

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 |
| SLOPE LESS THAN 15% ALLOWABLE: 40% | TOTAL: 4,190 SF |
| LOT SIZE: 10,500 SF | GROSS FLOOR AREA: 4,190 SF |
| ALLOWABLE IMPERVIOUS AREA: 4,200 SF | BASE HEIGHT 30' |

| | |
|--|----------------------|
| 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.

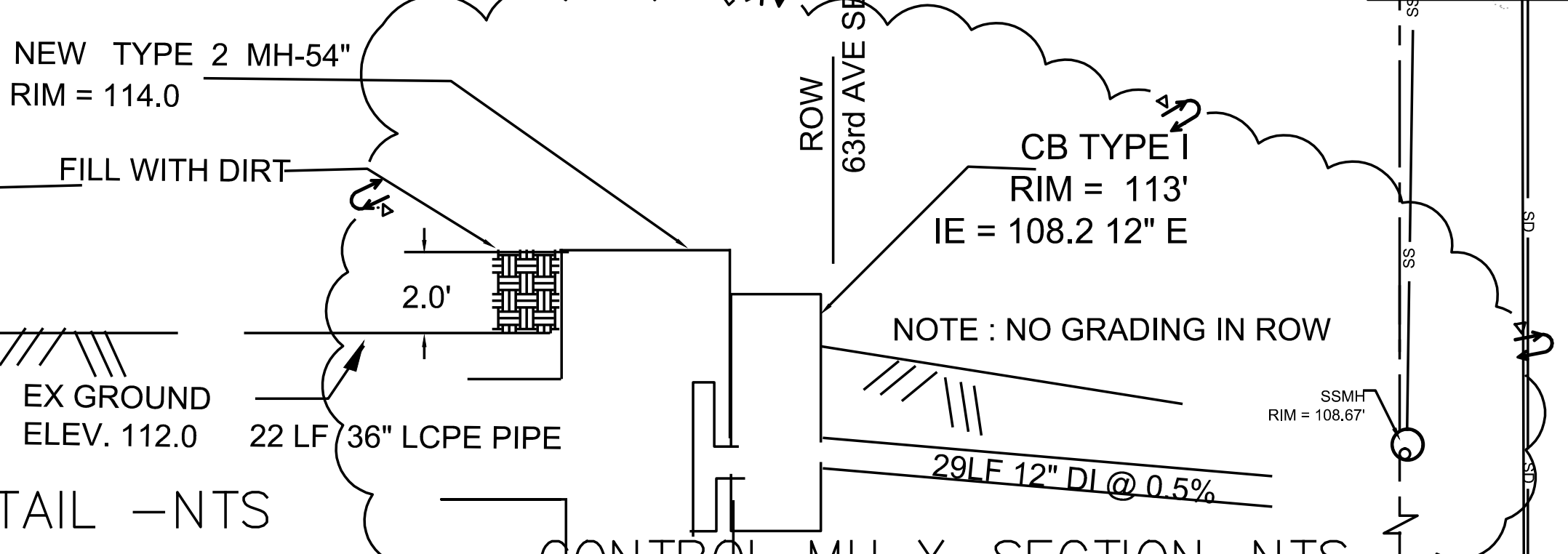
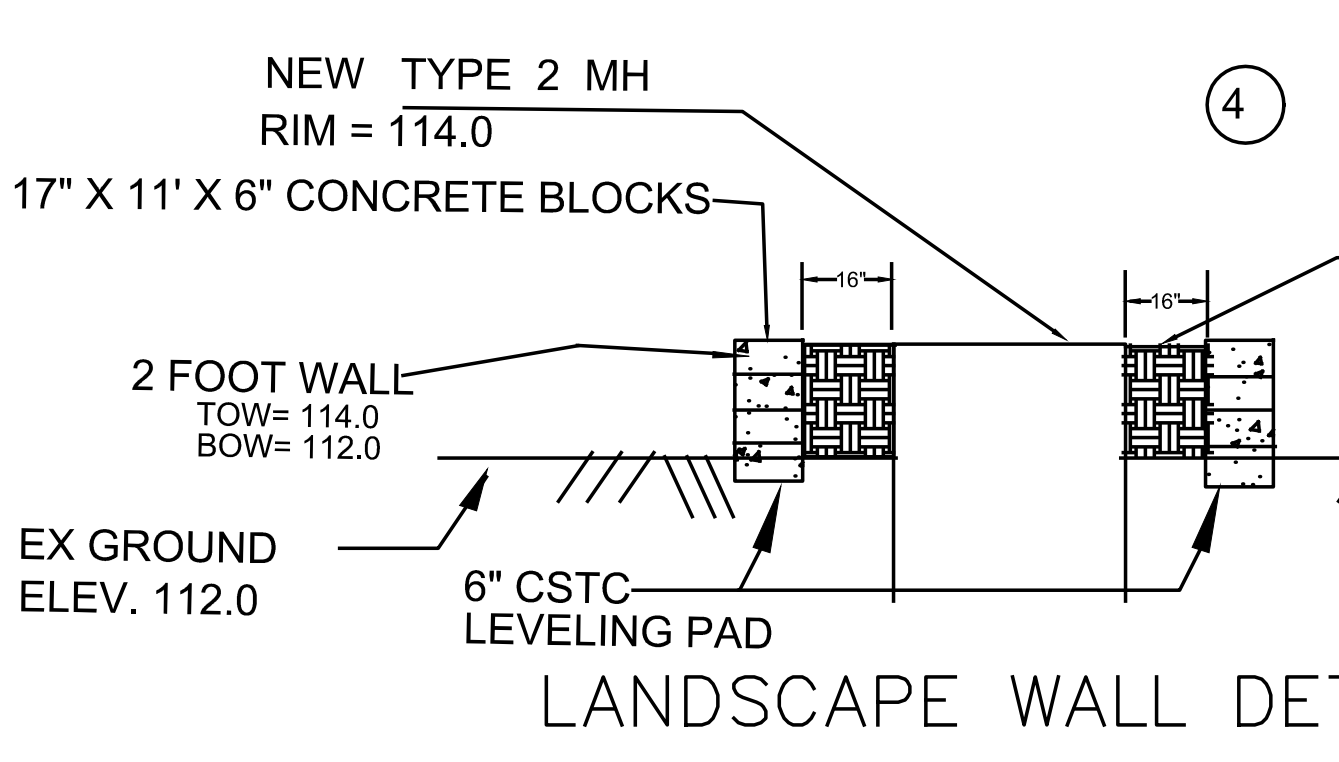
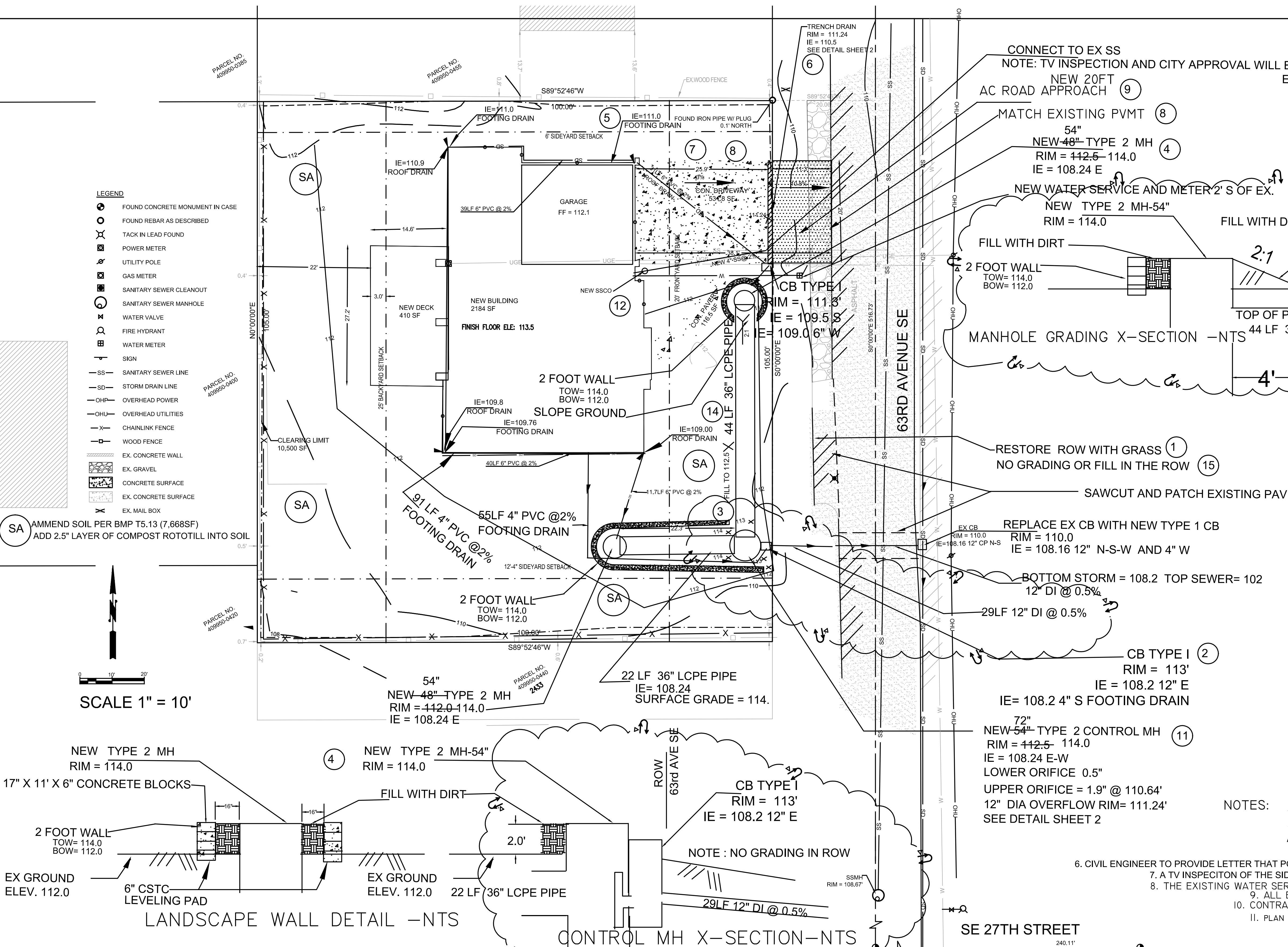
NOTE: THE UTILITY LOCATIONS MUST BE LOCATED BY THE CONTRACTOR BEFORE DIGGING. THE ENGINEER HAS NO RESPONSIBILITY FOR ANY UTILITIES HEREON GRAFTED ON THIS PLAN. CALL 811 BEFORE DIGGING.

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:

- SITE PLAN PROVIDED BY ATLAS ARCHITECTS
- SURVEY PROVIDED BY SITE SURVEYING INC.
- CALL 1-800-424-5555 BEFORE YOU DIG
- CONTRACTOR TO FIELD VERIFY ELEVATIONS PRIOR TO CONSTRUCTION
- RE-USE EXISTING SEWER SERVICE
- CIVIL ENGINEER TO PROVIDE LETTER THAT POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS ARE MET PER BMP T5.13
- A TV INSPECTION OF THE SIDE SEWER WILL BE REQUIRED AND MUST BE ACCEPTED BY THE CITY OF MERCER ISLAND
- THE EXISTING WATER SERVICE SHALL BE CAPPED AND ABANDONED AT THE WATER MAIN IF REPLACED
- ALL EXISTING BUILDING AND PAVEMENT TO BE REMOVED
- CONTRACTOR MUST POT-HOLE STREET TO LOCATE UTILITIES PRIOR TO CONSTRUCTION
- 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 |
| 4 | 7/7/23 | bpa | bpa | LANDSCAPE X-SECTIONS |

ANSTEY ENGINEERING
 8627 NE 180th Street
 Bothell, WA 98011
 Ph: 206-303-7639
 Email: benanstey@ansteyengineering.com

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