SITE DEVELOPMENT PERMIT 1709-007 8375 / 8383 EAST MERCER WAY PROJECT

CES GENERAL NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARD PLANS AND THE MOST CURRENT COPY OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, INCLUDING APWA SUPPLEMENT TO DIVISION 1.
- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL, STATE, AND FEDERAL APPROVALS AND PERMITS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF THE APPROVED PLANS, SPECIFICATIONS, AND CONTRACT DOCUMENTS AT THE CONSTRUCTION SITE AT ALL TIMES.
- A PRE CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF MERCER ISLAND PRIOR TO THE START OF CONSTRUCTION.
- EXISTING UTILITIES ARE SHOWN FOR REFERENCE ONLY. EXACT LOCATIONS 5. SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO STARTING WORK.
- CONTRACTOR TO PROVIDE SLOPE PROTECTION FOR SLOPES OF 5:1 OR 6. GREATER ACCORDING TO AGC STANDARD GUIDELINES AND THE CITY OF MERCER ISLAND EROSION AND SEDIMENT CONTROL STANDARDS. CONTRACTOR TO MAINTAIN EROSION CONTROL FACILITIES IN ACCORDANCE WITH CITY OF MERCER ISLAND EROSION CONTROL MANUAL, DEPARTMENT OF ECOLOGY STORM WATER MANUAL AND AGC WATER QUALITY MANUAL.
- ALL GOVERNMENTAL SAFETY REGULATIONS SHALL BE STRICTLY ADHERED TO SEE BUILDING PERMIT INCLUDING BUT NOT LIMITED TO OSHA AND WISHA AND WASHINGTON DEPARTMENT OF LABOR AND INDUSTRY.
- CONSTRUCTION SIGNING AND TRAFFIC CONTROL SHALL BE PER THE 2000 8. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE CONTRACTOR SHALL SAFELY MAINTAIN TRAFFIC AND CONTINUOUS ۹. ACCESS TO PRIVATE AND/OR PUBLIC PROPERTY.
- 10. THE APPROVAL OF THESE PLANS BY THE CITY DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER OF THE RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF OTHER GOVERNING AGENCIES.

BASIS OF BEARINGS

SEE SURVEY BY TERRANE

VERTICAL DATUM & BENCHMARK

SEE SURVEY BY TERRANE

ABBREVIATIONS

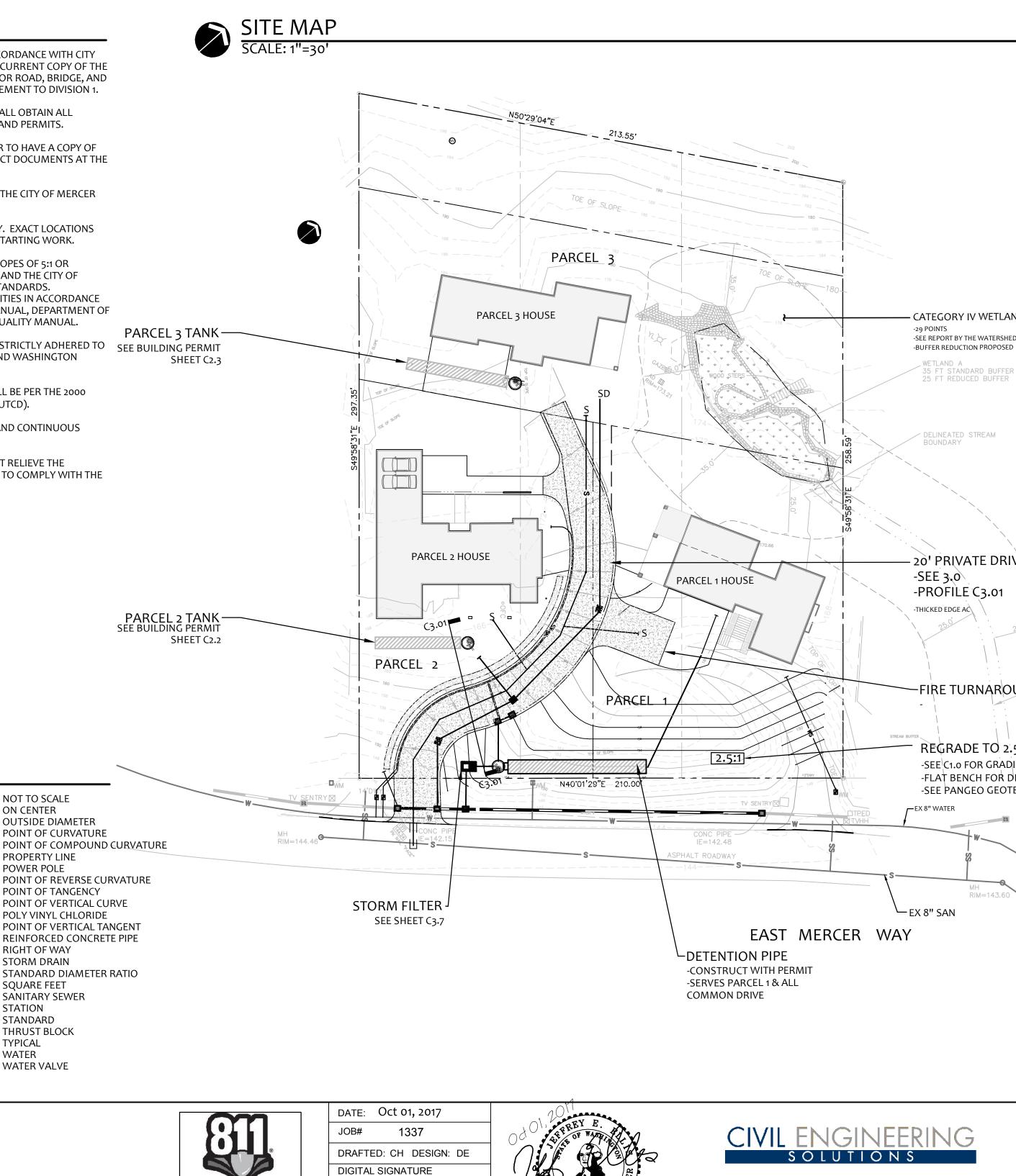
AC	ASPHALTIC CONCRETE	NTS	NOT TO SC
BCR	BEGIN CURB RETURN	OC	ON CENTER
BM	BENCHMARK	OD	OUTSIDE D
CL	CENTERLINE	PC	POINT OF C
СВ	CATCH BASIN	PCC	POINT OF C
DIP	DUCTILE IRON PIPE	PL	PROPERTY
ECR	END CURB RETURN	PP	POWER PO
EG	EXISTING GROUND	PRC	POINT OF F
EP	EDGE OF PAVEMENT	PT	POINT OF T
EX	EXISTING	PVC	POINT OF V
FES	FLARED END SECTION	PVC	POLY VINYL
G	GAS	PVT	POINT OF V
GV	GATE VALVE	RCP	REINFORCE
HDPE	HIGH DENSITY POLYETHYLENE	ROW	RIGHT OF V
HMA	HOT MIX ASPHALT	SD	STORM DR
IE	INVERT ELEVATION	SDR	STANDARD
JT	JOINT TRENCH	SF	SQUARE FE
L	LENGTH	SS	SANITARY
LF	LINEAL FEET	STA	STATION
MH	MANHOLE	STD	STANDARD
MJ	MECHANICAL JOINT	ТВ	THRUST BL
MON	MONUMENT	TYP	TYPICAL
		W	WATER
		WV	WATER VAL

Know what's **below**.

Call before you dig.

NO.	DATE	BY	REVISIONS		
				APPLICANT New Horizon Real Estate Development 8744 126th Ave NE Kirkland, WA 98033	

MERCER ISLAND, WASHINGTON 98040



102 NW CANAL STREET SEATTLE, WA 98107 PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

PRE-CONSTRUCTION REQUIREMENTS

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INCLUDING CLEARING AND GRADING, THE FOLLOWING SHALL OCCUR: 1. ALL REQUISITE PERMITS SHALL BE OBTAINED.

2. TRAFFIC CONTROL PLAN AND ROW PERMIT APPROVED BY THE CITY.

3. DEVELOPER SHALL PROVIDE A PERFORMANCE GUARANTEE IN

ACCORDANCE WITH MICC 19.01.060 AND 19.08.040.

4. PRE-CONSTRUCTION CONFERENCE HELD WITH THE DEVELOPER/CONTRACTOR.

5. DEVELOPER/CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE ITEMIZING ALL MAJOR ACTIVITIES.

6. PROVIDE VIDEOTAPES/PHOTOS OF EXISTING ROAD, ACCESS EASEMENTS AND RIGHT OF WAY WITHIN ¼ MILE OF THE SITE TO THE CITY SHOWING PRE-CONSTRUCTION CONDITIONS. THE BURDEN OF PROOF RESTS WITH THE APPLICANT TO PROVE THAT ANY PUBLIC FACILITY DAMAGE WAS A PRE-EXISTING CONDITION OR WAS CAUSED BY ANOTHER PARTY. ANY DAMAGE TO PUBLIC FACILITIES DEEMED THE RESPONSIBILITY OF THE APPLICANT AS DETERMINED BY THE CITY ENGINEER SHALL BE RESTORED AT THE APPLICANT'S COST.

7. TREE PROTECTION MEASURES MUST BE IN PLACE AND INSPECTED BEFORE ANY WORK ON SITE IS STARTED. NO TREES SHALL BE CUT WITHOUT A TREE PERMIT.

8. DEVELOPER OR ASSIGNEE(S) SHALL PROVIDE TO THE CITY ENGINEER, A SIGNED AND NOTARIZED INDEMNIFICATION & HOLD HARMLESS AGREEMENT PREPARED BY THE CITY.

9. N/A

SURVEY

TOPOGRAPHIC SURVEY BY: TERRANE LAND SURVEYING 10801 MAIN STREET, SUITE 102 BELLEVUE, WA 98004 PHONE 425.458.4488 WWW.TERRANE.NET

LEGAL DESCRIPTION

SEE SURVEY BY TERRANE

DRAWING INDEX

Co.o	COVER SHEET
C0.1	DEMO PLAN
C0.2	
C1.0	TEMPORARY EROSION CONTROL PLAN
C1.2	EROSION & SEDIMENT CONTROL NOTES & DETAILS
C3.00	SITE ENGINEERING PLAN
C3.01	PRIVATE DRIVE PROFILE ROAD SECTION
C3.2	SANITARY SEWER DETAILS
C3.3	WATER DETAILS
C3.4	-
C3.6	DETENTION KEY MAP
C3.7	-STORMFILTER DETAIL

-STORMFILTER DETAIL

- -DETENTION PROFILE & DETAILS
- -PARCEL 2 DETENTION PROFILE & DETAILS

COVER SHEET

New Horizon Real Estate Development 8375 AND 8383 EAST MERCER WAY MERCER ISLAND, WA 98040

DRAWING NO:

C0.0

APN 032110-0145

& 032110-0140

- CATEGORY IV WETLAND "A" -SEE REPORT BY THE WATERSHED CO.

-BUFFER REDUCTION PROPOSED

- DELINEATED STREAM

20' PRIVATE DRIVEWAY -PROFILE C3.01

APPROXIMATE STREAM OCATION 5 FT REDUCED -FIRE TURNAROUND

REGRADE TO 2.5:1 -SEE C1.0 FOR GRADING -FLAT BENCH FOR DETENTION PIPE -SEE PANGEO GEOTECHNICAL REPORT

2693 GPM EX FH—

(**•**)

C4.1

C4.2

TREE TABLE

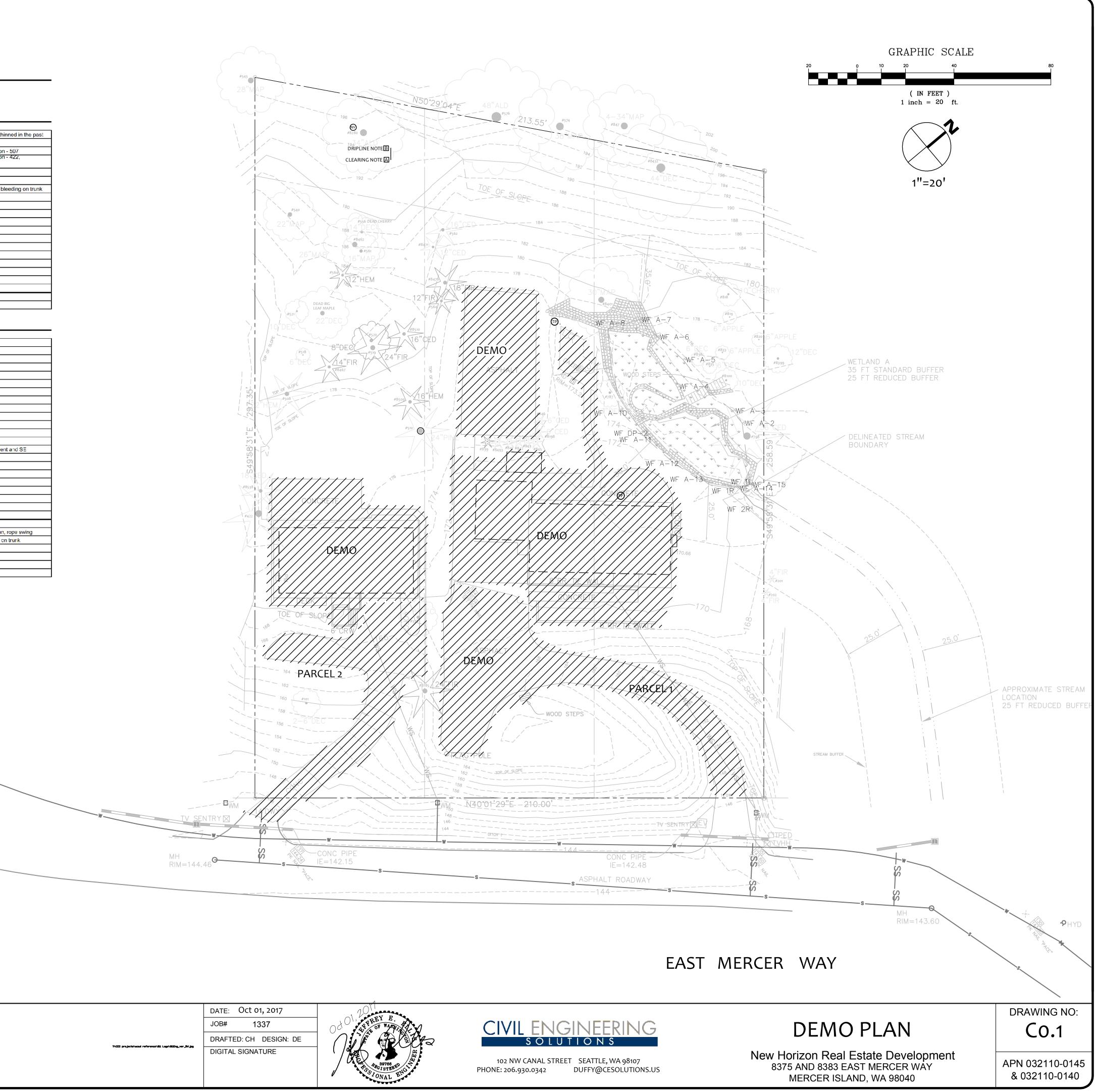
BY AMERICAN FOREST MANAGEMENT T**ree Summary Table** For: 8383 E Mercer Way

American Forest Management, Inc.Date:8/29/14Inspector:Wilkinson

Tree/ Tag #	Species	DBH	Height		ine/Limits o	f Disturband		Condition	Viability	Comments
		(inches	s) (feet)	Ν	S	E	W			
8185	Douglas fir	26	85		17 / 12		15 / 12	good	viable	driveway is 12' south of tree, good taper, was crown thinned
101	deciduous ornamental	5, 7	20	15 / 8	10/8	10 / 8	12/8	good	viable	forks at 2', was topped
8538	western red cedar	19	55	13 / 12			18 / 12	fair-poor	borderline	was topped in the past, lots of new leaders, pink ribbon - 50 was topped in the past, lots of new leaders, pink ribbon - 42
422	western red cedar	9, 22	55	14 / 12			16 / 12	fair-poor	borderline	co-dominant stem forks at 1'
508	western hemlock	22	75	22 / 15		23 / 15	13 / 15	fair	viable	hemlock woolly adelgid
518	deciduous	5						good	viable	
8467	sitka spruce	17	75	6 / 10	16 / 10	20 / 10	4 / 10	fair	viable	foliage dieback, co dominant stems fork at 40', minor bleed
521	Washington hawthorne	9	52	12/6		12/6		fair	viable	suppressed
519	Douglas fir	22	125		14 / 12	11 / 12	6 / 12	good	viable	no concerns
520	European mountain ash	7	25	15/6	10/6	13/6		good	viable	co-dominant forks at 10'
8509	western hemlock	20	90	15 / 12	12 / 12	14 / 12	8 / 12	fair	viable	was crown thinned, poor form, spike knot
510	western white pine	22	95	12 / 12	18 / 12	15 / 10	12 / 12	fair	viable	was pruned
8510	western red cedar	17	75	11 / 10	12 / 10	5 / 10	11 / 10	fair	viable	ribbon - 841, 15 deg lean NW, lean self correcting
8464	western hemlock	12	88		10/8		2/8	fair	viable	ribbon - 535, covered in ivy, crown thinned
561	big leaf maple	19	90			12/10		fair	viable	ivy covering the trunk
8462	big leaf maple	18	90	5/10			18 / 10	fair	viable	ribbon - 560, forks at 1', dead co-dominant stem
540	big leaf maple	22	90	25 / 15	25 / 15	17 / 15	10 / 15	good	viable	some past branch failure, good form
328	deciduous	6, 6	12	8	10	5	5	fair	viable	
8280	red alder	25	95					poor	non-viable	ribbon - 548
							Neighboring	Trees		
543	big leaf maple	26			20 / 15		16 / 15	good	viable	good form, full crown, no concerns
Tree/										
Tag #	Species	DBH	Height	Drip-L	.ine/Limits o	of Disturban	ce (feet)	Condition	Viability	Comments
		(inches	· ·	N	S	E	W			
8471	western red cedar	11	50	10/8	10/8	12/8	9/8	good	viable	ribbon - 542
8432	big leaf maple	38	100	1070	38/20	35/20	0.0	fair	viable	ribbon - 837, leans SE, some dead branches
839	Pyramidalis arborvitae	5	25					fair	viable	
8497	Pyramidalis arborvitae	10	15	1				fair-poor	borderline	topped, co dominant stems, ribbon - 840
841	Pyramidalis arborvitae	6	28	1				fair	viable	
842	Pyramidalis arborvitae	6	30	1	Drip-lines r	ange from 2-3',		fair	viable	
843	Pyramidalis arborvitae	6	30	- I	imiting distanc	e for all sides i	s 3'	fair	viable	
8498	Pyramidalis arborvitae	7	30	1				fair	viable	ribbon - 844
845	Pyramidalis arborvitae	6	35	1				fair	viable	
846	Pyramidalis arborvitae	7	35	1				fair	viable	
564	Douglas-fir	13	92		7/8	10 / 8	4/8	good	viable	good taper
8470	Douglas-fir	18	95	12/8		12/8	6/8	good	viable	ribbon - 563, good taper
562	western red cedar	18	65	11/10		15 / 12	5/10	good	viable	no concerns
8401	big leaf maple	36	95	20 / 18	25 / 10	29 / 10	26 / 18	fair	viable	ribbon - 645, some past branch failures, pond is adjacent an
787	cherry	13	18					poor	non viable	growths
8100	deciduous	8	22	4 / 4	15 / 4	4/4		fair-poor	borderline	ribbon - 834, leans south, foliage discoloration
835	f ru it	5, 2	20	5/4	4/4	8/4		fair	viable	
833	apple	6	18	5/4	2/4	4/4	4/4	fair	viable	
819	fruit tree	5, 3	15	4/4	10 / 4	5/4	5/4	fair	viable	
818	cherry	9	22				10/8	fair	viable	cherry gummosis, heavy pruning
820	fruit tree	5, 2	12	2/4	8/4	4/4	6/4	fair	viable	pruned
798	western red cedar	26	70	10 / 12	15 / 12		18 / 12	fair	viable	growing on a stump, picture
						- 1	Neighboring	Trees		T
847	big leaf maple		30, 25		39 / 20	31/20		fair	viable	four co dominant stems, ivy covering the trunk, SE lean, rop
574	red alder	15, 32			38			fair-poor	borderline	past stem failure, included bark, pockets of decay, ivy on tru
	red alder	12, 9,	34					poor	non-viable	severe foliage dieback, broken top
576 8399	cherry	3, 11, 4	ł				8/5	fair	viable	ribbon - 807, pruned
		3, 11, 4 4	l				8/5 4/4 8/4	fair good	viable viable	ribbon - 807, pruned

Drip-Line and Limits of Disturbance measurements from face of trunk Trees on neighboring properties - Drip-line and Limits of Disturbance measurements from property lines

NO. DATE	BY	REVISIONS	
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		Λ	
	DATE: Oct 01, 2017 JOB# 1337 DRAFTED: CH DESIGN: DE	O O PREY E.	CIVIL ENGINE
T\CE2 projects\acad reference\Bil Lago\BilEng_ver_BVjpg	DIGITAL SIGNATURE	A 39766 A 39766 A STERED A STERED A STONAL ENG	102 NW CANAL STREET SEATTLE PHONE: 206.930.0342 DUFFY@C

TREE TABLE

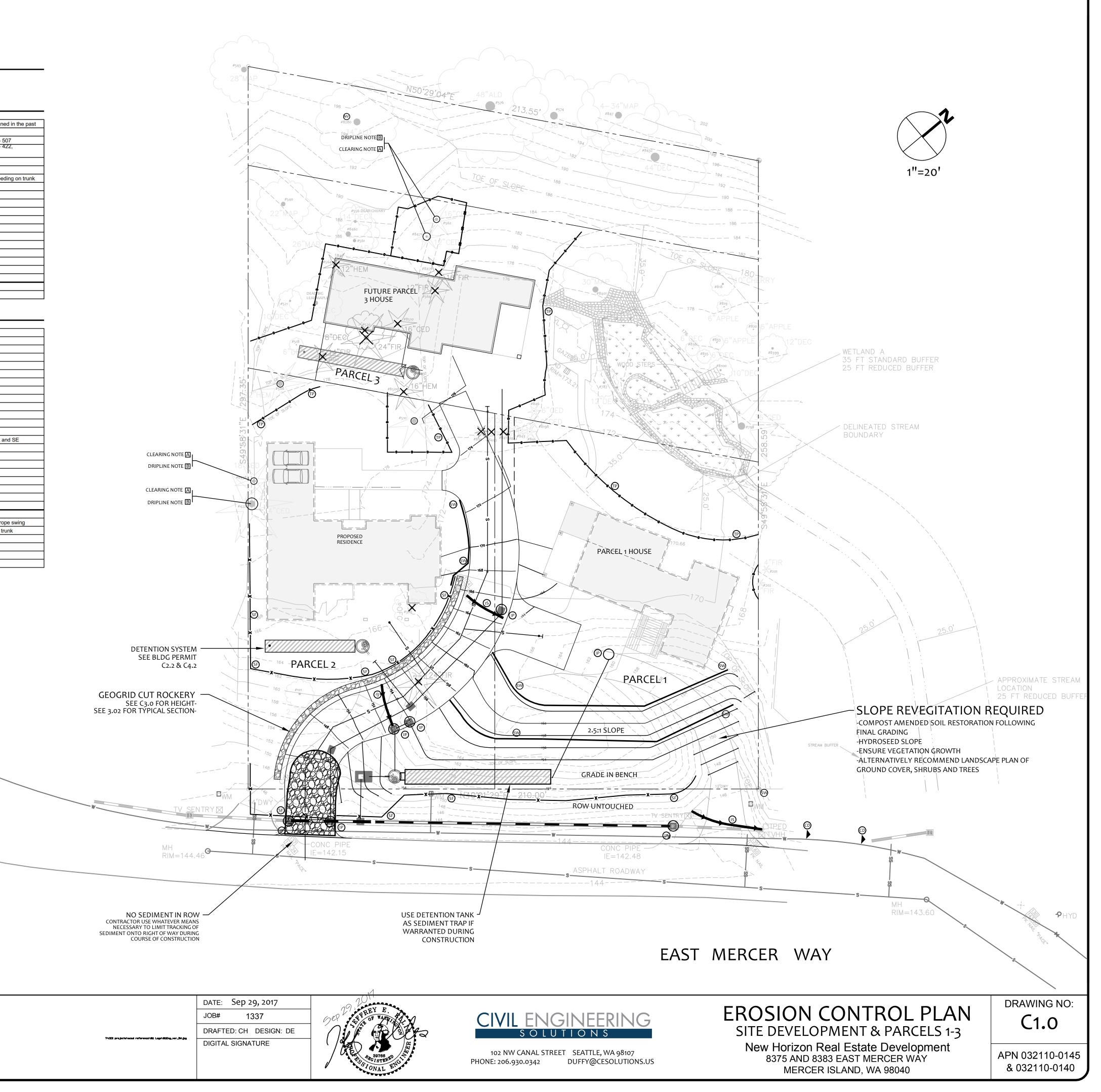
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8509	western hemlock	20	90	15/12	12/12	14/12	8 / 12	fair	viable	was crown thinned, poor form, spike knot
510	western white pine	22	95	12/12	18 / 12	15/10	12/12	fair	viable	was pruned
8 <mark>510</mark>	western red cedar	17	75	11 / 10	12/10	5/10	11 / 10	fair	viable	ribbon - 841, 15 deg lean NW, lean self correcting
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Trool								•		•
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818	cherry	9	22				10/8	fair	viable	cherry gummosis, heavy pruning
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798	western red cedar	26	70	10 / 12	15 / 12		18 / 12	fair	viable	growing on a stump, picture
				 Annotation (participation) 			Neighboring	Trees		
847	big leaf maple	38, 22,	30, 25		39 / 20	31/20		fair	viable	four co dominant stems, ivy covering the trunk, SE lean, rope
574	red alder	15, 32			38			fair-poor	borderline	past stem failure, included bark, pockets of decay, ivy on trur
5/4		12, 9 ,	3/	1			1	poor	non-viable	severe foliage dieback, broken top
	red alder	12, 9,	04					poor	non-viable	Severe rollage dieback, broken top
576	cherry	-					8/5	fair		
576 8399 201		3, 11, 4					8/5		viable	ribbon - 807, pruned

Drip-Line and Limits of Disturbance measurements from face of trunk Trees on neighboring properties - Drip-line and Limits of Disturbance measurements from property lines

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EROSION/SEDIMENTATION CONTROL PLAN NOTES

1. THE APPROVED CONSTRUCTION SEQUENCE SHALL BE AS FOLLOWS:

A. CONDUCT PRE-CONSTRUCTION MEETING. B. FLAG OR FENCE CLEARING LIMITS.

C. POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.

D. INSTALL CATCH BASIN PROTECTION IF REQUIRED. E. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S)

F. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.). G. CONSTRUCT SEDIMENT PONDS AND TRAPS.

H. GRADE AND STABILIZE CONSTRUCTION ROADS.

I. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT. J. MAINTAIN EROSION CONTROL MEASURE IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. K. 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. L. COVER ALL AREAS WITHIN THE SPECIFIED TIME FRAME WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, CRUSHED ROCK OR EQUIVALENT.

M. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 7 DAYS. N. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.

O. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE

2. 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.)

3. 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.

4. 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.

5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.

6. 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 SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY, MORE ESC 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.

7. 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.

8. 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.

9. ALL DENUDED SOILS MUST BE STABILIZED WITH AN APPROVED TESC METHOD (E.G. SEEDING, MULCHING, PLASTIC COVERING, CRUSHED ROCK) WITHIN THE FOLLOWING TIMELINES:

APRIL 1 TO SEPTEMBER 30 - SOILS MUST BE STABILIZED WITHIN 7 DAYS OF GRADING. OCTOBER 1 TO MARCH 31 - SOILS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING.

STABILIZE SOILS AT THE END OF THE WORKDAY PRIOR TO A WEEKEND, HOLIDAY, OR PREDICTED RAIN EVENT

10. 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.

11. 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.

12. 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.

13. 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).

14. WHERE STRAW MULCH IS REQUIRED FOR TEMPORARY EROSION CONTROL, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2"

15. ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 6" MUST HAVE A PERIMETER FENCE WITH A MINIMUM HEIGHT OF 3'. 16. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND SPECIFICATIONS.

17. THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED PLANS. LOCATIONS MAY BE MOVED TO SUIT FIELD

18. A COPY OF THE APPROVED EROSION CONTROL PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CITY OF MERCER ISLAND INSPECTOR.

19. ALL LOTS ADJOINING OR HAVING ANY NATIVE GROWTH PROTECTION EASEMENTS (NGPE) SHALL HAVE A 6' HIGH TEMPORARY CONSTRUCTION FENCE (CHAIN LINK WITH PIER BLOCKS) 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 THE PLANNING DEPARTMENT AUTHORIZES REMOVAL

20. 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.

21. 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.

22. ANY CATCH BASINS COLLECTING RUNOFF FROM THE SITE, WHETHER THEY ARE ON OR OFF THE SITE, SHALL HAVE ADEQUATE PROTECTION FROM SEDIMENT CATCH BASINS DIRECTLY DOWNSTREAM OF THE CONSTRUCTION ENTRANCE OR ANY OTHER CATCH BASIN AS DETERMINED BY THE CITY INSPECTOR SHALL BE PROTECTED WITH A "STORM DRAIN PROTECTION INSERT" OR EQUIVALENT.

23. 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 KIRKLAND. ALSO, ALL INTERCEPTOR SWALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH.

24. 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.

25. IF ANY PART(S) OF THE CLEARING LIMIT BOUNDARY OR TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN IS/ARE DAMAGED, IT SHALL BE REPAIRED IMMEDIATELY.

26. ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF.

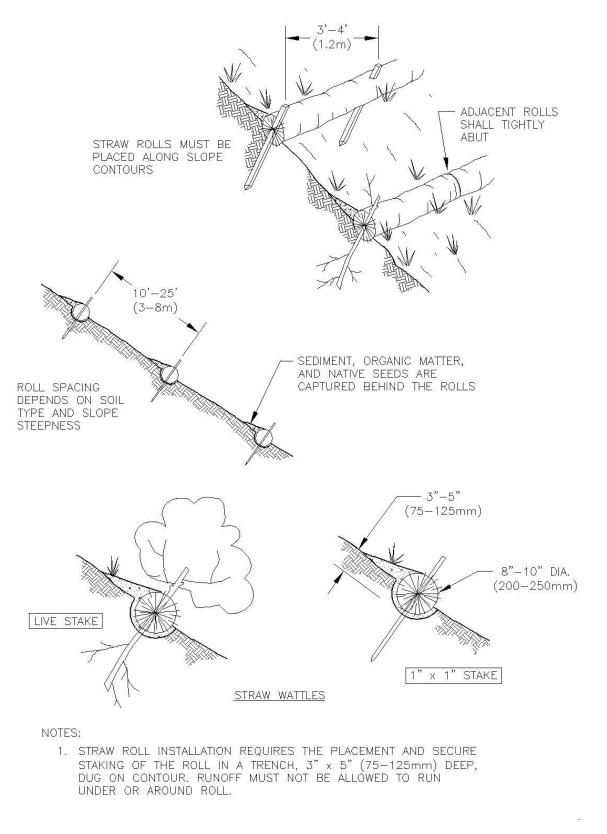
27. DO NOT FLUSH CONCRETE BY-PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE SYSTEM. IF EXPOSED AGGREGATE IS FLUSHED INTO THE STORM SYSTEM, IT COULD MEAN RE-CLEANING THE ENTIRE DOWNSTREAM STORM SYSTEM, OR POSSIBLY RE-LAYING THE STORM LINE.

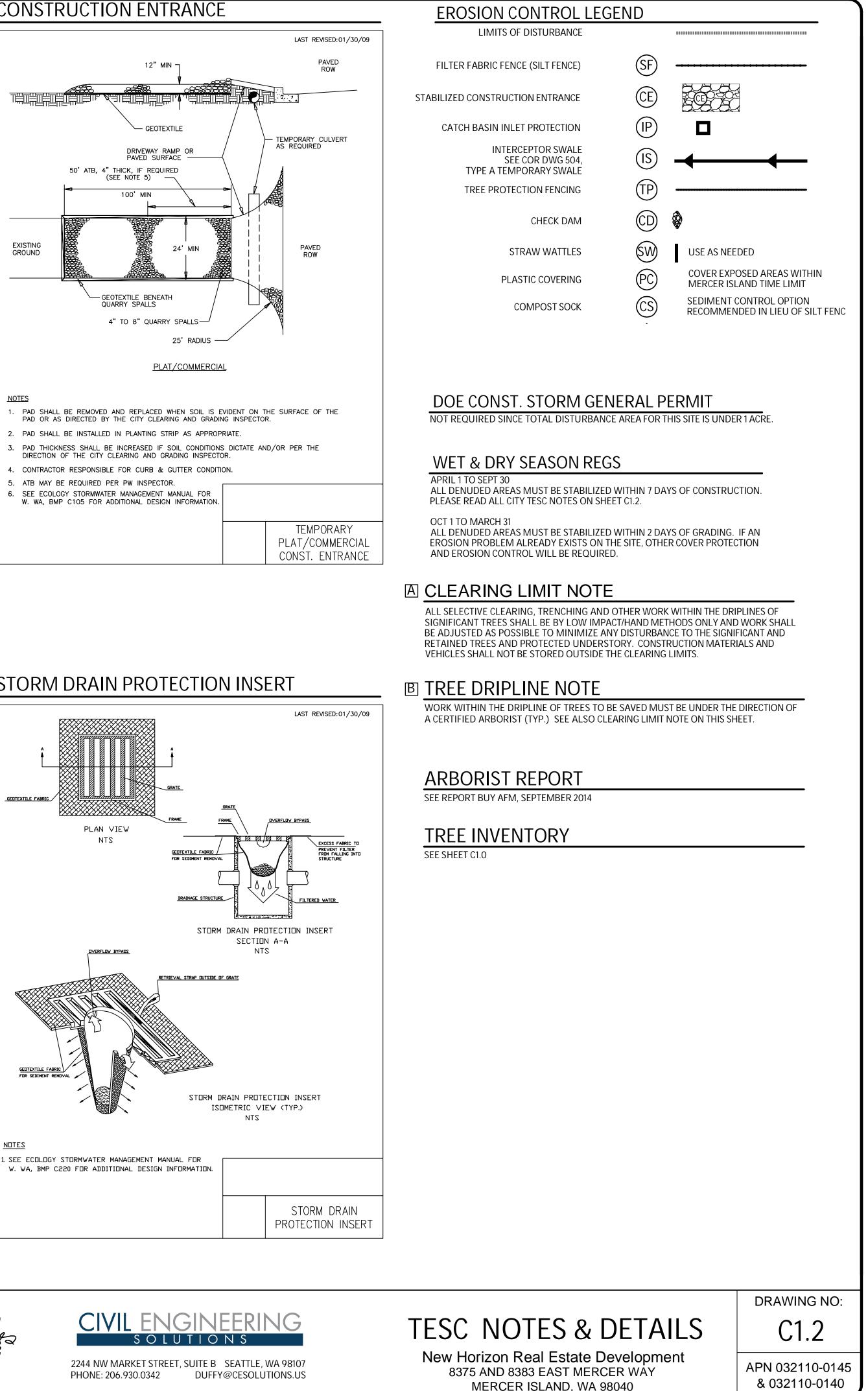
28. PRIOR TO THE OCTOBER 1 OF EACH YEAR (THE BEGINNING OF THE WET SEASON), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. THE IDENTIFIED DISTURBED AREA SHALL BE SEEDED WITHIN ONE WEEK AFTER OCTOBER 1. A SITE PLAN DEPICTING THE AREAS TO 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.

29. IF A SEDIMENT POND IS NOT PROPOSED, A BAKER TANK OR OTHER TEMPORARY GROUND AND/OR SURFACE WATER STORAGE TANK MAY BE REQUIRED DURING CONSTRUCTION, DEPENDING ON WEATHER CONDITIONS.

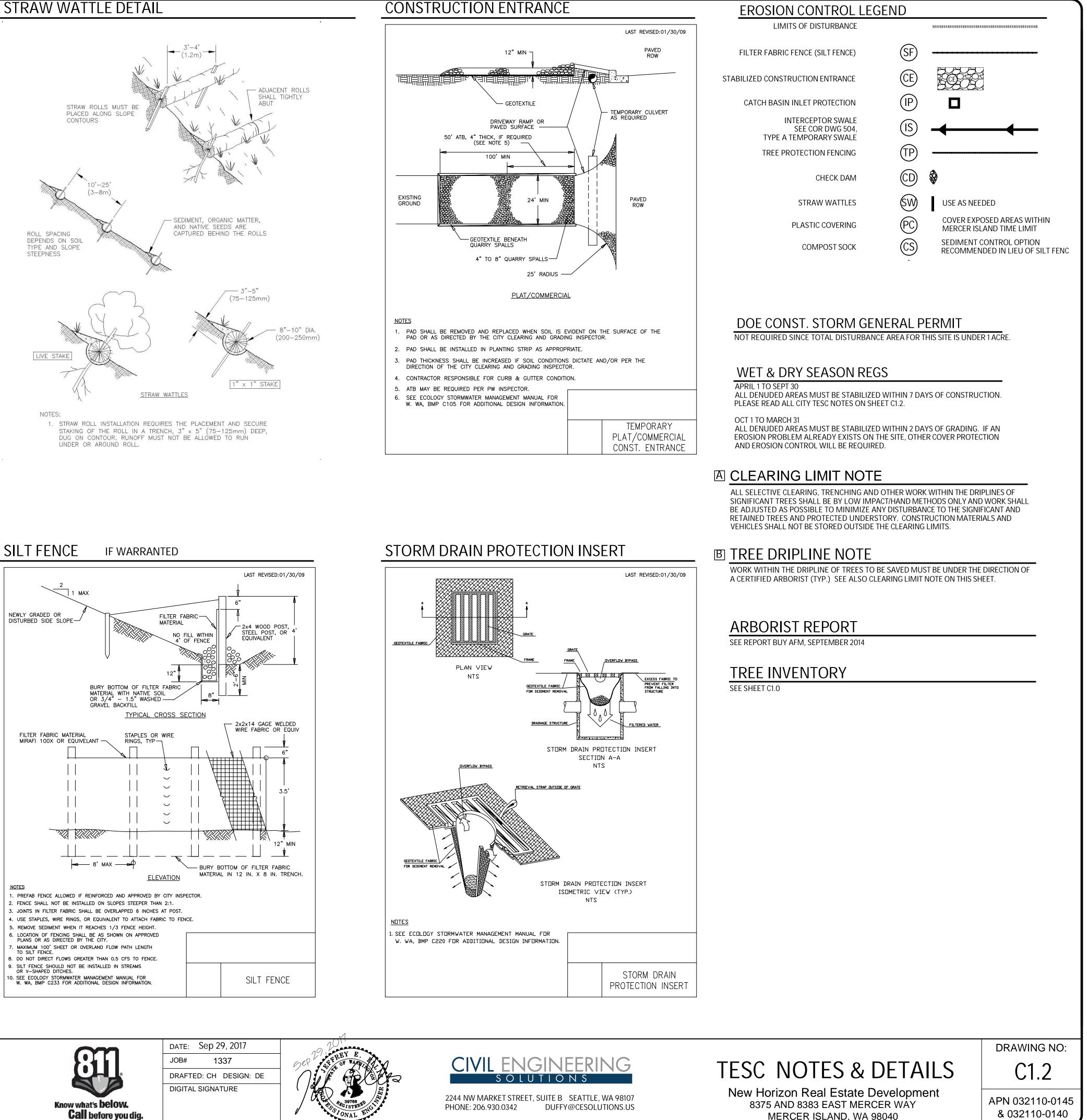
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APPLICANT	
New Horizon Real Estate Development 8744 126th Ave NE Kirkland, WA 98033	te

STRAW WATTLE DETAIL



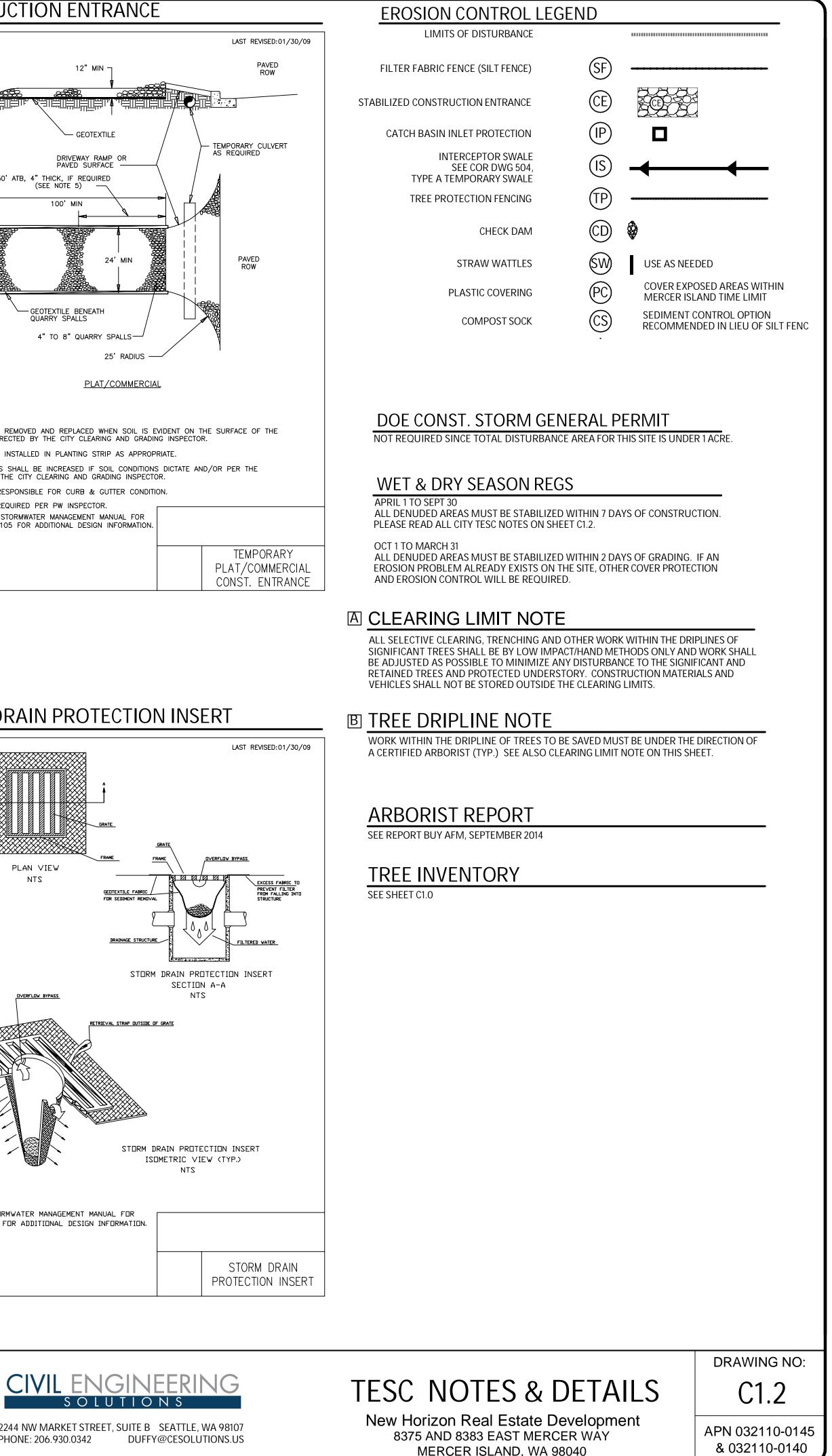


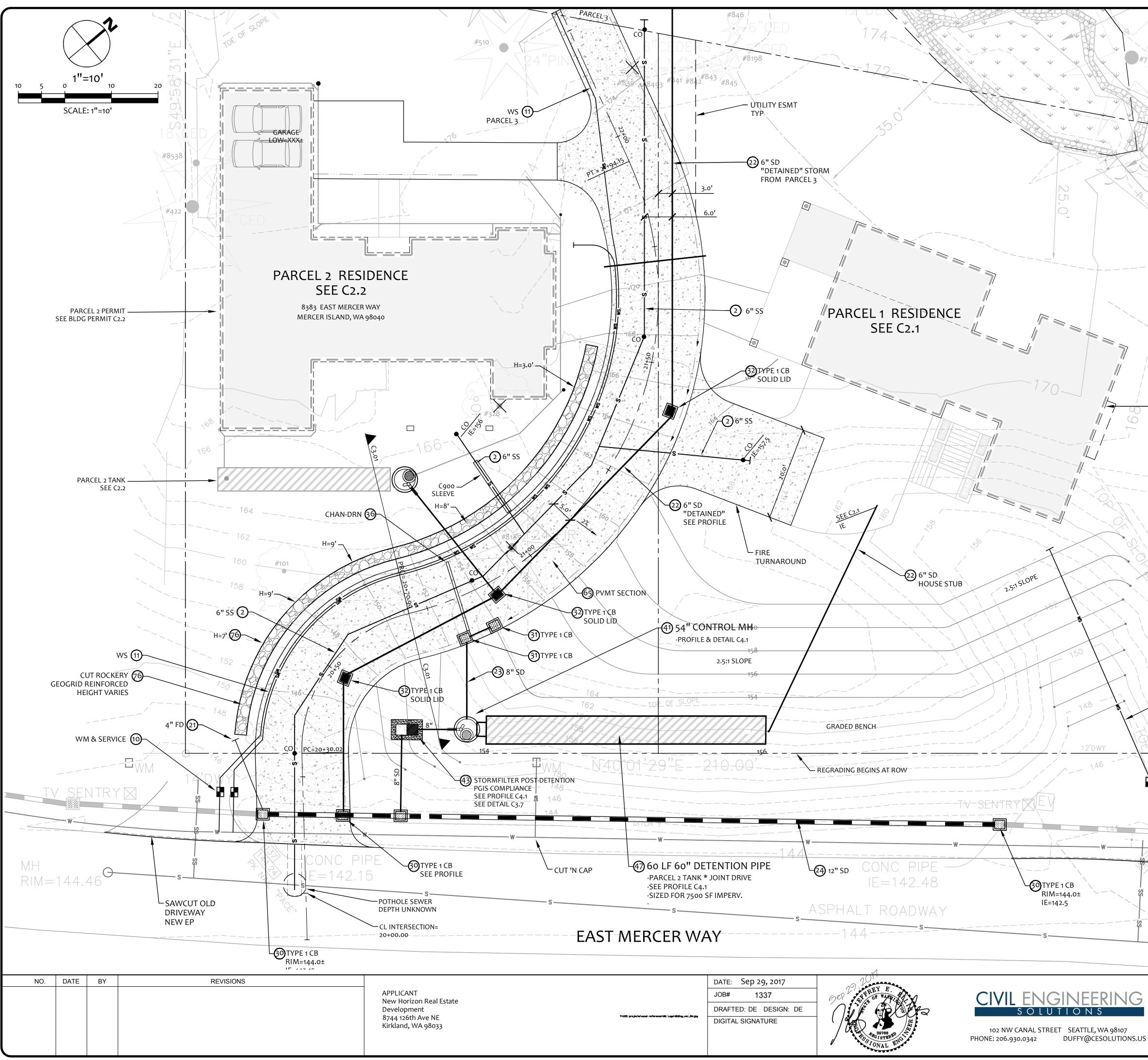
SILT FENCE











SANITARY SEWER IMPROVEMENTS

(1)

- 2 6" SDR 35 PVC SANITARY SEWER(SS) @ MIN 1.0%.
- (3)

(4) 6" SEWER CLEANOUT PER MERCER ISLAND DETAIL S-19.

WATER IMPROVEMENTS

- 10 -NEW SF RESIDENTIAL WATER SERVICE & METER PIT. CONFIRM REQUIRED SIZE WITH BUILDING PERMIT REVIEW. INSTALL PER MERCER ISLAND DETAIL W-13, W-14, OR W-14A DEPENDING ON SIZE REQUIREMENT.
- 11 VERIFY REQUIRED WATER SERVICE FROM METER TO HOUSE TO MEET FIRE FLOW. TYPICAL MIN. IS 1.5" 250 PSI PRIVATE HDPE WATER (ASTM D2239) FROM METER TO HOUSE. RECOMMENDED DEPTH=36". COORDINATE HOUSE ENTRY WITH BUILDER/OWNER.
- (12)

14

STORM DRAIN

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- (2) 4" FOUNDATION DRAIN (3034 PVC) @ MIN 1% GRADE.
- (22) 6" STORM DRAIN (3034 PVC) @ MIN 1% GRADE.
- 23) -8" STORM DRAIN. (SDR 35 PVC OR EQUAL). SEE PROFILE FOR GRADE
- (24) -12" STORM DRAIN @ MIN 1.0% GRADE.
- **(25)**

-BED & TRENCH PIPE PER CITY DETAIL S-3. COMPACT TRENCH TO 95% STD PROCTOR UNDER PAVED AREAS.

— PARCEL 1 HOUSE SEE BUILDING PERM

#201

#202

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STORM DRAIN STRUCTURES

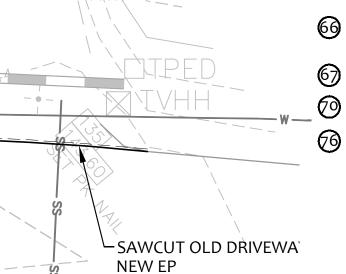
- **6** -TYPE 1 CB WITH STANDARD GRATE. MAX 5' RIM TO FL DEPTH.
- (31) -TYPE 1 CB WITH VANED LID. MAX 5' RIM TO FL DEPTH.
- 3 -TYPE 1 CB WITH SOLID LID
- (3)

- OURASLOPE CHANNEL / TRENCH DRAIN OR EQUAL: MIN 6" DEEP CHANNEL. SET LEVEL MIN 2" BELOW LOW GARAGE FF.
- \mathfrak{G}
- 40

STREET IMPROVEMENTS

- 60
- 61
- 62
- 63 -N/A
- 64

-10 WM & SERVICE PARCEL 2



65 --PRIVATE DRIVE ASPHALT DRIVE SECTION: MIN 2.5" HOT MIX ASPHALT OVER 4" CRUSHED ROCK BASE. COMPACT SUBGRADE TO MIN 95% STD PROCTOR, PLUS/MINUS 2% OMC.

-GEOGRID REINFORCED ROCKERY (MSE GRAVITY WALL). DESIGN AND FIELD INSPECTION BY PANGEO. SEE DETAIL C3.4. SEE TYPICICAL STREET/ROCKERY SECTION C3.01.

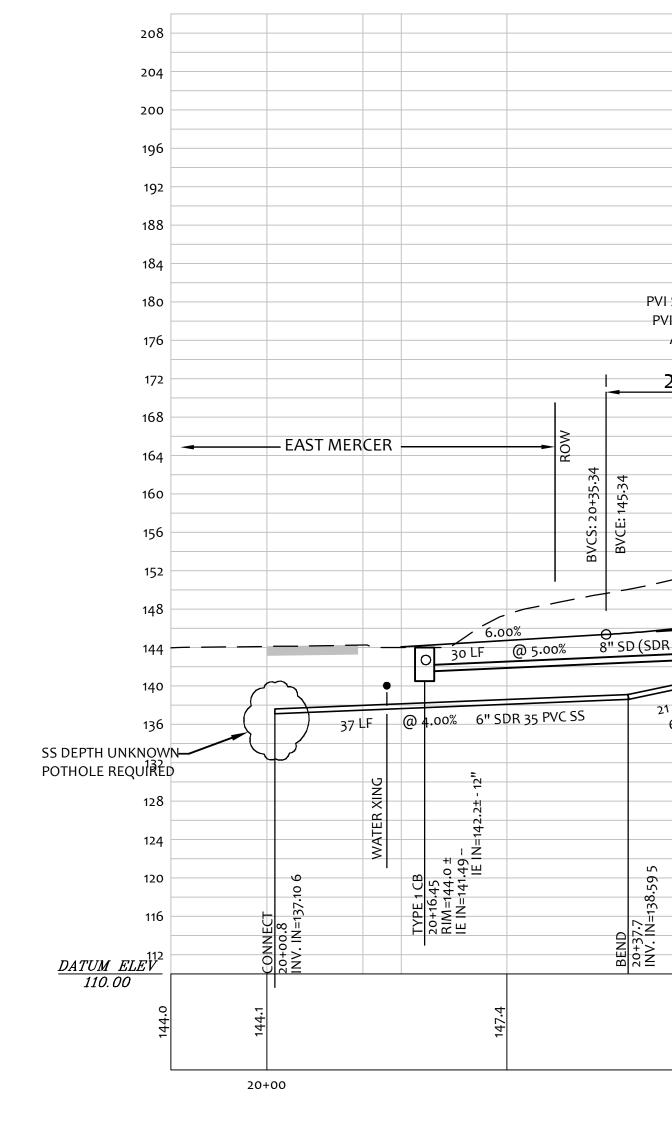


SITE ENGINEERING EAST MERCER IMPROVEMENTS New Horizon Real Estate Development 8375 AND 8383 EAST MERCER WAY

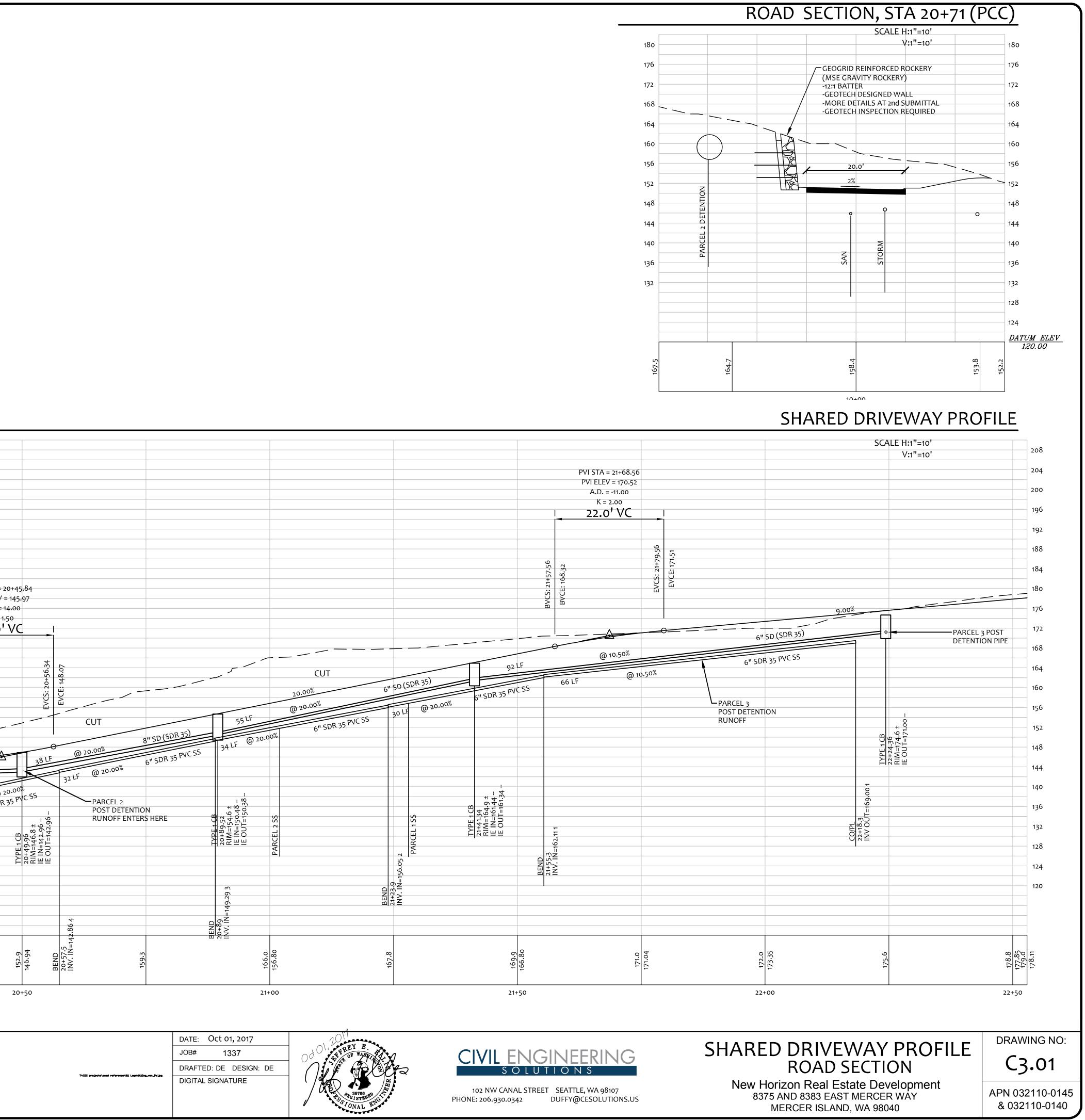
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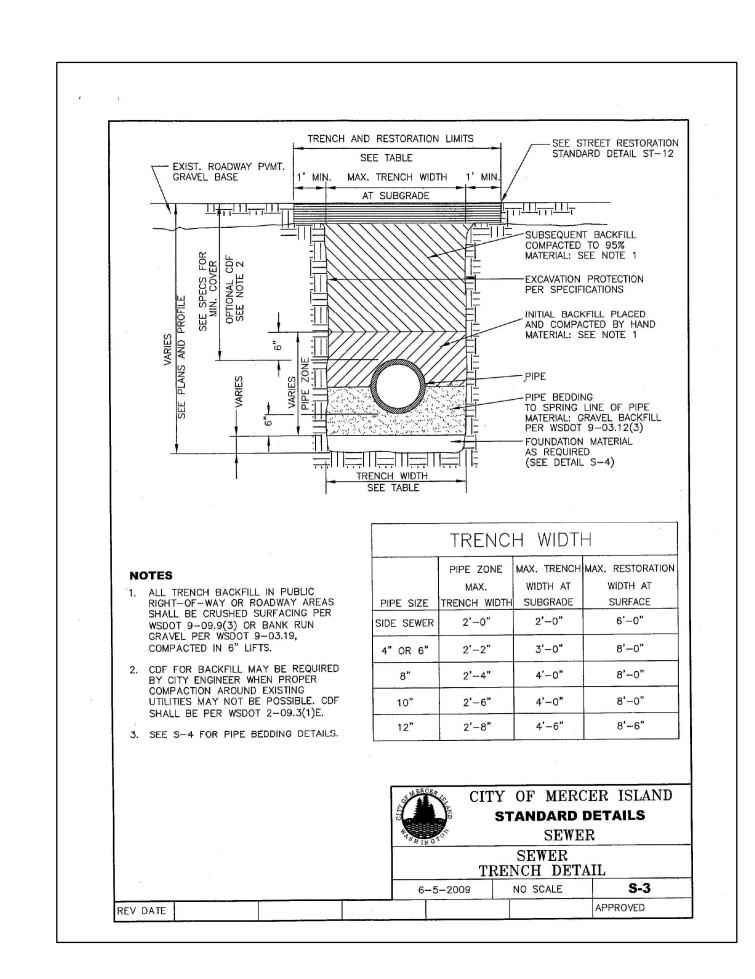
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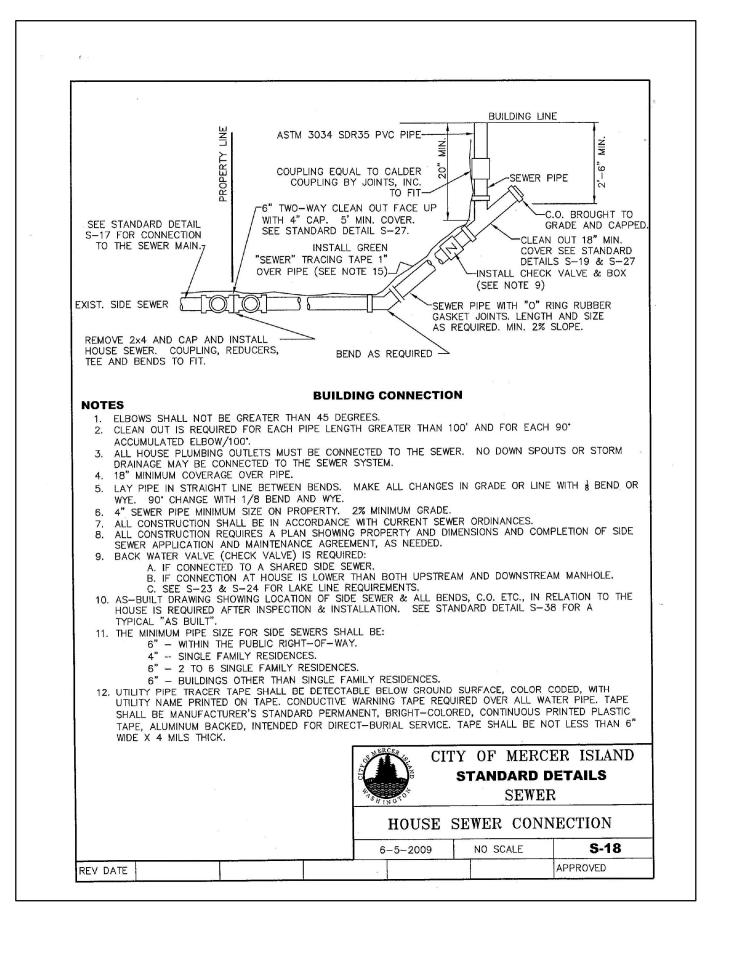


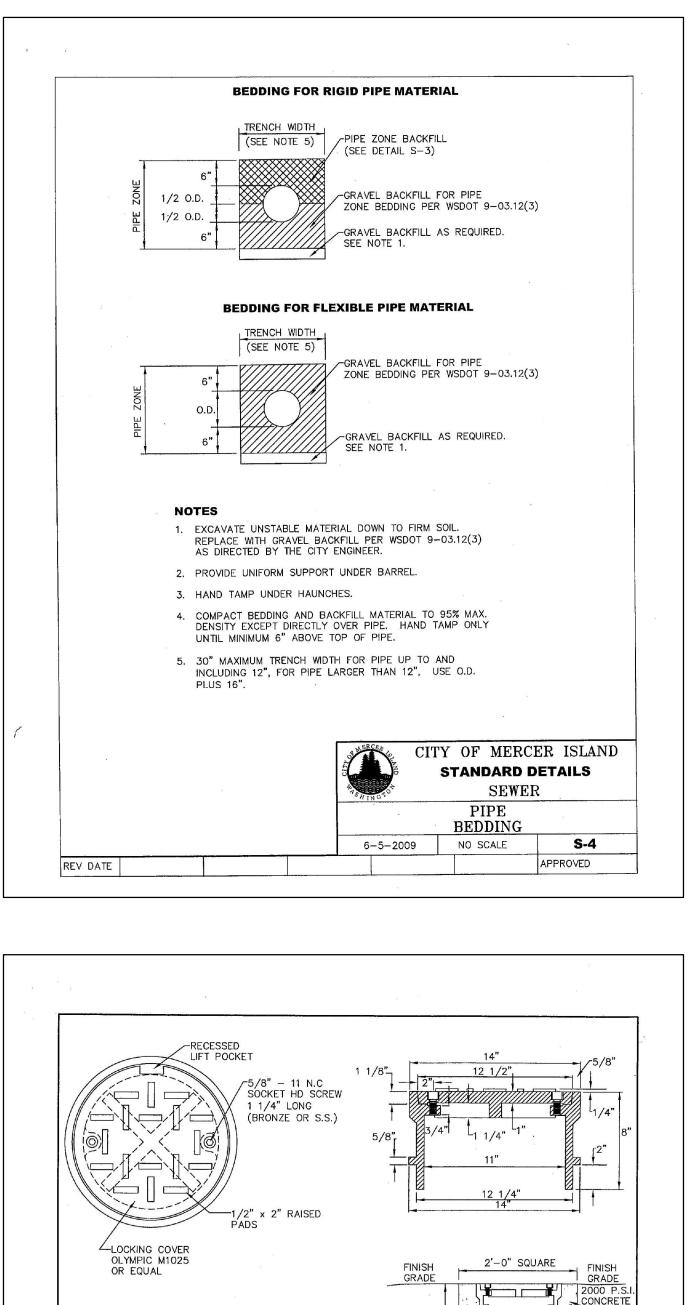
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				APPLICANT New Horizon Real Estate Development 8744 126th Ave NE Kirkland, WA 98033

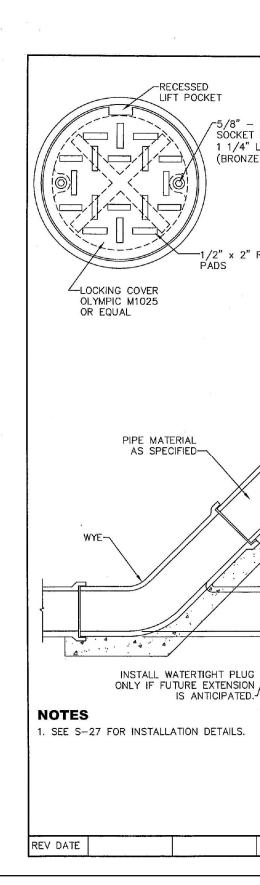


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			8744 126th Ave NE
			Kirkland, WA 98033



6-5-2009

12" ROUND /

PACKING-

FLARE JOINT

PIPE-

FOR PVC PIPE

CLEAN OUT DETAIL

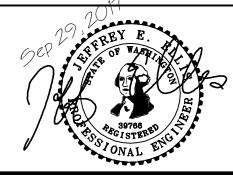
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CITY OF MERCER ISLAND

STANDARD DETAILS

SEWER

1337









CONCRETE

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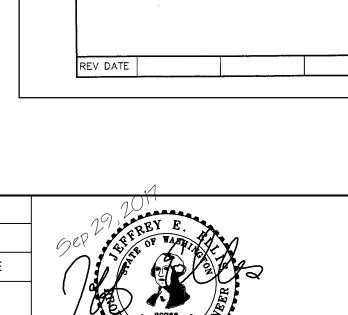
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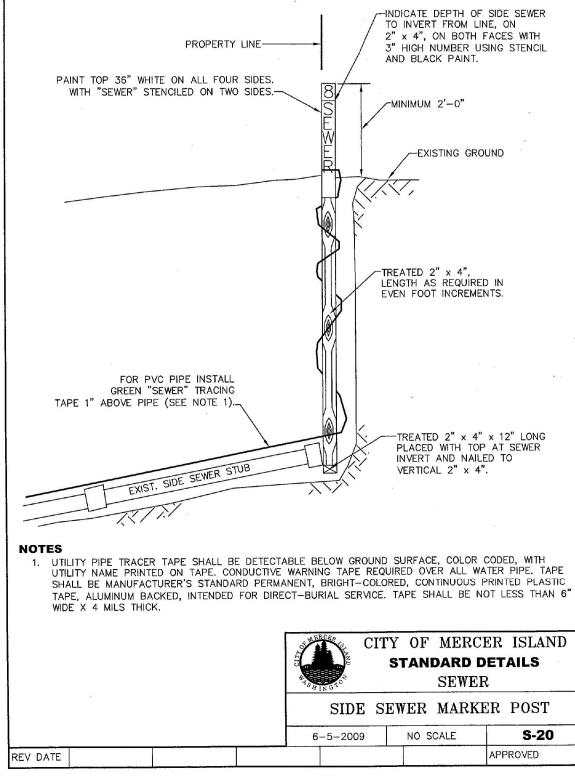
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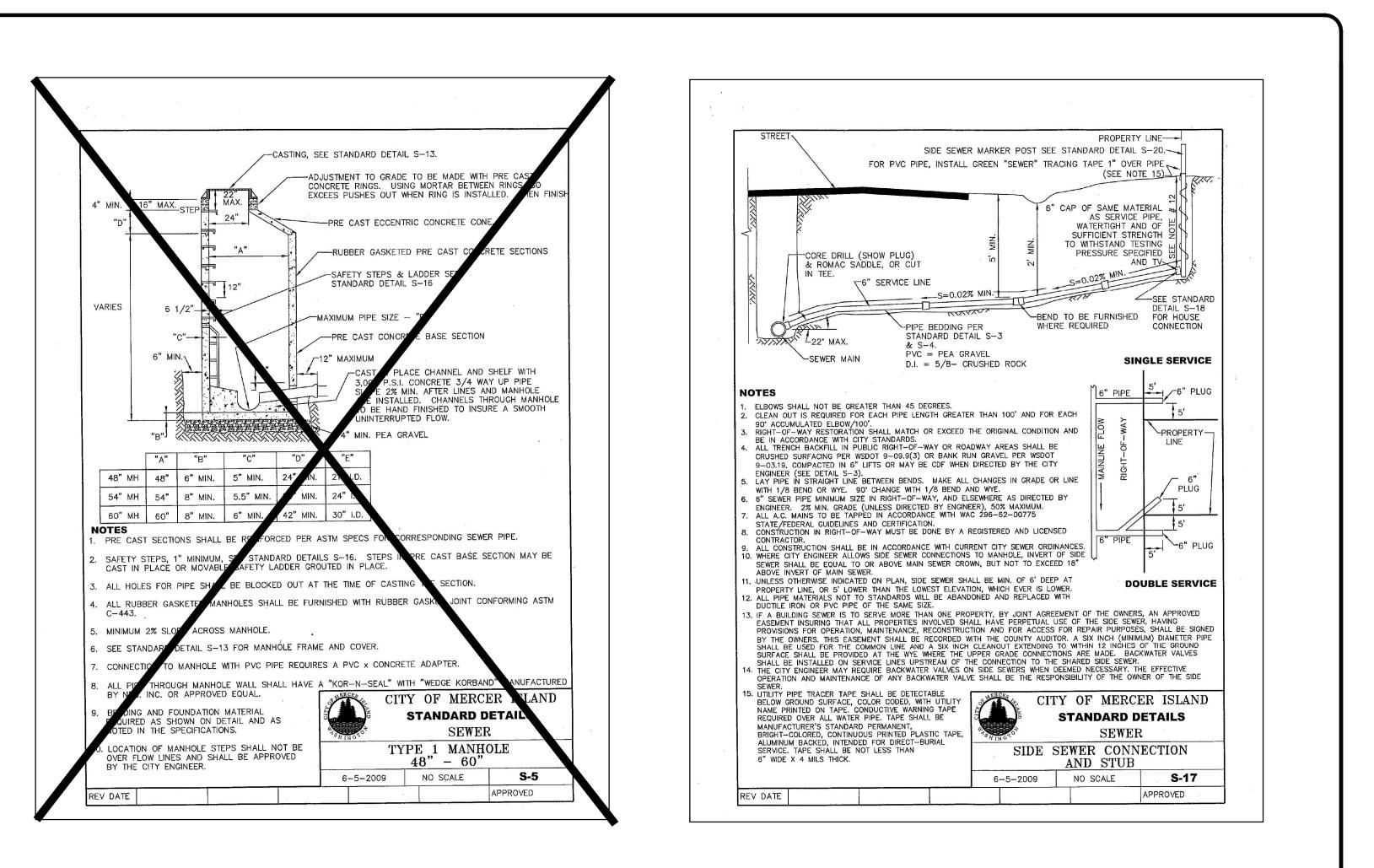
S-19

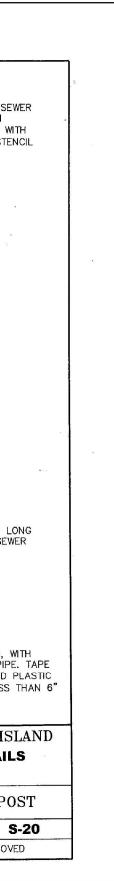
APPROVED .

SEAL AND WING NUT











# SAN. SEWER DETAILS

New Horizon Real Estate Development 8375 AND 8383 EAST MERCER WAY MERCER ISLAND, WA 98040

DRAWING NO:

C3.2

#### MERCER ISLAND CONSTRUCTION REQUIREMENTS

1. ALL IMPROVEMENTS SHALL BE INSTALLED PURSUANT TO PLANS APPROVED BY THE CITY IN ACCORDANCE WITH THE APPROVED CONSTRUCTION SCHEDULE.

2. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF MERCER ISLAND, CONDITIONS OF PERMITS ISSUED, THE GEOTECHNICAL EVALUATION RECOMMENDATIONS AND CONSTRUCTION PLANS ACCEPTED BY THE CITY. THE ENGINEER OF RECORD MAY BE REQUIRED TO MONITOR THE CONSTRUCTION, EROSION CONTROL, SITE STABILIZATION MEASURES AND PROVIDE INSPECTION REPORTS TO THE CITY ENGINEER THAT DOCUMENT ALL OF THE WORK PERFORMED.

3. THE SEASON FOR CLEARING, GRADING, AND THE CONSTRUCTION OF UTILITIES, STORM DRAINAGE

FACILITIES, ROADWAYS AND RETAINING WALLS SHALL NOT BEGIN UNTIL APRIL 1, AND SHALL END BY OCTOBER 1 OF ANY YEAR, UNLESS OTHERWISE APPROVED BY THE CODE OFFICIAL AND CITY ENGINEER.

4. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN A MANNER THAT RETAINS AS MUCH NATURAL VEGETATION AS POSSIBLE.

5. THE TYPE OF EQUIPMENT TO BE USED FOR LAND CLEARING AND ROADWAY AND UTILITIES CONSTRUCTION SHALL BE DEFINED AT THE PRE-CONSTRUCTION CONFERENCE WITH THE CITY. THE NECESSARY DEVELOPMENT AND ROW USE PERMITS SHALL BE OBTAINED PRIOR TO MOVING EQUIPMENT ONTO THE SITE.

6. THE CITY ENGINEER MAY REQUIRE THAT CERTAIN IMPROVEMENTS BE HAND DUG.

7. THE CITY MAY REQUIRE THAT SPECIFIC CLEARING, GRADING, EXCAVATION, OR SENSITIVE CONSTRUCTION WORK BE EVALUATED AND DETAILED BY A GEOTECHNICAL ENGINEER. AS A CONDITION FOR COMPLETION OF THE WORK, THE CITY MAY REQUIRE THAT THE ENGINEER BE PRESENT DURING THE WORK TO MONITOR AND REVIEW SITE CONDITIONS, AND TO RECOMMEND APPROPRIATE SPECIAL CONSTRUCTION TECHNIQUES OR MITIGATING MEASURES.

8. ALL DAMAGE TO ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY RESULTING FROM CONSTRUCTION (E.G., SILTATION, MUD, WATER, RUNOFF, ROADWAY DAMAGE CAUSED BY CONSTRUCTION EQUIPMENT OR HAULING) SHALL BE EXPEDITIOUSLY MITIGATED AND REPAIRED BY THE CONTRACTOR, AT THEIR EXPENSE. FAILURE TO MITIGATE AND REPAIR SAID DAMAGE, OR TO COMPLY WITH THE ACCEPTED CONSTRUCTION PLANS, THE PERMITS ISSUED BY THE CITY, OR THE CITY REQUIREMENT FOR CORRECTIVE ACTION SHALL BE CAUSE FOR THE ISSUANCE OF A "STOP WORK" ORDER, FORECLOSURE ON THE PLAT PERFORMANCE GUARANTEE, AND/OR OTHER MEASURES DEEMED APPROPRIATE BY THE CITY ENGINEER.

9. FOLLOWING CONSTRUCTION, THE GEOTECHNICAL ENGINEER SHALL SUBMIT A LETTER TO THE CITY CONTAINING THE FOLLOWING STATEMENTS: THIS CONSTRUCTION HAS BEEN COMPLETED SUBSTANTIALLY IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL INVESTIGATION AND EVALUATION REPORT AND MADE IN CONNECTION WITH OUR ON-SITE MONITORING OF THE ACTIVITIES

10. FOLLOWING CONSTRUCTION, THE PROJECT CIVIL ENGINEER SHALL SUBMIT A LETTER TO THE CITY CONTAINING THE FOLLOWING STATEMENT: THIS CONSTRUCTION HAS BEEN COMPLETED SUBSTANTIALLY IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED WITHIN THE STORM DRAINAGE TECHNICAL INFORMATION REPORT, APPROVED PLAN SET, AND OUR ON-SITE MONITORING OF THE ACTIVITIES.

11. IF THE DEVELOPER WISHES TO DEFER CERTAIN ON-SITE OR OFF-SITE IMPROVEMENTS, (I.E. LANDSCAPING, CURBS OR SIDEWALKS), WRITTEN APPLICATION WITH FULL AND COMPLETE ENGINEERING DRAWINGS SHALL BE SUBMITTED TO THE CITY ENGINEER. THE APPLICANT SHALL STATE THE REASONS WHY SUCH DELAY IS NECESSARY. IF APPROVAL IS GRANTED, SECURITY IN THE FORM OF A BOND OR ASSIGNMENT OF FUNDS SHALL BE FURNISHED TO THE CITY OF MERCER ISLAND IN AN AMOUNT EQUAL TO A MINIMUM OF 150 PERCENT OF THE ESTIMATED COST OF THE REQUIRED IMPROVEMENTS. THE CITY ENGINEER MUST ACCEPT AND ESTABLISH THE BOND AMOUNT. SUCH SECURITY SHALL LIST THE EXACT WORK THAT SHALL BE PERFORMED BY THE APPLICANT AND SHALL SPECIFY THAT ALL OF THE DEFERRED IMPROVEMENTS SHALL BE COMPLETED WITHIN THE TIME SPECIFIED BY THE CITY ENGINEER, AND IF NO TIME IS SO SPECIFIED, THEN NOT LATER THAN ONE YEAR. ALL PLAT IMPROVEMENTS SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR RESIDENTIAL CONSTRUCTION. REQUESTS TO CONCURRENTLY COMPLETE PLAT IMPROVEMENTS WITH BUILDING CONSTRUCTION PERMITS MUST BE MADE IN WRITING FOR REVIEW AND APPROVED BY THE CODE OFFICIAL IN CONSULTATION WITH CITY ENGINEER.

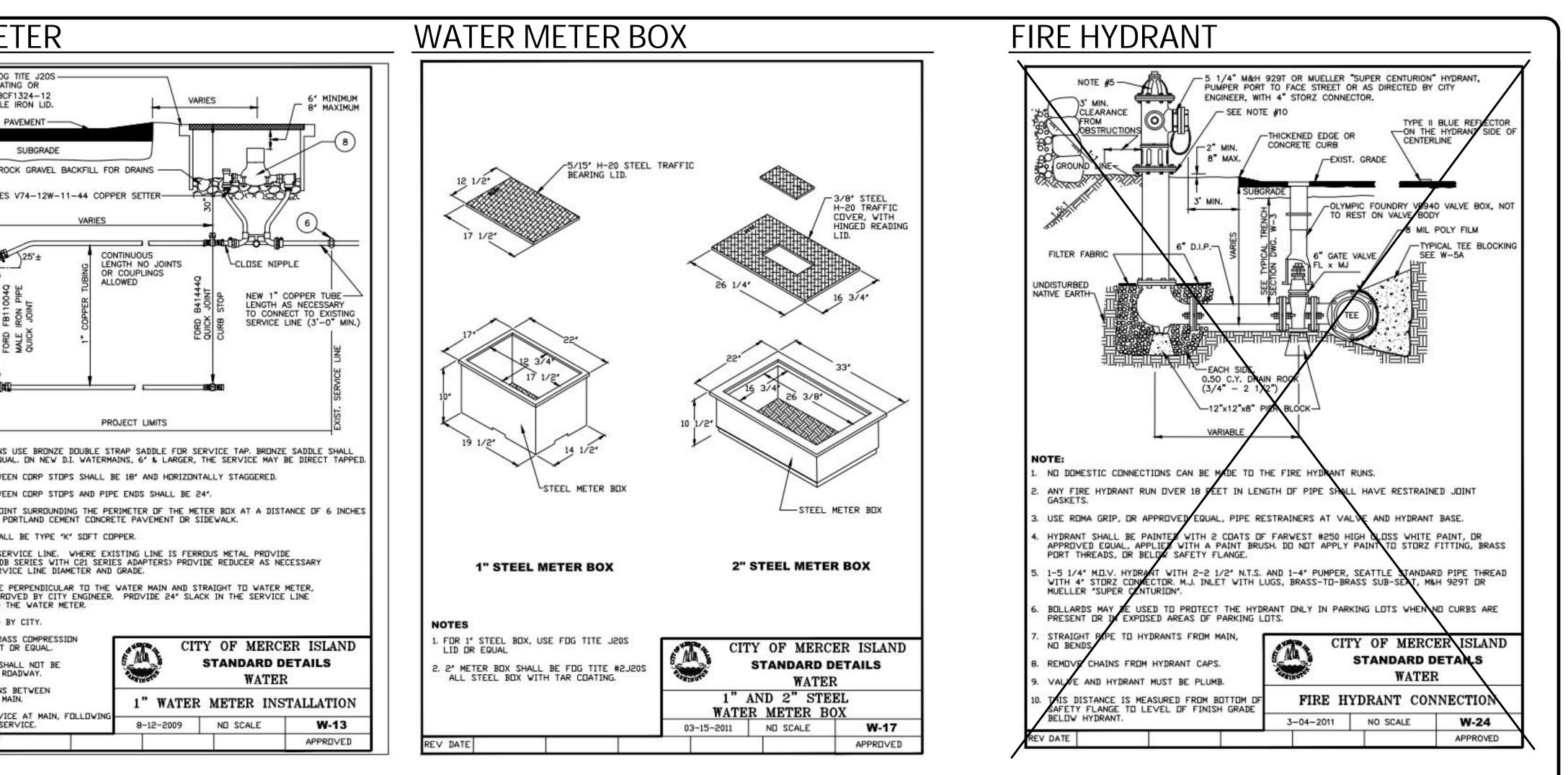
12. THE DEVELOPER SHALL SUBMIT AS-BUILT DRAWINGS SURVEYED BY A WASHINGTON STATE LICENSED PROFESSIONAL LAND SURVEYOR OF ALL UTILITY LINES, STORM DRAIN STUBS, WATER SERVICE LINES. AND DETAILED SIDE SEWER STUBS OR CONNECTIONS TO THE MUNICIPAL SEWAGE COLLECTION SYSTEM FOR EACH I OT

PRIOR TO FINAL INSPECTION. AS-BUILT PLAN SHOULD BE PROVIDED IN HARDCOPY, AUTOCAD, DXF, AND PDF FORMAT TO BE INCORPORATED INTO THE CITY'S GIS SYSTEM.

13. A BILL OF SALE FOR ANY IMPROVEMENTS TO BE TRANSFERRED TO PUBLIC OWNERSHIP AND MAINTENANCE SHALL BE SUBMITTED TO THE CITY PRIOR TO FINAL INSPECTION OF PLAT IMPROVEMENT.

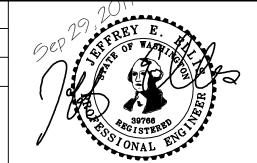
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DATE: Sep 29, 2017 JOB# 1337 DRAFTED: DE DESIGN: DE DIGITAL SIGNATURE





2244 NW MARKET STREET, SUITE B SEATTLE, WA 98107 PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

NOTES & WATER DETAILS

DRAWING NO: C3.3

New Horizon Real Estate Development 8375 AND 8383 EAST MERCER WAY MERCER ISLAND, WA 98040

PARCEL 3⁻ DETENTION w/BLDG PERMIT

PARCEL 2⁻ DETENTION w/BLDG PERMIT

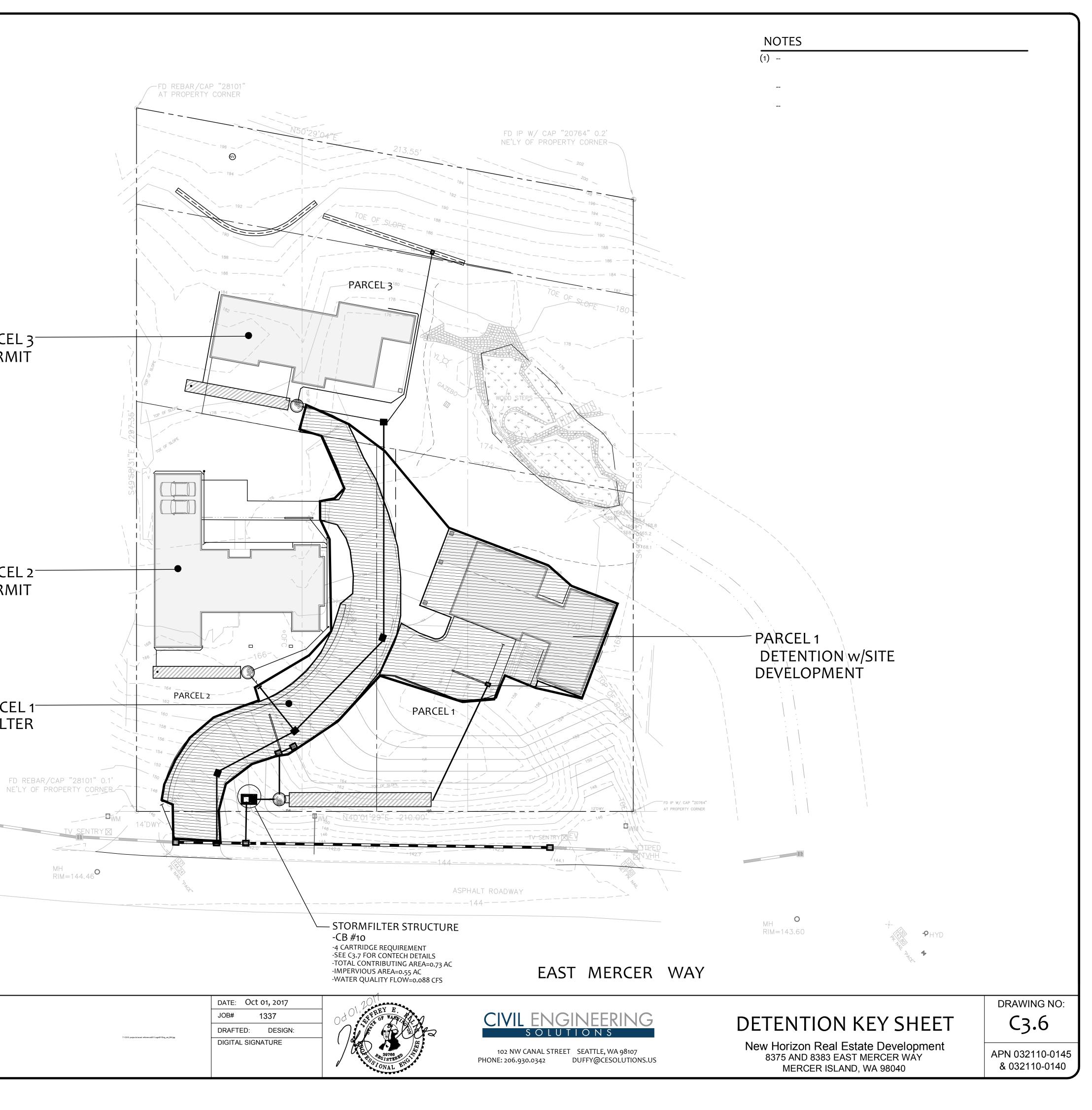
HATCH AREA TO PARCEL 1-DETENTION & STORM FILTER

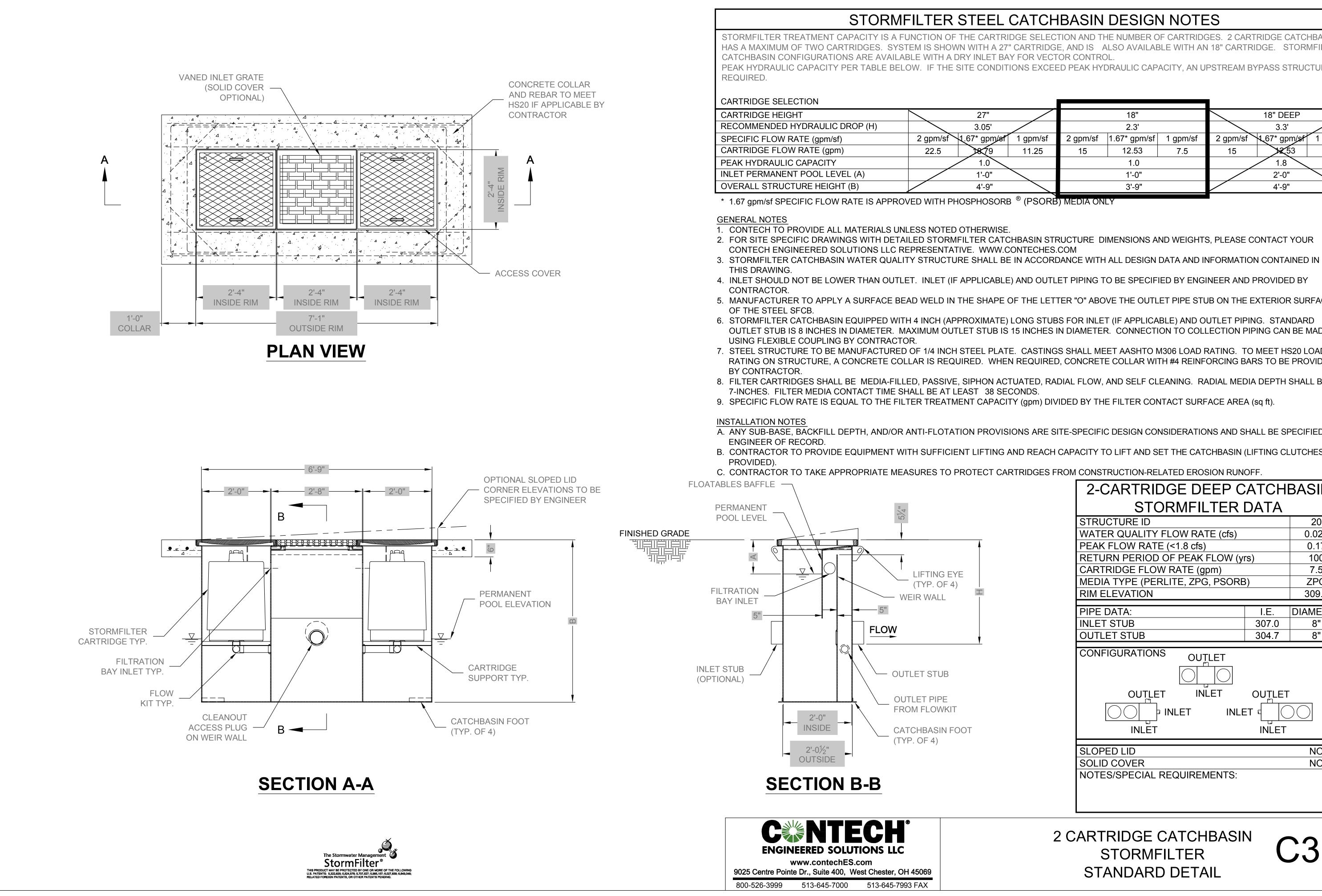
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 APPLICANT

 New Horizon Real Estate
 Development

 8744 126th Ave NE
 Kirkland, WA 98033





# STORMFILTER STEEL CATCHBASIN DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 2 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF TWO CARTRIDGES. SYSTEM IS SHOWN WITH A 27" CARTRIDGE, AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER

PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS

27"			18"			18" DEEP	
3.05'			2.3'			3.3'	
7* gpm/8f	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf
<b>X</b> 79	11.25	15	12.53	7.5	15	\$2,53	7.5
1.0			1.0			1.8	
1'-0"			1'-0"			2'-0"	
4'-9"			3'-9"			4'-9"	

2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR

4. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY

5. MANUFACTURER TO APPLY A SURFACE BEAD WELD IN THE SHAPE OF THE LETTER "O" ABOVE THE OUTLET PIPE STUB ON THE EXTERIOR SURFACE

6. STORMFILTER CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE

7. STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET AASHTO M306 LOAD RATING. TO MEET HS20 LOAD RATING ON STRUCTURE, A CONCRETE COLLAR IS REQUIRED. WHEN REQUIRED, CONCRETE COLLAR WITH #4 REINFORCING BARS TO BE PROVIDED

8. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY

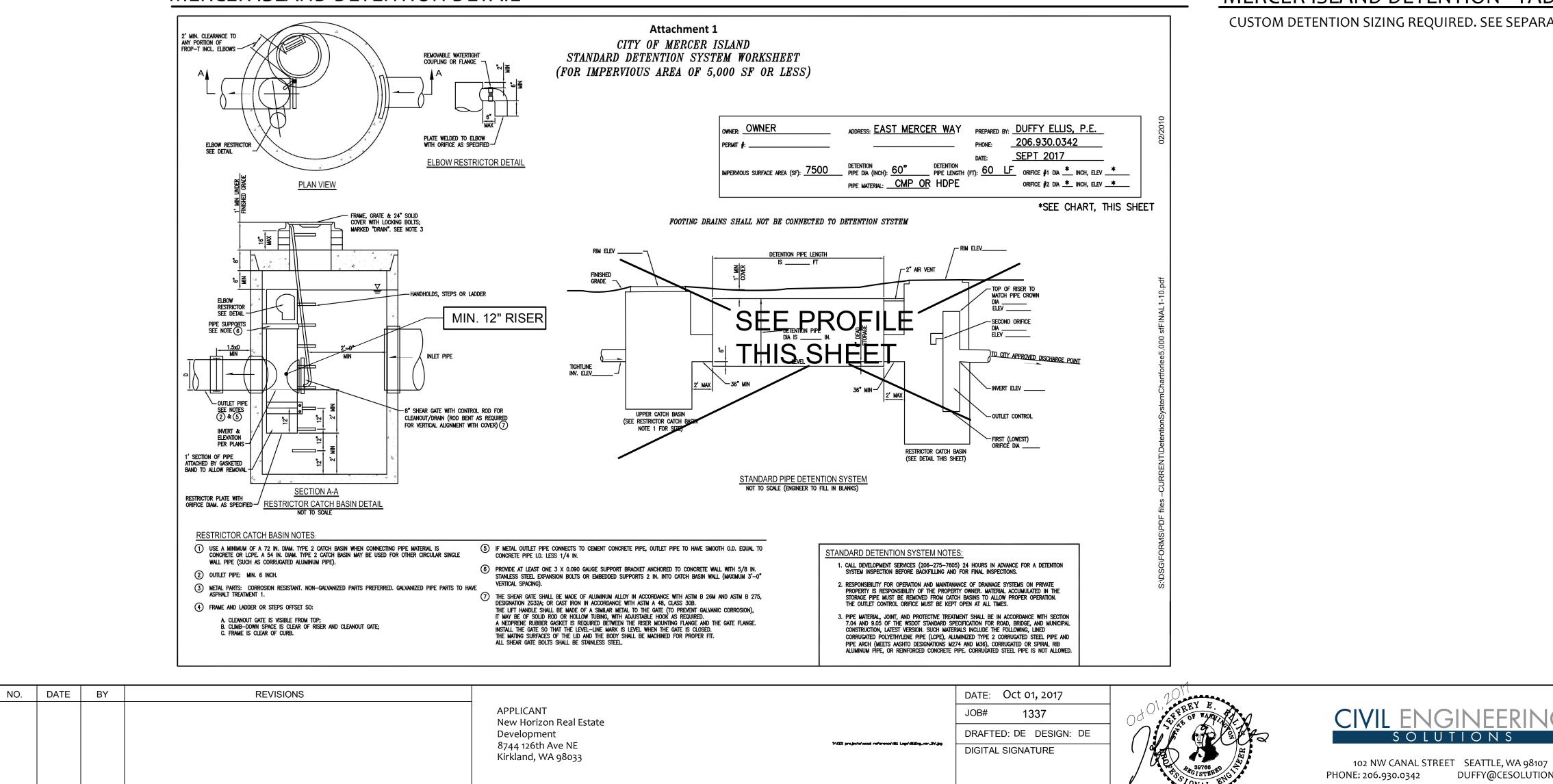
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES

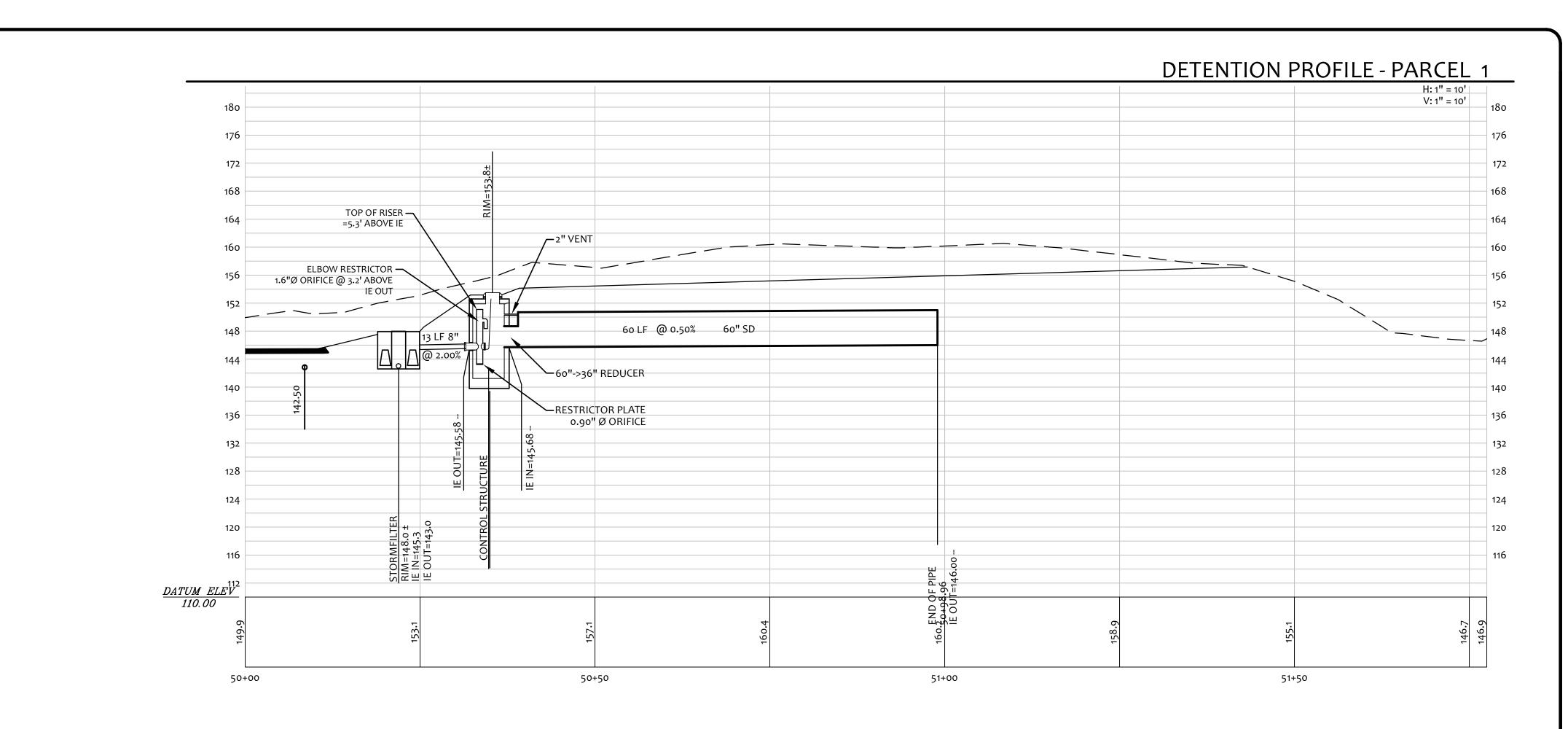
C. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

2-CARTRIDGE DEEP C	2-CARTRIDGE DEEP CATCHBASIN				
STORMFILTER	STORMFILTER DATA				
STRUCTURE ID		20			
WATER QUALITY FLOW RATE (cfs)		0.026			
PEAK FLOW RATE (<1.8 cfs)					
	RETURN PERIOD OF PEAK FLOW (yrs)				
CARTRIDGE FLOW RATE (gpm)					
MEDIA TYPE (PERLITE, ZPG, PSORE					
RIM ELEVATION					
PIPE DATA:	I.E.	DIAMETER			
INLET STUB	307.0	8"			
OUTLET STUB	304.7	8"			
SLOPED LID SOLID COVER		NO			
NOTES/SPECIAL REQUIREMENTS:		NO			
INUTES/SPECIAL REQUIREMENTS.					
2 CARTRIDGE CATCHBASII STORMFILTER	× (	23.7			

STANDARD DETAIL

### MERCER ISLAND DETENTION DETAIL





## MERCER ISLAND DETENTION "TABLE 2"

CUSTOM DETENTION SIZING REQUIRED. SEE SEPARATE CALCULATIONS IN DRAINAGE REPORT



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DETENTION PROFILE AND DETAIL

DRAWING NO:

C4.1

New Horizon Real Estate Development 8375 AND 8383 EAST MERCER WAY MERCER ISLAND, WA 98040