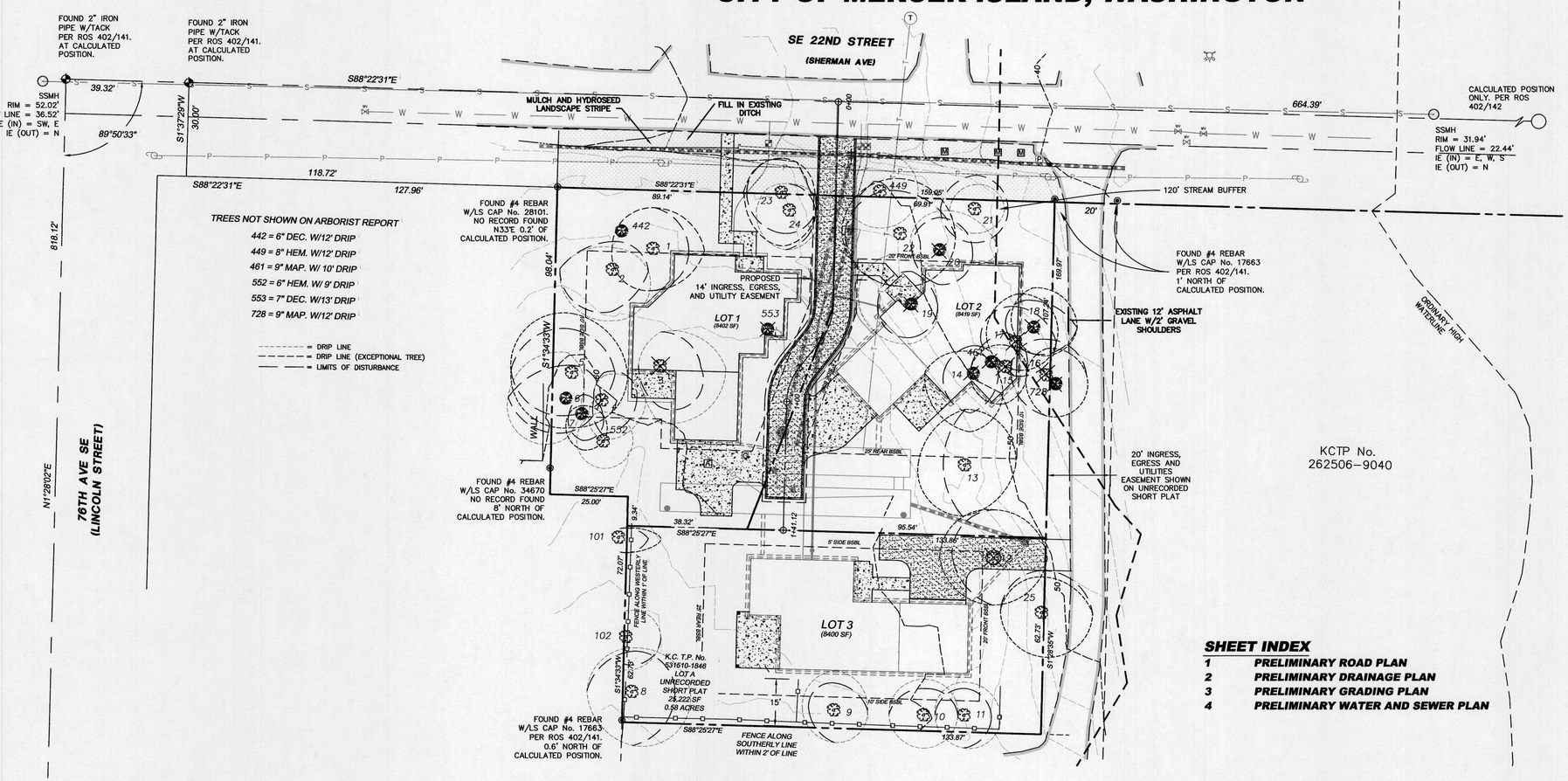
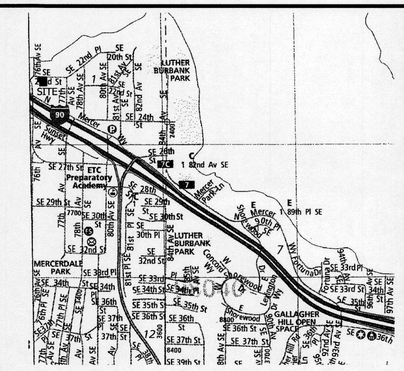
MILESTONE PRELIMINARY SHORT PLAT

SE 1/4 OF SEC.1, T.24N., R.4E., W.M.

CITY OF MERCER ISLAND, WASHINGTON





VICINITY MAP
N.T.S.

GRAPHIC SCALE

20 0 20 40

(IN FEET)
1 inch = 20 ft.

SHEET INDEX

1 PRELIMINARY ROAD PLAN
2 PRELIMINARY DRAINAGE PLAN
3 PRELIMINARY GRADING PLAN
4 PRELIMINARY WATER AND SEWER PLAN

LEGAL DESCRIPTION:

THE WEST 158.97 FEET OF THE EAST 178.97 FEET OF LOT 1, AND THE WEST 133.97 FEET OF THE EAST 153.97 FEET OF LOT 2, BLOCK 24, McGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON.

Tree/ Tag #	Species Common	Species Scientific	DBH (inches)	Height (feet)	DripLine/Limit of Disturbance (feet) N	S	E	W	Condition	Exceptional Yes/No	Comments	Proposal
1	Douglas fir	*Pseudotsuga menziesii*	30	120	12/12	12/12	15/10	12	Fair-good	Yes	topped in past	Save
2	Douglas fir	*Pseudotsuga menziesii*	28	113	8/10	15/12	10/10	16	Fair-good	No	topped in past, crook, regenerated top, cambial rupture	Save
3	Deodar cedar	*Cedrus deodara*	23	96	10/10	17/12	20/12	6	Good	No	asymmetric crown to southeast	Remove
4	Douglas fir	*Pseudotsuga menziesii*	18	79	7/8	12/10	13/10	0	Fair	No	asymmetric crown, somewhat suppressed	Save
5	Douglas fir	*Pseudotsuga menziesii*	40	116	17/12	16/12	16/12	18	Good	Yes	topped in past	Save
6	bigleaf maple	*Acer macrophyllum*	18	30	14/10	12/10	0/10	18	Fair	No	trunk forks at 4 feet, asymmetric crown to west	Save
7	Scoulers willow	*Salix scouleriana*	9	32	2/6	11/8	6/6	4	Fair-poor	Yes	decay at root crown, suppressed	Save
8	Douglas fir	*Pseudotsuga menziesii*	26	93	13/12	16	17/12	14	Fair-good	No	large crook, large exposed surface roots,good vigor	Save
9	Deodar cedar	*Cedrus deodara*	11	44	12/8	10	10	10/8	Good	No	young, no concerns	Save
10	Deodar cedar	*Cedrus deodara*	12	45	11/8	10	10	11	Good	No	young, no concerns	Save
11	Deodar cedar	*Cedrus deodara*	12	46	10/8	10	11/8	9	Good	No	young, no concerns	Save
12	Western red cedar	*Thuja plicata*	29	70	14/14	14/14	16	16/12	Good	Yes,Grove	exposed surface roots, good vigor	Remove
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15	Douglas fir	*Pseudotsuga menziesii*	21	95	6/10	11/11	6	10/10	Fair	Yes,Grove	natural lean south, topped in past	Remove
16	Douglas fir	*Pseudotsuga menziesii*	27	62	7/10	12/12	12	5/10	Fair	Yes,Grove	broken top, small crown	Remove
17	Douglas fir	*Pseudotsuga menziesii*	26	103	14/10	8/10	12	8/10	Fair	Yes,Grove	topped in past, crook, regenerated top	Remove
18	bigleaf maple	*Acer macrophyllum*	9.7 (11)	51	12/8	8/8	14	6/8	Fair	Yes,Grove	poor taper, some dead cambium on 12 inch stem	Remove
19	horse chestnut	*Aesculus hippocastanum*	14	47	15/10	12/10	8/8	16/10	Fair-good	No	decent form	Remove
20	bigleaf maple	*Acer macrophyllum*	12,9,8 (17)	61	12/10	4/10	18/10	8/10	Fair	No	somewhat suppressed	Remove
21	Douglas fir	*Pseudotsuga menziesii*	19	86	7/10	7/10	9/10	7/10	Fair	No	narrow crown, large cambial rupture	Save
22	Douglas fir	*Pseudotsuga menziesii*	40	94	16/12	15/15	16/16	17/16	Fair-good	Yes	topped in past, crook, regenerated top	Save
24	Western red cedar	*Thuja plicata*	10	20	8/8	12/12	10/8	10/10	Fair	No	suppressed, under pine	Save
25	Douglas fir	*Pseudotsuga menziesii*	30	118	10/12	13/13	16	12/12	Fair-good	Yes	topped in past,good vigor	Save
		NEIGHBORING TREES										
23	shore pine	*Pinus contorta*	22	65	10/10	16/12	10/10	11/10	Fair	Yes	forked tops	Save
101	Western red cedar	*Thuja plicata*	32	88	2/0	NA	12/8	NA	Fair-good	Yes	sparse top foliage, sound	Protect
102	Western red cedar	*Thuja plicata*	13	45	8	10	10/8	NA	Good	No	boundary line tree, good vigor	Protect

TOPOGRAPHY SURVEY NOTES:

1. *BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, N.A.D. 1983/2011, BASED ON GPS TIES TO THE WASHINGTON STATE REFERENCE NETWORK WSRN).*
2. *ELEVATION DATUM IS N.A.V.D. 1988 BASED ON GPS TIES TO THE WSRN.*
3. *FIELD WORK WAS DONE IN FEBRUARY OF 2020 USING A TRIMBLE R8 GNSS GPS RECEIVER, AND A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION IN ACCORDANCE WITH W.A.C. 332-130.*
4. *THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BASE MAP FOR CIVIL ENGINEERING DESIGN.*
5. *THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS. THE CONTOUR INTERVAL IS 2.0 FEET AND THE CONTOUR ACCURACY IS ONE HALF OF THE INTERVAL (±1.0 FEET).*
6. *PROPERTY LINES SHOWN ARE PER UNRECORDED SHORT PLAT BY JONES, BASSI & ASSOCIATES DATED 1/16/1974.*
7. *THE UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMBINATION OF PAINT MARKS PROVIDED BY APPLIED PROFESSIONAL SERVICES, INC, AND THE SURVEYED LOCATION OF OBVIOUS SURFACE FEATURES. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST ON AND AROUND THIS SITE.*
8. *THE LEGAL DESCRIPTION AS SHOWN HEREON IS PER STEWART TITLE INSURANCE COMPANY FILE No. 561998, COMMITMENT DATE: OCTOBER 8, 2019.*
9. *ARBORIST REPORT PROVIDED BY LAYTON TREE CONSULTING LLC*
10. *THE FOLLOWING SURVEYS OF RECORD WERE USED TO CALCULATE AND/OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON...*
    THE PLAT OF McGILVRA'S ISLAND ADDITION VOLUME 16, PAGE 58
    UNRECORDED SHORT PLAT BY JONES, BASSI & ASSOCIATES DATED 1/16/1974
    RECORD OF SURVEY VOLUME 402, PAGE 142

NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE. OTHER EXISTING UTILITIES MAY EXIST ALONG THIS PROPOSED ALIGNMENT. IT SHALL BE THE CONTRACTOR AND OR OWNERS RESPONSIBILITY TO VERIFY THE SIZE TYPE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION

Call Before You Dig 811

SE COR. S.1 FOUND 3.5" BRASS CAP W/PUNCH & LS No. 32429 PER ROS 402/141. AT CALCULATED POSITION.

N88°29'56"W 2678.10'

S. 1/4 S. 1 FOUND 3.5" BRASS CAP W/PUNCH & LS No. 32429 PER ROS 402/141. AT CALCULATED POSITION.

RONALD S. FREDERIKSEN STATE OF WASHINGTON 38953 REGISTERED PROFESSIONAL ENGINEER 8/24/21

INDEX LOCATION:
SEC. 1 T. 24N. R. 4E. W.M.

1

REVISIONS	BY	DATE

© THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.

PRELIMINARY ROAD PLAN

MILESTONE NORTHWEST, LLC
8 CRESCENT KEY
BELLEVUE, WA 98009
CONTACT: GREG ARMS
PHONE: (206) 817-4192

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1320 N.W. MALL ST., SUITE B
ISSAQUAH, WASHINGTON 98027
PH:(425)392-2551 FAX:392-4676

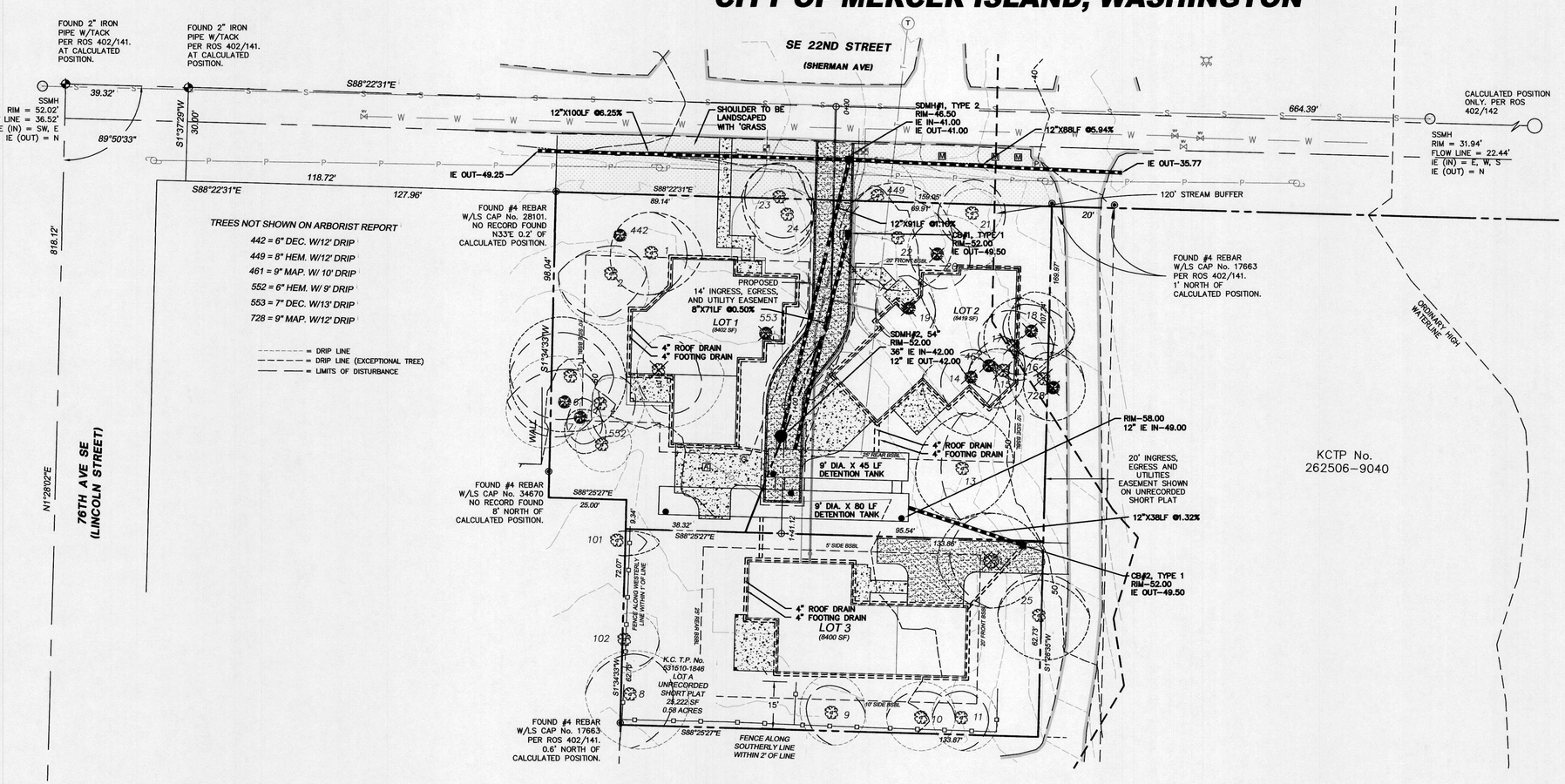
JOB NO. 20025
DATE 5/21
SCALE 1"=20'
DESIGNED RSF
DRAWN RSF
CHECKED RSF
APPROVED RSF

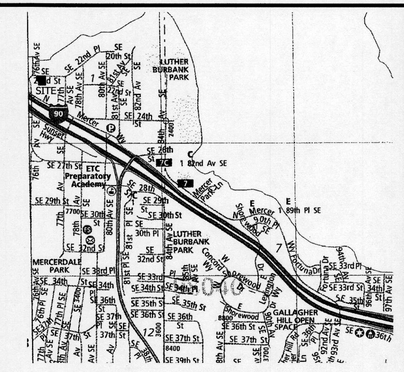
SHEET 1 OF 4

MILESTONE PRELIMINARY SHORT PLAT

SE 1/4 OF SEC.24, T.24N., R.4E., W.M.

CITY OF MERCER ISLAND, WASHINGTON





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(IN FEET)
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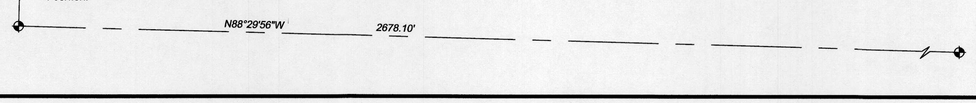
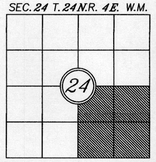


INDEX LOCATION:
SEC.24 T.24N.R. 4E. W.M.



RONALD S. FREDERIKSEN
STATE OF WASHINGTON
29003
REGISTERED
PROFESSIONAL ENGINEER
7/01/21

REVISIONS	BY	DATE

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PRELIMINARY DRAINAGE PLAN

MILESTONE NORTHWEST, LLC
8 CRESCENT KEY
BELLEVUE, WA 98009
CONTACT: GREG ARMS
PHONE: (206) 817-4192

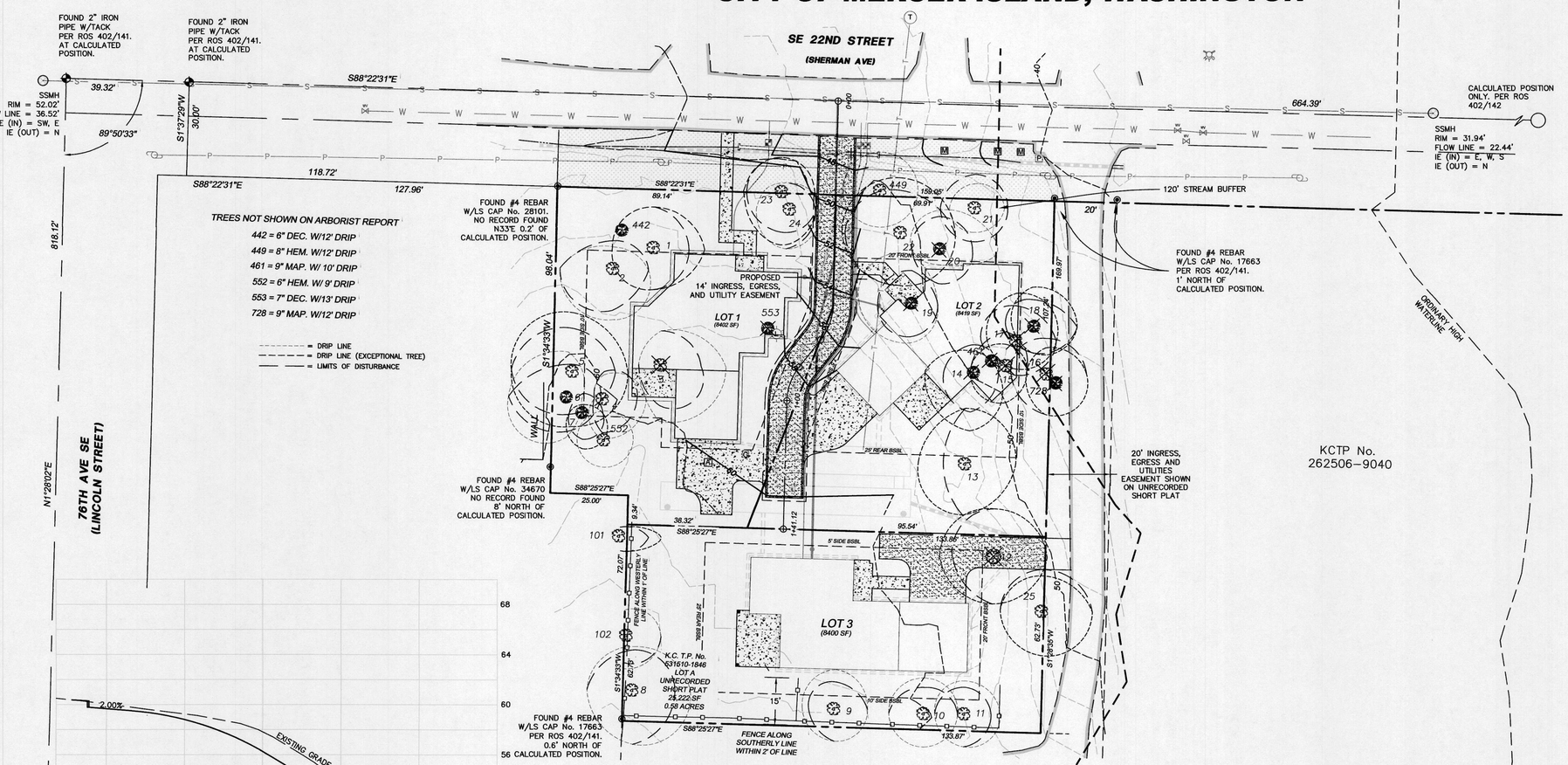
ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1320 N.W. MALL ST., SUITE B
ISSAQUAH, WASHINGTON 98027
PH:(425)392-5351 FAX:392-4676

JOB NO. 17090
DATE 6/17
SCALE 1"=10'
DESIGNED CLM
DRAWN CLM
CHECKED RSF
APPROVED RSF

MILESTONE PRELIMINARY SHORT PLAT

SE 1/4 OF SEC.24, T.24N., R.4E., W.M.

CITY OF MERCER ISLAND, WASHINGTON



DRIVEWAY PROFILE

SCALE: VER-1"=5' HOR-1"=20'

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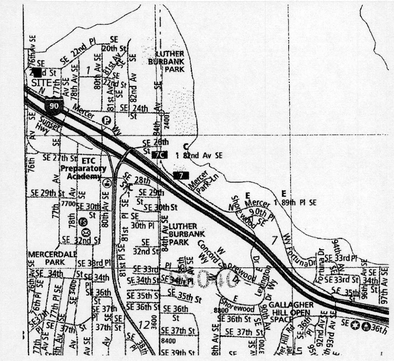

VICINITY MAP
N.T.S.

GRAPHIC SCALE

10 0 10 20

(IN FEET)
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3. FIELD WORK WAS DONE IN FEBRUARY OF 2020 USING A TRIMBLE R8 GNSS GPS RECEIVER, AND A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION IN ACCORDANCE WITH W.A.C. 332-130.
4. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BASE MAP FOR CIVIL ENGINEERING DESIGN.
5. THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS. THE CONTOUR INTERVAL IS 2.0 FEET AND THE CONTOUR ACCURACY IS ONE HALF OF THE INTERVAL (±1.0 FEET).
6. PROPERTY LINES SHOWN ARE PER UNRECORDED SHORT PLAT BY JONES, BASSI & ASSOCIATES DATED 1/16/1974.
7. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMBINATION OF PAINT MARKS PROVIDED BY APPLIED PROFESSIONAL SERVICES, INC, AND THE SURVEYED LOCATION OF OBVIOUS SURFACE FEATURES. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST ON AND AROUND THIS SITE.
8. THE LEGAL DESCRIPTION AS SHOWN HEREON IS PER STEWART TITLE INSURANCE COMPANY FILE No. 561998, COMMITMENT DATE: OCTOBER 8, 2019.
9. ARBORIST REPORT PROVIDED BY LAYTON TREE CONSULTING LLC
10. THE FOLLOWING SURVEYS OF RECORD WERE USED TO CALCULATE AND/OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON...
    THE PLAT OF McGILVRA'S ISLAND ADDITION VOLUME 16, PAGE 58
    UNRECORDED SHORT PLAT BY JONES, BASSI & ASSOCIATES DATED 1/16/1974
    RECORD OF SURVEY VOLUME 402, PAGE 142

NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE. OTHER EXISTING UTILITIES MAY EXIST ALONG THIS PROPOSED ALIGNMENT. IT SHALL BE THE CONTRACTOR AND OR OWNERS RESPONSIBILITY TO VERIFY THE SIZE TYPE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION

Call Before You Dig 811

RONALD S. FREDERIKSEN
STATE OF WASHINGTON
49053
REGISTERED PROFESSIONAL ENGINEER
7/31/21

INDEX LOCATION:
SEC. 24 T. 24N.R. 4E. W.M.

24

REVISIONS	BY	DATE

© THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.

PRELIMINARY GRADING PLAN

MILESTONE NORTHWEST, LLC
8 CRESCENT KEY
BELLEVUE, WA 98009
CONTACT: GREG ARMS
PHONE: (206) 817-4192

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1320 N.W. MAIL ST., SUITE B
ISSAQUAH, WASHINGTON 98027
PH:(425)392-3351 FAX:392-4676

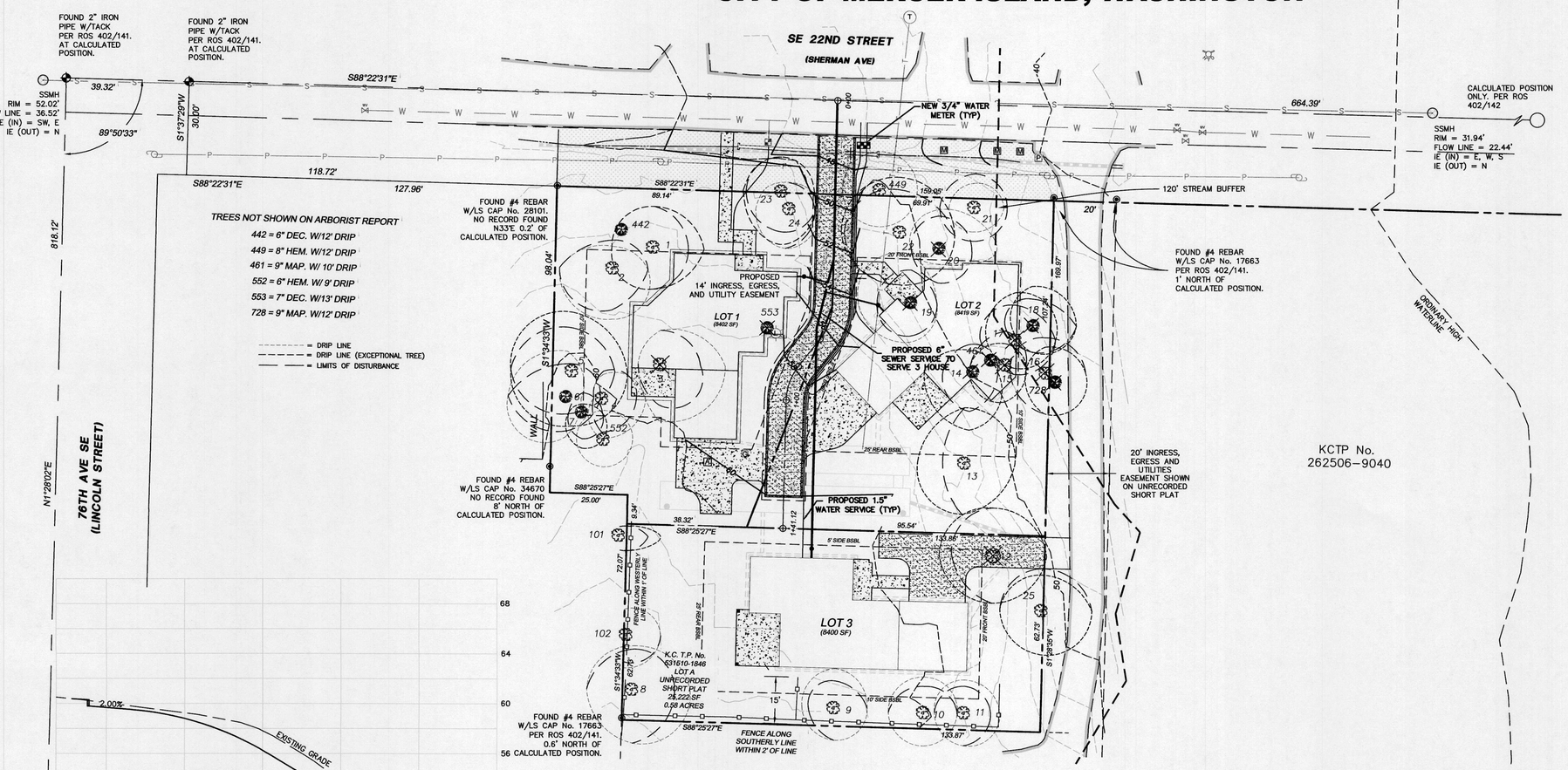
JOB NO. 17090
DATE 6/17
SCALE 1"=10'
DESIGNED CLM
DRAWN CLM
CHECKED RSF
APPROVED RSF

SHEET 3 OF 4

MILESTONE PRELIMINARY SHORT PLAT

SE 1/4 OF SEC.24, T.24N., R.4E., W.M.

CITY OF MERCER ISLAND, WASHINGTON



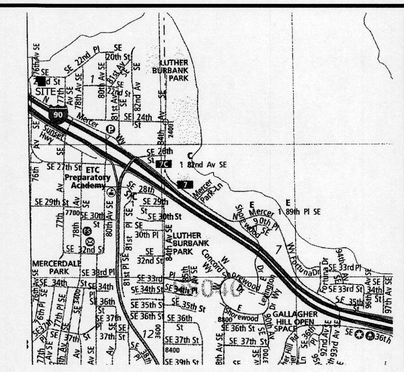
DRIVEWAY PROFILE

SCALE: VER-1"=5' HOR-1"=20'

SE COR. S.1 FOUND 3.5" BRASS CAP W/PUNCH & LS No. 32429 PER ROS 402/141. AT CALCULATED POSITION.

N88°29'56"W 2678.10'

S. 1/4 S. 1 FOUND 3.5" BRASS CAP W/PUNCH & LS No. 32429 PER ROS 402/141. AT CALCULATED POSITION.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MERCERDALE PARK
GALLAGHER HILL OPEN SPACE
Boulevard Park
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