

# GRAHAM RESIDENCE HOME IMPROVEMENT PLAN

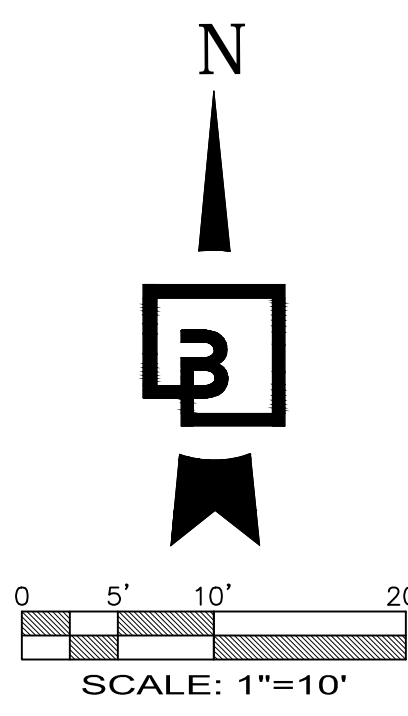
PTN OF THE SE1/4, OF THE NW1/4 OF SEC. 18,  
TWP. 24 N., RGE 5 EAST, W. M.  
CITY OF MERCER ISLAND KING COUNTY STATE OF WASHINGTON

NOTES:  
LIDAR DATA EXTRACTED FROM TILE XX FROM THE WESTERN KING COUNTY LIDAR PROJECT (2016), AND PROVIDED BY THE WADNR

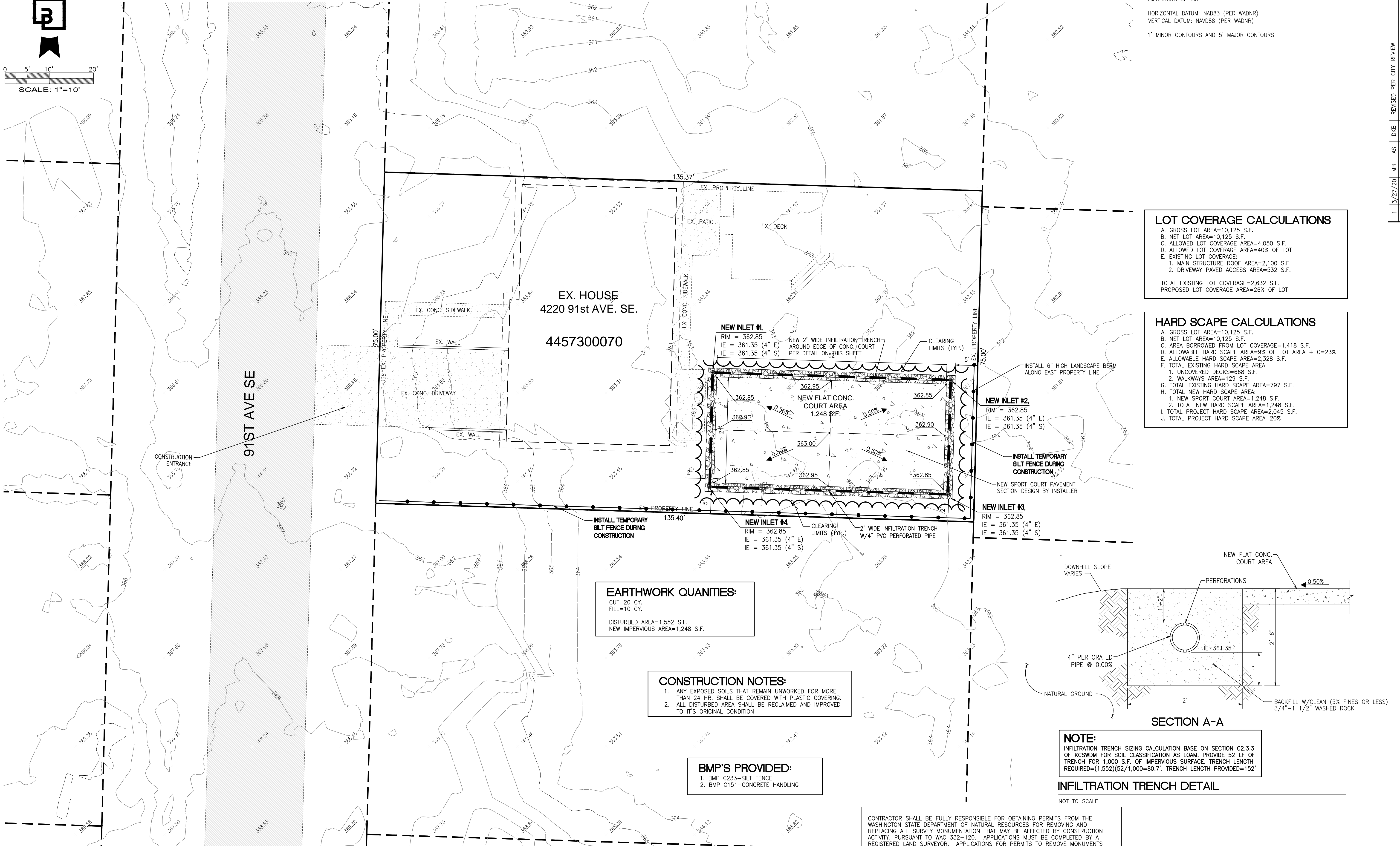
PARCEL SHAPE AND LOCATION EXTRACTED FROM KING COUNTY GIS PARCEL SHAPEFILE (APRIL 2019), AND SHOULD BE CONSIDERED INACCURATE DUE TO THE LIMITATIONS OF GIS.

HORIZONTAL DATUM: NAD83 (PER WADNR)  
VERTICAL DATUM: NAVD88 (PER WADNR)

1" MINOR CONTOURS AND 5' MAJOR CONTOURS



Know what's below.  
Call before you dig.



**LOT COVERAGE CALCULATIONS**

A. GROSS LOT AREA=10,125 S.F.  
B. NET LOT AREA=10,125 S.F.  
C. ALLOWED LOT COVERAGE AREA=4,050 S.F.  
D. ALLOWED LOT COVERAGE AREA=40% OF LOT  
E. EXISTING LOT COVERAGE:  
1. MAIN STRUCTURE ROOF AREA=2,100 S.F.  
2. DRIVEWAY PAVED ACCESS AREA=532 S.F.

TOTAL EXISTING LOT COVERAGE=2,632 S.F.  
PROPOSED LOT COVERAGE AREA=26% OF LOT

**HARD SCAPE CALCULATIONS**

A. GROSS LOT AREA=10,125 S.F.  
B. NET LOT AREA=10,125 S.F.  
C. AREA BORROWED FROM LOT COVERAGE=1,418 S.F.  
D. ALLOWABLE HARD SCAPE AREA=9% OF LOT AREA + C=23%  
E. ALLOWABLE HARD SCAPE AREA=2,328 S.F.  
F. TOTAL EXISTING HARD SCAPE AREA:  
1. UNCOVERED DECKS=668 S.F.  
2. WALKWAYS AREA=129 S.F.  
G. TOTAL EXISTING HARD SCAPE AREA=797 S.F.  
H. TOTAL NEW HARD SCAPE AREA:  
1. NEW SPORT COURT AREA=1,248 S.F.  
2. TOTAL NEW HARD SCAPE AREA=1,248 S.F.  
I. TOTAL PROJECT HARD SCAPE AREA=2,045 S.F.  
J. TOTAL PROJECT HARD SCAPE AREA=20%

**EARTHWORK QUANTITIES:**

CUT=20 CY.  
FILL=10 CY.

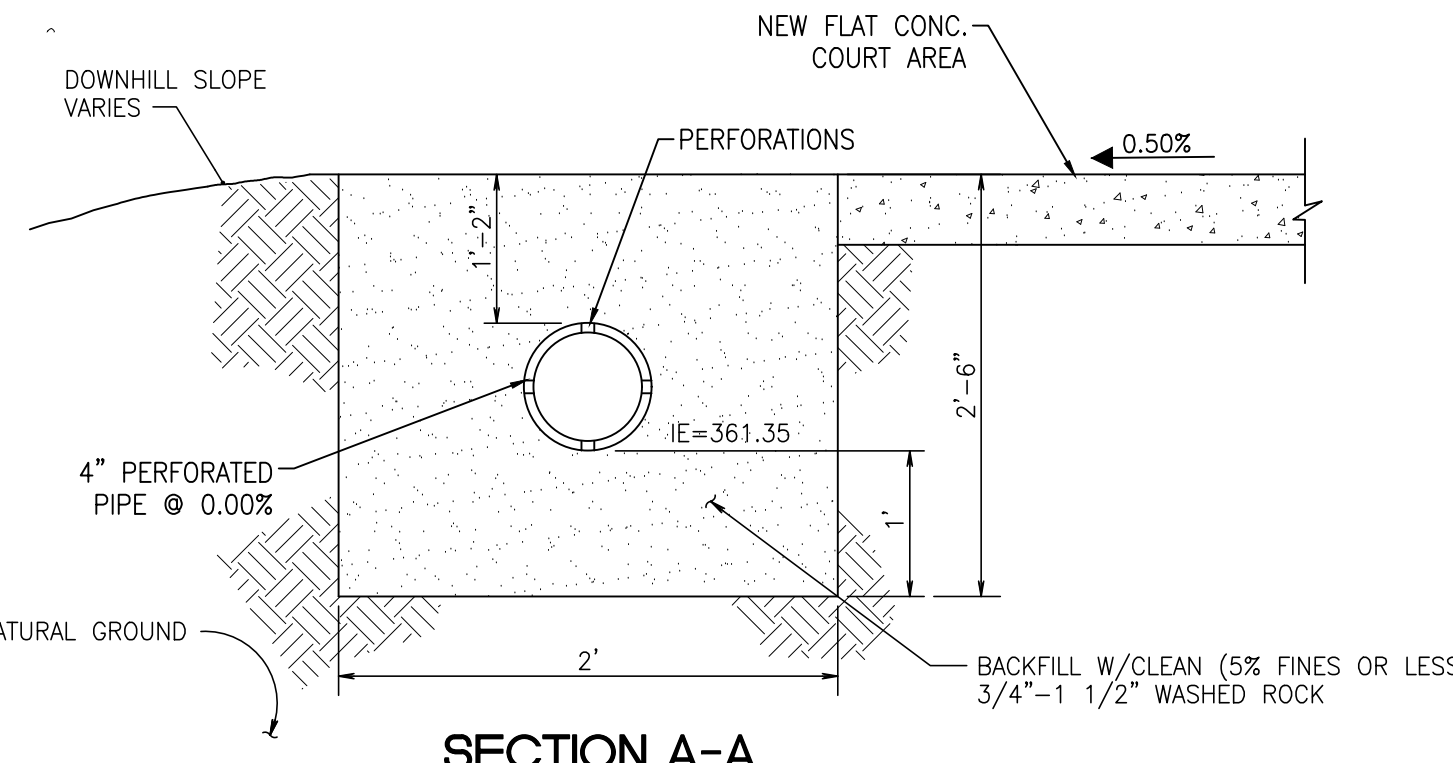
DISTURBED AREA=1,552 S.F.  
NEW IMPERVIOUS AREA=1,248 S.F.

**CONSTRUCTION NOTES:**

- ANY EXPOSED SOILS THAT REMAIN UNWORKED FOR MORE THAN 24 HR. SHALL BE COVERED WITH PLASTIC COVERING.
- ALL DISTURBED AREA SHALL BE RECLAIMED AND IMPROVED TO IT'S ORIGINAL CONDITION

**BMP'S PROVIDED:**

- BMP C233-SILT FENCE
- BMP C151-CONCRETE HANDLING



**NOTE:**  
INFILTRATION TRENCH SIZING CALCULATION BASE ON SECTION C2.3.3 OF KCSWDM FOR SOIL CLASSIFICATION AS LOAM. PROVIDE 52 LF OF TRENCH FOR 1,000 S.F. OF IMPERVIOUS SURFACE. TRENCH LENGTH REQUIRED=(1,552)(52/1,000)=80.7'. TRENCH LENGTH PROVIDED=152'

**INFILTRATION TRENCH DETAIL**

NOT TO SCALE

CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY, PURSUANT TO WAC 332-120. APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, OR BY CONTACTING THEIR OFFICE BY TELEPHONE AT (206) 902-1190.

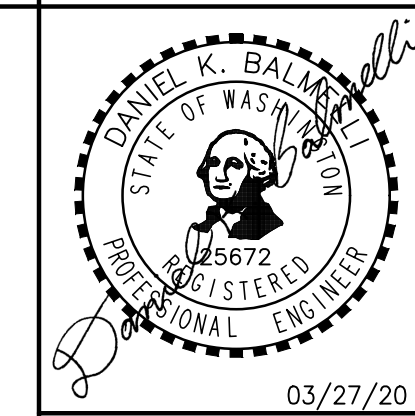
WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES  
PUBLIC LAND SURVEY OFFICE  
1111 WASHINGTON STREET S.E.  
P.O. BOX 47060  
OLYMPIA, WASHINGTON 98504-7060

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

**UTILITY CONFLICT NOTE:**  
**CAUTION:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

Revision  
1 3/27/20 MB AS DWE REVISED PER CITY REVIEW  
No. Date By Cld. I Appr.

Title:  
GRAHAM RESIDENCE HOME IMPROVEMENT PLAN



For:  
GRAHAM RESIDENCE  
4220 91st AVE. S.E.  
MERCER ISLAND, WA.

Scale:  
Horizontal 1"=10'  
Vertical

Designed MB  
Drawn MB  
Checked AS  
Approved DKB  
Date 7/03/19

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
barghausen.com

Job Number  
20882  
Sheet  
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