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) 885-7877 CONTACT: JEREMY REEFF

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

LANDSCAPE ARCHITECT: LYON LANDSCAPE ARCHITECTS 1015 PACIFIC AVE, SUITE 203 TACOMA, WA 9402 (253) 209-4053CONTACT: MOGHAN LYON

CREATIVE LANDSCAPE SOLUTIONS SPRINCE@AOL.COM (425) 890-3808CONTACT: SUSAN PRINCE

PROJECT INFORMATION:

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' MIN. LOT WIDTH: 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: REAR: 25' SIDE: 15' TOTAL (5' MIN.)

DATUM AND BENCHMARK:

FROM PUBLIC R.O.W.:

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;

NATURAL GAS:

PUGET SOUND ENERGY

BELLEVUE, WA 98004

(425) 452-1234

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

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 PUBLIC WORKS DEPARTMENT 9601 SE 36TH STREET

(206) 275-7608

CONTACT: RUJI DING

STORMWATER: CITY OF MERCER ISLAND PUGET SOUND ENERGY 9601 SE 36TH STREET MERCER ISLAND, WA 98040 (206) 275-7608 CONTACT: RUJI DING

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

PUBLIC WORKS DEPARTMENT CONTACT: MAKAYLA CANDILIERE 10885 N.E. 4TH STREET MAKAYLA.CANDILIERE@PSE.COM TELECOM:

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

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

LOT INFORMATION:

LOT#	1	S FLOOR LCULATIONS	LO	T SLOPE CALC	CULATIONS		LOT COVERAGE	CALCULATIONS
	LOT AREA	MAX GROSS FLOOR AREA (SF)	HIGHEST ELEVATION (FT)	LOWEST ELEVATION (FT)	SHORTEST DISTANCE (FT)	LOT SLOPE (%)	NET MAX LOT COVERAGE (%)	NET MAX LOT COVERAGE (SF)
1	16,254	6,502	308.6	291.7	272.7	6.20%	40%	6,502
2	12,959	5,184	311.6	295.7	341.3	4.65%	40%	5,184
3	12,498	4,999	320.5	310.2	129.8	8.00%	40%	4,999
4	15,924*	6,370	328.2	315.9	211.9	5.82%	40%	5,059

*(GROSS LOT AREA) - (EASEMENT AREA) = NET LOT AREA 15,924-3,277 = 12,647 SF

PRELIMINARY PLAT PLANS

7414 78TH AVE SE, MERCER ISLAND, WA 98040

CITY OF MERCER ISLAND FILE NO: SUB23-001

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 EQUIPMENT 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.

REFERENCE DOCUMENTS

- 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

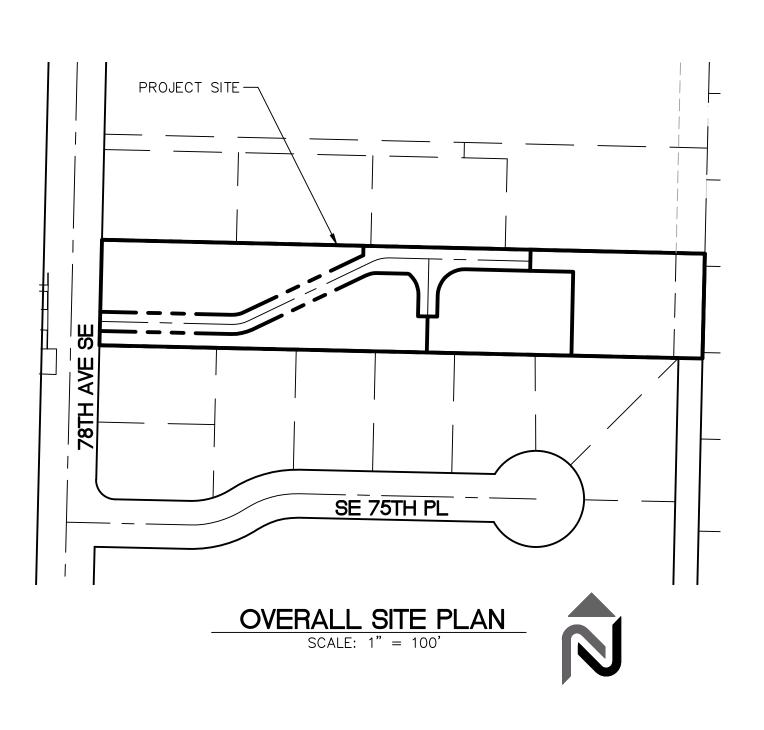
SITE AND STREET IMPROVEMENT PLAN CONCEPTUAL GRADING PLAN AND PROFILE

CONCEPTUAL UTILITY PLAN SHORT PLAT COVER SHEET SHORT PLAT SHEET 2

SHORT PLAT SHEET 3 S0.4 SHORT PLAT SHEET 4 SHORT PLAT SHEET 5

EXISTING LEGEND

ф <u></u>	LIGHT POLE WITH ARM	PIV	POST INDICATOR VALVE
X	LIGHT POLE WITH NO ARM / PEDESTRIAN SIGNAL POLE	FDC	FIRE DEPARTMENT CONNECTION
P	POWER VAULT	ŠC.	HOSE BIBB
-0-	UTILITY POLE		CATCH BASIN, TYPE 1
	GUY ANCHOR		CATCH BASIN, TYPE 2
0-	SIGNAL POLE		STORM MANHOLE
	SIGNAL POLE WITH LUMINAIRE ARM	000	STORM DRAIN CLEANOUT
□ PM	POWER METER	>	CULVERT
Ш _Р	POWER JUNCTION BOX		SANITARY SEWER MANHOLE
₩ PHH	POWER HANDHOLE	O COS	SANITARY SEWER CLEANOUT
	FOWER HANDITOLE	CDDQ	ROCKERY
	TRANSFORMER	0	BOLLARD A ALDER AP APPLE
X TSCB	TRAFFIC SIGNAL CONTROL BOX	0	SIGNPOST B BIRCH
□ SLCB	STREET LIGHT CONTROL BOX	•	MAILBOX C CEDAR CH CHERRY
TV	CABLE TV JUNCTION BOX	\triangleleft	WETLAND FLAG CN CONIFER
Т	COMMUNICATIONS VAULT		D DECIDUOUS DL DRIP LINE
□ T □ _T	TELEPHONE PEDESTAL TELEPHONE JUNCTION BOX		DECIDUOUS TREE F FIR HEMLOCK
□ T	GAS METER		CONIFEROUS TREE (DADWIC) M MAPLE
	GAS VALVE		O OAK
W	WATER VAULT	⊕ ○ R/C	MONUMENT P PINE FOUND REBAR/CAP PL PLUM
Ω	FIRE HYDRANT		PO POPLAR
\bowtie	WATER VALVE	,	SP SPRUCE
⊞ wм	WATER METER	—— SD ———— — G ——— G ———	STORM DRAIN LINE GAS LINE
⊞MW	MONITOR WELL	——— OHP ————	
9	BLOWOFF VALVE	ss	SANITARY SEWER LINE
PRV	PRESSURE RELIEF VALVE		SANITARY SEWER FORCE MAIN OVERHEAD TELEPHONE LINE
SFI	IRRIGATION CONTROL VALVE		UNDERGROUND TELEPHONE LINE
57	IRRIGATION CONTROL VALVE		



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

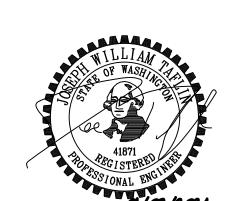
SAINTFIELD2 LLC

PROJECT NAME

SEARS

PROJECT ADDRESS

7414 78TH AVE SE MERCER ISLAND, WA 98040



REVISIONS ISSUED FOR: PERMIT RESUBMITTAL 06.23.23 PERMIT RESUBMITTAL 10.12.23 PERMIT RESUBMITTAL 12.01.23 PERMIT RESUBMITTAL 01.03.24



SECTION, TOWNSHIP, RANGE:

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

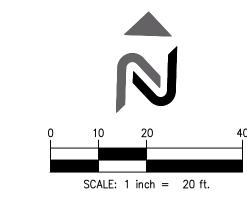
PROJECT TEAM

SHEET NAME

COVER SHEET

SHEET NUMBER

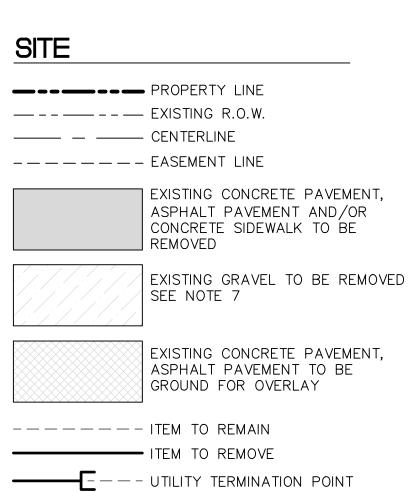
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D	EMOLITION SCHEDULE
KEY	ITEM
1	EXISTING BUILDINGS AND ALL APPURTENACES
2	EXISTING RETAINING WALL
3	WATER METER
4	RELOCATE MAILBOX

PR	ESERVE/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

ESERVE/PROTECT
ITEM
RETAINING WALL
UTILITY POLE
IN-GROUND UTILITY STRUCTURE
FIRE HYDRANT
MAILBOX
EXISTING PAVEMENT
TREE PROTECTION FENCE



—X—X— TREE PROTECTION FENCING TREE TO REMAIN W/PROTECTION

TREE RETENTION NOTES

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

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 UNDER DIRECTION OF CERTIFIED ARBORIST.

LIFT CANOPY BY PRUNING LIMBS UP TRUNK.

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

ANY TREE WITH A DIAMETER OF TEN INCHES OR MORE.

4. TREES DESIGNATED FOR REMOVAL WITHIN TREE PROTECTION

SEARS

PROJECT ADDRESS

NAVIX

SITE | CIVIL

11235 s.e. 6th street | suite 150

bellevue, wa 98004

t: 425.453.9501 | f: 425-453-8208

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CLIENT/OWNER

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7414 78TH AVE SE MERCER ISLAND, WA 98040



REVISIONS ISSUED FOR: PERMIT RESUBMITTAL 06.23.23 PERMIT RESUBMITTAL 10.12.23 PERMIT RESUBMITTAL 12.01.23 PERMIT RESUBMITTAL 01.03.24



SECTION, TOWNSHIP, RANGE:

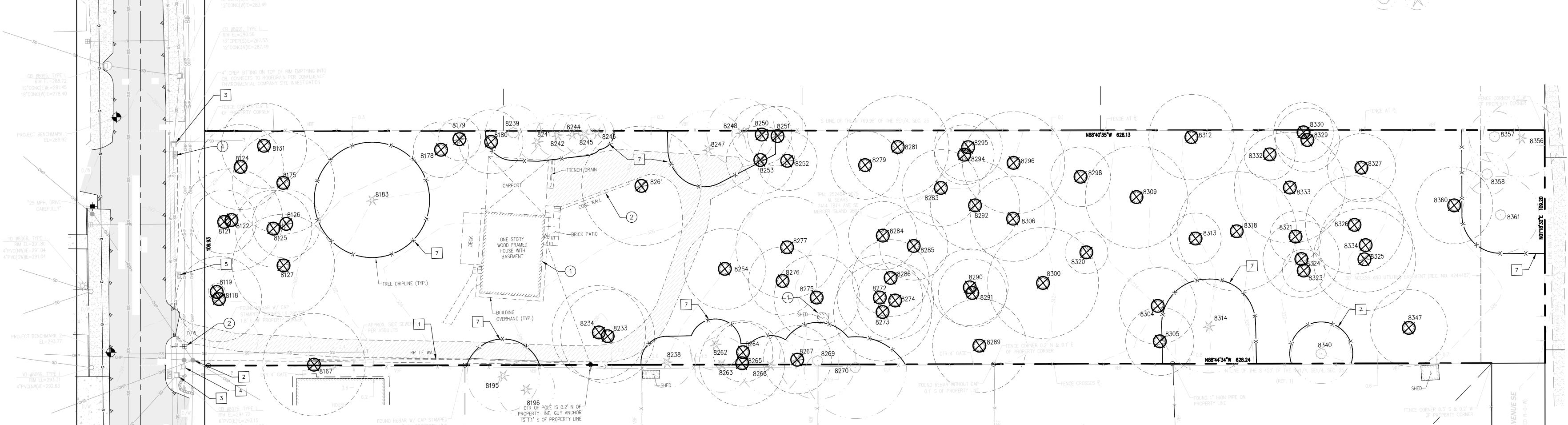
SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.

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

SHEET NAME

TREE RETENTION **AND SITE DEMOLITION PLAN**

> SHEET NUMBER C1.0



ON SITE TREES

												Action		RZ/TP			24" C 19.16	re?		10	S	-1
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip- line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Ret. aldeiv	Nonviable	Construction	Z	w W	E E	s	Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Doniscoment
1	8118	Bigleaf maple	40.5	40.5	20		Y		Ivy @ root crown up to 70', co-dominant leaders with included bark x2 @ 5', dead wood, broken branches, moss and lichen		Z	1	20	20	20	20	E Exce		1	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			1			8
3	8121	Bigleaf maple	23.8	23.8	15		Υ	Fair	Previous ivy @ root crown up to 60', asymmetric canopy			1	15	15	15	15			1	1	× 8	2
4	8122	Bigleaf maple	10	10	24		Y		Moss and lichen, typical of species, previous top loss @ 60', 2 leaders, asymmetric canopy towards west, dead wood, broken branches, dead scaffolds, low live crown ratio <10%			1	24	24	24	24			1	1		2
5	8124	Bigleaf maple	26.1	26.1	20			Fair	Previous ivy @ root crown up to 50', moss and lichen, previous top loss, weak leaders		1		20	20	20	20	1	\$2 65 \$4 65	1			
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	18			1			
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	16	L		1			
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 branches, dead scaffolds		1		24	24	24	24	ш		1			
9	8131	Bigleaf maple	23.2	23.2	20		Y	Fair	Ivy @ root crown up to 20', moss and lichen, cavity @ 2' up to 4' towards east, asymmetric canopy towards north, typical of species			1	20	20	20	20			1	1		
10	8167	Cherry	20.8	20.8	24			Fair	No taper, girdled root? Previous ivy @ root crown up to 30', moss and lichen		1		24	24	24	24			1			
11	8175	Bigleaf maple	26.4	26.4	24			Fair	Ivy @ root crown up to 40', moss and lichen, cavity @ 3' up to 4' towards east, typical of species		1		24	24	24	24	-		1			
12	8178 8179	Red alder Leylandii	11.1	11.1	13	6		Poor	Failing towards east Self-corrected lean towards north, exposed roots, hanger,		1	1	13	13	13	13			1	1		
13	01/3	cypress	10.1	10.1				550.550	typical of species Exposed roots, failing towards				-20		10	10	7			30	9	
14	8180	Red alder	11.2	11.2	15	No		ок	south, typical of species, average health, structurally OK but not windfirm.		1		15	15	15	15		56 - 50	1		100	
15	8183	Douglas fir	47.1	47.1	27			ок	Abnormal bark, shedding 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	27	E		1	1.0	1	
16	8233	Bigleaf maple	41.4	41.4	22	9		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	22	ш		1			
17	8234	Kousa dogwood	14	14	22			ок	Suppressed canopy, asymmetric canopy-west, dead wood, broken branches, typical of species			1	22	22	22	22	E		1	1		,
18	8238	Western red cedar	18.6	18.6	12			ок	Previous ivy @ root crown up to 50', thin canopy, typical of species	1			12	12	12	12		2	1	1	1	
19	8239	Red alder	12.5	12.5	13		Υ	Fair	Exposed roots, serpentine trunk, lean towards north, typical of species	1			13	13	13	10		1	1	1	1	
20 21	8241 8242	Leylandii cypress Leylandii	13.5 14.8	13.5 14.8	9			ок ок	Typical of species Typical of species, dead wood,	1			9	9	9	9	ā.	1	1	1	1	_
22	8244	cypress Leylandii	12	12	9		_	ок	broken branches Dead wood, broken branches, typical of species	1			9	9	9	9	-	1	1	1	1	
23	8245	Leylandii	7, 14	15.5	10			22502	Co-dominant leaders with included bark x2 @ 3', typical of	1924			10	10	10	10		i	1	1	1	
24	8246	cypress Leylandii	11	11	8			ок	species Dead wood, broken branches, typical of species	1			8	8	8	8	9.	1	1	1	1	
25	8247	cypress Douglas fir	23.2	23.2	18	V.		ок	Previous light fixture, slight serpentine trunk, typical of	1			18	18	18	15		1	1	1	1	
26	8248	Douglas fir	16	16	16			ок	species Dead wood, broken branches, typical of species	1			16	16	16	12		1	1	1	1	
27	8250	Douglas fir	14	14	14			ОК	Dead wood, broken branches, typical of species			1	14	14	14	14		1	1	1		
28	8251	Douglas fir	13	13	14			ок	Co-dominant canopy, typical of species			1	14	14	14	14		1	1	1		(
29	8252	Hemlock	16.1	16.1	14	ć.		Fair	Racoon scat, serpentine trunk, suppressed canopy, dead wood, broken branches, thin canopy, typical of species		1	5	14	14	14	14			1	2 22		
30	8253	Douglas fir	17.9	17.9	16	0		ОК	Typical of species			1	16	16	16	16		1	1	1		6
		Bitter		ı	I	ı	1	I	Ivy root crown to 20', self- corrected lean west, low live	I	l	I										1

_	4								I	10											, .	
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	23	23	23	E	1	1	1		6
33	8262	Western red cedar	19.2, 16.3	25	12			ок	Co-dominant leaders with included bark x2 @ root crown, thin canopy, nurse tree, typical of species	1			12	12	12	12	L	2	1	1	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	13		2	1	1	1	
35	8264	European plum	14	14	14			Poor	Mostly dead, decay throughout		1		14	14	14	14			1			
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	20			1			
37	8267	Hemlock	14	14	16			Poor	Self-corrected lean towards north, lean towards north, exposed roots, asymmetric canopy towards south Thin canopy, vertical crack in		1		16	16	16	16	3		1			
38	8269	Grand fir	18.2	18.2	18			ок	bark root crown up to 30', typical of species	1			11	18	18	18		2	1	1	1	
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		1		20	20	20	20			1	2		
40	8273	Bigleaf maple	19.2	19.2	23		Υ	Fair	Nurse tree, self-corrected lean towards north, lean towards south, moss and lichen, asymmetric canopy towards south			1	23	23	23	23		2	1	1		6
41	8274	Bigleaf maple	26	26	18			Poor	Mostly dead, Ganoderma		1		18	18	18	18	L		1		9 50 0 50	
42	8275	Bigleaf maple	23	23	20			ок	Moss and lichen, exposed roots, ivy @ root crown up to 30', dead wood, broken branches, typical of species			1	20	20	20	20		2	1	1		6
43	8276	Bigleaf maple	27.1	27.1	16			Poor	Taps hollow, Ganoderma @ 3' towards east, ivy @ root crown up to 60', nurse tree, previous top loss @ 50', cavity @ root crown up to 4' towards west, Hypoxylon canker		1		16	16	16	16	L		1	·		
44	8277	Bigleaf maple	34.4	34.4	24			Poor	Co-dominant leaders with included bark x2 @ 8', ivy @ root crown to top of tree 60', cavity @ root crown up to 4' towards east		1		24	24	24	24	Е		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	16			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	24		3	1	1		6
47	8283	Bigleaf maple	10.8	10.8	18			ок	Moss and lichen, exposed roots, typical of species			1	18	18	18	18		3	1	1		6
48	8284	Bigleaf maple	21.8	21.8	16		Y	Fair	Ivy @ root crown up to 50', moss and lichen, low live crown ratio <10%, horizontal crack @ 4' towards south			1	16	16	16	16		2	1	1		6
49	8285	Bigleaf maple	16.5	16.5	16			Poor	Sweep towards south, moss and lichen, previous top loss @ 40', weak leaders		1		16	16	16	16			1			
50	8286	Bigleaf maple	14.8	14.8	18		Υ	Fair	Moss and lichen, serpentine trunk, lead towards east, typical of species			1	18	18	18	18		2	1	1		6
51	8289	Bigleaf maple	20.2	20.2	22			Fair	Moss and lichen, self-corrected lean towards east, dead wood, broken branches, typical of species, racoon scat, Hypoxylon canker @ 1' towards east		1		22	22	22	22			1			
52	8290	Bigleaf maple	14.8	14.8	18			ок	Moss and lichen, typical of species			1	18	18	18	18		3	1	1		6
53	8291	Bigleaf maple	11	11	16 south only			ок	Lean towards south, asymmetric canopy towards south, moss and lichen, typical of species Abnormal bark, shedding bark,			1	16	16	16	16		3	1	1		6
54	8292	Red alder	17.1	17.1	21			Poor	previous top loss @ 40', no leaders		1		21	21	21	21			1			
55	8294	Bigleaf maple	12	12	14			ок	Asymmetric canopy towards north, typical of species, no access			1	14	14	14	14		3	1	1		2
56	8295	Bigleaf maple	12	12	16			ок	Typical of species, no access		9	1	16	16	16	16		3	1	1		2
57	8296	Bitter cherry Bitter	19	19	24			ок	Moss and lichen, previous top loss, vertical cracks in bark Ivy @ root crown up to 20',			1	24	24	24	24		3	1	1		2
58 59	8298 8300	cherry European	10	10	14 26	<u> </u>		OK Poor	typical of species Failing towards southeast, lean		1	1	14 26	14 26	14 26	14 26		3	1	1		2
60	8304	plum Bigleaf maple	16.4	16.4	18		\vdash	Poor	>45° Abnormal bark, shedding bark, mostly dead		1		18	18	18	18			1			
61	8305	Bigleaf maple	6, 5, 4, 4, 3	10	16			Fair	Co-dominant leaders with included bark x5 @ root crown, moss and lichen, twisted trunks, dead scaffolds		1		16	16	16	16			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	20		3	1	1		6
63	8309	Bigleaf maple	17.5	17.5	24			Poor	Exposed roots, mostly dead, previous root failure, previous top loss @ 40', weak leader Previous top loss @ 15', weak		1		24	24	24	24			1			
64	8312	Bigleaf maple	12	12	20			Poor	leaders, poor pruning with decay		1		20	20	20	20			1			
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 branches, moss and lichen		1		12	12	12	12			ì			
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	22	E		1	1	1	
			_	_		_					_											_

67	8318	Bigleaf maple	39.1	39.1	28	7. 7.8	7.4	Poor	Ivy @ root crown up to 30', column of decay 7' up to 12' towards north, co-dominant leaders with included bark x2 @ 7', low live crown ratio <10%, moss and lichen, exposed roots, previous top failure @ 40'	n n	1	n	28	28	28	28	Ε		#			
68	8320	Red alder	18	18	10			Poor	Previous large trunk failure, resprout		1		10	10	10	10			1			
69	8321	Bigleaf maple	28.2	28.2	12			Poor	Mostly dead, ivy @ root crown up to 70', dead top		1		12	12	12	12	L		1			8
70	8323	Bigleaf maple	13.8	13.8	10			Poor	Ivy @ root crown up to 50' top of tree		1		10	10	10	10			1			
71	8324	Bigleaf maple	11.4	11.4	18 west only			Fair	Ivy @ root crown up to 40'		1		18	18	18	18			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	24	E		1	5 5		
73	8326	Bigleaf maple	15.6	15.6	23			ок	Asymmetric canopy to south, co- dominant canopy, moss and lichen, typical of species	415		1	23	23	23	23			1	1		7007.11
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		
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		
77	8332	Bigleaf maple	12.3	12.3	12		9.	Poor	Ivy @ root crown up to 40', no visible canopy		1		12	12	12	12			1			
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			
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		
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		il.	18	18	18	18	E		1	1	1	
83	8357	Bigleaf maple	11.4	11.4	12		Y	Fair	Co-dominant leaders with included bark x2 reduced to 1 @ 15', weak leader, previous ivy @ root crown up to 20'	1		ii	12	12	12	12			1	1	1	
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	1		
86	8361	Bigleaf maple	23	23	18		Y	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

1	2	3	4	5	6	i.	7	8	9	1	.0		1	1	
					Drip-					Ac	osed tion tain		CRZ/TI		2
#	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	E	5
1	8195	Deodora cedar	26	26	12 over fence		Υ	Fair	thin canopy, asymmetric canopy south dead wood, broken branches	1		12	12	12	1
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		14	14	14	1
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		1	13	24	24	2
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		Υ	Fair	Previous top loss, strong leaders, asymmetric canopy towards south, typical of species	1		0	0	0	C
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	ç
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	C
10	8405	Grand fir	18	18	0 over fence			ок	Dead wood, broken branches, co- dominant canopy	1		0	0	0	(
11	8406	Bigleaf maple	26	26	0 over fence			Poor	Previous top loss @ 70'		1	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
1	PERMIT RESUBMITTAL	06.23.2
2	PERMIT RESUBMITTAL	10.12.2
3	PERMIT RESUBMITTAL	12.01.2
4	PERMIT RESUBMITTAL	01.03.2
1 T		



SECTION, TOWNSHIP, RANGE:

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

> J.TAFLIN G.GOUDY

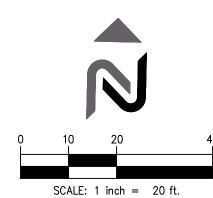
PROJECT TEAM
REVIEWED BY: J.
DESIGNED BY: G.

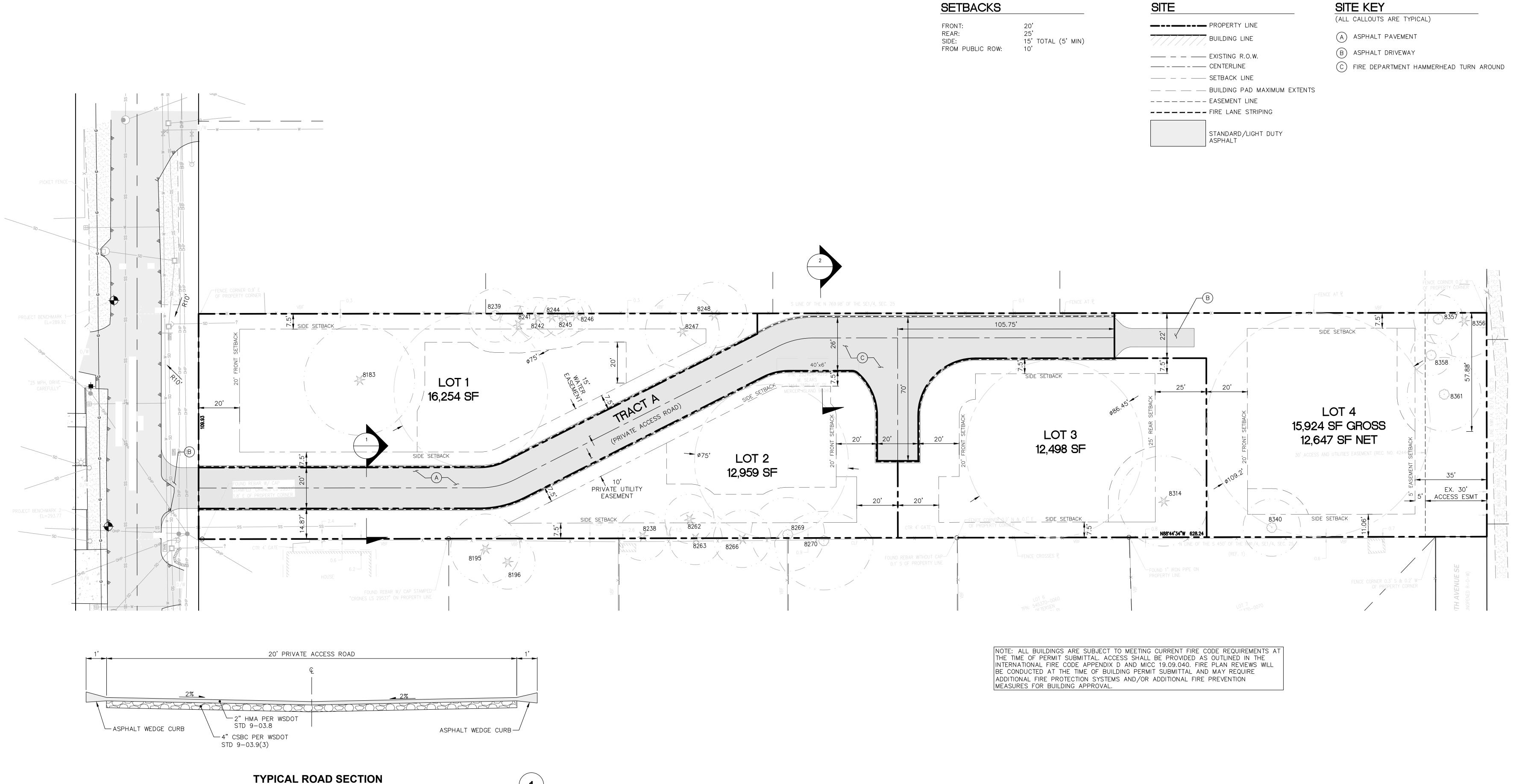
SHEET NAME

TREE INVENTORY TABLE

SHEET NUMBER

C1.1





SCALE: H: 1"=2' V: 1"=2'

26' PRIVATE ACCESS ROAD

FIRE DEPT. HAMMERHEAD TURN AROUND ROAD SECTION

SCALE: H: 1"=2' V: 1"=2'

ASPHALT WEDGE CURB-

└-2" HMA PER WSDOT

4" CSBC PER WSDOT STD 9-03.9(3)

STD 9-03.8

ASPHALT WEDGE CURB

NAVIX

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STAMP



REVISIONS ISSUED FOR: PERMIT RESUBMITTAL 06.23.23 PERMIT RESUBMITTAL 10.12.23 PERMIT RESUBMITTAL 12.01.23 PERMIT RESUBMITTAL 01.03.24



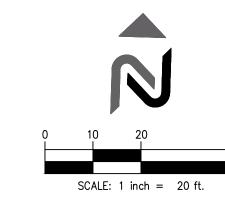
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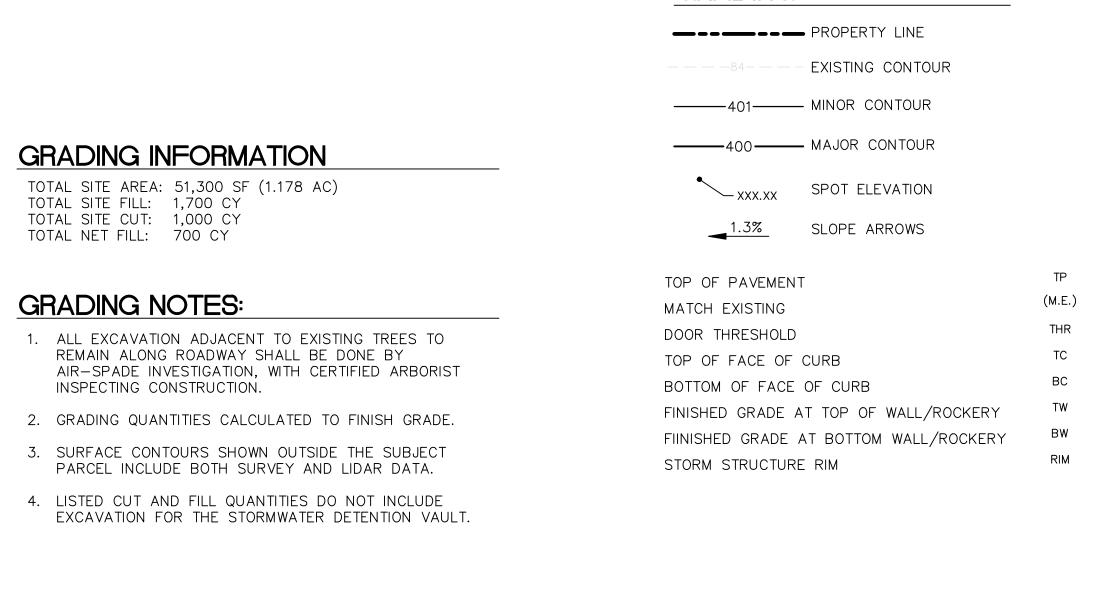
SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.

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

SHEET NAME SITE AND STREET **IMPROVEMENT PLAN**

SHEET NUMBER C2.0





GRADING

SEARS

NAVIX

SITE | CIVIL

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CLIENT/OWNER

SAINTFIELD2 LLC

PROJECT NAME

PROJECT ADDRESS

7414 78TH AVE SE MERCER ISLAND, WA 98040



REVISIONS PERMIT RESUBMITTAL 01.03.24



SECTION, TOWNSHIP, RANGE:

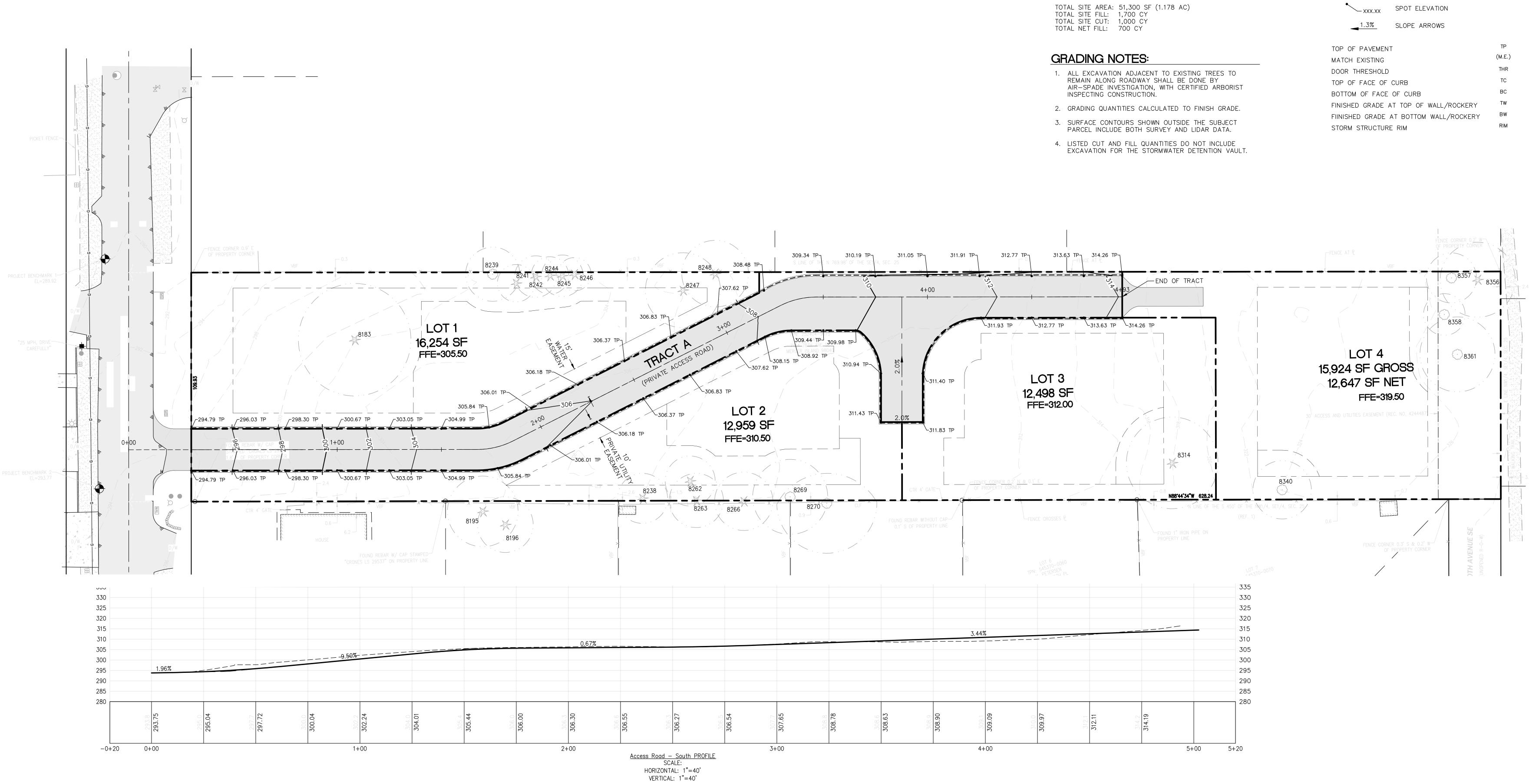
SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.

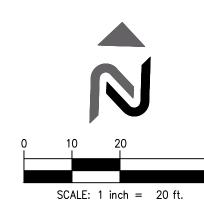
SHEET NAME

CONCEPTUAL **GRADING PLAN AND PROFILE**

SHEET NUMBER

C3.0





	UTILITY KEY NOTES											
KEY	ITEM											
1	SD STUB FOR FUTURE CONNECTION											
2	WATER STUB FOR FUTURE CONNECTION											
3	SANITARY SEWER STUB FOR FUTURE CONNECTION											
4	ELECTRICAL HANDHOLE/VAULT TO BE SIZED BY PSE											
5	TELECOM HANDHOLE/VAULT TO BE SIZED BY PROVIDER											
6	ADJUST EX. CB RIM TO GRADE. REPLACE GRATED LID W/ SOLID LID											
7	PRIVATE UTILITY EASEMENT											
	DDIMATE WATED FACEMENT											

WATER

STORM DRAIN CLEANOUT CATCH BASIN TYPE 1/1L CATCH BASIN TYPE 2

STORM

--- PRIVATE WATER MAIN PIPE —— DOMESTIC WATER PIPE

WATER METER/DCVA

POST INDICATOR VALVE

SEWER ----- SS ------ SANITARY SEWER PIPE

STORMWATER GENERAL NOTES

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

SANITARY SEWER CLEANOUT SANITARY SEWER MANHOLE

CLIENT/OWNER

SAINTFIELD2 LLC

NAVIX

SITE | CIVIL

11235 s.e. 6th street | suite 150

bellevue, wa 98004

t: 425.453.9501 | f: 425-453-8208

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PROJECT NAME

SEARS

PROJECT ADDRESS

7414 78TH AVE SE MERCER ISLAND, WA 98040



REVISIONS ISSUED FOR: PERMIT RESUBMITTAL 06.23.23 PERMIT RESUBMITTAL 10.12.23 PERMIT RESUBMITTAL 12.01.23 PERMIT RESUBMITTAL 01.03.24

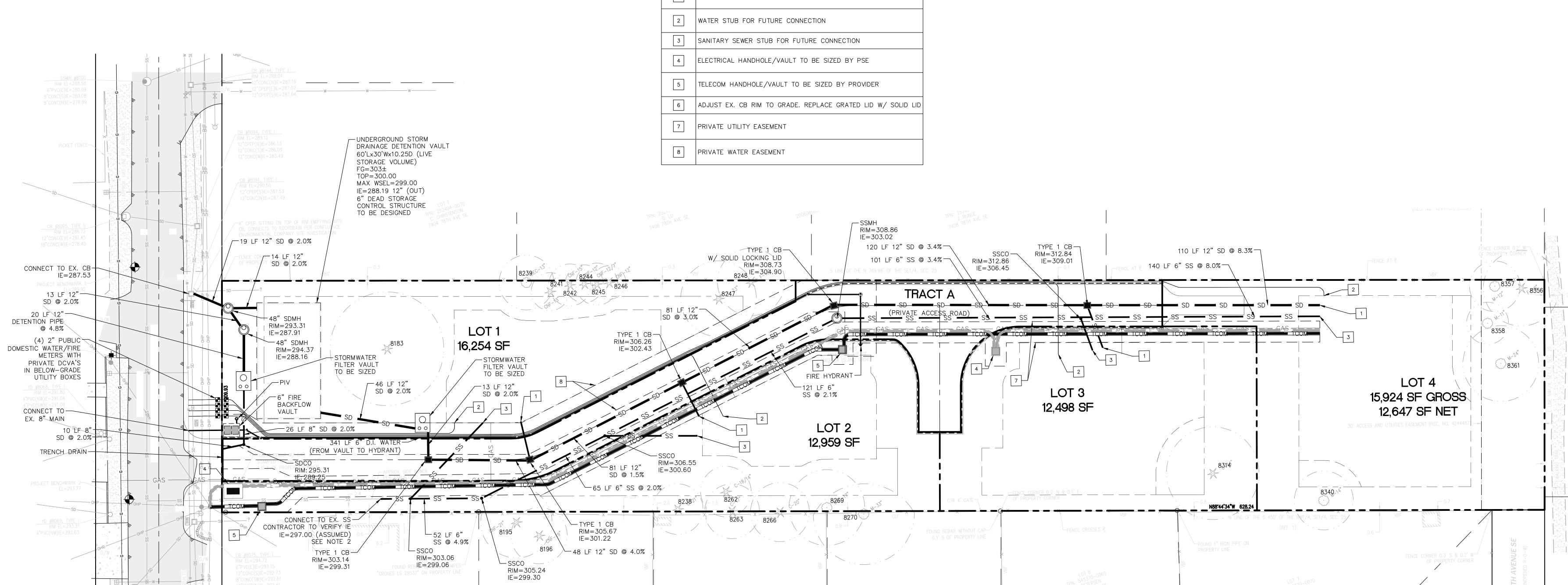
SECTION, TOWNSHIP, RANGE:

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

SHEET NAME

CONCEPTUAL **UTILITY PLAN**

C4.0



NOTES:

- 1. THE DESIGN FOR THE STORM, SEWER, AND WATER UTILITIES ARE PRELIMINARY ONLY. THE DETAILED DESIGN WILL BE REVIEWED DURING THE SITE DEVELOPMENT PERMIT PHASE AFTER THE PRELIMINARY SHORT PLAT IS APPROVED.
- 2. THE CONDITION AND SIZE OF THE EXISTING SIDE SEWER WILL NEED TO BE VERIFIED DURING THE SITE DEVELOPMENT PERMIT AFTER THE PRELIMINARY SHORT PLAT IS APPROVED.

UL. / PG.	OL.	/	PG.
-----------	-----	---	-----

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 SUB23-001

APPROVALS

CODE OFFICIAL

CITY ENGINEER

CITY OF MERCER ISLAND CODE OFFICIAL

CITY OF MERCER ISLAND ENGINEER

EXAMINED AND APPROVED THIS _____ DAY OF _____

EXAMINED AND APPROVED THIS _____ DAY OF ______, 20__.

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 OI ALL PRIVATE STREETS, AVENUES, AND PLACES AS SHOWN ON THE PLAT; AND HEREBY DECLARE AN GRANT EASEMENTS TO ANY WATER, SEWER, ELECTRIC, TELEPHONE, TELEVISION CABLE, GAS OR OTHI 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 STREE OR STREETS ARE GRADED.
FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS OF 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 LAS 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).
IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS DAY OF, 20
SAINTFIELD2, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
BY:
ITS:
ACKNOWLEDGMENT
STATE OF WASHINGTON)
)SS COUNTY OF KING
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
DATED:, 20
PRINTED NAME: NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT

DECLARATION

MY APPOINTMENT EXPIRES _____

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. SHOULD THE ______ HOME OWNERS ASSOCIATION 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

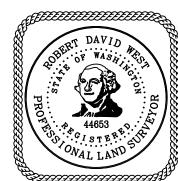
PRIVATE EASEMENT PROVISIONS (P.E.P.)

- 1. 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.
- 2. THE PRIVATE WATER EASEMENT OVER LOT 1 IS TO THE BENEFIT OF THE OWNERS OF LOTS 2 THROUGH 4. THE OWNERS OF LOTS 1 THROUGH 4 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE PRIVATE WATER LINES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR THE PRIVATE WATER LINES USED IN COMMON WITHIN SAID EASEMENT.

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



	RECORDING CERTIFICATE
	FILED FOR RECORD OF THE KING COUNTY COUNCIL THIS DAY OF, 20, AT MINUTES PAST AND RECORDED IN VOLUME OF PLATS, PAGE(S), RECORDS OF KING COUNTY, WASHINGTON.
	DIVISION OF RECORDS AND ELECTIONS
	MANAGER SUPERINTENDENT OF RECORDS
4	

SHEET INDEX

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



CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING

JOB NO. 22178

RECORDING NO.

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

SHEET 1 OF 5

SCALE: 1" = 40'

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

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 SUB23-001

BASIS OF BEARINGS

NO1"22'00"E BETWEEN THE TWO FOUND MONUMENTS IN THE CENTERLINE OF 78TH AVENUE SE PER REFERENCE 1. (ROTATED NO0°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

- 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:

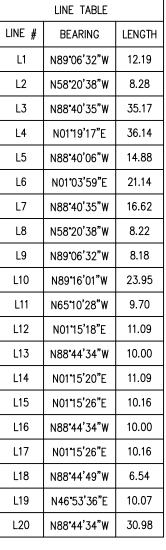
AND EXCEPT THE SOUTH 450 FEET THEREOF;

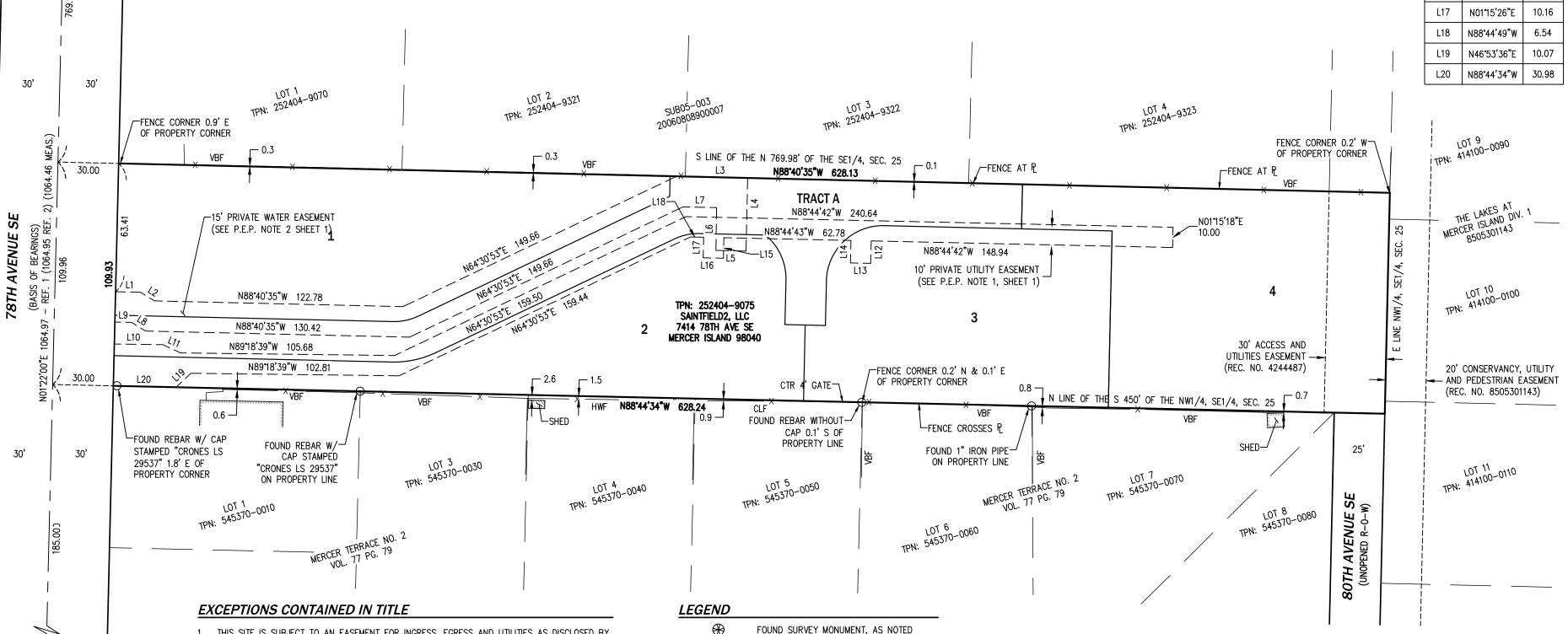
AND EXCEPT THE WEST 30 FEET THEREOF.

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.
- 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.





1. THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DISCLOSED BY 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 COUNTY, WASHINGTON. (NOTHING TO PLOT)

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



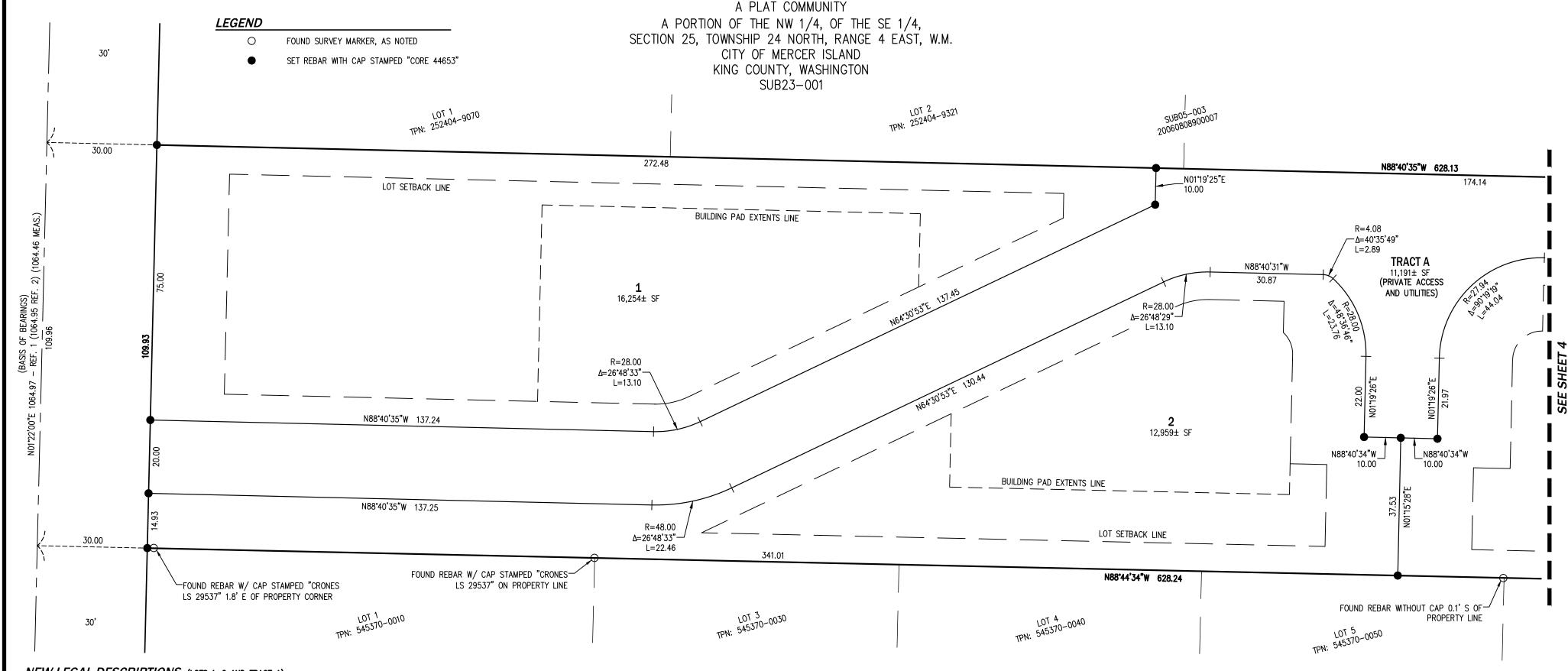
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING

SEE SHEETS 3 & 4 FOR LOT DIMENSIONS

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

JOB NO. 22178

SHEET 2 OF 5



NEW LEGAL DESCRIPTIONS (LOTS 1, 2 AND TRACT A)

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE NORTH 769.98 FEET THEREOF;

AND EXCEPT THE SOUTH 450 FEET THEREOF: AND EXCEPT THE WEST 30 FEET THEREOF; DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE S88°44'34"E, ALONG THE SOUTH LINE OF SAID SUBDIVISION 165.00 FEET;

THENCE N01°22'00"E 55.52 FEET;

THENCE N55'19'47"W 50.22 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°20'48", A DISTANCE OF 16.30 FEET TO A POINT OF TANGENCY; THENCE N88'40'35"W 107.63 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION AND THE EASTERLY RIGHT-OF-WAY MARGIN OF 78TH AVENUE SE; THENCE S01°22'00"W, ALONG SAID MARGIN, 87.93 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 769.98 FEET THEREOF; AND EXCEPT THE SOUTH 450 FEET THEREOF; AND EXCEPT THE WEST 30 FEET THEREOF; DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE S88'44'34"E, ALONG THE SOUTH LINE OF SAID SUBDIVISION, 165.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S88°44'34"E, ALONG SAID LINE, 210.62 FEET;

THENCE N01°19'25"E 37.34 FEET; THENCE N88'40'35"W 10.04 FEET;

THENCE NOT15'26"E 22.19 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47"35"28", A DISTANCE OF 23.26 FEET TO A POINT OF COMPOUND CURVATURE WITH A 5.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42'20'33", A DISTANCE OF 3.70 FEET TO A POINT OF TANGENCY; THENCE N88'40'35"W 36.10 FEET TO A POINT OF TANGENCY WITH A 5.00-FOOT RADIUS CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45'00'00", A DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY;

THENCE N43'40'35"W 4.34 FEET TO A POINT OF TANGENCY WITH A 5.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY; THENCE N88'40'35"W 18.03 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°27'31", A DISTANCE OF 20.26 FEET TO A POINT OF TANGENCY; THENCE S49'51'54"W 45.03 FEET TO A POINT OF TANGENCY WITH A 48.00-FOOT RADIUS CURVE TO THE RIGHT;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°48'19", A DISTANCE OF 62.67 FEET TO A POINT OF TANGENCY;

THENCE N55°19'47"W 15.90 FEET; THENCE S01°22'00"W 55.52 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST,

W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE NORTH 769.98 FEET THEREOF;

AND EXCEPT THE SOUTH 450 FEET THEREOF;

AND EXCEPT THE WEST 30 FEET THEREOF;

DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE NOT 22'00"E, ALONG THE WEST LINE OF SAID SUBDIVISION AND THE EASTERLY RIGHT-OF-WAY MARGIN OF 78TH AVENUE SW, 87.93 FEET TO

THENCE CONTINUING NO1'22'00"E, ALONG SAID LINE, 22.00 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION;

THENCE S88°40'35"E, ALONG THE NORTH LINE OF SAID SUBDIVISION, 445.44 FEET;

THENCE S01°19'25"W 22.00 FEET; THENCE N88'40'35"W 31.97 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90'03'59", A DISTANCE OF 44.01 FEET TO A POINT OF TANGENCY;

THENCE S01'15'26"W 22.12 FEET; THENCE N88'40'35"W 20.00 FEET;

THENCE NO1"15'26"E 22.19 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47'35'28", A DISTANCE OF 23.26 FEET TO A POINT OF COMPOUND

CURVATURE WITH A 5.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42'20'33", A DISTANCE OF 3.70 FEET TO A POINT OF TANGENCY:

THENCE N88'40'35"W 36.10 FEET TO A POINT OF TANGENCY WITH A 5.00-FOOT RADIUS CURVE TO THE RIGHT: THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45'00'00", A DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY;

THENCE N43'40'35"W 4.34 FEET TO A POINT OF TANGENCY WITH A 5.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45'00'00", A DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY;

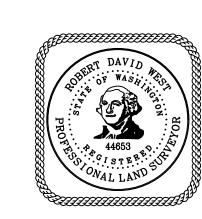
THENCE N88'40'35"W 18.03 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°27'31", A DISTANCE OF 20.26 FEET TO A POINT OF TANGENCY;

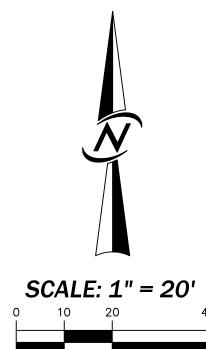
THENCE S49'51'54"W 45.03 FEET TO A POINT OF TANGENCY WITH A 48.00-FOOT RADIUS CURVE TO THE RIGHT;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 74'48'19", A DISTANCE OF 62.67 FEET TO A POINT OF TANGENCY; THENCE N55'19'47"W 66.12 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33'20'48", A DISTANCE OF 16.30 FEET TO A POINT OF TANGENCY; THENCE N88°40'35"W 107.63 FEET TO THE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.







CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING

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SHEET 3 OF 5

VOL. / PG.

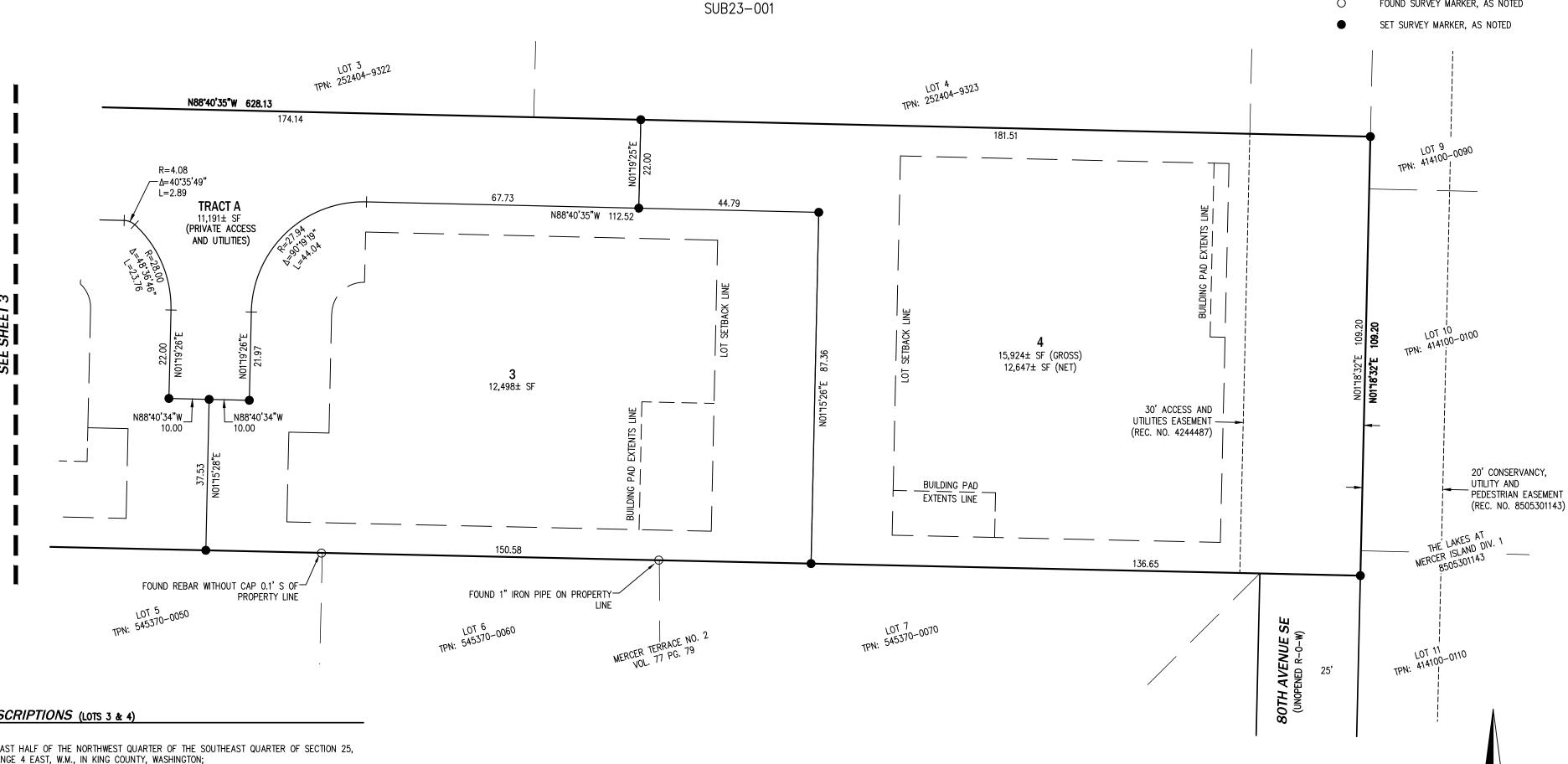
FOUND SURVEY MARKER, AS NOTED

LEGEND

0

SEARS SHORT PLAT

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



NEW LEGAL DESCRIPTIONS (LOTS 3 & 4)

LOT 3:
THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE NORTH 769.98 FEET THEREOF; AND EXCEPT THE SOUTH 450 FEET THEREOF;

AND EXCEPT THE WEST 30 FEET THEREOF;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S88'44'34"E, ALONG THE SOUTH LINE OF SAID SUBDIVISION, 375.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88'44'34"E, ALONG SAID LINE, 152.62 FEET;

THENCE N88'40'35"W 114.59 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°03'59", A DISTANCE OF 44.01 FEET TO A POINT OF TANGENCY;

THENCE S01°15'26"W 22.12 FEET; THENCE N88'40'35"W 9.96 FEET;

THENCE S01"19'25"W 37.34 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LOT 4:
THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE NORTH 769.98 FEET THEREOF; AND EXCEPT THE SOUTH 450 FEET THEREOF;

AND EXCEPT THE WEST 30 FEET THEREOF; DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S88'44'34"E, ALONG THE SOUTH LINE OF SAID SUBDIVISION, 528.24 FEET TO THE POINT OF BEGINNING THENCE CONTINUING S88'44'34"E, ALONG SAID LINE, 100.00 FEET TO THE SOUTHEAST CORNER OF SAID

THENCE NOT18'32"E, ALONG THE EAST LINE OF SAID SUBDIVISION, 109.20 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION;

THENCE N88°40'35"W, ALONG THE NORTH LINE OF SAID SUBDIVISION, 182.70 FEET;

THENCE S01°19'25"W 22.00 FEET; THENCE S88'40'35"E 82.62 FEET;

THENCE S01°15'26"W 87.32 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.





CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING

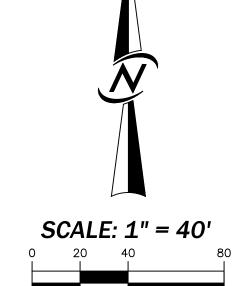
SCALE: 1" = 20'

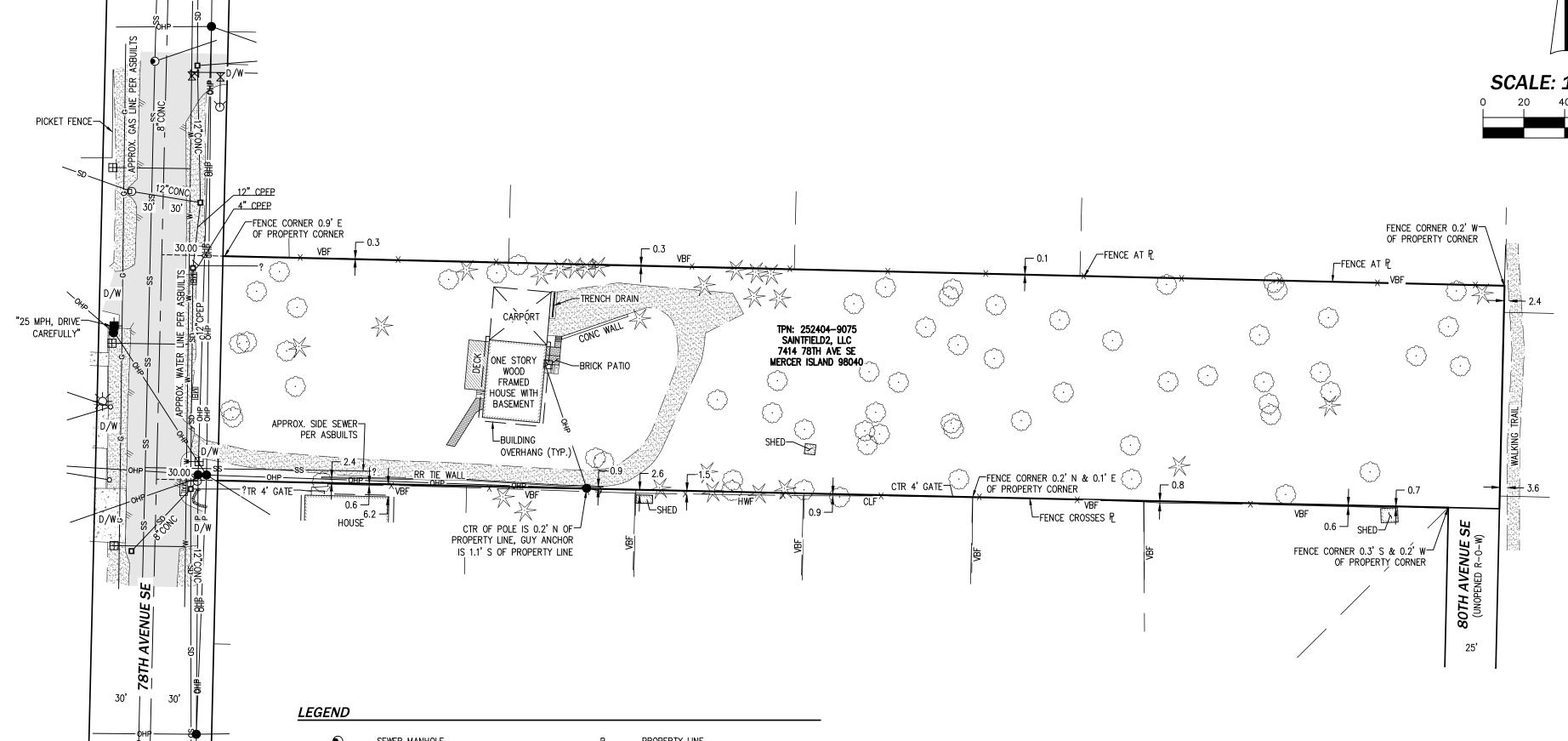
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JOB NO. 22178

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
SUB23-001





SEWER MANHOLE

CATCH BASIN TYPE I

CATCH BASIN TYPE II

YARD DRAIN

CULVERT END

FIRE HYDRANT

WATER VALVE

WATER METER

UTILITY POLE

GUY ANCHOR

YARD LIGHT

POWER METER

TRAFFIC SIGN, AS NOTED

MAILBOX

EVERGREEN TREE

DECIDUOUS TREE

PROPERTY LINE
D/W DRIVEWAY

CLF CHAIN LINK FENCE

VBF VERTICAL BOARD FENCE

HWF HOGWIRE FENCE

SS SEWER LINE

SD STORM DRAINAGE LINE

WATER LINE

G GAS LINE

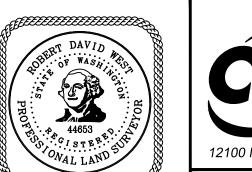
OHP OVERHEAD POWER LINE

FENCE LINE

GRAVEL

GRAVEL

BRICK





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SHEET 5 OF 5