

DEVELOPMENT SUMMARY

SITE AREA:	15,510 ft ²
MAX IMPERVIOUS:	5,113 ft ²
FRONT YARD:	20 ft
SIDE YARDS:	25 ft
REAR YARD:	25 ft
BUILDING HEIGHT:	30 ft above ABE
A.B.E.:	56.21'

PROJECT INFORMATION

PARCEL #: 242404-9037
 LEGAL DESCRIPTION: BEG S LN OF GL 5 N 89-29-00 W 593.24 FT FRM NE COR OF GL 4 TH S 89-29-00 E 120 FT TH N 00-02-20 E 113.78 FT TH N 89-29-00 W 120 FT TAP N 00-02-20 E FR BEG TH S 00-02-20 W TO BEG TGW POR LOT 4 TH S 89-29 E 26.7 FT TH N 09-52-36 E 6.53 FT TH N 39-30-52 W 16.10 FT TH N 61-36-15 W 8.43 FT TH N 82-16-19 W 10.24 FT TO W LN SD LOT 4 TH S 00-02-20 W 24 FT TO POB

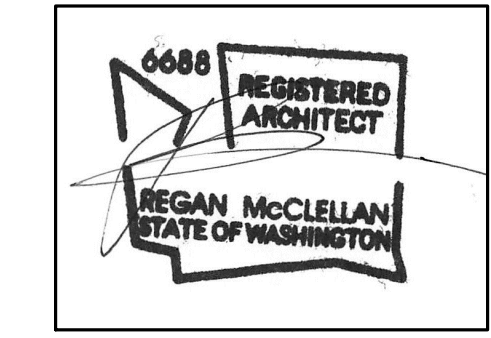
LOT SLOPE

IDIAGONAL LINE ACROSS SITE= 186.4'
 LOW POINT = 41.56'
 HIGH POINT = 63.9'
 DELTA = 22.34'
 22.33/186.4 = 12% LOT SLOPE

PROJECT:
 BAUMAN RESIDENCE
 5928 77TH AVE SE
 MERCER ISLAND, WA 98040

CLIENT:
 KATHRYN & TIMOTHY BAUMAN
 5928 77TH AVE SE
 MERCER ISLAND, WA 98040

REV	PHASE / ISSUE	DATE
1	REASONABLE USE EXCEPTION	2024-08-20
2	REASONABLE USE EXCEPTION	2025-02-14
3	REASONABLE USE EXCEPTION	2025-05-06



DATE:
 MAY 6, 2025

SHEET TITLE:
 SITE PLAN

SHEET:

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

A1.0

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	REASONABLE USE EXCEPTION	2025-02-14

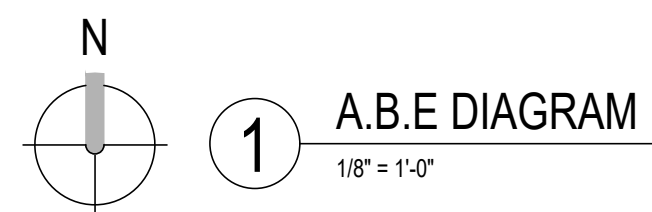
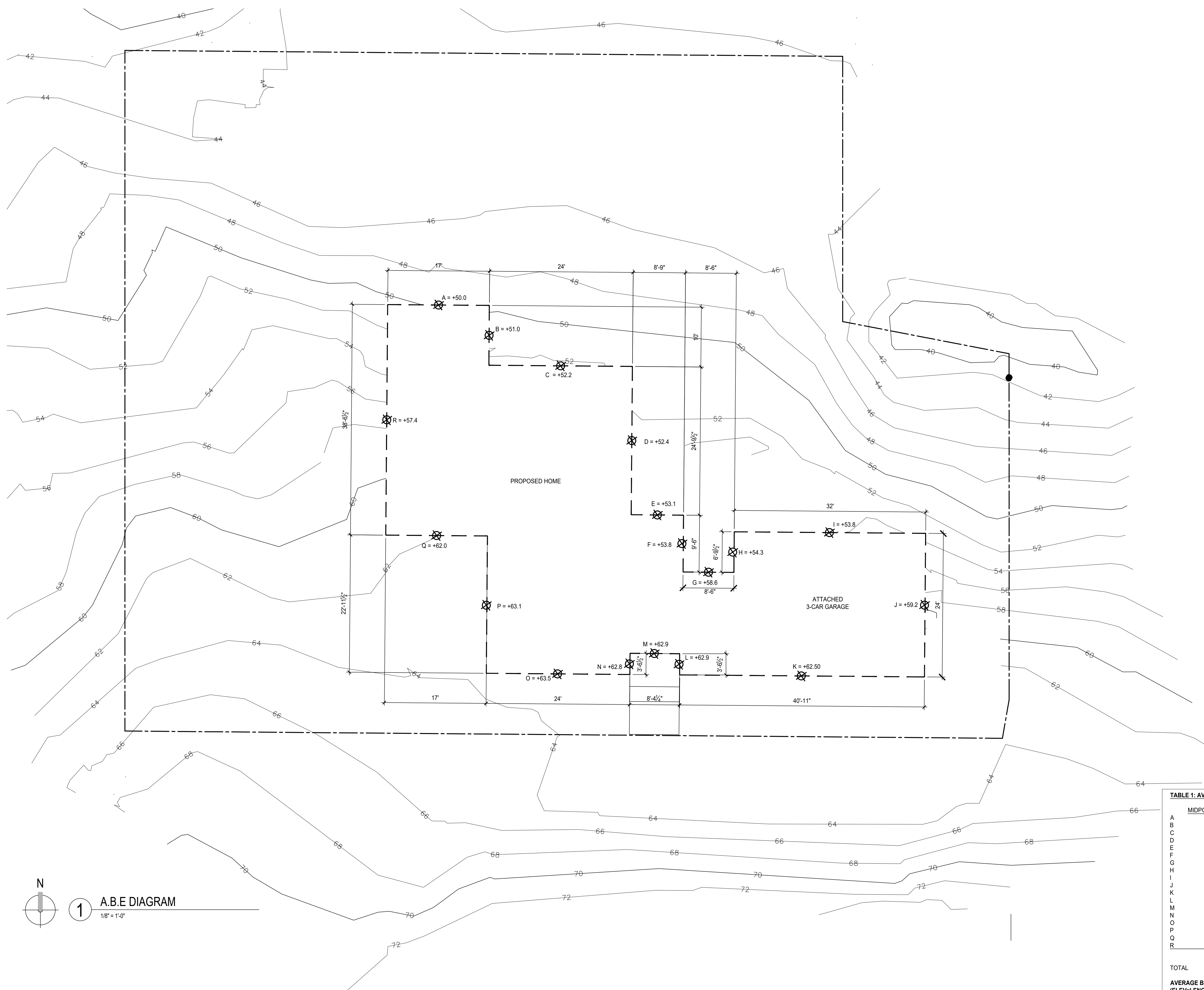
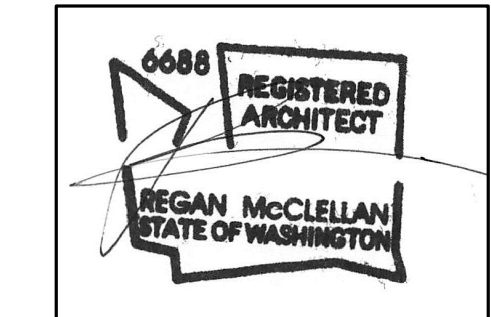


TABLE 1: AVERAGE BUILDING ELEVATION CALCULATION

	MIDPOINT ELEV	SEGMENT LENGTH	ELEV X LENGTH
A	50.00	17.0 FT	850
B	51.00	10.0 FT	510
C	52.20	24.0 FT	1,257.60
D	52.40	24.8 FT	1,299.52
E	53.10	8.75 FT	464.625
F	53.80	9.5 FT	511.1
G	58.60	8.5 FT	498.1
H	54.30	6.80 FT	369.24
I	53.80	32.0 FT	1,721.6
J	59.20	24.0 FT	1,420.8
K	62.50	40.92 FT	2,557.5
L	62.90	3.55 FT	223.295
M	62.90	8.35 FT	525.215
N	62.80	3.55 FT	222.312
O	63.50	24.0 FT	1,524
P	63.10	22.96 FT	1,448.78
Q	62.00	17.0 FT	1,054
R	57.40	38.54 FT	2,212.2
TOTAL	1,035.50	324.21FT	18,665.08

AVERAGE BUILDING ELEVATION = EL. 57.60 FT
 (ELEV X LENGTH / SEG LENGTH = 18,669.90 FT² / 324.21 FT)
 MAXIMUM BUILDING HEIGHT (ABE + 30 FT) = EL. 87.60 FT



DATE:
FEBRUARY 14, 2025

SHEET TITLE:
A.B.E. DIAGRAM

SHEET:

A1.2

TREE PROTECTION NOTES

ALL WORK WITHIN DRIPLINE OF TREE 610 & 612 (PER ARBORIST REPORT) TO BE DONE IN COLLABORATION WITH A QUALIFIED ISA CERTIFIED ARBORIST. THE ARBORIST SHOULD BE GIVEN THE DISCRETION TO ADVISE, MONITOR, AND DOCUMENT ALL WORK WITHIN THE DRIPLINE.

ALTERNATIVE EXCAVATION TECHNIQUES SUCH AS PNEUMATIC AIR EXCAVATION SHALL BE EMPLOYED AS DETERMINED BY THE ARBORIST TO RETAIN STRUCTURAL ROOTS NEAR THE LIMITS OF DISTURBANCE.

TREE PROTECTION FENCING IN THE FORM OF 6' CHAINLINK FENCING WILL BE INSTALLED AT THE LIMITS OF DISTURBANCE AND WILL REMAIN FOR THE DURATION OF THE PROJECT.

THE TREE SHALL BE GIVEN SUPPLEMENTAL WATER 3-4 TIMES A MONTH DURING DROUGHT PERIODS (MAY - SEPTEMBER)

THE AREA WITHIN THE TREE PROTECTION FENCING SHALL BE MULCHED WITH 3-4 INCHES OF COARSE WOODY MULCH.

IF EQUIPMENT MUST BE USED IN THE DRIPLINE OF THE TREE, SOIL PROTECTION MEASURES SHALL BE EMPLOYED PER THE ISA BEST MANAGEMENT PRACTICES, AND THIS WORK WILL BE MONITORED. BURLAP TO PREVENT DESICCATION. ALL LARGE EQUIPMENT TO REMAIN OUTSIDE OF CRITICAL TREE ROOT ZONE AT ALL TIMES. CONCRETE TRUCKS TO POUR FOUNDATIONS ADJACENT TO CRITICAL ROOT ZONES AND PROPOSED GRADE BEAM FROM A DISTANCE OF NO LESS THAN 28'-0" FROM THE EXCEPTIONAL TREES.

PILES TO BE DRIVEN BY HANDHELD PILE DRIVER TO AVOID THE USE OF HEAVY EQUIPMENT WITHIN CRITICAL ROOT ZONE.

ANY CLEARANCE PRUNING TO BE DONE ON THIS TREE SHALL BE CONDUCTED BY A QUALIFIED ISA CERTIFIED ARBORIST UNDER THE SUPERVISION OF THE PROJECT ARBORIST.

ARBORIST SHALL BE ON SITE TO MONITOR PLACEMENT OF PILES. PILOT HOLES FOR PILES WILL BE DUG USING PNEUMATIC AIR EXCAVATION TO AVOID STRUCTURAL ROOTS.

TREE ROOTS WERE IDENTIFIED THROUGH AIR EXCAVATION PRIOR TO START OF CONSTRUCTION. REFERENCE ARBORIST MEMORANDUM DATED 08/19/11 PROJECT ARBORIST TO BE ON SITE DURING PLACEMENT OF PILES ADJACENT TO TREE-610 AND TREE-612. PILE LOCATION FLEXIBLE PER STRUCTURAL DRAWINGS.

REFERENCE THE PRUNING SPECIFICATION PROVIDED BY THE LICENSED ARBORIST FOR MAINTENANCE OF EXISTING TREES.

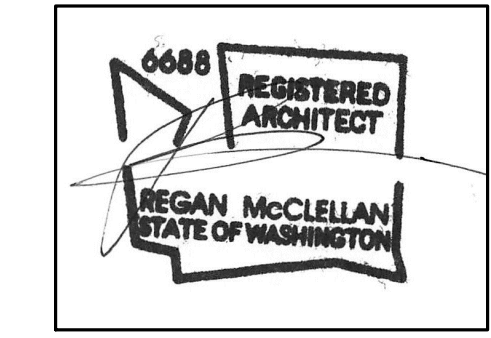
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MERCER ISLAND, WA 98040

CLIENT:
KATHRYN & TIMOTHY BAUMAN
5928 77TH AVE SE
MERCER ISLAND, WA 98040

REV	PHASE / ISSUE	DATE
1	REASONABLE USE EXCEPTION	2024-08-20
2	REASONABLE USE EXCEPTION	2025-02-14
3	REASONABLE USE EXCEPTION	2025-05-08

TREE RETENTION SUMMARY TABLE

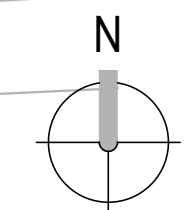
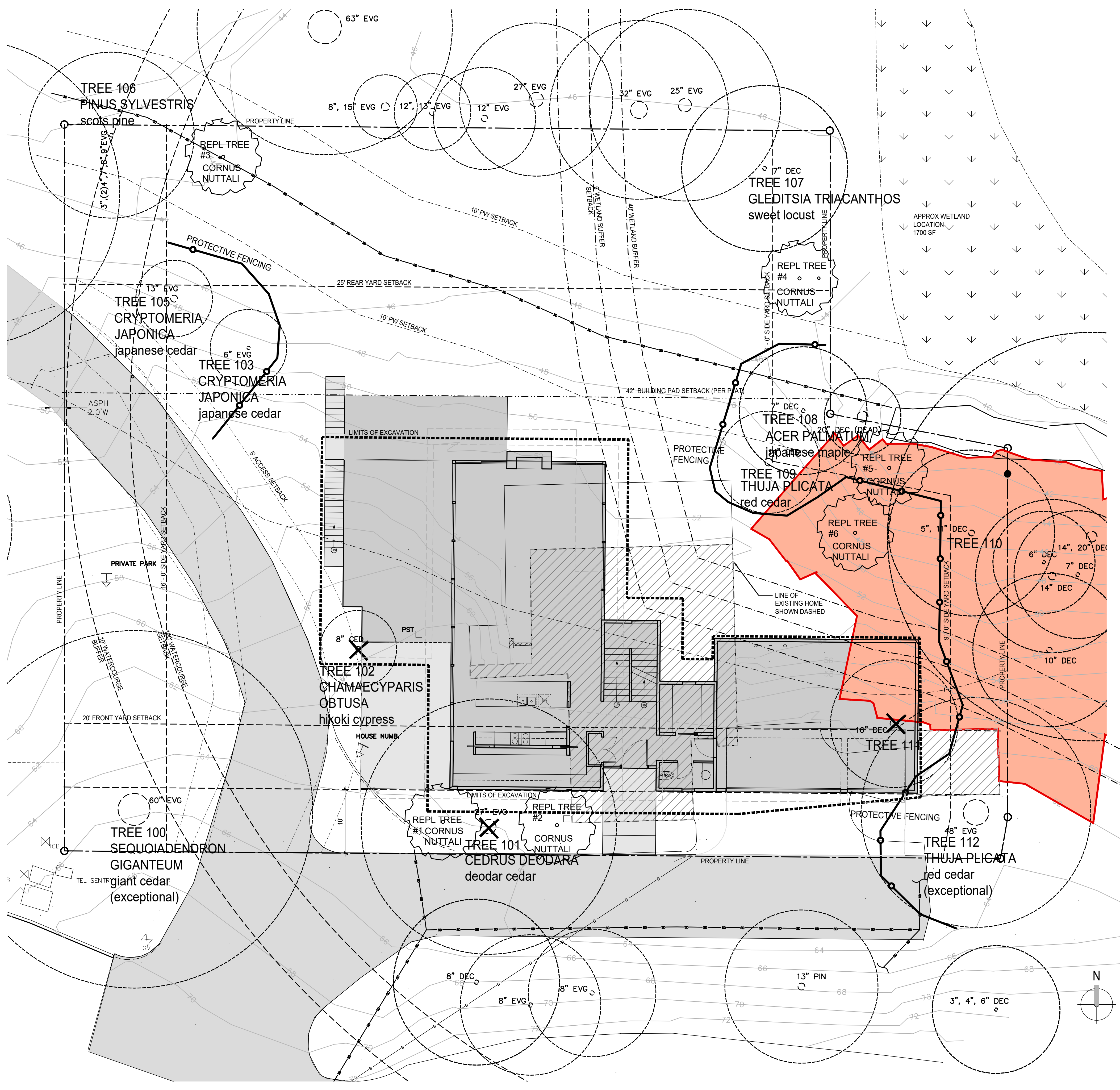
TREE NUMBER	TRUNK DIA -INCHES	NOTES	# OF REPLACEMENT TREES
100	60	EXCEPTIONAL	
101	27	REMOVE	3
102	8	REMOVE	1
103	6		
104		NOT USED	
105	13		
106	35 (3,4,4,7,8,9)	MULTI TRUNK	
107	7		
108	7		
109	14		
110	16 (5,11)	MULTI-TRUNK	
111	16	REMOVE	2
112	48	EXCEPTIONAL	
285 TOTAL			6 REPLACEMENT TREES
51' REMOVED TOTAL			
19% REMOVED TOTAL			
81% RETAINED TOTAL			



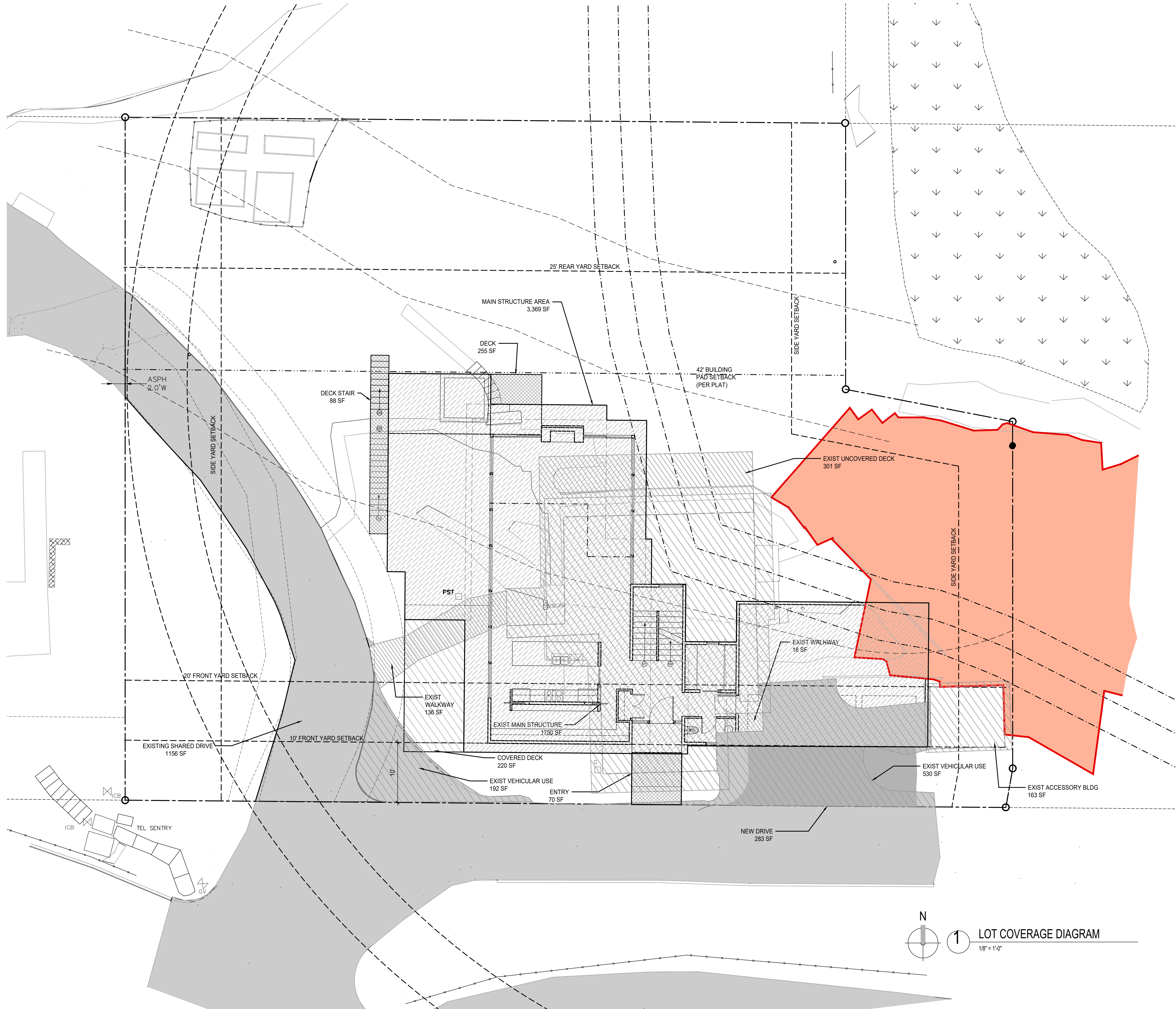
DATE:
MAY 6, 2025

SHEET TITLE:
TREE PLAN

SHEET:



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



LOT COVERAGE	
Lot Area	15510
Shared Drive	1156
Net Lot Area	14354
40% of lot area	5742 sf

Lot Coverage	
Main home & Roof	3369
Deck Stair	88
Lower Deck	255
Entry Walk	70
Covered deck	220
Driving Surfaces	283
Total	4285 sf

Proposed Lot Coverage 29.9%

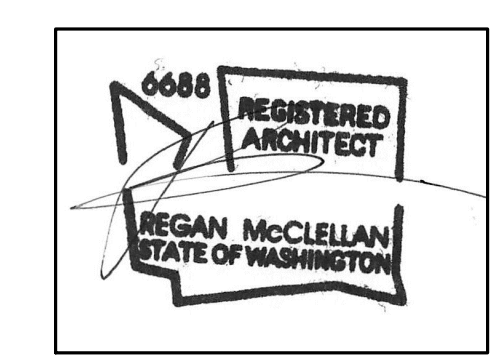
LANDSCAPE AREA	
Lot Area	15510
Net Lot Area	14354
60% of lot area	8612.4 sf
9% of lot area - hardscape	1292 sf

Landscape Area	
Hardscape	
front walk	70
deck stair	88
new drive	283
Total	441 sf

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3	REASONABLE USE EXCEPTION	2025-05-06



DATE:
MAY 6, 2025

SHEET TITLE:
LOT COVERAGE CALCS

SHEET:

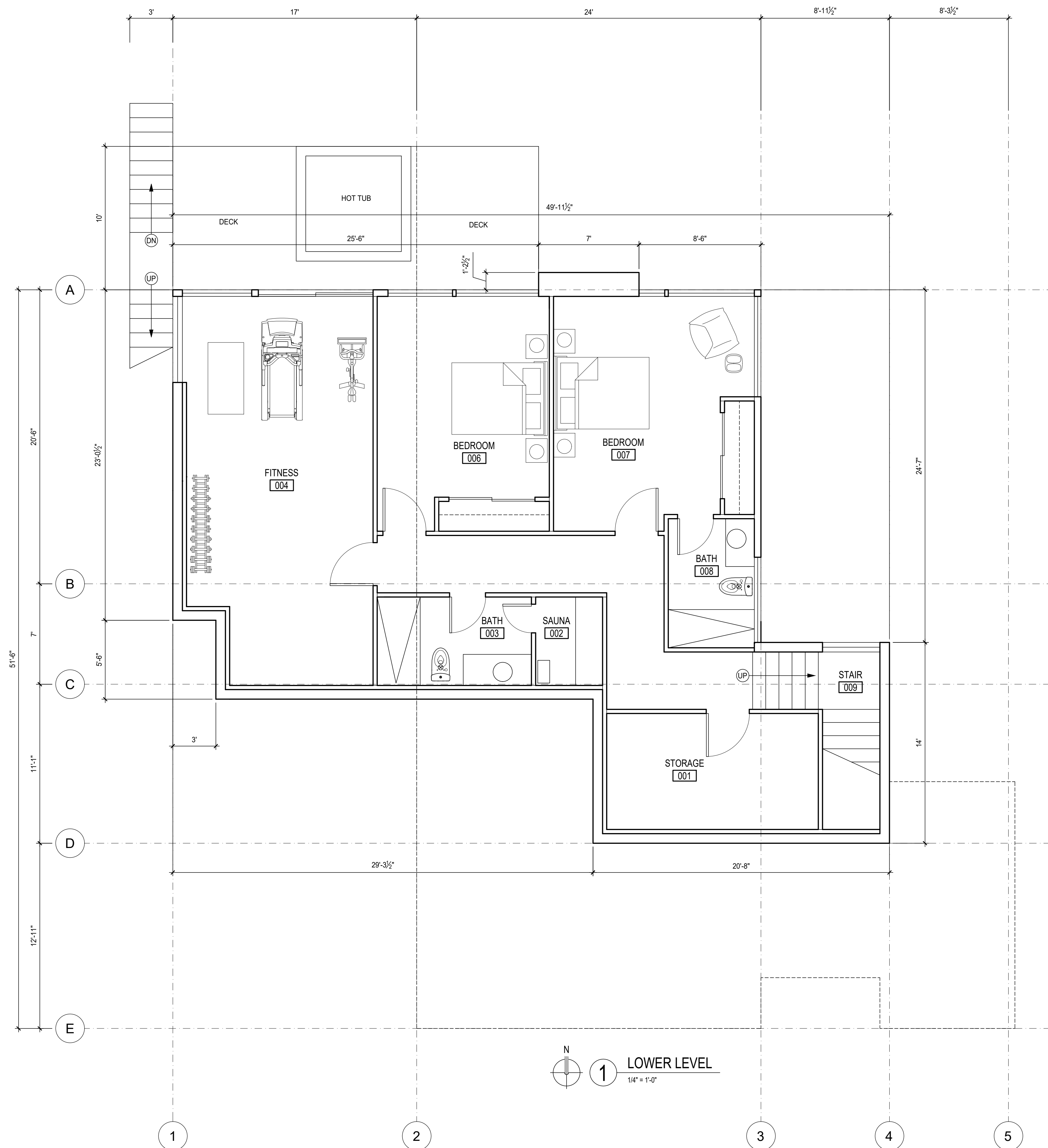
N
1
LOT COVERAGE DIAGRAM
1/8" = 1'-0"

A1.4

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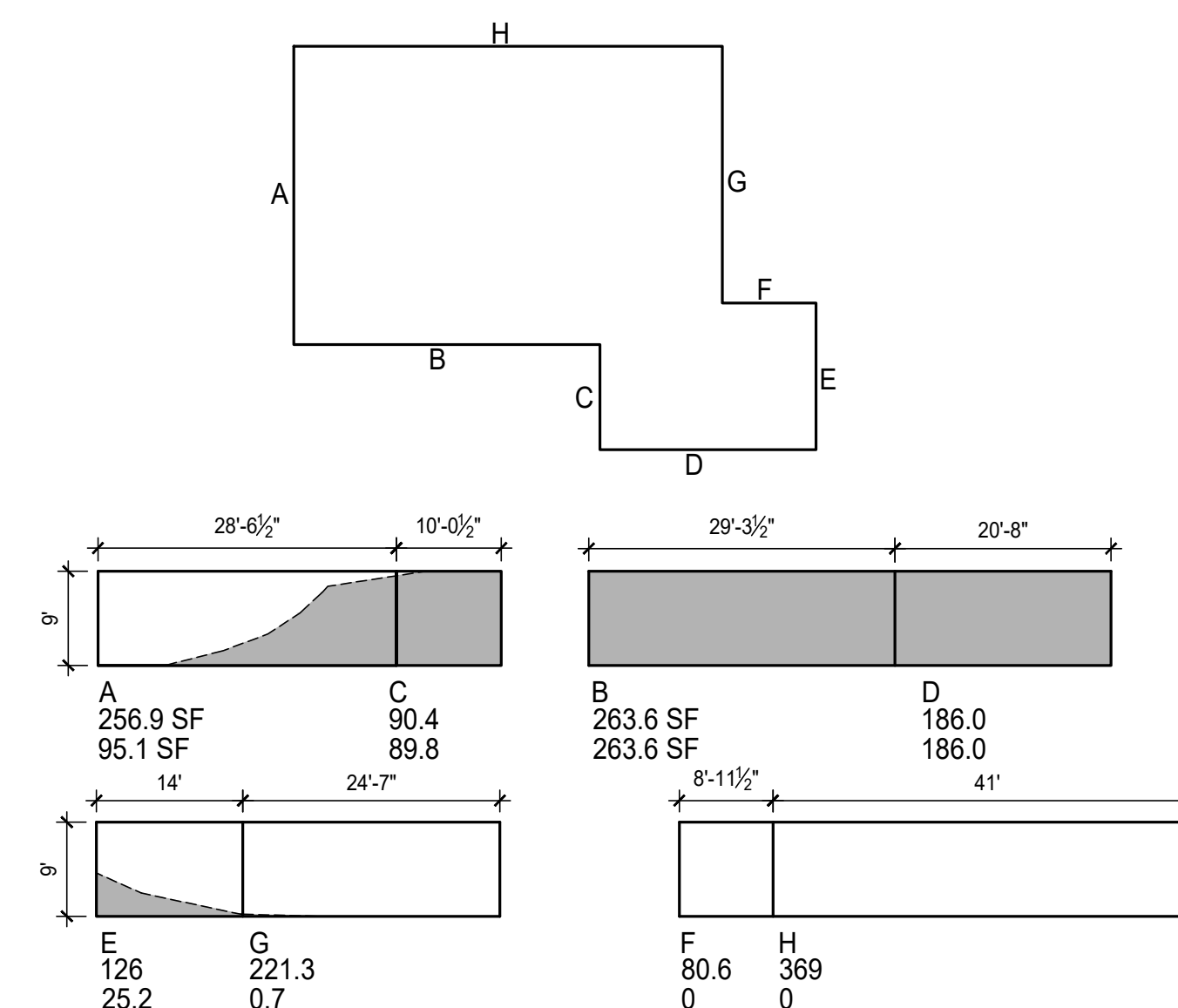
Gross Floor Area

Upper Floor	932
Main Floor	1594
Garage	768
Basement	1474
	4768 SF
Basement exclu	671
	4097 sf

Table of Wall Lengths & Coverage - Basement (Lower Level)

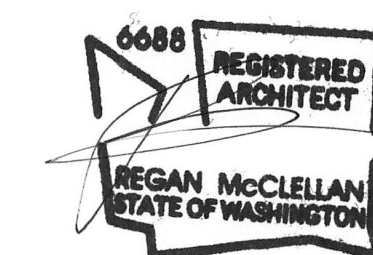
Wall segment	Length	Coverage	Result
A	28.54	37.0%	10.6
B	29.29	100.0%	29.3
C	10.04	99.3%	10.0
D	20.67	100.0%	20.7
E	14	20.0%	2.8
F	8.96	0.0%	0.0
G	24.6	30.0%	7.4
H	41	0.0%	0.0
	177.1		80.7 sf

Basement area	1474 sf
Coverage	45.6%
Excluded Area	671



2 BASEMENT AREA
1/16" = 1'-0"

1 LOWER LEVEL
1/4" = 1'-0"



DATE:
MAY 6, 2025

SHEET TITLE:
LOWER FLOOR PLAN

SHEET:

A2.0

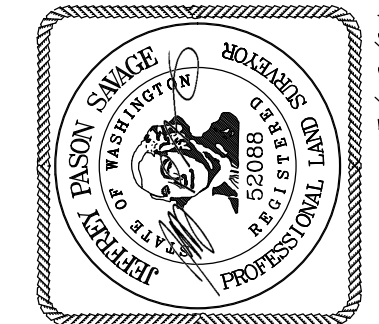
TOPOGRAPHIC & BOUNDARY SURVEY

We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 2424049007

BAUMAN RESIDENCE

5928 77TH AVE SE
MERCER ISLAND, WA 98040



TERRANE

11235 SE 6th St, Suite 130
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	232136
DATE:	12/15/23
DRAFTED BY:	IDV / RPM
CHECKED BY:	JPS
SCALE:	N. T. S.
REVISION HISTORY	
02/12/24	ADDITIONAL UTILITIES
02/23/24	PER COMMENTS
05/03/24	PER COMMENTS
SHEET NUMBER	
1 OF 2	

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 5, SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING OF THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 5, AT A POINT NORTH 89 DEGREES 29 MINUTES 00 SECONDS WEST 593.24 FEET FROM THE NORTHEAST CORNER OF GOVERNMENT LOT 4 IN SAID SECTION 24;

THENCE SOUTH 89 DEGREES 29 MINUTES 00 SECONDS EAST 120 FEET ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 5;

THENCE NORTH 0 DEGREES 02 MINUTES 20 SECONDS EAST 113.78 FEET;

THENCE NORTH 89 DEGREES 29 MINUTES 00 SECONDS WEST 120 FEET TO A POINT WHICH BEARS NORTH 0 DEGREES 02 MINUTES 20 SECONDS EAST FROM THE POINT OF BEGINNING;

THENCE SOUTH 0 DEGREES 02 MINUTES 20 SECONDS WEST TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF LOT 4, NORTHBROOK LANE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 71 OF PLATS, PAGES 39 AND 40, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT;

THENCE SOUTH 89 DEGREES 29 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE THEREOF 26.7 FEET;

THENCE NORTH 9 DEGREES 52 MINUTES 36 SECONDS EAST 6.53 FEET;

THENCE NORTH 0 DEGREES 02 MINUTES 20 SECONDS EAST 57.86 FEET TO THE CENTERLINE OF A CREEK;

THENCE ALONG SAID CREEK NORTH 79 DEGREES 01 MINUTES 43 SECONDS WEST 28.33 FEET TO THE WEST LINE OF SAID LOT;

THENCE SOUTH 0 DEGREES 02 MINUTES 20 SECONDS WEST ALONG SAID WEST LINE 69.44 FEET TO THE POINT OF BEGINNING;

ALSO KNOWN AS PARCEL A OF CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB01-005, RECORDED UNDER RECORDING NO. 2001110890001, RECORDS OF KING COUNTY;

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

BASIS OF BEARINGS

ACCEPTED THE BEARING OF N 51°54'28" W BETWEEN PROPERTY CORNERS FOUND, PER REFERENCE NO. 1.

REFERENCES

- R1. CITY OF MERCER ISLAND SHORT SUBDIVISION NO. 2001110890000, VOL. 145, PG. 243-244, RECORDS OF KING COUNTY, WASHINGTON.
- R2. RECORD OF SURVEY, VOL. 124, PG. 139, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

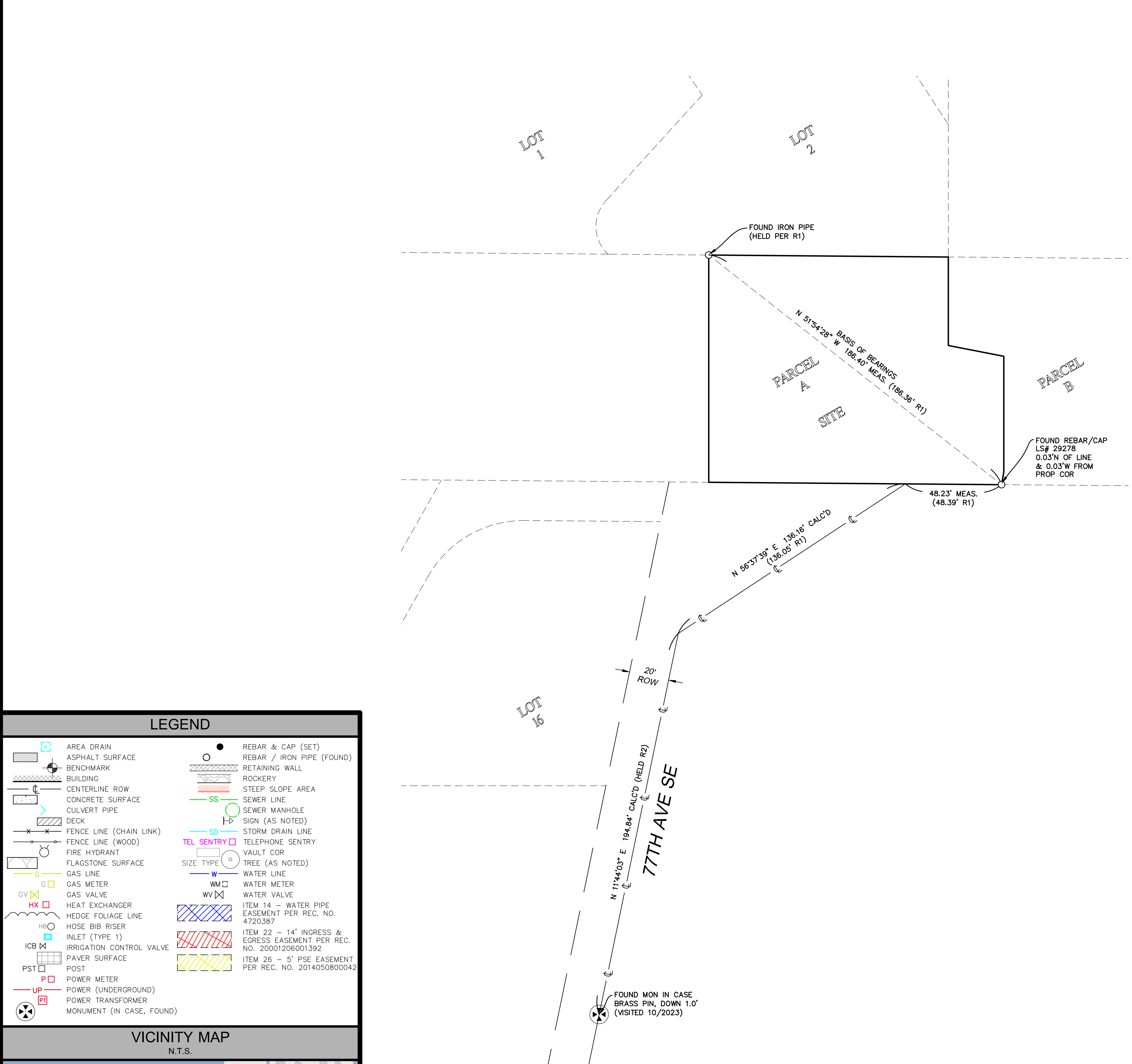
SITE TEMP. BENCHMARK
DESCRIPTION: SET PK W/ RED WASHER
LOCATION: IN ASPHALT ROAD, EAST OF HOUSE NO. 6015
ELEVATION: 74.89'

SURVEYOR'S NOTES

- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER OF 2023. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
- SUBJECT PROPERTY TAX PARCEL NO. 242404-9037
- SUBJECT PROPERTY AREA PER THIS SURVEY IS 15,510 ±S.F. (0.36 ACRES)
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN WFG NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 23-156562, WITH AN EFFECTIVE DATE OF AUGUST 08, 2023 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
- FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

SCHEDULE B ITEMS

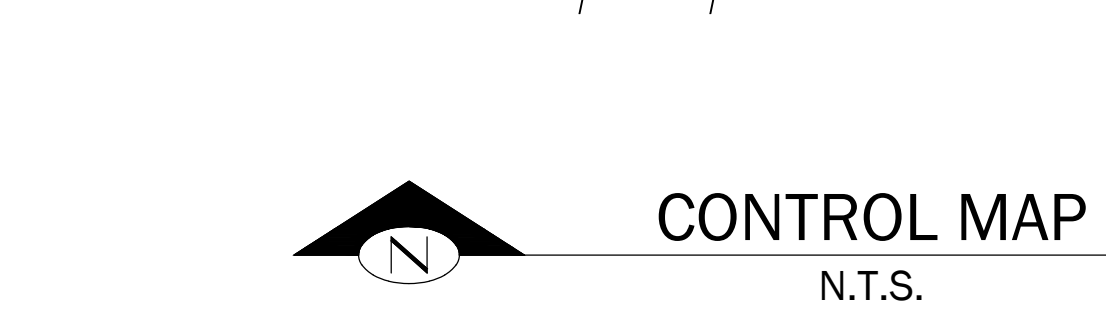
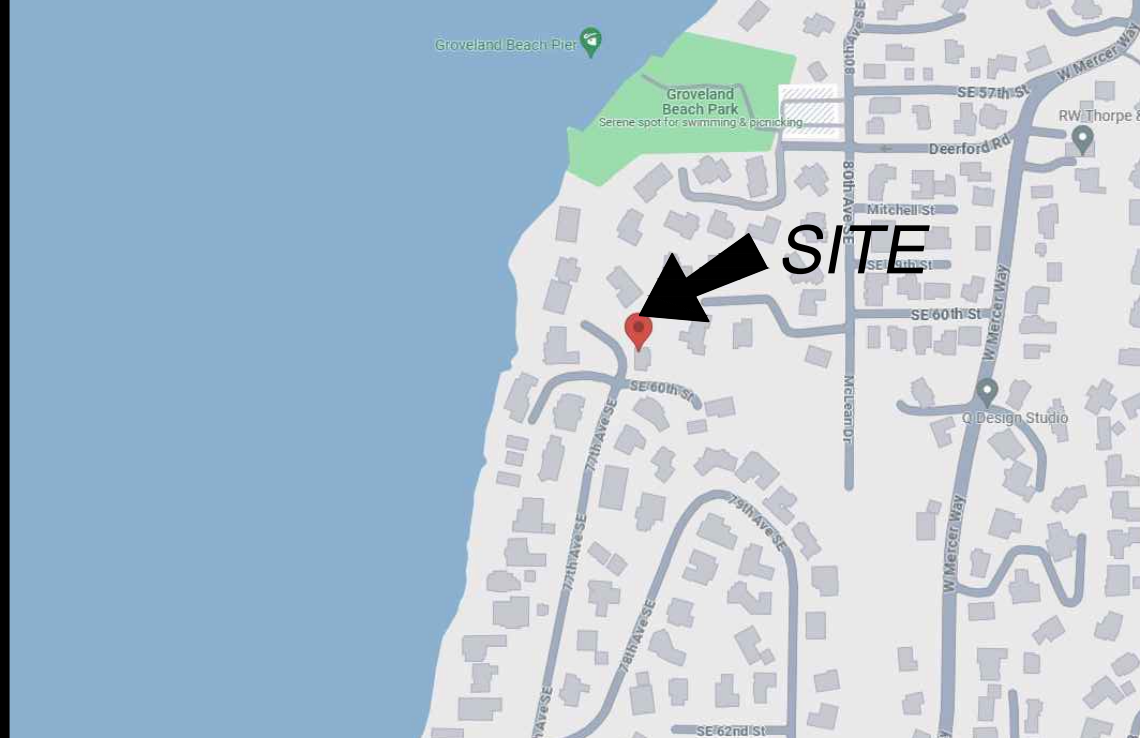
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF ACCESS, AFFECTING A PORTION OF SAID PREMISES, RECORDED IN 4325092, OF OFFICIAL RECORDS. (NOTHING TO PLOT)
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF INGRESS AND EGRESS, AFFECTING A PORTION OF SAID PREMISES, RECORDED IN 4406326, OF OFFICIAL RECORDS. (TERMINATED PER DOCUMENT RECORDED UNDER REC. NO. 20240209000605)
- TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN 4720387, OF OFFICIAL RECORDS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. (PLOTTED)
- TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN 5491280, OF OFFICIAL RECORDS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. (NOTHING TO PLOT)
- EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS AS SET FORTH IN THE PLAT OF NORTHBROOK LANE ADDITION, RECORDED IN VOLUME 71, PAGE 39, OF OFFICIAL RECORDS.
NOTE: THIS EXCEPTION OMMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. (CONDITIONS SHOWN HEREON)
- TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON AUGUST 30, 1974, IN 7408300617, OF OFFICIAL RECORDS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. (CONDITIONS SHOWN HEREON)
- DECLARATION OF VIEW EASEMENT AND THE TERMS AND CONDITIONS THEREOF, AFFECTING A PORTION OF SAID PREMISES, RECORDED ON MAY 28, 1997, IN 9705280664, OF OFFICIAL RECORDS. (SAME AS ITEM 13)
- DECLARATION OF VIEW EASEMENT AND THE TERMS AND CONDITIONS THEREOF, AFFECTING A PORTION OF SAID PREMISES, RECORDED ON MAY 28, 1997, IN 9705280665, OF OFFICIAL RECORDS. (CONDITIONS SHOWN HEREON)
- DECLARATION OF VIEW EASEMENT AND THE TERMS AND CONDITIONS THEREOF, AFFECTING A PORTION OF SAID PREMISES, RECORDED ON MAY 28, 1997, IN 9705280666, OF OFFICIAL RECORDS. (CONDITIONS SHOWN HEREON)
- MATTERS SET FORTH BY SURVEY RECORDED ON SEPTEMBER 15, 1998, IN 9809159005, OF OFFICIAL RECORDS. (CONDITIONS SHOWN HEREON)
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF, AFFECTING A PORTION OF SAID PREMISES, RECORDED ON DECEMBER 6, 2000, IN 20001206001392, OF OFFICIAL RECORDS. (PLOTTED)
- AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, RECORDED ON NOVEMBER 8, 2001, IN 20011108000132, OF OFFICIAL RECORDS, REGARDING INDEMNIFICATION AND COVENANT FOR ECOLOGICALLY HAZARDOUS AREAS. (CONDITIONS SHOWN HEREON)
- EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS AS SET FORTH IN THE LOT LINE REVISION, RECORDED IN 20011108900001, OF OFFICIAL RECORDS.
NOTE: THIS EXCEPTION OMMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. (CONDITIONS SHOWN HEREON)
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF UTILITIES, AFFECTING A PORTION OF SAID PREMISES, RECORDED ON FEBRUARY 3, 2005, IN 20050203001003, OF OFFICIAL RECORDS. (CONDITIONS SHOWN HEREON)
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF, GRANTED TO: PUGET SOUND ENERGY, INC., FOR THE PURPOSE OF UNDERGROUND FACILITIES, AFFECTING A PORTION OF SAID PREMISES, RECORDED ON MAY 8, 2014, IN 20140508000420, OF OFFICIAL RECORDS. (PLOTTED)



LEGEND

[Symbol]	AREA DRAIN	[Symbol]	REBAR & CAP (SET)
[Symbol]	ASPHALT SURFACE	[Symbol]	REBAR / IRON PIPE (FOUND)
[Symbol]	BENCHMARK	[Symbol]	RETAINING WALL
[Symbol]	BUILDING	[Symbol]	ROCKERY
[Symbol]	CENTERLINE ROW	[Symbol]	STEEP SLOPE AREA
[Symbol]	CONCRETE SURFACE	[Symbol]	SEWER LINE
[Symbol]	CULVERT PIPE	[Symbol]	SEWER MANHOLE
[Symbol]	DECK	[Symbol]	SIGN (AS NOTED)
[Symbol]	FENCE LINE (CHAIN LINK)	[Symbol]	STORM DRAIN LINE
[Symbol]	FENCE LINE (WOOD)	[Symbol]	TELEPHONE SENTRY
[Symbol]	FIRE HYDRANT	[Symbol]	VAULT COR
[Symbol]	FLAGSTONE SURFACE	[Symbol]	TREE (AS NOTED)
[Symbol]	GAS LINE	[Symbol]	WATER LINE
[Symbol]	GAS METER	[Symbol]	WATER METER
[Symbol]	GAS VALVE	[Symbol]	WATER VALVE
[Symbol]	HEAT EXCHANGER	[Symbol]	ITEM 14 - WATER PIPE EASEMENT PER REC. NO. 4720387
[Symbol]	HEDGE FOLIAGE LINE	[Symbol]	ITEM 22 - 14' INGRESS & EGRESS EASEMENT PER REC. NO. 20001206001392
[Symbol]	HOSE BIB RISER	[Symbol]	ITEM 26 - 5' PSE EASEMENT PER REC. NO. 20140508000420
[Symbol]	INLET (TYPE 1)	[Symbol]	
[Symbol]	IRRIGATION CONTROL VALVE	[Symbol]	
[Symbol]	PAVER SURFACE	[Symbol]	
[Symbol]	POST	[Symbol]	
[Symbol]	POWER METER	[Symbol]	
[Symbol]	POWER (UNDERGROUND)	[Symbol]	
[Symbol]	POWER TRANSFORMER	[Symbol]	
[Symbol]	MONUMENT (IN CASE, FOUND)	[Symbol]	

VICINITY MAP
N.T.S.



STEEP SLOPE/BUFFER DISCLAIMER:
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS. AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

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