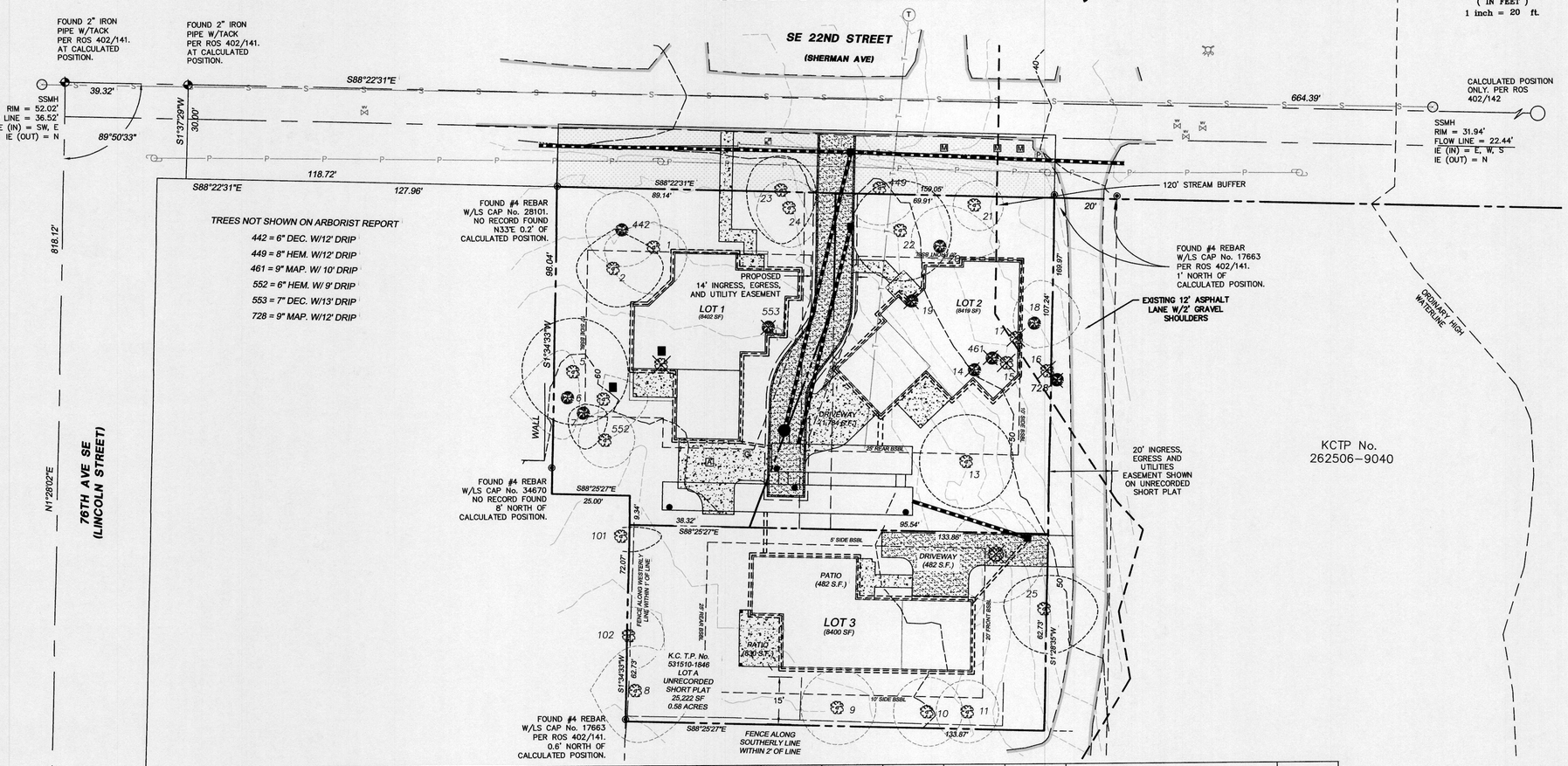
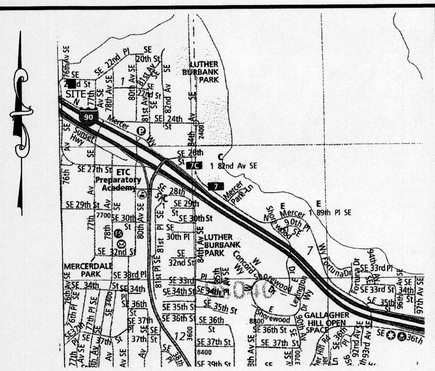
RAND-MILESTONE 3 LOT PRELIMINARY SHORT PLAT

SE 1/4 OF SEC.1, T.24N., R.4E., W.M.

CITY OF MERCER ISLAND, WASHINGTON





VICINITY MAP
N.T.S.

Tree Tag	Species Common	Species Scientific	DBH (inches)	Height (feet)	N	S	E	W	Condition	Exceptional yes/no	Comments	Proposal
1	Douglas fir	*Pseudotsuga menziesii*	28	113	8	15	10	16	Fair-good	No	topped in past, crook, reqenerated top, cambial rupture	TBD
2	Douglas fir	*Pseudotsuga menziesii*	30	120	12	12	15	12	Fair-good	Yes	topped in past	TBD
3	Deodar cedar	*Cedrus deodara*	23	96	10	17	20	6	Good	No	asymmetric crown to southeast	REMOVE
4	Douglas fir	*Pseudotsuga menziesii*	18	79	7	12	13	0	Fair	No	asymmetric crown, somewhat suppressed	TBD
5	Douglas fir	*Pseudotsuga menziesii*	40	116	17	16	16	18	Good	Yes	topped in past	TBD
6	Bigleaf maple	*Acer macrophyllum*	18	30	14	12	0	18	Fair	No	trunk forks at 4 feet , asymmetric crown to west	TBD
7	Scoulers willow	*Salix scouleriana*	9	32	2	11	6	4	Fair-poor	Yes	decay at root crown. suppressed	TBD
8	Douglas fir	*Pseudotsuga menziesii*	26	93	13	16	17	14	Fair-good	No	large crook, large exposed surface roots, good vigor	TBD
9	Deodar cedar	*Cedrus deodara*	11	44	12	10	10	10	Good	No	young, no concerns	TBD
10	Deodar cedar	*Cedrus deodara*	12	45	11	10	10	11	Good	No	young, no concerns	TBD
11	Deodar cedar	*Cedrus deodara*	12	46	10	10	11	9	Good	No 1	voung, no concerns	TBD
12	Western red cedar	*Thuja plicata*	29	70	14	14	16	16	Good	No	exposed surface roots. qood vigor	REMOVE
13	Douglas fir	*Pseudotsuga menziesii*	38	101	16	15	15	13	Fair-good	Yes	topped in past, large cambial rupture, 4 feet to house	TBD
14	Bigleaf maple	*Acer macrophyllum*	18	60	6	18	8	14	Fair	No	asymmetric crown to south	REMOVE
15	Douglas fir	*Pseudotsuga menziesii*	21	95	6	11	6	10	Fair	No	natural lean south, topped in oast	REMOVE
16	Douglas fir	*Pseudotsuga menziesii*	27	62	7	12	12	5	Fair	No	broken top, small crown	REMOVE
17	Douglas fir	*Pseudotsuga menziesii*	26	103	14	8	12	8	Fair	No	topped in past, crook, regenerated top	REMOVE
18	Bigleaf maple	*Acer macrophyllum*	9,7 (11)	51	12	8	14	6	Fair	No	poor taper, some dead cambium on 12 inch stem	TBD
19	Horse chestnut	*Aesculus hippocastanum*	14	47	15	12	8	16	Fair-good	No	decent form	REMOVE
20	Bigleaf maple	*Acer macrophyllum*	12,9,8 (17)	61	12	4	18	8	Fair	No	somewhat suppressed	TBD
21	Douglas fir	*Pseudotsuga menziesii*	19	86	7	7	9	7	Fair	No	narrow crown, large cambial ruoture	TBD
22	Douglas fir	*Pseudotsuga menziesii*	40	94	16	15	16	17	Fair-good	Yes	topped in past, crook, regenerated top	TBD
23	shore pine	*Pinus contorta*	22	65	10	16	10	11	Fair	Yes	forked tops	TBD
24	Western red cedar	*Thuja plicata*	10	20	8	12	10	10	Fair	No	suppressed, under pine	TBD
25	Douglas fir	*Pseudotsuga menziesii*	30	118	10	13	16	12	Fair-good	Yes	topped in past, good vigor	TBD
NEIGHBORING TREES												
101	Western red cedar	*Thuja plicata*	32	88	2	NA	12	NA	Fair-good	Yes	sparse top foliage, sound	Protect
102	Western red cedar	*Thuja plicata*	13	45	8	10	10	NA	Good	No	close to fence, good vigor	Protect

DEVELOPER/AGENT

MILESTONE–WCMI, LLC
8 CRESCENT KEY
BELLEVUE, WA 98009

PROPERTY OWNER:

MILESTONE–WCMI, LLC
8 CRESCENT KEY
BELLEVUE, WA 98009

PROPERTY ADDRESS:

7621 SE 22ND STREET
MERCER ISLAND, WA 98040

SURVEYOR/ENGINEER:

EASTSIDE CONSULTANTS, INC.
1320 NW MAIL ST., STE B
ISSAQUAH WA 98027

ZONING:

R–8.4

TAX ACCOUNT NO.

531510–1846

LOT SIZE:

25,221 S.F. / 0.579 ACRES

LEGAL DESCRIPTION:

THE WEST 158.97 FEET OF THE EAST 178.97 FEET OF LOT 1, AND THE WEST 133.97 FEET OF THE EAST 153.97 FEET OF LOT 2, BLOCK 24, McGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON.

TOPOGRAPHY SURVEY NOTES:

1. *BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, N.A.D. 1983/2011, BASED ON GPS TIES TO THE WASHINGTON STATE REFERENCE NETWORK WSRN).*
2. *ELEVATION DATUM IS N.A.V.D. 1988 BASED ON GPS TIES TO THE WSRN.*
3. *FIELD WORK WAS DONE IN FEBRUARY OF 2020 USING A TRIMBLE R8 GNSS GPS RECEIVER, AND A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION IN ACCORDANCE WITH W.A.C. 332-130.*
4. *THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BASE MAP FOR CIVIL ENGINEERING DESIGN.*
5. *THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS. THE CONTOUR INTERVAL IS 2.0 FEET AND THE CONTOUR ACCURACY IS ONE HALF OF THE INTERVAL (±1.0 FEET).*
6. *PROPERTY LINES SHOWN ARE PER UNRECORDED SHORT PLAT BY JONES, BASSI & ASSOCIATES DATED 1/16/1974.*
7. *THE UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMBINATION OF PAINT MARKS PROVIDED BY APPLIED PROFESSIONAL SERVICES, INC, AND THE SURVEYED LOCATION OF OBVIOUS SURFACE FEATURES. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST ON AND AROUND THIS SITE.*
8. *THE LEGAL DESCRIPTION AS SHOWN HEREON IS PER STEWART TITLE INSURANCE COMPANY FILE No. 561998, COMMITMENT DATE: OCTOBER 8, 2019.*
9. *ARBORIST REPORT PROVIDED BY LAYTON TREE CONSULTING LLC*
10. *THE FOLLOWING SURVEYS OF RECORD WERE USED TO CALCULATE AND/OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON...*
    THE PLAT OF McGILVRA'S ISLAND ADDITION VOLUME 16, PAGE 58
    UNRECORDED SHORT PLAT BY JONES, BASSI & ASSOCIATES DATED 1/16/1974
    RECORD OF SURVEY VOLUME 402, PAGE 142

NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE. OTHER EXISTING UTILITIES MAY EXIST ALONG THIS PROPOSED ALIGNMENT. IT SHALL BE THE CONTRACTOR AND OR OWNERS RESPONSIBILITY TO VERIFY THE SIZE TYPE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION

Call Before You Dig 811

RONALD S. FREDERIKSEN
STATE OF WASHINGTON
39053
REGISTERED PROFESSIONAL ENGINEER
8/18/2021

INDEX LOCATION:
SEC. 1 T. 24N. R. 4E. W.M.

1

REVISIONS	BY	DATE

© THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.

PRELIMINARY SHORT PLAT MAP

MILESTONE WCMI, LLC
8 CRESCENT KEY
BELLEVUE, WA 98009
CONTACT: GREG ARMS
PHONE: (206) 817-4192

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1320 N.W. MAIL ST., SUITE B
ISSAQUAH, WASHINGTON 98027
PH(425)392-5351 FAX:392-4676

JOB NO. 20025
DATE 6/21
SCALE 1"=20'
DESIGNED RSF
DRAWN RSF
CHECKED RSF
APPROVED RSF

SHEET 1 OF 1