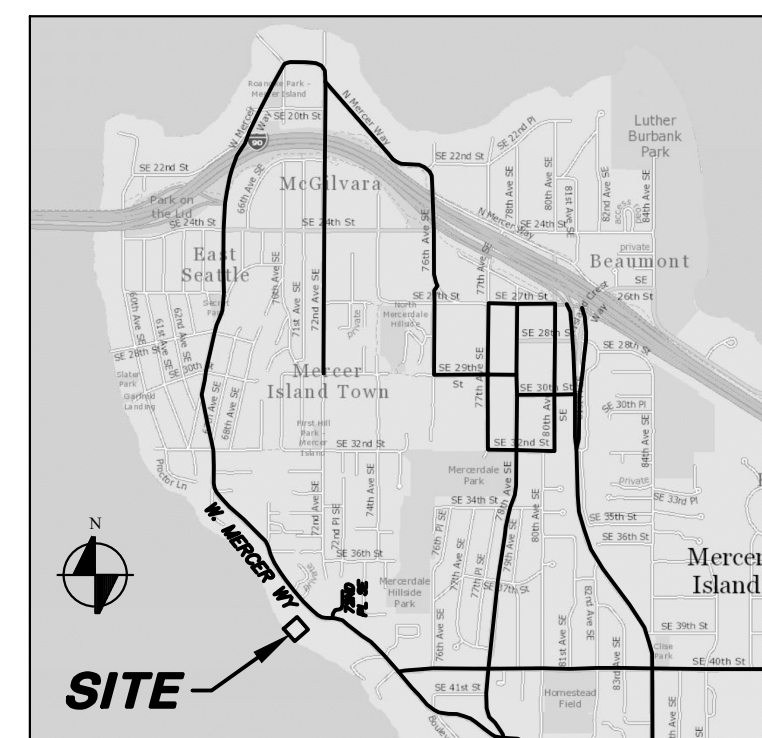
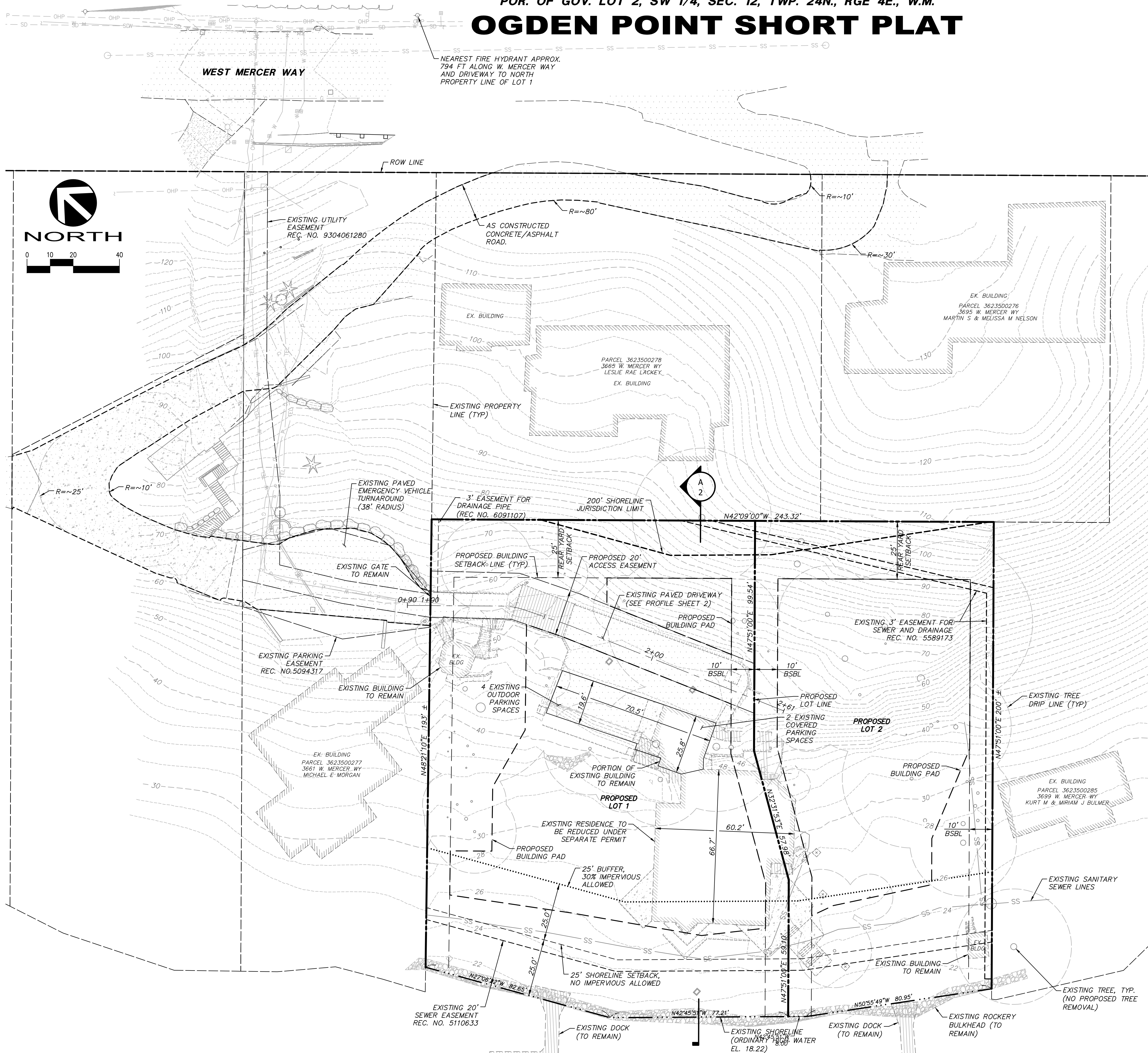


OGDEN POINT SHORT PLAT



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

OWNER/APPLICANT: THE LADYBUG TRUST
 ENGINEER/SURVEYOR: DAVID EVANS AND ASSOCIATES, INC.
 20300 WOODINVILLE-SNOHOMISH ROAD NE
 SUITE A | WOODINVILLE, WA 98072
 (425) 415-2000
 CONTACT: ADAM STRICKER, PE (ENGINEER)
 MARY McDOWELL, PLS (SURVEYOR)

SHEET INDEX

- 1 SITE PLAN
- 2 DRIVEWAY PROFILE
- 3 CRITICAL AREAS EXHIBIT
- 4 TREE PLAN

SITE INFORMATION

PROJECT ADDRESS: 3675 W MERCER WAY, MERCER ISLAND 98040
 ZONING: R-15
 EXISTING TAX PARCEL NUMBERS: 3623500275, 3623500274, 3623500273

NET LOT AREA*	GROSS LOT AREA
LOT 1: 27,864 SF (0.64 AC)	LOT 1: 30,815 SF (0.71 AC)
LOT 2: 20,334 SF (0.46 AC)	LOT 2: 20,334 SF (0.47 AC)

IMPERVIOUS COVERAGE*	GROSS FLOOR AREA*
LOT 1: 4,860 SF (15.7%)	LOT 1: 2,444
LOT 2: 98 SF (0.5%)	LOT 2: 0


PROPOSED BUILDING HEIGHTS	LOT SLOPE
LOT 1: NO NEW STRUCTURES PROPOSED	LOT 1: MAX EL. 110.00 MIN. EL. 18.22 (OHW) SLOPE 33.1%
LOT 2: NO NEW STRUCTURES PROPOSED	LOT 2: MAX EL. 97.62 MIN. EL. 18.22 (OHW) SLOPE 40.9%

LOT COVERAGE*	LANDSCAPING*
LOT 1: 4,860 SF	LOT 1: ~26,000 SF
LOT 2: 98 SF	LOT 2: ~20,000 SF

PARKING	BUILDING ELEVATION
LOT 1: 2 COVERED, 5 OUTDOOR (EXISTING AND PROPOSED)	NO PROPOSED NEW BUILDINGS
LOT 2: 0 COVERED, 0 OUTDOOR (EXISTING AND PROPOSED)	

* -AREAS REPRESENT THE EXISTING CONDITION POST REDUCTION PERMIT WORK AND THE PROPOSED CONDITION UNDER THIS SHORT PLAT APPLICATION

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DAVID EVANS AND ASSOCIATES INC.
 20300 Woodinville Snohomish Rd NE
 Woodinville Washington 98072
 Phone: 425.415.2000

OGDEN POINT SHORT PLAT
 SITE PLAN

THE LADYBUG TRUST


OGDEN POINT SHORT PLAT

CITY OF MERCER ISLAND, WASHINGTON

REVIEWED BY: _____
 NO. _____ DATE _____ REVISION _____

DATE: _____ BY: CK

DESIGNED: T.M.



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 SCALE: HORIZ: 1"=20' VERT: -

PROJECT NO.
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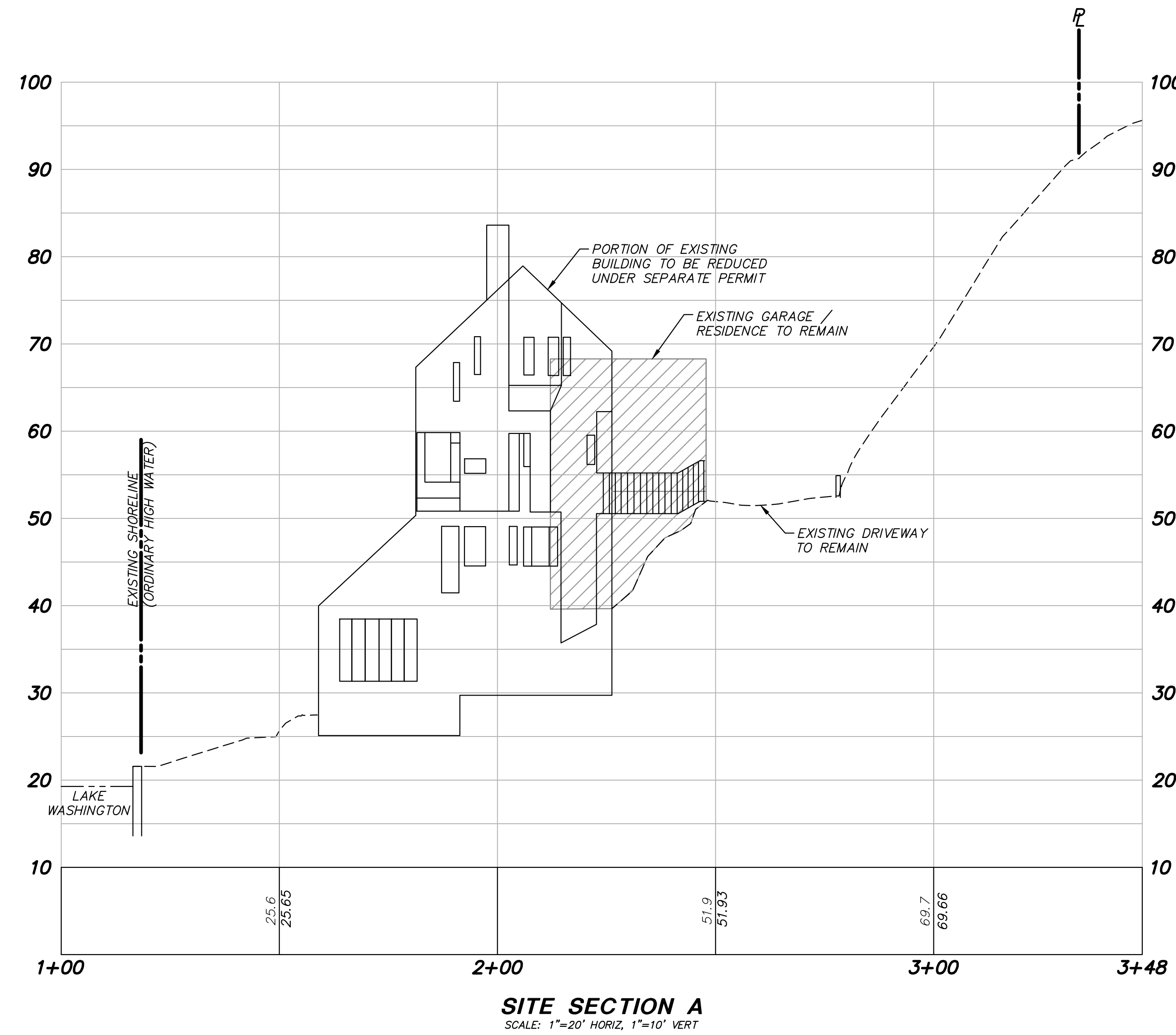
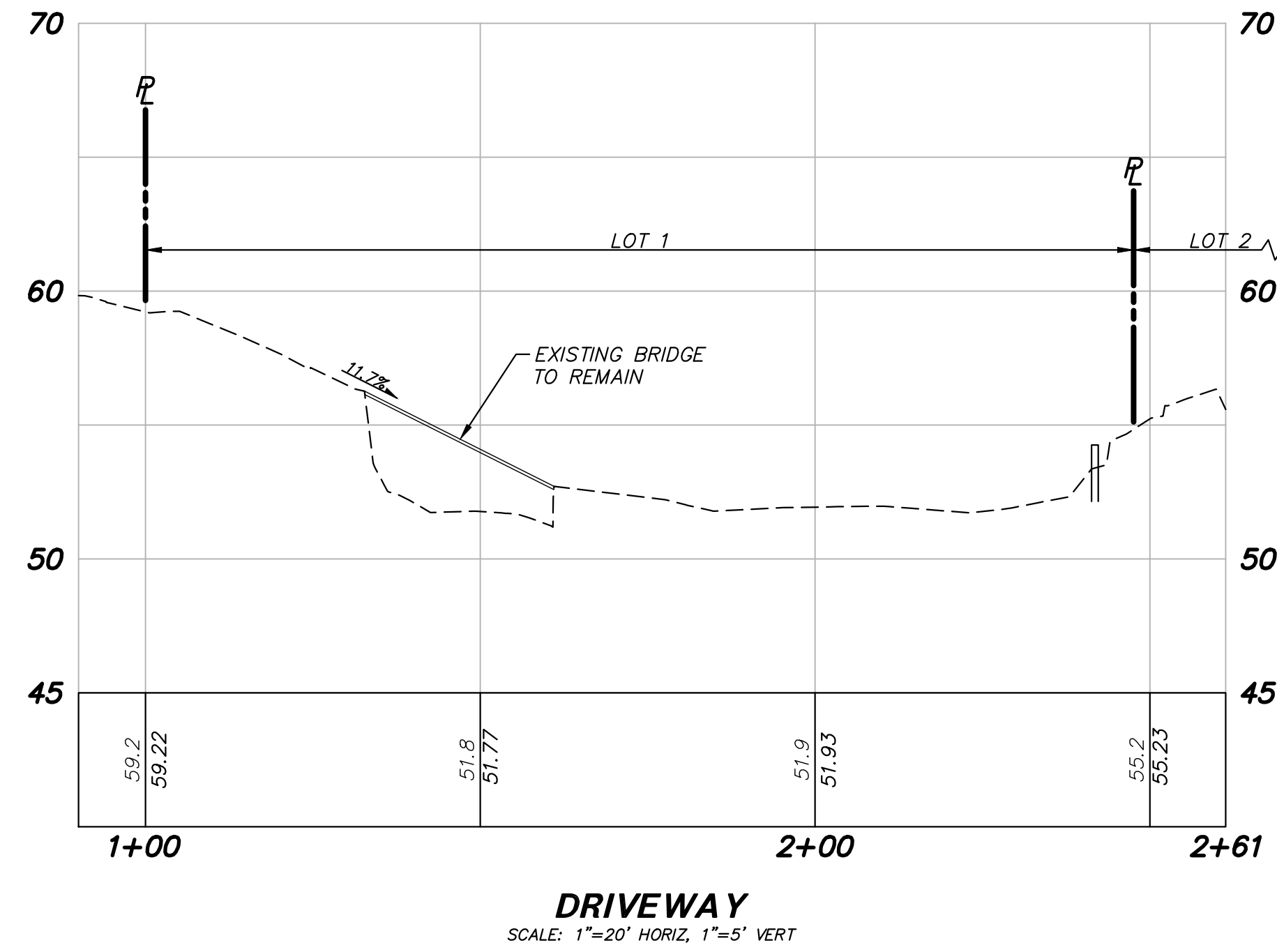
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1

OF 4



DAVID EVANS
AND ASSOCIATES INC.
20300 Woodville Shoshomish Rd NE
Woodville Washington 98072
Phone: 425.415.2000

OGDEN POINT SHORT PLAT
DRIVEWAY PROFILE
THE LADYBUG TRUST
OGDEN POINT SHORT PLAT
SHORT PLAT APPLICATION
CITY OF MERCER ISLAND,
WASHINGTON



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DESIGNED: fsw
CADD: fsw



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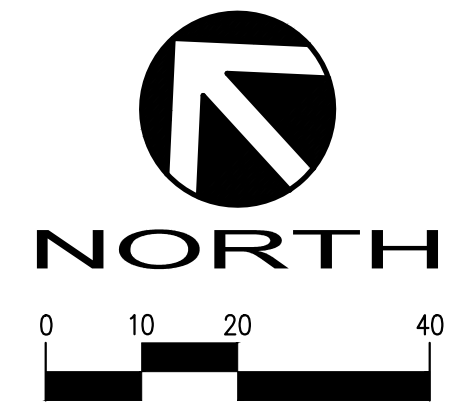
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PROJECT NO.
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2
OF **4**

WEST MERCER WAY

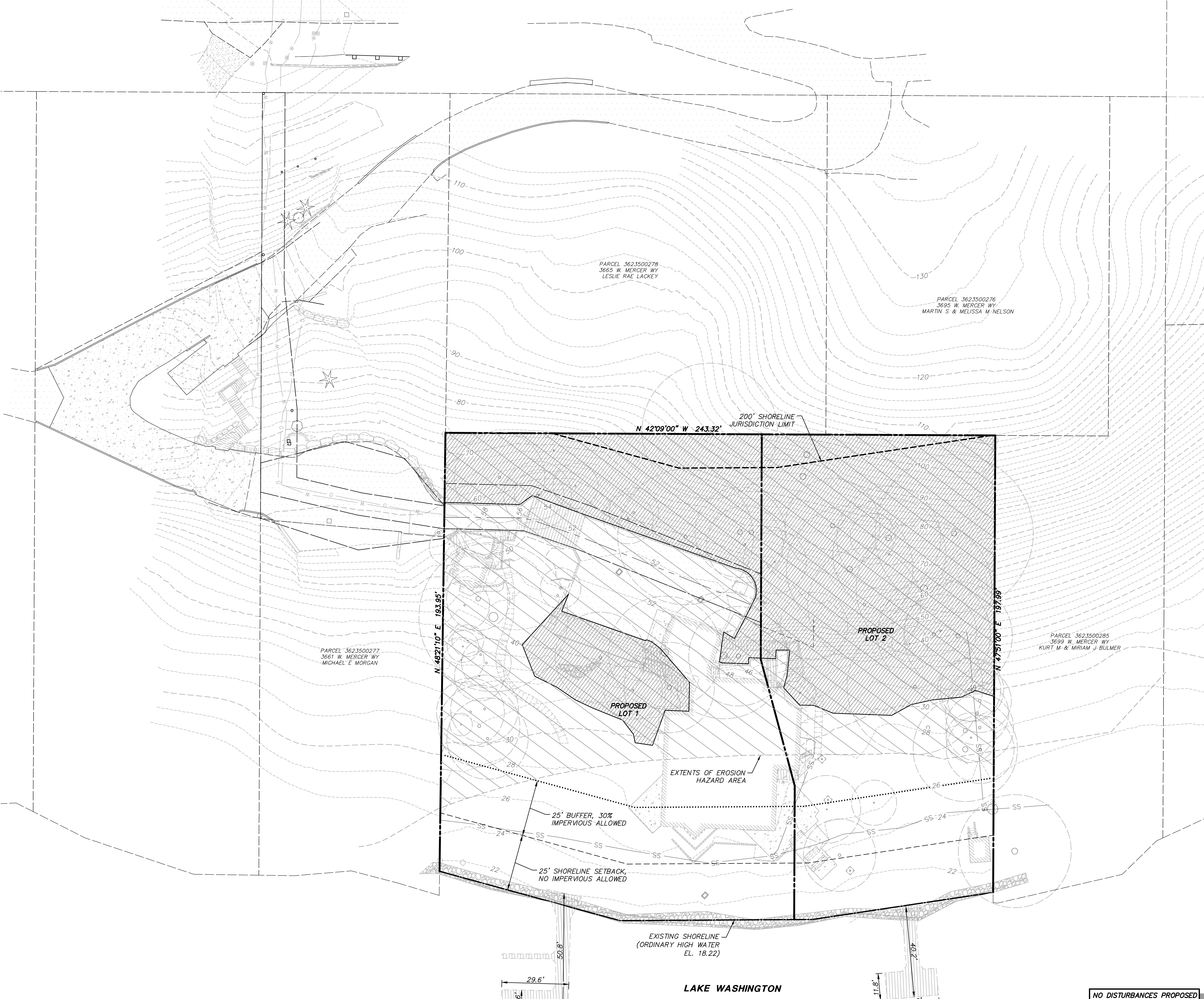
POR. OF GOV. LOT 2, SW 1/4, SEC. 12, TWP. 24N., RGE 4E., W.M.



DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Shoshomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

OGDEN POINT SHORT PLAT
CRITICAL AREAS EXHIBIT
THE LADYBUG TRUST
OGDEN POINT SHORT PLAT
SHORT PLAT APPLICATION
CITY OF MERCER ISLAND,
WASHINGTON

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THE ENTIRETY OF THE SITE IS SHOWN TO BE WITHIN THE LANDSLIDE HAZARD AREA SHOWN ON THE MERCER ISLAND LANDSLIDE HAZARD ASSESSMENT MAP BY KATHY TROOST AND AARON WISHER DATED APRIL 2009.

THE ENTIRETY OF THE SITE IS SHOWN TO BE WITHIN THE SEISMIC HAZARD AREA SHOWN ON THE MERCER ISLAND SEISMIC HAZARD ASSESSMENT MAP BY KATHY TROOST AND AARON WISHER DATED APRIL 2009.

REFER TO THE ASSOCIATED GEOTECH REPORT TITLED "GEOTECHNICAL ENGINEERING STUDY - PROPOSED OGDEN TWO-LOT SHORT PLAT" BY GEOTECH CONSULTANTS, INC. DATED JANUARY 31, 2019 FOR A DESCRIPTION OF CRITICAL AREAS, MITIGATION MEASURES AND STATEMENTS OF RISK.

LEGEND

GEOLOGICAL HAZARD AREAS

	STEEP SLOPE: INDICATES SLOPE OF 40% OR GREATER AS CALCULATED BY MEASURING THE VERTICAL RISE OVER ANY 30-FOOT HORIZONTAL RUN. SLOPES BASED ON TOPOGRAPHICAL SURVEY BY TERRANE, DATED 2/8/2017.
	EROSION HAZARD: INDICATES EROSION HAZARD AREA AS MAPPED BY THE MERCER ISLAND EROSION HAZARD ASSESSMENT MAP BY KATHY TROOST AND AARON WISHER DATED APRIL 2009

NO DISTURBANCES PROPOSED WITH SHORT PLAT

NO.	DATE	REVISION	BY	CHK

DESIGNED: T.W.



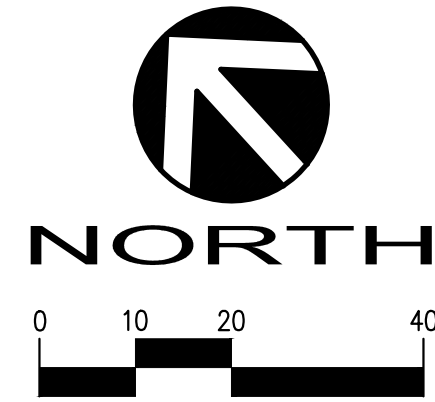
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OF **4**



Lot 1 Tree Retention Table
DBH > 10" Exceptional Potential

Tree #	DBH?	Tree?	Removal
104			
147			
148			
151			
158			
161			
105			X
110			X
106			X
143			X
153			X
101	X		
145	X		
146	X		
150	X		
152	X		
156	X	X	
157	X	X	
159	X		
106	X		X
107	X	X	X
108	X		X
109	X		X
142	X		X
144	X		X
149	X		X
160	X		X
162	X	X	X
163	X	X	X
164	X	X	X

Total Trees > 10" DBH = 19
 Retained Trees > 10" DBH = 8
 Removed Trees > 10" DBH = 11
 % Trees over 10" DBH Retained = 42%
 Conforms to minimum 30% tree retention per MICC 19.10.060

Lot 2 Tree Retention Table
DBH > 10" Exceptional Potential

Tree #	DBH?	Tree?	Removal
112			
122			
136			
123			X
128			X
130			X
139			X
113	X		
114	X	X	
115	X		
116	X	X	
117	X		
118	X	X	
131	X		
132	X		
133	X		
134	X		
135	X		
137	X		
138	X		
140	X		X
119	X	X	X
120	X		X
121	X	X	X
125	X		X
126	X		X
127	X		X
129	X	X	X
141	X		X

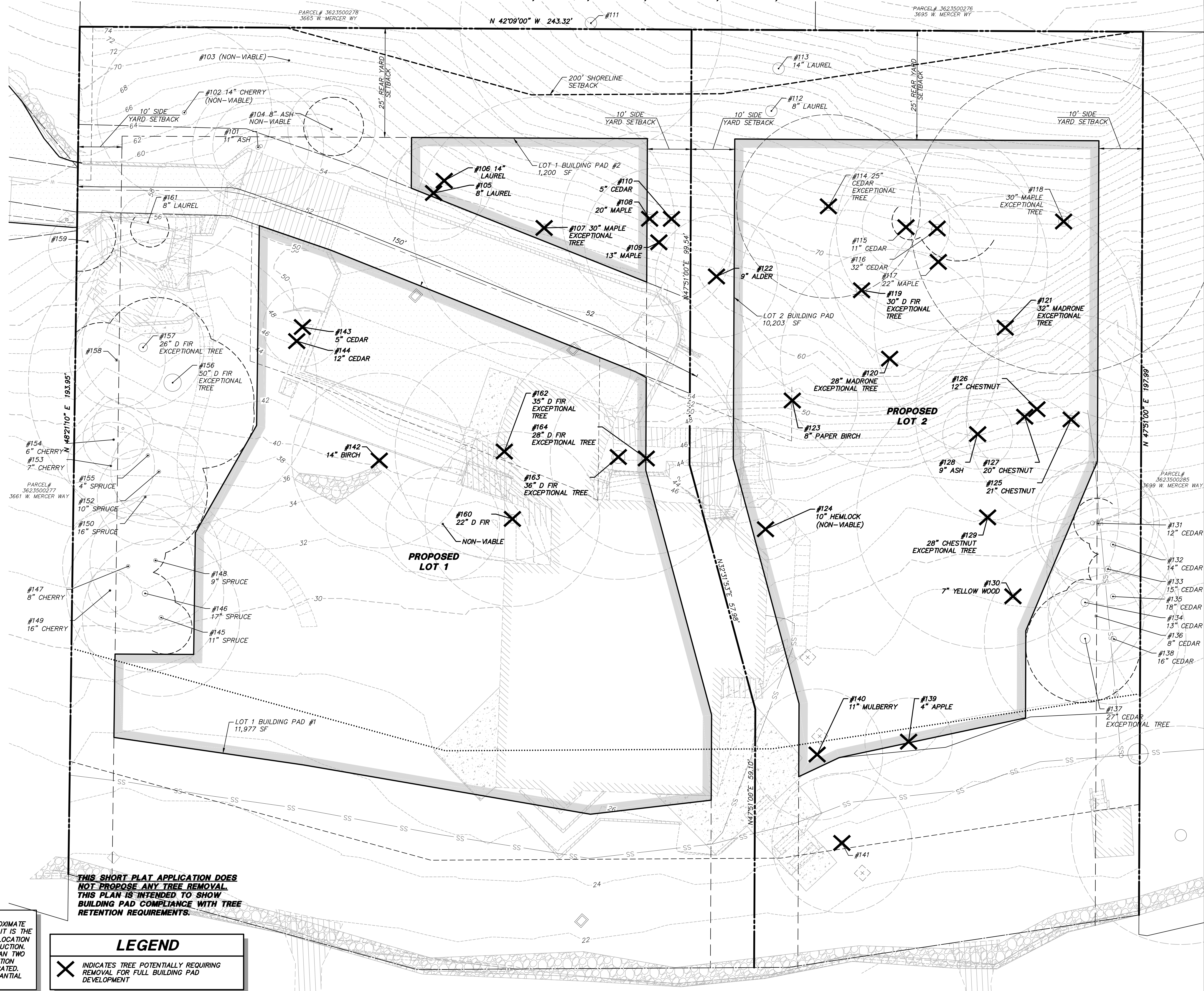
Total Trees > 10" DBH = 22
 Retained Trees > 10" DBH = 13
 Removed Trees > 10" DBH = 9
 % Trees over 10" DBH Retained = 59%
 Conforms to minimum 30% tree retention per MICC 19.10.060

THIS SHORT PLAT APPLICATION DOES NOT PROPOSE ANY TREE REMOVAL. THIS PLAN IS INTENDED TO SHOW BUILDING PAD COMPLIANCE WITH TREE RETENTION REQUIREMENTS.

LEGEND

X INDICATES TREE POTENTIALLY REQUIRING REMOVAL FOR FULL BUILDING PAD DEVELOPMENT

CAUTION
 LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-5555 NOT LESS THAN TWO FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.



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OGDEN POINT SHORT PLAT
 TREE PLAN
 THE LADYBUG TRUST
OGDEN POINT SHORT PLAT
 SHORT PLAT APPLICATION
 CITY OF MERCER ISLAND, WASHINGTON

REVIEWED BY: _____ DATE: _____

NO. _____ DATE: _____ REVISION: _____

DESIGNED BY: _____



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