

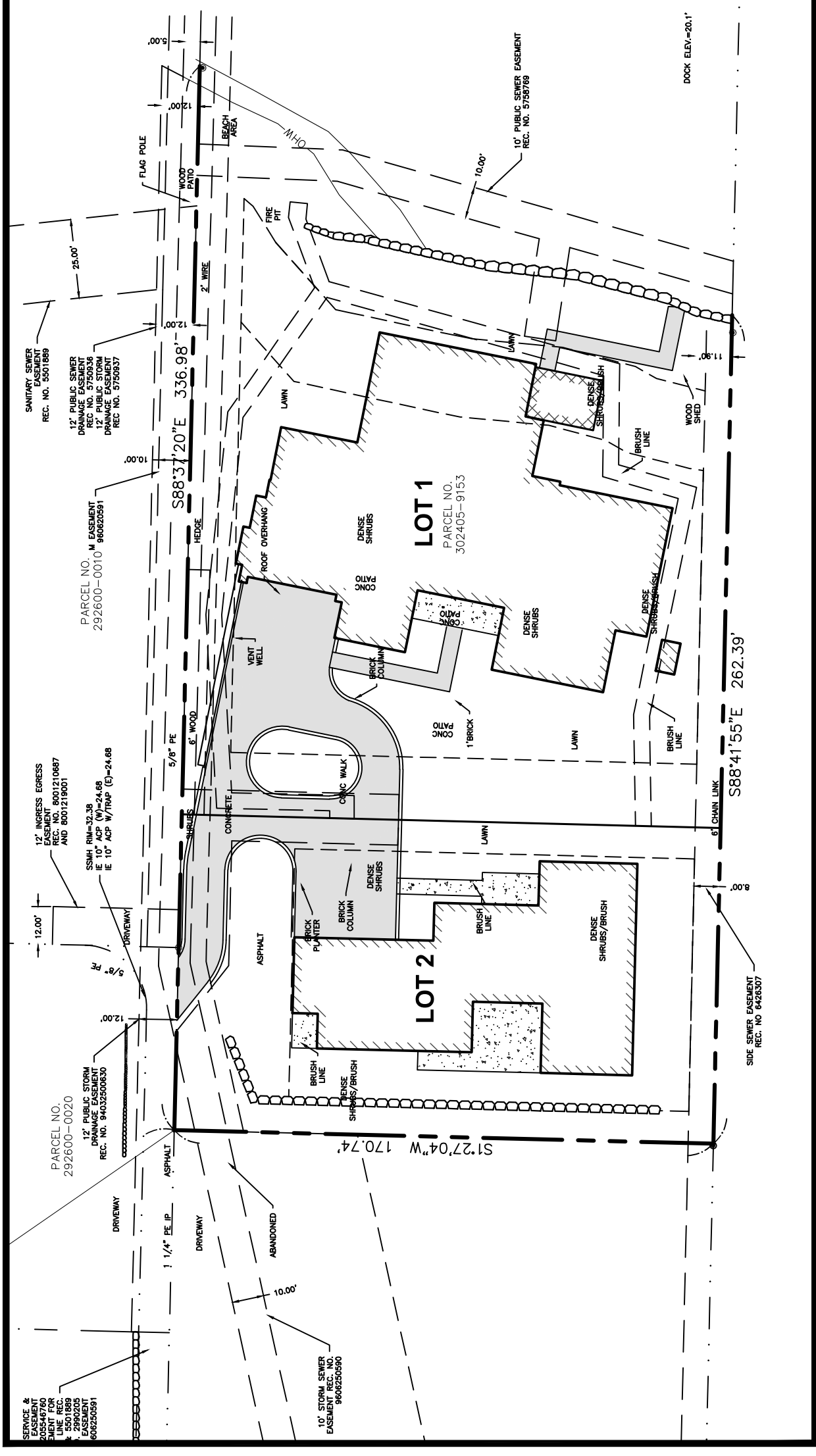
PORTION OF: NE1/4, NE1/4, SECTION 30, T.24N., R9E., W.1M.

# KONERU SHORT PLAT, SUB21-008

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

<b>PROJECT CONTACTS</b>
<b>OWNER/APPLICANT: DHEERAJ KONERU</b> 7002 93RD AVENUE SE MERCER ISLAND, WA 98040
<b>ENGINEER/SURVEY: PACE ENGINEERS, INC.</b> 11255 KIRKLAND WAY, SUITE 300 KIRKLAND, WA 98033 JOHN ANDERSON, PE BILL HAWKINS, PLS PHONE: (425) 827-2014 EMAIL: JOHN@PACEENGRS.COM BILL@PACEENGRS.COM
<b>ARBORIST: 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: GEOTECH CONSULTANTS, INC.</b> 2401 10TH AVENUE E. SEATTLE, WA 98102 MARC MCGINNIS, PE PHONE: (425) 747-5618 EMAIL:

<b>PROJECT INFORMATION</b>
<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 1568.78 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 EXPANDING 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



**SITE MAP**  
SCALE: 1"=40'

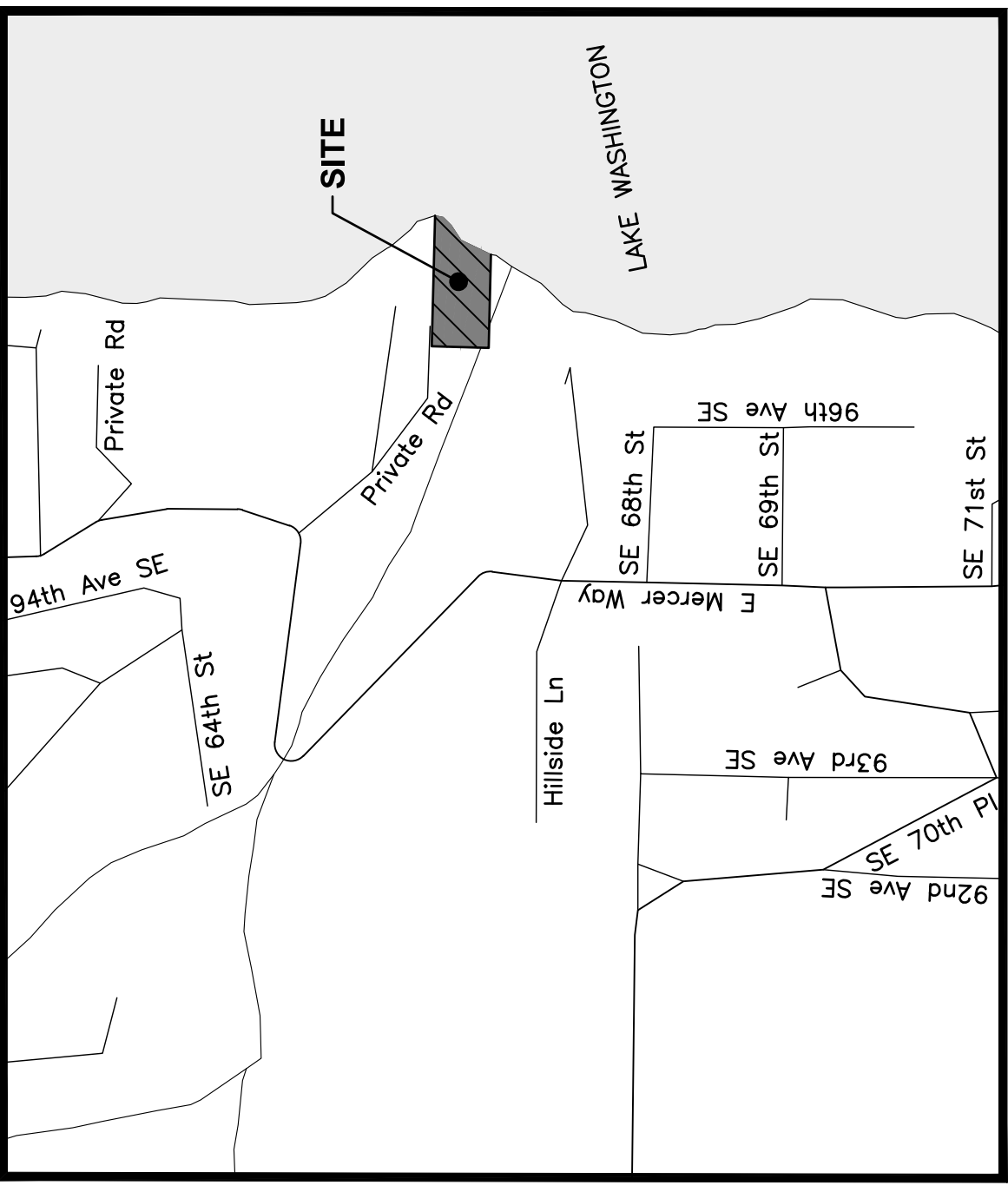
**PROJECT INFORMATION**

<b>DEVELOPMENT SUMMARY</b>	
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.
LOT DEPTH:	LOT 1 = LOT 2 = 171 FT.
PARKING SPACES:	COVERED 3 UNCOVERED 3
LOT SLOPE:	LOT 1 3 LOT 2 3 6.6%

\* LIMIT SUBDIVISION WITH NOTE ON TITLE

**DEMO NOTE:**

THE EXISTING HOUSE WILL NEED TO BE DEMOLISHED PRIOR TO THE SHORT PLAT BEING ADDED. THE FOUNDATION OF THE EXISTING HOUSE WILL BE DEMOLISHED PRIOR TO THE EXISTING HOUSE BEING DEMOLISHED PRIOR TO FINAL PLAT APPLICATION.



**VICINITY MAP**  
1"=500'

<b>SHEET INDEX</b>	<b>SHEET TITLE</b>
CO.0	COVER SHEET
CO.1	EXISTING CONDITIONS
C1.0	PRELIMINARY SHORT PLAT
C2.0	GRADING & DRAINAGE PLAN
C3.0	COMPOSITE UTILITY PLAN
L1.0	TREE RETENTION PLAN

<b>CITY OF MERCER ISLAND FILE NUMBER</b>	PRE21-023
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**

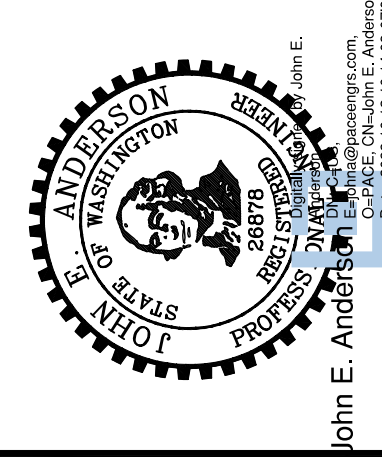
APPROX. CUT	464 CY
APPROX. FILL	1251 CY
NET	787 CY FILL

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.

**CALL BEFORE YOU DIG 811**  
UNDERGROUND SERVICE (800)



11255 Kirkland Way, Suite 300  
Kirkland, WA 98033  
P. 425.827.2014 | F. 425.827.5043  
www.paceengs.com  
Civil Structural Planning | Survey



John E. Anderson, P.E.  
Professional Engineer  
No. 20087  
State of Washington  
04/12/2022

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

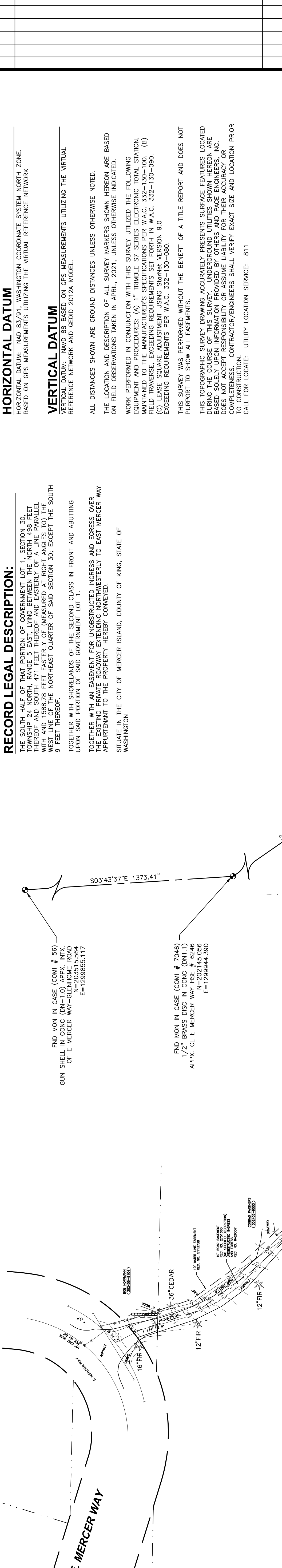
KONERU  
6610 EAST MERCER WAY  
MERCER ISLAND, WA 98040  
COVER SHEET

<b>VERIFY SCALE</b> BAR IS ONE INCH ON ORIGINAL DRAWING. IF ADJUST SCALES ACCORDINGLY.
SCALE: 07/20/21
DATE: 07/20/21
AS SHOWN MA
DESIGNED BY: CHECKED BY: JA
PACE PROJECT NO. 21436.00
SHEET <b>C0.0</b>

SYM	1	RESPONSE TO CITY COMMENTS	DATE
			4/12/22

FILE NAME: P:\21\21436 KONERU RESIDENCE\CAD\ENGINEERING\SHEETS\21436\_C0R.DWG  
USER NAME: JAC  
DATE: 7/20/2021 3:53:43 PM  
PLOT TIME: 9/9/2022 3:51 PM  
XREF FILES: X:\21436\_BDR.dwg X21436\_SITE.dwg V21436-SRV.dwg 9433-11-SRV.dwg X21436\_HATCH.dwg

**PORTION OF: NE1/4, NE1/4, SECTION 30, T.24N., R9E., W.1M.**



FIND MON IN CASE (COMI # 96)  
GUN SHELL IN CONC (ON-T.O.) APPX. INTC.  
OF E MERCER WAY  
N=203515.564  
E=1299855.117

FIND MON IN CASE (COMI # 7046)  
1/2\"/>

**HORIZONTAL DATUM**

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

**VERTICAL DATUM**

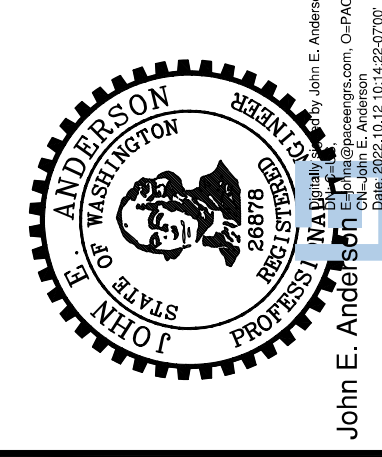
VERTICAL DATUM: NAVD 88 BASED ON GPS MEASUREMENTS UTILIZING THE VIRTUAL REFERENCE NETWORK AND GEOID 2012A MODEL.

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\"/>

**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 OF A LINE PARALLEL TO AND 498 FEET EAST OF THE EASTERLY BOUNDARY OF 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 COVERED.  
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON

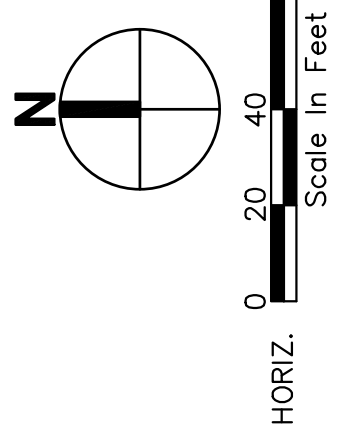
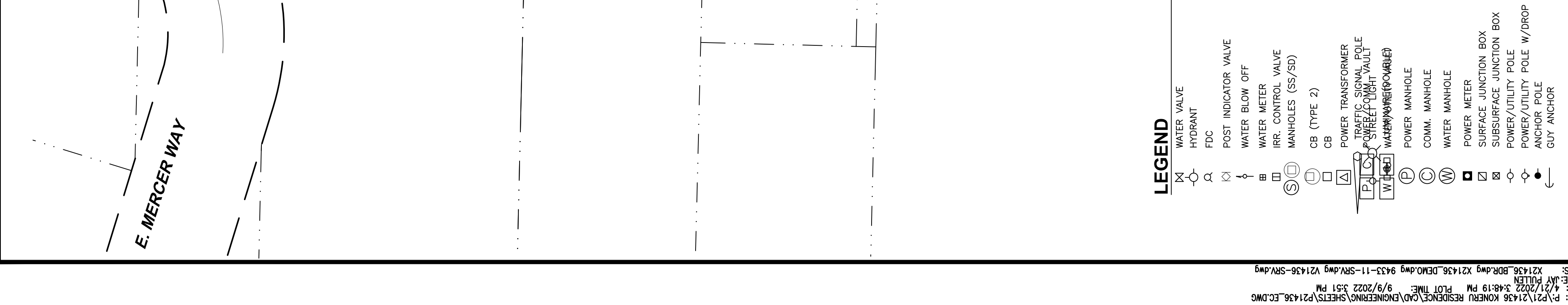
DATE	4/12/22
REVISION	
RESPONSE TO CITY COMMENTS	
SYM	1



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	AS SHOWN
DESIGNED BY:	MA
CHECKED BY:	JA
DATE:	07/20/21
SCALE:	1\"/>
PROJECT NO.	21436.00
SHEET	C0.1




**LEGEND**

	WATER VALVE		LUMINAIRE(SINGLE)
	HYDRANT		PEDESTRIAN LIGHT POLE
	FDC		AREA LIGHT
	POST INDICATOR VALVE		GAS METER
	WATER BLOW OFF		GAS VALVE
	WATER METER		SIGN
	IRR. CONTROL VALVE		MAILBOX
	MANHOLES (SS/SD)		NEWS PAPER BOX
	CB (TYPE 2)		TRASH CAN
	CB		ROCKERY
	POWER TRANSFORMER		SPOT ELEVATION
	STREET LIGHT POLE		SIZE & TYPE (CONFEROUS TREE)
	STREET LIGHT POLE		SIZE & TYPE (DECIDUOUS TREE)
	WATER MANHOLE		MAGNETIC NAIL W/ WASHER
	POWER MANHOLE		REBAR AND CAP (SET)
	COMM. MANHOLE		TACK AND LEAD
	WATER MANHOLE		HUB AND TACK
	POWER METER		CASED MONUMENT
	SURFACE JUNCTION BOX		SURFACE MONUMENT
	SUBSURFACE JUNCTION BOX		EDGE OF VEGETATION/HEDGE LINE
	POWER/UTILITY POLE		
	POWER/UTILITY POLE W/DROP		
	ANCHOR POLE		
	GUY ANCHOR		

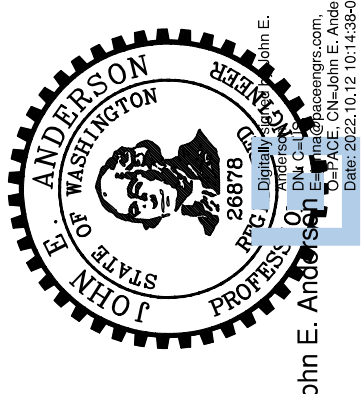
**CALL BEFORE YOU DIG 811**  
Underground Service (USA)

1	RESPONSE TO CITY COMMENTS	SYM
4/12/22	REVISION	DATE

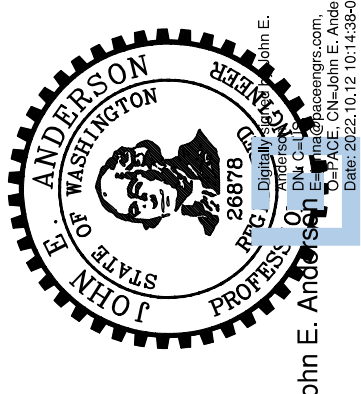
Civil Structural Planning | Survey  
11255 Kirkland Way, Suite 300  
Kirkland, WA 98033  
P: 425.827.2014 | F: 425.827.5043  
www.paceeng.com



John E. Anderson  
Professional Engineer  
10227 161st NE, Redmond, WA 98052  
Date: 02/18/21 to 12/27/22



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



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

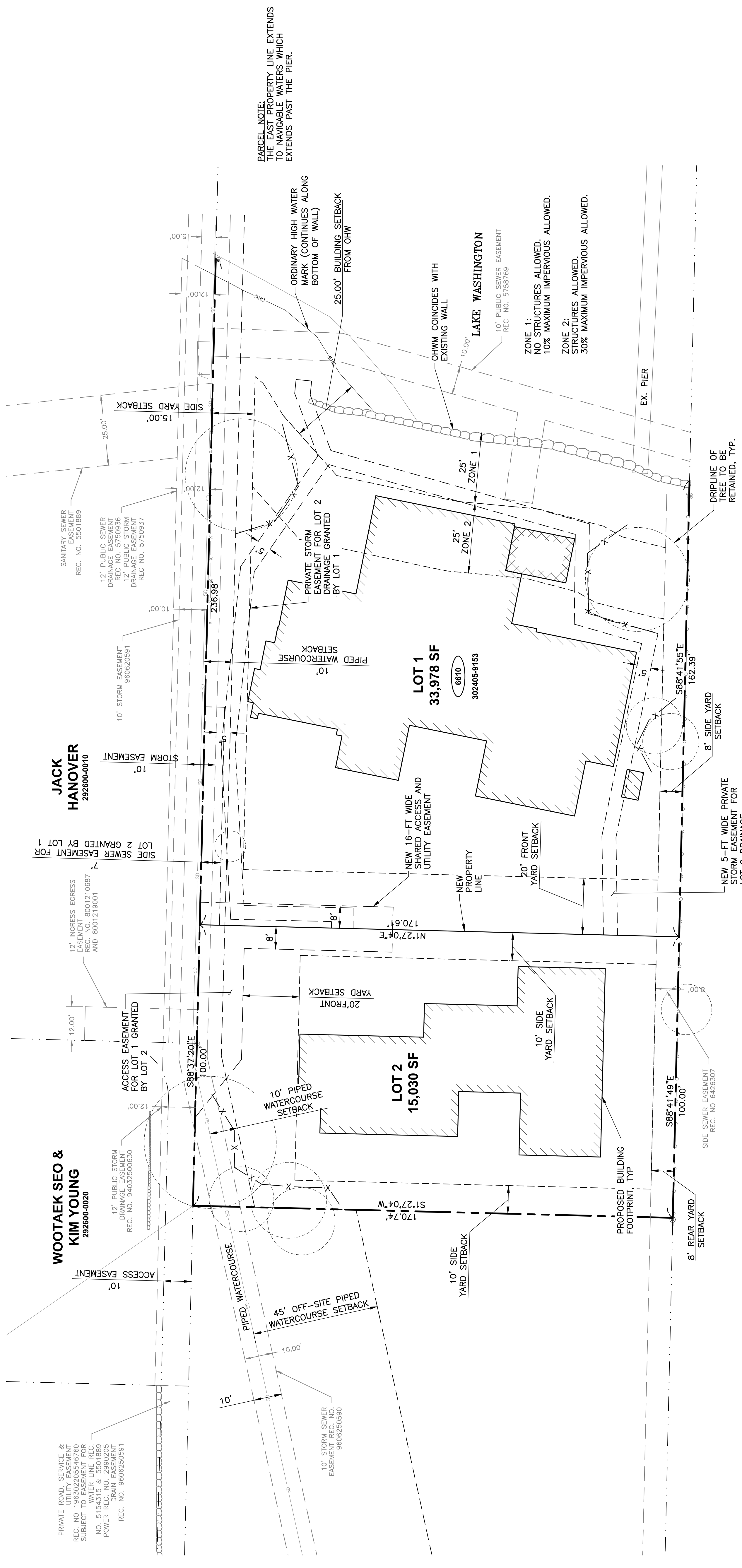
PRELIMINARY SHORT PLAT

VERIFY SCALE  
BAR IS ONE INCH ON ORIGINAL DRAWING.  
IF ADJUSTED SCALES ARE USED,  
IF ADJUST SCALES ACCORDINGLY.

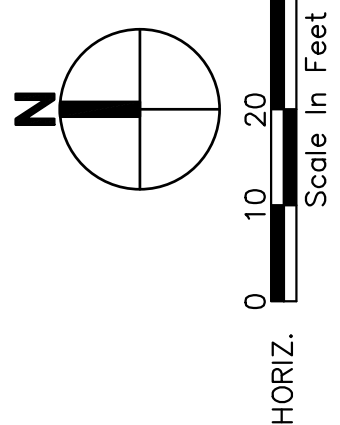
SCALE: 1"=20'  
DATE: 07/20/21  
DESIGNED BY: MA  
CHECKED BY: JA  
PACE PROJECT NO. 21436.00

**C1.0**  
SHEET

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



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



**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 1688.78 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 SHORELANDS OF THE SECOND CLASS ABUTTING EASTERLY TO EAST MERCER WAY  
APURTENANT 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.

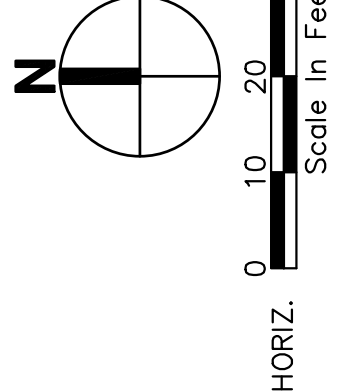
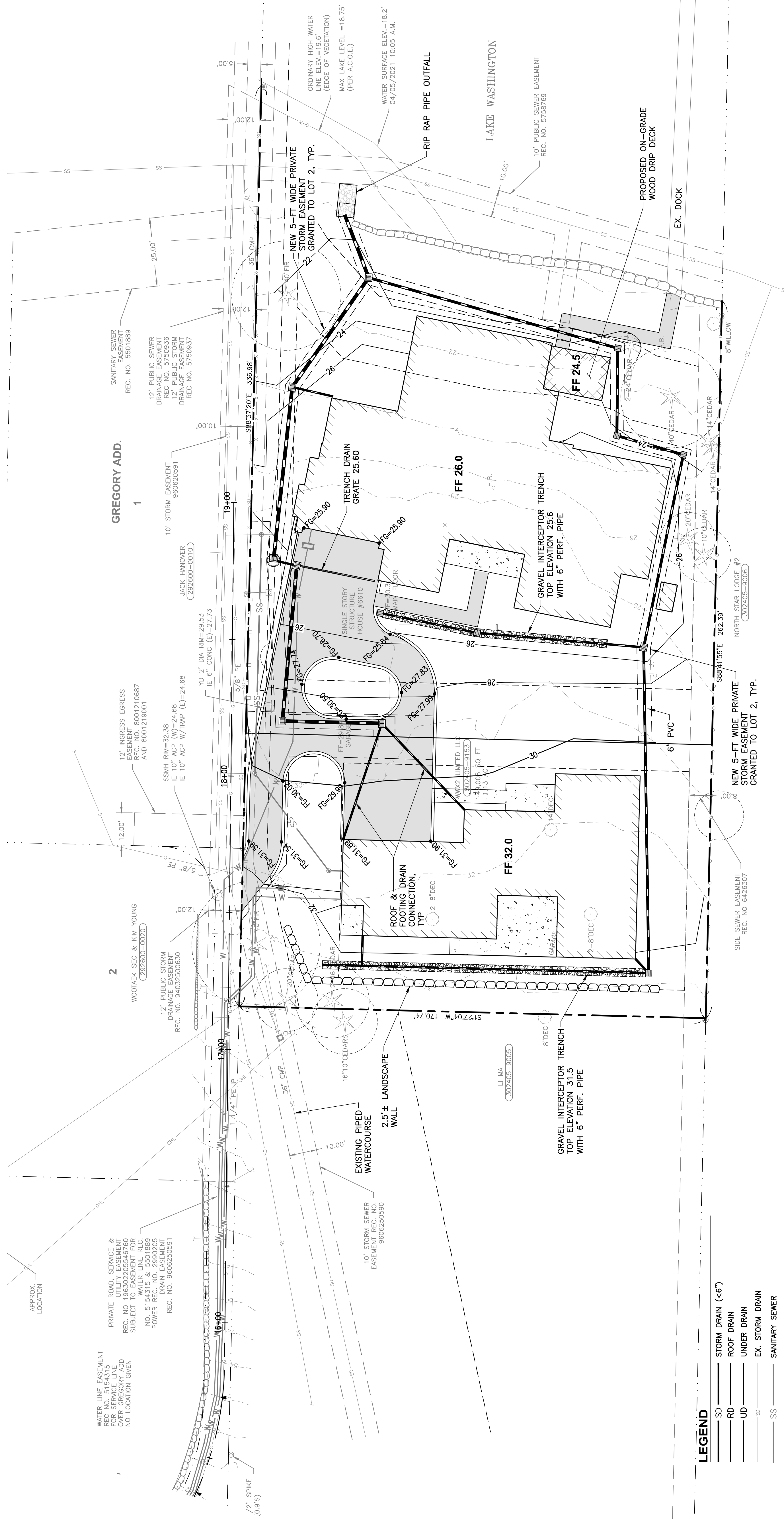
TOGETHER WITH AN EASEMENT FOR UNOBSTRUCTED INGRESS AND EGRESS OVER  
THE SHORELANDS OF THE SECOND CLASS ABUTTING EASTERLY TO EAST MERCER WAY  
APURTENANT TO THE PROPERTY HEREBY CONVEYED.

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

**CALL BEFORE  
YOU DIG 811**  
Unauthorized Service (600)

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

<p><b>VERIFY SCALE</b>          BAR IS ONE INCH ON ORIGINAL DRAWING.          IF ADJUSTED TO FIT SHEET,          IF ADJUST SCALES ACCORDINGLY.</p>		<p><b>DATE:</b> 07/20/21  <b>SCALE:</b> 1"=20'  <b>DESIGNED BY:</b> MA  <b>CHECKED BY:</b> JA  <b>PACE PROJECT NO.:</b> 21436.00</p>
<p><b>SHORT PLAT (21-008)</b>          KONERU          6610 EAST MERCER WAY          MERCER ISLAND, WA 98040</p>		<p><b>SHEET</b>  <b>C2.0</b></p>
<p><b>GRADING &amp; DRAINAGE PLAN</b>          MERCER ISLAND, WA 98040</p>		<p><b>DATE:</b> 07/20/21  <b>SCALE:</b> 1"=20'  <b>DESIGNED BY:</b> MA  <b>CHECKED BY:</b> JA  <b>PACE PROJECT NO.:</b> 21436.00</p>
<p><b>DHEERAJ KONERU</b>          7002 93RD AVENUE SE          MERCER ISLAND, WA 98040</p>		<p><b>DATE:</b> 07/20/21  <b>SCALE:</b> 1"=20'  <b>DESIGNED BY:</b> MA  <b>CHECKED BY:</b> JA  <b>PACE PROJECT NO.:</b> 21436.00</p>
<p><b>John E. Anderson</b>          11255 Kirkland Way, Suite 300          Kirkland, WA 98033          P: 425.827.2014   F: 425.827.5043          C:\w\p\paecngs.com</p>		<p><b>DATE:</b> 07/20/21  <b>SCALE:</b> 1"=20'  <b>DESIGNED BY:</b> MA  <b>CHECKED BY:</b> JA  <b>PACE PROJECT NO.:</b> 21436.00</p>



**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

**LEGEND**

EXISTING	PROPOSED
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

□	AREA DRAINS
○	CB TYPE 1
○	SS CLEANOUT
○	SSMH 48"
○	WATER METER
○	2 NOZZLE FIRE HYDRANT/FDC
○	3 NOZZLE FIRE HYDRANT
○	HOSE BIB

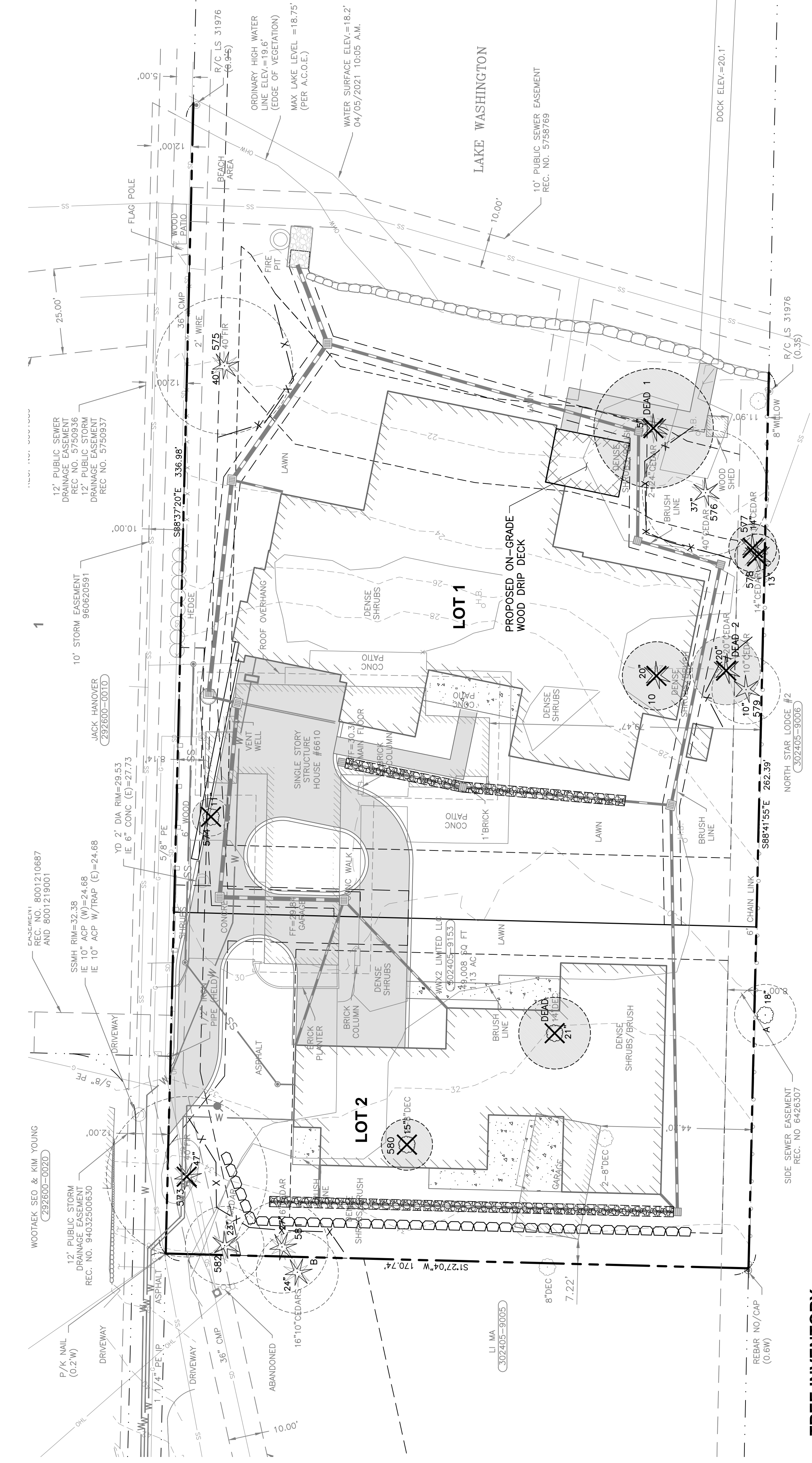
CALL BEFORE YOU DIG 811  
 Underground Service (888)

DATE	4/12/22
REVISION	RESPONSE TO CITY COMMENTS
SYM	1

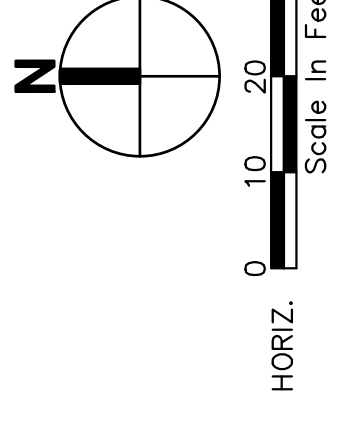
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PORTION OF: NE1/4, NE1/4, SECTION 30, T.24N., R9E., W.M.



- 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
  - Trees Located Off Site



**TREE INVENTORY**

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Drip Line Radius (feet)				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	-	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>Cornus 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	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	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	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

CALL BEFORE YOU DIG 811  
UNDERGROUND SERVICE (USA)

<p>11255 Kirkland Way, Suite 300 Kirkland, WA 98033 p. 425.827.2014   f. 425.827.5043 www.paceeng.com</p> <p>Civil Structural Planning   Survey</p>	<p>John E. Anderson Professional Engineer No. 12149 Civil Structural Planning   Survey</p>	<p>DHEERAJ KONERU 7002 93RD AVENUE SE MERCER ISLAND, WA 98040</p>	<p>SHORT PLAT (21-008) 6610 EAST MERCER WAY MERCER ISLAND, WA 98040</p> <p>TREE RETENTION PLAN</p>	<p><b>VERIFY SCALE</b> BAR IS ONE INCH ON ORIGINAL DRAWING. IF CHANGING SCALES, ADJUST ALL DIMENSIONS ACCORDINGLY.</p> <p>SCALE: 1"=20' DATE: 07/20/21 DESIGNED BY: MA CHECKED BY: JA PACE PROJECT NO.: 21436.00</p>
<p>1 RESPONSE TO CITY COMMENTS</p>		<p>MERCER ISLAND, WA 98040</p>		<p>DATE: 4/12/22</p>