

# CITY OF MERCER ISLAND SHORT SUBDIVISION NO. SUB22-006

## DECLARATION

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

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS

PREMIUM HOMES OF MERCER ISLAND LLC,  
A WASHINGTON LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF WASHINGTON }  
                                  } SS.  
COUNTY OF \_\_\_\_\_ }

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_

OF \_\_\_\_\_  
THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND  
ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT  
AND DEED OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED  
AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID  
INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2023.

NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## CITY OF MERCER ISLAND APPROVALS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CODE OFFICIAL  
\_\_\_\_\_

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CITY ENGINEER  
\_\_\_\_\_

## KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

ASSESSOR \_\_\_\_\_ DEPUTY ASSESSOR \_\_\_\_\_

## ORIGINAL LEGAL DESCRIPTION

TRACTS 20 THROUGH 22, INCLUSIVE, IN BLOCK 4 OF FLOOD'S LAKE SIDE TRACTS DIVISION NO. 5, AS PER PLAT RECORDED IN VOLUME 34 OF PLATS, PAGE 6, RECORDS OF KING COUNTY, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

## REVISED LEGAL DESCRIPTION

LOT 1:  
COMMENCING AT THE NORTHWEST CORNER OF LOT 20, BLOCK 4 OF FLOOD'S LAKE SIDE TRACTS DIVISION NO. 5, AS PER PLAT RECORDED IN VOLUME 34 OF PLATS, PAGE 6, RECORDS OF KING COUNTY;  
THENCE SOUTH 88°42'24" EAST ALONG THE NORTH LINE OF SAID LOT 20 105.58 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 88°42'24" EAST ALONG SAID NORTH LINE 124.42 FEET TO THE NORTHEAST CORNER OF SAID LOT 20;  
THENCE SOUTH 01°27'06" WEST ALONG THE EAST LINE OF LOTS 20 AND 21 OF SAID BLOCK 4 A DISTANCE OF 78.33 FEET;  
THENCE SOUTH 25°00'36" WEST ALONG THE EAST LINE OF SAID LOT 21 A DISTANCE OF 40.05 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET NORTH OF THE SOUTH LINE OF LOT 22 OF SAID BLOCK 4;  
THENCE ALONG SAID PARALLEL LINE NORTH 88°42'24" WEST 108.09 FEET;  
THENCE NORTH 01°17'36" EAST 115.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

LOT 2:  
BEGINNING AT THE NORTHWEST CORNER OF LOT 20, BLOCK 4 OF FLOOD'S LAKE SIDE TRACTS DIVISION NO. 5, AS PER PLAT RECORDED IN VOLUME 34 OF PLATS, PAGE 6, RECORDS OF KING COUNTY;  
THENCE SOUTH 88°42'24" EAST ALONG THE NORTH LINE OF SAID LOT 20 105.58 FEET;  
THENCE SOUTH 01°17'36" WEST 115.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET NORTH OF THE SOUTH LINE OF LOT 22 OF SAID BLOCK 4;  
THENCE ALONG SAID PARALLEL LINE NORTH 88°42'24" WEST 105.90 FEET TO A POINT ON THE WEST LINE OF LOT 21 OF SAID BLOCK 4;  
THENCE NORTH 01°27'06" EAST ALONG THE WEST LINE OF SAID LOT 20 AND 21 115.00 FEET TO THE POINT OF BEGINNING.

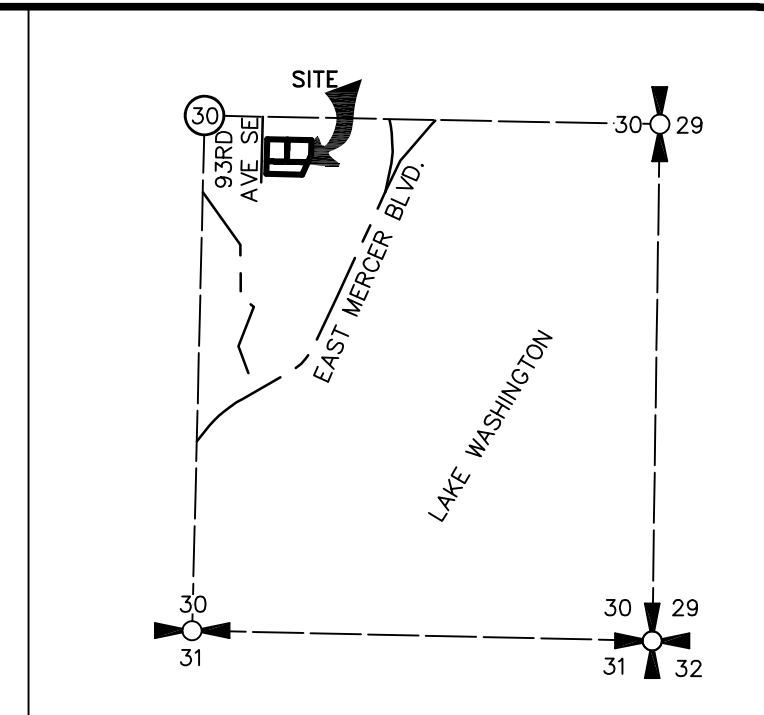
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

LOT 3:  
COMMENCING AT THE NORTHWEST CORNER OF LOT 20, BLOCK 4 OF FLOOD'S LAKE SIDE TRACTS DIVISION NO. 5, AS PER PLAT RECORDED IN VOLUME 34 OF PLATS, PAGE 6, RECORDS OF KING COUNTY;  
THENCE SOUTH 01°27'06" WEST ALONG THE WEST LINE OF LOTS 20 AND 21 OF SAID BLOCK 4 A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 01°27'06" WEST ALONG THE WEST LINE OF LOTS 21 AND 22 OF SAID BLOCK 4 A DISTANCE OF 65.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22;  
THENCE SOUTH 88°42'24" EAST ALONG THE SOUTH LINE OF SAID LOT 22 A DISTANCE OF 185.62 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22;  
THENCE NORTH 25°00'36" EAST ALONG THE EAST LINES OF SAID LOTS 21 AND 22 A DISTANCE OF 71.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET NORTH OF THE SOUTH LINE OF LOT 22 OF SAID BLOCK 4;  
THENCE ALONG SAID PARALLEL LINE NORTH 88°42'24" WEST 213.99 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

## SHORT PLAT NOTES

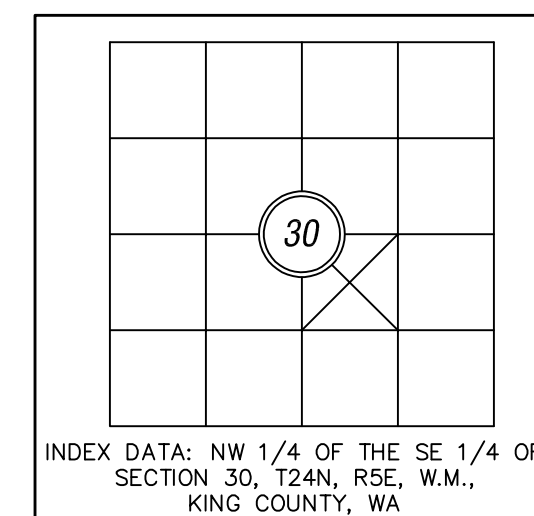
ALL BUILDING PERMITS ARE SUBJECT TO MEETING CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF A COMPLETE SUBMITTAL, INCLUDING FIRE APPARATUS ACCESS AS OUTLINED IN ADOPTED CODE SECTIONS OF THE INTERNATIONAL FIRE CODE APPENDIX D. FIRE PLAN REVIEWS WILL BE CONDUCTED AT TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR ADDITIONAL FIRE PREVENTION MEASURES FOR BUILDING APPROVAL.



VICINITY MAP  
N.T.S.

## SURVEYOR'S NOTES

- THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A LEICA 1203 3" ROBOTIC TOTAL STATION AND TOPCON HIPER SR GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
- THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- THE TITLE REPORT WAS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. A46014-SGW-217187, DATED APRIL 19, 2021 AT 8:00 AM.
- ANY UTILITIES SHOWN TO BE FIELD VERIFIED BEFORE PLANNING OR CONSTRUCTION.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON JULY, 2019 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET ON JULY, 2019. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.
- THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT," CHAPTER 58.09 RCW AND 332-130 WAC.



**informed land survey**

*i*

PO Box 5137  
Tacoma, WA 98415-0137

Phone: 253-627-2070  
admin@i-landsurvey.com  
www.i-landsurvey.com

LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

## RECORDER'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ SURVEYS, AT PAGE \_\_\_\_\_  
AT THE REQUEST OF PREMIUM HOMES OF MERCER ISLAND, LLC

MANAGER \_\_\_\_\_ SUPERINTENDENT OF RECORDS \_\_\_\_\_

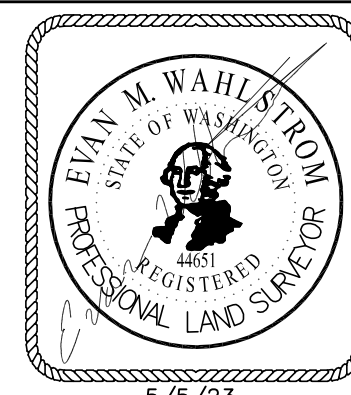
## SURVEYOR'S CERTIFICATE

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

PREMIUM HOMES OF MERCER ISLAND, LLC

IN 5/5/2023,

*Evan M. Wahlstrom*  
CERTIFICATE NO. 44651, EVAN M. WAHLSTROM EXP 10/4/24



PREMIUM HOMES OF MERCER ISLAND, LLC  
P.O. BOX 1639  
MERCER ISLAND, WA 98040

SITE ADDRESS:  
7216 93RD AVE SE  
MERCER ISLAND, WA  
KING COUNTY TAX PARCEL NO. 2581900210

SURVEY IN: NW 1/4, SE 1/4,  
SEC. 30, T.24N, R.5E, W.M.

DRAFTED: AG	DATE: 5/5/2023	JOB NO.: BARCE-190624
CHECKED: EMW	SCALE: N/A	SHEET 1 OF 2

# CITY OF MERCER ISLAND SHORT SUBDIVISION NO. SUB22-006

## HORIZONTAL DATUM

NAD 1983(2011) NORTH ZONE; PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

## REFERENCE SURVEYS

- R1) THE PLAT OF FLOOD'S LAKE SIDE TRACTS DIVISION NO. 5, RECORDED IN VOLUME 34 OF PLATS, PAGE 6
- R2) LOT LINE REVISION, RECORDING NO. 20030702900005
- R3) SHORT SUBDIVISION, RECORDING NO. 20150910900001
- R4) RECORD OF SURVEY, RECORDING NO. 20161107900007

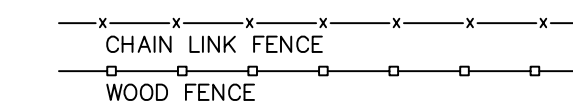
RECORDS OF KING COUNTY RECORDER'S OFFICE

## AREAS

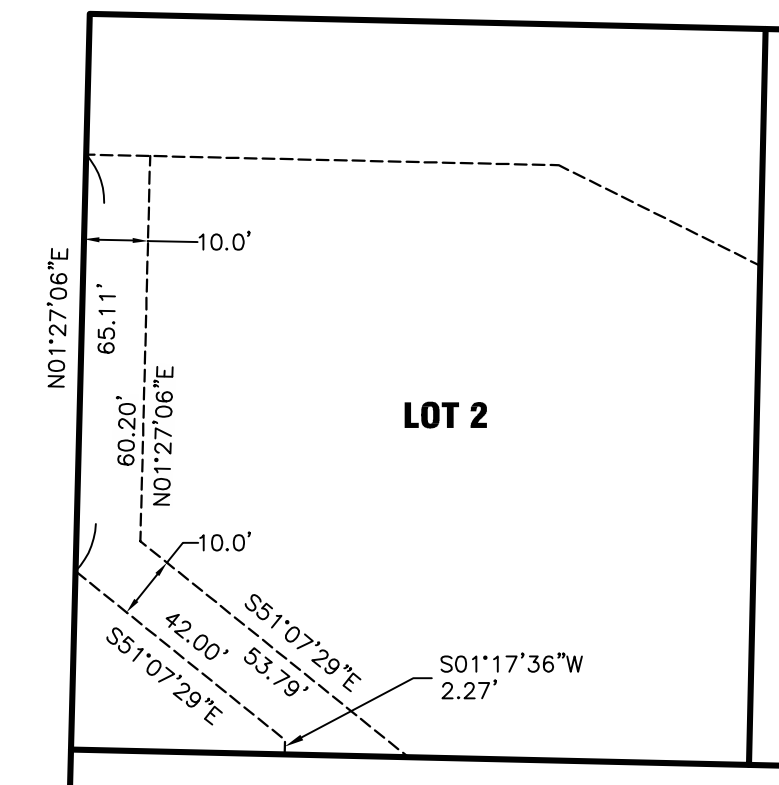
ORIGINAL PARCEL: 39,144 S.F./0.899 ACRES  
 LOT 1: 13,997 S.F./0.321 ACRES  
 LOT 2: 12,160 S.F./0.279 ACRES  
 LOT 3: 12,987 S.F./0.298 ACRES

## LEGEND

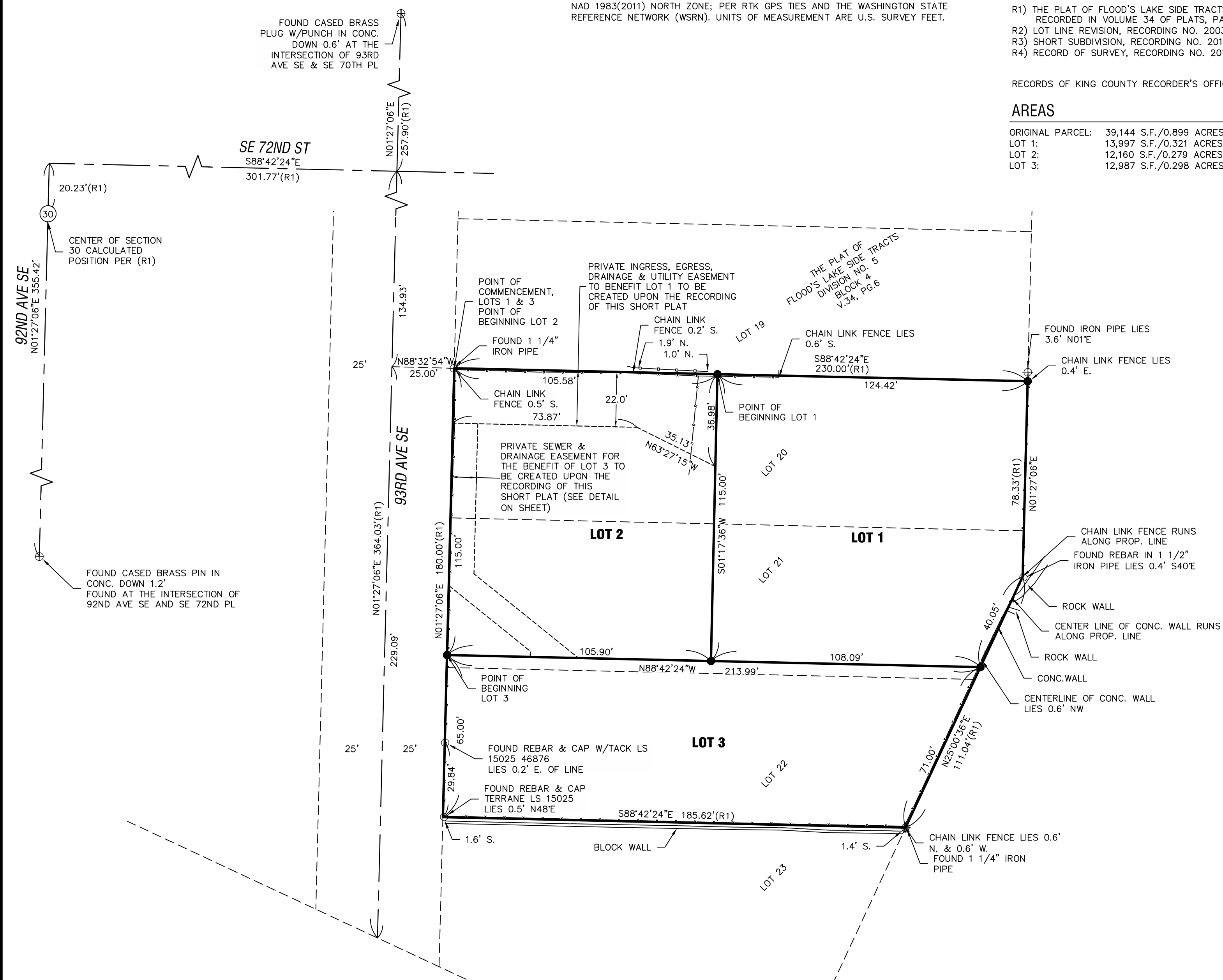
- SET REBAR & CAP EMW LS #44651
- FOUND REBAR & CAP (AS SHOWN)
- ⊕ FOUND IRON PIPE (AS SHOWN)
- ⊕ FOUND CASED MONUMENT (AS SHOWN)
- (R) DISTANCE PER REFERENCE
- LS LICENSED LAND SURVEYOR



### PRIVATE SEWER AND DRAINAGE EASEMENT DETAIL



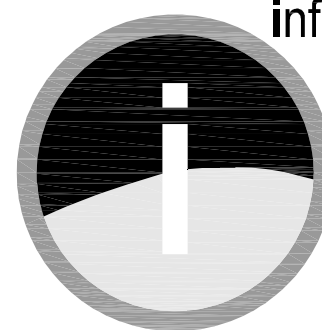
SCALE 1"=60'



SURVEY IN: NW 1/4, SE 1/4, SEC. 30, T.24N, R.5E, W.M.

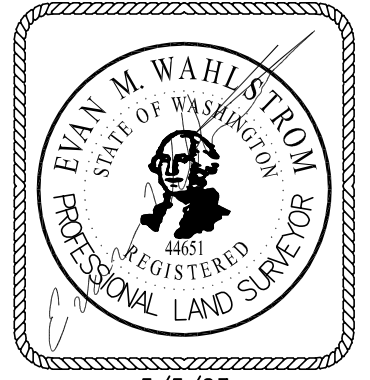
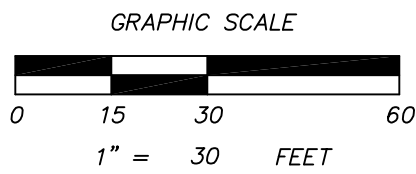
DRAFTED: AG	DATE: 5/5/2023	JOB NO.: BARCE-190624
CHECKED: EMW	SCALE: 1"=30'	SHEET 2 OF 2

**informed land survey**



PO Box 5137  
 Tacoma, WA 98415-0137  
 Phone: 253-627-2070  
 admin@i-landsurvey.com  
 www.i-landsurvey.com

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5/5/23

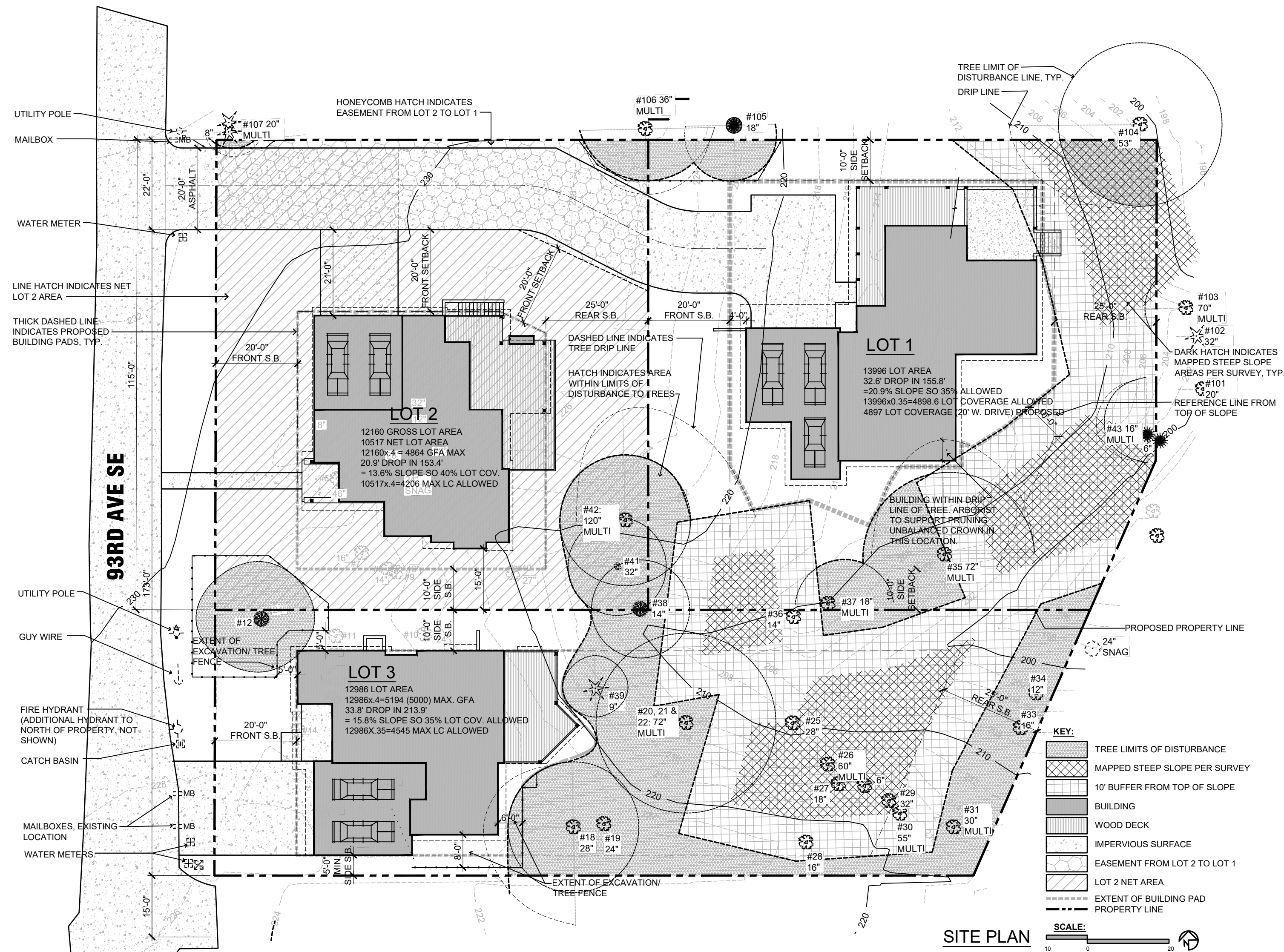
PREMIUM HOMES OF MERCER ISLAND, LLC  
 P.O. BOX 1639  
 MERCER ISLAND, WA 98040  
 SITE ADDRESS:  
 7216 93RD AVE SE  
 MERCER ISLAND, WA



# PRELIMINARY SHORT PLAT APPLICATION

## 7216 93<sup>RD</sup> AVE SE

### MERCER ISLAND, WA 98040



**PROPERTY INFORMATION:**  
**PROJECT DESCRIPTION:**  
 REMOVE EXISTING SINGLE FAMILY HOME ON 39,145 S.F. LOT IN THE R-8.4 ZONE. THE ADJACENT PROPERTY TO THE SOUTHEAST IS R-9.6, WHILE ALL OTHER ADJACENT PROPERTIES ARE R-8.4.  
 PROPOSE 3 LOT SHORT PLAT TO ULTIMATELY BUILD A DETACHED SINGLE FAMILY HOME ON EACH LOT. EACH LOT WILL TAKE ACCESS FROM 93RD AVENUE WITH A COMMON ACCESS EASEMENT FOR LOTS 1 & 2. A COMMON UTILITY EASEMENT FOR ALL THREE LOTS WILL BE IN THE SAME LOCATION. EACH LOT IS OVER 9,000 S.F.  
 STEEP SLOPES HAVE BEEN IDENTIFIED ON THE EAST SIDE OF THE PROPERTY. A MEMORANDUM HAS BEEN ISSUED TO THE CITY DETERMINING THE ONSITE RAVIDNE DOES NOT MEET THE CITY'S DEFINITION OF A WATERCOURSE AND IS THEREFORE NOT REGULATED.

**SITE ADDRESS:**  
 7216 93RD AVE SE  
 MERCER ISLAND, WA, 98040

**LEGAL DESCRIPTION:**  
 TRACTS 20 THROUGH 22, INCLUSIVE, IN BLOCK 4 OF FLOOD'S LAKE SIDE TRACTS DIVISION NO. 5, AS PER PLAT RECORDED IN VOLUME 34 OF PLATS, PAGE 6, RECORDS OF KING COUNTY, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**QUARTER-SECTION-TOWNSHIP-RANGE:**  
 SE-30-24-5

**TAX PARCEL #:**  
 258190-0210

**ZONING DESIGNATION:**  
 R-8.4

**GROSS SITE AREA:**  
 39,144 S.F.

**DRAWING INDEX:**

A0	COVER SHEET
1 OF 1	TOPOGRAPHIC SURVEY
1 OF 2	CIVIL SITE PLAN
2 OF 2	PROFILES
A1	SITE PLAN
A1.1	TREE REMOVAL, RETENTION & PLANTING PLAN
A1.2	EXCEPTIONAL TREE PLAN

**CONTACT INFORMATION:**

**OWNER:**  
 BARCELO HOMES  
 PO BOX 1639  
 MERCER ISLAND WA 98040  
 206-724-1072  
 CONTACT: BOGDAN MAKSIMCHUK  
 BOGDAN@BARCELOHOMES.COM

**CIVIL ENGINEER:**  
 G2 CIVIL  
 1700 NW GILMAN BLVD, SUITE 200  
 ISSAQUAH, WA 98027  
 425-364-5286  
 CONTACT: LAUREN ELLIOTT  
 LAURENE@G2CIVIL.COM

**ARCHITECT:**  
 MCCULLOUGH ARCHITECTS  
 2910 FIRST AVE. SOUTH, SUITE 201  
 SEATTLE, WA 98134  
 206-443-1181  
 CONTACT: MATT GLASER  
 MATT@MCCULLOUGHARCHITECTS.COM

**ARBORIST:**  
 LAYTON TREE CONSULTING, LLC  
 PO BOX 572  
 SNOHOMISH, WA 98291-0572  
 425-220-5711  
 CONTACT: BOB LAYTON  
 BOB@LAYONTREECONSULTING.COM

**GEOTECH:**  
 ROBERT M. PRIDE, LLC  
 13203 HOLMES POINT DRIVE NE  
 KIRKLAND, WA 98034  
 CONTACT: BOB PRIDE  
 RMPGEO@AOL.COM

**SURVEYOR:**  
 INFORMED LAND SURVEY  
 P.O. BOX 5137  
 TACOMA, WA 98415  
 253-678-2539  
 CONTACT: EVAN WAHLSTROM  
 EWahlstrom@LANDSURVEY.COM

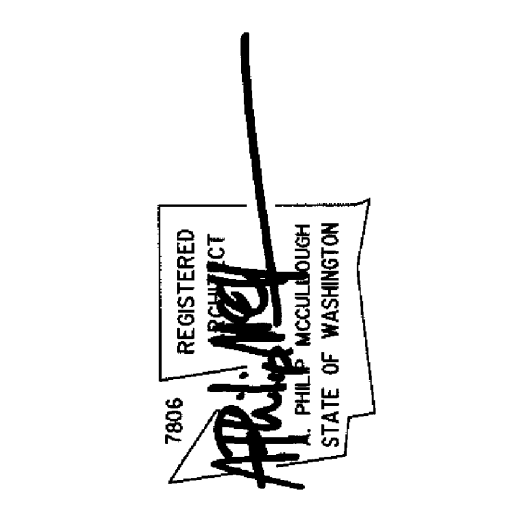
**WETLAND CONSULTANT:**  
 WETLAND RESOURCES, INC.  
 9505 19TH AVENUE SE, SUITE 106  
 EVERETT, WA 98208  
 425-337-3174  
 CONTACT: NIELS PEDERSEN, PWS



**MCCULLOUGH ARCHITECTS**  
 2910 First Ave South, Suite 201  
 Seattle, WA, 98134  
 206.443.1181  
 mccullougharchitects.com  
 UNPUBLISHED WORK 2021 © McCullough Architects

Revisions  
 2023.02.10  
 Comment  
 comment responses

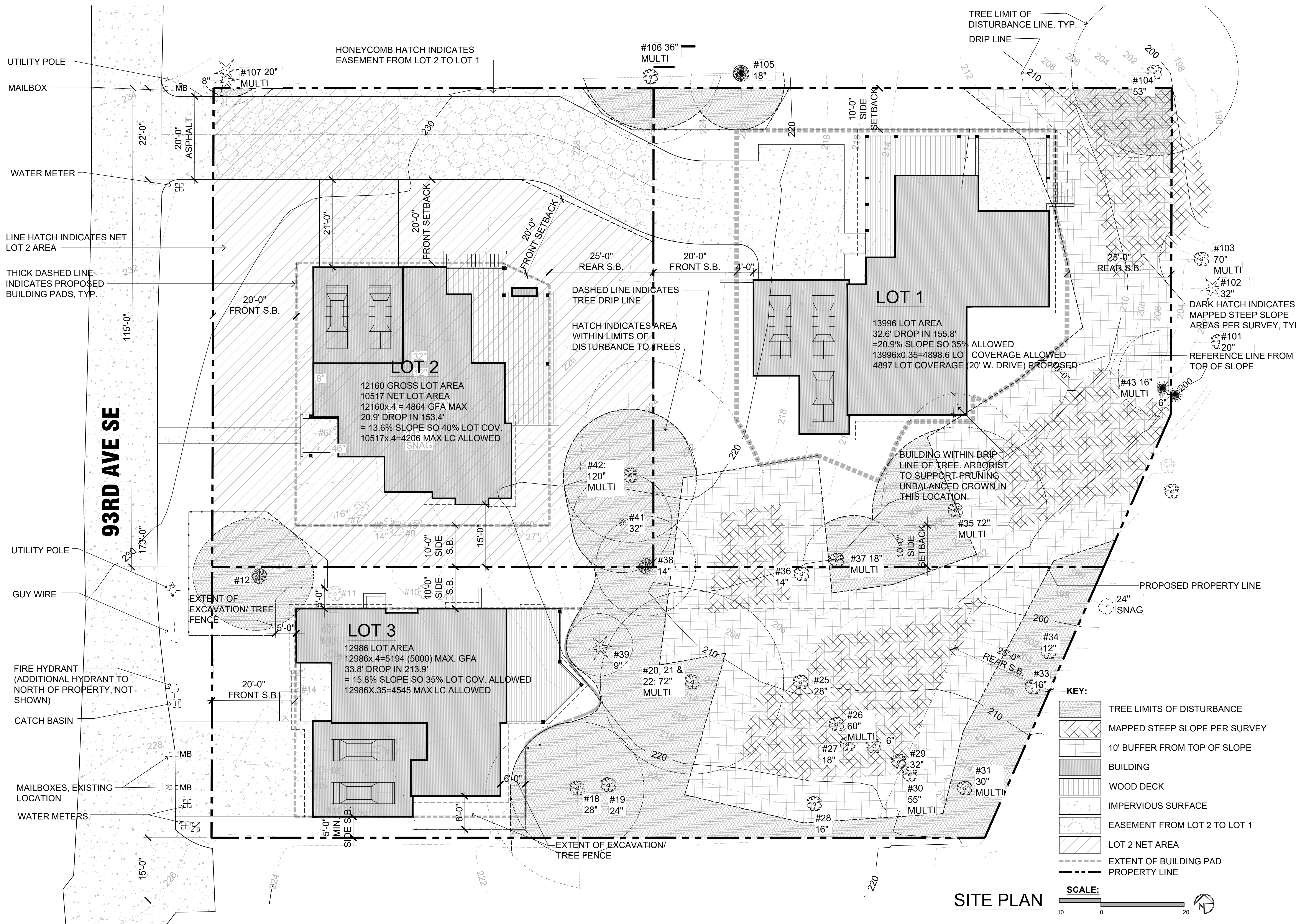
2021.04.12  
 19-034  
 Project No: 00000  
 Drawn: MCG  
 Approved: APM  
 Owner: PREMIUM HOMES  
 IN MERCER ISLAND LLC



**PRELIMINARY SHORT PLAT APPLICATION**  
 7216 93<sup>RD</sup> AVE. SE  
 MERCER ISLAND, WA 98040  
 SUB22-006

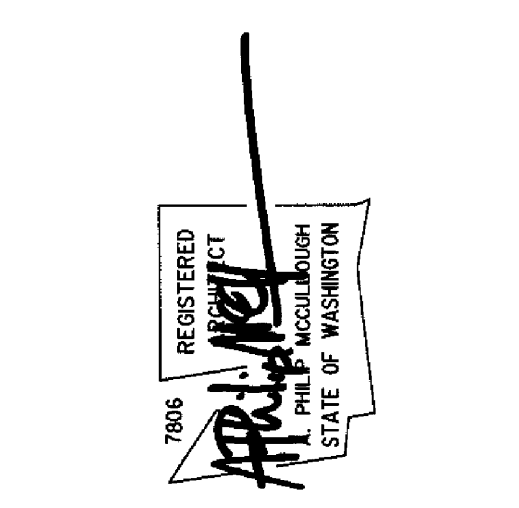
Short Plat Application Set  
 Cover Sheet  
**A0**





Revisions Comment  
 2023.02.10 comment responses

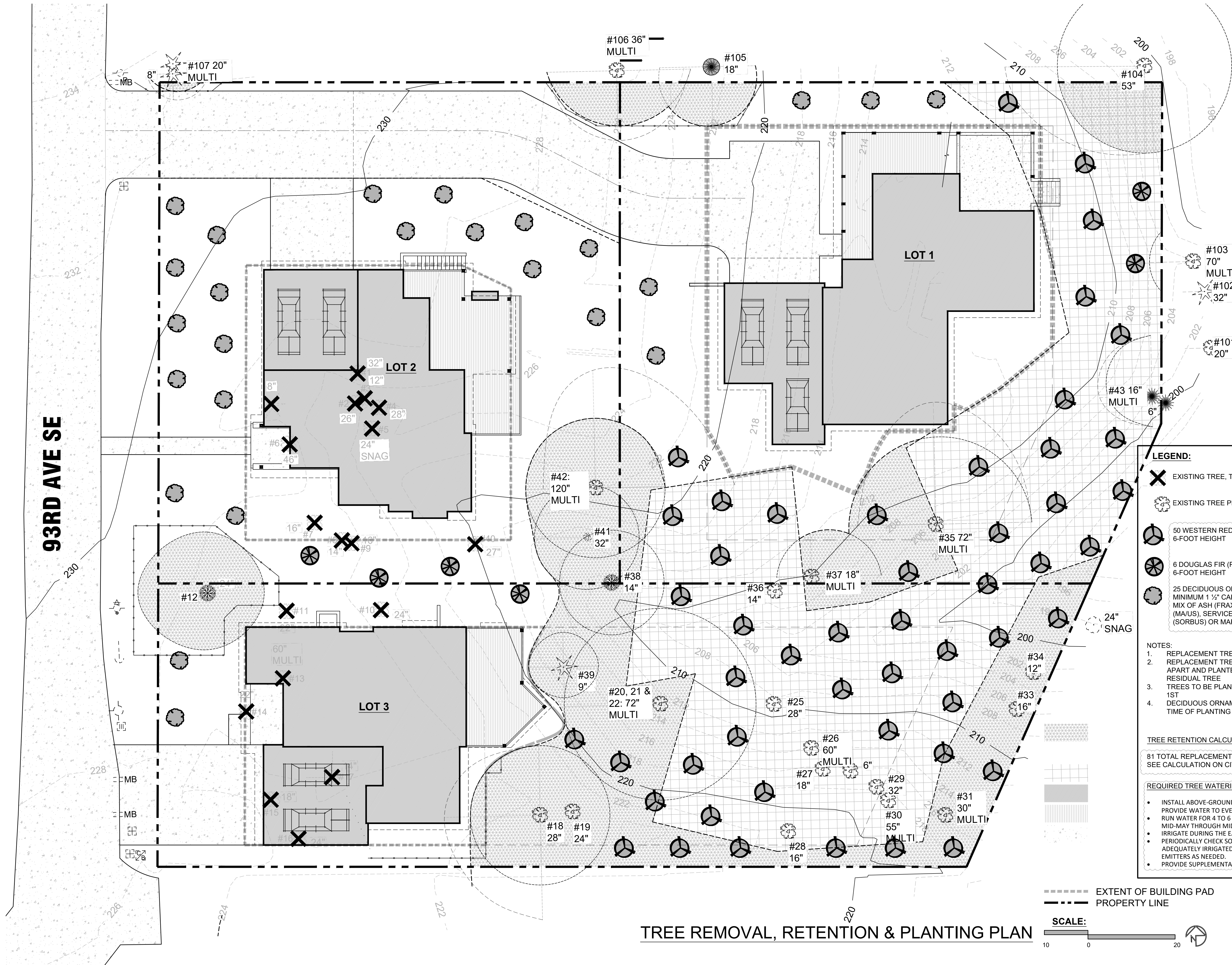
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 Job No: 19-034  
 Project No: 0000  
 Drawn: MCG  
 Approved: APW  
 Owner: PREMIUM HOMES IN MERCER ISLAND LLC



**PRELIMINARY SHORT PLAT APPLICATION**  
 7216 93rd AVE. SE  
 MERCER ISLAND, WA 98040  
 SUB22-006



93RD AVE SE



TREE REMOVAL, RETENTION & PLANTING PLAN

--- EXTENT OF BUILDING PAD  
 - - - PROPERTY LINE

SCALE:  
 10 0 20

**LEGEND:**

- ✕ EXISTING TREE, TO BE REMOVED
- 🌳 EXISTING TREE PER ARBORIST REPORT, TO REMAIN
- 🌲 50 WESTERN RED CEDAR (THUJA PLICATA) - MINIMUM 6-FOOT HEIGHT
- 🌲 6 DOUGLAS FIR (PSEUDOTSUGA MENZIESII) - MINIMUM 6-FOOT HEIGHT
- 🌳 25 DECIDUOUS ORNAMENTAL CULTIVATED VARIETY - MINIMUM 1 1/2" CALIPER  
MIX OF ASH (FRAXINUS), DOGWOOD (COMUS), CRABAPPLE (MALUS), SERVICEBERRY (AMELANCHIER) MOUNTAIN ASH (SORBUS) OR MAPLE (ACER)

**NOTES:**

1. REPLACEMENT TREE LOCATIONS ARE APPROXIMATE
2. REPLACEMENT TREES SHALL BE SPACED AT LEAST 12-FEET APART AND PLANTED NO CLOSER THAN 16-FEET OF ANY RESIDUAL TREE
3. TREES TO BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 1ST
4. DECIDUOUS ORNAMENTAL VARIETY TO BE DETERMINED AT TIME OF PLANTING DEPENDING ON SPECIES AVAILABILITY

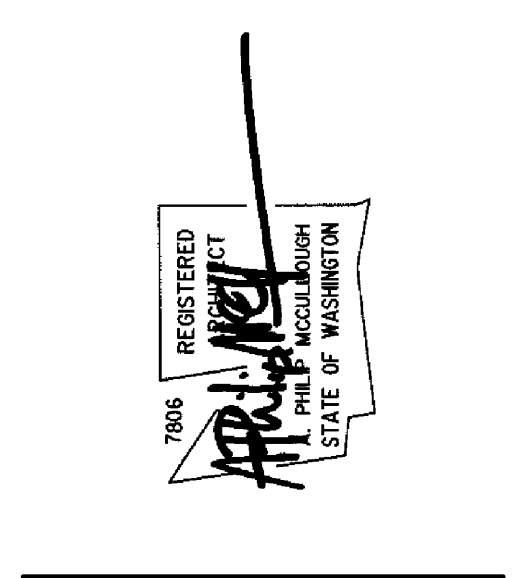
**TREE RETENTION CALCULATION:**

81 TOTAL REPLACEMENT TREES REQUIRED.  
 SEE CALCULATION ON CIVIL ENGINEERING DOCUMENTS

**REQUIRED TREE WATERING PLAN:**

- INSTALL ABOVE-GROUND DRIP IRRIGATION SYSTEM TO UNIFORMLY PROVIDE WATER TO EVERY PLANTED TREE/ROOTBALL
- RUN WATER FOR 4 TO 6 HOURS WEEKLY DURING THE DRY PERIOD OF MID-MAY THROUGH MID-OCTOBER.
- IRRIGATE DURING THE EARLY MORNING HOURS.
- PERIODICALLY CHECK SOIL MOISTURE TO ENSURE ROOTS ARE BEING ADEQUATELY IRRIGATED AND MODIFY WATERING TIME AND DRIP EMITTERS AS NEEDED.
- PROVIDE SUPPLEMENTAL IRRIGATION FOR 2 GROWING SEASONS.

Date:	2021.04.12
Job No:	19-034
Project No:	0000
Drawn:	MCG
Approved:	APM
Owner:	PREMIUM HOMES IN MERCER ISLAND LLC



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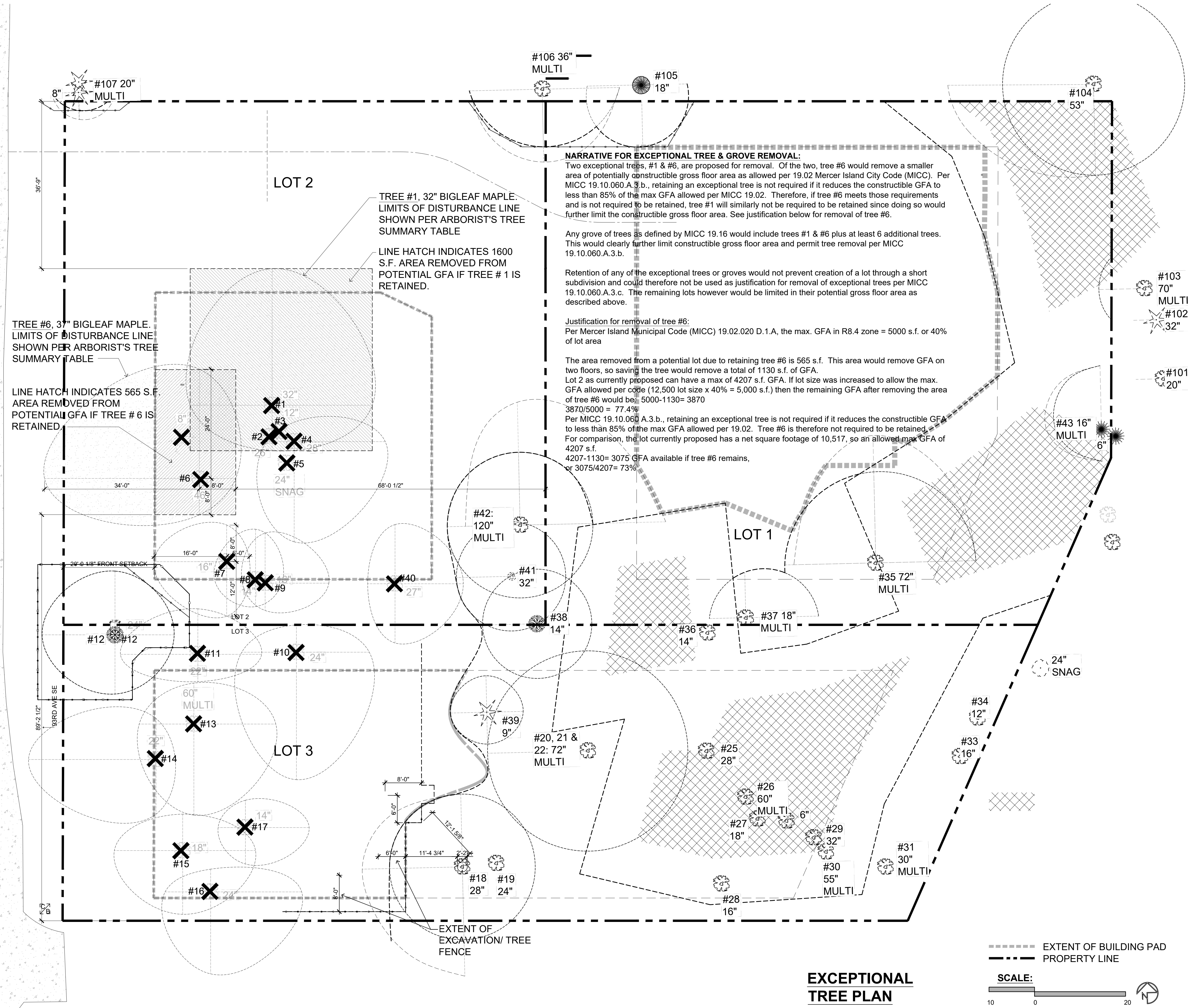


**EXCEPTIONAL TREES ON ALL LOTS:**

- #1 REMOVE
- #6 REMOVE
- #27\* RETAIN
- #29 RETAIN
- #35\* RETAIN
- #104 RETAIN
- #106 RETAIN

\*MEETS EXCEPTIONAL SIZE THRESHOLD BUT IS IN POOR CONDITION

**93RD AVE SE**



**NARRATIVE FOR EXCEPTIONAL TREE & GROVE REMOVAL:**  
 Two exceptional trees, #1 & #6, are proposed for removal. Of the two, tree #6 would remove a smaller area of potentially constructible gross floor area as allowed per 19.02 Mercer Island City Code (MICC). Per MICC 19.10.060.A.3.b., retaining an exceptional tree is not required if it reduces the constructible GFA to less than 85% of the max GFA allowed per MICC 19.02. Therefore, if tree #6 meets those requirements and is not required to be retained, tree #1 will similarly not be required to be retained since doing so would further limit the constructible gross floor area. See justification below for removal of tree #6.

Any grove of trees as defined by MICC 19.16 would include trees #1 & #6 plus at least 6 additional trees. This would clearly further limit constructible gross floor area and permit tree removal per MICC 19.10.060.A.3.b.

Retention of any of the exceptional trees or groves would not prevent creation of a lot through a short subdivision and could therefore not be used as justification for removal of exceptional trees per MICC 19.10.060.A.3.c. The remaining lots however would be limited in their potential gross floor area as described above.

**Justification for removal of tree #6:**  
 Per Mercer Island Municipal Code (MICC) 19.02.020 D.1.A, the max. GFA in R8.4 zone = 5000 s.f. or 40% of lot area

The area removed from a potential lot due to retaining tree #6 is 565 s.f. This area would remove GFA on two floors, so saving the tree would remove a total of 1130 s.f. of GFA. Lot 2 as currently proposed can have a max of 4207 s.f. GFA. If lot size was increased to allow the max. GFA allowed per code (12,500 lot size x 40% = 5,000 s.f.) then the remaining GFA after removing the area of tree #6 would be: 5000-1130= 3870

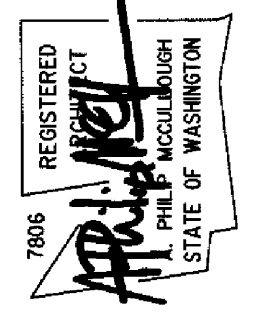
3870/5000 = 77.4%

Per MICC 19.10.060 A.3.b., retaining an exceptional tree is not required if it reduces the constructible GFA to less than 85% of the max GFA allowed per 19.02. Tree #6 is therefore not required to be retained. For comparison, the lot currently proposed has a net square footage of 10,517, so an allowed max GFA of 4207 s.f. 4207-1130= 3075 GFA available if tree #6 remains, or 3075/4207= 73%

Revisions Comment

2023.02.10	comment responses
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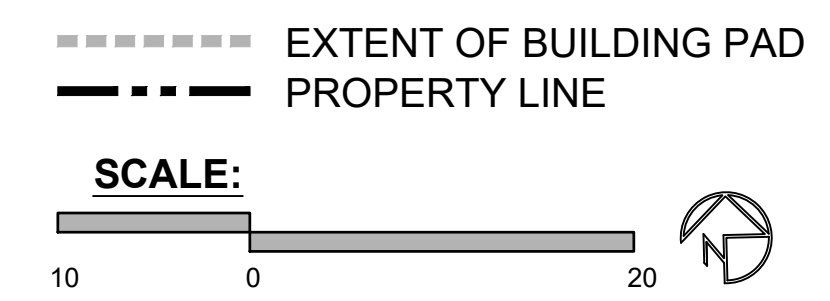
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 IN MERCER ISLAND LLC



**PRELIMINARY SHORT PLAT APPLICATION**  
 7216 93rd AVE. SE  
 MERCER ISLAND, WA 98040  
 SUB22-006

Short Plat Application Set  
 Exceptional Tree Plan  
**A1.2**

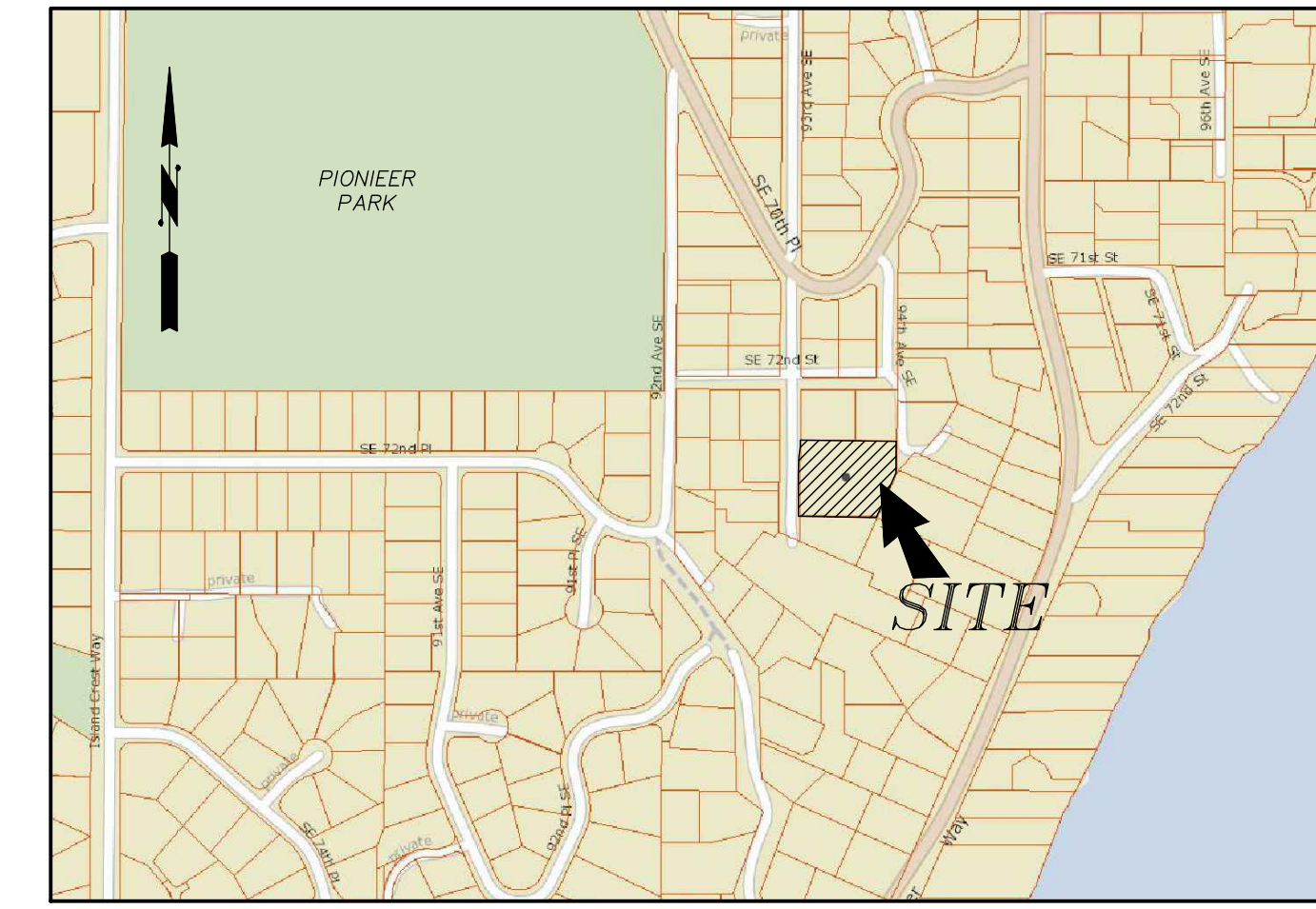
**EXCEPTIONAL TREE PLAN**





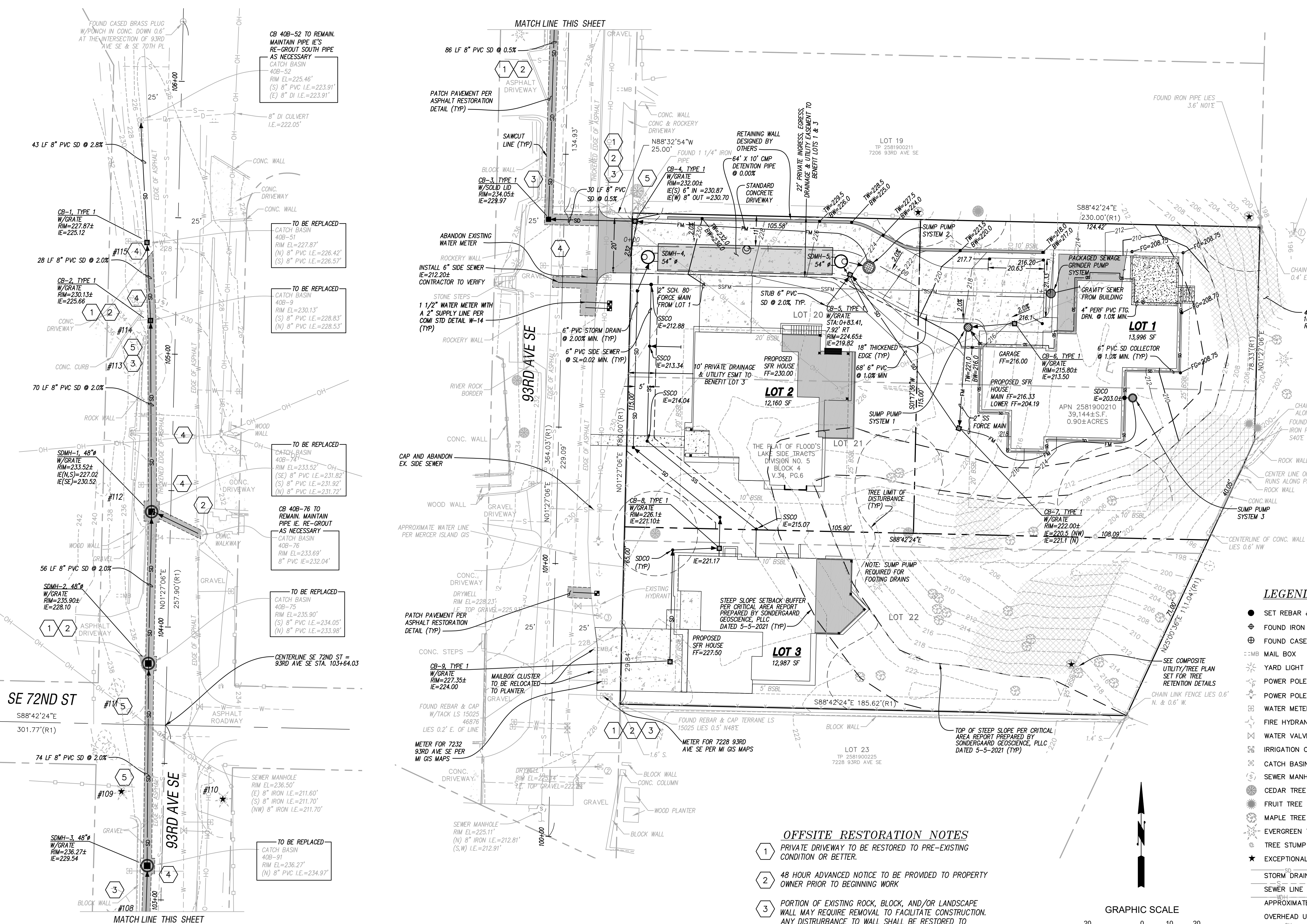
NW 1/4 OF SE 1/4 OF SEC. 30, TWP. 24N., RNG. 5E., W.M.

# PRELIMINARY CIVIL SITE PLAN



VICINITY MAP  
NOT TO SCALE

**NOTE**  
ALL NEW STORM PIPE WITHIN  
ROW TO BE 8" PVC SDR 35



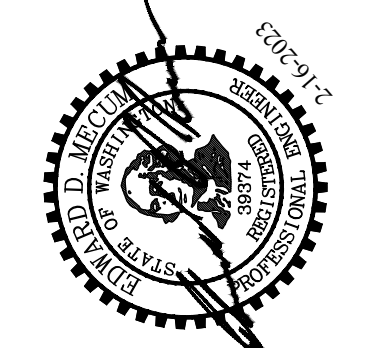
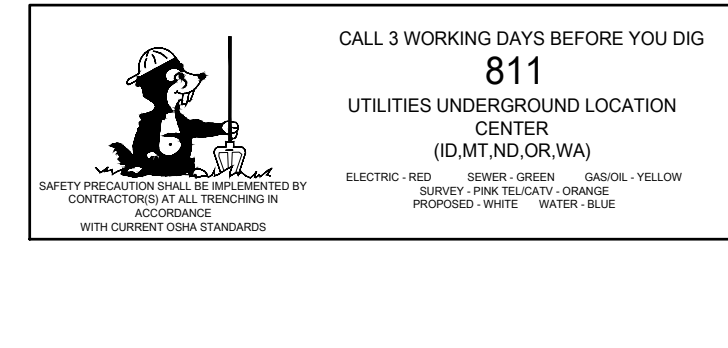
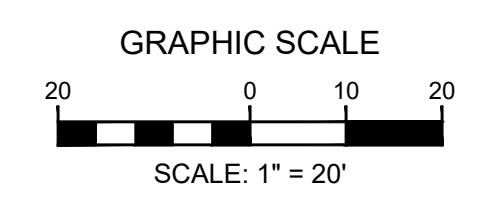
**PROJECT DATA**  
PROPERTY ADDRESS: 7216 93RD AVENUE SE  
MERCER ISLAND, WA 98040  
TAX LOT NUMBER: 258190-0210  
SITE AREA: 39,144 SF (0.899 ACRES)  
ZONING: R-8.4

**PROJECT TEAM**  
OWNER: PREMIUM HOMES OF MERCER ISLAND LLC  
PO BOX 1639  
MERCER ISLAND, WA 98040  
(206) 724-1072  
CONTACT: BOGDAN MAKSMICHUK  
ARCHITECT: McCULLOUGH ARCHITECTS  
2910 FIRST AVENUE SOUTH, SUITE 201  
SEATTLE, WA 98134  
(206) 443-1181  
CONTACT: MATT GLASER  
CIVIL ENGINEER: G2 CIVIL  
1700 NW GILMAN BLVD, SUITE 200  
ISSAQUAH, WA 98027  
(425) 821-5038  
CONTACT: EDWARD MECUM, 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

**LEGEND**

- SET REBAR & CAP EMW LS #44651
- ⊕ FOUND IRON PIPE (AS SHOWN)
- ⊕ FOUND CASED MONUMENT (AS SHOWN)
- MB 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"
- S— STORM DRAIN LINE
- S— SEWER LINE
- W— APPROXIMATE WATER LINE
- O— OVERHEAD UTILITY LINE
- WOOD FENCE
- CHAIN LINK FENCE
- EDGE OF HEDGES
- (R) DISTANCE PER REFERENCE
- ⊕ = 40% OR > SLOPE WITH 10 FEET OR > VERTICAL RELIEF

- OFFSITE RESTORATION NOTES**
- 1 PRIVATE DRIVEWAY TO BE RESTORED TO PRE-EXISTING CONDITION OR BETTER.
  - 2 48 HOUR ADVANCED NOTICE TO BE PROVIDED TO PROPERTY OWNER PRIOR TO BEGINNING WORK
  - 3 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.
  - 4 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.
  - 5 EXISTING TREES TO BE EVALUATED BY A CERTIFIED ARBORIST PRIOR TO CONSTRUCTION. ADDITIONAL PRECAUTIONARY MEASURES MAY BE REQUIRED DURING CONSTRUCTION.



DATE	NOTES
3-30-21	SUBMITTED TO CLIENT
5-25-21	REVISED PER CITY COMMENTS
04-28-22	REVISED PER CITY COMMENTS
08-02-22	REVISED PER CITY COMMENTS
2-16-23	REVISED PER CITY COMMENTS

1700 NW GILMAN BLVD, STE 200  
ISSAQUAH, WA 98027  
PHONE: (425) 821-5038

**PRELIMINARY CIVIL SITE PLAN**  
**SHORT PLAT - 93RD AVE SE**  
**SUB22-006**  
PREMIUM HOMES OF MERCER ISLAND LLC  
MERCER ISLAND, WA 98040  
(206) 724-1072

APPROVED: CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP Date

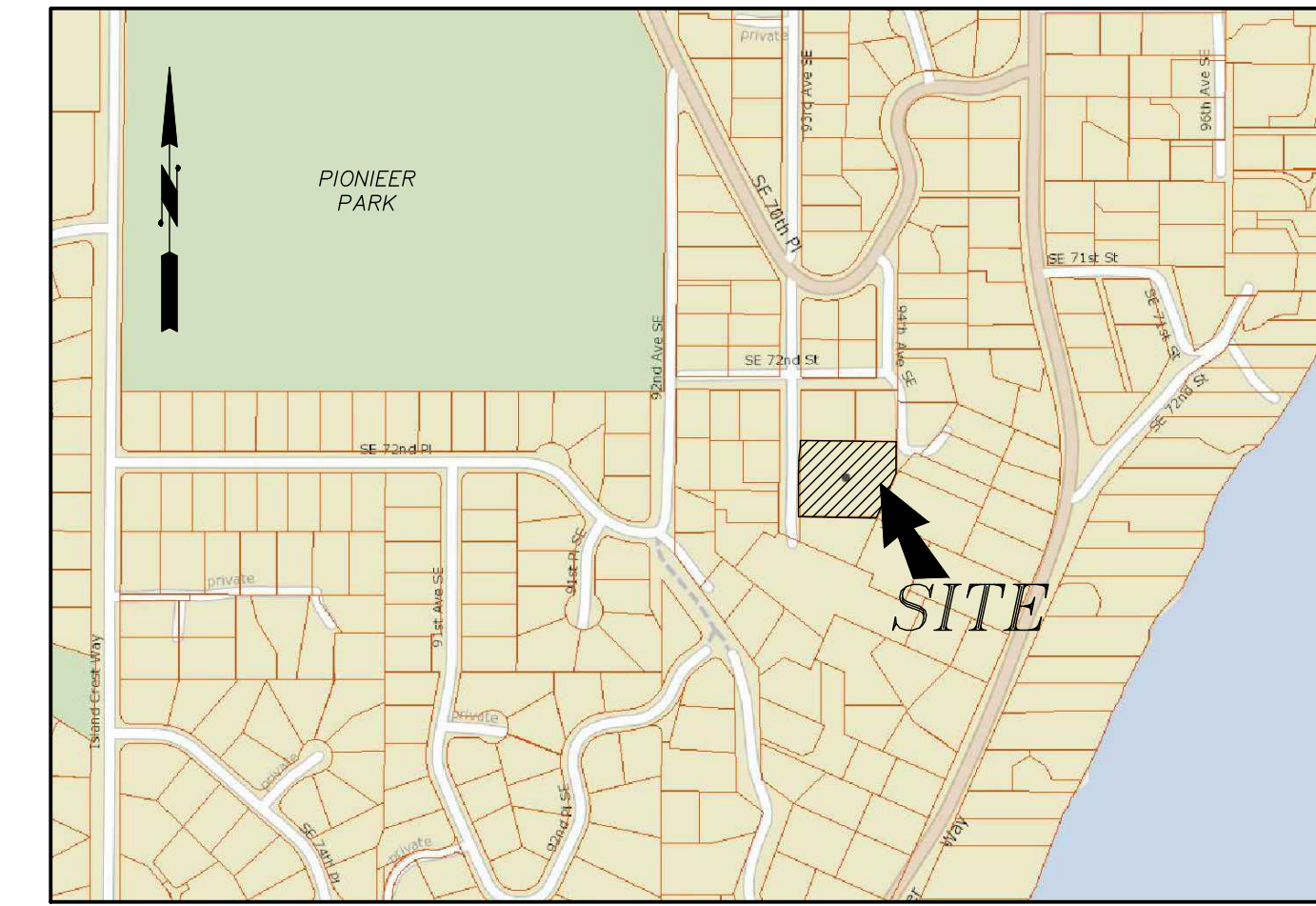




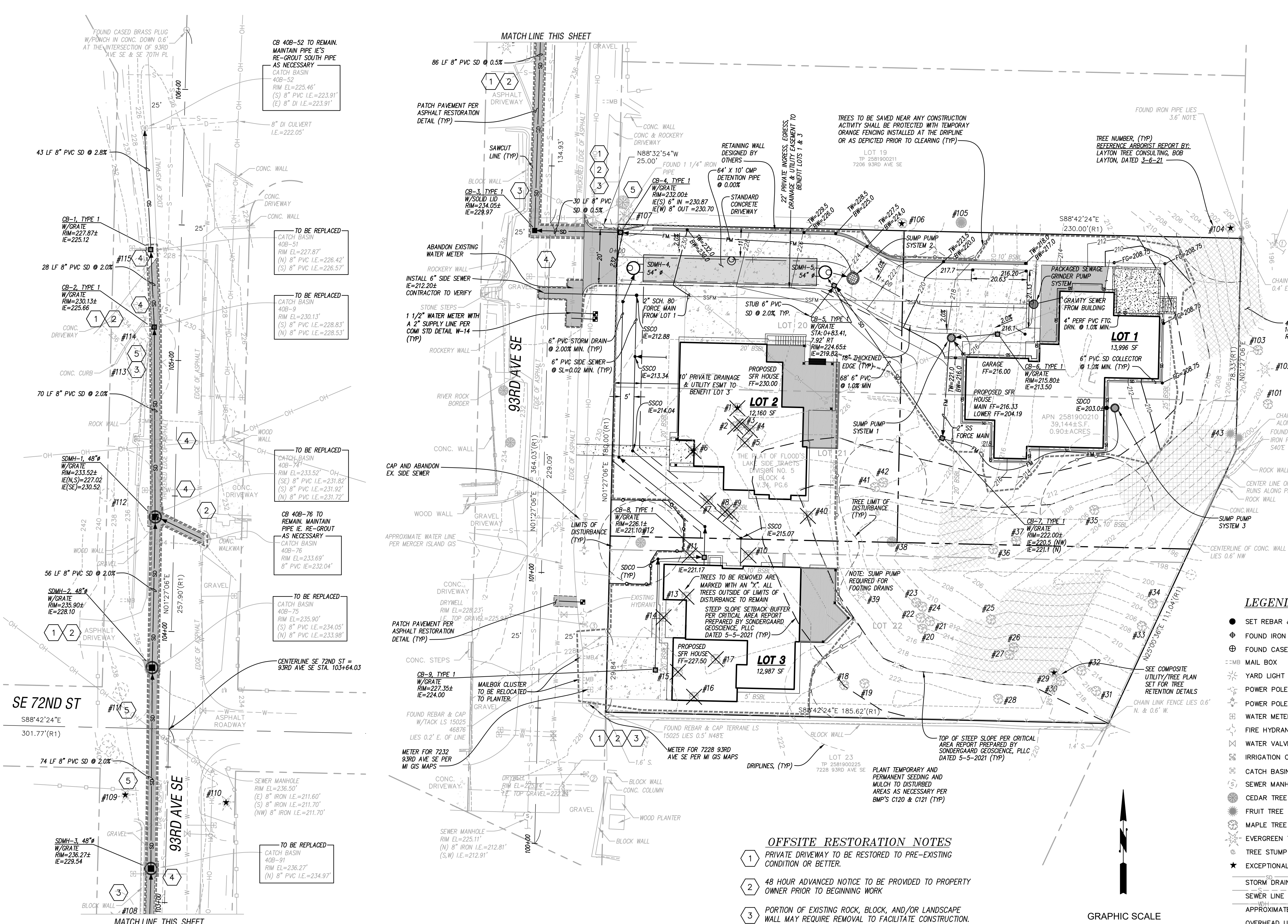


NW 1/4 OF SE 1/4 OF SEC. 30, TWP. 24N., RNG. 5E., W.M.

# TREE RETENTION PLAN



VICINITY MAP  
NOT TO SCALE

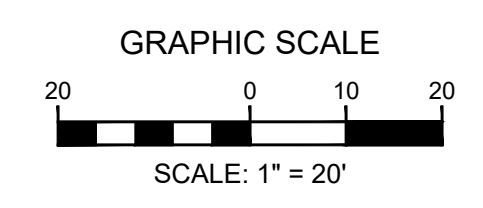


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 MERCER ISLAND, WA 98040  
 TAX LOT NUMBER: 258190-0210  
 SITE AREA: 39,144 SF (0.899 ACRES)  
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**PROJECT TEAM**  
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 PO BOX 5137  
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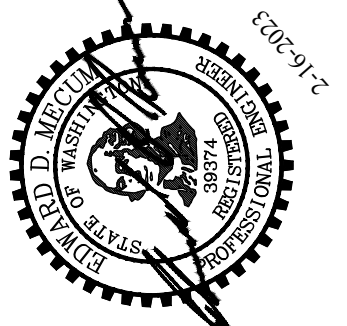
**LEGEND**

- SET REBAR & CAP EMW LS #44651
- ⊕ FOUND IRON PIPE (AS SHOWN)
- ⊕ FOUND CAGED CONCRETE (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
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- - - CHAIN LINK FENCE
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- ▨ =40% OR > SLOPE WITH 10 FEET OR > VERTICAL RELIEF



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APPROVED: CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP Date



1700 NW GILMAN BLVD, STE 200  
 ISSAQUAH, WA 98027  
 PHONE: (425) 821-5038

**PRELIMINARY CIVIL SITE PLAN**  
**SHORT PLAT - 93RD AVE SE**  
**SUB22-006**  
 PREMIUM HOMES OF MERCER ISLAND LLC  
 PO BOX 1639  
 MERCER ISLAND, WA 98040  
 (206) 724-1072





Layton Tree Consulting LLC

For: Barcelo Homes Inc.  
Site: 7216 93rd AVE SE

Tree Summary Table  
Date: 10/24/2019

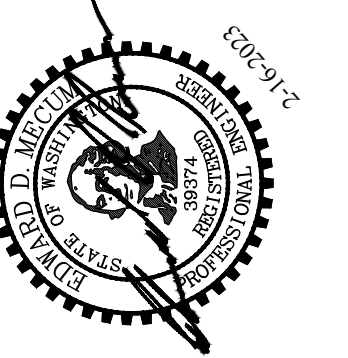
Tree/ Tag #	Species Common Name	Species Scientific Name	DBH (inches)	Height (feet)	Drip-Line / Limits of Disturbance (feet)				Condition	Exceptional Yes/No	Comments	Proposal	
					N	S	E	W					
1	bigleaf maple	Acer macrophyllum	32	96	30	10	22	18	Fair	Yes	asymmetric crown to north, deadwood	Remove	
2	bigleaf maple	Acer macrophyllum	26	98	12	14	10	18	Fair	No	forked top, moderate included bark	Remove	
3	bigleaf maple	Acer macrophyllum	11	75	18	0	16	0	Fair	No	asymmetric crown to NE, suppressed	Remove	
4	bigleaf maple	Acer macrophyllum	24	105	0	22	20	6	Fair	No	asymmetric crown to southeast	Remove	
5	bigleaf maple	Acer macrophyllum	22	32	X	X	X	X	Poor	No	broken, 90% dead	Remove	
6	bigleaf maple	Acer macrophyllum	37	108	24	8	8	34	Fair	Yes	trunk forks at 8 feet, codominant stems	Remove	
7	bigleaf maple	Acer macrophyllum	18	105	8	12	5	16	Fair	No	leans west, decent vigor	Remove	
8	bigleaf maple	Acer macrophyllum	14	98	11	6	6	9	Fair	No	poor trunk taper, forked top	Remove	
9	bigleaf maple	Acer macrophyllum	18	102	11	6	14	5	Fair	No	poor trunk taper, forked top	Remove	
10	bigleaf maple	Acer macrophyllum	23	116	6	28	16	12	Fair	No	natural lean south, forked top, deadwood	Remove	
11	bigleaf maple	Acer macrophyllum	22	102	10	6	14	17	Fair	No	natural lean west	Remove	
12	Western red cedar	Thuja plicata	26	64	14	13	13	16	Fair	No	sparse top foliage, suppressed by #11	Remove	
13	bigleaf maple	Acer macrophyllum	19.15 (26)	95	9	29	18	12	Fair-poor	No	moderate trunk decay, crown dieback	Remove	
14	bigleaf maple	Acer macrophyllum	20	86	9	12	0	28	Fair	No	natural lean west, forked top	Remove	
15	bigleaf maple	Acer macrophyllum	18	85	8	14	16	15	Fair	No	forked top, compact crown	Remove	
16	bigleaf maple	Acer macrophyllum	22	80	5	18	20	10	Fair-poor	No	significant crown dieback	Remove	
17	bigleaf maple	Acer macrophyllum	14	86	6	8	14	6	Fair	No	compact crown	Remove	
18	bigleaf maple	Acer macrophyllum	26	95	16/16	24	5	22/16	Fair	No	forked top, moderate included bark	Save	
19	bigleaf maple	Acer macrophyllum	25	97	16	22	18	5	Fair	No	forked top, moderate included bark	Save	
20	bigleaf maple	Acer macrophyllum	28	94	8	18	12	14	Fair	No	typical	Save	
21	bigleaf maple	Acer macrophyllum	27	98	14	5	14	10	Fair	No	trunk seam, moderate deadwood	Save	
22	bigleaf maple	Acer macrophyllum	25	94	18	4	0	22	Fair	No	natural lean west, asymmetric crown	Save	
23	bigleaf maple	Acer macrophyllum	22	86	28	0	0	16	Fair	No	natural lean northwest	Save	
24	bigleaf maple	Acer macrophyllum	24	84	35	0	0	0	Fair-poor	No	trunk decay, heavy lean north	Save	
25	bigleaf maple	Acer macrophyllum	25	83	X	X	X	X	Poor	No	extensive trunk decay, leans north	Save	
26	bigleaf maple	Acer macrophyllum	16.12 (20)	82	34	18	14	12	Fair	No	moderate trunk decay, moderate deadwood	Save	
27	bigleaf maple	Acer macrophyllum	37	98	22	16	18	16	Fair-poor	No	large trunk cavity, trunk split, decent vigor	Save	
28	bigleaf maple	Acer macrophyllum	18	86	0	20	6	16	Fair	No	significant natural lean south	Save	
29	bigleaf maple	Acer macrophyllum	34	94	26	8	20	10	Fair	Yes	natural lean north	Save	
30	bigleaf maple	Acer macrophyllum	26.20 (33)	92	6	28	16	13	Fair-poor	No	significant trunk decay, natural lean south	Save	
31	bigleaf maple	Acer macrophyllum	13	38	10	14	15	0	Fair	No	topped in past, low risk	Save	
32	bigleaf maple	Acer macrophyllum	8.7 (11)	34	14	4	16	4	Fair	No	suppressed, natural lean north	Save	
33	bigleaf maple	Acer macrophyllum	15	32	X	X	X	X	Poor	No	broken, extensive decay	Save	
34	bigleaf maple	Acer macrophyllum	13	34	12	8	10	10	Fair	No	broken, failed top, decent vigor, low risk	Save	
35	bigleaf maple	Acer macrophyllum	40.34 (52)	78	28/20	12	22	18/20	Fair-poor	No	extensive basal rot, broken top	Save	
36	bigleaf maple	Acer macrophyllum	14	71	18/12	0	8	8	Fair	No	natural lean north	Save	
37	bigleaf maple	Acer macrophyllum	8.8 (11)	58	16/10	10	16	8	Fair	No	natural lean north	Save	
38	Western red cedar	Thuja plicata	15	49	12	12	11	12/12	Good	No	full crown, good vigor	Save	
39	Douglas fir	Pseudotsuga menziesii	10	61	8	7	8	8/8	Fair-good	No	somewhat suppressed by maple	Save	
40	bigleaf maple	Acer macrophyllum	11.9 (14)	47	13	13	15	6	Fair	No	fork at base, decent vigor	Remove	
41	bigleaf maple	Acer macrophyllum	9.8.5 (13)	42	14	12	6	12/12	Fair	No	light cluster, typical	Save	
42	bigleaf maple	Acer macrophyllum	32	74	27/16	10	32/16	12/16	Fair	No	leans northeast, end weight-prune	Save	
43	plum (fruit)	Prunus americana cv	9.8 (12)	21	14	7	9	12/10	Fair-poor	No	topped, not maintained	Save	
Neighboring Trees													
101	bigleaf maple	Acer macrophyllum	20	56	NA	NA	NA	6/6	Fair	No	multiple tops, approx 10 feet off pl	Protect	
102	Douglas fir	Pseudotsuga menziesii	24	86	NA	NA	NA	5/5	Good	No	approx 10 feet off pl, old broken top	Protect	
103	bigleaf maple	Acer macrophyllum	19.18	42	NA	NA	NA	10/5	Poor	No	approx 5 feet off pl, broken top	Protect	
104	bigleaf maple	Acer macrophyllum	48	103	NA	NA	NA	32/20	Good	Yes	sound, good form	Protect	
105	European white birch	Betula pendula	18	78	NA	NA	10/10	10	Fair	No	incipient top decline	Protect	
106	Japanese maple	Acer palmatum	14.10	36	NA	NA	16/10	17	Good	Yes	no concerns	Protect	
107	English holly	Ilex aquifolium	8.7.8	20	NA	NA	6/4	6	6/6	Fair	No	typical	Protect
108	Austrian pine	Pinus nigra	18	53	10	12	8	NA	Good	No	above keystone retaining wall	Protect	
109	Douglas fir	Pseudotsuga menziesii	30	104	10	14	14	NA	Good	Yes	appears sound, good vigor	Protect	
110	Douglas fir	Pseudotsuga menziesii	45	120	16	14	NA	10	Good	Yes	appears sound, good vigor	Protect	
111	red alder	Alnus rubra	12.13	70	14	12	12	NA	Fair	No	decent vigor	Protect	
112	bigleaf maple	Acer macrophyllum	26	66	18	22	20	NA	Good	No	decent form, approx. 12-feet to retaining wall	Protect	
113	bigleaf maple	Acer macrophyllum	14.8	80	8	12	8	NA	Fair	No	a few feet above rocky, decent form	Protect	
114	bigleaf maple	Acer macrophyllum	9.8.7	64	10	8	13	NA	Fair	No	at edge of rocky, typical	Protect	
115	bigleaf maple	Acer macrophyllum	12.10.7	76	10	12	18	NA	Fair	No	a few feet off driveway edge	Protect	

\*-meets exceptional size threshold but is in poor condition  
Drip-Line and Limits of Disturbance measurements from face of trunk  
Drip-Line and Limits of Disturbance measurements for neighboring trees from fence/property line  
Calculated DBH: the DBH in 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]).

TREE REPLACEMENT CALCULATION

Tree #	Tree Dia. (in)	Exceptional (Yes, No, Grove)	Replacement Trees Required
1	32	YES	6
2	26	NO	3
3	11	NO	2
4	24	NO	3
5	22	DEAD	0
6	37	YES	6
7	18	GROVE	6
8	14	GROVE	6
9	18	GROVE	6
10	23	GROVE	6
11	22	GROVE	6
13	26	GROVE (POOR)	4
14	20	GROVE	6
15	18	GROVE	6
16	22	GROVE (POOR)	3
17	14	GROVE	6
40	14	NO	6
Total Replacement			81

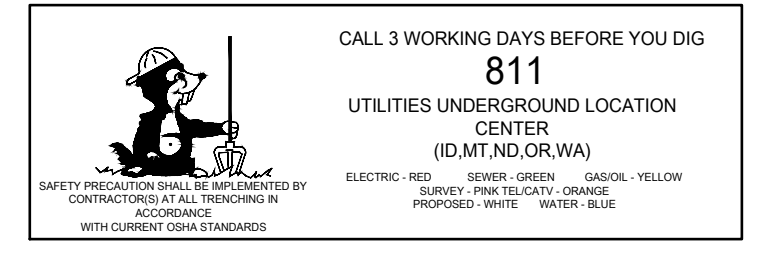
REFER TO REPLANTING PLAN PREPARED FOR OTHERS FOR LOCATIONS OF REPLACEMENT TREES



DATE	CHKD BY	DWN BY	NOTES			
			SUBMITTED TO CLIENT	REVISED PER CITY COMMENTS	REVISED PER CITY COMMENTS	REVISED PER CITY COMMENTS
3-30-21	KAL	KAL				
5-25-21	KAL	KAL				
04-28-22	NEM	NEM				
08-02-22	NEM	NEM				
2-16-23	EDM	EDM				

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SHEET  
2 of 2