

NFH RESIDENCE

8000 SOUTHEAST 20TH STREET
MERCER ISLAND, WASHINGTON 98040

Critical Area Determination August 5, 2016

DRAWING INDEX

- SURVEY
- L1 SITE PLAN
- L2 MITIGATION & RESTORATION PLAN
- L3 GRADING & DRAINAGE PLAN

ARCHITECT

CONARD ROMANO ARCHITECTS

514 - 28TH AVENUE EAST
SEATTLE, WASHINGTON 98112

CONTACT: SUZANNE FINDLEY
PHONE: 206.329.4227
EMAIL: suzanne@conardromano.com

LANDSCAPE ARCHITECT

ALLWORTH DESIGN

159 WESTERN AVENUE WEST, SUITE 457
SEATTLE, WASHINGTON 98119

CONTACT: NANDA PATEL
PHONE: 206.623.7396
EMAIL: nanda@allworthdesign.com

CIVIL ENGINEER

COUGHLIN PORTER LUNDEEN

801 SECOND AVENUE, SUITE 900
SEATTLE, WASHINGTON 98104

CONTACT: KEN WIERSEMA
PHONE: 206.343.0460
EMAIL: kenw@cplinc.com

WETLAND BIOLOGIST

WETLAND RESOURCES, INC.

9505 19TH AVENUE SOUTHEAST, SUITE 106
EVERETT, WASHINGTON 98208

CONTACT: Niels Pedersen
PHONE: 425.337.3174
EMAIL: niels@wetlandresources.com

POR OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.

SYMBOL LEGEND

□	CB	CATCH BASIN (TYP)
○	SDCO	STORM DRAIN CLEANOUT
○	YD	YARD DRAIN (OR AS NOTED)
○	SSCO	SANITARY SEWER CLEANOUT
○	SSWH	SANITARY SEWER MANHOLE
○	FM	FIRE HYDRANT
○	HM	HOSE BIB
○	WM	WATER METER
○	WM	WATER VALVE
○	GM	GAS METER
○	GM	GAS WATER
○	EJB	ELECTRICAL JUNCTION BOX
○	HVAC	H.V. AIR COND. SYSTEM
○	YL	YARD LIGHT
○	PP	POWER POLE
○	PP/C	POWER POLE w/UNDERGROUND CONDUIT
○	P/C	POWER POLE w/TRANSFORMER & CONDUIT
○	GUY	UTILITY POLE ANCHOR
○	XFR	PAD MOUNTED TRANSFORMER
○	PM	POWER METER
○	LS	LIGHT STANDARD
○	ROCKERY	ROCKERY
○	SGN	SIGN
○	MB	MAIL BOX
○	MC	MONUMENT IN CASE
○	X	LEAD AND TACK (FOUND AS NOTED)
○	X	PROPERTY CORNER (FOUND AS NOTED)
○	X	PK MAIL (FOUND AS NOTED)

TREE LEGEND

○	C	CONIFER TREE
○	F	CEDAR
○	F	FIR
○	H	HEMLOCK
○	P	PINE
○	B	BIRCH
○	DEC	DECIDUOUS
○	M	MAPLE
○	PR	POPULAR
○	AP	FRUIT TREE
○	FR	FRUIT TREE
○	DL	DRIP LINE, RADIUS (FT)

HATCH LEGEND

[Hatch]	GRAVEL & SAND
[Hatch]	CONCRETE
[Hatch]	ASPHALT PAVEMENT
[Hatch]	EXISTING BUILDING

UTILITY LINE LEGEND

---	W	WATER, LEVEL A
---	W	WATER, LEVEL B
---	W	WATER, LEVEL C
---	W	WATER, LEVEL D
---	SS	SANITARY SEWER, LEVEL A
---	SS	SANITARY SEWER, LEVEL B
---	SS	SANITARY SEWER, LEVEL C
---	SS	SANITARY SEWER, LEVEL D
---	SS FM	SS FORCE MAIN, LEVEL A
---	SS FM	SS FORCE MAIN, LEVEL B
---	SS FM	SS FORCE MAIN, LEVEL C
---	SS FM	SS FORCE MAIN, LEVEL D
---	SD	STORM DRAIN, LEVEL A
---	SD	STORM DRAIN, LEVEL B
---	SD	STORM DRAIN, LEVEL C
---	SD	STORM DRAIN, LEVEL D
---	G	GAS, LEVEL A
---	G	GAS, LEVEL B
---	G	GAS, LEVEL C
---	G	GAS, LEVEL D
---	TEL	TELEPHONE, SUBSURFACE, LEVEL A
---	TEL	TELEPHONE, SUBSURFACE, LEVEL B
---	TEL	TELEPHONE, SUBSURFACE, LEVEL C
---	TEL	TELEPHONE, SUBSURFACE, LEVEL D
---	OHT	TELEPHONE, AERIAL
---	P	POWER, SUBSURFACE, LEVEL A
---	P	POWER, SUBSURFACE, LEVEL B
---	P	POWER, SUBSURFACE, LEVEL C
---	P	POWER, SUBSURFACE, LEVEL D
---	OHP	POWER, AERIAL
---	OHTV	CABLE TV, AERIAL
---	TV	CABLE TV, SUBSURFACE, LEVEL A
---	TV	CABLE TV, SUBSURFACE, LEVEL B
---	TV	CABLE TV, SUBSURFACE, LEVEL C
---	TV	CABLE TV, SUBSURFACE, LEVEL D
---	FO	FIBER OPTIC, SUBSURFACE, LEVEL A
---	FO	FIBER OPTIC, SUBSURFACE, LEVEL B
---	FO	FIBER OPTIC, SUBSURFACE, LEVEL C
---	FO	FIBER OPTIC, SUBSURFACE, LEVEL D

SUBSURFACE UTILITY NOTE

○	W	QUALITY LEVEL A
○	W	QUALITY LEVEL B
○	W	QUALITY LEVEL C
○	W	QUALITY LEVEL D

POTHOLE LOCATION

CLASSIFICATIONS FOR SUBSURFACE UTILITIES ARE OBTAINED AND EXPLAINED IN THE FOLLOWING LIST:

UTILITY QUALITY LEVEL A - PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITY OBTAINED BY THE ACTUAL EXPOSURE OF (OR REPERCUSSION OF) UTILITY. MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT, UNLESS OTHERWISE NOTED, QUALITY LEVEL A IS ONLY APPLICABLE AT POTHOLED LOCATIONS. QUALITY LEVEL B - INFORMATION OBTAINED BY SURVEYING AND EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL C - INFORMATION OBTAINED BY SURVEYING AND EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL D - INFORMATION OBTAINED BY SURVEYING AND EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL E - INFORMATION OBTAINED BY SURVEYING AND EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

LEGAL DESCRIPTION
 RECORD CHICAGO TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. 0046582-ETU, DATED AUGUST 14, 2015 @ 8:00 AM.
 ADDRESS: 8000 SE 20TH STREET, MERCER ISLAND, WA, 98040

PARCEL NO. 546329219
 THE EAST 105 FEET OF THE WEST 185 FEET OF THAT PORTION OF GOVERNMENT LOT 1, OF SECTION 1, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., AS SAID IN PLAT IN THE PLAT OF MERCER ISLAND, KING COUNTY, WASHINGTON, BEING THE NORTH 1/2 OF SOUTH 1/2 OF SECTION 1, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., AS SAID IN PLAT IN THE PLAT OF MERCER BEACH PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 48 OF PLATS, PAGE 7, IN KING COUNTY RECORDS, AND BEING THE WEST 1/2 OF MERGER PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE 27, IN KING COUNTY, WASHINGTON;

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING AND ADJUTING THEREON LYING BETWEEN THE EAST AND WEST BOUNDARY LINES OF THE ABOVE TRACT PRODUCED AND EXTENDED.

TITLE NOTES CORRESPONDING TO SCHEDULE B SPECIAL EXCEPTIONS
 PER CHICAGO TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. 0046582-ETU, DATED AUGUST 14, 2015 @ 8:00 AM.

4. THIS PARCEL IS SUBJECT TO AN INGRESS AND EGRESS EASEMENT FOR A COMMON DRIVEWAY AND MAINTENANCE AGREEMENT RECORDED AUGUST 26, 2003 UNDER KING COUNTY RECORDING NO. 0046582-ETU, DATED AUGUST 14, 2015 @ 8:00 AM. THE EASEMENT IS SHARED WITH THE 2 PARCELS TO THE WEST (TAX PARCEL NOS. 546329214 AND 546329216).

5. THIS PARCEL IS SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS TO THE BENEFIT OF MERCER ISLAND SEWER DISTRICT FOR THE PURPOSE OF SANITARY SEWER LINE, RECORDED JANUARY 18, 1956 UNDER KING COUNTY AUDITOR'S FILE NO. 4655645. THE EASEMENT IS 10 FEET IN WIDTH, CENTERED ON AS CONSTRUCTED LINE, IN SECOND CLASS SHORELANDS ADJACENT TO PARCEL C.

6. THIS PARCEL IS SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS TO THE BENEFIT OF MERCER ISLAND SEWER DISTRICT FOR THE PURPOSE OF SANITARY SEWER LINE, RECORDED JANUARY 18, 1956 UNDER KING COUNTY AUDITOR'S FILE NO. 4655645. THE EASEMENT IS 5 FEET IN WIDTH, ALONG THE EAST LINE OF PARCEL C.

7. THIS PARCEL IS SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS TO THE BENEFIT OF MERCER ISLAND SEWER DISTRICT FOR THE PURPOSE OF SANITARY SEWER LINE, RECORDED JANUARY 18, 1956 UNDER KING COUNTY AUDITOR'S FILE NO. 4655645. THE EASEMENT IS 10 FEET IN WIDTH, CENTERED ON AS CONSTRUCTED LINE, IN SECOND CLASS SHORELANDS ADJACENT TO PARCEL C.

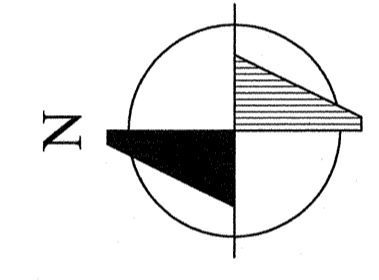
8. THIS PARCEL IS SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS TO THE BENEFIT OF MERCER ISLAND SEWER DISTRICT FOR THE PURPOSE OF SANITARY SEWER LINE, RECORDED JANUARY 18, 1956 UNDER KING COUNTY AUDITOR'S FILE NO. 4655645. THE EASEMENT IS 10 FEET IN WIDTH AND IS CENTERED ON EXISTING SEWER LINE.

AREA
 FOR THE PURPOSE OF CALCULATING AREAS, THE LINE OF ORDINARY HIGH WATER WAS USED FOR THE NORTHERLY LIMIT OF THE PARCEL (ELEVATION OF 18.6 FEET, NAVD 88)
 PARCEL NO. 546329219
 ADDRESS: 8000 SE 20TH STREET, MERCER ISLAND, WA, 98040
 AREA 36,256± SQ. FT. OR 0.63± ACRES

GENERAL NOTES

- PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING TRIMBLE R10 GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE MEASURED BY ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-080.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON AUGUST 19 THROUGH 24, 2015 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
- UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS, ETC.). THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- SANITARY SEWER AND STORM DRAINAGE FACILITIES HAVE BEEN AS-BUILT THROUGH FIELD MEASUREMENTS OF THE LOCATION OF THE ACCESS STRUCTURES, THE TOP ELEVATION OF THE LINES, AND THE SIZE OF THE LINES. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND SIZE OF ALL BURRED UTILITIES SHOULD BE CONFIRMED WITH THE UTILITY PURVEYOR AND EXPOSED IN AREAS CRITICAL TO DESIGN.
- THE CITY OF MERCER ISLAND UTILITY RECORDS INDICATE THAT A SANITARY SEWER LINE RUNS ALONG THE SHORELINE OF LAKE WASHINGTON. NO SURFACE EVIDENCE (MANHOLES, LOCATION PAINT MARKS, ETC.) OF THIS LINE WAS FOUND AT TIME OF THIS SURVEY, ALTHOUGH IT IS ASSUMED THAT THE EXISTING HOUSE CONNECTS TO THIS LINE.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- EASEMENTS AND LEGAL DESCRIPTIONS ARE BASED ON CHICAGO TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. 0046582-ETU, DATED AUGUST 14, 2015 @ 8:00 AM.
- THE LIMITS AND LATERAL LINES OF THE SECOND CLASS SHORELANDS ADJOINING THIS PARCEL HAVE NOT BEEN DETERMINED.
- ORDINARY HIGH WATER (OHW) IS SHOWN AT AN ELEVATION OF 18.6'. VERTICAL DATUM OF NAVD 88. PER MERCER ISLAND MUNICIPAL CODE CHAPTER 19.16.010, THIS ELEVATION IS COVAL TO 21.85' PER THE US ARMY CORPS OF ENGINEERS VERTICAL DATUM AT THE HIRAM CHITTENDEN LOCKS IN SEATTLE.

REFERENCES
 BOUNDARY LINE REVISION, MERCER ISLAND FILE NO. 97-0769, RECORDING NO. 9707219013
 BARNES SHORT PLAT, MERCER ISLAND SHORT PLAT NO. MI-91-1485, RECORDING NO. 9202219005
 MERCER ISLAND SHORT PLAT NO. MI-84-01-02, RECORDING NO. 9406289002



SCALE: 1" = 20'

CONTOUR INTERVAL = 2'

BASIS OF BEARING
 BEARS THE BEARINGS OF NORTH 01° 01' 00" WEST ALONG THE CENTER LINE OF BOTH AVENUE S.E. BETWEEN S.E. 22ND STREET AND S.E. 20TH STREET PER THE MERCER ISLAND SHORT PLAT "BARNES" LAND SURVEY, DATED DECEMBER 20, 1991 AND RECORDED JANUARY 1992, SHORT PLAT FILE NO. 9202219005 RECORDING NUMBER WASHINGTON.

HORIZONTAL DATUM

ASSUMED

VERTICAL DATUM

NAVD88

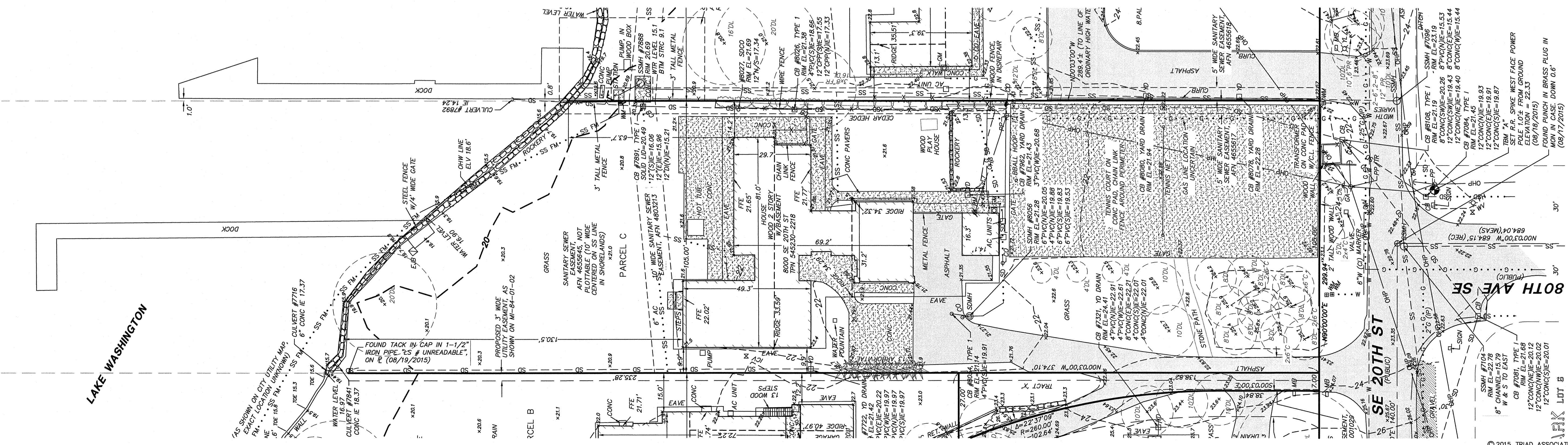
PER THE SURVEY CONTROL POINT STANDARD DATA SHEET, WMS SURVEY DATA WAREHOUSE DESIGNATION #47074

BENCH MARK

ORIGINAL BENCHMARK:
 WMS SURVEY DESIGNATION #47074
 FOUND 1/2" BRASS PLUG IN 3" SQUARE CONC MON SET IN MON CASE, INTERSECTION OF SE 20TH ST & BOTH AVE SE.
 ELEVATION = 22.06'

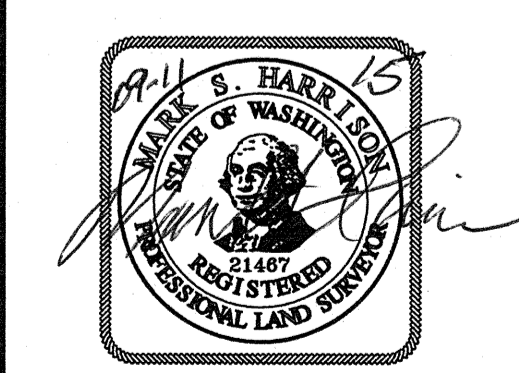
BM "A":
 SET R.R. SPIKE WEST FACE POWER POLE 1.0± FROM GROUND
 ELEVATION = 22.33'

BM "B":
 SET R.R. SPIKE EAST FACE POWER POLE 1.0± FROM GROUND
 ELEVATION = 22.00'



NO.	DATE	REVISION
1	09/11/2015	PROJECT MANAGER
2	09/11/2015	PROJECT SURVEYOR
3	09/11/2015	PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT
 FIRST SUBMITTAL DATE: 09/11/2015
 SCALE: HORIZ: 1" = 20' VERT: 1" = 4'



STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 15-131

SHEET NO. 1 OF 1

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triad

20300 Woodinville Snohomish Rd NE
 Suite A • Woodinville, WA 98072
 p. 425.415.2000 f. 425.486.5059
 w. triadassociates.net

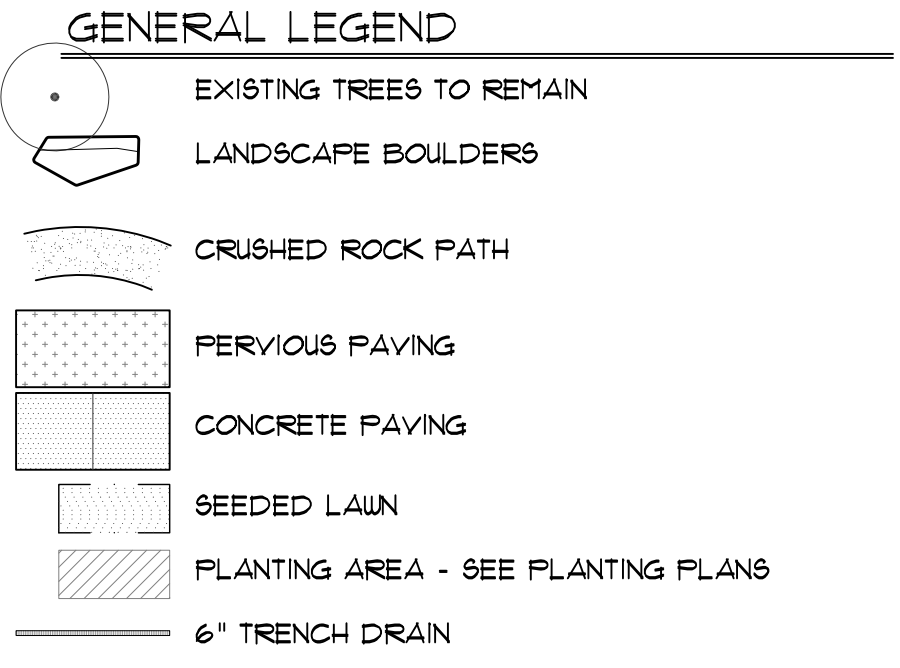
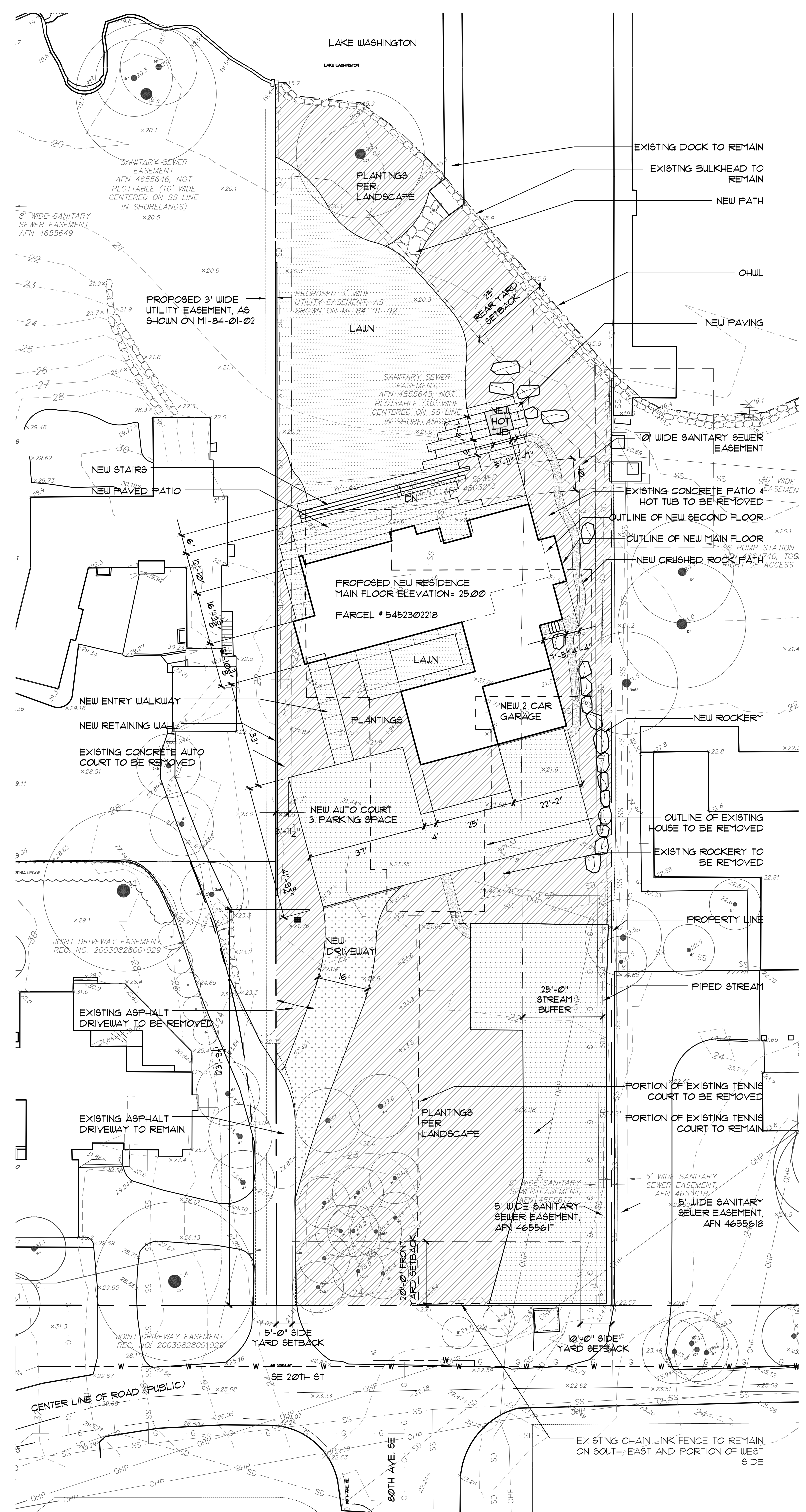
WASHINGTON

TOPOGRAPHIC SURVEY FOR

NFH C/O CONARD ROMANO ARCHITECTS

NFH RESIDENCE

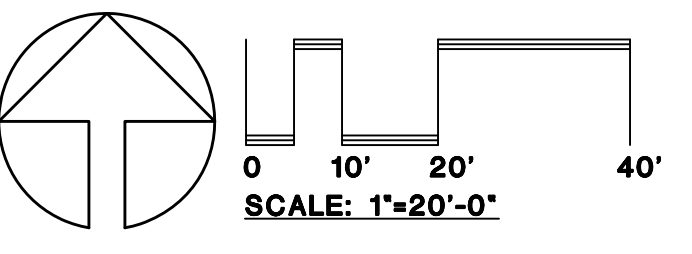
CITY OF MERCER ISLAND,



PROJECT TITLE

NFH RESIDENCE

8000 SE 20TH ST.
MERCER ISLAND, WA
98040
PARCEL #5452302218



PROJECT NUMBER

15107.00

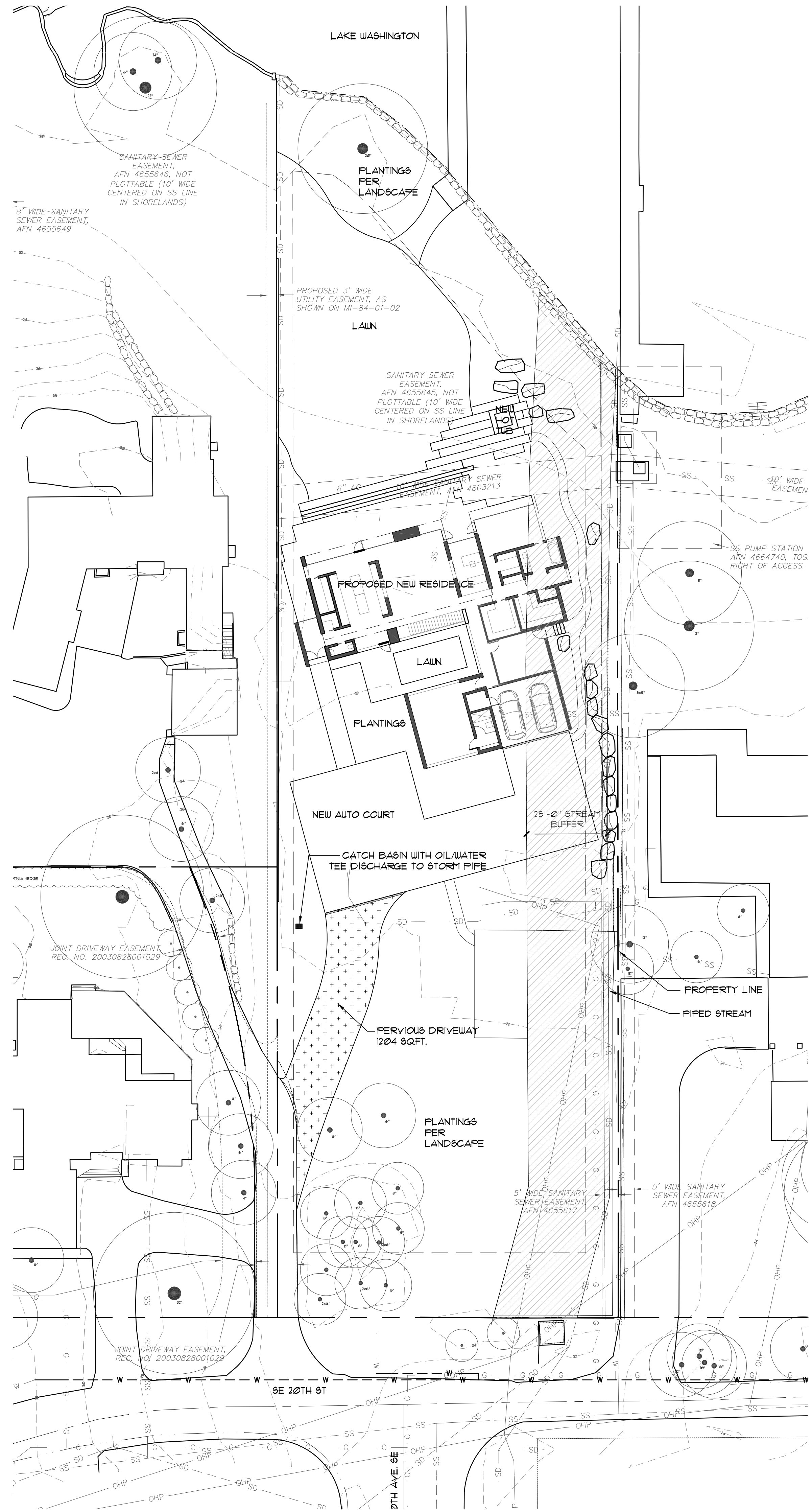
SHEET TITLE

SITE PLAN

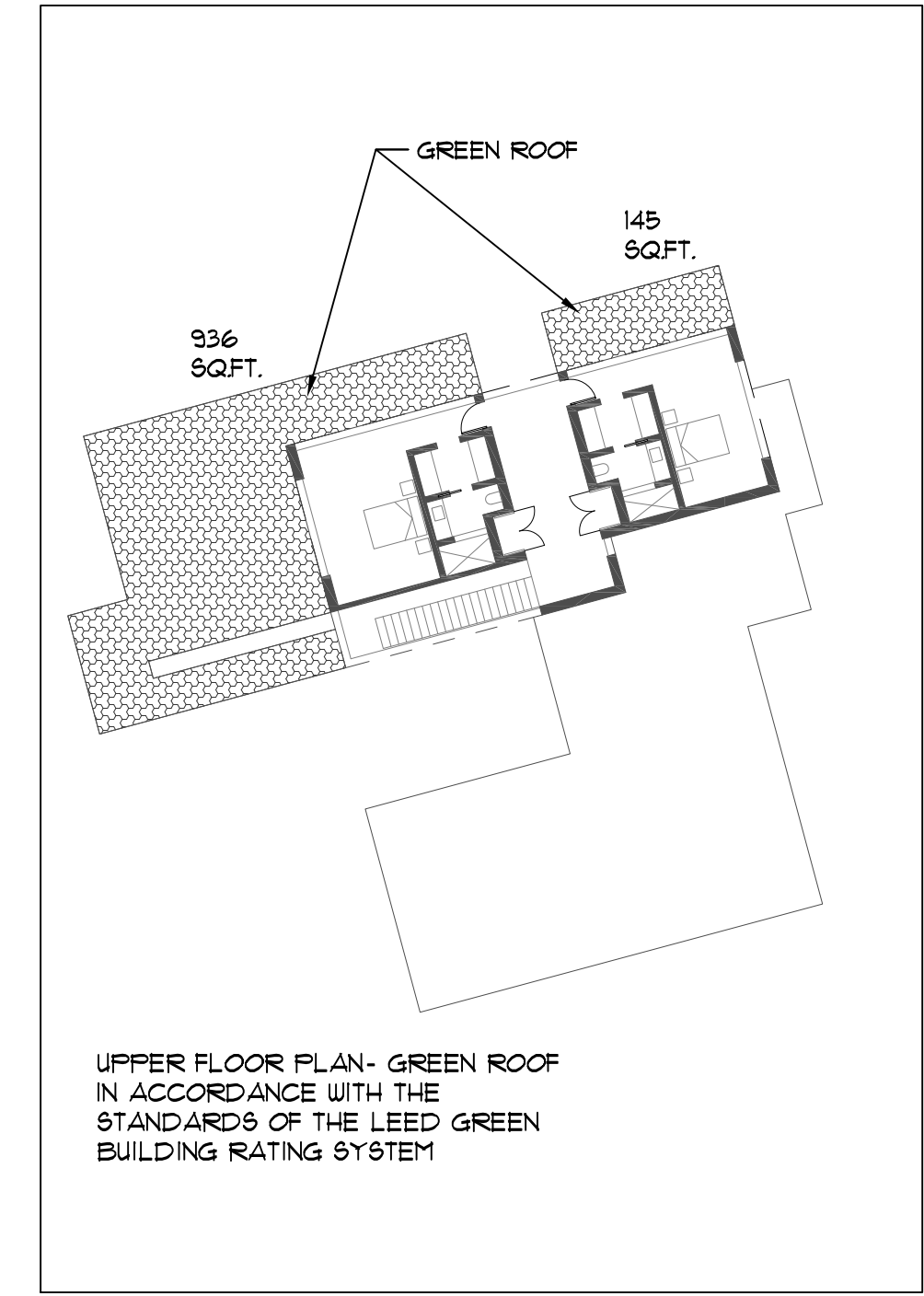
ISSUED SET / REVISIONS DATE
CRITICAL AREA DETERMINATION 08/05/16

DRAWN BY CHECKED BY
NP RA

SHEET NUMBER



MAIN FLOOR PLAN



ROOF PLAN

- MIMC CHAPTER 19.07 - ENVIRONMENT
CLASSIFICATION OF CRITICAL AREA 19.07.010
WATERCOURSE TYPE "PIPED"
- STREAM MITIGATION PROPOSED:
- PERVIOUS DRIVEWAY 1204 SQ.FT.
 - CATCH BASIN WITH OIL/WATER SEPARATOR
 - GREEN ROOF AREA 1081 SQ.FT.

PROJECT TITLE

**NFH
RESIDENCE**

8000 SE 20TH ST.
MERCER ISLAND, WA
98040
PARCEL #5452302218

PROJECT NUMBER

15107.00

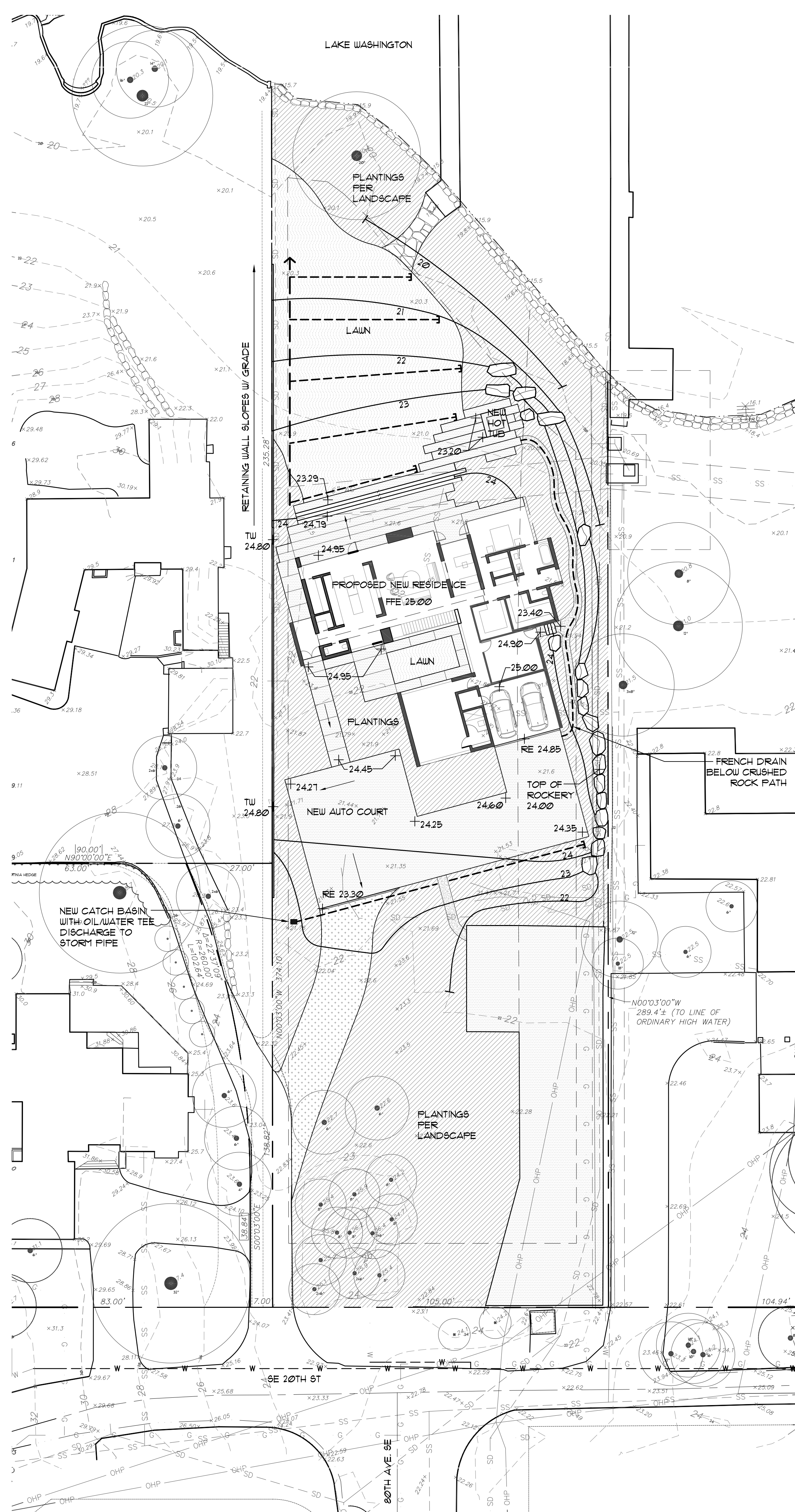
SHEET TITLE

**MITIGATION &
RESTORATION
PLAN**

ISSUED SET / REVISIONS DATE
CRITICAL AREA DETERMINATION 08/05/16

DRAWN BY CHECKED BY
NP RA

SHEET NUMBER



GENERAL LEGEND

- EXISTING TREES TO REMAIN
- LANDSCAPE BOULDERS
- CRUSHED ROCK PATH
- PERVIOUS PAVING
- CONCRETE PAVING
- SEEDED LAWN
- PLANTING AREA - SEE PLANTING PLANS
- 6" TRENCH DRAIN

GRADING & DRAINAGE LEGEND

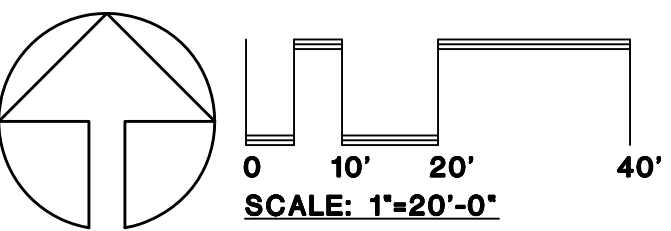
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PERFORATED PIPE - 4" SCHEDULE 40 PVC
- SOLID DRAINPIPE - 6" PVC
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TS TOP OF STEP
- BS BOTTOM OF STEP
- RE RIM ELEVATION
- DIRECTION OF SURFACE FLOW
- CO CLEAN OUT

- NOTES**
- VERIFY GRADES IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION
 - CONNECT AREA DRAINS TO SITE DRAINAGE SYSTEM
 - ALL GRADES INDICATED ARE FINISH GRADES UNLESS OTHERWISE NOTED
 - SET CLEAN OUTS 14" BELOW FINISH GRADE AND LOCATE ON AS-BUILT PLAN

PROJECT TITLE

NFH RESIDENCE

8000 SE 20TH ST.
MERCER ISLAND, WA
98040
PARCEL #5452302218



PROJECT NUMBER

15107.00

SHEET TITLE

GRADING AND DRAINAGE PLAN

ISSUED SET / REVISIONS DATE
CRITICAL AREA DETERMINATION 08/05/16

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