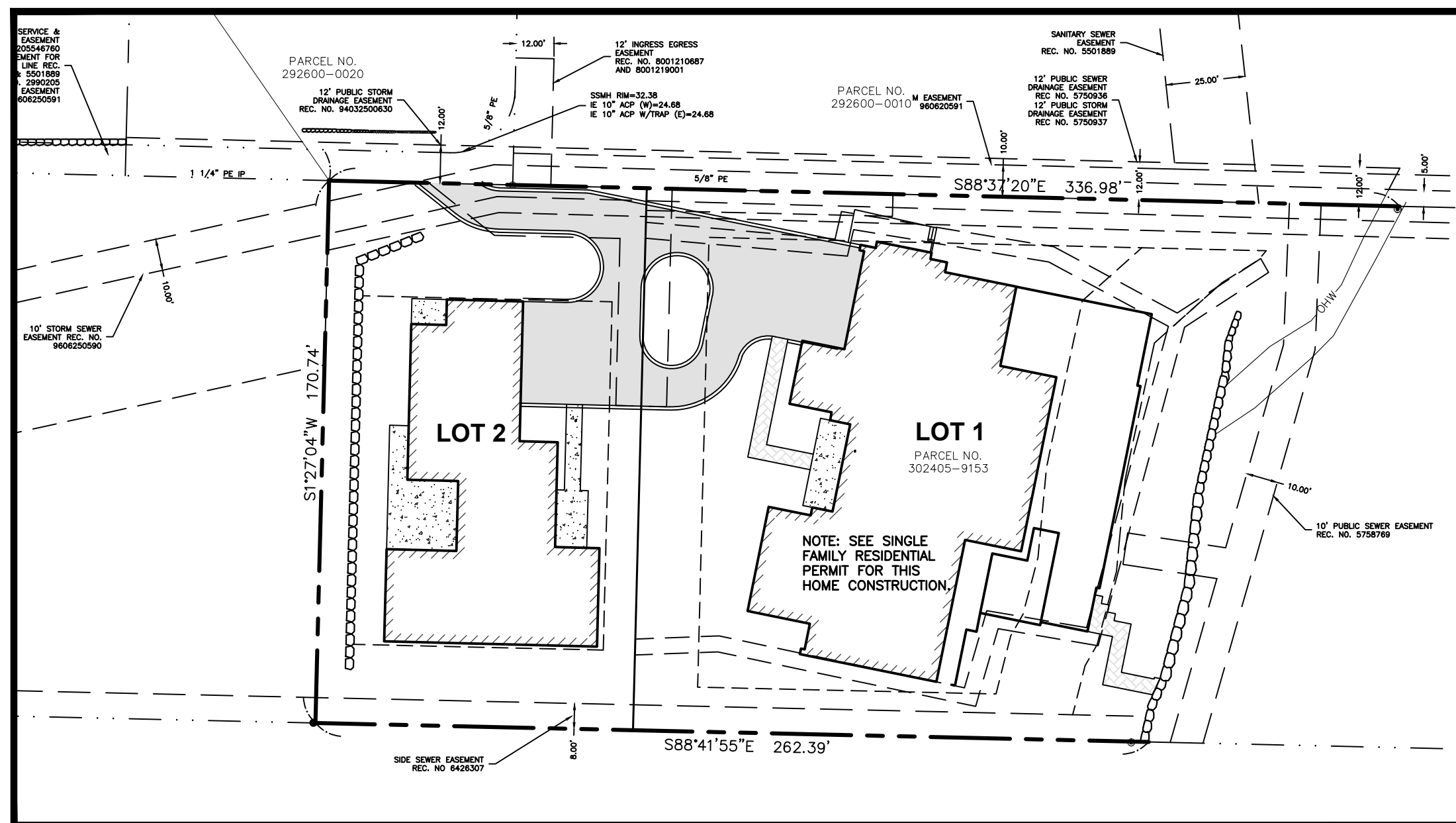


KONERU SHORT PLAT, SUB21-008

6610 EAST MERCER WAY MERCER ISLAND, WA. 98040

PROJECT CONTACTS	
OWNER/APPLICANT:	DHEERAJ KONERU
	7002 93RD AVENUE SE MERCER ISLAND, WA 98040
ENGINEER/SURVEY:	PACE ENGINEERS, INC.
	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
ARBORIST:	TREE 133, LLC
	12408 17TH AVENUE NE SEATTLE, WA. 98125 CRAIG BACHMANN, CERTIFIED ARBORIST PHONE: (206) 745-0473 EMAIL: ARBORIST@TREE133.COM
GEOTECHNICAL:	GEOTECH CONSULTANTS, INC.
	2401 10TH AVENUE E. SEATTLE, WA 98102 MARC MCGINNIS, PE PHONE: (425) 747-5618 EMAIL:

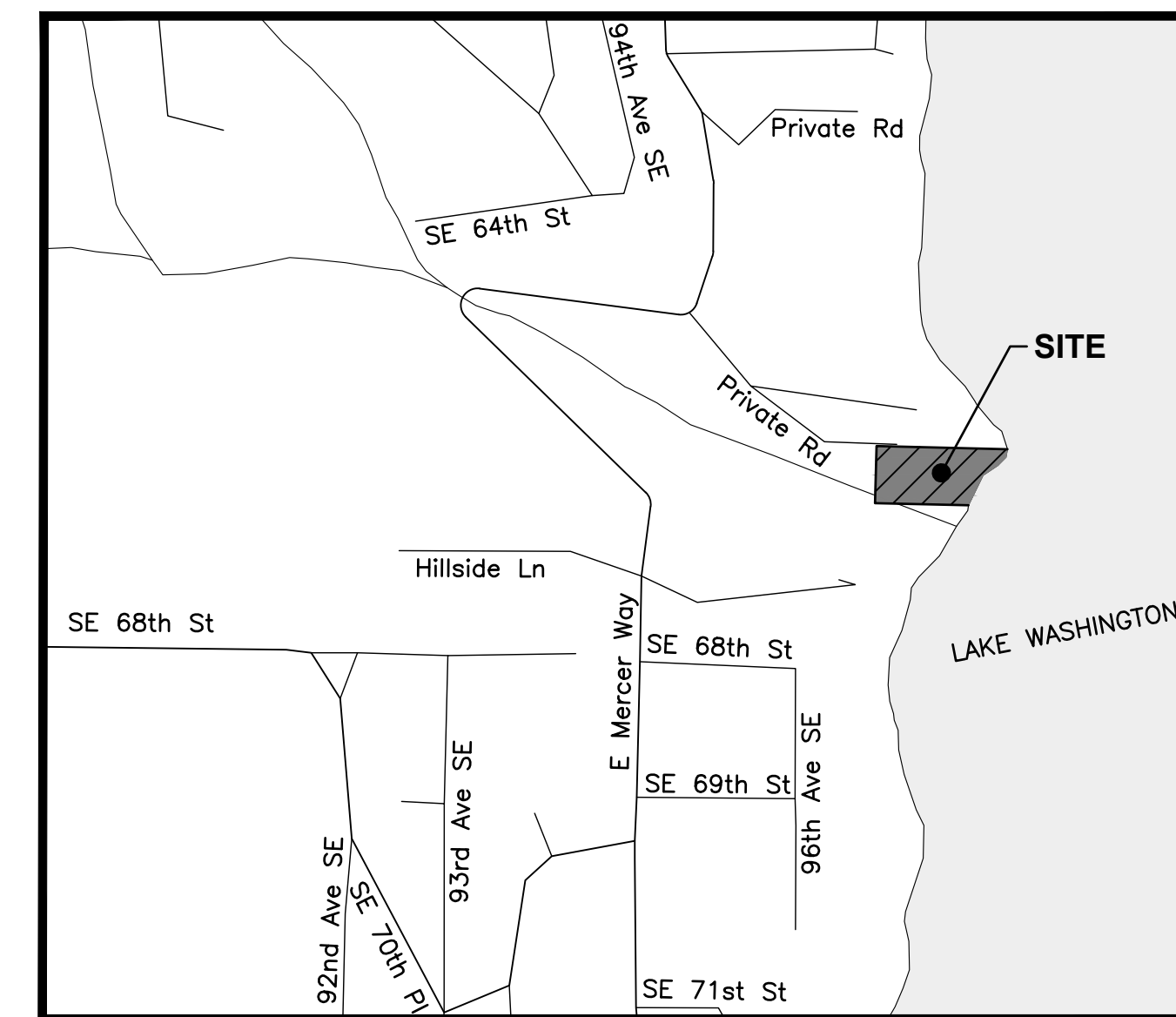
PROJECT INFORMATION	
SITE DATA	
ADDRESS:	6610 EAST MERCER WAY
PARCEL NUMBER:	3024059153
PARCEL AREA:	50,094 SF
LEGAL DESCRIPTION:	THE SOUTH HALF OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, LYING BETWEEN THE NORTH 498 FEET THEREOF AND SOUTH 471 FEET THEREOF AND EASTERLY 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
ZONING SUMMARY	
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			
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	3	
	LOT 2 3	3	
LOT SLOPE:	6.6%		

* LIMIT SUBDIVISION WITH NOTE ON TITLE



VICINITY MAP
1"=500'

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 8-11**
UNDERGROUND SERVICE (USA)

DATE	4/12/22
SYMBOL	1 RESPONSE TO CITY COMMENTS
REVISION	
11255 Kirkland Way, Suite 300 Kirkland, WA 98033 p. 425.827.2014 f. 425.827.5043 www.paceengrs.com	
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:	CHECKED BY:
MA	JA
PACE PROJECT NO. 21436.00	
SHEET	C0.0

FILE NAME: P:\WORK\21\21436 KONERU SHORT PLAT\DRAWING\21436_008.DWG
 USER: JAW
 PLOT TIME: 3/16/2022 2:10 PM
 PLOT FILE: 21436_008.PLT
 XREF FILES: 21436_008.DWG, 21436_SIT.DWG, 21436_HATCH.DWG, 21436_11-SRV.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 NORTH-WESTERLY 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.

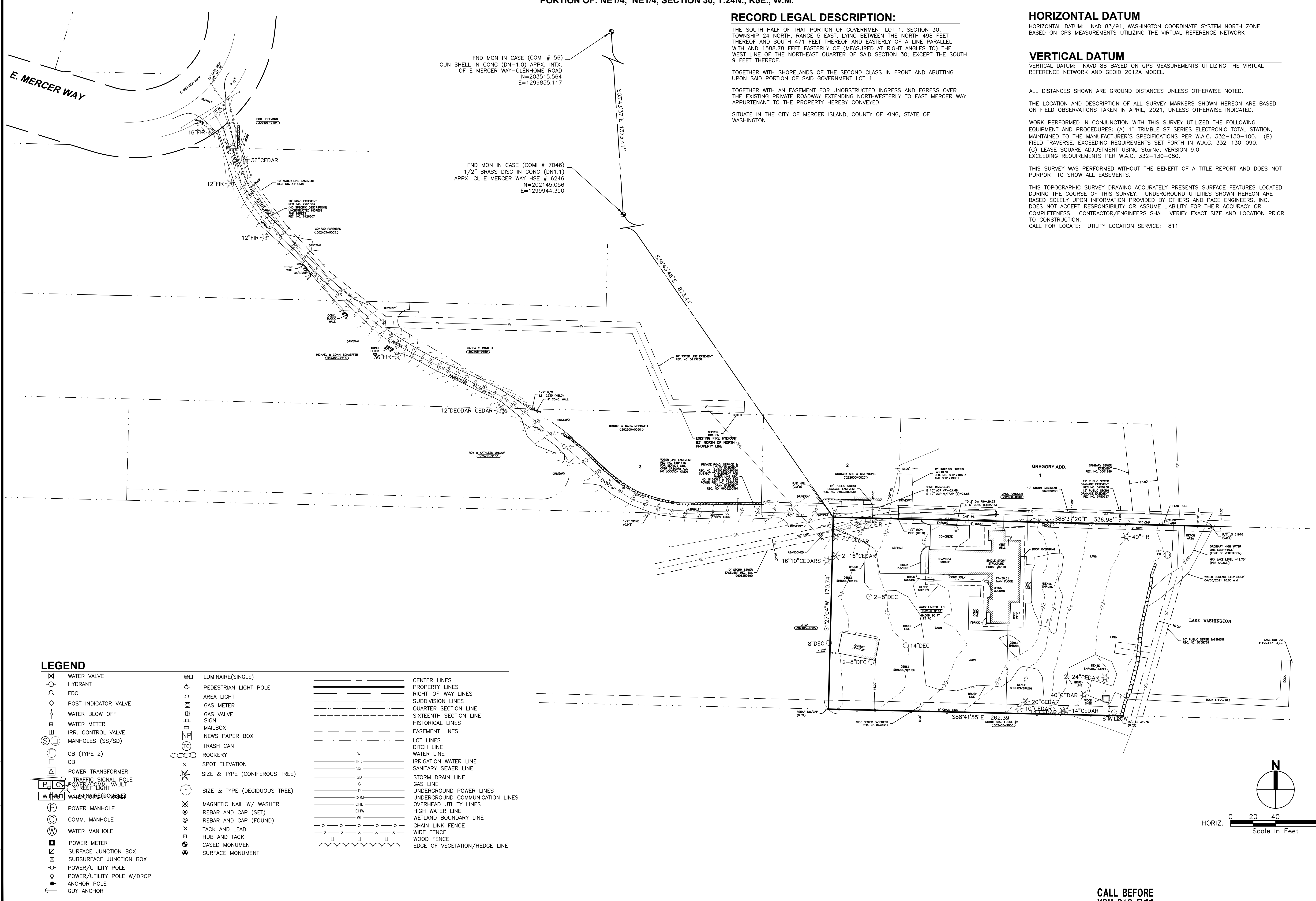
ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

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 StarNet 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



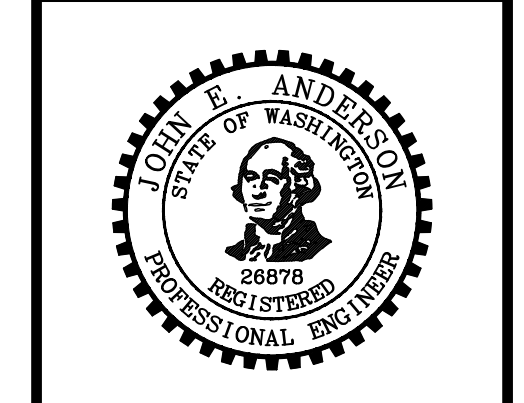
LEGEND

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> ⊗ WATER VALVE ⊕ HYDRANT ⊙ FDC ⊗ POST INDICATOR VALVE ⊕ WATER BLOW OFF ⊙ WATER METER ⊕ IRR. CONTROL VALVE ⊙ MANHOLES (SS/SD) ⊕ CB (TYPE 2) ⊙ CB ⊕ POWER TRANSFORMER ⊙ TRAFFIC SIGNAL POLE ⊕ POWER/COMM. VAULT ⊙ STREET LIGHT ⊕ WATER METER (POLE) ⊙ POWER MANHOLE ⊕ COMM. MANHOLE ⊙ WATER MANHOLE ⊕ POWER METER ⊙ SURFACE JUNCTION BOX ⊕ SUBSURFACE JUNCTION BOX ⊙ POWER/UTILITY POLE ⊕ POWER/UTILITY POLE W/DROP ⊙ ANCHOR POLE ⊕ GUY ANCHOR | <ul style="list-style-type: none"> ⊙ LUMINAIRE(SINGLE) ⊕ PEDESTRIAN LIGHT POLE ⊙ AREA LIGHT ⊕ GAS METER ⊙ GAS VALVE ⊕ SIGN ⊙ MAILBOX ⊕ NEWS PAPER BOX ⊙ TRASH CAN ⊕ ROCKERY ⊙ SPOT ELEVATION ⊕ SIZE & TYPE (CONIFEROUS TREE) ⊙ SIZE & TYPE (DECIDUOUS TREE) ⊕ MAGNETIC NAIL W/ WASHER ⊙ REBAR AND CAP (SET) ⊕ REBAR AND CAP (FOUND) ⊙ TACK AND LEAD ⊕ HUB AND TACK ⊙ CASED MONUMENT ⊕ SURFACE MONUMENT | <ul style="list-style-type: none"> — CENTER LINES — PROPERTY LINES — RIGHT-OF-WAY LINES — SUBDIVISION LINES — QUARTER SECTION LINE — SIXTEENTH SECTION LINE — HISTORICAL LINES — EASEMENT LINES — LOT LINES — DITCH LINE — WATER LINE — IRRIGATION WATER LINE — SANITARY SEWER LINE — STORM DRAIN LINE — GAS LINE — UNDERGROUND POWER LINES — UNDERGROUND COMMUNICATION LINES — OVERHEAD UTILITY LINES — HIGH WATER LINE — WETLAND BOUNDARY LINE — CHAIN LINK FENCE — WIRE FENCE — WOOD FENCE — EDGE OF VEGETATION/HEDGE LINE |
|---|--|---|

FILE NAME: P:\WORK\21-1436-KONERU\RESURVEY\DRG\ENGINEERING\DRG\21-1436-EC.DWG
 USER: JACOB
 PLOT TIME: 3/16/2023 2:11 PM
 USER NAME: JACOB
 XREF FILES: 21-1436-DRG.dwg 21-1436-DEMO.dwg 21-1436-SRV.dwg

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

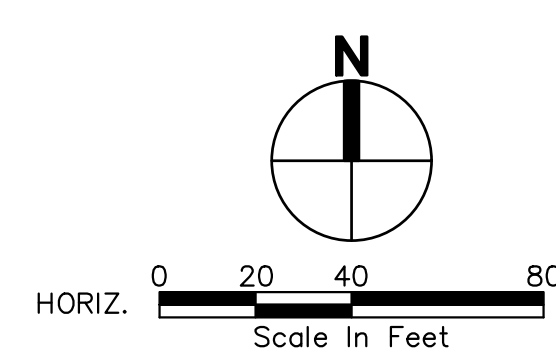
PACE
 An Engineering Services Company
 11255 Kirkland Way, Suite 300
 Kirkland, WA 98033
 p. 425.827.2014 | f. 425.827.5043
 www.paceengr.com



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

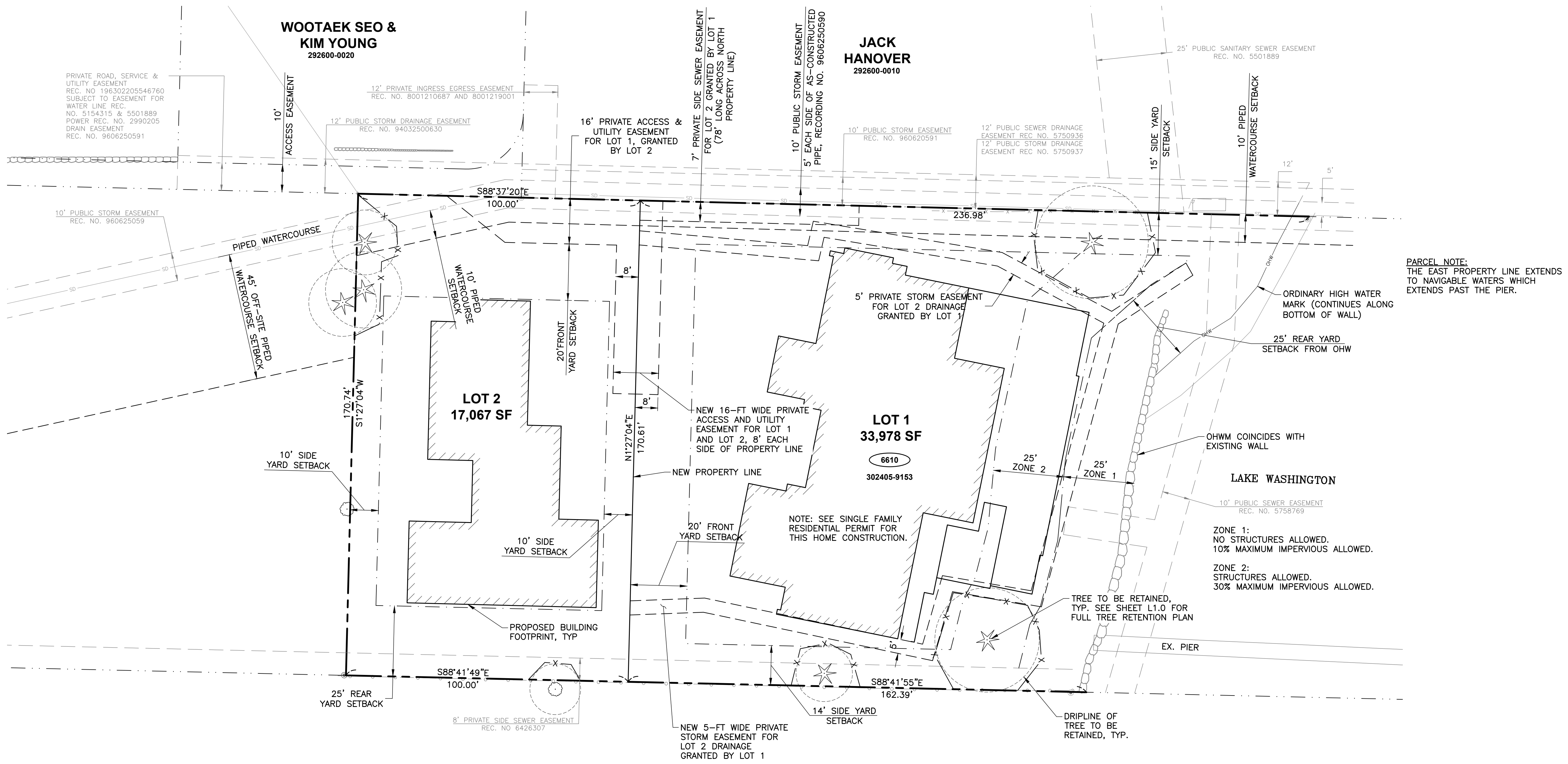


CALL BEFORE YOU DIG 811
 UNDERGROUND SERVICE (USA)

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	
C0.1	

SHEET



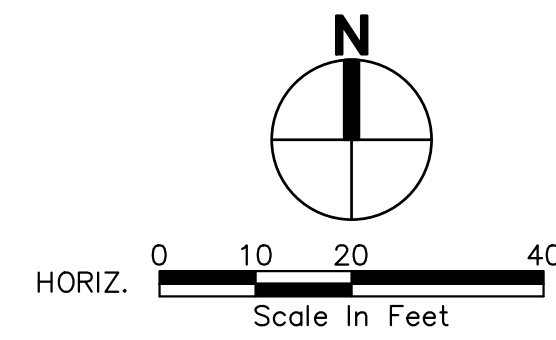
PARCEL NOTE:
THE EAST PROPERTY LINE EXTENDS TO NAVIGABLE WATERS WHICH EXTENDS PAST THE PIER.

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 1688.75 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

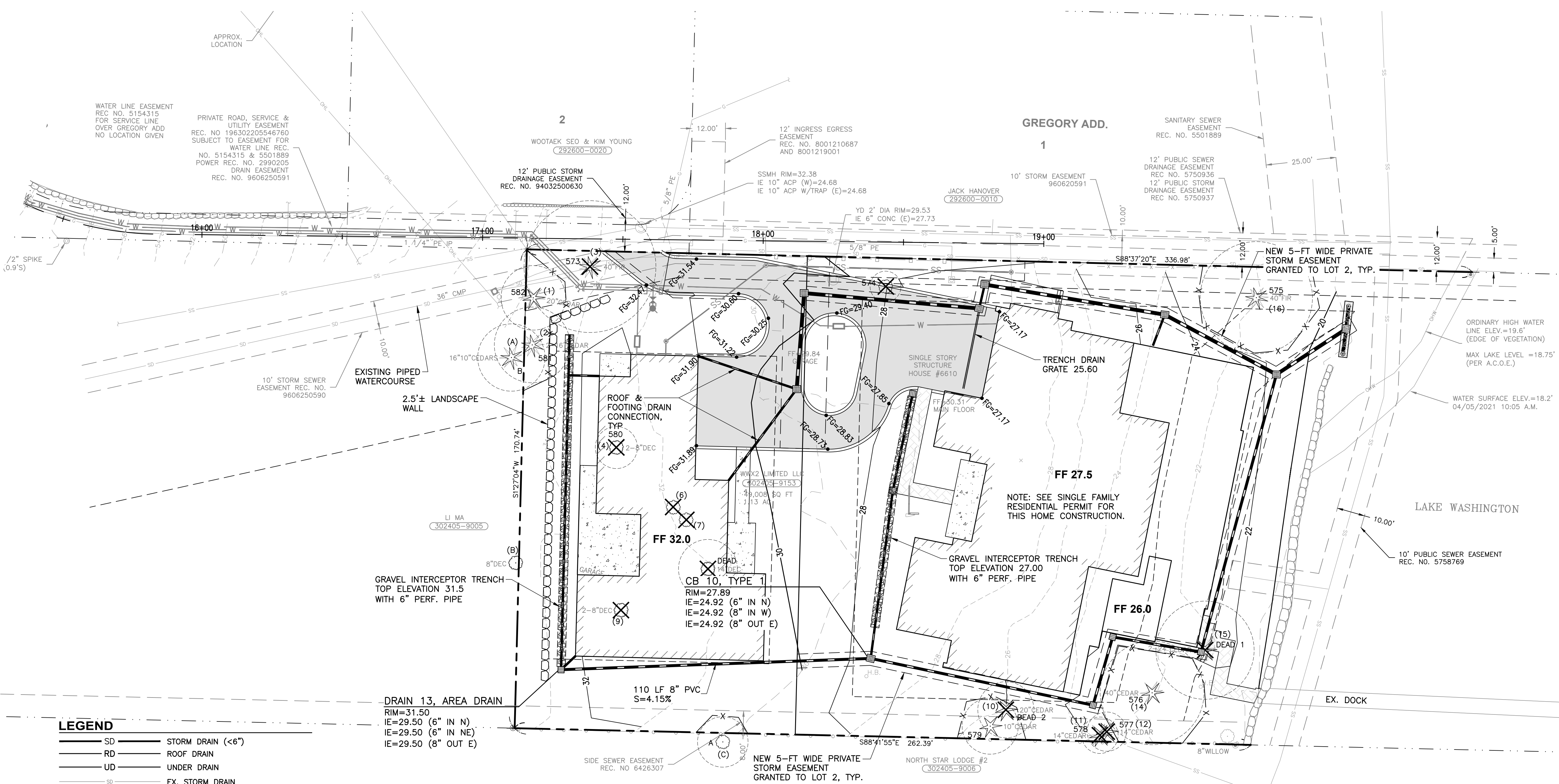
NOTE: ALL BUILDINGS ARE SUBJECT TO MEETING THE CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF THE PERMIT SUBMITTAL. ACCESS SHALL BE PROVIDED AS OUTLINED IN THE INTERNATIONAL FIRE CODE APPENDIX D AS ADOPTED AND/OR AMENDED AND MICC 19.09.40. FIRE PLAN REVIEWS WILL BE CONDUCTED AT THE TIME OF BUILDING PERMIT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



CALL BEFORE YOU DIG 811
UNDERGROUND SERVICE (USA)

DATE	4/12/22
SYMBOL	1
REVISION	RESPONSE TO CITY COMMENTS
<p>11255 Kirkland Way, Suite 300 Kirkland, WA 98033 p. 425.827.2014 f. 425.827.5043 www.paceengr.com</p>	
<p>DHEERAJ KONERU 7002 93RD AVENUE SE MERCER ISLAND, WA 98040</p>	
<p>KONERU SHORT PLAT (21-008) 6610 EAST MERCER WAY MERCER ISLAND, WA 98040</p>	
<p>PRELIMINARY SHORT PLAT</p>	
<p>VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.</p>	
SCALE:	DATE:
1"=20'	07/20/21
DESIGNED BY:	CHECKED BY:
MA	JA
<p>PACE PROJECT NO. 21436.00</p>	
<p>SHEET C1.0</p>	

FILE NAME: P:\WORK\21-008\KONERU_SHORT_PLAT.dwg
USER: JAV
DATE: 5/16/2022 2:11 PM
PLOT TIME: 5/16/2022 2:11 PM
PLOT FILE: 21-008-DR.dwg
REF FILES: 21-008-SITE.dwg, 21-008-TRAC.dwg, 9433-11-SRV.dwg

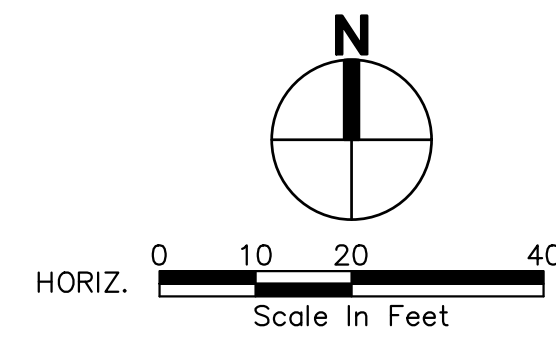


LEGEND

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

DRAIN 1.3, AREA DRAIN
RIM=31.50
IE=29.50 (6" IN N)
IE=29.50 (6" IN NE)
IE=29.50 (8" OUT E)

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:\WORK\211436\KONERU\RESUBMIT\ENGINEERING\DRAINAGE\211436_SHORTPLAT.dwg
 USER: MA
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DATE	4/12/22
SYN	1
REVISION	RESPONSE TO CITY COMMENTS

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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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

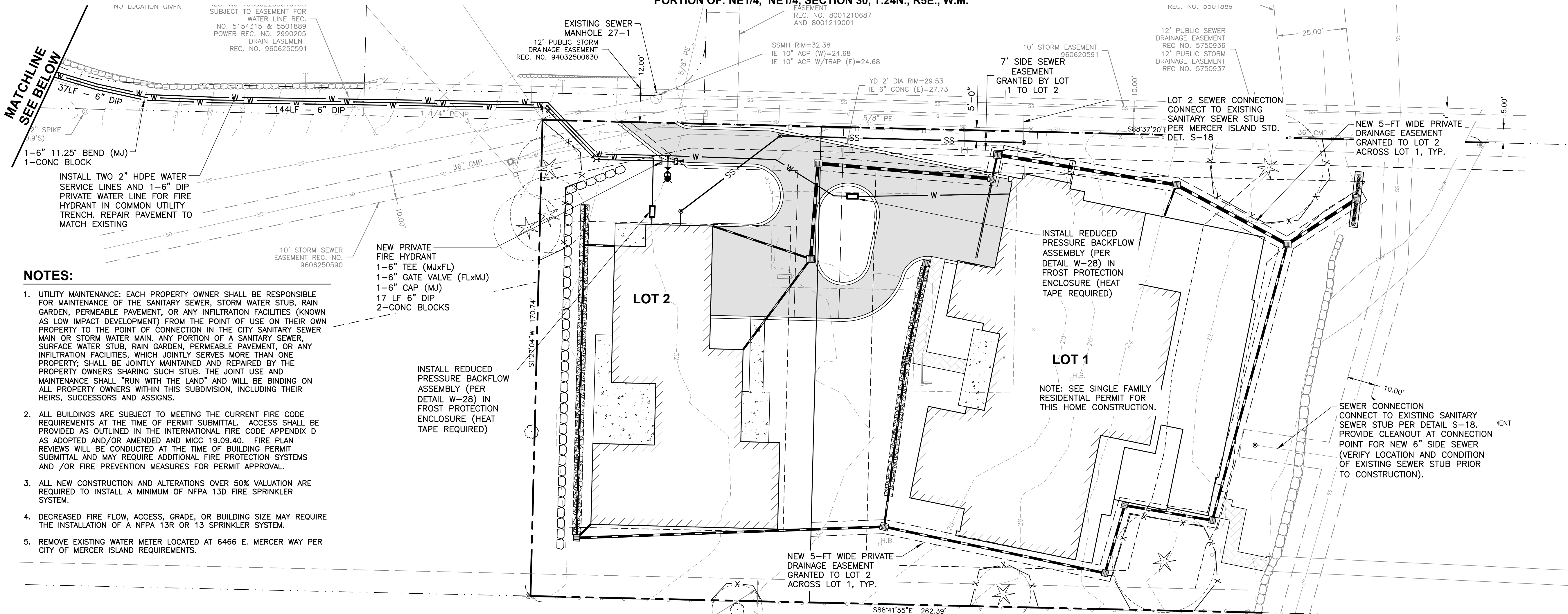
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY.

SCALE: 1"=20'	DATE: 07/20/21
DESIGNED BY: MA	CHECKED BY: JA
PACE PROJECT NO. 211436.00	
C2.0	

SHEET

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 | |
| SD | 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

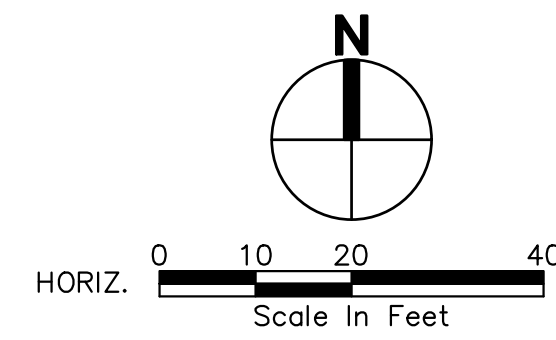
FIRE HYDRANT SUPPLY LINE
1-6" BACKFLOW DEVICE PER DETAIL W-19A LOCATED WITHIN EXISTING EASEMENT. VAULT TO HAVE A NON SLIP TRAFFIC BEARING ACCESS HATCH.
NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS TO CITY FOR PLAN APPROVAL. FIRE SYSTEM DESIGN SHALL BE REVIEWED UNDER A SEPARATE PERMIT.

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

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)

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.

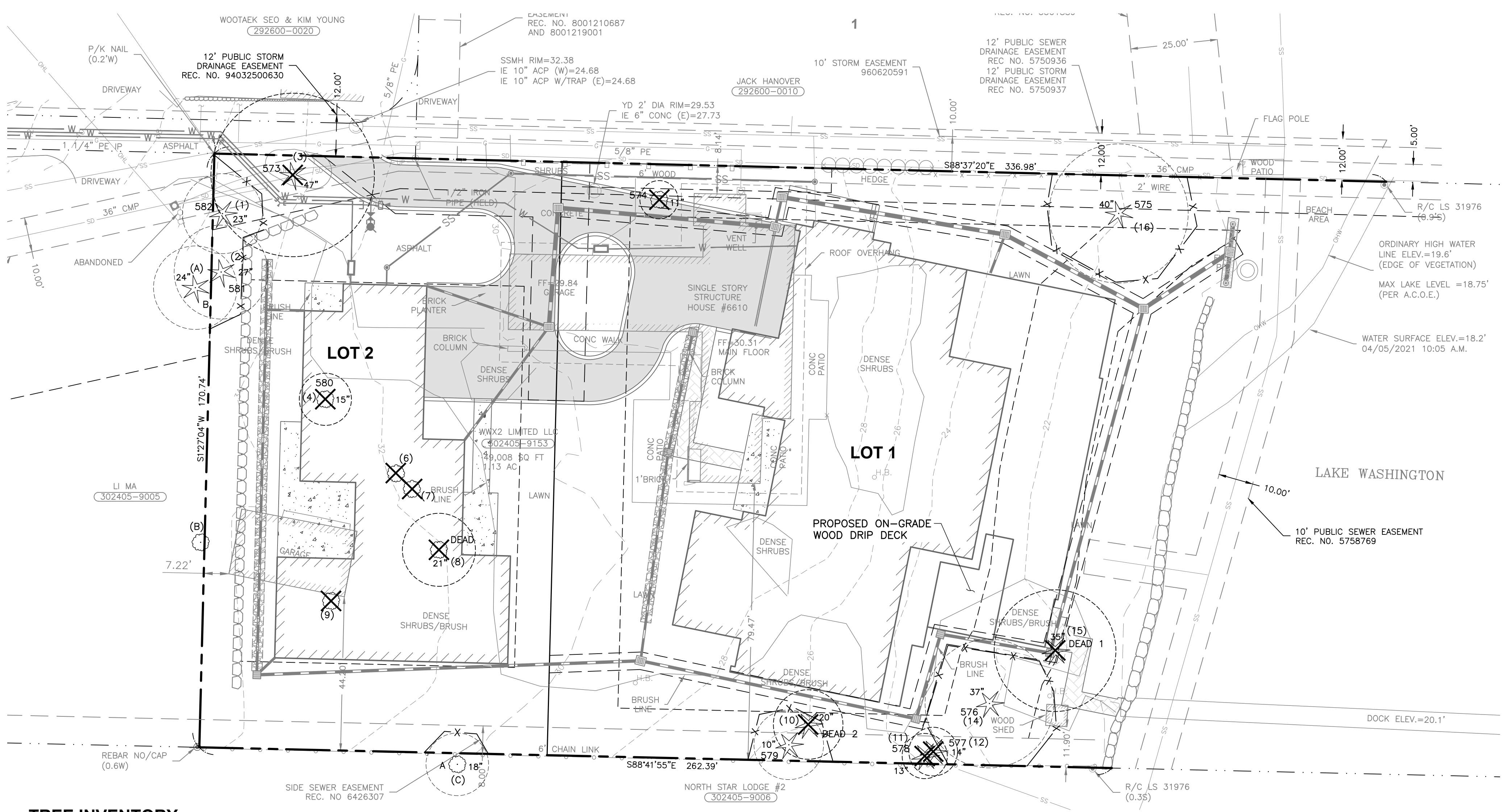


CALL BEFORE YOU DIG 811
UNDERGROUND SERVICE (USA)

DATE	4/12/22
REVISION	1 RESPONSE TO CITY COMMENTS
SYM	
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.paceengr.com	
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:	DATE:
1"=20'	07/20/21
DESIGNED BY:	CHECKED BY:
MA	JA
PACE PROJECT NO. 21436.00	
SHEET C3.0	

FILE NAME: P:\WORK\21\21436\KONERU_SHORT_PLAT.dwg PLOT TIME: 3/16/2022 2:11 PM
 USER: JAVIER
 PLOTTER: HP DesignJet T1130
 PLOT FILE: P:\WORK\21\21436\KONERU_SHORT_PLAT.dwg SITE: 21436_SIT.dwg
 XREF FILES: P:\WORK\21\21436\SRV.dwg 21436_SDR.dwg 21436_SIT.dwg 21436_SDR.dwg 21436_SIT.dwg 21436_SDR.dwg 21436_SIT.dwg 21436_SDR.dwg 21436_SIT.dwg

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



LEGEND

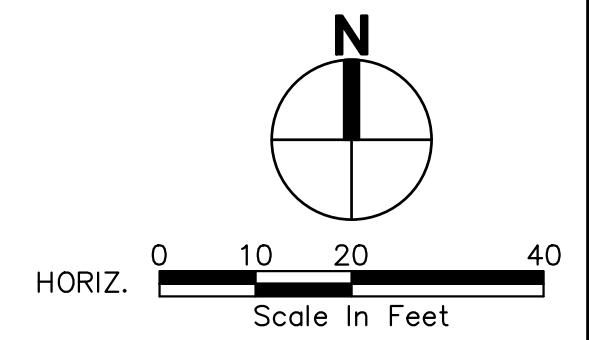
- 888 VIABLE TREE TO REMAIN
- 889 VIABLE TREE TO BE REMOVED DUE TO PROJECT OR NOT-SUITABLE TO MAINTAIN
- CONIFEROUS
- DECIDUOUS TREE
- DRIP LINE PER TABLE
- TREE PROTECTION
- A-C TREES LOCATED OFF SITE
- ### TREE NUMBER CORRESPONDING TO TREE SOLUTIONS' INVENTORY
- (#) TREE NUMBER CORRESPONDING TO TREE133'S INVENTORY

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.

TREE INVENTORY

Tree 133 Report ID Number	Code	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Drigline Radius (feet)				Exceptional Threshold	Exceptional-Size	24-inch DSH or Greater	MLOD (feet)	RLOD (feet)	Proposed Action	Required Replacement Trees	Notes- Tree Solutions	Notes- Tree 133
								N	E	S	W									
573	3	<i>Pseudotsuga menziesii</i>	Douglas-fir	47.0		Good	Good	24.0	24.5	22.5	28.5	30.0					Remove	6	Pavement on all sides, center of drive, crown raised, end weight reduction pruning on north side, water main bored beneath tree	Canopy appears in good condition, previously raised to 30+ feet, majority of drip-line area covered by impermeable asphalt, large roots lifting/cracking asphalt surface
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	2	Hollow tree, very old specimen	-
575	16	<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	Good condition, may have previously lost top
576	14	<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	Generally good condition, codominant structure beginning at 2 feet, significant ivy growth on trunk.
577	12	<i>Thuja plicata</i>	Western Redcedar	14.0		Fair	Good	11.6	10.6	10.6	4.6	30.0			6	14	Remove	2	-	Generally good condition, growing in close proximity to tree 11
578	11	<i>Thuja plicata</i>	Western Redcedar	13.0		Fair	Good	4.5	11.5	10.5	11.5	30.0			6	13	Remove	2	-	Generally good condition, growing in close proximity to tree 12
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	4	<i>Magnolia x soulangeana</i>	Saucer magnolia	15.0	9,12	Good	Fair	23.6	20.6	15.1	9.6	-			6	15	Remove	2	Phototropic sprouting, failed tree on top	Generally good condition, multi-stem structure, severe phototropic asymmetry
581	2	<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	Codominant structure beginning at 5 feet, asymmetric canopy, foliage appears chlorotic with heavy one crop, long term viability uncertain
582	1	<i>Thuja plicata</i>	Western Redcedar	23.0		Good	Good	22.0	21.0	11.0	19.0	30.0			10	23	Retain	-	-	Generally good condition, asymmetric canopy, utility pruning on west side, impermeable asphalt driveway
Dead 1	15	<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	Remove	6	Dead tree, clear signs of purposeful girdling, codominant at base, good candidate for wildlife snag	Tree dead, bark stripped to 3-4 feet, multiple 1/2 inch holes drilled
Dead 2	10	<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	2	Dead tree, clear signs of purposeful girdling, funnel sticking out of tree, likely for herbicide application	Bark stripped to 8 feet, multiple 1/2 inch holes drilled, not expected to survive
5*	-	<i>Robinia pseudoacacia</i>	Black locust	11.0		-	-	-	-	-	-	-			6	N/A	N/A	-	Off site and estimated to be below regulated size. *Tree not included in site retention calculations	Generally good condition, some visible deadwood, rooted on/near property line, disk estimated due to blackberry brambles
6*	-	<i>Chamaecyparis pisifera</i>	Sawara cypress	14.5		-	-	-	-	-	-	-			6	N/A	Remove	2	*Tree failed at time of inventory, *Tree not picked up by Tree Solutions inventory	Tree girdled in multiple locations, bark stripped to 6 feet, not expected to survive

Tree 133 Report ID Number	Code	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	N	E	S	W	Exceptional Threshold	Exceptional	24-inch DSH or Greater	MLOD (feet)	RLOD (feet)	Proposed Action	Required Replacement Trees	Notes- Tree Solutions	Notes- Tree 133
7*	-	<i>Chamaecyparis pisifera</i>	Sawara cypress	20.7		-	-	-	-	-	-	22.0			9	N/A	Remove	2	Tree failed at time of inventory, *Tree not picked up during Tree Solution inventory	Tree girdled. Multiple 3/2 inch holes drilled. Bark stripped to 6 feet, not expected to survive
8*	-	<i>Prunus cerasifera</i>	Flowering Plum	20.7		-	-	-	-	-	-	22.0			9	N/A	Remove	2	Tree dead and partially failed at time of inventory, *Tree not picked up during Tree Solutions inventory	Tree girdled in multiple locations, not expected to survive
5*	-	<i>Robinia pseudoacacia</i>	Black locust	12.7		-	-	-	-	-	-	-			6	N/A	N/A	-	Tree estimated to be below regulated size. Tree not included in retention calculations	Generally good condition, rooted adjacent to old garage structure, anticipate asymmetric root zone.
A	C	<i>Fraxinus pennsylvanica</i>	Green Ash	18.0		Good	Good	30.8	30.8	30.8	30.8	30.0	Off-site Trees	-	8	18	Retain	-	-	Overhangs from neighboring property (south), generally good condition, disk estimated due to property boundary
B	A	<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	Overhangs from neighboring property (west), generally good condition, disk estimated due to property boundary
-	B	<i>Robinia pseudoacacia</i>	Black locust	11.0		-	-	-	-	-	-	-			6	24	Retain	-	not estimated to be of significant size	Overhangs from neighboring property (west), codominant beginning at 6 feet, generally good condition, disk estimated due to blackberry brambles



1	RESPONSE TO CITY COMMENTS	SYM	4/12/22	DATE
<p>11255 Kirkland Way, Suite 300 Kirkland, WA 98033 p. 425.827.2014 f. 425.827.5043 www.paceeng.com</p>				
<p>D.B. ANDERSON STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER</p>				
<p>DHEERAJ KONERU 7002 93RD AVENUE SE MERCER ISLAND, WA 98040</p>				
<p>KONERU SHORT PLAT (21-008) 6610 EAST MERCER WAY MERCER ISLAND, WA 98040</p>				
<p>TREE RETENTION PLAN</p>				
<p>VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.</p>				
DESIGNED BY: MA		CHECKED BY: JA		
DATE: 07/20/21		DATE: 07/20/21		
PACE PROJECT NO. 21436.00				
<p>L1.0</p>				

FILE NAME: P:\WORK\21-008\KONERU_SHORT PLAT\21-008_TREE.DWG
 USER: JVA
 PLOT TIME: 5/26/2023 2:12 PM
 PLOT FILE: 21-008_TREE.PDF
 XREF FILES: 21-008_TREE.DWG

CALL BEFORE YOU DIG 811 UNDERGROUND SERVICE (USA)