

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

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DO I NEED A SURVEY?

DO I NEED A LICENSED SURVEY FOR A PROJECT?

Although site boundary and topographic information are always required, a licensed survey may or may not be required for your project. Use the chart below as a guideline for determining if a licensed survey will be required by starting with question #1 and continuing down the page. ***This chart is intended to be a guideline only – for specific determination on whether or not a survey will be required for your project contact a planner.***

1	<p>Will this project create more than 120sf of new lot coverage, hardscape, and/ or new gross floor area?</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>	<p>Go to Question #2</p> <p>Go to question #4</p>										
2	<p>Is the slope of the lot within 2% of the threshold for determining lot coverage?</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Lot Slope</th> <th style="text-align: left;">Allowed Lot Coverage</th> </tr> </thead> <tbody> <tr> <td>Less than 15%</td> <td>No more than 40%</td> </tr> <tr> <td>15% - 30%</td> <td>No more than 35%</td> </tr> <tr> <td>31% - 50%</td> <td>No more than 30%</td> </tr> <tr> <td>Greater than 50%</td> <td>No more than 20%</td> </tr> </tbody> </table>	Lot Slope	Allowed Lot Coverage	Less than 15%	No more than 40%	15% - 30%	No more than 35%	31% - 50%	No more than 30%	Greater than 50%	No more than 20%	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>	<p>Topographic survey limited to information necessary to determine lot slope typically required unless project meets the lower coverage limit.</p> <p>Go to Question #3</p>
Lot Slope	Allowed Lot Coverage												
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3	<p>Does the site abut Lake Washington and/ or does the site contain critical areas such as:</p> <ul style="list-style-type: none"> critical slopes (12-foot elevation rise in any 30 foot run) watercourses or wetlands geologically hazardous areas 	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>	<p>Topographic survey typically required for all developments on sites that contain critical areas.</p> <p>Go to Question #4</p>										
4	<p>Will the height of the proposed building or portion of the building be within 2 feet of the maximum allowable height? (30' from average building elevation to top of structure and 30' on downhill side to top of wall framing)</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>	<p>Topographic survey typically required.</p> <p>Go to Question #5</p>										
5	<p>Will there be any construction within 2 feet of a required yard setback line?</p> <p>Front Yard = 20 feet</p> <p>Rear Yard = 25 feet</p> <p>Side Yards = depends on lot width and building façade height. Refer to MICC 19.02.020(C)(1)(c)(i-iii).</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>	<p>Survey of Property Line required only for the property lines that are near the construction. However, no survey is typically required if undisturbed and uncontested property corners are present.</p> <p>Typically no survey required if existing undisturbed property corners are present.</p>										

If you still have any questions about whether a survey is required or why this chart says that you need a survey, please contact us at 206-275-7605.