

PARCEL #: 545130-0005

OWNER INFORMATION:

SHARMA ABHISHEK and SHWETA
7905 W MERCER WAY, MERCER ISLAND, WA 98040

LEGAL DESCRIPTION:

MERCER ISLAND PARK ADD LOT B MERCER ISLAND SHORT PLAT NO 82-08-16 REC NO 8308179001 SD SHORT PLAT DAF - LOT 1 & POR OF LOT 2 LY S OF LN AKA LN A & POR OF LOT 13 W OF W MERCER WAY & S OF SD LN A BEG AT MOST SLY COR OF SD LOT 13 TH S 89-22-20 W 318.42 FT TH N 37-21-40 W 89.33 FT TH N 33-55-40 W 85.50 FT TO A NXN & TPOB OF SD LN A TH N 89-22-20 E ALG SD LN A TO NXN WITH WLY R/W LN OF SD W MERCER WAY Plat Lot: 1-2 & 13

ZONING AND SITE DATA

ZONE: R-15

SETBACKS:
FRONT: 20'
SIDES: 15' (sum)
BACK: 25'

SITE / LOT SF BASED ON SURVEY
19,791 SQFT, (.45 ACRES)

ADDRESS:
7905 W MERCER WAY, MERCER ISLAND, WA 98040

Note:

1. For temporary erosion control they would recommend silt fencing with straw wattles placed between the rockery and the new wall.
2. The silt silt fencing and straw wattles should also extend around the north and south perimeters of the work area.
3. All stockpiled soils should be covered with plastic sheeting.

Construction Sequence Notes:

1. Remove unpermitted retaining wall and fill from the site or stockpile for later use as landscaping fill.
2. Prepare the subgrade and obtain NGA approval before proceeding.
3. Remove the section of the retaining wall within the 10-ft storm drain easement and replace it with a 1:1 slope, similar to its original state. Install geogrid reinforcement in this section for soil stabilization and compliance with easement requirements.
4. Construct the new retaining wall per geotechnical design and recommendations.
5. NGA to inspect subgrade preparation, retaining wall construction, and geogrid placement.
6. Install railing on the 1:1 slope, ensuring geogrid is wrapped around the footings without cutting it.
7. Install permanent erosion control measures per NGA recommendations.

Note:

Site improvement activity on or adjacent to reinforced fill should not result in cutting or disturbing of geogrid

Install permanent erosion control per Geotech recommendation

LOT COVERAGE CALCULATIONS

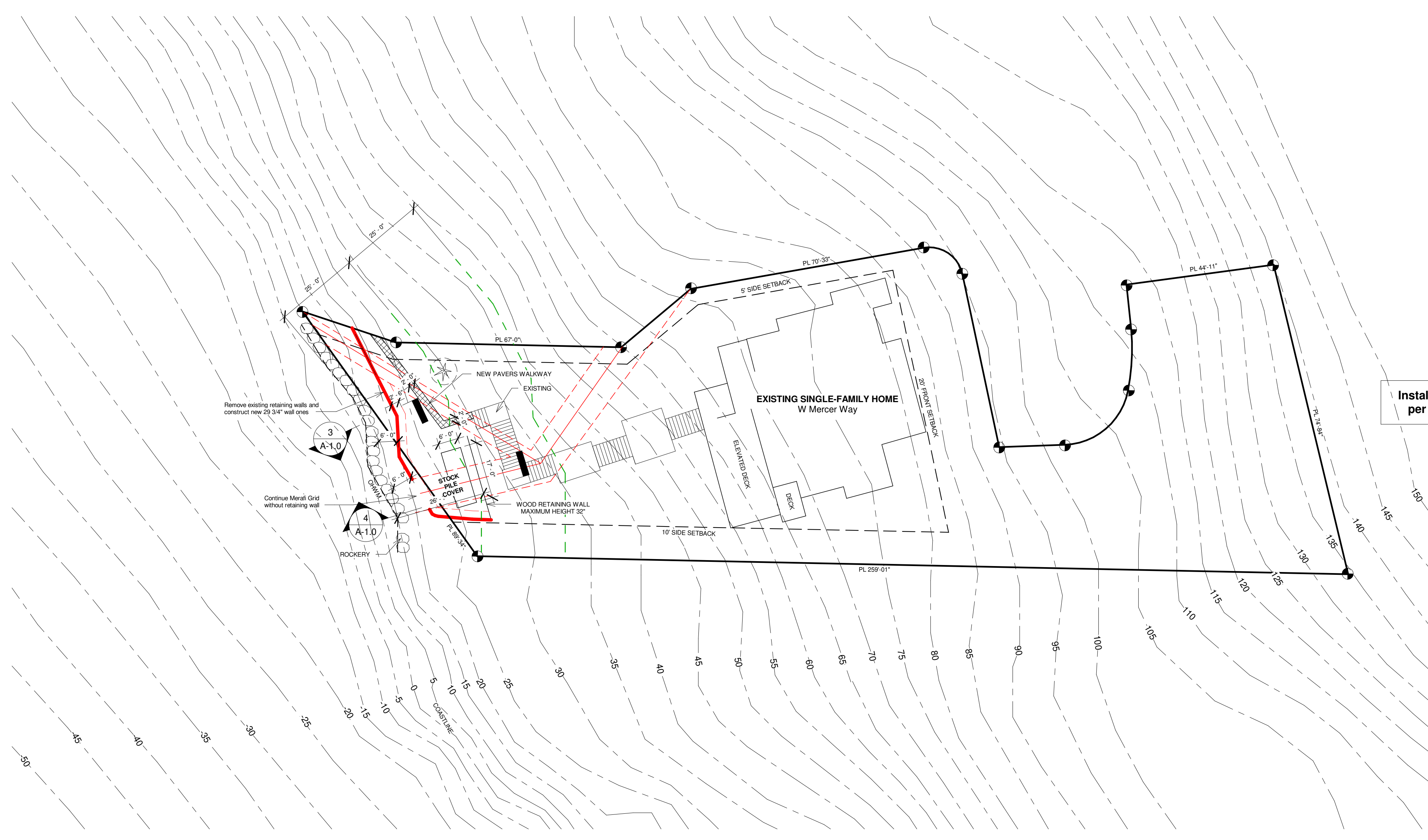
A. Gross Lot Area	19,791	Square Feet
B. Net Lot Area	19,791	Square Feet
C. Allowed Lot Coverage Area	5940	Square Feet
D. Allowed Lot Coverage	30	% of Lot
E. Existing Lot Coverage:		
1. Main Structure Roof Area	2170	Square Feet
2. Accessory Building Roof Area	860	Square Feet
3. Vehicular Use (driveway, paved access easements [portion used by the lot for access], parking)	1800	Square Feet
4. Covered Patios and Covered Decks	500	Square Feet
5. Total Existing Lot Coverage Area (E1+E2+E3+E4)	5330	Square Feet

0-25 ft - 233 s.f. impervious

25-50 ft - 230 s.f. impervious

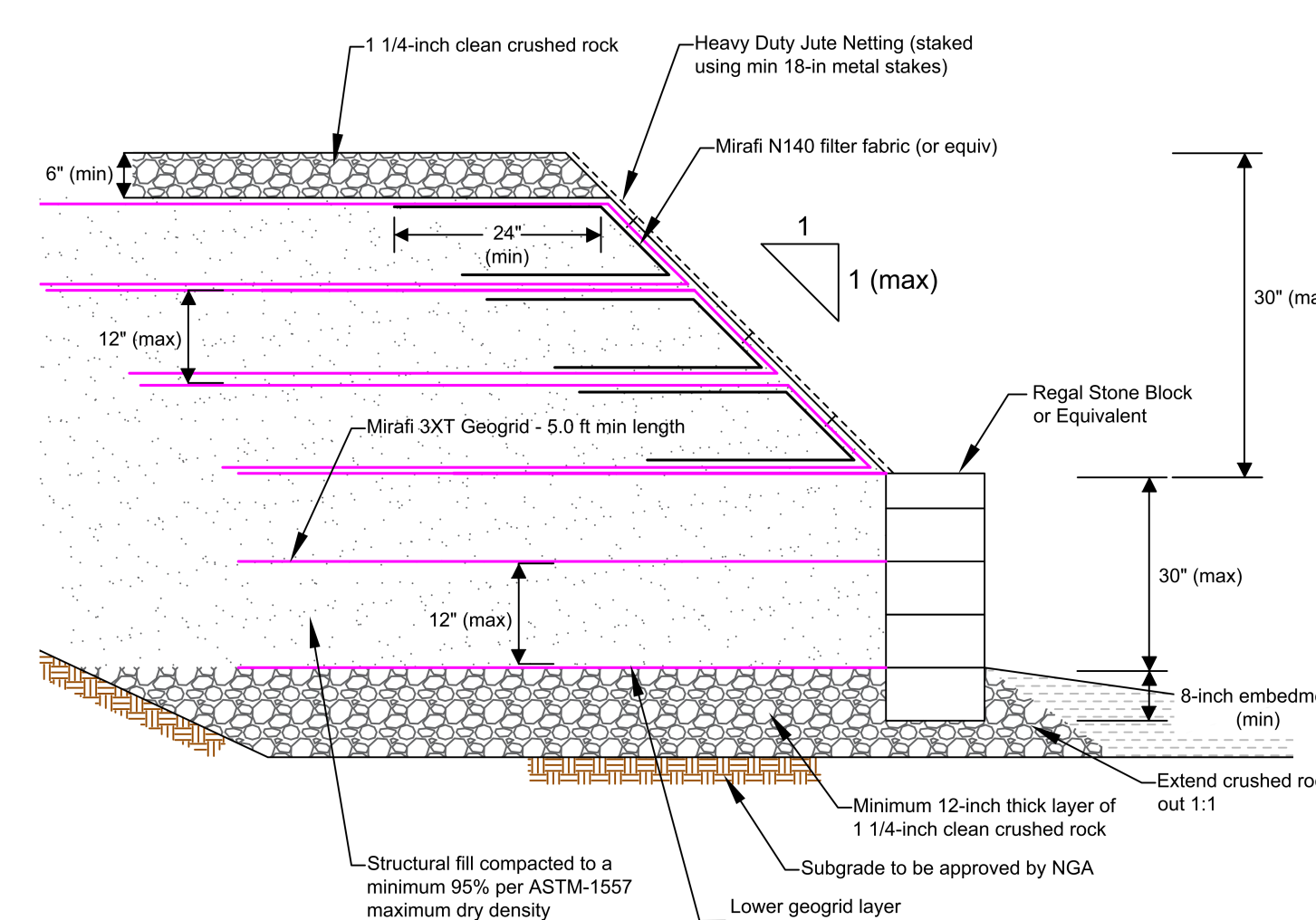
HARDSCAPE CALCULATIONS

A. Gross Lot Area	19,791	Square Feet
B. Net Lot Area	19,791	Square Feet
C. Area Borrowed from Lot Coverage	5940	Square Feet
D. Allowed Hardscape Area = 9% of lot area + C	39	% of Lot
E. Allowed Hardscape Area	7722	Square Feet
F. Total Existing Hardscape Area:		
1. Uncovered Decks	355	Square Feet
2. Uncovered Patios		Square Feet
3. Walkways	425	Square Feet
4. Stairs	395	Square Feet
5. Rockeries and Retaining Walls	55	Square Feet
6. Other		Square Feet
7. Total Existing Hardscape Area (F1+F2+F3+F4+F5+F6)	1435	Square Feet
G. (Total Hardscape Area Removed)	0	Square Feet
H. Total New Hardscape Area:		
1. Uncovered Decks		Square Feet
2. Uncovered Patios		Square Feet
3. Walkways	98	Square Feet
4. Stairs	0	Square Feet
5. Rockeries and Retaining Walls	80	Square Feet
6. Other n/a	0	Square Feet
7. Total New Hardscape Area (H1+H2+H3+H4+H5+H6)	233	Square Feet
I. Total Project Hardscape Area = (F7 - G) + H7	1668	Square Feet
J. Total Project Hardscape Area = (I/B)x100	8.5	% of Lot

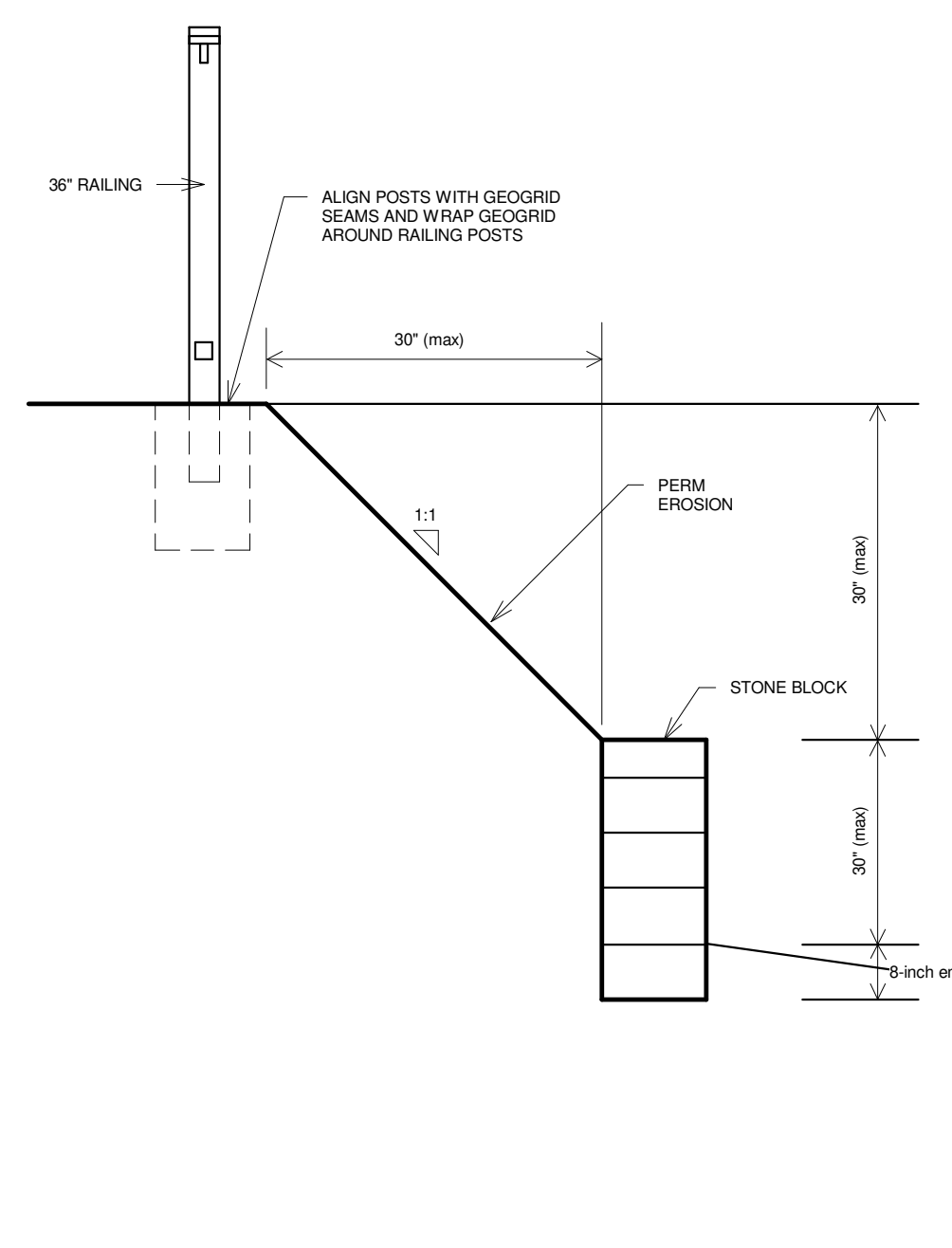


1 PROPOSED SITE PLAN
1" = 20'-0"

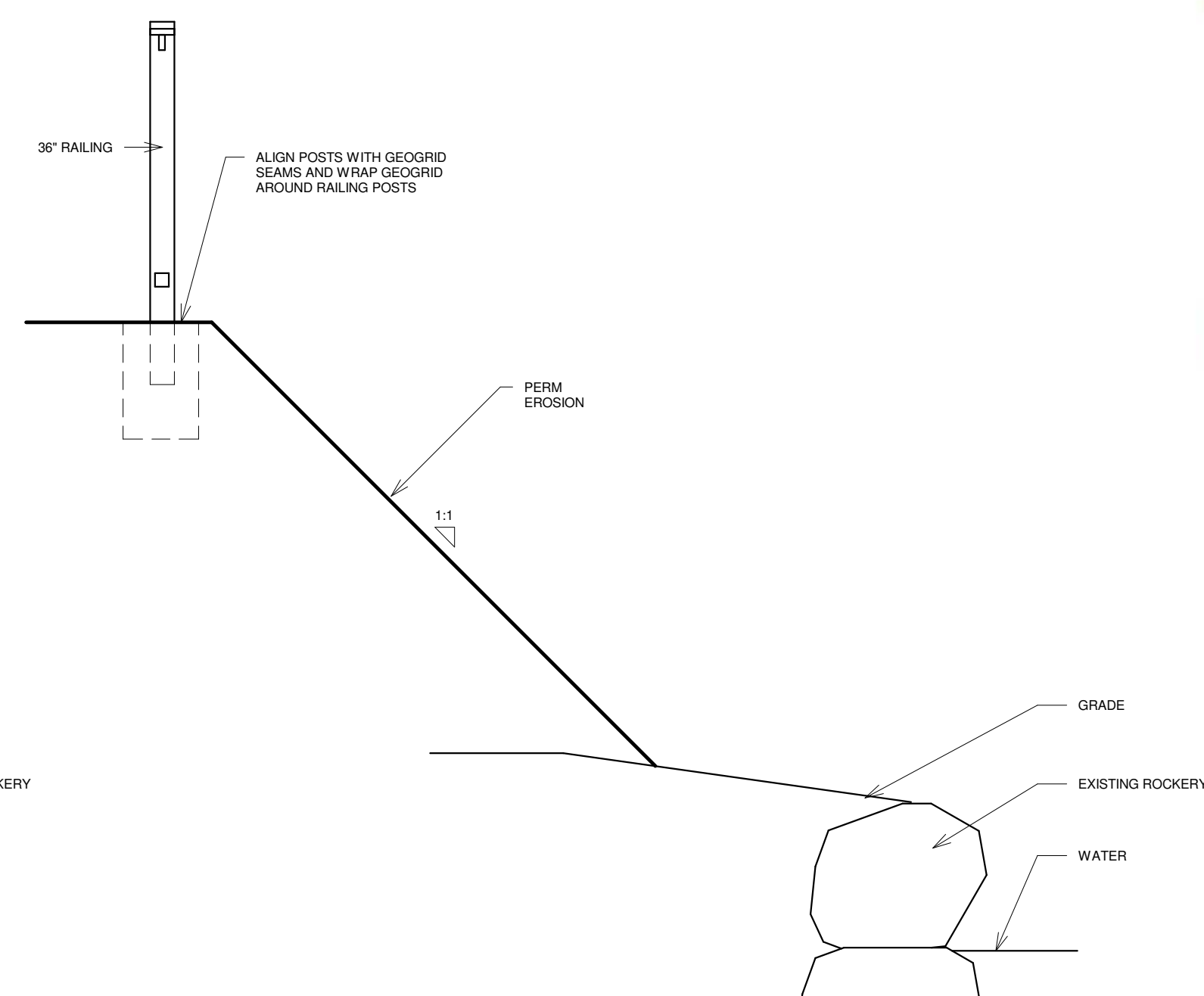
NOTE
REMOVE EXISTING RETAINING WALLS AND CONSTRUCT NEW ONES.



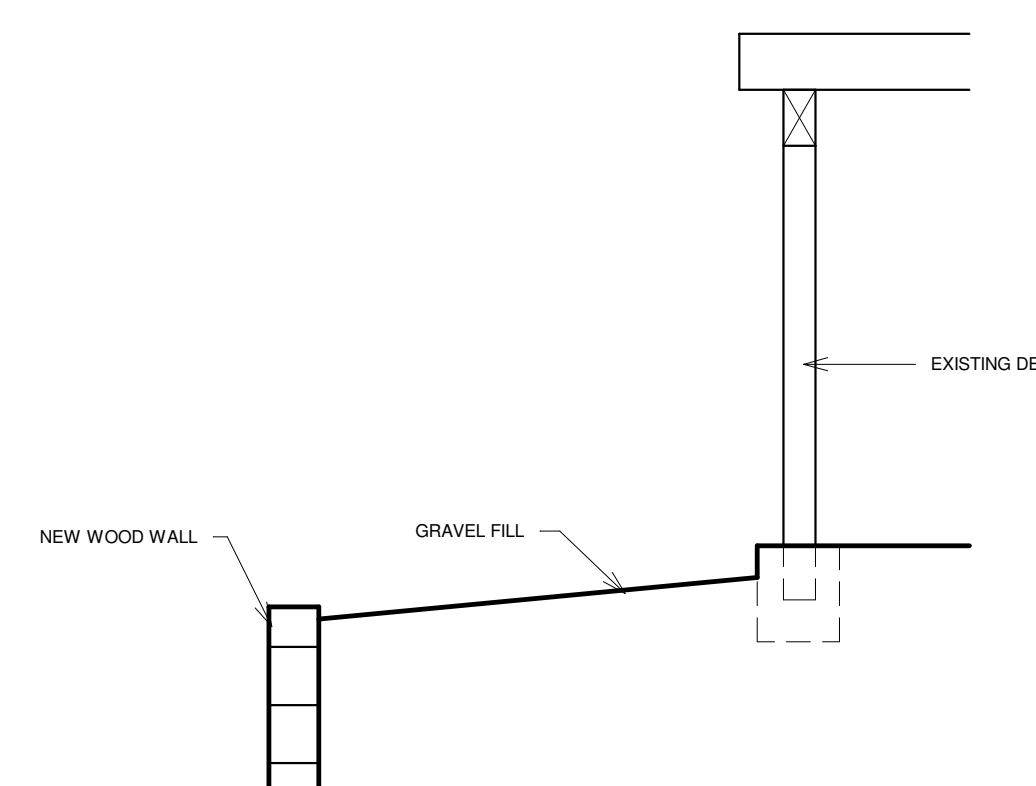
2 SCHEMATIC BLOCK WALL DETAIL
1/2" = 1'-0"



3 BLOCK WALL DETAIL 1
1/2" = 1'-0"



5 REMOVE BLOCK WALL DETAIL
1/2" = 1'-0"



4 DETAIL
1/2" = 1'-0"

Wise Choice Construction

Retaining Wall

7905 W Mercer Way, Mercer Island, WA 98040

Project number A23-1206

Date 02.10.2025

Drawn by Alexander Litvinov

Checked by

PROPOSED SITE PLAN

A-1.0

Scale As indicated

PARCEL #: 545130-0005

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Plat Block:
Plat Lot: 1-2 & 13

ZONING AND SITE DATA

ZONE: R-15

SETBACKS:
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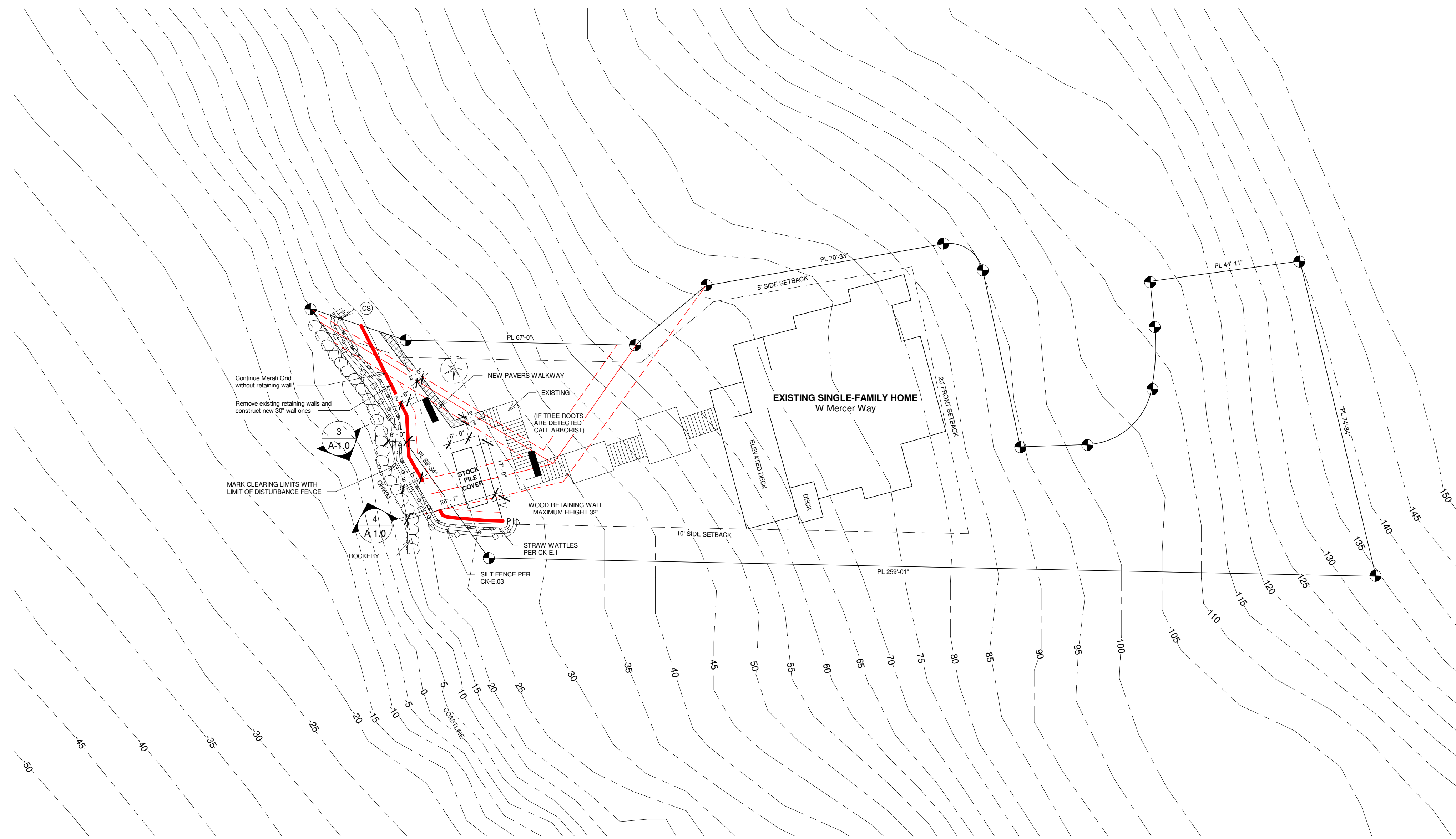
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1 CSWPPP and TESC PLAN
1" = 20'-0"

TEMPORARY EROSION and SEDIMENT CONTROL

TESC AND SMALL PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEST MANAGEMENT PRACTICES

TO PRESERVE NATIVE VEGETATION AND TO CLEARLY SHOW THE LIMITS OF DISTURBANCE, THE PERIMETER OF THE AREA TO BE CLEARED SHALL BE MARKED PRIOR TO CLEARING OPERATION WITH VISIBLE FLAGGING, ORANGE PLASTIC BARRIER FENCING AND/OR ORANGE SILT FENCING AS SHOWN ON THE SWPPP. VEHICLES WILL ONLY BE ALLOWED IN THE AREAS TO BE GRADED, SO NO COMPACTION OF THE UNDEVELOPED AREAS WILL OCCUR.

NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THA 2 DAYS FROM OCTOBER 1 TO APRIL 30. ONCE THE DISTURBED LANDSCAPE AREAS ARE GRADED, THE GRASS AREAS WILL BE SEED OR SODDED. ALL STOCKPILES WILL BE COVERED WITH PLASTIC OR BURLAP IF LEFT UNWORKED.

A STRAW WATTLE SHALL BE PLACED AT THE END OF SWALES TO PREVENT EROSION AT THE OUTLET OF THE SWALE.

BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSPECTED AND MAINTAINED DURING CONSTRUCTION AND REMOVED WITHIN 30 DAYS AFTER THE COUNTY INSPECTOR OR ENGINEER DETERMINES THAT THE SITE IS STABILIZED, PROVIDED THAT THEY MAY BE REMOVED WHEN THEY ARE NO LONGER NEEDED.

THE SWPPP WILL BE IMPLEMENTED AT ALL TIMES. THE APPLICABLE EROSION CONTROL BMP'S WILL BE IMPLEMENTED IN THE FOLLOWING SEQUENCE:
- MARK CLEARING LIMITS.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- INSTALL PROTECTION FOR EXISTING DRAINAGE SYSTEMS AND PERMANENT DRAIN INLETS.
- ESTABLISH STAGING AREAS FOR STORAGE AND HANDLING POLLUTED MATERIAL AND BMP'S.
- INSTALL SEDIMENT CONTROL BMP'S.
- GRADE AND INSTALL STABILIZATION MEASURES FOR DISTURBED AREAS.
- MAINTAIN BMP'S UNTIL SITE STABILIZATION, AT WHICH TIME THEY MAY BE REMOVED.

ON-SITE STORMWATER MANAGEMENT BMP'S USED FOR RUNOFF FROM ROOFS AND OTHER HARD SURFACES INCLUDE: FULL DISPERSION, ROOF DOWNSPOUT FULL INFILTRATION OR DISPERSION SYSTEMS, PERFORATED STUBOUT CONNECTIONS, RAIN GARDENS, BIORETENTION SYSTEMS, PERMEABLE PAVEMENT, SHEETFLOW DISPERSION, AND CONCENTRATED FLOW DISPERSION. THE AREAS ON THE SITE TO BE USED FOR THESE BMP'S SHALL BE PROTECTED FROM SILTATION AND COMPACTION DURING CONSTRUCTION BY SEQUENCING THE CONSTRUCTION IN A FASHION TO INSTALL THESE BMP'S AT THE LATTER PART OF THE CONSTRUCTION GRADINGOPERATIONS, BY EXCLUDING EQUIPMENT FROM THE BMP'S AND THE ASSOCIATED AREAS, AND BY USING THE EROSION AND SEDIMENTATION CONTROL BMP'S.

No.	Description	Date

Wise Choice Construction

Retaining Wall

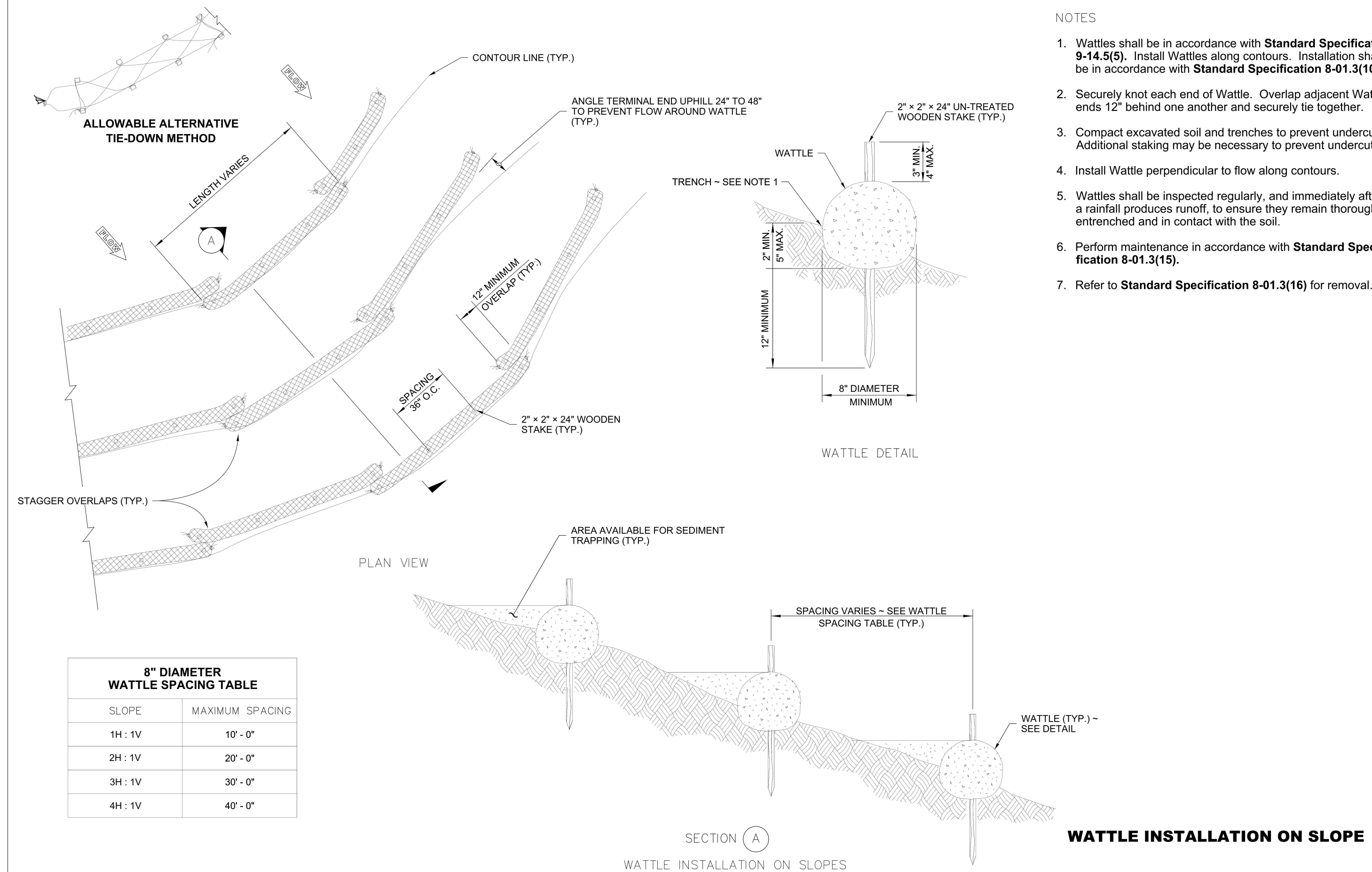
7905 W Mercer Way, Mercer Island, WA 98040

Project number	A23-1206
Date	02.10.2025
Drawn by	Alexander Litvinov
Checked by	-

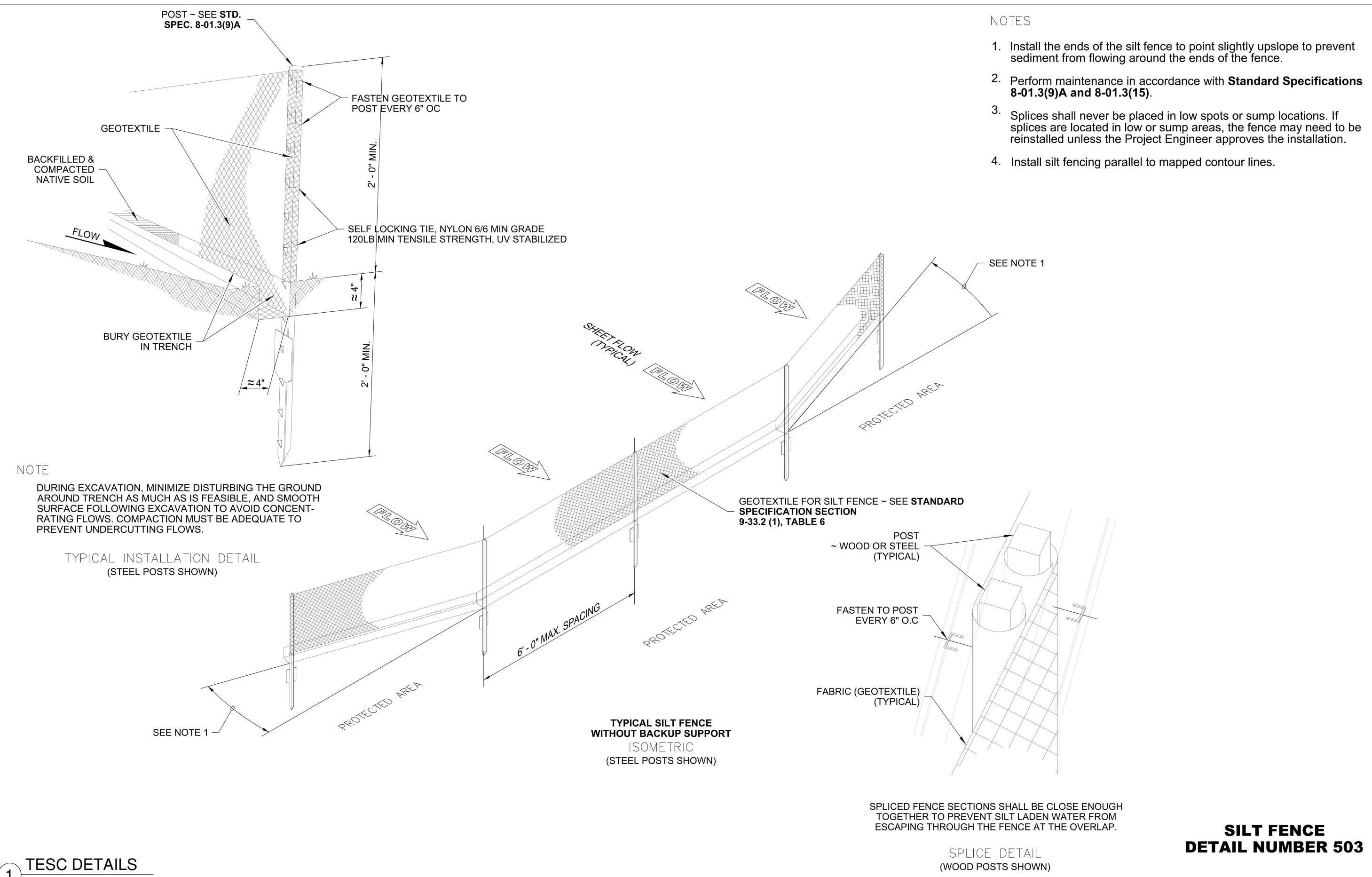
CSWPPP and TESC PLAN

A-1.1

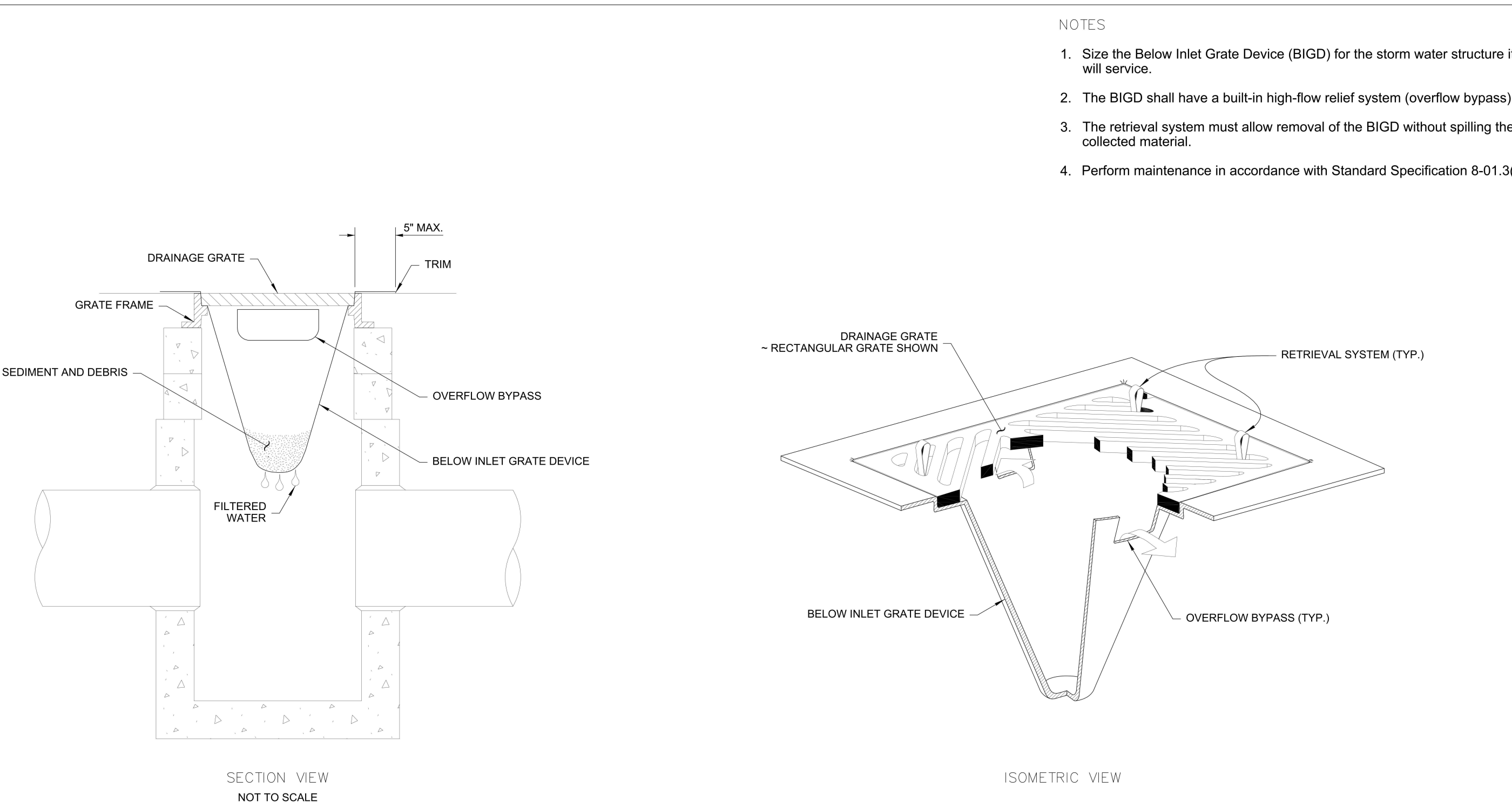
Scale 1" = 20'-0"



- NOTES
1. Wattles shall be in accordance with **Standard Specification 9-14.5(5)**. Install Wattles along contours. Installation shall be in accordance with **Standard Specification 8-01.3(10)**.
 2. Securely knot each end of Wattle. Overlap adjacent Wattle ends 12" behind one another and securely tie together.
 3. Compact excavated soil and trenches to prevent undercutting. Additional staking may be necessary to prevent undercutting.
 4. Install Wattle perpendicular to flow along contours.
 5. Wattles shall be inspected regularly, and immediately after a rainfall produces runoff, to ensure they remain thoroughly entrenched and in contact with the soil.
 6. Perform maintenance in accordance with **Standard Specification 8-01.3(15)**.
 7. Refer to **Standard Specification 8-01.3(16)** for removal.



- NOTES
1. Install the ends of the silt fence to point slightly upslope to prevent sediment from flowing around the ends of the fence.
 2. Perform maintenance in accordance with **Standard Specifications 8-01.3(9)A** and **8-01.3(15)**.
 3. Splices shall never be placed in low spots or sump locations. If splices are located in low or sump areas, the fence may need to be reinstalled unless the Project Engineer approves the installation.
 4. Install silt fencing parallel to mapped contour lines.



- NOTES
1. Size the Below Inlet Grate Device (BIGD) for the storm water structure it will service.
 2. The BIGD shall have a built-in high-flow relief system (overflow bypass).
 3. The retrieval system must allow removal of the BIGD without spilling the collected material.
 4. Perform maintenance in accordance with **Standard Specification 8-01.3(15)**.

1 TESC DETAILS

IS DIAGRAM JUST FOR SHOW

SILT FENCE DETAIL NUMBER 503

STORM DRAIN INLET PROTECTION STANDARD PLAN I-40.20-00

Wise Choice Construction

Retaining Wall

7905 W Mercer Way, Mercer Island, WA 98040

Project number A23-1206

Date 02.10.2025

Drawn by Alexander Litvinov

Checked by

TESC DETAILS

A-1.2

Scale 1/8" = 1'-0"