

SE 39th Short Plat 8434 SE 39th Street Mercer Island, Washington Land Use File #: SUB22-XXX

VICINITY MAP



PROJECT DATA:
 SITE ADDRESS: 8434 SE 39th STREET
 MERCER ISLAND, WA. 98040
 ZONING DESIGNATION: R-8.4
 GROSS PROPERTY AREA: 17,100 SQUARE FEET
 KING COUNTY PARCEL #: 502190-0691

CONTACT INFORMATION

OWNER: CHINMAY DUBEY & NAMRATA DWIVEDI
 8434 SE 39th STREET
 MERCER ISLAND, WASHINGTON 98040
 PHONE NUMBER: 678-622-2586
 EMAIL: dubeychinmay@gmail.com

ENGINEER: OFFE ENGINEERS, PLLC
 ATTN: DARRELL OFFE, PE
 13932 SE 159th PLACE
 RENTON, WASHINGTON 98058
 OFFICE NUMBER: 425-260-3412
 EMAIL: darrell.offe@comcast.net

SURVEYOR: CHADWICK & WINTERS LAND SURVEYING
 ATTN: BRANDON WINTERS, PLS
 1422 NW 85th STREET
 SEATTLE, WASHINGTON 98117
 OFFICE NUMBER: 206-297-0996
 EMAIL: brandonw@chadwickwinters.com

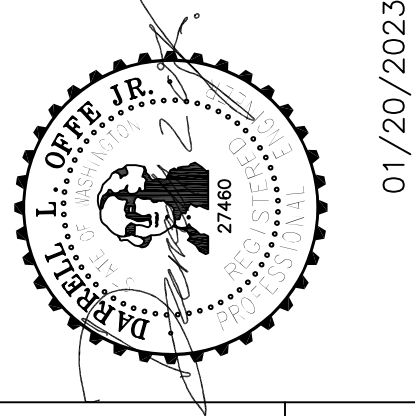
ARBORIST: CREATIVE LANDSCAPE SOLUTIONS
 ATTN: SUSAN PRINCE
 OFFICE NUMBER: 425-890-3808
 EMAIL: sprince202@aol.com

TABLE OF CONTENTS

SHEET NUMBER	TITLE
1	COVER SHEET
2	SHORT PLAT MAP
3	SHORT PLAT MAP
4	SHORT PLAT MAP
5	TOPOGRAPHIC SURVEY MAP
6	SITE PLAN
7	DEMOLITION PLAN
8	TREE PLAN
9	CONCEPTUAL GRADING AND UTILITY PLAN

APPROVAL NOTE:
 THIS REQUEST DOES NOT GUARANTEE THAT THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPERATE INSTRUMENT UNLESS ALL LOTS HEREIN ARE UNDER SAME OWNERSHIP.

REV. NO.	DATE	DESCRIPTION



OFFE ENGINEERS
 13932 SOUTHEAST 159TH PLACE
 RENTON, WASHINGTON 98058
 PHONE: 425-260-3412
 CONTACT: DARRELL OFFE, P.E.



DESIGNED BY: DLO
 DRAWN BY: SLM
 CHECKED BY: DLO

PROJECT
 SE 39th SHORT PLAT

CLIENT
 CHINMAY DUBEY

SHEET CONTENT
 COVER SHEET

DATE: 01/20/2023

CITY OF MERCER ISLAND SHORT PLAT NO. SUB22-

DECLARATION:

WE THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT SUBDIVISION TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

NAME: _____

NAME: _____

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON)
 COUNTY OF KING) SS

ON THIS _____ DAY OF _____ 2022 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THEMSELVES, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES: _____

APPROVALS:

CITY OF MERCER ISLAND ENGINEERING

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2022

 CITY ENGINEER

PLANNING

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2022

 CODE OFFICIAL

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2022

ASSESSOR: _____

DEPUTY ASSESSOR: _____

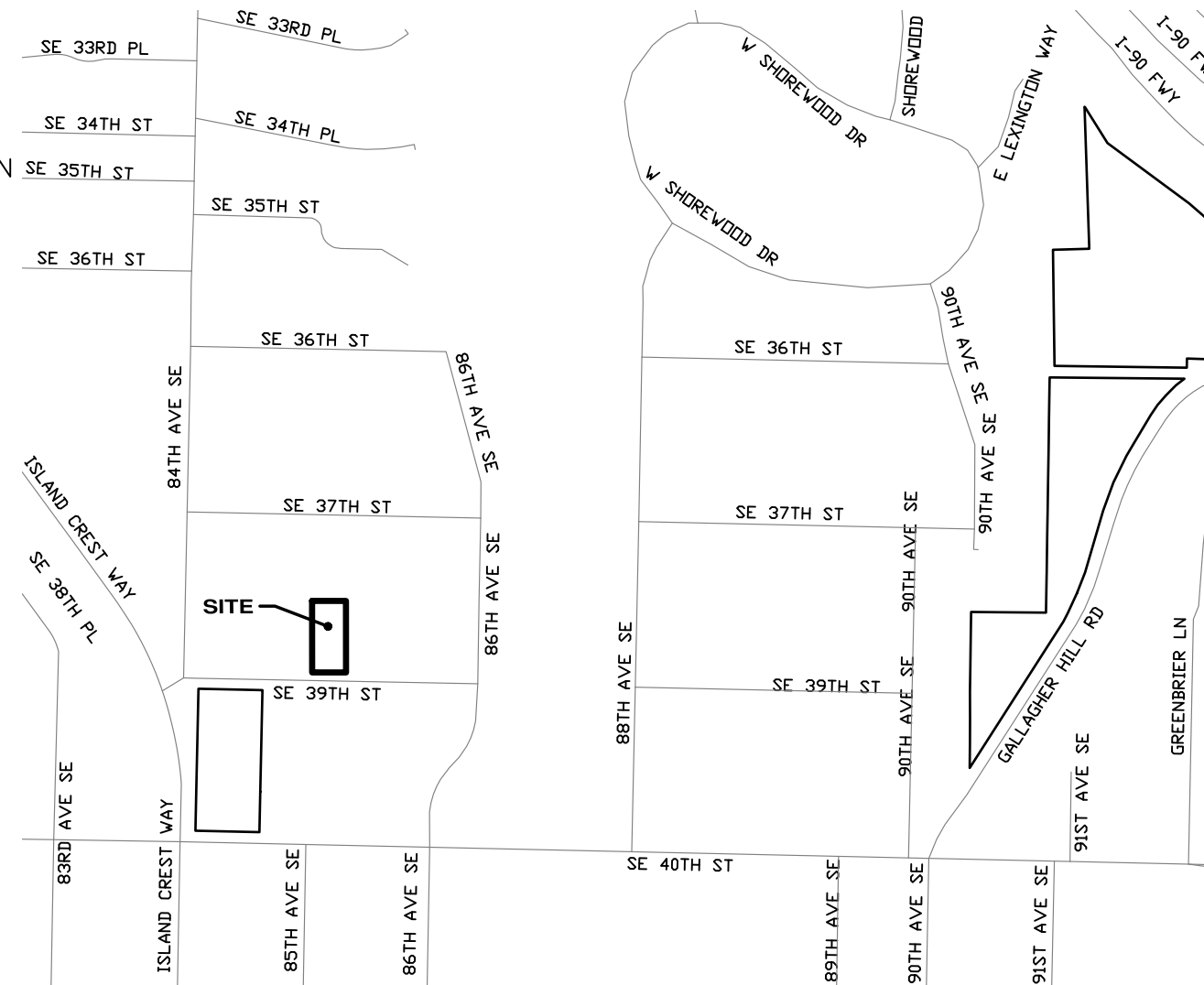
ACCOUNT NUMBER _____



DATE: _____

VICINITY MAP

N.T.S.



SURVEY NOTES:

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. BASIS OF BEARINGS = N 00°02'30" W BETWEEN THE TWO FOUND MONUMENTS IN THE CENTERLINE OF 84th AVENUE S.E. AS SHOWN HEREON.
3. PARCEL AREA = 17,097 SQ. FT.

REFERENCES

1. CITY OF MERCER ISLAND SHORT PLAT SHORT PLAT 97-1066, AS RECORDED IN VOLUME 118 OF SURVEYS, PAGE 135, UNDER RECORDING NUMBER 9711199012, RECORDS OF KING COUNTY, WASHINGTON.
2. PLAT OF MADRONA CREST ADDITION AS RECORDED IN VOLUME 42 OF PLATS, PAGE 12 THROUGH 14, UNDER RECORDING NUMBER 3601309, RECORDS OF KING COUNTY, WASHINGTON

JOINT MAINTENANCE EASEMENT AGREEMENT

SAID EASEMENTS OF THIS SHORT PLAT TO BE EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE PARCELS HAVING LEGAL ACCESS AND UTILITY SERVICE THEREFROM AND THEIR HEIRS, ASSIGNS AND SUCCESSORS.

INDIVIDUAL UTILITY SERVICE LINES, INCLUDING STORM AND SANITARY SIDE SEWER LINES, ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE UNIT OR PARCEL THE INDIVIDUAL SERVICE LINE SERVES. UTILITY SERVICE LINES WHICH SERVICE MORE THAN ONE UNIT OR PARCEL SHALL BE EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE UNITS OR PARCELS SERVICED.

THIS MAINTENANCE AGREEMENT COVERS NORMAL USAGE, WEAR AND TEAR, AND LIFE EXPECTANCY OF MATERIALS. ANY DAMAGE INCURRED BY AN INDIVIDUAL OWNER SHALL BE REPAIRED AND/OR RESTORED TO PRE DAMAGED CONDITION WITHIN 30 DAYS. THE OWNER WHICH INCURRED THE DAMAGE SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIR OR REPLACEMENT OF THE MATERIALS. IN NO EVENT SHALL ACCESS OR UTILITY SERVICE BE DENIED OTHER PROPERTY OWNERS OF SAID EASEMENTS FOR MORE THAN 24 HOURS, PROVIDED THAT THE OWNER OF PARCEL B MAY EXCLUSIVELY CONTROL THE EASEMENT AREA FOR A PERIOD OF NO MORE THAN 30 DAYS TO CONSTRUCT THE INITIAL IMPROVEMENTS

W.U.C.I.O.A. DECLARATION

THE FOLLOWING STATEMENT IS PROVIDED IF AND TO THE EXTENT THIS SHORT SUBDIVISION IS CONSTRUED AS A COMMON INTEREST COMMUNITY UNDER THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT ("WUCIOA"):

THE ONLY PORTIONS OF WUCIOA THAT APPLY TO THIS SHORT SUBDIVISION ARE RCW SECTIONS 64.90.020, 64.90.025, AND 64.90.030 BECAUSE:

- A. THIS SHORT SUBDIVISION CONTAINS NO MORE THAN TWELVE UNIT LOTS;
- B. THIS SHORT SUBDIVISION IS NOT SUBJECT TO ANY DEVELOPMENT RIGHTS AS THAT TERM IS DEFINED IN WUCIOA;
- C. THE DECLARANT FOR THIS SHORT SUBDIVISION (THE "DECLARANT") HAS NOT ESTABLISHED OR STATED ANY ASSESSMENTS FOR THE PARCELS HOWEVER, THIS SHORT SUBDIVISION MAY CONTAIN OBLIGATIONS ON THE OWNERS OF THE PARCELS FOR CERTAIN MAINTENANCE AND OTHER OBLIGATIONS OUTSIDE THE OWNER'S PARCEL. THE DECLARANT BELIEVES IN GOOD FAITH THAT THE COST OF THESE MAINTENANCE AND OTHER OBLIGATIONS WILL NOT EXCEED THE AMOUNT SPECIFIED IN RCW 64.90.075; AND
- D. THE LIMITATIONS STATED IN PARAGRAPH C ABOVE WILL NOT BE EXCEEDED PRIOR TO NINETY (90) DAYS AFTER THE DATE THE DECLARANT HAS CONVEYED SEVENTY-FIVE PERCENT (75%) OF THE PARCELS UNLESS APPROVED BY 90% OF THE OWNERS OF THE PARCEL OTHER THAN THE DECLARANT.

THIS SHORT SUBDIVISION IS A DECLARATION UNDER WUCIOA.

ORIGINAL PROPERTY DESCRIPTION:

THE WEST HALF OF LOT 17 AND ALL OF LOT 18, BLOCK 6, MADRONA CREST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42 OF PLATS, PAGE 12, RECORDS OF KING COUNTY, WA.

NEW LOT DESCRIPTIONS:

LOT 1: AREA = 8,602 SQ. FT.

THAT PORTION OF LOTS 17 AND 18, BLOCK 6, MADRONA CREST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42 OF PLATS, PAGE 12, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: **BEGINNING** AT THE S.W. CORNER OF SAID LOT 18; THENCE N 00°02'52" W, 51.74 FT.; THENCE N 89°57'08" E, 16.00 FT.; THENCE N 00°02'52" W, 53.32 FT.; THENCE S 89°58'52" E, 73.98 FT.; THENCE S 00°03'00" E, 105.08 FT.; THENCE N 89°58'52" W, 89.99 FT. TO THE **POINT OF BEGINNING**.

LOT 2: AREA = 8,495 SQ. FT.

THAT PORTION OF LOTS 17 AND 18, BLOCK 6, MADRONA CREST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42 OF PLATS, PAGE 12, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID LOT 18; THENCE N 00°02'52" W, 51.74 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING N 00°02'52" W, 138.26 FT.; THENCE S 89°58'57" E, 89.98 FT.; THENCE S 00°03'00" E, 84.92 FT.; THENCE N 89°58'52" W, 73.98 FT.; THENCE S 00°02'52" E, 53.32 FT.; THENCE S 89°57'08" W, 16.00 FT. TO THE **POINT OF BEGINNING**.

UTILITY & ACCESS EASEMENT

THAT PORTION OF LOTS 17 AND 18, BLOCK 6, MADRONA CREST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42 OF PLATS, PAGE 12, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: **BEGINNING** AT THE S.W. CORNER OF SAID LOT 18; THENCE N 00°02'52" W, 51.74 FT.; THENCE N 89°57'08" E, 16.00 FT.; THENCE S 00°02'52" E, 51.76 FT.; THENCE S 89°58'52" E, 16.00 FT. TO THE **POINT OF BEGINNING**.

RECORDING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 2022 AT _____ .M. IN VOLUME _____ OF SURVEYS, PAGE _____ AT THE REQUEST OF CHADWICK & WINTERS.

DEPARTMENT OF RECORDS & ELECTIONS

MANAGER _____ SUPT. OF RECORDS _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CHINMAYA DUBEY

IN _____, 2022.

 B.E. WINTERS, L.S. 45803

CHADWICK WINTERS

LAND SURVEYING AND MAPPING

1422 N.W. 85TH ST., SEATTLE, WA 98117

PHONE: 206.297.0996

FAX: 206.297.0997

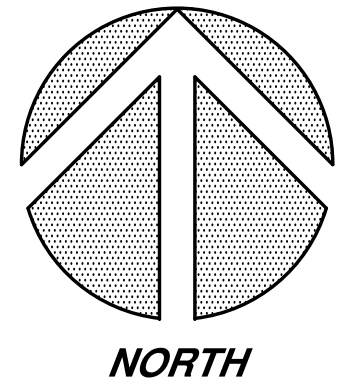
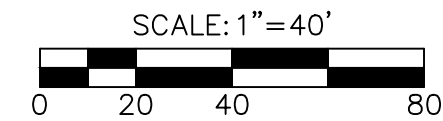
WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:

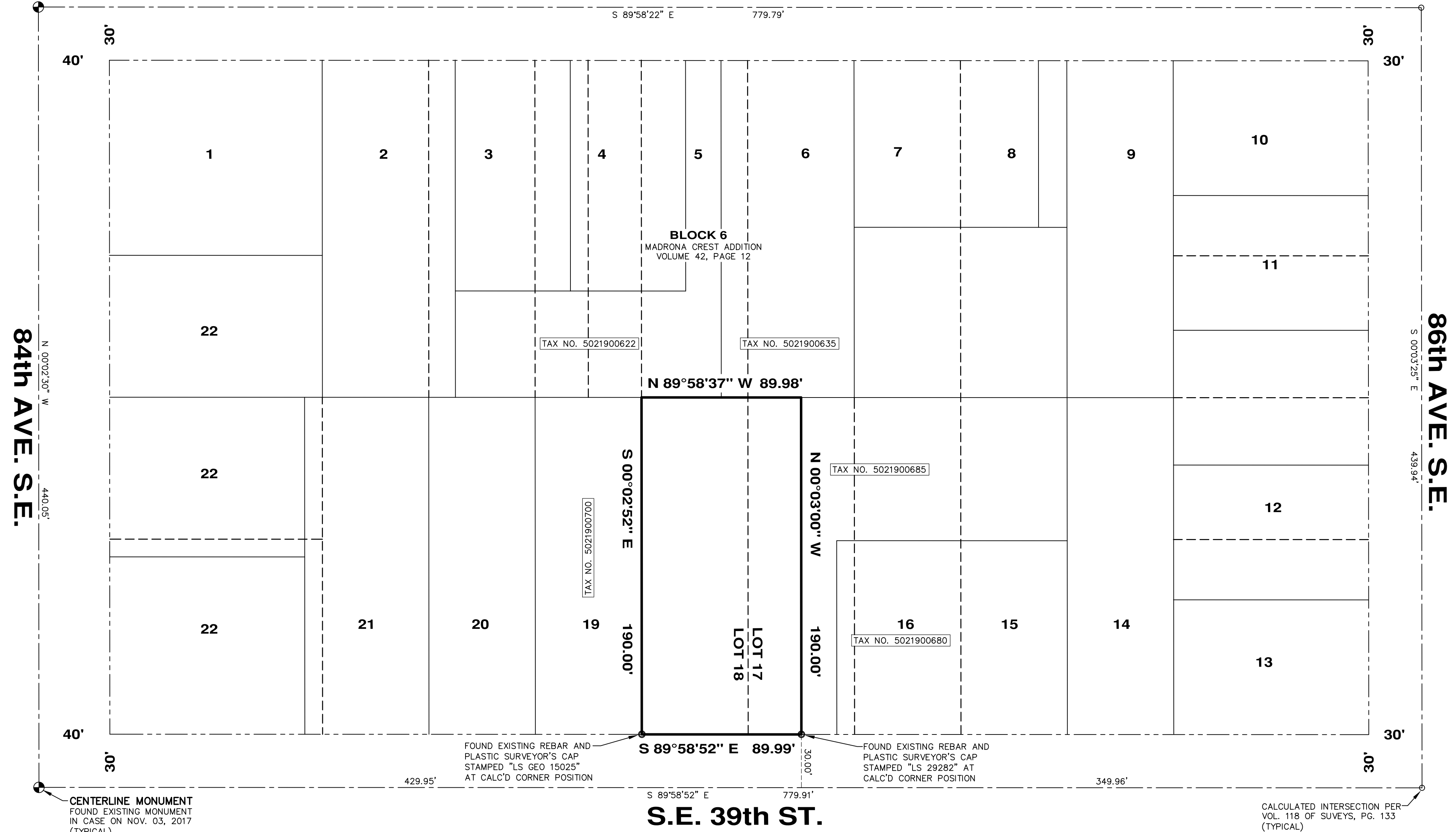
SW 1/4, SW 1/4, SEC. 7, T. 24 N., R. 5 E., W.M. KING COUNTY, WASHINGTON

17-5963 SUB22.DWG

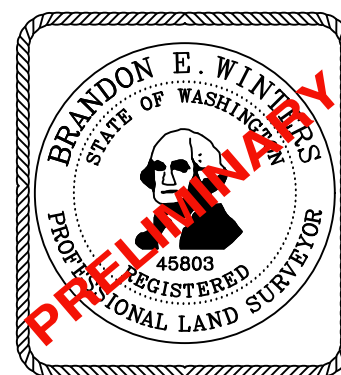
DRAWN BY: RCS	DATE: 03/09/2022	PROJECT #: 17-5963
CHK. BY: BEW	SCALE: N/A	SHEET: 1 OF 3



S.E. 37th ST.



SURVEY CONTROL DETAIL



DATE: _____

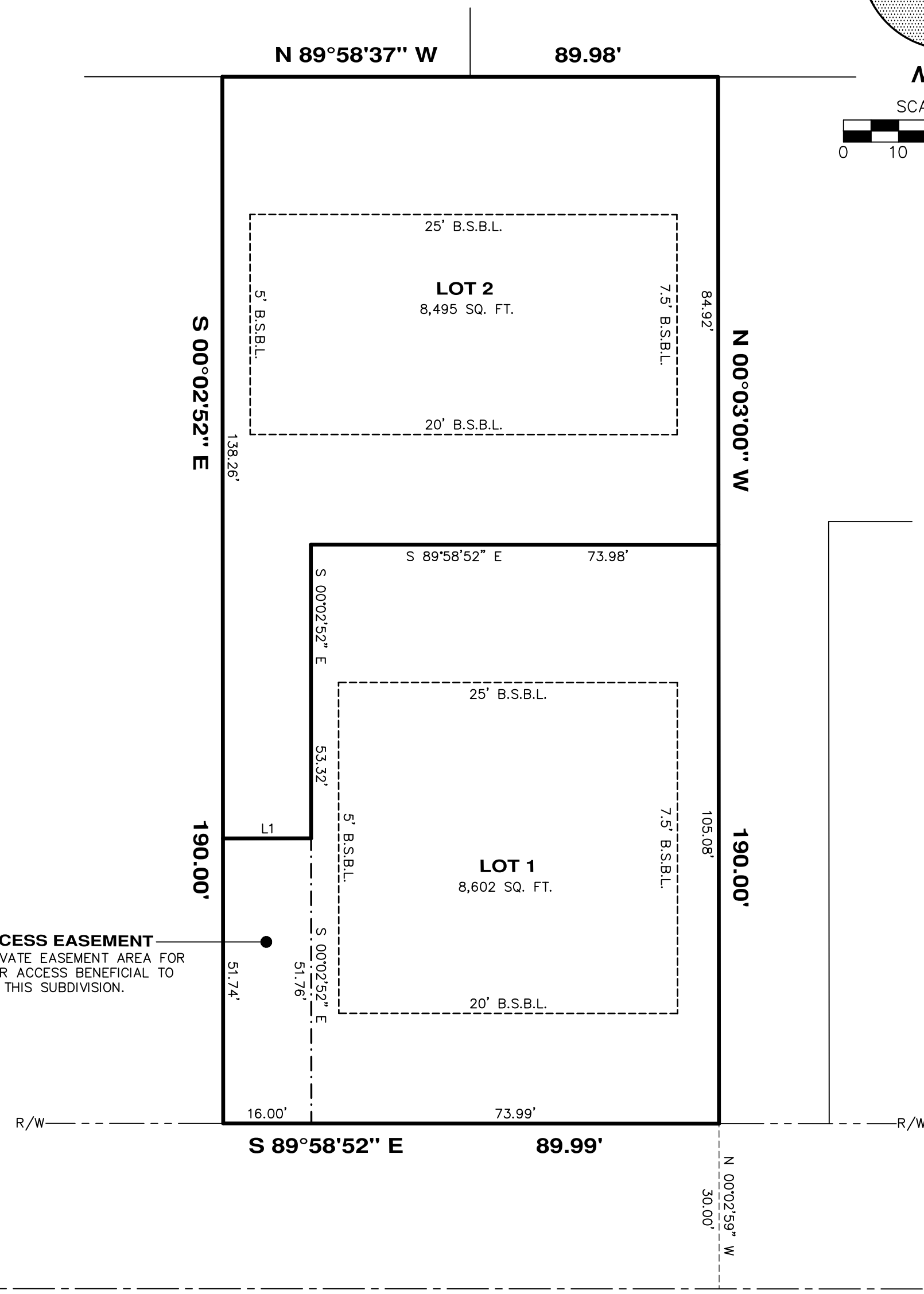
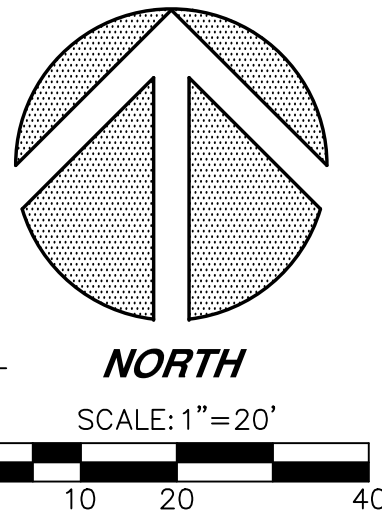
CHADWICK WINTERS
 LAND SURVEYING AND MAPPING
 1422 N.W. 85TH ST., SEATTLE, WA 98117
 PHONE: 206.297.0996
 FAX: 206.297.0997
 WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:
 SW 1/4, SW 1/4, SEC. 7, T. 24 N., R. 5 E., W.M.
 KING COUNTY, WASHINGTON

DRAWN BY: RCS	DATE: 03/09/2022	PROJECT #: 17-5963
CHK. BY: BEW	SCALE: 1" = 40'	SHEET: 2 OF 3

17-5963 SUB22.DWG

CITY OF MERCER ISLAND SHORT PLAT NO. SUB22-_____



UTILITY & ACCESS EASEMENT
 LOCATION OF PRIVATE EASEMENT AREA FOR UTILITIES AND FOR ACCESS BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION.

LINE TABLE:		
LINE	BEARING	DIST.
L1	S 89°57'08" W	16.00

S.E. 39th ST.

GENERAL NOTES:

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT 0202451-ETU, DATED 03/31/2021. IN PREPARING THIS MAP CHADWICK & WINTERS HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CHADWICK & WINTERS AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE INSURANCE COMPANY COMMITMENTS. CHADWICK & WINTERS HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CHADWICK & WINTERS QUALIFIES THE MAPS ACCURACY AND COMPLETENESS TO THAT EXTENT.

RESTRICTIONS

1. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON MADRONA CREST ADDITION:

RECORDING NO: 3601309

2. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING DATE: SEPTEMBER 17, 1946
 RECORDING NO.: 3608435

MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS

RECORDING DATE: OCTOBER 17, 1947
 RECORDING NO.: 3735279

3. NOTICE OF ADDITIONAL TAP OR CONNECTION CHARGES AND THE TERMS AND CONDITIONS THEREOF:

RECORDING DATE: DECEMBER 6, 1977
 RECORDING NO.: 7712060812

4. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY:

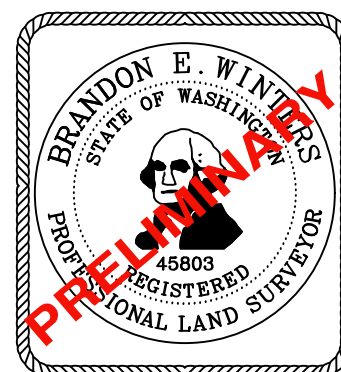
RECORDING NO: 9711199012

5. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY:

RECORDING NO: 20040623900006

6. RIGHTS OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LAND IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, ALLEYS AND ROADS, AS DISCLOSED IN THE PLAT.

7. RESERVATIONS AND EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; INDIAN TREATY OR ABORIGINAL RIGHTS.



DATE: _____

CHADWICK WINTERS
 LAND SURVEYING AND MAPPING
 1422 N.W. 85TH ST., SEATTLE, WA 98117
 PHONE: 206.297.0996
 FAX: 206.297.0997
 WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:
SW 1/4, SW 1/4, SEC. 7, T. 24 N., R. 5 E., W.M.
KING COUNTY, WASHINGTON

17-5963 SUB22.DWG

DRAWN BY: RCS	DATE: 03/09/2022	PROJECT #: 17-5963
CHK. BY: BEW	SCALE: 1" = 20'	SHEET: 3 OF 3

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION
 THE WEST HALF OF LOT 17 AND ALL OF LOT 18, BLOCK 6, MADRONA CREST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42 OF PLATS, PAGE 12, RECORDS OF KING COUNTY, WASHINGTON.

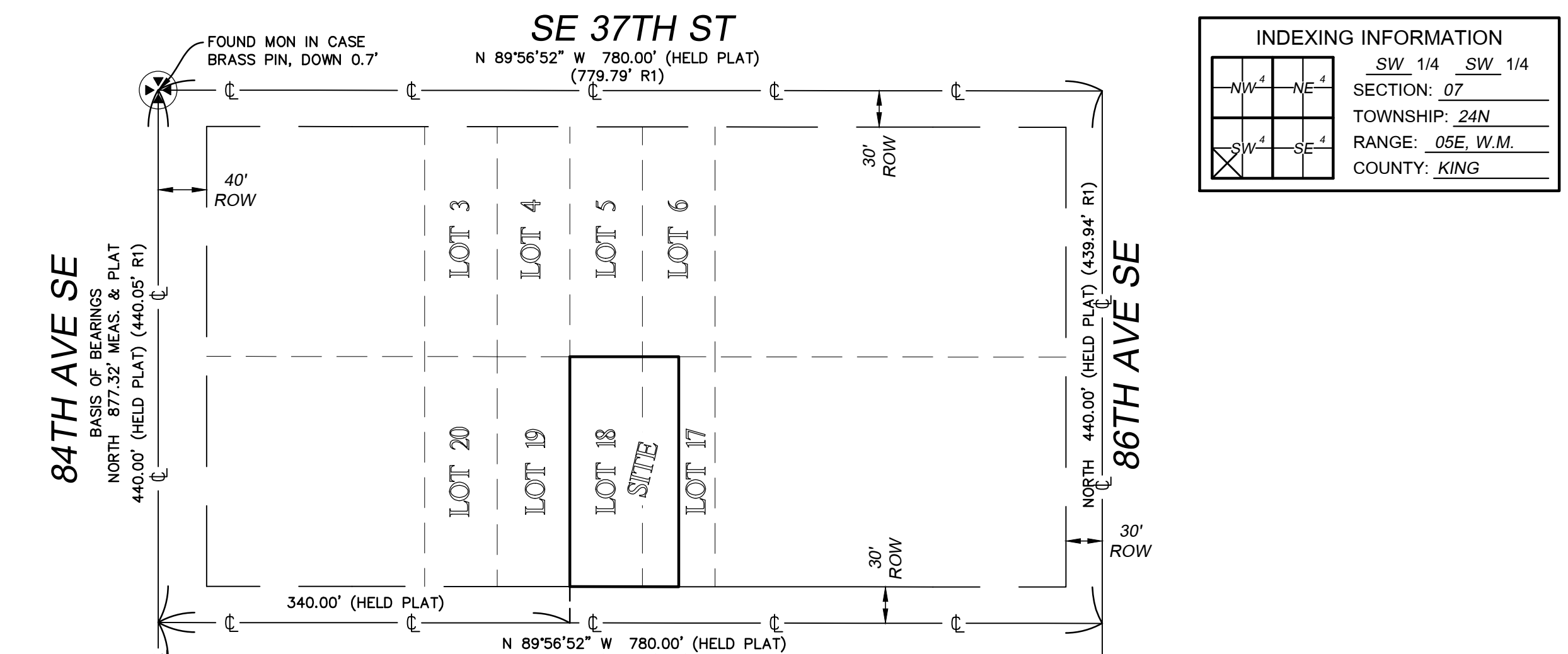
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS
 HELD A BEARING OF NORTH BETWEEN FOUND CENTERLINE MONUMENTATION ALONG 84TH AVE SE PER PLAT

REFERENCES
 R1. MERCER ISLAND SHORT PLAT 97-1066, VOL. 118, PG. 135, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM
 NAVD88 PER CITY OF MERCER ISLAND BENCHMARK #2150 ELEV: 325.72'

- SCHEDULE B ITEMS**
- COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON MADRONA CREST ADDITION; RECORDING NO: 3601309 (BLANKET IN NATURE)
 - COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING DATE: SEPTEMBER 17, 1948; RECORDING NO: 3608435 (SETBACKS AND EASEMENT PLOTTED- OTHER RESTRICTIONS APPLY)
 - NOTICE OF ADDITIONAL TAP OR CONNECTION CHARGES AND THE TERMS AND CONDITIONS THEREOF; RECORDING DATE: DECEMBER 6, 1977; RECORDING NO: 7712060812 (BLANKET IN NATURE)
 - COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY; RECORDING NO: 9711199012 (CURRENT CONDITIONS SHOWN HEREON)
 - COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY; RECORDING NO: 20040623900006 (CURRENT CONDITIONS SHOWN HEREON)



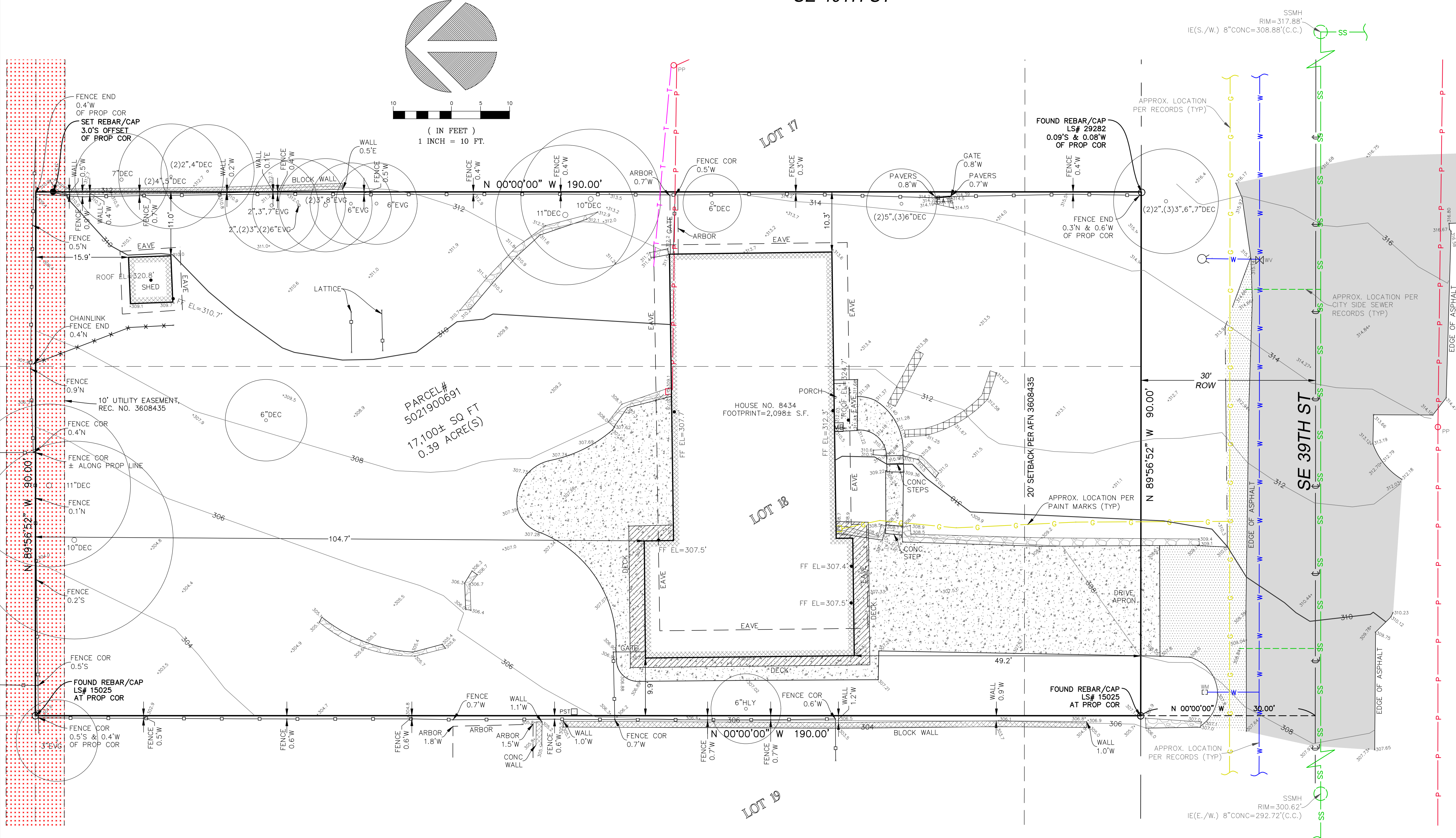
SURVEYOR'S NOTES

- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN MARCH OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
- SUBJECT PROPERTY TAX PARCEL NO. 5021900691.
- SUBJECT PROPERTY AREA PER THIS SURVEY IS 17,100± S.F. (0.39 ACRES)
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE COMPANY OF WASHINGTON, COMMITMENT NO. 0202451-ETJ, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2021 AND THAT ALL EASEMENTS, COVENANTS, AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

STEEP SLOPE/BUFFER DISCLAIMER:
 THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS, AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

LEGEND

	ASPHALT SURFACE		PAVER SURFACE
	BUILDING		POST
	CENTERLINE ROW		POWER METER
	CONCRETE SURFACE		POWER (OVERHEAD)
	RETAINING WALL		POWER POLE
	EASEMENT AREA		REBAR AS NOTED (FOUND)
	DECK		REBAR & CAP (SET)
	FENCE LINE (WIRE)		ROCKERY
	FENCE LINE (WOOD)		SEWER LINE
	FIRE HYDRANT		SEWER MANHOLE
	GAS LINE		TELEPHONE (OVERHEAD)
	GAS METER		TREE (AS NOTED)
	GRAVEL SURFACE		WATER LINE
	MAILBOX (RESIDENTIAL)		WATER METER
	MONUMENT IN CASE (FOUND)		WATER VALVE



measure success

TOPOGRAPHIC & BOUNDARY SURVEY
 PARCEL NO. 5021900691

DUBEY RESIDENCE
 8434 SE 39TH ST
 MERCER ISLAND, WA 98040

Terrane
 10801 Main Street, Suite 102, Bellevue, WA 98004
 phone 425.458.4488 support@terrane.net www.terrane.net

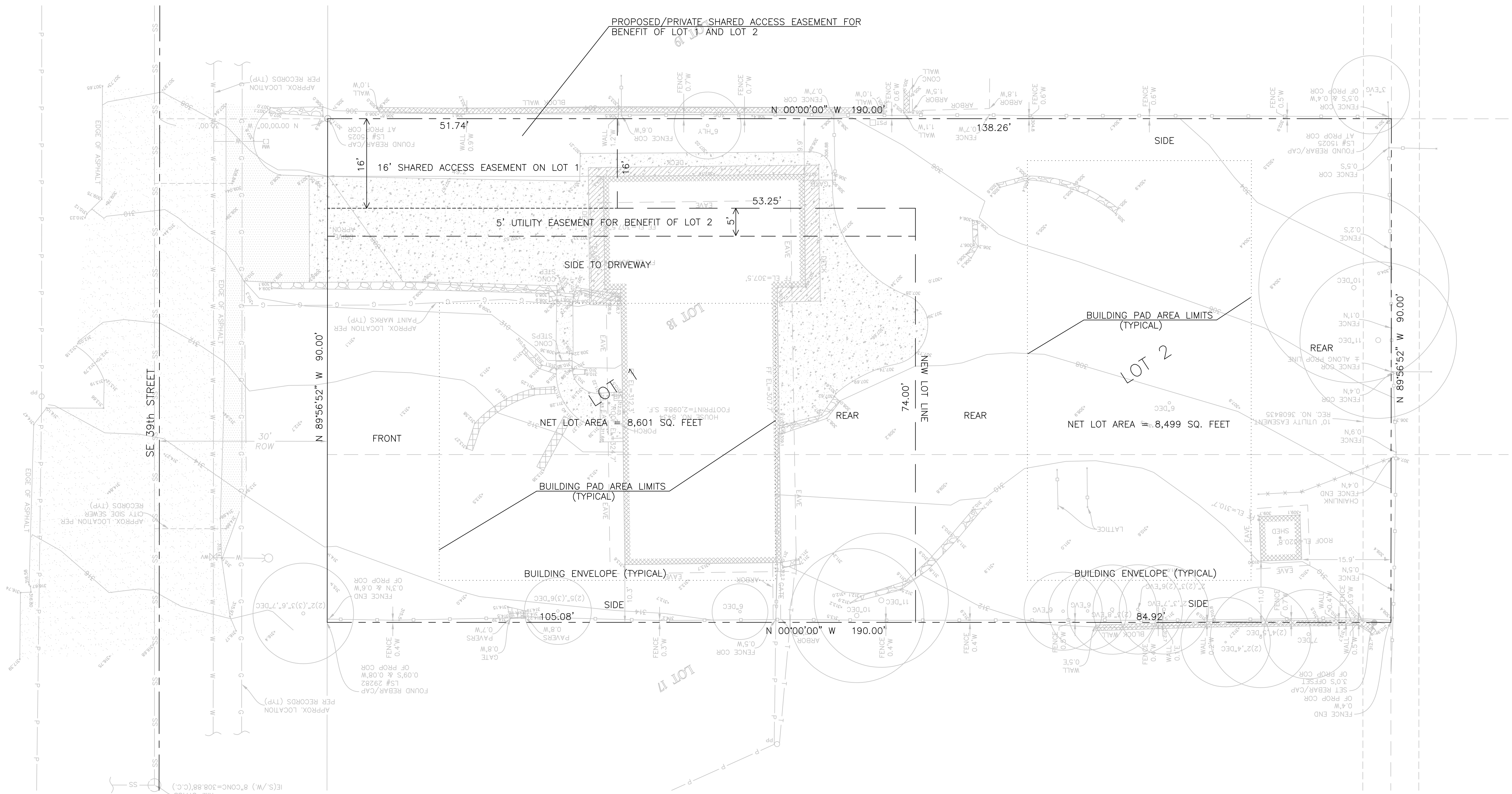
JOB NUMBER: 210366
DATE: 03/24/21
DRAFTED BY: RSN
CHECKED BY: JGM/CSP
SCALE: 1" = 10'

REVISION HISTORY

NO.	DESCRIPTION

SHEET NUMBER
 1 OF 1

A PORTION OF THE SW 1/4, OF THE SW 1/4, OF SECTION 07, TOWNSHIP 24 N., RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON

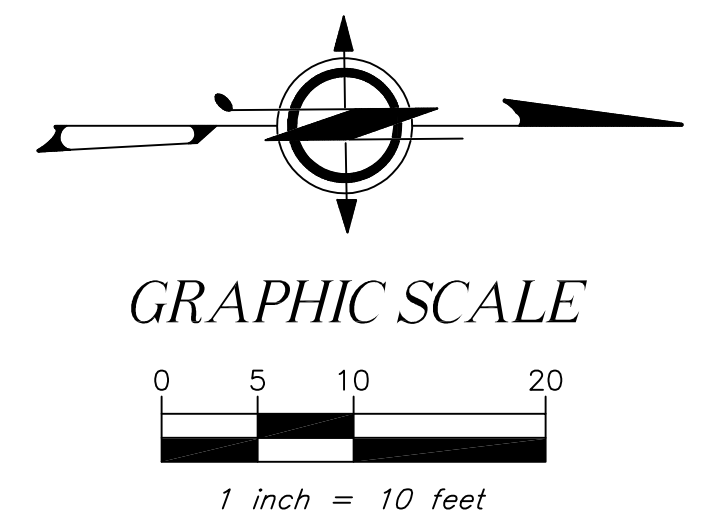


INFORMATION:
 ZONING: R-8.4
 MINIMUM LOT SIZE: 8,400 SQ. FEET
 FRONT YARD: 20'
 REAR YARD: 25'
 SIDE YARD: 15' TOTAL, MINIMUM 5'
 LOT COVERAGE: 40% OF NET AREA
 HARDSCAPE AREAS: DECKS/WALKWAYS - 9% OF GROSS LOT AREA

NOTE:
 (A) NO CONSTRUCTION, TREE REMOVAL, GRADING, INSTALLATION OF UTILITIES ON LAND WITHIN A PROPOSED LONG OR SHORT SUBDIVISION SHALL BE ALLOWED PRIOR TO PRELIMINARY APPROVAL ON THE LONG OR SHORT SUBDIVISION AND UNTIL THE APPLICANT HAS SECURED THE PERMITS REQUIRED UNDER THE MERCER ISLAND CITY CODE. FOLLOWING PRELIMINARY APPROVAL, TREE REMOVAL, GRADING, AND INSTALLATION OF UTILITIES SHALL BE THE MINIMUM NECESSARY TO ALLOW FOR THE FINAL PLAT APPROVAL OF THE LONG OR SHORT SUBDIVISION.
 (B) AN EXISTING LOT, CREATED THROUGH THE FINAL PLAT APPROVAL OF A LONG OR SHORT SUBDIVISION, SHALL BE A CONDITION PRECEDENT FOR DETERMINATION OF COMPLETE APPLICATION FOR A BUILDING PERMIT TO CONSTRUCT A NEW SINGLE-FAMILY DWELLING.

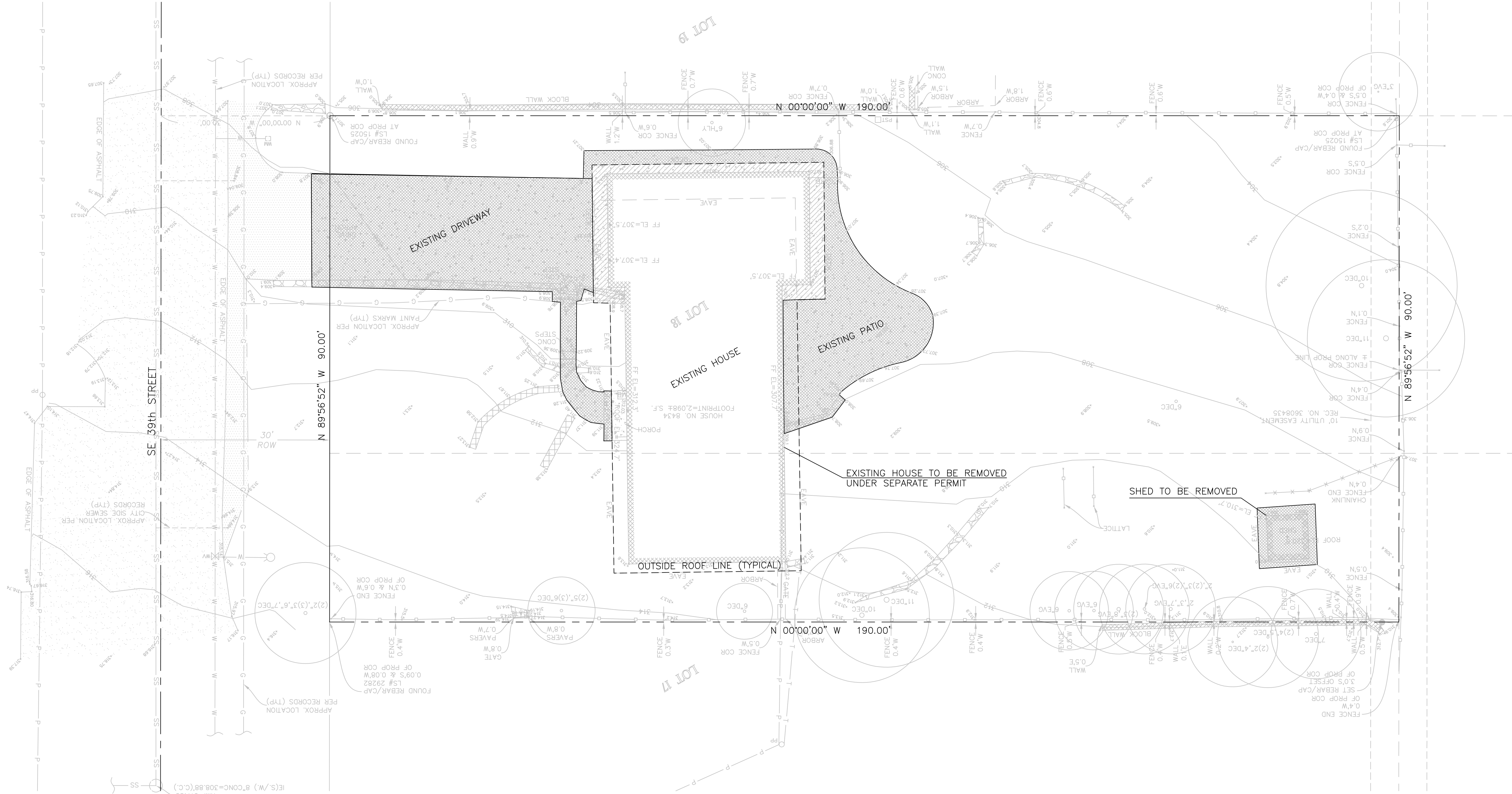
	SLOPE	NET LOT AREA (sq. feet)	LOT COVERAGE (SF/%)	HARDSCAPE (SF/%)	GROSS FLOOR AREA (SF/%)	COVERED/UNCOVERED PARKING STALLS (#s)	IMPERVIOUS SURFACE (SF/%)	LOT WIDTH (FEET)	LOT DEPTH (FEET)
LOT 1									
EXISTING:	9.21%	17,100	3,518/20.6%	845/4.9%	3,030/17.7%	2/2	4,363/25.5%	90.00	190.00
NEW:	4.25%	8,601	3,109/40%	774/9%	3,440/40%	2/2	3,883/45%	74.00	105.08
LOT 2									
NEW:	9.21%	8,499	3,400/40%	764/9%	3,400/40%	2/2	4,164/49%	90.00 (MIN. 60')	84.92 (MIN. 80')

APPROVAL NOTE:
 THIS REQUEST DOES NOT GUARANTEE THAT THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPERATE INSTRUMENT UNLESS ALL LOTS HEREIN ARE UNDER SAME OWNERSHIP.



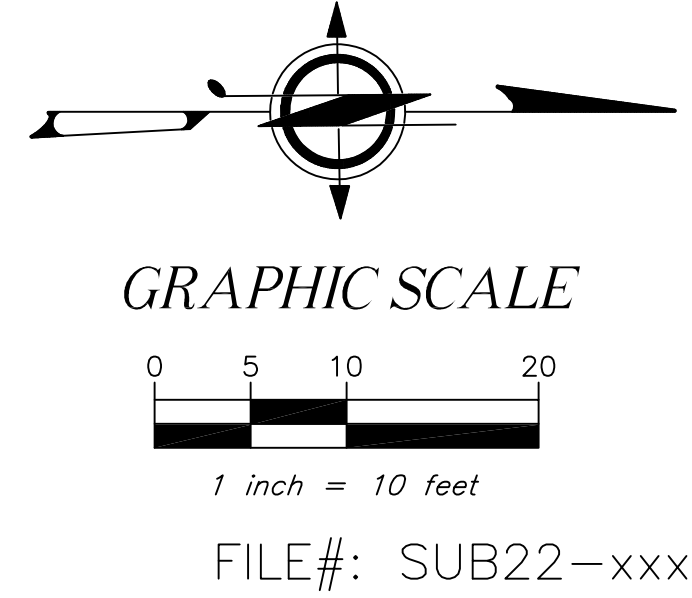
FILE#: SUB22-xxxx

	OFFE ENGINEERS 13932 SOUTHEAST 19TH PLACE RENTON, WASHINGTON 98058 PHONE: 425-260-3412 CONTACT: DARRELL OFFE, P.E.			CHECKED BY DLO	DATE 01/20/2023	REV. NO. 01/20/2023	DESCRIPTION
	SE 39th SHORT PLAT CHINMAY DUBEY SITE PLAN			DRAWN BY SLM	DESIGNED BY DLO	DLO	DLO
PROJECT SE 39th SHORT PLAT	CLIENT CHINMAY DUBEY	SHEET CONTENT SITE PLAN		DATE 01/20/2023	SHEET 6 OF 9		



EXISTING FEATURES TO BE DEMOLISHED AND REMOVED
 DRIVEWAY/FRONT WALKWAY: 1,108 SQ. FEET
 HOUSE/FOUNDATION: 2,606 SQ. FEET
 REAR PATIO/WALKWAYS: 672 SQ. FEET
 SHED: 112 SQ. FEET
 TOTAL HARD SURFACES TO BE REMOVED: 4,498 SQ. FEET

PARCEL # 5021900691
 17,100± SQ FT
 0.39 ACRES(S)

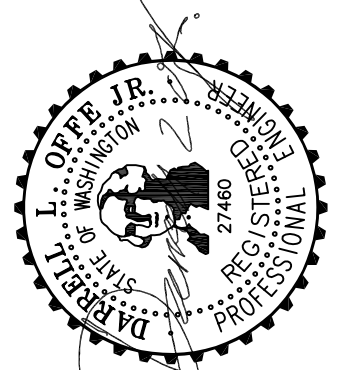


SE 39th SHORT PLAT
CHINMAY DUBEY
DEMOLITION PLAN

PROJECT: SE 39th SHORT PLAT
 CLIENT: CHINMAY DUBEY
 SHEET CONTENT: DEMOLITION PLAN
 DATE: 01/20/2023

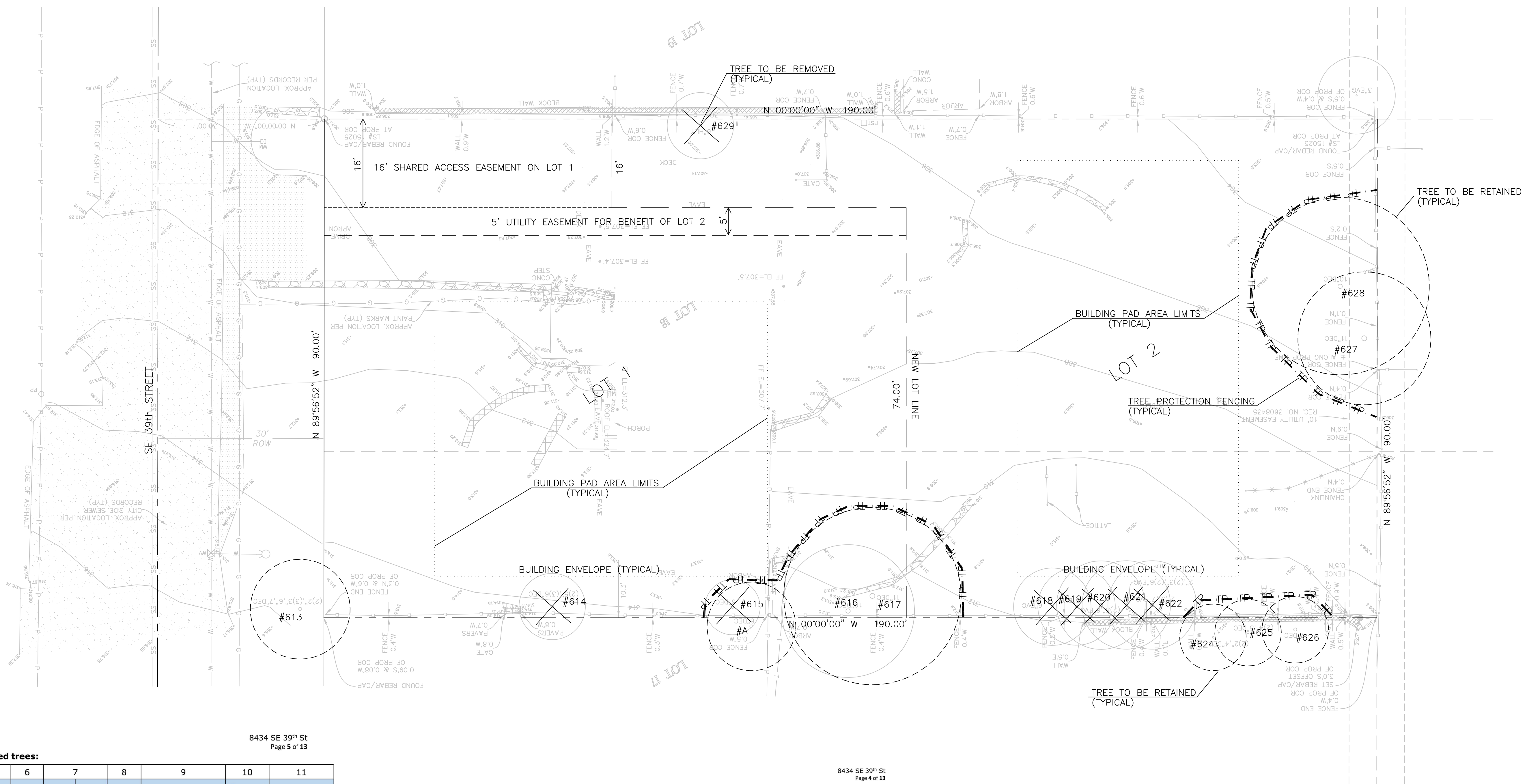
SHEET 7 OF 9

OFFE ENGINEERS
 13932 SOUTHEAST 199TH PLACE
 RENTON, WASHINGTON 98058
 PHONE: 425-260-3412
 CONTACT: DARRELL OFFE, P.E.



REV. NO.	DATE	DESCRIPTION
01	01/20/2023	

DESIGNED BY: DLO
 DRAWN BY: SLM
 CHECKED BY: DLO



8434 SE 39th St
Page 5 of 13

8434 SE 39th St
Page 4 of 13

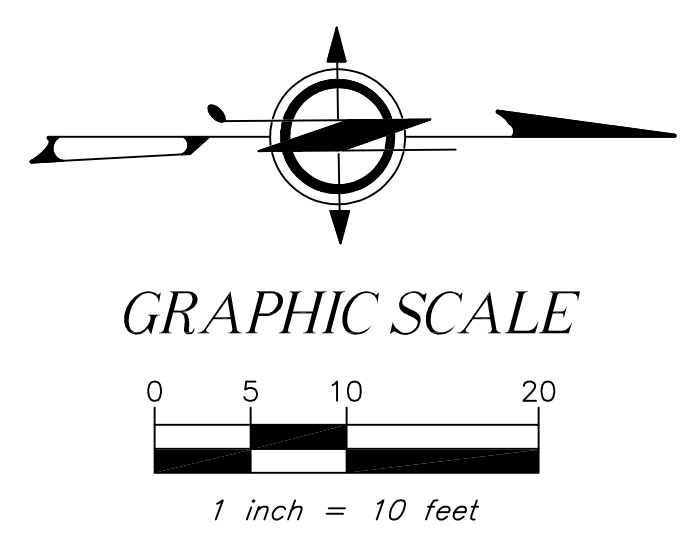
Offsite Potentially Impacted trees:

#	Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip-line radius feet	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action					
										Retain	Remove	CRZ/TPZ/LOD	Radius in feet	N	W
1	A	Dogwood	12	12	8 over fence		Y	Fair	Thin canopy, moss and lichen, typical of species	1		8	8	8	8
2	613	Hawthorne	5, 6	8	9			OK	Co-dominant leaders with included bark x2 @ root crown, moss and lichen, asymmetric canopy towards south, typical of species	1		9	9	9	9
3	624	Cryptomeria	8, 3, 4	9.5	6			OK	Co-dominant leaders with included bark x3 @ 3', typical of species	1		6	6	6	6
4	625	Cryptomeria	6, 4, 3, 3	8.5	6			OK	Co-dominant leaders with included bark x4 @ root crown, typical of species	1		6	6	6	6
5	626	Cryptomeria	3, 4, 3, 4, 2, 3	8	6			OK	Co-dominant leaders with included bark x6 @ root crown, typical of species	1		6	6	6	6

Specific Tree Observations:

#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action					Value	Healthy Trees	Retained trees	Replacement
										Retain	Remove	CRZ/TPZ/LOD	Radius in feet	N				
1	614	Plum	14	14	10			OK	Co-dominant leaders with included bark x5 @ 5', poor pruning with decay, moss and lichen, typical of species		1	10	10	10	7	1	1	2
2	617	Cryptomera	14	14	16			OK	Column of decay @ root crown up to 8' towards west, thin canopy, moss and lichen, asymmetric canopy towards west	1		16	16	16	16	1	1	1
3	627	Mountain ash	15	15	12			Poor	Falling towards west, vertical crack 8' up to 20', moss and lichen.		1	12	12	12	12	1	1	
4	628	Red maple	14, 14	20	16			OK	Co-dominant leaders with included bark x2 @ root crown, moss and lichen, asymmetric canopy towards south, typical of species	1		16	16	16	16	1	1	1

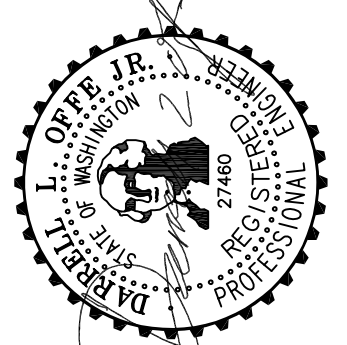
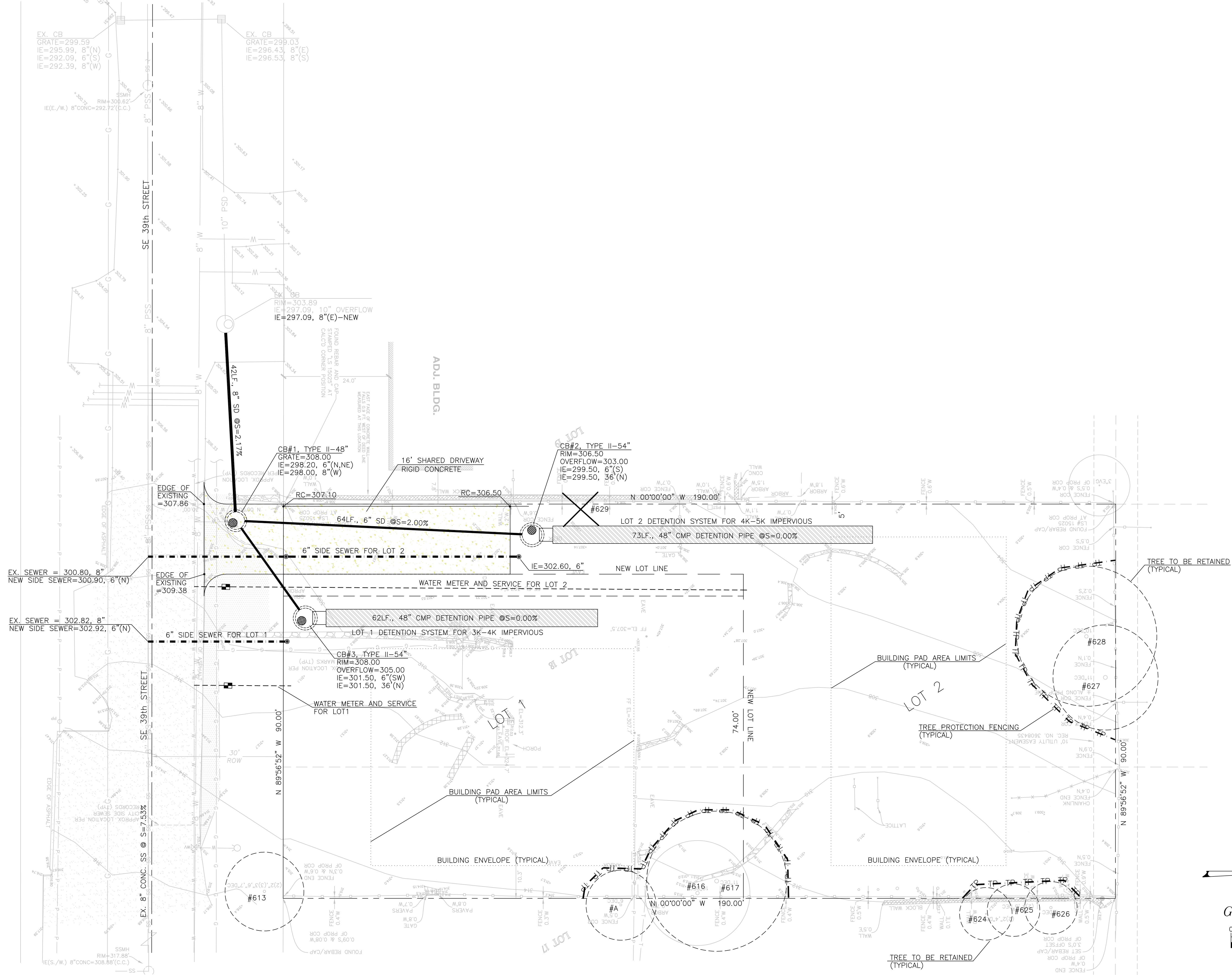
PARCEL # 5021900691
0.39 ACRES(S)
17,100 SQ FT



FILE#: SUB22-xxxx

	OFFE ENGINEERS 13932 SOUTHEAST 19TH PLACE RENTON, WASHINGTON 98058 PHONE: 425-260-3412 CONTACT: DARRELL OFFE, P.E.			CHECKED BY DLO	DRAWN BY SLM	DESIGNED BY DLO	DATE 01/20/2023	DESCRIPTION
SE 39th SHORT PLAT CHINMAY DUBEY		TREE PLAN		SHEET CONTENT		DATE 01/20/2023		
PROJECT		CLIENT		SHEET CONTENT		SHEET 8 OF 9		

A PORTION OF THE SW 1/4, OF THE SW 1/4, OF SECTION 07, TOWNSHIP 24 N., RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



OFFE ENGINEERS
13922 SOUTHEAST 189TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-260-3412
CONTACT: DARRELL OFFE, P.E.



SE 39th SHORT PLAT
CHINMAY DUBEY
UTILITY/TREE PLAN

PROJECT: SE 39th SHORT PLAT
CLIENT: CHINMAY DUBEY
SHEET CONTENT: UTILITY/TREE PLAN

DATE: 01/20/2023
SHEET: 9 OF 9

REV. NO.	DATE	DESCRIPTION

CHECKED BY: DLO

DRAWN BY: SLM

DESIGNED BY: DLO

DATE: 01/20/2023

SHEET: 9 OF 9

