

May 9, 2017

Evan Maxim
Planning Manager
Development Services – Building and Planning
City of Mercer Island
9611 – SE 36th Street
Mercer Island, WA 98040



RE: Additional Narrative for Short Plat Alteration and 3-Foot Utility Easement Extinguishment

Dear Mr. Maxim:

Wells Fargo NA, as Trustee of the Title Holding Trust, owns Lot B and Lot C. The Owner would like to consolidate the two lots and develop on the combined property. The application for the Lot Consolidation was filed concurrently with this Preliminary Short Plat Alteration application.

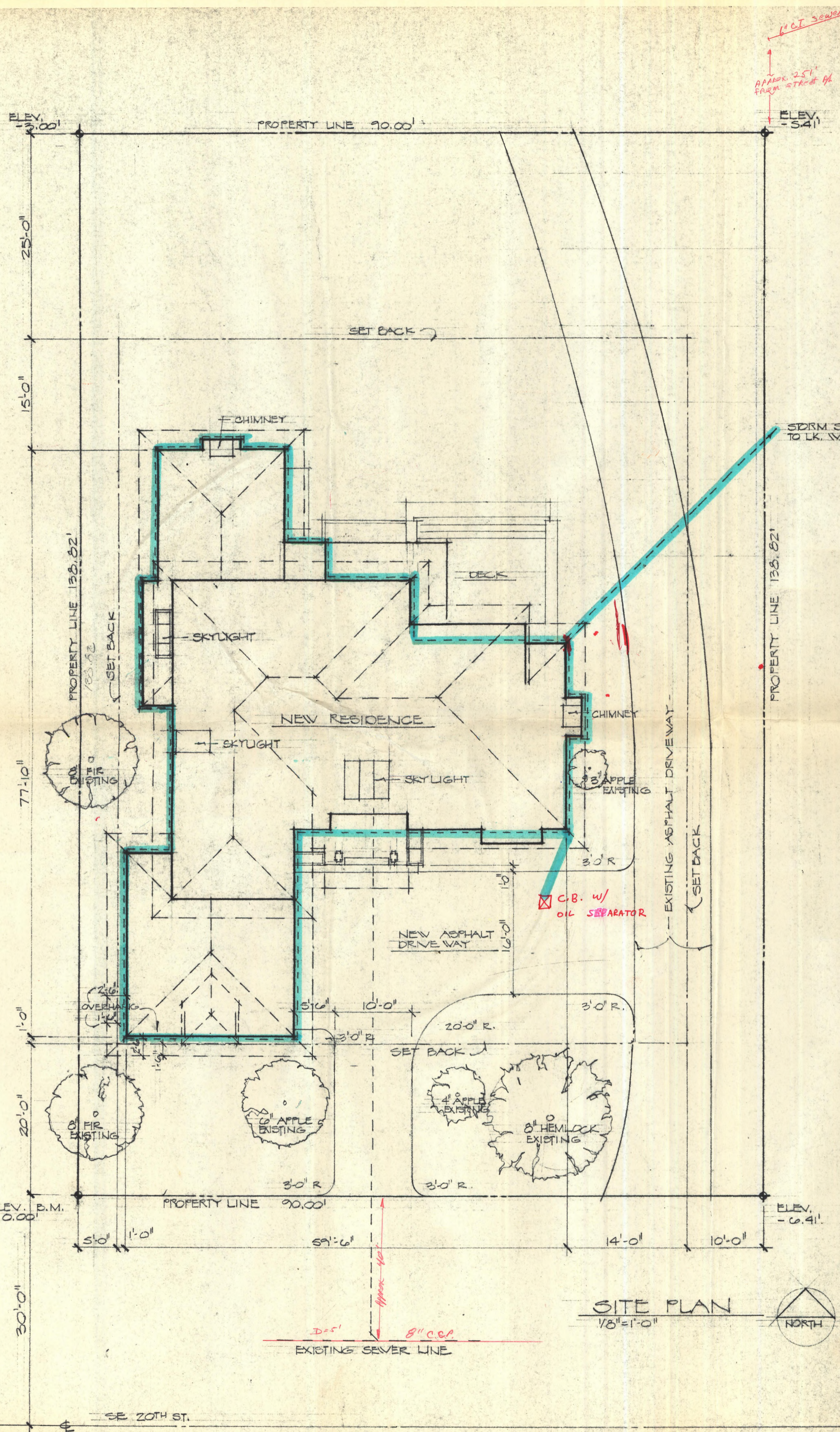
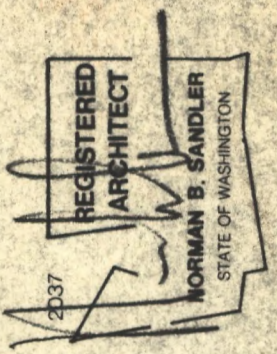
As a part of the Short Plat Alteration, we request to remove the 3-foot private utility easement that runs along the east property lines of Lot B and Tract X of Mercer Island Short Plat No. MI-84-01-02 to allow for development on the combined property, over the existing lot line and utility easement. According to the attached documents found on file with the City for the 1984 short plat application, the southerly lot of the short plat, Lot A, was required to tight line its roof and footing drains in an approved manner to Lake Washington or to an approved storm drainage system. Ground penetrating radar was used to locate the tight line storm pipe in December 2016 and it was determined that there is a storm drainage pipe in the vicinity of the 3-foot private utility easement.

The storm drain system for Lot A will be relocated via a new private easement. The system will be designed by a professional engineer and submitted to the City for approval.

Thank you.

A handwritten signature in black ink, appearing to read "Mark S. Harrison".

Triad, a Division of David Evans and Associates, Inc.
Mark S. Harrison, PLS



LEGAL DESCRIPTION

THE WEST 90 FEET OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTH OF A LINE WHICH IS 1,374.15 FEET NORTH OF AND PARALLEL TO MERCER PARK, HERETOFORE VACATED BY ORDER OF KING COUNTY COMMISSIONER, ACCORDING TO THE PLATE THEREOF RECORDED IN VOLUME 8 OF PLATS, PG. 27, IN KING COUNTY, WASHINGTON.
TOGETHER WITH SHORE LANDS OF THE SECOND CLASS ADJOINING.

GENERAL NOTES

STORM DRAINAGE SHALL BE TIGHTLINED TO LAKE WASHINGTON.
SEWER SERVICE TO EXISTING SEWER LINE IN SE 20TH ST.
ALL WINDOWS ARE DOUBLE GLAZED

ENERGY CALCULATIONS

TOTAL EXTERIOR WALL AREA - 3727 SQ. FT.
TOTAL WINDOW AREA - 470 SQ. FT.
(SKYLIGHTS ARE DOUBLE)
% OF GLASS AREA TO WALL AREA - 12.6%
MIN. ALLOWABLE WINDOW AREA - 20%

MINIMUM BUILDING INSULATION:
ROOF - R-20
WALL - R-11
FRAMED FLOOR - R-19
CONC. SLAB PERIMETER - R-4.5
HOT WATER PIPE - 1/2"
HOT WATER HEATER - R-16
DUCTS (UNHEATED SPACE) - R-4

CITY OF MERCER ISLAND
APPROVED PLANS
PERMIT NO: 85-334 DATE: 6-28-85
ADDRESS: 7850 SE 20
APPROVED BY: Mark Egenio

FILE COPY

MAY 16 1985

SITE PLAN
1/8"=1'-0"



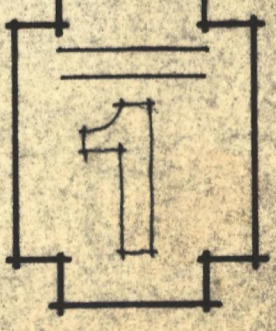
norman b. sandler - aia - architects
721 east pike street
seattle, washington - 98122 323-4030

SITE PLAN
LEGAL DESCRIPTION
GEN NOTES / ENERGY CALCS.

REK CONSTRUCTION -
7850 SE 20TH ST.
MERCER ISL, WA

RECEIVED
MAY 14 1985

NORMAN B. SANDLER A.I.A.
ARCHITECTS



mail 2.29.84



CITY OF MERCER ISLAND, WASHINGTON

Department of Community Development
February 29, 1984



Bob Jones
Jones, Bassi & Assoc.
7834 S.E. 32nd St.
Mercer Island, WA 98040

Re: Lamson Short Plat
File No. MI-84-01-02

Dear Bob:

The City of Mercer Island is prepared to approve the proposed Lamson Short Subdivision subject to the attached Conditions of Approval and the red-lined corrections indicated on the attached record of survey. Please make the necessary corrections to the proposed subdivision and affix the Conditions of Approval. Submit the required information (two mylar sets and six print sets) together with a check for \$30.00 made payable to the King County Comptroller. Please satisfy the above requirements within 90 days.

Sincerely,

David P. Guillen
Principal Planner

DPG/ms
Encls.

cc: Robert Lamson

Note: Recd these conditions of approval 10-10-84
3/7/84 from Garry Bacon which replaced
conditions previously sent by Dave Guiley 2-29-84

Lamson Short Plat (MI 84-01-02) D.G. 3/9/84

MERCER ISLAND SHORT PLAT
STANDARD
CONDITIONS OF APPROVAL

1. All new utility systems serving the plat shall be undergrounded and designed and installed in accordance with the requirements of the City Engineer; those which do not follow the proposed or existing driveway easements may be required to be installed by hand in hand dug trenches. All driveway, roof and footing drains shall be tightlined in an approved manner to Lake Washington or to an approved storm drainage system.
2. No land clearing, excavation, filling or construction of utilities, storm drainage, roadways or buildings shall be allowed prior to obtaining the necessary permits from the City. Permits may be required to be accompanied by a soils report.
3. Soils reports shall be prepared by a licensed Civil Engineer experienced in soils mechanics. Any recommendations contained in soils reports may be considered a condition of approval to be applied at the discretion of the Code Official or the City Engineer. All construction shall conform to the soils report recommendations, the Standards and Specifications of the City, conditions of the permits issued, and the plans, specifications and details submitted to the City and approved for construction.
4. The construction season for utilities, storm drainage, roadways retaining walls, clearing and grading work shall not begin until April 1 and shall be completed by October 1 of any year, unless otherwise approved by the City Engineer and Code Official.
- ~~5. The City Engineer may require a pre-construction conference with all of the contractors and sub-contractors prior to commencing any plat improvement work. Prior to construction the Developer or Applicant shall submit a detailed construction schedule satisfactory to the City Engineer.~~ n/a D.G.
- ~~6. The City Engineer, Code Official or their designee will inspect all plat improvements and building construction work. Prior to and during construction, the City Engineer or Code Official may require that additional design drawings be submitted for review and approval to detail the construction and may also require that a Soils Engineer be present to monitor and review site conditions during construction and recommend changes. All costs of the plat improvements including inspections, monitoring and any necessary additions or corrections to the work shall be borne by the Developer or Applicant.~~

7. A plan whereby temporary erosion/sedimentation control facilities are installed and maintained prior to, during and following all land alteration construction such as clearing, excavation, filling and trenching shall be submitted to and approved by the City Engineer and Code Official prior to commencing construction. Said facilities shall be modified as required to insure that complete storm-water and/or ground water runoff erosion and siltation control is provided. It shall be the responsibility of the Contractor and the Developer or Applicant to provide and maintain these and additional facilities as may be needed to prevent erosion and siltation. Exposed soil surfaces shall be expeditiously retained by seeding, sodding, jute matting, burlapping, rocking or other suitable means as required by the City Engineer or Code Official.
8. No land clearing or tree removal shall be allowed without the approval of the Code Official. All trees to be removed shall be tagged for removal by the Developer or Applicant and approved by the Code Official prior to removal.
9. All negative impacts of construction on the site, on adjacent properties or on public rights-of-way such as siltation, mud, water runoff, etc. shall be expeditiously mitigated by the Contractor, the Developer or the Applicant; failure to do so, or failure to comply with these Conditions of Approval, the requirements on the approved plans, the conditions of the permits issued or the requirements of the City Engineer or Code Official shall be cause for issuance of a Stop Work Order, foreclosure on the Plat Bond and/or other measures deemed appropriate by the City Engineer or Code Official to insure the quality of the work and to protect the safety of the Public.

~~10. All or some portion of the Plat improvements may be required to be completed and approved prior to the construction of individual dwelling units.~~

N.A.
D.G.

11. Maintenance and repair of private ~~sewer systems, private roads and appurtenances and storm drainage facilities~~ shall be the responsibility of the owners of each lot herein, and each lot owner shall pay a fair share of the cost thereof; ~~except that, the owners of any lower lot shall not be responsible for that part of the private sewer system above their connection.~~ In the event that said maintenance or repair are not performed to the satisfaction of the City Engineer after a timely demand has been made for such action, the City shall have the right to enter upon the premises and perform the necessary maintenance or repair and shall charge the owner of each lot his fair share of the total costs, and in addition, the City or the owner of any lot shall have the right to bring action in Superior Court to require said

N.A.
D.G.

Revised
JWW
3-22-84

~~maintenance or repair as deemed necessary by the City Engineer.~~

~~12. The Developer or Applicant shall be required to provide to the City Engineer prior to the issuance of any City permits a Hold Harmless Agreement in recordable form having the signatures of all parties involved in the development of the property and duly notarized which shall indemnify and hold harmless the City of Mercer Island, its agents and employees from and against all claims, damages, losses and expenses including attorney's fees arising out of or resulting from the construction and shall after reasonable notice defend and pay the expense of defending any suit brought against the City, its agents or assigns as a result of the issuance of City construction permits and/or any construction undertaken.~~

N.A.
D.G.

~~13. Prior to commencing construction on the Plat Improvements and Dwelling Improvements, the Developer or Applicant shall provide on a City form a Certificate of Insurance to the City Engineer as proof of liability insurance coverage in such amount and form as the City Engineer deems necessary. Said insurance as a minimum shall be Comprehensive General Bodily Injury and Comprehensive General Property Damage Liability Insurance on an occurrence basis for limits of not less than one million dollars (\$1,000,000) for bodily injury including death and for damage to or destruction of public and/or private property, including loss of use thereof, arising from each occurrence with no deductible amount. The City of Mercer Island, its officers, agents and employees shall be listed as Additional Named Insured on the policy. The policy shall remain in full force throughout the construction period.~~

~~14. A Shoreline Management Permit will be required prior to construction of the plat improvements as provided in Ordinance No. 501.~~

Notes

LOT A STORM DRAINAGE SHALL BE TIGHTLINED TO LAKE WASH.

LOT A SEWER SERVICE SHALL BE FROM EXISTING SEWER LINE IN SE 20TH ST.

Engineering Dept.
CITY OF MERCER ISLAND

Approved

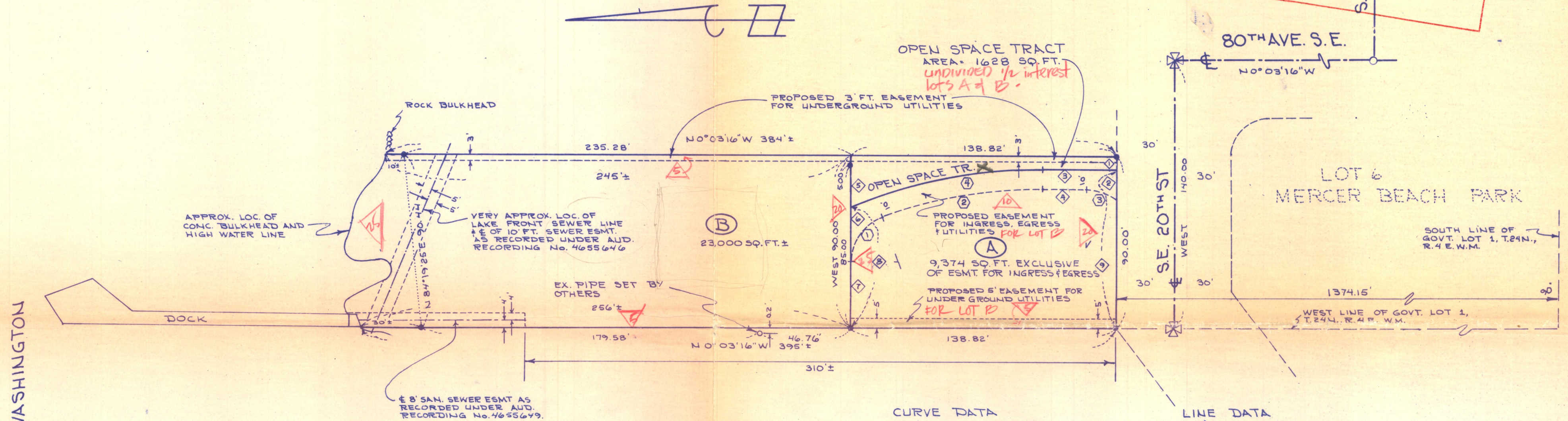
No exception taken

No exception taken with corrections shown

Revise & Resubmit

J. Williams
Signed

2-9-84
Date



LAKE WASHINGTON

LEGAL DESCRIPTION

The west 90 feet of that portion of Government Lot 1, Section 1, Township 24 North, Range 4 East, W.M., in King County, Washington, lying north of a line which is 1,374.15 feet north of and parallel to the south line of said Government Lot 1, being a portion of Mercer Park, heretofore vacated by order of King County Commissioner, according to the plat thereof recorded in Volume 8 of Plats, page 27, in King County, Washington;

TOGETHER WITH shore lands of the second class adjoining.

CURVE DATA

#	RAD.	Δ	L
1	25.00'	70° 28' 02"	30.75'
2	250.00'	19° 28' 42"	84.99'
3	30.00'	31° 50' 50"	16.68'
4	260.00'	22° 37' 12"	102.65'

LINE DATA

#	BEARING	DIST.
1	WEST	7.00'
2	WEST	14.52'
3	N0°03'16"W	38.84'
4	N0°03'16"W	23.00'
5	WEST	27.00'
6	WEST	27.85'
7	WEST	35.15'
8	WEST	63.00'
9	WEST	83.00'

LEGEND

- ⊗ DENOTES EX. CONC. MONUMENT
- DENOTES EX. PIPE
- DENOTES IRON PIPE SET

PRELIMINARY PRINT

SURVEY OF MERCER ISLAND SHORT PLAT No. MI-84-01-02. LOCATED IN GOVT LOT 1, (N.E. 1/4 S.E. 1/4) SECTION 1, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.

RECORDER'S CERTIFICATE

Filed for record this..... day of....., 19..... at..... M in book..... of..... at page..... at the request of.....

Mgr. _____ 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..... in....., 19.....

Certificate No. _____

JONES, BASSI & ASSOCIATES

PROFESSIONAL LAND SURVEYORS
7834 S.E. 32ND • 232-5282 • MERCER ISLAND, WASHINGTON 98040

		SCALE	DATE
DWN	M.W.M.	1" = 40'	1-4-84
SVD	M.W.M.	F.B. NO. 520	PAGE 35
APP'D			JOB NO. 3340

CONDITIONS OF APPROVAL

APPROVALS

KING COUNTY

Department of Assessment

Examined and approved this _____ day of _____, 198__

Department of Records

CITY OF MERCER ISLAND

Return to:
City of Mercer Island
Planning Department
3505 - 88th Ave. S.E.
Mercer Island, WA. 98040

DECLARATION: Know all men by these presents that we, the undersigned, owners in fee simple of the land herein described do hereby make a short subdivision thereof pursuant to RCW 58.17060 and declare this short plat 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 owners. In witness whereof we have set our hands and seals.

STATE OF WASHINGTON)
COUNTY OF KING)ss

On this day personally appeared before me _____ and _____ his wife, and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 198__

NOTARY PUBLIC in and for the State of Washington, residing at _____

STATE OF WASHINGTON)
COUNTY OF KING)ss

On this day personally appeared before me _____ and _____ his wife, and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 198__

NOTARY PUBLIC in and for the State of Washington, residing at _____

PRELIMINARY PRINT

JAN 24 1984

OMP FEB. 7, 1984

RECORDER'S CERTIFICATE

Filed for record this _____ day of _____, 19____ at _____ M in book _____ of _____ at page _____ at the request of _____

Mgr. _____ 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 _____

Certificate No. _____

JONES, BASSI & ASSOCIATES

PROFESSIONAL LAND SURVEYORS
7834 S.E. 32ND • 232-5282 • MERCER ISLAND, WASHINGTON 98040

DWN	SCALE	DATE
SVD	F.B. NO. PAGE	1-4-84
APP'D	JOB NO.	3340

CONDITIONS OF APPROVAL

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2. No land clearing, excavation, filling or construction of utilities, storm drainage, roadways or buildings shall be allowed prior to obtaining the necessary permits from the City. Permits may be required to be accompanied by a soils report.
3. Soils reports shall be prepared by a licensed Civil Engineer experienced in soils mechanics. Any recommendations contained in soils reports may be considered a condition of approval to be applied at the discretion of the Code Official or the City Engineer. All construction shall conform to the soils report recommendations, the Standards and Specifications of the City, conditions of the permits issued, and the plans, specifications and details submitted to the City and approved for construction.
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8. Maintenance and repair of private roads and appurtenances and storm drainage facilities shall be the responsibility of the owners of each lot herein, and each lot owner shall pay a fair share of the cost thereof. In the event that said maintenance or repair are not performed to the satisfaction of the City Engineer after a timely demand has been made for such action, the City shall have the right to enter upon the premises and perform the necessary maintenance or repair and shall charge the owner of each lot his fair share of the total costs, and in addition, the City or the owner of any lot shall have the right to bring action in Superior Court to require said maintenance or repair as deemed necessary by the City Engineer.

RETURN TO:

CITY OF MERCER ISLAND
PLANNING DEPARTMENT
3505 - 88TH AVE. S.E.
MERCER ISLAND, WA. 98040

APPROVALS

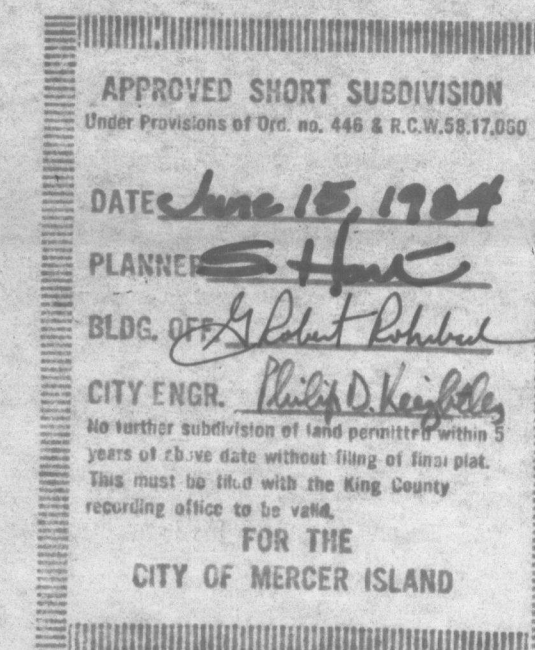
KING COUNTY

CITY OF MERCER ISLAND

Department of Assessment

Examined and approved this 21 day of

JUNE, 1984
RUTH E. DODGE - Deputy
NE 1/4 of SE 1/4 1-244 ACCT. # 545230-8816
Department of Records

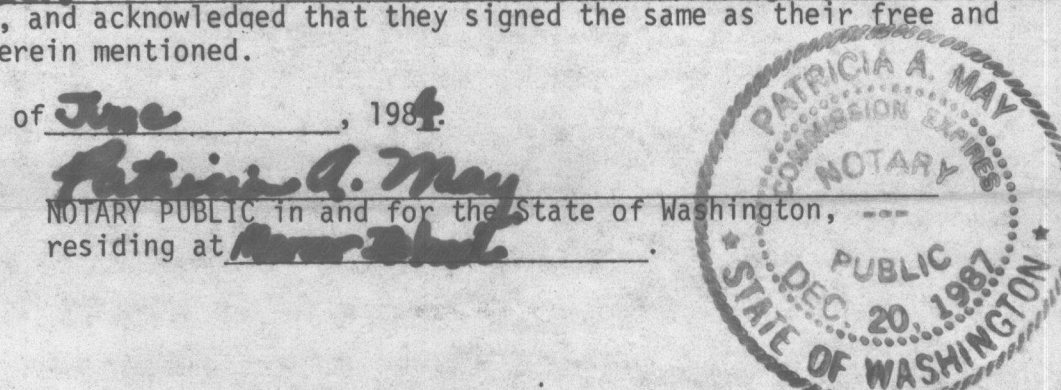


DECLARATION: Know all men by these presents that we, the undersigned, owners in fee simple of the land herein described do hereby make a short subdivision thereof pursuant to RCW 58.17060 and declare this short plat to be the graphic representation of same, and that said short subdivision is made with the free consent and in accordance with the desire of the owners. In witness whereof we have set our hands and seals.

June E. Loman and [Signature]
STATE OF WASHINGTON)
COUNTY OF KING) ss

On this day personally appeared before me AT Loman and [Signature] his wife, and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14 day of June, 1984.



STATE OF WASHINGTON)
COUNTY OF KING) ss

On this day personally appeared before me _____ and _____ his wife, and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 198 .

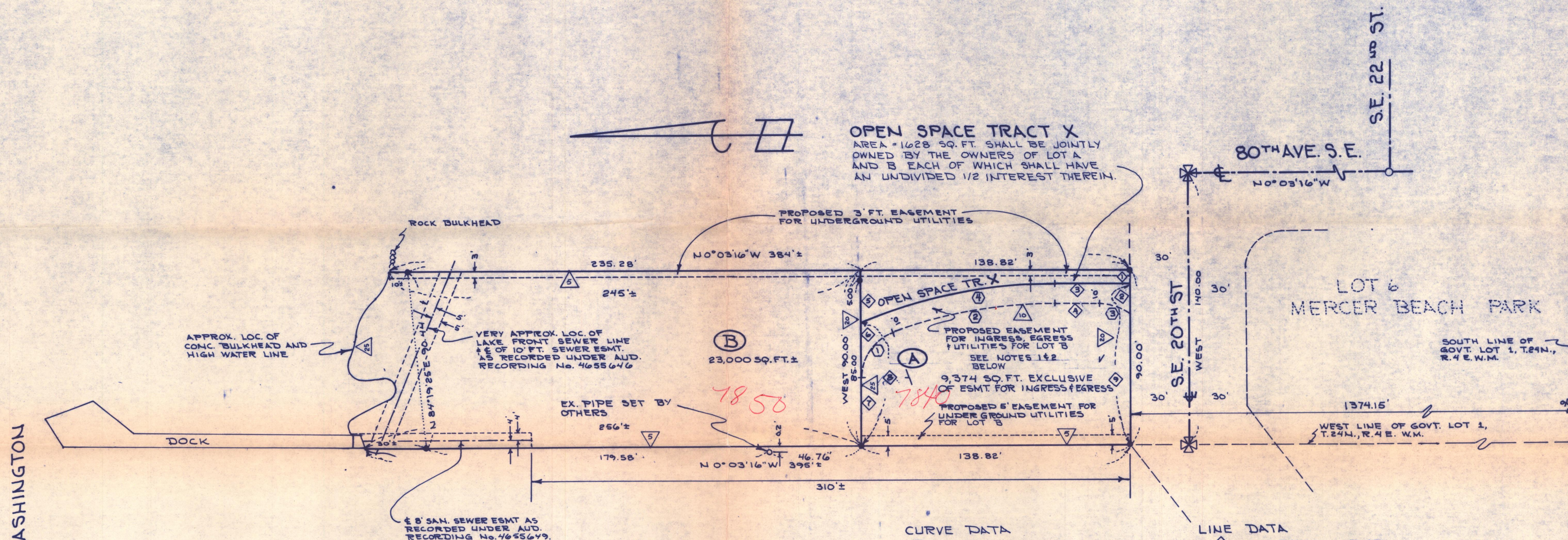
NOTARY PUBLIC in and for the State of Washington, residing at _____.

RECORDER'S CERTIFICATE
8406269002
Filed for record this 26 day of JUNE, 1984 at 2:32M
In book 40 of SUR. at page 232A at the request of
ROBERT W. ELLEN HANSEN
Mgr.

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 _____
in _____, 19____
Certificate No. _____
JAMES S. WEEKS
Supt. of Records

JONES, BASSI & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
7634 S.E. 32ND • 232-5282 • MERCER ISLAND, WASHINGTON 98040

DWN	SCALE	DATE
SVD	F.B. NO. PAGE	JOB NO.
APP'D		3340



OPEN SPACE TRACT X
 AREA = 1628 SQ. FT. SHALL BE JOINTLY OWNED BY THE OWNERS OF LOT A AND B EACH OF WHICH SHALL HAVE AN UNDIVIDED 1/2 INTEREST THEREIN.

LEGAL DESCRIPTION

The west 90 feet of that portion of Government Lot 1, Section 1, Township 24 North, Range 4 East, W.M., in King County, Washington, lying north of a line which is 1,374.15 feet north of and parallel to the south line of said Government Lot 1, being a portion of Mercer Park, heretofore vacated by order of King County Commissioner, according to the plat thereof recorded in Volume 8 of Plats, page 27, in King County, Washington;

TOGETHER WITH shore lands of the second class adjoining.

NOTES:

1. STORM DRAINAGE FROM LOT A SHALL BE TIGHTLINED TO LAKE WASHINGTON
2. SEWER SERVICE FOR LOT A SHALL BE FROM EXISTING SEWER LINE IN S.E. 20TH ST.

CURVE DATA

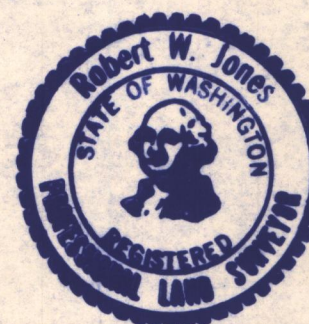
CH	RAD.	Δ	L
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LINE DATA

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6	WEST	27.85'
7	WEST	35.15'
8	WEST	63.00'
9	WEST	83.00'

LEGEND

- ⊗ DENOTES EX. CONC. MONUMENT
- DENOTES EX. PIPE
- DENOTES IRON PIPE SET



ADDED NOTES & SETBACKS

3-29-84

SURVEY OF MERCER ISLAND SHORT PLAT No. MI-84-01-02. LOCATED IN GOVT LOT 1, (N.E. 1/4 S.E. 1/4) SECTION 1, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.

RECORDER'S CERTIFICATE

8406269002
 Filed for record this 26 day of JUNE, 1984 at 8:30 A.M.
 in book 40 of S.D.R. at page 232 A at the request of
 ROBERT W. JONES
 ELLEN HANSEN Mgr.
 JAMES S. WEEKS 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 ROBERT T. LAMSON
 In SEPT., 1984
 Robert W. Jones
 Certificate No. 2334

JONES, BASSI & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 7834 S.E. 32ND • 232-5282 • MERCER ISLAND, WASHINGTON 98040

		SCALE		DATE
DWN	M.W.M.	1" = 40'		1-4-84
SVD	M.W.M.	F.B. NO.	PAGE	JOB NO.
APP'D R.W.J.		520	35	3340