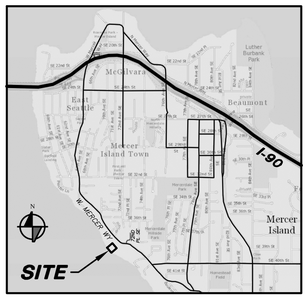
# POR. OF GOV. LOT 2, SW 1/4, SW 1/4, SEC. 12, TWP. 24N, RGE 4E, W.M.




**VICINITY MAP**
NOT TO SCALE

WEST MERCER WAY

EXISTING HOUSE

PARKING EASEMENT REC. NO. 5094317, SAID EASEMENT CONNECTS WITH EASEMENT FOR ROADWAY PURPOSES (AFN 3860939) AS MODIFIED BY EASEMENT FOR ROADWAY PURPOSES (AFN 3860936)

UTILITY EASEMENT REC. NO. 9304061280

SEWER LINE EASEMENT REC. NO. 6091107

PARCEL 3623500277
3661 W. MERCER WY
TONKIN MATHEW E & GAYLE N

PARCEL 3623500278
3665 W. MERCER WY
WHYTE STEPHEN ROY & LESLIE RA

EXISTING STRUCTURE TO REMAIN

20' SETBACK

N42°09'00"W 243.32'

193.95'

N45°21'10"E

INGRESS, EGRESS & UTILITIES EASEMENT REC. NO. 7702120577

PROPOSED INGRESS, EGRESS & UTILITIES EASEMENT REC. NO. 8211169001, PER BLA REC. NO. 8211169001

PROPOSED ADU

10' BUILDING SETBACK

25' SETBACK NO IMPERVIOUS ALLOWED

25' BUFFER 30% IMPERVIOUS ALLOWED

PROPOSED CONCRETE RETAINING WALL

PROPOSED FINISH GRADE CONTOUR (TYP)

PROPOSED MOTORCOURT

200' SHORELINE SETBACK LINE

EXISTING GRADE CONTOUR (TYP)

PROPERTY LINE (TYP)

10' UNDERGROUND ELECTRIC SYSTEM EASEMENT REC. NO. 9102260455

INGRESS, EGRESS & UTILITIES EASEMENT REC. NO. 7702120577

PARCEL 3623500276
3695 W. MERCER WY
ROGERS FRANCES R

30' PARKING EASEMENT REC. NO. 8308170194

PROPOSED GARAGE

PROPOSED BUILDING

LOT 1

N65°39'10"W 87.24'

PROPOSED SOIL NAIL RETAINING WALL

PROPOSED PROPERTY LINE PENDING ASSOCIATED LOT LINE ADJUSTMENT

N47°51'00"E 174.78'

3' SEWER AND DRAINAGE LINES EASEMENT REC. NO. 5588173

EXISTING TREE (TYP.)

N47°51'00"E 197.99'

LOT 2

EXISTING DOCK TO REMAIN

ORDINARY HIGH WATER LINE ELEVATION = 18.6

SEE SECTION VIEW, SHEET 2

EXISTING ROCKERY BULKHEAD TO REMAIN

APPROXIMATE LOCATION OF EXISTING SANITARY SEWER LINE AS SHOWN ON CITY OF MERCER ISLAND BOUNDARY LINE REVISION NO. MI-82-08-15.

EX. SEWER EASEMENT

LAKE WASHINGTON

PARCEL 3623500285
3699 W. MERCER WY
BULMER KURT M

EXISTING HOUSE

EXISTING STRUCTURE TO REMAIN

EXISTING TREE (TYP.)

EXISTING DOCK TO REMAIN

| FF ELEVATIONS: | |
|---|---|
| MAIN HOUSE | |
| LOWER | 27.0' |
| MAIN | 38.0' |
| MOTORCOURT | 42.0' |
| UPPER | 49.0' |
| T/PLATE | 58.5' |
| GUESTHOUSE/ADU | |
| MOTORCOURT | 42.0' |
| EXERCISE | 56.5' |

SITE ADDRESS: 3675 W MERCER WAY
MERCER ISLAND, WA
APPLICANT: DEMETRIOU ARCHITECTS
AGENT: ANDREA SMITH

N

SCALE: 1" = 20'

0 10 20 40

**SHEET INDEX**

1 SHORELINE PERMIT SITE PLAN
2 SITE SECTION

APPROXIMATE EARTHWORK QUANTITIES

CUT 2,200± C.Y.
FILL 200± C.Y.

OUTSIDE OF BUILDING FOOTPRINTS

© 2017 TRIAD ASSOCIATES

triad
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

SHORELINE PERMIT PLAN
SITE PLAN

THE LADYBUG TRUST

# OGDEN POINT RESIDENCE

CITY OF MERCER ISLAND, WASHINGTON

| NO. | DATE | REVISION BY: | BY | CK |
|---|---|---|---|---|
| | | | | |

DATE:

RICHARD A. TOMKINS, PE
PROJECT MANAGER

MARY MCDOWELL, PLS
PROJECT SURVEYOR

ADAM STRICKER, PE
PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE:

SCALE: HORZ.: 1"=20' VERT.: N/A

ADAM Y. STRICKER
STATE OF WASHINGTON
21611
REGISTERED
PROFESSIONAL ENGINEER
4/19/2017

STAMP NOT VALID
UNLESS SIGNED AND DATED

JOB NUMBER LDYB0002

SHEET NUMBER 1 OF 2

o:\PL_ Apr 19, 2017 - 11:58am
P:\LDYB0002\0002\1040004\(E)\SHEETS\Shoreline Permit\(EC-SP-LDYB0002-SP.dwg, C01, EC-BS-LDYB0002 EC-TP-LDYB0002 SV-BS-LDYB0001 16968f, 1=CLEANED EC-BSR-LDYB0002-SP current-alrplan 1 VICINITY MAP.tif