

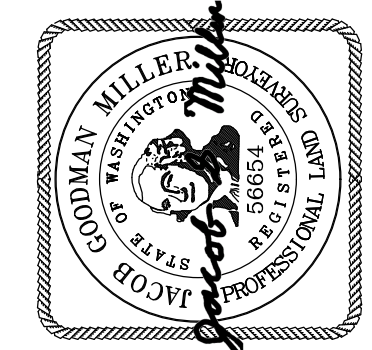
# TOPOGRAPHIC & BOUNDARY SURVEY

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TOPOGRAPHIC & BOUNDARY SURVEY  
PARCEL NO. 1922800210

NESTLER / SPARE RESIDENCE

8265 SE 61ST ST  
MERCER ISLAND, WA 98040



# TERRANE

10801 Main Street, Suite 102  
Bellevue, WA 98004  
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	220307
DATE:	03/17/2022
DRAFTED BY:	JAK
CHECKED BY:	JGM/TBH
SCALE:	1" = 10'
<b>REVISION HISTORY</b>	
10/11/22	CORRECTIONS
05/26/23	SOUTH SITE UPDATE
07/17/23	BIOLOGIST NOTES

SHEET NUMBER  
1 OF 2

## LEGAL DESCRIPTION

LOT 21, DAWN VILLA, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 87 OF PLATS, PAGE(S) 82 AND 83, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

## BASIS OF BEARINGS

A LINE COMPUTED PER REFERENCE NO. 1, BETWEEN FOUND MONUMENTS BEARS N 34°44'26" W, AS SHOWN HEREON.

## REFERENCES

R1. DAWN VILLA, VOL. 87, OF PLATS, PGS. 82-83, RECORDS OF KING COUNTY, WASHINGTON.

## VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

## SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN FEBRUARY OF 2022 & MAY OF 2023. 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. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 1922800210.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 14,817± S.F. (0.34 ACRES)
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN TICOR TITLE COMPANY, COMMITMENT NO. 70075346, WITH AN EFFECTIVE DATE OF AUGUST 2, 2017 AND THAT ALL EASEMENTS, COVENANTS, AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. 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

	AREA DRAIN		STEEP SLOPE AREA
	ASPHALT SURFACE		PAVER SURFACE
	BAMBOO FOLIAGE LINE		POWER METER
	BENCHMARK		POWER (OVERHEAD)
	BUILDING		RETAINING WALL
	CENTERLINE ROW		REBAR AS NOTED (FOUND)
	CULVERT PIPE		REBAR & CAP (SET)
	CONCRETE SURFACE		ROCKERY
	DECK		SEWER LINE
	FENCE LINE (CHAIN LINK)		SEWER MAINHOLE
	FENCE LINE (WOOD)		STORM DRAIN LINE
	FIRE HYDRANT		TELEPHONE SENTRY
	GAS METER		TREE (AS NOTED)
	GRAVEL SURFACE		WATER LINE
	HOSE BIB RISER		WATER METER
	INLET (TYPE 1)		OHW FLAG
	MONUMENT IN CASE (FOUND)		5' UTILITY EASEMENT PER PLAT

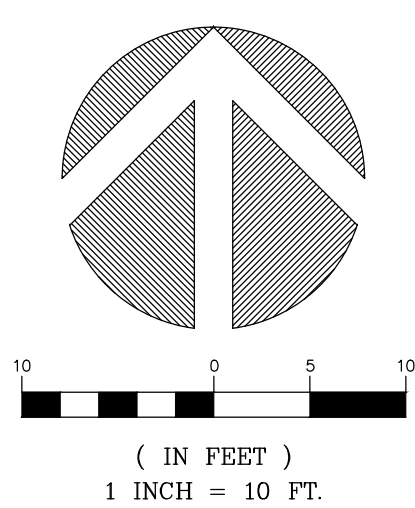
## VICINITY MAP

N.T.S.



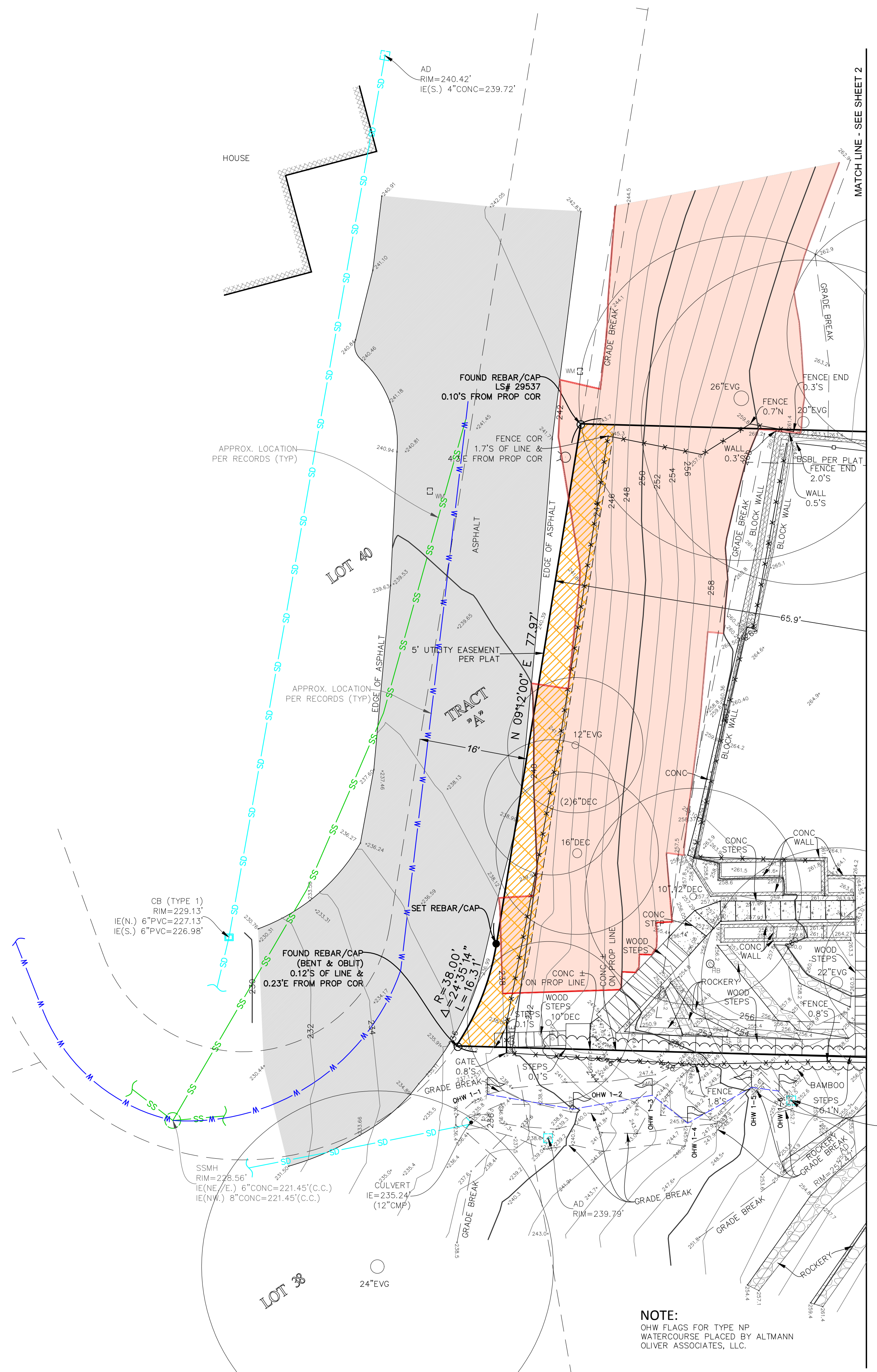
## SCHEDULE B ITEMS

1. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, 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 THE PLAT OF DAWN VILLA. (PLOTTED BLDG SETBACK LINES & UTILITY EASEMENT. ADDITIONAL RESTRICTIONS EXIST.)



INDEXING INFORMATION	
SE 1/4	SE 1/4
NW 1/4	NE 1/4
SW 1/4	SE 1/4
SECTION: 24	TOWNSHIP: 24N
RANGE: 04E, W.M.	COUNTY: KING

**STEEP SLOPE/BUFFER DISCLAIMER:**  
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

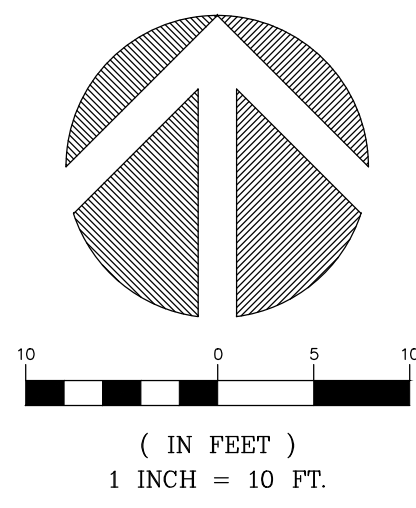
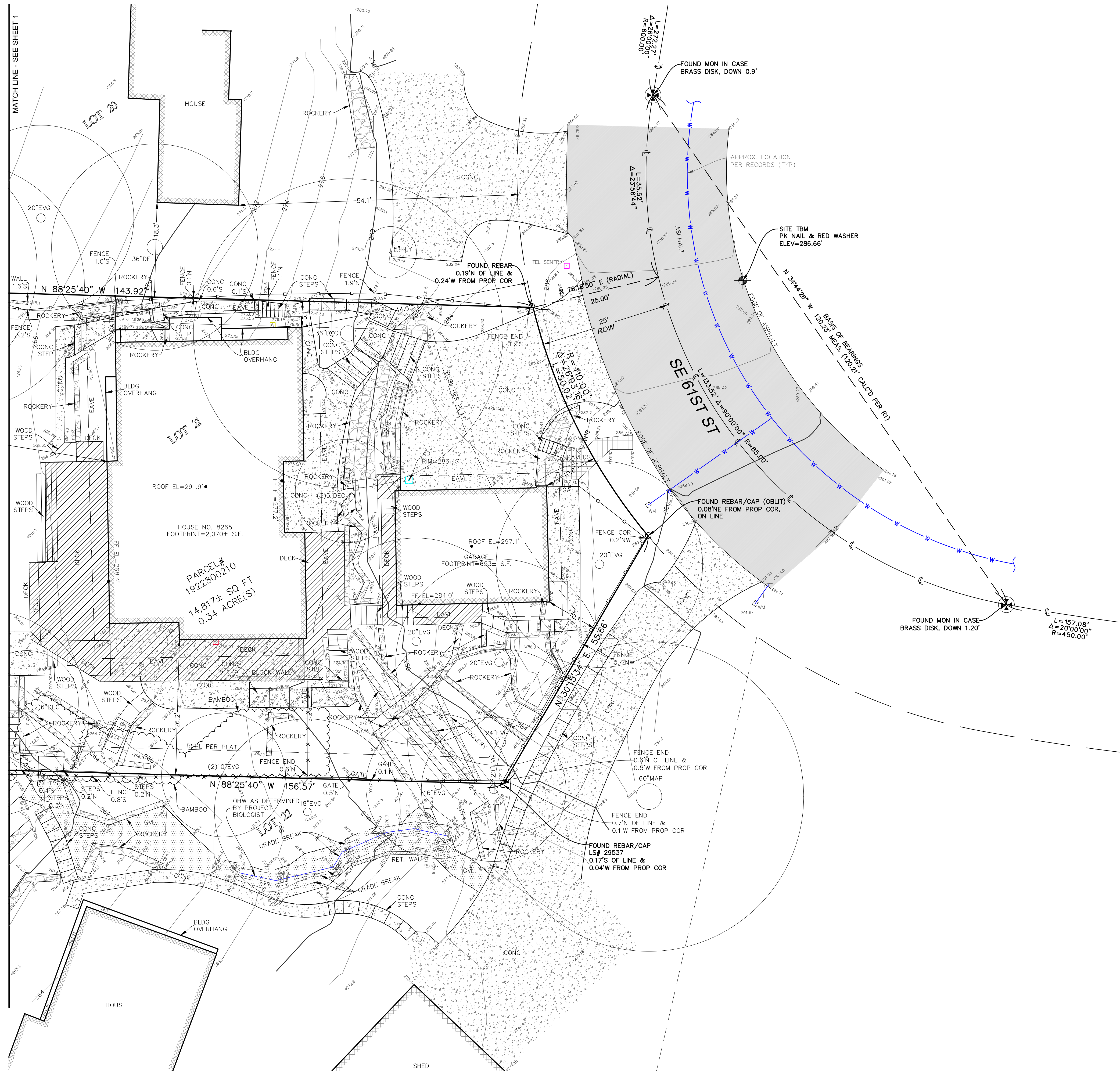




# TOPOGRAPHIC & BOUNDARY SURVEY

## LEGEND

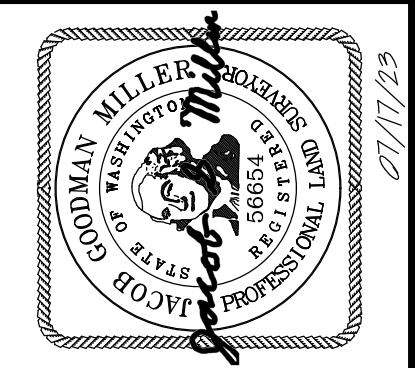
	AREA DRAIN		STEEP SLOPE AREA
	ASPHALT SURFACE		PAVER SURFACE
	BAMBOO FOLIAGE LINE		POWER METER
	BENCHMARK		POWER (OVERHEAD)
	BUILDING		RETAINING WALL
	CENTERLINE ROW		REBAR AS NOTED (FOUND)
	CULVERT PIPE		REBAR & CAP (SET)
	CONCRETE SURFACE		ROCKERY
	DECK		SEWER LINE
	FENCE LINE (CHAIN LINK)		SEWER MAINHOLE
	FENCE LINE (WOOD)		STORM DRAIN LINE
	FIRE HYDRANT		TEL SENTRY
	GAS METER		TREE (AS NOTED)
	GRAVEL SURFACE		WATER LINE
	HOSE BIB RISER		WATER METER
	INLET (TYPE 1)		OHW FLAG
	MONUMENT IN CASE (FOUND)		5' UTILITY EASEMENT PER PLAT



INDEXING INFORMATION			
		SECTION: 24	
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 MERCER ISLAND, WA 98040

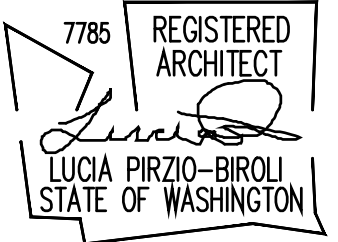


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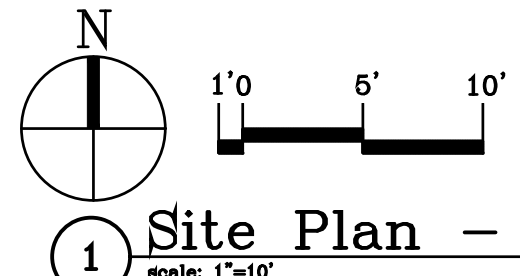
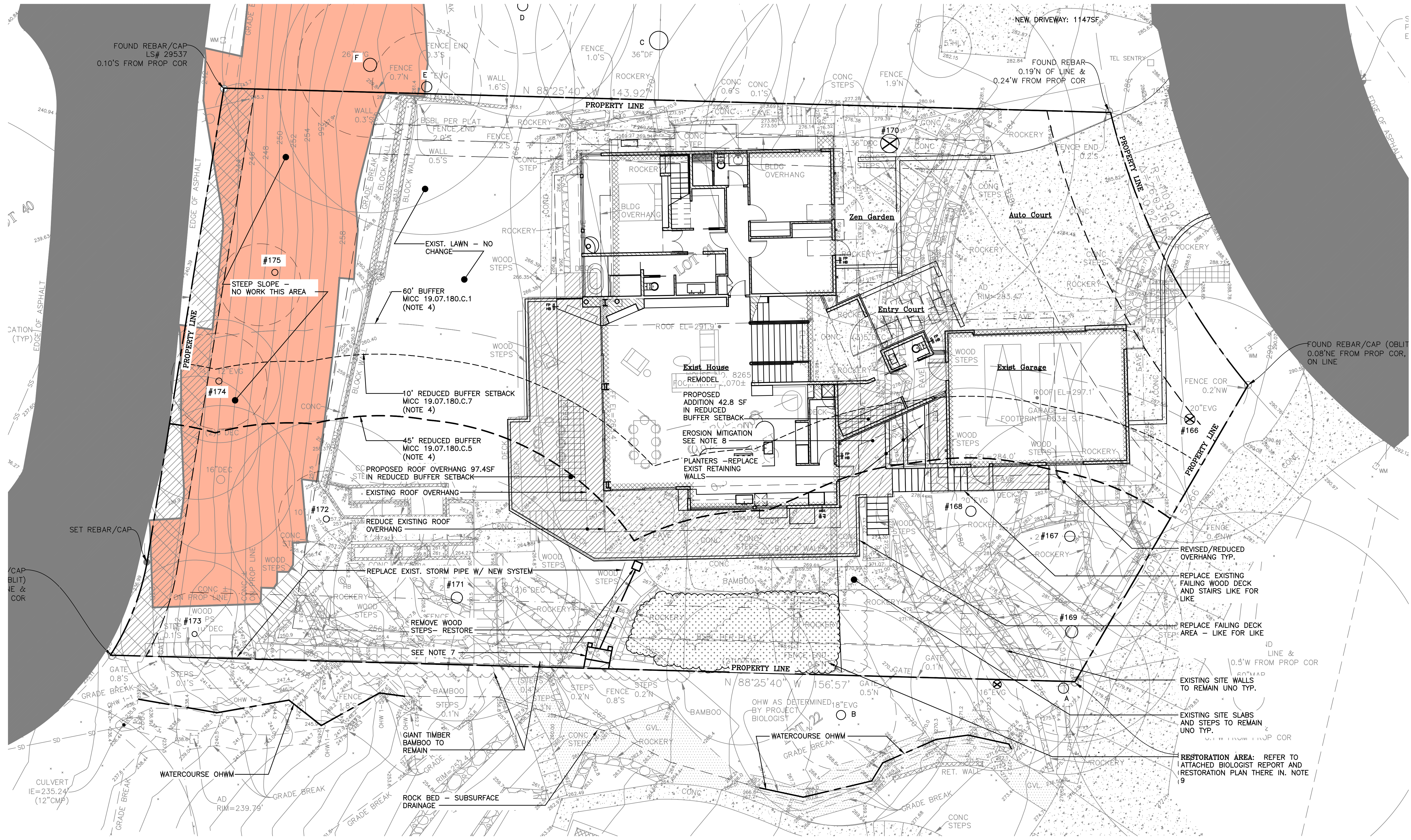
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2 OF 2	





**NESTLER-SPARE RESIDENCE**

Remodel/Addition  
8265 SE 61ST ST  
Mercer Island, WA 98040



**1 Site Plan – Critical Area Review**  
Scale: 1"=10'

**Drawing Legend**

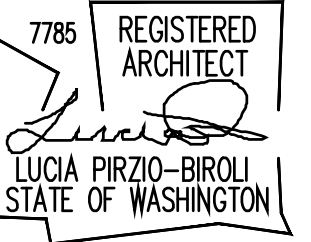
- NEW AREA IN BUFFER SETBACK
- RESTORATION AREA BOUNDARY
- RESTORED AREA
- REMOVED TREE
- REGULATED TREE
- MLOD
- TREE TRUNK
- RESTORATION AREA -
- MINIMUM LIMIT OF DISTURBANCE (MLOD)

- Site Plan – Critical Area Review General Notes**
- SEE ATTACHED CAR 2 PROJECT MEMO DESCRIBING EXISTING CRITICAL AREAS AND PROPOSED WORK WITHIN.
  - SEE SHTS. A1.1, A1.2a AND A1.2b FOR NOTES IN COMMON AND NOTED MICC LANDUSE REQUIREMENTS AND CALCULATIONS INCLUDING GENERAL DIMENSIONS; YARD SETBACKS; LEGALLY NON-CONFORMING CONDITIONS; HARD-SURFACE, LOT COVERAGE, HARDSCAPE AND ABE CALCULATIONS ETC...
  - SITE IS IDENTIFIED AS GEOLOGICALLY HAZARDOUS. SEE ATTACHED GEO-TECHNICAL REPORT: ALL FOUNDATION WORK WILL BE DESIGNED AND EXECUTED PER GEO-TECHNICAL RECOMMENDATIONS.
  - EXIST. No WATER-COURSE ON SOUTHERLY NEIGHBOR'S PROPERTY – SEE ATTACHED BIOLOGIST'S REPORT: (3) SEGMENTS EASTERLY ABOVE GRADE; MIDDLE SECTION BELOW GRADE; WESTERLY SEGMENT ABOVE GRADE CONNECTS TO CITY STORM DRAIN. SEE DRAWING FOR REDUCED BUFFER AND WORK EXECUTED WITHIN.
  - NO WORK TO EXISTING WATER COURSE HAS BEEN PERFORMED BY CURRENT OWNERS SINCE THE PROPERTY WAS PURCHASED IN 1996. THE EASTERLY ABOVE GRADE WATERCOURSE ENTERS A PIPE AS SHOWN ON SURVEY.
  - FAILING DECKS, STAIRS, RETAINING WALLS ETC...IMPACTED DURING CONSTRUCTION TO BE REPLACED KIND FOR KIND
  - NEW STORM DRAIN (REPLACE EXISTING): (1) CATCH BASIN LINKED BY 6" DIA. HDPE PIPE TERMINATING AT A 2'X4'X1'H. GABION MATTRESS W/ FILTER FABRIC UNDERLAYMENT. INLET ELEV. 267.6' OUTLET ELEV. 264.0'
  - SITE DISTURBANCE IS LIMITED SEE GEO-TECH REPORT FOR EROSION MITIGATION RECOMMENDATIONS
  - SEE SHEETS A1.4 AND A1.5 FOR RESTORATION DETAIL

Date: Pre-App 29 August 2023  
4/15/2024 Bldg. Permit Sub. 1

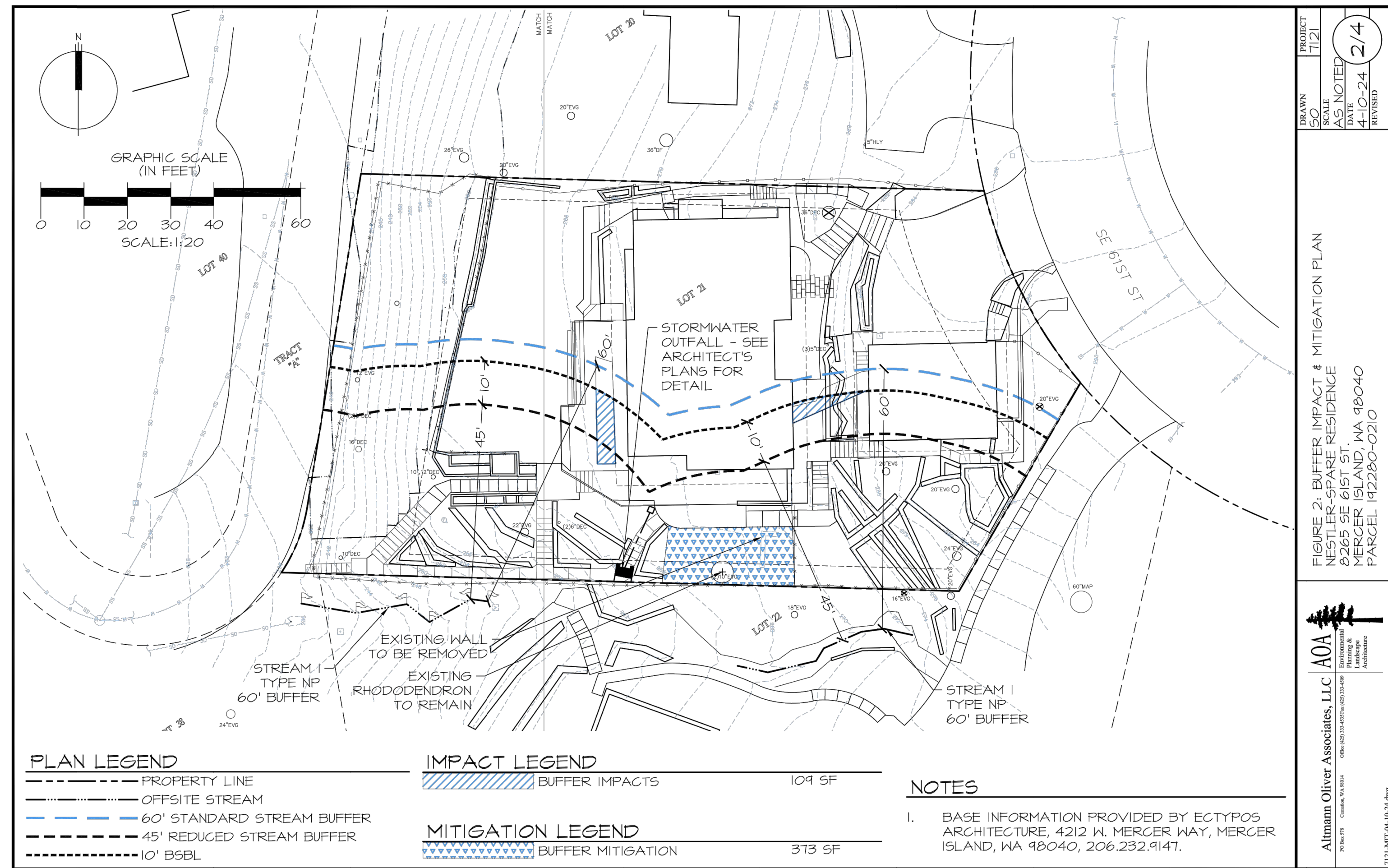
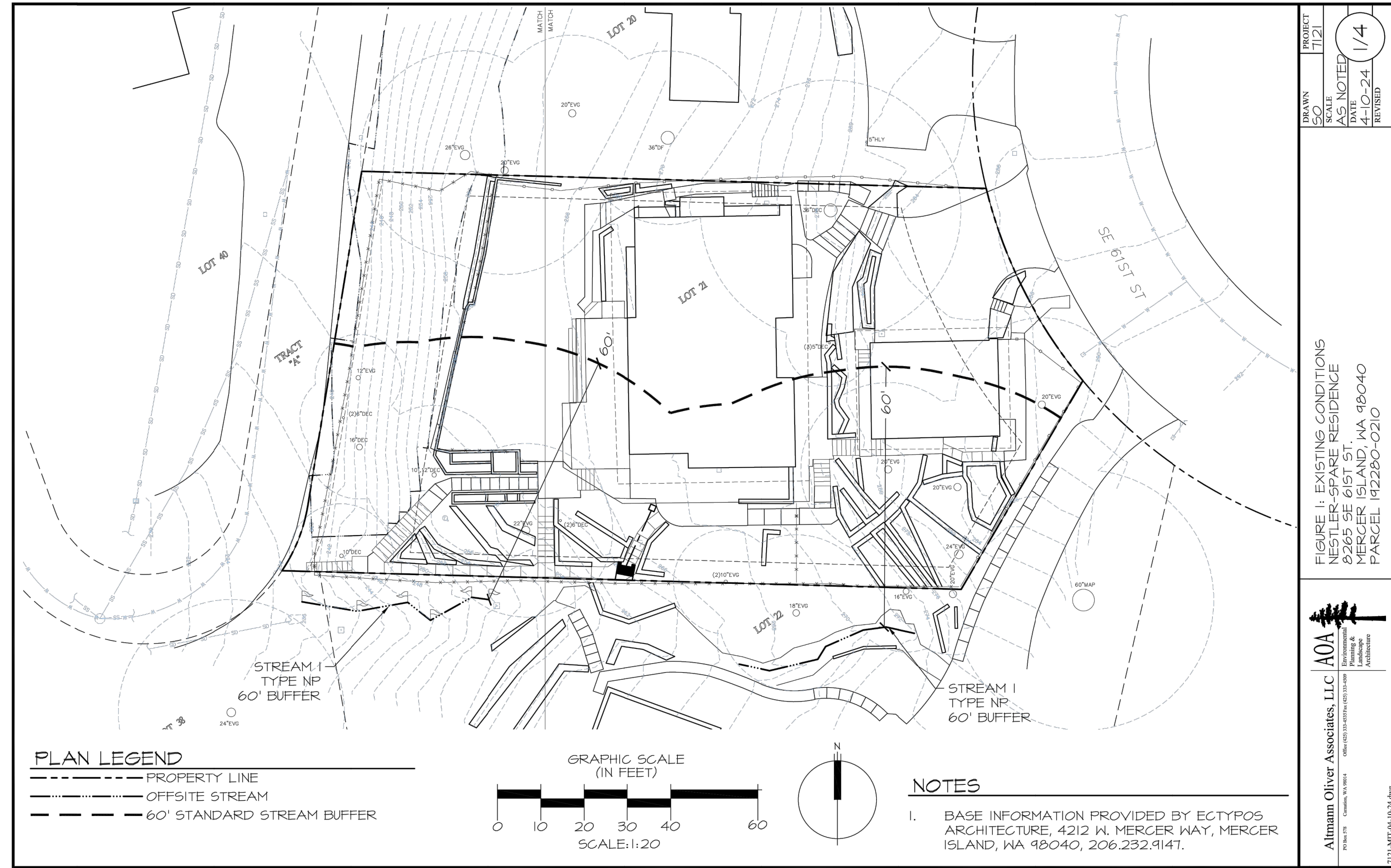
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**NESTLER-SPARE RESIDENCE**

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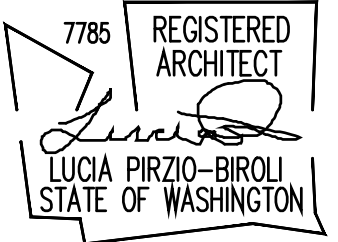


**GENERAL NOTE:** DRAWINGS EXTRACTED FROM BIOLOGIST REPORT 4/15/24

Date:  
4/15/2024 Bldg. Permit Sub. 1

Scale:  
Sheet:





NESTLER-SPARE RESIDENCE

Remodel/Addition  
8265 SE 61ST ST  
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Date:  
4/15/2024 Bldg. Permit Sub. 1

Scale:  
Sheet:

GRAPHIC SCALE (IN FEET)  
SCALE: 1:10

18" EVG

**PLANT SCHEDULE**

**TREES**

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
TE	THUJA PLICATA 'EXCELSA'	EXCELSA CEDAR	9' O.C.	3	2 GAL.	FULL & BUSHY

**SHRUBS**

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3' O.C.	13	1 GAL.	FULL & BUSHY

**GROUND COVER**

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY	SIZE (MIN.)	NOTES
[Pattern]	BLECHNUM SPICANT	DEER FERN	2' O.C.	24	1 GAL.	FULL & BUSHY
[Pattern]	POLYSTICHUM MUNITUM	SWORD FERN	3' O.C.	22	1 GAL.	FULL & BUSHY

**NOTES**

- BASE INFORMATION PROVIDED BY ECTYPOS ARCHITECTURE, 4212 W. MERCER WAY, MERCER ISLAND, WA 98040, 206.232.9147.

DRAWN: SO  
SCALE: AS NOTED  
DATE: 4-10-24  
PROJECT: 1121  
3/4

FIGURE 3: PLANTING PLAN  
NESTLER-SPARE RESIDENCE  
8265 SE 61ST ST.  
MERCER ISLAND, WA 98040  
PARCEL 1422B0-0210

Almamm Oliver Associates, LLC AOA  
7121 SARTON BLVD, SUITE 100  
SEASIDE, WA 98148  
PHONE: 206.232.9147  
WWW.AOAWA.COM

**CONTAINER TREE/SHRUB PLANTING (TYP.)**  
SCALE: NTS

MULCH 3" DEEP APPLIED PER SPECIFICATIONS

INSTALL PLANTS 3" HIGH AND MULCH PERIMETER ENSURING NO MULCH OVER PLANT CROWN

SET TREE/SHRUB STRAIGHT AND PLACE ROOTBALL ON SOLID GROUND OR ON COMPACTED BACKFILL.

BACKFILL PLANTING HOLE 1/2 FULL WITH NATIVE SOIL, TAMP SOIL TO STABILIZE ROOTBALL. DO NOT DISTURB ROOTBALL. BACKFILL REMAINING PLANTING HOLE PER SPECIFICATIONS. AMEND BACKFILL AS NOTED IN THE INSTALLATION NOTES.

FINAL GRADE.

SCARIFY SIDES OF PLANTING HOLE. MAKE SURE HOLE HAS GOOD DRAINAGE.

EXISTING NATIVE SOIL.

2 TIMES ROOT BALL DIAMETER

**GROUND COVER PLANTING (TYP.)**  
SCALE: NTS

GROUND COVER PLANT. SEE PLANT LIST

3" DEPTH BARK MULCH NO MULCH ON PLANT CROWN

TOPSOIL DEPTH AND TYPE AS SPECIFIED

EXISTING SUBGRADE

EQUAL DISTANCE

GROUND COVER PLANT SPACING AS INDICATED ON PLANT LIST (TYPICAL)

EDGE OF PLANTER

**SPECIFICATIONS**

- PRIOR TO PLANTING, ALL NON-ORGANIC DEBRIS AND NON-NATIVE VEGETATION (BAMBOO AND IVY) SHALL BE REMOVED AND EXPORTED OFF SITE. EXISTING RHODODENDRON SHALL BE PRUNED BACK. IRRIGATION SHALL BE ADJUSTED TO COVER MITIGATION AREA.
- PRIOR TO PLANTING, ROOT BARRIER SHALL BE INSTALLED ALONG THE WEST AND SOUTH PERIMETER OF THE MITIGATION AREA TO KEEP OUT IVY AND BAMBOO. IT SHALL BE 18" DEEP AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- IMPORTED CEDAR GROVE 3-WAY TOPSOIL SHALL BE PLACED IN THE RESTORATION AREA TO A DEPTH OF 3" PRIOR TO PLANTING AND MULCHING.
- ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH.
- ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH A 30/70 MIX OF STEERCO TO NATIVE SOIL. PLANTS SHALL BE INSTALLED 2" HIGH AND SURFACED MULCHED TO A DEPTH OF 3" WITH WOOD CHIPS PLACED CONTINUOUSLY THROUGHOUT THE PLANTING BED.
- ALL PLANTS SHALL BE NURSERY GROWN (IN WA OR OR) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
- ALL PLANTINGS SHALL BE IRRIGATED AT A RATE OF 1/2" OF FLOW 2-3 TIMES WEEKLY, FROM JUNE 15-OCT 15 THE FIRST YEAR AFTER PLANTING. THE SECOND YEAR, FLOW SHOULD BE REDUCED TO PROVIDE 1/2" OF FLOW 1-2 TIMES WEEKLY FROM JULY 1-SEPT 30. THE SYSTEM CAN BE REMOVED AFTER 2 YEARS.
- UPON APPROVAL OF PLANTING INSTALLATION BY AOA, MERCER ISLAND WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
- MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.

**ANNUAL MAINTENANCE SCHEDULE**

MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WEED CONTROL												
GENERAL MAINT.												
WATERING - YEAR 1						4	8	8	8	4		
WATERING - YEAR 2						4	4	4				

1-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.

**MAINTENANCE WILL INCLUDE:**

- REMOVAL OF NON-NATIVE PLANTS, BY HAND, AS LISTED ABOVE.
- CONTINUED APPLICATION OF IRRIGATION, AS NOTED ABOVE.
- REMOVAL OF PEST INFESTATIONS, LIKE TENT CATERPILLAR AND SPRUCE APHID.
- THINNING OF RED ALDER AND MOWING OF TALL GRASSES, AS DIRECTED BY AOA TO ENSURE SURVIVAL OF PLANTED SPECIES.

DRAWN: SO  
SCALE: AS NOTED  
DATE: 4-10-24  
PROJECT: 1121  
4/4

FIGURE 4: PLANTING DETAILS & SPECIFICATIONS  
NESTLER-SPARE RESIDENCE  
8265 SE 61ST ST.  
MERCER ISLAND, WA 98040  
PARCEL 1422B0-0210

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