

VICINITY MAP

PARCEL # 409950-0430

LEGAL: LAKE VIEW PLACE EAST SEATTLE N 1/2 OF LOT 14 ALL OF LOTS 15 THRU 17
Plat Block: 4
Plat Lot: 14-17

1ST LEVEL: 2,120 SF
2ND LEVEL: 2,070 SF
TOTAL: 4,190 SF
GROSS FLOOR AREA: 4,190 SF
BASE HEIGHT 30'

SLOPE LESS THAN 15% ALLOWABLE: 40%
LOT SIZE: 10,500 SF
ALLOWABLE IMPERVIOUS AREA: 4,200 SF

TOTAL LOT AREA 10,500 SF

PRO. BUILDING FOOTPRINT INCLUDING GARAGE 2,184 SF
PRO. CONCRETE DRIVEWAY 531.8 SF
PRO. WALKWAY/PAVER 116.5 SF
TOTAL PROPOSED IMPERVIOUS 2,832.3 SF
TOTAL% PROPOSED IMPERVIOUS COVERAGE = 27%

TOTAL NEW AND REPLACED IMPERVIOUS AREAS = 2,944.65 SF OR 28%

TOTAL LOT AREA 10,500 SF

EX. FOOTING BUILDING TBD 1,664 SF
EX. PARKING CARPORT TBD 360 SF
EX. CONCRETE DRIVEWAY TBD 517 SF
EX. CONCRETE TBD 28.33 SF
EX. SHED REMAINED 112.35 SF
TOTAL EX. IMPERVIOUS 2,681.68 SF
TOTAL% EX. IMPERVIOUS COVERAGE = 25.5 %

TOTAL EX. IMPERVIOUS REPLACEMENT = 2,569.33 OR 24.5% COVERAGE

EX. DESKS TBD 1,086.46 SF
EX. BRICKS TBD 407.94 SF
EX. BRICKS REMAINED 105.16 SF

NOTE: SITE PLAN PROVIDED BY ATLAS ARCHITECT AND TOPO PROVIDED BY THOMAS-SITE SURVEYING, INC.

NOTE: THE UTILITY LOCATIONS MUST BE LOCATED BY THE CONTRACTOR BEFORE DIGGING. THE ENGINEER HAS NO RESPONSIBILITY FOR ANY UTILITIES HEREON GRAFTED ON THIS PLAN. CALL 811 BEFORE DIGGING.

THE LAWN AND LANDSCAPE AREAS ARE EXPECTED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMPT5.13.

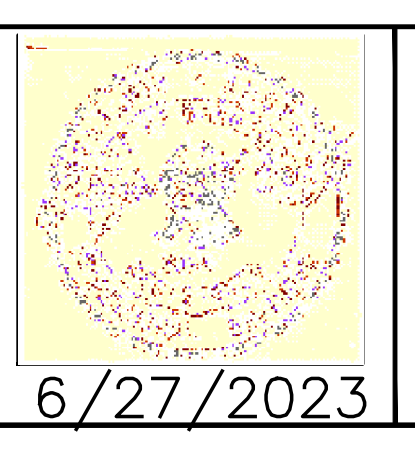
THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO INSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT

NOTES:

1. SITE PLAN PROVIDED BY ATLAS ARCHITECTS
2. SURVEY PROVIDED BY SITE SURVEYING INC.
3. CALL 1-800-424-5555 BEFORE YOU DIG
4. CONTRACTOR TO FIELD VERIFY ELEVATIONS PRIOR TO CONSTRUCTION
5. RE-USE EXISTING SEWER SERVICE
6. CIVIL ENGINEER TO PROVIDE LETTER THAT POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS ARE MET PER BMP T5.13
7. A TV INSPECTION OF THE SIDE SEWER WILL BE REQUIRED AND MUST BE ACCEPTED BY THE CITY OF MERCER ISLAND
8. THE EXISTING WATER SERVICE SHALL BE CAPPED AND ABANDONED AT THE WATER MAIN IF REPLACED
9. ALL EXISTING BUILDING AND PAVEMENT TO BE REMOVED
10. CONTRACTOR MUST POT-HOLE STREET TO LOCATE UTILITIES PRIOR TO CONSTRUCTION
11. PLAN MAY REQUIRE MODIFICATION AND REVIEW BY CITY AFTER POT-HOLING UTILITIES

NO	DATE	BY	APPR	REVISIONS
1	3/14/23	bpa	bpa	CHANGE End CBs TO 54 INCH RIM TO 114
2	4/12/23	bpa	bpa	2 FT WALL FOR PLANTER AROUND MANHOLES
3	6/9/23	bpa	bpa	LANDSCAPE WALL DETAIL

ANSTEY ENGINEERING
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Approved By
BPA 12/17/19
DESIGNED BY DATE
BPA 12/17/19
DRAWN BY DATE
CHECKED BY DATE

MINGQIN LI & SUN YONG
2423 63RD AVE SE
MERCER ISLAND, WA 98040

SITE & DRAINAGE PLAN
AE2019-84 SHT 1 OF 2