

MERCER ISLAND LOT LINE REVISION LOT 4

SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.

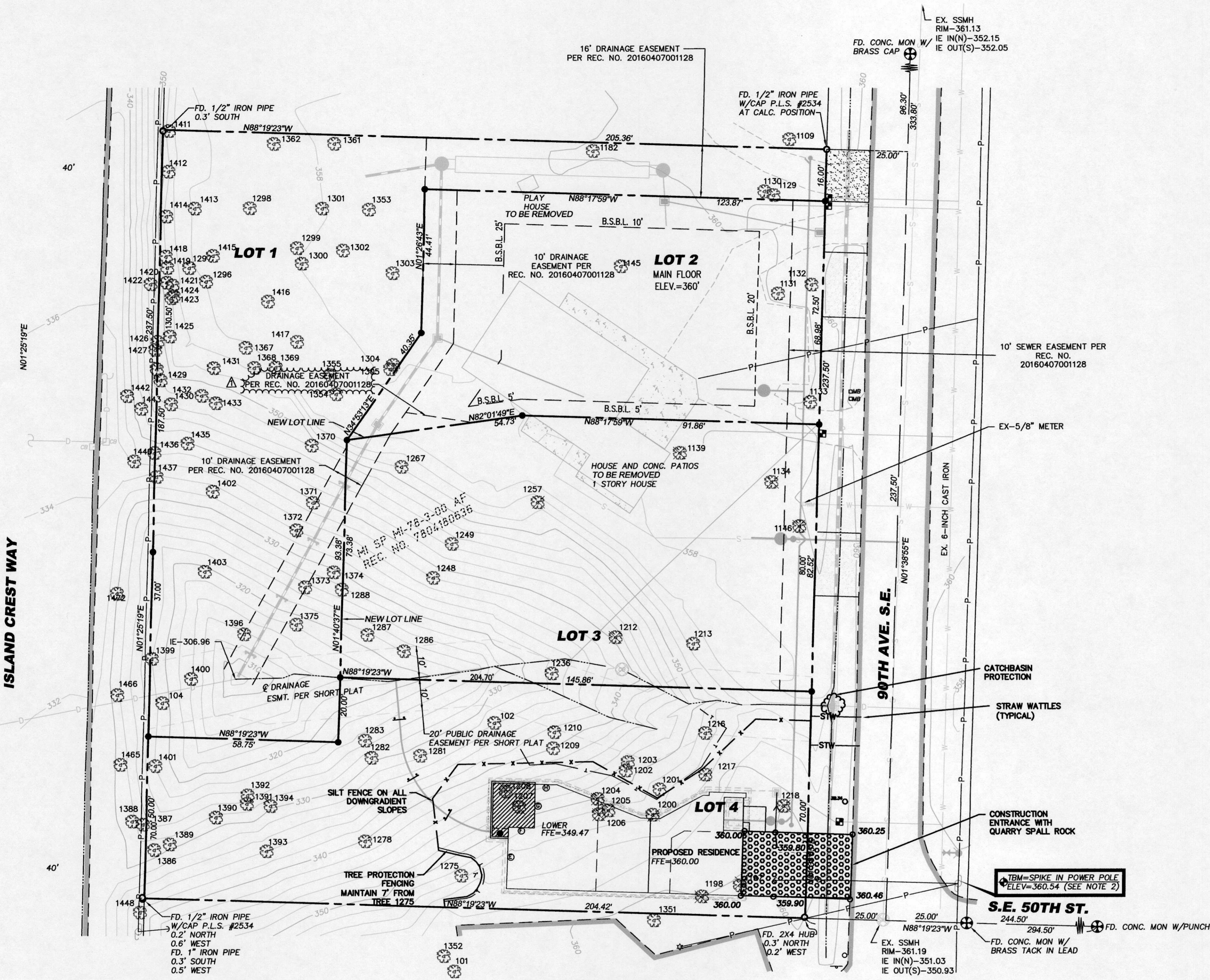
REVISIONS	BY	DATE
1. REVISIONS PER CITY COMMENTS	RSF	11/20/2017
2. REVISIONS PER CITY COMMENTS	RSF	11/21/2017

TESC PLAN

MILESTONE NORTHWEST
11232 NE 15TH STREET, STE 101
BELLEVUE, WA 98004

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1850 QUINN MALL, SUITE 200, BELLEVUE, WA 98007
PH: (425) 592-5281 FAX: (425) 592-4278

JOB NO.	15064
DATE	10/15
SCALE	1"=20'
DESIGNED	R.S.F.
DRAWN	R.S.F.
CHECKED	R.KITZ
APPROVED	R.S.F.



LEGAL DESCRIPTIONS AFTER REVISION

LOT A
THAT PORTION OF LOTS A THROUGH D OF MERCER ISLAND SHORT PLAT #78-3-008, RECORDED UNDER RECORDING NO. 7804180636, RECORDS OF KING COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT A THENCE N88°19'23"W ALONG THE NORTH LINE THEREOF 205.36 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE S01°25'19"W ALONG THE WEST LINE OF SAID SHORT PLAT 187.50 FEET; THENCE S88°19'23"E 58.75 FEET; THENCE N01°40'37"E 93.38 FEET; THENCE N34°53'13"E 40.35 FEET; THENCE N01°26'43"E 44.41 FEET; THENCE S88°17'59"E 123.87 FEET TO THE EAST LINE OF SAID SHORT PLAT; THENCE N01°38'55"E ALONG SAID EAST LINE 16.00 FEET TO THE POINT OF BEGINNING.

BEING LOCATED IN THE SOUTH 200 FEET OF VACATED BLOCK 4, LINDLEY ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 103.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LOT B
THAT PORTION OF LOTS A AND B OF MERCER ISLAND SHORT PLAT #78-3-008, RECORDED UNDER RECORDING NO. 7804180636, RECORDS OF KING COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

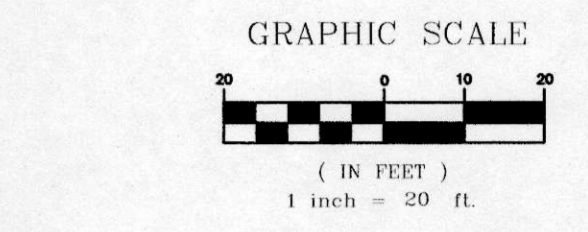
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT A THENCE S01°38'55"W ALONG THE EAST LINE OF SAID SHORT PLAT 16.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S01°38'55"W ALONG SAID EAST LINE 68.98 FEET; THENCE N88°17'59"W 91.86 FEET; THENCE S82°01'49"W 54.73 FEET; THENCE N34°53'13"E 40.35 FEET; THENCE N01°26'43"E 44.41 FEET; THENCE S88°17'59"E 123.87 FEET TO THE TRUE POINT OF BEGINNING.

BEING LOCATED IN THE SOUTH 200 FEET OF VACATED BLOCK 4, LINDLEY ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 103.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEY NOTES:

1. BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, N.A.D. 83/11, NORTH ZONE, AS ESTABLISHED BY GPS TIES TO THE WASHINGTON STATE REFERENCE NETWORK.
2. ELEVATION DATUM IS N.A.V.D. 1988 BASED ON GPS TIES TO THE WASHINGTON STATE REFERENCE NETWORK.
3. FIELD WORK WAS DONE IN MAY OF 2015 USING A TRIMBLE R8 GPS RECEIVER AND A SOKKIA SET 330R3, THREE SECOND TOTAL STATION, IN ACCORDANCE WITH W.A.C. 332-130.
4. UNDERGROUND UTILITIES MAY EXIST ON OR AROUND THIS SITE. VERIFY THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION. **Call Before You Dig 811 OR 1-800-424-5555**



- #### LEGEND:
- = POWER POLE
 - ☆ = LIGHT POLE
 - ⊛ = OVERHEAD POWER
 - = GUY ANCHOR
 - ⊕ = FIRE HYDRANT
 - ⊗ = WATER VALVE
 - ⊙ = WATER METER
 - = SEWER LINE
 - ⊕ = MANHOLE (AS DESCRIBED)
 - ⊕ = CATCH BASIN
 - ⊕ = STORM DRAIN LINE/CULVERT
 - ⊕ = POLE/POST BOLLARD
 - ⊕ = MONUMENT IN CASE
 - ⊕ = FOUND MONUMENT AS DESCRIBED
 - ⊕ = REBAR & CAP W/P.L.S. #27826 TO BE SET
 - ⊕ = EXISTING LOT DIMENSION TO BE REVISED
 - ⊕ = LOT DIMENSION AFTER REVISION
 - = SIGN
 - ⊕ = MAIL BOX
 - ⊕ = TREE
 - = DITCH/FLOW LINE
 - = EDGE OF PAVEMENT
 - = CONCRETE
 - = GRAVEL
 - = AREA OVER 30% SLOPE

EROSION AND SEDIMENT CONTROL NOTES:

- 1) FROM OCTOBER 1 THROUGH APRIL 30, NO SOILS SHALL REMAIN EXPOSED FOR MORE THAN 2 DAYS. FROM MAY 1 THROUGH SEPTEMBER 30, NO SOILS SHALL REMAIN EXPOSED FOR MORE THAN 7 DAYS.
- 2) EXCAVATED FOOTING SOIL STOCKPILES SHALL BE COVERED UNTIL EITHER USED OR REMOVED.
- 3) BACKFILL FOOTINGS AND BASEMENT WALLS AS SOON AS POSSIBLE AND ROUGH GRADE LOTS.
- 4) REMOVE EXCESS SOILS FROM SITE AS SOON AS POSSIBLE.
- 5) ALL EXPOSED SOILS SHALL BE MULCHED, COVERED IN PLASTIC, SODDED, OR HYDROSEED AS SOON AS POSSIBLE.
- 6) ALL SEDIMENT AND DIRT SHALL BE REMOVED FROM ROADS BY SHOVELLING OR SWEEPING AND CAREFULLY REMOVED TO A SUITABLE DISPOSAL AREA.
- 7) ALL EROSION AND SEDIMENT CONTROL BMPs SHALL BE INSPECTED ON A REGULAR BASIS, ESPECIALLY AFTER A HEAVY STORM. ANY PROBLEMS FOUND SHALL BE FIXED IMMEDIATELY AND SEDIMENT REMOVED AND DISPOSED OF AT AN APPROPRIATE SITE IF FOUND TO BE AT HALF CAPACITY.

GENERAL NOTES:

1. ANY CHANGES TO THE APPROVED PLANS REQUIRES CITY APPROVAL THROUGH A REVISION.
2. Applicant is responsible for any damages to underground utilities caused from this construction.
3. Catch Basin filters should be provided for all storm drain catch basins/lets downspout and within 500 feet of the construction area. Catch basin filters should be designed by the manufacturer for use at construction sites and approved by the city inspector. Catch basin filters should be inspected frequently, especially after storm events. If the filter becomes clogged, it should be cleaned or replaced.
4. CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITIES.
5. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1.800.424.5555
6. DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT-OF-WAY. ALL MATERIALS MUST BE IMPORTED
7. EROSION CONTROL:
All "land disturbing activity" is subject to provisions of Mercer Island Ordinance 95C-118 "Storm Water Management." Specific items to be followed at your site:
Protect adjacent properties from any increased runoff or sedimentation due to the construction project through the use of appropriate "Best Management Practices" (BMP).
Examples include, but are not limited to one route. Stabilize entrance with quarry spalls to prevent sediment from leaving the site or entering the storm drains.
Prevent sediment, construction debris, paint, solvents, etc., or other types of pollution from entering public storm drains. Keep all pollution on your site.
All exposed soils shall remain denuded for no longer than seven (7) days and shall be stabilized with mulch, hay, or the appropriate ground cover. All exposed soils shall be covered immediately during any rain event.
8. Installation of concrete driveways, berms, shrubs, irrigation, boulders, berms, walls, gates, and other improvements are NOT allowed in the public right-of-way without PRIOR approval, and an Encroachment Agreement and Right of Way permit from the Senior Development Engineer.
9. Owner shall control discharge of surface drainage runoff from existing and new impervious areas in a reasonable manner. Construction of new gutters and downspouts, dry wells, level spreaders, or downstream conveyance pipe may be necessary to minimize drainage impact to your neighbors. Construction of minimum drainage improvements shown or called out on this plan does not imply relief from civil liabilities for your downstream drainage.
10. Pot holing the public utilities is required prior to any grading activities less than 6" over the public mains (water, sewer and storm systems). If there is a conflict, the applicant is required to submit a revision for approval prior to any grading activities over the public mains.
11. REMEMBER: Erosion control is your first inspection.
12. Roof drains must be connected to the storm drain system and inspected by the Public Works Department prior to any backfilling of pipe.
13. SILT FENCE: Clean and provide regular maintenance of the silt fence. The fence is to remain vertical and is to function properly through the terms of the project.
14. Work in public right of way requires a Right-of-Way Use Permit.
15. Refer to water service permit for actual location of new water meter and service line determined by Mercer Island water Department.

NOTE:
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

**Call Before You Dig
1-800-424-5555**

