



SOIL AMENDMENT NOTE:

THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP 15.13. 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: 43 S.F.
 TOTAL EXISTING IMPERVIOUS AREA = 2533 S.F.
 EXISTING IMPERVIOUS IS 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 = 2553 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 [Pattern]
- GRASS LAWN [Pattern]
- SAW CUT LINE - - - - -
- ROOF DRAIN TIGHTLINE WITH C.O.T.G.(4\"/>

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. GLEED JOINTS SHALL USE A BONDING AGENT RECOMMENDED BY THE PIPE MANUFACTURER.
4. FOOTING DRAINS SHALL BE INSTALLED AROUND ALL NEW FOUNDATIONS AND SHALL BE TIGHTLINED TO DISCHARGE 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\"/>

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
4	09.15.2025	REVISED ROW SHOULDER PAVEMENT
5	09.17.2025	ADD PAVEMENT THICKNESS AND GRADES



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DATE:
 12-21-23

PROJECT: CHEN RESIDENCE
 6115 SE 27TH STREET
 MERCER ISLAND, WA 98040
Paving, Grading, Drainage Plan

FILE NO:
 2342
 DW5

SHEET
 C2.0

