

CHESHIRE SHORT PLAT

A PORTION OF THE NE 1/4, OF THE SW 1/4 AND NW 1/4, OF THE SE 1/4,
SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

DECLARATION

WE THE UNDERSIGNED OWNER(S) IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT SUBDIVISION TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S)

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

DEREK CHESHIRE

EILEEN CHESHIRE

BY: _____

BY: _____

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
)SS
COUNTY OF _____)

ON THIS DAY PERSONALLY APPEARED BEFORE ME DEREK CHESHIRE, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE SIGNED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED IN THIS INSTRUMENT.

DATED: _____, 20____

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

STATE OF WASHINGTON)
)SS
COUNTY OF _____)

ON THIS DAY PERSONALLY APPEARED BEFORE ME EILEEN CHESHIRE, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE SIGNED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED IN THIS INSTRUMENT.

DATED: _____, 20____

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

RECORDING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2020 AT _____ M IN BOOK _____ OF PLATS

AT PAGE _____ AT THE REQUEST OF _____

MANAGER OF RECORDS

LEGAL DESCRIPTION (ORIGINAL)

THE NORTH 148.375 FEET OF GOVERNMENT LOT 6;
EXCEPT THE WEST 1000 FEET;
ALSO THE NORTH 148.37 FEET OF A PORTION OF GOVERNMENT LOT 5, LYING WESTERLY OF EAST MERCER WAY;
ALL IN SECTION 30, TOWNSHIP 24 NORTH, RANGE 5, EAST, WILLAMETTE MERIDIAN, IN KING COUNTY;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTIONS (NEW)

NEW LOT 1:

THAT PORTION OF THE NORTH 148.37 FEET OF A PORTION OF GOVERNMENT LOT 5, LYING WESTERLY OF EAST MERCER WAY;
ALL IN SECTION 30, TOWNSHIP 24 NORTH, RANGE 5, EAST, WILLAMETTE MERIDIAN, IN KING COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 5 AND THE WESTERLY RIGHT-OF-WAY MARGIN OF EAST MERCER WAY;
THENCE N88°51'48"W, ALONG SAID NORTH LINE 163.93 FEET;
THENCE S34°46'02"W 136.17 FEET;
THENCE S67°25'49"E 20.08 FEET TO SAID WESTERLY MARGON AND A POINT OF NON-RADIAL INTERSECTION WITH A 603.14-FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S30°03'18"E;
THENCE NORTHEASTERLY, ALONG SAID CURVE AND RIGHT-OF-WAY MARGIN, THROUGH A CENTRAL ANGLE OF 02°39'31", A DISTANCE OF 27.99 FEET TO A POINT OF TANGENCY;
THENCE N62°36'13"E, ALONG SAID MARGIN, 223.54 FEET TO THE POINT OF BEGINNING.

NEW LOT 2:

THAT PORTION OF THE NORTH 148.375 FEET OF GOVERNMENT LOT 6;
EXCEPT THE WEST 1000 FEET;
ALSO THE NORTH 148.37 FEET OF A PORTION OF GOVERNMENT LOT 5, LYING WESTERLY OF EAST MERCER WAY;
ALL IN SECTION 30, TOWNSHIP 24 NORTH, RANGE 5, EAST, WILLAMETTE MERIDIAN, IN KING COUNTY DESCRIBED AS FOLLOWS:

COMMENCING AT INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 5 AND THE WESTERLY RIGHT-OF-WAY MARGIN OF EAST MERCER WAY;
THENCE N88°51'48"W, ALONG SAID NORTH LINE, 136.93 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N88°51'48"W 568.22;
THENCE S01°13'38"W 148.37 FEET;
THENCE S88°51'48"E 470.05 FEET, TO SAID WESTERLY MARGIN AND A POINT OF NON-RADIAL INTERSECTION WITH A 603.14-FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S34°48'30"E;
THENCE NORTHEASTERLY, ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 04°45'12", A DISTANCE OF 50.04 FEET TO A POINT OF NON-TANGENCY;
THENCE N67°25'49"W 20.08 FEET;
THENCE N34°46'02"E 136.17 FEET TO THE POINT OF BEGINNING.

CITY OF MERCER ISLAND APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

CODE OFFICIAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

CITY ENGINEER

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

TAX ACCOUNT NUMBERS:

ASSESSOR

DEPUTY ASSESSOR

SITE STATISTICS

ZONING: R-9.6 (RESIDENTIAL-SINGLE FAMILY)
SITE AREA: ±88,557 SF (±0.39736 ACRES)
LOTS PROPOSED: 2
LOT 1 SIZE: ±11,154 SF
LOT 2 SIZE: ±77,402 SF
AVERAGE LOT SIZE: ±44,278.5 SF
TAX PARCEL: 302405-9036

OWNERS

DEREK AND EILEEN CHESHIRE
7615 E MERCER WAY
MERCER ISLAND, WA 98040

APPLICANTS

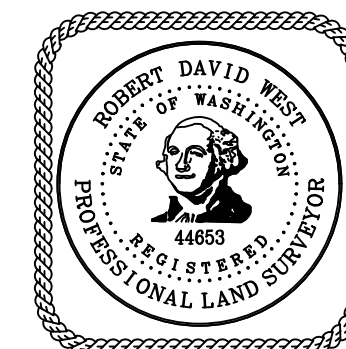
DEREK AND EILEEN CHESHIRE
7615 E MERCER WAY
MERCER ISLAND, WA 98040

SURVEYOR/ENGINEER

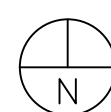
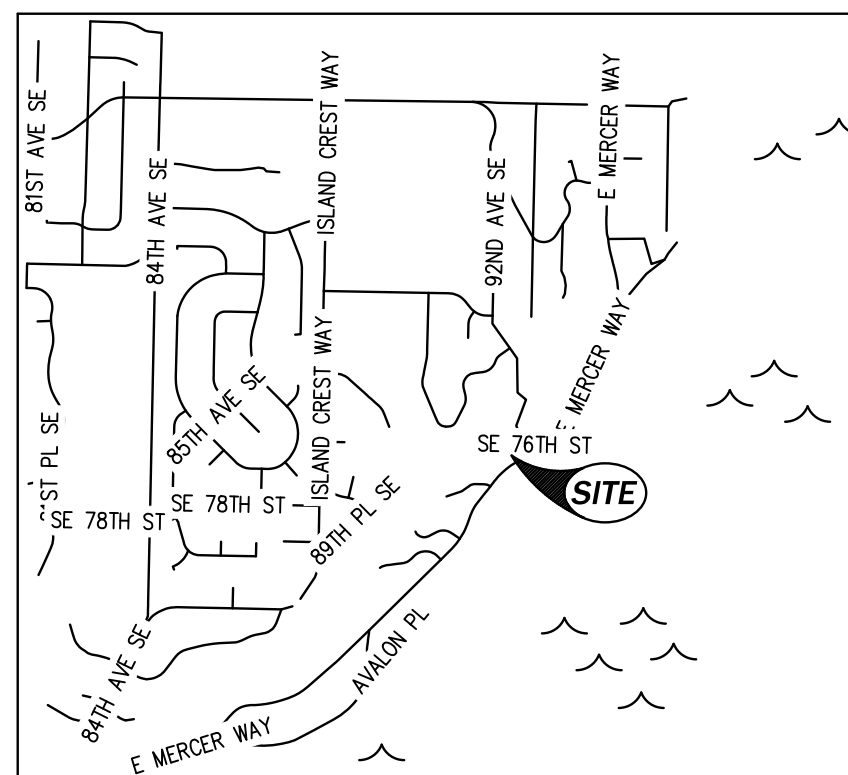
CORE DESIGN, INC.
12100 NE 195TH STREET, STE 300
BOTHELL, WA 98011
(425) 885-7877
CONTACT: ROBERT WEST, PLS
SHERI MURATA, PE

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DEREK AND EILEEN CHESHIRE IN _____, 2020.



ROBERT D WEST, P.L.S.
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 44653



VICINITY MAP

NOT TO SCALE



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
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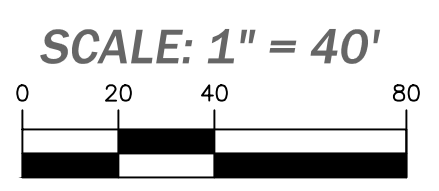
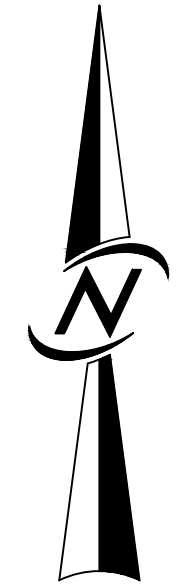
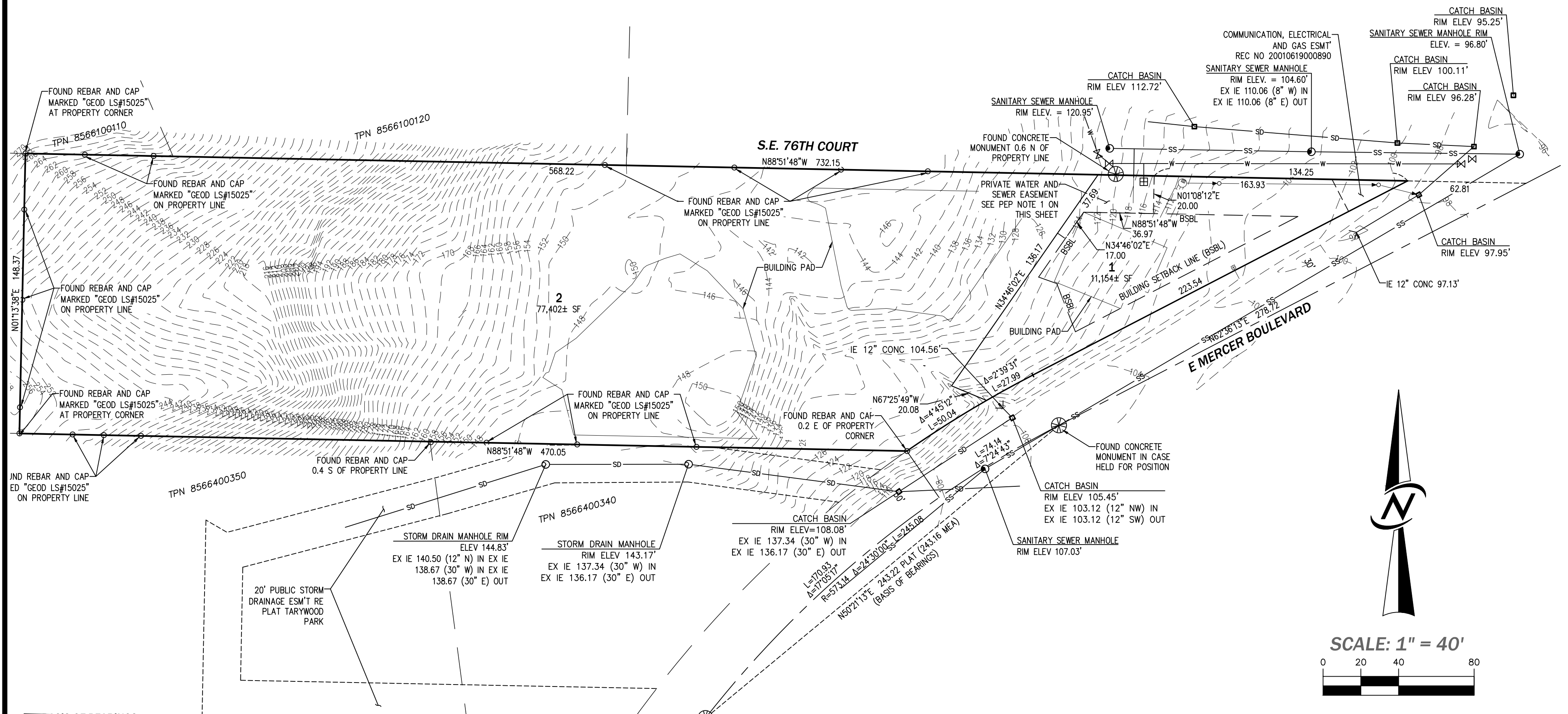
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

ENGINEERING • PLANNING • SURVEYING

JOB NO. 19205

CHESHIRE SHORT PLAT

A PORTION OF THE NE 1/4, OF THE SW 1/4 AND NW 1/4, OF THE SE 1/4,
SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON



BASIS OF BEARINGS

N50°21'13"E BETWEEN THE FOUND MONUMENTS ALONG THE CENTERLINE OF E MERCER BLVD

REFERENCES

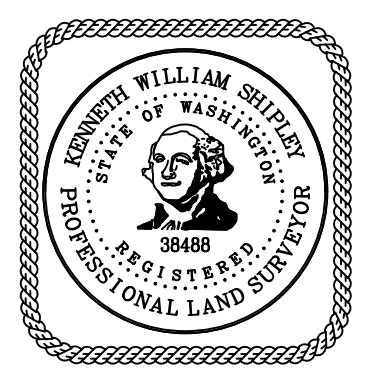
PLAT OF TARYWOOD HEIGHTS, RECORDED IN VOLUME 75 OF PLATS, PAGES 41 AND 42, IN KING COUNTY, WASHINGTON.

RESTRICTIONS

- THIS SITE IS SUBJECT TO A NOTICE OF POSSIBLE (PRESENT OR FUTURE TAP CONNECTION CHARGES AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 7712060812. (NOTHING TO PLOT, NOTED HERE)
- THIS SITE IS SUBJECT TO AN EASEMENT TO CONSTRUCT, RECONSTRUCT, MODIFY, CHANGE, ADD TO, OPERATE, MAINTAIN AND REMOVE TELECOMMUNICATION FACILITIES, ELECTRICAL FACILITIES AND GAS FACILITIES AND APPURTENANCES AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20010619000890. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATION, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON SURVEY RECORDED UNDER KING COUNTY RECORDING NUMBER 20160421900001. (NOTHING TO PLOT, NOTED HERE)
- THIS SITE IS SUBJECT TO AN AFFIDAVIT IN SUPPORT OF ACCESSORY DWELLING UNIT PERMIT AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20160801000054. (NOTHING TO PLOT, NOTED HERE)
- THIS SITE IS SUBJECT TO AN INDEMNIFICATION AND HOLD HARMLESS AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20180521000823. (NOTHING TO PLOT, NOTED HERE)

NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. 0179833-16, DATED JUNE 3, 2020. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON AUGUST 14, 2007. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JULY, 2007.
- PROPERTY AREA = ±88,557 SF (±0.39736 ACRES).
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.



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JOB NO. 19205

PRELIMINARY SHORT PLAT

CHESHIRE SHORT PLAT

DEREK CHESHIRE

VERTICAL DATUM

CITY OF MERCER ISLAND BENCH MARK NO. 2415 (NAVD 88) (VISITED 07/08/2013) FOUND "4"x4" CONC W/COPPER TACK IN LEAD (DN 1.0"); LOCATED 250FT S, INTX E MERCER WAY & SE 76TH ST.

ELEVATION = 104.47'

METHOD OF SURVEY

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

BEARING MERIDIAN

A BEARING OF S50°21'13"W BETWEEN TWO FOUND MONUMENTS, "A" AND "B", PER THE PLAT OF TARYWOOD PARK, AS RECORDED IN VOLUME 127 OF PLATS, PAGES 46-50, RECORDS OF KING COUNTY, WA.

LEGAL DESCRIPTION

NORTH 148.375 FEET OF GOVERNMENT LOT 6; EXCEPT THE WEST 1000 FEET ALSO THE NORTH 148.37 FEET OF A PORTION OF GOVERNMENT LOT 5 LYING WESTERLY OF EAST MERCER WAY; ALL IN SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON.

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY OF 2013. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY; DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. SUBJECT PROPERTY TAX PARCEL NO. 3024059036.
3. SUBJECT PROPERTY AREA PER THIS SURVEY IS 88,557 SQ.FT.+/-.
4. A TITLE REPORT WAS NOT FURNISHED AND THEREFORE, EASEMENTS IF ANY, ARE NOT SHOWN ON THIS MAP.
5. THE TOP/TOE OF SLOPE SHOWN ON THIS SURVEY IS THE FIELD CREWS INTERPRETATION OF THE TOP/TOE OF SLOPE. THIS DOES NOT REPRESENT THE LIMITS OF A "40%" SLOPE AREA.

SETBACKS

	CODE	PROPOSED
FRONT		20'
SIDE		VARIABLE SEE MICC 19.02.020(C)(1)(c)(iii)
REAR		25'

SITE STATISTICS

PARCEL NO:	302405-9036
TOTAL AREA: (+/-)	92,347 S.F. (2.12± ACRES)
PROPOSED NUMBER OF LOTS	2
MAXIMUM UNITS:	2
ZONING	R-9.6
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
MAXIMUM BUILDING HEIGHT:	30' ABOVE TO THE HIGHEST POINT OF THE ROOF
MAXIMUM IMPERVIOUS SURFACE:	

LOT SLOPE	LOT COVERAGE (LIMIT FOR IMPERVIOUS SURFACE)
LESS THAN 15%	40%*
15% TO LESS THAN 30%	35%
30% TO 50%	30%
GREATER THAN 50% SLOPE	20%

LOT 1 HAS A SLOPE OF 12% THEREFORE THE MAXIMUM LOT COVERAGE IS 40% OR 4,461 SF.

SHEET INDEX

P01	TITLE SHEET
P02	PRELIMINARY SHORT PLAT
P03	ROAD, GRADING & STORM DRAINAGE PLAN
P04	PRELIMINARY TREE PLAN
1 of 1	BOUNDARY & TOPOGRAPHIC SURVEY

APPLICANT/OWNER

DEREK CHESHIRE
7615 MERCER WAY
MERCER ISLAND, WA 98040
DCHESHIRE@BOSKONE.NET

ENGINEER

CORE DESIGN, INC.
12100 NE 195TH ST, SUITE 300
BOTHELL, WA 98011
(425) 885-7877
CONTACT: SHERI MURATA, P.E. - ENGINEER
SHM@COREDESIGNINC.COM

SURVEYOR

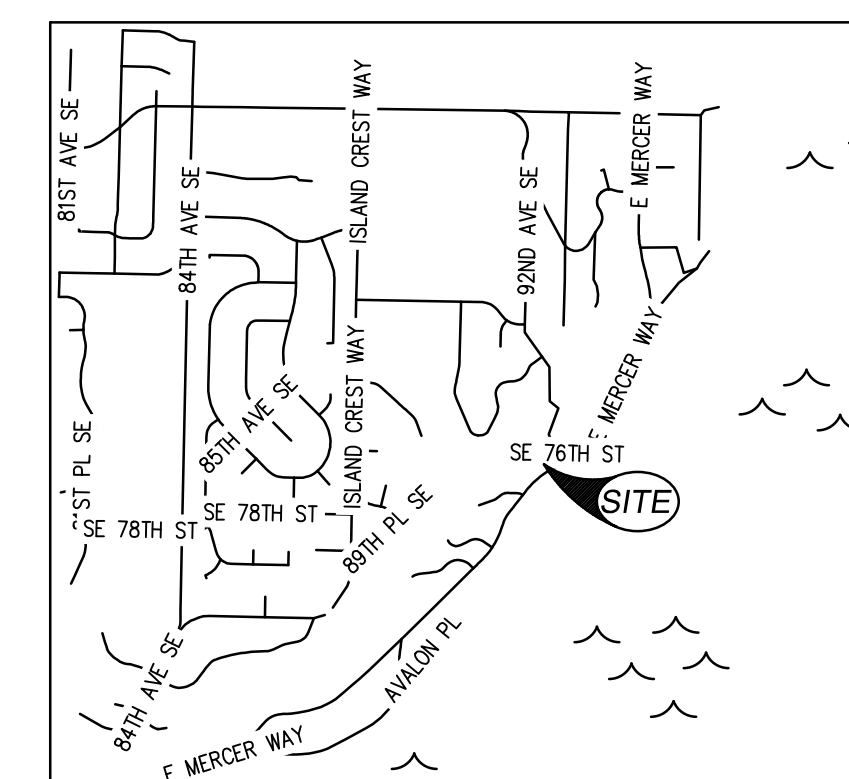
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
(425) 458-4488
CONTACT: EDWIN J. GREEN
SUPPORT@TERRANE.NET

ARBORIST

A.B.C. CONSULTING ARBORISTS, LLC
DANIEL J. MAPLE
(509) 953-0293
DANIEL@ABCARBORIST.COM

GEOTECHNICAL ENGINEER

TERRA ASSOCIATES, INC.
12220 113TH AVENUE NE, SUITE 130
KIRKLAND, WA 98034
(425) 821-7777
CONTACT CAROLYN DECKER



VICINITY MAP
NOT TO SCALE

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SUB20-002

DATE	JULY 2020 (1ST SUB)	DESIGNED	SHERI MURATA, P.E.	DRAWN	STEVE E. SIMMONS	APPROVED	SHERI MURATA, P.E.	PROJECT MANAGER	ROBERT WEST, PLS
SHEET	OF								
1	4								
PROJECT NUMBER									
19205									

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CORE DESIGN

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

TITLE SHEET
CHESHIRE SHORT PLAT
DEREK CHESHIRE
7615 E MERCER WAY
MERCER ISLAND, WA 98040

DATE	10/23/20
DESIGNED	SHERI MURATA, P.E.
DRAWN	STEVE E. SIMMONS
APPROVED	SHERI MURATA, P.E.
PROJECT MANAGER	ROBERT WEST, PLS
CITY COMMENTS	
NO.	7

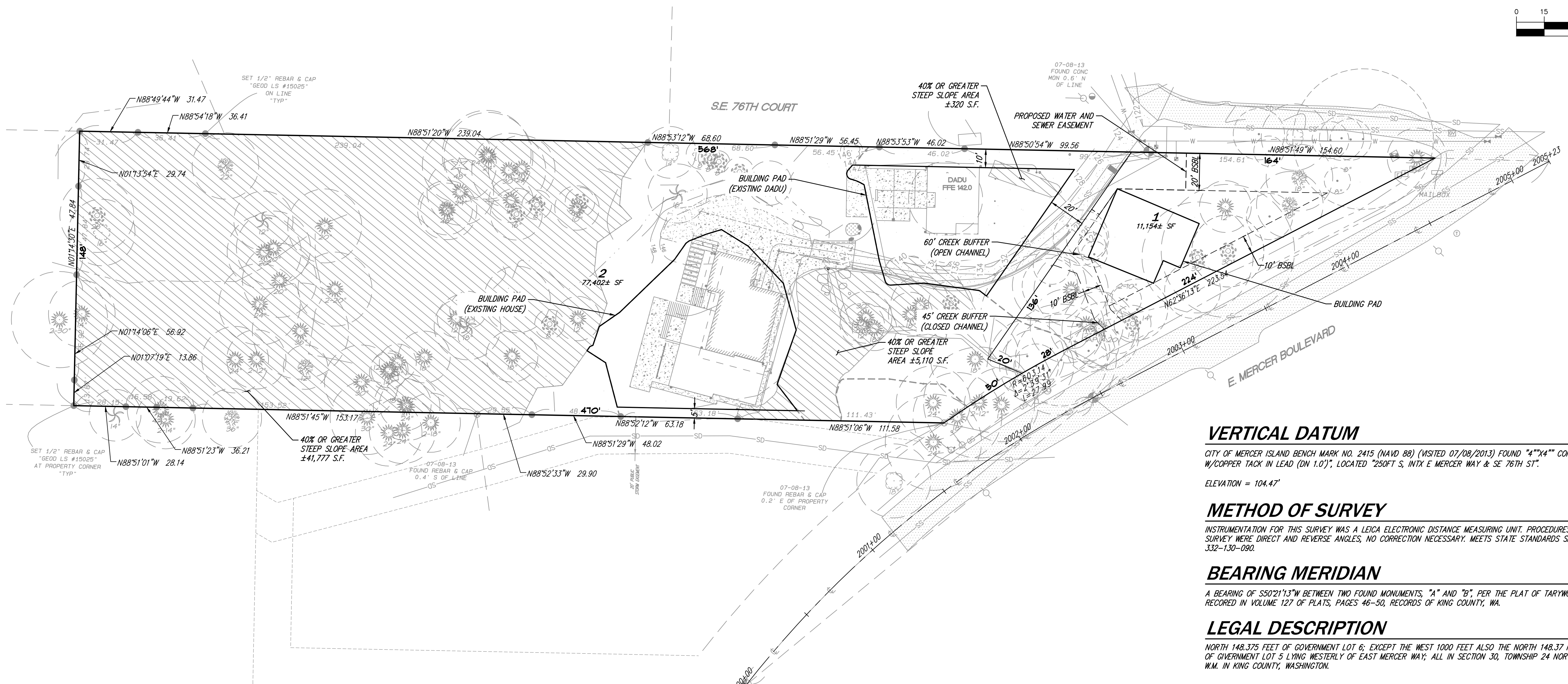
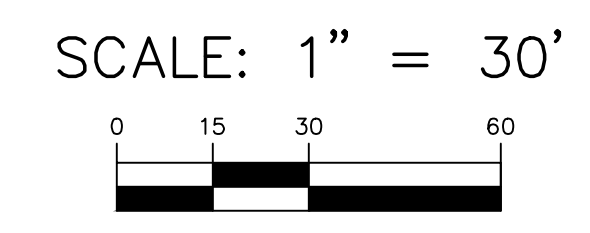
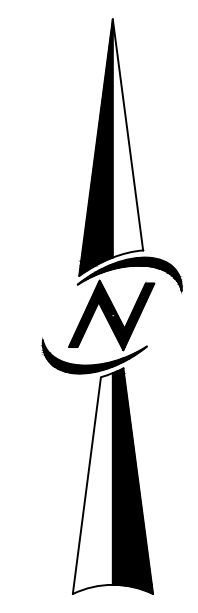
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PRELIMINARY SHORT PLAT
CHESHIRE SHORT PLAT

DEREK CHESHIRE
7615 E MERCER WAY
MERCER ISLAND, WA 98040

DATE	JULY 2020 (1ST SUB)
DESIGNED	SHERI MURATA, P.E.
DRAWN	STEVE E. SIMMONS
APPROVED	SHERI MURATA, P.E.
PROJECT MANAGER	ROBERT WEST, PLS
SHEET	2
OF	4
PROJECT NUMBER	19205



VERTICAL DATUM

CITY OF MERCER ISLAND BENCH MARK NO. 2415 (NAVD 88) (VISITED 07/08/2013) FOUND "4"x4" CONC W/COPPER TACK IN LEAD (DN 1.0") LOCATED "250FT S, INTX E MERCER WAY & SE 76TH ST".
ELEVATION = 104.47'

METHOD OF SURVEY

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

BEARING MERIDIAN

A BEARING OF S50°21'13"W BETWEEN TWO FOUND MONUMENTS, "A" AND "B", PER THE PLAT OF TARYWOOD PARK, AS RECORDED IN VOLUME 127 OF PLATS, PAGES 46-50, RECORDS OF KING COUNTY, WA.

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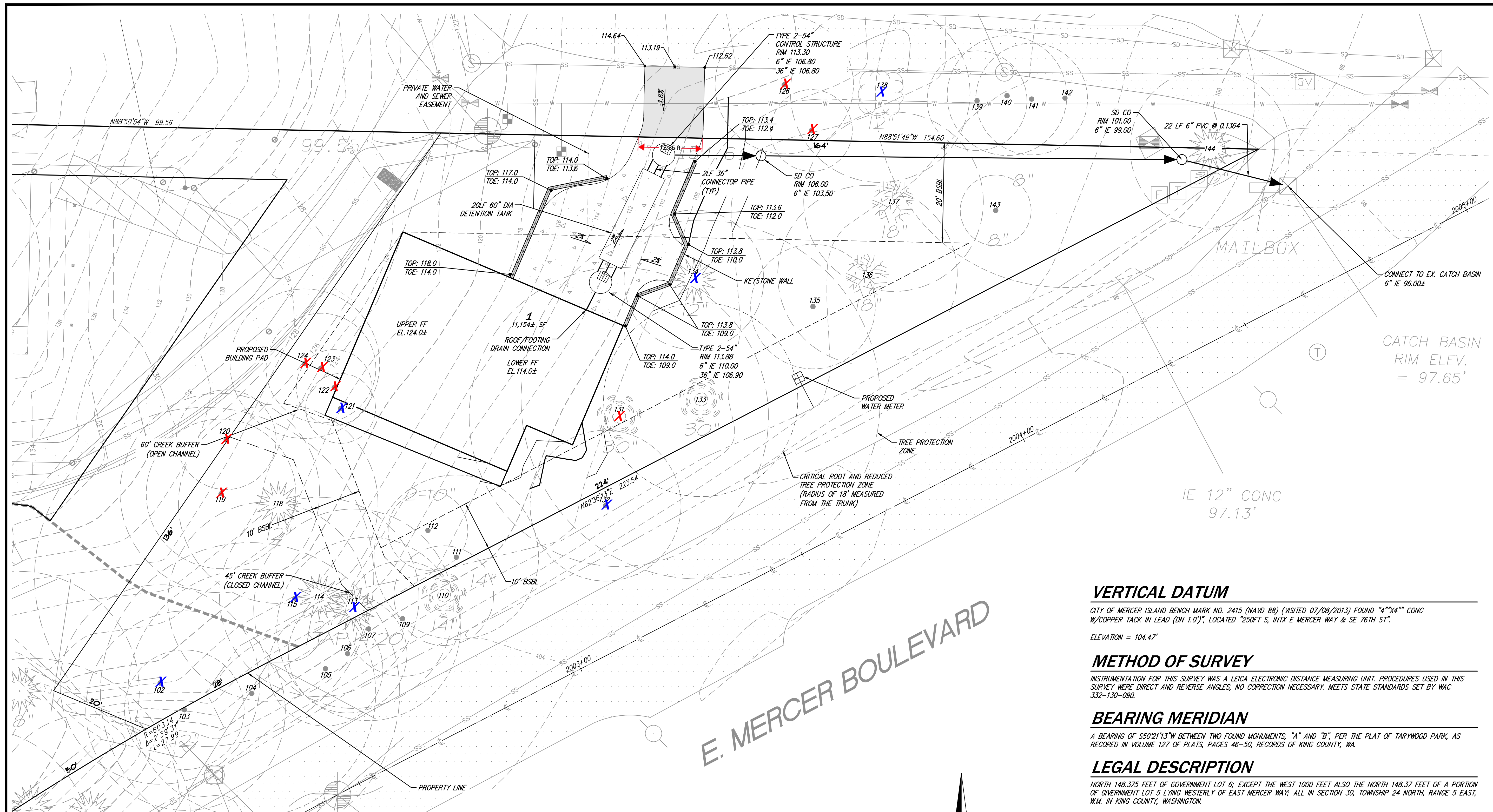
LEGEND

	FOUND MONUMENT AS NOTED		ASPHALT SURFACE		COTTON TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
	SET REBAR & CAP AS NOTED		STAIRS		REDWOOD TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
	FOUND REBAR & CAP AS NOTED		DECK		CEDAR TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
	UTILITY POLE		GRAVEL SURFACE		ALDER TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
	CATCH BASIN		RIGHT-OF-WAY		MAPLE TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
	SANITARY SEWER MANHOLE		RECORD AS NOTED		HEMLOCK TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
	FINISHED FLOOR ELEVATION		TYPICAL		FIR TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
	ELECTRIC METER		TOE OF DITCH AS NOTED		DECIDUOUS TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
	SPOT ELEVATION		BUILDING LINE		
	FIRE HYDRANT		CENTERLINE OF ROAD		
	STORM DRAIN MANHOLE		SLOPE AS NOTED		
	WATER VALVE		EAVES		
	GAS VALVE		GUY WIRE		
	ELECTRIC TRANSFORMER				
	CABLE TV POLE				
	TELEPHONE RISER				
	TELEPHONE MANHOLE				

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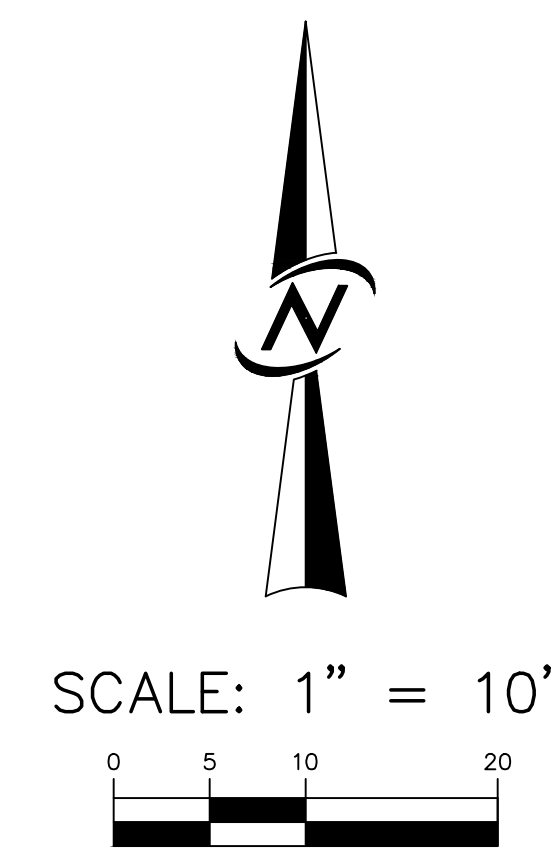
SUB20-002

11/5/2020 12:09 PM 4: (2019) 19205 (ENGINEERING) (PRELIMINARY SHEETS) 19205 P02.DWG



LEGEND

- | | | | |
|--|--|---|---|
| <ul style="list-style-type: none"> ⊕ FOUND MONUMENT AS NOTED ● SET REBAR & CAP AS NOTED ⊗ FOUND REBAR & CAP AS NOTED ⊕ UTILITY POLE ⊗ CATCH BASIN ⊕ SANITARY SEWER MANHOLE ⊕ FINISHED FLOOR ELEVATION ⊕ ELECTRIC METER ⊕ SPOT ELEVATION ⊕ FIRE HYDRANT ⊕ STORM DRAIN MANHOLE ⊕ WATER VALVE ⊕ GAS VALVE ⊕ ELECTRIC TRANSFORMER ⊕ CABLE TV POLE ⊕ TELEPHONE RISER ⊕ TELEPHONE MANHOLE | <ul style="list-style-type: none"> ▨ ASPHALT SURFACE ▨ STAIRS ▨ DECK ▨ GRAVEL SURFACE R-O-W RIGHT-OF-WAY () RECORD AS NOTED "TYP" TYPICAL ▨ TOE OF DITCH AS NOTED ▨ BUILDING LINE ▨ CENTERLINE OF ROAD ▨ SLOPE AS NOTED ▨ EAVES ▨ GUY WIRE | <ul style="list-style-type: none"> ☼ COTTON TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES. ☼ REDWOOD TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES. ☼ CEDAR TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES. ☼ ALDER TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES. ☼ MAPLE TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES. ☼ HEMLOCK TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES. ☼ FIR TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES. ☼ DECIDUOUS TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES. | <ul style="list-style-type: none"> X TREE NOT VIABLE X TREE TO BE REMOVED |
|--|--|---|---|



VERTICAL DATUM

CITY OF MERCER ISLAND BENCH MARK NO. 2415 (NAVD 88) (VISITED 07/08/2013) FOUND "4"X4" CONC W/COPPER TACK IN LEAD (DN 1.0)", LOCATED "250FT S, INTX E MERCER WAY & SE 76TH ST".
ELEVATION = 104.47'

METHOD OF SURVEY

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BEARING MERIDIAN

A BEARING OF S50°21'13"W BETWEEN TWO FOUND MONUMENTS, "A" AND "B", PER THE PLAT OF TARYWOOD PARK, AS RECORDED IN VOLUME 127 OF PLATS, PAGES 46-50, RECORDS OF KING COUNTY, WA.

LEGAL DESCRIPTION

NORTH 148.375 FEET OF GOVERNMENT LOT 6; EXCEPT THE WEST 1000 FEET ALSO THE NORTH 148.37 FEET OF A PORTION OF GOVERNMENT LOT 5 LYING WESTERLY OF EAST MERCER WAY; ALL IN SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON.

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY OF 2013. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. SUBJECT PROPERTY TAX PARCEL NO. 3024059036.
3. SUBJECT PROPERTY AREA PER THIS SURVEY IS 88,557 SQ.FT. +/-.
4. A TITLE REPORT WAS NOT FURNISHED AND THEREFORE, EASEMENTS IF ANY, ARE NOT SHOWN ON THIS MAP.
5. THE TOP/TOE OF SLOPE SHOWN ON THIS SURVEY IS THE FIELD CREWS INTERPRETATION OF THE TOP/TOE OF SLOPE. THIS DOES NOT REPRESENT THE LIMITS OF A "40%" SLOPE AREA.

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SUB20-002

DATE	10/23/20	REVISIONS		NO.	CITY COMMENTS
DESIGNED	SHERI MURATA, P.E.	DRAWN	STEVE E. SIMMONS	APPROVED	SHERI MURATA, P.E.
PROJECT MANAGER	ROBERT WEST, PLS				
SHEET	3	OF	4	PROJECT NUMBER 19205	

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN

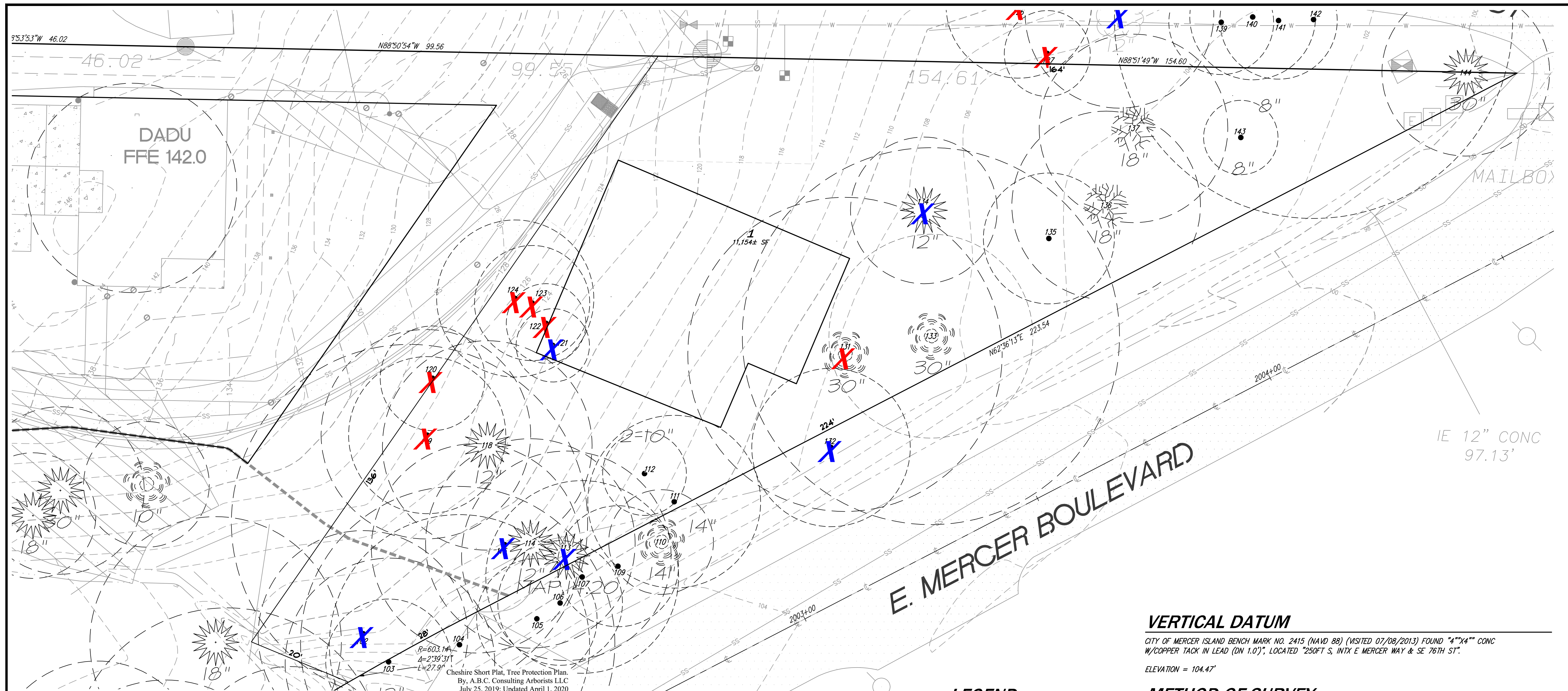
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

ROAD, GRADING & STORM DRAINAGE PLAN
CHESHIRE SHORT PLAT

DEREK CHESHIRE
7615 E MERCER WAY
MERCER ISLAND, WA 98040

DATE: 11-4-2020

11/5/2020 12:10 PM J. [2019] 19205 (ENGINEERING) (PRELIMINARY SHEETS) 19205 P03.DWG



Cheshire Short Plat, Tree Protection Plan.
By: A.B.C. Consulting Arborists LLC
July 25, 2019; Updated April 1, 2020
Page 13 of 25

ATTACHMENT 2 - TREE SUMMARY, TPZ, CRZ

ID	Common	Latin	DBH	Height	Spread	Condition	Action	TPZ - [ft]	CRZ - [ft]	Notes
103	Maple	<i>Acer macrophyllum</i>	12	68	17	Fair (70+)	Retain-Viable	12	6	
104	Maple	<i>Acer macrophyllum</i>	24.84	75	23	Good (80+)	Retain-Viable	24.84	12.42	
105	Maple	<i>Acer macrophyllum</i>	11.5	65	20	Fair (70+)	Retain-Viable	11.5	5.75	
106	Maple	<i>Acer macrophyllum</i>	11.9	50	28	Poor (50+)	Retain-Viable	11.9	5.95	Suppressed
107	Maple	<i>Acer macrophyllum</i>	18.4	68	40	Fair (70+)	Retain-Viable	18.4	9.2	
109	Maple	<i>Acer macrophyllum</i>	11.56	55	21	Fair (70+)	Retain-Viable	11.56	5.78	
110	Maple	<i>Acer macrophyllum</i>	13.93	50	28	Fair (70+)	Retain-Viable	13.93	6.965	
111	Cedar	<i>Thuja plicata</i>	16.5	50	26	Good (80+)	Retain-Viable	16.5	8.25	
112	Maple	<i>Acer macrophyllum</i>	8	50	12	Fair (70+)	Retain-Viable	8	4	
113	Maple	<i>Acer macrophyllum</i>	16	72	20	Very Poor (25+)	Not Viable	16	8	Mostly dead, not long-term viable
114	Maple	<i>Acer macrophyllum</i>	14.5	72	28	Poor (50+)	Retain-Viable	14.5	7.25	
115	Maple	<i>Acer macrophyllum</i>	15	50	20	Very Poor (25+)	Not Viable	15	7.5	Extensive root decay.
118	Cedar	<i>Thuja plicata</i>	6.2	29	18	Good (80+)	Retain-Viable	6.2	3.1	
119	Maple	<i>Acer macrophyllum</i>	15	68	18	Fair (70+)	Conflicts with plans	15	7.5	Poor taper/LCR,
120	Maple	<i>Acer macrophyllum</i>	10	48	18	Fair (70+)	Conflicts with plans	10	5	
121	Cedar	<i>Thuja plicata</i>	7	28	15	Poor (50+)	Not Viable	7	3.5	Previously uprooted
122	Cedar	<i>Thuja plicata</i>	7.6	30	15	Fair (70+)	Conflicts with plans	7.6	3.8	
123	Cedar	<i>Thuja plicata</i>	11	42	26	Good (80+)	Conflicts with plans	11	5.5	
124	Cedar	<i>Thuja plicata</i>	15	45	22	Fair (70+)	Conflicts with plans	15	7.5	
126	Maple	<i>Acer macrophyllum</i>	13.87	50	34	Good (80+)	Conflicts with plans	13.87	6.935	
127	W. Pine	<i>Pinus monticola</i>	8.2	48	18	Good (80+)	Conflicts with plans	8.2	4.1	
131	Redwood	<i>Sequoia sempervirens</i>	28	98	35	Excellent (90+)	Conflicts with plans	21	10.5	
132	Alder	<i>Alnus rubra</i>	12.1	50	0	Dead (0)	Not Viable	15.125	7.5625	
133	Cedar	<i>Thuja plicata</i>	36	90	24	Excellent (90+)	Retain-Viable	36	18	
134	Maple	<i>Acer macrophyllum</i>	13	40	29	Poor (50+)	Not Viable	13	6.5	Suppressed/bowed crown/ not viable
135	Cherry	<i>Prunus sp.</i>	10	45	22	Fair (70+)	Retain-Poor cond.	12.5	6.25	
136	Cedar	<i>Thuja plicata</i>	11.1	40	22	Good (80+)	Retain-Viable	11.1	5.55	
137	Fir	<i>Pseudotsuga menziesii</i>	22	98	30	Good (80+)	Retain-Viable	22	11	
138	Alder	<i>Alnus rubra</i>	16	50	26	Fair (70+)	Not Viable	20	10	Top 1/2 is dead.
139	Cedar	<i>Thuja plicata</i>	10	34	15	Good (80+)	Retain-Viable	10	5	
140	Cedar	<i>Thuja plicata</i>	12	45	25	Good (80+)	Retain-Viable	12	6	
141	Cedar	<i>Thuja plicata</i>	11.2	43	25	Good (80+)	Retain-Viable	11.2	5.6	
142	Maple	<i>Acer macrophyllum</i>	38	25	25	Very Poor (25+)	Retain-Viable	38	19	Tree has been topped @ 20ft TM . Monitor and mitigation prune as needed.
143	Cedar	<i>Thuja plicata</i>	7.1	40	25	Good (80+)	Retain-Viable	7.1	3.55	
144	Maple	<i>Acer macrophyllum</i>	24	55	25	Fair (70+)	Retain-Viable	24	12	

I made a field examination of Tree 133. It is viable to set the TPZ at 18-feet. Arborist Shall oversee Excavation and Prune Roots as needed. An Application of Cambistat 3-months Prior to construction and 4-inches of Mulch in the CRZ would be beneficial.

LEGEND

- X TREE NOT VIABLE
- X TREE TO BE REMOVED

VERTICAL DATUM

CITY OF MERCER ISLAND BENCH MARK NO. 2415 (NAVD 88) (VISITED 07/08/2013) FOUND "4"x4" CONC W/COPPER TACK IN LEAD (DN 1.0)", LOCATED "250FT S, INTX E MERCER WAY & SE 76TH ST".
ELEVATION = 104.47'

METHOD OF SURVEY

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BEARING MERIDIAN

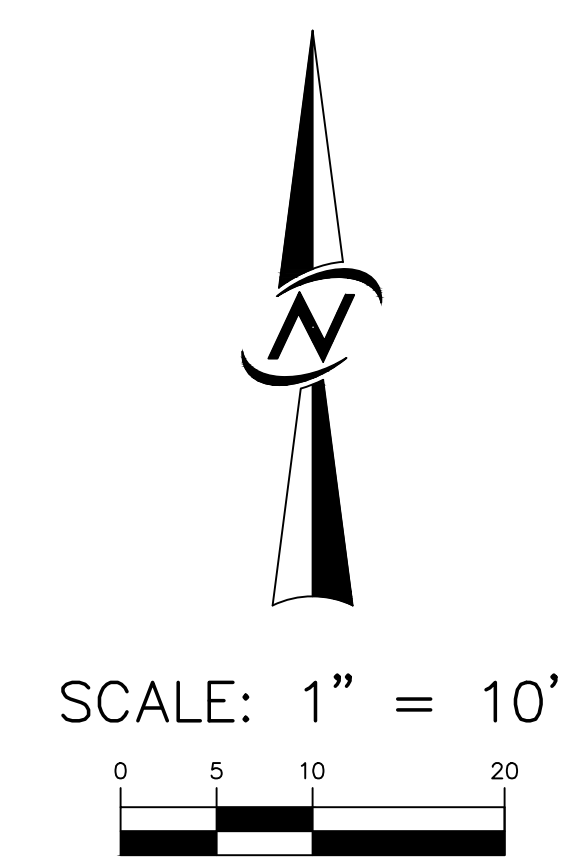
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<p>DATE: 10/23/20</p> <p>NO. 7 CITY COMMENTS</p>					<p>11-4-2020</p>
<p>CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING</p>					
<p>12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877</p>					
<p>PRELIMINARY TREE PLAN CHESHIRE SHORT PLAT</p>					
<p>DEREK CHESHIRE 7615 E MERCER WAY MERCER ISLAND, WA 98040</p>					
<p>DATE: JULY 2020 (IST SUB)</p> <p>DESIGNED: SHERI MURATA, P.E.</p> <p>DRAWN: STEVE E. SIMMONS</p> <p>APPROVED: SHERI MURATA, P.E.</p> <p>PROJECT MANAGER: ROBERT WEST, PLS.</p>	<p>SHEET 4 OF 4</p>	<p>PROJECT NUMBER 19205</p>			

11/5/2020 12:10 PM J. [2019] 19205 [ENGINEERING] [PRELIMINARY] [SHEETS] 19205 P04.DWG