



VICINITY MAP
N.T.S.



SEARS

PRELIMINARY PLAT PLANS

7414 78TH AVE SE, MERCER ISLAND, WA 98040

CITY OF MERCER ISLAND FILE NO: SUB23-001



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) 749-9600
CONTACT: WES GIESBRECHT

CONSULTANTS

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

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

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

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

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

UTILITIES

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

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

POWER:
PUGET SOUND ENERGY
CONTACT: MAKAYLA CANDILIERE
MAKAYLA.CANDILIERE@PSE.COM

NATURAL GAS:
PUGET SOUND ENERGY
10885 N.E. 4TH STREET
BELLEVUE, WA 98004
(425) 452-1234

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

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

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

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

LOT INFORMATION:

LOT #	GROSS FLOOR AREA CALCULATIONS		LOT SLOPE CALCULATIONS				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

PROJECT INFORMATION:

ADDRESS: 7414 78TH AVE SE, MERCER ISLAND, WA 98040
ZONING: R-9.6 (SINGLE FAMILY)
TOTAL PARCEL AREA: 68,827 SF (1.58 AC)
PROPOSED NUMBER OF LOTS: 4
MIN. LOT SIZE: 9,600 SF
MIN. LOT DEPTH: 80'
MIN. LOT WIDTH: 75'
MAX. BUILDING HEIGHT: 30'
MAX. GROSS FLOOR AREA: 45% LOT AREA
MAX. LOT COVERAGE: 40% (SLOPE < 15%)
35% (SLOPE < 30%)
TAX PARCEL NUMBER: 2524049075
SETBACKS:
FRONT: 20'
REAR: 25'
SIDE: 15' TOTAL (5' MIN.)
FROM PUBLIC R.O.W.: 10'

DATUM AND BENCHMARK:

BASIS OF BEARING FOR THIS SURVEY IS A LINE BETWEEN CITY OF MERCER ISLAND M 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.

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 AS 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 MEASURES.

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 BY THE CITY ENGINEER.

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.

CAUTION - NOTICE TO CONTRACTOR

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 PLANS.

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

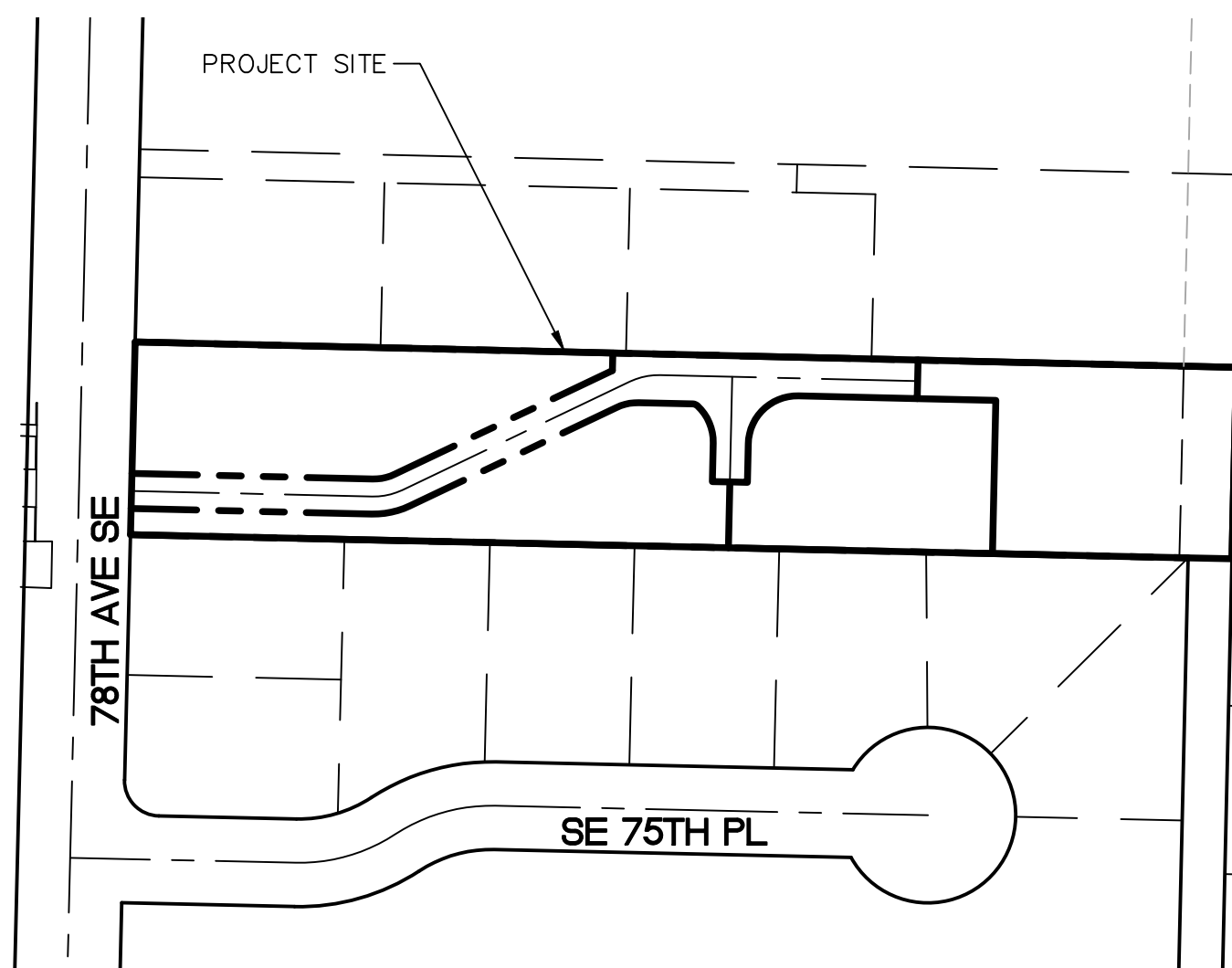
- BOUNDARY AND TOPOGRAPHIC SURVEY, DATED JUNE 10, 2022, BY CORE DESIGN.
- GEOTECHNICAL REPORT: PROPOSED SHORT PLAT 7414-78TH AVENUE SOUTHEAST, MERCER ISLAND, WASHINGTON, DATED DECEMBER 15, 2022, BY TERRA ASSOCIATES, INC.

SHEET INDEX

SHEET NO.	DRAWING TITLE
C0.1	COVER SHEET
C1.0	TREE RETENTION AND SITE DEMOLITION PLAN
C1.1	TREE INVENTORY TABLE
C2.0	SITE AND STREET IMPROVEMENT PLAN
C3.0	CONCEPTUAL GRADING PLAN AND PROFILE
C4.0	CONCEPTUAL UTILITY PLAN
S0.1	SHORT PLAT COVER SHEET
S0.2	SHORT PLAT SHEET 2
S0.3	SHORT PLAT SHEET 3
S0.4	SHORT PLAT SHEET 4
S0.5	SHORT PLAT SHEET 5

EXISTING LEGEND

	LIGHT POLE WITH ARM		POST INDICATOR VALVE
	LIGHT POLE WITH NO ARM / PEDESTRIAN SIGNAL POLE		FIRE DEPARTMENT CONNECTION
	POWER VAULT		HOSE BIBB
	UTILITY POLE		CATCH BASIN, TYPE 1
	GUY ANCHOR		CATCH BASIN, TYPE 2
	SIGNAL POLE		STORM MANHOLE
	SIGNAL POLE WITH LUMINAIRE ARM		STORM DRAIN CLEANOUT
	POWER METER		CULVERT
	POWER JUNCTION BOX		SANITARY SEWER MANHOLE
	POWER HANDHOLE		ROCKERY
	TRANSFORMER		BOLLARD
	TRAFFIC SIGNAL CONTROL BOX		SIGNPOST
	STREET LIGHT CONTROL BOX		MAILBOX
	CABLE TV JUNCTION BOX		WETLAND FLAG
	COMMUNICATIONS VAULT		DECIDUOUS TREE
	TELEPHONE PEDESTAL		CONIFEROUS TREE
	TELEPHONE JUNCTION BOX		MONUMENT
	GAS METER		FOUND REBAR/CAP
	GAS VALVE		TACK IN LEAD
	WATER VAULT		STORM DRAIN LINE
	FIRE HYDRANT		GAS LINE
	WATER VALVE		OVERHEAD POWER LINE
	WATER METER		UNDERGROUND POWER LINE
	MONITOR WELL		SANITARY SEWER LINE
	BLOWOFF VALVE		SANITARY SEWER FORCE MAIN
	PRESSURE RELIEF VALVE		OVERHEAD TELEPHONE LINE
	IRRIGATION CONTROL VALVE		UNDERGROUND TELEPHONE LINE
			WATER LINE



OVERALL SITE PLAN
SCALE: 1" = 100'



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	06.23.23
2	PERMIT RESUBMITTAL	10.12.23
3	PERMIT RESUBMITTAL	12.01.23
4	PERMIT RESUBMITTAL	01.03.24
5	PERMIT RESUBMITTAL	02.07.24



SECTION, TOWNSHIP, RANGE:

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

PROJECT TEAM

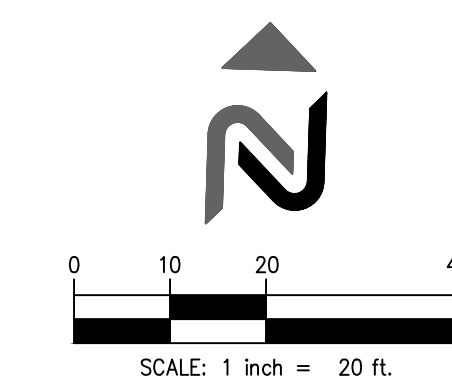
REVIEWED BY: J.TAFILIN
DESIGNED BY: G.GOUDY

SHEET NAME

COVER SHEET

SHEET NUMBER

C0.1



CLIENT/OWNER

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PROJECT NAME

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**7414 78TH AVE SE
MERCER ISLAND, WA 98040**

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SECTION, TOWNSHIP, RANGE:

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

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

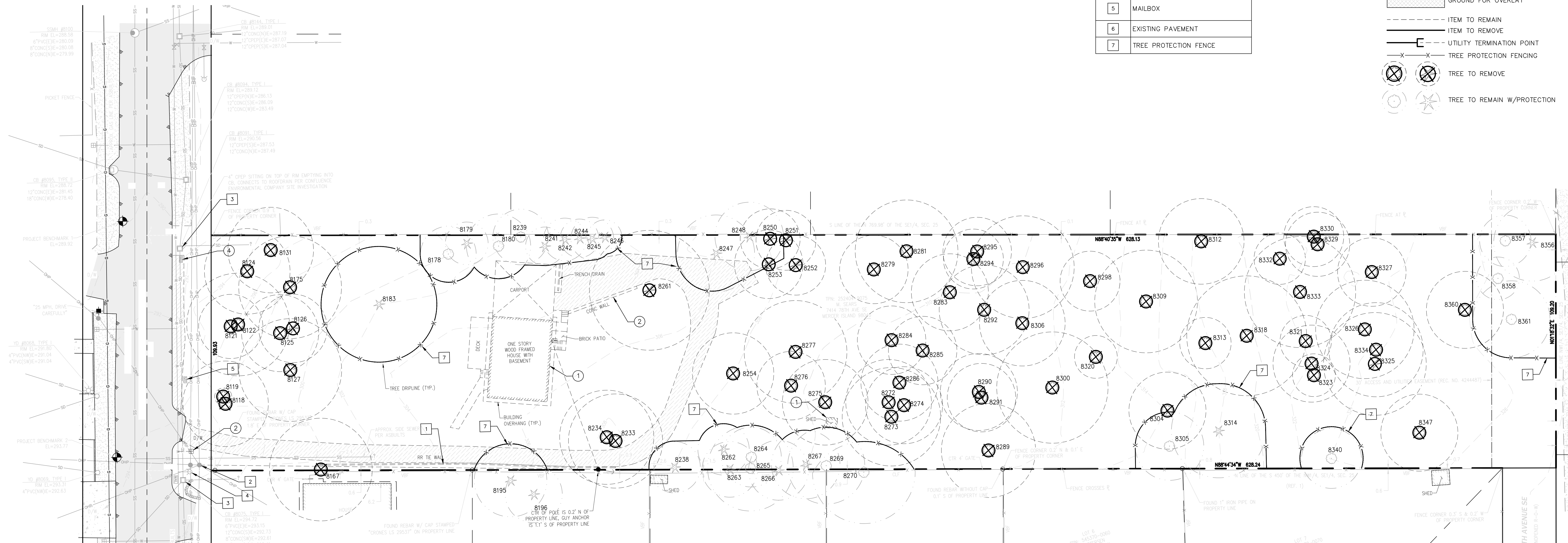
SHEET NAME
**TREE RETENTION
AND SITE
DEMOLITION
PLAN**
SHEET NUMBER
C1.0

DEMOLITION SCHEDULE	
KEY	ITEM
1	EXISTING BUILDINGS AND ALL APPURTENANCES
2	EXISTING RETAINING WALL
3	WATER METER
4	RELOCATE MAILBOX

PRESERVE/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

- PROPERTY LINE
- EXISTING R.O.W.
- CENTERLINE
- EASEMENT LINE
- EXISTING CONCRETE PAVEMENT, ASPHALT PAVEMENT AND/OR CONCRETE SIDEWALK TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED SEE NOTE 7
- EXISTING CONCRETE PAVEMENT, ASPHALT PAVEMENT TO BE GROUND FOR OVERLAY
- ITEM TO REMAIN
- ITEM TO REMOVE
- UTILITY TERMINATION POINT
- TREE PROTECTION FENCING
- TREE TO REMOVE
- TREE TO REMAIN W/PROTECTION



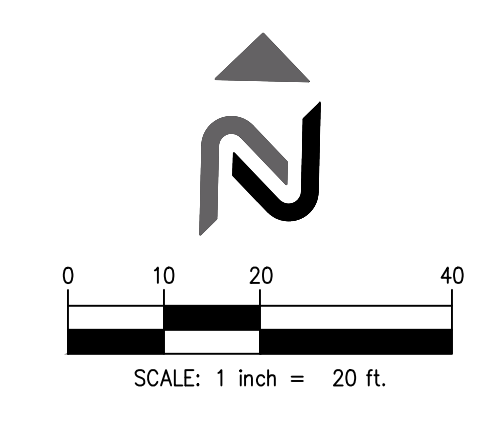
TREE RETENTION NOTES

- QUANTITIES OF TREES TO BE REMOVED IN THE TREE RETENTION LEGEND REFLECT TOTAL TREES THAT WILL REQUIRE REMOVAL AS PART OF THE SITE DEVELOPMENT.
- QUANTITIES OF TREES TO REMAIN IN THE TREE RETENTION LEGEND INCLUDES ALL TREES WITHIN THE STUDY AREA.
- PER MCC 19.16.010, A SIGNIFICANT TREE ON MERCER ISLAND IS ANY TREE WITH A DIAMETER OF TEN INCHES OR MORE.
- TREES DESIGNATED FOR REMOVAL WITHIN TREE PROTECTION 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.
- 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 LIFT CANOPY BY PRUNING LIMBS UP TRUNK.
- GRAVEL DRIVEWAY INSIDE OF TREE PROTECTION TO BE REMOVED UNDER DIRECTION OF CERTIFIED ARBORIST.

#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD					Located in grove?	Value	Healthy trees	Retained trees	Replacement
										Retain	Remove	Radius in feet									
												Viable	Non-viable	Construction	N	W					
1	8118	Bigleaf maple	40.5	40.5	20	Y	Fair	Ivy @ root crown up to 70', co-dominant leaders with included bark x2 @ 5', dead wood, broken branches, moss and lichen	1	20	20	20	20	E	1	1	6				
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						
3	8121	Bigleaf maple	23.8	23.8	15	Y	Fair	Previous ivy @ root crown up to 60', asymmetric canopy towards east	1	15	15	15	15		1	1	2				
4	8122	Bigleaf maple	10	10	24	Y	Fair	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	L	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, peeping 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	E	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	2				
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	L	1						
12	8178	Red alder	11.1	11.1	13		Poor	Falling towards east	1	13	13	13	13		1						
13	8179	Leylandi cypress	10.1	10.1	10		OK	Self-corrected lean towards north, exposed roots, hanger, typical of species	1	10	10	10	10		1	1	1				
14	8180	Red alder	11.2	11.2	15	No	OK	Exposed roots, falling towards south, typical of species, average health, structurally OK but not windfirm.	1	15	15	15	15		1						
15	8183	Douglas fir	47.1	47.1	27		OK	Abnormal bark, shedding bark, peeping bark, horizontal crack in bark @ 40' 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	1				
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	22	E	1						
17	8234	Kousa dogwood	14	14	22		OK	Suppressed canopy, asymmetric canopy-west, dead wood, broken branches, typical of species	1	22	22	22	22	E	1	1	6				
18	8238	Western red cedar	18.6	18.6	12		OK	Previous ivy @ root crown up to 50', thin canopy, typical of species	1	12	12	12	12	E	1	1	1				
19	8239	Red alder	12.5	12.5	13	Y	Fair	Exposed roots, serpentine trunk, lean towards north, typical of species	1	13	13	13	10	E	1	1	1				
20	8241	Leylandi cypress	13.5	13.5	9		OK	Typical of species	1	9	9	9	9	E	1	1	1				
21	8242	Leylandi cypress	14.8	14.8	10		OK	Typical of species, dead wood, broken branches	1	10	10	10	10	E	1	1	1				
22	8244	Leylandi cypress	12	12	9		OK	Dead wood, broken branches, typical of species	1	9	9	9	9	E	1	1	1				
23	8245	Leylandi cypress	7.14	15.5	10		OK	Co-dominant leaders with included bark x2 @ 3', typical of species	1	10	10	10	10	E	1	1	1				
24	8246	Leylandi cypress	11	11	8		OK	Dead wood, broken branches, typical of species	1	8	8	8	8	E	1	1	1				
25	8247	Douglas fir	23.2	23.2	18		OK	Previous light fixture, slight serpentine trunk, typical of species	1	18	18	18	18	E	1	1	1				
26	8248	Douglas fir	16	16	16		OK	Dead wood, broken branches, typical of species	1	16	16	16	16	E	1	1	1				
27	8250	Douglas fir	14	14	14		OK	Dead wood, broken branches, typical of species	1	14	14	14	14	E	1	1	6				
28	8251	Douglas fir	13	13	14		OK	Co-dominant canopy, typical of species	1	14	14	14	14	E	1	1	6				
29	8252	Hemlock	16.1	16.1	14		Fair	Racoon scat, serpentine trunk, suppressed canopy, dead wood, broken branches, thin canopy, typical of species	1	14	14	14	14	E	1						
30	8253	Douglas fir	17.9	17.9	16		OK	Typical of species	1	16	16	16	16	E	1	1	6				
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	1	19	19	19	19		1						
32	8261	Western red cedar	56.6	56.6	28	Y	Fair	Racoon scat, candelabra @ 10', vertical crack @ 5' up to 12' towards north, multiple 24" diameter branches fused towards south, coning, thin canopy	1	28	23	23	23	E	1	1	6				
33	8262	Western red cedar	19.2, 16.3	25	12		OK	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				
34	8263	Western red cedar	17.1	17.1	13		OK	Asymmetric canopy towards south, slight lean towards south, typical of species	1	13	13	13	13		2	1	1				
35	8264	European plum	14	14	14		Poor	Mostly dead, decay throughout	1	14	14	14	14		1		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		1				

ONSITE TREES

#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD					Located in grove?	Value	Healthy trees	Retained trees	Replacement
										Retain	Remove	Radius in feet									
												Viable	Non-viable	Construction	N	W					
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	16		1						
38	8269	Grand fir	18.2	18.2	18		OK	Thin canopy, vertical crack in bark root crown up to 30', typical of species	1	18	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						
40	8273	Bigleaf maple	19.2	19.2	23	Y	Fair	Nurse tree, self-corrected lean towards north, lean towards south, moss and lichen, asymmetric canopy towards south	1	23	23	23	23	E	2	1	1	6			
41	8274	Bigleaf maple	26	26	18		Poor	Mostly dead, Ganoderma	1	18	18	18	18	L	1						
42	8275	Bigleaf maple	23	23	20		OK	Moss and lichen, exposed roots, ivy @ root crown up to 30', dead wood, broken branches, typical of species	1	20	20	20	20	E	2	1	1	6			
43	8276	Bigleaf maple	27.1	27.1	16		Poor	Tape 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	E	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	13.5	13.5	24		OK	Moss and lichen, serpentine trunk, typical of species, lean towards north, asymmetric canopy towards north, dominant canopy	1	24	24	24	24	E	3	1	1	6			
47	8283	Bigleaf maple	10.8	10.8	18		OK	Moss and lichen, exposed roots, typical of species	1	18	18	18	18	E	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	E	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	Y	Fair	Moss and lichen, serpentine trunk, lean 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	21.8	21.8	21.8	21.8		1						
52	8290	Bigleaf maple	14.8	14.8	18		OK	Moss and lichen, typical of species	1	18	18	18	18	E	3	1	1	6			
53	8291	Bigleaf maple	11	11	16 south only		OK	Lean towards south, asymmetric canopy towards south, moss and lichen, typical of species	1	16	16	16	16	E	3	1	1	6			
54	8292	Red alder	17.1	17.1	21		Poor	Abnormal bark, shedding bark, previous top loss @ 40', no leaders	1	21	21	21	21		1						
55	8294	Bigleaf maple	12	12	14		OK	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		OK	Typical of species, no access	1	16	16	16	16		3	1	1	2			
57	8296	Bitter cherry	19	19	24		OK	Moss and lichen, previous top loss, vertical cracks in bark	1	24	24	24	24		3	1	1	2			
58	8298	Bitter cherry	10	10	14		OK	Ivy @ root crown up to 20', typical of species	1	14	14	14	14		3	1	1	2			
59	8300	European plum	12	12	26		Poor	Falling towards southeast, lean >45°	1	26	26	26	26		1						
60	8304	Bigleaf maple	16.4	16.4	18		Poor	Abnormal bark, shedding bark, mostly dead	1	18	18	18	18		1						
61	8305	Bigleaf maple	6.5, 4, 3	10	16		Fair	Co-dominant leaders with included bark x2 @ root crown, moss and lichen, twisted trunks, dead scaffolds	1	16	16	16	16		1		1				
62	8306	Bigleaf maple	10.4	10.4	20		OK	Moss and lichen, asymmetric canopy towards west, typical of species	1	20	20	20	20	E	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	1	24	24	24	24		1						
64	8312	Bigleaf maple	12	12	20		Poor	Previous top loss @ 15', weak 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		1						
66	8314	Western red cedar	45.7	45.7	22		OK	Thin canopy, previous top loss, elongated branches, racoon scat, drought stress	1	22	22	22	22	E	1	1	1				
67	8318	Bigleaf maple																			



SETBACKS

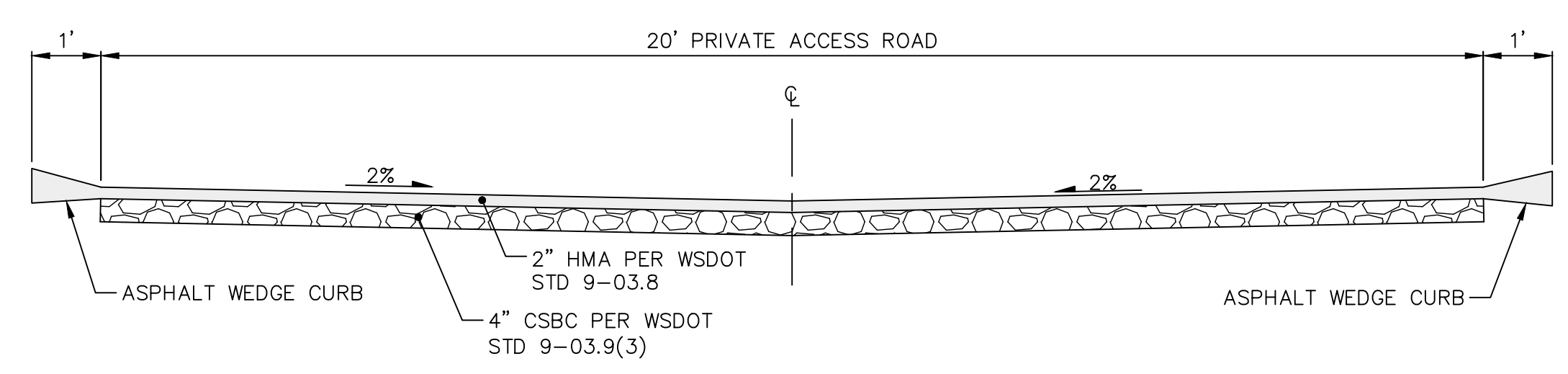
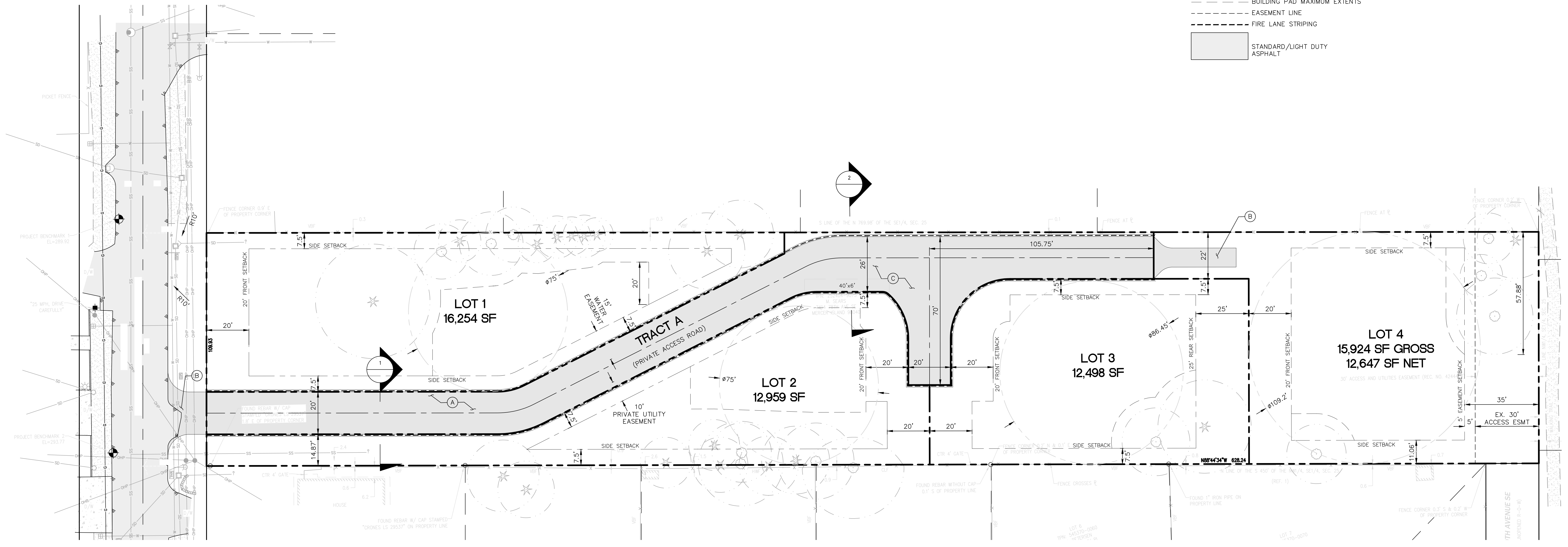
FRONT:	20'
REAR:	25'
SIDE:	15' TOTAL (5' MIN)
FROM PUBLIC ROW:	10'

SITE

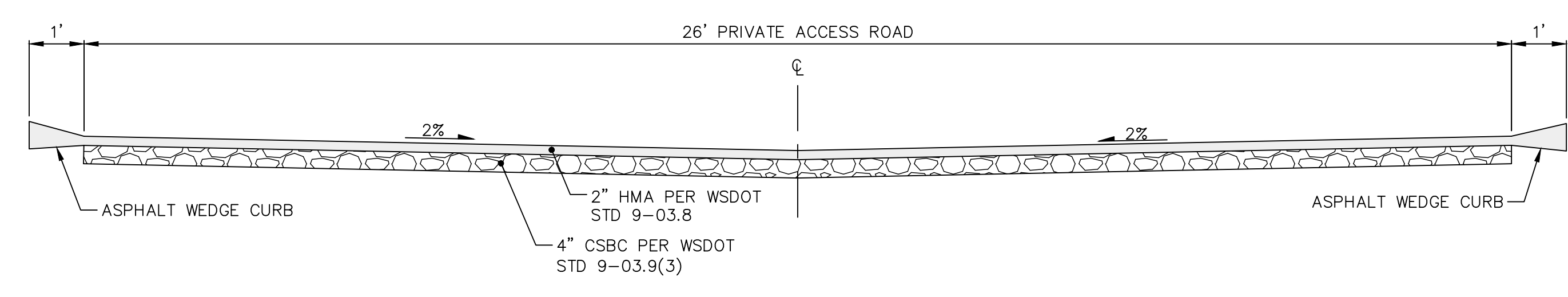
	PROPERTY LINE
	BUILDING LINE
	EXISTING R.O.W.
	CENTERLINE
	SETBACK LINE
	BUILDING PAD MAXIMUM EXTENTS
	EASEMENT LINE
	FIRE LANE STRIPING
	STANDARD/LIGHT DUTY ASPHALT

SITE KEY
 (ALL CALLOUTS ARE TYPICAL)

	ASPHALT PAVEMENT
	ASPHALT DRIVEWAY
	FIRE DEPARTMENT HAMMERHEAD TURN AROUND



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



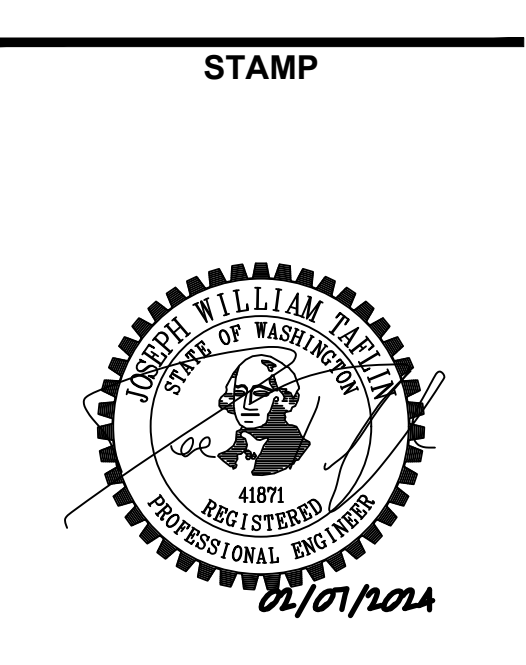
FIRE DEPT. HAMMERHEAD TURN AROUND ROAD SECTION
 SCALE: H: 1"=2' V: 1"=2'

NOTE: ALL BUILDINGS ARE SUBJECT TO MEETING CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF PERMIT SUBMITTAL. ACCESS SHALL BE PROVIDED AS OUTLINED IN THE INTERNATIONAL FIRE CODE APPENDIX D AND MICC 19.09.040. FIRE PLAN REVIEWS WILL BE CONDUCTED AT THE TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR ADDITIONAL FIRE PREVENTION MEASURES FOR BUILDING APPROVAL.

CLIENT/TOWNER
SAINTFIELD2 LLC

PROJECT NAME
SEARS

PROJECT ADDRESS
**7414 78TH AVE SE
 MERCER ISLAND, WA 98040**



REVISIONS

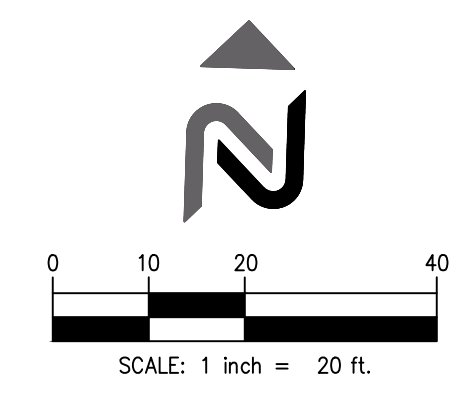
REV	ISSUED FOR:	DATE
1	PERMIT RESUBMITTAL	06.23.23
2	PERMIT RESUBMITTAL	10.12.23
3	PERMIT RESUBMITTAL	12.01.23
4	PERMIT RESUBMITTAL	01.03.24
5	PERMIT RESUBMITTAL	02.07.24



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



11235 s.e. 6th street | suite 150
 belleuve, 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	06.23.23
2	PERMIT RESUBMITTAL	10.12.23
3	PERMIT RESUBMITTAL	12.01.23
4	PERMIT RESUBMITTAL	01.03.24
5	PERMIT RESUBMITTAL	02.07.24



SECTION, TOWNSHIP, RANGE:

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

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

SHEET NAME

CONCEPTUAL
 GRADING PLAN
 AND PROFILE

SHEET NUMBER

C3.0

GRADING

- PROPERTY LINE
- - - - - EXISTING CONTOUR
- 401— MINOR CONTOUR
- 400— MAJOR CONTOUR
- xxx.xx SPOT ELEVATION
- 1.3% SLOPE ARROWS

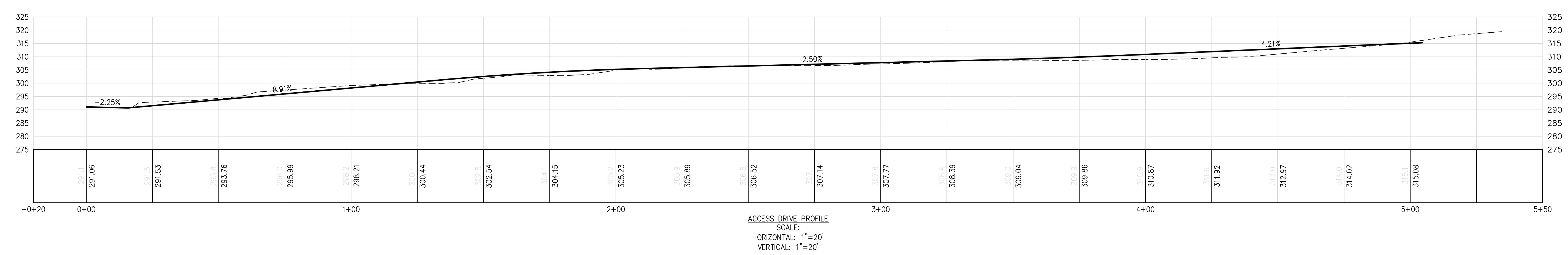
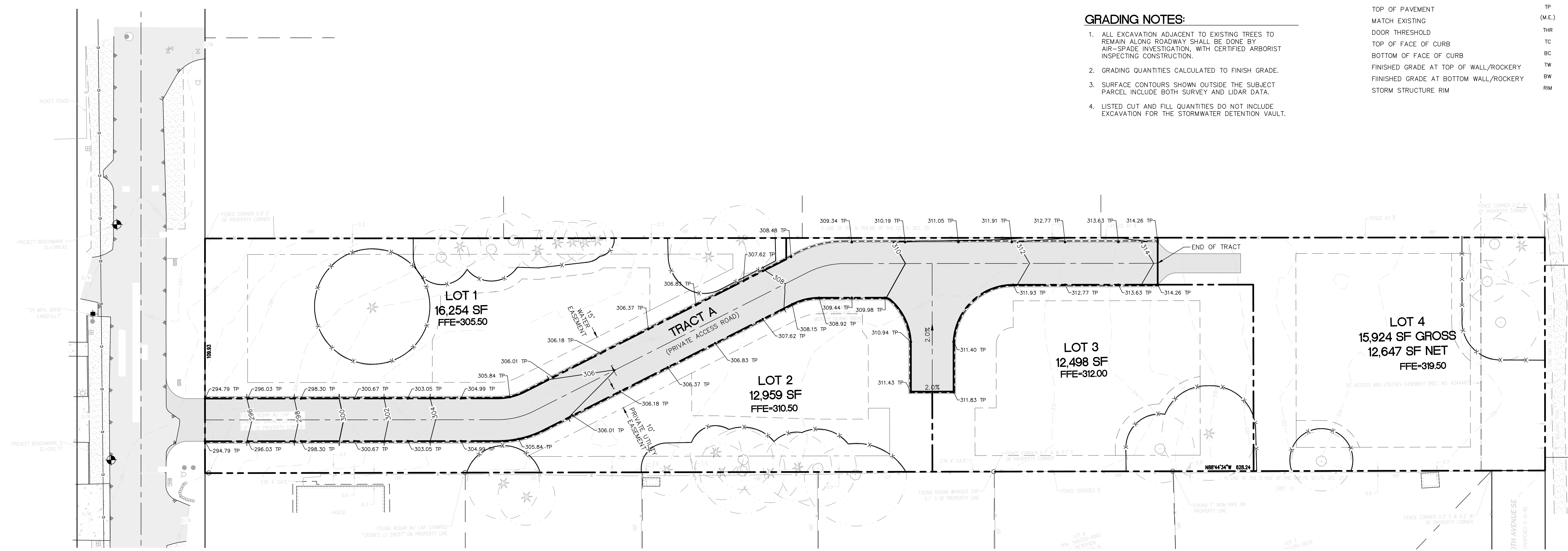
GRADING INFORMATION

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:

- ALL EXCAVATION ADJACENT TO EXISTING TREES TO REMAIN ALONG ROADWAY SHALL BE DONE BY AIR-SPADE INVESTIGATION, WITH CERTIFIED ARBORIST INSPECTING CONSTRUCTION.
- GRADING QUANTITIES CALCULATED TO FINISH GRADE.
- SURFACE CONTOURS SHOWN OUTSIDE THE SUBJECT PARCEL INCLUDE BOTH SURVEY AND LIDAR DATA.
- LISTED CUT AND FILL QUANTITIES DO NOT INCLUDE EXCAVATION FOR THE STORMWATER DETENTION VAULT.

- TOP OF PAVEMENT TP
- MATCH EXISTING (M.E.)
- DOOR THRESHOLD THR
- TOP OF FACE OF CURB TC
- BOTTOM OF FACE OF CURB BC
- FINISHED GRADE AT TOP OF WALL/ROCKERY TW
- FINISHED GRADE AT BOTTOM WALL/ROCKERY BW
- STORM STRUCTURE RIM RM



B:\Washington\Mercer_Island\Wes\G\Sears\Drawings\PLAT Packages\MISE_1200.dwg Feb 07, 2024 - 10:14am

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
 SUB23-001

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).

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 }
 COUNTY OF KING }SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE 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 _____ OF SAINTFIELD2, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____, 20____

PRINTED NAME: _____
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

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

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 WITHIN SAID TRACT.

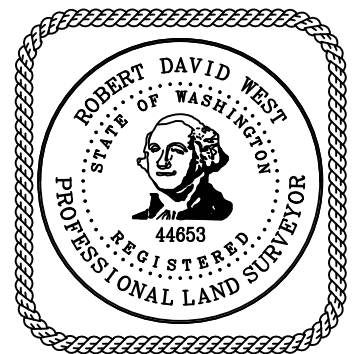
PRIVATE EASEMENT PROVISIONS (P.E.P.)

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 _____

SHEET INDEX

- 1 COVER SHEET
- 2 BOUNDARY AND EASEMENTS
- 3 LOTS AND EASEMENTS
- 4 LOTS AND EASEMENTS
- 5 EXISTING CONDITIONS



CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING

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

RECORDING NO. _____

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

JOB NO. 22178

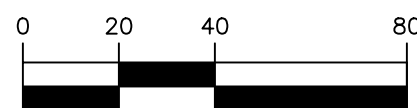
SHEET 1 OF 5

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
 SUB23-001



SCALE: 1" = 40'



BASIS OF BEARINGS

N01°22'00"E BETWEEN THE TWO FOUND MONUMENTS IN THE CENTERLINE OF 78TH AVENUE SE PER REFERENCE 1. (ROTATED N00°00'34"E ONTO WASHINGTON STATE PLANE COORDINATES PER GNSS OBSERVATIONS)

REFERENCES

1. PLAT OF MERCER TERRACE NO. 2 RECORDED IN VOLUME 77 OF PLATS, PAGE 79, RECORDS OF KING COUNTY, WASHINGTON. (USED FOR MONUMENT LOCATIONS)
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;

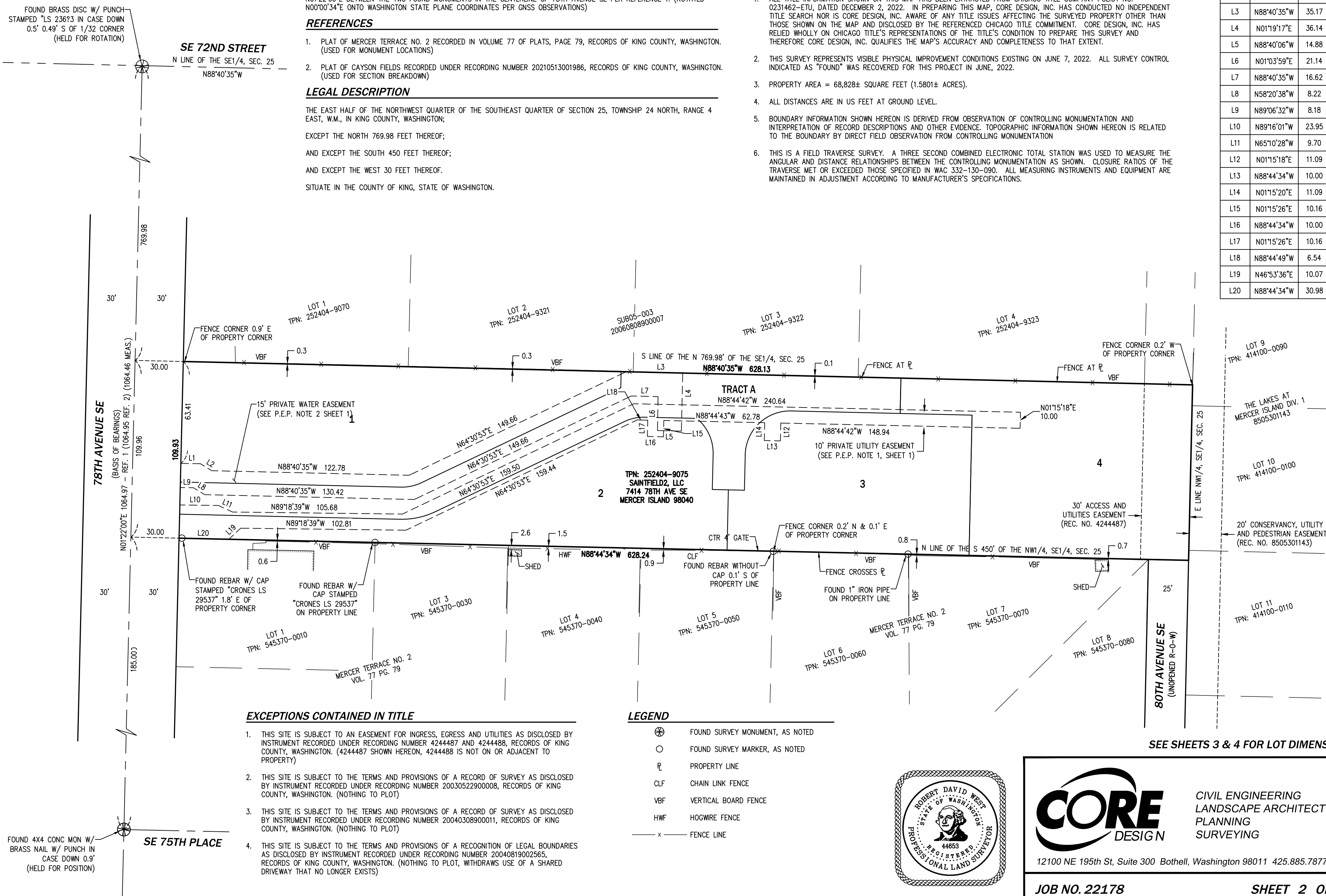
AND EXCEPT THE WEST 30 FEET THEREOF.

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± SQUARE FEET (1.5801± ACRES).
4. ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
5. 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
6. 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	N89°06'32"W	12.19
L2	N58°20'38"W	8.28
L3	N88°40'35"W	35.17
L4	N01°19'17"E	36.14
L5	N88°40'06"W	14.88
L6	N01°03'59"E	21.14
L7	N88°40'35"W	16.62
L8	N58°20'38"W	8.22
L9	N89°06'32"W	8.18
L10	N89°16'01"W	23.95
L11	N65°10'28"W	9.70
L12	N01°15'18"E	11.09
L13	N88°44'34"W	10.00
L14	N01°15'20"E	11.09
L15	N01°15'26"E	10.16
L16	N88°44'34"W	10.00
L17	N01°15'26"E	10.16
L18	N88°44'49"W	6.54
L19	N46°53'36"E	10.07
L20	N88°44'34"W	30.98

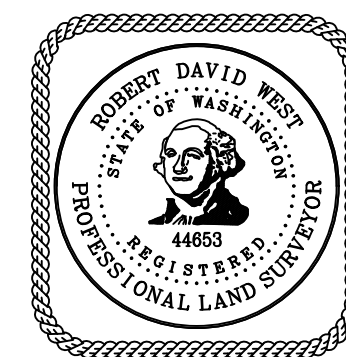


EXCEPTIONS CONTAINED IN TITLE

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 PROPERTY)
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)
4. 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)

LEGEND

- ⊗ FOUND SURVEY MONUMENT, AS NOTED
- FOUND SURVEY MARKER, AS NOTED
- ℙ PROPERTY LINE
- CLF CHAIN LINK FENCE
- VBF VERTICAL BOARD FENCE
- HWF HOGWIRE FENCE
- x — FENCE LINE



CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING

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

JOB NO. 22178

SHEET 2 OF 5

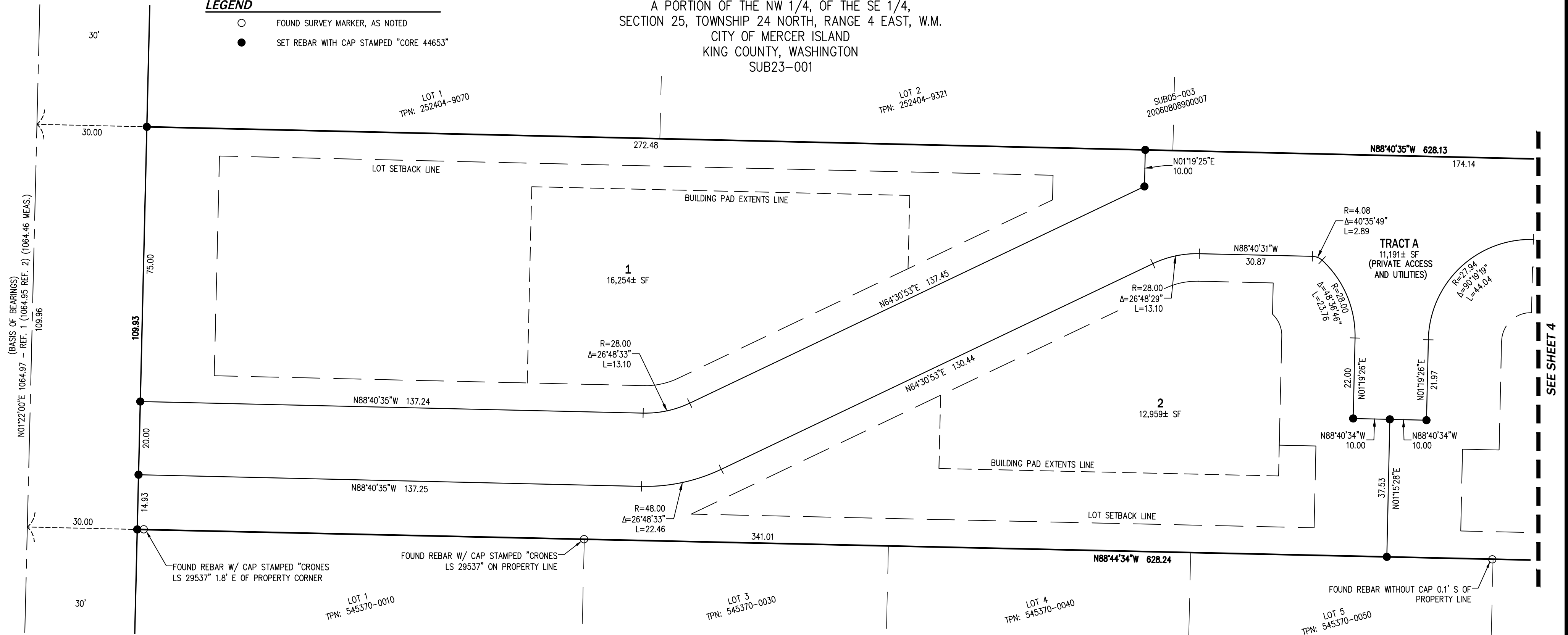
SEE SHEETS 3 & 4 FOR LOT DIMENSIONS

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
 SUB23-001

LEGEND

- FOUND SURVEY MARKER, AS NOTED
- SET REBAR WITH CAP STAMPED "CORE 44653"



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

LOT 1:
 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.

LOT 2:
 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:

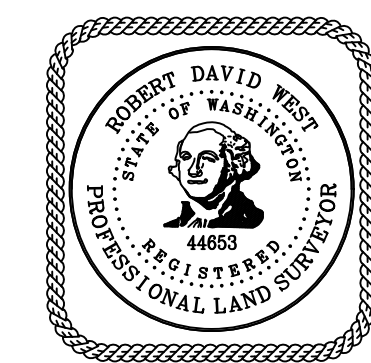
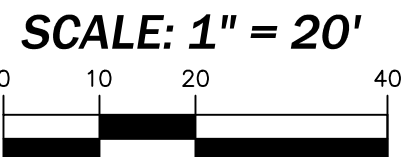
COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
 THENCE S88°44'34"E, ALONG THE SOUTH LINE OF SAID SUBDIVISION, 165.00 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING S88°44'34"E, ALONG SAID LINE, 210.62 FEET;
 THENCE N01°19'25"E 37.34 FEET;
 THENCE N88°40'35"W 10.04 FEET;
 THENCE N01°15'26"E 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 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.

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:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
 THENCE N01°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 THE POINT OF BEGINNING;
 THENCE CONTINUING N01°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 N01°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.



CORE DESIGN
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING

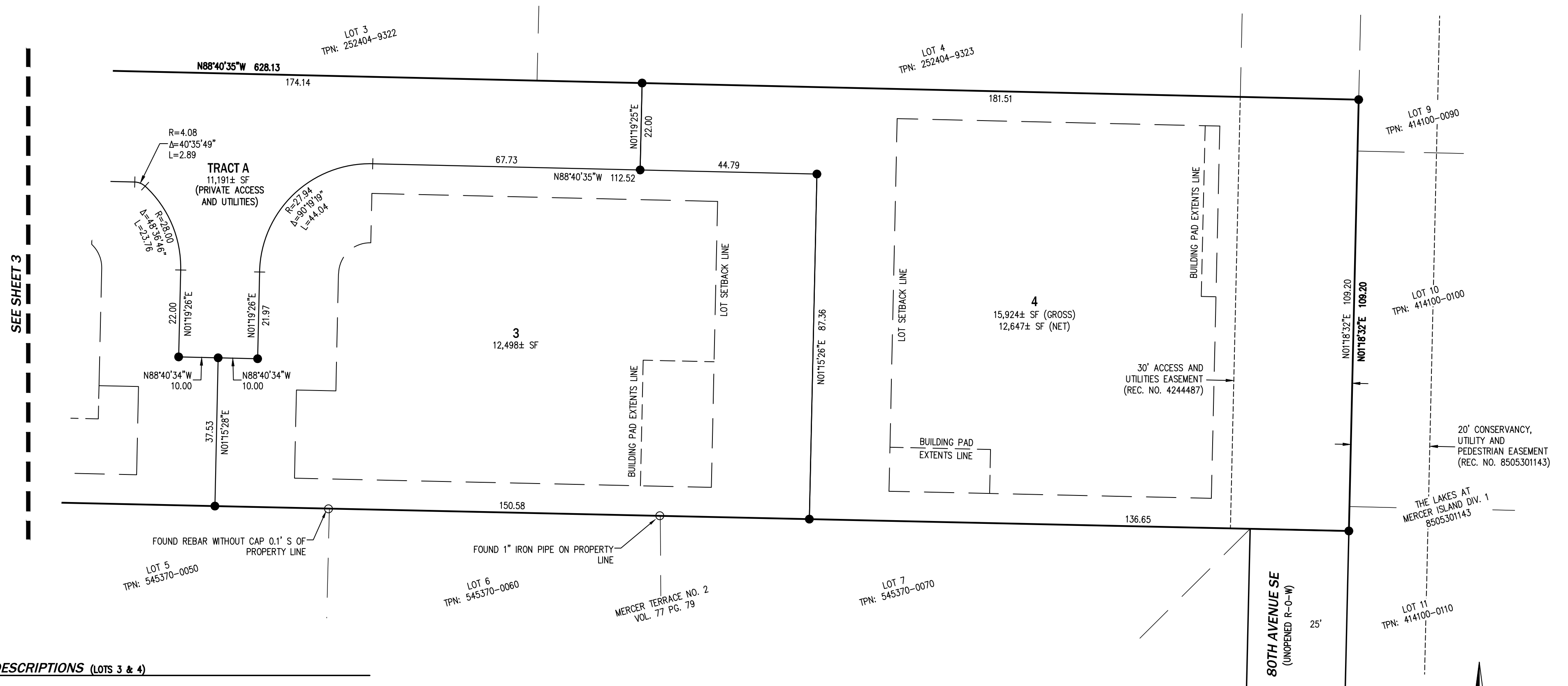
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

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
 SUB23-001

LEGEND

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



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;
 DESCRIBED AS FOLLOWS:

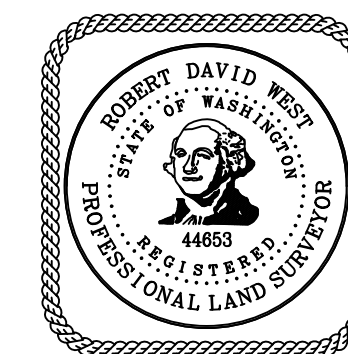
COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
 THENCE S88°44'34"E, ALONG THE SOUTH LINE OF SAID SUBDIVISION, 375.62 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING S88°44'34"E, ALONG SAID LINE, 152.62 FEET;
 THENCE N01°15'26"E 87.32 FEET;
 THENCE N88°40'35"W 114.59 FEET TO A POINT OF TANGENCY 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 SUBDIVISION;
 THENCE N01°18'32"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.



CORE DESIGN
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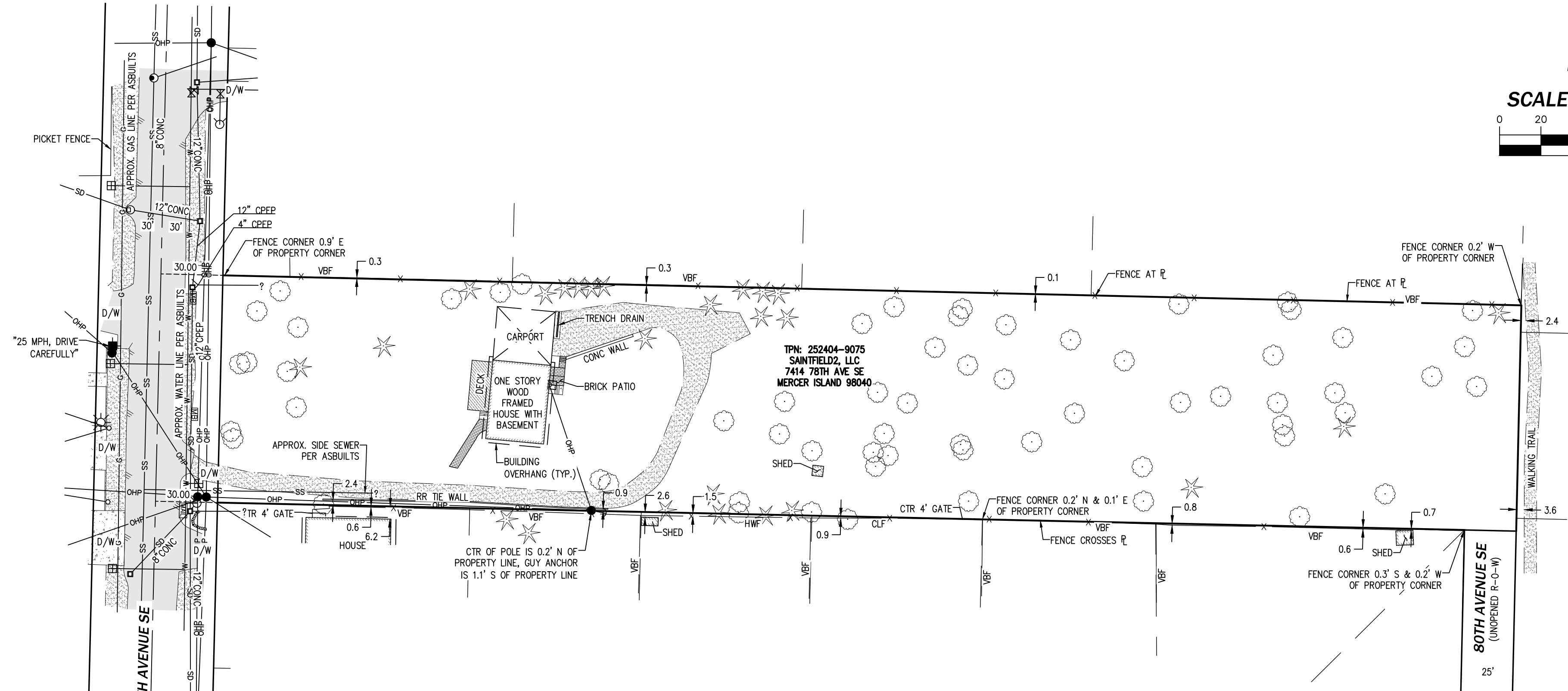
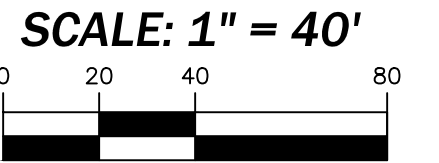
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JOB NO. 22178

SHEET 4 OF 5

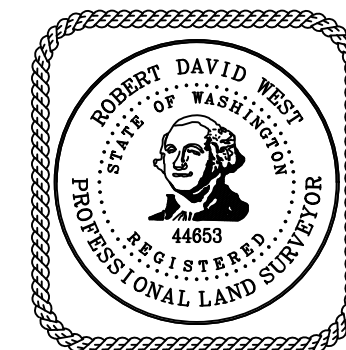
SEARS SHORT PLAT

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
 SUB23-001



LEGEND

●	SEWER MANHOLE	ℓ	PROPERTY LINE
□	CATCH BASIN TYPE I	D/W	DRIVEWAY
⊙	CATCH BASIN TYPE II	CLF	CHAIN LINK FENCE
○	YARD DRAIN	VBF	VERTICAL BOARD FENCE
>	CULVERT END	HWF	HOGWIRE FENCE
⊗	FIRE HYDRANT	—SS—	SEWER LINE
⊕	WATER VALVE	—SD—	STORM DRAINAGE LINE
⊞	WATER METER	—W—	WATER LINE
●	UTILITY POLE	—G—	GAS LINE
←	GUY ANCHOR	—OHP—	OVERHEAD POWER LINE
☀	YARD LIGHT	—x—	FENCE LINE
⊞	POWER METER	—	EDGE OF ASPHALT
⊞	TRAFFIC SIGN, AS NOTED	▒	CONCRETE
⊞	MAILBOX	▒	GRAVEL
★	EVERGREEN TREE	▒	BRICK
○	DECIDUOUS TREE		



CIVIL ENGINEERING
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