

SURVEYOR'S NOTES

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JANUARY 16, 2025. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN 2023, 2024 AND 2025 UNLESS NOTED OTHERWISE.
- PROPERTY AREA = 21,109± SQUARE FEET (0.4846± ACRES).
- ALL DISTANCES ARE IN U.S. SURVEY FEET.
- THIS IS A COMBINED FIELD TRAVERSE AND GLOBAL NAVIGATION SATELLITE SYSTEMS SURVEY. A TRIMBLE ONE SECOND COMBINED ELECTRONIC TOTAL STATION AND A TRIMBLE R12 GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) RECEIVER WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN W-332-330-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- RTK GNSS OBSERVATIONS WERE MADE ON 04/06/2023 UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN). THE COMBINED GRID TO GROUND SCALE FACTOR USED IS 0.999980520.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.
- THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY.
- THIS SURVEY WAS PERFORMED IN SUPPORT OF ENGINEERING DESIGN.
- ALL TITLE RESTRICTIONS APPLY TO LOTS 1, 2 AND 3 OF CITY OF MERCER ISLAND LOT LINE REVISION SUB23-006, RECORDED UNDER RECORDING NUMBER 20241203900001.

TITLE RESTRICTIONS:

- EASEMENT GRANTED TO MERCER ISLAND SEWER DISTRICT FOR A SEWER PIPELINE, RECORDING NO. 4655731. AFFECTS PORTION OF PARCEL A AND OTHER PROPERTY. SHOWN HEREON.
- 4-FOOT WIDE EASEMENT FOR SIDE SEWER - RECORDING NO. 4995706. LOCATION SHOWN IS APPROXIMATE. EASEMENT IS OVER PIPE AS CONSTRUCTED. AFFECTS PORTION OF PARCEL B AND OTHER PROPERTY. SHOWN HEREON.
- 7-FOOT WIDE EASEMENT FOR UTILITIES INCLUDING POWER, LIGHT, GAS, WATER SEWER AND TELEPHONE, RECORDING NO. 5601958. AFFECTS NORTHERLY PORTION OF PARCEL A. SHOWN HEREON.
- ITEM DELETED FROM TITLE REPORT.
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- HOLD HARMLESS AGREEMENT, RECORDING NO. 20160120000200. NOT SURVEY RELATED.
- COVENANTS, CONDITIONS AND RESTRICTIONS, IF ANY, AS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON LOT LINE REVISION NO. SUB14-011, RECORDING NO. 20150528900006.
- TIEBACK AND SHORING EASEMENT, RECORDING NO. 20170530001254. AFFECTS EASTERLY PORTION OF PARCELS A AND B. NO DEFINITE LOCATION DESCRIBED. MAY HAVE SELF TERMINATED.
- EASEMENT FOR SEWER LINE, RECORDING NO. 20170530001263. SHOWN HEREON.
- HOLD HARMLESS AGREEMENT, RECORDING NO. 20170710000863. NOT SURVEY RELATED.
- RESTAURANT AGREEMENT, RECORDING NO. 20171113001170. NOT SURVEY RELATED.
- 13-16. RELATED TO TAXES AND ASSESSMENTS. NOT SURVEY RELATED.
- NOTES THE ENCROACHMENT OF A "TRASH CORRAL" ON THE NORTH PORTION OF PARCEL B.

LEGAL DESCRIPTION:

THAT PORTION OF LOTS 3, 4 AND 5 IN BLOCK 6 OF MCGILVRA'S ISLAND ADDITION, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, ON PAGE 58, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE WEST 97.07 FEET OF THE SOUTH 50.55 OF LOT 3;
 TOGETHER WITH:
 THE WEST 97.07 FEET OF THE NORTH 53.20 FEET OF LOT 4;
 TOGETHER WITH:
 THE SOUTH 46.39 FEET OF THE NORTH 99.59 FEET OF THE WEST 136.80 FEET OF SAID LOT 4;
 TOGETHER WITH:
 THE WEST 26.80 FEET OF THE EAST 40.00 FEET OF THE WEST 150.00 FEET OF SAID LOT 4,
 EXCEPT THE NORTH 99.59 FEET OF SAID LOT 4;
 TOGETHER WITH:
 THE WEST 26.80 FEET OF THE EAST 40.00 FEET OF THE WEST 150.00 FEET OF LOT 5;
 OF SAID MCGILVRA'S ISLAND ADDITION.

(ALSO MCGILVRA AS LOT 3 OF CITY OF MERCER ISLAND LOT LINE REVISION SUB23-006, RECORDED UNDER RECORDING NUMBER 20241203900001.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

REFERENCES:

- PLAT - MCGILVRA'S ISLAND ADDITION, RECORDED IN VOL. 16 OF PLATS, PAGE 58.
- CITY OF MERCER ISLAND LOT LINE REVISION SUB14-011, RECORDED UNDER REC NO. 20150528900006.
- RECORD OF SURVEY RECORDED UNDER REC NO. 8501049012.
- CITY OF MERCER ISLAND LOT LINE REVISION SUB23-006, RECORDED UNDER REC NO. 20241203900001.

HORIZONTAL DATUM:

WASHINGTON PLANE COORDINATE SYSTEM, NORTH ZONE. NAD83-2011 EPOCH 2010.00 (SEE SURVEY NOTE 6)

VERTICAL DATUM:

NAVD 88 PER GNSS OBSERVATION (SEE SURVEY NOTE 6)

BENCHMARK:

3.5" DIA. CONCRETE MONUMENT WITH 1/2" BRASS PLUG AND PUNCH IN MONUMENT CASE AT THE INTERSECTION OF SE 24TH ST. AND 74TH AVE. SE.
 BENCHMARK IS TOP OF CONCRETE MONUMENT.
 ELEVATION = 155.20'

BASIS OF BEARINGS:

N 88°29'52" W BETWEEN THE MONUMENTS FOUND IN PLACE ALONG SE 24TH ST.

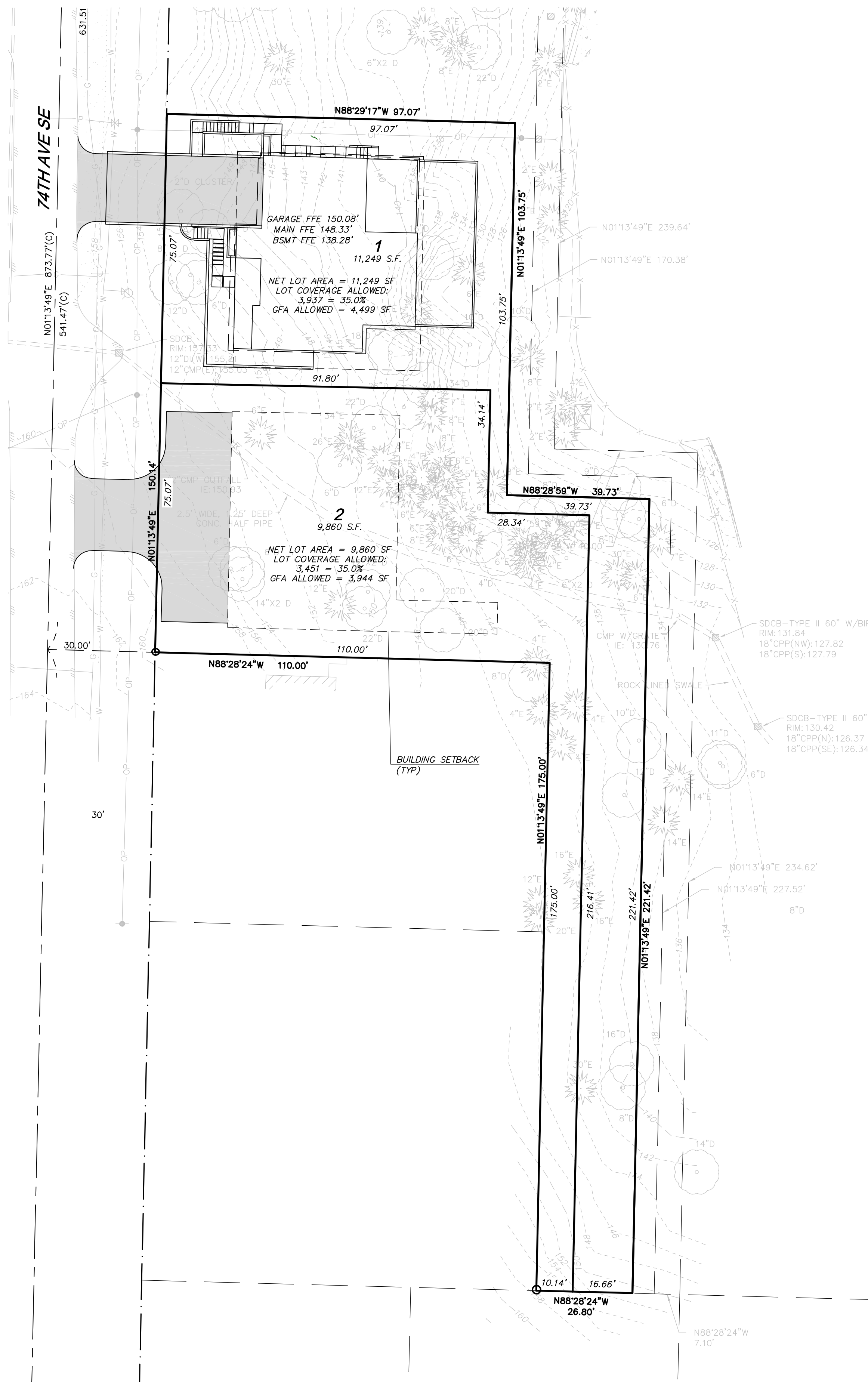
DEVELOPMENT TABLES

LOT	GROSS LOT AREA (SF)	MAX GFA 40% (SF)	NET LOT AREA (SF)	MAX. LOT COVERAGE (35%) (SF)	MAX. HARDSCAPE (9%) (SF)
1	11,249	4,499	11,249	3,937	1,012
2	9,860	3,944	9,860	3,451	887

PROPERTY AREAS	AREA (SF)	AREA (AC)
PROPERTY	21,109	0.485

ZONE MINIMUM REQUIREMENT	NET LOT AREA (SF)	LOT WIDTH (FT)	LOT DEPTH (FT)
LOT 1	11,249	75.07	97.07
LOT 2	9,860	75.07	91.80

**NW 1/4 SECTION 12, TOWNSHIP 24 N, RANGE 4E, W.M.
 2436 74TH AVE SE - SHORT PLAT**



VICINITY MAP

SCALE 1" = ±500'



PROJECT CONTACTS:

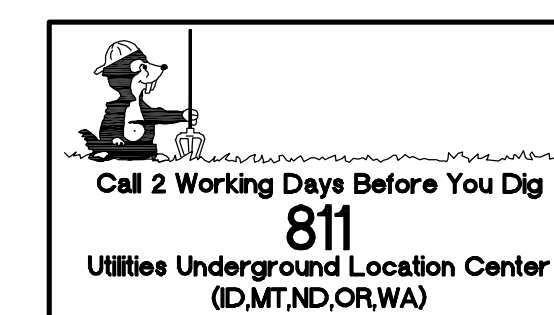
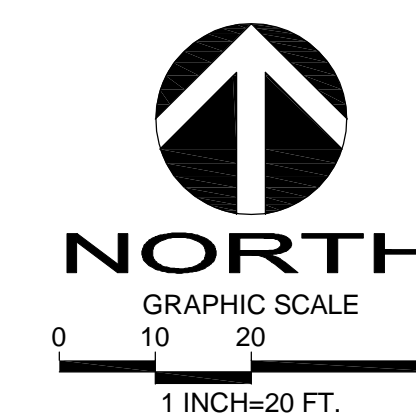
- PROPERTY OWNER/APPLICANT.....VANN LANZ
LNL BUILDS, LLC.
317 4TH STREET
KIRKLAND, WA 98033
(206) 499-1277
VANN@LNLBUILDS.COM
- CIVIL ENGINEER/SURVEYOR.....D.R. STRONG CONSULTING ENGINEERS, INC.
620 7TH AVENUE
KIRKLAND, WASHINGTON 98033
(425) 827-3063
CONTACT: MAHER A. JOUDI, P.E.
MAHER.JOUDI@DRSTRONG.COM
- GEOTECHNICAL ENGINEER.....EARTH SOLUTIONS NW
15365 NE 90TH ST #100
REDMOND, WASHINGTON 98052
(425) 449-4704
CONTACT: SCOTT RIEGEL
SCOTTR@ESNW.COM
- ENVIRONMENTAL ENGINEER.....ALTMANN OLIVER ASSOCIATES, LLC.
PO BOX 578
CARNATION, WA 98014
(425) 333-4535
CONTACT: JOHN ALTMANN
JOHN@ALTOLIVER.COM
- ARBORIST.....DAVEY RESOURCE GROUP, INC.
18809 10TH AVE NE
SHORELINE, WA
(253) 656-1650

PROJECT DESCRIPTION:

- SITE ADDRESS:.....2436 74TH AVE SE
 TAX PARCEL NUMBER:.....5315100455
 NUMBER OF LOTS:.....2
 ZONING:.....R-9.6
 SITE AREA:.....21,109 S.F. (0.485 ACRES)
 PROJECT AREA:.....15,212 S.F. (0.349 ACRES)
 PROPOSED SITE IMPERVIOUS AREA:.....9,287 S.F. (35.0% + 9.0%)
 OFFSITE IMPERVIOUS AREA:.....975 S.F.
 REPLACED IMPERVIOUS AREA:.....0 S.F. (0.0%)
 SITE PERVIOUS AREA:.....11,822 S.F. (56.0%)
 NUMBER OF PARKING SPACES:.....4 MIN.

SHEET INDEX:

- C1 OF 2 COVER SHEET
 C2 OF 2 CONCEPTUAL GRADING & UTILITY PLAN



D.R. STRONG CONSULTING ENGINEERS
 ENGINEERS PLANNERS SURVEYORS
 620 - 7th AVENUE KIRKLAND, WA 98033
 O 425.827.3063 F 425.827.2423

2436 74TH AVE SE SHORT PLAT
 TITLE SHEET
 2436 74TH AVE SE
 MERCER ISLAND, WASHINGTON 98040
 PARCEL NO. 5315100455

VANN LANZ LNL BUILDS, LLC
 317 4TH STREET
 KIRKLAND, WASHINGTON 98033
 206-499-1277



DATE	REVISION	APR

DRAFTED BY: RMF
 DESIGNED BY: RMF
 PROJECT ENGINEER: MAJ
 DATE: 4.14.2025
 PROJECT NO.: 23001

DRAWING: C1
 SHEET: 1 OF 2

NW 1/4 SECTION 12, TOWNSHIP 24 N, RANGE 4E, W.M.
2436 74TH AVE SE - SHORT PLAT

CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
 A CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN WILL BE PREPARED AT FINAL ENGINEERING EACH OF THE 13 CONSTRUCTION SWPPP ELEMENTS ARE TO BE CONSIDERED RESPECTIVELY.



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 (ALSO KNOWN AS LOT 3 OF CITY OF MERCER ISLAND LOT LINE REVISION SUB23-006, RECORDED UNDER RECORDING NUMBER 20241203900001.
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VERTICAL DATUM:

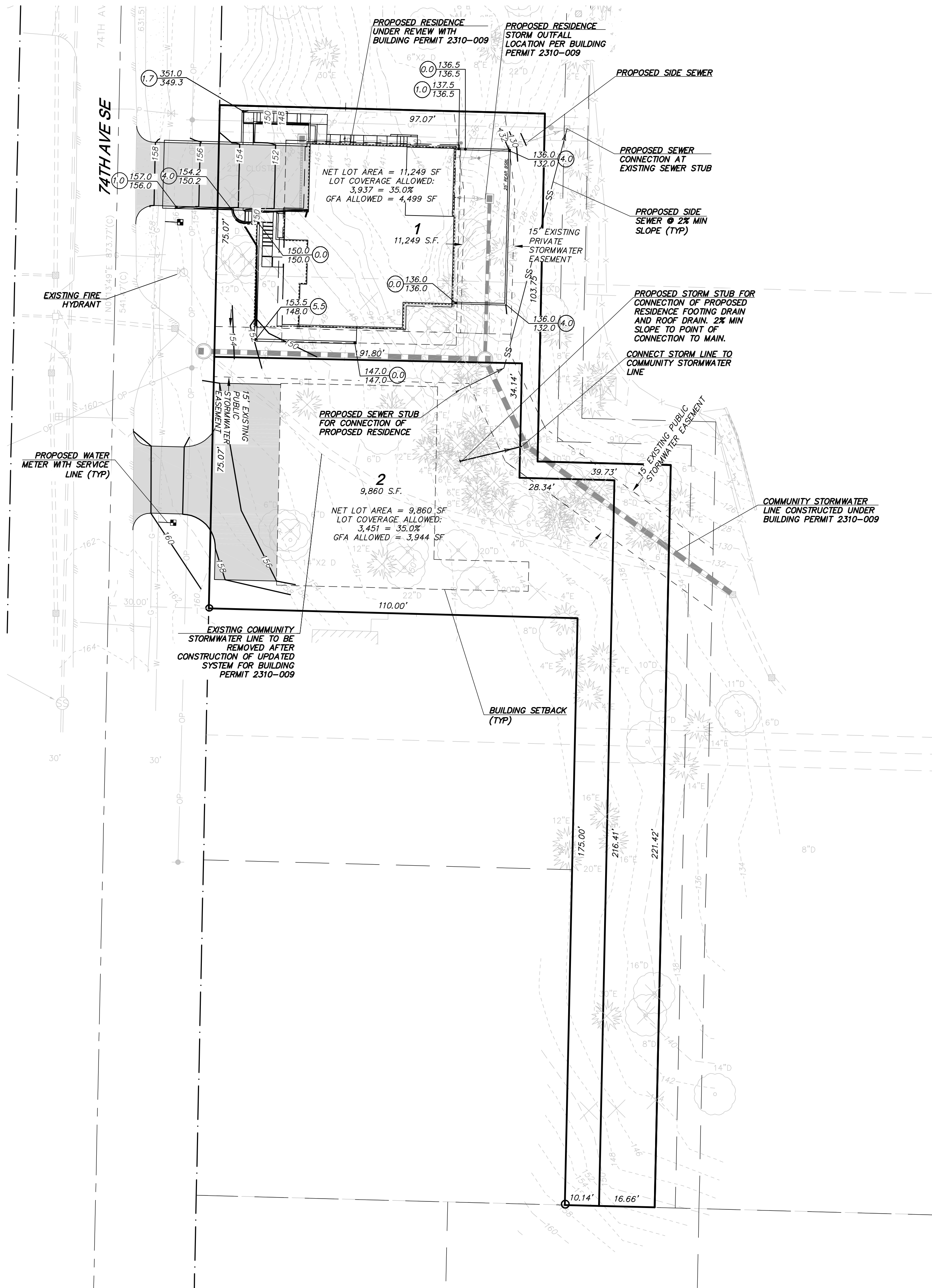
NAVD 88 PER GNSS OBSERVATION (SEE SURVEY NOTE 6)

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BASIS OF BEARINGS:

N 88°29'52" W BETWEEN THE MONUMENTS FOUND IN PLACE ALONG SE 24TH ST.



EARTHWORK VOLUME CALCULATIONS

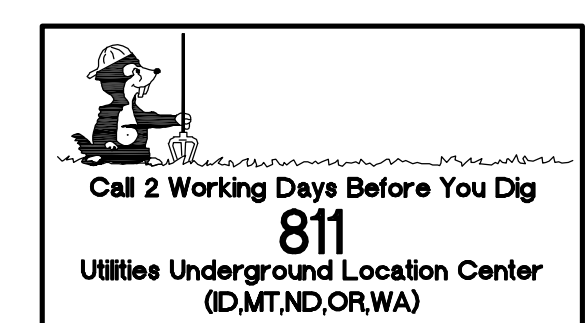
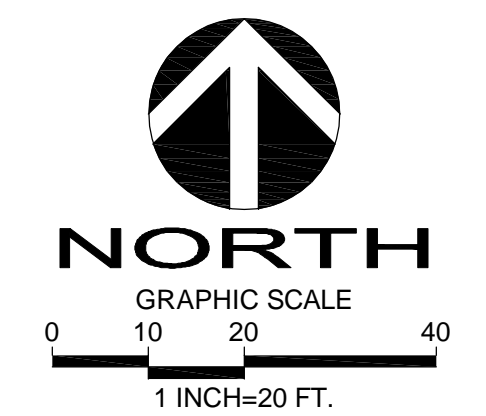
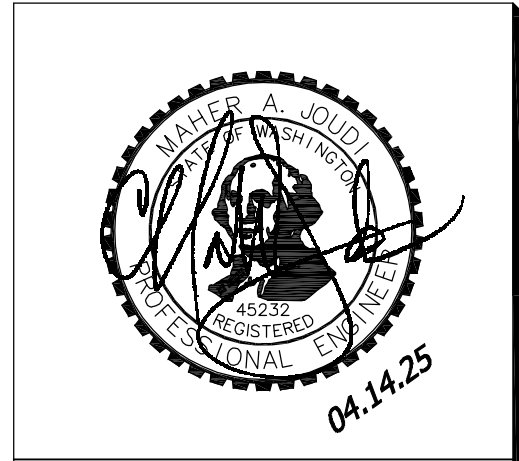
	CUT VOLUME (CU. YDS.)	FILL VOLUME (CU. YDS.)	NET VOLUME (CU. YDS.)
SITE	376	319	57 CUT

ALL VOLUMES ARE APPROXIMATE AND ARE PROVIDED FOR PERMITTING PURPOSES AND REPRESENT FINISH GRADE TO EXISTING GRADE AS SHOWN. CONTRACTOR SHALL RELY ON HIS/HER OWN ESTIMATES FOR DETERMINING ACTUAL EARTHWORK QUANTITIES. THE VOLUMES DO NOT INCLUDE STRIPPING, UTILITY EXCAVATION, EXPANSION/COMPACTION FACTOR OR ANY SOIL TYPE RESTRICTIONS.

FIRE MARSHAL NOTE:
 ALL BUILDING PERMITS ARE SUBJECT TO MEETING CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF A COMPLETE SUBMITTAL, INCLUDING FIRE APPARATUS ACCESS AS OUTLINED IN ADOPTED CODE SECTIONS OF THE INTERNATIONAL FIRE CODE APPENDIX D. FIRE PLAN REVIEWS WILL BE CONDUCTED AT THE TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR ADDITIONAL FIRE PREVENTION MEASURES FOR BUILDING APPROVAL.

2436 74TH AVE SE SHORT PLAT
 CONCEPTUAL GRADING & UTILITY PLAN
 2436 74TH AVE SE
 MERCER ISLAND, WASHINGTON 98040
 PARCEL NO. 5315100455

VANN LANZ LNL BUILDS, LLC
 317 4TH STREET
 KIRKLAND, WASHINGTON 98033
 206-499-1277



DATE	REVISION	APR

DRAFTED BY: RMF
 DESIGNED BY: RMF
 PROJECT ENGINEER: MAJ
 DATE: 4.14.2025
 PROJECT NO.: 23001

DRAWING: C2
 SHEET: 2 OF 2