot area meets the 9,600-square-foot minimum established under MICC 19.02.020(A)

   The applicant disagrees that this easement area should not be included in the area for the calculation of lot 4. The code only excludes those easements that are for public or private vehicular access, and this is not a vehicular easement for the following reasons:

   - There is no practical means of accessing the easement area with a vehicle.
   - There is no ability to and rights of way to even construct improvements so that a vehicle could access this easement.
   - This is a remnant easement left over from a 1950's era easement that no longer serves any purpose as all the plats created from the original parcel all take their access to the west on 78th Ave. SE.
   - The entire easement is grown over with significant trees…it is highly unlikely the City would approve the removal of these trees to build a vehicle access road.
   - This easement was ignored by the City in a plat to the north that was approved in 2008. The owner of the property to the north has now fenced in the easement area making it even more inaccessible by vehicle. The City recognized this easement was no longer relevant in approving the neighboring plat to the north and nothing has happened since to make this easement feasible for vehicular access.

   There is clearly no intent to ever use this easement for vehicular traffic nor would the neighborhood support building a road in what is now their backyards. If this is not a vehicular easement, for the above stated reasons, then this area should be included in the lot area calculation for lot 4. If somehow this easement is to be construed as an easement for vehicles, then there is no reason why it then shouldn't be considered a driveway for lot 4. Categorizing this

as a driveway would also allow the easement area to be included in the lot 4 area calculation. Please refer to the attorney letter submitted with this letter supporting the applicant's position that this not a vehicular easement and that the easement area should be included in the lot 4 area calculation.

1. Please provide the language of the easement on the east side of Lot 4. Easement document submitted.

2. MICC 19.09.090(A)(1)(a) requires that building pads shall be located to minimize the removal of trees and impacts to trees and vegetation required for retention. Please revise the building pads to account for impacts to trees and vegetation. See revised building pads on drawing sheet C2.0-C4.0.

Trees:

Since the initial tree evaluation of the site an environmental assessment of the property revealed the presence of arsenic above clean up levels in a small area in the proximity of tree 8261. Included are the arsenic report and a sketch delineating the contaminated area. After evaluating several options including air and hand excavation, we have concluded the arsenic cannot be safely removed without extensive damage (removal of 25% of the roots) to tree 8261, which will result in the trees immediate decline and death in the near term. The removal of tree 8261 is reflected in the revised tree retention analysis. With the removal of tree # 8261 the project retains 36% of the viable onsite trees, contained in three (3) protected groves.

1. Exceptional groves are not mentioned in the arborist report. Please confirm if any trees to be removed are part of an exceptional grove. Any exceptional grove trees must be replaced with 6 trees. If the exceptional grove trees are in poor condition, the ratio may be reduced. It appears that from aerial photos that the whole site meets the definition of Grove Tree. The trees will be considered Grove Trees unless you demonstrate that they are not.

   Grove Tree (defined in MICC 19.16.010): "A grove means a group of eight or more trees each ten inches or more in diameter that form a continuous canopy. Trees that are part of a grove shall also be considered exceptional trees unless they also meet the definition of a hazardous tree." See updated arborist report.

2. Please submit a separate tree inventory worksheet. This will be used to confirm that the trees listed for removal in the arborist report match what is shown for removal on the plans. The worksheet would also be able to be able to be updated if the plan changes. The worksheet should be completed once the viability of trees has been confirmed. See updated arborist report and separate tree inventory report submitted.

3. Trees 8314, 8183, 8118, 8124, 8126, 8127, 8175, 8233, 8252, 8277, 8318, 8233, 8324, and 8325 are proposed for removal. These trees are either exceptional/grove trees over 24 inches

or described as non-viable. Exceptional trees of this size must be retained and protected unless their removal is justified under MICC 19.10.060(A)(3). Future building targets may be used during risk assessment. The arborist must describe why trees are non-viable according to MICC 19.10.090(C)(2)(b)(iv). Arborist assessment of the viability of these trees and compliance with MICC 19.10.060(A)(3) in updated arborist report.

4. Please provide a preliminary replacement plan that confirms the number of replacement trees that can be replanted on site. This would also confirm if any fee in lieu replacement would be required and the fee. A bond or assignment of funds would be required at the completion of a site development permit. If exceptional tree removal is justified, 167 replacement trees would be required. Replacement plan will be provided once planning approves lot areas and building pads so we know which areas are available for planting replacement trees.

5. Please have the arborist confirm the limits of allowed disturbance after reviewing and citing the current plan set. The limits of disturbance must be created for each saved tree. To develop the limits of disturbance, please use air excavation under arborist direction for exceptional and grove trees or trees that must be retained to meet the minimum retention requirement. Alternatively, please show a chain link tree protection at the trees' driplines.

   The plans show tree protection adjacent to the building pads that would be unrealistic in the field. The building pads will need at least five feet of clearance for walking and machine access. Tree protection and limits of allowable disturbance will need to be adjusted. The project must be designed to minimize impacts to trees, and the arborist report must discuss impacts to trees (MICC 19.10.080), removal of exceptional trees (MICC 19.10.060(A)(3)), and retention of viable trees (MICC 19.10.060(A)(2)(a)). Tree protection on revised plans to show realistic clearances for construction.

Fire:

1. The 20-foot access road is required to extend within 150 feet of the furthest point of each residence. Lot 4 is approximately 195 feet from the access road. The access road needs to be extended to within 150 feet on Lot 4. Road adjusted on revised plans attached.

2. Please add the following note to the face of the plat:

   "All buildings are subject to meeting current fire code requirements at the time of permit submittal. Access shall be provided as outlined in the International Fire Code Appendix D and MICC 19.09.040. Fire plan reviews will be conducted at the time of building permit submittal and may require additional fire protection systems and/or additional fire prevention measures for building approval." Note added to revised drawings.

Civil Engineering:

1. Please add the following notes to Sheet C4.0:

    a. "The condition and size of the existing side sewer that the short subdivision is connection to will need to be verified during the Site Development Permit after the preliminary short subdivision is approved." Note added to revised drawings.
    b. "The design for the storm, sewer, and water are preliminary only. The detail design will be reviewed during the Site Development Permit after the preliminary short subdivision is approved." Note added to revised drawings.

2. The storm vault shown on Sheet C4.0 shall capture all runoff from the private road and shall be placed at the entrance of the private road. The detail design will be reviewed during the Site Development Permit after the preliminary short subdivision is approved. The proposed stormwater management system (detention and water quality) is designed in accordance with stormwater code and City of Mercer Island requirements. The bypass area of the driveway is accounted for in the design and stormwater release rates are at or below those allowed by code. Navix will work with the City during the Site Development Permit to finalize details.

3. The proposed easement, vault, 8-inch DI pipe, and fire hydrant are private systems. Please revise Note 8 on Sheet C4.0 to indicate that the water easement is private instead of public. Note 8 revised to reflect private water easement.

4. Sheet 1 of 5 of the Short Plat document contains a note for Public Easement Provisions. However, there are no public easement proposed for this short subdivision. Reference to Public easements on Sheet 1 of 5 has been revised to Private Easement Provisions.

5. Please show all lot lines on Sheet 2 of 5 or combine Sheet 2 of 5 with Sheet 3 of 5 of the Short Plat Document. Revised per the attached plans.

6. Please show the existing 30-foot access and utility easement on the east side of the subject lot on all site plans. Revised per the attached plans.

7. Sheet 3 of 5 of the Short Plat document calls out a 15-foot public water easement. However, a public water easement is not proposed for this site. Please revise the call out to indicate that the easement is private. The call out on sheet 3 of 5 has been revised to reflect a private easement.

This letter and all the referenced supplemental documents including the revised drawings have been uploaded to the City FTP site. The following is a list of supplemental documents that are provided in response to the May 9, 2023 comment letter:

1. Revised plat drawings.
2. Response to neighbor comments.
3. Code Compliance Matrix.
4. Letter from Applicant attorney relating to 30' easterly easement.
5. Easterly 30' easement document.
6. Arsenic report.
7. Drawing showing arsenic hot spot.
8. Updated arborist report.

Please let us know if you have any questions or require additional information.

Sincerely,

Navix Engineering, Inc.



Garrett Goudy, P.E.
Project Engineer II
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October 10, 2023

Mr. Andrew Leon
City of Mercer Island
Community Planning and Development
9611 SE 36th Street
Mercer Island, WA 98040

Subject: Sears Plat; Mercer Island, WA
Comment Response Letter

Dear Andrew:

Thank you for your review of the Preliminary Short Subdivision and SEPA Review applications permit documents and your comments letter dated August 16, 2023. We at Navix Engineering have prepared comment responses below and hope you find the resolution of the review comments acceptable. Please feel free to contact me with any questions or coordination items you have.

Comments

General

1. Please provide a response to the issues raised in the comment letters provided by neighboring property owners (attached to the email accompanying this letter).

   Response: Responses were submitted with the previous submittal and have been accepted per email correspondence with Andrew Leon.

2. Please remove all references to a homeowners' association and the WUCIOA from the plan set. Agreements involving these entities will require separate instruments.

   Response: All references to homeowner' association and WUCIOA have been removed.

Planning

1. MICC 19.02.020(A) states that the minimum net lot area for the R-9.6 zone is 9,600 square feet. Net lot area is defined in MICC 19.16.010 as the area contained within the established boundaries of a lot, less any area used for public or private vehicular access easements, excluding the portion of the easement used for a driveway access to the encumbered lot.

The plans and provided easement document show that there is an access easement on the east side of Lot 4 that does not serve as a driveway access to Lot 4. The area of this easement must be subtracted from Lot 4's gross lot area to find its net lot area. Based on my measurement of the site plan, the net lot area of Lot 4 is approximately 9,500 square feet. Please revisit the configuration of Lot 4 to ensure that its net lot area meets the 9,600-square-foot minimum established under MICC 19.02.020(A).

Response: Lot 4 is the only lot where lot area needs to be subtracted. A note has been added to the lot information table on the civil sheet C0.0 showing the net lot area calculation. All net lot areas, including lot 4, are in excess of 9,600 sq. ft. The revised net lot area for lot 4 is now 12,647 sq. ft. The gross lot area is called out for all lots, while lot 4 has the gross and net lot areas called out.

2. The lot sizes shown on Sheets C1.0 through C4.0 of the site plan are not consistent with the lot sizes shown on Sheets 1 through 5 of the survey. Please be sure that the lot sizes are consisted across all application materials.

Response: Lot sizes have been checked to ensure they are consistent with all application materials.

3. Please provide lot width circles for all of the lots of the proposed short subdivision to confirm that the proposed lot widths meet the lot width standards for the R-9.6 zone listed in MICC 19.02.020(A).

Response: Lot width circles have been added to the drawings.

4. MICC 19.09.090(A)(1)(a) requires that building pads shall be located to minimize the removal of trees and impacts to trees and vegetation required for retention. Please revise the building pads to account for impacts to trees and vegetation.

Response: Building Pad Limit lines have been added to the civil plan set to show the area where the building pad could be located. See sheet C2.0.

5. MICC 19.09.090(A)(3) states that no cross-section dimension of a building pad shall be less than 20 feet in width. The provided plans show that the western portion of the building pad on Lot 2 is approximately 19 feet in width. Please revise the building pad of Lot 2 such that its cross-section dimension is not less than 20 feet in width at any point.

Response: The site plan has been significantly revised since the last submittal to save additional significant trees and to adjust the lot sizes to reflect that the 30' easement to the east cannot be used to calculate net lot area. The current building pads on all lots are not less than 20' in width at any point.

Trees, John Kenney

1. The arborist report, tree inventory worksheet, and plan set must all match. The tree table on sheet C1.1 of the plans must be updated to indicate which trees are exceptional by grove status.

Response:
The arborist report, tree inventory, and site plan exhibit are all consistent. I have revised the spreadsheet documenting tree health to include an additional column identifying trees that are in groves and which grove by number. Navix has updated the site exhibit to identify trees in three groves.

2. Please provide a separate Tree Inventory and Replacement Submittal Information form as the one that was provided is cut off and illegible due to how it is formatted.

Response: The formatting error in the document has been corrected. However, the Tree Inventory and Replacement Submittal Information Form is also provided as a separate PDF file.

3. Please provide justification for the removal of exceptional trees 8118 and 8183 under MICC 19.10.060(A)(3). Removing the trees for detention infrastructure is not justification under the code.

Response:

Tree #8183 is now being retained.
The applicant hired "Root Causes" to air-evacuate the soil along the north side of the tree where the access roadway and utilities were proposed to be installed to see if the tree could be retained under the original proposal. I observed the excavation and determined that the tree could not be retained with the number of roots that would be lost. The civil engineers revised the roadway access to the south of tree #8183 so that it could be retained.

Tree #8118 is a 40.5" DBH Bigleaf maple originally assessed as being marginally viable. It is proposed to be removed under MICC 19.10.060(A)(3)a Structurally, it has several co-dominant leaders with included bark, and is covered in ivy to 70'. It has several dead scaffolds and large diameter branches that over-hang the powerlines. The tree, in its current condition poses a high risk to the powerlines and roadway access to the site and should be removed. I have not reduced the overall tree health, because currently it is marginally protected by surrounding trees however the removal of surrounding trees and grading will exacerbate wind exposure to a structurally compromised tree.*

Tree # 8261 is a 56.6" DBH Western red cedar also in marginal, declining health. The dripline of the tree has been used as an immediate driveway to the garage, and as a result, the soil is very heavily compacted. Recent toxicology studies have revealed that the soil around the base of the tree is contaminated with arsenic.

*As a species, the western red cedars root system if comprised of very fine, relatively shallow roots. Removal of the compacted, contaminated soil would be unlikely without the use of heavy equipment or invasive (use of water or air) techniques. I consulted with several state environmental agencies to determine if there were any other methods to remove or mitigate the toxin in the soil without removing it. There was not a solution whereby the applicant could air-evacuate the soil (which would put the toxins back into the air), manually removing the soil to replace it, (tree is in declining health and would not survive the root loss), nor for obvious reasons, encapsulating the soil in concrete of treating it chemically; for public safety the removal of the arsenic contaminated soil, requires the removal of the tree. Code exception required to remove a tree with a DBH greater than 24" is found in MICC 19.10.060(A)(3)a**

4. Please provide further analysis on whether tree 8314 can be retained or further justification of why it must be removed.

Response: It is now being retained.

5. Trees 8127, 8233, 8277, 8318, and 8325 are said to be in poor condition. Please provide a risk assessment that speaks to MICC 19.10.060(A)(3) to justify their removal.

Response: The ISA Tree Risk Assessment Form has been condensed into the salient points in the comment section of the spreadsheet for each tree. I have added copies of the forms to the Discussion section of the report on pages 35-44. The PDFs are also included as a separate document.

6. Please provide a preliminary replacement plan to confirm the number of replacement trees that can be planted on site. This plan would also confirm whether fee in lieu would be needed and its amount. If a fee in lieu is required, a bond or assignment of funds would be required at the completion of a site development permit. If exceptional tree removal is justified according to the other tree comments in this letter, 167 replacement trees would be required.

Response: The revised site proposal has enabled an Increase in the tree retention number which in turn has reduced the tree mitigation to 112 trees. The preliminary tree replacement plan has not been provided pending notification that proposed site development can be approved. (Per confirmation email between John Kenney and Wes Giesbrecht on October 10th, 2023 @ 11:22.)

7. Please explain how the limits of allowable disturbance for each tree near disturbance were obtained. Please update the plans once the limit of allowable disturbance for each tree is confirmed.

Response: Because these trees have grown in a natural forested site, the roots are confined more specifically to the area immediately around the tree; therefore, I used the dripline as the critical root zone (CRZ) and 50% of the dripline to be the interior critical root zone (iCRZ)- and this became the standard maximum allowed LOD.

* MICC 19.10.060(A)(3): Retention of exceptional trees. Development proposals specified under subsection (a)(1) of this section shall retain exceptional trees with a diameter of 24 inches or more. Exceptional trees with a diameter of 24 inches or more that are retained shall be credited towards compliance with the retention requirements of subsection (A)(2) of this section. Removal of exceptional trees with a diameter of 24 inches or more, shall be limited to the following circumstances:
a. Retention of an exceptional tree(s) with a diameter of 24 inches or more will result in an unavoidable hazardous situation.

Fire, Jeromy Hicks

1. No Parking Fire Lane signs and/or paint curbs must be added to the access road. Please indicate the location of the signs or markings on the plans.

Response: No Parking/Fire Lane markings have been added to the plans. See sheet C2.0.

Civil Engineering, Ruji Ding

1. Please show and call out the private storm drainage and private utility easement on all sheets.

Response: The private storm drainage and private utility easement have been added to and called out on all civil sheets.

Mr. Leon, should you have any questions regarding the comment responses contained herein, please do not hesitate to contact me at 425.458.7900 or at my email address below. Thank you for your review.

Sincerely,

Navix Engineering, Inc.



Garrett Goudy, P.E.
Project Engineer II
Ggoudy@navixeng.com

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December 01, 2023

Mr. Andrew Leon
City of Mercer Island
Community Planning and Development
9611 SE 36th Street
Mercer Island, WA 98040

Subject: Sears Plat SUB23-001; Mercer Island, WA
Comment Response Letter #3

Dear Andrew:

Thank you for your review of the Preliminary Short Subdivision and SEPA Review applications permit documents and your comments letter dated November 27, 2023. We at Navix Engineering have prepared comment responses below and hope you find the resolution of the review comments acceptable. Please feel free to contact me with any questions or coordination items you have.

Comments

Planning

1. Lot 3 is shown to have different areas in the application material. Sheet 4 of the survey and Sheet C4.0 of the civil plan show that Lot 3 will have an area of 12,499 square feet. Sheets C2.0 and C3.0 of the civil plan and the arborist report show that Lot 3 will have an area of 12,498 square feet. Please show the area of Lot 3 consistently throughout the application material.

Response: Lot 3 area on sheet C4.0 has been corrected to show 12,498 square feet.

2. MICC 19.02.020(C)(1)(c)(i)(b) requires that for a lot with a lot width of more than 90 feet, the sum of the side yards' width shall be a width that is equal to at least 17% of the lot width. The site plan shows that the lot width of Lot 4 is 106.7 feet, which would require the sum of the side yard setbacks to be at least 18.14 feet, with a minimum side yard depth of 5.99 feet. Please revise the building pad of Lot 4 to meet the setback requirements listed in MICC 19.02.020(C)(1)(c)(i)(b).

Response: Lot width is 109.20 feet. A total setback width of 18.56 feet is provided. 7.5 feet on the north side of the lot and 11.06 feet on the south side.

3. MICC 19.09.090(A)(1)(a) requires that building pads shall be located to minimize the removal of trees and impacts to trees and vegetation required for retention. Please revise the building pads to account for impacts to trees and vegetation as per arborist comments below.

Response: The building pads have been updated to provide a minimum of 5 feet from the drip lines.

Trees, John Kenney

1. The tree protection shown on the site plan is right on the building pad, which would be unrealistic in the field. The building pads will need at least five feet of clearance for walking and machine access. The tree protection and limits of allowable disturbance will need to be adjusted to account for the five-foot clearance.

Response: The building pads have been updated to provide a minimum of 5 feet from the drip lines.

2. Please provide a separate Tree Inventory and Replacement Submittal Information form. This form will confirm what was listed as removed in the arborist report matches what is shown or removal on the plans. The form would also be able to be updated if the plan changes. This should be completed once the viability of all trees has been confirmed.

Response: A separate Tree Inventory and Replacement Submittal Information form has been submitted.

3. The provided tree inventory worksheet and the table in the arborist report and site plan do not match. Some trees are listed as exceptional in one document, but not the other. The arborist report lists tree 8118 as exceptional, but the tree inventory worksheet does not. The tree inventory worksheet lists tree 8234 as exceptional, but the arborist report does not. Based on the arborist report, tree 8325 should be included in the list of trees over 24 inches on the tree inventory worksheet as well. Please revisit the arborist report, site plan, and tree inventory worksheet to ensure that they are consistent with each other.

Response: All documentation about the trees has been updated to be consistent.

Mr. Leon, should you have any questions regarding the comment responses contained herein, please do not hesitate to contact me at 425.458.7900 or at my email address below. Thank you for your review.

Sincerely,

Navix Engineering, Inc.



Garrett Goudy
Project Manager
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January 2, 2024

Mr. Ryan Harriman
City of Mercer Island
Community Planning and Development
9611 SE 36th Street
Mercer Island, WA 98040

Subject: Sears Plat SUB23-001; Mercer Island, WA
Comment Response Letter #4

Dear Ryan:

Thank you for your review of the Preliminary Short Subdivision and SEPA Review applications permit documents and your comments letter dated November 27, 2023. We at Navix Engineering have prepared comment responses below and hope you find the resolution of the review comments acceptable. Please feel free to contact me with any questions or coordination items you have.

Comments

Planning

1. Lot 3 is shown to have different areas in the application material. Sheet 4 of the survey and Sheet C4.0 of the civil plan show that Lot 3 will have an area of 12,499 square feet. While the rest of the sheets of the plan set shows that Lot 3 will have an area of 12,498 square feet. Please show the area of Lot 3 consistently throughout the application material. Recheck all calculations and labels to ensure the plan set is consistent throughout.

Response: Lot 3 area on Sheet 4 of the survey has been corrected to show 12,498 square feet.

2. MICC 19.09.090(A)(1)(a) requires that building pads shall be located to minimize the removal of trees and impacts to trees and vegetation required for retention. Please revise the building pads to account for impacts to trees and vegetation as per arborist comments below.

Response: The building pads have been updated to provide a minimum of 5 feet from the drip lines.

Trees, John Kenney

1. The provided tree inventory worksheet and the table in the arborist report and site plan do not match. Some trees are listed as exceptional in one document, but not the other. The tree inventory worksheet lists tree 8234 as exceptional, but the arborist report does not (The tree table in the arborist report and plan set colored tree 8234 as an exceptional tree. If color coding in the table is relevant, please include a color key). Please revisit the arborist report, site plan, and tree inventory worksheet to ensure that they are consistent with each other.

Response: All documentation about the trees has been updated to be consistent.

Mr. Harriman, should you have any questions regarding the comment responses contained herein, please do not hesitate to contact me by phone at 425.458.7900 or at my email address below. Thank you for your review.

Sincerely,

Navix Engineering, Inc.



Garrett Goudy
Project Manager
ggoudy@navixeng.com

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February 7, 2024

Ms. Molly McGuire
City of Mercer Island
Community Planning and Development
9611 SE 36th Street
Mercer Island, WA 98040

Subject: Sears Plat SUB23-001; Mercer Island, WA
Resubmittal #5

Dear Molly:

Thank you for reviewing the Preliminary Short Subdivision and SEPA Review applications permit documents. We at Navix Engineering have prepared a response below to the recent decision from the hearing examiner decision on tree retention and hope you find the resolution of the review comments acceptable. Please feel free to contact me with any questions or coordination items you have.

Comments

Trees, Hearing Examiner

1. The calculation for saving 30% of the tree canopy must include the total of viable and nonviable trees.

Response: The additional trees that have been noted as retained are as follows:
- *8178, 8179, 8180, 8264, 8265, 8267, 8305*

Ms. McGuire, should you have any questions regarding the comment responses contained herein, please do not hesitate to contact me by phone at 425.458.7900 or at my email address below. Thank you for your review.

Sincerely,
Navix Engineering, Inc.

Garrett Goudy
Project Manager
ggoudy@navixeng.com

February 6, 2024

John Keeney
ISA Municipal Specialist, ISA Certified Arborist, TRAQ
City of Mercer Island Arborist

Wes Giesbrecht
Atlin Investments, Inc.
Mercer Island, WA 98040

Site: 7414 78th Ave SE
Mercer Island, WA 980404
TPN: 2524049075
Area: 68,825 sq. ft. = 1.6 acre

Re: RFI dated November 27th, 2023, changes itemized below, on the report and on the city response matrix highlighted in yellow.

Comments on Trees:

1. The tree protection shown on the site plan is right on the building pad, which would be unrealistic in the field. The building pads will need at least five feet of clearance for walking and machine access. The tree protection and limits of allowable disturbance will need to be adjusted to account for the five-foot clearance. (Building pads were reduced to allow for a 5' buffer, completed by Navix; site play is copied and pasted onto page 21)

2. Please provide a separate Tree Inventory and Replacement Submittal Information form. This form will confirm what was listed as removed in the arborist report matches what is shown or removal on the plans. The form would also be able to be updated if the plan changes. This should be completed once the viability of all trees has been confirmed. (Completed; a separate Tree Inventory Worksheet has been provided with the submittal and the information has been copied and pasted to the report on pages: 24-26.

3. The provided tree inventory worksheet and the table in the arborist report and site plan do not match. Some trees are listed as exceptional in one document, but not the other. The arborist report lists tree 8118 as exceptional, but the tree inventory worksheet does not (corrected). The tree inventory worksheet lists tree 8234 as exceptional, but the arborist report does not (corrected). Based on the arborist report, tree 8325 should be included in the list of trees over 24 inches on the tree inventory worksheet as well. (Corrected) Please revisit the arborist report, site plan, and tree inventory worksheet to ensure that they are consistent with each other. (Corrected) I have revised the MI Tree Inventory to correct mistakes, and I have corrected the arborist table to show tree 8234 as exceptional per code regulating DBH of specific species to be included as exceptional trees. Both Navix and CLS have conferred to ensure that trees representations are consistent.

In summary:

Tree Density Calculations	
Total number of onsite trees	86
Total number of non-viable trees	39
Total number of viable trees	47
Total number of trees removed for site improvements	27
Total number of required tree credits (30% X 86)	26
Total number of retained tree credits	26
Mitigation:	
Exceptional trees >36" (6: 1) - 2	12
Trees removed from "Exceptional groves" (6:1) -12	72
Exception trees based on size/species (6:1)	6
Large trees 24"-36" (3:1) - 0	0
10"-24" (2:1) - 12	24
Mitigation Total	**114**

If you have any questions, please contact me. I can be reached on my cell phone: 425.890.3808 or by email: sprince202@aol.com.

Warm regards,



Susan Prince
Creative Landscape Solutions
ISA Certified Arborist #1481
TRAQ Certified Arborist #481
Landscape Designer
425.890.3808

Personal qualifications, scope of work and methodology:

My examination was limited to a visual one, and did not involve any root excavation, trunk or limb coring, or any soil testing. To evaluate the trees and prepare the report, I drew on my formal college education in botany, preparation and training used to obtain my ISA certification in addition to my certification as a Tree Risk Assessor. I have worked in the field of arboriculture since 1994, have been an ISA Certified Arborist since 1999 and have been TRACE/TRAQ certified since 2009.

I followed protocol delineated by the International Society of Arboriculture (ISA) for Visual Risk Assessment (VRA). By doing so, I am examining each tree independently as well as collectively as groups or stands of trees provide stability and can lower risk of independent tree failure. This scientific process examines tree health (e.g., size, vigor, and insect and disease process) as well as site conditions (soil moisture and composition, quantity of impervious surfaces surrounding the tree etc.)

Introduction:
Identifying and managing the risks associated with trees is still largely a subjective process. Since the exact nature of tree failures remains largely unknown, our ability as scientists and arborists to predict which trees will fail and in what fashion remains limited. As currently practiced, the science of hazard tree evaluation involves examining a tree for structural defects, including genetic problems, those caused by the local environmental that the tree grows in and those attributed to man (pruning etc.).

The assessment process involves evaluating three components: 1) a tree with the potential to fail, 2) an environment that may contribute to that failure, and 3) a person or object that would be injured or damaged (the target). A defective tree cannot be considered hazardous without the presence of a target. All trees have a finite life-span though it is not pre-programmed internally in the same manner as annual plantings. As trees age, they are less able to compartmentalize structural damage following injury from insects, disease or pruning. Trees in urban settings have a shorter life span than trees grown in an undisturbed habitat.

Each species of trees grows differently. Evergreen trees have a "reputation" of growing slowly and defensively. These trees allocate a high proportion of their resources to defending themselves from pathogens, parasites, and wounds. As a rule, trees with this type of growth tend to be long lived. Though like all other living things, they have a predictable life span. Examples of this type of tree include the northwest *Pseudotsuga menziesii* - Douglas fir, and *Thuja plicata* - Western red cedar.

Deciduous trees are trees that annually shed leaves or needles. These trees tend to grow quickly and try to "outgrow" problems associated with insects, disease, and wounds. They allocate a relatively small portion of their internal resources to defense and rely instead upon an ability to grow more quickly than the pathogens which infect them. However, as these trees age, their growth rate declines, and the normal problems associated with decay begins to catch up and compromise the tree's structural integrity. Examples of this type of tree include *Salix, Populus* and *Alnus.*

Knowledge of the growth and failure patterns of individual tree species is critical to effective hazard analysis. Species vary widely in their rates of failure. The hazard tree evaluation rating system used by most arborists was developed by the Colorado Urban Forest Council and recognizes this variation in species failure and includes a species component as part of the overall hazard evaluation.

Methods used to determine tree location and tree health:

Trees were identified previously by numbered aluminum tags attached to the western side of the tree. All the trees on site were examined using the Matheny and Clark[1] criteria for determining the potential hazard of trees in an urban environment as well as the Tree Risk Assessment in Urban Areas and The Urban/Rural Interface by Julian Dunster[2]. Tree diameters were measured at DSH (diameter standard height – 4.5' above ground) using a logger's tape. Tree driplines were measured using a PRO Laser Rangefinder™ from the edge of the longest branch to the tree trunk.

Because of the native, forested area these trees are growing it, the critical root zone (CRZ) of each tree was taken to be the dripline. The maximum intrusion into the dripline was 50% of the CRZ or the interior critical root zone (iCRZ).

Spreadsheet Legend:

1. Tree tag #: Numbered aluminum tags attached to the trees in the field*[1]

2. Species: The common name of each tree

3. Species: Species ID: Spreadsheet contains common names of trees which correspond to scientific names as follows:
    - Apple: *Malus sp.*
    - American sycamore: *Plantanus occidentalis*
    - Austrian pine: *Pinus nigra*
    - Bigleaf maple: *Acer macrophyllum*
    - Birch: *Betula nigra*
    - Bitter Cherry: *Prunus emarginata*
    - Blue atlas cedar: *Cedrus atlantica 'Glauca'*
    - Cedar: *Thuja plicata*
    - Cherry: *Prunus sp.*
    - Dawn redwood: *Chamaecyparis nootkatensis*
    - Deodora cedar: *Cedrus deodara*
    - Colorado blue spruce: *Picea pungens*
    - Cottonwood*: Populus trichocarpa*
    - Dogwood*: Cornus nuttallii*
    - Douglas fir: *Pseudotsuga menziesii*
    - English laurel: *Prunus laurocerasus*
    - Filbert: *Corylus avellana var.*
    - Grand fir: *Abies grandis*
    - Hemlock: *Tsuga hetrophylla*
    - Holly: *Ilex aquifolium*
    - Japanese maple: *Acer palmatum*
    - Leylandii cypress: *Cupressocyparis leylandii*
    - Lodgepole pine*: Pinus contorta*
    - Mountain ash: *Sorbus americana*
    - Nobel fir: *Abies procera*
    - Pear: *Pyrus sp.*
    - Plum: *Prunus*
    - Red Alder: *Alnus rubra*
    - Red maple: *Acer rubrum*
    - Walnut: *Juglans sp.*
    - Western red cedar: *Thuja plicata*
    - Weeping Alaska cedar*: Metasequoia glyptostrobides*
    - White fir*: Abies concolor*
    - White pine*: Pinus strobus*

4. DBH: Diameter of the tree measured at 48" above grade

5. Adjusted Diameter of the tree: Calculated equivalent for multi-stemmed tree

6. Dripline Radius: Measurement in feet of the tree canopy from tree trunk to outermost branch tip

7. Windfirm: Whether the tree can withstand wind if surrounding grove is changed

8. Health: A measurement of overall tree vigor and vitality rated as excellent, good, and fair or poor based on an assessment of crown density, leaf color and size, active callusing, shoot growth rate, extent of crown dieback, cambium layer health, and tree age
   - Excellent: Tree is an ideal specimen for the species with no obvious flaws
   - Good: Tree has minimal structural or situational defects
   - OK: Tree has minimal structural defects AND minimal environmental concerns
   - Fair: Tree has structural or health issues that predispose it to failure if further stressed, it is not suitable for retention as a single tree but may sometimes be retained if it is retained in a grove
   - Poor: Tree has significant structural and/or health issues. It is exempt from total tree count.

9. Defects/Concerns: A measure of the tree's structural stability and failure potential and rated as good, fair or poor based on assessment of specific structural features, e.g., decay, conks, co-dominant trunks, included bark, abnormal lean, one-sided canopy, history of failure, prior construction impact, pruning history, etc.

10. Proposed action:
    - Retain
    - Remove due to viability.
    - Remove due to planned development (tree is otherwise healthy)

11. Limits of disturbance: The area surrounding the tree that defines the area that surrounds the trunk that cannot be encroached upon during construction. This may be a multiple of the trunk diameter (1 -1.5 times the trunk diameter converted to feet.) or it may be related to the width of the canopy. It is always determined by tree species and environment and is up to the discretion of the ISA Certified Arborist to determine.

12. Value: The value the municipality assigns to a tree with the specific DBH, species or location of the assessed tree; notification of size (exceptional etc.)

13. Mitigation

C. Size – All replacement trees shall be at least 6' tall for conifers and at least 1.5" diameter at the base for deciduous trees. Shrubs and bushes are not an acceptable replacement for trees. Smaller replacement trees are allowed if the applicant can demonstrate that smaller trees are more suited to the species, site conditions, neighborhood character, and the purposes of MICC 19.10 and that such replacement trees will be planted in sufficient quantities to meet the intent of MICC 19.10.

D. Number of Replacement Trees – Removed trees shall have the following base replacement ratio:

Tree Replacement Ratios	
Diameter of Removed Tree (measured 4.5' above ground)	**Number of Replacement Trees Required**
Less than 10 inches	1
10 inches up to 24 inches	2
24 inches up to 36 inches	3
More than 36 inches and any exceptional tree(s)	6

E. Maintenance – the applicant must maintain replacement trees in a healthy condition for a period of five years after planting. The applicant shall be obligated to replant any replacement tree that dies, becomes diseased, or is removed during this five-year time period.

Specific Tree Observations: Trees that meet the criteria for an exceptional size/species are shown in **bold** and are **highlighted in green**.

1	2	3	4	5	6	7		8	9	10				11				12					
										Proposed Action				CRZ/TPZ/LOD									
										Retain		Remove		Radius in feet									
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Viable	Nonviable	Nonviable	Construction	N	W	E	S	Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
1	**8118**	**Bigleaf maple**	**40.5**	**40.5**	**20**		**Y**	**Fair**	**Ivy @ root crown up to 70', co-dominant leaders with included bark x2 @ 5', dead wood, broken branches, moss and lichen**				**1**	**20**	**20**	**20**	**20**	**E**		**1**	**1**		6
2	8119	Bigleaf maple	15.8	15.8	4			Poor	Co-dominant leaders with included bark x2 reduced to 1 @ 6', previous top loss @ 12', ivy @ root crown up to 12'			1		4	4	4	4			1			
3	8121	Bigleaf maple	23.8	23.8	15		Y	Fair	Previous ivy @ root crown up to 60', asymmetric canopy towards east				1	15	15	15	15			1	1		2
4	8122	Bigleaf maple	10	10	24		Y	Fair	Moss and lichen, typical of species, previous top loss @ 60', 2 leaders, asymmetric canopy towards west, dead wood, broken branches, dead scaffolds, low live crown ratio <10%				1	24	24	24	24			1	1		2
5	**8124**	**Bigleaf maple**	**26.1**	**26.1**	**20**			**Fair**	**Previous ivy @ root crown up to 50', moss and lichen, previous top loss, weak leaders**			**1**		**20**	**20**	**20**	**20**	**L**		**1**			

Susan Prince
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Tree Risk Qualified
Creative Landscape Solutions
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1	2	3	4	5	6	7		8	9	10				11				12					
										Proposed Action				CRZ/TPZ/LOD									
										Retain		Remove		Radius in feet									
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Viable	Nonviable	Nonviable	Construction	N	W	E	S	Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
6	8125	Bigleaf maple	17.8	17.8	18			Fair	Ivy @ root crown up to 50', low live crown ratio <10%, moss and lichen			1		18	18	18	18			1			
7	**8126**	**Douglas fir**	**27.8**	**27.8**	**16**			**Poor**	**Ivy @ root crown up to 50', abnormal bark, shedding bark, popping bark, woodpecker activity, racoon scat, laminated root rot?**			**1**		**16**	**16**	**16**	**16**	**L**		**1**			
8	**8127**	**Bigleaf maple**	**31.2**	**31.2**	**24**			**Poor**	**Large cavity @ root crown up towards north, self-corrected lean towards east, ivy @ root crown up to 60', asymmetric canopy towards east, dead wood, broken branches, dead scaffolds**			**1**		**24**	**24**	**24**	**24**	**E**		**1**			
9	8131	Bigleaf maple	23.2	23.2	20		Y	Fair	Ivy @ root crown up to 20', moss and lichen, cavity @ 2' up to 4' towards east, asymmetric canopy towards north, typical of species				1	20	20	20	20			1	1		2
10	8167	Cherry	20.8	20.8	24			Fair	No taper, girdled root? Previous ivy @ root crown up to 30', moss and lichen			1		24	24	24	24			1			

1	2	3	4	5	6	7		8	9	10				11				12					
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action				CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
										Retain		Remove		Radius in feet									
										Viable	Nonviable	Nonviable	Construction	N	W	E	S						
11	**8175**	**Bigleaf maple**	**26.4**	**26.4**	**24**			**Fair**	**Ivy @ root crown up to 40', moss and lichen, cavity @ 3' up to 4' towards east, typical of species**			**1**		**24**	**24**	**24**	**24**	**L**		**1**			
12	8178	Red alder	11.1	11.1	13			Poor	Failing towards east		1			13	13	13	13			1		1	
13	8179	Leylandii cypress	10.1	10.1	10			OK	Self-corrected lean towards north, exposed roots, hanger, typical of species	1				10	10	10	10			1	1	1	
14	8180	Red alder	11.2	11.2	15	No		OK	Exposed roots, failing towards south, typical of species, average health, structurally OK but not windfirm.		1			15	15	15	15			1		1	
15	**8183**	**Douglas fir**	**47.1**	**47.1**	**27**			**OK**	**Abnormal bark, shedding bark, popping bark, horizontal crack in bark @ 10' towards south, woodpecker activity, elongated branches, coning, co-dominant leaders with included bark x2 @ 50', typical of species**	**1**				**27**	**27**	**27**	**27**	**E**		**1**	**1**	**1**	

1	2	3	4	5	6	7		8	9	10				11				12					
										Proposed Action				CRZ/TPZ/LOD									
										Retain		Remove		Radius in feet									
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Viable	Nonviable	Nonviable	Construction	N	W	E	S	Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
16	**8233**	**Bigleaf maple**	**41.4**	**41.4**	**22**			**Fair**	**Roots cut 1' towards south, decay in roots, Hypoxylon canker, moss and lichen, previous top loss @ 15', multiple strong leaders, galls, dead scaffolds, dead wood, broken branches, light fixture**			**1**		**22**	**22**	**22**	**22**	**E**		**1**			
17	**8234**	**Kousa dogwood**	**14**	**14**	**22**			**OK**	**Suppressed canopy, asymmetric canopy-west, dead wood, broken branches, typical of species**				**1**	**22**	**22**	**22**	**22**	**E**		**1**	**1**		**6**
18	8238	Western red cedar	18.6	18.6	12			OK	Previous ivy @ root crown up to 50', thin canopy, typical of species	1				12	12	12	12		2	1	1	1	
19	8239	Red alder	12.5	12.5	13		Y	Fair	Exposed roots, serpentine trunk, lean towards north, typical of species	1				13	13	13	10	E	1	1	1	1	
20	8241	Leylandii cypress	13.5	13.5	9			OK	Typical of species	1				9	9	9	9	E	1	1	1	1	
21	8242	Leylandii cypress	14.8	14.8	10			OK	Typical of species, dead wood, broken branches	1				10	10	10	10	E	1	1	1	1	
22	8244	Leylandii cypress	12	12	9			OK	Dead wood, broken branches, typical of species	1				9	9	9	9	E	1	1	1	1	
23	8245	Leylandii cypress	7, 14	15.5	10			OK	Co-dominant leaders with included bark x2 @ 3', typical of species	1				10	10	10	10	E	1	1	1	1	

1	2	3	4	5	6	7		8	9	10				11				12					
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action				CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
										Retain		Remove		Radius in feet									
										Viable	Nonviable	Nonviable	Construction	N	W	E	S						
24	8246	Leylandii cypress	11	11	8			OK	Dead wood, broken branches, typical of species	1				8	8	8	8	E	1	1	1	1	
25	8247	Douglas fir	23.2	23.2	18			OK	Previous light fixture, slight serpentine trunk, typical of species	1				18	18	18	15	E	1	1	1	1	
26	8248	Douglas fir	16	16	16			OK	Dead wood, broken branches, typical of species	1				16	16	16	12	E	1	1	1	1	
27	8250	Douglas fir	14	14	14			OK	Dead wood, broken branches, typical of species				1	14	14	14	14	E	1	1	1		6
28	8251	Douglas fir	13	13	14			OK	Co-dominant canopy, typical of species				1	14	14	14	14	E	1	1	1		6
29	8252	Hemlock	16.1	16.1	14			Fair	Racoon scat, serpentine trunk, suppressed canopy, dead wood, broken branches, thin canopy, typical of species			1		14	14	14	14			1			
30	8253	Douglas fir	17.9	17.9	16			OK	Typical of species				1	16	16	16	16	E	1	1	1		6
31	8254	Bitter cherry	13	13	19			Fair	Ivy root crown to 20', self-corrected lean west, low live crown ratio< 10, gummosis, dead wood, broken branches			1		19	19	19	19			1			

1	2	3	4	5	6	7		8	9	10				11				12					
										Proposed Action				CRZ/TPZ/LOD									
										Retain		Remove		Radius in feet									
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Viable	Nonviable	Nonviable	Construction	N	W	E	S	Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
32	**8261**	**Western red cedar**	**56.6**	**56.6**	**28**		**Y**	**Fair**	**Racoon scat, candelabra @ 10', vertical crack @ 5' up to 15' towards north, multiple 24" diameter branches fused towards south, coning, thin canopy**				**1**	**28**	**23**	**23**	**23**	**E**	**1**	**1**	1		6
33	**8262**	**Western red cedar**	**19.2, 16.3**	**25**	**12**			**OK**	**Co-dominant leaders with included bark x2 @ root crown, thin canopy, nurse tree, typical of species**	**1**				**12**	**12**	**12**	**12**	**L**	**2**	**1**	**1**	**1**	
34	8263	Western red cedar	17.1	17.1	13			OK	Asymmetric canopy towards south, slight lean towards south, typical of species	1				13	13	13	13		2	1	1	1	
35	8264	European plum	14	14	14			Poor	Mostly dead, decay throughout		1			14	14	14	14			1		1	
36	8265	European plum	8, 12	14.5	20 south only			Fair	Co-dominant leaders with included bark x2 @ root crown, lean towards south, asymmetric canopy towards south		1			20	20	20	20			1		1	
37	8267	Hemlock	14	14	16			Poor	Self-corrected lean towards north, lean towards north, exposed roots, asymmetric canopy towards south		1			16	16	16	16			1		1	
38	8269	Grand fir	18.2	18.2	18			OK	Thin canopy, vertical crack in bark root crown up to 30', typical of species	1				11	18	18	18		2	1	1	1	

1	2	3	4	5	6	7		8	9	10				11				12					
										Proposed Action				CRZ/TPZ/LOD									
										Retain		Remove		Radius in feet									
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Viable	Nonviable	Nonviable	Construction	N	W	E	S	Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
39	8272	Bigleaf maple	22.9	22.9	20			Fair	Nurse tree, exposed roots, previous top loss, asymmetric canopy towards west, typical of species, dead scaffolds			1		20	20	20	20			1			
40	8273	Bigleaf maple	19.2	19.2	23		Y	Fair	Nurse tree, self-corrected lean towards north, lean towards south, moss and lichen, asymmetric canopy towards south				1	23	23	23	23	E	2	1	1		6
41	**8274**	**Bigleaf maple**	**26**	**26**	**18**			**Poor**	**Mostly dead, Ganoderma**			**1**		**18**	**18**	**18**	**18**	**L**		**1**			
42	8275	Bigleaf maple	23	23	20			OK	Moss and lichen, exposed roots, ivy @ root crown up to 30', dead wood, broken branches, typical of species				1	20	20	20	20	E	2	1	1		6
43	**8276**	**Bigleaf maple**	**27.1**	**27.1**	**16**			**Poor**	**Taps hollow, Ganoderma @ 3' towards east, ivy @ root crown up to 60', nurse tree, previous top loss @ 50', cavity @ root crown up to 4' towards west, Hypoxylon canker**			**1**		**16**	**16**	**16**	**16**	**L**		**1**			
44	**8277**	**Bigleaf maple**	**34.4**	**34.4**	**24**			**Poor**	**Co-dominant leaders with included bark x2 @ 8', ivy @ root crown to top of tree 60', cavity @ root crown up to 4' towards east**			**1**		**24**	**24**	**24**	**24**	**E**		**1**			

1	2	3	4	5	6	7		8	9	10				11				12					
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action				CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
										Retain		Remove		Radius in feet									
										Viable	Nonviable	Nonviable	Construction	N	W	E	S						
45	8279	European plum	14	14	16			Poor	Twisted trunk, large cavity @ root crown up to 4' towards east, dead scaffolds, gummosis			1		16	16	16	16			1			
46	8281	Bigleaf maple	11.5	11.5	24			OK	Moss and lichen, serpentine trunk, typical of species, lean towards north, asymmetric canopy towards north, dominant canopy				1	24	24	24	24	E	3	1	1		6
47	8283	Bigleaf maple	10.8	10.8	18			OK	Moss and lichen, exposed roots, typical of species				1	18	18	18	18	E	3	1	1		6
48	8284	Bigleaf maple	21.8	21.8	16		Y	Fair	Ivy @ root crown up to 50', moss and lichen, low live crown ratio <10%, horizontal crack @ 4' towards south				1	16	16	16	16	E	2	1	1		6
49	8285	Bigleaf maple	16.5	16.5	16			Poor	Sweep towards south, moss and lichen, previous top loss @ 40', weak leaders			1		16	16	16	16			1			
50	8286	Bigleaf maple	14.8	14.8	18		Y	Fair	Moss and lichen, serpentine trunk, lead towards east, typical of species				1	18	18	18	18		2	1	1		6
51	8289	Bigleaf maple	20.2	20.2	22			Fair	Moss and lichen, self-corrected lean towards east, dead wood, broken branches, typical of species, racoon scat, Hypoxylon canker @ 1' towards east			1		21.8	21.8	21.8	21.8			1			

1	2	3	4	5	6	7		8	9	10				11				12					
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action				CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
										Retain		Remove		Radius in feet									
										Viable	Nonviable	Nonviable	Construction	N	W	E	S						
52	8290	Bigleaf maple	14.8	14.8	18			OK	Moss and lichen, typical of species				1	18	18	18	18	E	3	1	1		6
53	8291	Bigleaf maple	11	11	16 south only			OK	Lean towards south, asymmetric canopy towards south, moss and lichen, typical of species				1	16	16	16	16	E	3	1	1		6
54	8292	Red alder	17.1	17.1	21			Poor	Abnormal bark, shedding bark, previous top loss @ 40', no leaders			1		21	21	21	21			1			
55	8294	Bigleaf maple	12	12	14			OK	Asymmetric canopy towards north, typical of species, no access				1	14	14	14	14		3	1	1		2
56	8295	Bigleaf maple	12	12	16			OK	Typical of species, no access				1	16	16	16	16		3	1	1		2
57	8296	Bitter cherry	19	19	24			OK	Moss and lichen, previous top loss, vertical cracks in bark				1	24	24	24	24		3	1	1		2
58	8298	Bitter cherry	10	10	14			OK	Ivy @ root crown up to 20', typical of species				1	14	14	14	14		3	1	1		2
59	8300	European plum	12	12	26			Poor	Failing towards southeast, lean >45º			1		26	26	26	26			1			
60	8304	Bigleaf maple	16.4	16.4	18			Poor	Abnormal bark, shedding bark, mostly dead			1		18	18	18	18			1			
61	8305	Bigleaf maple	6, 5, 4, 4, 3	10	16			Fair	Co-dominant leaders with included bark x5 @ root crown, moss and lichen, twisted trunks, dead scaffolds		1			16	16	16	16			1		1	

1	2	3	4	5	6	7		8	9	10				11				12					
										Proposed Action				CRZ/TPZ/LOD									
										Retain		Remove		Radius in feet									
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Viable	Nonviable	Nonviable	Construction	N	W	E	S	Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
62	8306	Bigleaf maple	10.4	10.4	20			OK	Moss and lichen, asymmetric canopy towards west, typical of species				1	20	20	20	20	E	3	1	1		6
63	8309	Bigleaf maple	17.5	17.5	24			Poor	Exposed roots, mostly dead, previous root failure, previous top loss @ 40', weak leader			1		24	24	24	24			1			
64	8312	Bigleaf maple	12	12	20			Poor	Previous top loss @ 15', weak leaders, poor pruning with decay			1		20	20	20	20			1			
65	8313	Bigleaf maple	11	11	12			Fair	Ivy @ root crown up to 45' top of tree, low live crown ratio <5%, dead wood, broken branches, moss and lichen			1		12	12	12	12			1			
66	**8314**	**Western red cedar**	**45.7**	**45.7**	**22**			**OK**	**Thin canopy, previous top loss, elongated branches, racoon scat, drought stress**	**1**				**22**	**22**	**22**	**22**	**E**		**1**	**1**	**1**	
67	**8318**	**Bigleaf maple**	**39.1**	**39.1**	**28**			**Poor**	**Ivy @ root crown up to 30', column of decay 7' up to 12' towards north, co-dominant leaders with included bark x2 @ 7', low live crown ratio <10%, moss and lichen, exposed roots, previous top failure @ 40'**			**1**		**28**	**28**	**28**	**28**	**E**		**1**			
68	8320	Red alder	18	18	10			Poor	Previous large trunk failure, resprout			1		10	10	10	10			1			

1	2	3	4	5	6	7		8	9	10				11				12					
										Proposed Action				CRZ/TPZ/LOD									
										Retain		Remove		Radius in feet									
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Viable	Nonviable	Nonviable	Construction	N	W	E	S	Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
69	**8321**	**Bigleaf maple**	**28.2**	**28.2**	**12**			**Poor**	**Mostly dead, ivy @ root crown up to 70', dead top**			**1**		**12**	**12**	**12**	**12**	**L**		**1**			
70	8323	Bigleaf maple	13.8	13.8	10			Poor	Ivy @ root crown up to 50' top of tree			1		10	10	10	10			1			
71	8324	Bigleaf maple	11.4	11.4	18 west only			Fair	Ivy @ root crown up to 40'			1		18	18	18	18			1			
72	**8325**	**Douglas fir**	**42**	**42**	**24**			**Poor**	**Previous ivy @ root crown up to 40', previous top loss @ 80', weak leaders**			**1**		**24**	**24**	**24**	**24**	**E**		**1**			
73	8326	Bigleaf maple	15.6	15.6	23			OK	Asymmetric canopy to south, co-dominant canopy, moss and lichen, typical of species				1	23	23	23	23			1	1		2
74	8327	Bigleaf maple	2, 6.5	7	16 east only			Poor	Co-dominant leaders with included bark x2 @ 3', dead spur, hangers			1		16	16	16	16			1			
75	8329	Bigleaf maple	10.5	10.5	15			OK	Moss and lichen, ivy @ root crown up to 60', previous top loss, elongated branches, co-dominant canopy, typical of species				1	15	15	15	15			1	1		2
76	8330	Bigleaf maple	11.1	11.1	14			OK	Serpentine trunk, previous ivy @ root crown up to 40', low live crown ratio <10%, co-dominant canopy, lean towards north				1	14	14	14	14			1	1		2
77	8332	Bigleaf maple	12.3	12.3	12			Poor	Ivy @ root crown up to 40', no visible canopy			1		12	12	12	12			1			

1	2	3	4	5	6	7		8	9	10				11				12					
										Proposed Action				CRZ/TPZ/LOD									
										Retain		Remove		Radius in feet									
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Viable	Nonviable	Nonviable	Construction	N	W	E	S	Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
78	8333	Bigleaf maple	16, 17.2	23.5	26			Fair	Co-dominant leaders with included bark x2 @ root crown, ivy @ root crown up to 40', previous top loss, moss and lichen, asymmetric canopy towards north, dead wood, broken branches, dead spur, decay in center			1		26	26	26	26			1			
79	8334	Bigleaf maple	14.2	14.2	22			Fair	Ivy @ root crown u to 20', suppressed canopy, previous top loss, asymmetric canopy towards east, moss and lichen, low live crown ratio dying			1		22	22	22	22			1			
80	8340	Bigleaf maple	14	14	14			OK	Ivy @ root crown up to 12', lean towards south, typical of species	1				14	14	14	14			1	1	1	
81	8347	Bigleaf maple	12	12	18			OK	Serpentine trunk, moss and lichen, typical of species				1	18	18	18	18			1	1		2
82	**8356**	**Douglas fir**	**37.2**	**37.2**	**18**		**Y**	**Fair**	**Previous ivy @ root crown up to 30', abnormal bark, shedding bark, popping bark, previous top loss, elongated branches, dead wood, broken branches, hanger, debris over crown, typical of species**	**1**				**18**	**18**	**18**	**18**	**E**		**1**	**1**	**1**	

1	2	3	4	5	6	7		8	9	10				11				12					
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action				CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
										Retain		Remove		Radius in feet									
										Viable	Nonviable	Nonviable	Construction	N	W	E	S						
83	8357	Bigleaf maple	11.4	11.4	12		Y	Fair	Co-dominant leaders with included bark x2 reduced to 1 @ 15', weak leader, previous ivy @ root crown up to 20'	1				12	12	12	12			1	1	1	
84	8358	Bigleaf maple	10.6	10.6	10			OK	Low live crown ratio <30%, asymmetric canopy towards north, suppressed canopy, dead wood, broken branches, typical of species	1				10	10	10	10			1	1	1	
85	8360	Bigleaf maple	14.2	14.2	18		Y	Fair	Ivy @ root crown up to 15', moss and lichen, asymmetric canopy towards north, typical of species				1	18	18	18	18			1	1		2
86	8361	Bigleaf maple	23	23	18		Y	Fair	Moss and lichen, ivy @ root crown up to 30', dead wood, broken branches, wrapped by 6" Red alder, dead scaffolds	1				18	12	18	12			1	1	1	
									86	20	6	33	27							86	47	26	114

Offsite Potentially Impacted trees:

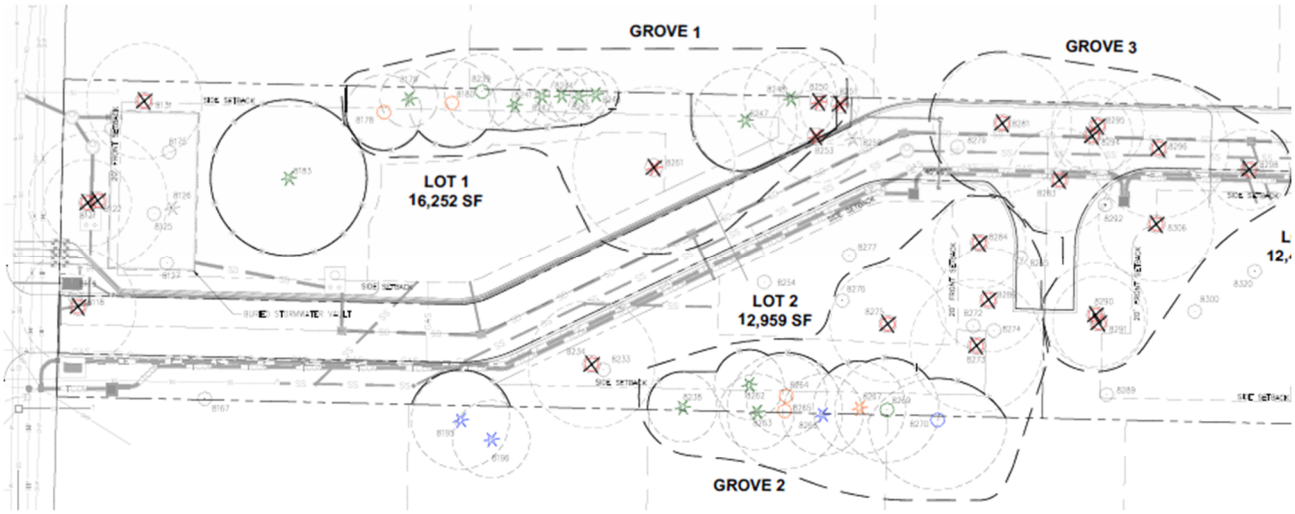
1	2	3	4	5	6	7		8	9	10		11			
#	Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip-line radius feet	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD			
										Retain		Radius in feet			
										Viable	Non- viable	N	W	E	S
1	8195	Deodora cedar	26	26	12 over fence		Y	Fair	thin canopy, asymmetric canopy south dead wood, broken branches	1		12	12	12	12
2	8196	Hemlock	20	20	2 over fence			Poor	2 large vertical caracks 30-45' East, previous top loss @ 50', coning, thin canopy		1	2	2	2	2
3	8266	Western red cedar	18	18	14			OK	Thin canopy, typical of species, vertical crack @ root crown up to 6' towards north	1		14	14	14	14
4	8270	Bigleaf maple	36	36	24 over fence			Poor	Cavity @ root crown up to 4' towards east, serpentine trunk, previous large scaffold failure @ 15' towards north resulting in a large cavity		1	13	24	24	24
5	8400	Grand fir	12	12	2 over fence			OK	Suppressed canopy, typical of species	1		2	2	2	2
6	8401	Bigleaf maple	28	28	0 over fence		Y	Fair	Previous top loss, strong leaders, asymmetric canopy towards south, typical of species	1		0	0	0	0
7	8402	Bigleaf maple	26	26	4 over fence			OK	Serpentine trunk, decay @ root crown, lean towards south, typical of species	1		4	4	4	4

1	2	3	4	5	6	7		8	9	10		11			
#	Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip-line radius feet	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD			
										Retain		Radius in feet			
										Viable	Non- viable	N	W	E	S
8	8403	Hemlock	13	13	9 over fence			Fair	Exposed roots, thin canopy, suppressed canopy		1	9	9	9	9
9	8404	Norway spruce	12	12	0 over fence			Poor	Previous top loss, elongated branches, free flowing sap, lean towards south		1	0	0	0	0
10	8405	Grand fir	18	18	0 over fence			OK	Dead wood, broken branches, co-dominant canopy	1		0	0	0	0
11	8406	Bigleaf maple	26	26	0 over fence			Poor	Previous top loss @ 70'		1	0	0	0	0

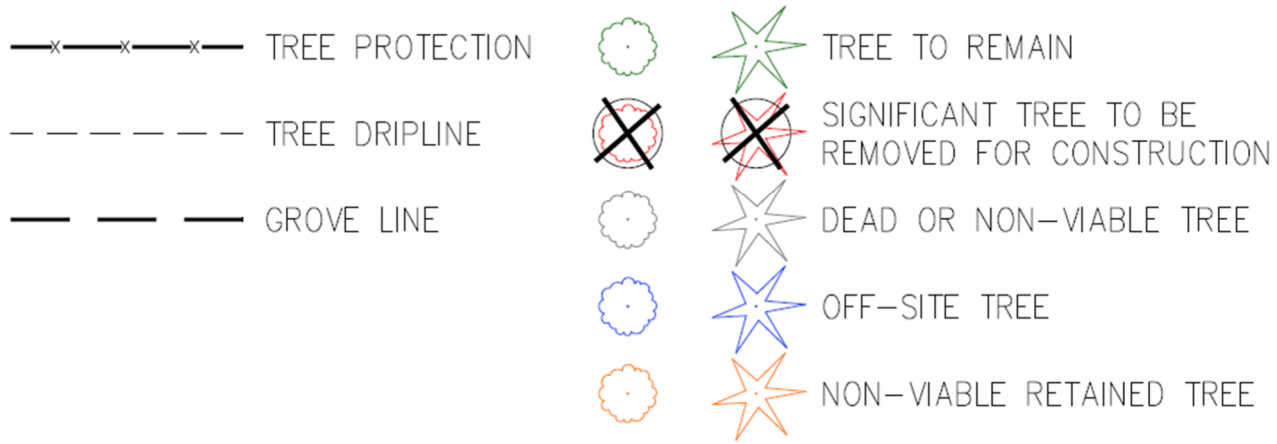
Aerial View of Site:



Proposed site Improvements: (for reference only, see civil plans for details)







Discussion:

Tree Density Calculations	
Total number of onsite trees	86
Total number of non-viable trees	39
Total number of viable trees	47
Total number of trees removed for site improvements	27
Total number of required tree credits (30% X 86)	26
Total number of retained tree credits	26
Mitigation:	
Exceptional trees >36" (6: 1) - 2	12
Trees removed from "Exceptional groves" (6:1) -12	72
Exception trees based on size/species (6:1)	6
Large trees 24"-36" (3:1) - 0	0
10"-24" (2:1) - 12	24
Mitigation Total	**114**

The applicant is requesting to short plat the existing 1.6-acre SFR into four (4) SFR parcels. Currently there is a single-family residence on the parcel accessed by a gravel driveway that wraps around the back of the home to the garage area.

There are eighty-six (86) trees with DBH's 10" or greater on the parcel; thirty-nine (39) are non-viable, forty-seven (47) are viable and suitable for retention.

The trees include eleven (11) trees that are exceptional in DBH: #8118, 8127, 8183, 8233, 8234, 8261, 8277, 8314, 8318, 8325, 8356; three (3) are proposed to be retained (8183, 8314, 8356). Mitigation for 2 removed viable exceptional trees is 6:1 = 12 trees

There is one (1) tree whose species makes its exceptional for its size (8234) proposed to be removed. Mitigation for this tree is 6:1 = 6 trees.

There are several groves on site, twelve (12) trees that are exceptional based on grove status are proposed to be removed; mitigation is 6:1 =72 trees.

Lastly, twelve (12) trees, considered to be significant are proposed to be removed; the mitigation for those trees is 2:1 = 24 trees.

Total mitigation for removed trees is (12+6+72+24=) 114 replacement trees.

MICC requires that the applicant retain 30% of the existing trees (30% X 86 = 26). Proposed site improvement retains twenty-six (26) trees for 30%.

Two (2) onsite groves are proposed to be retained; the understory of native shrubs and groundcovers in and around the groves of trees should be retained intact. Any work in the area to remove invasive species (especially holly, ivy, and blackberries) should be completely by hand and 4" of arborist bark (or hog fuel) should be applied around any retained tree that has been impacted by site construction. Additional water should be provided three (3) times per week (approximately 1" of water per week) during periods of drought.

Merce Island Tree Inventory: (provided separately too)

CITY OF MERCER ISLAND

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

MERCER ISLAND TREE INVENTORY & REPLACEMENT SUBMITTAL INFORMATION

PROJECT INFORMATION

Property Owner Name:	Saintfield 2, LLC
Site Address or Parcel Number:	2524049075
Project Contact Name:	Wes Giesbrecht
Contact Email Address:	atlin@qwestoffice.ne
Contact Phone Number:	206.769.1888

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: 8
List tree numbers: 8118, 8261, 8183, 8314, 8325, 8233, 8318, 8356.

Number of trees 24" or greater (including 36" or greater): 17
List tree numbers: 8261, 8183, 8314, 8325, 8233, 8118, 8318, 8356, 8277, 8127, 8321, 8126, 8276, 8175, 8124, 8274, 8262.

Number of trees from Exceptional Tree Table (MICC 19.16): 11
List tree numbers: 8118, 8261, 8183, 8314, 8325, 8233, 8318, 8356, 8277, 8127,8234

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: 86 (A)

List tree numbers: See additional page

Number of Large Regulated Trees on site proposed for removal: 60 (B)

List tree numbers: See additional page

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

86-60= 26 26/86 X 100= 30%

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: N/A

List tree numbers:

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

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"* N/A	1	N/A	N/A
10" up to 24"	2	12	24
Greater than 24" up to 36"	3	0	0
Greater than 36" and any Exceptional Tree	6	15	90
		TOTAL TREE REPLACEMENTS	114

no replacement tree is needed if the tree fits all of the following;
Less than 10 inches in diameter, not an exceptional tree, and not a replacement tree from another tree permit. *

Large Regulated trees					
8261	**8183**	8253	8281	8305	8330
8118	**8233**	8254	8283	8306	8332
8119	8234	**8262**	8284	8309	8333
8121	8238	8263	8285	8312	8334
8122	8239	8264	8286	8313	8340
8124	8241	8265	8289	**8314**	8347
8125	8242	8267	8290	**8318**	**8356**
8126	8244	8269	8291	8320	8357
8127	8245	8272	8292	**8321**	8358
8131	8246	8273	8294	8323	8360
8167	8247	**8274**	8295	8324	8361
8175	8248	8275	8296	**8325**	
8178	8250	**8276**	8298	8326	
8179	8251	**8277**	8300	8327	
8180	8252	8279	8304	8329	

Regulated trees to be Removed				
8118	8234	**8277**	8295	8323
8119	8250	8279	8296	8324
8121	8251	8281	8298	**8325**
8122	8252	8283	8300	8326
8124	8253	8284	8304	8327
8125	8254	8285	8306	8329
8126	**8261**	8286	8309	8330
8127	8272	8289	8312	8332
8131	8273	8290	8313	8333
8167	**8274**	8291	**8318**	8334
8175	8275	8292	8320	8347
8233	**8276**	8294	**8321**	8360

Tree Risk Assessment Forms:

ISA Basic Tree Risk Assessment Form

Client Wes Giesbrecht Date 10.09.23 Time 11:30 PM
Address/Tree location 7414 78th Ave SE Tree no. 8325 Sheet 1 of 2
Tree species Douglas fir dbh 42" Height 80' Crown spread dia. 48'
Assessor(s) Susan Prince PN-1481A TRAQ Time frame Immediate Tools used tape, mallet, binoc, hypsometer

Target Assessment

Target number	Target description	Target zone: Target within drip line	Target zone: Target within 1x Ht.	Target zone: Target within 1.5x Ht.	Occupancy rate (1–rare 2–occasional 3–frequent 4–constant)	Practical to move target?	Restriction practical?
1	Future Homes	✓			4	No	No
2							
3							
4							

Site Factors

History of failures Yes **Topography** Flat ■ Slope ☐ _____% **Aspect** _____
Site changes None ☐ Grade change ■ Site clearing ☐ Changed soil hydrology ☐ Root cuts ☐ Describe _____
Soil conditions Limited volume ☐ Saturated ☐ Shallow ☐ Compacted ☐ Pavement over roots ☐ _____% Describe _____
Prevailing wind direction SW **Common weather** Strong winds ■ Ice ☐ Snow ■ Heavy rain ■ Describe Typical PNW

Tree Health and Species Profile

Vigor Low ■ Normal ☐ High ☐ **Foliage** None (seasonal) ☐ None (dead) ☐ Normal 40 % Chlorotic _____% Necrotic 60 %
Pests Carpenter ants **Abiotic** _____
Species failure profile Branches ■ Trunk ■ Roots ■ Describe branches, then trunk lastly roots

Load Factors

Wind exposure Protected ☐ Partial ■ Full ☐ Wind funneling ☐ _____ **Relative crown size** Small ■ Medium ☐ Large ☐
Crown density Sparse ■ Normal ☐ Dense ☐ **Interior branches** Few ■ Normal ☐ Dense ☐ **Vines/Mistletoe/Moss** ☑ ivy
Recent or planned change in load factors site clearing and grading

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown ☐ LCR _____%
Dead twigs/branches ■ ____% overall Max. dia. _____
Broken/Hangers Number _____ Max. dia. _____
Over-extended branches ■
Pruning history
Crown cleaned ☐ Thinned ☐ Raised ☐
Reduced ☐ Topped ☐ Lion-tailed ☐
Flush cuts ☐ Other _____

Cracks ☐ _____ Lightning damage ☐
Codominant ☐ _____ Included bark ☐
Weak attachments ■ _____ Cavity/Nest hole ____% circ.
Previous branch failures ■ _____ Similar branches present ■
Dead/Missing bark ☐ Cankers/Galls/Burls ☐ Sapwood damage/decay ☐
Conks ☐ Heartwood decay ☐ _____
Response growth _____

Main concern(s) Wind, continued decline

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ■
Likelihood of failure Improbable ☐ Possible ☐ Probable ■ Imminent ☐

— Trunk —

Dead/Missing bark ■ Abnormal bark texture/color ■
Codominant stems ☐ Included bark ☐ Cracks ☐
Sapwood damage/decay ☐ Cankers/Galls/Burls ☐ Sap ooze ☐
Lightning damage ☐ Heartwood decay ☐ Conks/Mushrooms ☐
Cavity/Nest hole _____% circ. Depth _____ Poor taper ☐
Lean _____° Corrected? _____
Response growth _____
Main concern(s) wind
Previous large top failue at 80'

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ■
Likelihood of failure
Improbable ☐ Possible ☐ Probable ■ Imminent ☐

— Roots and Root Collar —

Collar buried/Not visible ☐ Depth _____ Stem girdling ☐
Dead ☐ Decay ☐ Conks/Mushrooms ☐
Ooze ☐ Cavity ☐ _____% circ.
Cracks ☐ Cut/Damaged roots ☐ Distance from trunk _____
Root plate lifting ☐ Soil weakness ☐

Response growth _____
Main concern(s) Wind

Load on defect N/A ☐ Minor ☐ Moderate ■ Significant ☐
Likelihood of failure
Improbable ☐ Possible ☐ Probable ■ Imminent ☐

8325 2/2

Risk Categorization

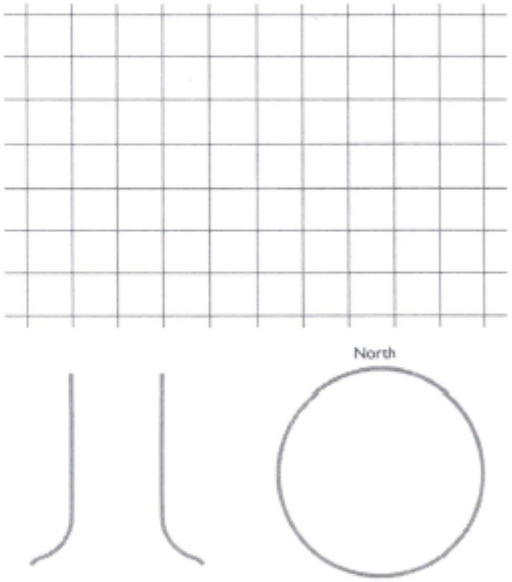
Condition number	Tree part	Conditions of concern	Part size	Fall distance	Target number	Target protection	Likelihood: Failure: Improbable	Likelihood: Failure: Possible	Likelihood: Failure: Probable	Likelihood: Failure: Imminent	Likelihood: Impact: Very low	Likelihood: Impact: Low	Likelihood: Impact: Medium	Likelihood: Impact: High	Likelihood: Failure & Impact (from Matrix 1): Unlikely	Likelihood: Failure & Impact (from Matrix 1): Somewhat	Likelihood: Failure & Impact (from Matrix 1): Likely	Likelihood: Failure & Impact (from Matrix 1): Very likely	Consequences: Negligible	Consequences: Minor	Consequences: Significant	Consequences: Severe	Risk rating of part (from Matrix 2)
1	Trunk	High wind	42	80	4	No	○	○	◉	○	○	○	○	◉	○	○	◉	○	○	○	◉	○	High
1							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
1							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
2							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
2							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
2							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
3							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
3							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
3							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
4							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
4							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
4							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impacting Target			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low



Notes, explanations, descriptions _____

Mitigation options Remove tree _____ **Residual risk** _____

_____ **Residual risk** _____

_____ **Residual risk** _____

_____ **Residual risk** _____

Overall tree risk rating Low ☐ Moderate ☐ High ■ Extreme ☐ **Work priority** 1 ☐ 2 ☐ 3 ☐ 4 ☐

Overall residual risk Low ■ Moderate ☐ High ☐ Extreme ☐ **Recommended inspection interval** _____

Data ■ Final ☐ Preliminary **Advanced assessment needed** ■ No ☐ Yes-Type/Reason _____

Inspection limitations ■ None ☐ Visibility ☐ Access ☐ Vines ☐ Root collar buried Describe _____

This datasheet was produced by the International Society of Arboriculture (ISA) and is intended for use by Tree Risk Assessment Qualified (TRAQ) arborists – 2013

ISA Basic Tree Risk Assessment Form

Client Wes Giesbrecht Date 10.09.23 Time 11:30 PM
Address/Tree location 7414 78th Ave SE Tree no. 8277 Sheet 1 of 2
Tree species Bigleaf maple dbh 34.4 Height 85' Crown spread dia. 48'
Assessor(s) Susan Prince PN-1481A TRAQ Time frame immediate Tools used tape, mallet, binoc, hypsometer

Target Assessment

Target number	Target description	Target zone: Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.	Occupancy rate (1 – rare, 2 – occasional, 3 – frequent, 4 – constant)	Practical to move target?	Restriction practical?
1	Driveway	✓			3	No	No
2	Future home	✓			4	No	No
3							
4							

Site Factors

History of failures Yes **Topography** Flat ☒ Slope ☐ _____% **Aspect** _____
Site changes None ☐ Grade change ■ Site clearing ☐ Changed soil hydrology ☐ Root cuts ☐ Describe _____
Soil conditions Limited volume ☐ Saturated ☐ Shallow ☐ Compacted ☐ Pavement over roots ☐ _____% Describe _____
Prevailing wind direction SW **Common weather** Strong winds ■ Ice ☐ Snow ■ Heavy rain ■ Describe Typical PNW

Tree Health and Species Profile

Vigor Low ■ Normal ☐ High ☐ **Foliage** None (seasonal) ☐ None (dead) ☐ Normal 40 % Chlorotic _____% Necrotic 60 %
Pests Carpenter ants **Abiotic** _____
Species failure profile Branches ■ Trunk ■ Roots ■ Describe branches, then trunk lastly roots

Load Factors

Wind exposure Protected ☐ Partial ■ Full ☐ Wind funneling ☐ _____ **Relative crown size** Small ■ Medium ☐ Large ☐
Crown density Sparse ■ Normal ☐ Dense ☐ **Interior branches** Few ■ Normal ☐ Dense ☐ **Vines/Mistletoe/Moss** ☑ Ivy
Recent or planned change in load factors site clearing and grading

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown ☐ LCR _____%
Dead twigs/branches ■ _____% overall Max. dia. _____
Broken/Hangers Number _____ Max. dia. _____
Over-extended branches ■
Pruning history
Crown cleaned ☐ Thinned ☐ Raised ☐
Reduced ☐ Topped ☐ Lion-tailed ☐
Flush cuts ☐ Other _____

Cracks ☐ _____ Lightning damage ☐
Codominant ■ _____ Included bark ☐
Weak attachments ■ _____ Cavity/Nest hole ____% circ.
Previous branch failures ■ _____ Similar branches present ■
Dead/Missing bark ☐ Cankers/Galls/Burls ☐ Sapwood damage/decay ☐
Conks ☐ Heartwood decay ☐ _____
Response growth _____

Main concern(s) Wind, continued decline

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ■
Likelihood of failure Improbable ☐ Possible ☐ Probable ■ Imminent ☐

— Trunk —

Dead/Missing bark ☐ Abnormal bark texture/color ■
Codominant stems ■ Included bark ■ Cracks ☐
Sapwood damage/decay ■ Cankers/Galls/Burls ☐ Sap ooze ☐
Lightning damage ☐ Heartwood decay ☐ Conks/Mushrooms ☐
Cavity/Nest hole _____% circ. Depth _____ Poor taper ☐
Lean _____° Corrected? _____
Response growth _____
Main concern(s) 4' tall cavity of decay at root crown

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ■
Likelihood of failure
Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

— Roots and Root Collar —

Collar buried/Not visible ☐ Depth _____ Stem girdling ☐
Dead ☐ Decay ☐ Conks/Mushrooms ☐
Ooze ☐ Cavity ☐ _____% circ.
Cracks ☐ Cut/Damaged roots ☐ Distance from trunk _____
Root plate lifting ☐ Soil weakness ☐
Response growth _____
Main concern(s) Wind

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ■
Likelihood of failure
Improbable ☐ Possible ☐ Probable ■ Imminent ☐

8277
2/2

Risk Categorization

Condition number	Tree part	Conditions of concern	Part size	Fall distance	Target number	Target protection	Likelihood: Failure: Improbable	Failure: Possible	Failure: Probable	Failure: Imminent	Likelihood: Impact: Very low	Impact: Low	Impact: Medium	Impact: High	Likelihood: Failure & Impact (from Matrix 1): Unlikely	Somewhat	Likely	Very likely	Consequences: Negligible	Minor	Significant	Severe	Risk rating of part (from Matrix 2)
1	Trunk	High wind	34.4	100	3	No	○	○	◉	○	○	○	○	◉	○	○	◉	○	○	○	◉	○	High
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
2							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
3							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
4							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impacting Target			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low





Notes, explanations, descriptions _____

Mitigation options Remove tree _____ **Residual risk** _____

_____ **Residual risk** _____

_____ **Residual risk** _____

_____ **Residual risk** _____

Overall tree risk rating Low ☐ Moderate ☐ High ■ Extreme ☐ **Work priority** 1 ☐ 2 ☐ 3 ☐ 4 ☐

Overall residual risk Low ■ Moderate ☐ High ☐ Extreme ☐ **Recommended inspection interval** _____

Data ■ Final ☐ Preliminary **Advanced assessment needed** ■ No ☐ Yes-Type/Reason _____

Inspection limitations ■ None ☐ Visibility ☐ Access ☐ Vines ☐ Root collar buried Describe _____

This datasheet was produced by the International Society of Arboriculture (ISA) and is intended for use by Tree Risk Assessment Qualified (TRAQ) arborists – 2013

ISA Basic Tree Risk Assessment Form

Client Wes Giesbrecht Date 10.09.23 Time 11:30 PM
Address/Tree location 7414 78th Ave SE Tree no. 8318 Sheet 1 of 2
Tree species Bigleaf maple dbh 39.1" Height 85' Crown spread dia. 56'
Assessor(s) Susan Prince PN-1481A TRAQ Time frame Immediate Tools used tape, mallet, binoc, hypsometer

Target Assessment

Target number	Target description	Target zone: Target within drip line	Target zone: Target within 1 x Ht.	Target zone: Target within 1.5 x Ht.	Occupancy rate (1 – rare, 2 – occasional, 3 – frequent, 4 – constant)	Practical to move target?	Restriction practical?
1	Driveway	✓			3	No	No
2	Future homes	✓			4	No	No
3							
4							

Site Factors

History of failures Yes **Topography** Flat ■ Slope ☐ _____% **Aspect** _____
Site changes None ☐ Grade change ■ Site clearing ☐ Changed soil hydrology ☐ Root cuts ☐ Describe _____
Soil conditions Limited volume ☐ Saturated ☐ Shallow ☐ Compacted ☐ Pavement over roots ☐ _____% Describe _____
Prevailing wind direction SW **Common weather** Strong winds ■ Ice ☐ Snow ■ Heavy rain ■ Describe Typical PNW

Tree Health and Species Profile

Vigor Low ■ Normal ☐ High ☐ **Foliage** None (seasonal) ☐ None (dead) ☐ Normal 40 % Chlorotic ____% Necrotic 60 %
Pests Carpenter ants **Abiotic** _____
Species failure profile Branches ■ Trunk ■ Roots ■ Describe branches, then trunk lastly roots

Load Factors

Wind exposure Protected ☐ Partial ■ Full ☐ Wind funneling ☐ _____ **Relative crown size** Small ■ Medium ☐ Large ☐
Crown density Sparse ■ Normal ☐ Dense ☐ **Interior branches** Few ■ Normal ☐ Dense ☐ **Vines/Mistletoe/Moss** ☑ ivy
Recent or planned change in load factors site clearing and grading

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown ■ LCR <10 %
Dead twigs/branches ■ ____% overall Max. dia. _____
Broken/Hangers Number _____ Max. dia. _____
Over-extended branches ■
Pruning history
Crown cleaned ☐ Thinned ☐ Raised ☐
Reduced ☐ Topped ☐ Lion-tailed ☐
Flush cuts ☐ Other _____

Cracks ☐ _____ Lightning damage ☐
Codominant ■ _____ Included bark ☐
Weak attachments ■ _____ Cavity/Nest hole ____% circ.
Previous branch failures ■ _____ Similar branches present ■
Dead/Missing bark ☐ Cankers/Galls/Burls ☐ Sapwood damage/decay ☐
Conks ☐ Heartwood decay ☐ _____
Response growth _____

Main concern(s) Wind, continued decline

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ■
Likelihood of failure Improbable ☐ Possible ☐ Probable ■ Imminent ☐

— Trunk —

Dead/Missing bark ☐ Abnormal bark texture/color ■
Codominant stems ■ Included bark ■ Cracks ☐
Sapwood damage/decay ■ Cankers/Galls/Burls ☐ Sap ooze ☐
Lightning damage ☐ Heartwood decay ■ Conks/Mushrooms ☐
Cavity/Nest hole 50 % circ. Depth 24" Poor taper ☐
Lean ____° Corrected? _____
Response growth _____
Main concern(s) 4' tall cavity of decay at root crown
Previous large top failue

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ■
Likelihood of failure
Improbable ☐ Possible ☐ Probable ☐ Imminent ■

— Roots and Root Collar —

Collar buried/Not visible ☐ Depth _____ Stem girdling ☐
Dead ☐ Decay ☐ Conks/Mushrooms ☐
Ooze ☐ Cavity ☐ ____% circ.
Cracks ☐ Cut/Damaged roots ☐ Distance from trunk _____
Root plate lifting ☐ Soil weakness ☐

Response growth Exposed roots
Main concern(s) Wind

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ■
Likelihood of failure
Improbable ☐ Possible ☐ Probable ■ Imminent ☐

8318
2/2

Risk Categorization

Condition number	Tree part	Conditions of concern	Part size	Fall distance	Target number	Target protection	Likelihood: Failure: Improbable	Failure: Possible	Failure: Probable	Failure: Imminent	Impact: Very low	Impact: Low	Impact: Medium	Impact: High	Failure & Impact (from Matrix 1): Unlikely	Somewhat	Likely	Very likely	Consequences: Negligible	Minor	Significant	Severe	Risk rating of part (from Matrix 2)
1	Trunk	High wind	30	100	4	No	○	○	○	●	○	○	○	●	○	○	○	●	○	○	●	○	Extreme
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
2							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
3							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
4							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impacting Target			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low





Notes, explanations, descriptions _____

Mitigation options Remove tree _____ **Residual risk** _____

_____ **Residual risk** _____

_____ **Residual risk** _____

_____ **Residual risk** _____

Overall tree risk rating Low ☐ Moderate ☐ High ☐ Extreme ■ **Work priority** 1 ☐ 2 ☐ 3 ☐ 4 ☐

Overall residual risk Low ■ Moderate ☐ High ☐ Extreme ☐ **Recommended inspection interval** _____

Data ■ Final ☐ Preliminary **Advanced assessment needed** ■ No ☐ Yes-Type/Reason _____

Inspection limitations ■ None ☐ Visibility ☐ Access ☐ Vines ☐ Root collar buried Describe _____

This datasheet was produced by the International Society of Arboriculture (ISA) and is intended for use by Tree Risk Assessment Qualified (TRAQ) arborists – 2013

ISA Basic Tree Risk Assessment Form

8127
1/2

Client Wes Giesbrecht Date 10.09.23 Time 11:30 PM

Address/Tree location 7414 78th Ave SE Tree no. 8127 Sheet 1 of 2

Tree species Bigleaf maple dbh 31.2" Height 80' Crown spread dia. 48

Assessor(s) Susan Prince PN-1481A TRAQ Time frame immediate Tools used tape, mallet, binoc, hypsometer

Target Assessment

Target number	Target description	Target zone: Target within drip line	Target zone: Target within 1 x Ht.	Target zone: Target within 1.5 x Ht.	Occupancy rate (1 – rare, 2 – occasional, 3 – frequent, 4 – constant)	Practical to move target?	Restriction practical?
1	Roadway	✓			3	No	No
2	Powerlines	✓			3	No	No
3							
4							

Site Factors

History of failures Yes **Topography** Flat ☐ Slope ☑ ____% **Aspect** W

Site changes None ☐ Grade change ☑ Site clearing ☐ Changed soil hydrology ☐ Root cuts ☐ Describe ____

Soil conditions Limited volume ☐ Saturated ☐ Shallow ☐ Compacted ☐ Pavement over roots ☐ ____% Describe ____

Prevailing wind direction SW **Common weather** Strong winds ☑ Ice ☑ Snow ☐ Heavy rain ☑ Describe Typical PNW

Tree Health and Species Profile

Vigor Low ☑ Normal ☐ High ☐ **Foliage** None (seasonal) ☐ None (dead) ☐ Normal 40 % Chlorotic ____% Necrotic 60 %

Pests carpenter ants **Abiotic** ____

Species failure profile Branches ☑ Trunk ☑ Roots ☐ Describe branches, trunk, common, uncommon-roots

Load Factors

Wind exposure Protected ☐ Partial ☑ Full ☐ Wind funneling ☐ ____ **Relative crown size** Small ☑ Medium ☐ Large ☐

Crown density Sparse ☑ Normal ☐ Dense ☐ **Interior branches** Few ☑ Normal ☐ Dense ☐ **Vines/Mistletoe/Moss** ☑ ivy to 60'

Recent or planned change in load factors ____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown ☑ LCR ____%

Dead twigs/branches ☑ 10 % overall Max. dia. 10"

Broken/Hangers Number ____ Max. dia. ____

Over-extended branches ☐

Pruning history

Crown cleaned ☐ Thinned ☐ Raised ☐

Reduced ☐ Topped ☐ Lion-tailed ☐

Flush cuts ☐ Other ____

Cracks ☐ ____ Lightning damage ☐

Codominant ☐ ____ Included bark ☐

Weak attachments ☑ ____ Cavity/Nest hole 50 % circ.

Previous branch failures ☑ ____ Similar branches present ☐

Dead/Missing bark ☑ Cankers/Galls/Burls ☐ Sapwood damage/decay ☐

Conks ☐ Heartwood decay ☐ ____

Response growth ____

Main concern(s) Sudden limb failure, or trunk

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☑

Likelihood of failure Improbable ☐ Possible ☐ Probable ☑ Imminent ☐

— Trunk —

Dead/Missing bark ☑ Abnormal bark texture/color ☑

Codominant stems ☑ Included bark ☑ Cracks ☐

Sapwood damage/decay ☐ Cankers/Galls/Burls ☐ Sap ooze ☐

Lightning damage ☐ Heartwood decay ☐ Conks/Mushrooms ☐

Cavity/Nest hole 50 % circ. Depth ____ Poor taper ☐

Lean 5 ° Corrected? East, yes

Response growth ____

Main concern(s) Trunk collapse @ root crown

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☑

Likelihood of failure

Improbable ☐ Possible ☐ Probable ☑ Imminent ☐

— Roots and Root Collar —

Collar buried/Not visible ☐ Depth ____ Stem girdling ☐

Dead ☐ Decay ☐ Conks/Mushrooms ☐

Ooze ☐ Cavity ☐ ____% circ.

Cracks ☐ Cut/Damaged roots ☐ Distance from trunk ____

Root plate lifting ☐ Soil weakness ☐

Response growth ____

Main concern(s) ____

Load on defect N/A ☐ Minor ☐ Moderate ☑ Significant ☐

Likelihood of failure

Improbable ☐ Possible ☑ Probable ☐ Imminent ☐

8127
2/2

Risk Categorization

Condition number	Tree part	Conditions of concern	Part size	Fall distance	Target number	Target protection	Likelihood: Failure: Improbable	Likelihood: Failure: Possible	Likelihood: Failure: Probable	Likelihood: Failure: Imminent	Likelihood: Impact: Very low	Likelihood: Impact: Low	Likelihood: Impact: Medium	Likelihood: Impact: High	Likelihood: Failure & Impact (from Matrix 1): Unlikely	Likelihood: Failure & Impact (from Matrix 1): Somewhat	Likelihood: Failure & Impact (from Matrix 1): Likely	Likelihood: Failure & Impact (from Matrix 1): Very likely	Consequences: Negligible	Consequences: Minor	Consequences: Significant	Consequences: Severe	Risk rating of part (from Matrix 2)
1	trunk	wind	30"	50'	3	No	○	○	✗	○	○	○	○	✗	○	○	✗	○	○	○	○	✗	High
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	✗	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
2							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
3							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
4							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
							○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	

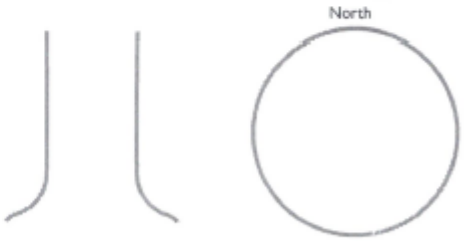
Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impacting Target			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low





Notes, explanations, descriptions _____

Mitigation options _____ **Residual risk** _____

Residual risk _____

Residual risk _____

Residual risk _____

Overall tree risk rating Low ☐ Moderate ☐ High ☑ Extreme ☐ **Work priority** 1 ☐ 2 ☐ 3 ☐ 4 ☐

Overall residual risk Low ☑ Moderate ☐ High ☐ Extreme ☐ **Recommended inspection interval** _____

Data ☑ Final ☐ Preliminary **Advanced assessment needed** ☑ No ☐ Yes-Type/Reason _____ Remove tree

Inspection limitations ☑ None ☐ Visibility ☐ Access ☐ Vines ☐ Root collar buried Describe _____

This datasheet was produced by the International Society of Arboriculture (ISA) and is intended for use by Tree Risk Assessment Qualified (TRAQ) arborists – 2013

8233
1 of 2

ISA Basic Tree Risk Assessment Form

Client Wes Giesbrecht Date 10.09.23 Time 11:30 PM
Address/Tree location 7414 78th Ave SE Tree no. 8233 Sheet 1 of 2
Tree species Bigleaf maple dbh 41.4 Height 80' Crown spread dia. 44'
Assessor(s) Susan Prince PN-1481A TRAQ Time frame immediate Tools used tape, mallet, binoc, hypsometer

Target Assessment

Target number	Target description	Target zone: Target within drip line	Target zone: Target within 1x Ht.	Target zone: Target within 1.5x Ht.	Occupancy rate (1 – rare, 2 – occasional, 3 – frequent, 4 – constant)	Practical to move target?	Restriction practical?
1	Roadway	✓			3	No	No
2	future home	✓			4	No	No
3							
4							

Site Factors

History of failures yes
Topography Flat ☑ Slope ☐ _____% **Aspect** _____
Site changes None ☐ Grade change ☑ Site clearing ☐ Changed soil hydrology ☐ Root cuts ☑ Describe 1' from trunk
Soil conditions Limited volume ☐ Saturated ☐ Shallow ☐ Compacted ☐ Pavement over roots ☐ _____% Describe _____
Prevailing wind direction SW **Common weather** Strong winds ☑ Ice ☐ Snow ☑ Heavy rain ☑ Describe typical PNW

Tree Health and Species Profile

Vigor Low ☑ Normal ☐ High ☐ **Foliage** None (seasonal) ☐ None (dead) ☐ Normal 60 % Chlorotic _____% Necrotic 40 %
Pests carpenter ants **Abiotic** hypoxylon canker
Species failure profile Branches ☑ Trunk ☑ Roots ☐ Describe primary branches/trunk

Load Factors

Wind exposure Protected ☐ Partial ☑ Full ☐ Wind funneling ☐ _____ **Relative crown size** Small ☐ Medium ☐ Large ☐
Crown density Sparse ☑ Normal ☐ Dense ☐ **Interior branches** Few ☐ Normal ☐ Dense ☐ **Vines/Mistletoe/Moss** ☐ _____
Recent or planned change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown ☐ LCR _____%
Dead twigs/branches ☑ _____% overall Max. dia. _____
Broken/Hangers Number _____ Max. dia. _____
Over-extended branches ☐
Pruning history
Crown cleaned ☐ Thinned ☐ Raised ☐
Reduced ☐ Topped ☐ Lion-tailed ☐
Flush cuts ☐ Other _____

Cracks ☐ _____ Lightning damage ☐
Codominant ☑ _____ Included bark ☐
Weak attachments ☑ _____ Cavity/Nest hole ____% circ.
Previous branch failures ☑ _____ Similar branches present ☑
Dead/Missing bark ☐ Cankers/Galls/Burls ☑ Sapwood damage/decay ☑
Conks ☐ Heartwood decay ☑ _____
Response growth _____

Main concern(s) Sudden limb drop

Load on defect N/A ☐ Minor ☐ Moderate ☑ Significant ☐ _____
Likelihood of failure Improbable ☐ Possible ☐ Probable ☑ Imminent ☐ _____

— Trunk —

Dead/Missing bark ☐ Abnormal bark texture/color ☐
Codominant stems ☑ Included bark ☑ Cracks ☑
Sapwood damage/decay ☑ Cankers/Galls/Burls ☐ Sap ooze ☐
Lightning damage ☐ Heartwood decay ☑ Conks/Mushrooms ☐
Cavity/Nest hole _____% circ. Depth _____ Poor taper ☐
Lean _____° Corrected? _____
Response growth _____
Main concern(s) previous top failure ⇒ scaffold failure

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☒
Likelihood of failure
Improbable ☐ Possible ☐ Probable ☒ Imminent ☐

— Roots and Root Collar —

Collar buried/Not visible ☐ Depth _____ Stem girdling ☐
Dead ☐ Decay ☐ Conks/Mushrooms ☐
Ooze ☐ Cavity ☐ _____% circ.
Cracks ☐ Cut/Damaged roots ☒ Distance from trunk _____
Root plate lifting ☐ Soil weakness ☐
Response growth decay in roots @ 1' from root crown
Main concern(s) root failure after heavy rain & strong wind

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☑
Likelihood of failure
Improbable ☐ Possible ☐ Probable ☑ Imminent ☐

8283
2/2

Risk Categorization

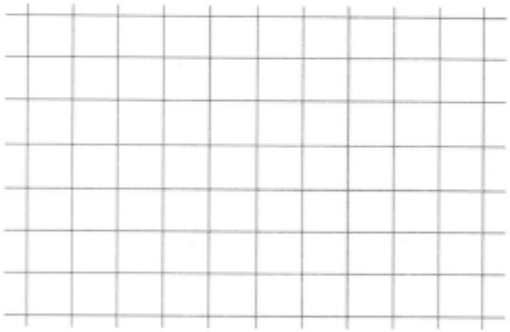
Condition number	Tree part	Conditions of concern	Part size	Fall distance	Target number	Target protection	Likelihood: Failure: Improbable	Likelihood: Failure: Possible	Likelihood: Failure: Probable	Likelihood: Failure: Imminent	Likelihood: Impact: Very low	Likelihood: Impact: Low	Likelihood: Impact: Medium	Likelihood: Impact: High	Likelihood: Failure & Impact (from Matrix 1): Unlikely	Likelihood: Failure & Impact (from Matrix 1): Somewhat likely	Likelihood: Failure & Impact (from Matrix 1): Likely	Likelihood: Failure & Impact (from Matrix 1): Very likely	Consequences: Negligible	Consequences: Minor	Consequences: Significant	Consequences: Severe	Risk rating of part (from Matrix 2)
1	roots	heavy rain & strong wind → root failure	4	100'	3	N			✓					✓			✓				✓		High
2																							
3																							
4																							

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impacting Target			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low





Notes, explanations, descriptions _____

Mitigation options _____ **Residual risk** _____

Residual risk _____

Residual risk _____

Residual risk _____

Overall tree risk rating Low ☐ Moderate ☐ High ☑ Extreme ☐ **Work priority** 1 ☐ 2 ☐ 3 ☐ 4 ☐

Overall residual risk Low ☑ Moderate ☐ High ☐ Extreme ☐ **Recommended inspection interval** _____

Data ☑ Final ☐ Preliminary **Advanced assessment needed** ☑ No ☐ Yes-Type/Reason Remove tree

Inspection limitations ☑ None ☐ Visibility ☐ Access ☐ Vines ☐ Root collar buried Describe _____

This datasheet was produced by the International Society of Arboriculture (ISA) and is intended for use by Tree Risk Assessment Qualified (TRAQ) arborists – 2013

Tree Protection Fencing: Tree Protection fencing should be erected prior to any site grading.

First, protect roots that lie in the path of construction. Approximately 90 to 95 percent of a tree's root system is in the top three feet of soil, and more than half is in the top one foot. Construction activities should be avoided in this area. Protect as much of the area beyond the tree's dripline as possible. Some healthy trees survive after losing half of their roots. However, other species are extremely sensitive to root damage even outside the dripline.

Do not disturb the Critical Root Zone (CRZ). The CRZ is defined by its "critical root radius." It is more accurate than the dripline for determining the CRZ of trees growing in forests or that have narrow growth habits. To calculate critical root radius, measure the tree's diameter (DBH) in inches, 4.5 feet above the ground. For each inch, allow for 1 to 1.5 feet of critical root radius. If a tree's DBH is ten inches, its critical root radius is 10 to 15 feet.

In addition to the CRZ, it is important to determine the Limits of Disturbance (LOD) for preserved trees. Generally, this is approximating the CRZ however in previously excavated areas around the dripline the LOD may be smaller, or in the case of a tree situated on a slope the LOD may be larger. The determination of LOD is also subject to the tree species. Some tree species do better than others after root disturbance.

Tree protection is advised throughout the duration of any construction activities whenever the critical root zone or leaf canopy may be encroached upon by such activities.

The Critical Root Zone (CRZ) or LOD should be protected with fencing adequate to hinder access to people, vehicles and equipment. Fencing detail is provided. It should consist of continuous 4 ft. high temporary chain-link fencing with posts sec at 10’ on center or polyethylene laminar safety fencing or similar. The fencing must contain fencing signage detailing that the tree protection area cannot be trespassed on.

Soil compaction is one of the most common killers of urban trees. Stockpiled materials, heavy machinery and excessive foot traffic damage soil structure and reduce soil pore space. The effected tree roots suffocate. When construction takes place close to the protected CRZ, cover the site with 4 inches of bark to reduce soil compaction.

Tree Protection fencing must be erected prior to soil excavation, boring, grading or fill operations. It is erected at the LOD. If it is necessary to run utilities within the LOD, the utilities should be combined into one cut, as practical. Trenching is not allowed in the LOD. In these areas boring or tunneling techniques should be used. If roots greater than 1” diameter near the LOD are damaged or torn, it is necessary to hand trim them to a clean cut. Any roots that are exposed during construction should be covered with soil as soon as possible.

During drought conditions, trees must be adequately watered. The site should be visited regularly by a qualified ISA Certified Arborist to ensure the health of the trees. Tree protection fencing is the last item to be removed from the site after construction is completed.

After construction has been completed, evaluate the remaining trees. Look for signs and symptoms of damage or stress. It may take several years for severe problems to appear.

If fencing around portions of the CRZ of a tree to be retained are not practical to erect due to construction or obstacles, tree protection fencing should be placed three feet laterally from the obstruction (ex. three feet back of a curb, building, or other existing or planned permanent infrastructure.

Glossary:

ANSI A300: American National Standards Institute (ANSI) standards for tree care

Chlorotic: discoloration caused by lack of chlorophyll in the foliage

Conifer: A tree that bears cones and has evergreen needles or scales

Crown: the above ground portion of the tree comprised of branches and their foliage

Crown raise pruning: a pruning technique where the lower branches are removed, thus raising the overall height of the crown from the ground

DBH or DSH: diameter at breast or standard height; the diameter of the trunk measured 54 inches (4.5 feet) above grade

Deciduous: tree or other plant that loses its leaves annually and remains leafless generally during the cold season

Epicormic: arising from latent or adventitious buds

Evergreen: tree or plant that keeps its needles or leaves year round; this means for more than one growing season

Increment: the amount of new wood fiber added to a tree in a given period, normally one year.

ISA: International Society of Arboriculture

Landscape function: the environmental, aesthetic, or architectural functions that a plant can have

Lateral: secondary or subordinate branch

Limits of disturbance: The boundary of minimum protection around a tree, the area that cannot be encroached upon without possible permanent damage to the tree. It is a distance determined by a qualified professional and is based on the age of the tree, its health, the tree species tolerance to disruption and the type of disturbance. It also considers soil and environmental condition and previous impacts. It is unique to each tree in its location.

Limited visual assessment: a visual assessment from a specified perspective such as foot, vehicle, or aerial (airborne) patrol of an individual tree or a population of trees near specified targets to identify specified conditions or obvious defects (ISA 2013)

Live crown ratio: the percentage of living tissue in the canopy versus the tree's height. It is a good indicator of overall tree health and the trees growing conditions. Trees with less than a 30% Crown ratio often lack the necessary quantity of photosynthetic material necessary to sustain the roots; consequently, the tree may exhibit low vigor and poor health.

Monitoring: keeping a close watch; performing regular checks or inspections

Owner/manager: the person or entity responsible for tree management or the controlling authority that regulates tree management

Pathogen: causal agent of disease

Phototropic growth: growth toward light source or stimulant

ROW: Right-of-way; generally referring to a tree that is located offsite on a city easement

Reaction wood: Specialized secondary xylem which develops in response to a lean or similar mechanical stress, it serves to help restore the stem to a vertical position

Self-corrected lean: a tree whose trunk is at an angle to the grade but whose trunk and canopy changes to become upright/vertical

Significant tree: a tree measuring a specific diameter determined by the municipality the tree grows in. Some municipalities deem that only healthy trees can be significant, other municipalities consider both healthy and unhealthy trees of a determined diameter to be significant

Snag: a tree left partially standing for the primary purpose of providing habitat for wildlife

Soil structure: the size of particles and their arrangement; considers the soil, water, and air space

Sounding: process of striking a tree with a mallet or other appropriate tool and listening for tones that indicate dead bark, a thin layer of wood outside a cavity, or cracks in wood

Structural defects: flaws, decay, or other faults in the trunk, branches, or root collar of a tree, which may lead to failure; may be genetic, or environmental

Tree credit: A number assigned to a tree by a municipality that may be equal to the diameter of the tree or a numerical count of the tree, or related to diameter by a factor conveyed in a table of the municipal code

Trunk area: the cross-sectional area of the trunk based upon measurement at 54 inches (4.5 ft.) above grade

Visual Tree Assessment (VTA): method of evaluating structural defects and stability in trees by noting the pattern of growth. Developed by Claus Mattheck (Harris, et al 1999) detailed visual inspection of a tree and surrounding site that may include the use of simple tools. It requires that a tree risk assessor walk completely around the tree trunk looking at the site, aboveground roots, trunk, and branches (ISA 2013)

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Mattheck, Claus and Breloer, Helge. The Body Language of Trees: A Handbook for Failure Analysis. London: HMSO, 1994

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Thies, Walter G. and Sturrock, Rona N. *Laminated root rot in Western North American*. United States Department of Agriculture. Pacific Northwest. Resource Bulletin PNW-GTR-349. April 1995.

Assumptions and Limiting Conditions

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as thou free and clear, under responsible ownership and competent management.

2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.

3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of the report unless subsequent contractual arrangements are made including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

5. Loss or alteration of any part of this report invalidates the entire report.

6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

7. Neither all nor any part of the contents of the report, nor copy thereof, shall be conveyed by anyone, including the client to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser – particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or instate or to any initialed designation conferred upon the consultant/appraiser as stated in her qualification.

8. The report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of subsequent event, nor upon any finding to be reported.

9. Sketches, diagrams, graphs and photographs in this report, being intended as visual aid, are not necessarily to scale and should not be construed as engineering or architectural reports or survey.

10. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2: the inspection is limited to visual examination of accessible items without dissection, excavation, probing or coring. There is not warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

CITY OF MERCER ISLAND

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

MERCER ISLAND TREE INVENTORY & REPLACEMENT SUBMITTAL INFORMATION

PROJECT INFORMATION	
Property Owner Name:	Saintfield 2, LLC
Site Address or Parcel Number:	2524049075
Project Contact Name:	Wes Giesbrecht
Contact Email Address:	atlin@qwestoffice.ne
Contact Phone Number:	206.769.1888

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: 8

List tree numbers: 8118, 8261, 8183, 8314, 8325, 8233, 8318, 8356.

Number of trees 24" or greater (including 36" or greater): 17

List tree numbers: 8261, 8183, 8314, 8325, 8233, 8118, 8318, 8356, 8277, 8127, 8321, 8126, 8276, 8175, 8124, 8274, 8262.

Number of trees from Exceptional Tree Table (MICC 19.16): 11

List tree numbers: 8118, 8261, 8183, 8314, 8325, 8233, 8318, 8356, 8277, 8127,8234

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: 86 (A)

List tree numbers: See additional page

Number of Large Regulated Trees on site proposed for removal: 60 (B)

List tree numbers: See additional page

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

86-60= 26 26/86 X 100= 30%

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: N/A

List tree numbers:

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

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"* N/A	1	N/A	N/A
10" up to 24"	2	12	24
Greater than 24" up to 36"	3	0	0
Greater than 36" and any Exceptional Tree	6	15	90
	TOTAL TREE REPLACEMENTS		114

no replacement tree is needed if the tree fits all of the following;
Less than 10 inches in diameter, not an exceptional tree, and not a replacement tree from another tree permit. *

Large Regulated trees					
8261	**8183**	8253	8281	8305	8330
8118	**8233**	8254	8283	8306	8332
8119	8234	**8262**	8284	8309	8333
8121	8238	8263	8285	8312	8334
8122	8239	8264	8286	8313	8340
8124	8241	8265	8289	**8314**	8347
8125	8242	8267	8290	**8318**	**8356**
8126	8244	8269	8291	8320	8357
8127	8245	8272	8292	**8321**	8358
8131	8246	8273	8294	8323	8360
8167	8247	**8274**	8295	8324	8361
8175	8248	8275	8296	**8325**	
8178	8250	**8276**	8298	8326	
8179	8251	**8277**	8300	8327	
8180	8252	8279	8304	8329	

Regulated trees to be Removed				
8118	8234	**8277**	8295	8323
8119	8250	8279	8296	8324
8121	8251	8281	8298	**8325**
8122	8252	8283	8300	8326
8124	8253	8284	8304	8327
8125	8254	8285	8306	8329
8126	**8261**	8286	8309	8330
8127	8272	8289	8312	8332
8131	8273	8290	8313	8333
8167	**8274**	8291	**8318**	8334
8175	8275	8292	8320	8347
8233	**8276**	8294	**8321**	8360

NAVIX
SITE | CIVIL

11235 s.e. 6th street, suite 150
bellevue, wa 98004
navixeng.com

t 425.453.9501
f 425.453.8208
e info@navixeng.com

January 5, 2024

City of Mercer Island
School Transportation Analysis
Sears Short Plat

The project is located at 7414 78th Ave SE and is a proposed single-family residential development to convert parcel no. 252404-9075 (1.58 acres) into (4) single-family residential lots. All existing improvements will be demolished or removed during plat construction.

Project Contact Information:

Developer:
Saintfield 2 LLC
P.O. Box 791
Mercer Island, WA 98040
(206) 749-9600

Engineer:
Navix Engineering, Inc.
11400 SE 6th Street, Suite 150
Bellevue, WA 98004
(425) 458-7900
Joe Taflin

Surveyor:
Core Design
12100 NE 195th St, Suite 300
Bothell, WA 98011
(425) 642-8651
Jeremy Reeff

Project Overview

The project is located in the Mercer Island School District with the following school bus service areas:

- Lakeridge Elementary School – 8215 SE 78th St
  - MISD will provide bus transportation service to all elementary students who live within their school boundaries and live 0.5 miles or more from the school they are enrolled in. MISD will provide limited bus transportation to and from each elementary school to before and after-school programs at the Stroum Jewish Community Center or the Mercer Island Boys & Girls Club.
- Islander Middle School – 7447 84th Ave SE
  - MISD will provide bus transportation service for all Islander Middle School students who live on Mercer Island and live 0.75 miles or more from Islander Middle School.
- Mercer Island High School – 9100 SE 42nd St
  - MISD will provide bus transportation service for all Mercer Island High School students who live on Mercer Island and live 1 mile or more from MIHS. All buses for MIHS will drop off and pick up on the bus pullout on 92nd Ave SE.

MISD requires all students that qualify for service to sign up for service in order to be assigned to a route. Families need to use the Parent Portal or Bus Quest App to sign up for transportation to and from school or to before and after-school programs at the Stroum Jewish Community Center or the Mercer Island Boys & Girls Club.

Google Maps

7414 78th Ave SE, Mercer Island, WA 98040 to Lakeridge Elementary School, 8215 SE 78th St, Mercer Island, WA 98040

Walk 0.5 mile, 13 min



7414 78th Ave SE

Mercer Island, WA 98040

1. Head south on 78th Ave SE toward SE 75th Pl
   0.1 mi
2. Turn left onto SE 76th St
   0.1 mi
3. Turn right toward 80th Pl SE
   131 ft
4. Turn left onto 80th Pl SE
   217 ft
5. Turn right onto SE 76th St
   344 ft
6. Turn right onto 81st Pl SE
   0.1 mi
7. Turn left onto SE 78th St
   295 ft
8. Turn right
   Destination will be on the right
   112 ft

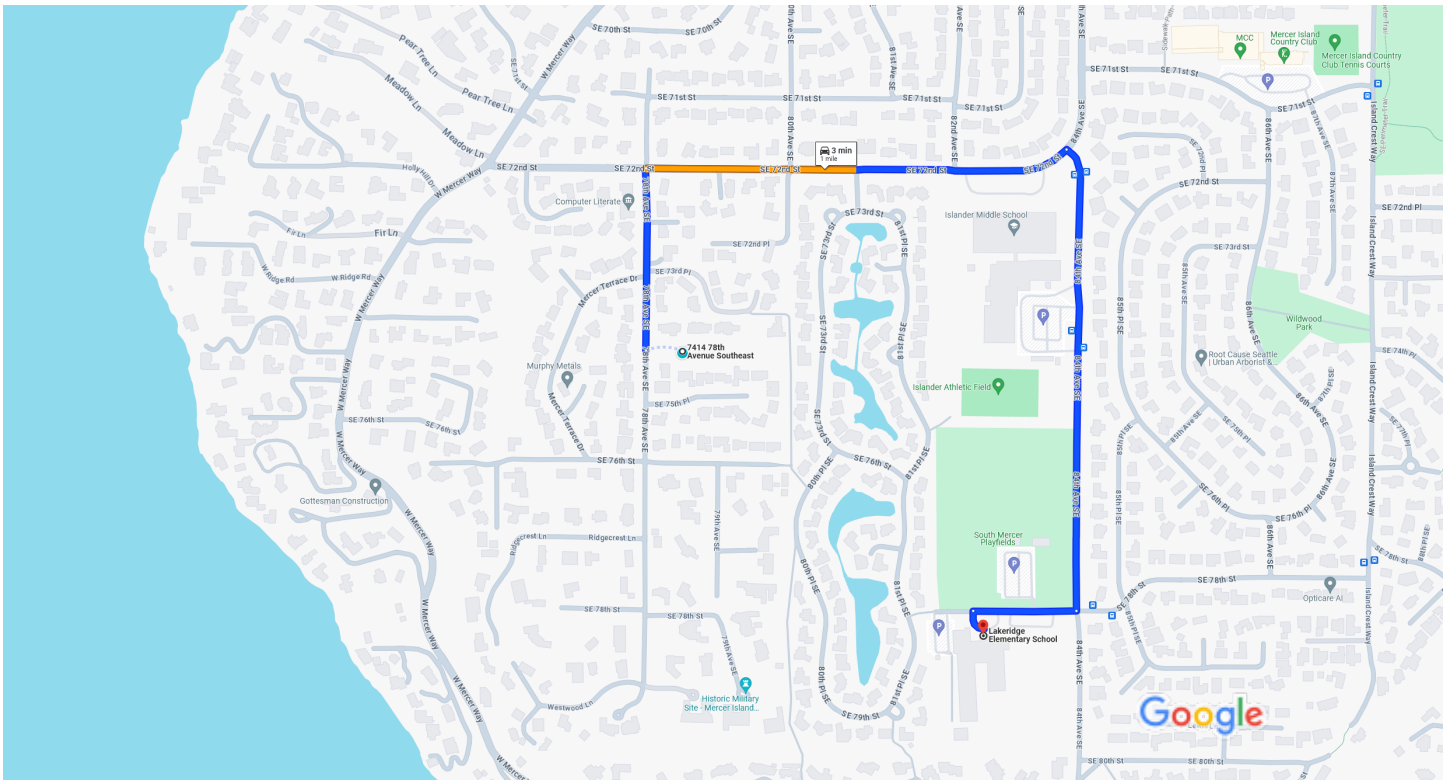
Lakeridge Elementary School

8215 SE 78th St, Mercer Island, WA 98040

Google Maps

7414 78th Ave SE, Mercer Island, WA 98040 to Lakeridge Elementary School, 8215 SE 78th St, Mercer Island, WA 98040

Drive 1.0 mile, 3 min



Map data ©2024 Google 200 ft

7414 78th Ave SE
Mercer Island, WA 98040

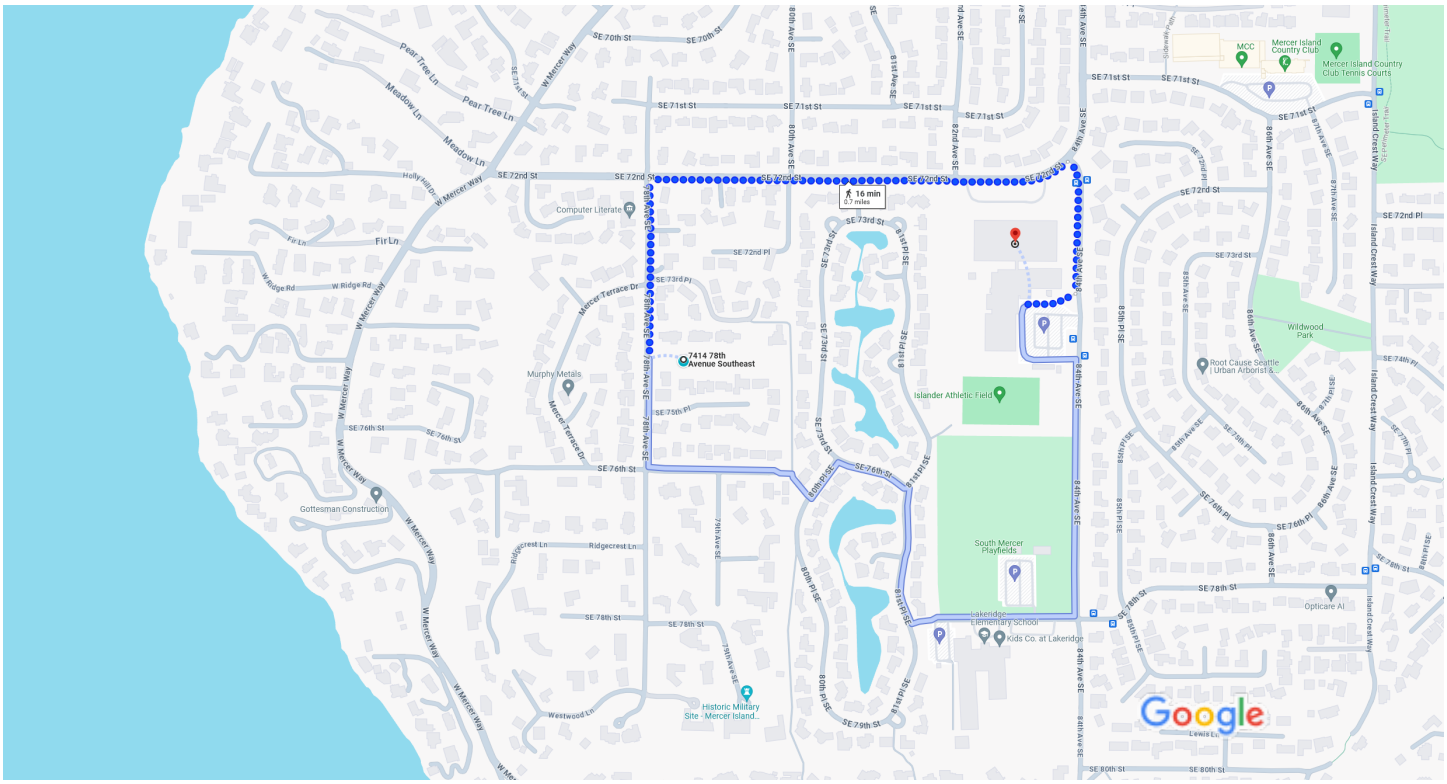
1. Head north on 78th Ave SE toward Mercer Terrace Dr
   0.2 mi
2. Turn right onto SE 72nd St
   0.4 mi
3. Turn right onto 84th Ave SE
   0.4 mi
4. Turn right onto SE 78th St
   469 ft
5. Turn left
   Destination will be on the right
   112 ft

Lakeridge Elementary School
8215 SE 78th St, Mercer Island, WA 98040

Google Maps

7414 78th Ave SE, Mercer Island, WA 98040 to Islander Middle School, 7447 84th Ave SE, Mercer Island, WA 98040

Walk 0.7 mile, 16 min



Map data ©2024 Google 200 ft

Use caution–walking directions may not always reflect real-world conditions

7414 78th Ave SE

Mercer Island, WA 98040

1. Head north on 78th Ave SE toward Mercer Terrace Dr

0.2 mi

2. Turn right onto SE 72nd St

0.4 mi

3. Turn right onto 84th Ave SE

0.1 mi

4. Turn right

Destination will be on the right

240 ft

Islander Middle School

7447 84th Ave SE, Mercer Island, WA 98040

Google Maps

7414 78th Ave SE, Mercer Island, WA 98040 to Mercer Island High School, 9100 SE 42nd St, Mercer Island, WA 98040

Drive 3.4 miles, 9 min

7414 78th Ave SE
Mercer Island, WA 98040

1. Head north on 78th Ave SE toward Mercer Terrace Dr

33 sec (0.2 mi)

Take Island Crest Way to 86th Ave SE

5 min (2.5 mi)

2. Turn right onto SE 72nd St

0.4 mi

3. Continue onto 84th Ave SE

0.2 mi

4. Turn right onto SE 68th St

0.3 mi

5. Turn left onto Island Crest Way

1.6 mi

Follow 86th Ave SE and SE 42nd St to your destination

4 min (0.8 mi)

6. Turn right onto 86th Ave SE

0.4 mi

7. Turn right onto SE 42nd St

0.3 mi

8. Turn left
Destination will be on the right

240 ft

Mercer Island High School
9100 SE 42nd St, Mercer Island, WA 98040



Map data ©2024 Google 2000 ft

CITY OF MERCER ISLAND

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

TRANSPORTATION CONCURRENCY CERTIFICATE NO. TCC23-001

Pursuant to MICC 19.20.020 this Certificate confirms that the transportation concurrency requirement for the proposed development described below has been satisfied pursuant to the conditions contained in this Certificate.

Project Name: SUBDIVIDE INTO 4 LOTS
Site Address / Location: 7414 78TH AVE SE
Parcel(s): 2524049075

Issuance Date: 1/10/2023
ExpirationDate: 1/10/2024*
*or as otherwise established in language below

Applicant: GARRETT GOUDY
11235 SE 6th Street, Suite 150
BELLEVUE, ,

Owner: SAINTFIELD2 LLC
P.O. Box 791
MERCER ISLAND, WA 98040

Proposed Land Use: SINGLE FAMILY
Type of Development Proposal: SHORT PLAT
Related Application(s): SUB23-001

Units: 4
Square Footage:
Net New Trips: 3

This Certificate is only an indication that there is adequate vehicular capacity on the City of Mercer Island street network to support the traffic forecasted to be generated by the development described above. This Certificate implies no other approvals of land use, site design, or code compliance. It is subject to the following general conditions:

Validity: A transportation concurrency certificate is valid only for the specified uses, densities, intensity and development proposal site(s) for which it was issued and shall not be transferred to a different project or parcel. A transportation concurrency certificate shall remain valid for the longer of:

1. One (1) year from the date of issuance;
2. During the period of time the development proposal associated with the certificate is under review by the city;
3. For the same period of time as the development approval. If the development does not have an expiration date or an approved phasing schedule that allows a longer build-out, the concurrency certificate shall be valid for one (1) year from the date of the last permit approval associated with the development proposal;
4. For a period of time specified in an approved development agreement.

Expiration: A transportation concurrency certificate shall expire if any of the following occur:

1. The timeframe established in the Validity section above is exceeded.
2. The related development permit application is denied or revoked by the city.
3. The related development permit expires prior to issuance of a building permit.

Extension: A transportation concurrency certificate shall not be extended. A new transportation concurrency application, review and certificate are required if the previous transportation concurrency certificate has expired.

ESA

5309 Shilshole Avenue NW
Suite 200
Seattle, WA 98107
206.789.9658 phone
206.789.9684 fax

esassoc.com

memorandum

date	September 14, 2022
to	Andrew Leon, Mercer Island
cc	Aaron Ellig, ESA
from	Matt Maynard, ESA
subject	Mercer Island Peer Review Request-Sears CAO22-016

Environmental Science Associates (ESA) has prepared this memorandum on behalf of the City of Mercer Island (City) to provide environmental review for the development proposal at 7414 78th Ave SE. The project proposes to short-plat and construct single-family residences on what is currently Parcel # 252404-9075. City critical areas mapping shows a Type Ns watercourse located on the central and northern portion of the applicant's property. The focus of this review is to determine the presence or absence of a watercourse on the property consistent with the definition provided in the City's Critical Area code (Mercer Island City Code [MICC] Chapter 19.16).

Document Review

ESA reviewed the following City-provided documents relating to the project: 7414 78th Avenue SE Watercourse Classification Report, prepared by Confluence Environmental Company (dated June 1, 2022), and Sears Preliminary Short Plat Site Plan (prepared by Navix Engineering). ESA also reviewed information available in the public domain, including National Wetland Inventory maps, Washington Department of Natural Resources Fpars, King County's GIS mapping website (iMap), and City of Mercer Island critical areas maps.

Site Findings and Review Comments

ESA biologist Matt Maynard conducted a site visit to the project site on September 08, 2022. According to City critical areas mapping, a Type Ns stream begins south of the residence and drains to the west. However, public domain mapping including iMap, NWI, Salmonscape, and WDNR Fpars do not indicate the presence of streams or wetlands in the vicinity of the project area.

The City defines *watercourses* in MICC 19.16.010 as the following:

"*A course or route, formed by nature and generally consisting of a channel with a bed, banks, or sides throughout substantially all its length, along which surface waters, with some regularity (annually in the rainy season), naturally and normally flow in draining from higher to lower lands. This definition does not include*

irrigation and drainage ditches, grass-lined swales, canals, storm water runoff devices, or other courses unless they are used by fish or to convey waters that were naturally occurring prior to construction."

Recommendation

According to the 7414 78th Avenue SE Watercourse Classification Report, no wetlands or streams were observed in or in the vicinity of the proposed project. During the site visit by ESA staff, no feature meeting the definition of a watercourse was observed within the visible proximity of the project site. No areas that appear to possibly meet the criteria of a wetland were observed in the same area. Therefore, ESA agrees with the findings of Confluence Environmental Company. There are no encumbrances to the proposed project due to presence of watercourses or wetlands.

TERRA ASSOCIATES, Inc.
Consultants in Geotechnical Engineering, Geology
and
Environmental Earth Sciences

June 5, 2023
Project No. T-8832-1

Mr. Wes Giesbrecht
Atlin Investments
P.O. Box 791
Mercer Island, Washington 98040

Subject: Tacoma Smelter Plume Site Assessment
Saintfield Property
7414-78th Avenue Southeast
Mercer Island, Washington
King County Tax Parcel 2524049075

Dear Mr. Giesbrecht:

We have completed our assessment of the project site for impacts from the Tacoma Smelter Plume.

We understand that the current project involves the development of the site into a new 4-lot short plat for the construction of single-family residences. The site covers 1.58 acres.

SCOPE OF WORK

We followed the procedures described in Ecology Publication 19-09-101, Asarco Tacoma Smelter Site-Model Remedies Plan for the Tacoma Smelter Plume.

To determine the actual levels of arsenic, we divided the site into two Decision Units. These Decisions Units are based upon historical land use and proposed land use.

The Decision Units consist of the following:

Decision Unit	Predominant land cover	Proposed land use	Acreage
DU-A	Lawn and Driveway	Redeveloped	0.58
DU-B	Forest	Redeveloped	1.0

In Decision Unit A, soil samples were collected for lead and arsenic analysis at a total of 11 locations. We sampled the upper six inches of soil at all locations. At one-fourth of the locations, we sampled from 6- to 12-inches-deep. No significant amounts of duff were observed in Decision Unit A

In Decision Unit B, soil samples were collected for lead and arsenic analysis at a total of 16 locations. We sampled the upper six inches of soil at all locations. At one-fourth of the locations, we sampled from 6- to 12-inches-deep. Two composite duff samples were collected from Decision Unit B.

PROJECT DESCRIPTION

The project site consists of a 1.58-acre tax parcel located at 7414 78th Avenue Southeast, on the southern portion of Mercer Island.

Roughly the western one-third of the parcel is covered by a single-family residence, gravel driveways, grass lawn, and ornamental landscaping. The western two-thirds of the parcel is covered by forest consisting of a mixture of deciduous and evergreen trees with a moderately thick understory.

The approximate location of the property is shown in Figure 1. Figure 2 is a Sample Location Plan showing existing site conditions.

The soils observed in subsurface explorations for our prior geotechnical study generally consist of a thin layer of topsoil overlying glacial deposits consisting primarily of silty sand with gravel. The upper approximately four to five feet of the native soils are typically medium dense weathered glacial till, and overly dense to very dense unweathered glacial till.

The *Geologic Map of Mercer Island, Washington*, by K.G. Troost and A.P. Wisher (2006) shows the site soils mapped as Vashon till (Qvt). The dense to very dense, cemented soils observed in our subsurface explorations are generally consistent with this geologic map unit.

Based on available topographic information, our field observations, and our local experience, groundwater will have a general flow direction towards the west. No shallow perched groundwater was found in the five test pits advanced as part of our prior geotechnical study. Local variations in groundwater gradients will occur as a result of man-made features, such as drainage ditches, sewers, and roads. The topography of the parcel slopes gently to the west with about 30 feet of overall relief.

INITIAL SAMPLING

Soil sampling was conducted on May 16, 2023. For the sampling event, samples were obtained from a grid pattern superimposed on each of the two decision units for the site. Sample locations were offset around the existing residence and gravel driveway present within Decision Unit A. Soil was sampled at a total of 27 locations. Two composite duff samples, comprised of six subsamples each, were collected from Decision Unit B. A total of 35 individual samples were analyzed for lead and arsenic. Sampling proceeded in general accordance with Ecology Publication 19-09-101.

The sample locations are presented in Figure 2 attached to this report.

The samples were placed into laboratory prepared glassware. Chain of custody protocols were followed for all samples. At the lab, the samples were prepared for analysis by sieving the samples through a 2mm (US No. 10) sieve to remove gravel. The test results for all samples are attached in Appendix A.

SAMPLE RESULTS

The results of the current sampling are presented on Tables 1 and 2 attached to this report.

Decision Unit A (DU-A)

DU-A was comprised of disturbed ground that has been cleared in the past. As shown on Table 1, arsenic concentrations range from 8.5 to 81 mg/kg in the 0- to 6-inch interval. The average arsenic concentration in the 0- to 6-inch interval is 18.6 mg/kg. Arsenic was not detected at the laboratory practical quantitation limits (PQLs) in any of the samples collected from 6-12 inches in DU-A. The average arsenic concentration for DU-A at both depths is below the MTCA Method A cleanup level of 20 mg/kg. The lead levels in the soil samples ranged from 9.8 to 77 mg/kg in the 0- to 6 inch interval. The average lead level in the 0 to 6-inch depth is 30.2 mg/kg. Lead was not detected in the samples collected from 6- to 12 inches at the laboratory PQLs. The average lead levels for both depths in DU-A are below the MTCA Method A cleanup level of 250 mg/kg.

Decision Unit B (DU-B)

DU-B was comprised primarily of undisturbed ground. As shown on Table 2A, arsenic concentrations ranged from 2.9 to 18 mg/kg. The average concentration of arsenic in the 0- to 6-inch interval is 11.47 mg/kg. The average arsenic concentration in the 6- to 12-inch depth is 5.1 mg/kg. The average arsenic for both depths in DU-B were below the MTCA Method A cleanup value of 20 mg/kg. Lead concentrations in soil samples in DU-B ranged from 6.8 to 59 mg/kg. The average lead concentration in the 0- to 6-inch depth is 31.8 mg/kg. The average lead level in the 6- to 12-inch depth is 14.12 mg/kg. The average lead levels for both depths in DU-B are all below the MTCA Method A cleanup level of 250 mg/kg.

The concentrations of arsenic in the composite duff samples ranged from 12 to 16 mg/kg with an average concentration of 14 mg/kg. The levels of lead ranged from 38 to 55 mg/kg with an average concentration of 46.5 mg/kg.

DISCUSSION

Decision Unit A (DU-A)

Based on the levels of arsenic in the upper 0 to 6-inch levels documented in Table 1, it is our opinion the DU-A portion of the site qualifies for the soil mixing option discussed in the TSP Model Remedies Guidance, Ecology Publication 12-09-086A.

Sample A-9, at the 0 to 6-inch interval, was the only sample collected containing elevated arsenic. It is our understanding that a large tree will be retained in the vicinity of sample location A-9. Mixing, using traditional heavy equipment, may not be feasible in this area to protect the existing root structure of the tree. Mixing in this area can be achieved by raking in clean import material with the existing soil using hand tools.

Confirmation sampling for mixed soil areas will need to be conducted at the same frequency utilized for the initial sample grid in Decision Unit A.

Decision Unit B (DU-B)

Based on the testing discussed above and documented in Tables 2 and 2A, it is our opinion that no special procedures are needed in DU-B.

General

Following the guidelines established in Ecology Publication 19-09-101, no elevated arsenic or lead related to the TSP was identified in either of the two Decision Units except for the 0 to 6-inch sample collected in DU-A at location A-9 (81 mg/kg arsenic). The average concentrations of arsenic and lead in both depth intervals and duff are all below the applicable MTCA Method A cleanup levels of 20 mg/kg and 250 kg, respectively. Per the guidance provided in the above noted Ecology publication, the concentration of arsenic in sample A-9 is more than twice the cleanup value and is considered elevated.

For imported samples that do not have a documented clean source, a minimum of three composite samples should be taken from each stockpile. Each composite sample should consist of three subsamples.

We can work with your grading contractor to review their proposed means and methods, verify that the field blending depths are sufficient, and to provide field sampling services to obtain the specified number of final confirmation samples to verify the blending was successful.

LIMITATIONS

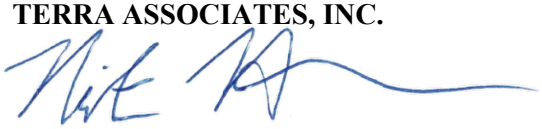
The findings, conclusions, and recommendations presented in this report are our professional opinions based on our documented site observations, our review of current Ecology guidelines, our recent local experience, and the analytical testing summarized in this report. Other information related to past site uses or current site conditions may exist.

If further information on the site becomes available, Terra Associates, Inc. should review the information, as it may affect our conclusions.

We prepared our conclusions and recommendations in general accordance with current guidance from Ecology and generally accepted local professional engineering practices in use at this time. We make no other warranty, either expressed, or implied. This letter is the copyrighted property of Terra Associates, Inc. and is for the specific application to the Saintfield Property project in Mercer Island, Washington. This letter is for the exclusive use of Atlin Investments and their authorized representatives.

We trust the information presented is sufficient for your current needs. If you have any questions or require additional information, please call.

Sincerely yours,
TERRA ASSOCIATES, INC.



Nick Hoffman, L.G.
Senior Project Geologist
Environmental Professional

Attachments: Table 1 – Analytical Test Result Summary DU-A
Table 2A and 2B – Analytical Test Result Summary-DU-B
Figure 1 – Vicinity Map
Figure 2 – Sample Location Sketch
Appendix A – Analytical Test Report

Table 1
Decision Unit A
Analytical Test Result Summary

Sample Location	Depth (inches)	As (mg/kg)	Pb (mg/kg)
A-1	0-6	18	48
A-2	0-6	12	24
A-3	0-6	16	46
A-4	0-6	9.3	22
	6-12	2.8U	5.6U
A-5	0-6	13	27
A-6	0-6	11	9.8
A-7	0-6	16	23
A-8	0-6	8.5	18
	6-12	3.1U	6.2U
A-9	0-6	81	77
A-10	0-6	8.5	22
A-11	0-6	11	20
Average Arsenic 0-6"		*18.6*	*30.6*
Average Arsenic 6-12"		*2.95*	*5.9*
MTCA Method A		**20**	**250**

Notes: U modifier indicates analyte not detected as the laboratory practical quantitation Limit (PQL).

All samples analyzed utilizing method EPA 6010D.

All units are in milligrams per kilogram (mg/kg).

Shaded cells exceed MTCA Method A cleanup value.

All depths are in inches below existing grade.

Values in italics are average values.

Table 2A
Decision Unit B
Analytical Test Result Summary

Sample Location	Depth (inches)	As (mg/kg)	Pb (mg/kg)
B-1	0-6	18	55
B-2	0-6	11	13
B-3	0-6	5.6	7.2
B-4	0-6	17	42
	6-12	3.4U	6.8U
B-5	0-6	14	42
B-6	0-6	5.2	13
B-7	0-6	3.5	12
B-8	0-6	13	37
	6-12	3.1U	6.9
B-9	0-6	7.8	16
B-10	0-6	17	59
B-11	0-6	17	57
B-12	0-6	10	30
	6-12	11	32
B-13	0-6	3.2U	12
B-14	0-6	18	43
B-15	0-6	11	32
B-16	0-6	12	39
	6-12	2.9U	11
Average Arsenic 0-6”		*11.5*	*31.8*
Average Arsenic 6-12”		*5.1*	*14.2*
MTCA Method A		**20**	**250**

Notes: U modifier indicates analyte not detected as the laboratory practical quantitation Limit (PQL).

All samples analyzed utilizing method EPA 6010D.

All units are in milligrams per kilogram (mg/kg).

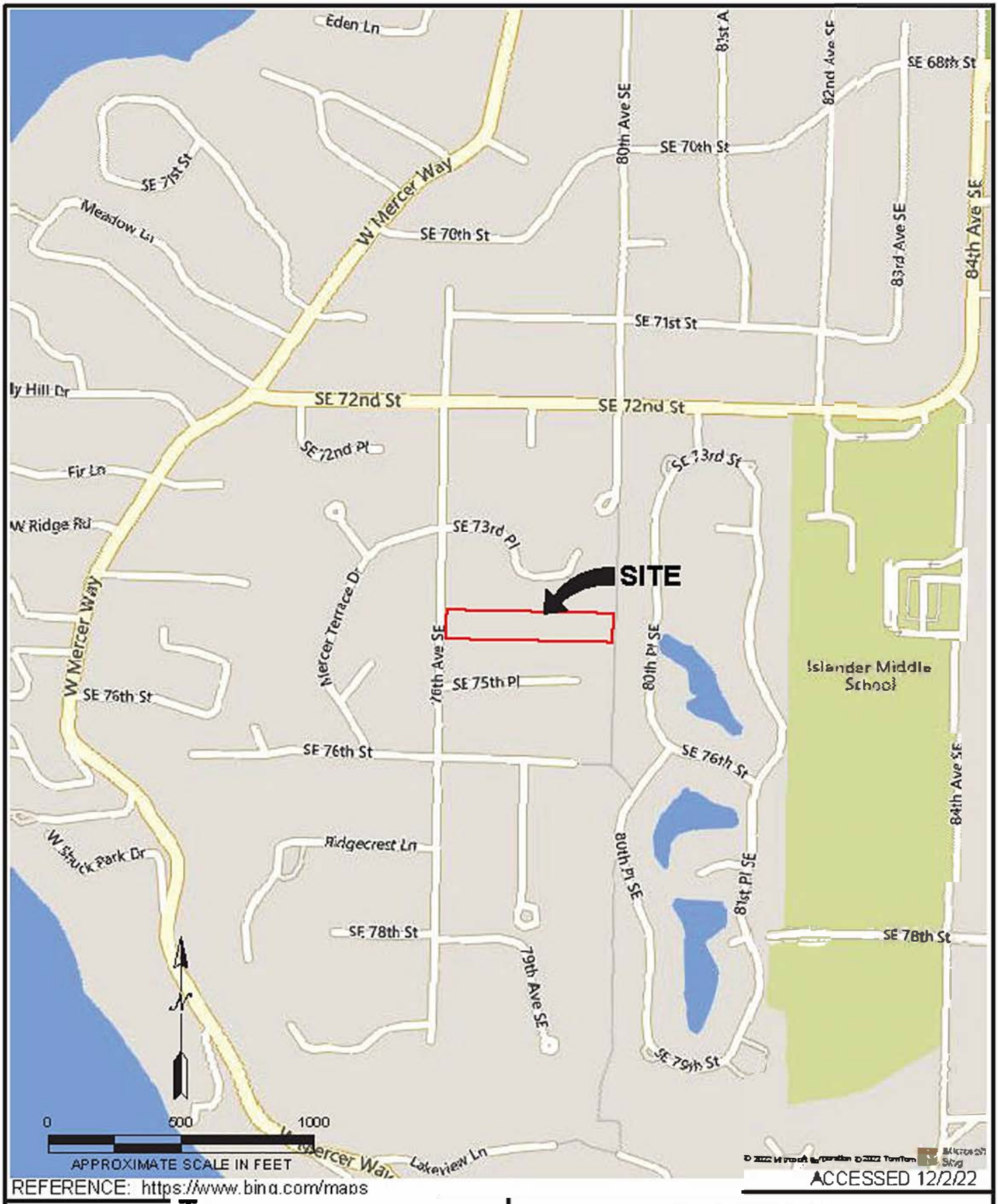
All depths are in inches below existing grade.

Values in italics are average values.

Table 2B
Duff
Decision Unit B

Sample Location	Arsenic	Lead
B Duff-1	16	55
B Duff-2	12	38
Average	14	46.5
MTCA	20	250

Notes: All depths are in inches below existing grades.
All sample results are in mg/kg.
Shaded cells exceed MTCA Method A cleanup value.
Values in Italics are average values.



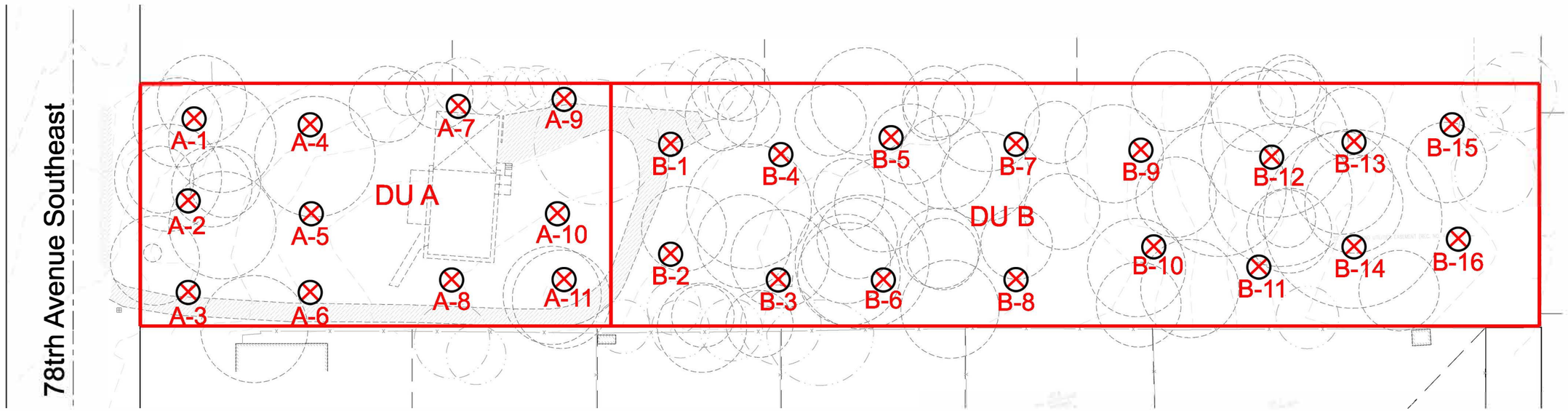
REFERENCE: https://www.bing.com/maps

ACCESSED 12/2/22

Terra Associates, Inc.
Consultants in Geotechnical Engineering Geology and Environmental Earth Sciences

VICINITY MAP
78TH AVENUE SHORT PLAT
MERCER ISLAND, WASHINGTON

Proj. No. T-8852-1	Date: JUNE 2023	Figure 1



0 15 30

Approximate Scale in Feet

KEY

⊗ Approximate Sample Location

NOTE:
THIS SITE PLAN IS SCHEMATIC. ALL LOCA TIONS AND DIMENTIONS ARE APROXI MATE. IT IS FOR REFERENCE ONLY AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.

TERRA ASSOCIATES
Geotechnical Consultants

SAMPLE LOCATION PLAN
SAINTFIELD PROPERTY
MERCER ISLAND, WASHINGTON

Proj. No. T-8832-1	Date JUNE 2023	Figure 2

APPENDIX A

ANALYTICAL TEST REPORT

OnSite Environmental Inc.
14648 NE 95th Street, Redmond, WA 98052 • (425) 883-3881

May 25, 2023

Nick Hoffman
Terra Associates, Inc.
12220 113th Avenue NE, Suite 130
Kirkland, WA 98034

Re: Analytical Data for Project 8832-1
Laboratory Reference No. 2305-170

Dear Nick:

Enclosed are the analytical results and associated quality control data for samples submitted on May 16, 2023.

The standard policy of OnSite Environmental, Inc. is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,

David Baumeister
Project Manager

Enclosures

This report pertains to the samples analyzed in accordance with the chain of custody, and is intended only for the use of the individual or company to whom it is addressed.

Date of Report: May 25, 2023
Samples Submitted: May 16, 2023
Laboratory Reference: 2305-170
Project: 8832-1

Case Narrative

Samples were collected on May 16, 2023 and received by the laboratory on May 16, 2023. They were maintained at the laboratory at a temperature of 2°C to 6°C.

Please note that any and all soil sample results are reported on a dry-weight basis, unless otherwise noted below.

General QA/QC issues associated with the analytical data enclosed in this laboratory report will be indicated with a reference to a comment or explanation on the Data Qualifier page. More complex and involved QA/QC issues will be discussed in detail below.

Total Metals EPA 6010D Analysis

Samples were sieved through a 2mm sieve prior to digestion and percent moisture determination.

Any other QA/QC issues associated with this extraction and analysis will be indicated with a footnote reference and discussed in detail on the Data Qualifier page.

This report pertains to the samples analyzed in accordance with the chain of custody,
and is intended only for the use of the individual or company to whom it is addressed.

Date of Report: May 25, 2023
Samples Submitted: May 16, 2023
Laboratory Reference: 2305-170
Project: 8832-1

TOTAL METALS
EPA 6010D

Matrix: Soil
Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**A-1 0-6"**					
Laboratory ID:	05-170-01					
Arsenic	**18**	3.4	EPA 6010D	5-22-23	5-22-23	
Lead	**48**	6.9	EPA 6010D	5-22-23	5-22-23	
Client ID:	**A-2 0-6"**					
Laboratory ID:	05-170-02					
Arsenic	**12**	3.3	EPA 6010D	5-22-23	5-22-23	
Lead	**24**	6.5	EPA 6010D	5-22-23	5-22-23	
Client ID:	**A-3 0-6"**					
Laboratory ID:	05-170-03					
Arsenic	**16**	4.0	EPA 6010D	5-22-23	5-22-23	
Lead	**46**	8.0	EPA 6010D	5-22-23	5-22-23	
Client ID:	**A-4 0-6"**					
Laboratory ID:	05-170-04					
Arsenic	**9.3**	3.0	EPA 6010D	5-22-23	5-22-23	
Lead	**22**	6.0	EPA 6010D	5-22-23	5-22-23	
Client ID:	**A-4 6-12"**					
Laboratory ID:	05-170-05					
Arsenic	**ND**	2.8	EPA 6010D	5-22-23	5-22-23	
Lead	**ND**	5.6	EPA 6010D	5-22-23	5-22-23	
Client ID:	**A-5 0-6"**					
Laboratory ID:	05-170-06					
Arsenic	**13**	3.2	EPA 6010D	5-22-23	5-22-23	
Lead	**27**	6.3	EPA 6010D	5-22-23	5-22-23	
Client ID:	**A-6 0-6"**					
Laboratory ID:	05-170-07					
Arsenic	**11**	3.0	EPA 6010D	5-22-23	5-22-23	
Lead	**9.8**	6.1	EPA 6010D	5-22-23	5-22-23	

This report pertains to the samples analyzed in accordance with the chain of custody,
and is intended only for the use of the individual or company to whom it is addressed.

Date of Report: May 25, 2023
Samples Submitted: May 16, 2023
Laboratory Reference: 2305-170
Project: 8832-1

TOTAL METALS
EPA 6010D

Matrix: Soil
Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**A-7 0-6"**					
Laboratory ID:	05-170-08					
Arsenic	**16**	2.9	EPA 6010D	5-22-23	5-22-23	
Lead	**23**	5.9	EPA 6010D	5-22-23	5-22-23	
Client ID:	**A-8 0-6"**					
Laboratory ID:	05-170-09					
Arsenic	**8.5**	3.1	EPA 6010D	5-22-23	5-22-23	
Lead	**18**	6.3	EPA 6010D	5-22-23	5-22-23	
Client ID:	**A-8 6-12"**					
Laboratory ID:	05-170-10					
Arsenic	**ND**	3.1	EPA 6010D	5-22-23	5-22-23	
Lead	**ND**	6.2	EPA 6010D	5-22-23	5-22-23	
Client ID:	**A-9 0-6"**					
Laboratory ID:	05-170-11					
Arsenic	**81**	3.5	EPA 6010D	5-22-23	5-22-23	
Lead	**77**	7.1	EPA 6010D	5-22-23	5-22-23	
Client ID:	**A-10 0-6"**					
Laboratory ID:	05-170-12					
Arsenic	**8.5**	3.3	EPA 6010D	5-22-23	5-22-23	
Lead	**22**	6.7	EPA 6010D	5-22-23	5-22-23	
Client ID:	**A-11 0-6"**					
Laboratory ID:	05-170-13					
Arsenic	**11**	3.4	EPA 6010D	5-22-23	5-22-23	
Lead	**20**	6.8	EPA 6010D	5-22-23	5-22-23	
Client ID:	**B-1 0-6"**					
Laboratory ID:	05-170-14					
Arsenic	**18**	3.7	EPA 6010D	5-22-23	5-22-23	
Lead	**55**	7.5	EPA 6010D	5-22-23	5-22-23	

This report pertains to the samples analyzed in accordance with the chain of custody, and is intended only for the use of the individual or company to whom it is addressed.

Date of Report: May 25, 2023
Samples Submitted: May 16, 2023
Laboratory Reference: 2305-170
Project: 8832-1

TOTAL METALS
EPA 6010D

Matrix: Soil
Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**B-2 0-6"**					
Laboratory ID:	05-170-15					
Arsenic	**11**	3.1	EPA 6010D	5-22-23	5-22-23	
Lead	**13**	6.2	EPA 6010D	5-22-23	5-22-23	
Client ID:	**B-3 0-6"**					
Laboratory ID:	05-170-16					
Arsenic	**5.6**	3.3	EPA 6010D	5-22-23	5-22-23	
Lead	**7.2**	6.5	EPA 6010D	5-22-23	5-22-23	
Client ID:	**B-4 0-6"**					
Laboratory ID:	05-170-17					
Arsenic	**17**	3.5	EPA 6010D	5-22-23	5-22-23	
Lead	**42**	6.9	EPA 6010D	5-22-23	5-22-23	
Client ID:	**B-4 6-12"**					
Laboratory ID:	05-170-18					
Arsenic	**ND**	3.4	EPA 6010D	5-22-23	5-22-23	
Lead	**ND**	6.8	EPA 6010D	5-22-23	5-22-23	
Client ID:	**B-5 0-6"**					
Laboratory ID:	05-170-19					
Arsenic	**14**	5.0	EPA 6010D	5-22-23	5-22-23	
Lead	**42**	10	EPA 6010D	5-22-23	5-22-23	
Client ID:	**B-6 0-6"**					
Laboratory ID:	05-170-20					
Arsenic	**5.2**	3.4	EPA 6010D	5-23-23	5-24-23	
Lead	**13**	6.8	EPA 6010D	5-23-23	5-24-23	
Client ID:	**B-7 0-6"**					
Laboratory ID:	05-170-21					
Arsenic	**3.5**	3.2	EPA 6010D	5-23-23	5-24-23	
Lead	**12**	6.3	EPA 6010D	5-23-23	5-24-23	

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Date of Report: May 25, 2023
Samples Submitted: May 16, 2023
Laboratory Reference: 2305-170
Project: 8832-1

TOTAL METALS
EPA 6010D

Matrix: Soil
Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**B-8 0-6"**					
Laboratory ID:	05-170-22					
Arsenic	**13**	3.3	EPA 6010D	5-23-23	5-24-23	
Lead	**37**	6.7	EPA 6010D	5-23-23	5-24-23	
Client ID:	**B-8 6-12"**					
Laboratory ID:	05-170-23					
Arsenic	**ND**	3.1	EPA 6010D	5-23-23	5-24-23	
Lead	**6.9**	6.1	EPA 6010D	5-23-23	5-24-23	
Client ID:	**B-9 0-6"**					
Laboratory ID:	05-170-24					
Arsenic	**7.8**	3.0	EPA 6010D	5-23-23	5-24-23	
Lead	**16**	6.0	EPA 6010D	5-23-23	5-24-23	
Client ID:	**B-10 0-6"**					
Laboratory ID:	05-170-25					
Arsenic	**17**	3.3	EPA 6010D	5-23-23	5-24-23	
Lead	**59**	6.6	EPA 6010D	5-23-23	5-24-23	
Client ID:	**B-11 0-6"**					
Laboratory ID:	05-170-26					
Arsenic	**17**	3.6	EPA 6010D	5-23-23	5-24-23	
Lead	**57**	7.1	EPA 6010D	5-23-23	5-24-23	
Client ID:	**B-12 0-6"**					
Laboratory ID:	05-170-27					
Arsenic	**10**	3.4	EPA 6010D	5-23-23	5-24-23	
Lead	**30**	6.9	EPA 6010D	5-23-23	5-24-23	
Client ID:	**B-12 6-12"**					
Laboratory ID:	05-170-28					
Arsenic	**11**	3.2	EPA 6010D	5-23-23	5-24-23	
Lead	**32**	6.3	EPA 6010D	5-23-23	5-24-23	

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Date of Report: May 25, 2023
Samples Submitted: May 16, 2023
Laboratory Reference: 2305-170
Project: 8832-1

TOTAL METALS
EPA 6010D

Matrix: Soil
Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**B-13 0-6"**					
Laboratory ID:	05-170-29					
Arsenic	**ND**	3.2	EPA 6010D	5-23-23	5-24-23	
Lead	**12**	6.4	EPA 6010D	5-23-23	5-24-23	
Client ID:	**B-14 0-6"**					
Laboratory ID:	05-170-30					
Arsenic	**18**	3.1	EPA 6010D	5-23-23	5-24-23	
Lead	**43**	6.2	EPA 6010D	5-23-23	5-24-23	
Client ID:	**B-15 0-6"**					
Laboratory ID:	05-170-31					
Arsenic	**11**	3.1	EPA 6010D	5-23-23	5-24-23	
Lead	**32**	6.3	EPA 6010D	5-23-23	5-24-23	
Client ID:	**B-16 0-6"**					
Laboratory ID:	05-170-32					
Arsenic	**12**	3.3	EPA 6010D	5-23-23	5-24-23	
Lead	**39**	6.6	EPA 6010D	5-23-23	5-24-23	
Client ID:	**B-16 6-12"**					
Laboratory ID:	05-170-33					
Arsenic	**ND**	2.9	EPA 6010D	5-23-23	5-24-23	
Lead	**11**	5.9	EPA 6010D	5-23-23	5-24-23	
Client ID:	**B-Duff1**					
Laboratory ID:	05-170-34					
Arsenic	**16**	3.8	EPA 6010D	5-23-23	5-24-23	
Lead	**55**	7.6	EPA 6010D	5-23-23	5-24-23	
Client ID:	**B-Duff2**					
Laboratory ID:	05-170-35					
Arsenic	**12**	2.9	EPA 6010D	5-23-23	5-24-23	
Lead	**38**	5.9	EPA 6010D	5-23-23	5-24-23	

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Date of Report: May 25, 2023
Samples Submitted: May 16, 2023
Laboratory Reference: 2305-170
Project: 8832-1

TOTAL METALS
EPA 6010D
QUALITY CONTROL

Matrix: Soil
Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0522SM1					
Arsenic	**ND**	2.5	EPA 6010D	5-22-23	5-22-23	
Lead	**ND**	5.0	EPA 6010D	5-22-23	5-22-23	
Laboratory ID:	MB0523SM3					
Arsenic	**ND**	2.5	EPA 6010D	5-23-23	5-24-23	
Lead	**ND**	5.0	EPA 6010D	5-23-23	5-24-23	

Analyte	Result		Spike Level		Source Result	Percent Recovery	Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE										
Laboratory ID:	05-170-01									
	ORIG	DUP								
Arsenic	**13.1**	**14.2**	NA	NA		NA	NA	8	20	
Lead	**34.9**	**35.2**	NA	NA		NA	NA	1	20	
Laboratory ID:	05-170-20									
	ORIG	DUP								
Arsenic	**3.87**	**3.37**	NA	NA		NA	NA	14	20	
Lead	**9.90**	**10.4**	NA	NA		NA	NA	4	20	
MATRIX SPIKES										
Laboratory ID:	05-170-01									
	MS	MSD	MS	MSD		MS	MSD			
Arsenic	**107**	**105**	100	100	13.1	**93**	**92**	75-125	2	20
Lead	**275**	**270**	250	250	34.9	**96**	**94**	75-125	2	20
Laboratory ID:	05-170-20									
	MS	MSD	MS	MSD		MS	MSD			
Arsenic	**87.8**	**86.9**	100	100	3.87	**84**	**83**	75-125	1	20
Lead	**245**	**243**	250	250	9.90	**94**	**93**	75-125	1	20

This report pertains to the samples analyzed in accordance with the chain of custody,
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Date of Report: May 25, 2023
Samples Submitted: May 16, 2023
Laboratory Reference: 2305-170
Project: 8832-1

% MOISTURE

Client ID	Lab ID	% Moisture	Date Analyzed
A-1 0-6"	05-170-01	**27**	5-19-23
A-2 0-6"	05-170-02	**24**	5-19-23
A-3 0-6"	05-170-03	**37**	5-19-23
A-4 0-6"	05-170-04	**16**	5-19-23
A-4 6-12"	05-170-05	**11**	5-19-23
A-5 0-6"	05-170-06	**21**	5-19-23
A-6 0-6"	05-170-07	**18**	5-19-23
A-7 0-6"	05-170-08	**15**	5-19-23
A-8 0-6"	05-170-09	**20**	5-19-23
A-8 6-12"	05-170-10	**19**	5-19-23
A-9 0-6"	05-170-11	**29**	5-19-23
A-10 0-6"	05-170-12	**25**	5-19-23
A-11 0-6"	05-170-13	**27**	5-19-23
B-1 0-6"	05-170-14	**33**	5-19-23
B-2 0-6"	05-170-15	**20**	5-19-23
B-3 0-6"	05-170-16	**23**	5-19-23
B-4 0-6"	05-170-17	**28**	5-19-23
B-4 6-12"	05-170-18	**26**	5-19-23
B-5 0-6"	05-170-19	**50**	5-19-23
B-6 0-6"	05-170-20	**26**	5-19-23
B-7 0-6"	05-170-21	**21**	5-19-23
B-8 0-6"	05-170-22	**25**	5-19-23
B-8 6-12"	05-170-23	**18**	5-19-23
B-9 0-6"	05-170-24	**17**	5-19-23
B-10 0-6"	05-170-25	**24**	5-22-23
B-11 0-6"	05-170-26	**30**	5-22-23
B-12 0-6"	05-170-27	**27**	5-22-23

This report pertains to the samples analyzed in accordance with the chain of custody, and is intended only for the use of the individual or company to whom it is addressed.

Date of Report: May 25, 2023
Samples Submitted: May 16, 2023
Laboratory Reference: 2305-170
Project: 8832-1

% MOISTURE

Client ID	Lab ID	% Moisture	Date Analyzed
B-12 6-12"	05-170-28	**21**	5-22-23
B-13 0-6"	05-170-29	**22**	5-22-23
B-14 0-6"	05-170-30	**20**	5-22-23
B-15 0-6"	05-170-31	**20**	5-22-23
B-16 0-6"	05-170-32	**24**	5-22-23
B-16 6-12"	05-170-33	**15**	5-22-23
B-Duff1	05-170-34	**34**	5-22-23
B-Duff2	05-170-35	**15**	5-22-23

This report pertains to the samples analyzed in accordance with the chain of custody,
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OnSite Environmental Inc.

Data Qualifiers and Abbreviations

A - Due to a high sample concentration, the amount spiked is insufficient for meaningful MS/MSD recovery data.

B - The analyte indicated was also found in the blank sample.

C - The duplicate RPD is outside control limits due to high result variability when analyte concentrations are within five times the quantitation limit.

E - The value reported exceeds the quantitation range and is an estimate.

F - Surrogate recovery data is not available due to the high concentration of coeluting target compounds.

H - The analyte indicated is a common laboratory solvent and may have been introduced during sample preparation, and be impacting the sample result.

I - Compound recovery is outside of the control limits.

J - The value reported was below the practical quantitation limit. The value is an estimate.

K - Sample duplicate RPD is outside control limits due to sample inhomogeneity. The sample was re-extracted and re-analyzed with similar results.

L - The RPD is outside of the control limits.

M - Hydrocarbons in the gasoline range are impacting the diesel range result.

M1 - Hydrocarbons in the gasoline range (toluene-naphthalene) are present in the sample.

N - Hydrocarbons in the lube oil range are impacting the diesel range result.

N1 - Hydrocarbons in diesel range are impacting lube oil range results.

O - Hydrocarbons indicative of heavier fuels are present in the sample and are impacting the gasoline result.

P - The RPD of the detected concentrations between the two columns is greater than 40.

Q - Surrogate recovery is outside of the control limits.

S - Surrogate recovery data is not available due to the necessary dilution of the sample.

T - The sample chromatogram is not similar to a typical _____.

U - The analyte was analyzed for, but was not detected above the reported sample quantitation limit.

U1 - The practical quantitation limit is elevated due to interferences present in the sample.

V - Matrix Spike/Matrix Spike Duplicate recoveries are outside control limits due to matrix effects.

W - Matrix Spike/Matrix Spike Duplicate RPD are outside control limits due to matrix effects.

X - Sample extract treated with a mercury cleanup procedure.

X1 - Sample extract treated with a sulfuric acid/silica gel cleanup procedure.

X2 - Sample extract treated with a silica gel cleanup procedure.

Y - The calibration verification for this analyte exceeded the 20% drift specified in methods 8260 & 8270, and therefore the reported result should be considered an estimate. The overall performance of the calibration verification standard met the acceptance criteria of the method.

Y1 - Negative effects of the matrix from this sample on the instrument caused values for this analyte in the bracketing continuing calibration verification standard (CCVs) to be outside of 20% acceptance criteria. Because of this, quantitation limits and sample concentrations should be considered estimates.

Z -

ND - Not Detected at PQL
PQL - Practical Quantitation Limit
RPD - Relative Percent Difference

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Chain of Custody

OnSite Environmental Inc.
Analytical Laboratory Testing Services
14648 NE 95th Street • Redmond, WA 98052
Phone: (425) 883-3881 • www.onsite-env.com

Company: TERRA ASSOCIATES INC. (TAI)
Project Number: 8832-1
Project Name:
Project Manager: NICK HOFFMAN
Sampled by: MAR PRICE

Turnaround Request (in working days)
(Check One)
☐ Same Day ☐ 1 Day
☐ 2 Days ☐ 3 Days
☒ Standard (7 Days)
☐ _____ (other)

Laboratory Number: 05-170

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	Number of Containers	NWTPH-HCID	NWTPH-Gx/BTEX (8021☐ 8260☐)	NWTPH-Gx	NWTPH-Dx (SG Clean-up ☐)	Volatiles 8260	Halogenated Volatiles 8260	EDB EPA 8011 (Waters Only)	Semivolatiles 8270/SIM (with low-level PAHs)	PAHs 8270/SIM (low-level)	PCBs 8082	Organochlorine Pesticides 8081	Organophosphorus Pesticides 8270/SIM	Chlorinated Acid Herbicides 8151	Total RCRA Metals	Total MTCA Metals	TCLP Metals	HEM (oil and grease) 1664	Arsenic + Lead				% Moisture
1	A-1 0-6"	5/16/23	940	S	1																		X				X
2	A-2 0-6"	"	950	"	"																		"				"
3	A-3 0-6"	"	955	"	"																		"				"
4	A-4 0-6"	"	1005	"	"																		"				"
5	A-4 6-12"	"	1010	"	"																		"				"
6	A-5 0-6"	"	1015	"	"																		"				"
7	A-6 0-6"	"	1020	"	"																		"				"
8	A-7 0-6"	"	1025	"	"																		"				"
9	A-8 0-6"	"	1035	"	"																		"				"
10	A-8 6-12"	"	1040	"	"																		"				"

	Signature	Company	Date	Time
Relinquished		TAI	5/16/23	1440
Received		TAI	5/16/23	1440
Relinquished				
Received				
Relinquished				
Received				
Reviewed/Date		Reviewed/Date		

Comments/Special Instructions
KING CO. PROTOCOLS

Data Package: Standard ☐ Level III ☐ Level IV ☐
Chromatograms with final report ☐ Electronic Data Deliverables (EDDs) ☐

Chain of Custody

OnSite Environmental Inc.
Analytical Laboratory Testing Services
14648 NE 95th Street • Redmond, WA 98052
Phone: (425) 883-3881 • www.onsite-env.com

Company: TERRA ASSOCIATES INC (TAI)
Project Number: 8832-1
Project Name:
Project Manager: NICK HOFFMAN
Sampled by: MAX PRICE

Turnaround Request (in working days)
(Check One)
☐ Same Day ☐ 1 Day
☐ 2 Days ☐ 3 Days
☒ Standard (7 Days)
☐ _____ (other)

Laboratory Number: 05-170

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	Number of Containers	NWTPH-HCID	NWTPH-Gx/BTEX (8021☐ 8260☐)	NWTPH-Gx	NWTPH-Dx (SG Clean-up ☐)	Volatiles 8260	Halogenated Volatiles 8260	EDB EPA 8011 (Waters Only)	Semivolatiles 8270/SIM (with low-level PAHs)	PAHs 8270/SIM (low-level)	PCBs 8082	Organochlorine Pesticides 8081	Organophosphorus Pesticides 8270/SIM	Chlorinated Acid Herbicides 8151	Total RCRA Metals	Total MTCA Metals	TCLP Metals	HEM (oil and grease) 1664	Arsenic + Lead				% Moisture
11	A-9 0-6"	5/16/23	1050	S	1																		X				X
12	A-10 0-6"		1055																								
13	A-11 0-6"		1100																								
14	B-1 0-6"		1110																								
15	B-2 0-6"		1120																								
16	B-3 0-6"		1125																								
17	B-4 0-6"		1135																								
18	B-4 6-12"		1140																								
19	B-5 0-6"		1150																								
20	B-6 0-6"		1155																								

	Signature	Company	Date	Time
Relinquished		TAI	5/16/23	1440
Received		OSE	5/16/23	1440
Relinquished				
Received				
Relinquished				
Received				
Reviewed/Date		Reviewed/Date		

Comments/Special Instructions
KING CO. PROTOCOLS

Data Package: Standard ☐ Level III ☐ Level IV ☐
Chromatograms with final report ☐ Electronic Data Deliverables (EDDs) ☐

Chain of Custody

OnSite Environmental Inc.
Analytical Laboratory Testing Services
14648 NE 95th Street • Redmond, WA 98052
Phone: (425) 883-3881 • www.onsite-env.com

Company: TERRA ASSOCIATES INC (TAI)
Project Number: 8832-1
Project Name:
Project Manager: NICK HOFFMAN
Sampled by: MAX PRICE

Turnaround Request (in working days)
(Check One)
☐ Same Day ☐ 1 Day
☐ 2 Days ☐ 3 Days
☒ Standard (7 Days)
☐ _____ (other)

Laboratory Number: 05-170

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	Number of Containers	NWTPH-HCID	NWTPH-Gx/BTEX (8021☐ 8260☐)	NWTPH-Gx	NWTPH-Dx (SG Clean-up ☐)	Volatiles 8260	Halogenated Volatiles 8260	EDB EPA 8011 (Waters Only)	Semivolatiles 8270/SIM (with low-level PAHs)	PAHs 8270/SIM (low-level)	PCBs 8082	Organochlorine Pesticides 8081	Organophosphorus Pesticides 8270/SIM	Chlorinated Acid Herbicides 8151	Total RCRA Metals	Total MTCA Metals	TCLP Metals	HEM (oil and grease) 1664	Arsenic + Lead				% Moisture
21	B-7 0-6"	5/16/23	1205	S	1																		X				X
22	B-8 0-6"		1215																								
23	B-8 6-12"		1220																								
24	B-9 0-6"		1230																								
25	B-10 0-6"		1235																								
26	B-11 0-6"		1250																								
27	B-12 0-6"		1255																								
28	B-12 6-12"		1300																								
29	B-13 0-6"		1310																								
30	B-14 0-6"	↓	1320	↓	↓																		↓				↓

	Signature	Company	Date	Time
Relinquished		TAI	5/16/23	1440
Received		OSE	5/16/23	1440
Relinquished				
Received				
Relinquished				
Received				
Reviewed/Date		Reviewed/Date		

Comments/Special Instructions

KING CO. PROTOCOLS

Data Package: Standard ☐ Level III ☐ Level IV ☐

Chromatograms with final report ☐ Electronic Data Deliverables (EDDs) ☐

Chain of Custody

OnSite Environmental Inc.
Analytical Laboratory Testing Services
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Phone: (425) 883-3881 • www.onsite-env.com

Company: TERRA ASSOCIATES INC (TAI)
Project Number: 8832-1
Project Name:
Project Manager: NICK HOFFMAN
Sampled by: MAX PRICE

Turnaround Request (in working days)
(Check One)
☐ Same Day ☐ 1 Day
☐ 2 Days ☐ 3 Days
☒ Standard (7 Days)
☐ _____ (other)

Laboratory Number: 05-170

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	Number of Containers	NWTPH-HCID	NWTPH-Gx/BTEX (8021☐ 8260☐)	NWTPH-Gx	NWTPH-Dx (SG Clean-up☐)	Volatiles 8260	Halogenated Volatiles 8260	EDB EPA 8011 (Waters Only)	Semivolatiles 8270/SIM (with low-level PAHs)	PAHs 8270/SIM (low-level)	PCBs 8082	Organochlorine Pesticides 8081	Organophosphorus Pesticides 8270/SIM	Chlorinated Acid Herbicides 8151	Total RCRA Metals	Total MTCA Metals	TCLP Metals	HEM (oil and grease) 1664	Arsenic + Lead				% Moisture
31	B-15 0-6"	5/16/23	1325	S	1																		X				X
32	B-16 0-6"	↓	1335	↓	↓																		↓				↓
33	B-16 6-12"		1345																								
34	B-Duff 1		1355																								
35	B-Duff 2	↓	1400	↓	↓																		↓				↓

	Signature	Company	Date	Time
Relinquished		TAI	5/16/23	1440
Received	Nichelle Zahn	OSE	5/16/23	1440
Relinquished				
Received				
Relinquished				
Received				
Reviewed/Date		Reviewed/Date		

Comments/Special Instructions
KING CO. PROTOCOLS

Data Package: Standard ☐ Level III ☐ Level IV ☐
Chromatograms with final report ☐ Electronic Data Deliverables (EDDs) ☐

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

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

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File No	
Received By	

ENVIRONMENTAL CHECKLIST

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

PRE-APPLICATON MEETING

A pre-application meeting is used to determine whether a land use project is ready for review, to review the land use application process, and to provide an opportunity for initial feedback on a proposed application. Some land use applications require a pre-application – in particular: short and long subdivisions, lot line revisions, shoreline permits, variances, and critical area determinations. The City strongly recommends that all land use applications use the pre-application process to allow for feedback by City staff.

Please note: pre-application meetings are held on Tuesdays, by appointment. To schedule a meeting, submit the meeting request form and the pre-application meeting fee (see fee schedule). Meetings must be scheduled at least one week in advance. Applicants are required to upload a project narrative, a list of questions/discussion points, and preliminary plans to the Mercer Island File Transfer Site one week ahead of the scheduled meeting date.

SUBMITTAL REQUREMENTS

In addition to the items listed below, the code official may require the submission of any documentation reasonably necessary for review and approval of the land use application. An applicant for a land use approval and/or development proposal shall demonstrate that the proposed development complies with the applicable regulations and decision criteria.

A. **Completed pre-application.**
B. **Development Application Sheet.** Application form must be fully filled out and signed.
C. **Development Plan Set.** Please refer to the Land Use Application- Plan Set Guide in preparing plans.
D. **Title Report.** Less than 30 days old.
E. **SEPA checklist.**

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal. For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:
   Sears Short Plat

2. Name of applicant:
   Saintfield2 LLC

3. Address and phone number of applicant and contact person:
   P.O. Box 791 Mercer Island, WA 98040
   206-749-9600

4. Date checklist prepared:
   12/15/2022

5. Agency requesting checklist:
   City of Mercer Island

6. Proposed timing or schedule (including phasing, if applicable):
   The exact schedule for construction is not known at this time. The SEPA checklist is for the proposed short plat.

7. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain:
Yes, four single-family residential homes will be constructed on site at a later date.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:
Site investigation/Watercourse Report prepared by Confluence Environmental Company. Arborist Report prepared by Creative Landscape Solutions. Draft geotechnical report prepared by Terra Associates (78th Ave Short Plat 7414 78th Ave SE).

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:
No

10. List any government approvals or permits that will be needed for your proposal, if known:
Final short plat.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
The existing property totals 1.58 acres and is being subdivided into four lots for four single family homes plus a shared access road that will be placed in a separate tract. A fire department hammerhead turn around will be included on site along with a private fire hydrant. Dedicated water, sewer, power, and communication services will be provided to each building. A shared storm system will provide stormwater management for the site in accordance with the applicable stormwater code requirements. No home designs are complete at this time.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
7414 78th Ave SE, Mercer Island, 98040
Parcel #252404-9075
The east half of the northwest quarter of the southeast quarter of section 25, township 24 north, range 4 east, Willamette Meridian, in King County, Washington
Except the north 769.98 feet thereof;
And except the south 450 feet thereof;
And except the west 30 feet thereof.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one):

Flat ☐ Rolling ■ Hilly ☐ Steep slopes ☐ Mountainous ☐ Other ☐

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slopes found onsite are approximately 50% with the typical slope ranging from 6 to 15 percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Per the Geotechnical report prepared on Dec, 15 2022, there is approximately six to nine inches of topsoil overlaying approximately four to five feet of medium dense silty sand with gravel (weathered glacial till) over dense to very dense, cemented silty sand with gravel (unweathered glacial till)

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Per the Geotechnical report prepared on Dec, 15 2022, there are no unstable soils on site.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

In order to construct the proposed development, approximately 52,000-sf with 900-cy of fill and 800-cy of cut. Fill will be reused if possible and any additional fill will be from WSDOT-approved sites.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Some erosion typical to construction activity is anticipated. However, a TESC Plan will be implemented to control potential erosion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 35-40%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Stockpiles of on-site soils and cut and fill slopes will be protected with plastic sheeting and other BMPs will be utilized to control or reduce erosion per the TESC plan.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, air emissions associated with construction equipment and dust from grading may occur. Once the project is completed, air emissions associated with single-family residences are likely to occur (e.g. vehicles, gas-powered yard tools).

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No off-site sources of emissions or odor are expected to affect the proposed project.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

During construction, equipment will be required to meet current emissions standards and dust control measures will be implemented. Long-term increases in vehicle emissions associated with the single-family residences are not anticipated to result in significant impacts to air quality.

3. Water

a. Surface:

i. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no surface water bodies on or in the immediate vicinity of the site.

ii. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not applicable

iii. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable

iv. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The project will not require surface water withdrawals or diversions.

v. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The project does not lie within a 100-yr floodplain.

vi. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No, the project does not anticipate discharge of waste materials to surface water.

b. Ground

i. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No, the proposed project does not include withdrawing groundwater or discharging into ground water.

ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, [containing the following chemicals…]; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None. The sanitary system will be piped to a public sewer main.

c. Water runoff (including stormwater):

i. Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff will be collected from the buildings and paved surfaces via a piped conveyance system. The conveyance system will route water from pollution generating surfaces to water quality treatment facilities, an on-site detention vault, then off-site into the public storm main.

ii. Could waste materials enter ground or surface waters? If so, generally describe.

No

d. Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:

Best Management Practices (BMPs) will be implemented during construction to control and reduce erosion, and minimize impacts to drainage patterns. A TESC plan will be prepared and implemented in construction and updated as needed throughout the construction process.

4. Plants

a. Check types of vegetation found on the site

- ■ Deciduous tree: Alder, Maple, Aspen, other
- ■ Evergreen tree: Fir, Cedar, Pine, other
- ■ Shrubs
- ■ Grass

- ☐ Pasture
- ☐ Crop or grain
- ☐ Wet soil plants: Cattail, buttercup, bulrush, skunk cabbage, other
- ☐ Water plants: Water lily, eelgrass, milfoil, other
- ☐ Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Approximately 68 trees will be removed under the proposed plan. Trees at the perimeter of the site will be retained where construction impacts to roots can be minimized or avoided. Clearing of shrubs on site may be necessary.

c. List threatened or endangered species known to be on or near the site.

No threatened or endangered species are known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

A landscape plan will be prepared that will enhance vegetation on site and incorporate tree replacement as required by Mercer Island City Code. The landscape plan will include installation of native plants.

e. List all noxious weeds and invasive species known to be on or near the site.

English Holly, English Ivy, Himalayan Blackberry are present on-site

5. Animals

a. State any birds and animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: hawk, heron, eagle, songbirds, other:
Mammals: deer, bear, elk, beaver, other:
Fish: bass, salmon, trout, herring, shellfish, other:

Birds: Observed: songbirds. Presumed: cooper's hawk, band tailed pigeon, woodpeckers

Mammals: Presumed: deer, grey squirrel

Fish: None

b. List any threatened or endangered species known to be on or near the site.

No threatened or endangered species are known to occur on or near the site.

c. Is the site part of a migration route? If so, explain.

The site is not known to be a part of a specific migration route. Migrating birds may fly over the site.

d. Proposed measure to preserve or enhance wildlife, if any:

Native habitats will be maintained by replanting native vegetation.

e. List any invasive animal species known to be on or near the site.

No invasive animals are known to occur on site.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas will serve the site from the PSE networks in the area.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Existing and proposed tree coverage both on and off the site may impact the viability of solar use in the future. Removal of on-site trees may increase solar viability.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

No specific conservation measures are included. New home construction will comply with the Unified Building Code and the Washington State energy code requirements.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

Construction activities may include typical hazards related to heavy equipment, including fuels.

i. Describe any known or possible contamination at the site from present or past uses.

There are no known environmental health hazards on site.

ii. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Not applicable

iii. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No toxic or hazardous chemicals will be stored, used, or produced on site once the development is completed. During construction, fueling operations for equipment may occur.

iv. Describe special emergency services that might be required.

No special emergency services are anticipated to be required.

v. Proposed measures to reduce or control environmental health hazards, if any:

No known environmental health hazards will be present on site. During construction, the contractor on site will be required to implement safety measures to protect the construction crew and environment and follow safety protocols should a spill occur.

b. Noise

i. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Surrounding noise sources include residences and traffic on surface roads. Noise is not expected to affect the proposed project.

ii. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction noise will occur on a short-term basis and will be limited to the the allowable work times under MICC 8.24.020 Q. Once construction is complete, noise would be expected to be typical for a residential development.

iii. Proposed measures to reduce or control noise impacts, if any:

The contractor will comply with the City of Mercer Island limitations on construction noise.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current site includes a single family home with a yard, landscaped improvements, and undeveloped area with trees. Once developed, the site will will retain its single family residential land use and will not affect the land uses on nearby or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No. Historic aerial imagery indicates that the project site has not been used for agriculture.

c. Describe any structures on the site.

A one story, wood framed house + carport with an approximately 2,000-sf footprint currently exists on-site with a 26-sf shed.

d. Will any structures be demolished? If so, what?

Yes, both the house and the shed will be demolished

e. What is the current zoning classification of the site?

R-9.6 (Residential minimum 9,600-sf lots)

f. What is the current comprehensive plan designation of the site?

R-9.6 (Residential minimum 9,600-sf lots)

g. If applicable, what is the current shoreline master program designation of the site?

Not Applicable

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No, according to King County iMap, the project site is not classified as an "environmentally sensitive" area. No streams or wetlands were observed on-site.

i. Approximately how many people would reside or work in the completed project?

12 residents (based on an average household size of 3, 2020 US Census) in four houses.

j. Approximately how many people would the completed project displace?

None, there are no residents currently occupying the property.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project will comply with the Mercer Island Land Use devision

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The residencies have not yet been designed but will likely be middle to high income units

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

A single high income unit will be removed.

c. Proposed measures to reduce or control housing impacts, if any:

None

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior material(s) proposed?

The proposed development will result in four single-family homes, which are not yet designed. The residential structures will comply with the Mercer Island City Code, including height restrictions. Development will be reviewed and approved through building permits and inspections.

b. What views in the immediate vicinity would be altered or obstructed?

There are no views that will be altered or obstructed.

c. Proposed measures to reduce or control aesthetics impacts, if any:

Perimeter trees will be saved where possible. Additionally, a landscape plan that incorporates required replacement trees will be prepared, reducing aesthetic impacts.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Light or glare will be typical of a residential development. Time of light or glare are unknown but would be anticipated to be typical of a residential neighborhood.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Light from the finished project is not expected to be a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

Light from surrounding single-family houses is not expected to affect the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:

No measures are necessary to control glare or light impacts.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

A public walking trail borders the east side of the property. The South Mercer Playfields are

approximately 1,400-ft east along the shortest walking path and approximately 5,000-ft via car.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No, the project would not displace any existing recreational needs.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No measures are necessary to reduce or control impacts on recreation.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No visible evidence, landmarks, or other features were noted.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

No professional studies were conducted. However, the site is surrounded by relatively new residential development.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not applicable

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

78th Ave SE serves the site, a shared access drive will be constructed as part of this project.

See site plans for detail.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The closest bus stop is on the 204 line and is located at the intersection of SE 78th St and 84th Ave SE which is approximately 2,600-ft along the shortest pedestrian path.

c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

The proposed project will provide parking associated with single family homes. The exact number of spaces has not been determined. The existing parking spaces for the existing residence on site will be removed.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The project will require the installation of a private access road which will serve as a shared driveway.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No, the project will not use or occur in the immediate vicinity of water, rail, or air transportation.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Per the ITE 9th Edition Trip Generation Manual, the estimated total trips per day is 38. Peak volumes would occur during the PM hours, with a total of 4 trips. Truck trips would be infrequent.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

None

15. Public services

a. Would the project result in an increased need for public services (for example; fire protection, police protection, health care, schools, other)? If so, generally describe.

The proposed project will result in three additional households on site, compared to existing. This will result in a slight increase in demand for public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.

The project will provide a code-compliant fire truck turnaround on site, with a new fire hydrant on site.

16. Utilities

a. Check utilities currently available at the site:

Electricity ■	Natural Gas ■	Water ■	Refuse Service ■
Telephone ■	Sanitary sewer ■	Septic system ☐	Other ☐

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The project will include a new private stormwater managment system, and new sewer connections from each residence to the City's municipal sewer system. New public water meters and a fire main will be constructed on site, with the services to each residence upstream from each meter being private. Power and gas will be provided by PSE and infrastructure will be constructed on site. Cable/TV/Internet will be provided by Comcast and/or Lumen.

C. SIGNATURE

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the answers to the attached SEPA Checklist are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Garrett Gordy

Date Submitted: 1/6/2023

SEPA RULES

SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; productions, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

_____

_____

_____

Proposed measures to reduce or respond to such demand(s) are:

_____

_____

_____

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

_____

_____

_____

[Statutory Authority: RCW 43.21C.110. WSR 16-13-012 (Order 15-09), § 197-11-960, filed 6/2/16, effective 7/3/16. Statutory Authority: RCW 43.21C.110 and 43.21C.100 [43.21C.170]. WSR 14-09-026 (Order 13-01), § 197-11-960, filed 4/9/14, effective 5/10/14. Statutory Authority: RCW 43.21C.110. WSR 13-02-065 (Order 12-01), § 197-11-960, filed 12/28/12, effective 1/28/13; WSR 84-05-020 (Order DE 83-39), § 197-11-960, filed 2/10/84, effective 4/4/84.]

CITY OF MERCER ISLAND

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

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS) SEP23-001

NOTICE IS HEREBY GIVEN for the application described below:

Application Numbers:	SEP23-001 (SUB23-001)
Description of proposal:	State Environmental Policy Act (SEPA) review for a Preliminary Short Subdivision, SUB23-001, to divide the subject property into four lots. The subject property has an area of 68,827 square feet (1.58 acres) and the resulting lots will have areas of 16,254 square feet (Lot 1), 12,959 square feet (Lot 2), 12,498 square feet (Lot 3), and 12,647 square feet (Lot 4). All lots will be accessed from 78th Avenue SE via a new shared access tract along the north side of the subject property. The subject property is zoned Single-Family Residential (zoned R-9.6). Adjacent properties are within the R-9.6 zone and the adjacent properties contain residential uses.
Proponent:	Garrett Goudy (Navix Engineering, Inc.) / Saintfiled2 LLC
Location of proposal:	7414 78th Avenue SE, Mercer Island, WA 98040; King County Assessor Tax Parcel Number: 2524049075.
Lead agency:	City of Mercer Island

Based on review of the proposal and applicable Mercer Island City Code (MICC) sections, the lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment that is not addressed by the aforementioned code sections. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after reviewing a completed environmental checklist. This information is available to the public on request. Please follow this file path to access the associated documents for this project: https://mieplan.mercergov.org/public/SEP23-001.

_____ There is no comment period for this DNS.

X This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

_____ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Responsible Official: Ryan Harriman, EMPA, AICP – Planning Manager
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
Email: ryan.harriman@mercerisland.gov

DRAFT

Date: February 20, 2024 **Signature:** *Ryan Harriman*

Findings:

1. The City received a comment letter from the Washington State Department of Ecology ("Ecology"), dated March 1, 2023. The comment letter outlines what to do if an underground storage tank ("UST") is discovered on the subject property, what to do to ensure that the environment is protected during any fueling or hazardous substance handling activities to prevent any potential releases to the environment, and how to manage environmental impacts from the Tacoma Smelter Plume.

Mitigation Measures

The following mitigation measures are required pursuant to the Ecology Comment Letter, dated March 1, 2023, and pursuant to RCW 43.21C.060 and WAC 197-11-350 to mitigate probable and unavoidable impacts identified for this proposal:

1. The King County database shows the house was built in 1952 and that the heating source is oil which indicates the possible presence of an underground storage tank (UST). If a UST is encountered during demolition activities, it must be decommissioned in accordance with local fire department regulations. In addition, if soil or groundwater contamination is encountered during UST decommissioning, the contamination must be reported, characterized, and cleaned up in accordance with the Washington State Department of Ecology regulations (WAC 173-340). Ecology strongly recommends working with an environmental professional to assist with UST decommissioning and regulatory compliance requirements.

2. The contractor shall ensure that the environment is protected during any fueling or hazardous substance handling activities to prevent any potential releases to the environment. If a release occurs, it should be reported to the Washington State Department of Ecology (https://ecology.wa.gov/Footer/Report-an-environmental-issue).

3. The proposed development is located in an area that may have been contaminated with heavy metals due to the air emissions originating from the old Asarco smelter in north Tacoma (visit Ecology's Tacoma Smelter Plume map search tool: https://apps.wa.gov/ecy/dirtalert/). Soil contamination from the former Asarco smelter poses a risk to human health and the environment. Children are at especially high risk from direct exposure to contaminated soil. Construction workers, landscapers, gardeners, and others who work in the soils are also at risk.

   The following are conditions of approval that shall be completed prior to the issuance of any site development permits or the initiation of grading, filling, or clearing on the subject property:

   a. Sample the soil and analyze for arsenic and lead following the 2019 Tacoma Smelter Plume Guidance. The soil sampling results shall be sent to Ecology for review.

   b. If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (Chapter 173-340 WAC); the owners, potential buyers, construction workers, and others shall be notified of their occurrence. The MTCA cleanup level for arsenic is 20 parts per million (ppm) and lead is 250 ppm.

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c. If lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, the applicant shall:

   i. Develop soil remediation plan and enter into the Voluntary Cleanup Program with Ecology. For more information on the Voluntary Cleanup Program, visit Ecology website at: https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process/Cleanup-options/Voluntary-cleanup-program.

   ii. Obtain an opinion letter from Ecology stating that the proposed soil remediation plan will likely result in no further action under MTCA. The applicant shall provide to the local permitting agency the opinion letter from Ecology.

   iii. Prior to finalizing site development permits, provide to the local land use permitting agency "No Further Action" determination from Ecology indicating that the remediation plans were successfully implemented under MTCA.

d. If soils are found to be contaminated with arsenic, lead, or other contaminants, extra precautions shall be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Contaminated soils generated during site construction shall be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed.

   The link below provides a fact sheet that explains more how the arsenic and lead clean-up levels were set and why Ecology sees that they are protective for human health: https://fortress.wa.gov/ecy/publications/SummaryPages/1109095.html.

   For assistance and information about Tacoma Smelter Plume and soils contamination, contact Eva Barber with the Toxic Cleanup Program at (360) 999-9593 or at eva.barber@ecy.wa.gov

Appeal Information

This decision to issue a Mitigated Determination of Non-significance (MDNS) rather than to require an EIS may be appealed pursuant to MICC 19.15.130, Appeals; and Chapter 19.21 MICC, Environmental procedures.

Any party of record may appeal this determination to the City Clerk at 9611 SE 36th Street Mercer Island, WA 98040 no later than 5:00 PM on Monday, March 5, 2024, by filing a timely and complete appeal application and paying the appeal fee. You should be prepared to make specific factual objections. Contact the City Clerk to read or ask about the procedures for SEPA appeals. 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.

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SUBDIVISION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0267652-ETU

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

M.S. Ventures Limited Partnership

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Chicago Title Company of Washington
11900 NE 1st St., Suite 110
Bellevue, WA 98005

Countersigned By:

Kathleen J Hall
Authorized Officer or Agent

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Eastside Title Unit Chicago Title Company of Washington 11900 NE 1st St., Suite 110 Bellevue, WA 98005 Main Phone: (425)646-9883 Email: CTIBellevueETU@ctt.com

SCHEDULE A

Liability	Premium	Tax
$1,000.00	$350.00	$35.35

Effective Date: January 19, 2024 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

Saintfield2, LLC, a Washington limited liability company

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 252404-9075-00

THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 769.98 FEET THEREOF;
AND EXCEPT THE SOUTH 450 FEET THEREOF;
AND EXCEPT THE WEST 30 FEET THEREOF.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SCHEDULE B

GENERAL EXCEPTIONS:

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

SPECIAL EXCEPTIONS:

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Purpose: Right of way at all times and purposes and for utility purposes, sewer mains, water mains and electric conduits of all forms
   Recording Date: July 21, 1950
   Recording No.: 4038080

   Said easement is also established in instruments recorded under:

   Recording No.: 4038079
   Recording No.: 4225140
   Recording No.: 4244487
   Recording No.: 4244488

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

   Recording No: 20030522900008

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

   Recording No: 20040308900011

4. Recognition of Legal Boundaries, and the terms and conditions thereof:

   Recording Date: August 19, 2004
   Recording No.: 20040819002565

SCHEDULE B
(continued)

5. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2023
Tax Account Number:	252404-9075-00
Levy Code:	1031
Assessed Value-Land:	$4,165,000.00
Assessed Value-Improvements:	$888,000.00
General and Special Taxes:	Billed: $30,989.30 Paid: $30,989.30 Unpaid:$0.00

6. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2024.

7. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	$1,700,000.00
Dated:	December 2, 2022
Trustor/Grantor:	Saintfield2, LLC, a Washington limited liability company
Trustee:	Chicago Title Company of Washington
Beneficiary:	Maunder Investments Inc., a Washington corporation
Recording Date:	December 2, 2022
Recording No.:	20221202000545

NOTES:

Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

PTN SE 1/4, SEC 25-24-4E, W.M.
Tax Account No.: 252404-9075-00

Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

7414 78th Ave SE
Mercer Island, WA 98040

END OF SCHEDULE B

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

PUBLIC NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that approval has been granted for the application described below:

File No.:	SUB23-001 & SEP23-001
Permit Type:	Type III
Description of Request:	A request for preliminary short subdivision approval with SEPA review to divide the parent parcel into four (4) single-family residential lots.
Applicant/ Owner:	Garrett Goudy (Navix Engineering Inc.) / Saintfield2 LLC
Location of Property:	7414 78th Ave SE, Mercer Island WA 98040 Identified by King County Assessor tax parcel number: 2524049075
SEPA Compliance:	On February 20, 2024, a mitigated determination of nonsignificance (MDNS) was issued for the proposed development, concurrently with this Notice of Decision, as reviewed under application number SEP23-001.
Applicable Development Regulations:	Pursuant to Mercer Island City Code (MICC) 19.15.030 Table A, applications for Preliminary Short Subdivisions are required to be processed as Type III land use reviews. Processing requirements for Type III land use reviews are further detailed in MICC 19.15.030 Table B.
Project Documents:	https://mieplan.mercergov.org/public/SUB23-001
Decision:	Approved subject to conditions.

Appeal Rights: *DISCLAIMER: This information is provided as a courtesy. It is the ultimate responsibility of the appellant to comply with all legal requirements for the filing of an appeal.*

Parties of record have the right to appeal certain permit and land use decisions. In some cases, other affected parties also have appeal rights. Depending on the type of decision, the appeal may be heard by a City Hearing Examiner, Commission, Board, or City Council, or outside the City to the State Shoreline Hearings Board, the State Growth Management Hearings Board, or King County Superior Court. For a comprehensive list of actions and the applicable entity who will hear the appeal, see MICC 19.15.030 Table B.

If you desire to file an appeal of a decision that is appealable to the City, you must submit the appropriate form and file it with the City Clerk **within the time stated in the Notice of Decision.** Forms are available from Community Development and Planning. Upon receipt of a timely complete appeal application and appeal fee, an appeal hearing will be scheduled.

To reverse, modify or remand a 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.

Application Process Information:	Date of Application:	January 9, 2023
	Determined to Be Complete:	January 24, 2023
	Public Comment Period:	January 30, 2023 through 5:00 PM on March 1, 2023
	Date Notice of Decision Issued:	February 20, 2024
	Appeal Filing Deadline:	5:00 PM on March 5, 2024
Project Contact:	Molly McGuire, Planner molly.mcguire@mercerisland.gov | (206) 275-7712	