



INFORMATION (TO PUT ON THE PLAT FACE)

- All development within 100 feet of the Ordinary High Water mark of Lake Washington shall be subject to the provisions of RCW 90.58 (the Shoreline Management ACT), and may require a shoreline management substantial development and/or variance permit.
- Development of individual building sites shall be done in accordance with the conditions applied through the subdivision or zoning process and the relevant land use and building related codes at the time of a complete building permit application.
- Storm water Control and Erosion Control is required for this plat in accordance with Ordinance A-98.
- All development shall be subject to the provisions of Chapter 19.10, MGC, ("Environmentally Sensitive Areas")
- Fire protection sprinklers are required in new homes or existing homes which are "substantially remodeled" as defined in the Uniform Fire Code); unless, the applicant can show that adequate fire flow (as determined by the Fire Marshall) exists; or can be provided. All driveway aprons shall be designed to accommodate heavy truck and emergency vehicle turnarounds, in conformance with the Fire Marshall's requirements.
- All plat improvements shall be installed prior to issuance of a building permit for residential construction.

PLAT FACE ITEMS (to be put on the face of the plat)

A. GENERAL

- The City finds that the proposed short plat (as conditioned) complies with applicable requirements of the Zoning Code, Comprehensive Plan, and Subdivision Ordinance.
- There shall be no further subdivision of any lot within 5 years of recording this Short Plat without re-submitting for Formal Plat procedure.
- All lots shall take vehicular access from the interior short plat roadway. No direct vehicular access to West Mercer Way is permitted.
- At the request of the Code Official, the property owner or his assignee shall submit a Certificate of Insurance to the City as Proof of Liability Insurance coverage. Said certificate shall be in an amount and form acceptable to the Code Official. The insurance shall be Comprehensive General Bodily Injury (including Automobile) and Comprehensive General Bodily Injury Damage Liability (including Automobile) insurance, with no deductible amount, for bodily injury including death, and for damage to or destruction of public and/or private property on each and every occurrence. The City of Mercer Island, its officers, agents and employees shall be listed as additional named insureds on; the policy. The policy shall remain in full force throughout the construction period.

B. Utilities

General

- No permanent landscaping, structures, or fencing shall be placed on or within the designated public utility and storm drainage easements without the written approval of the City Engineer. If, in the opinion of the City Engineer, utilities or storm drainage facilities require maintenance, repair or replacement, the City or its agent shall have the right to enter those lots adjoining the easement for the purpose of maintaining, repairing, relocating or replacing said utilities and storm drainage facilities. Lot owners shall be responsible for the restoration of any private improvements with the easement.

C. Drainage

Storm Water Control and Erosion Control is required in accordance with City Ordinance A-98. All necessary measures to correct on-site problems or to prevent water quality problems shall be the responsibility of the land owner.

D. Maintenance

- Maintenance, ingress/egress and repair of jointly owned private facilities shall be the equal responsibility of the owners of each lot within this plat. The cost of maintenance, repair replacement or construction of that portion of the facility used in common shall be born in equal shares, except that the owners of any lower parcel shall not be responsible for the part of the system above their connection; and when necessary to repair, clean or reconstruct the system, the parties to this agreement shall have a right of entry for that purpose, provided that the premises shall be restored as near as possible to its original condition. In the event that maintenance and repair of certain joint facilities are not performed to the satisfaction of the City Engineer after a timely demand has been made for such action, The City or its agent shall have the right to enter upon the premises and perform the necessary maintenance and repair to protect the safety and general welfare of the public. The City shall charge the owner of each lot within this plat an equal share of the total maintenance and repair costs. The City or the owner of any lot within this plat shall have the right to bring action in Superior Court to require and maintenance or repair and to recover the costs incurred in making or effecting repairs or improvements.

CONDITIONS OF APPROVAL

A. General

- All improvement plans and engineering drawings shall be designed so as to save as much natural vegetation as possible.
- All roadways within the boundaries of the subject property shall be constructed according to the City's Street Improvement, and Maintenance Guidelines, and the Fire Marshall's requirements.
- Submit detailed engineering plans, engineer's cost estimate and schedule for the installation of street, utility, storm and drainage improvements.
- The Land Development Consultants general soils report of \_\_\_\_\_ shall be considered a part of the City's approval.

RECORDER'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ at \_\_\_\_\_ M.

In book \_\_\_\_\_ of \_\_\_\_\_ at page \_\_\_\_\_ at the request of \_\_\_\_\_

SEE PAGE # 1

Mr. \_\_\_\_\_ Dept. 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\_\_\_\_.

SEE SHEET \_\_\_\_\_ OF \_\_\_\_\_

Certificate No. \_\_\_\_\_

M.W. MARSHALL  
PROFESSIONAL LAND SURVEYOR

7834 S.E. 28th - 222 8222 - MERCER ISLAND, WASHINGTON 98040

DWN	SCALE	DATE
SVD	P.W. NO. PAGE	6-18-90
APP'D		JOB NO. 3070

Unofficial

5. The Building Official may require that clearing and grading and/or building permit applications be accompanied by a detailed soils report prepared by a licensed professional engineer, experienced in soils geology and mechanics. As a condition of permit approval, the Building Official may require that a soils engineer be present during construction to monitor and review site conditions, and to recommend that special construction techniques or mitigating measures be taken. All costs associated with the preparation of a soils report and soils engineer's monitoring shall be borne by the property owner or his assignee.

B. Utilities

1. General

- a. All utilities shall be installed underground, and shall be designed and constructed in accordance with the Standards and Specifications of the City of Mercer Island.
- b. Water sewer and storm drainage facilities shall be provided in accordance with the requirements of the City of Mercer Island.

2. Drainage

All storm drainage facilities, (including ground and surface water collection, conveyance, and detention systems) shall be designed and constructed in accordance with the King County Storm Drainage Control Requirements and Guidelines\* (May 1979) as modified by Mercer Island, so as to minimize water quality degradation, siltation, erosion, and flooding. Said facilities shall completely intercept all surface and subsurface waters, and shall discharge said waters at a rate no greater than the rate of discharge from the site in its pre-developed state. Discharge locations shall occur in the same location as those existing on the site in its pre-developed state. All roadway, driveway, roof and footing drainage shall be intercepted and piped to the storm drainage system in a manner that is acceptable to the City Engineer. Storm retention may be waived if all subdivision drainage is tightened to Lake Washington within the subdivision. All Storm Water Control and Erosion Control shall comply with City Ordinance A-36. All necessary measures to correct on-site problems or to prevent water quality problems shall be the responsibility of the Land Owners.

C. Fire

- 1. Fire hydrants and fire flows shall be provided by the applicant in accordance with the requirements of Resolution 779 and as determined by the Fire Marshall.
- 2. All driveways shall be designed to accommodate heavy truck and emergency vehicles and their turnarounds.

D. Bonds

- 1. Bonds or equal financial security for plat improvements shall be annually renewable with the amount adjusted for inflation. Renewed bonds or equal financial security shall be acceptable to the city and executed 30 days prior to the expiration of the old bond. The City reserves the right to lien the property to assure that improvements are constructed if bonding or equal financial securities are not renewed or fail to provide assurance.

E. Soils

- 1. The City Engineer may require that a detailed soils evaluation and report prepared by a licensed professional engineer, experienced in geotechnical evaluation and soils mechanics shall have been accepted by the City. Any recommendation contained within the report may be considered a requirement for construction. A statement, in substantially the following form, signed by the soils engineer, shall be included on the construction plans and in the soils report:

"This is to confirm that I have reviewed the construction plans prepared by \_\_\_\_\_ dated \_\_\_\_\_ For conformance with the geotechnical evaluation and recommendations contained within my soils report dated \_\_\_\_\_. It is my opinion that the recommendations presented in my soils report have been incorporated into the above-referenced plans and are in accordance with my intent.

I do certify that our firm:

- (a) has been retained by the property owner to monitor the construction for compliance with the recommendations and implementation measures contained in my soils report;
- (b) will, if deemed necessary by the Code Official, provide, in a timely manner, additional construction recommendations and suggested construction modifications; and
- (c) will promptly submit monitoring information and any recommendations to the Code Official for review."

RECORDERS CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_ at \_\_\_\_\_ M.

In book \_\_\_\_\_ of \_\_\_\_\_ at page \_\_\_\_\_ of the request of \_\_\_\_\_

SEE PAGE #1

Mgr. \_\_\_\_\_ Dept. of Records

SURVEYORS CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of \_\_\_\_\_

in \_\_\_\_\_ 19\_\_

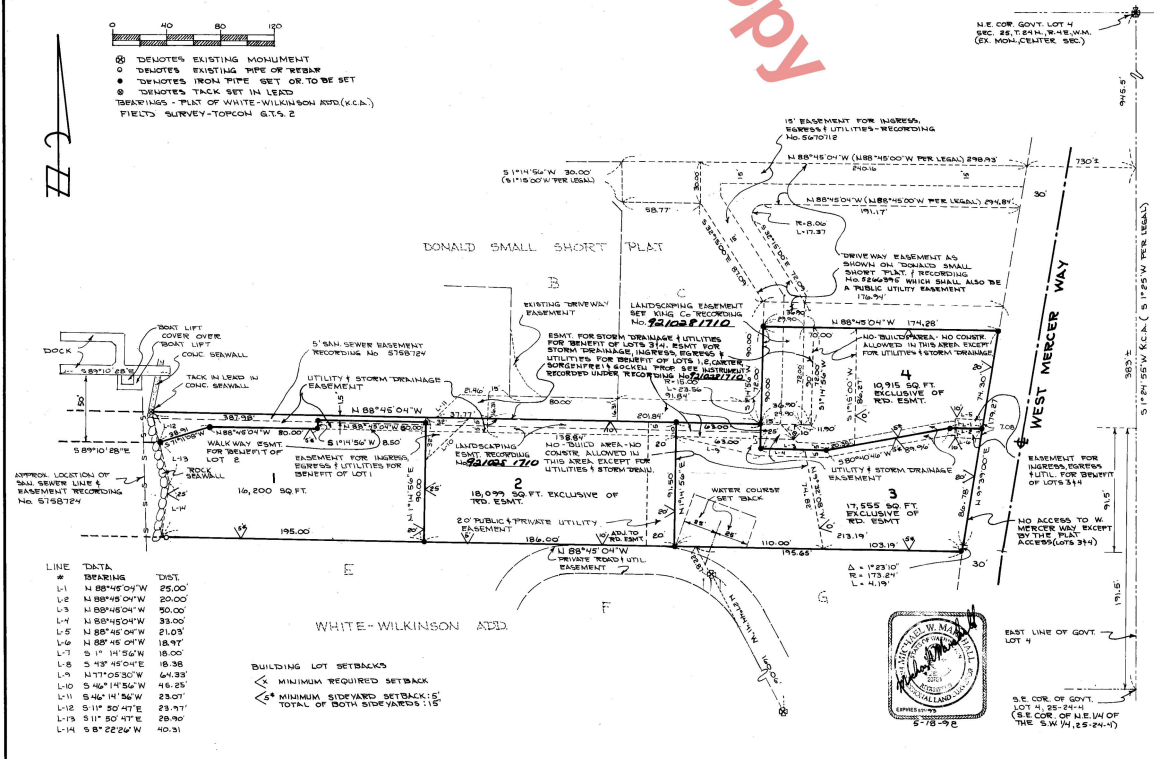
SEE SHEET 4 OF 4

Certificate No. \_\_\_\_\_

M.W. MARSHALL  
PROFESSIONAL LAND SURVEYOR  
TEXAS & E. 28th - 232-8288 - MERCER ISLAND, WASHINGTON 98040

DWN	SCALE	DATE
BVD	P.W. NO. PAGE	5-18-92
APP'D		JOB NO. 3630

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