



King County
Department of Permitting
and Environmental Review

Residential Site Plan: COVER

Ref: KCC 21a.12.030

Max. Impervious Surface Allowed 25%

Max. Bldg. Height Allowed 40'

Ref: KCC 21a.12.170

Min. Blg. Setback From Street 20'

Min. Garage Setback From Street 20'

Min. Blg. Setback From Interior 5'

Permit Center validation:

- o Zoning
- o Site Review Not Applicable

Validated Signature _____

Login Initials _____ Date: _____

Engineering / Drainage Approval

Signature: _____

Date: _____

Critical Areas Approval

Signature: _____

Date: _____

Clearing / Grading Approval

Signature: _____

Date: _____

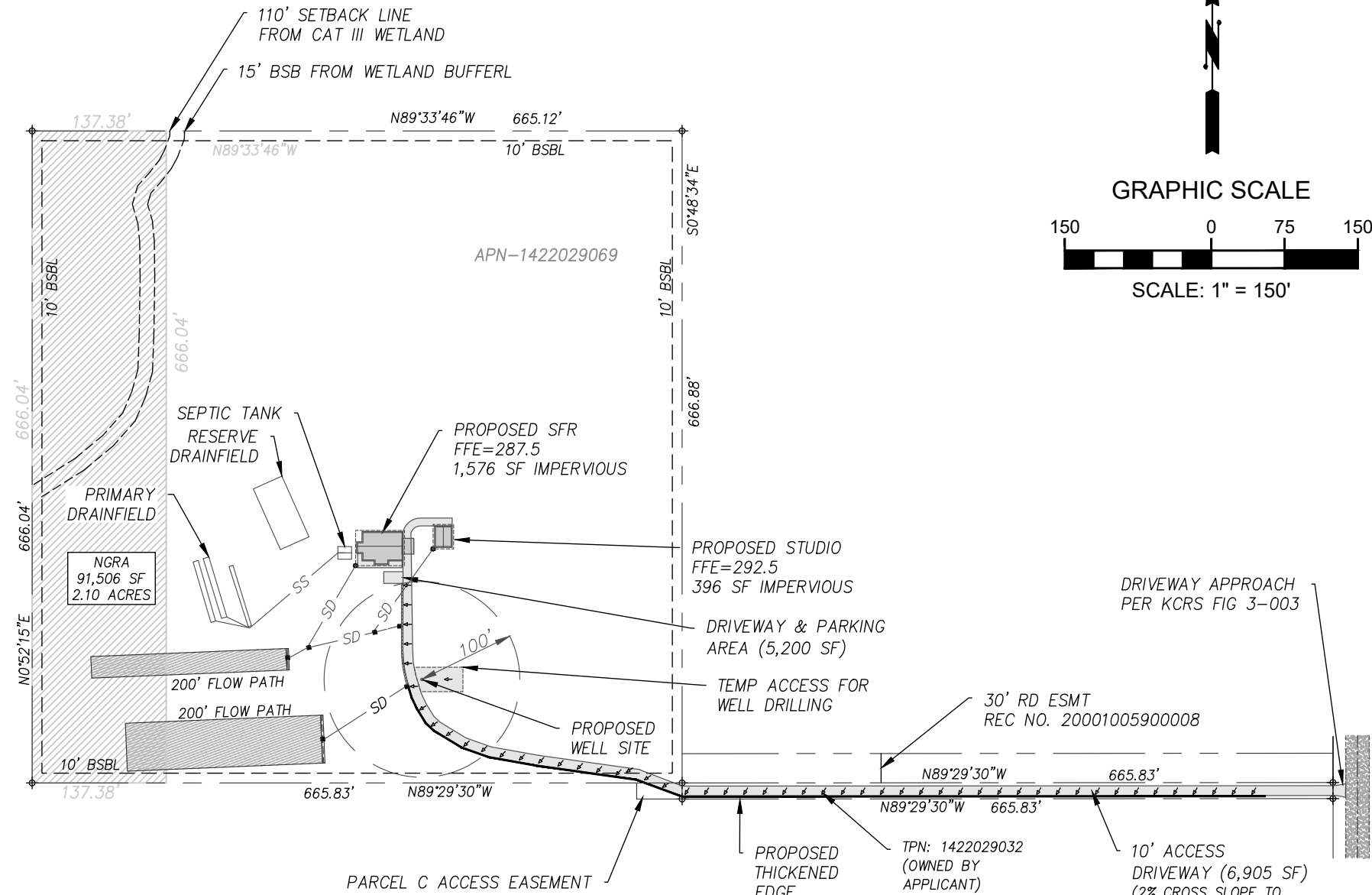
Fire Approval

Signature: _____

Date: _____

LEGAL DESCRIPTION

SW 1/4 OF NE 1/4 OF SW 1/4 E 16.5 FT FOR RD

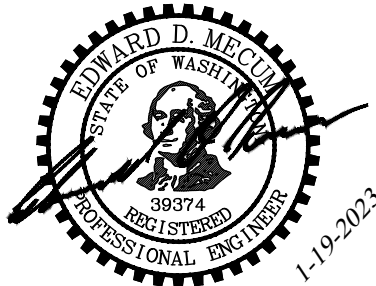


UTILITY DISTRICT INFORMATION:

WATER: KC WATER DISTRICT19
SEWER: PRIVATE
FIRE DISTRICT: VASHON ISLAND FIRE AND RESCUE

PROPOSED IMPERVIOUS SURFACE AREAS:

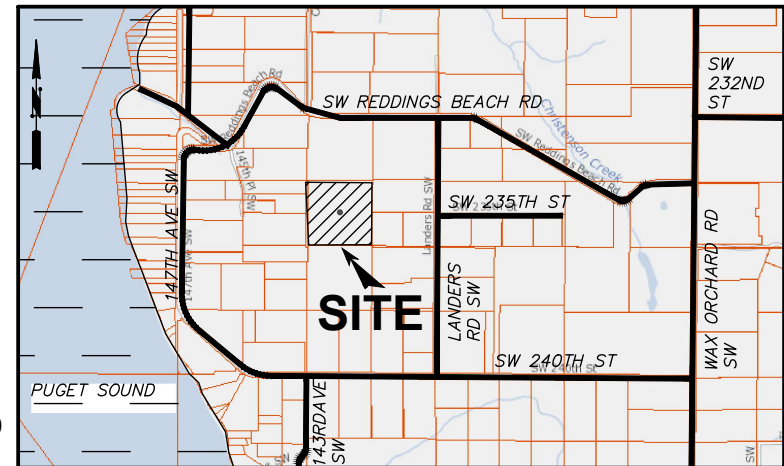
SFR ROOF (W/OVRHNG) -	1,576 SF
STUDIO ROOF -	396 SF
DRIVEWAY W/APPROACH (UNCOVERED) -	11,750 SF
IMPERVIOUS TOTAL -	13,722 SF
	(3% OF SITE TOTAL)



G2 CIVIL
1700 NW GILMAN BLVD, STE 200
ISSAQUAH, WA 98027
PHONE: (425) 821-5038

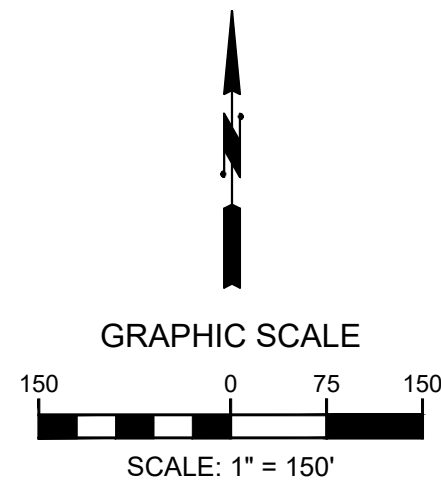


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VICINITY MAP

NTS



PROJECT DATA

PROPERTY ADDRESS: 23501 LANDERS RD SW
VASHON, WA 98070
TAX LOT NUMBER: 1422029069
LOT SIZE: 442,134 (10.15 ACRES)
ZONING: RA550

PROJECT TEAM

OWNER: MARY YODER-WILLIAMS
13209 SW REDDINGS BEACH RD
VASHON, WA 98070
(206) 369-8576

Architect: STEELE DESIGN
6338 MT. BAKER HWY
DEMING, WA 98244
(206) 304-2961
CONTACT: JEREMY DEHNERT

CIVIL ENGINEER: G2 CIVIL
1700 NW GILMAN BLVD, STE 200
ISSAQUAH, WA 98027
(425) 821-5038
CONTACT: EDWARD MECUM, PE

SURVEYOR: PUGET SOUND SURVEYING
PO BOX 7470
TACOMA, WA 98417
253-326-8686
CONTACT: KENNETH W. VAN CLEAVE, PLS

SEPTIC DESIGN: HYDROLOGIC DESIGNS LLC
PO BOX 2291
VASHON, WA 98070
(206) 463-5431

SHEET INDEX

1. COVER SHEET
2. TESC PLAN
3. STORMWATER SITE PLAN
4. T.E.S.C. DETAILS
5. DRAINAGE DETAILS

COVER SHEET



King County
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Residential Site Plan: TESC

RECOMMENDED CONSTRUCTION SEQUENCE

1. Hold the pre-construction meeting, if required
2. Post sign with name and phone number of TESC supervisor (may be consolidated with the required notice of construction sign).
3. Flag or fence clearing limits.
4. Install catch basin protection, if required.
5. Grade and install construction entrance(s)
6. Install perimeter protection (silt fence, brush barrier, etc.).
7. Construct sediment pond and traps, if required.
8. Grade and stabilize construction roads.
9. Construct surface water controls (interceptor dikes, pipe slope drains, etc.) simultaneously with clearing and grading for project development.
10. Maintain erosion control measures in accordance with King County standards and manufacturer's recommendations.
11. Relocate erosion control measure, or install new measures so that as site conditions change, the erosion and sediment control is always in accordance with the King County Erosion and Sedimentation Control Standards.
12. Cover all areas that will be unworked for more than seven days during the dry season or two days during the wet season with straw, wood fiber mulch, compost, plastic sheeting, or equivalent.
13. Stabilize all areas within seven days of reaching final grade.
14. Seed, sod, stabilize, or cover any areas to remain unworked for more than 30 days.
15. Upon completion of the project, stabilize all disturbed areas and remove BMP's if appropriate.

Engineering / Drainage Approval

Signature: _____

Date: _____

Clearing / Grading Approval

Signature: _____

Date: _____



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DRAINFIELD NOTE

ALL WORK WITHIN THE SEPTIC DRAINFIELD AREAS IS STRICTLY PROHIBITED WITH EXCEPTION TO THE DRAINFIELD INSTALLER.



Know what's below.
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TESC PLAN

EROSION PROTECTION NOTE

ALL EXPOSED SOIL TO BE COVERED WITH MULCH, STRAW, AND/OR PLASTIC SHEETING PER FIG. C.3.4.A AND/OR TABLE C.3.2.A KCSWDM. UNDER NO CIRCUMSTANCES SHALL SOIL STOCKPILES BE LEFT UNCOVERED.



AMENDED SOIL OPTION 2
 AREA A (19,593 SF)
 106CY COMPOST

CONTRACTOR RESPONSIBILITY

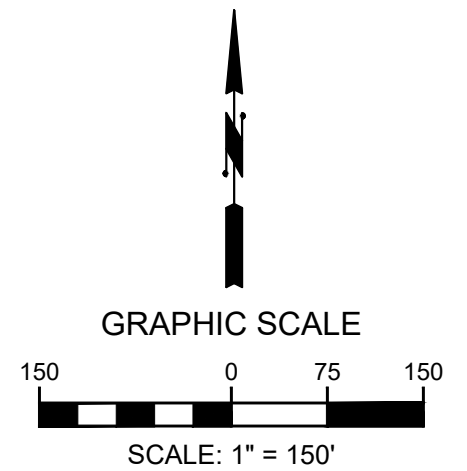
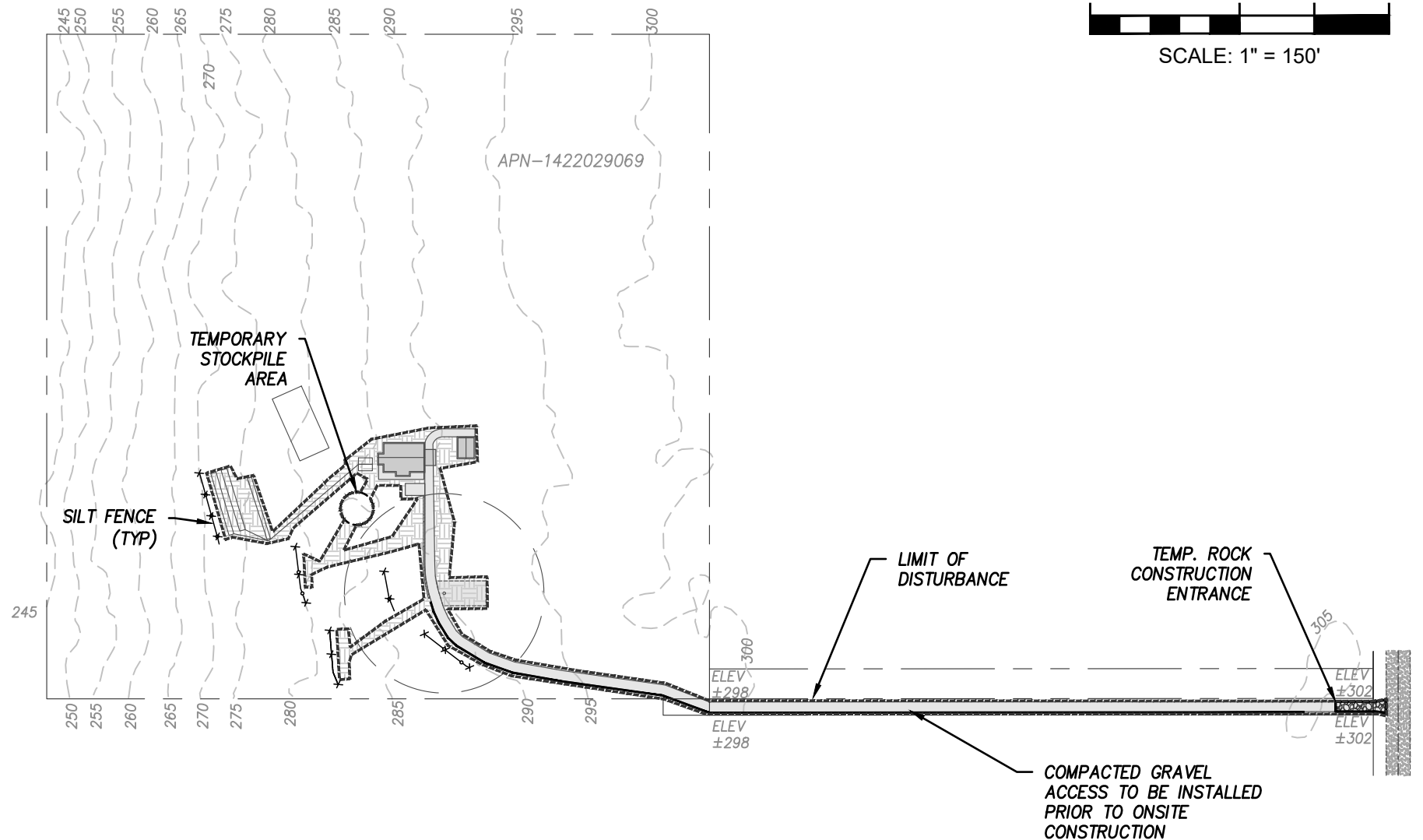
CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

SURVEY NOTE

EXISTING SURVEY FEATURES, BOUNDARY AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAVE BEEN PREPARED BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, G2 CIVIL CAN NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF DATA AND INFORMATION PROVIDED BY OTHERS, OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.





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Residential Site Plan: DRAINAGE

Ref: KCC 21a.12.030

Max. Impervious Surface Allowed	25%
Max. Bldg. Height Allowed	40'

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Min. Blg. Setback From Street	20'
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Permit Center validation:

- o Zoning
- o Site Review Not Applicable

Validated Signature _____

Login Initials _____ Date: _____

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Signature: _____

Date: _____

Critical Areas Approval

Signature: _____

Date: _____

Clearing / Grading Approval

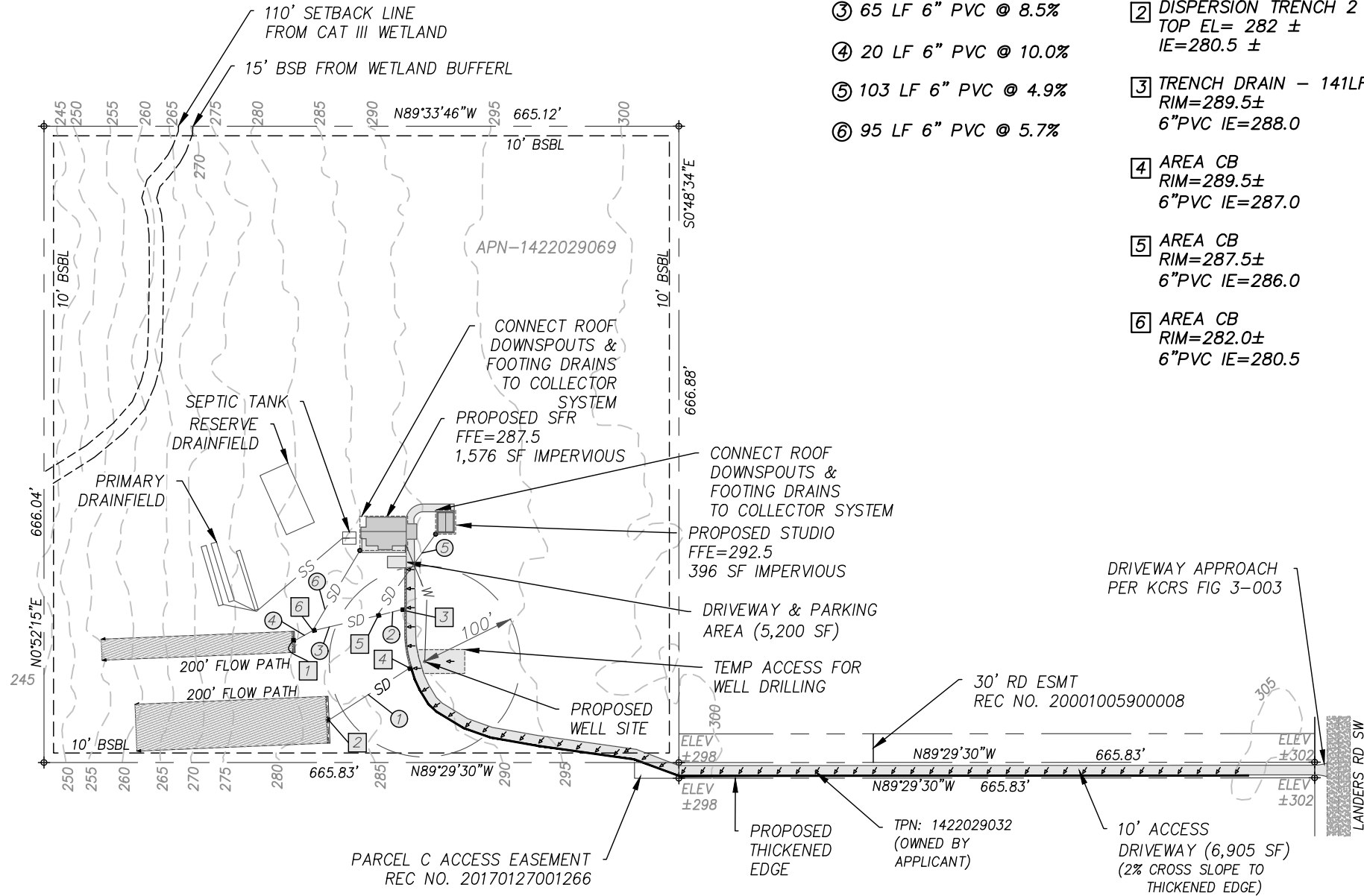
Signature: _____

Date: _____

Fire Approval

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Date: _____

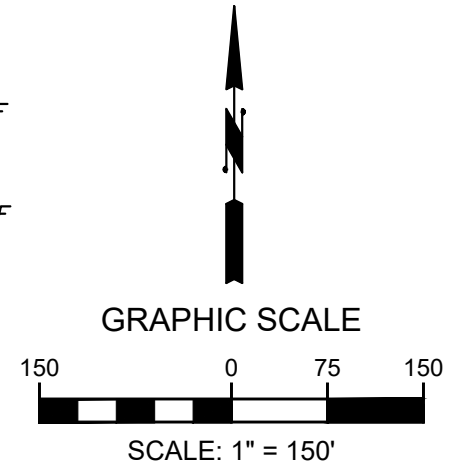


PIPE NOTES:

- 1 98 LF 6" PVC @ 6.6%
- 2 22 LF 6" PVC @ 9.1%
- 3 65 LF 6" PVC @ 8.5%
- 4 20 LF 6" PVC @ 10.0%
- 5 103 LF 6" PVC @ 4.9%
- 6 95 LF 6" PVC @ 5.7%

STRUCTURE NOTES:

- 1 DISPERSION TRENCH 1 - 22LF
TOP EL= 280 ±
IE=278.5 ±
- 2 DISPERSION TRENCH 2 - 49LF
TOP EL= 282 ±
IE=280.5 ±
- 3 TRENCH DRAIN - 141LF
RIM=289.5±
6"PVC IE=288.0
- 4 AREA CB
RIM=289.5±
6"PVC IE=287.0
- 5 AREA CB
RIM=287.5±
6"PVC IE=286.0
- 6 AREA CB
RIM=282.0±
6"PVC IE=280.5

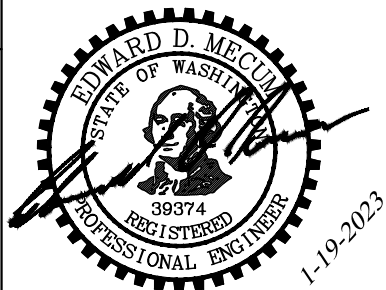


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NOTE

CONTOUR LINES BASED UPON SURVEY, AERIAL PHOTOGRAPHY AND KING COUNTY GIS MAPPING. CONTRACTOR TO CONFIRM GRADES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF SIGNIFICANT DISCREPANCIES.



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STORMWATER SITE PLAN



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Critical Areas Approval

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Clearing / Grading Approval

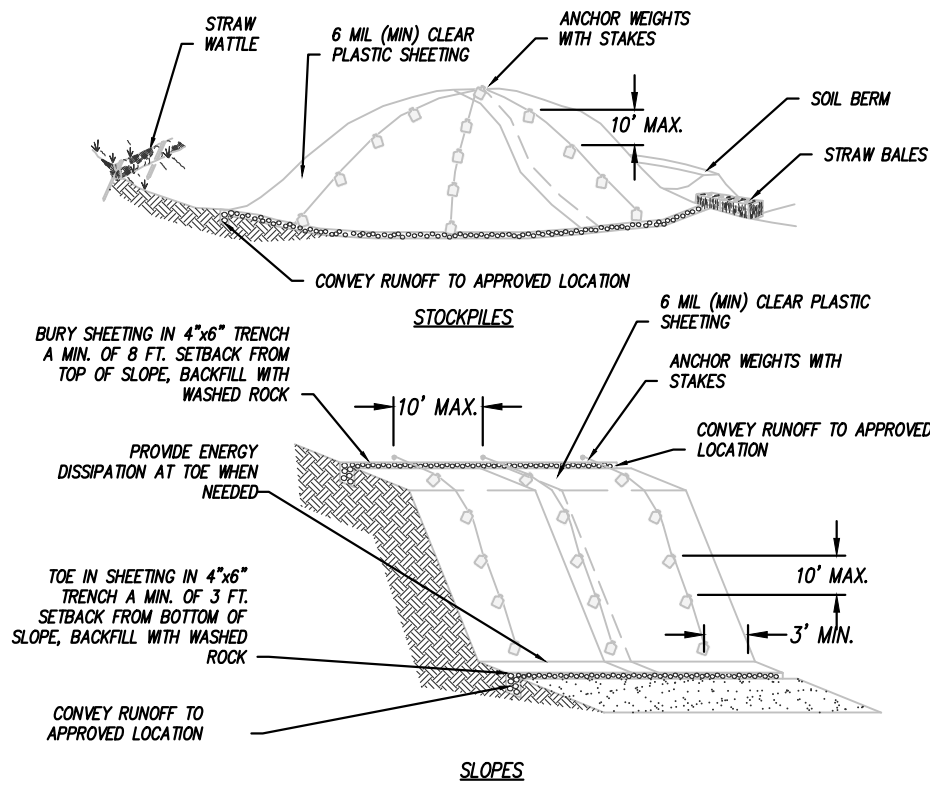
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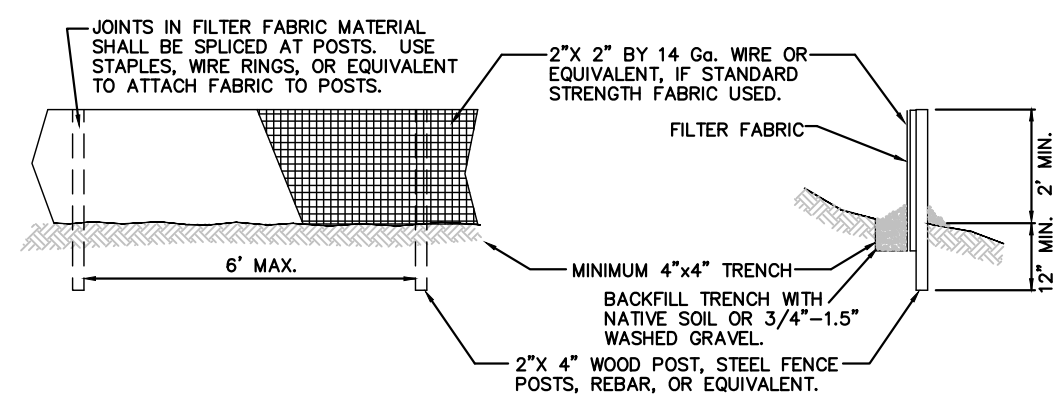
Fire Approval

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Date: _____



STOCKPILE AND EXPOSED SLOPE PROTECTION
N.T.S.



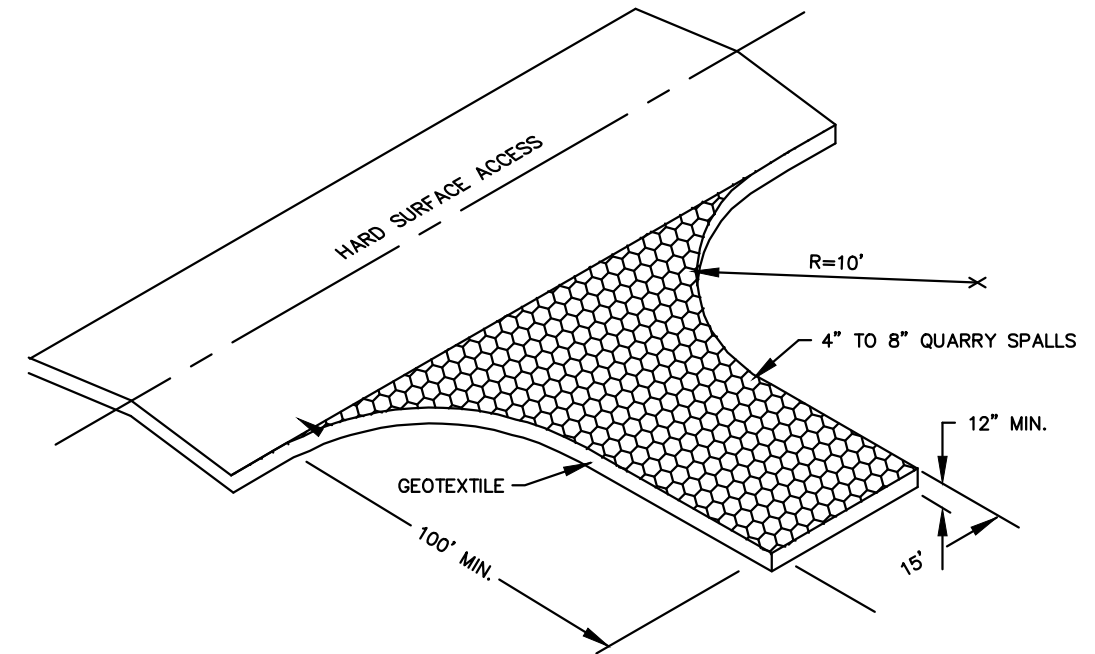
NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.

SILT FENCE DETAIL

N.T.S.

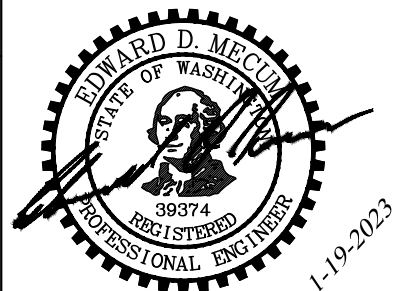
SILT FENCE MAINTENANCE STANDARDS

1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.
4. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6 INCHES HIGH.
5. IF THE FILTER FABRIC (GEOTEXTILE) HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

N.T.S.



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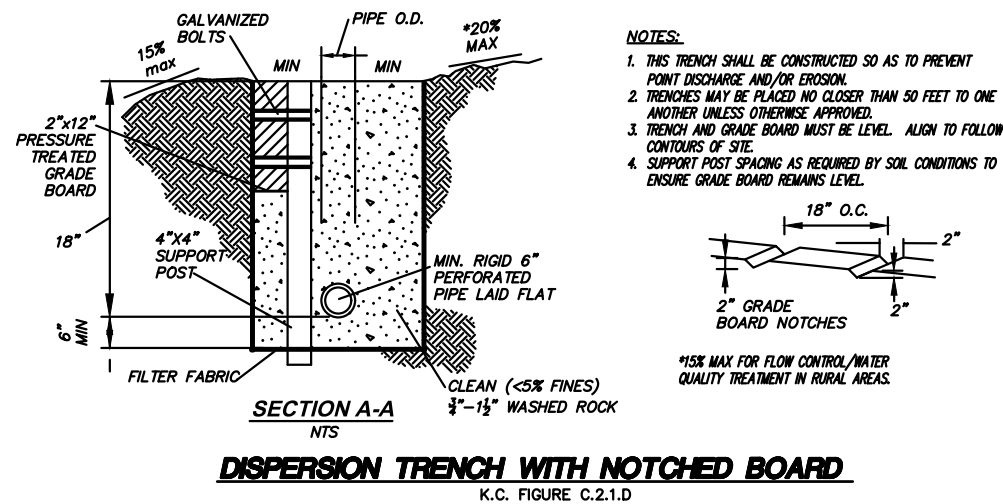
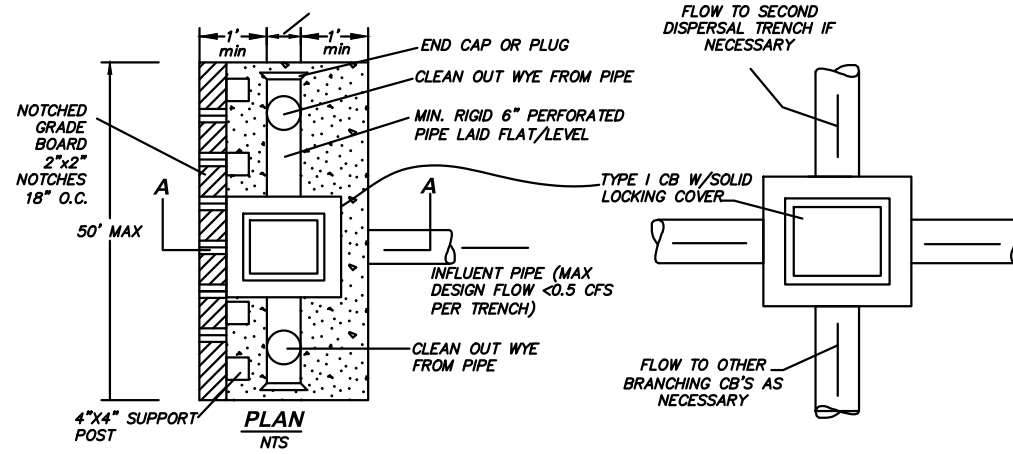
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Date: _____

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Signature: _____

Date: _____



DISPERSION TRENCH					
TRENCH NUMBER	TOP OF TRENCH	TRENCH PIPE INV.	AREA TO TRENCH (SF)	TRENCH LENGTH (LF)	DESCRIPTION
1	280.0	278.5	4,040	22.0	SFR ROOF, GARAGE ROOF & UPPER DRIVEWAY SECTION
2	282.0	280.5	9,682	49.0	DRIVEWAY/ACCESS RD FROM WELL TO LANDERS RD

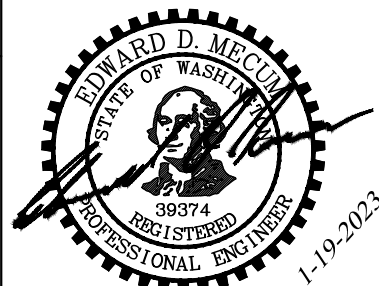
DISPERSION TRENCH SIZING (PER 2021 KCSWDM APPENDIX C 2.1.5)

NOTES: 10 LF OF TRENCH IS REQUIRED PER 1,000 SF OF IMPERVIOUS AREA TRIBUTARY TO THE TRENCH W/ 100 LF FLOW PATH OR 10 LF OF TRENCH MUST BE PROVIDED PER EVERY 2,000 SF OF IMPERVIOUS AREA DRAINED TO THE TRENCH WITH A 200 LF FLOW PATH. THE LENGTH OF THE FLOW PATH SEGMENT MAY VARY PORPORTIONALLY BETWEEN 100 AND 200 FEET

THEREFORE;

DISPERSION TRENCH 1 TRIBUTARY AREA = 4,040 SF
PROPOSED FLOW PATH = 200 LF
REQUIRED TRENCH LENGTH = (4,040 SF / 2,000 SF) X 10 LF = 20.2
PROPOSED TRENCH LENGTH = 22 LF

DISPERSION TRENCH 2 TRIBUTARY AREA = 9,682 SF
PROPOSED FLOW PATH = 200 LF
REQUIRED TRENCH LENGTH = (9,682 SF / 2,000 SF) X 10 LF = 48.4
PROPOSED TRENCH LENGTH = 49 LF



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DRAINAGE DETAILS