

Return Address:

JOHN SULLIVAN
8240 SE 26TH ST
MERER ISLAND, WA, 98040



20230502000577

NOTICE OF SENSITIVE AREA Rec: \$204.50
5/2/2023 1:52 PM
KING COUNTY, WA

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. NOTICE ON TITLE: CRITICAL AREAS
3. _____
4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document

1. JOHN SULLIVAN
2. _____

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

1. CITY OF MERER ISLAND
2. _____

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

LOTS 17, 18, AND 19, BLOCK 40, EAST SEATTLE BLOCKS 39440,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 4 OF PLATS,
PAGE 21, RECORDS OF KING COUNTY, WA.
SITUATE IN THE COUNTY OF KING, STATE OF WA.

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

assigned

217510 - 0815

Assessor Tax # not yet

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

NOTICE ON TITLE: CRITICAL AREAS

GRANTOR: John Sullivan

GRANTEE: City of Mercer Island

PROPERTY NUMBER: 3024 69th Ave Se, Mercer Island, WA, 98040

BUILDING PERMIT: #2301-185

CRITICAL AREA REVIEW NUMBER: CAO22-023

PARCEL NUMBER: 217510-0315

LEGAL DESCRIPTION:

LOTS 17, 18 AND 19, BLOCK 40, EAST SEATTLE BLOCKS 39 & 40, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 21, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

Notice:

This notice is pursuant to the requirements of the City of Mercer Island, Washington MICC 19.07.070. Notice is to inform the public of the presence of critical areas, buffers and/or mitigation sites on the property, of the application of the city's critical area code to the property and that limitations on actions in or affecting such critical areas and/or buffers may exist.

The observed hazards are

- Potential Slide Area
- Seismic
- Erosion Hazard Area

Geotechnical Mitigation Strategies:

A Geotechnical Report executed for the property by Cobalt Geosciences (licensed Geotechnical Engineer: Phil Haberman) on April 8, 2023, found that "Development Practices that would help render the development safe as if it were not within the hazard area could include drainage improvements, retaining walls, loose soil removal, soldier pile walls, soil compaction, and overall landscaping as part of a new home".

Additional measures which mitigate the potential impact to the geologic hazards on the site and adjacent area include but are not limited to:

- The proposed residence is located in the 'least' critical area of the site (more level areas and areas away from former landslide features) and utilizes temporary shoring to limit disturbance and improve local stability.
- Ground disturbance required to construct the development will be minimized by using soldier piles east of the residence and temporary excavations where grading is not as extensive (deep).
- Temporary erosion control systems will be in place during construction and permanent landscaping will be implemented following grading.
- Work should take place during the dry season (April 1 through October 1) only to further minimize erosion risks.

These mitigation methods have been included in the design submitted under Building Permit #2301-185

The notice shall run with the land indefinitely.