

SCALE: 1"=10'  
0 5 10 20

**NOTES NORTH**

- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
- CONTOUR INTERVAL = 1 FT.
- VERTICAL DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON NOV. 15, 2021.  
HORIZONTAL DATUM = NAD 83/91
- PARCEL AREA = 18,817 SQ. FT.
- THIS SURVEY IS RELIANT UPON THE INFORMATION CONTAINED WITHIN CHICAGO TITLE COMPANY TITLE ORDER NO. 0208804-ETU, DATED JULY 01, 2021.
- UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON TIES TO ABOVE GROUND STRUCTURES.
- TAX PARCEL NO(S). 9365700382, 3210900051 & 3210900061
- TREE DIAMETERS AND DRILINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
- THE AREA OF ON-SITE STEEP SLOPES 40% OR GREATER = 2,004 SQ. FT. OR 10% OF TOTAL PARCEL AREA.
- THE LOCATION AND AREA OF STEEP SLOPES AS DISPLAYED HEREON ARE APPROXIMATE AND HAVE BEEN DETERMINED TO THE BEST OF OUR ABILITY FROM FIELD DATA COLLECTED BY US DURING THE COURSE OF THIS SURVEY. FINAL DETERMINATION OF THE LOCATION OF STEEP SLOPES, AND ANY ASSOCIATED BUFFERS, IS DEPENDENT UPON REVIEW AND APPROVAL BY THE CITY OF SEATTLE.
- WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTANCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

**LEGAL DESCRIPTION:**

THAT PORTION OF TRACT 25, HARRY WHITE'S PLAT OF EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE(S) 36, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID TRACT 25, DISTANT 216.37 FEET SOUTH 84°58'30" WEST FROM THE NORTHWEST CORNER THEREOF; THENCE CONTINUING SOUTH 84°58'30" WEST 195 FEET, MORE OR LESS, TO A POINT ON THE EAST MARGINAL LINE OF WEST MERCER WAY AS NOW ESTABLISHED; THENCE SOUTHERLY ALONG SAID EAST MARGINAL LINE OF WEST MERCER WAY, A DISTANCE OF 93.64 FEET; THENCE NORTH 86°38'10" EAST 170.86 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 4°52'41" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 4°52'41" EAST 103.23 FEET TO THE POINT OF BEGINNING; ALSO

THAT PORTION OF TRACT 5, HEATHER BRAE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 81 OF PLATS, PAGE(S) 56, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

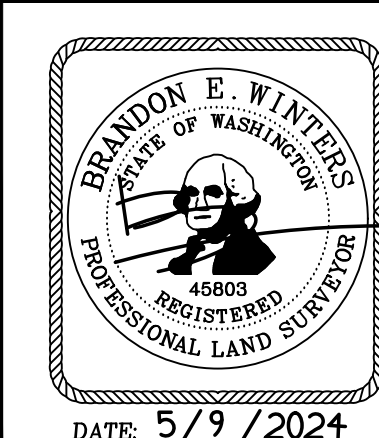
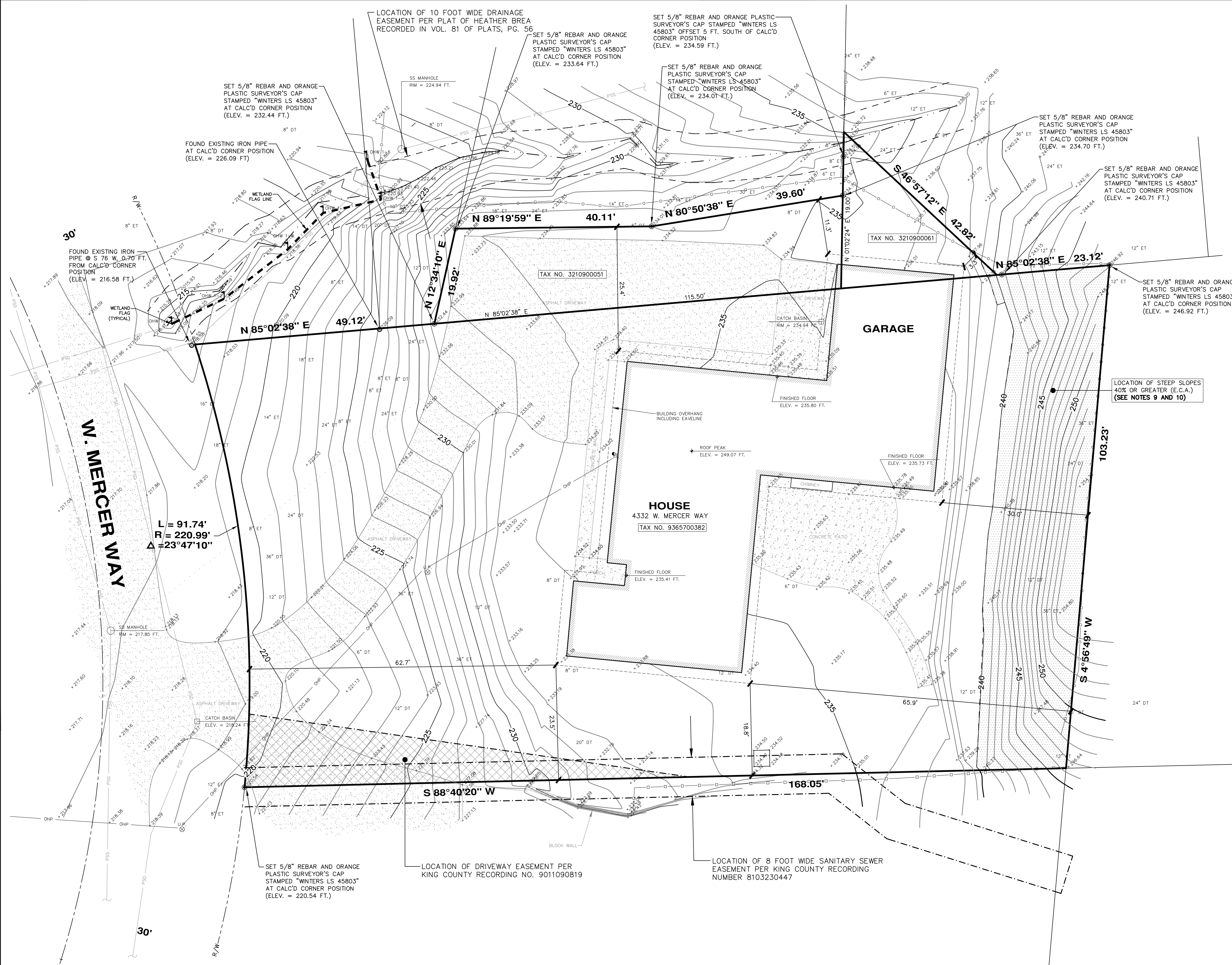
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 5; THENCE SOUTH 83°53'45" WEST ALONG THE SOUTH LINE THEREOF 83.50 FEET; THENCE NORTH 11°25'17" EAST 19.92 FEET; THENCE NORTH 88°11'06" EAST 40.11 FEET; THENCE NORTH 79°41'45" EAST 39.60 FEET TO THE EAST LINE OF SAID TRACT 5; THENCE SOUTH 0°05'56" EAST 19.00 FEET TO THE POINT OF BEGINNING;

AND THAT PORTION OF LOT 6 OF SAID PLAT OF HEATHER BRAE LYING SOUTHWESTERLY OF A LINE EXTENDING FROM A POINT ON THE WESTERLY LINE OF SAID LOT WHICH IS 32 FEET NORTHERLY OF THE SOUTHWEST CORNER THEREOF, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT WHICH IS 32 FEET EASTERLY OF SAID SOUTHWEST CORNER.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**LEGEND:**

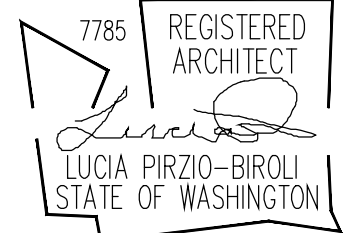
	GAS METER		ROCKERY		UTILITY POLE
	ELECTRIC METER		CONCRETE PAVING		OVERHEAD POWER LINE
	WATER VALVE		ASPHALT PAVING		OVERHEAD COMMUNICATIONS LINE
	FIRE HYDRANT		CHAIN LINK FENCE		UNDERGROUND COMMUNICATIONS LINE
	MANHOLE COVER		WOODEN FENCE		UNDERGROUND POWER LINE
	CATCH BASIN		GAS VALVE		UNDERGROUND GAS LINE
			POWER POLE		UNDERGROUND WATER LINE
					UNDERGROUND SANITARY SEWER
					X" DIAMETER STORM MAIN
					X" DIAMETER SEWER MAIN
					X" DIAMETER WATER MAIN



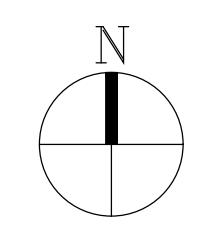
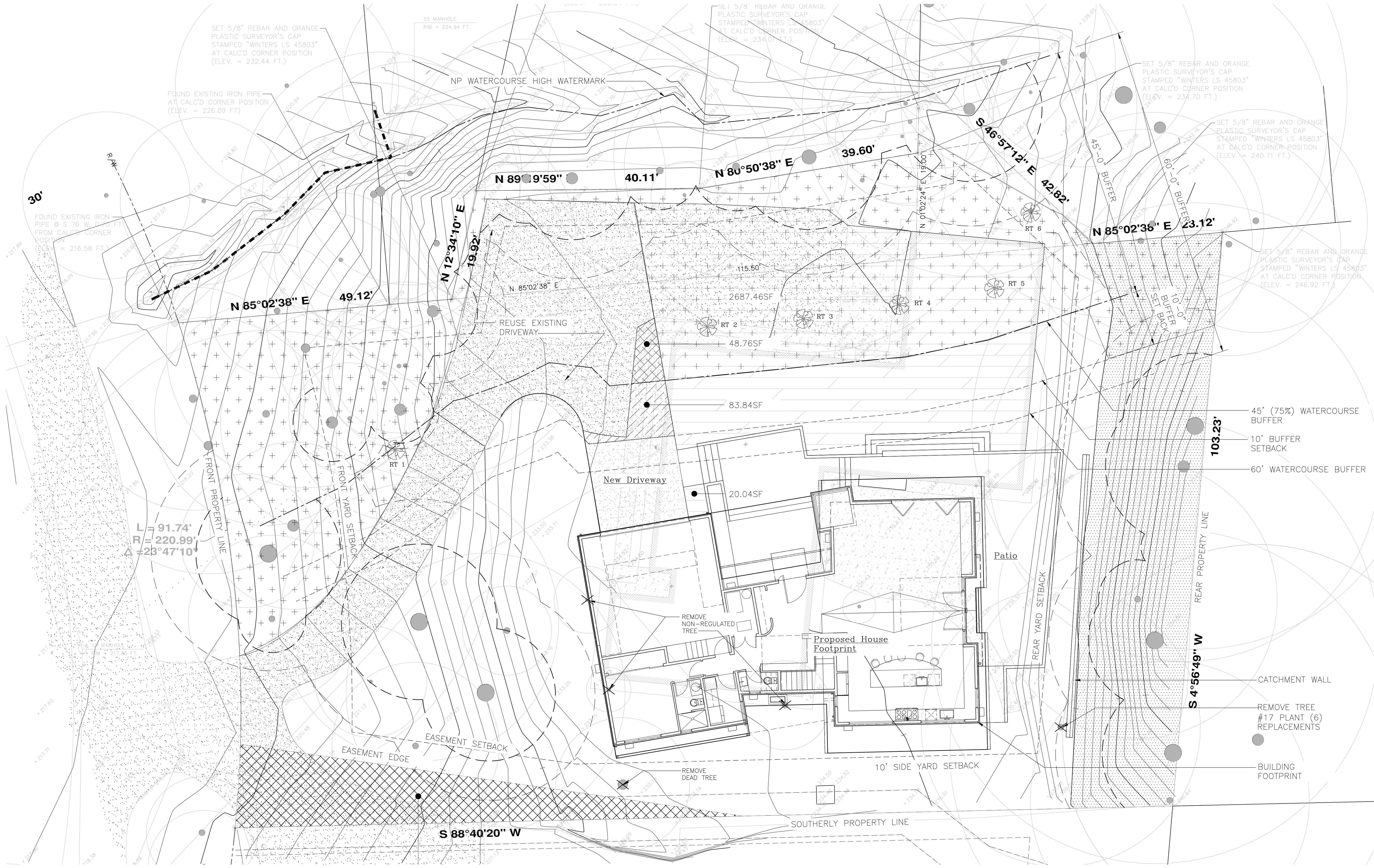
**TOPOGRAPHIC SURVEY**  
**4332 WEST MERCER WAY**  
**MERCER ISLAND, WASHINGTON**

**CHADWICK WINTERS**  
 LAND SURVEYING AND MAPPING  
 1422 N.W. 85TH ST., SEATTLE, WA 98117  
 PHONE: 206.297.0996  
 FAX: 206.297.0997  
 WEB: WWW.CHADWICKWINTERS.COM

<b>PROJECT #:</b> 21-7329
<b>DRAWING:</b> 21-7329 TOP0.DWG
<b>CLIENT:</b> KEN CHU
<b>DATE:</b> 05/9/2024
<b>DRAWN BY:</b> RCS

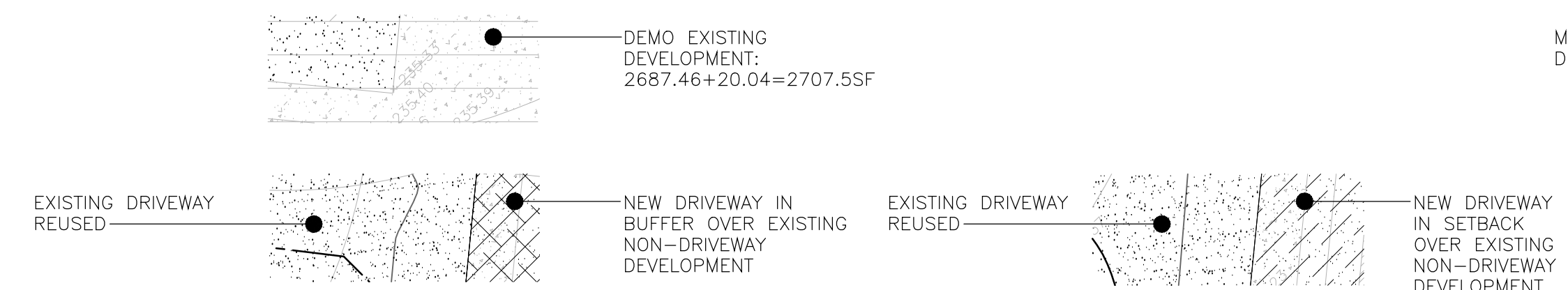


**CHU RESIDENCE**  
New Residence  
4332 W. Mercer Way  
Mercer Island, WA 98040

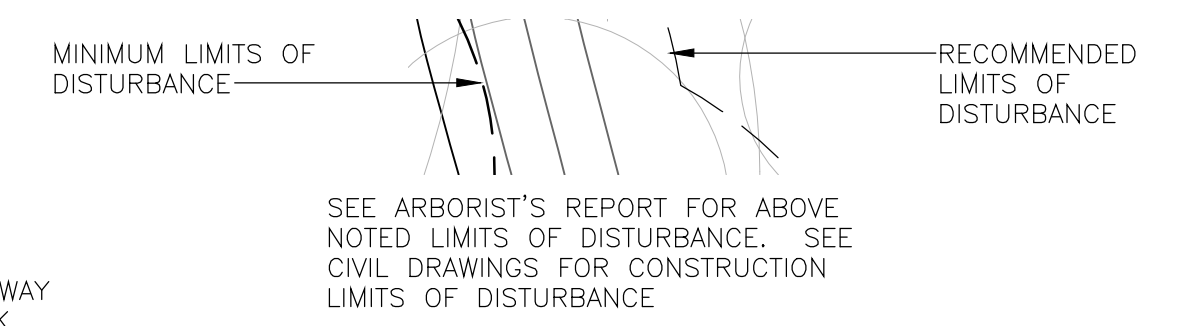


**1 Proposed CAR 2 Site Plan**  
scale: 1/8"=1'-0"

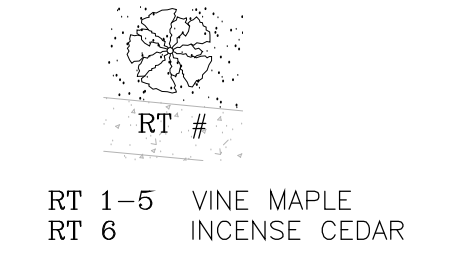
**Existing Development Legend**



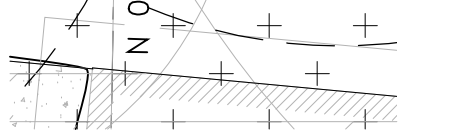
**LOD Legend**



**Replacement Trees**



**Restoration Area**



**CAR 2 PLAN NOTES**

1. TO BE REVIEWED IN CONJUNCTION WITH ATTACHED MEMO, GEOTECHNICAL, AND ECOLOGIST REPORTS
2. FOR DRAWINGS REFERRED TO BELOW AND NOT INCLUDED IN "CAR SET" SEE ATTACHED DEVELOPMENT SET
3. SEE A1.0 FOR NOTES IN COMMON
4. SEE A1.1 FOR EXISTING AND PROPOSED LOT COVERAGE AND HARDSCAPE (IMPERVIOUS SURFACES) CALCULATIONS.
5. SEE ARBORIST'S REPORT FOR TREE EVALUATIONS
6. SEE CIVIL DRAWINGS AND REPORT FOR L.O.D., TREE INFORMATION, UTILITY LOCATION AND TESC DETAILS
7. SEE STRUCTURAL DRAWINGS FOR IMPLEMENTATION OF GEOTECHNICAL REQUIREMENTS.
8. RESTORATION PLANS BY ECOLOGIST.

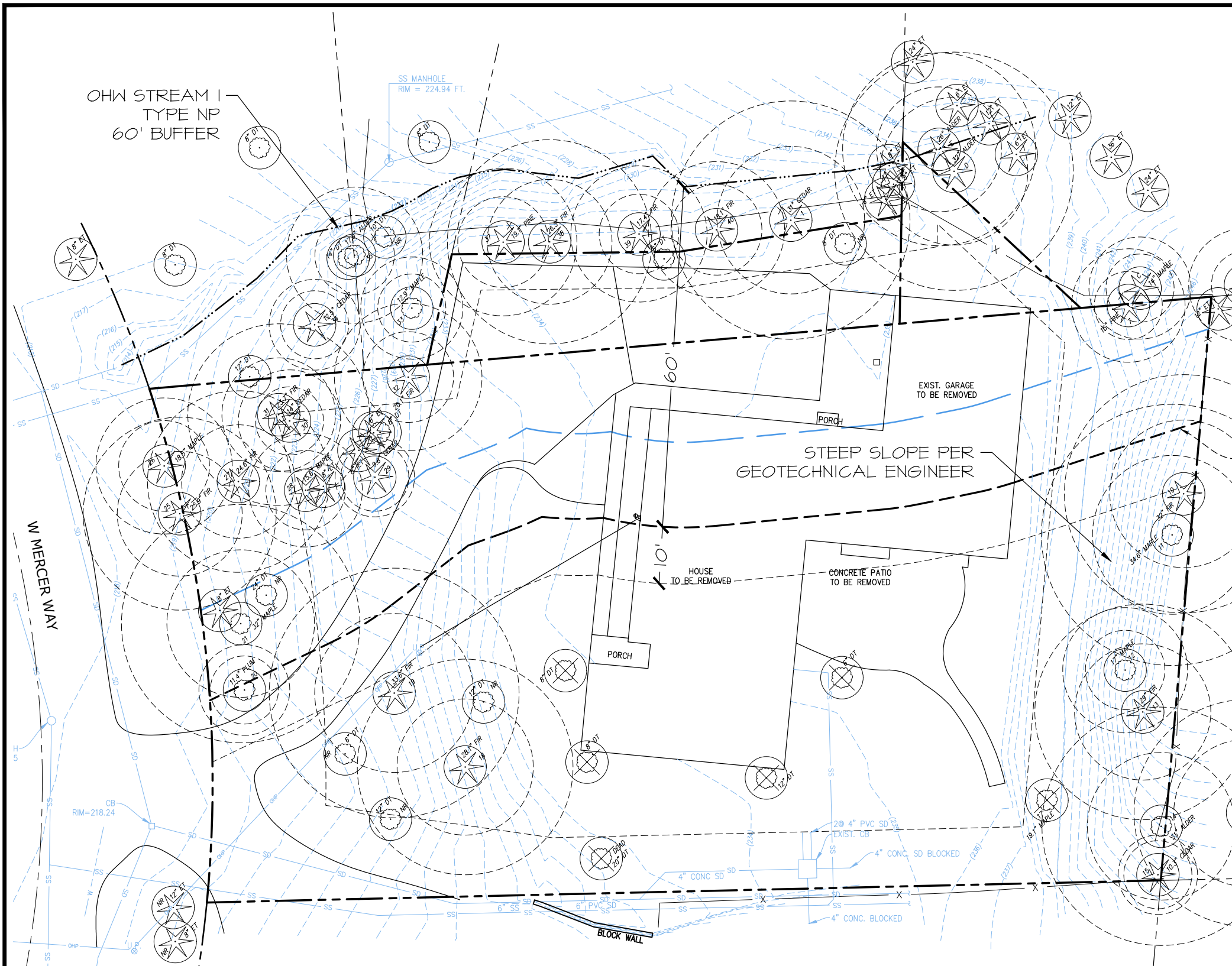
Date:  
**5/11/2022 Pre-App**  
**6/3/2024 Sub 1 Bldg/CAR 2**

Scale:

Sheet:

Proposed CAR 2  
Site Plan

**A1.2**

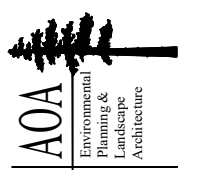


**PLAN LEGEND**

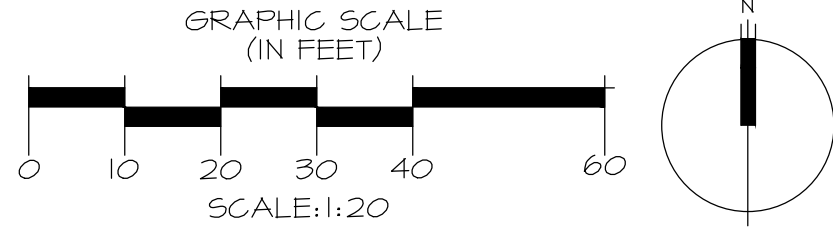
- PROPERTY LINE
- SOUTH STREAM ORDINARY HIGH WATER LINE
- 60' STREAM BUFFER
- 10' STRUCTURE SETBACK

PROJECT	6625
DRAWN	SO
SCALE	AS NOTED
DATE	05-31-24
REVISED	1/5

FIGURE 1: EXISTING CONDITIONS  
 CHU PROPERTY  
 4332 WEST MERCER WAY  
 MERCER ISLAND, WASHINGTON  
 PARCEL 9365700382

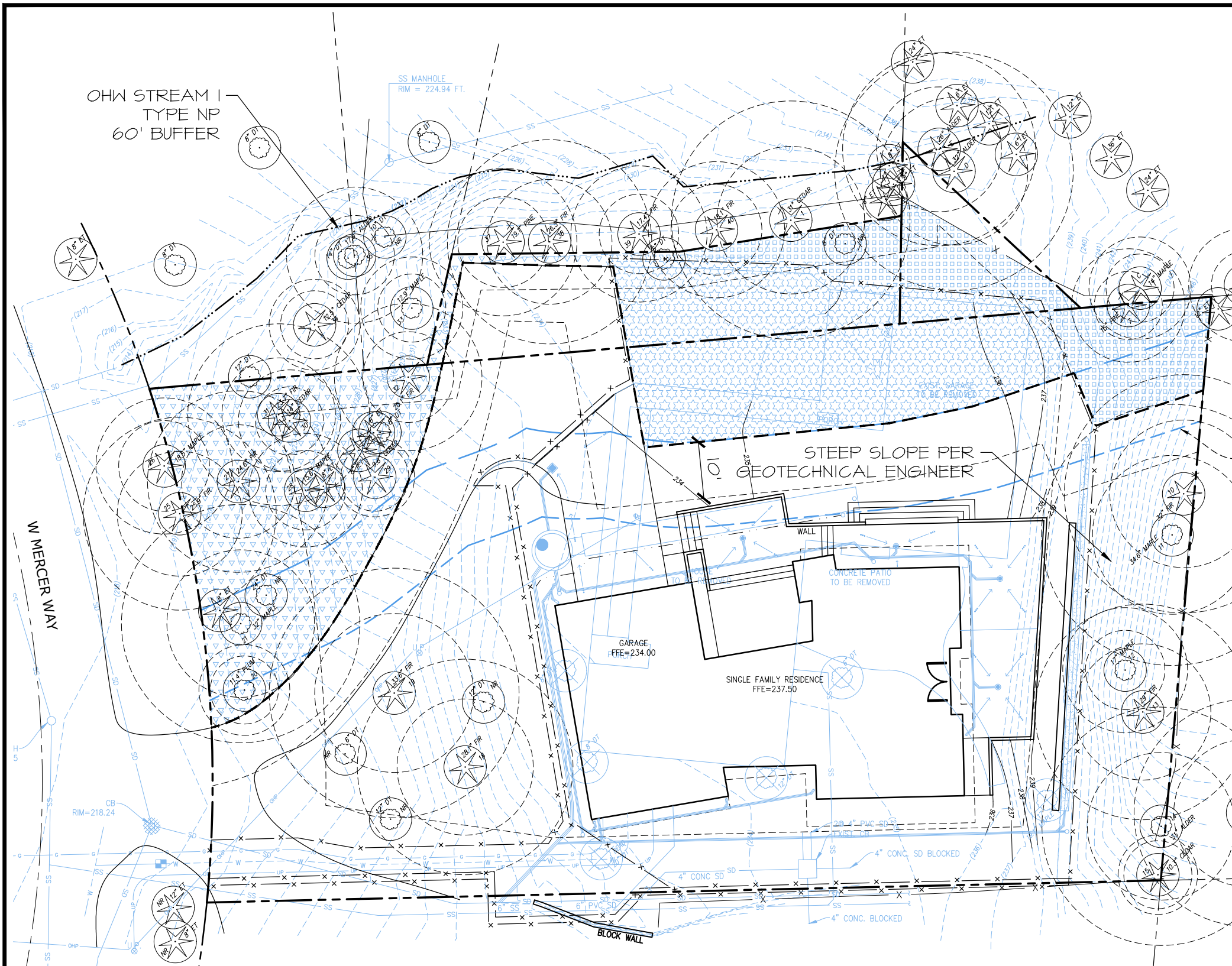


**Altmann Oliver Associates, LLC**  
 Environmental Planning & Landscape Architecture  
 PO Box 578 - Camanion, WA 98014  
 Office (425) 333-4338 Fax (425) 333-4399



**NOTES**

1. BASE INFORMATION PROVIDED BY NICK BOSSOFF ENGINEERING, INC., 191 NE TARI LANE, STEVENSON, WA 98648, 425.881.5904.

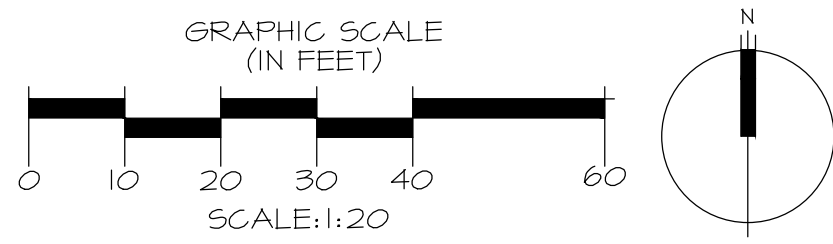


**PLAN LEGEND**

- PROPERTY LINE
- SOUTH STREAM ORDINARY HIGH WATER LINE
- 60' STANDARD STREAM BUFFER
- 45' REDUCED STREAM BUFFER
- PROPOSED STREAM BUFFER
- 10' STRUCTURAL SETBACK

**MITIGATION LEGEND**

- STREAM BUFFER RESTORATION - RESTORE WITH NATIVE TREES, SHRUBS AND GROUNDCOVER 1,983 SF
- BUFFER ENHANCEMENT - REMOVE INVASIVE PLANT SPECIES AND IVY ON HILL - PLANT WITH SHRUBS AND GROUNDCOVER AT 100% DENSITY 2,018 SF
- BUFFER ENHANCEMENT - REMOVE BAMBOO, IVY, HOLLY, PORTUGAL LAUREL, COTONEASTER, CHERRY LAUREL AND PLANT NATIVE TREES, SHRUBS AND GROUNDCOVER 957 SF

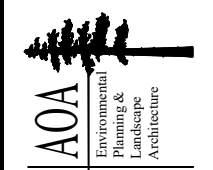


**NOTES**

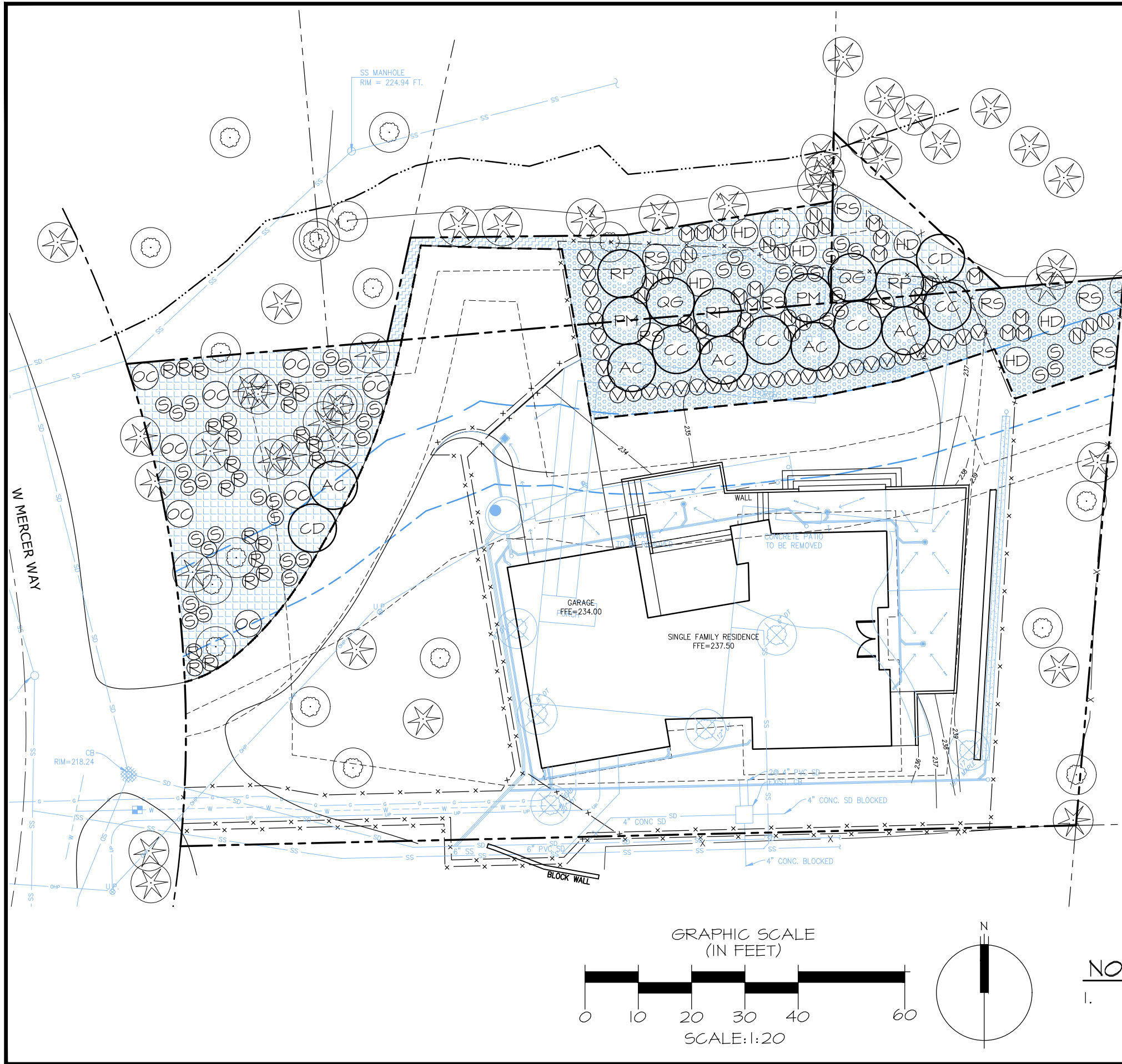
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PROJECT	6625
DRAWN	SO
SCALE	AS NOTED
DATE	05-31-24
REVISED	2/5

FIGURE 2: BUFFER MITIGATION PLAN  
 CHU PROPERTY  
 4332 WEST MERCER WAY  
 MERCER ISLAND, WASHINGTON  
 PARCEL 9365700382



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**PLANT LIST** (SEE FIGURE 4 FOR SCHEDULE)

**TREES**

KEY	COMMON NAME
AC	VINE MAPLE
CD	INCENSE CEDAR
CC	WESTERN HAZELNUT
PM	DOUGLAS FIR
QG	GARRY OAK
RP	CASCARA

**SHRUBS**

KEY	COMMON NAME
HD	OCEAN SPRAY
M	TALL OREGON GRAPE
OC	INDIAN PLUM
RS	RED FLOWERING CURRANT
R	BALDHIP ROSE
N	NOOTKA ROSE
S	SNOWBERRY
V	EVERGREEN HUCKLEBERRY

**GROUNDCOVER**

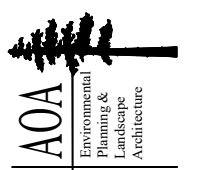
KEY	COMMON NAME
	COAST STRAWBERRY
	SALAL
	SWORD FERN

**NOTES**

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FIGURE 3: PLANTING PLAN  
 CHU PROPERTY  
 4332 WEST MERCER WAY  
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# PLANT SCHEDULE

## TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	9' O.C.	5	2 GAL.	MULTI-STEM (3 MIN.)
CD	CALOCEDRUS DECURRENS	INCENSE CEDAR	9' O.C.	2	2 GAL.	FULL & BUSHY
CC	CORYLUS CORNUTA	WESTERN HAZELNUT	9' O.C.	4	2 GAL.	MULTI-STEM (3 MIN.)
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	9' O.C.	2	2 GAL.	FULL & BUSHY
QG	QUERCUS GARRYANA	GARRY OAK	9' O.C.	2	2 GAL.	FULL & BUSHY
RP	RHAMNUS PURSHIANA	CASCARA	9' O.C.	3	2 GAL.	SINGLE TRUNK

## SHRUBS

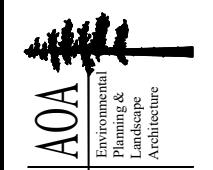
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	5' O.C.	6	1 GAL.	MULTI-STEM (3 MIN.)
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	3' O.C.	18	1 GAL.	FULL & BUSHY
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM	5' O.C.	8	1 GAL.	MULTI-STEM (3 MIN.)
RS	RIBES SANVINEUM	RED FLOWERING CURRANT	5' O.C.	8	1 GAL.	MULTI-STEM (3 MIN.)
R	ROSA GYMNOCARPA	BALDHIP ROSE	3' O.C.	23	1 GAL.	MULTI-STEM (3 MIN.)
N	ROSA NUTKANA	NOOTKA ROSE	3' O.C.	19	1 GAL.	MULTI-STEM (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	3' O.C.	39	1 GAL.	MULTI-STEM (3 MIN.)
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3' O.C.	33	1 GAL.	FULL & BUSHY

## GROUND COVER

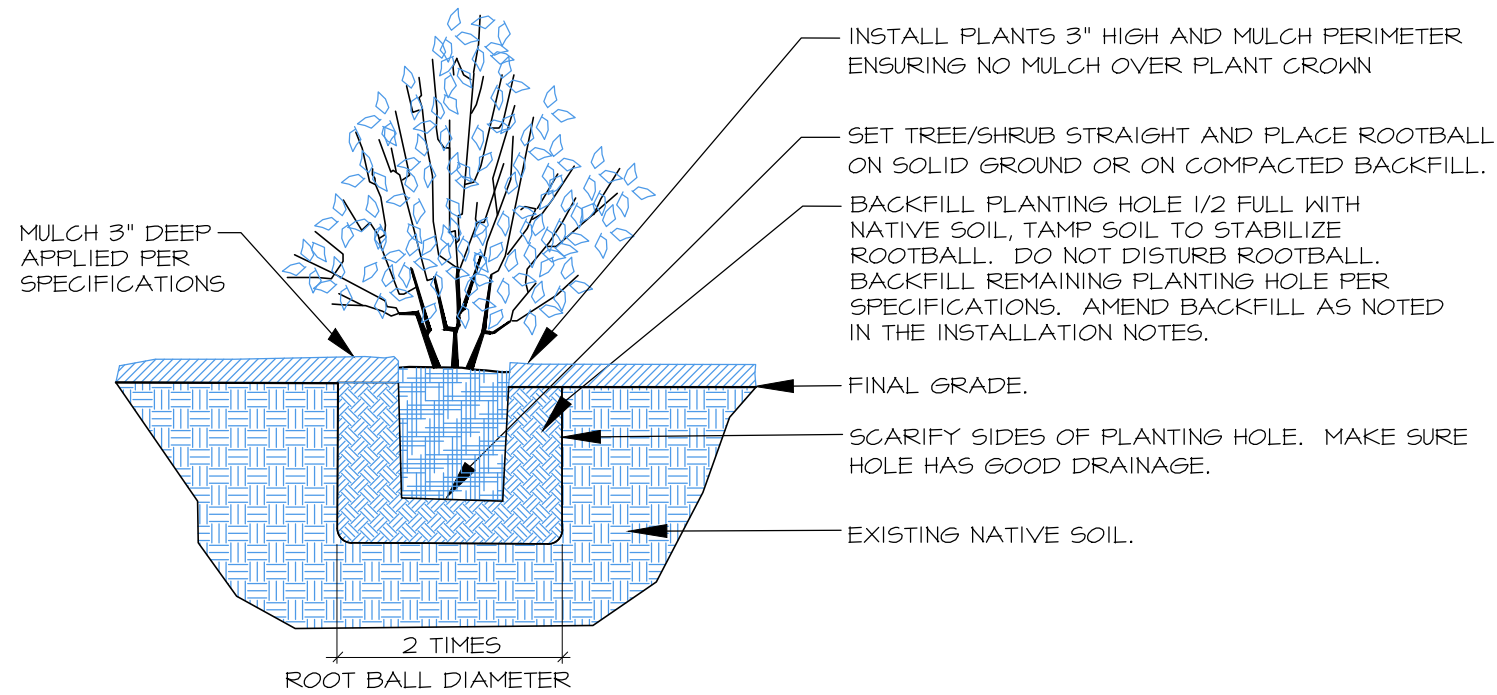
KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY	SIZE (MIN.)	NOTES
	FRAGARIA CHILOENSIS	COAST STRAWBERRY	2' O.C.	350	1 GAL.	FULL & BUSHY
	GAULTERIA SHALLON	SALAL	2' O.C.	25	1 GAL.	FULL & BUSHY
	POLYSTICHUM MUNITUM	SWORD FERN	3' O.C.	200	1 GAL.	FULL & BUSHY

PROJECT  
6625  
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AS NOTED  
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REVISED  
4/5

FIGURE 4: PLANT SCHEDULE  
CHU PROPERTY  
4332 WEST MERCER WAY  
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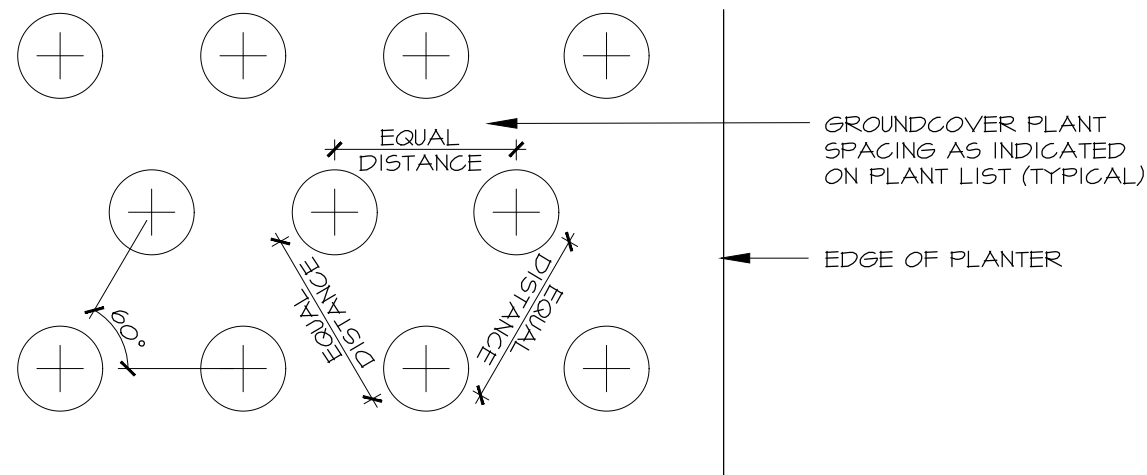
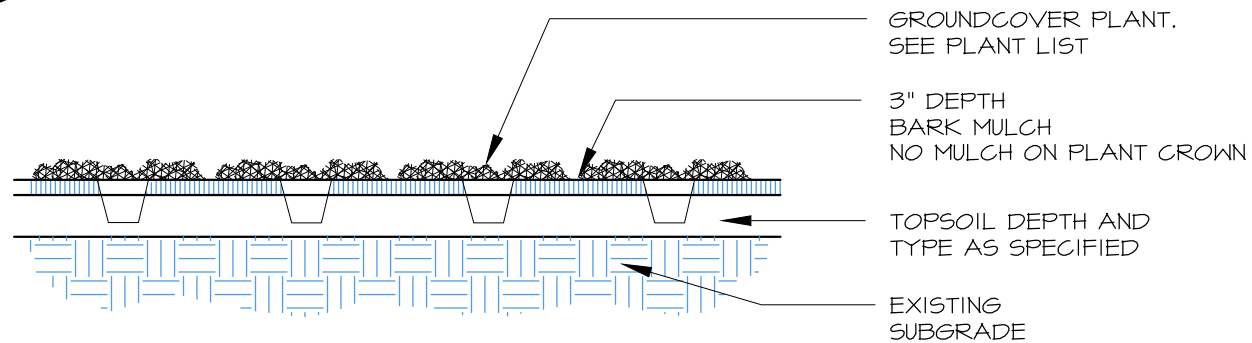


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## 1 CONTAINER TREE/SHRUB PLANTING (TYP.)

SCALE: NTS



## 2 GROUNDCOVER PLANTING (TYP.)

SCALE: NTS

## SPECIFICATIONS

- PRIOR TO PLANTING, ALL NON-ORGANIC DEBRIS AND NON-NATIVE, INVASIVE VEGETATION SHALL BE HAND-REMOVED AND EXPORTED OFF SITE. EXISTING RHODODENDRON SHALL BE PRUNED BACK. IRRIGATION SHALL BE ADJUSTED TO COVER MITIGATION AREA.
- PRIOR TO PLANTING, ALL NON-NATURAL MATERIALS SHALL BE REMOVED (GRAVEL, ROCK, CONCRETE) FROM EXISTING DEVELOPED AREAS AND YARD. A 6" LIFT OF IMPORTED CEDAR GROVE 3-WAY TOPSOIL SHALL BE PLACED AND TILLED INTO THE TOP 6" OF SUBGRADE PRIOR TO PLANTING.
- IMPORTED CEDAR GROVE 3-WAY TOPSOIL SHALL BE PLACED IN THE NON-GRADED AREAS AFTER WEED REMOVAL TO PRE-REMOVED GRADES 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 W. 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.
- LANDSCAPE CONTRACTOR TO INSTALL DRIP OR LOW-FLOW IRRIGATION SYSTEM CAPABLE OF HEAD TO HEAD COVERAGE OF ALL PLANTINGS.
- 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 3 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			1			1				1		
GENERAL MAINT.			1		1		1			1		
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.

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FIGURE 5: PLANTING DETAILS & SPECIFICATIONS

CHU PROPERTY  
4332 WEST MERCER WAY  
MERCER ISLAND, WASHINGTON  
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