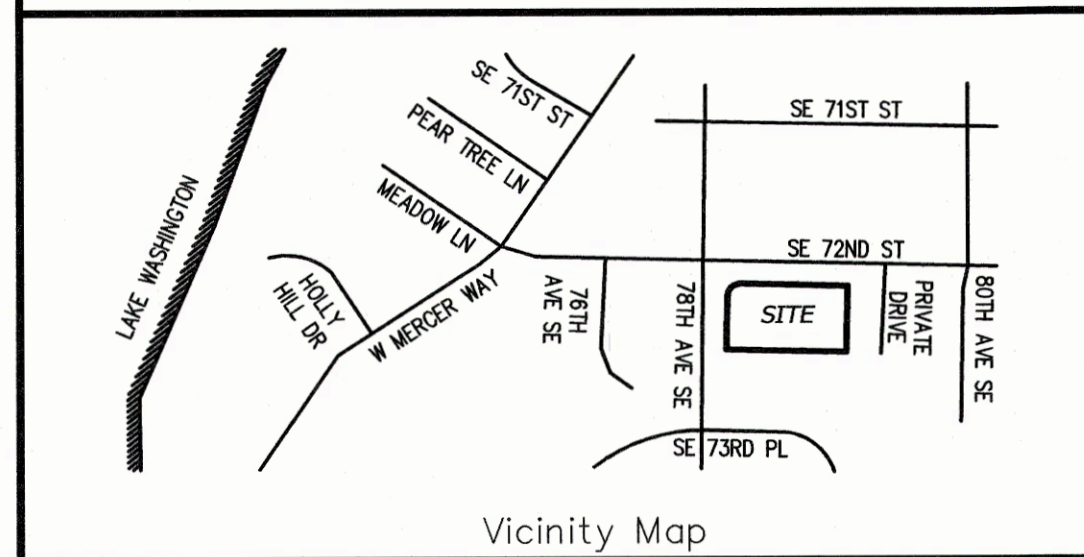


CITY OF MERCER ISLAND  
SHORT PLAT NO. SUB22-005  
KING COUNTY, WASHINGTON

# FENG SHORT PLAT

RECORDING NO. VOL./PAGE  
PORTION OF  
NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.



**OWNER**

MERCER ISLAND - 7204 78TH LLC  
MANAGER: GRACE FENG  
MAILING ADDRESS: 2050 89TH AVENUE NE  
CLYDE HILL, WASHINGTON 98004  
PHONE NUMBER: 425-449-1687

**APPLICANT/AGENT**

PEIK LI PANG  
PHONE NUMBER: 425-287-1567

**PROJECT DESCRIPTION**

SUBDIVIDE EXISTING LOT INTO TWO LOTS AND BUILD TWO NEW SINGLE FAMILY DWELLINGS.

**LEGAL DESCRIPTION**

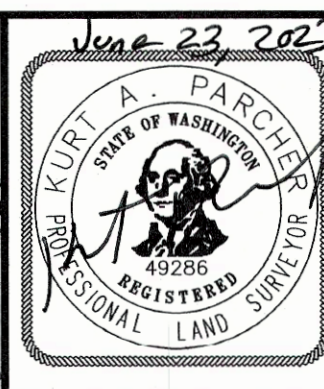
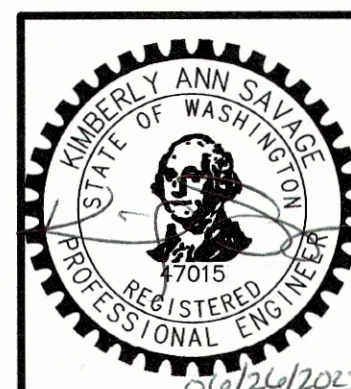
PER RAINIER TITLE, LLC GUARANTEE NO. G-0000457282248,  
DATED FEBRUARY 27, 2023 AT 8:00 AM  
THE SOUTH 110 FEET OF THE NORTH 140 FEET OF THE EAST HALF OF THE  
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25,  
TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON;  
LESS THE EAST 427.4 FEET THEREOF; LESS COUNTY ROAD;

**PLAT DATA**

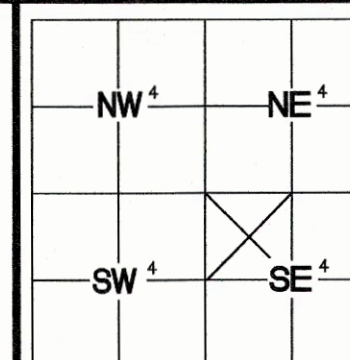
PLAT AREA : 21,916+/- SF. ( 0.50+/- ACRE )  
PARCEL NUMBER : 2524049068  
SITE ADDRESS : 7208 78TH AVE. SE.  
ZONING : R-9.6 (SINGLE FAMILY)  
NUMBER OF LOTS : 2  
LOT 1 = 11,329+/- SF.  
LOT 2 = 10,588+/- SF.  
DENSITY : 4 DUS./AC.  
EXISTING STRUCTURES : ALL TO BE REMOVED  
LOT 1 COVERAGE: EXISTING = 3,709+/- SF. (32.74%)  
NET AREA = 11,329 - 669 = 10,660 SF.  
BUILDING AREA = 2,666 SF. (25.01%)  
DRIVEWAY = 1,543 SF. (14.47%)  
HARDSCAPE = 533 SF. (5.00%)  
NET COVERAGE = 4,209 SF. (39.48%)  
LOT 2 COVERAGE: EXISTING = 173+/- SF. (1.63%)  
NET AND GROSS AREA = 10,588 SF.  
BUILDING = 3,364 SF. (31.77%)  
DRIVEWAY = 555 SF. (5.24%)  
HARDSCAPE = 419 SF. (3.96%)  
NET COVERAGE = 3,919 SF. (37.01%)  
ACCESS : 103.79 LF. 20' SHARED ACCESS, 2,074+/- SF.  
PARKING SPACES : 5  
STRUCTURE AREA: LOT 1=1,879 SF  
LOT 2=2,454 SF  
YARD SETBACKS : FRONT YARD = 20 FEET  
SIDE YARD = 6.2 FEET MIN. TOTAL OF 18.7 FEET  
REAR YARD = 25 FEET  
PROPOSED BUILDING HEIGHT : 30 FEET

**SHEET INDEX**

TITLE, SHEET 1  
SURVEY, SHEETS 2 & 3  
SHORT PLAT, SHEETS 4 & 5  
PRELIMINARY SITE PLAN, SHEET 6  
TREE RETENTION PLAN, SHEETS 7 & 8  
CONCEPTUAL GRADING AND UTILITY PLAN, SHEET 9

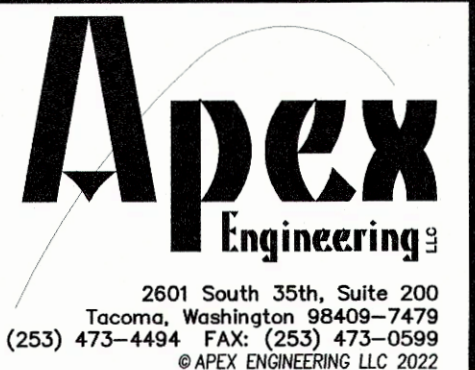


PRELIMINARY SITE PLAN  
FOR  
GRACE FENG  
2050 89TH AVENUE NE  
CLYDE HILL, WA 98004



INDEXING  
INFORMATION  
NW 1/4 SE 1/4  
SECTION: 25  
TOWNSHIP: 24 N  
RANGE: 4 E  
COUNTY: KING

JOB: 35887  
SCALE: N/A  
DRAWN BY: BPM & KRS  
DATE: 6/22/2023  
SHEET: 1 OF 9  
CHECKED BY: KAP





CITY OF MERCER ISLAND  
 SHORT PLAT NO. SUB22-005  
 KING COUNTY, WASHINGTON

# SURVEY

|  |           |
|--|-----------|
| RECORDING NO.                                    | VOL./PAGE |
| PORTION OF                                       |           |
| NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M. |           |

**LEGAL DESCRIPTION**

PER RAINIER TITLE, LLC GUARANTEE NO. G-0000457282248,  
 DATED FEBRUARY 27, 2023 AT 8:00 AM

THE SOUTH 110 FEET OF THE NORTH 140 FEET 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;

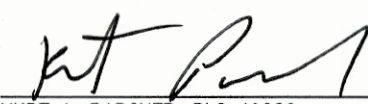
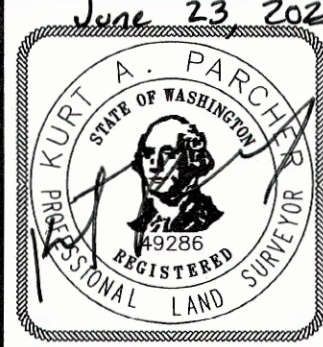
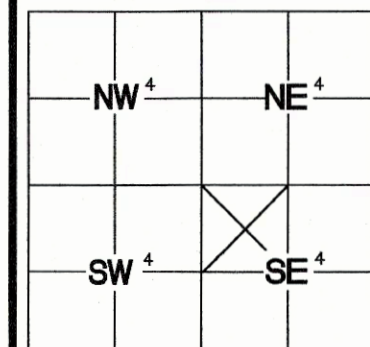

LESS THE EAST 427.4 FEET THEREOF; LESS COUNTY ROAD;

**SURVEYOR'S NARRATIVE**

THE PURPOSE OF THIS SHORT PLAT IS TO SUBDIVIDE THE SUBJECT PARCEL INTO 2 LOTS  
 THAT MEET THE CITY OF MERCER ISLAND CODES AND REQUIREMENTS.

**NOTES AND COMMENTS:**

- 1.) BASIS OF BEARING: IS SOUTH 88°43'24" EAST, BETWEEN TWO CENTER OF ROAD MONUMENTS ALONG S.E. 72ND STREET.
- 2.) HORIZONTAL DATUM: THE OVERALL HORIZONTAL DATUM FOR THIS PROJECT IS NAD 83/2011, WASHINGTON COORDINATE SYSTEM, NORTH ZONE, BASED ON GPS MEASUREMENTS USING THE WASHINGTON STATE REFERENCE NETWORK.
- 3.) VERTICAL DATUM: THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 88, BASED ON GPS MEASUREMENTS USING THE WASHINGTON STATE REFERENCE NETWORK.
- 4.) MONUMENTS AND MARKERS INDICATED AS FOUND AND ALL OTHER FEATURES AND CONDITIONS SHOWN HEREON WERE OBSERVED AS NOTED DURING THE MONTH INDICATED IN THE LAND SURVEYOR'S CERTIFICATE AND REPRESENT CONDITIONS AT THAT TIME ONLY.
- 5.) FULL RELIANCE HAS BEEN PLACED IN RAINIER TITLE LLC FOR REVELATION OF EASEMENTS. NO FURTHER SEARCH OF THE RECORDS HAS BEEN CONDUCTED
- 6.) PURPOSE OF SURVEY: THE PURPOSE OF THIS SURVEY WAS TO DEVELOP A 1-FOOT CONTOUR INTERVAL TOPOGRAPHIC MAP OF THE SUBJECT PROPERTY FOR USE AS A PLANNING AND DESIGN BASE BY OTHERS. A BOUNDARY SURVEY OF THE SUBJECT PROPERTY WAS PERFORMED CONCURRENTLY WITH THIS MAPPING.
- 7.) FIELD SURVEY METHODOLOGY: FIELD MEASUREMENTS FOR THIS SURVEY WERE PERFORMED USING A 5-SECOND OR BETTER ELECTRONIC TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS ACCURACY REQUIREMENTS CONTAINED IN WAC 332.130.090.
- 8.) INSTRUMENT CALIBRATION: ALL MEASURING INSTRUMENTS EMPLOYED IN THIS SURVEY HAVE BEEN MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 10.) THIS MAP GRAPHICALLY REPRESENTS CONDITIONS AND FEATURES EXISTING AT THE TIME OF THIS SURVEY ONLY, WHICH WAS PERFORMED DURING AUGUST OF 2017.
- 11.) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON. ITS' USE DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS WITHOUT THE EXPRESS RECERTIFICATION BY THIS SURVEYOR NAMING SUCH PARTY.
- 12.) FOR YOUR INFORMATION: 0.0833 FEET = 1 INCH ON THE GROUND
- 15.) THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM THE FIELD SURVEYED LOCATION OF VISIBLE SURFACE UTILITY STRUCTURES SUCH AS MANHOLE LIDS, GRATES, GAS AND WATER VALVE LIDS, ETC. WE MAKE NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, NOR THAT THEY ARE IN THE EXACT LOCATION SHOWN.
- UTILITY INVERT ELEVATIONS AND PIPE / FLOW LINE DIAMETERS SHOWN HEREON ARE BASED ON OBSERVATIONS FROM THE TOP OF THE UTILITY STRUCTURE AND ARE APPROXIMATE ONLY. FOR SAFETY REASONS NO PHYSICAL ENTRY INTO THE UTILITY STRUCTURE WAS PERFORMED DURING THE COURSE OF THIS SURVEY.
- 16.) WE HAVE USED GRAPHIC SYMBOLS TO REPRESENT SOME FEATURES ON THIS MAP, SUCH AS UTILITIES, TREES AND FENCES. THE DEFAULT SIZE OF THOSE SYMBOLS MAY NOT REFLECT THE TRUE SIZE OF THE FEATURE THAT WAS MAPPED.
- 17.) ALL BUILDING PERMITS ARE SUBJECT TO MEETING CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF A COMPLETE SUBMITTAL, INCLUDING FIRE APPARATUS ACCESS AS OUTLINED IN ADOPTED CODE SECTIONS OF THE INTERNATIONAL FIRE CODE APPENDIX D. FIRE PLAN REVIEWS WILL BE CONDUCTED AT THE TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR ADDITIONAL FIRE PREVENTION MEASURES FOR BUILDING APPROVAL.

|   |   |  |   |   |            |                 |   |
|---|---|--|---|---|------------|-----------------|---|
| <b>SURVEYOR'S CERTIFICATE</b><br>THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GRACE FENG IN NOVEMBER, 2021.<br><br><br>KURT A. PARCHER, PLS 49286<br>DATE: June 23, 2023 |  | <b>PRELIMINARY SITE PLAN FOR</b><br><br><b>GRACE FENG</b><br><br>2050 89TH AVENUE NE<br>CLYDE HILL, WA 98004 |  | <b>INDEXING INFORMATION</b><br>NW 1/4 SE 1/4<br>SECTION: 25<br>TOWNSHIP: 24 N<br>RANGE: 4 E<br>COUNTY: KING | JOB: 35887 | DATE: 6/22/2023 |  |
|   |   |  |   |   | SCALE: N/A | SHEET: 2 OF 9   |   |

2601 South 35th, Suite 200  
 Tacoma, Washington 98409-7479  
 (253) 473-4494 FAX: (253) 473-0599  
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CITY OF MERCER ISLAND  
SHORT PLAT NO. SUB22-005  
KING COUNTY, WASHINGTON

# SHORT PLAT

|  |           |
|--|-----------|
| RECORDING NO.  | VOL./PAGE |
| PORTION OF<br>NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M. |           |

**DECLARATION**

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

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

GRACE FENG \_\_\_\_\_ DATE \_\_\_\_\_  
MERCER ISLAND 7204 78TH LLC

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

SIGNED THIS DEDICATION AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF \_\_\_\_\_

TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED \_\_\_\_\_  
SIGNATURE OF \_\_\_\_\_  
NOTARY PUBLIC  
PRINTED NAME OF \_\_\_\_\_  
NOTARY PUBLIC  
TITLE \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_

**ORIGINAL LEGAL DESCRIPTION**

PER RAINIER TITLE, LLC GUARANTEE NO. G-0000457282248, DATED FEBRUARY 27, 2023 AT 8:00 AM  
THE SOUTH 110 FEET OF THE NORTH 140 FEET 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;  
LESS THE EAST 427.4 FEET THEREOF; LESS COUNTY ROAD;

**SPECIAL EXCEPTIONS:**

PER RAINIER TITLE, LLC GUARANTEE NO. G-0000457282248, DATED FEBRUARY 27, 2023 AT 8:00 AM  
EXCEPTIONS 1 - 6 ARE NOT SURVEY RELATED

7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
PURPOSE: WATER LINE TO WELL  
AREA AFFECTED: A PORTION OF SAID PREMISES  
RECORDED: OCTOBER 7, 1958  
RECORDING NO.: 4951646

EASEMENT IS TERMINATED DUE TO THE SUBJECT PARCEL BEING CONNECTED TO PUBLIC WATER

8. MATTERS SET FORTH BY SURVEY:  
RECORDED: APRIL 9, 2018  
RECORDING NO.: 20180409900010

RECORD OF SURVEY FOR SUBJECT PARCEL. NOT AN EASEMENT.

**NEW LEGAL DESCRIPTIONS**

**PROPOSED LOT 1**

THE SOUTH 110 FEET OF THE NORTH 140 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON; EXCEPT THE EAST 523.65 FEET THEREOF; EXCEPT COUNTY ROADS.

**PROPOSED LOT 2**

THE EAST 96.25 FEET OF THE FOLLOWING DESCRIBED PARCEL;

THE SOUTH 110 FEET OF THE NORTH 140 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON; EXCEPT THE EAST 427.40 FEET THEREOF; EXCEPT COUNTY ROADS.

**APPROVALS:**

CITY OF MERCER ISLAND

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CODE OFFICIAL

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY ENGINEER

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

KING COUNTY ASSESSOR

DEPUTY ASSESSOR

RECORDER'S CERTIFICATE

**Parcel Area Table**

| PARCEL          | SQ.FT. | ACRES |
|-----------------|--------|-------|
| LOT 1           | 11,329 | 0.26  |
| LOT 2           | 10,588 | 0.24  |
| ORIGINAL PARCEL | 21,917 | 0.50  |

**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT  
THE REQUEST OF APEX ENGINEERING.

MANAGER

SUPERINTENDENT OF RECORDS

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GRACE FENG IN NOVEMBER, 2021.

*Kurt A. Parcher*  
KURT A. PARCHER, PLS 49286

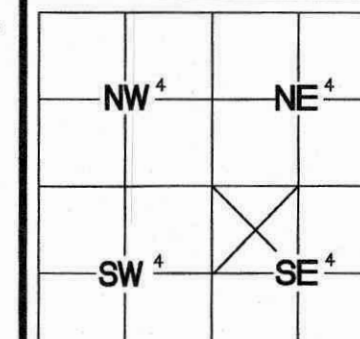
June 23, 2023  
DATE



**PRELIMINARY SITE PLAN FOR**

GRACE FENG

2050 89TH AVENUE NE  
CLYDE HILL, WA 98004



**INDEXING INFORMATION**

NW 1/4 SE 1/4

SECTION: 25  
TOWNSHIP: 24 N  
RANGE: 4 E  
COUNTY: KING

|                     |                 |
|---------------------|-----------------|
| JOB: 35887          | DATE: 6/22/2023 |
| SCALE: N/A          | SHEET: 4 OF 9   |
| DRAWN BY: BPM & KRS | CHECKED BY: KAP |

**Apex Engineering**  
2601 South 35th, Suite 200  
Tacoma, Washington 98409-7479  
(253) 473-4494 FAX: (253) 473-0599  
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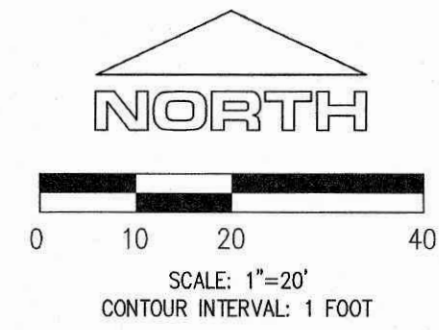
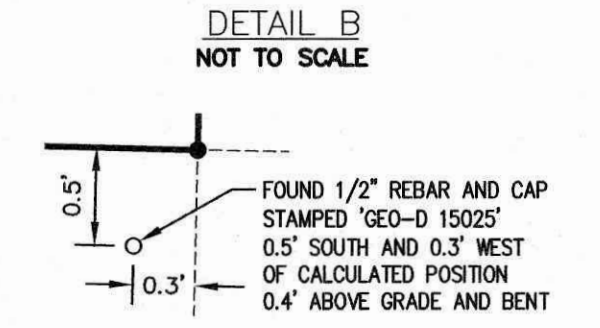
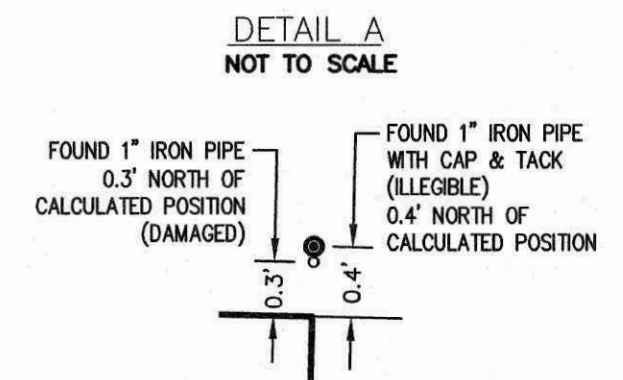
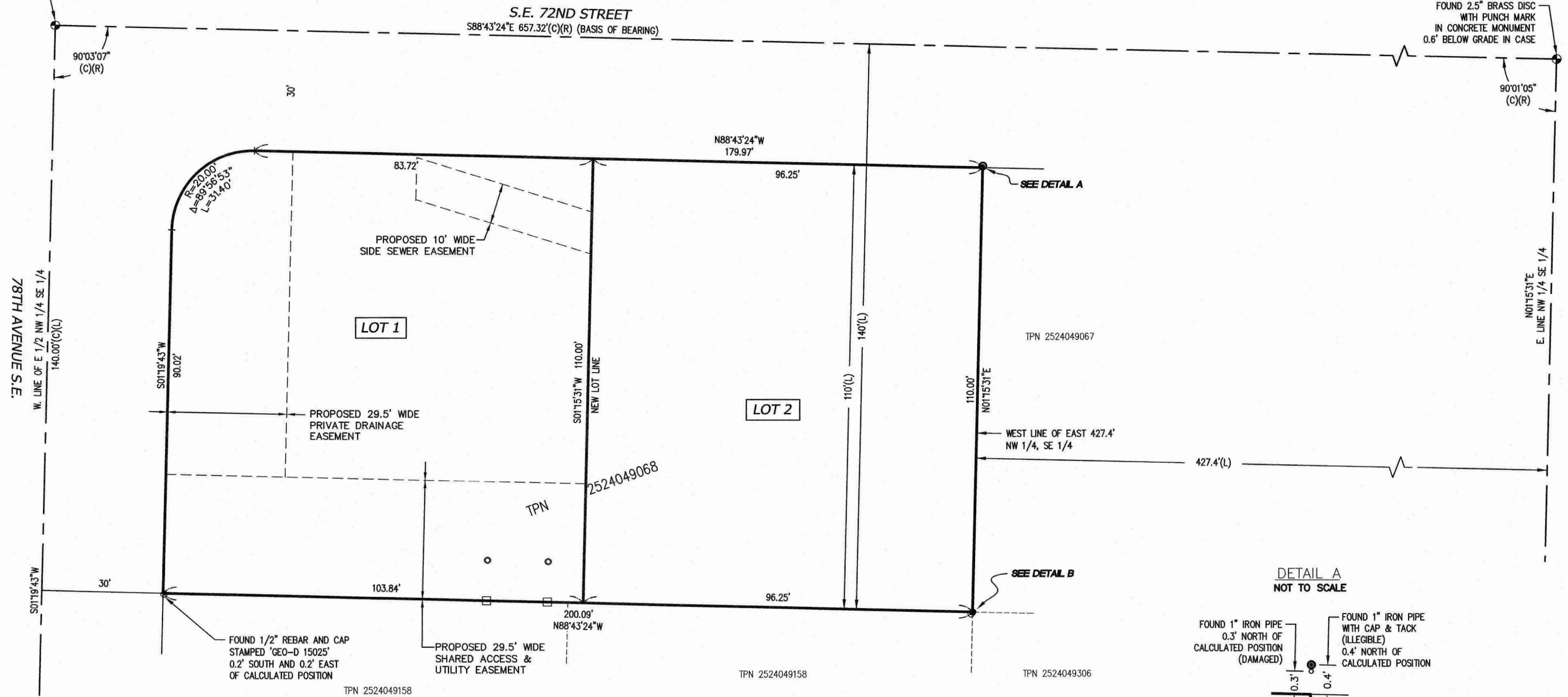
CITY OF MERCER ISLAND  
SHORT PLAT NO. SUB22-005  
KING COUNTY, WASHINGTON

# SHORT PLAT

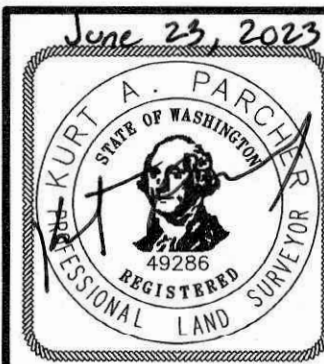
RECORDING NO. \_\_\_\_\_ VOL./PAGE \_\_\_\_\_  
PORTION OF  
NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.

PLS, INC. #1  
FOUND 2.5" BRASS DISC  
WITH PUNCH MARK  
ON CONCRETE MONUMENT  
DOWN 0.5' IN CASING  
ELEVATION=280.67'

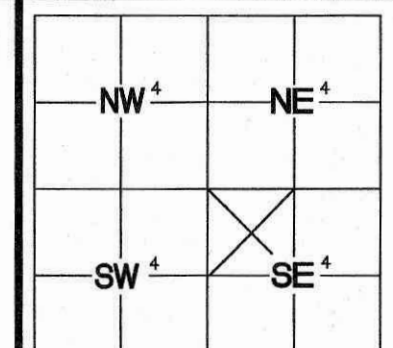
FOUND 2.5" BRASS DISC  
WITH PUNCH MARK  
IN CONCRETE MONUMENT  
0.6' BELOW GRADE IN CASE



- LEGEND:**
- TPN TAX PARCEL NUMBER
  - (C) MEASURED OR CALCULATED BY PLS, INC.
  - (L) PER LEGAL DESCRIPTION
  - (R) RECORD OF SURVEY (ROS) - VOLUME 160/PAGE 112
  - FOUND MONUMENT IN CASE AS NOTED
  - FOUND IRON PIPE AS NOTED
  - ⊙ FOUND IRON PIPE W/CAP AS NOTED
  - FOUND REBAR AND CAP AS NOTED
  - SET REBAR AND CAP STAMPED 'KAP 49286'
  - SET HUB AND TACK AT 10-FOOT OFFSET TO PROPERTY LINE
  - SET LATH ON PROPERTY LINE



PRELIMINARY SITE PLAN FOR  
**GRACE FENG**  
2050 89TH AVENUE NE  
CLYDE HILL, WA 98004



**INDEXING INFORMATION**  
NW 1/4 SE 1/4  
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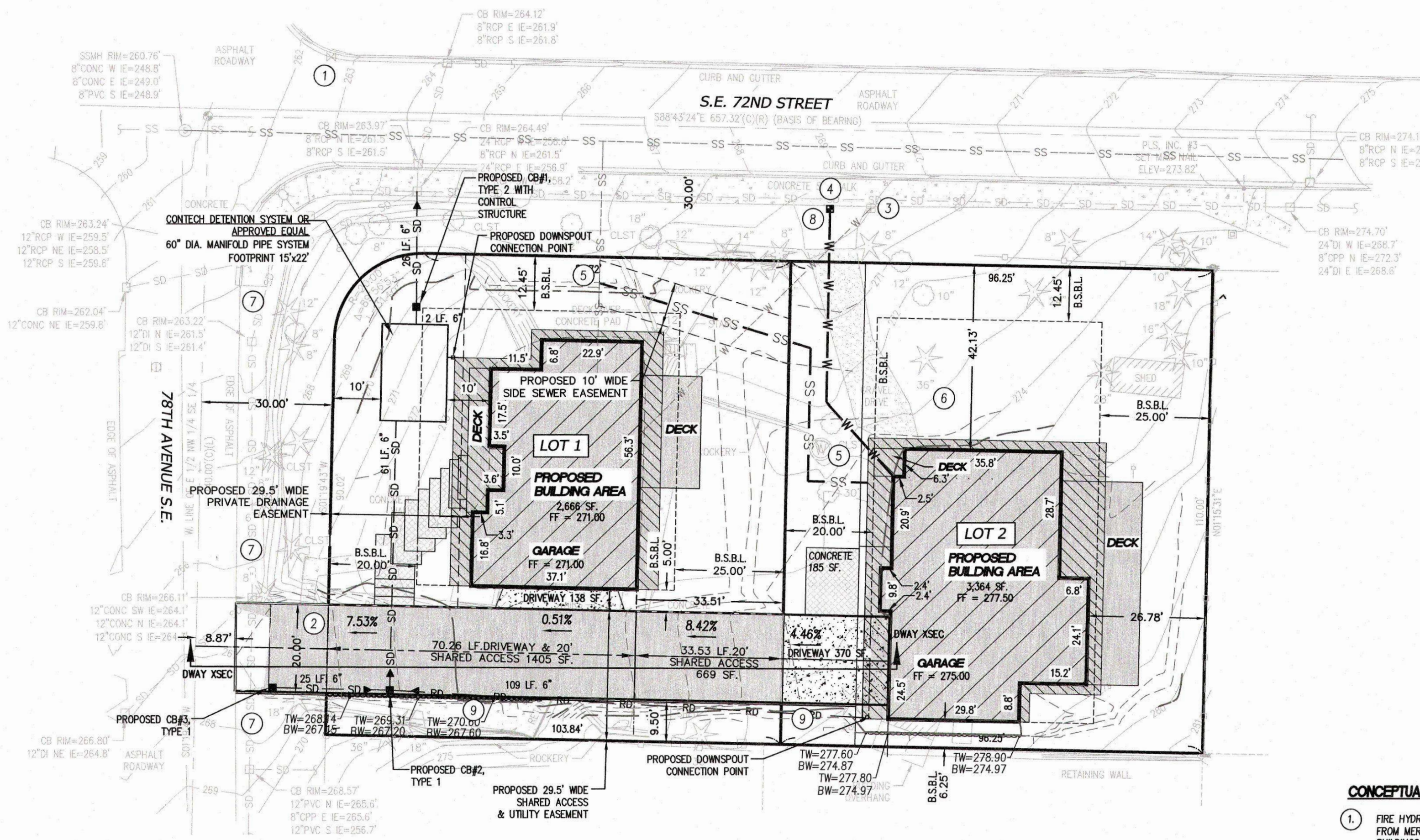
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RECORDING NO.

VOL./PAGE

PORTION OF

NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.

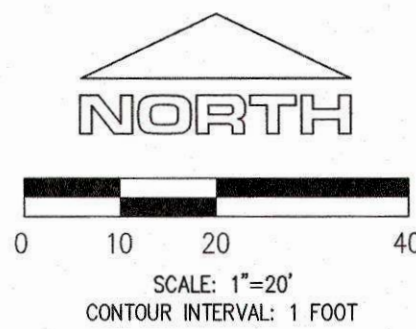


### PLAT DATA

PLAT AREA : 21,916+/- SF. ( 0.50+/- ACRE )  
 PARCEL NUMBER : 2524049068  
 SITE ADDRESS : 7208 78TH AVE. SE.  
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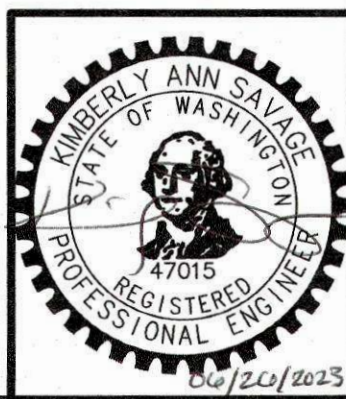
### CONCEPTUAL CONSTRUCTION NOTES

1. FIRE HYDRANT H3-33 IS LOCATED ROUGHLY 508' FROM PROPOSED BUILDINGS. LOCATION TAKEN FROM MERCER ISLAND GIS AERIAL AND TO BE USED FOR PERMIT APPROVAL ONLY. PROPOSED BUILDINGS TO MEET CURRENT FIRE FLOW REQUIREMENTS.
2. 20' ACCESS ROAD IS CONSIDERED EMERGENCY VEHICLE ACCESS AND SHALL NOT BE BLOCKED
3. EXISTING 8" WATER SERVICE TO BE USED FOR THE PROPOSED LOT 1 BUILDING.
4. PROPOSED 1" WATER SERVICE TO BE INSTALLED TO SERVICE PROPOSED LOT 2 BUILDING.
5. PROPOSED RESIDENCES TO CONNECT TO EXISTING SANITARY SIDE SEWER IN LOT 1.
6. REFER TO SHEETS 7 AND 8 FOR EXISTING TREES AND THEIR DIAMETERS AND SPECIES
7. GRAVEL SHALL BE INSTALLED ALONG THE FRONTAGE OF 78TH AVENUE S.E. PER CITY OF MERCER ISLAND'S REQUIREMENTS.
8. REMOVE EXISTING GRAVEL DRIVEWAY AND RESTORE SIDEWALK PER CITY OF MERCER ISLAND'S REQUIREMENTS.
9. INSTALL 6" VERTICAL CURB.

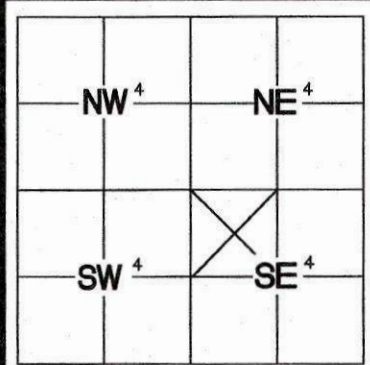


**LEGEND**

- BUILDING PAD
- ROOF OVERHANG
- BSBL BUILDING SET BACK LINE
- PROPOSED RETAINING WALL
- TW = TOP BACK OF WALL ELEVATION
- BW = BOTTOM FACE OF WALL ELEVATION



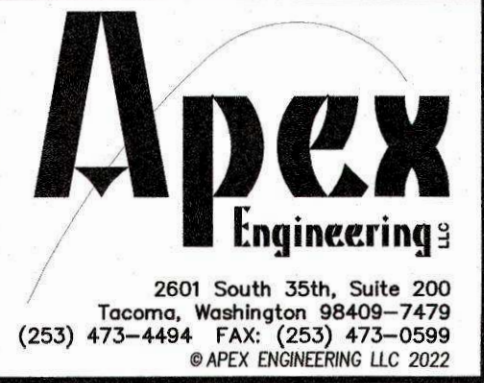
PRELIMINARY SITE PLAN  
 FOR  
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 2050 89TH AVENUE NE  
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DATE: 6/22/2023  
 SHEET: 6 OF 9  
 CHECKED BY: KAP

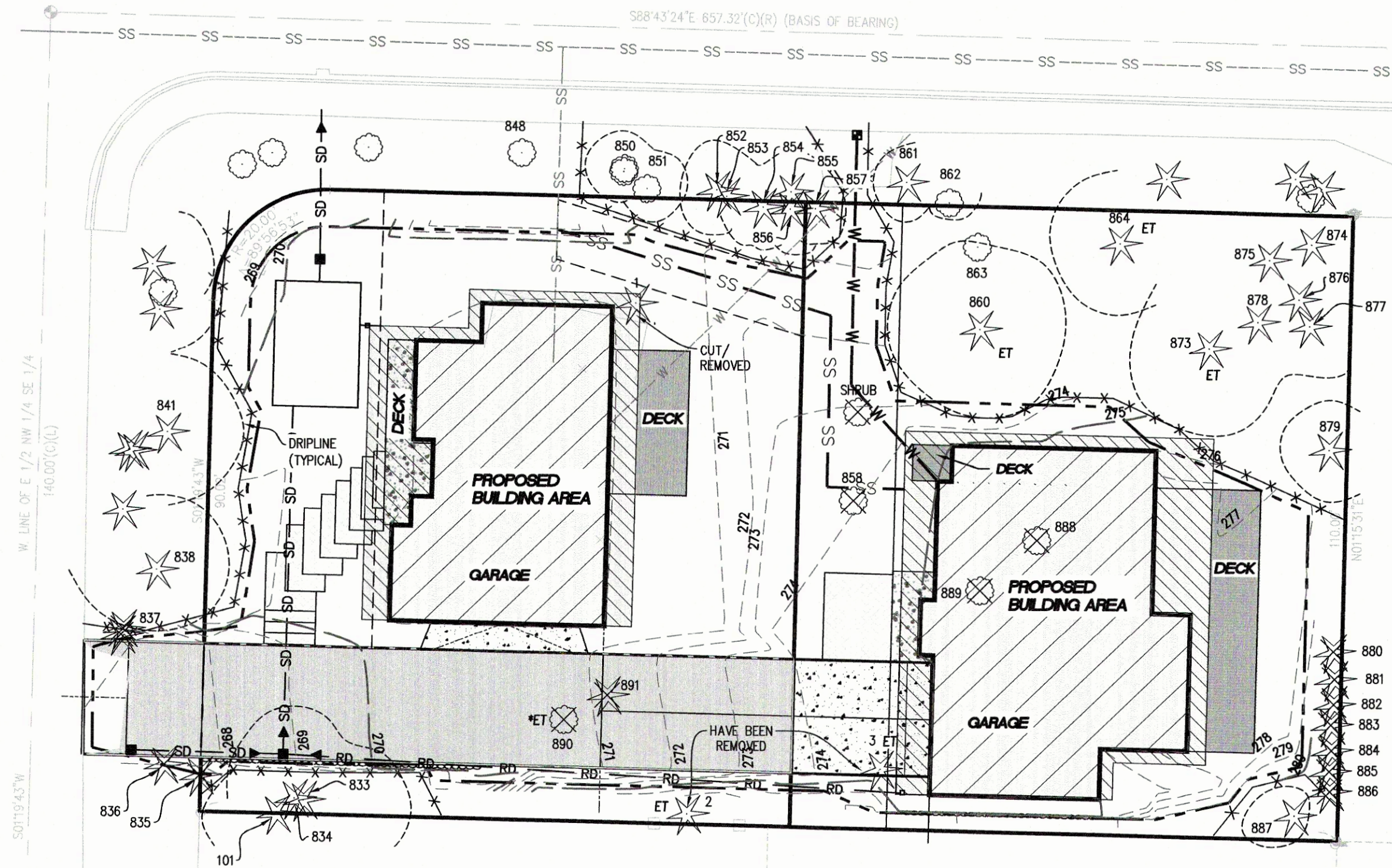




CITY OF MERCER ISLAND  
 SHORT PLAT NO. SUB22-005  
 KING COUNTY, WASHINGTON

# TREE RETENTION PLAN

RECORDING NO. \_\_\_\_\_ VOL./PAGE \_\_\_\_\_  
 PORTION OF  
 NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.



NORTH

SCALE: 1"=20'  
 CONTOUR INTERVAL: 1 FOOT

**LEGEND**

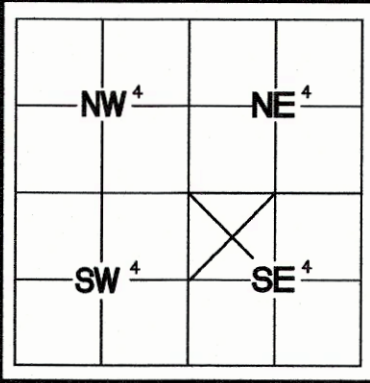
- BUILDING PAD
- ROOF OVERHANG
- PROPOSED RETAINING WALL
- TREE PROTECTION FENCE
- CLEARING LIMITS
- DECIDUOUS TREE WITH ARBORIST ID# NOTED
- CONIFER TREE WITH ARBORIST ID# NOTED
- \*ET = EXCEPTIONAL TREE LESS THAN 24"
- ET = EXCEPTIONAL TREE 24" OR GREATER

**TREE RETENTION PLAN NOTES**

1. TREE PROTECTION INFORMATION AND TREE DESIGN SHOWN ON THIS PLAN IS FROM THE ARBORIST REPORT/TREE PLAN PROVIDED BY LAYTON TREE CONSULTING, LLC DATED MARCH 7, 2022 (UPDATED 4-28-2023). APEX ENGINEERING, LLC ASSUMES NO LIABILITY FOR THIS INFORMATION.
2. ALL REPLACEMENT TREES ARE TO BE PLANTED ONSITE. APPROPRIATE LOCATIONS FOR REPLACEMENT TREES WOULD BE ON THE SOUTH AND WEST PERIMETERS AND BETWEEN THE PROPOSED LOTS.
3. SEE SHEET 8 FOR EXISTING TREES DIAMETER AND SPECIES
4. NO CLEARING OR GRADING IS PROPOSED WITHIN THE TREE PROTECTION FENCED AREAS.



PRELIMINARY SITE PLAN FOR  
 GRACE FENG  
 2050 89TH AVENUE NE  
 CLYDE HILL, WA 98004



INDEXING INFORMATION  
 NW 1/4 SE 1/4  
 SECTION: 25  
 TOWNSHIP: 24 N  
 RANGE: 4 E  
 COUNTY: KING

JOB: 35887  
 SCALE: 1"=20'  
 DRAWN BY: BPM & KRS

DATE: 6/22/2023  
 SHEET: 7 OF 9  
 CHECKED BY: KAP

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CITY OF MERCER ISLAND  
SHORT PLAT NO. SUB22-005  
KING COUNTY, WASHINGTON

# TREE RETENTION PLAN

RECORDING NO.

VOL./PAGE

PORTION OF

NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.



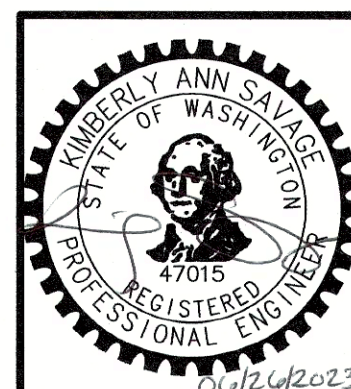
Layton Tree Consulting LLC

For: Grace Feng  
Site: 7024 78th Ave SE - Mercer Island

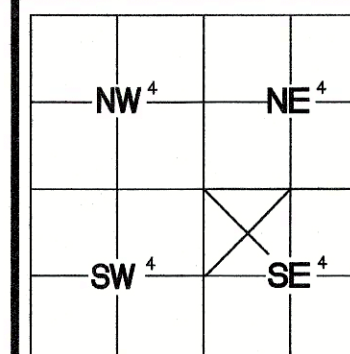
Tree Summary Table  
Date: 2/15/2022

| Tree/ Tag #                    | Species Common Name  | Species Scientific Name            | DBH (inches) | Height (feet) | Drip-Line / Limits of Disturbance (feet) |       |       |       | Condition | Regulated Yes/No | Exceptional Yes/No | Comments  | Proposal |
|--------------------------------|----------------------|------------------------------------|--------------|---------------|--|-------|-------|-------|-----------|------------------|--------------------|---|----------|
|                                |                      |                                    |              |               | N  | S     | E     | W     |           |                  |                    |   |          |
| 833                            | Western red cedar    | <i>Thuja plicata</i>               | 19           | 65            | 12                                       | 14    | 18    | 10    | Good      | Yes              | No                 | natural lean east                                 | Save     |
| 834                            | Western red cedar    | <i>Thuja plicata</i>               | 21           | 68            | 16                                       | 8     | 10    | 12    | Fair      | Yes              | No                 | forked trunk, multiple tops                       | Save     |
| 858                            | flowering cherry cv. | <i>Prunus serrulata</i>            | 16           | 30            | 8  | 16    | 12    | 14    | Fair-Poor | Yes              | No                 | mature, moderate trunk decay                      | Remove   |
| 888                            | bigleaf maple        | <i>Acer macrophyllum</i>           | 9.9 (13)     | 28            | x  | x     | x     | x     | Poor      | Yes              | No                 | Poor form, trunk decay                            | Remove   |
| 889                            | flowering cherry cv. | <i>Prunus serrulata</i>            | 8.5 (9)      | 26            | 3  | 12    | 5     | 10    | Fair-Poor | No               | No                 | poor form, covered in ivy                         | Remove   |
| 887                            | plum cv.             | <i>Prunus americana</i> Marsh.     | 9            | 12            | 6  | 4     | 2     | 10/8  | Fair      | No               | No                 | typical, asymmetric crown west                    | Save     |
| 886                            | Leyland cypress      | <i>X Cupressocyparis leylandii</i> | 15           | 77            | 8  | 8     | 8     | 16/14 | Fair      | Yes              | No                 | typical   | Remove   |
| 885                            | Leyland cypress      | <i>X Cupressocyparis leylandii</i> | 18           | 79            | 4  | 8     | 8     | 16/14 | Fair      | Yes              | No                 | natural lean west                                 | Remove   |
| 884                            | Leyland cypress      | <i>X Cupressocyparis leylandii</i> | 19           | 79            | 14                                       | 8     | 8     | 16/14 | Fair      | Yes              | No                 | typical   | Remove   |
| 883                            | Leyland cypress      | <i>X Cupressocyparis leylandii</i> | 11           | 75            | 4  | 6     | 6     | 16/14 | Fair      | Yes              | No                 | topped, suppressed                                | Remove   |
| 882                            | Leyland cypress      | <i>X Cupressocyparis leylandii</i> | 13           | 75            | 6  | 2     | 2     | 20/14 | Fair      | Yes              | No                 | topped, asymmetric crown to west                  | Remove   |
| 881                            | Leyland cypress      | <i>X Cupressocyparis leylandii</i> | 7.7 (10)     | 75            | 0  | 0     | 0     | 20/14 | Fair      | Yes              | No                 | topped, asymmetric crown to west                  | Remove   |
| 880                            | Leyland cypress      | <i>X Cupressocyparis leylandii</i> | 15.8 (17)    | 75            | 0  | 0     | 0     | 20/14 | Fair      | Yes              | No                 | topped, asymmetric crown to west                  | Remove   |
| 879                            | Douglas fir          | <i>Pseudotsuga menziesii</i>       | 18           | 73            | 8  | 8     | 10    | 8/12  | Fair-Good | Yes              | No                 | used to be crowded out by Leylands                | Save     |
| 878                            | Douglas fir          | <i>Pseudotsuga menziesii</i>       | 10           | 55            | 4  | 6     | 8     | 4/8   | Fair      | Yes              | No                 | crook, somewhat suppressed                        | Save     |
| 877                            | Douglas fir          | <i>Pseudotsuga menziesii</i>       | 9            | 36            | 2  | 8/10  | 10    | 2     | Fair      | No               | No                 | suppressed  | Save     |
| 876                            | Douglas fir          | <i>Pseudotsuga menziesii</i>       | 16           | 68            | 8  | 10    | 12    | 6     | Good      | Yes              | No                 | foliage somewhat sparse                           | Save     |
| 875                            | Douglas fir          | <i>Pseudotsuga menziesii</i>       | 8            | 56            | 6  | 4     | 4     | 8/8   | Good      | No               | No                 | no concerns                                       | Save     |
| 874                            | Douglas fir          | <i>Pseudotsuga menziesii</i>       | 16           | 79            | 10                                       | 8     | 12    | 10    | Good      | Yes              | No                 | trunk covered in ivy                              | Save     |
| 873                            | Douglas fir          | <i>Pseudotsuga menziesii</i>       | 31           | 91            | 14                                       | 16/16 | 12    | 14/14 | Good      | Yes              | Yes                | minor crook                                       | Save     |
| 864                            | Douglas fir          | <i>Pseudotsuga menziesii</i>       | 24           | 73            | 12                                       | 12/12 | 14    | 12/12 | Good      | Yes              | No                 | good form, good vigor                             | Save     |
| 860                            | Douglas fir          | <i>Pseudotsuga menziesii</i>       | 33           | 107           | 14                                       | 14/14 | 14    | 16/16 | Fair-Good | Yes              | Yes                | old cambium ruptures, top foliage somewhat sparse | Save     |
| 863                            | Pacific madrone      | <i>Arbutus menziesii</i>           | 11           | 38            | 14                                       | 0     | 0     | 8     | Poor      | Yes              | No                 | diseased, asymmetric crown to north, low risk     | Save     |
| 857                            | Western white pine   | <i>Pinus monticola</i>             | 7            | 45            | 4  | 6/8   | 4/7   | 4     | Fair-Good | No               | No                 | poor stem taper                                   | Save     |
| 856                            | Alaska cedar cv.     | <i>Chamaecyparis nootkatensis</i>  | 13           | 53            | 6  | 8/10  | 6     | 4     | Fair-Good | Yes              | No                 | decent form and vigor                             | Save     |
| 854                            | ponderosa pine       | <i>Pinus ponderosa</i>             | 14           | 52            | 8  | 8/10  | 6     | 8     | Good      | Yes              | No                 | no concerns                                       | Save     |
| 890                            | Pacific dogwood      | <i>Cornus nuttallii</i>            | 6            | 34            | 6  | 4     | 4     | 10    | Fair      | Yes              | Yes                | base growing against concrete steps               | Remove   |
| 891                            | Norway spruce        | <i>Picea abies</i>                 | 10           | 42            | 8  | 8     | 8     | 8     | Good      | Yes              | No                 | close to existing house                           | Remove   |
| Previously Removed Trees       |                      |                                    |              |               |  |       |       |       |           |                  |                    |   |          |
| 1                              | Douglas fir          | <i>Pseudotsuga menziesii</i>       | 10           |               |  |       |       |       |           |                  |                    | Has been cut and removed from site                |          |
| 2                              | Douglas fir          | <i>Pseudotsuga menziesii</i>       | 32           |               |  |       |       |       |           |                  |                    | Has been cut and removed from site                |          |
| 3                              | Douglas fir          | <i>Pseudotsuga menziesii</i>       | 28           |               |  |       |       |       |           |                  |                    | Has been cut and removed from site                |          |
| Right-of-Way/Neighboring Trees |                      |                                    |              |               |  |       |       |       |           |                  |                    |   |          |
| 835                            | Western red cedar    | <i>Thuja plicata</i>               | 16,11,8,7,7  | 32            | 12                                       | NA    | 8     | 8     | Fair      | Yes              | No                 | topped in past, multiple new tops                 | Remove   |
| 836                            | Western red cedar    | <i>Thuja plicata</i>               | 20           | 20            | 14                                       | NA    | 10    | 14    | Fair      | Yes              | No                 | topped  | Remove   |
| 837                            | Western red cedar    | <i>Thuja plicata</i>               | 11,8         | 18            | 6  | 6     | 12    | 10    | Fair      | Yes              | No                 | topped for power lines                            | Remove   |
| 838                            | Western red cedar    | <i>Thuja plicata</i>               | 15,11,8,7    | 26            | 12                                       | 10/10 | 12/12 | 14    | Fair      | Yes              | No                 | topped multiple times                             | Save     |
| 101                            | Western red cedar    | <i>Thuja plicata</i>               | 30           | 69            | 8  | 14    | 10    | 12    | Fair      | Yes              | No                 | forked at dbh, multiple small stems               | Save     |
| 862                            | Pacific madrone      | <i>Arbutus menziesii</i>           | 11           | NA            | NA                                       | 4/8   | NA    | NA    | Fair      | Yes              | No                 | leans into right-of-way, mild disease             | Save     |
| 861                            | Lawson cypress       | <i>Chamaecyparis lawsoniana</i>    | 11           | NA            | NA                                       | 6/8   | NA    | NA    | Fair      | Yes              | No                 | typical   | Save     |
| 855                            | white fir            | <i>Abies concolor</i>              | 9            | NA            | NA                                       | 6/8   | NA    | NA    | Good      | No               | No                 | no concerns                                       | Save     |
| 853                            | English holly        | <i>Ilex aquifolium</i>             | 13           | NA            | NA                                       | 6/8   | NA    | NA    | Fair      | Yes              | No                 | typical   | Save     |
| 852                            | Douglas fir          | <i>Pseudotsuga menziesii</i>       | 13           | NA            | NA                                       | 8/10  | NA    | NA    | Fair      | Yes              | No                 | topped  | Save     |
| 851                            | English holly        | <i>Ilex aquifolium</i>             | 7,6          | NA            | NA                                       | 6/6   | NA    | NA    | Fair      | No               | No                 | topped  | Save     |
| 850                            | English holly        | <i>Ilex aquifolium</i>             | 8,5          | NA            | NA                                       | 6/6   | NA    | NA    | Fair      | No               | No                 | topped  | Save     |
| 848                            | bigleaf maple        | <i>Acer macrophyllum</i>           | 16           | NA            | NA                                       | 8/8   | NA    | NA    | Poor      | Yes              | No                 | topped, low risk                                  | Save     |
| 841                            | Western red cedar    | <i>Thuja plicata</i>               | 16           | NA            | NA                                       | NA    | 12/12 | NA    | Fair      | Yes              | No                 | topped, low risk                                  | Save     |

cv - cultivated variety  
Drip-Line and Limits of Disturbance measurements from face of trunk  
Calculated DBH: the DBH is parenthesis is the square root of the sum of the dbh for each individual stem squared (example with 3 stems: dbh = square root [(stem1)2 +(stem2)2 +(stem3)2 ]).

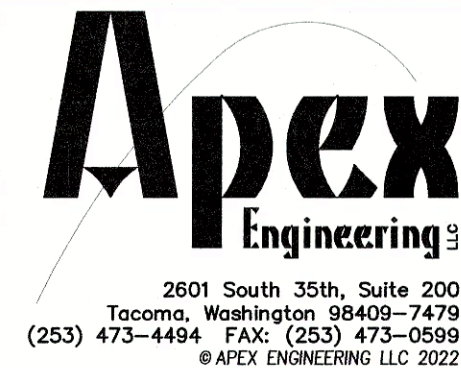


PRELIMINARY SITE PLAN  
FOR  
GRACE FENG  
2050 89TH AVENUE NE  
CLYDE HILL, WA 98004



INDEXING INFORMATION  
NW 1/4 SE 1/4  
SECTION: 25  
TOWNSHIP: 24 N  
RANGE: 4 E  
COUNTY: KING

JOB: 35887  
DATE: 6/22/2023  
SCALE: N/A  
SHEET: 8 OF 9  
DRAWN BY: BPM & KRS  
CHECKED BY: KAP

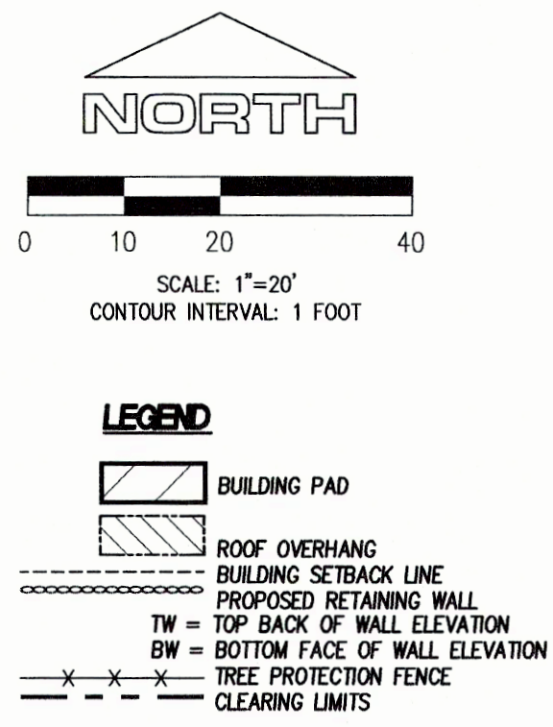
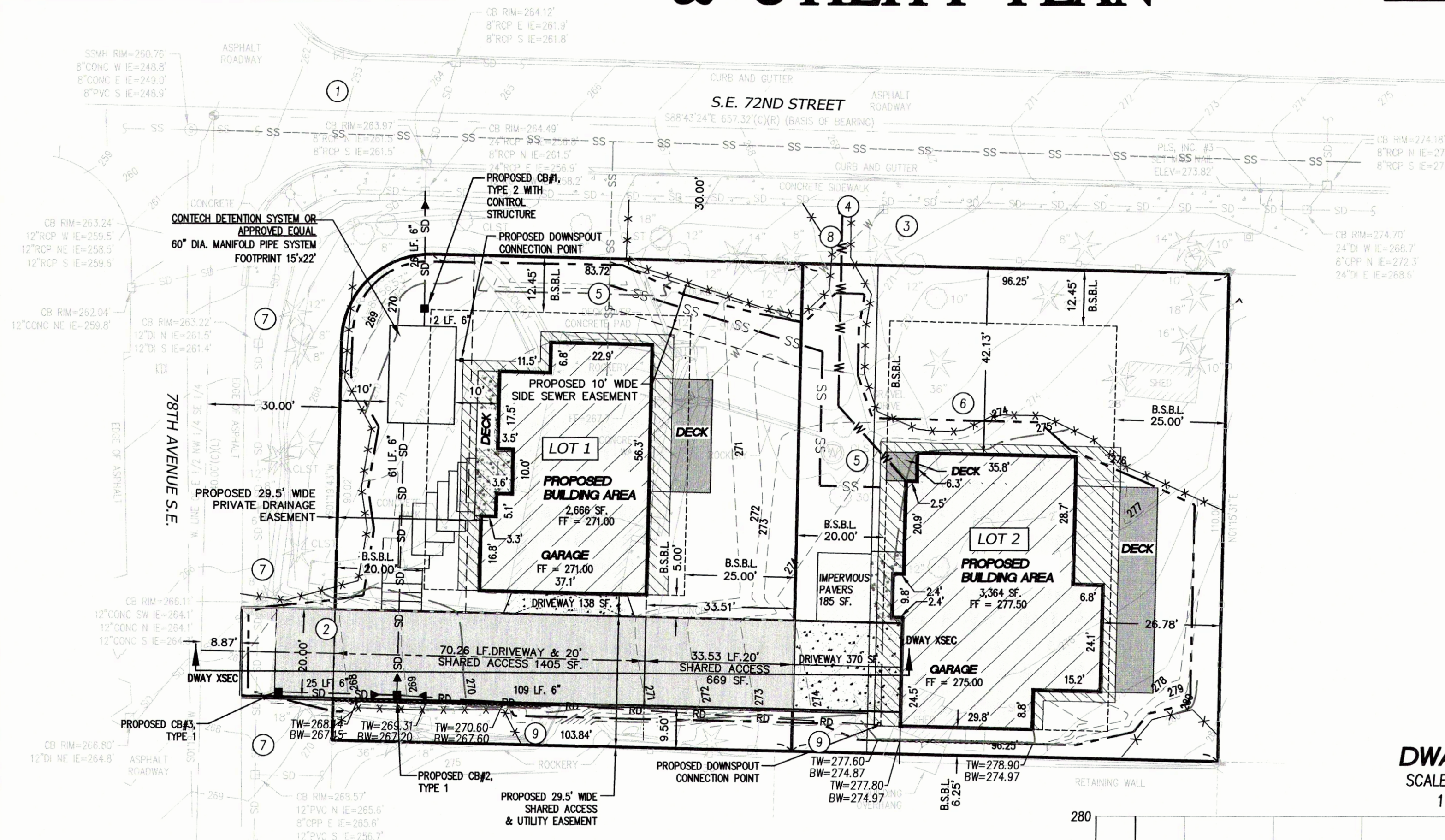




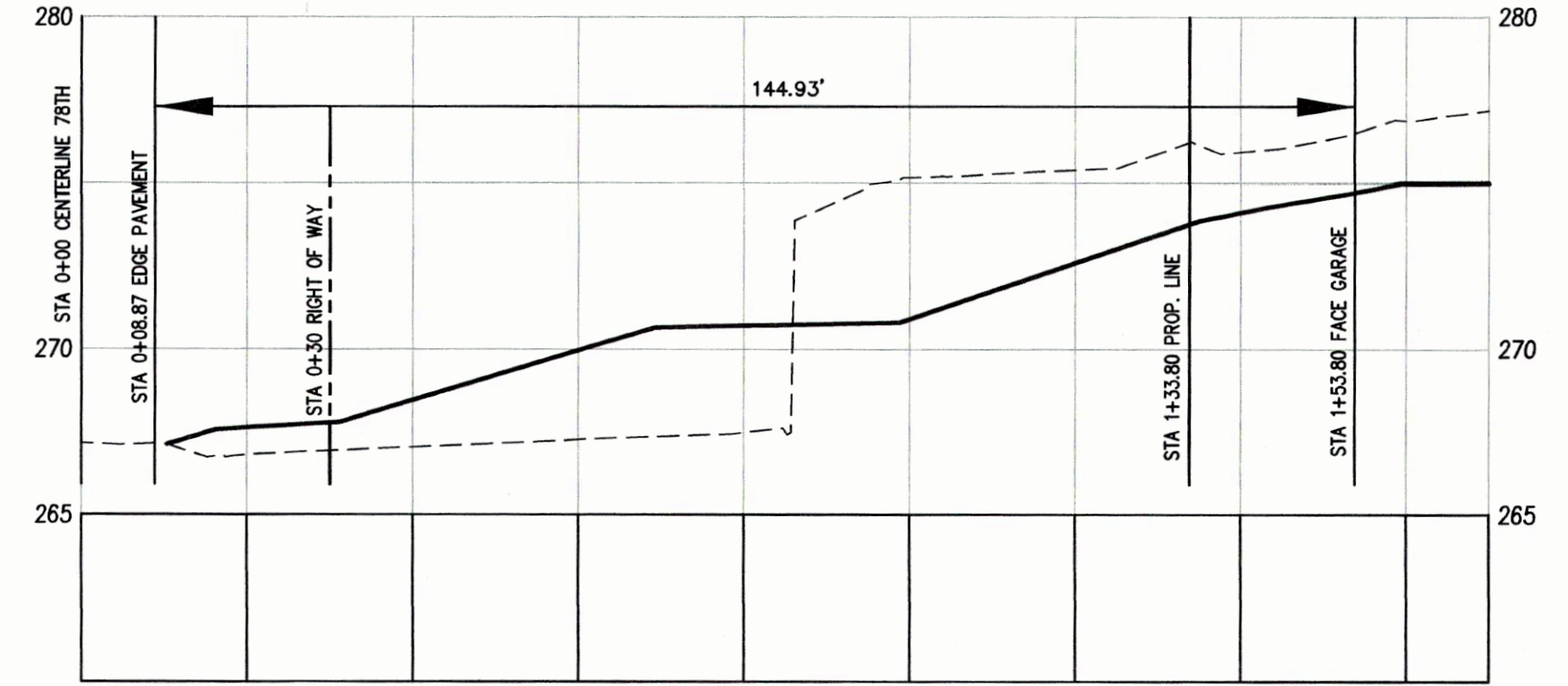
CITY OF MERCER ISLAND  
SHORT PLAT NO. SUB22-005  
KING COUNTY, WASHINGTON

# CONCEPTUAL GRADING & UTILITY PLAN

RECORDING NO. \_\_\_\_\_ VOL./PAGE \_\_\_\_\_  
PORTION OF  
NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.



**DWAY XSEC**  
SCALE: 1" = 20' H  
1" = 5' V



**CONCEPTUAL STORM WATER AND ROOF DRAINAGE NOTES**

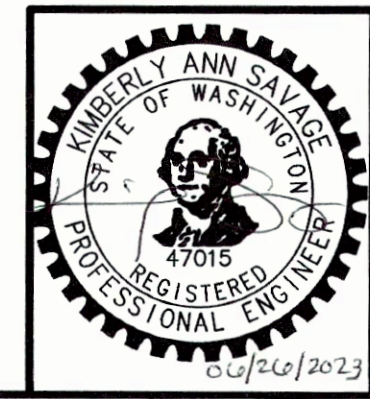
- A SINGLE ROOF DOWNSPOUT CONNECTION POINT HAS BEEN SHOWN PER PROPOSED BUILDING. ROOF DRAINS CONNECT TO ROOF DOWNSPOUT SYSTEM VIA DOWNSPOUTS AND TIGHTLINES.
- SHARED ACCESS DRIVEWAY TO SHEET FLOW TO PROPOSED CATCH BASINS.

**CONCEPTUAL CONSTRUCTION NOTES**

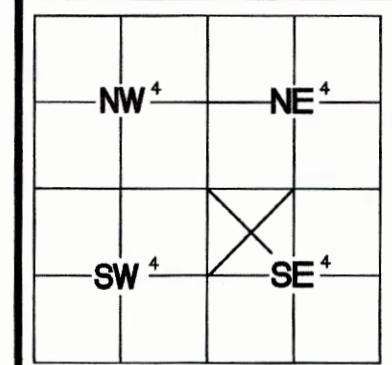
- FIRE HYDRANT H3-33 IS LOCATED ROUGHLY 508' FROM PROPOSED BUILDINGS. LOCATION TAKEN FROM MERCER ISLAND GIS AERIAL AND TO BE USED FOR PERMIT APPROVAL ONLY. PROPOSED BUILDINGS TO MEET CURRENT FIRE FLOW REQUIREMENTS.
- 20' ACCESS ROAD IS CONSIDERED EMERGENCY VEHICLE ACCESS AND SHALL NOT BE BLOCKED
- EXISTING 8" WATER SERVICE TO BE USED FOR THE PROPOSED LOT 1 BUILDING.
- PROPOSED 1" WATER SERVICE TO BE INSTALLED TO SERVICE PROPOSED LOT 2 BUILDING.
- PROPOSED RESIDENCES TO CONNECT TO EXISTING SANITARY SIDE SEWER IN LOT 1.
- REFER TO SHEETS 7 AND 8 FOR EXISTING TREES AND THEIR DIAMETERS AND SPECIES
- GRAVEL SHALL BE INSTALLED ALONG THE FRONTAGE OF 78TH AVENUE S.E. PER CITY OF MERCER ISLAND'S REQUIREMENTS.
- REMOVE EXISTING GRAVEL DRIVEWAY AND RESTORE SIDEWALK PER CITY OF MERCER ISLAND'S REQUIREMENTS.
- INSTALL 6" VERTICAL CURB.

**GRADING/TBEC NOTES:**

- OFF-SITE FILL WILL BE FROM AN APPROVED SOURCE TO BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- DISTURBED AREAS SHALL BE STABILIZED DURING AND IMMEDIATELY FOLLOWING CONSTRUCTION PER MERCER ISLAND'S EROSION AND CONTROL REQUIREMENTS.
- NO CLEARING OR GRADING IS PROPOSED WITHIN THE TREE PROTECTION FENCED AREAS.



PRELIMINARY SITE PLAN FOR  
**GRACE FENG**  
2050 89TH AVENUE NE  
CLYDE HILL, WA 98004



**INDEXING INFORMATION**  
NW 1/4 SE 1/4  
SECTION: 25  
TOWNSHIP: 24 N  
RANGE: 4 E  
COUNTY: KING

|                     |                 |
|---------------------|-----------------|
| JOB: 35887          | DATE: 6/22/2023 |
| SCALE: 1" = 20'     | SHEET: 9 OF 9   |
| DRAWN BY: BPM & KRS | CHECKED BY: KAP |

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