

# PHILLIPS SHORT PLAT

MERCER ISLAND

**SITE INFORMATION:**

SITE ADDRESS: 2003 82ND AVE SE  
 PARCEL NUMBER: 544930-0080  
 TOTAL SITE AREA: 44,869 SF (1.03 AC) PER SURVEY  
 ZONING: R-12  
 AVERAGE SITE SLOPE: 35% (SEE CALC. SHT P02)  
 MAX. HARD SURFACE COVERAGE: 30% OF LOT AREAS (13,480 SF)  
 EX. HARD SURFACE COVERAGE: 7,600 SF  
 PROP. HARD SURFACE COVERAGE: 13,460 SF

**LEGAL DESCRIPTION:**

THAT PORTION OF LOT 16, MERCER BEACH PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 46 OF PLATS, PAGE(S) 7, RECORDS KING COUNTY, WASHINGTON, LYING EASTERLY OF A LINE RUNNING FROM THE SOUTHWEST CORNER OF SAID LOT 16 TO A POINT ON THE NORTH LINE, 36 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 16; TOGETHER WITH THE WESTERLY 10 FEET OF LOT 17 IN SAID PLAT; TOGETHER WITH THAT PORTION OF SAID LOT 17 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 17; THENCE N 59°23'14" W 105.01 TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID WESTERLY 10 FEET AND THE TERMINUS OF SAID LINE.

**MERIDIAN:**

BASIS OF BEARING: CALC'D THE CENTERLINE OF 82ND AVE SE, BEING N 1°13'53" E

**DATUM:**

NAVD 88

**BENCHMARKS:**

US ARMY CORPS OF ENGINEERS LAKE WASHINGTON ELEVATION ON 11/18/216 AT 11:00 AM., ELEVATION = 16.99 (NAVD 88)

**SITE BENCHMARK:**

SET MAG NAIL AT EDGE OF PAVEMENT NEAR EXISTING HOUSE AT 2003 82ND AVE SE. ELEVATION: 139.91

**PROJECT CONTACTS:**

**OWNER AND APPLICANT:**  
 KEN PHILLIPS  
 1945 82ND AVE SE  
 MERCER ISLAND, WA 98040  
 (206) 713-5708

**CIVIL ENGINEER:**  
 PACIFIC ENGINEERING DESIGN, LLC  
 15445 53RD AVE S, SUITE 100  
 SEATTLE, WA 98188  
 (206) 431-7970

**SURVEYOR:**  
 TYEE SURVEYORS  
 10007 GREENWOOD AVE N  
 SEATTLE, WA 98133  
 (206) 525-3660

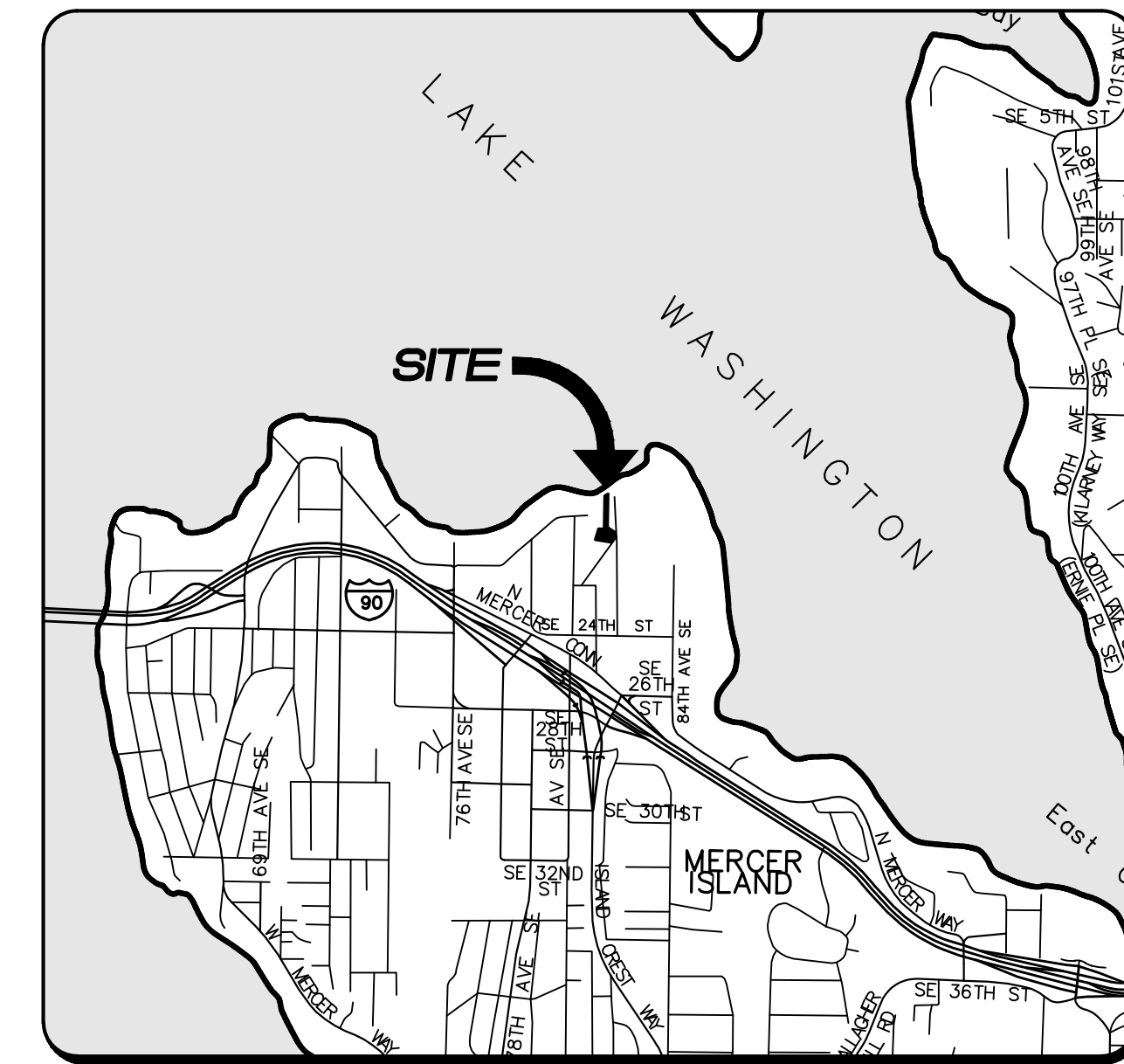
**ARBORIST:**  
 THE WATERSHED COMPANY  
 750 SIXTH STREET SOUTH  
 KIRKLAND, WA 98033  
 (425) 822-5242

**SHEET INDEX:**

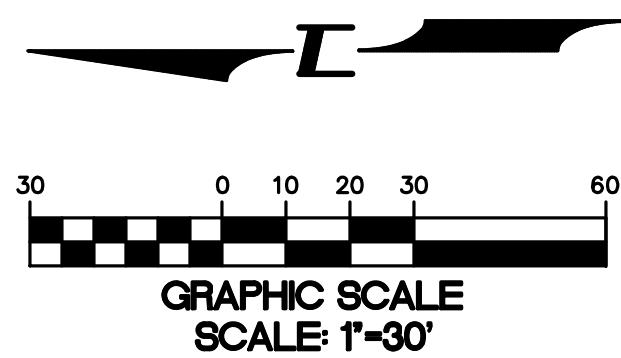
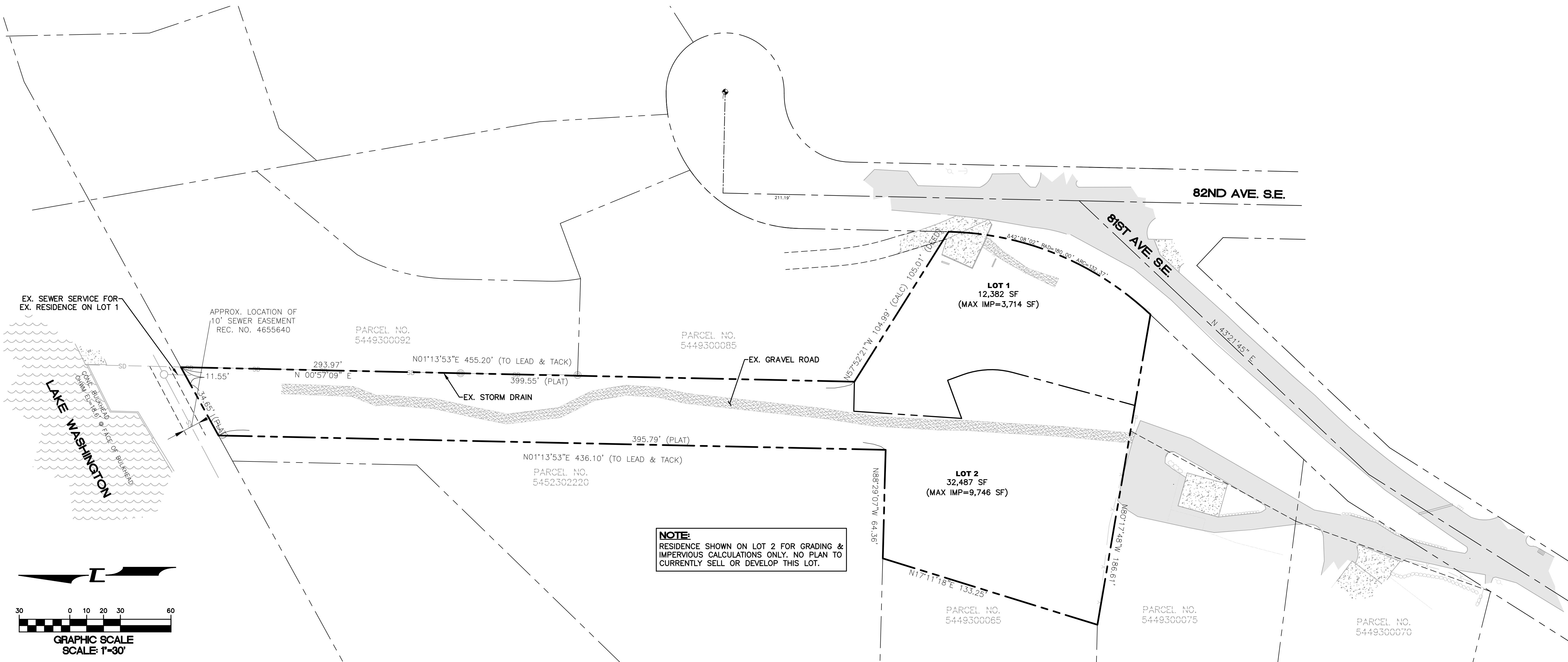
- P01 - COVER SHEET
- P02 - PRELIMINARY TESC AND TREE RETENTION PLAN (SOUTH)
- P03 - PRELIMINARY TESC AND TREE RETENTION PLAN (NORTH)
- P04 - GRADING AND DRAINAGE PLAN (SOUTH)
- P05 - GRADING AND DRAINAGE PLAN (NORTH)
- P06 - EXISTING CONDITIONS (SOUTH)
- P07 - EXISTING CONDITIONS (NORTH)

**SURVEY LEGEND:**

- FOUND CONCRETE PLAT MONUMENT IN PATCH W/B.D. & PUNCH
- FOUND CONCRETE PLAT MONUMENT IN CASE W/B.D. & PUNCH
- SET 1/2" REBAR & CAP "CASCADE LS 37540"
- FOUND IRON PIPE, REBAR & CAP OR REBAR AS DESCRIBED
- ⊗ FOUND LEAD & TACK OR CONCRETE NAIL
- ⊕ SET MAG NAIL FOR SITE BENCHMARK
- ⊙ SANITARY SEWER MANHOLE
- ⊙ OIL FILL VALVE
- ⊙ STORM DRAIN BOX
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ UTILITY POLE
- ⊙ GUY ANCHOR
- ⊙ MAIL BOX
- ⊙ EDGE OF PAVEMENT
- ⊙ GAS VALVE
- ROCKERY
- CEDAR
- PINE
- FIR
- HEMLOCK
- COTTONWOOD
- APPLE
- DECIDUOUS TREE
- MAPLE
- MADRONE
- CONIFER TREE
- DECIDUOUS TREE
- CHAIN LINK FENCE
- BOARD FENCE
- OHP OVERHEAD ELECTRIC
- W WATER MAIN
- SS SANITARY SEWER MAIN



VICINITY MAP (NTS)



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Pacific Engineering Design, LLC  
 Civil Engineering and Planning Consultants

PHILLIPS SHORT PLAT  
 MERCER ISLAND  
 FOR: KEN PHILLIPS  
 1945 82ND AVE SE  
 MERCER ISLAND  
 PHONE: (206) 713-5708

PROJECT NO.: 20014  
 DRAWN BY: ENM  
 ISSUE DATE: 10-01-2021  
 SHEET REV.:

COVER SHEET

20014CV01.DWG  
**P01**  
 SHEET 01 OF 07



TAG #	SCIENTIFIC NAME	COMMON NAME	EV / DEC	# STEMS	COMB DBH (ROUNDED)	CONDITION	STATUS
1	Acer macrophyllum	Bigleaf maple	D	1	27"	4	Regulated
2	Pseudotsuga menziesii	Douglas-fir	E	1	24"	4	Regulated
3	Pseudotsuga menziesii	Douglas-fir	E	1	15"	3	Regulated
4	Acer macrophyllum	Bigleaf maple	D	1	14"	5	Regulated
5	Pinus nigra	Austrian pine	E	1	19"	3	Regulated
6	Pinus nigra	Austrian pine	E	1	33"	3	Exceptional
7	Pinus nigra	Austrian pine	E	1	29"	4	Exceptional
8	Pinus nigra	Austrian pine	E	1	28"	4	Exceptional
9	Pinus nigra	Austrian pine	E	1	31"	3	Exceptional
10	Acer macrophyllum	Bigleaf maple	D	1	11"	4	Regulated
11	Acer macrophyllum	Bigleaf maple	D	1	13"	3	Regulated
12	Thuja plicata	Western red cedar	E	1	11"	3	Regulated
13	Thuja plicata	Western red cedar	E	1	14"	3	Regulated
14	Thuja plicata	Western red cedar	E	1	43"	3	Exceptional
15	Acer macrophyllum	Bigleaf maple	D	1	22"	3	Regulated
16	Alnus rubra	Red alder	D	1	20"	4	Regulated
17	Thuja plicata	Western red cedar	E	1	12"	3	Regulated
18	Acer macrophyllum	Bigleaf maple	D	1	13"	4	Regulated
19	Thuja plicata	Western red cedar	E	1	11"	3	Regulated
20	Acer macrophyllum	Bigleaf maple	D	1	38"	3	Exceptional
21	Acer macrophyllum	Bigleaf maple	D	1	33"	4	Exceptional
22	Arbutus menziesii	Pacific madrone	E	1	11"	2	Exceptional
23	Malus domestica	Apple	D	3	8"	3	Unregulated
24	Acer palmatum	Japanese maple	D	3	5"	3	Unregulated
25	Picea abies	Norway spruce	E	1	14"	4	Regulated
26	Acer macrophyllum	Bigleaf maple	D	1	8"	5	Unregulated
27	Acer macrophyllum	Bigleaf maple	D	1	16"	5	Regulated
28	Acer macrophyllum	Bigleaf maple	D	10	13"	5	Regulated
29	Acer macrophyllum	Bigleaf maple	D	10	13"	5	Regulated

TAG #	SCIENTIFIC NAME	COMMON NAME	EV / DEC	# STEMS	COMB DBH (ROUNDED)	CONDITION	STATUS
30	Acer macrophyllum	Bigleaf maple	D	10	13"	5	Regulated
31	Acer macrophyllum	Bigleaf maple	D	10	13"	5	Regulated
32	Acer macrophyllum	Bigleaf maple	D	10	13"	5	Regulated
33	Thuja plicata	Western red cedar	E	1	10"	5	Regulated
34	Thuja plicata	Western red cedar	E	2	14"	3	Regulated
35	Thuja plicata	Western red cedar	E	1	14"	5	Regulated
36	Acer macrophyllum	Bigleaf maple	D	5	13"	3	Regulated
37	Thuja plicata	Western red cedar	E	1	12"	5	Regulated
38	Thuja plicata	Western red cedar	E	1	12"	5	Regulated
39	Thuja plicata	Western red cedar	E	1	12"	5	Regulated
40	Thuja plicata	Western red cedar	E	1	12"	5	Regulated
41	Thuja plicata	Western red cedar	E	1	14"	5	Regulated
42	Thuja plicata	Western red cedar	E	1	14"	5	Regulated
43	Thuja plicata	Western red cedar	E	1	16"	5	Regulated
2801	Pinus nigra	Austrian pine	E	1	18"	3	Regulated
2802	Populus balsamifera	Black cottonwood	D	1	43"	4	Exceptional
2803	Pinus nigra	Austrian pine	E	1	12"	3	Regulated
2804	Pinus nigra	Austrian pine	E	1	11"	3	Regulated
2805	Pinus nigra	Austrian pine	E	1	10"	3	Regulated
2806	Acer macrophyllum	Bigleaf maple	D	2	22"	3	Regulated
2807	Acer macrophyllum	Bigleaf maple	D	2	23"	4	Regulated
2808	Robinia pseudoacacia	Black locust	D	1	13"	4	Regulated
2809	Pinus nigra	Austrian pine	E	1	10"	4	Regulated
2810	Pinus nigra	Austrian pine	E	1	7"	4	Unregulated
2811	Acer macrophyllum	Bigleaf maple	D	2	28"	5	Regulated
2812	Acer macrophyllum	Bigleaf maple	D	1	10"	4	Regulated
2813	Thuja plicata	Western red cedar	E	1	21"	3	Regulated
2814	Acer macrophyllum	Bigleaf maple	D	1	10"	4	Regulated
2815	Acer macrophyllum	Bigleaf maple	D	1	10"	3	Regulated

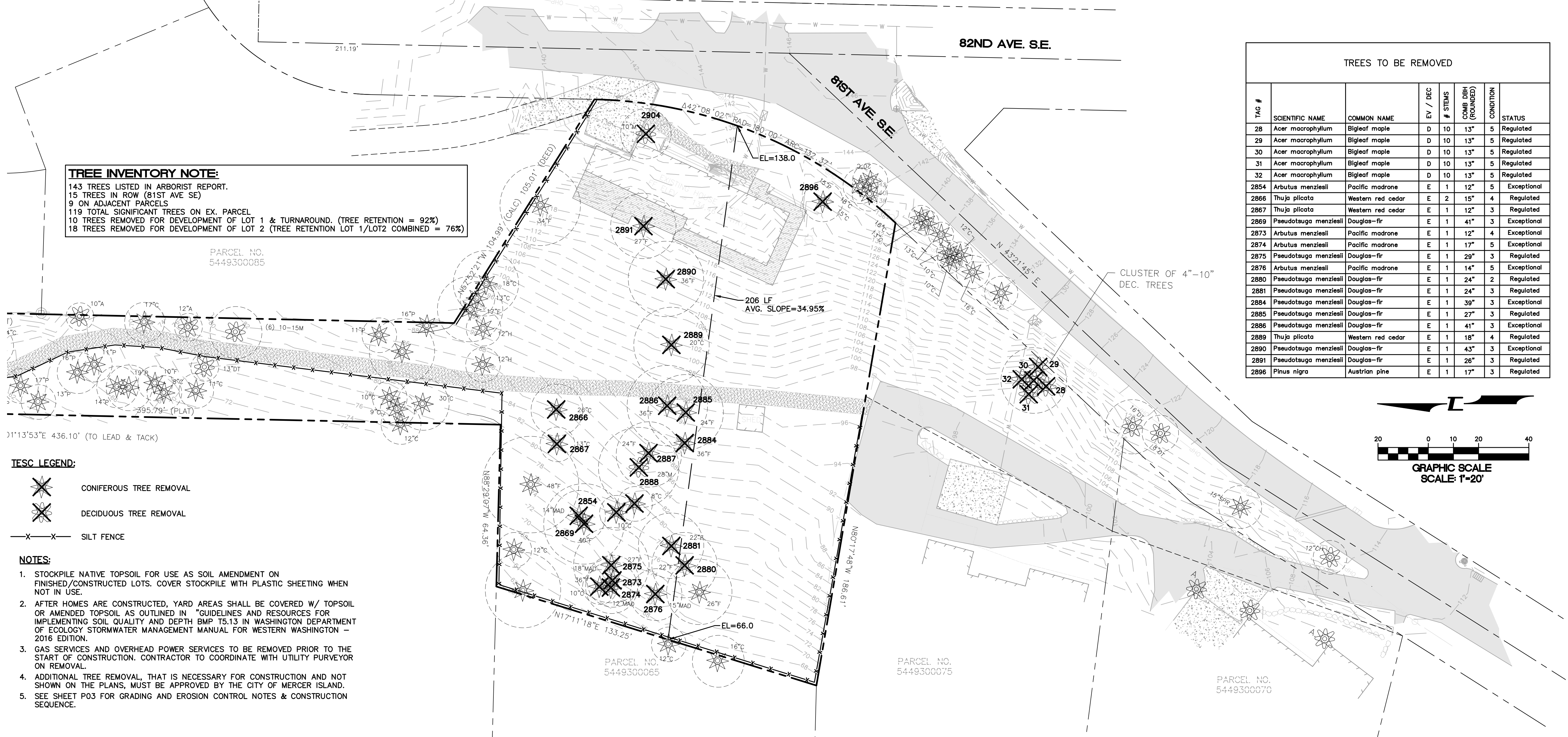
TAG #	SCIENTIFIC NAME	COMMON NAME	EV / DEC	# STEMS	COMB DBH (ROUNDED)	CONDITION	STATUS
2816	Thuja plicata	Western red cedar	E	1	29"	3	Regulated
2819	Alnus rubra	Red alder	D	1	11"	3	Regulated
2820	Acer macrophyllum	Bigleaf maple	D	1	12"	3	Regulated
2821	Thuja plicata	Western red cedar	E	1	15"	3	Regulated
2822	Acer macrophyllum	Bigleaf maple	D	2	13"	4	Regulated
2824	Acer macrophyllum	Bigleaf maple	D	1	14"	4	Regulated
2825	Thuja plicata	Western red cedar	E	1	16"	3	Regulated
2826	Thuja plicata	Western red cedar	E	1	14"	3	Regulated
2827	Thuja plicata	Western red cedar	E	1	10"	3	Regulated
2828	Thuja plicata	Western red cedar	E	1	24"	3	Regulated
2829	Thuja plicata	Western red cedar	E	1	13"	3	Regulated
2830	Thuja plicata	Western red cedar	E	1	19"	4	Regulated
2831	Fraxinus sp.	Ash species	D	3	15"	4	Regulated
2832	Thuja plicata	Western red cedar	E	1	14"	4	Regulated
2834	Pinus nigra	Austrian pine	E	1	13"	3	Regulated
2835	Pinus nigra	Austrian pine	E	1	17"	3	Regulated
2836	Pinus nigra	Austrian pine	E	1	10"	3	Regulated
2837	Pinus nigra	Austrian pine	E	1	14"	3	Regulated
2838	Pinus nigra	Austrian pine	E	1	17"	3	Regulated
2839	Pinus nigra	Austrian pine	E	1	9"	3	Unregulated
2840	Pinus nigra	Austrian pine	E	1	10"	4	Regulated
2841	Pinus nigra	Austrian pine	E	1	17"	3	Regulated
2842	Pinus nigra	Austrian pine	E	1	12"	3	Regulated
2843	Acer macrophyllum	Bigleaf maple	D	1	10"	4	Regulated
2844	Acer macrophyllum	Bigleaf maple	D	1	10"	5	Regulated
2845	Pinus nigra	Austrian pine	E	1	11"	3	Regulated
2846	Pinus nigra	Austrian pine	E	1	17"	3	Regulated
2847	Pinus nigra	Austrian pine	E	1	11"	3	Regulated
2848	Pinus nigra	Austrian pine	E	1	8"	3	Unregulated

TAG #	SCIENTIFIC NAME	COMMON NAME	EV / DEC	# STEMS	COMB DBH (ROUNDED)	CONDITION	STATUS
2849	Pinus nigra	Austrian pine	E	1	13"	4	Regulated
2850	Pinus nigra	Austrian pine	E	1	20"	3	Regulated
2851	Pinus nigra	Austrian pine	E	1	7"	4	Unregulated
2852	Pseudotsuga menziesii	Douglas-fir	E	1	10"	3	Regulated
2853	Thuja plicata	Western red cedar	E	1	17"	4	Regulated
2854	Arbutus menziesii	Pacific madrone	E	1	12"	5	Exceptional
2855	Acer macrophyllum	Bigleaf maple	D	5	37"	3	Exceptional
2856	Thuja plicata	Western red cedar	E	1	11"	3	Regulated
2857	Arbutus menziesii	Pacific madrone	E	1	6"	2	Exceptional
2858	Prunus emarginata	Bitter cherry	D	1	14"	4	Regulated
2859	Acer macrophyllum	Bigleaf maple	D	7	33"	5	Exceptional
2860	Arbutus unedo	Strawberry tree	E	2	7"	2	Unregulated
2861	Pseudotsuga menziesii	Douglas-fir	E	1	27"	3	Regulated
2862	Pinus nigra	Austrian pine	E	1	18"	5	Regulated
2863	Thuja plicata	Western red cedar	E	1	10"	4	Regulated
2864	Thuja plicata	Western red cedar	E	1	12"	3	Regulated
2865	Thuja plicata	Western red cedar	E	1	25"	3	Regulated
2866	Thuja plicata	Western red cedar	E	2	15"	4	Regulated
2867	Thuja plicata	Western red cedar	E	1	12"	3	Regulated
2868	Pseudotsuga menziesii	Douglas-fir	E	1	49"	3	Exceptional
2869	Pseudotsuga menziesii	Douglas-fir	E	1	41"	3	Exceptional
2870	Thuja plicata	Western red cedar	E	1	11"	2	Regulated
2871	Alnus rubra	Red alder	D	2	12"	3	Regulated
2872	Pseudotsuga menziesii	Douglas-fir	E	1	34"	2	Exceptional
2873	Arbutus menziesii	Pacific madrone	E	1	12"	4	Exceptional
2874	Arbutus menziesii	Pacific madrone	E	1	17"	5	Exceptional
2875	Pseudotsuga menziesii	Douglas-fir	E	1	29"	3	Regulated
2876	Arbutus menziesii	Pacific madrone	E	1	14"	5	Exceptional
2877	Thuja plicata	Western red cedar	E	1	14"	2	Regulated

TAG #	SCIENTIFIC NAME	COMMON NAME	EV / DEC	# STEMS	COMB DBH (ROUNDED)	CONDITION	STATUS
2878	Thuja plicata	Western red cedar	E	1	17"	2	Regulated
2879	Pseudotsuga menziesii	Douglas-fir	E	1	29"	2	Regulated
2880	Pseudotsuga menziesii	Douglas-fir	E	1	24"	2	Regulated
2881	Pseudotsuga menziesii	Douglas-fir	E	1	24"	3	Regulated
2882	Acer macrophyllum	Bigleaf maple	D	1	11"	5	Regulated
2883	Acer macrophyllum	Bigleaf maple	D	1	15"	5	Regulated
2884	Pseudotsuga menziesii	Douglas-fir	E	1	39"	3	Exceptional
2885	Pseudotsuga menziesii	Douglas-fir	E	1	27"	3	Regulated
2886	Pseudotsuga menziesii	Douglas-fir	E	1	41"	3	Exceptional
2887	Pseudotsuga menziesii	Douglas-fir	E	1	22"	4	Regulated
2888	Acer macrophyllum	Bigleaf maple	D	1	33"	3	Exceptional
2889	Thuja plicata	Western red cedar	E	1	18"	4	Regulated
2890	Pseudotsuga menziesii	Douglas-fir	E	1	43"	3	Exceptional
2891	Pseudotsuga menziesii	Douglas-fir	E	1	26"	3	Regulated
2892	Pseudotsuga menziesii	Douglas-fir	E	1	34"	3	Exceptional
2893	Thuja plicata	Western red cedar	E	1	19"	4	Regulated
2894	Thuja plicata	Western red cedar	E	1	14"	4	Regulated
2895	Pseudotsuga menziesii	Douglas-fir	E	1	19"	3	Regulated
2896	Pinus nigra	Austrian pine	E	1	17"	3	Regulated
2897	Tsuga heterophylla	Western hemlock	E	1	11"	4	Regulated
2898	Thuja plicata	Western red cedar	E	4	19"	4	Regulated
2899	Thuja plicata	Western red cedar	E	1	17"	4	Regulated
2900	Thuja plicata	Western red cedar	E	1	22"	4	Regulated
2901	Acer palmatum	Japanese maple	D	3	9"	3	Unregulated
2902	Pinus sylvestris	Scots pine	E	2	8"	3	Unregulated
2903	Arbutus unedo	Strawberry tree	E	20	26"	3	Regulated
2904	Acer palmatum	Japanese maple	D	2	9"	3	Unregulated

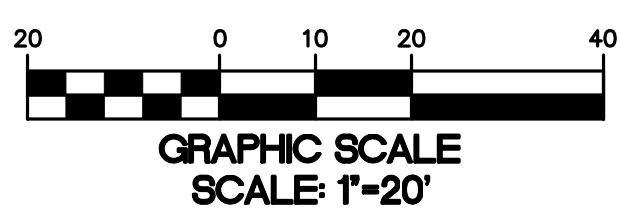
**TREE INVENTORY NOTE:**

143 TREES LISTED IN ARBORIST REPORT.  
 15 TREES IN ROW (81ST AVE SE)  
 9 ON ADJACENT PARCELS  
 119 TOTAL SIGNIFICANT TREES ON EX. PARCEL  
 10 TREES REMOVED FOR DEVELOPMENT OF LOT 1 & TURNAROUND. (TREE RETENTION = 92%)  
 18 TREES REMOVED FOR DEVELOPMENT OF LOT 2 (TREE RETENTION LOT 1/LOT2 COMBINED = 76%)



**TREES TO BE REMOVED**

TAG #	SCIENTIFIC NAME	COMMON NAME	EV / DEC	# STEMS	COMB DBH (ROUNDED)	CONDITION	STATUS
28	Acer macrophyllum	Bigleaf maple	D	10	13"	5	Regulated
29	Acer macrophyllum	Bigleaf maple	D	10	13"	5	Regulated
30	Acer macrophyllum	Bigleaf maple	D	10	13"	5	Regulated
31	Acer macrophyllum	Bigleaf maple	D	10	13"	5	Regulated
32	Acer macrophyllum	Bigleaf maple	D	10	13"	5	Regulated
2854	Arbutus menziesii	Pacific madrone	E	1	12"	5	Exceptional
2866	Thuja plicata	Western red cedar	E	2	15"	4	Regulated
2867	Thuja plicata	Western red cedar	E	1	12"	3	Regulated
2869	Pseudotsuga menziesii	Douglas-fir	E	1	41"	3	Exceptional
2873	Arbutus menziesii	Pacific madrone	E	1	12"	4	Exceptional
2874	Arbutus menziesii	Pacific madrone	E	1	17"	5	Exceptional
2875	Pseudotsuga menziesii	Douglas-fir	E	1	29"	3	Regulated
2876	Arbutus menziesii	Pacific madrone	E	1	14"	5	Exceptional
2877	Thuja plicata	Western red cedar	E	1	14"	2	Regulated



- TESC LEGEND:**
- ✖ CONIFEROUS TREE REMOVAL
  - ✖ DECIDUOUS TREE REMOVAL
  - X-X- SILT FENCE

- NOTES:**
- STOCKPILE NATIVE TOPSOIL FOR USE AS SOIL AMENDMENT ON FINISHED/CONSTRUCTED LOTS. COVER STOCKPILE WITH PLASTIC SHEETING WHEN NOT IN USE.
  - AFTER HOMES ARE CONSTRUCTED, YARD AREAS SHALL BE COVERED W/ TOPSOIL OR AMENDED TOPSOIL AS OUTLINED IN "GUIDELINES AND RESOURCES FOR IMPLEMENTING SOIL QUALITY AND DEPTH BMP 15.13 IN WASHINGTON DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON - 2016 EDITION.
  - GAS SERVICES AND OVERHEAD POWER SERVICES TO BE REMOVED PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO COORDINATE WITH UTILITY PURVEYOR ON REMOVAL.
  - ADDITIONAL TREE REMOVAL, THAT IS NECESSARY FOR CONSTRUCTION AND NOT SHOWN ON THE PLANS, MUST BE APPROVED BY THE CITY OF MERCER ISLAND.
  - SEE SHEET P03 FOR GRADING AND EROSION CONTROL NOTES & CONSTRUCTION SEQUENCE.



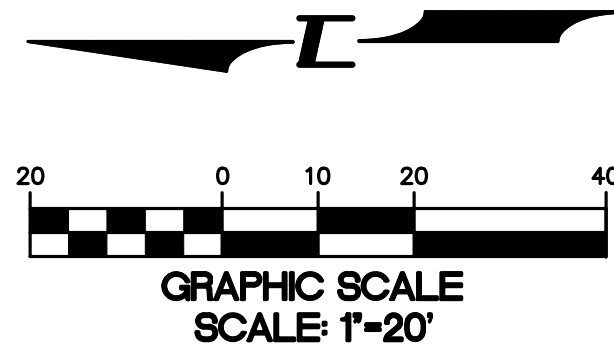
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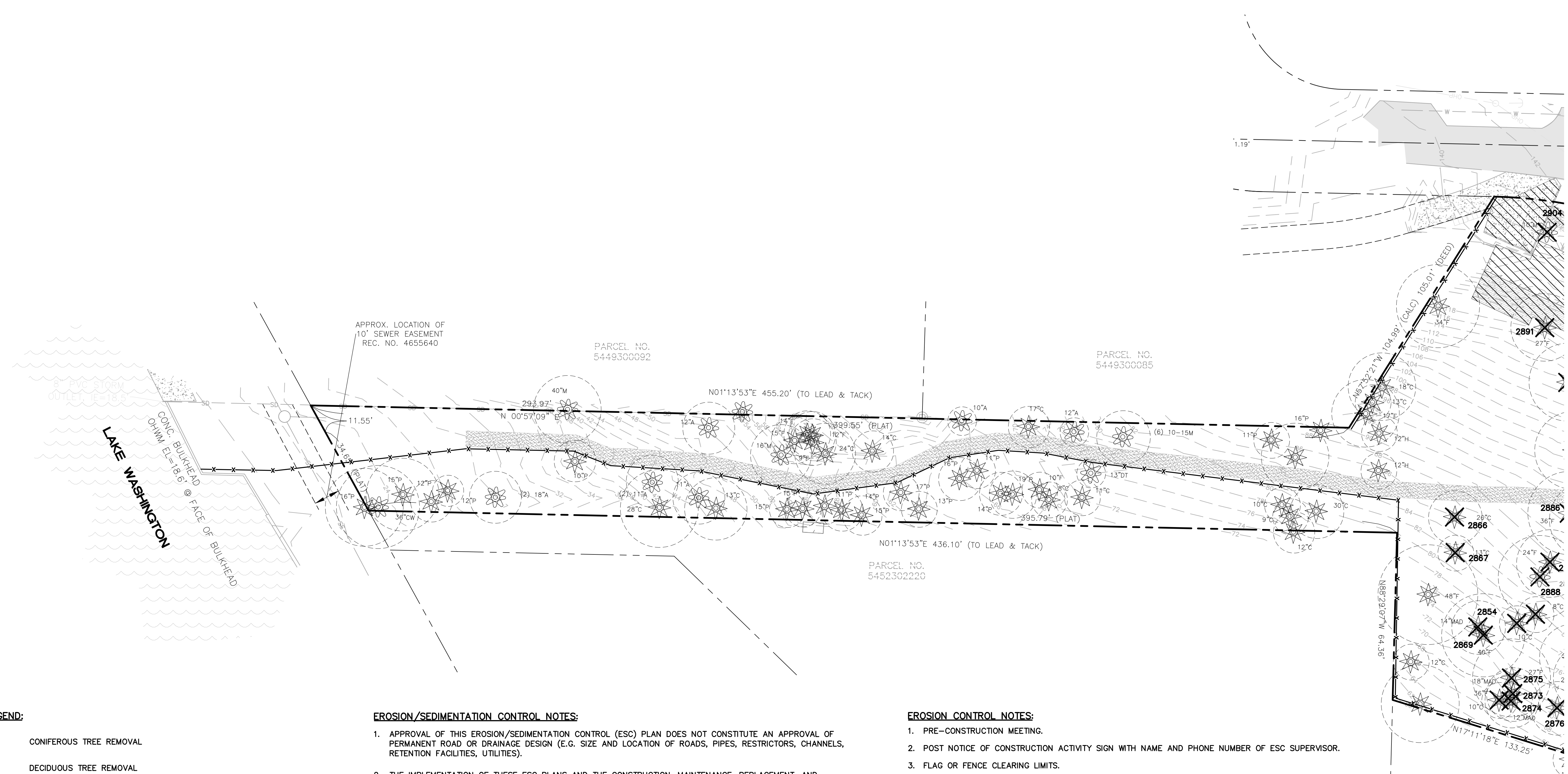
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 FOR KEN PHILLIPS  
 1945 82ND AVE SE  
 PHOENIX, AZ  
 PHONE: 602-998-1111

PROJECT NO.: 20014  
 DRAWN BY: ENM  
 ISSUE DATE: 10-01-2021  
 SHEET REV.:





GRAPHIC SCALE  
SCALE: 1"=20'



**TESC LEGEND:**

- CONIFEROUS TREE REMOVAL
- DECIDUOUS TREE REMOVAL
- SILT FENCE

**NOTES:**

1. STOCKPILE NATIVE TOPSOIL FOR USE AS SOIL AMENDMENT ON FINISHED/CONSTRUCTED LOTS. COVER STOCKPILE WITH PLASTIC SHEETING WHEN NOT IN USE.
2. AFTER HOMES ARE CONSTRUCTED, YARD AREAS SHALL BE COVERED W/ TOPSOIL OR AMENDED TOPSOIL AS OUTLINED IN "GUIDELINES AND RESOURCES FOR IMPLEMENTING SOIL QUALITY AND DEPTH BMP 15.13 IN WASHINGTON DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON - 2016 EDITION.
3. GAS SERVICES AND OVERHEAD POWER SERVICES TO BE REMOVED PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO COORDINATE WITH UTILITY PURVEYOR ON REMOVAL.
4. ADDITIONAL TREE REMOVAL, THAT IS NECESSARY FOR CONSTRUCTION AND NOT SHOWN ON THE PLANS, MUST BE APPROVED BY THE CITY OF MERCER ISLAND.

**EROSION/SEDIMENTATION CONTROL NOTES:**

1. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
8. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

**EROSION CONTROL NOTES:**

1. PRE-CONSTRUCTION MEETING.
2. POST NOTICE OF CONSTRUCTION ACTIVITY SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR.
3. FLAG OR FENCE CLEARING LIMITS.
4. INSTALL CATCH BASIN PROTECTION AS REQUIRED.
5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
7. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING, GRADING AND UTILITY INSTALLATIONS FOR PROJECT DEVELOPMENT.
8. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH KING COUNTY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
9. RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE KING COUNTY EROSION AND SEDIMENT CONTROL STANDARDS.
10. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
11. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
12. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
13. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.



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Design, LLC**

Civil Engineering and  
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**MERCER ISLAND**

**PHILLIPS SHORT PLAT**

FOR  
KEN PHILLIPS  
1945 82ND AVE SE  
MERCER ISLAND  
PHONE: 206-431-7970

PROJECT NO.: **20014**

DRAWN BY: **ENM**

ISSUE DATE: **10-01-2021**

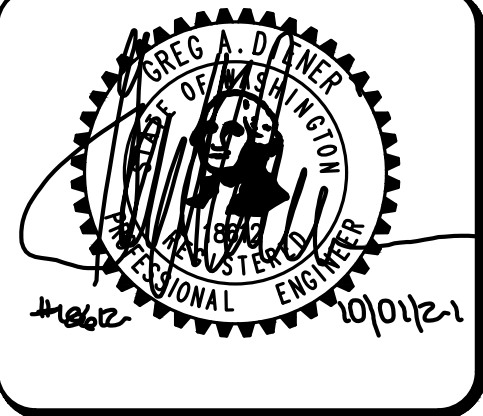
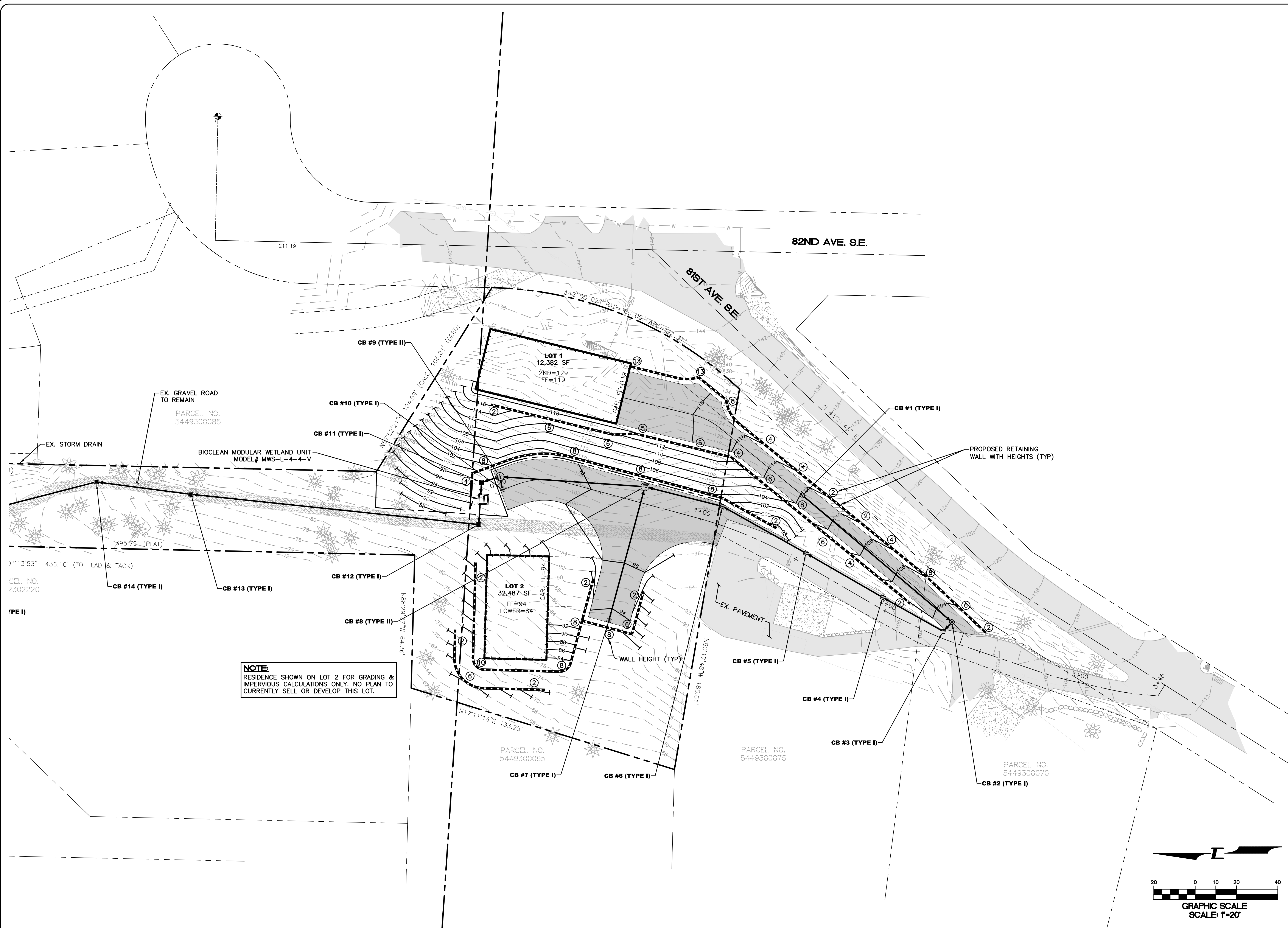
SHEET REV.:

**PRELIMINARY TESC  
AND TREE  
RETENTION PLAN  
(NORTH)**

20014TR01.DWG

**P03**

SHEET 03 OF 07



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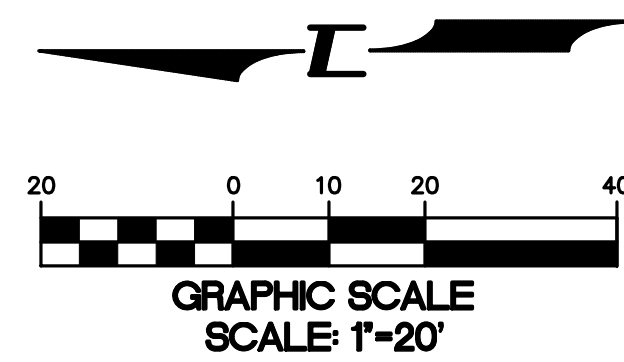
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**PHILLIPS SHORT PLAT**  
 MERCER ISLAND

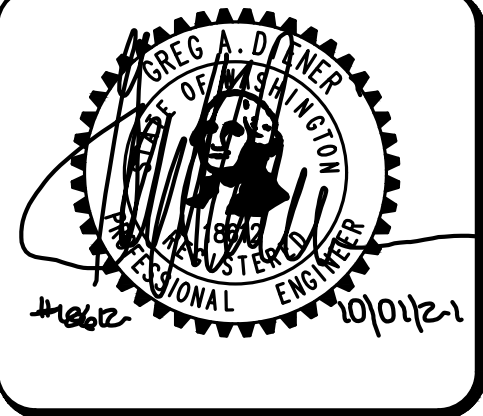
FOR: KEN PHILLIPS  
 1945 82ND AVE SE  
 MERCER ISLAND  
 PHONE: 206-388-1648

PROJECT NO.: 20014  
 DRAWN BY: ENM  
 ISSUE DATE: 10-01-2021  
 SHEET REV.:

GRADING AND DRAINAGE PLAN (SOUTH)







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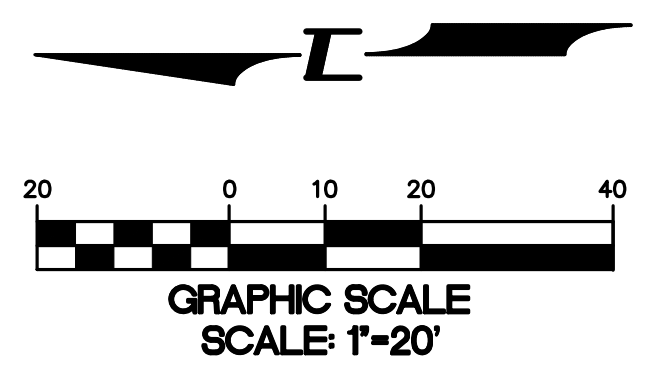
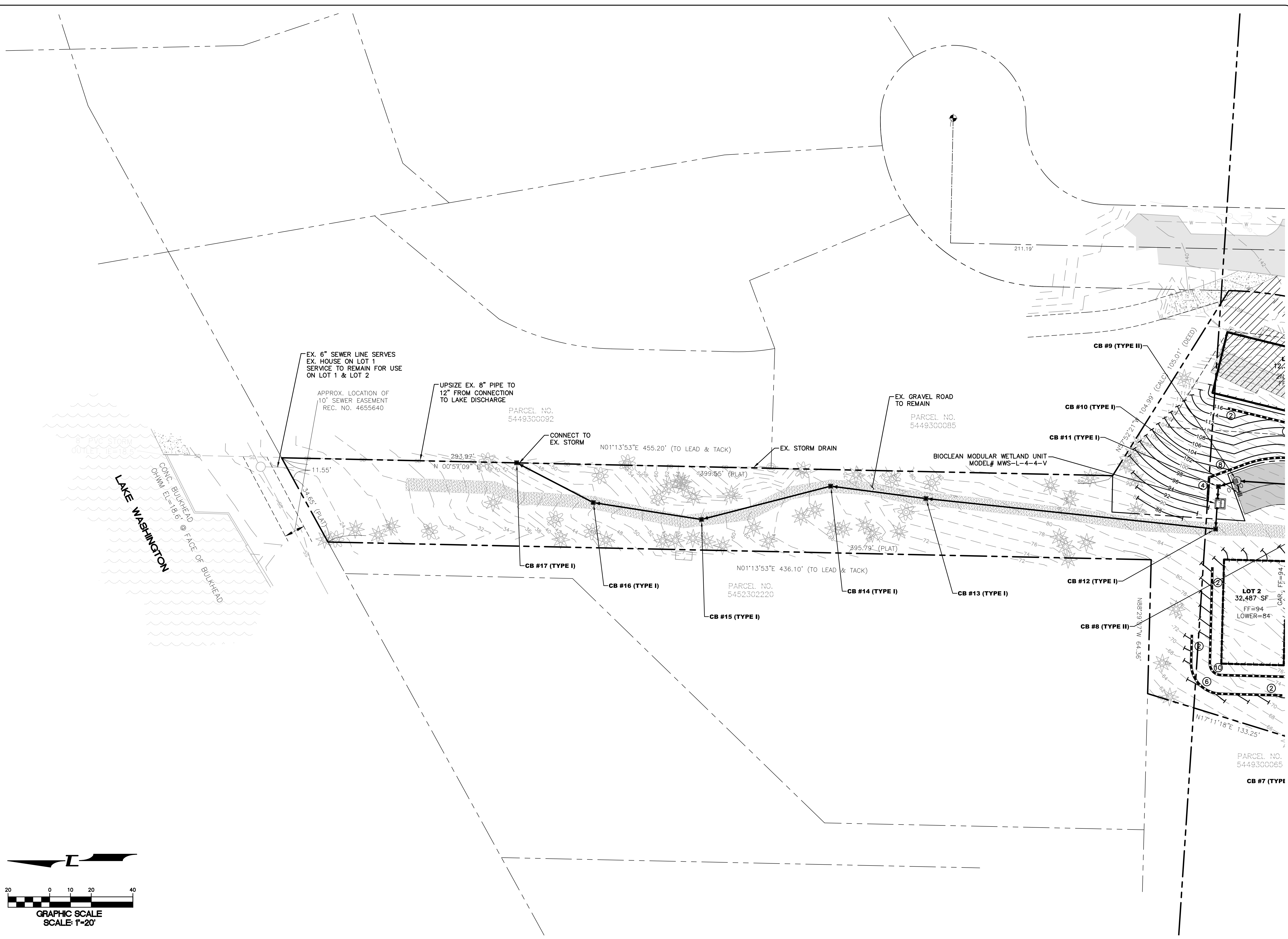
**PHILLIPS SHORT PLAT**  
MERCER ISLAND

FOR: KEN PHILLIPS  
1945 82ND AVE SE  
MERCER ISLAND  
PHONE: 206-388-1648

PROJECT NO.: **20014**  
DRAWN BY: **ENM**  
ISSUE DATE: **10-01-2021**  
SHEET REV.:

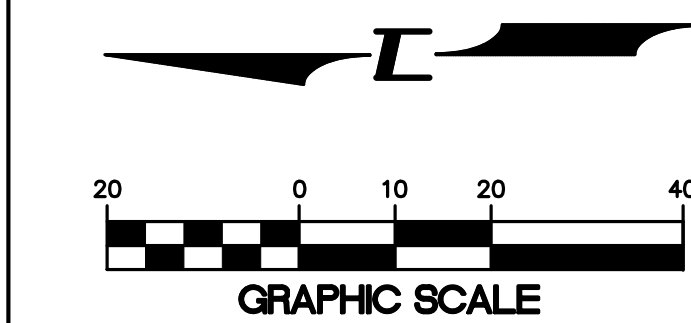
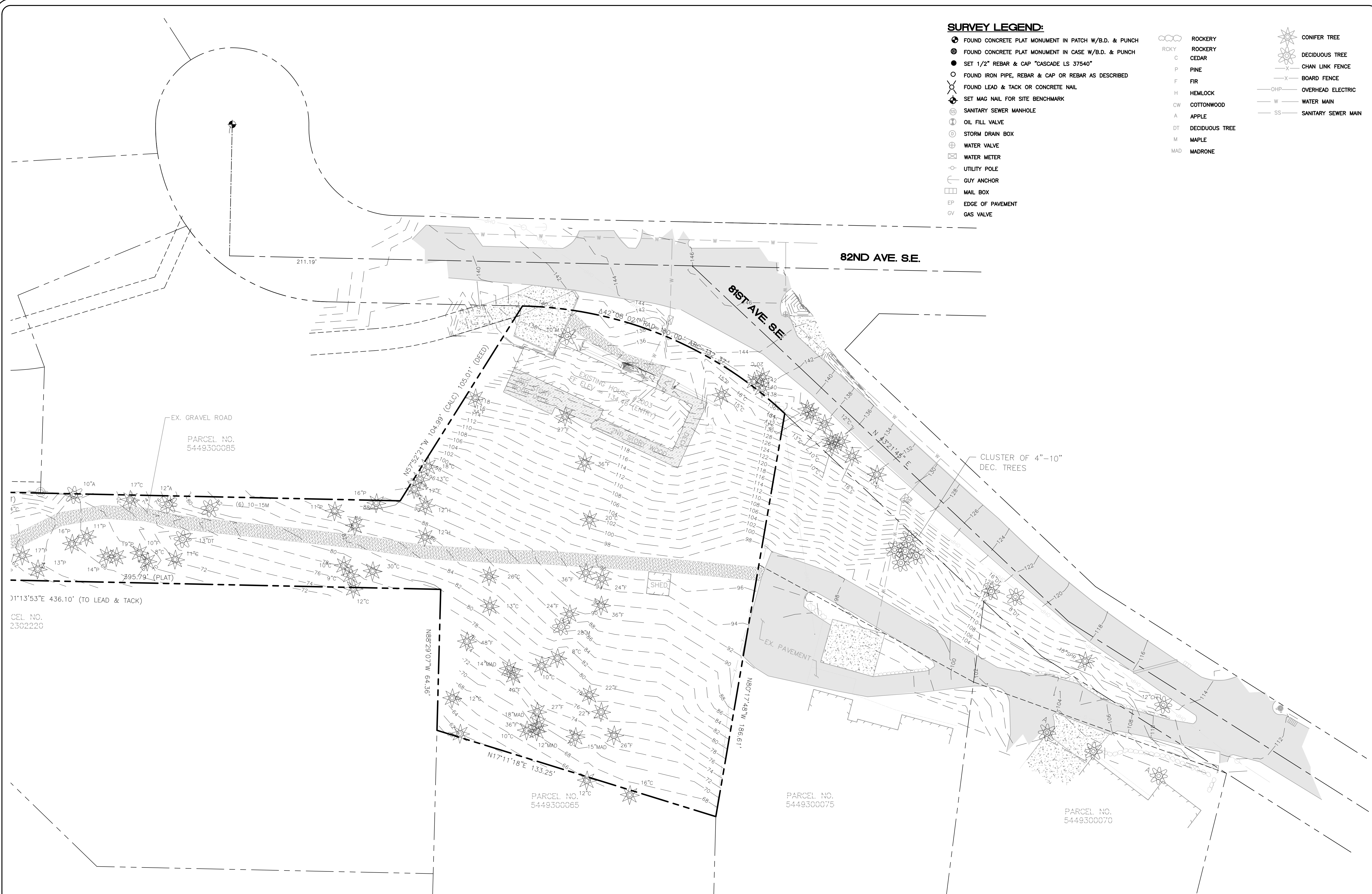
**GRADING AND DRAINAGE PLAN (NORTH)**

20014GR01.DWG  
**P05**  
SHEET 05 OF 07



**SURVEY LEGEND:**

- FOUND CONCRETE PLAT MONUMENT IN PATCH W/B.D. & PUNCH
  - FOUND CONCRETE PLAT MONUMENT IN CASE W/B.D. & PUNCH
  - SET 1/2" REBAR & CAP "CASCADE LS 37540"
  - FOUND IRON PIPE, REBAR & CAP OR REBAR AS DESCRIBED
  - ⊗ FOUND LEAD & TACK OR CONCRETE NAIL
  - ⊕ SET MAG NAIL FOR SITE BENCHMARK
  - ⊙ SANITARY SEWER MANHOLE
  - ⊙ OIL FILL VALVE
  - ⊙ STORM DRAIN BOX
  - ⊙ WATER VALVE
  - ⊙ WATER METER
  - ⊙ UTILITY POLE
  - ⊙ GUY ANCHOR
  - ⊙ MAIL BOX
  - ⊙ EDGE OF PAVEMENT
  - ⊙ GAS VALVE
- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>○ ROCKERY</li> <li>○ ROCKERY</li> <li>○ CEDAR</li> <li>○ PINE</li> <li>○ FIR</li> <li>○ HEMLOCK</li> <li>○ COTTONWOOD</li> <li>○ APPLE</li> <li>○ DT DECIDUOUS TREE</li> <li>○ M MAPLE</li> <li>○ MAD MADRONE</li> </ul> | <ul style="list-style-type: none"> <li>○ CONIFER TREE</li> <li>○ DECIDUOUS TREE</li> <li>○ CHAIN LINK FENCE</li> <li>○ BOARD FENCE</li> <li>○ OHP OVERHEAD ELECTRIC</li> <li>○ W WATER MAIN</li> <li>○ SS SANITARY SEWER MAIN</li> </ul> |
|---|--|



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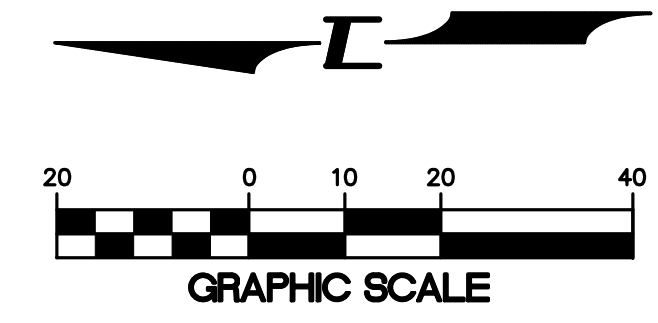
**PHILLIPS SHORT PLAT**  
MERCER ISLAND  
FOR: KEN PHILLIPS  
1945 82ND AVE SE  
MERCER ISLAND  
PHONE: (206) 431-7970

PROJECT NO.: **20014**  
DRAWN BY: **ENM**  
ISSUE DATE: **10-01-2021**  
SHEET REV.:

**EXISTING CONDITIONS (SOUTH)**

20014EC01.DWG  
**P06**  
SHEET 06 OF 07

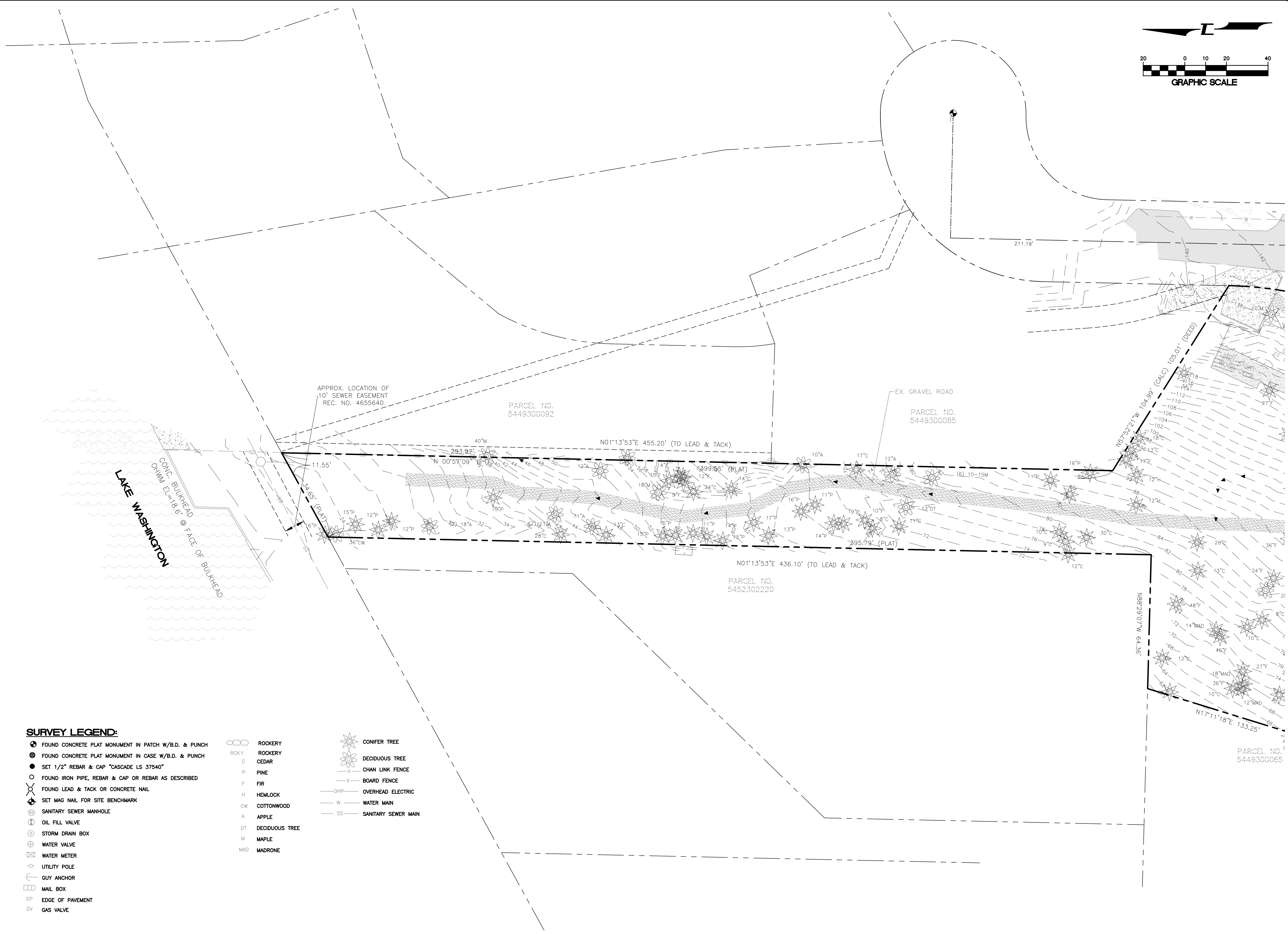




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**SURVEY LEGEND:**

- |   |   |   |
|---|---|---|
| <ul style="list-style-type: none"> <li>⊕ FOUND CONCRETE PLAT MONUMENT IN PATCH W/B.D. &amp; PUNCH</li> <li>⊙ FOUND CONCRETE PLAT MONUMENT IN CASE W/B.D. &amp; PUNCH</li> <li>● SET 1/2" REBAR &amp; CAP "CASCADE LS 37540"</li> <li>○ FOUND IRON PIPE, REBAR &amp; CAP OR REBAR AS DESCRIBED</li> <li>⊕ FOUND LEAD &amp; TACK OR CONCRETE NAIL</li> <li>⊕ SET MAG NAIL FOR SITE BENCHMARK</li> <li>⊕ SANITARY SEWER MANHOLE</li> <li>⊕ OIL FILL VALVE</li> <li>⊕ STORM DRAIN BOX</li> <li>⊕ WATER VALVE</li> <li>⊕ WATER METER</li> <li>○ UTILITY POLE</li> <li>⊕ GUY ANCHOR</li> <li>⊕ MAIL BOX</li> <li>EP EDGE OF PAVEMENT</li> <li>GV GAS VALVE</li> </ul> | <ul style="list-style-type: none"> <li>⊕ ROCKERY</li> <li>C CEDAR</li> <li>P PINE</li> <li>F FIR</li> <li>H HEMLOCK</li> <li>CW COTTONWOOD</li> <li>A APPLE</li> <li>DT DECIDUOUS TREE</li> <li>M MAPLE</li> <li>MAD MADRONE</li> </ul> | <ul style="list-style-type: none"> <li>⊕ CONIFER TREE</li> <li>⊕ DECIDUOUS TREE</li> <li>-X- CHAN LINK FENCE</li> <li>-X- BOARD FENCE</li> <li>-OHP- OVERHEAD ELECTRIC</li> <li>-W- WATER MAIN</li> <li>-SS- SANITARY SEWER MAIN</li> </ul> |
|---|---|---|

**PHILLIPS SHORT PLAT**  
MERCER ISLAND

FOR:  
KEN PHILLIPS  
1945 82ND AVE SE  
MERCER ISLAND  
PHONE: 206-431-7970

PROJECT NO.: **20014**  
DRAWN BY: **ENM**  
ISSUE DATE: **10-01-2021**  
SHEET REV.:

**EXISTING  
CONDITIONS  
(NORTH)**

20014EC01.DWG  
**P07**  
SHEET 07 OF 07

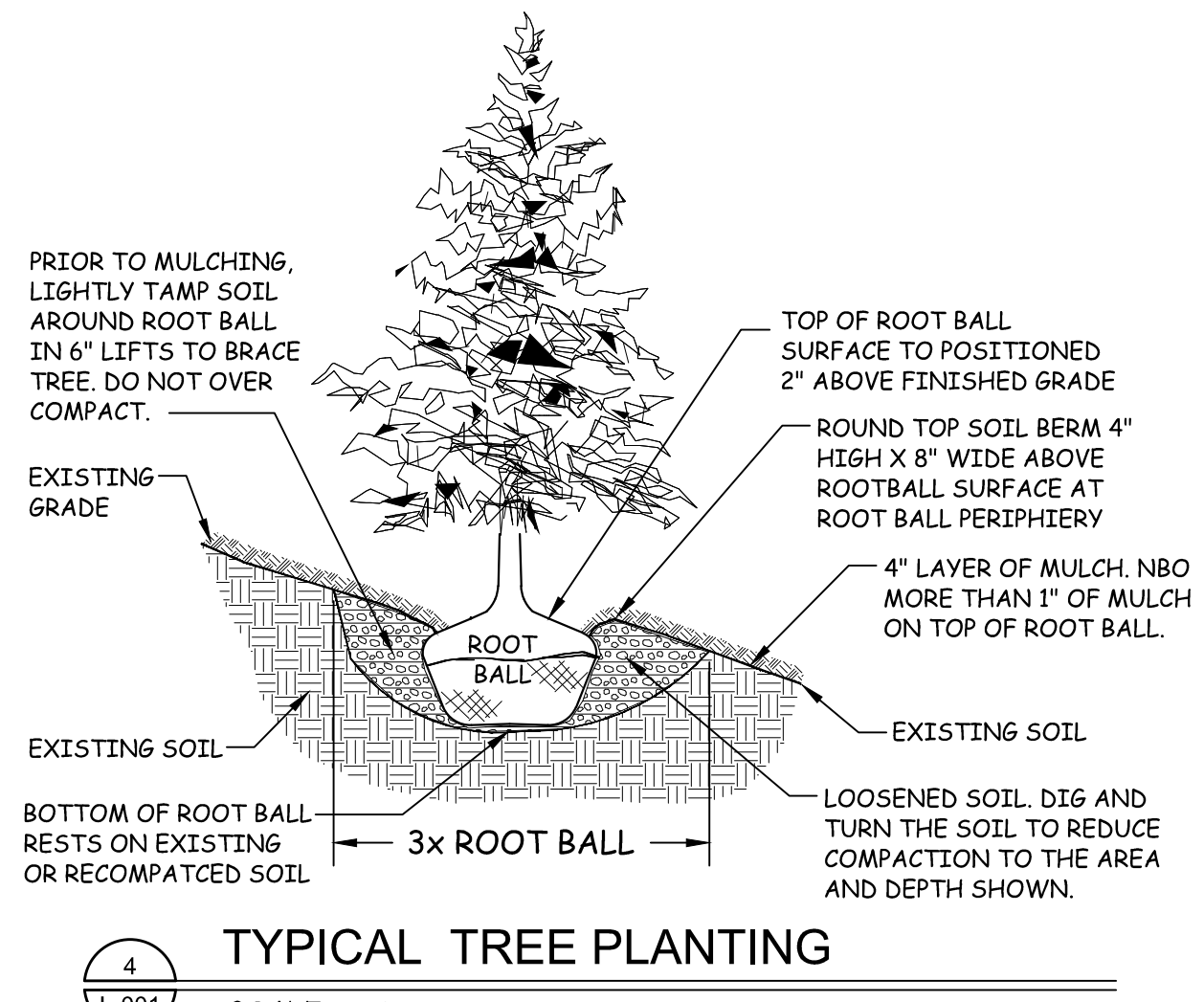
# EXISTING TREE INVENTORY

TAG #	TREE NAME	T/DB	#STEMS	COMB DBH (IN. ROUNDED)	CONDITION	EXCEPTIONAL PER MICC
1	Acer macrophyllum (Bigleaf maple)	D	1	27	4	NO
2	Pseudotsuga menziesii (Douglas fir)	E	1	24	4	NO
3	Pseudotsuga menziesii (Douglas fir)	E	1	15	3	NO
4	Acer macrophyllum (Bigleaf maple)	D	1	14	5	NO
5	Pinus nigra (Austrian pine)	E	1	19	3	YES
6	Pinus nigra (Austrian pine)	E	1	33	3	YES
7	Pinus nigra (Austrian pine)	E	1	29	4	YES
8	Pinus nigra (Austrian pine)	E	1	28	4	YES
9	Pinus nigra (Austrian pine)	E	1	31	3	NO
10	Acer macrophyllum (Bigleaf maple)	D	1	11	4	NO
11	Acer macrophyllum (Bigleaf maple)	D	1	13	3	NO
12	Thuja plicata (Western red cedar)	E	1	11	3	NO
13	Thuja plicata (Western red cedar)	E	1	14	3	NO
14	Thuja plicata (Western red cedar)	E	1	43	3	YES
15	Acer macrophyllum (Bigleaf maple)	D	1	22	3	NO
16	Alnus rubra (Red alder)	D	1	20	4	NO
17	Thuja plicata (Western red cedar)	E	1	12	3	NO
18	Acer macrophyllum (Bigleaf maple)	D	1	13	4	NO
19	Thuja plicata (Western red cedar)	E	1	11	3	NO
20	Acer macrophyllum (Bigleaf maple)	D	1	38	3	YES
21	Acer macrophyllum (Bigleaf maple)	D	1	33	4	YES
22	Arbutus menziesii (Pacific madrone)	E	1	11	2	YES
25	Picea abies (Norway spruce)	E	1	14	4	NO
27	Acer macrophyllum (Bigleaf maple)	D	1	16	5	NO
28	Acer macrophyllum (Bigleaf maple)	D	10	13	5	NO
29	Acer macrophyllum (Bigleaf maple)	D	10	13	5	NO
30	Acer macrophyllum (Bigleaf maple)	D	10	13	5	NO
31	Acer macrophyllum (Bigleaf maple)	D	10	13	5	NO
32	Acer macrophyllum (Bigleaf maple)	D	10	13	5	NO
33	Thuja plicata (Western red cedar)	E	1	10	5	NO
34	Thuja plicata (Western red cedar)	E	2	14	5	NO
35	Pinus nigra (Austrian pine)	E	1	14	5	NO
36	Acer macrophyllum (Bigleaf maple)	D	5	13	3	NO
37	Thuja plicata (Western red cedar)	E	1	12	5	NO
38	Thuja plicata (Western red cedar)	E	1	12	5	NO
39	Thuja plicata (Western red cedar)	E	1	12	5	NO
40	Thuja plicata (Western red cedar)	E	1	12	5	NO
41	Thuja plicata (Western red cedar)	E	1	14	5	NO
42	Thuja plicata (Western red cedar)	E	1	14	5	NO
43	Thuja plicata (Western red cedar)	E	1	16	5	NO

TAG #	TREE NAME	T/DB	#STEMS	COMB DBH (IN. ROUNDED)	CONDITION	EXCEPTIONAL PER MICC
2801	Pinus nigra (Austrian pine)	E	1	18	3	NO
2802	Populus balsamifera (Black cottonwood)	D	1	43	4	YES
2803	Pinus nigra (Austrian pine)	E	1	12	3	NO
2804	Pinus nigra (Austrian pine)	E	1	11	3	NO
2805	Pinus nigra (Austrian pine)	E	1	10	3	NO
2806	Acer macrophyllum (Bigleaf maple)	D	2	22	3	NO
2807	Acer macrophyllum (Bigleaf maple)	D	2	23	4	NO
2808	Robinia pseudoacacia (Black locust)	D	1	13	4	NO
2809	Pinus nigra (Austrian pine)	E	1	10	4	NO
2811	Acer macrophyllum (Bigleaf maple)	D	2	28	5	NO
2812	Acer macrophyllum (Bigleaf maple)	D	1	10	4	NO
2813	Thuja plicata (Western red cedar)	E	1	21	3	NO
2814	Acer macrophyllum (Bigleaf maple)	D	1	10	4	NO
2815	Acer macrophyllum (Bigleaf maple)	D	1	10	3	NO
2816	Thuja plicata (Western red cedar)	E	1	29	3	NO
2819	Alnus rubra (Red alder)	D	1	11	3	NO
2820	Acer macrophyllum (Bigleaf maple)	D	1	12	3	NO
2821	Thuja plicata (Western red cedar)	E	1	15	3	NO
2822	Acer macrophyllum (Bigleaf maple)	D	2	13	4	NO
2824	Acer macrophyllum (Bigleaf maple)	D	1	18	4	NO
2825	Thuja plicata (Western red cedar)	E	1	16	3	NO
2826	Thuja plicata (Western red cedar)	E	1	14	3	NO
2827	Thuja plicata (Western red cedar)	E	1	10	3	NO
2828	Thuja plicata (Western red cedar)	E	1	24	3	NO
2829	Thuja plicata (Western red cedar)	E	1	13	3	NO
2830	Thuja plicata (Western red cedar)	E	1	19	4	NO
2831	Fraxinus sp. (Ash species)	D	3	15	4	NO
2832	Thuja plicata (Western red cedar)	E	1	14	4	NO
2834	Pinus nigra (Austrian pine)	E	1	13	3	NO
2835	Pinus nigra (Austrian pine)	E	1	17	3	NO
2836	Pinus nigra (Austrian pine)	E	1	10	3	NO
2837	Pinus nigra (Austrian pine)	E	1	14	3	NO
2838	Pinus nigra (Austrian pine)	E	1	17	3	NO
2840	Pinus nigra (Austrian pine)	E	1	10	4	NO
2841	Pinus nigra (Austrian pine)	E	1	17	3	NO
2842	Pinus nigra (Austrian pine)	E	1	12	3	NO
2843	Acer macrophyllum (Bigleaf maple)	D	1	10	4	NO
2844	Acer macrophyllum (Bigleaf maple)	D	1	10	5	NO
2845	Pinus nigra (Austrian pine)	E	1	11	3	NO
2846	Pinus nigra (Austrian pine)	E	1	17	3	NO

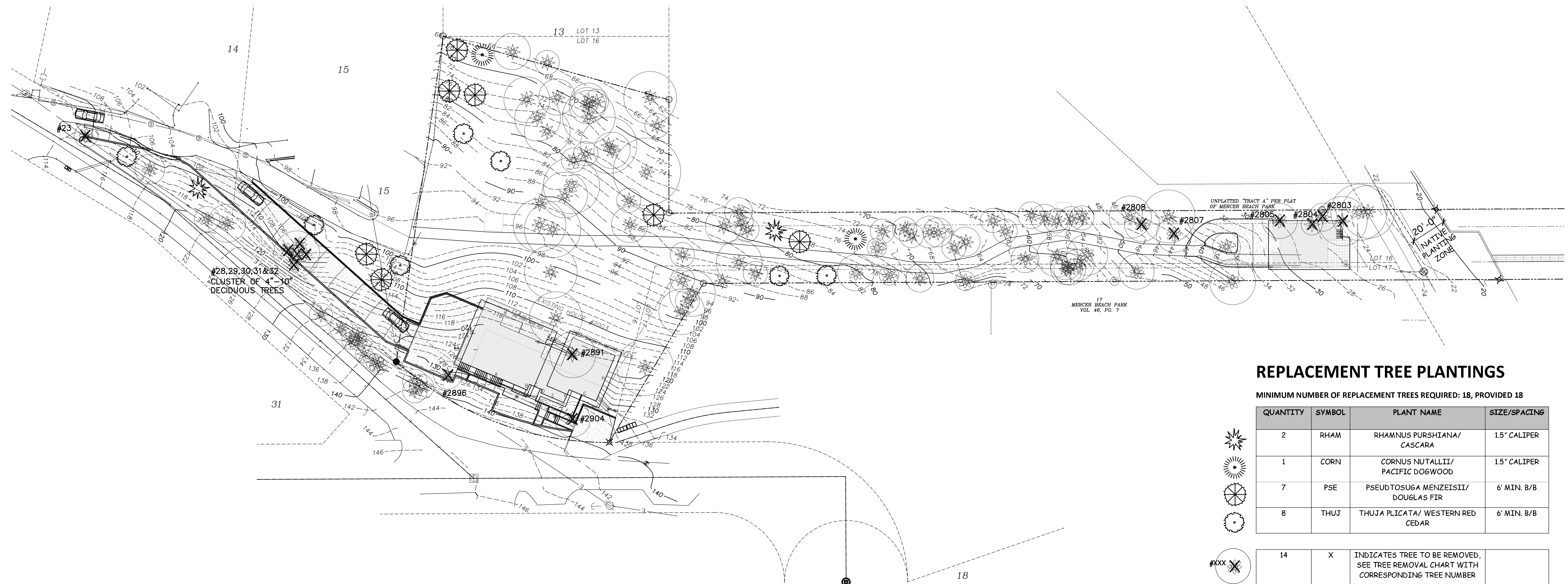
TAG #	TREE NAME	T/DB	#STEMS	COMB DBH (IN. ROUNDED)	CONDITION	EXCEPTIONAL PER MICC
2847	Pinus nigra (Austrian pine)	E	1	11	3	NO
2849	Pinus nigra (Austrian pine)	E	1	13	4	NO
2850	Pinus nigra (Austrian pine)	E	1	20	3	NO
2852	Pseudotsuga menziesii (Douglas fir)	E	1	10	3	NO
2853	Thuja plicata (Western red cedar)	E	1	17	4	NO
2854	Arbutus menziesii (Pacific madrone)	E	1	12	5	YES
2855	Acer macrophyllum (Bigleaf maple)	D	5	37	3	YES
2856	Thuja plicata (Western red cedar)	E	1	11	3	NO
2857	Arbutus menziesii (Pacific madrone)	E	1	6	2	YES
2858	Prunus emarginata (Bitter cherry)	D	1	14	4	NO
2859	Acer macrophyllum (Bigleaf maple)	D	7	28	5	YES
2861	Pseudotsuga menziesii (Douglas fir)	E	1	27	3	NO
2862	Pinus nigra (Austrian pine)	E	1	18	5	NO
2863	Thuja plicata (Western red cedar)	E	1	10	4	NO
2864	Thuja plicata (Western red cedar)	E	1	12	3	NO
2865	Thuja plicata (Western red cedar)	E	1	25	3	NO
2866	Thuja plicata (Western red cedar)	E	2	15	4	NO
2867	Thuja plicata (Western red cedar)	E	1	12	3	NO
2868	Pseudotsuga menziesii (Douglas fir)	E	1	49	3	YES
2869	Pseudotsuga menziesii (Douglas fir)	E	1	41	3	YES
2870	Thuja plicata (Western red cedar)	E	1	11	2	NO
2871	Alnus rubra (Red alder)	D	2	12	3	NO
2872	Pseudotsuga menziesii (Douglas fir)	E	1	34	2	YES
2873	Arbutus menziesii (Pacific madrone)	E	1	12	4	YES
2874	Arbutus menziesii (Pacific madrone)	E	1	17	5	YES
2875	Pseudotsuga menziesii (Douglas fir)	E	1	29	3	NO
2876	Arbutus menziesii (Pacific madrone)	E	1	14	5	YES
2877	Thuja plicata (Western red cedar)	E	1	14	2	NO
2878	Thuja plicata (Western red cedar)	E	1	17	2	NO
2879	Pseudotsuga menziesii (Douglas fir)	E	1	29	2	NO
2880	Pseudotsuga menziesii (Douglas fir)	E	1	24	2	NO
2881	Pseudotsuga menziesii (Douglas fir)	E	1	24	3	NO
2882	Acer macrophyllum (Bigleaf maple)	D	1	11	5	NO
2883	Acer macrophyllum (Bigleaf maple)	D	1	15	5	NO
2884	Pseudotsuga menziesii (Douglas fir)	E	1	39	3	YES
2885	Pseudotsuga menziesii (Douglas fir)	E	1	27	3	NO
2886	Pseudotsuga menziesii (Douglas fir)	E	1	41	3	YES
2887	Pseudotsuga menziesii (Douglas fir)	E	1	22	4	NO
2888	Acer macrophyllum (Bigleaf maple)	D	1	33	3	YES
2889	Thuja plicata (Western red cedar)	E	1	18	4	NO

TAG #	TREE NAME	T/DB	#STEMS	COMB DBH (IN. ROUNDED)	CONDITION	EXCEPTIONAL PER MICC	
2890	Pseudotsuga menziesii (Douglas fir)	E	1	43	3	YES	
2891	Pseudotsuga menziesii (Douglas fir)	E	1	26	3	NO	
2892	Pseudotsuga menziesii (Douglas fir)	E	1	34	3	YES	
2893	Thuja plicata (Western red cedar)	E	1	19	4	NO	
2894	Thuja plicata (Western red cedar)	E	1	14	4	NO	
2895	Pseudotsuga menziesii (Douglas fir)	E	1	19	3	NO	
2896	Pinus nigra (Austrian pine)	E	1	17	3	NO	
2897	Tsuga heterophylla (Western hemlock)	E	1	11	4	NO	
2898	Thuja plicata (Western red cedar)	E	4	19	4	NO	
2899	Thuja plicata (Western red cedar)	E	1	17	4	NO	
2900	Thuja plicata (Western red cedar)	E	1	22	4	NO	
2903	Arbutus unedo (Strawberry tree)	E	1	20	24	3	NO

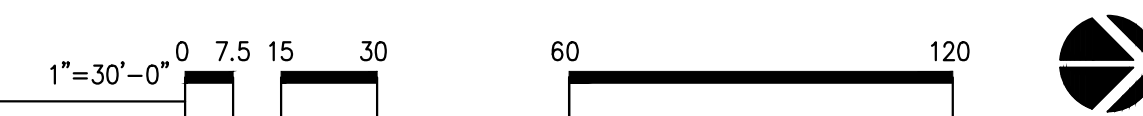


# TREES TO BE REMOVED

Tree ID	Scientific Name	DBH (in.)	Condition	Reason for Removal	Replacement Ratio (X:1)
23	Malus domestica	8	3- Fair	Driveway construction	1.0
28	Acer macrophyllum	13*	5- Dead or dying	Driveway construction	1.0
29	Acer macrophyllum	13*	5- Dead or dying	Driveway construction	1.0
30	Acer macrophyllum	13*	5- Dead or dying	Driveway construction	1.0
31	Acer macrophyllum	13*	5- Dead or dying	Driveway construction	1.0
32	Acer macrophyllum	13*	5- Dead or dying	Driveway construction	1.0
2803	Pinus nigra	12	3- Fair	Accessory structure construction	1.0
2804	Pinus nigra	11	3- Fair	Accessory structure construction	1.0
2805	Pinus nigra	10	3- Fair	Accessory structure construction	1.0
2807	Acer macrophyllum	23	4- Poor	Accessory structure construction	2.0
2808	Robinia pseudoacacia	13	4- Poor	Accessory structure construction	2.0
2891	Pseudotsuga menziesii	26	3- Fair	Residence construction	3.0
2896	Pinus nigra	17	3- Fair	Residence construction	1.0
2904	Acer palmatum	9	3- Fair	driveway construction	1.0



# 1 TREE REPLACEMENT PLAN



# REPLACEMENT TREE PLANTINGS

MINIMUM NUMBER OF REPLACEMENT TREES REQUIRED: 18, PROVIDED 18

QUANTITY	SYMBOL	PLANT NAME	SIZE/SPACING
2	RHAM	RHAMNUS PURSHIANA/ CASCARA	1.5" CALIPER
1	CORN	CORNUS NUTALLII/ PACIFIC DOGWOOD	1.5" CALIPER
7	PSE	PSEUDOTSUGA MENZEISII/ DOUGLAS FIR	6' MIN. B/B
8	THUJ	THUJA PLICATA/ WESTERN RED CEDAR	6' MIN. B/B

14	X	INDICATES TREE TO BE REMOVED, SEE TREE REMOVAL CHART WITH CORRESPONDING TREE NUMBER	
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**Ken Large**  
KENNETH E. LARGE  
CLASS. NO. 10000-00000  
CERTIFICATE #001

**PHILLIPS RESIDENCE**  
2003 82ND AVE  
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JOB NUMBER: \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
DATE: MAY 01, 2019  
REVISIONS:  
1

SHEET TITLE:  
**TREE REPLACEMENT PLAN**  
PERMIT SET  
SHEET NUMBER:

**L001**