

LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND REBAR AS DESCRIBED
- ⊗ TACK IN LEAD FOUND
- SET 5/8" X 24" IRON ROD W/ Y YELLOW PLASTIC CAP
- ⊠ POWER METER
- ⊘ UTILITY POLE
- ⊙ GAS METER
- ⊙ YARD DRAIN
- ⊠ CATCH BASIN
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊠ WATER METER
- ⊙ GUYWIRE
- SS — APPROXIMATE LOCATION SANITARY SEWER LINE
- SD — APPROXIMATE LOCATION STORM DRAIN LINE
- OHP — OVERHEAD POWER
- OHU — OVERHEAD UTILITIES
- X — CHAINLINK FENCE
- □ — WOOD FENCE
- ▨ CONCRETE WALL
- ▨ ROCKERY
- ▨ ASPHALT SURFACE
- ▨ CONCRETE SURFACE
- ▨ GRAVEL SURFACE
- CH CHERRY
- DS DECIDUOUS
- MP MAPLE
- BI BIRCH
- LA LAUREL
- * INDICATES MULTI-TRUNK

LEGAL DESCRIPTION

THE NORTHWESTERLY 100 FEET OF THE SOUTHEASTERLY 1,000 FEET OF BLOCK "A", AS MEASURED ALONG THE NORTHEASTERLY LINE THEREOF, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING; EXCEPT SAID PORTION OF SAID SHORELANDS, IF ANY, AS MAY FALL WITHIN LAKE VIEW AVENUE AS EXTENDED BY THE COMMISSIONER OF PUBLIC LANDS

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

BASIS OF BEARINGS

RECORD OF SURVEY BY DAVID EVANS AND ASSOCIATES FOR BOYD AND ANN GIVAN AS RECORDED UNDER RECORDING NO. 199109189001, RECORDS OF KING COUNTY, WASHINGTON. ACCEPTED A BEARING OF S42°09'00"E BETWEEN REBAR AND CAPS FOUND.

PROJECT INFORMATION

SURVEYOR: SITE SURVEYING, INC.
21923 NE 11TH ST
SAMMAMISH, WA 98074
PHONE: 425.298.4412

PROPERTY OWNER: RYAN YUAN
3611 W MERCER WAY
MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 362350-0285

PROJECT ADDRESS: 3611 W MERCER WAY
MERCER ISLAND, WA 98040

ZONING: R-15

JURISDICTION: CITY OF MERCER ISLAND

PARCEL ACREAGE: 17,635 S.F. (± 0.403 ACRES)
AS SURVEYED ABOVE OHWM

GENERAL NOTES

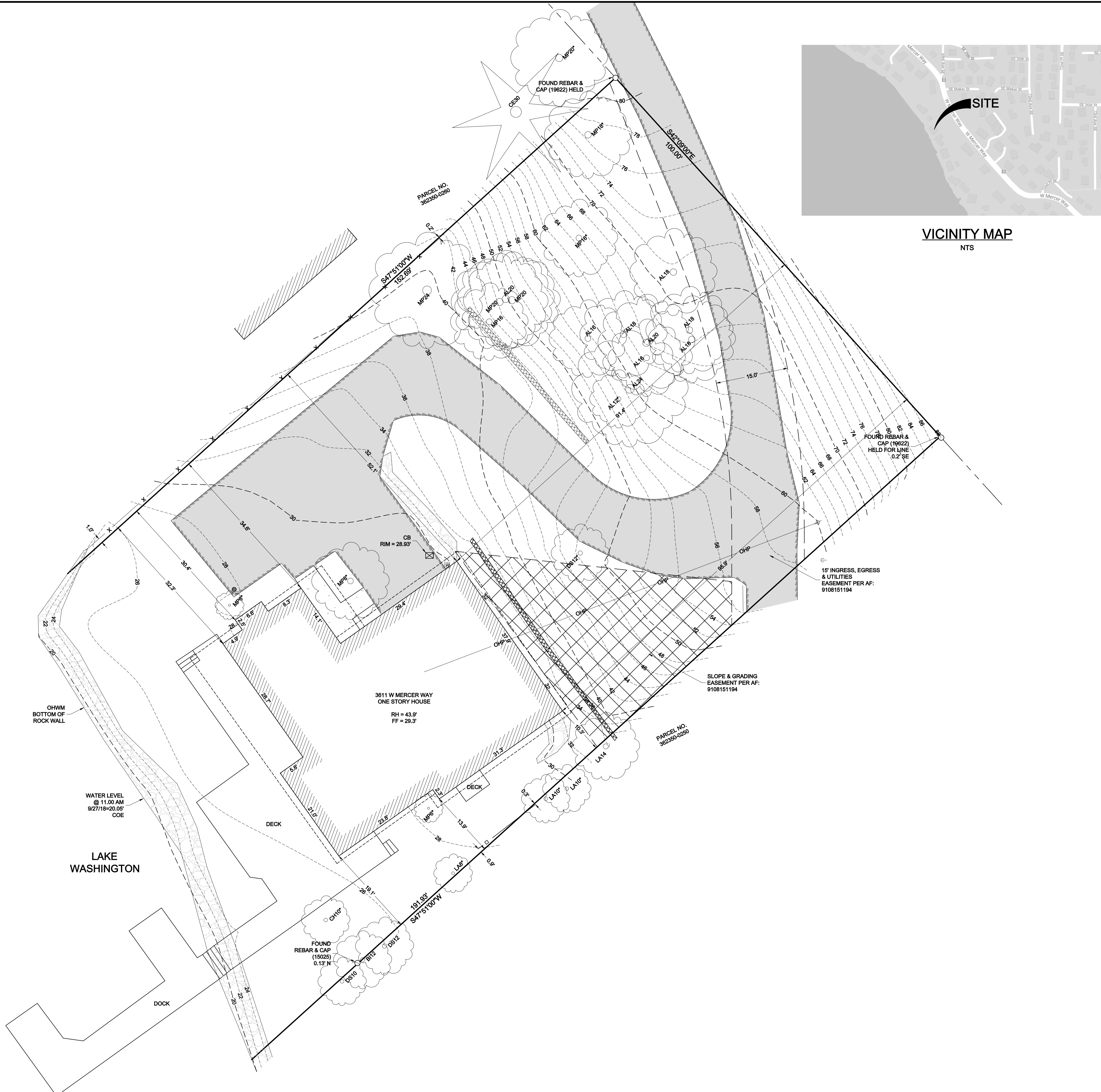
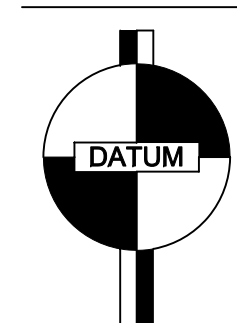
1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NIVO 5.C TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN SEPTEMBER 2018 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY US CORPS OF ENGINEERS AND ARE ON USCE CHITTENDEN LOCKS DATUM.

WATER LEVEL = 20.050 1131 AM SEPTEMBER 9, 2018

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



VICINITY MAP
NTS

SW 1/4, SW 1/4, SEC 12, TWP 24N, RNG 4E, W.M.



TOPOGRAPHIC SURVEY
RYAN YUAN
3611 W MERCER WAY
MERCER ISLAND, WA 98040

DATE	REVISION	DRN

PROJECT NO. 18-444

DRAWN BY: MTS
CHECKED BY: TNW
DATE: 5/9/19
SHEET 1 OF 1



PROJECT DATA

ZONING: R-15
EXISTING LOT AREA SUMMARY:
 GROSS LOT AREA: 17,535 SF
 ACCESS EASEMENT LESS DRIVEWAY: 1446 - 1228 = 218 SF
 NET LOT AREA: 17,317 SF
 LOT SLOPE: 53' / 136.3' = **38.9%**

30% ALLOWABLE LOT COVERAGE: 17,317 SF X 0.30 = **5,195 SF**

EXISTING LOT COVERAGE:
 (E) HOUSE FOOTPRINT AND OVERHANGS: 2,758 SF
 (E) DRIVEWAY: 3,686 SF
TOTAL EXISTING LOT COVERAGE: 6,444 SF = **37.2%**
TOTAL EXISTING LANDSCAPING: 10,920 SF = **63.0%**
 (INCLUDES EXIST 1936 SF (11.1 %) HARDSCAPE)

PROPOSED LOT COVERAGE:
 (E) DRIVEWAY TO REMAIN: 1,491 SF
 NEW DRIVEWAY: 626 SF
 HOUSE FOOTPRINT + OVERHANGS: 3,363 SF
 COVERED DECK/CANOPY: 192 SF
TOTAL PROPOSED LOT COVERAGE: 5,672 SF = **32.7%**
TOTAL PROPOSED LANDSCAPING: 11,592 SF = **66.9%**
 (INCLUDES 1462 SF (8.4%) HARDSCAPE)

LOT COVERAGE 2:1 TRADE OFF CALCULATION (PER MICC 19.050 F3 biii):
 EXISTING LOT COVERAGE = 6,444 SF
 LOT COVERAGE REMOVED = 1,526 SF
 2:1 LOT COVERAGE CREDIT: 1526/2 = 763 SF
ALLOWABLE LOT COVERAGE: (6,444-1,526)+763 = **5,681 SF**

ALLOWABLE HARDSCAPE: 17,317 X .9 = **1558.5 SF**

PROPOSED HARDSCAPE:
 (E) HARDSCAPE TO REMAIN:
 (E) RETAINING WALLS: 36 SF
 (E) DECK: 269 SF
 (E) BULKHEAD LANDWARD OF OHWM: 559 SF
NEW HARDSCAPE:
 NEW PATIO/WALKWAYS: 195 SF
 NEW DECK: 380 SF
 NEW RETAINING WALLS: 23 SF
TOTAL PROPOSED HARDSCAPE: 1462 SF (8.4%)

SHORELINE BUFFERS:
 0' - 25' SHORELINE BUFFER AREA: 2895 SF
 ALLOWABLE IMPERVIOUS AREA: 2895 SF X .10 = 289.5 SF
 PROPOSED IMPERVIOUS AREA:
 EXISTING BULKHEAD: 559 SF
 NEW IMPERVIOUS: 0 SF
TOTAL PROPOSED @ 0-25' BUFFER: 559 SF (19.3%)

25' - 50' SHORELINE BUFFER AREA: 2820 SF
 ALLOWABLE IMPERVIOUS AREA: 2820 X .30 = 846 SF
 PROPOSED IMPERVIOUS AREA:
 EXISTING: 0 SF
 HOUSE AND OVERHANG: 802 SF
TOTAL PROPOSED @ 25'-50' BUFFER: 802 SF (28.4%)

ALLOWABLE GFA: 17535 x .40 = **7,014 SF (40%)**

GROSS FLOOR AREA CALCULATION:
EXISTING GFA : 1210 SF (6.9%)

MAIN FLOOR < 12' CEILING HEIGHT 556 X 1 = 556 SF
 MAIN FLOOR > 12' CEILING HEIGHT 1546 X 1.5 = 2319 SF
 GARAGE: 788 SF
 COVERED DECK @ MAIN LEVEL: 273 SF
 LOWER FLOOR < 12' CEILING HEIGHT 1416 X 1 = 1,416 SF
 LOWER FLOOR > 12' CEILING HEIGHT 776 X 1.5 = 1,164 SF
 LOWER FLOOR BELOW GRADE (264 SF)
TOTAL PROPOSED GFA: 6,252 SF (36%)

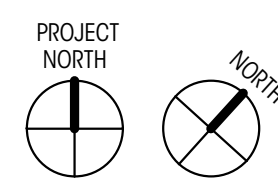
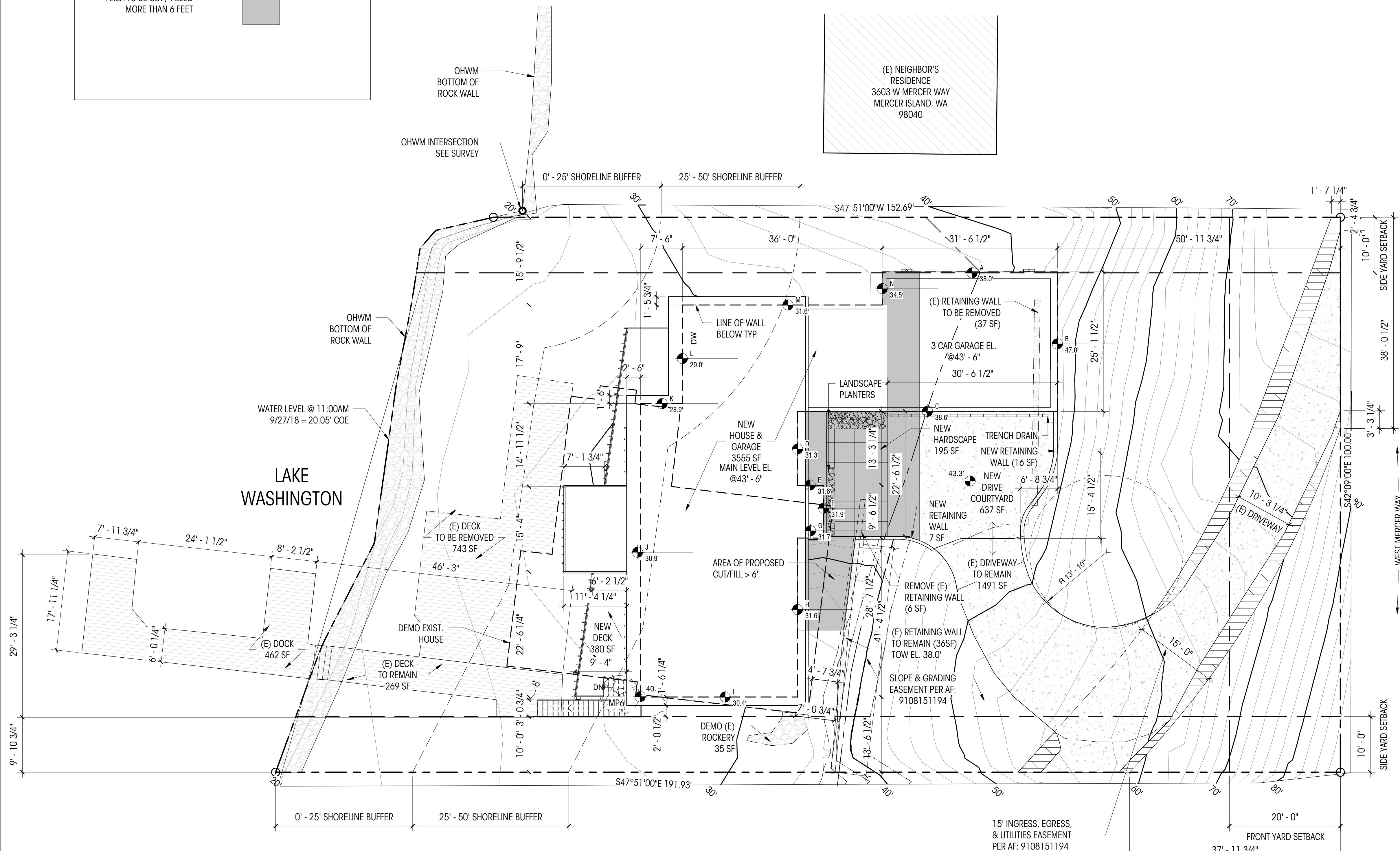
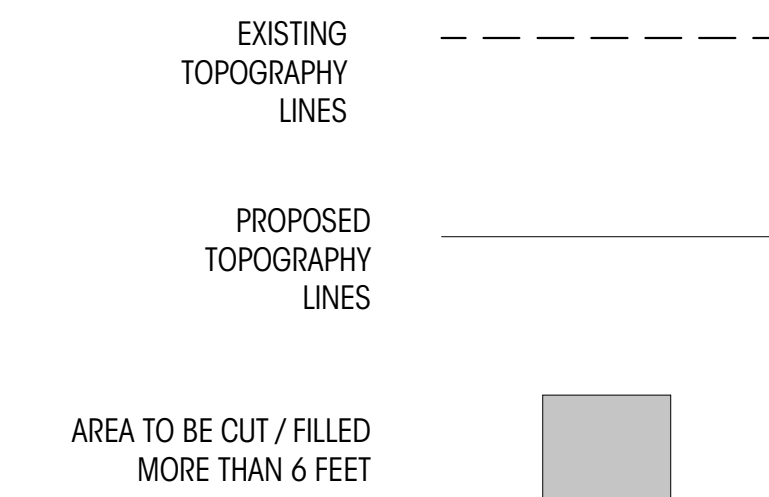
TOP OF PROPOSED ROOF: 59'-10"
DISTANCE TO NEAREST FIREHYDRANT: 477'

AVERAGE BUILDING ELEVATION

WALL	MIDPOINT ELEV. (FT.)	WALL LENGTH (FT.)	PRODUCT
A	38.0	31.5	1197.0
B	47.0	25.1	1179.7
C	38.6	46.8	1806.5
D	31.3	13.6	425.7
E	31.7	4.6	145.8
F	31.9	7.8	248.8
G	31.7	4.6	145.8
H	31.6	30.1	951.2
I	30.4	28.2	857.3
J	30.9	52.1	1609.9
K	28.9	7.5	216.7
L	29.0	18.4	533.6
M	31.6	36.0	1137.6
N	34.5	6.0	207.0
TOTALS		312.3	10,662.6

AVERAGE GRADE =
 TOTAL PRODUCTS / TOTAL WALL LENGTHS
 TOTAL PRODUCTS: 10,662.6'
 TOTAL WALL LENGTHS: 312.3'
 AVERAGE GRADE: 10,662.6/312.3 = **34.1'**
 MAX HEIGHT ALLOWABLE: 30' ABOVE AVERAGE GRADE
 MAX HEIGHT ELEVATION/MAX BUILDING HEIGHT: **64.1'**
 PROPOSED BUILDING HEIGHT: **59.83'**

CRITICAL AREAS PLAN



1 SITE PLAN
1" = 10'-0"

YUAN RESIDENCE

3611 W MERCER WAY,
MERCER ISLAND, WA 98040
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DD #2

DATE: 5/7/19

SHEET SIZE: D (24X36)

REVISIONS
NO. DATE:

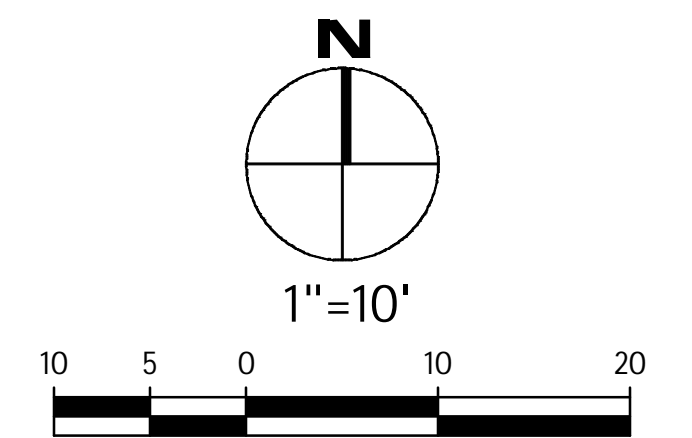
DRAWN BY: NLD/SALL
CHECKED BY: LL

CRITICAL AREAS SITE PLAN

SCALE: As indicated

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

A103



EROSION CONTROL LEGEND

- FILTER FABRIC FENCE (SILT FENCE) (SF)
- STABILIZED CONSTRUCTION ENTRANCE (CE)
- CATCH BASIN INLET PROTECTION (IP)
- INTERCEPTOR SWALE SEE COR DWG 504, TYPE A TEMPORARY SWALE (IS)
- TREE PROTECTION FENCING (TP)
- STOCKPILE (ST)
- STRAW WATTLES (SW) | USE AS NEEDED
- PLASTIC COVERING (PC) COVER EXPOSED AREAS WITHIN MERCER ISLAND TIME LIMIT
- COMPOST SOCK (CS) SEDIMENT CONTROL OPTION RECOMMENDED IN LIEU OF SILT FENCE
- COMPOST BERM (CB) SEDIMENT CONTROL OPTION RECOMMENDED IN LIEU OF SILT FENCE

EROSION CONTROL NOTES

SHEET C1.2

EROSION CONTROL DETAILS

SHEET C1.2

SOIL AMENDMENT REQUIRED

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C1.2.

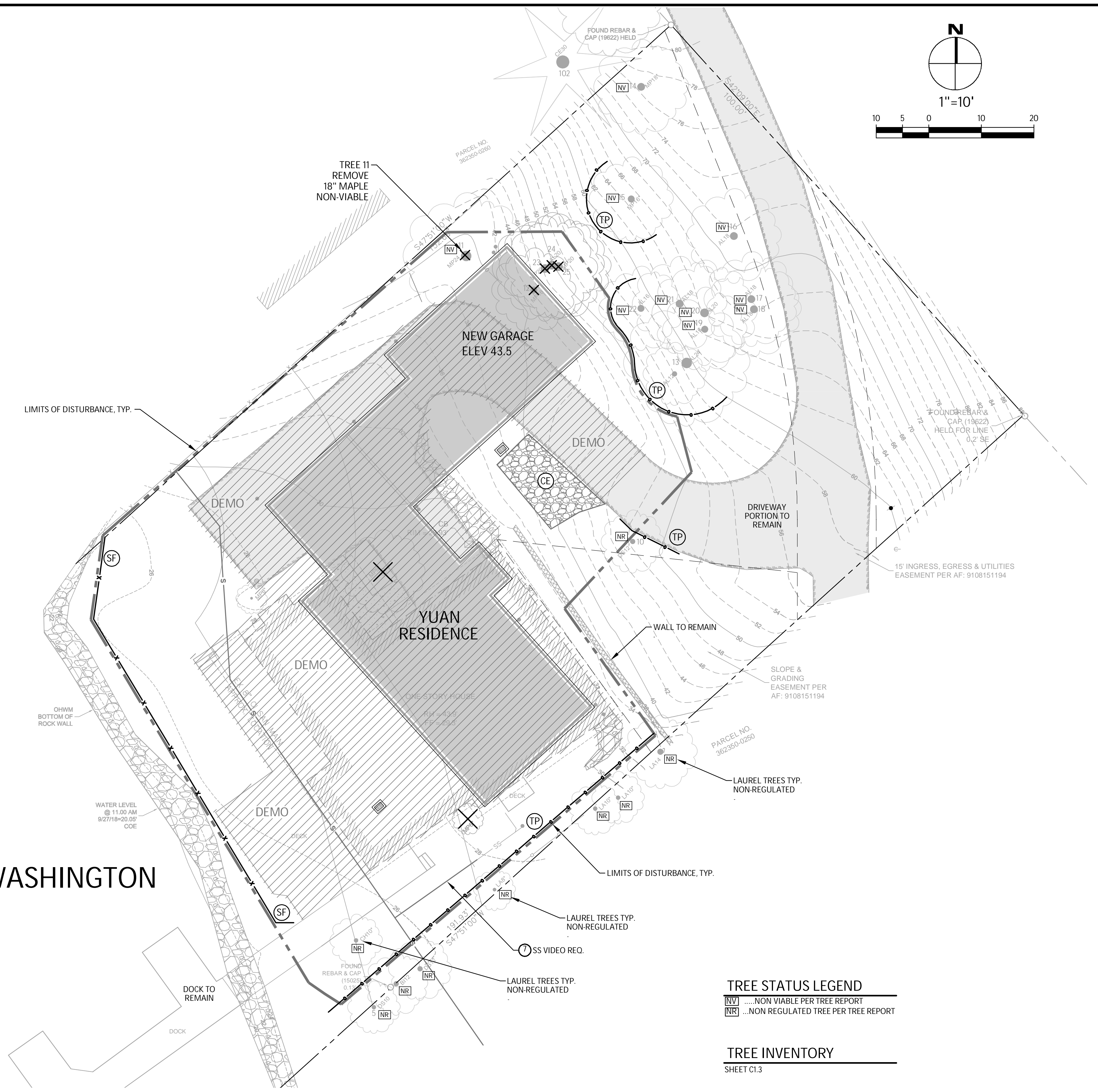
TREE INVENTORY

SHEET C1.3

ARBORIST REPORT

SEE TREE INVENTORY REPORT BY GREENFOREST INCORPORATED, DATED FEBRUARY 13, 2019

LAKE WASHINGTON



TREE STATUS LEGEND

- (NV) ...NON VIABLE PER TREE REPORT
- (NR) ...NON REGULATED TREE PER TREE REPORT

TREE INVENTORY

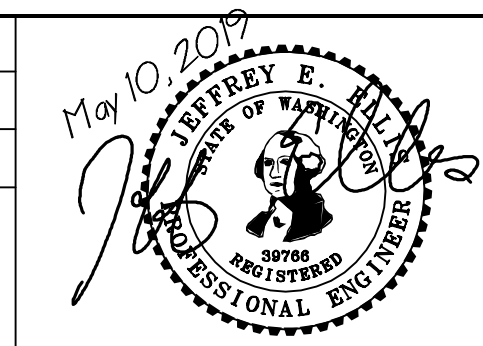
SHEET C1.3

NO.	DATE	BY	REVISIONS

APPLICANT:
RYAN YUAN



DATE: May 10, 2019
JOB# 1838
DRAFTED: CH DESIGN: DE
DIGITAL SIGNATURE



CIVIL ENGINEERING SOLUTIONS

102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

EROSION CONTROL PLAN

YUAN RESIDENCE
3611 W. MERCER WAY, MERCER ISLAND, WA 98040

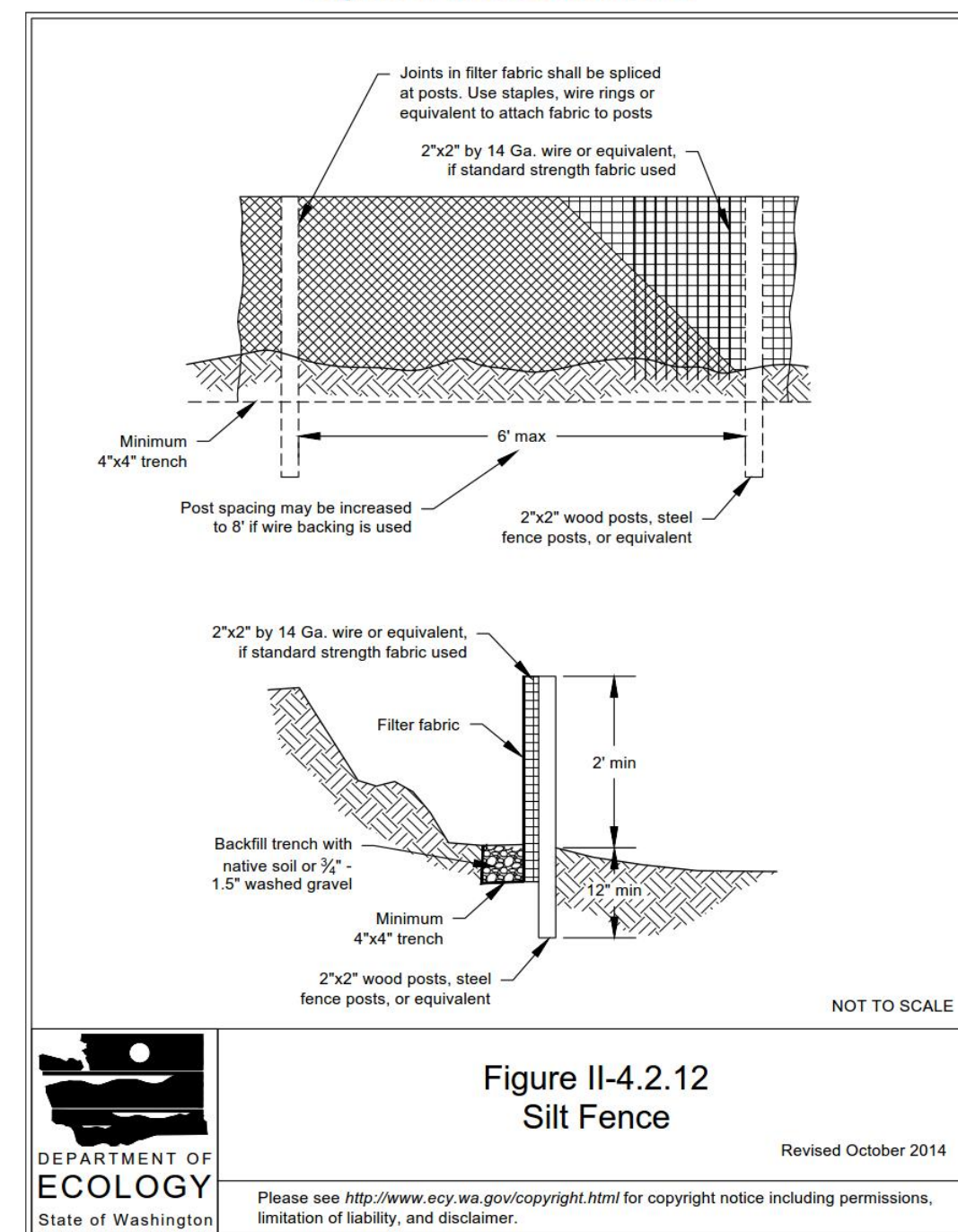
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APN 362350-0265
19XX-XXX

SILT FENCE DETAIL

DOE

Figure II-4.2.12 Silt Fence



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RECOMMENDED CONSTRUCTION SEQUENCE

A DETAILED CONSTRUCTION SEQUENCE IS NEEDED TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE APPLIED AT THE APPROPRIATE TIMES. A RECOMMENDED CONSTRUCTION SEQUENCE IS PROVIDED BELOW:

1. HOLD AN ONSITE PRE-CONSTRUCTION MEETING.
2. POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).
3. FLAG OR FENCE CLEARING LIMITS.
4. INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
7. CONSTRUCT SEDIMENT PONDS AND TRAPS.
8. GRADE AND STABILIZE CONSTRUCTION ROADS.
9. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
11. RELOCATE SURFACE WATER CONTROLS OR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE TESC IS ALWAYS IN ACCORDANCE WITH CITY OF MERCER ISLAND TESC REQUIREMENTS.
12. COVER ALL AREAS THAT WILL BE UN-WORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) OR TWO DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
13. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
14. SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
15. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPs IF APPROPRIATE.

EROSION CONTROL NOTES

D.8.2 STANDARD ESC PLAN NOTES
THE STANDARD ESC PLAN NOTES MUST BE INCLUDED ON ALL ESC PLANS. AT THE APPLICANT'S DISCRETION, NOTES THAT IN NO WAY APPLY TO THE PROJECT MAY BE OMITTED; HOWEVER, THE REMAINING NOTES MUST NOT BE RENUMBERED. FOR EXAMPLE, IF ESC NOTE #3 WERE OMITTED, THE REMAINING NOTES SHOULD BE NUMBERED 1, 2, 4, 5, 6, ETC.

1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
4. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY CITY OF MERCER ISLAND.
7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.
8. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
9. ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
10. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.
11. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
12. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
13. COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.
14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

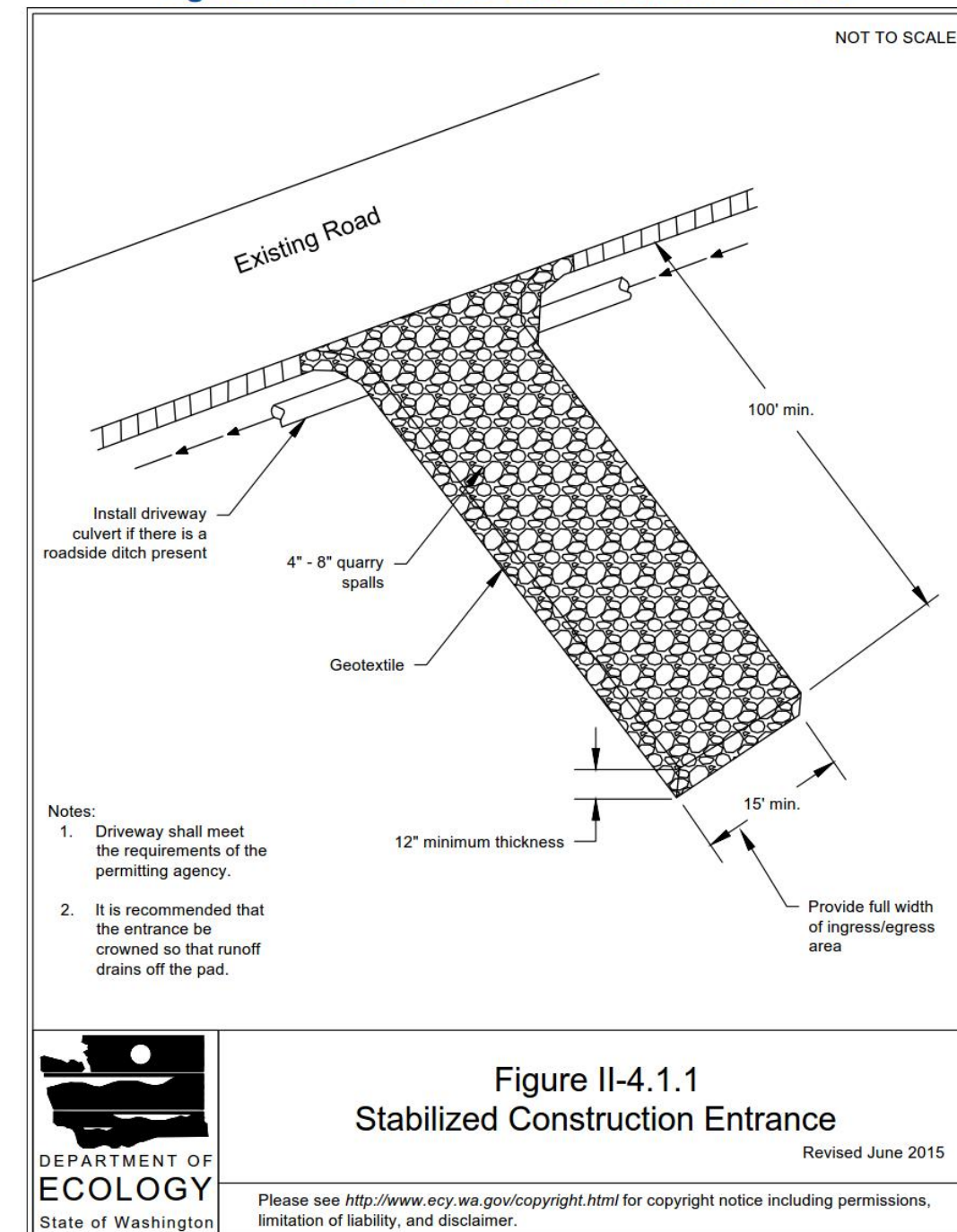
CITY NOTES

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/INLETS DOWNSLOPE 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 MATERIAL 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:
8. 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, SEDIMENT TRAPS, SEDIMENT PONS, FILTER FABRIC FENCES, VEGETATIVE BUFFER STRIPS OR BIOENGINEERED SWALES.
9. CONSTRUCTION ACCESS TO THE SITE SHOULD BE LIMITED TO ONE ROUTE. STABILIZE ENTRANCE WITH QUARRY SPALLS TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING THE STORM DRAINS.
10. PREVENT SEDIMENT, CONSTRUCTION DEBRIS, PAINTS, SOLVENTS, ETC., OR OTHER TYPES OF POLLUTION FROM ENTERING PUBLIC STORM DRAINS. KEEP ALL POLLUTION ON YOUR SITE.
11. 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.
12. INSTALLATION OF CONCRETE DRIVEWAYS, TREES, 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.
13. OWNER SHALL CONTROL DISCHARGE OF SURFACE DRAINAGE RUNOFF FROM EXISTING AND NEW IMPERVIOUS AREAS IN A RESPONSIBLE 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 LIABILITY FOR YOUR DOWNSTREAM DRAINAGE.
14. 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.
15. REMEMBER: EROSION CONTROL IS YOUR FIRST INSPECTION.
16. ROOF DRAINS MUST BE CONNECTED TO THE STORM DRAIN SYSTEM AND INSPECTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY BACKFILLING OF PIPE.
17. SILENT FENCE: CLEAN AND PROVIDE REGULAR MAINTENANCE OF THE SILT FENCE. THE FENCE IS TO REMAIN VERTICAL AND IS TO FUNCTION PROPERLY THROUGHOUT THE TERM OF THE PROJECT.
18. WORK IN PUBLIC RIGHT OF WAY REQUIRES A RIGHT-OF-WAY USE PERMIT.
19. REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.
20. THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED. ALTERNATELY, A PRESSURE TEST OF THE SIDE SEWER, FROM SEWER MAIN TO POINT OF CONNECTION, MAY BE SUBSTITUTED FOR THE VIDEO INSPECTION.
21. NEWLY INSTALLED SIDE SEWER REQUIRES A 4 P.S.I. AIR TEST OR PROVIDE 10' OF HYDROSTATIC HEAD TEST.
22. 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.
23. THE LIMITS AND EXTENDS OF THE PAVEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE DETERMINED BY THE CITY ENGINEER PRIOR TO FINALIZE THE PROJECT.

CONSTRUCTION ENTRANCE

DOE

Figure II-4.1.1 Stabilized Construction Entrance



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DENUDED AREAS REQUIREMENTS

APRIL 1 TO SEPT 30
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF CONSTRUCTION. PLEASE READ ALL CITY TESC NOTES ON SHEET C1.2.

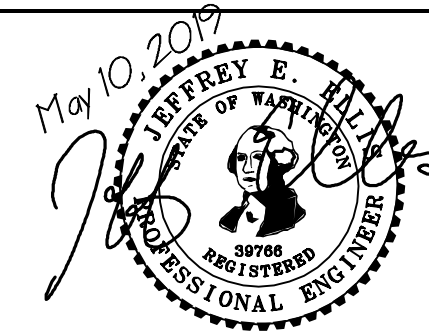
OCT 1 TO MARCH 31
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING. IF AN EROSION PROBLEM ALREADY EXISTS ON THE SITE, OTHER COVER PROTECTION AND EROSION CONTROL WILL BE REQUIRED.

NO.	DATE	BY	REVISIONS

APPLICANT:
RYAN YUAN



DATE: May 10, 2019
JOB# 1838
DRAFTED: CH DESIGN: DE
DIGITAL SIGNATURE



CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

TESC & CITY NOTES
TESC DETAILS
YUAN RESIDENCE
3611 W. MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO:
C1.2
APN 362350-0265
19XX-XXX

TREE INVENTORY

Remove/Retain*	Threshold (in)	Significant	Exceptional (Size)	Tree No.	DBH (in.)	QMD*	Species	Drip-line radius (ft.)	Health	Structure	Visible Tree	Tree Type
	8"		X	1	3.5, 3.3, 4.8, 2.9, 3.7"	10.1"	Vine maple, Acer circinatum	6'	1	2	Stumpsprout, multiple stems	Yes D
	12"		X	2	14.5"		Japanese maple, Acer palmatum	13'	1	2	Growth obstruction, roots are soil surface	Yes D
	23"	X		3	10.8"		Kwanzan flowering ch, P. serrulata Kwanzan	11'	3	3	Diseased, decay, decline	NO D
	24"	X		4	12.7"		European white birch, Betula pendula	15'	1	2	Ivy	Yes D
				5	11"			10'	1	2		Yes BE
				6	10"			10'	1	2		Yes BE
				7	4.5, 6.8"	10.9"	Portugal laurel, Prunus lusitana	8'	1	2	Sheared as hedge	Yes BE
				8	6.7, 9"	12.8"		8'	1	2		Yes BE
				9	11"			8'	1	2		Yes BE
				10	11"			10'	1	2		Yes BE
	30"		X	11	18"		Bigleaf maple, Acer macrophyllum	20'	1	3	Asymmetric canopy, sweep, rootplate failure	NO D

Remove/Retain*	Threshold (in)	Significant	Exceptional (Size)	Tree No.	DBH (in.)	QMD*	Species	Drip-line radius (ft.)	Health	Structure	Visible Tree	Tree Type
	30"		X	Yes 12	10.18, 18"	27.3"	Bigleaf maple, Acer macrophyllum	25'	1	2	Multiple leaders, ivy, perched on retaining wall	Yes D
	36"	X	Yes	13	24"		Red alder, Alnus rubra	18'	2	2	Branch decline, lean, ivy	Yes D
	30"	X		14	8.10, 12"	17.5"	Bigleaf maple, Acer macrophyllum	10'	1	3	Stumpsprout, diseased, decay, decline, ivy	NO D
	30"	X		15	16.5"		Bigleaf maple, Acer macrophyllum	12'	2	3	Stumpsprout, ivy	NO D
	36"	X		16	17"			15'	2	3		NO D
	36"	X		17	18"			12'	2	3	Branch dieback, asymmetric, very dense ivy covering nearly the entire tree	NO D
	36"	X		18	18"		Red alder, Alnus rubra	16'	2	3		NO D
	36"	X		19	16"			18'	2	3		NO D
	36"	X		20	21"			16'	3	3		NO D
	36"	X		21	19"			14'	3	3		NO D
	36"	X		22	16"			14'	3	3		NO D
	30"	X		23	20"		Bigleaf maple, Acer macrophyllum	20'	2	2	Lean, asymmetric, ivy, perched on	Yes D

Remove/Retain*	Threshold (in)	Significant	Exceptional (Size)	Tree No.	DBH (in.)	QMD*	Species	Drip-line radius (ft.)	Health	Structure	Visible Tree	Tree Type
	36"		X	24	21"		Red alder, Alnus rubra	25'	2	2	retaining wall Lean, asymmetric, ivy, perched on retaining wall	Yes D
	30"	X	Yes	25	19.22"	29"	Bigleaf maple, Acer macrophyllum	30'	2	2	Multiple leaders, ivy, perched on retaining wall	Yes D
OFFSITE TREES												
	30"		X	Yes 101	(6) 6-18"	32"	Bigleaf maple, Acer macrophyllum	20'			Offsite	D
	30"		X	Yes 102	30"		Western red-cedar, Thuja plicata	16'			Offsite	C

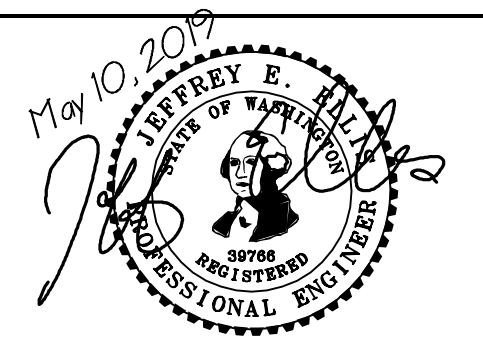
Remove or Retain Status: Project is still in the design phase and tree status will be indicated in these columns by owner.
QMD - quadratic mean diameter in inches.

NO.	DATE	BY	REVISIONS

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TREE INVENTORY
YUAN RESIDENCE
3611 W. MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO:
C1.3
APN 362350-0265
19XX-XXX

SANITARY SEWER IMPROVEMENTS

- ① -
- ② 6" SDR 35 PVC SANITARY SEWER(SS) @ MIN 1.0%.
- ③ -
- ④ -
- ⑦ LOCATE AND VIDEO CONDITION OF EXISTING SANITARY SIDE SEWER. REPLACE LINE IF FOUND DEFECTIVE AS DETERMINED BY CITY INSPECTOR.

WATER IMPROVEMENTS

- ⑩ NEW SF RESIDENTIAL WATER SERVICE & METER PIT. CONFIRM REQUIRED SIZE WITH BUILDING PERMIT REVIEW. INSTALL PER MERCER ISLAND DETAIL W-13, W-14, OR W-14A DEPENDING ON SIZE REQUIREMENT.
- ⑪ PRIVATE WATER SERVICE FROM METER TO HOUSE. SEE PLAN FOR SIZE. CONFIRM ADEQUATE TO MEET FIRE FLOW REQUIREMENTS. HDPE WATER (ASTM D2239). RECOMMENDED DEPTH=36".

STORM DRAIN

- ⑳ 4" STORM DRAIN (3034 PVC) @ MIN 2% GRADE
- ㉑ 4" FOUNDATION DRAIN (3034 PVC) @ MIN 1% GRADE
- ㉒ 6" STORM DRAIN (3034 PVC) @ MIN 2% GRADE

STORM DRAIN STRUCTURES

- ㉔ -
- ㉕ -
- ㉖ -
- ㉗ -
- ㉘ -
- ㉙ -
- ㉚ -
- ㉛ -
- ㉜ -
- ㉝ -
- ㉞ NDS DURASLOPE CHANNEL DRAIN OR EQUAL. MINIMUM 6" CHANNEL. CLASS B VEHICLE RATED GRATE.
- ㉟ -
- ㊱ TYPE 40 CATCH BASIN. IN DRIVEWAY. ADD WATER QUALITY RISER TEE FOR EXITING PIPE (OR DOWNTURNED ELBOW).
- ㊲ -
- ㊳ -
- ㊴ -
- ㊵ -
- ㊶ -

CLEARING LIMIT NOTE

ALL SELECTIVE CLEARING, TRENCHING AND OTHER WORK WITHIN THE DRIPLINES OF SIGNIFICANT TREES SHALL BE BY LOW IMPACT/HAND METHODS ONLY AND WORK SHALL BE ADJUSTED AS POSSIBLE TO MINIMIZE ANY DISTURBANCE TO THE SIGNIFICANT AND RETAINED TREES AND PROTECTED UNDERSTORY. CONSTRUCTION MATERIALS AND VEHICLES SHALL NOT BE STORED OUTSIDE THE CLEARING LIMITS.

TREE DRIPLINE NOTE

WORK WITHIN THE DRIPLINE OF TREES TO BE SAVED MUST BE UNDER THE DIRECTION OF A CERTIFIED ARBORIST (TYP.) SEE ALSO CLEARING LIMIT NOTE ON THIS SHEET.

STORM BMP'S

COMPOSTED AMENDED SOIL IS REQUIRED FOR DISTURBED AREAS. SEE DETAIL ON C3.5.

STORM BMP'S ARE NOT PROPOSED FOR PROJECT. SEE STORM REPORT.

SOILS

SITE IS IN AN AREA MAPPED "INFILTRATING LID FACILITIES ARE NOT PERMITTED" ON THE "LOW IMPACT DEVELOPMENT INFILTRATION FEASIBILITY ON MERCER ISLAND" MAP

SURVEYOR

TOPOGRAPHIC & BOUNDARY SURVEY BY:
TERRANE LAND SURVEYING
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE 425.458.4488
WWW.TERRANE.NET

LEGAL DESCRIPTION

THE NORTHWESTERLY 100 FEET OF THE SOUTHEASTERLY 1,000 FEET OF BLOCK "A", AS MEASURED ALONG THE NORTHEASTERLY LINE THEREOF, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON, TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING; EXCEPT SAID PORTION OF SAID SHORELANDS, IF ANY, AS MAY FALL WITHIN LAKE VIEW AVENUE AS EXTENDED BY THE COMMISSIONER OF PUBLIC LANDS

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

VERTICAL DATUM

NAVD88 PER WGS SURVEY DATA WAREHOUSE: POINT DESIGNATION 7007, MON IN CASE AT INT. 70TH AVE. S.E. AND S.E. 24TH ST. ELEV. =208.21'

TREE REMOVALS

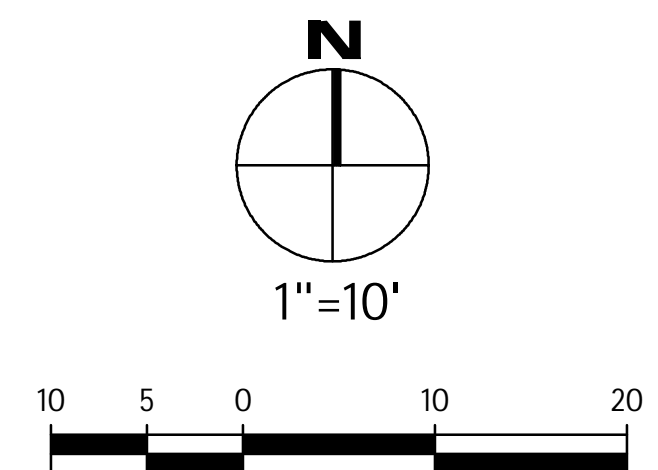
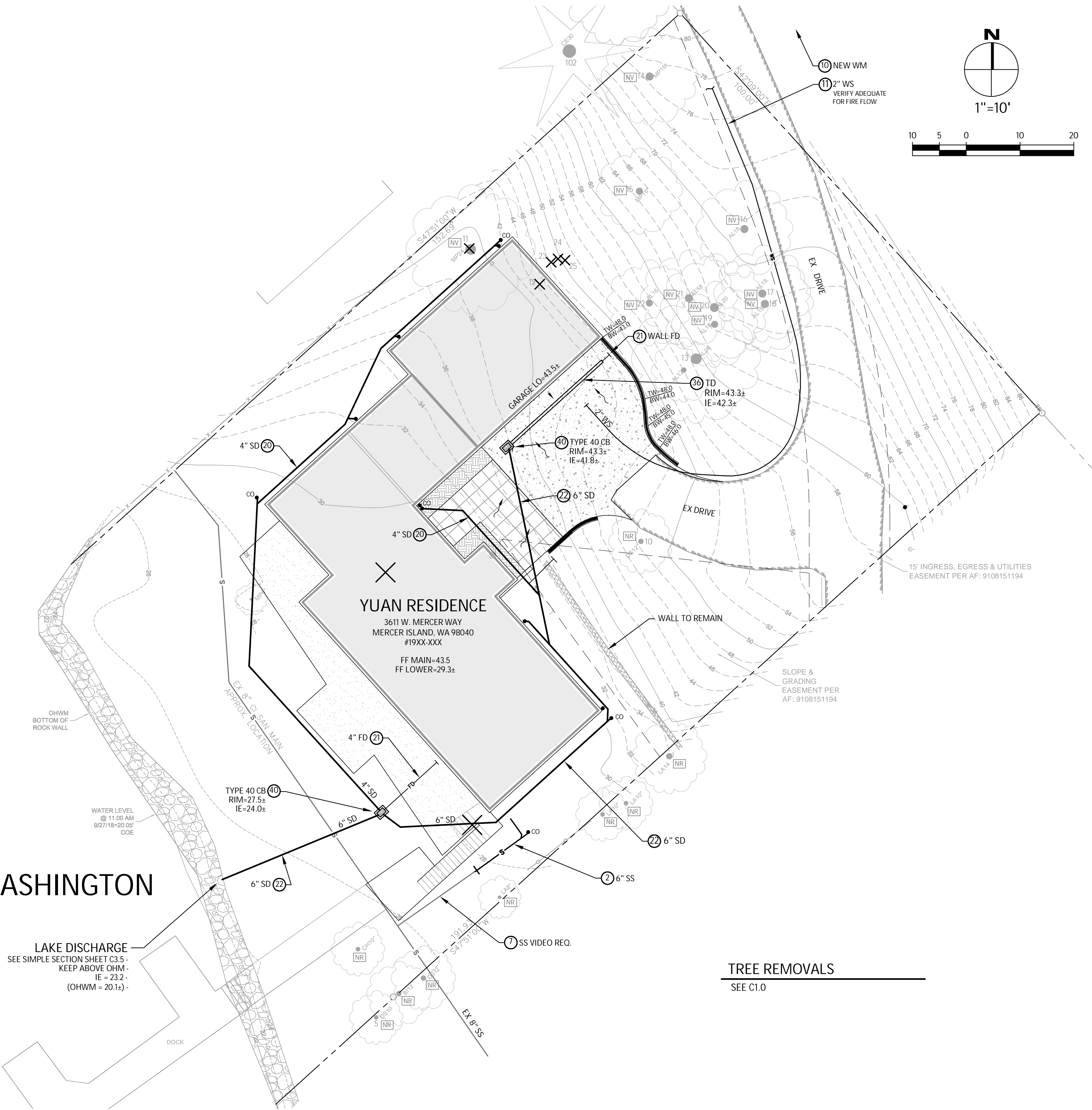
SEE C1.0

SOIL AMENDMENT REQUIRED

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C3.5.

LAKE WASHINGTON

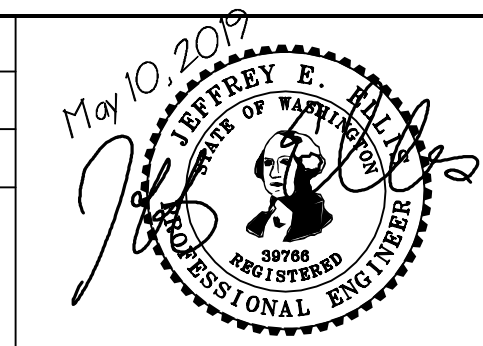
LAKE DISCHARGE
SEE SIMPLE SECTION SHEET C3.5
KEEP ABOVE OHM -
IE = 23.2 -
(OHWM = 20.1)-



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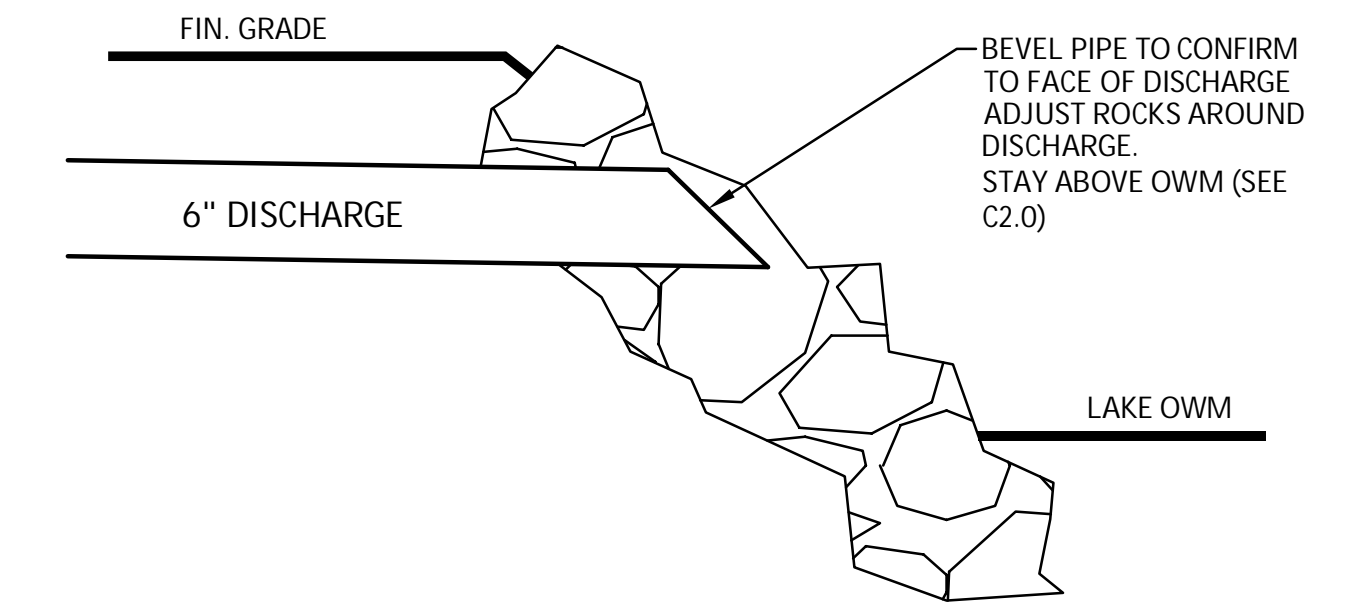


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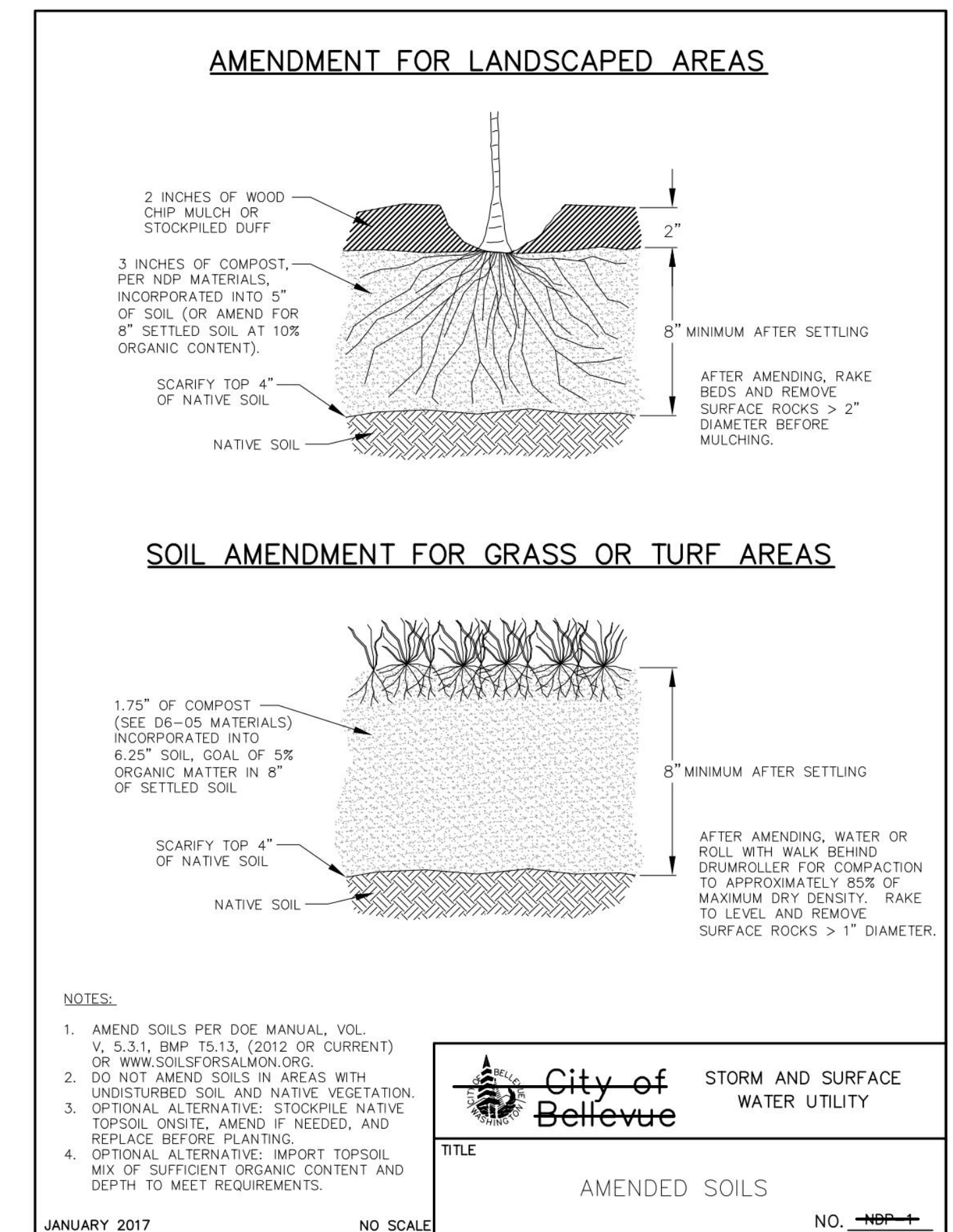
DRAINAGE / CIVIL PLAN
YUAN RESIDENCE
3611 W. MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO:
C2.0
APN 362350-0265
19XX-XXX

PIPE @ LAKE DISCHARGE



COMPOST AMENDED SOIL SPEC

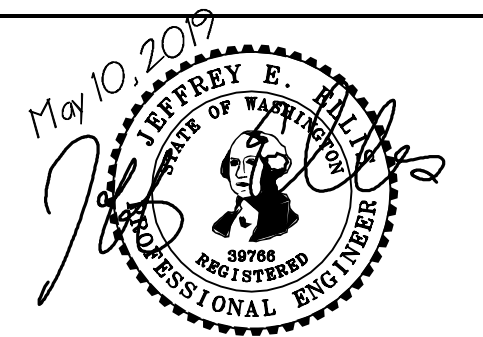


NO.	DATE	BY	REVISIONS

APPLICANT:
RYAN YUAN

811
Know what's below.
Call before you dig.

DATE: May 10, 2019
JOB# 1838
DRAFTED: SS DESIGN: SS
DIGITAL SIGNATURE



CIVIL ENGINEERING SOLUTIONS

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DRAINAGE DETAILS / STORM PROFILE

YUAN RESIDENCE
3611 W. MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO:
C3.5

APN 362350-0265
19XX-XXX