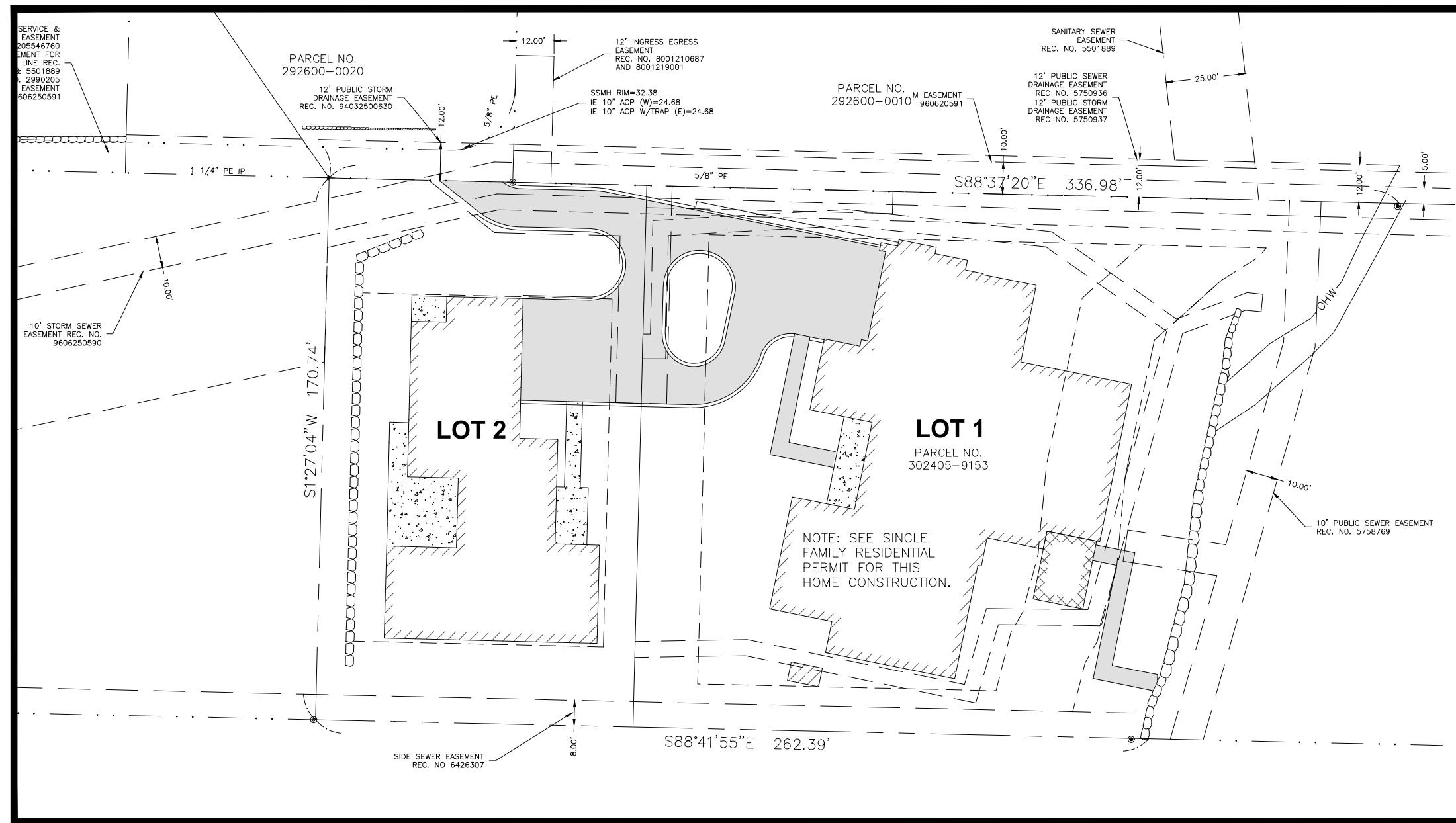


# KONERU SHORT PLAT, SUB21-008

## 6610 EAST MERCER WAY MERCER ISLAND, WA. 98040

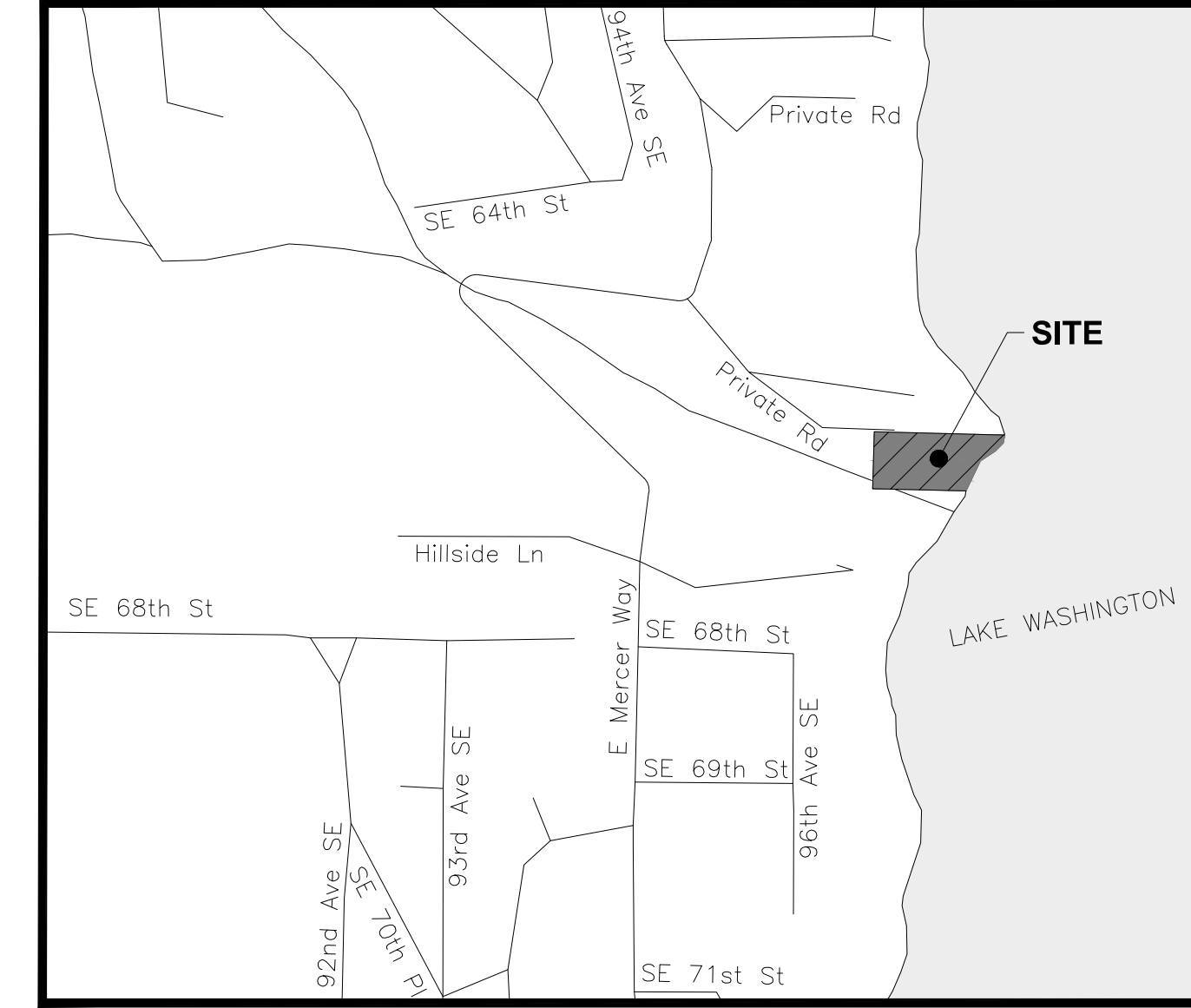
PROJECT CONTACTS	
<b>OWNER/APPLICANT:</b>	<b>DHEERAJ KONERU</b>
	7002 93RD AVENUE SE MERCER ISLAND, WA 98040
<b>ENGINEER/SURVEY:</b>	<b>PACE ENGINEERS, INC.</b>
	11255 KIRKLAND WAY, SUITE 300 KIRKLAND, WA 98033 JOHN ANDERSON, PE BILL HAWKINS, PLS PHONE: (425) 827-2014 EMAIL: JOHNA@PACEENGRS.COM BILLH@PACEENGRS.COM
<b>ARBORIST:</b>	<b>TREE 133, LLC</b>
	12408 17TH AVENUE NE SEATTLE, WA 98125 CRAIG BACHMANN, CERTIFIED ARBORIST PHONE: (206) 745-0473 EMAIL: ARBORIST@TREE133.COM
<b>GEOTECHNICAL:</b>	<b>GEOTECH CONSULTANTS, INC.</b>
	2401 10TH AVENUE E. SEATTLE, WA 98102 MARC MCGINNIS, PE PHONE: (425) 747-5618 EMAIL:

PROJECT INFORMATION	
<b>SITE DATA</b>	
ADDRESS:	6610 EAST MERCER WAY
PARCEL NUMBER:	3024059153
PARCEL AREA:	50,094 SF
LEGAL DESCRIPTION:	THE SOUTH HALF OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, LYING BETWEEN THE NORTH 498 FEET THEREOF AND SOUTH 471 FEET THEREOF AND EASTERLY OF A LINE PARALLEL WITH AND 1588.78 FEET EASTERLY OF (MEASURED AT RIGHT ANGLES TO) THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; EXCEPT THE SOUTH 9 FEET THEREOF.
	TOGETHER WITH SHORELANDS OF THE SECOND CLASS IN FRONT AND ABUTTING UPON SAID PORTION OF SADI GOVERNMENT LOT 1.
	TOGETHER WITH AN EASEMENT FOR UNOBSTRUCTED INGRESS AND EGRESS OVER THE EXISTING PRIVATE ROADWAY EXTENDING NORTHWESTERLY TO EAST MERCER WAY APPURTENANT TO THE PROPERTY HEREBY CONVEYED.
	SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON
<b>ZONING SUMMARY</b>	
EXISTING ZONING:	R-15
MINIMUM LOT SIZE:	15,000 SQ. FT.
MAXIMUM HEIGHT:	30' ABOVE ABE
MAX. LOT COVERAGE: (40% OF LOT AREA)	LOT 1 13,591 SQ. FT. LOT 2 6,826 SQ. FT.
MAX. HARDSCAPE: (9% OF LOT AREA)	LOT 1 3,058 SQ. FT. LOT 2 1,536 SQ. FT.
MAX GROSS FLOOR AREA:	LOT 1 12,000 SQ. FT. (MAX ALLOWED) LOT 2 6,826 SQ. FT. (40% OF LOT AREA)
BUILDING SETBACKS	
SIDE:	SUM 15' WITH 5' MIN.
REAR:	25
FRONT:	20



PROJECT INFORMATION			
DEVELOPMENT SUMMARY			
PROPOSED NUMBER LOTS:	2		
NUMBER OF DWELLING UNITS:	2		
GROSS SITE AREA:	50,094	SQ. FT.	
NET SITE AREA:	50,094	SQ. FT.	
LOT SIZE:	LOT 1 33,978	SQ. FT. *	
	LOT 2 17,067	SQ. FT.	
GROSS DENSITY:	1.73	DU/AC	
NET DENSITY:	1.73	DU/AC	
EXISTING IMPERVIOUS AREA:	9,862	SQ. FT.	
PROPOSED IMPERVIOUS AREA:	LOT 1 12,000	SQ. FT.	
	LOT 2 7,785	SQ. FT.	
LOT WIDTH:	LOT 1 100	FT.	
	LOT 2 162	FT. (MIN)	
LOT DEPTH:	LOT 1 = LOT 2 = 171	FT.	
PARKING SPACES:	COVERED	UNCOVERED	
	LOT 1	3	
	LOT 2	3	
LOT SLOPE:	6.6%		

\* LIMIT SUBDIVISION WITH NOTE ON TITLE



SHEET INDEX	
SHEET NO.	SHEET TITLE
C0.0	COVER SHEET
C0.1	EXISTING CONDITIONS
C1.0	PRELIMINARY SHORT PLAT
C2.0	GRADING & DRAINAGE PLAN
C3.0	COMPOSITE UTILITY PLAN
L1.0	TREE RETENTION PLAN

CITY OF MERCER ISLAND FILE NUMBER	
PRE-SUBMITTAL CONFERENCE NUMBER:	PRE21-023

UTILITY PURVEYORS	
WATER:	CITY OF MERCER ISLAND
SEWER:	CITY OF MERCER ISLAND
ELECTRICITY:	PUGET SOUND ENERGY
GAS:	PUGET SOUND ENERGY
TELEPHONE:	CENTURY LINK
CABLE:	CENTURY LINK/XFINITY
SCHOOL DISTRICT:	MERCER ISLAND SCHOOL DISTRICT

EARTHWORK SUMMARY	
APPROX. CUT	464 CY
APPROX. FILL	1251 CY
NET	787 CY FILL

THIS REQUEST DOES NOT GUARANTEE THAT THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPARATE INSTRUMENT UNLESS ALL LOTS HEREIN ARE UNDER THE SAME OWNERSHIP.

ALL BUILDINGS ARE SUBJECT TO MEETING THE CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF THE PERMIT SUBMITTAL. ACCESS SHALL BE PROVIDED AS OUTLINED IN THE INTERNATIONAL FIRE CODE APPENDIX D AS ADOPTED AND/OR AMENDED AND MICC 19.09.40. FIRE PLAN REVIEWS WILL BE CONDUCTED AT THE TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR FIRE PREVENTION MEASURES FOR PERMIT APPROVAL.

**CALL BEFORE YOU DIG 811**  
UNDERGROUND SERVICE (USA)

NO.	DATE	SYMBOL	REVISION
2	12/24/22		Respond to City Review 2 comments
1	4/12/22		RESPONSE TO CITY COMMENTS

**PACE**  
An Engineering Services Company  
11255 Kirkland Way, Suite 300  
Kirkland, WA 98033  
p. 425.827.2014 | f. 425.827.5043  
Civil | Structural | Planning | Survey  
www.paceengrs.com

2022.12.23 10:19:25-08'00"

**DHEERAJ KONERU**  
7002 93RD AVENUE SE  
MERCER ISLAND, WA 98040

**KONERU SHORT PLAT (21-008)**  
6610 EAST MERCER WAY  
MERCER ISLAND, WA 98040

**COVER SHEET**

VERIFY SCALE	
BAR IS ONE INCH ON ORIGINAL DRAWING.	
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	
SCALE:	DATE:
AS SHOWN	07/20/21
DESIGNED BY: MA	CHECKED BY: JA
PACE PROJECT NO. 21436.00	
SHEET	<b>C0.0</b>

FILE NAME: P:\21\21436\_KONERU\_SHORTPLAT\ENGINEERING\SHEETS\21436\_C0R.DWG  
USER: JAW  
DATE: 12/22/2022 5:00 PM  
PLOT TIME: 12/22/2022 5:00 PM  
XREF FILES: XREF.DWG, 21436\_C0R.DWG, 21436\_C01.DWG, 21436\_C02.DWG, 21436\_C03.DWG, 21436\_C04.DWG, 21436\_C05.DWG, 21436\_C06.DWG, 21436\_C07.DWG, 21436\_C08.DWG, 21436\_C09.DWG, 21436\_C10.DWG, 21436\_C11.DWG, 21436\_C12.DWG, 21436\_C13.DWG, 21436\_C14.DWG, 21436\_C15.DWG, 21436\_C16.DWG, 21436\_C17.DWG, 21436\_C18.DWG, 21436\_C19.DWG, 21436\_C20.DWG, 21436\_C21.DWG, 21436\_C22.DWG, 21436\_C23.DWG, 21436\_C24.DWG, 21436\_C25.DWG, 21436\_C26.DWG, 21436\_C27.DWG, 21436\_C28.DWG, 21436\_C29.DWG, 21436\_C30.DWG, 21436\_C31.DWG, 21436\_C32.DWG, 21436\_C33.DWG, 21436\_C34.DWG, 21436\_C35.DWG, 21436\_C36.DWG, 21436\_C37.DWG, 21436\_C38.DWG, 21436\_C39.DWG, 21436\_C40.DWG, 21436\_C41.DWG, 21436\_C42.DWG, 21436\_C43.DWG, 21436\_C44.DWG, 21436\_C45.DWG, 21436\_C46.DWG, 21436\_C47.DWG, 21436\_C48.DWG, 21436\_C49.DWG, 21436\_C50.DWG, 21436\_C51.DWG, 21436\_C52.DWG, 21436\_C53.DWG, 21436\_C54.DWG, 21436\_C55.DWG, 21436\_C56.DWG, 21436\_C57.DWG, 21436\_C58.DWG, 21436\_C59.DWG, 21436\_C60.DWG, 21436\_C61.DWG, 21436\_C62.DWG, 21436\_C63.DWG, 21436\_C64.DWG, 21436\_C65.DWG, 21436\_C66.DWG, 21436\_C67.DWG, 21436\_C68.DWG, 21436\_C69.DWG, 21436\_C70.DWG, 21436\_C71.DWG, 21436\_C72.DWG, 21436\_C73.DWG, 21436\_C74.DWG, 21436\_C75.DWG, 21436\_C76.DWG, 21436\_C77.DWG, 21436\_C78.DWG, 21436\_C79.DWG, 21436\_C80.DWG, 21436\_C81.DWG, 21436\_C82.DWG, 21436\_C83.DWG, 21436\_C84.DWG, 21436\_C85.DWG, 21436\_C86.DWG, 21436\_C87.DWG, 21436\_C88.DWG, 21436\_C89.DWG, 21436\_C90.DWG, 21436\_C91.DWG, 21436\_C92.DWG, 21436\_C93.DWG, 21436\_C94.DWG, 21436\_C95.DWG, 21436\_C96.DWG, 21436\_C97.DWG, 21436\_C98.DWG, 21436\_C99.DWG, 21436\_C100.DWG



PORTION OF: NE1/4, NE1/4, SECTION 30, T.24N., R.5E., W.M.

RECORD LEGAL DESCRIPTION:

THE SOUTH HALF OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, LYING BETWEEN THE NORTH 498 FEET THEREOF AND SOUTH 471 FEET THEREOF AND EASTERLY OF A LINE PARALLEL WITH AND 1588.78 FEET EASTERLY OF (MEASURED AT RIGHT ANGLES TO) THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; EXCEPT THE SOUTH 9 FEET THEREOF.

TOGETHER WITH SHORELANDS OF THE SECOND CLASS IN FRONT AND ABUTTING UPON SAID PORTION OF SAID GOVERNMENT LOT 1.

TOGETHER WITH AN EASEMENT FOR UNOBSTRUCTED INGRESS AND EGRESS OVER THE EXISTING PRIVATE ROADWAY EXTENDING NORTHWESTERLY TO EAST MERCER WAY APPURTENANT TO THE PROPERTY HEREBY CONVEYED.

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

HORIZONTAL DATUM

HORIZONTAL DATUM: NAD 83/91, WASHINGTON COORDINATE SYSTEM NORTH ZONE. BASED ON GPS MEASUREMENTS UTILIZING THE VIRTUAL REFERENCE NETWORK

VERTICAL DATUM

VERTICAL DATUM: NAVD 88 BASED ON GPS MEASUREMENTS UTILIZING THE VIRTUAL REFERENCE NETWORK AND GEOID 2012A MODEL.

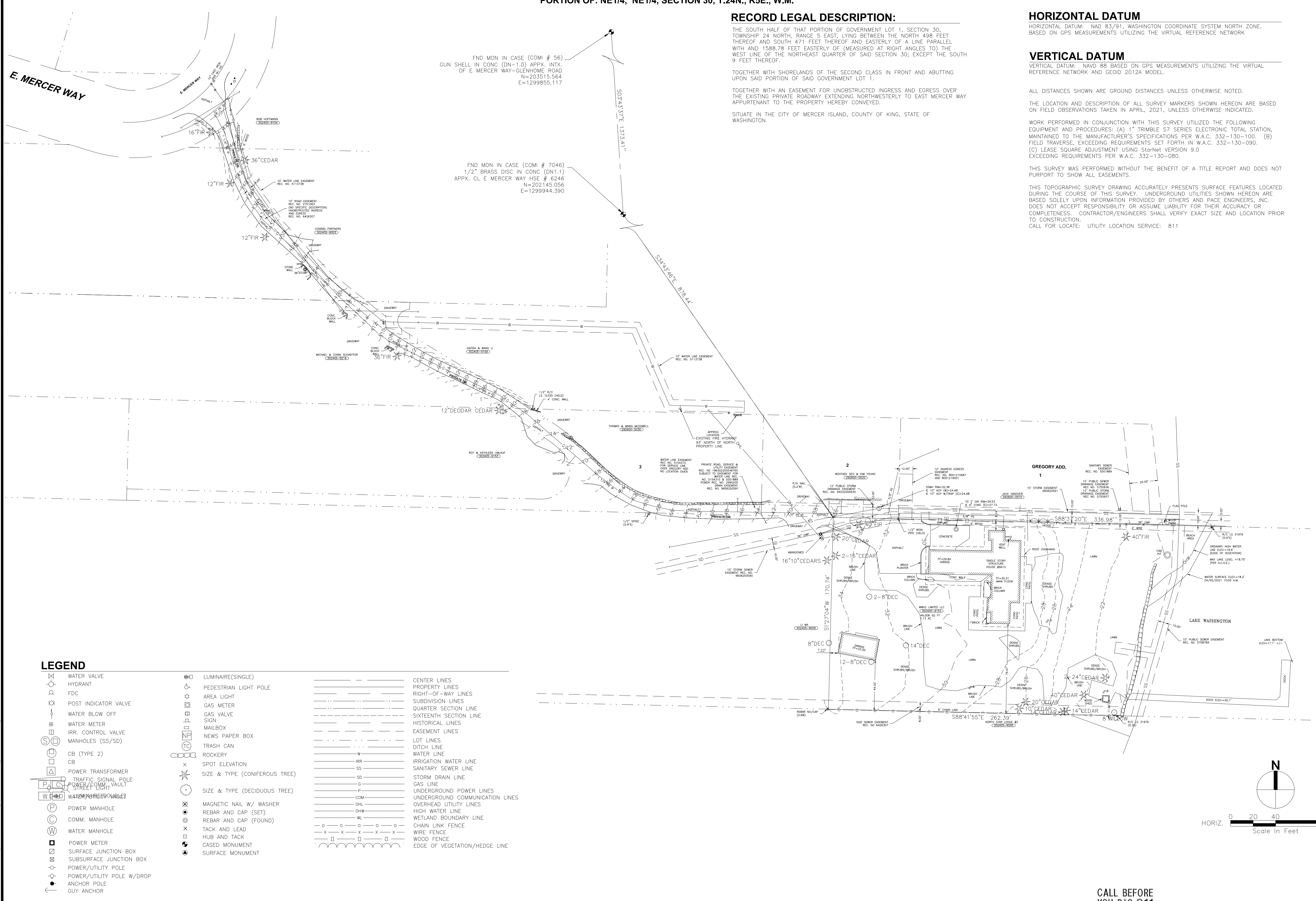
ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN APRIL, 2021, UNLESS OTHERWISE INDICATED.

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) 1" TRIMBLE S7 SERIES ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332-130-090. (C) LEASE SQUARE ADJUSTMENT USING SpherNet VERSION 9.0 EXCEEDING REQUIREMENTS PER W.A.C. 332-130-080.

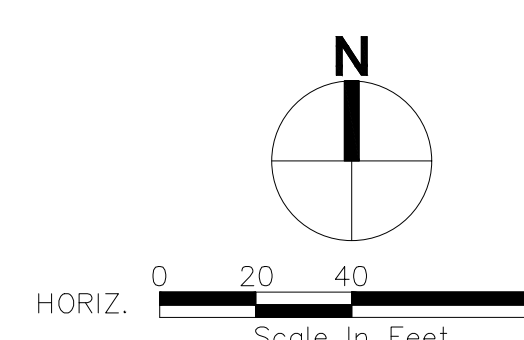
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS.

THIS TOPOGRAPHIC SURVEY DRAWING ACCURATELY PRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND PACE ENGINEERS, INC. DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THEIR ACCURACY OR COMPLETENESS. CONTRACTOR/ENGINEERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION. UTILITY LOCATION SERVICE: 811



**LEGEND**

	WATER VALVE		LUMINAIRE(SINGLE)		CENTER LINES
	HYDRANT		PEDESTRIAN LIGHT POLE		PROPERTY LINES
	FDC		AREA LIGHT		RIGHT-OF-WAY LINES
	POST INDICATOR VALVE		GAS METER		SUBDIVISION LINE
	WATER BLOW OFF		GAS VALVE		QUARTER SECTION LINE
	WATER METER		SIGN		SIXTEENTH SECTION LINE
	IRR. CONTROL VALVE		MAILBOX		HISTORICAL LINES
	MANHOLES (SS/SD)		NEWS PAPER BOX		EASEMENT LINES
	CB (TYPE 2)		TRASH CAN		LOT LINES
	CB		ROCKERY		DITCH LINE
	POWER TRANSFORMER		SPOT ELEVATION		WATER LINE
	TRAFFIC SIGNAL POLE		SIZE & TYPE (CONIFEROUS TREE)		IRRIGATION WATER LINE
	POWER/COMM VAULT		SIZE & TYPE (DECIDUOUS TREE)		SANITARY SEWER LINE
	WATER POLE (10/12)		MAGNETIC NAIL W/ WASHER		STORM DRAIN LINE
	POWER MANHOLE		REBAR AND CAP (SET)		GAS LINE
	COMM. MANHOLE		REBAR AND CAP (FOUND)		UNDERGROUND POWER LINES
	WATER MANHOLE		TACK AND LEAD		UNDERGROUND COMMUNICATION LINES
	POWER METER		HUB AND TACK		OVERHEAD UTILITY LINES
	SURFACE JUNCTION BOX		CASED MONUMENT		HIGH WATER LINE
	SUBSURFACE JUNCTION BOX		CHAIN LINK FENCE		WETLAND BOUNDARY LINE
	POWER/UTILITY POLE		WIRE FENCE		WOOD FENCE
	POWER/UTILITY POLE W/DROP		EDGE OF VEGETATION/HEDGE LINE		
	ANCHOR POLE				
	GUY ANCHOR				



12/24/22	DATE
4/12/22	DATE
2	Respond to City Review 2 comments
1	RESPONSE TO CITY COMMENTS
SYM	REVISION

**PACE**  
An Engineering Services Company  
11255 Kirkland Way, Suite 300  
Kirkland, WA 98033  
p. 425.827.2014 | f. 425.827.5043  
www.paceengr.com

**ANDERSON**  
DIV. OF WASHINGTON  
PROFESSIONAL ENGINEERS  
2022.12.23 10:20:03-08'00"

**DHEERAJ KONERU**  
7002 93RD AVENUE SE  
MERCER ISLAND, WA 98040

**KONERU**  
SHORT PLAT (21-008)  
6610 EAST MERCER WAY  
MERCER ISLAND, WA 98040

**EXISTING CONDITIONS**

**VERIFY SCALE**  
BAR IS ONE INCH ON ORIGINAL DRAWING.  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SCALE: 1"=20'  
DATE: 07/20/21

DESIGNED BY: MA  
CHECKED BY: JA

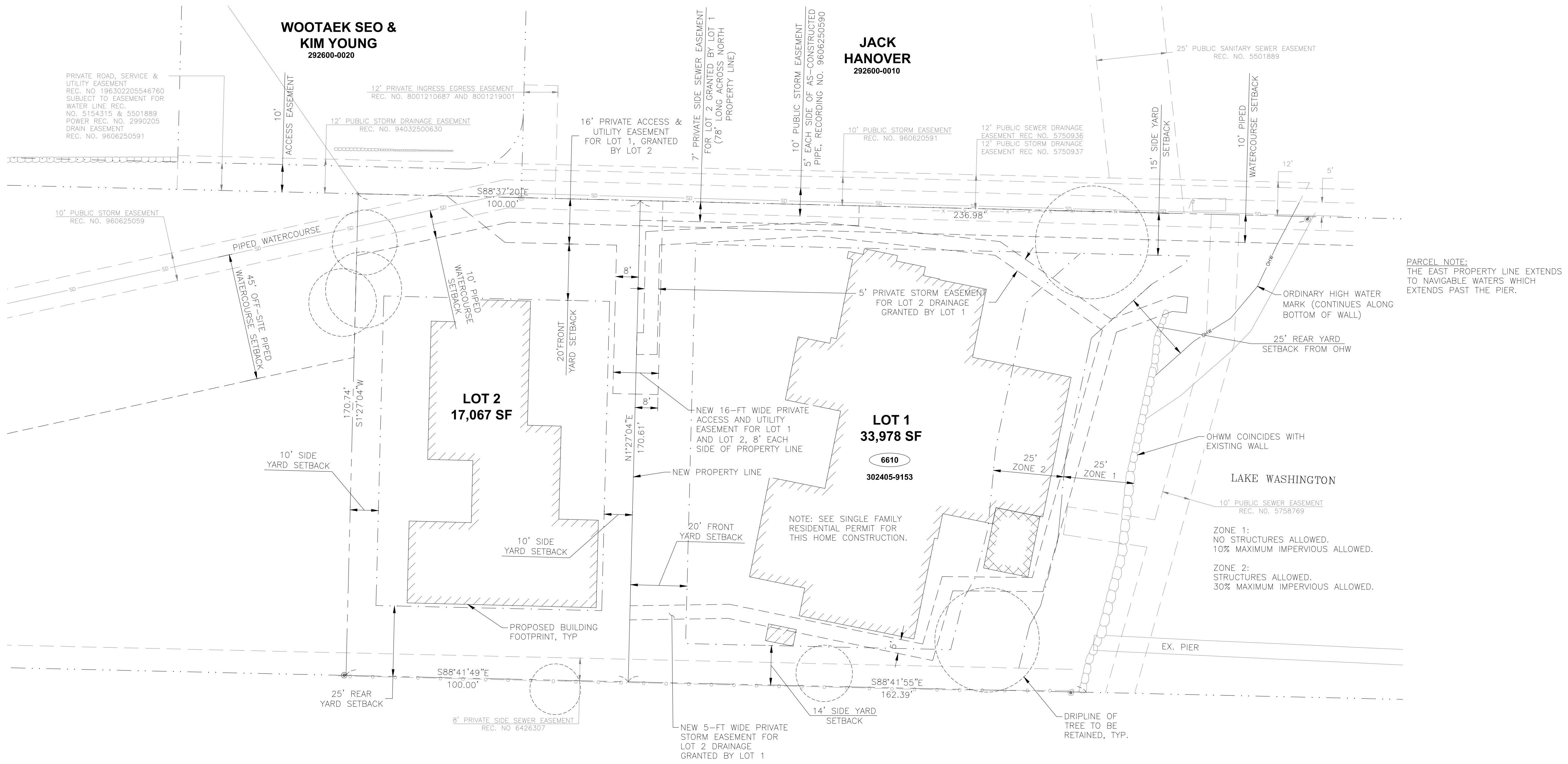
PACE PROJECT NO. 21436.00

**SHEET C0.1**

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USER: JAY  
DATE: 12/22/2022 5:00 PM  
PLOT FILE: 21436\_EC.DWG  
PLOT FILE: 21436\_EC.DWG  
PLOT FILE: 21436\_EC.DWG

CALL BEFORE  
YOU DIG 811  
UNDERGROUND SERVICE (USA)





PARCEL NOTE:  
THE EAST PROPERTY LINE EXTENDS TO NAVIGABLE WATERS WHICH EXTENDS PAST THE PIER.

LAKE WASHINGTON

OHWM COINCIDES WITH EXISTING WALL

10' PUBLIC SEWER EASEMENT REC. NO. 5758769

ZONE 1:  
NO STRUCTURES ALLOWED.  
10% MAXIMUM IMPERVIOUS ALLOWED.

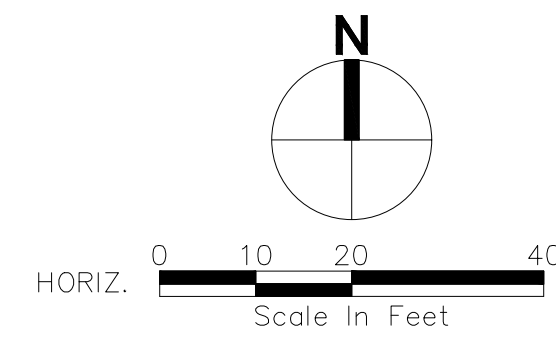
ZONE 2:  
STRUCTURES ALLOWED.  
30% MAXIMUM IMPERVIOUS ALLOWED.

**LEGAL DESCRIPTIONS:**

LOT 1:  
THE SOUTH HALF OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, LYING BETWEEN THE NORTH 498 FEET THEREOF AND SOUTH 471 FEET THEREOF AND EASTERLY OF A LINE PARALLEL WITH AND 1688.75 FEET EASTERLY OF (MEASURED AT RIGHT ANGLES TO) THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30;  
EXCEPT THE SOUTH 9 FEET THEREOF.  
TOGETHER WITH SHORELANDS OF THE SECOND CLASS IN FRONT AND ABUTTING UPON SAID PORTION OF SAID GOVERNMENT LOT 1.  
TOGETHER WITH AN EASEMENT FOR UNOBSTRUCTED INGRESS AND EGRESS OVER THE EXISTING PRIVATE ROADWAY EXTENDING NORTHWESTERLY TO EAST MERCER WAY APPURTENANT TO THE PROPERTY HEREBY CONVEYED.  
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON

LOT 2:  
THE SOUTH HALF OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, LYING BETWEEN THE NORTH 498 FEET THEREOF AND SOUTH 471 FEET THEREOF AND EASTERLY OF PARALLEL LINES 1588.78 FEET AND 1688.78 FEET EASTERLY OF (MEASURED AT RIGHT ANGLES TO) THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30;  
EXCEPT THE SOUTH 9 FEET THEREOF.  
TOGETHER WITH AN EASEMENT FOR UNOBSTRUCTED INGRESS AND EGRESS OVER THE EXISTING PRIVATE ROADWAY EXTENDING NORTHWESTERLY TO EAST MERCER WAY APPURTENANT TO THE PROPERTY HEREBY CONVEYED.  
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON

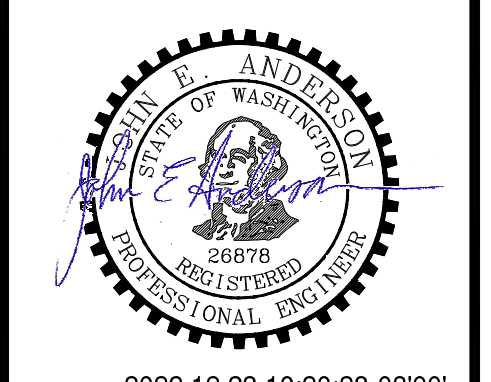
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CALL BEFORE  
YOU DIG 811  
UNDERGROUND SERVICE (USA)

1	RESPONSE TO CITY COMMENTS	4/12/22	DATE
2	Respond to City Review 2 comments	12/24/22	DATE
SYM	REVISION		

**PACE**  
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11755 Kirkland Way, Suite 300  
Kirkland, WA 98033  
p. 425.827.2014 | f. 425.827.5043  
www.paceeng.com



2022.12.23 10:20:28-08'00'

**DHEERAJ KONERU**  
7002 93RD AVENUE SE  
MERCER ISLAND, WA 98040

**KONERU**  
**SHORT PLAT (21-008)**  
6610 EAST MERCER WAY  
MERCER ISLAND, WA 98040

**PRELIMINARY SHORT PLAT**

**VERIFY SCALE**  
BAR IS ONE INCH ON ORIGINAL DRAWING.  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

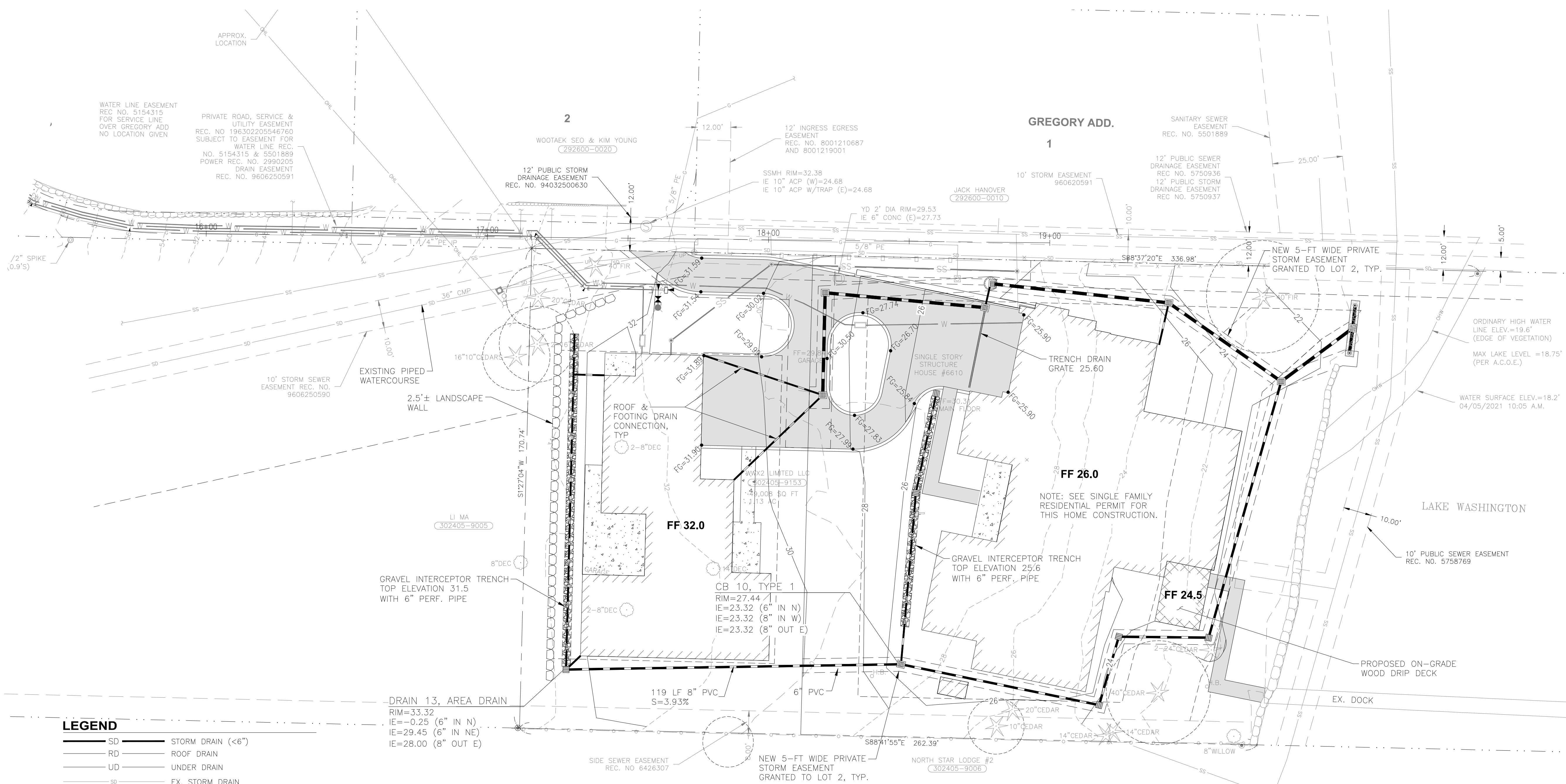
SCALE:	DATE:
1"=20'	07/20/21
DESIGNED BY:	CHECKED BY:
MA	JA
PACE PROJECT NO. 21436.00	

SHEET **C1.0**

FILE NAME: P:\21436\KONERU RESUBMIT\CAD\ENGINEERING\DWG\21436-HC.DWG  
USER: JJA  
DATE: 12/22/2022 5:00 PM  
XREF FILES: 21436-DR.dwg; 21436-SRV.dwg; 21436-SITE.dwg; 21436-TRC.dwg; 9433-11-SRV.dwg



PORTION OF: NE1/4, NE1/4, SECTION 30, T.24N., R5E., W.M.

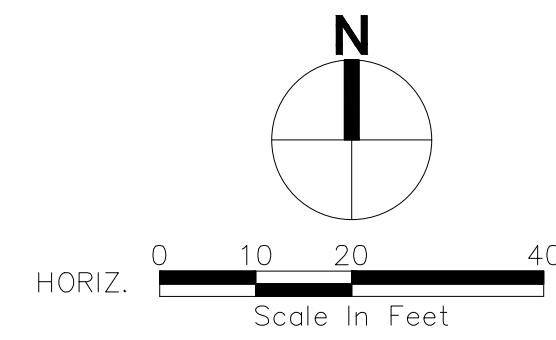


**LEGEND**

SD	STORM DRAIN (<6")
RD	ROOF DRAIN
UD	UNDER DRAIN
SD	EX. STORM DRAIN
SS	SANITARY SEWER
SS	EX. SANITARY SEWER
W	WATER LINE
w	EXISTING WATER LINE
20	PROPOSED CONTOUR
R	RIDGE LINE
EXISTING	PROPOSED
□	AREA DRAINS
□	CB TYPE 1
○	SS CLEANOUT
○	SSMH 48"
⊕	WATER METER
⊕	2 NOZZLE FIRE HYDRANT/FDC
⊕	3 NOZZLE FIRE HYDRANT
⊕	HOSE BIB

**DEMO NOTE:**

THE EXISTING HOUSE WILL NEED TO BE DEMOLISHED PRIOR TO PRELIMINARY SHORT PLAT APPROVAL OR A CONDITION OF APPROVAL SHALL BE ADDED STATING THAT THE EXISTING HOUSE WILL BE DEMOLISHED PRIOR TO FINAL PLAT APPLICATION



FILE NAME: P:\P21436\KONERU RESIDENTIAL\ENGINEERING\DWG\SHEETS\21436\_GROUNDING  
 USER: JIA FULLER  
 DATE: 12/22/2022 5:01 PM  
 XREF FILES: 21436\_SDR.dwg, 21436\_SIT.dwg, 21436\_CDR.dwg, 21436\_SSD.dwg, 21436\_WL.dwg, 21436\_IREF.dwg, 21436-11-SRV.dwg

1	RESPONSE TO CITY COMMENTS	4/12/22	DATE
2	Respond to City Review 2 comments	12/24/22	DATE

**PACE**  
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p. 425.827.2014 f. 425.827.5043  
www.paceengr.com

2022.12.23 10:20:49-08'00"

**DHEERAJ KONERU**  
7002 93RD AVENUE SE  
MERCER ISLAND, WA 98040

**KONERU SHORT PLAT (21-008)**  
6610 EAST MERCER WAY  
MERCER ISLAND, WA 98040

**GRADING & DRAINAGE PLAN**

**VERIFY SCALE**  
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SCALE: 1"=20'	DATE: 07/20/21
DESIGNED BY: MA	CHECKED BY: JA

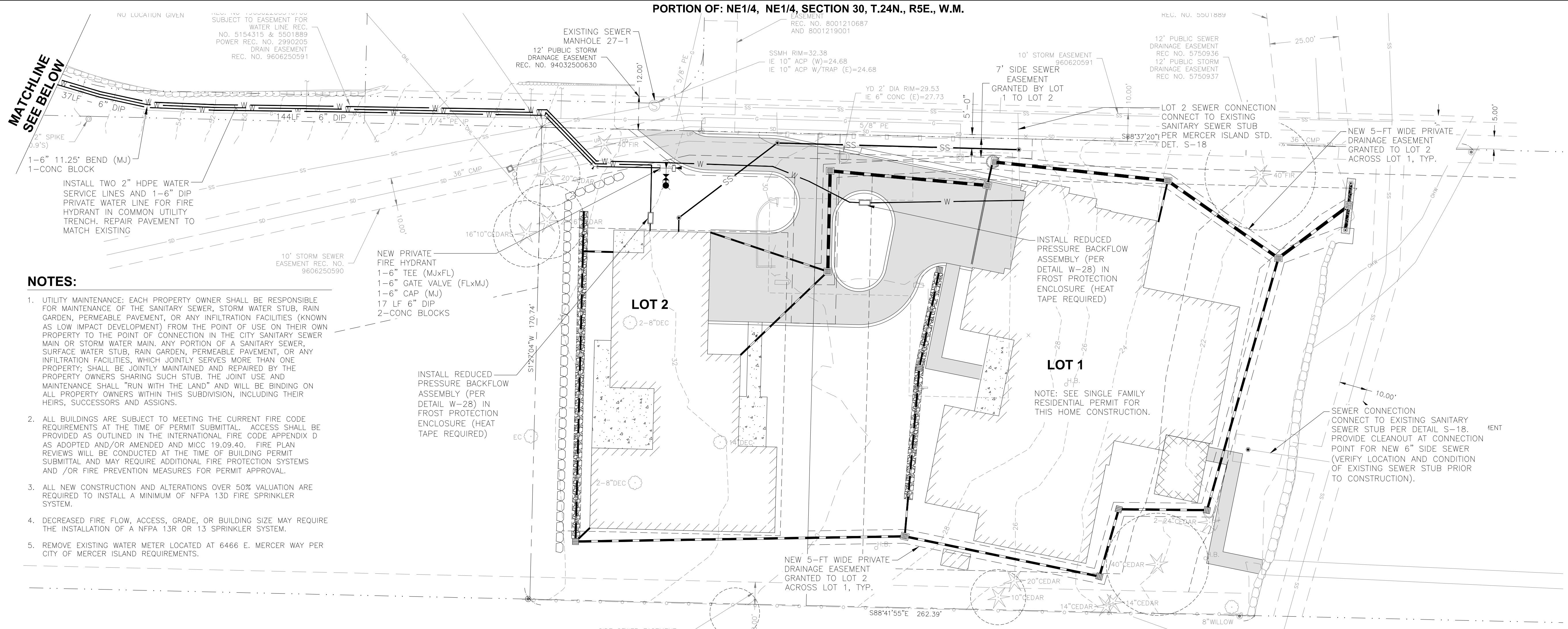
PACE PROJECT NO. 21436.00

**C2.0**

CALL BEFORE  
YOU DIG 811  
UNDERGROUND SERVICE (USA)



PORTION OF: NE1/4, NE1/4, SECTION 30, T.24N., R5E., W.M.



**NOTES:**

- UTILITY MAINTENANCE: EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SANITARY SEWER, STORM WATER STUB, RAIN GARDEN, PERMEABLE PAVEMENT, OR ANY INFILTRATION FACILITIES (KNOWN AS LOW IMPACT DEVELOPMENT) FROM THE POINT OF USE ON THEIR OWN PROPERTY TO THE POINT OF CONNECTION IN THE CITY SANITARY SEWER MAIN OR STORM WATER MAIN. ANY PORTION OF A SANITARY SEWER, SURFACE WATER STUB, RAIN GARDEN, PERMEABLE PAVEMENT, OR ANY INFILTRATION FACILITIES, WHICH JOINTLY SERVES MORE THAN ONE PROPERTY; SHALL BE JOINTLY MAINTAINED AND REPAIRED BY THE PROPERTY OWNERS SHARING SUCH STUB. THE JOINT USE AND MAINTENANCE SHALL "RUN WITH THE LAND" AND WILL BE BINDING ON ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION, INCLUDING THEIR HEIRS, SUCCESSORS AND ASSIGNS.
- ALL BUILDINGS ARE SUBJECT TO MEETING THE CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF PERMIT SUBMITTAL. ACCESS SHALL BE PROVIDED AS OUTLINED IN THE INTERNATIONAL FIRE CODE APPENDIX D AS ADOPTED AND/OR AMENDED AND MICC 19.09.40. FIRE PLAN REVIEWS WILL BE CONDUCTED AT THE TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND /OR FIRE PREVENTION MEASURES FOR PERMIT APPROVAL.
- ALL NEW CONSTRUCTION AND ALTERATIONS OVER 50% VALUATION ARE REQUIRED TO INSTALL A MINIMUM OF NFPA 13D FIRE SPRINKLER SYSTEM.
- DECREASED FIRE FLOW, ACCESS, GRADE, OR BUILDING SIZE MAY REQUIRE THE INSTALLATION OF A NFPA 13R OR 13 SPRINKLER SYSTEM.
- REMOVE EXISTING WATER METER LOCATED AT 6466 E. MERCER WAY PER CITY OF MERCER ISLAND REQUIREMENTS.

**LEGEND**

SD	STORM DRAIN (<6")
RD	ROOF DRAIN
UD	UNDER DRAIN
SS	EX. STORM DRAIN
SS	SANITARY SEWER
SS	EX. SANITARY SEWER
W	WATER LINE
W	EXISTING WATER LINE
EXISTING	PROPOSED
○	AREA DRAINS
□	CB TYPE 1
○	SS CLEANOUT
○	SSMH 48"
⊕	WATER METER
●	2 NOZZLE FIRE HYDRANT/FDC

1-6"x6" TEE (MJxFL) CUT IN  
1-6" GATE VALVE (FL)  
1-90° BEND (FL)  
1-6" ADAPTER (FLxMJ)  
2-CONC BLOCKS

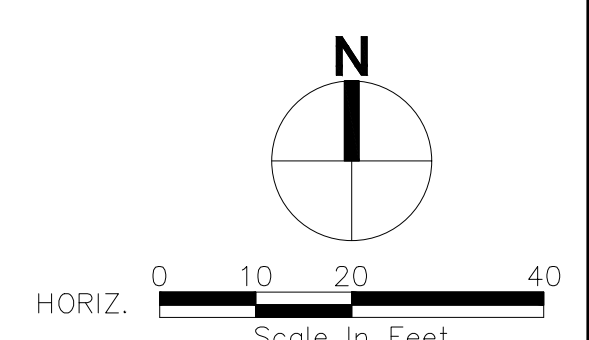
FIRE HYDRANT SUPPLY LINE  
1-6" BACKFLOW DEVICE PER DETAIL W-19A LOCATED WITHIN EXISTING EASEMENT. VAULT TO HAVE A NON SLIP TRAFFIC BEARING ACCESS HATCH.  
NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS TO CITY FOR PLAN APPROVAL. FIRE SYSTEM DESIGN SHALL BE REVIEWED UNDER A SEPARATE PERMIT.

CONNECT NEW DOMESTIC WATER METERS TO EXISTING 6" MAIN USING 2" SERVICE TAP PER W-14 FOR BOTH METERS.

INSTALL TWO 2" HDPE WATER SERVICE LINES AND 6" PRIVATE WATER LINE IN COMMON UTILITY TRENCH. FIELD LOCATE TRENCH IN PAVEMENT PRISM TO MINIMIZE ADJACENT TREE IMPACTS ALONG DRIVE LANE. RESTORE EXISTING PAVEMENT TO EQUAL OR BETTER CONDITION.

DEFLECT WATER LINE AT JOINT TO ACHIEVE LINE AND GRADE (MAX DEFLECTION 4 DEGREES). TYP.

TWO 1" WATER METERS PER MERCER ISLAND STD. DET. W-13 (HOMES REQUIRE FIRE SUPPRESSION SYSTEMS. VERIFY SIZE OF WATER METER AND SERVICE LINE WITH FIRE SYSTEM DESIGNER PRIOR TO CONSTRUCTION)



CALL BEFORE YOU DIG 811  
UNDERGROUND SERVICE (USA)

1	RESPONSE TO CITY COMMENTS	12/24/22	DATE
2	RESPONSE TO CITY COMMENTS	4/12/22	DATE

**PACE**  
An Engineering Services Company  
11755 Kirkland Way, Suite 300  
Kirkland, WA 98033  
P: 425.827.2014 | F: 425.827.5043  
www.paceeng.com

**DAVID E. ANDERSON**  
REGISTERED PROFESSIONAL ENGINEER  
2022.12.23 10:21:13-08'00"

**DHEERAJ KONERU**  
7002 93RD AVENUE SE  
MERCER ISLAND, WA 98040

**KONERU SHORT PLAT (21-008)**  
6610 EAST MERCER WAY  
MERCER ISLAND, WA 98040

**COMPOSITE UTILITY PLAN**

**VERIFY SCALE**  
BAR IS ONE INCH ON ORIGINAL DRAWING.  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SCALE: 1"=20'  
DATE: 07/20/21

DESIGNED BY: MA  
CHECKED BY: JA

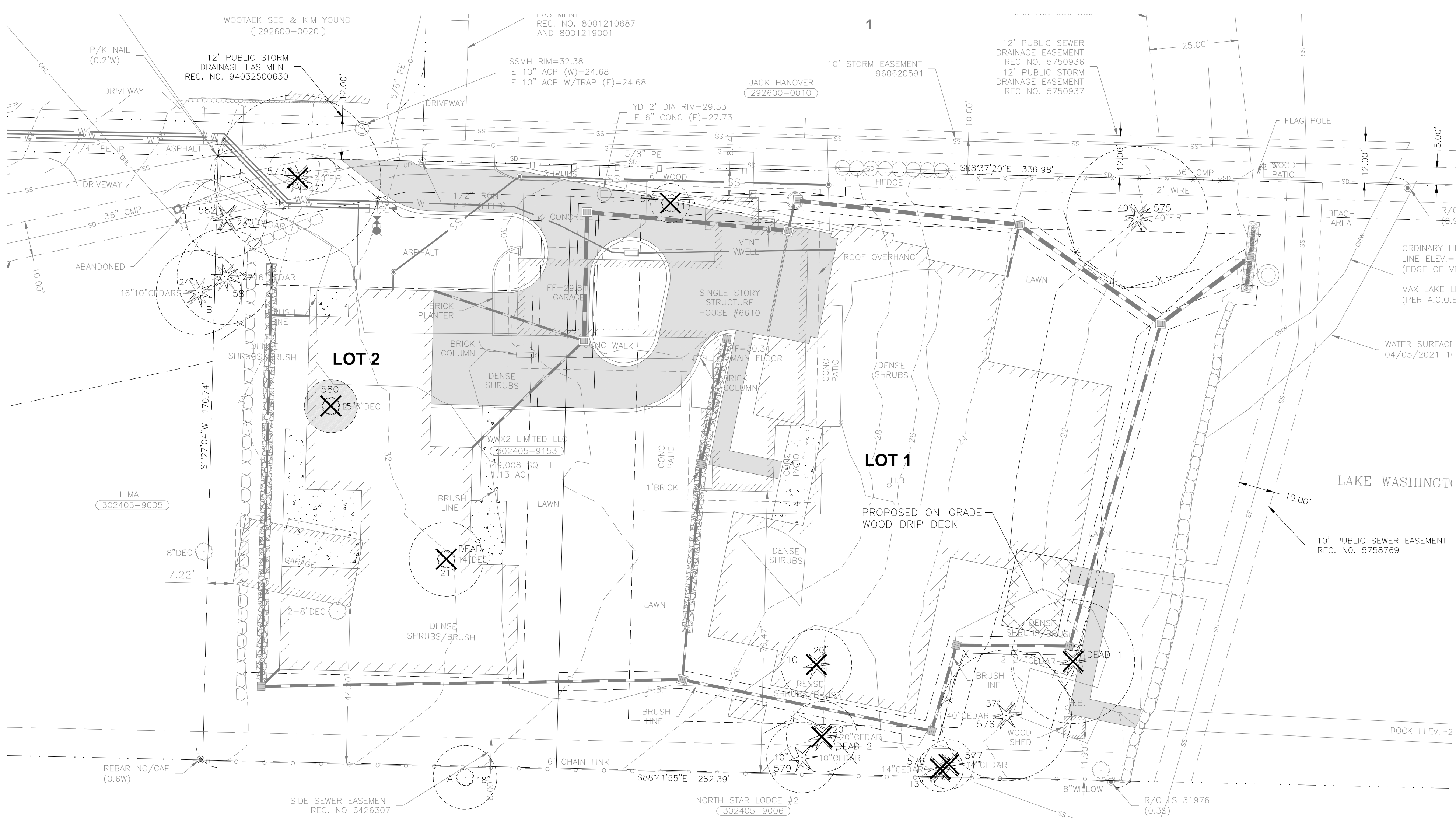
PACE PROJECT NO. 21436.00

**C3.0**

FILE NAME: P:\21436\KONERU RESUBMIT\CAD\ENGINEERING\WORKSHEETS\21436\_UTILITY\DWG  
USER: JJA  
DATE: 12/22/2022 5:01 PM  
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PORTION OF: NE1/4, NE1/4, SECTION 30, T.24N., R5E., W.M.



LEGEND

- 888 VIABLE TREE TO REMAIN
- 889 VIABLE TREE TO BE REMOVED DUE TO PROJECT OR NOT-SUITABLE TO MAINTAIN
- CONIFEROUS
- DECIDUOUS TREE
- DRIP LINE PER TABLE
- TREE PROTECTION
- A-C TREES LOCATED OFF SITE

TREE PROTECTION AREA (TPZ)

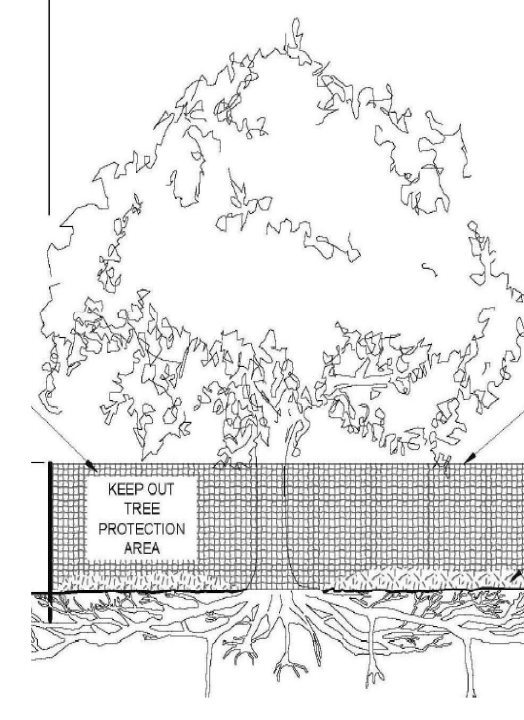
KEEP OUT!

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
3. Arborist reports recommending mitigation

Cover this line or other limit of Tree Protection area. See Site/Utility Plan for fence alignment.



- Notes
1. No pruning shall be performed unless under the direction of an arborist
  2. No equipment shall be stored or operated inside the protective fencing including during fence installation and removal
  3. No storage of materials shall occur inside the protective fencing
  4. Refer to Site/Utility Plan for allowable modifications to the tree protection area.
  5. Unauthorized activities in tree protection area may require evaluation by private arborist to identify impacts and mitigation required
  6. Exposed roots: For roots > 1" damaged during construction, make a clean straight cut to remove damaged portion and inform City Arborist

Tree protection fence: 4'-6" chain link fence, solidly anchored into the ground, or if authorized high-density polyethylene fencing with 3" x 1.5" openings; color orange. Steel posts installed at 8' o.c.

2" x 6" steel posts or approved equal

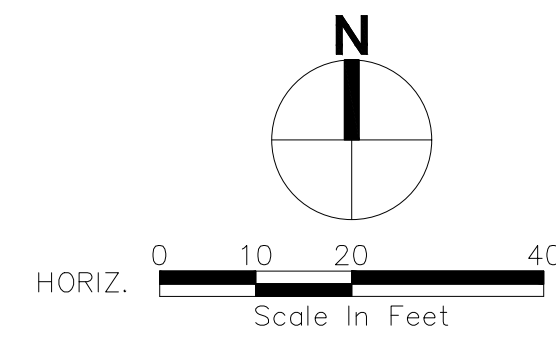
Maintain existing grade with the tree protection fence unless otherwise indication on the plans

Any Work in the protected area must be with the permission of the City Arborist [john.kenney@mercergov.org](mailto:john.kenney@mercergov.org)

TREE INVENTORY

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Dripline Radius (feet)				Exceptional Threshold	Exceptional	24-Inch DSH or Greater	MLOD (feet)	RLOD (feet)	Proposed Action	Notes
							N	E	S	W							
573	<i>Pseudotsuga menziesii</i>	Douglas-fir	47.0		Good	Good	24.0	24.5	22.5	28.5	30.0	Exceptional-Size	Yes	20	47	Remove	Pavement on all sides, center of drive, crown raised, end weight reduction pruning on north side, water main bored beneath tree
574	<i>Comus florida</i>	Eastern Dogwood	10.7	8,8,6,1	Good	Good	6.4	8.9	11.9	12.9	12.0		-	6	10	Remove	Hollow tree, very old specimen
575	<i>Pseudotsuga menziesii</i>	Douglas-fir	39.5		Good	Good	21.6	19.6	23.6	25.6	30.0	Exceptional-Size	Yes	16	40	Retain	Top blown out repeatedly, storm damaged limbs, excellent health, soil saturated, gnarled trunk
576	<i>Thuja plicata</i>	Western Redcedar	37.0		Fair	Good	18.5	20.5	18.5	19.5	30.0	Exceptional-Size	Yes	15	37	Retain	Thin canopy, drought stress
577	<i>Thuja plicata</i>	Western Redcedar	14.0		Fair	Good	11.6	10.6	10.6	4.6	30.0		-	6	14	Remove	
578	<i>Thuja plicata</i>	Western Redcedar	13.0		Fair	Good	4.5	11.5	10.5	11.5	30.0		-	6	13	Remove	
579	<i>Thuja plicata</i>	Western Redcedar	10.0		Fair	Good	8.4	8.4	8.4	8.4	30.0		-	6	10	Retain	
580	<i>Magnolia x soulangiana</i>	Saucer magnolia	15.0	9,12	Good	Fair	23.6	20.6	15.1	9.6	-		-	6	15	Remove	Phototropic sprouting, failed tree on too
581	<i>Thuja plicata</i>	Western Redcedar	27.0		Good	Good	21.1	23.1	19.1	5.1	30.0		Yes	11	27	Retain	Codominant at 6' with narrow union
582	<i>Thuja plicata</i>	Western Redcedar	23.0		Good	Good	22.0	21.0	11.0	19.0	30.0		-	10	23	Retain	
Dead 1	<i>Thuja plicata</i>	Western Redcedar	34.8	27,14,17	N/A	N/A	16.5	23.0	21.5	22.5	30.0	Exceptional-Size	Yes	15	N/A	Reduce to wildlife snag	Dead tree, clear signs of purposeful girdling, codominant at base, good candidate for wildlife snag
Dead 2	<i>Thuja plicata</i>	Western Redcedar	20.0		N/A	N/A	16.8	19.8	18.8	18.8	30.0		-	8	N/A	Remove	Dead tree, clear signs of purposeful girdling, funnel sticking out of tree, likely for herbicide application
A	<i>Fraxinus pennsylvanica</i>	Green Ash	18.0		Good	Good	30.8	30.8	30.8	30.8	30.0		-	8	18	Retain	
B	<i>Thuja plicata</i>	Western Redcedar	23.7	11,21	Good	Good	15.0	13.0	19.0	21.0	30.0		-	10	24	Retain	Codominant with narrow union, part of grove with tree 582 and 581

NOTE: SEE TREE RETENTION PLAN FOR THE SINGLE FAMILY RESIDENCE PERMIT NO. 2115-250. TREE 580 IS THE ONLY ADDITIONAL TREE TO BE REMOVED, ALL OTHERS ARE ADDRESSED ON THE SFR PERMIT.



CALL BEFORE YOU DIG 811 UNDERGROUND SERVICE (USA)

12/24/22
DATE

2
Respond to City Review 2 comments

1
RESPONSE TO CITY COMMENTS

SYM
REVISION

**PACE**  
An Engineering Services Company  
11755 Kirkland Way, Suite 300  
Kirkland, WA 98033  
p. 425.827.2014 f. 425.827.5043  
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**TREE RETENTION PLAN**

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DATE: 07/20/21

DESIGNED BY: MA  
CHECKED BY: JA  
PACE PROJECT NO. 21436.00

**L1.0**  
SHEET

FILE NAME: P:\21436\KONERU RESIDENCE\CAD\ENGINEERING\DWG\21436\_TREE.DWG  
 USER: JJA  
 PLOT TIME: 12/22/2022 5:01 PM  
 XREF FILES: