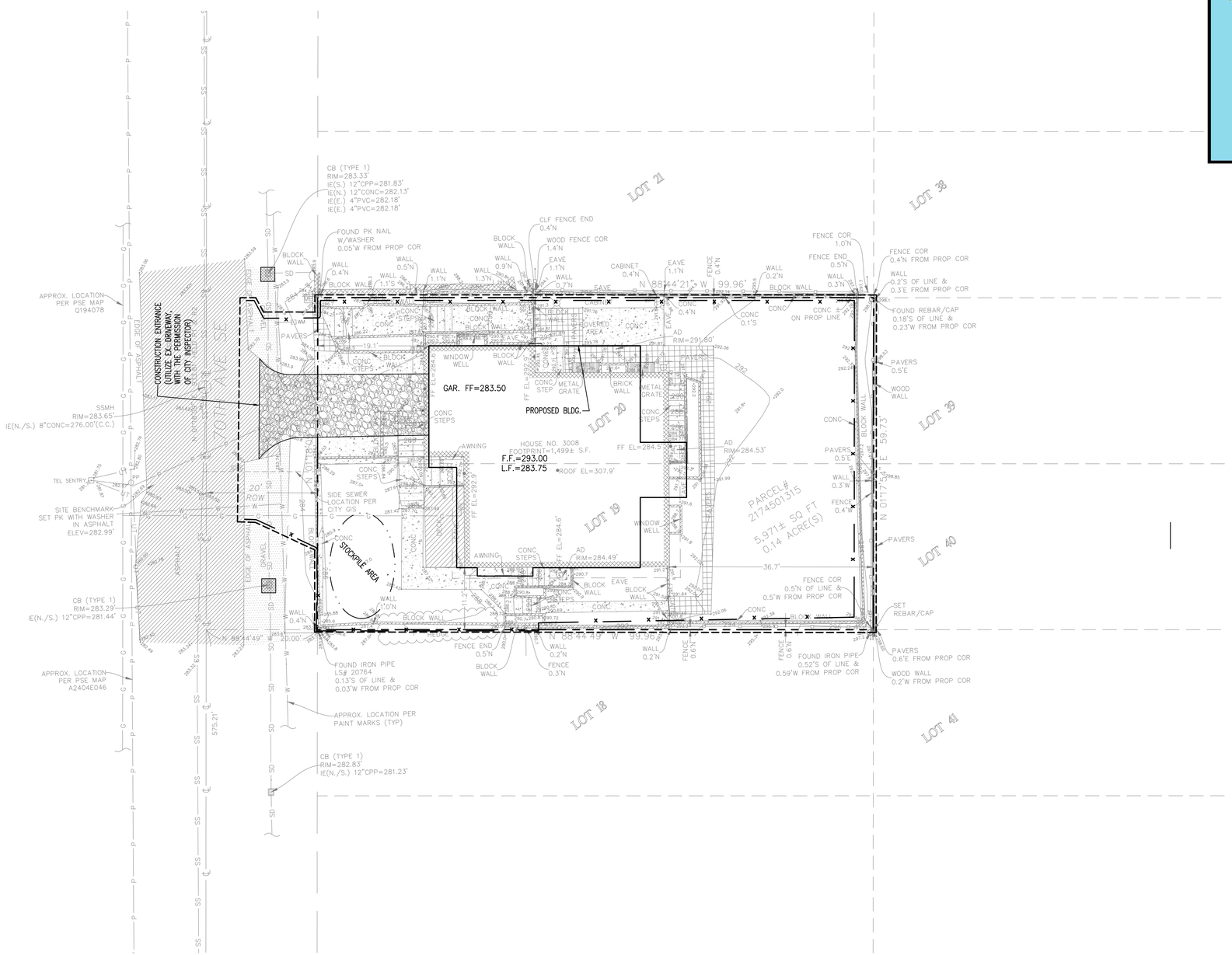
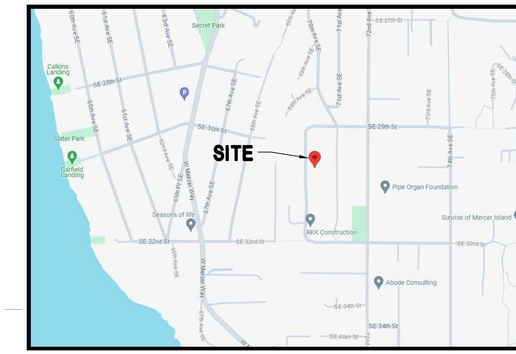
SW ¼, NW ¼, SEC 12, TWP. 24N., RGE 4E., W.M.





VICINITY MAP
(NTS)

LEGEND:

- TEMPORARY CONSTRUCTION ENTRANCE (USING EX. ASP. DRWY.)
- SILT FENCE/CLEARING LIMITS
- DISTURBANCE LIMITS
- PROPOSED BUILDING

SURVEY LEGEND:

ASPHALT SURFACE	NAIL AS NOTED
BENCHMARK	POWER METER
BUILDING	POWER (OVERHEAD)
CENTERLINE ROW	POWER POLE
CONCRETE SURFACE	REBAR & CAP (SET)
CULVERT PIPE	REBAR / IRON PIPE (FOUND)
DECK	RETAINING WALL
FENCE LINE (CHAIN LINK)	ROCKERY
FENCE LINE (WOOD)	SEWER LINE
GAS LINE	SEWER MANHOLE
GAS METER	STORM DRAIN LINE
GRAVEL SURFACE	TELEPHONE (OVERHEAD)
HEDGE FOLIAGE LINE	TREE (AS NOTED)
INLET (TYPE 1)	WATER LINE
INLET (TYPE 2)	WATER METER
MONUMENT (IN CASE, FOUND)	WATER VALVE

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20211206001056)

LOTS 19 AND 20, BLOCK 7, EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 22, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BENCHMARK AND DATUM PER SURVEY

NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBSERVATIONS

NAVD 88 PER GPS OBSERVATIONS

Know what's **below.**
Call before you dig.

EARTHWORK QUANTITIES:

CUT = 70 C.Y.
FILL = 50 C.Y.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft. (H)

NO.	DATE	REVISION

CHRIS MENG CHIN
STATE OF WASHINGTON
50584
REGISTERED PROFESSIONAL ENGINEER
03/08/2024

C2MY
C2MY ENGINEERS, LLC
PO BOX 52883
BELLEVUE, WA 98015
(206) 922-9376
cmchin.c2my@gmail.com

DATE: 03-11-24

PROJECT: DANN RESIDENCE
3008 70TH AVENUE SE
MERCER ISLAND, WA 98040

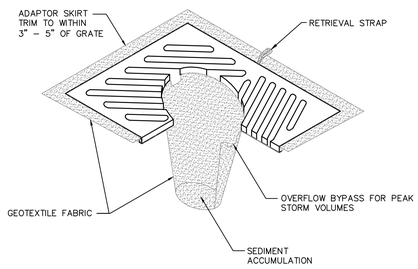
TESC PLAN

FILE NO: 2405 .DWG

SHEET C1.0

Mar 08, 2024 – 2:55pm CMC G:\Projects\2024\2405 – 3008 70th Ave SE Mercer Is – James Rudolph\2405-C1.0.dwg Layout Name: C1

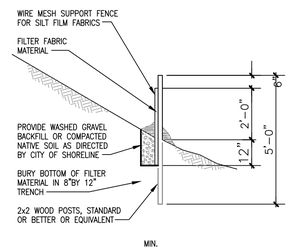
SW ¼, NW ¼, SEC 12, TWP. 24N., RGE 4E., W.M.

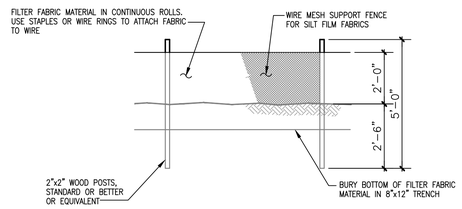


NOTES
1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL .
3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.

CATCH BASIN INLET PROTECTION INSERT

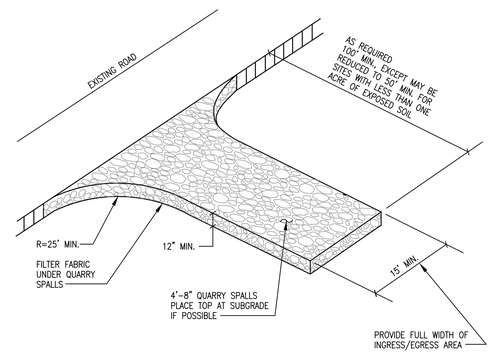
NTS





SILT FENCE

NO SCALE

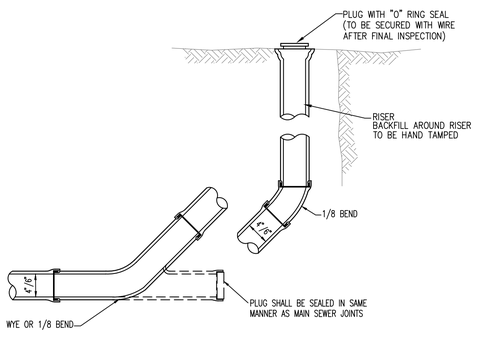


STABILIZED CONSTRUCTION ENTRANCE

NO SCALE

NOTES:

1. STONE SIZE – USE 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN 12"
4. WIDTH – 15 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



NOTE:
1. FOR SIDE SEWER AND SERVICE DRAINS ON UNPAVED AREA.

CLEANOUT DETAILS

NTS

NO.	DATE	REVISION

C2MY ENGINEERS, LLC
PO BOX 52083
BELLEVUE, WA 98015
(206) 922-9376
cmchin.c2my@gmail.com

PROJECT: DANN RESIDENCE
3008 70TH AVENUE SE
MERCER ISLAND, WA 98040

TESC AND DRAINAGE DETAILS

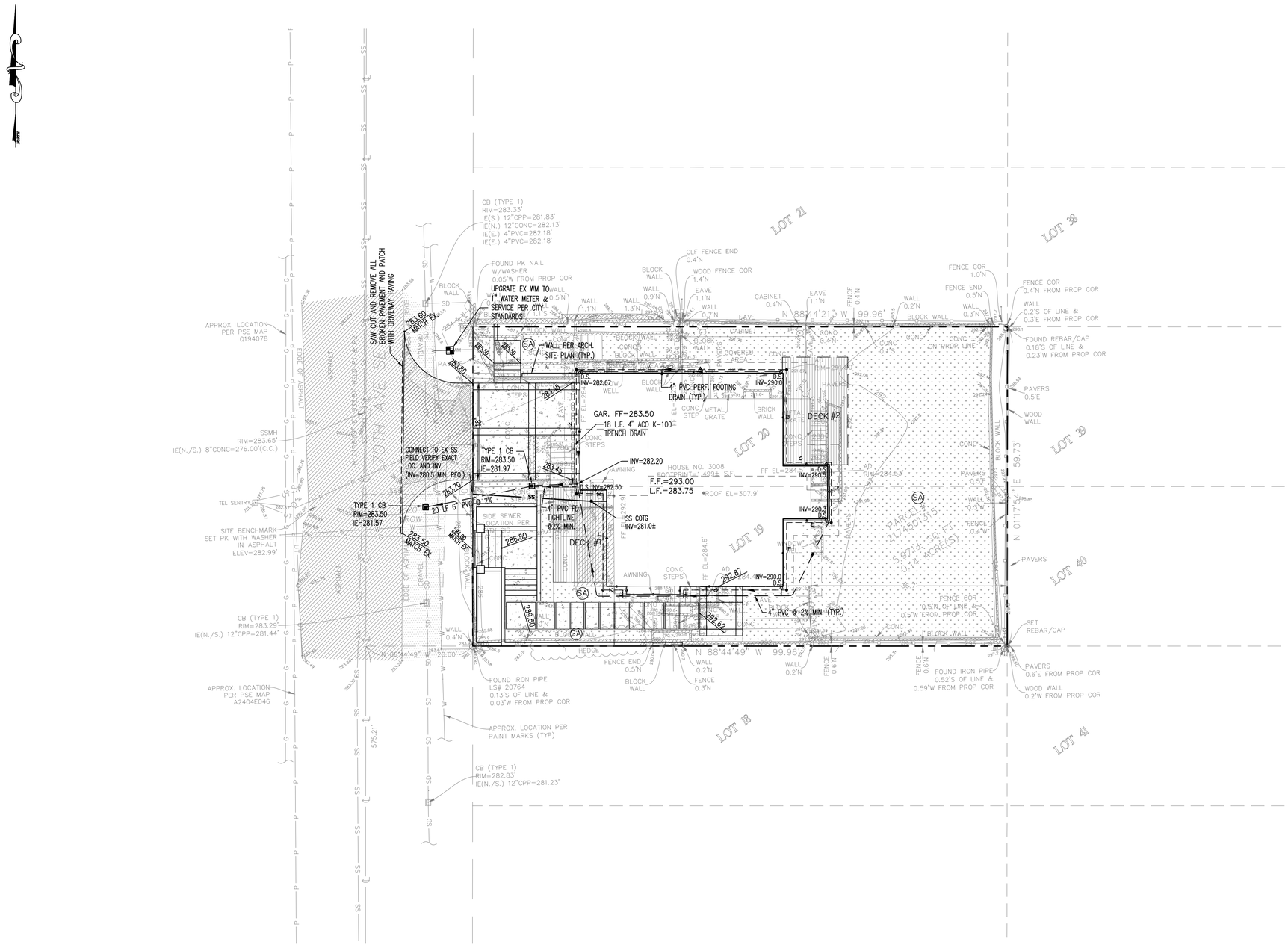
DATE: 03-11-24

FILE NO: 2405 .DWG

SHEET C1.1

Mar 08, 2024 – 2:55pm CMC G:\Projects\2024\2405 – 3008 70th Ave SE Mercer Is – James Rudolph\2405-C1.1.dwg Layout Name: C1.1

SW ¼, NW ¼, SEC 12, TWP. 24N., RGE 4E., W.M.



SITE IMPERVIOUS AREA SUMMARY:

EXISTING LOT AREA = 5,971 S.F.
EXISTING BUILDING ROOF: 2,129 S.F.
EXISTING DRIVEWAY: 294 S.F.
EXISTING DECK: 72 S.F.
EXISTING WALKWAY: 674 S.F.
TOTAL EXISTING HARD SURFACES AREA = 3,169 S.F.
EXISTING IMPERVIOUS IS $\frac{3169}{5971}$=53.1% > 35% (REDEVELOPMENT FLOW CHART)

PROPOSED DRIVEWAY WITHIN ROW: 279 S.F.
PROPOSED DRIVEWAY WITHIN PROPERTY: 363 S.F.
PROPOSED WALKWAY: 418 S.F.
PROPOSED BUILDING ROOF: 1,833 S.F.
PROPOSED DECK: 65+168=233 S.F.
TOTAL NEW HARD SURFACES AREA: 2,847 S.F. < 5000 S.F.

PER FIGURE I-3.2 FLOW CHART FOR DETERMINING REQUIREMENT FOR REDEVELOPMENT: MINIMUM #1 TO #5 APPLIED TO NEW AND REPLACED HARD SURFACES AND THE LAND DISTURBED

NET DECREASE IN IMPERVIOUS AREA ON-SITE= 322 S.F.

LEGEND

EX. SANITARY SEWER — SS —
EX. WATER LINE — W —
EX. STORM DRAIN — SD —
CONCRETE DRIVEWAY
GRASS LAWN (SOIL AMENDMENT-SA)
SAW CUT LINE
ROOF DRAIN TIGHTLINE WITH C.O.T.G.(4" PVC)
FOOTING DRAIN W/ CLEANOUT TO GRADE (C.O.T.G.)

NOTES:

1. SEE ARCHITECTURE SITE PLAN FOR OTHER PROPOSED INFORMATION NOT SHOWN ON THIS SHEET.

DRAINAGE GENERAL NOTES:

1. DOWNSPOUTS SHALL BE TIED INTO A NON-PERFORATED, RIGID, SMOOTH-BORE PIPE WHICH DRAINS TO AN APPROVED STORM SYSTEM
2. PROVIDE CLEANOUTS AT THE UPPER END OF THE SYSTEM AND AT EACH CUMULATIVE CHANGE OF DIRECTION IN EXCESS OF 135 DEGREES.
3. ALL PIPE FITTINGS SHALL BE MADE OF THE SAME MATERIAL AS THE STRAIGHT PIPE. GLUED JOINTS SHALL USE A BONDING AGENT RECOMMENDED BY THE PIPE MANUFACTURER.
4. FOOTING DRAINS SHALL BE INSTALLED AROUND ALL NEW FOUNDATIONS AND SHALL BE TIGHLINED TO DISCHRACE TO THE SPLASH BLOCK. FOOTING DRAINS SHALL BE CONSTRUCTED OF PERFORATED PIPE AT THE BASE OF THE FOOTING, AND SHALL MEET MATERIAL STANDARDS OF D2729 FOR PVC PIPE, WITH THE PERFORATIONS DIRECTED DOWNWARD. PLACE GRANULAR BACKFILL AROUND AND ABOVE THE FOOTING DRAIN TO A DEPTH OF 2/3 OF THE WALL HEIGHT. PROVIDE FILTER FABRIC WRAP AROUND BETWEEN THE GRANULAR BACKFILL AND THE NATIVE SOIL.

BENCHMARK AND DATUM PER SURVEY

NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBSERVATIONS

NAVD 88 PER GPS OBSERVATIONS

Know what's below. Call before you dig.

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft. (H)

NO.	DATE	REVISION

CHIN CHUN MENG CHIN — STATE OF WASHINGTON — 50584 — REGISTERED PROFESSIONAL ENGINEER — 03/07/2024

C2MY
C2MY ENGINEERS, LLC
PO BOX 52883
BELLEVUE, WA 98015
(206) 922-9376
cmchin.c2my@gmail.com

DATE: 03-11-24

PROJECT: DANN RESIDENCE
3008 70TH AVENUE SE
MERCER ISLAND, WA 98040

Paving, Grading, Drainage Plan

FILE NO: 2405 .DWG

SHEET C2.0

Mar 08, 2024 – 3:02pm CMC G:\Projects\2024\2405 – 3008 70th Ave SE Mercer Is – James Rudolph\2405-C2.0.dwg Layout Name: C2