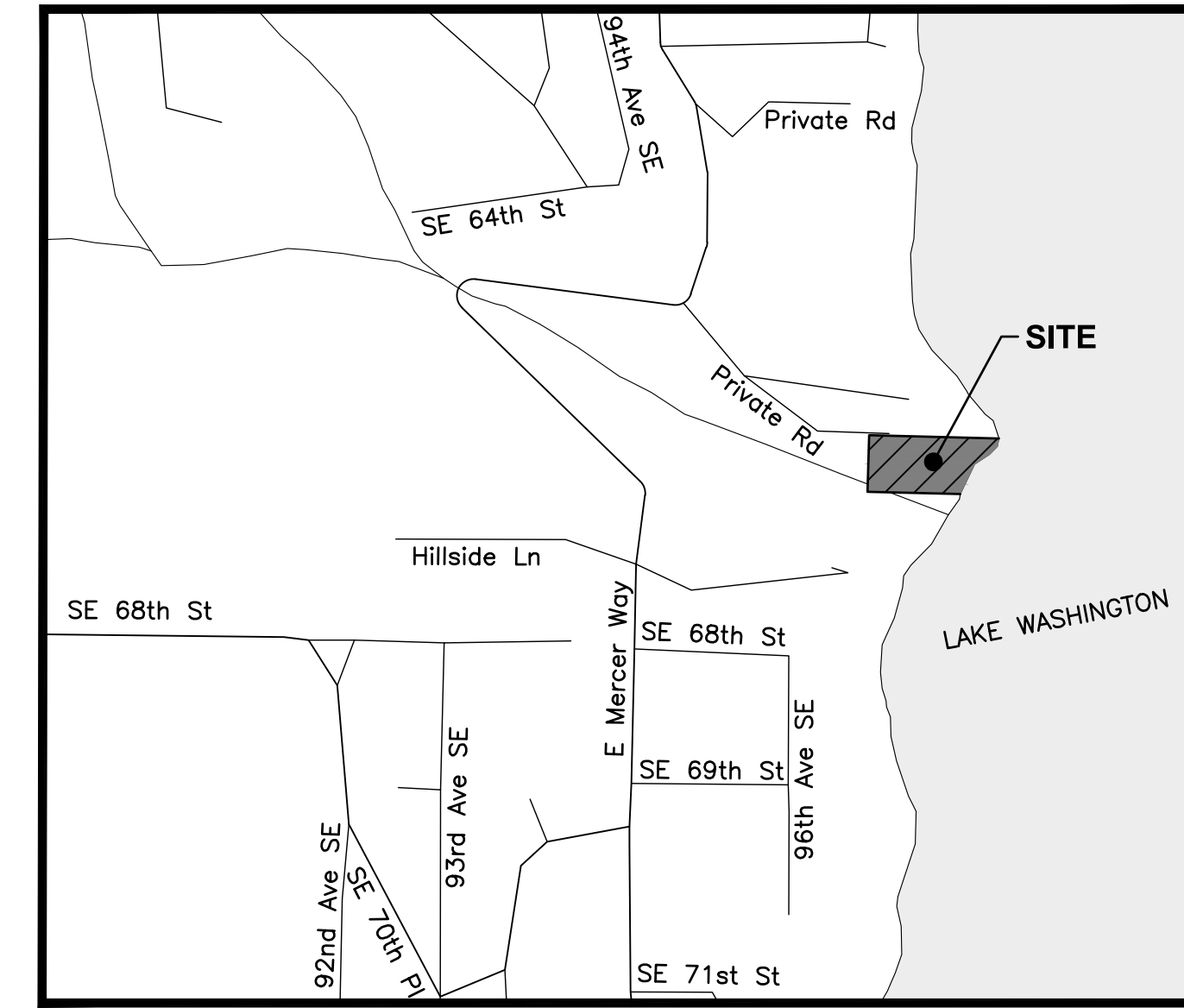


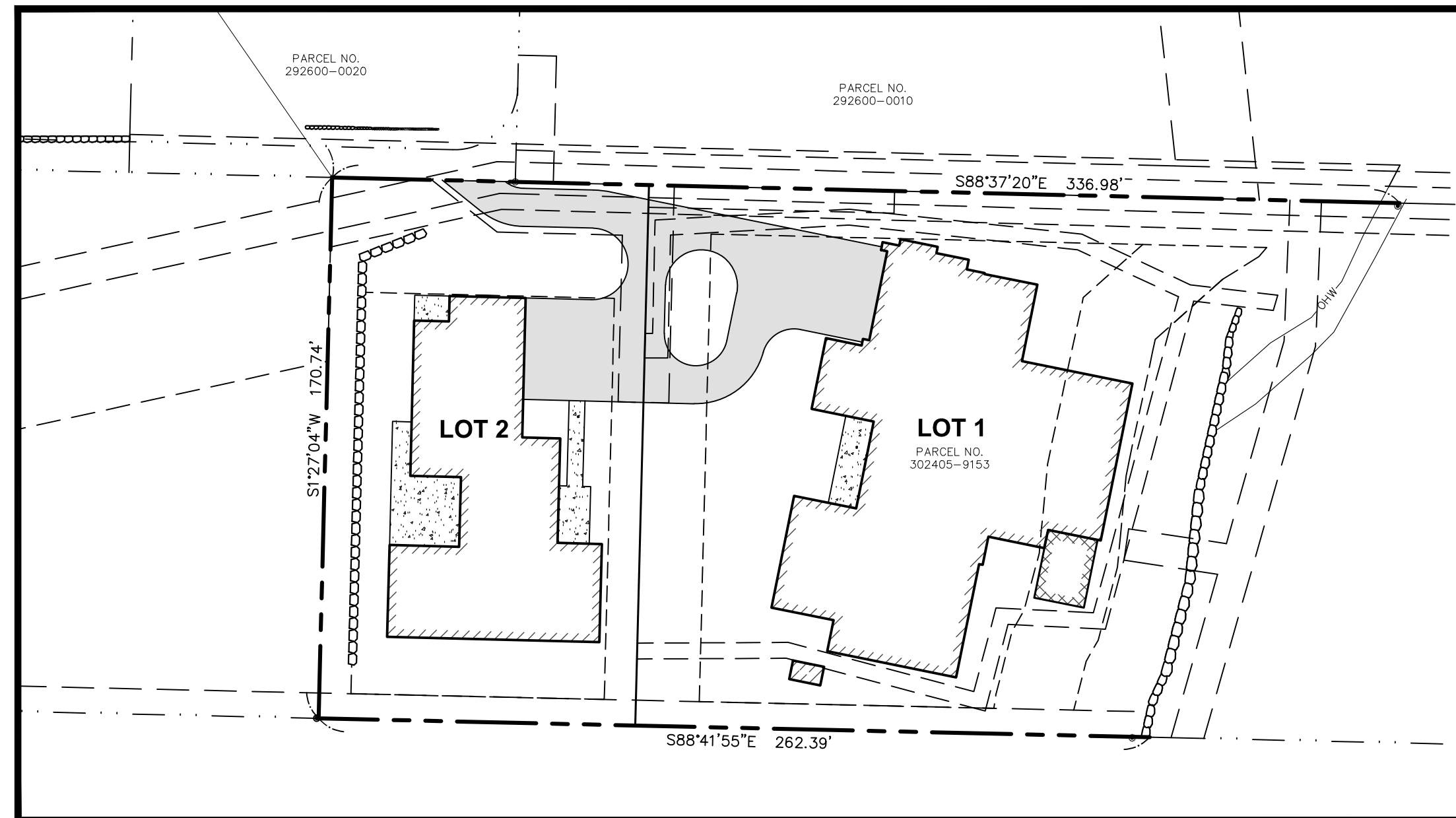
PORTION OF: NE1/4, NE1/4, SECTION 30, T.24N., R5E., W.M.

# KONERU SHORT PLAT, SUB21-008

## 6610 EAST MERCER WAY MERCER ISLAND, WA. 98040



VICINITY MAP  
1"=500'



SITE MAP  
SCALE: 1"=40'

PROJECT CONTACTS	
<b>OWNER/APPLICANT:</b>	<b>DHEERAJ KONERU</b>
7002 93RD AVENUE SE MERCER ISLAND, WA 98040	
<b>ENGINEER/SURVEY:</b>	<b>PACE ENGINEERS, INC.</b>
11255 KIRKLAND WAY, SUITE 300 KIRKLAND, WA 98033 JOHN ANDERSON, PE BILL HAWKINS, PLS PHONE: (425) 827-2014 EMAIL: JOHNA@PACEENGRS.COM BILLH@PACEENGRS.COM	
<b>ARBORIST:</b>	<b>TREE 133, LLC</b>
12408 17TH AVENUE NE SEATTLE, WA 98125 CRAIG BACHMANN, CERTIFIED ARBORIST PHONE: (206) 745-0473 EMAIL: ARBORIST@TREE133.COM	
<b>GEOTECHNICAL:</b>	<b>GEOTECH CONSULTANTS, INC.</b>
2401 10TH AVENUE E. SEATTLE, WA 98102 MARC MCGINNIS, PE PHONE: (425) 747-5618 EMAIL:	

PROJECT INFORMATION	
<b>SITE DATA</b>	
ADDRESS:	6610 EAST MERCER WAY
PARCEL NUMBER:	3024059153
PARCEL AREA:	50,094 SF
LEGAL DESCRIPTION:	THE SOUTH HALF OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, LYING BETWEEN THE NORTH 498 FEET THEREOF AND SOUTH 471 FEET THEREOF AND EASTERLY OF A LINE PARALLEL WITH AND 1588.78 FEET EASTERLY OF (MEASURED AT RIGHT ANGLES TO) THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; EXCEPT THE SOUTH 9 FEET THEREOF.
	TOGETHER WITH SHORELANDS OF THE SECOND CLASS IN FRONT AND ABUTTING UPON SAID PORTION OF SADI GOVERNMENT LOT 1.
	TOGETHER WITH AN EASEMENT FOR UNOBSTRUCTED INGRESS AND EGRESS OVER THE EXISTING PRIVATE ROADWAY EXTENDING NORTHWESTERLY TO EAST MERCER WAY APPURTENANT TO THE PROPERTY HEREBY CONVEYED.
	SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON
<b>ZONING SUMMARY</b>	
EXISTING ZONING:	R-15
MINIMUM LOT SIZE:	15,000 SQ. FT.
MAXIMUM HEIGHT:	30' ABOVE ABE
MAX. LOT COVERAGE: (40% OF LOT AREA)	LOT 1 13,591 SQ. FT. LOT 2 6,826 SQ. FT.
MAX. HARDSCAPE: (9% OF LOT AREA)	LOT 1 3,058 SQ. FT. LOT 2 1,536 SQ. FT.
MAX GROSS FLOOR AREA:	LOT 1 12,000 SQ. FT. (MAX ALLOWED) LOT 2 6,826 SQ. FT. (40% OF LOT AREA)
BUILDING SETBACKS	
SIDE:	SUM 15' WITH 5' MIN.
REAR:	25
FRONT:	20

PROJECT INFORMATION			
<b>DEVELOPMENT SUMMARY</b>			
PROPOSED NUMBER LOTS:	2		
NUMBER OF DWELLING UNITS:	2		
GROSS SITE AREA:	50,094	SQ. FT.	
NET SITE AREA:	50,094	SQ. FT.	
LOT SIZE:	LOT 1 33,978	SQ. FT. *	
	LOT 2 17,067	SQ. FT.	
GROSS DENSITY:	1.73	DU/AC	
NET DENSITY:	1.73	DU/AC	
EXISTING IMPERVIOUS AREA:	9,862	SQ. FT.	
PROPOSED IMPERVIOUS AREA:	LOT 1 12,000	SQ. FT.	
	LOT 2 7,785	SQ. FT.	
LOT WIDTH:	LOT 1 100	FT.	
	LOT 2 162	FT. (MIN)	
LOT DEPTH:	LOT 1 = LOT 2 = 171		FT.
PARKING SPACES:	COVERED	UNCOVERED	
	LOT 1	3	3
	LOT 2	3	3
LOT SLOPE:	6.6%		

\* LIMIT SUBDIVISION WITH NOTE ON TITLE

**DEMO NOTE:**

THE EXISTING HOUSE WILL NEED TO BE DEMOLISHED PRIOR TO PRELIMINARY SHORT PLAT APPROVAL OR A CONDITION OF APPROVAL SHALL BE ADDED STATING THAT THE EXISTING HOUSE WILL BE DEMOLISHED PRIOR TO FINAL PLAT APPLICATION

SHEET INDEX	
SHEET NO.	SHEET TITLE
C0.0	COVER SHEET
C0.1	EXISTING CONDITIONS
C1.0	PRELIMINARY SHORT PLAT
C2.0	GRADING & DRAINAGE PLAN
C3.0	COMPOSITE UTILITY PLAN
L1.0	TREE RETENTION PLAN

CITY OF MERCER ISLAND FILE NUMBER	
PRE-SUBMITTAL CONFERENCE NUMBER:	PRE21-023

UTILITY PURVEYORS	
WATER:	CITY OF MERCER ISLAND
SEWER:	CITY OF MERCER ISLAND
ELECTRICITY:	PUGET SOUND ENERGY
GAS:	PUGET SOUND ENERGY
TELEPHONE:	CENTURY LINK
CABLE:	CENTURY LINK/XFINITY
SCHOOL DISTRICT:	MERCER ISLAND SCHOOL DISTRICT

EARTHWORK SUMMARY	
APPROX. CUT	464 CY
APPROX. FILL	1251 CY
NET	787 CY FILL

THIS REQUEST DOES NOT GUARANTEE THAT THE LOTS WILL BE SUITABLE FOR DEVELOPEMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPARATE INSTRUMENT UNLESS ALL LOTS HEREIN ARE UNDER THE SAME OWNERSHIP.

CALL BEFORE  
YOU DIG 811  
UNDERGROUND SERVICE (USA)

DATE	4/12/22
SYN	1
REVISION	RESPONSE TO CITY COMMENTS
<p>11255 Kirkland Way, Suite 300 Kirkland, WA 98033 p. 425.827.2014   f. 425.827.5043 Civil   Structural   Planning   Survey www.paceenrs.com</p>	
<p>John E. Anderson Professional Engineer No. 28878 State of Washington Exp. 12/31/2024 Date: 2022.04.21 15:57:39-0700</p>	
<p><b>DHEERAJ KONERU</b> 7002 93RD AVENUE SE MERCER ISLAND, WA 98040</p>	
<p><b>KONERU SHORT PLAT (21-008)</b> 6610 EAST MERCER WAY MERCER ISLAND, WA 98040</p>	<p><b>COVER SHEET</b></p>
<p><b>VERIFY SCALE</b> BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.</p>	
SCALE:	DATE:
AS SHOWN	07/20/21
DESIGNED BY:	CHECKED BY:
MA	JA
<p>PACE PROJECT NO. 21436.00</p>	
SHEET	<b>C0.0</b>

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USER: JAY  
DATE: 4/27/2022 3:51 PM  
PLOT TIME: 4/27/2022 3:51 PM  
XREF FILES: 21436\_SDR.dwg 21436\_SRI.dwg 21436\_SRT.dwg 21436\_HATCH.dwg

PORTION OF: NE1/4, NE1/4, SECTION 30, T.24N., R.5E., W.M.

**RECORD LEGAL DESCRIPTION:**

THE SOUTH HALF OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, LYING BETWEEN THE NORTH 498 FEET THEREOF AND SOUTH 471 FEET THEREOF AND EASTERLY OF A LINE PARALLEL WITH AND 1588.78 FEET EASTERLY OF (MEASURED AT RIGHT ANGLES TO) THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; EXCEPT THE SOUTH 9 FEET THEREOF.

TOGETHER WITH SHORELANDS OF THE SECOND CLASS IN FRONT AND ABUTTING UPON SAID PORTION OF SAID GOVERNMENT LOT 1.

TOGETHER WITH AN EASEMENT FOR UNOBSTRUCTED INGRESS AND EGRESS OVER THE EXISTING PRIVATE ROADWAY EXTENDING NORTH-WESTERLY TO EAST MERCER WAY APPURTENANT TO THE PROPERTY HEREBY CONVEYED.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON

**HORIZONTAL DATUM**

HORIZONTAL DATUM: NAD 83/91, WASHINGTON COORDINATE SYSTEM NORTH ZONE. BASED ON GPS MEASUREMENTS UTILIZING THE VIRTUAL REFERENCE NETWORK

**VERTICAL DATUM**

VERTICAL DATUM: NAVD 88 BASED ON GPS MEASUREMENTS UTILIZING THE VIRTUAL REFERENCE NETWORK AND GEOID 2012A MODEL.

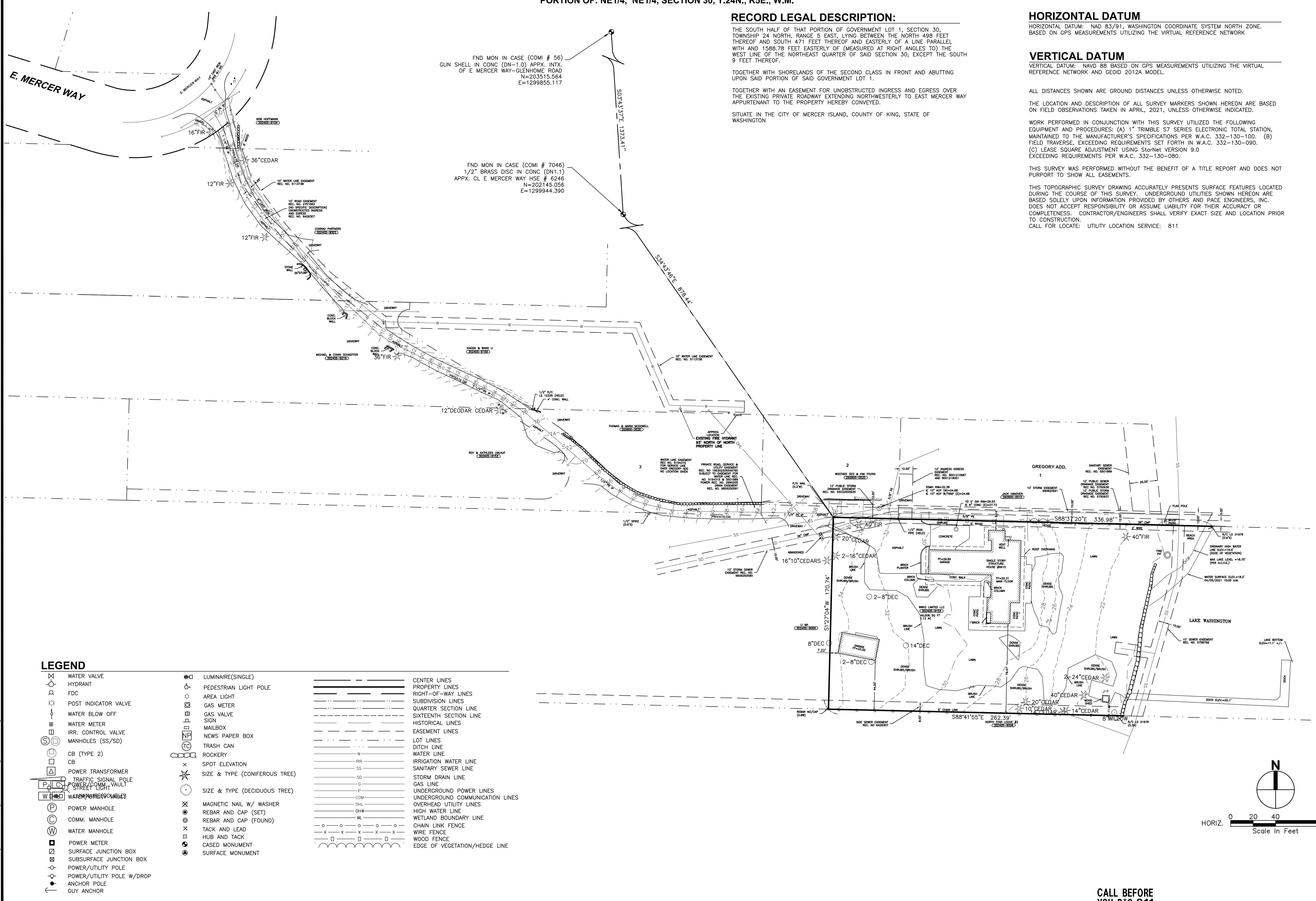
ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN APRIL, 2021, UNLESS OTHERWISE INDICATED.

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) 1" TRIMBLE S7 SERIES ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332-130-090. (C) LEASE SQUARE ADJUSTMENT USING StarNet VERSION 9.0 EXCEEDING REQUIREMENTS PER W.A.C. 332-130-080.

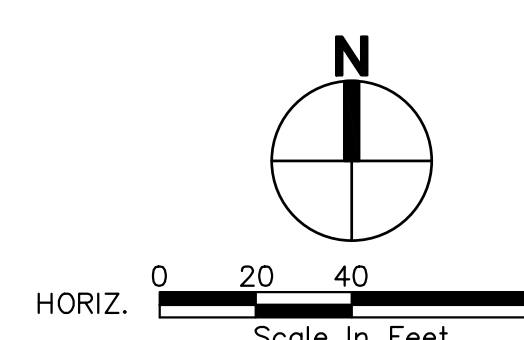
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS.

THIS TOPOGRAPHIC SURVEY DRAWING ACCURATELY PRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND PACE ENGINEERS, INC. DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THEIR ACCURACY OR COMPLETENESS. CONTRACTOR/ENGINEERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION. UTILITY LOCATION SERVICE: 811



**LEGEND**

	WATER VALVE		LUMINAIRE (SINGLE)		CENTER LINES
	HYDRANT		PEDESTRIAN LIGHT POLE		PROPERTY LINES
	FDC		AREA LIGHT		RIGHT-OF-WAY LINES
	POST INDICATOR VALVE		GAS METER		SUBDIVISION LINES
	WATER BLOW OFF		GAS VALVE		QUARTER SECTION LINE
	WATER METER		SIGN		SIXTEENTH SECTION LINE
	IRR. CONTROL VALVE		MAILBOX		HISTORICAL LINES
	MANHOLES (SS/SD)		NEWS PAPER BOX		EASEMENT LINES
	CB (TYPE 2)		TRASH CAN		LOT LINES
	CB		ROCKERY		DITCH LINE
	POWER TRANSFORMER		SPOT ELEVATION		WATER LINE
	TRAFFIC SIGNAL POLE		SIZE & TYPE (CONIFEROUS TREE)		IRRIGATION WATER LINE
	POWER/COMM VAULT		SIZE & TYPE (DECIDUOUS TREE)		SANITARY SEWER LINE
	STREET LIGHT		MAGNETIC NAIL W/ WASHER		STORM DRAIN LINE
	WATER POLE (VARIABLE)		REBAR AND CAP (SET)		GAS LINE
	POWER MANHOLE		REBAR AND CAP (FOUND)		UNDERGROUND POWER LINES
	COMM. MANHOLE		TACK AND LEAD		UNDERGROUND COMMUNICATION LINES
	WATER MANHOLE		HUB AND TACK		OVERHEAD UTILITY LINES
	POWER METER		CASED MONUMENT		HIGH WATER LINE
	SURFACE JUNCTION BOX		SURFACE MONUMENT		WETLAND BOUNDARY LINE
	SUBSURFACE JUNCTION BOX				CHAIN LINK FENCE
	POWER/UTILITY POLE				WIRE FENCE
	POWER/UTILITY POLE W/ DROP				WOOD FENCE
	ANCHOR POLE				EDGE OF VEGETATION/HEDGE LINE
	GUY ANCHOR				



DATE	4/12/22
SYM	1
REVISION	RESPONSE TO CITY COMMENTS

**PACE**  
An Engineering Services Company  
11255 Kirkland Way, Suite 300  
Kirkland, WA 98033  
p. 425.827.2014 | f. 425.827.5043  
www.paceengineers.com

**JOHN E. ANDERSON**  
STATE OF WASHINGTON  
PROFESSIONAL ENGINEER  
No. 22878  
John E. Anderson  
www.paceengineers.com  
DATE: 01/20/21  
DATE: 02/22/21

**DHEERAJ KONERU**  
7002 93RD AVENUE SE  
MERCER ISLAND, WA 98040

**KONERU**  
**SHORT PLAT (21-008)**  
6610 EAST MERCER WAY  
MERCER ISLAND, WA 98040

**EXISTING CONDITIONS**

**VERIFY SCALE**  
BAR IS ONE INCH ON ORIGINAL DRAWING.  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SCALE: 1"=20'  
DATE: 07/20/21

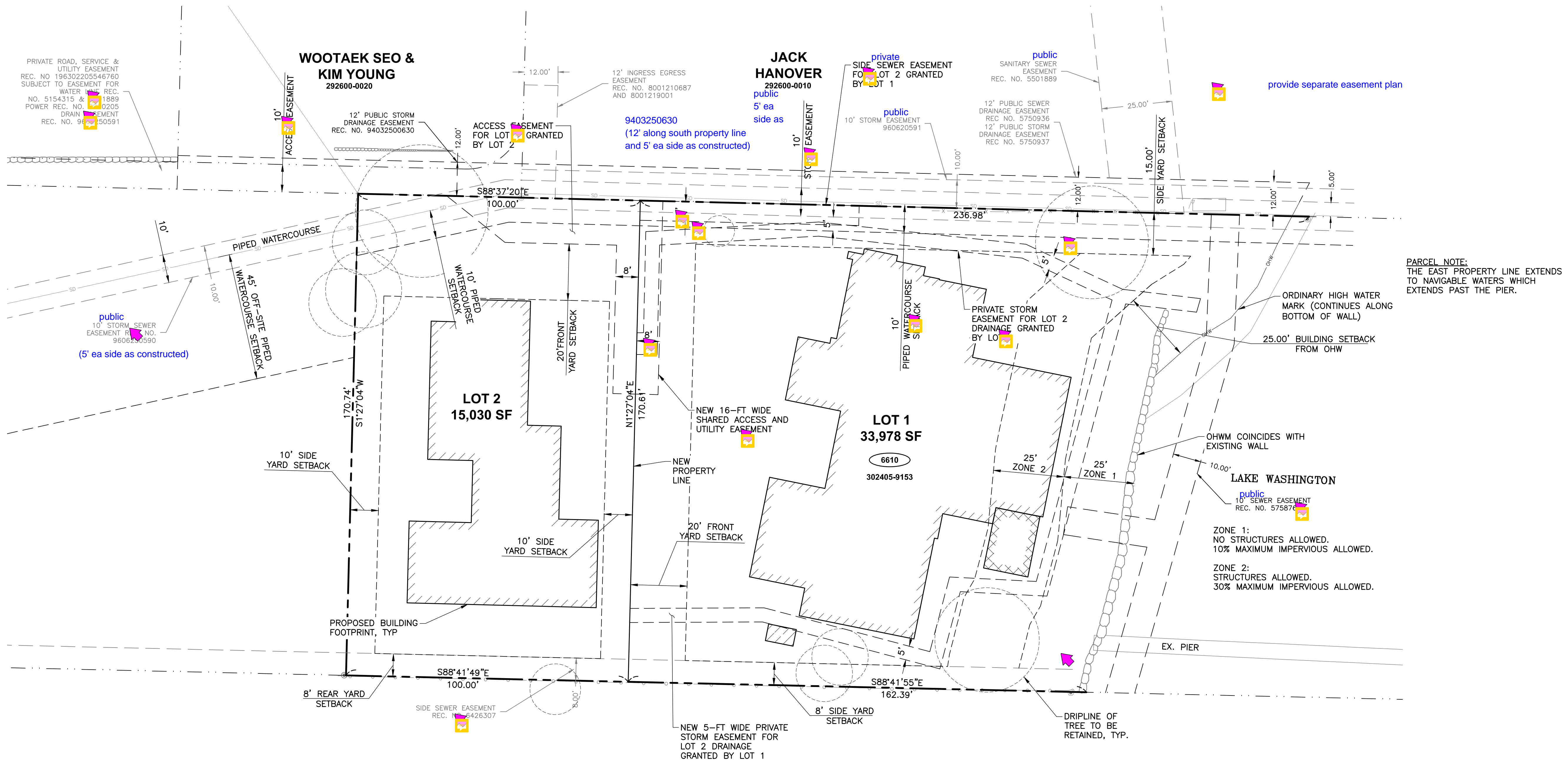
DESIGNED BY: MA  
CHECKED BY: JA

PACE PROJECT NO. 21436.00

**SHEET C0.1**

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DATE: 4/27/2022 3:52 PM  
PLOT FILE: 21436\_EC.DWG  
REF FILES: 21436\_EBR.dwg 21436\_DEMO.dwg 9433-11-SRW.dwg 21436-SRW.dwg

**CALL BEFORE YOU DIG 811**  
UNDERGROUND SERVICE (USA)



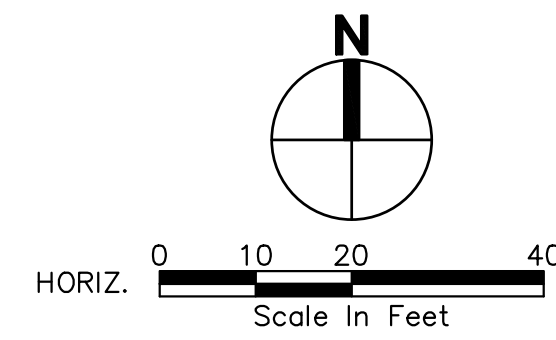
PARCEL NOTE:  
THE EAST PROPERTY LINE EXTENDS TO NAVIGABLE WATERS WHICH EXTENDS PAST THE PIER.

LAKE WASHINGTON  
OHWM COINCIDES WITH EXISTING WALL  
10.00'  
public 10" SEWER EASEMENT REC. NO. 575876  
ZONE 1:  
NO STRUCTURES ALLOWED.  
10% MAXIMUM IMPERVIOUS ALLOWED.  
ZONE 2:  
STRUCTURES ALLOWED.  
30% MAXIMUM IMPERVIOUS ALLOWED.

**LEGAL DESCRIPTIONS:**

LOT 1:  
THE SOUTH HALF OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, LYING BETWEEN THE NORTH 498 FEET THEREOF AND SOUTH 471 FEET THEREOF AND EASTERLY OF A LINE PARALLEL WITH AND 1688.75 FEET EASTERLY OF (MEASURED AT RIGHT ANGLES TO) THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30;  
EXCEPT THE SOUTH 9 FEET THEREOF.  
TOGETHER WITH SHORELANDS OF THE SECOND CLASS IN FRONT AND ABUTTING UPON SAID PORTION OF SAID GOVERNMENT LOT 1.  
TOGETHER WITH AN EASEMENT FOR UNOBSTRUCTED INGRESS AND EGRESS OVER THE EXISTING PRIVATE ROADWAY EXTENDING NORTHWESTERLY TO EAST MERCER WAY APPURTENANT TO THE PROPERTY HEREBY CONVEYED.  
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON

LOT 2:  
THE SOUTH HALF OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, LYING BETWEEN THE NORTH 498 FEET THEREOF AND SOUTH 471 FEET THEREOF AND EASTERLY OF PARALLEL LINES 1588.78 FEET AND 1688.78 FEET EASTERLY OF (MEASURED AT RIGHT ANGLES TO) THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30;  
EXCEPT THE SOUTH 9 FEET THEREOF.  
TOGETHER WITH AN EASEMENT FOR UNOBSTRUCTED INGRESS AND EGRESS OVER THE EXISTING PRIVATE ROADWAY EXTENDING NORTHWESTERLY TO EAST MERCER WAY APPURTENANT TO THE PROPERTY HEREBY CONVEYED.  
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON

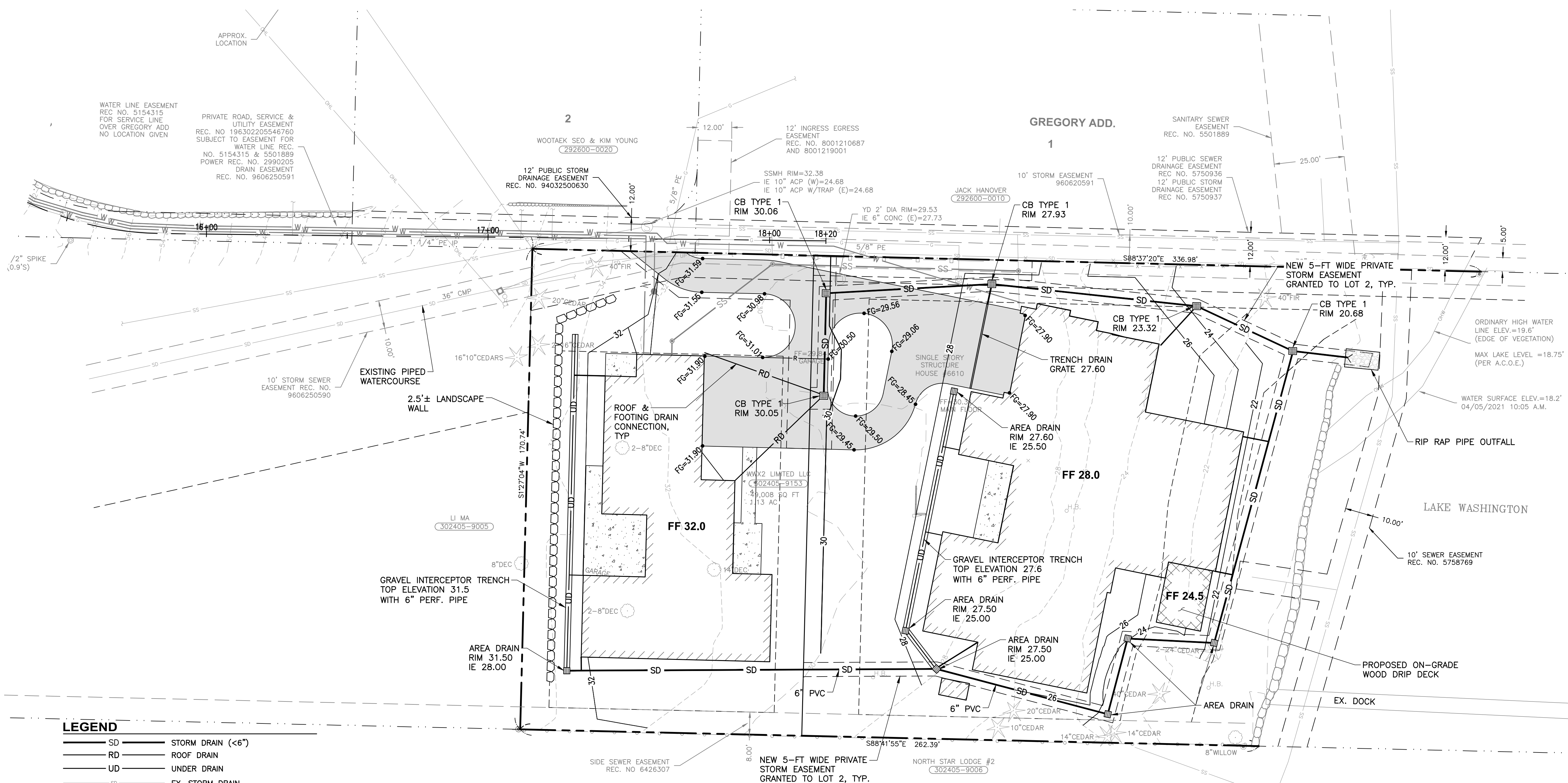


CALL BEFORE  
YOU DIG 811  
UNDERGROUND SERVICE (USA)

DATE	4/12/22
SYMBOL	1 RESPONSE TO CITY COMMENTS
REVISION	
<p><b>DHEERAJ KONERU</b> 7002 93RD AVENUE SE MERCER ISLAND, WA 98040</p>	
<p><b>KONERU SHORT PLAT (21-008)</b> 6610 EAST MERCER WAY MERCER ISLAND, WA 98040</p>	
<p><b>PRELIMINARY SHORT PLAT</b></p>	
<p><b>VERIFY SCALE</b> BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY. SCALE: 1"=20' DATE: 07/20/21 DESIGNED BY: MA CHECKED BY: JA PACE PROJECT NO. 21436.00</p>	
<p>SHEET <b>C1.0</b></p>	

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USER: JAY  
DATE: 4/21/2022 3:52 PM  
XREF FILES: 21436\_BDR.dwg 9433-11-SRV.dwg 21436-SRV.dwg 21436\_SITE.dwg 21436\_TREE.dwg

PORTION OF: NE1/4, NE1/4, SECTION 30, T.24N., R.5E., W.M.

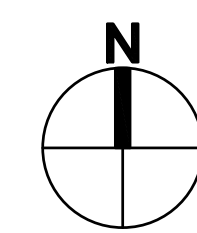


**LEGEND**

- |          |                     |                           |
|----------|---------------------|---------------------------|
| SD       | STORM DRAIN (<6")   |                           |
| RD       | ROOF DRAIN          |                           |
| UD       | UNDER DRAIN         |                           |
| SD       | EX. STORM DRAIN     |                           |
| SS       | SANITARY SEWER      |                           |
| SS       | EX. SANITARY SEWER  |                           |
| W        | WATER LINE          |                           |
| W        | EXISTING WATER LINE |                           |
| 20       | PROPOSED CONTOUR    |                           |
| R        | RIDGE LINE          |                           |
| EXISTING | PROPOSED            |                           |
| ○        | ●                   | AREA DRAINS               |
| □        | ■                   | CB TYPE 1                 |
| ○        | ○                   | SS CLEANOUT               |
| ⊕        | ⊕                   | SSMH 48"                  |
| ⊕        | ⊕                   | WATER METER               |
| ⊕        | ⊕                   | 2 NOZZLE FIRE HYDRANT/FDC |
| ⊕        | ⊕                   | 3 NOZZLE FIRE HYDRANT     |
| ⊕        | ⊕                   | HOSE BIB                  |

**DEMO NOTE:**

THE EXISTING HOUSE WILL NEED TO BE DEMOLISHED PRIOR TO PRELIMINARY SHORT PLAT APPROVAL OR A CONDITION OF APPROVAL SHALL BE ADDED STATING THAT THE EXISTING HOUSE WILL BE DEMOLISHED PRIOR TO FINAL PLAT APPLICATION



HORIZ. 0 10 20 40  
Scale In Feet

FILE NAME: P:\21436\KONERU RESUBMIT\ENGINEERING\DWG\21436\_GRT.DWG  
USER: JAY  
DATE: 4/21/2022 3:52 PM  
PLOT TIME: 4/21/2022 3:52 PM  
XREF FILES: 21436\_SDR.dwg 943-11-SRV.dwg 21436\_SITE.dwg 21436\_SSRV.dwg 21436\_SSD.dwg 21436\_HATCH.dwg 21436\_CDR.dwg 21436\_SDR.dwg 21436\_SSD.dwg 21436\_W.dwg

DATE	4/12/22
SYN	1
REVISION	RESPONSE TO CITY COMMENTS

**PACE**  
An Engineering Services Company  
11755 Kirkland Way, Suite 300  
Kirkland, WA 98033  
p. 425.827.2014 f. 425.827.5043  
www.paceengr.com

**JOHN E. ANDERSON**  
STATE OF WASHINGTON  
Professional Engineer  
No. 38153  
Date: 2022.04.21  
15:50:03 -0700

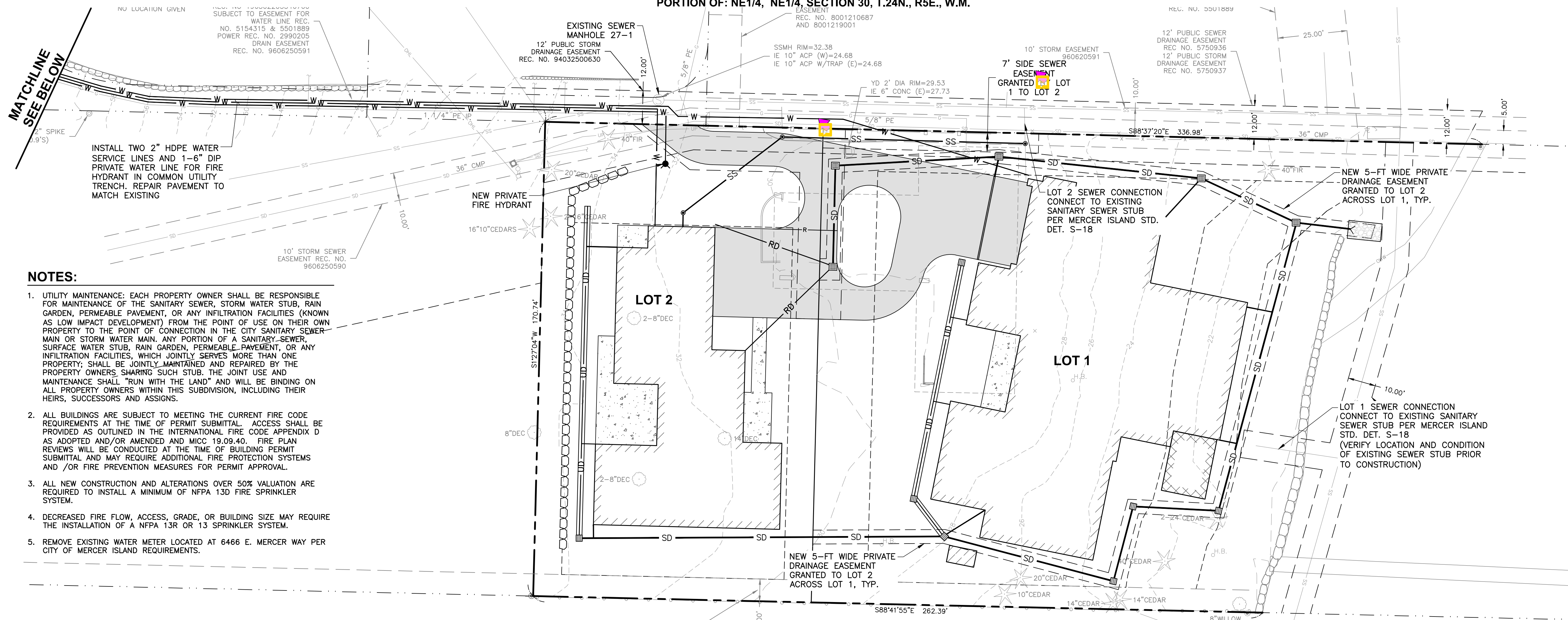
**DHEERAJ KONERU**  
7002 93RD AVENUE SE  
MERCER ISLAND, WA 98040

**KONERU SHORT PLAT (21-008)**  
6610 EAST MERCER WAY  
MERCER ISLAND, WA 98040  
**GRADING & DRAINAGE PLAN**

**VERIFY SCALE**  
BAR IS ONE INCH ON ORIGINAL DRAWING.  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.  
SCALE: 1"=20'  
DATE: 07/20/21  
DESIGNED BY: MA  
CHECKED BY: JA  
PACE PROJECT NO. 21436.00  
**SHEET C2.0**

**CALL BEFORE YOU DIG 811**  
UNDERGROUND SERVICE (USA)

PORTION OF: NE1/4, NE1/4 SECTION 30, T.24N., R5E., W.M.

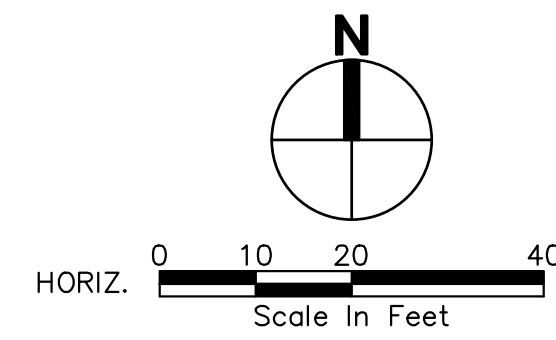
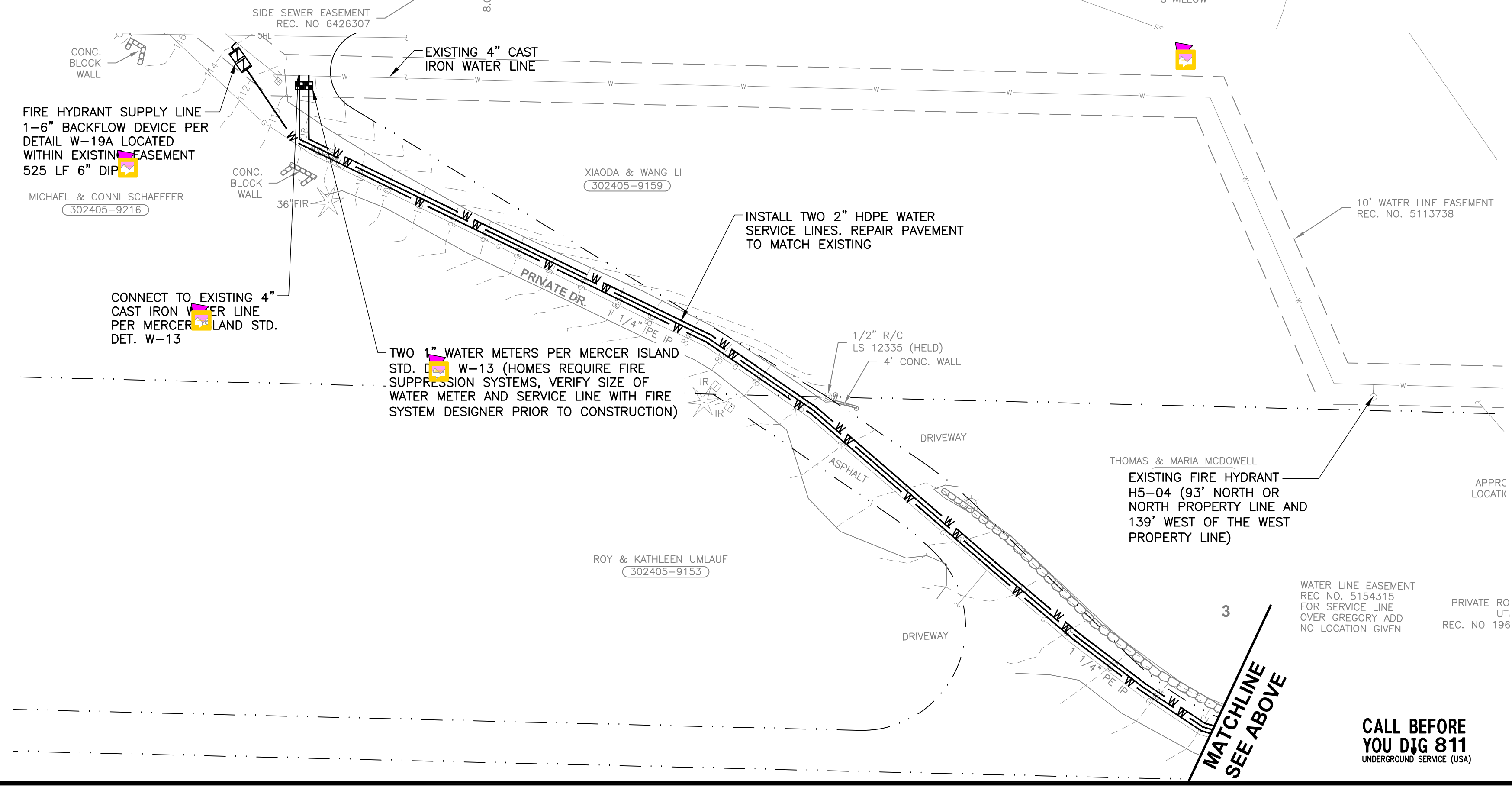


NOTES:

- UTILITY MAINTENANCE: EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SANITARY SEWER, STORM WATER STUB, RAIN GARDEN, PERMEABLE PAVEMENT, OR ANY INFILTRATION FACILITIES (KNOWN AS LOW IMPACT DEVELOPMENT) FROM THE POINT OF USE ON THEIR OWN PROPERTY TO THE POINT OF CONNECTION IN THE CITY SANITARY SEWER MAIN OR STORM WATER MAIN. ANY PORTION OF A SANITARY SEWER, SURFACE WATER STUB, RAIN GARDEN, PERMEABLE PAVEMENT, OR ANY INFILTRATION FACILITIES, WHICH JOINTLY SERVES MORE THAN ONE PROPERTY; SHALL BE JOINTLY MAINTAINED AND REPAIRED BY THE PROPERTY OWNERS SHARING SUCH STUB. THE JOINT USE AND MAINTENANCE SHALL "RUN WITH THE LAND" AND WILL BE BINDING ON ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION, INCLUDING THEIR HEIRS, SUCCESSORS AND ASSIGNS.
- ALL BUILDINGS ARE SUBJECT TO MEETING THE CURRENT FIRE CODE REQUIREMENTS AT THE TIME OF PERMIT SUBMITTAL. ACCESS SHALL BE PROVIDED AS OUTLINED IN THE INTERNATIONAL FIRE CODE APPENDIX D AS ADOPTED AND/OR AMENDED AND MICC 19.09.40. FIRE PLAN REVIEWS WILL BE CONDUCTED AT THE TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND /OR FIRE PREVENTION MEASURES FOR PERMIT APPROVAL.
- ALL NEW CONSTRUCTION AND ALTERATIONS OVER 50% VALUATION ARE REQUIRED TO INSTALL A MINIMUM OF NFPA 13D FIRE SPRINKLER SYSTEM.
- DECREASED FIRE FLOW, ACCESS, GRADE, OR BUILDING SIZE MAY REQUIRE THE INSTALLATION OF A NFPA 13R OR 13 SPRINKLER SYSTEM.
- REMOVE EXISTING WATER METER LOCATED AT 6466 E. MERCER WAY PER CITY OF MERCER ISLAND REQUIREMENTS.

LEGEND

SD	STORM DRAIN (<6")
RD	ROOF DRAIN
UD	UNDER DRAIN
SD	EX. STORM DRAIN
SS	SANITARY SEWER
SS	EX. SANITARY SEWER
W	WATER LINE
W	EXISTING WATER LINE
EXISTING	PROPOSED
□	AREA DRAINS
□	CB TYPE 1
○	SS CLEANOUT
○	SSMH 48"
□	WATER METER
⊙	2 NOZZLE FIRE HYDRANT/FDC

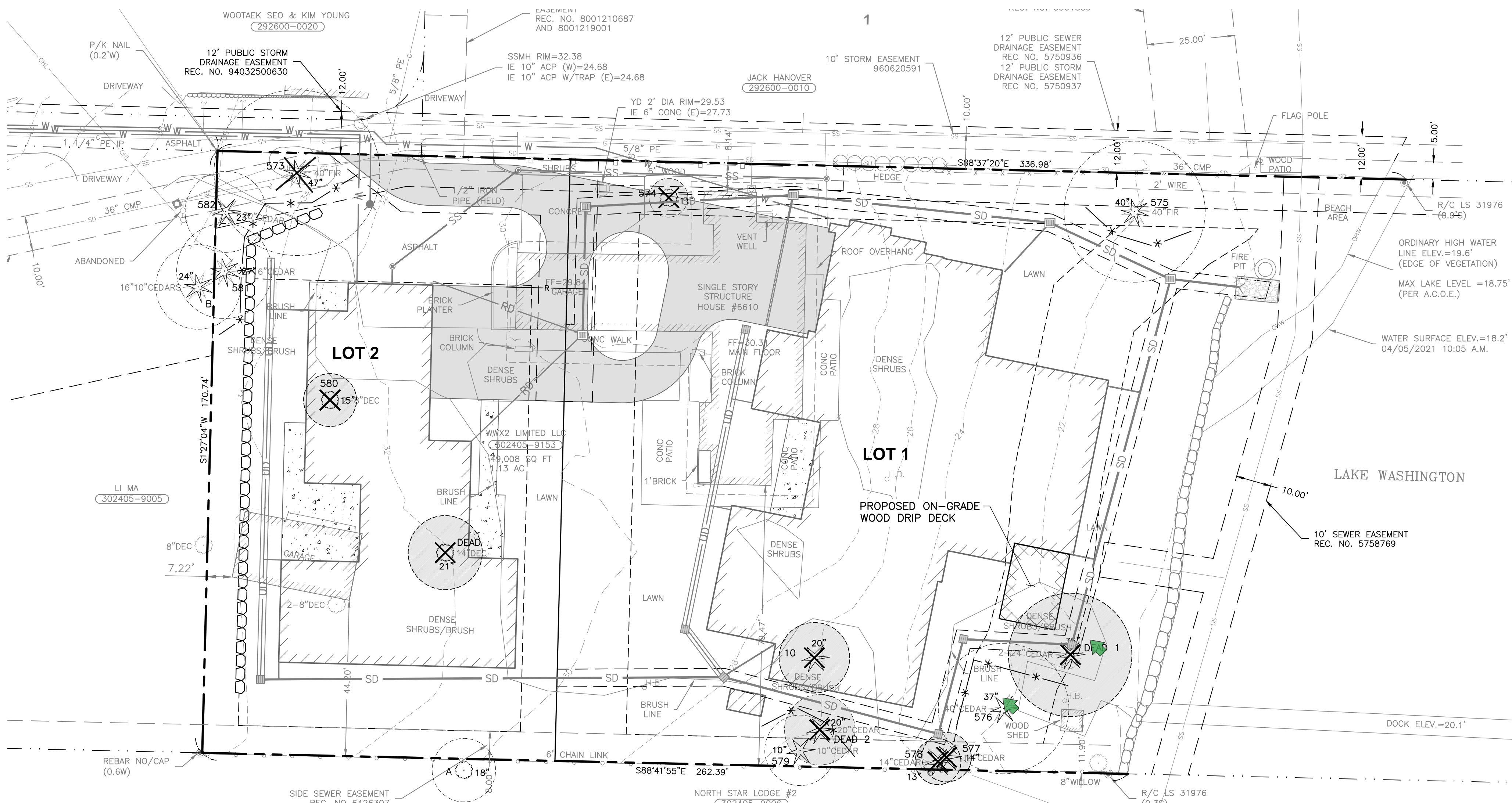


CALL BEFORE YOU DIG 811 UNDERGROUND SERVICE (USA)

FILE NAME: P:\211436\KONERU\RESUBMIT\CAO\ENGINEERING\DWG\SHEETS\211436\_UJDWG  
 USER: JAY FULLER  
 PLOT TIME: 4/21/2022 3:52 PM  
 XREF FILES: 211436\_SDR.dwg 943-11-SRV.dwg 121436\_SITE.dwg 211436\_SDR.dwg 211436\_INT01.dwg 211436\_SS.dwg 211436\_WA.dwg

<p>11255 Kirkland Way, Suite 300          Kirkland, WA 98033          P: 425.827.2014   F: 425.827.5043          CIVIL   Structural   Planning   Survey          www.paceeng.com</p>	
<p>John E. Anderson          www.paceeng.com          C:\PACE_C\John E. Anderson          Date: 2022-04-21 15:29:18</p>	
<p><b>DHEERAJ KONERU</b>          7002 93RD AVENUE SE          MERCER ISLAND, WA 98040</p>	
<p><b>KONERU SHORT PLAT (21-008)</b>          6610 EAST MERCER WAY          MERCER ISLAND, WA 98040</p>	
<p><b>COMPOSITE UTILITY PLAN</b></p>	
<p><b>VERIFY SCALE</b>          BAR IS ONE INCH ON ORIGINAL DRAWING.          IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.</p>	
<p>SCALE:          1"=20'</p>	<p>DATE:          07/20/21</p>
<p>DESIGNED BY:          MA</p>	<p>CHECKED BY:          JA</p>
<p>PACE PROJECT NO. 21436.00</p>	
<p>SHEET <b>C3.0</b></p>	
<p>1</p>	<p>RESPONSE TO CITY COMMENTS</p>
<p>SYM</p>	<p>REVISION</p>
<p>4/12/22</p>	<p>DATE</p>

PORTION OF: NE1/4, NE1/4, SECTION 30, T.24N., R5E., W.M.

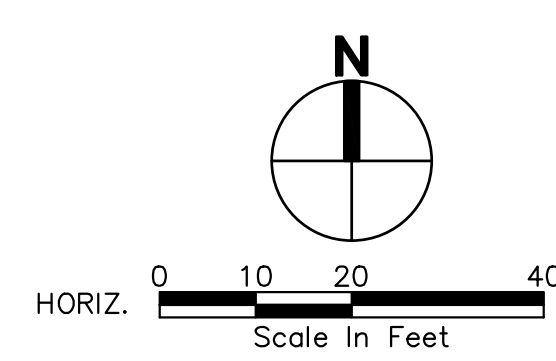


LEGEND

- 888 VIABLE TREE TO REMAIN
- 889 VIABLE TREE TO BE REMOVED DUE TO PROJECT OR NOT-SUITABLE TO MAINTAIN
- CONIFEROUS
- DECIDUOUS TREE
- DRIP LINE PER TABLE
- \* TREE PROTECTION
- A-C TREES LOCATED OFF SITE

TREE INVENTORY

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Dripline Radius (feet)				Exceptional Threshold	Exceptional	24-inch DSH or Greater	MLOD (feet)	RLOD (feet)	Proposed Action	Notes
							N	E	S	W							
573	<i>Pseudotsuga menziesii</i>	Douglas-fir	47.0		Good	Good	24.0	24.5	22.5	28.5	30.0	Exceptional-Size	Yes	20	47	Remove	Pavement on all sides, center of drive, crown raised, end weight reduction pruning on north side, water main bored beneath tree
574	<i>Comus florida</i>	Eastern Dogwood	10.7	8,8,6,1	Good	Good	6.4	8.9	11.9	12.9	12.0		-	6	10	Remove	Hollow tree, very old specimen
575	<i>Pseudotsuga menziesii</i>	Douglas-fir	39.5		Good	Good	21.6	19.6	23.6	25.6	30.0	Exceptional-Size	Yes	16	40	Retain	Top blown out repeatedly, storm damaged limbs, excellent health, soil saturated, gnarled trunk
576	<i>Thuja plicata</i>	Western Redcedar	37.0		Fair	Good	18.5	20.5	18.5	19.5	30.0	Exceptional-Size	Yes	15	37	Retain	Thin canopy, drought stress
577	<i>Thuja plicata</i>	Western Redcedar	14.0		Fair	Good	11.6	10.6	10.6	4.6	30.0		-	6	14	Remove	
578	<i>Thuja plicata</i>	Western Redcedar	13.0		Fair	Good	4.5	11.5	10.5	11.5	30.0		-	6	13	Remove	
579	<i>Thuja plicata</i>	Western Redcedar	10.0		Fair	Good	8.4	8.4	8.4	8.4	30.0		-	6	10	Retain	
580	<i>Magnolia x soulangiana</i>	Saucer magnolia	15.0	9,12	Good	Fair	23.6	20.6	15.1	9.6	-		-	6	15	Remove	Phototropic sprouting, failed tree on too
581	<i>Thuja plicata</i>	Western Redcedar	27.0		Good	Good	21.1	23.1	19.1	5.1	30.0		Yes	11	27	Retain	Codominant at 6' with narrow union
582	<i>Thuja plicata</i>	Western Redcedar	23.0		Good	Good	22.0	21.0	11.0	19.0	30.0		-	10	23	Retain	
Dead 1	<i>Thuja plicata</i>	Western Redcedar	34.8	27,14,17	N/A	N/A	16.5	23.0	21.5	22.5	30.0	Exceptional-Size	Yes	15	N/A	Reduce to wildlife snag	Dead tree, clear signs of purposeful girdling, codominant at base, good candidate for wildlife snag
Dead 2	<i>Thuja plicata</i>	Western Redcedar	20.0		N/A	N/A	16.8	19.8	18.8	18.8	30.0		-	8	N/A	Remove	Dead tree, clear signs of purposeful girdling, funnel sticking out of tree, likely for herbicide application
A	<i>Fraxinus pennsylvanica</i>	Green Ash	18.0		Good	Good	30.8	30.8	30.8	30.8	30.0		-	8	18	Retain	
B	<i>Thuja plicata</i>	Western Redcedar	23.7	11,21	Good	Good	15.0	13.0	19.0	21.0	30.0		-	10	24	Retain	Codominant with narrow union, part of grove with tree 582 and 581



CALL BEFORE YOU DIG 811 UNDERGROUND SERVICE (USA)

<p><b>PACE</b> An Engineering Services Company 11255 Kirkland Way, Suite 300 Kirkland, WA 98033 p. 425.827.2014   f. 425.827.5043 www.paceengr.com</p>	<p><b>JOHN E. ANDERSON</b> STATE OF WASHINGTON PROFESSIONAL ENGINEER No. 28878 John E. Anderson www.jeanderson.com 0-988-0000 Date: 2022.04.21 15:59:34-0700</p>
<p><b>DHEERAJ KONERU</b> 7002 93RD AVENUE SE MERCER ISLAND, WA 98040</p>	<p><b>KONERU SHORT PLAT (21-008)</b> 6610 EAST MERCER WAY MERCER ISLAND, WA 98040</p>
<p><b>TREE RETENTION PLAN</b></p>	
<p><b>VERIFY SCALE</b> BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.</p>	
<p>DESIGNED BY: MA</p>	<p>DATE: 07/20/21 CHECKED BY: JA</p>
<p>PACE PROJECT NO. 21436.00</p>	
<p><b>L1.0</b></p>	
<p>SHEET</p>	

FILE NAME: P:\21436\_KONERU\_RETENTION\_PLAN\ENGINEERING\DWG\21436\_TREE.DWG  
 USER: JVA  
 PLOT TIME: 4/21/2022 3:52 PM  
 XREF FILES: 21436\_SIT.DWG; 21436\_MATCH.DWG; 21436\_TREE.DWG; 21436\_SDR.DWG; 21436\_W.DWG; 21436\_SS.DWG

1	RESPONSE TO CITY COMMENTS
SYM	REVISION
4/12/22	DATE