

# 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

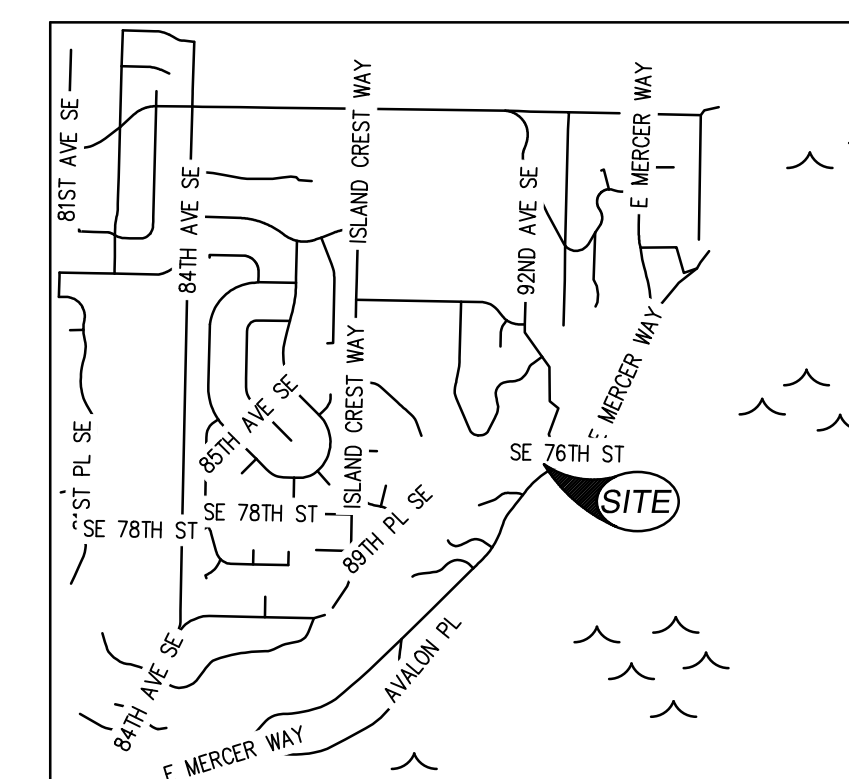
TERRANE  
10801 MAIN STREET, SUITE 102  
BELLEVUE, WA 98004  
(425) 458-4488  
CONTACT: EDWIN J. GREEN  
SUPPORT@TERRANE.NET

### 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								
<b>1</b>	<b>4</b>								
PROJECT NUMBER		<b>19205</b>							

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING


**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	
DRAWN	
APPROVED	
PROJECT MANAGER	
CITY COMMENTS	

CIVIL ENGINEERING  
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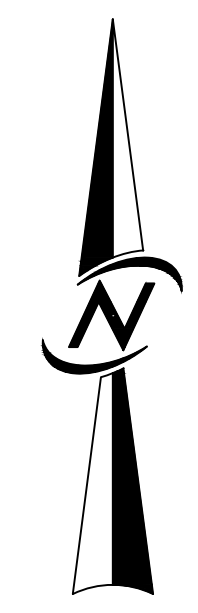


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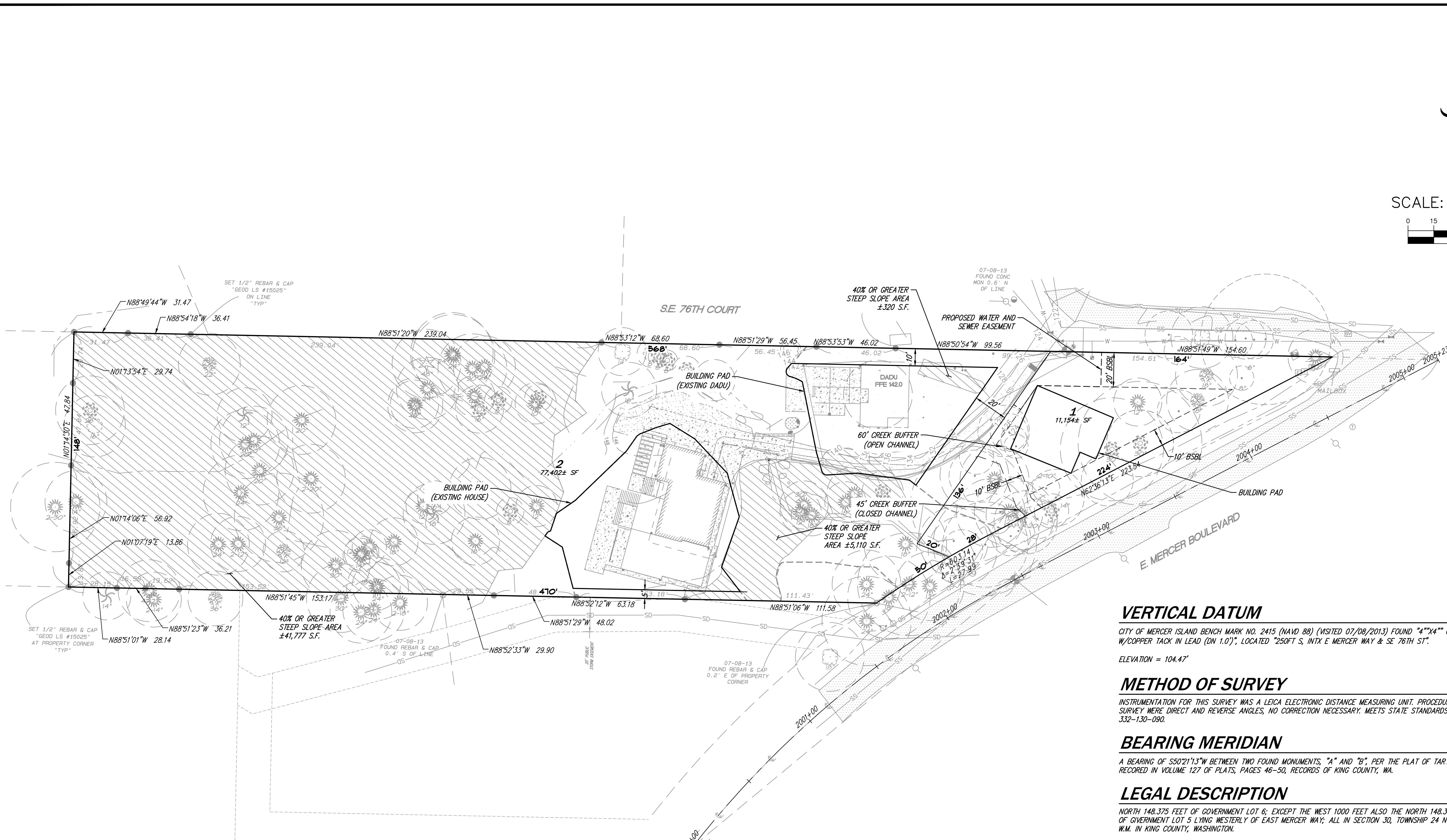
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**CHESHIRE SHORT PLAT**

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DRAWN	STEVE E. SIMMONS
APPROVED	SHERI MURATA, P.E.
PROJECT MANAGER	ROBERT WEST, PLS
SHEET	OF
2	4
PROJECT NUMBER	19205



SCALE: 1" = 30'



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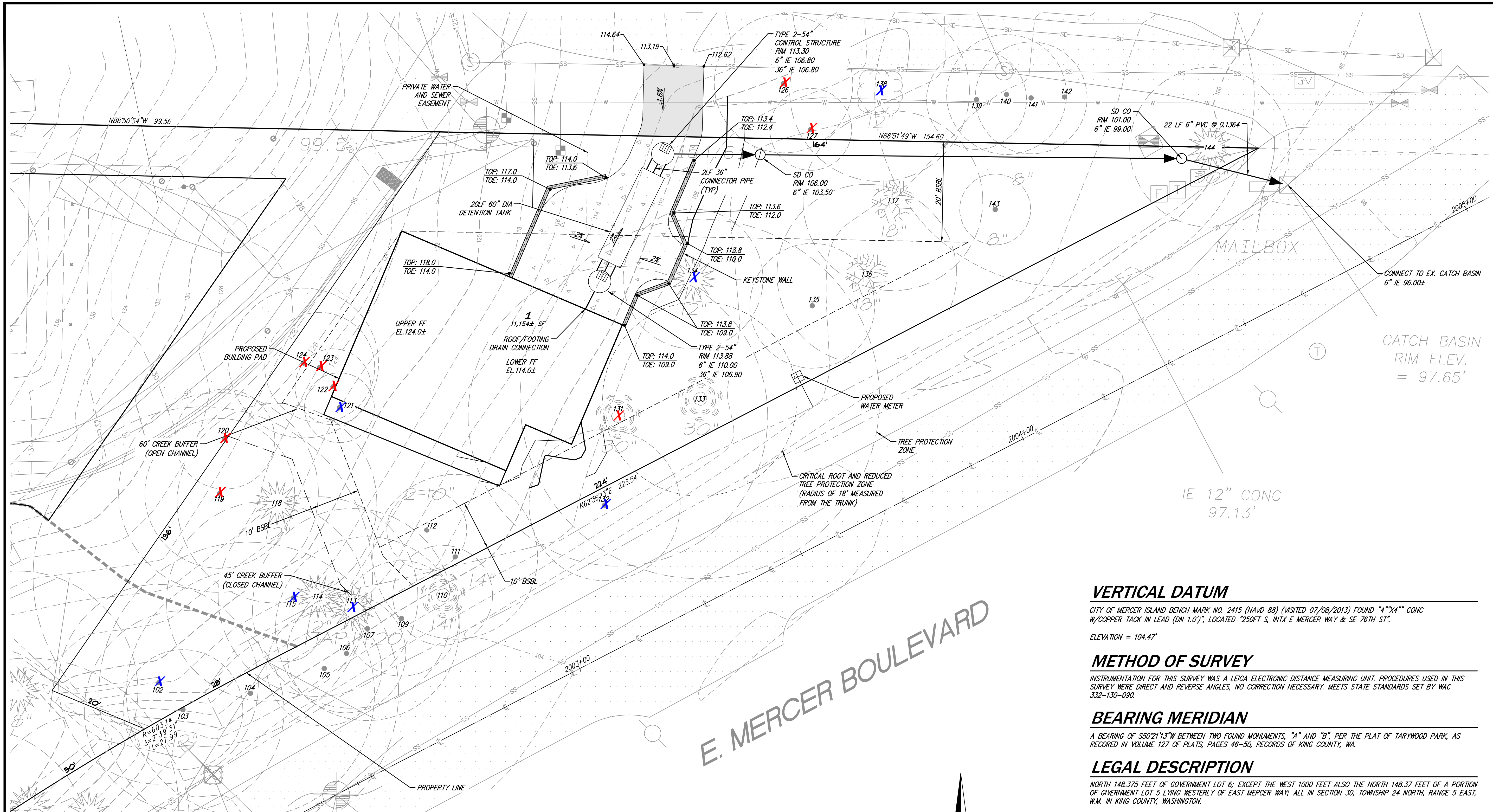
- |  |  |   |
|--|--|---|
| <ul style="list-style-type: none"> <li>○ FOUND MONUMENT AS NOTED</li> <li>● SET REBAR &amp; CAP AS NOTED</li> <li>⊗ FOUND REBAR &amp; CAP AS NOTED</li> <li>⊕ UTILITY POLE</li> <li>⊠ CATCH BASIN</li> <li>⊙ SANITARY SEWER MANHOLE</li> <li>* FINISHED FLOOR ELEVATION</li> <li>⊖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

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**SUB20-002**

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

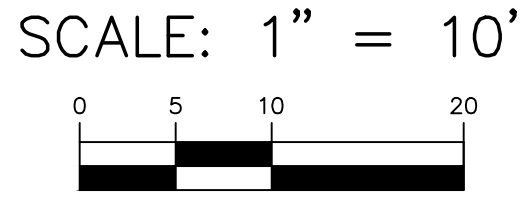
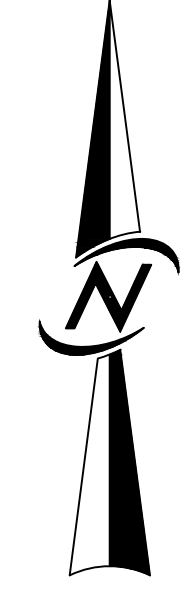




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E. MERCER BOULEVARD



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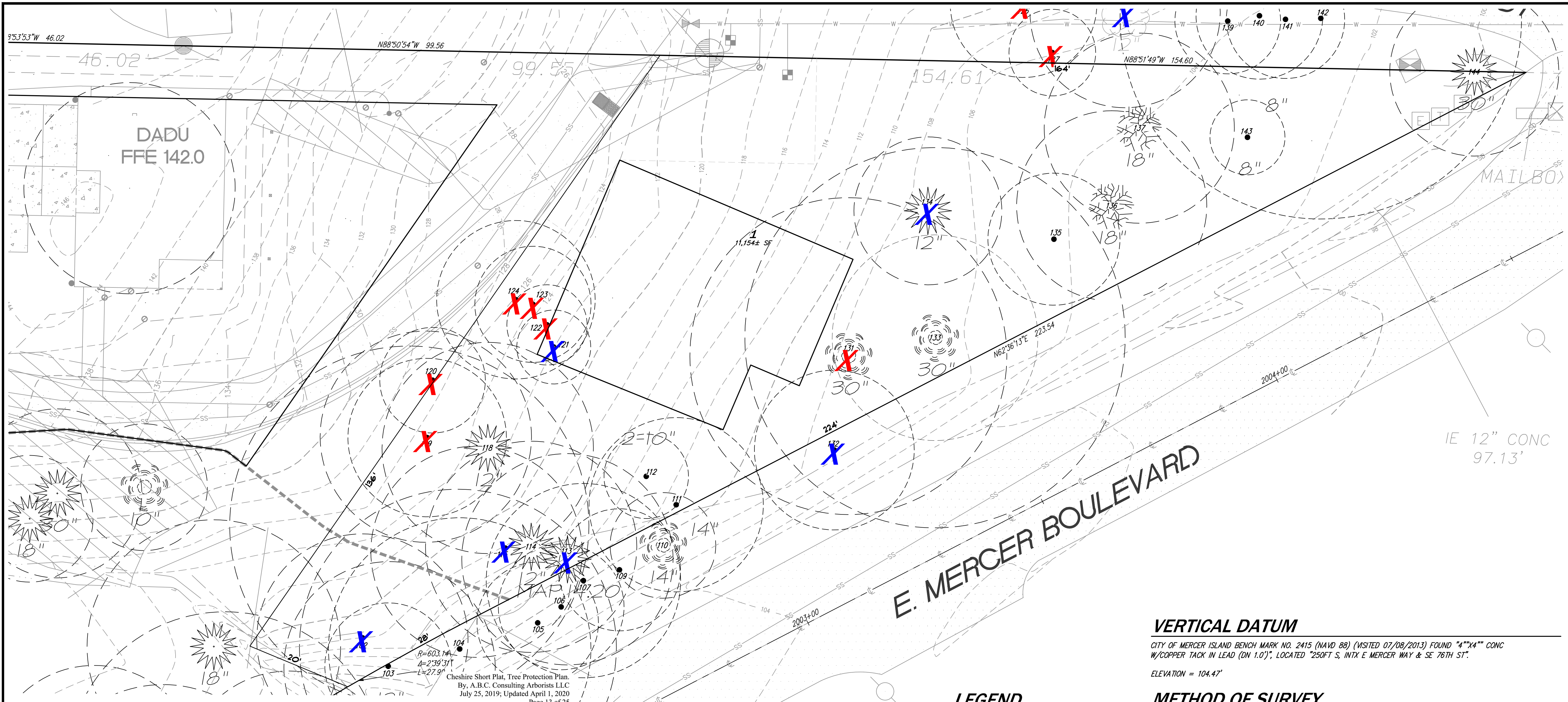
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SUB20-002

DATE	JULY 2020 (IST SUB)	DESIGNED	SHERI MURATA, P.E.	DRAWN	STEVE E. SIMMONS	APPROVED	SHERI MURATA, P.E.
PROJECT NUMBER	19205		SHEET	OF		PROJECT MANAGER	
SHEET	3	OF	4				
ROAD, GRADING & STORM DRAINAGE PLAN CHESHIRE SHORT PLAT							
DEREK CHESHIRE 7615 E MERCER WAY MERCER ISLAND, WA 98040							
<p style="font-size: 0.8em;">CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING</p> <p style="font-size: 2em; font-weight: bold; margin: 0;">CORE</p> <p style="font-size: 0.8em; margin: 0;">DESIGN</p> <p style="font-size: 0.8em; margin: 0;">12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877</p>							
<p>NO. 7 CITY COMMENTS</p> <p>DATE 10/23/20</p>							

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 ssp.</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 <sup>TM</sup> . 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	

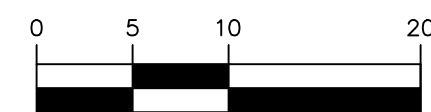
I made a field examination of Tree 133. It is viable to set the TPZ at 18-feet. Arborist Shall oversee Excavation and Prune Roots as needed. An Application of Cambistat 3-months Prior to construction and 4-inches of Mulch in the CRZ would be beneficial.

LEGEND

- X TREE NOT VIABLE
- X TREE TO BE REMOVED



SCALE: 1" = 10'



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SURVEYOR'S NOTES

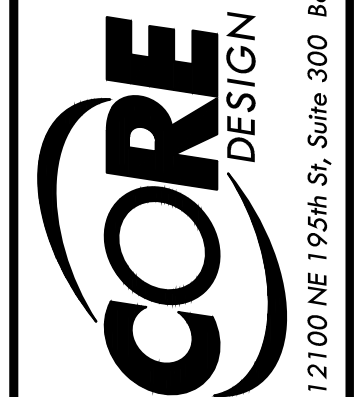
- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY OF 2013. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON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

UNDERGROUND LOCATOR SERVICE  
CALL BEFORE YOU DIG!  
811

DATE	10/23/20
NO.	7
CITY COMMENTS	



CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING



PRELIMINARY TREE PLAN  
CHESHIRE SHORT PLAT  
DEREK CHESHIRE  
7615 E MERCER WAY  
MERCER ISLAND, WA 98040

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

SUB20-002

11-4-2020