

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

SLOPE LESS THAN 15% ALLOWABLE: 40%
 LOT SIZE: 10,500 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.

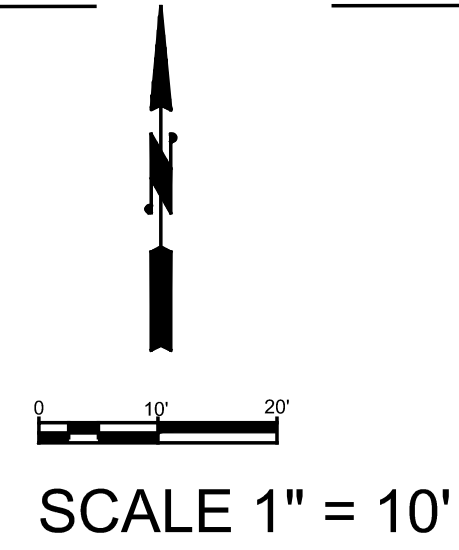
THE LAWN AND LANDSCAPE AREAS ARE EXPECTED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMPT5.13.

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

- LEGEND
- FOUND CONCRETE MONUMENT IN CASE
 - FOUND REBAR AS DESCRIBED
 - ⊗ TACK IN LEAD FOUND
 - ⊗ POWER METER
 - ⊗ UTILITY POLE
 - ⊗ GAS METER
 - ⊗ SANITARY SEWER CLEANOUT
 - ⊗ SANITARY SEWER MANHOLE
 - ⊗ WATER VALVE
 - ⊗ FIRE HYDRANT
 - ⊗ WATER METER
 - ⊗ SIGN
 - SS — SANITARY SEWER LINE
 - SD — STORM DRAIN LINE
 - OHP — OVERHEAD POWER
 - OHL — OVERHEAD UTILITIES
 - X — CHAINLINK FENCE
 - W — WOOD FENCE
 - EX. CONCRETE WALL
 - EX. GRAVEL
 - CONCRETE SURFACE
 - EX. CONCRETE SURFACE
 - EX. MAIL BOX
- SA AMMEND SOIL PER BMP T5.13 (7,668SF)
 ADD 2.5" LAYER OF COMPOST ROTOTILL INTO SOIL



NO	DATE	BY	APPR	REVISIONS
5	8/10/23	bpa	bpa	ADD WALL ON PL, LOWER DETENTION 2 FT

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Approved By

8/10/2023

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