

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

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DO I NEED A SURVEY?

DO I NEED A LICENSED SURVEY FOR A PROJECT?

Although site boundary and topographic information are always required, a licensed survey may or may not be required for your project. Use the chart below as a guideline for determining if a licensed survey will be required by starting with question #1 and continuing down the page. **This chart is intended to be a guideline only – for specific determination on whether or not a survey will be required for your project contact a planner.**

1	Will this project create more than 120sf of new lot coverage, hardscape, and/ or new gross floor area?	Yes <input checked="" type="checkbox"/>	Go to Question #2										
		No <input type="checkbox"/>	Go to question #4										
2	Is the slope of the lot within 2% of the threshold for determining lot coverage?	Yes <input type="checkbox"/>	Topographic survey limited to information necessary to determine lot slope typically required unless project meets the lower coverage limit.										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Lot Slope</th> <th style="text-align: left;">Allowed Lot Coverage</th> </tr> </thead> <tbody> <tr> <td>Less than 15%</td> <td>No more than 40%</td> </tr> <tr> <td>15% - 30%</td> <td>No more than 35%</td> </tr> <tr> <td>31% - 50%</td> <td>No more than 30%</td> </tr> <tr> <td>Greater than 50%</td> <td>No more than 20%</td> </tr> </tbody> </table>	Lot Slope	Allowed Lot Coverage	Less than 15%	No more than 40%	15% - 30%	No more than 35%	31% - 50%	No more than 30%	Greater than 50%	No more than 20%	No <input checked="" type="checkbox"/>	Go to Question #3
Lot Slope	Allowed Lot Coverage												
Less than 15%	No more than 40%												
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3	Does the site abut Lake Washington and/ or does the site contain critical areas such as: <ul style="list-style-type: none"> critical slopes (12-foot elevation rise in any 30 foot run) watercourses or wetlands geologically hazardous areas 	Yes <input type="checkbox"/>	Topographic survey typically required for all developments on sites that contain critical areas.										
		No <input checked="" type="checkbox"/>	Go to Question #4										
4	Will the height of the proposed building or portion of the building be within 2 feet of the maximum allowable height? (30' from average building elevation to top of structure and 30' on downhill side to top of wall framing)	Yes <input type="checkbox"/>	Topographic survey typically required.										
		No <input checked="" type="checkbox"/>	Go to Question #5										
5	Will there be any construction within 2 feet of a required yard setback line? Front Yard = 20 feet Rear Yard = 25 feet Side Yards = depends on lot width and building façade height. Refer to MICC 19.02.020(C)(1)(c)(i-iii).	Yes <input checked="" type="checkbox"/>	Survey of Property Line required only for the property lines that are near the construction. However, no survey is typically required if undisturbed and uncontested property corners are present.										
		No <input type="checkbox"/>	Typically no survey required if existing undisturbed property corners are present.										

If you still have any questions about whether a survey is required or why this chart says that you need a survey, please contact us at 206-275-7605.