

5637 MERCER WAY

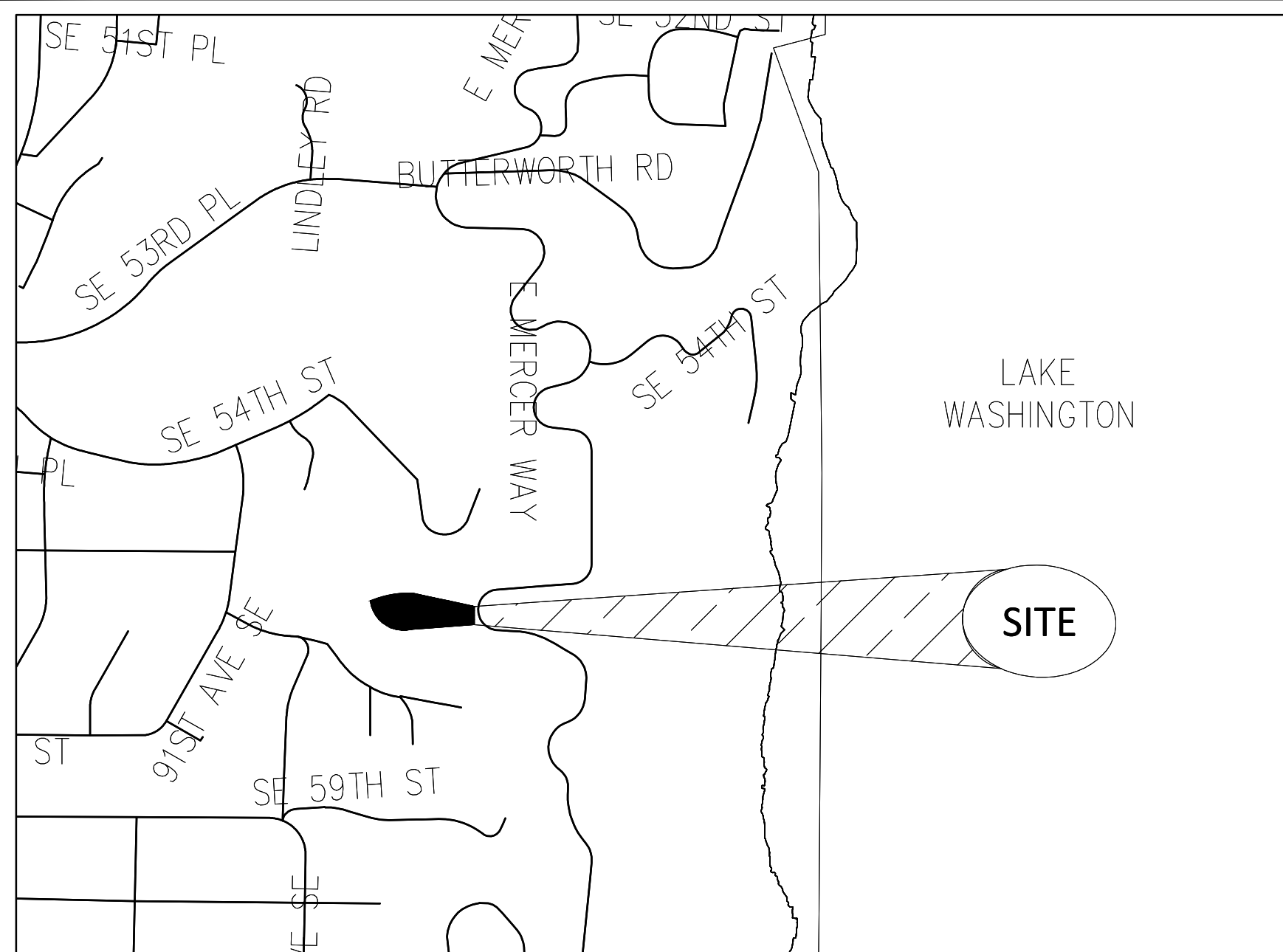
5637 E MERCER WAY
MERCER ISLAND, WASHINGTON

OWNER:

MI TREEHOUSE, LLC
11030 SE 30TH ST
BELLEVUE, WA 98004

ENGINEER/ SURVEY:

CORE DESIGN INC
14711 NE 29TH PL, SUITE 101
BELLEVUE, WASHINGTON 98007
(425) 885-7877
CONTACT: MICHAEL A. MOODY, P.E.
GLENN R. SPRAGUE, P.L.S.



VICINITY MAP

1" = 500'

BASIS OF BEARINGS

N00°01'20"W BETWEEN THE FOUND MONUMENTS ALONG THE CENTERLINE OF EAST MERCER WAY

REFERENCES

STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 20140929000870

LEGAL DESCRIPTION

LOT A OF A CITY OF MERCER ISLAND SHORT PLAT NO. MI-77-1-010, AS RECORDED MARCH 31, 1977 UNDER RECORDING NO. 7703310851, RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

RESTRICTIONS

- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN DEED RECORDED UNDER RECORDING NUMBER 1579699.
- THIS SITE IS SUBJECT TO THE CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS, NOTES, AND SETBACKS, IF ANY, AS SHOWN ON THE FACE OF CITY OF MERCER ISLAND SHORT PLAT NO. MI-77-1-010 AS RECORDED UNDER RECORDING NUMBER 7703310851
- THIS SITE IS SUBJECT TO AN EASEMENT FOR SIDE SEWER SERVICE AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 7804100820.
- THIS SITE IS SUBJECT TO AN EASEMENT FOR STORMWATER/UTILITY FACILITIES & PEDESTRIAN TRAIL AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20070425001878.

BASIS OF BEARINGS

- THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 20140929000870 AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JUNE 8, 2018. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JUNE, 2018.
- PROPERTY AREA = 37,528± SQUARE FEET (0.8615± ACRES).
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A LEICA ROBOTIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WA0 332-138-190. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

VERTICAL DATUM

NAVD 88

BENCHMARKS

CITY OF MERCER ISLAND POINT "CASC 38"
ELEVATION=163.23

SHEET INDEX

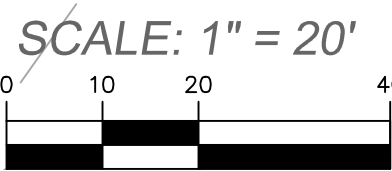
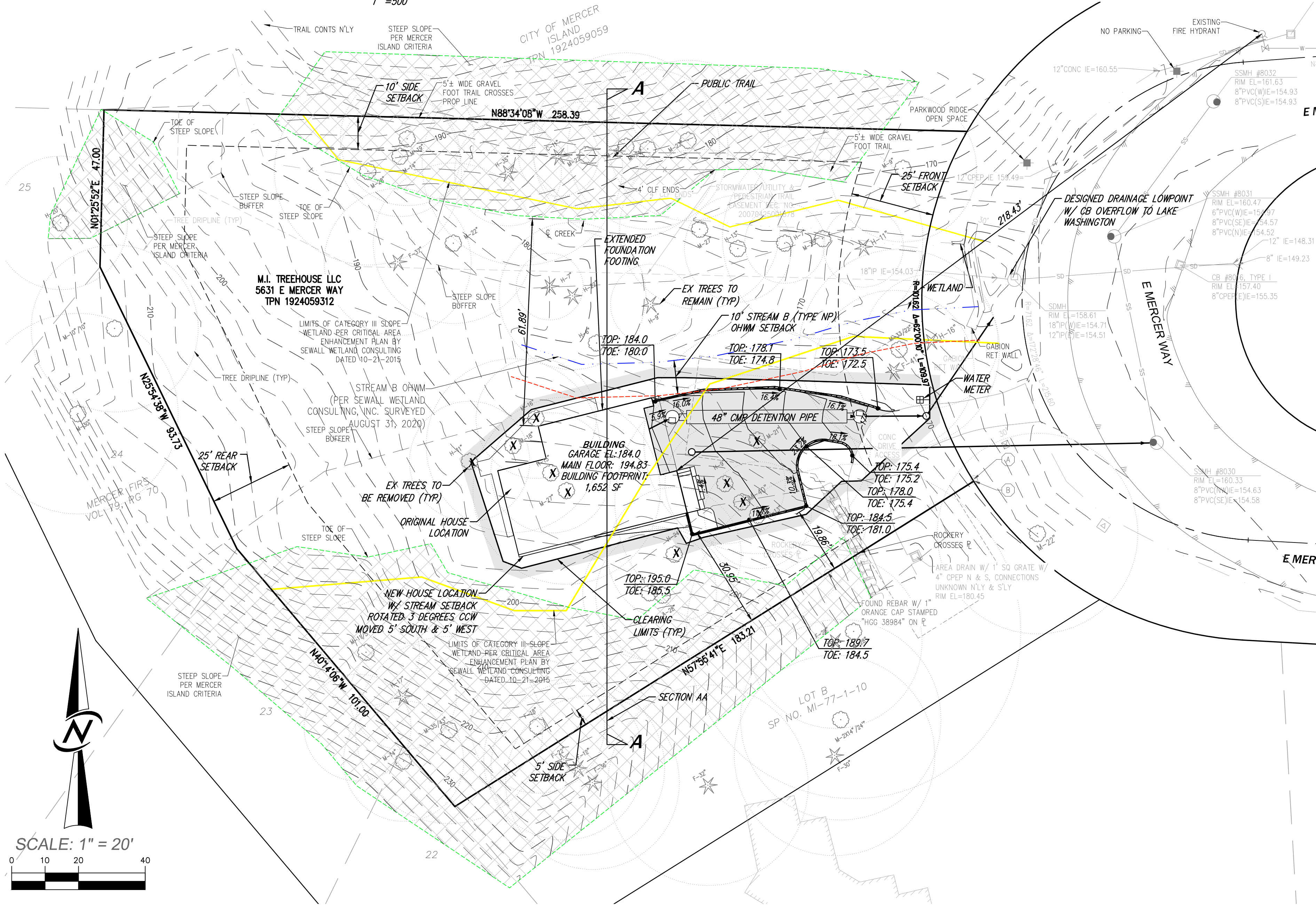
1 SITE PLAN

SITE STATISTICS

ZONING:	R-15 (RESIDENTIAL-SINGLE FAMILY)
SITE AREA:	±37,554 SF (±0.862 ACRES)
NET LOT AREA:	35,823 SF (0.822 ACRES)
LOTS PROPOSED:	1
TAX PARCEL:	192405-9312
DWELLING UNITS:	1
IMPERVIOUS AREA:	3,739 SF (9.9%)
LOT SLOPE STATISTICS	24.5%
LOT 1:	

LEGEND

(A)	FOUND REBAR W/ 1" YELLOW CAP W/ TACK STAMPED "LS 99704", 0.6" N & 0.1" E OF PROP COR	- - - - -	BUILDING OVERHANG
(B)	FOUND REBAR W/ 1" YELLOW CAP STAMPED "GOLDSMITH PLS 29277 38984" 0.1" N & 0.3" E OF PROP COR	- - - - -	LOT LINES
(C)	FOUND SURVEY MONUMENT AS NOTED	- - - - -	DRIVEWAY BOUNDARY
(D)	WATER VALVE	- - - - -	PROPERTY BOUNDARY
(E)	STORM DRAIN CATCH BASIN	- - - - -	BUILDING EDGE
(F)	STORM DRAIN MANHOLE	- - - - -	SURVEY ALIGNMENT
(G)	SEWER MANHOLE	- - - - -	41ST PAVEMENT EDGE
(H)	COMMUNICATION RISER	(M)	FOUND MONUMENT AS DESCRIBED
(I)	POWER TRANSFORMER	(O)	FOUND PIPE/REBAR AS DESCRIBED
(J)	STREET SIGN AS NOTED	(M)	MADRONA O OAK
(K)	CONFERENTIAL TREE	(FIG)	FIG
(L)	DECIDUOUS TREE	(D)	DOGWOOD
(M)	EDGE OF ASPHALT	(CLF)	CHAIN LINK FENCE
(N)	STORM PIPE	(VBF)	VERTICAL BOARD FENCE
(O)	SEWER PIPE	(R)	ROCKERY
(P)	WATER PIPE	(IF)	INLET FILTER (W.S.D.O.T. STD DTL I-40.20-00)
(Q)	STREAM B OHWM	(SIF)	SILT FENCE
(R)	MAPLE	(SC)	STABILIZED CONSTRUCTION ENTRANCE DOE STD DTL BMP 205
(S)	HOLLY	(CL)	CLEARING LIMITS
(T)	FIR	(EX)	EXISTING CONTOUR
(U)	DECIDUOUS	(PR)	PROPOSED CONTOUR
(V)	WETLAND FLAG	(X)	ONSITE TREE TO BE REMOVED

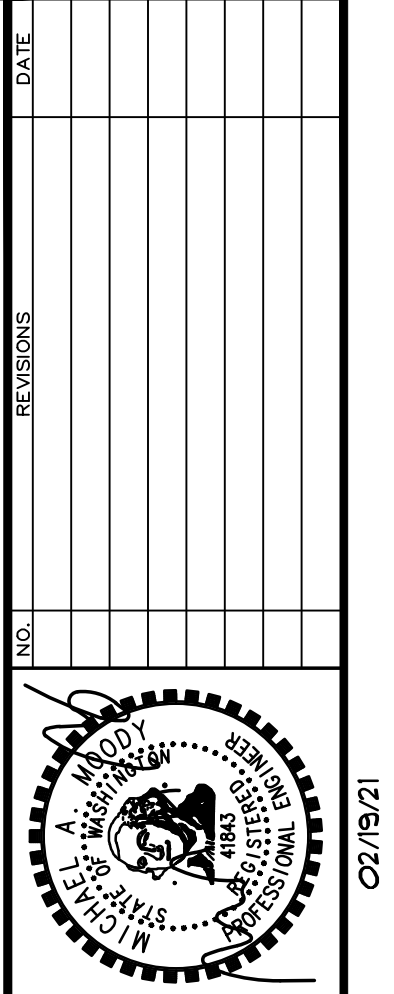


DATE	JUNE, 2018	DESIGNED	NICHOLAS JOHNSON
REVISIONS		DRAWN	NICHOLAS JOHNSON
NO.		APPROVED	MICHAEL A. MOODY
			MICHAEL A. MOODY
			PROJECT MANAGER
SHEET	OF	PROJECT NUMBER	
1	1	18039	

PERMIT NUMBER(S)

CA015-001
VAR18-002

SITE PLAN
5637 MERCER WAY
MI TREEHOUSE, LLC
 11030 SE 30TH ST
 BELLEVUE, WA 98004



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