



PLANT SCHEDULE SITE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	AC	ACER CIRCINATUM / VINE MAPLE	1" CAL 1 GAL	9 7
	AS	ACER PALMATUM 'SANGO-KAKU' / CORAL BARK JAPANESE MAPLE	1" CAL	2
	PC	PINUS CONTORTA / SHORE PINE	6' HT	6
	PA3	PRUNUS X YEDOENSIS 'AKEBONO' / AKEBONO YOSHINO CHERRY	2" CAL	1
	PD	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	6' HT	7
	TP	THUJA PLICATA / WESTERN RED CEDAR	6' HT 1 GAL	9 6
	TM	TSUGA MERTENSIANA / MOUNTAIN HEMLOCK	6' HT	9

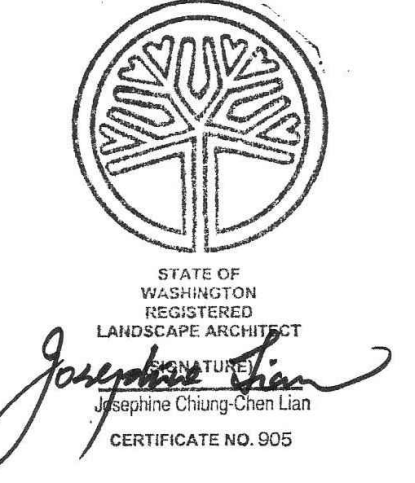
TOTAL REPLACEMENT TREES (CONIFERS OVER 6' H AND DECIDUOUS TREES OVER 1" CAL): 43 TREES

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS				
	AA3	AMELANCHIER ALNIFOLIA / SERVICEBERRY	1 GAL	15
	AH2	AZALEA X 'HINO-CRIMSON' / HINO-CRIMSON KURUME AZALEA	1 GAL	15
	GS	GAULTHERIA SHALLON / SALAL	1 GAL	19
	LA	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / LAVENDER	1 GAL	39
	MR	MAHONIA REPENS / CREEPING MAHONIA	1 GAL	15
	OC	OEMLERIA CERASIFORMIS / OSOBERRY	1 GAL	7
	PM	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GAL	12
	RE	RHODODENDRON X 'P.J.M.' / PJM RHODODENDRON	3 GAL	7
	RS	RIBES SANGUINEUM / RED FLOWERING CURRANT	2 GAL	14
	RS2	RUBUS SPECTABILIS / SALMONBERRY	1 GAL	5
	VO	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	1 GAL	15

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
GROUND COVERS					
	CF2	CALLUNA VULGARIS 'FIREFLY' / FIREFLY HEATHER	1 GAL	24" o.c.	40

- NOTE:**
- REFER TO L-1 FOR TREE INVENTORY AND REPLACEMENT TREES REQUIREMENTS.
 - TOTAL (48) REPLACEMENT TREES ARE REQUIRED
 - TOTAL (48) PROPOSED TREES ON SITE, SEE SCHEDULE.
 - REMOVE ALL MAN MADE STRUCTURES AND DEBRIS PILES FROM THE STREAM BUFFER AREA. REMOVAL INCLUDES FOOTINGS AND OTHER BELOW GRADE ITEMS TO WHATEVER DEPTH ENCOUNTERED.
 - REMOVE ALL EXOTIC AND INVASIVE SPECIES, UNDESIRABLE VEGETATION.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK.
 - TREE PLANTING ACTIVITY WILL CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD.
 - ALL PLANTING AREAS SHALL BE CAPPED WITH 2" DEPTH OF MULCH AFTER PLANTING IS COMPLETED.

ZHANG RESIDENCE
 PARCEL: 1438700145
 MERCER ISLAND WA 98040



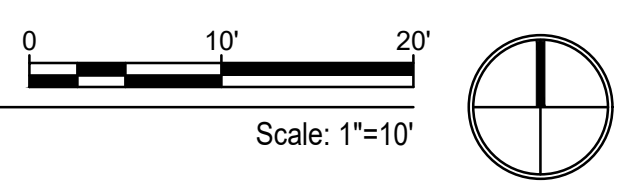
ISSUE DATE
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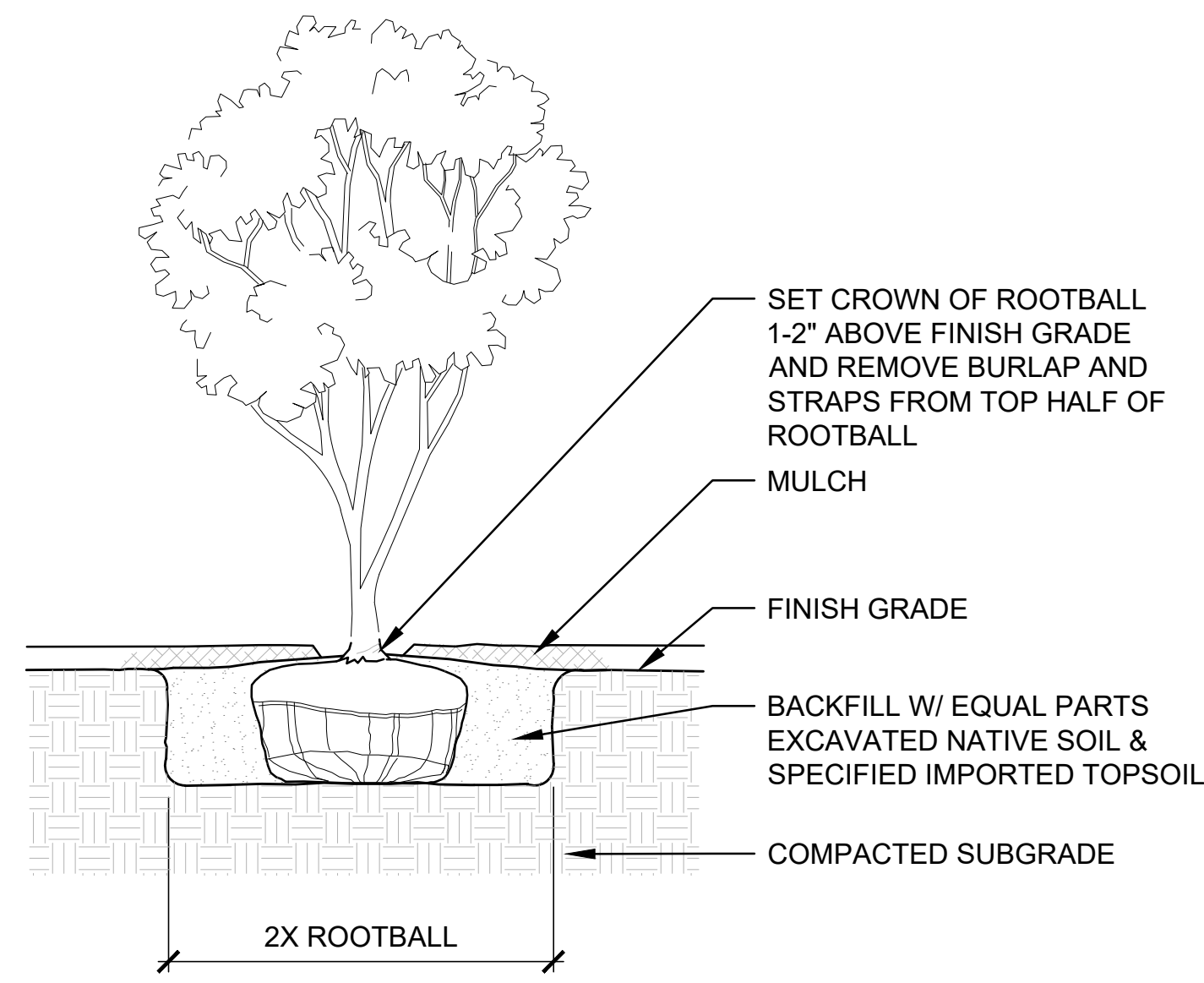
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LANDSCAPE PLAN

SHEET NUMBER

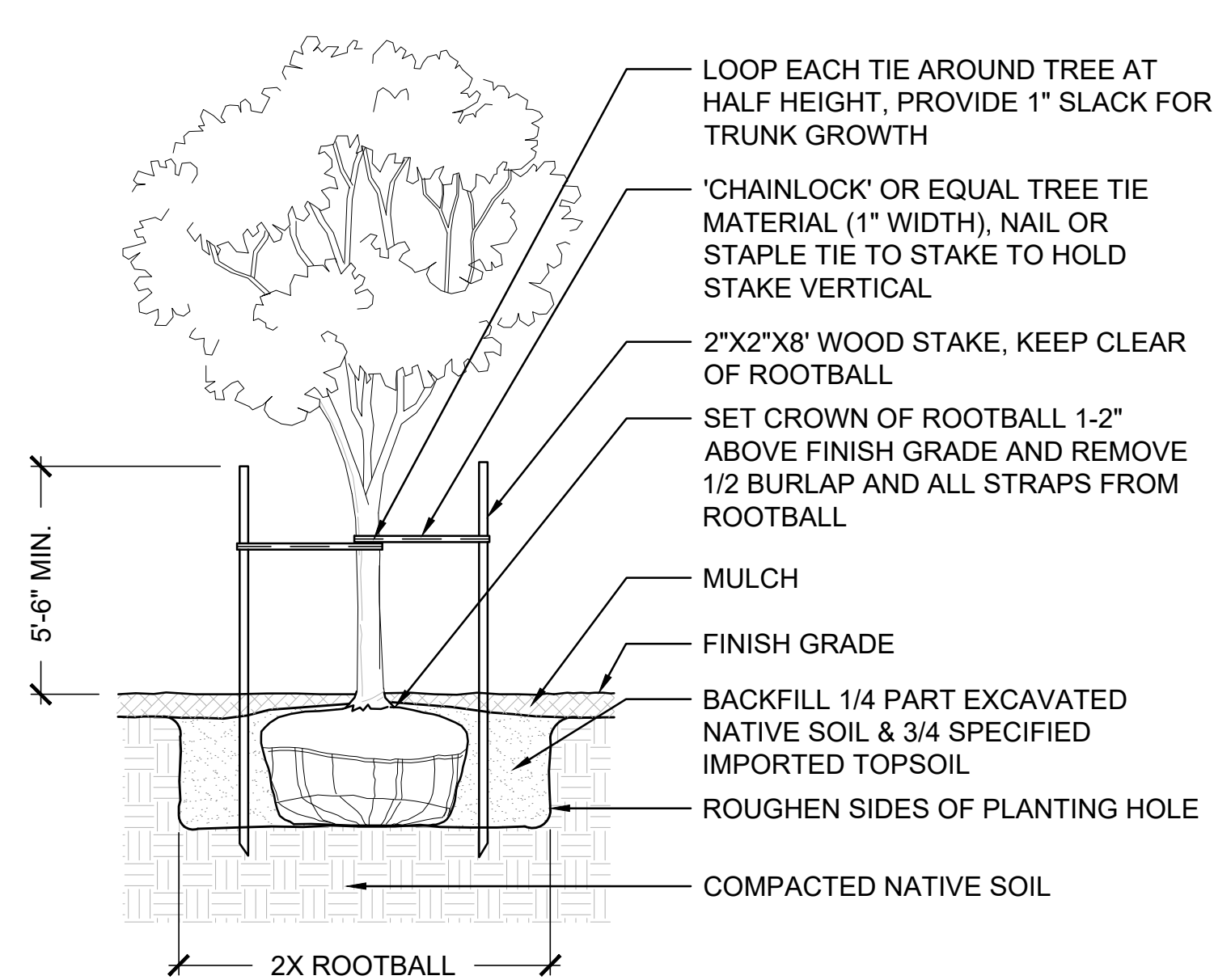
L-2





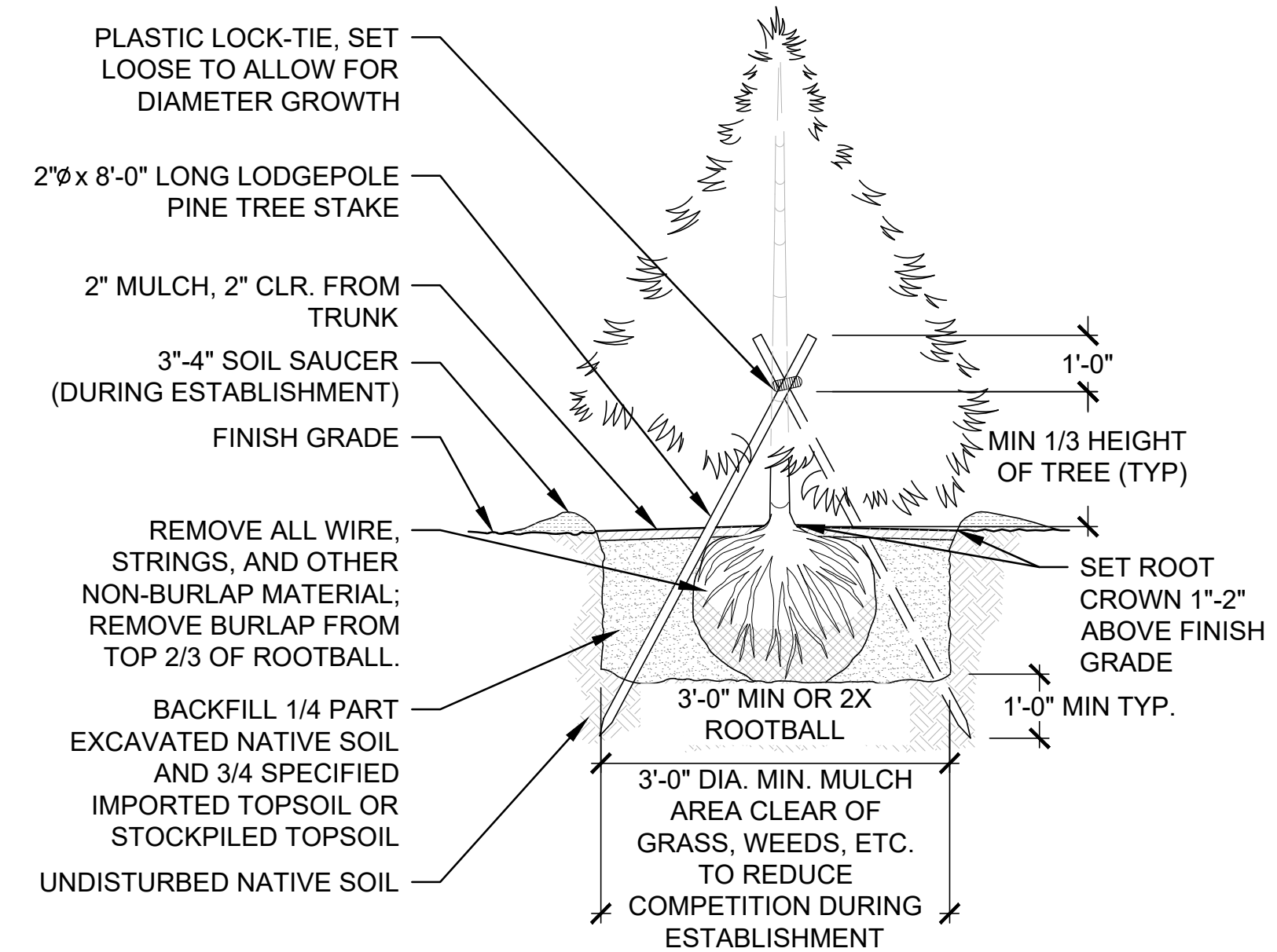
1 MULTI-STEM TREE PLANTING

N.T.S.



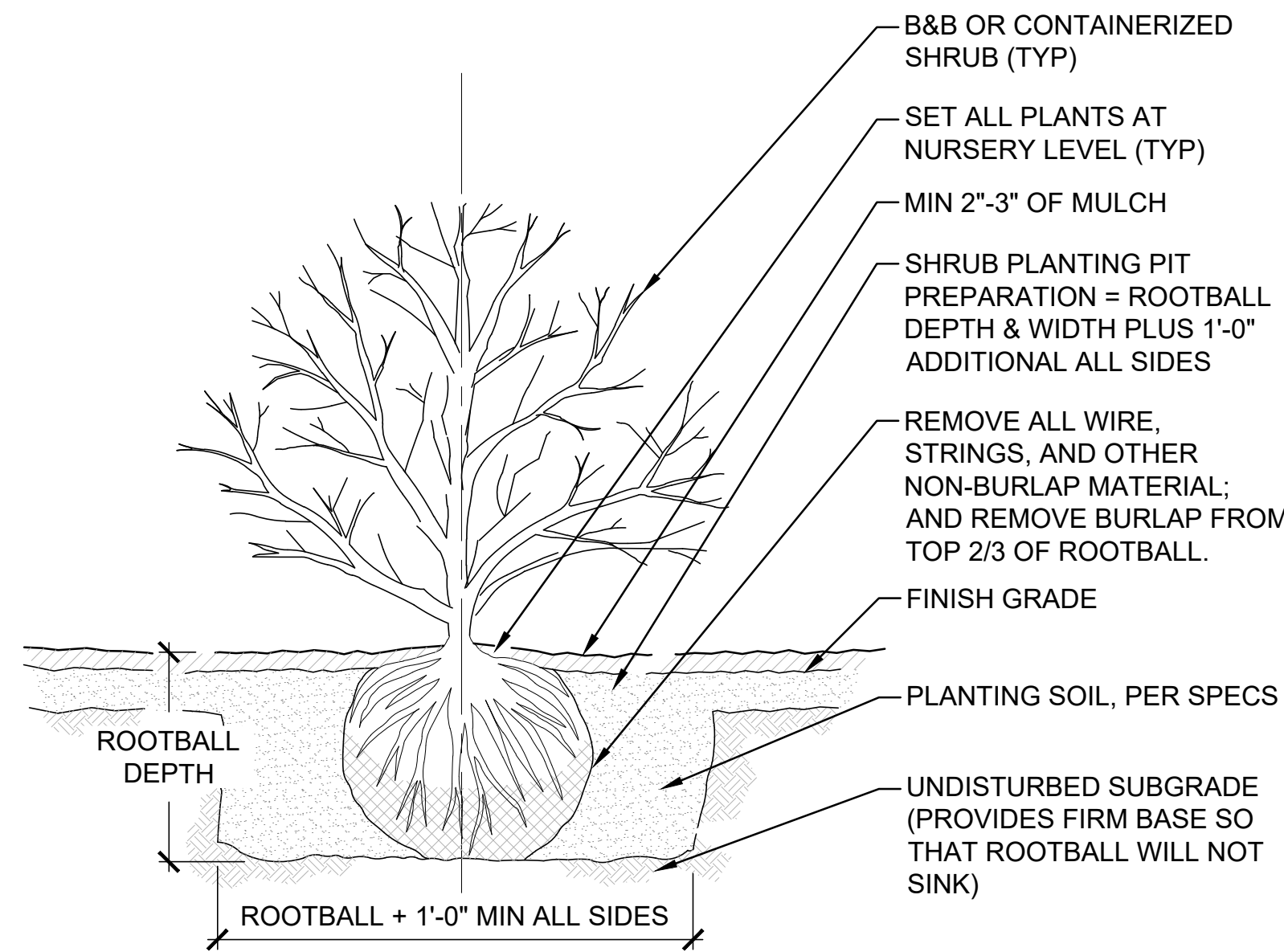
2 DECIDUOUS TREE PLANTING

N.T.S.



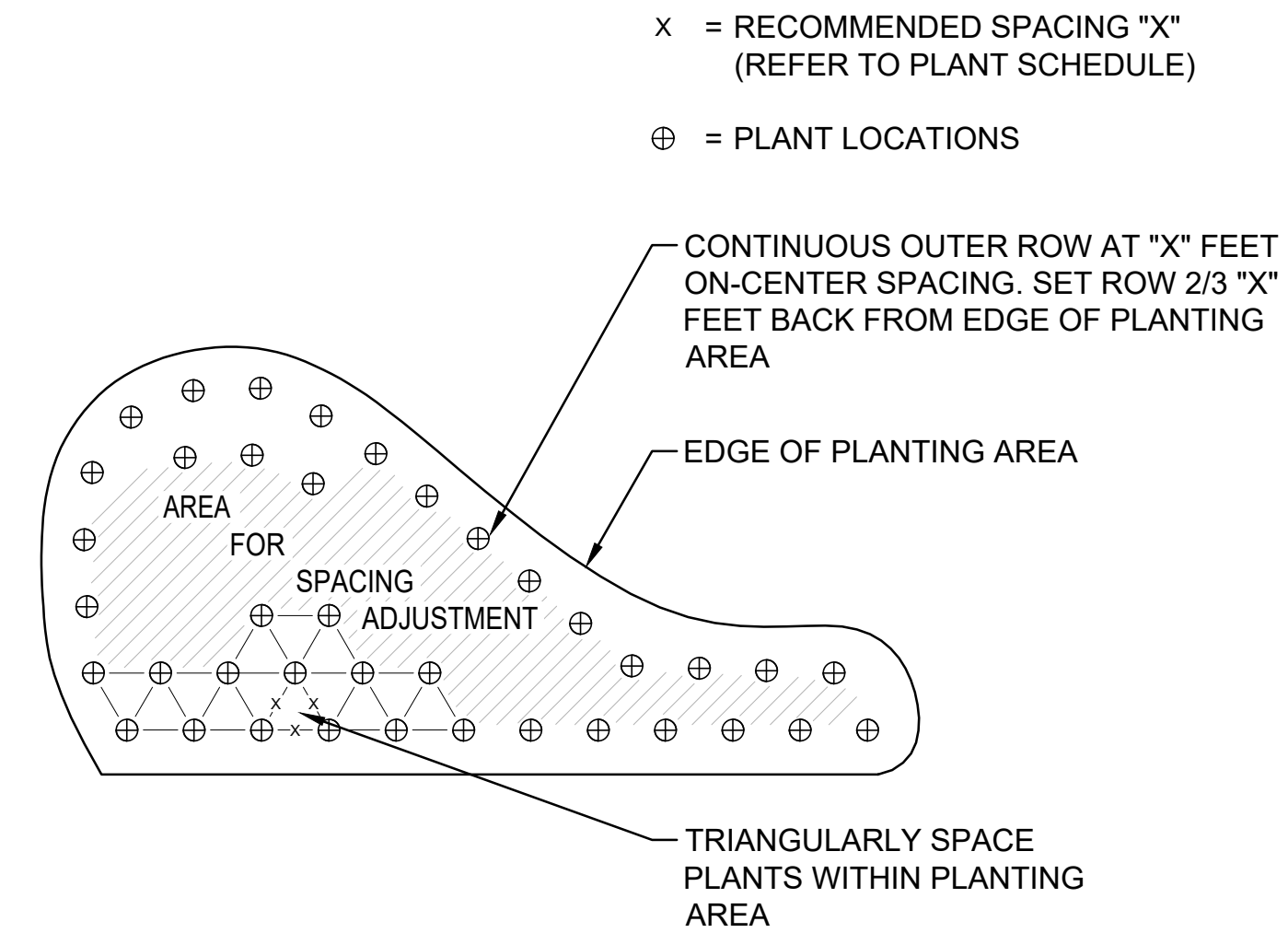
3 CONIFEROUS TREE PLANTING

N.T.S.



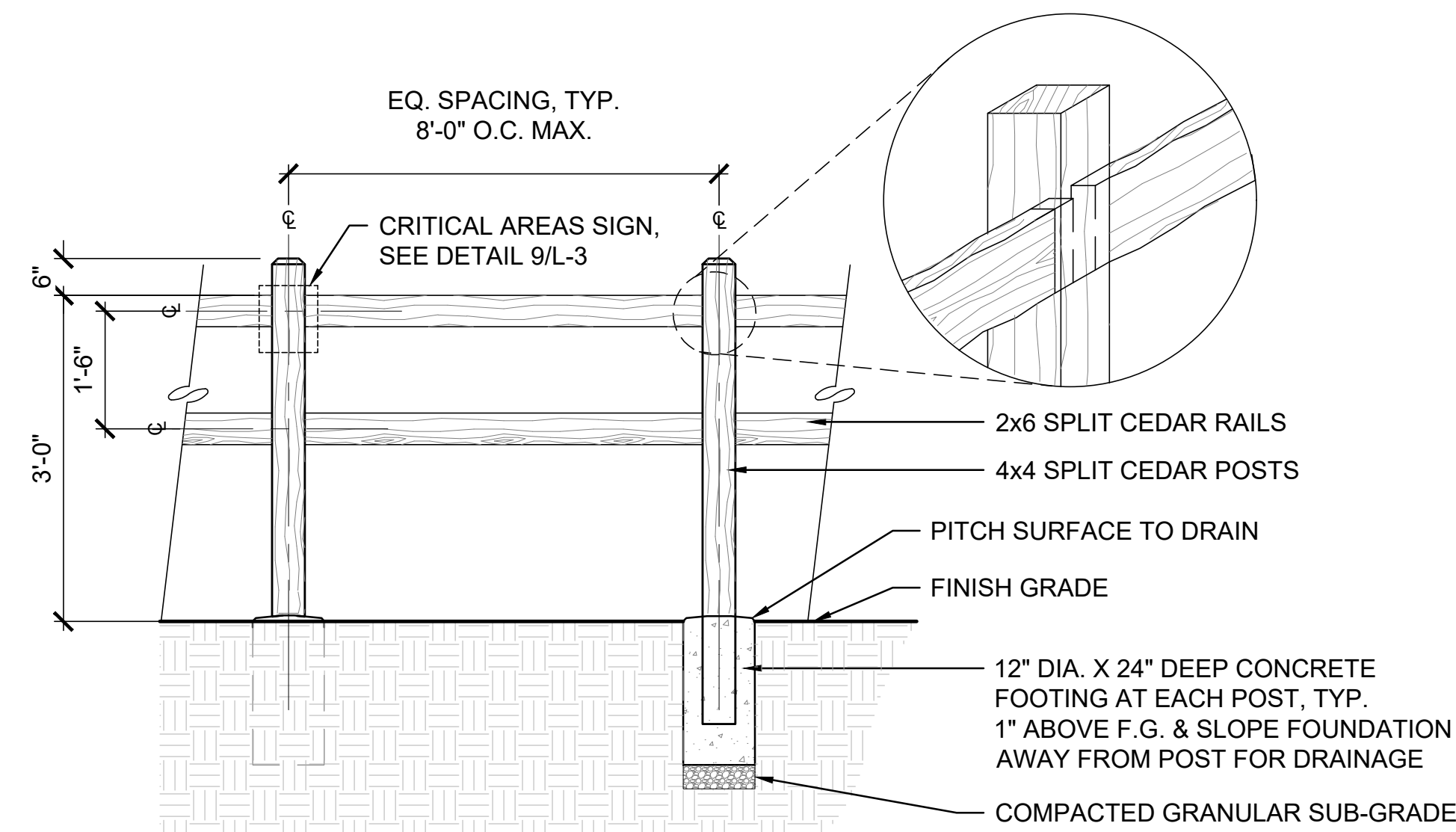
4 SHRUB PLANTING

N.T.S.



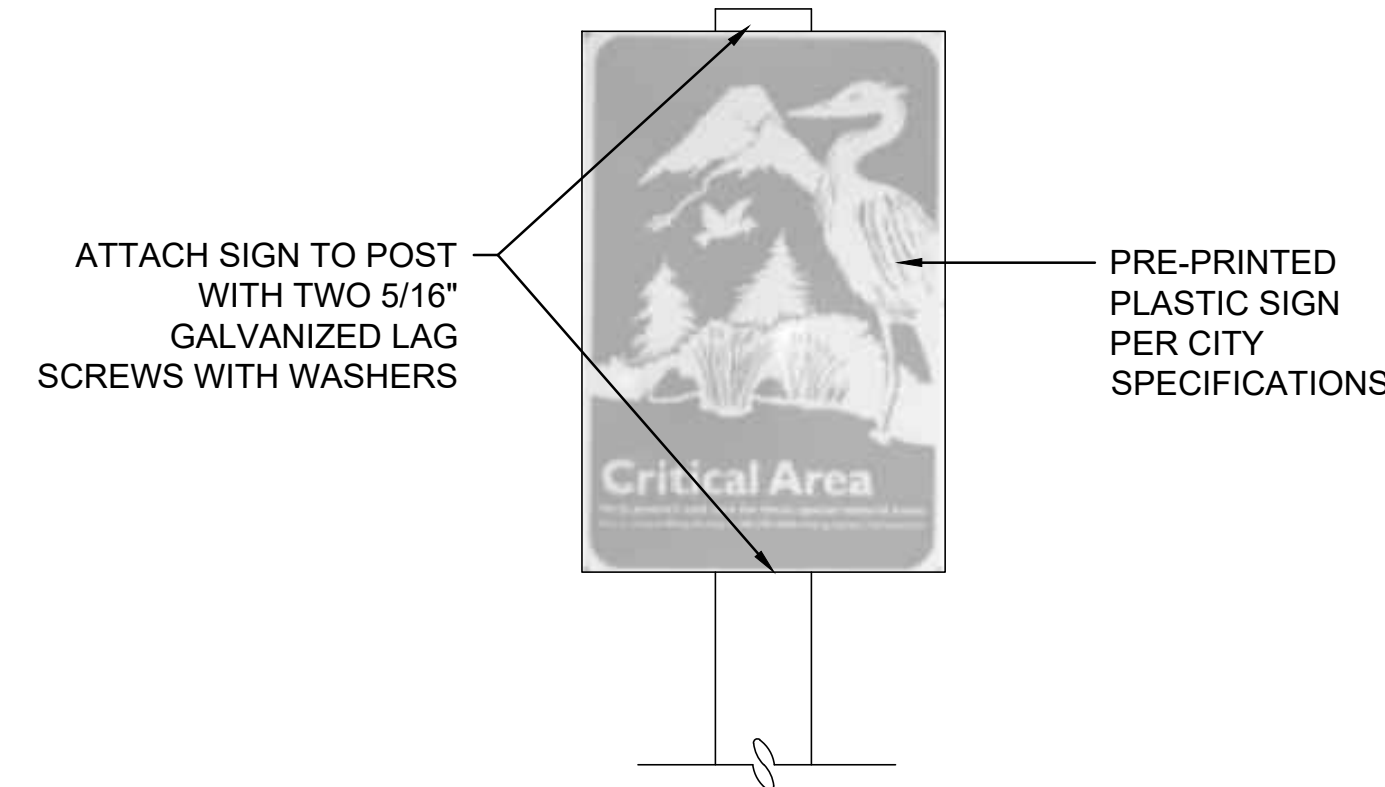
5 PLANT SPACING AND PATTERN

N.T.S.



6 SPLIT-RAIL FENCE

1/2\"/>



7 CRITICAL AREAS SIGN DETAIL

N.T.S.

ZHANG RESIDENCE
 PARCEL: 1438700145
 MERCER ISLAND WA 98040



LOTUS LANDSCAPE DESIGN
 425 753 3424
 JOSEPHINE@LOTUSLANDSCAPEDESIGN.COM



STATE OF WASHINGTON
 REGISTERED
 LANDSCAPE ARCHITECT
 Josephine Chang Chen Lian
 CERTIFICATE NO. 905

ISSUE DATE
 JUNE 5, 2025

NO. DATE DESCRIPTION OF REVISIONS

**LANDSCAPE
 DETAILS**

SHEET NUMBER

L-3

9433 SE 54TH ST MERCER ISLAND SITE PLAN

LEGAL DESCRIPTION

LOT 14, CAY HILLS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 70 OF PLATS, PAGE 95, IN KING COUNTY, WASHINGTON;

ALSO THAT PORTION OF GOVERNMENT LOT 2, SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 14, CAY HILLS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 70 OF PLATS, PAGE 95, IN KING COUNTY, WASHINGTON; THENCE SOUTH 7°00'00" WEST 59.38 FEET TO THE SOUTHWEST CORNER OF LOT 10 OF SAID PLAT;
THENCE NORTHWESTERLY TO THE SOUTHWEST CORNER OF SAID LOT 14;
THENCE ALONG THE SOUTHERLY LINES OF SAID LOT 14, SOUTH 71°30'00" EAST 80.00 FEET AND NORTH 86°30'00" EAST 42.00 FEET TO THE POINT OF BEGINNING.

VERTICAL DATUM & CONTROL INTERVAL

CONTOUR INTERVAL = 1 FT.

VERTICAL DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON MARCH 11, 2021.

HORIZONTAL DATUM = NAD 83/11

SURVEY NOTES

- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
- UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE GIS AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
- TAX PARCEL NO. 1438700145
- TREE DIAMETERS AND DRIP LINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
- PARCEL AREA = 21666 SQ. FT.

SITE DATA

HIGHEST ELEVATION OF LOT: 102.00
LOWEST ELEVATION OF LOT: 54.00
LOT SLOPE: 26.8%
TOTAL SITE AREA: 21,666 SF
ALLOWED LOT COVERAGE: 35%
PROPOSED LOT COVERAGE: 4,132 SF (19.1%)
PROPOSED HARDSCAPE: 276 SF (1.3%)
PROJECT IMPERVIOUS AREA: 4,408 SF (20.3%)

* LOT COVERAGE INCLUDES THE COMBINATION OF BUILDINGS, INCLUDING EAVES AND ROOF OVERHANGS, AND VEHICULAR DRIVING SURFACES AS DEFINED PER MMC 19.16.010

OWNER / ARCHITECT

MELODY QI
5425 96TH AVE SE
MERCER ISLAND, WA 98040
(425) 922-5926
CONTACT: MEI YANG

SURVEYOR

CHADWICK & WINTERS
1422 N.W. 85TH ST.
SEATTLE, WA 98117
(206) 297-0986
CONTACT: BRANDON E. WINTERS

ENGINEER

THE BLUELINE GROUP
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
(425) 250-7262
CONTACT: YANNICK METS, PE

GEOTECH ENGINEER

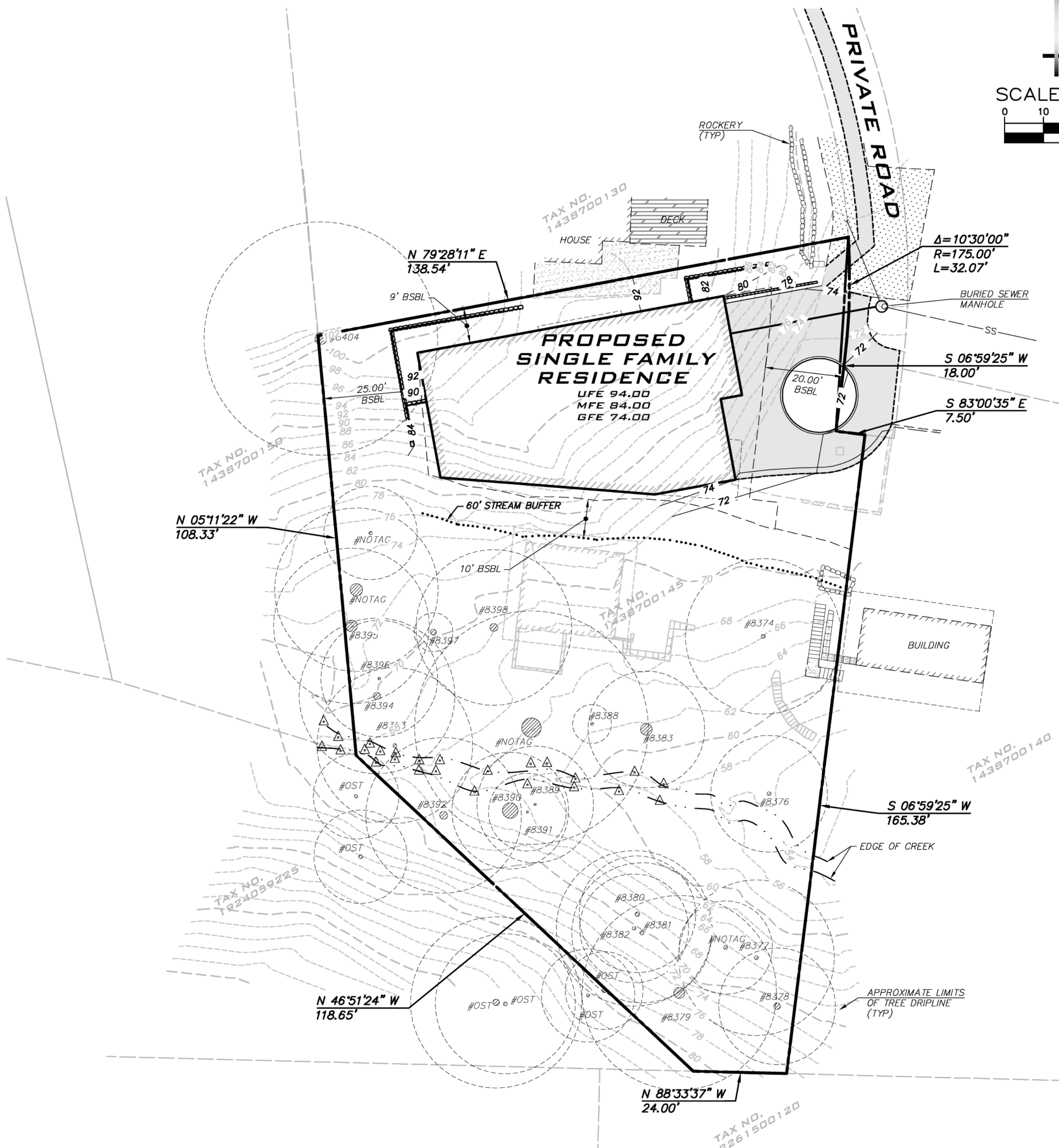
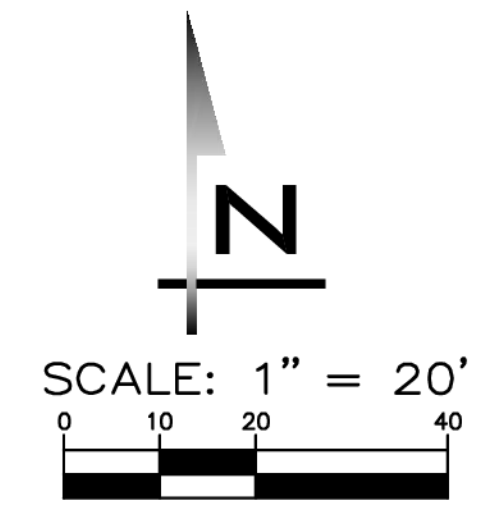
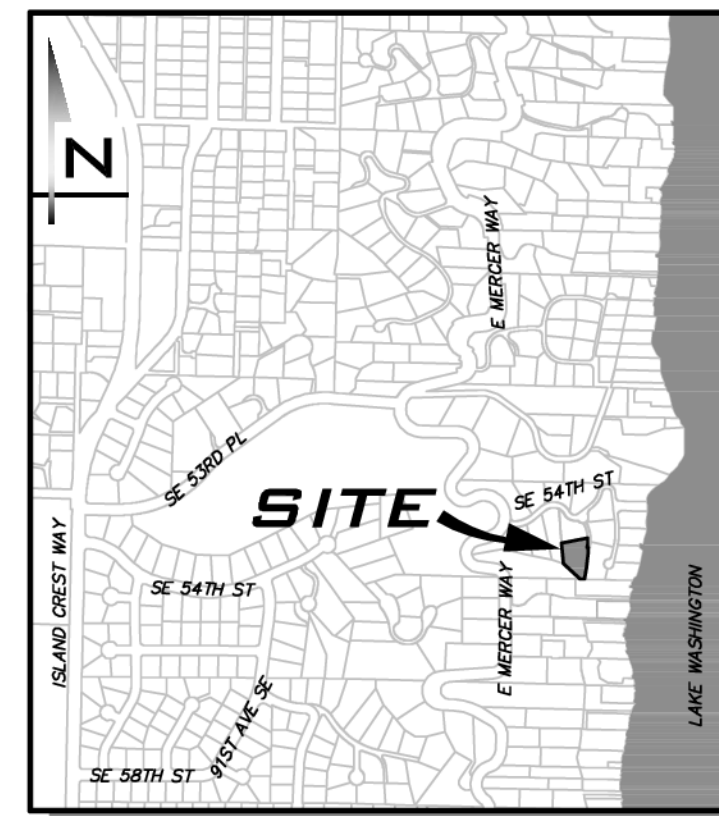
MERIT ENGINEERING, INC.
10129 MAIN STREET, #201
BELLLEVUE, WA 98004
(425) 454-2133
CONTACT: AUSTIN X. HUANG

SHEET INDEX

- CV-01 COVER SHEET
- TP-01 TESC, DRAINAGE & TREE RETENTION PLAN
- TP-02 TESC NOTES & DETAILS
- SP-01 SITE PLAN
- DT-01 DETAILS

BUILDING CALCULATIONS

SEE ARCHITECTURAL SITE PLAN FOR TREE RETENTION, BUILDING HEIGHTS AND FAR CALCULATIONS.



LEGEND	
PROPOSED FEATURES	
--- BOUNDARY	■ MAILBOX
--- RIGHT-OF-WAY	■ ASPHALT PAVEMENT
--- LOT LINE	■ CONCRETE
--- SIDEWALK	■ DRIVEWAY
--- CENTER LINE	
--- SAWCUT	
--- BUILDING FOOTPRINT	
--- BUILDING OVERHANG	
--- BUILDING ROOFLINE	
--- BUILDING SETBACK (BSBL)	
--- 190' 10' PROPOSED CONTOURS	
--- 192' 2' PROPOSED CONTOURS	
PROPOSED STORM DRAINAGE	
--- STORM DRAIN PIPE	■ TYPE I CB - STANDARD GRATE
--- ROOF & FOOTING DRAIN	■ TYPE I CB - LOCKING LID
--- SWALE OR DITCH	● STORM CLEANOUT
--- SURFACE FLOW	○ YARD DRAIN
PROPOSED SANITARY SEWER AND WATER	
--- SEWER MAIN	● SEWER MANHOLE
--- SEWER SERVICE	▲ PIPE FLOW
--- WATER MAIN	● SEWER CLEANOUT
	■ WATER METER
EXISTING FEATURES	
--- ADJACENT PLAT/PARCEL LINE	□ POWER VAULT
--- ADJACENT RIGHT-OF-WAY	⊗ POWER METER
--- CENTERLINE	□ MAIL BOX
--- EASEMENT	⊗ EXISTING CONIFEROUS TREE
--- SURFACE FEATURES	⊗ EXISTING DECIDUOUS TREE
--- BUILDING FOOTPRINT	○ DRIP LINE
--- 190' 10' CONTOURS	⊗ CONIFEROUS TREE TO BE SAVED
--- 192' 2' CONTOURS	⊗ DECIDUOUS TREE TO BE SAVED
--- SD STORM DRAIN PIPE	⊗ EXISTING CONIFEROUS TREE TO BE REMOVED
--- SS SEWER MAIN	⊗ EXISTING DECIDUOUS TREE TO BE REMOVED
--- W WATER MAIN	□ ASPHALT
--- OHP AERIAL POWER LINE	■ CONCRETE
--- G GAS MAIN	■ GRAVEL
--- WIRE FENCE	
--- BOARD FENCE	
--- RETAINING WALL	
--- ROCKERY	
--- CATCH BASIN, TYPE I	
--- CATCH BASIN, TYPE II	
--- SD PIPE FLOW	
--- SEWER MANHOLE	
--- SS PIPE FLOW	
--- FIRE HYDRANT	
--- WATER METER	
--- GATE VALVE	
--- POWER POLE	
--- GUY ANCHOR	
--- STREET LIGHT	
TESC FEATURES	
--- FILTER FENCE	▲ PIPE FLOW
--- CONSTRUCTION FENCE	● INTERIM CATCH BASIN PROTECTION (INSERT)
--- CLEARED AREA	
--- LIMITS OF CLEARING	

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.ATWELL-GROUP.COM

SCALE:
AS NOTED
PROJECT MANAGER:
TODD A OBERG, PE
PROJECT ENGINEER:
YANNICK METS, PE
DESIGNER:
JULIAN ADLER
ISSUE DATE:
4/3/2025

NO	DATE	BY	REVISIONS

COVER SHEET
9433 SE 54TH ST
 SITE PLAN
 TAX PARCEL # 1438700145
 CITY OF MERCER ISLAND

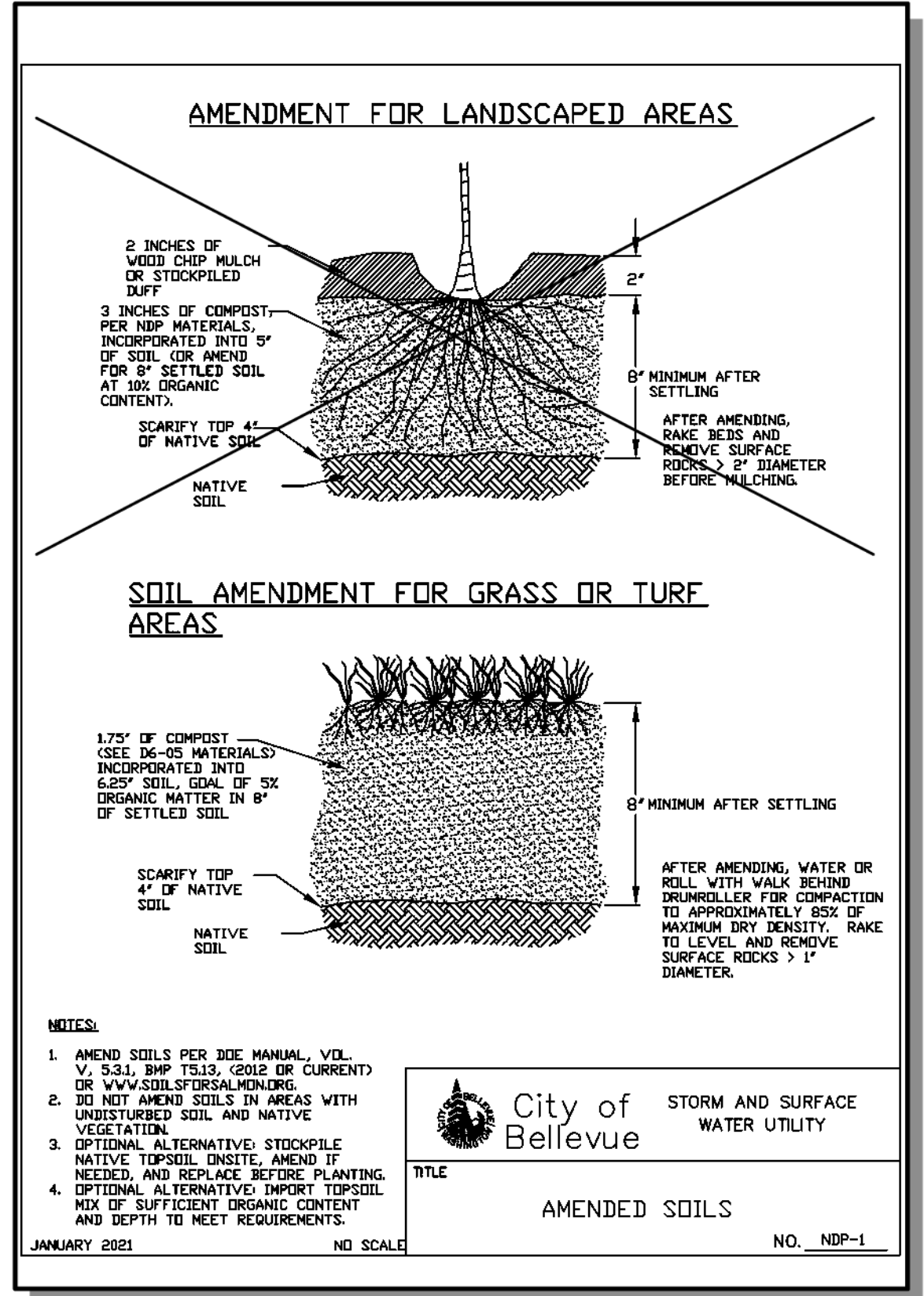
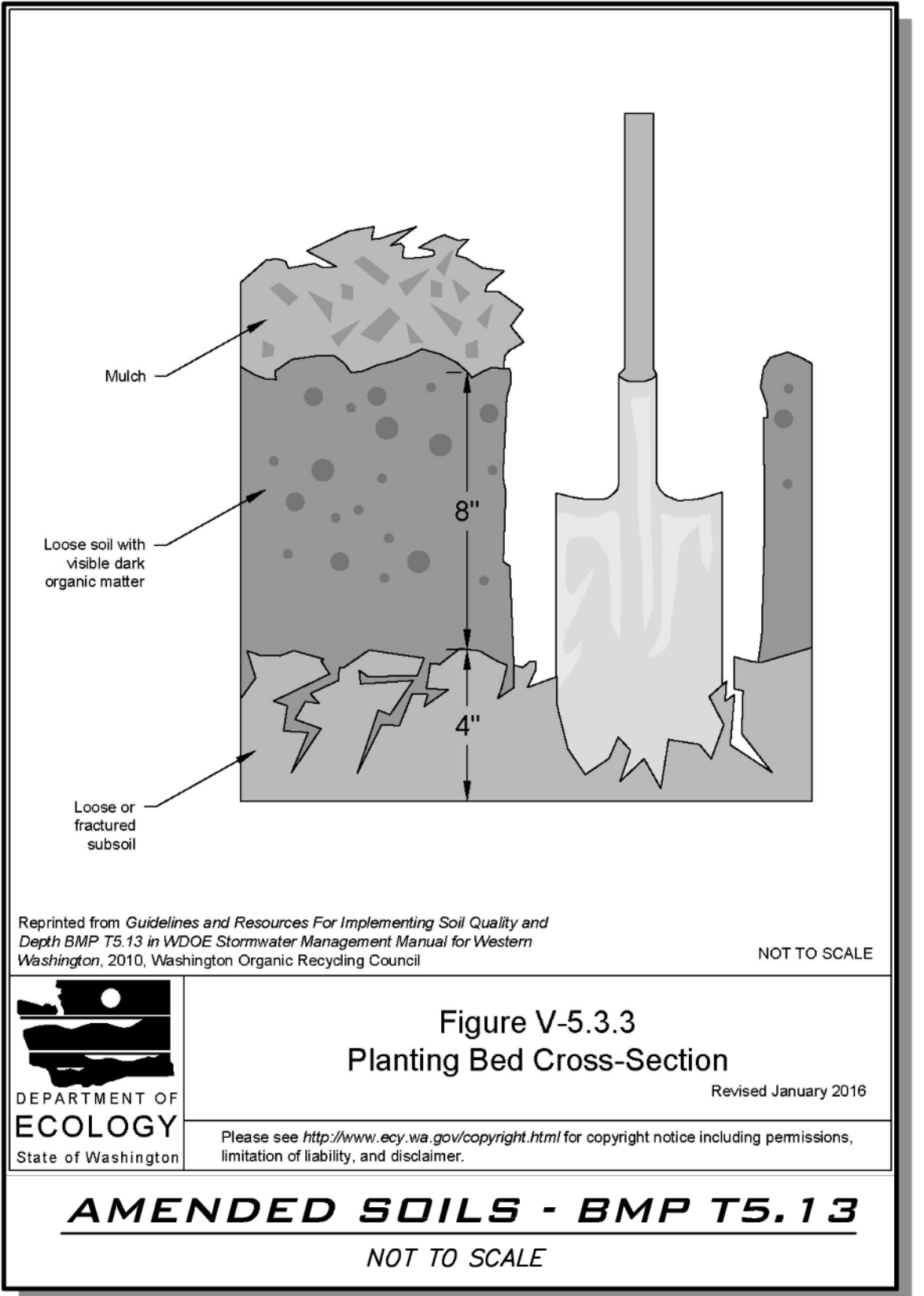
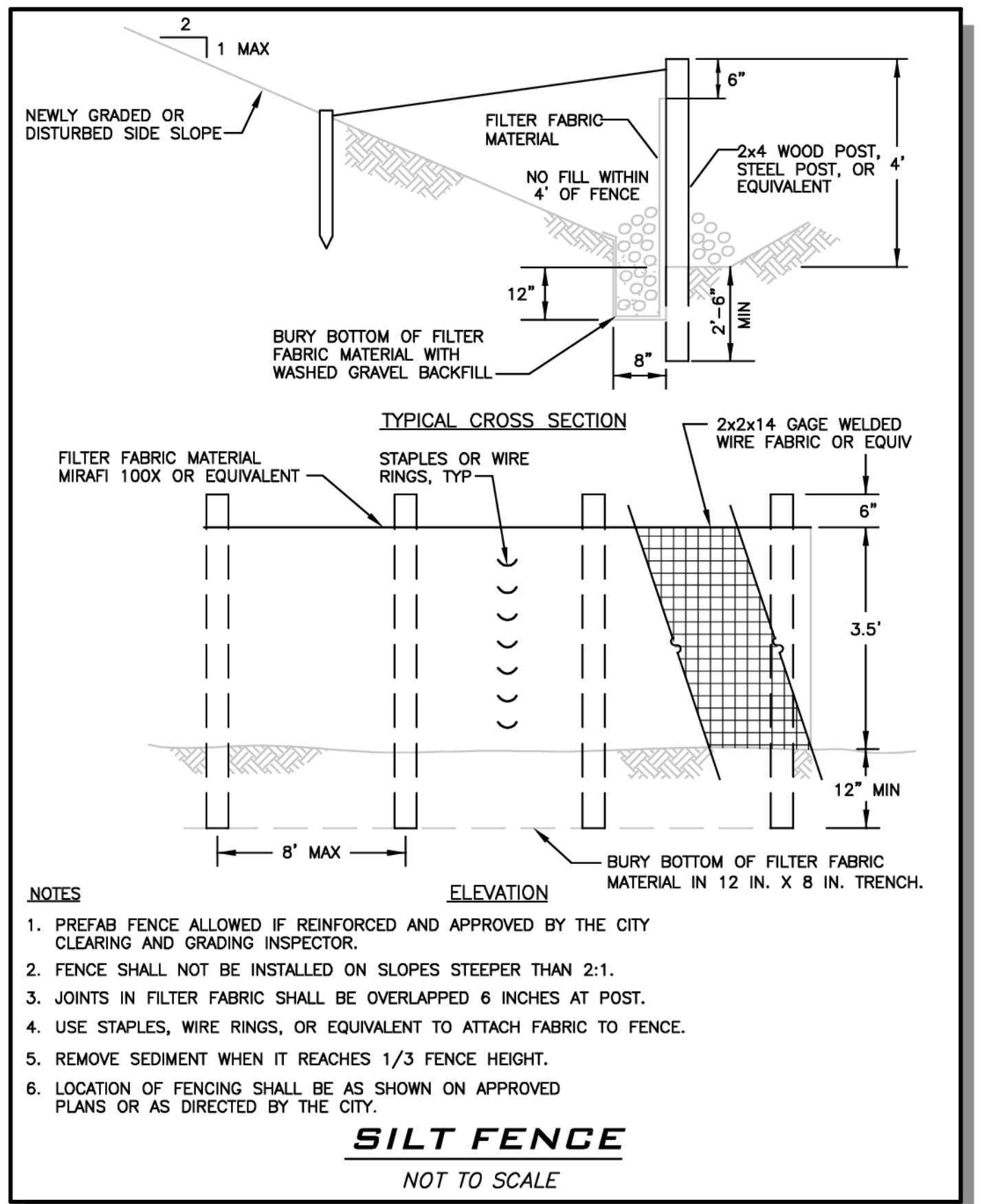
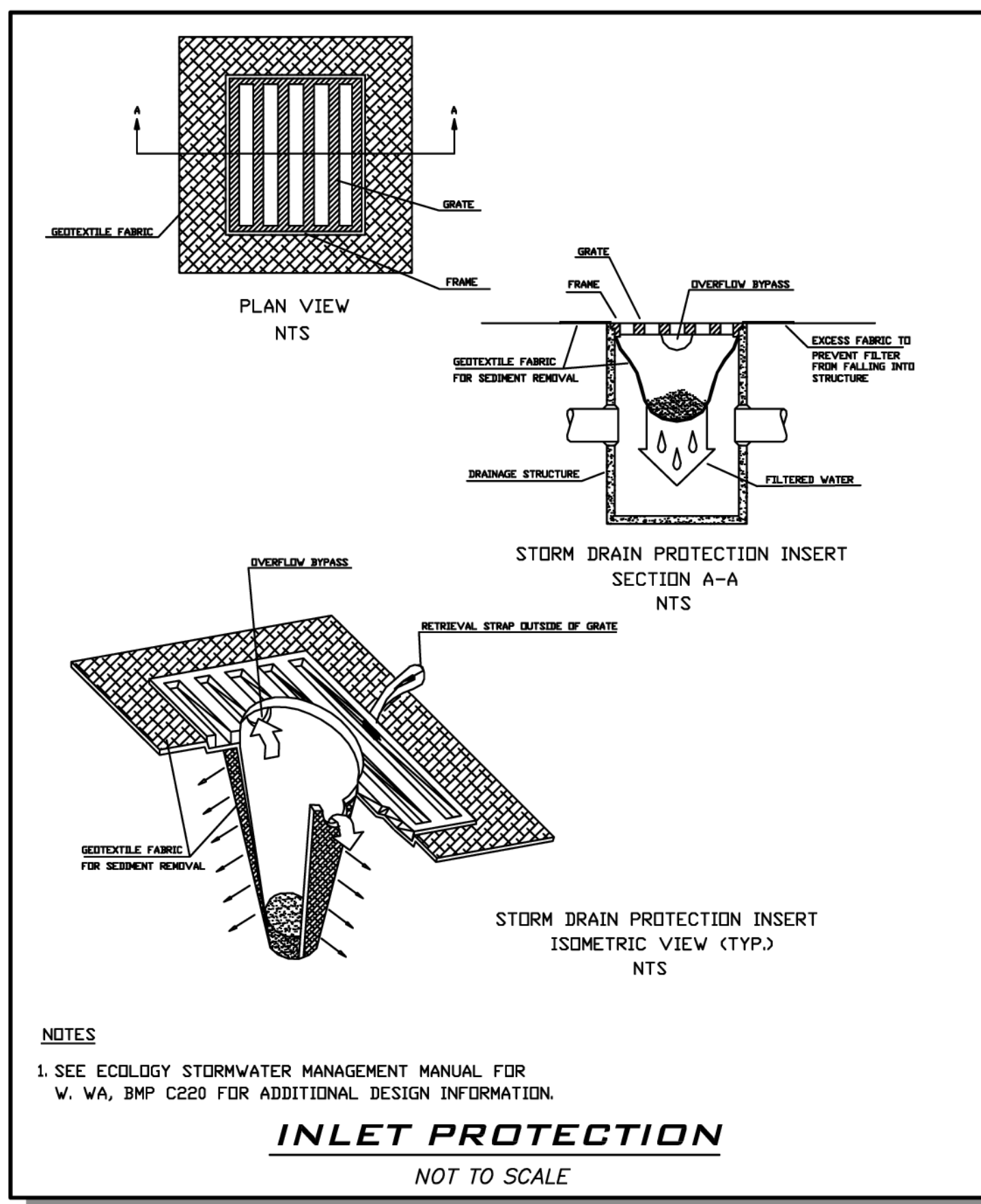


04/03/2025
JOB NUMBER:
22-306
SHEET NAME:
CV-01

22-306
 Apr 03, 2025 - 3:43pm - User: agabaldon
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TESC - PLAN NOTES

1. THE APPROVED CONSTRUCTION SEQUENCE SHALL BE AS FOLLOWS:
 - A. CONDUCT PRE-CONSTRUCTION MEETING.
 - B. FLAG OR FENCE CLEARING LIMITS.
 - C. POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.
 - D. INSTALL CATCH BASIN PROTECTION IF REQUIRED.
 - E. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
 - F. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
 - G. CONSTRUCT SEDIMENT PONDS AND TRAPS.
 - H. GRADE AND STABILIZE CONSTRUCTION ROADS.
 - I. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.).
 - J. MAINTAIN EROSION CONTROL MEASURE IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
 - K. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY TESC MINIMUM REQUIREMENTS.
 - L. COVER ALL AREAS WITHIN THE SPECIFIED TIME FRAME WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, CRUSHED ROCK OR EQUIVALENT.
 - M. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 7 DAYS.
 - N. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
 - O. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.
2. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) 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.).
3. THE IMPLEMENTATION OF THIS PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
4. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CLEARING CONTROL FENCE PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE OR REMOVAL OF ANY GROUND COVER BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE PERMITTEE/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
5. THE TESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G., ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY, MORE TESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ASSESS SITE CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.
7. THE ESC FACILITIES SHALL BE INSPECTED BY THE PERMITTEE/CONTRACTOR DAILY DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT, AND AT THE END OF EVERY RAINFALL AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMPORARY SILTATION PONDS AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED. WRITTEN RECORDS SHALL BE KEPT DOCUMENTING THE REVIEWS OF THE ESC FACILITIES.
8. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
9. ALL DENUDED SOILS MUST BE STABILIZED WITH AN APPROVED TESC METHOD (E.G. SEEDING, MULCHING, PLASTIC COVERING, CRUSHED ROCK) WITHIN THE FOLLOWING TIMELINES: APRIL 1 TO OCTOBER 31 - SOILS MUST BE STABILIZED WITHIN 7 DAYS OF GRADING. NOVEMBER 1 TO MARCH 31 - SOILS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING.
10. AT NO TIME SHALL MORE THAN 1" OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A 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 DOWNSYSTEM SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
12. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANK, DETENTION VAULT, OR SYSTEM WHICH BACKS UNDER OR INTO A POND SHALL BE USED AS A TEMPORARY SETTLING BASIN.
13. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (EXAMPLE: ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).
14. WHERE STRAW MULCH IS REQUIRED FOR TEMPORARY EROSION CONTROL, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2".
15. ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 6" MUST HAVE A PERIMETER FENCE WITH A MINIMUM HEIGHT OF 3'.
16. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND SPECIFICATIONS.
17. THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED PLANS. LOCATIONS MAY BE MOVED TO SUIT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CITY OF MERCER ISLAND INSPECTOR.
18. A COPY OF THE APPROVED EROSION CONTROL PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
19. ALL LOTS ADJOINING OR HAVING ANY NATIVE GROWTH PROTECTION EASEMENTS (NGPE) SHALL HAVE A 4' HIGH TEMPORARY CONSTRUCTION FENCE (CYCLONE OR PLASTIC MESH) SEPARATING THE LOT (OR BUILDABLE PORTIONS OF THE LOT) FROM THE AREA RESTRICTED BY THE NGPE AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR CLEARING AND REMAIN IN PLACE UNTIL A DWELLING IS CONSTRUCTED AND OWNERSHIP TRANSFERRED TO THE FIRST OWNER/OCCUPANT.
20. CLEARING LIMITS SHALL BE DELINEATED WITH A CLEARING CONTROL FENCE. THE CLEARING CONTROL FENCE SHALL CONSIST OF A 6-FT. HIGH CHAIN LINK FENCE ADJACENT THE DRIP LINE OF TREES TO BE SAVED, WETLAND OR STREAM BUFFERS, AND SENSITIVE SLOPES. CLEARING CONTROL FENCES ALONG WETLAND OR STREAM BUFFERS OR UPSLOPE OF SENSITIVE SLOPES SHALL BE ACCOMPANIED BY AN EROSION CONTROL FENCE. IF APPROVED BY THE CITY, A FOUR-FOOT HIGH ORANGE MESH CLEARING CONTROL FENCE MAY BE USED TO DELINEATE CLEARING LIMITS IN ALL OTHER AREAS.
21. OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET SYSTEM, THE STREET SHALL BE IMMEDIATELY CLEANED WITH POWER SWEEPER OR OTHER EQUIPMENT. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION ENTRANCE AND SHALL BE CLEANED OF ALL DIRT THAT WOULD BE DEPOSITED ON THE PUBLIC STREETS.
22. ANY CATCH BASINS COLLECTING RUNOFF FROM THE SITE, WHETHER THEY ARE ON OR OFF THE SITE, SHALL HAVE THEIR GRATES COVERED WITH FILTER FABRIC DURING CONSTRUCTION. CATCH BASINS DIRECTLY DOWNSYSTEM OF THE CONSTRUCTION ENTRANCE OR ANY OTHER CATCH BASIN AS DETERMINED BY THE CITY INSPECTOR SHALL BE PROTECTED WITH A "FILTER FABRIC SOCK" OR EQUIVALENT.
23. THE WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCE SHALL BE REPLACED AND THE FILTER FABRIC CLEANED IF IT IS NONFUNCTIONAL BY EXCESSIVE SILT ACCUMULATION AS DETERMINED BY THE CITY OF MERCER ISLAND. ALSO, ALL INTERCEPTOR SWALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1' AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40% - 70% PASSING; 2"-4" ROCK/30% - 40% PASSING; AND 1"-2" ROCK/10% - 20% PASSING.
24. IF ANY PART(S) OF THE CLEARING LIMIT BOUNDARY OR TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN IS/ARE DAMAGED, IT SHALL BE REPAIRED IMMEDIATELY.
25. ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF.
26. DO NOT FLUSH CONCRETE BY-PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE SYSTEM. IF EXPOSED AGGREGATE IS FLUSHED INTO THE STORM SYSTEM, IT COULD MEAN RE-CLEANING THE ENTIRE DOWNSYSTEM STORM SYSTEM, OR POSSIBLY RE-LAYING THE STORM LINE.
27. PRIOR TO THE OCTOBER 1 OF EACH YEAR (THE BEGINNING OF THE WET SEASON), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. THE IDENTIFIED DISTURBED AREA SHALL BE SEEDED WITHIN ONE WEEK AFTER OCTOBER 1. A SITE PLAN DEPICTING THE AREAS TO BE SEEDED AND THE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.



ATWELL
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.ATWELL-GROUP.COM

SCALE:
AS NOTED
PROJECT MANAGER:
TODD A OBERG, PE
PROJECT ENGINEER:
YANNICK METS, PE
DESIGNER:
JULIAN ADLER
ISSUE DATE:
4/3/2025

NO	DATE	BY	REVISIONS

TESC NOTES & DETAILS
9433 SE 54TH ST
SITE PLAN
TAX PARCEL # 1438700145
CITY OF MERCER ISLAND

YANNICK METS
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
NO. 56008

04/03/2025
JOB NUMBER:
22-306
SHEET NAME:
TP-02
SHT **3** OF **5**

EXISTING UTILITY NOTE
EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.



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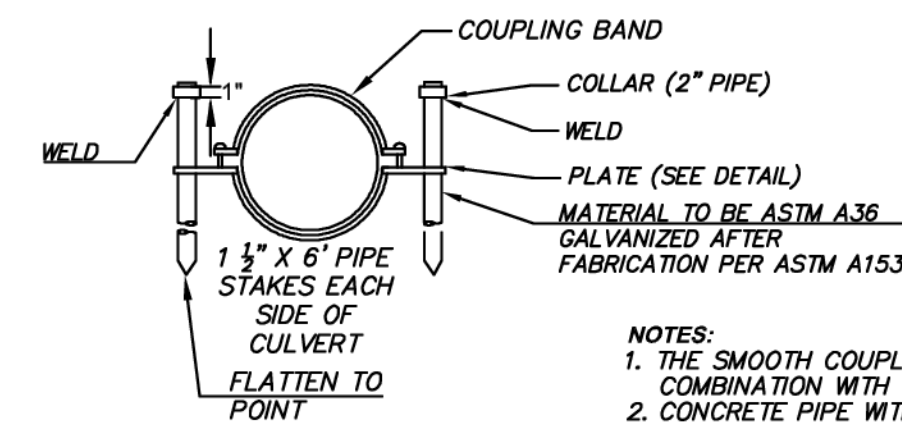
SCALE:
AS NOTED

PROJECT MANAGER:
TODD A OBERG, PE

PROJECT ENGINEER:
YANNICK METS, PE

DESIGNER:
JULIAN ADLER

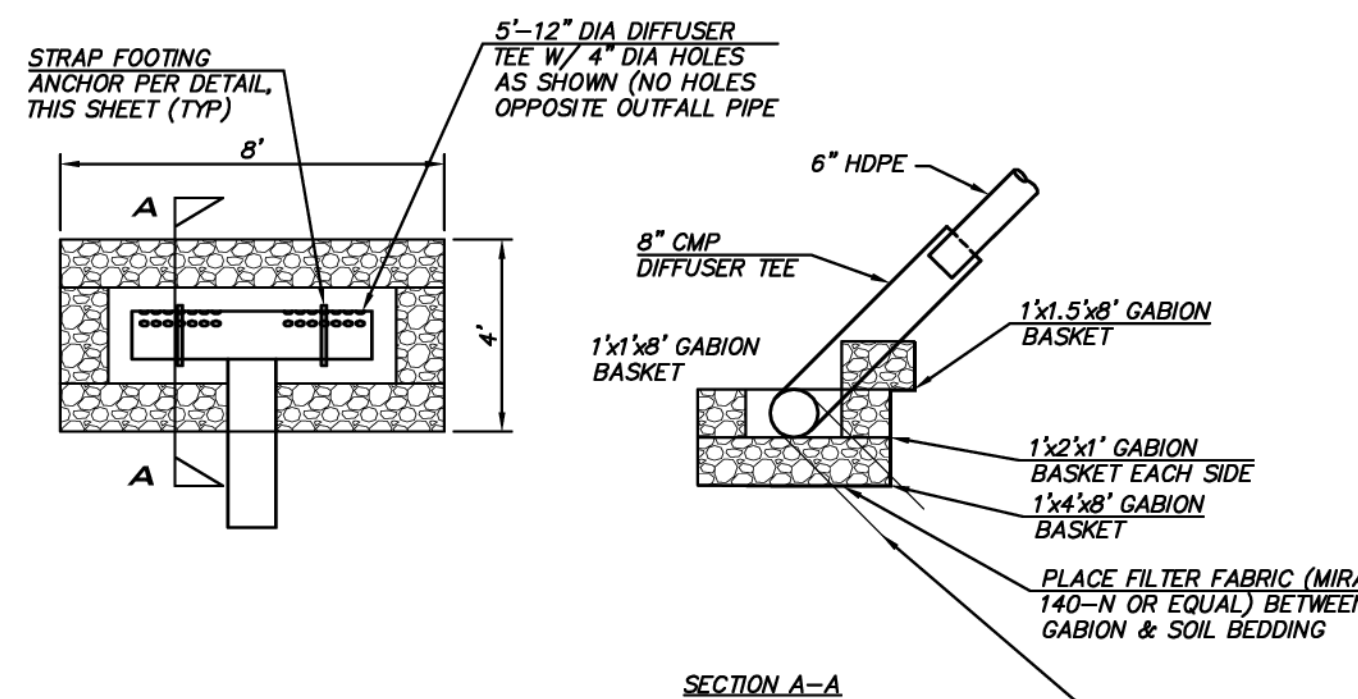
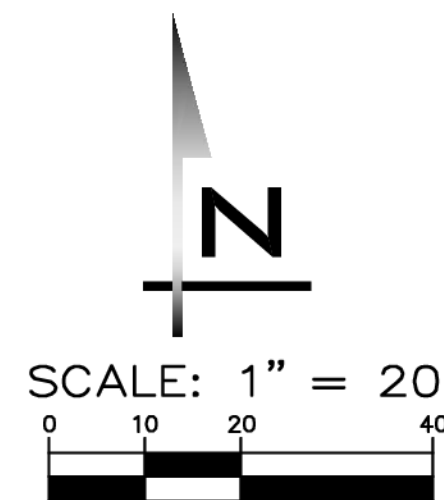
ISSUE DATE:
4/3/2025



ANCHOR ASSEMBLY
CORRUGATED METAL PIPE
NOT TO SCALE

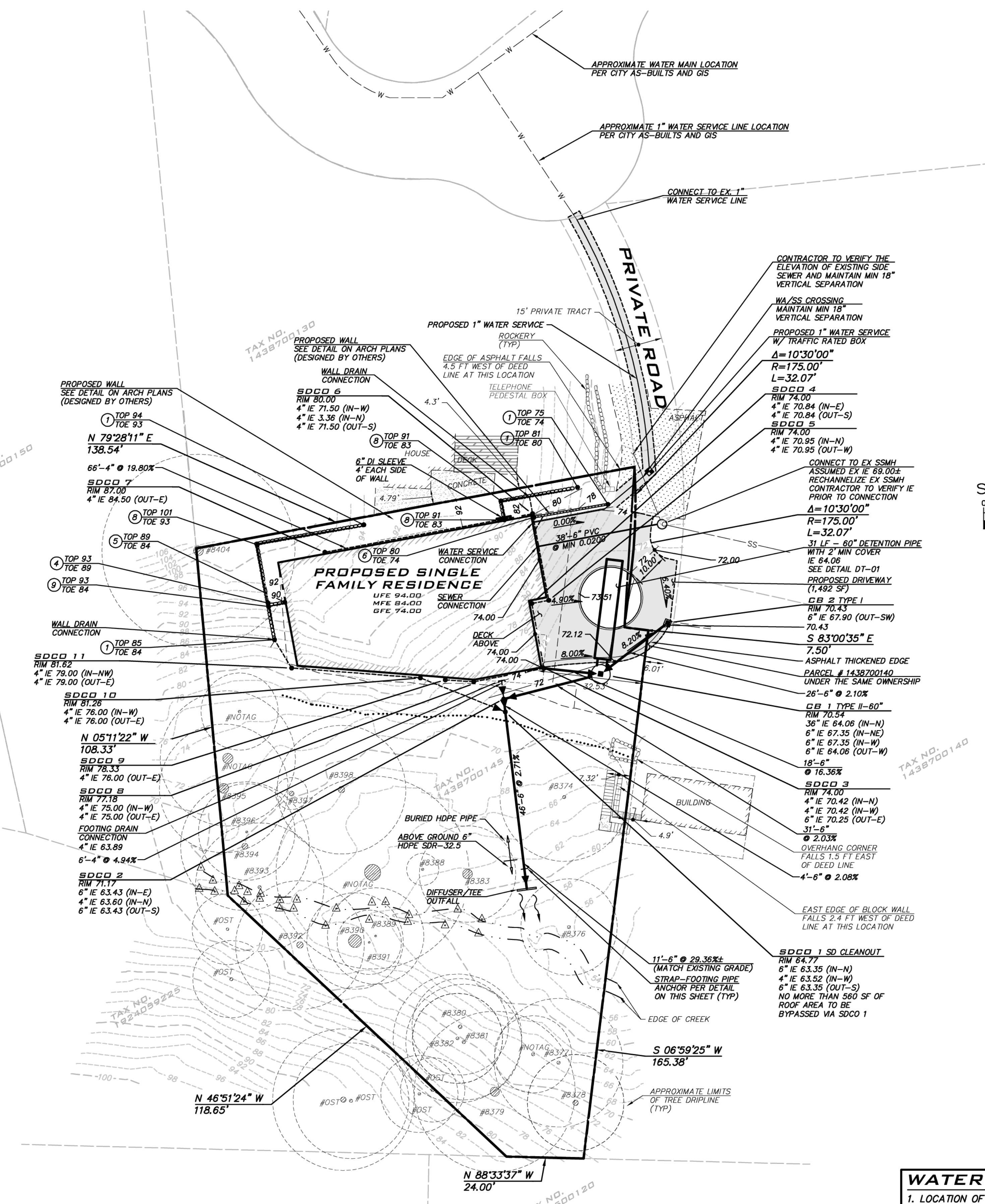
- NOTES:
1. THE SMOOTH COUPLING BAND SHALL BE USED IN COMBINATION WITH CONCRETE PIPE.
 2. CONCRETE PIPE WITHOUT BELL AND SPIGOT SHALL NOT BE INSTALLED ON GRADES IN EXCESS OF 20%.
 3. THE FIRST ANCHOR SHALL BE INSTALLED ON THE FIRST SECTION OF THE LOWER END OF THE PIPE AND REMAINING ANCHORS EVENLY SPACED THROUGHOUT THE INSTALLATION.
 4. IF THE PIPE BEING INSTALLED HAS A MANHOLE OR CATCH BASIN ON THE LOWER END OF THE PIPE, THE FIRST PIPE ANCHOR MAY BE ELIMINATED.
 5. WHEN CMP IS USED, THE ANCHORS MAY BE ATTACHED TO THE COUPLING BANDS USED TO JOIN THE PIPE AS LONG AS THE SPECIFIED SPACING IS NOT EXCEEDED.
 6. ALL PIPE ANCHORS SHALL BE SECURELY INSTALLED BEFORE BACKFILLING AROUND THE PIPE.

SOURCE: 2021 KING COUNTY SURFACE WATER DESIGN MANUAL FIGURE 4.2.1-C



DIFFUSER TEE DETAIL

SCALE: 1"=4'



WATER NOTE

1. LOCATION OF EXISTING WATER SERVICE LINE IS UNKNOWN. EXISTING SERVICE LINE MAY BE RE-USED PROVIDED THE SERVICE LINE MEETS CURRENT CITY STANDARDS. IF EXISTING LINE EXISTS AND DOES NOT MEET CITY STANDARDS, ABANDON AT MAIN.
2. NEW 1" WATER SERVICE AND 1" METER SHOWN IS TYPICAL SIZE FOR A NEW SINGLE FAMILY HOME WITH FIRE SPRINKLERS. SIZE MAY VARY, BASED ON UPC SIZING CRITERIA, AND SHALL BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
3. INSTALL WATER SERVICE PER MERCER ISLAND STD DTL W-13

AMENDED SOILS

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.

SANITARY SEWER NOTES

1. PROPOSED SEWER SERVICE LINE TO BE INSTALLED PER CITY OF MERCER ISLAND STANDARD DETAIL S-18.

EXISTING UTILITY NOTE

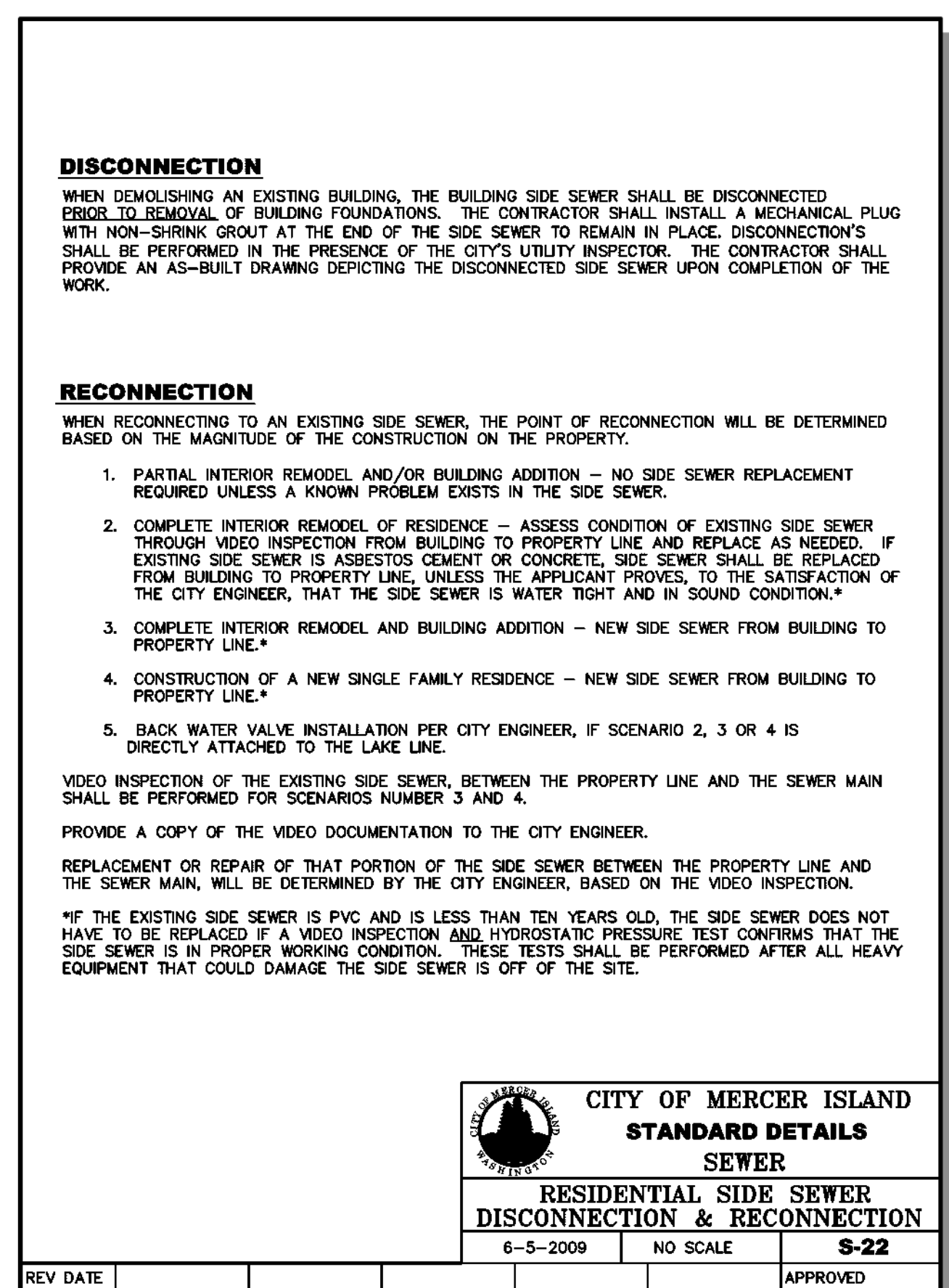
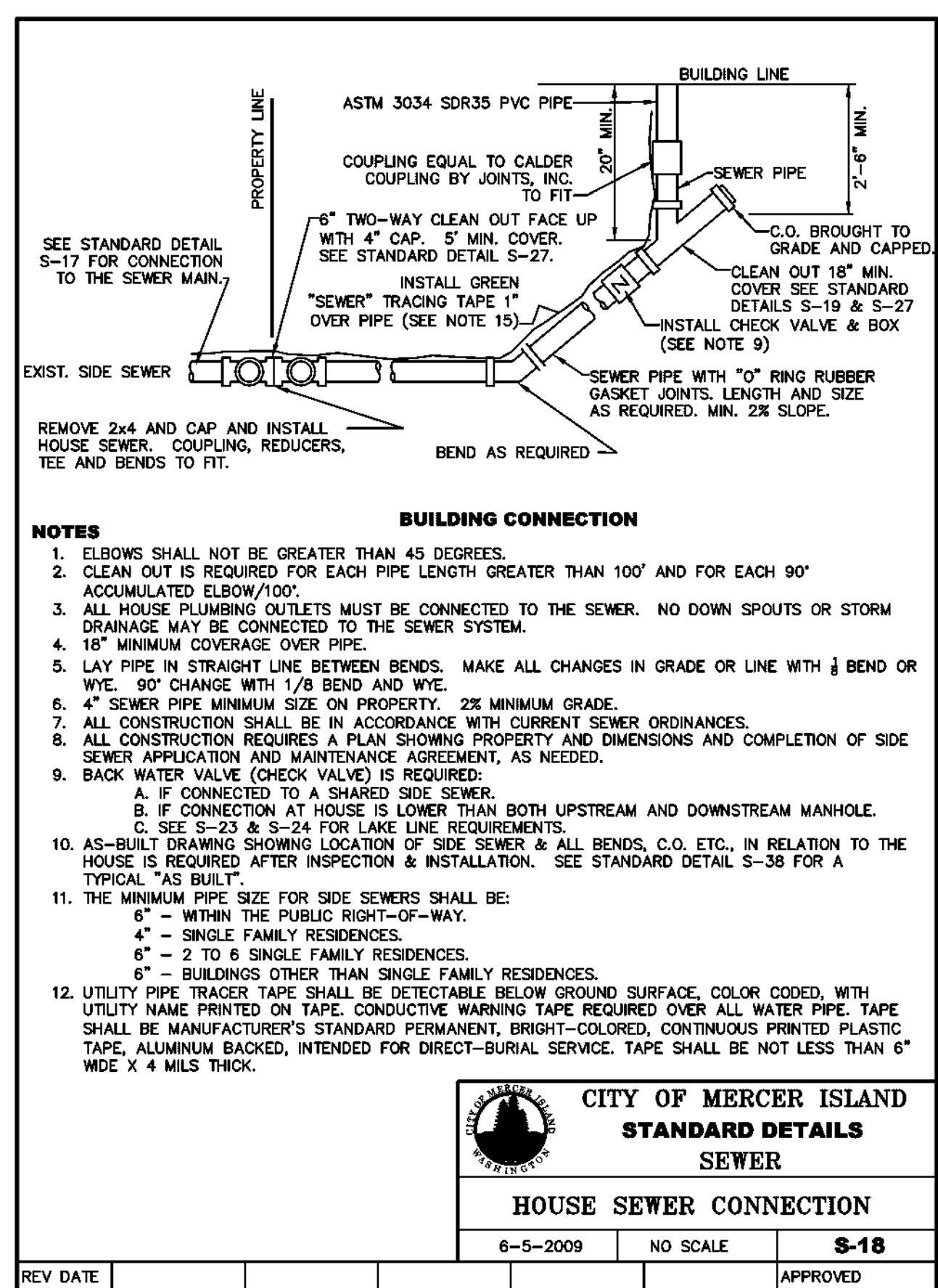
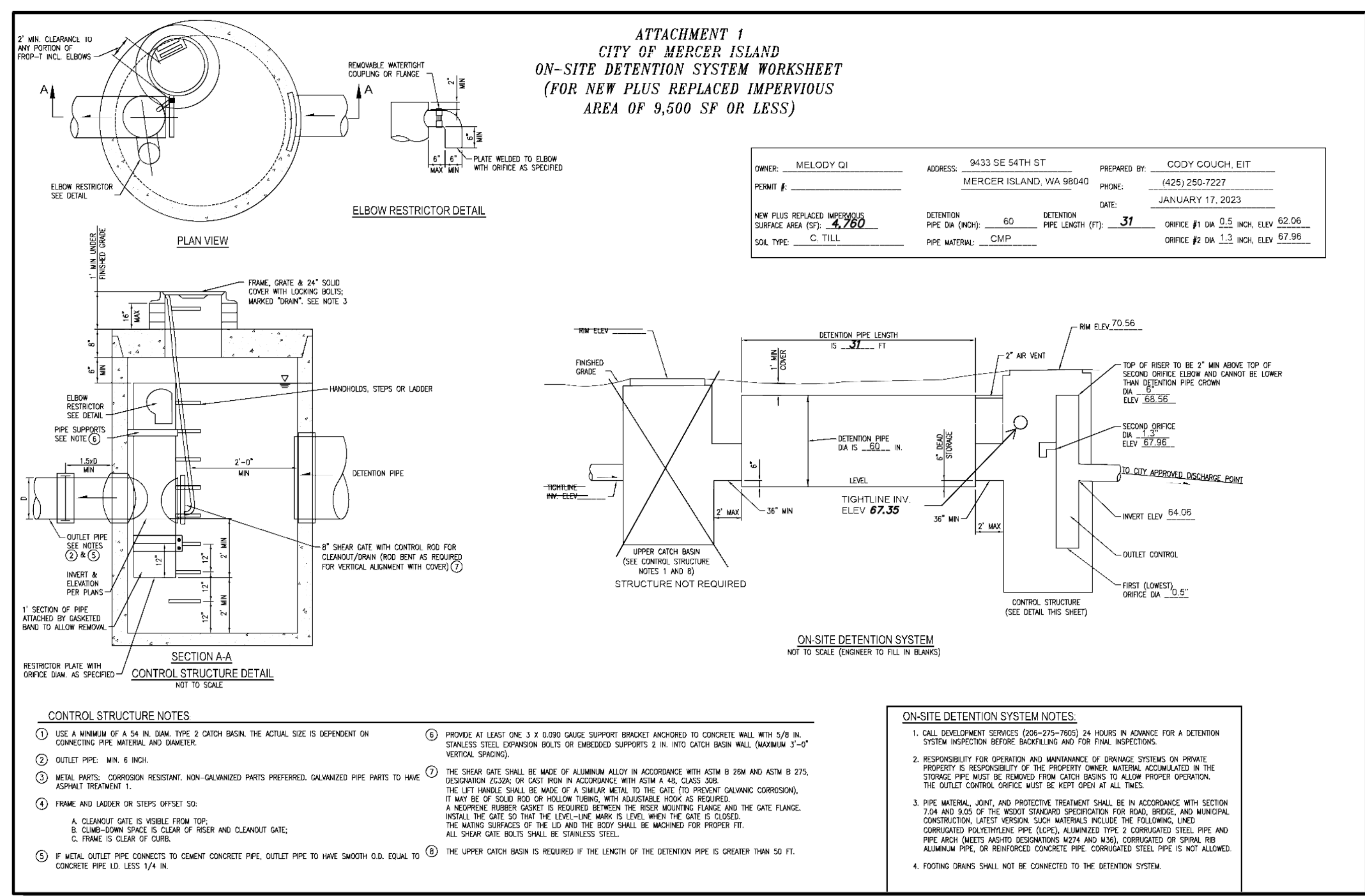
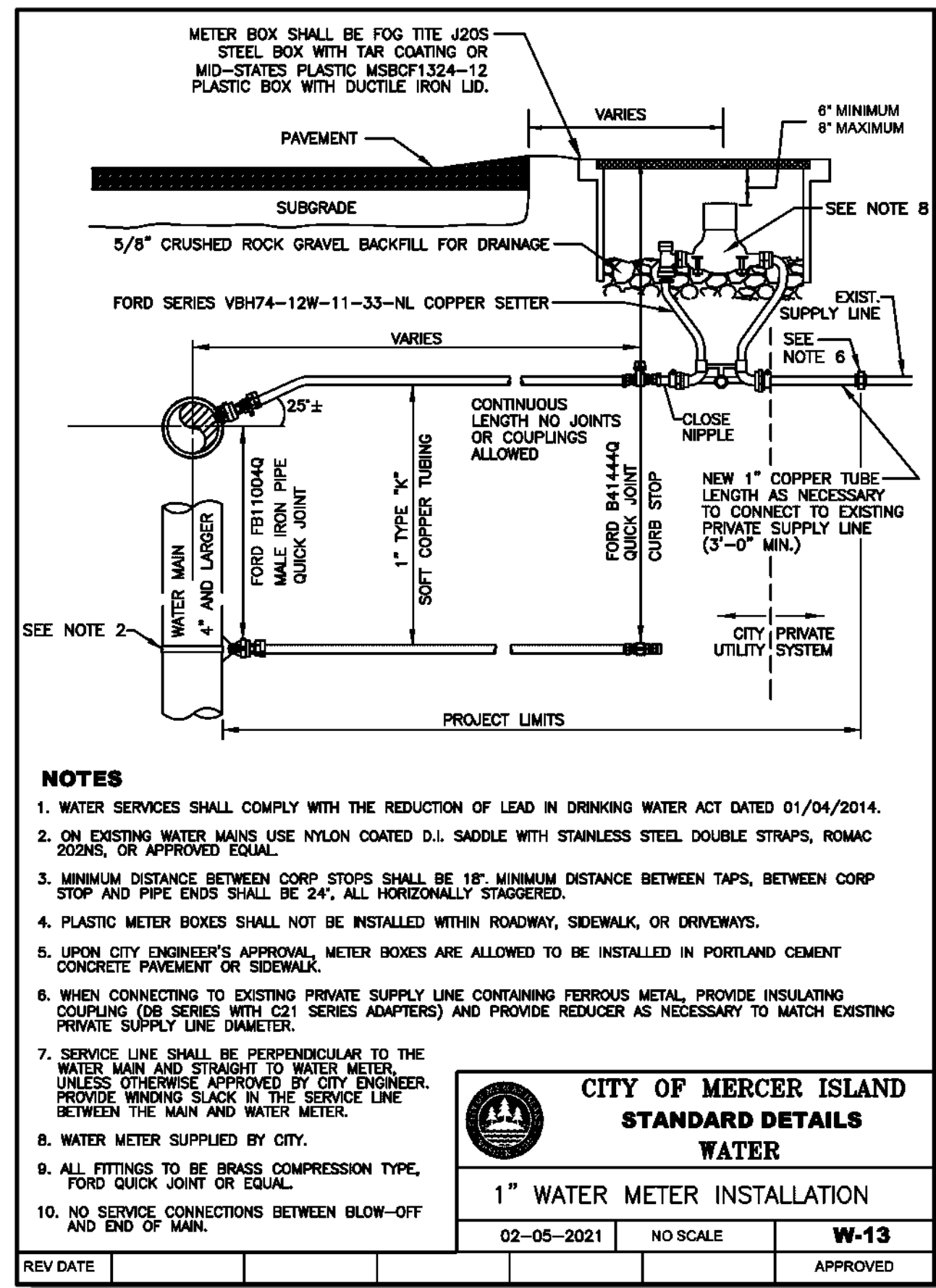
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NO	DATE	BY	REVISIONS

SITE PLAN
9433 SE 54TH ST
SITE PLAN
TAX PARCEL # 1438700145
CITY OF MERCER ISLAND



04/03/2025
 JOB NUMBER:
22-306
 SHEET NAME:
SP-01
 SHT **4** OF **5**



EXISTING UTILITY NOTE

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SCALE: AS NOTED
 PROJECT MANAGER: TODD A OBERG, PE
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 DESIGNER: JULIAN ADLER
 ISSUE DATE: 4/3/2025

NO	DATE	BY	REVISIONS

DETAILS
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 SHT 5 OF 5

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