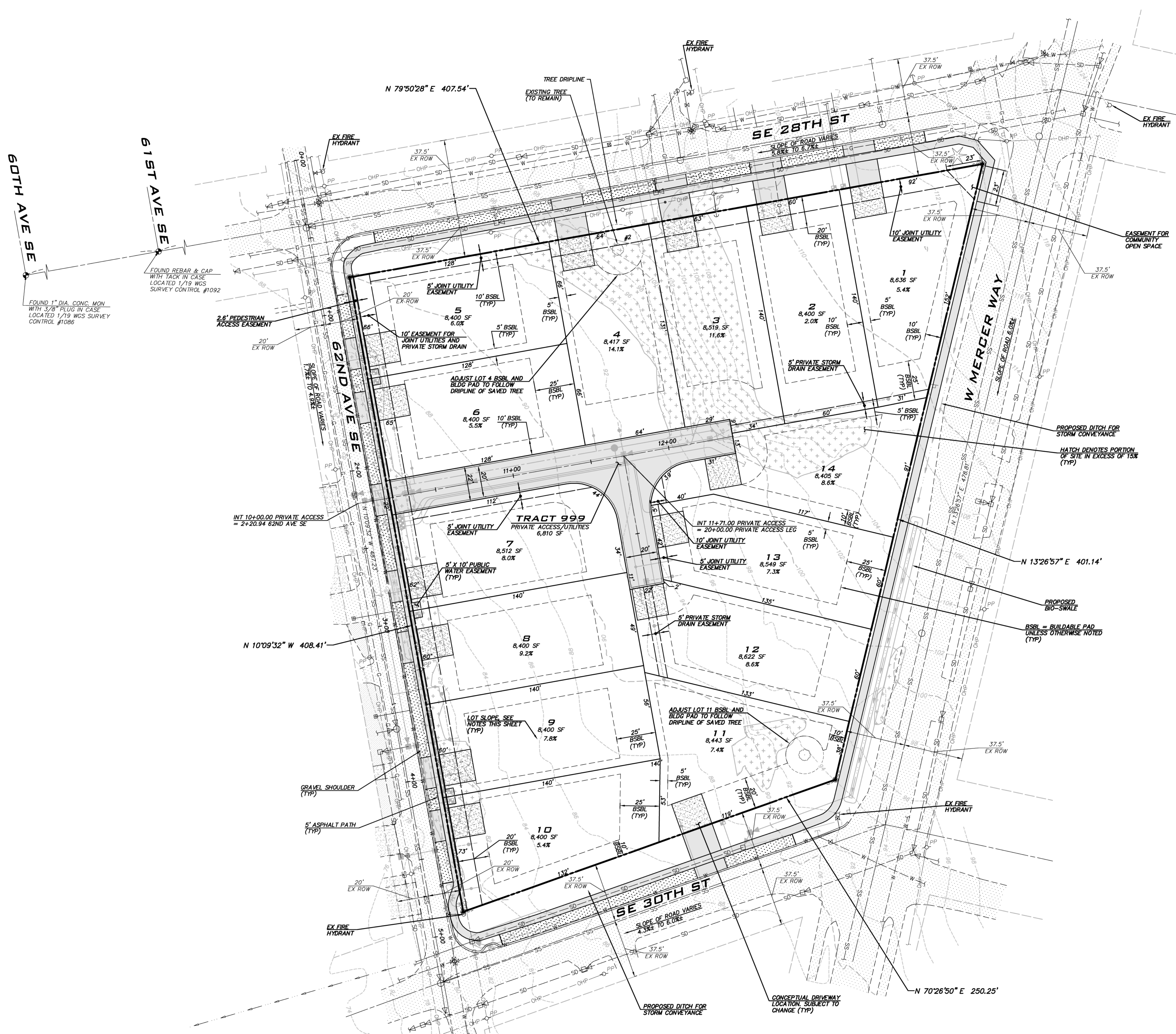
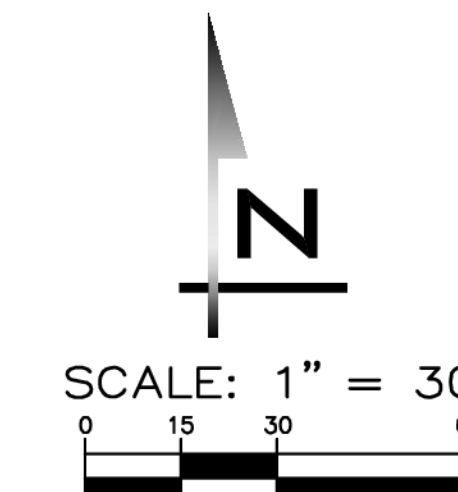




BLUELINE

25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.218.4551 F: 425.218.4032
WWW.THEBLUELINEGROUP.COM

SCALE:
AS NOTED
PROJECT MANAGER:
BRETT K. PUDISTS, PE
PROJECT ENGINEER:
LYNDEY MUNKEL, PE
DESIGNER:
NADIA KROUMOVA
ISSUE DATE:
3/1/2019



LOT COVERAGE TABLE

LOT NO.	LOT AREA (SF)	LOT COVERAGE (SF)*	LANDSCAPING AREA (SF)**	PORTION OF LANDSCAPING AREA THAT CAN BE HARDSCAPE (SF)**
1	8,644	3,458	5,186	778
2	8,400	3,360	5,040	756
3	8,417	3,367	5,050	758
4	8,417	3,367	5,050	758
5	8,401	3,360	5,041	756
6	8,530	3,412	5,118	768
7	8,512	3,405	5,107	766
8	8,400	3,360	5,040	756
9	8,400	3,360	5,040	756
10	8,403	3,361	5,042	756
11	8,423	3,369	5,054	758
12	8,639	3,456	5,183	778
13	8,545	3,418	5,127	769
14	8,441	3,376	5,065	760

*LOT COVERAGE (40% OF THE LOT AREA) AND LANDSCAPING AREA (60% OF THE LOT AREA) ARE BASED ON THE EXISTING SLOPE ACROSS THE LOT (<15%).
**REQUIRED LANDSCAPING AREA SHALL CONSIST OF SOFSCAPE IMPROVEMENTS, EXCEPT WHERE USED FOR HARDSCAPE IMPROVEMENTS. 9% OF THE LOT AREA MAY CONSIST OF HARDSCAPE IMPROVEMENTS.

FIRE SPRINKLERS
- NEW SINGLE FAMILY RESIDENCES REQUIRE A MINIMUM OF 130 SPRINKLER SYSTEM.

LOT SLOPES
 DENOTES AREAS OF SLOPE ≥ 15%
 X.X% SLOPE OF LOT = ((HIGHEST LOT ELEVATION - LOWEST LOT ELEVATION) / HORIZONTAL DISTANCE) X 100

CRITICAL AREAS NOTE
- NO CRITICAL AREAS WERE IDENTIFIED ON SITE.

NEAREST FIRE HYDRANT
- EXISTING FIRE HYDRANTS ARE LOCATED NEAR EACH STREET INTERSECTION AND HAVE BEEN LABELED FOR CONVENIENCE.

BUILDING HEIGHTS
- PROPOSED BUILDINGS WILL BE DESIGNED IN THE FUTURE AS PART OF THE BUILDING PERMIT PROCESS.
- AVERAGE BUILDING ELEVATION GRADE POINTS TO BE DETERMINED BASED ON PROPOSED BUILDINGS BY OTHERS.

- NOTES**
- SEE LEGEND ON SHEET CV-01.
 - REFER TO SHEET EC-01 FOR EXISTING FEATURES THAT WILL BE REMOVED.
 - REFER TO SHEET GP-01 FOR PRELIMINARY GRADING PLAN.
 - REFER TO SHEET UP-01 FOR PRELIMINARY UTILITY PLAN.
 - SEE SHEET RS-01 FOR ROAD SLOPES AND CROSS SECTIONS.
 - SEE SHEET TR-01 FOR TREE NUMBERS AND RETENTION SUMMARY.
 - DIRECT VEHICULAR ACCESS TO W MERCER WAY IS PROHIBITED.

UNDERGROUND UTILITY NOTE
UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES. TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

REVISIONS

NO	DATE	BY

SITE PLAN
2825 W MERCER WAY
PRELIMINARY PLAT
 PARCEL #2174502425
 CITY OF MERCER ISLAND WASHINGTON



3/1/19
 JOB NUMBER:
13-118
 SHEET NAME:
SP-01
 SHT **3** OF **9**



BLUELINE

25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.218.4551 F: 425.218.4032
WWW.THEBLUELINEGROUP.COM

SCALE:
AS NOTED

PROJECT MANAGER:

BRETT K. PUDISTIS, PE

PROJECT ENGINEER:

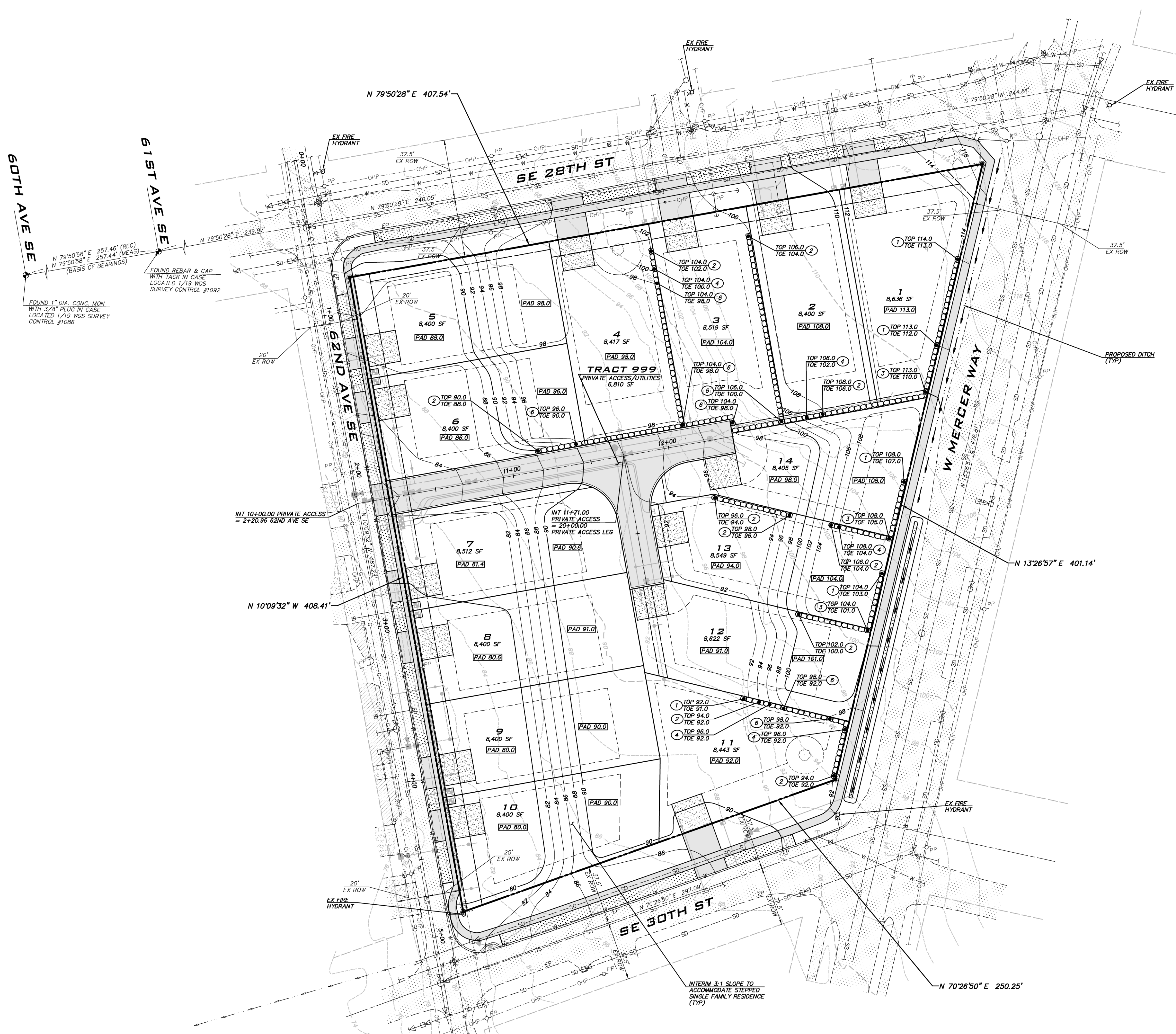
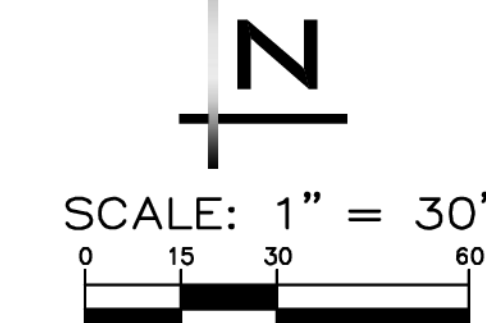
LYNDEY MUNKEL, PE

DESIGNER:

NADIA KROUMOVA

ISSUE DATE:

3/1/2019



PRELIMINARY EARTHWORK
CUT: 6,877 CY
FILL: 5,930 CY

NOTE: QUANTITIES ARE PRELIMINARY AND WERE CALCULATED BY SUBTRACTING FINISHED GRADE FROM EXISTING GRADE.

- NOTES**
- AS DESIGNED, NO AREAS EXCEED 6' OF CUT OR FILL.
 - PAD ELEVATIONS ARE APPROXIMATE AND WILL BE REFINED DURING FINAL DESIGN WHEN PROPOSED BUILDING PLANS ARE KNOWN.
 - TESC FACILITIES TO BE DESIGNED DURING FINAL ENGINEERING TO PREVENT SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE.

UNDERGROUND UTILITY NOTE
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NO	DATE	BY	REVISIONS

PRELIMINARY GRADING PLAN
2825 W MERCER WAY
PRELIMINARY PLAN
 PARCEL #2174502425
 CITY OF MERCER ISLAND WASHINGTON



3/1/19
JOB NUMBER:
13-118
SHEET NAME:
GP-01
SHT **4** OF **9**

BLUELINE

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KIRKLAND, WA 98033
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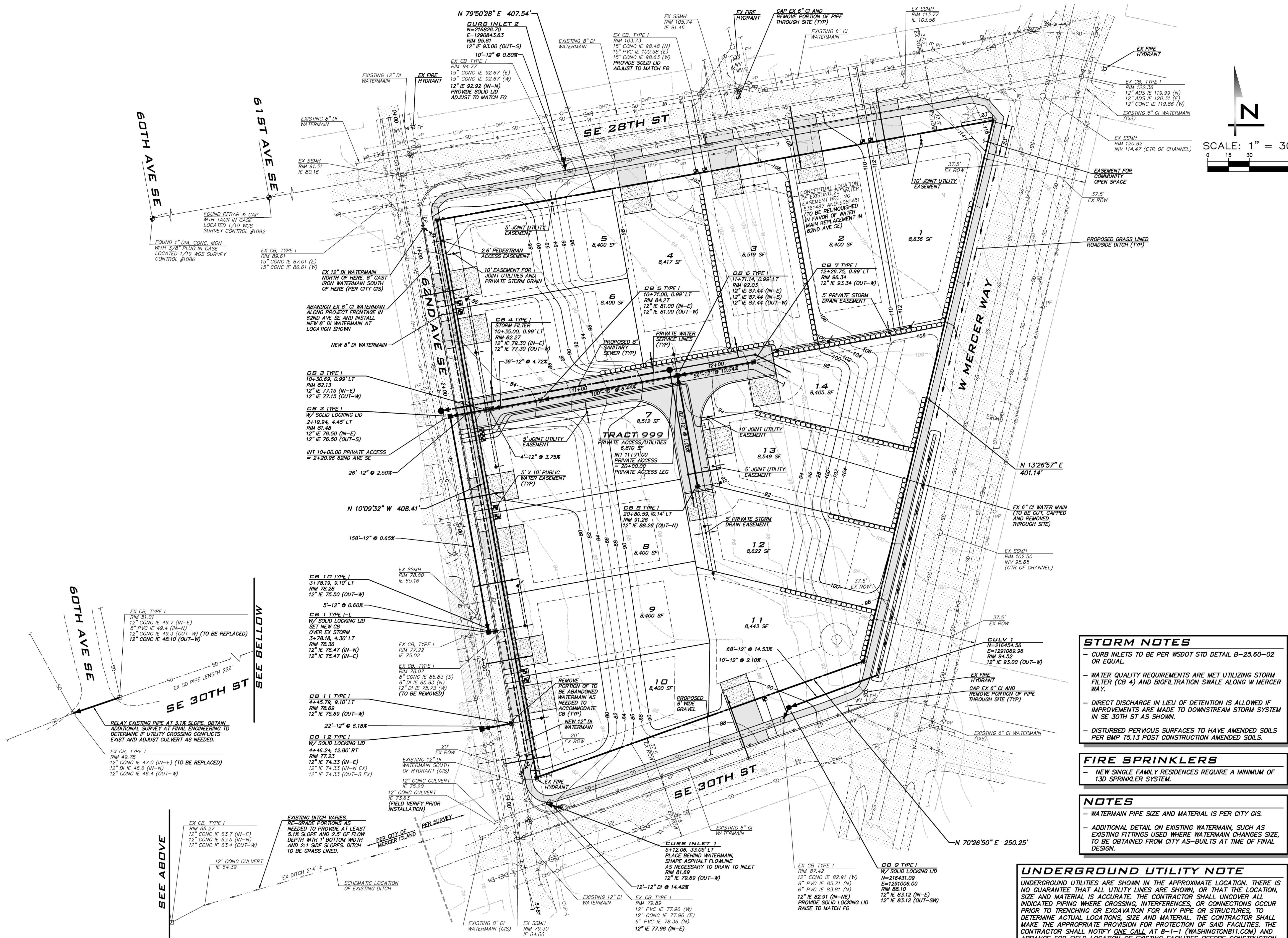
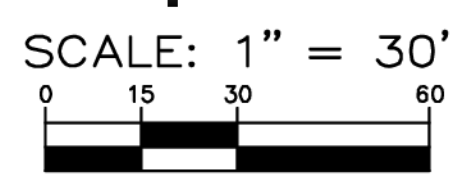
SCALE:
AS NOTED

PROJECT MANAGER:
BRETT K. PUDISTS, PE

PROJECT ENGINEER:
LYNDSY MUNKEL, PE

DESIGNER:
NADIA KROUMOVA

ISSUE DATE:
3/1/2019



STORM NOTES

- CURB INLETS TO BE PER WSDOT STD DETAIL B-25.60-02 OR EQUAL.
- WATER QUALITY REQUIREMENTS ARE MET UTILIZING STORM FILTER (CB 4) AND BIOFILTRATION SWALE ALONG W MERCER WAY.
- DIRECT DISCHARGE IN LIEU OF DETENTION IS ALLOWED IF IMPROVEMENTS ARE MADE TO DOWNSTREAM STORM SYSTEM IN SE 30TH ST AS SHOWN.
- DISTURBED PERVIOUS SURFACES TO HAVE AMENDED SOILS PER BMP 75.13 POST CONSTRUCTION AMENDED SOILS.

FIRE SPRINKLERS

- NEW SINGLE FAMILY RESIDENCES REQUIRE A MINIMUM OF 130 SPRINKLER SYSTEM.

NOTES

- WATERMAIN PIPE SIZE AND MATERIAL IS PER CITY GIS.
- ADDITIONAL DETAIL ON EXISTING WATERMAIN, SUCH AS EXISTING FITTINGS USED WHERE WATERMAIN CHANGES SIZE, TO BE OBTAINED FROM CITY AS-BUILTS AT TIME OF FINAL DESIGN.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES. TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

NO	DATE	BY	REVISIONS

PRELIMINARY UTILITY PLAN
2825 W MERCER WAY
 PRELIMINARY PLAT
 PARCEL #2174502425
 CITY OF MERCER ISLAND WASHINGTON

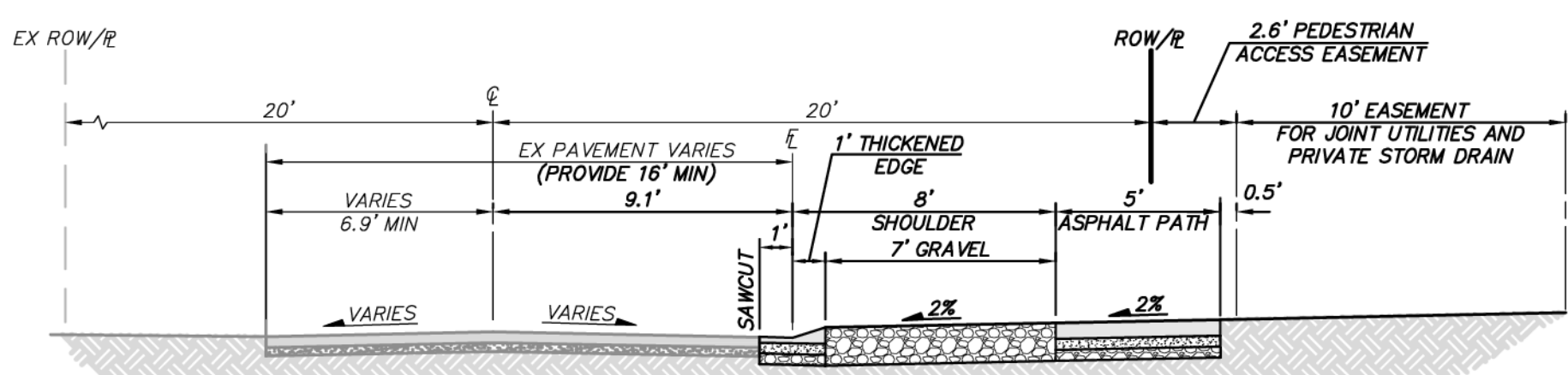
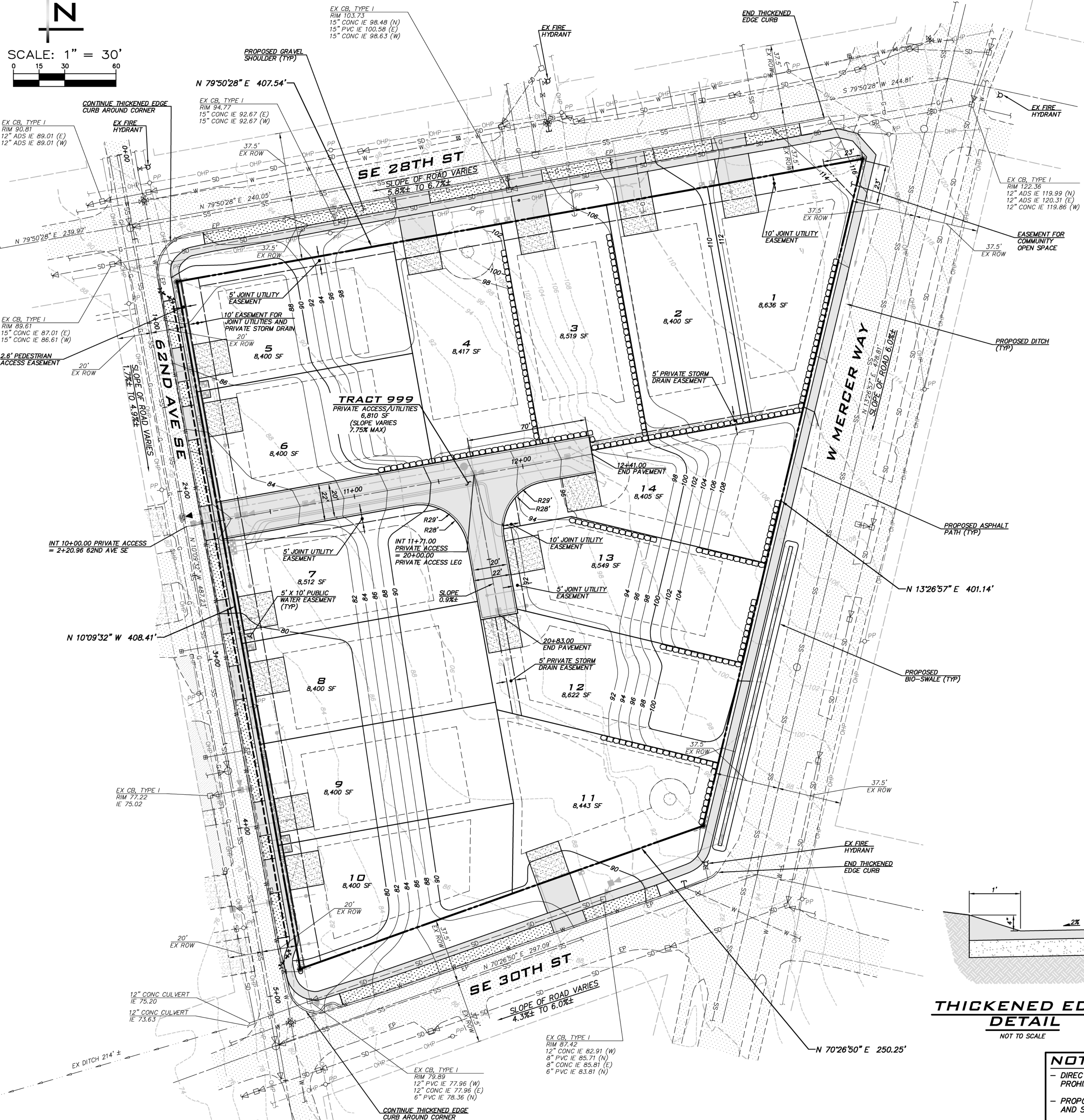
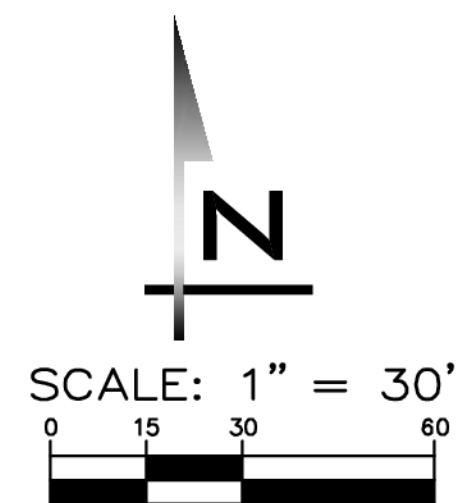
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JOB NUMBER:
13-118

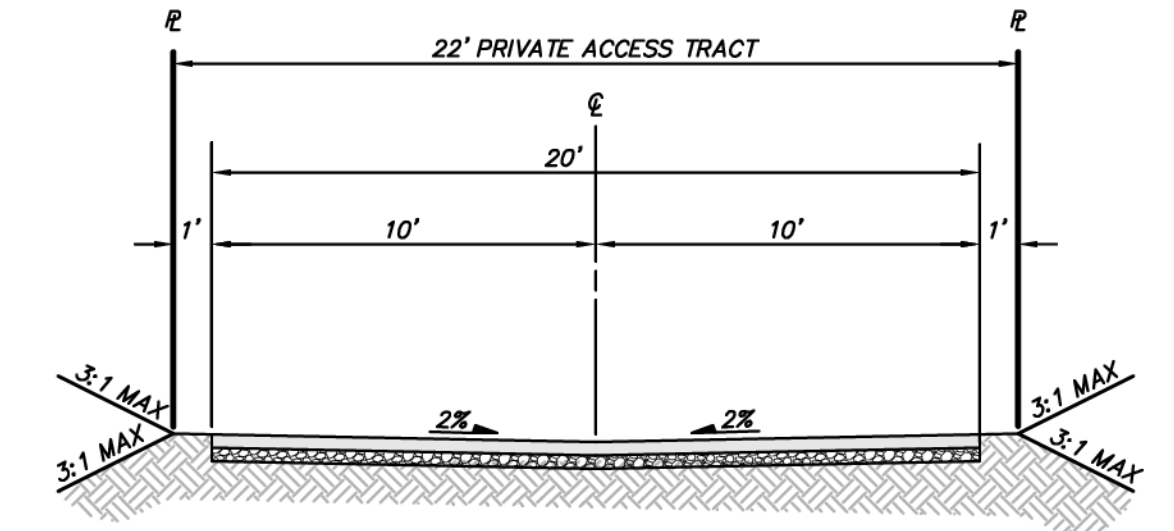
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UP-01

SHT **5** OF **9**

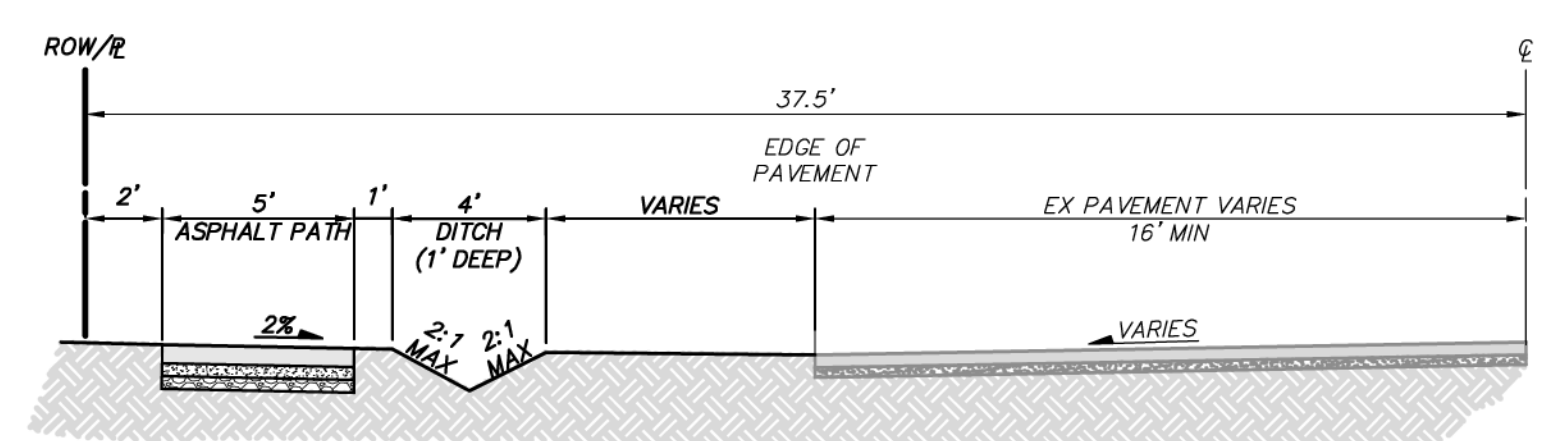
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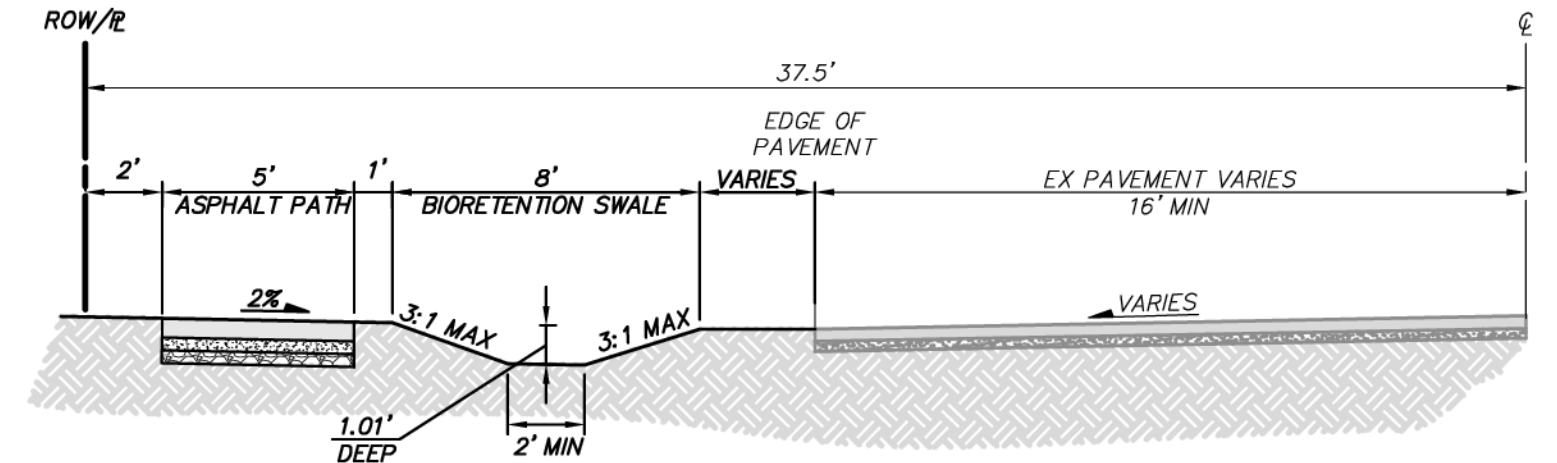
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NOT TO SCALE



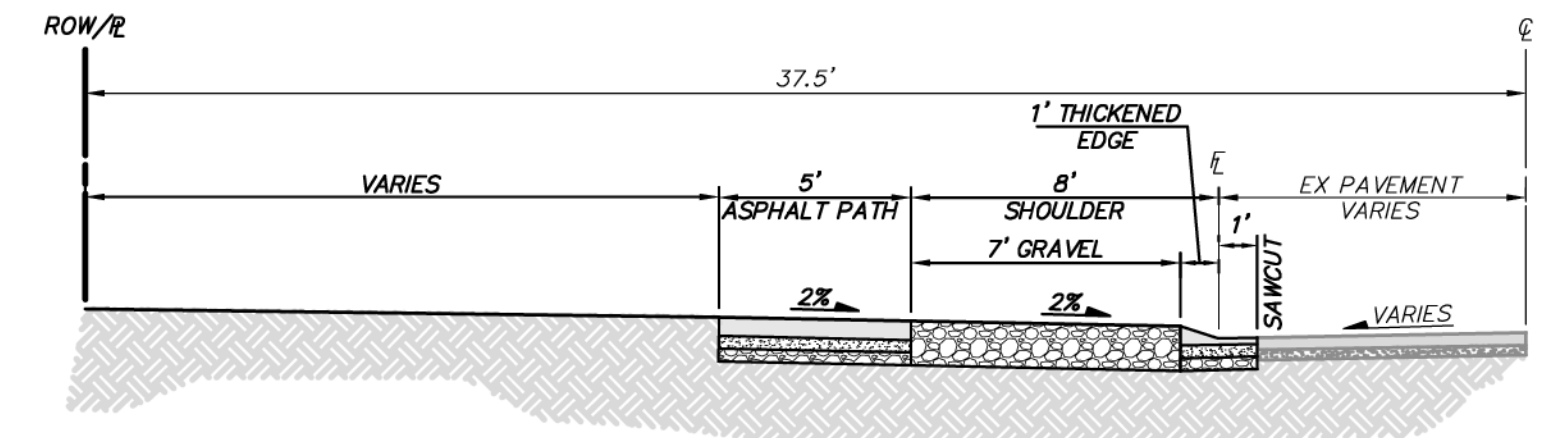
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NOT TO SCALE



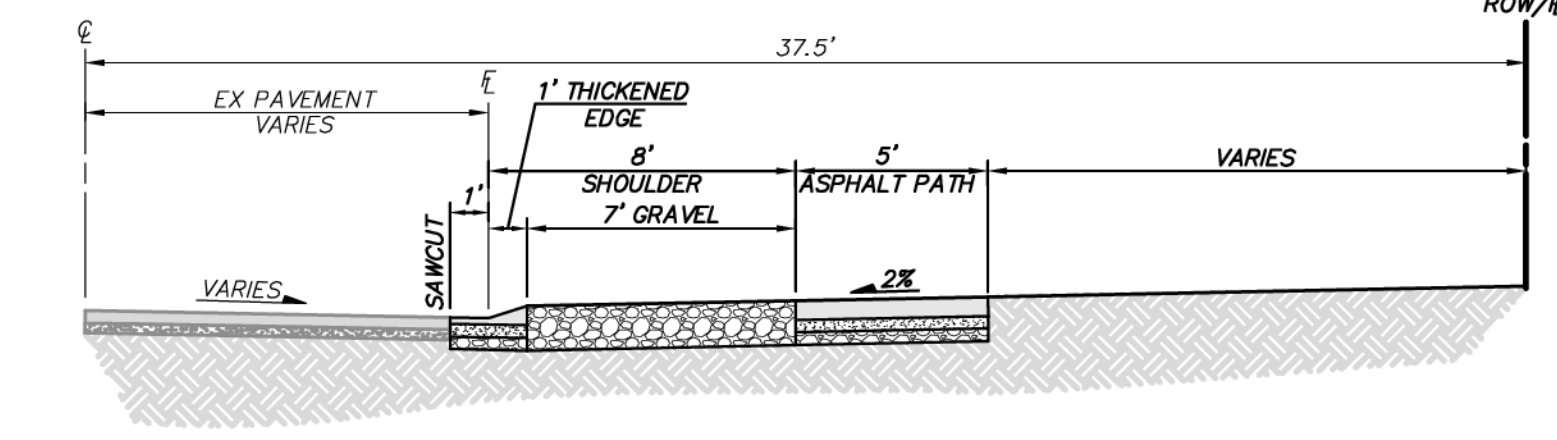
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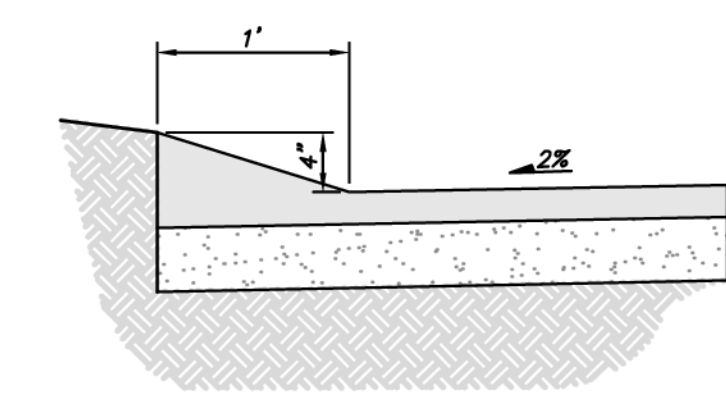
WEST MERCER WAY
NOT TO SCALE



SE 30TH ST
NOT TO SCALE



SE 28TH ST
NOT TO SCALE



**THICKENED EDGE
DETAIL**
NOT TO SCALE

- NOTES**
- DIRECT VEHICULAR ACCESS TO W MERCER WAY IS PROHIBITED.
 - PROPOSED DRIVEWAYS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE.
 - MAX LOT SERVED BY TRACT ROAD IS THREE.

UNDERGROUND UTILITY NOTE

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BLUELINE

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P: 425.218.4551 F: 425.218.4502
WWW.THEBLUENELINEGROUP.COM

SCALE:
AS NOTED

PROJECT MANAGER:
BRETT K. PUDISTS, PE

PROJECT ENGINEER:
LYNDEY MUNKEL, PE

DESIGNER:
NADIA KROUMOVA

ISSUE DATE:
3/1/2019

NO	DATE	BY	REVISIONS

**PRELIMINARY ROAD PLAN &
SECTIONS**

2825 W MERCER WAY

PRELIMINARY PLAN

PARCEL #2174502425

CITY OF MERCER ISLAND WASHINGTON

3/1/19

JOB NUMBER:
13-118

SHEET NAME:
RS-01

SHT **6** OF **9**

2/4/19
Mar 01, 2019 - 3:27pm - User: akroumova
E:\Projects\13118\DWG\13118 Preliminary\PrePlan\13118RS-01.dwg

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25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.218.4051 F: 425.218.4052
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SCALE:
AS NOTED

PROJECT MANAGER:

BRETT K. PUDISTIS, PE

PROJECT ENGINEER:

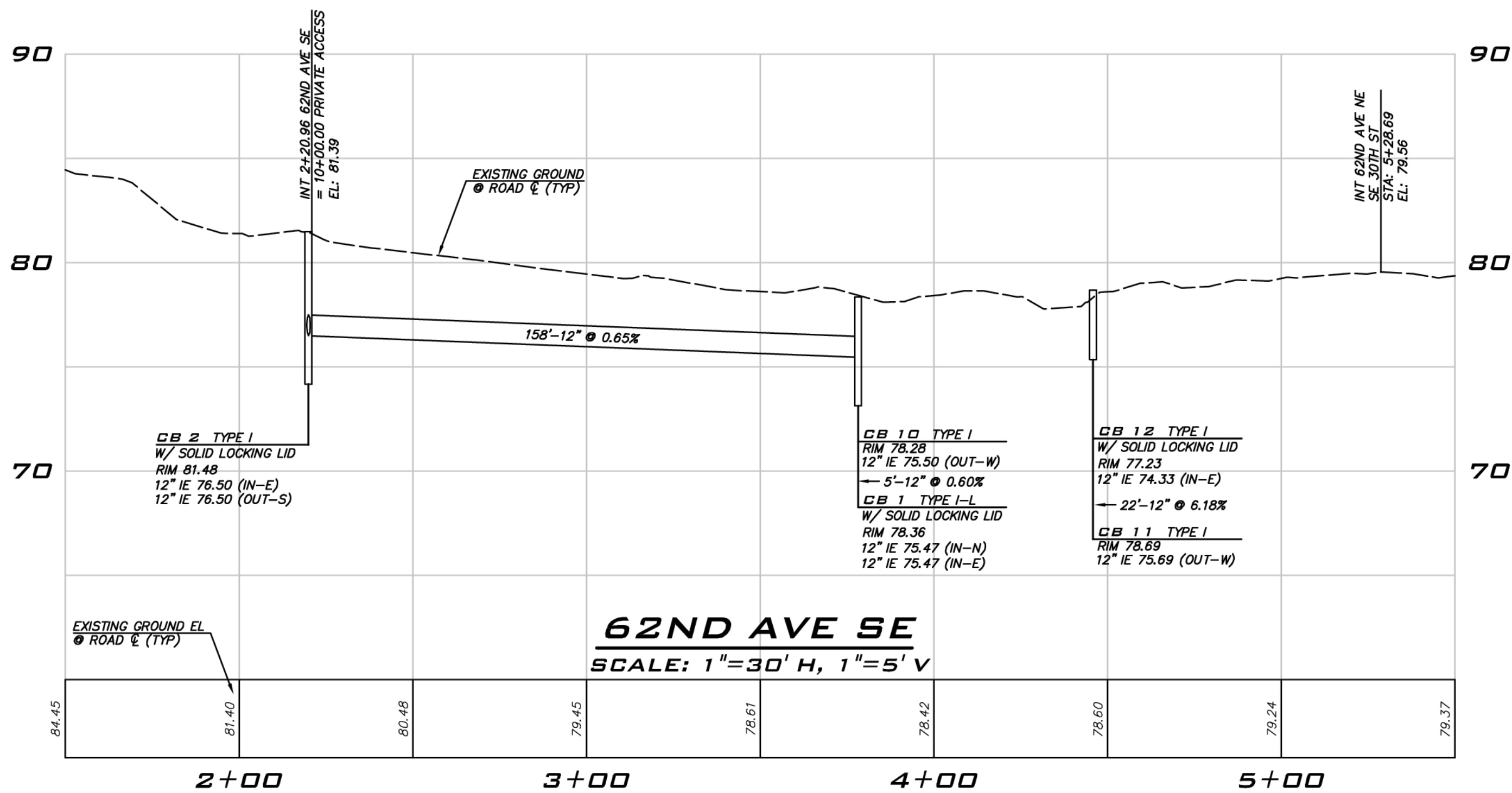
LYNDEY MUNKEL, PE

DESIGNER:

NADIA KROUMOVA

ISSUE DATE:

3/1/2019



REVISIONS

NO	DATE	BY

PRELIMINARY ROAD PROFILES

2825 W MERCER WAY

PRELIMINARY PLAT

PARCEL #2174502425

CITY OF MERCER ISLAND WASHINGTON



3/1/19

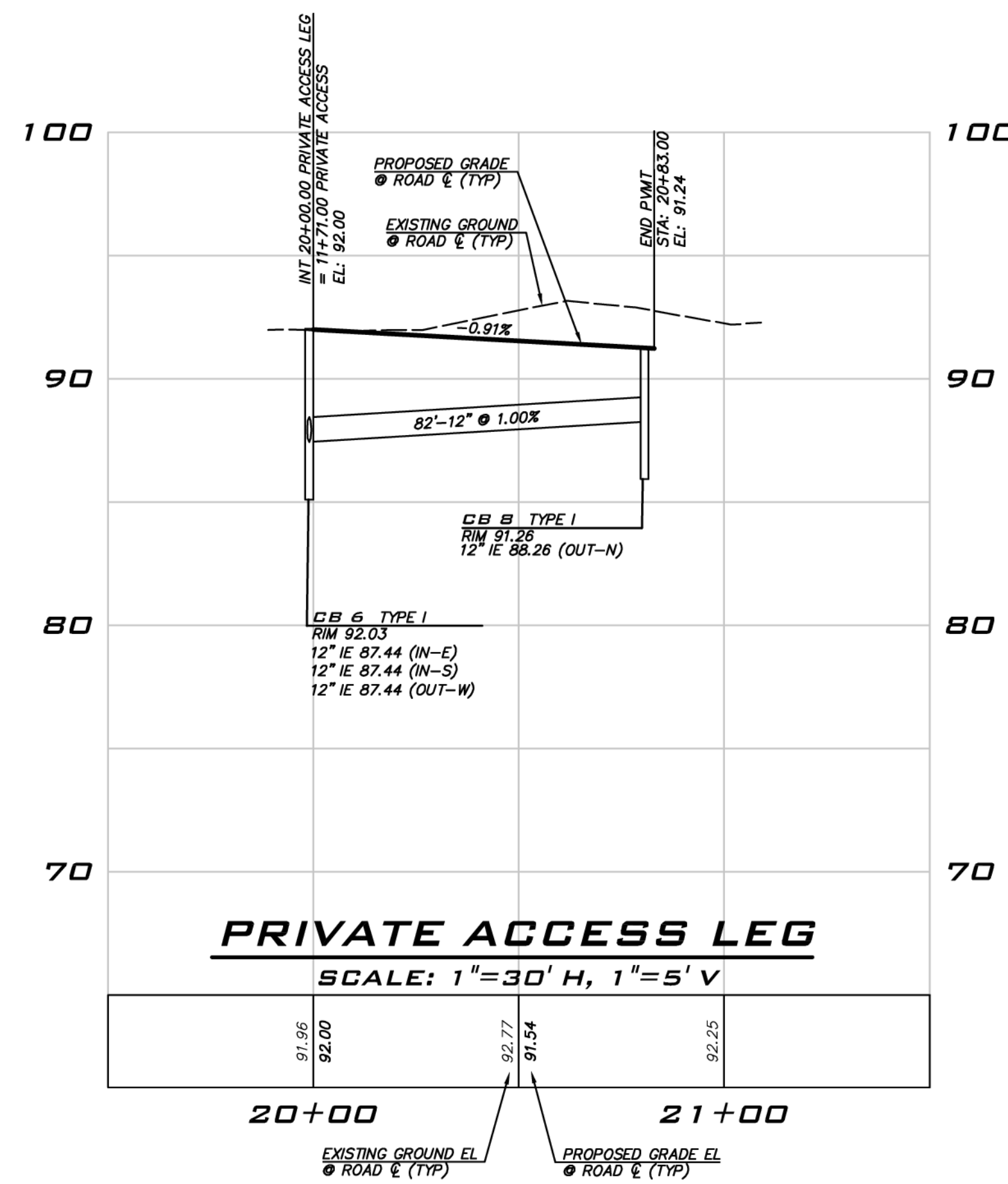
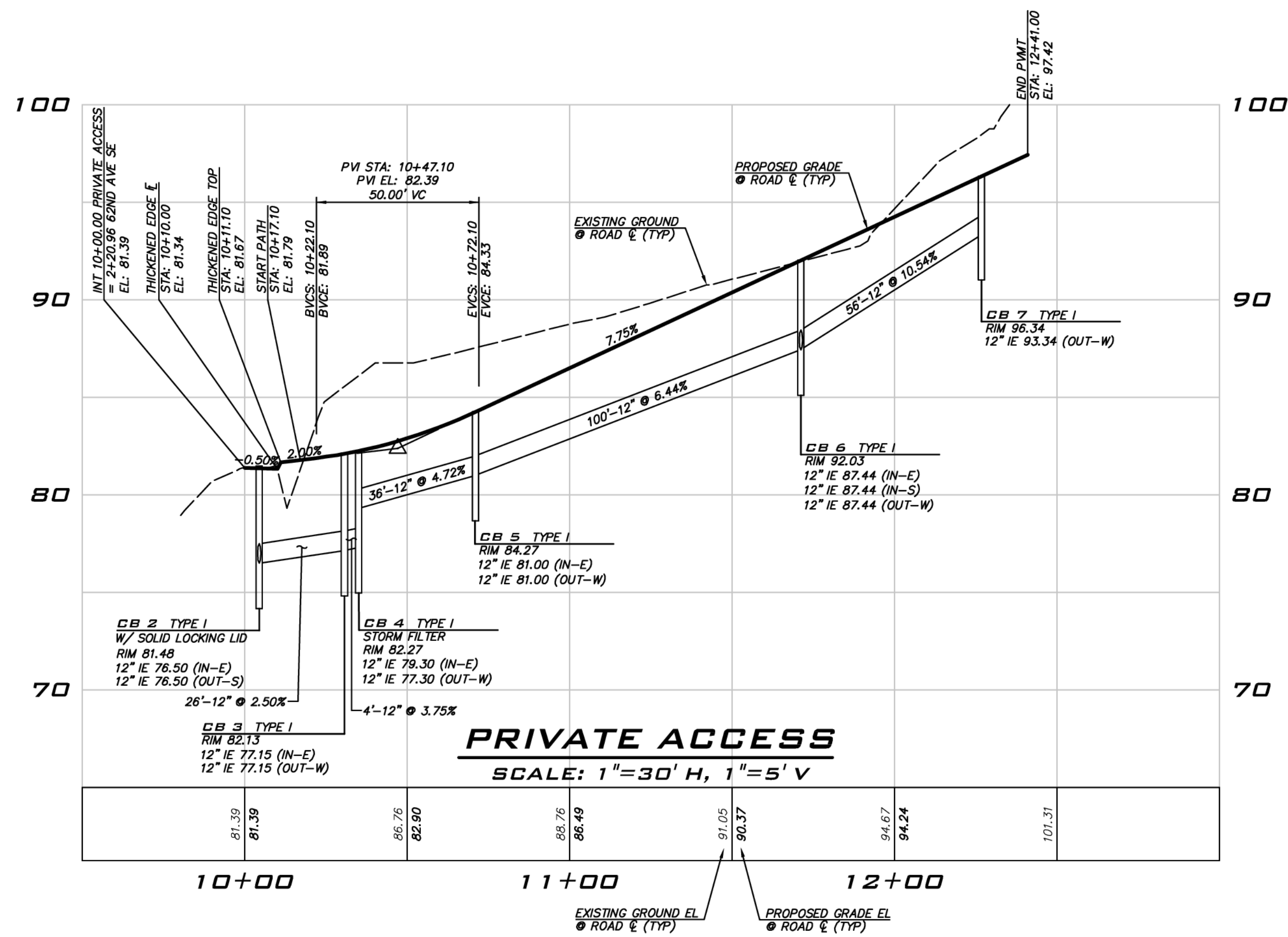
JOB NUMBER:

13-118

SHEET NAME:

RP-01

SHT **7** OF **9**



NOTE

NO DIRECT VEHICULAR ACCESS TO W MERCER WAY.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES. TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.



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KIRKLAND, WA 98033
P: 425.218.4551 F: 425.218.4032
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SCALE:
AS NOTED

PROJECT MANAGER:

BRETT K. PUDISTS, PE

PROJECT ENGINEER:

LYNDEY MUNKEL, PE

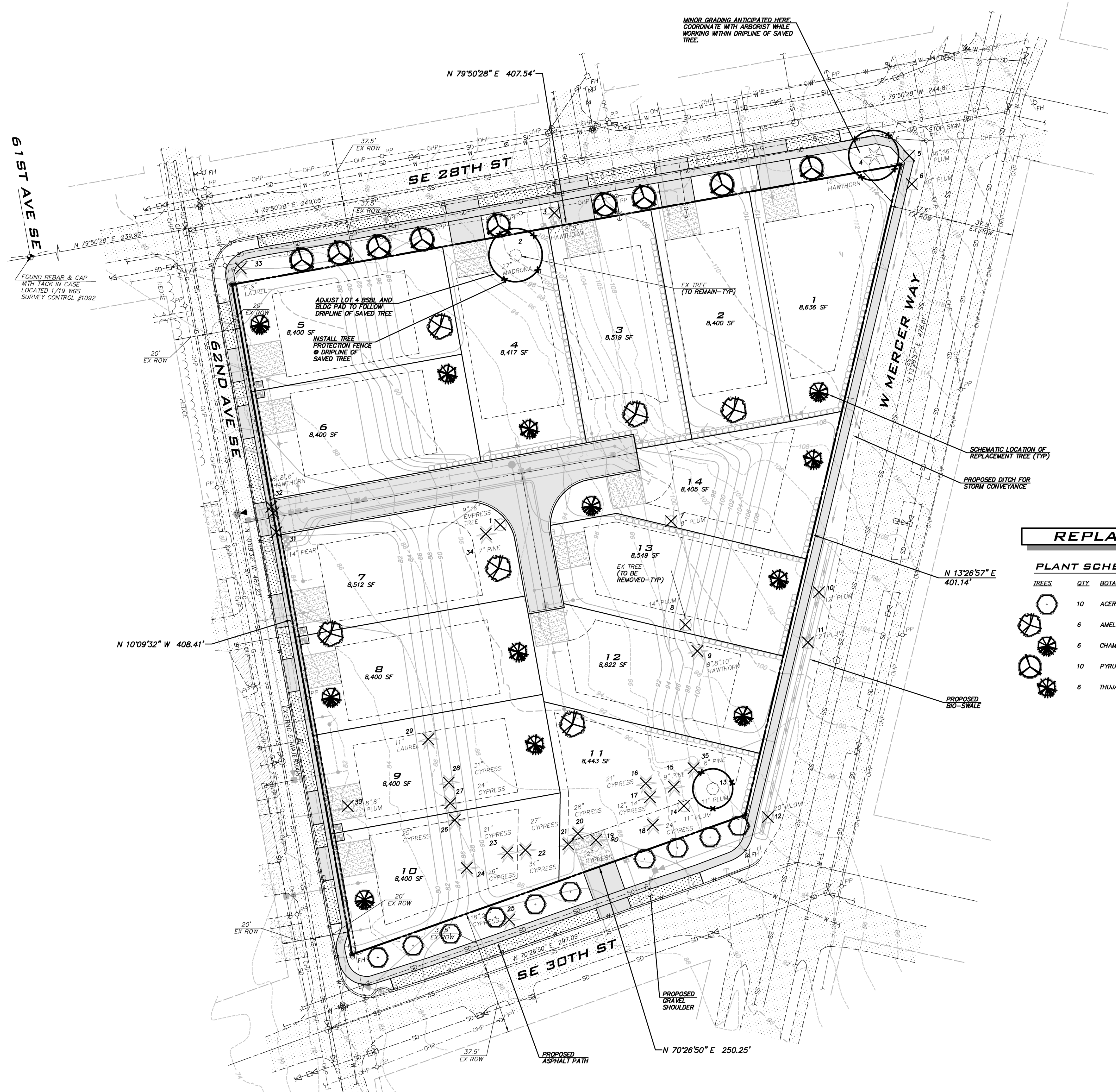
DESIGNER:

NADIA KROUMOVA

ISSUE DATE:

3/1/2019

SCALE: 1" = 30'

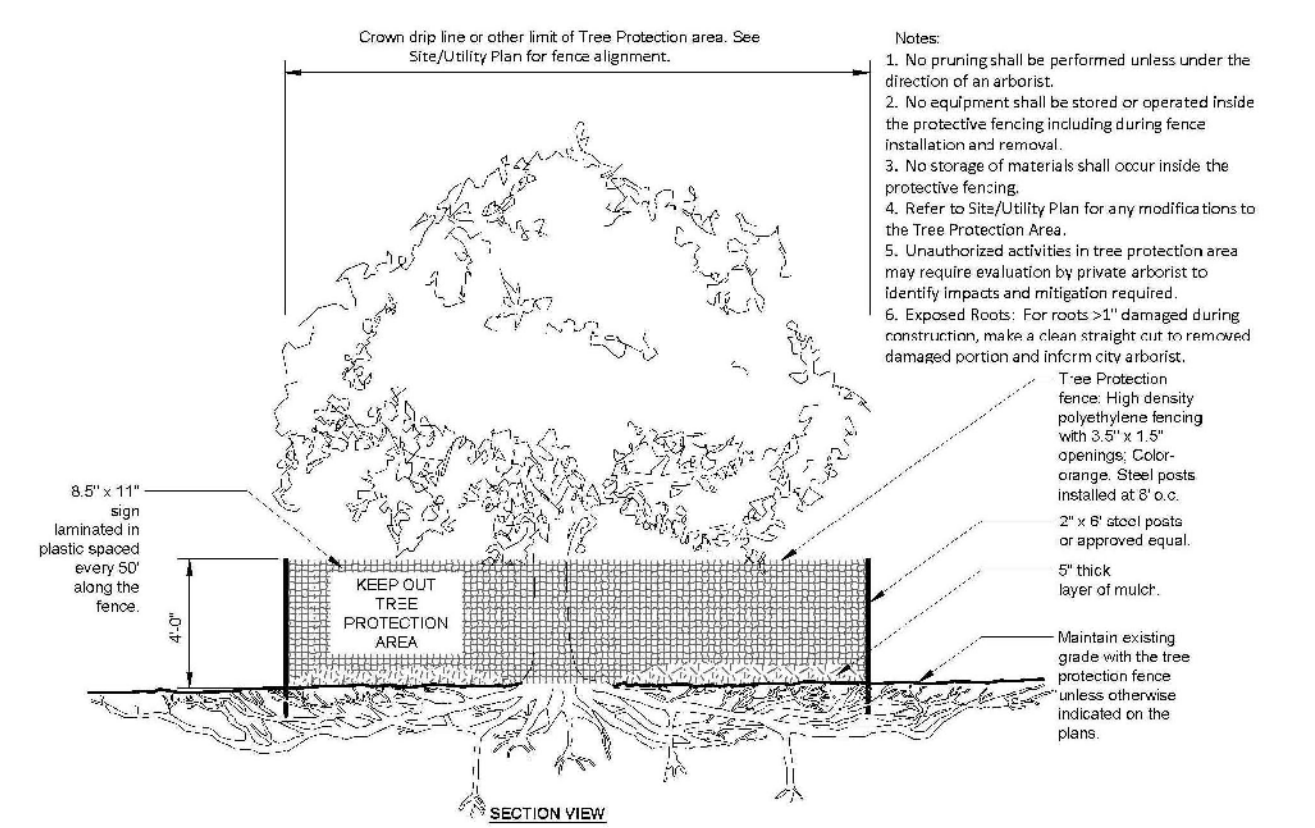


TREE REPLACEMENT REQUIREMENT	
REPLACEMENT LOCATION	NUMBER OF TREES
RIGHT-OF-WAY	20
PARCELS	18
TOTAL	38

REPLACEMENT TREES

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	NATIVE / ADAPTIVE
	10	ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE	B & B	2" CAL	NORTHWEST ADAPTIVE
	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / 'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	2" CAL	NORTHWEST ADAPTIVE
	6	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' / WEeping NOOTKA FALSE CYPRESS	B & B	8' MIN PLANTED HT.	NORTHWEST ADAPTIVE
	10	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR	B & B	2" CAL	NORTHWEST ADAPTIVE
	6	THUJA PLICATA 'EXCELSA' / WESTERN RED CEDAR	B & B	8' MIN PLANTED HT.	NORTHWEST NATIVE

PLANT SCHEDULE



TREE PROTECTION DETAIL
NOT TO SCALE

UNDERGROUND UTILITY NOTE

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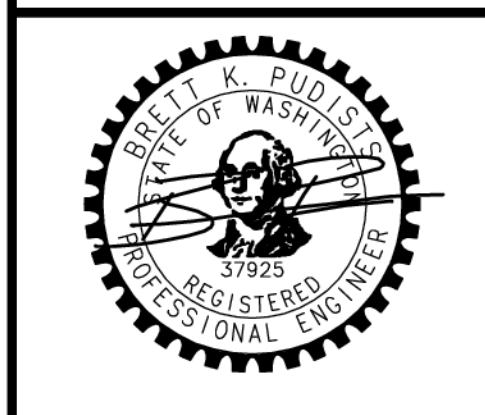
PRELIMINARY TREE RETENTION AND REPLACEMENT PLAN
2825 W MERCER WAY
PRELIMINARY PLAT
 PARCEL #2174502425
 CITY OF MERCER ISLAND WASHINGTON



3/1/19
 JOB NUMBER:
13-118
 SHEET NAME:
TR-01
 SHT **8** OF **9**

NO	DATE	BY	REVISIONS


TREE TABLES
2825 W MERCER WAY
PRELIMINARY PLAT
PARCEL #2174502425
CITY OF MERCER ISLAND WASHINGTON



Mike O'Brien, OB Mercer Island Properties
RE: Arborist Report, 2825 West Mercer Way, Mercer Island WA
February 21, 2019
Page 9 of 11

Attachment No. 3 – Regulated Tree Inventory (Boldface tree to be retained)


Regulated Threshold	Regulated Category	> 24" DBH	Tree No. *	DBH (in.)	QMD	Common name/Latin name	Drip-line Radius	Health	Structure	Comments on Condition	Tree Type	Viable Tree?
36"	Significant		1	9,16"	18"	Empress tree, Paulownia tomentosa	20'	1	2	Asymmetric canopy	D	No
6"	Exceptional	Yes	2	27"		Madrone, Arbutus menziesii	16'	1	1		BE	Yes
16"	Significant		3	7,7,8,9"	15"	English hawthorn, Crataegus monogyna	12'	2	3	Diseased, stumpsprout	D	No
16"	Exceptional		4	16"		English hawthorn, Crataegus monogyna	15'	2	3	Topped, double leader, over mature	D	No
21"	Exceptional		5	16,16"	23"	Bilreiana flowering plum, Prunus bilreiana	16'	2	3	Double leader, over mature	D	No
21"	Significant		6	20"		Bilreiana flowering plum, Prunus bilreiana	16'	2	3	Over mature	D	No
21"	Significant		7	8"		Bilreiana flowering plum, Prunus bilreiana	15'	2	3	Over mature	D	No
21"	Significant		8	14"		Bilreiana flowering plum, Prunus bilreiana	14'	3	3	Suckers, over mature, fungal conks on trunk	D	No
16"	Significant		9	8,8,10"	15"	English hawthorn, Crataegus monogyna	18'	2	3	Diseased, topped, stumpsprout	D	No
21"	Significant		10	12"		Bilreiana flowering plum, Prunus bilreiana	14'	3	3		D	No
21"	Significant		11	12"		Bilreiana flowering plum, Prunus bilreiana	7'	3	3	Diseased, branch decline, decay	D	No
21"	Significant		12	20"		Bilreiana flowering plum, Prunus bilreiana	16'	3	3		D	No
21"	Significant		13	11"		Bilreiana flowering plum, Prunus bilreiana	12'	1	3	Root failure	D	No
21"	Significant		14	11"		Bilreiana flowering plum, Prunus bilreiana	16'	2	2	Over mature, roots at soil surface	D	No
NR			16	21"		Leyland cypress, Cupressus xleylandii	16'	1	2		C	No
NR			17	12,14"	18"	Leyland cypress, Cupressus xleylandii	13'	1	2	Asymmetric (hedge against existing building)	C	No
NR		Yes	18	24"		Leyland cypress, Cupressus xleylandii	15'	1	2		C	No

Greenforest  Registered Consulting Arborist


Mike O'Brien, OB Mercer Island Properties
RE: Arborist Report, 2825 West Mercer Way, Mercer Island WA
February 21, 2019
Page 10 of 11

Regulated Threshold	Regulated Category	> 24" DBH	Tree No. *	DBH (in.)	QMD	Common name/Latin name	Drip-line Radius	Health	Structure	Comments on Condition	Tree Type	Viable Tree?
NR			19	12"		Leyland cypress, Cupressus xleylandii	16'	1	2		C	No
NR		Yes	20	28"		Leyland cypress, Cupressus xleylandii	16'	1	2		C	No
NR		Yes	21	27"		Leyland cypress, Cupressus xleylandii	16'	1	2		C	No
NR		Yes	22	34"		Leyland cypress, Cupressus xleylandii	16'	1	2		C	No
NR			23	21"		Leyland cypress, Cupressus xleylandii	16'	1	2		C	No
NR		Yes	24	26"		Leyland cypress, Cupressus xleylandii	16'	1	2		C	No
NR		Yes	25	18,21"	27"	Leyland cypress, Cupressus xleylandii	16'	1	1		C	Yes
NR		Yes	26	25"		Leyland cypress, Cupressus xleylandii	16'	1	2		C	No
NR		Yes	27	24"		Leyland cypress, Cupressus xleylandii	16'	1	2	Asymmetric (hedge against existing building)	C	No
NR		Yes	28	31"		Leyland cypress, Cupressus xleylandii	16'	1	2		C	No
NR			29	11"		Portugal laurel, Prunus lusitanica	10'	1	1		BE	Yes
36"	Significant		30	8,8"	11"	Plum (seedling), Prunus domestica	15'	3	3	Diseased, topped, decay, lean	D	No
36"	Significant		31	14"		Pear, common, Pyrus communis	16'	2	3	Topped, covered in ivy	D	No
16"	Significant		32	8,8,8"	13"	English hawthorn, Crataegus monogyna	15'	2	3	Multiple ldrs, lean, ivy	D	No
NR			33	7,9"	11"	Portugal laurel, Prunus lusitanica	12'	1	2	Double leader	BE	Yes

NR = Not Regulated
Tree numbers are non-sequential because 3 small trees included in the previous inventory are removed from this report.

Greenforest  Registered Consulting Arborist

CITY OF MERCER ISLAND
DEVELOPMENT SERVICES GROUP
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercer.gov



TREE INVENTORY & REPLACEMENT SUBMITTAL INFORMATION

EXCEPTIONAL TREES
Exceptional Trees means a tree or group of trees that because of its unique historical, ecological or aesthetic value constitutes an important community resource. A tree that is rare or exceptional by virtue of its size, species, condition, cultural/historical importance, age, and/or contribution as part of a tree grove. Trees with a diameter of more than 36 inches, or with a diameter that is equal to or greater than the diameter listed in the Exceptional Tree Table shown in MICC 19.16 under Tree, Exceptional.

List the total number of trees for each category and the tree identification numbers from the arborist report.

Number of trees 36" or greater: 0
List tree numbers: _____

Number of trees 24" or greater (including 36" or greater): 1
List tree numbers: 2

Number of trees from Exceptional Tree Table (MICC 19.16): 3
List tree numbers: 2, 4, 5

LARGE REGULATED TREES
Large Regulated Trees means any tree with a diameter of 10 inches or more, and any tree that meets the definition of an Exceptional Tree.

Number of Large Regulated Trees on site: 16 (A)
List tree numbers: 1-6, 8-14, 30-32

Number of Large Regulated Trees on site proposed for removal: 13 (B)
List tree numbers: 1, 3, 5, 6, 8-12, 14, 30-32

Percentage of trees to be retained ((A-B)/Ax100) note: must be at least 30%: 19 %
*4 additional replacement trees have been included to offset lower percentage.

RIGHT OF WAY TREES
Right of Way Trees means a tree that is located in the street right of way adjacent to the project property.

Number of Large Regulated Trees in right of way: 9
List tree numbers: 3-6, 10-12, 31, 32

Number of Large Regulated Trees in right of way proposed for removal: 9

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List tree numbers: 3, 5, 6, 10-12, 31, 32
Reason for removal: 3, 10-12 — diseased, 5 — overmature & non-viable, 31 & 32 — covered in ivy & non-viable

TREE REPLACEMENT

Tree replacement- removed trees must be replaced based on the ratio in the table below. Replacement trees shall be conifers at least six feet tall and or deciduous at least one and one-half inches in diameter at base.

Diameter of Removed Tree (measured 4.5' above ground)	Tree replacement Ratio	Number of Trees Proposed for Removal	Number of Tree Required for Replacement Based on Size/Type
Less than 10"	1	4	4
10" up to 24"	2	12	24
Greater than 24" up to 36"	3	0	0
Greater than 36" and any Exceptional Tree	6	1	6
TOTAL TREE REPLACEMENTS			34 - required 38 - provided (no offset lower retention percentage)

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UNDERGROUND UTILITY NOTE
UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES. TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.