

3036 67TH AVE SE MERCER ISLAND SITE PLAN

LEGAL DESCRIPTION

LOTS 15, 16, 17, 18 AND THE SOUTHERLY 5 FEET OF LOT 19, BLOCK 6, EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGES 22 AND 23, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THAT PORTION THEREOF LYING WITHIN MERCER ISLAND ROAD (67TH AVENUE SE)

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARING

RECORD OF SURVEY BY TERRANE FOR JAYMARC HOMES, RECORDED ON JULY 26, 2021, IN VOLUME 451 OF SURVEYS, PAGE 259, UNDER RECORDING NO. 20210726900027, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM & CONTROL INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY THE CITY OF MERCER ISLAND.

THE MARK IS A MONUMENT IN CASE AT THE INTERSECTION OF 68TH AVENUE SE W AND SE 32ND STREET.

POINT ID NO. 47746;
ELEVATION: 112.571 FEET - NAVD 88

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.

SURVEY NOTES

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN AUGUST 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

SITE DATA

HIGHEST ELEVATION OF LOT: 118.25
 LOWEST ELEVATION OF LOT: 98.66
 LOT SLOPE: 19.3%
 TOTAL SITE AREA: 12,500 SF
 ALLOWED LOT COVERAGE: 40%
 PROPOSED LOT COVERAGE: 3,899 SF (31.2%)
 PROPOSED HARDSCAPE: 581 SF (4.6%)
 PROJECT IMPERVIOUS AREA: 4,480 SF (35.8%)
 * 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

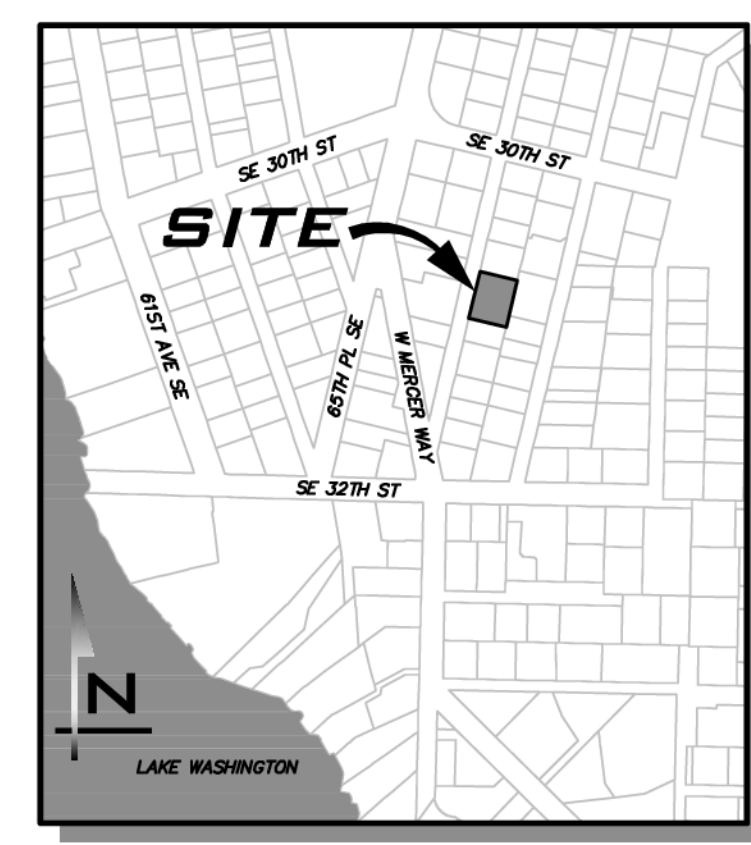
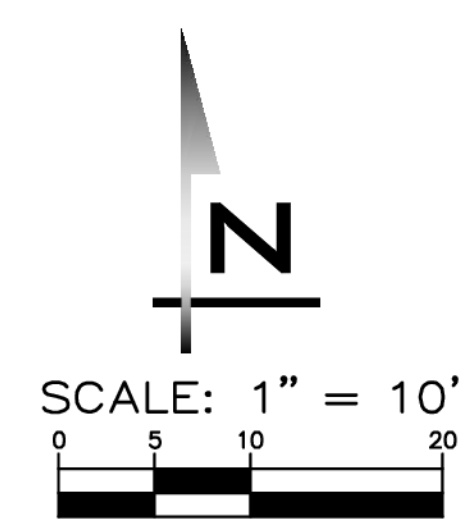
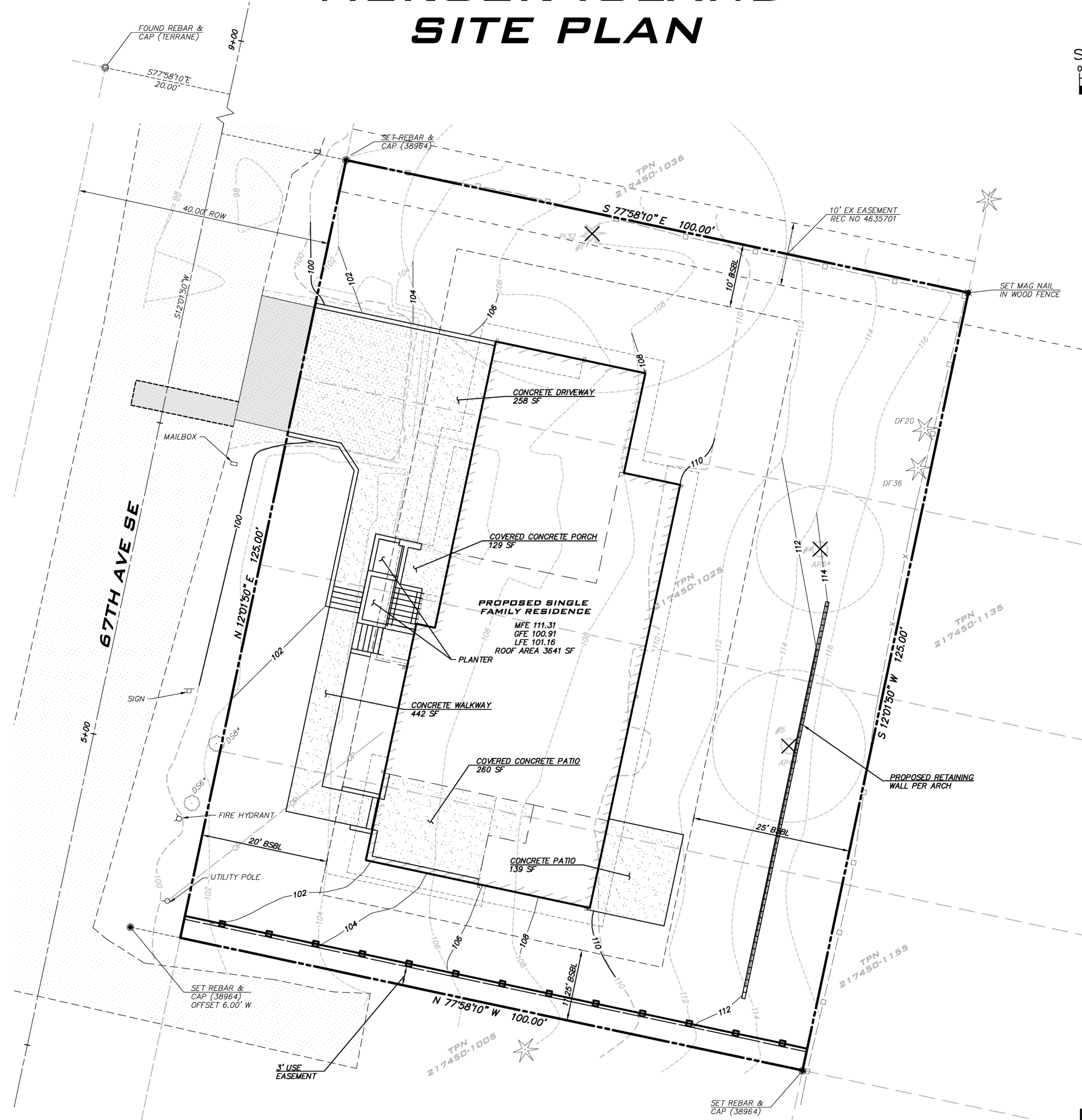
THE BLUELINE GROUP
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
(425) 250-7262
CONTACT: YANNICK METS, PE

GEOTECH ENGINEER

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

SHEET INDEX

- CV-01 COVER SHEET
- TP-01 TESC PLAN
- TP-02 TESC DETAILS
- TR-01 TREE RETENTION PLAN
- SP-01 SIDE SEWER PROFILE
- TG-01 TEMPORARY GRADING PLAN
- DT-01 DETAILS
- DT-02 DETAILS



LEGEND	
PROPOSED FEATURES	
— BOUNDARY	■ MAILBOX
— RIGHT-OF-WAY	■ ASPHALT PAVEMENT
— LOT LINE	■ CONCRETE
— SIDEWALK	
— 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 GRADE
— ROOF & FOOTING DRAIN	■ TYPE I CB - LOCKING LID
— SWALE OR DITCH	● STORM CLEANOUT
— SURFACE FLOW	⊙ YARD DRAIN
EXISTING FEATURES	
— ADJACENT PLAT/PARCEL LINE	□ POWER VAULT
— ADJACENT RIGHT-OF-WAY	⊗ POWER METER
— CENTERLINE	□ MAIL BOX
— EASEMENT	⊗ EXISTING CONIFEROUS TREE
— SURFACE FEATURES	⊗ EXISTING DECIDUOUS TREE
— BUILDING FOOTPRINT	— DRIP LINE
— 190' 10' CONTOURS	⊗ CONIFEROUS TREE TO BE SAVED
— 192' 2' CONTOURS	⊗ DECIDUOUS TREE TO BE SAVED
— SD STORM DRAIN PIPE	⊗ EXISTING CONIFEROUS TREE TO BE REMOVED
— SS SEWER MAIN	⊗ EXISTING DECIDUOUS TREE TO BE REMOVED
— W WATER MAIN	□ ASPHALT
— OHP AERIAL POWER LINE	■ CONCRETE
— G GAS MAIN	■ GRAVEL
— 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
 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.

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:
YANNICK METS, PE
 PROJECT ENGINEER:
AU RAMEZANI, PE
 DESIGNER:
CHRISTOPHER WSCOMB
 ISSUE DATE:
11/20/2023

NO	DATE	BY	REVISIONS

COVER SHEET
3036 67TH AVENUE SE
 SITE PLAN
 PARCEL 2174501025
 CITY OF MERCER ISLAND WASHINGTON

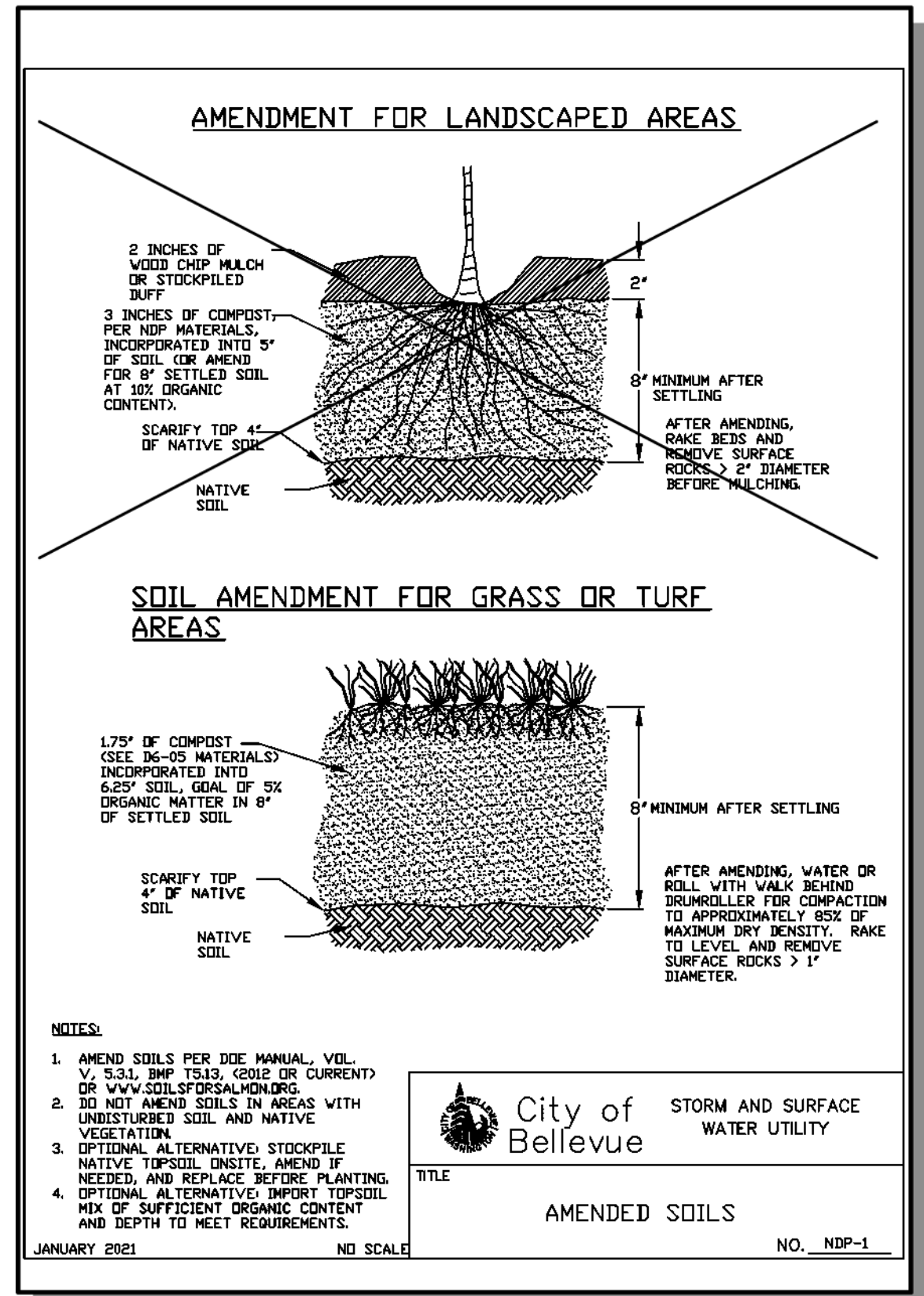
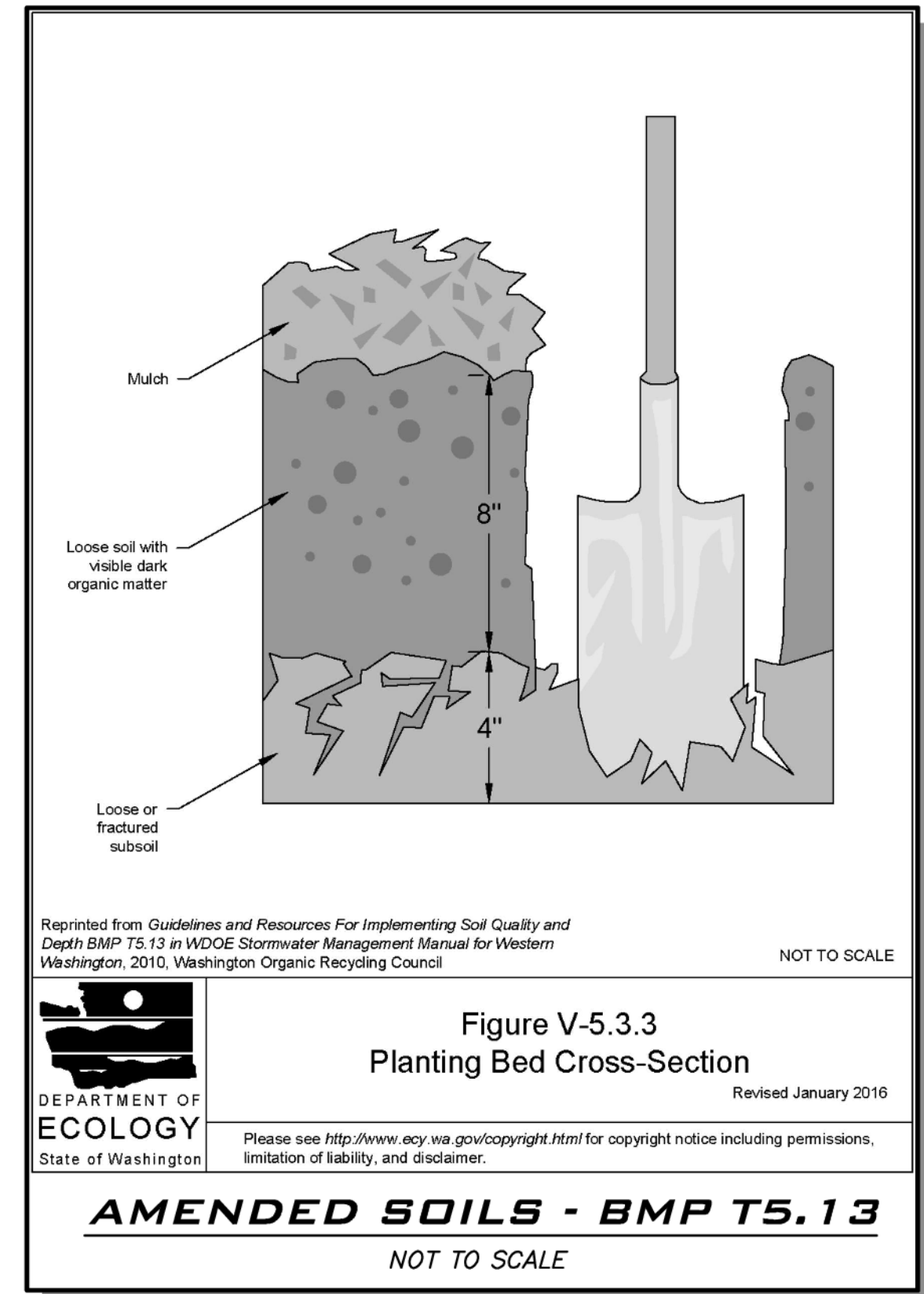
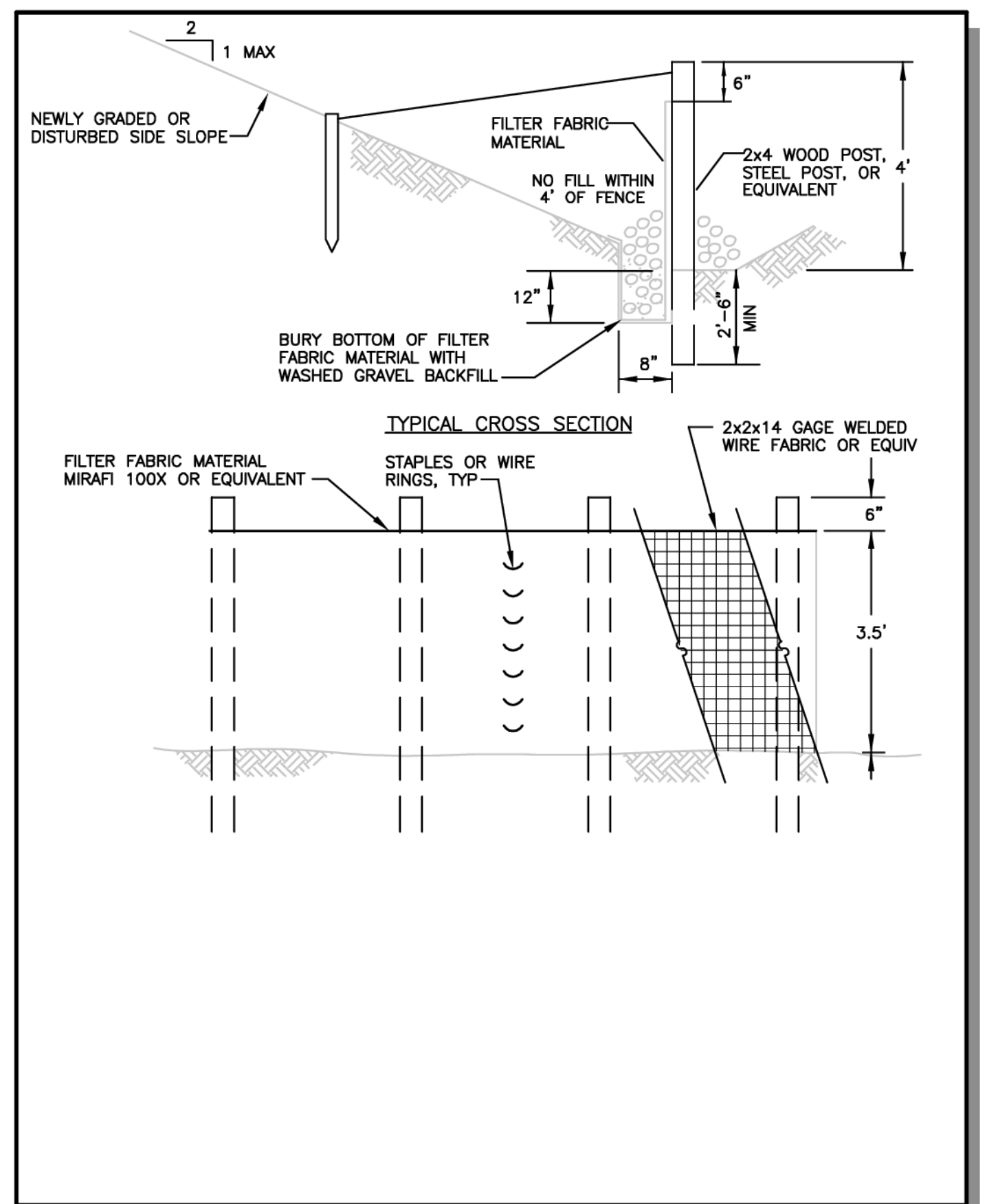
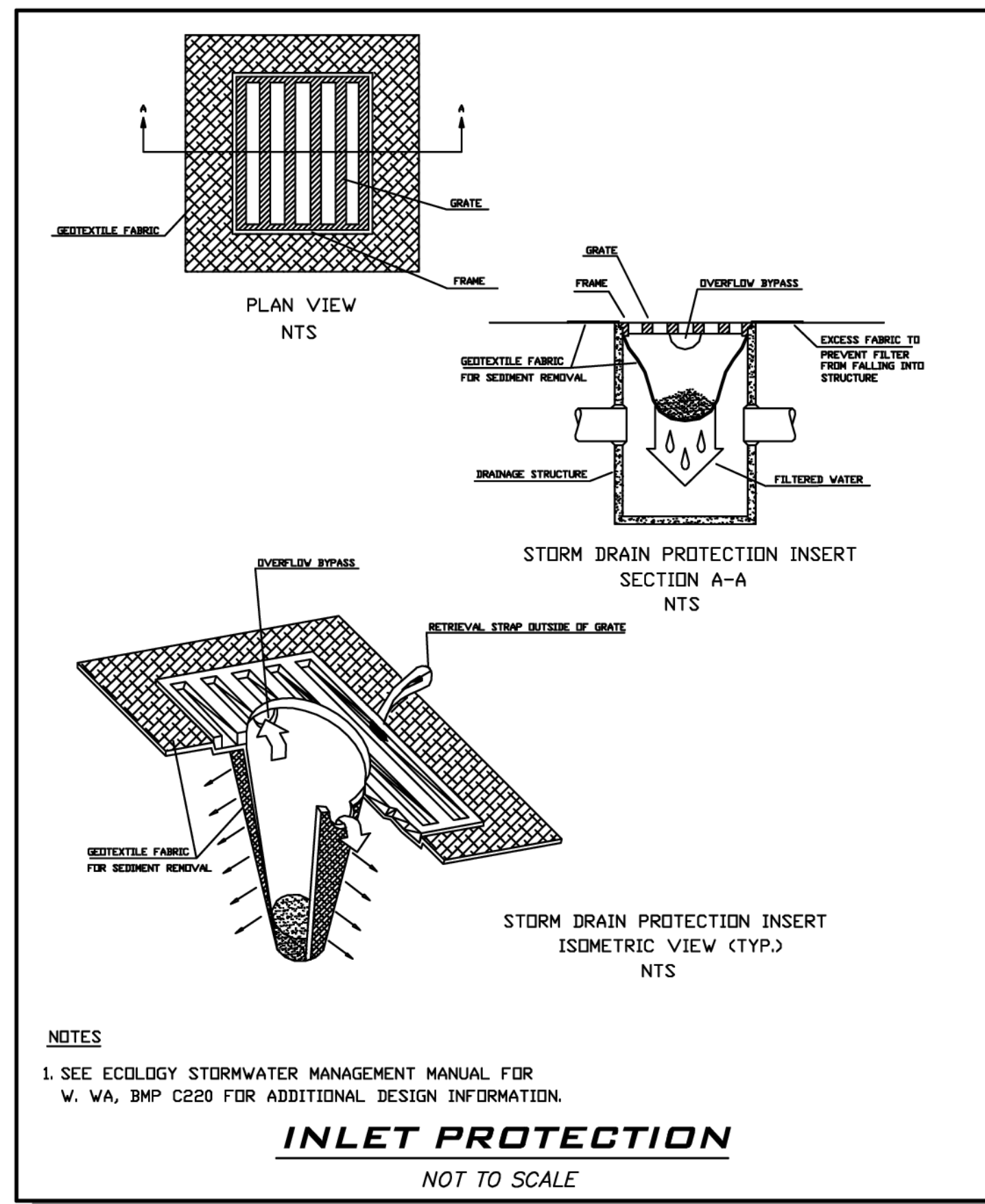


11/20/23
 JOB NUMBER:
22-042
 SHEET NAME:
CV-01
 SHT **1** OF **9**

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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 ADDITIONAL TEMPORARY SILTATION PONDING 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 DOWNSTREAM 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 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.
- THE WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCE SHALL BE REPLACED AND THE FILTER FABRIC COVERED 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 DOWNSTREAM 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 OF 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.



ATWELL
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: YANNICK METS, PE
PROJECT ENGINEER: ALI RAMEZANI, PE
DESIGNER: CHRISTOPHER WISCOMB
ISSUE DATE: 11/20/2023

NO	DATE	BY	REVISIONS

TESC DETAILS
3036 67TH AVENUE SE
SITE PLAN
PARCEL 2174501025
CITY OF MERCER ISLAND WASHINGTON

11/20/23
JOB NUMBER: **22-042**
SHEET NAME: **TP-02**
SHT **3** OF **9**

EXISTING UTILITY NOTE
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CHRISTOPHER WISCOMB

ISSUE DATE:
11/20/2023

REVISIONS

BY

DATE

NO

NO

NO

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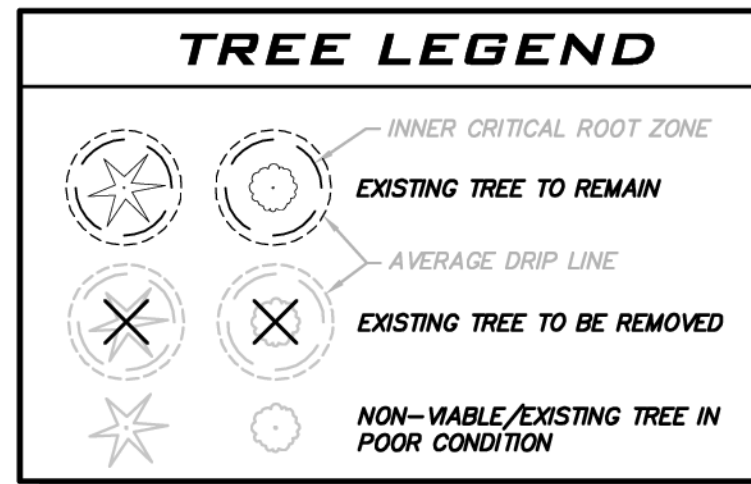
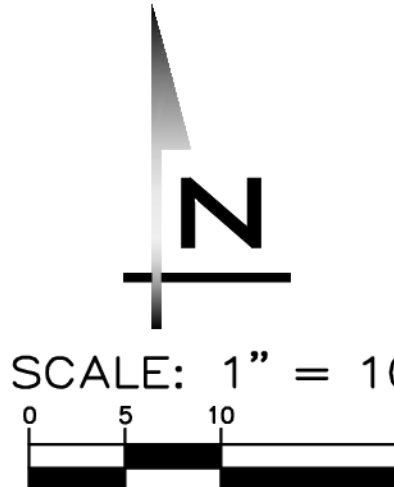
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NO

NO

NO

NO



TREE PROTECTION AREA (TPZ)

KEEP OUT!

DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

1. Correction Notices or Stop Work Orders until compliance is achieved
2. RE Inspection Fees/Financial penalties
3. Arborist reports/recommending mitigation

Notes:

1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
3. Penalties for damage by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (M/C: 15.10.360).
4. Any work in approved TPZ must be with the permission of the City Arborist (205) 275-7713, john.kettney@mercer.gov.
5. 5' course woodpile within the tree protection zone, but not against the tree trunk.

Tree protection fence: 4' chain link fence, solidly anchored into the ground, with 2x4 steel posts and 3.5' x 1.5' polyethylene fabric with 3.5' x 1.5' openings, color orange. Steel posts installed at 8' o.c.

2" x 4" steel posts or approved equal

Maintain existing grade with the tree protection fence unless otherwise indicated on the plans

Any Work in the protected area must be with the permission of the City Arborist john.kettney@mercer.gov

TREE PROTECTION FENCING

NTS

STORM NOTES

STORM SERVICES TO BE 4" PVC AT 2% MIN SLOPE UNLESS OTHERWISE NOTED. SERVICES DESIGNED TO HAVE AT LEAST 1.5' COVER.

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 ARE MEETING THE POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT.

WATER NOTES

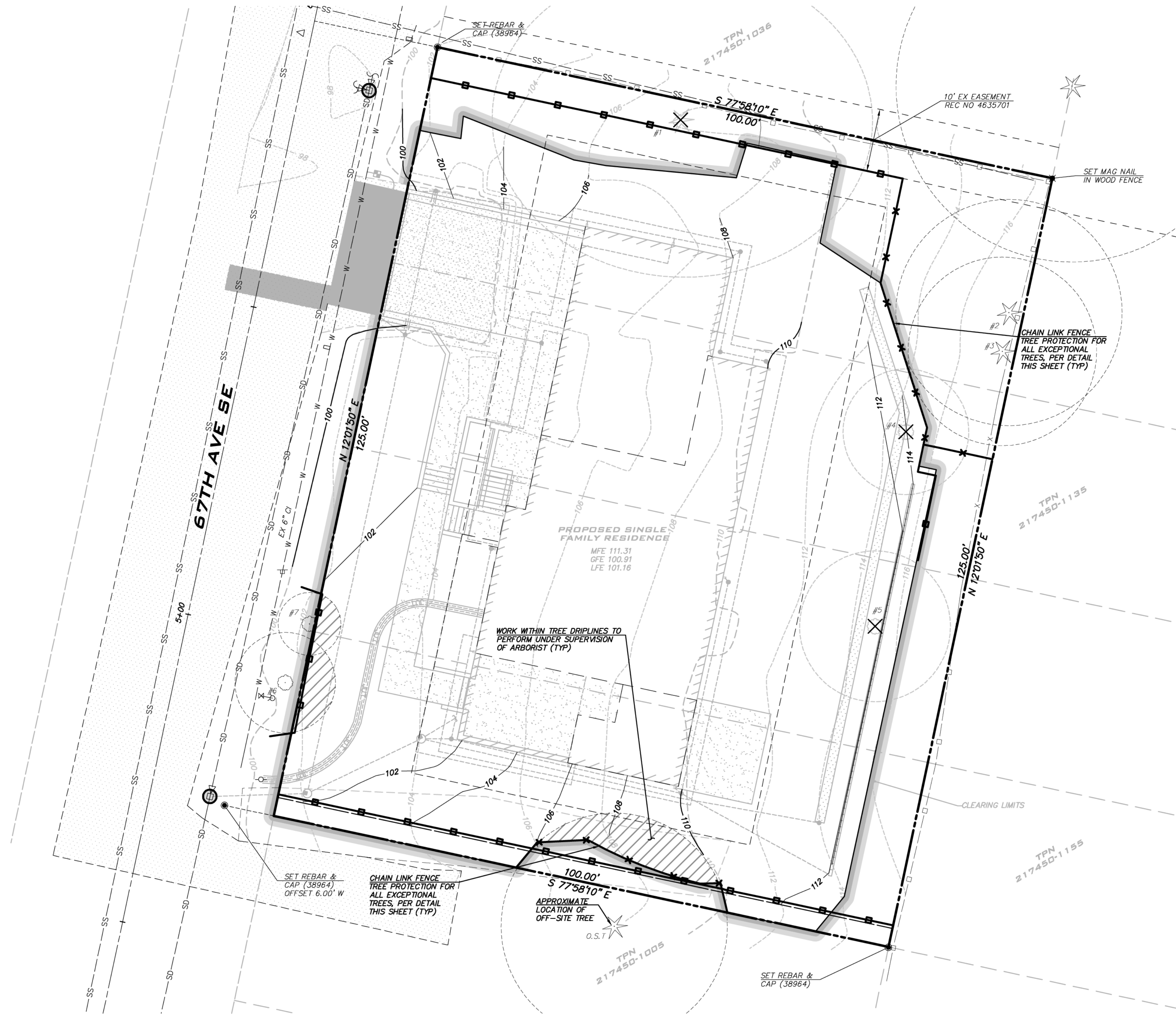
1. IF EXISTING METER MEETS CURRENT CITY STANDARDS IT CAN BE RE-USED OTHERWISE CUT AND CAP SERVICE AT MAIN PER CURRENT PUBLIC WORKS SPECIFICATIONS AND INSTALL NEW SERVICES.
2. NEW 1" WATER SERVICE AND 3/4" METER SHOWN IS TYPICAL SIZE FOR A NEW SINGLE FAMILY HOME. SIZE MAY VARY, BASED ON UPC SIZING CRITERIA, AND SHALL BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
3. IF NEW WATER SERVICE IS REQUIRED, INSTALL PER MERCER ISLAND SDT W-13.

SANITARY SEWER NOTES

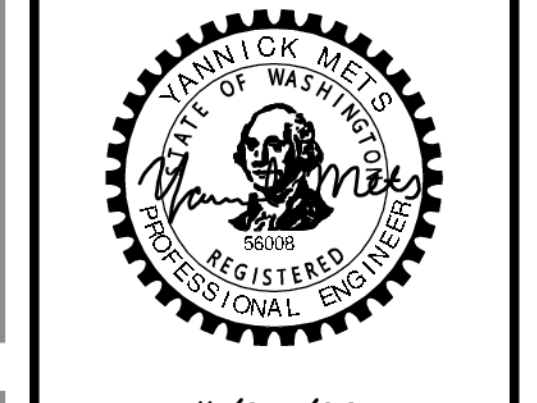
1. EXISTING LOCATION OF SANITARY SEWER PER CITY OF MERCER ISLAND ASBULT. CONTRACTOR TO VERIFY POINT OF CONNECTION WITHIN THE EASEMENT.
2. EXISTING SANITARY SEWER LINE SHALL BE CUT AND CAPPED AT POINT OF CONNECTION TO THE SIDE SEWER. THE EXISTING SS LINE WITHIN THE EASEMENT SHALL BE CLEANED, LOCATED AND INSPECTED BY CAMERA TO VERIFY SUITABILITY FOR RE-USE AND NEED FOR RE-LINING.
3. PROPOSED SEWER SERVICE LINE TO BE INSTALLED PER CITY OF MERCER ISLAND STANDARD DETAIL S-18.
4. SANITARY SEWER CLEANOUT TO BE INSTALLED PER CITY OF MERCER ISLAND STANDARD DETAIL S-19.
5. REFER TO CITY OF MERCER ISLAND STANDARD DETAIL S-22 FOR DISCONNECTION AND RECONNECTION NOTES AND SPECIFICATIONS

EXISTING UTILITY NOTE

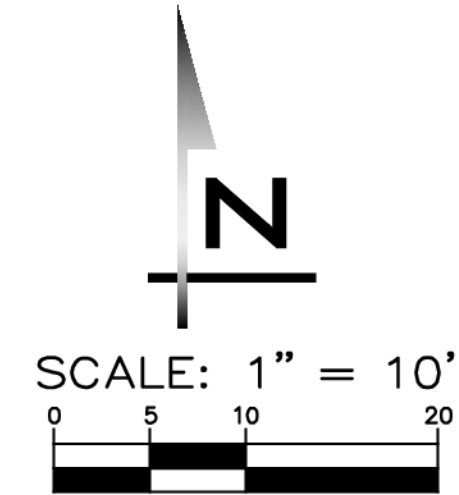
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TREE RETENTION PLAN
3036 67TH AVENUE SE
SITE PLAN
PARCEL 2174501025
CITY OF MERCER ISLAND WASHINGTON

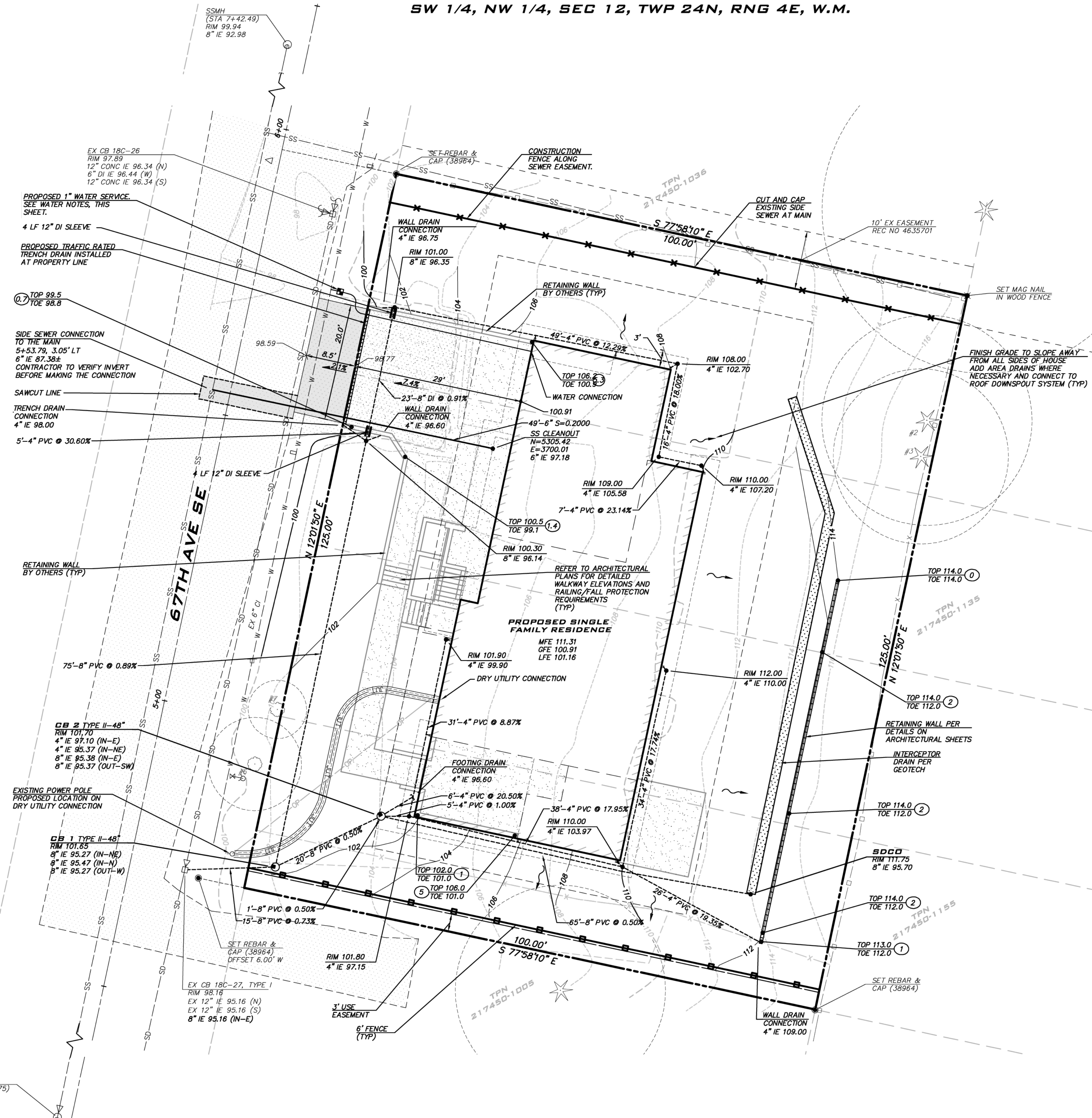


11/20/23
JOB NUMBER:
22-042
SHEET NAME:
TR-01
SHT **4** OF **9**



ATWELL
 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:
 YANNICK METS, PE
 PROJECT ENGINEER:
 ALI RAMEZANI, PE
 DESIGNER:
 CHRISTOPHER WISCOMB
 ISSUE DATE:
 11/20/2023



STORM NOTES

1. STORM SERVICES TO BE 4" PVC AT 2% MIN SLOPE UNLESS OTHERWISE NOTED. SERVICES DESIGNED TO HAVE AT LEAST 1.5' COVER.
2. TYPE II CATCH BASINS TO BE INSTALLED PER COB STD DTL D-4.
3. STORM DRAIN CLEANOUTS TO BE INSTALLED PER COB STD DTL D-52.

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.

WATER NOTES

1. IF EXISTING METER MEETS CURRENT CITY STANDARDS IT CAN BE RE-USED OTHERWISE CUT AND CAP SERVICE AT MAIN PER CURRENT PUBLIC WORKS SPECIFICATIONS AND INSTALL NEW SERVICES.
2. NEW 1" WATER SERVICE AND 3/4" METER SHOWN IS TYPICAL SIZE FOR A SINGLE FAMILY HOME. SIZE MAY VARY, BASED ON UPC SIZING CRITERIA, AND SHALL BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
3. IF NEW WATER SERVICE IS REQUIRED, INSTALL PER MERCER ISLAND SDT W-13.

SANITARY SEWER NOTES

1. EXISTING SANITARY SEWER LINE SHALL BE CUT AND CAPPED AT THE EASEMENT LINE.
2. PROPOSED SEWER SERVICE LINE TO BE INSTALLED PER CITY OF MERCER ISLAND STANDARD DETAIL S-18 & S-17.
3. SANITARY SEWER CLEANOUT TO BE INSTALLED PER CITY OF MERCER ISLAND STANDARD DETAIL S-19.
4. REFER TO CITY OF MERCER ISLAND STANDARD DETAIL S-22 FOR DISCONNECTION AND RECONNECTION NOTES AND SPECIFICATIONS
5. MAINTAIN MINIMUM 18" BETWEEN NEW SIDE SEWER AND OTHER UTILITIES.

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NO	DATE	BY	REVISIONS

SITE PLAN
3036 67TH AVENUE SE
SITE PLAN
PARCEL 2174501025
CITY OF MERCER ISLAND WASHINGTON



11/20/23
 JOB NUMBER:
22-042
 SHEET NAME:
SP-01
 SHT **5** OF **9**



ATWELL

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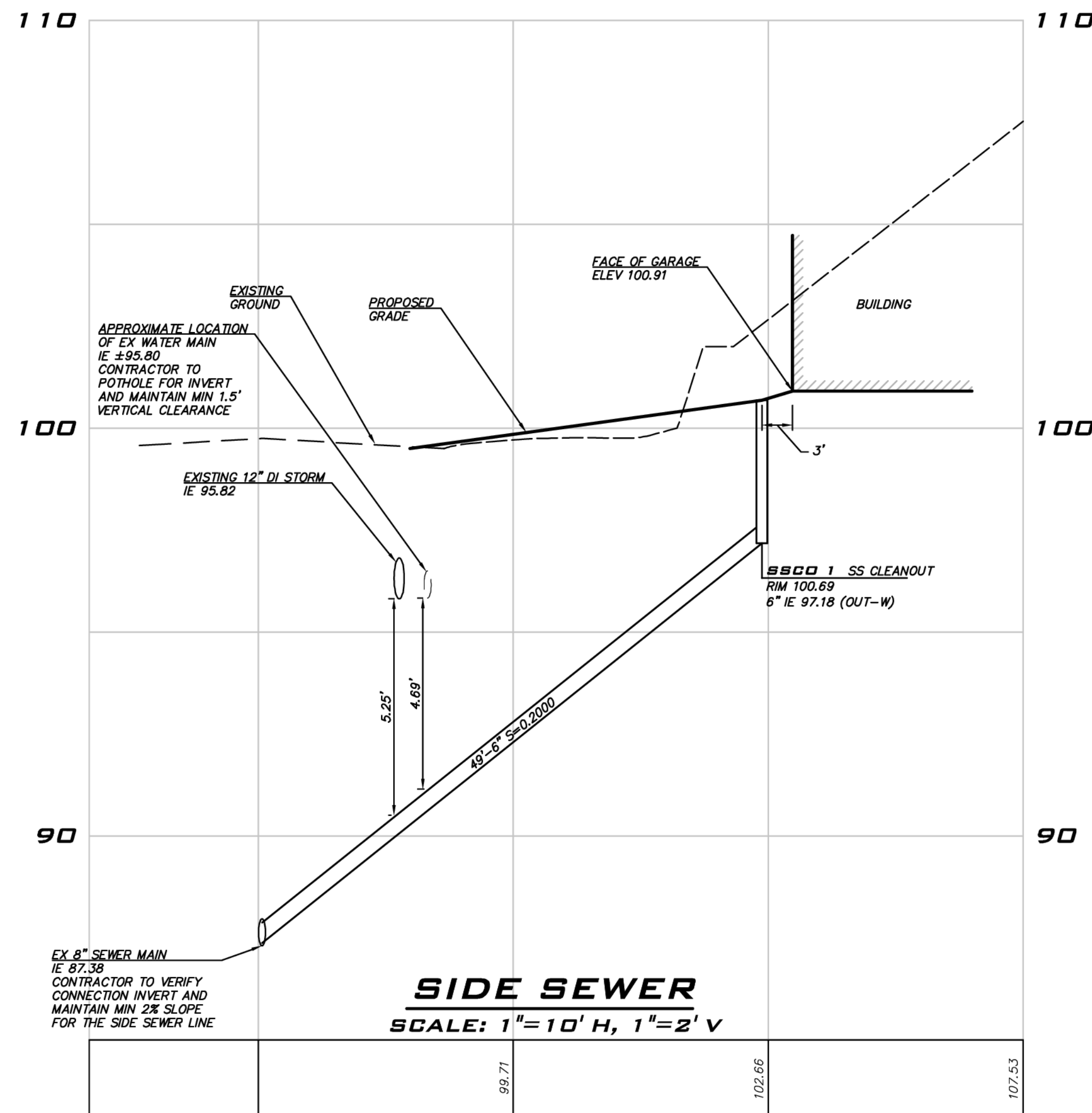
SCALE:
AS NOTED

PROJECT MANAGER:
YANNICK METS, PE

PROJECT ENGINEER:
ALI RAMEZANI, PE

DESIGNER:
CHRISTOPHER WSCOMB

ISSUE DATE:
11/20/2023



NO	DATE	BY	REVISIONS

SIDE SEWER PROFILE
3036 67TH AVENUE SE
SITE PLAN
PARCEL 2174501025
CITY OF MERCER ISLAND WASHINGTON

SANITARY SEWER NOTES

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11/20/23

JOB NUMBER:

22-042

SHEET NAME:

SS-01

SHT **6** OF **9**



25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
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WWW.ATWELL-GROUP.COM

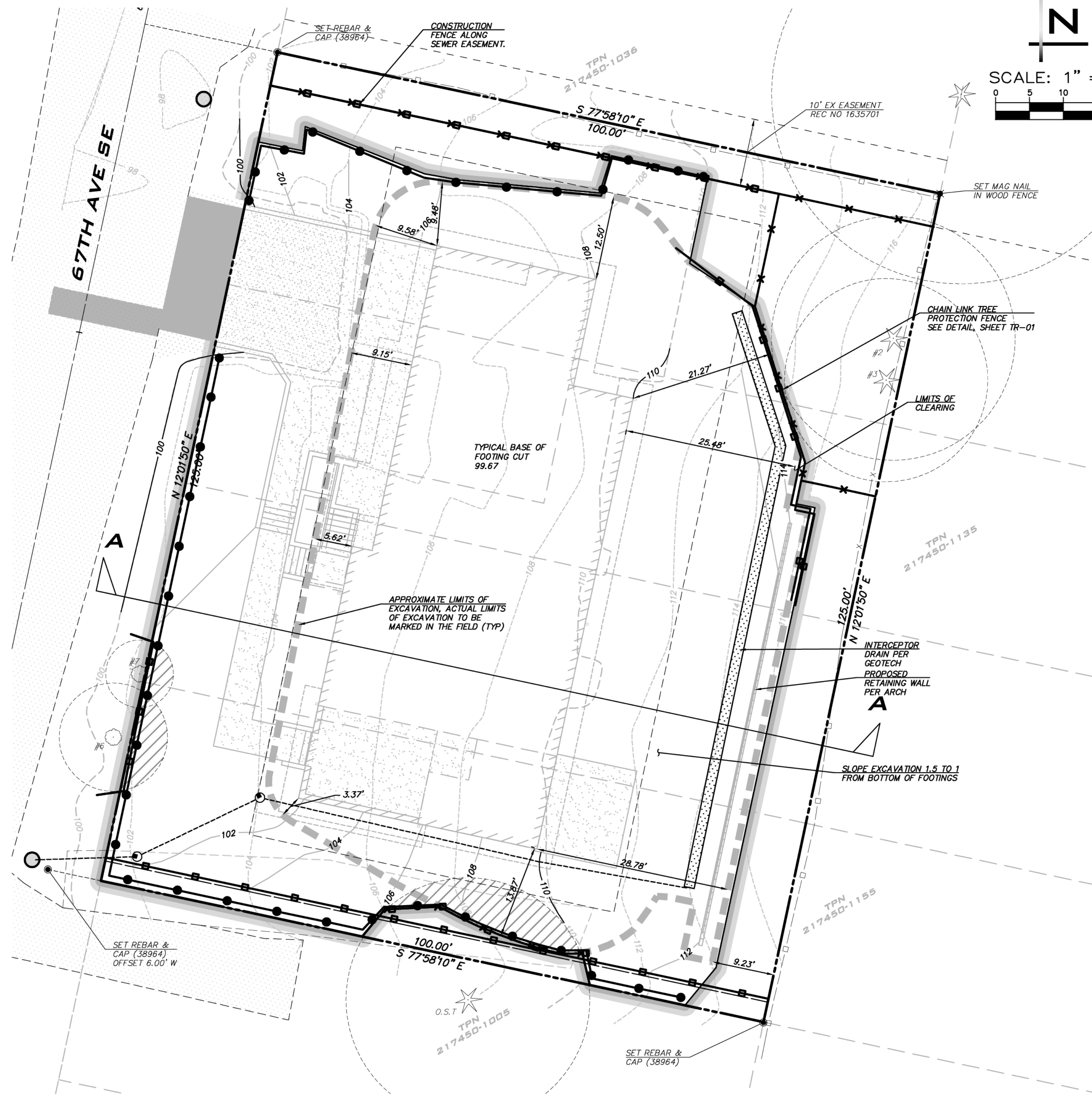
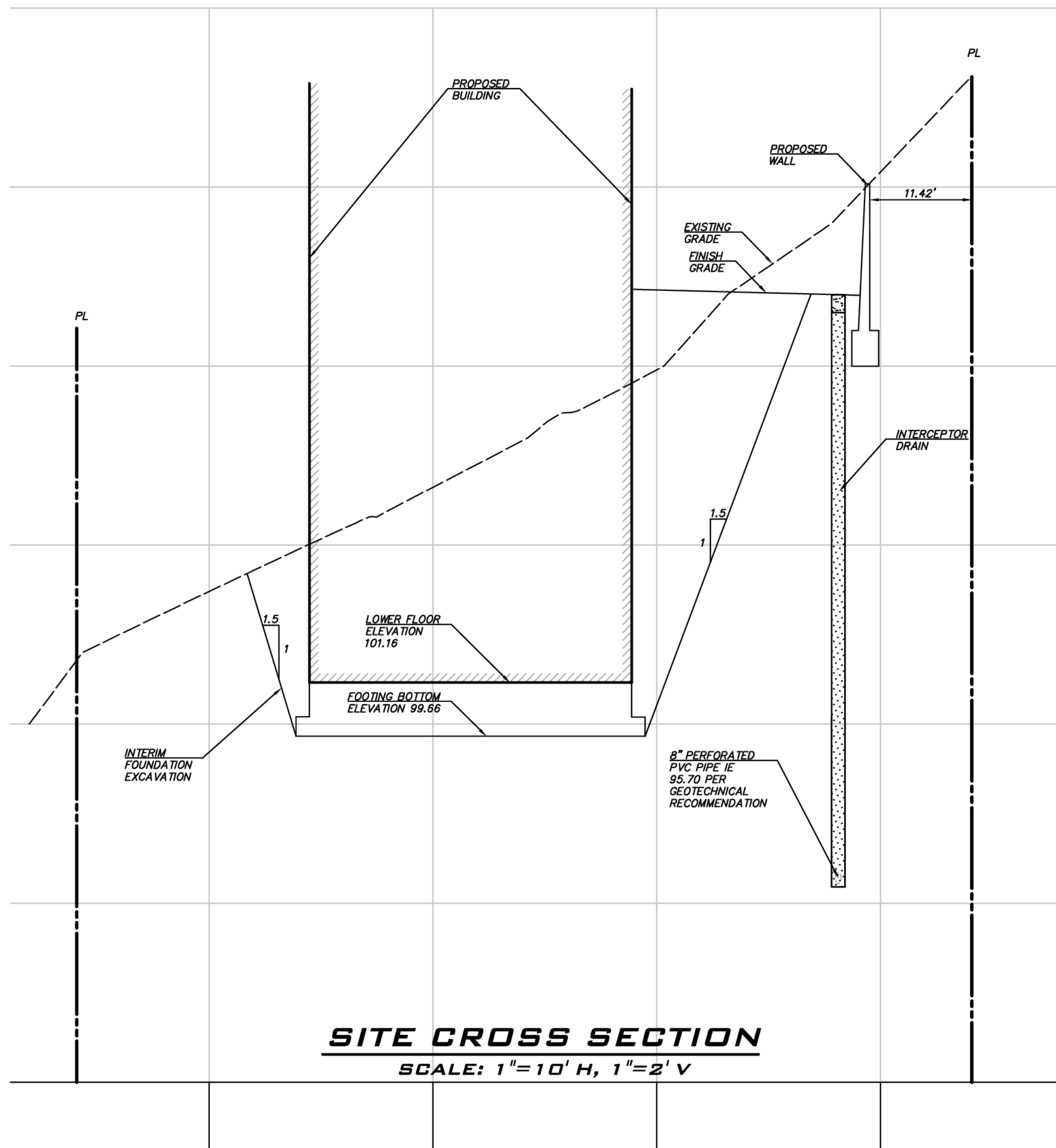
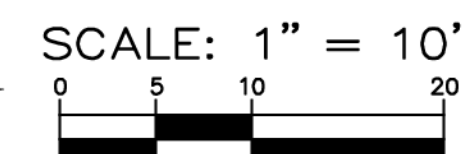
SCALE:
AS NOTED

PROJECT MANAGER:
YANNICK METS, PE

PROJECT ENGINEER:
ALI RAMEZANI, PE

DESIGNER:
CHRISTOPHER WSCOMB

ISSUE DATE:
11/20/2023



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NO	DATE	BY	REVISIONS

TEMPORARY GRADING PLAN
3036 67TH AVENUE SE
SITE PLAN
PARCEL 2174501025
CITY OF MERCER ISLAND WASHINGTON



11/20/23

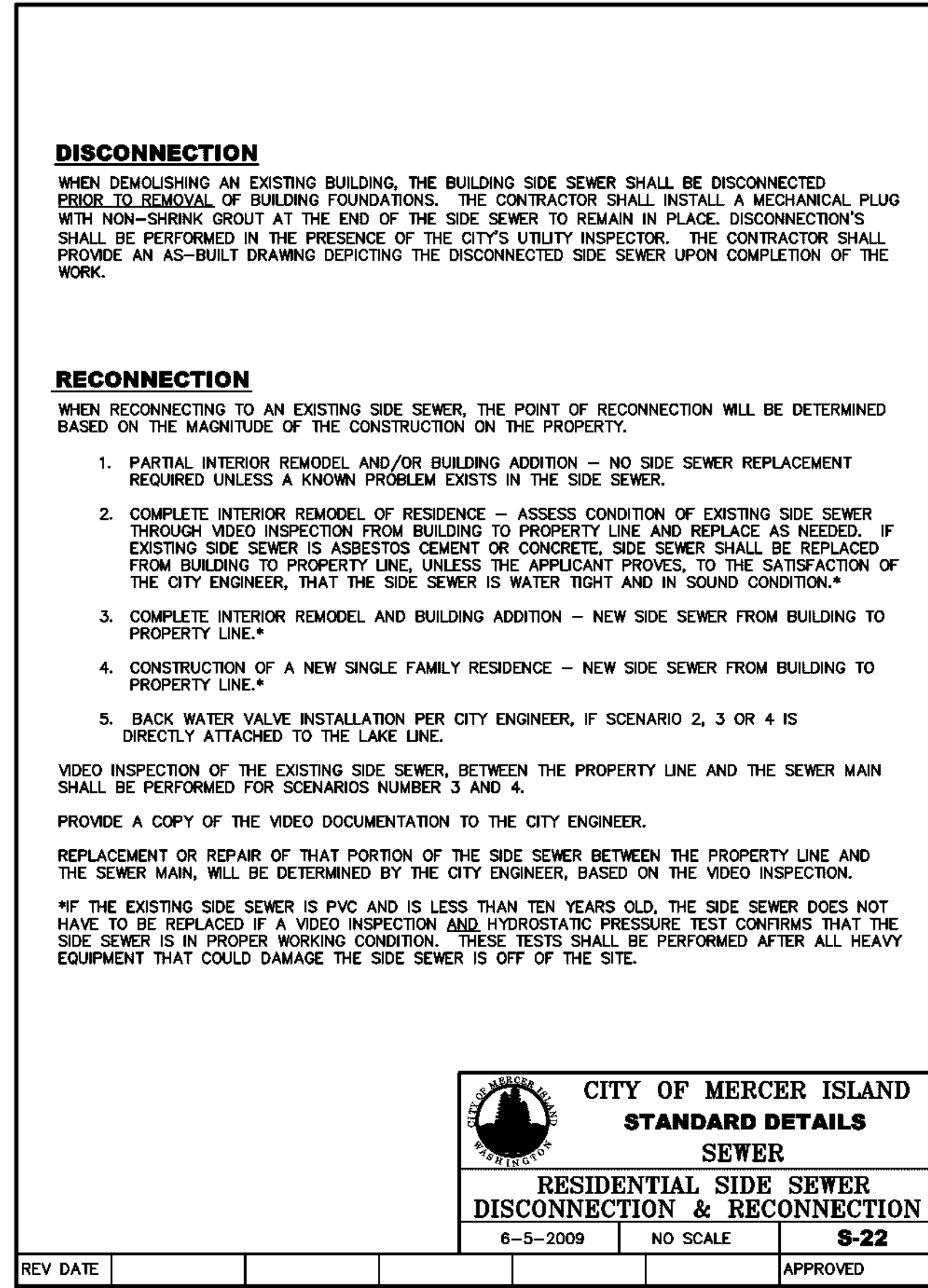
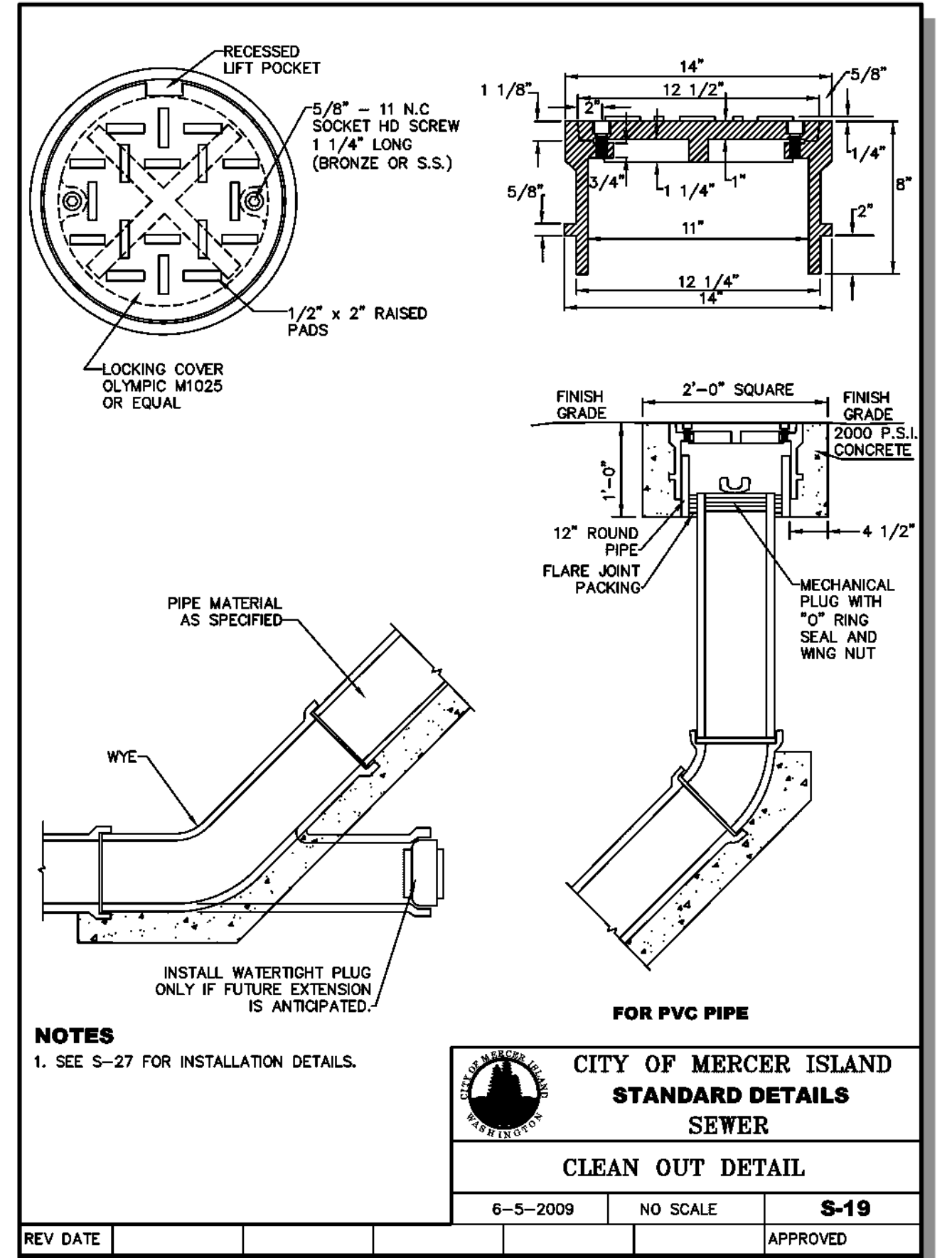
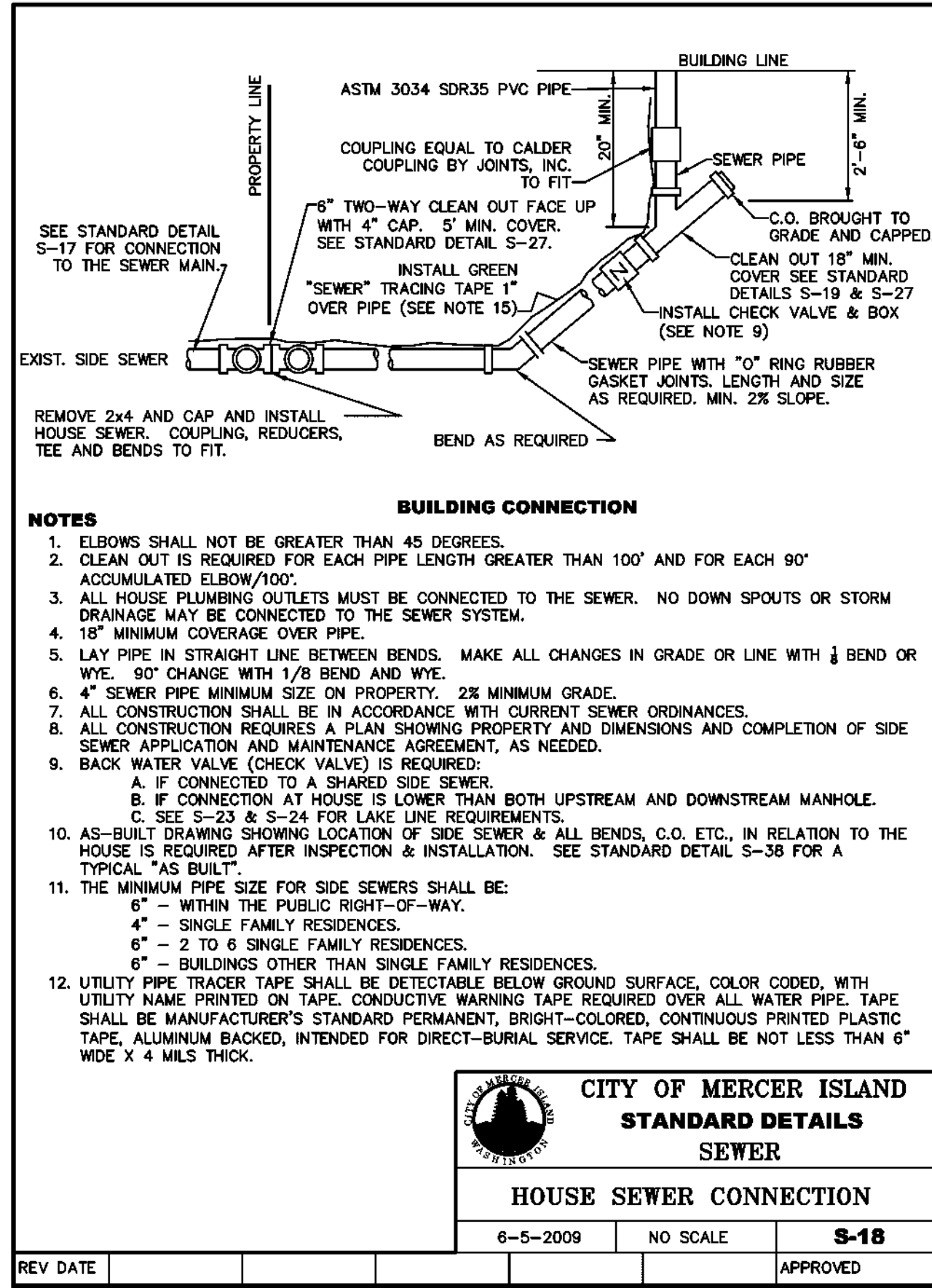
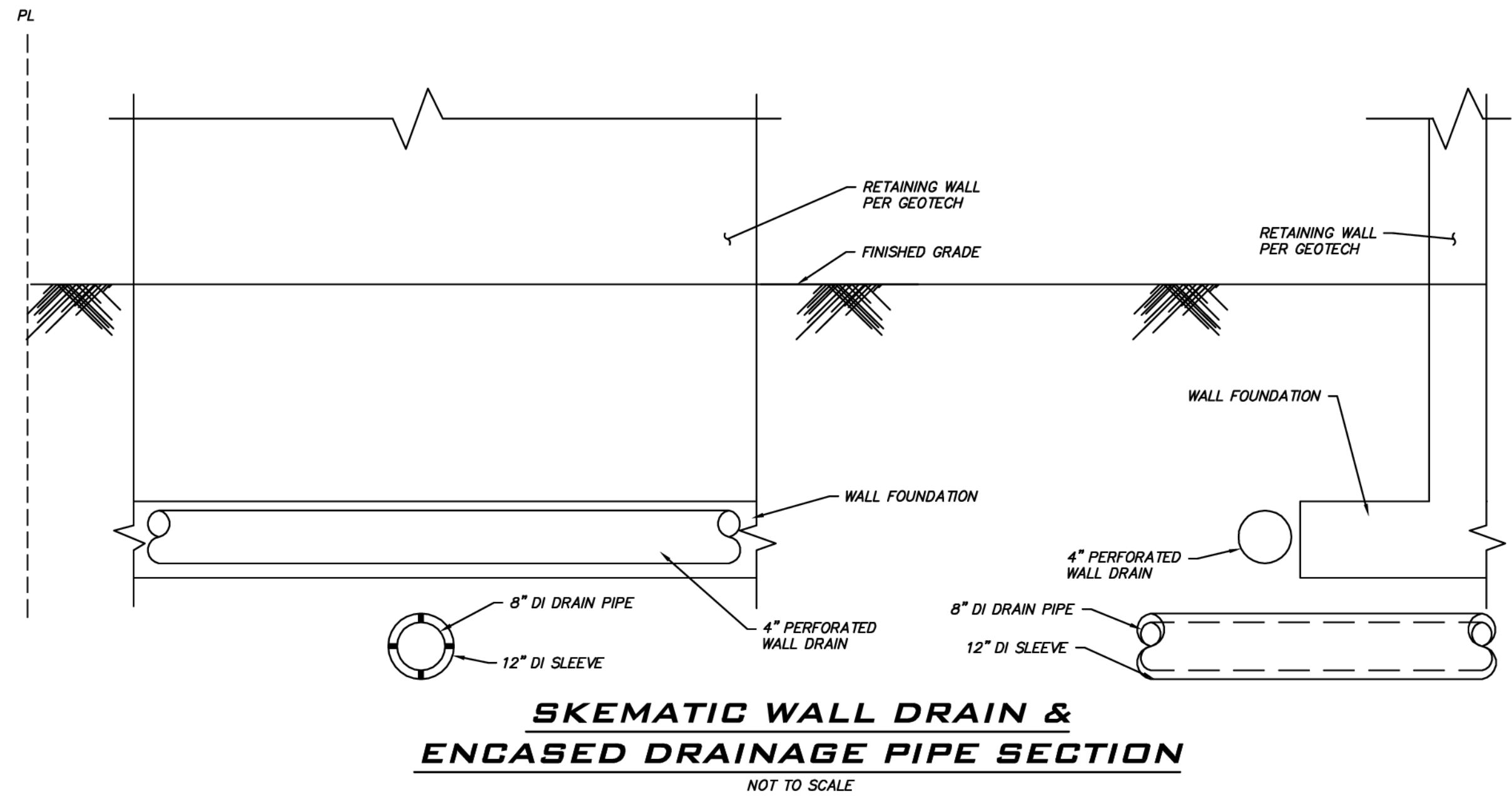
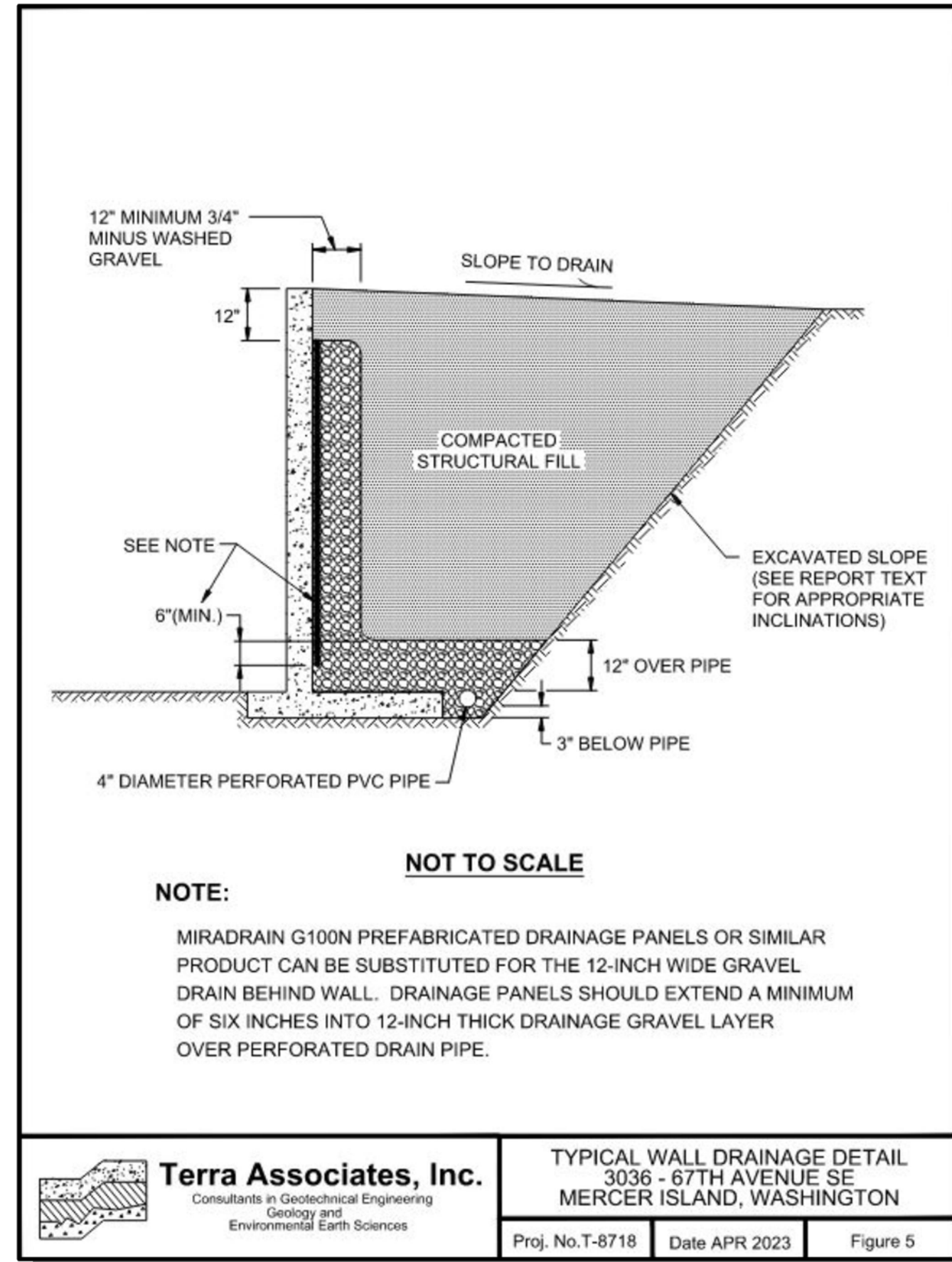
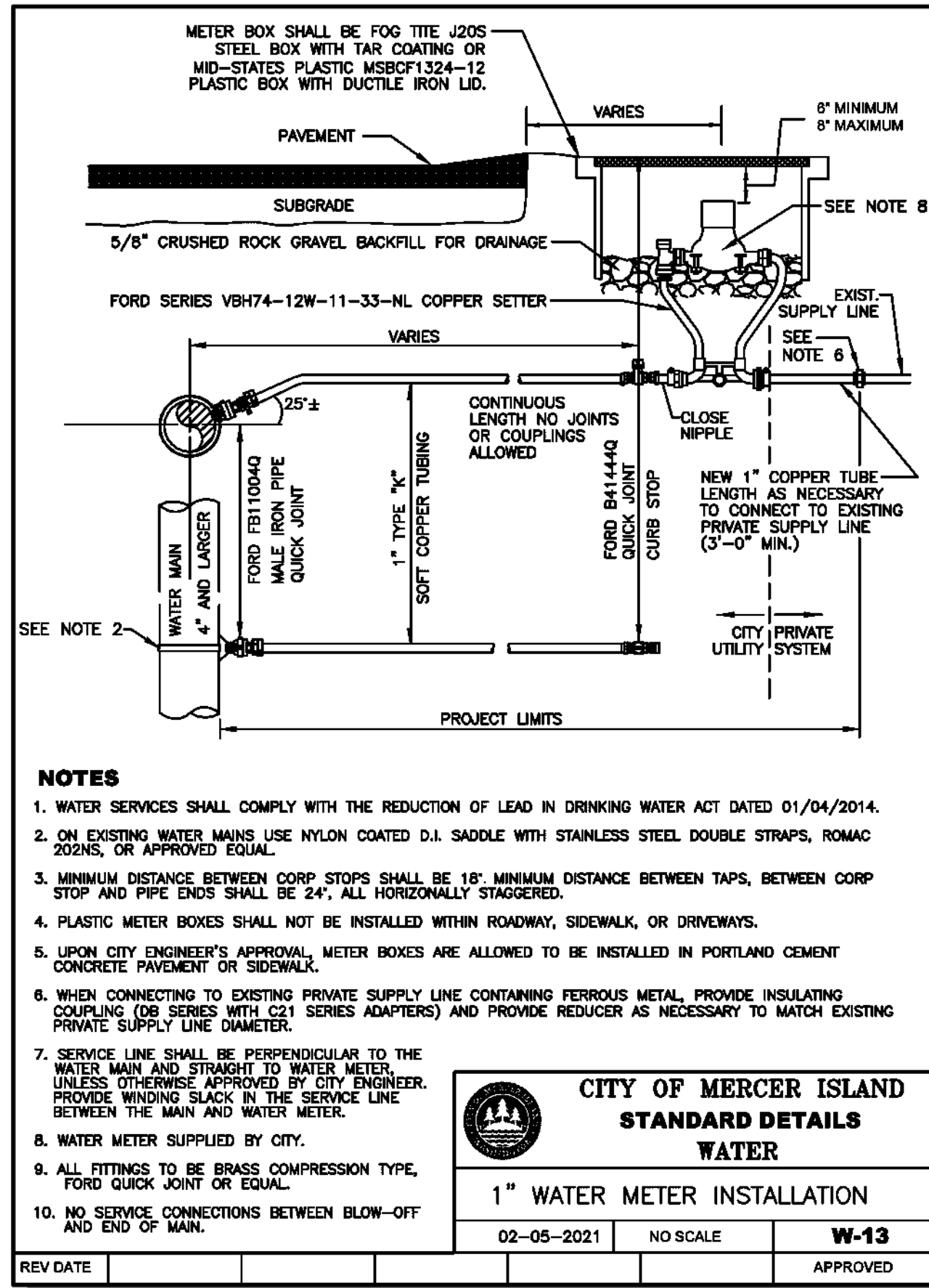
JOB NUMBER:

22-042

SHEET NAME:

TG-01

SHT **7** OF **9**



EXISTING UTILITY NOTE

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ATWELL
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WWW.ATWELL-GROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: YANNICK METS, PE
PROJECT ENGINEER: ALI RAMEZANI, PE
DESIGNER: CHRISTOPHER WSCOMB
ISSUE DATE: 11/20/2023

NO	DATE	BY	REVISIONS

DETAILS

3036 67TH AVENUE SE

SITE PLAN

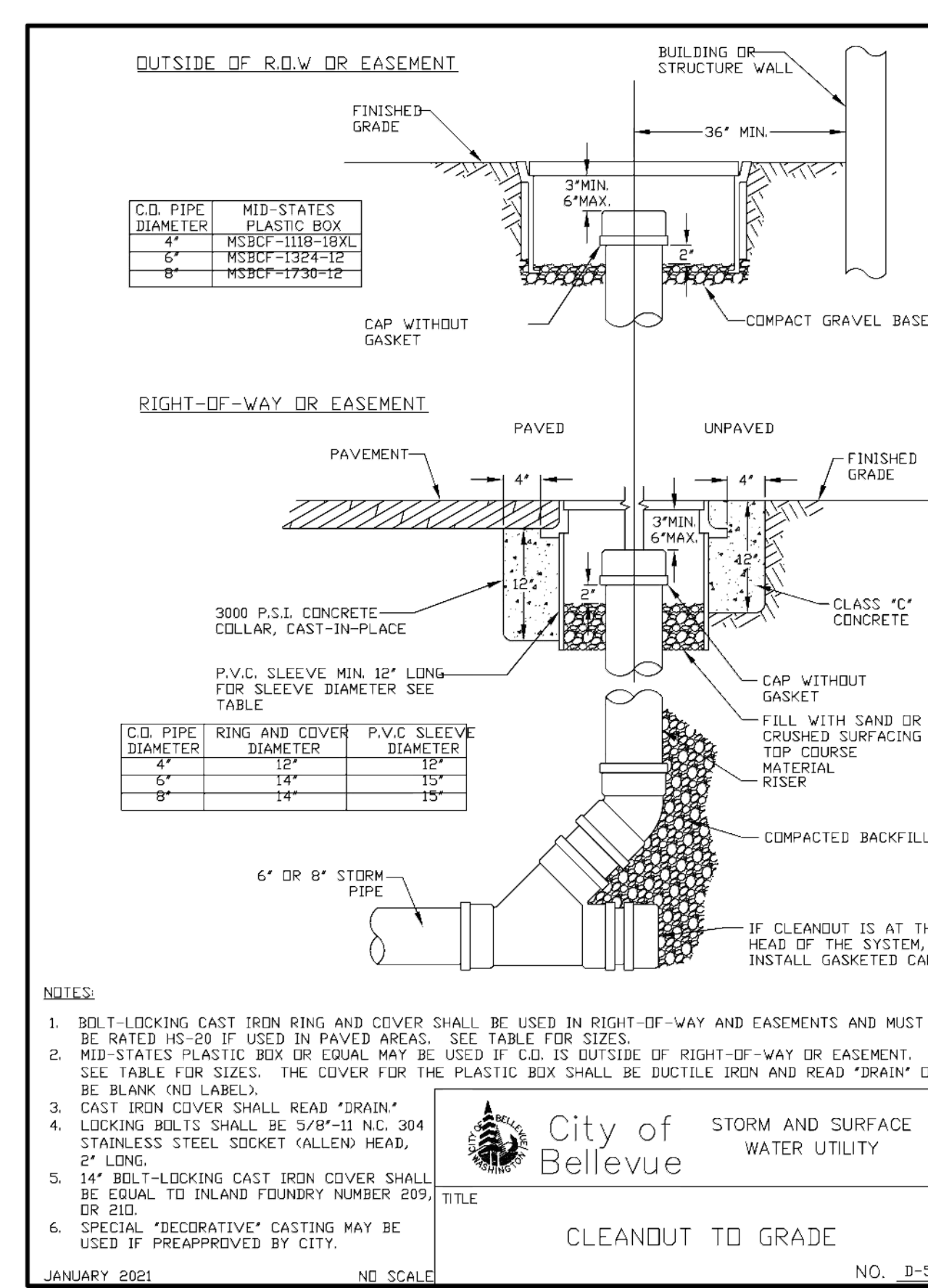
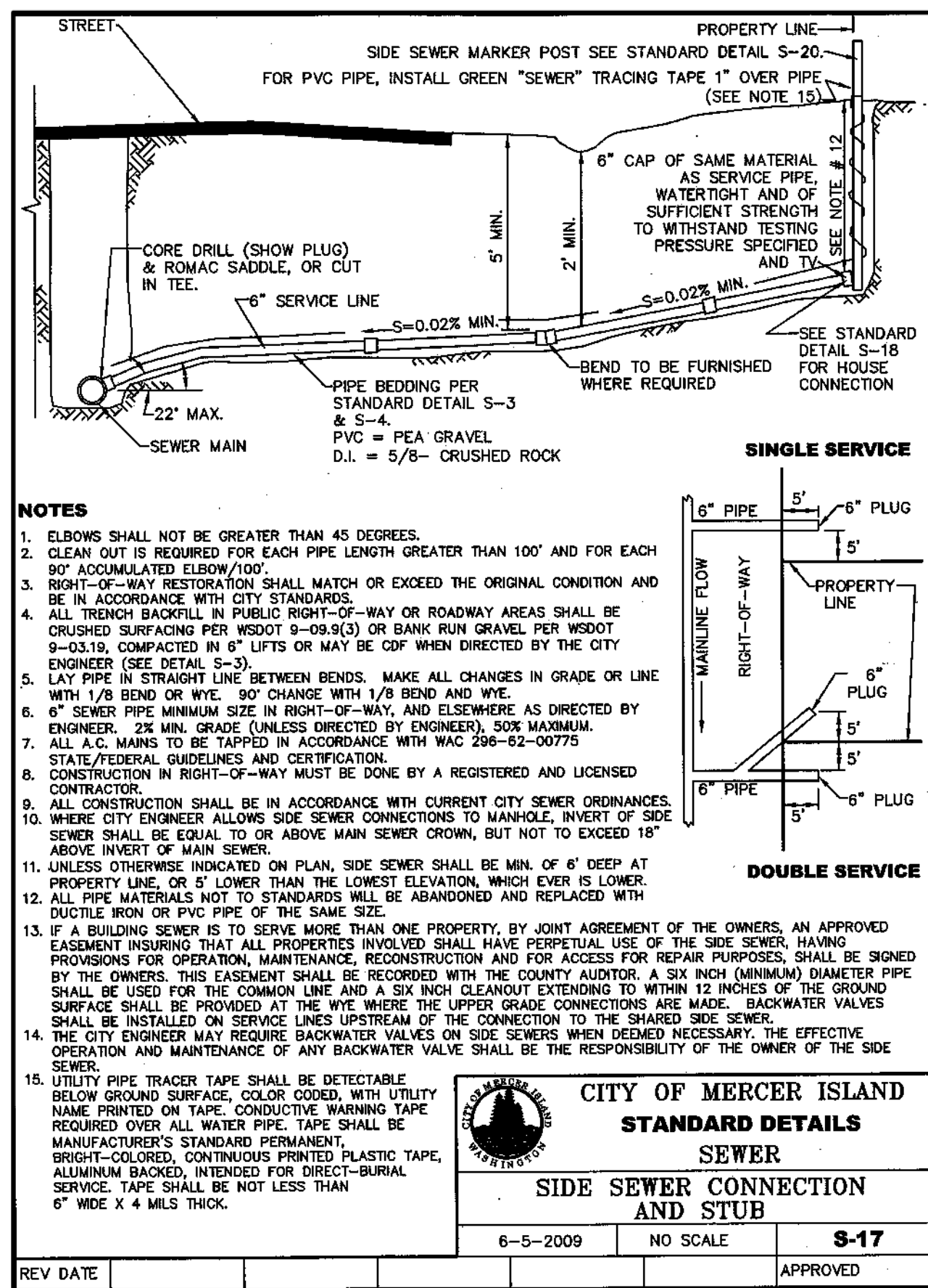
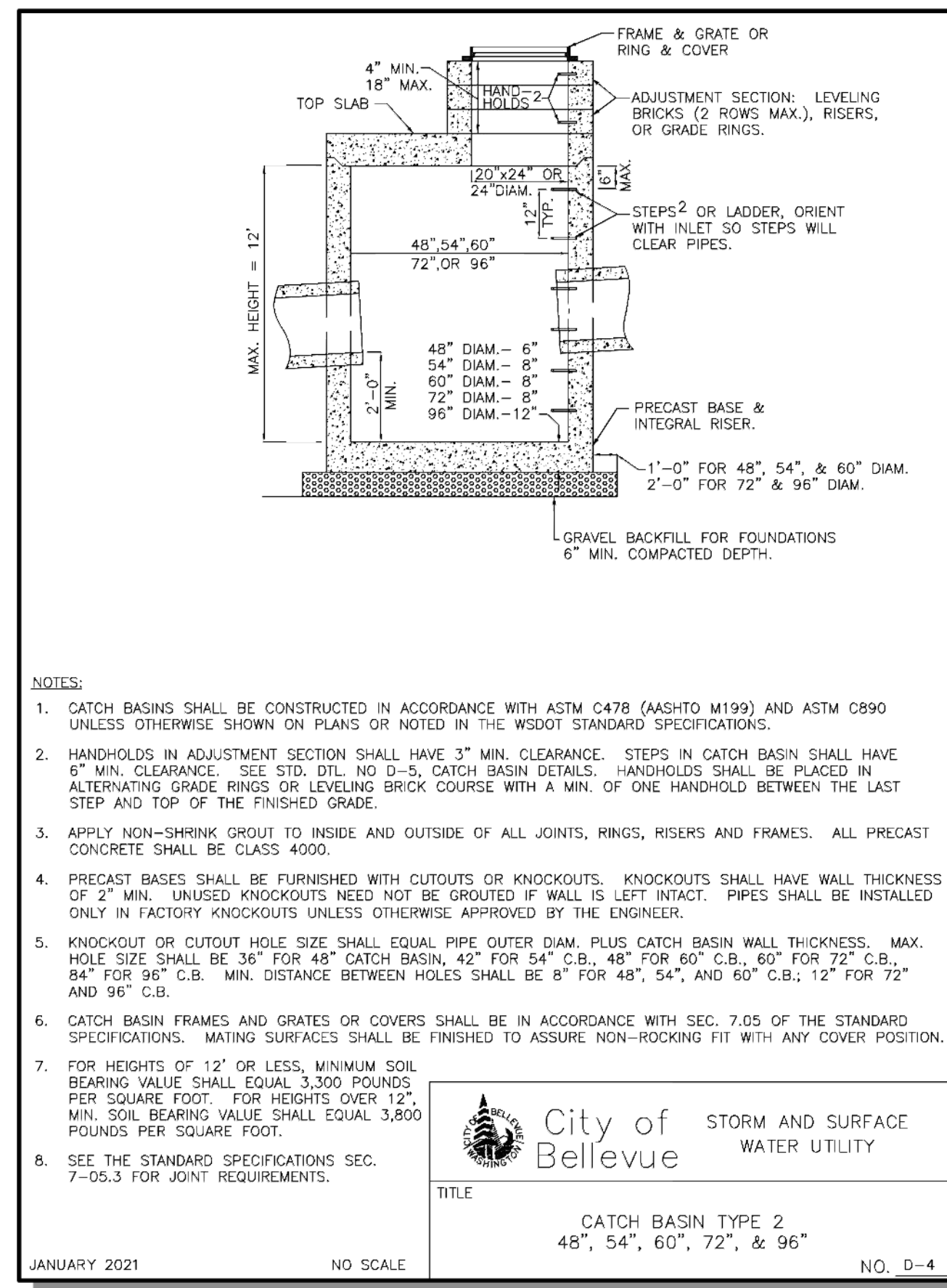
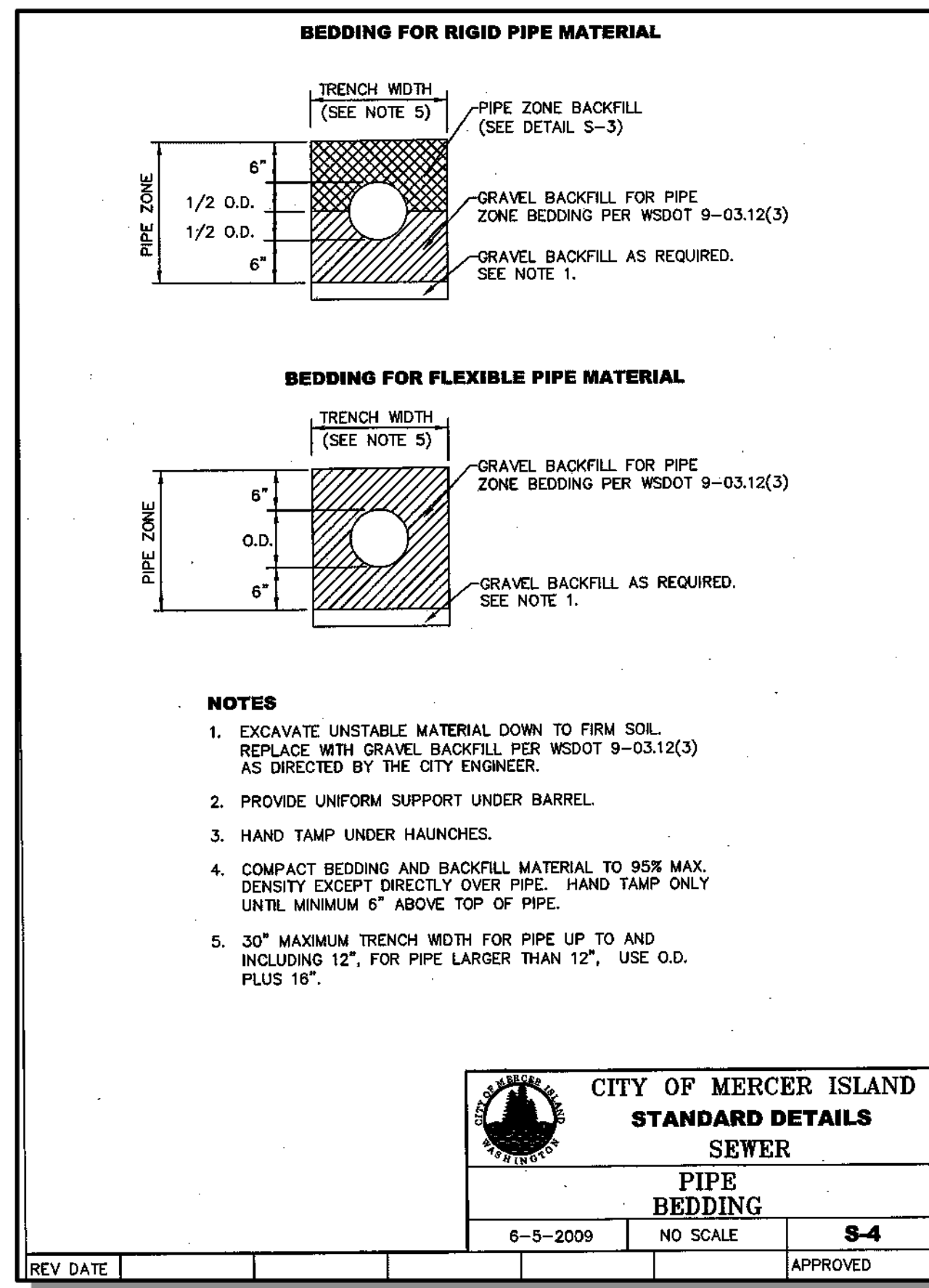
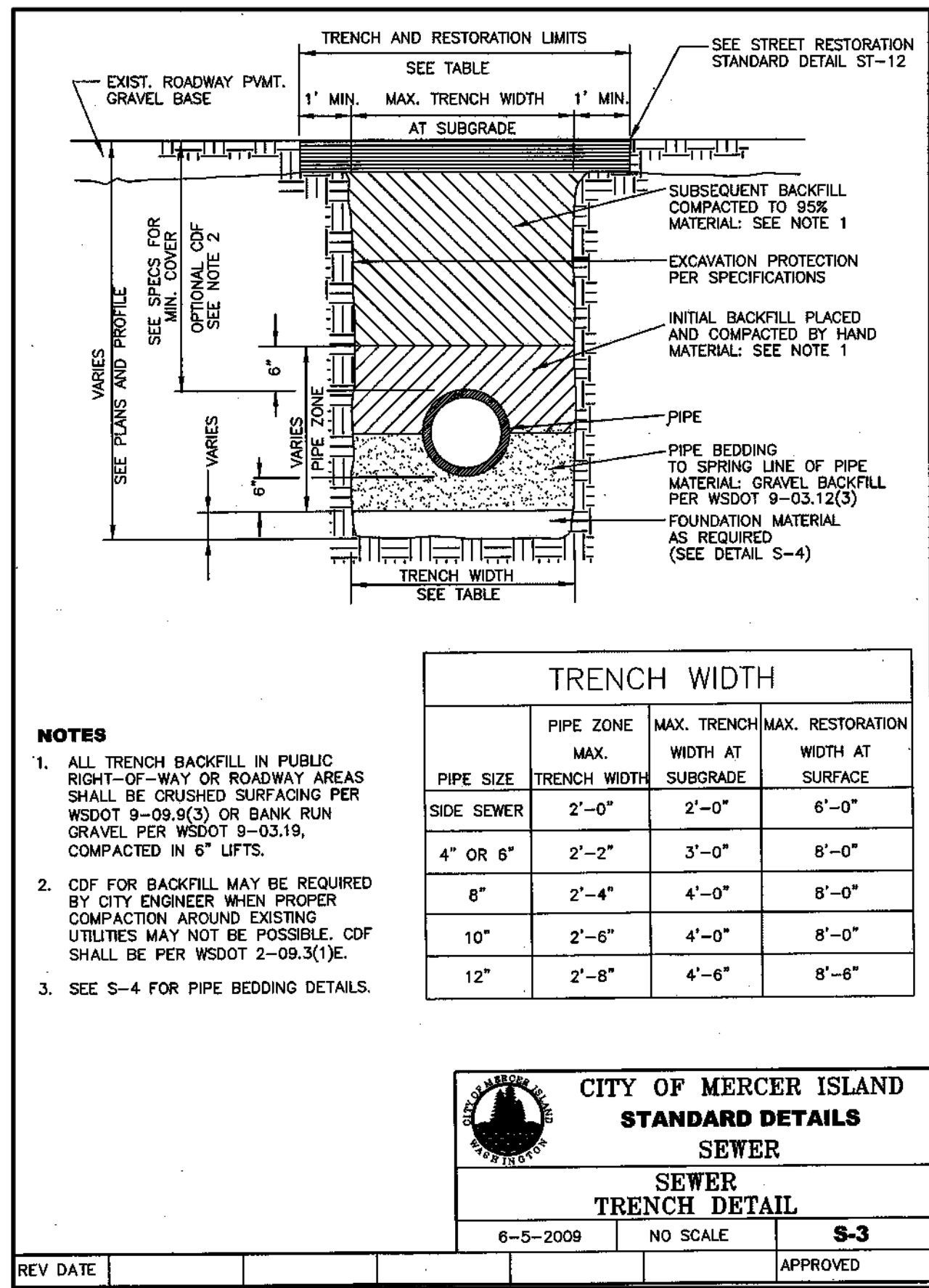
PARCEL 2174501025

CITY OF MERCER ISLAND WASHINGTON

YANNICK METS
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
56308

11/20/23
JOB NUMBER: **22-042**
SHEET NAME: **DT-01**

SHT **8** OF **9**



ATWELL

25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033
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SCALE: AS NOTED
PROJECT MANAGER: YANNICK METS, PE
PROJECT ENGINEER: ALI RAMEZANI, PE
DESIGNER: CHRISTOPHER WISCOMB
ISSUE DATE: 11/20/2023

NO.	DATE	BY	REVISIONS

DETAILS

3036 67TH AVENUE SE

SITE PLAN

PARCEL 2174501025

CITY OF MERCER ISLAND WASHINGTON

YANNICK METS
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
56008

11/20/23

JOB NUMBER: 22-042
SHEET NAME: DT-02

SHT 9 OF 9

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