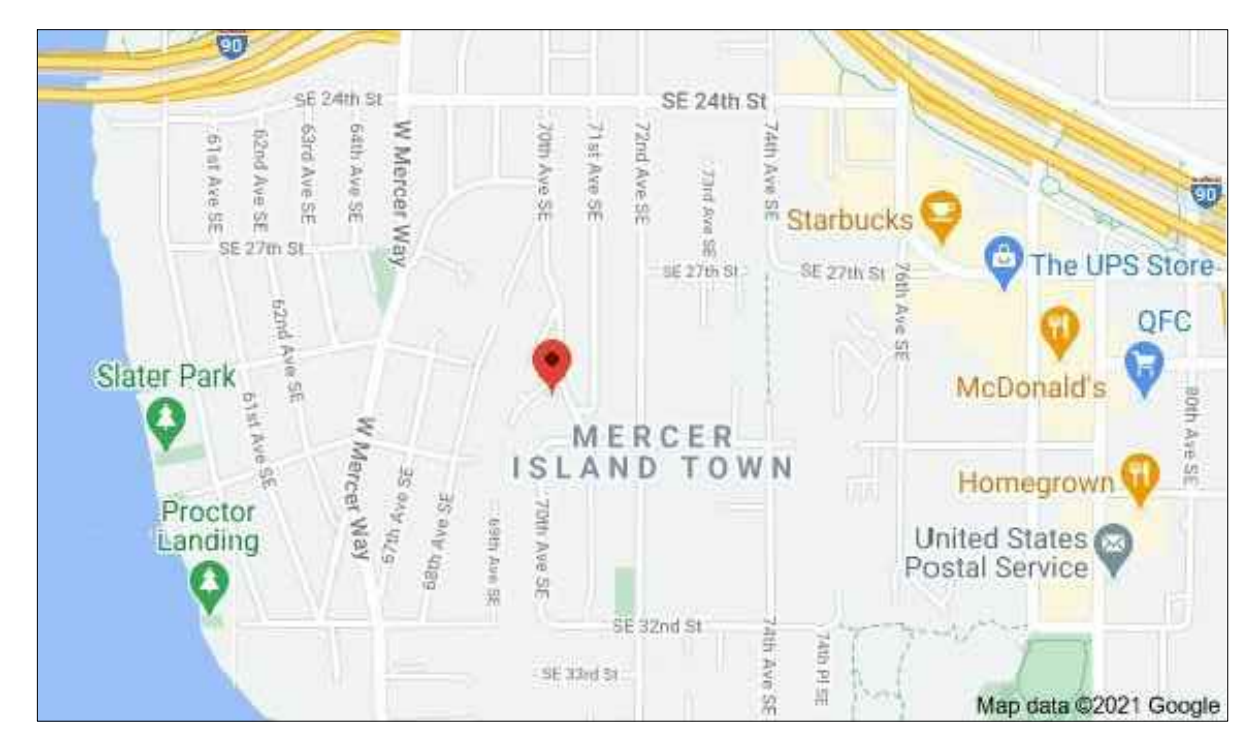


Site Information:  
 Owners: Karthik and Madhuri Anbalagan  
 2761 70th Ave SE, Mercer Island, WA 98040  
 Parcel Number: 509330-0885  
 Jurisdiction: Mercer Island, Washington  
 Zone/Use Code: R-8.4  
 Lot Size: 0.29 Acre (12,509 SF, per 2018 survey)  
 Q-5-T-R: NW-12-24-4  
 Legal Description: LOT 15 TO 18, INCLUSIVE, BLOCK 5, MAPLE GROVE PARK SUBDIVISION OF EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 37, RECORDS OF KING COUNTY, WASHINGTON, STATUTE IN THE COUNTY OF KING STATE OF WASHINGTON

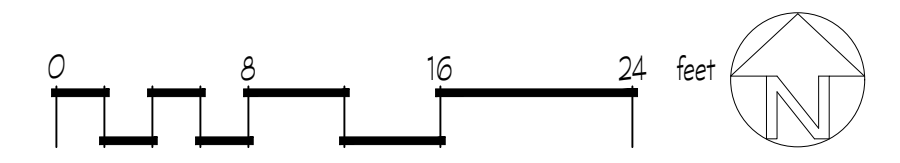
Contact Information:  
 Landscape Architect/ Agent: Cambium Inc.  
 Attn: Michal Lehmann  
 701 34th Ave  
 Seattle, WA 98122  
 T: 206-860-7625  
 www.cambiumlandscape.com

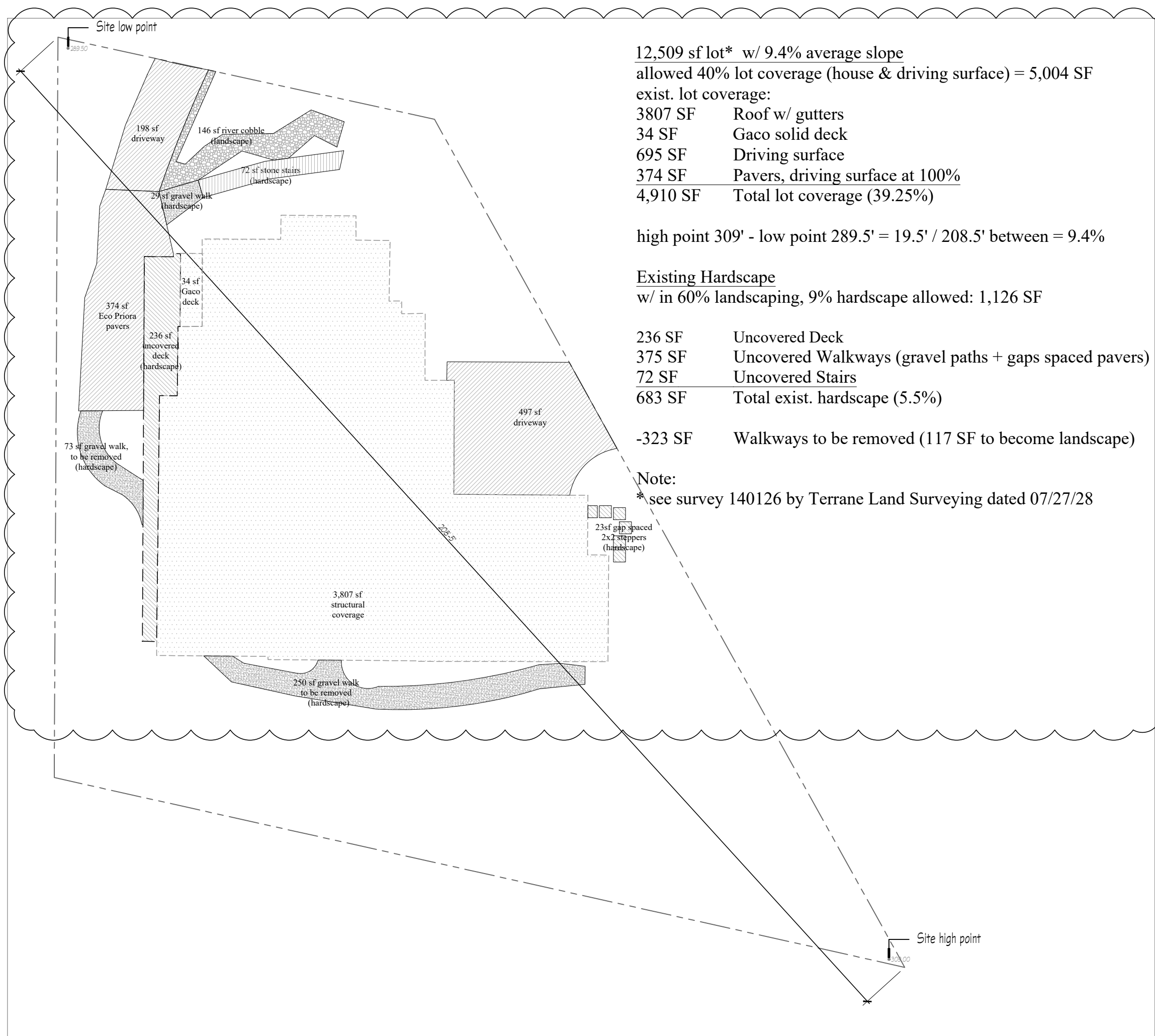


Vicinity Map  
 Scale: none

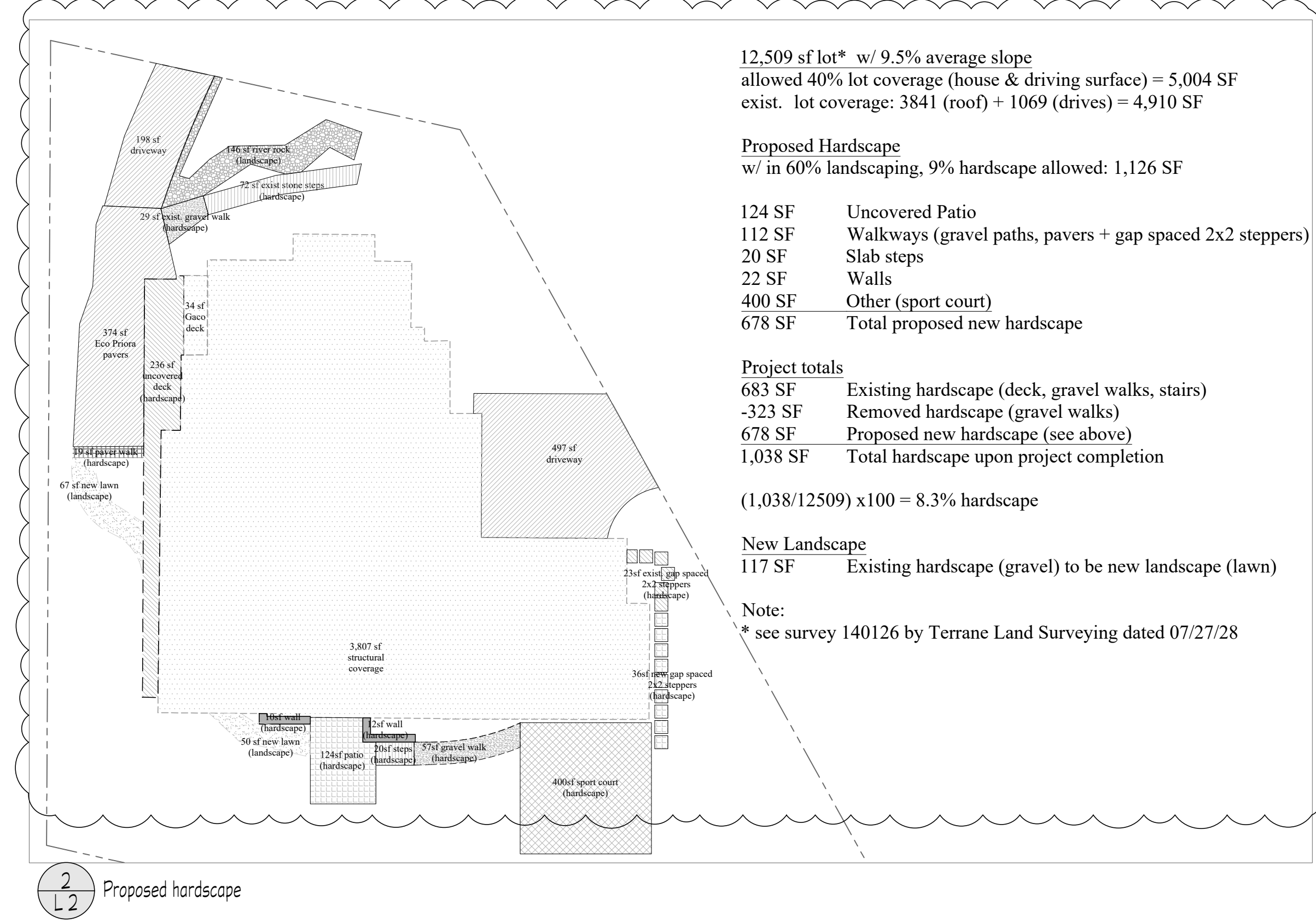
**LEGEND**

Name (Scientific / Common)	Quantity	Size, Notes
Acer circinatum / Vine Maple	6	5'-6' height
Acer p. Variety TBD / Japanese Maple variety	2	1.5' caliper
Magnolia x soulangiana Variety / Tulip Magnolia variety	3	1.5' cal.
Platanus o. 'Bruni' / Brun's Serbian Spruce	3	6' - 7 ft.
Taxus b. 'H.M. Eddie' / Eddie Yew	7	3' - 4 ft.
Daphne o. 'Marginala' / Winter Daphne	8	3 gallon
Mahonia x 'Winter Sun' / Oregon Grape var.	8	5 gal.
Rhapilepis u. 'Minor' / Dwarf Yedo Hawthorn	6	2 gal.
Rhododendron 'Teddy Bear' / Teddy Bear Rhododendron	14	3gal.
Sarcococca nuscifolia / Sweetbox	14	2 gal.
Carex o. 'EverColor Everillo' / Everillo Golden Sedge	29	1 gal.
Blechnum spicatum / Deer fern	26	1 gal.
Hakonechloa macro 'Aureola' / Japanese Forest Grass	30	1 gal.
Liriope spicata / Creeping Lilyturf	95	1 gal.
Leptinella squallida / Brass Buttons	18	4' pots, 15' on center spacing
Exist. trees & shrubs to remain. See sheet L2		
EcoPria permeable pavers to match exist.	approx. 26 sf	extend pavers to fence line
Crushed gravel path, 3/8" minus gray gravel		
Tenaxo 2x2 pavers to match exist.		
Castolin Slab step, Dimensional		
Decorative granite builders	8 to 10	2 - 3 man size
+ 330.2 Existing Grades		
+ 330.27 Proposed Grades		
Existing contour line		
Proposed contour line		





1 L2 Existing hardscape & slope info



2 L2 Proposed hardscape

Site Information:  
 Owners: Karthik and Madhuri Anbalagan  
 2761 70th AVE SE, Mercer Island, WA 98040

Parcel Number: 509330-0885

Jurisdiction: Mercer Island, Washington

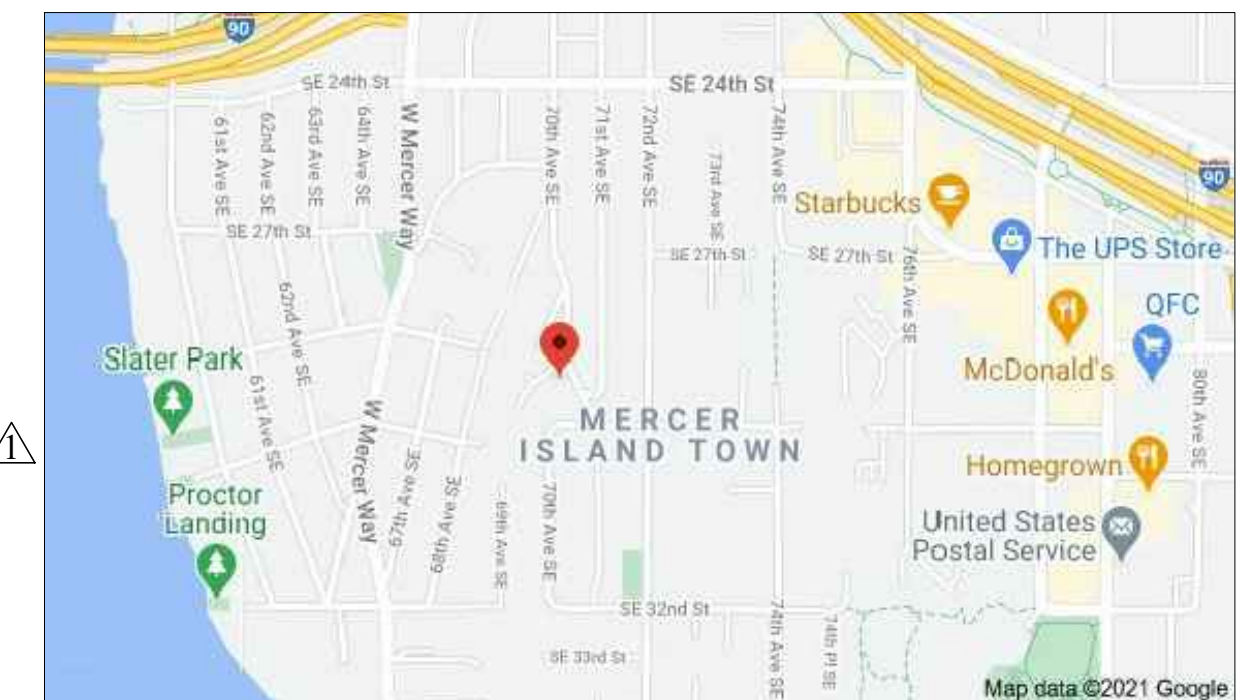
Zone/Use Code: R-8.4

Lot Size: 0.29 Acre (12,509 SF, per 2018 survey)

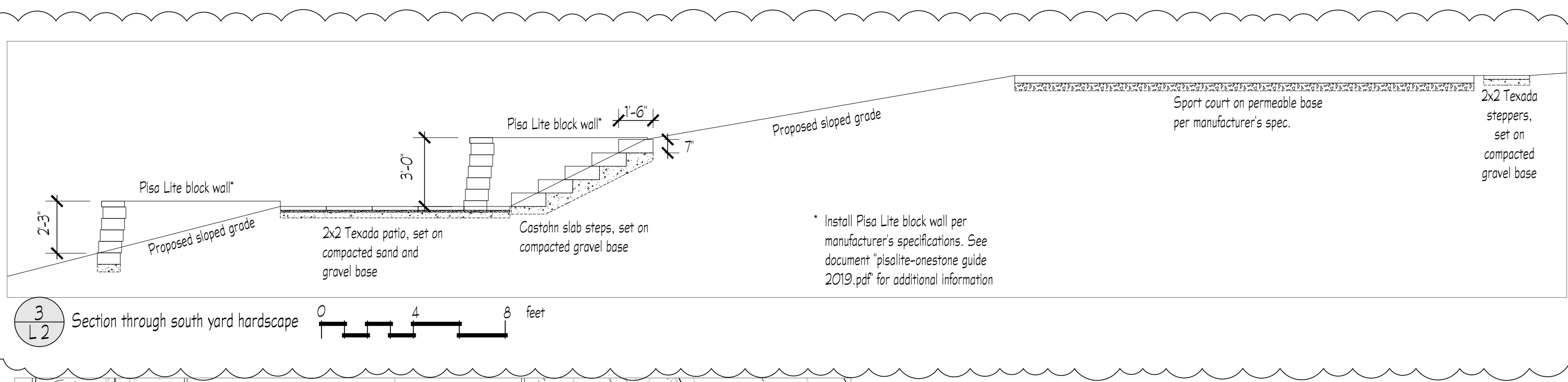
Q-5-T-R: NW-12-24-4

Legal Description:  
 LOT 15 TO 18, INCLUSIVE, BLOCK 5, MAPLE GROVE PARK  
 SUBDIVISION OF EAST SEATTLE, ACCORDING TO THE  
 PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE  
 37, RECORDS OF KING COUNTY, WASHINGTON.  
 STATUTE IN THE COUNTY OF KING STATE OF WASHINGTON

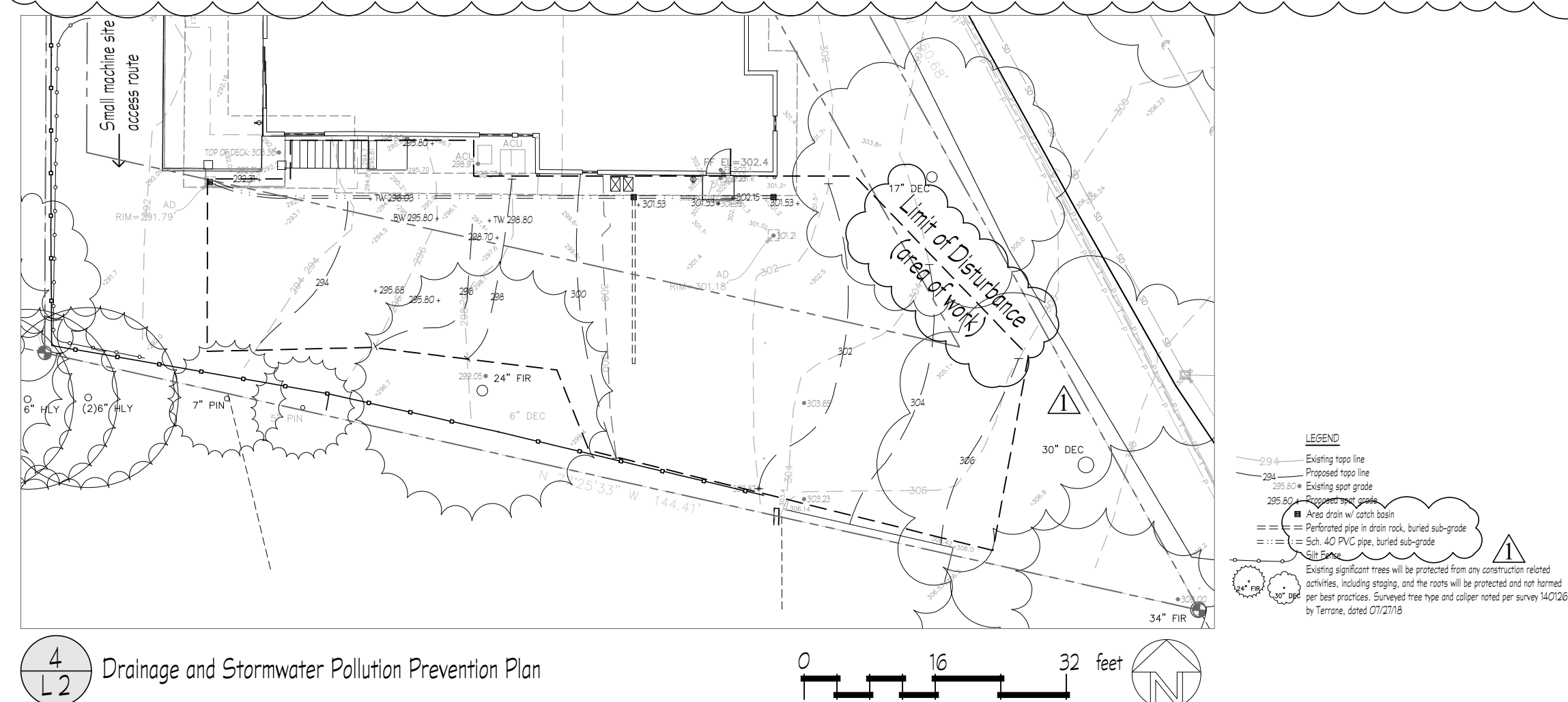
Contact Information:  
 Landscape Architect/  
 Agent: Cambium Inc.  
 Attn: Michal Lehmann  
 701 34th Ave  
 Seattle, WA 98122  
 T: 206-860-7625  
 www.cambiumlandscape.com



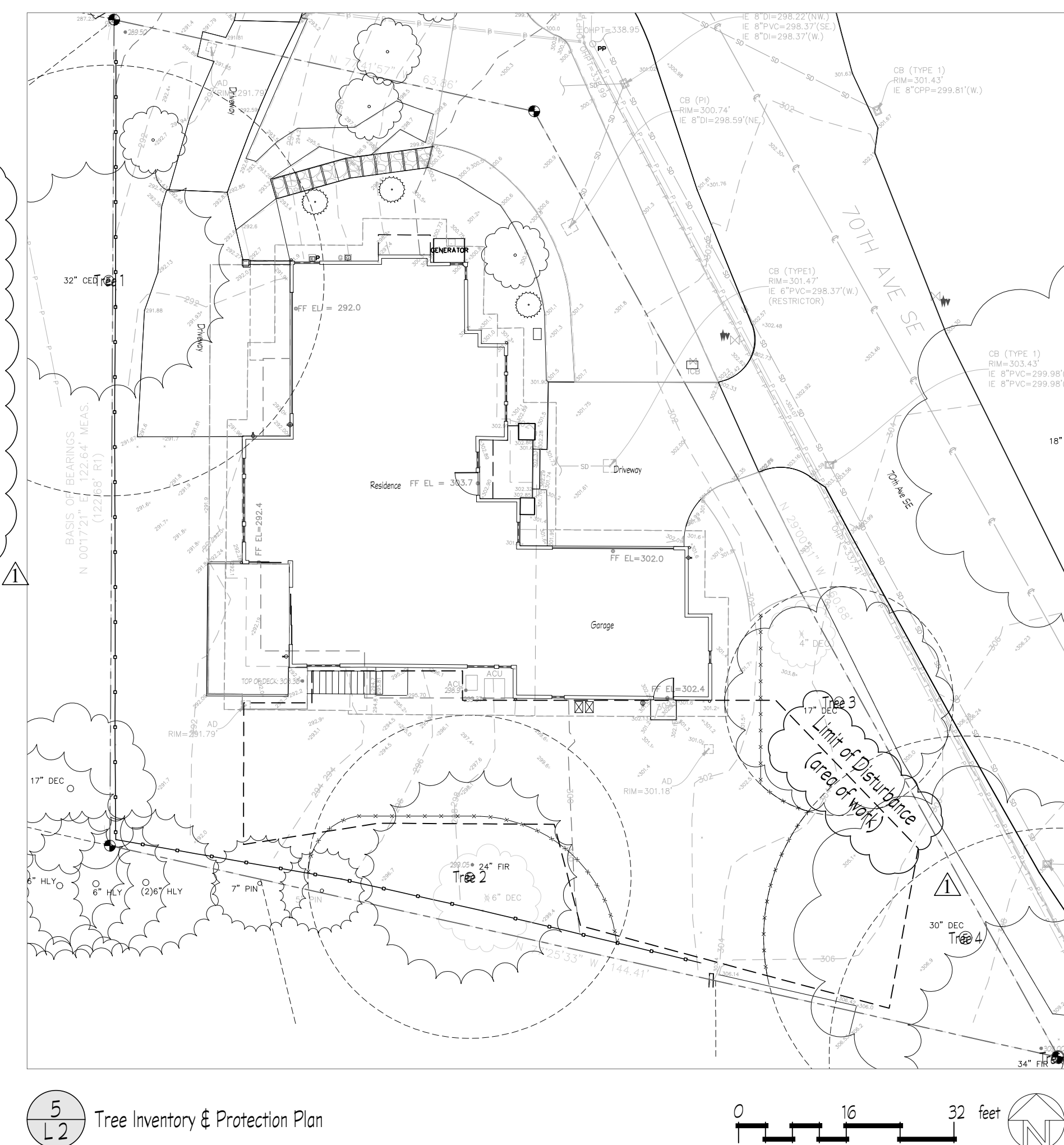
Vicinity Map  
 Scale: none



3 L2 Section through south yard hardscape



4 L2 Drainage and Stormwater Pollution Prevention Plan



5 L2 Tree Inventory & Protection Plan

**TREE INVENTORY LEGEND**

Tree ID	Name (Scientific / Common)	Exceptional	Size, Notes
Tree 1	*Thuja plicata / Cedar	yes	52' cal., good condition
Tree 2	*Pseudotsuga menziesii / Doug Fir	yes	24' cal., good condition
Tree 3	*Liquidambar styraciflua / Sweetgum	no	17' cal., good condition
Tree 4	*Arbutus menziesii / Madrone	yes	30' cal., good condition
Tree 5	*Pseudotsuga menziesii / Doug Fir	yes	34' cal., good condition

Existing to remain: (5) of significant caliper on or within property lines. 'E' indicates exceptional tree. Dashed line is critical root zone. See arborist report.  
 Existing non-significant trees to be removed: (2) within property lines.  
 Existing topo line  
 Temporary Protection Zone, durable, high visibility (orange) construction safety fence

- Notes:**
- This plan was created using data from the professional survey 140126 by Terrane, dated 07/27/28, and from precise field measurements taken by Cambium Inc Landscape Architects in 2020, using a ZLevel Pro-2000 digital diameter.
  - Surveyed tree type and caliper noted per survey 140126 by Terrane. Additional tree identification done on site by Landscape Architect from Cambium Inc.
  - A Temporary Protection Zone will be established to protect existing significant trees from any construction related activities, including heavy equipment and staging. The roots will be protected and not harmed per best practices.
  - All significant trees to remain
  - Non-significant trees are being removed due to poor structure, defects, or unsuitability.
  - (14) new trees will be planted as part of this landscaping project.
  - For tree protection recommendations see L2 tree diagram and Arborist report.
  - Tree protection fencing to be installed prior to grading activities.
  - Establish tree protection zones (TPZ) and install protective fencing at tree drip lines. Alternate forms of tree protection may be used in lieu of TPZ fencing provided that the critical root zones of protected trees or groups of trees are clearly delineated and protected. Only pedestrian traffic and hand work as needed is allowed in the TPZ. Additional tree protection measures are outlined in the Arborist report.
  - During construction, any large roots (1" diameter or larger) that need to be removed will be sharply cut, rather than torn out. Any exposed roots will be covered with moist soil or wet cloth/burlap to prevent dehydration.
  - After construction, to ensure survivability of the significant trees within the area of work, there will be supplemental irrigation in the summer dry months, and 2' to 3' of organic mulch will be applied over the topsoil.

SCALE:	PREP. DATE:	DATE:
AS SHOWN	08/20/2024	08/20/2024
REVISION:	08/20/2024	08/20/2024
REVISION:	08/20/2024	08/20/2024
REVISION:	08/20/2024	08/20/2024
DRAWN BY:	ML	08/20/2024
CHECKED BY:	ML	08/20/2024
DATE:	08/20/2024	08/20/2024



Cambium Inc.  
 701 34th Ave.  
 Seattle, WA 98122  
 www.cambiumlandscape.com  
 © 2024

**LEGAL DESCRIPTION**

(PER STATUTORY WARRANTY DEED RECORDING# 20140314000798)  
 LOTS 15 TO 18, INCLUSIVE, BLOCK 5, MAPLE GROVE PARK SUBDIVISION OF EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 37, RECORDS OF KING COUNTY, WASHINGTON.  
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**BASIS OF BEARINGS**

A BEARING OF N 00°17'21" E ON WEST PROPERTY LINE PER R1.

**REFERENCES**

R1. RECORD OF SURVEY, VOL. 150, PG. 148, RECORDS OF KING COUNTY, WASHINGTON.

**VERTICAL DATUM**

NAVD88 PER CITY OF MERCER ISLAND BENCHMARK 8240 VISITED 02-04-14, FOUND 2" BRASS CAP WITH CHISELED "X" IN 4" SQUARE CONC MON (DN 0.9") LOCATED INTX. SE 27TH ST & 72ND AVE SE.  
 ELEVATION ON CAP = 259.04'

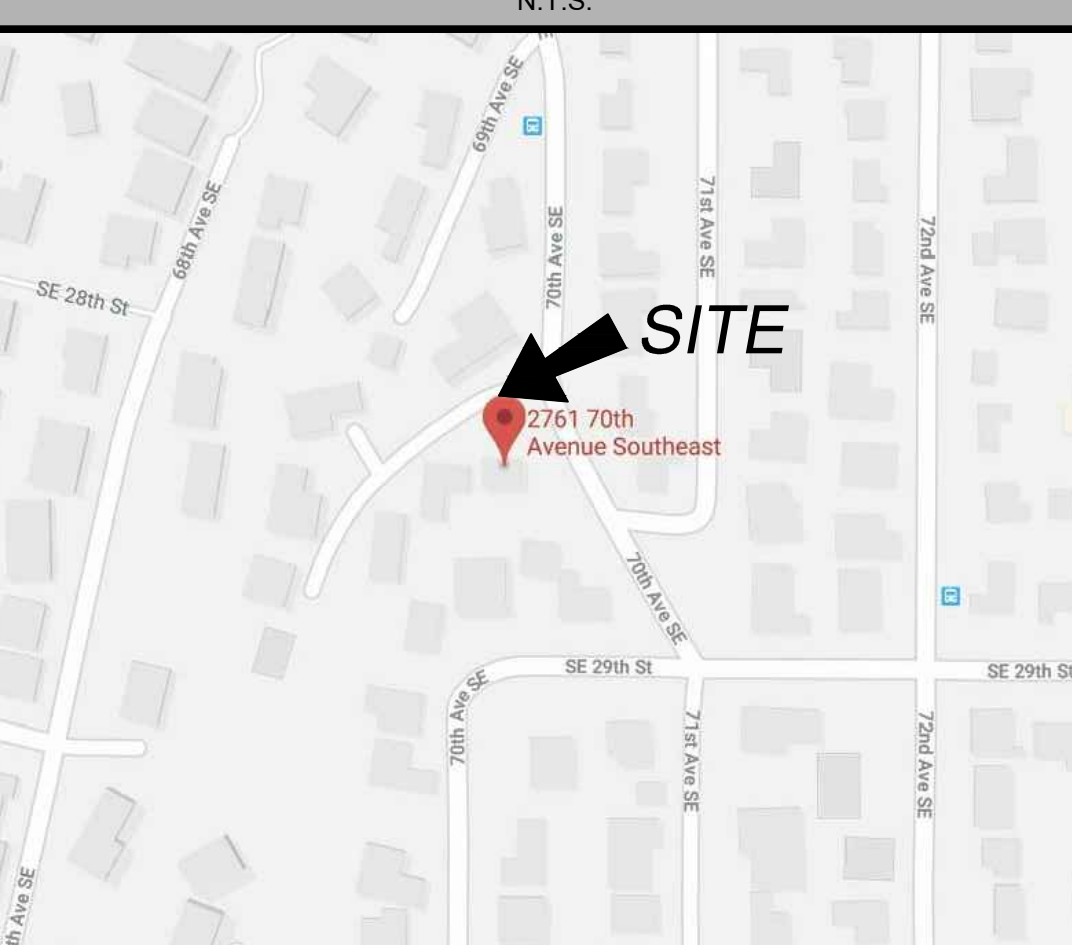
**SURVEYOR'S NOTES**

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY OF 2018. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
4. SUBJECT PROPERTY TAX PARCEL NO. 509330-0885
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 12,509 ±S.F. (0.29 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

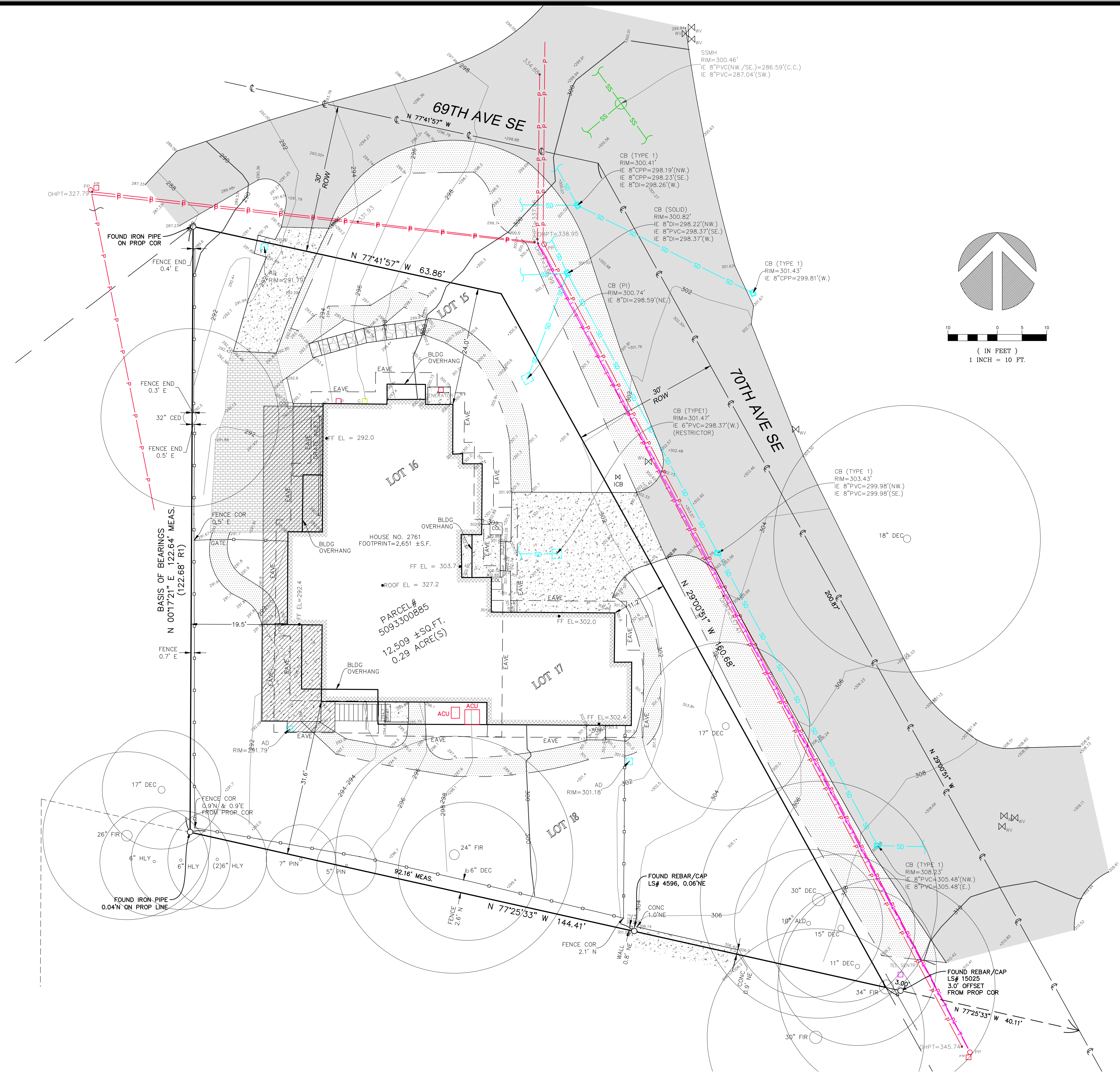
**LEGEND**

AC UNIT	IRRIGATION CONTROL BOX
AREA DRAIN	POWER METER
ASPHALT SURFACE	POWER (OVERHEAD)
BRICK SURFACE	POWER POLE
BUILDING	POWER SENTRY
CENTERLINE ROW	PRIVATE INLET
COLUMN	REBAR AS NOTED (FOUND)
CONCRETE SURFACE	SEWER LINE
RETAINING WALL	SEWER MANHOLE
DECK	STORM DRAIN LINE
FENCE LINE (WOOD)	TELEPHONE (OVERHEAD)
GAS METER	TELEPHONE SENTRY
GRAVEL SURFACE	WATER VALVE
INLET (TYPE 1)	TREE (AS NOTED)
OHP TRANSMISSION ELEVATION	

**VICINITY MAP**  
N.T.S.

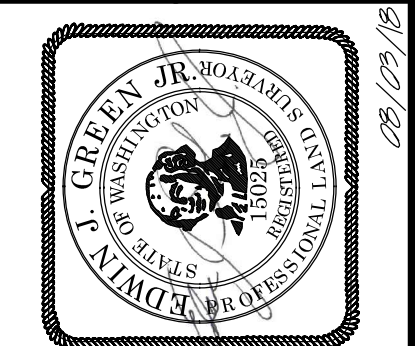


**TOPOGRAPHIC & BOUNDARY SURVEY**



TOPOGRAPHIC & BOUNDARY SURVEY  
 SW 1/4 OF NW 1/4 SEC 12, TWP. 24 N., RGE 04 E., W.M.  
 PARCEL NO. 5093300885

ANBALAGAN / PINNAMANENI RESIDENCE  
 2761 70TH AVE SE  
 MERCER ISLAND, WA 98040



**Terrane**  
 10801 Main Street, Suite 102, Bellevue, WA 98004  
 phone 425.458.4488 support@terrane.net  
 www.terrane.net

JOB NUMBER:	140126
DATE:	07/27/18
DRAFTED BY:	IDV/MD
CHECKED BY:	EJG/JGM
SCALE:	1" = 10'
<b>REVISION HISTORY</b>	
<b>SHEET NUMBER</b>	
1 OF 1	

measure success