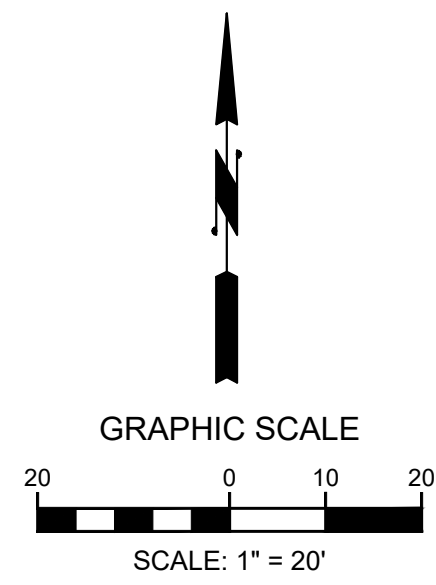


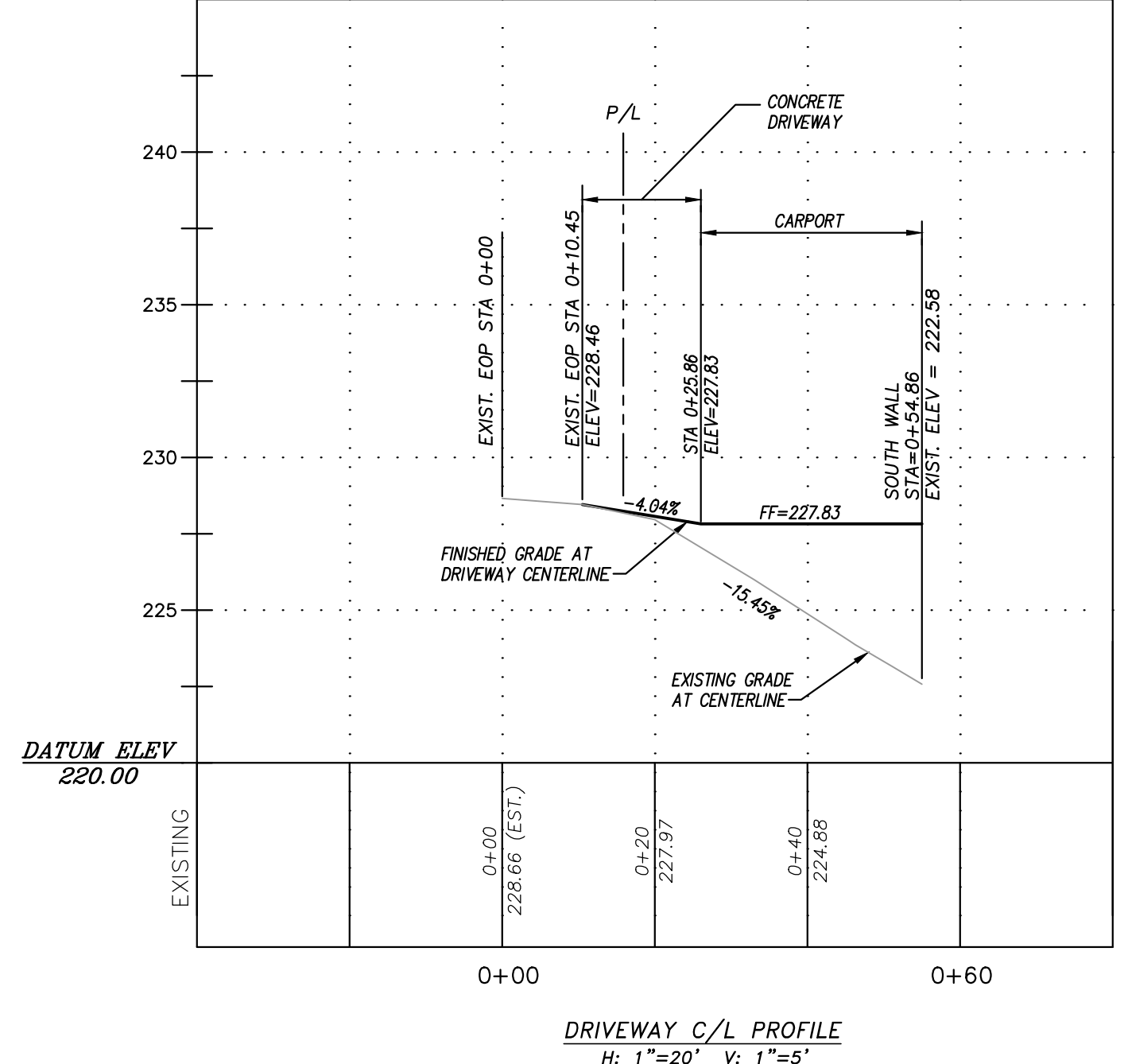
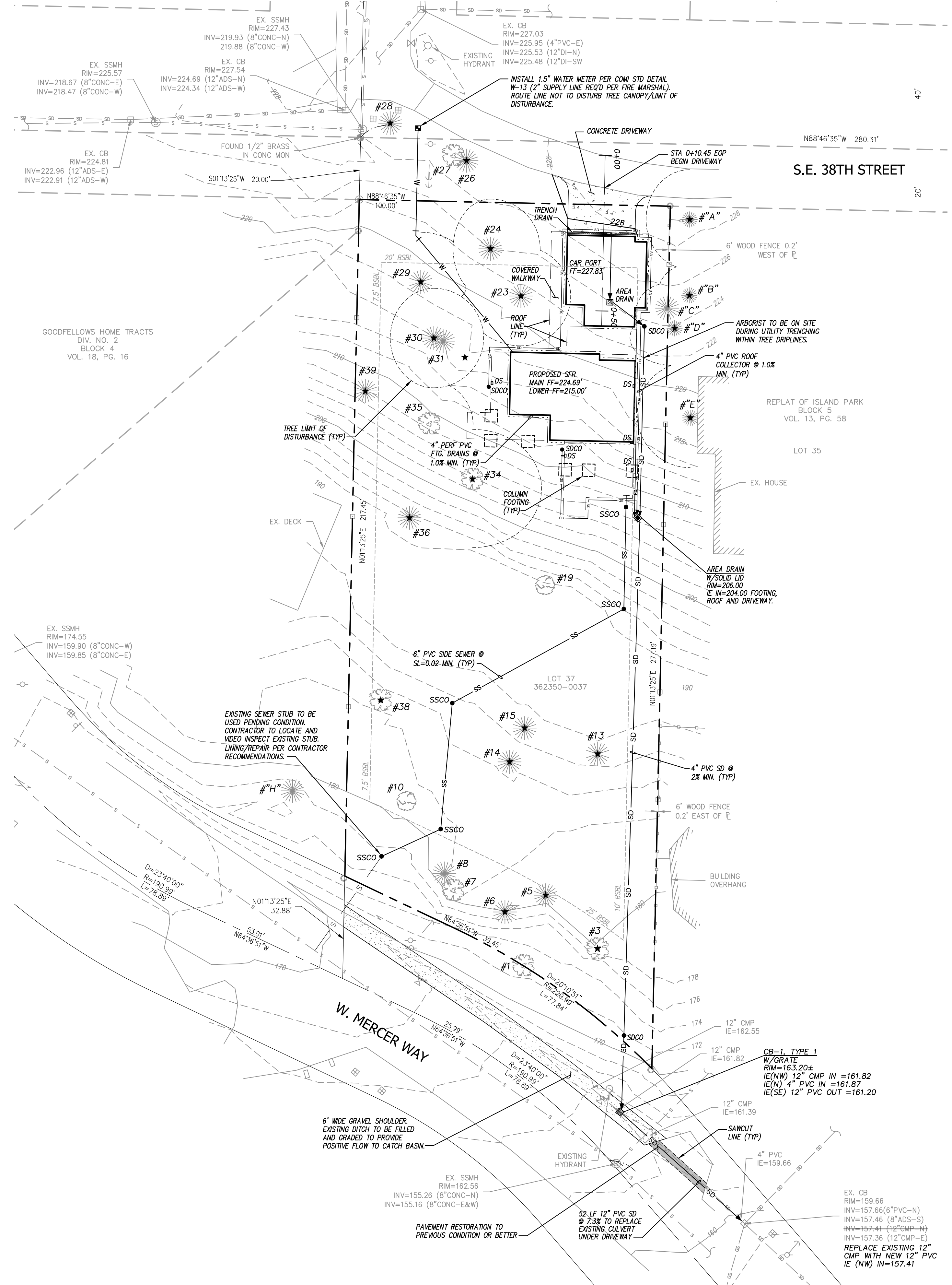
IN SE 1/4 OF THE SW 1/4 OF SECTION 12, T24N, R4E, W.M.

CONCEPTUAL SITE PLAN

- LEGEND**
- ⊠ WATER METER
 - ⊠ WATER VALVE
 - ⊠ FIRE HYDRANT
 - ⊠ GAS VALVE
 - ⊠ MAILBOX
 - ⊠ UTILITY POLE
 - ⊠ GUY ANCHOR
 - ⊠ CATCH BASIN
 - ⊠ SEWER MANHOLE
 - ⊠ SIGN
- TREE LEGEND**
- ⊙ MAPLE TREE
 - ⊙ COTTONWOOD TREE
 - ⊙ ALDER TREE
 - ⊙ MADRONA TREE
 - ⊙ TREE (UNSPECIFIED)
 - ★ EXCEPTIONAL TREE >=24" DBH



VICINITY MAP
NOT TO SCALE



PROJECT DATA

PROPERTY ADDRESS: 38XX WEST MERCER WAY, MERCER ISLAND, WA 98040
 TAX LOT NUMBER: 362350-0037
 SITE AREA: 24,288 S.F. (0.56 AC.)
 ZONING: RESIDENTIAL R-15

PROJECT CONTACTS

OWNER: PAUL BOSVELD & LIN YUSHAN
 1421 36TH AVE S
 SEATTLE WA 98144
 (954) 918-6271

ARCHITECT: WITTMAN ESTES
 6007 12TH AVENUE SOUTH
 SEATTLE, WA 98108
 (206) 735-71701
 CONTACT: MATT WITTMAN

CIVIL ENGINEER: LITCHFIELD ENGINEERING
 12840 81ST AVE NE
 KIRKLAND, WA 98034
 (425) 821-5038
 CONTACT: KEITH LITCHFIELD, PE

SURVEYOR: ENCOMPASS ENGINEERING & SURVEYING
 165 NE JUNIPER STREET, SUITE 201
 ISSAQUAH, WA 98027
 (425) 392-0250
 CONTACT: STEVEN D. McCASKEY, PLS

GEOTECHNICAL ENGINEER: GEO GROUP NORTHWEST, INC.
 13705 BEL-RED ROAD
 BELLEVUE, WA 98005
 (425) 649-8757
 CONTACT: WILLIAM CHANG, PE

LEGAL DESCRIPTION

THE WEST ONE-HUNDRED (100) FEET OF TRACT FIVE (5) (MEASURED ON THE NORTH LINE THEREOF), REPLAT OF ISLAND PARK ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF ISLAND AVENUE VACATED BY KING COUNTY COMMISSIONER'S ADJOINING.

VERTICAL DATUM

NAVD 88

BENCHMARK

WGS DESIGNATION 8003
 3/8" COPPER PIN IN 4" SQUARE CONCRETE MONUMENT, DOWN 1.1", LOCATED ON MERCER WAY 182 FEET NORTHWEST OF THE INTERSECTION WITH S.E. 40TH STREET
 ELEVATION=143.51

HORIZONTAL DATUM

NAD 1983/91

HORIZONTAL CONTROL

HELD LINE BETWEEN WGS SURVEY DATA POINT 8003 AND WGS DATA POINT 7999
 IE=N40°56'51"W

INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION.
 FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

REFERENCES

ROS 1 - RECORD OF SURVEY NO. 7707289015, RECORDS OF KING COUNTY, WASHINGTON
 LOT LINE REVISION NO. 2009050590001, PER RECORDS OF KING COUNTY, WASHINGTON
 REPLAT OF ISLAND PARK, RECORDED IN VOLUME 13 OF PLATS, PAGE 58
 PLAT OF GOODFELLOW'S HOME TRACTS, DIVISION NO. 2, RECORDED IN VOLUME 18 OF PLATS, PAGE 16

SURVEY NOTE

EXISTING SURVEY FEATURES, BOUNDARY, AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAVE BEEN PREPARED BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, LE/G2 ENGINEERING CANNOT BE HELD RESPONSIBLE FOR THE ACCURACY OF DATA AND INFORMATION PROVIDED BY OTHERS, OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

DISCREPANCIES

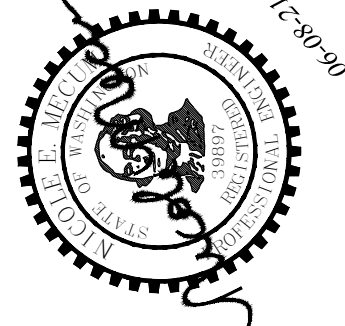
IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

EXISTING UTILITY NOTE

ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

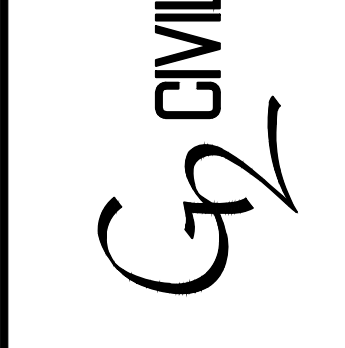
CONTRACTOR RESPONSIBILITY

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.



DATE	SUBMITTED TO CLIENT	REVISED PER CITY COMMENTS
2-19-21		
6-8-21		

1375 NW MALL ST, SUITE 3
 ISSAQUAH, WA 98027
 PHONE: (425) 821-5038



CONCEPTUAL SITE PLAN
 38XX WEST MERCER WAY
 MERCER ISLAND, WA 98040
 PAUL BOSVELD
 1421 36TH AVE S
 SEATTLE, WA 98144
 (954) 918-6271

