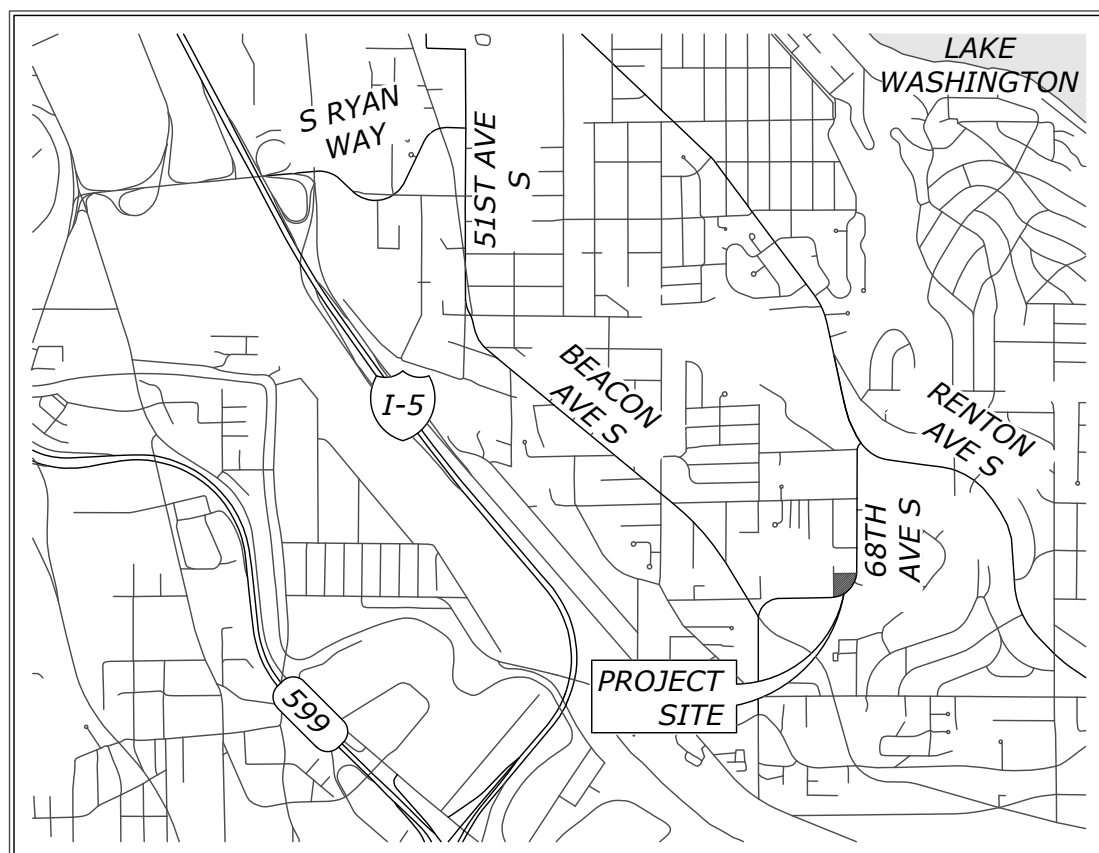


A PORTION OF SECTION 11, TOWNSHIP 23 N, RANGE 04 E, W.M.

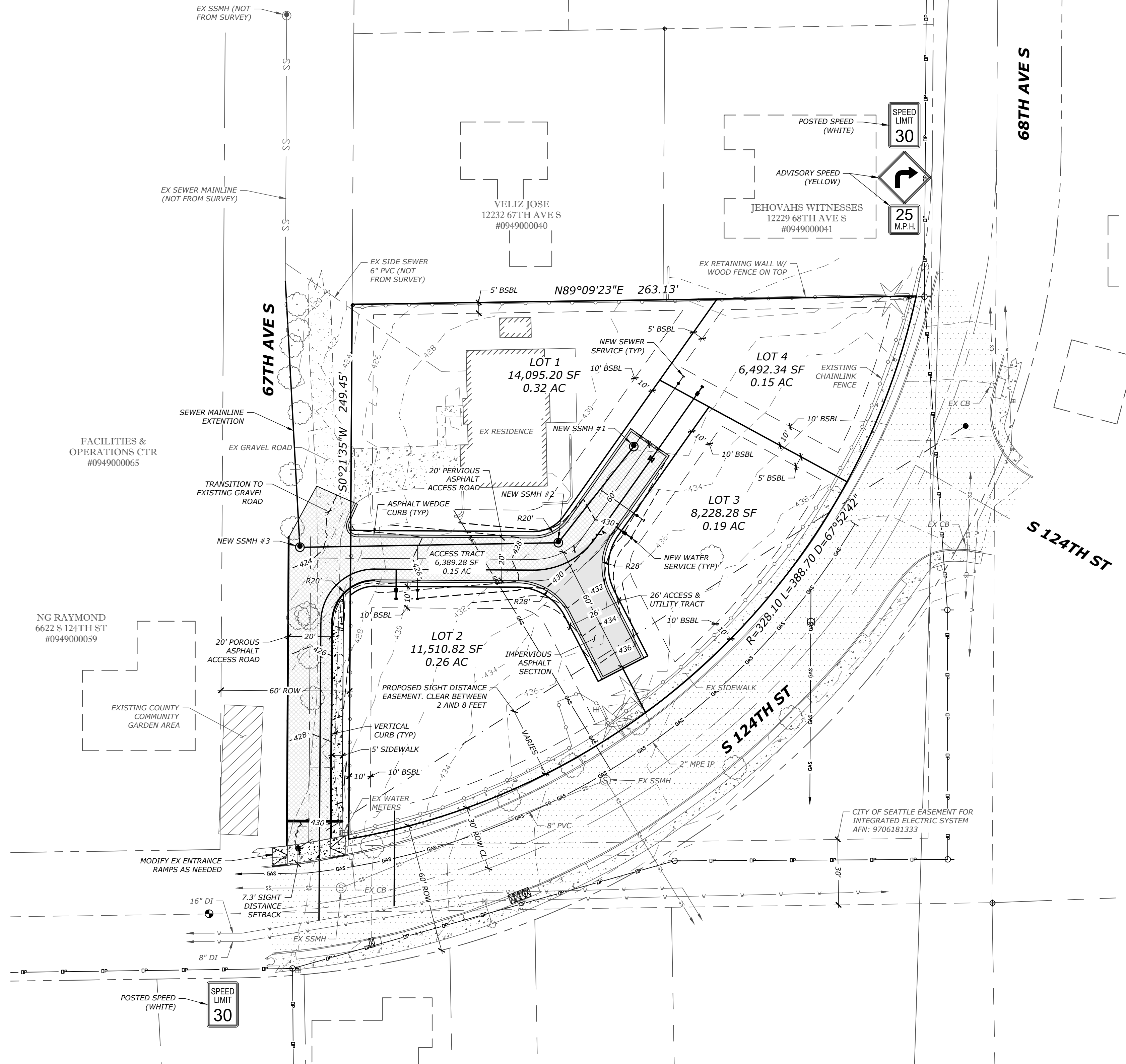
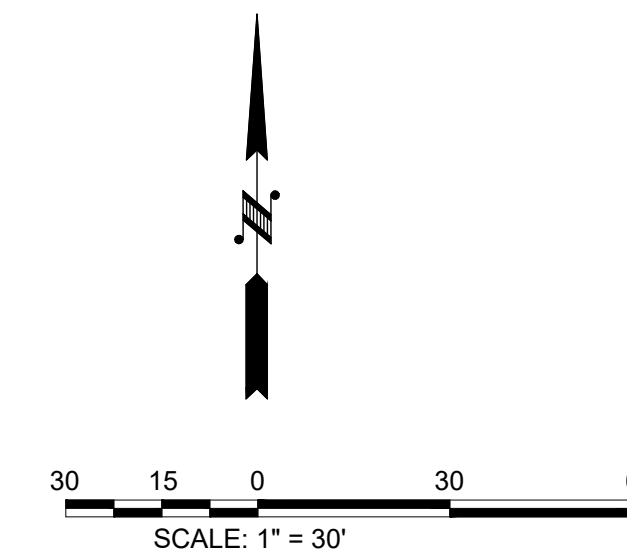
# TRAN SHORT PLAT

## SITE DEVELOPMENT PLAN

PARCEL NO. 0949000045



VICINITY MAP  
N.T.S



IMPERVIOUS AREAS	
<b>ONSITE</b>	
ACCESS ROAD (PGIS)	4,423 SF (0.102 AC)
ASPHALT CURB	441 SF (0.010 AC)
CONCRETE CURB	6 SF (0.000 AC)
TOTAL IMPERVIOUS	4,870 SF (0.112 AC)
TOTAL PGIS	4,423 SF (0.102 AC)
<b>OFFSITE</b>	
ACCESS ROAD (PGIS)	3,558 SF (0.082 AC)
ASPHALT CURB	8 SF (0.000 AC)
CONCRETE CURB	140 SF (0.003 AC)
SIDEWALK	675 SF (0.015 AC)
ENTRANCE (PGIS)	186 SF (0.004 AC)
TOTAL IMPERVIOUS	4,567 SF (0.105 AC)
TOTAL PGIS	3,744 SF (0.086 AC)
<b>ONSITE + OFFSITE</b>	
TOTAL IMPERVIOUS	9,437 SF (0.217 AC)
TOTAL PGIS	8,167 SF (0.187 AC)

SURVEY INFORMATION	
<b>BASIS OF BEARINGS</b>	
N00°21'30"E ON EAST LINE OF SE 1/4 PER PLAT OF BASSERT'S ACRE TRACTS.	
<b>BENCHMARK</b>	
KING COUNTY SURVEY CONTROL #3439	
<b>EQUIPMENT USED</b>	
TOPCON PS103A TOTAL STATION. STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING.	

LEGAL DESCRIPTION	
LOTS 9 AND 10 OF BOSSERT'S ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 79, RECORDS OF KING COUNTY, WASHINGTON.	
EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NOS. 2997064 AND 2997500.	
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.	

SHEET INDEX	
SHEET C1.0	SITE PLAN
SHEET C2.0	T.E.S.C. PLAN
SHEET C3.0	DRAINAGE PLAN
SHEET C4.0	NOTES & DETAILS

SITE DATA	
PARCEL NUMBER:	0949000045
SITE ADDRESS:	12240 67TH AVE S SEATTLE, WA 98178
SITE AREA:	46,278 SF (1.06 AC)
ZONING:	R-6
DENSITY:	6 DU/AC
MIN LOT WIDTH:	30'
SETBACKS	
STREET:	10'
INTERIOR:	5'
GARAGE:	20'
MAX IMPERVIOUS:	70%

PROJECT INFO	
<b>OWNER/CLIENT:</b>	<b>ENGINEER/SURVEY:</b>
VICTOR TRAN 12240 67TH AVE S SEATTLE, WA 98178	BEYLER CONSULTING 5920 100TH ST SW, STE #25 LAKEWOOD, WA 98499 TEL: 253-301-4157

**BEYLER CONSULTING**  
Plan. Design. Manage

CIVIL & STRUCTURAL ENGINEERING | LAND SURVEYING | PLANNING  
PROJECT MANAGEMENT | FEASIBILITY | PERMIT EXPEDITING

**LAKEMOOD OFFICE**  
5920 100TH ST SW, STE #25  
LAKEWOOD, WA 98499  
PHONE: 253-301-4157  
FAX: 253-336-3950

**SNOQUALMIE OFFICE**  
35312 SE CENTER ST  
HUNTERDENE, WA 98028  
PHONE: 425-392-8055  
FAX: 425-392-0108

beylerconsulting.com

**SITE PLAN**

**TRAN SHORT PLAT**  
PARCEL NO. 0949000045

KING COUNTY, WASHINGTON  
DRAWN BY: BRL  
CHECKED BY: DRB  
SCALE: HORIZ: 1"=30' VERT: N/A  
DATE: 2/22/18

**PROFESSIONAL SEAL**

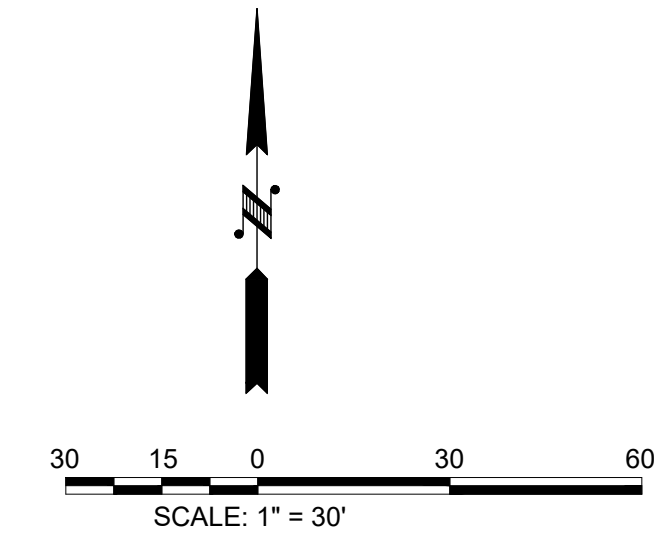
2/22/18

JOB NUMBER  
**16-208**

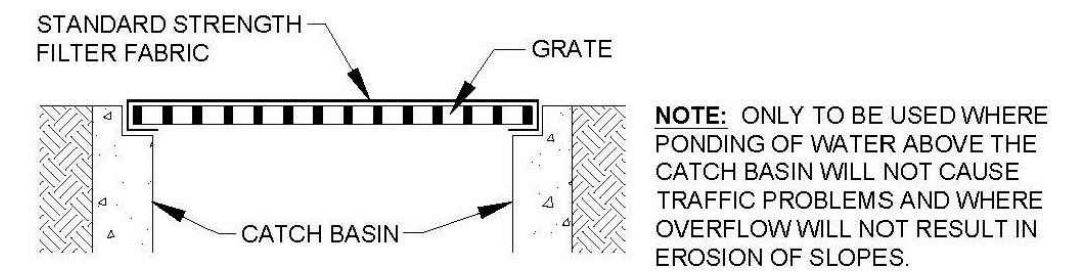
SHEET 1 OF 4  
**C1**

CAD FILE: C:\Users\Bfran.Lewis\AppData\Local\Temp\AcPublish\_13096\16208 Victor Tran Short Plat 2018.02.21.dwg PLOT DATE/TIME: 2/28/2018 10:02am GO HAWKSI:

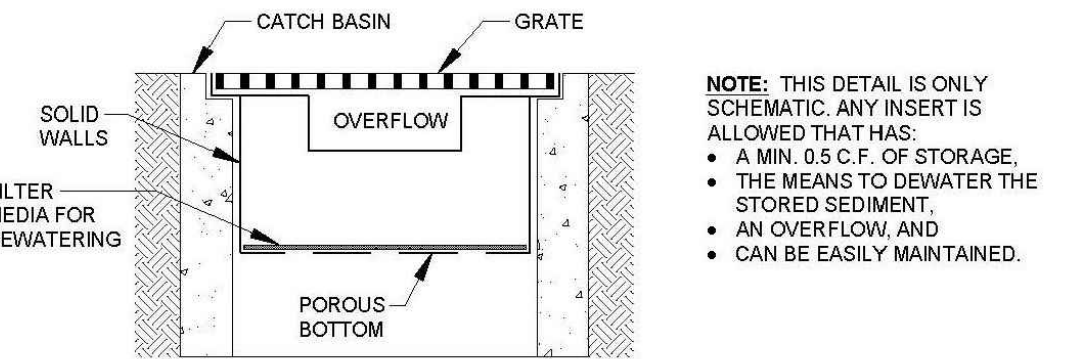




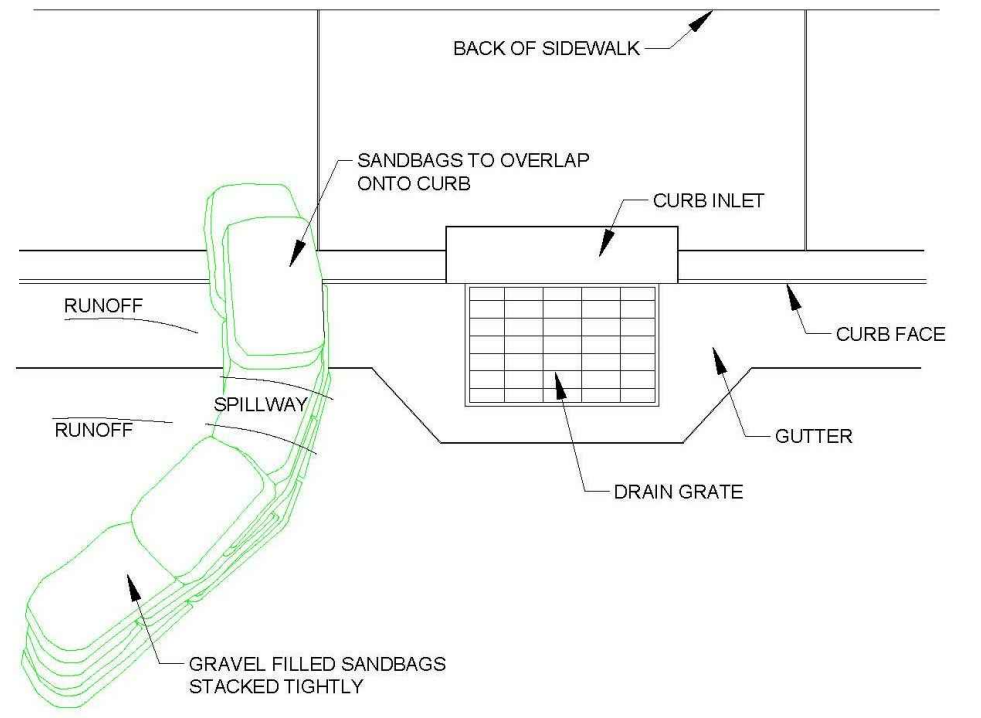
**FIGURE C.3.9.A FILTER FABRIC PROTECTION**



**FIGURE C.3.9.B CATCH BASIN INSERT**



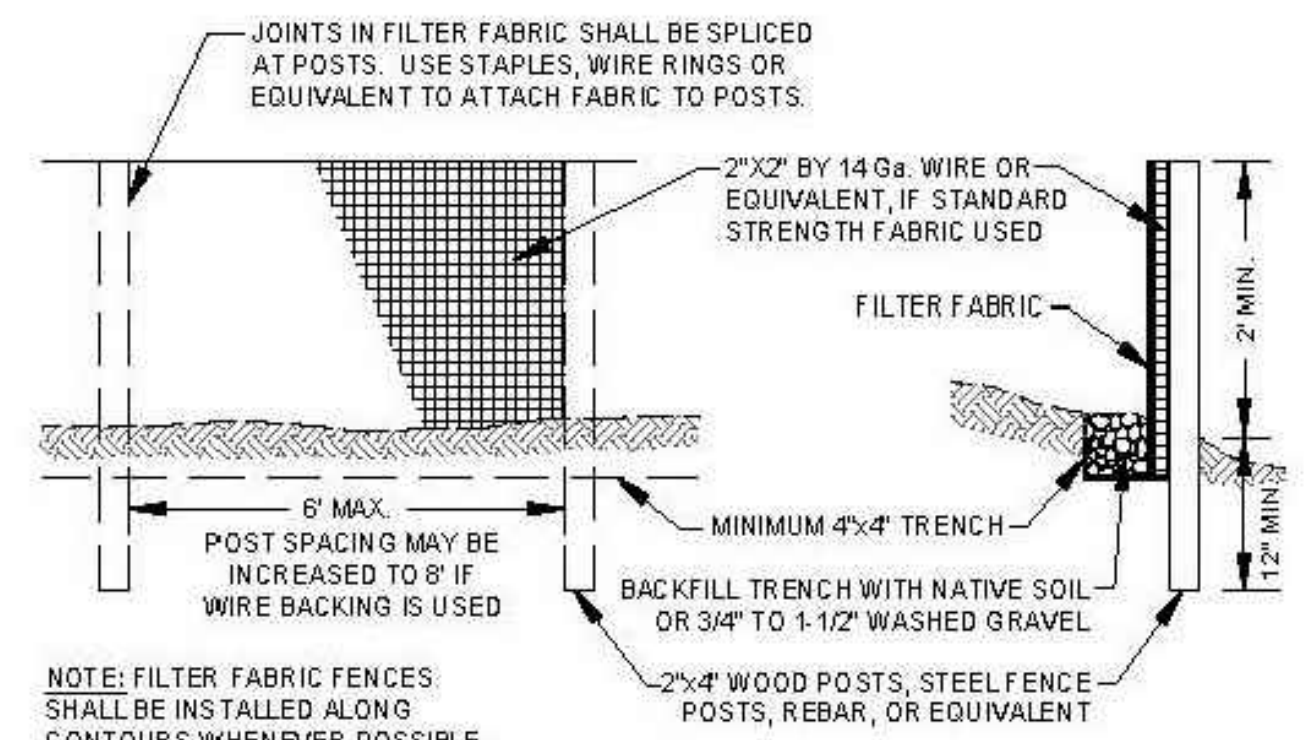
**FIGURE C.3.9.D CURB AND GUTTER BARRIER PROTECTION**



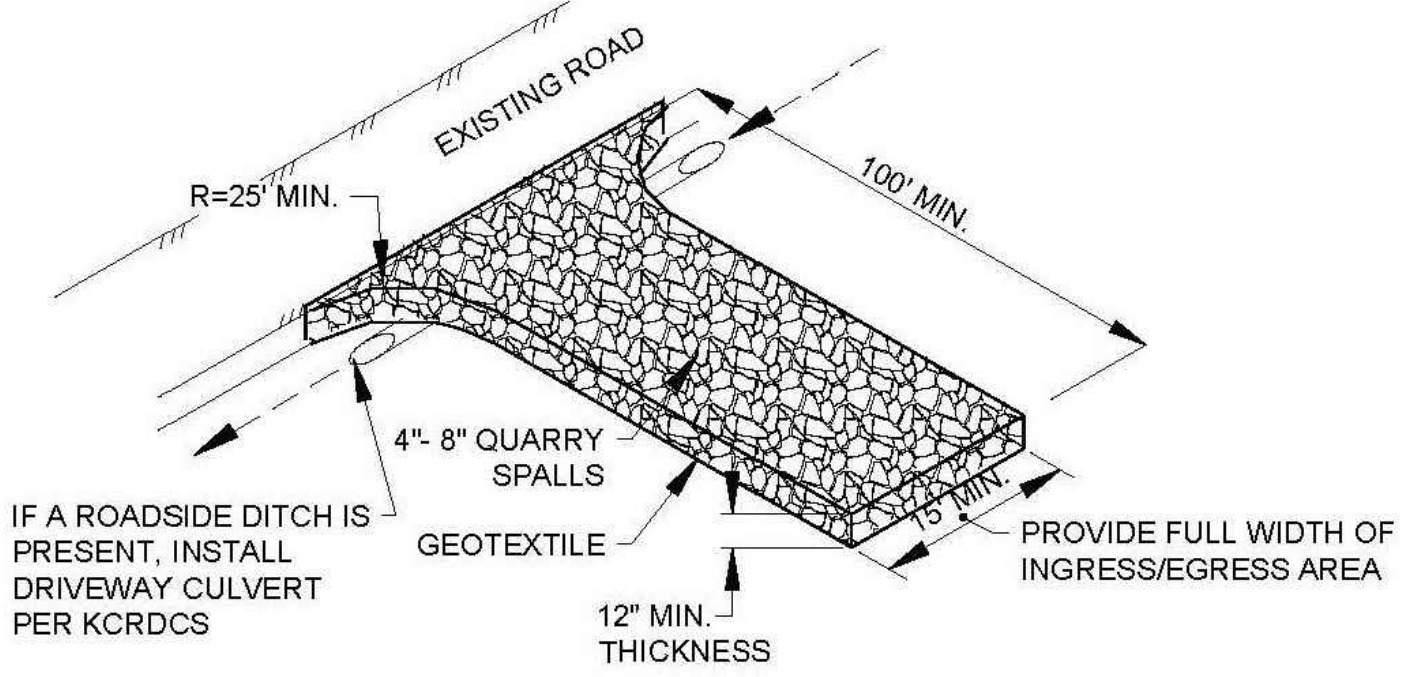
- NOTES:**
1. PLACE CURB-TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
  2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
  3. LEAVE A ONE-SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
  4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

**CURB AND GUTTER BARRIER PROTECTION**

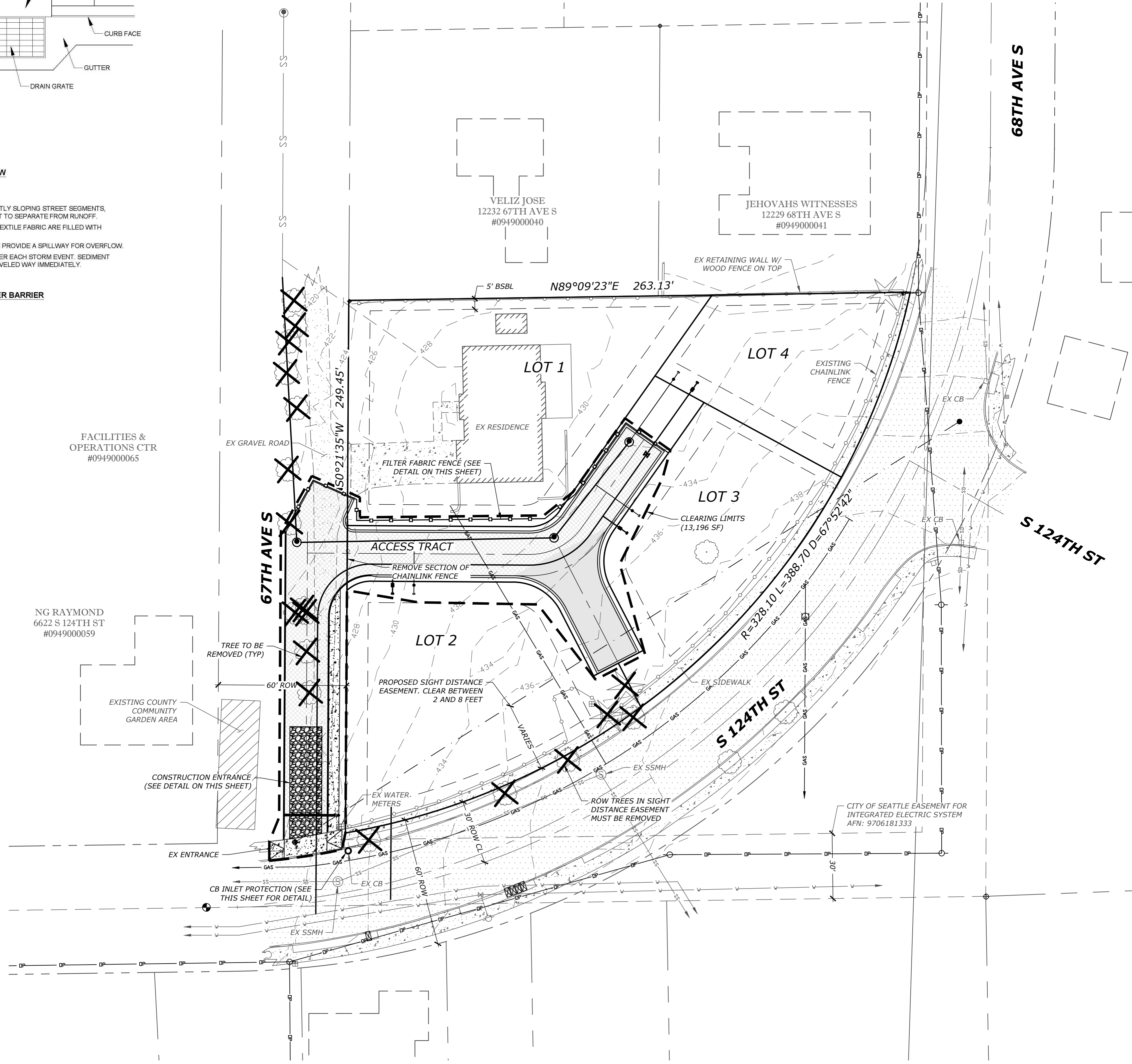
**FIGURE C.3.6.A SILT FENCE**



**FIGURE C.3.1.A STABILIZED CONSTRUCTION ENTRANCE**



- NOTES:**
- PER KING COUNTY ROAD DESIGN AND CONSTRUCTION STANDARDS (KCRDCS), DRIVEWAYS SHALL BE PAVED TO EDGE OF R-O-W PRIOR TO INSTALLATION OF THE CONSTRUCTION ENTRANCE TO AVOID DAMAGING OF THE ROADWAY.
  - IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD.



NO.	DESCRIPTION	DATE

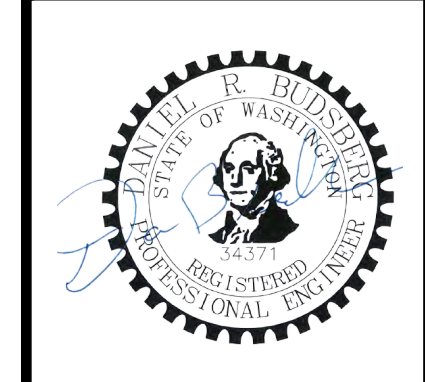
**LAKWOOD OFFICE**  
5920 100th St SW, Ste # 25  
Lakewood, WA 98499-1157  
Phone: 253-336-3950  
Fax: 253-336-3950

**SNOQUALMIE OFFICE**  
35312 SE Center St  
Bellevue, WA 98006-4205  
Phone: 425-392-8055  
Fax: 425-392-0108

beyleerconsulting.com

**BEYLEER CONSULTING**  
Plan. Design. Manage  
CIVIL & STRUCTURAL ENGINEERING | LAND SURVEYING | PLANNING  
PROJECT MANAGEMENT | FEASIBILITY | PERMIT EXPEDITING

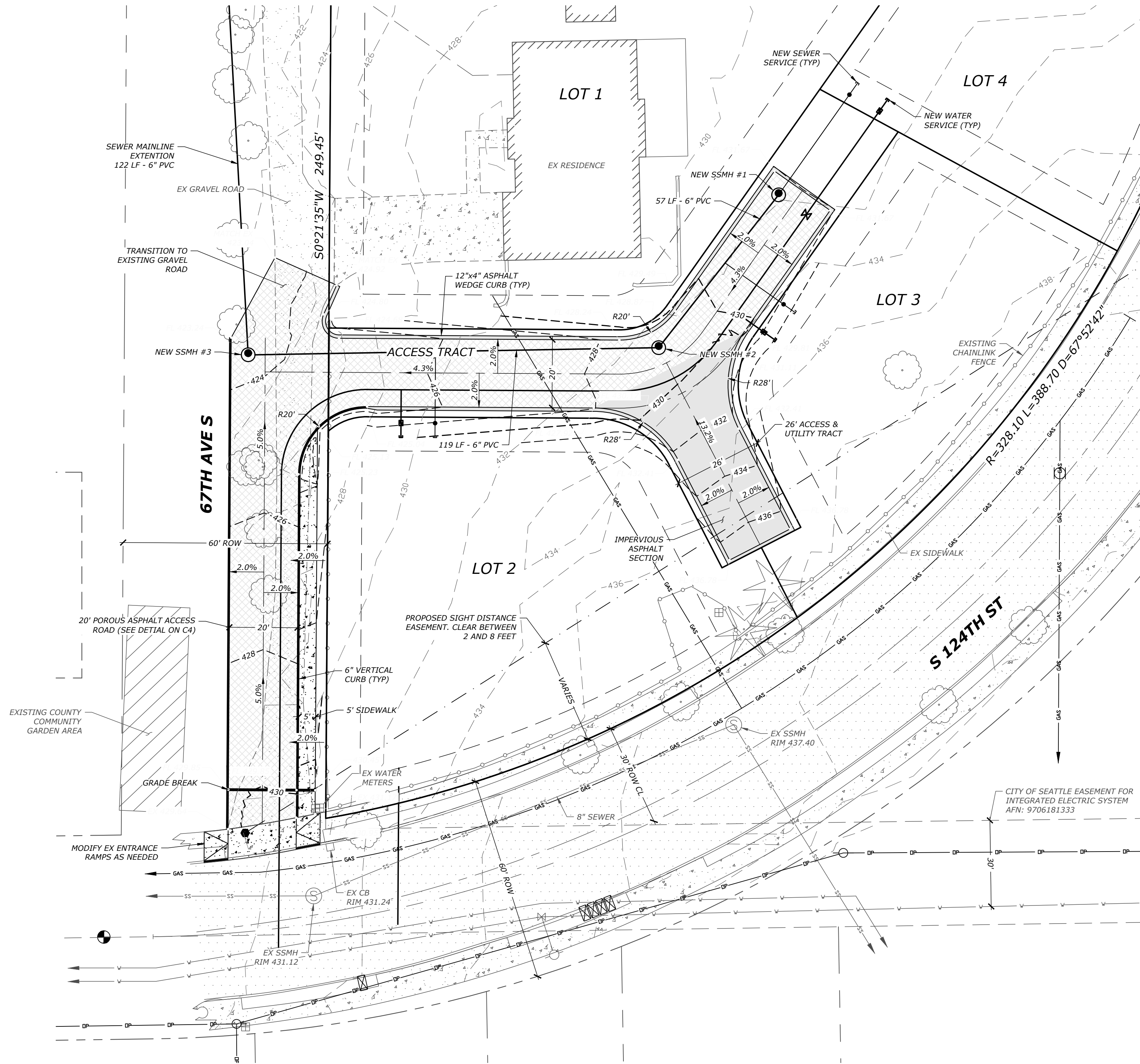
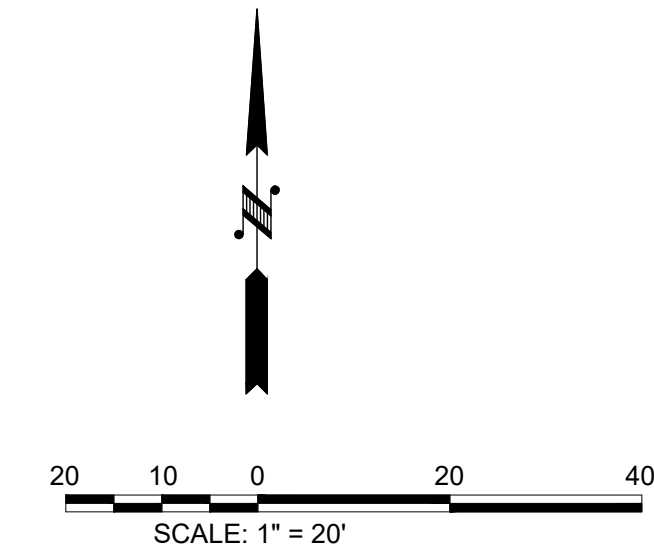
**SITE PLAN**  
**TRAN SHORT PLAT**  
PARCEL NO. 0949000045  
WASHINGTON  
DATE: 2/22/18  
SCALE: HORIZ: 1" = 30' VERT: N/A  
CHECKED BY: DRB  
DRAWN BY: BRL  
KING COUNTY, WA



JOB NUMBER  
**16-208**  
SHEET 2 OF 4  
**C1**



A PORTION OF SECTION 11, TOWNSHIP 23 N, RANGE 04 E, W.M.



CAD FILE: C:\Users\Bridon Lewis\appdata\local\temp\acPublish\_13096\16208 Victor Tran Short Plat 2018.02.21.dwg PLOT DATE/TIME: 2/28/2018 10:02am GO HAWKSI

NO.	DESCRIPTION	INIT	DATE

**LAKWOOD OFFICE**  
5920 100th St SW, Ste # 25  
Lakewood, WA 98403  
Phone: 253-340-1157  
Fax: 253-336-3950

**SNOQUALMIE OFFICE**  
35312 SE Center St  
Bellevue, WA 98005  
Phone: 425-392-8055  
Fax: 425-392-0108  
beylerconsulting.com

**BEYLER CONSULTING**  
Plan. Design. Manage

CIVIL & STRUCTURAL ENGINEERING | LAND SURVEYING | PLANNING  
PROJECT MANAGEMENT | FEASIBILITY | PERMIT EXPEDITING

**SITE PLAN**

**TRAN SHORT PLAT**  
PARCEL NO. 0949000045

KING COUNTY, WASHINGTON

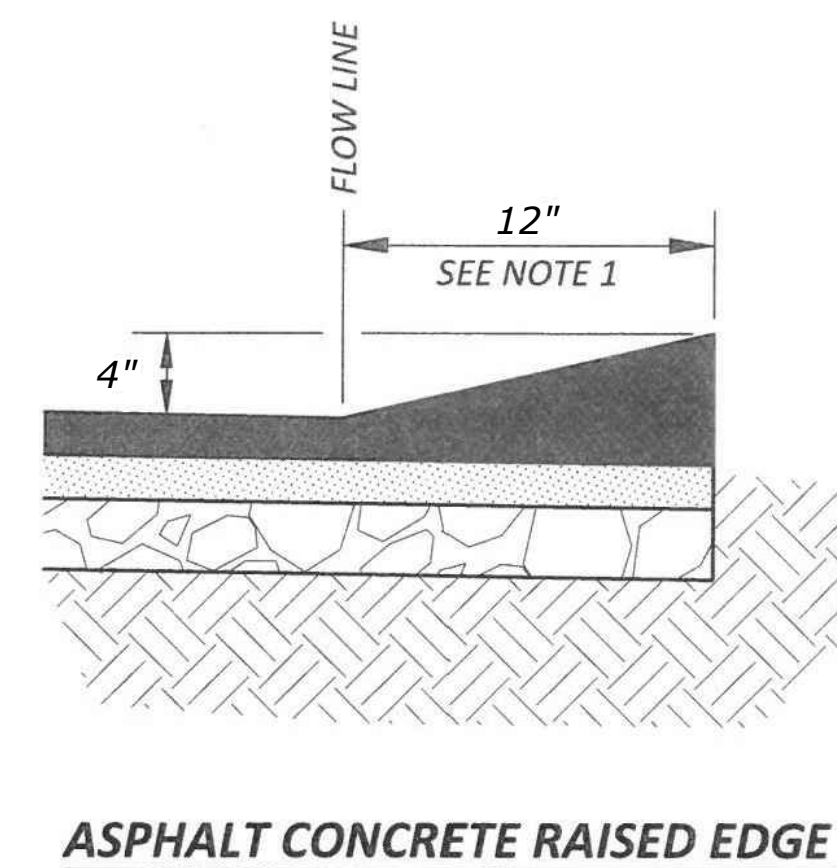
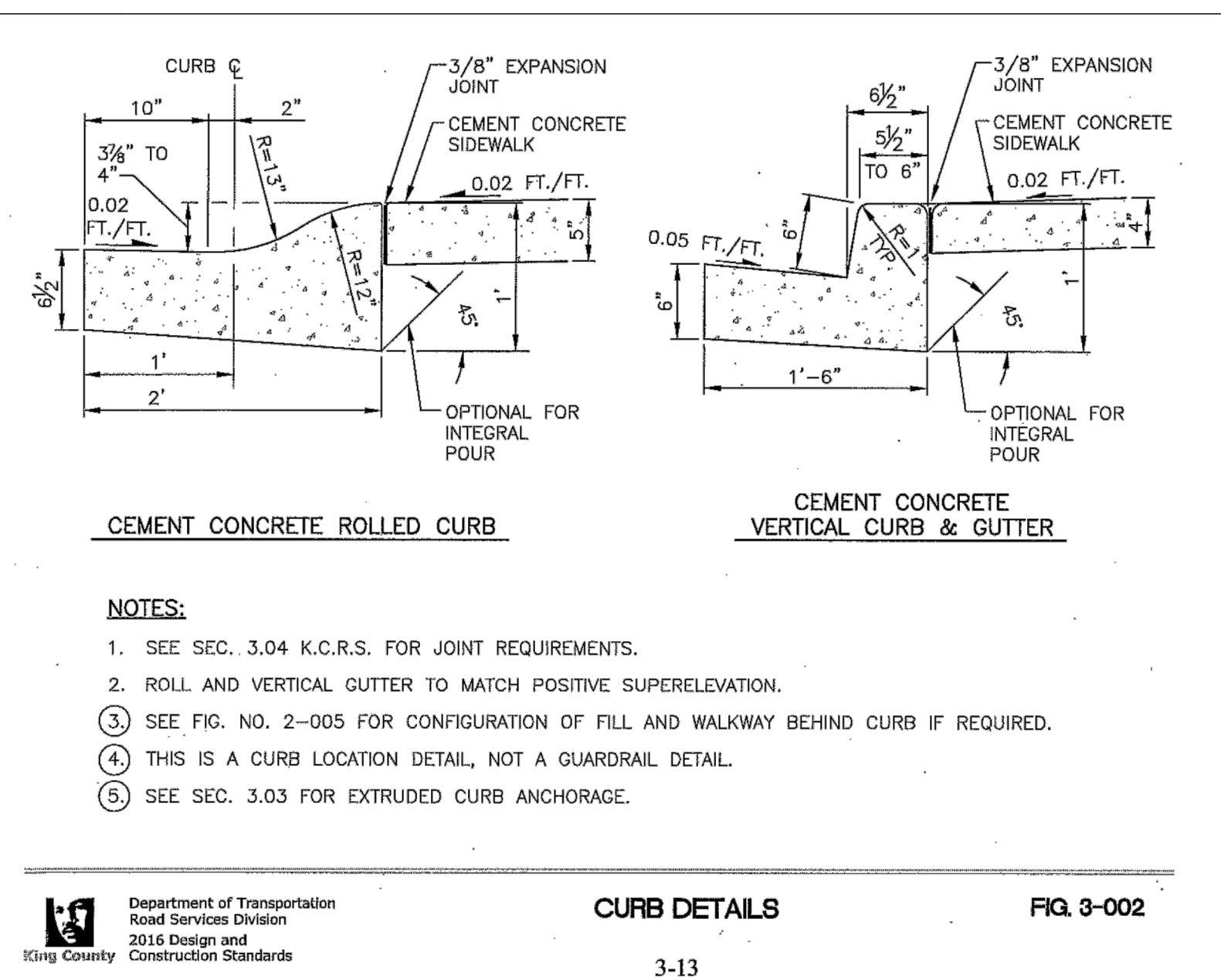
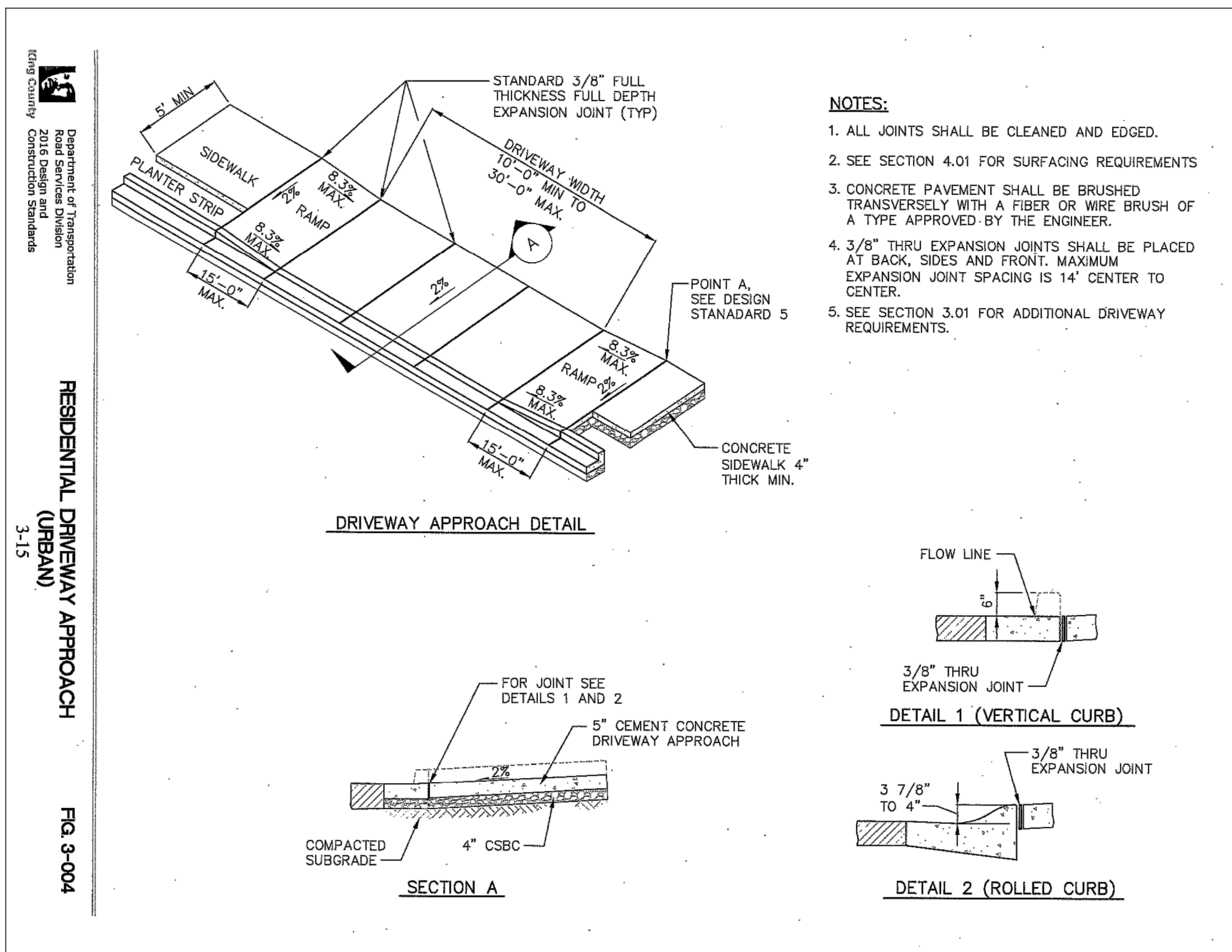
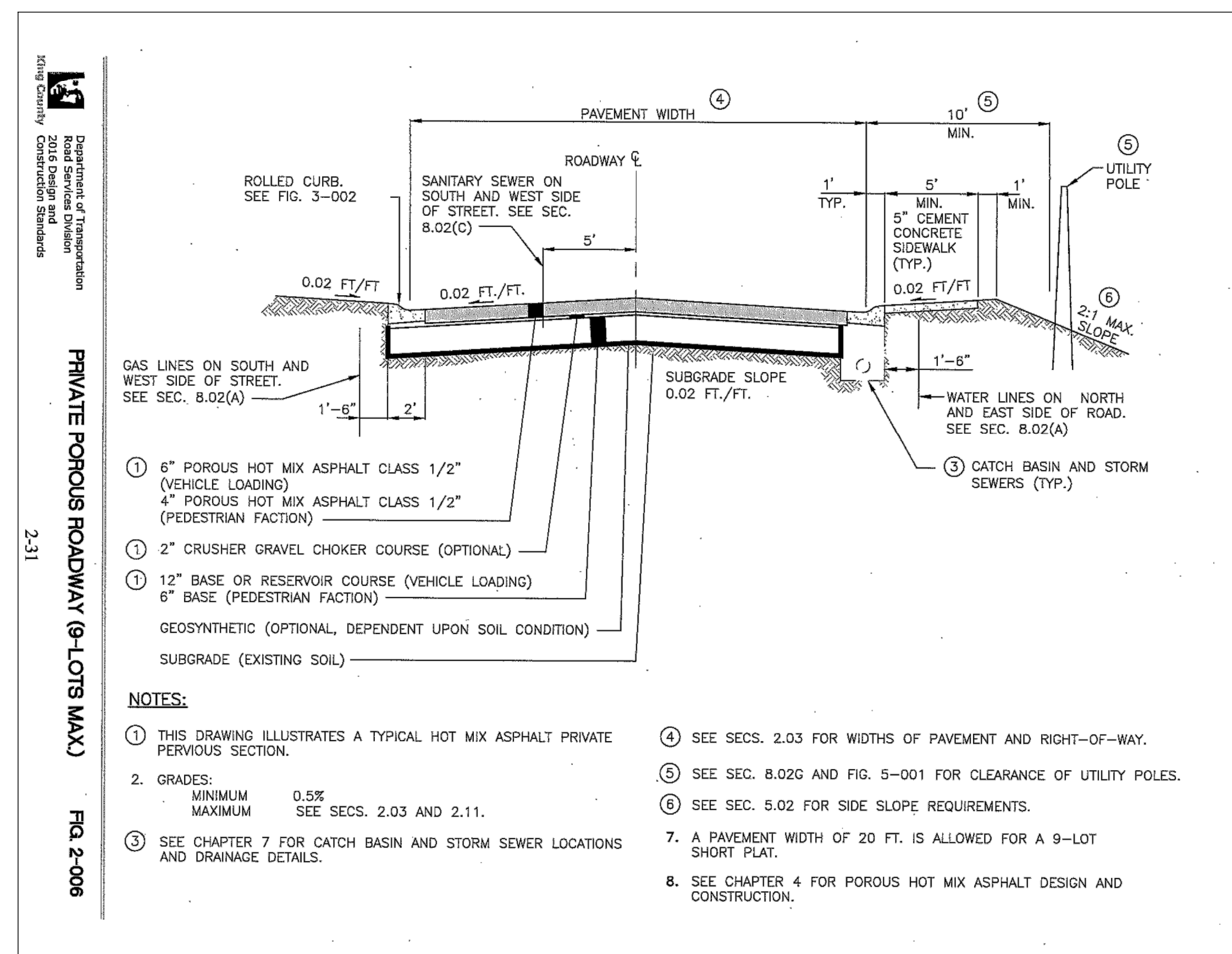
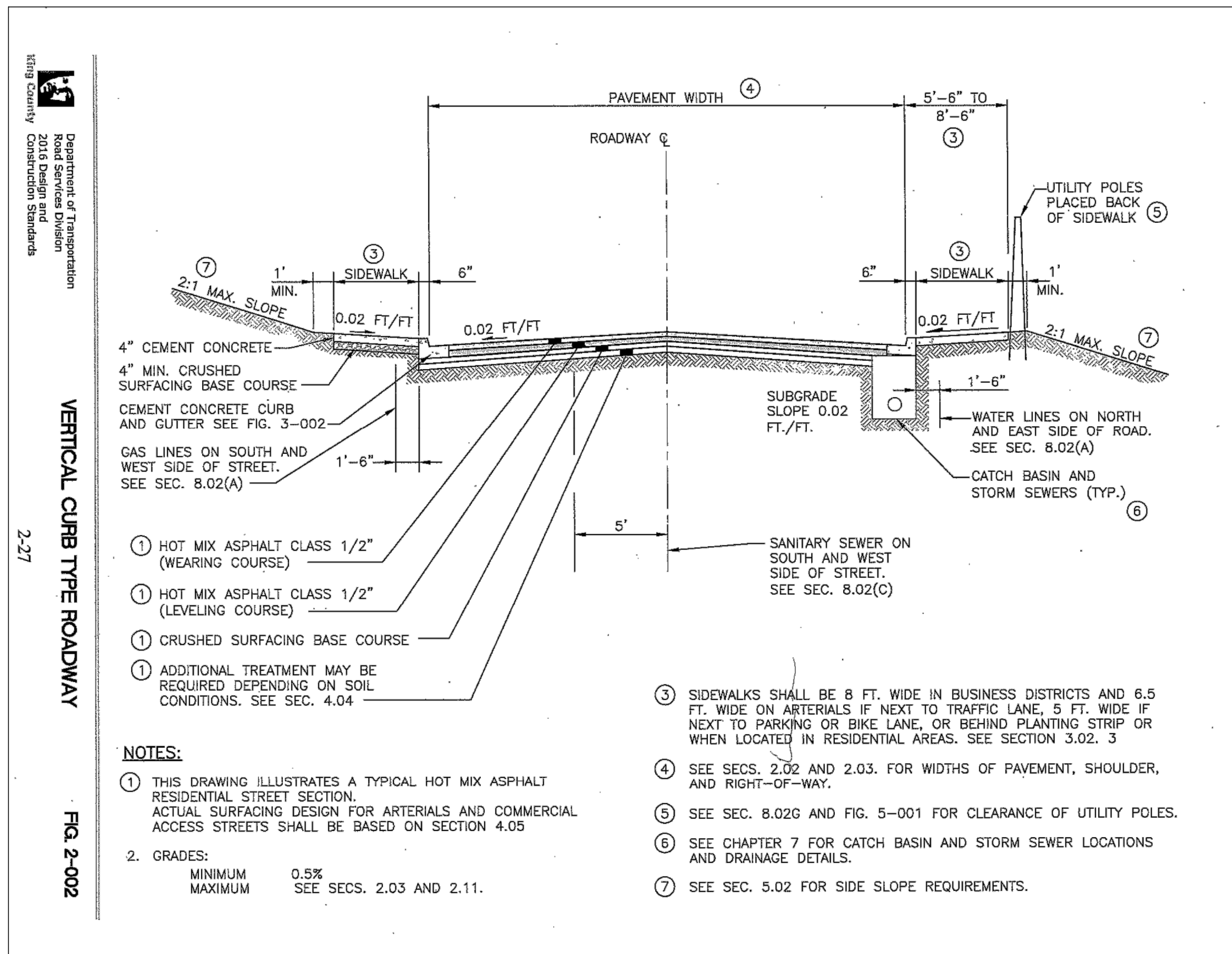
DRAWN BY: BRL  
CHECKED BY: DRB  
SCALE: HORIZ: 1" = 20' VERT: N/A  
DATE: 2/22/18

2/28/18

JOB NUMBER  
**16-208**

SHEET 3 OF 4  
**C1**





NO.	DESCRIPTION	INIT	DATE

LAKEWOOD OFFICE  
 5920 100th St SW, Ste # 25  
 Lakewood, WA 98403  
 Phone: 253-336-3950  
 Fax: 253-336-3950  
 SNOQUALMIE OFFICE  
 35312 SE Center St  
 Snoqualmie, WA 98065  
 Phone: 425-392-8055  
 Fax: 425-392-0108  
 beylerconsulting.com

**BEYLER CONSULTING**  
 Plan, Design, Manage  
 CIVIL & STRUCTURAL ENGINEERING | LAND SURVEYING | PLANNING  
 PROJECT MANAGEMENT | FEASIBILITY | PERMIT EXPEDITING

**NOTES & DETAILS**  
**TRAN SHORT PLAT**  
 PARCEL NO. 0949000045  
 KING COUNTY, WASHINGTON  
 DRAWN BY: BRL  
 CHECKED BY: DRB  
 SCALE: HORIZ: N/A VERT: N/A  
 DATE: 2/22/18

JOB NUMBER  
**16-208**  
 SHEET 4 OF 4  
**C1**