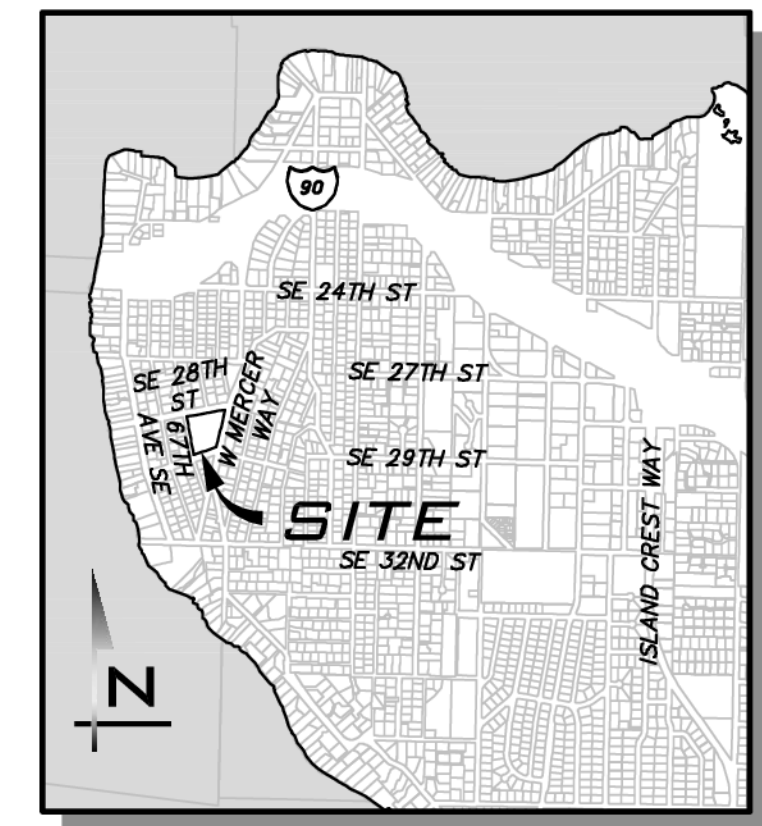
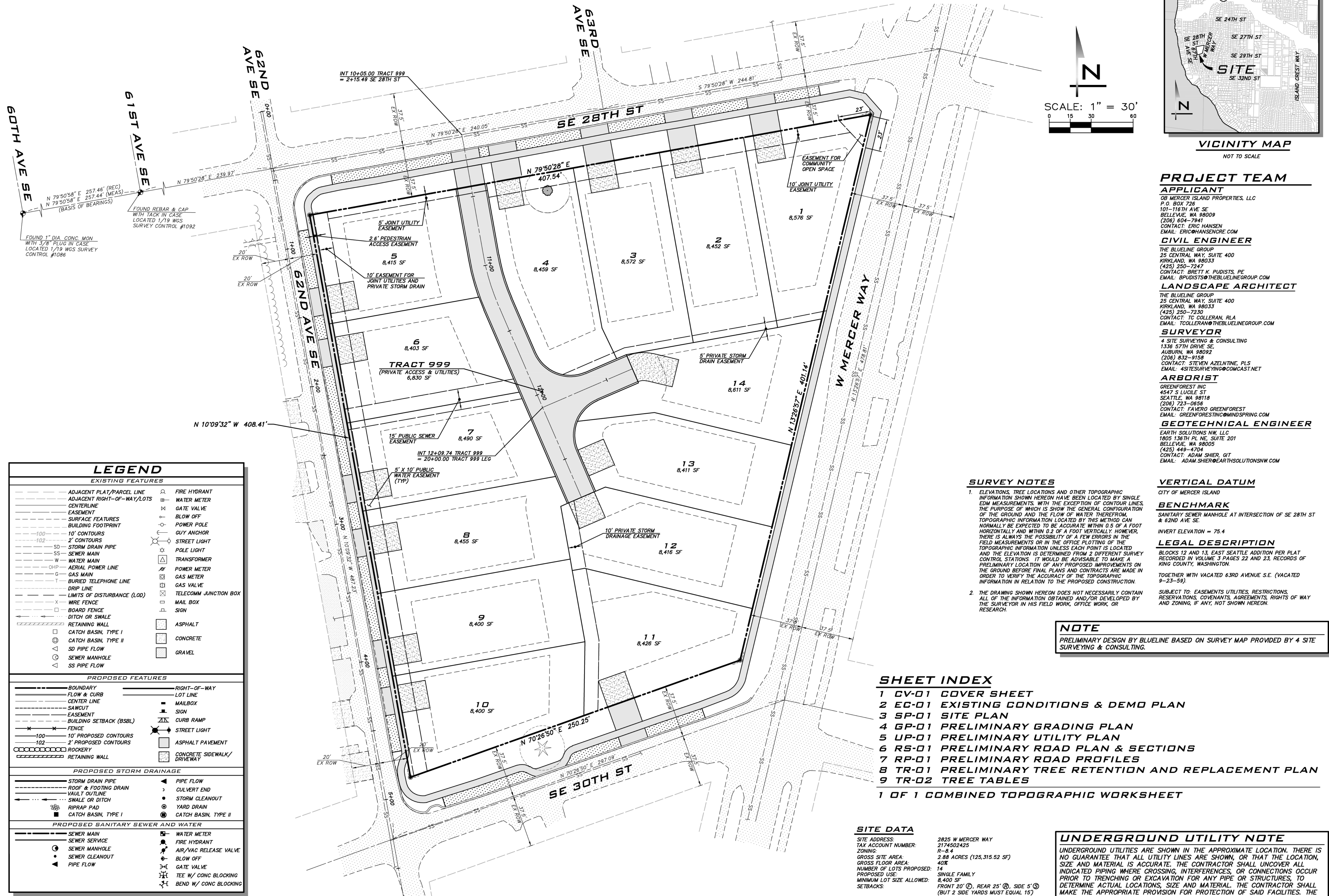
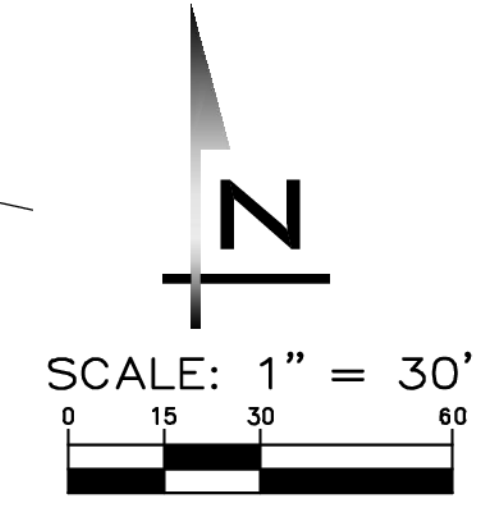


1/4 NE, SEC 11, TWP 24N, RGE 4E, W.M.  
**2825 W MERCER WAY**  
**PRELIMINARY PLAT**



**VICINITY MAP**  
NOT TO SCALE



LEGEND	
<b>EXISTING FEATURES</b>	
ADJACENT PLAT/PARCEL LINE	FIRE HYDRANT
ADJACENT RIGHT-OF-WAY/LOTS	WATER METER
CENTERLINE	GATE VALVE
EASEMENT	BLOW OFF
SURFACE FEATURES	POWER POLE
BUILDING FOOTPRINT	GUY ANCHOR
-100-	STREET LIGHT
-102-	POLE LIGHT
SD	TRANSFORMER
SS	POWER METER
W	GAS METER
OHIP	GAS VALVE
AERIAL POWER LINE	TELECOMM JUNCTION BOX
G	MAIL BOX
BURIED TELEPHONE LINE	SIGN
D RIP LINE	ASPHALT
LIMITS OF DISTURBANCE (LOD)	CONCRETE
WIRE FENCE	GRAVEL
BOARD FENCE	
DITCH OR SWALE	
RETAINING WALL	
CATCH BASIN, TYPE I	
CATCH BASIN, TYPE II	
SD PIPE FLOW	
SEWER MANHOLE	
SS PIPE FLOW	
<b>PROPOSED FEATURES</b>	
BOUNDARY	RIGHT-OF-WAY
FLOW & CURB	LOT LINE
CENTER LINE	MAILBOX
SAWTOOTH	SIGN
EASEMENT	CURB RAMP
BUILDING SETBACK (BSBL)	STREET LIGHT
FENCE	ASPHALT PAVEMENT
-100-	CONCRETE SIDEWALK/DRIVEWAY
-102-	
PROPOSED CONTOURS	
PROPOSED CONTOURS	
ROCKERY	
RETAINING WALL	
<b>PROPOSED STORM DRAINAGE</b>	
STORM DRAIN PIPE	PIPE FLOW
ROOF & FOOTING DRAIN	CULVERT END
VAULT OUTLINE	STORM CLEANOUT
SWALE OR DITCH	YARD DRAIN
RIPRAP PAD	CATCH BASIN, TYPE I
CATCH BASIN, TYPE I	CATCH BASIN, TYPE II
<b>PROPOSED SANITARY SEWER AND WATER</b>	
SEWER MAIN	WATER METER
SEWER SERVICE	FIRE HYDRANT
SEWER MANHOLE	AIR/VAC RELEASE VALVE
SEWER CLEANOUT	BLOW OFF
PIPE FLOW	GATE VALVE
	TEE W/ CONC BLOCKING
	BEND W/ CONC BLOCKING

**SURVEY NOTES**

- ELEVATIONS, TREE LOCATIONS AND OTHER TOPOGRAPHIC INFORMATION SHOWN HEREON HAVE BEEN LOCATED BY SINGLE EDM MEASUREMENTS. WITH THE EXCEPTION OF CONTOUR LINES, THE PURPOSE OF WHICH IS SHOW THE GENERAL CONFIGURATION OF THE GROUND AND THE FLOW OF WATER THEREFROM, TOPOGRAPHIC INFORMATION LOCATED BY THIS METHOD CAN NORMALLY BE EXPECTED TO BE ACCURATE WITHIN 0.5 OF A FOOT HORIZONTALLY AND WITHIN 0.2 OF A FOOT VERTICALLY. HOWEVER, THERE IS ALWAYS THE POSSIBILITY OF A FEW ERRORS IN THE FIELD MEASUREMENTS OR IN THE OFFICE PLOTTING OF THE TOPOGRAPHIC INFORMATION UNLESS EACH POINT IS LOCATED AND THE ELEVATION IS DETERMINED FROM 2 DIFFERENT SURVEY CONTROL STATIONS. IT WOULD BE ADVISABLE TO MAKE A PRELIMINARY LOCATION OF ANY PROPOSED IMPROVEMENTS ON THE GROUND BEFORE FINAL PLANS AND CONTRACTS ARE MADE IN ORDER TO VERIFY THE ACCURACY OF THE TOPOGRAPHIC INFORMATION IN RELATION TO THE PROPOSED CONSTRUCTION.
- THE DRAWING SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED AND/OR DEVELOPED BY THE SURVEYOR IN HIS FIELD WORK, OFFICE WORK, OR RESEARCH.

**NOTE**

PRELIMINARY DESIGN BY BLUELINE BASED ON SURVEY MAP PROVIDED BY 4 SITE SURVEYING & CONSULTING.

**SHEET INDEX**

- CV-01 COVER SHEET
  - EC-01 EXISTING CONDITIONS & DEMO PLAN
  - SP-01 SITE PLAN
  - GP-01 PRELIMINARY GRADING PLAN
  - UP-01 PRELIMINARY UTILITY PLAN
  - RS-01 PRELIMINARY ROAD PLAN & SECTIONS
  - RP-01 PRELIMINARY ROAD PROFILES
  - TR-01 PRELIMINARY TREE RETENTION AND REPLACEMENT PLAN
  - TR-02 TREE TABLES
- 1 OF 1 COMBINED TOPOGRAPHIC WORKSHEET

**SITE DATA**

SITE ADDRESS: 2825 W MERCER WAY  
 TAX ACCOUNT NUMBER: 2174502425  
 ZONING: R-8.4  
 GROSS SITE AREA: 2.88 ACRES (125,315.52 SF)  
 GROSS FLOOR AREA: 40%  
 NUMBER OF LOTS PROPOSED: 14  
 PROPOSED USE: SINGLE FAMILY  
 MINIMUM LOT SIZE ALLOWED: 8,400 SF  
 SETBACKS: FRONT 20' (C), REAR 25' (C), SIDE 5' (C) (BUT 2 SIDE YARDS MUST EQUAL 15')  
 ROW AND VEHICULAR ACCESS EASEMENT 10'  
 40% MAX LOT SLOPE (LESS THAN 15%)  
 30' MAX ABOVE AEC

**UNDERGROUND UTILITY NOTE**

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**PROJECT TEAM**

- APPLICANT**  
 OB MERCER ISLAND PROPERTIES, LLC  
 P.O. BOX 728  
 101-116TH AVE SE  
 BELLEVUE, WA 98009  
 (206) 804-7241  
 CONTACT: ERIC HANSEN  
 EMAIL: ERIC@HANSENCRE.COM
- CIVIL ENGINEER**  
 THE BLUELINE GROUP  
 25 CENTRAL WAY, SUITE 400  
 KIRKLAND, WA 98033  
 (425) 250-7242  
 CONTACT: BRETT K. PUDISTS, PE  
 EMAIL: BPUDISTS@THEBLUELINEGROUP.COM
- LANDSCAPE ARCHITECT**  
 THE BLUELINE GROUP  
 25 CENTRAL WAY, SUITE 400  
 KIRKLAND, WA 98033  
 (425) 250-7230  
 CONTACT: TC COLLERAN, RLA  
 EMAIL: TCOLLERAN@THEBLUELINEGROUP.COM
- SURVEYOR**  
 4 SITE SURVEYING & CONSULTING  
 1338 57TH DRIVE SE  
 AUBURN, WA 98092  
 (206) 832-9158  
 CONTACT: STEVEN AZELTINE, PLS  
 EMAIL: 4SITESURVEYING@COMCAST.NET
- ARBORIST**  
 GREENFOREST INC  
 4547 S LUCILLE ST  
 SEATTLE, WA 98118  
 (206) 723-0656  
 CONTACT: FAVERO GREENFOREST  
 EMAIL: GREENFOREST@MINDSPRING.COM
- GEOTECHNICAL ENGINEER**  
 EARTH SOLUTIONS NW, LLC  
 1805 136TH PL NE, SUITE 201  
 BELLEVUE, WA 98005  
 (425) 448-4704  
 CONTACT: ADAM SHIER, GIT  
 EMAIL: ADAM.SHIER@EARTHSOLUTIONSNW.COM

**VERTICAL DATUM**

CITY OF MERCER ISLAND

**BENCHMARK**

SANITARY SEWER MANHOLE AT INTERSECTION OF SE 28TH ST & 62ND AVE SE.

INVERT ELEVATION = 75.4

**LEGAL DESCRIPTION**

BLOCKS 12 AND 13, EAST SEATTLE ADDITION PER PLAT RECORDED IN VOLUME 3 PAGES 22 AND 23, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH VACATED 63RD AVENUE S.E. (VACATED 9-23-58).

SUBJECT TO: EASEMENTS UTILITIES, RESTRICTIONS, RESERVATIONS, COVENANTS, AGREEMENTS, RIGHTS OF WAY AND ZONING, IF ANY, NOT SHOWN HEREON.

**BLUELINE**  
 25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033  
 P: 425.218.4551 F: 425.218.4092 WWW.THEBLUELINEGROUP.COM

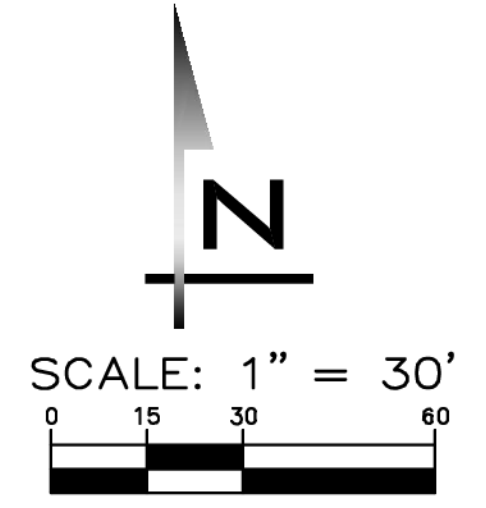
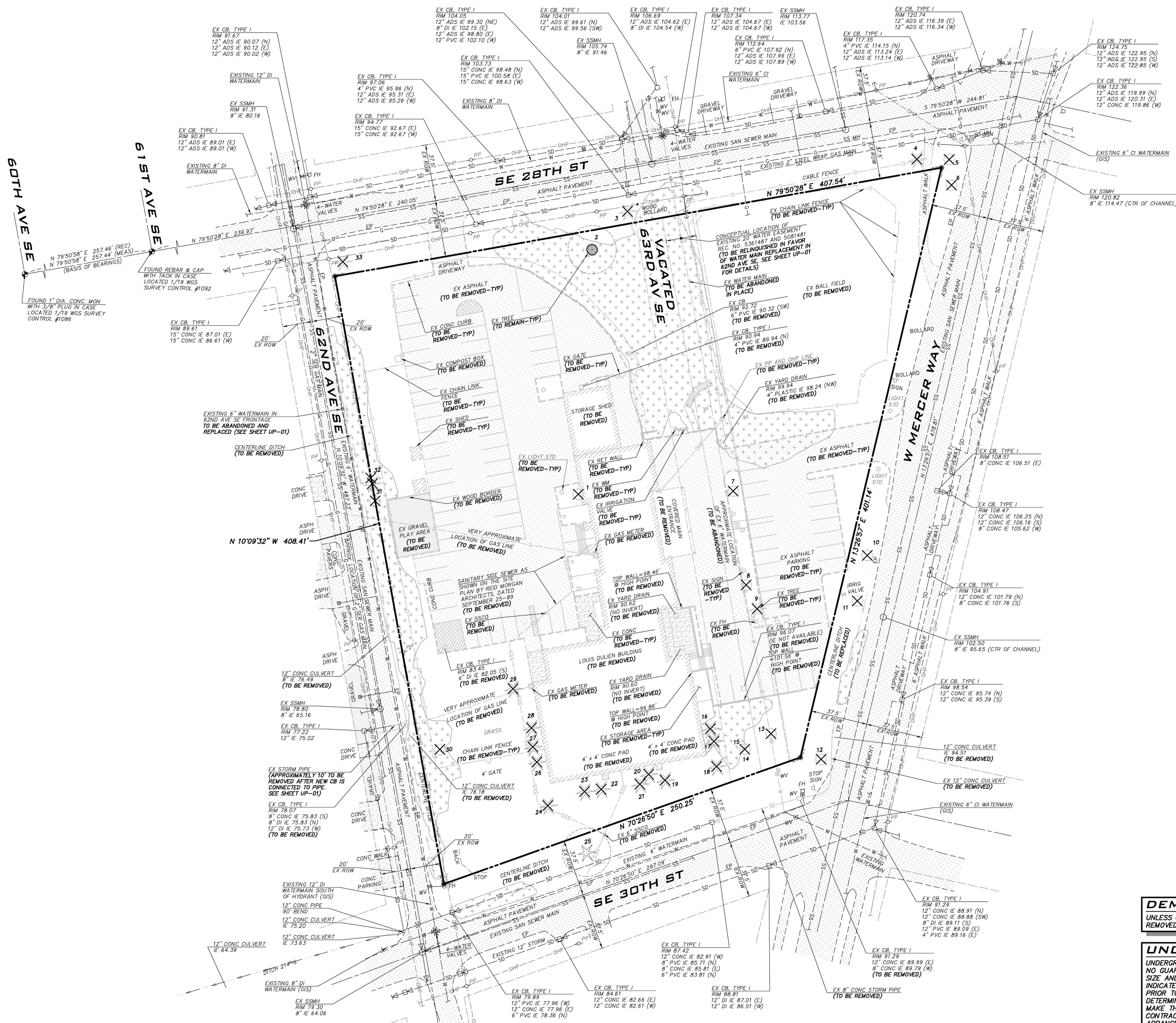
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 PROJECT MANAGER: BRETT K PUDISTS, PE  
 PROJECT ENGINEER: NICK RASOR, PE  
 DESIGNER: AARON C LANCE  
 ISSUE DATE: 7/12/2021

NO	DATE	BY	REVISIONS	REVISED PER CITY COMMENTS
1	7/12/21	NWK		

COVER SHEET  
**2825 W MERCER WAY**  
 PRELIMINARY PLAT  
 PARCEL #2174502425  
 CITY OF MERCER ISLAND WASHINGTON

7/12/21  
 JOB NUMBER:  
**13-118**  
 SHEET NAME:  
**CV-01**  
 SHIT 1 OF 9

1/4 NE, SEC 11, TWP 24N, RGE 4E, W.M.



**BLUELINE**

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AS NOTED

PROJECT MANAGER:  
**BRETT K PUDISTS, PE**

PROJECT ENGINEER:  
**NICK RASOR, PE**

DESIGNER:  
**AARON C LANCE**

ISSUE DATE:  
**7/12/2021**

NO	DATE	BY	REVISIONS
1	7/12/21	NWR	REVISED PER CITY COMMENTS

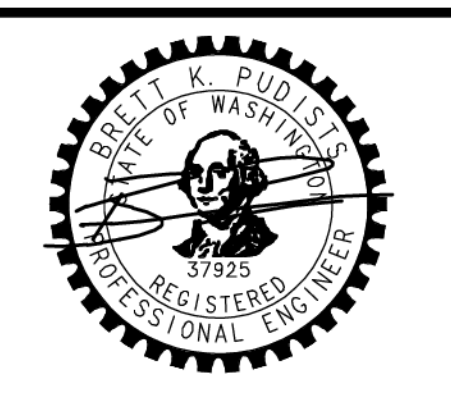
**EXISTING CONDITIONS & DEMO PLAN**

**2825 W MERCER WAY**

**PRELIMINARY PLAN**

PARCEL #2174502425

CITY OF MERCER ISLAND WASHINGTON



7/12/21

JOB NUMBER:  
**13-118**

SHEET NAME:  
**EC-01**

SHT **2** OF **9**

**DEMO NOTE**

UNLESS OTHERWISE NOTED, EXISTING ONSITE BUILDINGS AND HARDSCAPE TO BE REMOVED. SEPARATE DEMO PERMIT IS REQUIRED.

**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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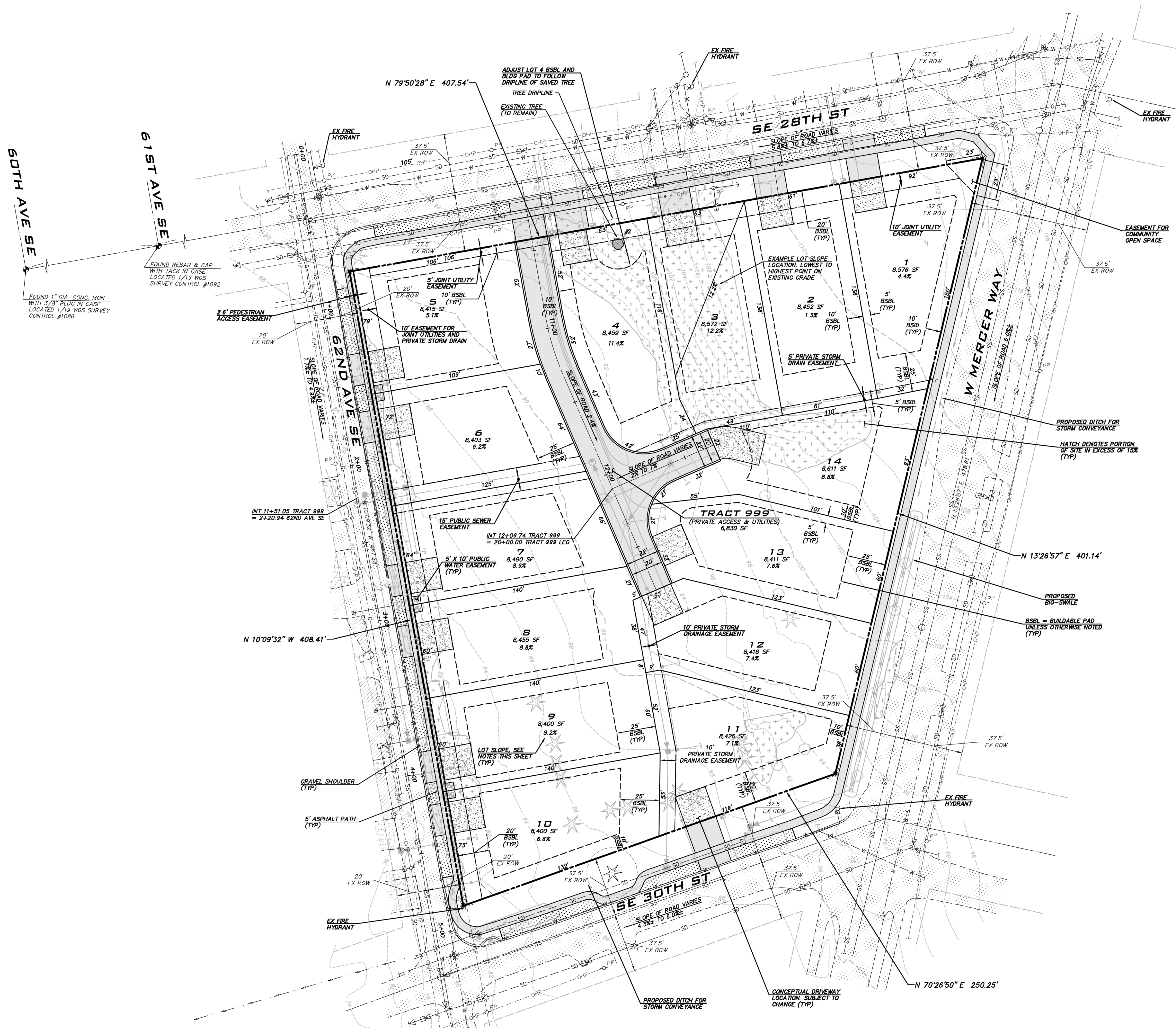
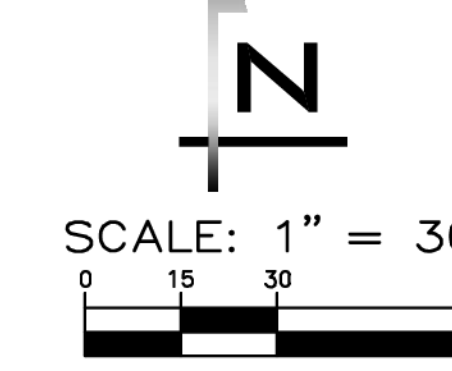
SCALE:  
AS NOTED

PROJECT MANAGER:  
BRETT K PUDISTS, PE

PROJECT ENGINEER:  
NICK RASOR, PE

DESIGNER:  
AARON C LANCE

ISSUE DATE:  
7/12/2021



LOT NO.	LOT AREA (SF)	LOT COVERAGE (SF)*	LANDSCAPING AREA (SF)*	PORTION OF LANDSCAPING AREA THAT CAN BE HARDSCAPE (SF)**
1	8,576	3,430	5,146	772
2	8,452	3,381	5,071	761
3	8,572	3,429	5,143	771
4	8,459	3,384	5,075	761
5	8,415	3,366	5,049	757
6	8,403	3,361	5,042	756
7	8,490	3,396	5,094	764
8	8,455	3,382	5,073	761
9	8,400	3,360	5,040	756
10	8,400	3,360	5,040	756
11	8,426	3,370	5,056	758
12	8,416	3,366	5,050	757
13	8,411	3,364	5,047	757
14	8,611	3,444	5,167	775

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

**FIRE SPRINKLERS**  
 NEW SINGLE FAMILY RESIDENCES REQUIRE A MINIMUM OF 13D 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**

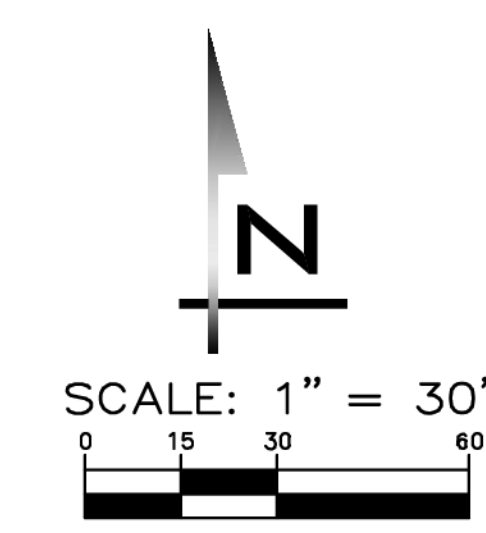
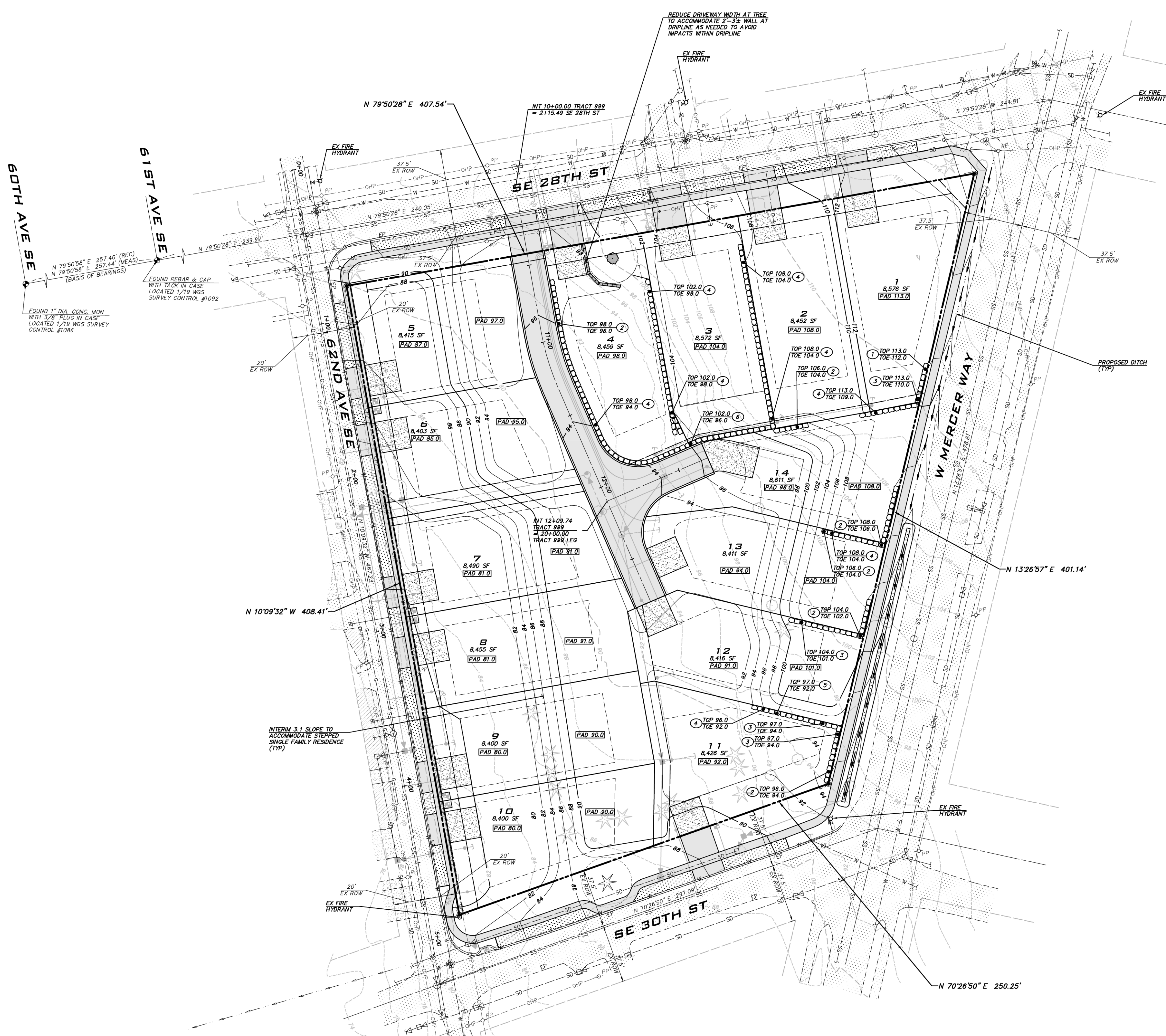
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NO	DATE	BY	REVISIONS
1	7/12/21	NWK	REVISED PER CITY COMMENTS

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



7/12/21  
 JOB NUMBER:  
**13-118**  
 SHEET NAME:  
**SP-01**  
 SHT **3** OF **9**



**BLUELINE**  
 25 CENTRAL WAY, SUITE 400,  
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 P: 425.218.4051 F: 425.218.4052  
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SCALE:  
 AS NOTED  
 PROJECT MANAGER:  
 BRETT K PUDISTS, PE  
 PROJECT ENGINEER:  
 NICK RASOR, PE  
 DESIGNER:  
 AARON C LANCE  
 ISSUE DATE:  
 7/12/2021

NO	DATE	BY	REVISIONS
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**PRELIMINARY GRADING PLAN**  
**2825 W MERCER WAY**  
**PRELIMINARY PLAT**  
 PARCEL #2174502425  
 CITY OF MERCER ISLAND WASHINGTON

**PRELIMINARY EARTHWORK**  
 CUT: 6,100 CY  
 FILL: 7,000 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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7/12/21  
 JOB NUMBER:  
**13-118**  
 SHEET NAME:  
**GP-01**  
 SHT **4** OF **9**

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KIRKLAND, WA 98033  
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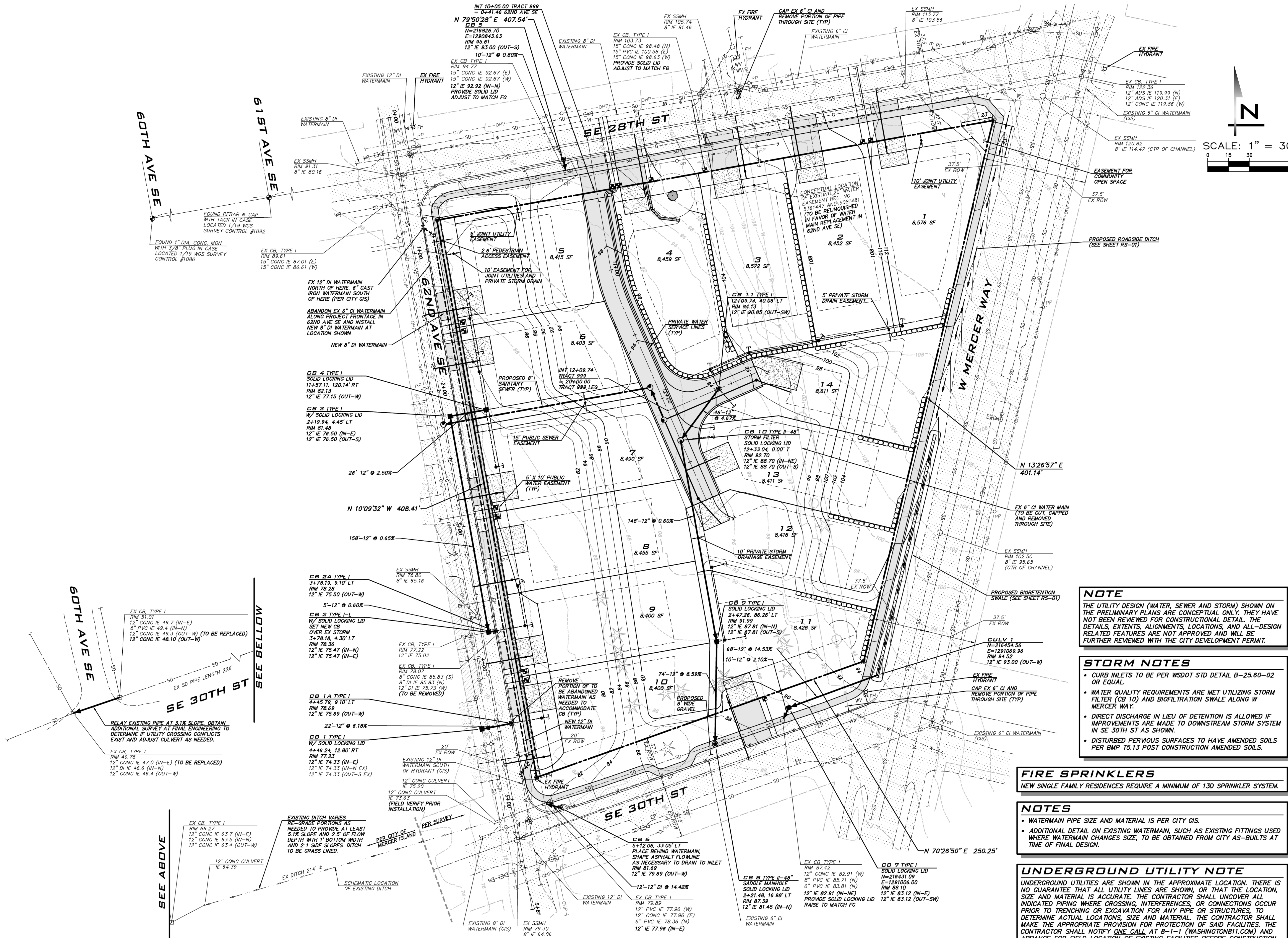
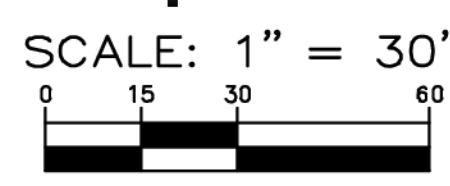
SCALE:  
AS NOTED

PROJECT MANAGER:  
**BRETT K PUDISTS, PE**

PROJECT ENGINEER:  
**NICK RASOR, PE**

DESIGNER:  
**AARON C LANCE**

ISSUE DATE:  
**7/12/2021**



**NOTE**

THE UTILITY DESIGN (WATER, SEWER AND STORM) SHOWN ON THE PRELIMINARY PLANS ARE CONCEPTUAL ONLY. THEY HAVE NOT BEEN REVIEWED FOR CONSTRUCTION DETAIL. THE DETAILS, EXTENTS, ALIGNMENTS, LOCATIONS, AND ALL-DESIGN RELATED FEATURES ARE NOT APPROVED AND WILL BE FURTHER REVIEWED WITH THE CITY DEVELOPMENT PERMIT.

- 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 10) 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 T5.13 POST CONSTRUCTION AMENDED SOILS.

**FIRE SPRINKLERS**

NEW SINGLE FAMILY RESIDENCES REQUIRE A MINIMUM OF 1.3D 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.

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NO	DATE	BY	REVISIONS
1	7/12/21	NWK	REVISED PER CITY COMMENTS

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

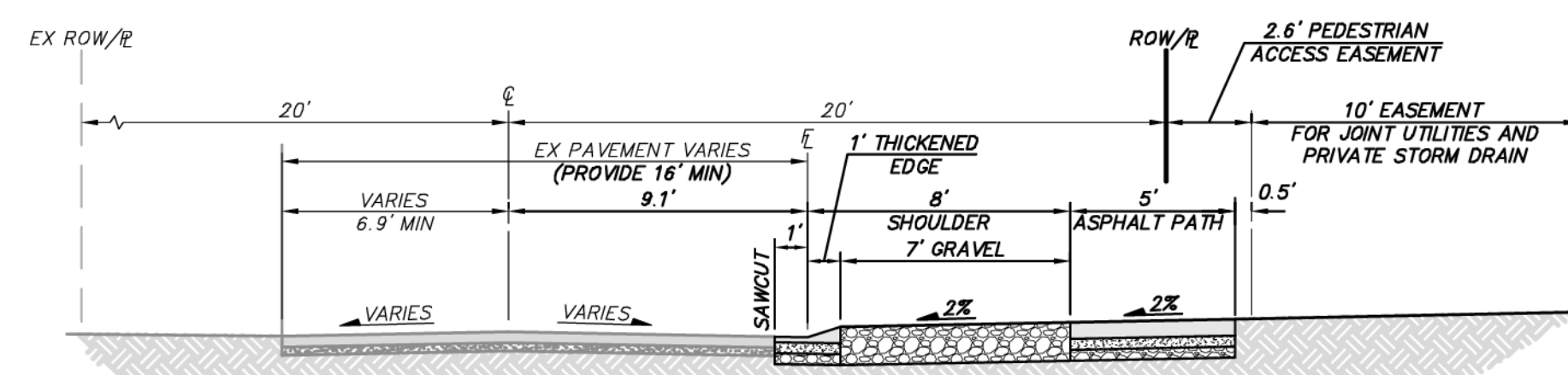
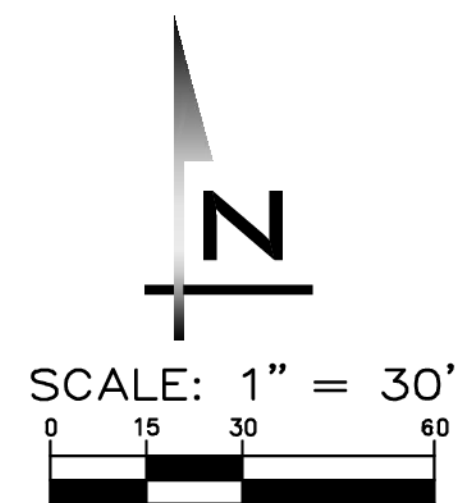
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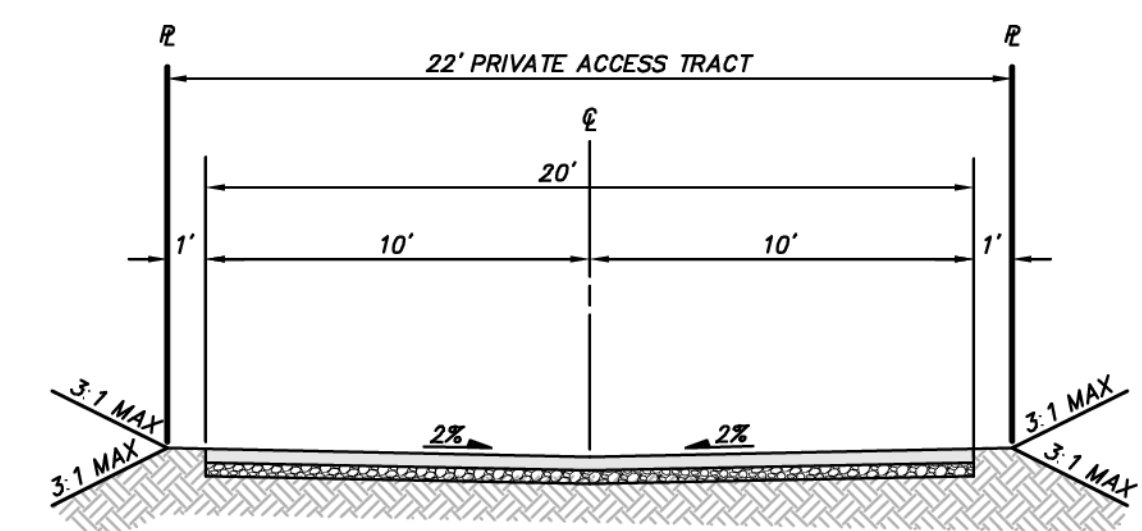
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**UP-01**

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

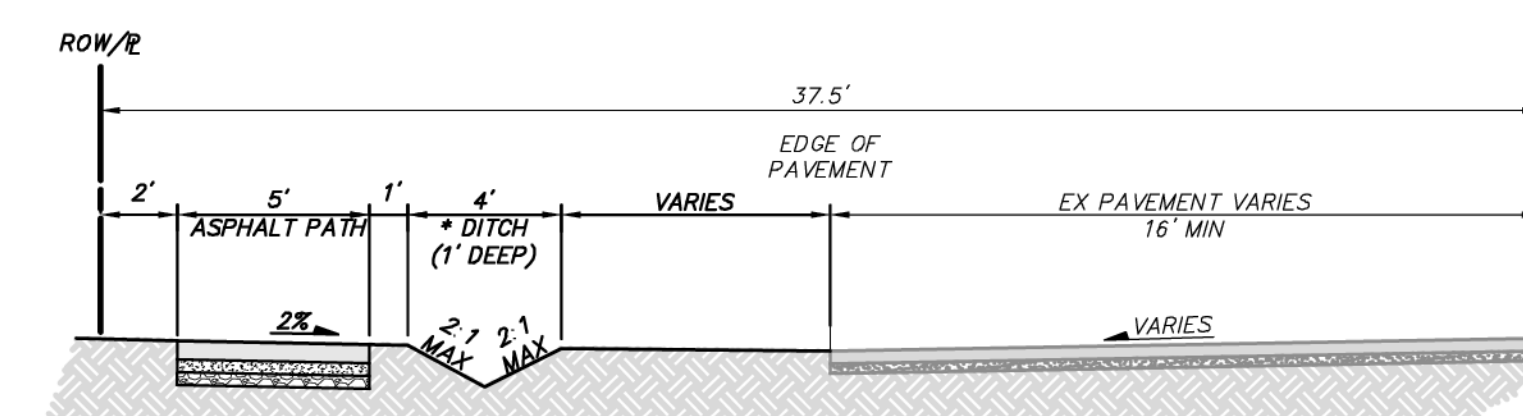
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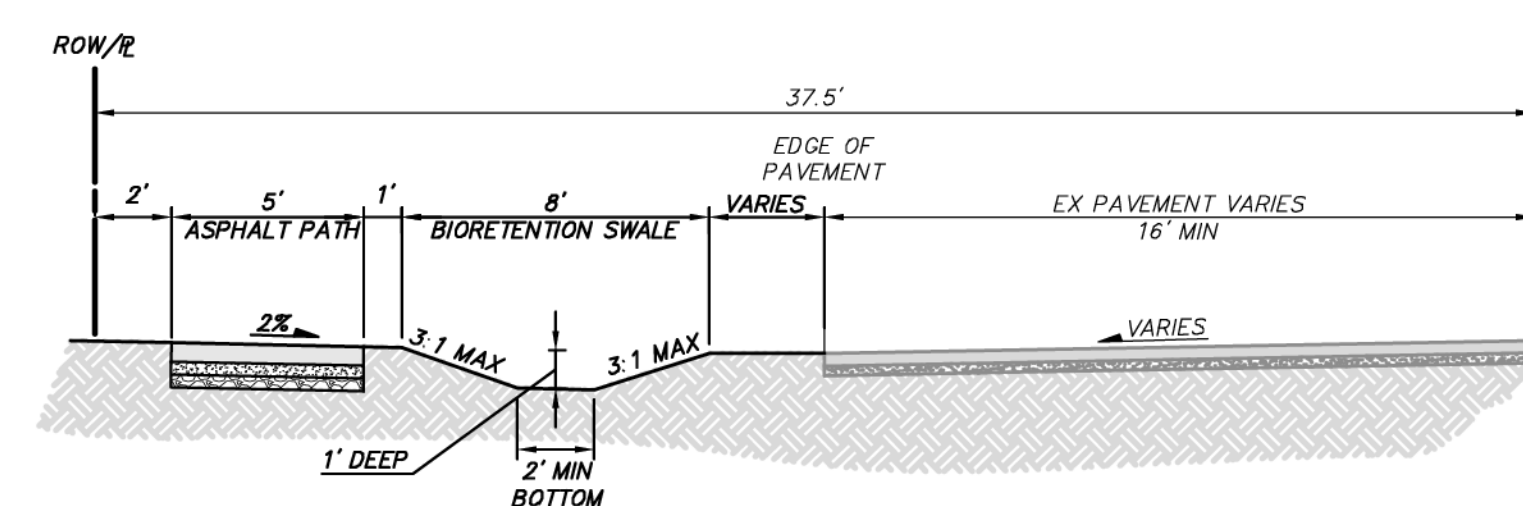
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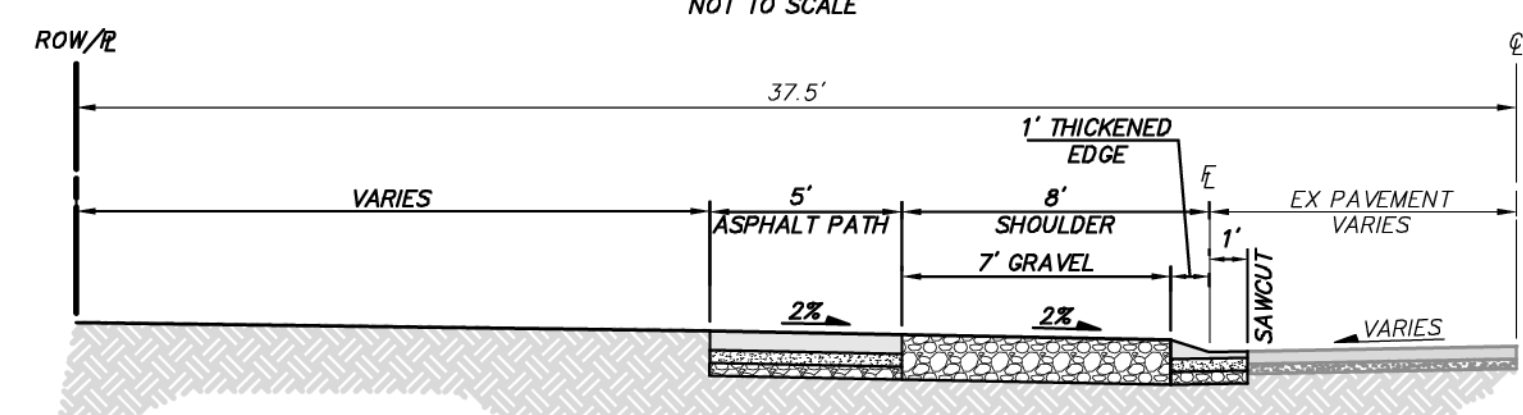
**PRIVATE ACCESS TRACT**  
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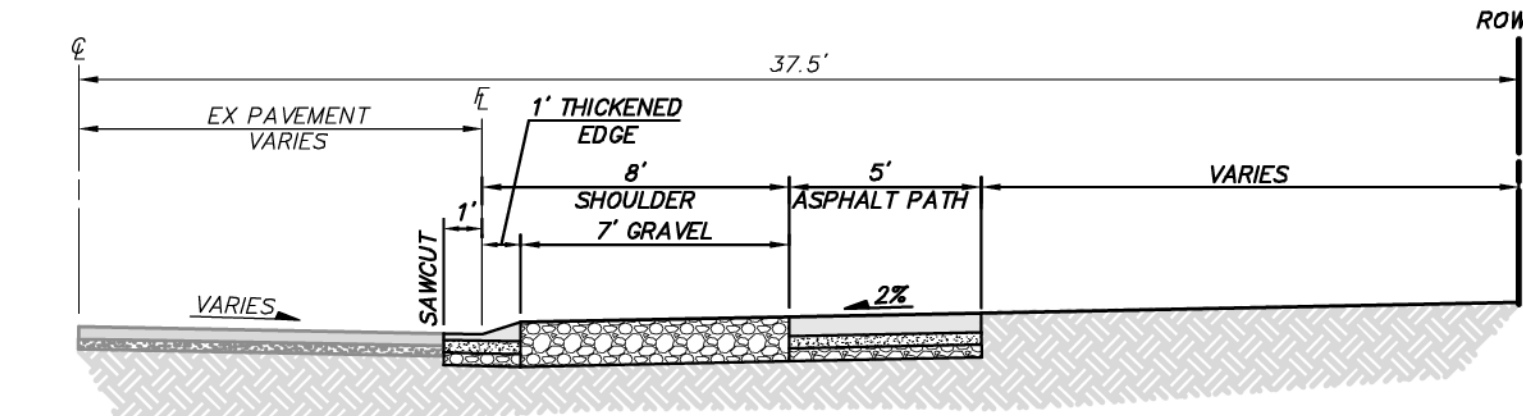
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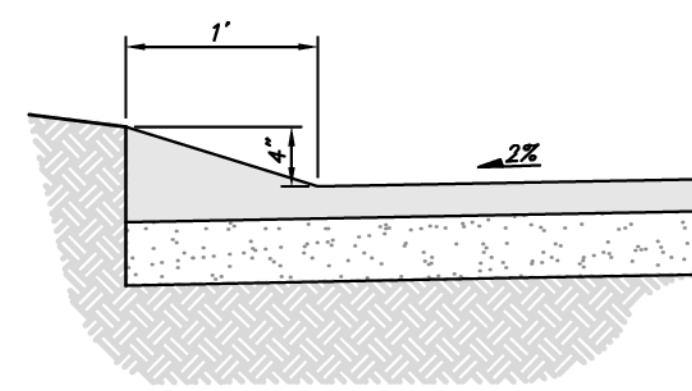
**WEST MERCER WAY**  
NOT TO SCALE



**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 PRIVATE ACCESS TRACT IS THREE.

**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.

**BLUELINE**  
25 CENTRAL WAY, SUITE 400,  
KIRKLAND, WA 98033  
P: 425.218.4551 F: 425.218.4092  
WWW.THEBLUELINEGROUP.COM

SCALE:  
AS NOTED  
PROJECT MANAGER:  
BRETT K PUDISTS, PE  
PROJECT ENGINEER:  
NICK RASOR, PE  
DESIGNER:  
AARON C LANCE  
ISSUE DATE:  
7/12/2021

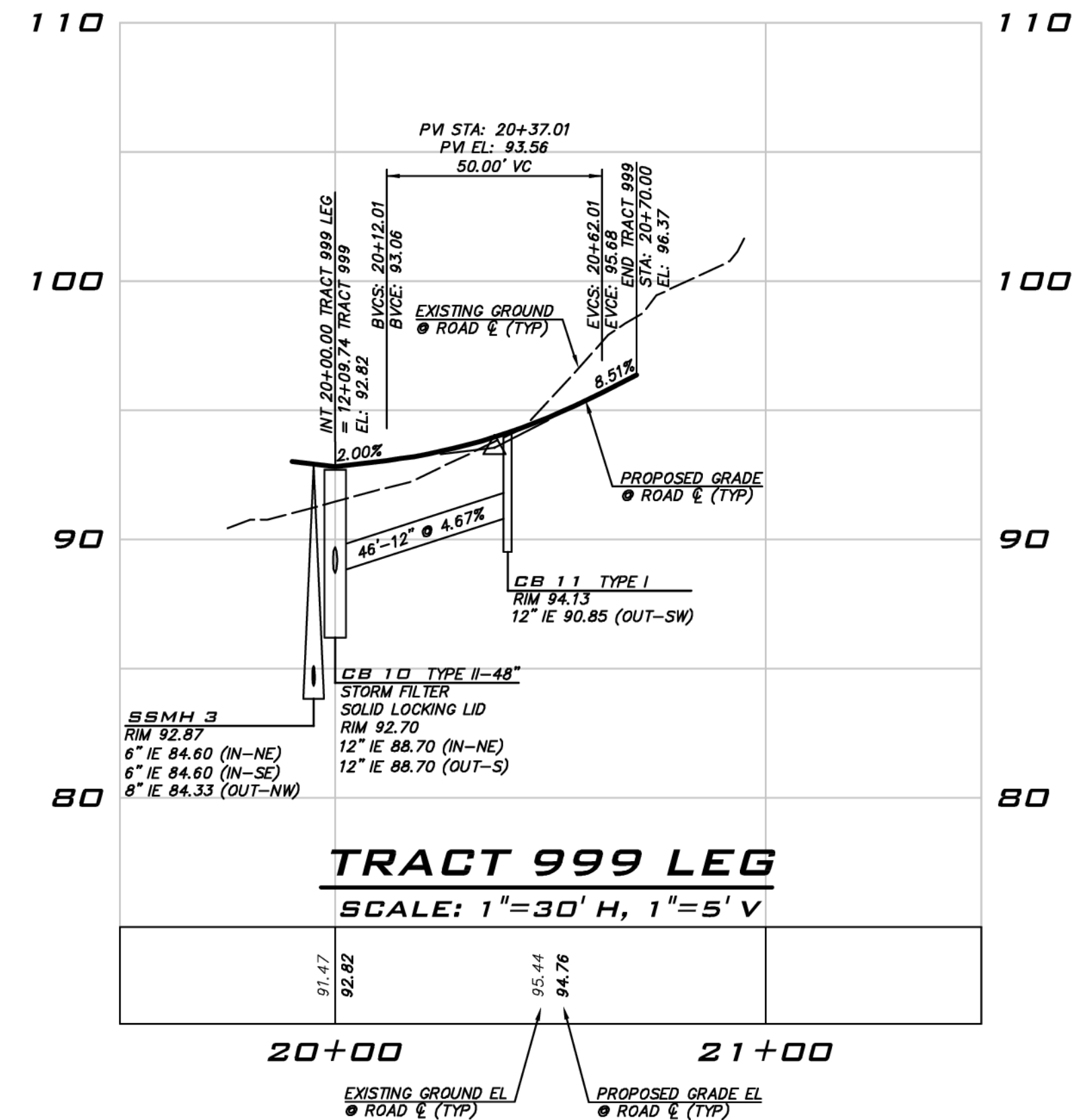
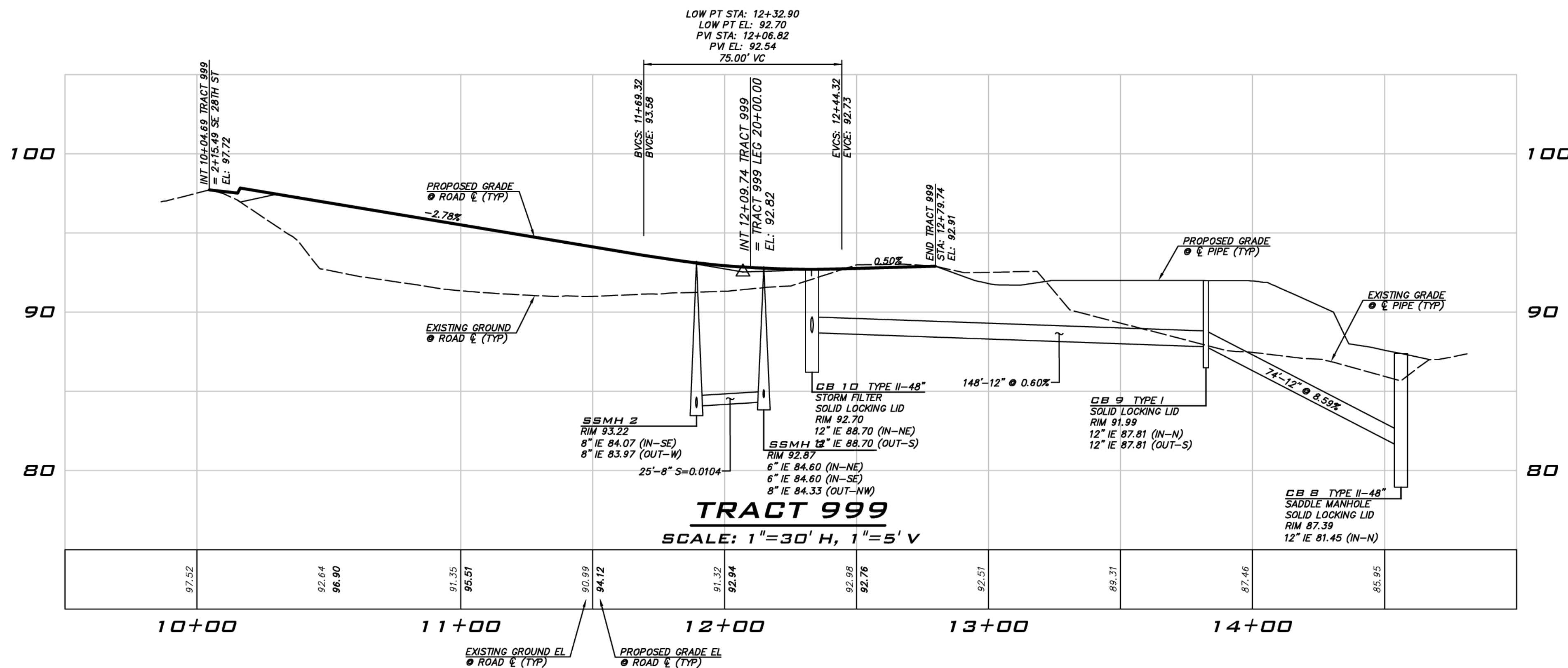
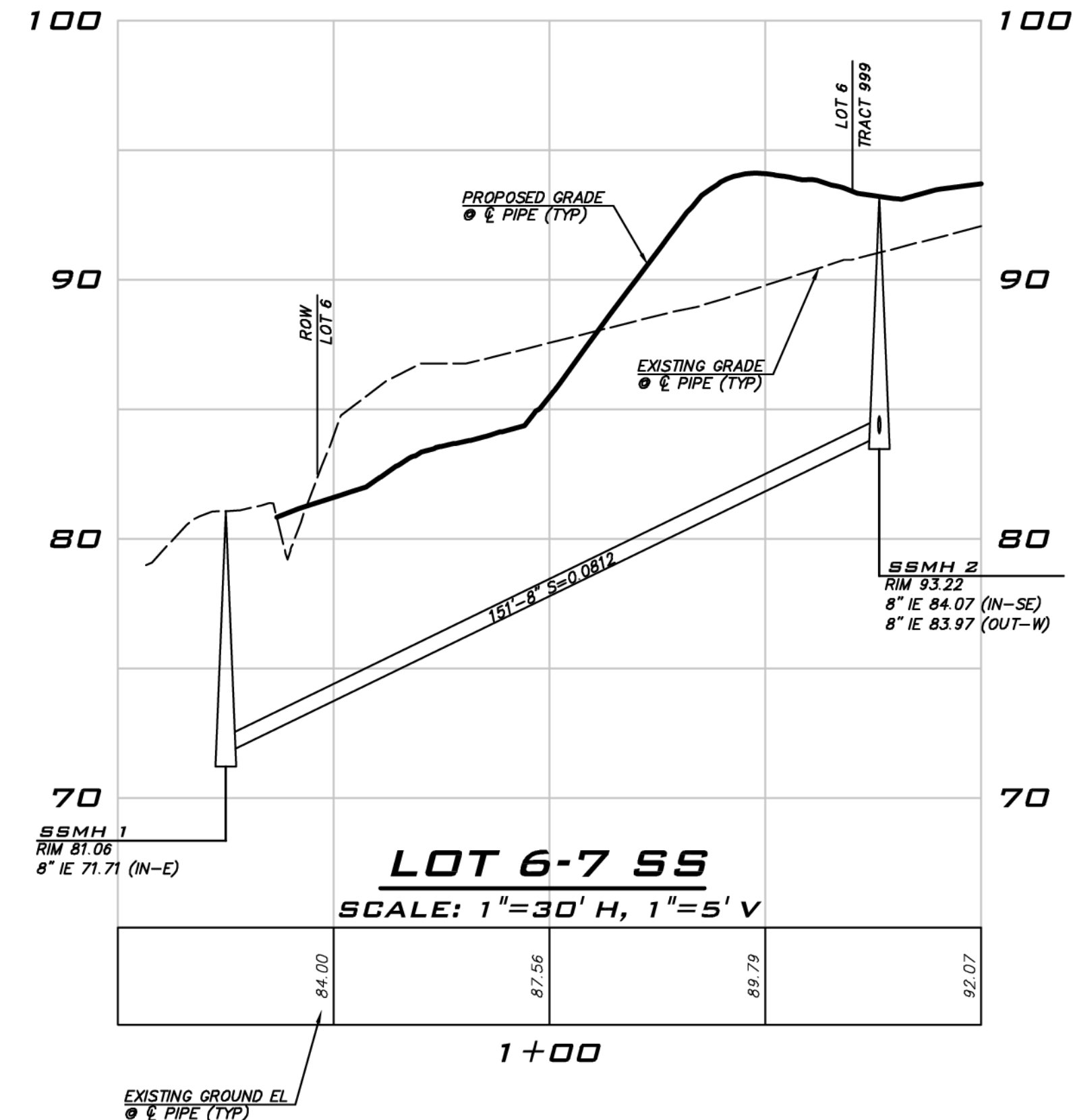
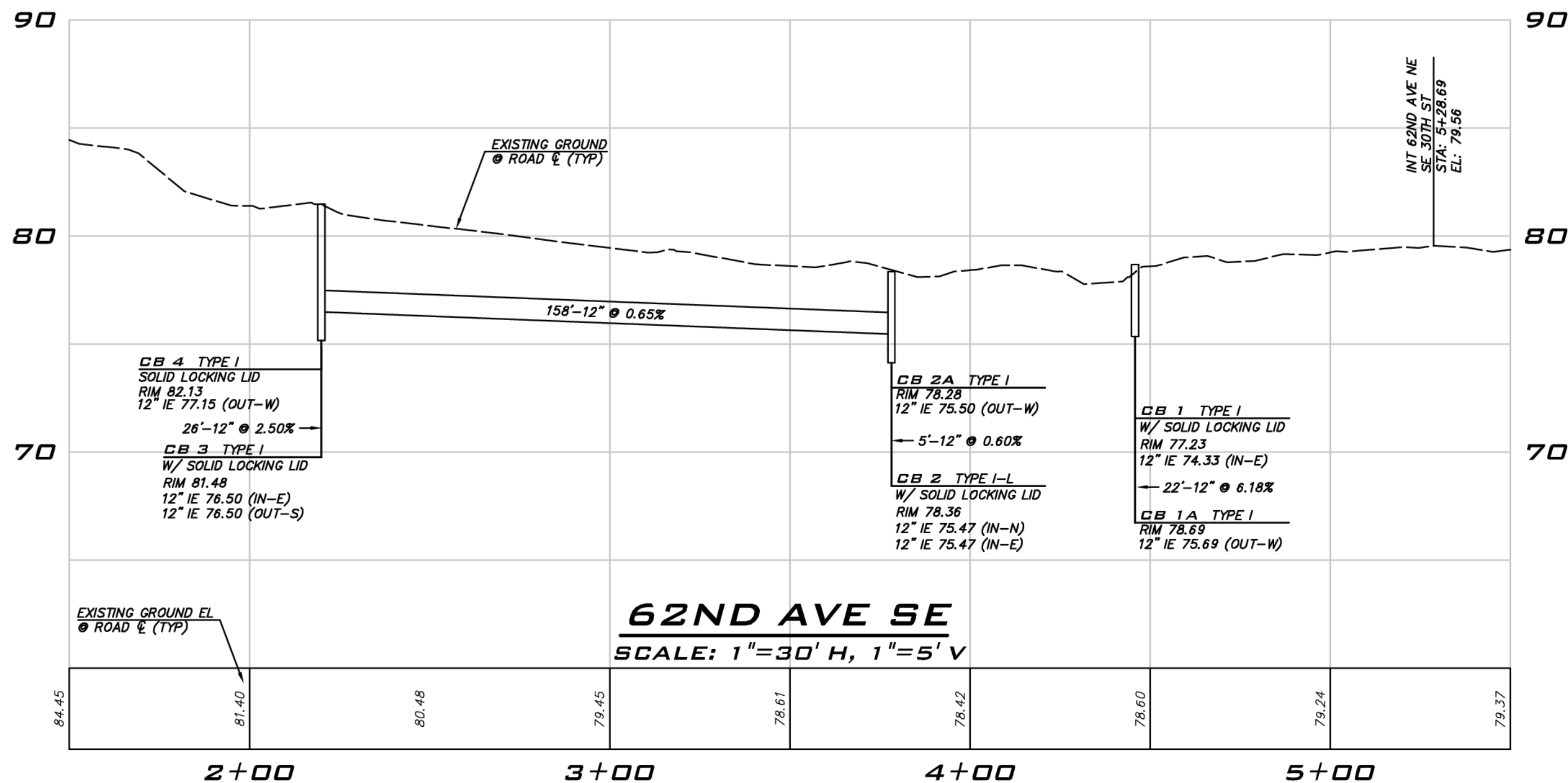
NO	DATE	BY	REVISIONS
1	7/12/21	NWK	REVISED PER CITY COMMENTS

**PRELIMINARY ROAD PLAN & SECTIONS**  
**2825 W MERCER WAY**  
**PRELIMINARY PLAN**  
 PARCEL #2174502425  
 CITY OF MERCER ISLAND WASHINGTON



7/12/21  
JOB NUMBER:  
**13-118**  
SHEET NAME:  
**RS-01**  
SHT **6** OF **9**

24-25  
 Jul 12, 2021 - 8:16am - User: abrewer  
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**NOTE**  
NO DIRECT VEHICULAR ACCESS TO W MERCER WAY.

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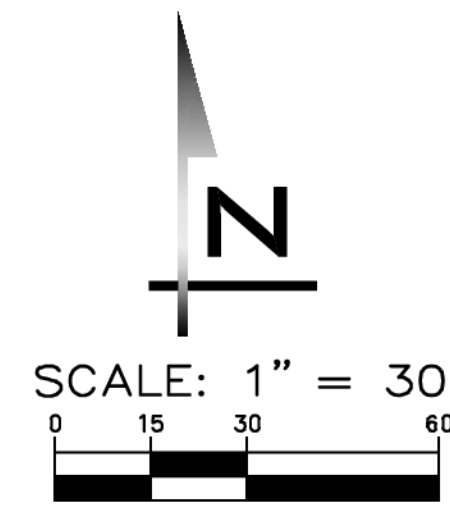
SCALE: AS NOTED  
PROJECT MANAGER: BRETT K PUDISTS, PE  
PROJECT ENGINEER: NICK RASOR, PE  
DESIGNER: AARON C LANCE  
ISSUE DATE: 7/12/2021

NO	DATE	BY	REVISIONS
1	7/12/21	NWK	REVISED PER CITY COMMENTS

**PRELIMINARY ROAD PROFILES**  
**2825 W MERCER WAY**  
**PRELIMINARY PLAT**  
PARCEL #2174502425  
CITY OF MERCER ISLAND WASHINGTON

7/12/21  
JOB NUMBER: 13-118  
SHEET NAME: RP-01  
SHT 7 OF 9

24-35  
Jul 12, 2021 - 8:16am - User: abrewer  
E:\Projects\13118\DWG\Preliminary\Profile\13118RP-01.dwg  
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25 CENTRAL WAY, SUITE 400,  
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SCALE:  
AS NOTED

PROJECT MANAGER:  
**BRETT K PUDISTS, PE**

PROJECT ENGINEER:  
**NICK RASOR, PE**

DESIGNER:  
**AARON C LANCE**

ISSUE DATE:  
**7/12/2021**

**TREE NOTES**

- THERE ARE 17 REGULATED TREES, 1 VIABLE AND 16 NON-VIABLE.
- TREE #2 IS REGULATED AND VIABLE AND WILL REMAIN. 100% OF REGULATED VIABLE TREES WILL BE RETAINED AND PROTECTED.
- 16 REGULATED TREES ARE NON-VIABLE. 1 WILL REMAIN AND 15 WILL BE REMOVED. 25 ARE REQUIRED TO BE REPLANTED PER TREE REPLACEMENT TABLE ON SHEET TR-02. 38 TREES ARE PROPOSED TO BE PLANTED.

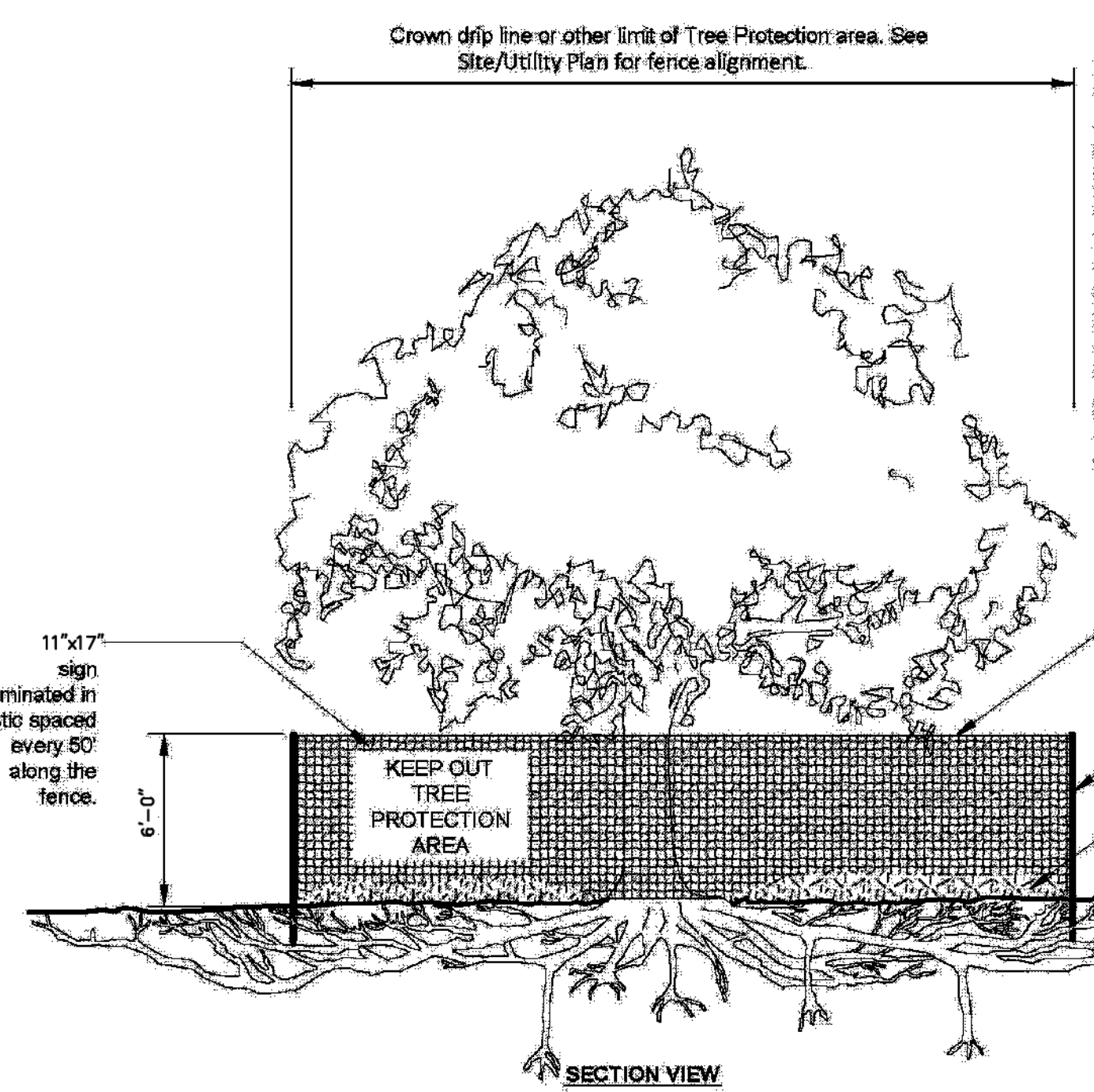
**PROPOSED TREE REPLACEMENT**

REPLACEMENT LOCATION	NUMBER OF TREES
RIGHT-OF-WAY	19
PARCELS	18
<b>TOTAL</b>	<b>37</b>

**REPLACEMENT TREES**

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	TREE HEIGHT AT MATURITY	NATIVE / ADAPTIVE
	AB	10	ACER RUBRUM 'BOWHALL' BOWHALL MAPLE	B & B	2" CAL	UP TO 40'	NORTHWEST ADAPTIVE
	AG2	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' 'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	2" CAL	UP TO 25'	NORTHWEST ADAPTIVE
	CP	6	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' WEEPING NOOTKA FALSE CYPRESS	B & B	8" MIN PLANTED HT.	UP TO 25'	NORTHWEST ADAPTIVE
	PC	9	PYRUS CALLERYANA 'CHANTICLEER' CHANTICLEER PEAR	B & B	2" CAL	UP TO 25'-35'	NORTHWEST ADAPTIVE
	TE	6	THUJA PLICATA 'EXCELSA' WESTERN RED CEDAR	B & B	8" MIN PLANTED HT.	ABOUT 30'	NORTHWEST NATIVE

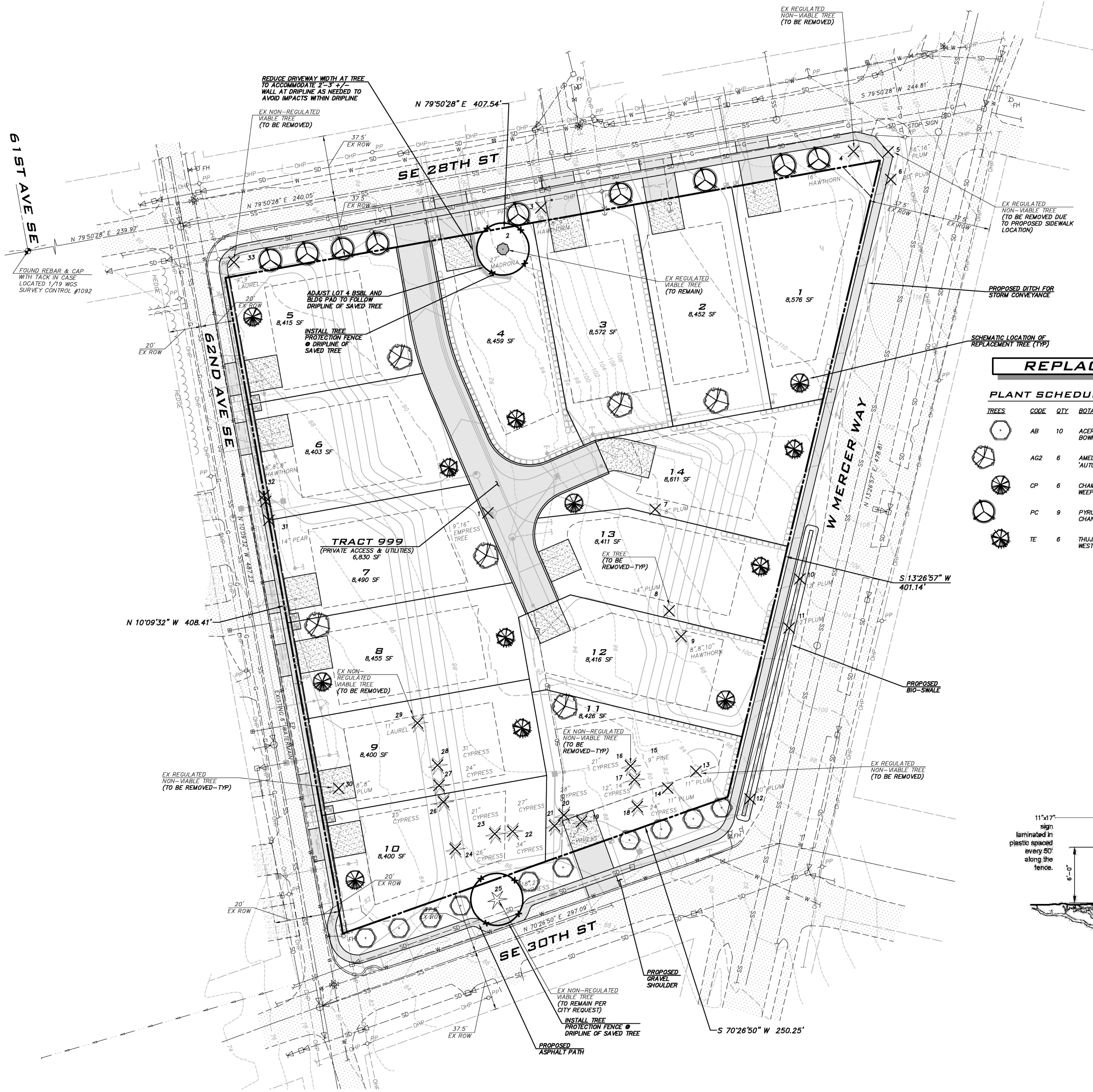


- Notes:**
- No pruning shall be performed unless under the direction of an arborist.
  - No equipment shall be stored or operated inside the protective fencing including during fence installation and removal.
  - No storage of materials shall occur inside the protective fencing.
  - Refer to Site/Utility Plan for any modifications to the Tree Protection Area.
  - Unauthorized activities in tree protection area may require evaluation by private arborist to identify impacts and mitigation required.
  - Exposed Roots: For roots >1" damaged during construction, make a clean straight cut to removed damaged portion and inform city arborist.

**TREE PROTECTION DETAIL**  
NOT TO SCALE

**UNDERGROUND UTILITY NOTE**

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REVISIONS

NO	DATE	BY	REVISIONS
1	7/12/21	NWK	REVISED PER CITY COMMENTS

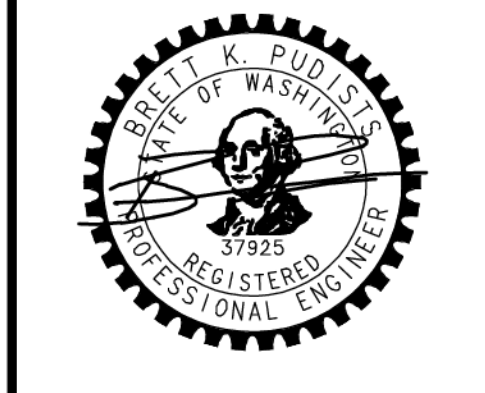
**PRELIMINARY TREE RETENTION AND REPLACEMENT PLAN**

**2825 W MERCER WAY**

**PRELIMINARY PLAN**

PARCEL #2174502425

CITY OF MERCER ISLAND WASHINGTON



7/12/21

JOB NUMBER:  
**13-118**

SHEET NAME:  
**TR-01**

SHT **8** OF **9**



SCALE:  
**AS NOTED**

PROJECT MANAGER:  
**BRETT K PUDISTS, PE**

PROJECT ENGINEER:  
**NICK RASOR, PE**

DESIGNER:  
**AARON C LANCE**

ISSUE DATE:  
**7/12/2021**

NO	DATE	BY	REVISIONS
1	7/12/21	NWK	REVISED PER CITY COMMENTS

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



7/12/21

JOB NUMBER:  
**13-118**


SHEET NAME:  
**TR-02**

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

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"	<b>Exceptional</b>	<b>Yes</b>	<b>2</b>	<b>27"</b>		<b>Madrone, Arbutus menziesii</b>	<b>16'</b>	<b>1</b>	<b>1</b>		<b>BE</b>	<b>Yes</b>
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**

COMMUNITY PLANNING & DEVELOPMENT  
9611 SE 36TH STREET | MERCER ISLAND, WA 98040  
PHONE: 206.275.7605 | www.mercer.gov.org



**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): 0

List tree numbers: \_\_\_\_\_

**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: 1 (A)

List tree numbers: \_\_\_\_\_

Number of Large Regulated Trees on site proposed for removal: 0 (B)

List tree numbers: \_\_\_\_\_

Percentage of trees to be retained ((A-B)/Ax100) note: must be at least 30%: 100 %

**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: 0

List tree numbers: \_\_\_\_\_

Number of Large Regulated Trees in right of way proposed for removal: 0

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List tree numbers: \_\_\_\_\_

Reason for removal: \_\_\_\_\_

**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" and non-viable trees	1	13	13
10" up to 24"	2	0	0
Greater than 24" up to 36"	3	0	0
Greater than 36" and any Exceptional Tree	6	2	12
<b>TOTAL TREE REPLACEMENTS</b>			25 required 37 provided

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