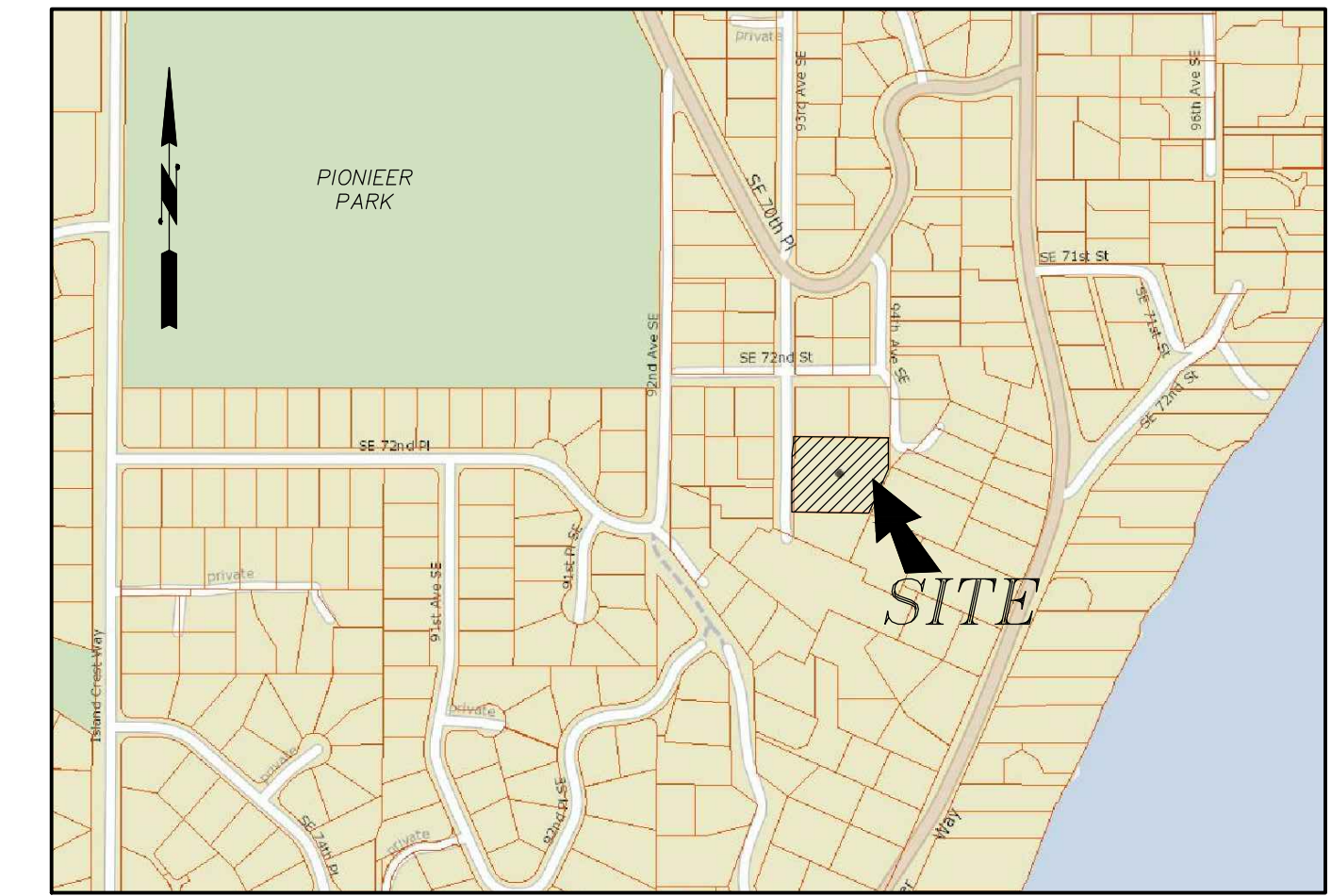


NW 1/4 OF SE 1/4 OF SEC. 30, TWP. 24N., RNG. 5E., W.M.

PRELIMINARY CIVIL SITE PLAN



VICINITY MAP
NOT TO SCALE



DATE	NOTES
3-30-21	SUBMITTED TO CLIENT
5-25-21	REVISED PER CITY COMMENTS

PROJECT DATA

PROPERTY ADDRESS: 7216 93RD AVENUE SE
MERCER ISLAND, WA 98040
TAX LOT NUMBER: 258190-0210
SITE AREA: 39,144 SF (0.899 ACRES)
ZONING: R-8.4

PROJECT TEAM

OWNER: PREMIUM HOMES OF MERCER ISLAND LLC
PO BOX 1639
MERCER ISLAND, WA 98040
(206) 724-1072
CONTACT: BOGDAN MAKSIMCHUK

ARCHITECT: McCULLOUGH ARCHITECTS
2910 FIRST AVENUE SOUTH, SUITE 201
SEATTLE, WA 98134
(206) 443-1181
CONTACT: MATT GLASER

CIVIL ENGINEER: LITCHFIELD ENGINEERING
12840 81ST AVE NE
KIRKLAND, WA 98034
(425) 821-5039
CONTACT: KEITH LITCHFIELD, PE

SURVEYOR: INFORMED LAND SURVEYING
PO BOX 5137
TACOMA, WA 98415-0137
(253) 627-2070
CONTACT: EVAN WAHLSTROM, PLS

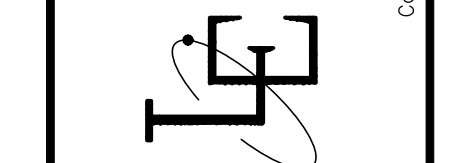
GEOTECHNICAL ENGINEERS: SONDERGAARD GEOSCIENCE, PLLC
13012 65TH AVENUE SE
SNOHOMISH, WA 98296
(425) 375-4727
CONTACT: JON SONDERGAARD, LEG

ROBERT M. PRIDE, LLC
13203 HOLMES POINT DRIVE NE
KIRKLAND, WA 98034
(425) 814-3970
CONTACT: ROBERT PRIDE

WETLAND CONSULTANT: WETLAND RESOURCES, INC.
9505 19TH AVENUE SE, SUITE 106
EVERETT, WA 98208
(425) 337-3174
CONTACT: NIELS PEDERSEN, PWS

ARBORIST: LAYTON TREE CONSULTING, LLC
PO BOX 572
SNOHOMISH, WA 98291-0572
(425) 220-5711
CONTACT: BOB LAYTON

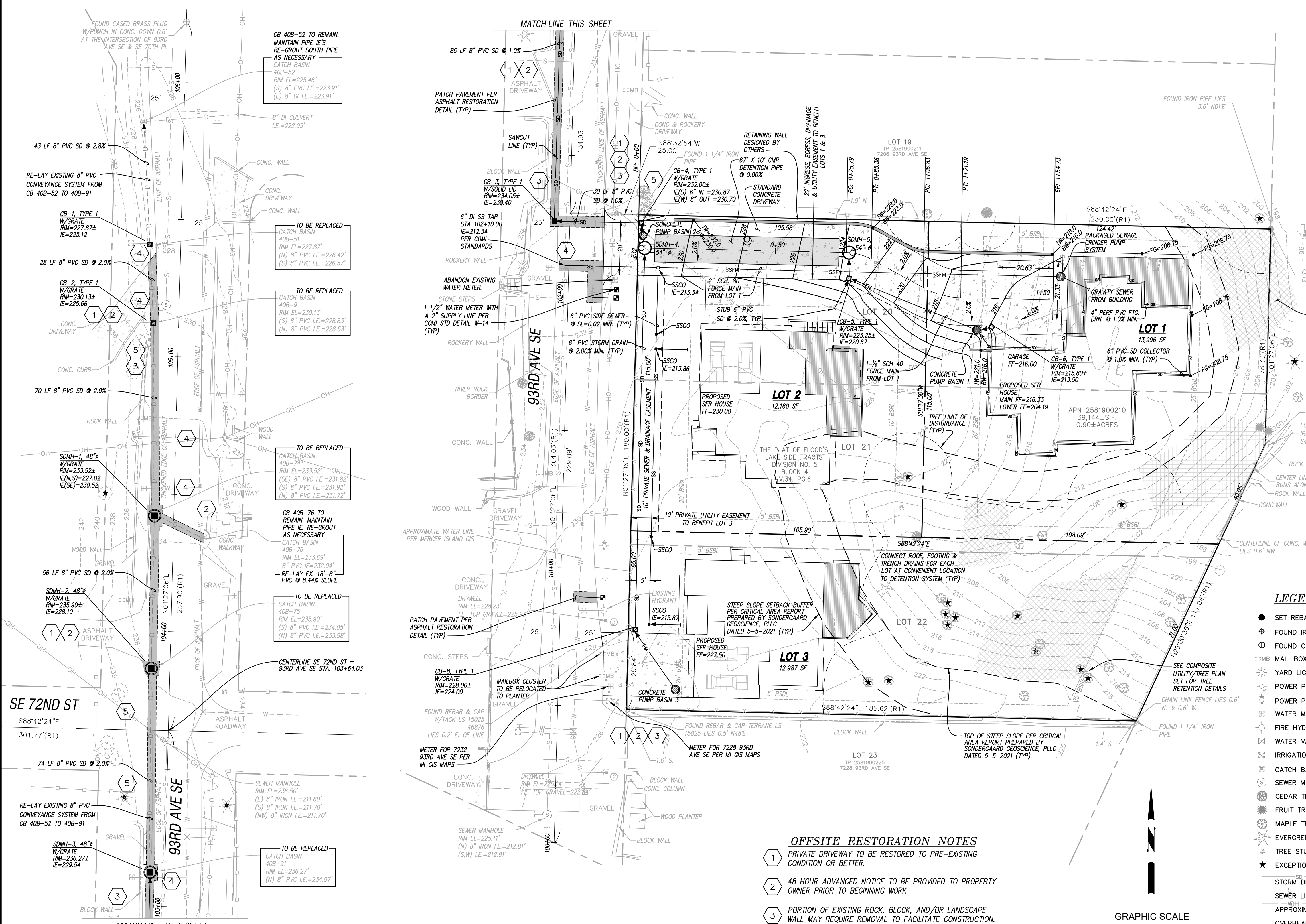
LITCHFIELD ENGINEERING
12840 81ST AVENUE NE
Kirkland, WA 98034
Tel: (425) 821-5038
Fax: (425) 821-5029



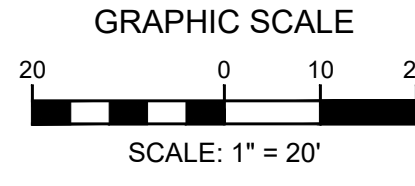
**PRELIMINARY CIVIL SITE PLAN
SHORT PLAT - 93RD AVE SE**

PREMIUM HOMES OF MERCER ISLAND LLC
PO BOX 1639 98040
MERCER ISLAND, WA 98040
(206) 724-1072

SHEET
1 of 2

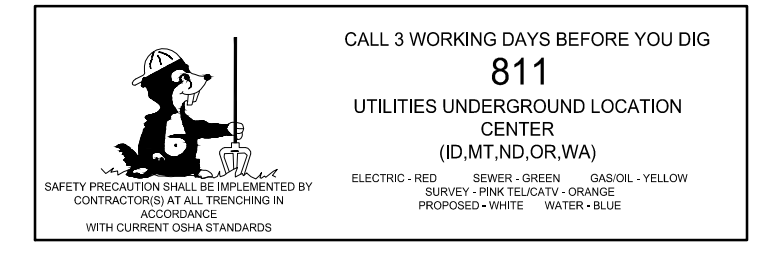


- ### OFFSITE RESTORATION NOTES
- PRIVATE DRIVEWAY TO BE RESTORED TO PRE-EXISTING CONDITION OR BETTER.
 - 48 HOUR ADVANCED NOTICE TO BE PROVIDED TO PROPERTY OWNER PRIOR TO BEGINNING WORK
 - PORTION OF EXISTING ROCK, BLOCK, AND/OR LANDSCAPE WALL MAY REQUIRE REMOVAL TO FACILITATE CONSTRUCTION. ANY DISTURBANCE TO WALL SHALL BE RESTORED TO PRE-EXISTING CONDITION UPON COMPLETION OF CONSTRUCTION.
 - WATER SERVICES AND/OR ANY UTILITIES CROSSING PIPE ALIGNMENT TO BE POTHOLED PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT AND MAINTAIN EXISTING WATER SERVICE DURING INSTALLATION OF NEW UTILITIES.
 - EXISTING TREES TO BE EVALUATED BY A CERTIFIED ARBORIST PRIOR TO CONSTRUCTION. ADDITIONAL PRECAUTIONARY MEASURES MAY BE REQUIRED DURING CONSTRUCTION.



LEGEND

- SET REBAR & CAP EMW LS #44651
- ⊕ FOUND IRON PIPE (AS SHOWN)
- ⊕ FOUND CASED MONUMENT (AS SHOWN)
- ⊕ MAIL BOX
- ⊕ YARD LIGHT
- ⊕ POWER POLE
- ⊕ POWER POLE W/TRANSFORMER & DROP
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ IRRIGATION CONTROL BOX
- ⊕ CATCH BASIN OR DRYWELL (AS SHOWN)
- ⊕ SEWER MANHOLE
- ⊕ CEDAR TREE
- ⊕ FRUIT TREE
- ⊕ MAPLE TREE
- ⊕ EVERGREEN TREE
- ⊕ TREE STUMP
- ★ EXCEPTIONAL TREE >=24"
- STORM DRAIN LINE
- SEWER LINE
- APPROXIMATE WATER LINE
- OVERHEAD UTILITY LINE
- WOOD FENCE
- CHAIN LINK FENCE
- EDGE OF HEDGES
- (R) DISTANCE PER REFERENCE
- ▨ =40% OR > SLOPE WITH 10 FEET OR > VERTICAL RELIEF



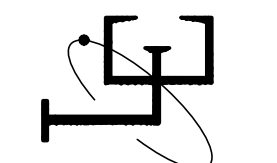
APPROVED: _____ Date _____
CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP



UNLESS SHOWN AND DATED

DATE	CHKD BY	DATE	NOTES
3-30-21	KAL		SUBMITTED TO CLIENT
5-25-21	KAL		REVISED PER CITY COMMENTS

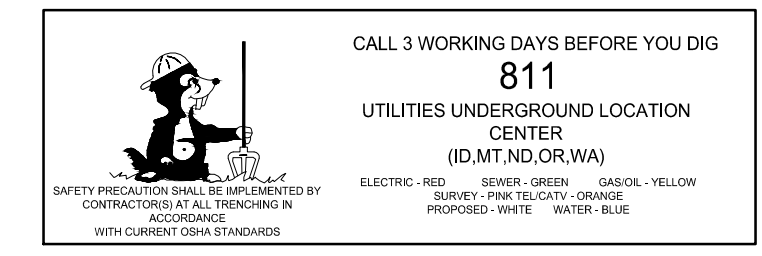
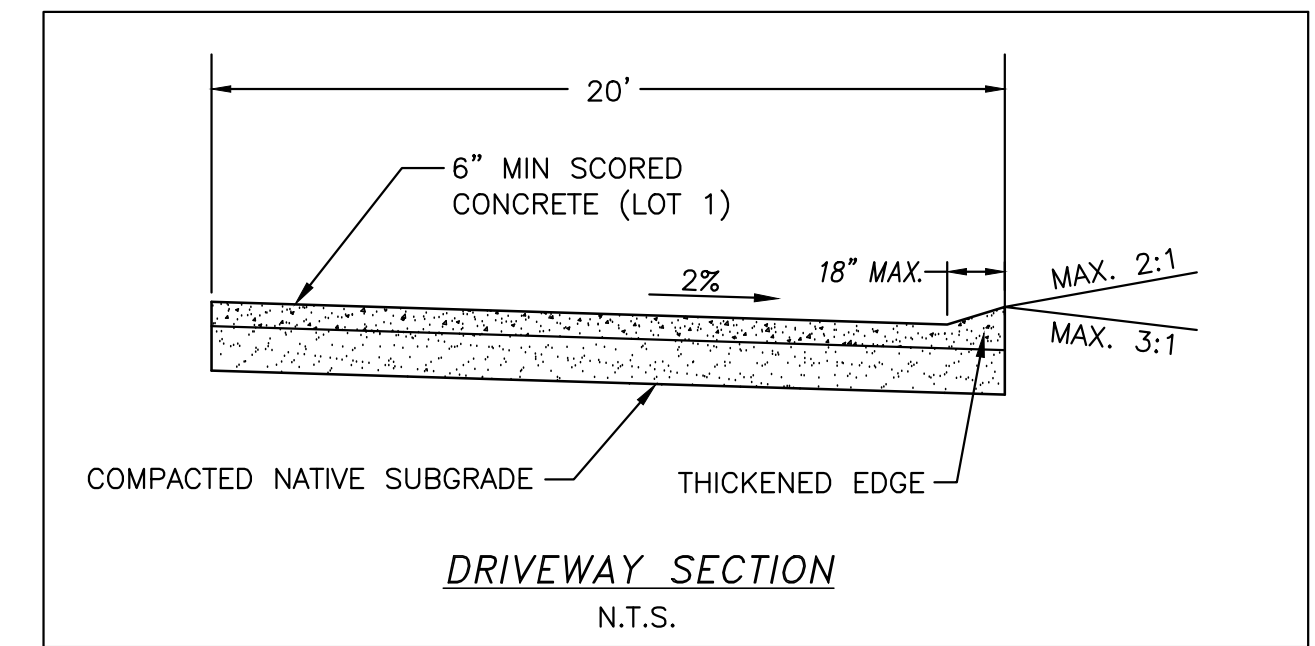
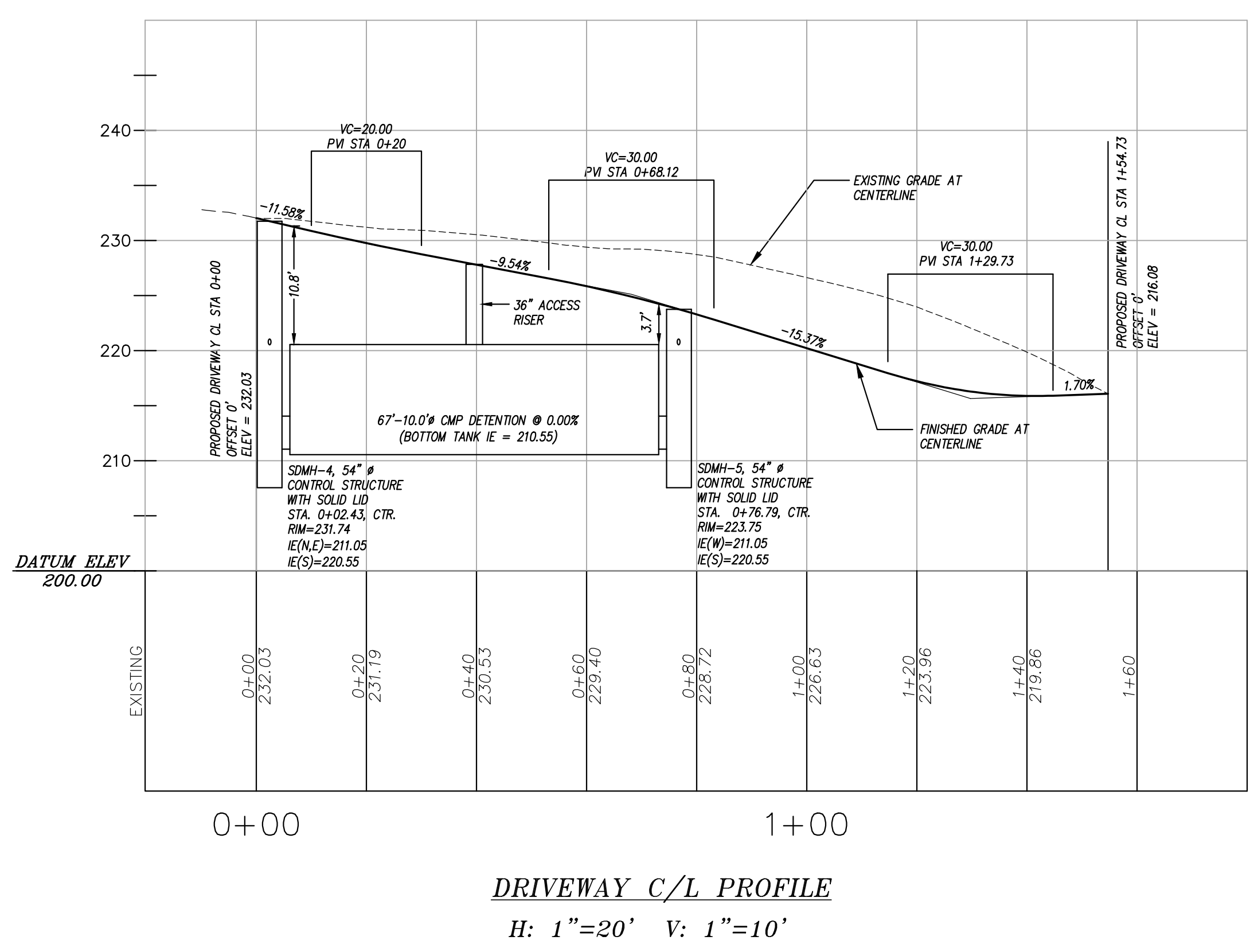
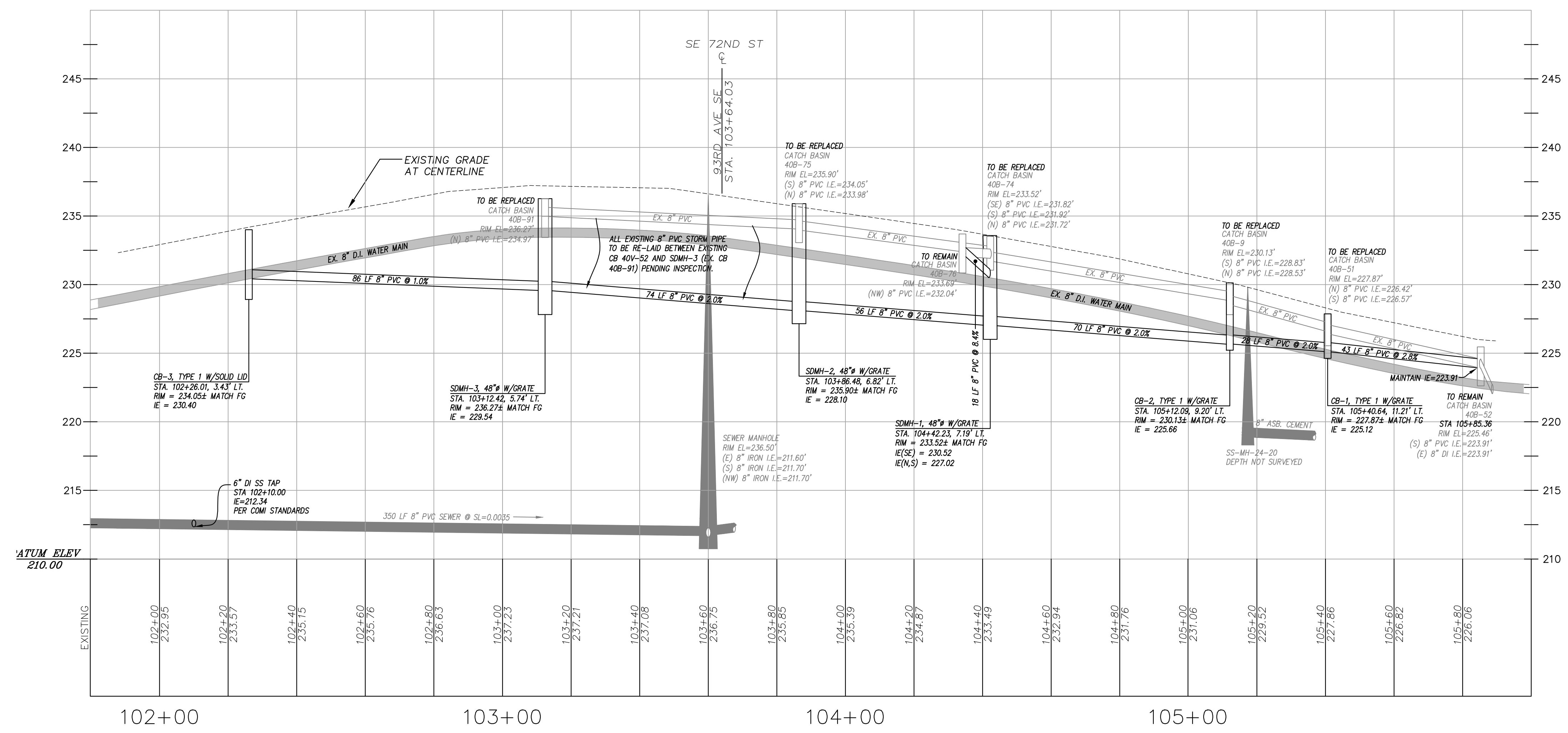
LITCHFIELD ENGINEERING
 12840 81ST AVENUE NE
 Kirkland, WA 98034
 TEL: (425) 821-5088 FAX: (425) 821-5079



PRELIMINARY PROFILES
SHORT PLAT - 93RD AVE SE
 PREMIUM HOMES OF MERCER ISLAND LLC
 P.O. BOX 1639 98040
 MERCER ISLAND, WA 98040
 (206) 724-1072

SHEET
 2 of 2

JOB No.



APPROVED: _____ Date _____
 CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP