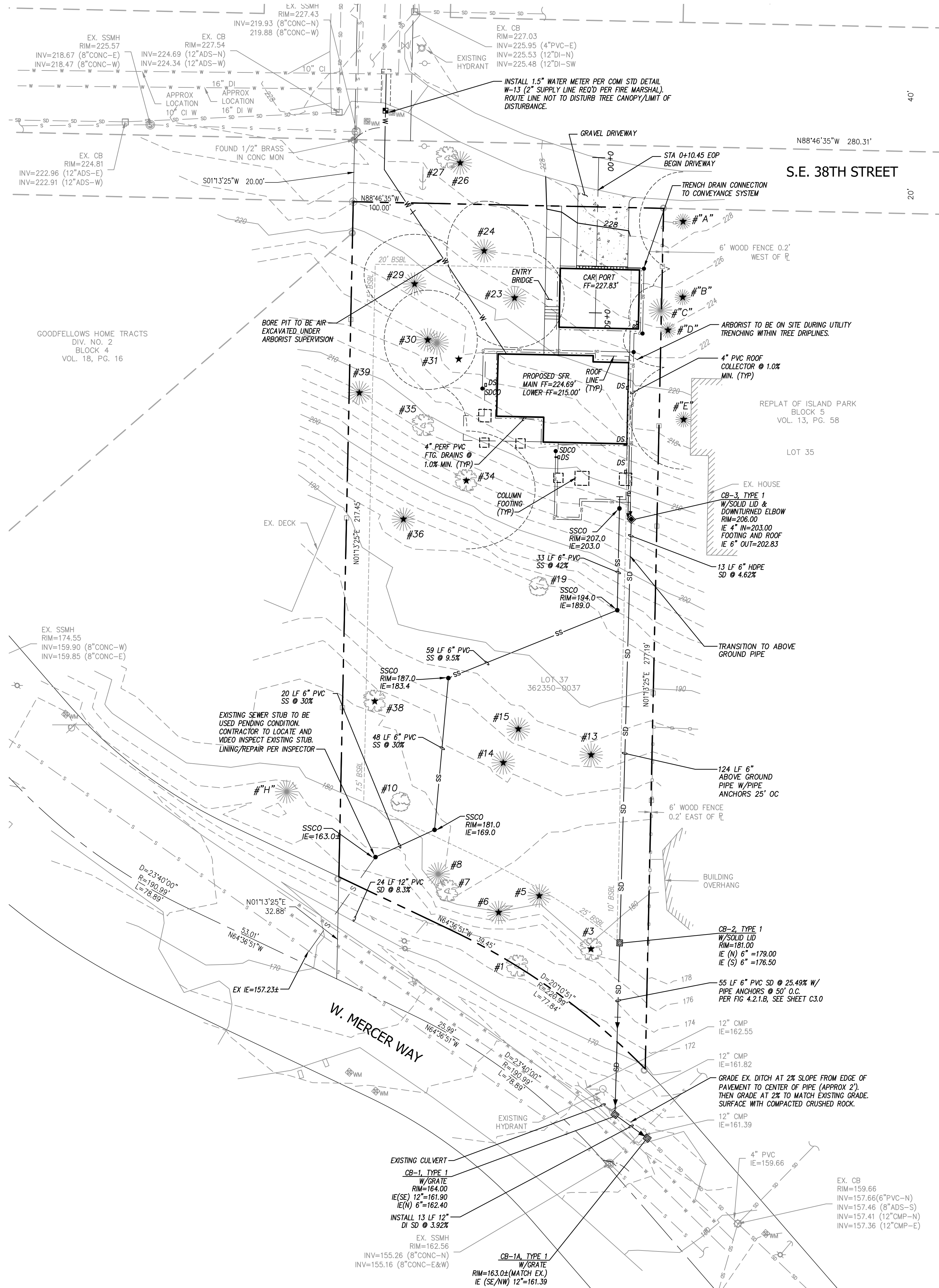


IN SE 1/4 OF THE SW 1/4 OF SECTION 12, T24N, R4E, W.M.

SITE IMPROVEMENT PLAN



LEGEND

- ⊕ WATER METER
- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ GAS VALVE
- ⊕ MAILBOX
- ⊕ UTILITY POLE
- ⊕ GUY ANCHOR
- ⊕ CATCH BASIN
- ⊕ SEWER MANHOLE
- ⊕ SIGN

TREE LEGEND

- ⊕ MAPLE TREE
- ⊕ COTTONWOOD TREE
- ⊕ ALDER TREE
- ⊕ MADRONA TREE
- ⊕ TREE (UNSPECIFIED)
- ★ EXCEPTIONAL TREE >=24" DBH



VICINITY MAP
NOT TO SCALE

PROJECT DATA

PROPERTY ADDRESS: 38XX WEST MERCER WAY, MERCER ISLAND, WA 98040
 TAX LOT NUMBER: 362350-0037
 SITE AREA: 24,288 S.F. (0.56 AC.)
 ZONING: RESIDENTIAL R-15

PROJECT TEAM

OWNER: PAUL BOSVELD & LIN YUSHAN
 1421 36TH AVE S
 SEATTLE WA 98144
 (954) 918-6271

ARCHITECT: WITTMAN ESTES
 6007 12TH AVENUE SOUTH
 SEATTLE, WA 98108
 (206) 735-7170
 CONTACT: MATT WITTMAN

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

SURVEYOR: ENCOMPASS ENGINEERING & SURVEYING
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 CONTACT: STEVEN D. McCASKEY, PLS

GEOTECHNICAL ENGINEER: GEO GROUP NORTHWEST, INC.
 13705 BEL-RED ROAD
 BELLEVUE, WA 98005
 (425) 649-8757
 CONTACT: WILLIAM CHANG, PE

LEGAL DESCRIPTION

THE WEST ONE-HUNDRED (100) FEET OF TRACT FIVE (5) (MEASURED ON THE NORTH LINE THEREOF), REPLAT OF ISLAND PARK ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON;
 TOGETHER WITH THAT PORTION OF ISLAND AVENUE VACATED BY KING COUNTY COMMISSIONER'S ADJOINING.

VERTICAL DATUM

NAVD 88

BENCHMARK

WGS DESIGNATION 8003
 3/8" COPPER PIN IN 4" SQUARE CONCRETE MONUMENT, DOWN 1.1', LOCATED ON MERCER WAY 182 FEET NORTHWEST OF THE INTERSECTION WITH S.E. 40TH STREET
 ELEVATION=143.51

HORIZONTAL DATUM

NAD 1983/91

HORIZONTAL CONTROL

HELD LINE BETWEEN WGS SURVEY DATA POINT 8003 AND WGS DATA POINT 7999
 IE=N40°56'51"W

INSTRUMENTATION

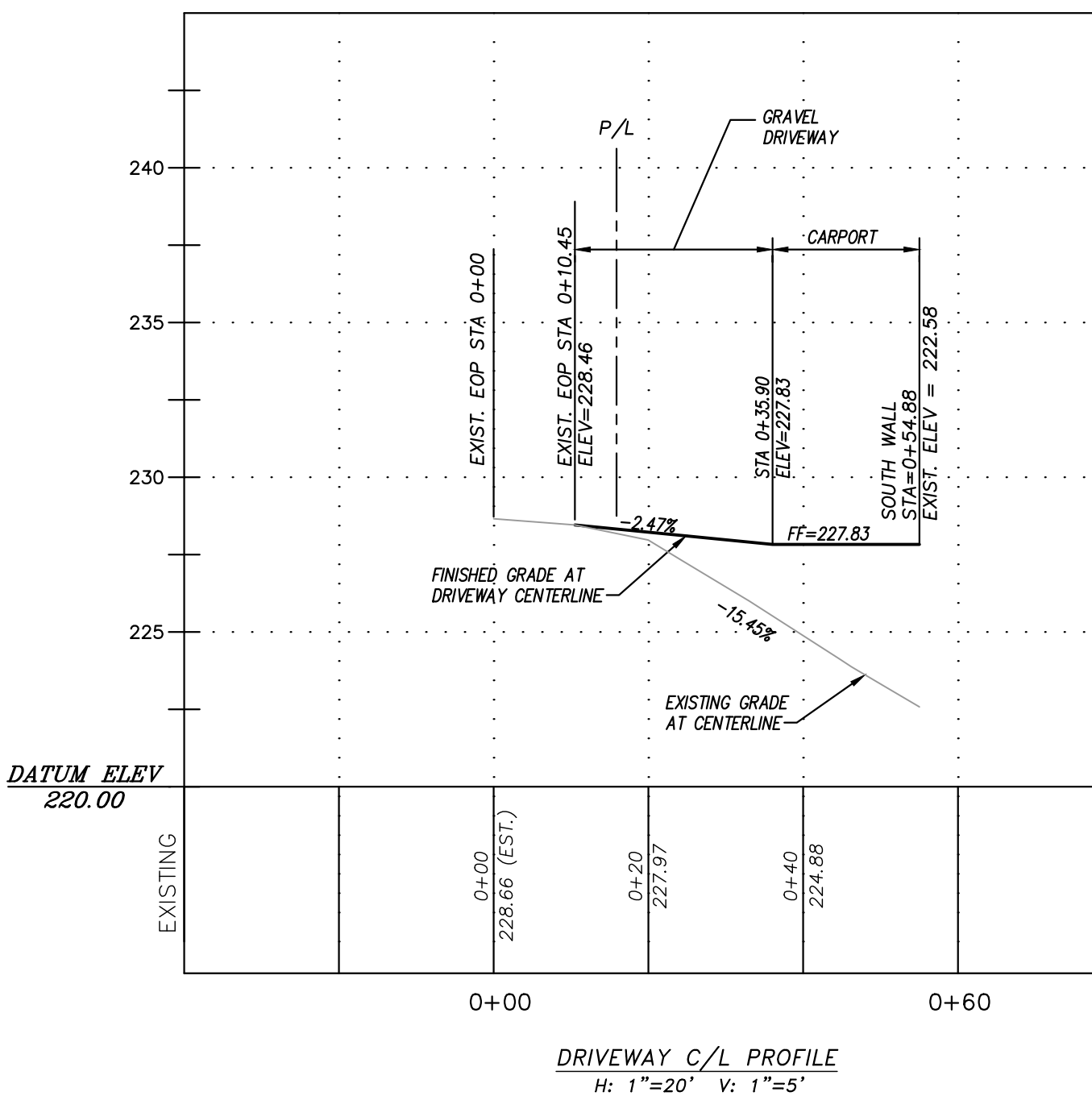
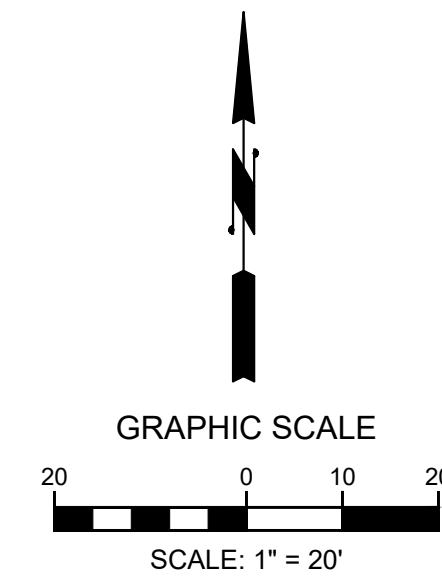
INSTRUMENT USED: 5 SECOND TOTAL STATION.
 FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

REFERENCES

ROS 1 - RECORD OF SURVEY NO. 7707289015, RECORDS OF KING COUNTY, WASHINGTON
 LOT LINE REVISION NO. 20090505900011, PER RECORDS OF KING COUNTY, WASHINGTON
 REPLAT OF ISLAND PARK, RECORDED IN VOLUME 13 OF PLATS, PAGE 58
 PLAT OF GOODFELLOW'S HOME TRACTS, DIVISION NO. 2, RECORDED IN VOLUME 18 OF PLATS, PAGE 16

SHEET INDEX

- C1.0 SITE IMPROVEMENT PLAN
- C2.0 TREE RETENTION & TESC PLAN
- C3.0 STORM DRAINAGE PROFILE & DETAILS



SURVEY NOTE

EXISTING SURVEY FEATURES, BOUNDARY, AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAVE BEEN PREPARED BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, G2 ENGINEERING CANNOT BE HELD RESPONSIBLE FOR THE ACCURACY OF DATA AND INFORMATION PROVIDED BY OTHERS, OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

DISCREPANCIES

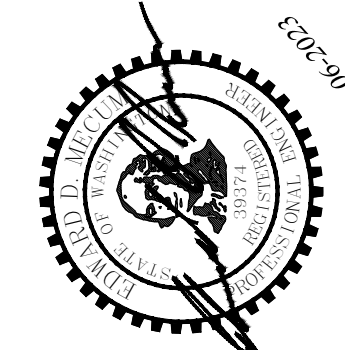
IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

EXISTING UTILITY NOTE

ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

CONTRACTOR RESPONSIBILITY

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.



NOTES	DATE	REVISION
REVISED PER ARCHITECT	3-29-23	
POST ISSUANCE STORM REVISION	9-06-23	

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



SITE IMPROVEMENT PLAN
38XX WEST MERCER WAY
MERCER ISLAND, WA 98040

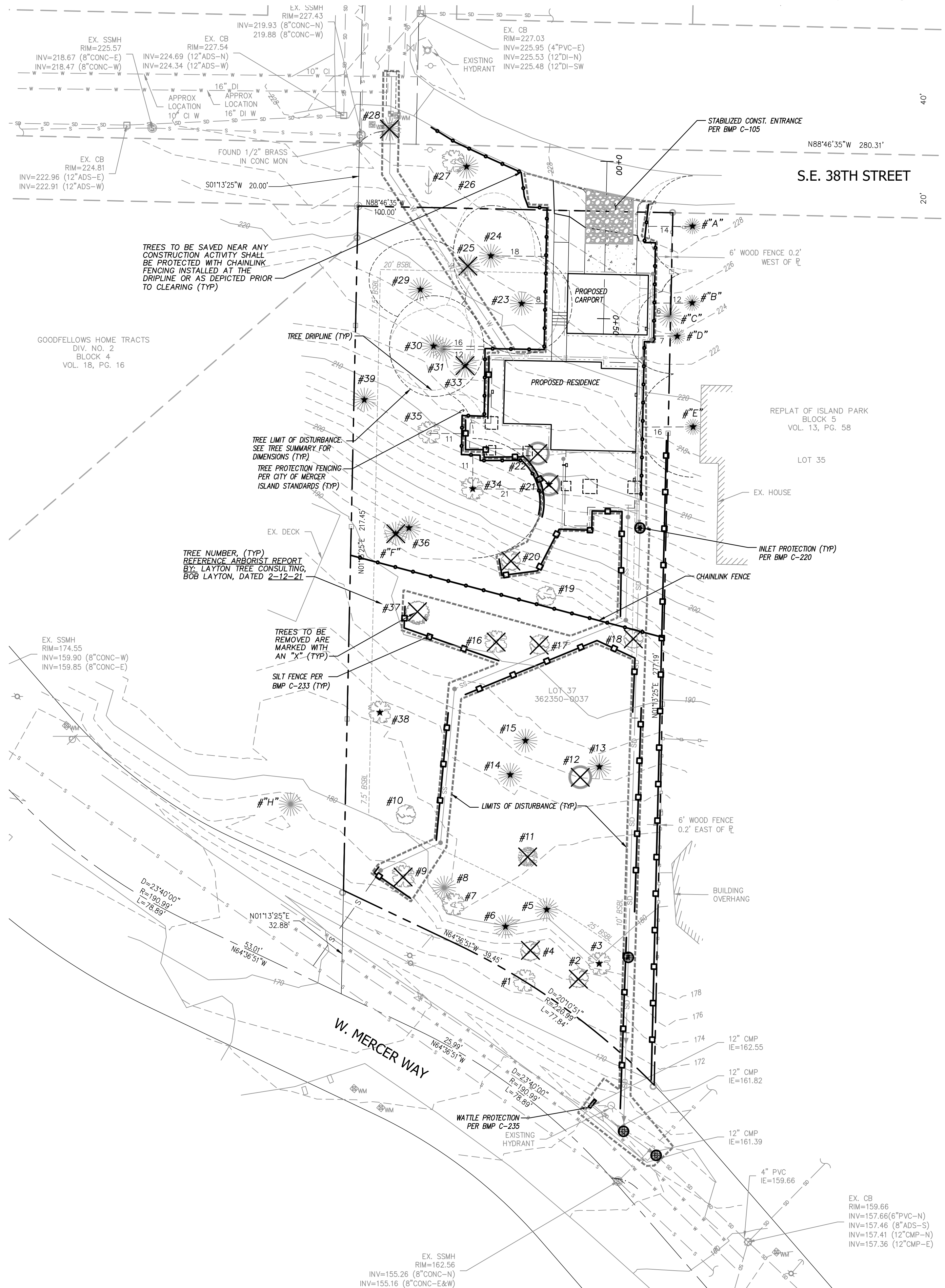
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Know what's below.
 Call before you dig.

IN SE 1/4 OF THE SW 1/4 OF SECTION 12, T24N, R4E, W.M.

TREE RETENTION & TESC PLAN



- LEGEND**
- ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ GAS VALVE
 - ⊕ MAILBOX
 - ⊕ UTILITY POLE
 - ⊕ GUY ANCHOR
 - ⊕ CATCH BASIN
 - ⊕ SEWER MANHOLE
 - ⊕ SIGN
 - CHAINLINK FENCE
 - SILT FENCE
 - DISTANCE TO TREE FENCING
- TREE LEGEND**
- ⊕ MAPLE TREE
 - ⊕ COTTONWOOD TREE
 - ⊕ ALDER TREE
 - ⊕ MADRONA TREE
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 - ★ EXCEPTIONAL TREE ≥24" DBH



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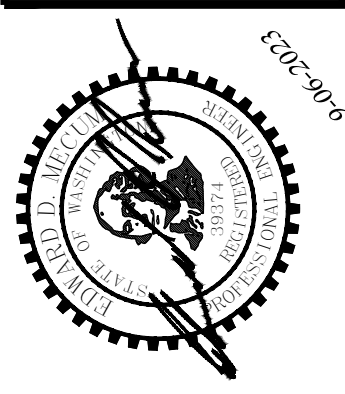
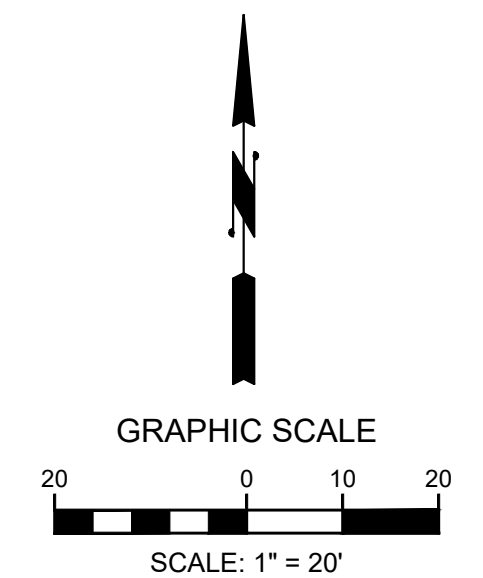
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Layton Tree Consulting LLC
 For: Paul Bosveld
 Site: 73XX SE 38th ST - Mercer Island
 Tree Summary Table
 Date: 2/12/2021

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	Proposal	
					N	S	E	W						
2	red alder	Alnus rubra	10						Poor	Yes	No		Remove	
3	bigleaf maple	Acer macrophyllum	27						Fair	Yes	No	OK to leave, needs crown clean pruning	Save	
4	red alder	Alnus rubra	11						Down	NA	NA	dead, fell down	NA	
5	Douglas fir	Pseudotsuga menziesii	30						Good	Yes	Yes		Save	
6	Douglas fir	Pseudotsuga menziesii	41						Fair	Yes	Yes		Save	
7	bigleaf maple	Acer macrophyllum	cluster						Fair	Yes	No	OK to leave, needs crown clean pruning	Save	
8	Douglas fir	Pseudotsuga menziesii	21						Fair	Yes	No		Save	
9	bigleaf maple	Acer macrophyllum	22						Poor	Yes	No	70% dead, lean to powerlines	Remove	
10	Pacific dogwood	Cornus nuttallii	11,11 (16)	59					Fair	Yes	Yes	OK to leave, low risk	Save	
11	Mountain ash	Sorbus aucuparia	8.4 (9)						Dead	NA	NA		NA	
12	Pacific madrone	Arbutus menziesii	11						Poor	Yes	Yes	90% dead, low risk, OK to leave	NA	
13	Douglas fir	Pseudotsuga menziesii	53						Fair	Yes	Yes		Save	
14	Douglas fir	Pseudotsuga menziesii	38						Good	Yes	Yes		Save	
15	Douglas fir	Pseudotsuga menziesii	35						Good	Yes	Yes		Save	
16	bigleaf maple	Acer macrophyllum	11						Fair	Yes	No		Remove	
17	red alder	Alnus rubra	16						Dead	NA	NA		NA	
18	red alder	Alnus rubra	15						Dead	NA	NA		NA	
19	red alder	Alnus rubra	15						Fair	Yes	No	OK to leave, decent vigor, low risk	Save	
20	red alder	Alnus rubra	14						Poor	Yes	No	90% dead	Remove	
21	Pacific madrone	Arbutus menziesii	32						Poor	Yes	Yes	diseased, heavy lean downhill	Remove	
22	Pacific madrone	Arbutus menziesii	12						Dead	NA	NA		NA	
23	Douglas fir	Pseudotsuga menziesii	52		16/16	16/16	12/16	18	Good	Yes	Yes		Save	
24	Douglas fir	Pseudotsuga menziesii	43		155	20/16	10/16	14/16	12	Good	Yes	Yes	old broken top	Save
25	Douglas fir	Pseudotsuga menziesii	14						Dead	NA	NA	Dead snag	Remove	
29	Douglas fir	Pseudotsuga menziesii	30		14/16	10	10/16	NA	Fair	Yes	Yes	capital rupture	Save	
30	Douglas fir	Pseudotsuga menziesii	30		130	12/16	14/16	10/16	14	Fair	Yes	Yes	incipient pine infection, south side	Save
31	Douglas fir	Pseudotsuga menziesii	18		90	14/14	6/12	10/12	8	Fair	Yes	No		Save
32	Douglas fir	Pseudotsuga menziesii	17		NA	NA	NA	NA	NA	NA	NA	Dead snag	Remove	
33	Douglas fir	Pseudotsuga menziesii	36		NA	NA	NA	NA	Poor	Yes	Yes	Advanced pine infection, all sides	Remove	
34	bigleaf maple	Acer macrophyllum	28		16	22	22	NA	Fair	Yes	No	decent form, some dead wood	Save	
35	bigleaf maple	Acer macrophyllum	20		16/14	NA	18/14	NA	Fair	Yes	No	decent form, some dead wood	Save	
36	Douglas fir	Pseudotsuga menziesii	37						Fair	Yes	No		Save	
37	black cottonwood	Populus trichocarpa	21						Poor	Yes	No	suspect internal decay	Remove	
38	bigleaf maple	Acer macrophyllum	40						Fair	Yes	Yes	asymmetric crown to east	Save	
39	Douglas fir	Pseudotsuga menziesii	39		142				Fair	Yes	Yes	old broken top, upper foliage a little sparse	Save	
F	Douglas fir	Pseudotsuga menziesii	31		100				Poor	Yes	Yes	advanced pine infection, leans west to house	Remove	
Neighboring Trees														
1	bigleaf maple	Acer macrophyllum	7						Fair	No	No	in ROW	Protect	
28	Douglas fir	Pseudotsuga menziesii	48						Good	Yes	Yes	in ROW	Protect	
27	bigleaf maple	Acer macrophyllum	19						Fair	Yes	No	in ROW	Protect	
28	Douglas fir	Pseudotsuga menziesii	31						Good	Yes	Yes	in ROW	Protect	
A	Douglas fir	Pseudotsuga menziesii	38		16	14/16	NA	18/14	Good	Yes	Yes		Protect	
B	Douglas fir	Pseudotsuga menziesii	30		10	8	NA	10	Good	Yes	Yes	6-foot off PL/fence	Protect	
C	Douglas fir	Pseudotsuga menziesii	19		8	12	NA	16/10	Fair	Yes	No		Protect	
D	Douglas fir	Pseudotsuga menziesii	32		8	12	NA	14/14	Good	Yes	Yes		Protect	
E	Douglas fir	Pseudotsuga menziesii	42		18	16	NA	17	Fair	Yes	Yes	Foliage somewhat sparse	Protect	

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]).



DATE	CHKD BY	EDM	WJR	NOTES	
				REVISION	REVISION
3-29-23	EDM			POST ISSUANCE STORM REVISION	
9-06-23	EDM				

G2 CIVIL
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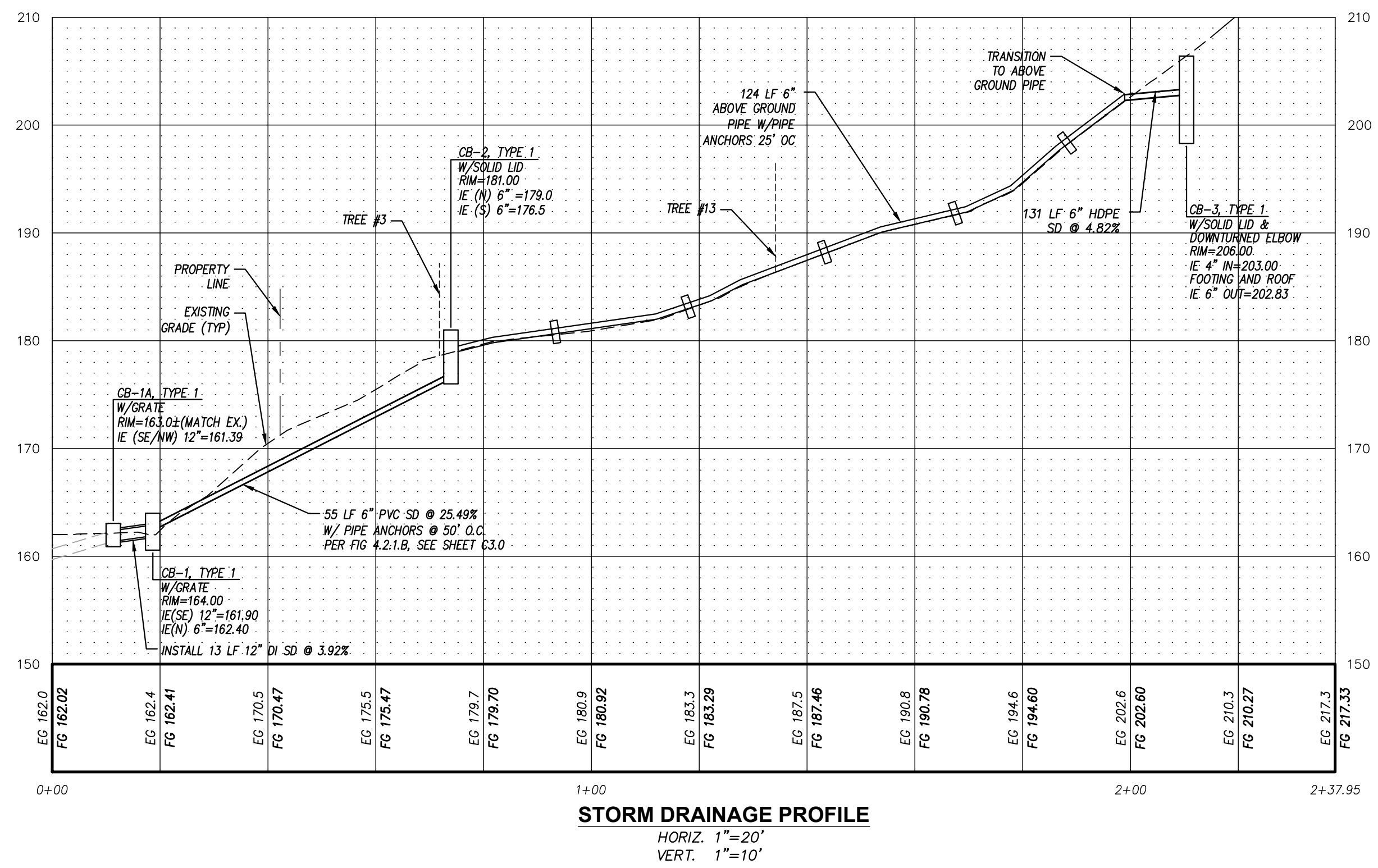
TREE RETENTION & TESC PLAN
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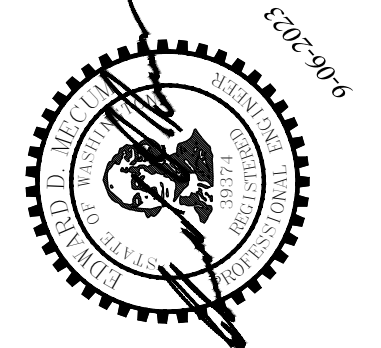
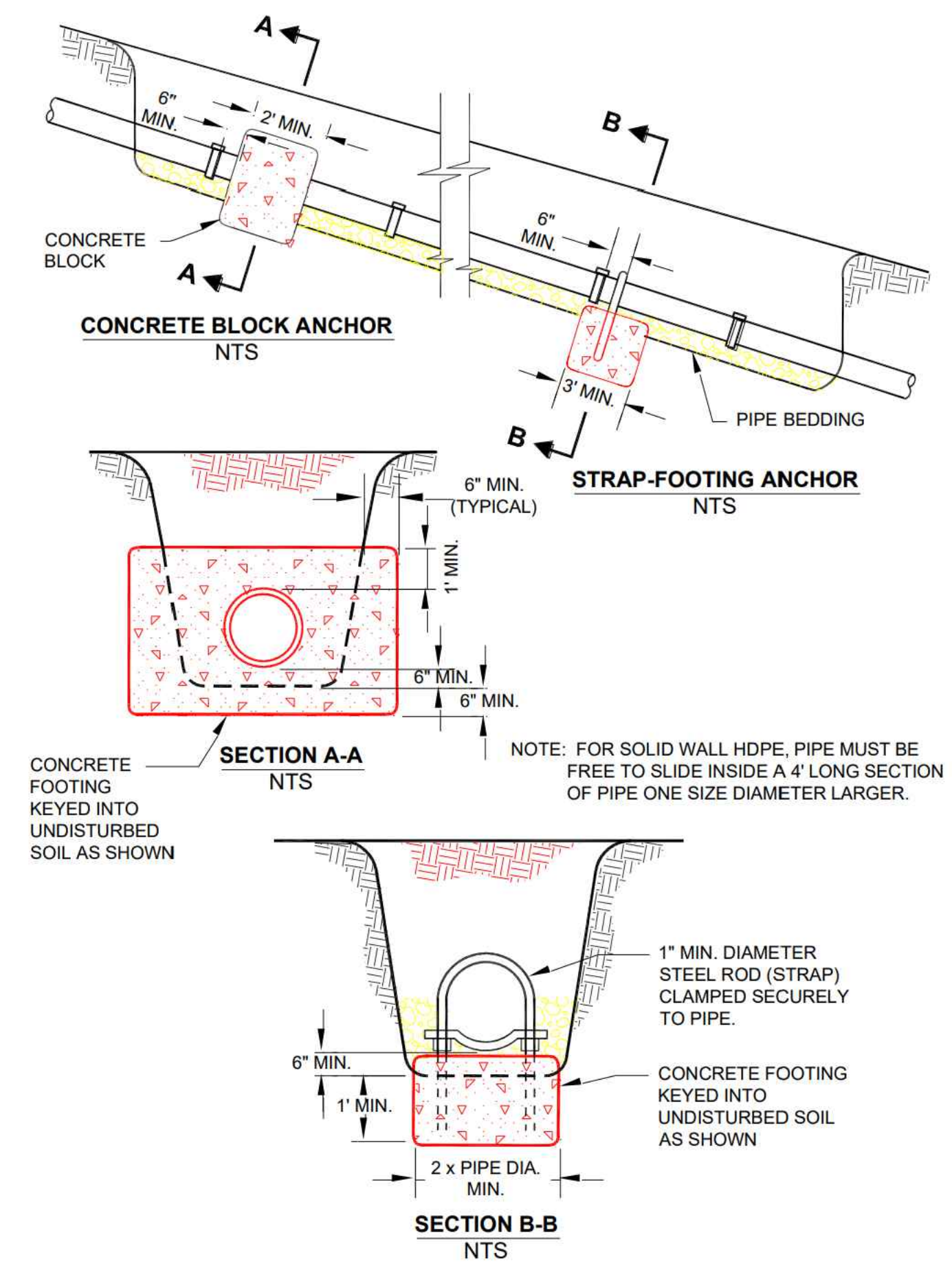
JOB No.

IN SE 1/4 OF THE SW 1/4 OF SECTION 12, T24N, R4E, W.M.
STORM DRAINAGE PLAN & DETAILS



STORM DRAINAGE PROFILE
 HORIZ. 1"=20'
 VERT. 1"=10'

FIGURE 4.2.1.B PIPE ANCHOR DETAIL



DATE	REVISION
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9-06-23	POST ISSUANCE STORM REVISION

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STORM DRAINAGE PROFILE & DETAILS
 38XX WEST MERCER WAY
 MERCER ISLAND, WA 98040
 PAUL BOSVELD
 LICENSED PROFESSIONAL ENGINEER
 SEATTLE, WA 98174
 (954) 918-6271



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