

SE 39th Short Plat 8434 SE 39th Street Mercer Island, Washington Land Use File #: SUB23-002

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

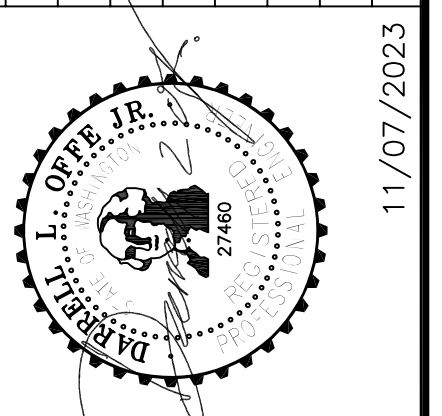
ARBORIST: CREATIVE LANDSCAPE SOLUTIONS
 ATTN: SUSAN PRINCE
 OFFICE NUMBER: 425-890-3808
 EMAIL: sprince202@aol.com

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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
2	11/07/23	ADDED TREE REPLACEMENT PLAN
1	05/24/23	REVISED PER CITY COMMENTS 05/22/2023



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

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

SE 39th SHORT PLAT
CHINMAY DUBEY
COVER SHEET

DATE: 11/07/2023

CITY OF MERCER ISLAND SHORT PLAT NO. SUB23-002

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)

SS

COUNTY OF KING)

ON THIS _____ DAY OF _____ 2023 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 _____ 2023

CITY ENGINEER

PLANNING

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2023

CODE OFFICIAL

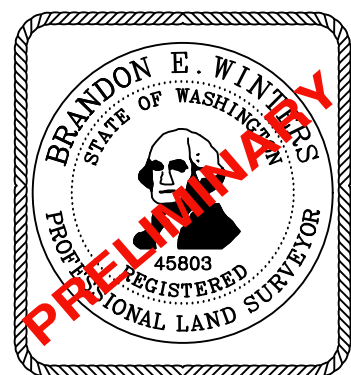
KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2023

ASSESSOR: _____

DEPUTY ASSESSOR: _____

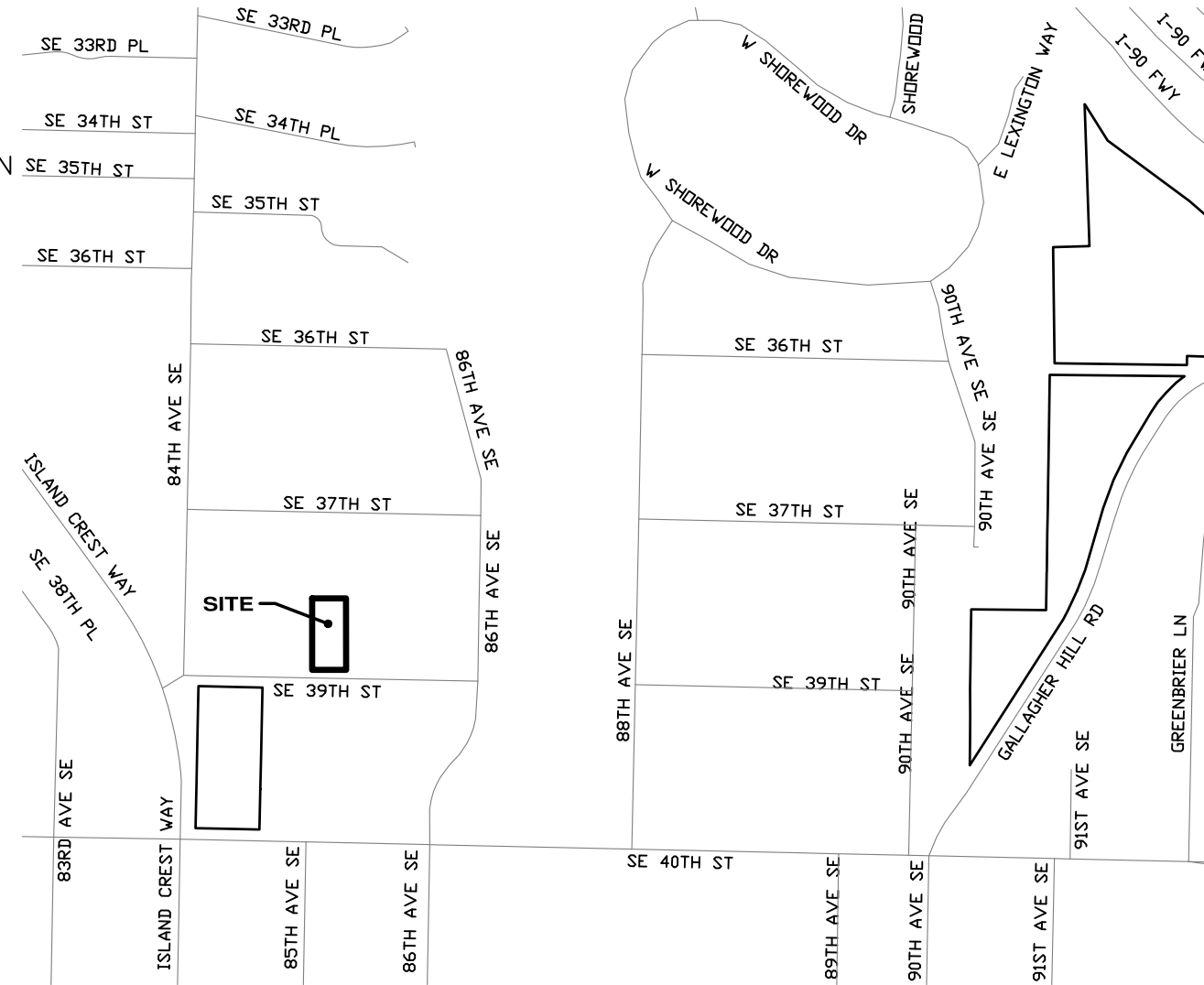
ACCOUNT NUMBER _____



DATE: _____

VICINITY MAP

N.T.S.



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.

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

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.

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

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

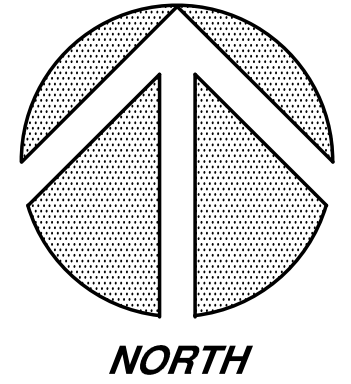
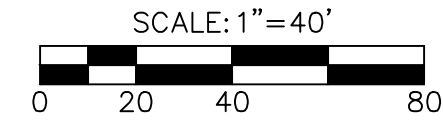
WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:

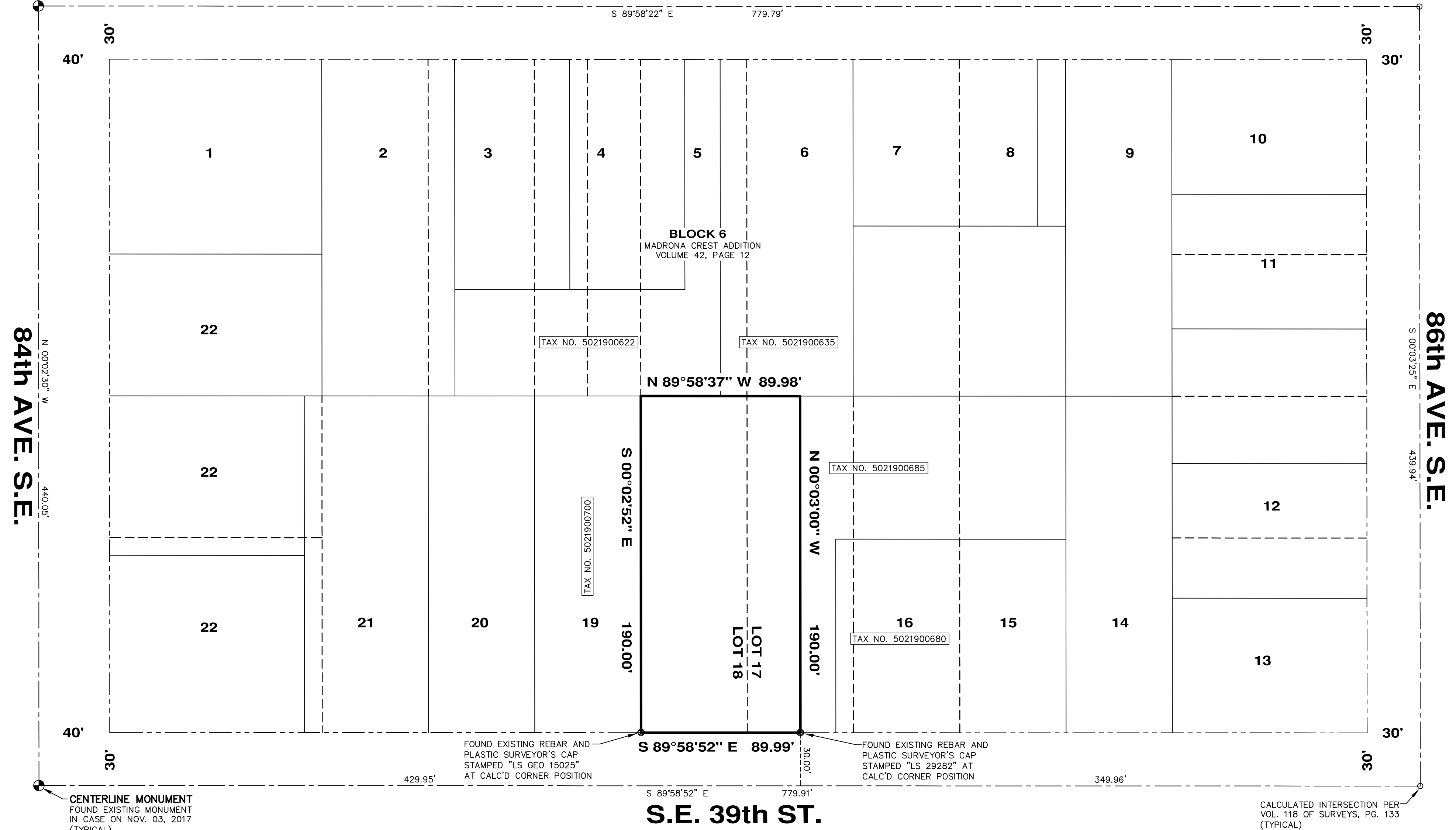
**SW 1/4, SW 1/4, SEC. 7, T. 24 N., R. 5 E., W.M.
KING COUNTY, WASHINGTON**

17-5963 SUB22.DWG

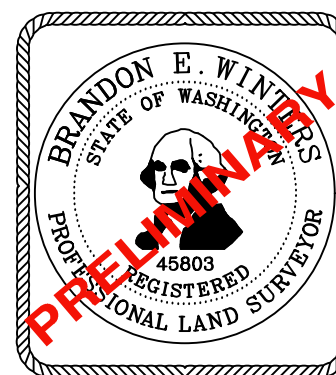
DRAWN BY: RCS	DATE: 07/10/2023	PROJECT #: 17-5963
CHK. BY: BEW	SCALE: N/A	SHEET: 1 OF 4



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

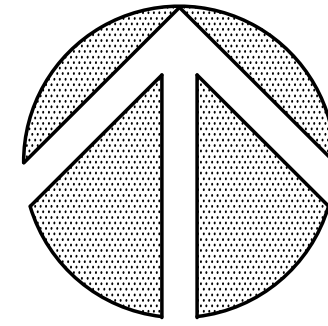
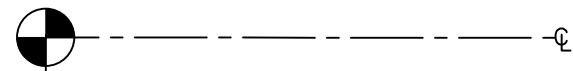
SURVEY IN:
SW 1/4, SW 1/4, SEC. 7, T. 24 N., R. 5 E., W.M.
KING COUNTY, WASHINGTON

DRAWN BY: RCS	DATE: 07/10/2023	PROJECT #: 17-5963
CHK. BY: BEW	SCALE: 1" = 40'	SHEET: 2 OF 4

17-5963 SUB22.DWG

CITY OF MERCER ISLAND SHORT PLAT NO. SUB23-002

S.E. 37TH ST.



NORTH

SCALE: 1"=20'



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.
2. ALL BUILDINGS ARE SUBJECT TO MEETING CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF PERMIT SUBMITTAL. ACCESS SHALL BE PROVIDED AS OUTLINED IN THE INTERNATIONAL FIRE CODE APPENDIX D AND MICC 19.70.040. FIRE PLAN REVIEWS WILL BE CONDUCTED AT TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR ADDITIONAL FIRE PREVENTION MEASURES FOR BUILDING APPROVAL.

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, 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.

84TH AVE. S.E.

N 00°02'30" W 440.05'

ACCESS EASEMENT
LOCATION OF 19.99' WIDE SHARED EASEMENT AREA FOR ACCESS BENEFICIAL TO ALL LOTS WITHIN THIS SUBDIVISION.

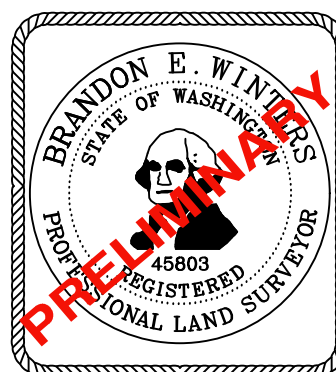
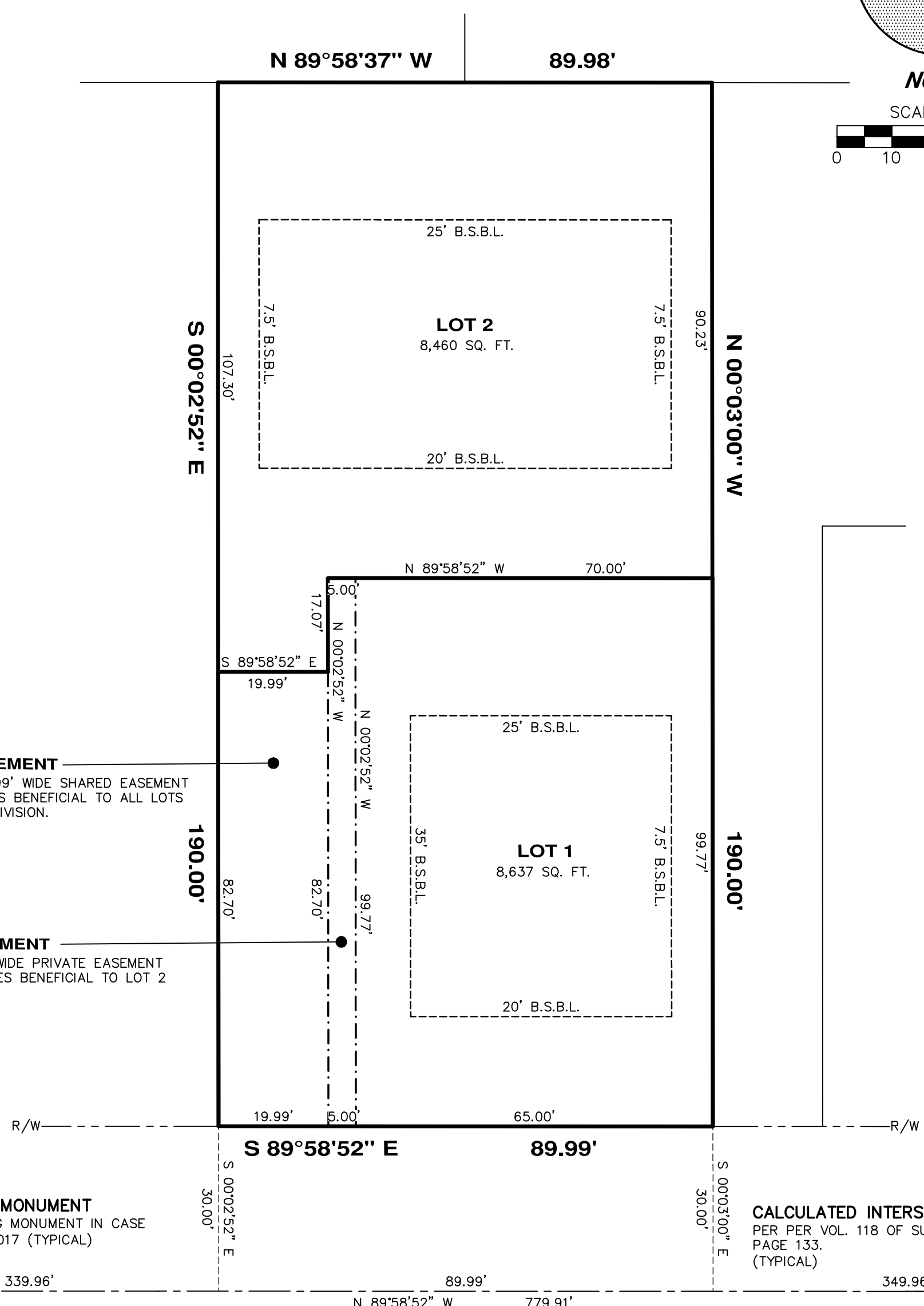
UTILITY EASEMENT
LOCATION OF 5' WIDE PRIVATE EASEMENT AREA FOR UTILITIES BENEFICIAL TO LOT 2

CENTERLINE MONUMENT
FOUND EXISTING MONUMENT IN CASE ON NOV. 03, 2017 (TYPICAL)

CALCULATED INTERSECTION
PER PER VOL. 118 OF SURVEYS, PAGE 133, (TYPICAL)

86TH AVE. S.E.

S.E. 39th ST.



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: 07/10/2023	PROJECT #: 17-5963
CHK. BY: BEW	SCALE: 1" = 20'	SHEET: 3 OF 4

CITY OF MERCER ISLAND SHORT PLAT NO. SUB23-002

NEW LOT DESCRIPTIONS:

LOT 1: AREA = 8,637 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, 82.70 FT.; THENCE S 89°58'52" E, 19.99 FT.; THENCE N 00°02'52" W, 17.07 FT.; THENCE S 89°58'52" E, 70.00 FT.; THENCE S 00°03'00" E, 99.77 FT.; THENCE N 89°58'52" W, 89.99 FT. TO THE **POINT OF BEGINNING.**

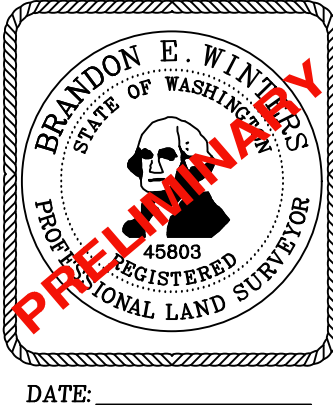
LOT 2: AREA = 8,460 SQ. FT.
 THAT PORTION OF LOTS 17 AND 18, BLOCK 6, MADRONA CREST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42 OF PLATS, PAGE 12, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID LOT 18; THENCE N 00°02'52" W, 82.70 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING N 00°02'52" W, 107.30 FT.; THENCE S 89°58'57" E, 89.98 FT.; THENCE S 00°03'00" E, 90.23 FT.; THENCE N 89°58'52" W, 70.00 FT.; THENCE S 00°02'52" E, 17.07 FT.; THENCE N 89°58'52" W, 19.99 FT. TO THE **POINT OF BEGINNING.**

SHARED 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, 82.70 FT.; THENCE S 89°58'52" E, 19.99 FT.; THENCE S 00°02'52" E, 82.70 FT.; THENCE N 89°58'52" W, 19.99 FT. TO THE **POINT OF BEGINNING.**

UTILITIES 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: COMMENCING AT THE S.W. CORNER OF SAID LOT 18; THENCE S 89°58'52" E, 19.99 FT. TO THE **POINT OF BEGINNING**; THENCE N 00°02'52" W, 99.77 FT.; THENCE S 89°58'52" E, 5.00 FT.; THENCE S 00°02'52" E, 99.77 FT.; THENCE N 89°58'52" W, 5.00 FT. TO THE **POINT OF BEGINNING.**

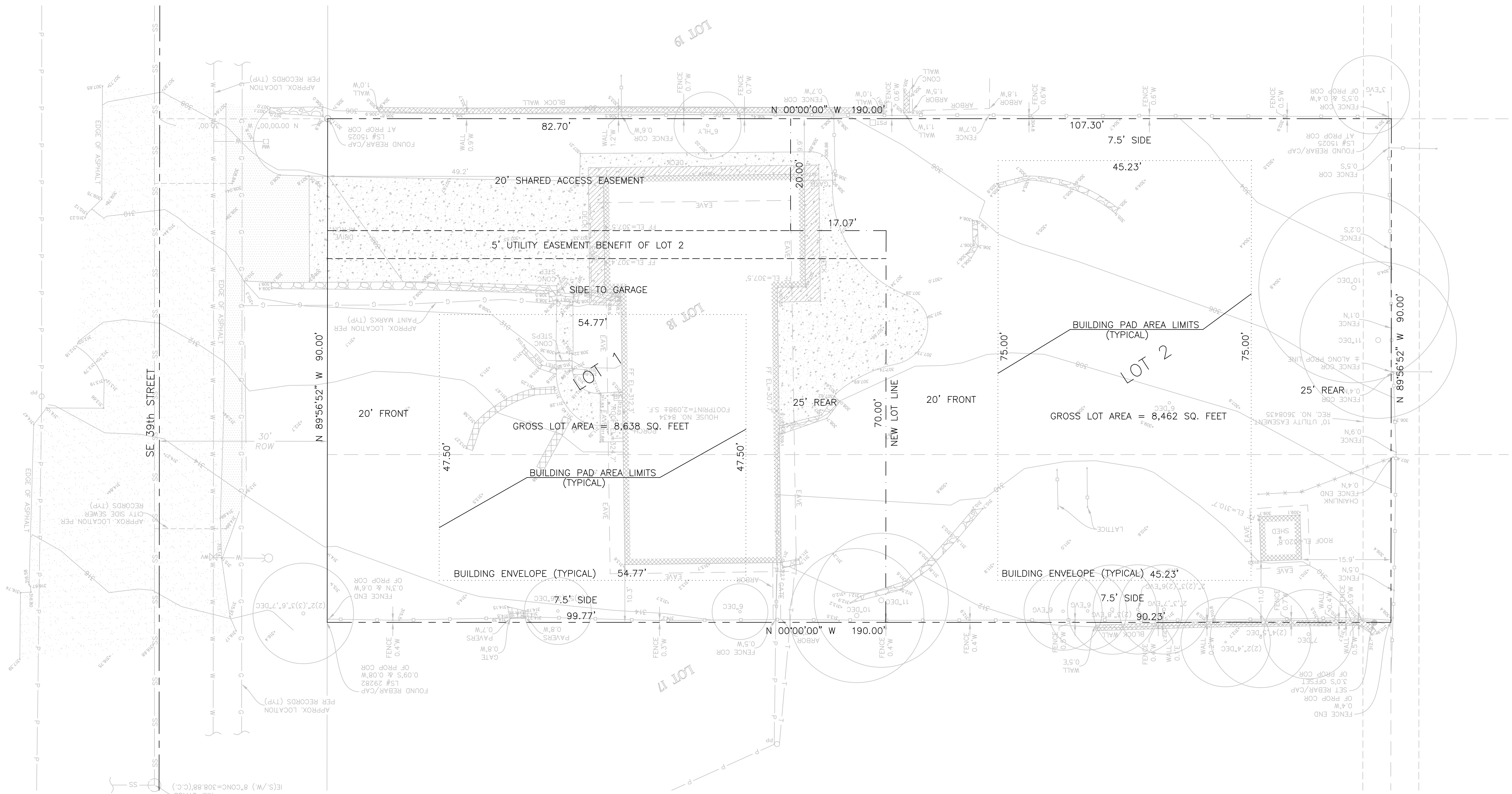


DATE: _____

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SURVEY IN:
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 KING COUNTY, WASHINGTON

17-5963 SUB22.DWG		
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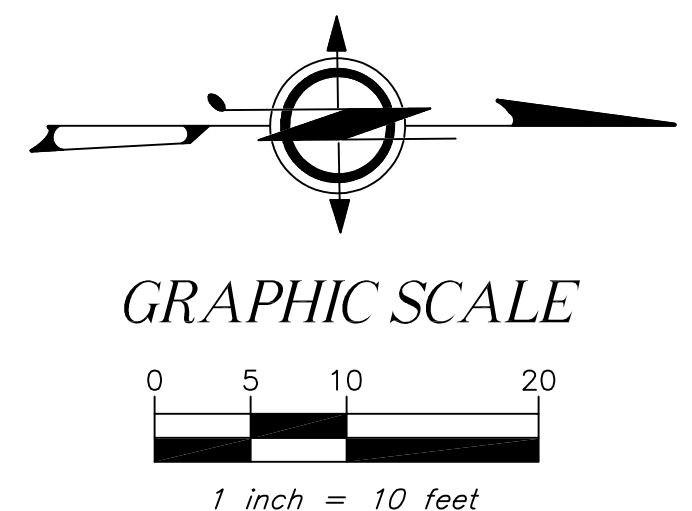


- NOTE:
- (A) NO CONSTRUCTION, TREE REMOVAL, GRADING, INSTALLATION OF UTILITIES ON LAND WITHIN A PROPOSED LONG OR SHORT SUBDIVISION SHALL BE ALLOWED PRIOR TO PRELIMINARY APPROVAL ON THE LONG OR SHORT SUBDIVISION AND UNTIL THE APPLICANT HAS SECURED THE PERMITS REQUIRED UNDER THE MERCER ISLAND CITY CODE. 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.
 - (C) ALL BUILDINGS ARE SUBJECT TO MEETING CURRENT FIRE CODE REQUIREMENTS AT TIME OF PERMIT SUBMITTAL. ACCESS SHALL BE PROVIDED AS OUTLINED IN THE INTERNATIONAL FIRE CODE APPENDIX D AND MICC 19.70.040. FIRE PLAN REVIEW WILL BE CONDUCTED AT TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR ADDITIONAL FIRE PREVENTION MEASURES FOR BUILDING APPROVAL.

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

	SLOPE	GROSS LOT AREA (sq. feet)	NET AREA (sq. feet)	LOT COVERAGE (SF/%)	HARDSCAPE (SF/%)	GROSS FLOOR AREA (SF/%)	COVERED/UNCOVERED PARKING STALLS (#s)	LOT WIDTH (FEET)	LOT DEPTH (FEET)
LOT 1									
EXISTING:	9.21%	17,100	17,100	3,518/20.6%	845/4.9%	3,030/17.7%	2/2	90.00	190.00
NEW:	4.25%	8,638	6,984	2,794/40%	628/9%	3,455/40%	2/2	90.00	99.77
LOT 2									
NEW:	9.21%	8,462	8,462	3,384/40%	762/9%	3,384/40%	2/2	90.00 (MIN. 60')	90.23 (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#: SUB23-002

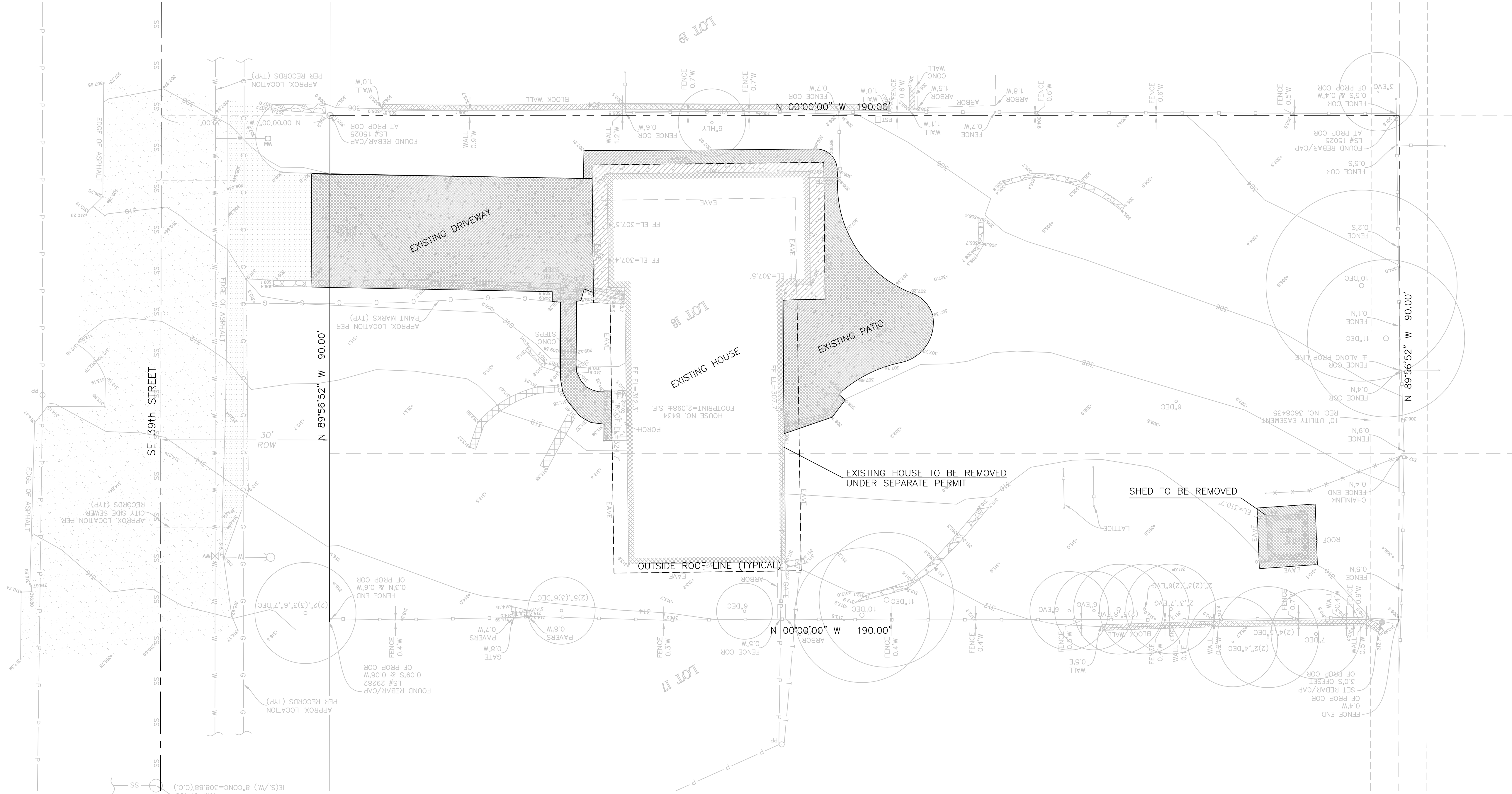
REV. NO.	DATE	DESCRIPTION
1	05/24/23	REVISED PER CITY COMMENTS 05/22/2023

OFFE ENGINEERS
 13922 SOUTHEAST 19TH PLACE
 RENTON, WASHINGTON 98058
 PHONE: 425-290-3412
 CONTACT: DARRELL OFFE, P.E.

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

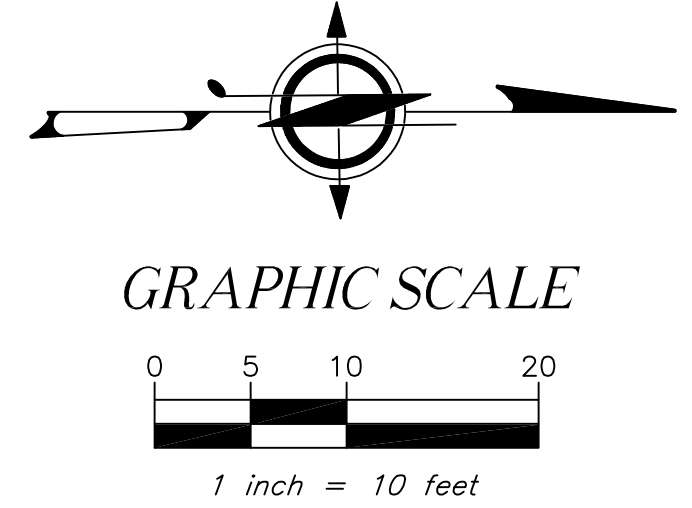
SE 39th SHORT PLAT
CHINMAY DUBEY
SITE PLAN

PROJECT: SE 39th SHORT PLAT
 CLIENT: CHINMAY DUBEY
 SHEET CONTENT: SITE PLAN



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)



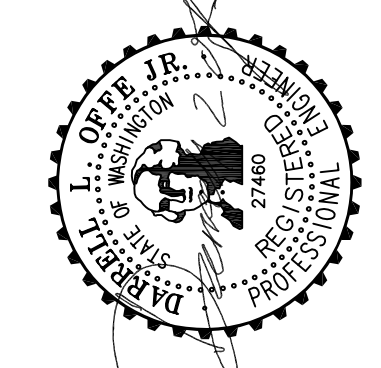
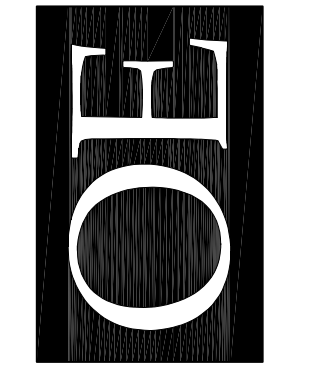
FILE#: SUB23-002

SE 39th SHORT PLAT
CHINMAY DUBEY
DEMOLITION PLAN

PROJECT: SE 39th SHORT PLAT
 CLIENT: CHINMAY DUBEY
 SHEET CONTENT: DEMOLITION PLAN

DATE: 07/19/2023
 SHEET: 7 OF 9

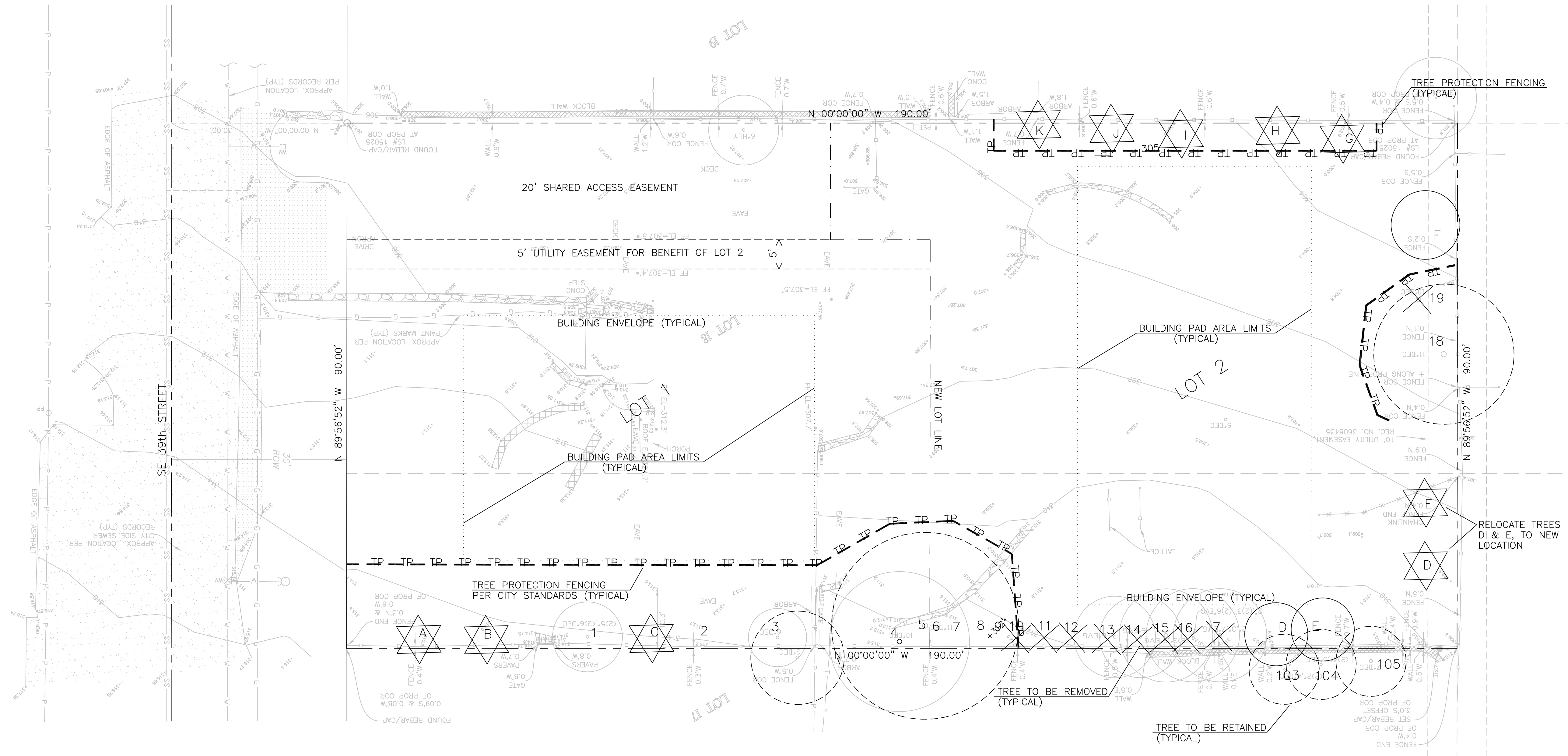
OFFE ENGINEERS
 13932 SOUTHEAST 197TH PLACE
 RENTON, WASHINGTON 98058
 PHONE: 425-260-3412
 CONTACT: DARRELL OFFE, P.E.



REV. NO.	DATE	DESCRIPTION
1	05/24/23	REVISED PER CITY COMMENTS 05/22/2023

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

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



 EXISTING REPLACEMENT TREES (TYP.)

8434 SE 39th Tree Table

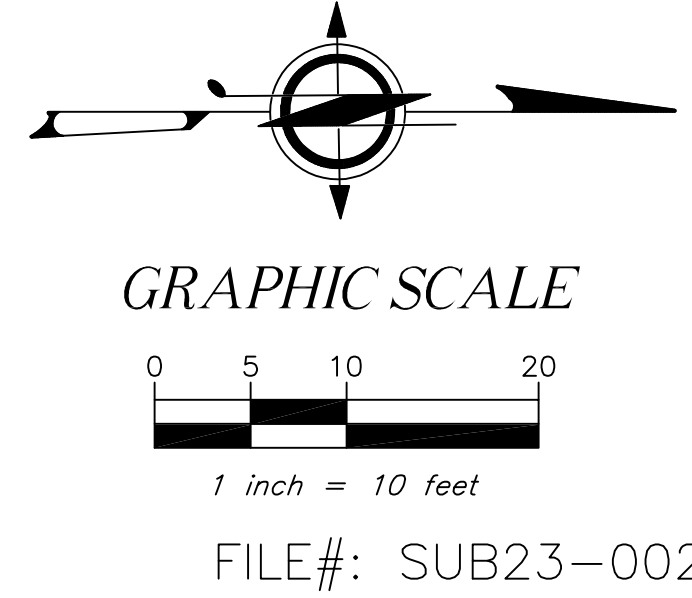
Tree ID	Common Name	DBH	Multi	Health	Condition	Dripline	Category	Retain?
1	Crabapple	11.7	Yes	1	1	12.0	Sig	Yes
2	Fruiting Pear	5		1	2	9.0	Small	Yes
3	Crabapple	8		1	2	10.0	Sig	Yes
4	Pacific Dogwood	10.5		2	1	18.0	Exc	Yes
5	Pacific Dogwood	11.5		2	1	18.0	Exc	Yes
6	Japanese Cedar	7.8	Yes	1	2	6.0	Small	Yes
7	Japanese Cedar	7.6	Yes	1	2	8.0	Small	Yes
8	Japanese Cedar	7	Yes	1	2	7.0	Small	Yes
9	Japanese Cedar	6.7	Yes	1	2	6.0	Small	Yes
10	Japanese Cedar	8.9	Yes	1	2	6.0	Small	No
11	Japanese Cedar	11.3	Yes	1	2	6.0	Sig	No
12	Japanese Cedar	7	Yes	1	2	7.0	Small	No
13	Japanese Cedar	10.4	Yes	1	2	8.0	Sig	No
14	Japanese Cedar	10.3	Yes	1	2	8.0	Sig	No
15	Japanese Cedar	12.6	Yes	1	2	8.0	Sig	No
16	Japanese Cedar	8.5	Yes	1	2	9.0	No	No
17	Japanese Cedar	10	Yes	1	2	9.0	Sig	No
18	Mountain Ash	14	Yes	1	2	14.0	Sig	Yes
19	Red maple	17.4		1	1	15.0	Sig	No
TOTALS								

OFFSITE

101	Common Hawthorn	8.5	ROW			13.0	Sig	Yes
102	Common Hawthorn	NOT MAPPED	ROW			13.0	Sig	Yes
103	Bitter Cherry	?				OH 14	Sig	Yes
104	Bitter Cherry	?				OH 14	Sig	Yes
105	Bitter Cherry	?				OH 14	Sig	Yes

Previous Replacement Trees

Id	Common Name	DBH	Multi	Health	Structural Condition	Dripline	Tree Size Category	Retain?
A	Thunder Cloud Plum	1.5				5.0	5.0	Yes
B	Thunder Cloud Plum	1.5				5.0	5.0	Yes
C	Thunder Cloud Plum	1.5				5.0	5.0	Yes
D	Himalayan cedar	1.5				5.0	5.0	Yes
E	Himalayan cedar	1.5				5.0	5.0	Yes
F	Himalayan cedar	1.5				5.0	5.0	Yes
G	Thunder Cloud Plum	2				5.0	5.0	Yes
H	Himalayan cedar	2.5				5.0	5.0	Yes
I	Himalayan cedar	2				5.0	5.0	Yes
J	Himalayan cedar	2				5.0	5.0	Yes
K	Himalayan cedar	2				5.0	5.0	Yes
L	Thunder Cloud Plum	2				7.0	7.0	Yes



PROJECT

CLIENT

SHEET CONTENT

DATE

07/19/2023

DESIGNED BY

DLO

DRAWN BY

SLM

CHECKED BY

DLO

REVISED PER CITY COMMENTS

DATE

REV. NO.

DESCRIPTION

05/24/23

1

07/19/2023

SE 39th SHORT PLAT

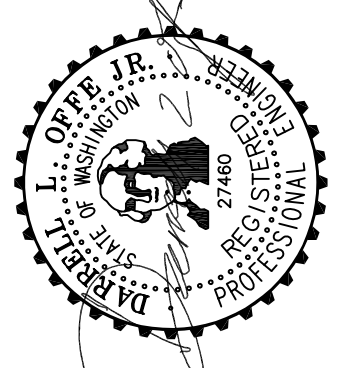
CHINMAY DUBEY

TREE PLAN

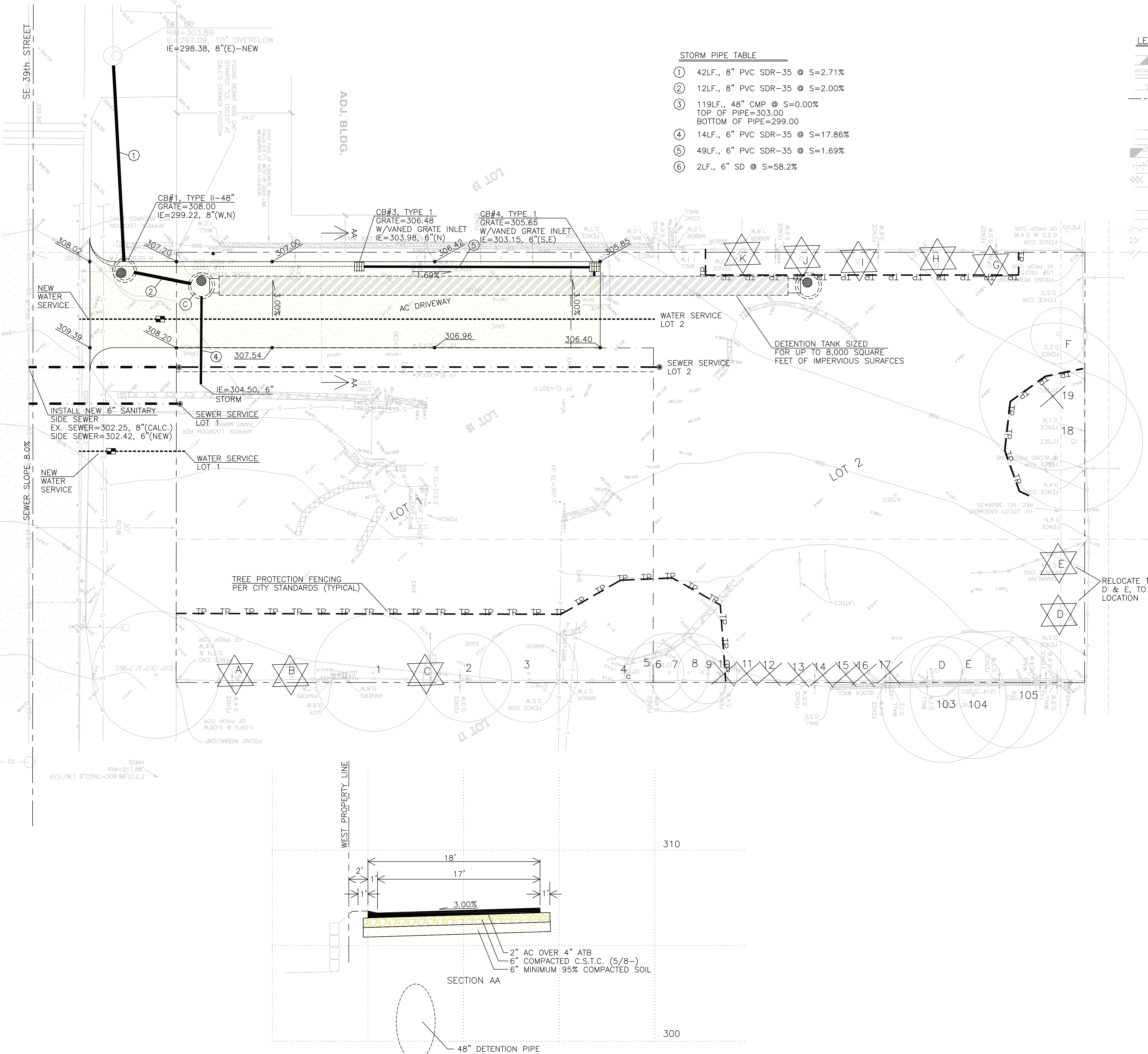
SHEET

8 OF 9

OFFE ENGINEERS
 13932 SOUTHEAST 19TH PLACE
 RENTON, WASHINGTON 98058
 PHONE: 425-260-3412
 CONTACT: DARRELL OFFE, P.E.



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



STORM PIPE TABLE

- 42LF., 8" PVC SDR-35 @ S=2.71%
- 12LF., 8" PVC SDR-35 @ S=2.00%
- 119LF., 48" CMP @ S=0.00%
TOP OF PIPE=303.00
BOTTOM OF PIPE=299.00
- 14LF., 6" PVC SDR-35 @ S=17.86%
- 49LF., 6" PVC SDR-35 @ S=1.69%
- 2LF., 6" SD @ S=58.2%

LEGEND

	ASPHALT SURFACE		EXISTING SPOT ELEVATIONS
	BRICK SURFACE		MONUMENT IN CASE (FOUND)
	BUILDING		POWER METER
	CENTERLINE ROW		POWER (OVERHEAD)
	CLEANOUT		POWER POLE
	CULVERT PIPE		REBAR AS NOTED (FOUND)
	CONCRETE SURFACE		REBAR & CAP (SET)
	RETAINING WALL		ROCKERY
	DECK		SEWER LINE
	FENCE LINE (CHAIN LINK)		SEWER MANHOLE
	FENCE LINE (WOOD)		STORM DRAIN LINE
	GAS METER		TELEPHONE (OVERHEAD)
	GRAVEL SURFACE		TELEPHONE SENTRY
	HEDGE FOLIAGE LINE		WATER METER
	INLET (TYPE 1)		POWER TRANSFORMER POLE
	MAILBOX (RESIDENTIAL)		TREE (AS NOTED)

EXISTING REPLACEMENT TREES (TYP.)

8434 SE 39th Tree Table

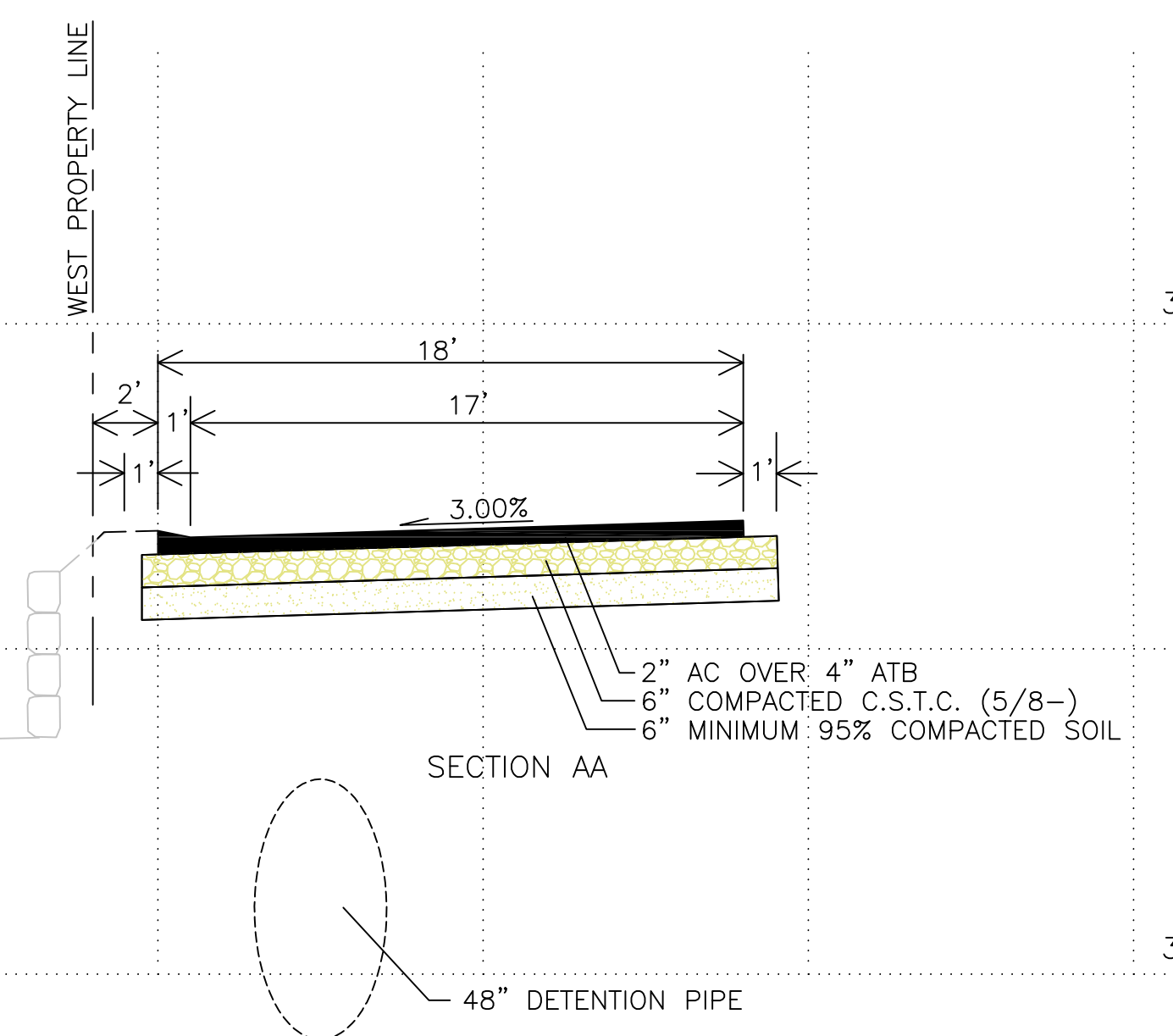
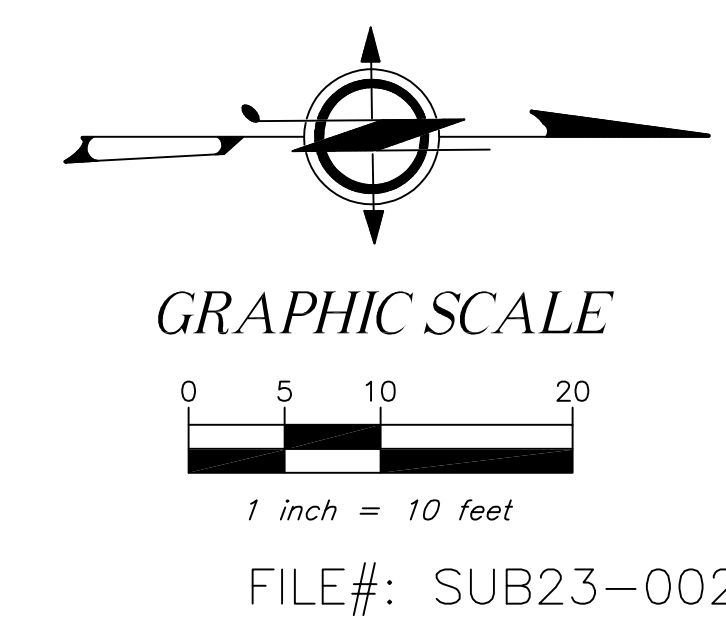
Tree ID	Common Name	DBH	Multi	Health	Condition	Drip-line	Category	Retain?
1	Crabapple	11.7	Yes	1	1	12.0	Sig	Yes
2	Fruiting Pear	5		1	2	9.0	Small	Yes
3	Crabapple	8		1	2	10.0	Sig	Yes
4	Pacific Dogwood	10.5		2	1	18.0	Exc	Yes
5	Pacific Dogwood	11.5		2	1	18.0	Exc	Yes
6	Japanese Cedar	7.8	Yes	1	2	6.0	Small	Yes
7	Japanese Cedar	7.6	Yes	1	2	8.0	Small	Yes
8	Japanese Cedar	7	Yes	1	2	7.0	Small	Yes
9	Japanese Cedar	6.7	Yes	1	2	6.0	Small	Yes
10	Japanese Cedar	8.9	Yes	1	2	6.0	Small	No
11	Japanese Cedar	11.3	Yes	1	2	6.0	Sig	No
12	Japanese Cedar	7	Yes	1	2	7.0	Small	No
13	Japanese Cedar	10.4	Yes	1	2	8.0	Sig	No
14	Japanese Cedar	10.3	Yes	1	2	8.0	Sig	No
15	Japanese Cedar	12.6	Yes	1	2	8.0	Sig	No
16	Japanese Cedar	8.5	Yes	1	2	9.0	Sig	No
17	Japanese Cedar	10	Yes	1	2	9.0	Sig	No
18	Mountain Ash	14	Yes	1	2	14.0	Sig	Yes
19	Red maple	17.4		1	1	15.0	Sig	No
TOTALS								

OFFSITE

ID	Common Name	DBH	ROW	Category	Retain?	
101	Common Hawthorn	8.5	ROW	13.0	Sig	Yes
102	Common Hawthorn	NOT MAPPED	ROW	13.0	Sig	Yes
103	Bitter Cherry	?		OH 14	Sig	Yes
104	Bitter Cherry	?		OH 14	Sig	Yes
105	Bitter Cherry	?		OH 14	Sig	Yes

Previous Replacement Trees

ID	Common Name	DBH	Multi	Health	Structural Condition	Drip-line	Tree Size Category	Retain?
A	Thunder Cloud Plum	1.5				5.0	5.0	Yes
B	Thunder Cloud Plum	1.5				5.0	5.0	Yes
C	Thunder Cloud Plum	1.5				5.0	5.0	Yes
D	Himalayan cedar	1.5				5.0	5.0	Yes
E	Himalayan cedar	1.5				5.0	5.0	Yes
F	Himalayan cedar	1.5				5.0	5.0	Yes
G	Thunder Cloud Plum	2				5.0	5.0	Yes
H	Himalayan cedar	2.5				5.0	5.0	Yes
I	Himalayan cedar	2				5.0	5.0	Yes
J	Himalayan cedar	2				5.0	5.0	Yes
K	Himalayan cedar	2				5.0	5.0	Yes
L	Thunder Cloud Plum	2				7.0	7.0	Yes



PROJECT	SE 39th SHORT PLAT	CLIENT	CHINMAY DUBEY	SHEET CONTENT	UTILITY & TREE PLAN	DATE	07/19/2023	REV. NO.	1	DATE	05/24/23	REVISIONS	REVISED PER CITY COMMENTS 05/22/2023
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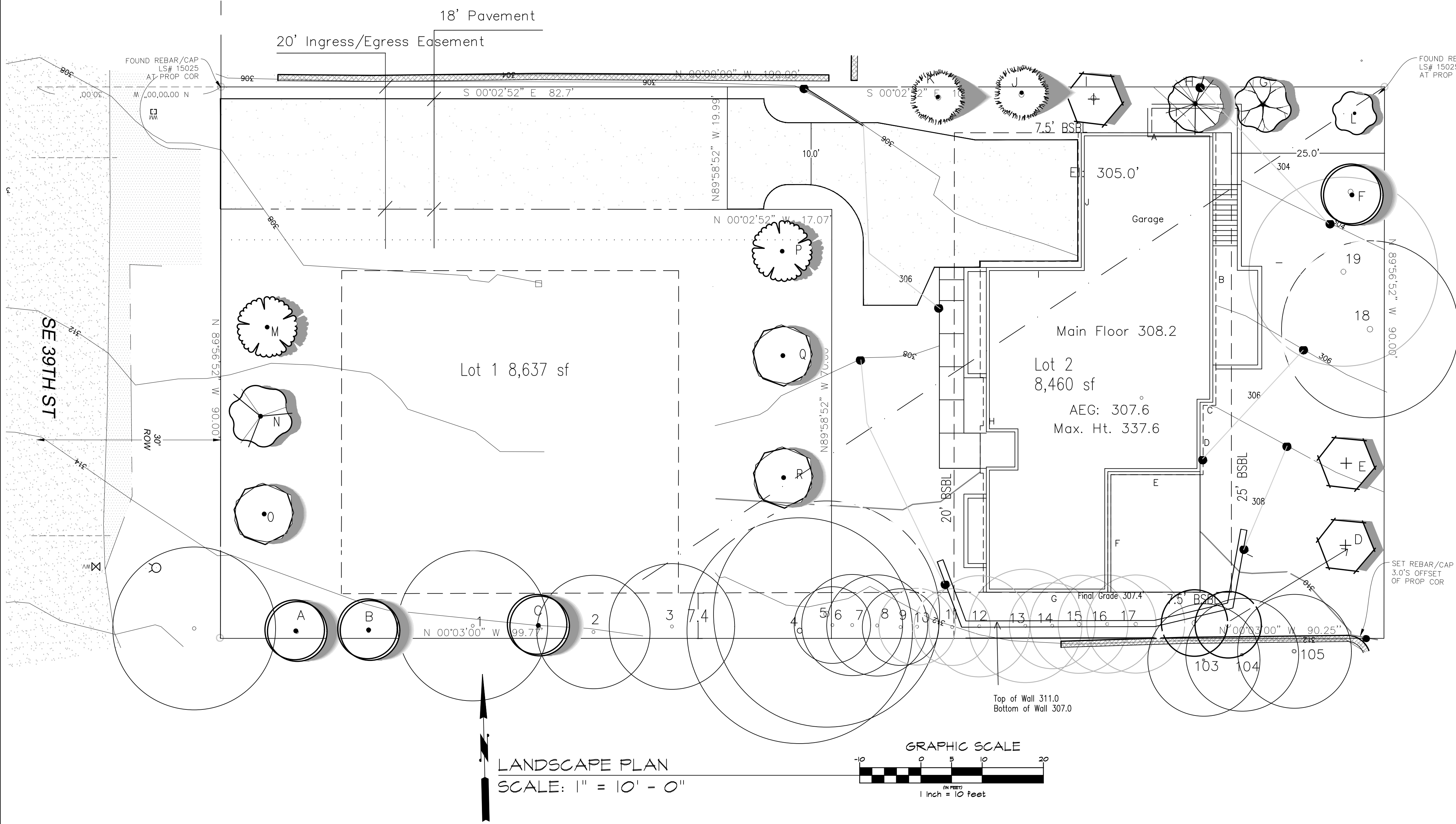
OFFE ENGINEERS
13932 SOUTHEAST 199TH PLACE
RENTON, WASHINGTON 98088
PHONE: 425-260-3412
CONTACT: DARRELL OFFE, P.E.

OFFE

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

FILE#: SUB23-002

9 OF 9



8434 SE 39th Tree Table

Tree ID	Common Name	DBH	Multi	Health	Condition	Dripline	Category	Retain?
1	Crabapple	11.7	Yes	1	1	12.0	Sig	Yes
2	Fruiting Pear	5		1	2	9.0	Small	Yes
3	Crabapple	8		1	2	10.0	Sig	Yes
4	Pacific Dogwood	10.5		2	1	18.0	Exc	Yes
5	Pacific Dogwood	11.5		2	1	18.0	Exc	Yes
6	Japanese Cedar	7.8	Yes	1	2	6.0	Small	Yes
7	Japanese Cedar	7.6	Yes	1	2	8.0	Small	Yes
8	Japanese Cedar	7	Yes	1	2	7.0	Small	Yes
9	Japanese Cedar	6.7	Yes	1	2	6.0	Small	Yes
10	Japanese Cedar	8.9	Yes	1	2	6.0	Small	No
11	Japanese Cedar	11.3	Yes	1	2	6.0	Sig	No
12	Japanese Cedar	7	Yes	1	2	7.0	Small	No
13	Japanese Cedar	10.4	Yes	1	2	8.0	Sig	No
14	Japanese Cedar	10.3	Yes	1	2	8.0	Sig	No
15	Japanese Cedar	12.6	Yes	1	2	8.0	Sig	No
16	Japanese Cedar	8.5	Yes	1	2	9.0	No	No
17	Japanese Cedar	10	Yes	1	2	9.0	Sig	No
18	Mountain Ash	14	Yes	1	2	14.0	Sig	Yes
19	Red maple	17.4		1	1	15.0	Sig	No
TOTALS								

OFFSITE

Tree ID	Common Name	DBH	ROW	Health	Condition	Dripline	Category	Retain?
101	Common Hawthorn	8.5				13.0	Sig	Yes
102	Common Hawthorn	NOT MAPPED	ROW			13.0	Sig	Yes
103	Bitter Cherry	?				OH 14	Sig	Yes
104	Bitter Cherry	?				OH 14	Sig	Yes
105	Bitter Cherry	?				OH 14	Sig	Yes

Previous Replacement Trees

Id	Common Name	DBH	Multi	Health	Condition	Dripline	Tree Size	Category	Retain?	Replacements
A	Thunder Cloud Plum	1.5				5.0			Yes	
B	Thunder Cloud Plum	1.5				5.0			Yes	
C	Thunder Cloud Plum	1.5				5.0			Yes	
D	Himalayan cedar	1.5				5.0			no	Vine Maple
E	Himalayan cedar	1.5				5.0			no	Vine Maple
G	Himalayan cedar	1.5				5.0			no	Pacific Crabapple
F	Thunder Cloud Plum	2				5.0			Yes	
H	Himalayan cedar	2.5				5.0			no	Bitter Cherry
I	Himalayan cedar	2				5.0			no	Vine Maple
J	Himalayan cedar	2				5.0			Yes	
K	Himalayan cedar	2				5.0			Yes	
L	Thunder Cloud Plum	2				7.0			no	Cascara
12 Trees										

New Replacement Trees

Tree ID	Common Name
M	Pacific Crabapple
N	Bitter Cherry
O	Vine Maple
P	Pacific Crabapple
Q	Vine Maple
R	Vine Maple

PLANT SCHEDULE

EXISTING REPLACEMENT TREES	BOTANICAL / COMMON NAME	SIZE	QTY	UNIT COST	TOTAL
	Cedrus deodara / Deodar Cedar	8'	2		
	Prunus cerasifera 'Thundercloud' / Thundercloud Purple-leaf Plum	2'Cal	4		
NEW REPLACEMENT TREES	BOTANICAL / COMMON NAME	SIZE	QTY	UNIT COST	TOTAL
	Acer circinatum / Vine Maple	2' Cal.	3	\$200	\$600
	Malus Fusca / Western Crabapple	2'Cal	2	\$180	\$360
	Prunus emarginata / Bitter Cherry	2'Cal	1	\$185	\$185

REPLACEMENT FOR EXISTING TREES	BOTANICAL / COMMON NAME	SIZE	QTY	UNIT COST	TOTAL
	Acer circinatum / Vine Maple	2'Cal	3	\$200	\$600
	Malus fusca / Western Crabapple	2'Cal	1	\$180	\$180
	Prunus emarginata / Bitter Cherry	2' Cal.	1	\$185	\$185
	Rhamnus purshiana / Cascara	2'Cal	1	\$170	\$170
				TOTAL:	\$2,280

Drawn: GCA
 Checked: 10-24-23
 1: KWK

CRAMER DESIGN CONSULTANTS, INC.
 LANDSCAPE ARCHITECT
 1909 242ND STREET SE
 BOTHELL, WA 98021
 425-241-6258



DUBAY/DWIVEDI RESIDENCE
 REPLACEMENT TREE PLAN
 8434 SE 39TH STREET MERCER ISLAND WA