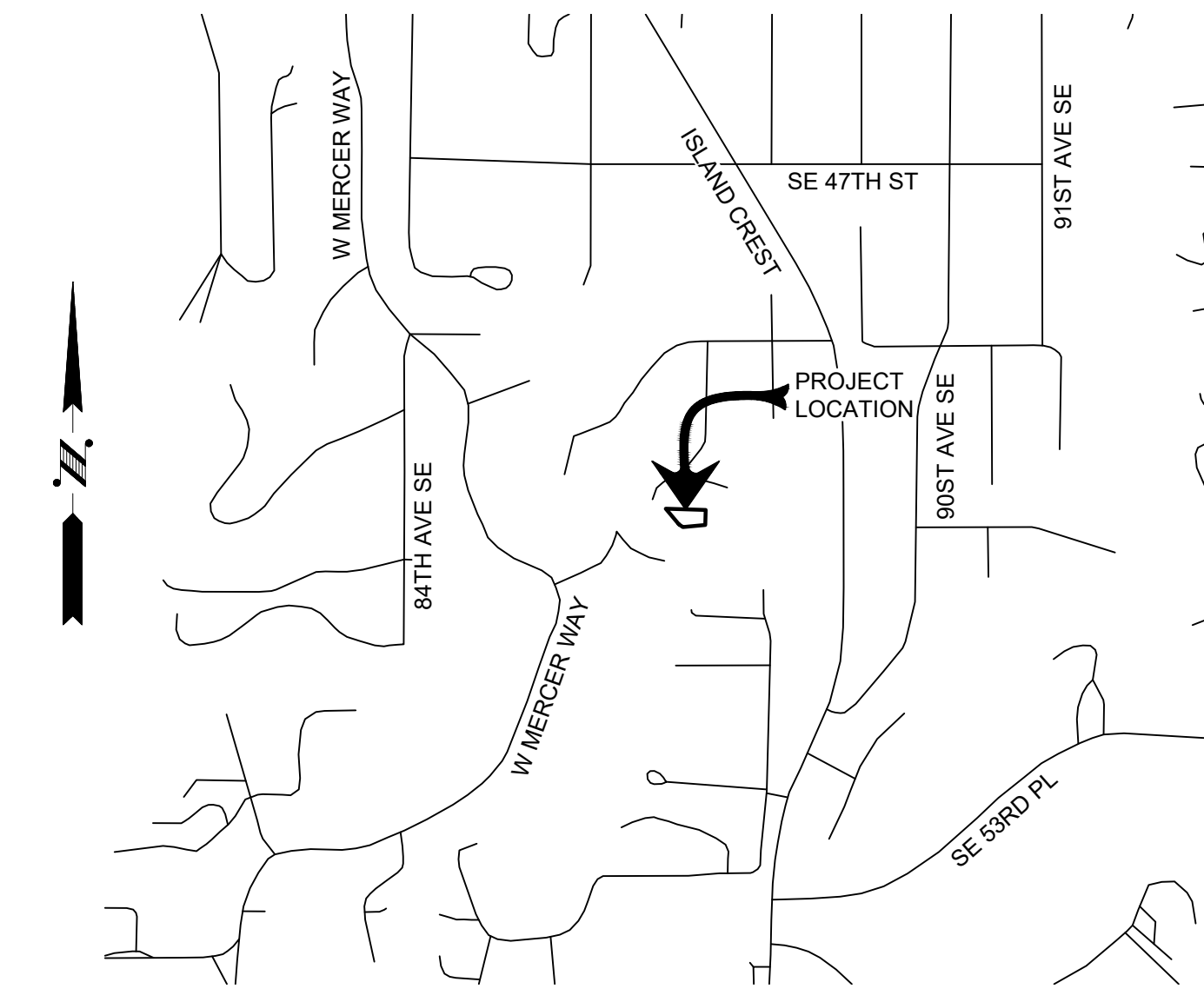
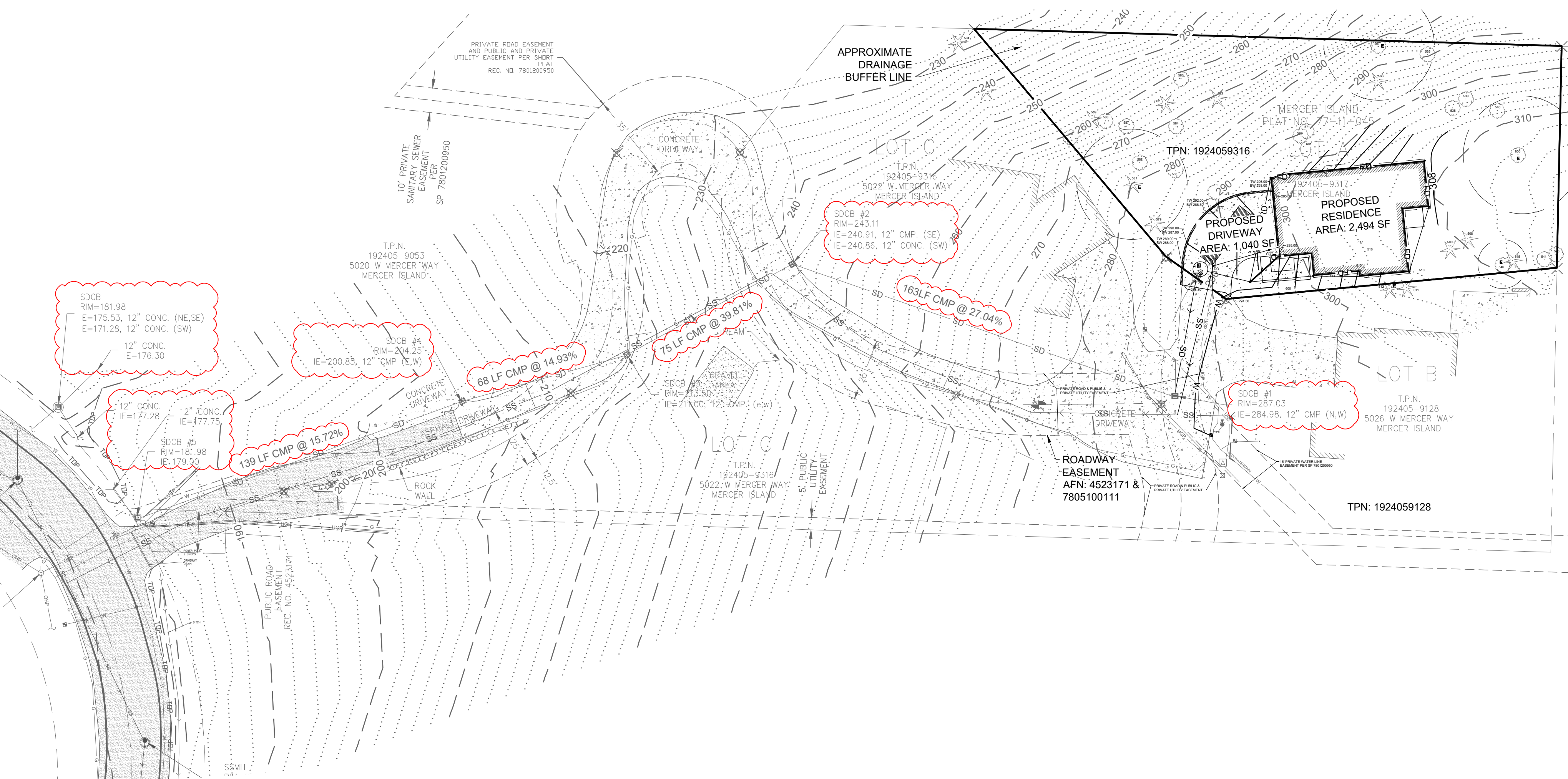
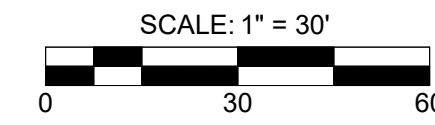


# CHEN RESIDENCE

TPN: 1924059317



VICINITY MAP  
NTS

**LEGEND**

	EXISTING	PROPOSED
SUBJECT PROPERTY LINE		
ADJACENT LOT LINE		
HABITAT BUFFER LINE		
WETLAND BUFFER LINE		
EASEMENT LINE		
RIGHT-OF-WAY LINE		
CENTER LINE		
CONTOUR, MAJOR	-160-	160
CONTOUR, MINOR	158	158
CONIFEROUS TREE		
DECIDUOUS TREE		
STREET SIGN		
POWER LINE		
OVERHEAD POWER LINE		
POWER POLE		
GUY WIRE		
POWER VAULT		
STREET LIGHT		
NATURAL GAS LINE		
TELEPHONE LINE		
TELEPHONE MANHOLE		
TELEPHONE PEDESTAL		
CABLE LINE		
CABLE PEDESTAL		
STORM MAIN LINE		
FOOTING DRAIN LINE		
ROOF DRAIN LINE		
CATCH BASIN		
TYPE I CATCH BASIN		
YARD DRAIN		
DOWNSPOUT		
WATER MAIN LINE		
WATER METER		
BLOWOFF VALVE FIRE HYDRANT		
GATE VALVE		
SEWER MANHOLE		
CLEANOUT		
SEWER MAIN LINE		
CONCRETE		
ASPHALT PAVEMENT		
POROUS ASPHALT		
LANDSCAPING		
GRAVEL		

**PROJECT INFO**

OWNER:  
ATERA HOMES, LLC  
451 DUVALL AVE NE, SUITE 115  
RENTON, WA 98059

**VERTICAL DATUM**

NAVD-88

**PARCEL NUMBER**

TPN: 1924059317

**BUILDING AREA**

LOT SIZE:	19,325 SF
FOOTPRINT:	2,188 SF
ROOF:	2,566 SF
DRIVEWAY/ PARKING:	1,108 SF
SIDEWALK/PORCH:	INCL. IN OTHER NUMBERS
TOTAL COVERAGE:	3,674 SF
	OR 19%
MAX ALLOW COVERAGE:	5,797.5 OR 30%

**LEGAL DESCRIPTION CONTINUED**

TOGETHER WITH A STRIP OF LAND 30 FEET WIDE LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT FOREMENTIONED POINT "C", SAID POINT LYING ON A CURVE HAVING A RADIUS OF 78.00 FEET AND HAVING A RADIAL BEARING OF N 85°33'01" E; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°26'00", AN ARC DISTANCE OF 75.46 FEET TO A REVERSE CURVE HAVING A RADIUS OF 56.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°40'43", AN ARC DISTANCE OF 35.85 FEET TO A POINT ON THE NORTHERLY LINE OF WESTAIR ESTATES, AS RECORDED IN VOLUME 104 OF PLATS, PAGES 18 AND 19, RECORDS OF KING COUNTY, WASHINGTON, SAID POINT BEING THE TERMINUS OF SAID EASEMENT.

TOGETHER WITH A PRIVATE AND PUBLIC ROAD EASEMENT AND PRIVATE AND PUBLIC UTILITY EASEMENT AS GRANTED BY INSTRUMENT RECORDED IN DECEMBER 29, 1954, UNDER AUDITOR'S FILE NUMBER 4523171 AND RESERVED BY INSTRUMENT RECORDED AUGUST 28, 1957, UNDER AUDITOR'S FILE NO. 4828502.

TOGETHER WITH A PUBLIC AND PRIVATE SANITARY SEWER EASEMENT OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: A STRIP OF LAND 10 FEET WIDE LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE SOUTHEAST CORNER OF LOT 9 MERHAVEN DIVISION NO. 2, AS RECORDED IN VOLUME 67 OF PLATS, PAGES 27 AND 28, RECORDS OF KING COUNTY, WASHINGTON; THENCE N 88°17'59" W, A DISTANCE OF 0.08 FEET, THENCE S 42°17'56" W, A DISTANCE OF 45.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 83°17'59" E, A DISTANCE OF 79.34 FEET, MORE OR LESS, TO THE WEST LINE OF THE PREVIOUSLY DESCRIBED 35-FOOT WIDE STRIP OF LAND.

TOGETHER WITH A PRIVATE WATER LINE EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: A STRIP OF LAND 15 FEET WIDE LYING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SDI SUBDIVISION; THENCE N 01°16'04" E ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 450.00 FEET; THENCE N 88°10'41" W, A DISTANCE OF 450.00 FEET; THENCE N 88°10'41" W, A DISTANCE OF 232.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 44°11'00" W, A DISTANCE OF 72.12 FEET TO THE EASTERLY LINE OF THE PREVIOUSLY DESCRIBED 30-FOOT STRIP OF LAND.

**LEGAL DESCRIPTION**

THAT PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE N 01°16'04" E ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 450.00 FEET; THENCE N 88°10'41" W, A DISTANCE OF 450.00 FEET; THENCE N 88°10'41" W, A DISTANCE OF 200.00 FEET; THENCE N 01°16'04" E, A DISTANCE OF 116.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 84°38'18" W, A DISTANCE OF 135.06 FEET; THENCE N 54°46'00" W, A DISTANCE OF 30.00 FEET; THENCE N 40°04'12" W, A DISTANCE OF 121.05 FEET TO THE SOUTHERLY BOUNDARY OF MERHAVEN DIVISION NO. 3, AS RECORDED IN VOLUME 68 OF PLATS, PAGES 7 AND 8, RECORDS OF KING COUNTY, WASHINGTON; THENCE 88°17'59" E ALONG SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 239.00 FEET; THENCE S 01°16'04" W, A DISTANCE OF 90.25 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A PRIVATE ROAD EASEMENT AND PUBLIC AND PRIVATE UTILITY EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: A STRIP OF LAND 25 FEET WIDE LYING 12.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: THAT PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE N 01°16'04" E ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 450.00 FEET; THENCE N 88°10'41" W, A DISTANCE OF 450.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 71°25'41" E, A DISTANCE OF 25.87 FEET TO A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 55.59 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°23'38", AN ARC DISTANCE OF 19.79 FEET TO A REVERSE CURVE HAVING A RADIUS OF 135.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°17'19", AN ARC DISTANCE OF 106.71 FEET TO A COMPOUND CURVE HAVING A RADIUS OF 55.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°57'00", AN ARC DISTANCE OF 63.31 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "A" AND TERMINUS OF SAID 25-FOOT STRIP OF LAND.

TOGETHER WITH A STRIP OF LAND 35 FEET WIDE LYING 17.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT FOREMENTIONED POINT "A", SAID POINT LYING ON A CURVE HAVING A RADIUS OF 45.00 FEET AND HAVING A RADIAL BEARING OF N 70°35'00" E; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°22'00", AN ARC DISTANCE OF 41.13 FEET TO A COMPOUND CURVE HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 149°43'00", AN ARC DISTANCE OF 78.39 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "B", SAID POINT BEING THE TERMINUS OF SAID 35-FOOT STRIP OF LAND.

TOGETHER WITH A STRIP OF LAND 25 FEET WIDE LYING 12.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT FOREMENTIONED POINT "B", SAID POINT LYING ON A CURVE HAVING A RADIUS OF 72.00 FEET AND HAVING A RADIAL BEARING OF S 87°20'00" E; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°59'00", AN ARC DISTANCE OF 98.00 FEET; THENCE S 75°19'00" E, A DISTANCE OF 30.00 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 127.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°19'00", AN ARC DISTANCE OF 33.95 FEET; THENCE N 89°22'00" E, A DISTANCE OF 50.02 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "C", SAID POINT BEING THE TERMINUS OF SAID 25-FOOT STRIP OF LAND.

**CONTRACTOR AS-BUILT:**  
THE CONTRACTOR SHALL MAINTAIN ONE SET OF THE CONTRACT DRAWINGS THAT SHALL INCLUDE, CLEARLY AND LEGIBLY MARKED, ANY ALTERATIONS OR LOCATIONS OF UNDERGROUND UTILITIES ENCOUNTERED DURING PROGRESS OF THIS PROJECT, AND ANY ALTERATIONS MADE TO THE FACILITIES BEING INSTALLED. SAID DRAWINGS SHALL BE MARKED "AS-BUILT" AND SHALL BE SUBMITTED TO THE PROJECT ENGINEER UPON COMPLETION OF THE PROJECT.

**CONSTRUCTION STAKING:**  
THIS PROJECT MUST BE STAKED PRIOR TO CONSTRUCTION BY THE DESIGN ENGINEER OR BY A LICENSED LAND SURVEYOR.

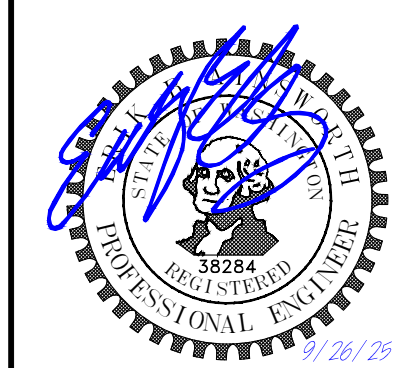
THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT UNLESS CERTIFIED BY THE LAND DEVELOPER'S INC.  
ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE REVIEWED AND APPROVED BY THE LAND DEVELOPER'S, INC

**TOPOGRAPHIC NOTE:**  
THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE LAND DEVELOPER'S, INC. CANNOT ENSURE ITS ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

**NOTE:**  
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 800-824-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION



THE LAND DEVELOPER'S ENGINEERED SOLUTION  
a division of THE LAND DEVELOPER, LLC  
5737 LINDESON WAY SW,  
TUMWATER, WA 98501  
PO BOX 4420, TUMWATER, WA 98501  
(360) 890-4806  
E-MAIL: entk@thelanddeveloper.com



DATE: 9/26/25  
REVISIONS:  
A UPDATED DRN

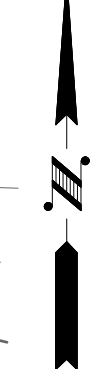
CHEN RESIDENCE  
COVER SHEET

PROJECT:  
CHEN RESIDENCE  
W MERCER WAY  
MERCER ISLAND, WA 98040  
CLIENT:  
ATERA HOMES, LLC  
451 DUVALL AVENUE, SUITE 155  
RENTON, WA 98059

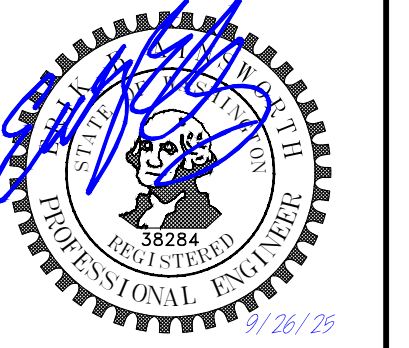
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DATE: 9/26/25  
AGENCY NO:  
SHEET: 1 OF 6  
JOB NO: 20-122

SE 1/4, SECTION 20, TOWNSHIP 26 N., RANGE 5 E., W.M.

SCALE: 1" = 10'



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 PO BOX 4420, TUMWATER, WA 98501  
 (360) 890-4806  
 E-MAIL: entk@thelanddeveloper.com



REVISIONS:	DATE:
▲ UPDATED DRN	9/26/25

CHEN RESIDENCE

OFFSITE DRAINAGE PLAN

PROJECT:  
 CHEN RESIDENCE  
 W MERCER WAY  
 MERCER ISLAND, WA 98040

CLIENT:  
 ATERA HOMES, LLC  
 451 DUVAL AVE NE, SUITE 155  
 RENTON, WA 98059

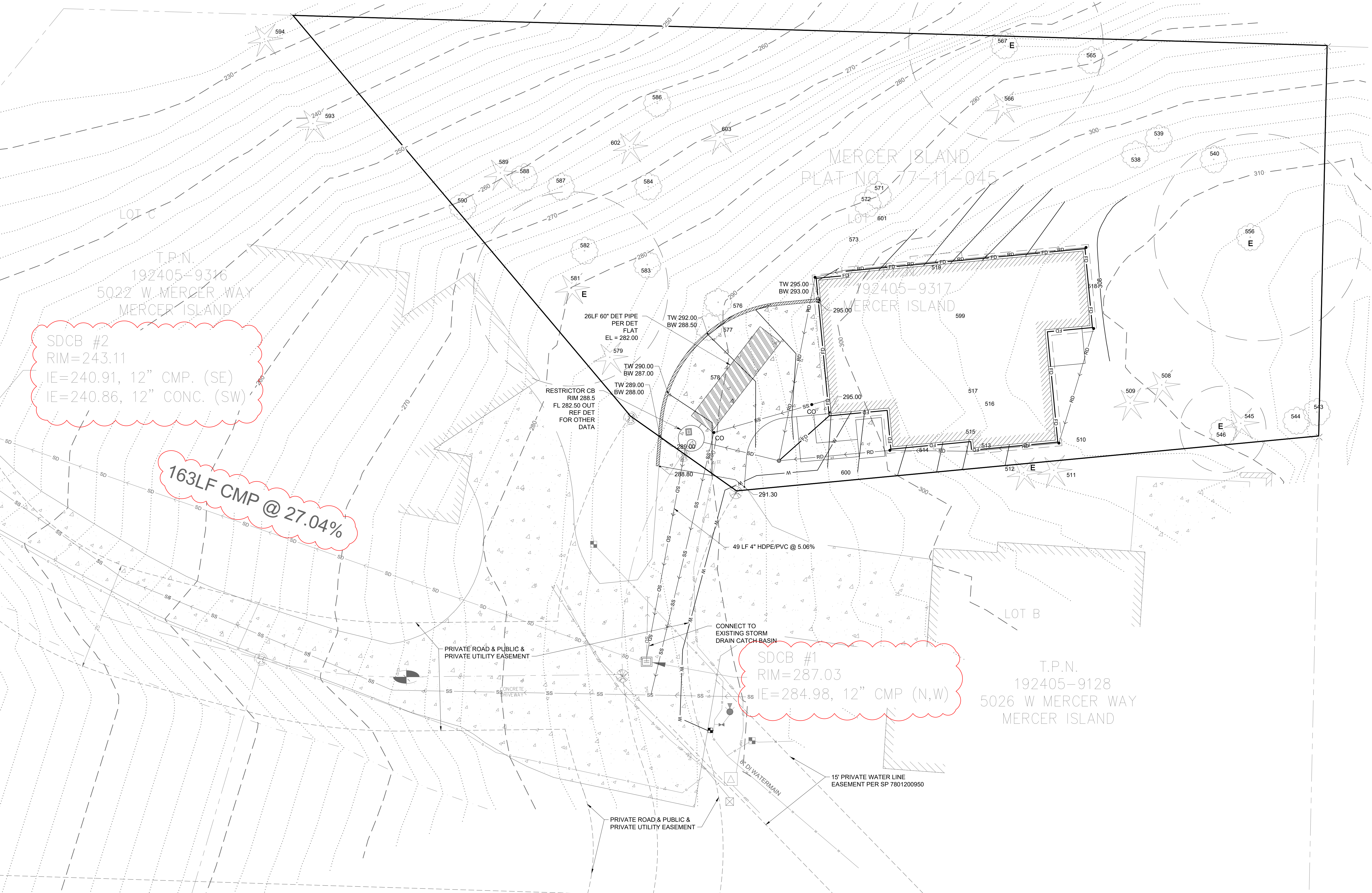
DRAWN BY: EBA

DATE: 9/26/25

AGENCY NO: \_\_\_\_\_

SHEET: 5 OF 6

JOB NO: 20-122



SDCB #2  
 RIM=243.11  
 IE=240.91, 12" CMP. (SE)  
 IE=240.86, 12" CONC. (SW)

163LF CMP @ 27.04%

SDCB #1  
 RIM=287.03  
 IE=284.98, 12" CMP (N,W)

MERCER ISLAND  
 PLAT NO. 77-11-045

192405-9317  
 MERCER ISLAND

T.P.N.  
 192405-9128  
 5026 W MERCER WAY  
 MERCER ISLAND

PRIVATE ROAD & PUBLIC &  
 PRIVATE UTILITY EASEMENT

PRIVATE ROAD & PUBLIC &  
 PRIVATE UTILITY EASEMENT

CONNECT TO  
 EXISTING STORM  
 DRAIN CATCH-BASIN

15" PRIVATE WATER LINE  
 EASEMENT PER SP 7801200950

RESTRICTOR CB  
 RIM 288.5  
 FL 282.50 OUT  
 REF DET  
 FOR OTHER  
 DATA

26LF 60" DET PIPE  
 PER DET  
 FLAT  
 EL = 282.00

TW 290.00  
 BW 287.00

TW 289.00  
 BW 288.00

TW 295.00  
 BW 293.00

49 LF 4" HDPE/PVC @ 5.06%

LOT C

T.P.N.  
 192405-9316

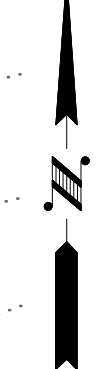
5022 W MERCER WAY  
 MERCER ISLAND

LOT 601

LOT B

SE 1/4, SECTION 20, TOWNSHIP 26 N., RANGE 5 E., W.M.

SCALE: 1" = 10'



THE LAND DEVELOPER'S ENGINEERED SOLUTION  
*a division of* THE LAND DEVELOPER, LLC  
 5737 LINDESON WAY SW.  
 TUMWATER, WA 98501  
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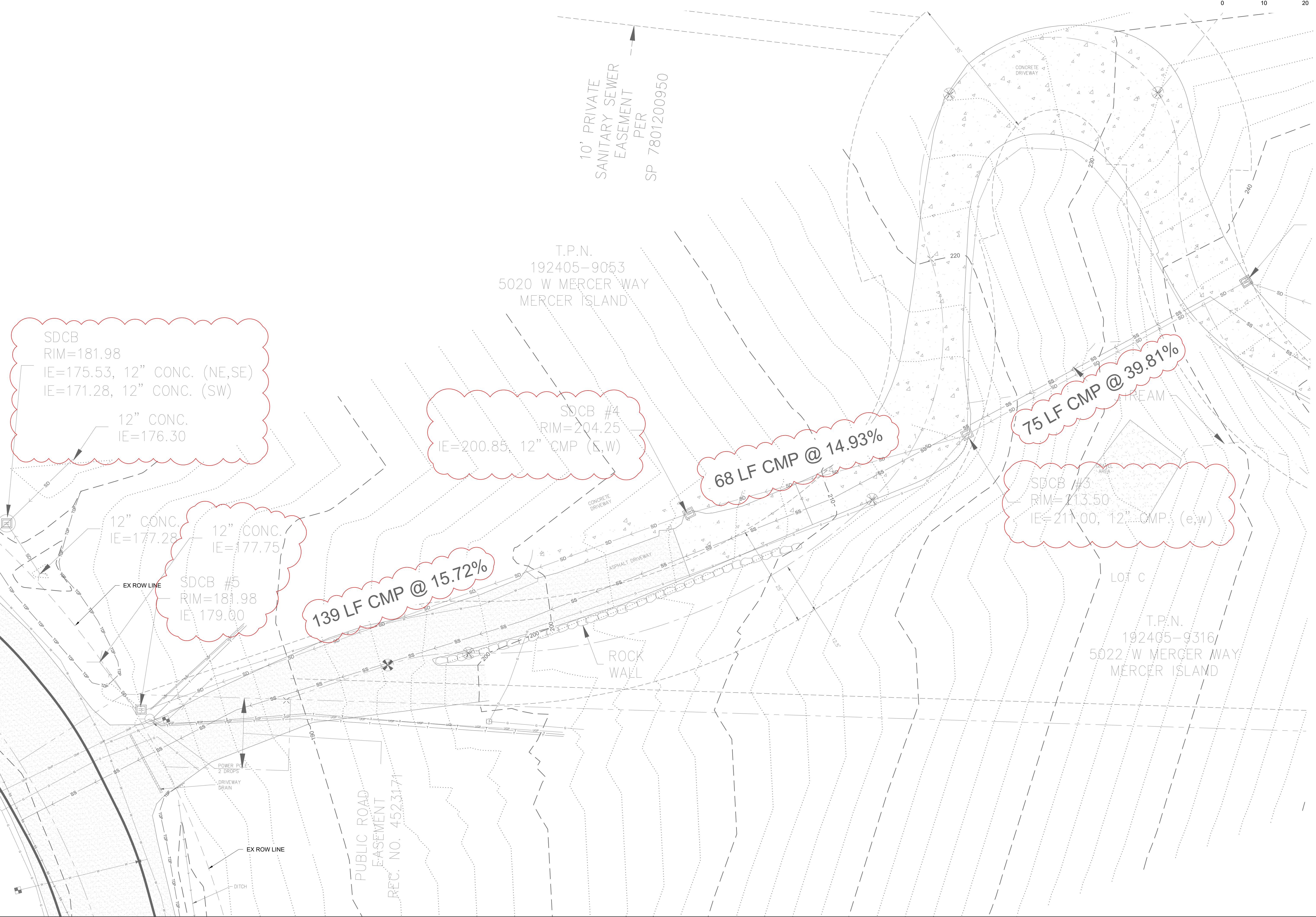
REVISIONS:	DATE:
▲ UPDATED DRN	9/26/25

CHEN RESIDENCE  
 DRAINAGE PLAN

PROJECT:  
 CHEN RESIDENCE  
 W MERCER WAY  
 MERCER ISLAND, WA 98040

CLIENT:  
 ATERA HOMES, LLC  
 451 DUVAL AVE NE, SUITE 155  
 RENTON, WA 98059

DRAWN BY: EBA  
 DATE: 9/26/25  
 AGENCY NO: \_\_\_\_\_  
 SHEET: 6 OF 6  
 JOB NO: 20-122



SDCB  
 RIM=181.98  
 IE=175.53, 12" CONC. (NE,SE)  
 IE=171.28, 12" CONC. (SW)

12" CONC.  
 IE=176.30

SDCB #4  
 RIM=204.25  
 IE=200.85, 12" CMP (E,W)

68 LF CMP @ 14.93%

75 LF CMP @ 39.81%

SDCB #3  
 RIM=213.50  
 IE=211.00, 12" CMP (e,w)

12" CONC.  
 IE=177.28

12" CONC.  
 IE=177.75

SDCB #5  
 RIM=181.98  
 IE=179.00

139 LF CMP @ 15.72%

T.P.N.  
 192405-9053  
 5020 W MERCER WAY  
 MERCER ISLAND

T.P.N.  
 192405-9316/  
 5022 W MERCER WAY  
 MERCER ISLAND

PUBLIC ROAD  
 EASEMENT  
 REC. NO. 4523171

10' PRIVATE  
 SANITARY SEWER  
 EASEMENT  
 PER  
 SP 7801200950

ROCK  
 WALL

POWER PILE  
 2 DROPS

DRIVEWAY  
 DRAIN

EX ROW LINE

DITCH