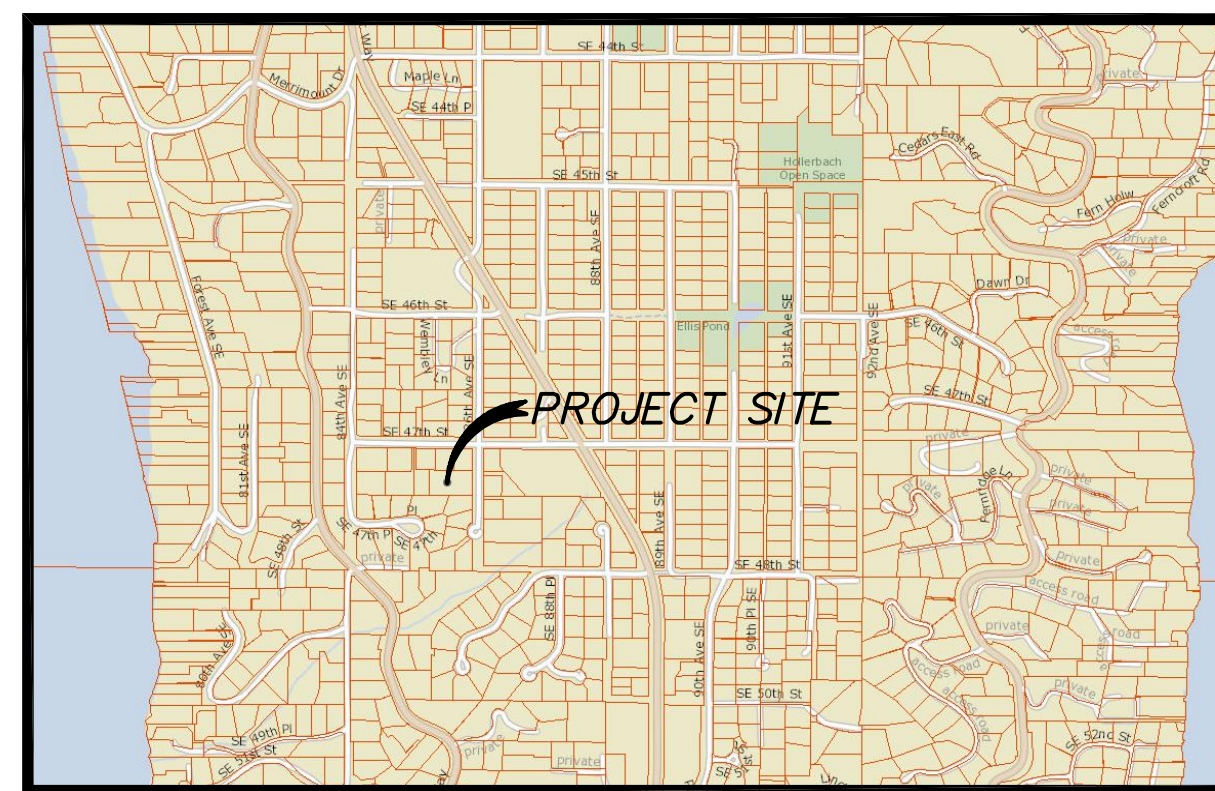


SW 1/4 SECTION 18, TOWNSHIP 24 N, RANGE 5 E, W.M.

# LORENZINI SP

FILE NO. SUB22-002



VICINITY MAP:  
SCALE: 1"=1,000'



### PROJECT CONTACTS:

PROPERTY OWNER/APPLICANT..... TODD SHERMAN  
 ..... DESIGN BUILT HOMES  
 ..... 11400 SE 8TH STREET, SUITE 415  
 ..... BELLEVUE, WA 98004  
 ..... (206) 909-8187  
 ..... TODDB@LUXURYDBH.COM

CIVIL ENGINEER..... D.R. STRONG CONSULTING ENGINEERS, INC.  
 ..... 620 7TH AVENUE  
 ..... KIRKLAND, WASHINGTON 98033  
 ..... (425) 827-3063  
 ..... CONTACT: MAHER A. JOUDI, P.E.  
 ..... MAHER.JOUDI@DRSTRONG.COM

SURVEYOR..... D.R. STRONG CONSULTING ENGINEERS, INC.  
 ..... 620 7TH AVENUE  
 ..... KIRKLAND, WASHINGTON 98033  
 ..... (425) 827-3063  
 ..... CONTACT: JAMES G. REICHHOFF, P.L.S.  
 ..... JAMES.REICHHOFF@DRSTRONG.COM

### SHEET INDEX:

C1 1 OF 6 TITLE SHEET  
 C2 2 OF 6 SITE PLAN  
 C3 3 OF 6 TREE PLAN  
 C4 4 OF 6 CONCEPTUAL GRADING & UTILITY PLAN

### PROJECT DESCRIPTION:

SITE ADDRESS:..... 4719 86TH AVENUE SE  
 TAX PARCEL NUMBER:..... 7598100420  
 NUMBER OF LOTS:..... 2  
 ZONING:..... R-9.6  
 SITE AREA:..... 28,644 S.F. (0.658 ACRES)  
 GROSS PROJECT AREA:..... 24,938 S.F. (0.572 ACRES)  
 PROPOSED GROSS FLOOR AREA:..... TBD  
 PROPOSED ONSITE IMPERVIOUS AREA:..... 11,029 S.F. (38.5%)  
 PROPOSED PERVIOUS AREA:..... 17,615 S.F. (61.5%)  
 EXISTING LOT COVERAGE:..... 9,079 S.F. (31.7%)  
 PROPOSED LOT COVERAGE:..... 10,826 S.F. (37.8%)  
 PROPOSED BUILDING HEIGHT:..... TBD  
 NUMBER OF PARKING SPACES:..... 4 MIN.

### FIRE MARSHAL NOTE:

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.

### LEGAL DESCRIPTION:

PARCEL A: (TAX PARCEL NO. 759810-0420-03)

THE EAST 220 FEET OF LOT 1, BLOCK 13, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 76, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 110 FEET OF SAID LOT 1.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B: (TAX PARCEL NO. 759810-0421-02)

LOTS 1 AND 2, BLOCK 13, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 76, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE EAST 220 FEET OF SAID LOTS 1 AND 2;

AND EXCEPT THE NORTH 110 FEET OF THE WEST 70 FEET OF THE EAST 290 FEET OF SAID LOT 1.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

### TITLE RESTRICTIONS:

PARCEL A AND B:

1. THESE PARCELS (SITE) ARE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, AS RECORDED UNDER RECORDING NUMBER 78513.

2. THESE PARCELS (SITE) ARE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION, OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN DOCUMENT RECORDED MAY 16, 1972 UNDER RECORDING NUMBER 7205160582.

3. THESE PARCELS (SITE) ARE SUBJECT TO CITY, COUNTY, OR LOCAL IMPROVEMENT DISTRICT ASSESSMENTS, IF ANY.

### VERTICAL DATUM:

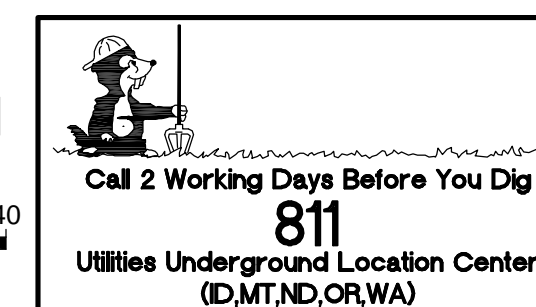
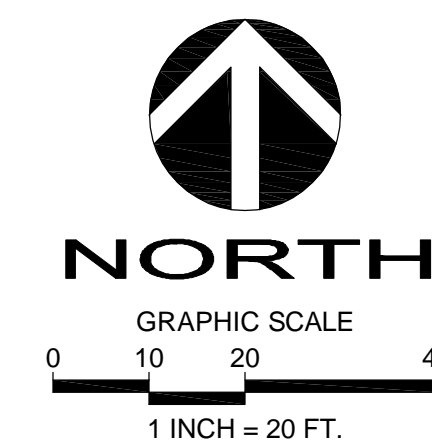
NAVD 88

### REFERENCES:

- (P) PLAT OF VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, VOLUME 7 OF PLATS, PAGE 76
- (P2) PLAT OF HILL HIGH ESTATES, VOLUME 68 OF PLATS, PAGE 28
- (P3) PLAT OF DANIEL'S ADDITION, VOLUME 72 OF PLATS, PAGE 60
- RECORD OF SURVEY, AFN 20201203900015
- RECORD OF SURVEY, AFN 20180228900009
- RECORD OF SURVEY, AFN 9006149020
- RECORD OF SURVEY, AFN 20050321900011
- RECORD OF SURVEY, AFN 20080208900017

### BENCHMARK:

FOUND COPPER TACK IN LEAD IN 4"x4" CONCRETE MONUMENT, DOWN 0.6" IN CASE, AT THE INTERSECTION OF 86TH AVENUE SE AND SE 47TH STREET. GNSS OBSERVATION OF MONUMENT PRODUCED THE ELEVATION OF 317.158'.



D.R. STRONG  
 CONSULTING ENGINEERS  
 ENGINEERS PLANNERS SURVEYORS  
 620 - 7th AVENUE KIRKLAND, WA 98033  
 O 425.827.3063 F 425.827.2423

LORENZINI SP

TITLE SHEET  
 4719 86TH AVENUE SE  
 MERCER ISLAND, WASHINGTON  
 PARCEL NO. 7598100420

TODD SHERMAN  
 DESIGN BUILT HOMES

11400 SE 8TH STREET, SUITE 415  
 BELLEVUE, WASHINGTON 98004  
 206-909-8187



DATE	REVISION	APPR
12.09.22	REVS. PER AGENCY COMMENTS	MAJ
07.18.23	REVS. PER AGENCY COMMENTS	MAJ

DRAFTED BY: JSE  
 DESIGNED BY: JSE  
 PROJECT ENGINEER: MAJ  
 DATE: 12.20.21  
 PROJECT NO.: 21071

DRAWING: C1  
 SHEET: 1 OF 4

SW 1/4 SECTION 18, TOWNSHIP 24 N, RANGE 5 E, W.M.

# LORENZINI SP

FILE NO. SUB22-002



**D.R. STRONG**  
CONSULTING ENGINEERS  
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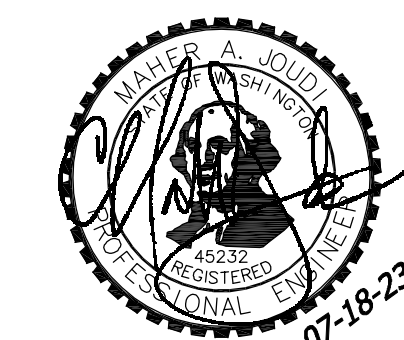
LORENZINI SP

SITE PLAN

4719 86TH AVENUE SE  
MERCER ISLAND, WASHINGTON  
PARCEL NO. 7598100420

TODD SHERMAN  
DESIGN BUILT HOMES

11400 SE 8TH STREET, SUITE 415  
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- LEGEND:**
- FOUND SECTION CORNER AS NOTED
  - FOUND MONUMENT AS NOTED
  - FOUND CORNER MONUMENT AS NOTED
  - MAIL BOX
  - POWER METER
  - POWER POLE
  - WATER METER
  - ROCKERY
  - STORM DRAIN CATCH BASIN
  - SANITARY SEWER MANHOLE
  - GAS VALVE
  - GAS METER
  - VERTICAL BOARD FENCE
  - DECIDUOUS TREE
  - EVERGREEN TREE
  - SANITARY SEWER LINE
  - STORM LINE
  - OVERHEAD POWER
  - UNDERGROUND WATER
  - UNDERGROUND GAS
  - EDGE OF PAVEMENT
  - FENCE
  - CONCRETE

- PROJECT NOTES:**
- NUMBER OF LOTS:.....2
  - LOT 1 AVERAGE SLOPE:.....7.5%
  - LOT 2 AVERAGE SLOPE:.....8.5%
  - PROPOSED STRUCTURE AREA:.....TBD
  - PROPOSED ONSITE IMPERVIOUS AREA:.....11,029 S.F. (38.5%)
  - PROPOSED PERVIOUS AREA:.....17,615 S.F. (61.5%)
  - EXISTING LOT COVERAGE:.....9,079 S.F. (31.7%)
  - PROPOSED LOT COVERAGE:.....10,826 S.F. (37.8%)
  - PROPOSED BUILDING HEIGHT:.....TBD
  - AVERAGE BUILDING ELEVATION:.....TBD
  - EXISTING LANDSCAPING:.....17,614 FT. (61.5%)
  - PROPOSED LANDSCAPING:.....17,615 S.F. (61.5%)
  - NUMBER OF PARKING SPACES:.....4 MIN.

**LEGAL DESCRIPTION:**

PARCEL A: (TAX PARCEL NO. 759810-0420-03)  
THE EAST 220 FEET OF LOT 1, BLOCK 13, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 76, RECORDS OF KING COUNTY, WASHINGTON;  
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SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

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AND EXCEPT THE NORTH 110 FEET OF THE WEST 70 FEET OF THE EAST 290 FEET OF SAID LOT 1.  
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**VERTICAL DATUM:**  
NAVD 88

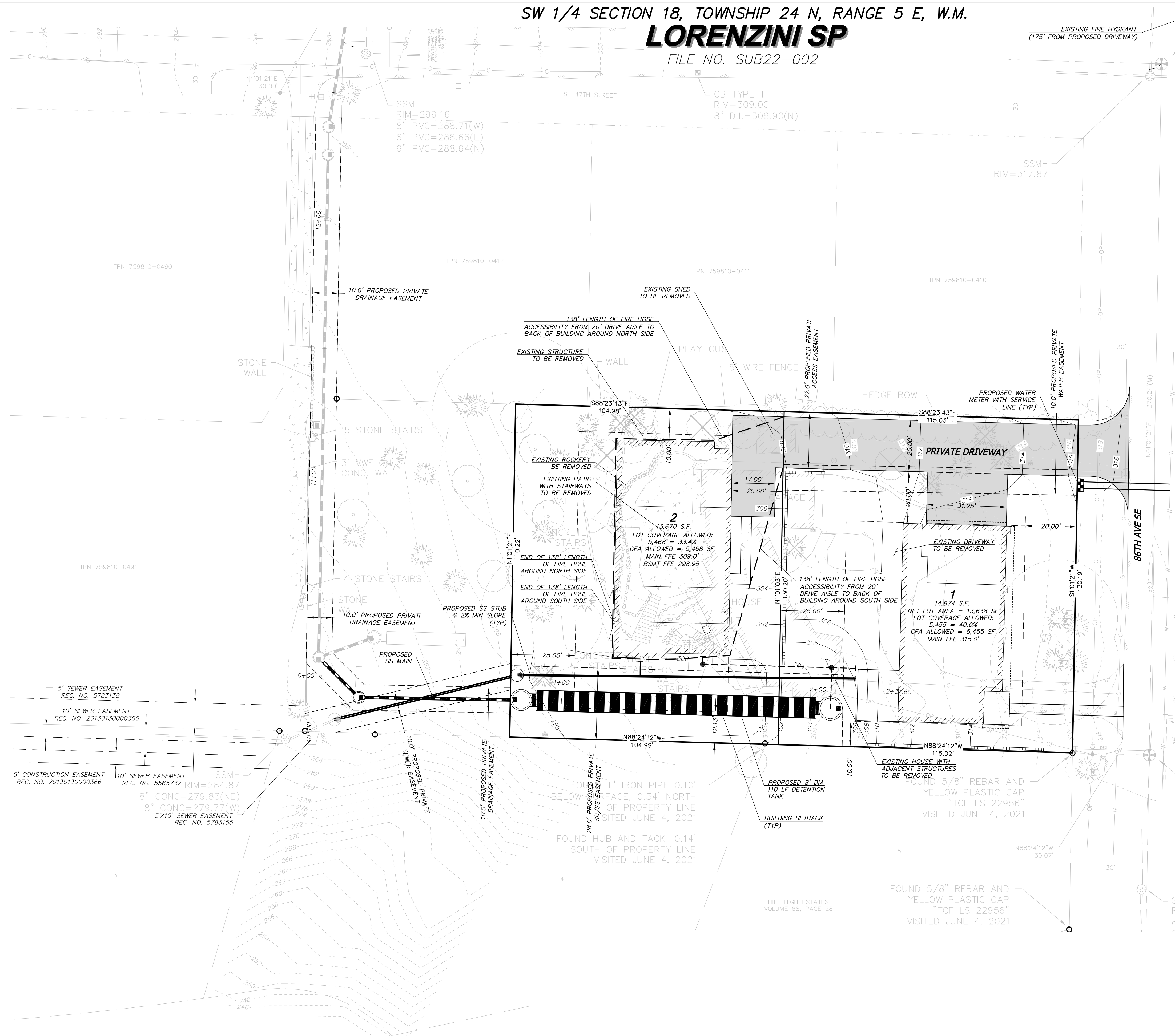
**BENCHMARK:**  
FOUND COPPER TACK IN LEAD IN 4"x4" CONCRETE MONUMENT, DOWN 0.6' IN CASE, AT THE INTERSECTION OF 86TH AVENUE SE AND SE 47TH STREET. GNSS OBSERVATION OF MONUMENT PRODUCED THE ELEVATION OF 317.158'.

**BASIS OF BEARINGS:**  
NORTH 01°01'21" EAST BETWEEN THE MONUMENTS FOUND AT THE INTERSECTION OF 86TH AVENUE SE AND SE 47TH STREET, AND IN THE CENTERLINE OF 86TH AVENUE SE AND CUL-DE-SAC, AS SHOWN ON THE PLAT OF HILL HIGH ESTATES, VOLUME 68 OF PLATS, PAGE 28

**NORTH**

GRAPHIC SCALE  
0 10 20 40  
1 INCH = 20 FT.

**Call 2 Working Days Before You Dig**  
**811**  
Utilities Underground Location Center  
(D,M,T,N,D,OR,WA)



5' SEWER EASEMENT  
REC. NO. 5783138

10' SEWER EASEMENT  
REC. NO. 20130130000366

5' CONSTRUCTION EASEMENT  
REC. NO. 20130130000366

10' SEWER EASEMENT  
REC. NO. 5565732

SSMH RIM=284.87  
8" CONC=279.83(N.E)  
8" CONC=279.77(W)  
5'X15' SEWER EASEMENT  
REC. NO. 5783155

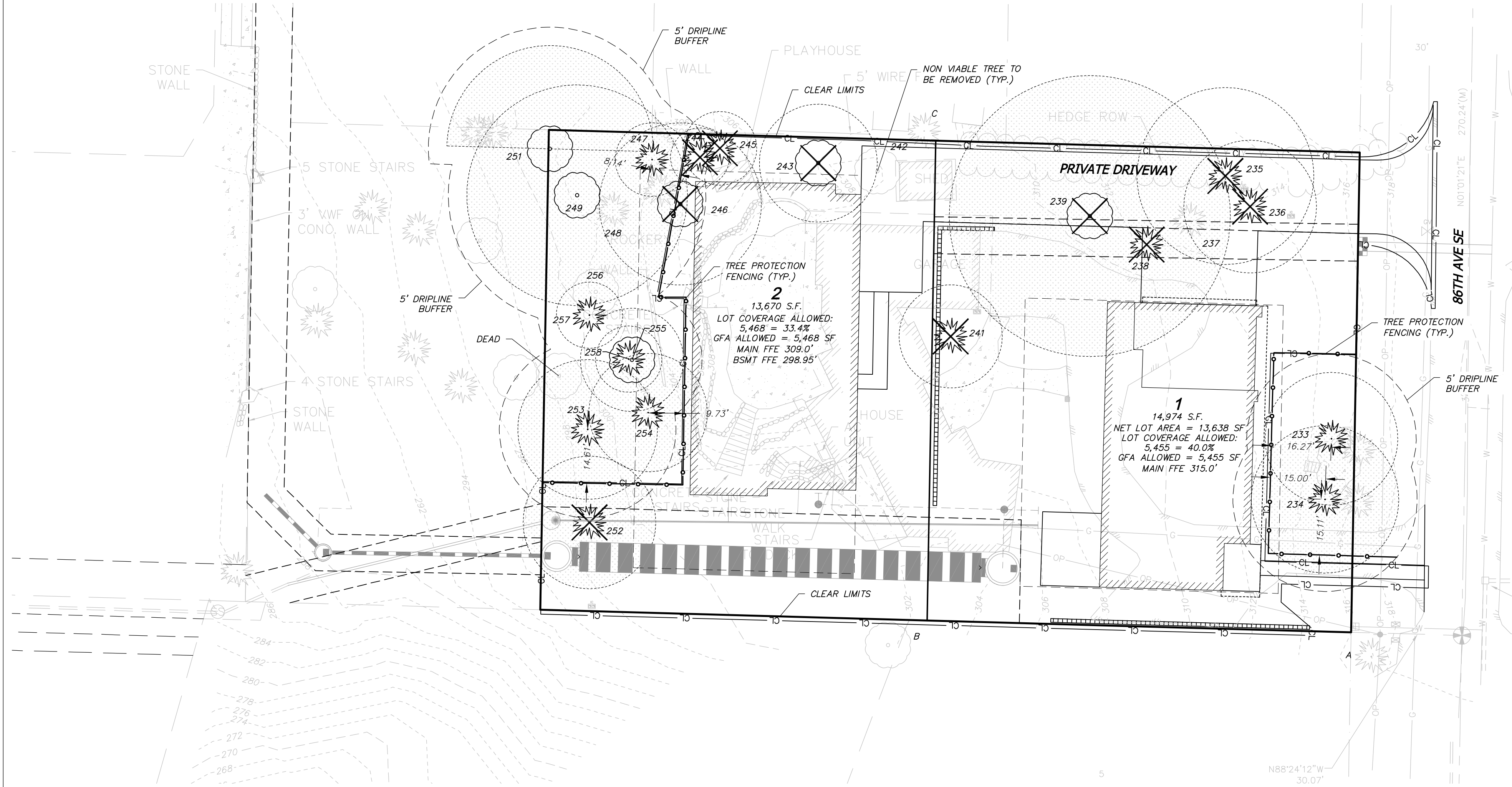
SSMH RIM=299.16  
8" PVC=288.71(W)  
6" PVC=288.66(E)  
6" PVC=288.64(N)

SSMH RIM=317.87

SSMH RIM=31

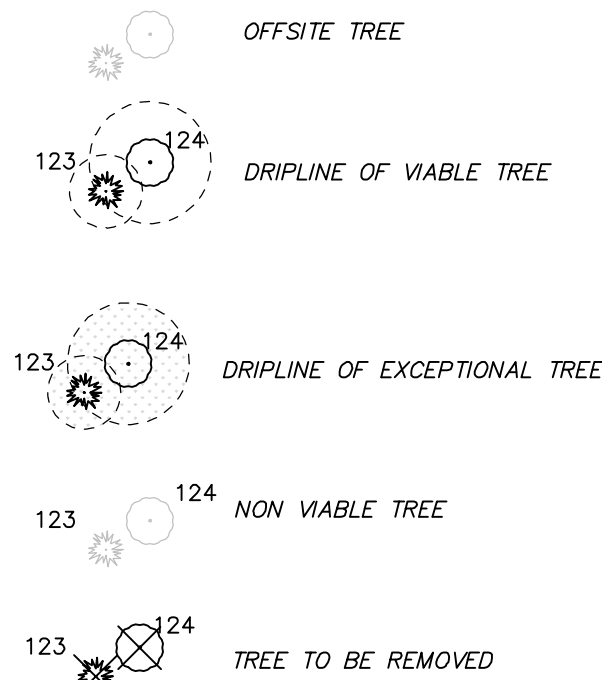
# LORENZINI SP

FILE NO. SUB22-002



### TREE RETENTION CALCULATION

TOTAL ONSITE TREES:	24
TOTAL VIABLE ONSITE TREES:	19
TOTAL NUMBER OF EXCEPTIONAL TREES:	10
REQUIRED: 30% VIABLE TREES:	6
PROPOSED VIABLE TREES RETAINED:	11/57.9%



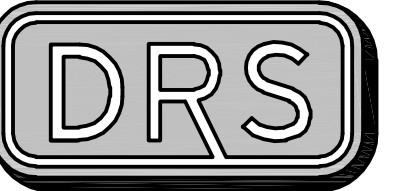
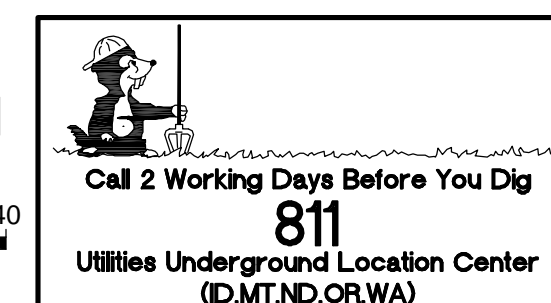
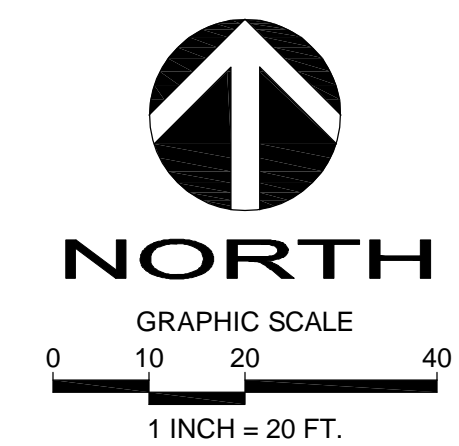
### CLEARING LIMIT NOTE

CLEARING LIMITS AND TREE PROTECTION FENCING ALONG WEST SIDE OF LOT 2 ARE TO BE COINCIDENTAL. SPACE SHOWN FOR CLARITY OF LINETYPES ONLY.

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			Exceptional tree DBH > 24"	Value	Healthy Trees	Retained trees	Mitigation
									Retain	Remove	Construct	N	E	S					
1	233	Douglas fir	21	21	18		OK	Typical of species	1			18	16	18	18	1	1	1	
2	234	Douglas fir	28	28	20		OK	Self-corrected lean towards west, dead wood, broken branches, dead twigs, typical of species	1			20	15	20	15	L	1	1	1
3	235	Douglas fir	22	22	24		OK	Debris over crown, previous top loss, coning, dead wood, broken branches, typical of species		1		24	7	24	24		1	1	2
4	236	Douglas fir	19	19	18		OK	Previous ivy @ root crown up to 50', typical of species, asymmetric canopy towards north		1		18	18	18	18		1	1	2
5	237	Douglas fir	19	19	16		Fair	Self-corrected lean towards north, serpentine trunk, co-dominant leaders with included bark x2 @ 30' towards north, strong leader, reaction wood, horizontal crack @ 25', column of decay @ root crown up to 12' towards west, 3 calloused wounds towards west, free flowing sap	1			16	16	16	16		1		
6	238	Douglas fir	24	24	18		Fair	Exposed roots, moss and lichen, previous top loss, dead wood, broken branches, elongated branches		1		18	18	18	18	L	1	1	3
7	239	Bigleaf maple	38	38	38		Fair	Calloused wound @ 6' towards south, exposed roots, decay in roots towards north, dead wood, broken branches, grade lowered 3' towards east		1		38	38	38	38	E	1		
8	241	Scots pine	13	13	14		OK	Typical of species	1			14	14	14	14		1	1	1
9	242	Bigleaf maple	16	16	14		Fair	Vertical crack @ 3' up to 10' towards south, co-dominant leaders with included bark x3 @ 10'		1		14	14	14	14		1		
10	243	Bigleaf maple	10, 8, 14, 15	24	16		OK	Co-dominant leaders with included bark x4 @ root crown, moss and lichen, typical of species		1		16	16	16	16	L	1	1	3
11	244	White pine	15	15	8		OK	Serpentine trunk, dead wood, broken branches, typical of species		1		8	8	8	8		1	1	6
12	245	White pine	19	19	10		OK	Dead wood, broken branches, a towards east, typical of species		1		10	10	10	10		1	1	6
13	246	Bigleaf maple	17, 18	25	22		OK	Co-dominant leaders with included bark x2 @ 2', asymmetric canopy towards south, typical of species		1		22	22	22	22	L	1	1	6
14	247	White pine	11	11	10		OK	Suppressed canopy, dead wood, broken branches, typical of species	1			10	10	6	6		1	1	1
15	248	Douglas fir	19	19	18		Fair	Epicormic branch formation @ 25' towards south, previous top loss, elongated branches, serpentine trunk, asymmetric canopy towards south		1		18	18	18	18		1		
16	249	Bigleaf maple	16, 44	47	30		Fair	Co-dominant leaders with included bark x2 @ 4', exposed roots, calloused wound, dead wood, broken branches, asymmetric canopy towards north	1			30	30	21	30	E	1	1	1
17	251	Bigleaf maple	26	26	28 north only		OK	Asymmetric canopy towards north, typical of species, dead wood, moss and lichen	1			28	28	28	28	L	1	1	1
18	252	Douglas fir	28	28	18		Fair	Self-corrected lean towards south, fill over crown, abnormal bark, popping bark, previous top loss, elongated branches, typical of species, dead wood, broken branches		1		18	18	18	18	L	1	1	3
19	253	Douglas fir	36	36	19		OK	Dead wood, broken branches, previous top loss, carpenter ants bark only	1			19	19	7	19	E	1	1	1
20	254	Douglas fir	36, 28	45.5	16		OK	Co-dominant leaders with included bark x2 @ 1', previous top loss @ 50', strong laterals, dead wood, broken branches, abnormal bark, popping bark, woodpecker activity	1			16	16	16	16	E	1	1	1
21	255	Douglas fir	16	16	14		Fair	Abnormal bark, shedding bark, popping bark, topped @ 50', strong lateral, low live crown ratio < 35%	1			14	14	14	14		1	1	1
22	256	Bigleaf maple	36, 24	43.5	26		Poor	Co-dominant leaders with included bark x2 @ 1', dead scaffolds, dead wood, cavity @ 3' towards north		1		26	26	26	26	E	1		
23	257	Incense cedar	8, 9	12	9		OK	Co-dominant leaders with included bark x2 @ 3', typical of species	1			9	9	9	9		1	1	1
24	258	Incense cedar	18	18	9		OK	Typical of species	1			9	9	9	9		1	1	1

### TREE RETENTION NOTE

ANY CONSTRUCTION WITHIN THE DRIPLINE OF A TREE TO BE RETAINED WILL REQUIRE AN AIR EXCAVATION ANALYSIS TO DETERMINE THAT THE TREE WILL NOT BE DAMAGED DURING CONSTRUCTION.



**D.R. STRONG**  
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ENGINEERS PLANNERS SURVEYORS  
620 - 7th AVENUE KIRKLAND, WA 98033  
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**LORENZINI SP**

TREE PLAN

4719 86TH AVENUE SE  
MERCER ISLAND, WASHINGTON  
PARCEL NO. 7598100420

**TODD SHERMAN**  
DESIGN BUILT HOMES

11400 SE 8TH STREET, SUITE 415  
BELLEVUE, WASHINGTON 98004  
206-909-8187



DATE	REVISION	APPROVED
12.09.22	REVS. PER AGENCY COMMENTS	MAJ
07.18.23	REVS. PER AGENCY COMMENTS	MAJ

DRAFTED BY: JSE  
DESIGNED BY: JSE  
PROJECT ENGINEER: MAJ  
DATE: 12.20.21  
PROJECT NO.: 21071

DRAWING: C3  
SHEET: 3 OF 4

**CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP)**  
 A CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN WILL BE PREPARED AT FINAL ENGINEERING EACH OF THE 13 CONSTRUCTION SWPPP ELEMENTS ARE TO BE CONSIDERED RESPECTIVELY.

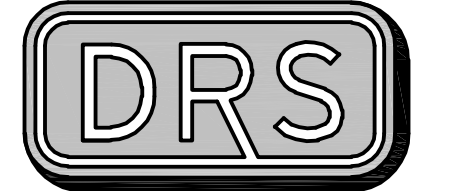
SW 1/4 SECTION 18, TOWNSHIP 24 N, RANGE 5 E, W.M.

**LORENZINI SP**

FILE NO. SUB22-002

**LEGEND:**

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- FOUND MONUMENT AS NOTED
- FOUND CORNER MONUMENT AS NOTED
- MAIL BOX
- POWER METER
- POWER POLE
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 O 425.827.3063 F 425.827.2423

**LORENZINI SP**

CONCEPTUAL GRADING & UTILITY PLAN  
 4719 86TH AVENUE SE  
 MERCER ISLAND, WASHINGTON  
 PARCEL NO. 7598100420

**TODD SHERMAN DESIGN BUILT HOMES**

11400 SE 8TH STREET, SUITE 415  
 BELLEVUE, WASHINGTON 98004  
 206-909-8187

**SITE VOLUME CALCULATIONS**

CUT VOLUME (CU. YDS.)	FILL VOLUME (CU. YDS.)	NET VOLUME (CU. YDS.)
535	766	231 FILL

\*ALL VOLUMES ARE APPROXIMATE AND REPRESENT FINISH GRADE TO EXISTING GRADE AS SHOWN. THE VOLUMES DO NOT INCLUDE STRIPPING, STRUCTURAL EXCAVATION, EXPANSION FACTOR OR ANY SOIL TYPE RESTRICTIONS.\*

**LEGAL DESCRIPTION:**

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SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

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AND EXCEPT THE NORTH 110 FEET OF THE WEST 70 FEET OF THE EAST 290 FEET OF SAID LOT 1.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**VERTICAL DATUM:**

NAVD 88

**BENCHMARK:**

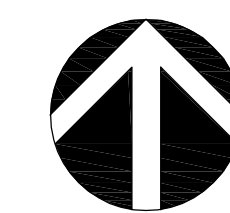
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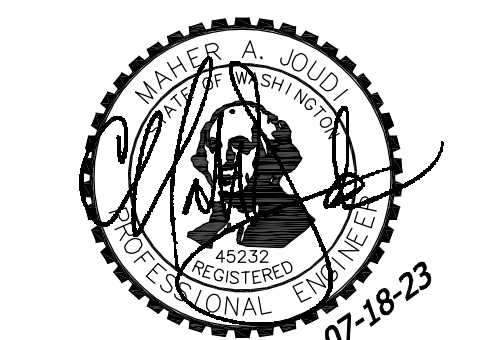
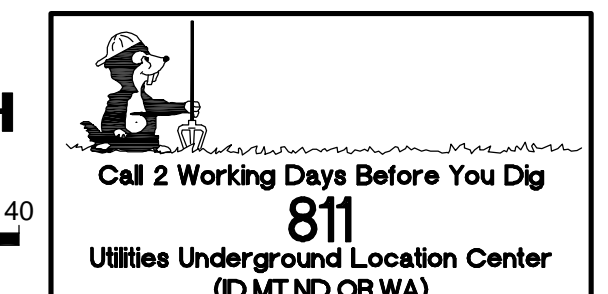
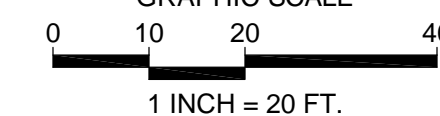
**BASIS OF BEARINGS:**

NORTH 01°01'21" EAST BETWEEN THE MONUMENTS FOUND AT THE INTERSECTION OF 86TH AVENUE SE AND SE 47TH STREET, AND IN THE CENTERLINE OF 86TH AVENUE SE AND CUL-DE-SAC, AS SHOWN ON THE PLAT OF HILL HIGH ESTATES, VOLUME 68 OF PLATS, PAGE 28



**NORTH**

GRAPHIC SCALE



DATE	REVISION	APPROVED
12.09.22	REVS. PER AGENCY COMMENTS	MAJ
07.18.23	REVS. PER AGENCY COMMENTS	MAJ

DRAFTED BY: JSE  
 DESIGNED BY: JSE  
 PROJECT ENGINEER: MAJ  
 DATE: 12.20.21  
 PROJECT NO.: 21071

DRAWING: C4  
 SHEET: 4 OF 4