### **CITY OF MERCER ISLAND**

#### **COMMUNITY PLANNING & DEVELOPMENT**

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



#### Pre-Application Meeting (PRE20-038)

An Intake Screening is required in addition to a Pre-Application Meeting. A Pre-Application Meeting does not replace the required Intake Screening. This meeting is to provide guidance and information include prior to formal submittal.

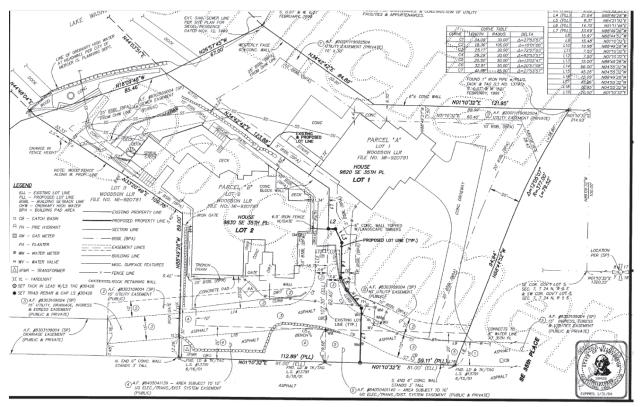
#### Summary:

Site Location:	9820 SE 35 <sup>th</sup> PL							
Lot Size:	21,700s	f	Zoning:	R-9.6 (Single Family)				
Brief Project Description:	:		Documents Provided:	Easement info, fire gross sf, Geotech report, GIS map, hazard report, narrative & questions, plan set, plat map, and pre-app form.				
Applicant Infor	mation:							
Name:			Email:		Phone:			
Priscilla Wenzel			priscilla@mediciarchitects.com		602-568-5689			
Second Pre-application Meeting Required: Not Applicable			Click for explanation if necessary					

#### **Applicant Questions:**

- The remodeled home will be for the sole use of the current homeowner and family's personal use. They will be signing and submitting an Affidavit for Exemption from Substantial Development Permit WAC 173-27-040(2)(g). Is this form submitted with the building permit or as a separate permit?
  - a. Lauren Anderson (Planning) response: this Affidavit should be submitted with the building permit.
- 2. Less than 40% of the exterior will be structurally altered. The existing house is placed with the Northern side yard measuring 5 ½ feet while the Southern side yard measures 9 ½ feet and an aggregate total of 15 feet. Since the site has not been altered, it is our understanding that the existing side yards are vested. At the basement level, the existing basement will be extended 12 feet for a new Sitting and Exercise Room. This extension aligns with the current existing structure and sits on the existing exterior stair footing. The stair will be removed, and the existing footing reused for the Sitting Room foundation upon approval from structural. This existing footing is 7'-5 ½" to 8'-2" from the Northern property line. Does the location of the proposed extended basement comply with the required set back? Does the 5 ½ foot vested setback apply for the new addition?
  - a. Lauren Anderson (Planning) response: the recorded setbacks on the plat do vest. There was a lot line revision in 1993 under SUB9206-014 please refer to Attachment 1. In 2001 there was the Baker lot line revision under SUB01-009, Recording #20021125900027 refer to Attachment 2.

b. The setbacks that were recorded on the latest subdivision is what the project vests to – thus the side yard setbacks are 10 feet to the south and 5 feet to the north that then becomes 10 feet for the northwest portion – refer to Attachment 2. Please refer to the snippet below:



- 3. At the 1st level Northern side, the existing deck facing the water shows water damage and will replaced and extended to cover the new extended basement. The Northern side of proposed deck extends over the basement below and measures 5'-10 ½" to 8'-2" from the Northern property line. This aligns with the existing main structure of the house. This deck will include approximately a 20'x20' glass covered roof. Does the vested 5 ½ feet setback apply for the new covered deck?
  - a. Lauren Anderson (Planning) response: if the existing deck is legally nonconforming (setbacks or from being over on hardscape), legal nonconforming decks can be replaced in the same location per <u>MICC 19.01.050(B)(2)</u>:
    - i. "Repair and maintenance of a legally nonconforming deck, including total replacement, are allowed, as long as there is no increase in the legal nonconformity and no new nonconformances are created; provided, any portion of a nonconforming deck that is in a side yard and less than five feet from an interior lot line may be replaced only if the deck is reconstructed to comply with current minimum side yard requirements."
  - b. The new deck and roof can be up to 5 feet from the northern property line and follow the recorded setbacks in Attachment 2 provided the site does still need to comply with maximum allowed lot coverage since the deck will now be covered.
- 4. At the 1<sub>st</sub> level Southern side, the existing deck facing the water shows water damage. The size, shape and elevation of this deck will not change. The deck will remain uncovered. The setback designated at the time the house was built was set at 9.5 feet at this location. The current deck

is located 9.5' to 9'-91/4" from the property line. Can this deck be replaced in the same location as it now stands?

- a. Lauren Anderson (Planning) response: refer to answer above under 3.a.i.
- 5. Does the vested setback apply to the new proposed open stair or will it need to move over so that is does not encroach more than 3 feet into the Southern setback per MICC 19.02.020(C)(3).
  - a. Lauren Anderson (Planning) response: the recorded setbacks are building setbacks. Appurtenances like stairs, patios, decks, eaves, etc. can protrude into the designated setback, provided it complies with the standards in MICC 19.02.020.(C)(3). Per MICC 19.02.020(C)(3)(a)(ii) minor building elements (stairs, deck, chimney, porch, window wells) are not allowed to protrude into the minimum side yard setback (5 foot setback) abutting an interior lot line.
- 6. The existing main ridge of the house exceeds 30 feet above the ABE. All new work will conform to the allowable height. Are there any other issues caused by the existing nonconforming height of the existing structure?
  - a. Lauren Anderson (Planning) response: if the remodel doesn't exceed the 40% exterior wall threshold, the project doesn't increase the height, and the new additions (basement and garage) comply with the height standard then there is no issue.
- 7. The new proposed 2-car Garage has been placed using the vested setback of 9.5 feet from the Southern side yard setback and 20 feet from the front yard setback to be consistent. Does the new Garage need to follow current setbacks? If so, the aggregate setback would be calculated as:

Largest Diameter that can fit between property lines is 114.54'

114.54'x17%=19.47' aggregate setback

19.47' x33%=6.42' setback min.

Height (large lot) Non gable HT is over 15 feet therefore 7.5' is minimum setback Setback 1 = 7.5'

Setback 2 = 11.97 feet

In this case setback at garage can jog to meet min set back of 7.5 feet but. Place outside of utility easement line. This creates not change either way. What is your preference?

a. Lauren Anderson (Planning) response: per MICC 19.02.020(H)(2)- "no structure shall be constructed on or over any easement for water, sewer, storm drainage, utilities, trail or other public purposes unless it is permitted within the language of the easement or is mutually agreed in writing between the grantee and grantor of the easement."

*b.* The proposed garage needs to be located outside the 20 and 10 foot setback. In addition, the garage is adding more lot coverage and gross floor area, compliance with the City's lot coverage & GFA standards is required.

c. The basement is also adding GFA, but the basement exclusion calculation can be used. Please refer to Attachment 3 Site Development Worksheet.

- 8. There is a Utility Easement abandoned and recorded in 1999 that did not show up on your paperwork. See attached document labeled utility abandonment. How do we get this issue resolved?
  - a. Ruji Ding (Engineering) response: regarding a private easement with PSE, it is a private easement, city does not get involved. It is your responsibility to get resolved.
- 9. Are there any other issues that have not been asked that should be addressed? Is an intake screening still required after the pre-application meeting?
  - a. Lauren Anderson (Planning) response: Yes, an electronic intake screening will be required when you submit the building permit.

#### **Fire Comments:**

Fire Contact: Jeromy.hicks@mercerisland.gov or by phone at 206-275-7966.

- 1. Building Information
  - a. Address: 9820 SE 35<sup>th</sup> PL
  - b. Use: SFR
  - c. Construction Type: Wood Frame Type Vb
  - d. Square Footage: 6081 sq/ft +/-
- 2. Current Valuation of the project 47.7% I believe that this is combined.
- Special Consideration: Determine valuation of the remodel separate from the detached garage. If the garage is outside of IBC separation distance it would be considered a different building. Garages do not need to be sprinklered unless they contain an ADU or do not meet IBC separation distances.
- 4. Sprinkler information
  - a. All New Single Family/ADU require a minimum of a NFPA 13D sprinkler system. An exterior bell is required to be installed and must activate upon water flow. Interior smoke detectors or sounders must also be interconnected with the water flow switch.
  - b. Alterations exceeding 50% of the valuation also required the retrofit of fire sprinkler systems.
  - c. Additional requirements may be added for fire access, grade, and fire flow.
  - d. Fire Sprinkler Requirement Link 13d
  - e. Fire Sprinkler Requirement Link 13r
- 5. Fire Alarm information:
  - a. Fire Alarm (NFPA 72) may be required due to width of the fire access road.
  - b. If the valuation is between 10 and 49% a NFPA 72 Fire Alarm System will be required. See below fire review.
  - c. <u>Fire Alarm Standard Link</u>
- 6. Hydrant and fire flow information (IFC Appendix A)
  - a. The fire flow at the home meets requirements. Hydrant WA-HY-C5-36
    - 3740gpm at 88psi
  - b. Distance to hydrant exceeds requirements. (375 +/-ft)
  - c. Two fire hydrants required only one provided. This is due to the size of the house.
- 7. Access road (2015 IFC Appendix D)
  - a. Turn Around. None provided.
  - b. Width. All access roads under 500 feet in length are required to be 20 feet in width. Width at time of pre-application meeting was 10.67' feet.
  - c. Fire Access Road exceeds 150'
  - d. Slope. Slope appears not to exceed 10%.
  - e. Fire Apparatus Road Standard Link

\*Subject to change pending submittal of plans and plan review. Plan approval/ Plan review does not relieve the designer/contractor from complying with all applicable codes and requirements as adopted by the City of Mercer Island and the State of Washington, nor does it abrogate the requirements of other authorities having jurisdiction.

For additional information please refer to this helpful webpage: <u>http://www.mercergov.org/Page.asp?NavID=2614</u>

#### Tree Comments:

Tree Contact: John.Kenney@mercerisland.gov or 206-275-7713.

- 1. Please refer to MICC 19.10 for our tree code (updated 11-1-2017).
- 2. Tree retention and replacement will be required
- 3. Tree protection of retained trees will be required. Show tree protection at trees dripline or greatest extent possible. It appears large trees on the east property line will need protection.

For shoreline development, please provide the following:

- 4. Please illustrate existing trees (type, diameter, driplines) located near the proposed development.
- 5. If there is a recent building permit for an addition or new house: if the property has a required shoreline planting plan per MICC 19.07.110(E)(9)(d), please illustrate the existing shoreline plantings and integrate the proposed vegetation with this project. (E)(9)(d) requires all development adding over 500sf of GFA or impervious surface requires a native shoreline vegetation plan.
- 6. Please provide a tree protection plan for all development that will impact regulated trees.

For additional information please refer to this helpful webpage: <a href="https://www.mercerisland.gov/cpd/page/tree-permits">https://www.mercerisland.gov/cpd/page/tree-permits</a>

#### **Civil Engineering Comments:**

Civil Contact: <u>Ruji.Ding@mercerisland.gov</u> or 206-275-7703.

- 1. Clearly show the net increase of the impervious surface area of the project, if it exceeds 500 sf, then a drainage report and design are required.
- 2. Question #8, regarding a private easement with PSE, it is a private easement, city does not get involved. It is your responsibility to get resolved.
- 3. Please refer to <u>MICC Title 15</u> for our Water, Sewers, and Public Utilities code.

For more information on Stormwater Permits please visit here: https://www.mercerisland.gov/cpd/page/stormwater-permits

#### **Building Comments:**

Building Contact: gareth.reece@mercerisland.gov or 206-275-7710.

- 1. Site specific design criteria for wind per mercer island mapping:
  - a. Wind Speed-up Factor Kzt=1.0
  - b. Wind Exposure Category C

- 2. This site is mapped with the following geologic hazards which will require a geotechnical report as part of a building permit submittal(MICC 19.07.160(B)(1)), and will make the site subject to the seasonal development limitation (MICC 19.07.160(F)(2))
  - a. Potential Slide
  - b. Erosion
- 3. The statement of risk made on page 12 of the provided geotechnical report is not appropriate for the proposed work. Statement (d) is applicable to small structures which are not occupied (such as small landscape walls or rockeries away from occupied areas, fences, etc. Recommendations and design conforming to statement (c) is likely the best option.

For additional information please refer to this helpful webpage: https://www.mercerisland.gov/cpd/page/codes-design-criteria-research

#### Planning Comments:

Planning Contact: Lauren.Anderson@mercerisland.gov or 206-275-7704.

- 1. "Standard" zoning constraints:
  - a. Setbacks (location, width, where they are on the lot)
    Front yard: 20-feet
    Rear yard: 25-feet

Side Yard: Variable. Please see MICC 19.02.020(C)(1)(c)(iii)

- i. No eave and minor building element protrusion is allowed into the minimum side yard setback (MICC 19.02.020(C)(3)). Labeling the minimum side yard setback on the site plan is important due to the following:
  - 1. If the building height along the side yard is above 25 feet from the finished grade to the top of the exterior wall façade the minimum side yard is 10 feet, thus no eaves can protrude into the 10-foot minimum side yard setback.
  - 2. If the building height along the side yard is above 15 feet (non-gabled roof) and 18 feet (gabled roof) above the existing or finished grade (whichever is less) to the top of the exterior wall façade will have a minimum side yard of 7.5 feet, thus no eaves would be allowed into the 7.5 foot setback.
  - 3. For the full code, please refer to <u>MICC 19.02.020 (C)(1)(c)</u>
- b. Height limits / downslope height limit
  - i. Maximum height: 30 feet above the average building elevation (ABE) to the highest point of the roof
  - ii. at the furthest downhill extent of the proposed building to the top of the exterior wall façade supporting the roof framing, rafters, trusses, etc.
- c. Lot Coverage:
  - i. Based on lot slope
  - ii. Calculated by totaling the following:
    - 1. All drivable surfaces (driveway, parking pad, turn-arounds, etc. regardless the material type; e.g. pervious driveway counts towards lot coverage)
    - 2. Roof line (includes eaves and covered decks)
  - iii. Allowed a maximum of 9% of the lot area can be hardscape
    - 1. Hardscape includes: patios, uncovered steps, walkways, decks, retaining walls, rockeries, etc.
    - 2. Retaining walls count towards hardscape calculation
- d. Gross Floor Area: 40% of the lot area

- i. Based on ceiling height, additional GFA may be applied
  - The gross floor area shall be 150 percent of the floor area of that portion of a room(s) with a ceiling height of 12 feet to 16 feet, measured from the floor surface to the ceiling.
  - 2. The gross floor area shall be **200 percent** of the floor area of that portion of a room(s) with a ceiling height of **more than 16 feet**, measured from the floor surface to the ceiling.
  - 3. Staircases shall be counted as a single floor for the first two stories accessed by the staircase. For each additional story above two stories, the staircase shall count as a single floor area. For example, a staircase with a 10-foot by 10-foot dimension that accesses three stories shall be accounted as 200 square feet (100 square feet for the first two stories, and 100 square feet for the third story).
- ii. Second or third level covered decks count towards GFA, only uncovered or covered decks on the main level don't count towards GFA
- 2. Critical area constraints
  - a. As seen in the Hazard Report provided in the meeting, there are Geologically Hazardous Areas present. Project must comply with <u>MICC 19.07.160</u>.
  - b. Include in Geotech report: hazards, mitigation, statement of risk, etc.
- 3. Shoreline
  - a. Setbacks from OHWM (0-25 feet, 25-50 feet and 200 feet from the OHWM)
  - b. Impervious Surface % within setbacks: 0-25 feet is 10% with no structures and 25-50% is 30% with structures allowed. Please refer to MICC 19.16 definition of impervious.
  - c. Refer to the Shoreline Master Program in MICC 19.13.
- 4. SEPA
  - a. Refer to <u>WAC 197-11-800</u> for SEPA exemptions.
  - b. Most home remodels/additions/and new SFR are exempt from SEPA unless there is a watercourse or wetland present on-site ("lands covered by water").
- 5. Woodson Short Plat
  - a. Official plat map was provided by the applicant in the pre-app materials.
  - b. Easements:
    - i. 15 foot ingress, egress, utility & drainage easement
    - ii. 10 foot utility easement
  - c. Designated plat setbacks: these recorded setbacks vest to the property (unless there has been another short plat or plat alteration, which the City doesn't have a record of). This means the front, side and rear yard setbacks are what are shown on the plat map.
  - d. Conditions of plat approval on page 1 of 2 of the recorded plat still apply. Most apply for new house construction, but the following may apply to this project: #5, 6, 9, 10, 12, 13.
- 6. Easement:
  - a. Private underground utility easement (2001), recording # 20011119002504
- 7. Non-conforming issues / items
  - a. A portion of the house & deck looks to be built within the side yard setbacks.
  - b. Refer to <u>MICC 19.01.050</u> for the nonconforming code requirements.
  - c. All structures, sites and uses that lawfully existed prior to September 26, 1960, shall be considered legally nonconforming. Structures, sites and uses that were constructed or initiated after September 26, 1960, that were in conformance with all applicable code provisions in effect at the time of their creation but are not in compliance with current land

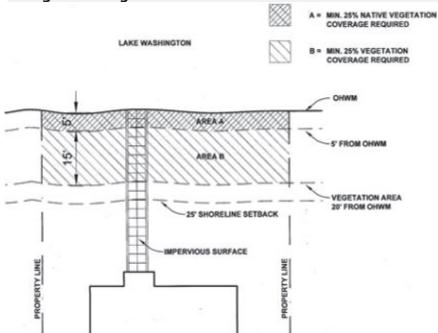
use codes as a result of subsequent changes in code requirements are deemed to be legally nonconforming structures, sites and uses.

- d. Refer to the planning response above about how legally nonconforming decks can be replaced.
- e. A structure, site or use may be maintained in legal nonconforming status as long as no new nonconformances are created, there is no expansion of any existing nonconformity, and legal nonconforming status is not lost under any of the circumstances set forth in 19.01.050. If legal nonconforming status is lost, the structure, site or use must be brought into conformance with all applicable code requirements.
- f. <u>Ordinary repairs and maintenance</u> of a legally nonconforming <u>structure</u> are permitted. In no event may any repair or maintenance result in the expansion of any existing nonconformity or the creation of any new nonconformity.
- g. All new proposed structures (not replacement or repair) must comply with the current development standards, including, but not limited to: height, setbacks, GFA, lot coverage, and hardscape.
- 8. Impact fees: <u>https://www.mercerisland.gov/cpd/page/impact-fees</u>
- 9. Target review timelines & reviews: <u>https://www.mercerisland.gov/cpd/page/target-times-</u> reviews
- 10. Expiration of approvals: MICC 19.15.150
- 11. Additional planning notes:
  - a. The woodwall and block wall (bulkhead0 along the shoreline needs to count towards hardscape.
  - b. <u>https://mercerisland.municipal.codes/MICC/19.13.050(K)(4)</u> shoreline planting required:
    - i. New development totaling 500 square feet or more of any combination of additional gross floor area, lot coverage or hardscape, including the primary structures and appurtenances, shall be required to provide native vegetation coverage over 50 percent of the 20-foot vegetation area shown on Figure C. This total shall include all gross floor area, lot coverage, and hardscape added in the five years immediately prior to the development proposal.

i. New development totaling 1,000 square feet or more of any combination of additional gross floor area, lot coverage or hardscape, including the primary structures and appurtenances, shall be required to provide native vegetation coverage over 75 percent of the 20-foot vegetation area shown in Figure C.

- ii. A shoreline vegetation plan shall be submitted to the city for approval.
- iii. The vegetation coverage shall consist of a variety of ground cover shrubs and trees indigenous to the central Puget Sound lowland ecoregion and suitable to the specific site conditions. Existing mature trees and shrubs, but excluding noxious weeds, may be included in the coverage requirement if located in the 20-foot vegetation area shown in Figure C.
- iv. No plants on the current King County noxious weed lists shall be planted within the shorelands.

#### c. Figure C: Vegetation Plan



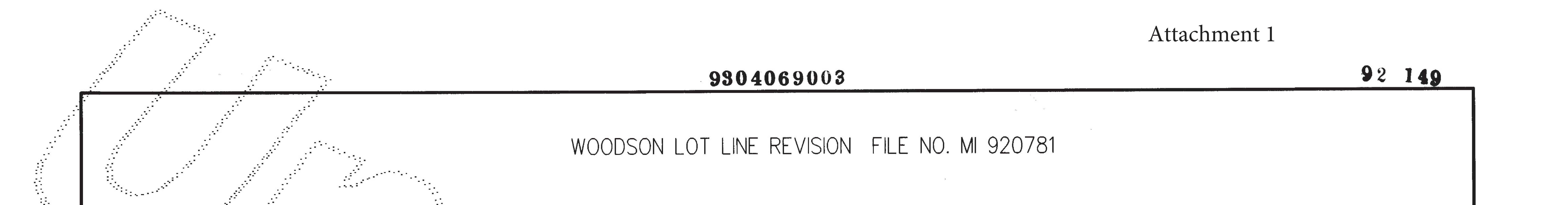
For more information on Land Use and Planning please refer to this useful webpage: <a href="https://www.mercerisland.gov/cpd/page/land-use-application-forms-and-submittal-requirements">https://www.mercerisland.gov/cpd/page/land-use-application-forms-and-submittal-requirements</a>

#### Regards

Lauren Anderson Planner Community Planning & Development City of Mercer Island

Enclosed:

- 1. Woodson Lot Line Revision SUB9206-014
- 2. Baker Lot Line Revision SUB01-009
- 3. Site Development Worksheet



## DECLARATION:

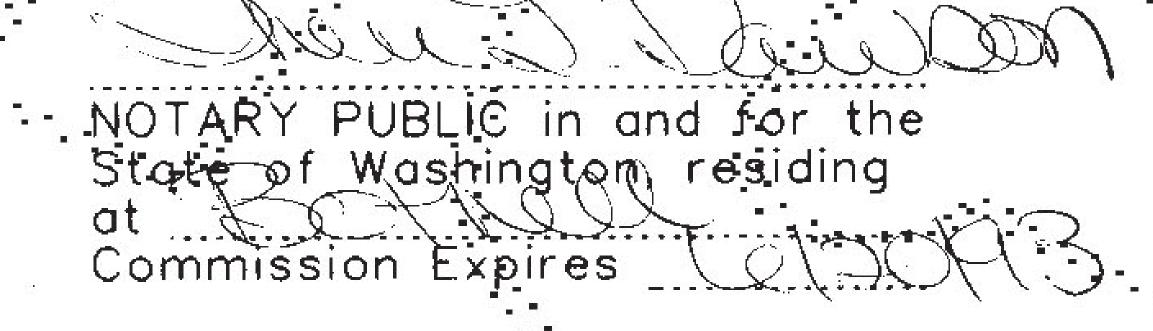
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Know all men by these presents that we, the undersigned owners in fee simple of the land herein described do hereby make a revision thereof and declare this drawing to be the graphic representation of same, and that said revision is made with the free consent and in accordance with the desire of the owners. In witness whereof we have set our hand and seal.

MADLO Panela B. Chicoine 1/30 asa over on hours Mari ANNA Woodson Thomas E. Woodson Fachy Kladnik AVP For West One Bank or West One Bank An 27 mill For West One Bank For West One Bank / ACKNOWLEDGMENT: State of Washington) County of King On this day personally appeared before me. Robert J. Chicoine and Pamela B. Chicoine, to me known to be the individuals in and who executed the within and foregoing instrument, and

# ACKNOWLEDGMENT. State of Washington, County of King

This is to certify that on this 1993, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared KANNA S. of West known to be the corporation which executed the within and foregoin. and acknowledged that they signed the same as voluntary act and deed of said corporation, purposes therein mentioned. official seal hereto affixed the day and



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ACKNOWLEDGMENT:

STOLAR

VBLIC 10

CF WASH

State of Washington)

## Lot 2, REVISED LEGAL DESCRIPTION:

Lot 2, Woodson Short Subdivision, City of Mercer Island File No. MI-82-11-26, recorded under King County Recording Number 8303109004;

EXCEPT that portion lying northwesterly of a line described as follows:

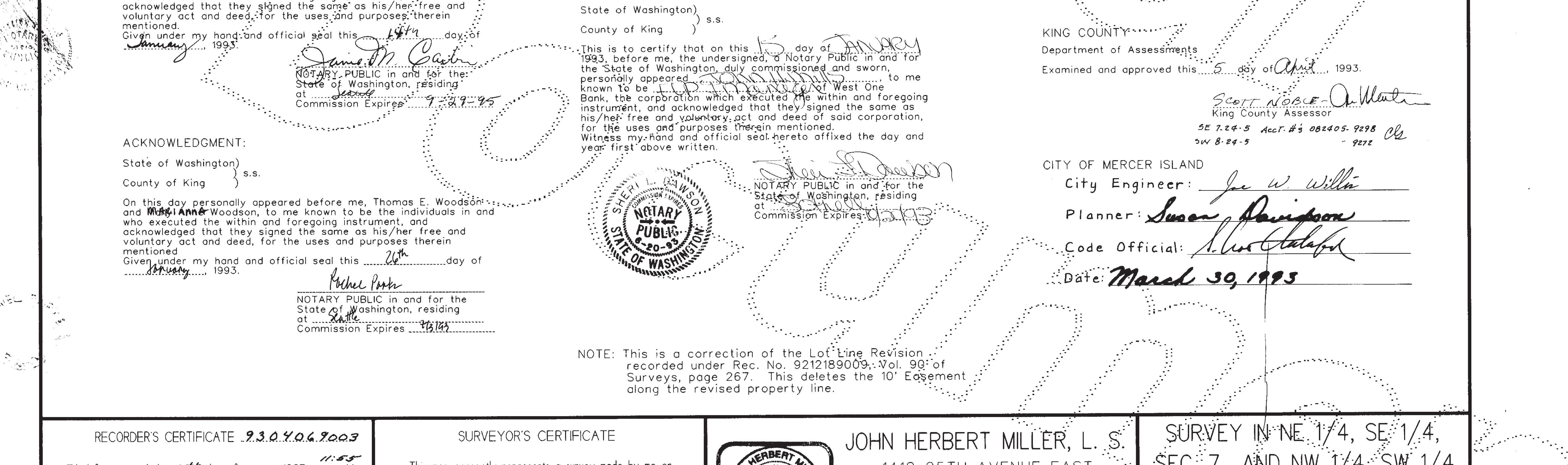
Beginning at the northwest corner of said Lot 2; thence 88°49'28" E, along the north line thereof, 89.00 feet to the true point of beginning; thence N 33°20'49" E, 109.75 feet; thence N 44°48'04" E to the outer boundary of the Lake Washington Shorelands and the end of this line description.

### Lot 3, REVISED LEGAL DESCRIPTION:


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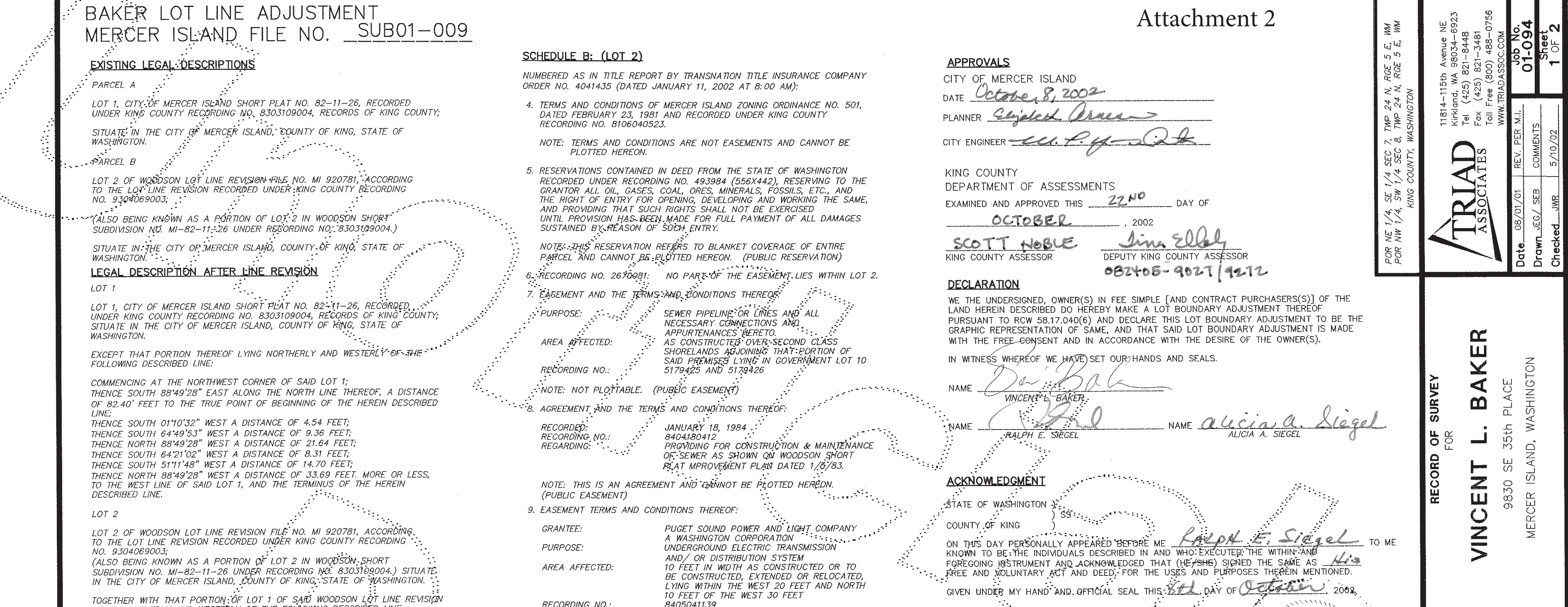
Lot 3, Woodson Short Subdivision, City of Mercer Island File No. MI-82-11-26, recorded under King County Recording Number 8303109004;

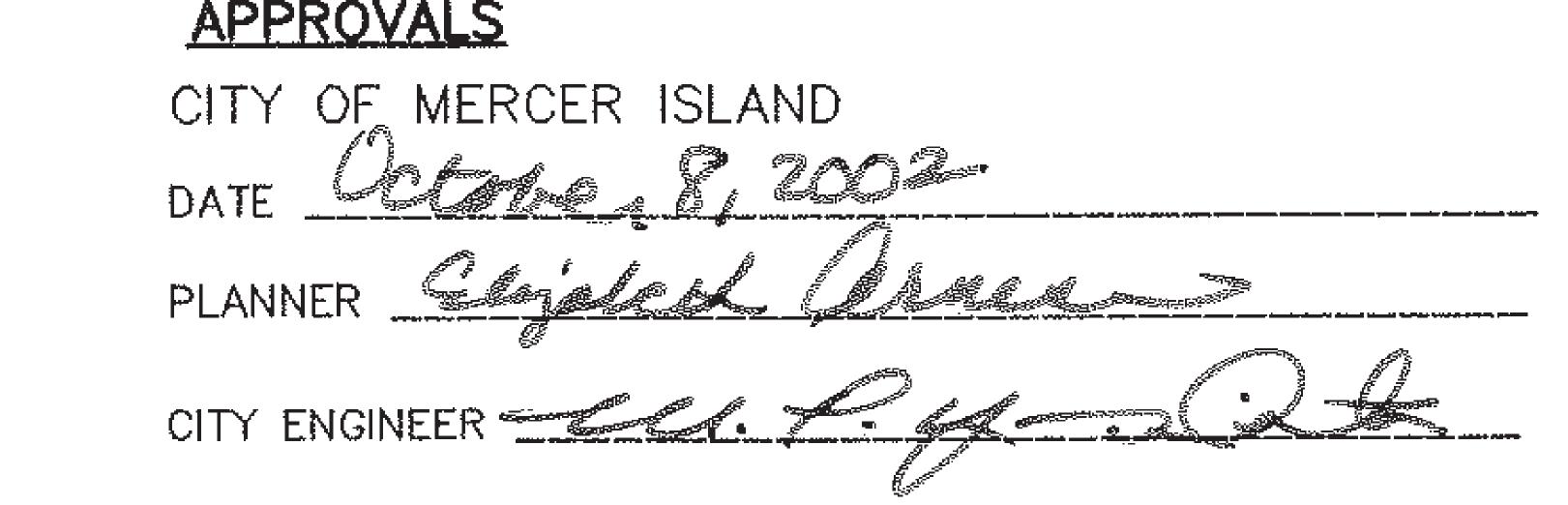
TOGETHER WITH that portion of Lot 2, said Woodson Short Subdivision lying northwesterly of a line described as follows: Beginning at the northwest corner of said Lat 2; thence S 88°49'28" E, along the north line thereof, 89.00 feet to the true point of beginning, thence N 33°20'49" E, 109.75 feet; thence N 44°48'04" E to the outer boundary of the Lake Washington Shorelands and the end of this line description.

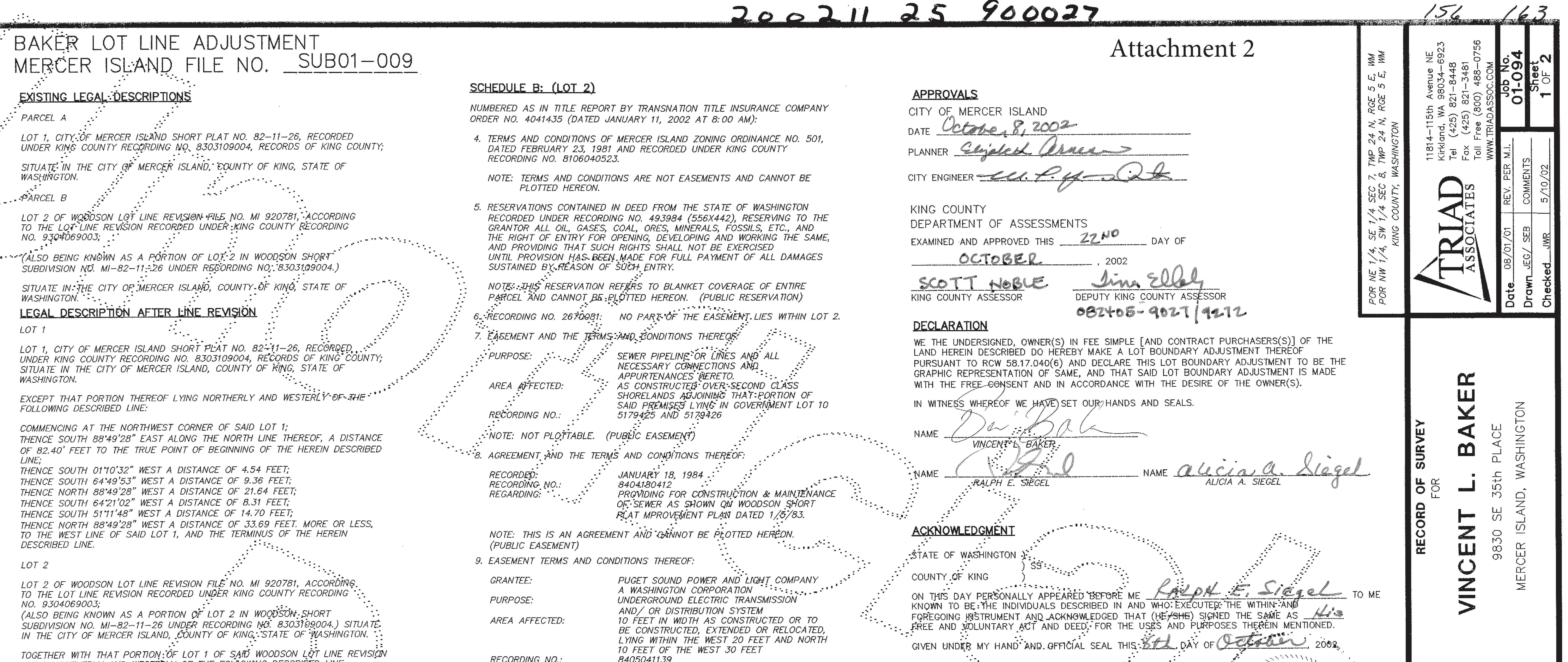


Filed for record this. 4.4.4. day of April. 1993 at A. M in book. 9.2. of Surveys at page 1.4.9 at the request of JOHN HERBERT MILLER Jane Hague Recol. Ableman Ngr. Supt. of Records	in JULY 1992	(206) 322-6736	SEC. 7, AND NW 1/4; SW 1/4,      SEC. 8, T. 24 N., R. 5 E.      DWN. BY:    DATE:      JHM    9/8/92      SCALE:    SHEET 1 OF 2









RECORDING NO .: 8405041139 LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE: NOTE: PLOTTED HEREON. (PUBLIC EASEMENT) . . . . . . . . NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88'49'28" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE ...10. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, RESIDING AT OF 82.40' FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED. OR OTHER SERVITUDES, IF ANY, DISCLOSED BY LOT LINE REVISION NO. COMMISSION EXPIRES: 4 / 2011 MI-920781 (WOODSON) RECORDED UNDER KING COUNTY RECORDING NO. THENCE SOUTH 01 10'32" WEST A DISTANCE OF 4.54 FEET; 9304069003, BEING À CORRECTION OF RECORDING NO 9212189009 WHICH THENCE SOUTH 64'49'53" WEST A DISTANCE OF 9.36 FEET; IS A RE-SUBDIVISION OF LOT LINE REVISION NO. MI 84-06-19 (WOODSON) THENCE NORTH 88'49'28" WEST A DISTANCE OF 21.64 FEET; STATE OF WASHINGTON UNDER RECORDING NO. 8407179001 REVISING SHORT PLAT NO.MI 82-11-26 (WOQDSON) AS RECORDING NO. 8303109004. THENCE SOUTH 64'21'02" WEST A DISTANCE OF 8.31 FEET; COUNTY OF KING THENCE SOUTH 51'11'48" WEST A DISTANCE OF 14.70 FEET; THENCE NORTH 88'49'28" WEST A DISTANCE OF 33.69 FEET. MORE OR LESS, RIGHTS OR BENEFITS, IF ANY, WHICH MAY BE DISCLOSED BY THE RECORDED I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT A STORY AND SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT TO THE WEST LINE OF SAID LOT 1, AND THE TERMINUS OF THE HEREIN DOCUMENT(S) ABOVE AFFECTING LAND OUTSIDE THE BOUNDARY DESCRIBED V SCHEDULE A. DESCRIBED LINE. IGTE: PLOTTED HEREON. (PUBLIC & PRIVATE EASEMENT) NOTES: THE INSTRUMENT. 1. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: DATED COLLEGE CLASSICE. \*\*\*\*\*\*\*\* 1) LOT SLOPE (LOT 2) = 15%MAY 16, 1985 2) ALLOWED SITE COVERAGE (LOT 2) = 35%8505160793 ECORDING NO .: 3) BUILDING AREA - BUILDING AREA IS NOT BEING ALTERED AT THIS TIME. IGNATURE - NOTARY PUBLIC REGARDING: MAINTENANCE AND REPAIR OF EASEMENTS SIGNATURE SEE NET LOT AREA BELOW FOR TOTAL IMPACT ON THE TWO LOTS. NOTE: SEE EASEMENT NOTE (3) ON SHEET 2 OF 2. 4) LOT AREAS: EXISTING LOT 1 = 23,356 SQ. FT. (UPLAND LOT AREA) (PRIVATE AGREEMENT) -1,612 SQ. FT. (INGRESS/EGRESS EASEMENT) = 21,744 SQ. FT. (NET LOT AREA) MY APPOINTMENT EXPIRES SCHEDULE B: (LOT 1) REVISED LOT 1 = 22,103 SQ. FT. (UPLAND LOT AREA) NUMBERED AS IN TITLE REPORT BY TRANSNATION TITLE INSURANCE COMPANY -968 SQ. FT. (INGRESS/EGRESS EASEMENT) ORDER NO. 4042091 (DATED JANUARY 11, 2002 AT 8:00 AM): = 21,135 SQ. FT. (NET LOT AREA) TOTAL REDUCTION OF NET LOT AREA = 603 SQ. FT. STATE OF : WASHINGTON-) ASHIN 4. SAME AS SCHEDULE B: (LOT 2) ITEM NO. EXISTING LOT 2 = 16,661 SQ. FT. (UPLAND LOT AREA) COUNTY OF KIN • • • 5. SAME AS SCHEDULE B: (LOT 2) ITEM NO. 8 -1,700 SQ. FT. (INGRESS/EGRESS EASEMENT) = 14,961 SQ. FT. (NET LOT AREA) THAT: KNOW OR HAVE SATISFACTORY EVIDENCE THAT 6. EASEMENT TERMS AND CONDITIONS THEREOF: IS INSTRUMENT. ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT REVISED LOT 2 = 17,914 SQ. FT. (UPLAND LOT AREA) ס ACKNOWLEDGED IT AS THE \_\_\_\_\_\_ OF \_\_\_\_\_ OF \_\_\_\_\_ OF \_\_\_\_\_ OF \_\_\_\_\_ BE FREE AND VOLUNTARY ACT FOR SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN PUGET SOUND POWER AND LIGHT COMPANY GRANTEE: -2,344 SQ. FT. (INGRESS/EGRESS EASEMENT) A WASHINGTON CORPORATION = 15,570 SQ. FT. (NET LOT AREA) UNDERGROUND ELECTRIC TRANSMISSION PURPOSE: THE INSTRUMENT.

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NOTE: LOT AREAS IDENTIFIED ABOVE REFER UNLY TO THOSE IDENTIFIED AS UPLAND AREAS PER MERCER ISLAND LOT LINE REVISION FILE NO. MI 920781. LOT OWNERSHIP FOR THESE TWO LOTS INCLUDES		RECORDING NO .:	FEET OF SAID PREMISES, 8405041140	SIGNATURE OF NOTARY PUBLIC	
THE ADJOINING SECOND CLASS SHORELANDS WHICH INCREASES THE OVERALL AREA FOR EACH LOT.		NOTE: PLOTTED HEREC	DN.	OF NOTART PUBLIC $\sim \sqrt{\rho}$	
5) CURRENT IMPERVIOUS SURFACE COVERAGE OF PARCEL A=26%. PROPOSED COVERAGE = 25%. CURRENT IMPERVIOUS COVERAGE PARCEL B = 61%.	4	16. GRANT AND AGREEMEN TERMS AND CONDITION	NT OF UNDERGROUND UTILITY EASEMENT AND THE IS THEREOF:	TITLE <u>NOJANY</u> KOYUC	WAST WAST
PROPOSED COVERAGE = 61%. 6) INSTALLATION OF LANDSCAPING AND/ STRUCTURES INCLUDING TREES,		GRANTEE:	JAMES K. LEE AND MIMI D. LEE	MY APPOINTMENT EXPIRES	
SHRUBS, ROCKS, BERMS, WALLS, GATES, AND OTHER IMPROVEMENTS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT AN APPROVED ENCROACHMENT AGREEMENT AND RIGHT-OF-WAY USE PERMIT FROM THE		PURPOSE:	UNDERGROUND UTILITY EASEMENT	if if if    if if if  if if if  if if if  if if if  if if if    if if if  if  if if  if  if    if if  if  if  if  if    if  if  if  if  if    if  if  if  if  if    if  if  if  if  if    if  if  if  if  if    if  if  if  if  if    if  if  if  if  if    if  if  if  if  if    if  if  if  if  if    if  if  if  if  if    if  if  if  if  if    if  if  if  if  if    if  if  if  if  if    if  if  if  if  if    if  if  if  if  if    if  if  if  if  if    if  if  if  if  if    if  if  if<	
CITY PRIOR TO ANY WORK BEGINNING.		AREA AFFECTED:	SOUTHERLY PORTION		30426
7) ALL FUTURE BUILDING CONSTRUCTION IS LIMITED TO WITHIN THE IDENTIFIED BUILDING PAD AREAS.		RECORDING NO .:	20011119002504		UNAL LAND
	ت بن <sup>ن</sup> بر الم	NOTE: PLOTTED HEREC	ON.		EXPIRES: 1/31/04

AND / OR DISTRIBUTION SYSTEM

FEET OF SAID PREMISES,

AREA AFFECTED:

10 FEET STRIP LYING WITHIN THE WEST 20

DATED

TOTAL INCREASE OF NET LOT AREA = 609 SQ. FT.

NOTE: LOT AREAS IDENTIFIED ABOVE REFER ONLY TO THOSE IDENTIFIED

