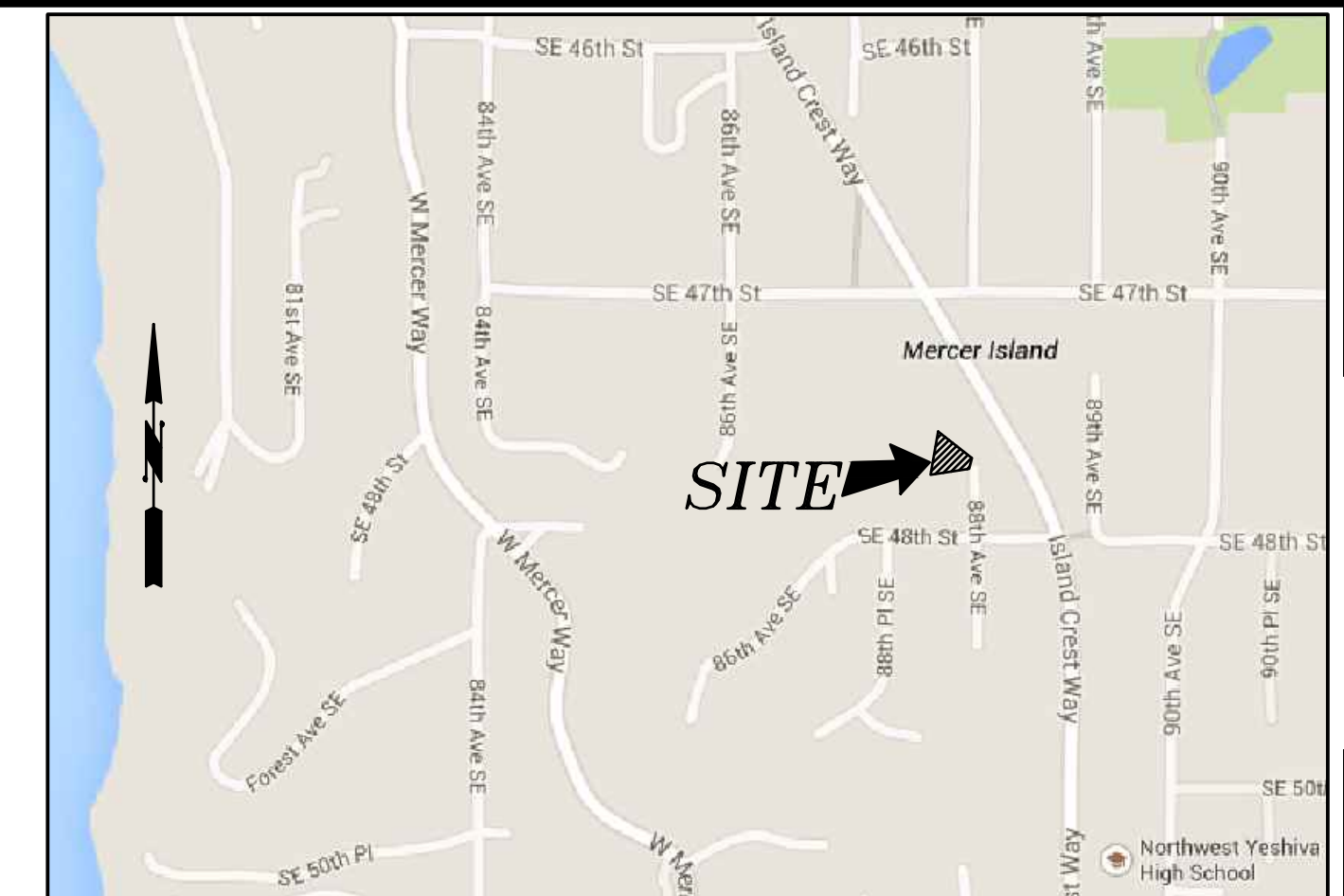


**THE SW 1/4 OF THE SW 1/4 OF SECTION 18, T 24N, 05E, W.M.**  
**FRANKLIN HOMES - HOUSE #88**  
**BELLEVUE, WA 98008**



**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 98TH 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) 821-5038  
 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%

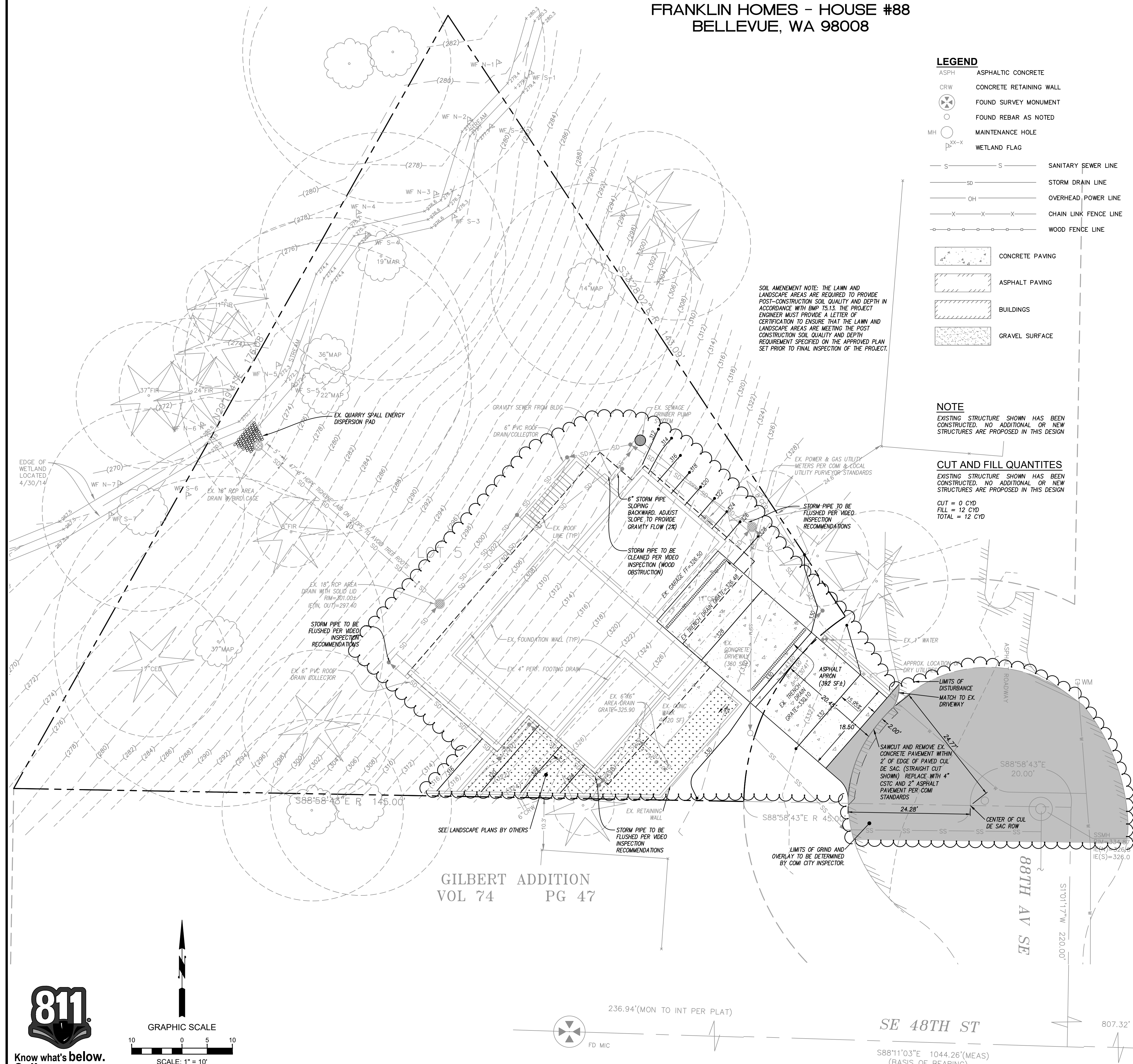
- LEGEND**
- ASPH ASPHALTIC CONCRETE
  - CRW CONCRETE RETAINING WALL
  - ⊕ FOUND SURVEY MONUMENT
  - FOUND REBAR AS NOTED
  - MH MAINTENANCE HOLE
  - ⚡ WETLAND FLAG
  - S SANITARY SEWER LINE
  - SD STORM DRAIN LINE
  - OH OVERHEAD POWER LINE
  - X-X-X CHAIN LINK FENCE LINE
  - WOOD FENCE LINE

- 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**

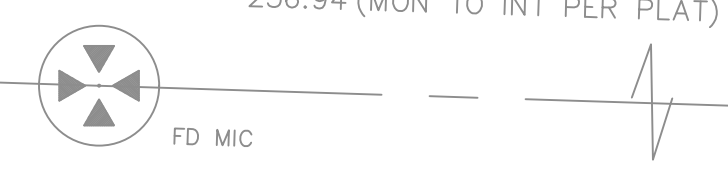
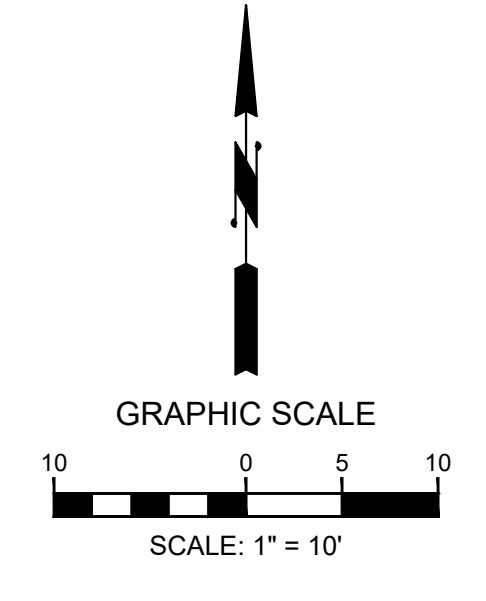
EXISTING STRUCTURE SHOWN HAS BEEN CONSTRUCTED. NO ADDITIONAL OR NEW STRUCTURES ARE PROPOSED IN THIS DESIGN.  
 CUT = 0 CYD  
 FILL = 12 CYD  
 TOTAL = 12 CYD



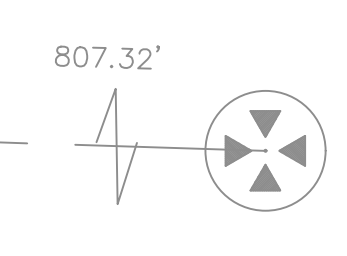
GILBERT ADDITION  
 VOL 74 PG 47



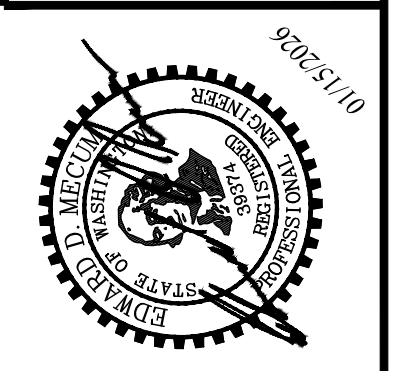
Know what's below.  
 Call before you dig.



SE 48TH ST  
 S88°11'03"E 1044.26'(MEAS)  
 (BASIS OF BEARING)



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



NOTES	DATE	CHKD BY	DATE	CHKD BY
SUBMITTED TO CLIENT	4-14-2025	EDM	4-14-2025	EDM
REVISED PER CITY COMMENTS	6-4-2025	WJR	6-4-2025	WJR
REVISED PER CITY COMMENTS	10-24-2025	WJR	10-24-2025	WJR
GRIND AND OVERLAY REVISION	11/18/2025	EDM	11/18/2025	EDM
DRIVEWAY APRON REVISION	01/15/2026	EDM	01/15/2026	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 98TH ST  
 WOODINVILLE, WA 98072

SHEET  
**1 OF 1**