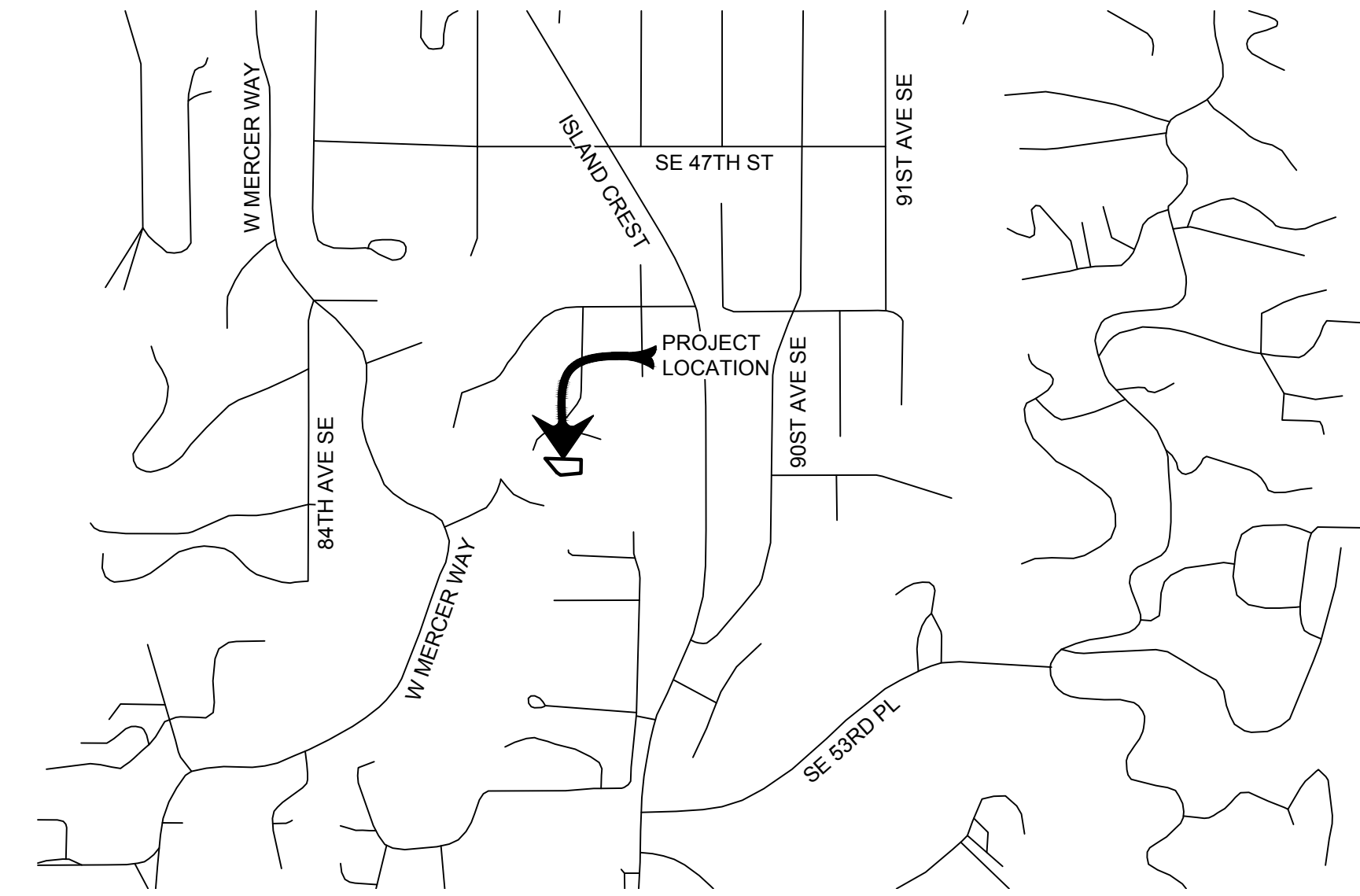
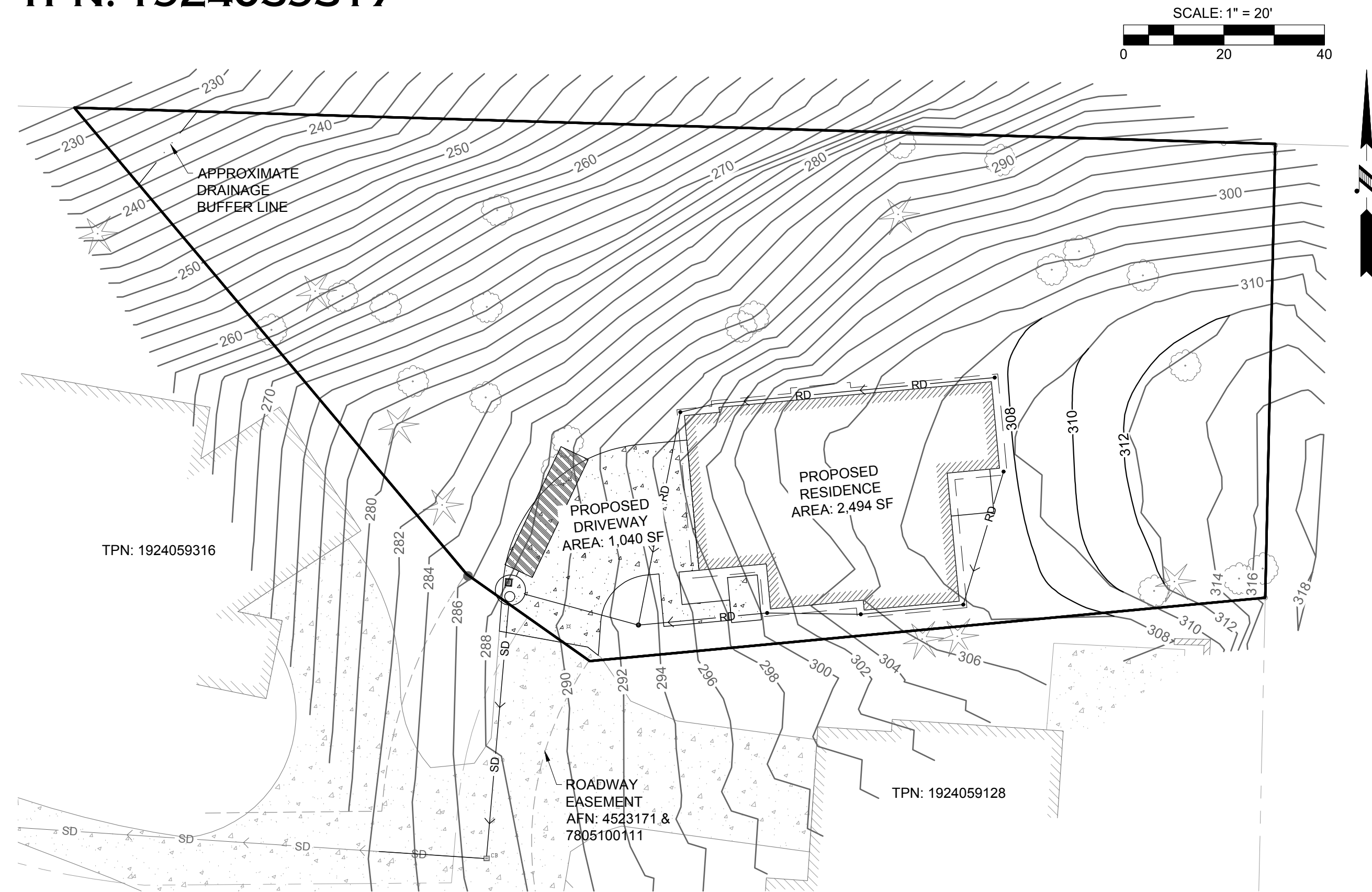


CHEN RESIDENCE

TPN: 1924059317



VICINITY MAP

NTS

LEGEND

	EXISTING	PROPOSED
SUBJECT PROPERTY LINE	---	---
ADJACENT LOT LINE	---	---
HABITAT BUFFER LINE	---	---
WETLAND BUFFER LINE	---	---
EASEMENT LINE	---	---
RIGHT-OF-WAY LINE	---	---
CENTER LINE	---	---
CONTOUR, MAJOR	--- 160 ---	--- 160 ---
CONTOUR, MINOR	--- 158 ---	--- 158 ---
CONIFEROUS TREE	☼	☼
DECIDUOUS TREE	☼	☼
STREET SIGN	☼	☼
POWER LINE	UGP	UGP
OVERHEAD POWER LINE	OHP	OHP
POWER POLE	⊕	⊕
GUY WIRE	⊕	⊕
POWER VAULT	⊕	⊕
STREET LIGHT	☼	☼
NATURAL GAS LINE	G	G
TELEPHONE LINE	T	T
TELEPHONE MANHOLE	⊕	⊕
TELEPHONE PEDESTAL	⊕	⊕
CABLE LINE	CTV	CTV
CABLE PEDESTAL	⊕	⊕
STORM MAIN LINE	SD	SD
FOOTING DRAIN LINE	FD	FD
ROOF DRAIN LINE	RD	RD
CATCH BASIN	⊕	⊕
TYPE I CATCH BASIN	⊕	⊕
YARD DRAIN	⊕	⊕
DOWNSPOUT	⊕	⊕
WATER MAIN LINE	W	W
WATER METER	⊕	⊕
BLOWOFF VALVE FIRE HYDRANT	⊕	⊕
GATE VALVE	⊕	⊕
SEWER MANHOLE	⊕	⊕
CLEANOUT	⊕	⊕
SEWER MAIN LINE	SS	SS
CONCRETE	---	---
ASPHALT PAVEMENT	---	---
POROUS ASPHALT	---	---
LANDSCAPING	---	---
GRAVEL	---	---

PROJECT INFO

OWNER:
ATERA HOMES, LLC
451 DUVAL AVE NE, SUITE 115
RENTON, WA 98059

VERTICAL DATUM

NAVD-88

PARCEL NUMBER

TPN: 1924059317

BUILDING AREA

LOT SIZE: 19,343 SF
FOOTPRINT: 2,488 SF
ROOF AREA: 2,494 SF
DRIVEWAY/PARKING: 1,040 SF
SIDEWALK/PORCH: 170 SF
TOTAL COVERAGE: 3,704 SF
OR 19.1%

LEGAL DESCRIPTION

THAT PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE N 01°16'04" E ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 450.00 FEET; THENCE N 88°10'41" W, A DISTANCE OF 200.00 FEET; THENCE N 01°16'04" E, A DISTANCE OF 116.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 84°38'18" W A DISTANCE OF 135.06 FEET; THENCE N 54°46'00" W, A DISTANCE OF 30.00 FEET; THENCE N 40°04'12" W, A DISTANCE OF 121.05 FEET TO THE SOUTHERLY BOUNDARY OF MERHAVEN DIVISION NO. 3, AS RECORDED IN VOLUME 68 OF PLATS, PAGES 7 AND 8, RECORDS OF KING COUNTY, WASHINGTON; THENCE 86°17'59" E ALONG SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 239.00 FEET; THENCE S 01°16'04" W, A DISTANCE OF 90.25 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A PRIVATE ROAD EASEMENT AND PUBLIC AND PRIVATE UTILITY EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: A STRIP OF LAND 25 FEET WIDE LYING 12.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: THAT PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE N 01°16'04" E ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 450.00 FEET; THENCE N 88°10'41" W, A DISTANCE OF 739.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 71°25'41" E, A DISTANCE OF 25.87 FEET TO A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 55.59 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°23'38", AN ARC DISTANCE OF 19.79 FEET TO A REVERSE CURVE HAVING A RADIUS OF 135.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°17'19", AN ARC DISTANCE OF 106.71 FEET TO A COMPOUND CURVE HAVING A RADIUS OF 55.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°57'00", AN ARC DISTANCE OF 63.31 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "A" AND TERMINUS OF SAID 25-FOOT STRIP OF LAND.

TOGETHER WITH A STRIP OF LAND 35 FEET WIDE LYING 17.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT AFOREMENTIONED POINT "A", SAID POINT LYING ON A CURVE HAVING A RADIUS OF 45.00 FEET AND HAVING A RADIAL BEARING OF N 70°35'00" E; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°22'00", AN ARC DISTANCE OF 41.13 FEET TO A COMPOUND CURVE HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 149°43'00", AN ARC DISTANCE OF 78.39 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "B", SAID POINT BEING THE TERMINUS OF SAID 35-FOOT STRIP OF LAND.

TOGETHER WITH A STRIP OF LAND 25 FEET WIDE LYING 12.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT AFOREMENTIONED POINT "B", SAID POINT LYING ON A CURVE HAVING A RADIUS OF 72.00 FEET AND HAVING A RADIAL BEARING OF S 87°20'00" E; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°59'00", AN ARC DISTANCE OF 98.00 FEET; THENCE S 75°19'00" E, A DISTANCE OF 30.00 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 127.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°19'00", AN ARC DISTANCE OF 33.95 FEET; THENCE N 89°22'00" E, A DISTANCE OF 50.02 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "C", SAID POINT BEING THE TERMINUS OF SAID 25-FOOT STRIP OF LAND.

TOGETHER WITH A STRIP OF LAND 30 FEET WIDE LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT AFOREMENTIONED POINT "C", SAID POINT LYING ON A CURVE HAVING A RADIUS OF 78.00 FEET AND HAVING A RADIAL BEARING OF N 85°33'01" E; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°26'00", AN ARC DISTANCE OF 75.46 FEET TO A REVERSE CURVE HAVING A RADIUS OF 56.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°40'43", AN ARC DISTANCE OF 35.85 FEET TO A POINT ON THE NORTHERLY LINE OF WESTAIR ESTATES, AS RECORDED IN VOLUME 104 OF PLATS, PAGES 18 AND 19, RECORDS OF KING COUNTY, WASHINGTON, SAID POINT BEING THE TERMINUS OF SAID EASEMENT.

TOGETHER WITH A PRIVATE AND PUBLIC ROAD EASEMENT AND PRIVATE AND PUBLIC UTILITY EASEMENT AS GRANTED BY INSTRUMENT RECORDED IN DECEMBER 29, 1954, UNDER AUDITOR'S FILE NUMBER 4523171 AND RESERVED BY INSTRUMENT RECORDED AUGUST 28, 1957, UNDER AUDITOR'S FILE NO. 4828502.

TOGETHER WITH A PUBLIC AND PRIVATE SANITARY SEWER EASEMENT OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: A STRIP OF LAND 10 FEET WIDE LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE SOUTHEAST CORNER OF LOT 9 MERHAVEN DIVISION NO. 2, AS RECORDED IN VOLUME 67 OF PLATS, PAGES 27 AND 28, RECORDS OF KING COUNTY, WASHINGTON; THENCE N 88°17'59" W, A DISTANCE OF 0.08 FEET; THENCE S 42°17'56" W, A DISTANCE OF 45.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 83°17'59" E, A DISTANCE OF 79.34 FEET, MORE OR LESS, TO THE WEST LINE OF THE PREVIOUSLY DESCRIBED 35-FOOT WIDE STRIP OF LAND.

TOGETHER WITH A PRIVATE WATER LINE EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: A STRIP OF LAND 15 FEET WIDE LYING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SDI SUBDIVISION; THENCE N 01°16'04" E ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 450.00 FEET; THENCE N 88°10'41" W, A DISTANCE OF 450.00 FEET; THENCE N 88°10'41" W, A DISTANCE OF 292.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 44°11'00" W, A DISTANCE OF 72.12 FEET TO THE EASTERLY LINE OF THE PREVIOUSLY DESCRIBED 30-FOOT STRIP OF LAND.

CONTRACTOR AS-BUILT:
THE CONTRACTOR SHALL MAINTAIN ONE SET OF THE CONTRACT DRAWINGS THAT SHALL INCLUDE, CLEARLY AND LEGIBLY MARKED, ANY ALTERATIONS OR LOCATIONS OF UNDERGROUND UTILITIES ENCOUNTERED DURING PROGRESS OF THIS PROJECT, AND ANY ALTERATIONS MADE TO THE FACILITIES BEING INSTALLED. SAID DRAWINGS SHALL BE MARKED "AS-BUILT" AND SHALL BE SUBMITTED TO THE PROJECT ENGINEER UPON COMPLETION OF THE PROJECT.

TOPOGRAPHIC NOTE:
THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE LAND DEVELOPER'S, INC. CANNOT ENSURE ITS ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED INTO THESE DRAWINGS AS A RESULT.

CONSTRUCTION STAKING:
THIS PROJECT MUST BE STAKED PRIOR TO CONSTRUCTION BY THE DESIGN ENGINEER OR BY A LICENSED LAND SURVEYOR.

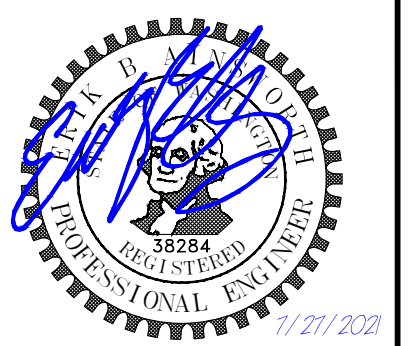
NOTE:
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 800-824-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT UNLESS CERTIFIED BY THE LAND DEVELOPER'S INC.

ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE REVIEWED AND APPROVED BY THE LAND DEVELOPER'S, INC



THE LAND DEVELOPER'S ENGINEERED SOLUTION
an affiliate of THE LAND DEVELOPER, LLC
5737 LINDERSON WAY SW,
TUMWATER, WA, 98501
PO BOX 4420, TUMWATER, WA, 98501
(360) 890-4806
E-MAIL: enik@thelanddeveloper.com



DATE: _____
REVISIONS: _____

CHEN RESIDENCE

COVER SHEET

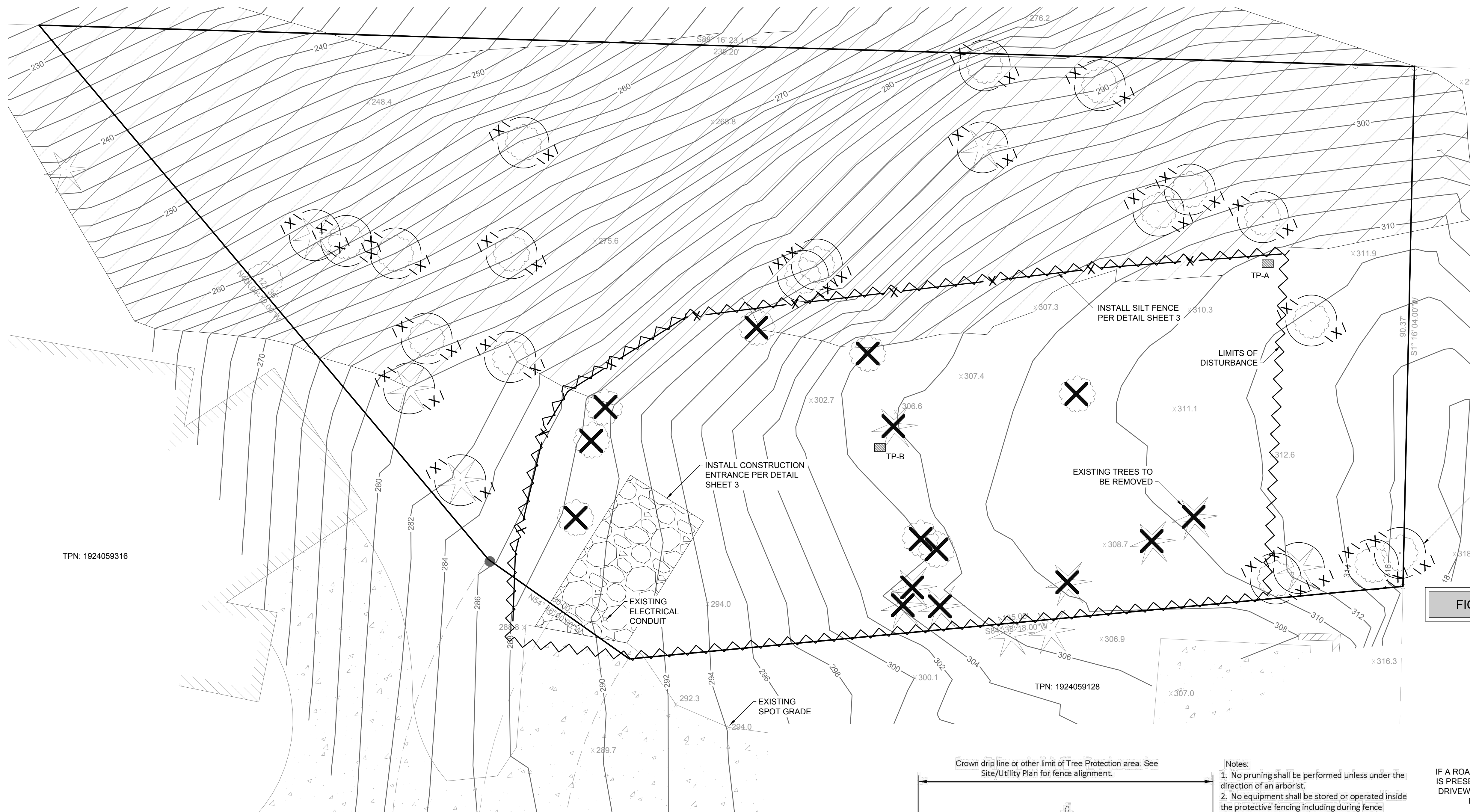
PROJECT:
CHEN RESIDENCE
W MERCER WAY
MERCER ISLAND, WA 98040

CLIENT:
ATERA HOMES, LLC
451 DUVAL AVE NE, SUITE 115
RENTON, WA 98059

DRAWN BY: AAA
DATE: 5/11/2021
AGENCY NO: _____
SHEET: 1 OF 5
JOB NO: 20-122

SE 1/4, SECTION 20, TOWNSHIP 26 N., RANGE 5 E., W.M.

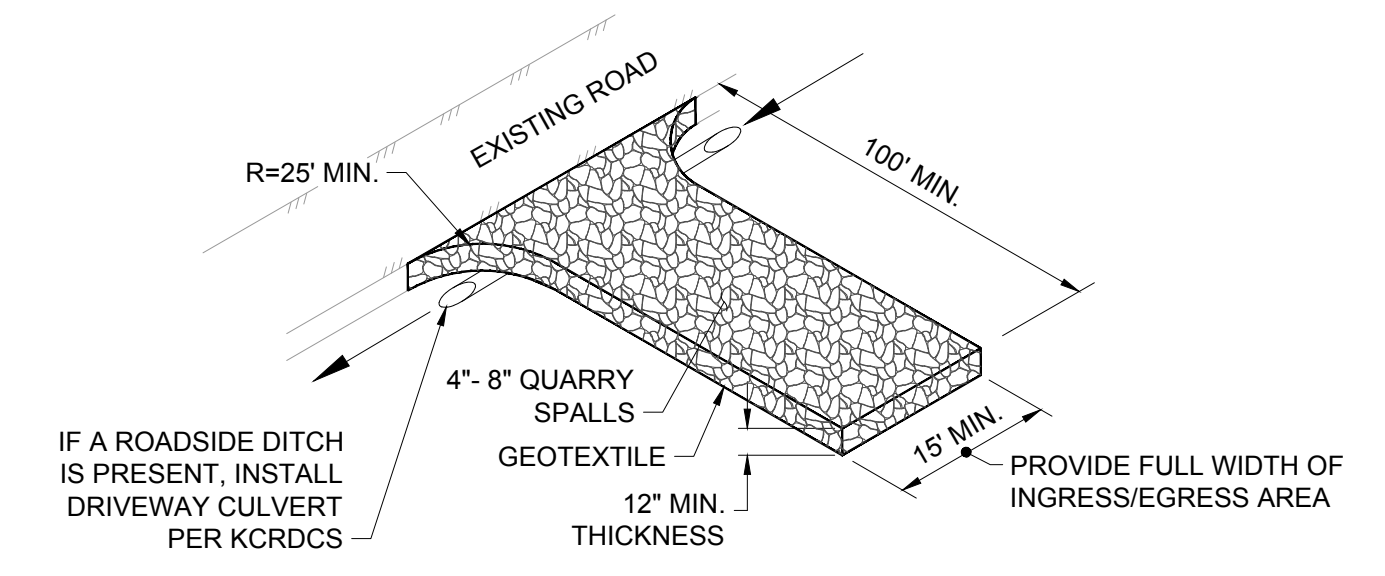
SCALE: 1" = 10'



HATCHING INDICATES POSSIBLE AREAS OF 40% OR GREATER SLOPES

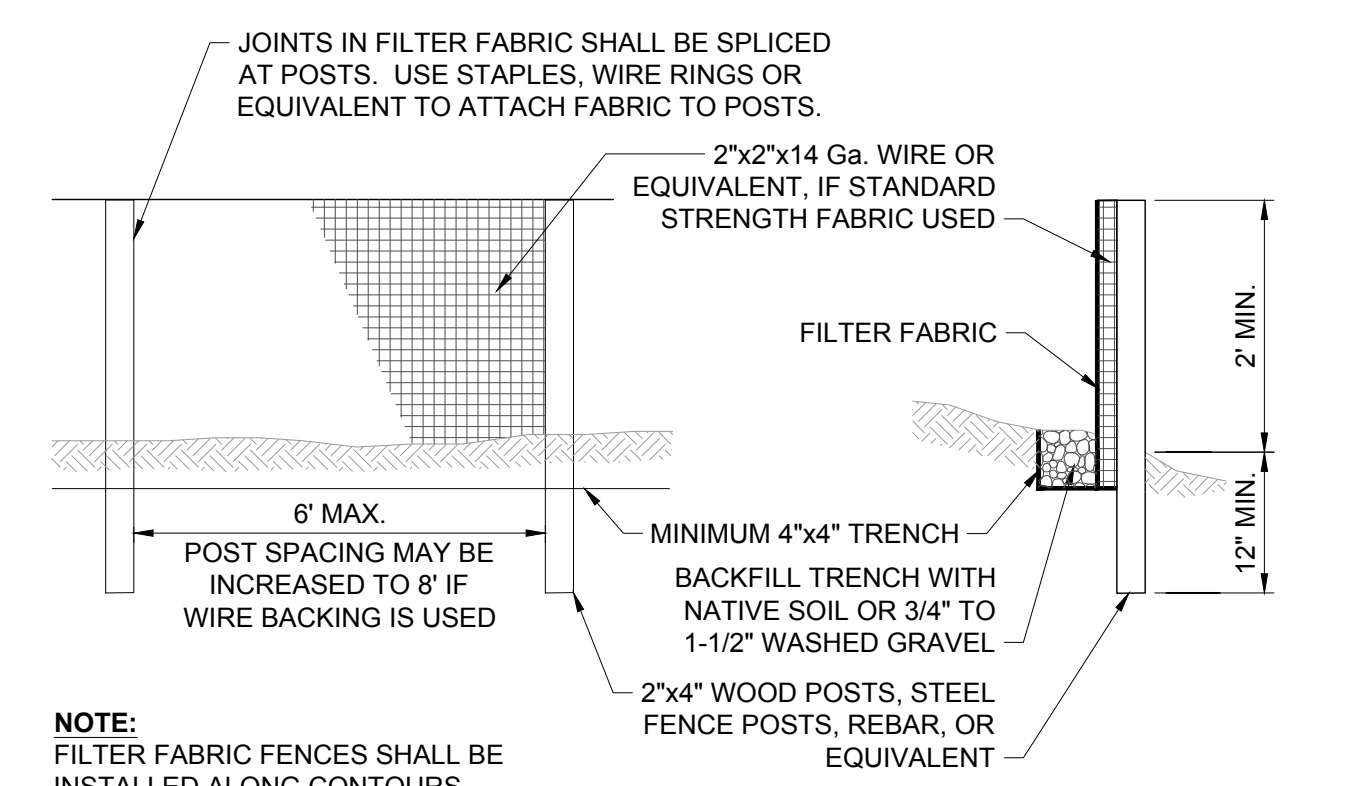
INSTALL TREE PROTECTION FENCE PER DETAIL SHEET 3

FIGURE D.2.1.4.A STABILIZED CONSTRUCTION ENTRANCE

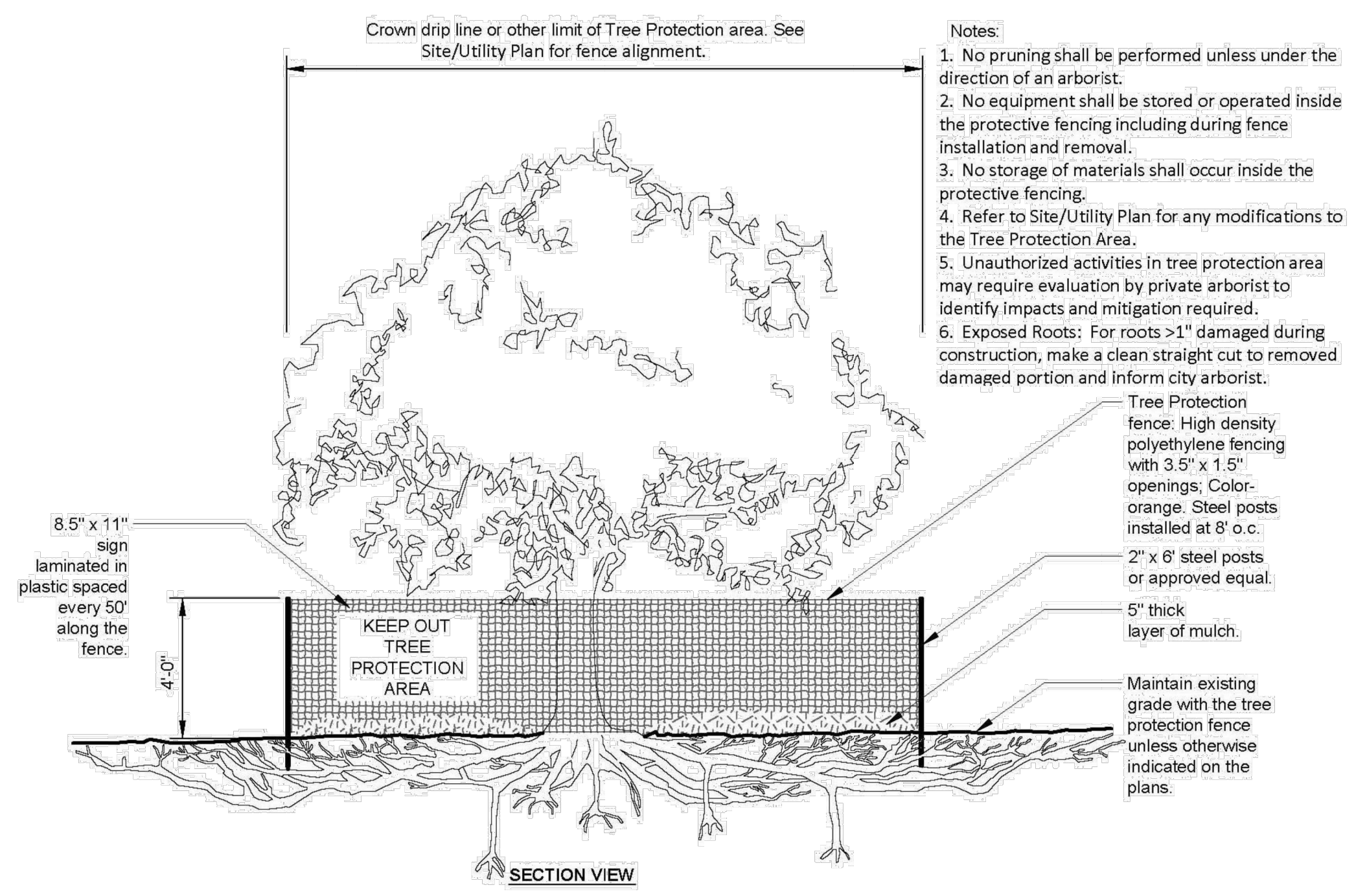


- NOTES:**
- PER KING COUNTY ROAD DESIGN AND CONSTRUCTION STANDARDS (KCRDCS), DRIVEWAYS SHALL BE PAVED TO EDGE OF R-O-W PRIOR TO INSTALLATION OF THE CONSTRUCTION ENTRANCE TO AVOID DAMAGING OF THE ROADWAY.
 - IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD.

FIGURE D.2.1.3.A SILT FENCE



NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOURS WHENEVER POSSIBLE



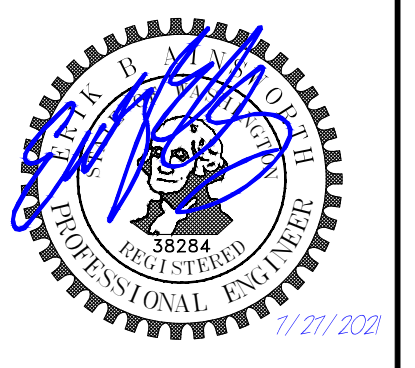
TREE PROTECTION DETAIL

- Notes:**
- No pruning shall be performed unless under the direction of an arborist.
 - No equipment shall be stored or operated inside the protective fencing including during fence installation and removal.
 - No storage of materials shall occur inside the protective fencing.
 - Refer to Site/Utility Plan for any modifications to the Tree Protection Area.
 - Unauthorized activities in tree protection area may require evaluation by private arborist to identify impacts and mitigation required.
 - Exposed Roots: For roots >1\"/>

TPN: 1924059316

TPN: 1924059128

THE LAND DEVELOPER'S ENGINEERED SOLUTION
a division of
 THE LAND DEVELOPER, LLC
 5737 LINDERSON WAY SW,
 TUMWATER, WA. 98501
 PO BOX 4420, TUMWATER, WA. 98501
 (360) 890-4806
 E-MAIL: enik@thelanddeveloper.com



DATE:	
REVISIONS:	

CHEN RESIDENCE
 TESC AND DEMO PLAN

PROJECT:
 CHEN RESIDENCE
 W MERCER WAY
 MERCER ISLAND, WA 98040
 CLIENT:
 ATERA HOMES, LLC
 451 DUVALL AVE NE, SUITE 155
 RENTON, WA 98059

DRAWN BY: AAA
 DATE: 5/11/2021
 AGENCY NO:
 SHEET: 2 OF 5
 JOB NO: 20-122

THE LAND DEVELOPERS ENGINEERED SOLUTION
a division of THE LAND DEVELOPER, LLC
 5737 LINDERSON WAY SW,
 TUMWATER, WA. 98501
 PO BOX 4420, TUMWATER, WA. 98501
 (360) 890-4806
 E-MAIL: enik@thelanddeveloper.com



REVISIONS:	DATE:

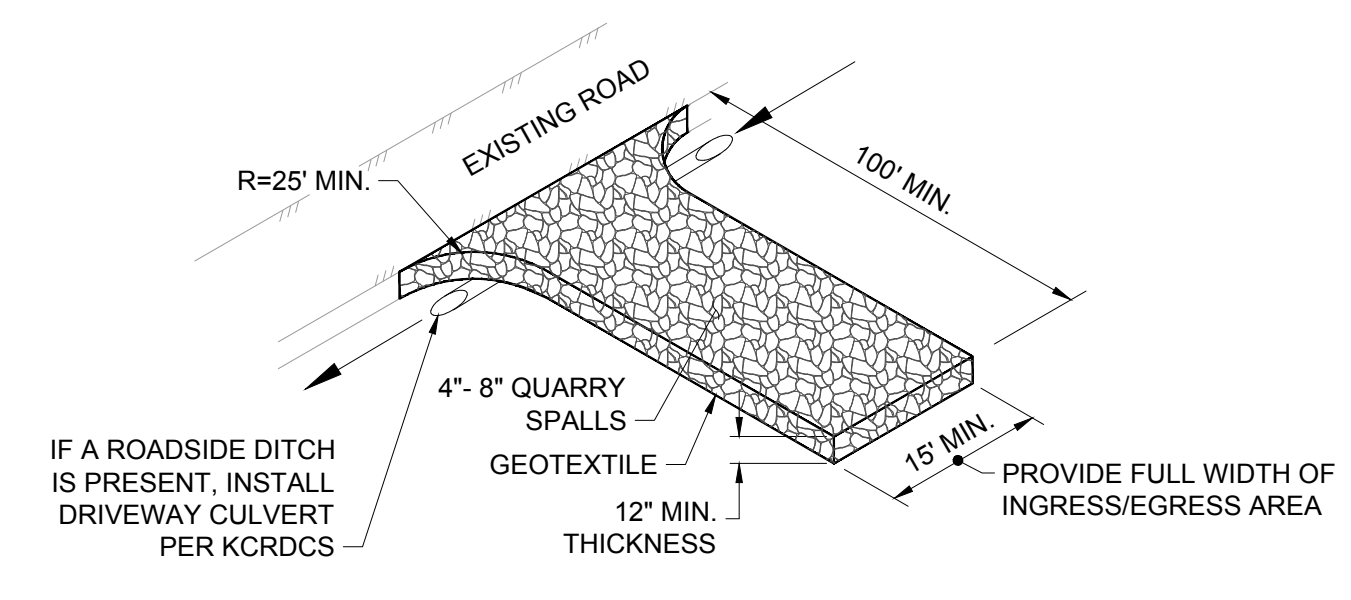
CHEN RESIDENCE

TESC DETAILS

PROJECT:
 CHEN RESIDENCE
 W MERCER WAY
 MERCER ISLAND, WA 98040
 CLIENT:
 ATERA HOMES, LLC
 451 DUVALL AVE NE, SUITE 155
 RENTON, WA 98059

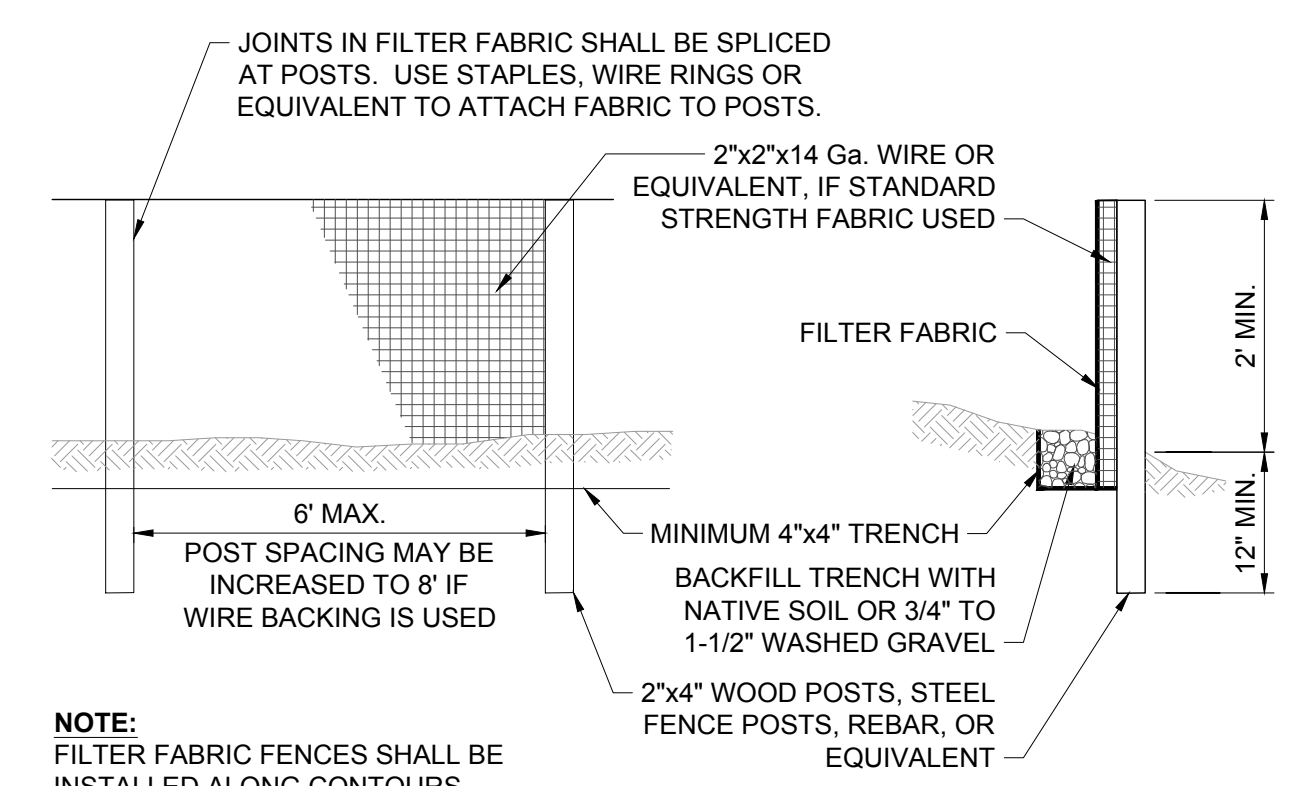
DRAWN BY: AAA
 DATE: 5/11/2021
 AGENCY NO: _____
 SHEET: 2 OF 5
 JOB NO: 20-122

FIGURE D.2.1.4.A STABILIZED CONSTRUCTION ENTRANCE



- NOTES:**
- PER KING COUNTY ROAD DESIGN AND CONSTRUCTION STANDARDS (KCRDCS), DRIVEWAYS SHALL BE PAVED TO EDGE OF R-O-W PRIOR TO INSTALLATION OF THE CONSTRUCTION ENTRANCE TO AVOID DAMAGING OF THE ROADWAY.
 - IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD.

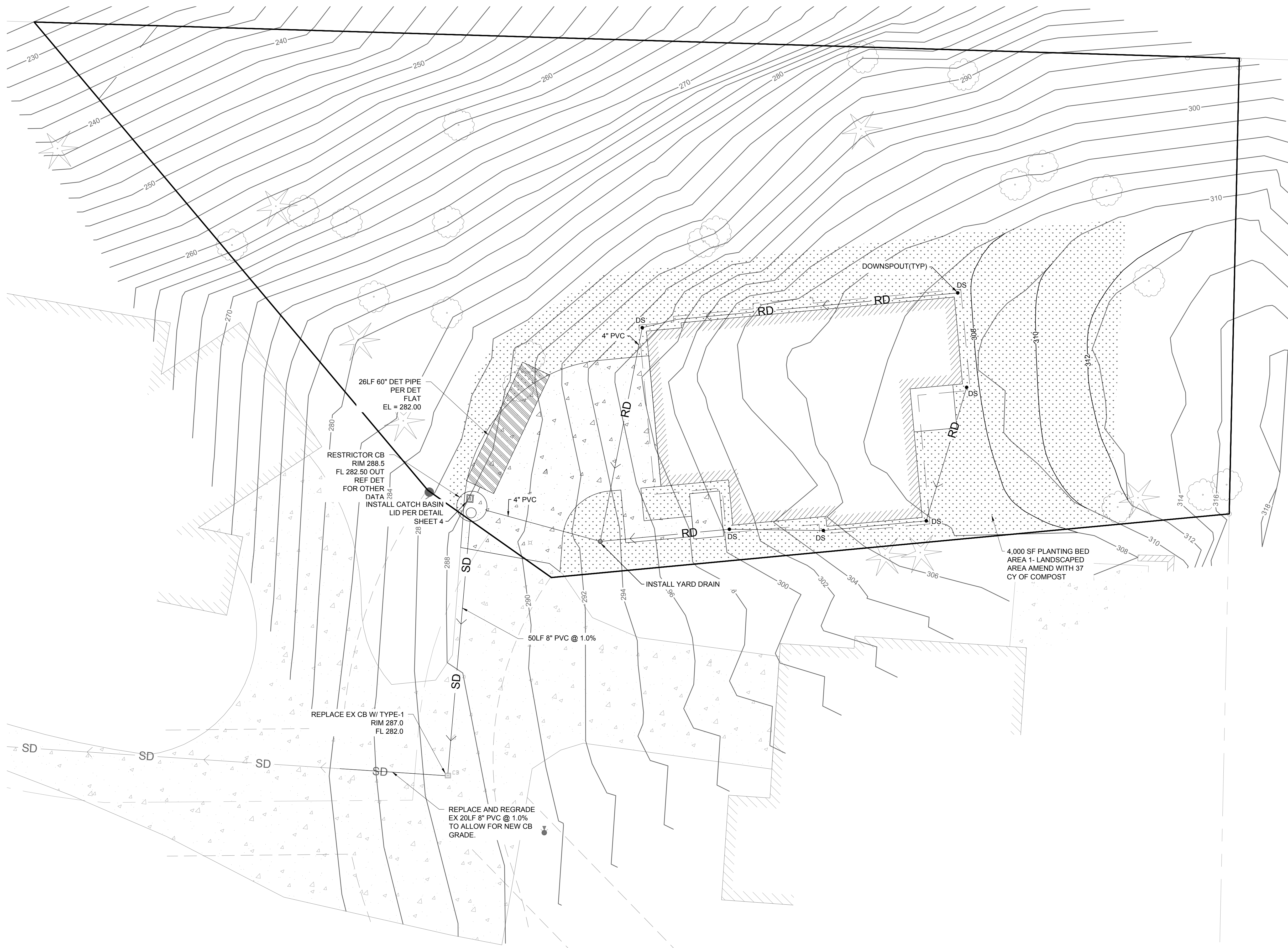
FIGURE D.2.1.3.A SILT FENCE



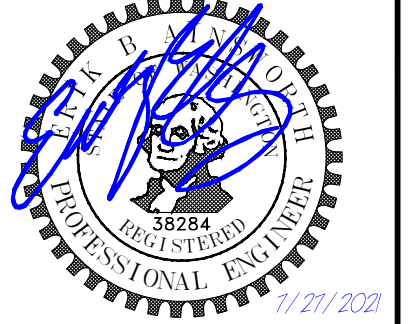
NOTE:
 FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOURS WHENEVER POSSIBLE

SE 1/4, SECTION 20, TOWNSHIP 26 N., RANGE 5 E., W.M.

SCALE: 1" = 10'



THE LAND DEVELOPER'S ENGINEERED SOLUTION
a division of THE LAND DEVELOPER, LLC
 5737 LINDERSON WAY SW,
 TUMWATER, WA 98501
 PO BOX 4420, TUMWATER, WA 98501
 (360) 890-4806
 E-MAIL: enr@thelanddeveloper.com



REVISIONS:	DATE:

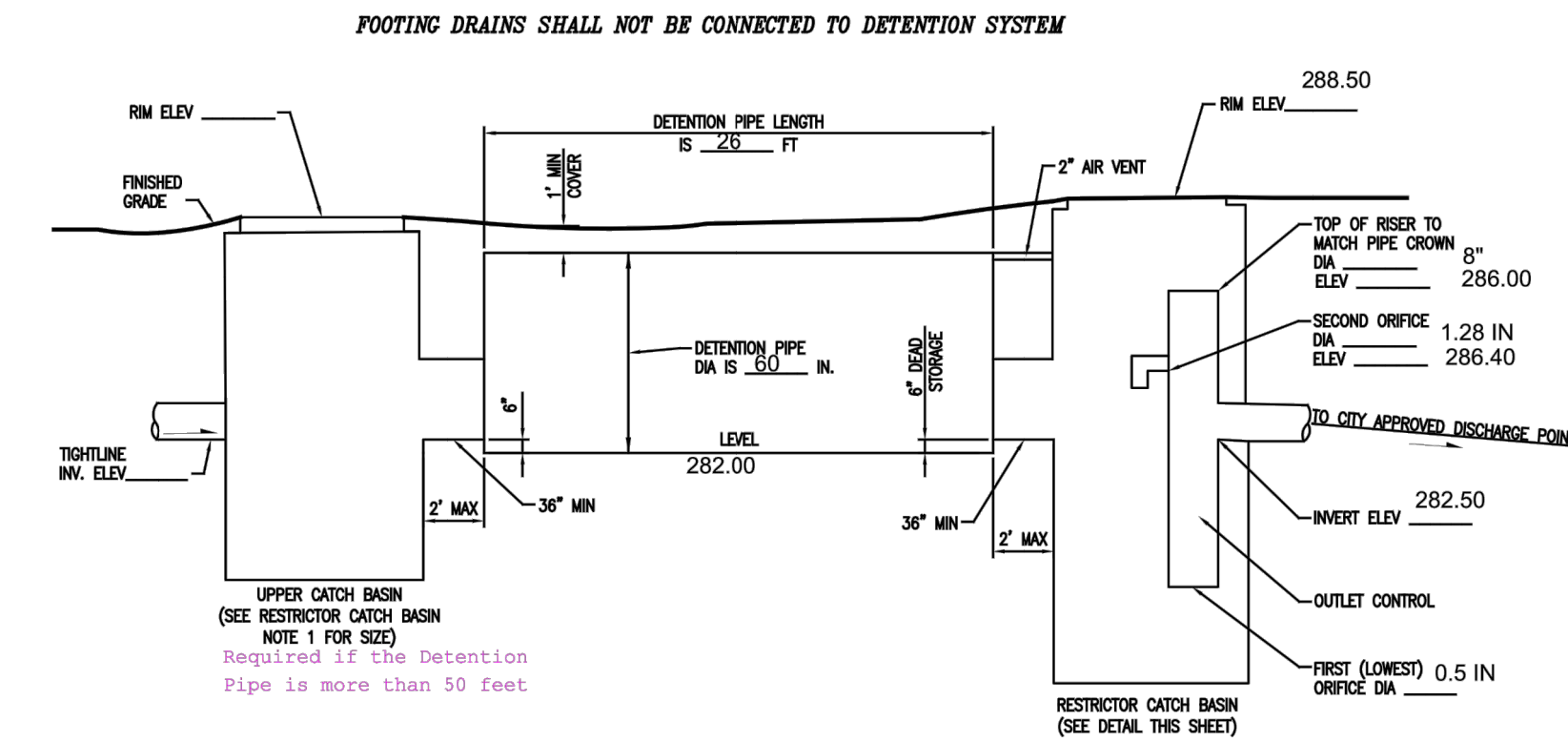
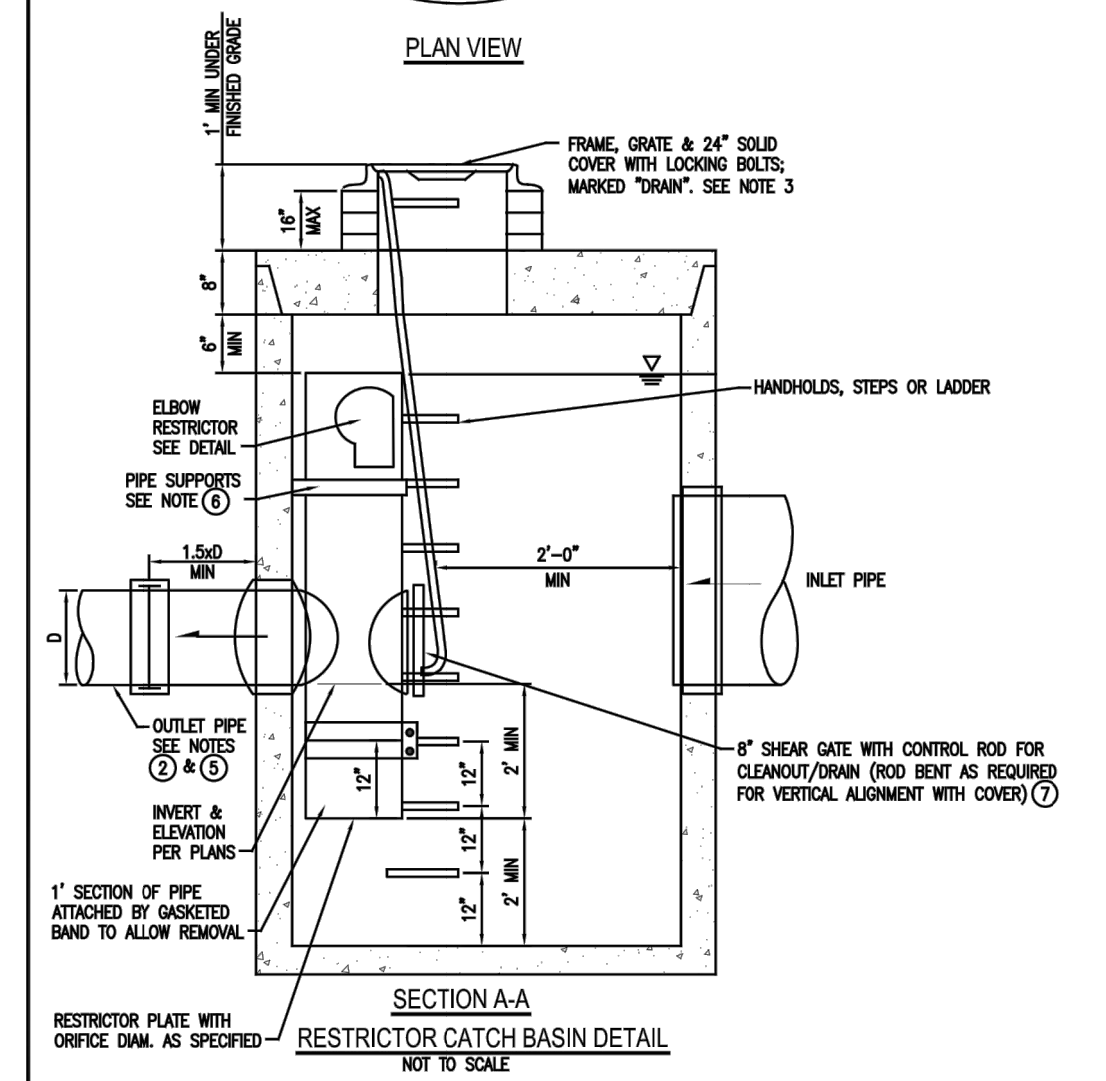
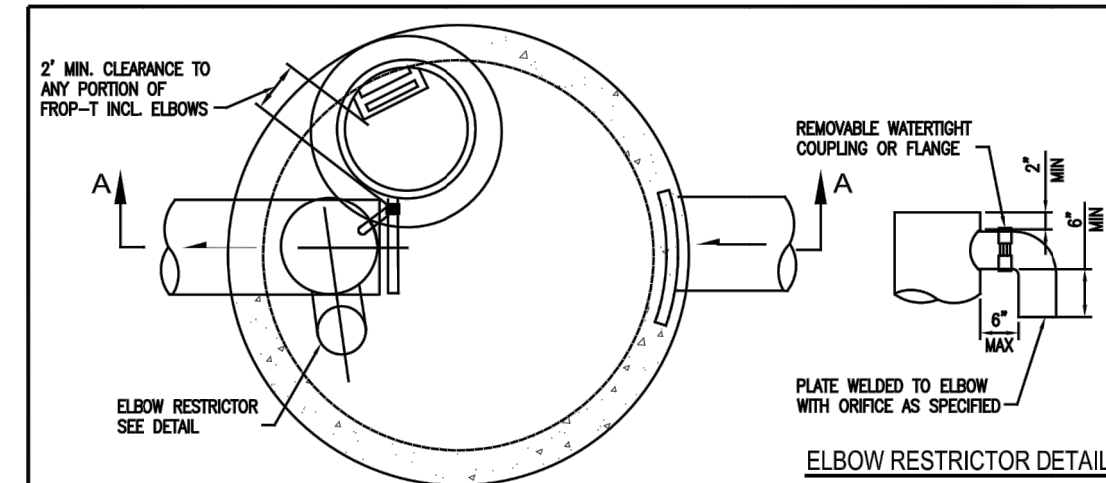
CHEN RESIDENCE
SITE, LANDSCAPE & DRAINAGE PLAN

PROJECT:
 CHEN RESIDENCE
 W MERCER WAY
 MERCER ISLAND, WA 98040
 CLIENT:
 ATERA HOMES, LLC
 451 DUVALL AVE NE, SUITE 155
 RENTON, WA 98059

DRAWN BY: AAA
 DATE: 5/11/2021
 AGENCY NO:
 SHEET: 3 OF 5
 JOB NO: 20-122

Attachment 1
CITY OF MERCER ISLAND
STANDARD DETENTION SYSTEM WORKSHEET
(FOR IMPERVIOUS AREA OF 5,000 SF OR LESS)

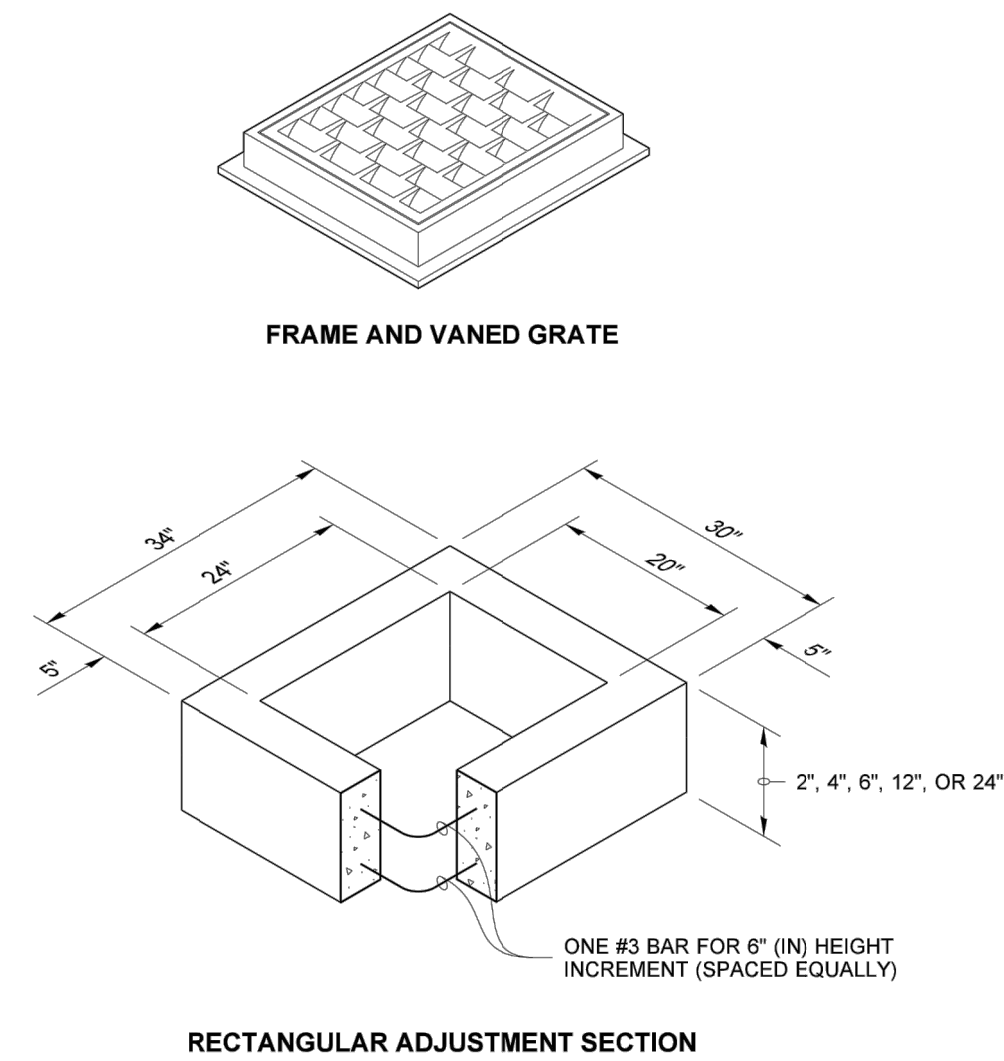
OWNER: _____ ADDRESS: _____ PREPARED BY: _____
 PERMIT #: _____ PHONE: _____
 DATE: _____
 IMPERVIOUS SURFACE AREA (SF): _____ DETENTION PIPE DIA (INCH): _____ DETENTION PIPE LENGTH (FT): _____ ORIFICE #1 DIA _____ INCH, ELEV _____
 PIPE MATERIAL: _____ ORIFICE #2 DIA _____ INCH, ELEV _____



- RESTRICTOR CATCH BASIN NOTES:**
- USE A MINIMUM OF A 72 IN. DIAM. TYPE 2 CATCH BASIN WHEN CONNECTING PIPE MATERIAL IS CONCRETE OR LOPEL. A 34 IN. DIAM. TYPE 2 CATCH BASIN MAY BE USED FOR OTHER CIRCULAR SINGLE WALL PIPE (SUCH AS CORRUGATED ALUMINUM PIPE).
 - OUTLET PIPE: MIN. 6 INCH.
 - METAL PARTS: CORROSION RESISTANT. NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
 - FRAME AND LADDER OR STEPS OFFSET SO:
 - CLEANOUT GATE IS VISIBLE FROM TOP.
 - CLAMP-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE.
 - FRAME IS CLEAR OF CURB.
 - IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4 IN.
 - PROVIDE AT LEAST ONE 3 X 0.090 GAUGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL WITH 5/8 IN. STAINLESS STEEL COPING BOLTS OR DIMENSIONED SUPPORTS 2 IN. INTO CATCH BASIN WALL (MAXIMUM 3'-0" VERTICAL SPACING).
 - THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 284 AND ASTM B 275, DESIGNATION Z352A; OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B. THE LIFT HANDLE SHALL BE MADE OF A SIMILAR METAL TO THE GATE TO PREVENT GALVANIC CORROSION. IT MAY BE OF SOLID ROD OR HOLLOW TUBING WITH ADJUSTABLE HOOP AS REQUIRED. A RESILIENT RUBBER GASKET IS REQUIRED BETWEEN THE RISER MOUNTING FLANGE AND THE GATE FLANGE. INSTALL THE GATE SO THAT THE LEVEL-LINE MARK IS LEVEL WHEN THE GATE IS CLOSED. THE MATING SURFACES OF THE LIFT AND THE BODY SHALL BE MACHINED FOR PROPER FIT. ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL.

- STANDARD DETENTION SYSTEM NOTES:**
- CALL DEVELOPMENT SERVICES (206-275-7000) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
 - RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF DRAINAGE SYSTEMS ON PRIVATE PROPERTY IS RESPONSIBILITY OF THE PROPERTY OWNER. MATERIAL ACCUMULATED IN THE STORAGE PIPE MUST BE REMOVED FROM CATCH BASINS TO ALLOW PROPER OPERATION. THE OUTLET CONTROL ORIFICE MUST BE KEPT OPEN AT ALL TIMES.
 - PIPE MATERIAL, JOINT, AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 7.04 AND 8.05 OF THE MOST STANDARD SPECIFICATION FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, LATEST VERSION. SUCH MATERIALS INCLUDE THE FOLLOWING: LINED CORRUGATED POLYETHYLENE PIPE (LOPE), ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE HOOP (MEETS ASTM SPECIFICATIONS M274 AND M282), CORRUGATED OR SPIRAL REINFORCED ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE. CORRUGATED STEEL PIPE IS NOT ALLOWED.

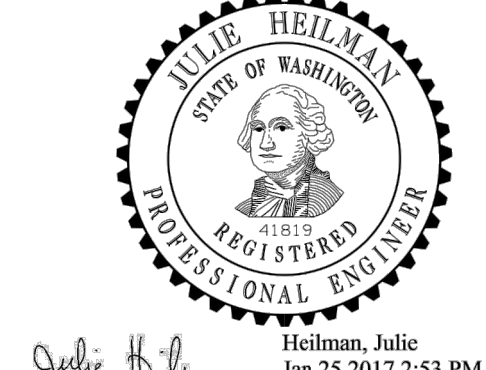
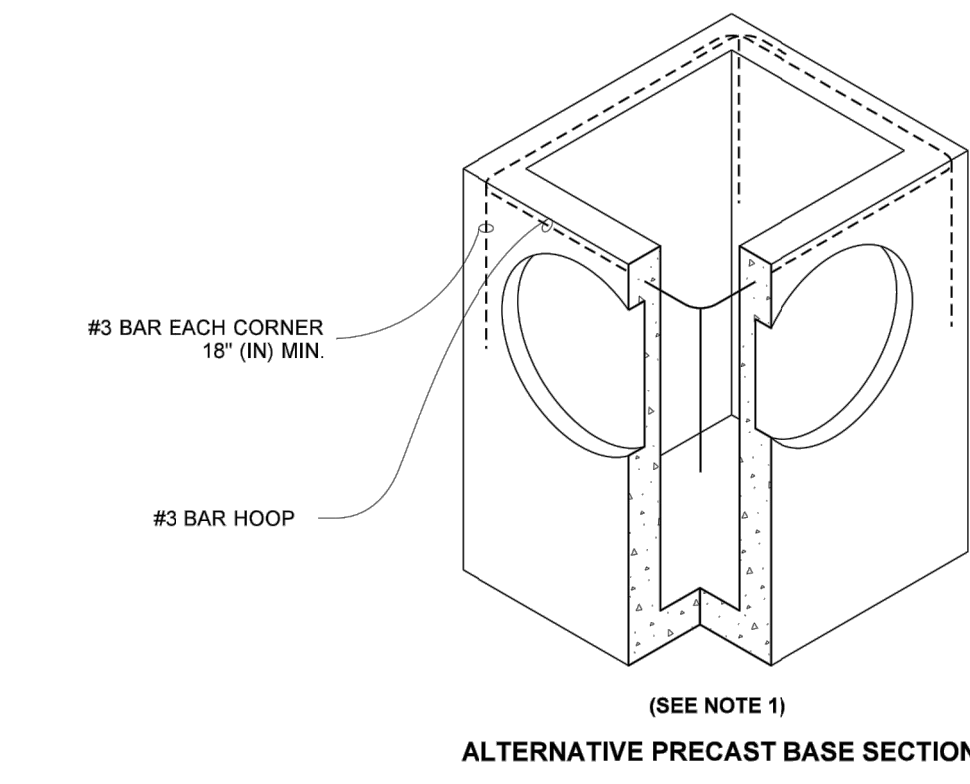
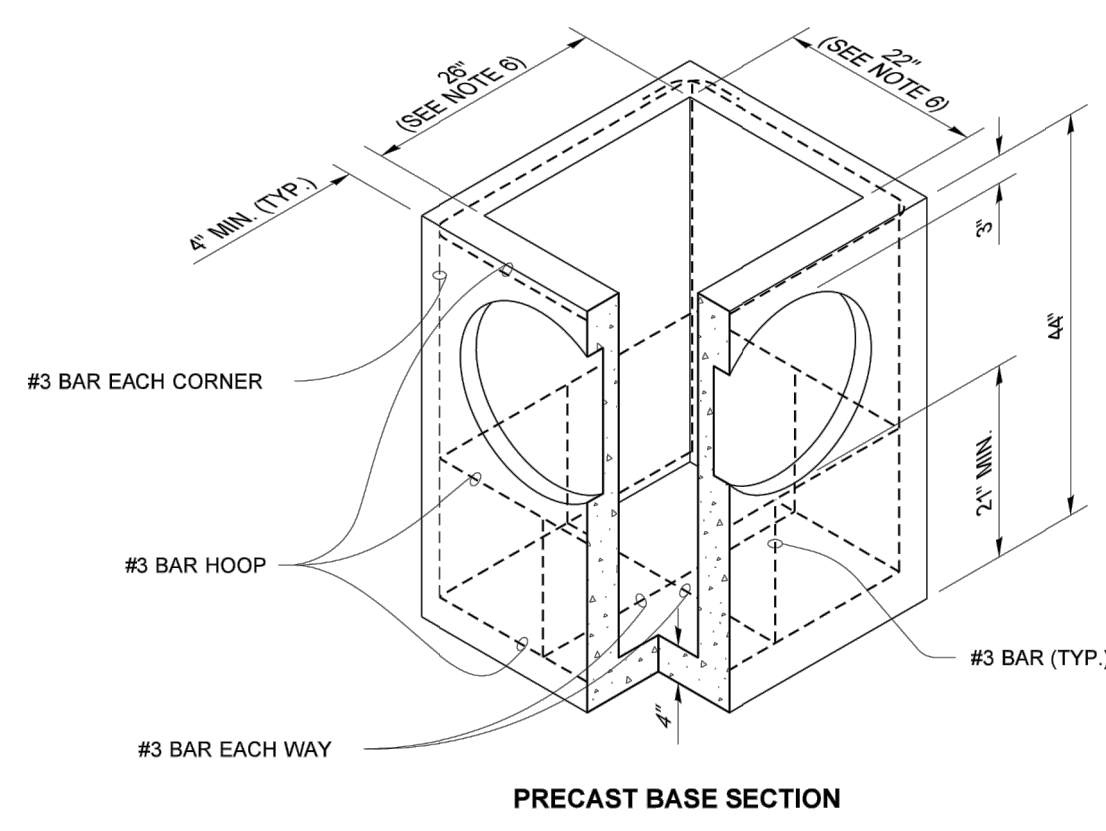
DRAWN BY: LISA CYFORD



PIPE ALLOWANCES	
PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSSP * (STD. SPEC. SECT. 9-05.20)	12"
SOLID WALL PVC (STD. SPEC. SECT. 9-05.12(1))	15"
PROFILE WALL PVC (STD. SPEC. SECT. 9-05.12(2))	15"

* CORRUGATED POLYETHYLENE STORM SEWER PIPE

- NOTES:**
- As acceptable alternatives to the rebar shown in the **PRECAST BASE SECTION**, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the **ALTERNATIVE PRECAST BASE SECTION**. Wire mesh shall not be placed in the knockouts.
 - The knockout diameter shall not be greater than 20" (in). Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with **Standard Specification Section 9-04.3**.
 - The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
 - The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
 - The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
 - The opening shall be measured at the top of the **Precast Base Section**.
 - All pickup holes shall be grouted full after the basin has been placed.



Heilman, Julie
Jan 25 2017 2:53 PM

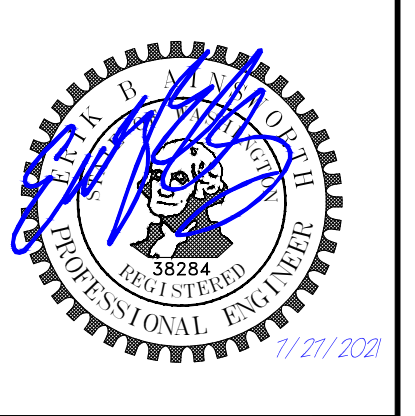
CATCH BASIN TYPE 1

STANDARD PLAN B-5.20-02

SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
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5737 LINDERSON WAY SW,
TUMWATER, WA. 98501
PO BOX 4420, TUMWATER, WA. 98501
(360) 890-4806
E-MAIL: enik@thelanddeveloper.com



REVISIONS: _____
DATE: _____

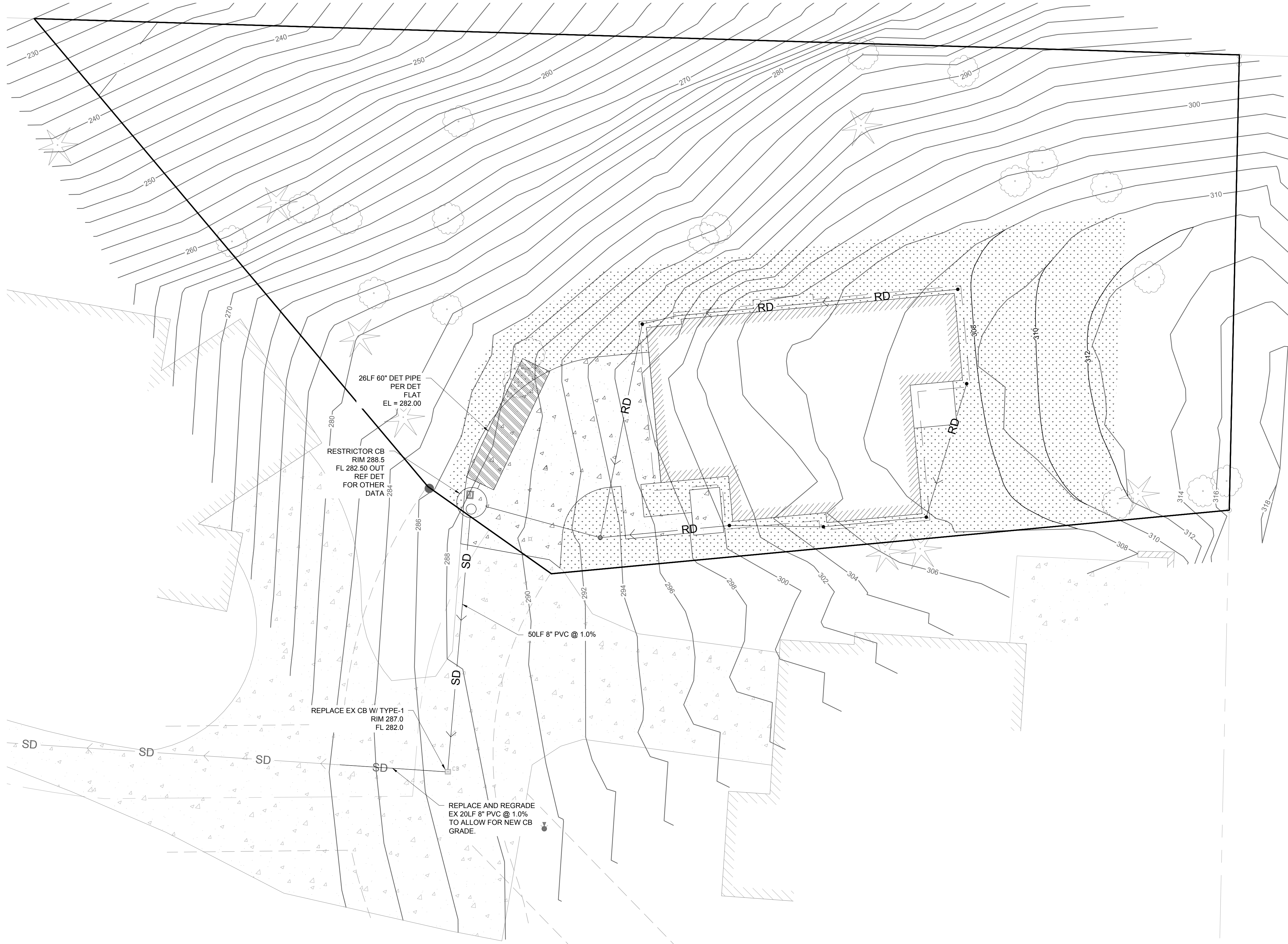
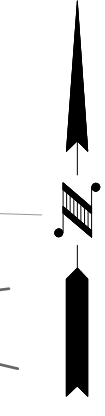
CHEN RESIDENCE
DETAILS

PROJECT:
CHEN RESIDENCE
W MERCER WAY
MERCER ISLAND, WA 98040
CLIENT:
ATERA HOMES, LLC
451 DUNNALL AVE NE, SUITE 155
RENTON, WA 98059

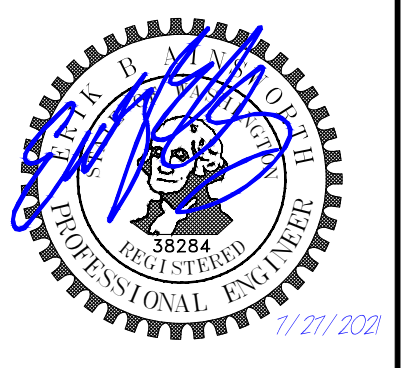
DRAWN BY: AAA
DATE: 5/11/2021
AGENCY NO: _____
SHEET: 4 OF 5
JOB NO: 20-122

SE 1/4, SECTION 20, TOWNSHIP 26 N., RANGE 5 E., W.M.

SCALE: 1" = 10'



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E-MAIL: enik@thelanddeveloper.com



REVISIONS:	DATE:

CHEN RESIDENCE

DRAINAGE PLAN

PROJECT:
CHEN RESIDENCE
W MERCER WAY
MERCER ISLAND, WA 98040

CLIENT:
ATERA HOMES, LLC
451 DUVALL AVE NE, SUITE 155
RENTON, WA 98059

DRAWN BY: AAA

DATE: 5/11/2021

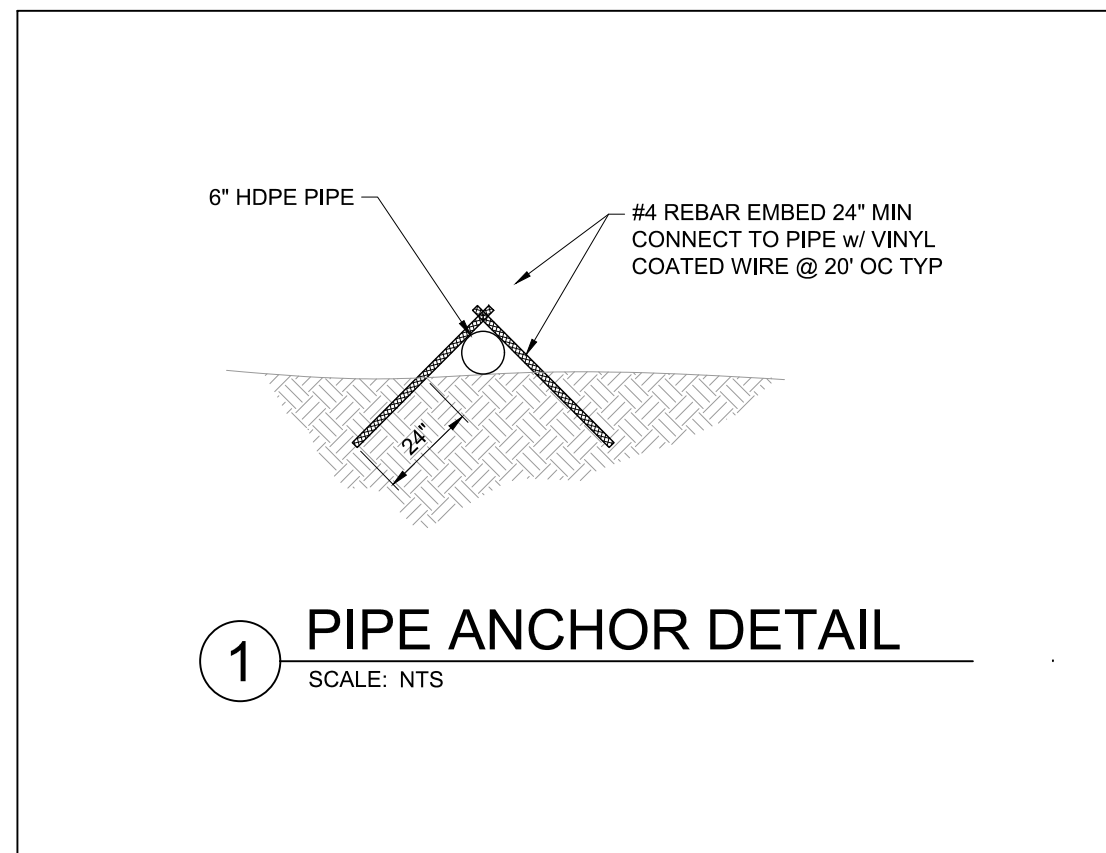
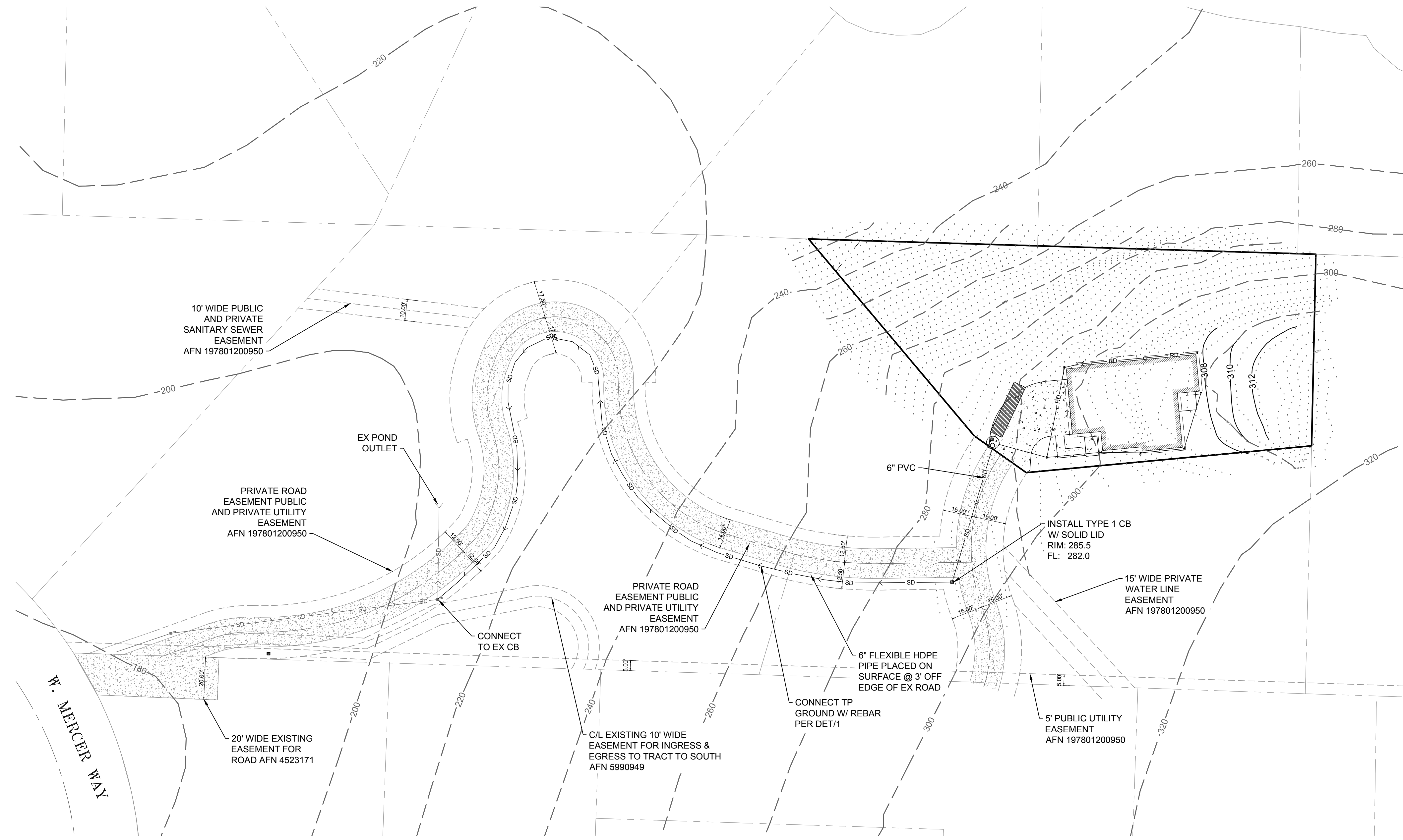
AGENCY NO: _____

SHEET: 4 OF 5

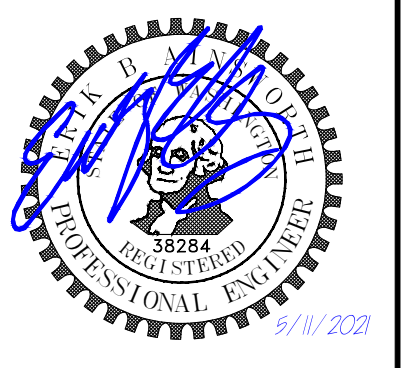
JOB NO: 20-122

SE 1/4, SECTION 20, TOWNSHIP 26 N., RANGE 5 E., W.M.

SCALE: 1" = 30'



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REVISIONS:	DATE:

CHEN RESIDENCE
OFF SITE STORMWATER PLAN

PROJECT:
 CHEN RESIDENCE
 W MERCER WAY
 MERCER ISLAND, WA 98040
 CLIENT:
 ATERA HOMES, LLC
 451 DUVALL AVE NE, SUITE 155
 RENTON, WA 98059

DRAWN BY: AAA
 DATE: 5/11/2021
 AGENCY NO:
 SHEET: 5 OF 5
 JOB NO: 20-122