

**Stormwater Drainage Report
2424 74th Avenue SE
Mercer Island, Washington
KC Tax Parcel #531510-0460
Permit #: 25xx-xxx**

Prepared For:

**Mercer Partners, LLC
Attn.: Vann Lanz
317 4th Street
Kirkland, Washington 98033
206-499-1277
Vann@lnlbuilds.com**

November 13, 2025

Prepared By:

**Offe Engineers, PLLC
Darrell Offe, P.E.
13932 SE 159th Place
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425-260-3412
Darrell.Offe@comcast.net**



TABLE OF CONTENT

Section 1: Project Narrative

Section 2: Site Evaluation

Section 3: Minimum Requirements

Section 1: Project Narrative:

The subject property is located within the northerly portion of the City of Mercer Island. The subject property located on the east side of 74th Avenue SE, just south of SE 24th Street. The property takes access from 74th Avenue SE on the west side. There is an existing residence on the property which will be removed for the construction of two new single-family residences.

The subject property has a ridge (high point) located at the northwest corner of the property (adjoining 74th Avenue SE) at elevation 158.00. The site drainage sheet flows from the northwest corner towards the easterly property line at elevation 138.00. The natural discharge from the subject property is sheet flow towards the east property line.

The site soils are characterized between Vashon Glacial Till and infeasible for infiltration type BMPs as indicated within the City of Mercer Island website. City of Mercer Island staff has determined connection from the redeveloped property (2424 74th Avenue SE) shall connect into the reconstructed City public drainage system in 2436 74th Avenue SE. Further discussion on this reconstructed City public drainage system can be found in Minimum Requirement #4. A fee-in-lieu-of detention shall be paid for 2424 74th Avenue SE.

The property was visited in October 2025 to verify runoff patterns and possible storm water discharge options. The project will be evaluated for storm water treatment and control using the Amended December 2014 SWMMWW (DOE Manual).

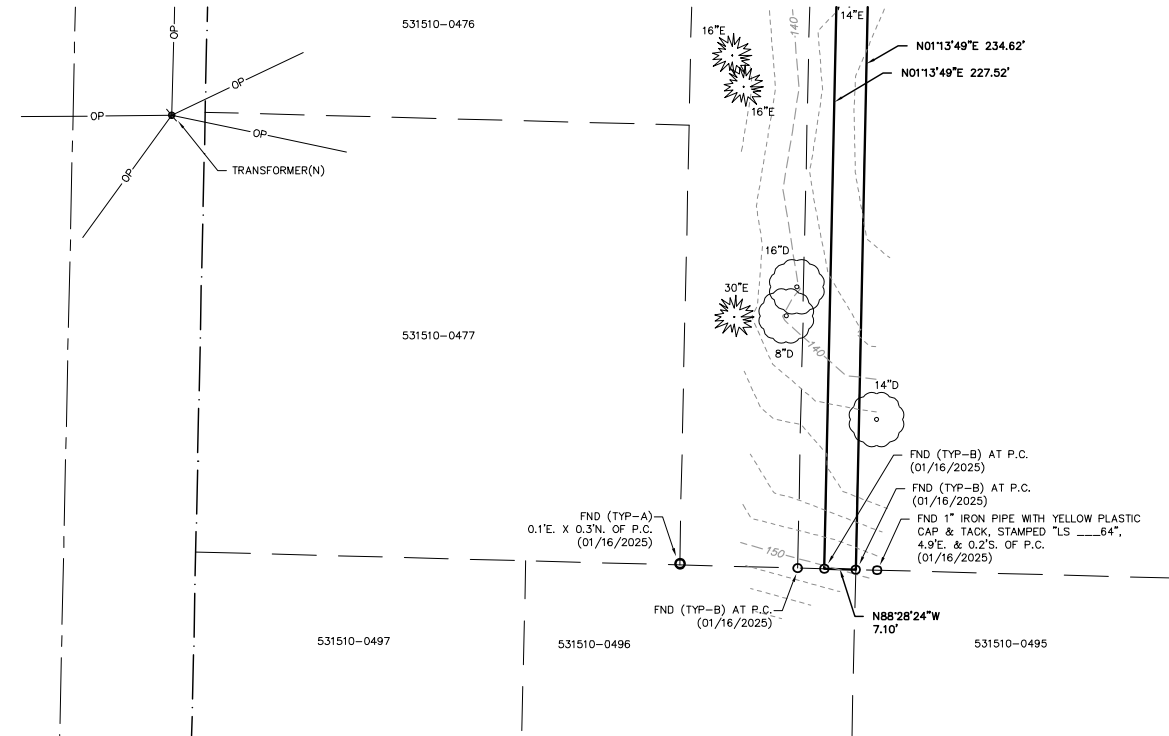
VICINITY MAP



BOUNDARY AND TOPOGRAPHIC SURVEY

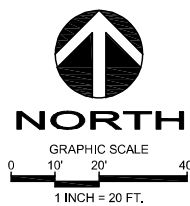
A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER,
SECTION 12, TOWNSHIP 24 NORTH, RANGE 04 EAST, W.M.,
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

FOR CONTINUATION SEE LOWER LEFT



LEGEND:

- FOUND (TYP-A) 1/2" REBAR WITH ORANGE PLASTIC CAP STAMPED "GEO-D 15025"
- FOUND (TYP-B) 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "DRS 45796"
- ℓ PROPERTY LINE
- P.C. PROPERTY CORNER
- FND FOUND
- TYP TYPICAL
- (M) MEASURED
- (C) CALCULATED
- (R1) REFERENCE
- ROAD SIGNAGE
- ☐ MAIL BOX
- ⊞ POWER METER
- ⊞ GAS METER
- ⊞ POWER POLE
- ⊞ POWER VAULT, SIZE VARIES
- ⊞ GUY WIRE
- ⊞ WATER METER
- ⊞ WATER VALVE
- ⊞ FIRE HYDRANT
- ⊞ WATER SPIGOT
- ⊞ ROCKERY
- ⊞ STORM DRAIN CATCH BASIN
- ⊞ SANITARY SEWER MANHOLE
- CLF CHAINLINK FENCE
- SRF SPLIT RAIL FENCE
- DECIDUOUS TREE
- EVERGREEN TREE
- SANITARY SEWER LINE
- STORM LINE
- OP OVERHEAD POWER
- P UNDERGROUND POWER
- W UNDERGROUND WATER
- G UNDERGROUND GAS
- EDGE OF PAVEMENT
- FENCE
- GRAVEL



BASIS OF BEARINGS:
N88°29'52"W BETWEEN THE MONUMENTS
FOUND IN PLACE ALONG SE 24TH ST.

**D.R. STRONG
CONSULTING ENGINEERS**
ENGINEERS PLANNERS SURVEYORS
420 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3053 F 425.827.2423

74TH AVE SE
74TH AVE SE
TAX PARCEL 531510-0455

LNL BUILDS, LLC
317 - 4TH STREET
KIRKLAND, WA 98033



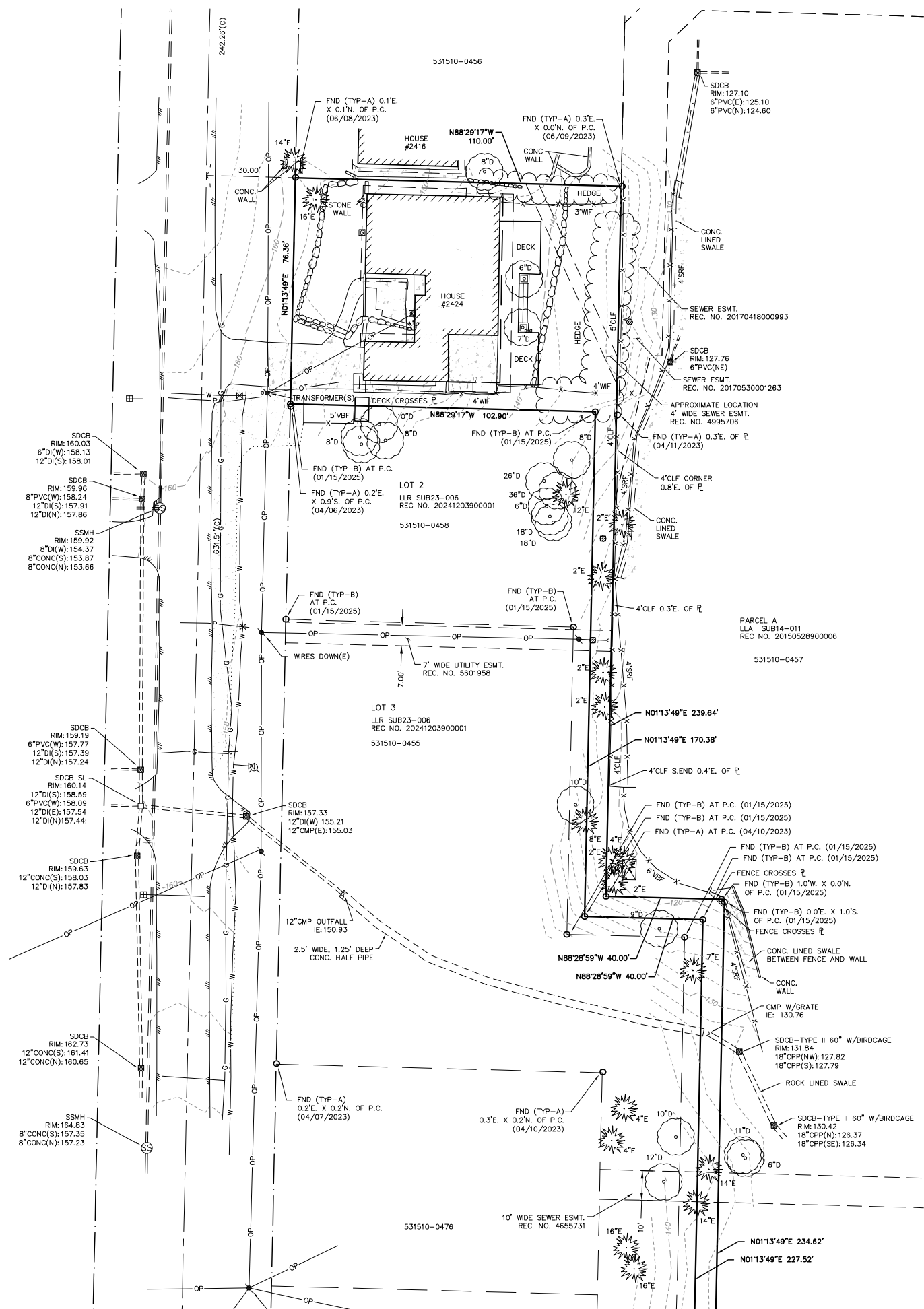
APR

REVISION

DATE

PROJECT SURVEYOR: DAS
DRAFTED BY: DJC/DAS
FIELD BOOK: 199
DATE: 03/25/25
PROJECT NO.: 23001

SHEET: 2 OF 2



FOR CONTINUATION SEE UPPER RIGHT

Section 2: Site Evaluation

Total Lot Area = 8,400 square feet (0.1928 acres)

EXISTING CONDITIONS

Impervious:

House roof area = 3,197 sq. feet
Uncovered deck area = 438 sq. feet
Uncovered walkway/entry = 308 sq. feet
Uncovered driveway area = 811 sq. feet ((PGHS))
Subtotal: 4,754 sq. feet

Pervious:

Lawn, trees and landscaping areas = *3,646 sq. feet*

DEVELOPED CONDITIONS

Impervious (hard) surfaces (new plus replaced):

House roof areas w/overhang = 3,288 sq. feet
Uncovered driveway = 887 sq. feet ((PGHS))
Uncovered deck/patio area = 220 sq. feet
Uncovered walkway/walls = 571 sq. feet

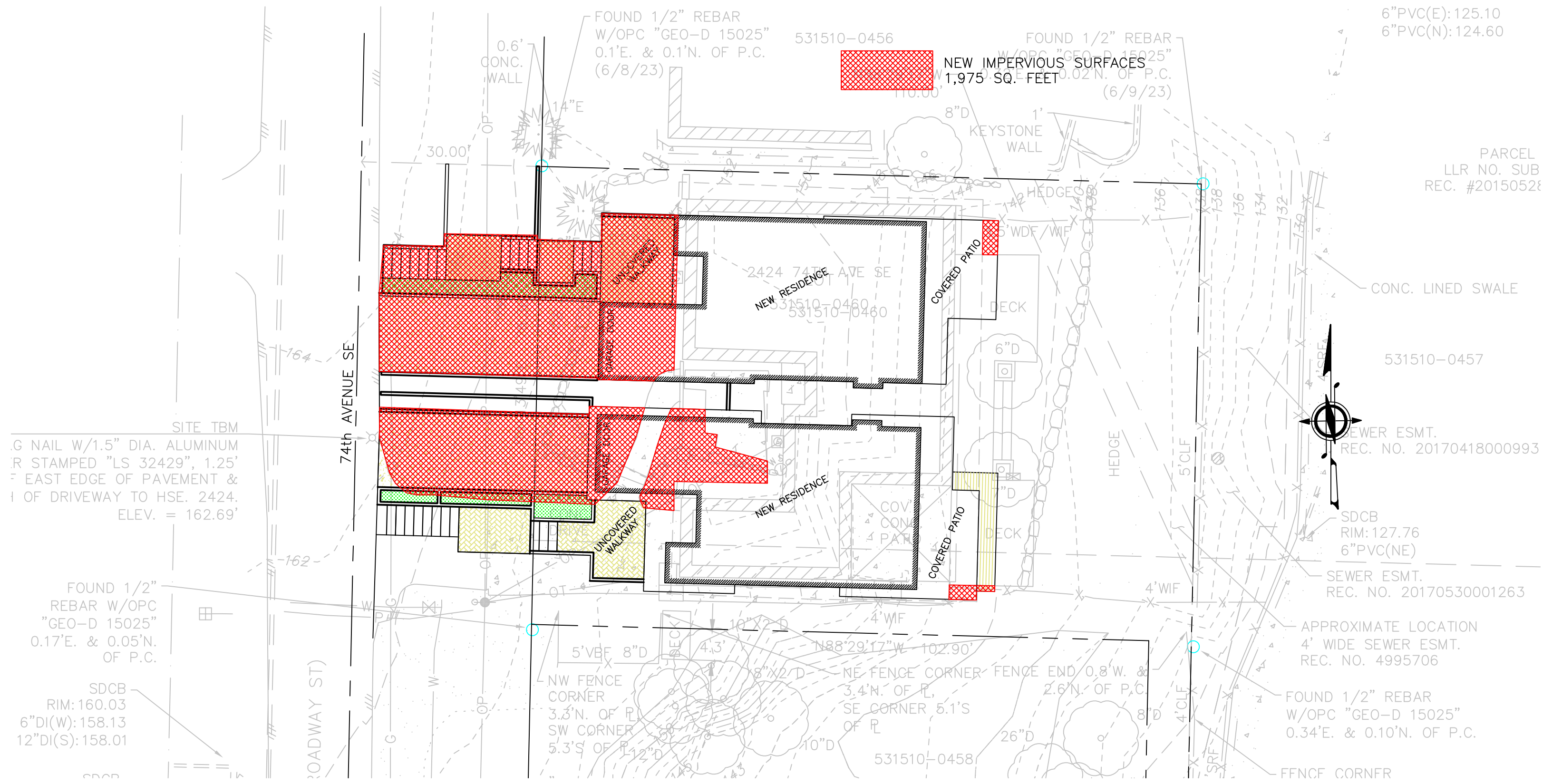
Total New plus replaced Impervious (Hard) Surfaces = 4,966 sq. feet

((PGHS)) -Pollution Generating Hard Surface

Summary of Project Information

Project Site Area	8,400 square feet
Existing Impervious Area	4,754 sq. feet
Existing Impervious Coverage	56.6%
New Impervious Area	1,975 sq. feet (see attached New Impervious Map – next page)
Replaced Impervious Area	2,991 sq. feet
New plus Replaced Impervious	4,966 square feet
Total Site Impervious Area	4,966 square feet
Converted pervious: Native to lawn	0 sq. feet
Converted pervious: Native to pasture	0 sq. feet
Total Area of Land Disturbance	6,200 square feet

The existing property has greater than 35% (56.6%) impervious coverage and the total proposed project new plus replaced impervious surfaces will be less than 5,000 (4,966) square feet; using Figure I-2.4.1 – "Flow Chart for Determining Minimum Requirements for Redevelopment" page 38, 2014 Stormwater Management Manual for Western Washington, Minimum Requirements #1 – #5 apply to this project.



6" PVC(E): 125.10
 6" PVC(N): 124.60

PARCEL
 LLR NO. SUB
 REC. #20150528

CONC. LINED SWALE

531510-0457



SEWER ESMT.
 REC. NO. 20170418000993

SDCB
 RIM: 127.76
 6" PVC(NE)

SEWER ESMT.
 REC. NO. 20170530001263

APPROXIMATE LOCATION
 4' WIDE SEWER ESMT.
 REC. NO. 4995706

FOUND 1/2" REBAR
 W/OPC "GEO-D 15025"
 0.34'E. & 0.10'N. OF P.C.

FENCE CORNER

FOUND 1/2" REBAR
 W/OPC "GEO-D 15025"
 0.1'E. & 0.1'N. OF P.C.
 (6/8/23)

531510-0456

NEW IMPERVIOUS SURFACES
 1,975 SQ. FEET

FOUND 1/2" REBAR
 W/OPC "GEO-D 15025"
 0.02'N. OF P.C.
 (6/9/23)

2424 74th AVE SE
 NEW RESIDENCE
 531510-0460

NEW RESIDENCE

531510-0458

SITE TBM
 1/2" GAL NAIL W/1.5" DIA. ALUMINUM
 PLATE STAMPED "LS 32429", 1.25'
 FROM EAST EDGE OF PAVEMENT &
 CENTER OF DRIVEWAY TO HSE. 2424.
 ELEV. = 162.69'

FOUND 1/2"
 REBAR W/OPC
 "GEO-D 15025"
 0.17'E. & 0.05'N.
 OF P.C.

SDCB
 RIM: 160.03
 6" DI(W): 158.13
 12" DI(S): 158.01

NW FENCE
 CORNER
 3.3'N. OF P
 SW CORNER
 5.3'S OF P

NE FENCE CORNER
 3.4'N. OF P
 SE CORNER 5.1'S
 OF P

FENCE END 0.8'W. &
 2.6'N. OF P.C.

ROADWAY ST)

74th AVENUE SE

FLOW CHART FIGURE II-2.4.1

2424 74th AVENUE SE

Figure I-2.4.1 Flow Chart for Determining Requirements for New Development

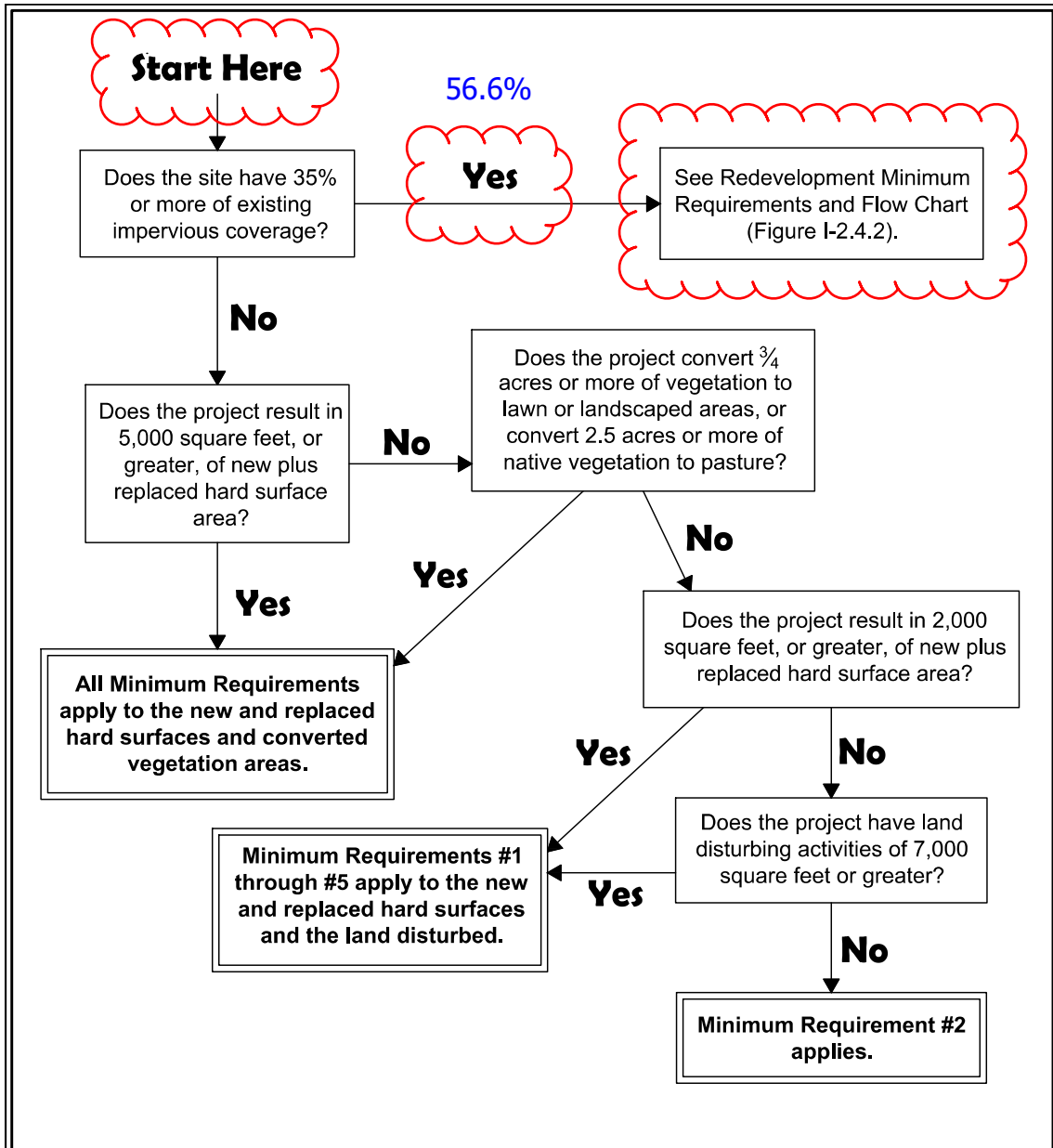


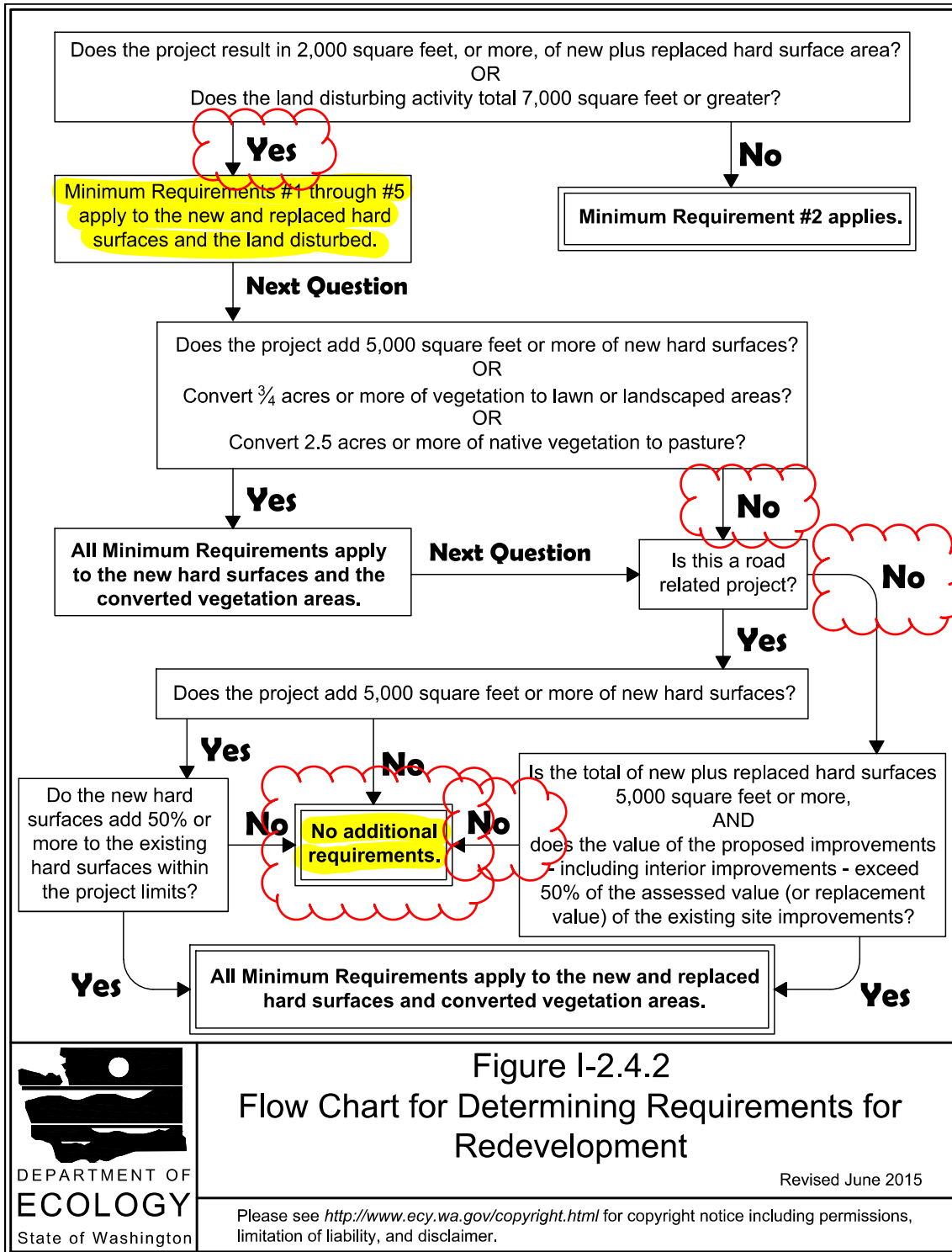
Figure I-2.4.1
Flow Chart for Determining Requirements for New Development
 Revised June 2015

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Figure I-2.4.2 Flow Chart for Determining Requirements for Redevelopment

4,966 SQ.
FEET



**Figure I-2.4.2
Flow Chart for Determining Requirements for Redevelopment**

Revised June 2015

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Section 3: Minimum Requirements

Based upon the Flow Chart Figure I-2.4.2 (Amended December 2014 SWMMWW, DOE Manual), all Minimum Requirements 1-5 apply to this project.

Section I-2.5.1 Minimum Requirement #1 – Preparation of Stormwater Site Plans

A Stormwater site plan (drainage plan) has been prepared for this project together with construction details for installation of the proposed drainage control system. The Stormwater site plans and drainage narrative shall be submitted and reviewed by the City of Mercer Island as part of the building permit application.

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.

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
CALL BEFORE YOU DIG: 811

WATER SERVICE NOTES:

W1 INSTALL 1" WATER METER AND 2" SERVICE LINE PER CITY OF MERCER ISLAND STD. DETAIL W-13. METER BOX LOCATION PER CITY OF MERCER ISLAND STD. DETAIL W-16.

NOTE: CONTRACTOR TO COORDINATE FINAL LOCATION OF NEW METER WITH CITY OF MERCER ISLAND INSPECTOR AT TIME OF CONSTRUCTION

LEGEND

- | | | | |
|------|------------------------|------|--------------------------|
| ACU | AIR CONDITION UNIT | ⊗ | MONUMENT IN CASE (FOUND) |
| AD | AREA DRAIN | PAV | PAVER SURFACE |
| AS | ASPHALT SURFACE | POST | POST |
| B | BUILDING | P | POWER METER |
| CL | CENTERLINE ROW | PO | POWER (OVERHEAD) |
| CS | CONCRETE SURFACE | PP | POWER POLE W/ LIGHT |
| EW | ELECTRICAL EASEMENT | R | REBAR AS NOTED (FOUND) |
| DE | DECK | RC | REBAR & CAP (SET) |
| FL | FENCE LINE (WOOD) | RO | ROCKERY |
| GL | GAS LINE | SL | SEWER LINE |
| GM | GAS METER | SM | SEWER MANHOLE |
| HR | HOSE BIB RISER | SD | STORM DRAIN LINE |
| HFL | HEDGE FOLIAGE LINE | TR | TREE (AS NOTED) |
| I | INLET (TYPE 1) | WL | WATER LINE |
| I(S) | INLET (TYPE 1) (SOLID) | WM | WATER METER |

STORM PIPE TABLE

- | | |
|---|--------------------------------|
| 1 | 66LF., 6" PVC SDR-35 @ S=4.17% |
| 2 | 35LF., 6" PVC SDR-35 @ S=2.85% |
| 3 | 64LF., 6" PVC SDR-35 @ S=26.3% |

SIDE SEWER NOTES:

- | | |
|----|-----------------------------------------------------------------------------------------------------|
| S1 | 51LF., 4" PVC SDR-35 GASKETED SIDE SEWER @ MIN. 2% SLOPE PER CITY OF MERCER ISLAND STD. DETAIL S-18 |
| S2 | 26LF., 4" PVC SDR-35 GASKETED SIDE SEWER @ MIN. 2% SLOPE PER CITY OF MERCER ISLAND STD. DETAIL S-18 |
| S3 | 4" VERTICAL SANITARY SEWER CLEAN OUT W/IN LANDSCAPE AREA |

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.

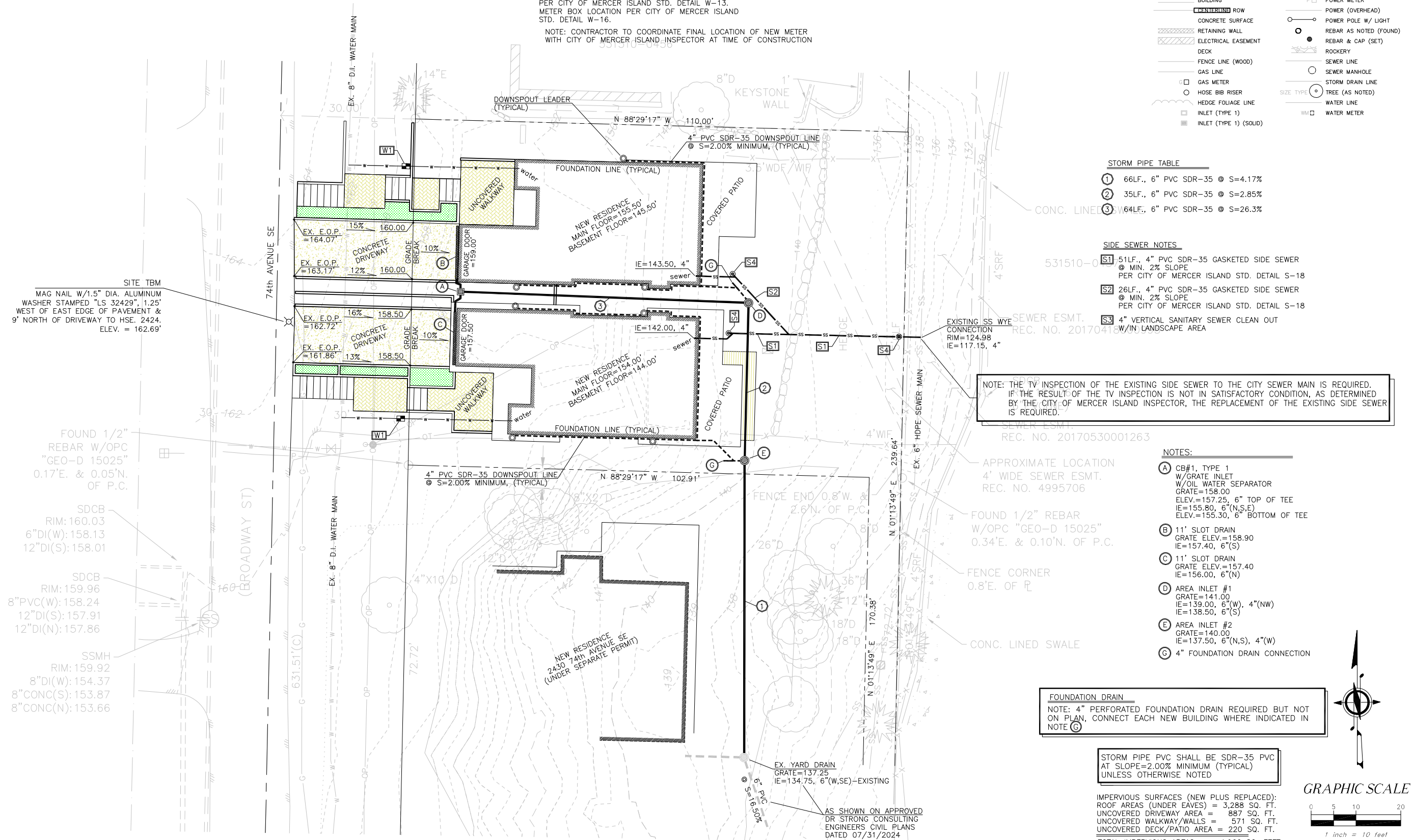
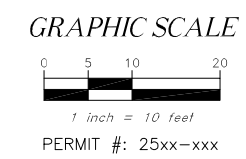
NOTES:

- A CB#1, TYPE 1 W/GRATE INLET W/OIL WATER SEPARATOR GRATE=158.00 ELEV.=157.25, 6" TOP OF TEE IE=155.80, 6"(N,S,E) ELEV.=155.30, 6" BOTTOM OF TEE
- B 11' SLOT DRAIN GRATE ELEV.=158.90 IE=157.40, 6"(S)
- C 11' SLOT DRAIN GRATE ELEV.=157.40 IE=156.00, 6"(N)
- D AREA INLET #1 GRATE=141.00 IE=139.00, 6"(W), 4"(NW) IE=138.50, 6"(S)
- E AREA INLET #2 GRATE=140.00 IE=137.50, 6"(N,S), 4"(W)
- G 4" FOUNDATION DRAIN CONNECTION

FOUNDATION DRAIN
NOTE: 4" PERFORATED FOUNDATION DRAIN REQUIRED BUT NOT ON PLAN, CONNECT EACH NEW BUILDING WHERE INDICATED IN NOTE G

STORM PIPE PVC SHALL BE SDR-35 PVC AT SLOPE=2.00% MINIMUM (TYPICAL) UNLESS OTHERWISE NOTED

IMPERVIOUS AREAS (NEW PLUS REPLACED):
ROOF AREAS (UNDER EAVES) = 3,288 SQ. FT.
UNCOVERED DRIVEWAY AREA = 887 SQ. FT.
UNCOVERED WALKWAY/WALLS = 571 SQ. FT.
UNCOVERED DECK/PATIO AREA = 220 SQ. FT.
TOTAL IMPERVIOUS AREAS = 4,966 SQ. FEET



SITE TBM
MAG NAIL W/1.5" DIA. ALUMINUM WASHER STAMPED "LS 32429", 1.25' WEST OF EAST EDGE OF PAVEMENT & 9' NORTH OF DRIVEWAY TO HSE. 2424. ELEV. = 162.69'

FOUND 1/2" REBAR W/OPC "GEO-D 15025" 0.17'E. & 0.05'N. OF P.C.

SDCB
RIM: 160.03
6"DI(W): 158.13
12"DI(S): 158.01

SDCB
RIM: 159.96
8"PVC(W): 158.24
12"DI(S): 157.91
12"DI(N): 157.86

SSMH
RIM: 159.92
8"DI(W): 154.37
8"CONC(S): 153.87
8"CONC(N): 153.66

PERMIT #: 25xx-xxx

PROJECT	2424 74th Avenue SE	DATE	11/11/2025
CLIENT	Mercer Partners, LLC	JOB NO.	
SHEET CONTENT	Stormwater Site Plan	DWG NO.	
DESIGNED BY	DLO	SHEET	2 OF 5
DRAWN BY	SLS	REV. NO.	11/11/2025
CHECKED BY	DLO	DATE	
DLO		DESCRIPTION	

Section I-2.5.2 Minimum Requirement #2 - Construction Storm Water Pollution Prevention Plan (CSWPP)

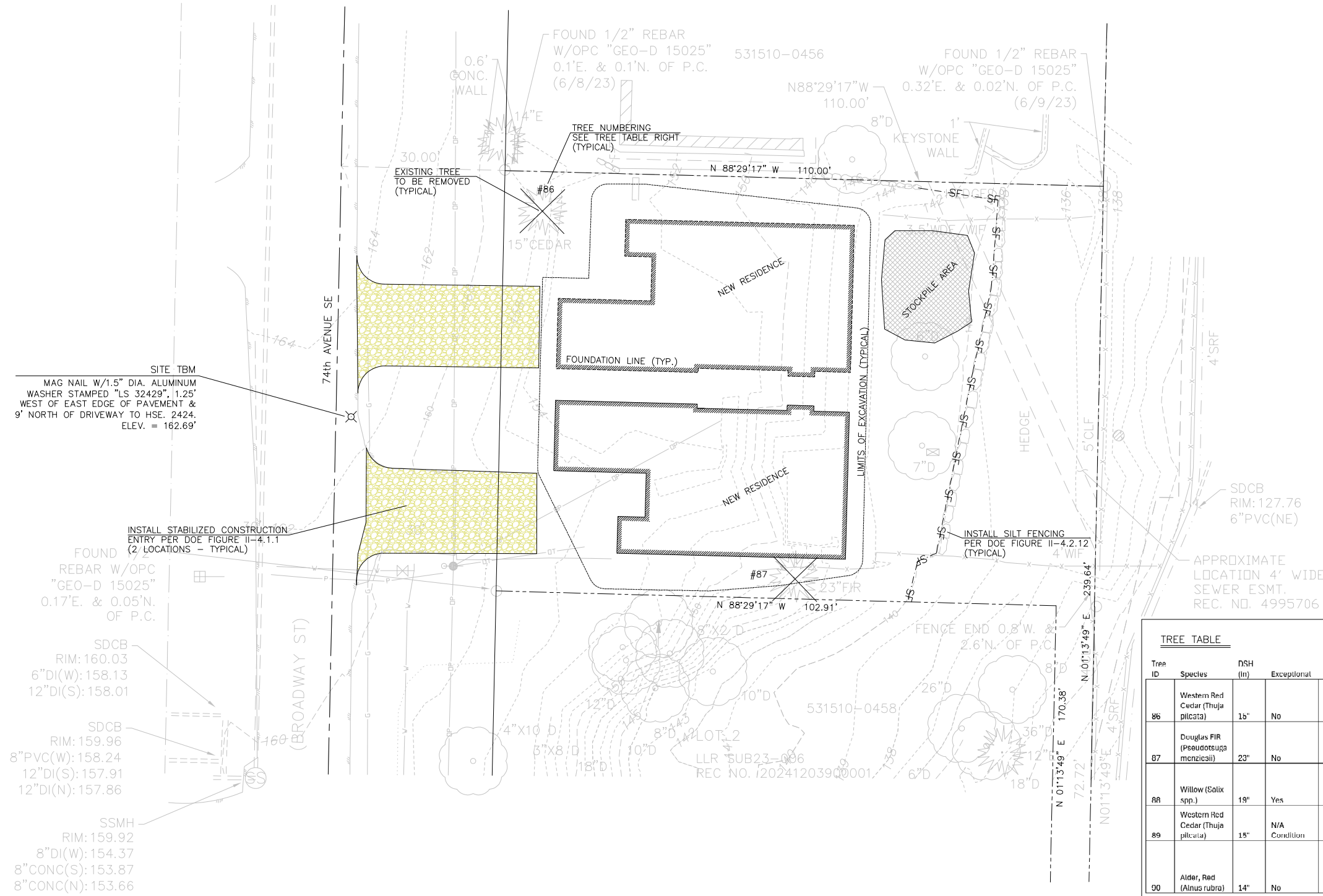
A Construction Stormwater Pollution Prevention Plan (CSWPP) has been prepared and included within this Report. The CSWPP plan shall include construction installation of erosion control, establish a construction access, preservation of existing vegetation during construction, and protection of existing drainage inlets. This will include but not limited to: the use of the existing paved driveway and parking area (on the west side) to provide construction access from 74th Avenue SE; installing filter fabric silt fencing along the down gradient property lines (east and south); installation of filter socks within the public catch basin located within 74th Avenue SE; retention of native vegetated areas including tree/vegetation retention within the side (west and north) yards; and the use straw or chipped materials placed over exposed disturbed soils to prevent runoff from carrying solids.

NE 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 24 NORTH., RANGE 04 EAST, W.M., KING COUNTY, WA.

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
CALL BEFORE YOU DIG: 811

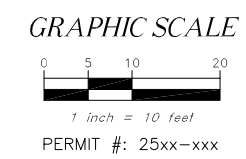
LEGEND

ACU □	AIR CONDITION UNIT	⊗	MONUMENT IN CASE (FOUND)
AD □	AREA DRAIN	PAV SURF	PAVER SURFACE
ASPH	ASPHALT SURFACE	POST	POST
BUILD	BUILDING	P.M.	POWER METER
CR	CENTERLINE ROW	PO	POWER (OVERHEAD)
CS	CONCRETE SURFACE	PP	POWER POLE W/ LIGHT
EW	ELECTRICAL EASEMENT	R	REBAR AS NOTED (FOUND)
DECK	DECK	R&C	REBAR & CAP (SET)
FL	FENCE LINE (WOOD)	RK	ROCKERY
GL	GAS LINE	S	SEWER LINE
GM	GAS METER	SM	SEWER MANHOLE
HBR	HOSE BIB RISER	SD	STORM DRAIN LINE
HFL	HEDGE FOLIAGE LINE	T	TREE (AS NOTED)
I1	INLET (TYPE 1)	WL	WATER LINE
I1S	INLET (TYPE 1) (SOLID)	WM	WATER METER



TREE TABLE

Tree ID	Species	DBH (in)	Exceptional	Height	Drip Zone Diameter	Condition	Comments	Retention
86	Western Red Cedar (Thuja plicata)	15"	No	35'	16'	Good	Conflict with building area	Remove
87	Douglas FIR (Pseudotsuga menziesii)	23"	No	65'	22'	Fair	Conflict with building area	Remove
88	Willow (Salix spp.)	19"	Yes	65'	20'	Poor	50% Dead branches, decay, cavity	Save
89	Western Red Cedar (Thuja plicata)	15"	N/A	65'	10'	Dead		Save
90	Alder, Red (Alnus rubra)	14"	No	40'	10'	Poor	In decline, Ivy, blackberry, steep slope	Save



DISTURBANCE ACREAGE: 0.195 ACRES

PROJECT PARCEL NUMBER: 531510-0460

PROJECT ADDRESS: 2424 74th AVENUE SE
MERCER ISLAND, WASHINGTON 98040

SECTION/TOWNSHIP/RANGE: 12-24N-04E

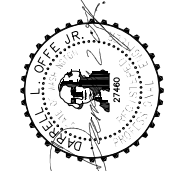
TOTAL SITE ACREAGE: 0.264 ACRES

TOTAL IMPERVIOUS AREA: 4,997 SQUARE FEET

TABLE OF CONTENT

SHEET #	DESCRIPTION
1	CSWPP PLAN
2	STORMWATER SITE PLAN
3	DETAILS
4	DETAILS
5	AMENDED SOILS PLAN

PROJECT	2424 74th Avenue SE	DESIGNED BY	DLO	CHECKED BY	DLO	DATE	11/11/2025
CLIENT	Mercer Partners, LLC	DRAWN BY	SLS			REV. NO.	
SHEET CONTENT	CSWPP Plan						
DATE	11/11/2025						
JOB NO.							
DWG NO.							
SHEET	1	OF	5				



Section I-2.5.3 Minimum Requirement #3 - Source Control of Pollution

Source control BMP's will be utilized to contain pollution generating runoff. No concrete washout will be allowed on the property during construction. No fuel materials will be placed or stored on site during construction.

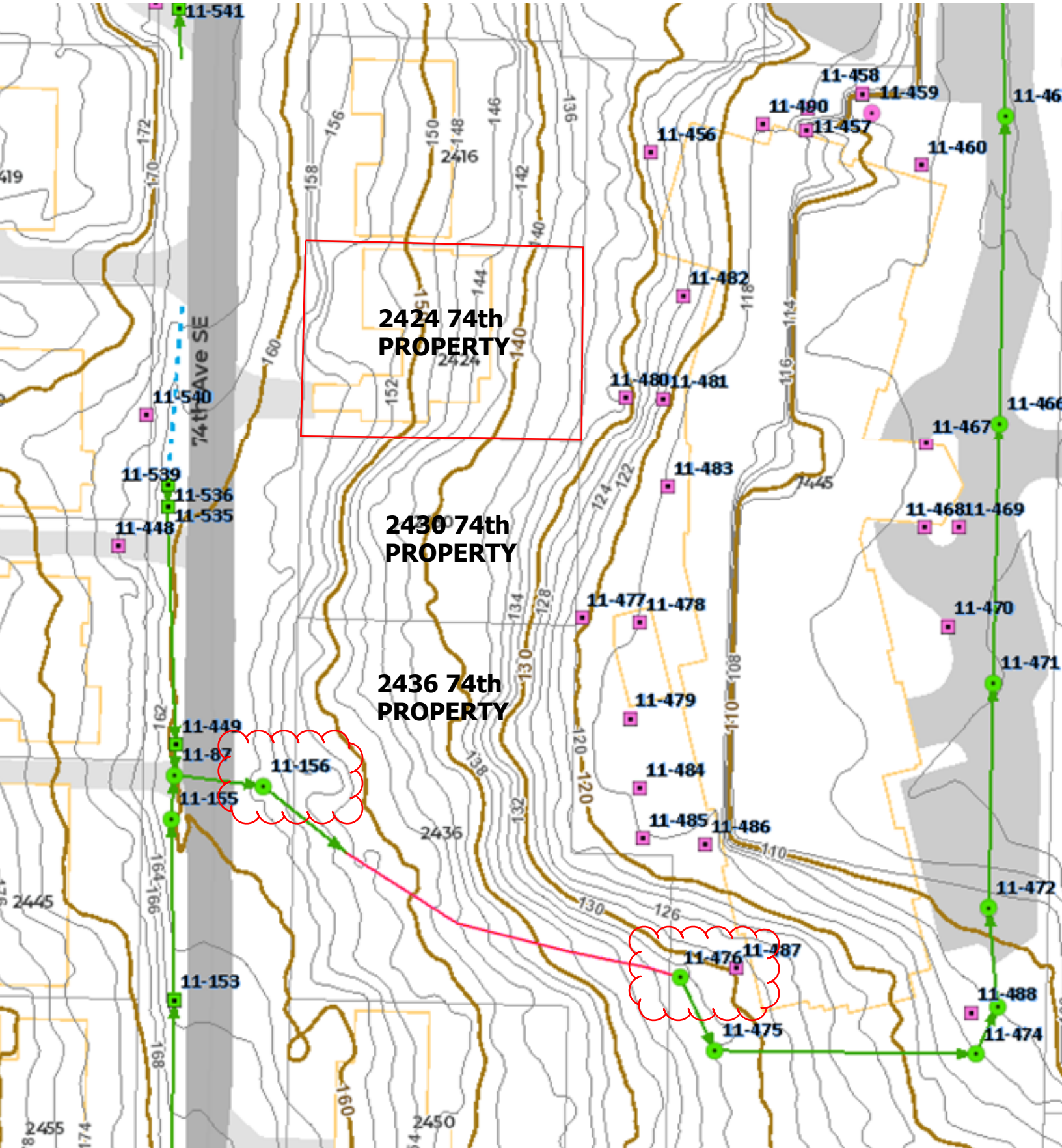
Section I-2.5.4 Minimum Requirement #4 - Preservation of Natural Drainage Systems and Outfalls

The subject property is located along the west side of 74th Avenue SE, south of SE 24th Street. The property has a high point at the northwest corner along 74th Avenue SE at elevation 158.00. The easterly property line is approximately elevation 138.00. The property sheet flows towards the east and the easterly property is the natural drainage outfall from the property. The natural outfall from the subject property is sheet flow to the east, down the slope on the easterly property line, and into the private drainage system to the east.

The properties abutting to the south, 2430 74th Avenue SE and 2436 74th Avenue SE, reconstructed the City public drainage system from City CB#11-156 to City CB#11-476. The construction plans for this reconstruction can be found in the next 2 pages. This reconstruction oversized the existing drainage system and the City Public Works will allow for direct discharge into this new reconstructed system with direct connection for 2424 74th Avenue SE. The drainage system constructed on 2430 74th Avenue SE will be extended north with a new 6" pipe, as seen on 2424 74th Avenue SE Stormwater Site Plan. The new residence within 2424 74th Avenue SE will connect to the reconstructed City drainage system and pay a fee-in-lieu-of detention.

The discharge from the new proposed site at 2424 74th Avenue SE will be direct connection into a private drainage system along the east side of 2430 and 2436 74th Avenue SE and connect into the reconstructed City drainage system. This City drainage system flows east and connects into SE 24th Street. The natural outfall and drainage from the subject property will be preserved in the redeveloped condition.

DOWNSTREAM MAP



NW 1/4 SECTION 12, TOWNSHIP 24 N, RANGE 4E, W.M.

2436 74TH AVE SE

SEE THIS SHEET

GENERAL NOTES:

1. SITE PLAN PROVIDED BY CLIENT ON OCTOBER 4, 2024.
2. WALL/FOOTING/LAWN UNDERDRAIN DRAINAGE SYSTEM AND ROOF DOWNSPOUT SYSTEM SHALL NOT BE INTERCONNECTED UNLESS SUCH CONNECTION IS MADE AT LEAST ONE FOOT BELOW THE WALL/FOOTING UNDERDRAIN DRAINAGE SYSTEM AND DOWN SLOPE OF THE WALL/BUILDING FOUNDATION AND DOWNSLOPE OF THE DRAINAGE TANK.
3. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITIES SHOWN HEREON IN THEIR PROPER LOCATION.
4. CONTRACTOR SHALL PATCH-HOLE LOCATION OF EXISTING UTILITIES TO BE RECONNECTED PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ENGINEER OF ANY CONNECTIONS.
5. CONTRACTOR TO VERIFY CONDITION AND GOOD WORKING ORDER OF ALL EXISTING UTILITIES TO BE RECONNECTED OR RE-USED PRIOR TO START OF CONSTRUCTION.
6. SOILS ON THE SITE CONSISTS OF KHSAP SILT-LOAM (N68) PER THE ARCS NEB SOIL SURVEY.
7. ROOF DRAINS SHALL BE 4" OR 6" PVC AS SHOWN AND HAVE A MINIMUM SLOPE OF 2:100.
8. ALWAYS CALL 811 TWO WORKING DAYS BEFORE YOU DIG.

STORM DRAINAGE NOTES:

1. 4" & 6" PVC PIPE SHALL MEET ASTM D3034 SDR-15.
2. FOOTING/WALL DRAINAGE SYSTEM AND ROOF DOWNSPOUT SYSTEM SHALL NOT BE INTERCONNECTED UNLESS SUCH CONNECTION IS MADE AT LEAST ONE FOOT BELOW THE FOOTING/WALL DRAINAGE SYSTEM AND DOWN SLOPE OF THE BUILDING FOUNDATION. PROVIDE BACKWATER VALVES WHERE NOTED.
3. APPLICANTS ARE REQUIRED TO CALL FOR INSPECTIONS IF THE WORK DOES NOT CONFORM TO THE APPROVED PLANS. ON THE INSPECTION REPORTS, OTHER CONDITIONS THAT REQUIRE MODIFICATIONS OR ADDITIONAL INFORMATION THAT PORTION OF THE WORK WILL BE STOPPED. NO FINAL OCCUPANCY SHALL BE PERMITTED UNTIL ALL ON-SITE STORMWATER MANAGEMENT (SMT) AND OTHER DRAINAGE CONTROL FACILITIES ARE COMPLETED, INSPECTED AND APPROVED.
4. APPLICANTS MAY BE REQUIRED TO OBTAIN A STREET CLOSING PERMIT IF DRAINAGE WORK IS TO BE DONE IN THE CITY'S RIGHT-OF-WAY. IF THE IMPROVEMENTS INCLUDE A CONCRETE DRIVEWAY THAT IS TO EXTEND INTO THE PUBLIC RIGHT-OF-WAY, A PUBLIC PLACE USE PERMIT IS REQUIRED FOR THAT PORTION OF THE DRIVEWAY LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.
5. FIELD ADJUST AREA DRAIN LOCATIONS. GRADE TO DRINK.
6. SLEEVE ALL PIPES UNDER/ THROUGH WALLS.

SURVEY CONTOUR NOTE:

SEE NOTE ON BOUNDARY AND TOPOGRAPHIC SURVEY. ADDITIONAL SURVEY POINTS WERE PLACED TO ENSURE THE SURVEY CONTOUR ELEVATION WITHIN THE VICINITY OF THE BUILDING FOOTPRINT IS ACCURATE WITHIN 6 INCHES VERTICALLY AND HORIZONTALLY FROM ACTUAL ELEVATIONS.

DETENTION NOTE:

THIS PROJECT PROPOSES A FEE IN LIEU OF DETENTION. SEE DRAINAGE REPORT FOR DETAILED ANALYSIS.

PIPE SLEEVE NOTE:

(1) SLEEVE ALL PIPES UNDER/ THROUGH WALLS.

FIRE SPRINKLER NOTE:

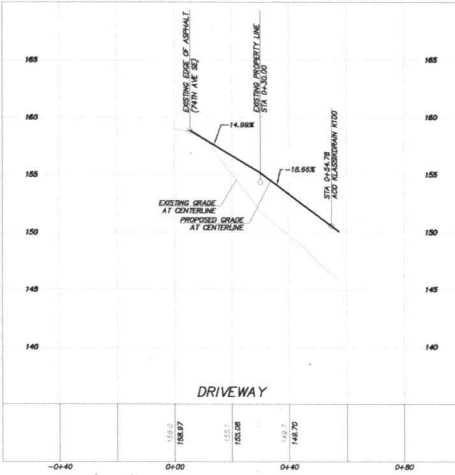
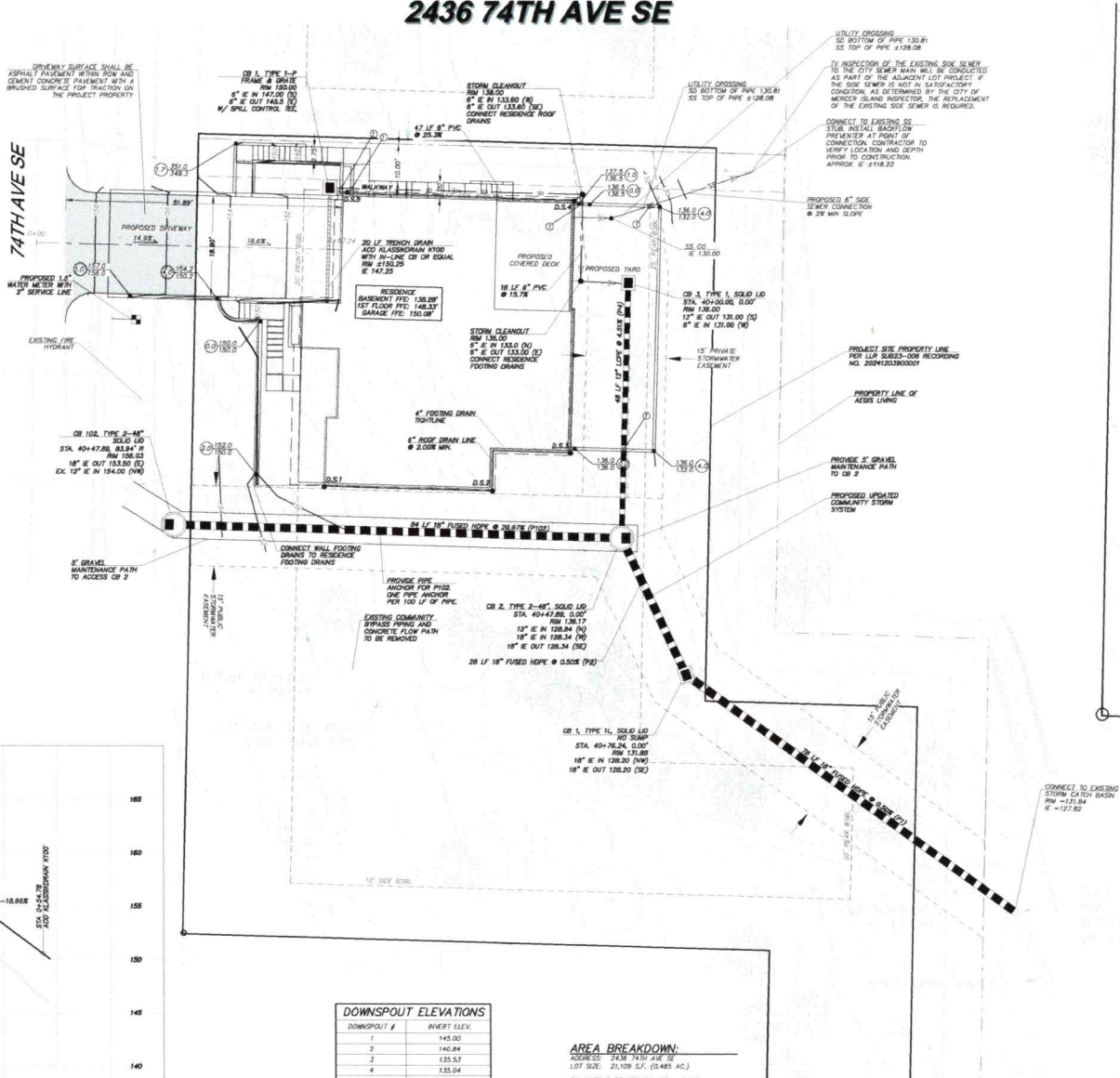
NFPA 13B FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13B AND LOW STAMPSHOOTS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.

FIRE ALARM NOTE:

A NFPA 72- CHAPTER 28 MONITORED FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA 72B AND LOW STAMPSHOOTS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.

LAWN AND LANDSCAPE AREA NOTE:

THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH DNR 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.



AREA BREAKDOWN:

ACRES: 1.7531 AC

LOT SIZE: 21,109 S.F. (0.483 AC)

EX. HARD SURFACES ON LOT: 0 S.F.

NEW HARD SURFACES ON LOT:

MAIN HOUSE ROOF	2,121 S.F.
DRIVEWAY	320 S.F.
COVERED DECK	303 S.F.
WALK & PATIO	463 S.F.
TOTAL NEW ON LOT	3,207 S.F.

NEW HARD SURFACES:

LOT PERIMETER	1,409 S.F.
OFFSITE DRIVEWAY	17,709 S.F.
TOTAL PROJECT HARD SURFACES	3,685 S.F.
TOTAL P.I.C.S.	988 S.F.



SEE THIS SHEET



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REVIEWED FOR CODE COMPLIANCE
May 01, 2025
SITE COPY

REVISION

DATE	BY	DESCRIPTION
01.28.23	MAJ	APPROVED
02.24.23	MAJ	APPROVED
03.23.23	MAJ	APPROVED
04.25.23	MAJ	APPROVED
04.25.23	MAJ	APPROVED

DRAFTED BY: RMF
DESIGNED BY: RMF
PROJECT ENGINEER: MAJ
DATE: 8.26.23
PROJECT NO.: 23001

DRAWING: C3
SHEET: 3 OF 4