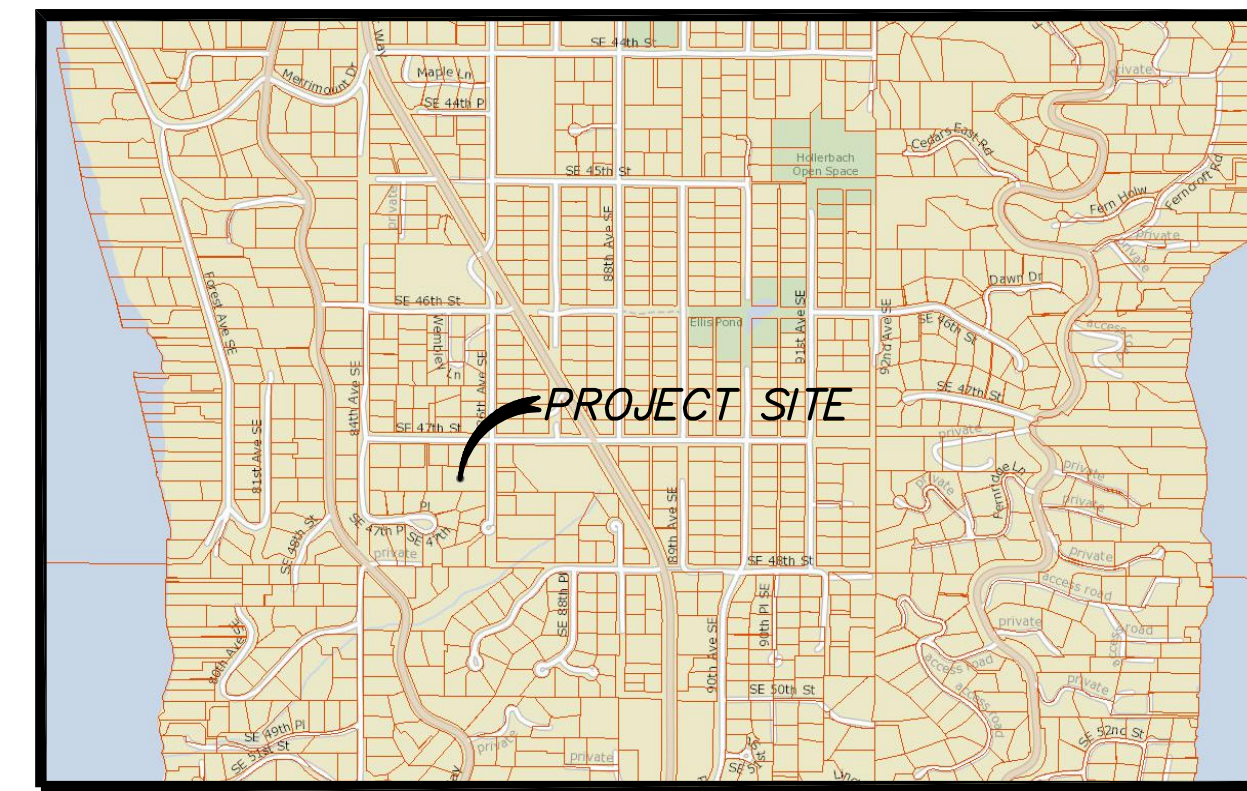


LORENZINI SP

FILE NO. SUB22-002



VICINITY MAP:
SCALE: 1"=1,000'



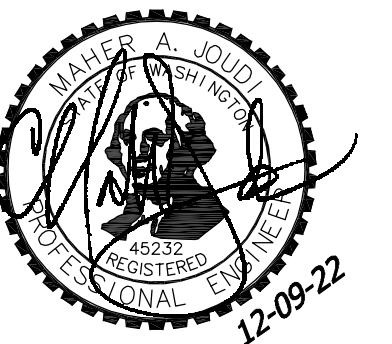
D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

LORENZINI SP

TITLE SHEET
4719 86TH AVENUE SE
MERCER ISLAND, WASHINGTON
PARCEL NO. 7598100420

TODD SHERMAN
DESIGN BUILT HOMES

11400 SE 8TH STREET, SUITE 415
BELLEVUE, WASHINGTON 98004
206-909-8187



PROJECT CONTACTS:

PROPERTY OWNER/APPLICANT..... TODD SHERMAN
..... DESIGN BUILT HOMES
..... 11400SE 8TH STREET, SUITE 415
..... BELLEVUE, WA 98004
..... (206) 909-8187
..... TODD@LUXURYDBH.COM

CIVIL ENGINEER..... D.R. STRONG CONSULTING ENGINEERS, INC.
..... 620 7TH AVENUE
..... KIRKLAND, WASHINGTON 98033
..... (425) 827-3063
..... CONTACT: MAHER A. JOUDI, P.E.
..... MAHER.JOUDI@DRSTRONG.COM

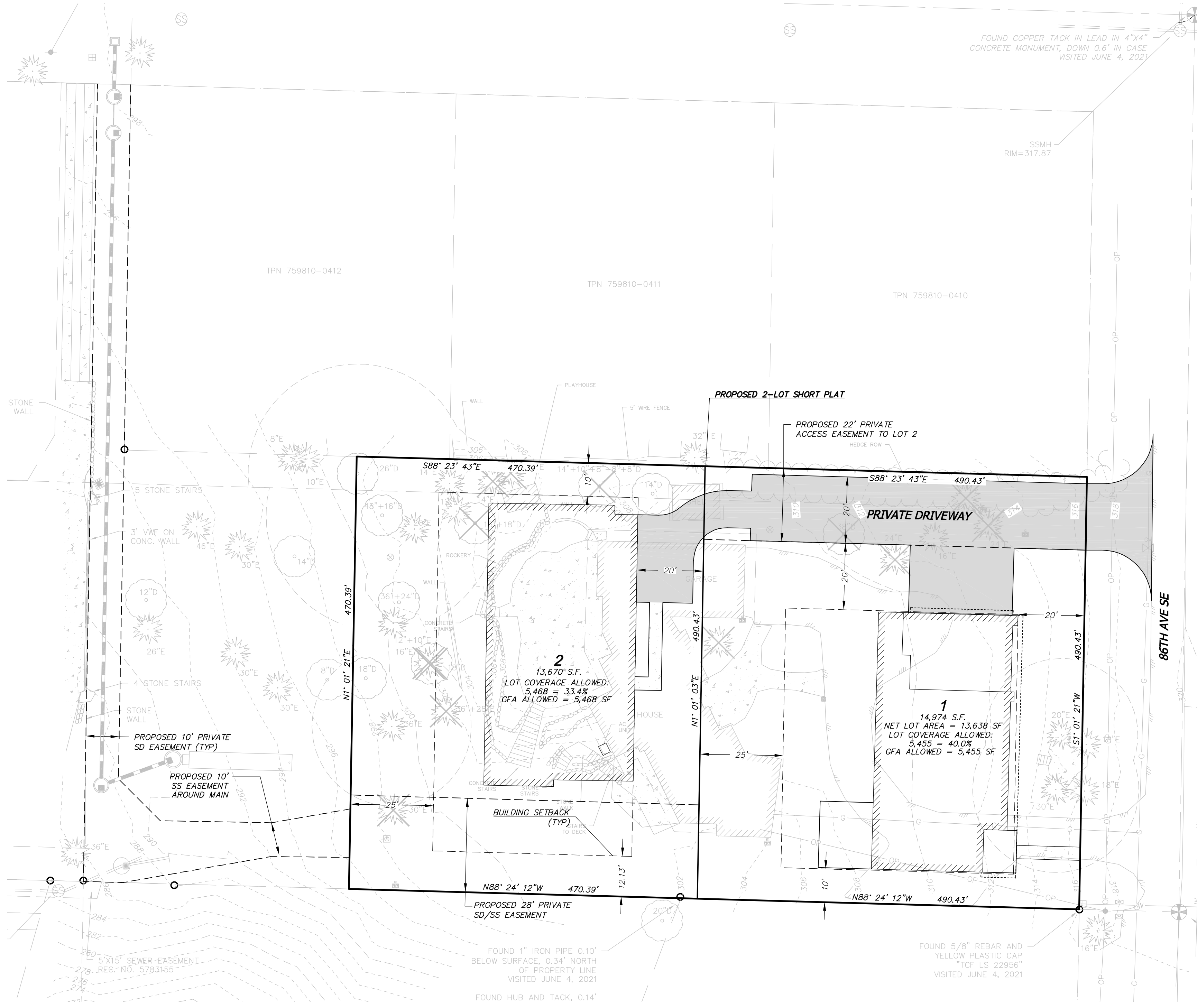
SURVEYOR..... D.R. STRONG CONSULTING ENGINEERS, INC.
..... 620 7TH AVENUE
..... KIRKLAND, WASHINGTON 98033
..... (425) 827-3063
..... CONTACT: JAMES G. REICHHOFF, P.L.S.
..... JAMES.REICHHOFF@DRSTRONG.COM

SHEET INDEX:

C1 1 OF 6 TITLE SHEET
C2 2 OF 6 SITE PLAN
C3 3 OF 6 TREE PLAN
C4 4 OF 6 CONCEPTUAL GRADING & UTILITY PLAN

PROJECT DESCRIPTION:

SITE ADDRESS:.....4719 86TH AVENUE SE
TAX PARCEL NUMBER:.....7598100420
NUMBER OF LOTS:.....2
ZONING:.....R-9.6
SITE AREA:.....28,644 S.F. (0.657 ACRES)
GROSS PROJECT AREA:.....29,138 S.F. (0.669 ACRES)
PROPOSED GROSS FLOOR AREA:.....TBD
PROPOSED IMPERVIOUS AREA:.....11,951 S.F. (41.0%)
PROPOSED PERVIOUS AREA:.....17,187 S.F. (59.0%)
EXISTING LOT COVERAGE:.....9,079 S.F. (31.7%)
PROPOSED LOT COVERAGE:.....10,923 S.F. (38.1%)
PROPOSED BUILDING HEIGHT:.....TBD
NUMBER OF PARKING SPACES:.....4 MIN



LEGAL DESCRIPTION:

PARCEL A: (TAX PARCEL NO. 759810-0420-03)
THE EAST 220 FEET OF LOT 1, BLOCK 13, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 76, RECORDS OF KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 110 FEET OF SAID LOT 1.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B: (TAX PARCEL NO. 759810-0421-02)
LOTS 1 AND 2, BLOCK 13, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 76, RECORDS OF KING COUNTY, WASHINGTON;
EXCEPT THE EAST 220 FEET OF SAID LOTS 1 AND 2;
AND EXCEPT THE NORTH 110 FEET OF THE WEST 70 FEET OF THE EAST 290 FEET OF SAID LOT 1.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TITLE RESTRICTIONS:

PARCEL A AND B:
1. THESE PARCELS (SITE) ARE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, 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 THE PLAT OF VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, AS RECORDED UNDER RECORDING NUMBER 78513.
2. THESE PARCELS (SITE) ARE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS 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, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION, OR GENETIC INFORMATION, 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 IN DOCUMENT RECORDED MAY 16, 1972 UNDER RECORDING NUMBER 7205160582.
3. THESE PARCELS (SITE) ARE SUBJECT TO CITY, COUNTY, OR LOCAL IMPROVEMENT DISTRICT ASSESSMENTS, IF ANY.

VERTICAL DATUM:

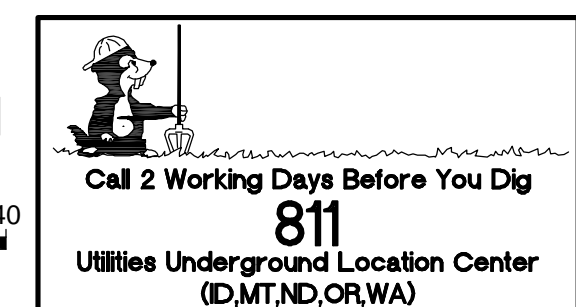
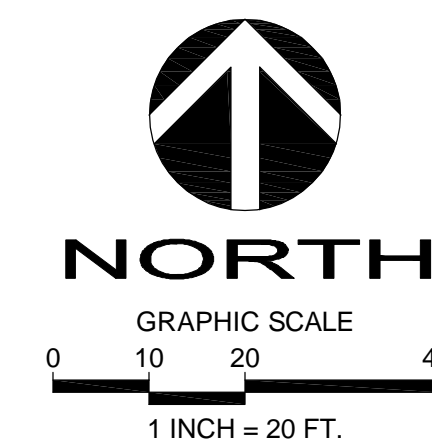
NAVD 88

REFERENCES:

- (P) PLAT OF VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, VOLUME 7 OF PLATS, PAGE 76
- (P2) PLAT OF HILL HIGH ESTATES, VOLUME 68 OF PLATS, PAGE 28
- (P3) PLAT OF DANIEL'S ADDITION, VOLUME 72 OF PLATS, PAGE 60
- RECORD OF SURVEY, AFN 20201203900015
- RECORD OF SURVEY, AFN 20180228900009
- RECORD OF SURVEY, AFN 9006149020
- RECORD OF SURVEY, AFN 20050321900011
- RECORD OF SURVEY, AFN 20080208900017

BENCHMARK:

FOUND COPPER TACK IN LEAD IN 4"x4" CONCRETE MONUMENT, DOWN 0.6" IN CASE, AT THE INTERSECTION OF 86TH AVENUE SE AND SE 47TH STREET. GNSS OBSERVATION OF MONUMENT PRODUCED THE ELEVATION OF 317.158'.



BASIS OF BEARINGS:

NORTH 01°01'21" EAST BETWEEN THE MONUMENTS FOUND AT THE INTERSECTION OF 86TH AVENUE SE AND SE 47TH STREET, AND IN THE CENTERLINE OF 86TH AVENUE SE AND CUL-DE-SAC, AS SHOWN ON THE PLAT OF HILL HIGH ESTATES, VOLUME 68 OF PLATS, PAGE 28

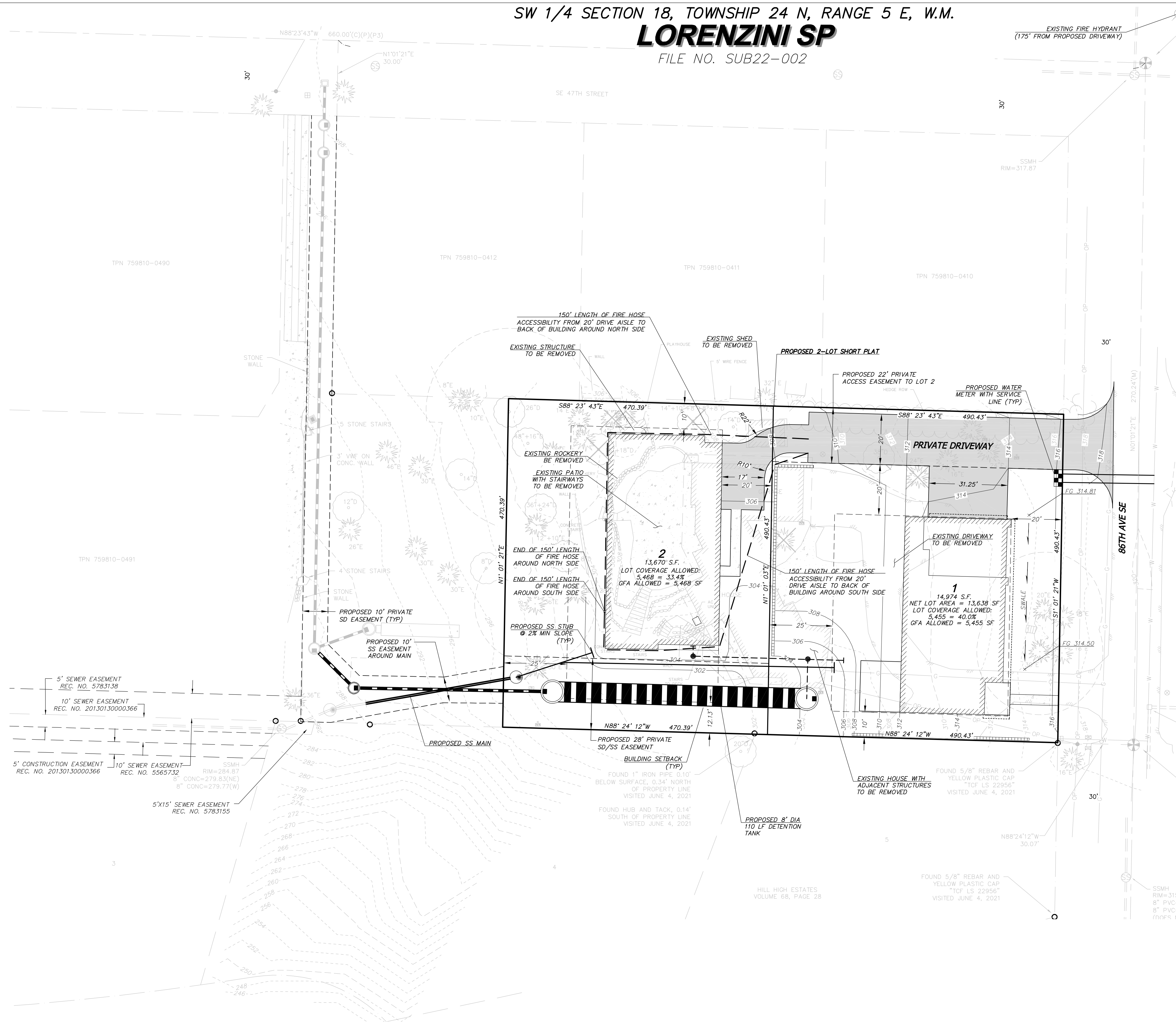
DATE	REVISION	REVISED BY	AGENCY COMMENTS
12.09.22	APR	MAJ	

DRAFTED BY: JSE
DESIGNED BY: JSK
PROJECT ENGINEER: MAJ
DATE: 12.20.21
PROJECT NO.: 21071

DRAWING: C1
SHEET: 1 OF 4

LORENZINI SP

FILE NO. SUB22-002



LEGEND:

- FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND CORNER MONUMENT AS NOTED
- MAIL BOX
- POWER METER
- POWER POLE
- WATER METER
- ROCKERY
- STORM DRAIN CATCH BASIN
- SANITARY SEWER MANHOLE
- GAS VALVE
- GAS METER
- VERTICAL BOARD FENCE
- DECIDUOUS TREE
- EVERGREEN TREE
- SANITARY SEWER LINE
- STORM LINE
- OVERHEAD POWER
- UNDERGROUND WATER
- UNDERGROUND GAS
- EDGE OF PAVEMENT
- FENCE
- CONCRETE

PROJECT NOTES:

NUMBER OF LOTS:.....2

LOT 1 AVERAGE SLOPE:.....12.2%

LOT 2 AVERAGE SLOPE:.....4.4%

PROPOSED STRUCTURE AREA:.....TBD

PROPOSED IMPERVIOUS AREA:.....11,951 S.F. (41.0%)

PROPOSED PERVIOUS AREA:.....17,187 S.F. (59.0%)

EXISTING LOT COVERAGE:.....9,079 S.F. (31.7%)

PROPOSED LOT COVERAGE:.....10,923 S.F. (38.1%)

PROPOSED BUILDING HEIGHT:.....TBD

AVERAGE BUILDING ELEVATION:.....TBD

EXISTING LANDSCAPING:.....17,614 FT. (61.5%)

PROPOSED LANDSCAPING:.....17,187 S.F. (60.0%)

NUMBER OF PARKING SPACES:.....4 MIN

LEGAL DESCRIPTION:

PARCEL A: (TAX PARCEL NO. 759810-0420-03)

THE EAST 220 FEET OF LOT 1, BLOCK 13, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 76, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 110 FEET OF SAID LOT 1.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B: (TAX PARCEL NO. 759810-0421-02)

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EXCEPT THE EAST 220 FEET OF SAID LOTS 1 AND 2;

AND EXCEPT THE NORTH 110 FEET OF THE WEST 70 FEET OF THE EAST 290 FEET OF SAID LOT 1.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

VERTICAL DATUM:
NAVD 88

BENCHMARK:
FOUND COPPER TACK IN LEAD IN 4"x4" CONCRETE MONUMENT, DOWN 0.6" IN CASE, AT THE INTERSECTION OF 86TH AVENUE SE AND SE 47TH STREET. GNSS OBSERVATION OF MONUMENT PRODUCED THE ELEVATION OF 317.158'.

BASIS OF BEARINGS:

NORTH 01°01'21" EAST BETWEEN THE MONUMENTS FOUND AT THE INTERSECTION OF 86TH AVENUE SE AND SE 47TH STREET, AND IN THE CENTERLINE OF 86TH AVENUE SE AND CUL-DE-SAC, AS SHOWN ON THE PLAT OF HILL HIGH ESTATES, VOLUME 68 OF PLATS, PAGE 28

NORTH

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FT.

811
Utilities Underground Location Center
(D,MT,ND,OR,WA)

DRS

D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

LORENZINI SP

SITE PLAN

4719 86TH AVENUE SE
MERCER ISLAND, WASHINGTON
PARCEL NO. 7598100420

TODD SHERMAN
DESIGN BUILT HOMES

11400 SE 8TH STREET, SUITE 415
BELLEVUE, WASHINGTON 98004
206-909-8187



DATE	REVISION	REVS.	PER	AGENCY	COMMENTS
12.09.22			MAJ		

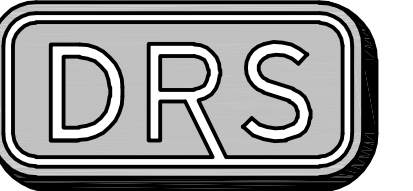
DATE	REVISION	REVS.	PER	AGENCY	COMMENTS
12.09.22			MAJ		

DRAFTED BY: JSE
DESIGNED BY: JSK
PROJECT ENGINEER: MAJ
DATE: 12.20.21
PROJECT NO.: 21071

DRAWING: C2
SHEET: 2 OF 4

LORENZINI SP

FILE NO. SUB22-002



D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
820 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

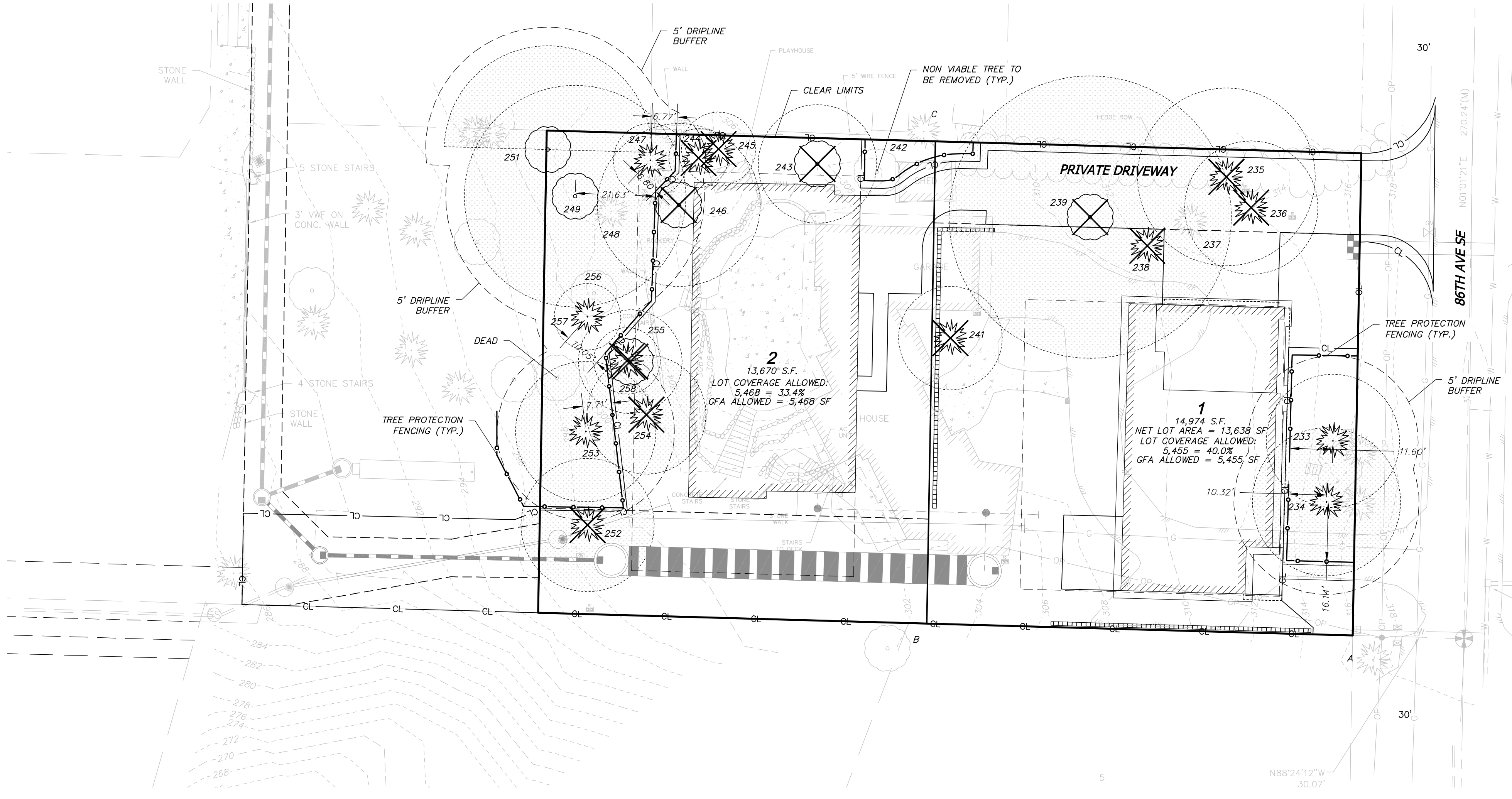
LORENZINI SP

TREE PLAN

4719 86TH AVENUE SE
MERCER ISLAND, WASHINGTON
PARCEL NO. 7598100420

TODD SHERMAN
DESIGN BUILT HOMES

11400 SE 8TH STREET, SUITE 415
BELLEVUE, WASHINGTON 98004
206-909-8187

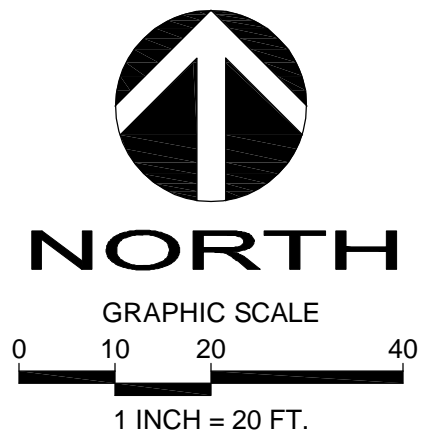
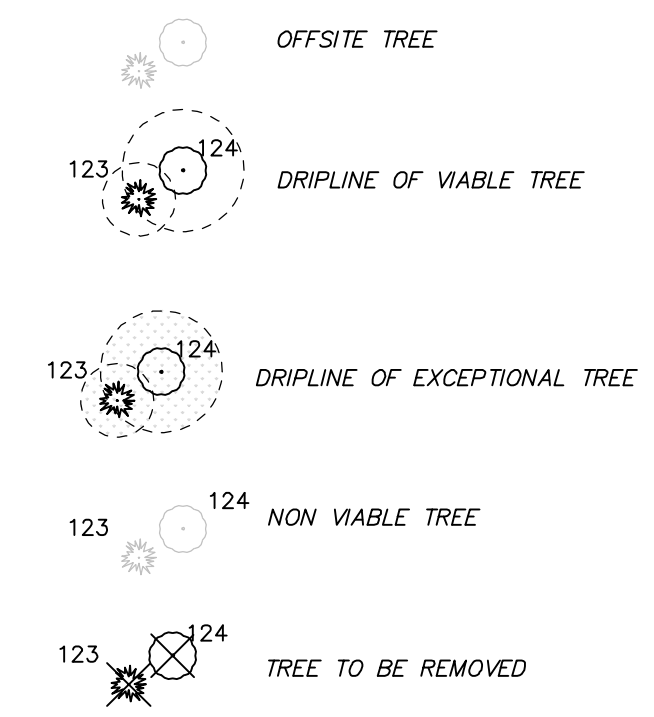


Tree Tag #	Species ID	DBH (in)	Adj. Height (ft)	Drip-Line Radius (ft)	Wind Firm	OK in Grove	Health	Defects/Comments	Proposed Action		CRZ/THZ/LOD				Retain	Remove	Retain	Remove		
									Retain	Remove	N	W	E	S						
1	233	Douglas fir	21	21	18			OK	Typical of species	1		18	18	18	18	1	1	1	1	
2	234	Douglas fir	28	28	20			OK	Self-corrected lean towards west, dead wood, broken branches, dead twigs, typical of species	1		20	20	20	16	1	1	1	1	
3	235	Douglas fir	22	22	24			OK	Debris over crown, previous top loss, coning, dead wood, broken branches, typical of species	1		24	7	24	24	1	1	1	2	
4	236	Douglas fir	19	19	18			OK	Previous ivy @ root crown up to 50', typical of species, asymmetric canopy towards north	1		18	18	18	18	1	1	1	2	
5	237	Douglas fir	19	19	16			Fair	Self-corrected lean towards north, serpentine trunk, co-dominant leaders with included bark x2 @ 25' towards north, strong horizontal crack @ 25' crown up to 12' towards west, 3 calloused wounds towards west, free floating 235'	1		16	16	16	16	1				
6	238	Douglas fir	24	24	18		Y	Fair	Exposed roots, moss and lichen, previous top loss, dead wood, broken branches, elongated branches	1		18	18	18	18	1	1	1	3	
7	239	Bigleaf maple	38	38	38			Fair	Calloused wound @ 2' towards south, exposed roots, decay in roots towards south, dead wood, broken branches, grade lowered 2' towards east	1		38	38	38	38	E	1			
8	241	Scots pine	13	13	14			OK	Typical of species	1		14	14	14	14	1	1	1	1	
9	242	Bigleaf maple	16	16	14			Fair	Vertical crack @ 2' up to 10' towards south, co-dominant leaders with included bark x3 @ 10'	1		14	14	14	14	1				
10	243	Bigleaf maple	10, 8, 14, 15	24	16			OK	Co-dominant leaders with included bark x4 @ root crown, moss and lichen, typical of species	1		16	16	16	16	L	1	1	3	
11	244	White pine	15	15	8			OK	Serpentine trunk, dead wood, broken branches, typical of species	1		8	8	8	8	1	1	1	2	
12	245	White pine	19	19	10			OK	Co-dominant leaders with included bark x2 @ 2', asymmetric canopy towards south, typical of species	1		10	10	10	10	1	1	1	2	
13	246	Bigleaf maple	17, 14, 14	25	22			OK	Co-dominant leaders with included bark x2 @ 2', asymmetric canopy towards south, typical of species	1		22	22	22	22	L	1	1	3	
14	247	White pine	11	11	10			OK	Stagnant canopy, dead wood, broken branches, typical of species	1		10	10	6	6	1	1	1	1	
15	248	Douglas fir	19	19	18			Fair	Fractured branch formation @ 25' towards south, previous top loss, elongated branches, serpentine trunk, asymmetric canopy towards south	1		18	18	18	18	1				
16	249	Bigleaf maple	16, 44	47	30		Y	Fair	Co-dominant leaders with included bark x2 @ 4', exposed roots, calloused wound, dead wood, broken branches, asymmetric canopy towards north	1		30	30	30	30	E	1	1	1	
17	251	Bigleaf maple	26	26	28 north only			OK	Asymmetric canopy towards north, typical of species, dead wood, moss and lichen	1		28	28	28	28	L	1	1	1	
18	252	Douglas fir	28	28	18		Y	Fair	Self-corrected lean towards south, fill over crown, abnormal bark, popping bark, previous top loss, elongated branches, typical of species, dead wood, broken branches	1		18	18	18	18	L	1	1	3	
19	253	Douglas fir	36	36	19			OK	Dead wood, broken branches, previous top loss, carpenter ants bark only	1		19	19	19	19	E	1	1	1	
20	254	Douglas fir	36, 28	45.5	16			OK	Co-dominant leaders with included bark x2 @ 1', previous top loss @ 50', strong lateral, dead wood, broken branches, abnormal bark, popping bark, woodpecker activity	1		16	16	16	16	E	1	1	6	
21	255	Douglas fir	16	16	14		Y	Fair	Abnormal bark, shedding bark, popping bark, exposed @ 50', strong lateral, low live crown ratio <10%	1		14	14	14	14	1	1	1	2	
22	256	Bigleaf maple	26, 24	43.5	26			Poor	Co-dominant leaders with included bark x2 @ 1', dead scaffolds, dead wood, cavity @ 3' towards north	1		26	26	26	26	E	1			
23	257	Incense cedar	8, 9	12	9			OK	Co-dominant leaders with included bark x2 @ 3', typical of species	1		9	9	9	9	1	1	1	1	
24	258	Incense cedar	18	18	9			OK	Typical of species	1		9	9	9	9	1	1	1	2	

TREE RETENTION NOTE
ANY CONSTRUCTION WITHIN THE DRIPLINE OF A TREE TO BE RETAINED WILL REQUIRE AN AIR EXCAVATION ANALYSIS TO DETERMINE THAT THE TREE WILL NOT BE DAMAGED DURING CONSTRUCTION. TREES 233 & 234 WILL REQUIRE AN AIR EXCAVATION ANALYSIS.

TREE RETENTION CALCULATION

TOTAL ONSITE TREES:	24
TOTAL VIABLE ONSITE TREES:	20
TOTAL NUMBER OF EXCEPTIONAL TREES:	10
REQUIRED: 30% VIABLE TREES:	6
PROPOSED VIABLE TREES RETAINED:	7/35.0%



811
Utilities Underground Location Center
(D, M, T, N, D, O, R, W, A)

DATE	12.09.22
REVISION	REV'S. PER AGENCY COMMENTS
APR	MAJ

DRAFTED BY: JSE
DESIGNED BY: JSK
PROJECT ENGINEER: MAJ
DATE: 12.20.21
PROJECT NO.: 21071

CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
 A CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN WILL BE PREPARED AT FINAL ENGINEERING EACH OF THE 13 CONSTRUCTION SWPPP ELEMENTS ARE TO BE CONSIDERED RESPECTIVELY.

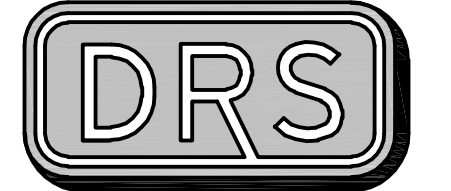
SW 1/4 SECTION 18, TOWNSHIP 24 N, RANGE 5 E, W.M.

LORENZINI SP

FILE NO. SUB22-002

LEGEND:

- FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND CORNER MONUMENT AS NOTED
- MAIL BOX
- POWER METER
- POWER POLE
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 O 425.827.3063 F 425.827.2423

LORENZINI SP

CONCEPTUAL GRADING
 & UTILITY PLAN
 4719 86TH AVENUE SE
 MERCER ISLAND, WASHINGTON
 PARCEL NO. 7598100420

TODD SHERMAN
DESIGN BUILT HOMES

11400 SE 8TH STREET, SUITE 415
 BELLEVUE, WASHINGTON 98004
 206-909-8187



SITE VOLUME CALCULATIONS

CUT VOLUME (CU. YDS.)	FILL VOLUME (CU. YDS.)	NET VOLUME (CU. YDS.)
323	886	563 FILL

ALL VOLUMES ARE APPROXIMATE AND REPRESENT FINISH GRADE TO EXISTING GRADE AS SHOWN. THE VOLUMES DO NOT INCLUDE STRIPPING, STRUCTURAL EXCAVATION, EXPANSION FACTOR OR ANY SOIL TYPE RESTRICTIONS.

LEGAL DESCRIPTION:

PARCEL A: (TAX PARCEL NO. 759810-0420-03)

THE EAST 220 FEET OF LOT 1, BLOCK 13, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 76, RECORDS OF KING COUNTY, WASHINGTON;

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SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

VERTICAL DATUM:

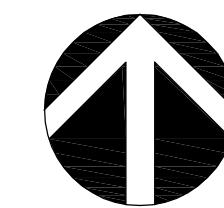
NAVD 88

BENCHMARK:

FOUND COPPER TACK IN LEAD IN 4"x4" CONCRETE MONUMENT, DOWN 0.6' IN CASE, AT THE INTERSECTION OF 86TH AVENUE SE AND SE 47TH STREET. GNSS OBSERVATION OF MONUMENT PRODUCED THE ELEVATION OF 317.158'.

BASIS OF BEARINGS:

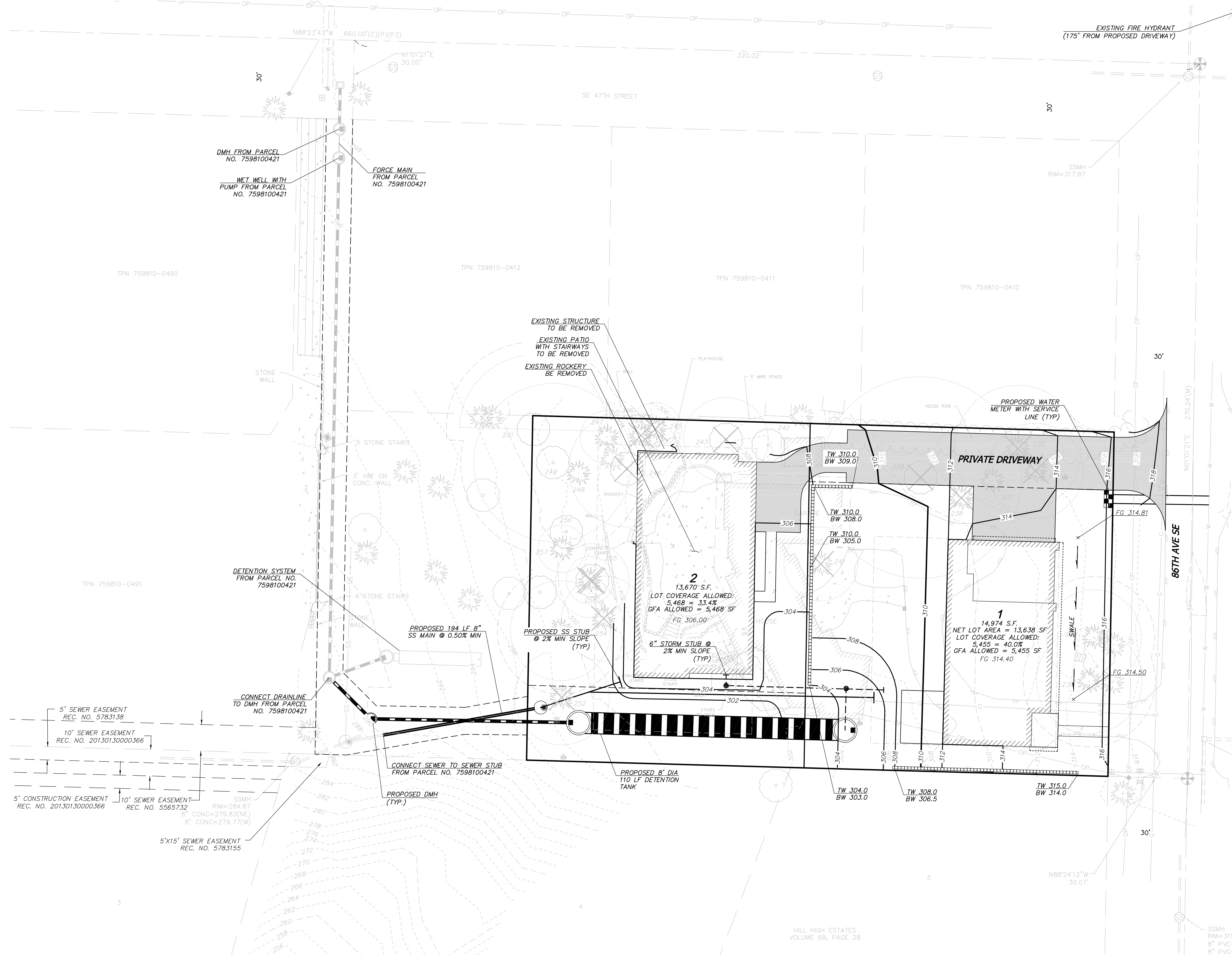
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NORTH

GRAPHIC SCALE
 0 10 20 40
 1 INCH = 20 FT.

Call 2 Working Days Before You Dig
811
 Utilities Underground Location Center
 (D,M,T,N,D,O,R,W,A)



DATE	REVISION	APPROVED	COMMENTS
12.09.22	REVS. PER AGENCY COMMENTS	MAJ	

DRAFTED BY: JSE
 DESIGNED BY: JSK
 PROJECT ENGINEER: MAJ
 DATE: 12.20.21
 PROJECT NO.: 21071

DRAWING: C4
 SHEET: 4 OF 4