

SEC. 19, T 24 N, R 5E, W.M.

Project 4833 MI

Preliminary 4 - Lot Short Plat

MATTERS OF RECORD:

THE HEREIN DESCRIBED PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES OF RECORD:

- COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS EASEMENTS AND OTHER TERMS AND CONDITIONS SHOWN ON LINDLEY ADDITION TO SEATTLE PER RECORDING NO. 32487
- RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS FOR FRANK W. FLOOD ROAD RECORDED IN VOLUME 29 ON PAGE 345 OF COMMISSIONER'S RECORDS.
- EASEMENT FOR WATER PIPELINE AND WATER SERVICE PER RECORDING NO. 3766695 (EXACT LOCATION IS NOT SPECIFIED).
- RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS PER RECORDING NO'S 4793511 AND 5056292.
- EASEMENT CONDEMNED IN KING COUNTY SUPERIOR COURT AND THE TERMS AND CONDITIONS THEREOF FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES PER CAUSE NO. 679116.
- EASEMENT CONDEMNED IN KING COUNTY SUPERIOR COURT AND THE TERMS AND CONDITIONS THEREOF FOR WATER PIPELINES PER CAUSE NO. 679116 (EXACT LOCATION IS NOT SPECIFIED).
- DECREE OF APPROPRIATION ENTERED IN KING COUNTY CAUSE NO. 541679 AND THE TERMS AND CONDITIONS THEREOF PER RECORDING NO. 5150805.
- EASEMENT FOR PUGET SOUND POWER AND LIGHT COMPANY GUY WIRE AND ANCHOR PER RECORDING NO. 6258135.
- NOTICE OF ADDITIONAL TAP AND CONNECTION CHARGES AND THE TERMS AND CONDITIONS THEREOF PER RECORDING NO. 7712060812.
- COVENANTS, CONDITIONS RESTRICTIONS, RECITALS, EASEMENTS AND OTHER TERMS AND CONDITIONS SHOWN ON MERCER ISLAND LOT LINE REVISION SUB15-018 PER RECORDING NO. 20160519900008.

LEGAL DESCRIPTION:

THE NORTH 200 FEET OF THE SOUTH 400 FEET OF VACATED BLOCK 4, LINDLEY ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 103, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF VACATED 90TH AVENUE ADJOINING PURSUANT TO KING COUNTY SUPERIOR COURT CAUSE NO. 679116.

EXCEPT THE WEST 10 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEEDS RECORDED UNDER RECORDING NO. 5056292 AND RECORDING NO. 4793511.

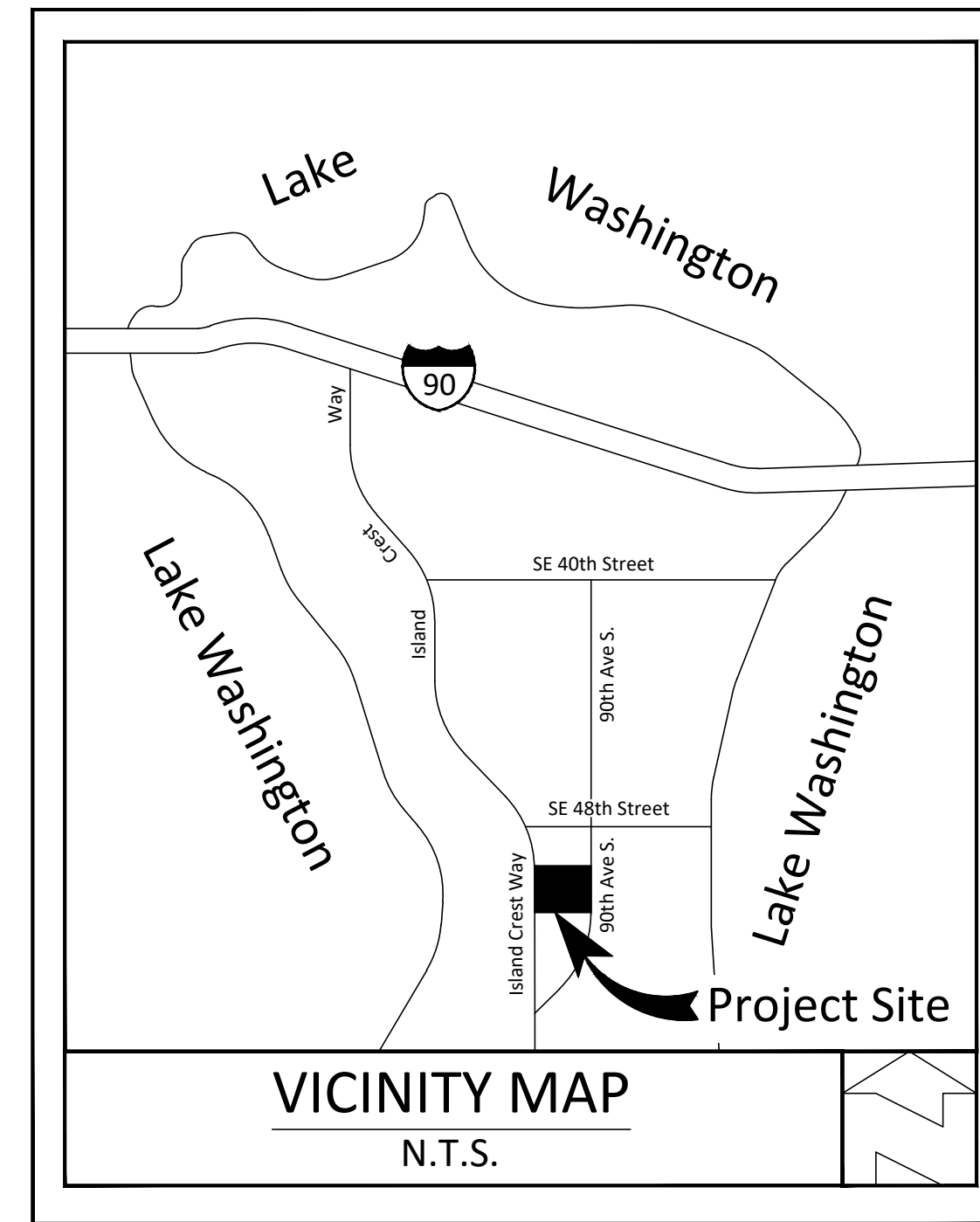
AND EXCEPT THAT PORTION THEREOF APPROPRIATED IN KING COUNTY SUPERIOR COURT CAUSE NO. 541679, RECORDED UNDER RECORDING NO. 4793511.

REFERENCE SURVEYS:

- PLAT OF LINDLEY ADDITION TO SEATTLE, VOL. 3 PG. 103.
- MERCER ISLAND SHORT PLAT SUB12-0006, REC. NO. 20131220900005.
- MERCER ISLAND BOUNDARY LINE REVISION, REC. NO. 20160519900008.

TOPOGRAPHY SURVEY NOTES:

- 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).
- ELEVATION DATUM IS N.A.V.D. 1988 BASED ON GPS TIES TO THE WSRN.
- FIELD WORK WAS DONE IN MARCH OF 2022 USING A TRIMBLE R8 GNSS GPS RECEIVER, AND A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION IN ACCORDANCE WITH W.A.C. 332-130.
- THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BASE MAP FOR CIVIL ENGINEERING DESIGN.
- 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).
- PROPERTY LINES SHOWN ARE BASED ON A FIELD SURVEY.
- THE LEGAL DESCRIPTION AND MATTERS OF RECORD ARE TAKEN FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, CERTIFICATE NUMBER 611311326, DATED FEBRUARY 10, 2022 AT 8:00 AM.
- 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.



Applicant / Project Owner

Mr. Jintao (Adison) Cui
Home-Link Capital LLC
7683 SE 27th Street, Unit 186
Mercer Island, WA 98040
(206) 265 - 0810
adisoncui@outlook.com

Existing Site Data:

Parcel Number: 4351300487
Parcel Address: 4833 90th Ave. SE
Mercer Island, WA 98040
Zoning: R - 8.5
Total Parcel Area (per survey): 41,165 s.f. = 0.945 Acre

Total Existing Impervious Surfaces = 5,862.0 sf
Percentage of Existing Impervious Surfaces = 14.2 %
Total Existing Pervious Surfaces = Grass 4,632.0 sf + Forest 30,671.0 sf = 35,303.0 sf
Percentage of Existing Pervious Surfaces = 85.8 %

Zoning Requirements:

Min. Lot Width Required: 60'
Min. Lot Depth Required: 80'
Min. Lot Area Required: 8,400 s.f.
Max. Lot Coverage: 40%
Required Landscape: 60%
Required Front Yard Setback: 20'
Required Rear Yard Setback: 25'
Minimum Side Yard Setback: 7.5'
Minimum Total Side Yard Setback: 15'

Project Description:

Proposed Residential 4 Lot Short Plat

Property Owner:

Mr. Jintao (Adison) Cui
Home - Link Capital LLC
7683 SE 27th Street, Unit 186
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Email: adisoncui@outlook.com
(206) 265 - 0810

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SHEETS INDEX

- C - 1.0 Cover Sheet Plan.
- C - 2.0 Existing Site Conditions Plan.
- C - 3.0 Existing Parcel Map Plan.
- C - 4.0 Preliminary Short Plat Map Plan.
- C - 5.0 TESC Plan.
- C - 6.0 Developed Site Conditions Map Plan.
- C - 7.0 Preliminary Grading, Drainage, and Utilities Plan.

NOTES

See detailed project information and detailed area calculations on sheet C - 6.0



Revisions	No.	Date	By

Project 4833 MI_ 4 - Lot Short Plat
Cover Sheet Plan

Plan Plotted For :
Second Submittal

PACIFIC LAND ENGINEERING
Civil Engineering, Development Services, Land Use Consulting, Permit Expediting Services, Inspection Services, Expert Witness
Bellevue, WA - www.pacificlandwa.com
info@pacificlandwa.com (425) 835-8100



Date: 08 / 20 / 2023
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Job Number: 220520 - PLE - 2211

DWG Date: 08 / 20 / 2023

Sheet No. C - 1.0

OF

C - 7.0

SEC. 19, T.24N., R.5E., W.M.

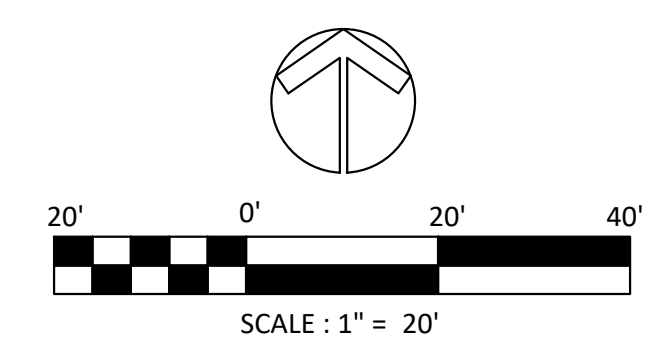
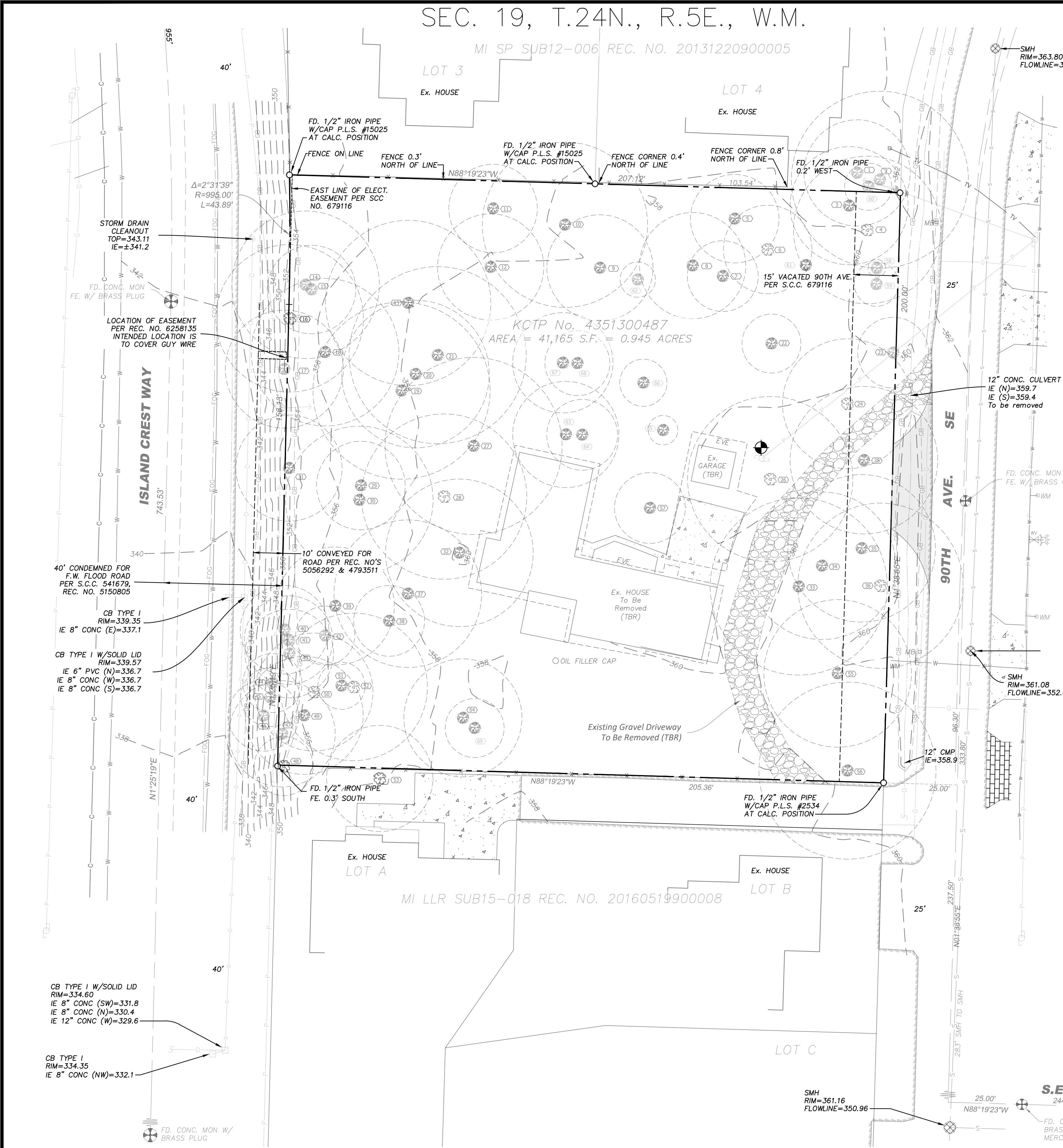
MI SP SUB12-006 REC. NO. 20131220900005

LOT 3 Ex. HOUSE

LOT 4 Ex. HOUSE

KCTP No. 4351300487
AREA = 41,165 S.F. = 0.945 ACRES

MI LLR SUB15-018 REC. NO. 20160519900008



- LEGEND:**
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 - = GUY POLE
 - ⊙ = GUY ANCHOR
 - ⊕ = OVERHEAD POWER
 - ⊗ = FIRE HYDRANT
 - ⊕ = WATER VALVE
 - ⊕ = WATER METER
 - = WATER LINE (PAINTED LOCATION)
 - = UNDERGROUND COMMUNICATION (PAINTED LOCATION)
 - TV = TELEVISION RISER
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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 HOME LINK CAPITAL LLC
1M MARCH OF 2022

ROBERT J. BOGDON
CERTIFICATE NO. 33487

Property Owner:

Mr. Jintao (Adison) Cui
Home - Link Capital LLC
7683 SE 27th Street, Unit 186
Mercer Island, WA 98040
Email: adisoncui@outlook.com
(206) 265 - 0810

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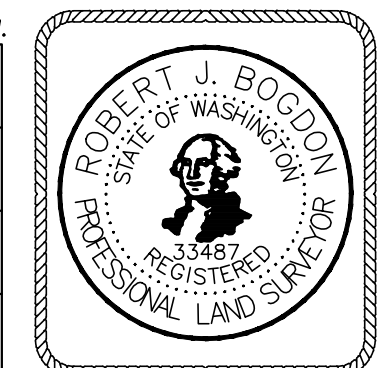
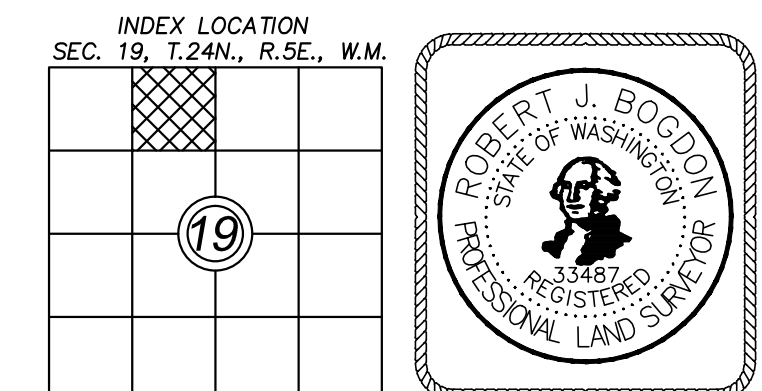
Existing Site Slope Calculations:

(Grade 330 - Grade 354) / 207' = 2.90 %

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- | | | | |
|---|--|---|--|
| Mercer Island Fire Department
4160 86th Ave SE
Mercer Island, WA 98040
(206) 236 - 3330 | Telephone and Cable
Comcast
P. O. Box 60533
City of Industry, CA 91716
(800) 934 - 6489 | Project Engineer:
Mazen Haidar, PE
Pacific Land Engineering
mazen@pacificlandwa.com
(206) 615 - 6160 | Project Surveyor:
Robert Bogdon, PLS
Eastside Consultants, Inc.
1320 N.W. Mall Street, Suite B
(425) 392 - 5351 |
| Mercer Island School District
4160 86th Ave SE
Mercer Island, WA 98040
(206) 236 - 3330 | Power and Gas Source
Puget Sound Energy (PSE)
P. O. Box 91269
Bellevue, WA 98009
(888) 321 - 7779 | Water Purveyor
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275 - 7602 | Sewer Purveyor
King County
201 South Jackson Street
Seattle, WA 98104
(206) 296 - 1450 |

See Sheet C-2.1 for Trees Table



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

Revisions	No.	Date	By

Project 4833 MI_4 - Lot Short Plat
Existing Site Condition Plan

Plan Plotted For:
Second Submittal

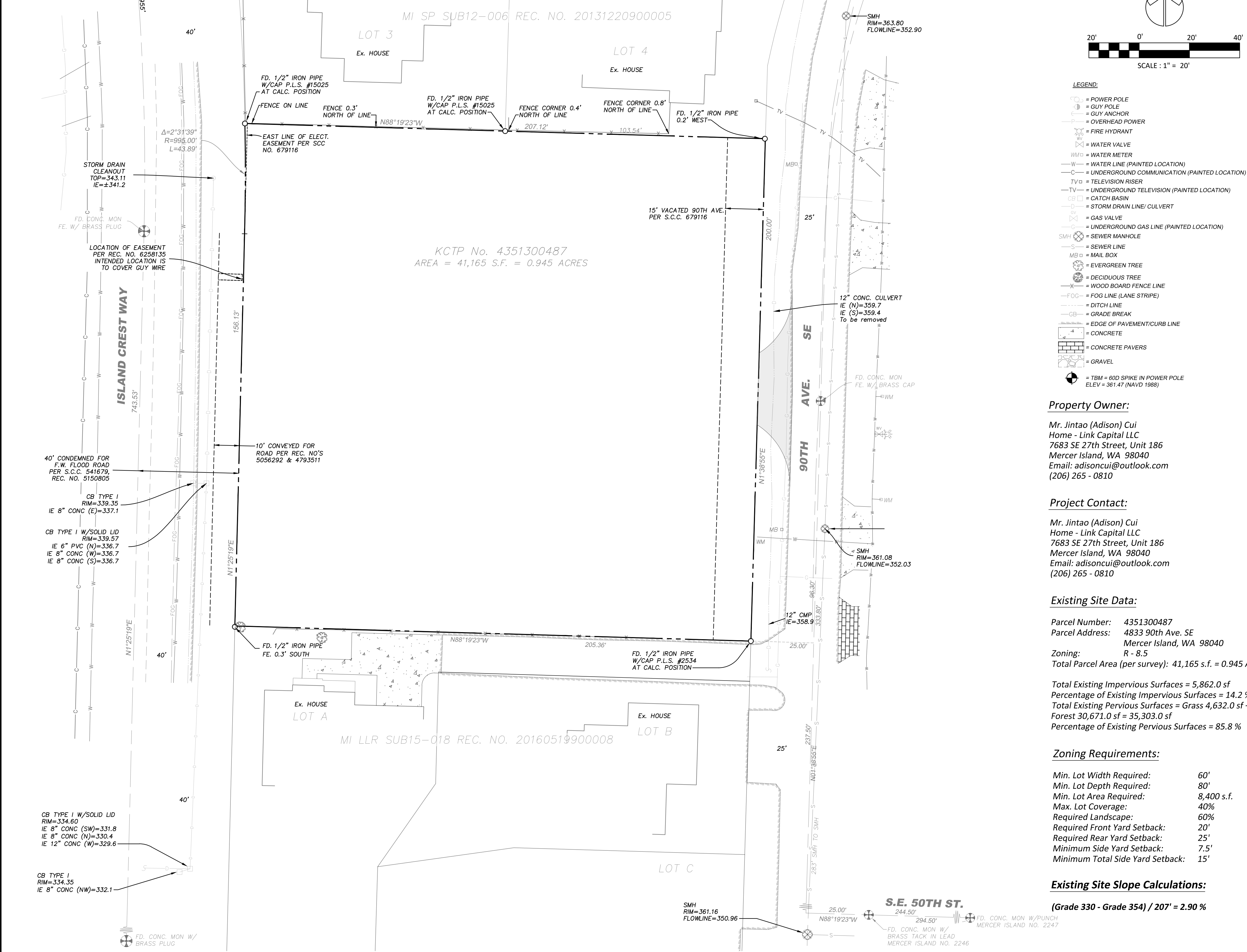
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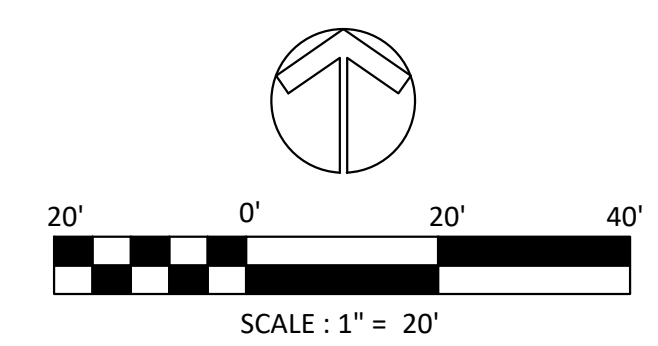
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(206) 236 - 3330

Telephone and Cable

Comcast
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City of Industry, CA 91716
(800) 934 - 6489

Project Engineer:

Mazen Haidar, PE
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mazen@pacificlandwa.com
(206) 615 - 6160

Project Surveyor:

Robert Bogdon, PLS
Eastside Consultants, Inc.
1320 N.W. Mall Street, Suite B
(425) 392 - 5351

Mercer Island School District

4160 86th Ave SE
Mercer Island, WA 98040
(206) 236 - 3330

Power and Gas Source

Puget Sound Energy (PSE)
P. O. Box 91269
Bellevue, WA 98009
(888) 321 - 7779

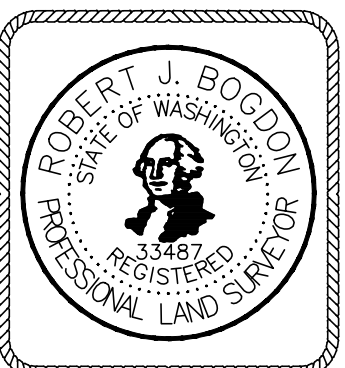
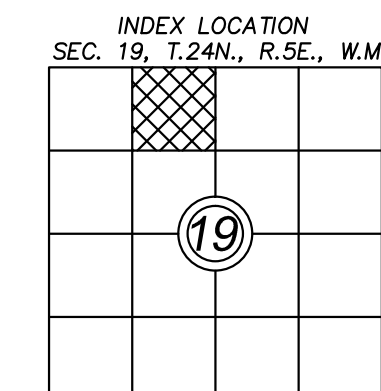
Water Purveyor

City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275 - 7602

Sewer Purveyor

King County
201 South Jackson Street
Seattle, WA 98104
(206) 296 - 1450

See Sheet C-2.1 for Trees Table

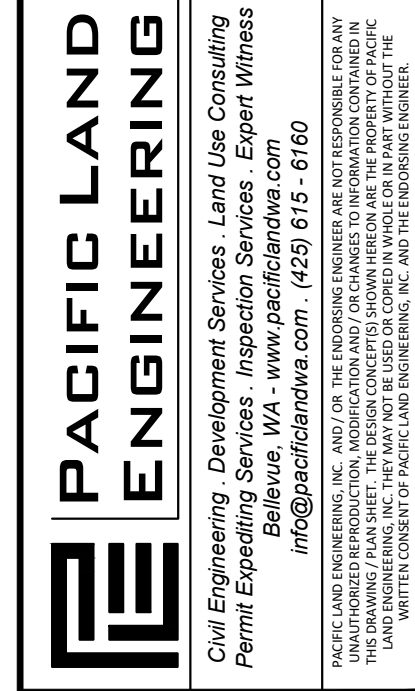


ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1320 N.W. MALL ST., SUITE B
ISSAQUAH, WASHINGTON 98027
PH: (425) 392-5351 FAX: 392-4676

Revisions	No.	Date	By

Project 4833 MI_4 - Lot Short Plat
Existing Parcel Map Plan

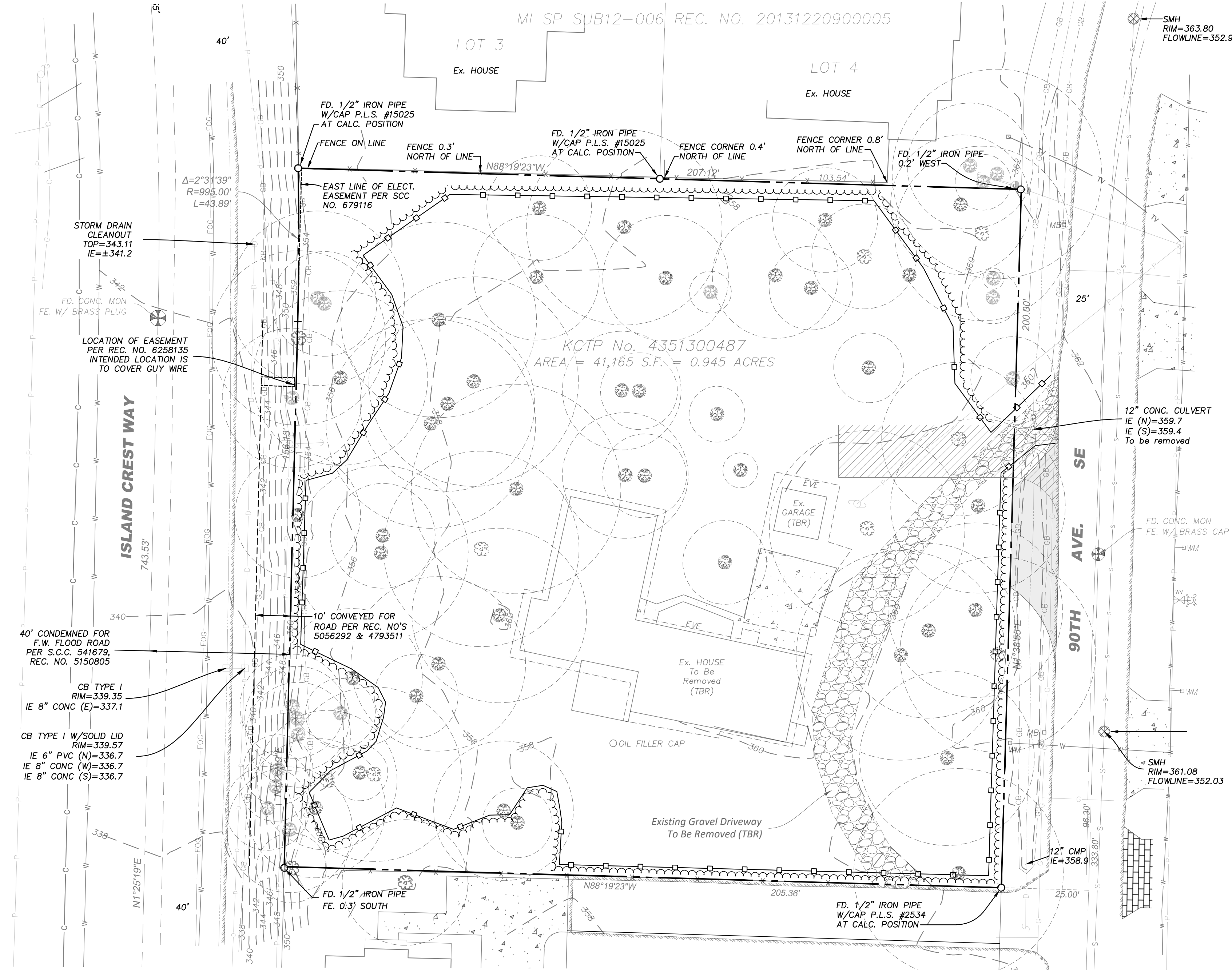
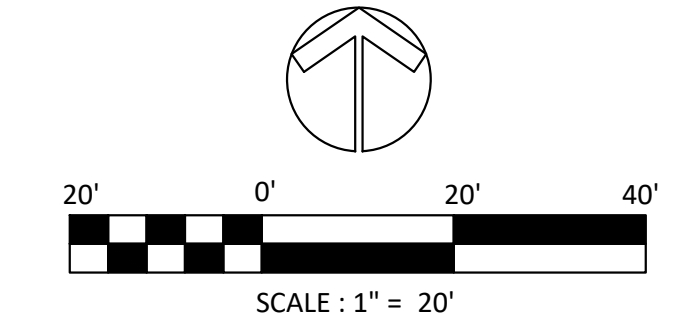
Plan Plotted For:
Second Submittal



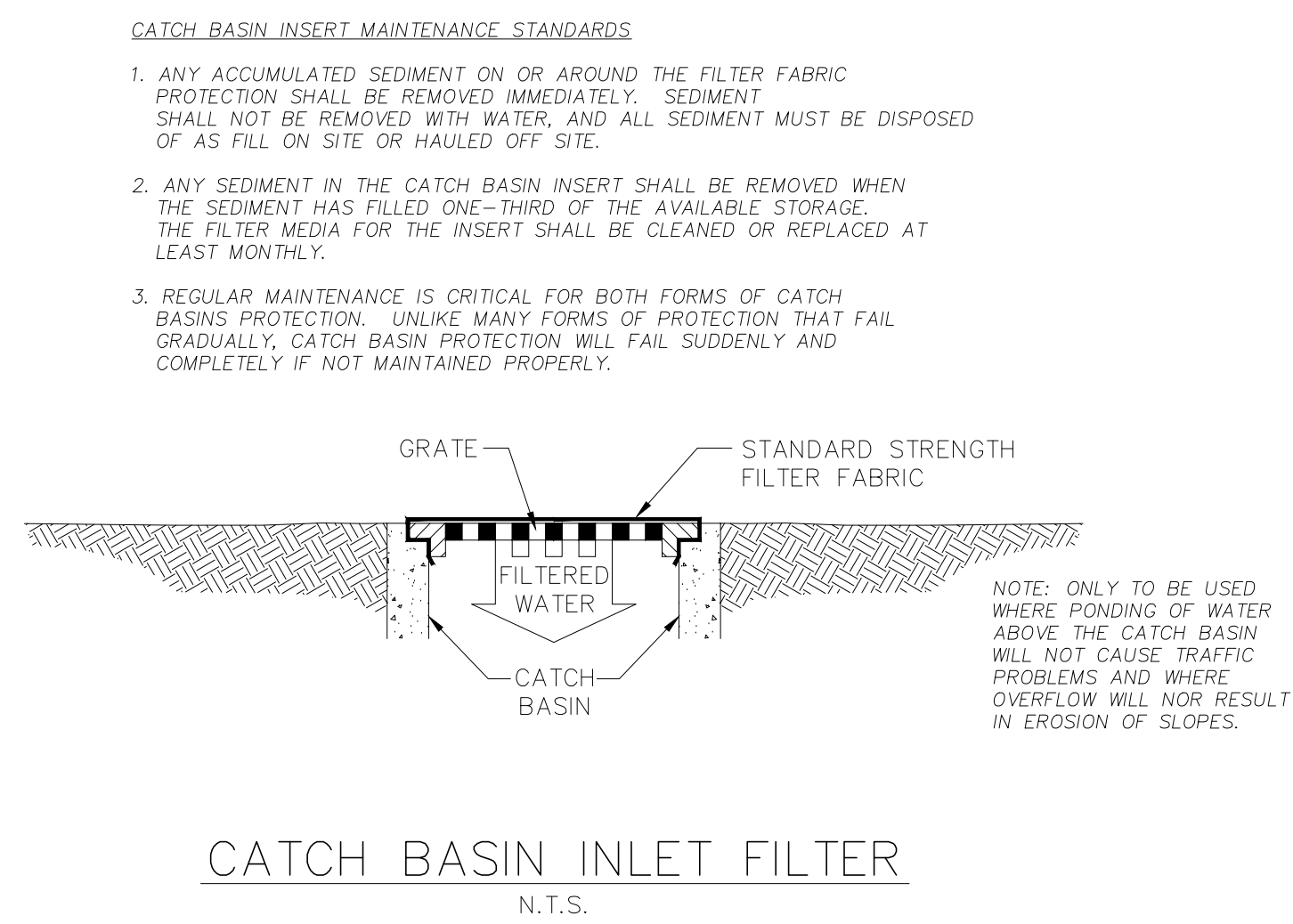
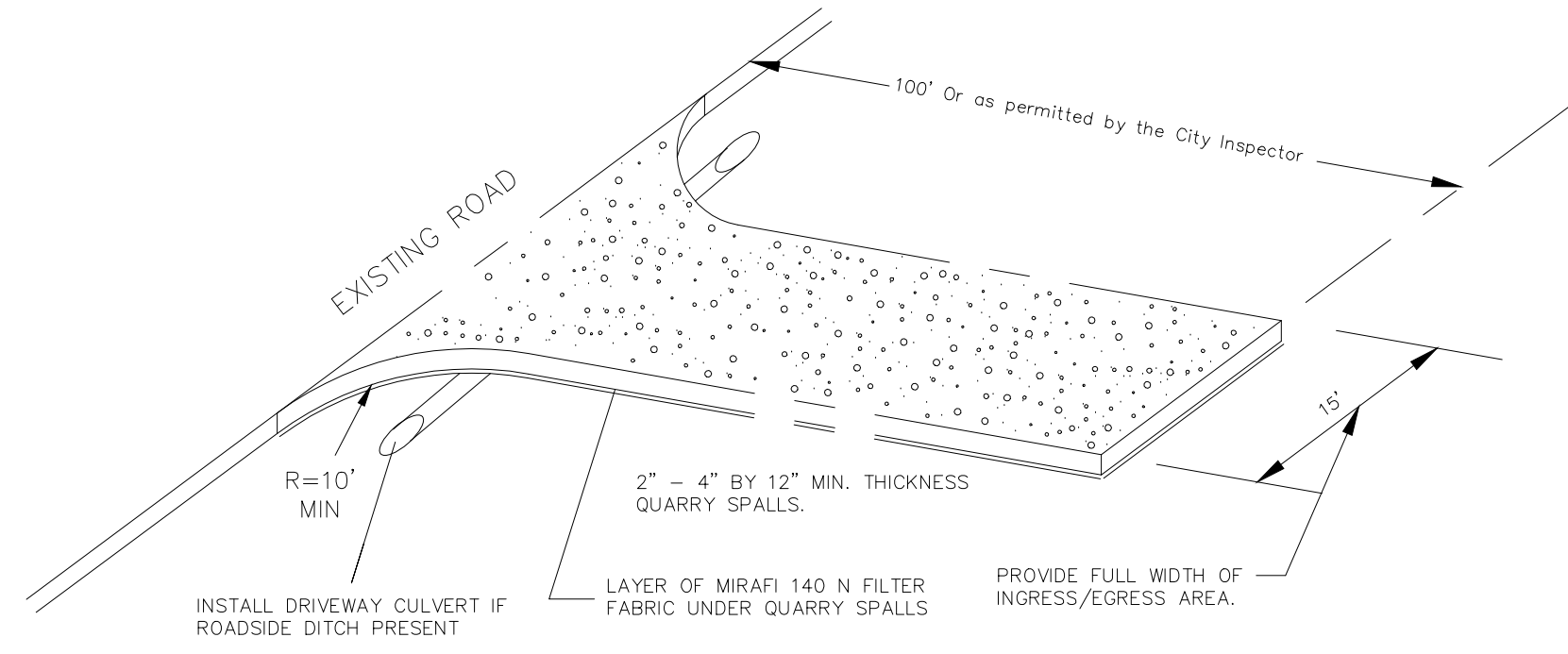
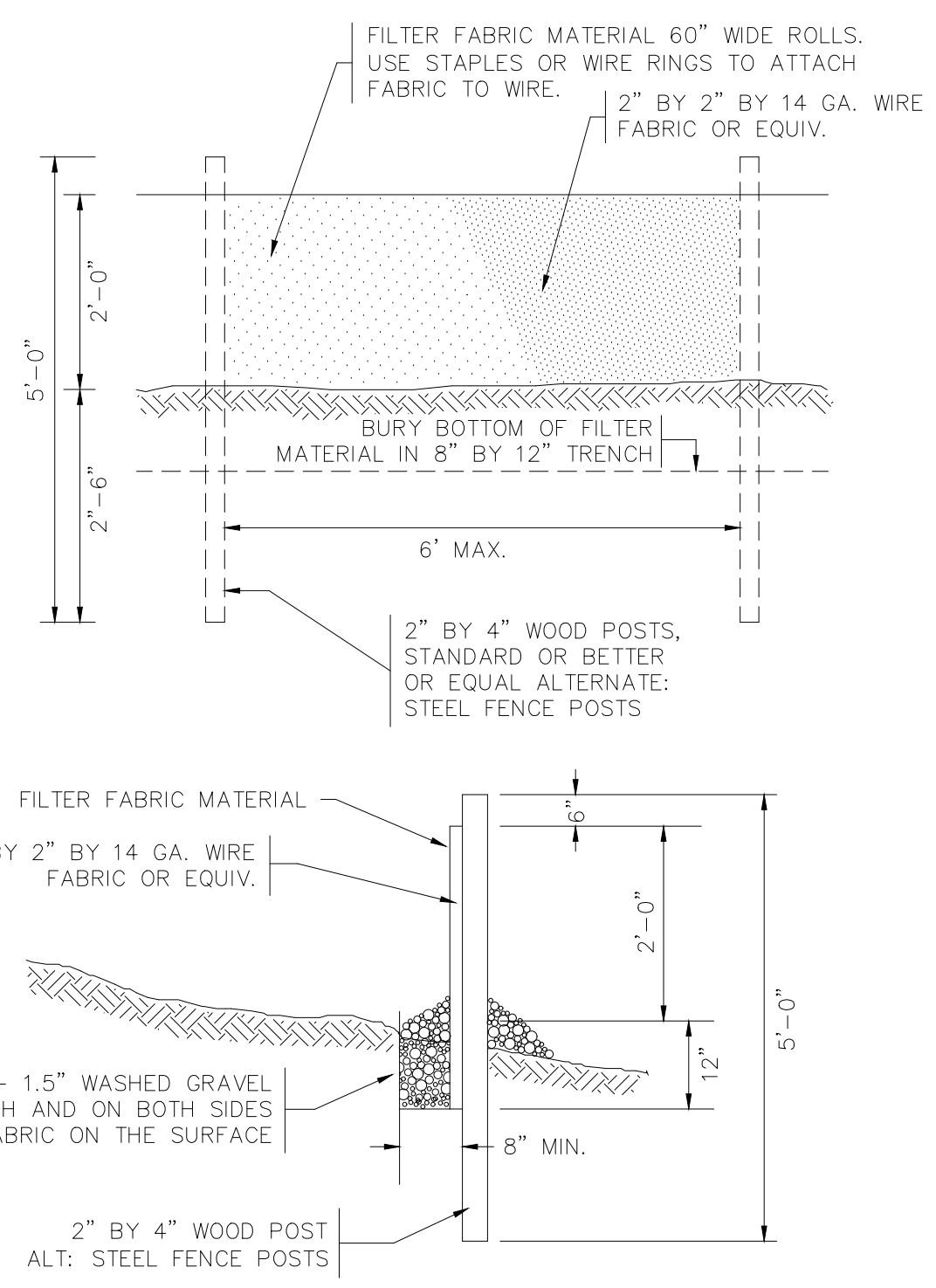
Date:	08 / 20 / 2023
Job Number:	220520 - PLE - 2211
DWG Date:	08 / 20 / 2023
Sheet No.:	C - 3.0
	C - 7.0

SEC. 19, T.24N., R.5E., W.M.

MI SP SUB12-006 REC. NO. 20131220900005



- LEGEND:**
- ⊙ = POWER POLE
 - ⊙ = GUY POLE
 - ⊙ = GUY ANCHOR
 - ⊙ = OVERHEAD POWER
 - ⊙ = FIRE HYDRANT
 - ⊙ = WATER VALVE
 - WM = WATER METER
 - W = WATER LINE (PAINTED LOCATION)
 - U = UNDERGROUND COMMUNICATION (PAINTED LOCATION)
 - TVR = TELEVISION RISER
 - TV = UNDERGROUND TELEVISION (PAINTED LOCATION)
 - CB = CATCH BASIN
 - = STORM DRAIN LINE/CULVERT
 - = GAS VALVE
 - = UNDERGROUND GAS LINE (PAINTED LOCATION)
 - SMH = SEWER MANHOLE
 - S = SEWER LINE
 - MBX = MAIL BOX
 - ⊙ = EVERGREEN TREE
 - ⊙ = DECIDUOUS TREE
 - = WOOD BOARD FENCE LINE
 - = FOG LINE (LANE STRIPE)
 - = DITCH LINE
 - = GRADE BREAK
 - = EDGE OF PAVEMENT/CURB LINE
 - = CONCRETE
 - = CONCRETE PAVERS
 - = GRAVEL
 - ⊙ = TBM = 600 SPIKE IN POWER POLE ELEV = 361.47 (NAVD 1988)
- Site Limits Of Disturbance (LOD)
- Fabric Silt Fence
- 15' Wide X 50' Long X 12" Thick Temporary Construction Entrance



Revisions	
No.	By

Project 4833 MI_4 - Lot Short Plat
Temporary Erosion and Sedimentation Control (TESC) Plan

Plan Plotted For:
 Second Submittal

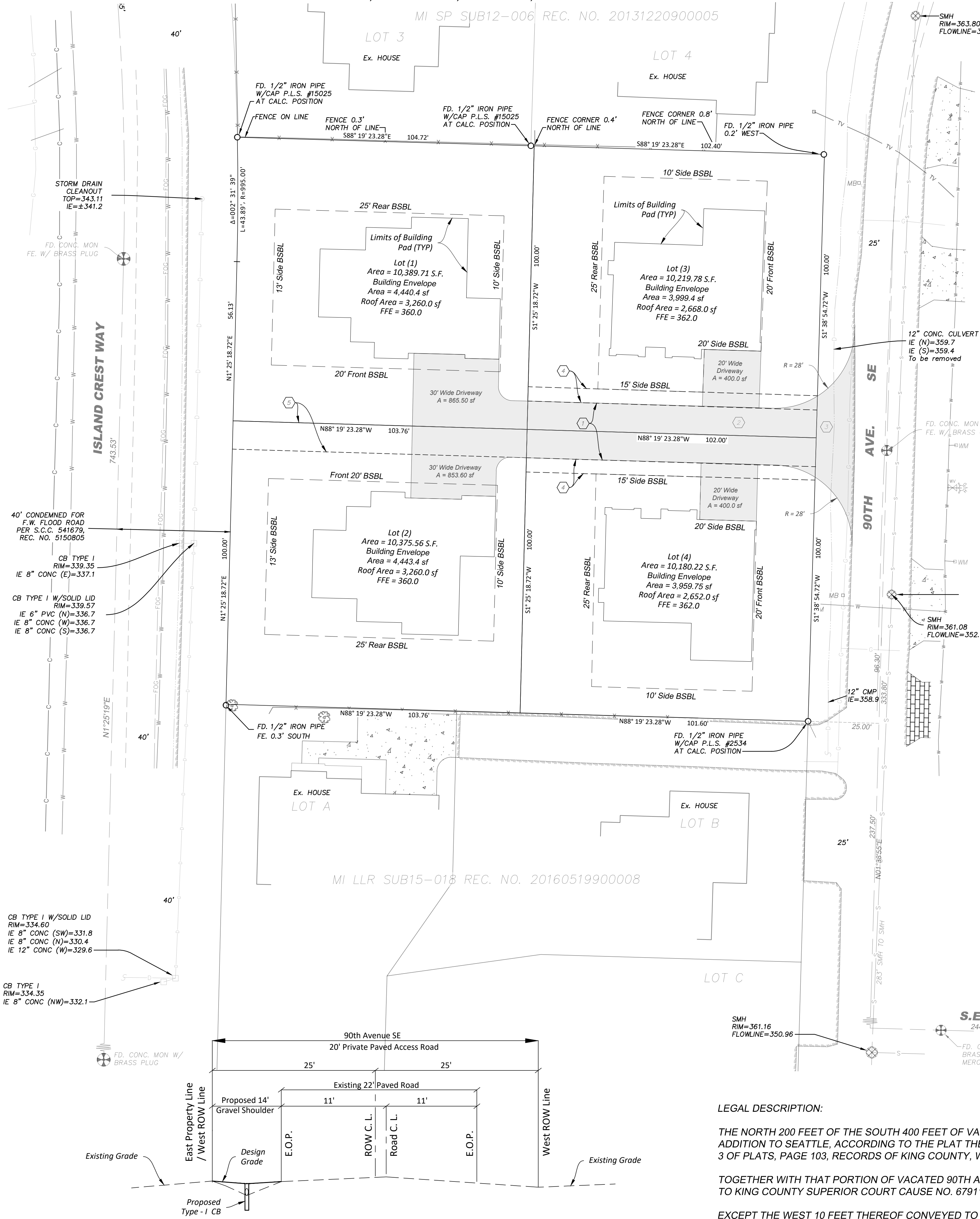
PACIFIC LAND ENGINEERING
 Civil Engineering, Development Services, Land Use Consulting
 Permit Expediting Services, Inspection Services, Expert Witness
 Bellevue, WA - www.pacificlandeng.com
 info@pacificlandeng.com 206.453.8700



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DWG Date:	08 / 20 / 2023
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	OF
	C - 7.0



SEC. 19, T.24N., R.5E., W.M.



Existing Site Data:
 Parcel Number: 4351300487
 Parcel Address: 4833 90th Ave. SE
 Mercer Island, WA 98040
 Zoning: R - 8.5
 Total Parcel Area (per survey): 41,165 s.f. = 0.945 Acre
 Total Existing Impervious Surfaces = 5,862.0 sf
 Percentage of Existing Impervious Surfaces = 14.2 %
 Total Existing Pervious Surfaces = Grass 4,632.0 sf + Forest 30,671.0 sf = 35,303.0 sf
 Percentage of Existing Pervious Surfaces = 85.8 %

Zoning Requirements:
 Min. Lot Width Required: 60'
 Min. Lot Depth Required: 80'
 Min. Lot Area Required: 8,400 s.f.
 Max. Lot Coverage: 40%
 Required Landscape: 60%
 Required Front Yard Setback: 20'
 Required Rear Yard Setback: 25'
 Minimum Side Yard Setback: 7.5'
 Minimum Total Side Yard Setback: 15'

Property Owner:
 Mr. Jintao (Adison) Cui
 Home - Link Capital LLC
 7683 SE 27th Street, Unit 186
 Mercer Island, WA 98040
 Email: adisoncui@outlook.com
 (206) 265 - 0810

Project Contact:
 Mr. Jintao (Adison) Cui
 Home - Link Capital LLC
 7683 SE 27th Street, Unit 186
 Mercer Island, WA 98040
 Email: adisoncui@outlook.com
 (206) 265 - 0810

Project Engineer:
 Mazen Haidar, PE
 Pacific Land Engineering
 mazen@pacificlandwa.com
 (206) 615 - 6160

Project Surveyor:
 Robert Bogdan, PLS
 Eastside Consultants, Inc.
 1320 N.W. Mall Street, Suite B
 (425) 392 - 5351

Mercer Island Fire Department
 4160 86th Ave SE
 Mercer Island, WA 98040
 (206) 236 - 3330

Telephone and Cable
 Comcast
 P. O. Box 60533
 Bellevue, WA 98009
 (800) 934 - 6489

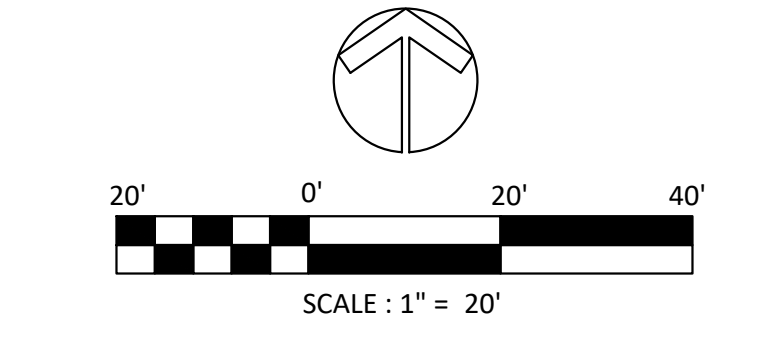
Developed Site Date and Coverage Calculations:

Proposed Lot (1),
 Total Lot Area = 10,389.71 sf
 Building Envelope Area = 4,440.4 sf
 Maximum Roof Area = 3,260.0 sf
 Driveway Area = 865.5 sf
 Lot Coverage = 3,260.0 + 865.5 = 4,125.5 sf
 Percentage of Lot Coverage = 4,125.5 / 10,389.71 = 40%
 Percentage of Landscape = (10,389.71 - 4,125.5) / 10,389.71 = 60%
 Front Yard Setback = 20'
 Rear Yard Setback = 25'
 East Side Yard Setback = 10'
 West Side Yard Setback = 13'

Proposed Lot (2),
 Total Lot Area = 10,375.56 sf
 Building Envelope Area = 4,443.4 sf
 Maximum Roof Area = 3,260.0 sf
 Driveway Area = 853.6 sf
 Lot Coverage = 3,260.0 + 853.6 = 4,113.6 sf
 Percentage of Lot Coverage = 4,113.6 / 10,375.56 = 40%
 Percentage of Landscape = (10,375.56 - 4,113.6) / 10,375.56 = 60%
 Front Yard Setback = 20'
 Rear Yard Setback = 25'
 East Side Yard Setback = 10'
 West Side Yard Setback = 13'

Proposed Lot (3),
 Total Lot Area = 10,219.78 sf
 Building Envelope Area = 3,999.4 sf
 Maximum Roof Area = 2,668.0 sf
 Driveway Area = 400.0 sf
 Road Area = 10' X 102' = 1,020.0 sf
 Lot Coverage = 2,668.0 + 400 + 1,020 = 4,088.0 sf
 Percentage of Lot Coverage = 4,088.0 / 10,219.78 = 40%
 Percentage of Landscape = (10,219.78 - 4,088.0) / 10,219.78 = 60%
 Front Yard Setback = 20'
 Rear Yard Setback = 25'
 North Side Yard Setback = 10'
 South Side Yard Setback = 15'

Proposed Lot (4),
 Total Lot Area = 10,180.22 sf
 Building Envelope Area = 3,959.75 sf
 Maximum Roof Area = 2,652.0 sf
 Driveway Area = 400.0 sf
 Road Area = 10' X 102' = 1,020.0 sf
 Lot Coverage = 2,652.0 + 400 + 1,020 = 4,072.0 sf
 Percentage of Lot Coverage = 4,072.0 / 10,180.22 = 40%
 Percentage of Landscape = (10,180.22 - 4,072.0) / 10,180.22 = 60%
 Front Yard Setback = 20'
 Rear Yard Setback = 25'
 North Side Yard Setback = 15'
 South Side Yard Setback = 10'



- LEGEND:**
- = POWER POLE
 - = GUY POLE
 - = GUY ANCHOR
 - = OVERHEAD POWER
 - = FIRE HYDRANT
 - = WATER VALVE
 - = WATER METER
 - = WATER LINE (PAINTED LOCATION)
 - = UNDERGROUND COMMUNICATION (PAINTED LOCATION)
 - = TELEVISION RISER
 - = UNDERGROUND TELEVISION (PAINTED LOCATION)
 - = CATCH BASIN
 - = STORM DRAIN LINE / CULVERT
 - = GAS VALVE
 - = UNDERGROUND GAS LINE (PAINTED LOCATION)
 - = SEWER MANHOLE
 - = SEWER LINE
 - = MAIL BOX
 - = EVERGREEN TREE
 - = DECIDUOUS TREE
 - = WOOD BOARD FENCE LINE
 - = FOG LINE (LANE STRIPE)
 - = DITCH LINE
 - = GRADE BREAK
 - = EDGE OF PAVEMENT / CURB LINE
 - = CONCRETE
 - = CONCRETE PAVERS
 - = GRAVEL
 - = TBM = 600 SPIKE IN POWER POLE
ELEV = 361.47 (NAVD 1988)

- 1 20' Wide Private Access and Drainage Easement
- 2 20' Wide Paved Access Road Area = 2,040 sf.
- 3 20' Wide Paved Access Road Connection
- 4 5' Wide Private Water and Sewer Easement
- 5 10' Wide Private Drainage and Access Easement

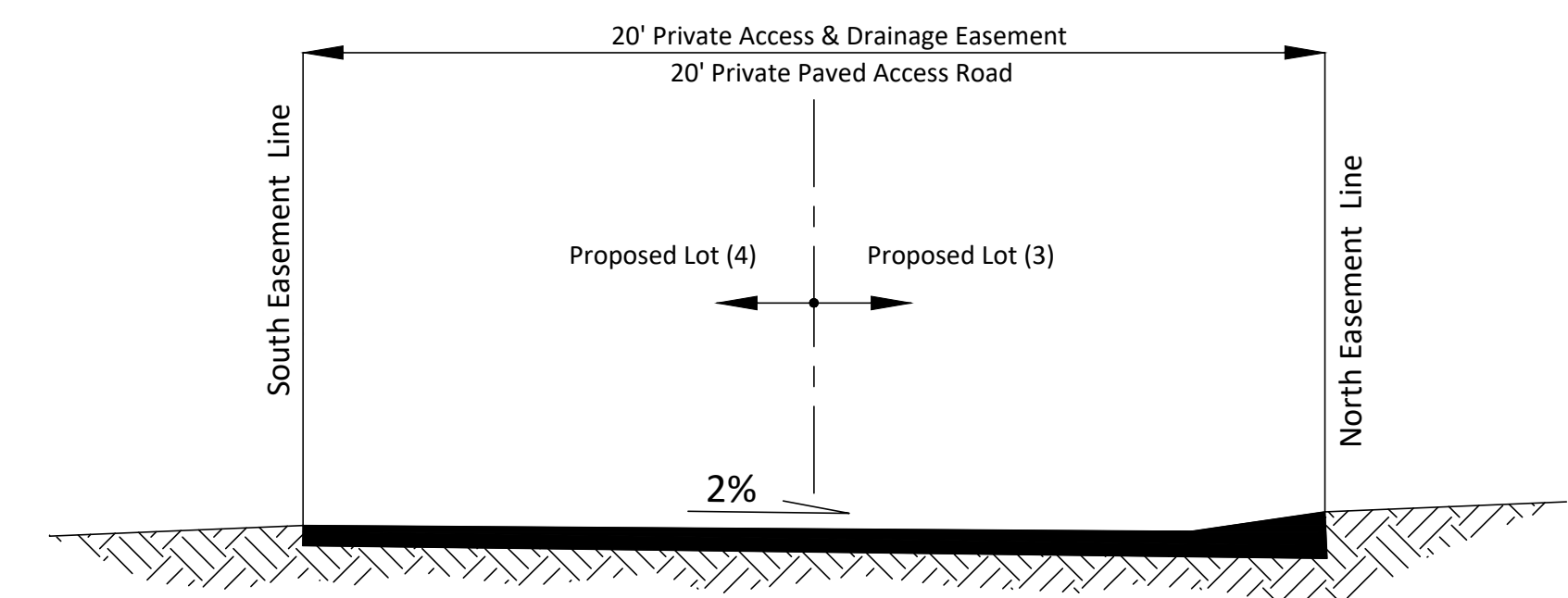
Lot Slope Calculations:

Lot (1),
 (Grade 358 - Grade 356) / 104' = 1.90 %

Lot (2),
 (Grade 358 - Grade 356) / 104' = 1.9% %

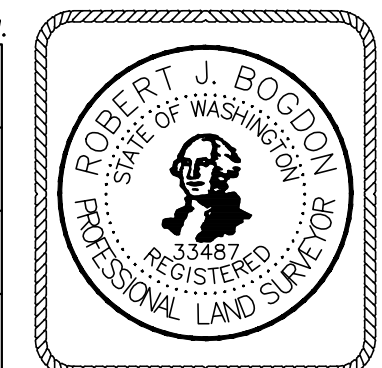
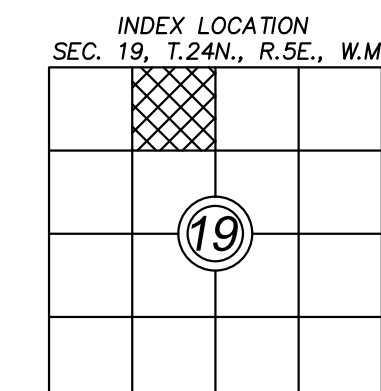
Lot (3),
 (Grade 360 - Grade 358) / 102' = 2.0 %

Lot (4),
 (Grade 360 - Grade 358) / 102' = 2.0 %



20' Wide Private Access Road
 N.T.S.

LEGAL DESCRIPTION:
 THE NORTH 200 FEET OF THE SOUTH 400 FEET OF VACATED BLOCK 4, LINDLEY ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 103, RECORDS OF KING COUNTY, WASHINGTON.
 TOGETHER WITH THAT PORTION OF VACATED 90TH AVENUE ADJOINING PURSUANT TO KING COUNTY SUPERIOR COURT CAUSE NO. 679116.
 EXCEPT THE WEST 10 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEEDS RECORDED UNDER RECORDING NO. 5056292 AND RECORDING NO. 4793511.
 AND EXCEPT THAT PORTION THEREOF APPROPRIATED IN KING COUNTY SUPERIOR COURT CAUSE NO. 541679, RECORDED UNDER RECORDING NO. 4793511.



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

Revisions	No.	Date	By

Project 4833 MI - 4 - Lot Short Plat
Developed Site Conditions Map

Plan Plotted For:
 Second Submittal

PACIFIC LAND ENGINEERING
 Civil Engineering, Development Services, Land Use Consulting
 Permit Expediting Services, Inspection Services, Expert Witness
 Bellevue, WA - www.pacificlandwa.com
 (206) 615-6160



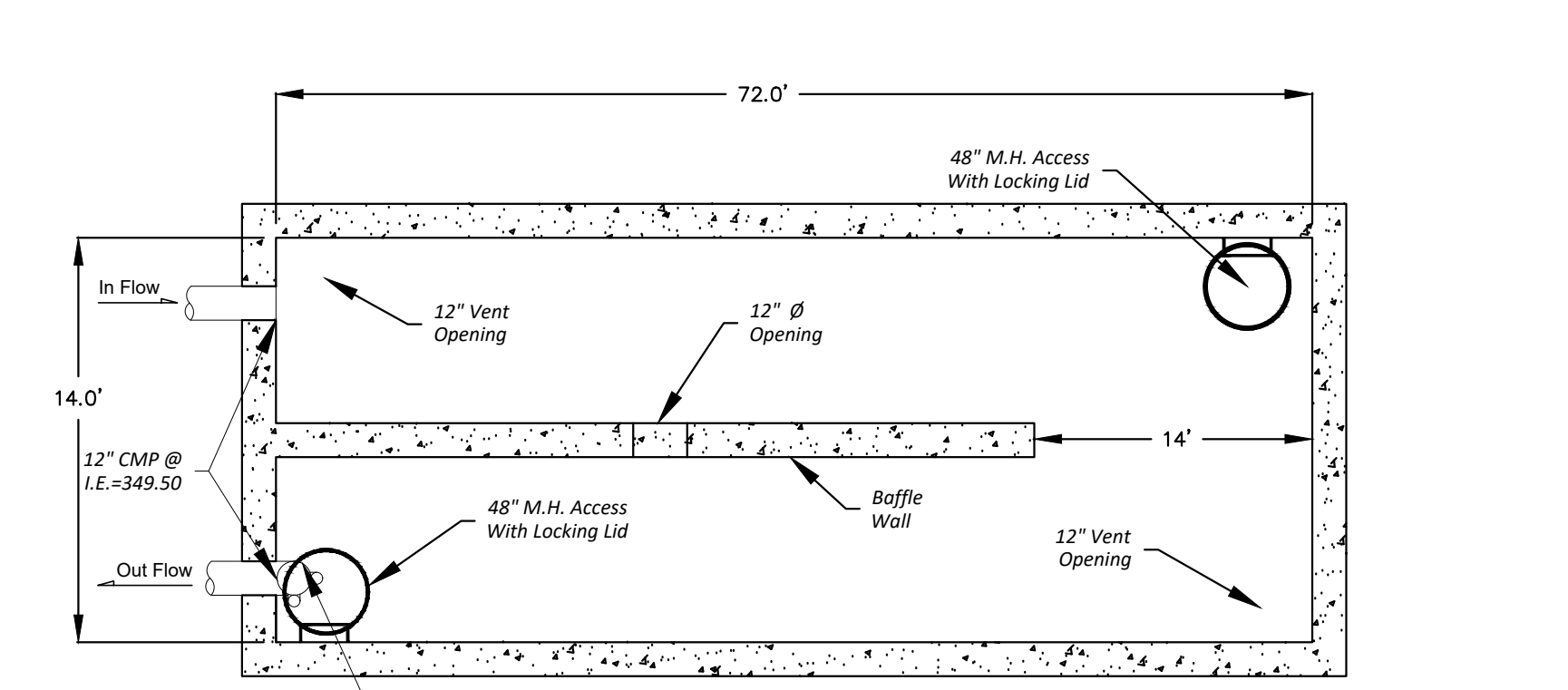
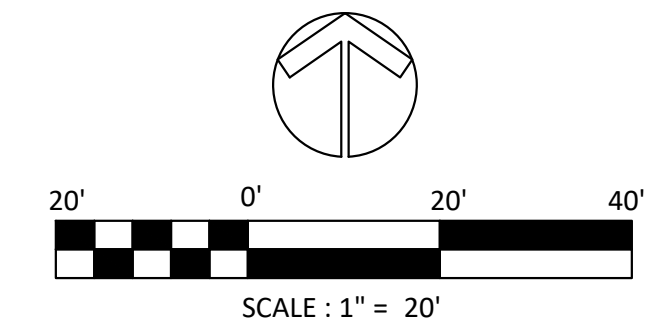
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 DWG Date: 08 / 20 / 2023

Sheet No.
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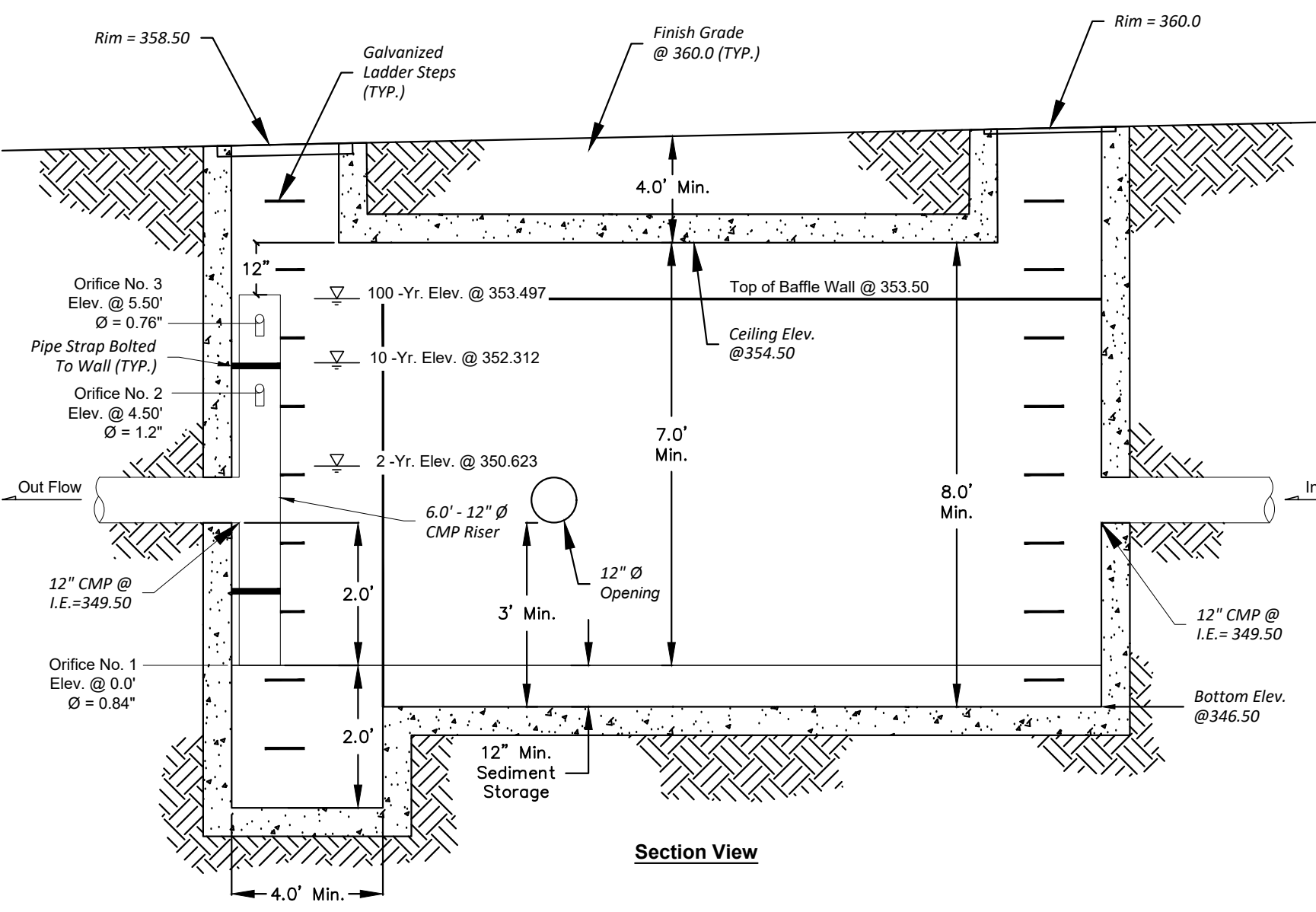


SEC. 19, T.24N., R.5E., W.M.

MI SP SUB12-006 REC. NO. 20131220900005



Plan View

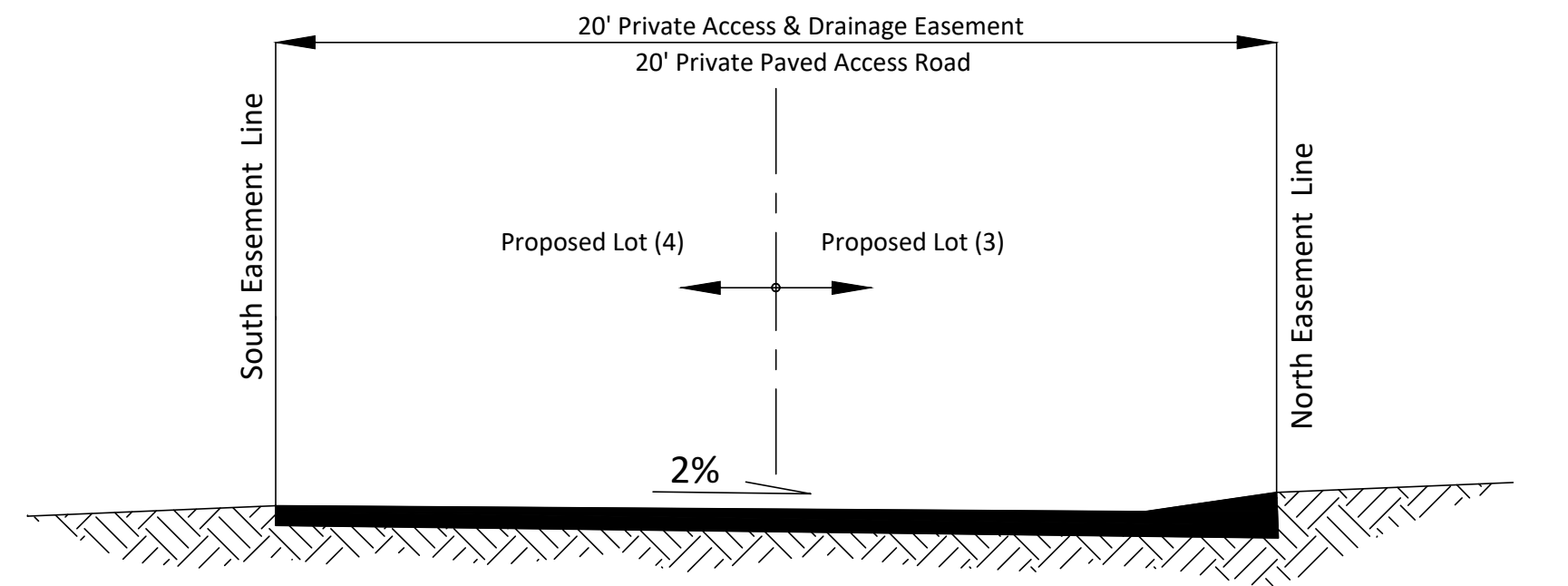


Section View

72' X 14' X 8' Concrete Detention Vault With Control Structure N.T.S.

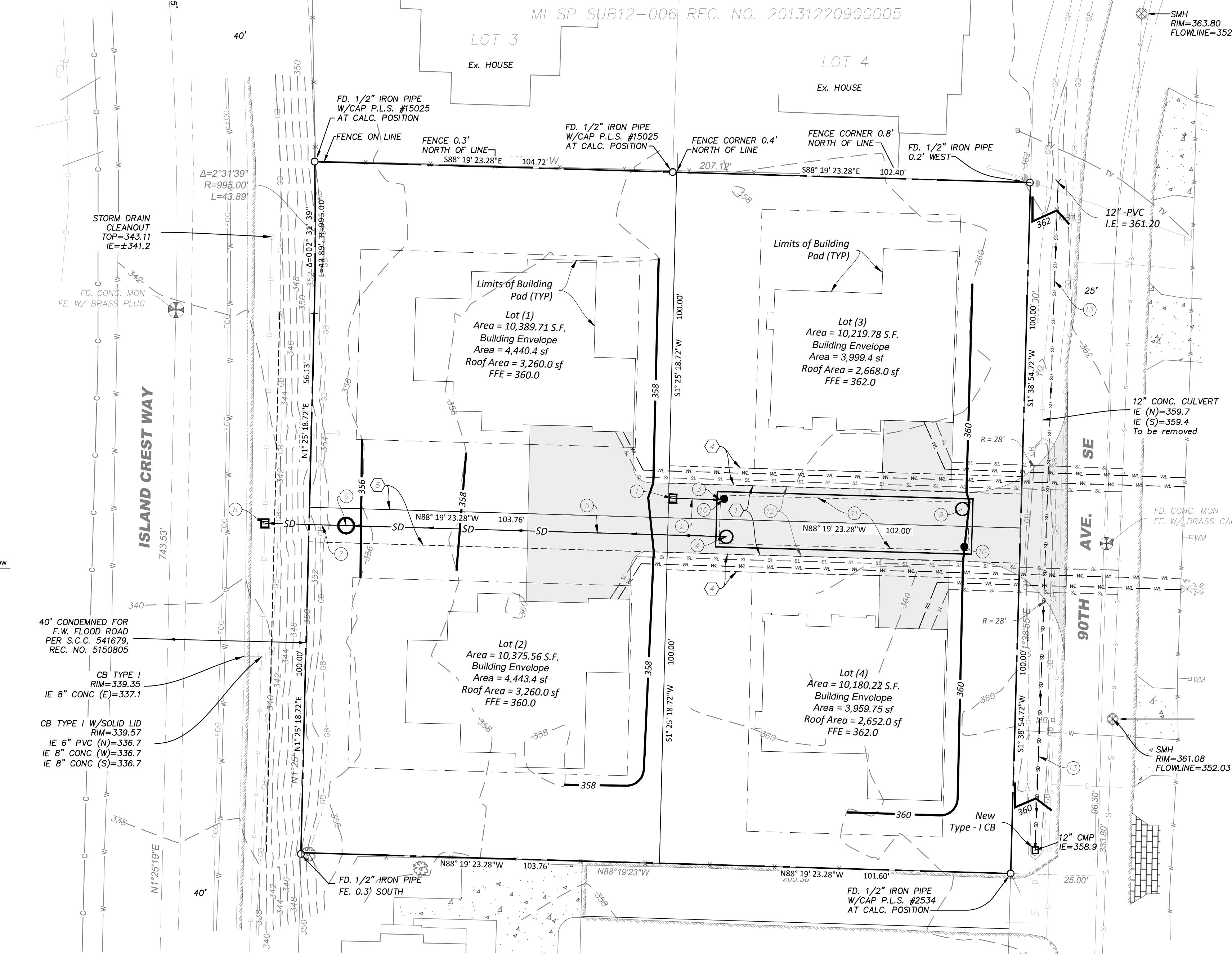
Preliminary Cut/Fill Summary

	Cut Factor	Fill Factor	Cut	Fill	Net
Surface3	1.000	1.000	1,184.0 Sq. Ft.	530.0 Cu. Yd.	16,680.0 Sq. Ft.
Totals			1,184.0 Sq. Ft.	530.0 Cu. Yd.	16,680.0 Sq. Ft.



20' Wide Private Access Road

N.T.S.



- LEGEND:**
- ⊕ = POWER POLE
 - ⊙ = GUY ANCHOR
 - ⊗ = OVERHEAD POWER
 - ⊕ = FIRE HYDRANT
 - ⊕ = WATER VALVE
 - ⊕ = WATER METER
 - = WATER LINE (PAINTED LOCATION)
 - = UNDERGROUND COMMUNICATION (PAINTED LOCATION)
 - TV = TELEVISION RISER
 - = UNDERGROUND TELEVISION (PAINTED LOCATION)
 - CB = CATCH BASIN
 - = STORM DRAIN LINE/CULVERT
 - ⊕ = GAS VALVE
 - = UNDERGROUND GAS LINE (PAINTED LOCATION)
 - SMH = SEWER MANHOLE
 - = SEWER LINE
 - MB = MAIL BOX
 - ⊕ = EVERGREEN TREE
 - ⊕ = DECIDUOUS TREE
 - = WOOD BOARD FENCE LINE
 - = FOG LINE (LANE STRIPE)
 - = DITCH LINE
 - = GRADE BREAK
 - = EDGE OF PAVEMENT/CURB LINE
 - = CONCRETE
 - = CONCRETE PAVERS
 - = GRAVEL
 - ⊕ = TBM = 60D SPIKE IN POWER POLE ELEV = 361.47 (NAVD 1988)

- 1 48" Type - II CB W/Locking Grate
Rim = 357.75
I.E. = 350.20 - 12" Ø, E
- 2 14' - 12" Ø HDPE @ 5%
- 3 12" Ø HDPE
I.E. = 349.50
- 4 48" Ø Locking Lid Marked Drain
Rim = 358.50
I.E. = 349.50
- 5 110' - 12" Ø HDPE @ 10%
- 6 52" Type II SDMH W/ Locking Lid Marked Drain
Rim = 355.0
I.E. = 338.50
12" HDPE, E & W
- 7 24.20' - 12" Ø HDPE @ 3.1%
- 8 Type - I CB W/Locking Grate
Rim = 340.75
I.E. = 337.75
New 12" Ø, E & S
Remove Ex. 8" Ø, S
- 9 48" Ø Locking Lid Marked Drain
Rim = 360.0
I.E. = 349.50
- 10 12" Ø Vent Opening
W/Locking Cover.
- 11 Underground Storm Water Detention Vault
72' Long X 14' Wide X 8' Deep. See Detail Hereon.
- 12 20' Wide Paved Private Access Road
See Detail Hereon.

- 1 20' Wide Private Access and Drainage Easement
- 2 20' Wide Paved Access Road Area = 2,040 sf.
- 3 20' Wide Paved Access Road Connection
- 4 5' Wide Private Water and Sewer Easement
- 5 10' Wide Private Drainage and Access Easement

Lot Slope Calculations:

- Lot (1),
(Grade 358 - Grade 356) / 104' = 1.90 %
- Lot (2),
(Grade 358 - Grade 356) / 104' = 1.90 %
- Lot (3),
(Grade 360 - Grade 358) / 102' = 2.0 %
- Lot (4),
(Grade 360 - Grade 358) / 102' = 2.0 %

90th Ave SE Road Improvement

N.T.S.

NOTE

The utility design (water, sewer, and storm) shown on this sheet is conceptual only. They have not been reviewed for construction. All design related to water, sewer, storm and roadway are not approved and will be reviewed under a separate permit."

Project 4833 MI_4 - Lot Short Plat
Preliminary Grading, Drainage, and Utilities Plan

Plan Plotted For:
Second Submittal

PACIFIC LAND ENGINEERING
Civil Engineering, Development Services, Land Use Consulting, Inspection Services, Inspection Services, Expert Witness
Bellevue, WA - www.pacificland.com
1425 1st St - 8100
10000 1st Ave, Suite 100, Bellevue, WA 98004
PH: 206.451.1000 FAX: 206.451.1001
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PREPARED:

08/09/2023

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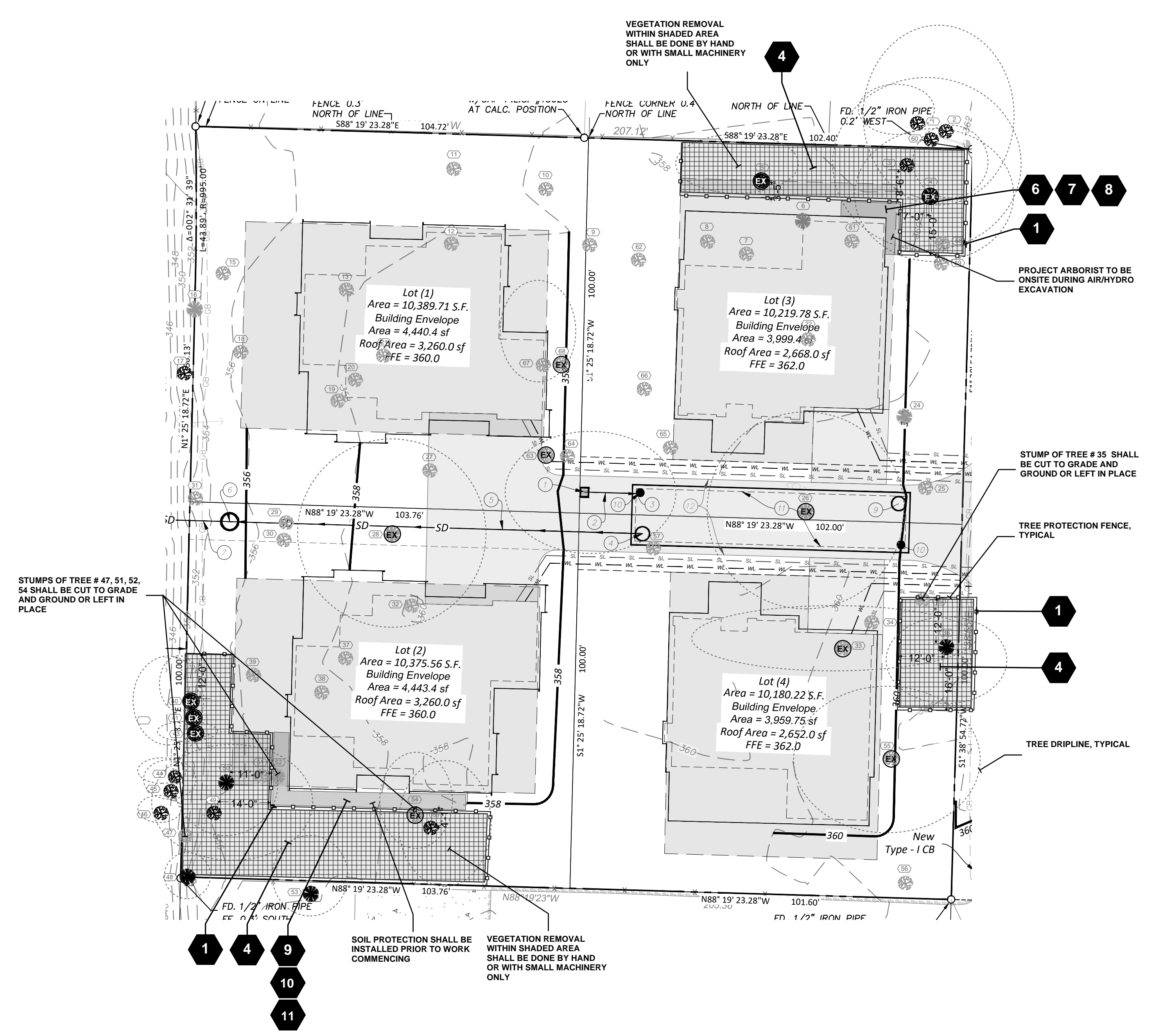
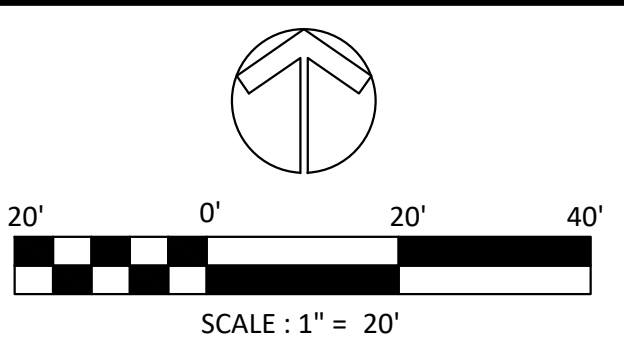
TREES TO BE REMOVED					
Tree No.	Common Name	DBH (in)	Viable	Dripline Avg (ft)	Proposed Action
7	Bigleaf Maple	7.5	No	8	Remove
8	Bigleaf Maple	12.1	No	9	Remove
9	Bigleaf Maple	20.9	No	11	Remove
10	Black	28.7	Yes	32	Remove
11	Madrone	11.9	No	3	Remove
12	Madrone	18.9	No	11	Remove
13	Bigleaf Maple	19.5	No	20	Remove
15	Bigleaf Maple	14.5	No	5	Remove
16	Douglas-fir	17.5	No	14	Remove
18	Madrone	20.1	No	10	Remove
19	Bigleaf Maple	19.6	No	14	Remove
20	English holly	12.7	No	16	Remove
21	Bigleaf Maple	21.2	No	12	Remove
22	Red alder	12.2	No	14	Remove
24	Western	23.5	Yes	16	Remove
25	Bigleaf Maple	19.6	No	20	Remove
26	Douglas-fir	38.6	Yes	26	Remove
27	Bigleaf Maple	32.9	No	30	Remove
28	Western	39.1	Yes	24	Remove
29	Madrone	10.4	No	12	Remove
30	Bigleaf Maple	20.0	No	19	Remove
31	Douglas-fir	15.5	Yes	14	Remove
32	Bigleaf Maple	28.3	No	26	Remove
33	Madrone	28.1	Yes	22	Remove
34	Bigleaf Maple	25.1	No	14	Remove
35	Bigleaf Maple	31.6	No	27	Remove
37	Bigleaf Maple	17.6	No	21	Remove
38	Bigleaf Maple	7.1	No	8	Remove
39	Bigleaf Maple	21.2	No	8	Remove
47	Madrone	10.3	No	6	Remove
51	Bigleaf Maple	11.1	No	0	Remove
52	Bigleaf Maple	21.9	Yes	21	Remove
54	Madrone	13.9	Yes	10	Remove
55	Bigleaf Maple	32.0	Yes	23	Remove
56	Bigleaf Maple	36.9	No	26	Remove
57	Eastern	6.4	Yes	9	Remove
58	Willow (native)	9.5	No	3	Remove
59	Willow (native)	9.2	No	7	Remove
61	Bigleaf Maple	8.5	No	1	Remove
62	Bitter cherry	8.5	No	12	Remove
63	Madrone	25.2	Yes	19	Remove
64	Madrone	8.5	No	8	Remove
65	Common	6.1	No	10	Remove
66	Bitter cherry	10.1	No	11	Remove
67	Bigleaf Maple	15.6	No	12	Remove
68	Madrone	18.1	Yes	9	Remove

TREE TO BE RETAINED					
Tree No.	Common Name	DBH (in)	Viable	Dripline Avg (ft)	Proposed Action
3	Bigleaf Maple	22.5	Yes	24	Retain
4	Douglas-fir	41.5	Yes	20	Retain
5	Madrone	14.6	Yes	12	Retain
36	Deodar Cedar	19.4	Yes	14	Retain
40	Madrone	7.5	Yes	6	Retain
41	Madrone	10.9	Yes	10	Retain
43	Madrone	9.6	Yes	5	Retain
49	Bigleaf Maple	18.7	Yes	19	Retain
50	Douglas-fir	26.1	Yes	14	Retain
69	Bitter cherry	14.8	Yes	16	Retain
1	Bigleaf Maple	15.4	Yes	7	Retain
2	Bigleaf Maple	25.5	Yes	24	Retain
17	Bigleaf Maple	8.4	No	10	Retain
44	Madrone	5.0	No	4	Retain
45	Madrone	7.2	No	5	Retain
46	Western	5.0	Yes	4	Retain
48	Douglas-fir	6.8	No	6	Retain
53	Douglas-fir	15.0	Yes	11	Retain
60	Bigleaf Maple	10.5	Yes	8	Retain

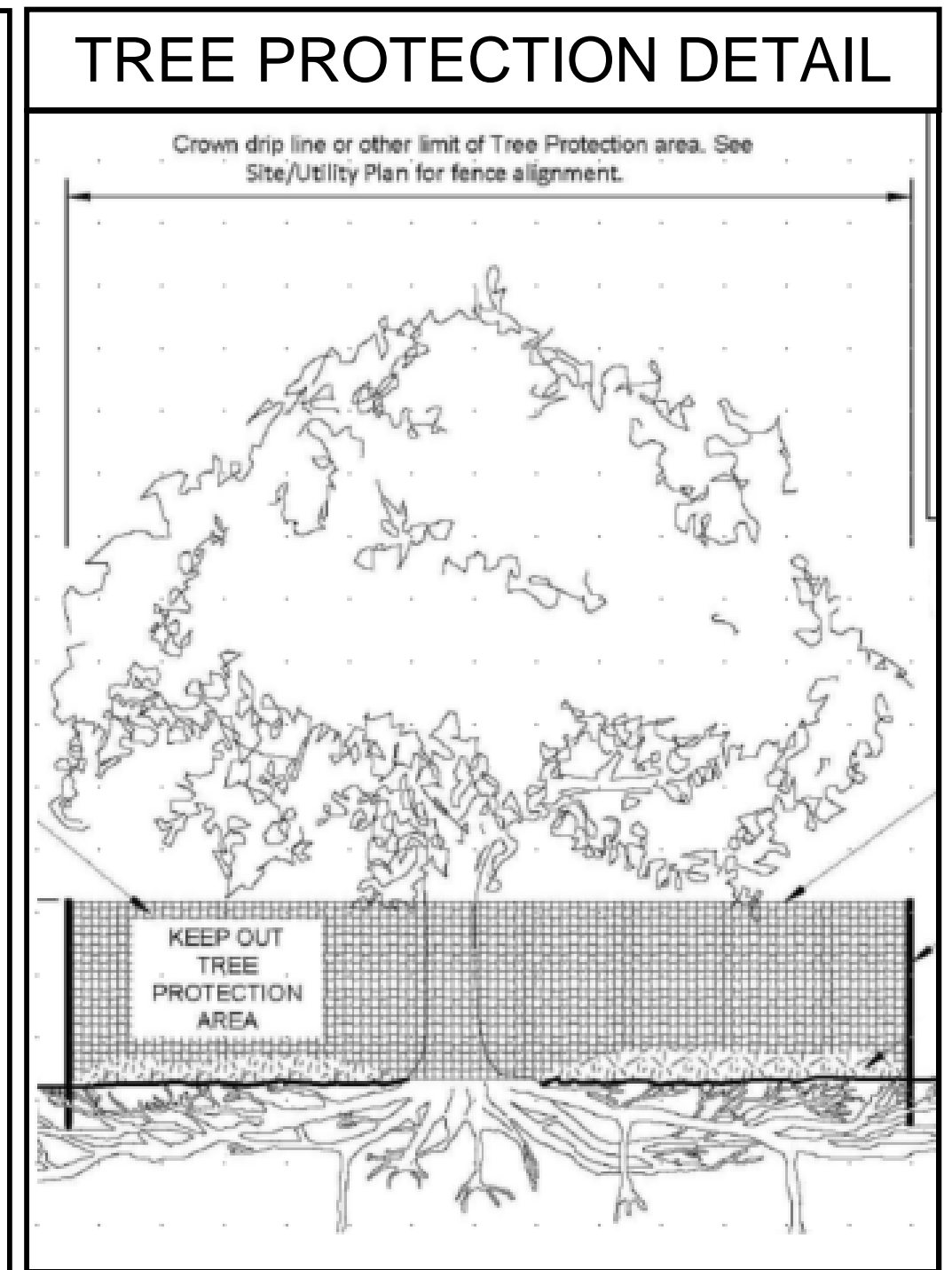
TREE RETENTION CALCULATIONS	
TOTAL VIABLE TREES	22 TREES
TOTAL RETAINED TREES	10 TREES
TOTAL TREE RETENTION	45%

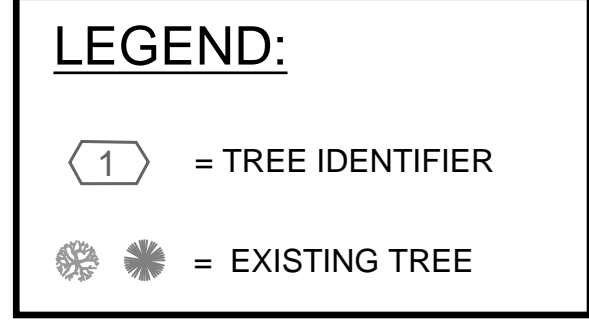
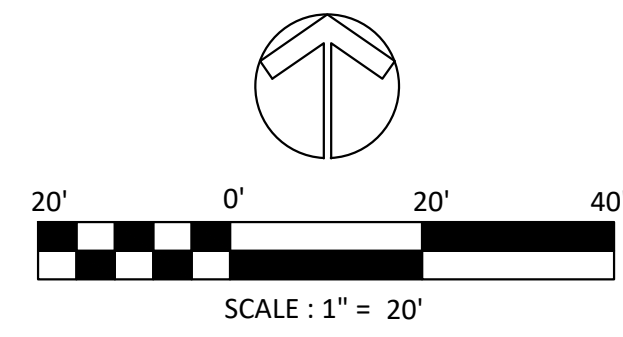
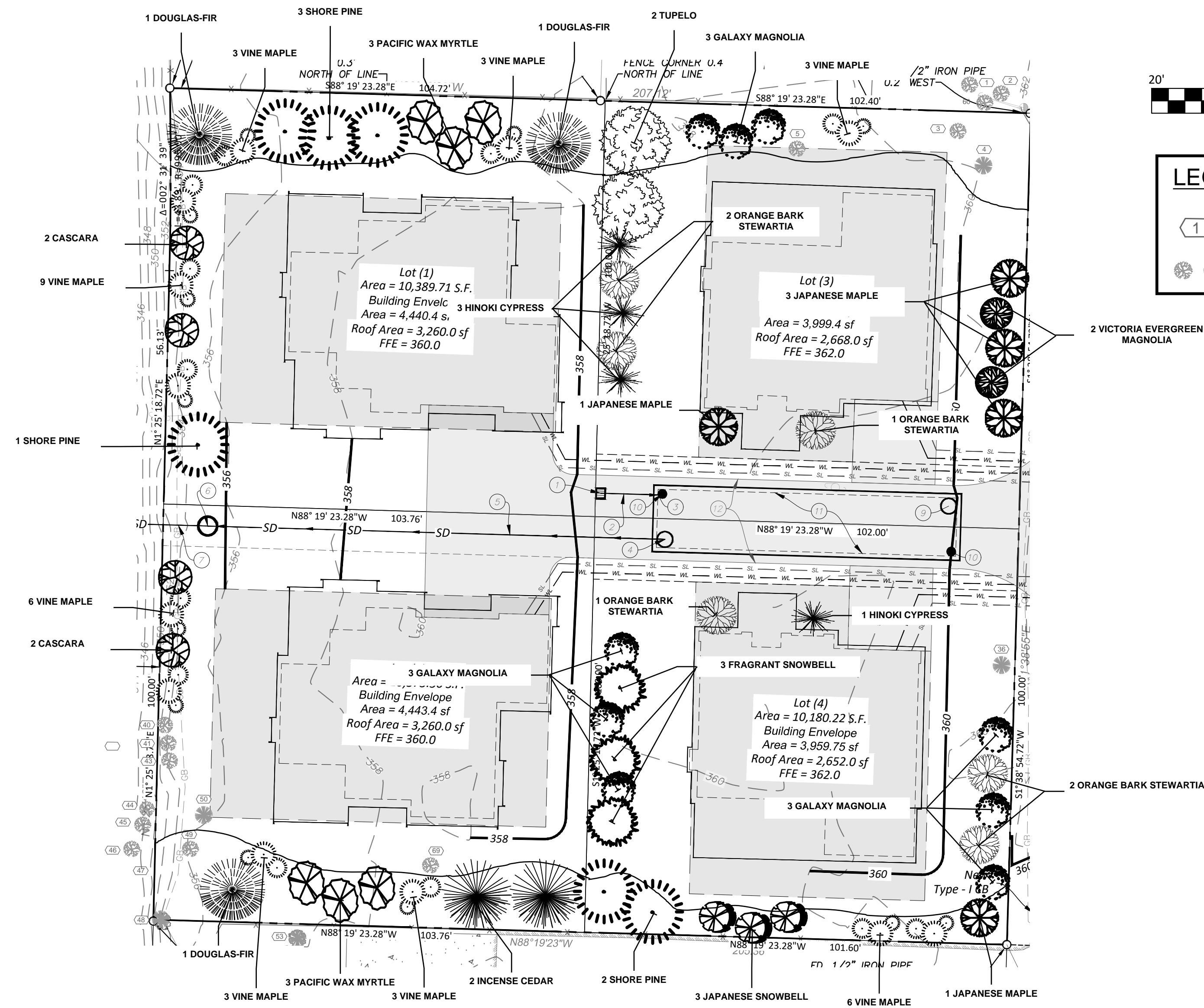
LEGEND:

- = TREE PROTECTION FENCE
- ① = TREE IDENTIFIER
- ☼ = TREE REMOVE
- ☼ = TREE RETAIN
- ☼ = EXCEPTIONAL TREE REMOVE
- ☼ = EXCEPTIONAL TREE RETAIN
- ① = TREE PROTECTION RECOMMENDATIONS [SEE TABLE 1]
- = TREE DRIPLINE



PROPOSED IMPACT / TREE NUMBERS	RECOMMENDATIONS
General - All Retained Trees	<ol style="list-style-type: none"> Tree Protection Fence: shall be installed as shown on the Tree Protection Plan and consist of 6-foot tall chain-link fencing. Fencing shall be installed on concrete footings and securely attached by clamping the panels together. Tree Protection Signage: plastic laminate signs shall be affixed to the fencing in 15 foot intervals using zip ties or wire stating "Tree Protection Area - Keep Out". No work, excavation, trenching, material storage, cleaning or dumping shall occur behind the tree fencing. All invasive and other vegetation removed within the driplines of the trees shall be done mainly by hand or using small machinery only. Under no circumstances shall the grade be lowered within the Tree Protection Fencing area.
Tree #s 3, 4, 5 Construction of Lot 3 building foundation	<ol style="list-style-type: none"> Excavation within the driplines of these 3 trees shall be done using pneumatic excavation or hydro-excavation under supervision by the Project Arborist. The Project Arborist shall document and instruct construction crews to cleanly cut all encountered roots. Roots that are exposed shall be covered in wet burlap until the foundation is poured and the trench is backfilled.
Removal of existing vegetation	
Tree #s 40, 41, 43, 49, 50, 69 Construction of Lot 2 building foundation	<ol style="list-style-type: none"> Soil protection shall be installed along the south side of the building footprint to protect from heavy machinery (see Tree Protection Plan). Soil protection shall consist of three-quarter inch plywood on top of 5-inches of woodchip mulch. Excavation for the building foundation within the dripline of trees shall be done using a flat-fronted bucket to avoid unnecessary ripping/tearing of roots. Roots encountered that are greater than 2-inches diameter shall be documented and cleanly cut. The stumps of tree #s 47, 51, 52, 54 shall be left in place and not ripped from the ground with heavy machinery.
Removal of existing vegetation	





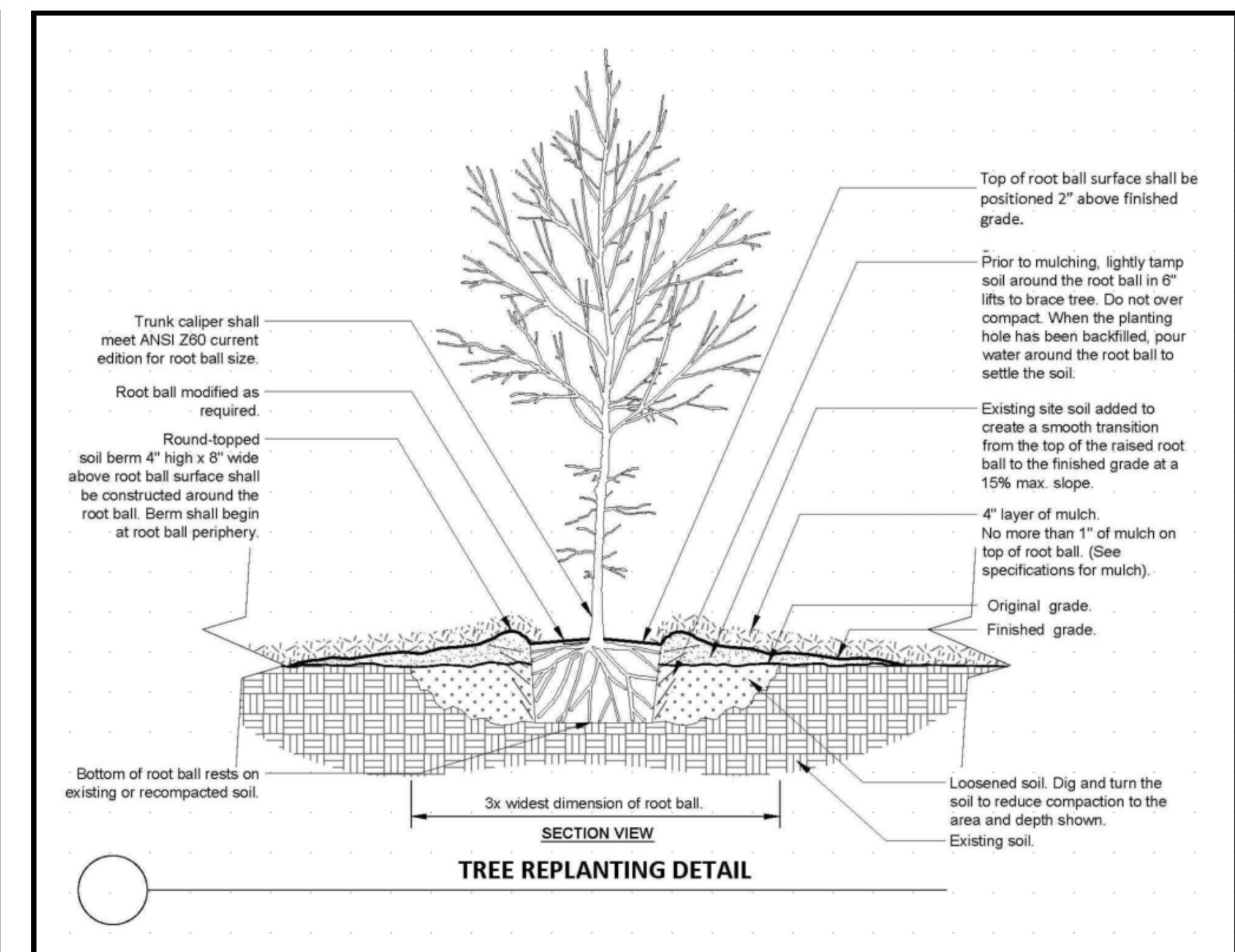
Tree Planting Schedule

Species	Scientific Name	Native	Qty	Size
Douglas-fir	<i>Pseudotsuga menziesii</i>	Yes	3	6' tall
Shore Pine	<i>Pinus contorta</i>	Yes	6	6' tall
Incense Cedar	<i>Calocedrus decurrens</i>	No	2	6' tall
Tupelo	<i>Nyssa sylvatica</i>	No	2	1.5" caliper
Cascara	<i>Frangula purshiana</i>	Yes	4	1.5" caliper
Victoria Evergreen Magnolia	<i>Magnolia grandiflora 'Victoria'</i>	No	4	1.5" caliper
Pacific Wax Myrtle	<i>Myrica californica</i>	Yes	6	1.5" caliper
Vine Maple	<i>Acer circinatum</i>	Yes	33	1.5" caliper
Japanese Maple	<i>Acer palmatum</i>	No	5	1.5" caliper
Orange Bark Stewartia	<i>Stewartia monadelpha</i>	No	6	1.5" caliper
Hinoki Cypress	<i>Chamaecyparis obtusa</i>	No	4	6' tall
Galaxy Magnolia	<i>Magnolia 'Galaxy'</i>	No	9	1.5" caliper
Fragrant Snowbell	<i>Styrax obassia</i>	No	3	1.5" caliper
Japanese Snowbell	<i>Styrax japonicus</i>	No	3	1.5" caliper

Total Replacement Trees	
Native	52
Non-Native	38
Total Replacement Trees	90

TREE PLANTING SPECIFICATIONS

- Stage all trees before installation.
- Spacing on the plan is approximate. Trees shall be planted no closer than 10 feet apart. Large conifer trees shall be spaced 15 to 20 feet apart.
- Dig a hole at least 2 x the width of the root ball. The hole should be as deep as the root ball.
- Remove the tree from the container. If wrapped in burlap and wire, all materials should be removed prior to planting.
- Gently break up the root ball and cut away any wrapping/girdling roots.
- Place the root ball in the hole and fill the hole with loose soil.
- Ensure the root collar is not buried when filling the hole.
- Pack the soil down gently and water deeply.



PROJECT 4833 MI_4 - LOT SHORT PLAT

TREE PLANTING PLAN

CASCARA TREE CONSULTING

PN-8078A
QUALIFIED TREE RISK
ASSESSOR



PREPARED:
08/09/2023

SHEET NO.
TR-02