

# Summary of Comments on 2007-212-SUB2-PLANS\_review.pdf

Page: 3

Number: 1 Author: Tree Review (john.kenney@mercergov.org) Subject: Sticky Note Date: 4/23/2021 11:39:31 AM

6. New comment because of change of plan sheet A1.2. Excavation limits have increased from sub-1. Adjacent properties Trees 301,302,319,321,320, 315 are now shown for removal in sub-2. Remove X though all trees that are not required to be removed for this retaining wall. All exceptional trees that have not been noted to be hazardous will need justification for removal per 19.10.060.A.2 (trees 302,315,319). Grading plan C1.0 does not show this over excavation shown on site plans and shows this minimized grading can work. Update A1.1 and A1.2 to reflect the grading plan. Only 2' of over excavation required over property line per grading plan.

Tree 315 shown on A1.2 only and not on C2.0. Also A1.2 includes removal of 314 (also not shown on C2.0).

Clearing limits now added to C1.0 and included with this submittal.

C2.0 TESC Plan shows limits of grading; all trees noted are required to be removed to construct the retaining wall.

Noted - Arch to address.

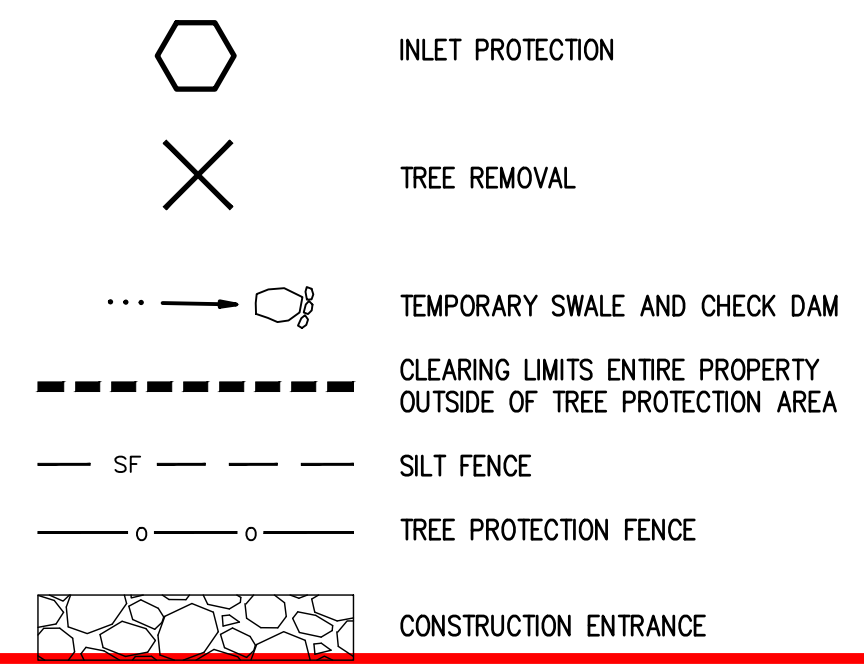


**OVERLAY OF PLANS FOR REFERENCE.**

A1.2 is shown in RED  
C1.0 is shown in BLACK

**FOREST CREEK ESTATES LOT 4**  
SE1/4, NE1/4, SEC. 24, TWP. 24 N., RGE. 4 E., W.M.

**TESC LEGEND**



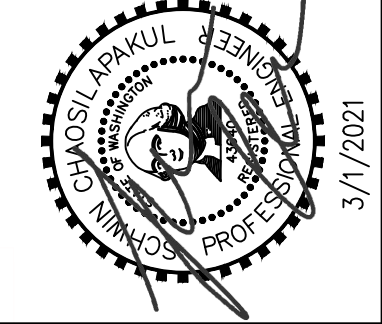
**CRITICAL AREAS:**

- NATIVE GROWTH PROTECTION AREA (NGPA) BUFFER. ALL UTILITIES MUST REMAIN OUTSIDE OF NGPA BUFFER. OVER EXCAVATION FOR DETENTION PIPES SHALL NOT ENCR OACH INTO AREA.
- EXISTING NGPA SPLIT-RAIL FENCE WITH SIGNAGE. FENCE TO BE REPAIRED IF REQUIRED.

**TESC NOTES:**

- CLEARING LIMITS SHOWN ARE APPROXIMATE AND REPRESENT THE MINIMUM REQUIRED TO INSTALL PROPOSED IMPROVEMENTS. CLEARING LIMITS MAY BE ADJUSTED TO FIT FIELD CONDITIONS BUT SHALL NOT ENCR OACH WITHIN CRITICAL ROOT ZONES OF TREES TO BE RETAINED. COORDINATE WITH PROJECT ARBORIST TO DETERMINE CRITICAL ROOT ZONES FOR DISTURBANCE WITHIN TREE DRIP LINES.
- SILT FENCING TO BE INSTALLED ALONG DOWN-SLOPE OF AREAS TO BE DISTRIBUTED WITHIN THE PROPERTY. ADJUST AS REQUIRED WITH CHANGES TO CLEARING LIMITS.
- THIS TESC PLAN IS PROVIDED TO SHOW THE MINIMUM MEASURES REQUIRED TO CONTROL EROSION AND SEDIMENT TRANSPORT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING APPROPRIATE MEASURES FOR CHANGING SITE CONDITIONS.
- REFER TO ARCHITECTURAL TREE PLANS FOR ADDITIONAL TREE REMOVAL AND REPLACEMENT DETAILS.
- INSTALL INTERCEPTOR DITCH WITH ROCK CHECK DAMS UPSTREAM OF PROJECT SITE TO DIVERT FLOWS AWAY FROM TEMPORARY EXCAVATION. PROVIDE TEMPORARY DISPERSION DEVICES SUCH AS A 10'x2'x1.5'D ROCK TRENCH OR EQUIVALENT FOR FLOWS DIRECTED TO THE EAST TOWARDS SLOPE AND NGPA.
- REFER TO GEOTECH REPORT FOR RECOMMENDATIONS ON EXCAVATION AND SLOPES.

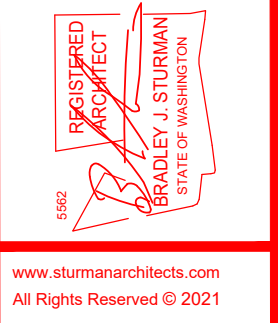
DATE	DESCRIPTION	BY
03/01/21	REVISED PER CITY 1ST COMMENTS	MW



**STURMAN ARCHITECTS**  
16000 1<sup>st</sup> Avenue, Suite 200  
Mercer Island, WA 98040  
TEL: 425-671-0903

BUILDING PERMIT

TESC PLAN



**FOREST CREEK ESTATES LOT 4 PERMIT SET**  
5202 FOREST AVE S.E.  
MERCER ISLAND, WA 98040

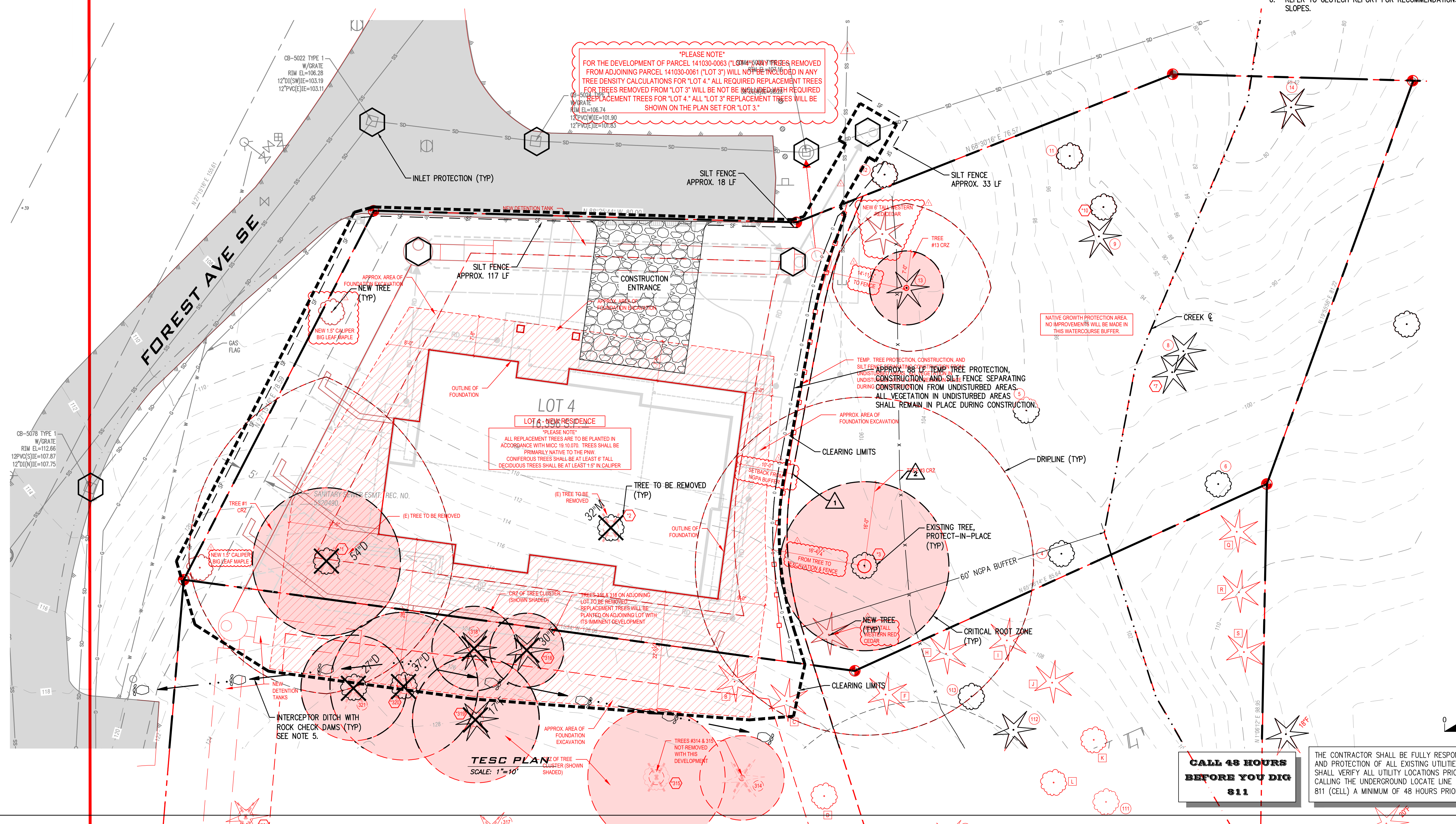


PROJ. NO. 20113  
OWN. BY: CWA

**FOREST CREEK ESTATES LOT 4 TREE PLAN**  
DATE: 3/1/2021  
SCALE: AS SHOWN  
DRAWING NO. C2.0  
4 OF 5

5202 FOREST AVE SE, MERCER ISLAND, WA 98040

Mar 01, 2021 1:38:00PM - User Marisol Williams  
P:\2020\20113\_Forest Avenue Building Permits - Mercer Island\Drawing\_Working\Sheets\20113-C2.0 TESC PLAN.dwg



**"PLEASE NOTE"**  
FOR THE DEVELOPMENT OF PARCEL 141030-0063 (LOT 3) ANY TREES REMOVED FROM ADJOINING PARCEL 141030-0061 (LOT 3) WILL NOT BE INCLUDED IN ANY TREE DENSITY CALCULATIONS FOR "LOT 4." ALL REQUIRED REPLACEMENT TREES FOR TREES REMOVED FROM "LOT 3" WILL BE NOT BE INCLUDED WITH REQUIRED REPLACEMENT TREES FOR "LOT 4." ALL "LOT 3" REPLACEMENT TREES WILL BE SHOWN ON THE PLAN SET FOR "LOT 3."

**LOT 4 - NEW RESIDENCE**  
ALL REPLACEMENT TREES ARE TO BE PLANTED IN ACCORDANCE WITH MDC 19 10.070. TREES SHALL BE PRIMARILY NATIVE TO THE PNW. CONIFEROUS TREES SHALL BE AT LEAST 8 TALL. DECIDUOUS TREES SHALL BE AT LEAST 1.5" IN CALIPER.

**CALL 48 HOURS BEFORE YOU DIG 811**

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-421-5555 OR 811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



# FOREST CREEK ESTATES LOT 4

SE1/4, NE1/4, SEC. 24, TWP. 24 N., RGE. 4 E., W.M.

## PROJECT TEAM

**OWNER:**  
SEASCAPE HOMES LLC  
JON TELLEFSON  
PO BOX 40568  
BELLEVUE, WA 98015  
PH: 206.972.9850  
EMAIL: JNT1231@GMAIL.COM

**ARCHITECT:**  
STURMAN ARCHITECTS  
BRAD STURMAN  
9 - 103RD AVENUE NE SUITE 203  
BELLEVUE, WA 98004  
PH: 425.451.7003  
EMAIL: BRADS@STURMANARCHITECTS.COM

**PROJECT ENGINEER:**  
PATRICK HARRON & ASSOCIATES, LLC  
SCHWIN CHAOSILAPAKUL, PE  
14900 INTERURBAN AVENUE S #279  
SEATTLE, WA 98168  
PH: 206.674.4659  
EMAIL: SCHWIN@PATRICKHARRON.COM

**PROJECT SURVEYOR:**  
MEAD GILMAN LAND SURVEYORS  
P.O. BOX 289  
WOODINVILLE, WA 98072  
PH: 425.486.1252  
EMAIL: WWW.MEADGILMAN.COM

**GEOTECH:**  
GEOTECH CONSULTANTS INC  
JIM STRANGE, P.E.  
2401 10TH AVE E, SEATTLE, WA 98102  
PH: 425.747.5618  
EMAIL: JAMES@GEOTECHNW.COM

**ARBORIST:**  
ARBOR INFO, LLC  
THOMAS M. HANSON, CF, RCA  
2408 N CASTLE WAY  
BRICR, WA 98036  
PH: 206.300.9711  
EMAIL: TOM.HANSON@ARBORINFO.COM

## PROJECT INFORMATION

### DEVELOPMENT DATA:

SITE AREA 16,396 SF (0.376 AC)  
SITE ADDRESS 5202 FOREST AVE SE  
MERCER ISLAND, WA 98040  
PARCEL NUMBER 141030-0063

### LEGAL DESCRIPTION

LOTS 1-4, KNUTSON SHORT PLAT, MERCER ISLAND  
SHORT PLAT NO SUB07-003 AS RECORDED UNDER  
REC. NO. 2007121090010.

### VERTICAL DATUM

NAVD 88 (GEOID 18)  
BASED ON RAPID STATIC GPS MEASUREMENTS WITH  
OPUS SOLUTION.

### BENCHMARKS

**TBM-A**  
FOUND 4"x4" CONC MON WITH 2" BRASS DISC \*  
LS#2534" WITH PUNCH 0.3" BELOW GRADE IN CASE  
69.6' NW OF NW PROP CORNER.  
ELEV. = 104.53'

**TBM-B**  
FOUND 1/2" REBAR AND MGA CONTROL CAP AT W  
SIDE FOREST DRIVE - 0.5' W OF WEST EDGE ASPHALT  
PAVEMENT AND 15.5' W OF CB-5078.  
ELEV. = 113.94'

### BASIS OF BEARINGS

NOT DONE YET

## CRITICAL AREAS AND EASEMENT CALLOUTS:

- NATIVE GROWTH PROTECTION AREA (NGPA) BUFFER. ALL UTILITIES MUST REMAIN OUTSIDE OF NGPA BUFFER. OVER EXCAVATION FOR DETENTION PIPES SHALL NOT ENCRUCH INTO AREA.
- EXISTING NGPA SPLIT-RAIL FENCE WITH SIGNAGE. FENCE TO BE REPAIRED IF REQUIRED.
- SANITARY SEWER EASEMENT REC.NO. 5820490.
- PROPOSED PRIVATE STORM EASEMENT IN BENEFIT OF LOTS 1-3.

## SITE, WATER, & SEWER CALLOUTS:

- BUILDING FOOTPRINT.
- ROOF LINE.
- CONCRETE DRIVEWAY.
- CONCRETE HARDSCAPE.
- CAST IN PLACE RETAINING WALL (TYP).
- BUILDING SETBACK LINE (TYP).
- CONNECT NEW 6" SEWER LINE WITH CLEANOUT TO EX. 6" SEWER STUB AT APPROX. IE 101.0±. PROVIDE MINIMUM OF 2% SLOPE AND CONNECT TO RESIDENCE AT APPROX. IE 101.9± PER CITY OF MERCER ISLAND DETAILS. COORDINATE WITH PUBLIC WORKS INSPECTOR FOR SCOPE AND RE-USE OF EXISTING LINE.
- NEW WATER METER REQUIRED, CAN BE SAME LOCATION AS EXISTING. SIZE OF METER AND LINE TO BE VERIFIED FOR DOMESTIC AND FIRE SERVICE DEMANDS. MINIMUM 1" WATER METER AND 1.5" SUPPLY LINE (FROM METER TO HOUSE) FOR DOMESTIC AND FIRE SYSTEM. DOUBLE DETECTOR CHECK VALVE ASSEMBLY TO BE PROVIDED AS REQUIRED. IF NEW SERVICE CONNECTION TO THE MAIN IS REQUIRED, NEAT LINE SAW-OUT FOR WATER LINE TRENCHING AND RESTORE PAVEMENT PER PER CITY OF MERCER ISLAND STANDARDS. SEE SHEET C1.2.

## STORM CALLOUTS:

- NEW CATCH BASIN PROPOSED, CONNECT TO EXISTING OUTFALL STORM PIPE (EXACT DIAMETER AND ELEVATION OF PIPE UNKNOWN).
- PERIMETER DRAIN - 4" PERF. SD @ 0.0%, 4" IE 105.2. CONNECT TO CB#2 & CB#3.
- COLLECTION TRENCH PER DETAIL 1 ON C1.1.
- 4" FOOTING DRAIN SYSTEM TO EXTEND AROUND BUILDING PERIMETER. LOWEST IE TO BE 105.2. CONNECT TO 8" STORM SYSTEM ONSITE PER PLAN @ 2% MIN. REFER TO STRUCTURAL PLANS FOR FOOTING DRAIN DETAILS.
- 4" PERFORATED WALL FOOTING DRAIN SYSTEM TO CONNECT TO 8" STORM SYSTEM AT 2% MIN. AT APPROXIMATE LOCATION SHOWN. REFER TO STRUCTURAL PLANS FOR WALL FOOTING DRAIN DETAILS.
- 15" DIA. D.I. OR C900 SLEEVE TO EXTEND AT MINIMUM 2' BEYOND FOOTING. PROVIDE 1.5' MIN. COVER OVER SLEEVE BENEATH RETAINING WALLS.
- CLEANOUT PROPOSED AT PROPERTY LINE FOR FUTURE CONNECTION TO LOT 3 STORM SYSTEM.

## ABBREVIATIONS:

APPRX	APPROXIMATELY	IE	PIPE INVERT
AVE	AVENUE	LP	LOW POINT
BC	BOTTOM OF CURB	M	MAPLE
BOT	BOTTOM	N	NORTH
BSSL	BUILDING SETBACK	TYP	TYPICAL
C	CEDAR	NTS	NOT TO SCALE
CB	CATCH BASIN	RD	ROOF DRAIN
CS	CONC SLAB	RY	REAR YARD
D	DECIDUOUS	S	SOUTH
DF	DRAINFIELD	SDCO	STORM DRAIN CLEANOUT
DTE	DOWN-TURNED ELBOW	SDMH	STORM DRAIN MANHOLE
E	ELM / EAST	SLL	SOLID LOCKING LID
EG	EXISTING GRADE	SS	SANITARY SEWER
EL	ELEVATION	SSCO	SANITARY SEWER CLEANOUT
EX	EXISTING	SSMH	SANITARY SEWER MANHOLE
FD	FOOTING DRAIN	ST	STAIRS
FF	FINISH FLOOR	SY	SIDE YARD
FG	FINISH GRADE	TD	TRENCH DRAIN
FL	FLOW LINE	UTE	UP-TURNED ELBOW
FY	FRONT YARD	W	WEST
H	HEMLOCK	WA	WATER
HP	HIGH POINT		

## IMPERVIOUS AREA INVENTORY:

Description	Impervious Area Inventory (sf)			Total
	Roof, Drive, and HS	Walls	Offsite	
Lot 4	3,856	141	0	4,007
Lot 3*	5,007	93	253	5,353
Total	8,873	234	253	9,360

\*Detention System sized to accommodate future improvements on Lot 3



## VICINITY MAP

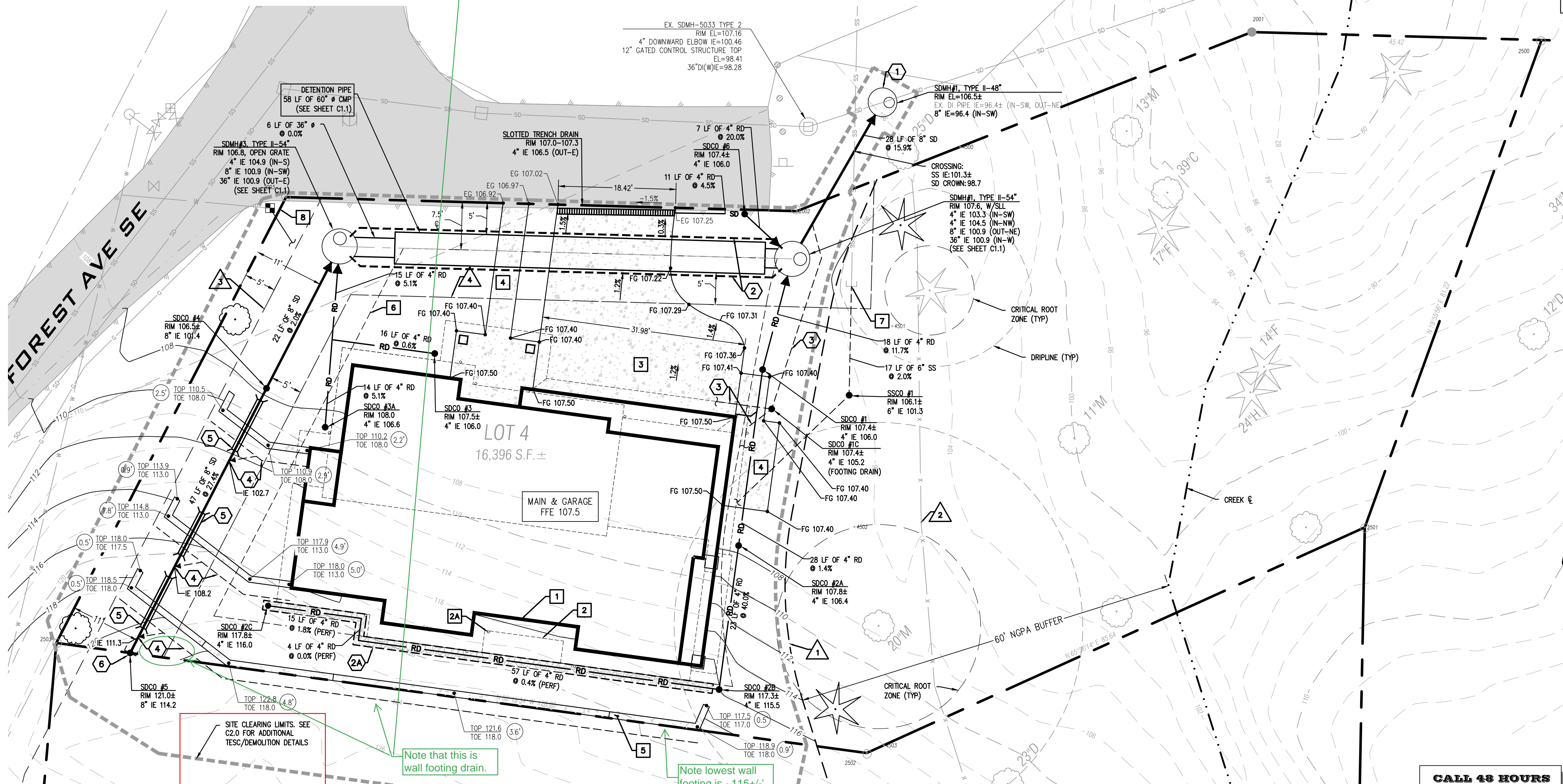
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## SHEET LIST

SHEET #	SHEET ID	SHEET TITLE
1	C1.0	SITE, GRADING, STORM, & UTILITY PLAN
2	C1.1	STORM DETAILS
3	C1.2	WATER DETAILS
4	C2.0	TESC PLAN
5	C2.1	TESC DETAILS

## LEGEND-EXISTING SITE FEATURES

- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "MGA 35145 48383"
- FOUND CORNER
- ⊕ FOUND MONUMENT
- ⊕ TEMPORARY BENCHMARK
- ⊕ GAS VALVE
- ⊕ ELECTRICAL JUNCTION BOX
- ⊕ UTILITY POLE
- ⊕ CATCH BASIN - TYPE I
- ⊕ CATCH BASIN - TYPE II
- ⊕ STORM CLEANOUT
- ⊕ YARD DRAIN
- ⊕ SEWER MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ BOLLARD
- ⊕ SIGN
- ⊕ SOIL TEST PIT
- ⊕ CONFERENTIAL TREE
- ⊕ DECIDUOUS TREE
- ⊕ ASPHALT
- ⊕ FENCE LINE
- ⊕ OVERHEAD POWER LINES
- ⊕ SANITARY SEWER LINE
- ⊕ STORM DRAIN LINE
- ⊕ GAS LINE
- ⊕ WATER MAIN
- ⊕ ASPHALT HATCH
- ⊕ CONCRETE HATCH



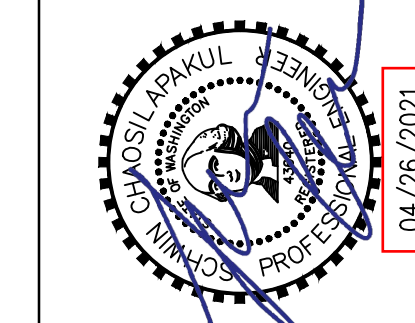
## SITE, GRADING, STORM, & UTILITY PLAN

SCALE: 1"=10'

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BY	DATE	DESCRIPTION
MW	04/26/24	REVISED PER CITY LIST COMMENTS
MW	04/26/24	CLEARING LIMIT PER ARBORIST COMMENTS



**BUILDING PERMIT**  
**SITE, GRADING, STORM, & UTILITY PLAN**

**PATRICK HARRON & ASSOCIATES, LLC**  
Civil Engineering & Planning  
14900 Interurban Ave. S. Suite 279, Seattle, WA 98168  
Phone: 206.674.4659 / Fax: 206.674.4660  
Web: patrickharron.com

PROJ. NO.	20113	DIN BY:	SC
DWN BY:	CWA	CHK BY:	SC

**FOREST CREEK ESTATES LOT 4**  
5202 FOREST AVE SE, MERCER ISLAND, WA 98040

DATE:	04/26/2021
SCALE:	AS NOTED
DRAWING NO.:	C1.0
	1 of 5

Apr 26, 2021 1:45:23PM - User: Marisol Alford  
P:\2020\20113\_Forest Avenue Building Permits - Mercer Island\Drawing\Working\Sheets\20113-C1.0 SITE STORM DRAINAGE AND UTILITY PLAN\_LOT4.dwg