

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)91)(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

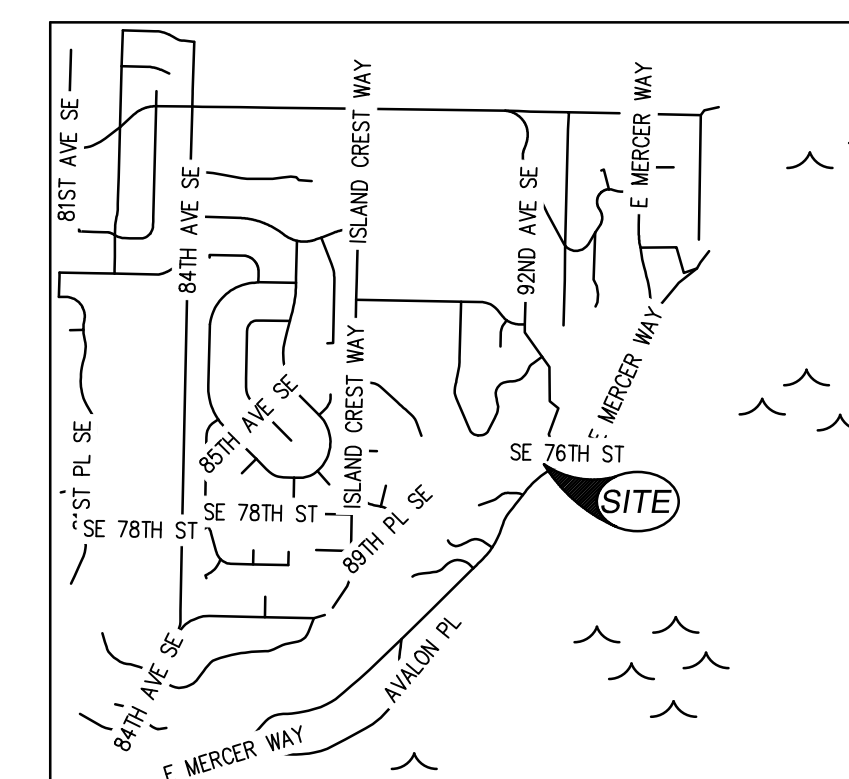
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
(425) 458-4488
CONTACT: EDWIN J. GREEN
SUPPORT@TERRANE.NET

ARBORIST

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

GEOTECHNICAL ENGINEER

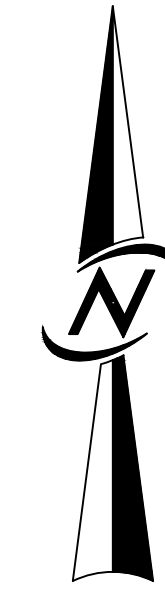
TERRA ASSOCIATES, INC.
12220 113TH AVENUE NE, SUITE 130
KIRKLAND, WA 98034
(425) 821-7777
CONTACT CAROLYN DECKER



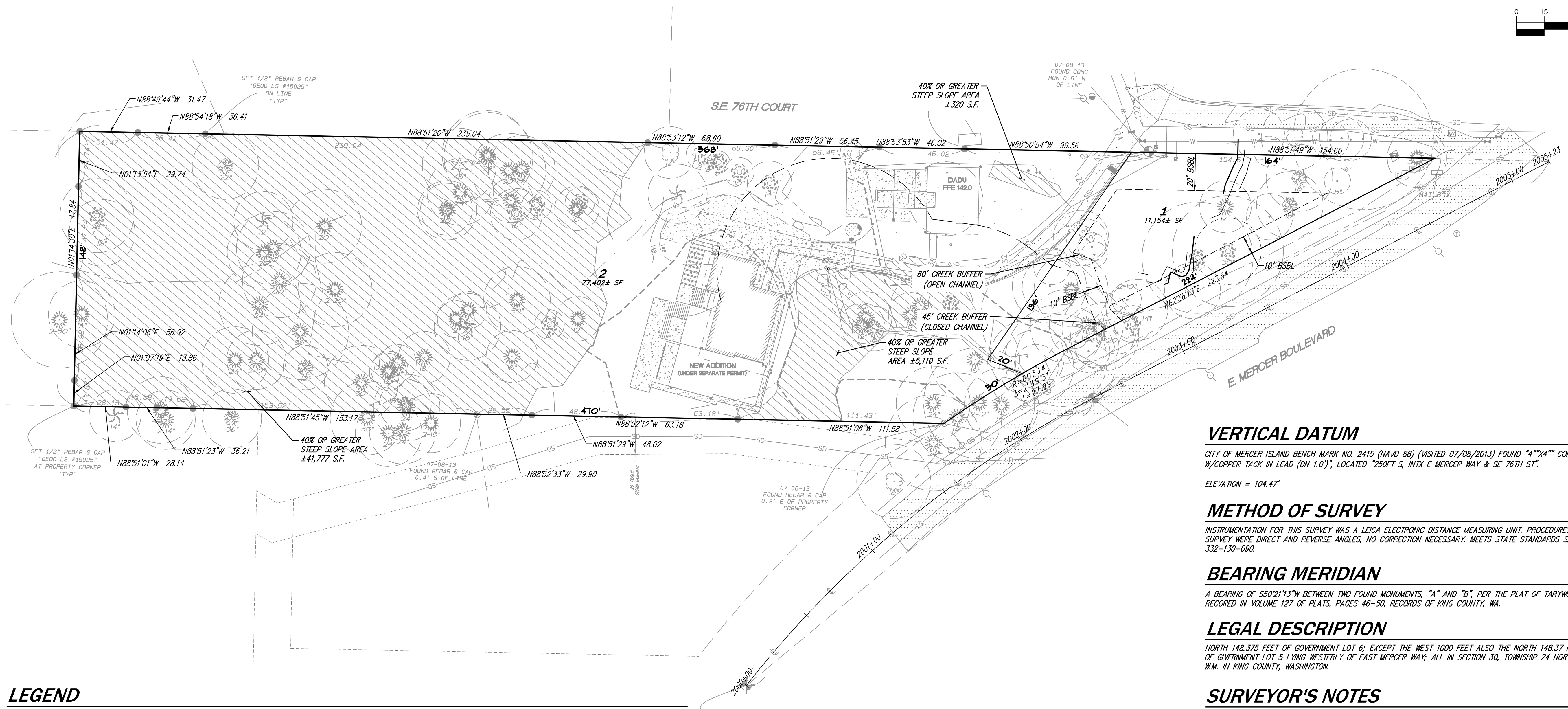
VICINITY MAP
NOT TO SCALE

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DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER	SHEET	OF	PROJECT NUMBER
JULY 2020 (1ST SUB)	SHERI MURATA, P.E.	STEVE E. SIMMONS	SHERI MURATA, P.E.	ROBERT WEST, PLS	1	4	19205
<p style="text-align: center;">TITLE SHEET CHESHIRE SHORT PLAT DEREK CHESHIRE 7615 E MERCER WAY MERCER ISLAND, WA 98040</p>				<p style="text-align: center;">CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING</p> <p style="text-align: center;">CORE DESIGN</p> <p style="text-align: center;">12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877</p>			
<p style="text-align: center;">7-13-2020</p>							



SCALE: 1" = 30'
0 15 30 60



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LEGEND

- 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
- ▨ 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
- ⊗ COTTON TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
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NO.	
REVISIONS	
DATE	

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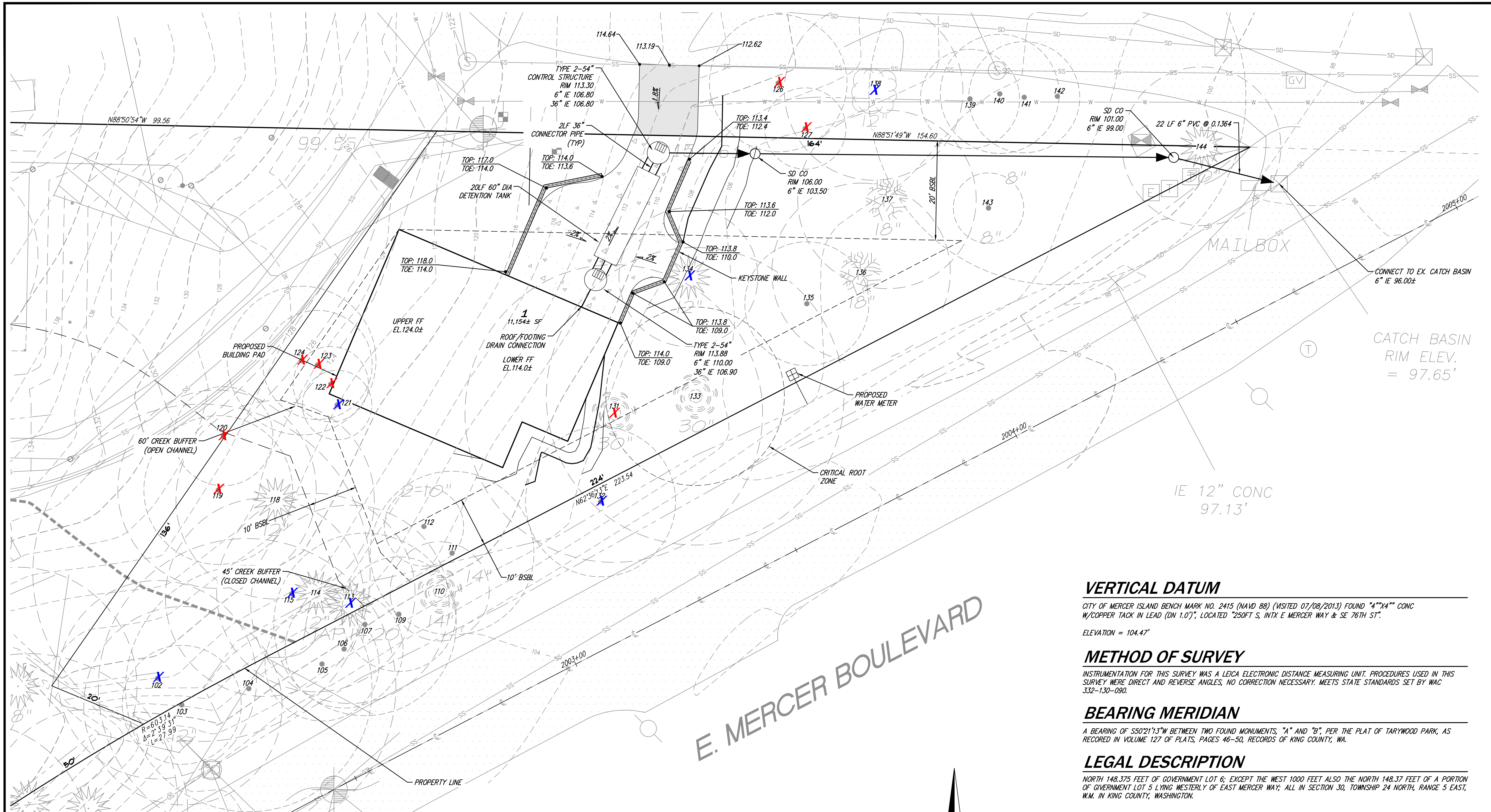
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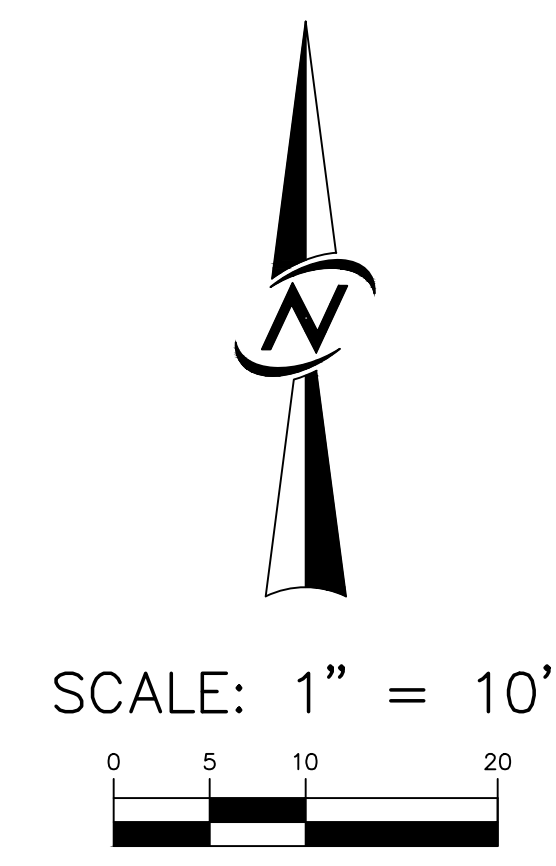
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DRAWN	STEVE E. SIMMONS
APPROVED	SHERI MURATA, P.E.
	ROBERT WEST, PLS
	PROJECT MANAGER
SHEET	OF
2	4
PROJECT NUMBER	19205

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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 ▬ LEAVES ▬ 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. X TREE NOT VIABLE X TREE TO BE REMOVED |
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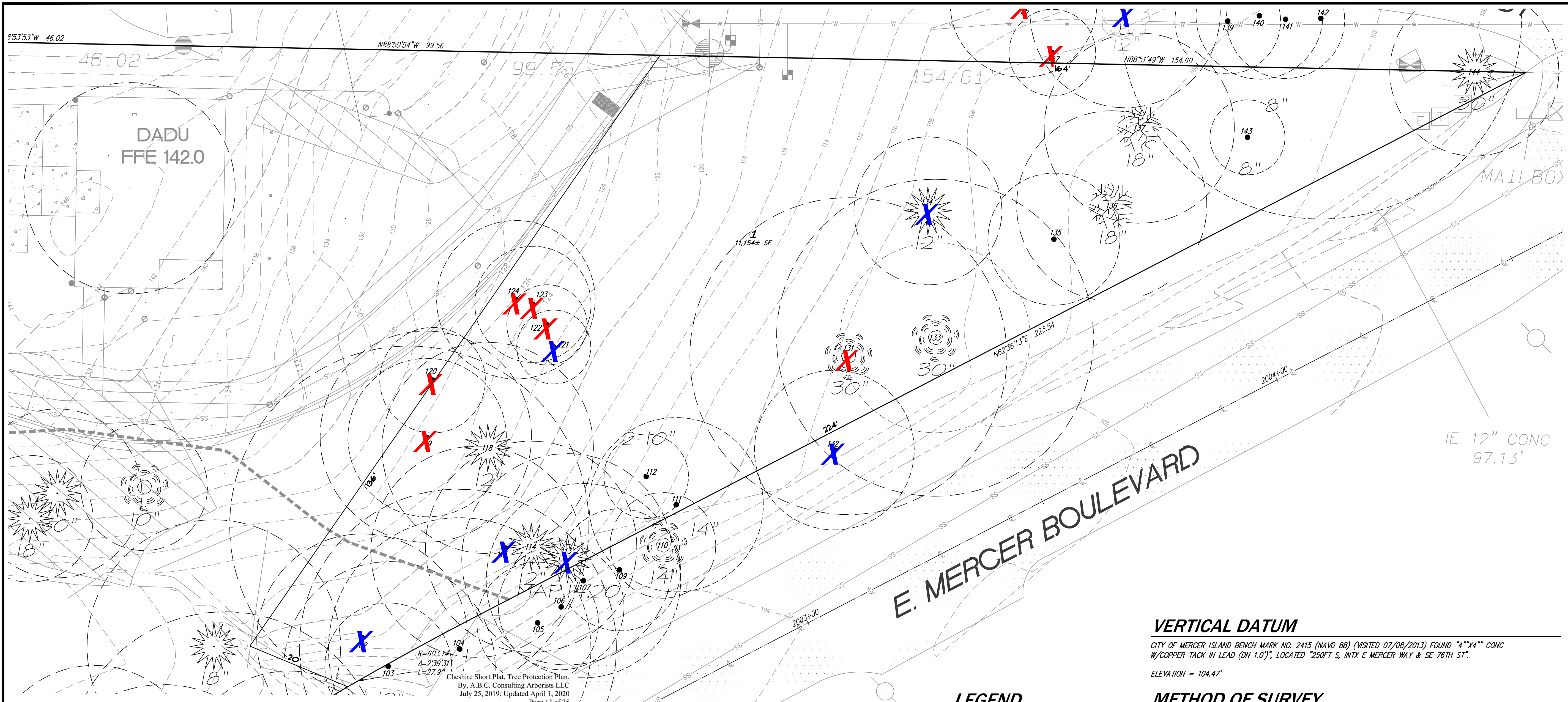
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ROAD, GRADING & STORM DRAINAGE PLAN
 CHESHIRE SHORT PLAT
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 7615 E MERCER WAY
 MERCER ISLAND, WA 98040



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 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.

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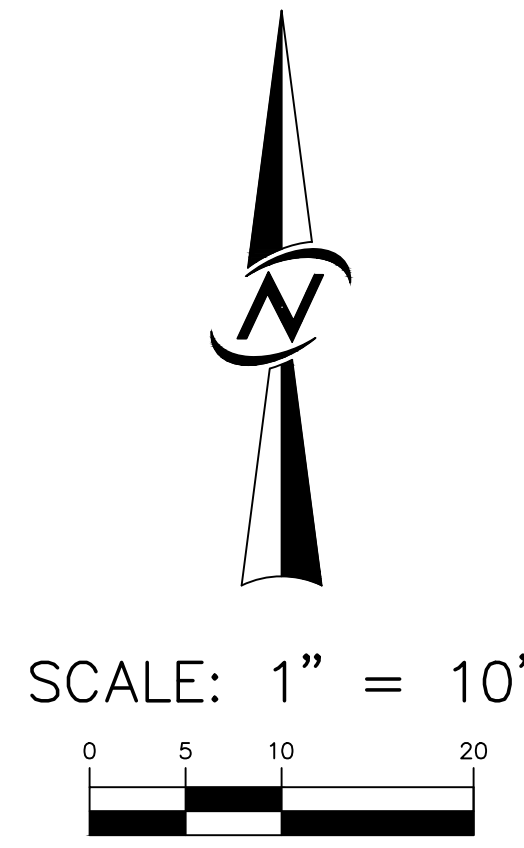
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VICINITY MAP N.T.S.

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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.

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.

LEGEND

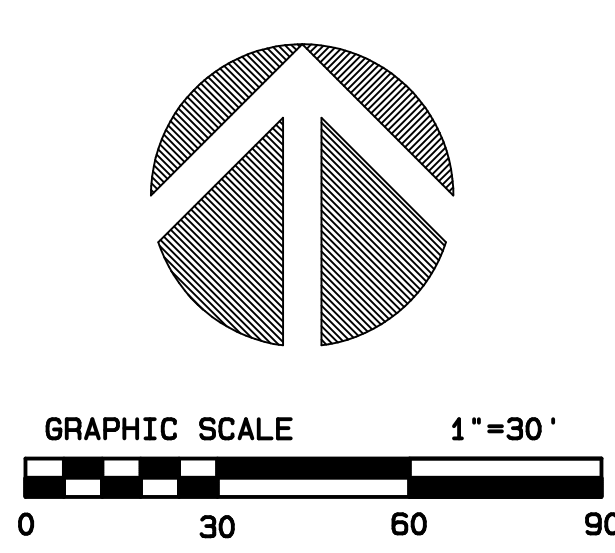
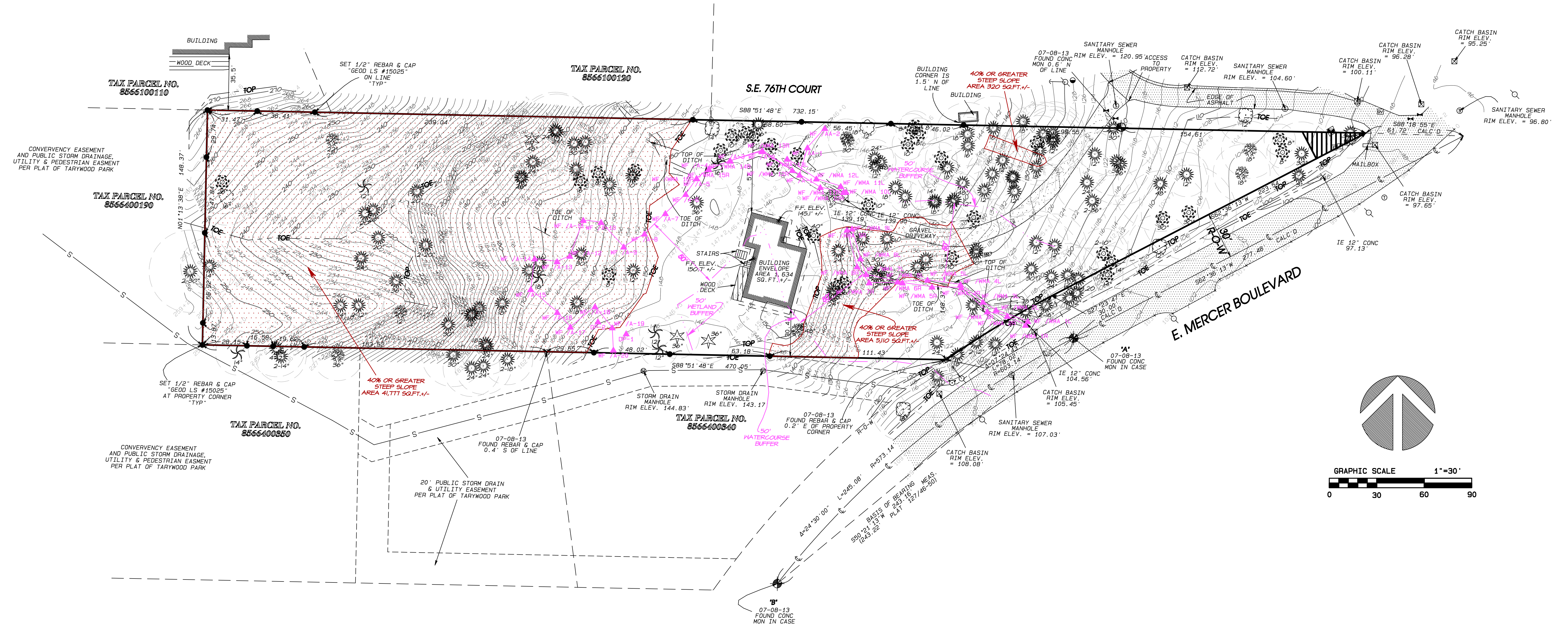
- FOUND MONUMENT AS NOTED
- SET REBAR & CAP AS NOTED
- FOUND REBAR & CAP AS NOTED
- UTILITY POLE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FINISHED FLOOR ELEVATION
- ELECTRIC METER
- X SPOT ELEVATION
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- WATER VALVE
- GAS VALVE
- ELECTRIC TRANSFORMER
- CABLE TV POLE
- TELEPHONE RISER
- TELEPHONE MANHOLE

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

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.



TOPOGRAPHIC & BOUNDARY SURVEY

JOB NUMBER: 13507	DATE: 07/09/2013
DRAFTED BY: V.L.J.	CHECKED BY: E.J.G.
SCALE: 1" = 30'	REVISION HISTORY
REVISION HISTORY	REVISION HISTORY
DATE: 06/20/2016	DATE: 01/26/2016
DATE: 07/12/2016	SHEET NUMBER
DATE: 03/24/2017	1 OF 1

Terrane

10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net



TOPOGRAPHIC & BOUNDARY SURVEY
NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4
OF SEC. 30, TWP. 24N., RGE. 5E., W.M.
CITY OF MERCER ISLAND, KING COUNTY, WA.

CHESHIRE RESIDENCE
7615 E. MERCER WAY
MERCER ISLAND, WA. 98040

measure success