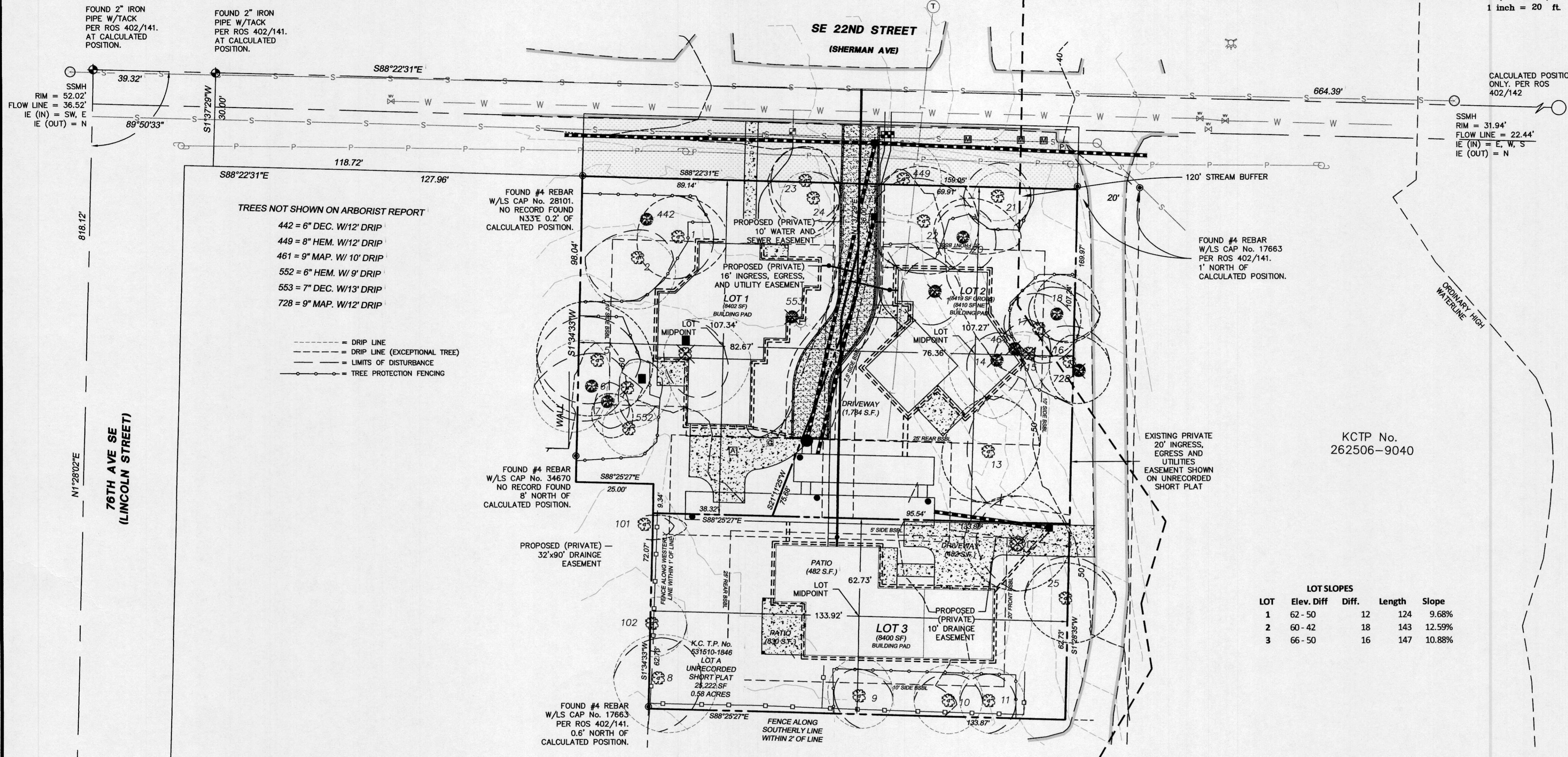
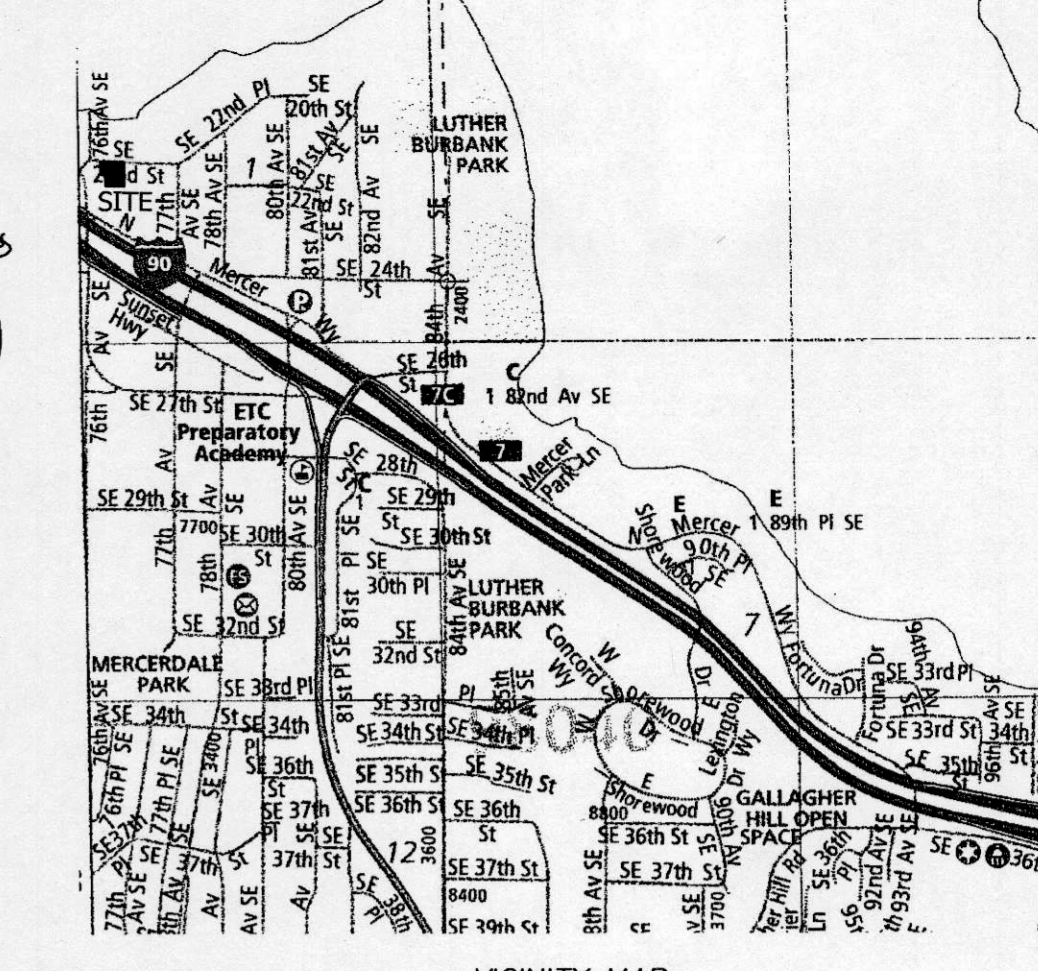
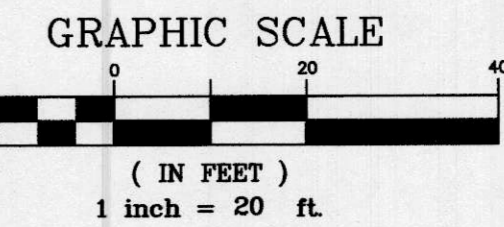


# RAND-MILESTONE 3 LOT PRELIMINARY SHORT PLAT

SE 1/4 OF SEC.1, T.24N., R.4E., W.M.  
CITY OF MERCER ISLAND, WASHINGTON  
PROJECT NO.: SUB21-006 MILESTONE-WCMI LLC



- TREES NOT SHOWN ON ARBORIST REPORT
- 442 = 6" DEC. W/12' DRIP
  - 449 = 8" HEM. W/12' DRIP
  - 461 = 9" MAP. W/10' DRIP
  - 552 = 6" HEM. W/9' DRIP
  - 553 = 7" DEC. W/13' DRIP
  - 728 = 9" MAP. W/12' DRIP

- DRIP LINE
- DRIP LINE (EXCEPTIONAL TREE)
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCING

LOT SLOPES

LOT	Elev. Diff	Length	Slope
1	62-50	12	124 9.68%
2	60-42	18	143 12.59%
3	66-50	16	147 10.88%

LOT INFORMATION:

LOT #	GROSS LOT AREA	MAX GFA 40%	NET LOT AREA	MAX. LOT COVERAGE (40%)	MAX. HARDSCAPE (9%)
1	8,402	3,361	8,402	3,361	756
2	8,419	3,368	8,410	3,364	757
3	8,400	3,360	8,400	3,360	756

Tree/Tag #	Species Common	Species Scientific	DBH (inches)	Height (feet)	DripLine/Limit of Disturbance (feet)				Condition	Exceptional Yes/No	Comments	Proposal
					N	S	E	W				
1	Douglas fir	<i>Pseudotsuga menziesii</i>	30	120	12/12	12/12	15/10	12	Fair-good	Yes	topped in past	Save
2	Douglas fir	<i>Pseudotsuga menziesii</i>	28	113	8/10	15/12	10/10	16	Fair-good	No	topped in past, crook, regenerated top, cambial rupture	Save
3	Deodar cedar	<i>Cedrus deodara</i>	23	96	10/10	17/12	20/12	6	Good	No	asymmetric crown to southeast	Remove
4	Douglas fir	<i>Pseudotsuga menziesii</i>	18	79	7/8	12/10	13/10	0	Fair	No	asymmetric crown, somewhat suppressed	Save
5	Douglas fir	<i>Pseudotsuga menziesii</i>	40	116	17/12	16/12	16/12	18	Good	Yes	topped in past	Save
6	bigleaf maple	<i>Acer macrophyllum</i>	18	30	14/10	12/10	0/10	18	Fair	No	trunk forks at 4 feet, asymmetric crown to west	Save
7	Scoulers willow	<i>Salix scouleriana</i>	9	32	2/6	11/8	6/6	4	Fair-poor	Yes	decay at root crown, suppressed	Save
8	Douglas fir	<i>Pseudotsuga menziesii</i>	26	93	13/12	16	17/12	14	Fair-good	No	large crook, large exposed surface roots, good vigor	Save
9	Deodar cedar	<i>Cedrus deodara</i>	11	44	12/8	10	10	10/8	Good	No	young, no concerns	Save
10	Deodar cedar	<i>Cedrus deodara</i>	12	45	11/8	10	10	11	Good	No	young, no concerns	Save
11	Deodar cedar	<i>Cedrus deodara</i>	12	46	10/8	10	11/8	9	Good	No	young, no concerns	Save
12	Western red cedar	<i>Thuja plicata</i>	29	70	14/14	14/14	16	16/12	Good	Yes, Grove	exposed surface roots, good vigor	Remove
13	Douglas fir	<i>Pseudotsuga menziesii</i>	38	101	16/16	15/15	15	13/5	Fair-good	Yes	topped in past, large cambial rupture, 4 feet to house	Save
14	bigleaf maple	<i>Acer macrophyllum</i>	18	60	8/8	18/12	8	14/8	Fair	Yes, Grove	asymmetric crown to south	Remove
15	Douglas fir	<i>Pseudotsuga menziesii</i>	21	95	6/10	11/11	6	10/10	Fair	Yes, Grove	natural lean south, topped in past	Remove
16	Douglas fir	<i>Pseudotsuga menziesii</i>	27	62	7/10	12/12	12	5/10	Fair	Yes, Grove	broken top, small crown	Save
17	Douglas fir	<i>Pseudotsuga menziesii</i>	26	103	14/10	8/10	12	8/10	Fair	Yes, Grove	topped in past, crook, regenerated top	Save
18	bigleaf maple	<i>Acer macrophyllum</i>	9.7 (11)	51	12/8	8/8	14	6/8	Fair	Yes, Grove	poor taper, some dead cambium on 12 inch stem	Save
19	horse chestnut	<i>Aesculus hippocastanum</i>	14	47	15/10	12/10	8/8	16/10	Fair-good	No	decent form	Remove
20	bigleaf maple	<i>Acer macrophyllum</i>	12.9, 8 (17)	61	12/10	4/10	18/10	8/10	Fair	No	somewhat suppressed	Save
21	Douglas fir	<i>Pseudotsuga menziesii</i>	19	86	7/10	7/10	9/10	7/10	Fair	No	narrow crown, large cambial rupture	Save
22	Douglas fir	<i>Pseudotsuga menziesii</i>	40	94	16/12	15/15	16/16	17/16	Fair-good	Yes	topped in past, crook, regenerated top	Save
24	Western red cedar	<i>Thuja plicata</i>	10	20	8/8	12/12	10/8	10/10	Fair	No	suppressed, under pine	Save
25	Douglas fir	<i>Pseudotsuga menziesii</i>	30	118	10/12	13/13	16	12/12	Fair-good	Yes	topped in past, good vigor	Save
NEIGHBORING TREES												
23	shore pine	<i>Pinus contorta</i>	22	65	10/10	16/12	10/10	11/10	Fair	Yes	forked tops	Save
101	Western red cedar	<i>Thuja plicata</i>	32	88	2/0	NA	12/8	NA	Fair-good	Yes	sparse top foliage, sound	Protect
102	Western red cedar	<i>Thuja plicata</i>	13	45	8	10	10/8	NA	Good	No	boundary line tree, good vigor	Protect
Drip-Line measurements from face of trunk												
Measurements for neighboring trees from property line												
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]).												
TBD - to be determined												
Percent Retained											19/25	78.17 %

**DEVELOPER/AGENT**  
MILESTONE-WCMI, LLC  
8 CRESCENT KEY  
BELLEVUE, WA 98009

**PROPERTY OWNER**  
MILESTONE-WCMI, LLC  
8 CRESCENT KEY  
BELLEVUE, WA 98009

**PROPERTY ADDRESS**  
7621 SE 22ND STREET  
MERCER ISLAND, WA 98040

**SURVEYOR/ENGINEER**  
EASTSIDE CONSULTANTS, INC.  
1320 NW MALL ST., STE B  
ISSAQUAH WA 98027

**ZONING**  
R-8.4

**TAX ACCOUNT NO.**  
531510-1846

**LOT SIZE**  
25,221 S.F. / 0.579 ACRES

**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.

- TOPOGRAPHY SURVEY NOTES:**
- 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).
  - ELEVATION DATUM IS N.A.V.D. 1988 BASED ON GPS TIES TO THE WSRN.
  - FIELD WORK WAS DONE IN FEBRUARY OF 2020 USING A TRIMBLE R8 GNSS GPS RECEIVER AND A SPECTRA PRECISION FOCUS 36 ROBOTIC TOTAL STATION IN ACCORDANCE WITH W.A.C. 332-130.
  - THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BASE MAP FOR CIVIL ENGINEERING DESIGN.
  - 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).
  - PROPERTY LINES SHOWN ARE PER UNRECORDED SHORT PLAT BY JONES, BASSI & ASSOCIATES DATED 1/16/1974.
  - 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.
  - THE LEGAL DESCRIPTION AS SHOWN HEREON IS PER STEWART TITLE INSURANCE COMPANY FILE NO. 561998, COMMITMENT DATE: OCTOBER 8, 2019.
  - ARBORIST REPORT PROVIDED BY LAYTON TREE CONSULTING LLC
  - 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

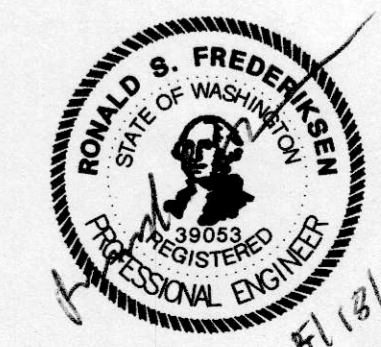
**NOTE:**  
ALL EXISTING STRUCTURES AND HARDSCAPE TO BE REMOVED

**APPROVAL NOTE:**  
THIS REQUEST DOES NOT GUARANTEE THAT THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPARATE INSTRUMENT UNLESS ALL LOTS HEREIN ARE UNDER SAME OWNERSHIP.

**FIRE DEPARTMENT NOTE:**  
"ALL BUILDINGS ARE SUBJECT TO MEETING THE CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF PERMIT SUBMITTAL. ACCESS SHALL BE PROVIDED AS OUTLINED IN THE INTERNATIONAL FIRE CODE APPENDIX D AS ADOPTED AND/OR AMENDED AND IBC 10.09.040. FIRE PLAN REVIEWS WILL BE CONDUCTED AT THE TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR FIRE PREVENTION MEASURES FOR PERMIT APPROVAL."

**ARBORIST NOTE:**  
ARBORIST TO BE ON SITE FOR ALL EXCAVATION OF FOUNDATIONS.

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



JOB NO. 20025	DATE 6/21	SCALE 1"=20'	DESIGNED RSF	DRAWN RSF	CHECKED RSF	APPROVED RSF
SHEET 1 OF 1						

**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**

PROJECT NO.: SUB21-006 MILESTONE-WCMI LLC

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

FOUND 2" IRON  
PIPE W/TACK  
PER ROS 402/141.  
AT CALCULATED  
POSITION.

FOUND 2" IRON  
PIPE W/TACK  
PER ROS 402/141.  
AT CALCULATED  
POSITION.

FOUND #4 REBAR  
W/LS CAP No. 28101.  
NO RECORD FOUND  
N33°E 0.2' OF  
CALCULATED POSITION.

FOUND #4 REBAR  
W/LS CAP No. 17663  
PER ROS 402/141.  
1' NORTH OF  
CALCULATED POSITION.

FOUND #4 REBAR  
W/LS CAP No. 34670  
NO RECORD FOUND  
8' NORTH OF  
CALCULATED POSITION.

FOUND #4 REBAR  
W/LS CAP No. 17663  
PER ROS 402/141.  
0.6' NORTH OF  
CALCULATED POSITION.

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

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1	5/18/2022	RSF	ISSUED FOR PERMITS

**PRELIMINARY SHORT PLAT MAP**

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

**ENGINEERS - SURVEYORS**  
**EASTSIDE CONSULTANTS, INC.**  
1320 NW MALL ST., SUITE 500  
ISSAQUAH, WA 98027  
PH: (252) 392-3351 FAX: 392-4676