



APPEAL
ATTACHMENT '22'

Request response from Ikeda Subpoena MUP-19-019

From: "David Moehring" <dmoehring@consultant.com>
To: "Landry, David" <David.Landry@seattle.gov>, "Gribben, Brandon S." <BGribben@helsell.com>
Cc: hiro.ikeda@seattle.gov, Mahvash.Nassiri@seattle.gov
Bcc: "Jay La Vassar" <jjlavassar@gmail.com>
Date: Jul 30, 2019 12:46:24 PM

Good afternoon, Mr. Landry,

Please provide the attached two documents from January 30, 2019 for this project that Mr. Hiro Ikeda has been a participant. These documents are examples that demonstrate the engineering role in recommending specific conditions to be applied to Short Plat Subdivisions. We assume and understand that the Department of Construction and Inspections issues direction from the assigned Planner as yourself, and it is evident that the Planners will use the feedback from the units within the Department to provide such directions to the Applicants.

Therefore, please ask Mr. Hiro and his supervisors to provide correspondence as is the herein attached which recommends action to be taken on short plats. A non-response to this discovery request assumes that this case is the only project in which the engineers of the Department have requested structural stabilization as a condition of the short plats.

It is assumed that the engineers of SDCI work with multiple projects and Planners that even you may not be fully aware of. I'd appreciate them providing digital copies of previously-issued recommendations by the Department regarding engineering conditions to be applied to Short Plat Subdivisions.

I have copied Mr. Ikeda and one supervisor Mr. Nassiri (for this project, anyway) given the urgency of the exhibits list deadline tomorrow.

Thank you,

David Moehring
312-965-0634

Sent: Tuesday, July 30, 2019 at 12:03 PM
From: "Landry, David" <David.Landry@seattle.gov>
To: "David Moehring" <dmoehring@consultant.com>, "BRANDON GRIBBEN" <bgribben@helsell.com>
Subject: Response to Ikeda Subpoena MUP-19-019 ETAL

Hello,

Please see attached the City's response to Ikeda Subpoena for the above captioned appeal file. This document has been forwarded to the Appellant and the Applicant electronically only.

Both an electronic file and hard copy files have been sent to the Hearings Examiner per July 15m 2019.

David Landry | Senior Land Use Planner

Department of Construction and Inspections | P: 206.684.5318 | david.landry@seattle.gov

7/29/2019

Photo Pierce City of Seattle, WA 30816-01-1.webp (4275x3075)

APPEAL ATTACHMENT ' 23 '



APPEAL ATTACHMENT ' 23 '

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PRODUCTS



Strength & safety is our middle name.

When you protect an unpredictable world, you leave nothing to chance.

Offerings

TURN AROUNDS AND CUL-DE-SACS

For network connectivity we prioritize through street connections. However existing right-of-way limitations or existing topography conditions might preclude this.

Design Criteria

Determination of through street: SDCI, in consultation with SDOT, shall determine when a street does or does not have the potential to become a through street. When a street does not connect through a cul de sac or turnaround is required. Dedication of additional right-of-way width may be required to accommodate the turnaround.

Cul-de-sac and turnaround design: Refer to Figure F: Cul de Sacs and Figure G: Alley and Easement Turnarounds for turnaround designs approved by the SDOT Traffic Engineer.

Turnarounds: Shall be designed to accommodate the types of vehicles using the street, alley, or easement. Maximum longitudinal slope permitted for a cul-de-sac or turnaround is 8%.

Alley turns and turnarounds: Turnarounds are required at alley dead ends when the connecting street is an arterial. Figure G: Alley and Easement Turnarounds and Figure F: Cul-de-sacs illustrate alley turns that are approved by the SDOT Director for SF, L1, and L2 zones. All other zones will need individual review. The turn shall be designed to accommodate the types of vehicles using the alley. Alternate designs may be proposed, and are subject to approval by SDOT.

The Fire Department may require additional criteria for cul-de-sacs or turnarounds and alley turns or turnarounds when needed for adequate fire access. Refer to **Seattle Fire Code Appendix D** for more information.

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads other than public streets shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed, substantially altered or moved into or within the jurisdiction when required by the fire code official shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

(D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).)

D103.((2))1 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the fire chief.

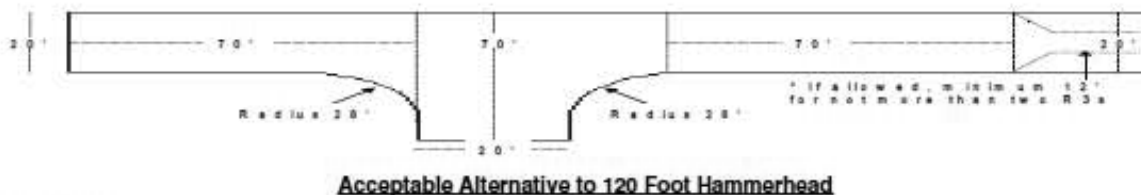
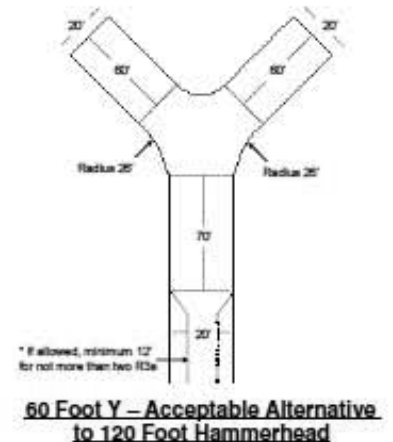
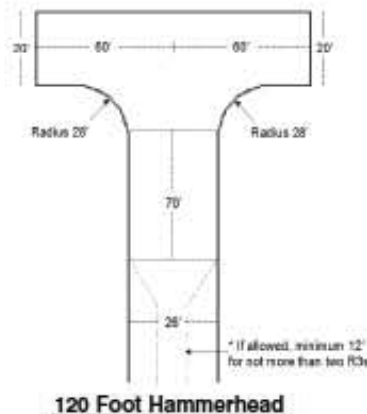
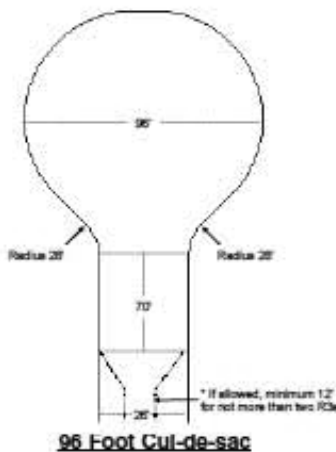
D103.((3))2 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.((4))3 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.((4))3 and Figure D103.3.

**TABLE D103.((4))3
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.



For SI: 1 foot = 304.8 mm.

**FIGURE D103.3
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**

D103.((5))4 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).

Exception: Access roads serving not more than two Group R-3 or Group U occupancies shall have an unobstructed width of not less than 12 feet.

2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.

Exception: Bollards are an approved alternate if they can be readily removed by one person, and they shall not be locked with a padlock or chain unless they are capable of being removed by means of a forcible entry tool or approved locking device.

8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

D103.((6))5 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.((6))5. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.((6))5.1 or D103.((6))5.2.

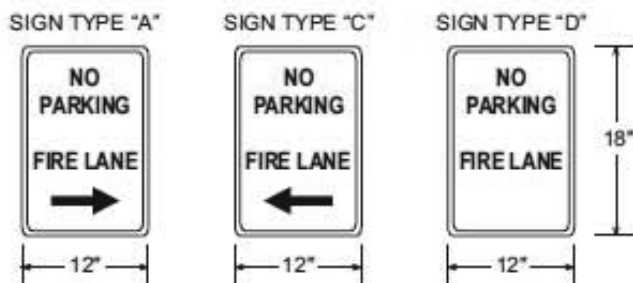


FIGURE D103.((6))5
FIRE LANE SIGNS

D103.((6))5.1 Roads ((20))12 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are ((20))12 to 26 feet wide (6096 to 7925 mm).

D103.((6))5.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m²) shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m²) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

Exceptions:

1. Buildings that are equipped throughout with an approved automatic sprinkler system.
2. One- and two-family dwellings and townhouses.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on

which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*.

SECTION D106

MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

Exception: Projects having up to 200 *dwelling units* may have a single *approved* fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 *dwelling units* shall be provided with two separate and *approved* fire apparatus access roads regardless of whether they are equipped with an *approved automatic sprinkler system*.

SECTION D107

ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family *dwelling units* where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the *International Fire Code*, access from two directions shall not be required.
2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

D108

REFERENCED STANDARDS

ASTM	F 2200—05	Standard Specification for Automated Vehicular Gate Construction	D103.5
ICC	IFC—12	International Fire Code	D101.5, D107.1
UL	325—02	Door, Drapery, Gate, Louver, and Window Operators and Systems, with Revisions through February 2006	D103.5

David M Moehring

From: David Moehring <dmoehring@consultant.com>
Sent: Tuesday, July 30, 2019 5:12 PM
To: David M Moehring
Subject: Fw: FW: Subpoena- Office of Hearing Examiner - Neighbors to Mirra Homes
Attachments: 3032834 plans.pdf; Plans for 3032833.pdf; Plans for 3032857.pdf

David Moehring
312-965-0634

Sent: Tuesday, July 30, 2019 at 12:23 PM
From: "Ward, Evan L" <Evan.Ward@seattle.gov>
To: "David Moehring" <dmoehring@consultant.com>
Subject: FW: Subpoena- Office of Hearing Examiner - Neighbors to Mirra Homes

Good afternoon Mr. Moehring,

Please find the attached documents in response to the subpoena received by the Seattle Fire Department on 7/23/2019. I received these records from Capt. Ted Powell of the Fire Prevention Division. Please see his email below for more information.

Just to clarify, do you still need someone from SFD to attend the hearings on 8/12-8/16? Please let me know.

Thank you,

Evan Ward

Strategic Advisor, Public Disclosure Officer

Seattle Fire Department

P – (206) 386-1475

F – (206) 386-1412



From: Richardson, R <R.Richardson@seattle.gov>
Sent: Wednesday, July 24, 2019 10:34
To: Munnis, Timothy <Timothy.Munnis@seattle.gov>; Powell, Theodore <Theodore.Powell@seattle.gov>
Cc: Ward, Evan L <Evan.Ward@seattle.gov>
Subject: RE: Subpoena- Office of Hearing Examiner - Neighbors to Mirra Homes

Ted and I met and have concluded that the only document we had in our possession at the review time was the actual plans for the Land Use Actions. SFD approved all three plans without writing any letter or other electronic document. SFD approval for these three are memorialized in the SDCI Accela program showing Fire review has been completed.

I have attached the plans for each of the requested numbers.

Regards,

Rich Richardson

Seattle Fire Department

From: Munnis, Timothy
Sent: Wednesday, July 24, 2019 09:08
To: Richardson, R <R.Richardson@seattle.gov>; Powell, Theodore <Theodore.Powell@seattle.gov>
Cc: Ward, Evan L <Evan.Ward@seattle.gov>
Subject: FW: Subpoena- Office of Hearing Examiner - Neighbors to Mirra Homes
Importance: High

Guys are you able to help Evan out on this request?

From: Ward, Evan L
Sent: Wednesday, July 24, 2019 08:25
To: Munnis, Timothy <Timothy.Munnis@seattle.gov>; Wyatt, Keith <Keith.Wyatt@seattle.gov>
Cc: Fitzpatrick, Helen <Helen.Fitzpatrick@seattle.gov>
Subject: Subpoena- Office of Hearing Examiner - Neighbors to Mirra Homes
Importance: High

Good morning,

We just received the attached subpoena for a "digital copy of all documents that the Fire Department had in their possession at the time the review was completed in late 2018, or any supporting documents that the Department may have shared subsequent to the Director rendering a decision on the Short Plat." The Department references

provided are 3032834-LU, 3032833-LU, and 3032857-LU, but I don't have any addresses for the relevant properties.

This looks like it pertains to Fire Prevention Division records though. Please see the attached subpoena for more details.

Do either of you know anything about this? If not, can you please point me in the direction of the person(s) who would? We only have 7 days to provide the records.

Thanks,

Evan Ward

Strategic Advisor, Public Disclosure Officer

Seattle Fire Department

P – (206) 386-1475

F – (206) 386-1412



CITY OF SEATTLE
SHORT SUBDIVISION NO. 3032857-LU

MIRRA 111, LLC SHORT PLAT

RECORDING NO.	VOL./PAGE
---------------	-----------

GRANTOR: MIRRA 111, LLC 11624 SE 5TH ST, SUITE 210 BELLEVUE, WA 98005	CONTACT PERSON: ANDY McANDREWS TERRANE, INC 10801 MAIN STREET, SUITE 102 BELLEVUE, WA 98004 (425) 458-4488 AndyM@Terrane.net
GRANTEE: CITY OF SEATTLE KING COUNTY, WA	

8	11	GILMAN'S ADD.	5/93
LOT(S)	BLOCK	SUBDIVISION	VOL./PG

TAX PARCEL NO. 277060-1470

ADDRESS: 3422 23rd Ave W
SEATTLE, WA 98199

REFERENCE NO. FOR RELATED PROJECTS: 6688960-CN

APPROVAL:

CITY OF SEATTLE
SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS (SDCI)
NATHAN TORGELSON, DIRECTOR

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

BY: _____ DIRECTOR, SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

NOTE: APPROVAL OF THIS SHORT SUBDIVISION BY THE DIRECTOR OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS UNDER CHAPTER 23.24 OF THE SEATTLE MUNICIPAL CODE, AS AMENDED, IS NOT TO BE CONSTRUED AS SATISFACTION OF ANY OTHER APPLICABLE LEGISLATION OR REGULATIONS.

KING COUNTY DEPT. OF ASSESSMENTS:

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

ASSESSOR: _____

ORIGINAL LEGAL DESCRIPTION:

PARCEL NO. 277060-1470
LOT 8, BLOCK 11 GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON.

SURVEYOR'S NOTES:

- 1) ORIGINAL PROPERTY AREA 5,999 SQ. FT.
- 2) ZONED LR1 PER CITY OF SEATTLE.
- 3) PROPOSED 2 LOT SHORT PLAT.
- 4) SEWER AND WATER UTILITY FROM PUBLIC SERVICE.
- 5) THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2018. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
- 6) THE FOUND MONUMENTS WERE FIELD VISITED ON JUNE 22, 2018.

CONDITIONS OF APPROVAL:

1. ALL FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED OR MOVED ONTO ANY OF THESE PROPOSED PARCELS MUST COMPLY WITH THE THEN CURRENT SEATTLE FIRE CODE CHAPTER 5 AND REFERENCED APPENDICES, DEPENDING ON LOCATION OF FUTURE STRUCTURES ON THE LOTS. THESE PROVISIONS MAY REQUIRE APPROVED FIRE DEPARTMENT VEHICLE ACCESS ROADS, TURNAROUNDS, WATER SUPPLIES FOR FIRE PROTECTION, AND OTHER POSSIBLE FIRE PROTECTION RELATED ITEMS PRIOR TO APPROVAL OF BUILDING PERMIT.
2. THE SUBDIVISION OF THE PROPERTY WILL NOT REDUCE THE REQUIREMENTS OF THE CITY OF SEATTLE STORMWATER CODE AND THE CITY OF SEATTLE SIDE SEWER CODE. FOR THE PURPOSES OF ENSURING COMPLIANCE WITH THE INTENT OF THE CITY OF SEATTLE STORMWATER CODE AND THE CITY OF SEATTLE SIDE SEWER CODE, THE PROPOSED PARCELS WITHIN THIS SHORT PLAT WILL MEET THE STANDARDS REQUIRED BY THE HIGHER AREA THRESHOLD OF THE ENTIRE PROPERTY BEING SUBDIVIDED, RATHER THAN THE STANDARDS REQUIRED FOR EACH OF THE PROPOSED PARCELS INDIVIDUALLY.

DECLARATION:

WE THE UNDERSIGNED, OWNER (S) IN FEE SIMPLE 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 SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

MIRRA 111, LLC ITS. DATE

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
)SS
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ THE _____ OF MIRRA 111, LLC IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL
THIS ____ DAY OF _____ 20__

NOTARY PUBLIC IN AND FOR THE STATE
RESIDING AT: _____
MY COMMISSION EXPIRES: _____
PRINT NAME: _____

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS_____ DAY OF_____, 20___. AT _____ M.
IN BOOK_____ OF SURVEYS. AT PAGE_____, AT THE REQUEST
OF TERRANE, INC.

MANAGER SUPT. 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 MIRRA 111, LLC.

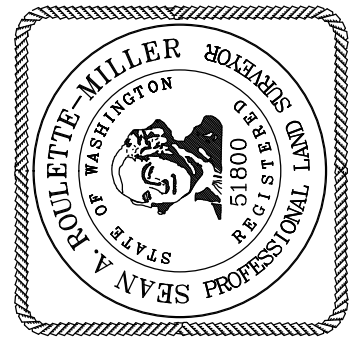
SEAN A. ROULETTE-MILLER CERTIFICATE NO. 51800 DATE

REFERENCES

- R1. SHORT SUBDIVISION NO. 3016065, REC. NO. 20140313900005
RECORD OF SURVEY, VOL. 307, PG.(S) 264-266.
RECORDS OF KING COUNTY, WASHINGTON.



10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net



CITY OF SEATTLE SHORT SUBDIVISION
NW 1/4, SE 1/4, SEC. 14, T. 25N., R. 03E., W.M.
MIRRA 111, LLC
PARCEL NO. 277060-1470
3422 23rd Ave W
SEATTLE WA

JOB NO.:	181111
DATE:	1/14/19
DRAFTED BY:	JKK
CHECKED BY:	SRM
SCALE:	N. T. S.
1	OF 5

LEGEND

- | | |
|--|--------------------------|
| | BRASS DISC (FOUND) |
| | BENCHMARK |
| | AREA DRAIN |
| | BOLLARD |
| | BUILDING |
| | CENTERLINE ROW |
| | CLEANOUT |
| | RETAINING WALL |
| | FENCE LINE (CHAIN LINK) |
| | FENCE LINE (WOOD) |
| | FIRE HYDRANT |
| | GAS LINE |
| | GUY ANCHOR |
| | INLET (TYPE 1) |
| | LUMINAIRE |
| | NAIL AS NOTED |
| | MAILBOX (RESIDENTIAL) |
| | MONUMENT IN CASE (FOUND) |
| | POST |
| | POWER HAND HOLE |
| | POWER METER |
| | POWER (OVERHEAD) |
| | POWER POLE W/ LIGHT |
| | REBAR & CAP |
| | ROCKERY |
| | SEWER LINE |
| | SEWER MANHOLE |
| | STEEP SLOPE AREA |
| | STORM DRAIN LINE |
| | TELEPHONE (OVERHEAD) |
| | TREE (AS NOTED) |
| | WATER LINE |
| | WATER METER |

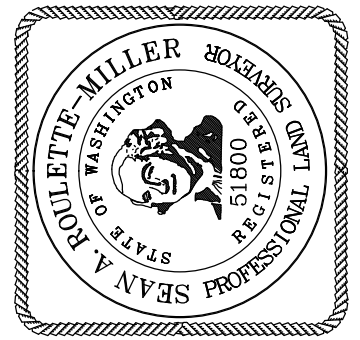
- | | |
|--------|-------------------------|
| APPROX | APPROXIMATE |
| ASPH | ASPHALT |
| BLDG | BUILDING |
| C.C. | CENTER CHANNEL |
| CALC'D | CALCULATED |
| CB | CATCH BASIN |
| CLF | CHAIN LINK FENCE |
| CRW | CONCRETE RETAINING WALL |
| COS | CITY OF SEATTLE |
| CONC | CONCRETE |
| COR | CORNER |
| DEC | DECIDUOUS |
| ELEV | ELEVATION |
| FF | FINISH FLOOR |
| G | GAS |
| GVL | GRAVEL |
| HSE | HOUSE |
| LS# | LAND SURVEYOR NUMBER |
| MEAS | MEASURED |
| MON | MONUMENT |
| OHP | OVERHEAD POWER |
| OHT | OVERHEAD TELEPHONE |
| PP | POWER POLE |
| PROP | PROPERTY |
| PSC | PIPE SEWER COMBINED |
| PSD | PIPE STORM DRAIN |
| (R) | RECORD DATA |
| RET | RETAINING |
| ROS | RECORD OF SURVEY |
| SD | SERVICE DRAIN |
| SNS | STREET NAME SIGN |
| SSMH | SANITARY SEWER MANHOLE |
| SSS | SANITARY SIDE SEWER |
| SF | SQUARE FEET |
| SW | SIDEWALK |
| W | WATER |
| WF | WOOD FENCE |
| WS | WATER SERVICE |

BASIS OF BEARINGS:
NAD 83(2011) WASHINGTON NORTH STATE PLANE
COORDINATES PER GPS OBSERVATIONS.

VERTICAL DATUM:
NAVD 88 PER CITY OF SEATTLE BENCHMARK NO. SNV-5169.
2 INCH BRASS CAP SET 0.5FT S OF THE INT. BK CW IN THE
NW COR INT. GILMAN AVE W AND W RUFFNER ST.
ELEV.=34.320'

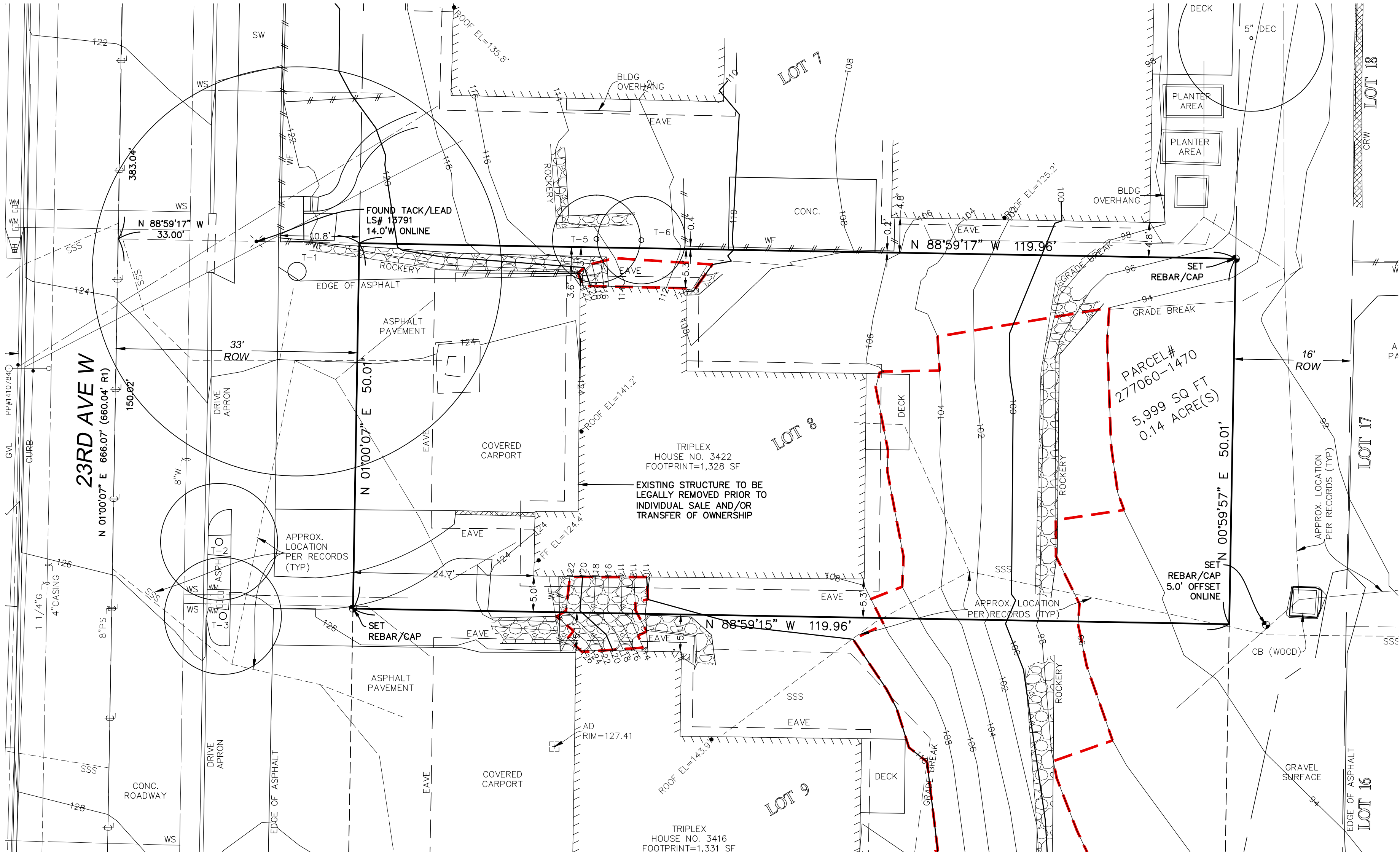


Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net



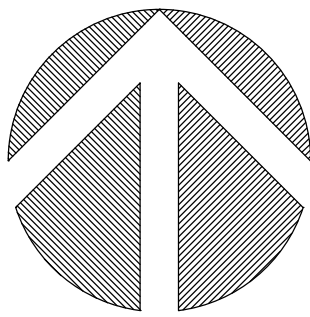
CITY OF SEATTLE SHORT SUBDIVISION
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DRAFTED BY:	JKK
CHECKED BY:	SRM
SCALE:	N. T. S.
2	OF 5



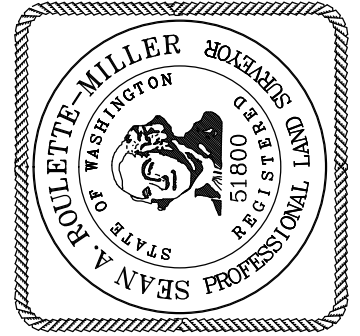
TREE INVENTORY
PER ARBORIST INVENTORY REPORT BY
SHOFFNER CONSULTING DATED AUGUST 6, 2018

T-1 38"	SCOT'S PINE	(PINUS SYLVESTRIS)	*EXCEPTIONAL
T-2 8"	CHERRY	(PRUNUS SERRULATA)	
T-3 8"	CHERRY	(PRUNUS SERRULATA)	
T-5 8"	WESTERN RED CEDAR	(THUJA PLICATA)	



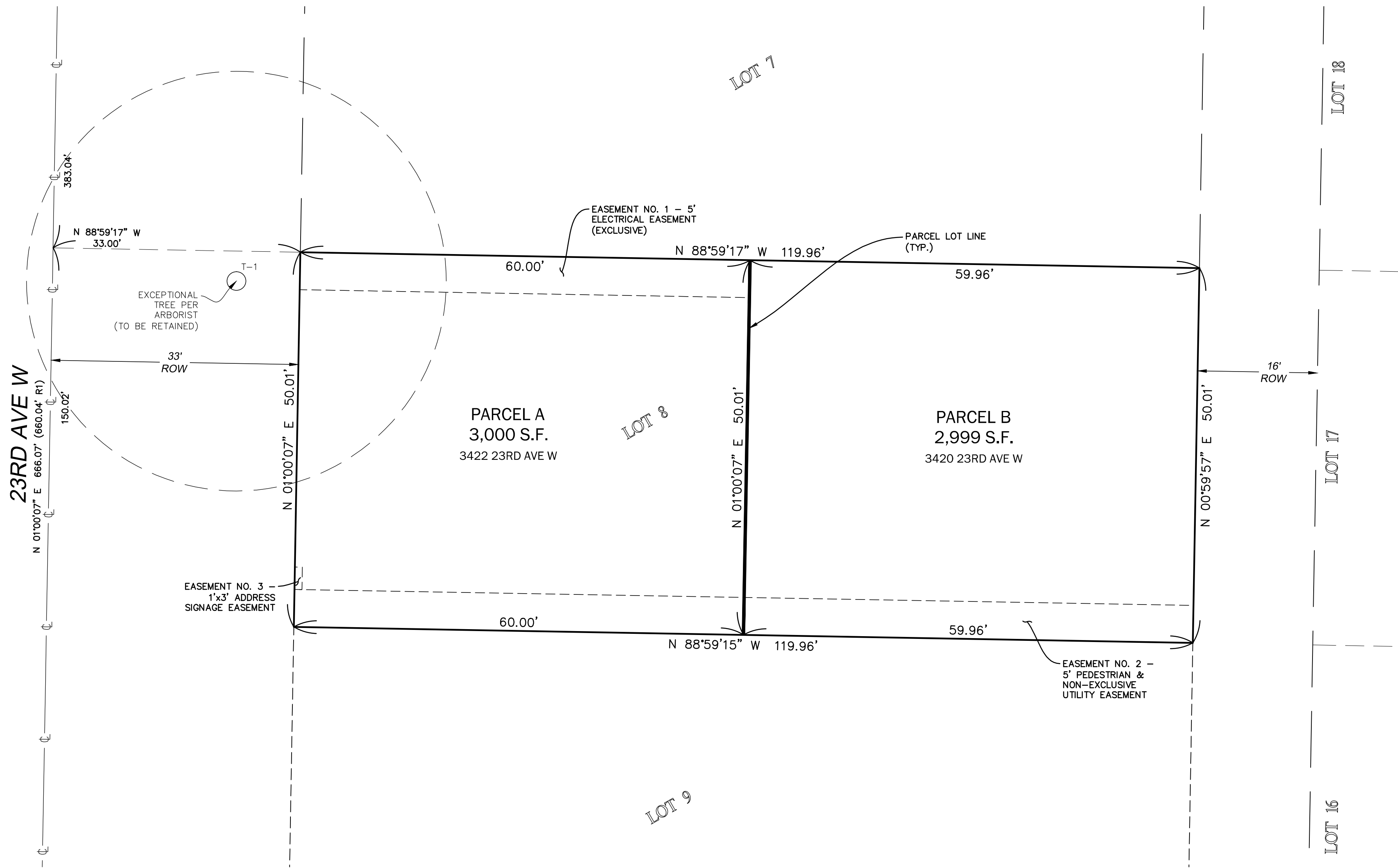
10 0 5 10
(IN FEET)
1 INCH = 10 FT.

Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net



CITY OF SEATTLE SHORT SUBDIVISION
NW 1/4, SE 1/4, SEC. 14, T. 25N., R. 03E., W.M.
MIRRA 111, LLC
PARCEL NO. 277060-1470
3422 23rd Ave W
SEATTLE WA

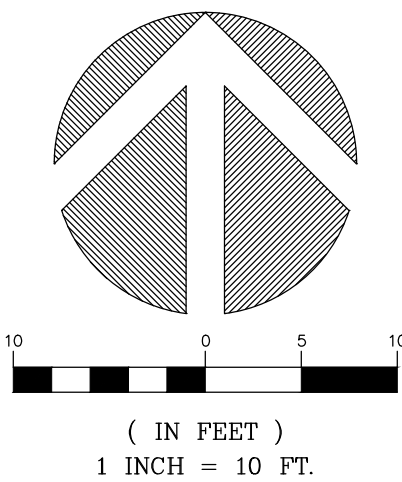
JOB NO.:	181111
DATE:	1/14/19
DRAFTED BY:	JKK
CHECKED BY:	SRM
SCALE:	1" = 10'
3	OF 5



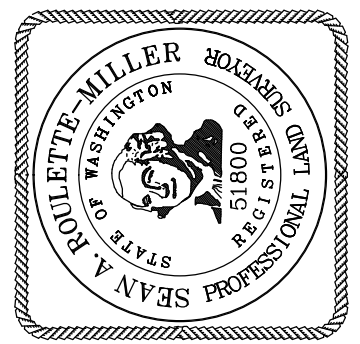
NEW PARCEL LEGAL DESCRIPTIONS

PARCEL A
THE WEST 60.00 FEET OF LOT 8, BLOCK 11 GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON;
TOGETHER WITH AND SUBJECT TO EASEMENT NUMBER 2, SHOWN AND DESCRIBED HEREON;
SUBJECT TO EASEMENTS NUMBERED 1 AND 3, SHOWN AND DESCRIBED HEREON.

PARCEL B
LOT 8, BLOCK 11 GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON;
EXCEPT THE WEST 60.00 FEET THEREOF.
TOGETHER WITH AND SUBJECT TO EASEMENT NUMBER 2, SHOWN AND DESCRIBED HEREON;
TOGETHER WITH EASEMENTS NUMBERED 1 AND 3, SHOWN AND DESCRIBED HEREON.



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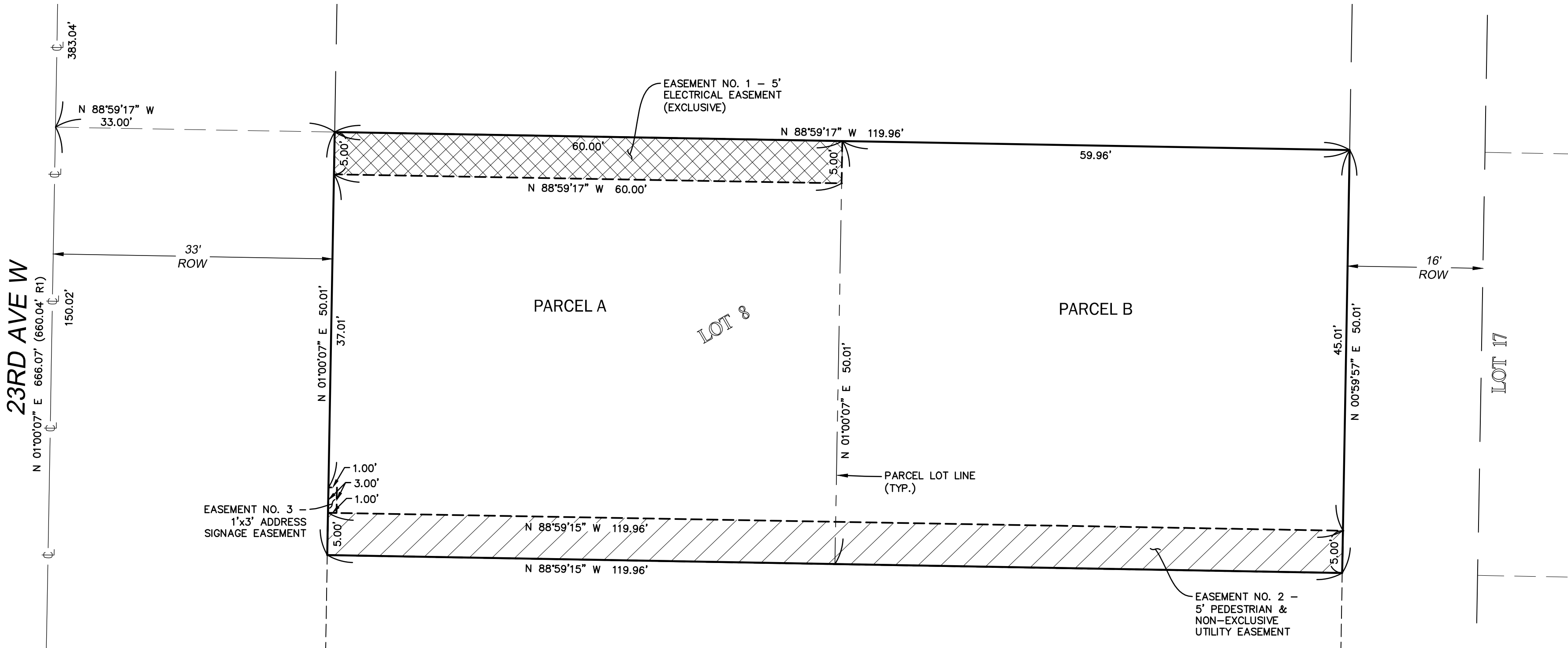


CITY OF SEATTLE SHORT SUBDIVISION
NW 1/4, SE 1/4, SEC. 14, T. 25N., R. 03E., W.M.
MIRRA 111, LLC
PARCEL NO. 277060-1470
3422 23rd Ave W
SEATTLE
WA

JOB NO.:	181111
DATE:	1/14/19
DRAFTED BY:	JKK
CHECKED BY:	SRM
SCALE:	1" = 10'
4	OF 5

CITY OF SEATTLE
SHORT SUBDIVISION NO. 3032857-LU

DETAILS



NEW EASEMENT LEGAL DESCRIPTIONS

EASEMENT NO. 1 – 5’ ELECTRICAL EASEMENT (EXCLUSIVE)

THE NORTH 5.00 FEET OF THE WEST 60.00 FEET OF LOT 8, BLOCK 11 GILMAN’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON.

EASEMENT NO. 2 – 5’ PEDESTRIAN & NON-EXCLUSIVE UTILITY EASEMENT

THE SOUTH 5.00 FEET OF LOT 8, BLOCK 11 GILMAN’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON.

EASEMENT NO. 3 – 1’X3’ ADDRESS SIGNAGE EASEMENT

THE NORTH 3.00 FEET OF THE SOUTH 8.00 FEET OF THE WEST 1.00 FOOT OF LOT 8, BLOCK 11 GILMAN’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON.

SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE LAND USE ACTION NO. 3032857-LU
EASEMENT (OVERHEAD AND UNDERGROUND)
KING COUNTY ASSESSOR/S TAX PARCEL NO. 277060-1470

THE OWNER OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS LAND USE ACTION (“GRANTOR”) HEREBY GRANTS TO THE CITY OF SEATTLE (“GRANTEE”) AND THE RIGHT, PRIVILEGE AND AUTHORITY (AN “EASEMENT”) TO INSTALL, CONSTRUCT, ERECT, RECONSTRUCT, ALTER, IMPROVE, REMOVE, REPAIR, REPLACE, ENERGIZE, OPERATE, AND MAINTAIN OVERHEAD AND UNDERGROUND ELECTRIC DISTRIBUTION FACILITIES, WHICH MAY CONSIST OF, BUT ARE NOT LIMITED TO: POLES WITH BRACES, GUY WIRES AND ANCHORS, CROSS ARMS, TRANSFORMERS, DUCTS, VAULTS, MANHOLES, SWITCHES, CABINETS, CONTAINERS, CONDUITS, WIRES AND OTHER CONVENIENT APPURTENANCES NECESSARY TO MAKE SAID OVERHEAD AND UNDERGROUND DISTRIBUTION FACILITIES AN INTEGRATED ELECTRIC SYSTEM (“ELECTRIC SYSTEM”). ALL SUCH ELECTRIC SYSTEM SHALL BE LOCATED ACROSS, OVER, UPON AND UNDER THE REAL PROPERTY DESCRIBED WITHIN THIS LAND USE ACTION (“PROPERTY”) SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE 5’ ELECTRICAL (EXCLUSIVE) EASEMENT NO. 1 LYING WITHIN PARCEL A OF THIS CITY OF SEATTLE SHORT PLAT NO. 3032857-LU WHICH SHALL BE OCCUPIED AND CONTROLLED EXCLUSIVELY BY SEATTLE CITY LIGHT, A DEPARTMENT OF THE CITY OF SEATTLE.

TOGETHER WITH GRANTEE’S AND ITS ASSIGNS’ UNRESTRICTED RIGHT OF ACCESS TO AND FROM THE PROPERTY FOR THE PURPOSES OF EXERCISING ITS RIGHTS GRANTED HEREIN.

TOGETHER WITH GRANTEE’S AND ITS ASSIGNS’ RIGHT TO CUT AND TRIM BRUSH, TREES OR OTHER PLANTS STANDING OR GROWING UPON THE PROPERTY WHICH, IN THE OPINION OF THE GRANTEE, INTERFERE WITH THE MAINTENANCE OR OPERATION OF, OR CONSTITUTE A MENACE OR DANGER TO, THE ELECTRIC SYSTEM.

GRANTOR, ITS SUCCESSORS AND ASSIGNS, COVENANTS AND AGREES THAT NO STRUCTURE OR FIRE HAZARDS WILL BE BUILT OR PERMITTED WITHIN THE EASEMENT AREA(S) DESCRIBED ABOVE; THAT NO DIGGING WILL BE DONE OR PERMITTED WITHIN THE PROPERTY WHICH WILL IN ANY MANNER DISTURB GRANTEE’S ELECTRIC SYSTEM OR ITS SOLIDITY OR UNEARTH ANY PORTION THEREOF; AND THAT NO BLASTING OR DISCHARGE OF ANY EXPLOSIVES WILL BE PERMITTED WITHIN FIFTY (50) FEET OF THE ELECTRIC SYSTEM.

THE CITY OF SEATTLE SHALL BE RESPONSIBLE, AS PROVIDED BY LAW, FOR ANY DAMAGE TO THE GRANTOR THROUGH ITS NEGLIGENCE IN THE CONSTRUCTION, MAINTENANCE AND OPERATION OF THE ELECTRIC SYSTEM.

THE RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL CONTINUE AND BE IN FORCE UNTIL THE GRANTEE PERMANENTLY REMOVES ITS ELECTRIC SYSTEM FROM THE PROPERTY OR PERMANENTLY ABANDONS THE ELECTRIC SYSTEM, AT WHICH TIME ALL SUCH RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL TERMINATE.

ADDRESS SIGN MAINTENANCE AGREEMENT:

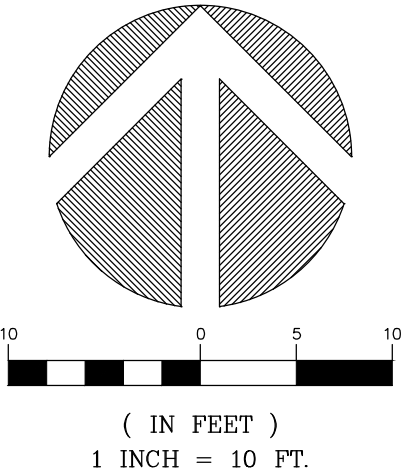
ANY PARCEL BENEFITING FROM THE POSTING OF THE ADDRESS SIGN WITHIN THE EASEMENT AS DEPICTED AND DESCRIBED HEREIN IS RESPONSIBLE FOR THE MAINTENANCE THEREOF, SHARING EQUALLY IN THE COST OF MAINTENANCE, REPAIR AND/OR REPLACEMENT TO SAID ADDRESS SIGN.

EASEMENT MAINTENANCE AGREEMENT:

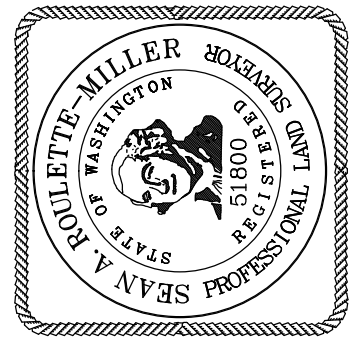
SAID EASEMENTS OF THIS SHORT PLAT ARE TO BE EQUALLY MAINTAINED, REPAIRED AND/OR REBUILT BY THE OWNERS OF ALL PARCELS HAVING LEGAL ACCESS AND UTILITY SERVICE THEREFROM AND THEIR HEIRS, ASSIGNS AND SUCCESSORS.

INDIVIDUAL UTILITY SERVICE LINES, INCLUDING STORM AND SANITARY SIDE SEWER LINES AND STORM DRAINAGE FACILITIES, ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PARCEL THAT IS SERVED BY SAID INDIVIDUAL SERVICE LINE/FACILITIES. UTILITY SERVICE LINES OR FACILITIES WHICH SERVE MORE THAN ONE PARCEL SHALL BE EQUALLY MAINTAINED, REPAIRED AND/OR REBUILT BY THE OWNERS OF ALL PARCELS SERVICED. EXCEPT THAT, NO PARCEL SHALL BE RESPONSIBLE FOR REPAIRS UPSTREAM OF THE CONNECTION POINT OF SAID PARCEL.

THIS MAINTENANCE AGREEMENT COVERS NORMAL USAGE, WEAR AND TEAR, AND LIFE EXPECTANCY OF MATERIALS. ANY DAMAGE INCURRED BY AN INDIVIDUAL OWNER SHALL BE REPAIRED AND/OR RESTORED TO PRE DAMAGED CONDITIONS WITHIN 30 DAYS. THE OWNER WHICH INCURRED THE DAMAGE SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIR OR REPLACEMENT OF THE MATERIALS. IN NO EVENT SHALL ACCESS OR UTILITY SERVICE BE DENIED OTHER PROPERTY OWNERS OF SAID EASEMENTS FOR MORE THAN 24 HOURS.



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CITY OF SEATTLE SHORT SUBDIVISION
NW 1/4, SE 1/4, SEC. 14, T. 25N., R. 03E., W.M.
MIRRA 111, LLC
PARCEL NO. 277060-1470
3422 23rd Ave W
SEATTLE WA

JOB NO.:	181111
DATE:	1/14/19
DRAFTED BY:	JKK
CHECKED BY:	SRM
SCALE:	1" = 10'
5	OF 5

CITY OF SEATTLE
SHORT SUBDIVISION NO. 3032833-LU

MIRRA 111, LLC SHORT PLAT

RECORDING NO.	VOL./PAGE
---------------	-----------

GRANTOR: MIRRA 111, LLC 11624 SE 5TH ST, SUITE 210 BELLEVUE, WA 98005	CONTACT PERSON: ANDY McANDREWS TERRANE, INC 10801 MAIN STREET, SUITE 102 BELLEVUE, WA 98004 (425) 458-4488 AndyM@Terrane.net
GRANTEE: CITY OF SEATTLE KING COUNTY, WA	

10	11	GILMAN'S ADD.	5/93
LOT(S)	BLOCK	SUBDIVISION	VOL./PG

TAX PARCEL NO. 277060-1480

ADDRESS: 3410 23rd Ave W
SEATTLE, WA 98199

REFERENCE NO. FOR RELATED PROJECTS: 6688880-CN

APPROVAL:

CITY OF SEATTLE
SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS (SDCI)
NATHAN TORGELSON, DIRECTOR

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

BY: _____ DIRECTOR, SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

NOTE: APPROVAL OF THIS SHORT SUBDIVISION BY THE DIRECTOR OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS UNDER CHAPTER 23.24 OF THE SEATTLE MUNICIPAL CODE, AS AMENDED, IS NOT TO BE CONSTRUED AS SATISFACTION OF ANY OTHER APPLICABLE LEGISLATION OR REGULATIONS.

KING COUNTY DEPT. OF ASSESSMENTS:

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

ASSESSOR: _____

ORIGINAL LEGAL DESCRIPTION:

PARCEL NO. 277060-1480
LOT 10, BLOCK 11 GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON.

SURVEYOR'S NOTES:

- 1) ORIGINAL PROPERTY AREA 5,999 SQ. FT.
- 2) ZONED LR1 PER CITY OF SEATTLE.
- 3) PROPOSED 2 LOT SHORT PLAT.
- 4) SEWER AND WATER UTILITY FROM PUBLIC SERVICE.
- 5) THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2018. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
- 6) THE FOUND MONUMENTS WERE FIELD VISITED ON JUNE 22, 2018.

CONDITIONS OF APPROVAL:

1. ALL FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED OR MOVED ONTO ANY OF THESE PROPOSED PARCELS MUST COMPLY WITH THE THEN CURRENT SEATTLE FIRE CODE CHAPTER 5 AND REFERENCED APPENDICES, DEPENDING ON LOCATION OF FUTURE STRUCTURES ON THE LOTS. THESE PROVISIONS MAY REQUIRE APPROVED FIRE DEPARTMENT VEHICLE ACCESS ROADS, TURNAROUNDS, WATER SUPPLIES FOR FIRE PROTECTION, AND OTHER POSSIBLE FIRE PROTECTION RELATED ITEMS PRIOR TO APPROVAL OF BUILDING PERMIT.
2. THE SUBDIVISION OF THE PROPERTY WILL NOT REDUCE THE REQUIREMENTS OF THE CITY OF SEATTLE STORMWATER CODE AND THE CITY OF SEATTLE SIDE SEWER CODE. FOR THE PURPOSES OF ENSURING COMPLIANCE WITH THE INTENT OF THE CITY OF SEATTLE STORMWATER CODE AND THE CITY OF SEATTLE SIDE SEWER CODE, THE PROPOSED PARCELS WITHIN THIS SHORT PLAT WILL MEET THE STANDARDS REQUIRED BY THE HIGHER AREA THRESHOLD OF THE ENTIRE PROPERTY BEING SUBDIVIDED, RATHER THAN THE STANDARDS REQUIRED FOR EACH OF THE PROPOSED PARCELS INDIVIDUALLY.

DECLARATION:

WE THE UNDERSIGNED, OWNER (S) IN FEE SIMPLE 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 SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

MIRRA 111, LLC ITS. DATE

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
)SS
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ THE _____ OF MIRRA 111, LLC IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL
THIS ____ DAY OF _____ 20__

NOTARY PUBLIC IN AND FOR THE STATE
RESIDING AT: _____
MY COMMISSION EXPIRES: _____
PRINT NAME: _____

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20___. AT _____ M.
IN BOOK _____ OF SURVEYS. AT PAGE _____, AT THE REQUEST
OF TERRANE, INC.

MANAGER SUPT. 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 MIRRA 111, LLC.

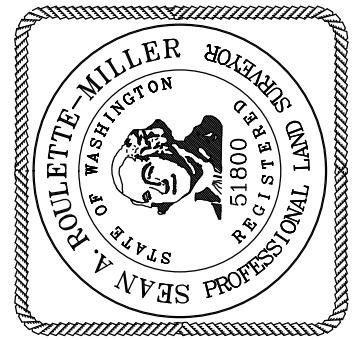
SEAN A. ROULETTE-MILLER CERTIFICATE NO. 51800 DATE

REFERENCES

- R1. SHORT SUBDIVISION NO. 3016065, REC. NO. 20140313900005
RECORD OF SURVEY, VOL. 307, PG.(S) 264-266.
RECORDS OF KING COUNTY, WASHINGTON.



10801 Main Street, Suite 102, Bellevue, WA 98004
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CITY OF SEATTLE SHORT SUBDIVISION
NW 1/4, SE 1/4, SEC. 14, T. 25N., R. 03E., W.M.
MIRRA 111, LLC
PARCEL NO. 277060-1480
3410 23rd Ave W
SEATTLE WA

JOB NO.:	181111
DATE:	08/17/18
DRAFTED BY:	JKK
CHECKED BY:	SRM
SCALE:	N. T. S.
1	OF 5

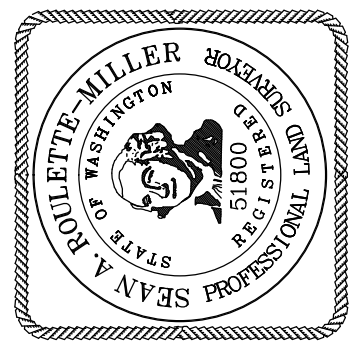
LEGEND

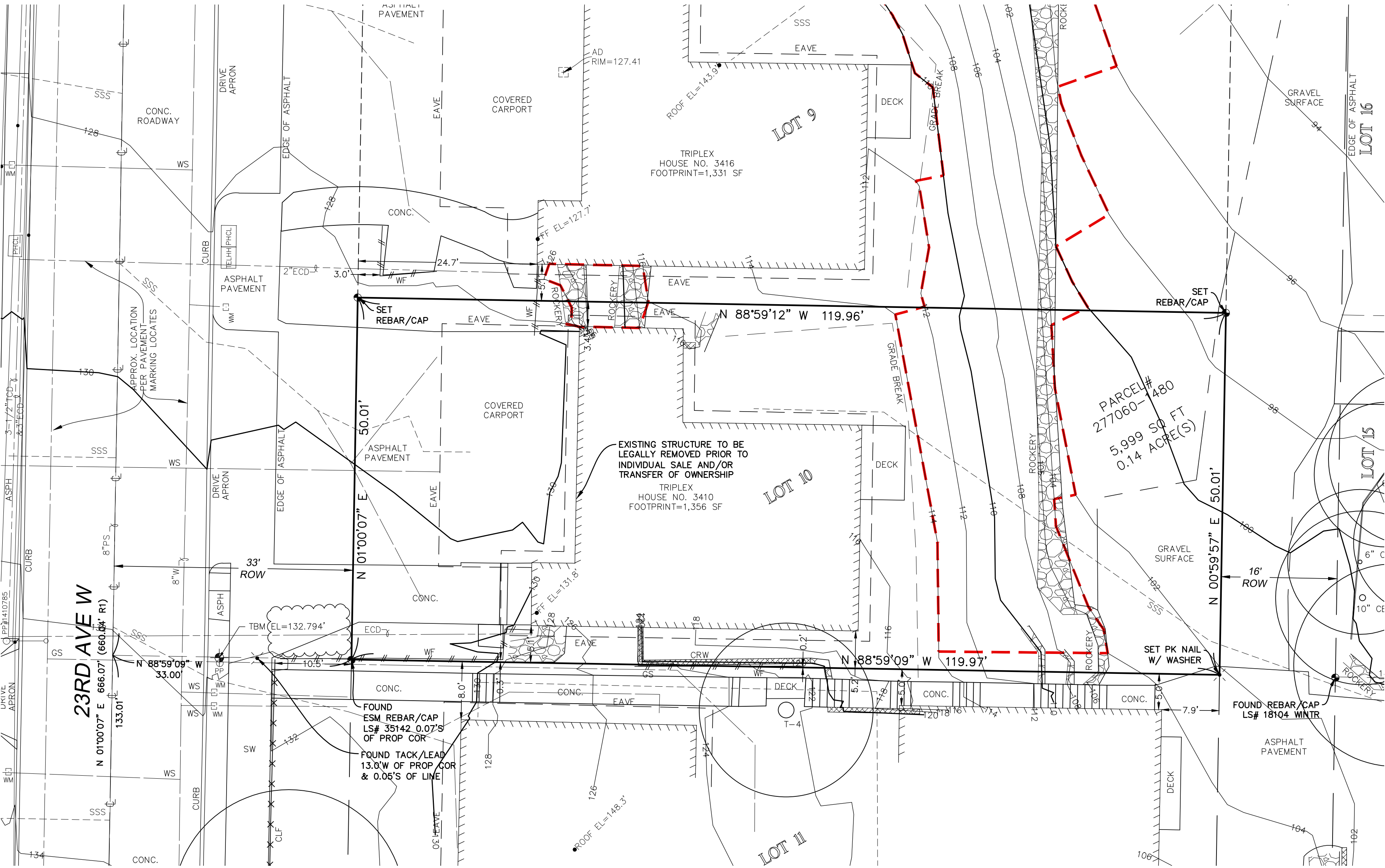
- | | |
|--|--------------------------|
| | BRASS DISC (FOUND) |
| | BENCHMARK |
| | AREA DRAIN |
| | BOLLARD |
| | BUILDING |
| | CENTERLINE ROW |
| | CLEANOUT |
| | RETAINING WALL |
| | FENCE LINE (CHAIN LINK) |
| | FENCE LINE (WOOD) |
| | FIRE HYDRANT |
| | GAS LINE |
| | GUY ANCHOR |
| | INLET (TYPE 1) |
| | LUMINAIRE |
| | NAIL AS NOTED |
| | MAILBOX (RESIDENTIAL) |
| | MONUMENT IN CASE (FOUND) |
| | POST |
| | POWER HAND HOLE |
| | POWER METER |
| | POWER (OVERHEAD) |
| | POWER POLE W/ LIGHT |
| | REBAR & CAP |
| | ROCKERY |
| | SEWER LINE |
| | SEWER MANHOLE |
| | STEEP SLOPE AREA |
| | STORM DRAIN LINE |
| | TELEPHONE (OVERHEAD) |
| | TREE (AS NOTED) |
| | WATER LINE |
| | WATER METER |

- | | |
|--------|-------------------------|
| APPROX | APPROXIMATE |
| ASPH | ASPHALT |
| BLDG | BUILDING |
| C.C. | CENTER CHANNEL |
| CALC'D | CALCULATED |
| CB | CATCH BASIN |
| CLF | CHAIN LINK FENCE |
| CRW | CONCRETE RETAINING WALL |
| COS | CITY OF SEATTLE |
| CONC | CONCRETE |
| COR | CORNER |
| DEC | DECIDUOUS |
| ELEV | ELEVATION |
| FF | FINISH FLOOR |
| G | GAS |
| GVL | GRAVEL |
| HSE | HOUSE |
| LS# | LAND SURVEYOR NUMBER |
| MEAS | MEASURED |
| MON | MONUMENT |
| OHP | OVERHEAD POWER |
| OHT | OVERHEAD TELEPHONE |
| PP | POWER POLE |
| PROP | PROPERTY |
| PSC | PIPE SEWER COMBINED |
| PSD | PIPE STORM DRAIN |
| (R) | RECORD DATA |
| RET | RETAINING |
| ROS | RECORD OF SURVEY |
| SD | SERVICE DRAIN |
| SNS | STREET NAME SIGN |
| SSMH | SANITARY SEWER MANHOLE |
| SSS | SANITARY SIDE SEWER |
| SF | SQUARE FEET |
| SW | SIDEWALK |
| W | WATER |
| WF | WOOD FENCE |
| WS | WATER SERVICE |

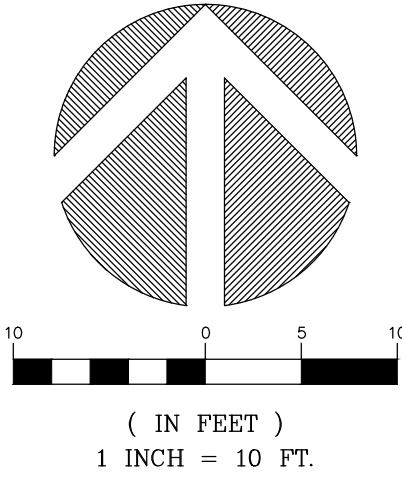
BASIS OF BEARINGS:
NAD 83(2011) WASHINGTON NORTH STATE PLANE
COORDINATES PER GPS OBSERVATIONS.

VERTICAL DATUM:
NAVD 88 PER CITY OF SEATTLE BENCHMARK NO. SNV-5169.
2 INCH BRASS CAP SET 0.5FT S OF THE INT. BK CW IN THE
NW COR INT. GILMAN AVE W AND W RUFFNER ST.
ELEV.=34.320'

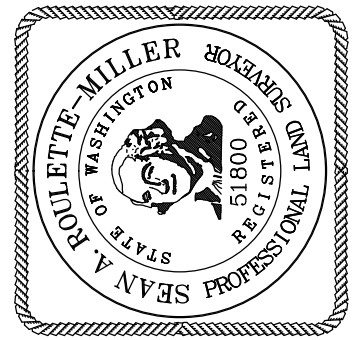




TREE INVENTORY
PER ARBORIST INVENTORY REPORT BY
SHOFFNER CONSULTING DATED AUGUST 6, 2018
T-4 26" DOUGLAS FIR (P. MENZIESII)

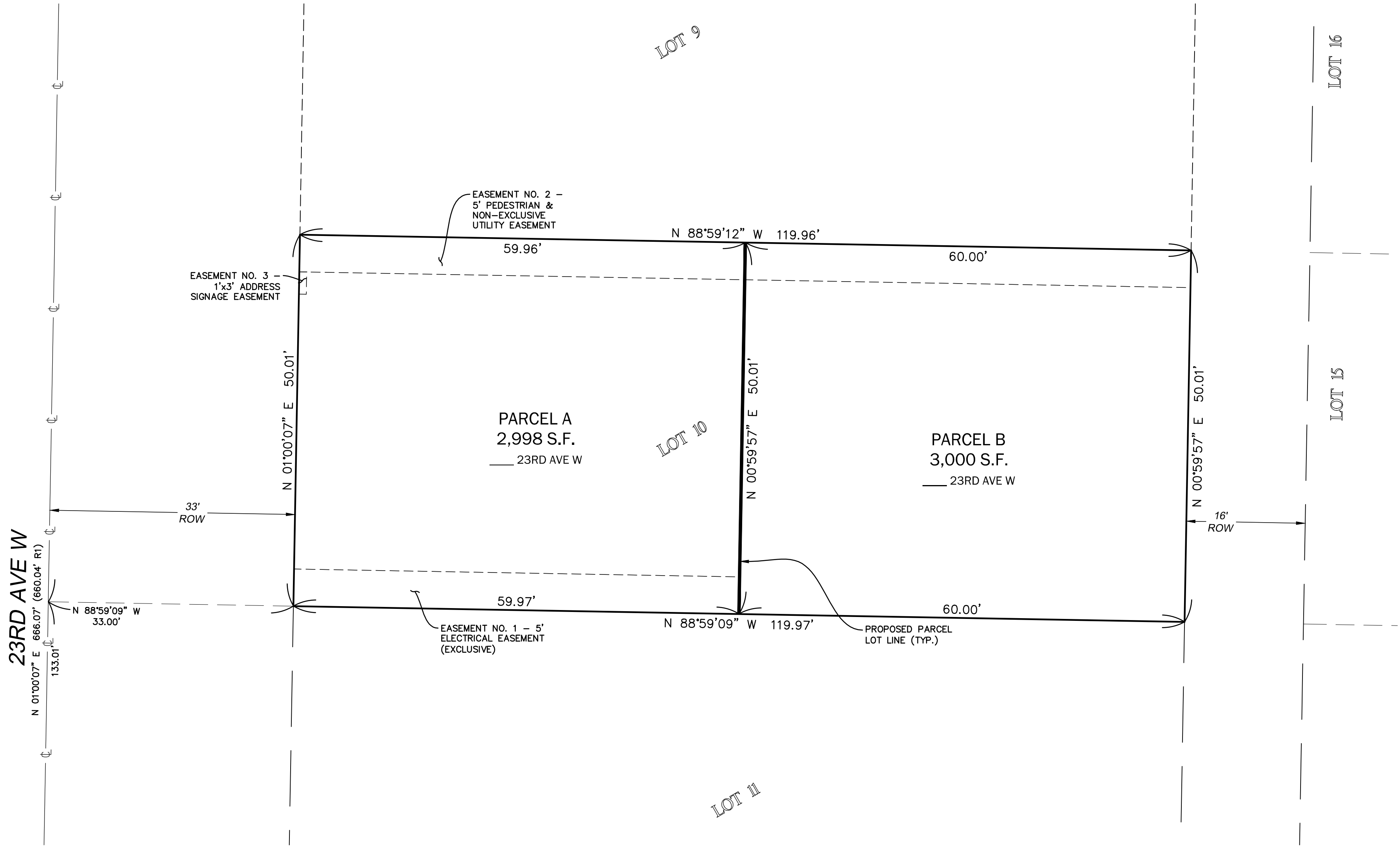


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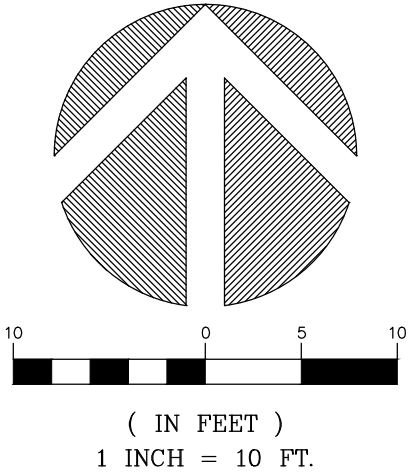
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3	OF 5



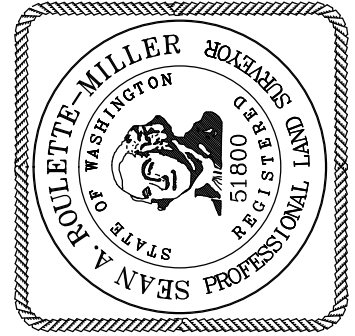
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TOGETHER WITH AND SUBJECT TO EASEMENT NUMBER 2, SHOWN AND DESCRIBED HEREON;
TOGETHER WITH EASEMENTS NUMBERED 1 AND 3, SHOWN AND DESCRIBED HEREON.

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THE EAST 60.00 FEET OF LOT 10, BLOCK 11 GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON;
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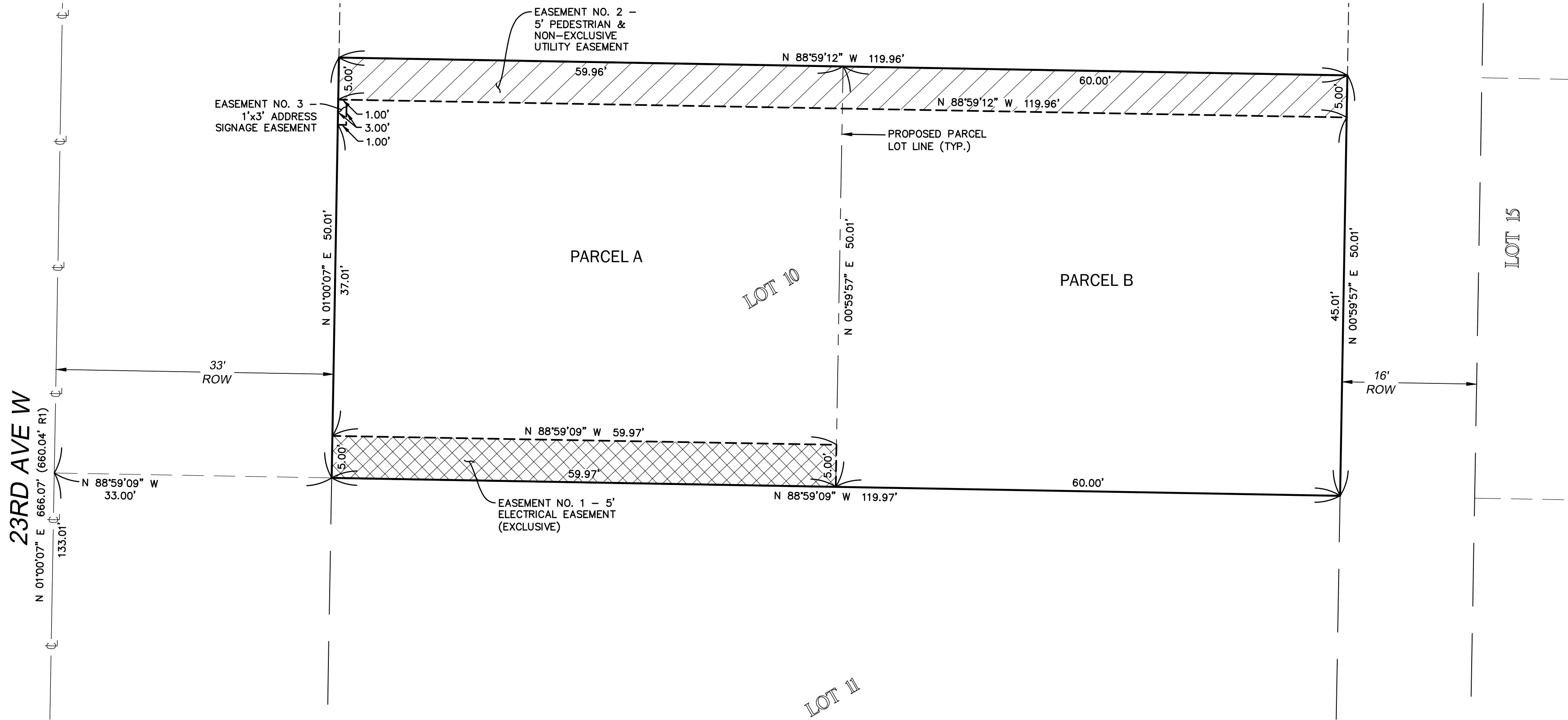


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DRAFTED BY:	JJK
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SCALE:	1" = 10'
4	OF 5

CITY OF SEATTLE
SHORT SUBDIVISION NO. 3032833-LU

DETAILS



NEW EASEMENT LEGAL DESCRIPTIONS

EASEMENT NO. 1 – 5’ ELECTRICAL EASEMENT (EXCLUSIVE)

THE SOUTH 5.00 FEET OF LOT 10, BLOCK 11 GILMAN’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON;
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THE SOUTH 3.00 FEET OF THE NORTH 8.00 FEET OF THE WEST 1.00 FOOT OF LOT 10, BLOCK 11 GILMAN’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON.

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KING COUNTY ASSESSOR/S TAX PARCEL NO. 277060-1480

THE OWNER OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS LAND USE ACTION (“GRANTOR”) HEREBY GRANTS TO THE CITY OF SEATTLE (“GRANTEE”) AND THE RIGHT, PRIVILEGE AND AUTHORITY (AN “EASEMENT”) TO INSTALL, CONSTRUCT, ERECT, RECONSTRUCT, ALTER, IMPROVE, REMOVE, REPAIR, REPLACE, ENERGIZE, OPERATE, AND MAINTAIN OVERHEAD AND UNDERGROUND ELECTRIC DISTRIBUTION FACILITIES, WHICH MAY CONSIST OF, BUT ARE NOT LIMITED TO: POLES WITH BRACES, GUY WIRES AND ANCHORS, CROSS ARMS, TRANSFORMERS, DUCTS, VAULTS, MANHOLES, SWITCHES, CABINETS, CONTAINERS, CONDUITS, WIRES AND OTHER CONVENIENT APPURTENANCES NECESSARY TO MAKE SAID OVERHEAD AND UNDERGROUND DISTRIBUTION FACILITIES AN INTEGRATED ELECTRIC SYSTEM (“ELECTRIC SYSTEM”). ALL SUCH ELECTRIC SYSTEM SHALL BE LOCATED ACROSS, OVER, UPON AND UNDER THE REAL PROPERTY DESCRIBED WITHIN THIS LAND USE ACTION (“PROPERTY”) SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE 5’ ELECTRICAL (EXCLUSIVE) EASEMENT NO. 1 LYING WITHIN PARCEL A OF THIS CITY OF SEATTLE SHORT PLAT NO. 3032833-LU WHICH SHALL BE OCCUPIED AND CONTROLLED EXCLUSIVELY BY SEATTLE CITY LIGHT, A DEPARTMENT OF THE CITY OF SEATTLE.

TOGETHER WITH GRANTEE’S AND ITS ASSIGNS’ UNRESTRICTED RIGHT OF ACCESS TO AND FROM THE PROPERTY FOR THE PURPOSES OF EXERCISING ITS RIGHTS GRANTED HEREIN.

TOGETHER WITH GRANTEE’S AND ITS ASSIGNS’ RIGHT TO CUT AND TRIM BRUSH, TREES OR OTHER PLANTS STANDING OR GROWING UPON THE PROPERTY WHICH, IN THE OPINION OF THE GRANTEE, INTERFERE WITH THE MAINTENANCE OR OPERATION OF, OR CONSTITUTE A MENACE OR DANGER TO, THE ELECTRIC SYSTEM.

GRANTOR, ITS SUCCESSORS AND ASSIGNS, COVENANTS AND AGREES THAT NO STRUCTURE OR FIRE HAZARDS WILL BE BUILT OR PERMITTED WITHIN THE EASEMENT AREA(S) DESCRIBED ABOVE; THAT NO DIGGING WILL BE DONE OR PERMITTED WITHIN THE PROPERTY WHICH WILL IN ANY MANNER DISTURB GRANTEE’S ELECTRIC SYSTEM OR ITS SOLIDITY OR UNEARTH ANY PORTION THEREOF; AND THAT NO BLASTING OR DISCHARGE OF ANY EXPLOSIVES WILL BE PERMITTED WITHIN FIFTY (50) FEET OF THE ELECTRIC SYSTEM.

THE CITY OF SEATTLE SHALL BE RESPONSIBLE, AS PROVIDED BY LAW, FOR ANY DAMAGE TO THE GRANTOR THROUGH ITS NEGLIGENCE IN THE CONSTRUCTION, MAINTENANCE AND OPERATION OF THE ELECTRIC SYSTEM.

THE RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL CONTINUE AND BE IN FORCE UNTIL THE GRANTEE PERMANENTLY REMOVES ITS ELECTRIC SYSTEM FROM THE PROPERTY OR PERMANENTLY ABANDONS THE ELECTRIC SYSTEM, AT WHICH TIME ALL SUCH RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL TERMINATE.

ADDRESS SIGN MAINTENANCE AGREEMENT:

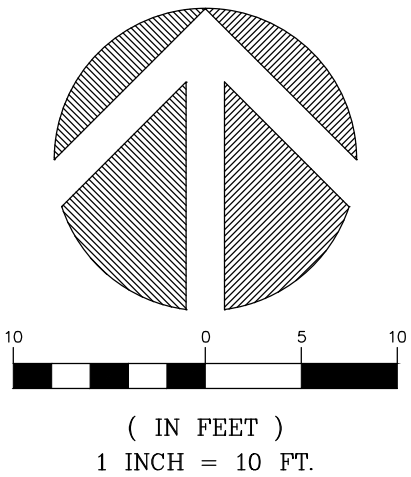
ANY PARCEL BENEFITING FROM THE POSTING OF THE ADDRESS SIGN WITHIN THE EASEMENT AS DEPICTED AND DESCRIBED HEREIN IS RESPONSIBLE FOR THE MAINTENANCE THEREOF, SHARING EQUALLY IN THE COST OF MAINTENANCE, REPAIR AND/OR REPLACEMENT TO SAID ADDRESS SIGN.

EASEMENT MAINTENANCE AGREEMENT:

SAID EASEMENTS OF THIS SHORT PLAT ARE TO BE EQUALLY MAINTAINED, REPAIRED AND/OR REBUILT BY THE OWNERS OF ALL PARCELS HAVING LEGAL ACCESS AND UTILITY SERVICE THEREFROM AND THEIR HEIRS, ASSIGNS AND SUCCESSORS.

INDIVIDUAL UTILITY SERVICE LINES, INCLUDING STORM AND SANITARY SIDE SEWER LINES AND STORM DRAINAGE FACILITIES, ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PARCEL THAT IS SERVED BY SAID INDIVIDUAL SERVICE LINE/FACILITIES. UTILITY SERVICE LINES OR FACILITIES WHICH SERVE MORE THAN ONE PARCEL SHALL BE EQUALLY MAINTAINED, REPAIRED AND/OR REBUILT BY THE OWNERS OF ALL PARCELS SERVICED. EXCEPT THAT, NO PARCEL SHALL BE RESPONSIBLE FOR REPAIRS UPSTREAM OF THE CONNECTION POINT OF SAID PARCEL.

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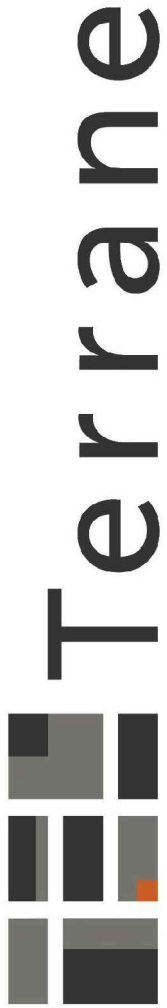
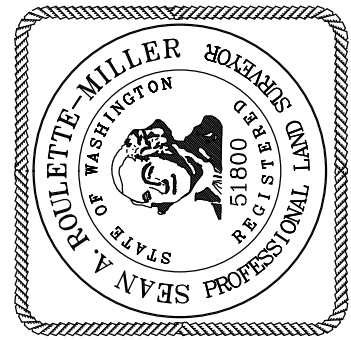
CITY OF SEATTLE SHORT SUBDIVISION

NW 1/4, SE 1/4, SEC. 14, T. 25N., R. 03E., W.M.

MIRRA 111, LLC
PARCEL NO. 277060-1480
3410 23rd Ave W

SEATTLE

WA



10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NO.: 181111

DATE: 08/17/18

DRAFTED BY: JJK

CHECKED BY: SRM

SCALE: 1" = 10'

5 OF 5

CITY OF SEATTLE
SHORT SUBDIVISION NO. 3032834-LU

MIRRA 111, LLC SHORT PLAT

RECORDING NO.	VOL./PAGE
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GRANTOR: MIRRA 111, LLC 11624 SE 5TH ST, SUITE 210 BELLEVUE, WA 98005	CONTACT PERSON: ANDY McANDREWS TERRANE, INC 10801 MAIN STREET, SUITE 102 BELLEVUE, WA 98004 (425) 458-4488 AndyM@Terrane.net
GRANTEE: CITY OF SEATTLE KING COUNTY, WA	

9	11	GILMAN'S ADD.	5/93
LOT(S)	BLOCK	SUBDIVISION	VOL/PG

TAX PARCEL NO. 277060-1475

ADDRESS: 3416 23rd Ave W
SEATTLE, WA 98199

REFERENCE NO. FOR RELATED PROJECTS:

APPROVAL:

CITY OF SEATTLE
SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS (SDCI)
NATHAN TORGELSON, DIRECTOR

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

BY: _____ DIRECTOR, SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

NOTE: APPROVAL OF THIS SHORT SUBDIVISION BY THE DIRECTOR OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS UNDER CHAPTER 23.24 OF THE SEATTLE MUNICIPAL CODE, AS AMENDED, IS NOT TO BE CONSTRUED AS SATISFACTION OF ANY OTHER APPLICABLE LEGISLATION OR REGULATIONS.

KING COUNTY DEPT. OF ASSESSMENTS:

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

ASSESSOR: _____

ORIGINAL LEGAL DESCRIPTION:

PARCEL NO. 277060-1475
LOT 9, BLOCK 11 GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON.

SURVEYOR'S NOTES:

- 1) ORIGINAL PROPERTY AREA 5,999 SQ. FT.
- 2) ZONED LR1 PER CITY OF SEATTLE.
- 3) PROPOSED 2 LOT SHORT PLAT.
- 4) SEWER AND WATER UTILITY FROM PUBLIC SERVICE.
- 5) THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2018. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
- 6) THE FOUND MONUMENTS WERE FIELD VISITED ON JUNE 22, 2018.

CONDITIONS OF APPROVAL:

1. ALL FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED OR MOVED ONTO ANY OF THESE PROPOSED PARCELS MUST COMPLY WITH THE THEN CURRENT SEATTLE FIRE CODE CHAPTER 5 AND REFERENCED APPENDICES, DEPENDING ON LOCATION OF FUTURE STRUCTURES ON THE LOTS. THESE PROVISIONS MAY REQUIRE APPROVED FIRE DEPARTMENT VEHICLE ACCESS ROADS, TURNAROUNDS, WATER SUPPLIES FOR FIRE PROTECTION, AND OTHER POSSIBLE FIRE PROTECTION RELATED ITEMS PRIOR TO APPROVAL OF BUILDING PERMIT.
2. THE SUBDIVISION OF THE PROPERTY WILL NOT REDUCE THE REQUIREMENTS OF THE CITY OF SEATTLE STORMWATER CODE AND THE CITY OF SEATTLE SIDE SEWER CODE. FOR THE PURPOSES OF ENSURING COMPLIANCE WITH THE INTENT OF THE CITY OF SEATTLE STORMWATER CODE AND THE CITY OF SEATTLE SIDE SEWER CODE, THE PROPOSED PARCELS WITHIN THIS SHORT PLAT WILL MEET THE STANDARDS REQUIRED BY THE HIGHER AREA THRESHOLD OF THE ENTIRE PROPERTY BEING SUBDIVIDED, RATHER THAN THE STANDARDS REQUIRED FOR EACH OF THE PROPOSED PARCELS INDIVIDUALLY.

DECLARATION:

WE THE UNDERSIGNED, OWNER (S) IN FEE SIMPLE 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 SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

MIRRA 111, LLC ITS. DATE

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
)SS
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ THE _____ OF MIRRA 111, LLC IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL
THIS ____ DAY OF _____ 20__

NOTARY PUBLIC IN AND FOR THE STATE
RESIDING AT: _____
MY COMMISSION EXPIRES: _____
PRINT NAME: _____

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS_____ DAY OF_____, 20___. AT _____ M.
IN BOOK_____ OF SURVEYS. AT PAGE_____, AT THE REQUEST
OF TERRANE, INC.

MANAGER SUPT. 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 MIRRA 111, LLC.

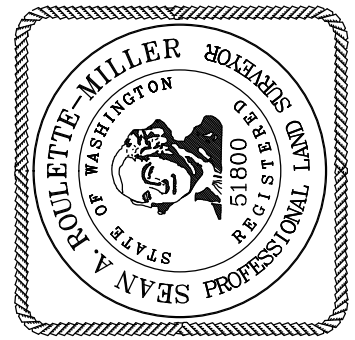
SEAN A. ROULETTE-MILLER CERTIFICATE NO. 51800 DATE

REFERENCES

- R1. SHORT SUBDIVISION NO. 3016065, REC. NO. 20140313900005
RECORD OF SURVEY, VOL. 307, PG.(S) 264-266.
RECORDS OF KING COUNTY, WASHINGTON.



10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net



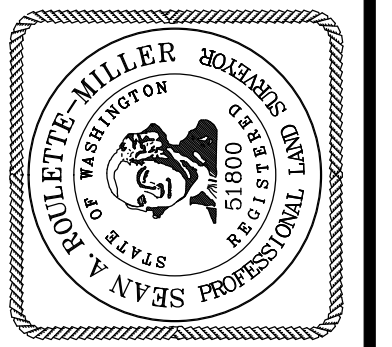
CITY OF SEATTLE SHORT SUBDIVISION
NW 1/4, SE 1/4, SEC. 14, T. 25N., R. 03E., W.M.
MIRRA 111, LLC
PARCEL NO. 277060-1475
3416 23rd Ave W
SEATTLE WA

JOB NO.:	181111
DATE:	1/15/19
DRAFTED BY:	JKK
CHECKED BY:	SRM
SCALE:	N. T. S.
1	OF 5

SURVEY CONTROL

APPROX	APPROXIMATE
ASPH	ASPHALT
BLDG	BUILDING
C.C.	CENTER CHANNEL
CALC'D	CALCULATED
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CRW	CONCRETE RETAINING WALL
COS	CITY OF SEATTLE
CONC	CONCRETE
COR	CORNER
DEC	DECIDUOUS
ELEV	ELEVATION
FF	FINISH FLOOR
G	GAS
GVL	GRAVEL
HSE	HOUSE
LS#	LAND SURVEYOR NUMBER
MEAS	MEASURED
MON	MONUMENT
OHP	OVERHEAD POWER
OHT	OVERHEAD TELEPHONE
PP	POWER POLE
PROP	PROPERTY
PSC	PIPE SEWER COMBINED
PSD	PIPE STORM DRAIN
(R)	RECORD DATA
RET	RETAINING
ROS	RECORD OF SURVEY
SD	SERVICE DRAIN
SNS	STREET NAME SIGN
SSMH	SANITARY SEWER MANHOLE
SSS	SANITARY SIDE SEWER
SF	SQUARE FEET
SW	SIDEWALK
W	WATER
WF	WOOD FENCE
WS	WATER SERVICE

VERTICAL DATUM:
NAVD 88 PER CITY OF SEATTLE BENCHMARK NO. SNV-5169.
2 INCH BRASS CAP SET 0.5FT S OF THE INT. BK CW IN THE
NW COR INT. GILMAN AVE W AND W RUFFNER ST.
ELEV. = 34.320'



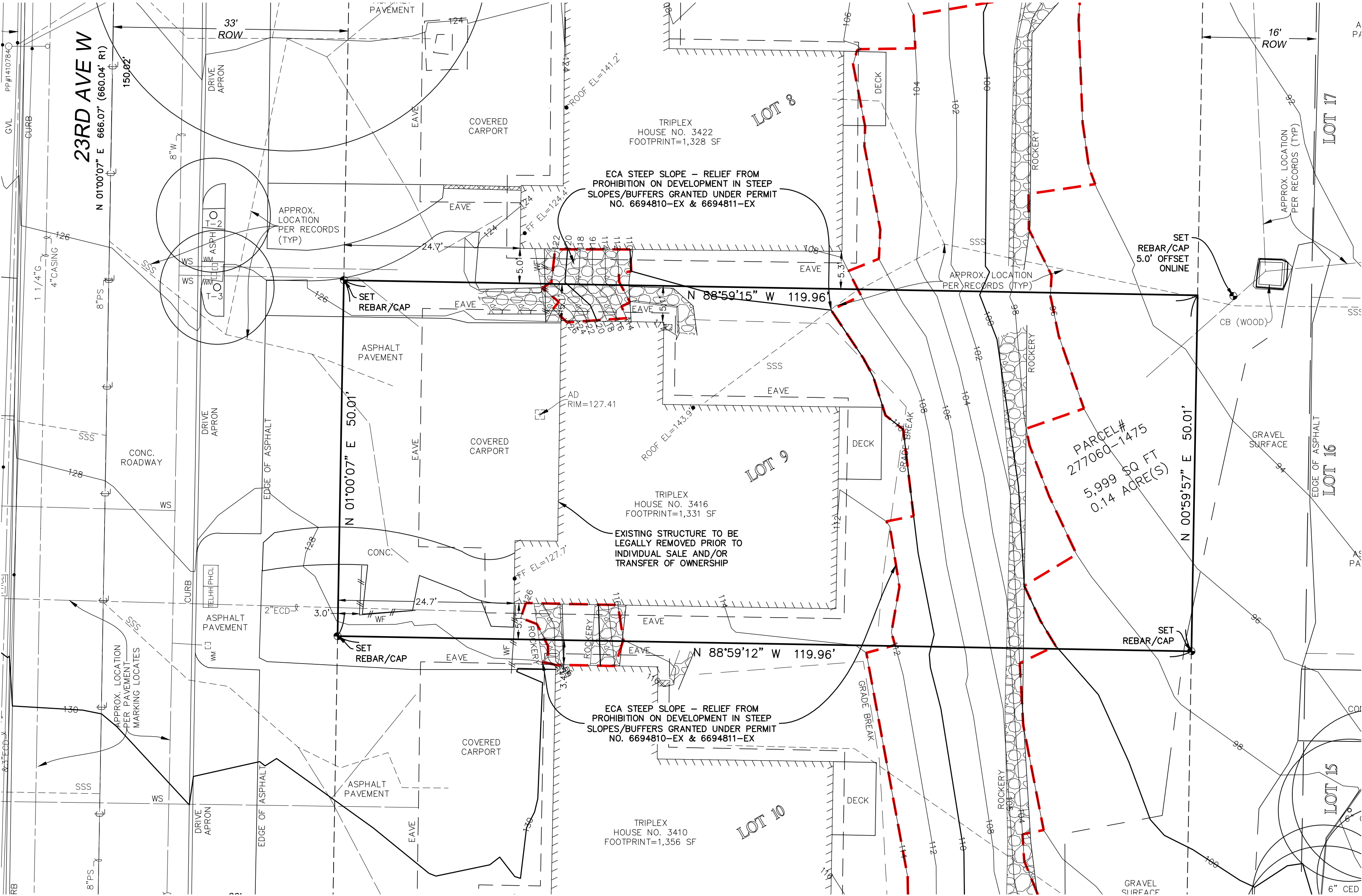
CITY OF SEATTLE SHORT SUBDIVISION
NW 1/4, SE 1/4, SEC. 14, T. 25N., R. 03E., W.M.
MIRRA 111, LLC
PARCEL NO. 277060-1475
TITLE 3416 23rd Ave W

JOB NO.: 181111
DATE: 1/15/19
DRAFTED BY: JJK
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SCALE: N. T. S.
2 OF 5

CITY OF SEATTLE
SHORT SUBDIVISION NO. 3032834-LU

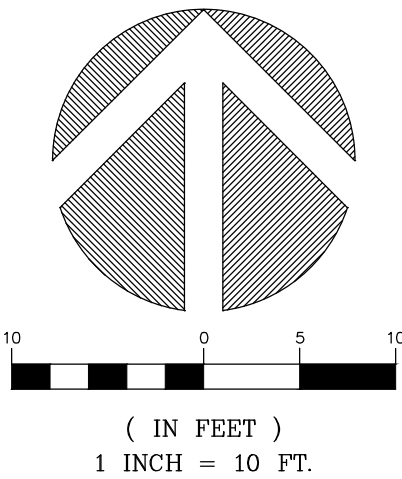
SURVEY NOTE:
ORIGINAL SITE SURVEY WAS COMPLETED IN JUNE OF 2018. NO ADDITIONAL FIELDWORK WAS PERFORMED IN PREPARATION OF THIS SHORT SUBDIVISION.

TOPOGRAPHIC SURVEY



TREE INVENTORY
PER ARBORIST INVENTORY REPORT BY
SHOFFNER CONSULTING DATED AUGUST 6, 2018

T-2 8"	CHERRY	(PRUNUS SERRULATA)
T-3 8"	CHERRY	(PRUNUS SERRULATA)



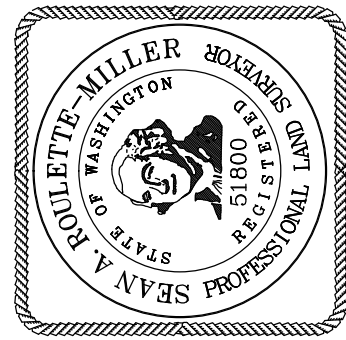
CITY OF SEATTLE SHORT SUBDIVISION

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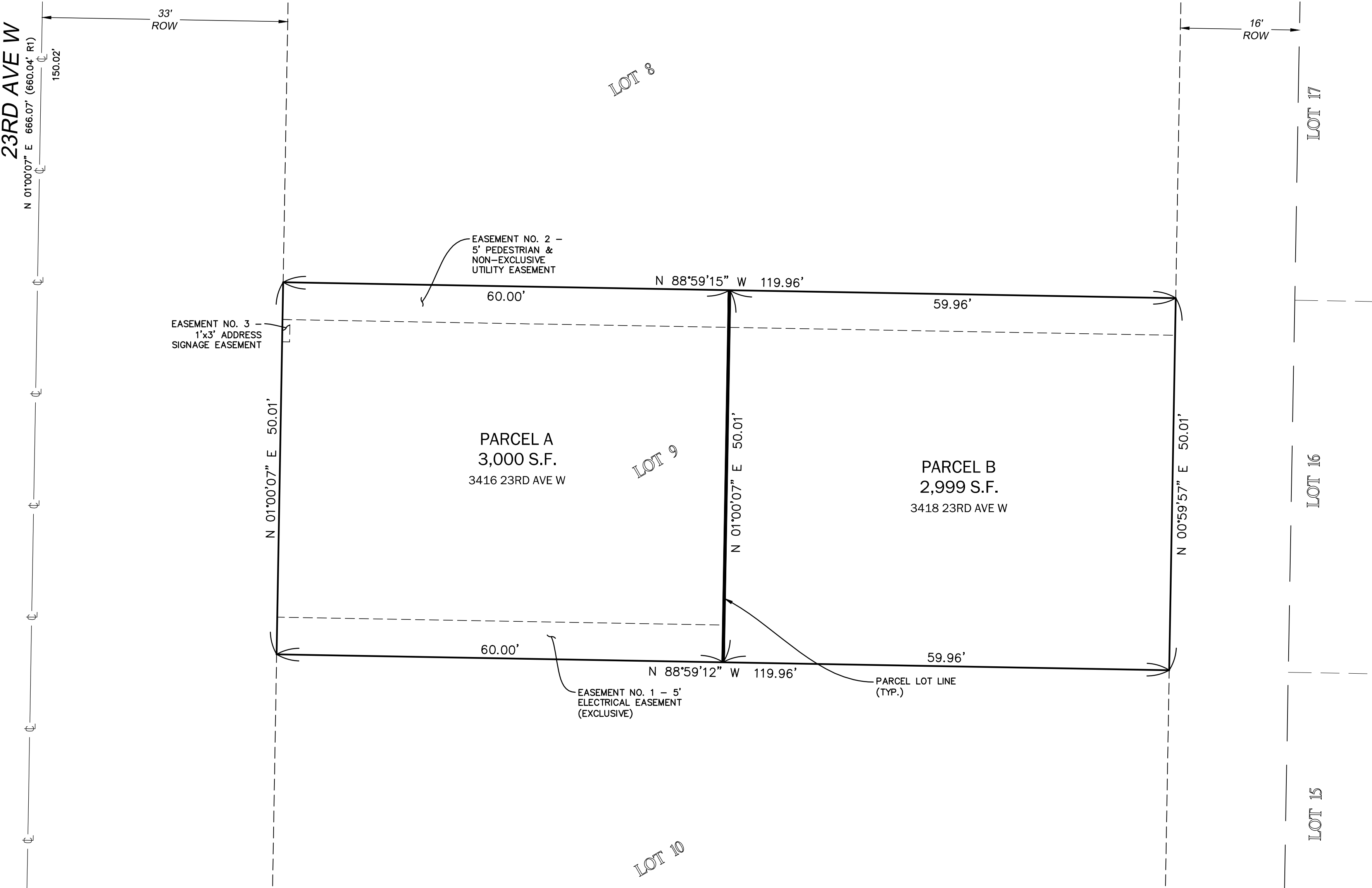
CHECKED BY: SRM

SCALE: 1" = 10'

3 OF 5

CITY OF SEATTLE
SHORT SUBDIVISION NO. 3032834-LU

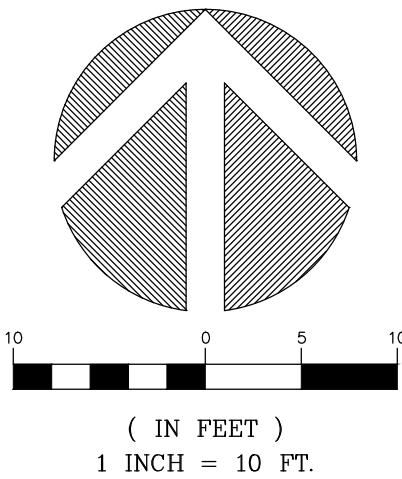
SITE PLAN



NEW PARCEL LEGAL DESCRIPTIONS

PARCEL A
THE WEST 60.00 FEET OF LOT 9, BLOCK 11 GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON;
TOGETHER WITH AND SUBJECT TO EASEMENT NUMBER 2, SHOWN AND DESCRIBED HEREON;
SUBJECT TO EASEMENTS NUMBERED 1 AND 3, SHOWN AND DESCRIBED HEREON.

PARCEL B
LOT 9, BLOCK 11 GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON;
EXCEPT THE WEST 60.00 FEET, THEREOF;
TOGETHER WITH AND SUBJECT TO EASEMENT NUMBER 2, SHOWN AND DESCRIBED HEREON;
TOGETHER WITH EASEMENTS NUMBERED 1 AND 3, SHOWN AND DESCRIBED HEREON.

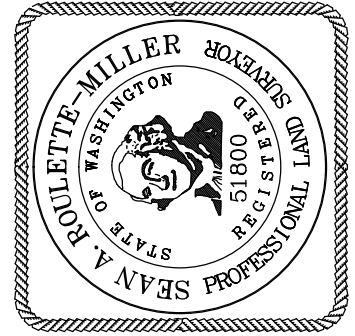


CITY OF SEATTLE SHORT SUBDIVISION
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MIRRA 111, LLC
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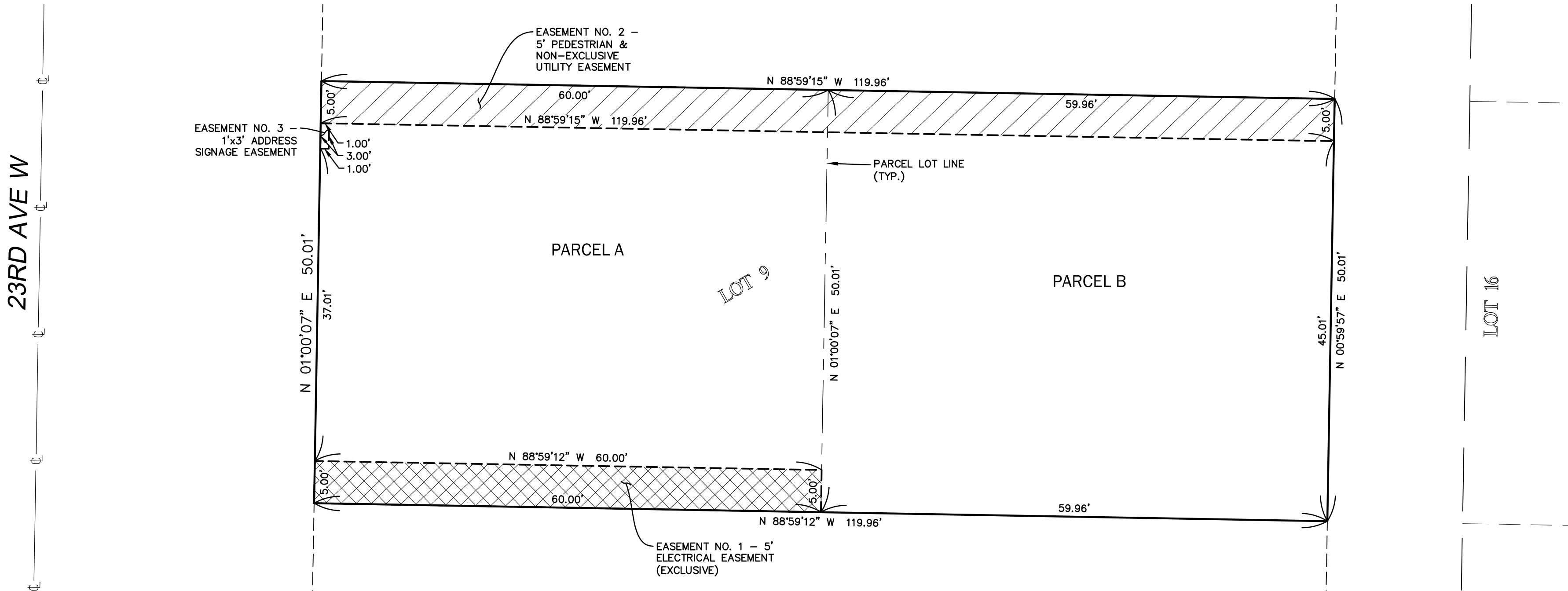
DRAFTED BY: JJK

CHECKED BY: SRM

SCALE: 1" = 10'

CITY OF SEATTLE
SHORT SUBDIVISION NO. 3032834-LU

DETAILS



NEW EASEMENT LEGAL DESCRIPTIONS

EASEMENT NO. 1 – 5’ ELECTRICAL EASEMENT (EXCLUSIVE)

THE SOUTH 5.00 FEET OF THE WEST 60.00 FEET OF LOT 9, BLOCK 11 GILMAN’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON.

EASEMENT NO. 2 – 5’ PEDESTRIAN & NON-EXCLUSIVE UTILITY EASEMENT

THE NORTH 5.00 FEET OF LOT 9, BLOCK 11 GILMAN’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON.

EASEMENT NO. 3 – 1’X3’ ADDRESS SIGNAGE EASEMENT

THE SOUTH 3.00 FEET OF THE NORTH 8.00 FEET OF THE WEST 1.00 FOOT OF LOT 9, BLOCK 11 GILMAN’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON.

SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE LAND USE ACTION NO. 3032834-LU
EASEMENT (OVERHEAD AND UNDERGROUND)
KING COUNTY ASSESSOR/S TAX PARCEL NO. 277060-1475

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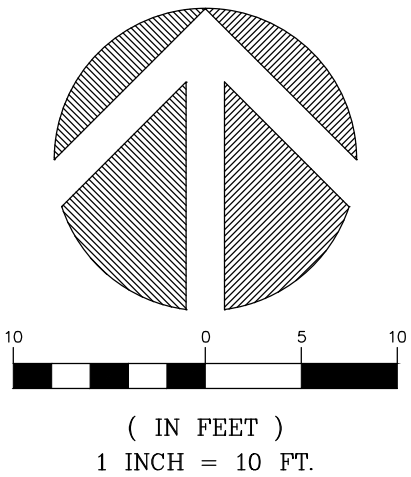
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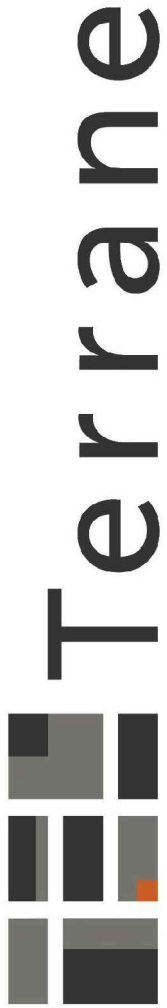
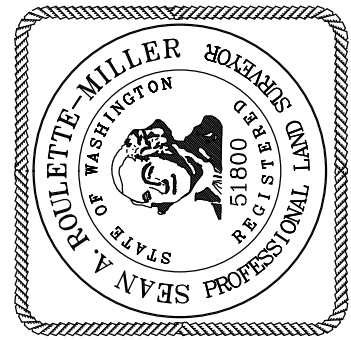
CITY OF SEATTLE SHORT SUBDIVISION

NW 1/4, SE 1/4, SEC. 14, T. 25N., R. 03E., W.M.

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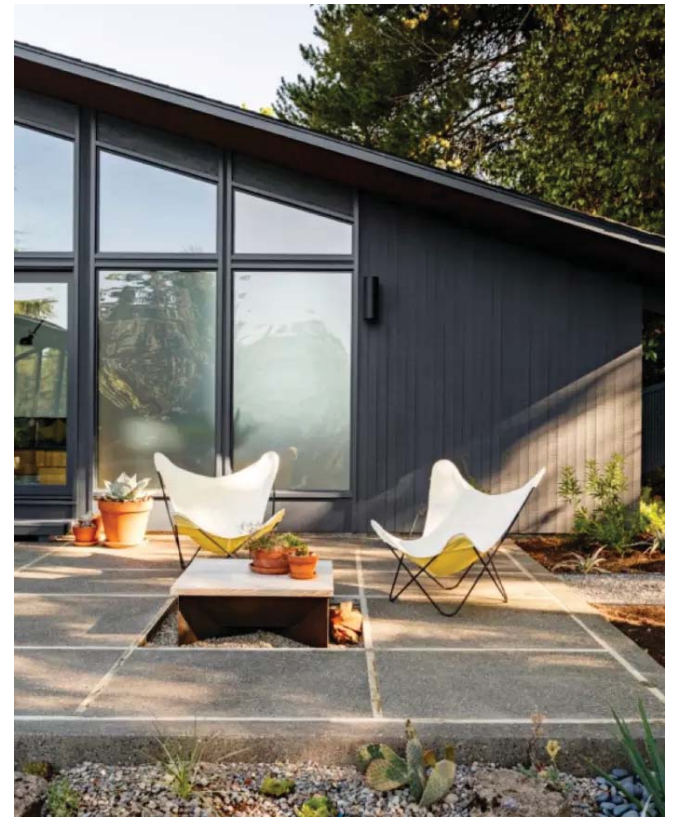
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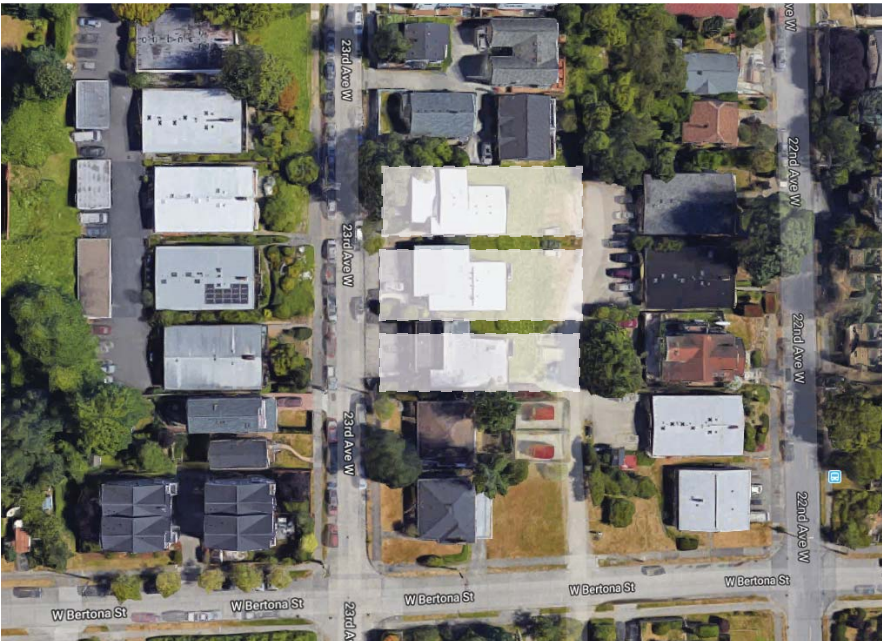
SCALE: 1" = 10'

5 OF 5





SITE PHOTOS





1

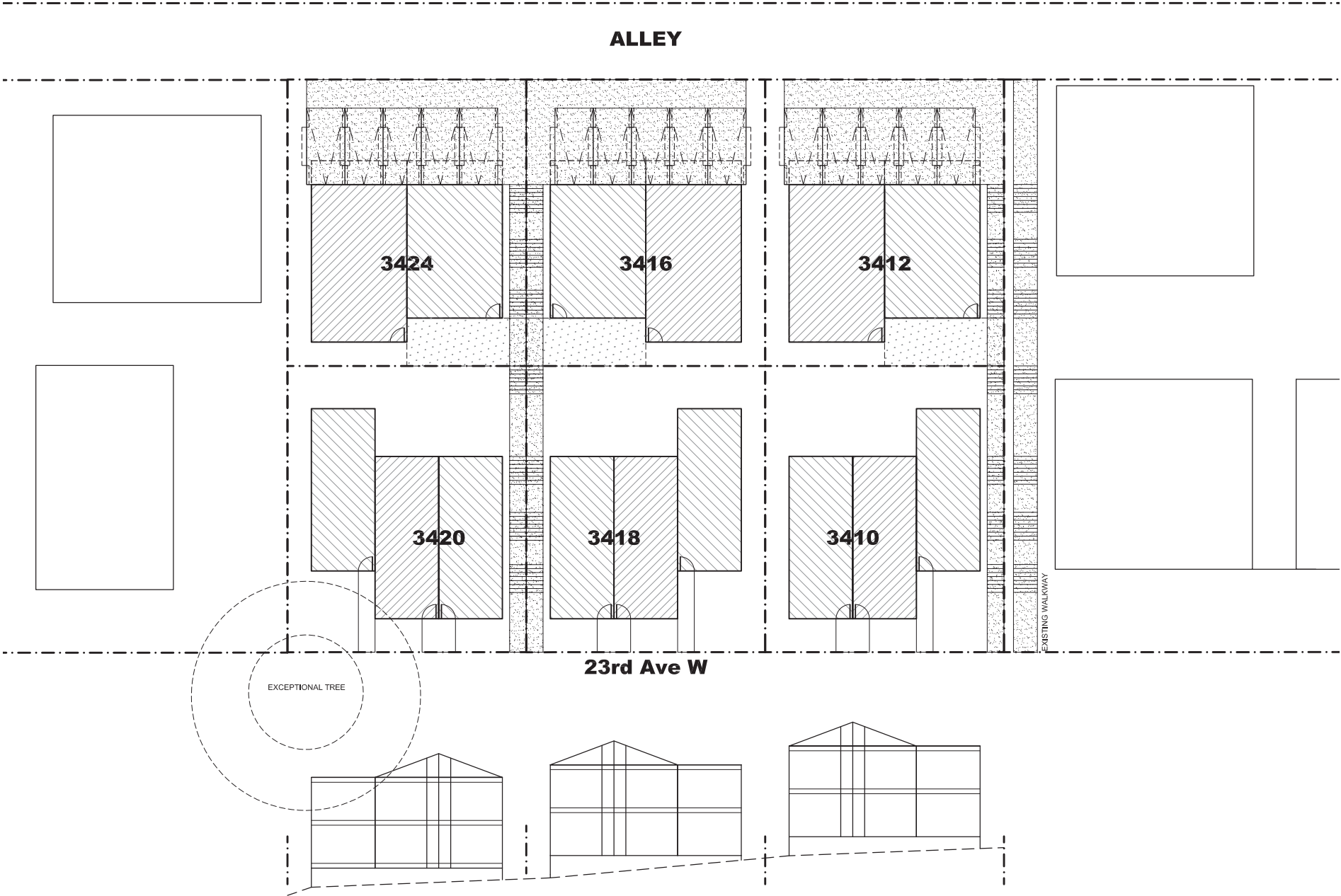


2

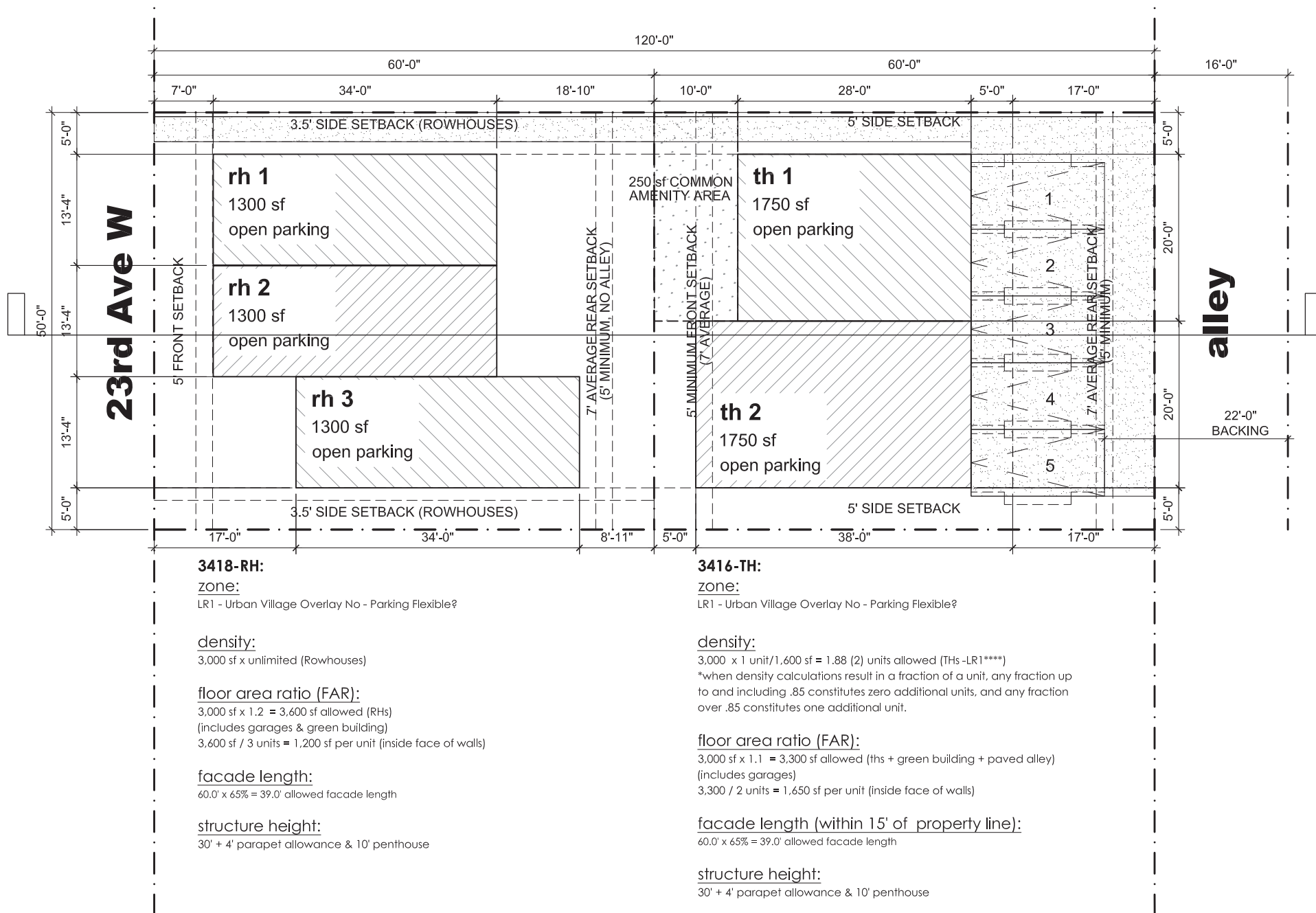
PROJECT PRECEDENT



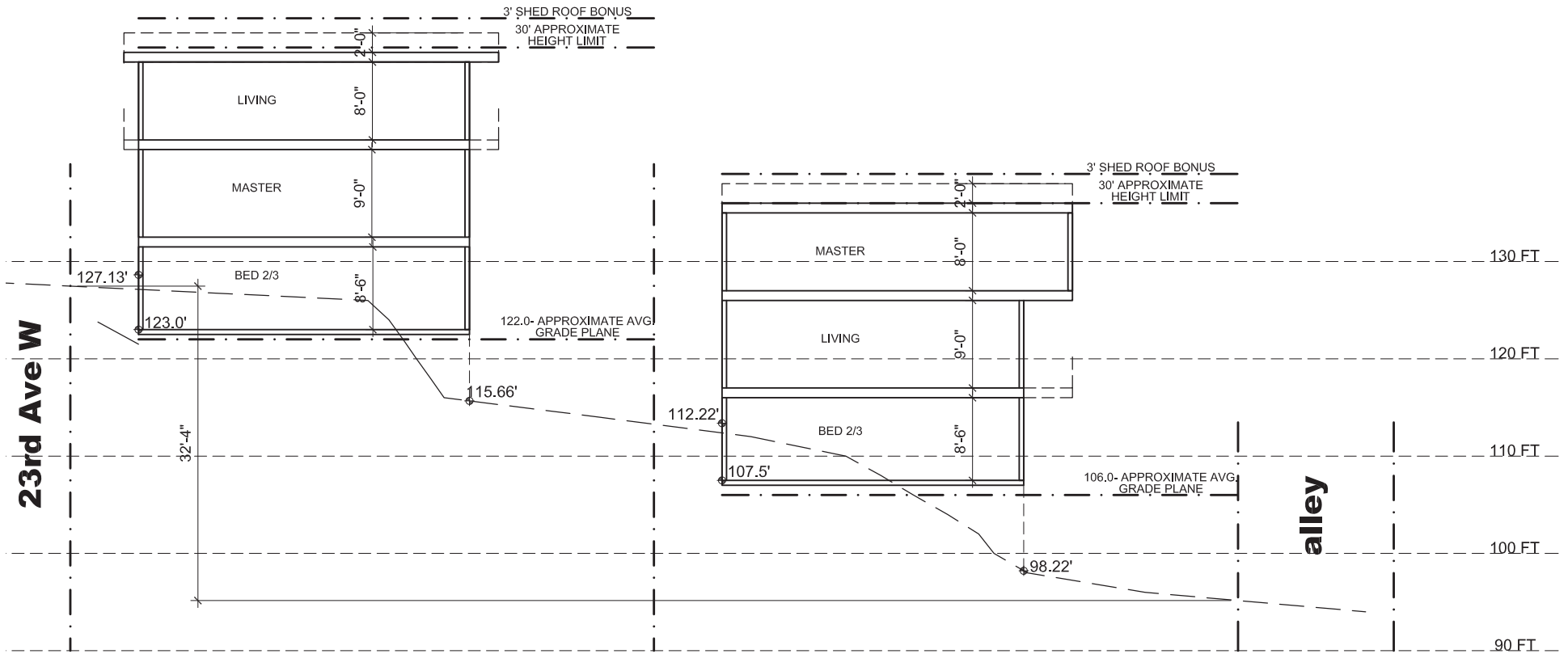
3



SITE MASTER PLAN



TYPICAL SITE PLAN



SITE SECTION



CONCEPT DIAGRAM

RESPONSE TO SUBPEONA

June 27th, 2019

Brooke Friedlander
Mirra Homes
11634 SE 5th St. Suite 210
Bellevue, WA
98005

RE: Tree Condition and Protection Report - 3424/3416/3410 23rd Ave. W. Seattle, WA.

Brooke:

This report is provided to address the recent comments by the City of Seattle regarding protection during encroachment into the dripline of a tree south of the properties at the addresses of 3424/3416/3410 23rd Ave. W. in Seattle. I visited the properties last summer to gather information on the trees on site as required by the City of Seattle for inventories on developing properties. In addition, this report provides an update on the health of one of the trees evaluated during the original inventory.

1.0 Tree Condition Assessment

During a recent site visit, I observed that tree #1, the large Scot's pine (*Pinus sylvestris*) located within the right-of-way frontage near the northwest corner of the property at the address of 3424 is 90% dead and beyond recovery. This tree is recommended to be removed.

2.0 Tree Impact Assessment and Protection Measures

The tree of concern is a Douglas fir measuring 26" dbh, located just under 6 feet from the property line to the south of the project site. It's crown spreads 8 feet onto the project site. The health of the tree is such that it should be well capable of recovering in time.

The proposed development will encroach approximately 5.5 feet into the drip line putting impacts at a distance of approximately 8.5' feet from the tree. At this distance some root damage and loss will occur, however, it will be less than the recommended maximum of 25%.

Following are the recommended protection measures for this tree during construction:

1. Tree protection fencing per City of Seattle standards is to be installed just outside the dripline of this tree during demolition, clearing and grading. There is currently a wood fence along the property line providing protection for the tree's trunk.
2. Fencing identifying this area as a Tree Protection Area and stating that encroachment, impacts, storage of materials, dumping, concrete washing and any other construction activities are not allowed in this area.
3. No mechanical work is to be done within the tree's drip line during the demolition, clearing and grading phases.

4. When the project nears the need to encroach into the dripline, the fencing can be moved to the location closer to the tree allowing for encroachment into the drip line for construction purposes.
5. Fencing is to remain in this location throughout development.
6. Excavation in this area, within the dripline, is to be done in a manner that will limit damage to the trees roots as much as possible. Since a foundation will be poured in this area, there is no need to choose alternative measures such as tunnelling or air spading are not necessary to consider.
7. Over-excavation for the foundation within the dripline of the tree is to be limited to a width of no more than 1 foot beyond the new foundation edge.
8. Any damaged roots as large as 1" are to be hand cut right before backfilling against the cut soil.
9. If any pruning of the crown is needed to provide clearance, the minimum amount necessary is to be done. All pruning is to be done according to American Standards ANSI A300 pruning guidelines and no tree spikes are to be utilized.
10. Irrigation during the dry season may be necessary depending upon amount of root damage and loss and weather conditions during the months between May and October.

3.0 Use of This Report

This report is provided to Mirra Homes as a means of providing an impact assessment and protection measures for a tree just off-site to the south. This report addresses the protection of only this one tree. Trees are dynamic and respond to impacts differently, thus no prediction can be made of a tree's ability to recover from impacts such as root damage and loss. Therefore, no guarantee can be made that the tree will not experience elevated stress levels and possibly enter decline early as a result of the impacts. Shoffner Consulting cannot be held liable for the failure or early decline of this tree.

Cordially,



Tony Shoffner
ISA Certified Arborist #PN-0909A
TRAQ

BEFORE THE HEARING EXAMINER
CITY OF SEATTLE

In the Matter of the Appeals of

NEIGHBORS TO MIRRA HOMES
DEVELOPMENTS

Hearing Examiner Files:
MUP-19-019 (P),
MUP-19-020 (P), &
MUP-19-021 (P)

Department References:
3032834-LU
3032833-LU
3032857-LU

from decisions issued by the Director,
Seattle Department of Construction
and Inspections

SUBPOENA

TO: TONY SHOFFNER

~~21529 4TH AVE W #C31~~
~~BOTHELL, WA 98021~~

6741 NE 182ND ST, Unit C401
Kenmore WA 98028

In the name of the State of Washington, City of Seattle, pursuant to Seattle Municipal Code Section 3.02.120, you are **REQUIRED TO APPEAR AND GIVE EVIDENCE** in the above-entitled case on **AUGUST 12, 13, 14, 15, AND 16, 2019, AT 9:00 AM**, at the Office of Hearing Examiner, Seattle Municipal Tower, 700 5TH Avenue, Suite 4000, and to remain in attendance until excused, and to appear at a deposition scheduled for a date and time mutually convenient to the parties.

Additionally, in the name of the State of Washington, City of Seattle, pursuant to Seattle Municipal Code Section 3.02.120, **IT IS ORDERED** that you make available to David Moechring the following documents: "a digital copy of all photographs and field notes used for the creation of the arborist report, as well as a copy of the signed agreement of services between Mr. Shoffner and the entity engaging his services," no later than 7 days from the date of service of this subpoena.

Entered this 15TH day of July, 2019.

Barbara Dykes Ehrlichman

Barbara Dykes Ehrlichman, Deputy Hearing Examiner
Office of Hearing Examiner
P.O. Box 94729
Seattle, Washington 98124-4729
Phone: (206) 684-0521
Fax: (206) 684-0536



Re: Mirra Homes Files

From: "Anthony Shoffner" <tony@tonyshoffner.com>
To: "David Moehring" <dmoehring@consultant.com>
Date: Jul 29, 2019 10:17:48 AM

correct.

On Jul 29, 2019, at 9:08 AM, David Moehring <dmoehring@consultant.com> wrote:

I'll let the applicant's attorney know that is your preferred time.

Sorry about the hassle. We have seen too many instances where the townhouse and single-family developers do not take heed to arborist reports or due diligence needed from their hired consultant.

Since their was no fee agreement or photos or site notes were sent as requested by the Hearing Examiner in the subpoena for 3410 to 3424 23rd Ave W, I will assume that no photos, site notes, or agreement exists for this development. Correct?

David Moehring

Sent: Monday, July 29, 2019 at 8:08 AM
From: "Anthony Shoffner" <tony@tonyshoffner.com>
To: "David Moehring" <dmoehring@consultant.com>
Subject: Re: Mirra Homes Files

13 after 10

On Jul 29, 2019, at 7:14 AM, David Moehring <dmoehring@consultant.com> wrote:

Thank you.

I believe I can honor that request on future projects.
In terms of the Mirra Homes, could you let me know which day that you would be available for about 30 to 60 minutes of answering questions?
Aug 12 or Aug 13?
After 10am or After 1pm? Latest 4pm.
David Moehring
312-965-0634
dmoehring@consultant.com

Sent: Sunday, July 28, 2019 at 8:52 PM
From: "Anthony Shoffner" <tony@tonyshoffner.com>
To: dmoehring@consultant.com
Subject: Files

These efforts are a waste of time and money and stress me out out raise my anxiety. Excuse me from future appeals for my health.

August 6th, 2018

SEE ATTACHMENT 'J'

Brooke Friedlander
Mirra Homes
11634 SE 5th St. Suite 210
Bellevue, WA
98005

THIS WAS SENT ON JULY 29 IN
RESPONSE TO REQUEST FOR
PHOTOS OR OTHER INFORMATION
RECORDED IN PREPARATION
OF THE REPORT. NO PHOTOS.
NO NOTES.

RE: Tree Inventory - 3424/3416/3410 23rd Ave. W. Seattle, WA.

Brooke:

This report is provided to address the trees on and just adjacent to the properties at the addresses of 3424/3416/3410 23rd Ave. W. in Seattle. I visited the properties recently to gather information on the trees on site as required by the City of Seattle for inventories on developing properties. Please see the accompanying Tree Inventory Map for reference to this report.

1.0 Existing Conditions and Proposed Development

Each property is developed with a residence and most of each property is covered with some sort of impervious feature such as a house, carport or concrete, and there is some turfgrass.

The proposed development is to remove the existing buildings and redevelop the lots.

2.0 Tree Inventory and Condition Assessments

I conducted visual evaluations of the trees according to ISA standards and based upon many years conducting such evaluations of trees in the Pacific Northwest. I observed the tree up close to inspect conditions of the trunk and from afar to inspect conditions in the crown. All assessments were conducted according to the methods specified in the ISA Tree Risk Assessment Manual (Dunster, Julian A., E. Thomas Smiley, Nelda Matheny, and Sharon Lily. 2013. Tree Risk Assessment Manual. Champaign, Illinois: International Society of Arboriculture) and on nearly 20 years experience conducting such evaluations.

The investigations involved the gathering of the following information:

- Tree species
- Trunk diameter
- Crown spread diameter
- Location factors
- Health and condition notes (general level of vigor, defects, disease or pest problems)

The City of Seattle's tree classification requirements and methods are specified in Seattle DPD Director's Rule 16-2008. I conducted visual condition assessments of the trees on the property and just off-site with driplines that extend onto the property.

3.0 Tree Status

There is one tree just off-site to the northwest of the property within the public right-of-way that meets the threshold diameter to be classified as exceptional. There are no trees on the properties and three trees just off-site to the south and north. Following is information on the five trees. The column CSD is the maximum crown spread distance into the site (south and east) for the on-site tree and crown spread distance onto the property for the off-site trees.

#	Species	Dbh	CSD	Condition and Status
1	Scot's Pine (<i>Pinus sylvestris</i>)	38"	35'	Good condition and health. Within right-of-way. Exceptional. To be retained and protected.
2	Cherry (<i>Prunus serrulata</i>)	8"	0'	Fair condition and health. Not exceptional.
3	Cherry (<i>Prunus serrulata</i>)	8"	0'	Fair condition and health. Not exceptional.
4	Douglas fir (<i>P. menziesii</i>)	26"	8'	Good condition and health. Not exceptional.
5	Western red cedar	8"	12'	Good condition and health. Not exceptional.

4.0 Required Retention and Protection Measures

Retained exceptional trees are required to be protected through construction. There are two protection zones for exceptional trees in Seattle. The inner root zone (IRZ) is the inner half of the dripline radius and no impacts are allowed within this zone. The outer root zone (ORZ) is the outer half of the dripline radius and no more than 1/3 of the total area of the ORZ is allowed to be impacted. Any impacts proposed within the ORZ will need to be assessed prior to beginning work in order to determine the affect of the proposed impacts upon the tree(s). Protection fencing will be required with City of Seattle signage stating the protection measures and no encroachment specifications.

Being within the right-of-way, the standard exceptional tree protection measures may not apply for tree #1, however, SDOT will require a degree of protection for this tree.

5.0 Use of This Report

This report is provided to Mirra Homes as a means of providing an inventory of the trees on the properties and those just off-site with driplines that extend onto the property as well as those within the City of Seattle right-of-way. This report addresses only those trees on the project site and just off-site. Shoffner Consulting cannot be held liable for the failure of any retained trees.

Please call if you have any additional questions.

Cordially,



Tony Shoffner
ISA Certified Arborist #PN-0909A, TRAQ

BEFORE THE HEARING EXAMINER

CITY OF SEATTLE

In the Matter of the Appeal of:

Hearing Examiner Files:

MUP-19-019 – MUP-19-015

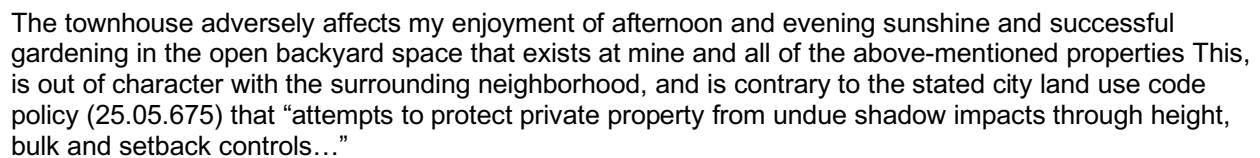
Neighbors to Mirra Homes Developments,

from a Short Plat Subdivision decision issued by the
Director of the Seattle Department of Construction
and Inspections.

DECLARATION OF Gerard Bashein IN
SUPPORT OF THE APPELLANTS'
ARGUMENT THAT SHORT PLATS DO NOT
SERVE THE PUBLIC INTEREST

I, Gerard Bashein, declare and state for record the following:

1. I am over 18 years of age and am a citizen of United States and I am competent to make this declaration.
2. I own a townhome at 920 NW 52st St in Seattle, Washington, which exists within a lowrise multifamily zone according to the Seattle zoning maps.
3. Since about October, 2017, a residential multifamily development has been constructed, sold, and occupied within 300 feet of my property (as indicated above) at the locations of 926A, 926B, 926BC, and 928 NW 51ST St in Seattle, Washington. This neighboring development near me includes 3 street-facing row-houses along the street and 1 townhouse behind the row-houses. I understand that the Seattle Row-house Development Rules as identified within the Seattle Municipal Code Charter 23.84A.032.R.20 prohibit row-houses to be located between the street and other primary dwellings behind them as is the case here.
4. My household has been negatively affected by this development being allowing to have more dwellings on the lot than typically allowed within our lowrise multifamily zone.
5. The negative impacts to my household and/or block include that the TOWNHOUSE height, which exceeds 30 ft., with additional height allowances for a stairwell and parapet, blocks the afternoon sunlight from the open back yards of properties at 924, 920, 918, 916, and 914 NW 51st St. It also blocks the morning sunlight from the open backyard of the property at 932 NW 51st St (see diagram adapted from King County Parcel Viewer), and also the midday sunlight from the properties at 927 and 921 NW 52nd St.



As such, the approval of this development along with a short platting policy has no benefit to me or the affected 'public'.

Signed in Seattle, Washington this 10th day of July, 2019

Signed above Gerard Bashein

Office of the Hearing Examiner

**BEFORE THE HEARING EXAMINER
CITY OF SEATTLE**

In the Matter of the Appeal of:

Hearing Examiner Files:

MUP-19-019 – MUP-19-015

Neighbors to Mirra Homes Developments,
from a Short Plat Subdivision decision issued by the
Director of the Seattle Department of Construction
and Inspections.



DECLARATION OF WENDY ROBARDS and
DANIEL FALK IN SUPPORT OF THE
APPELLANTS' ARGUMENT THAT SHORT
PLATS DO NOT SERVE THE PUBLIC
INTEREST

We, Wendy Robards and Daniel Falk, declare and state for record the following:

1. We are over 18 years of age and citizens of United States and competent to make this declaration.
2. We own and reside in a house at 5119 8th Avenue NW in Seattle, Washington, which exists within a lowrise multifamily zone LR1 according to the Seattle zoning maps.
3. Since November, 2017, a residential multifamily development has been constructed, sold, and occupied next door to my property (as indicated above) at the location of 807 and 809 NW 52nd Street in Seattle, Washington. This neighboring development includes three (3) street-facing row-houses along the street and one (1) dwelling[s] behind the row-houses. We understand that the Seattle Row-house Development Rules identified within the Seattle Municipal Code prohibit row-houses to be located between the street and other primary dwellings behind them as is the case here.
4. Our household has been negatively affected by this development being allowing to have one more dwelling on the lot of 5,000 square feet than typically allowed within our lowrise multifamily zone.
5. The negative construction-related impacts to my household included leaving the existing home and shed vacant for multiple months which attracted squatters who were injecting drugs on the property feet from our home. The construction impacts included removal of the existing trees and other greenery without replacing them, construction work all days of the week from 7 a.m. to 7 p.m. which was extremely noisy and disruptive for most of a year and thieves stealing construction materials and tools multiple times and breaking into our vehicles and other vehicles on the street. Since the property was short platted, the construction process went through two full cycles as the first home in the back was built before the row-houses. The negative occupancy-related impacts of a noncomplying building behind the row houses include intense indoor artificial lighting that shines into our home requiring the installation of room-darkening shades. In addition, due to increased traffic and noise from the density of this area and increased heat from the 4 story black buildings right next to us where two years ago there was a single farmhouse surrounded by vegetation we recently added air conditioning to our home. As such, the approval of over-development along with a short platting policy has no benefit.

We declare under the penalty of perjury under the laws of the State of Washington that the foregoing statement is true and correct to the best of our knowledge and belief.

Signed in Seattle, Washington this 8th day of July, 2019

Signed above, Wendy Robards and Daniel Falk