

ROAD & UTILITY EASEMENT REC. No. 5197504 & 5180157

MERCER ISLAND SEWER EASEMENT REC. No. 5792931

LOT SIZE : 28,545 SF
 MAX GFA : 40% net lot area
 LCR BASED ON <15% slope = 40%
 EXIST'G HOUSE : 2060 SF
 EXIST'G DRIVE : 2173 SF
 TREE HOUSE : 375 SF
 4,060 SF = 16.14% LCR

20
 61
 170 wide

16.34' 19'00"

L 92.91 7'45'23"
 R 886.34

218.94
 N88°41'04"W

13.00
 7.00

DECK ELEV. 184.58

TREE HOUSE

ASPHALT DRIVE

ASPHALT DRIVEWAY

10' BUILDING SETBACK

EDGE OF ASPHALT

5.5' EAVE

110

184.54

185.49

186.70 188.24

OHT

182.82

183.57

184.32

185.07

185.82

186.57

187.32

188.07

188.82

189.57

190.32

191.07

191.82

192.57

193.32

194.07

194.82

195.57

196.32

197.07

197.82

198.57

199.32

200.07

200.82

201.57

202.32

203.07

203.82

204.57

205.32

206.07

206.82

207.57

208.32

209.07

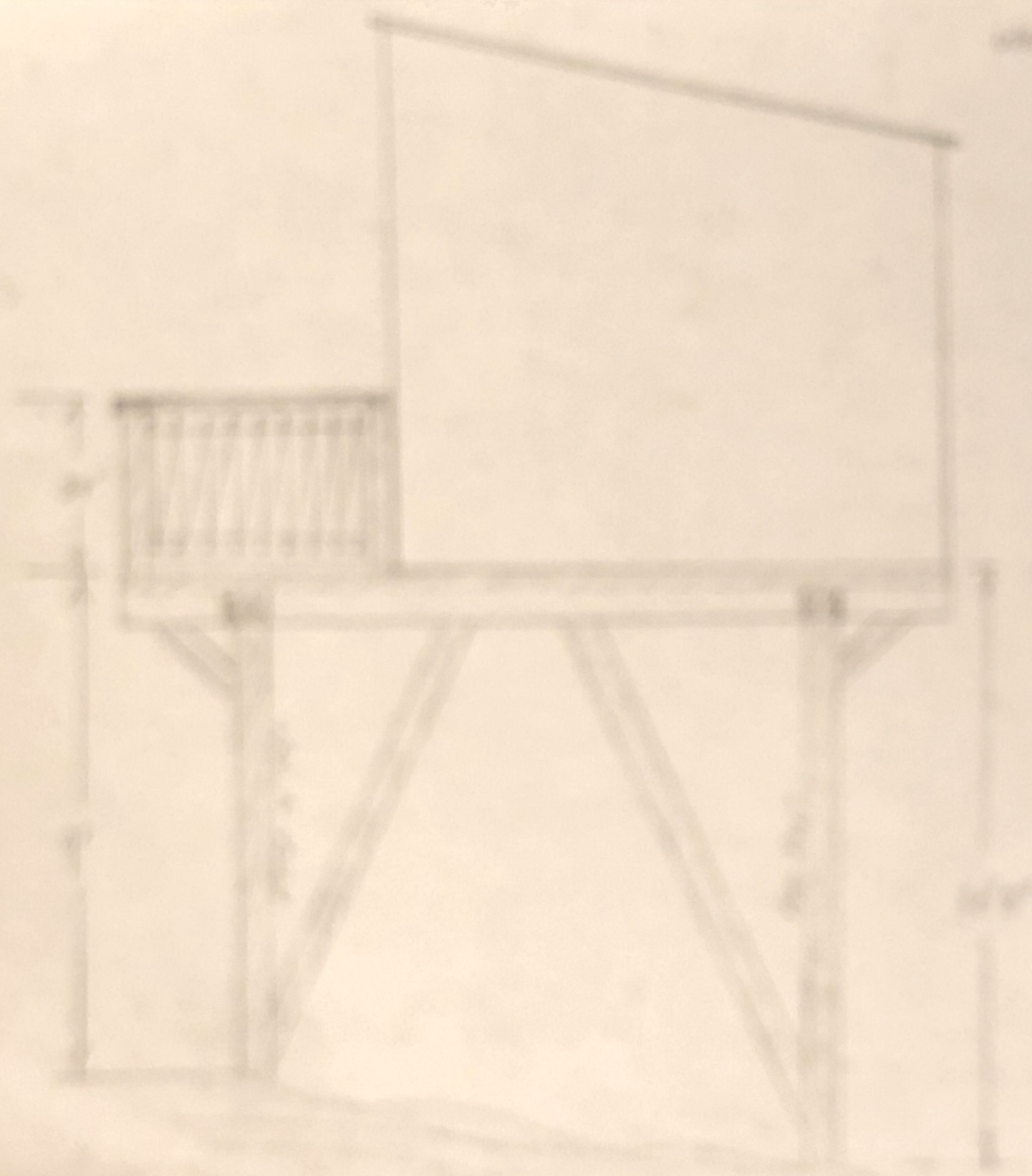
209.82

210.57

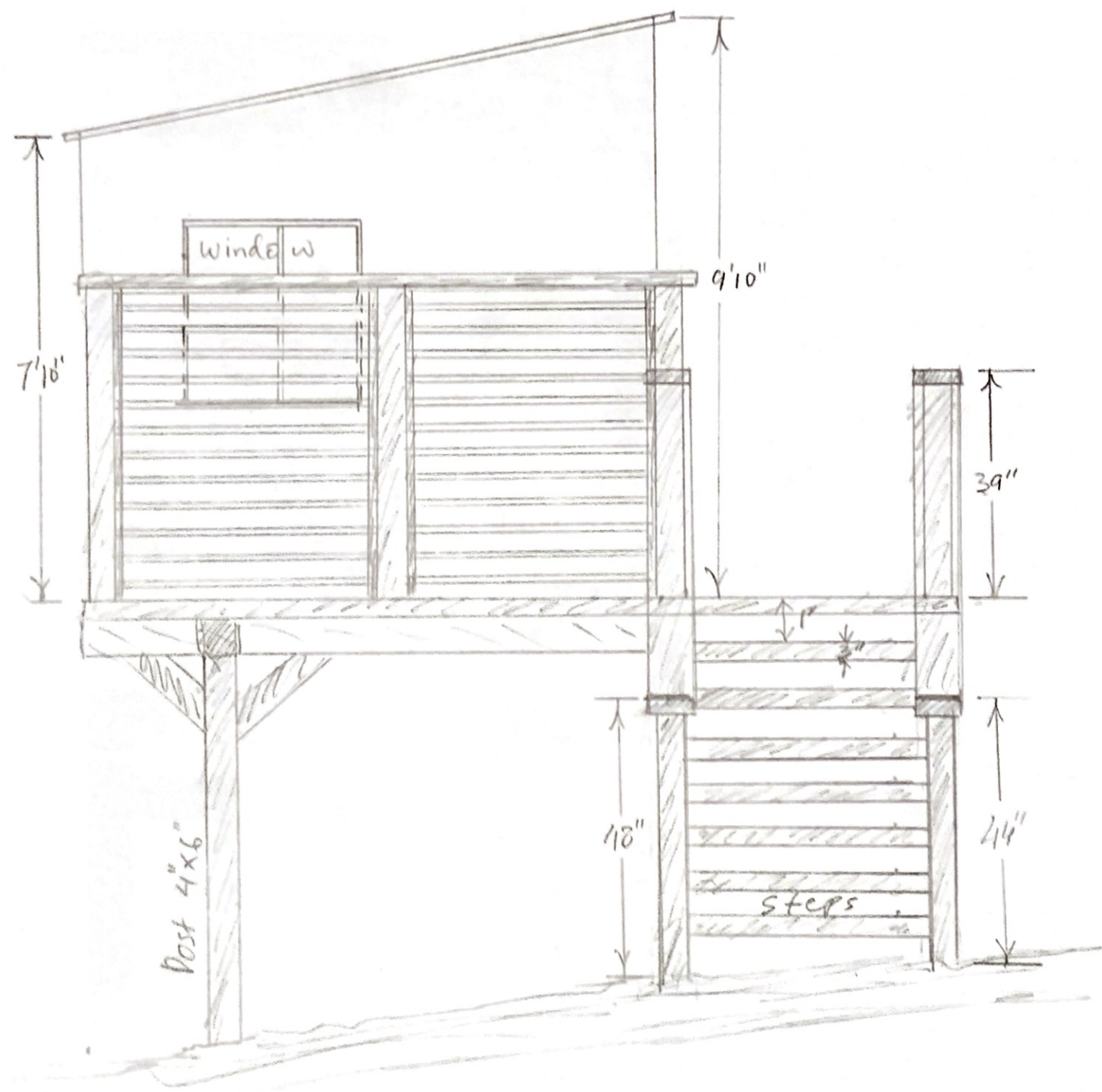
211.32

212.07

212.82

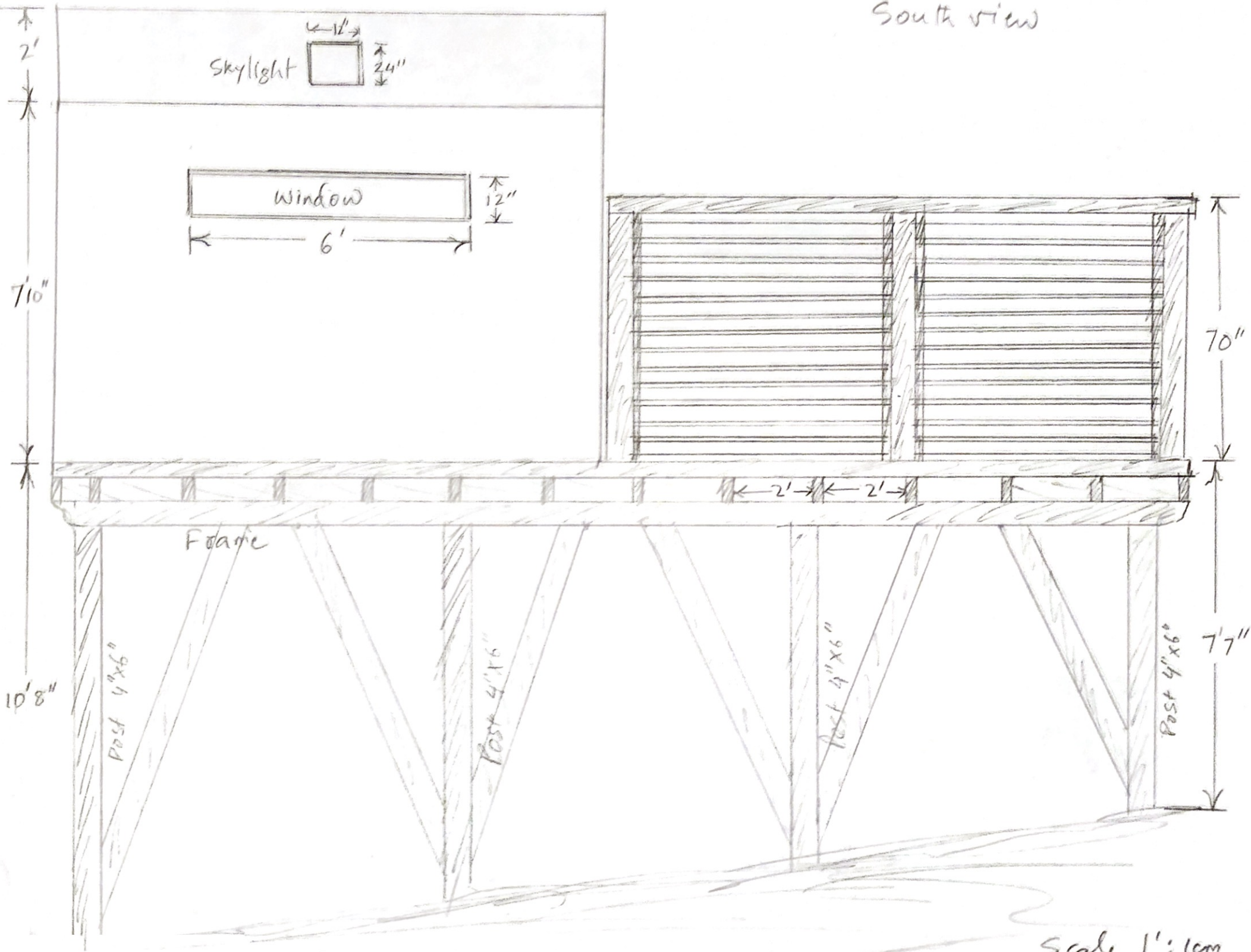


East view



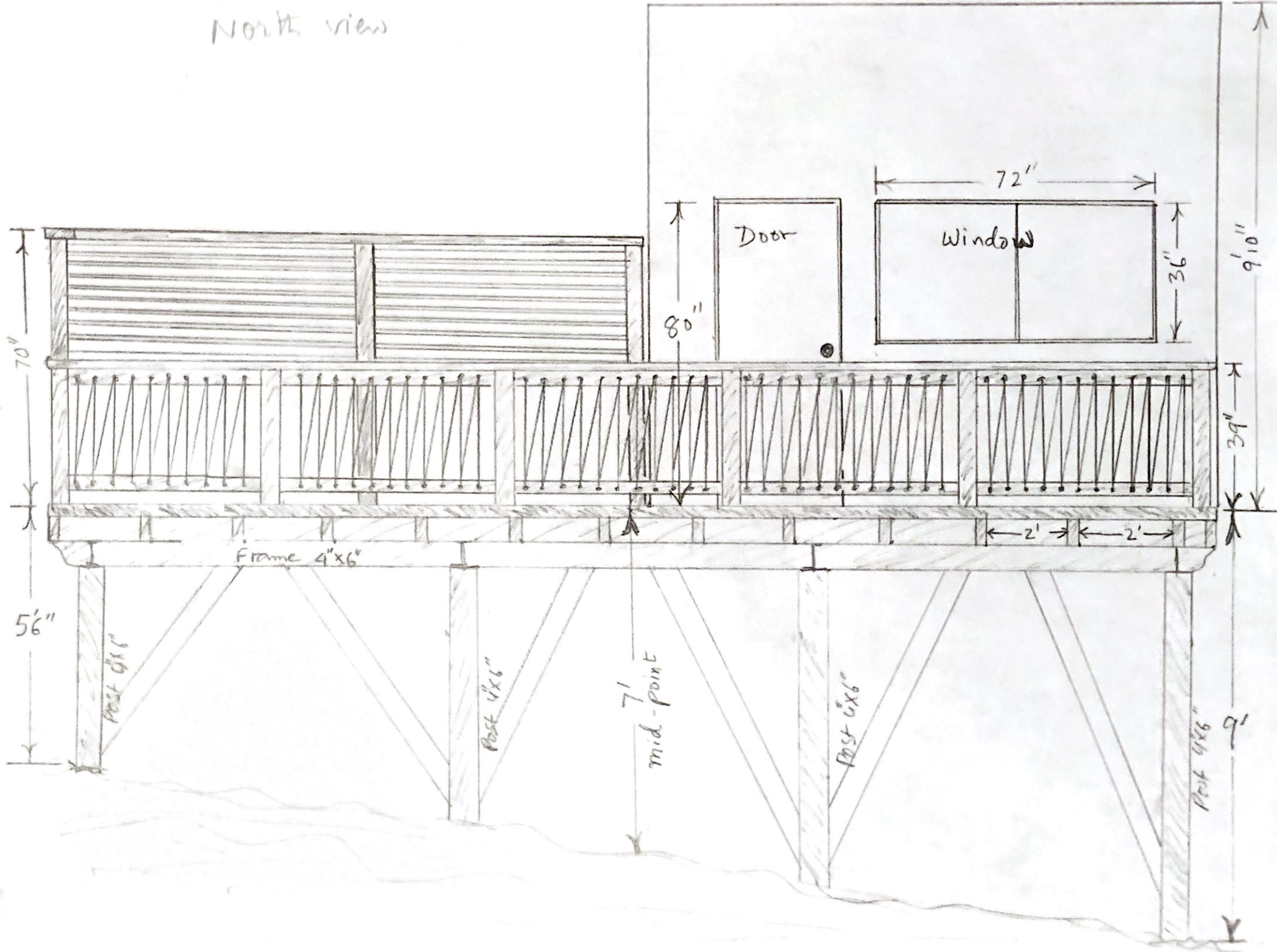
Scale 1" = 1cm

South view



Scale 1" = 10cm

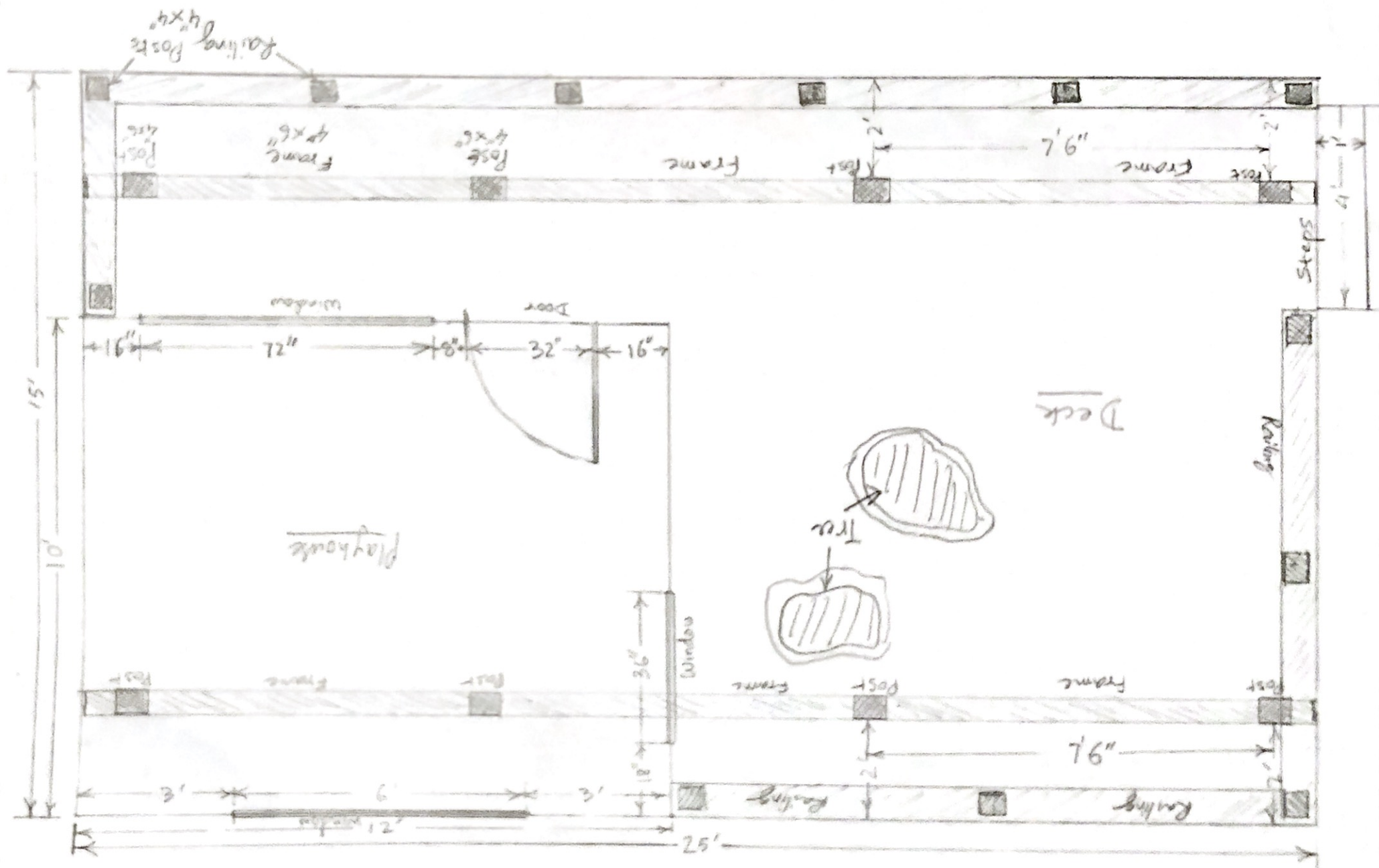
North view



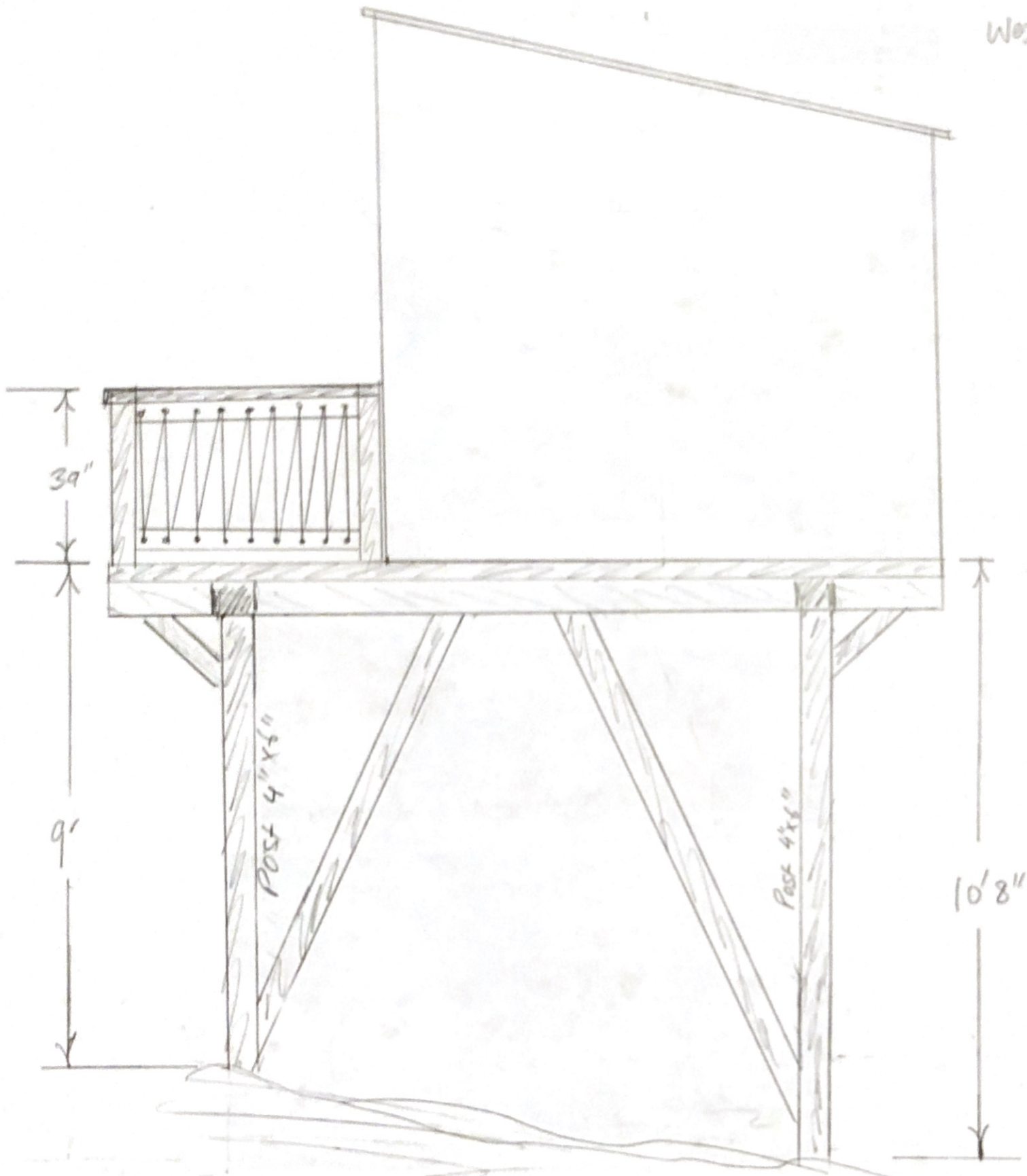
Scale 1" = 10cm

Plan

scale 1' : 1 cm



West view



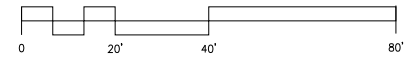
scale 1' : 1cm

SITE PLAN
7272 W. MERCER WAY, MERCER ISLAND, WA.
APN: 2524049196



NORTH

SCALE: 1" = 20'



LAND DESCRIPTION

THE SOUTH 165 FEET OF THE NORTH 668.5 FEET OF THAT PORTION OF GOVERNMENT LOT 4 SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON LYING EAST OF WEST MERCER WAY.
 EXCEPT THE EAST 380 FEET.

VERTICAL BENCHMARK AND DATUM

CITY OF MERCER ISLAND BM No. 3185
 Cased Brass Cap 50 FEET EAST OF THE INTX. OF SE 72ND STREET AND W. MERCER WAY
 ELEVATION = 175.374 FEET

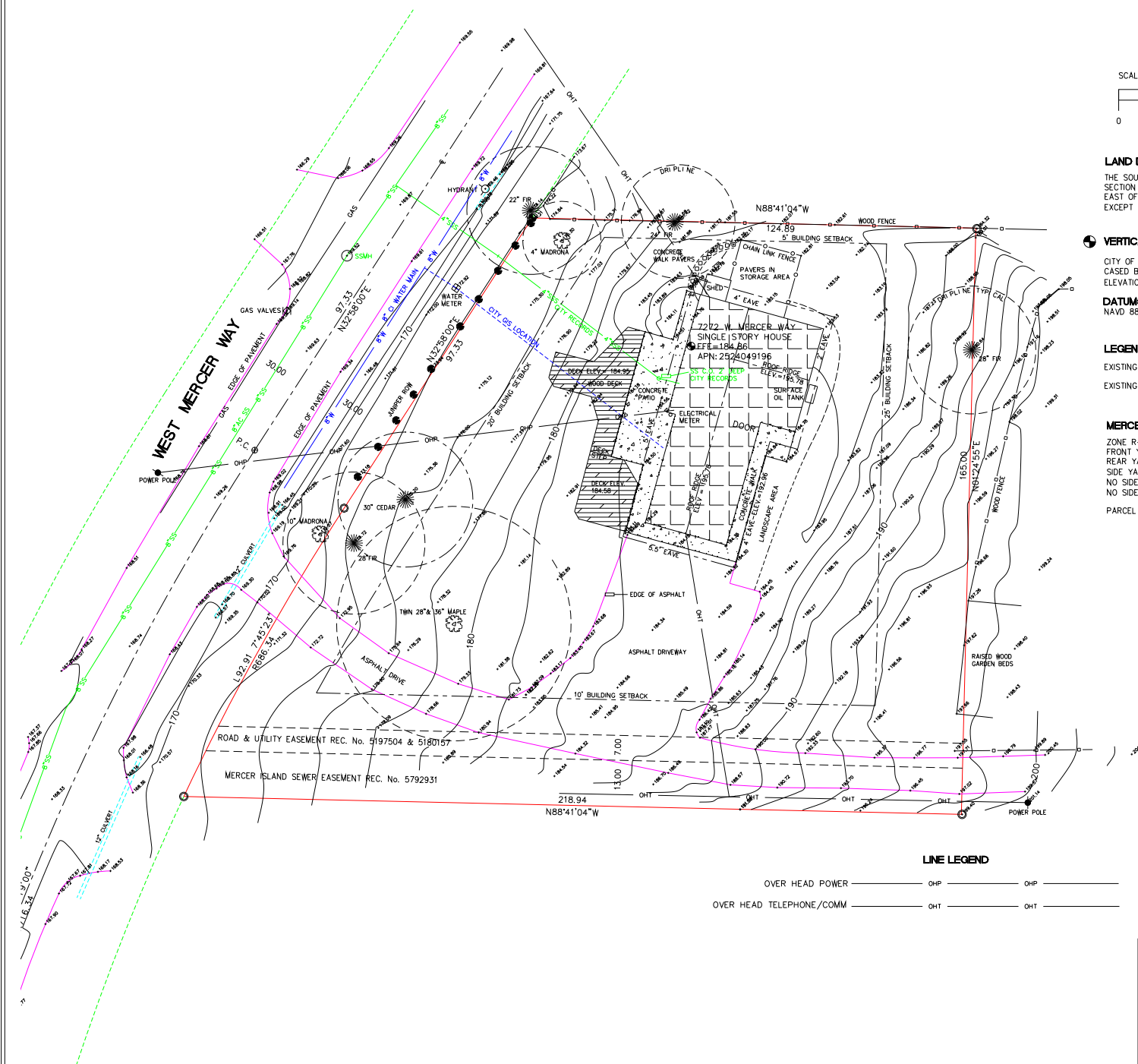
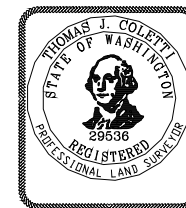
DATUM:
 NAVD 88

LEGEND

- EXISTING REBAR & CAP / IRON PIPE ○ FOUND JUNE 18, 2014
- EXISTING SURFACE ALUMINUM CAP ● FOUND JUNE 18, 2014

MERCER ISLAND ZONING:

ZONE R-15
 FRONT YARD DEPTH: 20 FEET OR MORE
 REAR YARD DEPTH: 25 FEET OR MORE
 SIDE YARD DEPTH: SUM OF SIDE YARDS SHALL BE AT LEAST 15 FEET, PROVIDING NO SIDE YARD ABUTTING INTERIOR LOT LINE LESS THAN 5 FEET.
 NO SIDE YARD ABUTTING A STREET SHALL BE LESS THAN 10 FEET.
 PARCEL AREA: 28,768 S.F. M/L



LINE LEGEND

- OVER HEAD POWER OHP
- OVER HEAD TELEPHONE/COMM OHT

TJC SURVEYING		
1189 McKinley Street Enumclaw, Wa. 98022 ph: (360) 802-0652 www.tjclandsurveying.com tjcsurveying@gmail.com		
DRAWN BY TJC	DATE JUNE 20, 2014	JOB NO. 2014-19
SURVEYED TJC / JT	SCALE 1" = 20'	SHEET 1 OF 1