

CITY OF MERCER ISLAND
SHORT PLAT NO. SUB22-005
KING COUNTY, WASHINGTON

FENG SHORT PLAT

RECORDING NO.	VOL./PAGE
PORTION OF NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.	
Vicinity Map	

OWNER

MERCER ISLAND - 7204 78TH LLC
 MANAGER: GRACE FENG
 MAILING ADDRESS: 2050 89TH AVENUE NE
 CLYDE HILL, WASHINGTON 98004
 PHONE NUMBER: 425-449-1687

APPLICANT/AGENT

PEIK LI PANG
 PHONE NUMBER: 425-287-1567

PROJECT DESCRIPTION

SUBDIVIDE EXISTING LOT INTO TWO LOTS AND BUILD TWO NEW SINGLE FAMILY DWELLINGS.

LEGAL DESCRIPTION

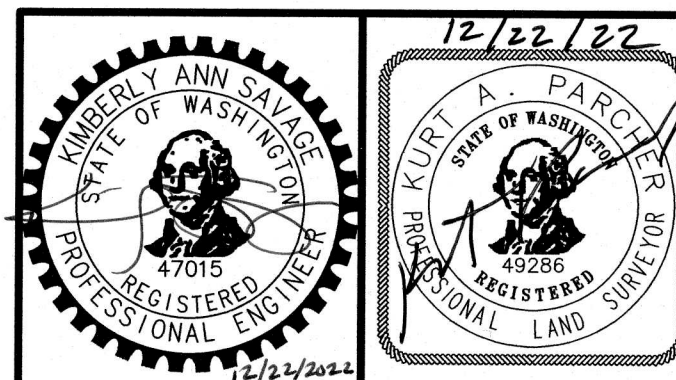
PER RAINIER TITLE, LLC GUARANTEE NO. G-0000457282248,
 DATED JUNE 29, 2022 AT 8:00 AM
 THE SOUTH 110 FEET OF THE NORTH 140 FEET OF THE EAST HALF OF THE
 NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25,
 TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON;
 LESS THE EAST 427.4 FEET THEREOF; LESS COUNTY ROAD;

PLAT DATA

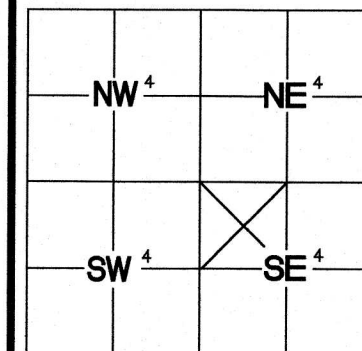
PLAT AREA : 21,916+/- SF. (0.50+/- ACRE)
 PARCEL NUMBER : 2524049069
 SITE ADDRESS : 7208 78TH AVE. SE.
 ZONING : R-9.6 (SINGLE FAMILY)
 NUMBER OF LOTS : 2
 LOT 1 = 11,329+/- SF.
 LOT 2 = 10,588+/- SF.
 DENSITY : 4 DUS./AC.
 EXISTING STRUCTURES : ALL TO BE REMOVED
 LOT 1 COVERAGE : EXISTING = 3,709+/- SF. (32.74%)
 NET AREA = 11,329 - 669 = 10,660 SF.
 BUILDING AREA = 2,779 SF. (26.07%)
 DRIVEWAY = 1,480 SF. (13.88%)
 HARDSCAPE = 533 SF. (5.00%)
 NET COVERAGE = 4,259 SF. (39.95%)
 LOT 2 COVERAGE : EXISTING = 173+/- SF. (1.63%)
 NET AND GROSS AREA = 10,588 SF.
 BUILDING = 3,433 SF. (32.42%)
 DRIVEWAY = 555 SF. (5.24%)
 HARDSCAPE = 419 SF. (3.96%)
 NET COVERAGE = 3,988 SF. (37.67%)
 ACCESS : 103.79 LF. 20' SHARED ACCESS, 2,074+/- SF.
 PARKING SPACES : 5
 YARD SETBACKS : FRONT YARD = 20 FEET
 SIDE YARD = 6.2 FEET MIN. TOTAL OF 18.7 FEET
 REAR YARD = 25 FEET
 PROPOSED BUILDING HEIGHT : 30 FEET
 SEE SHEET 6 FOR BUILDING ELEVATIONS

SHEET INDEX

TITLE, SHEET 1
 SURVEY, SHEETS 2 & 3
 SHORT PLAT, SHEETS 4 & 5
 PRELIMINARY SITE PLAN, SHEET 6
 TREE RETENTION PLAN, SHEETS 7 & 8
 CONCEPTUAL GRADING AND UTILITY PLAN, SHEET 9



PRELIMINARY SITE PLAN
FOR
GRACE FENG
2050 89TH AVENUE NE
CLYDE HILL, WA 98004



INDEXING INFORMATION
 NW 1/4 SE 1/4
 SECTION: 25
 TOWNSHIP: 24 N
 RANGE: 4 E
 COUNTY: KING

JOB: 35887	DATE: 12/22/2022
SCALE: N/A	SHEET: 1 OF 9
DRAWN BY: BPM & KRS	CHECKED BY: KAP

2601 South 35th, Suite 200
 Tacoma, Washington 98409-7479
 (253) 473-4494 FAX: (253) 473-0599
 © APEX ENGINEERING LLC 2022

CITY OF MERCER ISLAND
SHORT PLAT NO. SUB22-005
KING COUNTY, WASHINGTON

SURVEY

RECORDING NO.

VOL./PAGE

PORTION OF

NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.

LEGAL DESCRIPTION

PER RAINIER TITLE, LLC GUARANTEE NO. G-0000457282248,
DATED JUNE 29, 2022 AT 8:00 AM

THE SOUTH 110 FEET OF THE NORTH 140 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION
25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON;

LESS THE EAST 427.4 FEET THEREOF; LESS COUNTY ROAD;

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SHORT PLAT IS TO SUBDIVIDE THE SUBJECT PARCEL INTO 2 LOTS
THAT MEET THE CITY OF MERCER ISLAND CODES AND REQUIREMENTS.

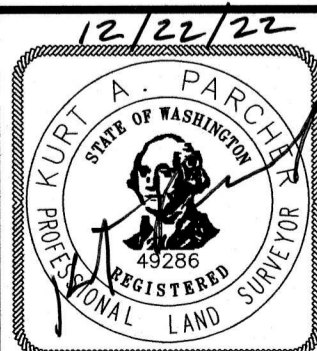
NOTES AND COMMENTS:

- 1.) BASIS OF BEARING: IS SOUTH 88°43'24" EAST, BETWEEN TWO CENTER OF ROAD MONUMENTS ALONG S.E. 72ND STREET.
- 2.) HORIZONTAL DATUM: THE OVERALL HORIZONTAL DATUM FOR THIS PROJECT IS NAD 83/2011, WASHINGTON COORDINATE SYSTEM, NORTH ZONE, BASED ON GPS MEASUREMENTS USING THE WASHINGTON STATE REFERENCE NETWORK.
- 3.) VERTICAL DATUM: THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 88, BASED ON GPS MEASUREMENTS USING THE WASHINGTON STATE REFERENCE NETWORK.
- 4.) MONUMENTS AND MARKERS INDICATED AS FOUND AND ALL OTHER FEATURES AND CONDITIONS SHOWN HEREON WERE OBSERVED AS NOTED DURING THE MONTH INDICATED IN THE LAND SURVEYOR'S CERTIFICATE AND REPRESENT CONDITIONS AT THAT TIME ONLY.
- 5.) FULL RELIANCE HAS BEEN PLACED IN RAINIER TITLE LLC FOR REVELATION OF EASEMENTS. NO FURTHER SEARCH OF THE RECORDS HAS BEEN CONDUCTED
- 6.) PURPOSE OF SURVEY: THE PURPOSE OF THIS SURVEY WAS TO DEVELOP A 1-FOOT CONTOUR INTERVAL TOPOGRAPHIC MAP OF THE SUBJECT PROPERTY FOR USE AS A PLANNING AND DESIGN BASE BY OTHERS. A BOUNDARY SURVEY OF THE SUBJECT PROPERTY WAS PERFORMED CONCURRENTLY WITH THIS MAPPING.
- 7.) FIELD SURVEY METHODOLOGY: FIELD MEASUREMENTS FOR THIS SURVEY WERE PERFORMED USING A 5-SECOND OR BETTER ELECTRONIC TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS ACCURACY REQUIREMENTS CONTAINED IN WAC 332.130.090.
- 8.) INSTRUMENT CALIBRATION: ALL MEASURING INSTRUMENTS EMPLOYED IN THIS SURVEY HAVE BEEN MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 10.) THIS MAP GRAPHICALLY REPRESENTS CONDITIONS AND FEATURES EXISTING AT THE TIME OF THIS SURVEY ONLY, WHICH WAS PERFORMED DURING AUGUST OF 2017.
- 11.) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON. ITS' USE DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS WITHOUT THE EXPRESS RECERTIFICATION BY THIS SURVEYOR NAMING SUCH PARTY.
- 12.) FOR YOUR INFORMATION: 0.0833 FEET = 1 INCH ON THE GROUND
- 15.) THE UNDERGROUND UTILITIES SHOWN HEREON HEREON HAVE BEEN LOCATED FROM THE FIELD SURVEYED LOCATION OF VISIBLE SURFACE UTILITY STRUCTURES SUCH AS MANHOLE LIDS, GRATES, GAS AND WATER VALVE LIDS, ETC. WE MAKE NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, NOR THAT THEY ARE IN THE EXACT LOCATION SHOWN.
- UTILITY INVERT ELEVATIONS AND PIPE / FLOW LINE DIAMETERS SHOWN HEREON ARE BASED ON OBSERVATIONS FROM THE TOP OF THE UTILITY STRUCTURE AND ARE APPROXIMATE ONLY. FOR SAFETY REASONS NO PHYSICAL ENTRY INTO THE UTILITY STRUCTURE WAS PERFORMED DURING THE COURSE OF THIS SURVEY.
- 16.) WE HAVE USED GRAPHIC SYMBOLS TO REPRESENT SOME FEATURES ON THIS MAP, SUCH AS UTILITIES, TREES AND FENCES. THE DEFAULT SIZE OF THOSE SYMBOLS MAY NOT REFLECT THE TRUE SIZE OF THE FEATURE THAT WAS MAPPED.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY
RECORDING ACT AT THE REQUEST OF GRACE FENG IN NOVEMBER, 2021.

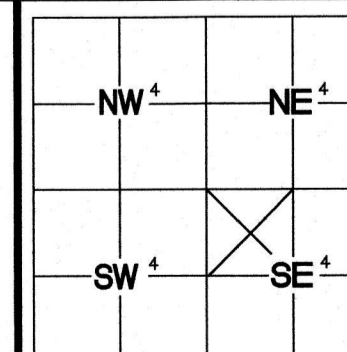
Kurt A. Parcher Dec. 22, 2022
KURT A. PARCHER, PLS 49286 DATE



**PRELIMINARY SITE PLAN
FOR**

GRACE FENG

2050 89TH AVENUE NE
CLYDE HILL, WA 98004

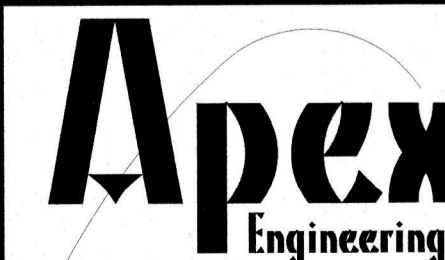


**INDEXING
INFORMATION**

NW 1/4 SE 1/4

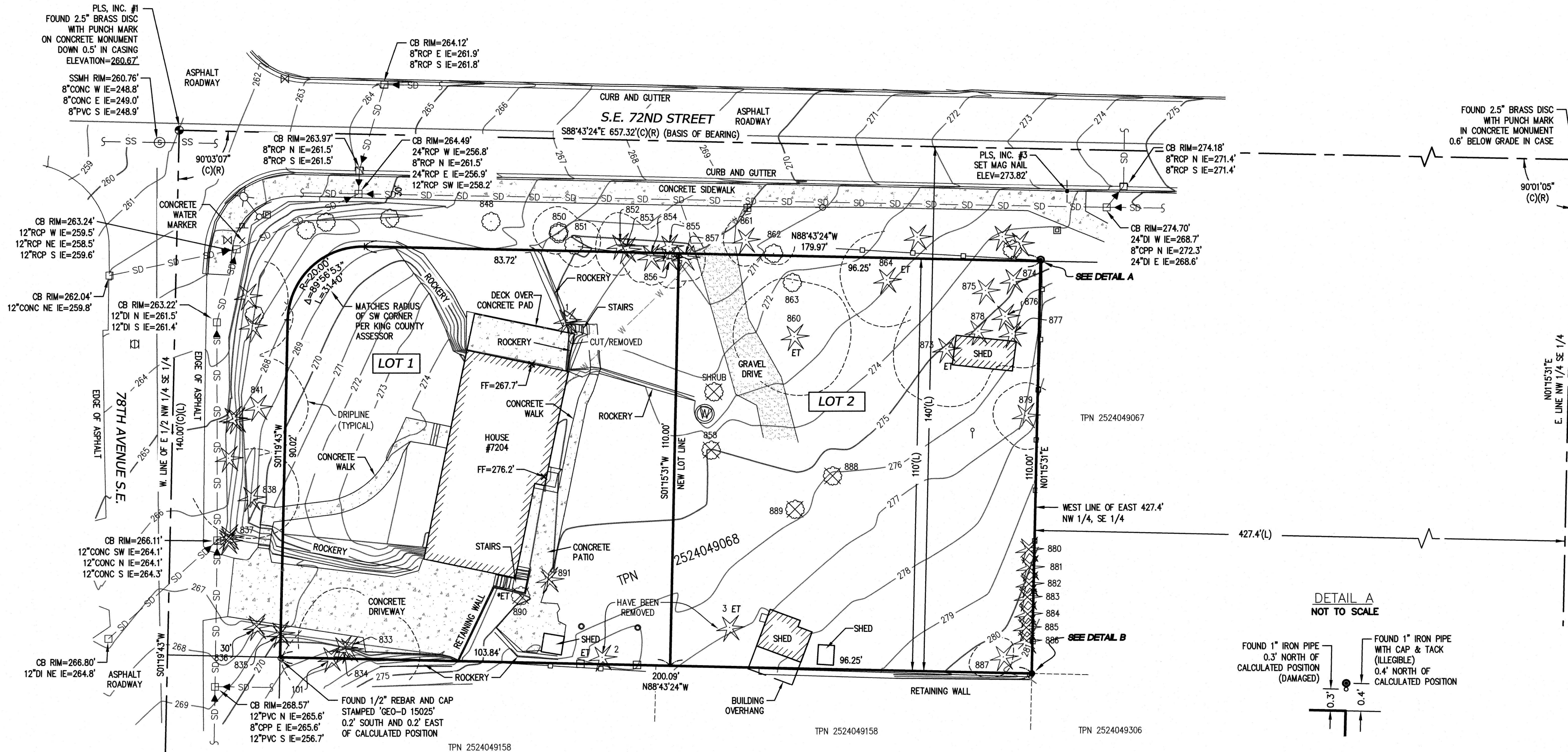
SECTION: 25
TOWNSHIP: 24 N
RANGE: 4 E
COUNTY: KING

JOB: 35887	DATE: 12/22/2022
SCALE: N/A	SHEET: 2 OF 9
DRAWN BY: BPM & KRS	CHECKED BY: KAP

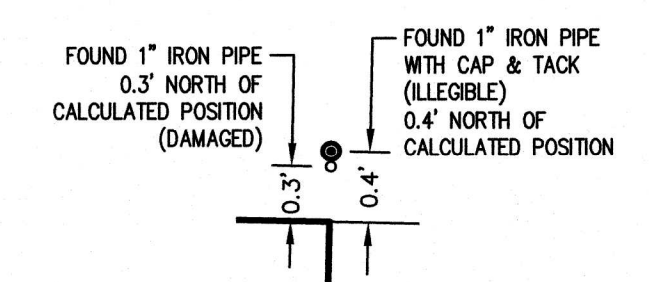


2601 South 35th, Suite 200
Tacoma, Washington 98408-7479
(253) 473-4494 FAX: (253) 473-0599
© APEX ENGINEERING LLC 2022

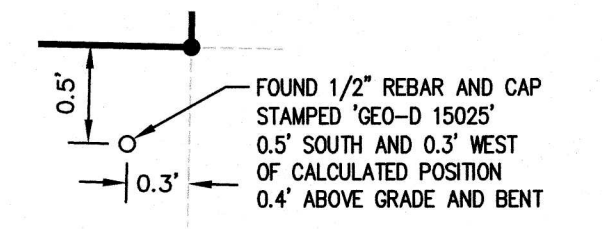
SURVEY



DETAIL A
NOT TO SCALE

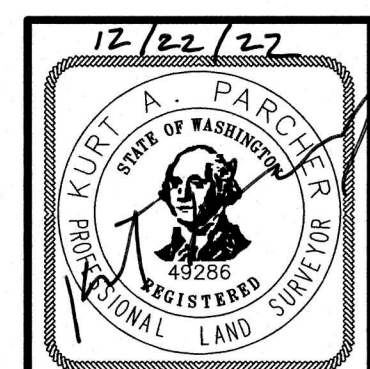
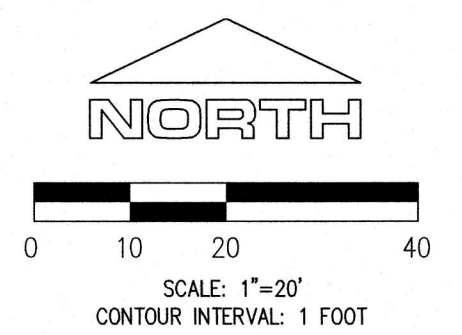


DETAIL B
NOT TO SCALE

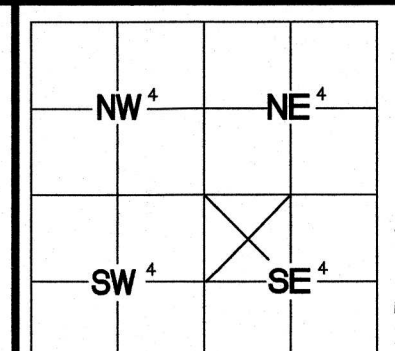


LEGEND:

- | | | | |
|-----|---|--|-------------------------------|
| TPN | TAX PARCEL NUMBER | | POWER RISER |
| (C) | MEASURED OR CALCULATED BY PLS, INC. | | UTILITY POLE |
| (L) | PER LEGAL DESCRIPTION | | UTILITY POLE WITH LIGHT |
| (R) | RECORD OF SURVEY (ROS) - VOLUME 160/PAGE 112 | | TELEPHONE RISER |
| | FOUND MONUMENT IN CASE AS NOTED | | GAS VALVE |
| | FOUND IRON PIPE AS NOTED | | HOSE BIB |
| | FOUND IRON PIPE W/CAP AS NOTED | | WATER WELL |
| | FOUND REBAR AND CAP AS NOTED | | WATER METER |
| | SET MAG NAIL | | WATER VALVE |
| | SET REBAR AND CAP STAMPED 'KAP 49286' | | CONCRETE SURFACE |
| | SET HUB AND TACK AT 10-FOOT OFFSET TO PROPERTY LINE | | GRAVEL SURFACE |
| | SET LATH ON PROPERTY LINE | | SANITARY SEWER MANHOLE (SSMH) |
| | TREE (CONIFEROUS) WITH ARBORIST ID NOTED | | SANITARY SEWER CONNECTION |
| | TREE (DECIDUOUS) WITH ID NOTED | | CATCH BASIN (CB) |
| | EXCEPTIONAL TREE LESS THAN 24" | | STORM CONNECTION |
| | EXCEPTIONAL TREE 24" OR GREATER | | INVERT ELEVATION |
| | FENCE | | DUCTILE IRON PIPE |
| | WOOD SIGN | | CORRUGATED METAL PIPE |
| | FINISH FLOOR | | REINFORCED CONCRETE PIPE |
| | | | CORRUGATED PLASTIC PIPE |
| | | | PLASTIC PIPE |
| | | | CONCRETE PIPE |



PRELIMINARY SITE PLAN FOR
GRACE FENG
2050 89TH AVENUE NE
CLYDE HILL, WA 98004



INDEXING INFORMATION
NW 1/4 SE 1/4
SECTION: 25
TOWNSHIP: 24 N
RANGE: 4 E
COUNTY: KING

JOB:	35887	DATE:	12/22/2022
SCALE:	1" = 20'	SHEET:	3 OF 9
DRAWN BY:	BPM & KRS	CHECKED BY:	KAP

Apex Engineering
2601 South 35th, Suite 200
Tacoma, Washington 98409-7479
(253) 473-4494 FAX: (253) 473-0599
© APEX ENGINEERING LLC 2022

TREE NOTE
SEE SHEET 8 FOR EXISTING TREES DIAMETERS AND SPECIES

CITY OF MERCER ISLAND
SHORT PLAT NO. SUB22-005
KING COUNTY, WASHINGTON

SHORT PLAT

RECORDING NO. VOL./PAGE

PORTION OF
NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.

DECLARATION

WE THE UNDERSIGNED OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT SUBDIVISION TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN DESIRE OF THE OWNER(S).

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

GRACE FENG _____ DATE _____
MERCER ISLAND 7204 78TH LLC

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

SIGNED THIS DEDICATION AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____

TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE OF _____
NOTARY PUBLIC
PRINTED NAME OF _____
NOTARY PUBLIC
TITLE _____
MY APPOINTMENT EXPIRES _____

ORIGINAL LEGAL DESCRIPTION

PER RAINIER TITLE, LLC GUARANTEE NO. G-0000457282248, DATED JUNE 29, 2022 AT 8:00 AM

THE SOUTH 110 FEET OF THE NORTH 140 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON;
LESS THE EAST 427.4 FEET THEREOF; LESS COUNTY ROAD;

SPECIAL EXCEPTIONS:

PER RAINIER TITLE, LLC GUARANTEE NO. G-0000457282248, DATED JUNE 29, 2022 AT 8:00 AM

EXCEPTIONS 1 - 6 ARE NOT SURVEY RELATED

7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: INGRESS AND EGRESS
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: JUNE 12, 1950
RECORDING NO.: 4024150

DOES NOT AFFECT SUBJECT PARCEL

8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: WATER LINE TO WELL
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: OCTOBER 7, 1958
RECORDING NO.: 4951646

EASEMENT IS TERMINATED DUE TO THE SUBJECT PARCEL BEING CONNECTED TO PUBLIC WATER

9. MATTERS SET FORTH BY SURVEY:
RECORDED: APRIL 9, 2018
RECORDING NO.: 20180409900010

NEW LEGAL DESCRIPTION

LOT 1 OF CITY OF MERCER ISLAND SHORT PLAT NUMBER SUB22-005, AS RECORDED....
LOT 2 OF CITY OF MERCER ISLAND SHORT PLAT NUMBER SUB22-005, AS RECORDED....

APPROVALS:

CITY OF MERCER ISLAND
EXAMINED AND APPROVED THIS ____ DAY OF _____, 20 ____.

CODE OFFICIAL _____

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20 ____.

CITY ENGINEER _____

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20 ____.

KING COUNTY ASSESSOR _____

DEPUTY ASSESSOR _____

RECORDER'S CERTIFICATE _____

Parcel Area Table

PARCEL	SQ.FT.	ACRES
LOT 1	11,329	0.26
LOT 2	10,588	0.24
ORIGINAL PARCEL	21,917	0.50

RECORDER'S CERTIFICATE

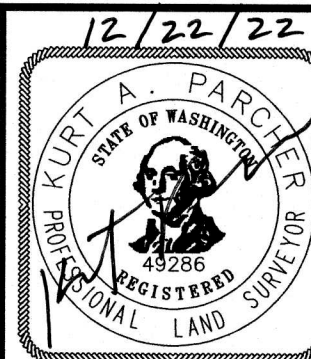
FILED FOR RECORD THIS ____ DAY OF _____, 20____,
AT ____ M. IN BOOK ____ OF _____ AT PAGE ____ AT
THE REQUEST OF APEX ENGINEERING.

MANAGER _____ SUPERINTENDENT OF RECORDS _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GRACE FENG IN NOVEMBER, 2021.

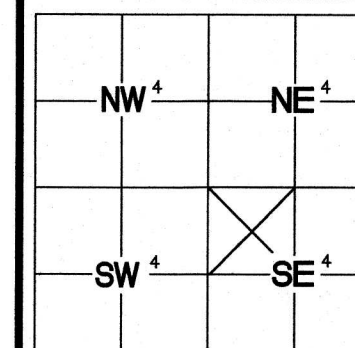
Kurt A. Parcher Dec. 22, 2022
KURT A. PARCHER, PLS 49286 DATE



PRELIMINARY SITE PLAN FOR

GRACE FENG

2050 89TH AVENUE NE
CLYDE HILL, WA 98004



INDEXING INFORMATION

NW 1/4 SE 1/4
SECTION: 25
TOWNSHIP: 24 N
RANGE: 4 E
COUNTY: KING

JOB: 35887	DATE: 12/22/2022
SCALE: N/A	SHEET: 4 OF 9
DRAWN BY: BPM & KRS	CHECKED BY: KAP

Apex Engineering
2601 South 35th, Suite 200
Tacoma, Washington 98409-7479
(253) 473-4494 FAX: (253) 473-0599
© APEX ENGINEERING LLC 2022

CITY OF MERCER ISLAND
SHORT PLAT NO. SUB22-005
KING COUNTY, WASHINGTON

SHORT PLAT

RECORDING NO.	VOL./PAGE
PORTION OF NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.	

DECLARATION

WE THE UNDERSIGNED OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT SUBDIVISION TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN DESIRE OF THE OWNER(S).
IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

GRACE FENG _____ DATE _____
MERCER ISLAND 7204 78TH LLC

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

SIGNED THIS DEDICATION AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____
TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE OF _____
NOTARY PUBLIC
PRINTED NAME OF _____
NOTARY PUBLIC
TITLE _____
MY APPOINTMENT EXPIRES _____

ORIGINAL LEGAL DESCRIPTION

PER RAINIER TITLE, LLC GUARANTEE NO. G-0000457282248, DATED JUNE 29, 2022 AT 8:00 AM
THE SOUTH 110 FEET OF THE NORTH 140 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON;
LESS THE EAST 427.4 FEET THEREOF; LESS COUNTY ROAD;

SPECIAL EXCEPTIONS:

PER RAINIER TITLE, LLC GUARANTEE NO. G-0000457282248, DATED JUNE 29, 2022 AT 8:00 AM
EXCEPTIONS 1 - 6 ARE NOT SURVEY RELATED

7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: INGRESS AND EGRESS
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: JUNE 12, 1950
RECORDING NO.: 4024150

DOES NOT AFFECT SUBJECT PARCEL

8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: WATER LINE TO WELL
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: OCTOBER 7, 1958
RECORDING NO.: 4951646

EASEMENT IS TERMINATED DUE TO THE SUBJECT PARCEL BEING CONNECTED TO PUBLIC WATER

9. MATTERS SET FORTH BY SURVEY:
RECORDED: APRIL 9, 2018
RECORDING NO.: 20180409900010

NEW LEGAL DESCRIPTION

LOT 1 OF CITY OF MERCER ISLAND SHORT PLAT NUMBER SUB22-005, AS RECORDED....
LOT 2 OF CITY OF MERCER ISLAND SHORT PLAT NUMBER SUB22-005, AS RECORDED....

APPROVALS:

CITY OF MERCER ISLAND
EXAMINED AND APPROVED THIS ____ DAY OF _____, 20 ____.

CODE OFFICIAL _____

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20 ____.

CITY ENGINEER _____

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20 ____.

KING COUNTY ASSESSOR _____

DEPUTY ASSESSOR _____

RECORDER'S CERTIFICATE _____

PARCEL	SQ.FT.	ACRES
LOT 1	11,329	0.26
LOT 2	10,588	0.24
ORIGINAL PARCEL	21,917	0.50

RECORDER'S CERTIFICATE

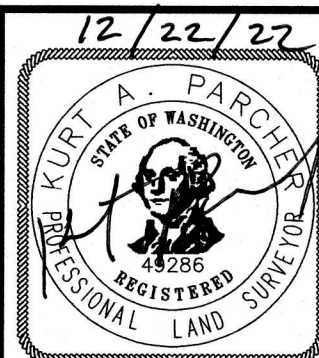
FILED FOR RECORD THIS ____ DAY OF _____, 20____,
AT _____ M. IN BOOK _____ OF _____ AT PAGE _____ AT
THE REQUEST OF APEX ENGINEERING.

MANAGER _____ SUPERINTENDENT OF RECORDS _____

SURVEYOR'S CERTIFICATE

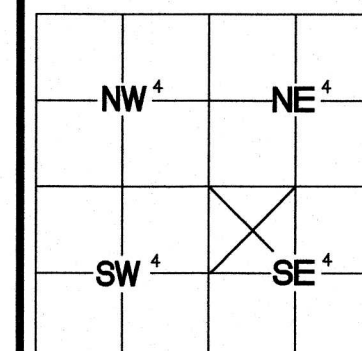
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GRACE FENG IN NOVEMBER, 2021.

Kurt A. Parcher Dec. 22, 2022
KURT A. PARCHER, PLS 49286 DATE



PRELIMINARY SITE PLAN FOR

GRACE FENG
2050 89TH AVENUE NE
CLYDE HILL, WA 98004



INDEXING INFORMATION
NW 1/4 SE 1/4
SECTION: 25
TOWNSHIP: 24 N
RANGE: 4 E
COUNTY: KING

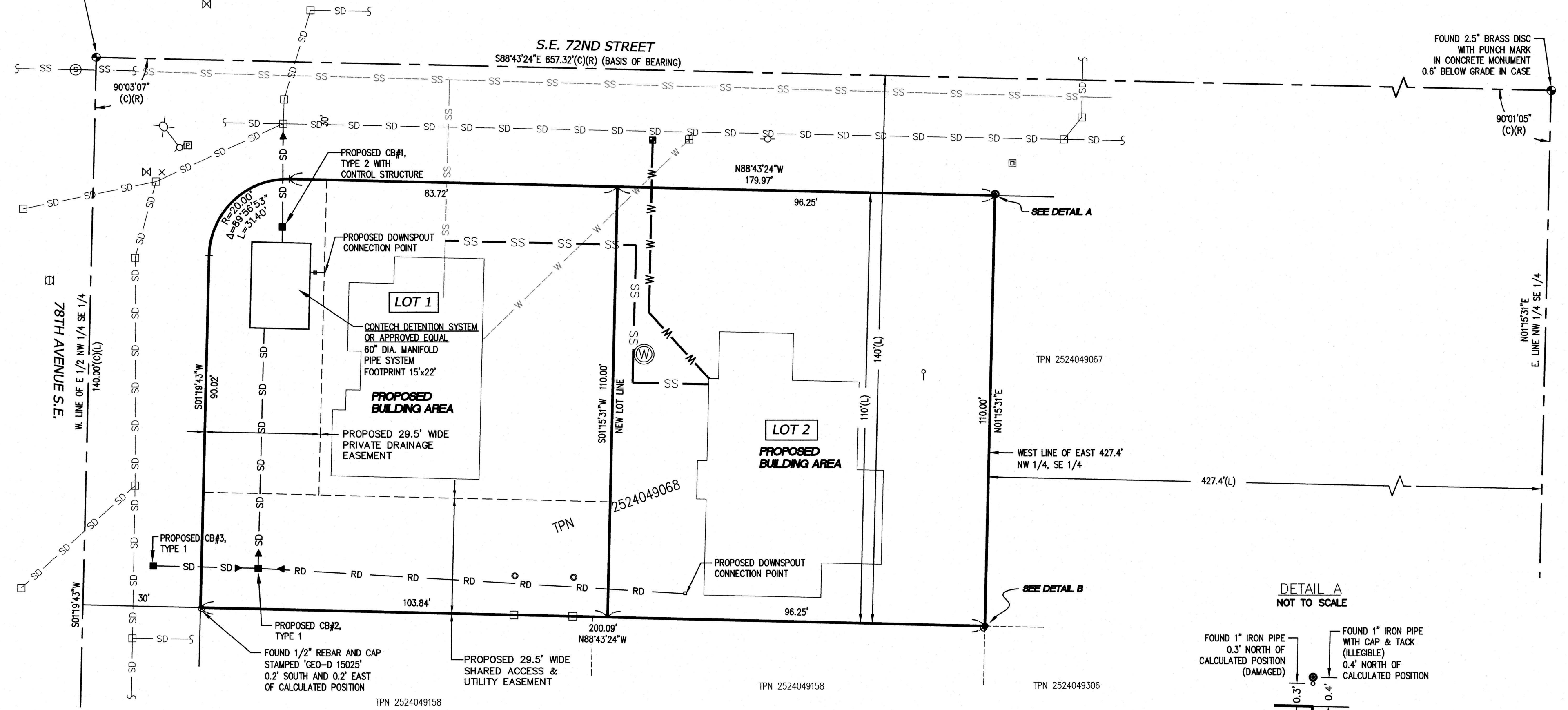
JOB: 35887	DATE: 12/22/2022
SCALE: N/A	SHEET: 4 OF 9
DRAWN BY: BPM & KRS	CHECKED BY: KAP

Apex Engineering
2601 South 35th, Suite 200
Tacoma, Washington 98409-7479
(253) 473-4494 FAX: (253) 473-0599
©APEX ENGINEERING LLC 2022

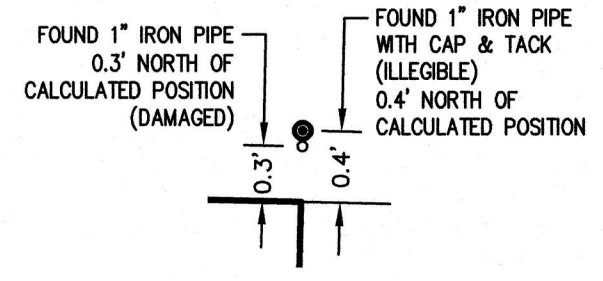
SHORT PLAT

PLS, INC. #1
FOUND 2.5" BRASS DISC
WITH PUNCH MARK
ON CONCRETE MONUMENT
DOWN 0.5' IN CASING
ELEVATION=260.67

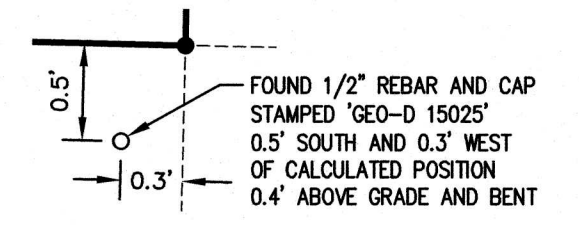
FOUND 2.5" BRASS DISC
WITH PUNCH MARK
IN CONCRETE MONUMENT
0.6' BELOW GRADE IN CASE



DETAIL A
NOT TO SCALE

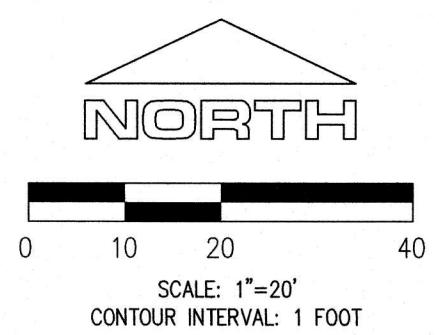


DETAIL B
NOT TO SCALE



LEGEND:

- | | | | |
|-----|---|--|---------------------------|
| TPN | TAX PARCEL NUMBER | | POWER RISER |
| (C) | MEASURED OR CALCULATED BY PLS, INC. | | UTILITY POLE |
| (L) | PER LEGAL DESCRIPTION | | UTILITY POLE WITH LIGHT |
| (R) | RECORD OF SURVEY (ROS) - VOLUME 160/PAGE 112 | | TELEPHONE RISER |
| | FOUND MONUMENT IN CASE AS NOTED | | GAS VALVE |
| | FOUND IRON PIPE AS NOTED | | HOSE BIB |
| | FOUND IRON PIPE W/CAP AS NOTED | | WATER WELL |
| | FOUND REBAR AND CAP AS NOTED | | WATER METER |
| | SET REBAR AND CAP STAMPED 'KAP 49286' | | WATER VALVE |
| | SET HUB AND TACK AT 10-FOOT OFFSET TO PROPERTY LINE | | SANITARY SEWER MANHOLE |
| | SET LATH ON PROPERTY LINE | | SANITARY SEWER CONNECTION |
| | | | CATCH BASIN |
| | | | STORM CONNECTION |
| | | | ROOF DRAIN |



12/22/22
PRELIMINARY SITE PLAN FOR
GRACE FENG
2050 89TH AVENUE NE
CLYDE HILL, WA 98004

INDEXING INFORMATION	
NW 1/4	SE 1/4
SECTION: 25	TOWNSHIP: 24 N
RANGE: 4 E	COUNTY: KING

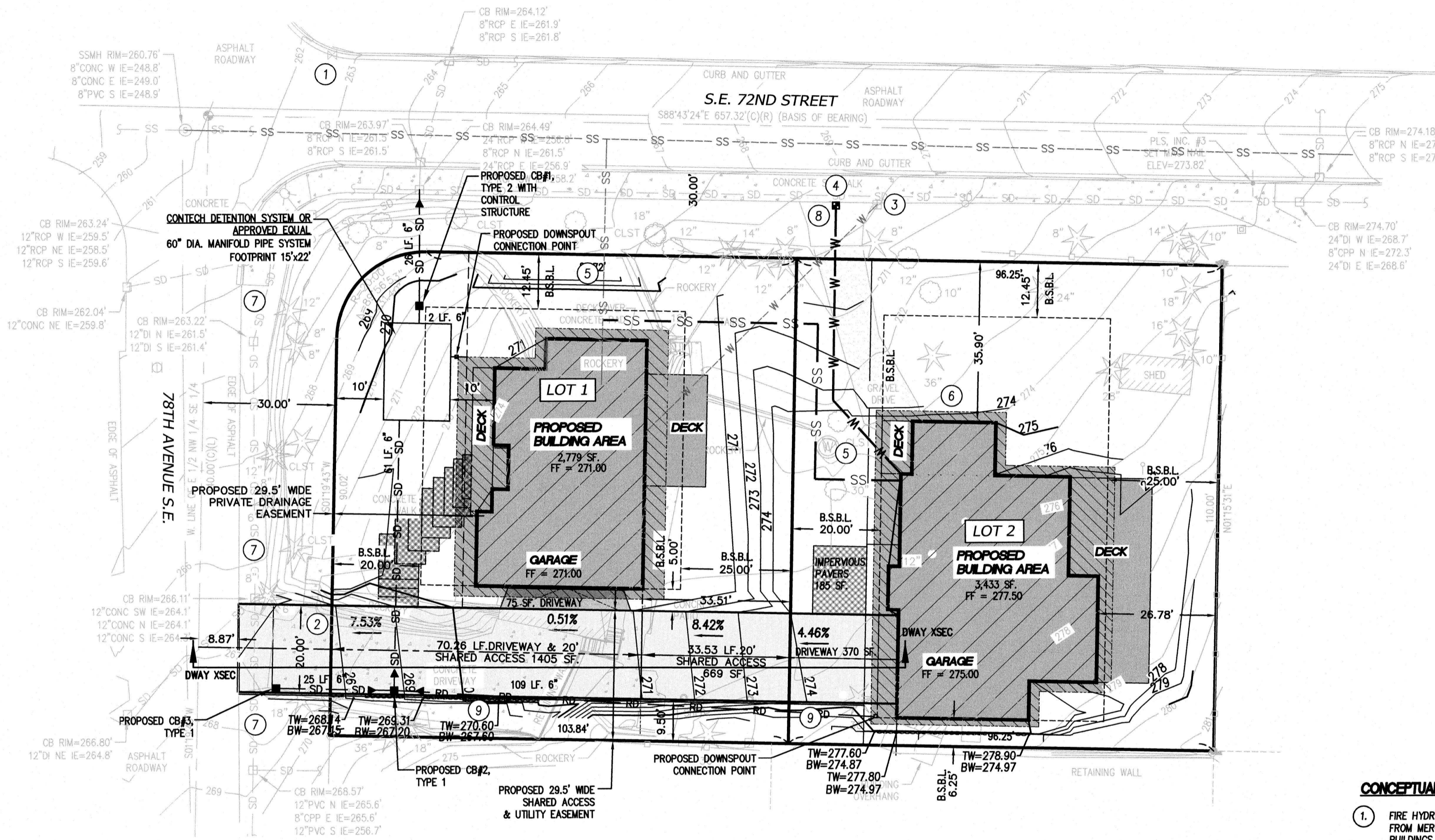
JOB: 35887	DATE: 12/22/2022
SCALE: 1"=20'	SHEET: 5 OF 9
DRAWN BY: BPM & KRS	CHECKED BY: KAP

Apex Engineering
2601 South 35th, Suite 200
Tacoma, Washington 98409-7479
(253) 473-4494 FAX: (253) 473-0599
© APEX ENGINEERING LLC 2022

CITY OF MERCER ISLAND
 SHORT PLAT NO. SUB22-005
 KING COUNTY, WASHINGTON

PRELIMINARY SITE PLAN

RECORDING NO. _____ VOL./PAGE _____
 PORTION OF
 NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.



PLAT DATA

PLAT AREA : 21,916+/- SF. (0.50+/- ACRE)
 PARCEL NUMBER : 2524049068
 SITE ADDRESS : 7208 78TH AVE. SE.
 ZONING : R-9.6 (SINGLE FAMILY)
 NUMBER OF LOTS : 2
 LOT 1 = 11,329+/- SF.
 LOT 2 = 10,588+/- SF.

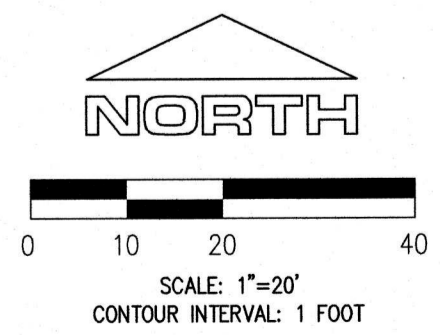
DENSITY : 4 DUS./AC.
 EXISTING STRUCTURES : ALL TO BE REMOVED

LOT 1 COVERAGE : EXISTING = 3,709+/- SF. (32.74%)
 NET AREA = 11,329 - 669 = 10,660 SF.
 BUILDING AREA = 2,779 SF. (26.07%)
 DRIVEWAY = 1,480 SF. (13.88%)
 HARDCAPE = 533 SF. (5.00%)
 NET COVERAGE = 4,259 SF. (39.95%)

LOT 2 COVERAGE : EXISTING = 173+/- SF. (1.63%)
 NET AND GROSS AREA = 10,588 SF.
 BUILDING = 3,433 SF. (32.42%)
 DRIVEWAY = 555 SF. (5.24%)
 HARDCAPE = 419 SF. (3.96%)
 NET COVERAGE = 3,988 SF. (37.67%)

ACCESS : 103.79 LF. 20' SHARED ACCESS, 2,074+/- SF.
 PARKING SPACES : 5
 STRUCTURE AREA : LOT 1=1,879 SF
 LOT 2=2,454 SF
 YARD SETBACKS : FRONT YARD = 20 FEET
 SIDE YARD = 6.2 FEET MIN. TOTAL OF 18.7 FEET
 REAR YARD = 25 FEET
 PROPOSED BUILDING HEIGHT : 30 FEET

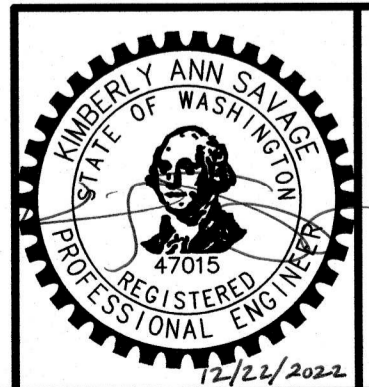
- CONCEPTUAL CONSTRUCTION NOTES**
- FIRE HYDRANT H3-33 IS LOCATED ROUGHLY 508' FROM PROPOSED BUILDINGS. LOCATION TAKEN FROM MERCER ISLAND GIS AERIAL AND TO BE USED FOR PERMIT APPROVAL ONLY. PROPOSED BUILDINGS TO MEET CURRENT FIRE FLOW REQUIREMENTS.
 - 20' ACCESS ROAD IS CONSIDERED EMERGENCY VEHICLE ACCESS AND SHALL NOT BE BLOCKED
 - EXISTING 8" WATER SERVICE TO BE USED FOR THE PROPOSED LOT 1 BUILDING.
 - PROPOSED 1" WATER SERVICE TO BE INSTALLED TO SERVICE PROPOSED LOT 2 BUILDING.
 - PROPOSED RESIDENCES TO CONNECT TO EXISTING SANITARY SIDE SEWER IN LOT 1.
 - REFER TO SHEETS 7 AND 8 FOR EXISTING TREES AND THEIR DIAMETERS AND SPECIES
 - GRAVEL SHALL BE INSTALLED ALONG THE FRONTAGE OF 78TH AVENUE S.E. PER CITY OF MERCER ISLAND'S REQUIREMENTS.
 - REMOVE EXISTING GRAVEL DRIVEWAY AND RESTORE SIDEWALK PER CITY OF MERCER ISLAND'S REQUIREMENTS.
 - INSTALL 6" VERTICAL CURB.



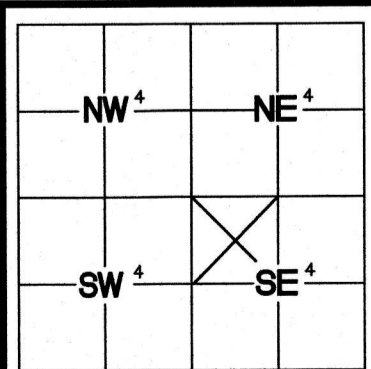
LEGEND

ROOF OVERHANG
 BSBL BUILDING SET BACK LINE
 PROPOSED RETAINING WALL

TW = TOP BACK OF WALL ELEVATION
 BW = BOTTOM FACE OF WALL ELEVATION



PRELIMINARY SITE PLAN
 FOR
 GRACE FENG
 2050 89TH AVENUE NE
 CLYDE HILL, WA 98004



INDEXING INFORMATION

NW 1/4 SE 1/4

SECTION: 25
 TOWNSHIP: 24 N
 RANGE: 4 E
 COUNTY: KING

JOB: 35887	DATE: 12/22/2022
SCALE: 1" = 20'	SHEET: 6 OF 9
DRAWN BY: BPM & KRS	CHECKED BY: KAP

Apex Engineering

2601 South 35th, Suite 200
 Tacoma, Washington 98409-7479
 (253) 473-4494 FAX: (253) 473-0599
 © APEX ENGINEERING LLC 2022

CITY OF MERCER ISLAND
 SHORT PLAT NO. SUB22-005
 KING COUNTY, WASHINGTON

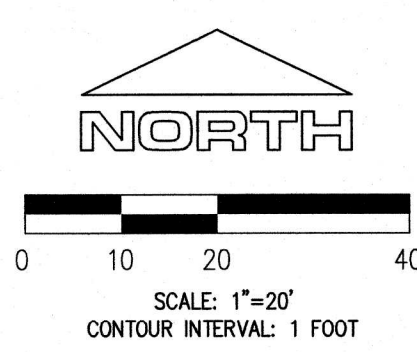
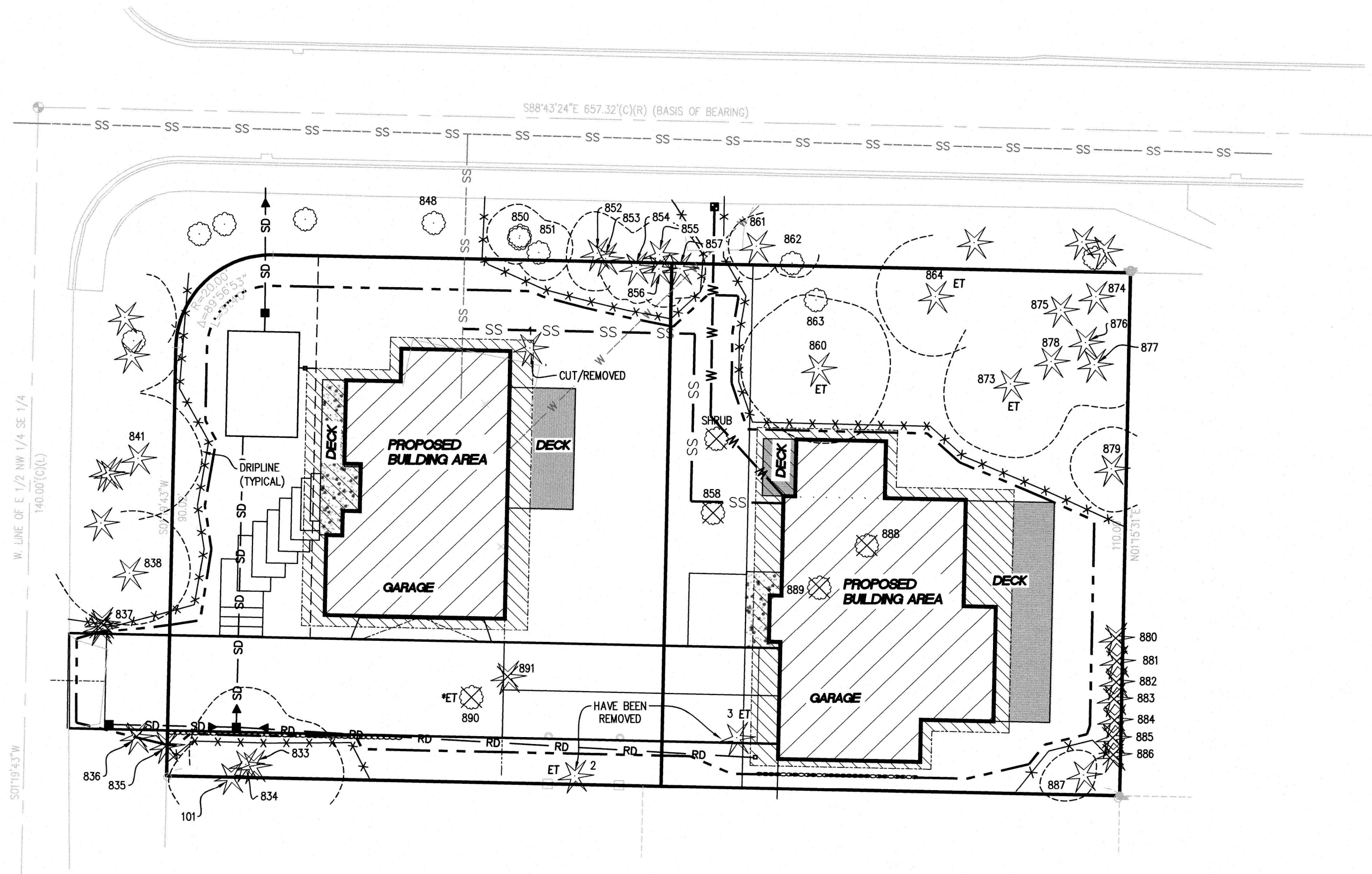
TREE RETENTION PLAN

RECORDING NO.

VOL./PAGE

PORTION OF

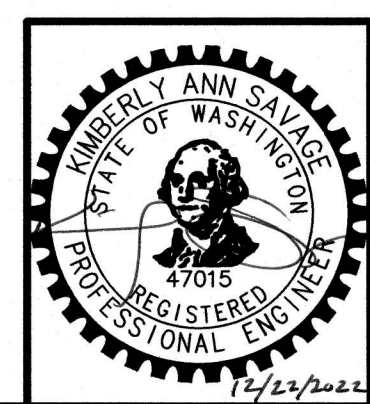
NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.



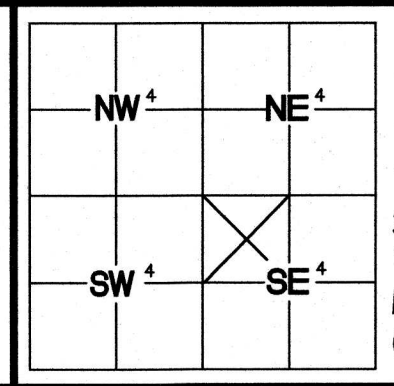
- LEGEND**
- ROOF OVERHANG
 - PROPOSED RETAINING WALL
 - TREE PROTECTION FENCE
 - CLEARING LIMITS
 - DECIDUOUS TREE WITH ARBORIST ID# NOTED
 - CONIFER TREE WITH ARBORIST ID# NOTED
 - *ET = EXCEPTIONAL TREE LESS THAN 24"
 - ET = EXCEPTIONAL TREE 24" OR GREATER

TREE RETENTION PLAN NOTES

1. TREE PROTECTION INFORMATION AND TREE DESIGN SHOWN ON THIS PLAN IS FROM THE ARBORIST REPORT/TREE PLAN PROVIDED BY LAYTON TREE CONSULTING, LLC DATED MARCH 7, 2022 (UPDATED 12-12-2022). APEX ENGINEERING, LLC ASSUMES NO LIABILITY FOR THIS INFORMATION.
2. ALL REPLACEMENT TREES ARE TO BE PLANTED ONSITE. APPROPRIATE LOCATIONS FOR REPLACEMENT TREES WOULD BE ON THE SOUTH AND WEST PERIMETERS AND BETWEEN THE PROPOSED LOTS.
3. SEE SHEET 8 FOR EXISTING TREES DIAMETER AND SPECIES
4. NO CLEARING OR GRADING IS PROPOSED WITHIN THE TREE PROTECTION FENCED AREAS.



PRELIMINARY SITE PLAN FOR
 GRACE FENG
 2050 89TH AVENUE NE
 CLYDE HILL, WA 98004



INDEXING INFORMATION
 NW 1/4 SE 1/4
 SECTION: 25
 TOWNSHIP: 24 N
 RANGE: 4 E
 COUNTY: KING

JOB: 35887
 SCALE: 1"=20'
 DRAWN BY: BPM & KRS

DATE: 12/22/2022
 SHEET: 7 OF 9
 CHECKED BY: KAP

Apex Engineering

2601 South 35th, Suite 200
 Tacoma, Washington 98409-7479
 (253) 473-4494 FAX: (253) 473-0599
 © APEX ENGINEERING LLC 2022

CITY OF MERCER ISLAND
SHORT PLAT NO. SUB22-005
KING COUNTY, WASHINGTON

TREE RETENTION PLAN

RECORDING NO.

VOL./PAGE

PORTION OF

NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.



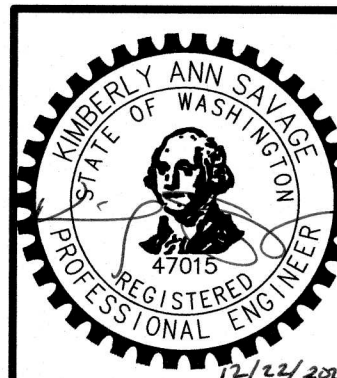
Layton Tree Consulting LLC

For: Grace Feng
Site: 7024 78th Ave SE - Mercer Island

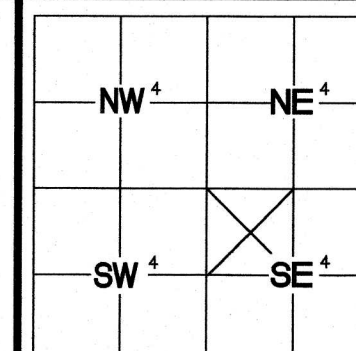
Tree Summary Table
Date: 2/15/2022

Tree/ Tag #	Species Common Name	Species Scientific Name	DBH (inches)	Height (feet)	Drip-Line / Limits of Disturbance (feet)				Condition	Regulated Yes/No	Exceptional Yes/No	Comments	Proposal
					N	S	E	W					
833	Western red cedar	<i>Thuja plicata</i>	19	65	12	14	18	10	Good	Yes	No	natural lean east	Save
834	Western red cedar	<i>Thuja plicata</i>	21	68	16	8	10	12	Fair	Yes	No	forked trunk, multiple tops	Save
858	flowering cherry cv.	<i>Prunus serrulata</i>	16	30	8	16	12	14	Fair-Poor	Yes	No	mature, moderate trunk decay	Remove
888	bigleaf maple	<i>Acer macrophyllum</i>	9,9 (13)	28	x	x	x	x	Poor	Yes	No	Poor form, trunk decay	Remove
889	flowering cherry cv.	<i>Prunus serrulata</i>	8,5 (9)	26	3	12	5	10	Fair-Poor	No	No	poor form, covered in ivy	Remove
887	plum cv.	<i>Prunus americana</i> Marsh.	9	12	6	4	2	10/8	Fair	No	No	typical, asymmetric crown west	Save
886	Leyland cypress	<i>X Cupressocyparis leylandii</i>	15	77	8	8	8	16/14	Fair	Yes	No	typical	Remove
885	Leyland cypress	<i>X Cupressocyparis leylandii</i>	18	79	4	8	8	16/14	Fair	Yes	No	natural lean west	Remove
884	Leyland cypress	<i>X Cupressocyparis leylandii</i>	19	79	14	8	8	16/14	Fair	Yes	No	typical	Remove
883	Leyland cypress	<i>X Cupressocyparis leylandii</i>	11	75	4	6	6	16/14	Fair	Yes	No	topped, suppressed	Remove
882	Leyland cypress	<i>X Cupressocyparis leylandii</i>	13	75	6	2	2	20/14	Fair	Yes	No	topped, asymmetric crown to west	Remove
881	Leyland cypress	<i>X Cupressocyparis leylandii</i>	7,7 (10)	75	0	0	0	20/14	Fair	Yes	No	topped, asymmetric crown to west	Remove
880	Leyland cypress	<i>X Cupressocyparis leylandii</i>	15,8 (17)	75	0	0	0	20/14	Fair	Yes	No	topped, asymmetric crown to west	Remove
879	Douglas fir	<i>Pseudotsuga menziesii</i>	18	73	8	8	10	8/12	Fair-Good	Yes	No	used to be crowded out by Leylands	Save
878	Douglas fir	<i>Pseudotsuga menziesii</i>	10	55	4	6	8	4/8	Fair	Yes	No	crook, somewhat suppressed	Save
877	Douglas fir	<i>Pseudotsuga menziesii</i>	9	36	2	8/10	10	2	Fair	No	No	suppressed	Save
876	Douglas fir	<i>Pseudotsuga menziesii</i>	16	68	8	10	12	6	Good	Yes	No	foliage somewhat sparse	Save
875	Douglas fir	<i>Pseudotsuga menziesii</i>	8	56	6	4	4	8/8	Good	No	No	no concerns	Save
874	Douglas fir	<i>Pseudotsuga menziesii</i>	16	79	10	8	12	10	Good	Yes	No	trunk covered in ivy	Save
873	Douglas fir	<i>Pseudotsuga menziesii</i>	31	91	14	16/16	12	14/14	Good	Yes	Yes	minor crook	Save
864	Douglas fir	<i>Pseudotsuga menziesii</i>	24	73	12	12/12	14	12/12	Good	Yes	No	good form, good vigor	Save
860	Douglas fir	<i>Pseudotsuga menziesii</i>	33	107	14	14/14	14	16/16	Fair-Good	Yes	Yes	old cambium ruptures, top foliage somewhat sparse	Save
863	Pacific madrone	<i>Arbutus menziesii</i>	11	38	14	0	0	8	Poor	Yes	No	diseased, asymmetric crown to north, low risk	Save
857	Western white pine	<i>Pinus monticola</i>	7	45	4	6/8	4/7	4	Fair-Good	No	No	poor stem taper	Save
856	Alaska cedar cv.	<i>Chamaecyparis nootkatensis</i>	13	53	6	8/10	6	4	Fair-Good	Yes	No	decent form and vigor	Save
854	ponderosa pine	<i>Pinus ponderosa</i>	14	52	8	8/10	6	8	Good	Yes	No	no concerns	Save
890	Pacific dogwood	<i>Cornus nuttallii</i>	6	34	6	4	4	10	Fair	Yes	Yes	base growing against concrete steps	Remove
891	Norway spruce	<i>Picea abies</i>	10	42	8	8	8	8	Good	Yes	No	close to existing house	Remove
Previously Removed Trees													
1	Douglas fir	<i>Pseudotsuga menziesii</i>	10									Has been cut and removed from site	
2	Douglas fir	<i>Pseudotsuga menziesii</i>	32									Has been cut and removed from site	
3	Douglas fir	<i>Pseudotsuga menziesii</i>	28									Has been cut and removed from site	
Right-of-Way/Neighboring Trees													
835	Western red cedar	<i>Thuja plicata</i>	16,11,8,7,7	32	12	NA	8	8	Fair	Yes	No	topped in past, multiple new tops	Remove
836	Western red cedar	<i>Thuja plicata</i>	20	20	14	NA	10	14	Fair	Yes	No	topped	Remove
837	Western red cedar	<i>Thuja plicata</i>	11,8	18	6	8	12	10	Fair	Yes	No	topped for power lines	Remove
838	Western red cedar	<i>Thuja plicata</i>	15,11,8,7	26	12	10/10	12/12	14	Fair	Yes	No	topped multiple times	Save
101	Western red cedar	<i>Thuja plicata</i>	30	69	8	14	10	12	Fair	Yes	No	forked at dbh, multiple small stems	Save
862	Pacific madrone	<i>Arbutus menziesii</i>	11	NA	NA	4/8	NA	NA	Fair	Yes	No	leans into right-of-way, mild disease	Save
861	Lawson cypress	<i>Chamaecyparis lawsoniana</i>	11	NA	NA	6/8	NA	NA	Fair	Yes	No	typical	Save
855	white fir	<i>Abies concolor</i>	9	NA	NA	6/8	NA	NA	Good	No	No	no concerns	Save
853	English holly	<i>Ilex aquifolium</i>	13	NA	NA	6/8	NA	NA	Fair	Yes	No	typical	Save
852	Douglas fir	<i>Pseudotsuga menziesii</i>	13	NA	NA	8/10	NA	NA	Fair	Yes	No	topped	Save
851	English holly	<i>Ilex aquifolium</i>	7,6	NA	NA	6/6	NA	NA	Fair	No	No	topped	Save
850	English holly	<i>Ilex aquifolium</i>	8,5	NA	NA	6/6	NA	NA	Fair	No	No	topped	Save
848	bigleaf maple	<i>Acer macrophyllum</i>	16	NA	NA	8/8	NA	NA	Poor	Yes	No	topped, low risk	Save
841	Western red cedar cv - cultivated variety	<i>Thuja plicata</i>	16	NA	NA	NA	12/12	NA	Fair	Yes	No	topped, low risk	Save

Drip-Line and Limits of Disturbance measurements from face of trunk
Calculated DBH: the DBH is parenthesis is the square root of the sum of the dbh for each individual stem squared (example with 3 stems: dbh = square root [(stem1)² + (stem2)² + (stem3)²]).



PRELIMINARY SITE PLAN
FOR
GRACE FENG
2050 89TH AVENUE NE
CLYDE HILL, WA 98004



INDEXING INFORMATION
NW 1/4 SE 1/4
SECTION: 25
TOWNSHIP: 24 N
RANGE: 4 E
COUNTY: KING

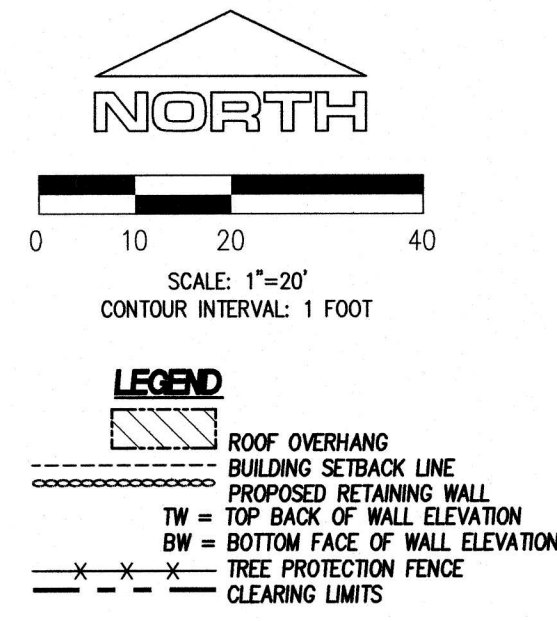
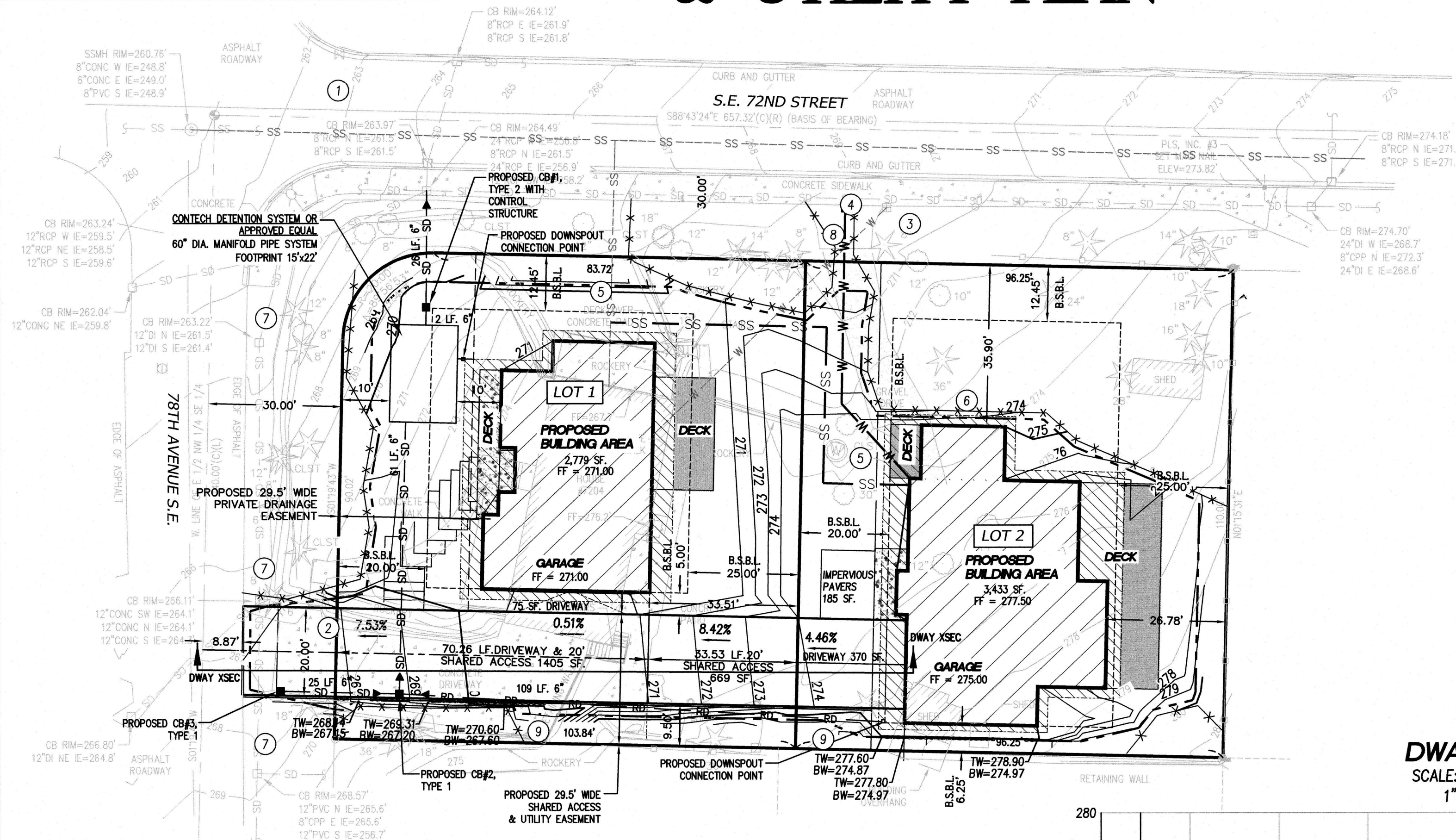
JOB: 35887
SCALE: N/A
DRAWN BY: BPM & KRS
DATE: 12/22/2022
SHEET: 8 OF 9
CHECKED BY: KAP

2601 South 35th, Suite 200
Tacoma, Washington 98409-7479
(253) 473-4494 FAX: (253) 473-0599
© APEX ENGINEERING LLC 2022

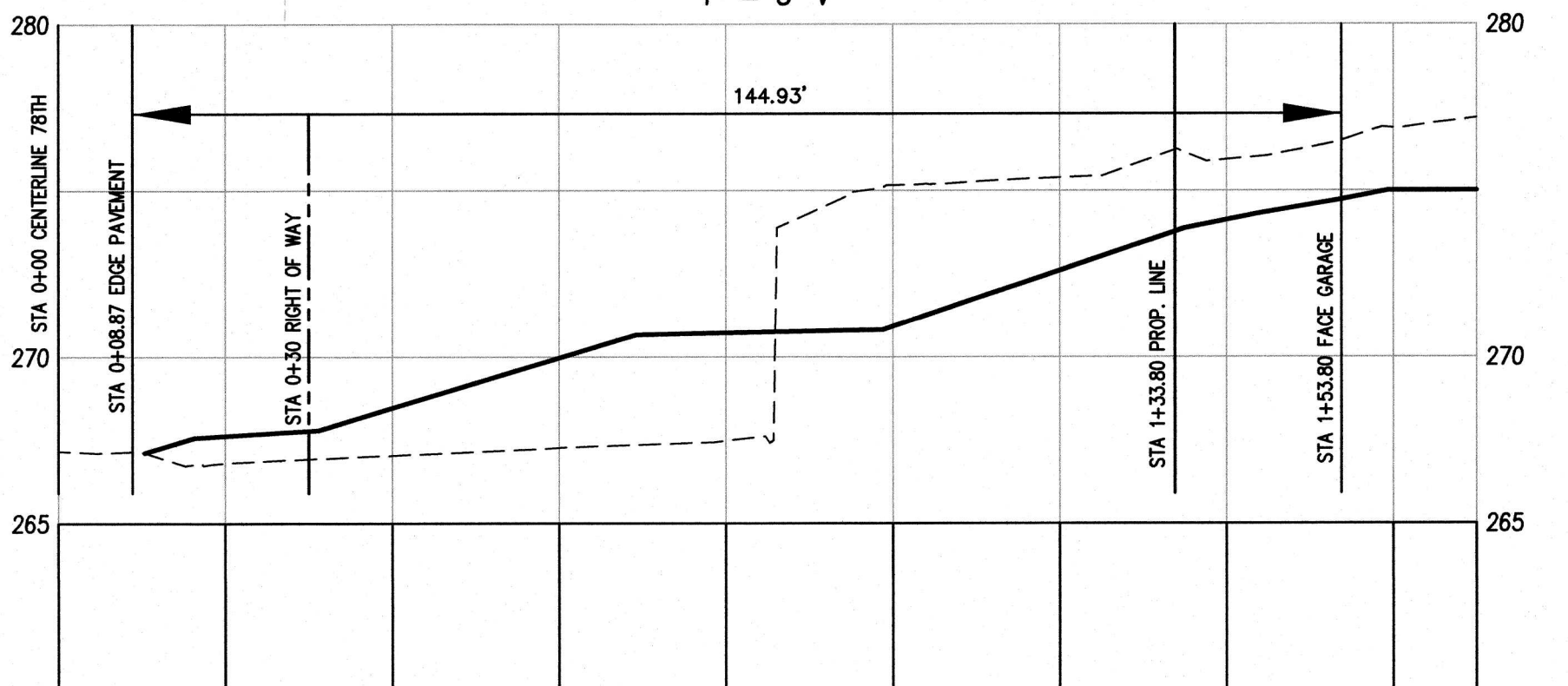
CITY OF MERCER ISLAND
SHORT PLAT NO. SUB22-005
KING COUNTY, WASHINGTON

CONCEPTUAL GRADING & UTILITY PLAN

RECORDING NO. VOL./PAGE
PORTION OF
NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.



DWAY XSEC
SCALE: 1" = 20' H
1" = 5' V



CONCEPTUAL STORM WATER AND ROOF DRAINAGE NOTES

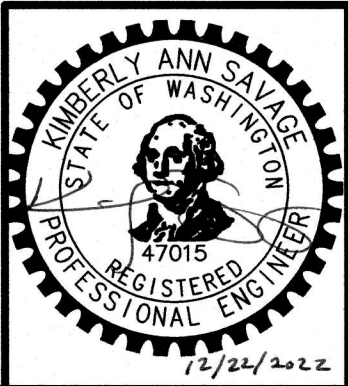
1. A SINGLE ROOF DOWNSPOUT CONNECTION POINT HAS BEEN SHOWN PER PROPOSED BUILDING. ROOF DRAINS CONNECT TO ROOF DOWNSPOUT SYSTEM VIA DOWNSPOUTS AND TIGHTLINES.
2. SHARED ACCESS DRIVEWAY TO SHEET FLOW TO PROPOSED CATCH BASINS.

CONCEPTUAL CONSTRUCTION NOTES

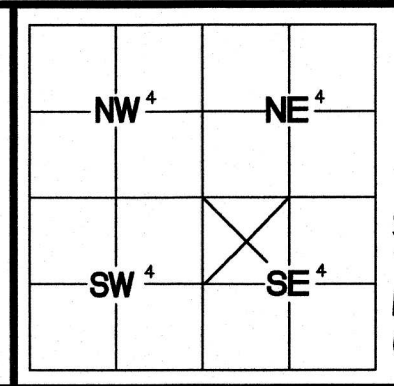
1. FIRE HYDRANT H3-33 IS LOCATED ROUGHLY 508' FROM PROPOSED BUILDINGS. LOCATION TAKEN FROM MERCER ISLAND GIS AERIAL AND TO BE USED FOR PERMIT APPROVAL ONLY. PROPOSED BUILDINGS TO MEET CURRENT FIRE FLOW REQUIREMENTS.
2. 20' ACCESS ROAD IS CONSIDERED EMERGENCY VEHICLE ACCESS AND SHALL NOT BE BLOCKED
3. EXISTING 8" WATER SERVICE TO BE USED FOR THE PROPOSED LOT 1 BUILDING.
4. PROPOSED 1" WATER SERVICE TO BE INSTALLED TO SERVICE PROPOSED LOT 2 BUILDING.
5. PROPOSED RESIDENCES TO CONNECT TO EXISTING SANITARY SIDE SEWER IN LOT 1.
6. REFER TO SHEETS 7 AND 8 FOR EXISTING TREES AND THEIR DIAMETERS AND SPECIES
7. GRAVEL SHALL BE INSTALLED ALONG THE FRONTAGE OF 78TH AVENUE S.E. PER CITY OF MERCER ISLAND'S REQUIREMENTS.
8. REMOVE EXISTING GRAVEL DRIVEWAY AND RESTORE SIDEWALK PER CITY OF MERCER ISLAND'S REQUIREMENTS.
9. INSTALL 6" VERTICAL CURB.

GRADING/TBSC NOTES

1. OFF-SITE FILL WILL BE FROM AN APPROVED SOURCE TO BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
2. DISTURBED AREAS SHALL BE STABILIZED DURING AND IMMEDIATELY FOLLOWING CONSTRUCTION PER MERCER ISLAND'S EROSION AND CONTROL REQUIREMENTS.
3. NO CLEARING OR GRADING IS PROPOSED WITHIN THE TREE PROTECTION FENCED AREAS.



PRELIMINARY SITE PLAN FOR
GRACE FENG
2050 89TH AVENUE NE
CLYDE HILL, WA 98004



INDEXING INFORMATION
NW 1/4 SE 1/4
SECTION: 25
TOWNSHIP: 24 N
RANGE: 4 E
COUNTY: KING

JOB: 35887	DATE: 12/22/2022
SCALE: 1" = 20'	SHEET: 9 OF 9
DRAWN BY: BPM & KRS	CHECKED BY: KAP

Apex Engineering
2601 South 35th, Suite 200
Tacoma, Washington 98409-7479
(253) 473-4494 FAX: (253) 473-0599
© APEX ENGINEERING LLC 2022