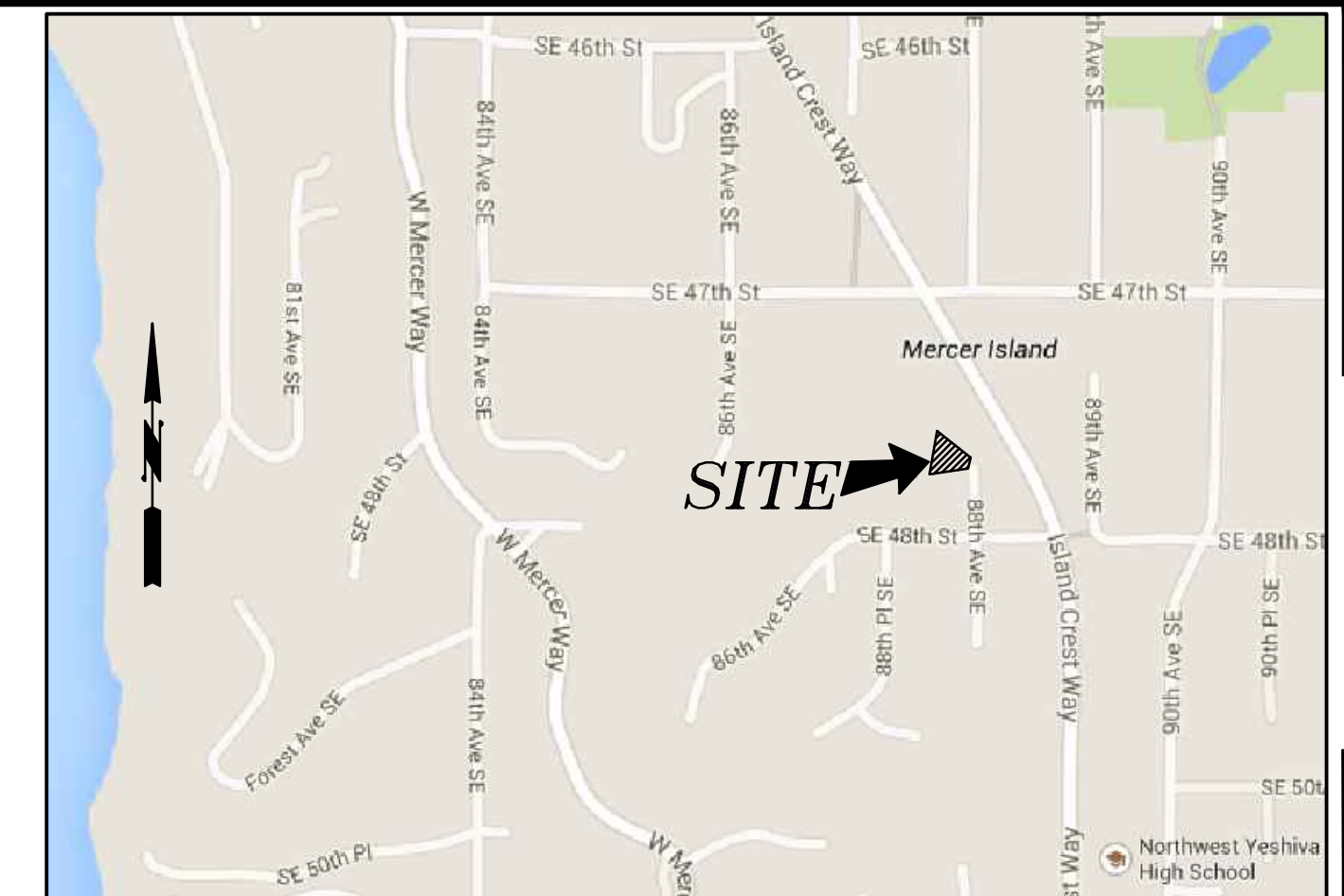


THE SW 1/4 OF THE SW 1/4 OF SECTION 18, T 24N, 05E, W.M.  
**FRANKLIN HOMES - HOUSE #88**  
**BELLEVUE, WA 98008**



**VICINITY MAP**  
NOT TO SCALE

**PROJECT DATA**

PROPERTY ADDRESS: 4703 88TH AVE SE  
 MERCER ISLAND, WA 98040  
 TAX LOT NUMBER: 275700-0050  
 SITE AREA: 13,746 SF (0.31 ACRES)  
 ZONING: R-9.6 - RESIDENTIAL 9.6

**LEGAL DESCRIPTION**

LOT 5, GILBERT ADDITION, AS PER PLAT RECORDED IN VOLUME 74 OF PLATS, PAGE 47, RECORDS OF KING COUNTY.

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

REFERENCE: LEGAL DESCRIPTION BASED ON DEED FURNISHED BY RIDDELL WILLIAMS, RECORDED IN KING COUNTY UNDER INSTRUMENT NUMBER 20110926000363, DATED SEPTEMBER 26, 2011.

**PROJECT TEAM**

**OWNER:** GRANT FRANKLIN HOMES, LLC  
 15711 NE 198TH ST  
 WOODINVILLE, WA 98072  
 (206) 949-1395  
 CONTACT: GRANT WHEELER

**ARCHITECT:** MEDICI ARCHITECTS  
 11711 SE 8TH ST STE 100  
 BELLEVUE, WA 98005  
 (425) 453-9298 ext124  
 CONTACT: BRIANNA MILES

**CIVIL ENGINEER:** G2 CIVIL  
 1700 NW GILMAN BLVD, STE 200  
 ISSAQUAH, WA 98027  
 (425) 821-5039  
 CONTACT: EDWARD MECUM, PE

**GEOTECHNICAL:** THE RILEY GROUP  
 17522 BOTHELL WAY NE  
 BOTHELL, WA 98034  
 (425) 415-0551  
 CONTACT: RICKY WANG, PHD, PE

**SURVEYOR:** GEODIMENSIONS, INC.  
 10801 MAIN STREET, STE 102  
 BELLEVUE, WA 98004  
 (425) 458-4488  
 CONTACT: EDWIN J. GREEN, PLS

**BASIS OF BEARING:** CENTERLINE OF SOUTHEAST 48TH STREET BEARS SOUTH 88°11'03" EAST PER PLAT

**VERTICAL DATUM:** NAVD88 PER GPS

**SHEET INDEX**

- 1. COVER SHEET/SITE DEVELOPMENT PLAN

**STORM SYSTEM INSPECTION**

THE EXISTING, ON-SITE STORMWATER CONVEYANCE SYSTEM PROVIDED ON THIS PLAN HAS BEEN CONSTRUCTED AS SHOWN AND HAS BEEN INSPECTED BY PROFESSIONALS IN PIPE CAMERA INSPECTION PRACTICES. THE SYSTEM WAS VERIFIED TO BE FREE OF DEFECT AND SHOULD PERFORM AS INTENDED.

**IMPERVIOUS SURFACES**

THE PREVIOUSLY PERMITTED RESIDENCE, DRIVEWAY AND FRONT WALK HAVE BEEN CONSTRUCTED AT THE TIME OF PREPARATION OF THIS PLAN SHEET. THERE ARE NO ADDITIONAL IMPERVIOUS SURFACES SCHEDULED FOR INSTALLATION.

**LOT COVERAGE CALCULATION**

NET LOT AREA: 13,746 SF  
 ROOF AREA: 2,277 SF  
 DRIVEWAY AREA: 345 SF  
 TOTAL LOT COVERAGE: 2,622 SF  
 % OF LOT COVERAGE: 2,622 / 13,746=19.07%  
 MAXIMUM ALLOWED: 20%

**HARDSCAPE CALCULATION**

NET LOT AREA: 13,746 SF  
 UNCOVERED DECK: 276.42 SF  
 WALKWAYS: 120.00 SF  
 RETAINING WALLS: 95.19 SF  
 TOTAL HARDSCAPE COVERAGE: 491.61 SF  
 % OF HARDSCAPE COVERAGE: 491.61 / 13,746=3.58%  
 MAXIMUM ALLOWED: 9%

**LEGEND**

- ASPH ASPH ASPHALTIC CONCRETE
- CRW CONCRETE RETAINING WALL
- FOUND SURVEY MONUMENT
- FOUND REBAR AS NOTED
- MH MAINTENANCE HOLE
- WETLAND FLAG
- S SANITARY SEWER LINE
- SD STORM DRAIN LINE
- OH OVERHEAD POWER LINE
- X-X-X CHAIN LINK FENCE LINE
- WOOD FENCE LINE

- CONCRETE PAVING
- ASPHALT PAVING
- BUILDINGS
- GRAVEL SURFACE

**NOTE**

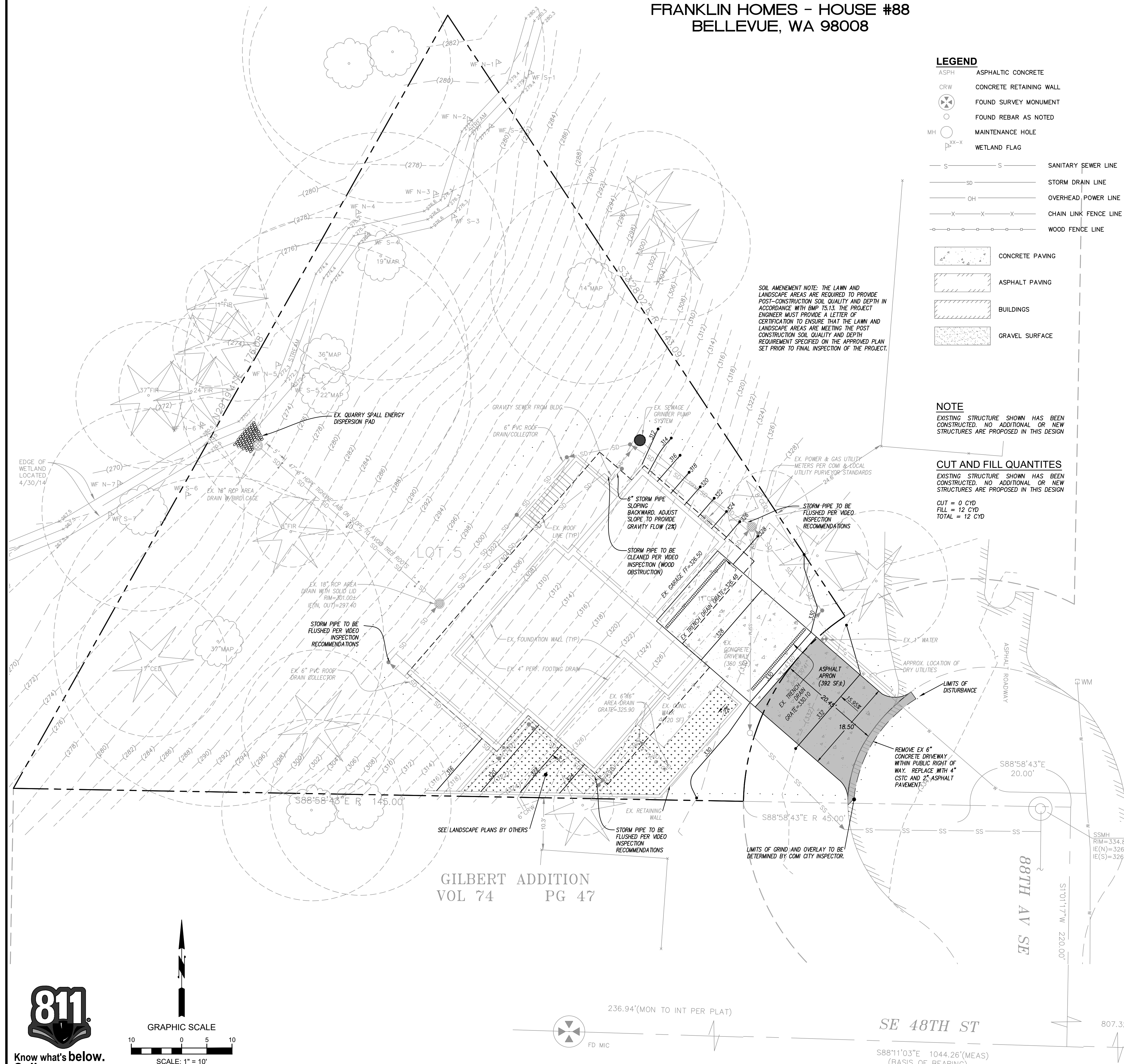
EXISTING STRUCTURE SHOWN HAS BEEN CONSTRUCTED. NO ADDITIONAL OR NEW STRUCTURES ARE PROPOSED IN THIS DESIGN.

**CUT AND FILL QUANTITIES**

EXISTING STRUCTURE SHOWN HAS BEEN CONSTRUCTED. NO ADDITIONAL OR NEW STRUCTURES ARE PROPOSED IN THIS DESIGN.

CUT = 0 CYD  
 FILL = 12 CYD  
 TOTAL = 12 CYD

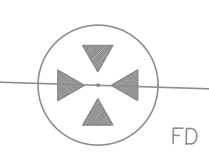
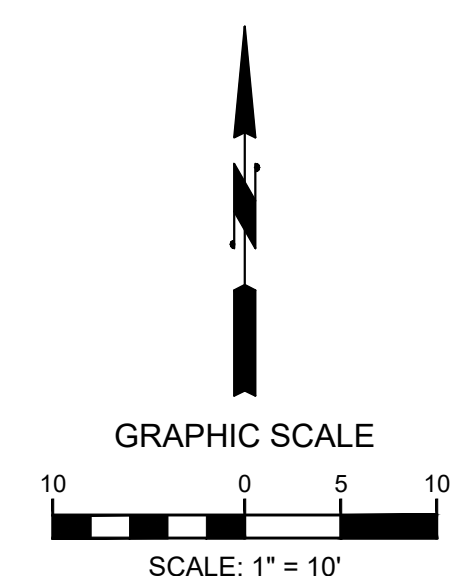
**SOIL AMENEMENT NOTE:** THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP 13.13. THE PROJECT ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENT SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT.



GILBERT ADDITION  
 VOL 74 PG 47



Know what's below.  
 Call before you dig.



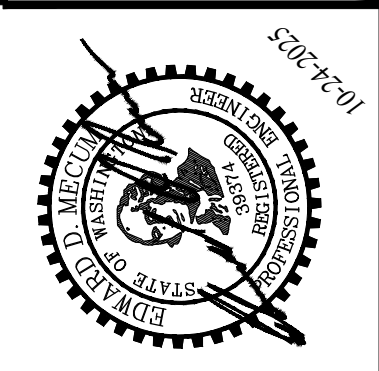
236.94'(MON TO INT PER PLAT)

SE 48TH ST

S88°11'03"E 1044.26'(MEAS)  
 (BASIS OF BEARING)

807.32'

APPROVED: \_\_\_\_\_  
 CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP Date \_\_\_\_\_



NOTES	DATE	SUBMITTED TO CLIENT	REVISIONS PER CITY COMMENTS
	4-14-2025	EDM	
	6-4-2025	EDM	
	10-24-2025	EDM	

**G2 CIVIL**  
 1700 NW GILMAN BLVD, STE 200  
 ISSAQUAH, WA 98027  
 PHONE: (425) 821-5038

**COVER SHEET/SITE DEVELOPMENT PLAN**  
 FRANKLIN HOMES #88  
 4708 88TH AVENUE SOUTHEAST  
 GRANT FRANKLIN HOMES, LLC  
 15711 NE 198TH ST  
 WOODINVILLE, WA 98072

SHEET  
 1 OF 1

FILENAME: C:\PROJECTS\WCS-SPR\G0251\FRANKLIN HOMES\LOT 5 FRANKLIN HOMES #88 - HOUSE #88 - 2025 - SPRING