





**CITY OF MERCER ISLAND  
SHORT PLAT NUMBER SUB21-002**

PORTION OF THE NE 1/4, NW 1/4, SECTION 13, TWP. 24 N., RGE. 4 E., W.M.  
MERCER ISLAND, WASHINGTON

DECLARATION

Know all men by these present that 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 acknowledge that said subdivision shall not be further divided in any manner within a period of five years, from date of record, without the filing of a final plat. The undersigned further declare this short plat to be the graphic representation of said short subdivision and the same 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.

Name: Carmen Angiuli  
Angiuli Pacific Residence Trust, Trustee

Name: Mark C Wischman  
AW Property Group, LLC, Manager

Name: Jeff Wischman  
JJW Properties, LLC, Managing Member

STATE OF WASHINGTON  
County of King

On this day personally appeared before me \_\_\_\_\_  
me \_\_\_\_\_  
to me known to be the individual who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Signature: \_\_\_\_\_

Name as commissioned: \_\_\_\_\_

Title: \_\_\_\_\_

My appointment expires: \_\_\_\_\_

STATE OF WASHINGTON  
County of King

On this day personally appeared before me \_\_\_\_\_  
to me known to be the individual who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Signature: \_\_\_\_\_

Name as commissioned: \_\_\_\_\_

Title: \_\_\_\_\_

My appointment expires: \_\_\_\_\_

LAND SURVEYOR'S CERTIFICATE

\_\_\_\_\_, registered as a land surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision; that the distances, courses and angles are shown hereon correctly; and that monuments other than those monuments approved for setting at a later date, have been set and lot corners staked on the ground as depicted on the plat.

APPROVALS

KING COUNTY DEPARTMENTS OF ASSESSMENTS

Examined and Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Assessors Deputy Assessor

KING COUNTY ASSESSOR'S APPROVAL

Examined and approved by the Department of Assessments this  
day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
King County Assessor Deputy Assessor

Parcel Number(s) \_\_\_\_\_

CITY OF MERCER ISLAND APPROVAL

Examined and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Code Official

Examined and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022

City Engineer

"ALL BUILDINGS ARE SUBJECT TO MEETING THE CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF PERMIT SUBMITTAL. ACCESS SHALL BE PROVIDED AS OUTLINED IN THE INTERNATIONAL FIRE CODE APPENDIX D AS ADOPTED AND/OR AMENDED AND MICC 19.09.40. FIRE PLAN REVIEWS WILL BE CONDUCTED AT THE TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR FIRE PREVENTION MEASURES FOR PERMIT APPROVAL."

STATE OF WASHINGTON  
County of King

On this day personally appeared before me \_\_\_\_\_ to me known to be the individual who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

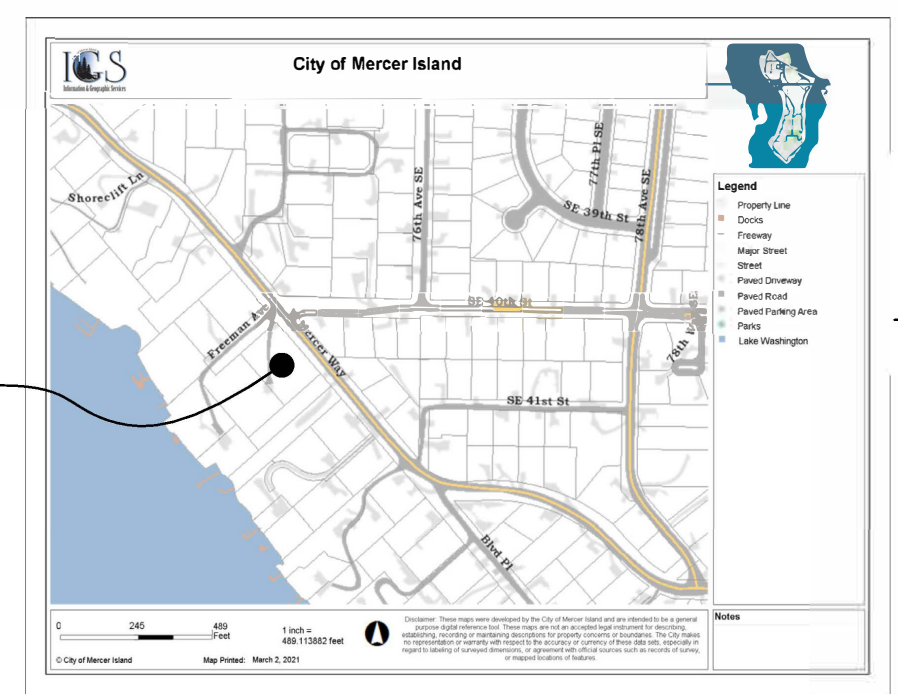
Signature: \_\_\_\_\_

Name as commissioned: \_\_\_\_\_

Title: \_\_\_\_\_

My appointment expires: \_\_\_\_\_

SITE



VICINITY MAP

**RECORDER'S CERTIFICATE**

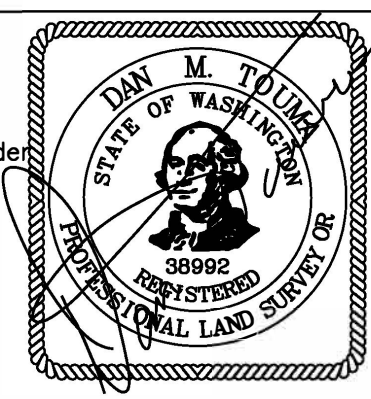
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ M.  
in Volume \_\_\_\_\_ of \_\_\_\_\_ at page \_\_\_\_\_ at the request of  
Daniel M. Touma.

\_\_\_\_\_  
County Auditor Deputy

**SURVEYOR'S CERTIFICATE**

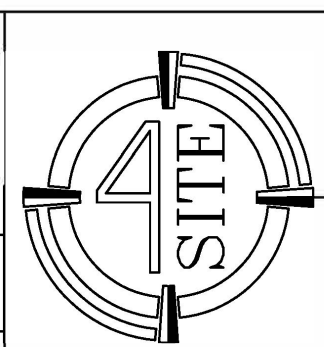
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Mark Wischman in February 2021.

\_\_\_\_\_  
Daniel M. Touma  
Certificate No. 38992



4001 WEST MERCER WAY SHORT PLAT  
SHORT PLAT MAP

DWN BY DMT	DATE 2/8/2021	JOB NO. 17095
CHKD BY DMT	SCALE 1" = 20'	SHEET 1 OF 4



**SURVEYING, LLC**

4227 S. MERIDIAN STE. C-445  
PUYALLUP, WASHINGTON 98373  
4SITESURVEYING@COMCAST.NET  
PHONE: 253-446-2188

**CITY OF MERCER ISLAND  
SHORT PLAT NUMBER SUB21-002**

PORTION OF THE NE 1/4, NW 1/4, SECTION 13, TWP. 24 N., RGE. 4 E., W.M.  
MERCER ISLAND, WASHINGTON

LEGAL DESCRIPTION (OLD)

PER CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NUMBER 191040-SC DATED MARCH 29, 2019. WASHINGTON.

THE NORTHEASTERLY 150.00 FEET OF LOTS 1 AND 2 IN BLOCK "C" OF REPLAT OF ISLAND PARK, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION (NEW LOT A)

A PORTION OF THE THE NORTHEASTERLY 150.00 FEET OF LOTS 1 AND 2 IN BLOCK "C" OF REPLAT OF ISLAND PARK, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY DESCRIBED AS FOLLOWS.

COMMENCING AT THE MOST NORTHERLY CORNER BEING THE NORTHWEST CORNER OF SAID PARCEL AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 40°57'14" EAST ALONG THE SOUTHERLY RIGHT OF WAY OF WEST MERCER WAY A DISTANCE OF 128.86 FEET; THENCE SOUTH 71°22'51" WEST A DISTANCE OF 102.43 FEET; THENCE SOUTH 49°04'30" WEST A DISTANCE OF 55.26 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL; THENCE ALONG THE THE SOUTHWESTERLY LINE NORTH 40°57'14" WEST A DISTANCE OF 89.91 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL BEING THE SOUTHEASTERLY RIGHT OF WAY OF FREEMAN AVENUE; THENCE NORTH 49°02' 46" EAST A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

SCHEDULE B EXCEPTIONS

PER CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NUMBER 191040-SC DATED MARCH 29, 2019. WASHINGTON.

1. NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON REPLAT OF ISLAND PARK:  
RECORDING NO: 409502

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: FOR THE PURPOSE OF INGRESS/EGRESS. RECORDING DAT OF MAY 31, 1972 UNDER KING COUNTY RECORDING NUMBER 7205310117.

3. TERMS AND CONDITIONS OF EASEMENT ESTABLISHED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7607160421.

LEGAL DESCRIPTION (NEW LOT B)

A PORTION OF THE THE NORTHEASTERLY 150.00 FEET OF LOTS 1 AND 2 IN BLOCK "C" OF REPLAT OF ISLAND PARK, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY DESCRIBED AS FOLLOWS.

COMMENCING AT THE MOST NORTHERLY CORNER AND BEING THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 40°57'14" EAST ALONG THE SOUTHERLY RIGHT OF WAY OF WEST MERCER WAY A DISTANCE OF 128.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 71°22'51" WEST A DISTANCE OF 102.43 FEET; THENCE SOUTH 49°04'30" WEST A DISTANCE OF 55.26 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL; THENCE ALONG THE THE SOUTHWESTERLY LINE SOUTH 40°57'14" EAST A DISTANCE OF 120.09 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL; THENCE NORTH 49°02'46" EAST A DISTANCE OF 150.00 FEET TO THE SOUTHERLY RIGHT OF WAY WEST MERCER WAY; THENCE NORTH 40°57'14" WEST ALONG THE SOUTHERLY RIGHT OF WAY A DISTANCE OF 81.14 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

APPROVAL NOTE

THIS REQUEST DOES NOT GUARANTEE THAT THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPARATE INSTRUMENT UNLESS ALL LOTS HEREIN ARE UNDER THE SAME OWNERSHIP."

RECORDER'S CERTIFICATE

Filed for record this \_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_M, in Volume \_\_\_ of \_\_\_\_\_ at page \_\_\_ at the request of Daniel M. Touma.

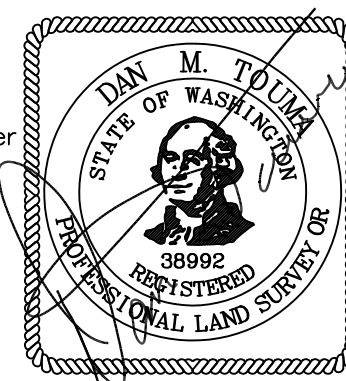
County Auditor

Deputy

SURVEYOR'S CERTIFICATE

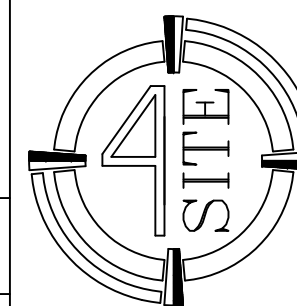
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Daniel M. Touma  
Certificate No. 38992



4001 WEST MERCER WAY SHORT PLAT  
SHORT PLAT MAP

DWN BY DMT	DATE 2/8/2021	JOB NO. 17095
CHKD BY DMT	SCALE 1" = 20'	SHEET 2 OF 4



SURVEYING, LLC

4227 S. MERIDIAN STE. C-445  
PUYALLUP, WASHINGTON 98373  
4SITESURVEYING@COMCAST.NET  
PHONE: 253-446-2188

**CITY OF MERCER ISLAND  
SHORT PLAT NUMBER SUB21-002**

PORTION OF THE NE 1/4, NW 1/4, SECTION 13, TWP. 24 N., RGE. 4 E., W.M.  
MERCER ISLAND, WASHINGTON

CITY# 7999  
FOUND MONUMENT IN CASE  
1 3/8" BR. W/CUT CROSS IN CONC.  
0.3' BELOW SURFACE  
N=212756.690  
E=1293321.700



1" = 40'  
0' 40' 80'

BASIS OF BEARINGS IS S 40°57'14"E ALONG  
WEST MERCER BLVD PER RECORD OF SURVEY  
RECORDED UNDER RECORDING NO. 2012061390001  
RECORDS OF KING COUNTY, WASHINGTON

TAX PARCEL NUMBERS 3623500365  
ADDRESS: 4001 W MERCER WAY,  
MERCER ISLAND, WA 98040

**LEGEND**

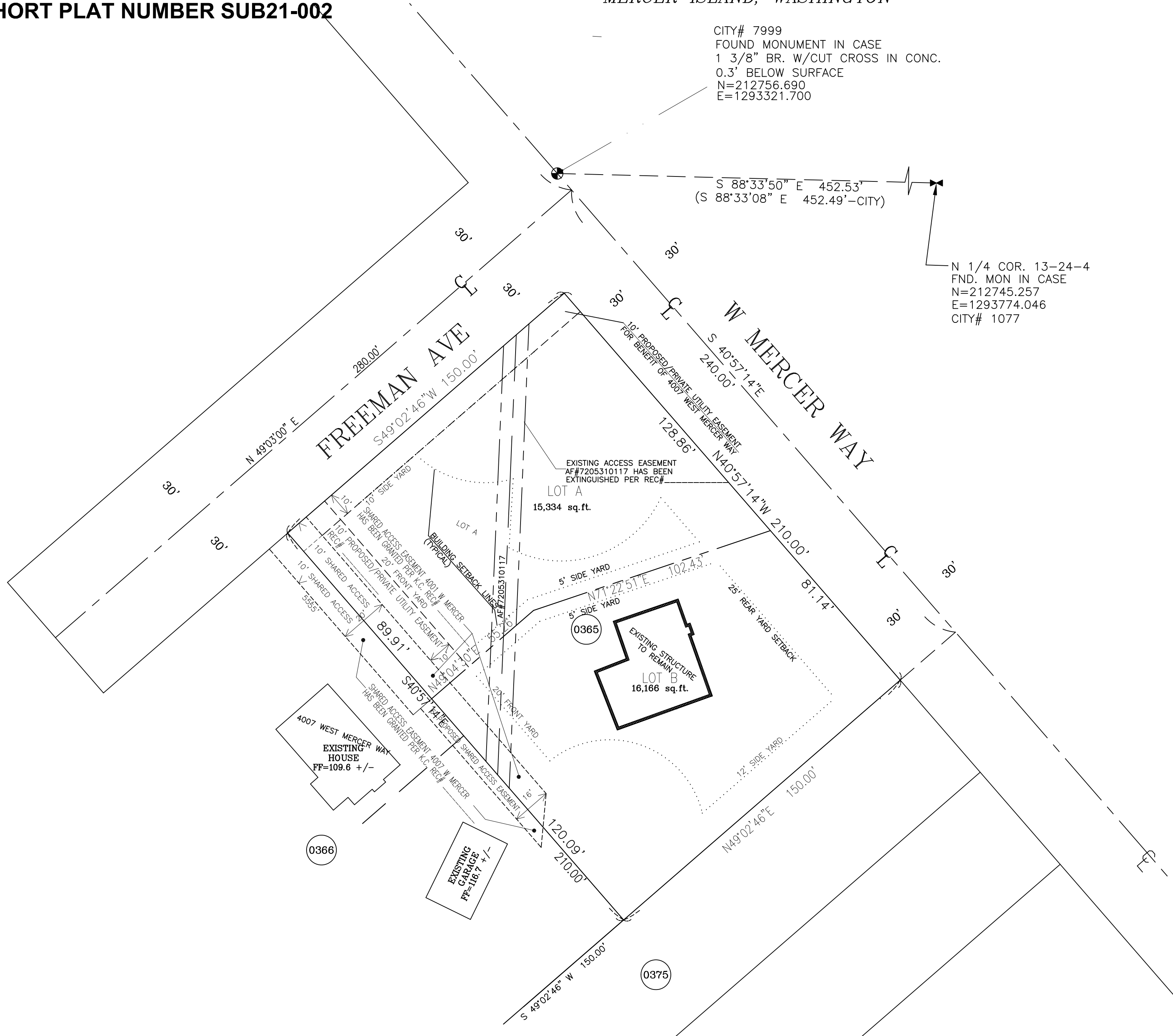
- = FOUND MON IN CASE
- = FOUND MONUMENT AS NOTED
- = SET 1/2" REBAR W/ CAP #38992

**SURVEYOR'S NOTES**

1. INSTRUMENTATION FOR THIS SURVEY WAS A TOPCON 1 SECOND TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JANUARY 2021, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.

**REFERENCES**

- REPLAT OF ISLAND PARK  
VOL. 13, PG. 58
- RECORD OF SURVEY  
REC. NO. 20120613900001



**RECORDER'S CERTIFICATE**

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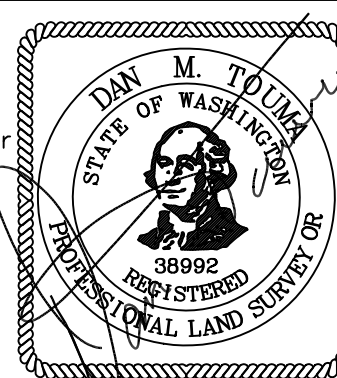
County Auditor \_\_\_\_\_

Deputy \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

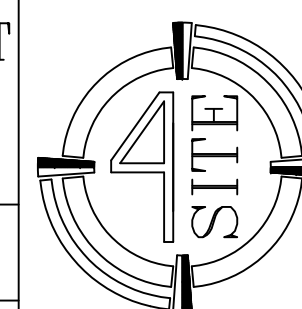
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Certificate No. 38992



**4001 WEST MERCER WAY SHORT PLAT  
SHORT PLAT MAP**

DWN BY DMT	DATE 2/8/2021	JOB NO. 17095
CHKD BY DMT	SCALE 1" = 20'	SHEET 3 OF 4



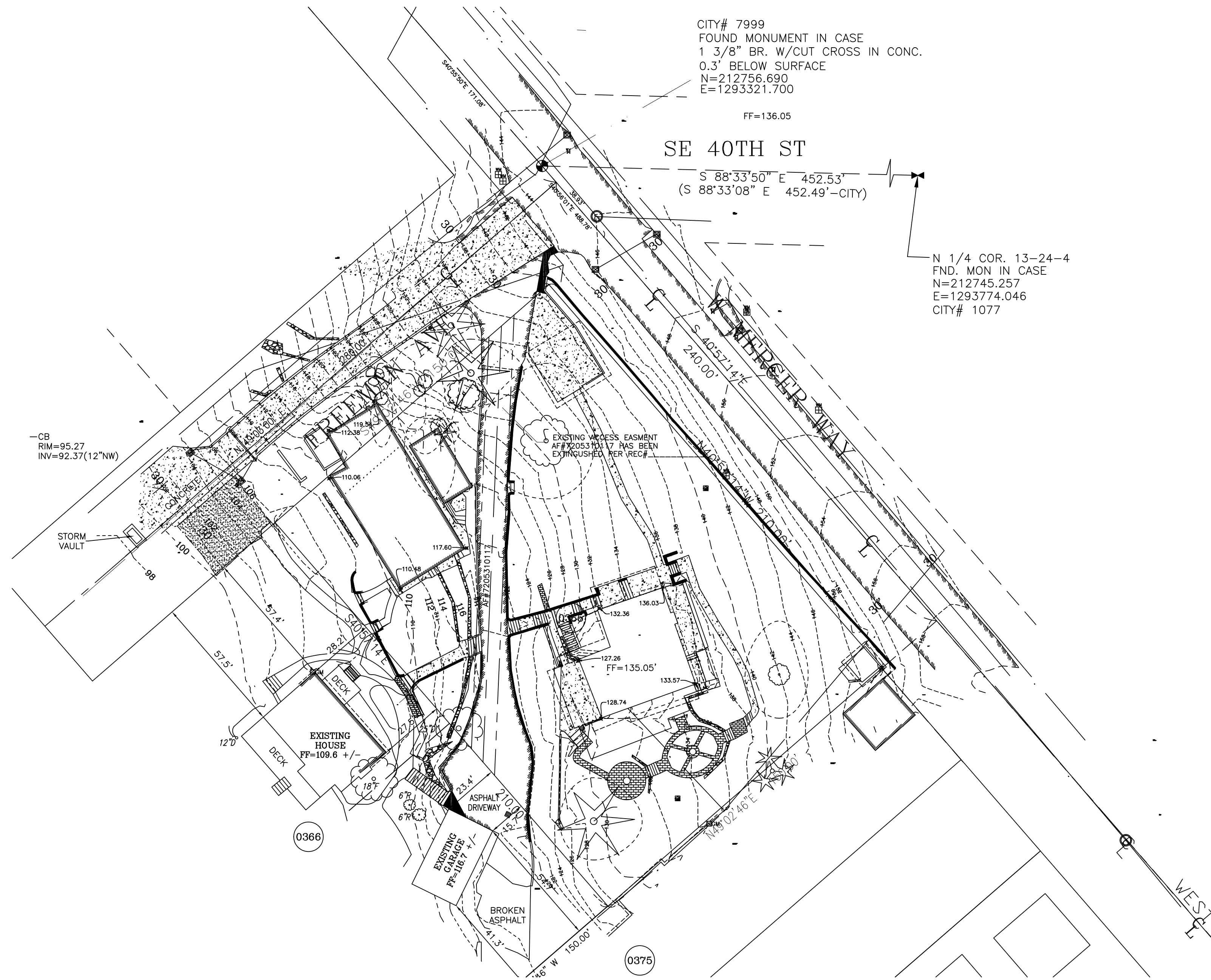
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MERCER ISLAND, WASHINGTON

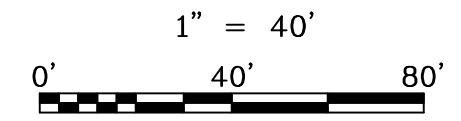


CITY# 7999  
FOUND MONUMENT IN CASE  
1 3/8" BR. W/CUT CROSS IN CONC.  
0.3' BELOW SURFACE  
N=212756.690  
E=1293321.700

SE 40TH ST

S 88°33'50" E 452.53'  
(S 88°33'08" E 452.49'-CITY)

N 1/4 COR. 13-24-4  
FND. MON IN CASE  
N=212745.257  
E=1293774.046  
CITY# 1077



BASIS OF BEARINGS IS S 40°57'14"E ALONG  
WEST MERCER BLVD PER RECORD OF SURVEY  
RECORDED UNDER RECORDING NO. 2012061390001  
RECORDS OF KING COUNTY, WASHINGTON

TAX PARCEL NUMBERS 3623500365  
ADDRESS: 4001 W MERCER WAY,  
MERCER ISLAND, WA 98040

**LEGEND**

- = FOUND MONUMENT AS NOTED
- = SET REBAR W/ CAP LS#38992
- = SET PROPERTY LINE STAKE
- (M) = MEASURED
- (R) = RECORD
- BC = BUILDING CORNER
- CLF = CHAINLINK FENCE
- ICB = IRRIGATION CONTROL BOX
- MB = MAILBOX
- PPL = POWER POLE W/ LIGHT
- OHP- = OVERHEAD POWER
- PTV- = OVERHEAD POWER/TELEPHONE/TV
- SS- = SANITARY SEWER
- W- = WATER LINE
- ⊠ = GAS METER
- ⊙ = GAS VALVE
- ⊙ = WATER VALVE
- ⊙ = MANHOLE
- ⊙ = SIGN
- ⊠ = WATER METER
- ⊙ = FIRE HYDRANT
- ⊙ = UTILITY POLE
- x- = CHAINLINK FENCE
- ▨ = ASPHALT
- ▨ = CONCRETE

- TREE LEGEND**
- CY = CHERRY
  - D = DECIDUOUS

**SURVEYOR'S NOTES**

1. INSTRUMENTATION FOR THIS SURVEY WAS A TOPCON 1 SECOND TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JANUARY 2021, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.

**REFERENCES**

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VOL. 13, PG. 58
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REC. NO. 2012061390001

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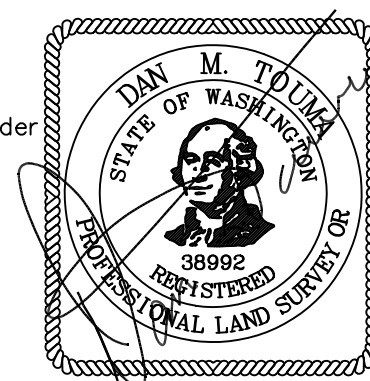
\_\_\_\_\_  
County Auditor

\_\_\_\_\_  
Deputy

**SURVEYOR'S CERTIFICATE**

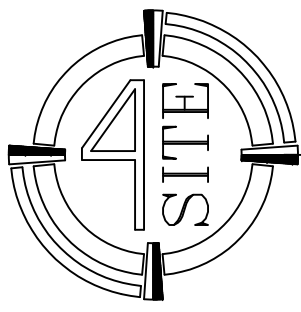
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February 2021.

\_\_\_\_\_  
Daniel M. Touma  
Certificate No. 38992



4001 WEST MERCER WAY SHORT PLAT  
TOPOGRAPHIC MAP

DWN BY DMT	DATE 2/8/2021	JOB NO. 17095
CHKD BY DMT	SCALE 1" = 20'	SHEET 4 OF 4

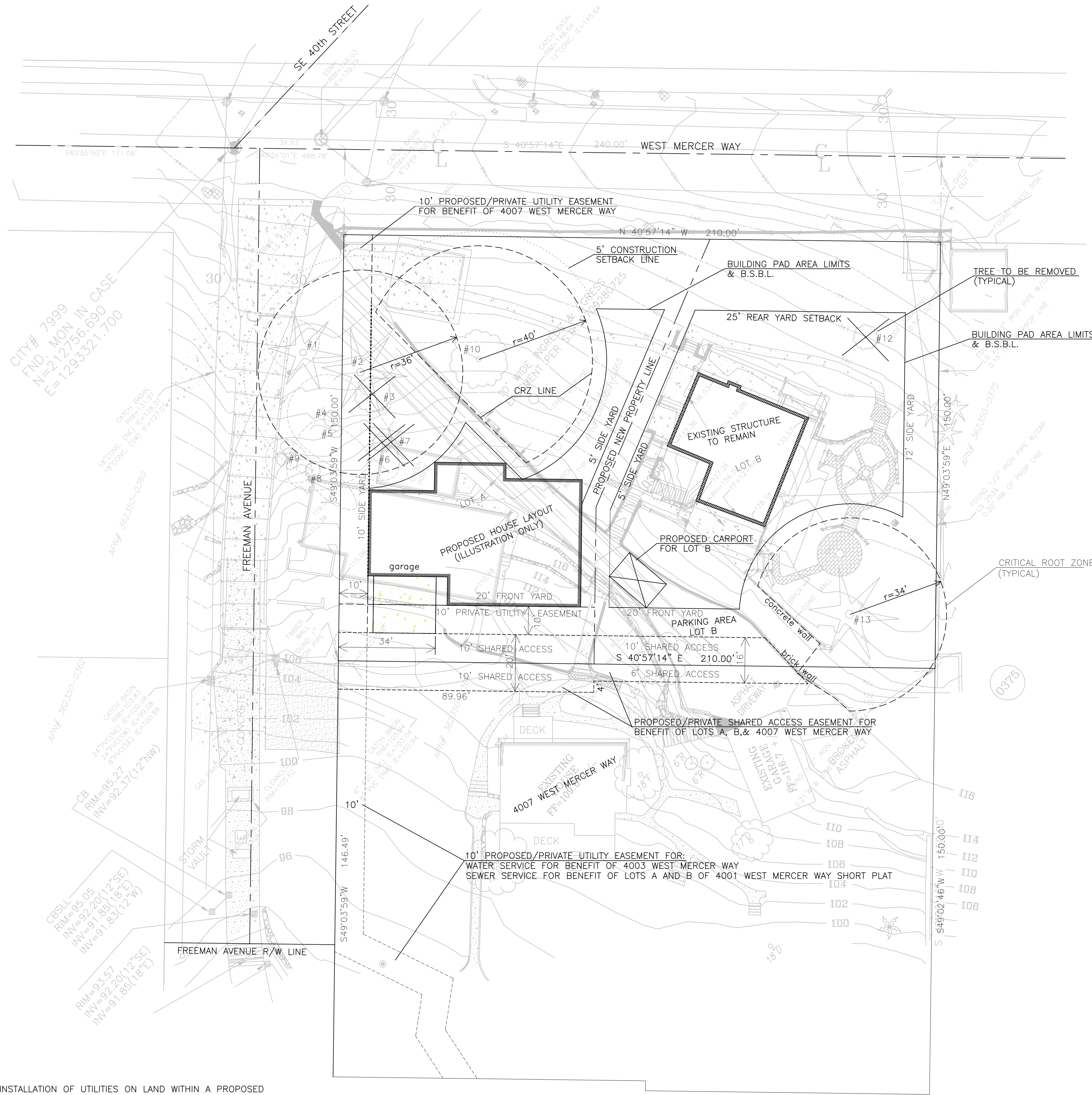


**SURVEYING, LLC**

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PUYALLUP, WASHINGTON 98373  
4SITESURVEYING@COMCAST.NET  
PHONE: 253-446-2188



A PORTION OF THE NE 1/4, OF THE NW 1/4, OF SECTION 13, TOWNSHIP 24 N., RANGE 4 EAST, W.M., CITY OF MERCER ISLAND, WASHINGTON

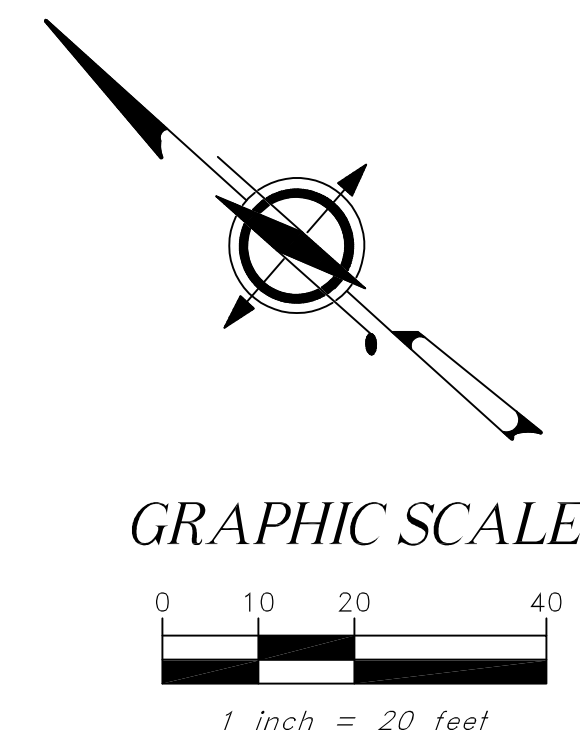


REMOVAL OF 7,663 SQUARE FEET OF IMPERVIOUS SURFACES AS PART OF DEMOLITION PLAN  
 PROPOSAL OF 6,303 SQUARE FEET OF IMPERVIOUS SURFACES TO BE ADDED AS PART OF SITE PLAN

NOTE:  
 (A) NO CONSTRUCTION, TREE REMOVAL, GRADING, INSTALLATION OF UTILITIES ON LAND WITHIN A PROPOSED LONG OR SHORT SUBDIVISION SHALL BE ALLOWED PRIOR TO PRELIMINARY APPROVAL ON THE LONG OR SHORT SUBDIVISION AND UNTIL THE APPLICANT HAS SECURED THE PERMITS REQUIRED UNDER THE MERCER ISLAND CITY CODE. FOLLOWING PRELIMINARY APPROVAL, TREE REMOVAL, GRADING, AND INSTALLATION OF UTILITIES SHALL BE THE MINIMUM NECESSARY TO ALLOW FOR THE FINAL PLAT APPROVAL OF THE LONG OR SHORT SUBDIVISION.  
 (B) AN EXISTING LOT, CREATED THROUGH THE FINAL PLAT APPROVAL OF A LONG OR SHORT SUBDIVISION, SHALL BE A CONDITION PRECEDENT FOR DETERMINATION OF COMPLETE APPLICATION FOR A BUILDING PERMIT TO CONSTRUCT A NEW SINGLE-FAMILY DWELLING.

APPROVAL NOTE:  
 THIS REQUEST DOES NOT GUARANTEE THAT THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPERATE INSTRUMENT UNLESS ALL LOTS HEREIN ARE UNDER SAME OWNERSHIP.

LOT	SLOPE	NET LOT AREA (sq. feet)	LOT COVERAGE (SF/%)	HARDSCAPE (SF/%)	GROSS FLOOR AREA (SF/%)	COVERED/UNCOVERED PARKING STALLS (#'s)	IMPERVIOUS SURFACE (SF/%)	LOT WIDTH (FEET)	LOT DEPTH (FEET)
LOT A	OLD:	31,500	8,432/26.8%	4,132/13.1%	2,420/7.68%	2/0	12,376/39.3%	210.00	150.00
	NEW:	15,002	5,370/35%	1,380/9%	6,136/40%	2/2	6,903/45%	90.00	150.00
LOT B	OLD:	31,500	8,432/26.8%	4,132/13.1%	2,420/7.68%	0/0	12,376/39.3%	210.00	150.00
	NEW:	16,158	2,710/16.8%	2,729/16.9%	2,420/15.0%	1/1	6,156/38.1%	90.00	150.00
4007 WEST MERCER WAY		31,117	6,303/20.3%	4,467/14.4%	2,648/8.51%	2/0	6,303/20.3%	210.00	149.46
ENTIRE SHARED ACCESS ON 4007 (1,335 SQ. FEET)		29,782	6,303/20.5%	4,956/21.1%	2,648/8.89%	2/0	7,152/22.0%	210.00	149.46



FILE#: SUB21-002

PROJECT  
**4001 West Mercer Way Short Plat**

CLIENT  
**Angulii Pacific Residence Trust; JJW Properties, LLC;  
AW Property Group, LLC as Tenant's in Common**

SHEET CONTENT  
**SITE PLAN**

DESIGNED BY  
DLO

DRAWN BY  
VS

CHECKED BY  
DLO

DATE  
04/29/2022

JOB NO.

DWG NO.

SHEET  
6 OF 9

REV. NO.  
1

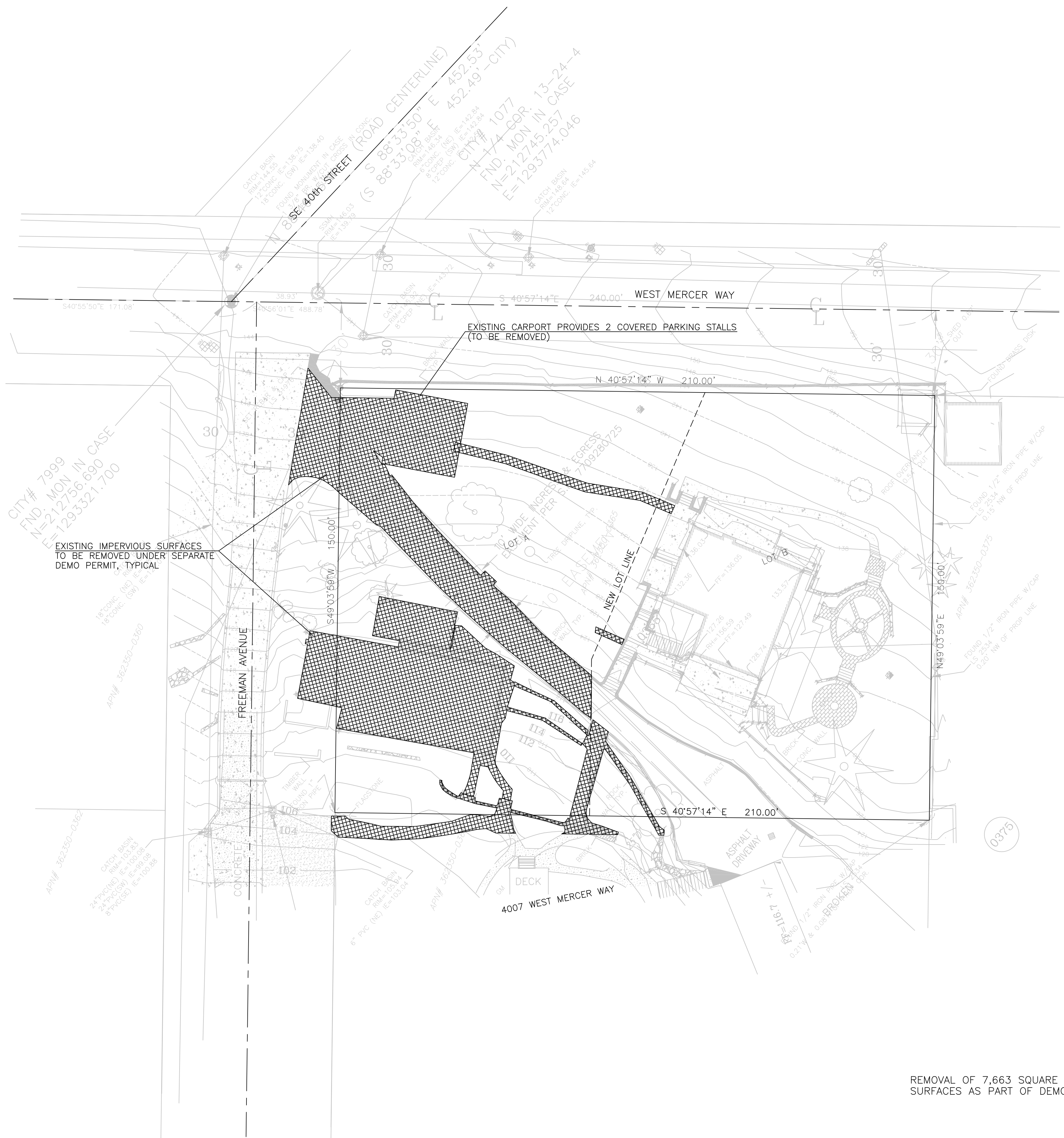
DATE  
04/29/2022

REVISIONS

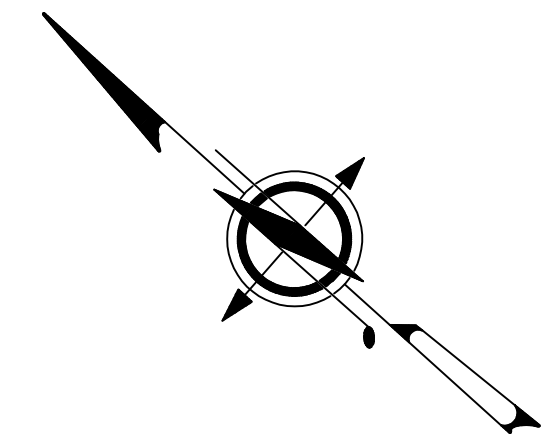
REVISED PER CITY COMMENTS DATED 03/17/2022

OFFICE ADDRESS  
**OFFE ENGINEERS**  
13932 SOUTHEAST 159TH PLACE  
RENTON, WASHINGTON 98058  
PHONE: 425-260-3412  
CONTACT: DARRELL OFFE, P.E.

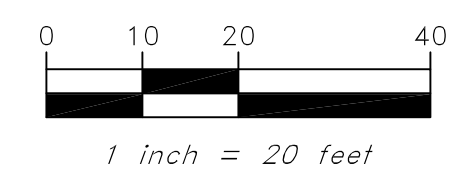




REMOVAL OF 7,663 SQUARE FEET OF IMPERVIOUS SURFACES AS PART OF DEMOLITION PLAN



GRAPHIC SCALE

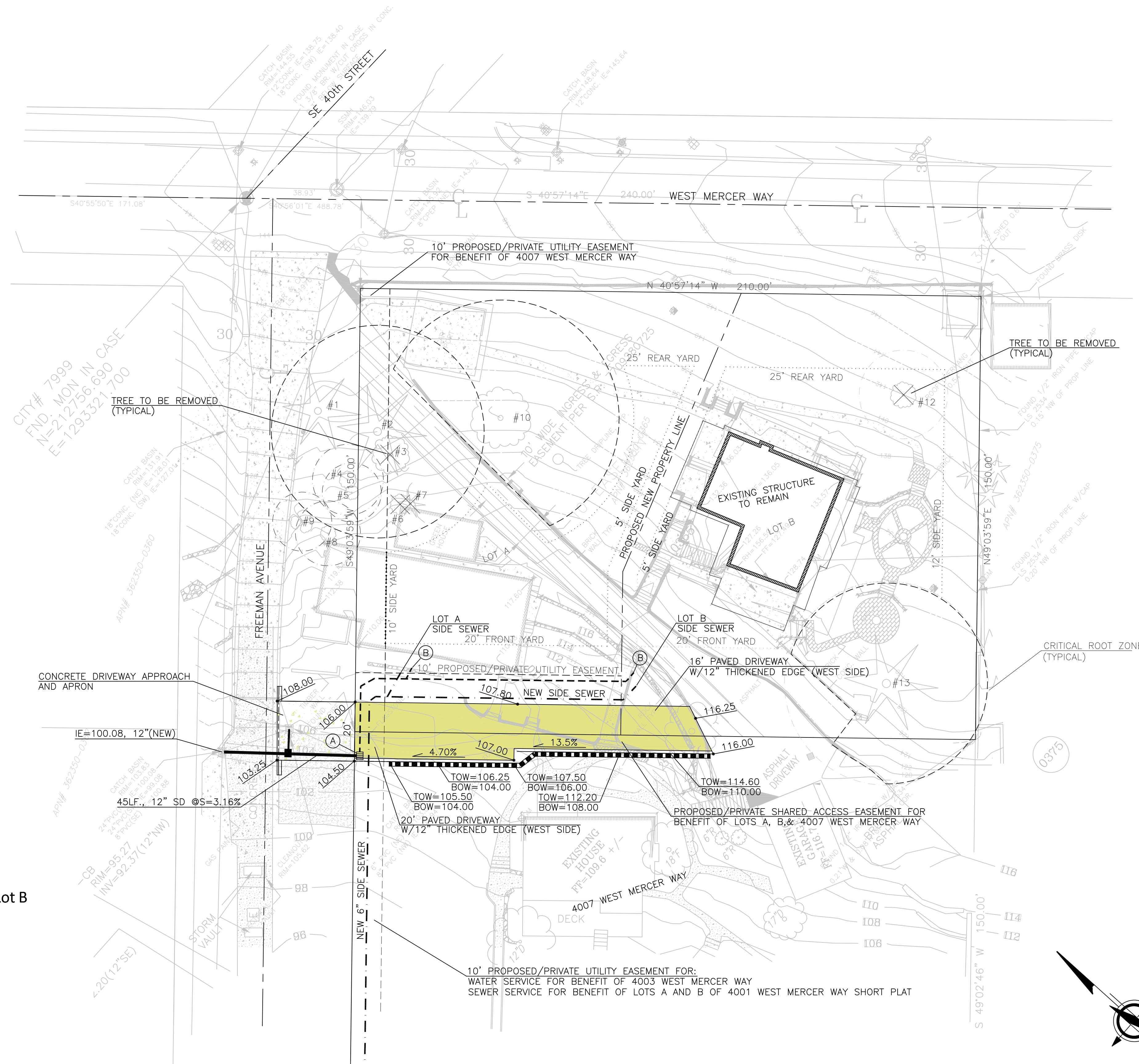


FILE#: SUB21-002

	12/07/2021	REV. NO.	DATE	REV. NO.	DATE	REV. NO.	DESCRIPTION
<b>OFFE ENGINEERS</b> 13932 SOUTHEAST 19TH PLACE RENTON, WASHINGTON 98058 PHONE: 425-260-3412 CONTACT: DARRELL OFFE, P.E.		DRAWN BY	VS	CHECKED BY	DLO		
		DESIGNED BY	DLO				
<b>4001 West Mercer Way Short Plat</b> Client: <b>Angluli Pacific Residence Trust; JJW Properties, LLC;</b> <b>AW Property Group, LLC as Tenant's in Common</b>		<b>DEMOLITION PLAN</b>					
PROJECT: <b>4001 West Mercer Way Short Plat</b> CLIENT: <b>Angluli Pacific Residence Trust; JJW Properties, LLC;</b> <b>AW Property Group, LLC as Tenant's in Common</b>		SHEET CONTENT: <b>DEMOLITION PLAN</b>					
DATE: 12/07/2021 JOB NO.: DWG NO.:		SHEET: <b>7</b> OF <b>9</b>					



A PORTION OF THE NE 1/4, OF THE NW 1/4, OF SECTION 13, TOWNSHIP 24 N., RANGE 4 EAST, W.M., CITY OF MERCER ISLAND, WASHINGTON

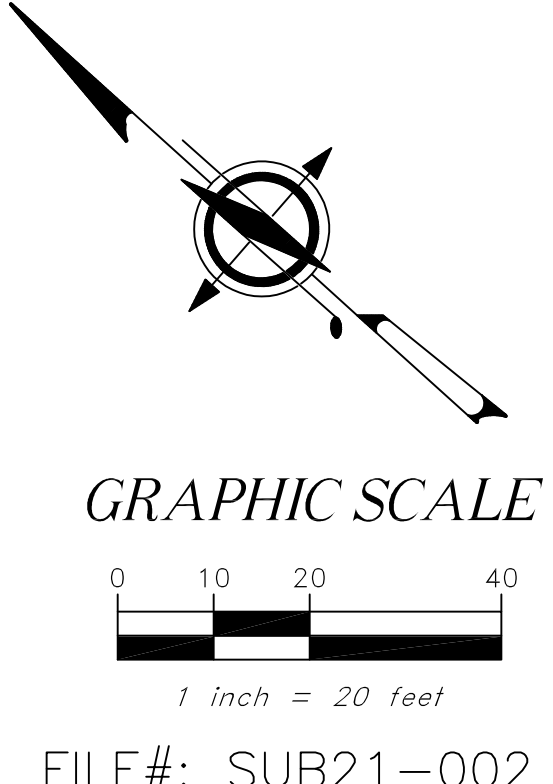


TREE TABLE

Number	Species	DSH	Retain	Condition	In ROW	Lot A	Lot B
1	Douglas Fir	29.5	no	poor	yes		
2	Douglas Fir	36	yes	below average		a	
3	Big Leaf Maple	20	no	poor		a	
4	Flowering Plum	12	yes	below average		a	
5	Hawthorne	10	yes	fair		a	
6	Oregon Ash	14	no	below average		a	
7	Western Red Cedar	15	no	below average		a	
8	Hawthorne	11	yes	fair	yes		
9	Hawthorne	10	yes	fair	yes		
10	Big Leaf Maple	42	yes	excellent		a	
11	Holly/Laurel Hedge	yes	yes	good	yes	a	b
12	Flowering Plum	15	no	weak			b
13	Western Red Cedar	34.5	yes	below average			b

STORM DRAINAGE NOTES:  
 (A) CB#1, TYPE 1 W/VANED GRATE GRATE=104.50 IE=102.00, 6"(SE) IE=101.50, 12"(NW)  
 (B) 6" STORM STUB FOR NEW LOTS

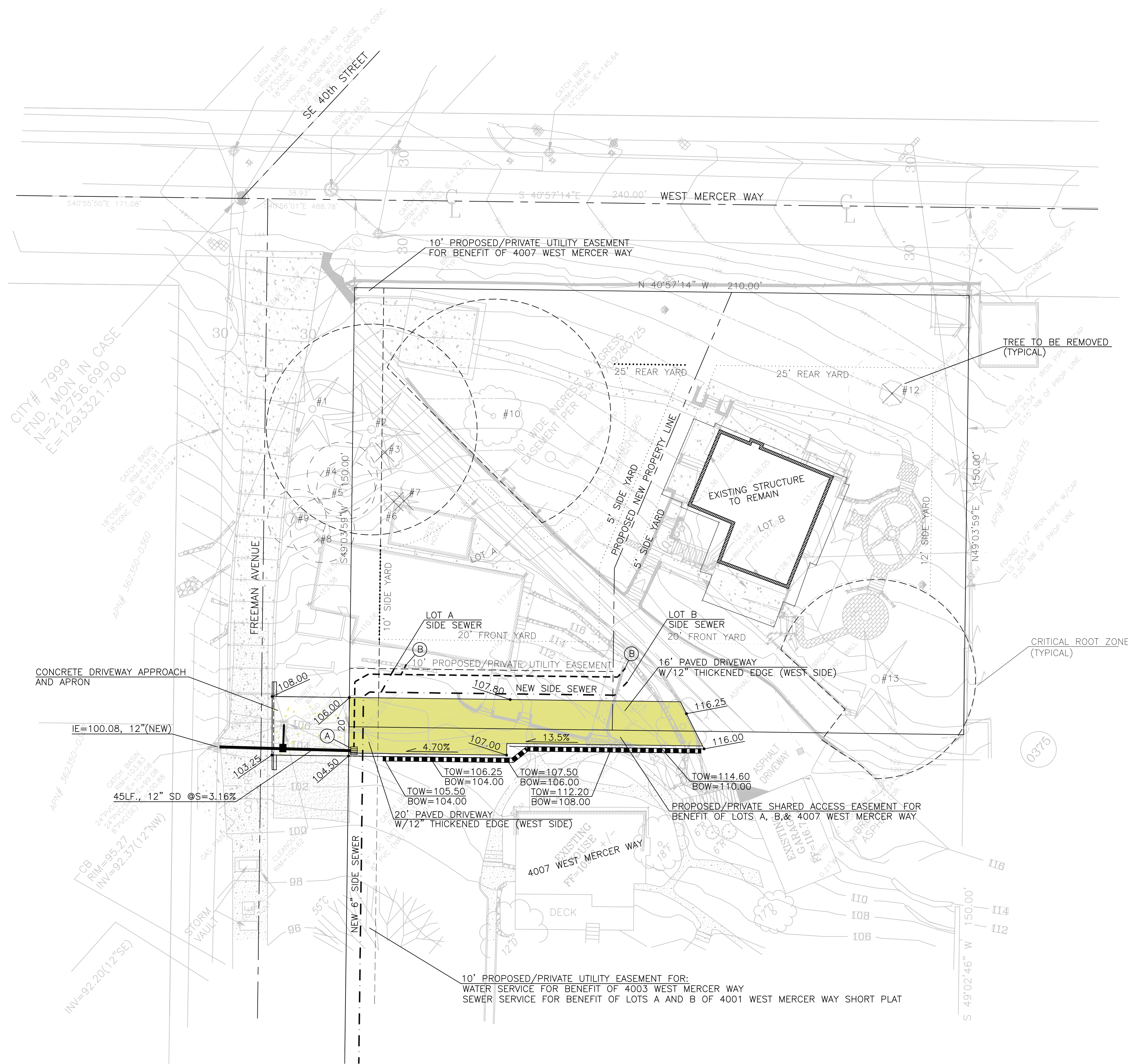
TOW = TOP OF WALL  
 BOW = BOTTOM OF WALL



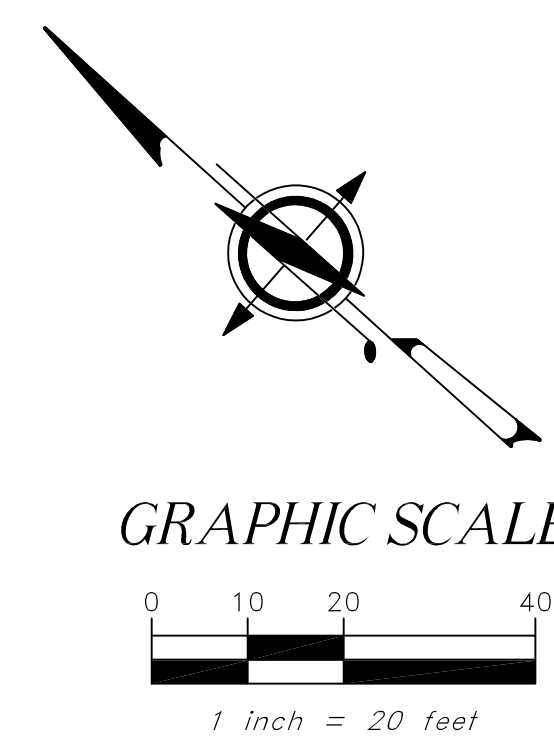
GRAPHIC SCALE  
 1 inch = 20 feet  
 FILE#: SUB21-002

 <b>OFFE ENGINEERS</b> 13932 SOUTHEAST 199TH PLACE RENTON, WASHINGTON 98058 PHONE: 425-260-3412 CONTACT: DARRELL OFFE, P.E.	CHECKED BY DLO	DATE 12/07/2021	REV. NO. 1	DESCRIPTION			
	DRAWN BY DLO	VS	DLO				
<b>4001 West Mercer Way Short Plat</b> Client: <b>Angulii Pacific Residence Trust; JJW Properties, LLC; AW Property Group, LLC as Tenant's in Common</b>	DESIGNED BY DLO	SHEET CONTENT <b>TREE PLAN</b>					
PROJECT <b>4001 West Mercer Way Short Plat</b>	CLIENT <b>Angulii Pacific Residence Trust; JJW Properties, LLC; AW Property Group, LLC as Tenant's in Common</b>	DATE 12/07/2021	JOB NO.	DWG NO.	SHEET 8 OF 9		





- STORM DRAINAGE NOTES:
- (A) CB#1, TYPE 1  
W/VANED GRATE  
GRATE=104.50  
IE=102.00, 6"(SE)  
IE=101.50, 12"(NW)
  - (B) 6" STORM STUB  
FOR NEW LOTS
- TOW = TOP OF WALL  
BOW = BOTTOM OF WALL



FILE#: SUB21-002

	<b>OFFE ENGINEERS</b> 13932 SOUTHEAST 159TH PLACE RENTON, WASHINGTON 98058 PHONE: 425-260-3412 CONTACT: DARRELL OFFE, P.E.			DESIGNED BY DLO	DRAWN BY DLO	CHECKED BY DLO	DATE 12/07/2021
<b>4001 West Mercer Way Short Plat</b> Client: <b>Angluli Pacific Residence Trust; JJW Properties, LLC;</b> <b>AW Property Group, LLC as Tenant's in Common</b>							
<b>UTILITY PLAN</b>							
DATE: 12/07/2021		JOB NO.:		DWG NO.:		SHEET	
9		OF		9			