VICINITY MAP

N.T.S.

GOVERNING AGENCY

CITY OF MERCER ISLAND PUBLIC WORKS DEPARTMENT 9601 SE 36TH STREET MERCER ISLAND, WA 98040 (206) 275-7608

OWNER/APPLICANT

SAINTFIELD2 LLC P.O. BOX 791 MERCER ISLAND, WA 98040 (206) 749 - 9600CONTACT: WES GIESBRECHT

CONSULTANTS

NAVIX ENGINEERING, INC. 11400 SE 6TH STREET, SUITE 150 BELLEVUE, WA 98004 (425) 458-7900 CONTACT: JOE TAFLIN, P.E.

SURVEYOR: CORE DESIGN 12100 NE 195TH ST, SUITE 300 BOTHELL, WA 98011 (425) 885-7877CONTACT: JEREMY REEFF

ARCHITECT: ARCHITECTURAL INNOVATIONS, P.S. 14311 SE 16TH ST BELLEVUE, WA 98007 (425) 642-8651 CONTACT: SCOTT McMILLEN

LANDSCAPE ARCHITECT:

PROJECT INFORMATION:

MIN. LOT WIDTH:

7414 78TH AVE SE, ADDRESS: MERCER ISLAND, WA 98040 ZONING: R-9.6 (SINGLE FAMILY) TOTAL PARCEL AREA: 41,165 SF (0.945 AC) PROPOSED NUMBER OF LOTS: MIN. LOT SIZE: 9,600 SF MIN. LOT DEPTH:

75'

30' MAX. BUILDING HEIGHT: MAX. GROSS FLOOR AREA: 45% LOT AREA MAX. LOT COVERAGE: 40% (SLOPE < 15%) 35% (SLOPE < 30%)

TAX PARCEL NUMBER: 2524049075 SETBACKS: FRONT:

25' REAR: SIDE: 15' TOTAL (5' MIN.) FROM PUBLIC R.O.W.:

DATUM AND BENCHMARK:

BASIS OF BEARING FOR THIS SURVEY IS A LINE BETWEEN CITY OF MERCER ISLAND MI 1056 AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25, T24N, R04E, W.M. AND MERCER ISLAND 1519 AT THE SOUTHWEST CORNER OF SAID QUARTER. BEARING BETWEEN THESE MONUMENTS WAS TAKEN AS SOUTH 46°01'02" WEST.

BASIS OF ELEVATION BASIS OF NAVD88 ELEVATION WAS TAKEN FROM MERCER ISLAND CONTROL MONUMENT 3190 AT THE INTERSECTION OF SE 72ND STREET AND 80TH AVENUE SE. ELEVATION TAKEN AS 302.674'

CHECKED WITH HIGH ACCURACY LEVEL NETWORK TO CITY OF MERCER ISLAND 3188 WITH A CLOSURE OF 0.000' FROM PUBLISHED. ELEVATION OF 3188 WAS TAKEN AT 260.671'.

LEGAL DESCRIPTION:

THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 769.98 FEET THEREOF; AND EXCEPT THE SOUTH 450 FEET THEREOF; AND EXCEPT THE WEST 30 FEET THEREOF.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

UTILITIES

WATER:

CITY OF MERCER ISLAND PUBLIC WORKS DEPARTMENT 9601 SE 36TH STREET MERCER ISLAND, WA 98040
(206) 275-7608 CONTACT: RUJI DING
SANITARY SEWER: CITY OF MERCER ISLAND

9601 SE 36TH STREET

CONTACT: RUJI DING

(206) 275-7608

MERCER ISLAND, WA 98040 (206) 275-7608 CONTACT: RUJI DING PUBLIC WORKS DEPARTMENT FIRE DEPARTMENT

STORMWATER:

CITY OF MERCER ISLAND 3030 78TH AVENUE SE MERCER ISLAND, WA 98040 (206) 275-7966 CONTACT: JEROMY HICKS

9601 SE 36TH STREET

CITY OF MERCER ISLAND PUGET SOUND ENERGY PUBLIC WORKS DEPARTMENT CONTACT: MAKAYLA CANDILIERE 10885 N.E. 4TH STREET MAKAYLA.CANDILIERE@PSE.COM

NATURAL GAS:

PUGET SOUND ENERGY

BELLEVUE, WA 98004

(425) 452-1234

TELECOM: CENTURYLINK CONTACT: AMY ALLISTON AMY.ALLISTON@CENTURYLINK.COM

(425) 263-5353 CONTACT: JEFF BURRIS JEFFREY_BURRIS@COMCAST.COM

LOT INFORMATION:

MERCER ISLAND, WA 98040

LOT#		S FLOOR LCULATIONS	LO	T SLOPE CALC	LOT COVERAGE CALCULATIONS						
	LOT AREA	AREA SHORTEST ELEVATION (FT) SHORTEST ELEVATION (FT) (FT)		LOT SLOPE (%)	GROSS MAX LOT COVERAGE (%)	NET MAX LOT COVERAGE (SF)					
1	13,696	6,163	307.0	291.8	186.8	8.14%	40%	5,478			
2	13,631	6,133	313.3	305.5	211.3	3.70%	40%	5,340			
3	12,675	5,703	324.4	311.9	170.6	7.38%	40%	5,070			
4	12,745	5,735	328.2	323.4	106.1	4.56%	40%	5,098			

FINAL ENGINEERING PLANS

7414 78TH AVE SE, MERCER ISLAND, WA 98040 CITY OF MERCER ISLAND FILE NO:

CONSTRUCTION REQUIREMENTS (MERCER ISLAND)

ALL IMPROVEMENTS SHALL BE INSTALLED PURSUANT TO PLANS APPROVED BY THE CITY IN ACCORDANCE WITH THE APPROVED CONSTRUCTION SCHEDULE.

ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF MERCER ISLAND, CONDITIONS OF PERMITS ISSUED, THE GEOTECHNICAL EVALUATION RECOMMENDATIONS, AND CONSTRUCTION PLANS ACCEPTED BY THE CITY. THE ENGINEER OF RECORD MAY BE REQUIRED TO MONITOR THE CONSTRUCTION, EROSION CONTROL, SITE STABILIZATION MEASURES AND PROVIDE INSPECTION REPORTS TO THE CITY ENGINEER THAT DOCUMENT ALL OF THE WORK PERFORMED.

THE SEASON FOR CLEARING, GRADING, AND THE CONSTRUCTION OF UTILITIES, STORM DRAINAGE FACILITIES, ROADWAYS, AND RETAINING WALLS SHALL NOT BEGIN UNTIL APRIL 1, AND SHALL END BY OCTOBER 1 OF ANY YEAR, UNLESS OTHERWISE APPROVED BY THE CODE OFFICIAL AND CITY ENGINEER.

ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN A MANNER THAT RETAINS AS MUCH NATURAL VEGETATION A POSSIBLE.

THE TYPE OF EQUIPMENT TO BE USED FOR LAND CLEARING AND ROADWAY AND UTILITIES CONSTRUCTION SHALL BE DEFINED AT THE PRE-CONSTRUCTION CONFERENCE WITH THE CITY. THE NECESSARY DEVELOPMENT AND ROW USE PERMITS SHALL BE OBTAINED PRIOR TO MOVING EQUIPMENT ONTO THE SITE.

THE CITY ENGINEER MAY REQUIRE THAT CERTAIN IMPROVEMENTS BE HAND DUG.

THE CITY MAY REQUIRE THAT SPECIFIC CLEARING, GRADING, EXCAVATION, OR SENSITIVE CONSTRUCTION WORK BE EVALUATED AND DETAILED BY A GEOTECHNICAL ENGINEER. AS A CONDITION FOR COMPLETION OF THE WORK, THE CITY MAY REQUIRE THAT THE ENGINEER BE PRESENT DURING WORK TO MONITOR AND REVIEW SITE CONDITIONS, AND TO RECOMMEND APPROPRIATE SPECIAL CONSTRUCTION TECHNIQUES OR MITIGATING

ALL DAMAGE TO ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY RESULTING FROM CONSTRUCTION (E.G., SILTATION, MUD, WATER, RUNOFF, ROADWAY DAMAGE CAUSED BY CONSTRUCTION FQUIPMENT OR HAULING) SHALL BE EXPEDITIOUSLY MITIGATED AND REPAIRED BY THE CONTRACTOR, AT THEIR EXPENSE. FAILURE TO MITIGATE AND REPAIR SAID DAMAGE, OR TO COMPLY WITH THE ACCEPTED CONSTRUCTION PLANS. THE PERMITS ISSUED BY THE CITY, OR THE CITY REQUIREMENT FOR CORRECTIVE ACTION SHALL BE CAUSE FOR THE ISSUANCE OF A "STOP WORK" ORDER, FORECLOSURE ON THE PLAT PERFORMANCE GUARANTEE, AND/OR OTHER MEASURES DEEMED APPROPRIATE

GENERAL NOTES (NAVIX)

SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE PROJECT SPECIFICATIONS, THE CITY OF MERCER ISLAND STANDARD SPECIFICATIONS, ALL CITY/COUNTY REGULATIONS AND CODES, O.S.H.A. AND THE A.P.W.A. STANDARDS WHICH ARE HEREBY REFERENCED AS PART OF THESE PLANS

THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

<u>CAUTION - NOTICE TO CONTRACTOR</u>

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE

ALL EXISTING UTILITY CROSSINGS SHALL BE POTHOLED UTILIZING A SOIL VACUUM METHOD TO IDENTIFY THE EXISTING UTILITY PRIOR TO DIGGING WITHIN 5' OF A KNOWN UTILITY.

- 1. BOUNDARY AND TOPOGRAPHIC SURVEY, DATED JUNE 10, 2022, BY
- 2. GEOTECHNICAL REPORT: PROPOSED SHORT PLAT 7414-78TH AVENUE SOUTHEAST, MERCER ISLAND, WASHINGTON, DATED DECEMBER 15, 2022, BY TERRA ASSOCIATES, INC.

SHEET INDEX

SHEET NO. DRAWING TITLE COVER SHEET TREE RETENTION AND SITE DEMOLITION PLAN TREE INVENTORY TABLE SITE AND STREET IMPROVEMENT PLAN CONCEPTUAL GRADING PLAN AND PROFILE CONCEPTUAL UTILITY PLAN

SHORT PLAT COVER SHEET SHORT PLAT SHEET 2 SHORT PLAT SHEET 3 SHORT PLAT SHEET 4 SHORT PLAT SHEET 5

\rightarrow	LIGHT POLE WITH ARM		POST INDICATOR VALVE
X	LIGHT POLE WITH NO ARM / PEDESTRIAN SIGNAL POLE	FDC	FIRE DEPARTMENT CONNECTION
Р	POWER VAULT	以 □	HOSE BIBB
-0-	UTILITY POLE		CATCH BASIN, TYPE 1
\leftarrow	GUY ANCHOR		CATCH BASIN, TYPE 2
0	SIGNAL POLE		STORM MANHOLE
	SIGNAL POLE WITH LUMINAIRE ARM	O CO	STORM DRAIN CLEANOUT
∏ PM	POWER METER	>	CULVERT
	POWER JUNCTION BOX		SANITARY SEWER MANHOLE
□ _P		O COS	SANITARY SEWER CLEANOUT
	POWER HANDHOLE	0000	ROCKERY
	TRANSFORMER	0	BOLLARD A ALDER
X TSCB	TRAFFIC SIGNAL CONTROL BOX		SIGNPOST B BIRCH
□ SLCB	STREET LIGHT CONTROL BOX	•	MAILBOX C CEDAR CH CHERRY
☑ TV	CABLE TV JUNCTION BOX	\triangleleft	WETLAND FLAG CN CONIFER
	COMMUNICATIONS VAULT		D DECIDUOUS DECIDUOUS TREE DECIDUOUS TREE DECIDUOUS DI DRIP LINE F FIR
□ T □ _T	TELEPHONE PEDESTAL TELEPHONE JUNCTION BOX		H HEMLOCK
□ GM	GAS METER		CONIFEROUS TREE (RADIUS) MA MADRONA
	GAS VALVE	•	O OAK
W	WATER VAULT	O R/C	FOUND REBAR/CAP PL PLUM
Q	FIRE HYDRANT	+ TK/LD	TACK IN LEAD PO POPLAR RD REDWOOD
\bowtie	WATER VALVE	1	SP SPRUCE STORM DRAIN LINE
⊞ WM	WATER METER	— G ——— G ———	GAS LINE
⊞MW	MONITOR WELL		OVERHEAD POWER LINE UNDERGROUND POWER LINE
9	BLOWOFF VALVE	ss	SANITARY SEWER LINE SANITARY SEWER FORCE MAIN
PRV	PRESSURE RELIEF VALVE	——— OHT ————	OVERHEAD TELEPHONE LINE
<u>SP</u>	IRRIGATION CONTROL VALVE	— T — — T — — — — — — — — — — — — — — —	UNDERGROUND TELEPHONE LINE WATER LINE

REFERENCE DOCUMENTS EXISTING LEGEND

PROJECT SITE -SE 75TH PL

OVERALL SITE PLAN

SITE | CIVIL

11235 s.e. 6th street | suite 150 bellevue, wa 98004 t: 425.453.9501 | f: 425-453-8208

www.navixeng.com

CLIENT/OWNER

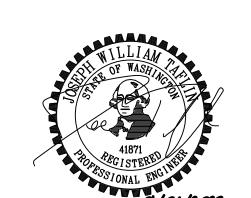
SAINTFIELD2 LLC

PROJECT NAME

SEARS

PROJECT ADDRESS

7414 78TH AVE SE MERCER ISLAND, WA 98040



REVISIONS											
REV	ISSUED FOR:	DATE									



SECTION, TOWNSHIP, RANGE:

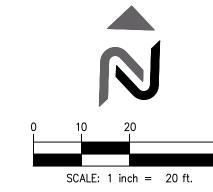
SECTION 25. TOWNSHIP 24 NORTH. RANGE 4 EAST. W.M.

PROJECT TEAM

SHEET NAME

COVER SHEET

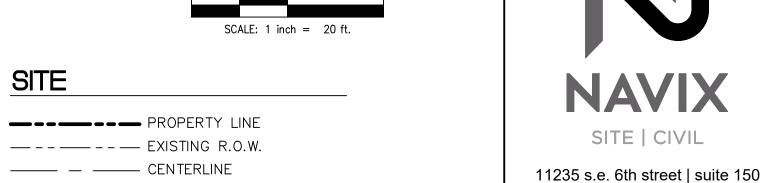
C_{0.1}



D	EMOLITION SCHEDULE
	ITEM
1	EXISTING BUILDINGS AND ALL APPURTENACES
2	EXISTING RETAINING WALL
3	WATER METER
4	RELOCATE MAILBOX

PR	RESERVE/PROTECT
KEY	ITEM
1	RETAINING WALL
2	UTILITY POLE
3	IN-GROUND UTILITY STRUCTURE
4	FIRE HYDRANT
5	MAILBOX
6	EXISTING PAVEMENT
7	TREE PROTECTION FENCE

PR	RESERVE/PROTECT
KEY	ITEM
1	RETAINING WALL
2	UTILITY POLE
3	IN-GROUND UTILITY STRUCTURE
4	FIRE HYDRANT
5	MAILBOX
6	EXISTING PAVEMENT
7	TREE PROTECTION FENCE



SITE

— -- — EXISTING R.O.W. ——— — CENTERLINE

— — — SETBACK

---- EASEMENT LINE EXISTING CONCRETE PAVEMENT,

SEE NOTE 7

ASPHALT PAVEMENT AND/OR CONCRETE SIDEWALK TO BE REMOVED EXISTING GRAVEL TO BE REMOVED

EXISTING CONCRETE PAVEMENT, ASPHALT PAVEMENT TO BE GROUND FOR OVERLAY

TREE RETENTION NOTES

1. QUANTITIES OF TREES TO BE REMOVED IN THE TREE RETENTION LEGEND REFLECT TOTAL TREES THAT WILL REQUIRE REMOVAL AS PART OF THE SITE DEVELOPMENT.

3. PER MCC 19.16.010, A SIGNIFICANT TREE ON MERCER ISLAND IS ANY TREE WITH A DIAMETER OF TEN INCHES OR MORE.

FENCE SHOULD BE SNAGGED OR FLUSH CUT TO MINIMIZE ROOT DAMAGE TO RE REMAINING TREES. DO NOT REMOVE TREES

DESIGNATED FOR REMOVAL WITHIN TREE PROTECTION FENCING AREA BY PUSHING OVER WITH MACHINERY.

5. EXISTING TREES TO REMAIN SHALL NOT BE DISTURBED DURING DEMOLITION OF EXISTING STRUCTURES OR CONSTRUCTION OF PROPOSED FEATURES. THIS INCLUDES DAMAGES TO TREE TRUNK, ROOTS, AND LIMBS. IF TREE LIMBS RESTRICT VERTICAL

LIMITS OF DEMOLITION MACHINERY, A CERTIFIED ARBORIST MAY

6. GRAVEL DRIVEWAY INSIDE OF TREE PROTECTION TO BE REMOVED

LIFT CANOPY BY PRUNING LIMBS UP TRUNK.

UNDER DIRECTION OF CERTIFIED ARBORIST.

2. QUANTITIES OF TREES TO REMAIN IN THE TREE RETENTION LEGEND INCLUDES ALL TREES WITHIN THE STUDY AREA.

4. TREES DESIGNATED FOR REMOVAL WITHIN TREE PROTECTION

PROJECT ADDRESS

bellevue, wa 98004

t: 425.453.9501 | f: 425-453-8208

www.navixeng.com

CLIENT/OWNER

SAINTFIELD2 LLC

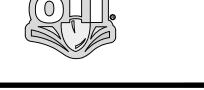
PROJECT NAME

SEARS

7414 78TH AVE SE MERCER ISLAND, WA 98040



	REVISIONS	
REV	ISSUED FOR:	DATE



SECTION, TOWNSHIP, RANGE:

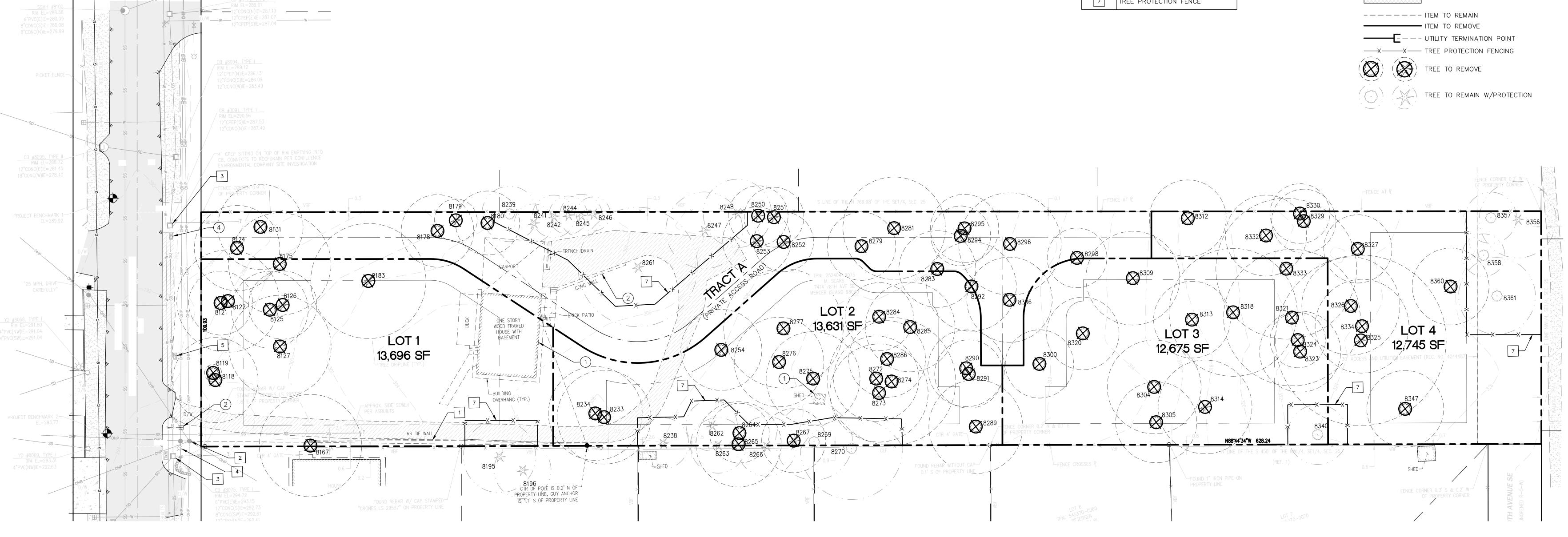
SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.

PROJECT TEAM **G.GOUDY DESIGNED BY:**

SHEET NAME

TREE RETENTION **AND SITE DEMOLITION PLAN**

C1.0



ON SITE TREES

							ON SITE I																															
				Adj.	Drip-	l-firm Grove				osed Action	+	CRZ/TPZ Radius ii		- ОВН	l Tree	rees	trees	nent					Adi.	Drip-	rm ove				posed /			RZ/TPZ adius ir		- ОВН	I Tree	rees	trees	nent
#	Tree Tag #	Species ID	DBH (in)	DBH (in)	line radius (ft)	Wind-fir OK in Gra	licaitii	Defects/Comments	aple	Nonvi able Constr	N	Т		Sarge tree	ceptions MICC 19	ealthy ⁷	Retained	Replacer	#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	line radius (ft)	Wind-fi OK in G	Health	Defects/Comments	aple	Nonvi	onstr avow				on arge tree > 24	cceptions MICC 19	ealthy [–]	etained	eplacer
								Ivy @ root crown up to 70',	i>	CO at				<u> </u>	ш	工	Ř	<u>~</u>	35	8264	European	14	14	14		Poor	Mostly dead, decay throughout	 	ž ®	ŭ	14	14	14 1	.4	1	I	- R	
1	8118	Bigleaf maple	40.5	40.5	20	Y	Fair	co-dominant leaders with included bark x2 @ 5', dead wood, broken branches, moss and lichen		1	20	20	20 2	20	E 1	1		6	36	8265	European plum	8, 12	14.5	20 south only		Fair	Co-dominant leaders with included bark x2 @ root crown, lean towards south, asymmetric canopy towards south		1		20	20	20 2	20	1			
2	8119	Bigleaf maple	15.8	15.8	4		Poor	Co-dominant leaders with included bark x2 reduced to 1 @ 6', previous top loss @ 12', ivy @ root crown up to 12'		1	4	4	4 4	4	1				37	8267	Hemlock	14	14	16		Poor	Self-corrected lean towards north, lean towards north, exposed roots, asymmetric canopy towards south		1		16	16	16 1	.6	1			
3	8121	Bigleaf maple	23.8	23.8	15	Y	Fair	Previous ivy @ root crown up to 60', asymmetric canopy towards east Moss and lichen, typical of		1	15	15	15 1	15	1	1		2	38	8269	Grand fir	18.2	18.2	18		ОК	Thin canopy, vertical crack in bark root crown up to 30', typical of species	1			11	18	18 1	.8	1	1	1	_
4	8122	Bigleaf maple	10	10	24	Y	Fair	species, previous top loss @ 60', 2 leaders, asymmetric canopy towards west, dead wood, broken branches, dead scaffolds, low live crown ratio		1	24	24	24 2	24	1	1		2	39	8272	Bigleaf maple	22.9	22.9	20		Fair	Nurse tree, exposed roots, previous top loss, asymmetric canopy towards west, typical of species, dead scaffolds Nurse tree, self-corrected lean		1		20	20	20 2	20	1			
5	8124	Bigleaf maple	26.1	26.1	20		Fair	<10% Previous ivy @ root crown up to 50', moss and lichen, previous top loss, weak		1	20	20	20 2	20	L 1				40	8273	Bigleaf maple	19.2	19.2	23	Y	Fair	towards north, lean towards south, moss and lichen, asymmetric canopy towards south			1	23	23	23 2	23	1	1		2
6	8125	Bigleaf maple	17.8	17.8	18		Fair	Ivy @ root crown up to 50', low live crown ratio <10%, moss and lichen		1	18	18	18 1	18	1					8274 8275	Bigleaf maple Bigleaf	26	26	18		Poor OK	Mostly dead, Ganoderma Moss and lichen, exposed roots, ivy @ root crown up to 30',		1	1	20			20	L 1		$\frac{1}{1}$	2
7	8126	Douglas fir	27.8	27.8	16		Poor	Ivy @ root crown up to 50', abnormal bark, shedding bark, popping bark, woodpecker activity, racoon scat, laminated root rot?		1	16	16	16 1	16	L 1					02/3	maple	23	23	20		OK .	dead wood, broken branches, typical of species Taps hollow, Ganoderma @ 3' towards east, ivy @ root				20		20 2					
8	8127	Bigleaf maple	31.2	31.2	24		Poor	Large cavity @ root crown up towards north, self-corrected lean towards east, ivy @ root crown up to 60', asymmetric canopy towards east, dead wood, broken		1	24	24	24 2	24	E 1				43	8276	Bigleaf maple	27.1	27.1	16		Poor	crown up to 60', nurse tree, previous top loss @ 50', cavity @ root crown up to 4' towards west, Hypoxylon canker		1		16	16	16 1	.6	L 1			
9	8131	Bigleaf	23.2	23.2	20	Y	Fair	Ivy @ root crown up to 20', moss and lichen, cavity @ 2' up to 4' towards east, asymmetric		1	20	20	20 2	20	1	1		2	44	8277	Bigleaf maple	34.4	34.4	24		Poor	included bark x2 @ 8', ivy @ root crown to top of tree 60', cavity @ root crown up to 4' towards east		1		24	24	24 2	24	E 1			
	8167	maple Cherry	20.8		24		Fair	canopy towards north, typical of species No taper, girdled root? Previous ivy @ root crown up to 30',		1		24			1				45	8279	European plum	14	14	16		Poor	Twisted trunk, large cavity @ root crown up to 4' towards east, dead scaffolds, gummosis		1		16	16	16 1	.6	1			
	8175	Rigloof		26.4			Fair	moss and lichen Ivy @ root crown up to 40', moss and lichen, cavity @ 3' up to 4' towards east,		1		24			L 1				46	8281	Bigleaf maple	11.5	11.5	24		ОК	Moss and lichen, serpentine trunk, typical of species, lean towards north, asymmetric canopy towards north, dominant canopy			1	24	24	24 2	24	1	1		2
		Red alder		11.1	13		Poor	typical of species Failing towards east Self-corrected lean towards		1		13			1				47	8283	Bigleaf maple	10.8	10.8	18		ОК	Moss and lichen, exposed roots, typical of species Ivy @ root crown up to 50', moss and lichen, low live crown			1	18			.8	1	1		2
13	8179	cypress	10.1	10.1	10		OK	north, exposed roots, hanger, typical of species Exposed roots, failing towards		1	10	10	10 1	10	1	1		2	48	8284	Bigleaf maple	21.8	21.8	16	Y	Fair	ratio <10%, horizontal crack @ 4' towards south Sweep towards south, moss and		_	1	16	16	16 1	.6	1	1	$\frac{1}{1}$	2
14	8180	Red alder	11.2	11.2	15	No	OK	south, typical of species, average health, structurally OK but not windfirm. Abnormal bark, shedding		1	15	15	15 1	15	1					8285	Bigleaf maple Bigleaf	16.5		16			lichen, previous top loss @ 40', weak leaders Moss and lichen, serpentine		1		16			.6	1	$\frac{1}{1}$	_	
15	8183	Douglas fir	47.1	47.1	27		ок	bark, popping bark, horizontal crack in bark @ 10' towards south, woodpecker activity, elongated branches, coning, co-dominant leaders with included bark x2 @ 50', typical of species		1	27	27	27 2	27	E 1	i		6	51	8286 8289	maple Bigleaf maple	20.2		22	Y		trunk, lead towards east, typical of species Moss and lichen, self-corrected lean towards east, dead wood, broken branches, typical of species, racoon scat, Hypoxylon canker @ 1' towards east		1	1	22	22	22 2		1	1	+	2
16	8233	Bigleaf maple	41.4	41.4	22		Fair	Roots cut 1' towards south, decay in roots, Hypoxylon canker, moss and lichen, previous top loss @ 15', multiple strong leaders, galls, dead scaffolds, dead wood, broken branches, light fixture		1	22	22	22 2	22	E 1				53	8290 8291 8292	Bigleaf maple Bigleaf maple Red alder	14.8 11 17.1	14.8	18 16 south only		OK OK Poor	Moss and lichen, typical of species Lean towards south, asymmetric canopy towards south, moss and lichen, typical of species Abnormal bark, shedding bark, previous top loss @ 40', no		1	1	18		18 1 16 1 21 2	.6	1 1	1		2
17	8234	Kousa dogwood	14	14	22		ОК	Suppressed canopy, asymmetric canopy-west, dead wood, broken branches, typical of species		1	22	22	22 2	22	1	1		2		8294	Bigleaf maple Bigleaf	12	12	14			leaders Asymmetric canopy towards north, typical of species, no access			1				.4	1	1		2
18	8238	Western red cedar	18.6	18.6	12		ОК	Previous ivy @ root crown up to 50', thin canopy, typical of	1		12	12	12 1	12	1	1	1		56 57		maple Bitter	12	12	16 24		ОК	Typical of species, no access Moss and lichen, previous top		\vdash	1			16 1 24 2	.6	1	1		2
19	8239	Red alder	12.5	12.5	13	Y	Fair	Exposed roots, serpentine trunk, lean towards north,	1		13	13	13 1	10	1	1	1		58		cherry Bitter cherry	10	10	14		ок	loss, vertical cracks in bark Ivy @ root crown up to 20', typical of species		\vdash	1				.4	1	1		2
20	8241	Leylandii cypress	13.5	13.5	9		ОК	typical of species Typical of species	1		9	9	9 9	9	1	1	1		-	8300	European plum Bigleaf	12	12	26		Poor	Failing towards southeast, lean >45° Abnormal bark, shedding bark,		1		26		26 2	26	1	\blacksquare	<u></u>	
21	8242 8244	Leylandii cypress Leylandii	14.8	14.8	10		ОК	Typical of species, dead wood, broken branches Dead wood, broken branches,	1		10	+	9 9	10	1	1	1		60	8304	maple	16.4	16.4	18		Poor	mostly dead Co-dominant leaders with included bark x5 @ root crown,		1		18	18	18 1	.8	1	++	+	
	8245	cypress Leylandii cypress		15.5	10		ОК	typical of species Co-dominant leaders with included bark x2 @ 3', typical of	1		+-	10			1	1	1		61	8305	Bigleaf maple	6, 5, 4, 4, 3	10	16		Fair	moss and lichen, twisted trunks, dead scaffolds		1		16	16	16 1	.6	1	\perp	\perp	
24	8246	Leylandii cypress	11	11	8		ОК	Dead wood, broken branches, typical of species	1		8	8	8 8	8	1	1	1		62	8306	Bigleaf maple	10.4	10.4	20		ОК	Moss and lichen, asymmetric canopy towards west, typical of species		_	1	20	20	20 2	20	1	1		2
25	8247	Douglas fir	23.2	23.2	18		ок	Previous light fixture, slight serpentine trunk, typical of species	1		18	18	18 1	15	1	1	1		63	8309	Bigleaf maple	17.5	17.5	24		Poor	Exposed roots, mostly dead, previous root failure, previous top loss @ 40', weak leader		1		24	24	24 2	24	1			
		Douglas fir		16	16		ОК	Dead wood, broken branches, typical of species Dead wood, broken branches,	1		1	1		12	1	1	1		64	8312	Bigleaf maple	12	12	20		Poor	Previous top loss @ 15', weak leaders, poor pruning with decay		1		20	20	20 2	20	1		_	
		Douglas fir Douglas fir		14	14		ОК	typical of species Co-dominant canopy, typical of		1	14	+		14	1	1		2	65	8313	Bigleaf maple	11	11	12		Fair	Ivy @ root crown up to 45' top of tree, low live crown ratio <5%, dead wood, broken		1		12	12	12 1	.2	1			
	8252			16.1	14		Fair	Racoon scat, serpentine trunk, suppressed canopy, dead wood, broken branches, thin canopy, typical of species		1	14	14	14 1	14	1				66	8314	Western red cedar	45.7	45.7	22		ок	Thin canopy, previous top loss, elongated branches, racoon scat, drought stress			1	22	22	22 2	22	E 1	1		6
30	8253	Douglas fir	17.9	17.9	16		ОК	Typical of species		1	16	16	16 1	16	1	1		2									Ivy @ root crown up to 30', column of decay 7' up to 12'											
31	8254	Bitter cherry	13	13	19		Fair	Ivy root crown to 20', self- corrected lean west, low live crown ratio< 10, gummosis, dead wood, broken branches Racoon scat, candelabra @		1	19	19	19 1	19	1				67	8318	Bigleaf maple	39.1	39.1	28		Poor	towards north, co-dominant leaders with included bark x2 @ 7', low live crown ratio <10%, moss and lichen, exposed roots, previous top failure @ 40'		1		28	28	28 2	28	E 1			
32	8261	Western red cedar	56.6	56.6	28	Y	Fair	Racoon scat, candelabra @ 10', vertical crack @ 5' up to 15' towards north, multiple 24" diameter branches fused towards south, coning, thin canopy	1		28	25	25 2	25	E 1	1	1		68	8320 8321	Red alder Bigleaf maple	18 28.2	18 28.2	10 12		Poor	Previous large trunk failure, resprout Mostly dead, ivy @ root crown up to 70', dead top		1			10 :		.0	1 L 1		+	
	07.5	Western	19.2					Co-dominant leaders with included bark x2 @ root					12							8323	Bigleaf maple	13.8	13.8	10		Poor	Ivy @ root crown up to 50' top of tree		1		10	10	10 1	.0	1	#	+	
33	8262	red cedar		25	12		ОК	crown, thin canopy, nurse tree, typical of species	1		12	12	12 1	12	L 1	1	1		71	8324	Bigleaf maple	11.4	11.4	west only		Fair	Ivy @ root crown up to 40'		1		18	18	18 1	.8	1			
34	8263	Western red cedar	17.1	17.1	13		ОК	Asymmetric canopy towards south, slight lean towards south, typical of species	1		13	13	13 1	13	1	1	1		72	8325	Douglas fir	42	42	24		Poor	Previous ivy @ root crown up to 40', previous top loss @ 80', weak leaders		1		24	24	24 2	24	E 1			

nt	[_	e e			Prop	osed A	Action	С	RZ/TF	PZ/LOI	D	BH ree		es	ses	ıt
eme		ш	Tree	Cassies ID	DBH	Adj.	Drip- line	-firm	Gro	Haalah	Defeate/Comments	Ret.	Ren	nove	R	adius	in fee	et	ree DI 24" onal T	Value	, Tre	d tre	eme
Replacement		#	Tag #	Species ID	(in)	DBH (in)	radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Viable	Nonvi able	Constr	N	W	Е		Large tree UBH > 24" Exceptional Tree MICC 19 16	Val	Healthy Trees	Retained trees	Replacement
		73	8326	Bigleaf maple	15.6	15.6	23			OK	Asymmetric canopy to south, co- dominant canopy, moss and lichen, typical of species			1	23	23	23	23		1	1		2
		74	8327	Bigleaf maple	2, 6.5	7	16 east only			Poor	Co-dominant leaders with included bark x2 @ 3', dead spur, hangers		1		16	16	16	16		1			
		75	8329	Bigleaf maple	10.5	10.5	15			ОК	Moss and lichen, ivy @ root crown up to 60', previous top loss, elongated branches, codominant canopy, typical of species			1	15	15	15	15		1	1		2
		76	8330	Bigleaf maple	11.1	11.1	14			ОК	Serpentine trunk, previous ivy @ root crown up to 40', low live crown ratio <10%, co-dominant canopy, lean towards north			1	14	14	14	14		1	1		2
		77	8332	Bigleaf maple	12.3	12.3	12			Poor	Ivy @ root crown up to 40', no visible canopy		1		12	12	12	12		1			
2		78	8333	Bigleaf maple	16, 17.2	23.5	26			Fair	Co-dominant leaders with included bark x2 @ root crown, ivy @ root crown up to 40', previous top loss, moss and lichen, asymmetric canopy towards north, dead wood, broken branches, dead spur, decay in center		1		26	26	26	26		1			
2		79	8334	Bigleaf maple	14.2	14.2	22			Fair	Ivy @ root crown u to 20', suppressed canopy, previous top loss, asymmetric canopy towards east, moss and lichen, low live crown ratio dying		1		22	22	22	22		1			
		80	8340	Bigleaf maple	14	14	14			ОК	Ivy @ root crown up to 12', lean towards south, typical of species	1			14	14	14	14		1	1	1	
		81	8347	Bigleaf maple	12	12	18			ок	Serpentine trunk, moss and lichen, typical of species			1	18	18	18	18		1	1		2
		82	8356	Douglas fir	37.2	37.2	18		Y	Fair	Previous ivy @ root crown up to 30', abnormal bark, shedding bark, popping bark, previous top loss, elongated branches, dead wood, broken branches, hanger, debris over crown, typical of species	1			18	18	18	18	E	1	1	1	
2		83	8357	Bigleaf maple	11.4	11.4	12		Υ	Fair	Co-dominant leaders with included bark x2 reduced to 1 @ 15', weak leader, previous ivy @ root crown up to 20'	1			12	12	12	12		1	1	1	
2		84	8358	Bigleaf maple	10.6	10.6	10			ОК	Low live crown ratio <30%, asymmetric canopy towards north, suppressed canopy, dead wood, broken branches, typical of species	1			10	10	10	10		1	1	1	
		85	8360	Bigleaf maple	14.2	14.2	18		Υ	Fair	Ivy @ root crown up to 15', moss and lichen, asymmetric canopy towards north, typical of species			1	18	18	18	18		1	1		2
2		86	8361	Bigleaf maple	23	23	18		Υ	Fair	Moss and lichen, ivy @ root crown up to 30', dead wood, broken branches, wrapped by 6" Red alder, dead scaffolds	1			18	12	18	12		1	1	1	

OFF SITE TREES

					Drip-					Act	osed tion tain		•	PZ/LOI	
#	Tree Tag #	Species ID	DBH inches	Adj. DBH inches	line radius feet	Wind- firm	OK in Grove	Health	Defects/Comments	Viable	Non- viable	N	W	Е	S
1	8195	Deodora cedar	26	26	12 over fence		Х	Fair	thin canopy, asymmetric canopy south dead wood, broken branches	1		12	12	12	12
2	8196	Hemlock	20	20	2 over fence			Poor	2 large vertical caracks 30-45' East, previous top loss @ 50', coning, thin canopy		1	2	2	2	2
3	8266	Western red cedar	18	18	14			ОК	Thin canopy, typical of species, vertical crack @ root crown up to 6' towards north	1		11	14	14	14
4	8270	Bigleaf maple	36	36	24 over fence			Poor	Cavity @ root crown up to 4' towards east, serpentine trunk, previous large scaffold failure @ 15' towards north resulting in a large cavity		13	13	24	24	24
5	8400	Grand fir	12	12	2 over fence		-	ок	Suppressed canopy, typical of species	1		2	2	2	2
6	8401	Bigleaf maple	28	28	0 over fence		Y	Fair	Previous top loss, strong leaders, asymmetric canopy towards south, typical of species	1		0	0	0	0
7	8402	Bigleaf maple	26	26	4 over fence			ок	Serpentine trunk, decay @ root crown, lean towards south, typical of species	1		4	4	4	4
8	8403	Hemlock	13	13	9 over fence			Fair	Exposed roots, thin canopy, suppressed canopy		1	9	9	9	9
9	8404	Norway spruce	12	12	0 over fence			Poor	Previous top loss, elongated branches, free flowing sap, lean towards south		1	0	0	0	0
10	8405	Grand fir	18	18	0 over fence			ок	Dead wood, broken branches, co- dominant canopy	1		0	0	0	0
11	8406	Bigleaf maple	26	26	0 over fence			Poor	Previous top loss @ 70'		1	0	0	0	0



11235 s.e. 6th street | suite 150 bellevue, wa 98004 t: 425.453.9501 | f: 425-453-8208 www.navixeng.com

CLIENT/OWNER

SAINTFIELD2 LLC

PROJECT NAME

SEARS

PROJECT ADDRESS

7414 78TH AVE SE MERCER ISLAND, WA 98040

STAMP



	REVISIONS	
REV	ISSUED FOR:	DATE



J.TAFLIN G.GOUDY

SECTION, TOWNSHIP, RANGE:

SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.

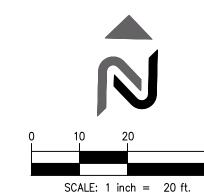
PROJECT TEAM
REVIEWED BY: J.

SHEET NAME

TREE INVENTORY TABLE

SHEET NUMBER
C1.1

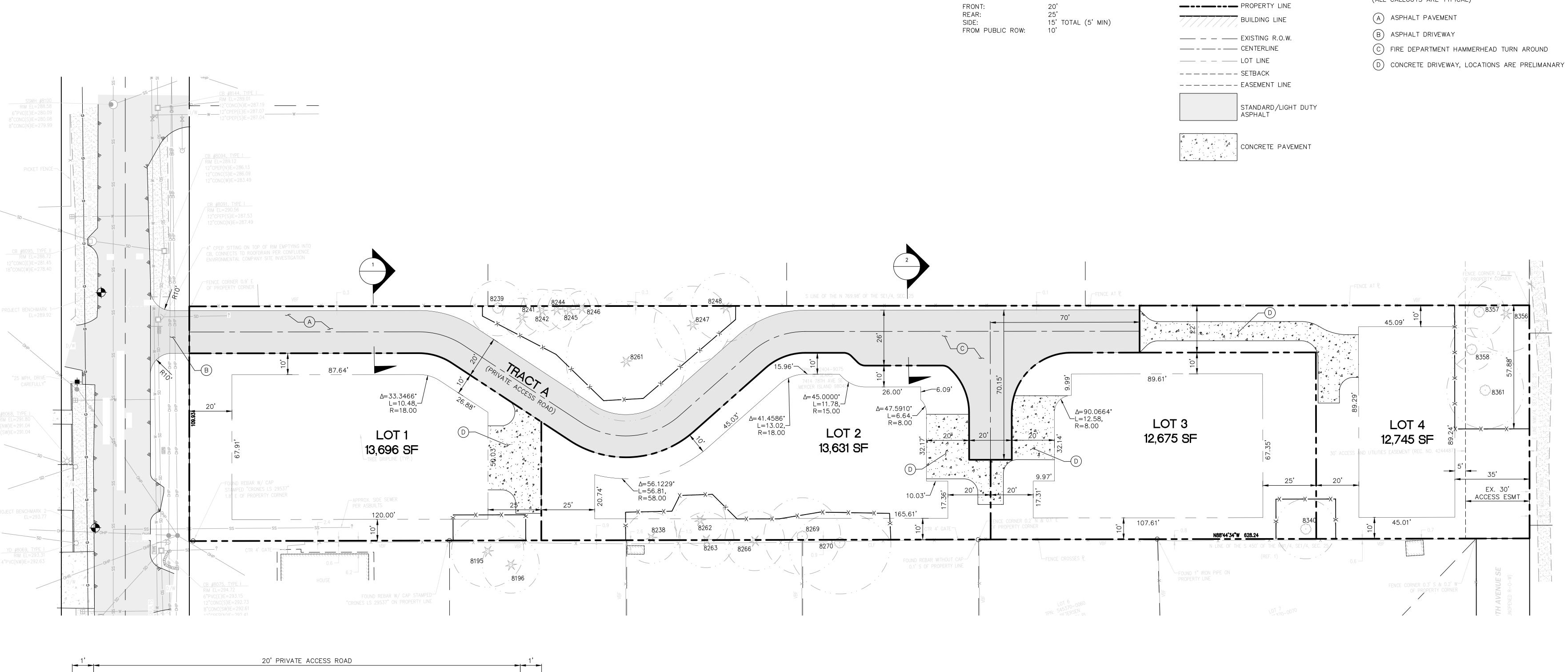
B:\Washington\Mercer Island\Wes G\Sears\2Drawings\MISE_010E.dwg Jan 06, 2023 — 1:04pm



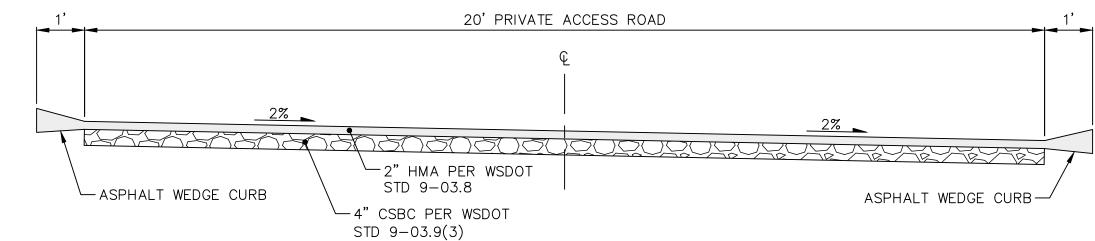
SITE KEY

(ALL CALLOUTS ARE TYPICAL)

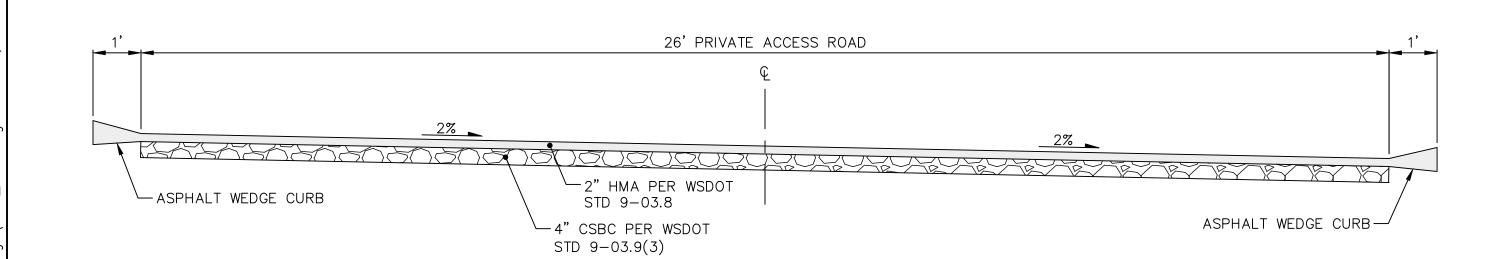
SITE



SETBACKS



TYPICAL ROAD SECTION SCALE: H: 1"=2' V: 1"=2'



FIRE DEPT. HAMMERHEAD TURN AROUND ROAD SECTION



SITE | CIVIL

11235 s.e. 6th street | suite 150
bellevue, wa 98004
t: 425.453.9501 | f: 425-453-8208

www.navixeng.com

CLIENT/OWNER

SAINTFIELD2 LLC

PROJECT NAME

SEARS

PROJECT ADDRESS

7414 78TH AVE SE MERCER ISLAND, WA 98040

STAMP



	REVISIONS				
REV	ISSUED FOR:	DATE			



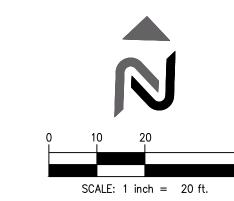
SECTION, TOWNSHIP, RANGE:

SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.

PROJECT TEAM
REVIEWED BY: J.TAFLIN
DESIGNED BY: G.GOUDY

SHEET NAME
SITE AND
STREET
IMPROVEMENT
PLAN

SHEET NUMBER
C2.0





- EXISTING CONTOUR

XXX.XX SPOT ELEVATION 1.3% SLOPE ARROWS

TOP OF PAVEMENT (M.E.) MATCH EXISTING

GRADING INFORMATION

NAVIX SITE | CIVIL 11235 s.e. 6th street | suite 150 bellevue, wa 98004 t: 425.453.9501 | f: 425-453-8208

www.navixeng.com

CLIENT/OWNER

SAINTFIELD2 LLC

PROJECT NAME

SEARS

PROJECT ADDRESS

7414 78TH AVE SE MERCER ISLAND, WA 98040



REVISIONS					
REV	ISSUED FOR:	DATI			



SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.

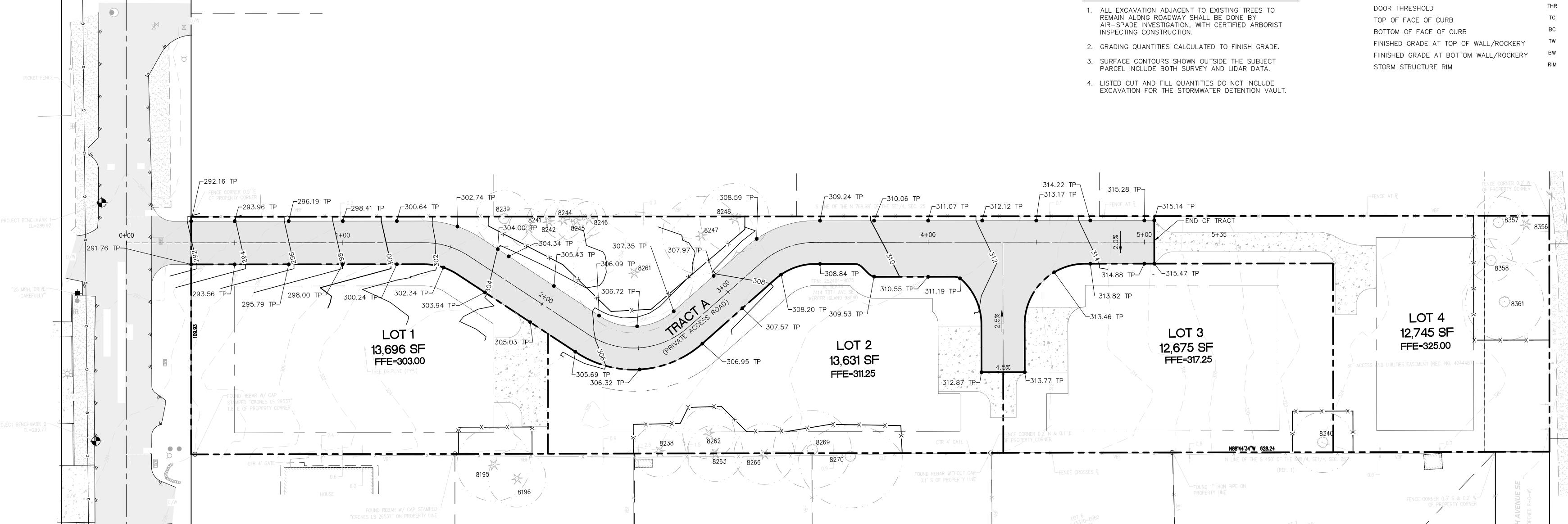
PROJECT TEAM REVIEWED BY: **DESIGNED BY:**

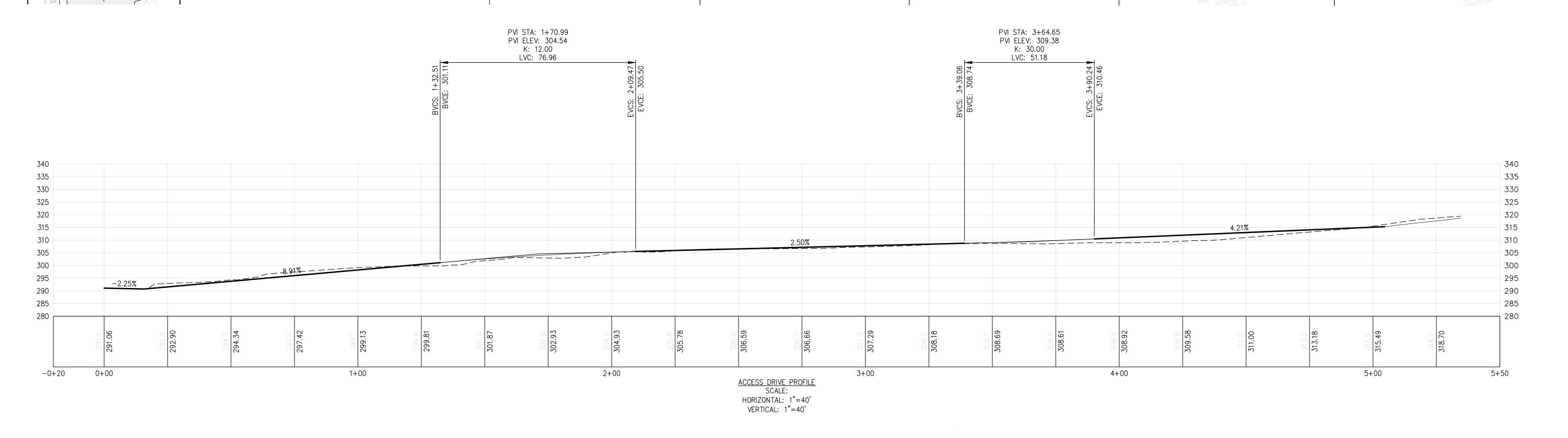
SHEET NAME

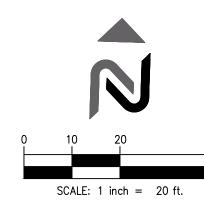
CONCEPTUAL **GRADING PLAN AND PROFILE**

> SHEET NUMBER C3.0

TOTAL SITE AREA: 51,300 SF (1.178 AC)
TOTAL SITE FILL: 1,700 CY
TOTAL SITE CUT: 1,000 CY
TOTAL NET FILL: 700 CY **GRADING NOTES:**







STORM			
SD SD	STORM	DRAIN	PIPE
•	STORM	DRAIN	CLEANOUT
	CATCH	BASIN	TYPE 1/1L
	CATCH	BASIN	TYPE 2

WATER	
	WATER

	WATER MAIN PIPE
	- DOMESTIC WATER PIPE
	WATER METER/DCVA
Q	POST INDICATOR VALVE

SS	SANITARY	SEWER	PIPE
	CANUTADY	05,475	

SANITARY SEWER CLEANOUT SANITARY SEWER MANHOLE

CLIENT/OWNER

NAVIX

SITE | CIVIL

11235 s.e. 6th street | suite 150

bellevue, wa 98004

t: 425.453.9501 | f: 425-453-8208

www.navixeng.com

SAINTFIELD2 LLC

PROJECT NAME

SEARS

PROJECT ADDRESS

7414 78TH AVE SE MERCER ISLAND, WA 98040



	REVISIONS	
V	ISSUED FOR:	DA

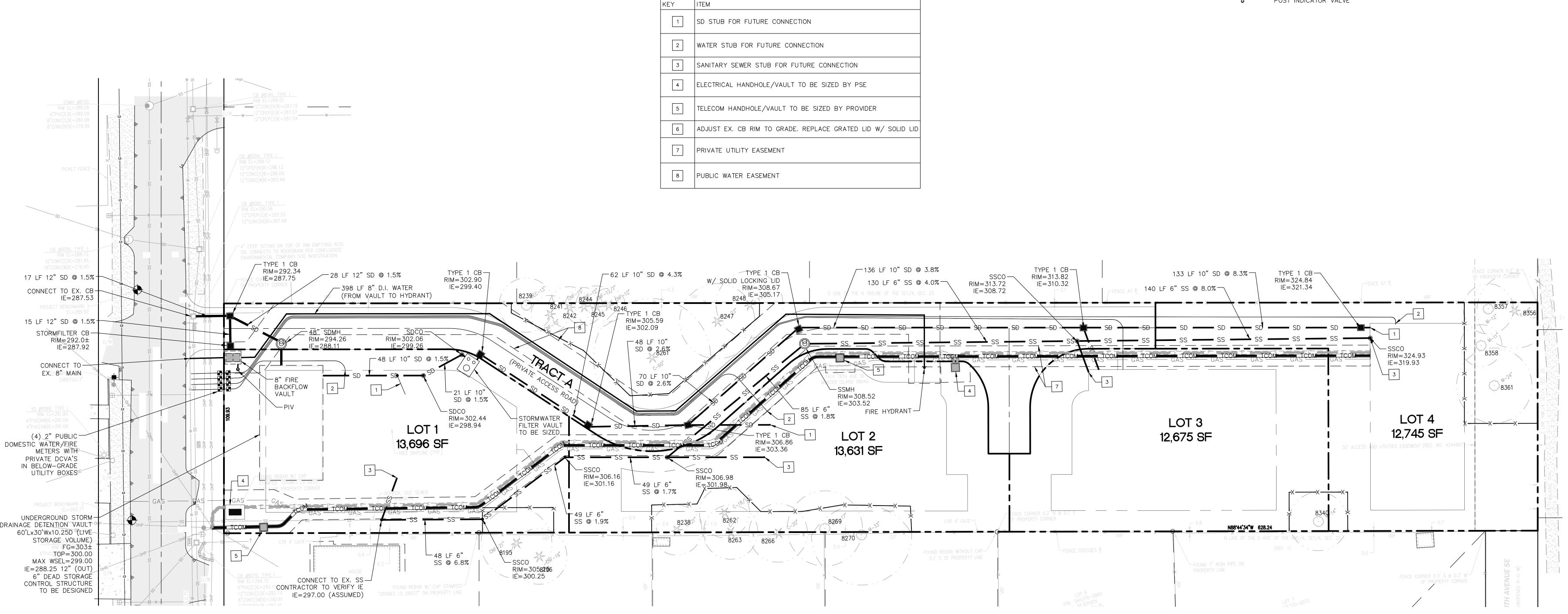
SECTION, TOWNSHIP, RANGE:

SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.

SHEET NAME

CONCEPTUAL **UTILITY PLAN**

C4.0



UTILITY KEY NOTES

STORMWATER GENERAL NOTES

NUMBER OF STORMFILTER CATCH BASINS TO BE FINALIZED DURING SITE DEVELOPMENT DESIGN/REVIEW.

A PLAT COMMUNITY A PORTION OF THE NW 1/4, OF THE SE 1/4, SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M. CITY OF MERCER ISLAND KING COUNTY, WASHINGTON

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT SAINTFIELD2, LLC, THE UNDERSIGNED OWNER(S), IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS SHORT PLAT AND CONVEY TO THE LOTS A PERPETUAL EASEMENT FOR INGRESS AND EGRESS, AND UTILITIES OVER, UNDER AND ON ALL PRIVATE STREETS, AVENUES, AND PLACES AS SHOWN ON THE PLAT; AND HEREBY DECLARE AND GRANT EASEMENTS TO ANY WATER, SEWER, ELECTRIC, TELEPHONE, TELEVISION CABLE, GAS OR OTHER UTILITIES AS SHOWN ON THE PLAT PROVIDING SERVICE TO THIS SUBDIVISION OR OTHER PROPERTY. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE PRIVATE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PRIVATE ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER AND SHALL BE DONE IN ACCORDANCE WITH ANY PERMITS NEEDED FROM THE REGULATING GOVERNMENT AGENCY(S).

ANY LOT WITH OR WITHOUT OWNERSHIP INTEREST IN TRACT A THAT HAS MEMBERSHIP IN THE _ HOMEOWNERS ASSOCIATION HAS ALL RIGHTS AND RESPONSIBILITIES, INCLUDING OBLIGATIONS. CONSISTENT WITH THOSE RIGHTS AND RESPONSIBILITIES OF THE LOTS HAVING OWNERSHIP INTEREST IN TRACT A.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 20__. SAINTFIELD2, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

__ OF SAINTFIELD2, LLC, TO BE THE FREE

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF KING I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT __ PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE ___ AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE DATED: _____, 20____. PRINTED NAME:

RESIDING AT ______

MY APPOINTMENT EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

HOME OWNER'S ASSOCIATION NOTE

THE ARTICLES OF INCORPORATION FOR THE _ __ HOMEOWNER'S ASSOCIATION WERE FILED WITH THE SECRETARY OF STATE ON ______ __, 20__. LOTS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE _____ HOMEOWNER'S ASSOCIATION, RECORDED UNDER KING COUNTY RECORDING _____ AND TO REVISIONS TO THE ARTICLES AS THEY FROM TIME TO TIME ARE REVISED.

APPROVALS CITY OF MERCER ISLAND CODE OFFICIAL EXAMINED AND APPROVED THIS _____ DAY OF _____, 20__. CODE OFFICIAL CITY OF MERCER ISLAND ENGINEER EXAMINED AND APPROVED THIS _____ DAY OF _____, 20__. CITY ENGINEER

WUCIOA NOTE

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED SEARS SHORT PLAT, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR _____ RECORDED UNDER KING COUNTY RECORDING NO. _____

TRACT NOTES

1. TRACT A, PRIVATE ACCESS AND UTILITIES TRACTS, IS HEREBY GRANTED AND CONVEYED, ALONG WITH ALL MAINTENANCE OBLIGATIONS, TO THE ______ HOME OWNERS ASSOCIATION (H.O.A.). SHOULD THE ______ H.O.A. FAIL TO PROPERLY MAINTAIN SAID TRACT, (H.O.A.). SHOULD THE ______ H.O.A. FAIL TO PROPERLY MAINTAIN SAID TRACT THE OWNERS OF LOTS 1 THROUGH 4 OF THIS SHORT PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITIES AND DRIVEWAYS WITHIN SAID TRACT

PRIVATE EASEMENT PROVISIONS (P.E.P.)

THE PRIVATE UTILITY EASEMENT OVER LOTS 1 THROUGH 4 AND TRACT A IS TO THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 4. THE OWNERS OF LOTS 1 THROUGH 4 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR THE UTILITIES USED IN COMMON WITHIN SAID EASEMENT.

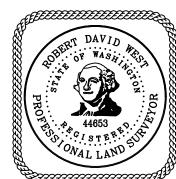
PUBLIC EASEMENT PROVISIONS

1. A PUBLIC WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MERCER ISLAND AND ITS SUCCESSORS AND ASSIGNS OVER A PORTION OF LOT 2 AND TRACT A AS SHOWN HEREON. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC WATER FACILITIES WITHIN SAID EASEMENT AND FOLLOWING SUCH USE. SHALL RESTORE THE EASEMENT AREA AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL SHORT PLAT OF SEARS SHORT PLAT 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 SAINTFIELD2, LLC IN ______, 20__, AND SAID SURVEY WAS BASED UPON AN ACTUAL SURVEY OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.; THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED; THAT THE COURSES AND DISTANCES SHOWN HEREON ARE CORRECT; THAT (1) MONUMENTS AS DESCRIBED AND SHOWN HEREON, UNLESS STATED OTHERWISE HEREON, WILL BE SET AT ALL LOT CORNERS AS SHOWN; (2) MONUMENTS AS DESCRIBED AND SHOWN HEREON AS "SET" HAVE BEEN SET AS SHOWN; AND (3) ALL MONUMENTS DESCRIBED AND SHOWN HEREON THAT ARE SHOWN "TO BE SET" WITHIN THE RIGHT-OF-WAY, WITHIN AND WITHOUT THE BOUNDARY OF THIS SUBDIVISION, WILL BE SET AFTER THE STREET IS PAVED.

ROBERT D. WEST, PLS PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 44653



E	CU	IKI	אוע	IG	CEI	<u> </u>	<u>IFI</u>	CA	<i>I</i> E	
										•

FILED FOR RECORD OF THE KING COUNTY COUNCIL THIS _____ DAY OF _ MINUTES PAST ____ AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S)_____, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER

SUPERINTENDENT OF RECORDS

RECORDING NO._

SHEET INDEX

- COVER SHEET
- BOUNDARY AND EASEMENTS LOTS AND EASEMENTS
- LOTS AND EASEMENTS
- EXISTING CONDITIONS



CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING

JOB NO. 22178

PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON.

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

SHEET 1 OF 5

A PLAT COMMUNITY A PORTION OF THE NW 1/4, OF THE SE 1/4, SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M. CITY OF MERCER ISLAND KING COUNTY, WASHINGTON

BASIS OF BEARINGS

NO1"22'00"E BETWEEN THE TWO FOUND MONUMENTS IN THE CENTERLINE OF 78TH AVENUE SE PER REFERENCE 1. (ROTATED NOO'00'34"E ONTO WASHINGTON STATE PLANE COORDINATES PER GNSS OBSERVATIONS)

REFERENCES

SE 72ND STREET N LINE OF THE SE1/4, SEC. 25

N88°40'35"W

FOUND BRASS DISC W/ PUNCH-

0.5' 0.49' S OF 1/32 CORNER

(HELD FOR ROTATION)

STAMPED "LS 236?3 IN CASE DOWN

FOUND 4X4 CONC MON W/-

BRASS NAIL W/ PUNCH IN

CASE DOWN 0.9'

(HELD FOR POSITION)

SE 75TH PLACE

- 1. PLAT OF MERCER TERRACE NO. 2 RECORDED IN VOLUME 77 OF PLATS, PAGE 79, RECORDS OF KING COUNTY, WASHINGTON
- 2. PLAT OF CAYSON FIELDS RECORDED UNDER RECORDING NUMBER 20210513001986, RECORDS OF KING COUNTY, WASHINGTON. (USED FOR SECTION BREAKDOWN)

LEGAL DESCRIPTION

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;

EXCEPT THE NORTH 769.98 FEET THEREOF;

AND EXCEPT THE SOUTH 450 FEET THEREOF;

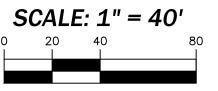
AND EXCEPT THE WEST 30 FEET THEREOF.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

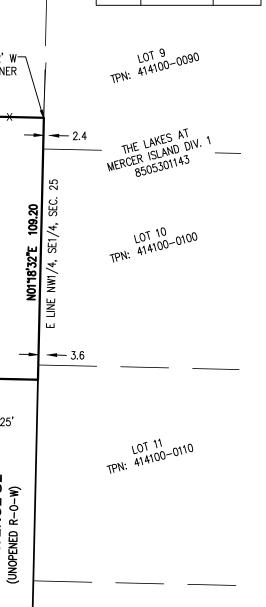
NOTES

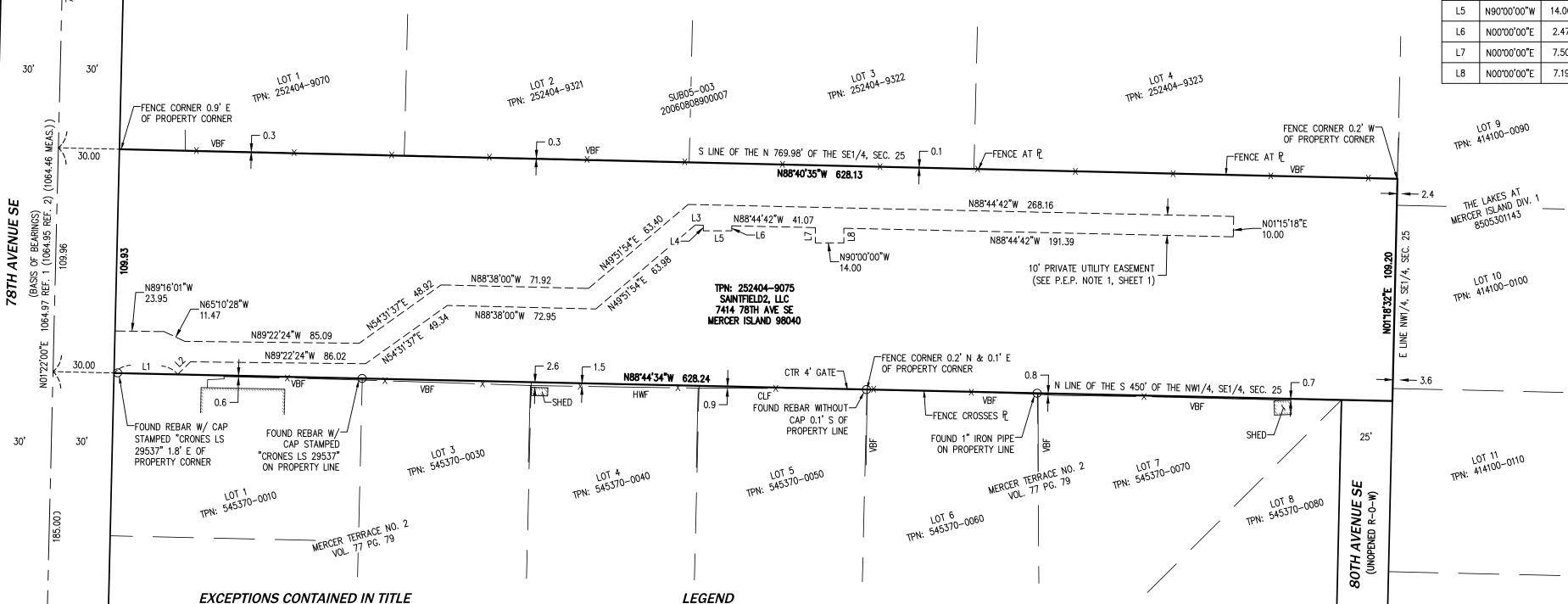
- 1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY POLICY NO. 0231462-ETU, DATED DECEMBER 2, 2022. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- 2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JUNE 7, 2022. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JUNE, 2022.
- 3. PROPERTY AREA = $68,828\pm$ SQUARE FEET (1.5801 \pm ACRES)
- 4. ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
- BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION
- THIS IS A FIELD TRAVERSE SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.





	LINE TABLE	
LINE #	BEARING	LENGTH
L1	N88*44'34"W	31.26
L2	N45*37'36"E	8.83
L3	N88*44'42"W	3.91
L4	N00°00'00"E	2.78
L5	N90°00'00"W	14.00
L6	N00°00'00"E	2.47
L7	N00°00'00"E	7.50
L8	N00°00'00"E	7.19





1. THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DISCLOSED BY

COUNTY, WASHINGTON. (NOTHING TO PLOT)

- INSTRUMENT RECORDED UNDER RECORDING NUMBER 4244487 AND 4244488, RECORDS OF KING COUNTY, WASHINGTON. (4244487 SHOWN HEREON, 4244488 IS NOT ON OR ADJACENT TO
- 2. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A RECORD OF SURVEY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20030522900008, RECORDS OF KING COUNTY, WASHINGTON. (NOTHING TO PLOT) 3. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A RECORD OF SURVEY AS DISCLOSED

BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20040308900011, RECORDS OF KING

THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A RECOGNITION OF LEGAL BOUNDARIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20040819002565. RECORDS OF KING COUNTY, WASHINGTON. (NOTHING TO PLOT, WITHDRAWS USE OF A SHARED DRIVEWAY THAT NO LONGER EXISTS)



- 0 FOUND SURVEY MARKER, AS NOTED
- PROPERTY LINE
- CHAIN LINK FENCE
- VERTICAL BOARD FENCE
- HOGWIRE FENCE

——— × ——— FENCE LINE





CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

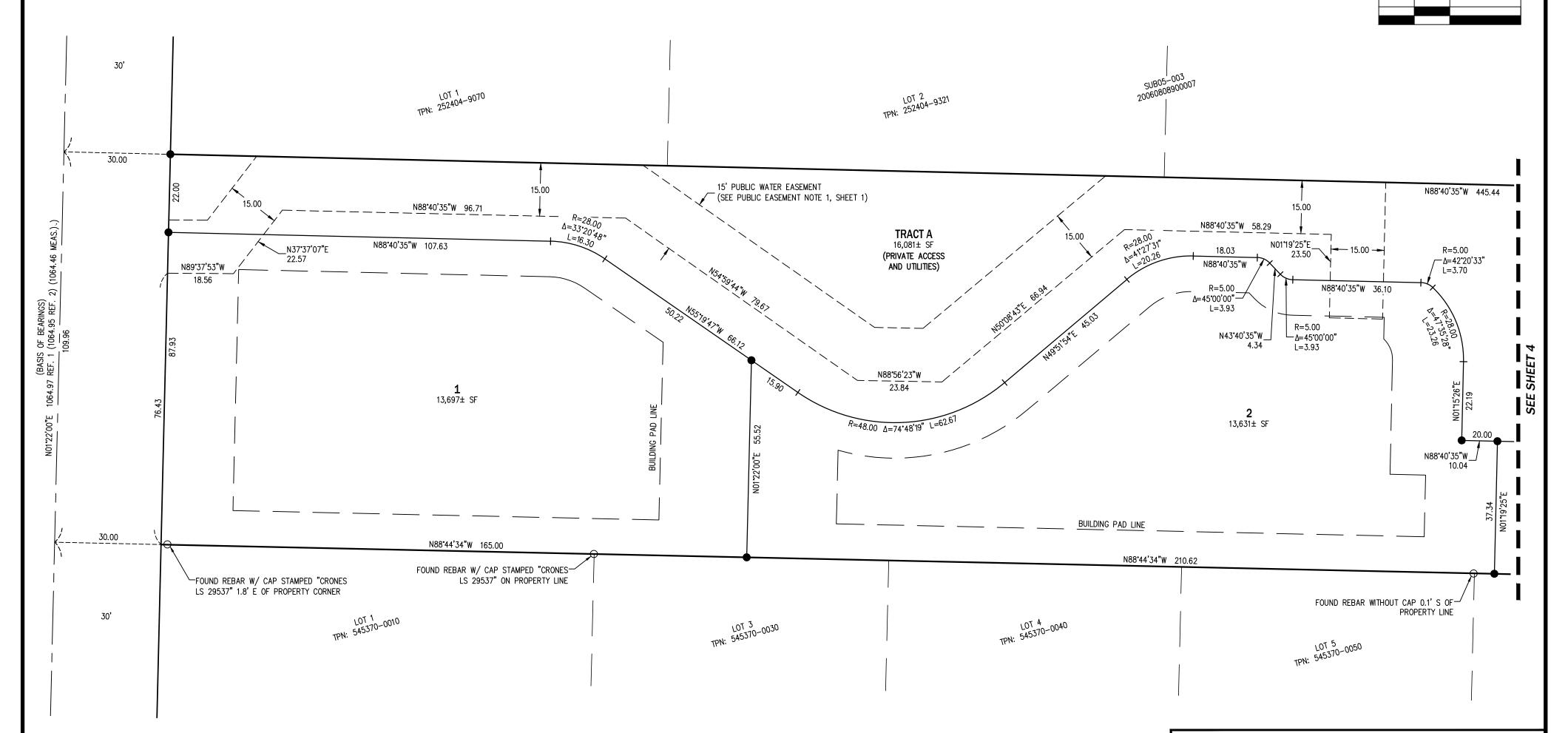
A PLAT COMMUNITY
A PORTION OF THE NW 1/4, OF THE SE 1/4,
SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.
CITY OF MERCER ISLAND
KING COUNTY, WASHINGTON

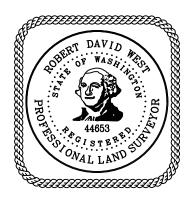
SCALE: 1" = 20'

<u>LEGEND</u>

FOUND SURVEY MARKER, AS NOTED

SET REBAR WITH CAP STAMPED "CORE 44653"







CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

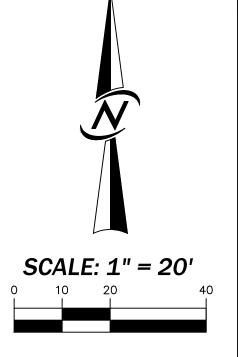
JOB NO. 22178

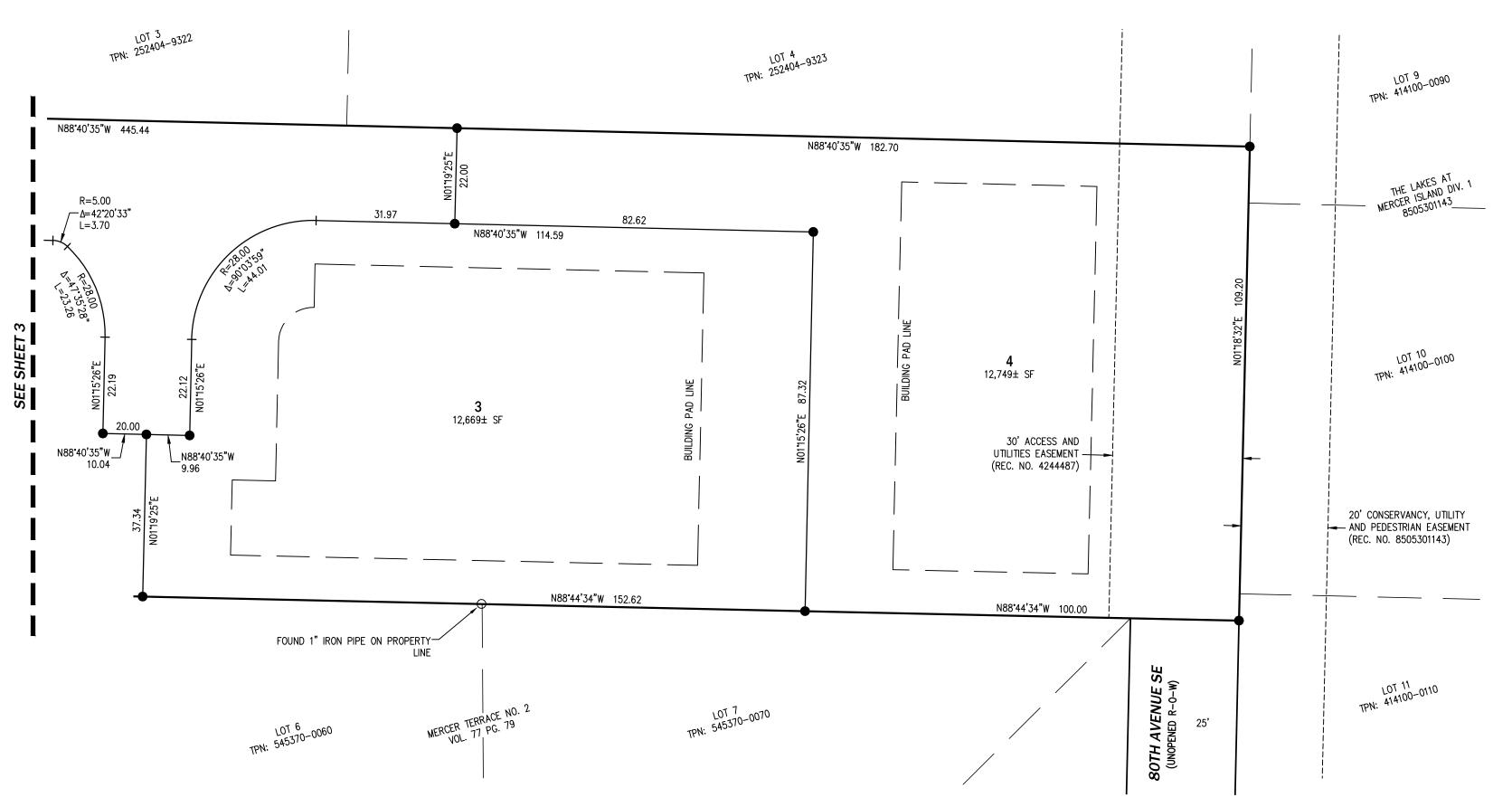
SHEET 3 OF 5

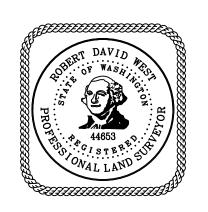
A PLAT COMMUNITY
A PORTION OF THE NW 1/4, OF THE SE 1/4,
SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.
CITY OF MERCER ISLAND
KING COUNTY, WASHINGTON

LEGEND

- O FOUND SURVEY MARKER, AS NOTED
- SET SURVEY MARKER, AS NOTED









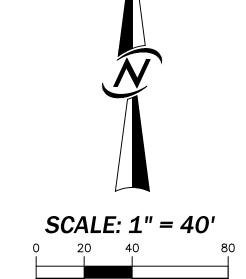
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING

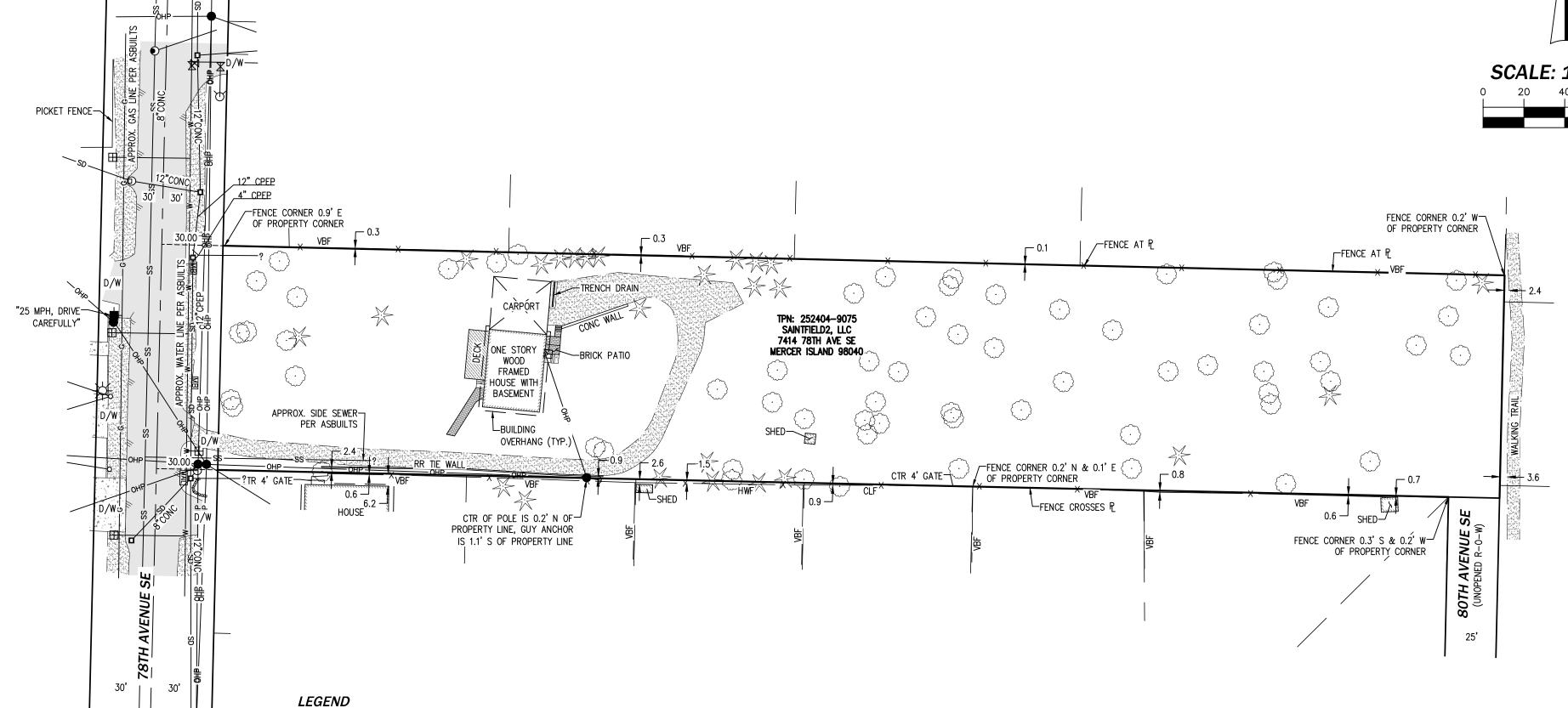
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

JOB NO. 22178

SHEET 4 OF 5

A PLAT COMMUNITY
A PORTION OF THE NW 1/4, OF THE SE 1/4,
SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.
CITY OF MERCER ISLAND
KING COUNTY, WASHINGTON





SEWER MANHOLE PROPERTY LINE CATCH BASIN TYPE I DRIVEWAY D/W CHAIN LINK FENCE CATCH BASIN TYPE II VERTICAL BOARD FENCE YARD DRAIN CULVERT END HOGWIRE FENCE FIRE HYDRANT ----ss----- SEWER LINE WATER VALVE WATER METER UTILITY POLE ------GAS LINE GUY ANCHOR ——— × ——— FENCE LINE YARD LIGHT 囚 POWER METER CONCRETE TRAFFIC SIGN, AS NOTED GRAVEL MAILBOX EVERGREEN TREE BRICK DECIDUOUS TREE





CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

JOB NO. 22178

SHEET 5 OF 5