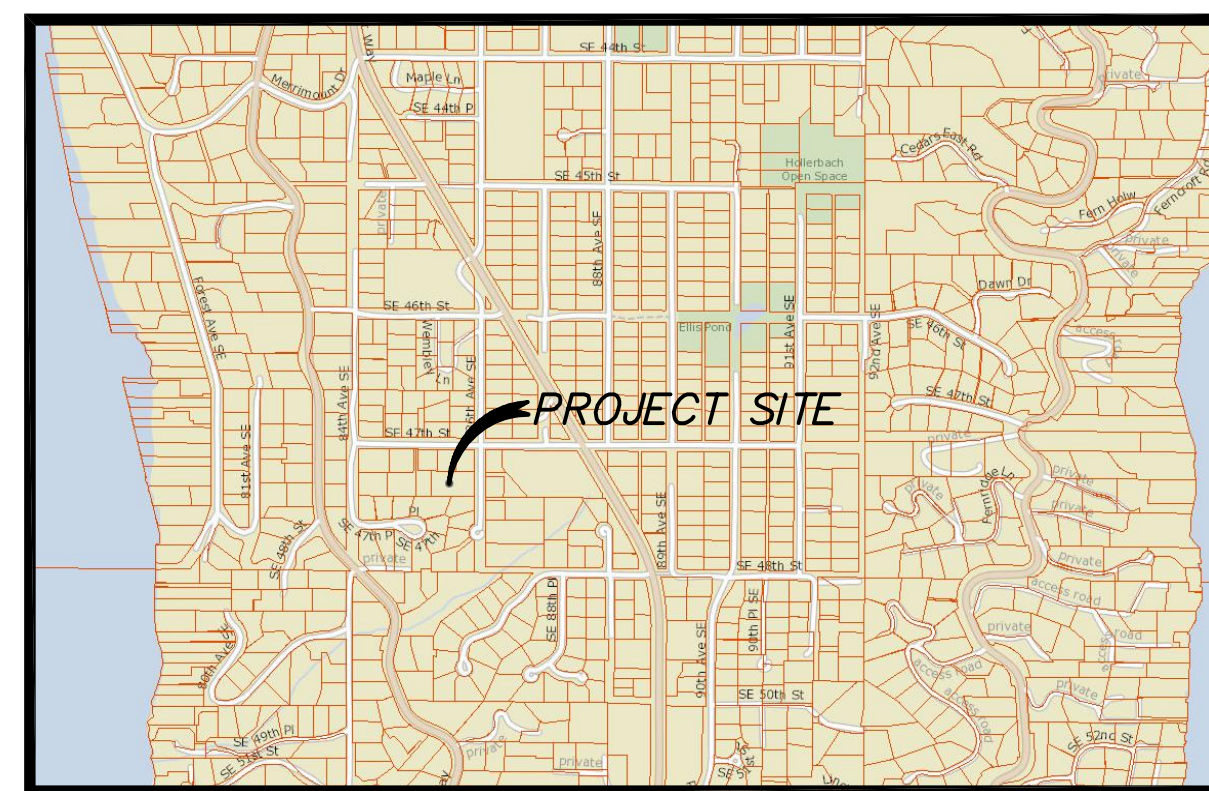


LORENZINI SP

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
 TODD@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.

DEVELOPMENT TABLES

LOT	GROSS LOT AREA (SF)	MAX GFA 40% (SF)	NET LOT AREA (SF)	MAX. LOT COVERAGE (40%) (SF)	MAX. HARDSCAPE (9%) (SF)
1	14,974	5,491	13,727	5,491	1,348
2	13,670	5,468	13,670	5,468	1,230

PROPERTY AREAS	AREA (SF)	AREA (AC)
PROPERTY	28,644	0.658

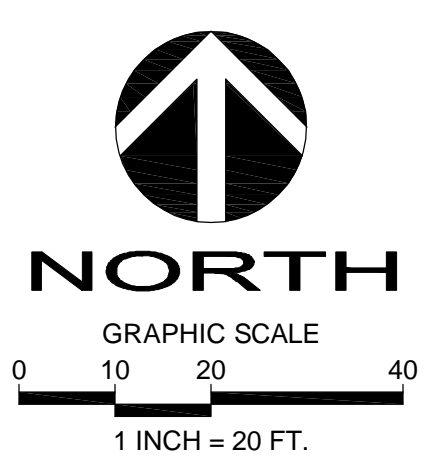
	NET LOT AREA (SF)	LOT WIDTH (FT)	LOT DEPTH (FT)
ZONE MINIMUM REQUIREMENT	9,600	75.00	80.00
LOT 1	13,727	115.03	130.20
LOT 2	13,670	104.99	130.22

REFERENCES:
 1. (P) PLAT OF VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, VOLUME 7 OF PLATS, PAGE 76
 2. (P2) PLAT OF HILL HIGH ESTATES, VOLUME 68 OF PLATS, PAGE 28
 3. (P3) PLAT OF DANIEL'S ADDITION, VOLUME 72 OF PLATS, PAGE 60
 4. RECORD OF SURVEY, AFN 20201203900015
 5. RECORD OF SURVEY, AFN 20180228900009
 6. RECORD OF SURVEY, AFN 9006149020
 7. RECORD OF SURVEY, AFN 20050321900011
 8. RECORD OF SURVEY, AFN 20080208900017

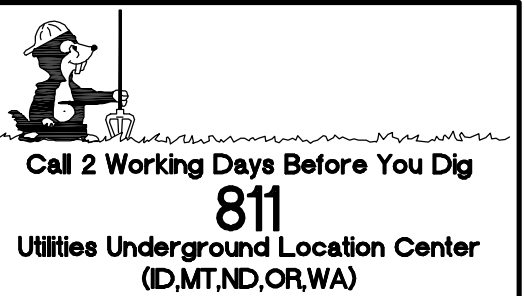
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LEGAL DESCRIPTION:
 PARCEL A: (TAX PARCEL NO. 759810-0420-03)
 THE EAST 220 FEET OF LOT 1, BLOCK 13, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 76, RECORDS OF KING COUNTY, WASHINGTON;
 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.
VERTICAL DATUM:
 NAVD 88

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.
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



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



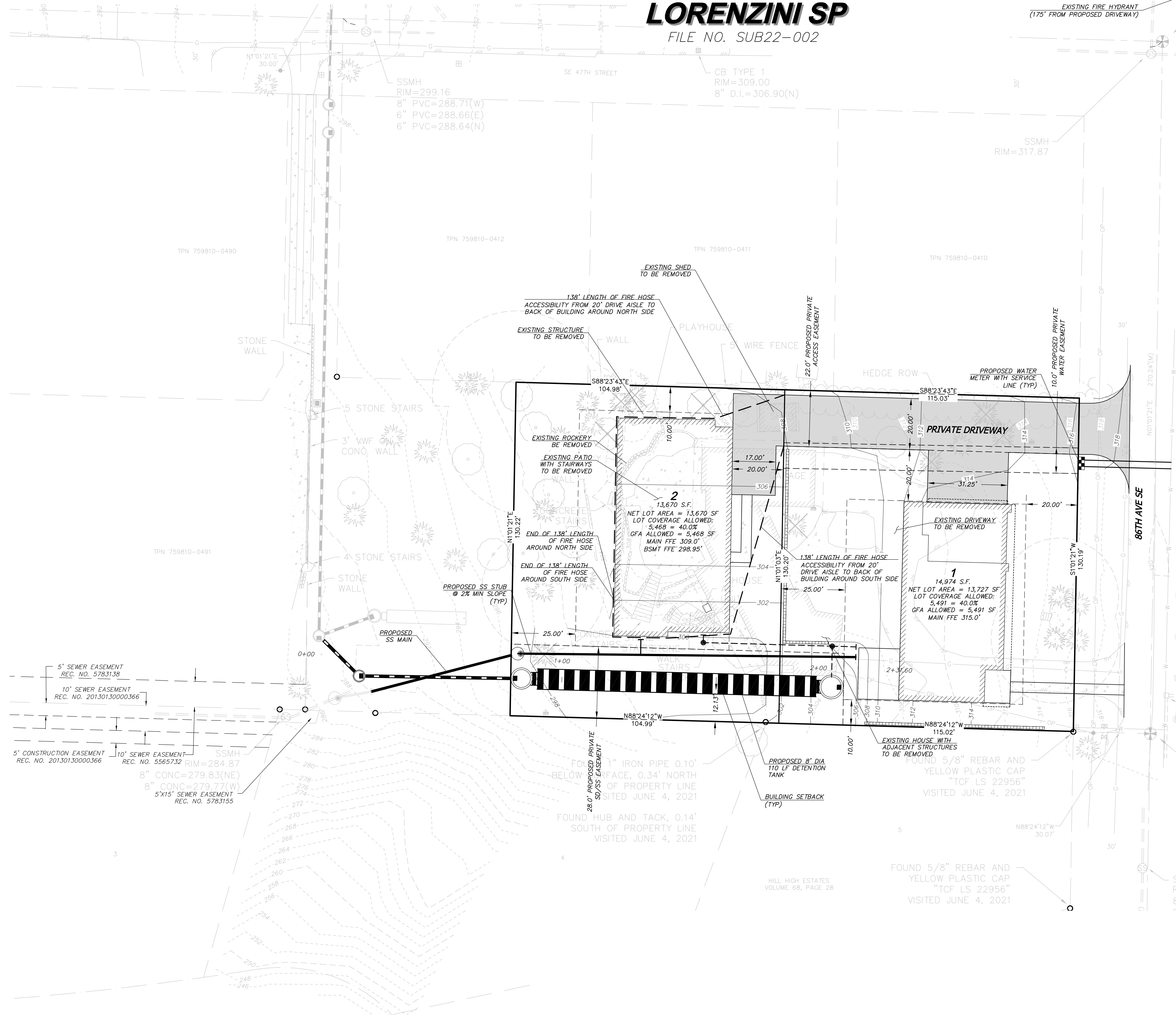
DATE	REVISION	APR	MAJ
12.09.22	REVS. PER AGENCY COMMENTS	MAJ	MAJ
07.18.23	REVS. PER AGENCY COMMENTS	MAJ	MAJ
08.11.23	REVISED ARBORIST REPORT	MAJ	MAJ
10.27.23	PER AGENCY COMMENTS	MAJ	MAJ

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

DRAWING: C1
 SHEET: 1 OF 4

LORENZINI SP

FILE NO. SUB22-002



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:

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SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

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SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

VERTICAL DATUM:
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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)

DRS

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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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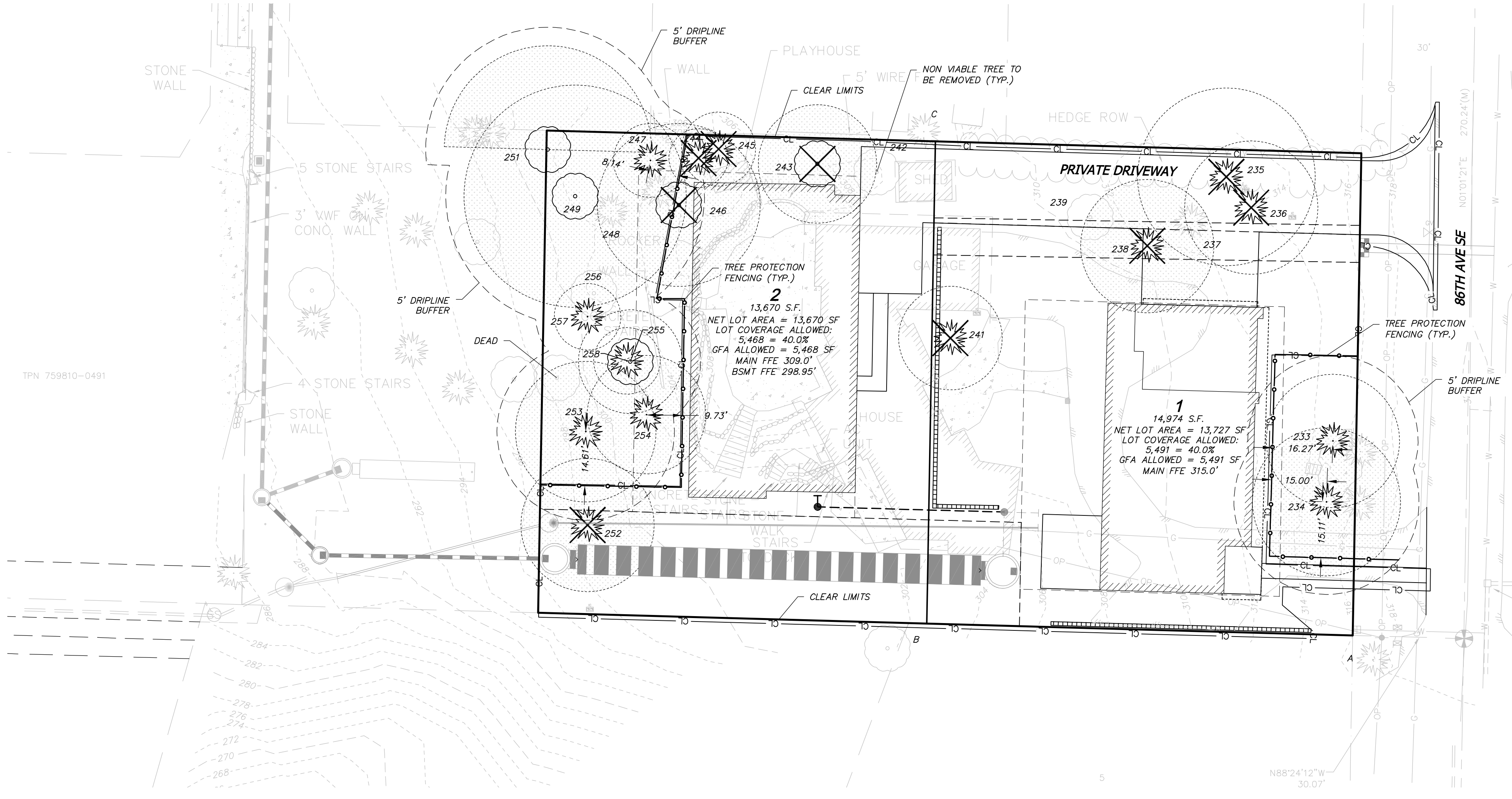
DATE	REVISION	REVS.	PER AGENCY COMMENTS	MAJ
12.09.22				MAJ
07.18.23				MAJ
08.11.23				MAJ
10.27.23				MAJ

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

DRAWING: C2
SHEET: 2 OF 4

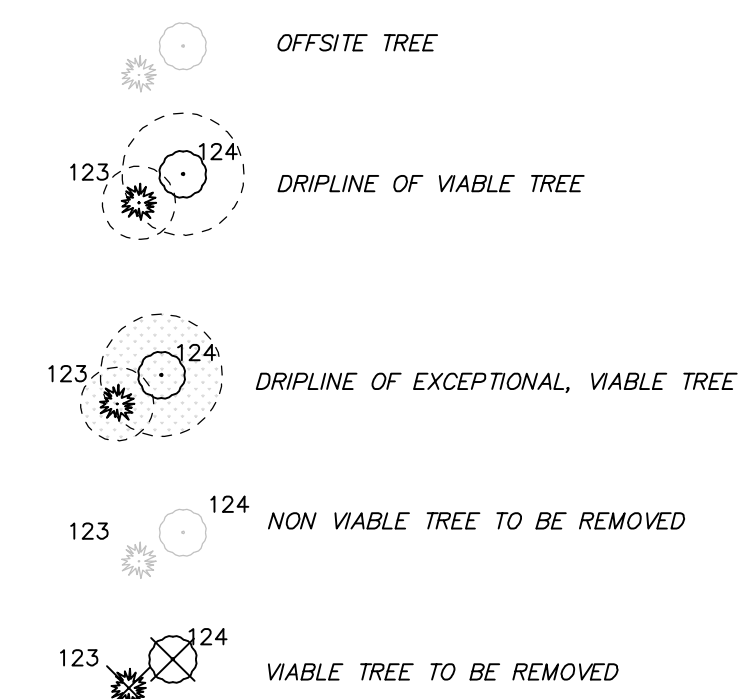
LORENZINI SP

FILE NO. SUB22-002



TREE RETENTION CALCULATION

TOTAL ONSITE TREES:	24
TOTAL VIABLE ONSITE TREES:	19
TOTAL NUMBER OF EXCEPTIONAL TREES:	11
REQUIRED TREE CREDITS: 30% X 24 TREES:	8
PROPOSED VIABLE TREES RETAINED:	10/52.6%



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.

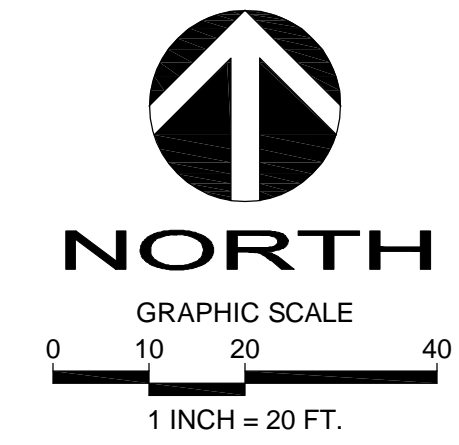
TREE RETENTION NOTE

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.

TREE REPLACEMENT TABLE

DIAMETER OF REMOVED TREE (MEASURES 4.5 FEET ABOVE GROUND)	TREE REPLACEMENT RATIO	NUMBER OF TREES PROPOSED FOR REMOVAL	NUMBER OF TREES REQUIRED FOR REPLACEMENT BASED ON SIZE/TYPE
LESS THAN 10-INCHES AND NON-VIABLE TREES	1	0	0
10-INCHES UP TO 24-INCHES	2	3	6
GREATER THAN 24-INCHES UP TO 36-INCHES	3	2	6
GREATER THAN 36-INCHES AND ANY EXCEPTIONAL TREE	6	4	24
TOTAL REQUIRED TREE REPLACEMENT:			36 REQUIRED

Tree #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD					Value	Healthy Trees	Retained trees	Replacement
									Ret. Viable	Remove Non-viable	Construct	N	W	E	S					
1	233 Douglas fir	21	21	18			OK	Typical of species	1			18	16	18	18	N	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	Y	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	24	24	24	N	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	N	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	N	1			
6	238 Douglas fir	24	24	18		Y	Fair	Exposed roots, moss and lichen, previous top loss, dead wood, broken branches, elongated branches		1		18	18	18	18	Y	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	Y	1			
8	241 Scots pine	13	13	14			OK	Typical of species		1		14	14	14	14	N	1	1	2	
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	N	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	Y	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	N	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	N	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	Y	1	1	6	
14	247 White pine	11	11	10			OK	Suppressed canopy, dead wood, broken branches, typical of species	1			10	10	10	10	N	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	N	1			
16	249 Bigleaf maple	16, 44	47	30		Y	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	Y	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	Y	1	1	1	
18	252 Douglas fir	28	28	18		Y	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	Y	1	1	6	
19	253 Douglas fir	36	36	19			OK	Dead wood, broken branches, previous top loss, carpenter ants bark only	1			19	19	7	19	Y	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	Y	1	1	1	
21	255 Douglas fir	16	16	14		Y	Fair	Abnormal bark, shedding bark, popping bark, topped @ 50', strong lateral, low live crown ratio <10%	1			14	14	14	14	N	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	Y	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	N	1	1	1	
24	258 Incense cedar	18	18	9			OK	Typical of species	1			9	9	9	9	N	1	1	1	



811
Utilities Underground Location Center
(D, M, T, N, D, O, R, W, A)

DRS
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LORENZINI SP
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206-909-8187



DATE	REVISION	REVS. PER AGENCY COMMENTS	MAJ	APR
12.09.22				
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10.27.23				

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:

- FOUND SECTION CORNER AS NOTED
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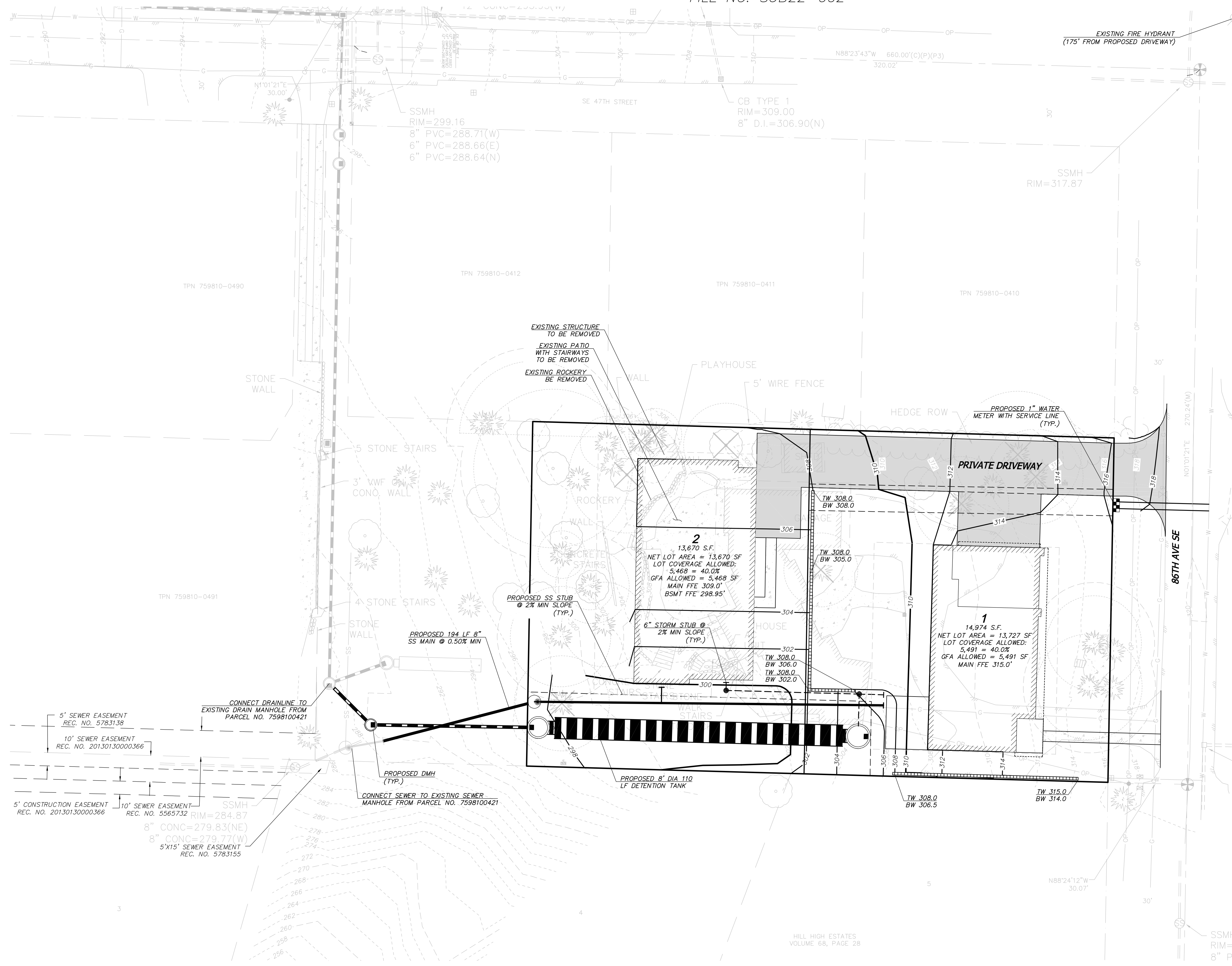
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LORENZINI SP

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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 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.

VERTICAL DATUM:
 NAVD 88

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NORTH

GRAPHIC SCALE
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 1 INCH = 20 FT.

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DATE	REVISION	REVS.	PER AGENCY COMMENTS	MAJ	MAJ	MAJ
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