

CITY OF MERCER ISLAND
SHORT PLAT NO. SUB23-003
KING COUNTY, WASHINGTON

FENG SHORT PLAT

RECORDING NO.

VOL./PAGE

PORTION OF

NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.



Vicinity Map

OWNER

MERCER ISLAND - 7204 78TH LLC
MANAGER: GRACE FENG
MAILING ADDRESS: 2050 89TH AVENUE NE
CLYDE HILL, WASHINGTON 98004
PHONE NUMBER: 425-449-1687

APPLICANT/AGENT

PEIK LI PANG
PHONE NUMBER: 425-287-1567

PROJECT DESCRIPTION

SUBDIVIDE EXISTING LOT INTO TWO LOTS.

LEGAL DESCRIPTION

PER RAINIER TITLE, LLC GUARANTEE NO. G-0000457282248,
DATED FEBRUARY 27, 2023 AT 8:00 AM
THE SOUTH 110 FEET OF THE NORTH 140 FEET 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;
LESS THE EAST 427.4 FEET THEREOF; LESS COUNTY ROAD;

PLAT DATA

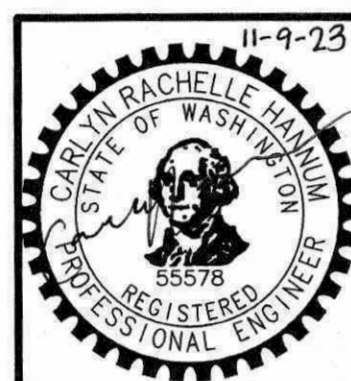
PLAT AREA : 21,916+/- SF. (0.50+/- ACRE)
PARCEL NUMBER : 2524049068
SITE ADDRESS : 7204 78TH AVE. SE.
ZONING : R-9.6 (SINGLE FAMILY)
NUMBER OF LOTS : 2
LOT 1 = 11,329+/- SF.
LOT 2 = 10,588+/- SF.
DENSITY : 4 DUS./AC.
EXISTING STRUCTURES : ALL TO BE REMOVED
LOT 1 COVERAGE:
NET AREA = 11,329 - 609 = 10,720 SF.
CONCEPTUAL BUILDING AREA = 2,666 SF. (24.87%)
DRIVEWAY = 1,603 SF. (39.82%)
HARDSCAPE = 533 SF. (4.97%)
NET COVERAGE = 4,269 SF. (39.82%)
LOT 2 COVERAGE:
NET AND GROSS AREA = 10,588 SF.
CONCEPTUAL BUILDING AREA = 3,364 SF. (31.77%)
DRIVEWAY = 555 SF. (5.24%)
HARDSCAPE = 419 SF. (3.96%)
NET COVERAGE = 3,919 SF. (37.01%)
ACCESS : 103.79 LF. 20' SHARED ACCESS, 2,074+/- SF.
PARKING SPACES : 5
BUILDING PAD AREA: LOT 1 = 1,946 SF
LOT 2 = 2,447 SF
LOT 1 YARD SETBACKS: FRONT YARD = 20 FEET (WEST)
SIDE YARD = 5 FEET (SOUTH)
REAR YARD = 25 FEET (NORTH AND EAST)
LOT 2 YARD SETBACKS: FRONT YARD = 20 FEET (WEST)
SIDE YARD = 6.2 FEET MIN.,
TOTAL OF 18.7 FEET (NORTH AND SOUTH)
REAR YARD = 25 FEET (EAST)

SHEET INDEX

TITLE, SHEET 1
SURVEY, SHEETS 2 & 3
SHORT PLAT, SHEETS 4 & 5
PRELIMINARY SITE PLAN, SHEET 6
TREE RETENTION PLAN, SHEETS 7 & 8
CONCEPTUAL GRADING AND UTILITY PLAN, SHEET 9
PROPOSED BUILDING PAD PLAN, SHEET 10

TREE RETENTION NOTE

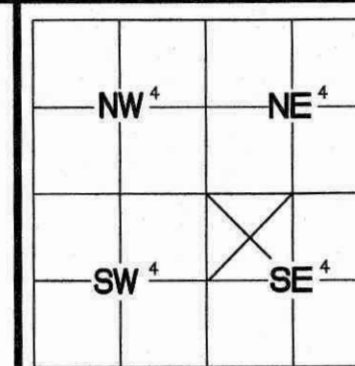
ALL TREES SHOWN AS RETAINED DURING THE SUBDIVISION WILL BE RETAINED UNLESS THEY POSE A HIGH RISK, AND THE CITY ARBORIST ALLOWS THE REMOVAL AND REPLACEMENT.



PRELIMINARY SITE PLAN
FOR

GRACE FENG

2050 89TH AVENUE NE
CLYDE HILL, WA 98004



INDEXING
INFORMATION

NW 1/4 SE 1/4

SECTION: 25
TOWNSHIP: 24 N
RANGE: 4 E
COUNTY: KING

JOB:
35887

SCALE:
N/A

DRAWN BY:
BPM & KRS

DATE:
11/08/2023

SHEET:
1 OF 10

CHECKED BY:
KAP

2601 South 35th st., Suite 200
Tacoma, Washington 98409-7479
(253) 473-4494 FAX: (253) 473-0599
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CITY OF MERCER ISLAND
 SHORT PLAT NO. SUB23-003
 KING COUNTY, WASHINGTON

SURVEY

RECORDING NO. VOL./PAGE

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 NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.

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 DATED FEBRUARY 27, 2023 AT 8:00 AM

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 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON;

LESS THE EAST 427.4 FEET THEREOF; LESS COUNTY ROAD;

NOTES AND COMMENTS:

- 1.) BASIS OF BEARING: IS SOUTH 88°43'24" EAST, BETWEEN TWO CENTER OF ROAD MONUMENTS ALONG S.E. 72ND STREET.
 - 2.) HORIZONTAL DATUM: THE OVERALL HORIZONTAL DATUM FOR THIS PROJECT IS NAD 83/2011, WASHINGTON COORDINATE SYSTEM, NORTH ZONE, BASED ON GPS MEASUREMENTS USING THE WASHINGTON STATE REFERENCE NETWORK.
 - 3.) VERTICAL DATUM: THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 88, BASED ON GPS MEASUREMENTS USING THE WASHINGTON STATE REFERENCE NETWORK.
 - 4.) MONUMENTS AND MARKERS INDICATED AS FOUND AND ALL OTHER FEATURES AND CONDITIONS SHOWN HEREON WERE OBSERVED AS NOTED DURING THE MONTH INDICATED IN THE LAND SURVEYOR'S CERTIFICATE AND REPRESENT CONDITIONS AT THAT TIME ONLY.
 - 5.) FULL RELIANCE HAS BEEN PLACED IN RAINIER TITLE LLC FOR REVELATION OF EASEMENTS. NO FURTHER SEARCH OF THE RECORDS HAS BEEN CONDUCTED
 - 6.) PURPOSE OF SURVEY: THE PURPOSE OF THIS SURVEY WAS TO DEVELOP A 1-FOOT CONTOUR INTERVAL TOPOGRAPHIC MAP OF THE SUBJECT PROPERTY FOR USE AS A PLANNING AND DESIGN BASE BY OTHERS. A BOUNDARY SURVEY OF THE SUBJECT PROPERTY WAS PERFORMED CONCURRENTLY WITH THIS MAPPING.
 - 7.) FIELD SURVEY METHODOLOGY: FIELD MEASUREMENTS FOR THIS SURVEY WERE PERFORMED USING A 5-SECOND OR BETTER ELECTRONIC TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS ACCURACY REQUIREMENTS CONTAINED IN WAC 332.130.090.
 - 8.) INSTRUMENT CALIBRATION: ALL MEASURING INSTRUMENTS EMPLOYED IN THIS SURVEY HAVE BEEN MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - 10.) THIS MAP GRAPHICALLY REPRESENTS CONDITIONS AND FEATURES EXISTING AT THE TIME OF THIS SURVEY ONLY, WHICH WAS PERFORMED DURING AUGUST OF 2017.
 - 11.) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON. ITS' USE DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS WITHOUT THE EXPRESS RECERTIFICATION BY THIS SURVEYOR NAMING SUCH PARTY.
 - 12.) FOR YOUR INFORMATION: 0.0833 FEET = 1 INCH ON THE GROUND
 - 15.) THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM THE FIELD SURVEYED LOCATION OF VISIBLE SURFACE UTILITY STRUCTURES SUCH AS MANHOLE LIDS, GRATES, GAS AND WATER VALVE LIDS, ETC. WE MAKE NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, NOR THAT THEY ARE IN THE EXACT LOCATION SHOWN.
- UTILITY INVERT ELEVATIONS AND PIPE / FLOW LINE DIAMETERS SHOWN HEREON ARE BASED ON OBSERVATIONS FROM THE TOP OF THE UTILITY STRUCTURE AND ARE APPROXIMATE ONLY. FOR SAFETY REASONS NO PHYSICAL ENTRY INTO THE UTILITY STRUCTURE WAS PERFORMED DURING THE COURSE OF THIS SURVEY.
- 16.) WE HAVE USED GRAPHIC SYMBOLS TO REPRESENT SOME FEATURES ON THIS MAP, SUCH AS UTILITIES, TREES AND FENCES. THE DEFAULT SIZE OF THOSE SYMBOLS MAY NOT REFLECT THE TRUE SIZE OF THE FEATURE THAT WAS MAPPED.
- 17.) ALL BUILDING PERMITS ARE SUBJECT TO MEETING CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF A COMPLETE SUBMITTAL, INCLUDING FIRE APPARATUS ACCESS AS OUTLINED IN ADOPTED CODE SECTIONS OF THE INTERNATIONAL FIRE CODE APPENDIX D. FIRE PLAN REVIEWS WILL BE CONDUCTED AT THE TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR ADDITIONAL FIRE PREVENTION MEASURES FOR BUILDING APPROVAL.

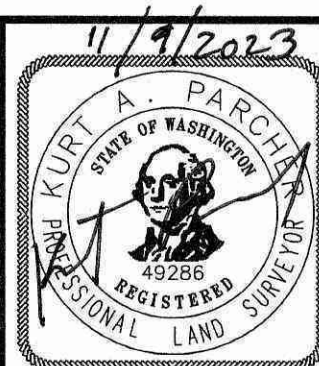
SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SHORT PLAT IS TO SUBDIVIDE THE SUBJECT PARCEL INTO 2 LOTS THAT MEET THE CITY OF MERCER ISLAND CODES AND REQUIREMENTS.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GRACE FENG IN NOVEMBER, 2021.

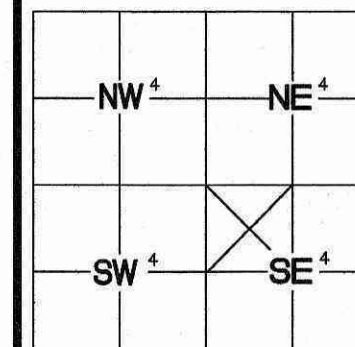
Kurt A. Parcher 11/9/2023
 KURT A. PARCHER, PLS 49286 DATE



PRELIMINARY SITE PLAN FOR

GRACE FENG

2050 89TH AVENUE NE
 CLYDE HILL, WA 98004



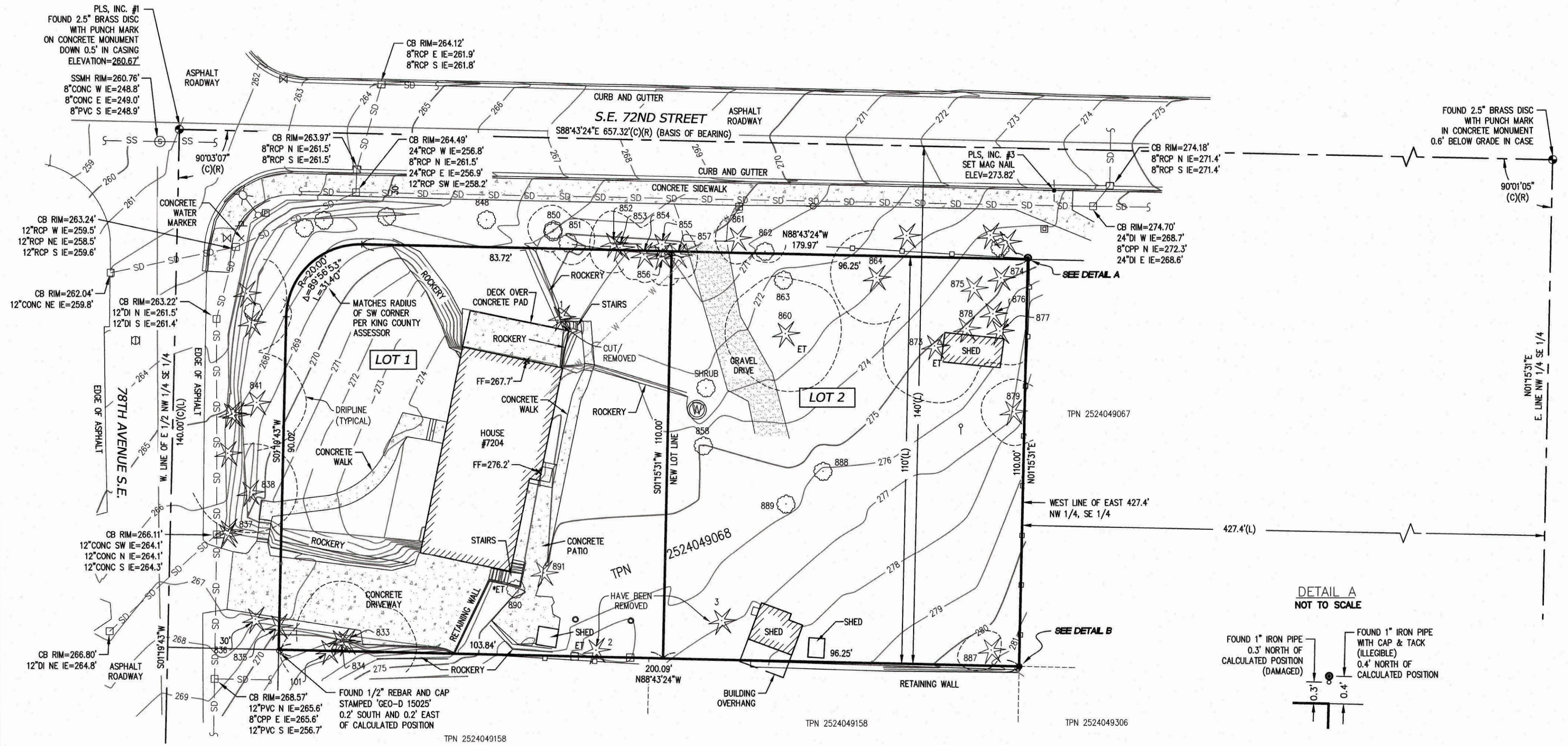
INDEXING INFORMATION

NW 1/4 SE 1/4
 SECTION: 25
 TOWNSHIP: 24 N
 RANGE: 4 E
 COUNTY: KING

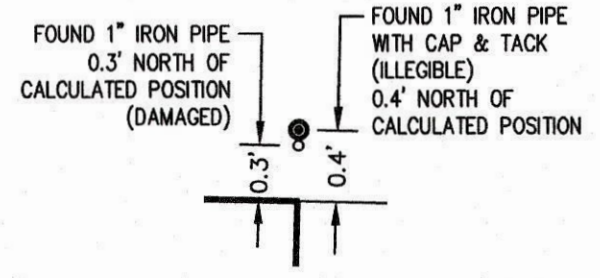
JOB: 35887	DATE: 11/08/2023
SCALE: N/A	SHEET: 2 OF 10
DRAWN BY: BPM & KRS	CHECKED BY: KAP

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 2601 South 35th st., Suite 200
 Tacoma, Washington 98409-7479
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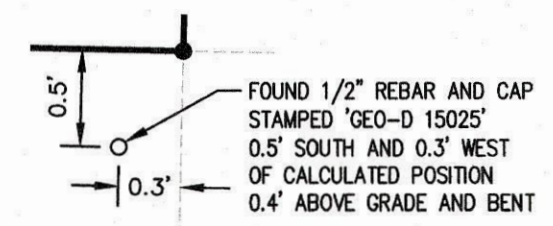
SURVEY



DETAIL A
NOT TO SCALE

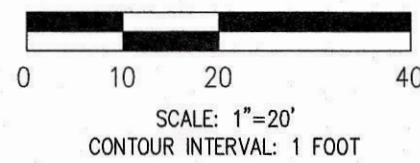


DETAIL B
NOT TO SCALE

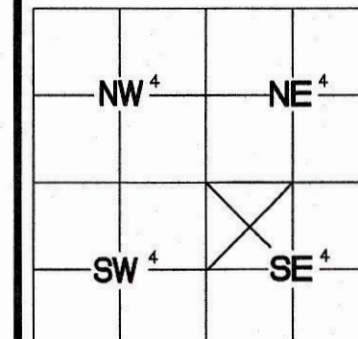


LEGEND:

- | | | | |
|-----|--|--|-------------------------------|
| TPN | TAX PARCEL NUMBER | | POWER RISER |
| (C) | MEASURED OR CALCULATED BY PLS, INC. | | UTILITY POLE |
| (L) | PER LEGAL DESCRIPTION | | UTILITY POLE WITH LIGHT |
| (R) | RECORD OF SURVEY (ROS) - VOLUME 160/PAGE 112 | | TELEPHONE RISER |
| | FOUND MONUMENT IN CASE AS NOTED | | GAS VALVE |
| | FOUND IRON PIPE AS NOTED | | HOSE BIB |
| | FOUND IRON PIPE W/CAP AS NOTED | | WATER WELL |
| | FOUND REBAR AND CAP AS NOTED | | WATER METER |
| | SET MAG NAIL | | WATER VALVE |
| | SET REBAR AND CAP STAMPED 'KAP 49286' | | CONCRETE SURFACE |
| | SET HUB AND TACK | | GRAVEL SURFACE |
| | AT 10'-FOOT OFFSET TO PROPERTY LINE | | SANITARY SEWER MANHOLE (SSMH) |
| | SET LATH ON PROPERTY LINE | | SANITARY SEWER CONNECTION |
| | TREE (CONIFEROUS) | | CATCH BASIN (CB) |
| | WITH ARBORIST ID NOTED | | STORM CONNECTION |
| | TREE (DECIDUOUS) | | INVERT ELEVATION |
| | WITH ID NOTED | | DUCTILE IRON PIPE |
| | EXCEPTIONAL TREE LESS THAN 24" | | CORRUGATED METAL PIPE |
| | EXCEPTIONAL TREE 24" OR GREATER | | REINFORCED CONCRETE PIPE |
| | FENCE | | CORRUGATED PLASTIC PIPE |
| | WOOD SIGN | | PLASTIC PIPE |
| | FINISH FLOOR | | CONCRETE PIPE |



PRELIMINARY SITE PLAN FOR
GRACE FENG
2050 89TH AVENUE NE
CLYDE HILL, WA 98004



INDEXING INFORMATION
NW 1/4 SE 1/4
SECTION: 25
TOWNSHIP: 24 N
RANGE: 4 E
COUNTY: KING

JOB: 35887
SCALE: 1" = 20'
DRAWN BY: BPM & KRS

DATE: 11/08/2023
SHEET: 3 OF 10
CHECKED BY: KAP

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2601 South 35th st., Suite 200
Tacoma, Washington 98409-7479
(253) 473-4494 FAX: (253) 473-0599
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FREE NOTE
SEE SHEET 8 FOR EXISTING TREES DIAMETERS AND SPECIES

CITY OF MERCER ISLAND
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KING COUNTY, WASHINGTON

SHORT PLAT

RECORDING NO.

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NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.

DECLARATION

WE THE UNDERSIGNED OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 5B.17.060 AND DECLARE THIS SHORT SUBDIVISION TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN DESIRE OF THE OWNER(S).

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

GRACE FENG _____ DATE _____
MERCER ISLAND 7204 78TH LLC

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

SIGNED THIS DEDICATION AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____

TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE OF _____
NOTARY PUBLIC
PRINTED NAME OF _____
NOTARY PUBLIC
TITLE _____
MY APPOINTMENT EXPIRES _____

ORIGINAL LEGAL DESCRIPTION

PER RAINIER TITLE, LLC GUARANTEE NO. G-0000457282248, DATED FEBRUARY 27, 2023 AT 8:00 AM

THE SOUTH 110 FEET OF THE NORTH 140 FEET 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;

LESS THE EAST 427.4 FEET THEREOF; LESS COUNTY ROAD;

SPECIAL EXCEPTIONS:

PER RAINIER TITLE, LLC GUARANTEE NO. G-0000457282248, DATED FEBRUARY 27, 2023 AT 8:00 AM

EXCEPTIONS 1 - 6 ARE NOT SURVEY RELATED

- 7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: WATER LINE TO WELL
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: OCTOBER 7, 1958
RECORDING NO.: 4951646

EASEMENT IS TERMINATED DUE TO THE SUBJECT PARCEL BEING CONNECTED TO PUBLIC WATER

- 8. MATTERS SET FORTH BY SURVEY:
RECORDED: APRIL 9, 2018
RECORDING NO.: 20180409900010

RECORD OF SURVEY FOR SUBJECT PARCEL. NOT AN EASEMENT.

NEW LEGAL DESCRIPTIONS

PROPOSED LOT 1

THE SOUTH 110 FEET OF THE NORTH 140 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON; EXCEPT THE EAST 523.65 FEET THEREOF; EXCEPT COUNTY ROADS.

PROPOSED LOT 2

THE EAST 96.25 FEET OF THE FOLLOWING DESCRIBED PARCEL;

THE SOUTH 110 FEET OF THE NORTH 140 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON; EXCEPT THE EAST 427.40 FEET THEREOF; EXCEPT COUNTY ROADS.

APPROVALS:

CITY OF MERCER ISLAND

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

CODE OFFICIAL

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

CITY ENGINEER

KING COUNTY DEPARTMENT OF ASSESSMENTS

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

KING COUNTY ASSESSOR

DEPUTY ASSESSOR

RECORDER'S CERTIFICATE

Parcel Area Table

PARCEL	SQ.FT.	ACRES
LOT 1	11,329	0.26
LOT 2	10,588	0.24
ORIGINAL PARCEL	21,917	0.50

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 20____,
AT ____ M. IN BOOK ____ OF _____ AT PAGE ____ AT
THE REQUEST OF APEX ENGINEERING.

MANAGER

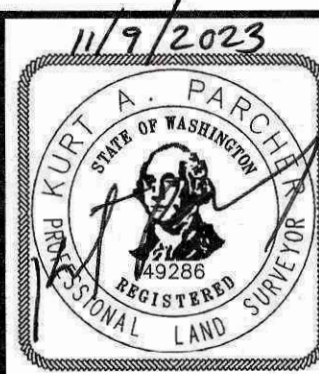
SUPERINTENDENT OF RECORDS

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GRACE FENG IN NOVEMBER, 2021.

Kurt A. Parcher
KURT A. PARCHER, PLS 49286

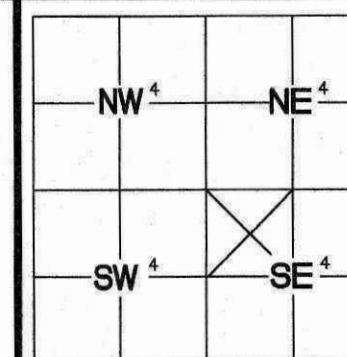
11/9/2023
DATE



PRELIMINARY SITE PLAN FOR

GRACE FENG

2050 89TH AVENUE NE
CLYDE HILL, WA 98004



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NW 1/4 SE 1/4

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SHEET: 4 OF 10

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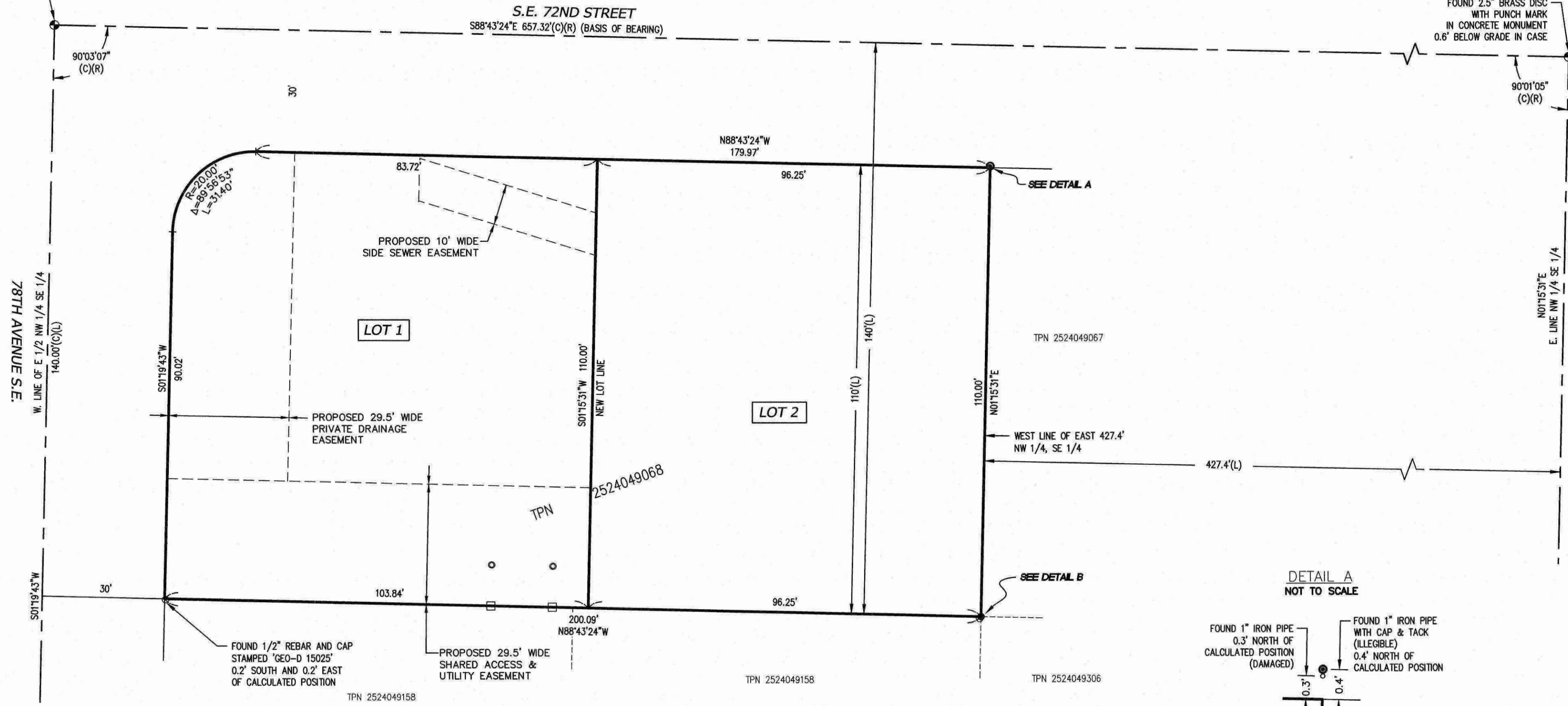
CITY OF MERCER ISLAND
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SHORT PLAT

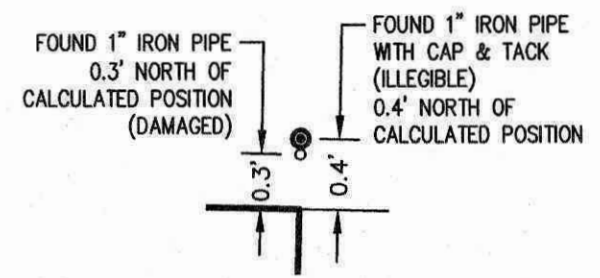
RECORDING NO. _____ VOL./PAGE _____
 PORTION OF
 NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.

PLS, INC. #1
 FOUND 2.5" BRASS DISC
 WITH PUNCH MARK
 ON CONCRETE MONUMENT
 DOWN 0.5' IN CASING
 ELEVATION=260.62'

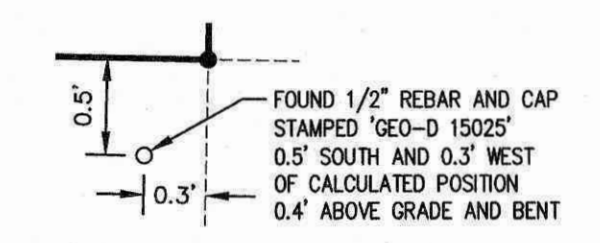
FOUND 2.5" BRASS DISC
 WITH PUNCH MARK
 IN CONCRETE MONUMENT
 0.6' BELOW GRADE IN CASE



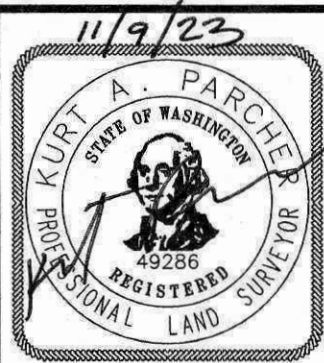
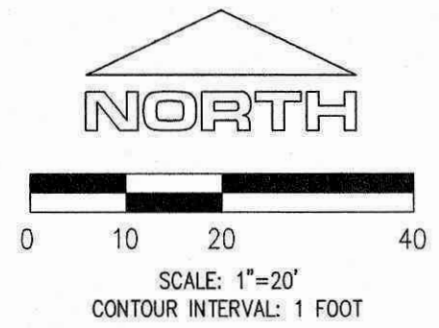
DETAIL A
 NOT TO SCALE



DETAIL B
 NOT TO SCALE



- LEGEND:**
- TPN TAX PARCEL NUMBER
 - (C) MEASURED OR CALCULATED BY PLS, INC.
 - (L) PER LEGAL DESCRIPTION
 - (R) RECORD OF SURVEY (ROS) - VOLUME 160/PAGE 112
 - FOUND MONUMENT IN CASE AS NOTED
 - FOUND IRON PIPE AS NOTED
 - ⊙ FOUND IRON PIPE W/CAP AS NOTED
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 - SET HUB AND TACK AT 10-FOOT OFFSET TO PROPERTY LINE
 - SET LATH ON PROPERTY LINE



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 CLYDE HILL, WA 98004

NW ⁴	NE ⁴
SW ⁴	SE ⁴

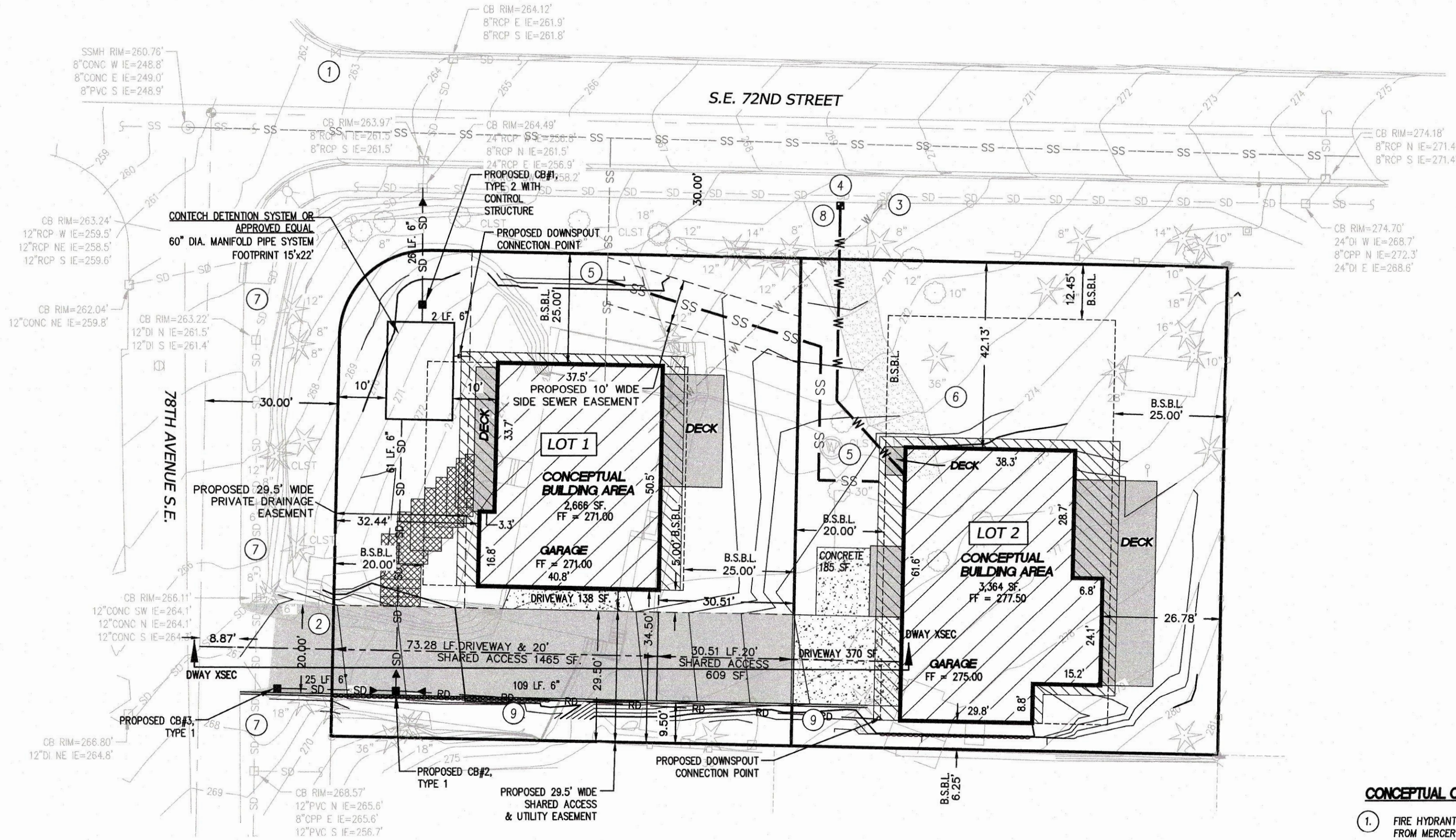
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PRELIMINARY SITE PLAN



PLAT DATA

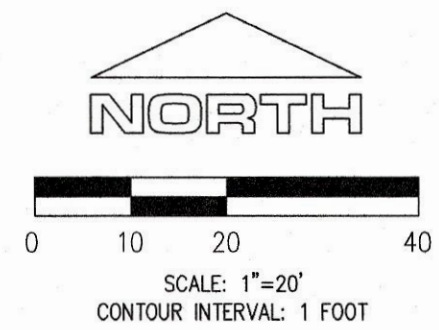
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 LOT 2 = 10,588+/- SF.
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 LOT 2 COVERAGE:
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 HARDSCAPE = 419 SF. (3.96%)
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 PARKING SPACES : 5
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 LOT 2 = 2,447 SF
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 SIDE YARD = 5 FEET (SOUTH)
 REAR YARD = 25 FEET (NORTH AND EAST)
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 SIDE YARD = 6.2 FEET MIN.,
 TOTAL OF 18.7 FEET (NORTH AND SOUTH)
 REAR YARD = 25 FEET (EAST)

CONCEPTUAL CONSTRUCTION NOTES

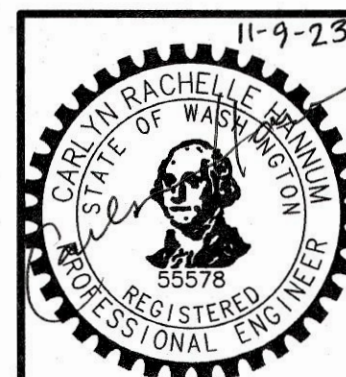
1. FIRE HYDRANT H3-33 IS LOCATED ROUGHLY 508' FROM PROPOSED BUILDINGS. LOCATION TAKEN FROM MERCER ISLAND GIS AERIAL AND TO BE USED FOR PERMIT APPROVAL ONLY. PROPOSED BUILDINGS TO MEET CURRENT FIRE FLOW REQUIREMENTS.
2. 20' ACCESS ROAD IS CONSIDERED EMERGENCY VEHICLE ACCESS AND SHALL NOT BE BLOCKED
3. EXISTING 8" WATER SERVICE TO BE USED FOR THE PROPOSED LOT 1 BUILDING.
4. PROPOSED 1" WATER SERVICE TO BE INSTALLED TO SERVICE PROPOSED LOT 2 BUILDING.
5. PROPOSED RESIDENCES TO CONNECT TO EXISTING SANITARY SIDE SEWER IN LOT 1.
6. REFER TO SHEETS 7 AND 8 FOR EXISTING TREES AND THEIR DIAMETERS AND SPECIES
7. GRAVEL SHALL BE INSTALLED ALONG THE FRONTAGE OF 78TH AVENUE S.E. PER CITY OF MERCER ISLAND'S REQUIREMENTS.
8. REMOVE EXISTING GRAVEL DRIVEWAY AND RESTORE SIDEWALK PER CITY OF MERCER ISLAND'S REQUIREMENTS.
9. INSTALL 6" VERTICAL CURB.

LOT INFORMATION

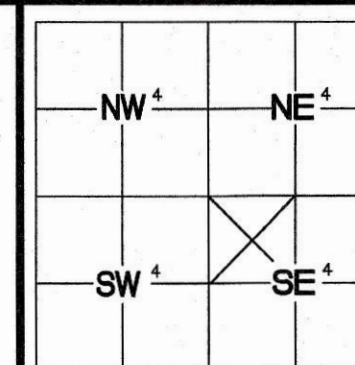
LOT #	GROSS LOT AREA (SF)	MAX. GFA 40% (SF)	NET LOT AREA (SF)	MAX. LOT COVERAGE (40%) (SF)	MAX. HARDSCAPE (9%) (SF)	AVE. LOT SLOPE	MAX. ALLOWABLE AVE. LOT SLOPE
1	11,329	4,532	10,720	4,288	965	6.85%	15%
2	10,588	4,235	10,588	4,235	953	7.96%	15%



- LEGEND**
- BUILDING PAD
 - ROOF OVERHANG
 - BSBL BUILDING SET BACK LINE
 - PROPOSED RETAINING WALL

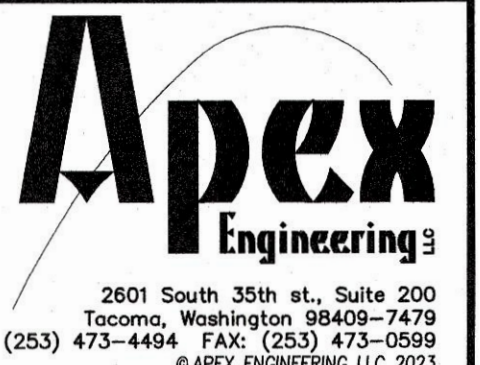


PRELIMINARY SITE PLAN FOR
GRACE FENG
 2050 89TH AVENUE NE
 CLYDE HILL, WA 98004



INDEXING INFORMATION
 NW 1/4 SE 1/4
 SECTION: 25
 TOWNSHIP: 24 N
 RANGE: 4 E
 COUNTY: KING

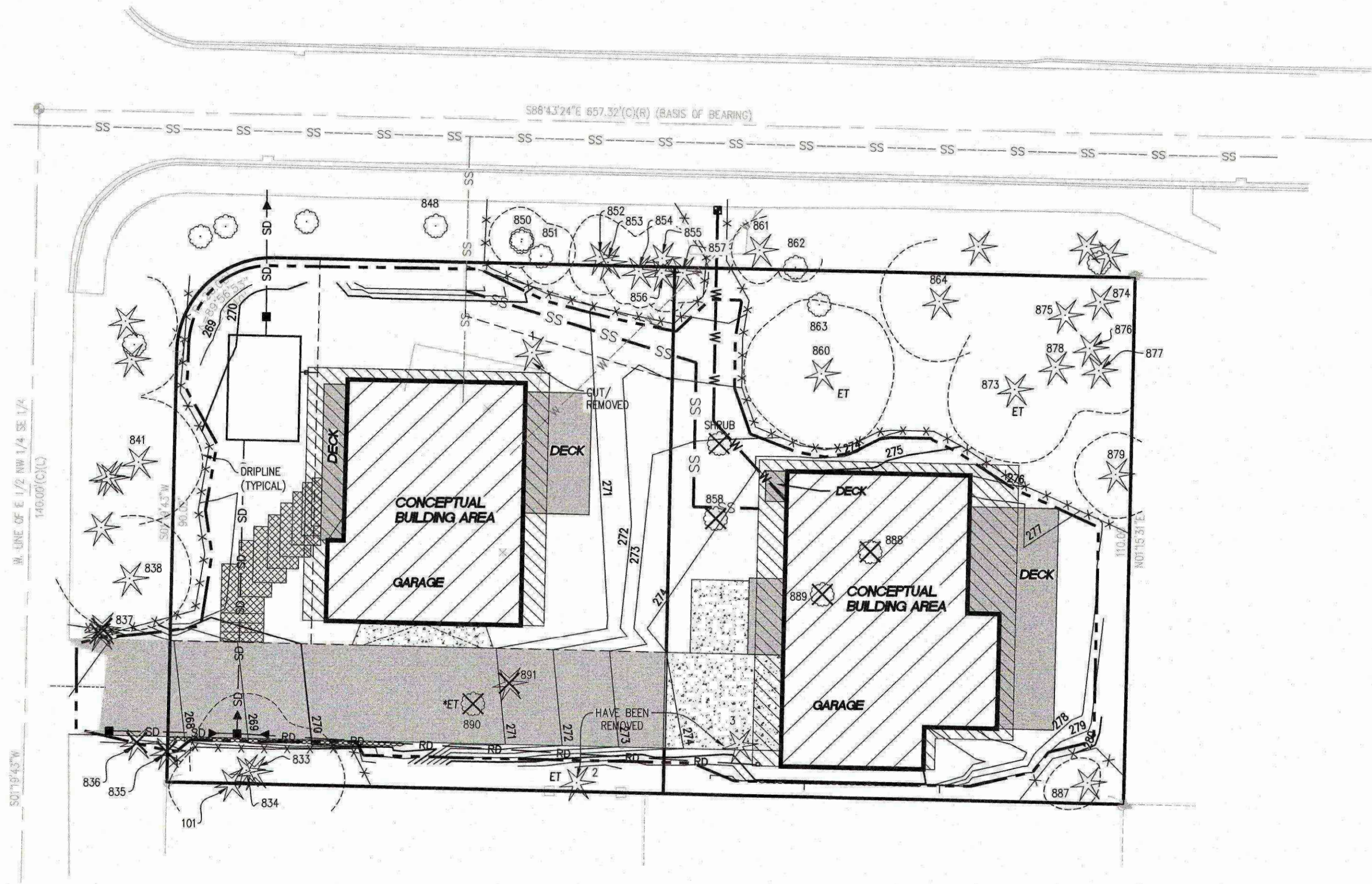
JOB: 35887	DATE: 11/08/2023
SCALE: 1" = 20'	SHEET: 6 OF 10
DRAWN BY: BPM & KRS	CHECKED BY: KAP



CITY OF MERCER ISLAND
 SHORT PLAT NO. SUB23-003
 KING COUNTY, WASHINGTON

TREE RETENTION PLAN

RECORDING NO. _____ VOL./PAGE _____
 PORTION OF
 NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.



NORTH

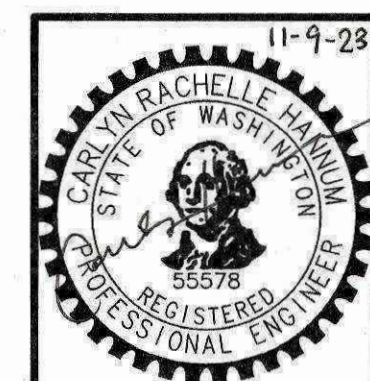
SCALE: 1"=20'
 CONTOUR INTERVAL: 1 FOOT

LEGEND

- BUILDING PAD
- ROOF OVERHANG
- PROPOSED RETAINING WALL
- TREE PROTECTION FENCE
- CLEARING LIMITS
- DECIDUOUS TREE WITH ARBORIST ID# NOTED
- CONIFER TREE WITH ARBORIST ID# NOTED

*ET = EXCEPTIONAL TREE LESS THAN 24"
 ET = EXCEPTIONAL TREE 24" OR GREATER

- TREE RETENTION PLAN NOTES**
- TREE PROTECTION INFORMATION AND TREE DESIGN SHOWN ON THIS PLAN IS FROM THE ARBORIST REPORT/TREE PLAN PROVIDED BY LAYTON TREE CONSULTING, LLC DATED MARCH 7, 2022 (UPDATED 4-28-2023). APEX ENGINEERING, LLC ASSUMES NO LIABILITY FOR THIS INFORMATION.
 - ALL REPLACEMENT TREES ARE TO BE PLANTED ONSITE. APPROPRIATE LOCATIONS FOR REPLACEMENT TREES WOULD BE ON THE SOUTH AND WEST PERIMETERS AND BETWEEN THE PROPOSED LOTS.
 - SEE SHEET 8 FOR EXISTING TREES DIAMETER AND SPECIES
 - NO CLEARING OR GRADING IS PROPOSED WITHIN THE TREE PROTECTION FENCED AREAS.
 - ALL TREES SHOWN AS RETAINED DURING THE SUBDIVISION WILL BE RETAINED UNLESS THEY POSE A HIGH RISK, AND THE CITY ARBORIST ALLOWS THE REMOVAL AND REPLACEMENT.



11-9-23
PRELIMINARY SITE PLAN FOR
GRACE FENG
 2050 89TH AVENUE NE
 CLYDE HILL, WA 98004

	INDEXING INFORMATION
	NW 1/4 SE 1/4
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RANGE:	4 E
COUNTY:	KING

JOB:	35887	DATE:	11/08/2023
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DRAWN BY:	BPM & KRS	CHECKED BY:	KAP

Apex

Engineering

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 (253) 473-4494 FAX: (253) 473-0599
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CITY OF MERCER ISLAND
 SHORT PLAT NO. SUB23-003
 KING COUNTY, WASHINGTON

TREE RETENTION PLAN

RECORDING NO. VOL./PAGE
 PORTION OF
 NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.



Layton Tree Consulting LLC

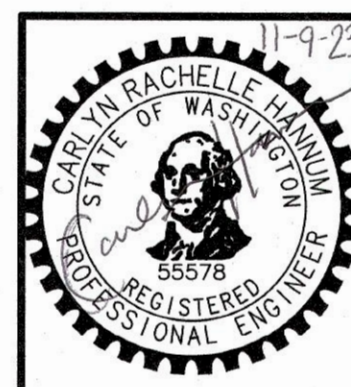
For: Grace Feng
 Site: 7024 78th Ave SE - Mercer Island

Tree Summary Table

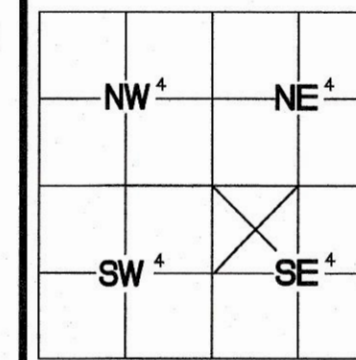
Date: 2/15/2022
 Updated 11-9-2023

Tree/ Tag #	Species Common Name	Species Scientific Name	DBH (inches)	Height (feet)	Drip-Line / Limits of Disturbance (feet)				Condition	Regulated Yes/No	Exceptional Yes/No	Comments	Replacement Proposal	Trees
					N	S	E	W						
833	Western red cedar	<i>Thuja plicata</i>	19	65	12	14	18	10	Good	Yes	No	natural lean east	Save	
834	Western red cedar	<i>Thuja plicata</i>	21	68	16	8	10	12	Fair	Yes	No	forked trunk, multiple tops	Save	
858	flowering cherry cv.	<i>Prunus serrulata</i>	16	30	8	16	12	14	Fair-Poor	Yes	No	mature, moderate trunk decay	Remove	2
888	bigleaf maple	<i>Acer macrophyllum</i>	9,9 (13)	28	x	x	x	x	Poor	Yes	No	Poor form, trunk decay	Remove	2
889	flowering cherry cv.	<i>Prunus serrulata</i>	8,5 (9)	26	3	12	5	10	Fair-Poor	No	No	poor form, covered in ivy	Remove	1
887	plum cv.	<i>Prunus americana</i> Marsh.	9	12	6	4	2	10/8	Fair	No	No	typical, asymmetric crown west	Save	
879	Douglas fir	<i>Pseudotsuga menziesii</i>	18	73	8	8	10	8/12	Fair-Good	Yes	No	used to be crowded out by Leylands	Save	
878	Douglas fir	<i>Pseudotsuga menziesii</i>	10	55	4	6	8	4/8	Fair	Yes	No	crook, somewhat suppressed	Save	
877	Douglas fir	<i>Pseudotsuga menziesii</i>	9	36	2	8/10	10	2	Fair	No	No	suppressed	Save	
876	Douglas fir	<i>Pseudotsuga menziesii</i>	16	68	8	10	12	6	Good	Yes	No	foliage somewhat sparse	Save	
875	Douglas fir	<i>Pseudotsuga menziesii</i>	8	56	6	4	4	8/8	Good	No	No	no concerns	Save	
874	Douglas fir	<i>Pseudotsuga menziesii</i>	16	79	10	8	12	10	Good	Yes	No	trunk covered in ivy	Save	
873	Douglas fir	<i>Pseudotsuga menziesii</i>	31	91	14	16/16	12	14/14	Good	Yes	Yes	minor crook	Save	
864	Douglas fir	<i>Pseudotsuga menziesii</i>	24	73	12	12/12	14	12/12	Good	Yes	No	good form, good vigor	Save	
860	Douglas fir	<i>Pseudotsuga menziesii</i>	33	107	14	14/14	14	16/16	Fair-Good	Yes	Yes	old cambium ruptures, top foliage somewhat sparse	Save	
863	Pacific madrone	<i>Arbutus menziesii</i>	11	38	14	0	0	8	Poor	Yes	No	diseased, asymmetric crown to north, low risk	Save	
857	Western white pine	<i>Pinus monticola</i>	7	45	4	6/8	4/7	4	Fair-Good	No	No	poor stem taper	Save	
856	Alaska cedar cv.	<i>Chamaecyparis nootkatensis</i>	13	53	6	8/10	6	4	Fair-Good	Yes	No	decent form and vigor	Save	
854	ponderosa pine	<i>Pinus ponderosa</i>	14	52	8	8/10	6	8	Good	Yes	No	no concerns	Save	
890	Pacific dogwood	<i>Cornus nuttallii</i>	6	34	6	4	4	10	Fair	Yes	Yes	base growing against concrete steps	Remove	1
891	Norway spruce	<i>Picea abies</i>	10	42	8	8	8	8	Good	Yes	No	close to existing house	Remove	2
Previously Removed Trees														
1	Douglas fir	<i>Pseudotsuga menziesii</i>	10									Has been cut and removed from site		2
2	Douglas fir	<i>Pseudotsuga menziesii</i>	32									Has been cut and removed from site		6
3	Douglas fir	<i>Pseudotsuga menziesii</i>	28									Has been cut and removed from site		3
Right-of-Way/Neighboring Trees														
835	Western red cedar	<i>Thuja plicata</i>	16,11,8,7,7 (23)	32	12	NA	8	8	Fair	Yes	No	topped in past, multiple new tops	Remove	2
836	Western red cedar	<i>Thuja plicata</i>	20	20	14	NA	10	14	Fair	Yes	No	topped	Remove	2
837	Western red cedar	<i>Thuja plicata</i>	11,8 (14)	18	6	6	12	10	Fair	Yes	No	topped for power lines	Remove	2
838	Western red cedar	<i>Thuja plicata</i>	15,11,8,7 (21)	26	12	10/10	12/12	14	Fair	Yes	No	topped multiple times	Save	
101	Western red cedar	<i>Thuja plicata</i>	30	69	8	14	10	12	Fair	Yes	No	forked at dbh, multiple small stems	Save	
862	Pacific madrone	<i>Arbutus menziesii</i>	11	NA	NA	4/8	NA	NA	Fair	Yes	No	leans into right-of-way, mild disease	Save	
861	Lawson cypress	<i>Chamaecyparis lawsoniana</i>	11	NA	NA	6/8	NA	NA	Fair	Yes	No	typical	Save	
855	white fir	<i>Abies concolor</i>	9	NA	NA	6/8	NA	NA	Good	No	No	no concerns	Save	
853	English holly	<i>Ilex aquifolium</i>	13	NA	NA	6/8	NA	NA	Fair	Yes	No	typical	Save	
852	Douglas fir	<i>Pseudotsuga menziesii</i>	13	NA	NA	8/10	NA	NA	Fair	Yes	No	topped	Save	
851	English holly	<i>Ilex aquifolium</i>	7,6	NA	NA	6/6	NA	NA	Fair	No	No	topped	Save	
850	English holly	<i>Ilex aquifolium</i>	8,5	NA	NA	6/6	NA	NA	Fair	No	No	topped	Save	
848	bigleaf maple	<i>Acer macrophyllum</i>	16	NA	NA	8/8	NA	NA	Poor	Yes	No	topped, low risk	Save	
841	Western red cedar	<i>Thuja plicata</i>	16	NA	NA	NA	12/12	NA	Fair	Yes	No	topped, low risk	Save	

cv - cultivated variety
 Drip-Line and Limits of Disturbance measurements from face of trunk
 Calculated DBH: the DBH in parenthesis is the square root of the sum of the dbh for each individual stem squared (example with 3 stems:
 dbh = square root [(stem1)2 +(stem2)2 +(stem3)2]).



PRELIMINARY SITE PLAN
 FOR
 GRACE FENG
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 CLYDE HILL, WA 98004

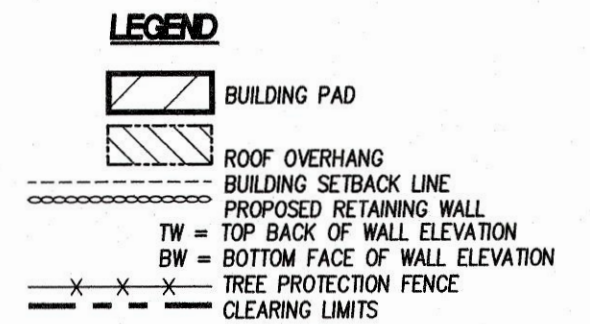
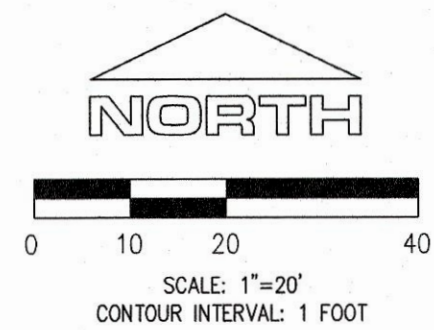
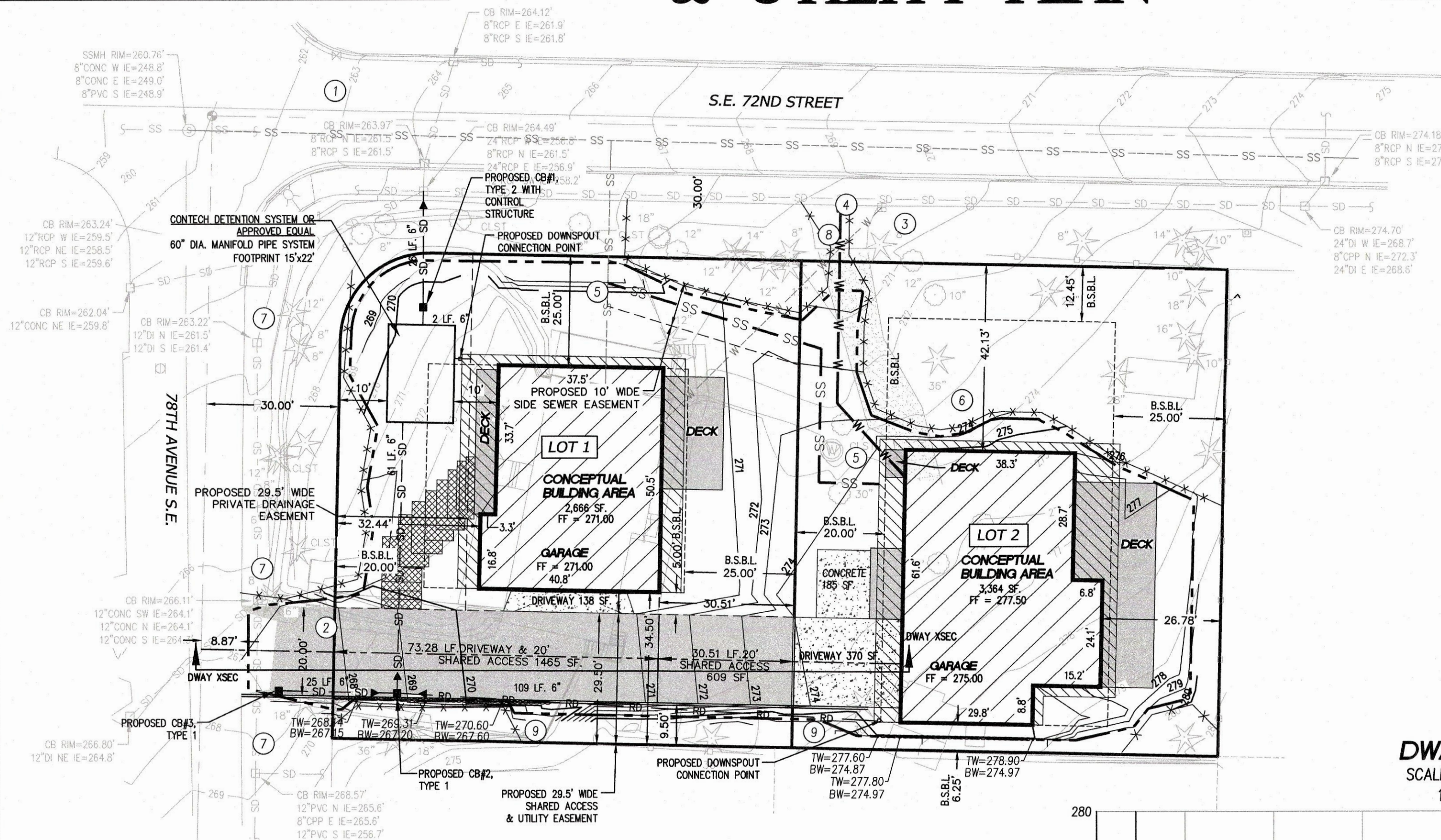


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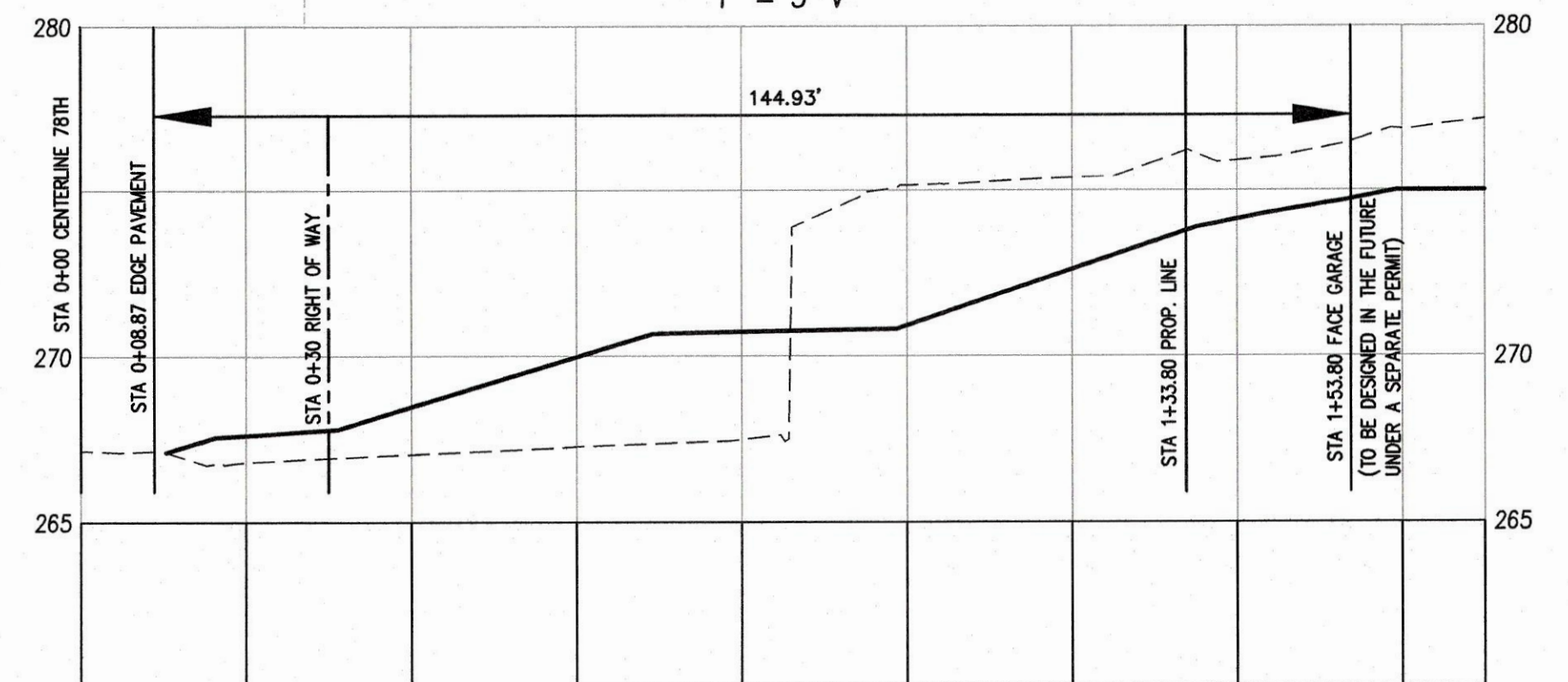
JOB: 35887
 DATE: 11/08/2023
 SCALE: N/A
 SHEET: 8 OF 10
 DRAWN BY: BPM & KRS
 CHECKED BY: KAP



CONCEPTUAL GRADING & UTILITY PLAN



DWAY XSEC
SCALE: 1" = 20' H
1" = 5' V



CONCEPTUAL STORM WATER AND ROOF DRAINAGE NOTES

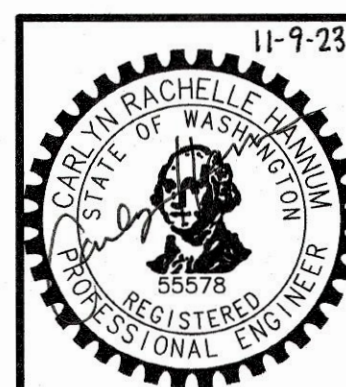
1. A SINGLE ROOF DOWNSPOUT CONNECTION POINT HAS BEEN SHOWN PER PROPOSED BUILDING. ROOF DRAINS CONNECT TO ROOF DOWNSPOUT SYSTEM VIA DOWNSPOUTS AND TIGHTLINES.
2. SHARED ACCESS DRIVEWAY TO SHEET FLOW TO PROPOSED CATCH BASINS.

CONCEPTUAL CONSTRUCTION NOTES

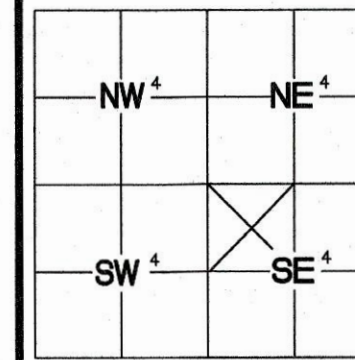
1. FIRE HYDRANT H3-33 IS LOCATED ROUGHLY 508' FROM PROPOSED BUILDINGS. LOCATION TAKEN FROM MERCER ISLAND GIS AERIAL AND TO BE USED FOR PERMIT APPROVAL ONLY. PROPOSED BUILDINGS TO MEET CURRENT FIRE FLOW REQUIREMENTS.
2. 20' ACCESS ROAD IS CONSIDERED EMERGENCY VEHICLE ACCESS AND SHALL NOT BE BLOCKED
3. EXISTING 8" WATER SERVICE TO BE USED FOR THE PROPOSED LOT 1 BUILDING.
4. PROPOSED 1" WATER SERVICE TO BE INSTALLED TO SERVICE PROPOSED LOT 2 BUILDING.
5. PROPOSED RESIDENCES TO CONNECT TO EXISTING SANITARY SIDE SEWER IN LOT 1.
6. REFER TO SHEETS 7 AND 8 FOR EXISTING TREES AND THEIR DIAMETERS AND SPECIES
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8. REMOVE EXISTING GRAVEL DRIVEWAY AND RESTORE SIDEWALK PER CITY OF MERCER ISLAND'S REQUIREMENTS.
9. INSTALL 6" VERTICAL CURB.

GRADING/TESC NOTES

1. OFF-SITE FILL WILL BE FROM AN APPROVED SOURCE TO BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
2. DISTURBED AREAS SHALL BE STABILIZED DURING AND IMMEDIATELY FOLLOWING CONSTRUCTION PER MERCER ISLAND'S EROSION AND CONTROL REQUIREMENTS.
3. NO CLEARING OR GRADING IS PROPOSED WITHIN THE TREE PROTECTION FENCED AREAS.



PRELIMINARY SITE PLAN
FOR
GRACE FENG
2050 89TH AVENUE NE
CLYDE HILL, WA 98004



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Tacoma, Washington 98409-7479
(253) 473-4494 FAX: (253) 473-0599
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 SHORT PLAT NO. SUB23-003
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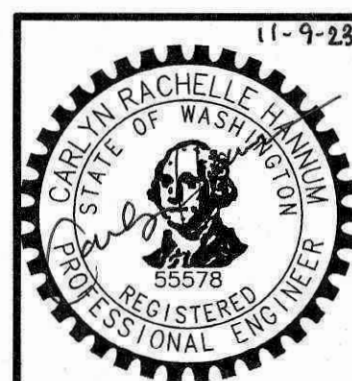
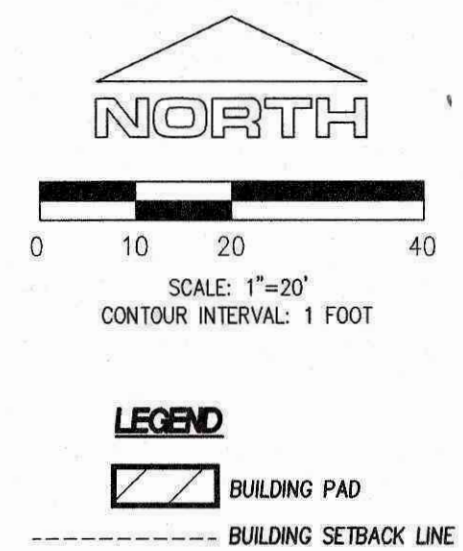
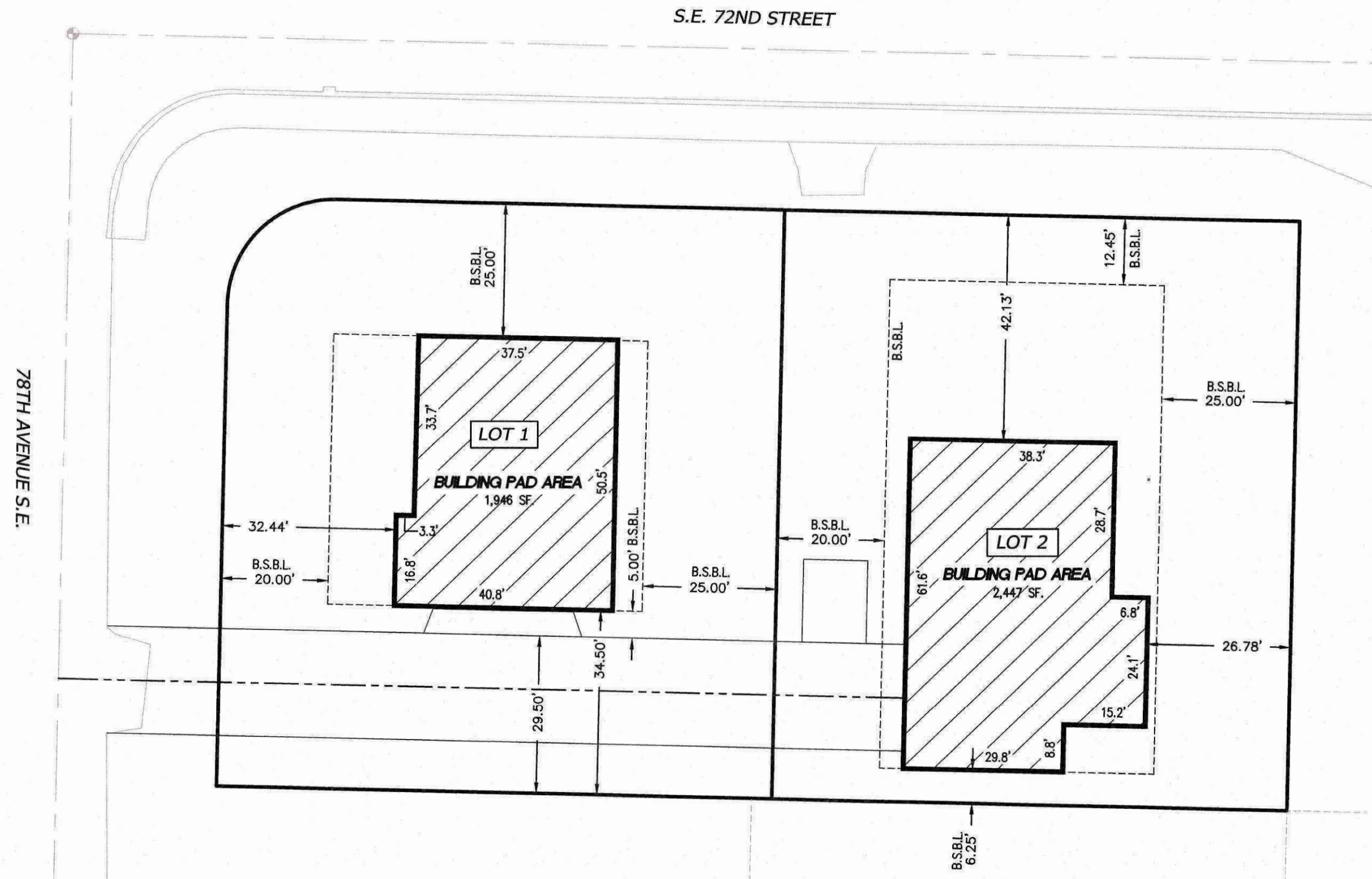
BUILDING PAD PLAN

RECORDING NO.

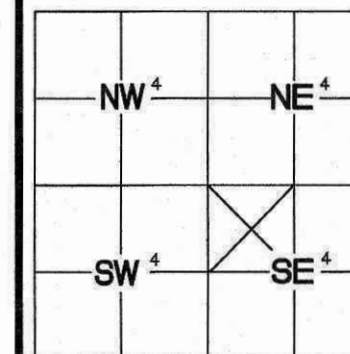
VOL./PAGE

PORTION OF

NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.



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