

9433 SE 54TH ST MERCER ISLAND SITE PLAN

LEGAL DESCRIPTION

LOT 14, CAY HILLS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 70 OF PLATS, PAGE 95, IN KING COUNTY, WASHINGTON;

ALSO THAT PORTION OF GOVERNMENT LOT 2, SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 14, CAY HILLS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 70 OF PLATS, PAGE 95, IN KING COUNTY, WASHINGTON; THENCE SOUTH 7°00'00" WEST 59.38 FEET TO THE SOUTHWEST CORNER OF LOT 10 OF SAID PLAT;
THENCE NORTHWESTERLY TO THE SOUTHWEST CORNER OF SAID LOT 14;
THENCE ALONG THE SOUTHERLY LINES OF SAID LOT 14, SOUTH 71°30'00" EAST 80.00 FEET AND NORTH 86°30'00" EAST 42.00 FEET TO THE POINT OF BEGINNING.

VERTICAL DATUM & CONTROL INTERVAL

CONTOUR INTERVAL = 1 FT.

VERTICAL DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON MARCH 11, 2021.

HORIZONTAL DATUM = NAD 83/11

SURVEY NOTES

- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
- UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE GIS AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
- TAX PARCEL NO. 1438700145
- TREE DIAMETERS AND DRILLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
- PARCEL AREA = 21666 SQ. FT.

SITE DATA

HIGHEST ELEVATION OF LOT: 102.00
 LOWEST ELEVATION OF LOT: 54.00
 LOT SLOPE: 26.8%
 TOTAL SITE AREA: 21,666 SF
 ALLOWED LOT COVERAGE: 35%
 PROPOSED LOT COVERAGE * 4,484 SF (20.7%)
 PROPOSED HARDSCAPE 276 SF (1.3%)
 PROJECT IMPERVIOUS AREA: 4,760 SF (22.0%)

* 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

MELODY QI
 5425 96TH AVE SE
 MERCER ISLAND, WA 98040
 (425) 922-5928
 CONTACT: MEI YANG

SURVEYOR

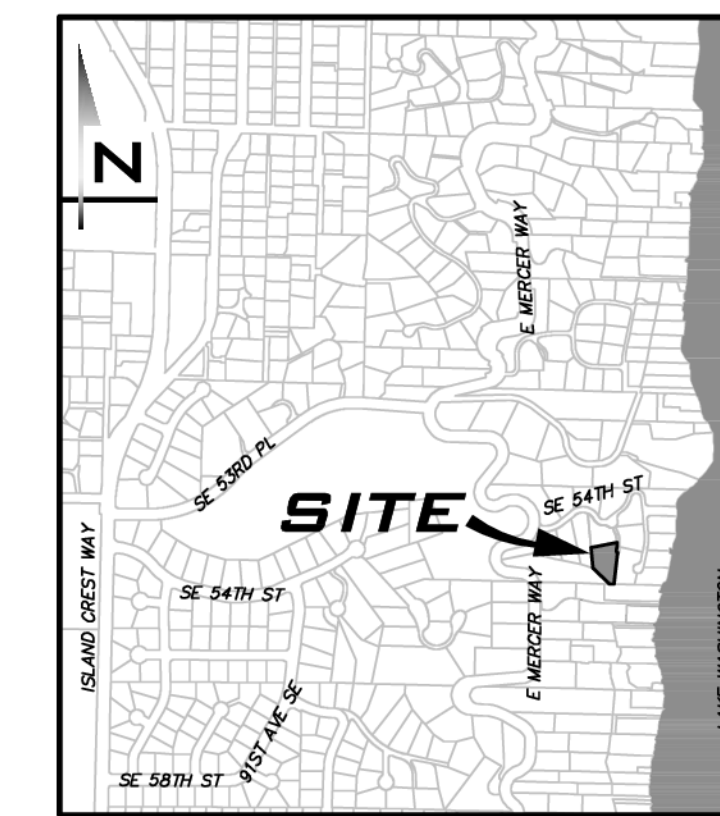
CHADWICK & WINTERS
 1422 N.W. 85TH ST.
 SEATTLE, WA 98117
 (206) 287-0996
 CONTACT: BRANDON E. WINTERS

ENGINEER

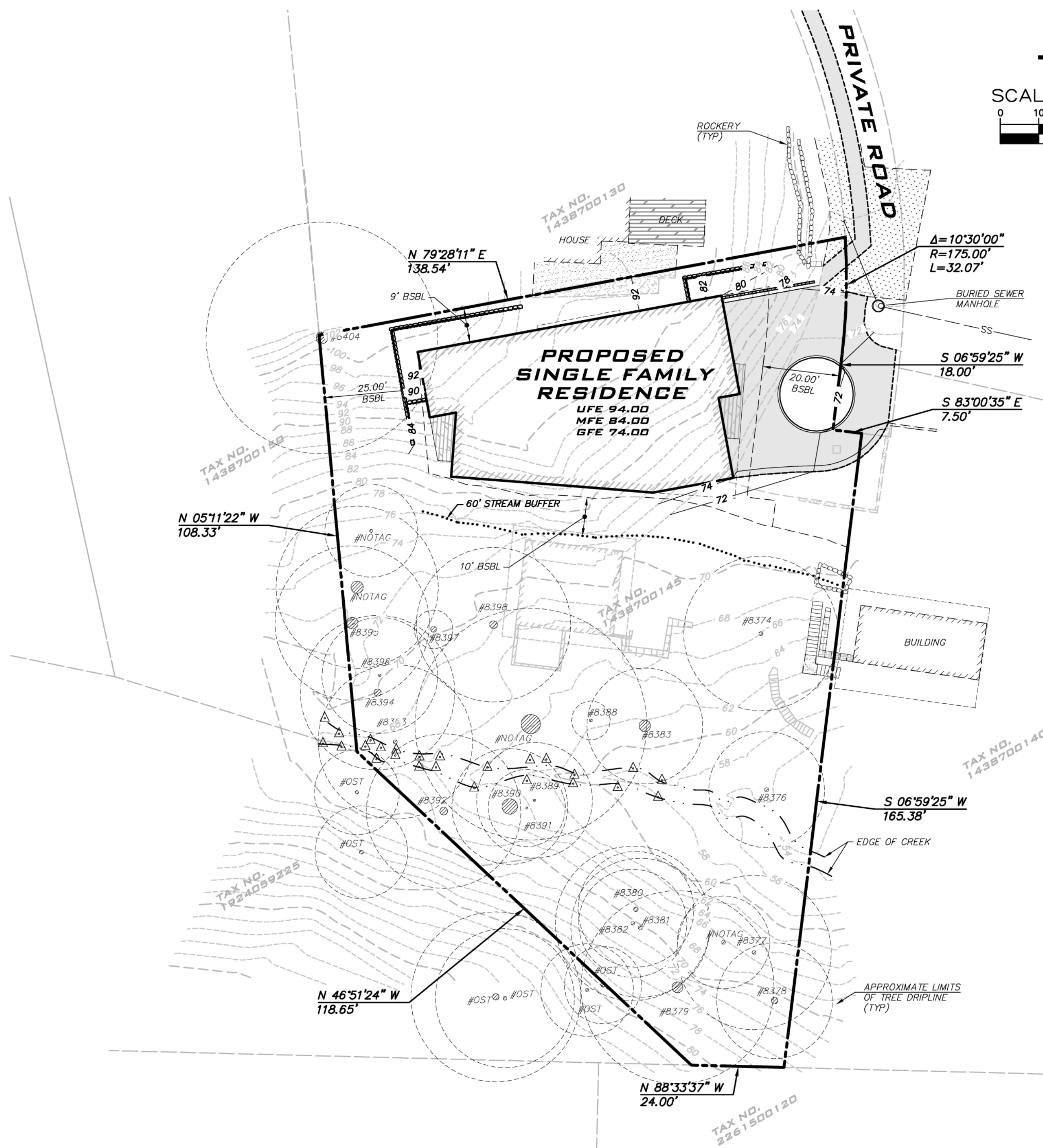
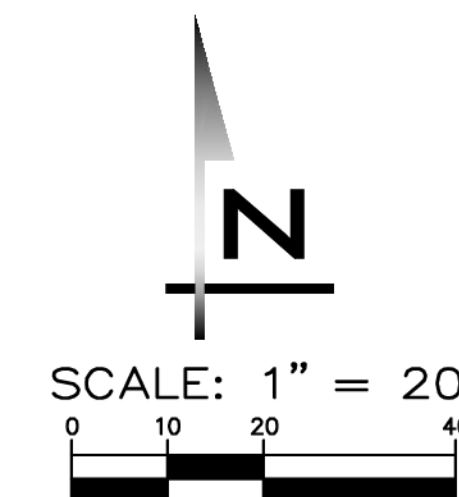
THE BLUELINE GROUP
 25 CENTRAL WAY, SUITE 400
 KIRKLAND, WA 98033
 (425) 250-7282
 CONTACT: YANNICK METS, PE

GEOTECH ENGINEER

MERIT ENGINEERING, INC.
 10129 MAIN STREET, #201
 BELLEVUE, WA 98004
 (425) 454-2133
 CONTACT: AUSTIN X. HUANG



VICINITY MAP
NOT TO SCALE



LEGEND	
PROPOSED FEATURES	
BOUNDARY	MAILBOX
RIGHT-OF-WAY	ASPHALT PAVEMENT
LOT LINE	CONCRETE
SIDEWALK	DRIVEWAY
CENTER LINE	
SAWCUT	
BUILDING FOOTPRINT	
BUILDING OVERHANG	
BUILDING ROOFLINE	
BUILDING SETBACK (BSBL)	
190' 10' PROPOSED CONTOURS	
192' 2' PROPOSED CONTOURS	
PROPOSED STORM DRAINAGE	
STORM DRAIN PIPE	TYPE I CB - STANDARD GRATE
ROOF & FOOTING DRAIN	TYPE I CB - LOCKING LID
SWALE OR DITCH	STORM CLEANOUT
SURFACE FLOW	YARD DRAIN
PROPOSED SANITARY SEWER AND WATER	
SEWER MAIN	SEWER MANHOLE
SEWER SERVICE	PIPE FLOW
WATER MAIN	SEWER CLEANOUT
	WATER METER
EXISTING FEATURES	
ADJACENT PLAT/PARCEL LINE	POWER VAULT
ADJACENT RIGHT-OF-WAY	POWER METER
CENTERLINE	MAIL BOX
EASEMENT	
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	
W - WATER MAIN	
AHP - AERIAL POWER LINE	
G - GAS MAIN	
X - WIRE FENCE	
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	
TESC FEATURES	
FILTER FENCE	PIPE FLOW
CONSTRUCTION FENCE	INTERIM CATCH BASIN PROTECTION (INSERT)
CLEARED AREA	
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.



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

SCALE: AS NOTED
 PROJECT MANAGER:
 TODD A OBERG, PE
 PROJECT ENGINEER:
 YANNICK METS, PE
 DESIGNER:
 JULIAN ADLER
 ISSUE DATE:
 7/20/2023

NO	DATE	BY	REVISIONS

COVER SHEET
9433 SE 54TH ST
 SITE PLAN
 TAX PARCEL # 1438700145
 CITY OF MERCER ISLAND



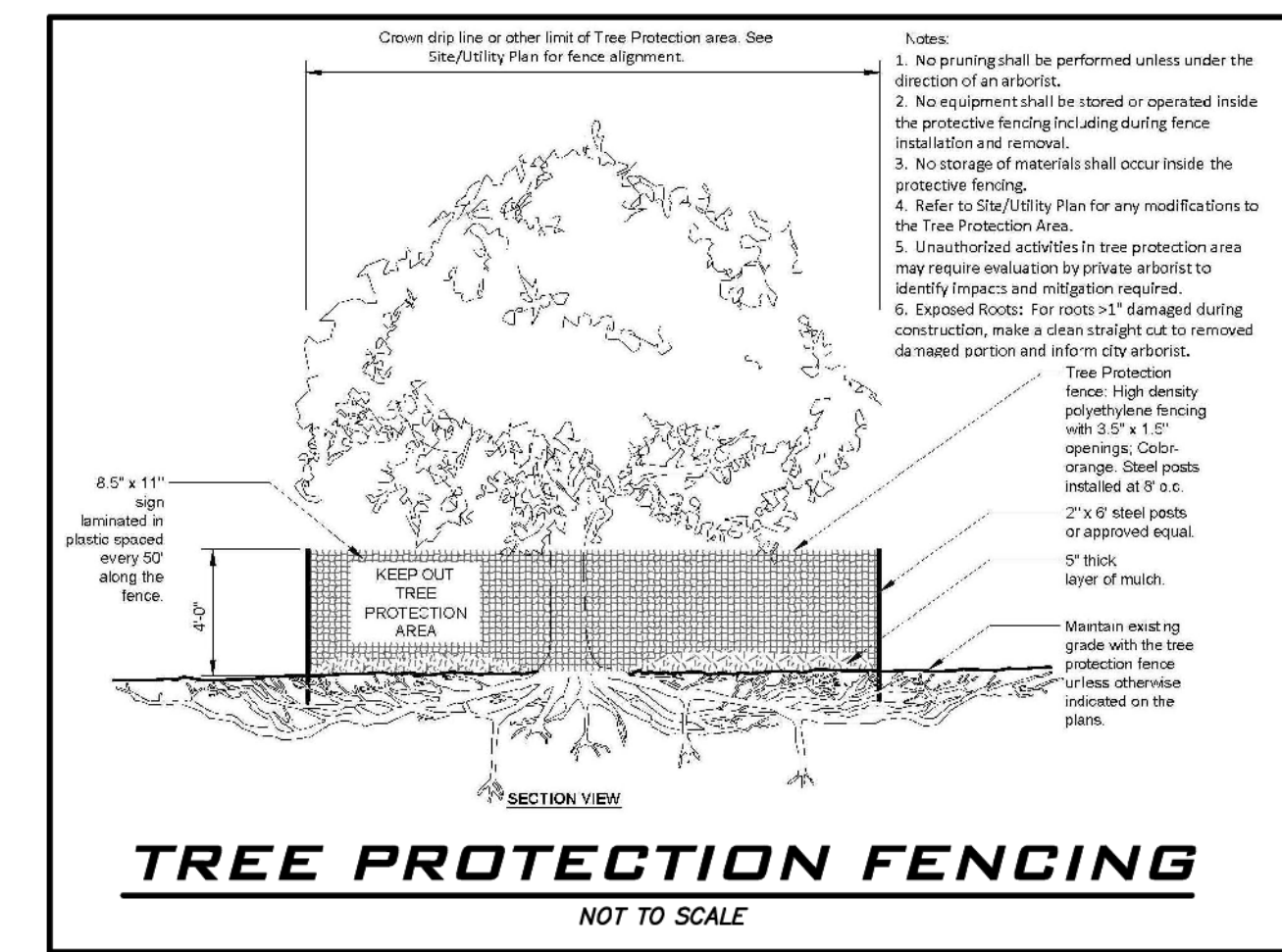
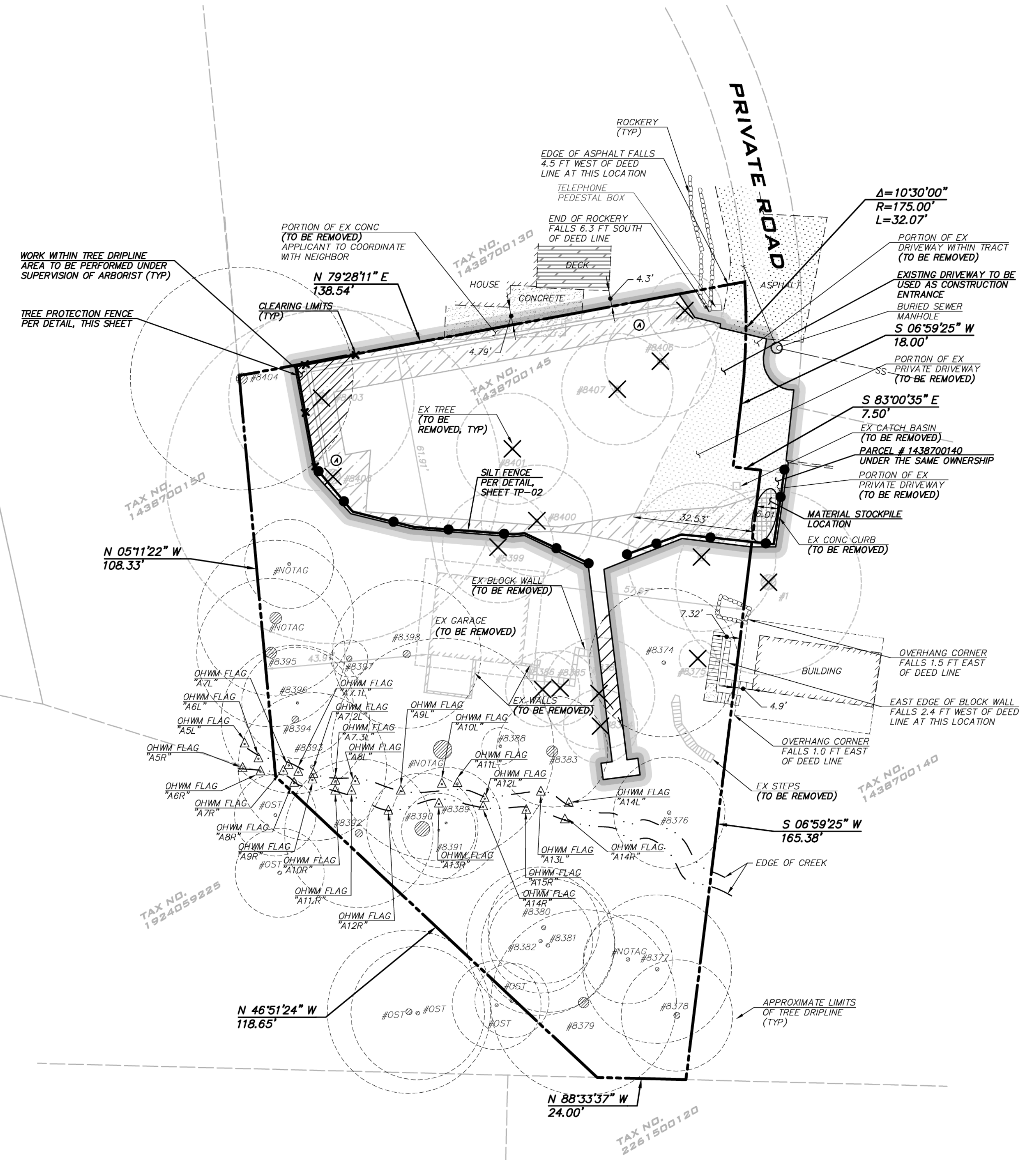
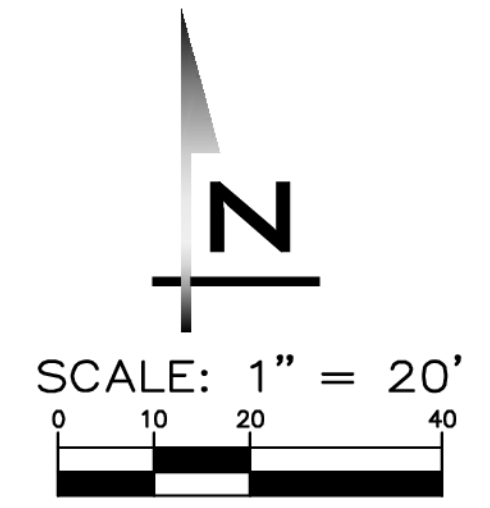
07/20/2023
 JOB NUMBER:
22-306
 SHEET NAME:
CV-01



ATWELL

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SOIL AMENDMENT LEGEND

NEW TURF AREA REQUIRING AMENDMENT (1,715 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.

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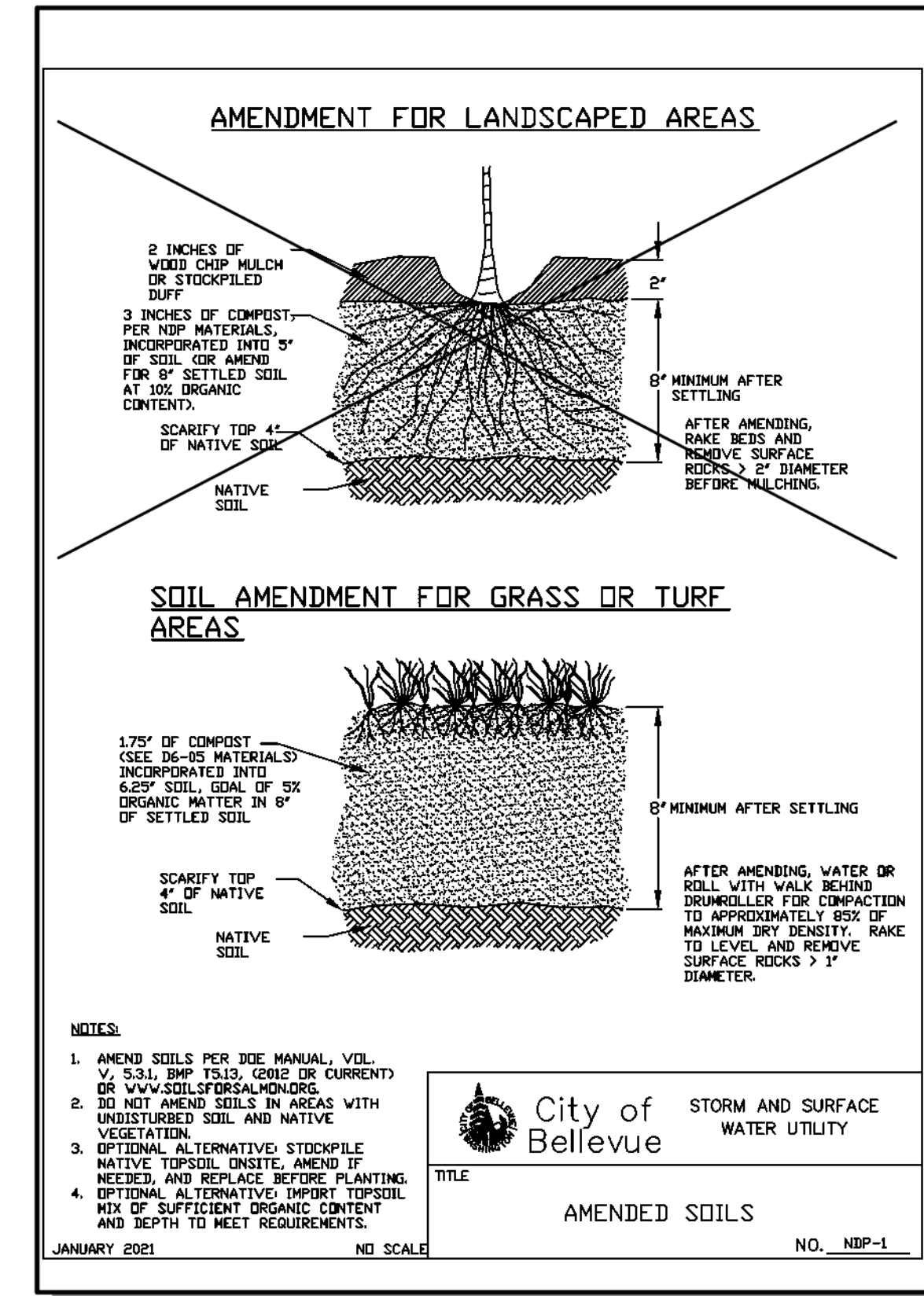
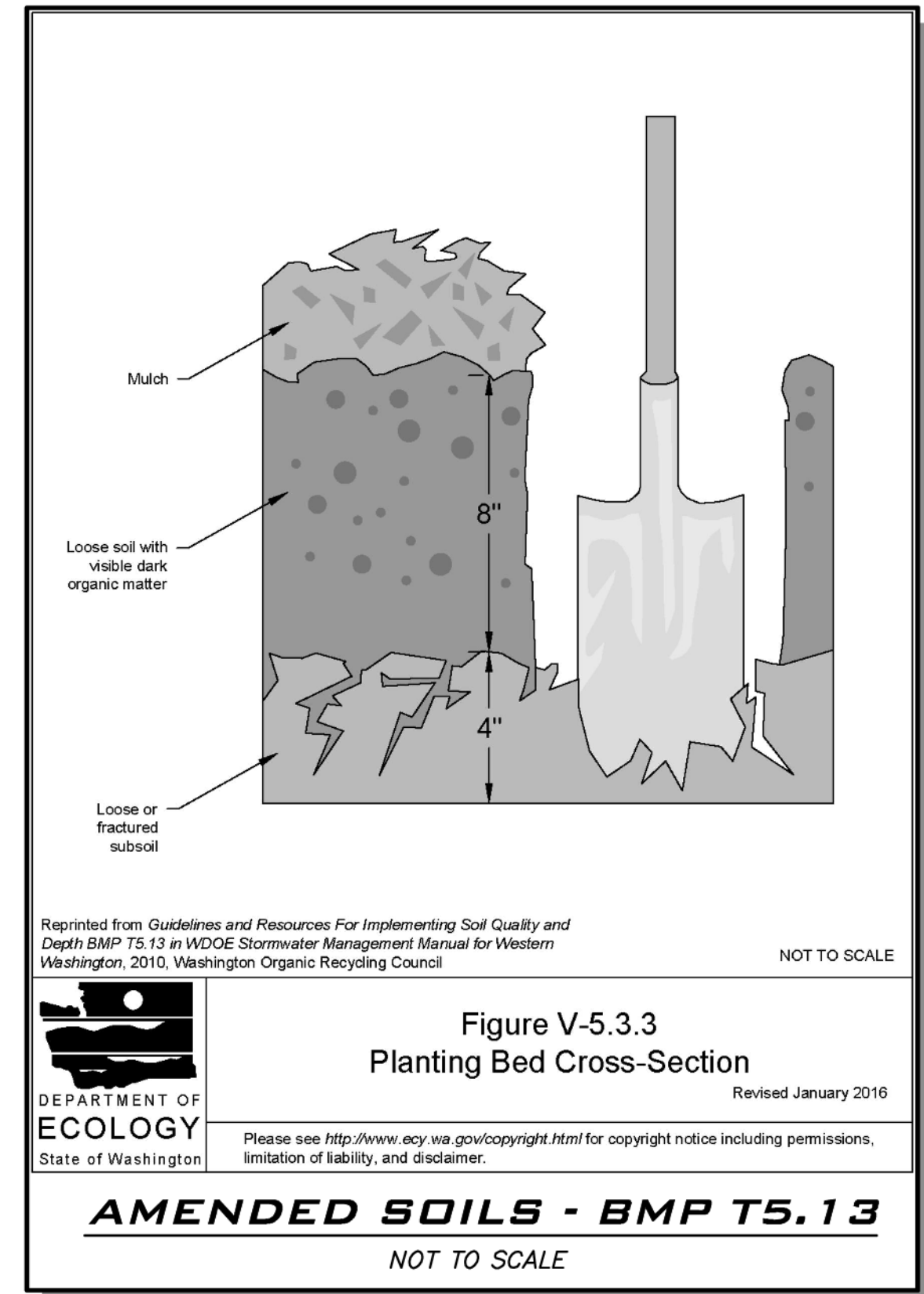
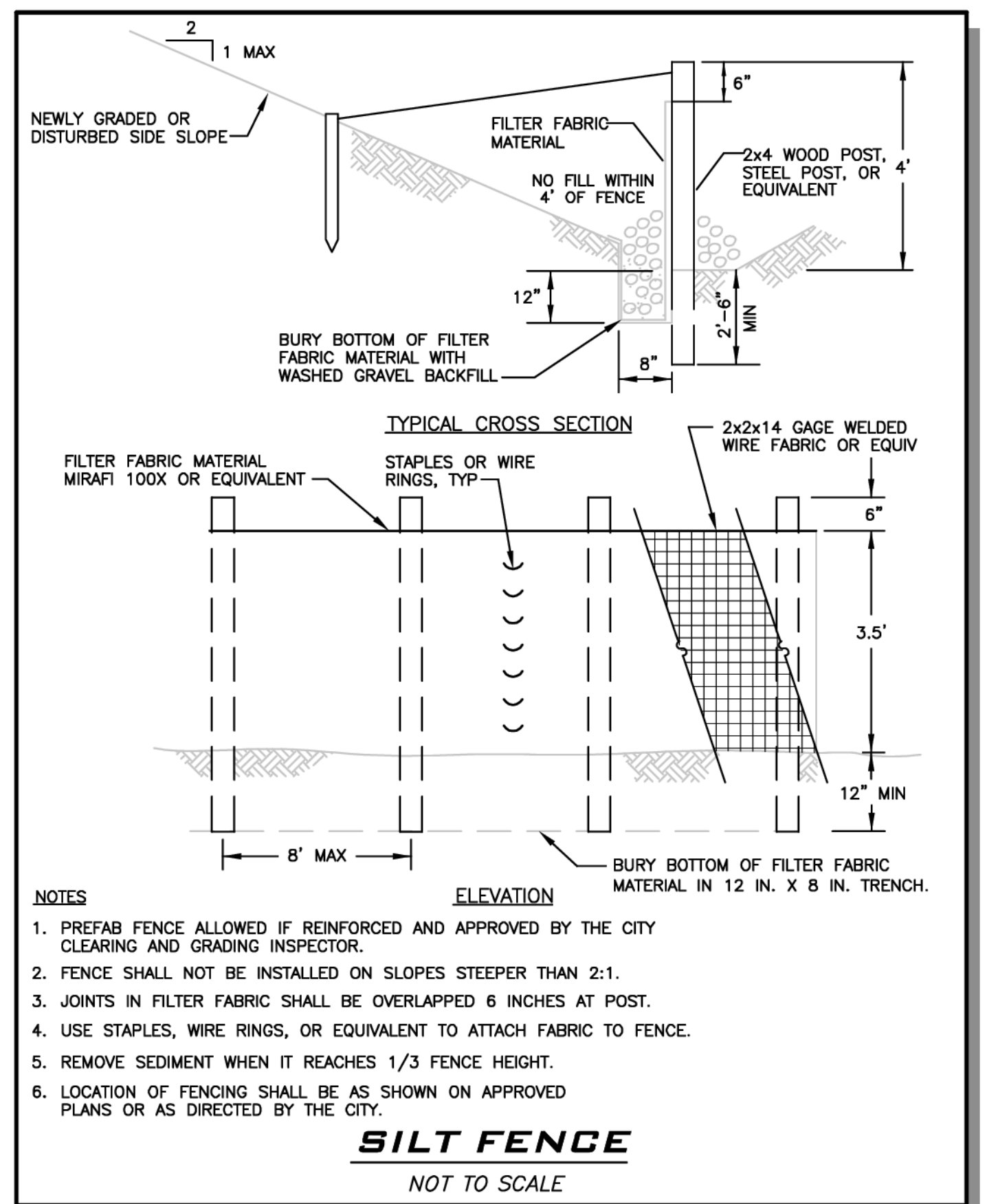
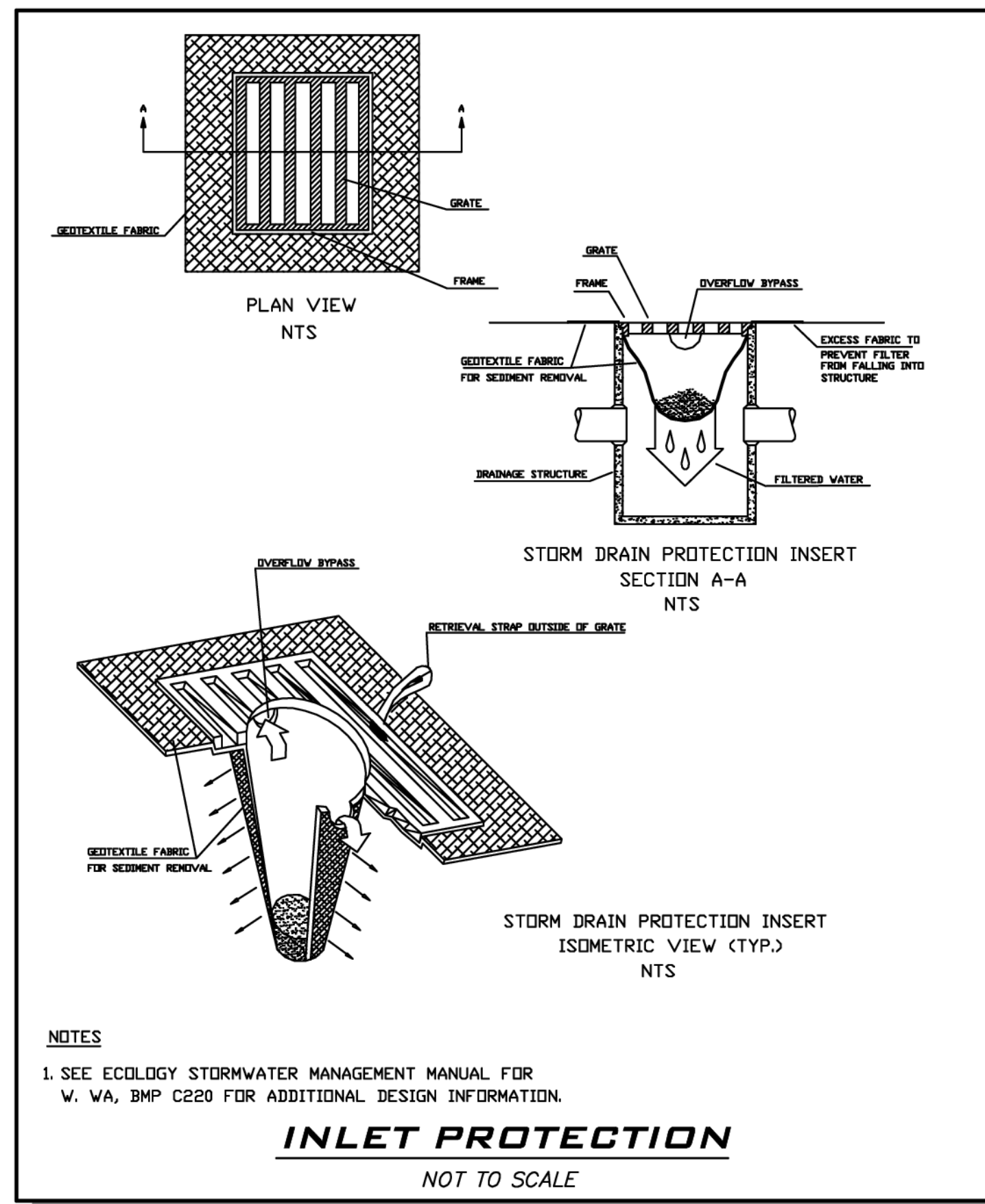
TESG, DRAINAGE & TREE RETENTION PLAN
9433 SE 54TH ST
SITE PLAN
TAX PARCEL # 1438700145
CITY OF MERCER ISLAND



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TESC - PLAN NOTES

- THE APPROVED CONSTRUCTION SEQUENCE SHALL BE AS FOLLOWS:
 - CONDUCT PRE-CONSTRUCTION MEETING.
 - FLAG OR FENCE CLEARING LIMITS.
 - POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.
 - INSTALL CATCH BASIN PROTECTION IF REQUIRED.
 - GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
 - INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
 - CONSTRUCT SEDIMENT PONDS AND TRAPS.
 - GRADE AND STABILIZE CONSTRUCTION ROADS.
 - CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
 - MAINTAIN EROSION CONTROL MEASURE IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
 - 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.
 - COVER ALL AREAS WITHIN THE SPECIFIED TIME FRAME WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, CRUSHED ROCK OR EQUIVALENT.
 - STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 7 DAYS.
 - SEED OR SOO ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
 - UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.
- 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.).
- 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.
- 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.
- THE TESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT DURING CONSTRUCTION, TEMPORARY SILTATION CONTROL SYSTEMS OR VIOLATE APPLICABLE WATER STANDARDS, WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
- 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.
- 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.
- 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.
- ALL DENUDE 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 DOWNSIDE SYSTEM.
- 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.
- 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.
- 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).
- WHERE STRAW MULCH IS REQUIRED FOR TEMPORARY EROSION CONTROL, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2".
- ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 6" MUST HAVE A PERIMETER FENCE WITH A MINIMUM HEIGHT OF 3'.
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND SPECIFICATIONS.
- 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.
- A COPY OF THE APPROVED EROSION CONTROL PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- 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.
- 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.
- 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.
- 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 DOWNSIDE 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.
- 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.
- 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.
- IF ANY PART(S) OF THE CLEARING LIMIT BOUNDARY OR TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN IS/ARE DAMAGED, IT SHALL BE REPAIRED IMMEDIATELY.
- ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF.
- 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 DOWNSIDE STORM SYSTEM, OR POSSIBLY RE-LAYING THE STORM LINE.
- 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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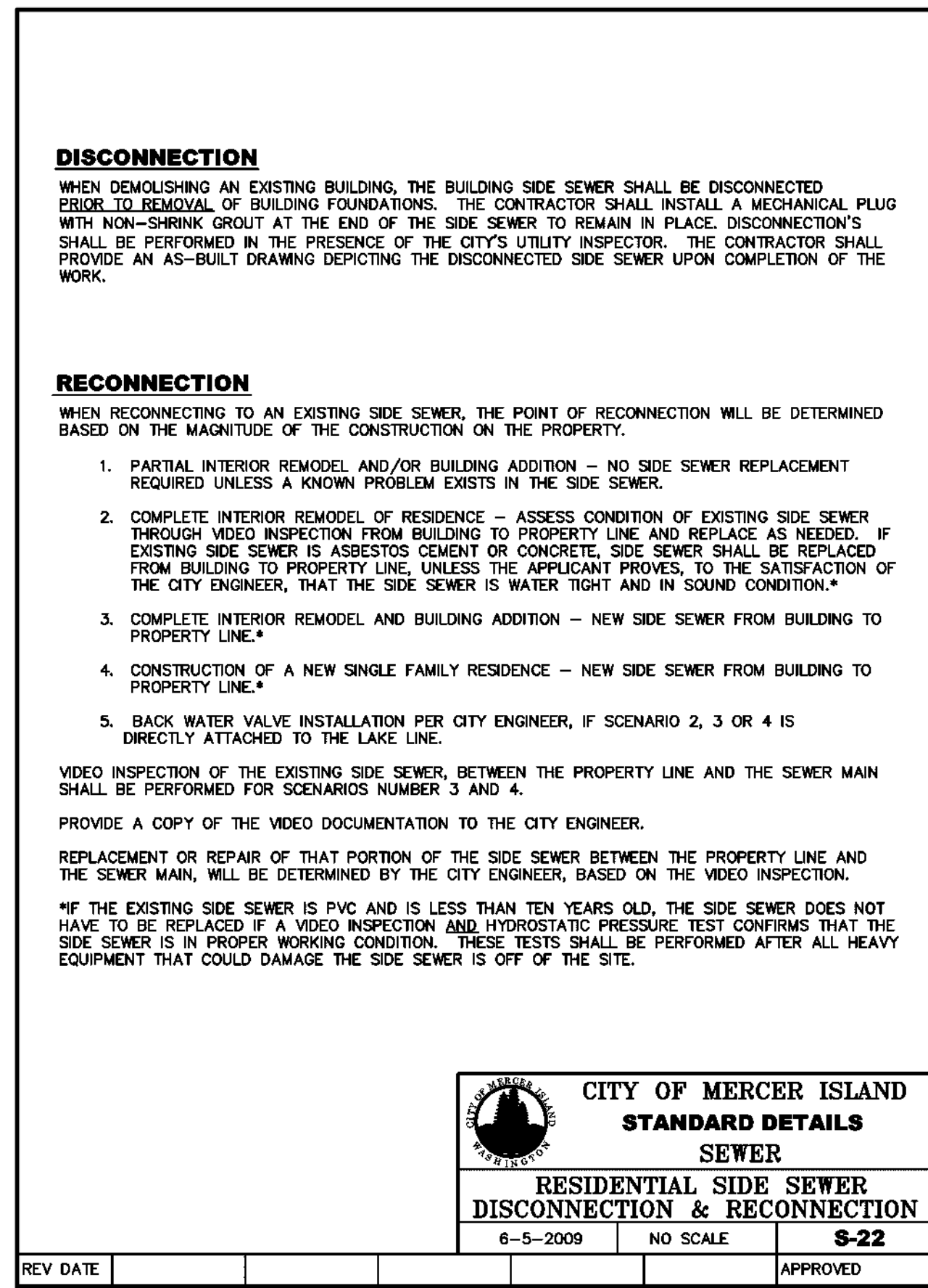
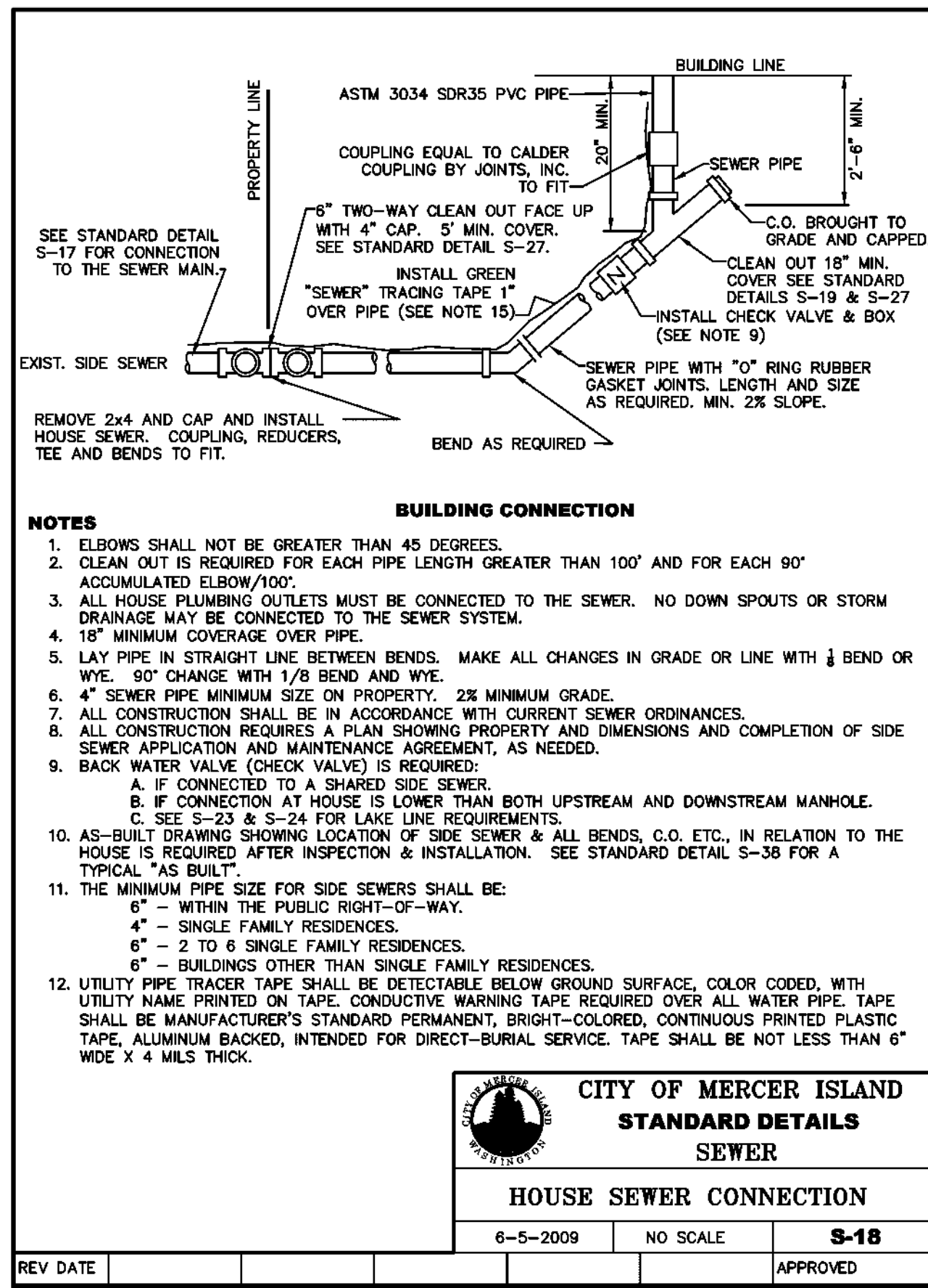
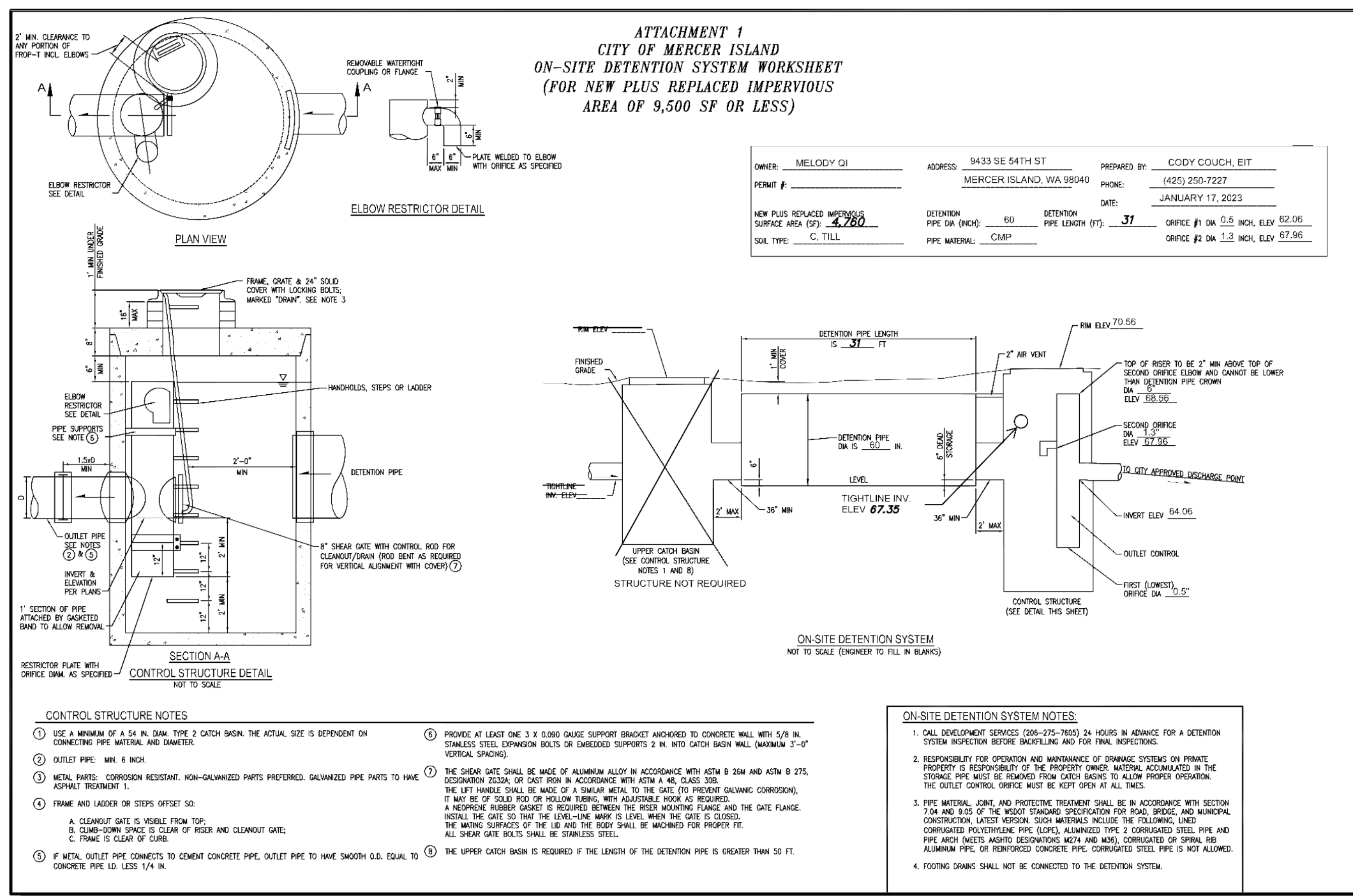
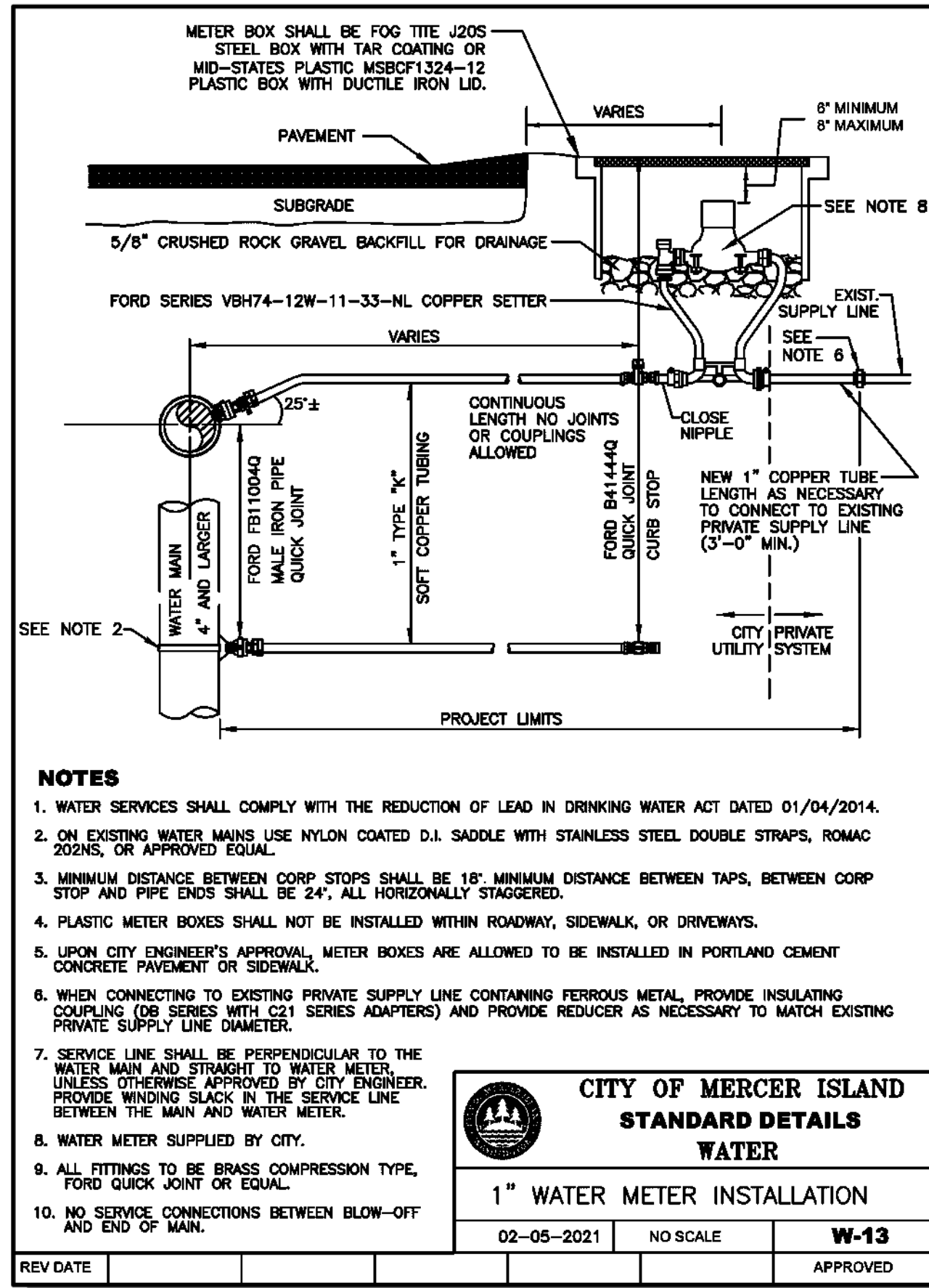
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PROJECT ENGINEER: YANNICK METS, PE
DESIGNER: JULIAN ADLER
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TESC NOTES & DETAILS
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TAX PARCEL # 143B700145
CITY OF MERCER ISLAND

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JOB NUMBER: **22-306**
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SHT **3** OF **5**



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SHT 5 OF 5