

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.



**LEGAL DESCRIPTION:**

LOT 3 OF CITY OF MERCER ISLAND LOT LINE REVISION SUB23-006, RECORDED UNDER RECORDING NO. 20241203900001, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 THE WEST 97.07 FEET OF THE SOUTH 50.55 FEET 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.

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

**REFERENCES:**

1. PLAT - MCGILVRA'S ISLAND ADDITION, RECORDED IN VOL. 16 OF PLATS, PAGE 58.
2. CITY OF MERCER ISLAND LOT LINE REVISION SUB14-011, RECORDED UNDER REC NO. 20150528900006.
3. RECORD OF SURVEY RECORDED UNDER REC NO. 8501049012.
4. 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:**

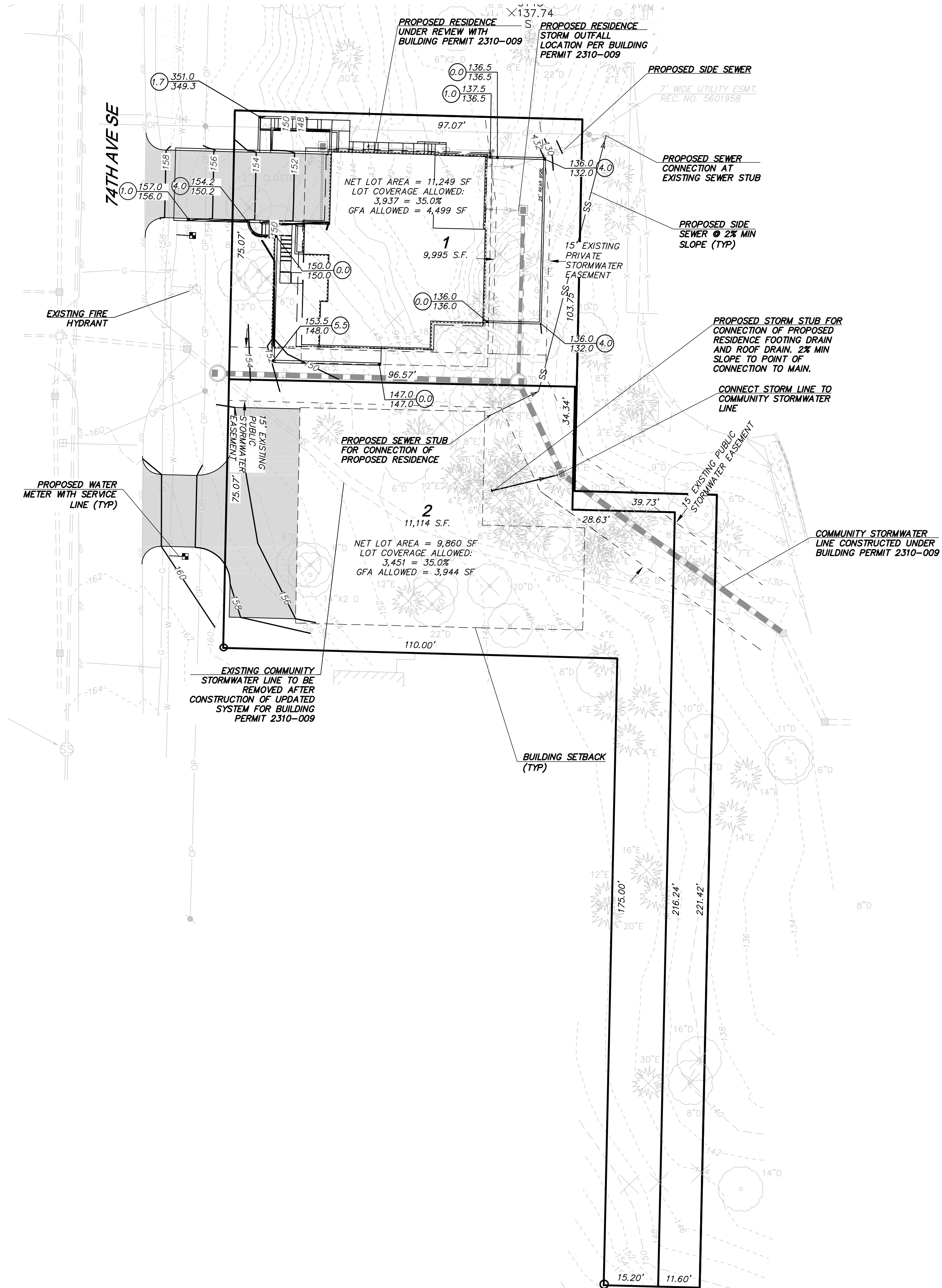
NAVD 88 PER GNSS OBSERVATION (SEE SURVEY NOTE 6)

**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.



**EARTHWORK VOLUME CALCULATIONS**

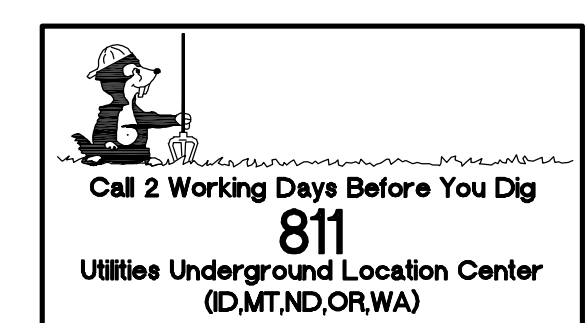
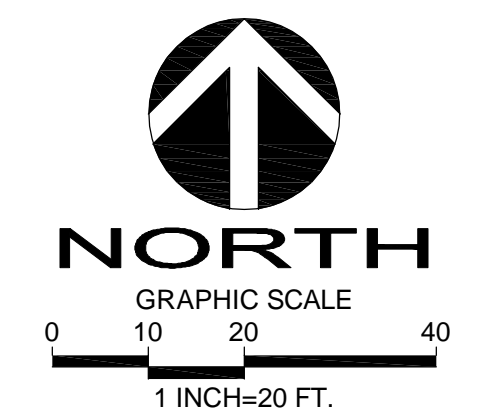
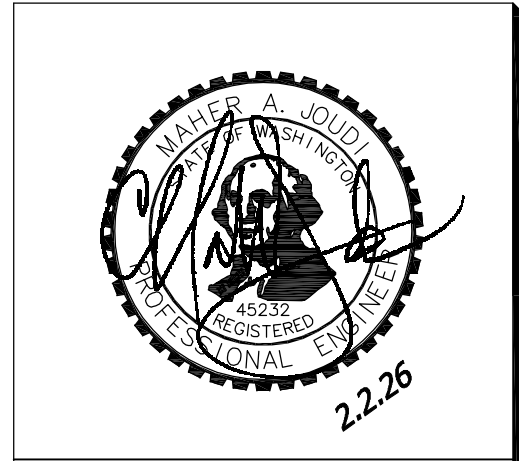
	CUT VOLUME (CU. YDS.)	FILL VOLUME (CU. YDS.)	NET VOLUME (CU. YDS.)
SITE	376	319	57 CUT

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



APR	REVISION	DATE

DRAFTED BY: RMF  
 DESIGNED BY: RMF  
 PROJECT ENGINEER: MAJ  
 DATE: 2.2.2025  
 PROJECT NO.: 23001

DRAWING: C2  
 SHEET: 2 OF 2