

PROJECT TEAM

OWNER:
HU WEN & LI CHINAN
3870 83RD AVE SE, MERCER ISLAND, WA 98040
CONTACT: 443915177huwen@gmail.com

APPLICANT:
QISHENG WEN
3636 51ST AVE SW SEATTLE, WA 98116
CONTACT: WENCHEASIN@GMAIL.COM
PHONE: 206 557 9805

REGISTRATION

PROJECT NAME

3870 SUBDIVIDE

PROJECT ADDRESS

3870 83RD AVE SE, MERCER ISLAND, WA 98040

CITY STAMP

INTAKE 2023.10.01

SHEET TITLE

COVER SHEET

DRAWING SCALE

As indicated

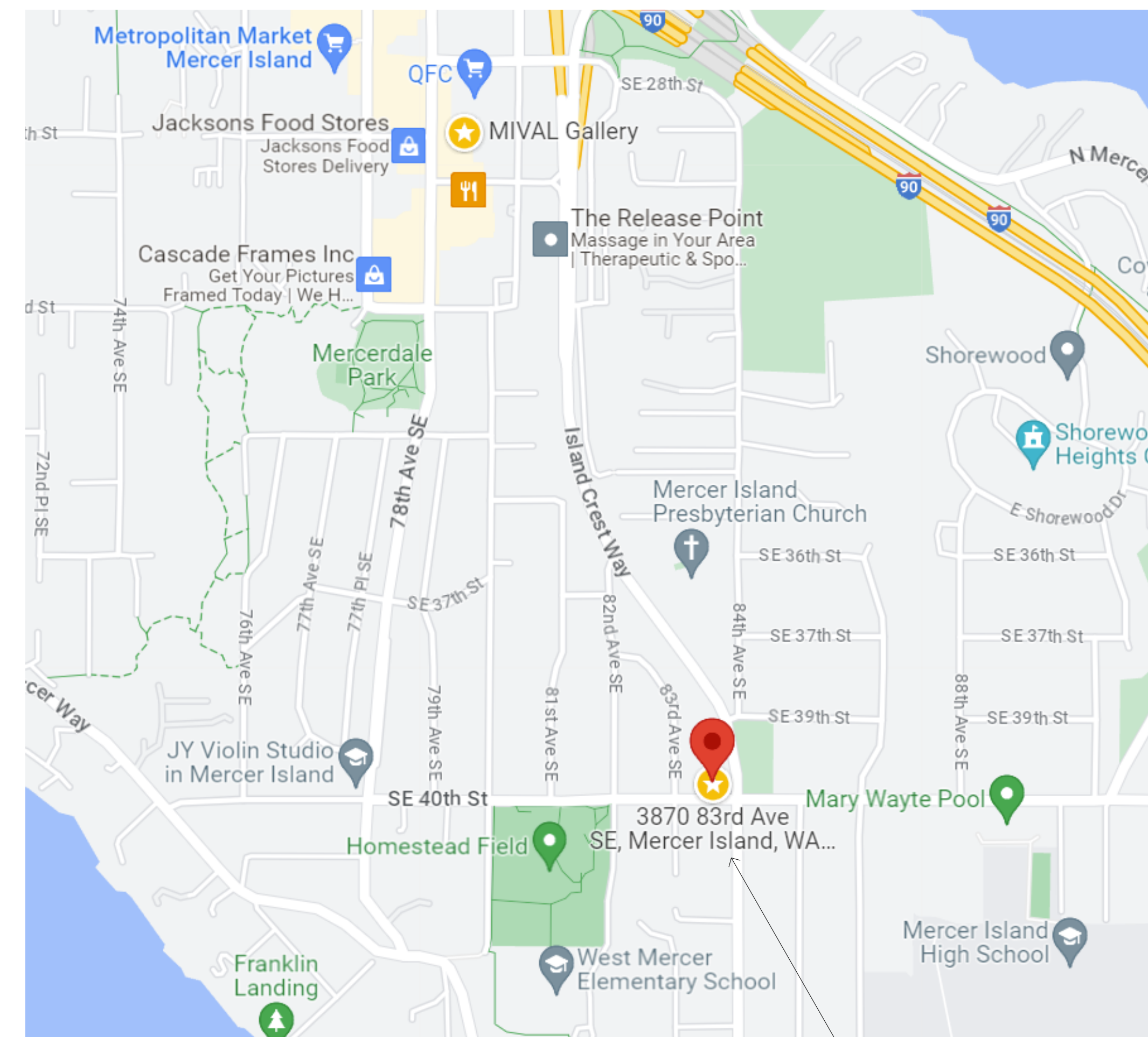
SHEET NUMBER

G10

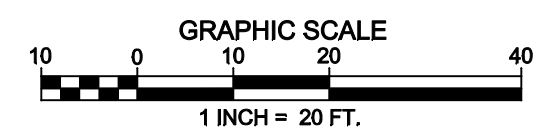
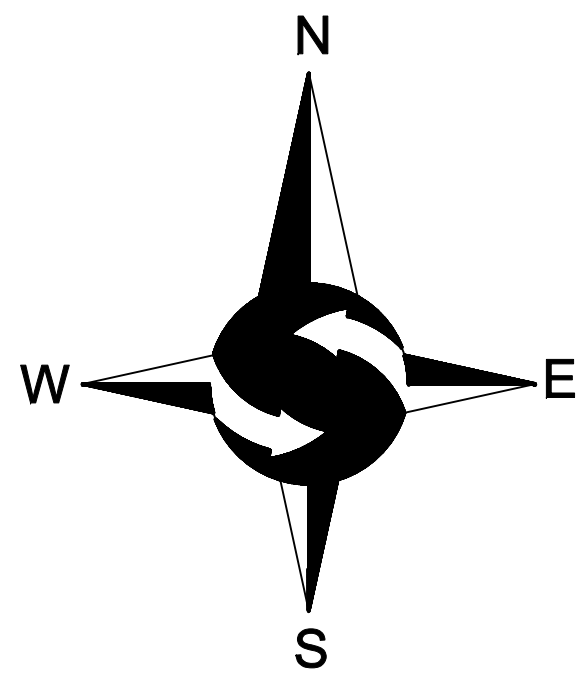
SHEET INDEX

| | |
|-----------|-------------------------------|
| G10 | COVERSHEET |
| V10 | SURVEY |
| A10 - A11 | SITE PLAN & LAND USE DIAGRAMS |

VINCINITY MAP



PROJECT LOCATION



LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND REBAR AS DESCRIBED
- ⊗ TACK IN LEAD FOUND
- SET 5/8" X 24" IRON ROD WITH YELLOW PLASTIC CAP
- ⊠ POWER METER
- ⊕ UTILITY POLE
- ⊕ GAS METER
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- SS — APPROXIMATE LOCATION SANITARY SEWER LINE
- SD — APPROXIMATE LOCATION STORM DRAIN LINE
- OHP — OVERHEAD POWER
- OHU — OVERHEAD UTILITIES
- X — CHAINLINK FENCE
- □ — WOOD FENCE
- ▬ CONCRETE WALL
- ⊠ ROCKERY
- ▬ ASPHALT SURFACE
- ▬ CONCRETE SURFACE
- ▬ GRAVEL SURFACE
- CE CEDAR
- DS DECIDUOUS
- SP SPRUCE
- BI BIRCH
- PI PINE
- * INDICATES MULTI-TRUNK

LEGAL DESCRIPTION

PARCEL D OF SHORT PLAT NO. 78-4-019, AS RECORDED UNDER KING COUNTY RECORDING NO. 78033008645, RECORDS OF KING COUNTY AUDITOR; EXCEPT THAT PORTION OF PARCEL D, CONVEYED TO THE CITY OF MERCER ISLAND BY DEED RECORDED MARCH 27, 1979, UNDER KING COUNTY RECORDING NO. 7903270794

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

BASIS OF BEARINGS

ACCEPTED A BEARING OF N01°13'56"E BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF 84TH AVENUE SE BASED ON RECORD OF SURVEY RECORDED UNDER KING COUNTY RECORDING NO. 2007020590001.

PROJECT INFORMATION

SURVEYOR: SITE SURVEYING, INC.
21923 NE 11TH ST
SAMMAMISH, WA 98074
PHONE: 425.298.4412

PROPERTY OWNER: WEN HU & CHINAN LI
3870 83RD AVENUE SE
MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 122404-9112

PROJECT ADDRESS: 3870 83RD AVENUE SE
MERCER ISLAND, WA 98040

ZONING: R-9.6

JURISDICTION: CITY OF MERCER ISLAND

PARCEL ACREAGE: 20,318 S.F. (0.466 ACRES) AS SURVEYED

GENERAL NOTES

1. THIS SURVEY WAS COMPLETED USING THE COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTEE COMPANY, GUARANTEE NO. CK 40278190, DATED JANUARY 26, 2021 AT 8:00 AM.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN APRIL 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

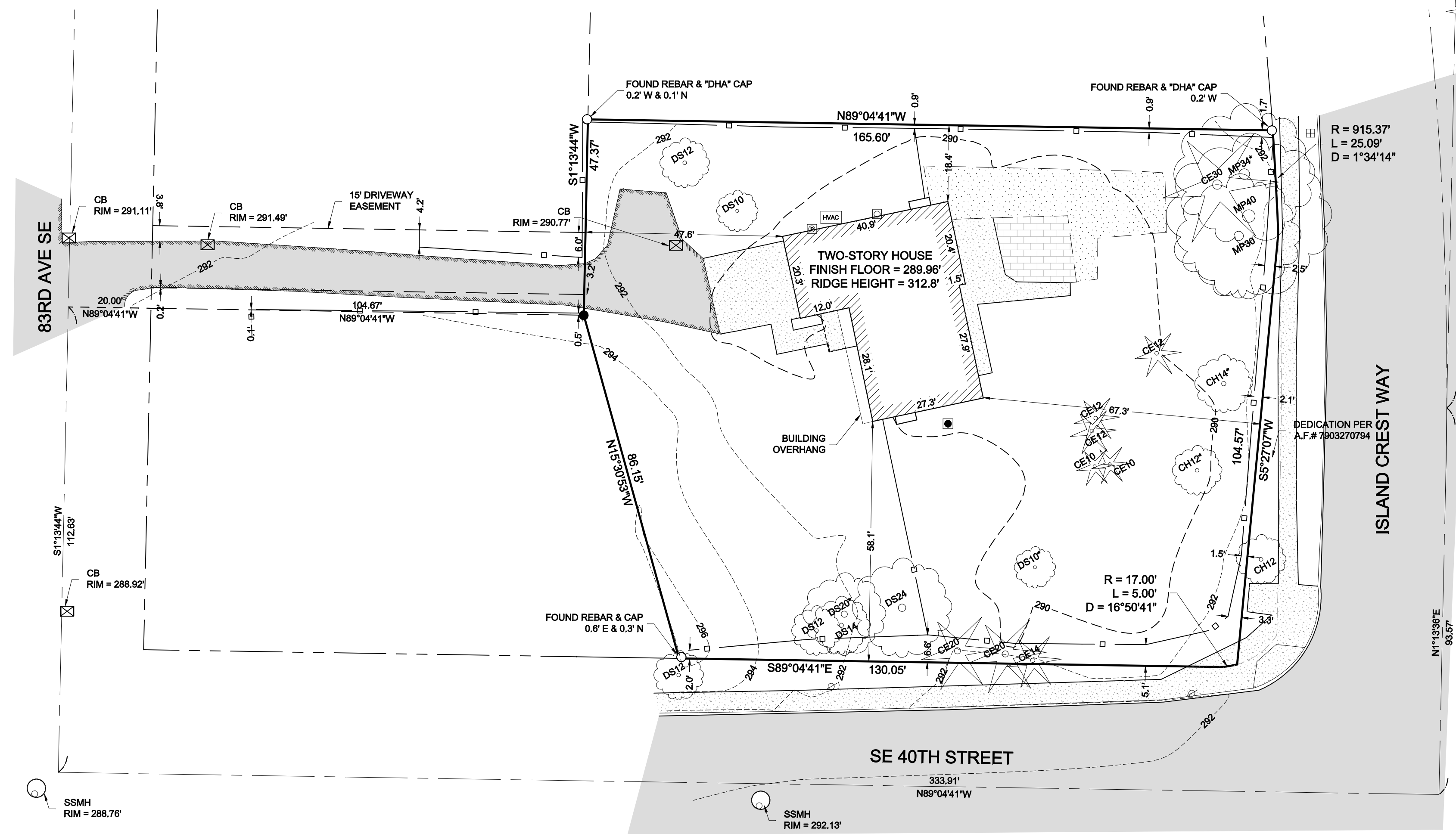
VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WCCS SURVEY CONTROL DATABASE.

THE MARK IS A MONUMENT IN CASE AT THE INTERSECTION OF SE 39TH ST & 84TH AVE SE

POINT ID NO. 47735;
ELEVATION: 291.16 FEET (88.745 METERS) NAVD 88

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



VICINITY MAP
NTS

84TH AVE SE
N1°13'56"E
343.74'



SE 1/4, SE 1/4, SEC 12, TWP 24N, RNG 4E, W.M.

| DATE | REVISION | DRN |
|------|----------|-----|
| | | |
| | | |
| | | |
| | | |
| | | |

TOPOGRAPHIC SURVEY
WEN HU & CHINAN LI
3870 83RD AVENUE SE
MERCER ISLAND, WA 98040

PROJECT NO. 21-195
DRAWN BY: EFJ
CHECKED BY: TNW
DATE: 5/13/2021
SHEET 1 OF 1

LAND USE DATA

SETBACKS & SEPARATIONS [REF SITE PLAN]:

LOT 1

| | | |
|---------------------------|-------------------|--|
| REQUIRED: | PROVIDED: | |
| FRONT STREET: 20'-0" MIN. | FRONT: 20'-0" | |
| SIDE TOTAL: 15'-0" MIN. | SIDE NORTH: 7'-6" | |
| SIDE MIN: 5'-0" MIN. | SIDE SOUTH: 7'-6" | |
| REAR: 25'-0" MIN. | REAR: 25'-0" | |

LOT 2

| | | |
|---------------------------|--------------------|--|
| REQUIRED: | PROVIDED: | |
| FRONT STREET: 20'-0" MIN. | FRONT: 20'-0" | |
| SIDE TOTAL: 15'-0" MIN. | SIDE NORTH: 5'-0" | |
| SIDE MIN: 5'-0" MIN. | SIDE SOUTH: 10'-0" | |
| REAR: 25'-0" MIN. | REAR: 25'-0" | |

PROJECT DATA

PROJECT NUMBER:

BLDG-xxxxx

PROJECT DESCRIPTION:

SUBDIVIDE EXISTING LOT INTO 2 LOTS

ADDRESS:

3870 83RD AVE SE, MERCER ISLAND, WA 98040

LEGAL DESCRIPTION:

PARCEL D OF SHORT PLAT NO. 78-4-019, AS RECORDED UNDER KING COUNTY RECORDING NO. 78053000645, RECORDS OF KING COUNTY AUDITOR; EXCEPT THAT PORTION OF PARCEL D, CONVEYED TO THE CITY OF MERCER ISLAND BY DEED RECORDED MARCH 27, 1979, UNDER KING COUNTY RECORDING NO. 7903270794

PARCEL NUMBER:

122404-9112

ZONE:

R9.6

LOT SIZE:

20,908 SF

REGISTRATION

PROJECT NAME

3870 SUBDIVIDE

PROJECT ADDRESS

3870 83RD AVE SE, MERCER ISLAND, WA 98040

CITY STAMP

INTAKE 2023.10.01

SHEET TITLE

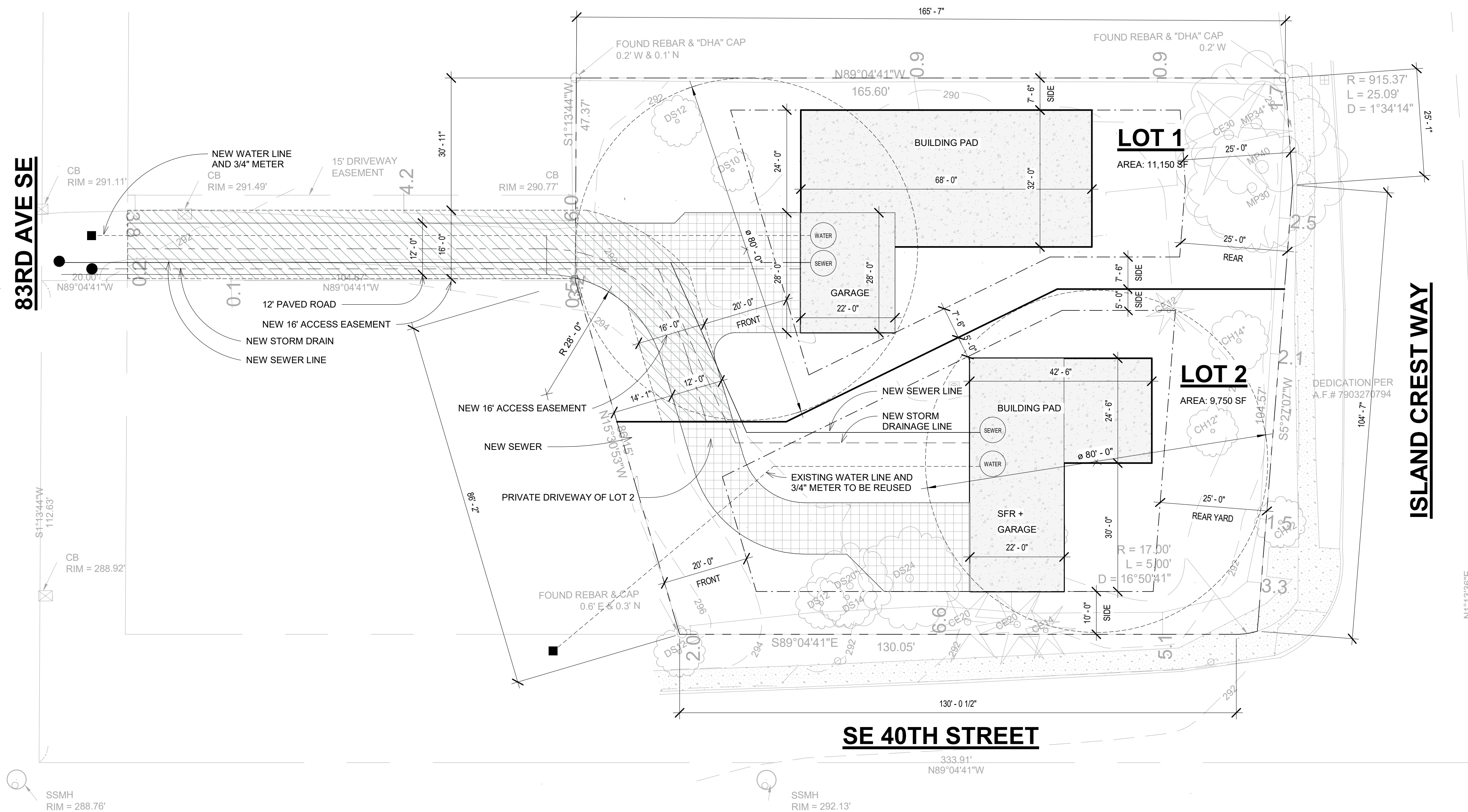
Site Plan

DRAWING SCALE

1/16" = 1'-0"

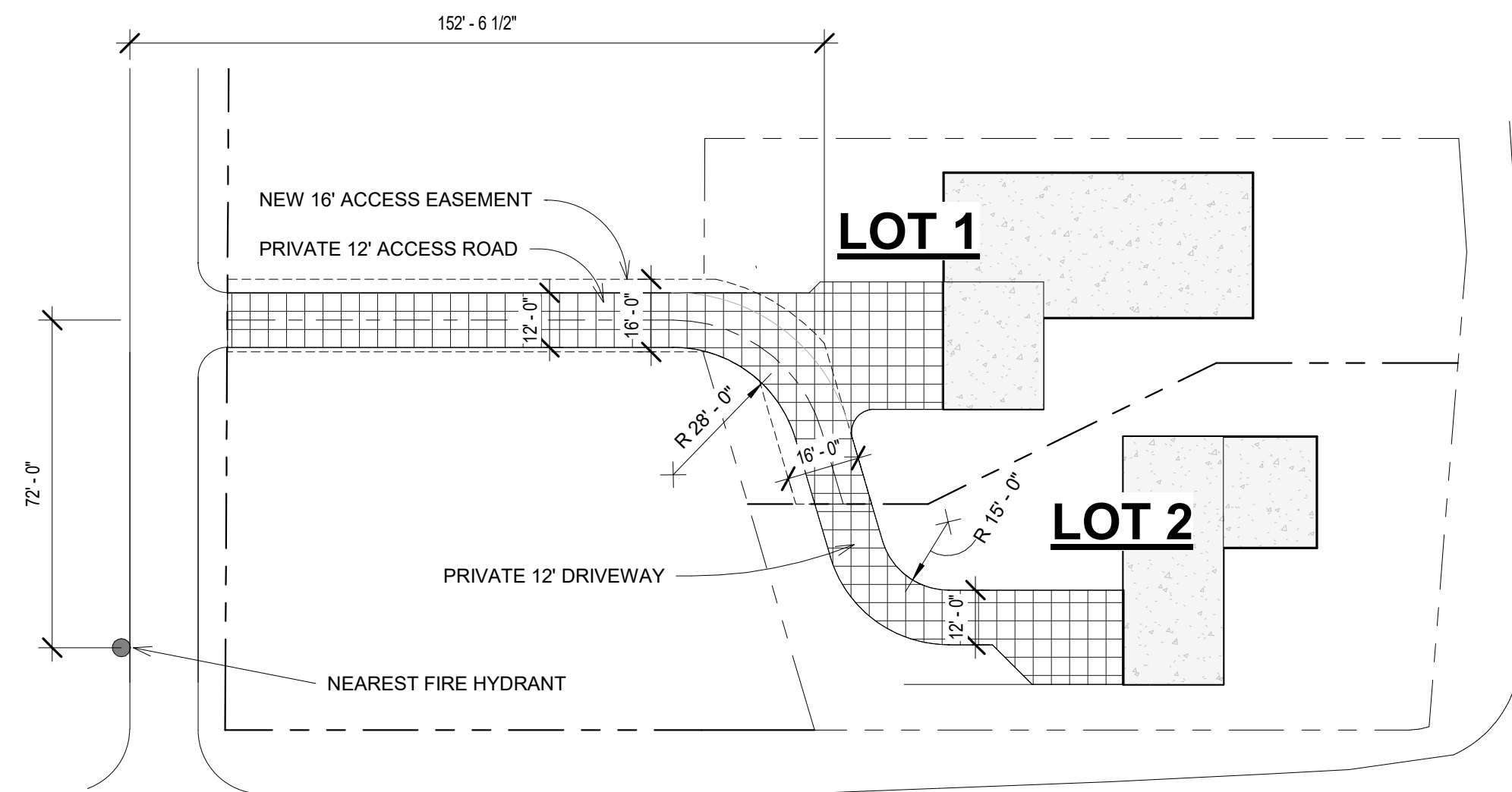
SHEET NUMBER

A10



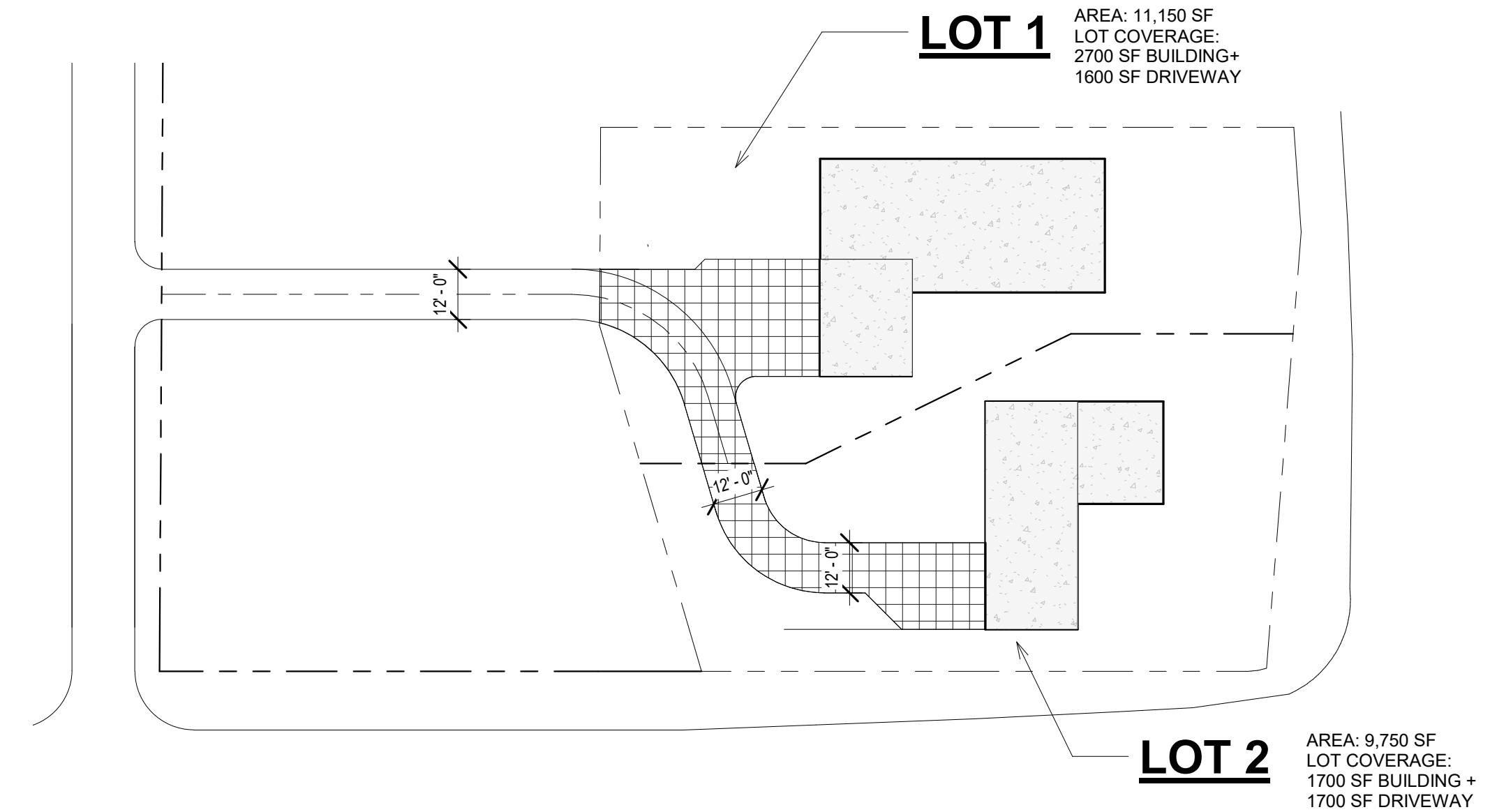
1 Site Plan
SCALE: 1/16" = 1'-0"

PRIVATE ACCESS AND DRIVEWAY



1 ACCESS DIAGRAM
SCALE: 1/32" = 1'-0"

LOT COVERAGE:



2 LOT COVERAGE DIAGRAM
SCALE: 1/32" = 1'-0"

ARCHITECT

REGISTRATION

PROJECT NAME

**3870
SUBDIVIDE**

PROJECT ADDRESS

3870 83RD AVE SE, MERCER
ISLAND, WA 98040

CITY STAMP

INTAKE 2023.10.01

SHEET TITLE

LANDUSE DIAGRAMS

DRAWING SCALE

1/32" = 1'-0"

SHEET NUMBER

A11