

LEGAL DESCRIPTION:

THAT PORTION OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST MARGIN OF EAST MERCER WAY 1300 FEET NORTHERLY OF THE SOUTH LINE OF SAID SECTION 19; THENCE RUNNING EASTERLY ON A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 19 ON A BEARING OF SOUTH 88°33'02" EAST A DISTANCE OF 90.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 14°06'58" WEST FOR A DISTANCE OF 92 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE 1300 FEET NORTHERLY AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 19; THENCE RUNNING EASTERLY ON SAID PARALLEL LINE ON A BEARING OF SOUTH 88°33'02" EAST TO THE SHORE OF LAKE WASHINGTON; THENCE NORTHERLY ALONG THE SHORE OF LAKE WASHINGTON TO A POINT WHICH BEARS SOUTH 88°33'02" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 88°33'02" WEST TO THE POINT OF BEGINNING.

TOGETHER WITH SECOND CLASS SHORE LANDS ADJOINING.

KING COUNTY PARCEL NUMBER:

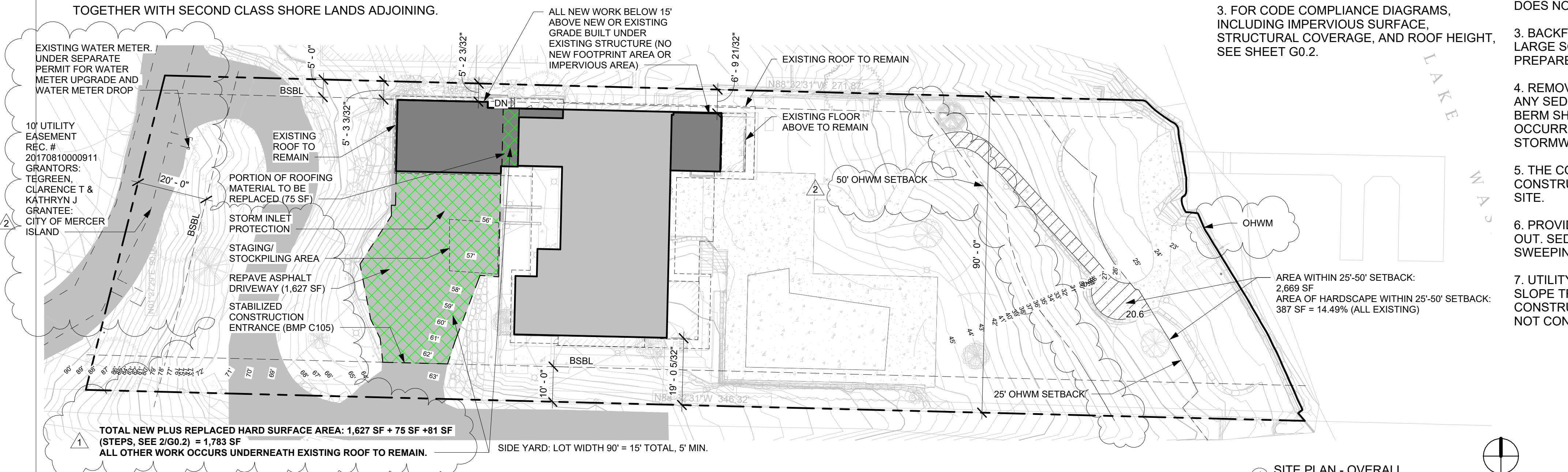
192405-9097

SITE PLAN NOTES:

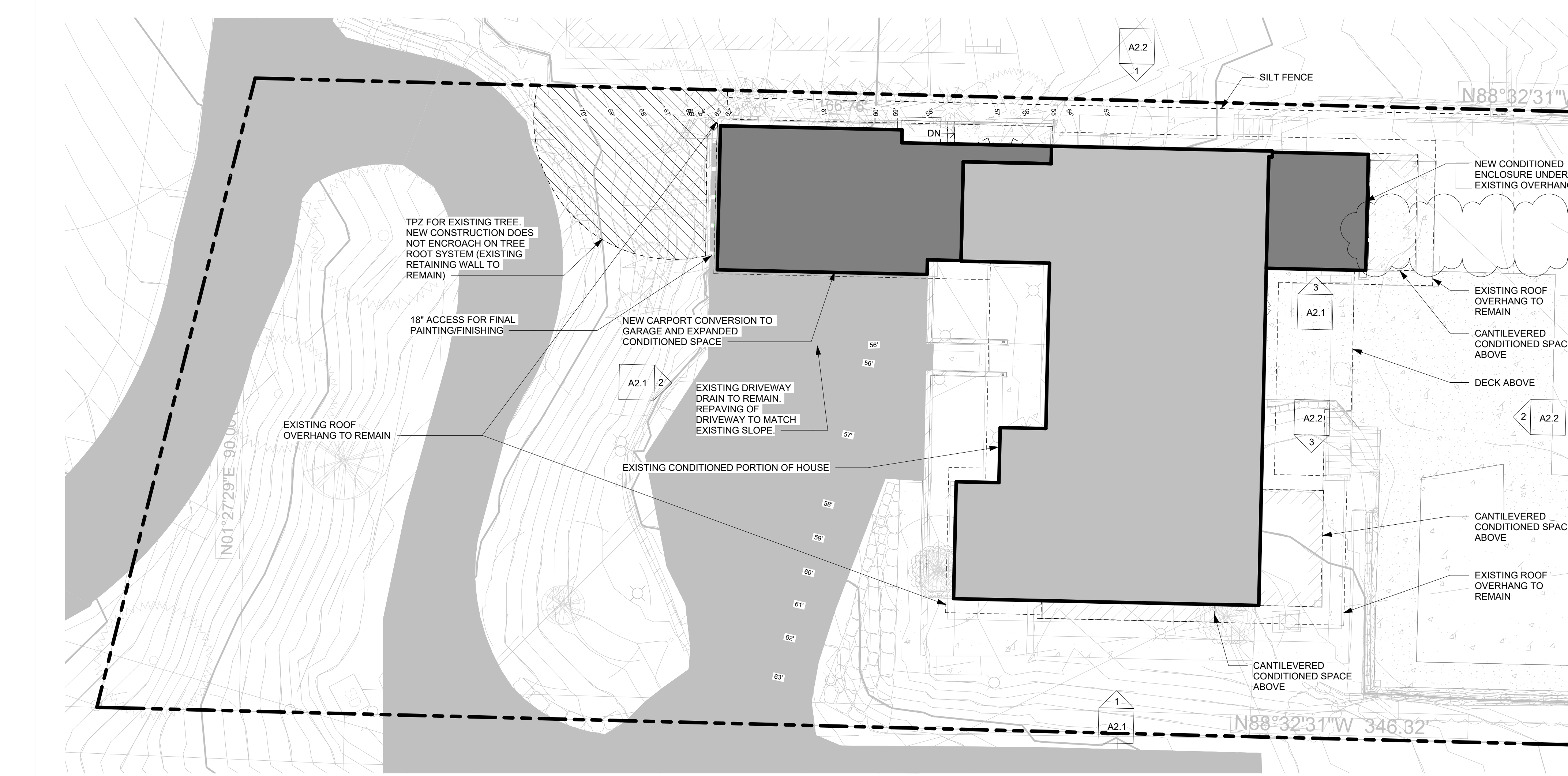
1. ALL PLANTERS, RETAINING WALLS, AND SITE FEATURES WITHIN THE SITE SETBACK LINES TO NOT EXCEED 30" ABOVE THE ORIGINAL GRADE PLANE.
2. NO PART OF STRUCTURE TO EXCEED 25' HEIGHT LIMIT ABOVE ORIGINAL GRADE PLANE. SEE ELEVATIONS FOR MAXIMUM ENVELOPE AND COMPLIANCE TO HEIGHT LIMIT, AS WELL AS ROOF HEIGHT DIAGRAM ON SHEET G0.2.
3. FOR CODE COMPLIANCE DIAGRAMS, INCLUDING IMPERVIOUS SURFACE, STRUCTURAL COVERAGE, AND ROOF HEIGHT, SEE SHEET G0.2.

NOTES FROM BMP C180: SMALL PROJECT CONSTRUCTION STORMWATER POLLUTION PREVENTION

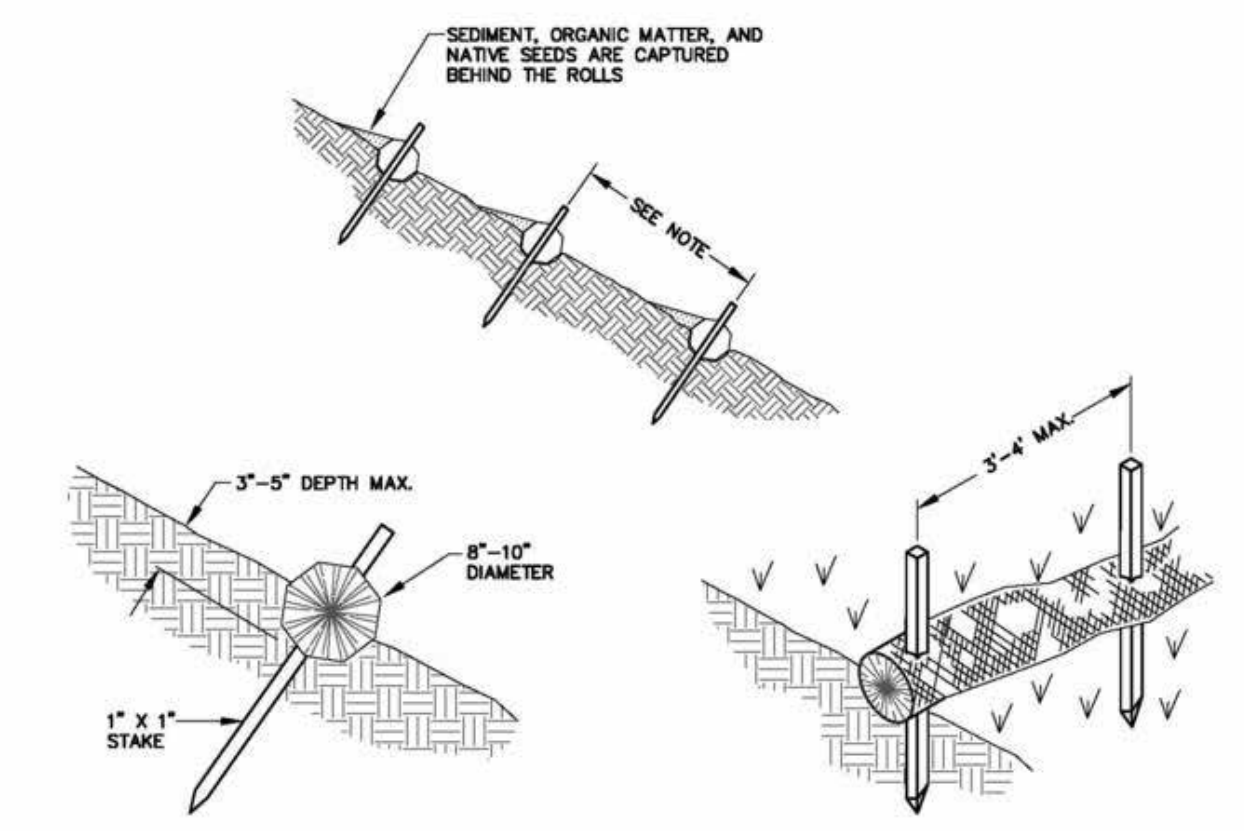
1. SOIL SHALL BE MANAGED IN A MANNER THAT DOES NOT PERMANENTLY COMPACT OR DETERIORATE THE FINAL SOIL AND LANDSCAPE SYSTEM. IF DISTURBANCE AND/OR COMPACTION OCCUR THE IMPACT MUST BE CORRECTED AT THE END OF THE CONSTRUCTION ACTIVITY. THIS SHALL INCLUDE RESTORATION OF SOIL DEPTH, SOIL QUALITY, PERMEABILITY, AND PERCENT ORGANIC MATTER. CONSTRUCTION PRACTICES MUST NOT CAUSE DAMAGE TO OR COMPROMISE THE DESIGN OF PERMANENT LANDSCAPE OR INFILTRATION AREAS.
2. LOCATE EXCAVATED BASEMENT SOIL A REASONABLE DISTANCE BEHIND THE CURB, SUCH AS IN THE BACKYARD OR SIDE YARD AREA. THIS WILL INCREASE THE DISTANCE ERODED SOIL MUST TRAVEL TO REACH THE STORM SEWER SYSTEM. SOIL PILES SHOULD BE COVERED UNTIL THE SOIL IS EITHER USED OR REMOVED. PILES SHOULD BE SITUATED SO THAT SEDIMENT DOES NOT RUN INTO THE STREET OR ADJOINING YARDS.
3. BACKFILL BASEMENT WALLS AS SOON AS POSSIBLE AND ROUGH GRADE THE LOT. THIS WILL ELIMINATE LARGE SOIL MOUNDS, WHICH ARE HIGHLY ERODIBLE, AND PREPARES THE LOT FOR TEMPORARY COVER, WHICH WILL FURTHER REDUCE EROSION POTENTIAL.
4. REMOVE EXCESS SOIL FROM THE SITE AS SOON AS POSSIBLE AFTER BACKFILLING. THIS WILL ELIMINATE ANY SEDIMENT LOSS FROM SURPLUS FILL. IF A LOT HAS A SOIL BANK HIGHER THAN THE CURB, A TRENCH OR BERM SHOULD BE INSTALLED MOVING THE BANK SEVERAL FEET BEHIND THE CURB. THIS WILL REDUCE THE OCCURRENCE OF GULLY AND RILL EROSION WHILE PROVIDING A STORAGE AND SETTLING AREA FOR STORMWATER.
5. THE CONSTRUCTION ENTRANCE SHOULD BE STABILIZED WHERE TRAFFIC WILL BE LEAVING THE CONSTRUCTION SITE AND TRAVELING ON PAVED ROADS OR OTHER PAVED AREAS WITHIN 1,000 FEET OF THE SITE.
6. PROVIDE FOR PERIODIC STREET CLEANING TO REMOVE ANY SEDIMENT THAT MAY HAVE BEEN TRACKED OUT. SEDIMENT SHOULD BE REMOVED BY SHOVELING OR SWEEPING AND CAREFULLY REMOVED TO A SUITABLE DISPOSAL AREA WHERE IT WILL NOT BE RE-ERODED.
7. UTILITY TRENCHES THAT RUN UP AND DOWN SLOPES MUST BE BACKFILLED WITHIN SEVEN DAYS. CROSS-SLOPE TRENCHES MAY REMAIN OPEN THROUGHOUT CONSTRUCTION TO PROVIDE RUNOFF INTERCEPTION AND SEDIMENT TRAPPING, PROVIDED THAT THEY DO NOT CONVEY TURBID RUNOFF OFF SITE.



1 SITE PLAN - OVERALL
1" = 20'-0"

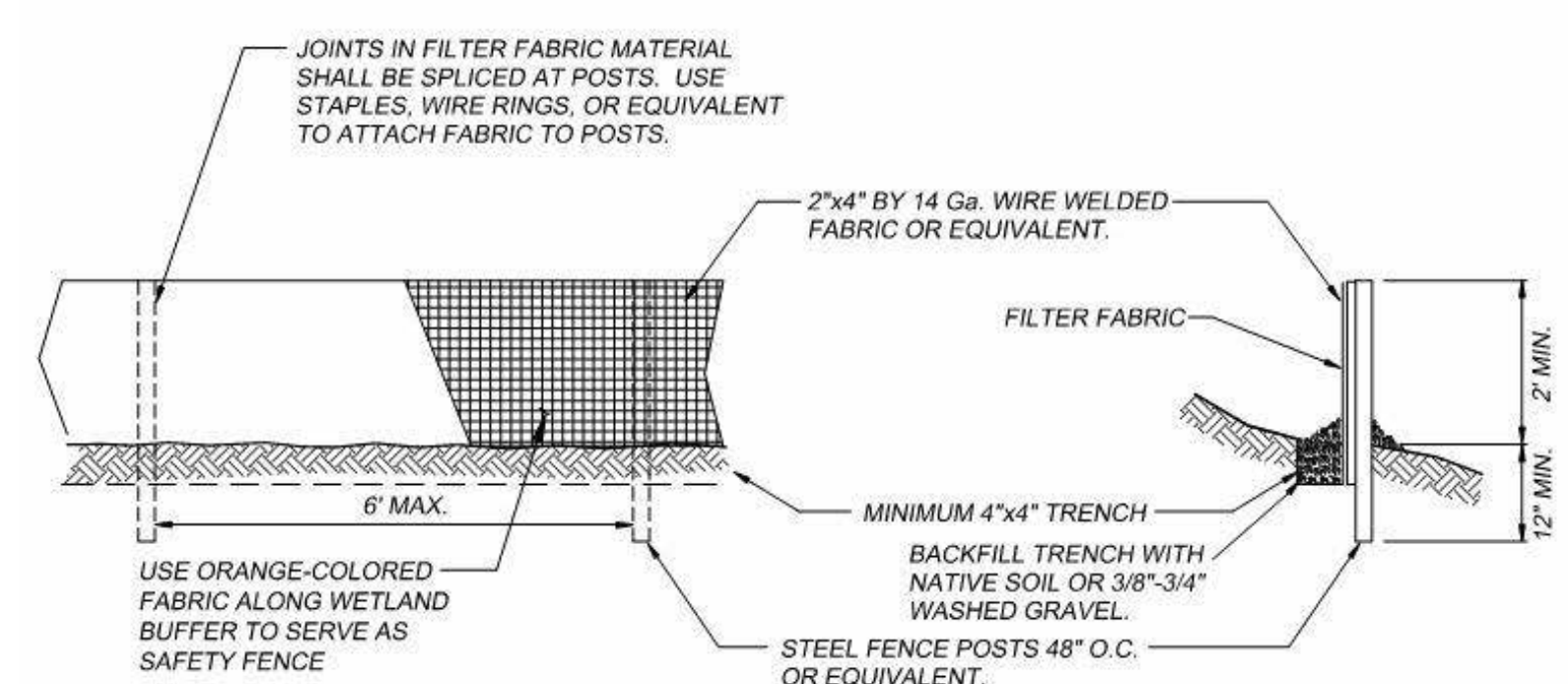


2 SITE PLAN - ENLARGED
1" = 10'-0"



NOTE: VERTICAL SPACING FOR SLOPE INSTALLATION SHALL BE DETERMINED BY SITE CONDITIONS. VATTLE SPACING AND LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
STRAW WATTLE INSTALLATION
N.T.S.

- SILT FENCE MAINTENANCE STANDARDS**
1. SILTATION BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
 2. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
 3. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
 4. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.
 5. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6 INCHES HIGH.
 6. IF THE FILTER FABRIC (GEOTEXTILE) HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.



NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.
FILTER FENCE
NOT TO SCALE

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DRAWN BY: MM
CHECKED BY: TL
DATE: 12/17/18
SCALE: As indicated

LIGHTSTONE
5910 E MERCER WAY
MERCER ISLAND, WA 98040

PROJECT: 22079LIG

REV	DATE	ISSUE/REVISION
	05/22/23	PERMIT SUBMITTAL
1	06/09/23	PERMIT RESUBMITTAL
2	10/23/23	PERMIT RESUBMITTAL

SHEET TITLE: **SITE PLAN**

REVISION NO. **2**
SUPERSEDES ALL PREVIOUS REVISIONS

SHEET NO. **A0.0**

NOT FOR CONSTRUCTION