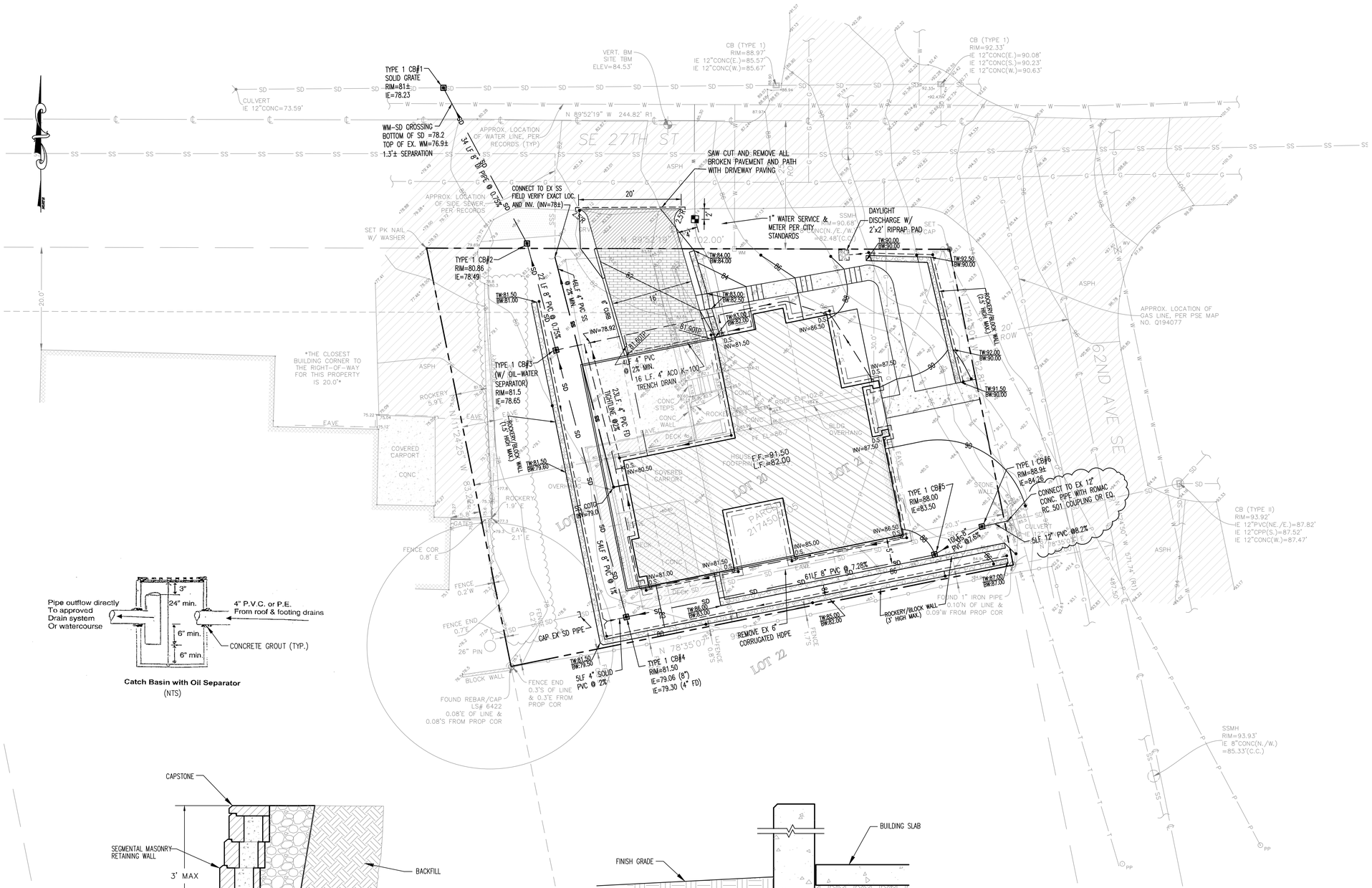
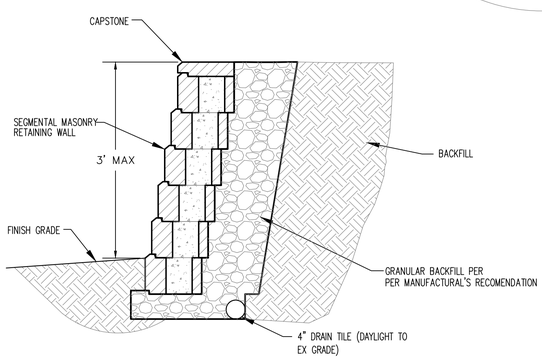
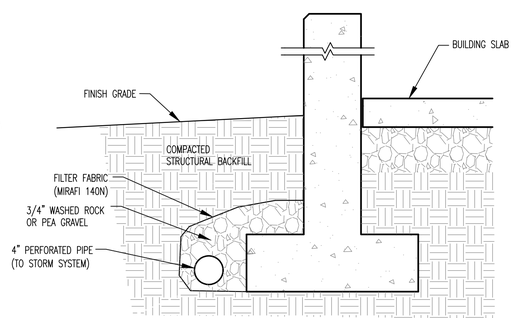
NE ¼, NE ¼, SEC 11, TWP. 24N., RGE 4E., W.M.



Catch Basin with Oil Separator
(NTS)



BLOCK WALL WITH FOOTING DRAIN DETAIL
NTS



FOOTING DRAIN DETAILS
NTS

SOIL AMENDMENT NOTE:

THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13. THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT.

SIDE SEWER NOTE:

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.

SITE IMPERVIOUS AREA SUMMARY:

EXISTING LOT AREA = 7297 S.F.
EXISTING BUILDING ROOF: 1600 S.F.
EXISTING DRIVEWAY: 646 S.F.
EXISTING DECK: 186+58 = 244 S.F.
EXISTING WALKWAY: 63 S.F.
TOTAL EXISTING IMPERVIOUS AREA = 2553 S.F.
EXISTING IMPERVIOUS IS 2553/7297=34.9% < 35% (NEW DEVELOPMENT FLOW CHART)

PROPOSED DRIVEWAY WITHIN ROW: 177 S.F.
PROPOSED DRIVEWAY WITHIN PROPERTY: 322 S.F.
PROPOSED WALKWAY: 254 S.F.
PROPOSED BUILDING ROOF: 1961 S.F.
PROPOSED PATIO/DECK: 92+547=639 S.F.
TOTAL NEW IMPERVIOUS AREA: 3,176 S.F. < 5000 S.F.

PER FIGURE I-3.1 FLOW CHART FOR DETERMINING FOR NEW DEVELOPMENT:
MINIMUM #1 TO #5 APPLIED TO NEW AND REPLACED HARD SURFACES AND THE LAND DISTURBED

NET INCREASE IN IMPERVIOUS AREA ON-SITE= 623 S.F.

LEGEND

EX. SANITARY SEWER ——— S ———
EX. WATER LINE ——— W ———
EX. STORM DRAIN ——— SD ———
CONCRETE DRIVEWAY
GRASS LAWN
SAW CUT LINE
ROOF DRAIN TIGHTLINE WITH C.O.T.G.(4" PVC)
FOOTING DRAIN W/ CLEANOUT TO GRADE (C.O.T.G.)

NOTES:

1. SEE ARCHITECTURE SITE PLAN FOR OTHER PROPOSED INFORMATION NOT SHOWN ON THIS SHEET.

DRAINAGE GENERAL NOTES:

1. DOWNSPOUTS SHALL BE TIED INTO A NON-PERFORATED, RIGID, SMOOTH-BORE PIPE WHICH DRAINS TO AN APPROVED STORM SYSTEM
2. PROVIDE CLEANOUTS AT THE UPPER END OF THE SYSTEM AND AT EACH CUMULATIVE CHANGE OF DIRECTION IN EXCESS OF 135 DEGREES.
3. ALL PIPE FITTINGS SHALL BE MADE OF THE SAME MATERIAL AS THE STRAIGHT PIPE. GLUED JOINTS SHALL USE A BONDING AGENT RECOMMENDED BY THE PIPE MANUFACTURER.
4. FOOTING DRAINS SHALL BE INSTALLED AROUND ALL NEW FOUNDATIONS AND SHALL BE TIGHLINED TO DISCHRAGE TO THE SPLASH BLOCK. FOOTING DRAINS SHALL BE CONSTRUCTED OF PERFORATED PIPE AT THE BASE OF THE FOOTING, AND SHALL MEET MATERIAL STANDARDS OF D2729 FOR PVC PIPE, WITH THE PERFORATIONS DIRECTED DOWNWARD. PLACE GRANULAR BACKFILL AROUND AND ABOVE THE FOOTING DRAIN TO A DEPTH OF 2/3 OF THE WALL HEIGHT. PROVIDE FILTER FABRIC WRAP AROUND BETWEEN THE GRANULAR BACKFILL AND THE NATIVE SOIL.

BENCHMARK AND DATUM PER SURVEY

ACCEPTED A BEARING OF N 78°35'37" E BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF SE 28TH ST, PER R1

NAVD 88 PER GPS OBSERVATIONS
SITE TEMP. BENCHMARK
DESCRIPTION: PK NAIL W/ RED WASHER
LOCATION: NORTH SIDE SE 27TH ST MIDDLE OF SUBJECT PROPERTY
ELEVATION: 84.53'

Know what's below. Call before you dig.

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft. (H)

FILE NAME: 2342-C2.0 PLOT DATE: 12/21/23 PLOT BY: CMC PLOT SCALE: 1=1

NO.	DATE	REVISION
1	06.25.2024	REVISED PER CITY COMMENTS
2	08.09.2024	REVISED PER CITY COMMENTS
3	06.11.2025	REVISED ROW STORM PIPE EXT. TO CONC PIPE

CHEMENG CHEN — WASHINGTON — 52084 — REGISTERED PROFESSIONAL ENGINEER — 06/11/2025

C2MY ENGINEERS, LLC
PO BOX 52083
BELLEVUE, WA 98015
(206) 922-9316
cmchin.c2my@gmail.com

PROJECT: CHEN RESIDENCE
6175 SE 27TH STREET
MERCER ISLAND, WA 98040

DATE: 12-21-23

Paving, Grading, Drainage Plan

FILE NO: 2342 DWG

SHEET C2.0

Jun 13, 2025 - 1:01pm CMC G:\Projects\2023\2342 -6175 SE 27th St Mercer Island SFR - Johnson-Tony Chen\2342-C2.0.dwg Layout Name: C2