

4215 MERCERWOOD DR MERCER ISLAND SITE PLAN

VERTICAL DATUM

NAVD 88

BENCHMARK

CITY OF MERCER ISLAND BENCHMARK NO. 2173
BRASS NAIL W/ PUNCH IN 3"X3" CONC @ INTX. 86TH AVE SE & SE 44TH ST
ELEVATION: 359.37'
SITE BENCH MARK#1 (SBM#1): NE CORNER OF POWER VAULT - 8.5N OF SE CORNER OF LOT. ELEVATION=187.90 (NAVD 88)
SITE BENCH MARK#2 (SBM#2): SLY RIM SANITARY SEWER MANHOLE #40-47 - 15.5' NW OF NW LOT CORNER ELEVATION=197.93 (NAVD 88)

HORIZONTAL DATUM & BASIS OF BEARING

PER THE PLAT OF MERCERWOOD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 52 OF PLATS, PAGE 32, RECORDS OF KING COUNTY WASHINGTON.

ACCEPTED THE BEARING OF S 12°46'24" E FOR 150TH PLACE BASED ON FOUND MONUMENTS IN CASE PER RECORD OF SURVEY, RECORDING NO 20200818900007.

LEGAL DESCRIPTION

LOT 4, BLOCK N, MERCER WOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 52 OF PLATS, PAGES 32

SURVEY NOTES

- BOUNDARY INFORMATION SHOWN IS ACCORDING TO A RECORD OF SURVEY RECORDED IN VOLUME 430 OF SURVEYS, PAGE 84, UNDER KING COUNTY RECORDING NO. 20200818900007
- VERTICAL CONTROL ESTABLISHED BY USING RTK MEASUREMENT UTILIZING A TOPCON MODEL HIPER SR GPS RECEIVER CONNECTED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN). VERTICAL DATUM - NAVD 88
- SITE BENCH MARK#1 (SBM#1): NE CORNER OF POWER VAULT - 8.5N OF SE CORNER OF LOT. ELEVATION=187.90 (NAVD 88)
- SITE BENCH MARK#2 (SBM#2): SLY RIM SANITARY SEWER MANHOLE #40-47 - 15.5' NW OF NW LOT CORNER ELEVATION=197.93 (NAVD 88)
- WATER AND SEWER INFORMATION, INCLUDING PIPE SIZES IS ACCORDING TO CITY OF MERCER ISLAND RECORDS.
- CONTOUR INTERVAL = 1 FOOT
- SITE ADDRESS: 4215 MERCERWOOD DR.
- SITE APN: 545600-0480
- SITE AREA: 15,544 SQ. FT.

SITE DATA

HIGHEST ELEVATION OF LOT:	195.4
LOWEST ELEVATION OF LOT:	181.0
LOT SLOPE:	14.5%
TOTAL SITE AREA:	15,544 SF
TOTAL SITE NET AREA:	15,178 SF
ALLOWED LOT COVERAGE:	40%
PROPOSED LOT COVERAGE *	5,178 SF (34.1%)
MAX. ALLOWED HARDSCAPE	1,366 SF (9%)
LEFTOVER AREA FROM LOT COVERAGE	891 SF (5.9)
EXISTING HARDSCAPE	156 SF (1%)
PROPOSED HARDSCAPE	1,343 SF (8.9%)
PROJECT IMPERVIOUS AREA:	6,677 SF (44%)

* LOT COVERAGE INCLUDES THE COMBINATION OF BUILDINGS, INCLUDING EAVES AND ROOF OVERHANGS, AND VEHICULAR DRIVING SURFACES AS DEFINED PER MIMC 19.16.010

OWNER / ARCHITECT

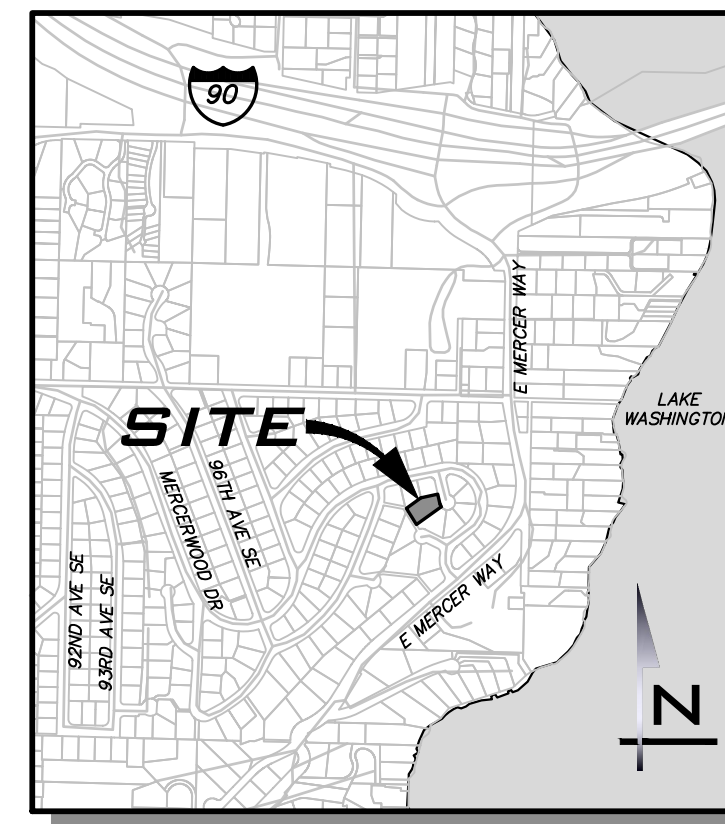
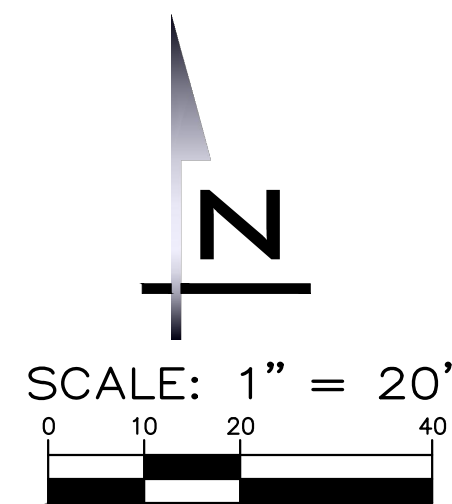
WILLIAM E. BUCHAN INC.
2630 116 AVE NE #100
BELLEVUE, WA 98004
(425) 831-5503
CONTACT: DAVID STAVE

ENGINEER

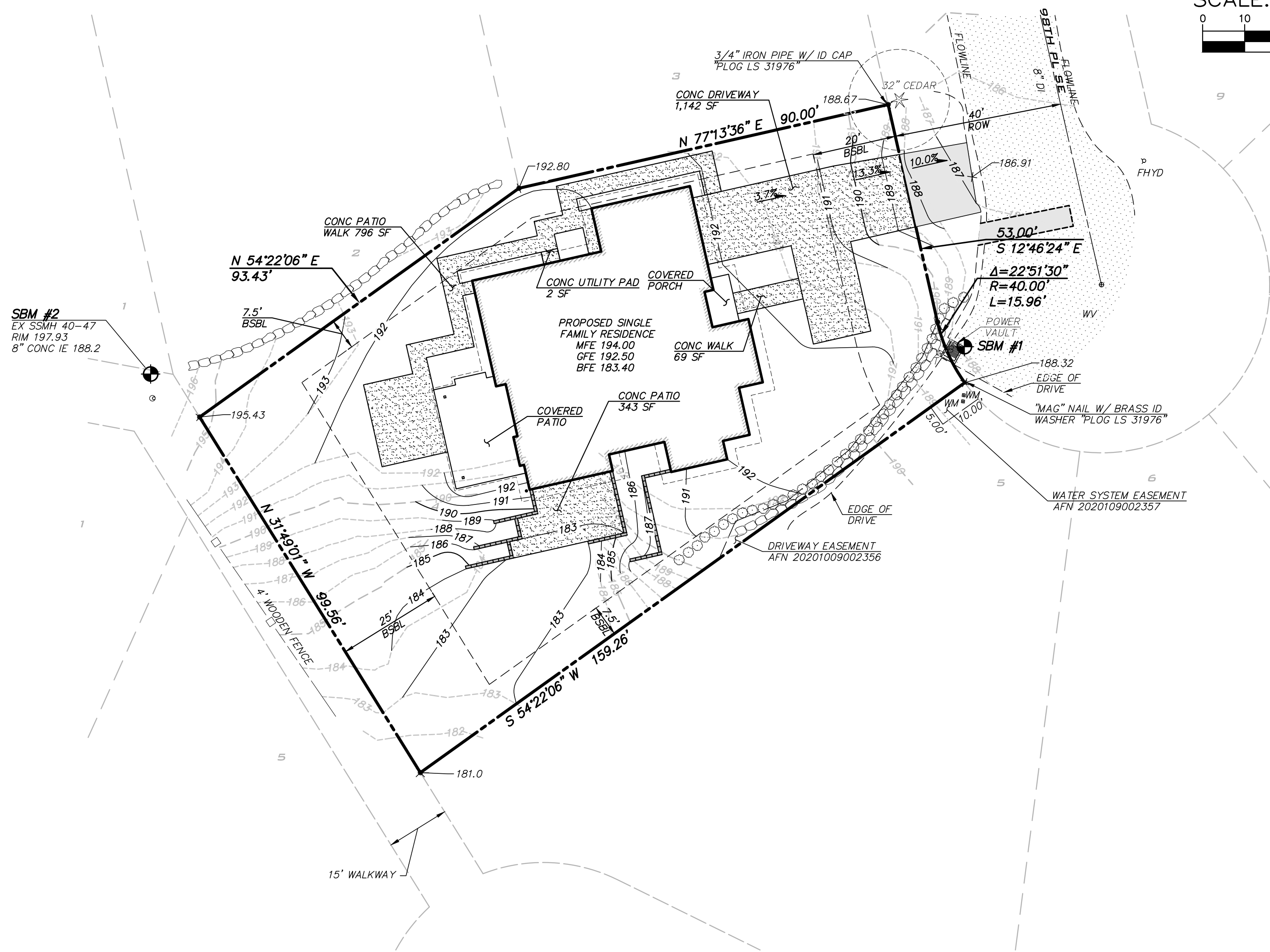
THE BLUELINE GROUP
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
(425) 250-7224
CONTACT: TODD A. OBERG, PE

GEOTECH ENGINEER

TERRA ASSOCIATES, INC
12220 113TH AVE NE, SUITE 130
KIRKLAND, WA 98034
(425) 821-7777
CONTACT: CAROLYN S. DECKER, PE



VICINITY MAP
NOT TO SCALE



LEGEND	
PROPOSED FEATURES	
BOUNDARY	MAILBOX
RIGHT-OF-WAY	SIGN
LOT LINE	GRAVEL
SIDEWALK	ASPHALT PAVEMENT
CENTER LINE	CONCRETE
EASEMENT	
BUILDING FOOTPRINT	
BUILDING OVERHANG	
BUILDING ROOFLINE	
BUILDING SETBACK (BSBL)	
190 10' PROPOSED CONTOURS	
192 2' PROPOSED CONTOURS	
PROPOSED STORM DRAINAGE	
STORM DRAIN PIPE	YARD DRAIN
ROOF & FOOTING DRAIN	
SWALE OR DITCH	
SURFACE FLOW	
EXISTING FEATURES	
ADJACENT PLAT/PARCEL LINE	GAS METER
ADJACENT RIGHT-OF-WAY	GAS VALVE
CENTERLINE	MAIL BOX
EASEMENT	SIGN
SURFACE FEATURES	EXISTING CONIFEROUS TREE
BUILDING FOOTPRINT	EXISTING DECIDUOUS TREE
190 10' CONTOURS	DRIP LINE
192 2' CONTOURS	CONIFEROUS TREE TO BE SAVED
SD- STORM DRAIN PIPE	DECIDUOUS TREE TO BE SAVED
SS- SEWER MAIN	EXISTING CONIFEROUS TREE TO BE REMOVED
W- WATER MAIN	EXISTING DECIDUOUS TREE TO BE REMOVED
OHP- AERIAL POWER LINE	ASPHALT
G- GAS MAIN	CONCRETE
W- WIRE FENCE	GRAVEL
BOARD FENCE	
RETAINING WALL	
ROCKERY	
CATCH BASIN, TYPE I	
CATCH BASIN, TYPE II	
SD PIPE FLOW	
SEWER MANHOLE	
SS PIPE FLOW	
FIRE HYDRANT	
WATER METER	
GATE VALVE	
POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER VAULT	
POWER METER	
TESC FEATURES	
FILTER FENCE	RIPRAP PAD
CONSTRUCTION FENCE	ROCK CHECK DAM
INTERCEPTOR SWALE	PIPE FLOW
CLEARED AREA	INTERIM CATCH BASIN PROTECTION (INSERT)
LIMITS OF CLEARING	

EXISTING UTILITY NOTE
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SHEET INDEX

- CV-01 COVER SHEET
- TP-01 TESC, DRAINAGE & TREE RETENTION PLAN
- TP-02 TESC NOTES & DETAILS
- SP-01 SITE PLAN
- DT-01 DETAILS

BUILDING CALCULATIONS
SEE ARCHITECTURAL SITE PLAN FOR TREE RETENTION, BUILDING HEIGHTS AND FAR CALCULATIONS.

BLUELINE
25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052 WWW.THEBLUELINEGROUP.COM

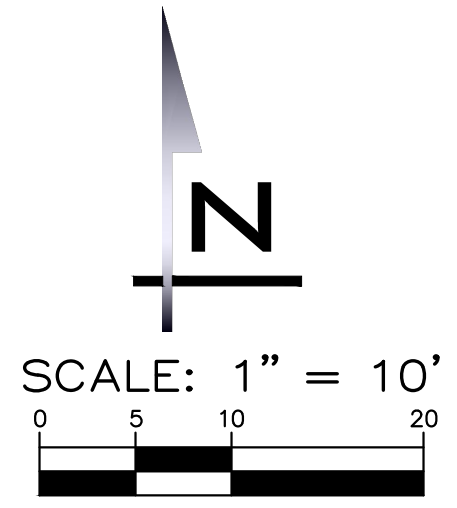
SCALE: AS NOTED
PROJECT MANAGER: YANNICK METS, PE
PROJECT ENGINEER: ALREZA RAMEZANI, PE
DESIGNER: LEE M. TOMKINS
ISSUE DATE: 3/17/2022

NO	DATE	BY	REVISIONS

COVER SHEET
4215 MERCERWOOD DR
SITE PLAN
CITY OF MERCER ISLAND WASHINGTON

03/16/2022
JOB NUMBER: 20-410
SHEET NAME: CV-01
SHT 1 OF 5

22/34
Mar 17, 2022 - 1:13pm - User: aramezani
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25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

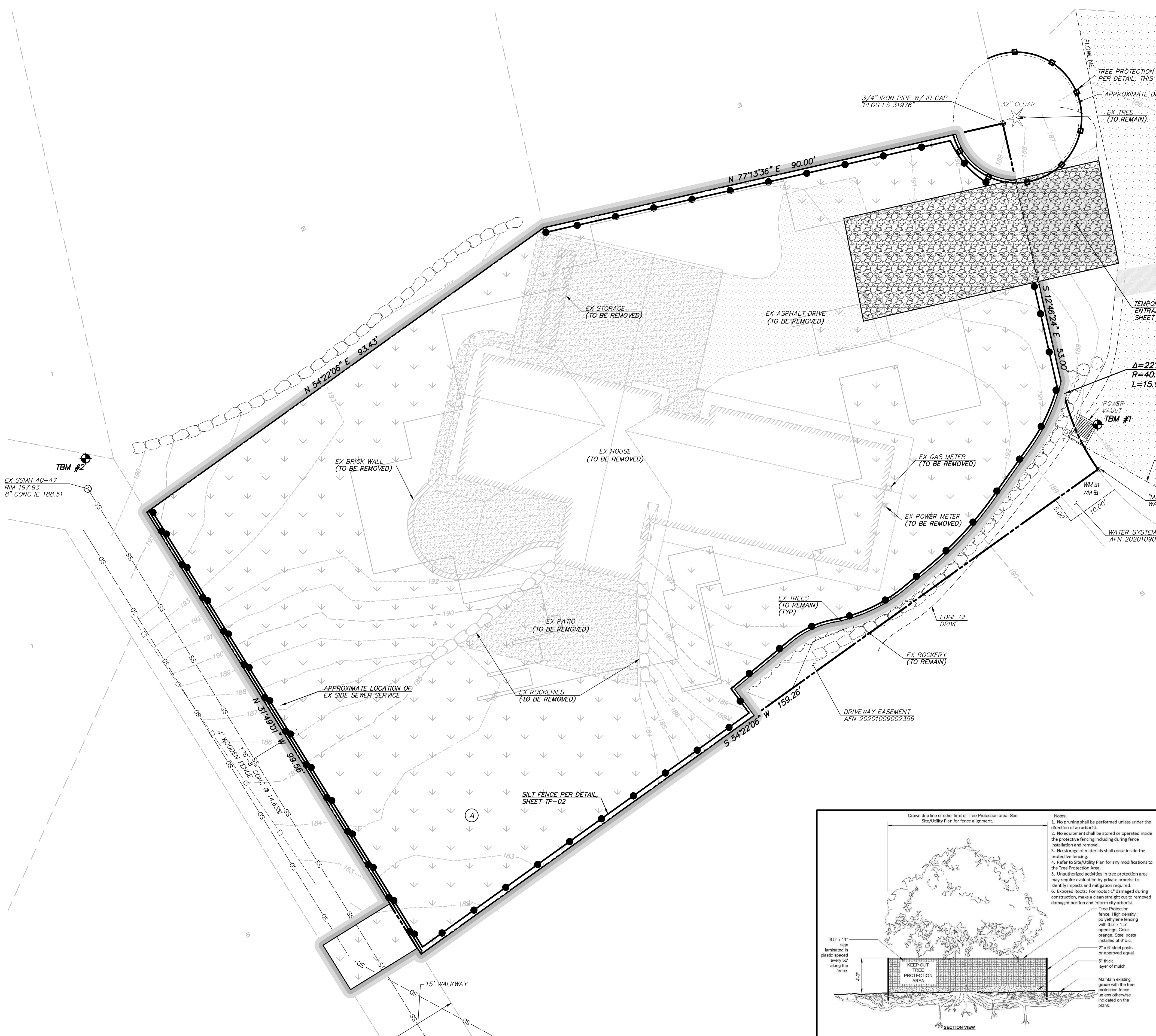
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TESG, DRAINAGE & TREE RETENTION PLAN
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SITE PLAN
 CITY OF MERCER ISLAND WASHINGTON



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20-410
SHEET NAME:
TP-01



CATCH BASIN INSERT NOTE
CATCH BASIN INSERTS TO BE PLACED UP TO 250 FT DOWNSTREAM OF THE PROJECT SITE.

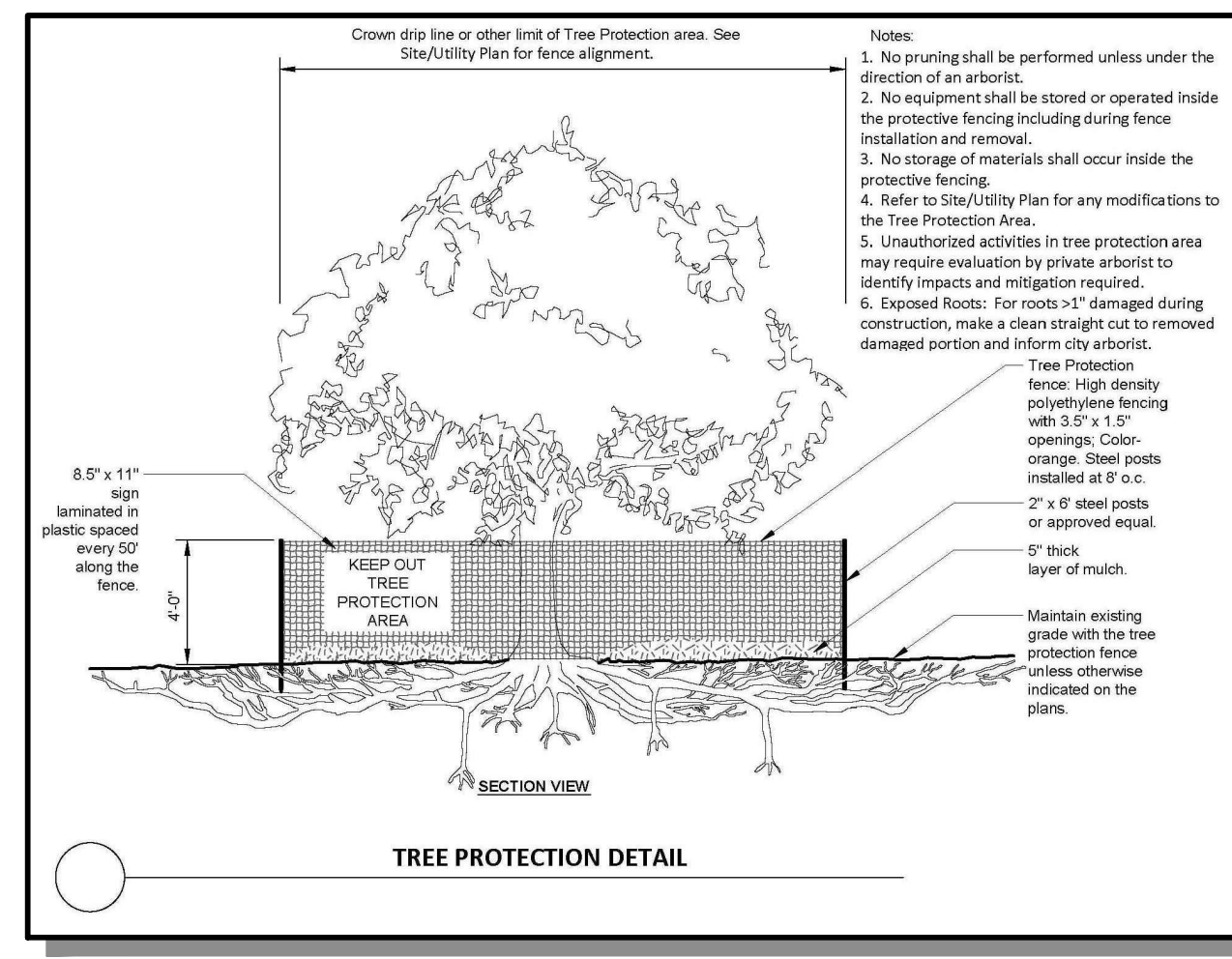
SOIL AMENDMENT LEGEND

	(A) NEW TURF AREA REQUIRING AMENDMENT (8,370 SF)
	(B) NEW PLANTING ARE REQUIRING AMENDMENT (0 SF)

POST-CONSTRUCTION SOIL MANAGEMENT NOTES
AMEND SOILS WITH COMPOST PER PRE-APPROVED AMENDMENT METHOD
SCARIFY EXISTING SOILS TO DEPTH OF 8 INCHES
REFER TO CITY OF MERCER ISLAND SECTION D: POST-CONSTRUCTION SOIL MANAGEMENT FORM UNDER SEPARATE COVER FOR CALCULATED AMENDMENT QUANTITIES.

NOTE
EXISTING WATER METER TO BE ABANDONED AT THE CITY MAIN.

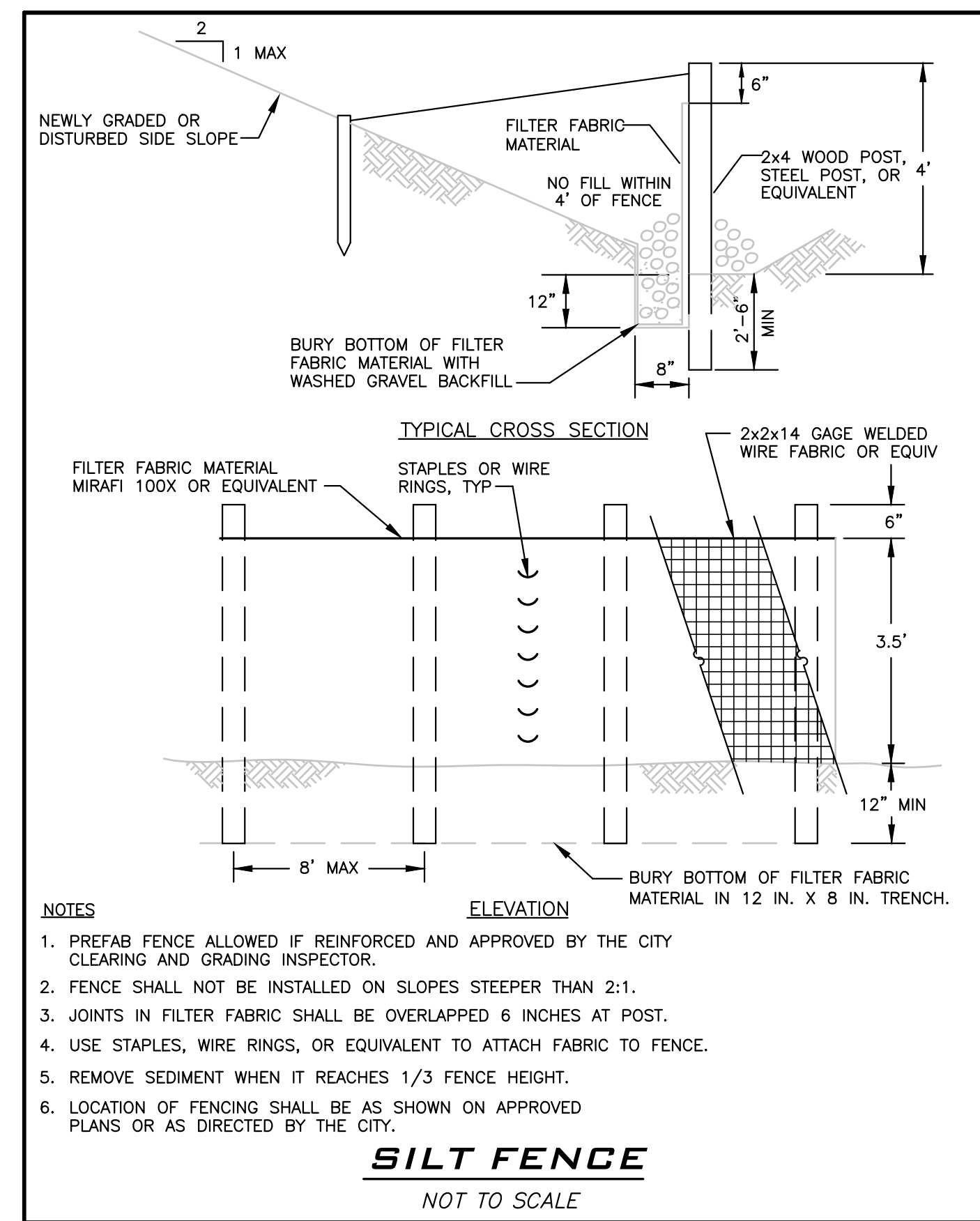
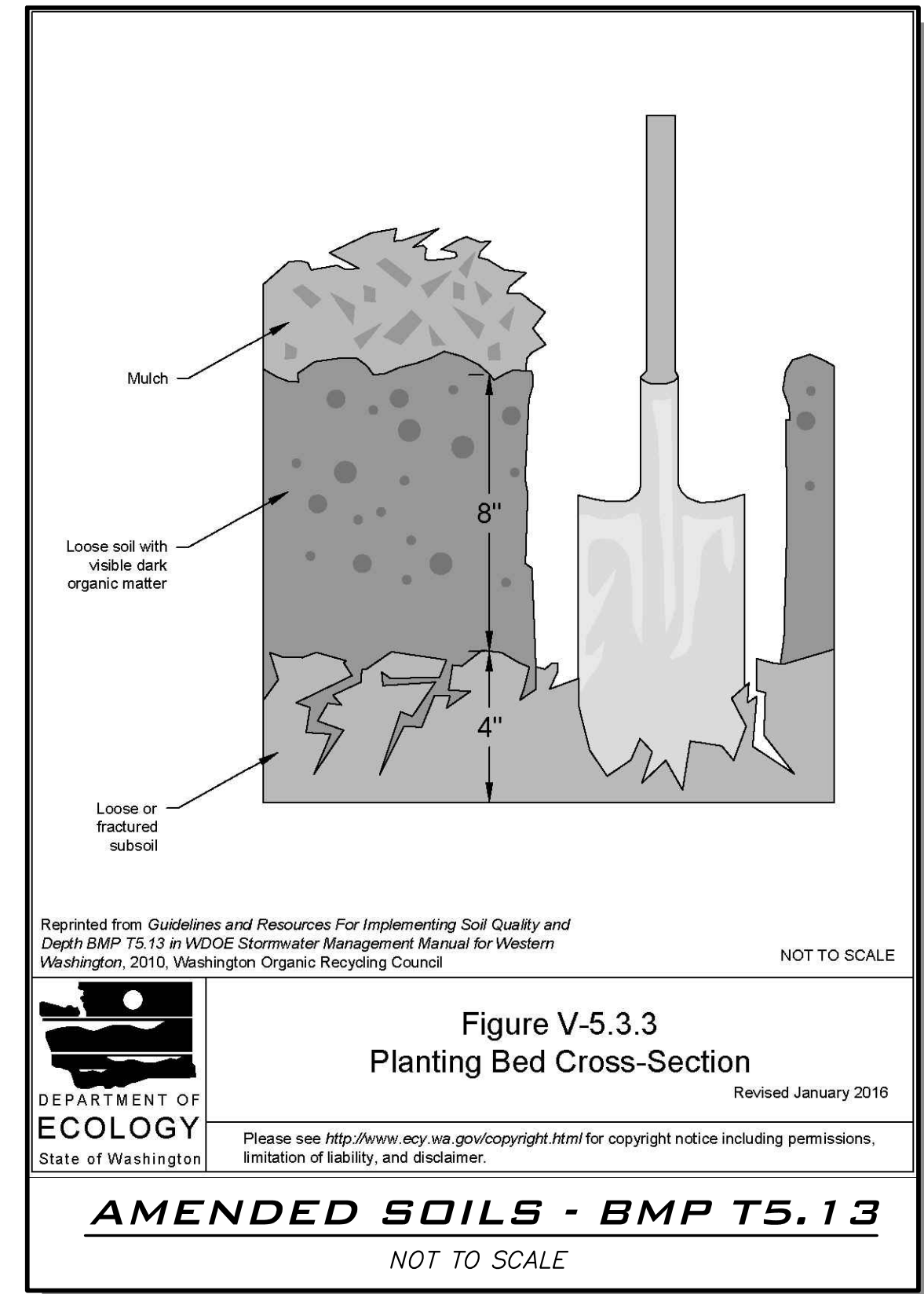
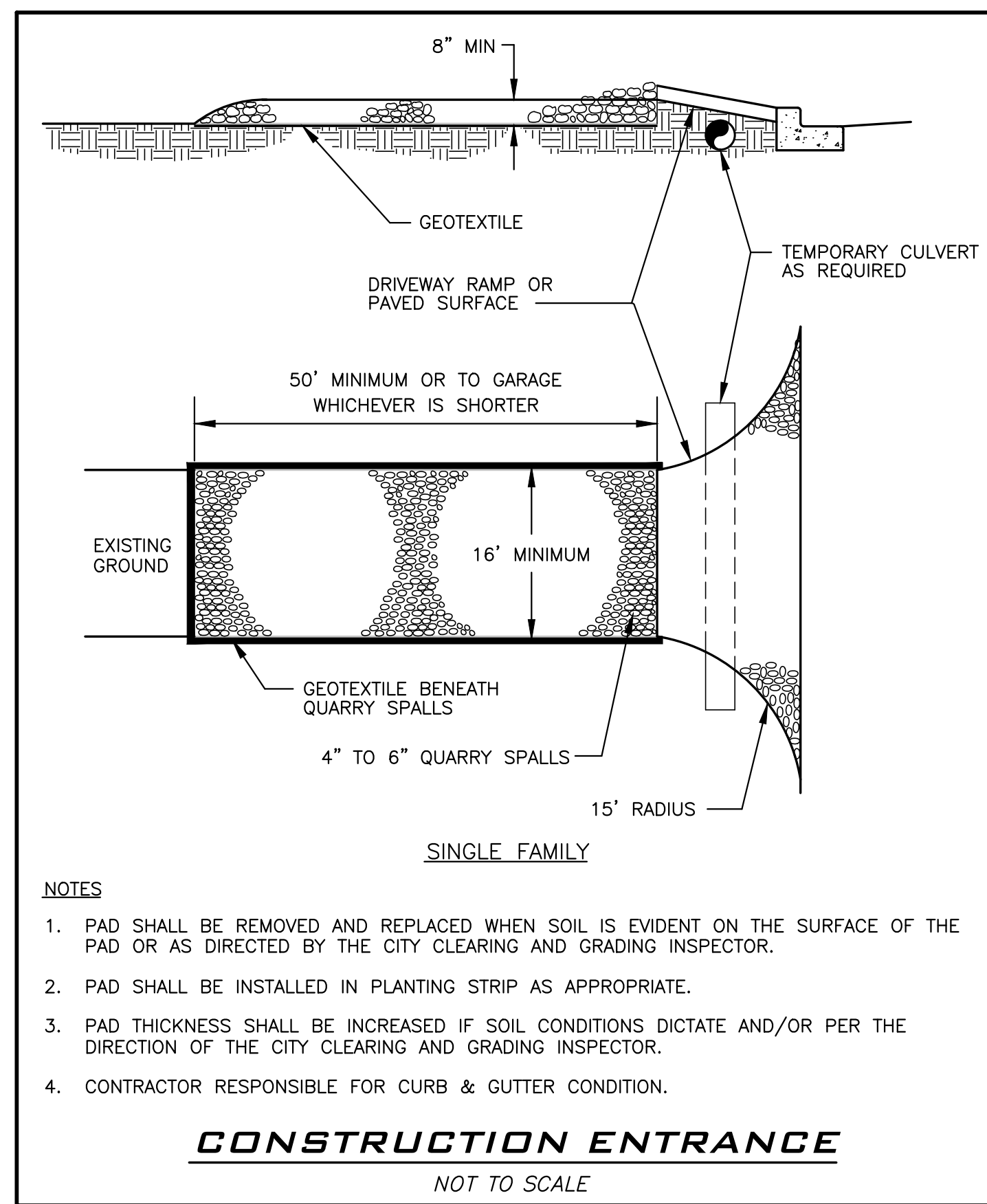
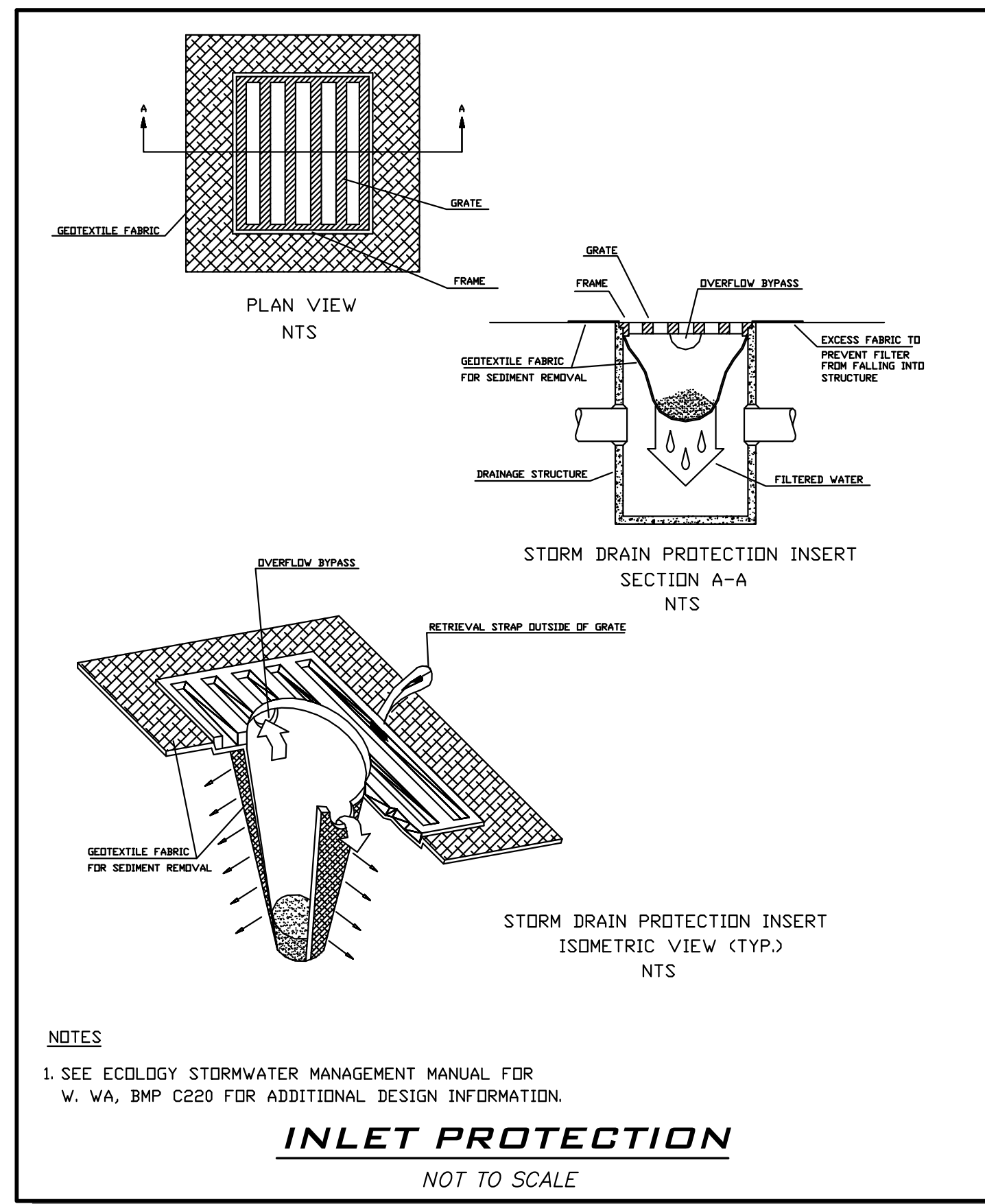
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TESC - PLAN NOTES

1. THE APPROVED CONSTRUCTION SEQUENCE SHALL BE AS FOLLOWS:
 - A. CONDUCT PRE-CONSTRUCTION MEETING.
 - B. FLAG OR FENCE CLEARING LIMITS.
 - C. POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.
 - D. INSTALL CATCH BASIN PROTECTION IF REQUIRED.
 - E. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
 - F. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
 - G. CONSTRUCT SEDIMENT PONDS AND TRAPS.
 - H. GRADE AND STABILIZE CONSTRUCTION ROADS.
 - I. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
 - J. MAINTAIN EROSION CONTROL MEASURE IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
 - K. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY TESC MINIMUM REQUIREMENTS.
 - L. COVER ALL AREAS WITHIN THE SPECIFIED TIME FRAME WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, CRUSHED ROCK OR EQUIVALENT.
 - M. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 7 DAYS.
 - N. SEED OR SOO ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
 - O. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.
2. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
3. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
4. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CLEARING CONTROL FENCE PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE OR REMOVAL OF ANY GROUND COVER BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE PERMITTEE/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
5. THE TESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT IN-ADDITION, LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G., ADDITIONAL SLUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY, MORE TESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.
7. THE ESC FACILITIES SHALL BE INSPECTED BY THE PERMITTEE/CONTRACTOR DAILY DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT, AND AT THE END OF EVERY RAINFALL, AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMPORARY SILTATION PONDS AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED. WRITTEN RECORDS SHALL BE KEPT DOCUMENTING THE REVIEWS OF THE ESC FACILITIES.
8. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
9. ALL DENUDED SOILS MUST BE STABILIZED WITH AN APPROVED TESC METHOD (E.G. SEEDING, MULCHING, PLASTIC COVERING, CRUSHED ROCK) WITHIN THE FOLLOWING TIMELINES:
 - APRIL 1 TO OCTOBER 31 - SOILS MUST BE STABILIZED WITHIN 7 DAYS OF GRADING.
 - NOVEMBER 1 TO MARCH 31 - SOILS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING.
 - AT NO TIME SHALL MORE THAN 1" OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
10. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
11. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANK, DETENTION VAULT, OR SYSTEM WHICH BACKS UNDER OR INTO A POND SHALL BE USED AS A TEMPORARY SETTLING BASIN.
12. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (EXAMPLE: ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).
13. WHERE STRAW MULCH IS REQUIRED FOR TEMPORARY EROSION CONTROL, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2".
14. ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 6" MUST HAVE A PERIMETER FENCE WITH A MINIMUM HEIGHT OF 3'.
15. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND SPECIFICATIONS.
16. THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED PLANS. LOCATIONS MAY BE MOVED TO SUIT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CITY OF MERCER ISLAND INSPECTOR.
17. A COPY OF THE APPROVED EROSION CONTROL PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
18. ALL LOTS ADJOINING OR HAVING ANY NATIVE GROWTH PROTECTION EASEMENTS (NGPE) SHALL HAVE A 4' HIGH TEMPORARY CONSTRUCTION FENCE (CYCLONE OR PLASTIC MESH) SEPARATING THE LOT (OR BUILDABLE PORTIONS OF THE LOT) FROM THE AREA RESTRICTED BY THE NGPE AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR CLEARING AND REMAIN IN PLACE UNTIL A DWELLING IS CONSTRUCTED AND OWNERSHIP TRANSFERRED TO THE FIRST OWNER/OCCUPANT.
19. CLEARING LIMITS SHALL BE DELINEATED WITH A CLEARING CONTROL FENCE. THE CLEARING CONTROL FENCE SHALL CONSIST OF A 6-FT. HIGH CHAIN LINK FENCE ADJACENT THE DRIP LINE OF TREES TO BE SAVED, WETLAND OR STREAM BUFFERS, AND SENSITIVE SLOPES. CLEARING CONTROL FENCES ALONG WETLAND OR STREAM BUFFERS OR UPSLOPE OF SENSITIVE SLOPES SHALL BE ACCOMPANIED BY AN EROSION CONTROL FENCE. IF APPROVED BY THE CITY, A FOUR-FOOT HIGH ORANGE MESH CLEARING CONTROL FENCE MAY BE USED TO DELINEATE CLEARING LIMITS IN ALL OTHER AREAS.
20. OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET SYSTEM, THE STREET SHALL BE IMMEDIATELY CLEANED WITH POWER SWEEPER OR OTHER EQUIPMENT. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION ENTRANCE AND SHALL BE CLEANED OF ALL DIRT THAT WOULD BE DEPOSITED ON THE PUBLIC STREETS.
21. ANY CATCH BASINS COLLECTING RUNOFF FROM THE SITE, WHETHER THEY ARE ON OR OFF THE SITE, SHALL HAVE THEIR GRATES COVERED WITH FILTER FABRIC DURING CONSTRUCTION. CATCH BASINS DIRECTLY DOWNSTREAM OF THE CONSTRUCTION ENTRANCE OR ANY OTHER CATCH BASIN AS DETERMINED BY THE CITY INSPECTOR SHALL BE PROTECTED WITH A "FILTER FABRIC SOCK" OR EQUIVALENT.
22. THE WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCE SHALL BE REPLACED AND THE FILTER FABRIC CLEANED IF IT IS NONFUNCTIONAL BY EXCESSIVE SILT ACCUMULATION AS DETERMINED BY THE CITY OF MERCER ISLAND. ALSO, ALL INTERCEPTOR SWALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH.
23. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1' AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40% -70% PASSING; 2"-4" ROCK/30%-40% PASSING; AND 1"-2" ROCK/10%-20% PASSING.
24. IF ANY PART(S) OF THE CLEARING LIMIT BOUNDARY OR TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN IS/ARE DAMAGED, IT SHALL BE REPAIRED IMMEDIATELY.
25. ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF.
26. DO NOT FLUSH CONCRETE BY-PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE SYSTEM. IF EXPOSED AGGREGATE IS FLUSHED INTO THE STORM SYSTEM, IT COULD MEAN RE-CLEANING THE ENTIRE DOWNSTREAM STORM SYSTEM, OR POSSIBLY RE-LAYING THE STORM LINE.
27. PRIOR TO THE OCTOBER 1 OF EACH YEAR (THE BEGINNING OF THE WET SEASON), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. THE IDENTIFIED DISTURBED AREA SHALL BE SEEDED WITHIN ONE WEEK AFTER OCTOBER 1. A SITE PLAN DEPICTING THE AREAS TO BE SEEDED AND THE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.



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P: 425.216.4051 F: 425.216.4052
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PROJECT ENGINEER:
ALREZA RAMEZANI, PE

DESIGNER:
LEE M. TOMKINS

ISSUE DATE:
3/17/2022

NO	DATE	BY	REVISIONS

TESC NOTES & DETAILS

4215 MERCERWOOD DR
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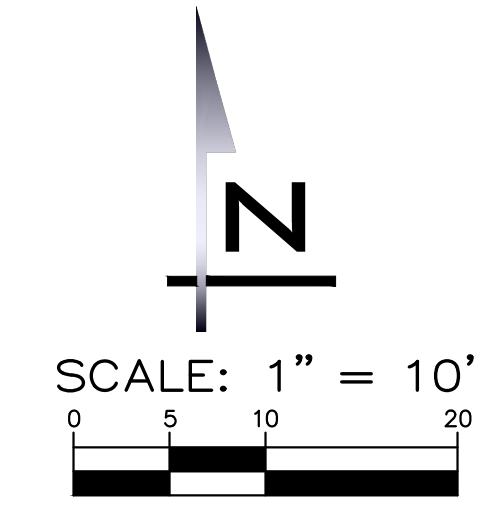
CITY OF MERCER ISLAND WASHINGTON

03/16/2022

JOB NUMBER:
20-410

SHEET NAME:
TP-02

SHT **3** OF **5**



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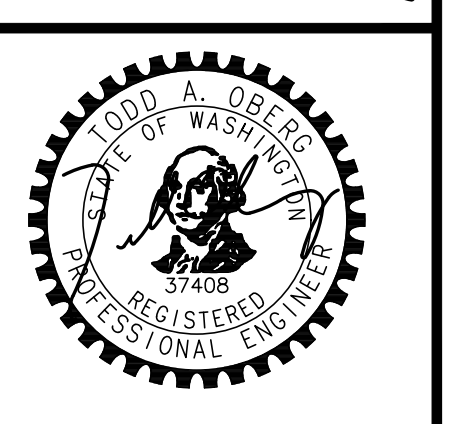
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 CITY OF MERCER ISLAND WASHINGTON

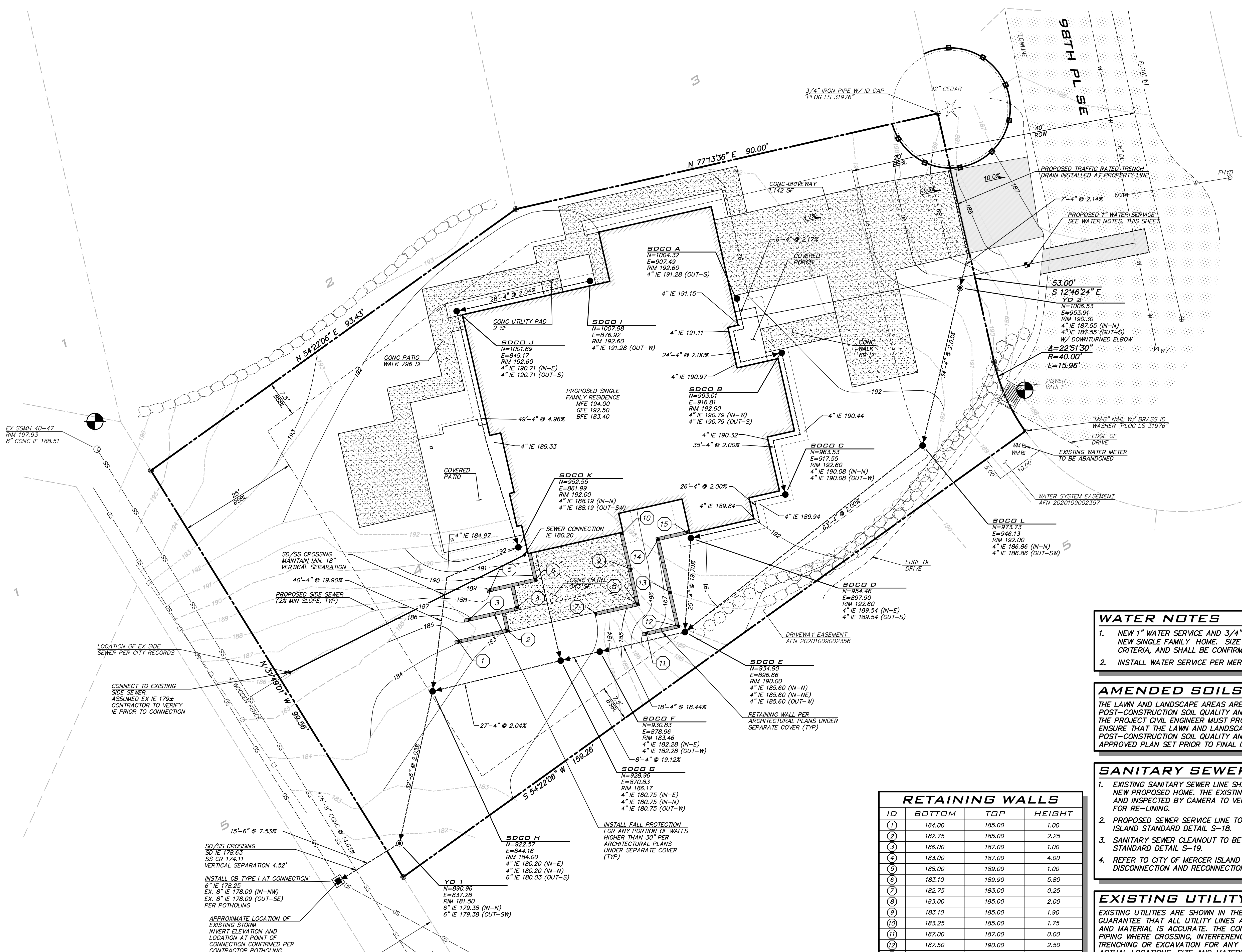


03/16/2022

JOB NUMBER:
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SP-01

SHT **4** OF **5**



WATER NOTES

- NEW 1" WATER SERVICE AND 3/4" METER SHOWN IS TYPICAL SIZE FOR A NEW SINGLE FAMILY HOME. SIZE MAY VARY, BASED ON UPC SIZING CRITERIA, AND SHALL BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
- INSTALL WATER SERVICE PER MERCER ISLAND SDT DTL W-13.

AMENDED SOILS

THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13. THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE 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.

SANITARY SEWER NOTES

- EXISTING SANITARY SEWER LINE SHALL BE RE-USED FOR SERVICE FOR THE NEW PROPOSED HOME. THE EXISTING SS LINE SHALL BE CLEANED, LOCATED AND INSPECTED BY CAMERA TO VERIFY SUITABILITY FOR RE-USE AND NEED FOR RE-LINING.
- PROPOSED SEWER SERVICE LINE TO BE INSTALLED PER CITY OF MERCER ISLAND STANDARD DETAIL S-18.
- SANITARY SEWER CLEANOUT TO BE INSTALLED PER CITY OF MERCER ISLAND STANDARD DETAIL S-19.
- REFER TO CITY OF MERCER ISLAND STANDARD DETAIL S-22 FOR DISCONNECTION AND RECONNECTION NOTES AND SPECIFICATIONS

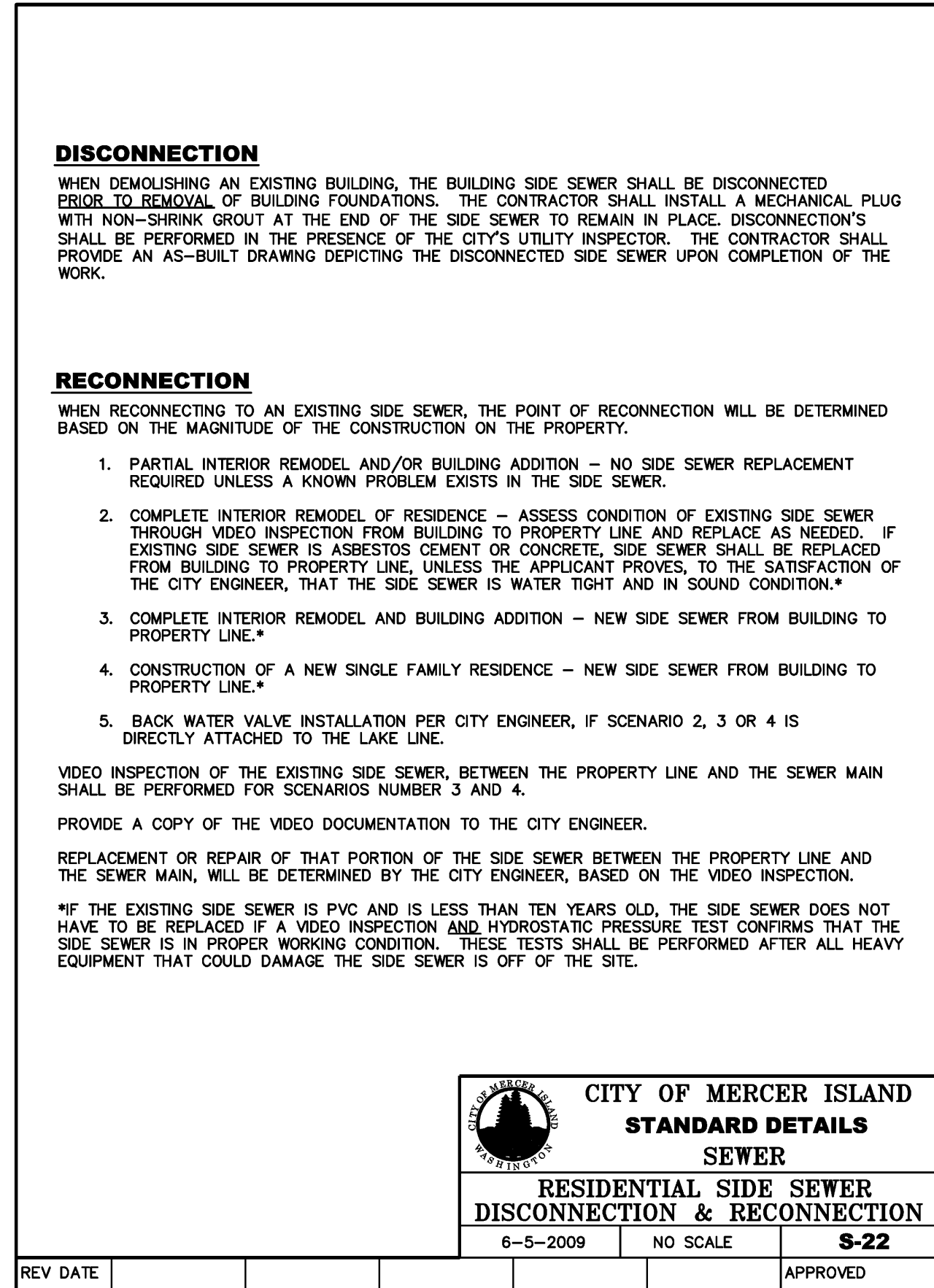
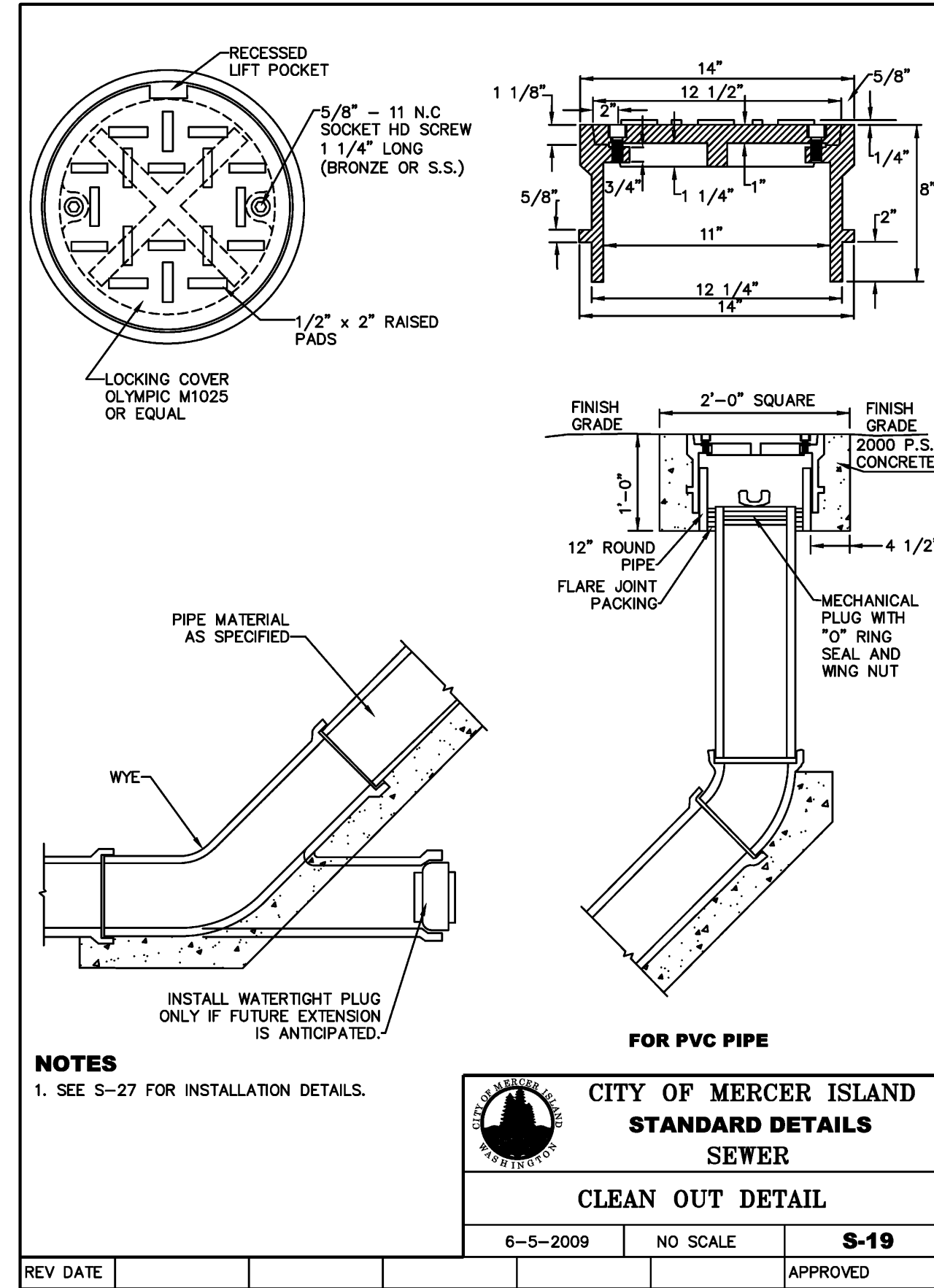
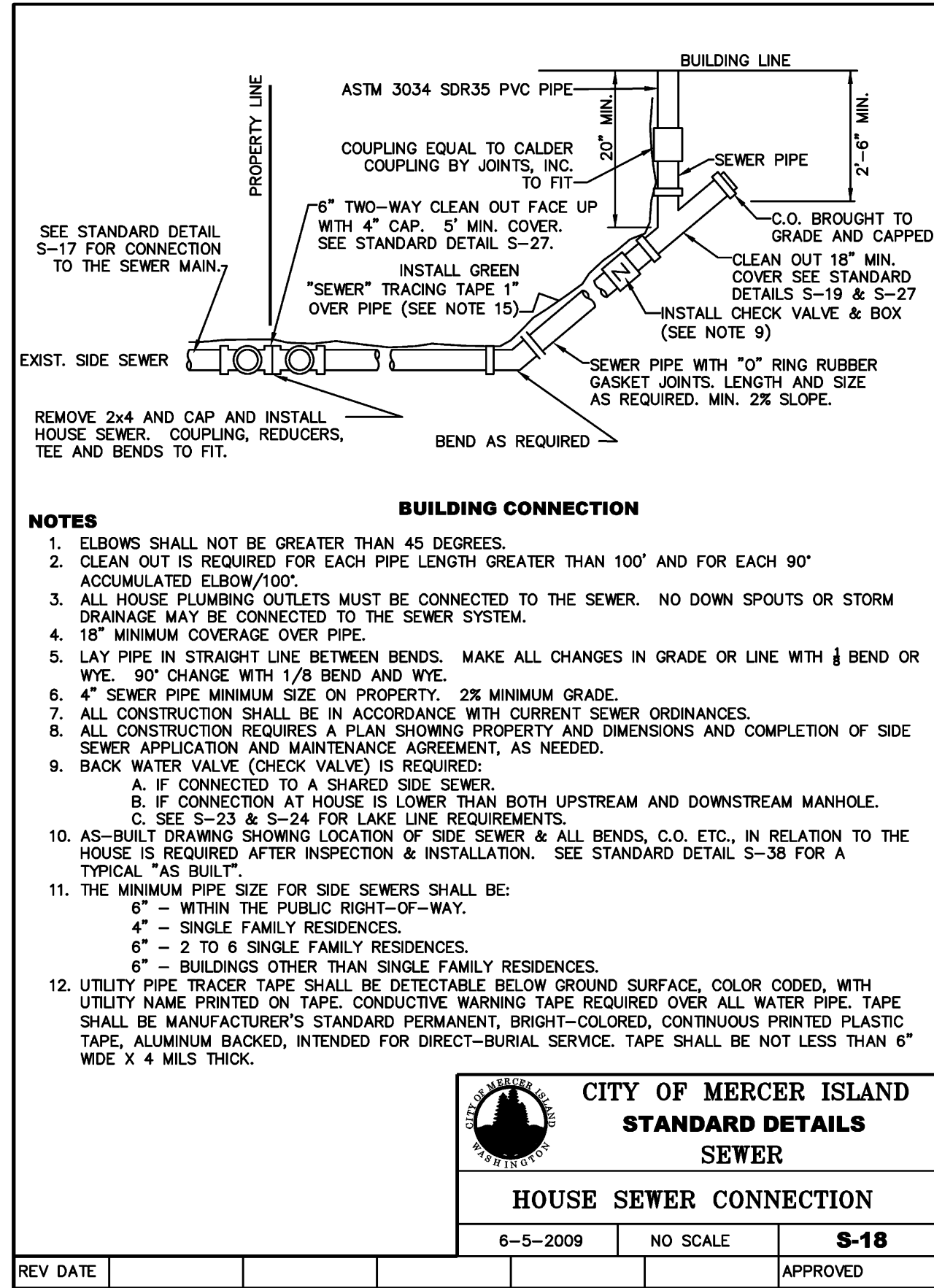
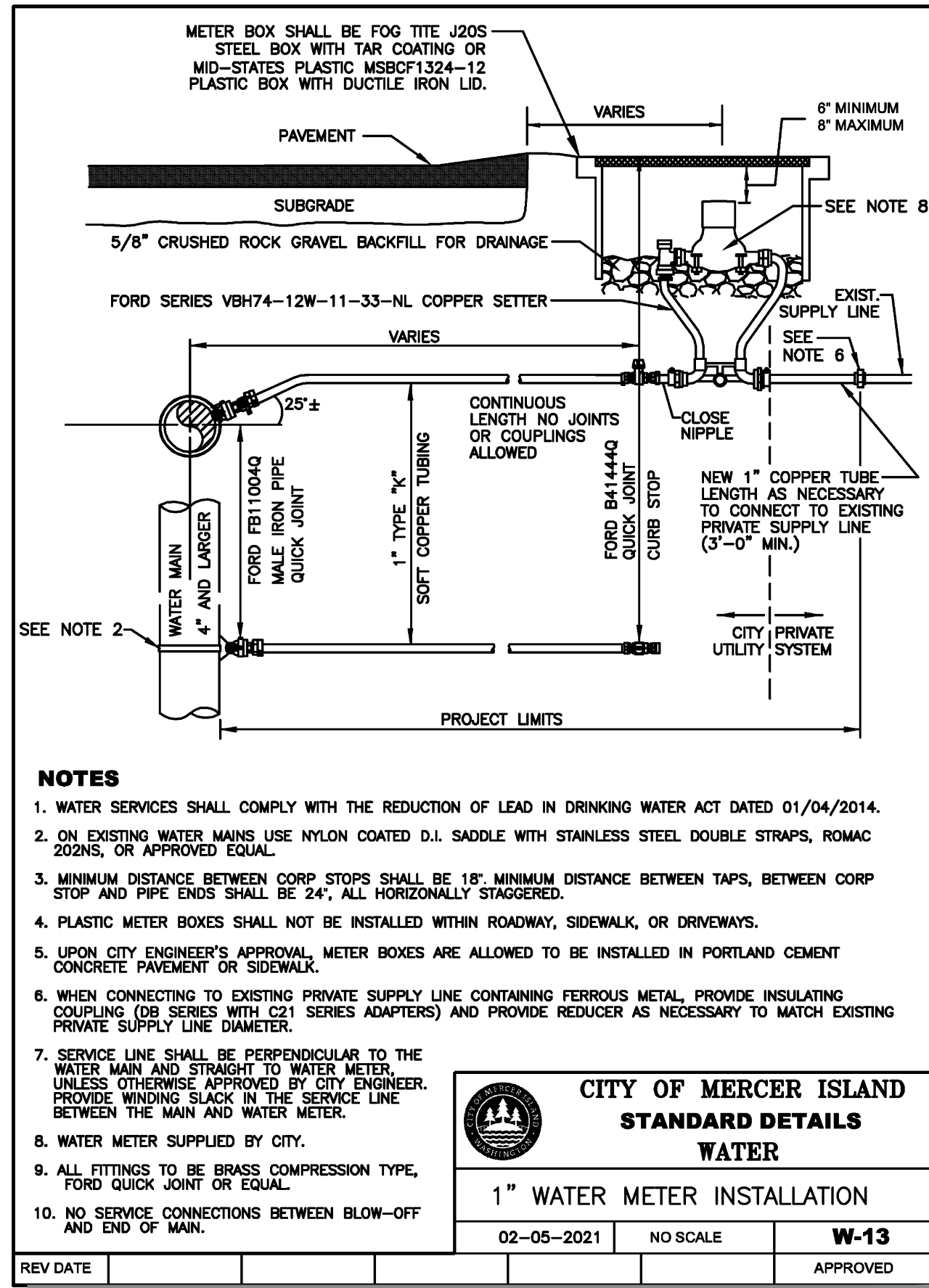
RETAINING WALLS

ID	BOTTOM	TOP	HEIGHT
1	184.00	185.00	1.00
2	182.75	185.00	2.25
3	186.00	187.00	1.00
4	183.00	187.00	4.00
5	188.00	189.00	1.00
6	183.10	189.90	5.80
7	182.75	183.00	0.25
8	183.00	185.00	2.00
9	183.10	185.00	1.90
10	183.25	185.00	1.75
11	187.00	187.00	0.00
12	187.50	190.00	2.50
13	187.25	190.00	2.75
14	187.00	190.00	3.00
15	187.00	190.50	3.50

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

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EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

BLUELINE

25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052 WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED

PROJECT MANAGER: YANNICK METS, PE

PROJECT ENGINEER: ALREZA RAMEZANI, PE

DESIGNER: LEE M. TOMKINS

ISSUE DATE: 3/17/2022

NO	DATE	BY	REVISIONS

DETAILS

4215 MERCERWOOD DR

SITE PLAN

CITY OF MERCER ISLAND WASHINGTON

PROF. A. OREGON

STATE OF WASHINGTON

REGISTERED ENGINEER

37408

03/16/2022

JOB NUMBER: **20-410**

SHEET NAME: **DT-01**

SHT **5** OF **5**

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