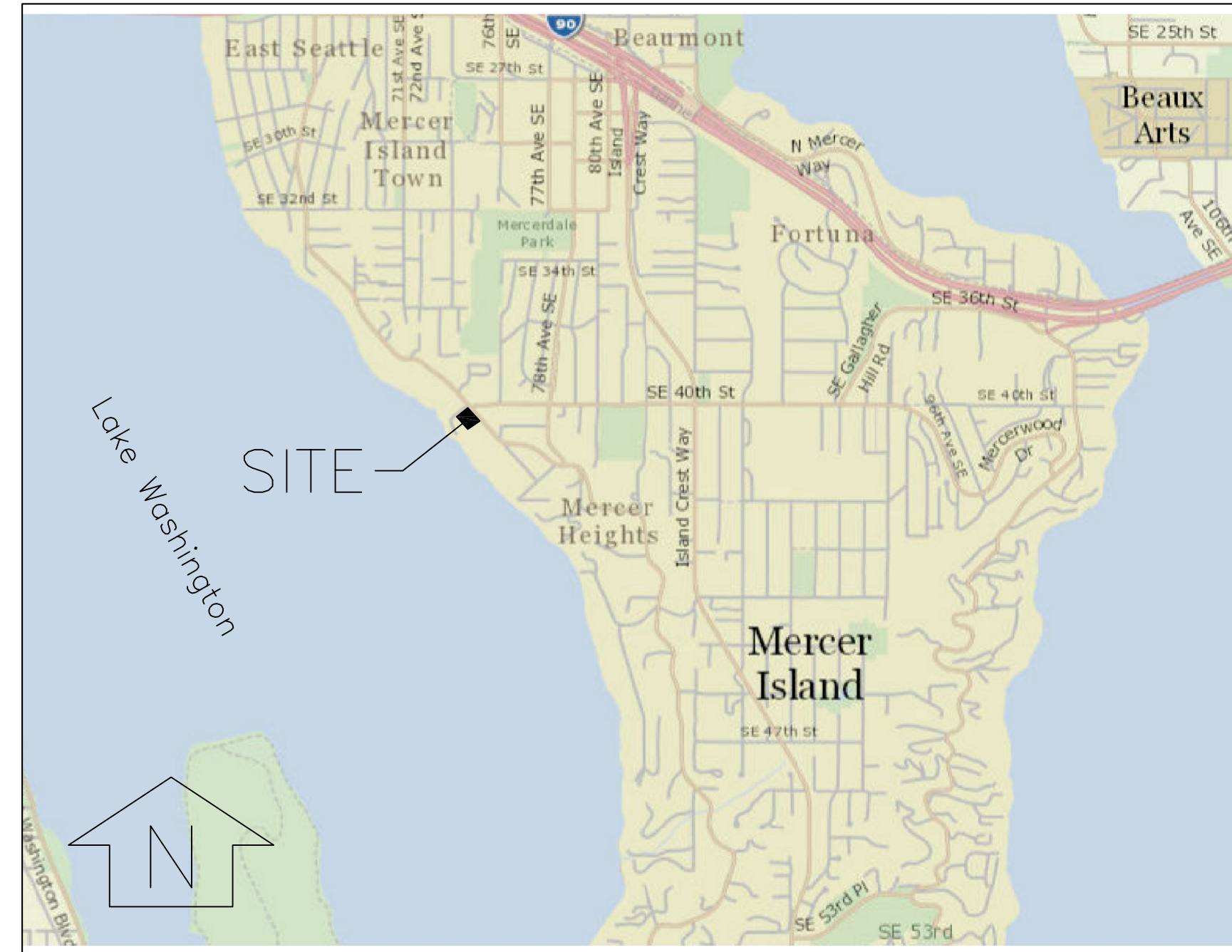


4001 WEST MERCER WAY SHORT PLAT

4001 West Mercer Way Mercer Island, Washington

Land Use File #: SUB21-002

VICINITY MAP



PROJECT DATA:
 SITE ADDRESS: 4001 West Mercer Way
 Mercer Island, WA 98040
 ZONING DESIGNATION: R-15
 GROSS PROPERTY AREA: 31,500 SQUARE FEET
 KING COUNTY PARCEL #: 362350-0365

CONTACT INFORMATION

OWNER: ANGIULI PACIFIC RESIDENCE TRUST;
 JJW PROPERTIES, LLC;
 AW PROPERTY GROUP LLC as Tenant's in Common
 ATTN: MARK WISCHMAN
 P.O. BOX 500
 MERCER ISLAND, WASHINGTON 98040
 OFFICE NUMBER: 206-232-5556
 EMAIL: mark@wischmanmgt.com

ENGINEER: OFFE ENGINEERS, PLLC
 ATTN: DARRELL OFFE, PE
 13932 SOUTHEAST 159TH PLACE
 RENTON, WASHINGTON 98058
 OFFICE NUMBER: 425-260-3412
 EMAIL: darrell.offe@comcast.net

SURVEYOR: HANSEN SURVEYING & CONSULTING
 ATTN: PETER CLOE
 4227 SOUTH MERIDIAN, SUITE C-445
 PUYALLUP, WASHINGTON 98373
 OFFICE NUMBER: 425-235-8440
 EMAIL: hansensurvey@comcast.net

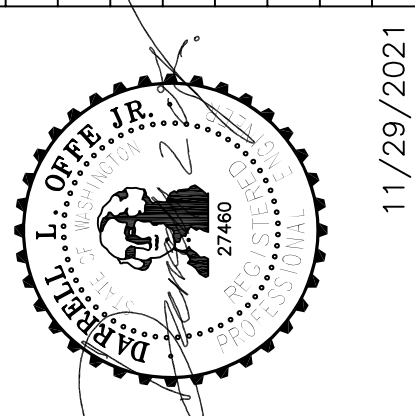
ARBORIST: SUPERIOR NW ENTERPRISES
 ATTN: ANTHONY MORAN
 13110 NE 17th PLACE, SUITE #304
 WOODINVILLE, WASHINGTON 98072
 OFFICE NUMBER: 206-930-5724
 EMAIL: anthony@superiornw.com

TABLE OF CONTENTS

SHEET NUMBER	TITLE
1	COVER SHEET
2	SHORT PLAT MAP
3	SHORT PLAT MAP
4	SHORT PLAT MAP
5	TOPOGRAPHIC SURVEY MAP
6	SITE PLAN
7	DEMOLITION PLAN
8	TREE PLAN
9	CONCEPTUAL GRADING AND UTILITY PLAN

APPROVAL NOTE:
 THIS REQUEST DOES NOT GUARANTEE THAT THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPERATE INSTRUMENT UNLESS ALL LOTS HEREIN ARE UNDER SAME OWNERSHIP.

FILE#: SUB21-002



OFFE ENGINEERS
 13932 SOUTHEAST 159TH PLACE
 RENTON, WASHINGTON 98058
 PHONE: 425-260-3412
 CONTACT: DARRELL OFFE, P.E.



4001 West Mercer Way Short Plat
 CLIENT: Angiuli Pacific Residence Trust; JJW Properties, LLC;
 AW Property Group, LLC as Tenant's in Common
 SHEET CONTENT

DATE: 11/29/2021
 JOB NO.:
 DWG NO.:

SHEET
 1 OF 9

REV. NO.	DATE	DESCRIPTION

11/29/2021

CHECKED BY
 DLO

DRAWN BY
 VS

DESIGNED BY
 DLO

COVER SHEET

**CITY OF MERCER ISLAND
SHORT PLAT NUMBER SUB21-002**

PORTION OF THE NE 1/4, NW 1/4, SECTION 13, TWP. 24 N., RGE. 4 E., W.M.
MERCER ISLAND, WASHINGTON

DECLARATION

Know all men by these present that we, the undersigned, owner(s) in fee simple of the land herein described do hereby make a short subdivision thereof pursuant to RCW 58.17.060 and acknowledge that said subdivision shall not be further divided in any manner within a period of five years, from date of record, without the filing of a final plat. The undersigned further declare this short plat to be the graphic representation of said short subdivision and the same is made with the free consent and in accordance with the desire of the owner(s).

In witness whereof we have set our hands and seals.

Name: _____ Name: _____

Name: _____ Name: _____

STATE OF WASHINGTON
County of King

On this day personally appeared before
me _____

to me known to be the individual who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 20_____

Signature: _____

Name as commissioned: _____

Title: _____

My appointment expires: _____

STATE OF WASHINGTON
County of King

On this day personally appeared before
me _____

to me known to be the individual who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 20_____

Signature: _____

Name as commissioned: _____

Title: _____

My appointment expires: _____

LAND SURVEYOR'S CERTIFICATE

_____, registered as a land surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision; that the distances, courses and angles are shown hereon correctly; and that monuments other than those monuments approved for setting at a later date, have been set and lot corners staked on the ground as depicted on the plat.

APPROVALS

KING COUNTY DEPARTMENTS OF ASSESSMENTS

Examined and Approved this _____ day of _____, 2021

Assessors Deputy Assessor

KING COUNTY ASSESSOR'S APPROVAL

Examined and approved by the Department of Assessments this
day of _____, 20_____

King County Assessor Deputy Assessor

Parcel
Number(s) _____

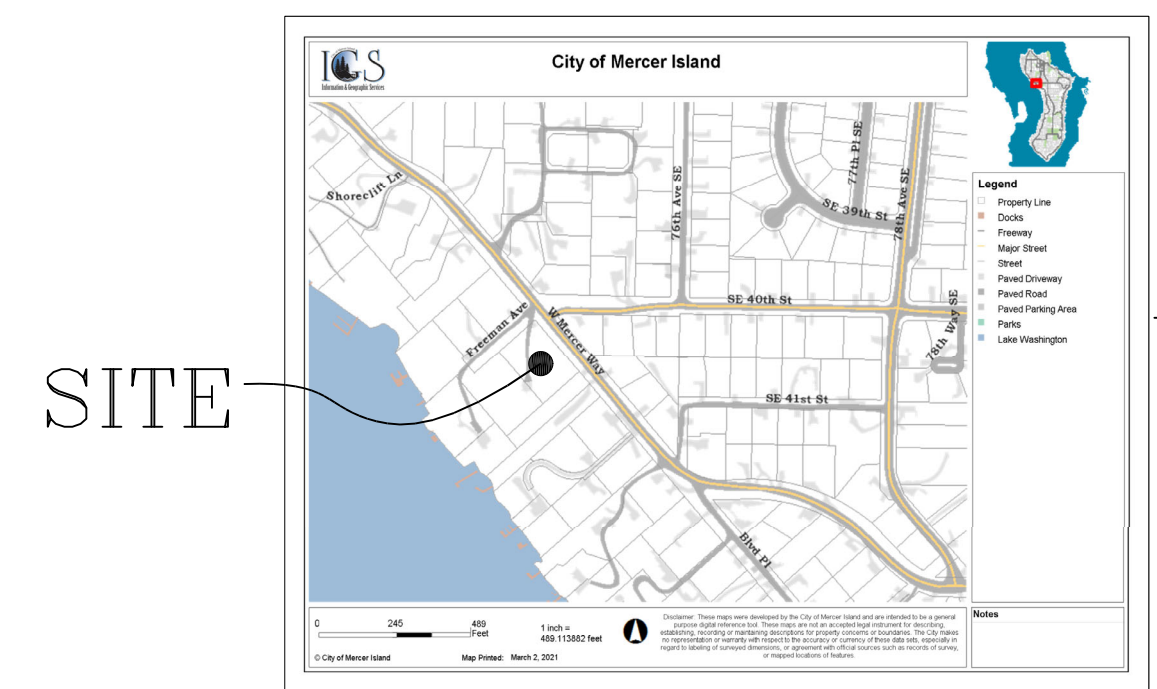
CITY OF MERCER ISLAND APPROVAL

Examined and approved this _____ day of _____, 2021

Code Official

Examined and approved this _____ day of _____, 2021

City Engineer



SITE

VICINITY MAP

"ALL BUILDINGS ARE SUBJECT TO MEETING THE CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF PERMIT SUBMITTAL. ACCESS SHALL BE PROVIDED AS OUTLINED IN THE INTERNATIONAL FIRE CODE APPENDIX D AS ADOPTED AND/OR AMENDED AND MICC 19.09.40. FIRE PLAN REVIEWS WILL BE CONDUCTED AT THE TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR FIRE PREVENTION MEASURES FOR PERMIT APPROVAL."

RECORDER'S CERTIFICATE

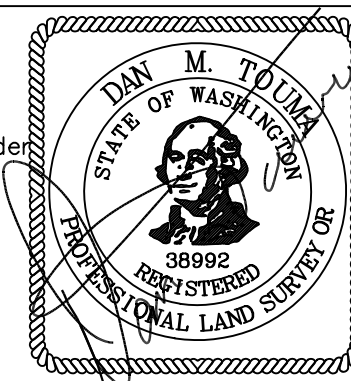
Filed for record this _____ day of _____, 20____ at _____ M,
in Volume _____ of _____ at page _____ at the request of
Daniel M. Touma.

County Auditor Deputy

SURVEYOR'S CERTIFICATE

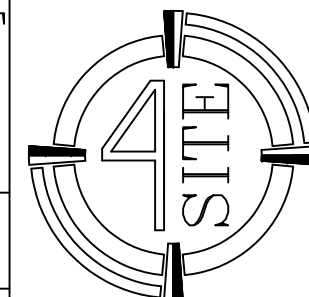
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Mark Wischman in February 2021.

Daniel M. Touma
Certificate No. 38992



4001 WEST MERCER WAY SHORT PLAT
SHORT PLAT MAP

DWN BY DMT	DATE 2/8/2021	JOB NO. 17095
CHKD BY DMT	SCALE 1" = 20'	SHEET 1 OF 4



SURVEYING, LLC

4227 S. MERIDIAN STE. C-445
PUYALLUP, WASHINGTON 98373
4SITESURVEYING@COMCAST.NET
PHONE: 253-446-2188

**CITY OF MERCER ISLAND
SHORT PLAT NUMBER SUB21-002**

PORTION OF THE NE 1/4, NW 1/4, SECTION 13, TWP. 24 N., RGE. 4 E., W.M.
MERCER ISLAND, WASHINGTON

LEGAL DESCRIPTION (OLD)

PER CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NUMBER 191040-SC DATED MARCH 29, 2019. WASHINGTON.

THE NORTHEASTERLY 150.00 FEET OF LOTS 1 AND 2 IN BLOCK "C" OF REPLAT OF ISLAND PARK, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION (NEW LOT A)

A PORTION OF THE THE NORTHEASTERLY 150.00 FEET OF LOTS 1 AND 2 IN BLOCK "C" OF REPLAT OF ISLAND PARK, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY DESCRIBED AS FOLLOWS.

COMMENCING AT THE MOST NORTHERLY CORNER BEING THE NORTHWEST CORNER OF SAID PARCEL AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 40°57'14" EAST ALONG THE SOUTHERLY RIGHT OF WAY OF WEST MERCER WAY A DISTANCE OF 128.86 FEET; THENCE SOUTH 71°22'51" WEST A DISTANCE OF 102.43 FEET; THENCE SOUTH 49°04'30" WEST A DISTANCE OF 55.26 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL; THENCE ALONG THE THE SOUTHWESTERLY LINE NORTH 40°57'14" WEST A DISTANCE OF 89.91 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL BEING THE SOUTHEASTERLY RIGHT OF WAY OF FREEMAN AVENUE; THENCE NORTH 49°02' 46" EAST A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

SCHEDULE B EXCEPTIONS

PER CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NUMBER 191040-SC DATED MARCH 29, 2019. WASHINGTON.

1. NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON REPLAT OF ISLAND PARK:
RECORDING NO: 409502

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: FOR THE PURPOSE OF INGRESS/EGRESS. RECORDING DAT OF MAY 31, 1972 UNDER KING COUNTY RECORDING NUMBER 7205310117.

3. TERMS AND CONDITIONS OF EASEMENT ESTABLISHED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7607160421.

LEGAL DESCRIPTION (NEW LOT B)

A PORTION OF THE THE NORTHEASTERLY 150.00 FEET OF LOTS 1 AND 2 IN BLOCK "C" OF REPLAT OF ISLAND PARK, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY DESCRIBED AS FOLLOWS.

COMMENCING AT THE MOST NORTHERLY CORNER AND BEING THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 40°57'14" EAST ALONG THE SOUTHERLY RIGHT OF WAY OF WEST MERCER WAY A DISTANCE OF 128.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 71°22'51" WEST A DISTANCE OF 102.43 FEET; THENCE SOUTH 49°04'30" WEST A DISTANCE OF 55.26 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL; THENCE ALONG THE THE SOUTHWESTERLY LINE SOUTH 40°57'14" EAST A DISTANCE OF 120.09 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL; THENCE NORTH 49°02'46" EAST A DISTANCE OF 150.00 FEET TO THE SOUTHERLY RIGHT OF WAY WEST MERCER WAY; THENCE NORTH 40°57'14" WEST ALONG THE SOUTHERLY RIGHT OF WAY A DISTANCE OF 81.14 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

APPROVAL NOTE

THIS REQUEST DOES NOT GUARANTEE THAT THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPARATE INSTRUMENT UNLESS ALL LOTS HEREIN ARE UNDER THE SAME OWNERSHIP."

RECORDER'S CERTIFICATE

Filed for record this ___ day of _____, 20__ at ___M, in Volume ___ of _____ at page ___ at the request of Daniel M. Touma.

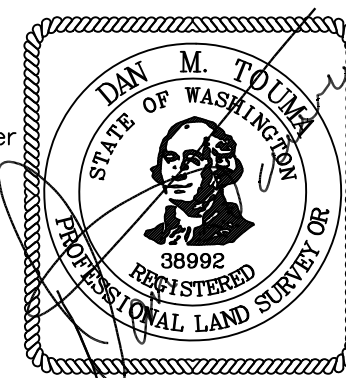
County Auditor

Deputy

SURVEYOR'S CERTIFICATE

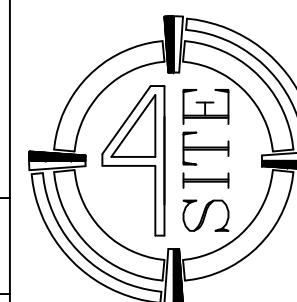
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Mark Wischman in February 2021.

Daniel M. Touma
Certificate No. 38992



4001 WEST MERCER WAY SHORT PLAT
SHORT PLAT MAP

DWN BY DMT	DATE 2/8/2021	JOB NO. 17095
CHKD BY DMT	SCALE 1" = 20'	SHEET 2 OF 4



SURVEYING, LLC

4227 S. MERIDIAN STE. C-445
PUYALLUP, WASHINGTON 98373
4SITESURVEYING@COMCAST.NET
PHONE: 253-446-2188

**CITY OF MERCER ISLAND
SHORT PLAT NUMBER SUB21-002**

PORTION OF THE NE 1/4, NW 1/4, SECTION 13, TWP. 24 N., RGE. 4 E., W.M.
MERCER ISLAND, WASHINGTON

CITY# 7999
FOUND MONUMENT IN CASE
1 3/8" BR. W/CUT CROSS IN CONC.
0.3' BELOW SURFACE
N=212756.690
E=1293321.700



1" = 40'
0' 40' 80'

BASIS OF BEARINGS IS S 40°57'14"E ALONG
WEST MERCER BLVD PER RECORD OF SURVEY
RECORDED UNDER RECORDING NO. 2012061390001
RECORDS OF KING COUNTY, WASHINGTON

TAX PARCEL NUMBERS 3623500365
ADDRESS: 4001 W MERCER WAY,
MERCER ISLAND, WA 98040

LEGEND

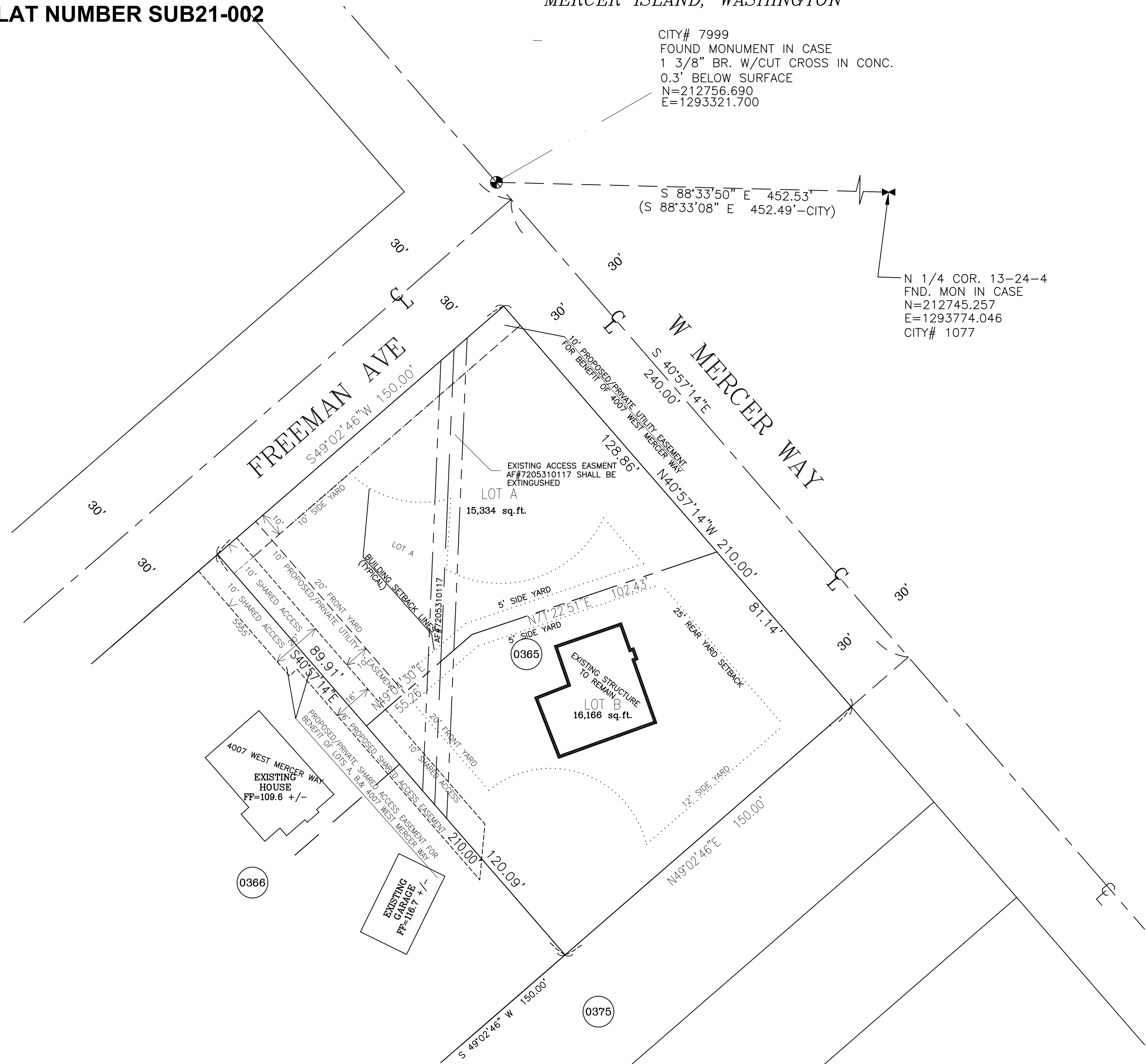
- = FOUND MON IN CASE
- = FOUND MONUMENT AS NOTED
- = SET 1/2" REBAR W/ CAP #38992

SURVEYOR'S NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A TOPCON 1 SECOND TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JANUARY 2021, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.

REFERENCES

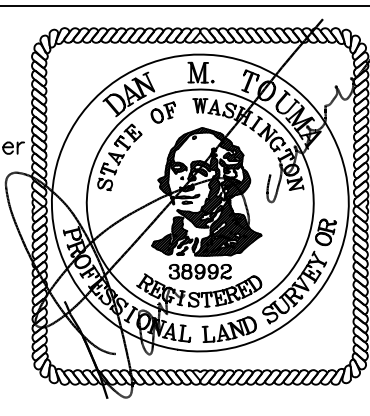
- REPLAT OF ISLAND PARK
VOL. 13, PG. 58
- RECORD OF SURVEY
REC. NO. 20120613900001



N 1/4 COR. 13-24-4
FND. MON IN CASE
N=212745.257
E=1293774.046
CITY# 1077

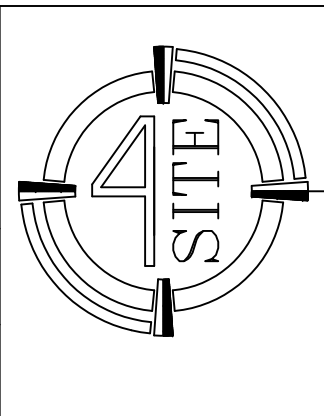
RECORDER'S CERTIFICATE
Filed for record this ___ day of _____, 20__ at ___M,
in Volume ___ of _____ at page ___ at the request of
Daniel M. Touma.
County Auditor _____ Deputy _____

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 Mark Wischman in
February 2021.
Daniel M. Touma
Certificate No. 38992



**4001 WEST MERCER WAY SHORT PLAT
SHORT PLAT MAP**

DWN BY DMT	DATE 2/8/2021	JOB NO. 17095
CHKD BY DMT	SCALE 1" = 20'	SHEET 3 OF 4



SURVEYING, LLC
4227 S. MERIDIAN STE. C-445
PUYALLUP, WASHINGTON 98373
4SITESURVEYING@COMCAST.NET
PHONE: 253-446-2188

**CITY OF MERCER ISLAND
SHORT PLAT NUMBER SUB21-002**

PORTION OF THE NE 1/4, NW 1/4, SECTION 13, TWP. 24 N., RGE. 4 E., W.M.
MERCER ISLAND, WASHINGTON

CITY# 7999
FOUND MONUMENT IN CASE
1 3/8" BR. W/CUT CROSS IN CONC.
0.3' BELOW SURFACE
N=212756.690
E=1293321.700

FF=136.05

SE 40TH ST

S 88°33'50" E 452.53'
(S 88°33'08" E 452.49'-CITY)

N 1/4 COR. 13-24-4
FND. MON IN CASE
N=212745.257
E=1293774.046
CITY# 1077



1" = 40'
0' 40' 80'

BASIS OF BEARINGS IS S 40°57'14"E ALONG
WEST MERCER BLVD PER RECORD OF SURVEY
RECORDED UNDER RECORDING NO. 2012061390001
RECORDS OF KING COUNTY, WASHINGTON

TAX PARCEL NUMBERS 3623500365
ADDRESS: 4001 W MERCER WAY,
MERCER ISLAND, WA 98040

LEGEND

- = FOUND MONUMENT AS NOTED
- = SET REBAR W/ CAP LS#38992
- = SET PROPERTY LINE STAKE
- (M) = MEASURED
- (R) = RECORD
- BC = BUILDING CORNER
- CLF = CHAINLINK FENCE
- ICB = IRRIGATION CONTROL BOX
- MB = MAILBOX
- PPL = POWER POLE W/ LIGHT
- OHP- = OVERHEAD POWER
- PTV- = OVERHEAD POWER/TELEPHONE/TV
- SS- = SANITARY SEWER
- W- = WATER LINE
- ⊠ = GAS METER
- ⊙ = GAS VALVE
- ⊕ = WATER VALVE
- = MANHOLE
- ⊥ = SIGN
- ⊠ = WATER METER
- ⊕ = FIRE HYDRANT
- = UTILITY POLE
- x- = CHAINLINK FENCE
- ▨ = ASPHALT
- ▩ = CONCRETE

TREE LEGEND

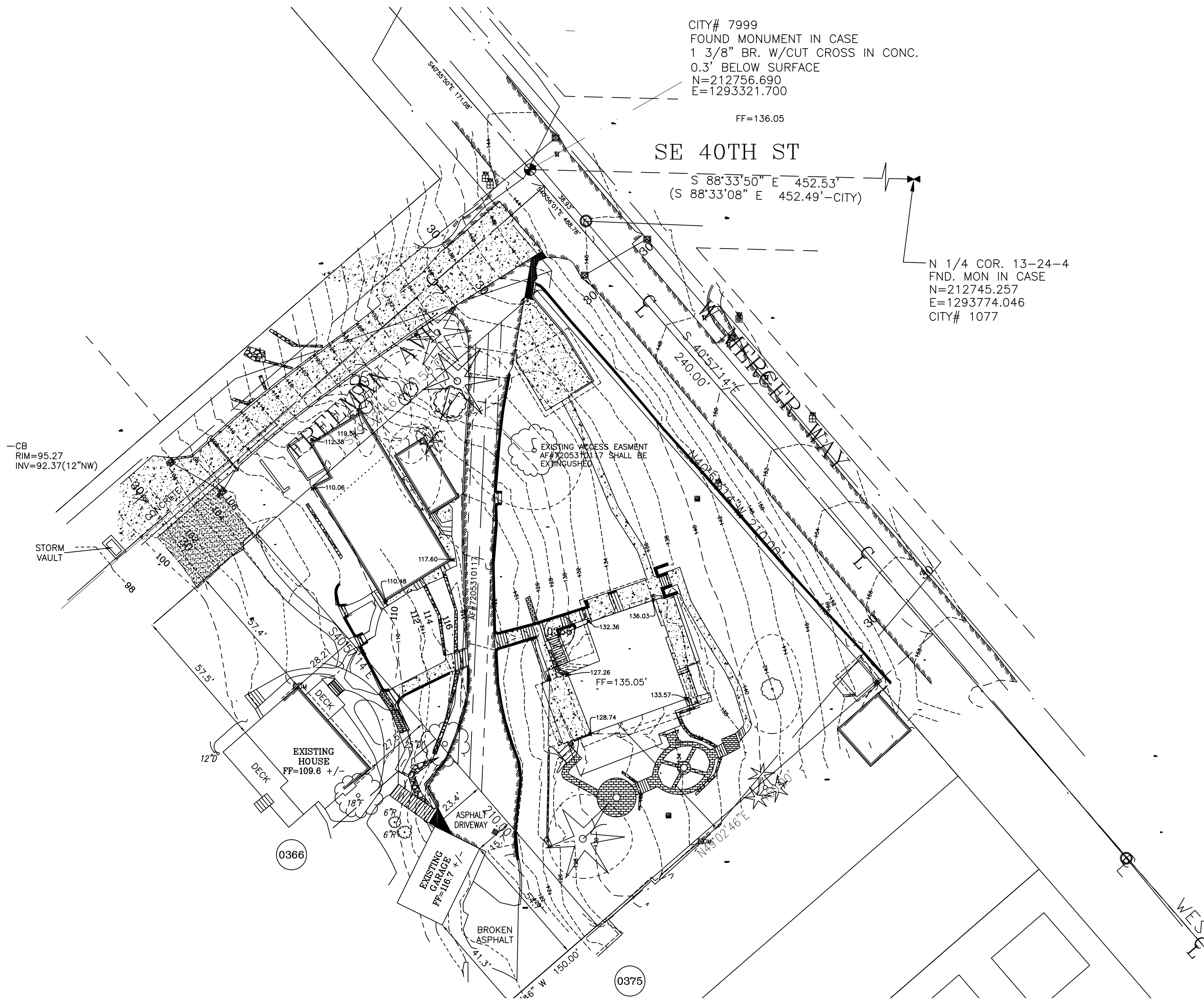
- CY = CHERRY
- D = DECIDUOUS

SURVEYOR'S NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A TOPCON 1 SECOND TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JANUARY 2021, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.

REFERENCES

REPLAT OF ISLAND PARK
VOL. 13, PG. 58
RECORD OF SURVEY
REC. NO. 2012061390001



RECORDER'S CERTIFICATE

Filed for record this ___ day of _____, 20___ at ___M,
in Volume ___ of _____ at page ___ at the request of
Daniel M. Touma.

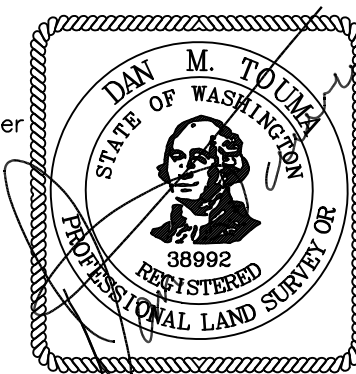
County Auditor

Deputy

SURVEYOR'S CERTIFICATE

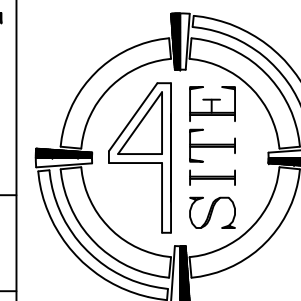
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my direction in conformance with the requirements of the
Survey Recording Act at the request of Mark Wischman in
February 2021.

Daniel M. Touma
Certificate No. 38992



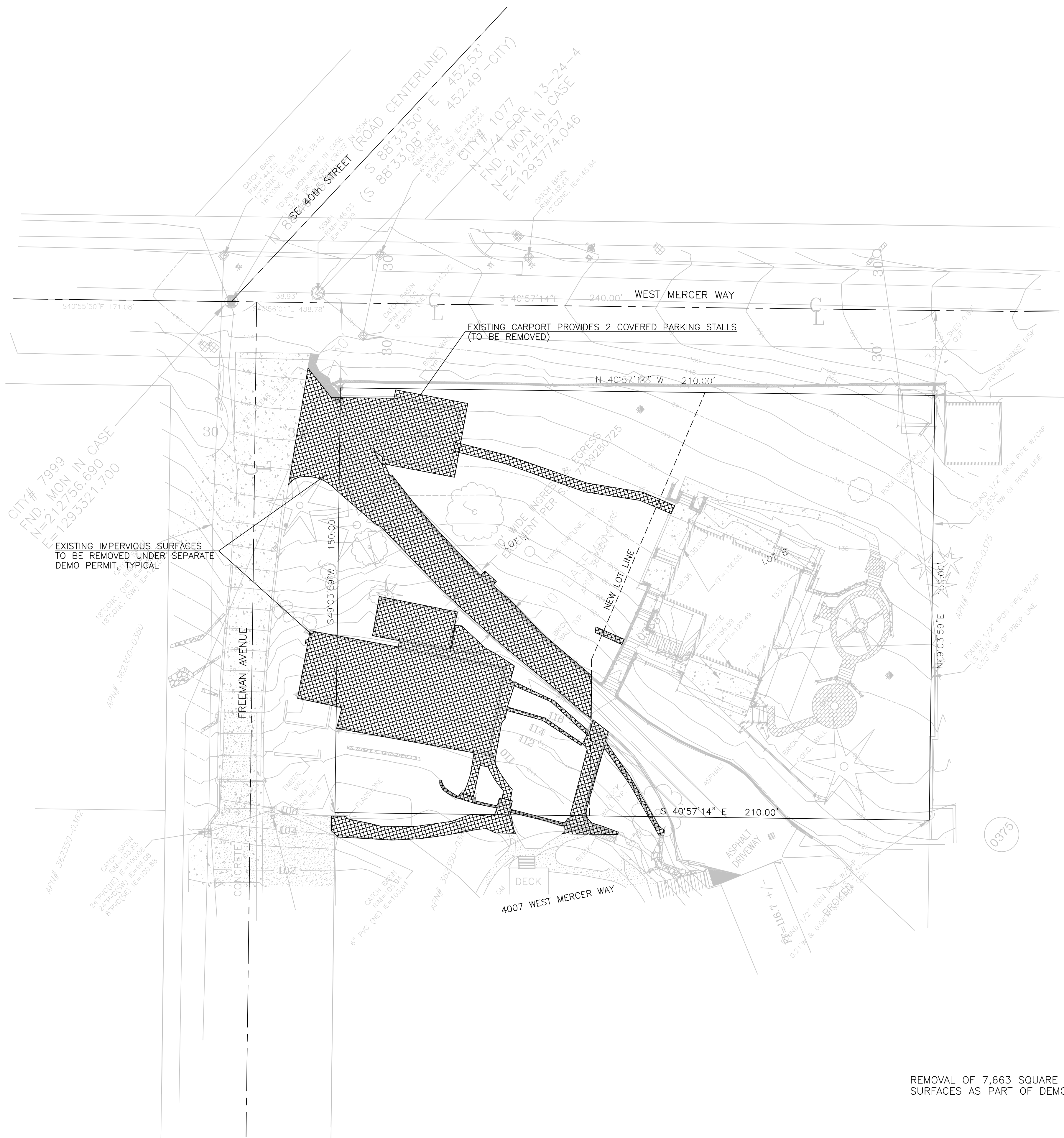
4001 WEST MERCER WAY SHORT PLAT
TOPOGRAPHIC MAP

DWN BY DMT	DATE 2/8/2021	JOB NO. 17095
CHKD BY DMT	SCALE 1" = 20'	SHEET 4 OF 4



SURVEYING, LLC

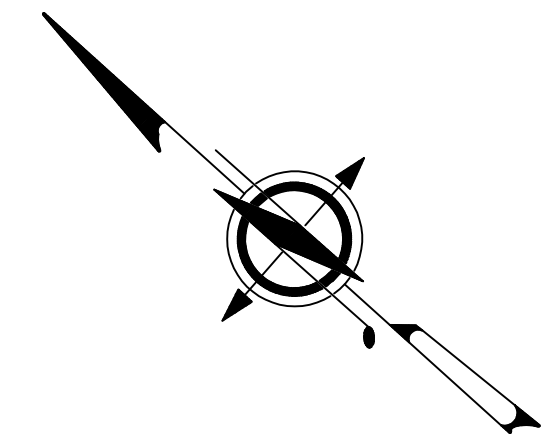
4227 S. MERIDIAN STE. C-445
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4SITESURVEYING@COMCAST.NET
PHONE: 253-446-2188



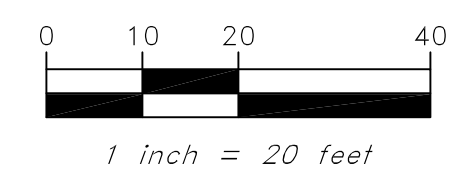
EXISTING IMPERVIOUS SURFACES TO BE REMOVED UNDER SEPARATE DEMO PERMIT, TYPICAL

EXISTING CARPORT PROVIDES 2 COVERED PARKING STALLS (TO BE REMOVED)

REMOVAL OF 7,663 SQUARE FEET OF IMPERVIOUS SURFACES AS PART OF DEMOLITION PLAN



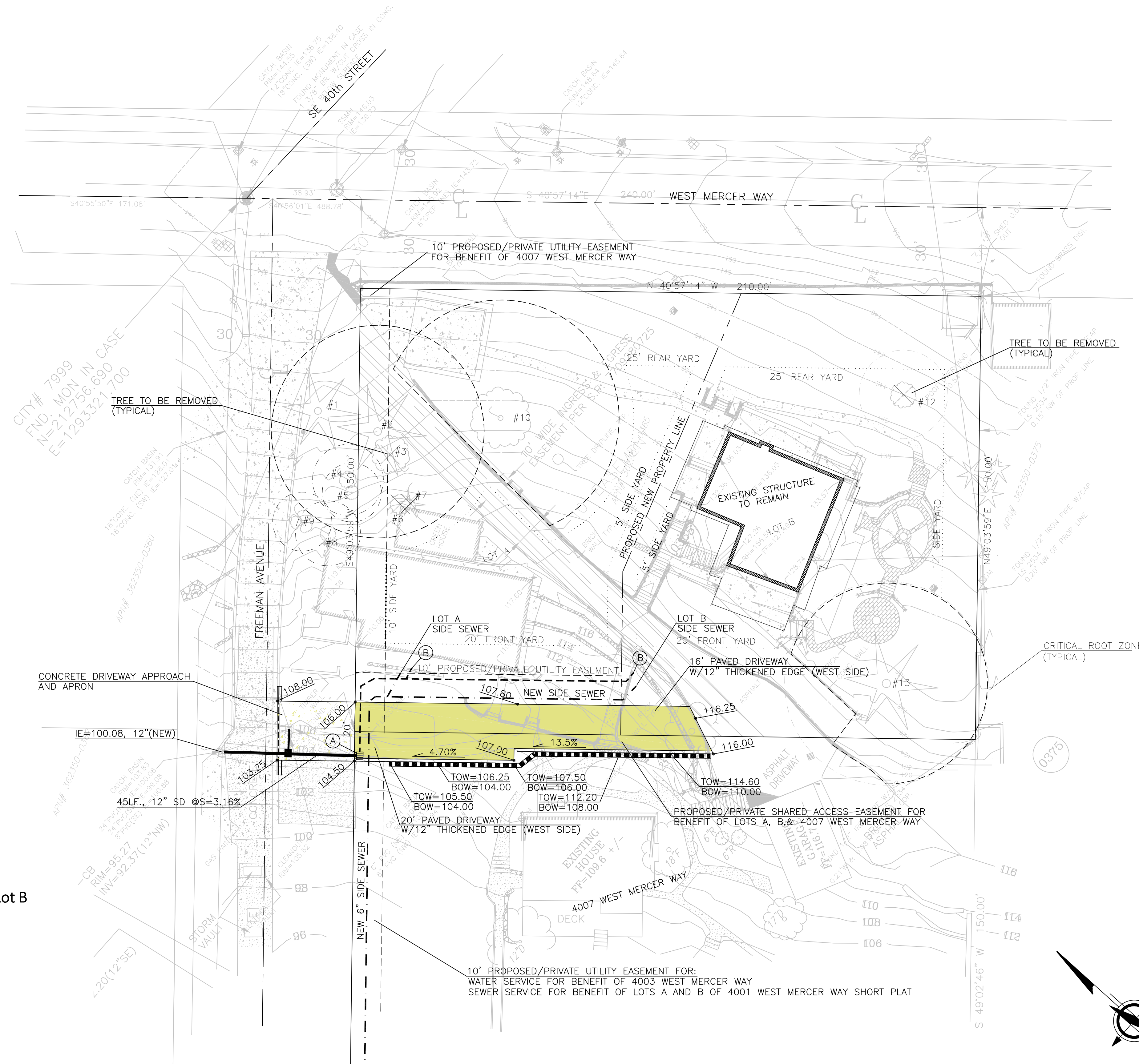
GRAPHIC SCALE



FILE#: SUB21-002

	12/07/2021	REV. NO.	DATE	REV. NO.	DATE	REV. NO.	DESCRIPTION
	OFFE ENGINEERS 13932 SOUTHEAST 159TH PLACE RENTON, WASHINGTON 98058 PHONE: 425-260-3412 CONTACT: DARRELL OFFE, P.E.		DRAWN BY	VS	CHECKED BY	DLO	DLO
4001 West Mercer Way Short Plat Client: Angiuli Pacific Residence Trust; JJW Properties, LLC; AW Property Group, LLC as Tenant's in Common		DESIGNED BY DLO		DEMOLITION PLAN		SHEET CONTENT	
PROJECT: 4001 West Mercer Way Short Plat		CLIENT: Angiuli Pacific Residence Trust; JJW Properties, LLC; AW Property Group, LLC as Tenant's in Common		SHEET CONTENT: DEMOLITION PLAN		DATE: 12/07/2021	
JOB NO.:		DWG NO.:		SHEET:		OF:	
7		9		7		9	

A PORTION OF THE NE 1/4, OF THE NW 1/4, OF SECTION 13, TOWNSHIP 24 N., RANGE 4 EAST, W.M., CITY OF MERCER ISLAND, WASHINGTON

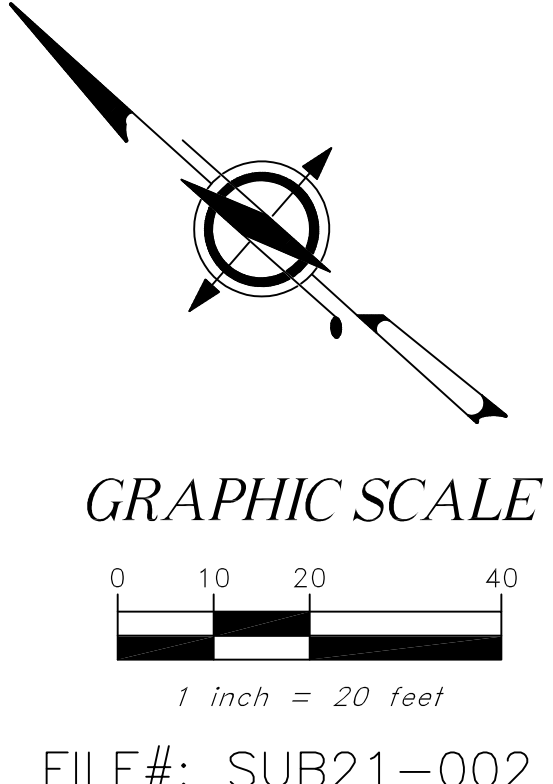


TREE TABLE

Number	Species	DSH	Retain	Condition	In ROW	Lot A	Lot B
1	Douglas Fir	29.5	no	poor	yes		
2	Douglas Fir	36	yes	below average		a	
3	Big Leaf Maple	20	no	poor		a	
4	Flowering Plum	12	yes	below average		a	
5	Hawthorne	10	yes	fair		a	
6	Oregon Ash	14	no	below average		a	
7	Western Red Cedar	15	no	below average		a	
8	Hawthorne	11	yes	fair	yes		
9	Hawthorne	10	yes	fair	yes		
10	Big Leaf Maple	42	yes	excellent		a	
11	Holly/Laurel Hedge	yes	yes	good	yes	a	b
12	Flowering Plum	15	no	weak			b
13	Western Red Cedar	34.5	yes	below average			b

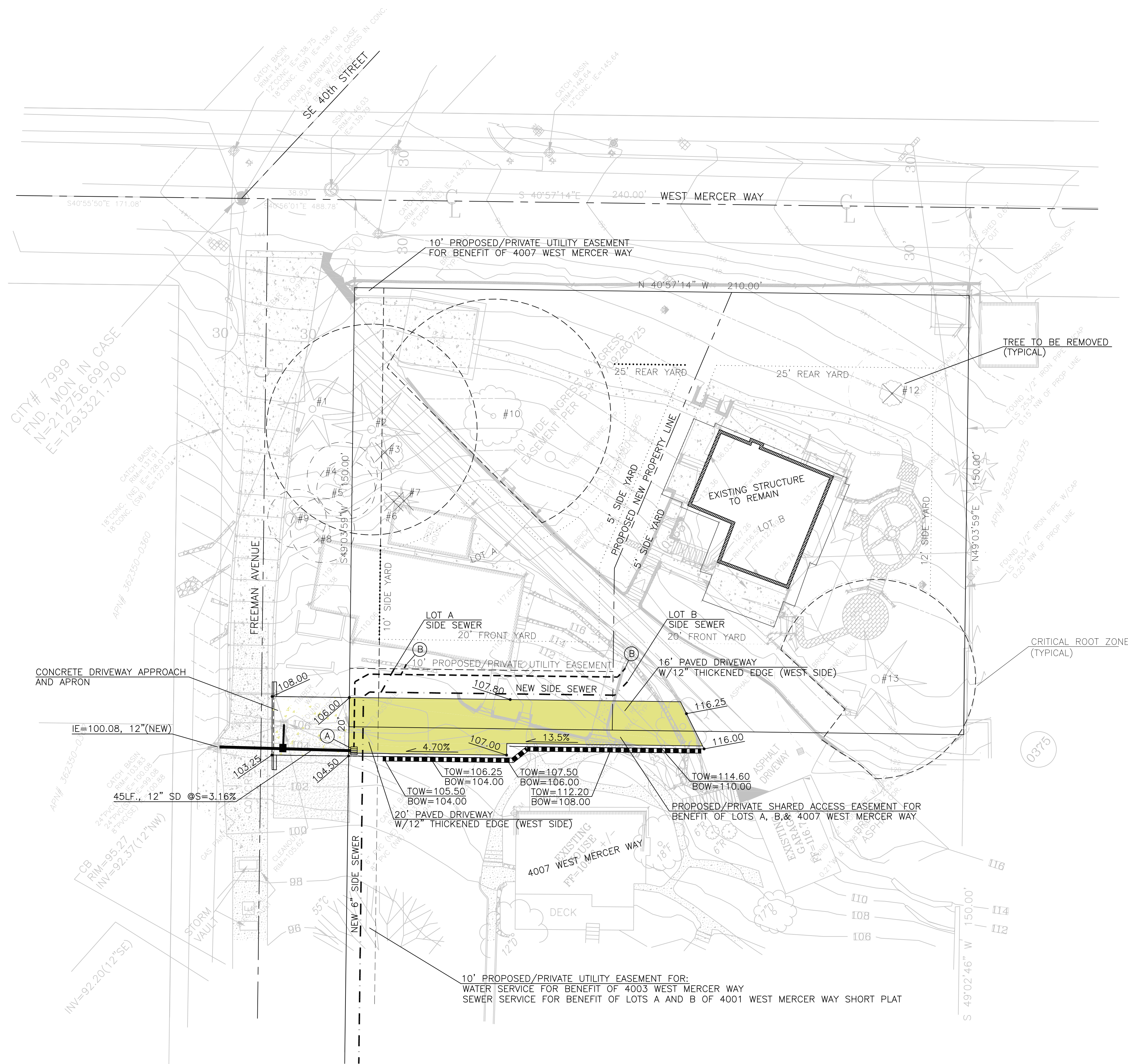
STORM DRAINAGE NOTES:
 (A) CB#1, TYPE 1 W/VANED GRATE GRATE=104.50 IE=102.00, 6"(SE) IE=101.50, 12"(NW)
 (B) 6" STORM STUB FOR NEW LOTS

TOW = TOP OF WALL
 BOW = BOTTOM OF WALL



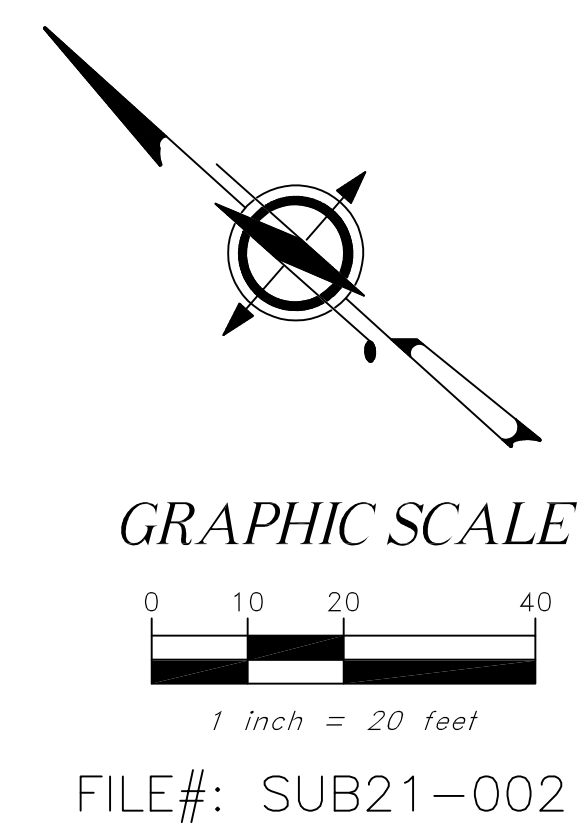
GRAPHIC SCALE
 1 inch = 20 feet
 FILE#: SUB21-002

	OFFE ENGINEERS 13932 SOUTHEAST 199TH PLACE RENTON, WASHINGTON 98058 PHONE: 425-260-3412 CONTACT: DARRELL OFFE, P.E.			CHECKED BY DLO	DATE 12/07/2021	REV. NO. 1	DESCRIPTION
PROJECT 4001 West Mercer Way Short Plat		CLIENT Angulii Pacific Residence Trust; JJW Properties, LLC; AW Property Group, LLC as Tenant's in Common		DRAWN BY DLO	VS	DLO	DLO
SHEET CONTENT TREE PLAN		DATE 12/07/2021		JOB NO.		DWG NO.	
SHEET 8 OF 9		SHEET 9 OF 9		SHEET 9 OF 9		SHEET 9 OF 9	



STORM DRAINAGE NOTES:
 (A) CB#1, TYPE 1
 W/VANED GRATE
 GRATE=104.50
 IE=102.00, 6"(SE)
 IE=101.50, 12"(NW)
 (B) 6" STORM STUB
 FOR NEW LOTS

TOW = TOP OF WALL
 BOW = BOTTOM OF WALL



PROJECT		4001 West Mercer Way Short Plat	
CLIENT	Angluli Pacific Residence Trust; JJW Properties, LLC; AW Property Group, LLC as Tenant's in Common	CHECKED BY	DLO
SHEET CONTENT	UTILITY PLAN	DRAWN BY	VS
DATE	12/07/2021	DESIGNED BY	DLO
JOB NO.			
DWG NO.			
SHEET	9 OF 9		
REV. NO.	12/07/2021		
DESCRIPTION			

OFFE ENGINEERS
 13932 SOUTHEAST 19TH PLACE
 RENTON, WASHINGTON 98058
 PHONE: 425-260-3412
 CONTACT: DARRELL OFFE, P.E.

OFFE ENGINEERS
 OFFE, JR.
 2000