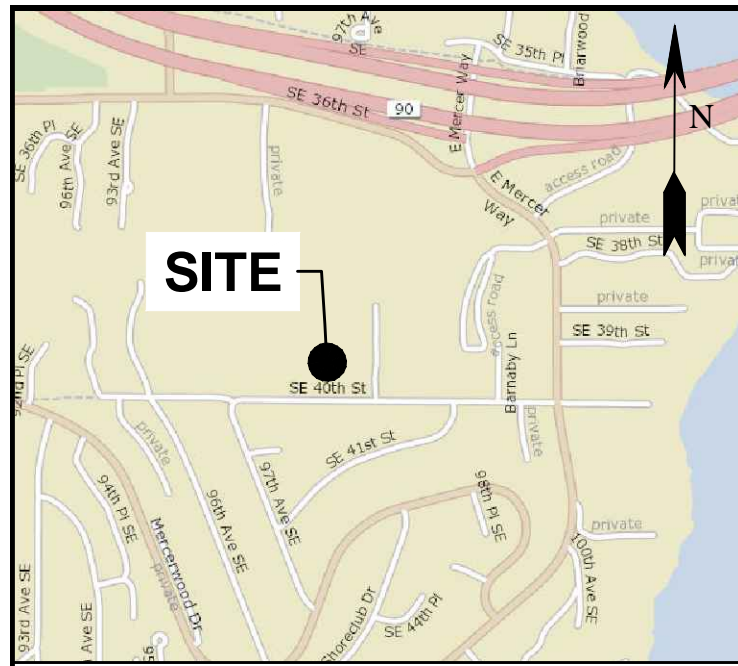


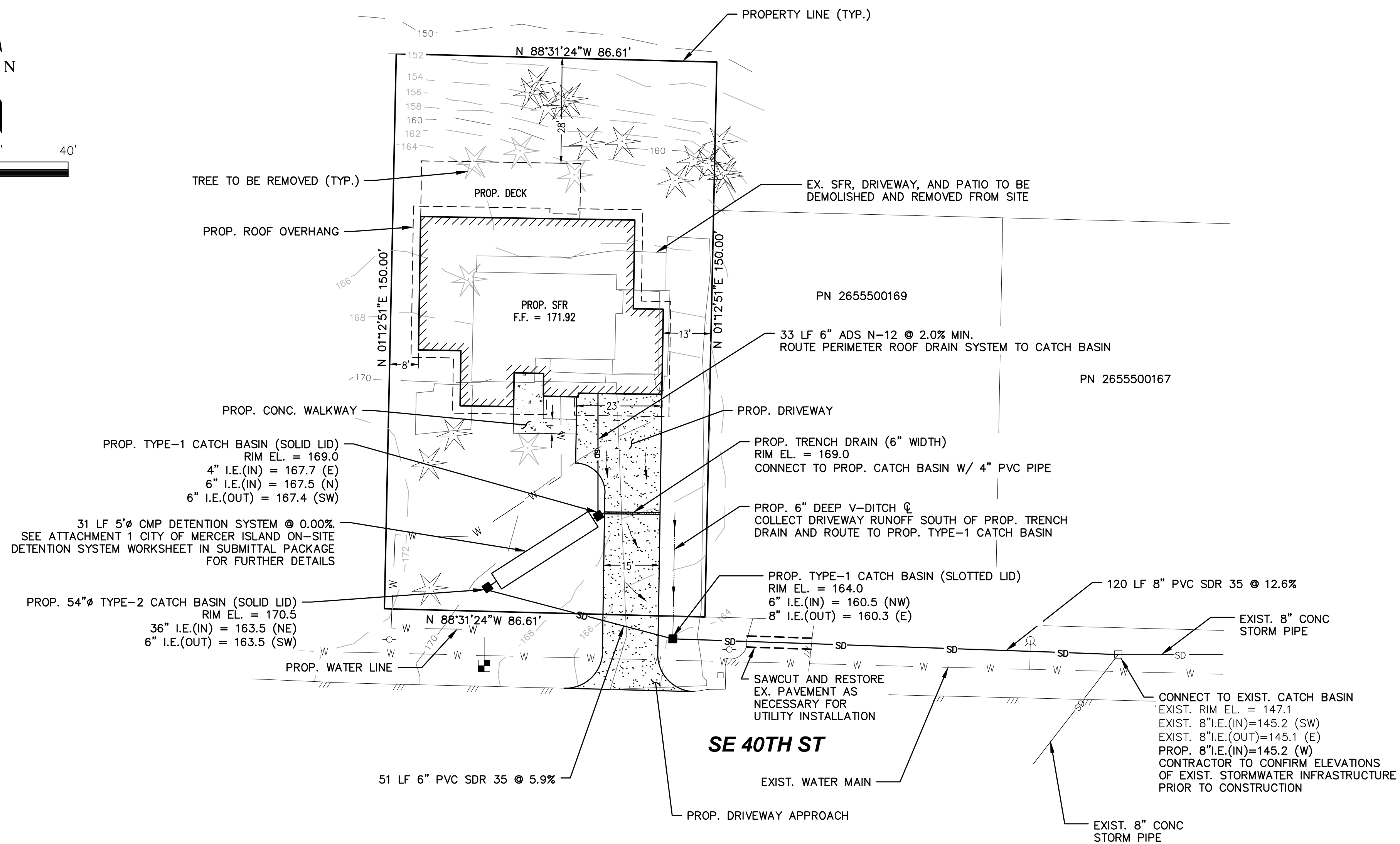
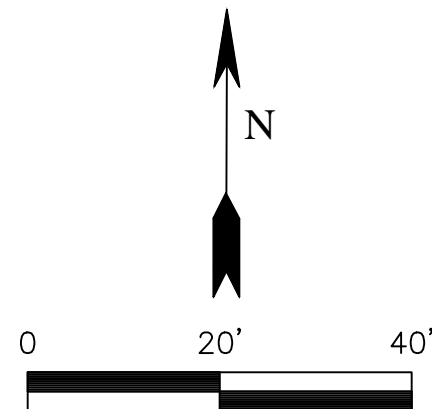
SITE PLAN

A PORTION OF SECTION 07, TOWNSHIP 24, RANGE 05E, W.M.
MERCER ISLAND, KING COUNTY, WA



VICINITY MAP

NTS



GENERAL CIVIL NOTES:

- BURIED UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION. THE APPLICANT SHALL HAVE THE UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION.
- THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, PUBLIC OR PRIVATE, AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF THE APPROVED PLANS ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS. THE CONTRACTOR SHALL MAINTAIN AND PROVIDE THE PROJECT ENGINEER WITH RED-LINED AS-BUILTS IN SUPPORT OF PROJECT RECORD DRAWINGS AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL APPROPRIATE UTILITY PURVEYORS INVOLVED PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
- THESE PLANS ARE NOT INTENDED TO DEPICT ALL DETAILS OF THE WORK THAT IS REQUIRED. THE CONTRACTOR SHALL VERIFY THE SITE CONDITIONS AND FACTORS AFFECTING THE WORK TO BE COMPLETED.
- SAFETY STANDARDS AND REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COMPLIED WITH AS SET FORTH BY OSHA.
- THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE APPROVALS AND PERMITS FROM THE AUTHORITIES HAVING JURISDICTION PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL COORDINATE WITH THE AUTHORITIES HAVING JURISDICTION TO CONFIRM INSPECTION, TESTING AND CERTIFICATION REQUIREMENTS.
- PERIMETER ROOF DRAINS SHALL BE 4-INCH PVC SDR 35 UNLESS NOTED OTHERWISE IN THE DESIGN.
- INSTALL FOOTING DRAINS AND DRAIN TO DAYLIGHT. FOOTING DRAINS SHALL NOT CONNECT TO THE PERIMETER ROOF DRAIN SYSTEM. FOOTING DRAINS SHALL BE 4-INCH PVC SDR 35 UNLESS NOTED OTHERWISE IN THE DESIGN.

UTILITY CROSSING NOTES:

- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITIES WITHIN PROJECT AREA PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL FOLLOW THE DEPARTMENT OF ECOLOGY PIPELINE SEPARATION DESIGN AND INSTALLATION REFERENCE GUIDE DATED MAY 2006 WHEN UTILITY CROSSING OCCUR.
- THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER IMMEDIATELY IF CONFLICTS ARE DISCOVERED.

DETENTION SYSTEM

ANTI-BUOYANCY NOTE:

CONTRACTOR TO EVALUATE GROUNDWATER CONDITIONS DURING CONSTRUCTION TO ASSESS IF ANTI-BUOYANCY MEASURES FOR THE PROPOSED DETENTION SYSTEM ARE NECESSARY. IF HIGH GROUNDWATER CONDITIONS ARE ENCOUNTERED, CONTRACTOR TO INSTALL ANTI-BUOYANCY MEASURES PER MANUFACTURER GUIDELINES. GROUNDWATER WAS NOT ENCOUNTERED DURING A GEOTECHNICAL INVESTIGATION TO A DEPTH OF 15-FEET PERFORMED BY MP ENGINEERING ON JANUARY 20TH, 2025.

PROJECT INFORMATION

OWNER/APPLICANT:
RUSSELL PALANCHUK

PROJECT ADDRESS:
9734 SE 40TH ST
MERCER ISLAND, WA 98040

PARCEL #:
2655500176

PARCEL AREA:
0.30 ACRES

ZONING:
R-8.4

PROJECT SUMMARY:

TOTAL SITE AREA = 12,992 SF

EXIST. DRIVEWAY (TO BE REMOVED) = 2,246 SF
EXIST. SFR (TO BE REMOVED) = 1,300 SF
EXIST. CONC. PATIO (TO BE REMOVED) = 420 SF
TOTAL EXISTING IMPERVIOUS SURFACE = 3,966 SF

PROPOSED SFR ROOF AREA = 3,484 SF
PROPOSED DRIVEWAY = 1,404 SF
PROPOSED UNCOVERED CONC. WALKWAY = 78 SF

TOTAL PROPOSED IMPERVIOUS SURFACE = 4,966 SF

VERTICAL DATUM

NAVD 88

LEGAL DESCRIPTION

THE EAST HALF OF THE SOUTH 150 FEET OF LOT 18 IN BLOCK 1 OF FRUITLAND ACRES TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS ON PAGE 33 IN KING COUNTY, WASHINGTON

SHEET INDEX

- C1..... SITE PLAN
- C2..... TESC PLAN
- C3..... DETAILS

LEGEND

EXISTING		PROPOSED
--- 500 ---	2' CONTOURS MAJOR	--- 500 ---
--- 498 ---	2' CONTOURS MINOR	--- 498 ---
---	PROPERTY BOUNDARY	---
	BUILDING FOUNDATION	
---	BUILDING ROOF	---
---	DRIVEWAY	---
SS	SANITARY SEWER	SS
W	WATER LINE	W
OP	OVERHEAD POWER	OP
BP	BURIED POWER	BP
C	COMMUNICATIONS	C
OP	FENCE	OP
■	WATER METER	■
⊗	WATER VALVE	⊗
⊕	FIRE HYDRANT	⊕
□	CATCH BASIN	■
⊙	STORM MANHOLE	⊙
○	SANITARY SEWER MANHOLE	●
⊖	POWER POLE	⊖
△	TRANSFORMER	△
⊕ Mon.	SURVEY MONUMENT	⊕ Mon.
⊕ #1000	SURVEY CONTROL POINT	⊕ #1000
→	FLOW PATH	→
SL A	SOIL LOG	SL A
⊖	SIGN	⊖
---	FENCE	---



BOUNDARY AND TOPOGRAPHY ARE BASED ON MAPPING PROVIDED TO GOODMAN ENGINEERING, PLLC AND OBSERVATIONS MADE IN THE FIELD. THE INFORMATION SHOWN DOES NOT CONSTITUTE A FIELD SURVEY BY GOODMAN ENGINEERING, PLLC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO HAVE ALL IMPROVEMENT FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF DISCREPANCIES ARE FOUND.

GOODMAN ENGINEERING, PLLC

PO BOX 234
SPANGLE, WA 98031
(253) 579-4839

SCALE
HORIZ. 1"=20'
VERT. N/A



3/5/25

DATE	REVISIONS
	1
	2
	3
	4
	5
	6
	7
	8

SITE PLAN
RUSSELL PALANCHUK
9734 SE 40TH ST
MERCER ISLAND, WA, 98040

SHEET TITLE

C1

SHEET NO.

1 OF 3

TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) PLAN

A PORTION OF SECTION 07, TOWNSHIP 24, RANGE 05E, W.M.
MERCER ISLAND, KING COUNTY, WA

SOIL AMENDMENT NOTES:

SOIL RETENTION

RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING, REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

SOIL QUALITY

ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
2. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL.

3. USE COMPOST AND OTHER MATERIALS THAT MEET THE FOLLOWING ORGANIC CONTENT REQUIREMENTS:

A. THE ORGANIC CONTENT FOR 'PRE-APPROVED' AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE COMPOST SPECIFICATION FOR BMP 17.30: BIORETENTION WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE.

THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.

B. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING (A.) ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-B, TEST-ING PARAMETERS, IN WAC 173-350-220.

THE RESULTING SOIL SHOULD BE CONDUCIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

IMPLEMENTATION OPTIONS
THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:

1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
2. AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT 'PRE-APPROVED' RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.
3. STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT 'PRE-APPROVED' RATE OR AT A CUSTOM CALCULATED RATE.
4. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

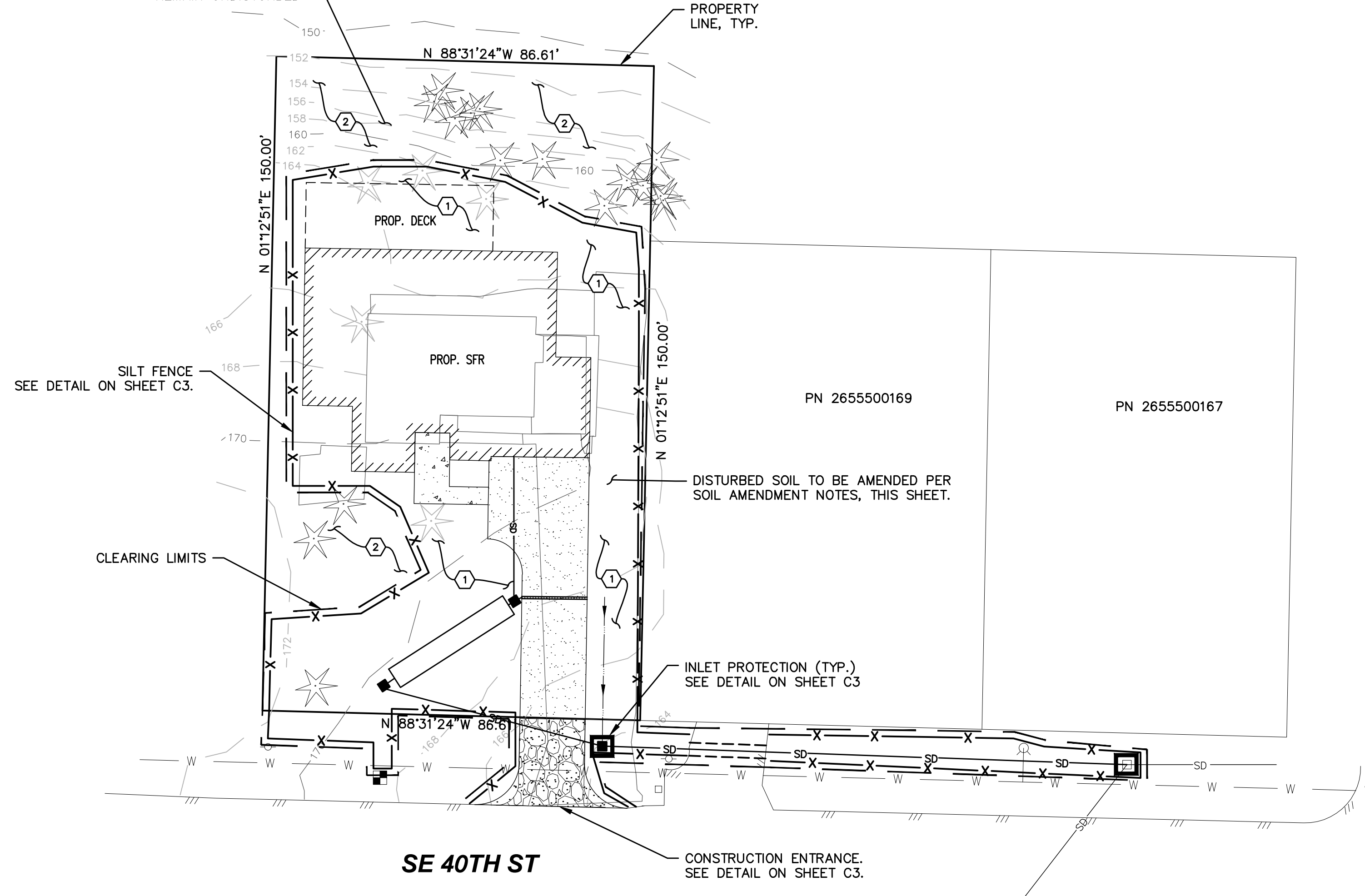
EROSION CONTROL NOTES:

1. APPROVAL OF THIS EROSION AND SEDIMENT CONTROL 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 EROSION AND SEDIMENT CONTROL PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE EROSION AND SEDIMENT CONTROL FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETE AND APPROVED, AND VEGETATION/LANDSCAPING IS ESTABLISHED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE EROSION AND SEDIMENT CONTROL FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAY, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE EROSION AND SEDIMENT CONTROL FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE UPGRADED AS NEEDED FOR EXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
6. THE EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR, AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. THE EROSION AND SEDIMENT CONTROL FACILITIES ON INACTIVE SITE SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
8. AT NO TIME SHALL MORE THAN 1-FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED 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.
9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

CONSTRUCTION SEQUENCE:

1. MARK CLEARING/GRADING LIMITS.
2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
3. INSTALL SILT FENCE AND PERIMETER RUNOFF BMP.
4. INSTALL INLET PROTECTION.
5. PERFORM CLEARING AND GRADING ACTIVITIES.
6. CONSTRUCT SITE IMPROVEMENTS.
7. COMPLETE FINAL GRADING, STABILIZATION, AND LANDSCAPING.
8. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL BMPs.
9. MONITOR AND MAINTAIN PERMANENT EROSION PROTECTION UNTIL FULLY ESTABLISHED.

AREAS OUTSIDE OF CLEARING LIMITS TO REMAIN UNDISTURBED



SOIL RETENTION

RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING, REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

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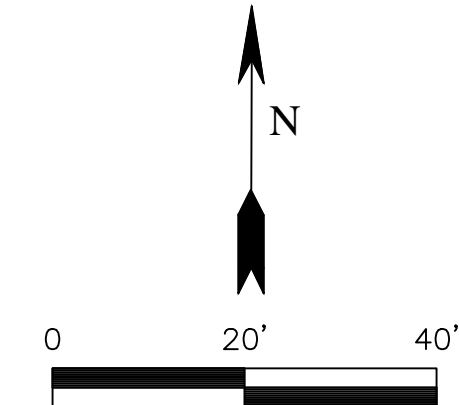
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KEY NOTE LEGEND

- ① SOIL AMENDMENT AREA
- ② SOIL TO REMAIN UNDISTURBED

LEGEND

EXISTING		PROPOSED
— 500 —	2' CONTOURS MAJOR	— 500 —
— 498 —	2' CONTOURS MINOR	— 498 —
	FLOW PATH	
	SILT FENCE	— X — X —
	CLEARING LIMITS	— — — —
	INLET PROTECTION	□

GOODMAN ENGINEERING, PLLC

PO BOX 234
SPANGLE, WA 99031
(253) 579-4839

SCALE
HORIZ. 1"=20'
VERT. N/A



3/5/25

DATE	REVISIONS
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TESC PLAN
RUSSELL PALANCHUK
9734 SE 40TH ST
MERCER ISLAND, WA, 98040

SHEET TITLE

C2

SHEET NO.

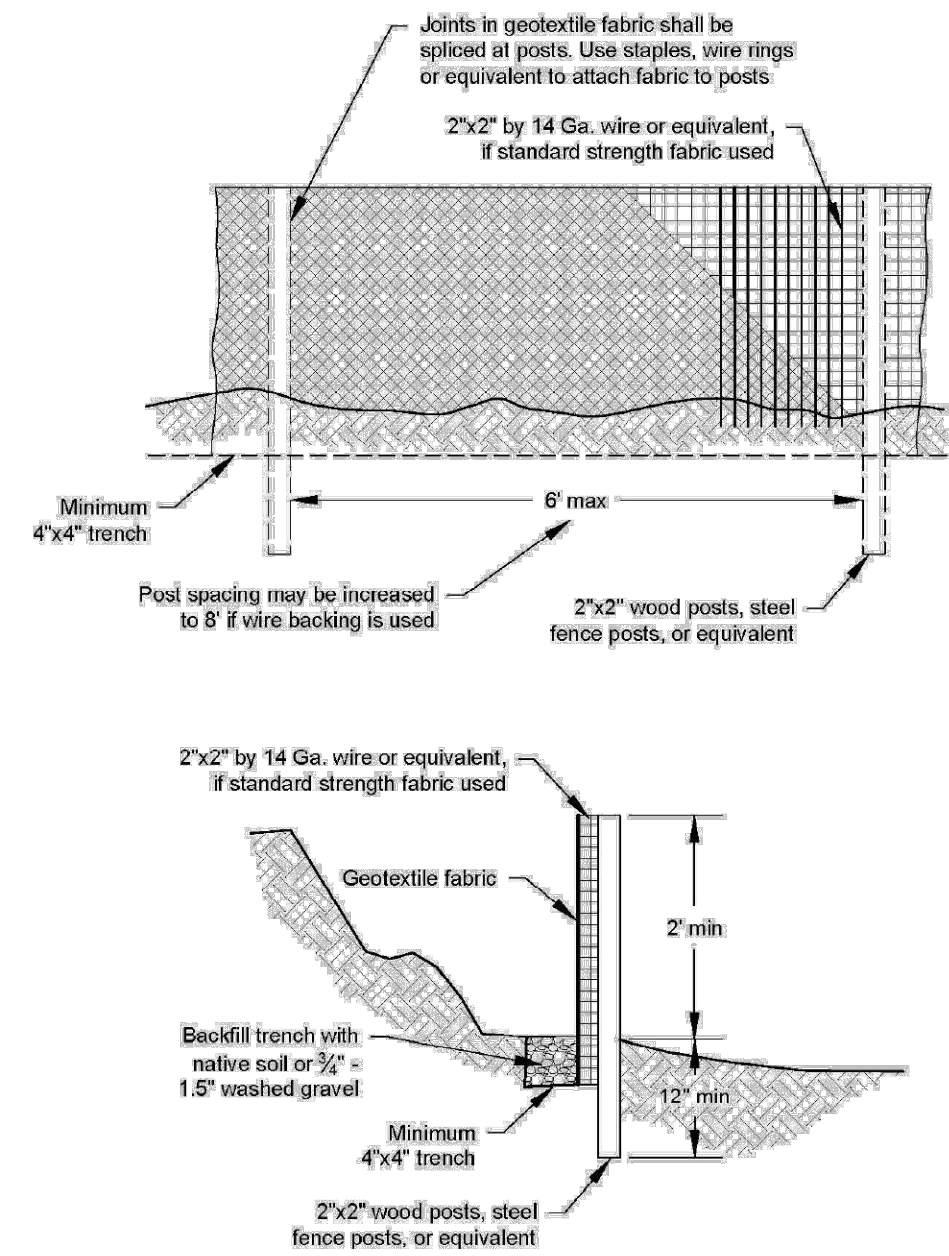
2 OF 3



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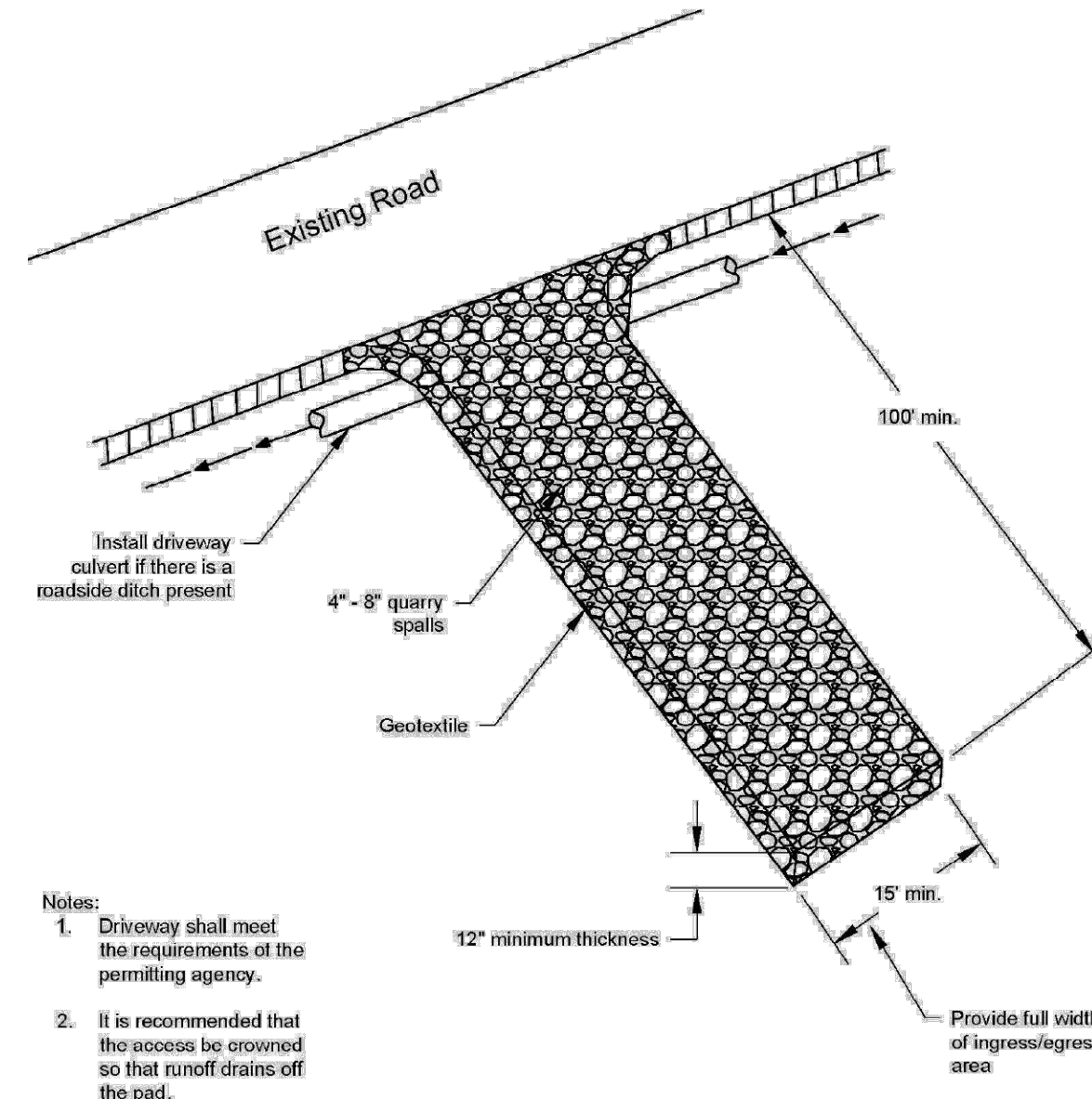
DETAILS AND NOTES

A PORTION OF SECTION 07, TOWNSHIP 24, RANGE 05E, W.M.
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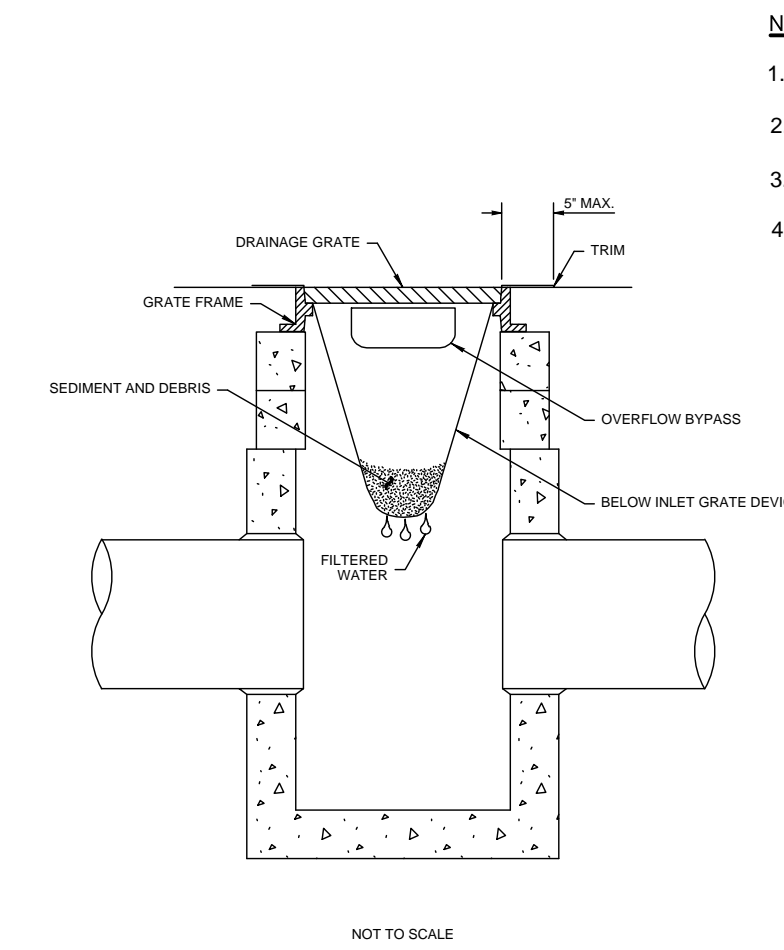


SILT FENCE
NOT TO SCALE

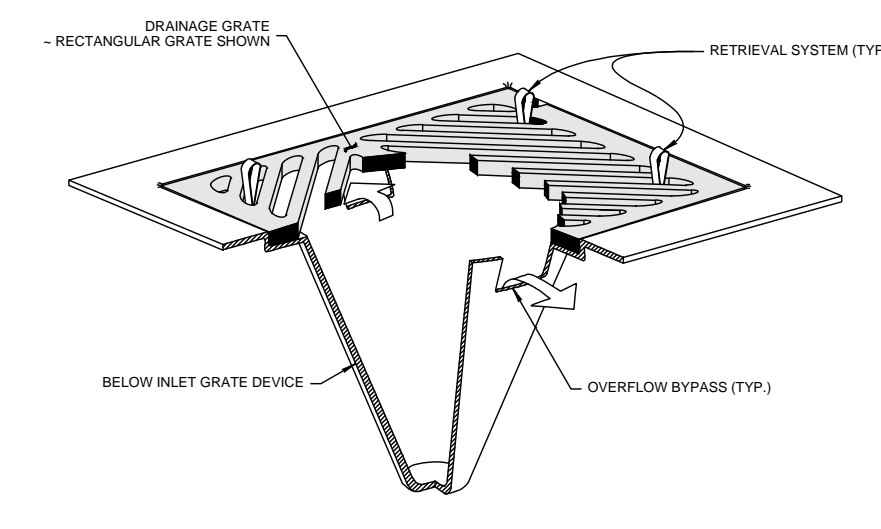
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



INLET PROTECTION
NOT TO SCALE



- 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 WSDOT STANDARD SPECIFICATION 8-01.3(15).

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PO BOX 234
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SCALE
HORIZ. N/A
VERT. N/A



3/5/25

REVISIONS	DATE
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DETAILS
RUSSELL PALANCHUK
9734 SE 40TH ST
MERCER ISLAND, WA, 98040

SHEET TITLE

C3

SHEET NO.

3 OF 3