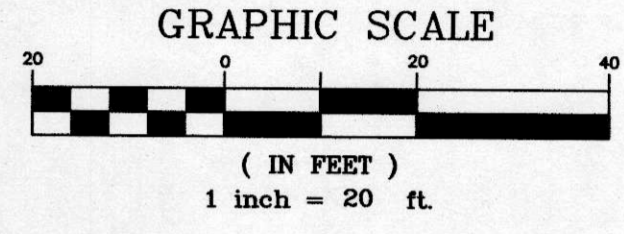
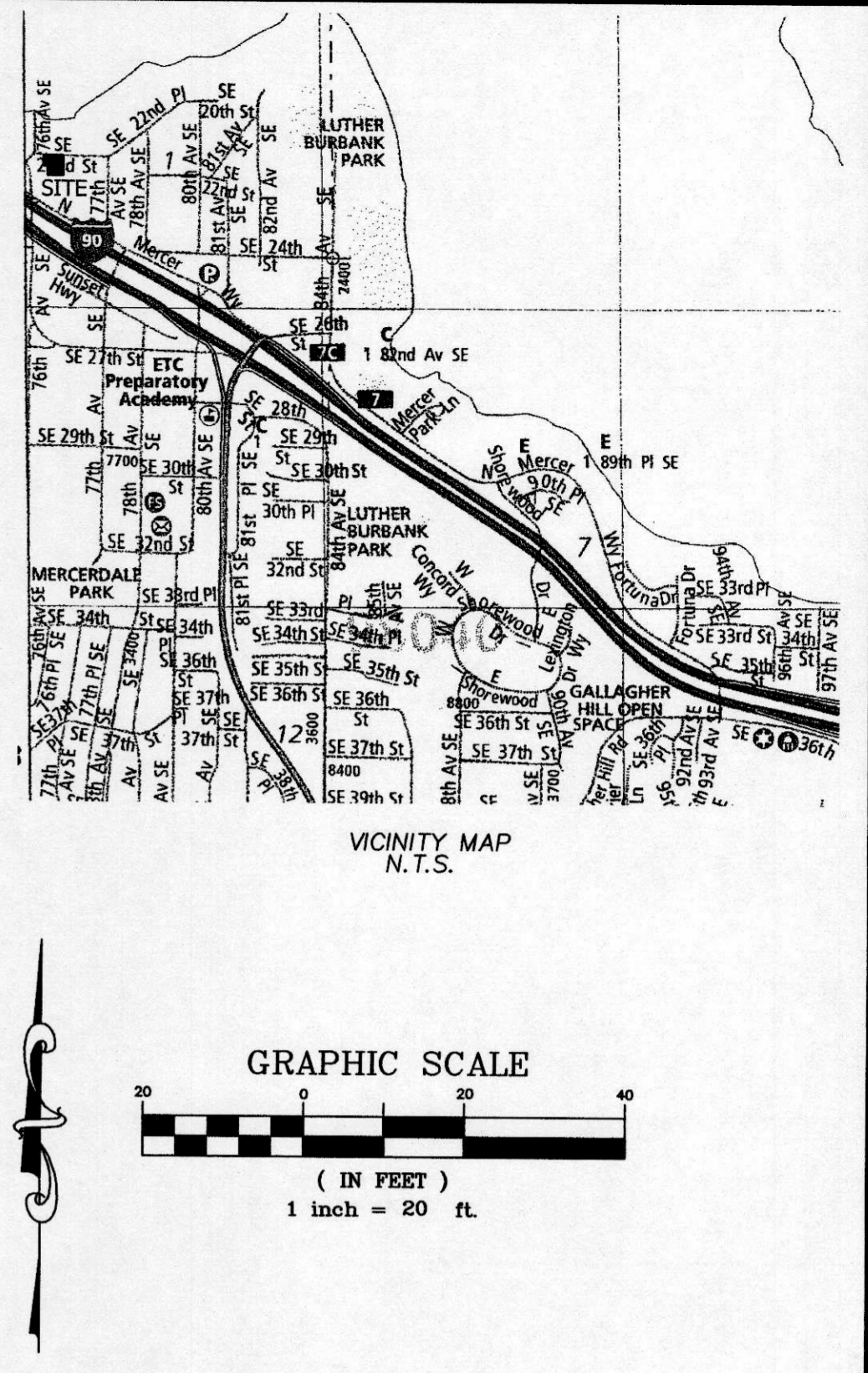
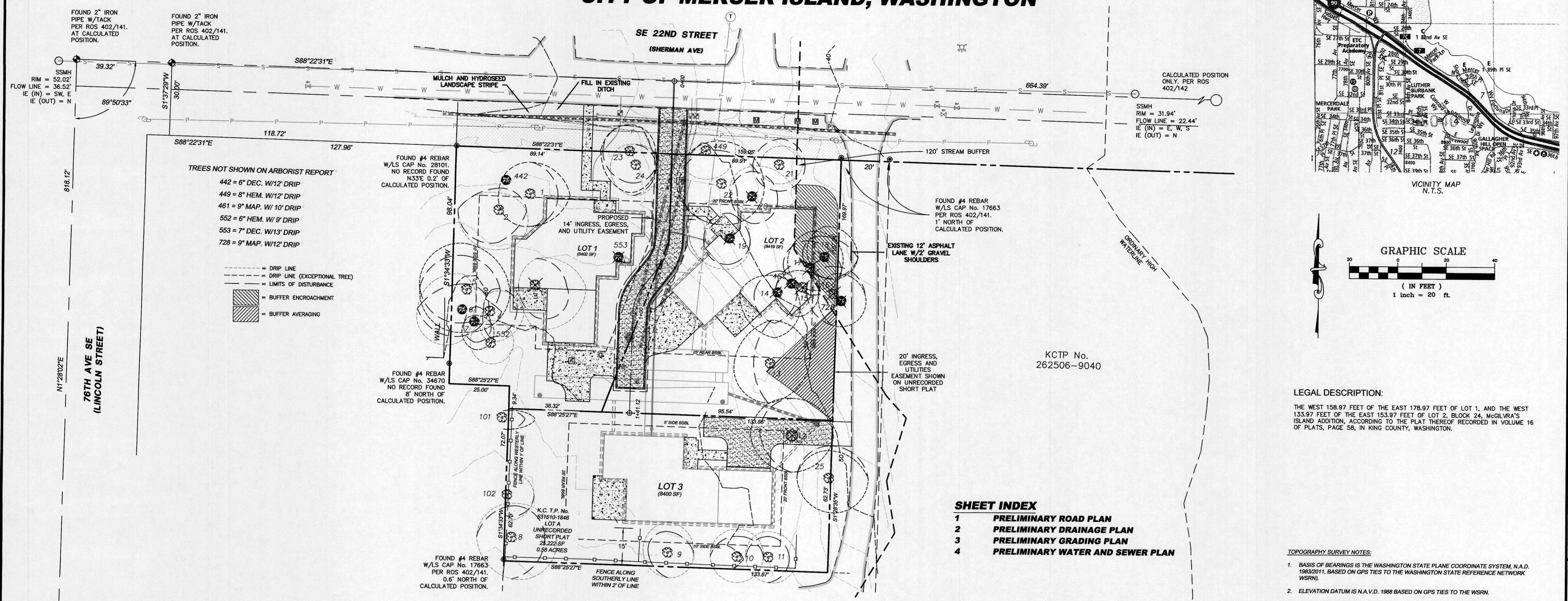


MILESTONE PRELIMINARY SHORT PLAT

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

CITY OF MERCER ISLAND, WASHINGTON



TREES NOT SHOWN ON ARBORIST REPORT

- 442 = 6" DEC. W/12' DRIP
- 449 = 8" HEM. W/12' DRIP
- 461 = 9" MAP. W/10' DRIP
- 552 = 6" HEM. W/9' DRIP
- 553 = 7" DEC. W/13' DRIP
- 728 = 9" MAP. W/12' DRIP

- DRIP LINE
- DRIP LINE (EXCEPTIONAL TREE)
- LIMITS OF DISTURBANCE
- BUFFER ENCROACHMENT
- BUFFER AVERAGING

- SHEET INDEX**
- 1 PRELIMINARY ROAD PLAN
 - 2 PRELIMINARY DRAINAGE PLAN
 - 3 PRELIMINARY GRADING PLAN
 - 4 PRELIMINARY WATER AND SEWER PLAN

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:

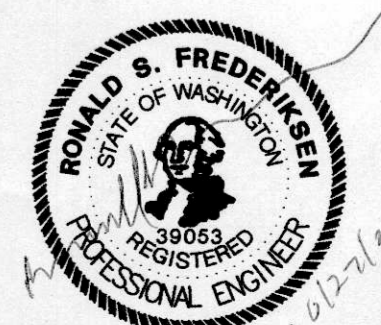
1. BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, N.A.D. 1983/2011, BASED ON GPS TIES TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN).
2. ELEVATION DATUM IS N.A.V.D. 1988 BASED ON GPS TIES TO THE WSRN.
3. FIELD WORK WAS DONE IN FEBRUARY OF 2020 USING A TRIMBLE R8 GNSS GPS RECEIVER, 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. 981998, 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

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

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

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



| |
|---|
| 1 |
|---|

REVISIONS

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
| | | | |

PRELIMINARY ROAD PLAN

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

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1550 ALVA WAY, SUITE 100
ISSAQUAH, WASHINGTON 98027
PH: (425) 382-5351 FAX: 382-4676

JOB NO. 20025
DATE 5/21
SCALE 1"=20'
DESIGNED RSF
DRAWN RSF
CHECKED RSF
APPROVED RSF

SHEET 1 OF 4

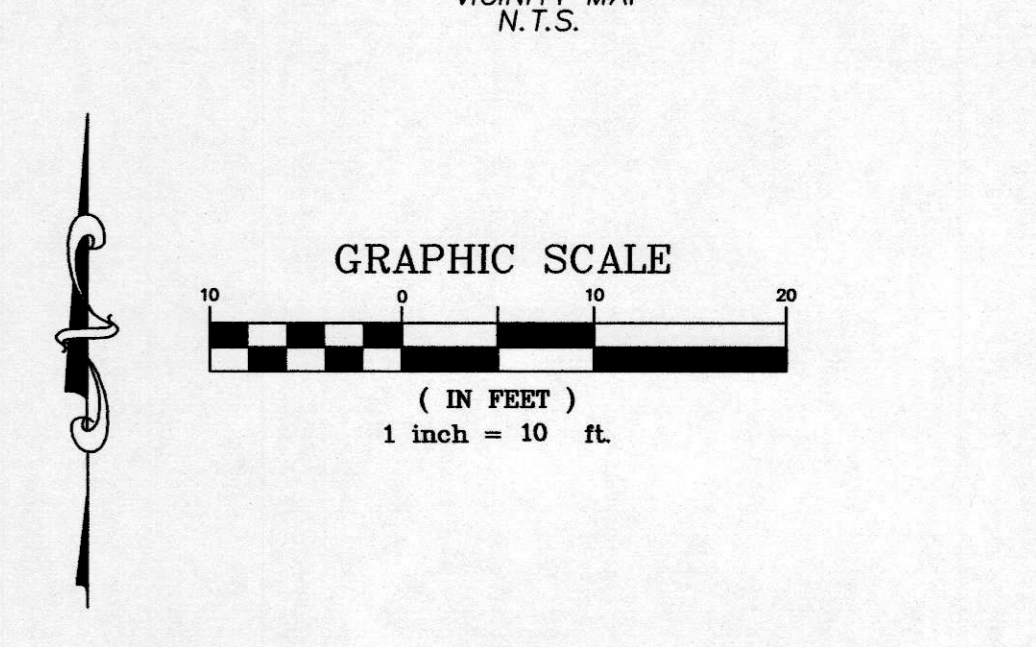
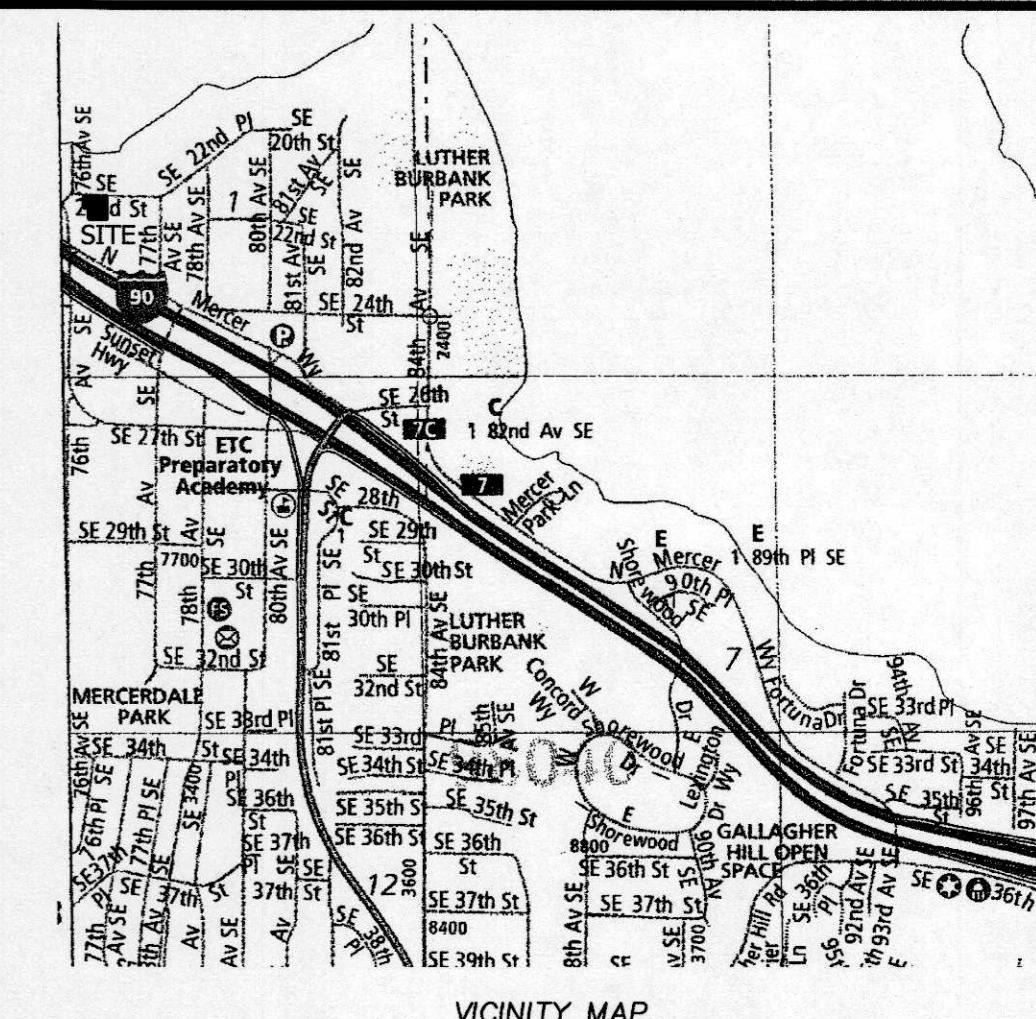
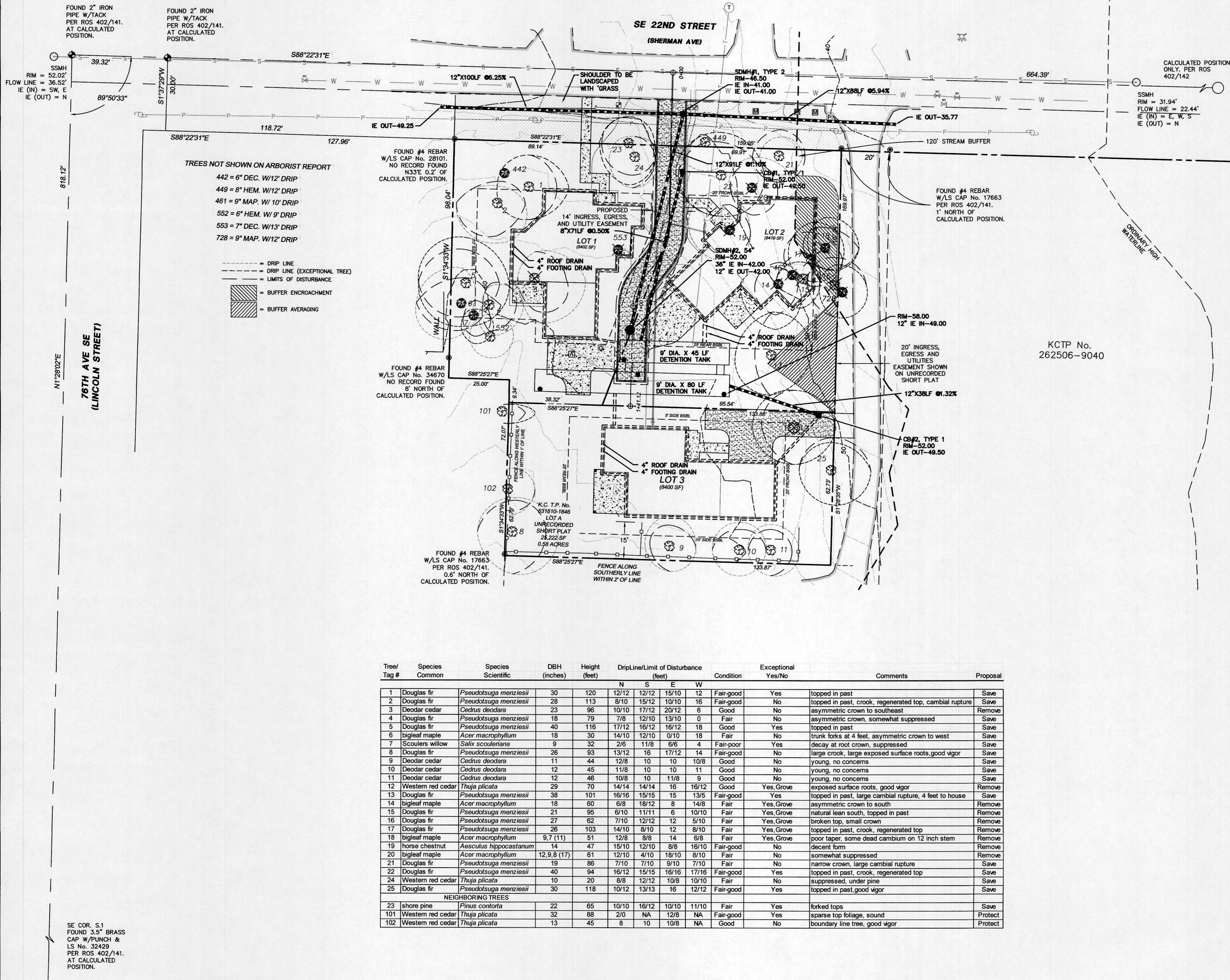
SE COR. S.1
FOUND 3.5" BRASS
CAP W/PUNCH &
LS No. 32429
PER ROS 402/141.
AT CALCULATED
POSITION.

S. 1/4 S. 1
FOUND 3.5" BRASS
CAP W/PUNCH &
LS No. 32429
PER ROS 402/141.
AT CALCULATED
POSITION.

MILESTONE PRELIMINARY SHORT PLAT

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

CITY OF MERCER ISLAND, WASHINGTON

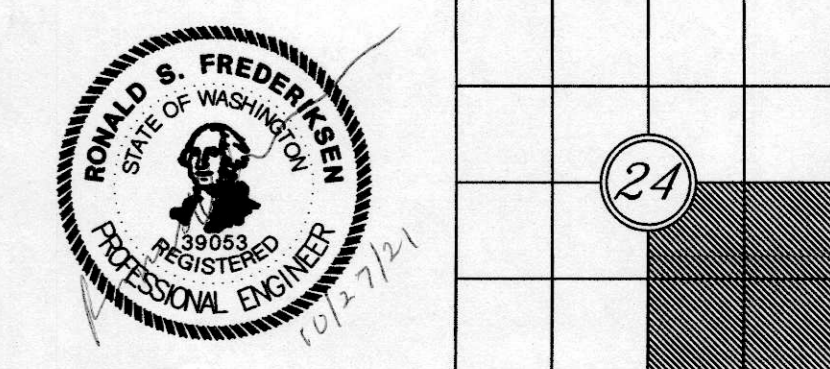


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 - ARBORIST REPORT PROVIDED BY LAYTON TREE CONSULTING LLC
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THE PLAT OF MCGILVER'S ISLAND ADDITION VOLUME 16, PAGE 58 UNRECORDED SHORT PLAT BY JONES, BASSI & ASSOCIATES DATED 1/16/1974 RECORD OF SURVEY VOLUME 402, PAGE 142

| Tree/Tag # | Species Common | Species Scientific | DBH (inches) | Height (feet) | DripLine/Limit of Disturbance (feet) | | | | Condition | Exceptional Yes/No | Comments | Proposal |
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| 1 | Douglas fir | <i>Pseudotsuga menziesii</i> | 30 | 120 | 12/12 | 12/12 | 15/10 | 12 | Fair-good | Yes | topped in past | Save |
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| NEIGHBORING TREES | | | | | | | | | | | | |
| 23 | shore pine | <i>Pinus contorta</i> | 22 | 65 | 10/10 | 16/12 | 10/10 | 11/10 | Fair | Yes | forked tops | Save |
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Call Before You Dig 811



REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |

PRELIMINARY DRAINAGE PLAN

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

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1320 N.W. WALL ST., SUITE B
ISSAQUAH, WASHINGTON 98027
PHONE: (360) 532-3571 FAX: (360) 532-4676

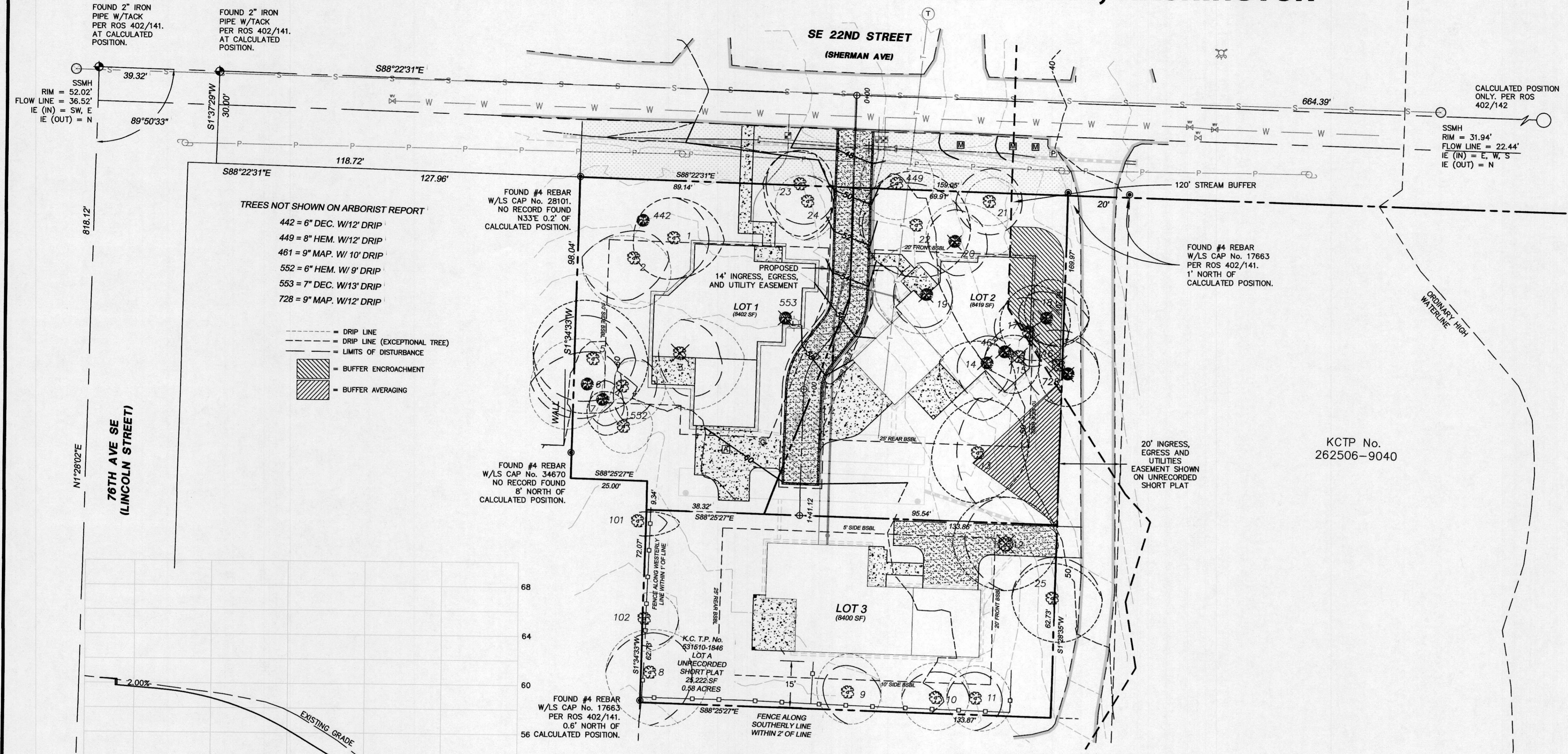
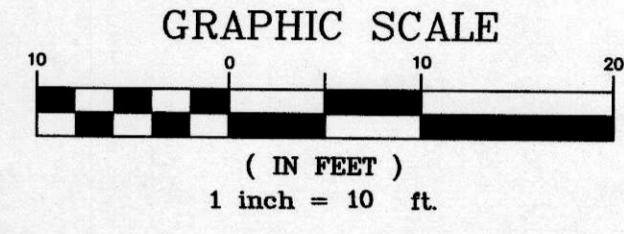
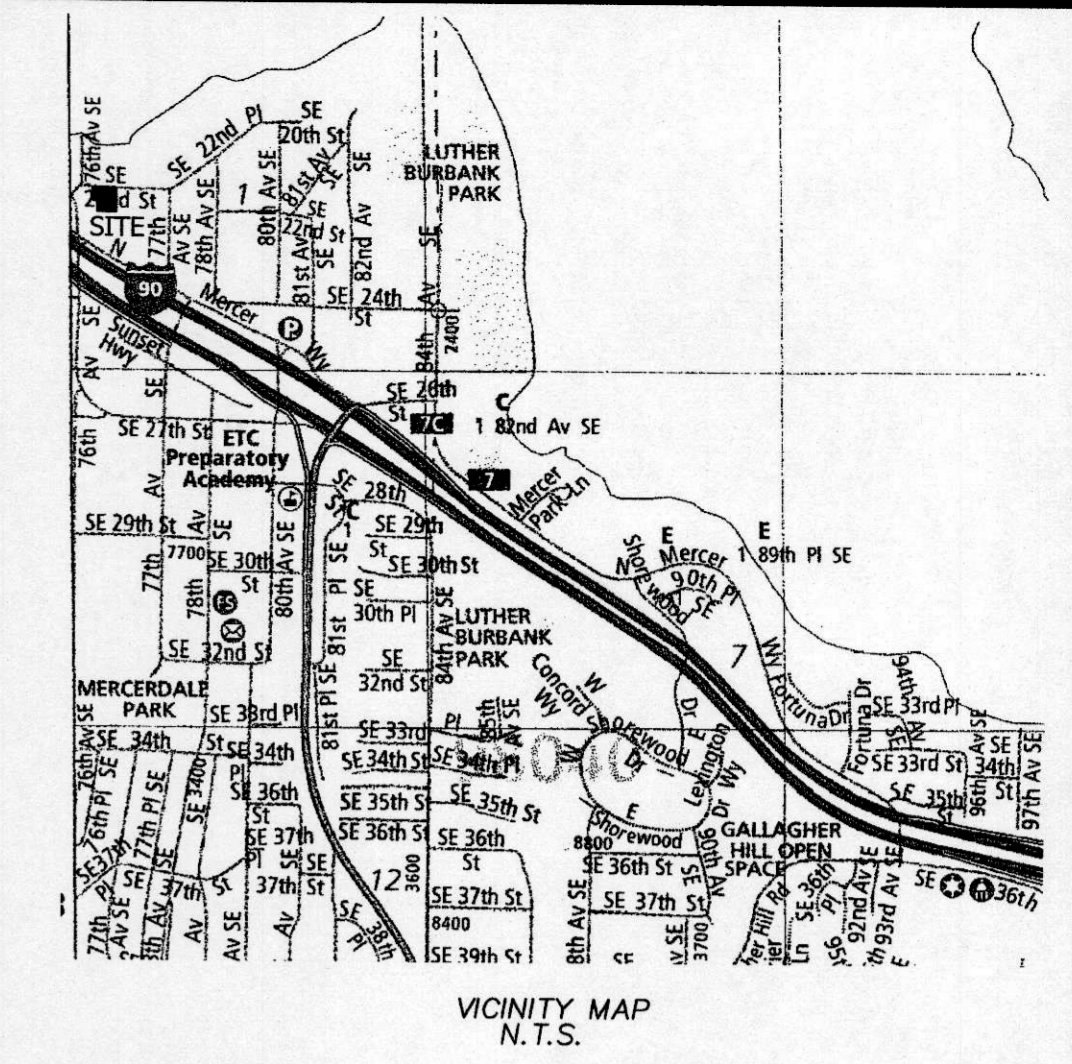
JOB NO. 17090
DATE 6/17
SCALE 1"=10'
DESIGNED CLM
DRAWN CLM
CHECKED RSB
APPROVED RF

SHEET 2 OF 4

MILESTONE PRELIMINARY SHORT PLAT

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

CITY OF MERCER ISLAND, WASHINGTON

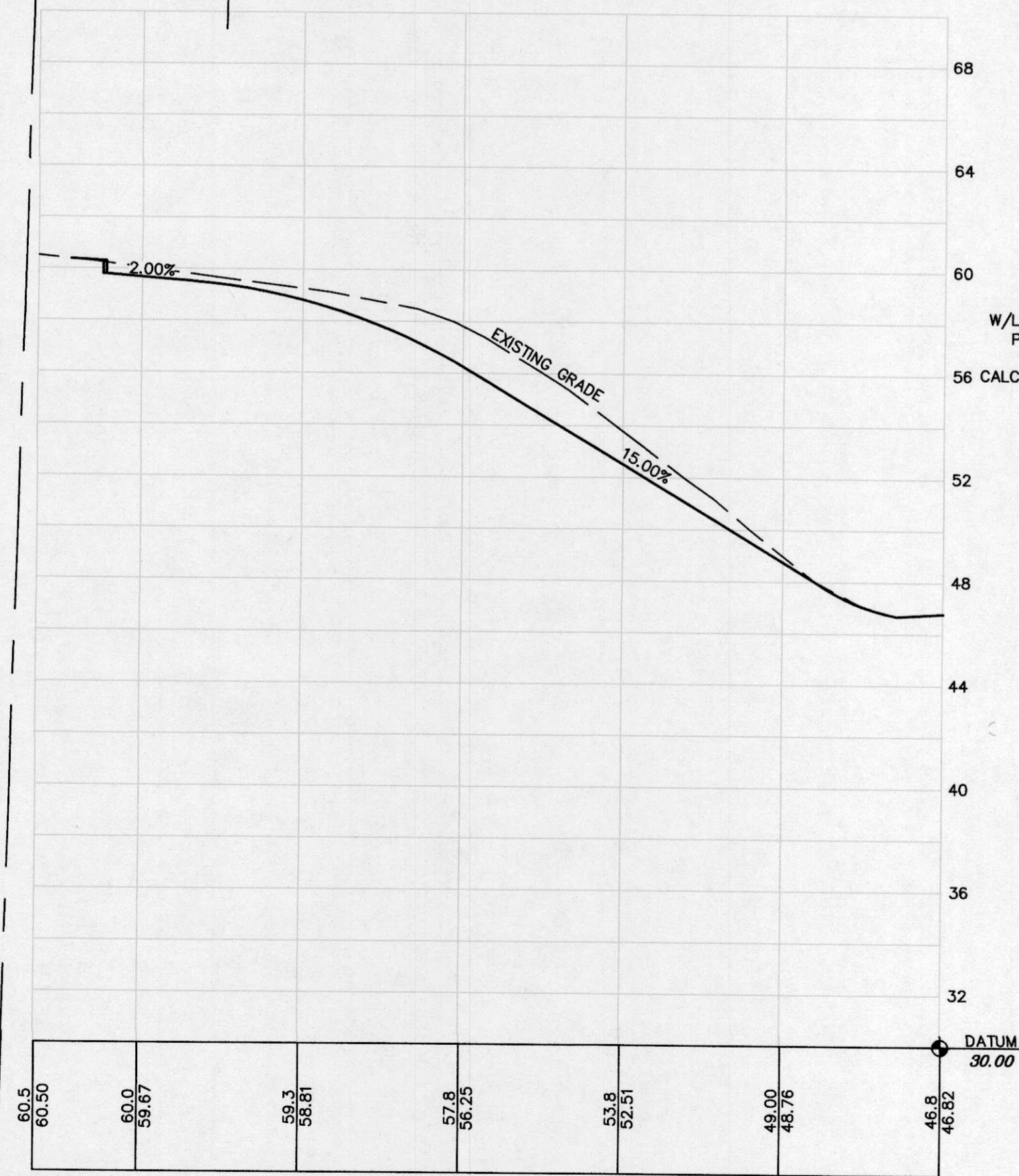


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- 728 = 9" MAP. W/12' DRIP

- DRIP LINE
- DRIP LINE (EXCEPTIONAL TREE)
- LIMITS OF DISTURBANCE
- BUFFER ENCROACHMENT
- BUFFER AVERAGING

70TH AVE SE
(LINCOLN STREET)



DRIVEWAY PROFILE

SCALE: VER-1"=5'
HOR-1"=20'

SE COR. S.1
FOUND 3.5" BRASS
CAP W/PUNCH &
LS No. 32429
PER ROS 402/141.
AT CALCULATED
POSITION.

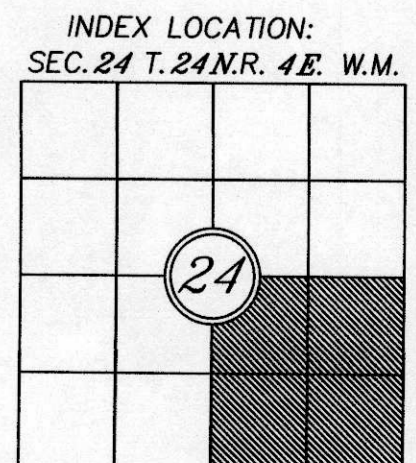
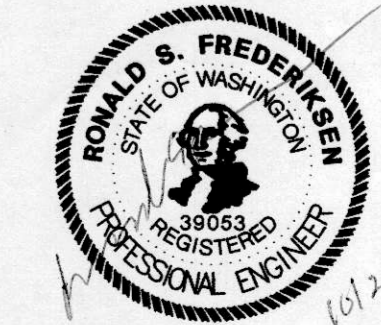
S. 1/4 S. 1
FOUND 3.5" BRASS
CAP W/PUNCH &
LS No. 32429
PER ROS 402/141.
AT CALCULATED
POSITION.

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 - ARBORIST REPORT PROVIDED BY LAYTON TREE CONSULTING LLC
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THE PLAT OF McGLIVRA'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

| Tree/Tag # | Species Common | Species Scientific | DBH (inches) | Height (feet) | DripLine/Limit of Disturbance (feet) | | | | Condition | Exceptional Yes/No | Comments | Proposal |
|-------------------|-------------------|-------------------------------|--------------|---------------|--------------------------------------|-------|-------|-------|-----------|--------------------|---|----------|
| | | | | | N | S | E | W | | | | |
| 1 | Douglas fir | <i>Pseudotsuga menziesii</i> | 30 | 120 | 12/12 | 12/12 | 15/10 | 12 | Fair-good | Yes | topped in past | Save |
| 2 | Douglas fir | <i>Pseudotsuga menziesii</i> | 28 | 113 | 8/10 | 15/12 | 10/10 | 16 | Fair-good | No | topped in past, crook, regenerated top, cambial rupture | Save |
| 3 | Deodar cedar | <i>Cedrus deodara</i> | 23 | 96 | 10/10 | 17/12 | 20/12 | 6 | Good | No | asymmetric crown to southeast | Remove |
| 4 | Douglas fir | <i>Pseudotsuga menziesii</i> | 18 | 79 | 7/8 | 12/10 | 13/10 | 0 | Fair | No | asymmetric crown, somewhat suppressed | Save |
| 5 | Douglas fir | <i>Pseudotsuga menziesii</i> | 40 | 116 | 17/12 | 16/12 | 16/12 | 18 | Good | Yes | topped in past | Save |
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| 8 | Douglas fir | <i>Pseudotsuga menziesii</i> | 26 | 93 | 13/12 | 16 | 17/12 | 14 | Fair-good | No | large crook, large exposed surface roots, good vigor | Save |
| 9 | Deodar cedar | <i>Cedrus deodara</i> | 11 | 44 | 12/8 | 10 | 10 | 10/8 | Good | No | young, no concerns | Save |
| 10 | Deodar cedar | <i>Cedrus deodara</i> | 12 | 45 | 11/8 | 10 | 10 | 11 | Good | No | young, no concerns | Save |
| 11 | Deodar cedar | <i>Cedrus deodara</i> | 12 | 46 | 10/8 | 10 | 11/8 | 9 | Good | No | young, no concerns | Save |
| 12 | Western red cedar | <i>Thuja plicata</i> | 29 | 70 | 14/14 | 14/14 | 16 | 16/12 | Good | Yes, Grove | exposed surface roots, good vigor | Remove |
| 13 | Douglas fir | <i>Pseudotsuga menziesii</i> | 38 | 101 | 16/16 | 15/15 | 15 | 13/5 | Fair-good | Yes | topped in past, large cambial rupture, 4 feet to house | Save |
| 14 | bigleaf maple | <i>Acer macrophyllum</i> | 18 | 60 | 6/8 | 18/12 | 8 | 14/8 | Fair | Yes, Grove | asymmetric crown to south | Remove |
| 15 | Douglas fir | <i>Pseudotsuga menziesii</i> | 21 | 95 | 6/10 | 11/11 | 6 | 10/10 | Fair | Yes, Grove | natural lean south, topped in past | Remove |
| 16 | Douglas fir | <i>Pseudotsuga menziesii</i> | 27 | 62 | 7/10 | 12/12 | 12 | 5/10 | Fair | Yes, Grove | broken top, small crown | Remove |
| 17 | Douglas fir | <i>Pseudotsuga menziesii</i> | 26 | 103 | 14/10 | 8/10 | 12 | 6/8 | Fair | Yes, Grove | topped in past, crook, regenerated top | Remove |
| 18 | bigleaf maple | <i>Acer macrophyllum</i> | 9.7 (11) | 51 | 12/8 | 8/8 | 14 | 6/8 | Fair | Yes, Grove | poor taper, some dead cambium on 12 inch stem | Remove |
| 19 | horse chestnut | <i>Aesculus hippocastanum</i> | 14 | 47 | 15/10 | 12/10 | 8/8 | 16/10 | Fair-good | No | somewhat suppressed | Remove |
| 20 | bigleaf maple | <i>Acer macrophyllum</i> | 12.9.8 (17) | 61 | 12/10 | 4/10 | 18/10 | 8/10 | Fair | No | narrow crown, large cambial rupture | Save |
| 21 | Douglas fir | <i>Pseudotsuga menziesii</i> | 19 | 86 | 7/10 | 7/10 | 9/10 | 7/10 | Fair | No | topped in past, crook, regenerated top | Save |
| 22 | Douglas fir | <i>Pseudotsuga menziesii</i> | 40 | 94 | 16/12 | 15/15 | 16/16 | 17/16 | Fair-good | Yes | suppressed, under pine | Save |
| 24 | Western red cedar | <i>Thuja plicata</i> | 10 | 20 | 8/8 | 12/12 | 10/8 | 10/10 | Fair | No | topped in past, good vigor | Save |
| 25 | Douglas fir | <i>Pseudotsuga menziesii</i> | 30 | 118 | 10/12 | 13/13 | 16 | 12/12 | Fair-good | Yes | topped in past, good vigor | Save |
| NEIGHBORING TREES | | | | | | | | | | | | |
| 23 | shore pine | <i>Pinus contorta</i> | 22 | 65 | 10/10 | 16/12 | 10/10 | 11/10 | Fair | Yes | forked tops | Save |
| 101 | Western red cedar | <i>Thuja plicata</i> | 32 | 88 | 2/0 | NA | 12/8 | NA | Fair-good | Yes | sparse top foliage, sound | Protect |
| 102 | Western red cedar | <i>Thuja plicata</i> | 13 | 45 | 8 | 10 | 10/8 | NA | Good | No | boundary line tree, good vigor | Protect |

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



REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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PRELIMINARY GRADING PLAN

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

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1830 10TH AVENUE, SUITE 100
ISSAQUAH, WASHINGTON 98027
PH: (425) 392-5351 FAX: 392-4676

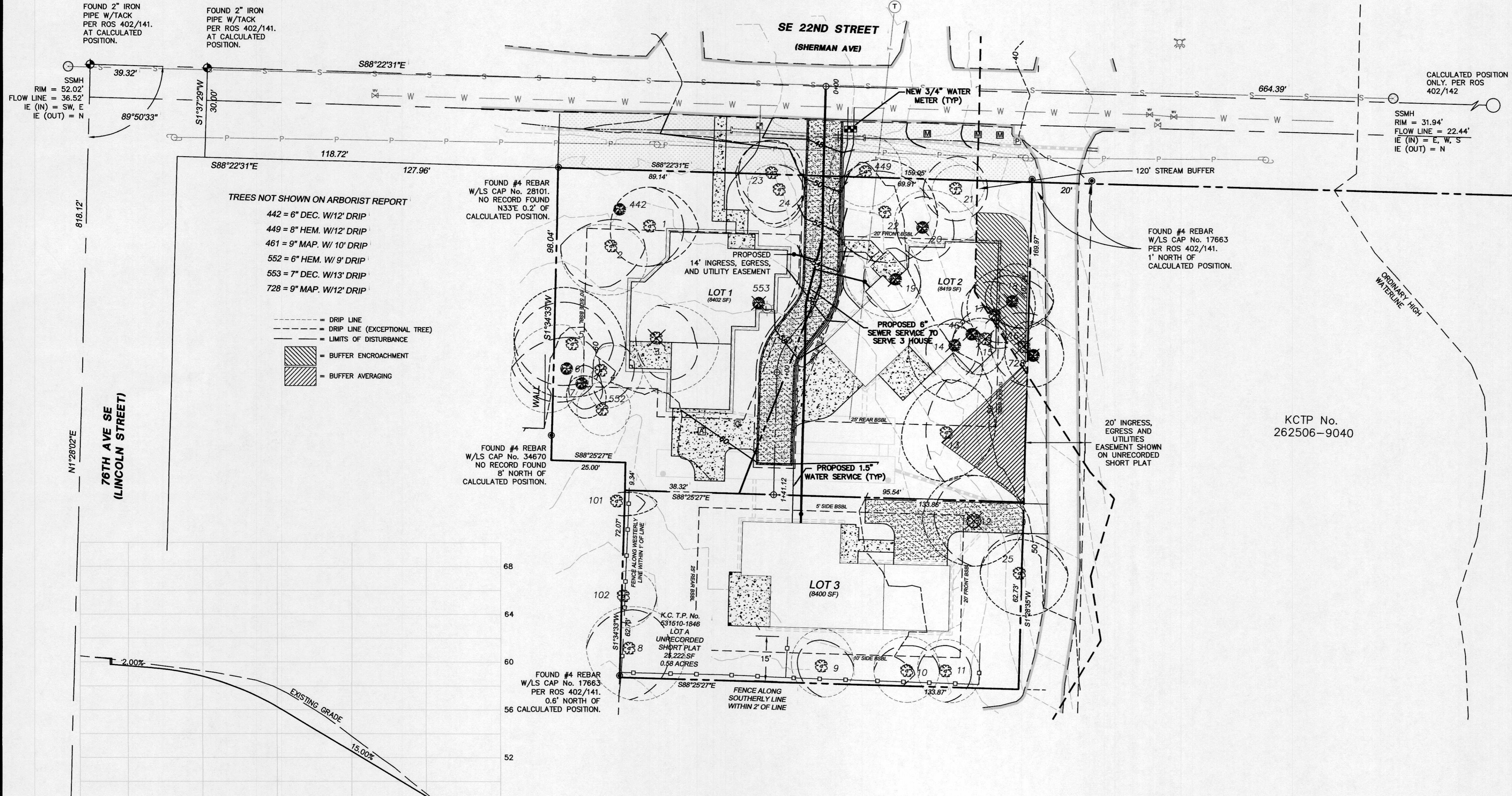
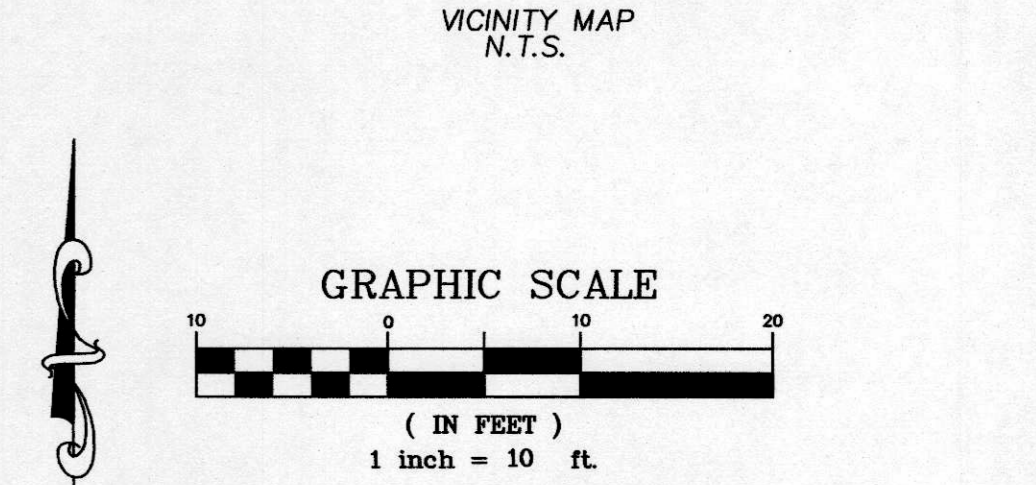
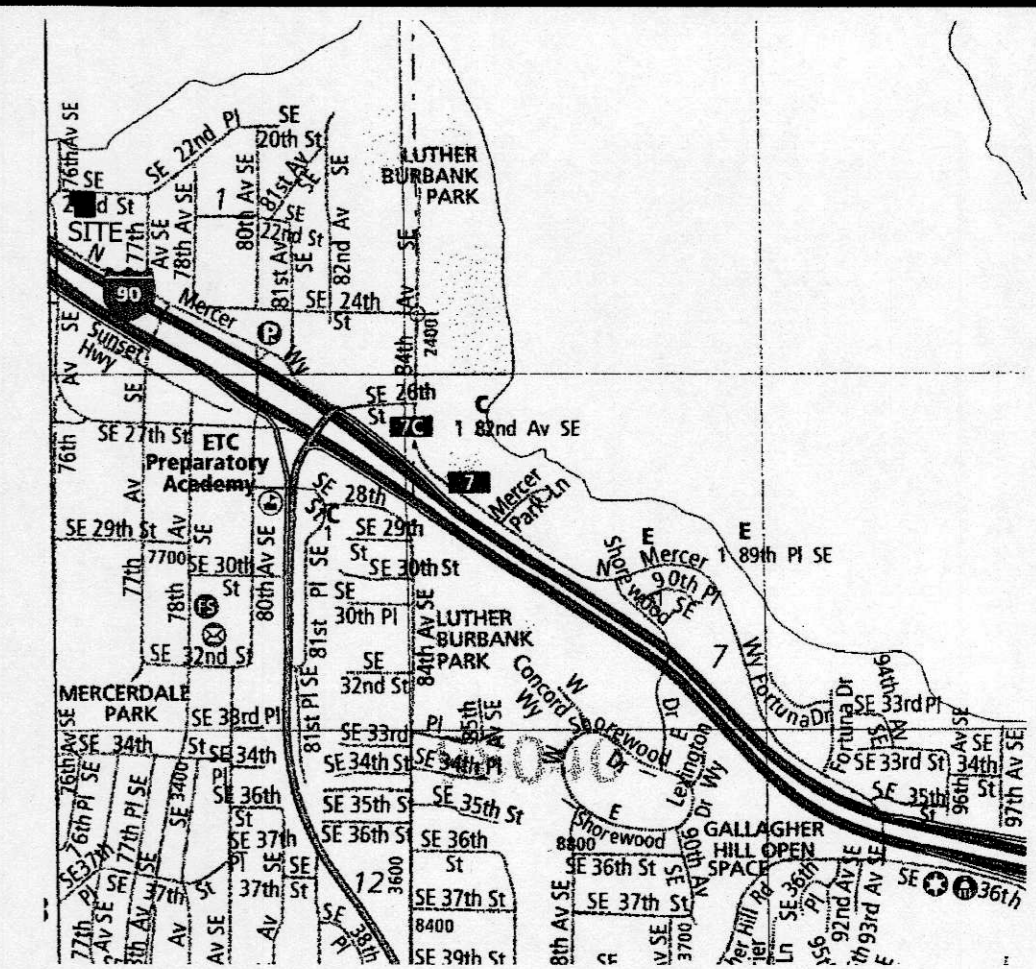
JOB NO. 17090
DATE 6/17
SCALE 1"=10'
DESIGNED CLM
DRAWN CLM
CHECKED RBF
APPROVED RBF

SHEET 3 OF 4

MILESTONE PRELIMINARY SHORT PLAT

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

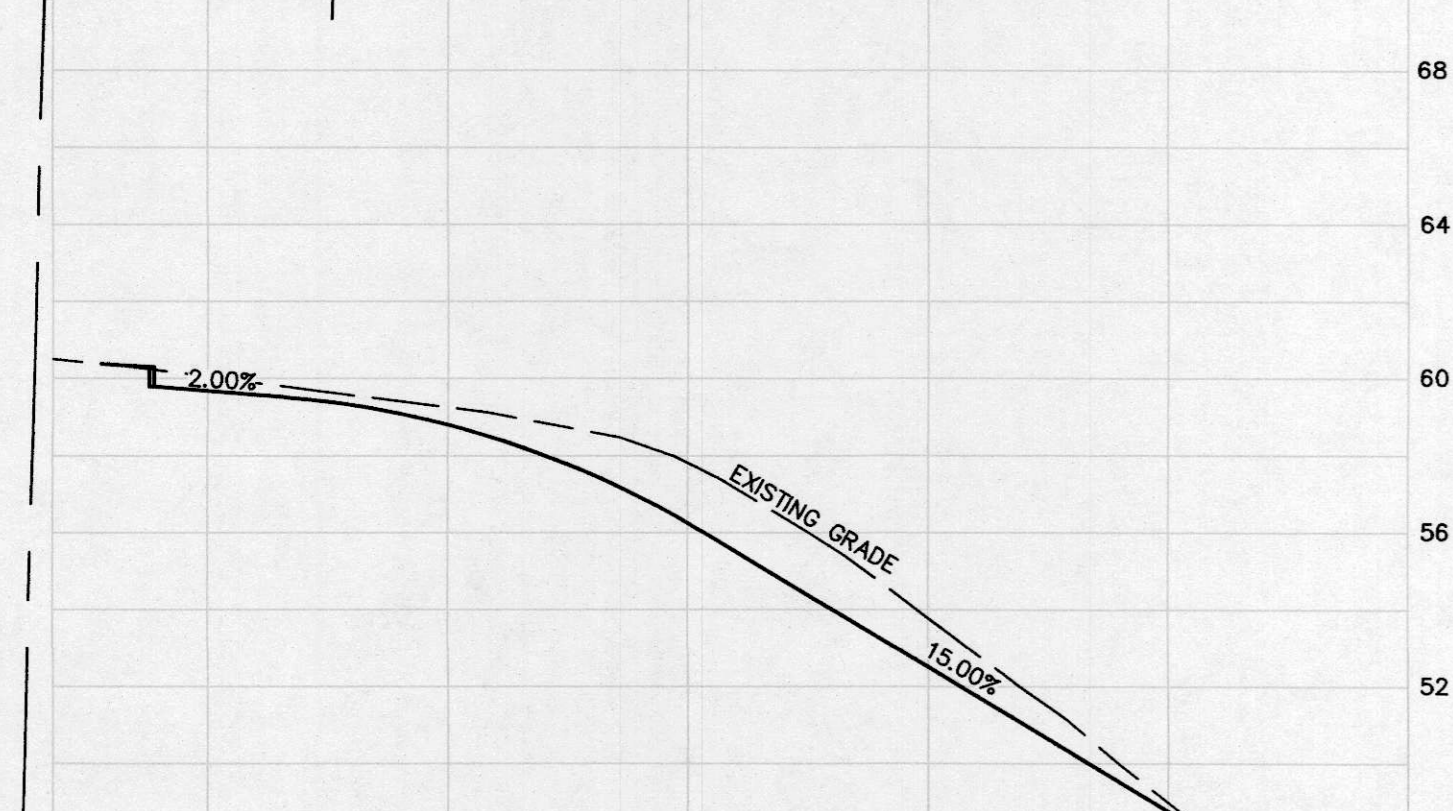
CITY OF MERCER ISLAND, WASHINGTON



- TREES NOT SHOWN ON ARBORIST REPORT
- 442 = 6" DEC. W/12" DRIP
 - 449 = 8" HEM. W/12" DRIP
 - 461 = 9" MAP. W/10" DRIP
 - 552 = 6" HEM. W/9" DRIP
 - 553 = 7" DEC. W/13" DRIP
 - 728 = 9" MAP. W/12" DRIP

- - - DRIP LINE
- - - DRIP LINE (EXCEPTIONAL TREE)
- - - LIMITS OF DISTURBANCE
- [Hatched Box] = BUFFER ENCROACHMENT
- [Dotted Box] = BUFFER AVERAGING

76TH AVE SE
(LINCOLN STREET)



DRIVEWAY PROFILE

SCALE: VER-1"=5'
HOR-1"=20'

SE COR. S.1
FOUND 3.5" BRASS
CAP W/PUNCH &
LS No. 32429
PER ROS 402/141.
AT CALCULATED
POSITION.

S. 1/4 S. 1
FOUND 3.5" BRASS
CAP W/PUNCH &
LS No. 32429
PER ROS 402/141.
AT CALCULATED
POSITION.

TOPOGRAPHY SURVEY NOTES:

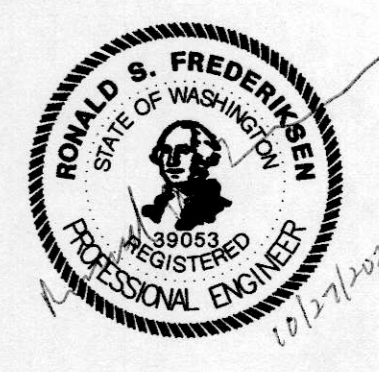
1. BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, N.A.D. 1983/2011, BASED ON GPS TIES TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN).
2. ELEVATION DATUM IS N.A.V.D. 1988 BASED ON GPS TIES TO THE WSRN.
3. FIELD WORK WAS DONE IN FEBRUARY OF 2020 USING A TRIMBLE R8 GNSS GPS RECEIVER, 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 McILVRA'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

| Tree/Tag # | Species Common | Species Scientific | DBH (inches) | Height (feet) | DripLine/Limit of Disturbance (feet) | | | | Condition | Exceptional Yes/No | Comments | Proposal |
|-------------------|-------------------|-------------------------------|--------------|---------------|--------------------------------------|-------|-------|-------|-----------|--------------------|---|----------|
| | | | | | N | S | E | W | | | | |
| 1 | Douglas fir | <i>Pseudotsuga menziesii</i> | 30 | 120 | 12/12 | 12/12 | 15/10 | 12 | Fair-good | Yes | topped in past | Save |
| 2 | Douglas fir | <i>Pseudotsuga menziesii</i> | 28 | 113 | 8/10 | 15/12 | 10/10 | 16 | Fair-good | No | topped in past, crook, regenerated top, cambial rupture | Save |
| 3 | Deodar cedar | <i>Cedrus deodara</i> | 23 | 96 | 10/10 | 17/12 | 20/12 | 6 | Good | No | asymmetric crown to southeast | Remove |
| 4 | Douglas fir | <i>Pseudotsuga menziesii</i> | 18 | 79 | 7/8 | 12/10 | 13/10 | 0 | Fair | No | asymmetric crown, somewhat suppressed | Save |
| 5 | Douglas fir | <i>Pseudotsuga menziesii</i> | 40 | 116 | 17/12 | 16/12 | 16/12 | 18 | Good | Yes | topped in past | Save |
| 6 | bigleaf maple | <i>Acer macrophyllum</i> | 18 | 30 | 14/10 | 12/10 | 0/10 | 18 | Fair | No | trunk forks at 4 feet, asymmetric crown to west | Save |
| 7 | Scouters willow | <i>Salix scouleriana</i> | 9 | 32 | 2/6 | 11/8 | 6/6 | 4 | Fair-poor | Yes | decay at root crown, suppressed | Save |
| 8 | Douglas fir | <i>Pseudotsuga menziesii</i> | 26 | 93 | 13/12 | 16 | 17/12 | 14 | Fair-good | No | large crook, large exposed surface roots, good vigor | Save |
| 9 | Deodar cedar | <i>Cedrus deodara</i> | 11 | 44 | 12/8 | 10 | 10 | 10/8 | Good | No | young, no concerns | Save |
| 10 | Deodar cedar | <i>Cedrus deodara</i> | 12 | 45 | 11/8 | 10 | 10 | 11 | Good | No | young, no concerns | Save |
| 11 | Deodar cedar | <i>Cedrus deodara</i> | 12 | 46 | 10/8 | 10 | 11/8 | 9 | Good | No | young, no concerns | Save |
| 12 | Western red cedar | <i>Thuja plicata</i> | 29 | 70 | 14/14 | 14/14 | 16 | 16/12 | Good | Yes | exposed surface roots, good vigor | Remove |
| 13 | Douglas fir | <i>Pseudotsuga menziesii</i> | 38 | 101 | 16/16 | 15/15 | 15 | 13/5 | Fair-good | Yes | topped in past, large cambial rupture, 4 feet to house | Save |
| 14 | bigleaf maple | <i>Acer macrophyllum</i> | 18 | 60 | 6/8 | 18/12 | 8 | 14/8 | Fair | Yes | Grove asymmetric crown to south | Remove |
| 15 | Douglas fir | <i>Pseudotsuga menziesii</i> | 21 | 95 | 6/10 | 11/11 | 6 | 10/10 | Fair | Yes | Grove natural lean south, topped in past | Remove |
| 16 | Douglas fir | <i>Pseudotsuga menziesii</i> | 27 | 62 | 7/10 | 12/12 | 12 | 5/10 | Fair | Yes | Grove broken top, small crown | Remove |
| 17 | Douglas fir | <i>Pseudotsuga menziesii</i> | 26 | 103 | 14/10 | 8/10 | 12 | 8/10 | Fair | Yes | Grove topped in past, crook, regenerated top | Remove |
| 18 | bigleaf maple | <i>Acer macrophyllum</i> | 9.7 (11) | 51 | 12/8 | 8/8 | 14 | 6/8 | Fair | Yes | Grove poor taper, some dead cambium on 12 inch stem | Remove |
| 19 | horse chestnut | <i>Aesculus hippocastanum</i> | 14 | 47 | 15/10 | 12/10 | 8/8 | 16/10 | Fair-good | No | decent form | Remove |
| 20 | bigleaf maple | <i>Acer macrophyllum</i> | 12.9.8 (17) | 61 | 12/10 | 4/10 | 18/10 | 8/10 | Fair | No | somewhat suppressed | Remove |
| 21 | Douglas fir | <i>Pseudotsuga menziesii</i> | 19 | 86 | 7/10 | 7/10 | 9/10 | 7/10 | Fair | No | narrow crown, large cambial rupture | Save |
| 22 | Douglas fir | <i>Pseudotsuga menziesii</i> | 40 | 94 | 16/12 | 15/15 | 16/16 | 17/16 | Fair-good | Yes | topped in past, crook, regenerated top | Save |
| 24 | Western red cedar | <i>Thuja plicata</i> | 10 | 20 | 8/8 | 12/12 | 10/8 | 10/10 | Fair | No | suppressed, under pine | Save |
| 25 | Douglas fir | <i>Pseudotsuga menziesii</i> | 30 | 118 | 10/12 | 13/13 | 16 | 12/12 | Fair-good | Yes | topped in past, good vigor | Save |
| NEIGHBORING TREES | | | | | | | | | | | | |
| 23 | shore pine | <i>Pinus contorta</i> | 22 | 65 | 10/10 | 16/12 | 10/10 | 11/10 | Fair | Yes | forked tops | Save |
| 101 | Western red cedar | <i>Thuja plicata</i> | 32 | 88 | 2/0 | NA | 12/8 | NA | Fair-good | Yes | sparse top foliage, sound | Protect |
| 102 | Western red cedar | <i>Thuja plicata</i> | 13 | 45 | 8 | 10 | 10/8 | NA | Good | No | boundary line tree, good vigor | Protect |

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



| | |
|----------|--------|
| JOB NO. | 17090 |
| DATE | 6/17 |
| SCALE | 1"=10' |
| DESIGNED | CLM |
| DRAWN | CLM |
| CHECKED | RSF |
| APPROVED | RSF |

REVISIONS

| NO. | DATE | BY |
|-----|------|----|
| | | |
| | | |
| | | |

PRELIMINARY WATER AND SEWER PLAN

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

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
15500 15th Avenue NW, Suite 100
Issaquah, Washington 98027
PH: (425) 592-5351 FAX: 592-4676

JOB NO. 17090
DATE 6/17
SCALE 1"=10'
DESIGNED CLM
DRAWN CLM
CHECKED RSF
APPROVED RSF

SHEET 4 OF 4