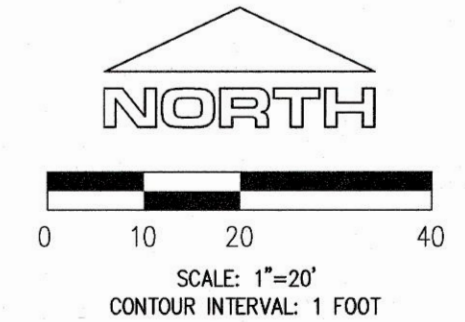
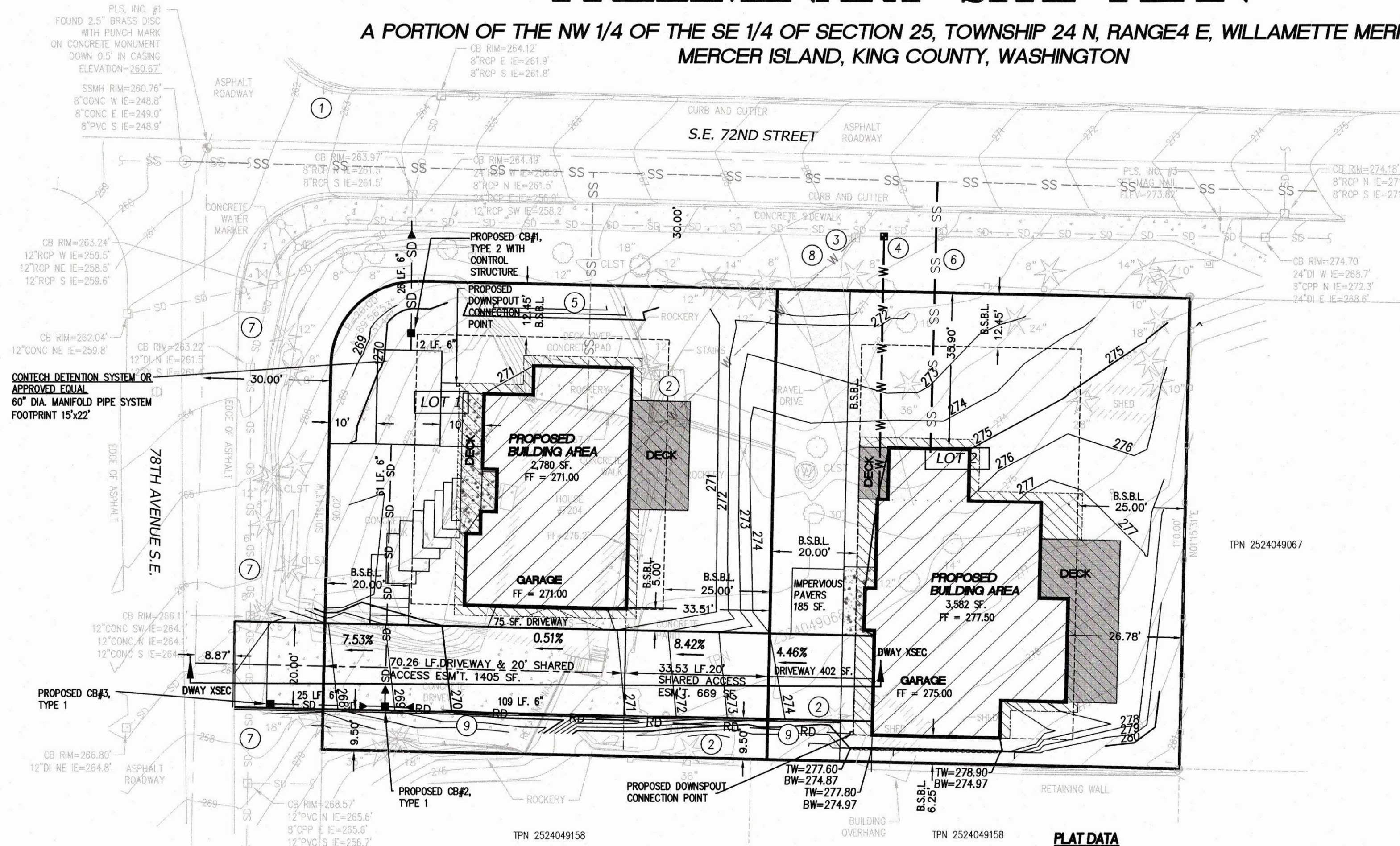


PRELIMINARY SITE PLAN

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 24 N, RANGE 4 E, WILLAMETTE MERIDIAN
MERCER ISLAND, KING COUNTY, WASHINGTON



LEGAL DESCRIPTION:

(PER KING COUNTY ASSESSOR)

SOUTH 110 FEET OF THE NORTH 140 FEET OF THE EAST
1/2 OF THE NW 1/4 OF THE SE 1/4, LESS THE EAST
427.4 FEET, AND LESS COUNTY ROAD.

CONCEPTUAL STORM WATER AND ROOF DRAINAGE NOTES

1. A SINGLE ROOF DOWNSPOUT CONNECTION POINT HAS BEEN SHOWN PER PROPOSED BUILDING. ROOF DRAINS CONNECT TO ROOF DOWNSPOUT SYSTEM VIA DOWNSPOUTS AND TIGHTLINES.
2. SHARED ACCESS DRIVEWAY TO SHEET FLOW TO PROPOSED CATCH BASINS.

CONCEPTUAL CONSTRUCTION NOTES

1. FIRE HYDRANT H3-33 IS LOCATED ROUGHLY 508' FROM PROPOSED BUILDINGS. LOCATION TAKEN FROM MERCER ISLAND GIS AERIAL AND TO BE USED FOR PERMIT APPROVAL ONLY. PROPOSED BUILDINGS TO MEET CURRENT FIRE FLOW REQUIREMENTS.
2. REMOVED TREES PER LAYTON TREE CONSULTING, LLC'S ARBORIST REPORT/TREE PLAN DATED MARCH, 2022. REFER TO REPORT/PLAN FOR ADDITIONAL TREES TO BE REMOVED AND/OR RETAINED.
3. EXISTING 8" WATER SERVICE TO BE USED FOR THE PROPOSED LOT 1 BUILDING.
4. PROPOSED 1" WATER SERVICE TO BE INSTALLED TO SERVICE PROPOSED LOT 2 BUILDING.
5. PROPOSED LOT 1 BUILDING TO CONNECT TO EXISTING SANITARY SIDE SEWER.
6. PROPOSED LOT 2 BUILDING TO CONNECT TO SANITARY SEWER MAIN WITHIN S.E. 72ND ST. USING A 4" PIPE. MAX RESTORATION WIDTH AT SURFACE TRENCH 5' PER CITY OF MERCER ISLAND STANDARD DETAIL W-3.
7. GRAVEL SHALL BE INSTALLED ALONG THE FRONTAGE OF 78TH AVENUE S.E. PER CITY OF MERCER ISLAND'S REQUIREMENTS.
8. REMOVE EXISTING GRAVEL DRIVEWAY AND RESTORE SIDEWALK PER CITY OF MERCER ISLAND'S REQUIREMENTS.
9. INSTALL 6" VERTICAL CURB.

GRADING/TEBC NOTES:

1. OFF-SITE FILL WILL BE FROM AN APPROVED SOURCE TO BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
2. DISTURBED AREAS SHALL BE STABILIZED DURING AND IMMEDIATELY FOLLOWING CONSTRUCTION PER MERCER ISLAND'S EROSION AND CONTROL REQUIREMENTS.

LEGEND

TW = TOP BACK OF WALL ELEVATION
BW = BOTTOM FACE OF WALL ELEVATION
--- ROOF OVERHANG
--- BSBL BUILDING SET BACK LINE
--- PROPOSED RETAINING WALL

PLAT DATA

PLAT AREA : 21,916+/- SF. (0.50+/- ACRE)
PARCEL NUMBER : 2524049068
SITE ADDRESS : 7208 78TH AVE. SE.
ZONING : R-9.6 (SINGLE FAMILY)
NUMBER OF LOTS : 2

LOT 1 = 11,329+/- SF.

LOT 2 = 10,588+/- SF.

DENSITY : 4 DUS./AC.

EXISTING STRUCTURES : ALL TO BE REMOVED

LOT 1 COVERAGE : EXISTING = 3,709+/- SF. (32.74%)

NET AREA = 11,329 - 669 = 10,660 SF.

BUILDING AREA = 2,780 SF. (26.08%)

DRIVEWAY = 1,480 SF. (13.88%)

HARDSCAPE = 342 SF. (3.20%)

NET COVERAGE = 4,260 SF. (39.96%)

LOT 2 COVERAGE : EXISTING = 173+/- SF. (1.63%)

NET AND GROSS AREA = 10,588 SF.

BUILDING = 3,582 SF. (33.83%)

DRIVEWAY = 587 SF. (5.54%)

HARDSCAPE = 50 SF. (0.47%)

NET COVERAGE = 4,169 SF. (39.37%)

ACCESS : 103.79 LF. 20' SHARED ACCESS EASEMENT, 2,074+/- SF.

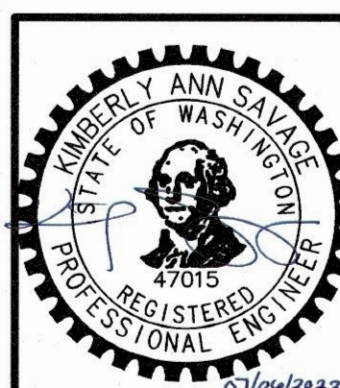
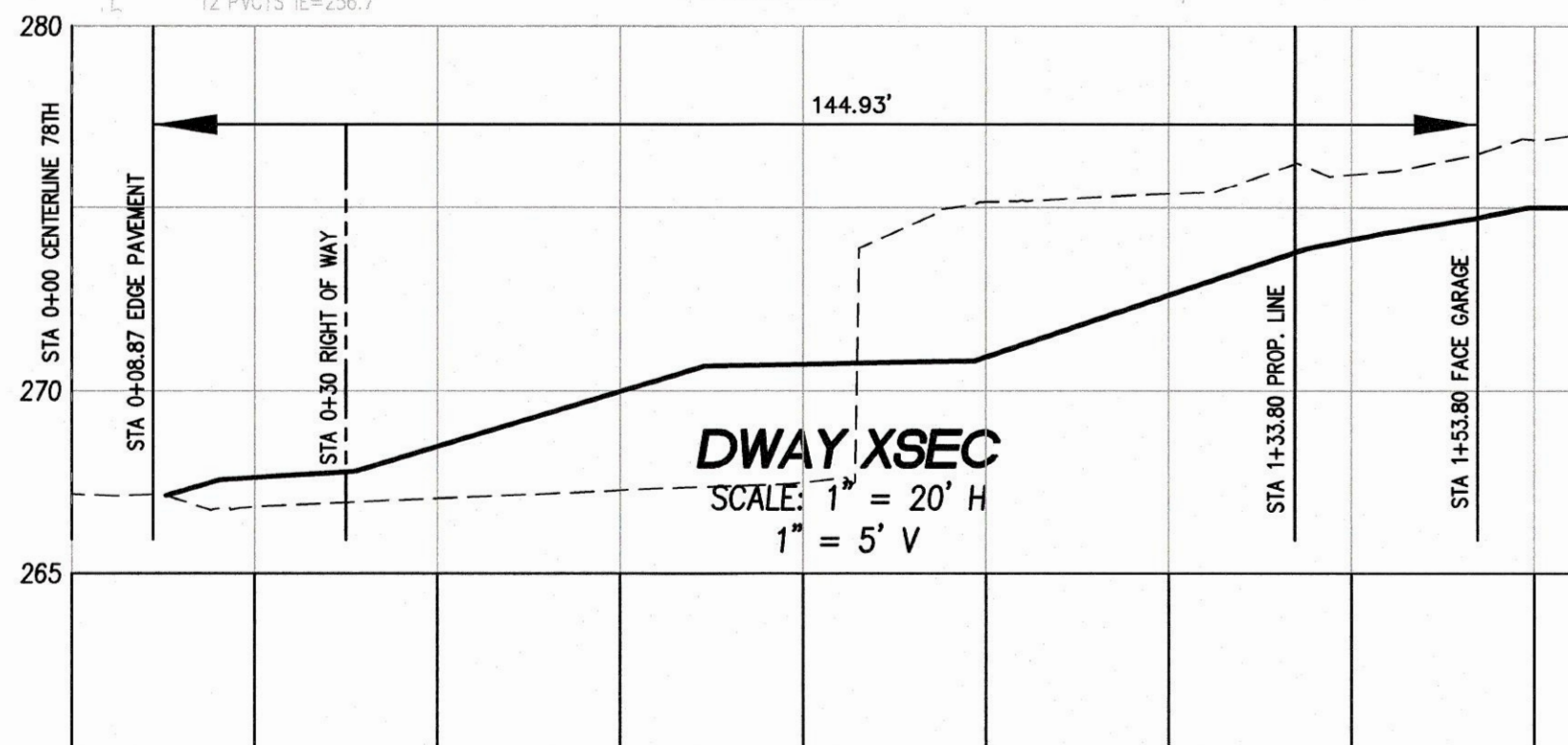
PARKING SPACES : 5

YARD SETBACKS : FRONT YARD = 20 FEET

SIDE YARD = 6.2 FEET MIN. TOTAL OF 18.7 FEET

REAR YARD = 25 FEET

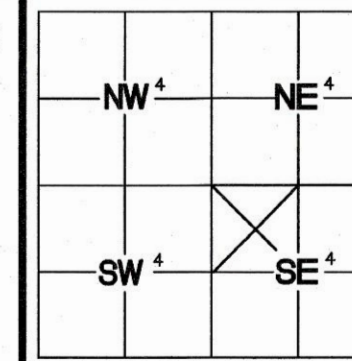
PROPOSED BUILDING HEIGHT : 30 FEET



PRELIMINARY SITE PLAN
FOR

GRACE FENG

2050 89TH AVENUE NE
CLYDE HILL, WA 98004



INDEXING
INFORMATION

NW 1/4 SE 1/4

SECTION: 25

TOWNSHIP: 24 N

RANGE: 4 E

COUNTY: KING

JOB:

35887

SCALE:

1" = 20'

DRAWN BY:

BPM & KRS

DATE:

7/6/2022

SHEET:

1 OF 1

CHECKED BY:

KAP

