824 S 100th St, & 9750-9876 8th Ave. S WA 98108 Sidewalk Information

Note: whereas this is information to support inquiries regarding a Preliminary Wetland Action Notification, it is subject to change. King County, as the Responsible Entity under 24 CFR Part 58 will update information with a subsequent Final Notice.

Project Description:

The project is a final permitting requirement for final completion of the overall SKBA Temple/Community Center Master Plan Project. However, this project is coming in at the end of that project and is in the Right of Way (ROW) and will serve as a pedestrian conduit for the surrounding (Census Qualified) Block Groups. The project is for 834 linear feet of sidewalk (6 feet wide). The sidewalks will be on the north-east corner of the intersection of 8th Ave South and 100th Street South in the Glendale/Boulevard park area of Unincorporated King County. (See Project location below). Maximum depth of excavation will be 2 feet.

Project Site:

The Project site is located in the Right of Way (ROW) at the cross-streets of 8th Avenue South and 824 South 100th Street in Glendale, part of Unincorporated King County. The mailing/street address lists City of Seattle, but it is not formally in the City Limits. The area around the site is primarily residential with a light industrial, commercial area to the North. There is a steep slope down South 100th Street toward 8th Ave, which continues down to the end of the project (technically the ROW crosses the Seattle City Light Power Line Easement that forms the northern boundary of the project.

For Additional Information

Please contact David Mecklenburg, Project Manager at King County Housing and Community Development Division: dave.mecklenburg@kingcounty.gov

Publication Date

June 27, 2025

Comment Period ends **July 12, 2025 at 5:00 PM PDT**

Wetland Delineation

Critical Area Mapping

KC IMAP Image for Reference

Altmann Oliver Associates, LLC

PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4509

AOA
Environmental
Planning &
Landscape
Architecture

March 3, 2025

AOA-7483

Carol Crane
carol@cld-construction.com

SUBJECT: **Wetland Delineation for 9910 - 8th Ave S.**
Parcel 562420-0573, King County, WA

Dear Carol,

On February 4, 2025, AOA conducted a wetland delineation in the northwest corner of the subject property and on the adjacent right-of-way along 8th Ave S. utilizing the methodology outlined in the May 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0).* The purpose of the site review was to identify constraints to right-of-way improvements along 8th Ave S.

One wetland (Wetland A) and one Stream (Stream 1) were identified on or directly adjacent to the site during the review. Only the western edge of Wetland A was delineated during the field investigation. **Attachment A** contains data sheets prepared for a representative location in both the wetland and upland. These data sheets document the vegetation, soils, and hydrological information that aided in the Wetland A boundary delineation.

Stream 1 flows east across 8th Ave S. to the northwest of the site before it enters a culvert and flows north, entering another large culvert shortly after. Wetland A is a Sloped Hydrogeomorphic class wetland that periodically discharges over an existing access road into Stream 1. Vegetation within the wetland contained forested, scrub-shrub, and emergent plant communities dominated by Pacific willow (*Salix lucida*), red-osier dogwood (*Cornus sericea*), salmonberry (*Rubus spectabilis*), Himalayan blackberry (*Rubus armeniacus*), giant horsetail (*Equisetum telmateia*), and reed canarygrass (*Phalaris arundinacea*).

Stream 1 is classified as a Type F Aquatic area and requires a standard 115-foot buffer plus 15-foot building setback from the approximated Ordinary High Water of the cut channel. Wetland A is a Category III wetland with 5 Habitat Points (**Attachment B**). Category III wetlands with 5 Habitat Points require a standard 80-foot buffer plus 15-foot building setback within the urban area of King County. This buffer can typically be reduced to 60 feet if all the minimization measures outlined in KCC 21A.24.325.C.6(2)b are implemented (see below). However, on this site both

the standard and reduced wetland buffers encumber the entire area adjacent to 8th Ave S.

Disturbance	**Measures to minimize impacts**
Lights	Direct lights away from wetland.
Noise	Locate activity that generates noise away from wetland. If warranted, enhance existing buffer with native vegetation plantings adjacent to noise source. For activities that generate relatively continuous, potentially disruptive noise, such as certain heavy industry or mining, establish an additional ten-foot heavily vegetated buffer strip immediately adjacent to the outer wetland buffer.
Toxic runoff	Route all new untreated runoff away from wetland while ensuring wetland is not dewatered. Establish covenants limiting use of pesticides within 150 feet of wetland. Apply integrated pest management.
Stormwater runoff	Retrofit stormwater detention and treatment for roads and existing adjacent development. Prevent channelized flow from lawns that directly enters the buffer. Use low impact intensity development techniques identified in the King County Surface Water Design Manual.
Change in water regime	Infiltrate or treat, detain and disperse into buffer new runoff from impervious surfaces and new lawns.
Pets and human disturbance	Use privacy fencing or plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion. Place wetland and its buffer in a separate tract or protect with a conservation easement.
Dust	Use best management practices to control dust.

If you have any questions, please give me a call.

Sincerely,

ALTMANN OLIVER ASSOCIATES, LLC

John Altmann
Ecologist

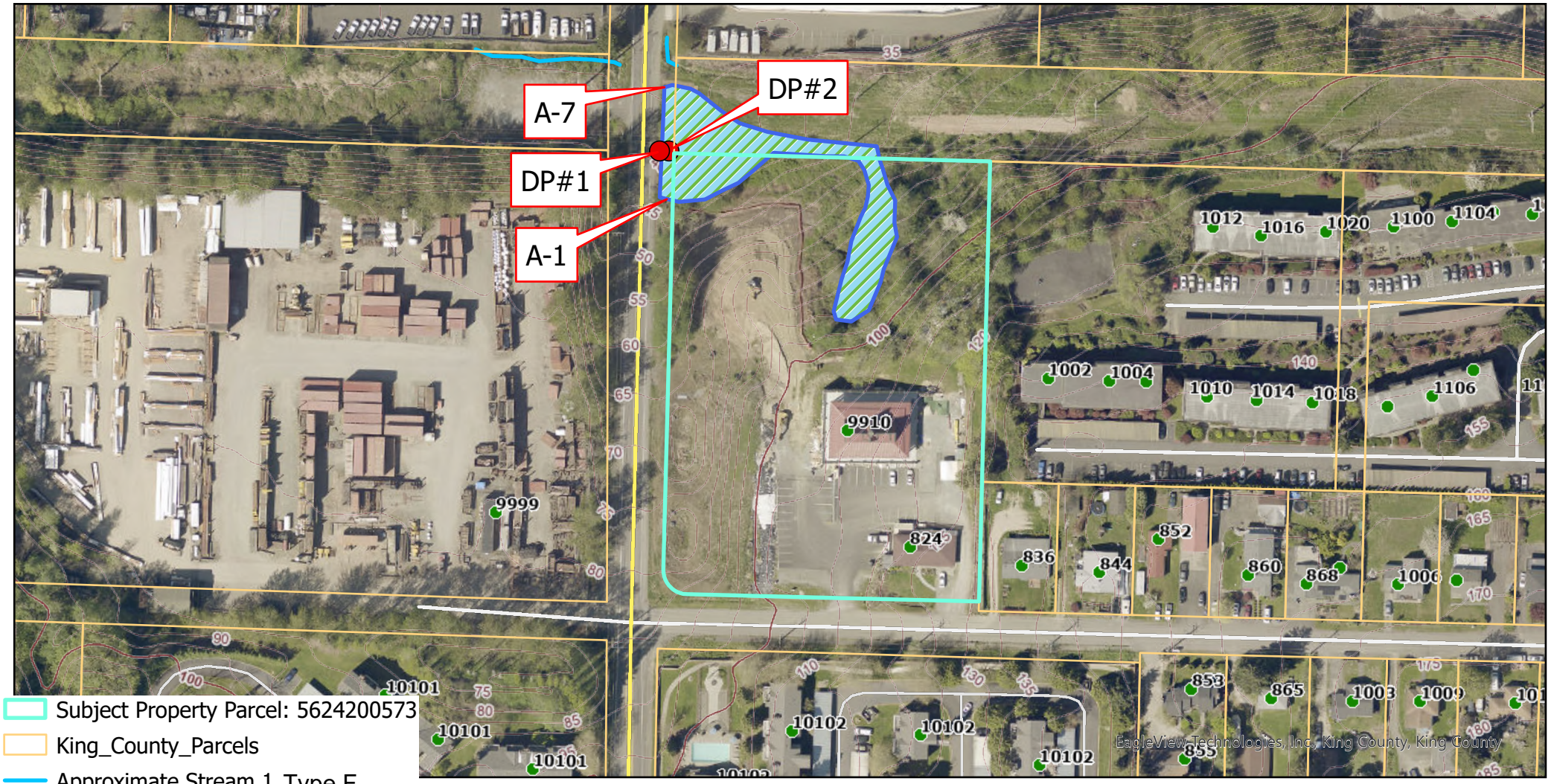
Attachments

Altmann Oliver Associates, LLC
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4509
AOA Environmental Planning & Landscape Architecture

King County
Parcel: 5624200573

AOA-7483

Critical Areas Map



Subject Property Parcel: 5624200573
King_County_Parcels
Approximate Stream 1 Type F
Approximate Data Plot Locations
Approximate Wetland A Rating Unit Cat. III

0 55 110 220 330 440
US Feet

N

ATTACHMENT A
DATA SHEETS

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: Parcel: 5624200573 City/County: /King Sampling Date: 2-4-25
Applicant/Owner: Crane State: WA Sampling Point: DP#1
Investigator(s): Dain Altmann, Jason Panzera Section, Township, Range: S5, T23N, R4E
Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): concave Slope (%): _____
Subregion (LRR): A Lat: 47.514397 Long: -122.3224 Datum: NAD83
Soil Map Unit Name: 3057 NWI classification: N/A
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	☒	No	☐	**Is the Sampled Area within a Wetland?**	**Yes** ☒	**No** ☐
Hydric Soil Present?	Yes	☒	No	☐			
Wetland Hydrology Present?	Yes	☒	No	☐			

Remarks: Located 5' into Wetland off of A-4

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 10')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Salix lasiandra*	100	yes	FACW
2.			
3.			
4.			
50% = 50, 20% = 20	100	= Total Cover	
Sapling/Shrub Stratum (Plot size: 10')			
1. *Rubus armeniacus*	100	yes	FAC
2. *Cornus sericea*	40	yes	FACW
3.			
4.			
5.			
50% = 70, 20% = 28	140	= Total Cover	
Herb Stratum (Plot size: 10')			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
50% = _____, 20% = _____		= Total Cover	
Woody Vine Stratum (Plot size: 10')			
1.			
2.			
50% = _____, 20% = _____		= Total Cover	

% Bare Ground in Herb Stratum _____

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x1 =	
FACW species		x2 =	
FAC species		x3 =	
FACU species		x4 =	
UPL species		x5 =	
Column Totals:	(A)		(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☒ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 - Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☒ **No** ☐

Remarks:

Project Site: Parcel: 5624200573

SOIL Sampling Point: DP#1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	10 YR 3/1	100					gravel loam	

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☒ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soils Present? **Yes** ☒ **No** ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☒ Surface Water (A1)
- ☒ High Water Table (A2)
- ☒ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stresses Plants (D1) **(LRR A)**
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) **(LRR A)**
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes	☒	No	☐	Depth (inches):	0.25
Water Table Present?	Yes	☒	No	☐	Depth (inches):	0
Saturation Present? (includes capillary fringe)	Yes	☒	No	☐	Depth (inches):	0

Wetland Hydrology Present? **Yes** ☒ **No** ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: Parcel: 5624200573 City/County: /King Sampling Date: 2-4-25
Applicant/Owner: Crane State: WA Sampling Point: DP#2
Investigator(s): Dain Altmann, Jason Panzera Section, Township, Range: S5, T23N, R4E
Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): concave Slope (%): _____
Subregion (LRR): A Lat: 47.514397 Long: -122.3224 Datum: NAD83
Soil Map Unit Name: 3057 NWI classification: N/A
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	☒	No	☐	
Hydric Soil Present?	Yes	☐	No	☒	**Is the Sampled Area within a Wetland?** **Yes** ☐ **No** ☒
Wetland Hydrology Present?	Yes	☐	No	☒	

Remarks: Located 5' into Wetland off of A-4

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 5')	Absolute % Cover	Dominant Species?	Indicator Status
1. _____			
2. _____			
3. _____			
4. _____			
50% = _____, 20% = _____		= Total Cover	
Sapling/Shrub Stratum (Plot size: 5')			
1. _____			
2. _____			
3. _____			
4. _____			
5. _____			
50% = _____, 20% = _____		= Total Cover	
Herb Stratum (Plot size: 5')			
1. *Phalaris arundinacea*	50	yes	FACW
2. *Equisetum telmateia*	50	yes	FACW
3. _____			
4. _____			
5. _____			
6. _____			
7. _____			
8. _____			
9. _____			
10. _____			
11. _____			
50% = _____, 20% = _____		= Total Cover	
Woody Vine Stratum (Plot size: 5')			
1. _____			
2. _____			
50% = _____, 20% = _____		= Total Cover	
% Bare Ground in Herb Stratum _____			

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	_____	x1 =	_____
FACW species	_____	x2 =	_____
FAC species	_____	x3 =	_____
FACU species	_____	x4 =	_____
UPL species	_____	x5 =	_____
Column Totals:	_____ (A)		_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

☐ 1 – Rapid Test for Hydrophytic Vegetation
☒ 2 - Dominance Test is >50%
☐ 3 - Prevalence Index is ≤3.0[1]
☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ 5 - Wetland Non-Vascular Plants[1]
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☒ **No** ☐

Remarks:

Project Site: Parcel: 5624200573

SOIL Sampling Point: DP#2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	10 YR 3/2	100					gravel	

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soils Present? **Yes** ☐ **No** ☒

Remarks: No redoximorphic features

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stresses Plants (D1) **(LRR A)**
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) **(LRR A)**
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes	☐	No	☒	Depth (inches):	
Water Table Present?	Yes	☐	No	☒	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes	☐	No	☒	Depth (inches):	

Wetland Hydrology Present? **Yes** ☐ **No** ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Dry

ATTACHMENT B
WETLAND RATING

Wetland name or number A

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Parcel 562420-0573 Date of site visit: 2/4/2025

Rated by Altmann Trained by Ecology? ☑ Yes ☐ No Date of training 03/08 & 03/15

HGM Class used for rating Slope Wetland has multiple HGM classes? ☐ Yes ☑ No

NOTE: Form is not complete with out the figures requested (*figures can be combined*).
Source of base aerial photo/map King County iMAP

OVERALL WETLAND CATEGORY III (based on functions ☑ or special characteristics ☐)

1. Category of wetland based on FUNCTIONS

_____ **Category I** - Total score = 23 - 27
_____ **Category II** - Total score = 20 - 22
X **Category III** - Total score = 16 - 19
_____ **Category IV** - Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
	List appropriate rating (H, M, L)			
Site Potential	L	L	M	
Landscape Potential	M	M	L	
Value	H	M	M	**Total**
Score Based on Ratings	6	5	5	**16**

Score for each function based on three ratings (*order of ratings is not important*)

9 = H, H, H
8 = H, H, M
7 = H, H, L
7 = H, M, M
6 = H, M, L
6 = M, M, M
5 = H, L, L
5 = M, M, L
4 = M, L, L
3 = L, L, L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	Category
Estuarine	
Wetland of High Conservation Value	
Bog	
Mature Forest	
Old Growth Forest	
Coastal Lagoon	
Interdunal	
None of the above	**X**

Wetland name or number A

SLOPE WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

S 1.0. Does the site have the potential to improve water quality?	
S 1.1. Characteristics of the average slope of the wetland: (*a 1% slope has a 1 ft vertical drop in elevation for every 100 ft of horizontal distance*) Slope is 1% or less — points = 3 Slope is > 1% - 2% — points = 2 Slope is > 2% - 5% — points = 1 Slope is greater than 5% — points = 0	0
S 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic (*use NRCS definitions*): Yes = 3 No = 0	0
S 1.3. Characteristics of the plants in the wetland that trap sediments and pollutants: Choose the points appropriate for the description that best fits the plants in the wetland. *Dense means you have trouble seeing the soil surface (>75% cover), and uncut means not grazed or mowed and plants are higher than 6 in.* Dense, uncut, herbaceous plants > 90% of the wetland area — points = 6 Dense, uncut, herbaceous plants > ½ of area — points = 3 Dense, woody, plants > ½ of area — points = 2 Dense, uncut, herbaceous plants > ¼ of area — points = 1 Does not meet any of the criteria above for plants — points = 0	3
Total for S 1 — Add the points in the boxes above	**3**

Rating of Site Potential If score is: ☐ **12 = H** ☐ **6 - 11 = M** ☑ **0 - 5 = L** *Record the rating on the first page*

S 2.0. Does the landscape have the potential to support the water quality function of the site?	
S 2.1. Is > 10% of the area within 150 ft on the uphill side of the wetland in land uses that generate pollutants? Yes = 1 No = 0	1
S 2.2. Are there other sources of pollutants coming into the wetland that are not listed in question S 2.1? Other Sources Yes = 1 No = 0	0
Total for S 2 — Add the points in the boxes above	**1**

Rating of Landscape Potential If score is: ☑ **1 - 2 = M** ☐ **0 = L** *Record the rating on the first page*

S 3.0. Is the water quality improvement provided by the site valuable to society?	
S 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list? Yes = 1 No = 0	1
S 3.2. Is the wetland in a basin or sub-basin where water quality is an issue? *At least one aquatic resource in the basin is on the 303(d) list.* Yes = 1 No = 0	1
S 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality? A*nswer YES if there is a TMDL for the basin in which the unit is found*? Yes = 2 No = 0	2
Total for S 3 — Add the points in the boxes above	**4**

Rating of Value If score is: ☑ **2 - 4 = H** ☐ **1 = M** ☐ **0 = L** *Record the rating on the first page*

SLOPE WETLANDS

Hydrologic Functions - Indicators that the site functions to reduce flooding and stream erosion

S 4.0. Does the site have the potential to reduce flooding and stream erosion?	
S 4.1. Characteristics of plants that reduce the velocity of surface flows during storms: Choose the points appropriate for the description that best fits conditions in the wetland. *Stems of plants should be thick enough (usually > 1/8 in), or dense enough, to remain erect during surface flows.*	0
Dense, uncut, **rigid** plants cover > 90% of the area of the wetland — points = 1	
All other conditions — points = 0	

Rating of Site Potential If score is: ☐ **1 = M** ☑ **0 = L** *Record the rating on the first page*

S 5.0. Does the landscape have the potential to support hydrologic functions of the site?	
S 5.1. Is more than 25% of the area within 150 ft upslope of wetland in land uses or cover that generate excess surface runoff? Yes = 1 No = 0	1

Rating of Landscape Potential If score is: ☑ **1 = M** ☐ **0 = L** *Record the rating on the first page*

S 6.0. Are the hydrologic functions provided by the site valuable to society?	
S 6.1. Distance to the nearest areas downstream that have flooding problems:	1
The sub-basin immediately down-gradient of site has flooding problems that result in damage to human or natural resources (e.g., houses or salmon redds) — points = 2	
Surface flooding problems are in a sub-basin farther down-gradient — points = 1	
No flooding problems anywhere downstream — points = 0	
S 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan? Yes = 2 No = 0	0
Total for S 6 — Add the points in the boxes above	**1**

Rating of Value If score is: ☐ **2 - 4 = H** ☑ **1 = M** ☐ **0 = L** *Record the rating on the first page*

NOTES and FIELD OBSERVATIONS:

Wetland name or number ____A___

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class.* Check the Cowardin plant classes in the wetland. *Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

- ☐ Aquatic bed
- ☑ Emergent
- ☑ Scrub-shrub (areas where shrubs have > 30% cover)
- ☑ Forested (areas where trees have > 30% cover)

4 structures or more: points = 4
3 structures: points = 2
2 structures: points - 1
1 structure: points = 0

If the unit has a Forested class, check if:

- ☑ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

4

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

- ☐ Permanently flooded or inundated
- ☑ Seasonally flooded or inundated
- ☐ Occasionally flooded or inundated
- ☑ Saturated only

4 or more types present: points = 3
3 types present: points = 2
2 types present: points = 1
1 types present: points = 0

- ☐ Permanently flowing stream or river in, or adjacent to, the wetland
- ☐ Seasonally flowing stream in, or adjacent to, the wetland
- ☐ **Lake Fringe wetland** **2 points**
- ☐ **Freshwater tidal wetland** **2 points**

1

H 1.3. Richness of plant species

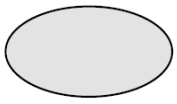
Count the number of plant species in the wetland that cover at least 10 ft^2.
Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. ***Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle***

If you counted:
- > 19 species — points = 2
- 5 - 19 species — points = 1
- < 5 species — points = 0

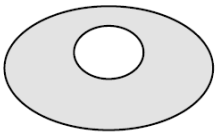
1

H 1.4. Interspersion of habitats

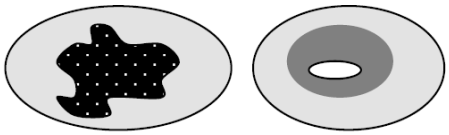
Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



None = 0 points

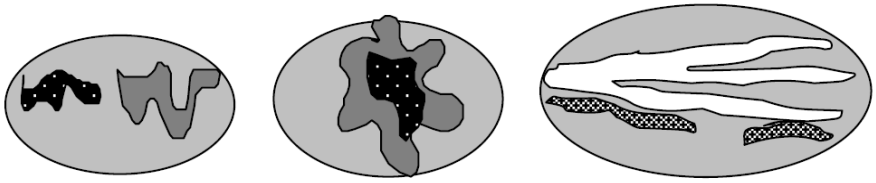


Low = 1 point



Moderate = 2 points

All three diagrams in this row are **HIGH** = 3 points



2

Wetland name or number A

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. *The number of checks is the number of points.* ☑ Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long) ☐ Standing snags (dbh > 4 in) within the wetland ☐ Undercut banks are present for at least 6.6 ft (2 m) **and/or** overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ☐ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (*cut shrubs or trees that have not yet weathered where wood is exposed*) ☐ At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (*structures for egg-laying by amphibians*) ☐ Invasive plants cover less than 25% of the wetland area in every stratum of plants (*see H 1.1 for list of strata*)	1
Total for H 1 — Add the points in the boxes above	**9**

Rating of Site Potential If Score is: ☐ **15 - 18 = H** ☑ **7 - 14 = M** ☐ **0 - 6 = L** *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat function of the site?	
H 2.1 Accessible habitat (include *only habitat that directly abuts wetland unit*). *Calculate:* 0.2 % undisturbed habitat + (0.9 % moderate & low intensity land uses / 2) = 0.65% If total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon — points = 3 20 - 33% of 1 km Polygon — points = 2 10 - 19% of 1 km Polygon — points = 1 < 10 % of 1 km Polygon — points = 0	0
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. *Calculate:* 10.2 % undisturbed habitat + (9 % moderate & low intensity land uses / 2) = 14.7% Undisturbed habitat > 50% of Polygon — points = 3 Undisturbed habitat 10 - 50% and in 1-3 patches — points = 2 Undisturbed habitat 10 - 50% and > 3 patches — points = 1 Undisturbed habitat < 10% of 1 km Polygon — points = 0	1
H 2.3 Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use — points = (-2) ≤ 50% of 1km Polygon is high intensity — points = 0	-2
Total for H 2 — Add the points in the boxes above	**-1**

Rating of Landscape Potential If Score is: ☐ **4 - 6 = H** ☐ **1 - 3 = M** ☑ **< 1 = L** *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?	
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? *Choose only the highest score that applies to the wetland being rated*. Site meets ANY of the following criteria: — points = 2 ☐ It has 3 or more priority habitats within 100 m (see next page) ☐ It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) ☐ It is mapped as a location for an individual WDFW priority species ☐ It is a Wetland of High Conservation Value as determined by the Department of Natural Resources ☐ It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats (listed on next page) with in 100m — points = 1 Site does not meet any of the criteria above — points = 0	1

Rating of Value If Score is: ☐ **2 = H** ☑ **1 = M** ☐ **0 = L** *Record the rating on the first page*

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp.
http://wdfw.wa.gov/publications/00165/wdfw00165.pdf or access the list from here:
http://wdfw.wa.gov/conservation/phs/list/

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: ***NOTE**: This question is independent of the land use between the wetland unit and the priority habitat.*

- ☐ **Aspen Stands**: Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- ☐ **Biodiversity Areas and Corridors**: Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- ☐ **Herbaceous Balds**: Variable size patches of grass and forbs on shallow soils over bedrock.
- ☐ **Old-growth/Mature forests**: Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- ☐ **Oregon White Oak**: Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- ☐ **Riparian**: The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- ☐ **Westside Prairies**: Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- ☑ **Instream**: The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- ☐ **Nearshore**: Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- ☐ **Caves**: A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- ☐ **Cliffs**: Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- ☐ **Talus**: Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- ☑ **Snags and Logs**: Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

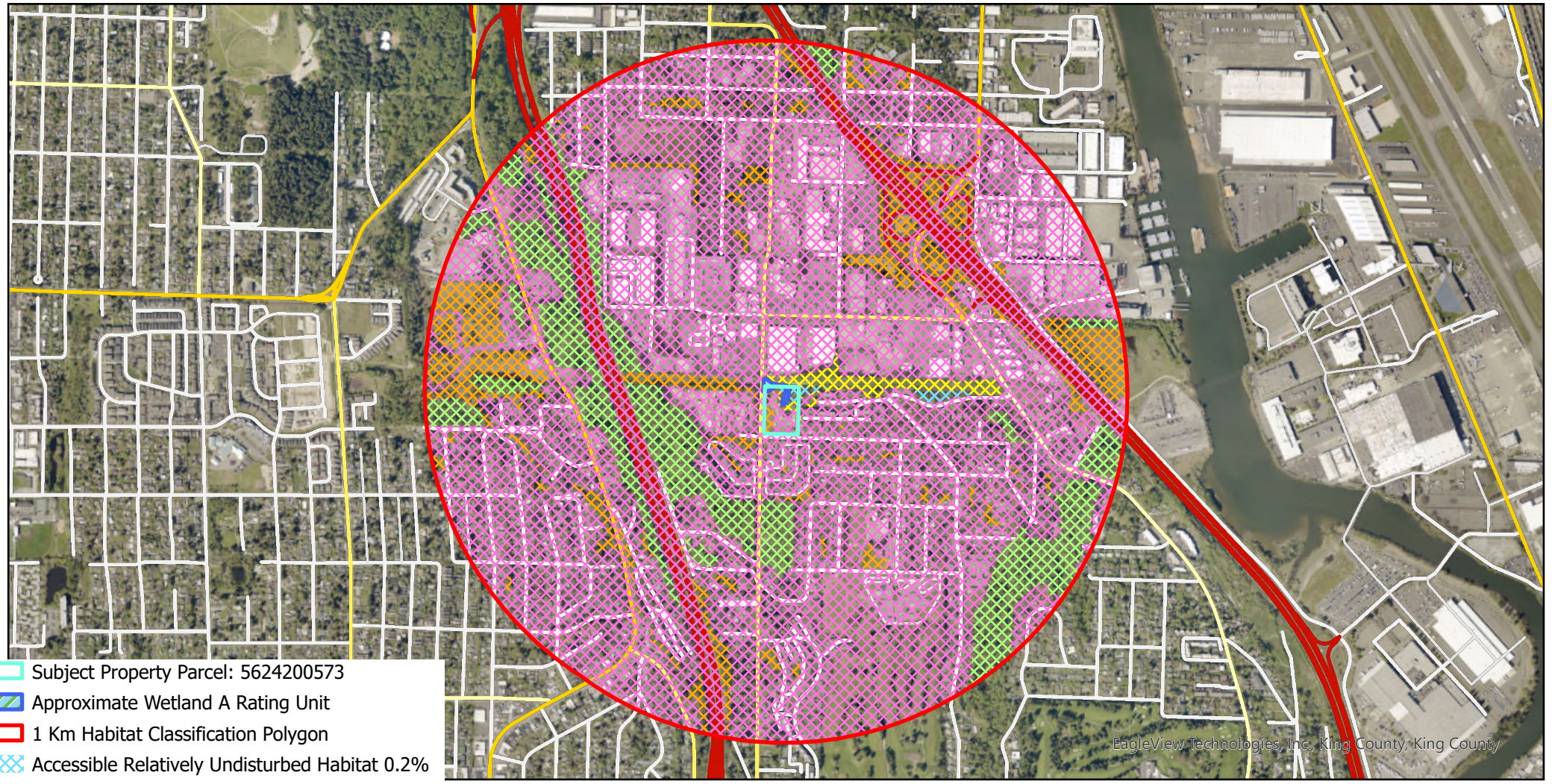
Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Altmann Oliver Associates, LLC
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4509
AOA
Environmental
Planning &
Landscape
Architecture

King County
Parcel: 5624200573

AOA-7483

Figure A

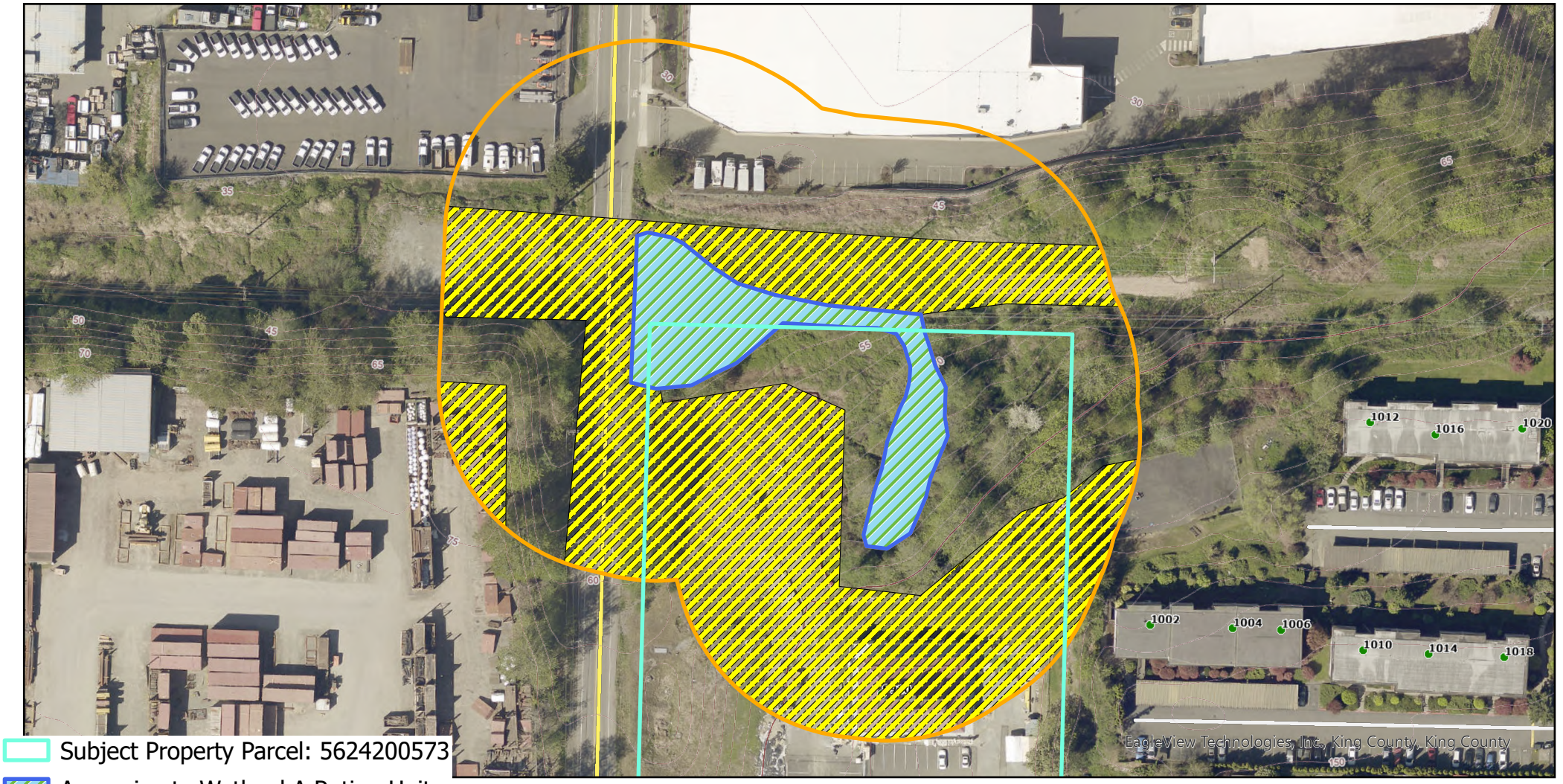


Altmann Oliver Associates, LLC
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4509
AOA
Environmental
Planning &
Landscape
Architecture

King County
Parcel: 5624200573

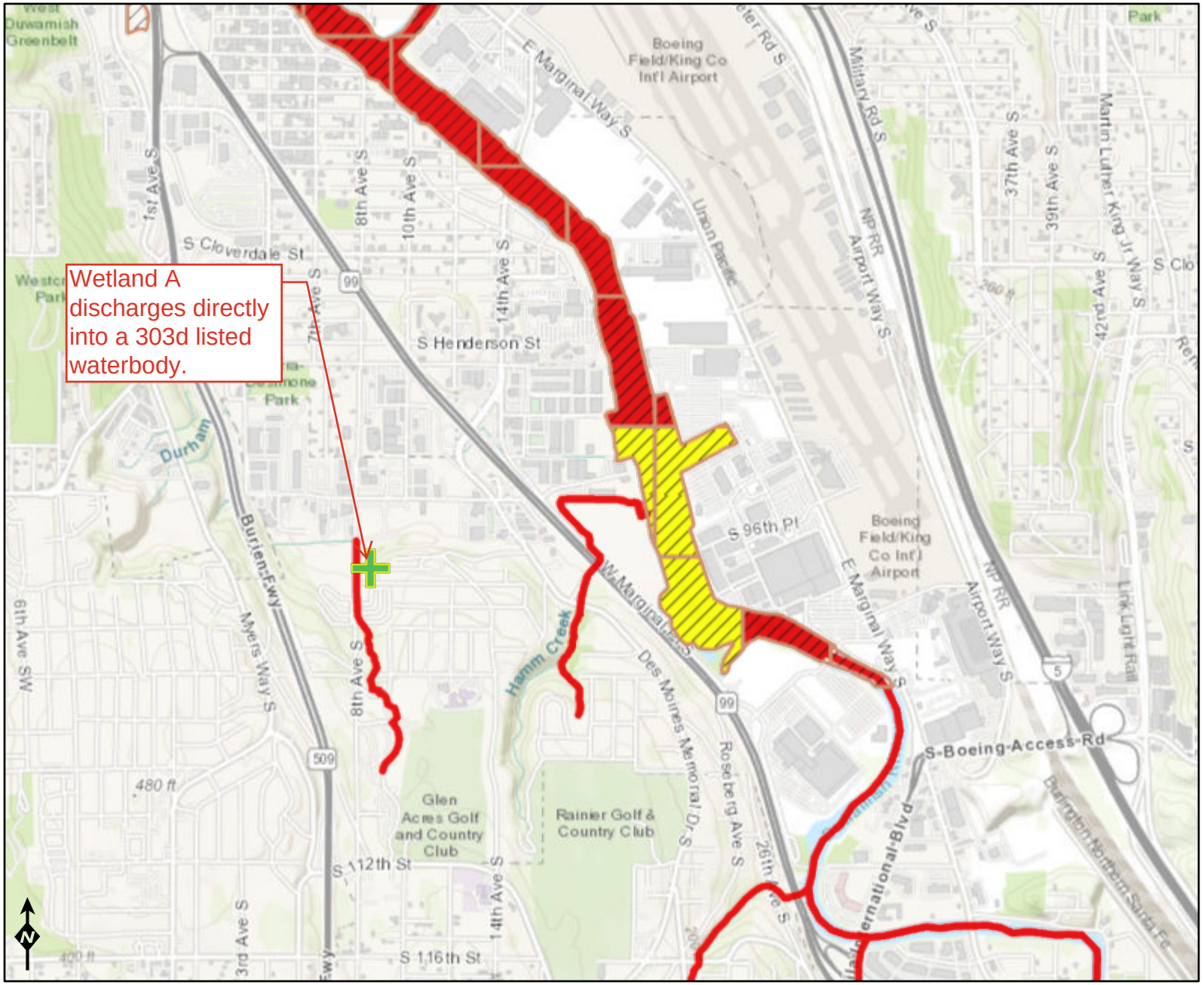
AOA-7483

Figure B



February 28, 2025

Figure C



Assessed Water/Sediment

Water
- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

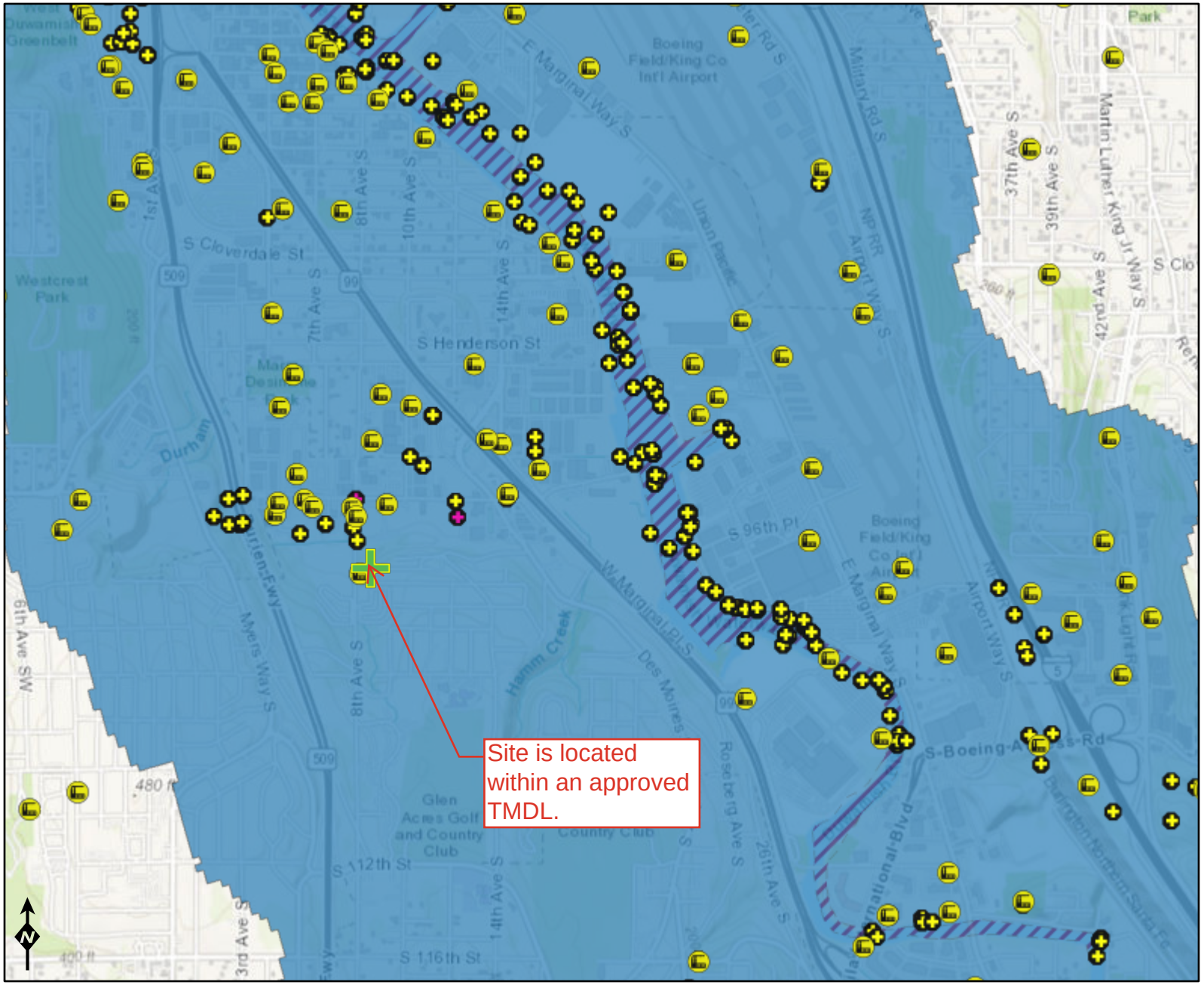
Sediment
- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

Miles
0 0.23 0.45 0.9

Esri, NASA, NGA, USGS, FEMA
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

February 28, 2025

Figure D



WQ Permitted Outfalls

- Outfall - Groundwater
- Outfall - Surface Water
- Outfall - Other
- Associated Facility

WQ Improvement Projects

- TMDL - Approved
- 4B - Approved
- STI - Approved
- ARP - Approved
- TMDL - In Development
- STI - In Development
- ARP - In Development

Esri, NASA, NGA, USGS, FEMA
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

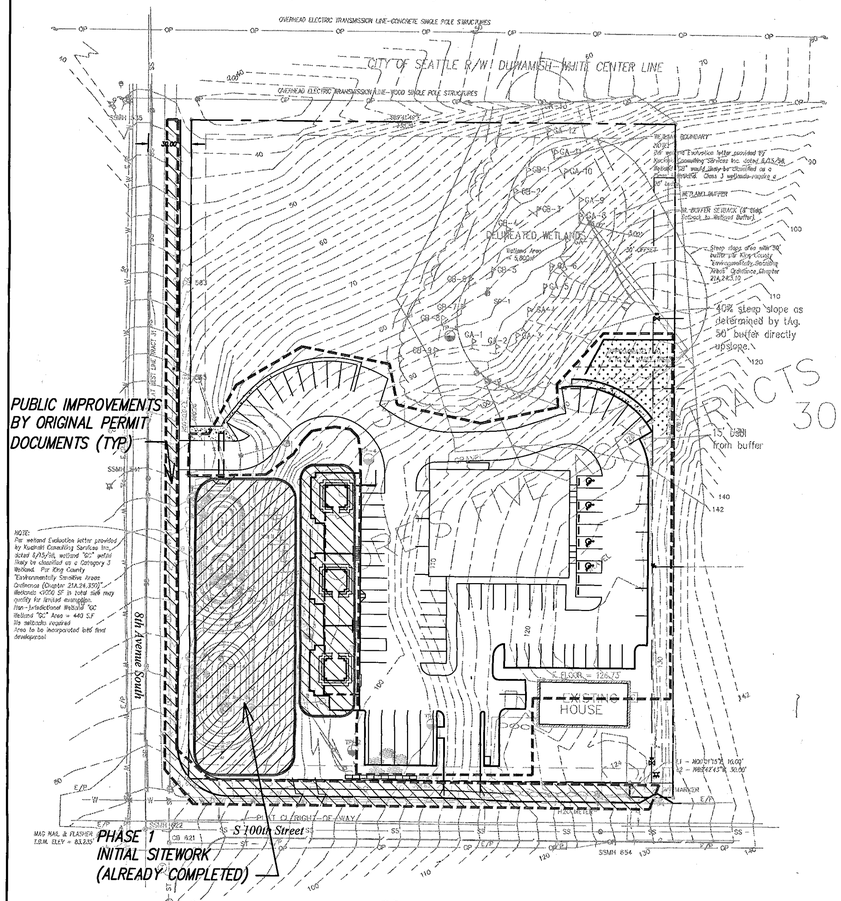
Miles
0 0.23 0.45 0.9

King County Permit B04C0114 Plans

S.K.B.A. BUDDHIST TEMPLE

PHASE 2 BUILDING PERMIT

SEC. 5, TWP. 23 N., RGE 4 E., W.M.



PROJECT OVERVIEW
SCALE: 1"=50'

N

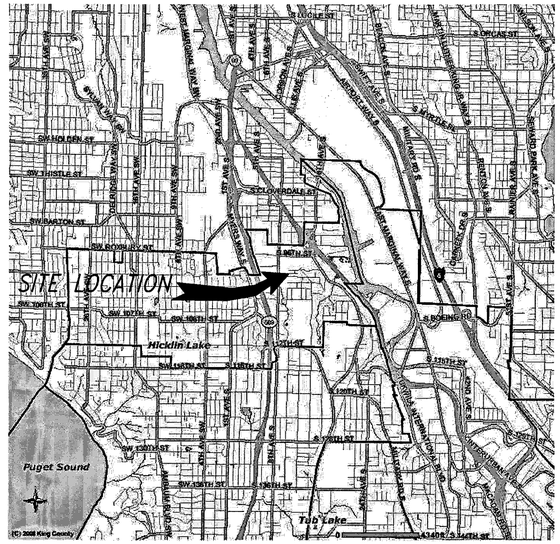
GRAPHIC SCALE
-50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

KING COUNTY GENERAL NOTES:

(1) ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMIT CONDITIONS, THE KING COUNTY CODE (KCC), ROAD STANDARDS (KCRS), WASHINGTON STATE DOT (WSDOT) STANDARD SPECIFICATIONS AND THE CONDITIONS OF PRELIMINARY APPROVAL. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO KING COUNTY.
(2) THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES (DDES) ENGINEERING REVIEW CHECKLIST. SOME ELEMENTS MAY HAVE BEEN OVERLOOKED OR MISSED BY THE DDES PLAN REVIEWER. ANY VARIANCE FROM ADOPTED STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY KING COUNTY PRIOR TO CONSTRUCTION.
(3) APPROVAL OF THIS ROAD, GRADING, PARKING AND DRAINAGE PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (E.G. DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.)
(4) BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRECONSTRUCTION MEETING MUST BE HELD BETWEEN THE DDES'S LAND USE INSPECTION SECTION, THE APPLICANT, AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE.
(5) A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
(6) GRADING ACTIVITIES (SITE ALTERATION) ARE LIMITED TO THE HOURS OF 7 A.M. TO 7 P.M. MONDAY THROUGH SATURDAY AND 10 A.M. TO 5 P.M. ON SUNDAY, UNLESS OTHERWISE APPROVED WITH A WRITTEN DECISION BY THE REVIEWING AGENCY.
(7) IT SHALL BE THE APPLICANT'S/CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL CONSTRUCTION EASEMENTS NECESSARY BEFORE INITIATING OFF-SITE WORK. EASEMENTS REQUIRE REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
(8) FRANCHISED UTILITIES OR OTHER INSTALLATIONS THAT ARE NOT SHOWN ON THESE APPROVED PLANS SHALL NOT BE CONSTRUCTED UNLESS AN APPROVED SET OF PLANS THAT MEET ALL REQUIREMENTS OF KCRS CHAPTER 8 ARE SUBMITTED TO THE DDES'S LAND USE INSPECTION SECTION THREE DAYS PRIOR TO CONSTRUCTION.
(9) DATUM SHALL BE KCAS UNLESS OTHERWISE APPROVED BY DDES.
(10) DEWATERING SYSTEM (UNDERDRAIN) CONSTRUCTION SHALL BE WITHIN A RIGHT-OF-WAY OR APPROPRIATE DRAINAGE EASEMENT, BUT NOT UNDERNEATH THE ROADWAY SECTION. ALL UNDERDRAIN SYSTEMS MUST BE CONSTRUCTED IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS.
(11) ALL UTILITY TRENCHES AND ROADWAY SUBGRADE SHALL BE BACKFILLED AND COMPACTED TO 95 PERCENT DENSITY, STANDARD PROCTOR.
(12) OPEN CUTTING OF EXISTING ROADWAYS FOR NON-FRANCHISED UTILITY OR STORM WORK IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY DDES AND NOTED ON THESE APPROVED PLANS. ANY OPEN CUT SHALL BE RESTORED IN ACCORDANCE WITH KCRS.
(13) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL APPLY. WORK IN RIGHT-OF-WAY IS NOT AUTHORIZED UNTIL A TRAFFIC CONTROL PLAN IS APPROVED BY KING COUNTY.

PHASE 2 DOCUMENTS:

THIS PHASE 2 BUILDING PERMIT SET IS A REVISION TO THE ORIGINAL PERMIT SET, "APPROVED FOR CONSTRUCTION", SIGNATURE DATE OCTOBER 11, 2006, AND ADDRESSES SITE REVISIONS RELATED TO A REDUCED BUILDING FOOTPRINT. ALL PLANS AND DETAILS OF THE ORIGINAL PERMIT SET THAT ARE NOT OTHERWISE REVISED HEREON SHALL APPLY. UNLESS OTHERWISE INDICATED, THIS PHASE 2 SET MAKES REFERENCE TO THE ORIGINAL PERMIT SET AS A MATTER OF COURSE, AND WITHOUT SPECIFIC MENTION.



VICINITY MAP
SCALE: 1"=4,000'

N

PHASE 2 SHEET INDEX: (REVISED SHEETS ONLY)

PHASE 1 SHEET INDEX: (PROVIDED FOR REFERENCE)

APPROVED
King County
PERMITTING, ENGINEERING REVIEW
☒ Drainage Requirements Only
☐ Roads Requirements Only
☐ Other
Signature Ronald Welcher Date MJ 9-29-14

PROJECT DATA:

BENCHMARK AND DATUM:

ELEVATION DATUM
KING COUNTY SURVEY CONTROL POINT 3575: ALUMINUM CAP STAMPED "KING COUNTY 3575 1996" PUBLISHED ELLIPSOID HEIGHT OF 13.151 METERS, USING GEOID 96 MODEL SEPARATION VALUE OF 22.987 METERS, ELEVATION =188.56' (UNADJ.) NAVD 88

SITE BENCH
MAG NAIL AND FLASHER AT INT-X OF 8TH AVE S AND S 100TH ST, ELEV =83.235' NAVD 88

LEGAL DESCRIPTION:

TRACT 31, MOORE'S FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 25, IN KING COUNTY, WASHINGTON; EXCEPT THE WEST 30 FEET THEREOF FOR 8TH AVE SOUTH, ESTABLISHED ON MAY 16, 1932, BY VOLUME 32 OF KING COUNTY COMMISSIONERS RECORDS, PAGE 255, KING COUNTY RECORDING NUMBER 2725949 AND KING COUNTY SUPERIOR COURT CAUSE NUMBER 174527; AND EXCEPT THE NORTH 100 FEET THEREOF, AS CONDEMNED BY THE CITY OF SEATTLE UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 553110; AND ALSO EXCEPT THAT PORTION CONVEYED TO KING COUNTY FOR SOUTH 100TH STREET BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 6045540.

EARTHWORK QUANTITIES:

NOTE: THE EARTHWORK QUANTITIES LISTED HERE ARE APPROXIMATE QUANTITIES FOR ROUGH GRADING (ESTIMATED FOR PERMIT REVIEW ONLY). AS SUCH, THEY DO NOT INCLUDE QUANTITIES FOR UTILITY TRENCHING OR BUILDING FOUNDATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR INDEPENDENTLY DETERMINING ALL QUANTITIES FOR BIDDING AND CONSTRUCTION.

CUT	7,367 C.Y.
FILL	3,897 C.Y.
NET	3,739 C.Y.

LEGEND:

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- DITCH OR SWALE FLOW LINE
- AREA DRAIN
- CATCH BASIN TYPE 1
- CLEANOUT
- RD — ROOF DRAIN
- FD — FOOT DRAIN
- SD — STORM DRAINAGE LINE (SD)
- FIRE HYDRANT
- THRUST BLOCK
- VALVE
- BEND FITTING
- WATER METER

ABBREVIATIONS:

AD	AREA DRAIN	LF	LINEAL FOOT
APWA	AMERICAN PUBLIC WORKS ASSOCIATION	LS	LANDSCAPE DESIGN
CB	CATCH BASIN	MAX.	MAXIMUM
C.O.	CLEANOUT	MIN.	MINIMUM
C.O.S.	CITY OF SEATTLE	MJ	MECHANICAL JOINT
CSBC	CRUSHED SURFACING BASE COURSE	N	NORTH
CSTC	CRUSHED SURFACING TOP COURSE	NIC	NOT IN CONTRACT
DEV	DEVELOPMENT	NTS	NOT TO SCALE
DISP.	DISPERSION	O.C.	ON-CENTERS
E	EAST	PLS	PROFESSIONAL LAND SURVEYOR
ESC	EROSION AND SEDIMENT CONTROL	RD	ROOF DRAIN
EX	EXISTING	R/W	RIGHT-OF-WAY
FD	FOOTING DRAIN	S	SOUTH
FDC	FIRE DEPARTMENT CONNECTION	SD	STORM DRAIN
FF	FINISH FLOOR	SF	SQUARE FEET
FH	FIRE HYDRANT	SS	SANITARY SEWER
GV	GATE VALVE	STD	STANDARD
HYD	HYDRANT	STL	STEEL
IE	INVERT ELEVATION	TYP	TYPICAL
K.C.	KING COUNTY	W	WATER
KCRS	KING COUNTY ROAD DESIGN AND CONSTRUCTION STANDARDS	WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
KCSWDM	KING COUNTY SURFACE WATER DESIGN MANUAL		

CALL BEFORE YOU DIG
1-800-424-5555
FOR FIELD LOCATION OF UNDERGROUND UTILITIES

BUILDING PERMIT SUBMITTAL

TEC
Taylor Engineering Consultants
485 Rainier Blvd N, Ste 201
P.O. Box 1787
Issaquah, WA 98027
425-391-1415
www.TECcivil.com

Project:
S.K.B.A. BUDDHIST TEMPLE
BUILDING AND SITE
PHASE 2
824 S. 100TH STREET
SEATTLE, WA

Owner/Developer:
S.K.B.A.
824 S. 100th Street
Seattle, WA

Job Data:
TEC Job #: 180-TAG
Designed: WNT
Checked: LMT

Permit Agency:
KING COUNTY
DPER PROJ. NO. COMM13-0014

WILLIAM N. TAYLOR STATE OF WASHINGTON 5/27/14 28198 REGISTERED PROFESSIONAL ENGINEER

Issued for:
BLDG. PERMIT 04/16/13

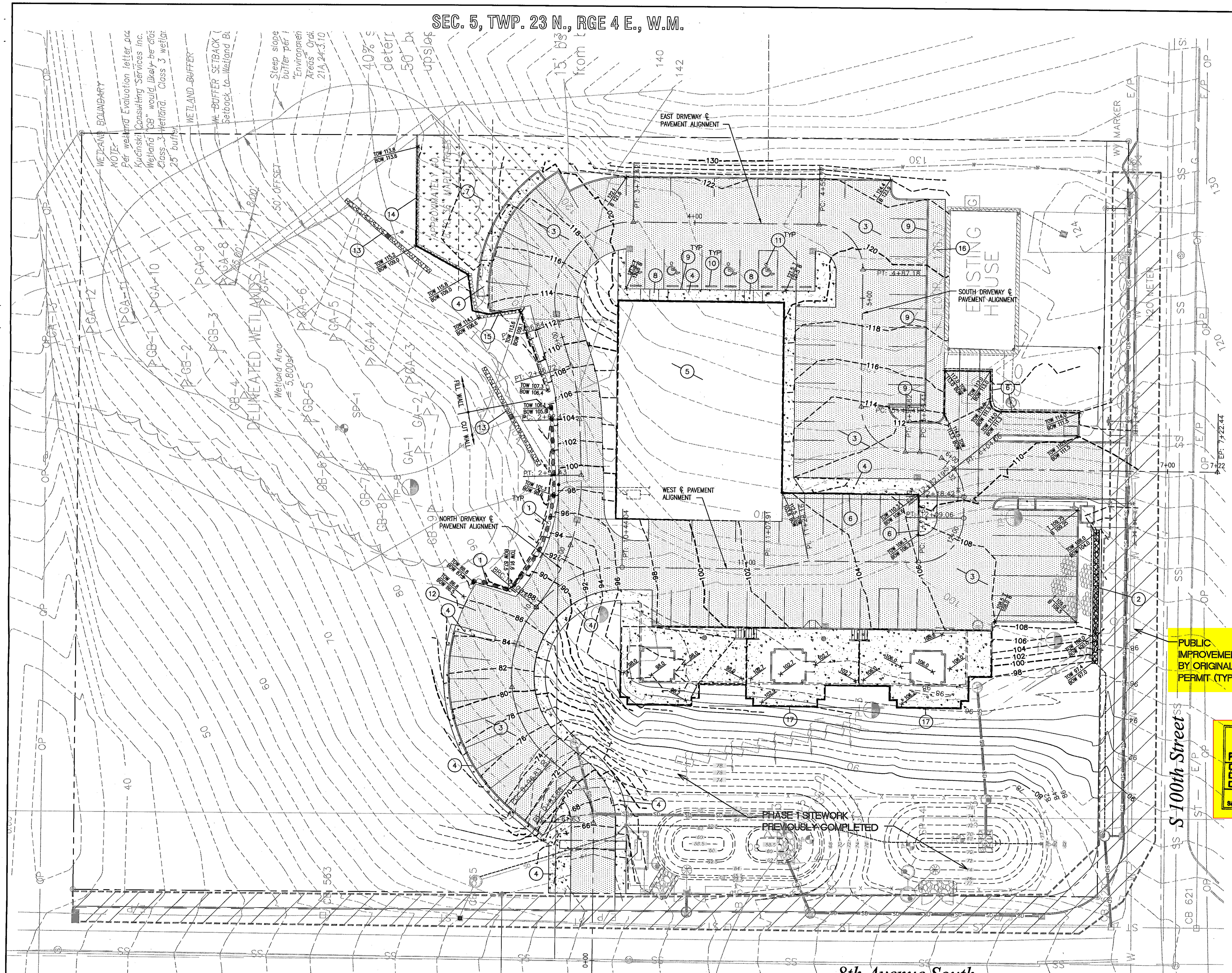
Rev.	Date
COUNTY COMM.	11/21/13
COUNTY COMM.	2/10/14
COUNTY COMM.	5/27/14

Sheet Title:
COVER SHEET

Sheet No:
C1

Sheet ____ of ____

\\SANDY\Projects\JOBS\100-199\180-tag\dwg\C1 Cover.dwg, 5/28/2014 1:40:00 PM, DWG To PDF.pc3



GRADING PLAN

SCALE: 1"=20'

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

CONSTRUCTION NOTES:

1. ROCKERY CUT FACING WALL PER ORIGINAL PERMIT
2. ECOLOGY BLOCK WALL PER ORIGINAL PERMIT
3. ASPHALT PAVEMENT PER ORIGINAL PERMIT
4. CONCRETE SIDEWALK PER ORIGINAL PERMIT
5. SALA BUILDING PER ARCHITECTURAL
6. CONCRETE RETAINING WALL PER STRUCTURAL DETAIL NUMBER 7 ON SHEET DS3.1 (SEE REFERENCE SET)
7. PLAYGROUND PER ARCHITECT
8. HANDICAP ACCESS PER ARCHITECT
9. FLUSH CURB
10. WHEEL STOP PER ARCHITECT
11. PAVEMENT MARKING PAINT PER ARCHITECT
12. EMERGENCY VEHICLE TURN-AROUND PER ARCHITEC
13. DISPERSION TRENCH PER SHEET C4
14. PLAYGROUND RETAINING WALL PER ARCHITECTURAL
15. SEGMENTAL BLOCK FILL WALL
16. ASPHALT WALKWAY (2" HMA CL 1/2, OVER 4" CSTC
17. STUPA PLAZA RETAINING WALL PER ARCHITECT

SHEET NOTES:

1. SEE SHEETS C8 AND C9 FOR PROFILES OF PAVEMENT CENTERLINES

KING COUNTY D.D.E.S.
BUILDING SERVICES DIVISION
COMMERCIAL PROJECT APPROVAL

APPROVED
King County
PERMITTING, ENGINEERING REVIEW
[X] Drainage Requirements Only
[ ] Roads Requirements Only
[ ] Other
Signature Rualdo Kulschen Date 7/ /2014

CALL BEFORE YOU DIG
1-800-424-5555
FOR FIELD LOCATION OF UNDERGROUND UTILITIES

BUILDING PERMIT SUBMITTAL

TEC
Taylor Engineering Consultants
485 Rainier Blvd N, Ste 201
P.O. Box 1787
Issaquah, WA 98027
425-391-1415
www.TECcivil.com

Project:
S.K.B.A. BUDDHIST TEMPLE BUILDING AND SITE PHASE 2
824 S. 100TH STREET
SEATTLE, WA

Owner/Developer:
S.K.B.A.
824 S. 100th Street
Seattle, WA

Job Data:
TEC Job #: 180-TAG
Designed: WNT
Checked: LMT

Authorized Use:
This drawing is issued for use in the titled project only. It shall not be used for any other purpose without the express authorization and/or adaptation by TEC.

Permit Agency:
KING COUNTY
DPER PROJ. NO. COMM13-0014

WILLIAM N. TAYLOR, STATE OF WASHINGTON, 28198 REGISTERED PROFESSIONAL ENGINEER, 5/27/14

Issued for:
BLDG. PERMIT 04/16/13

Rev.	Date
COUNTY COMM.	11/21/13
COUNTY COMM.	2/10/14
COUNTY COMM.	5/27/14

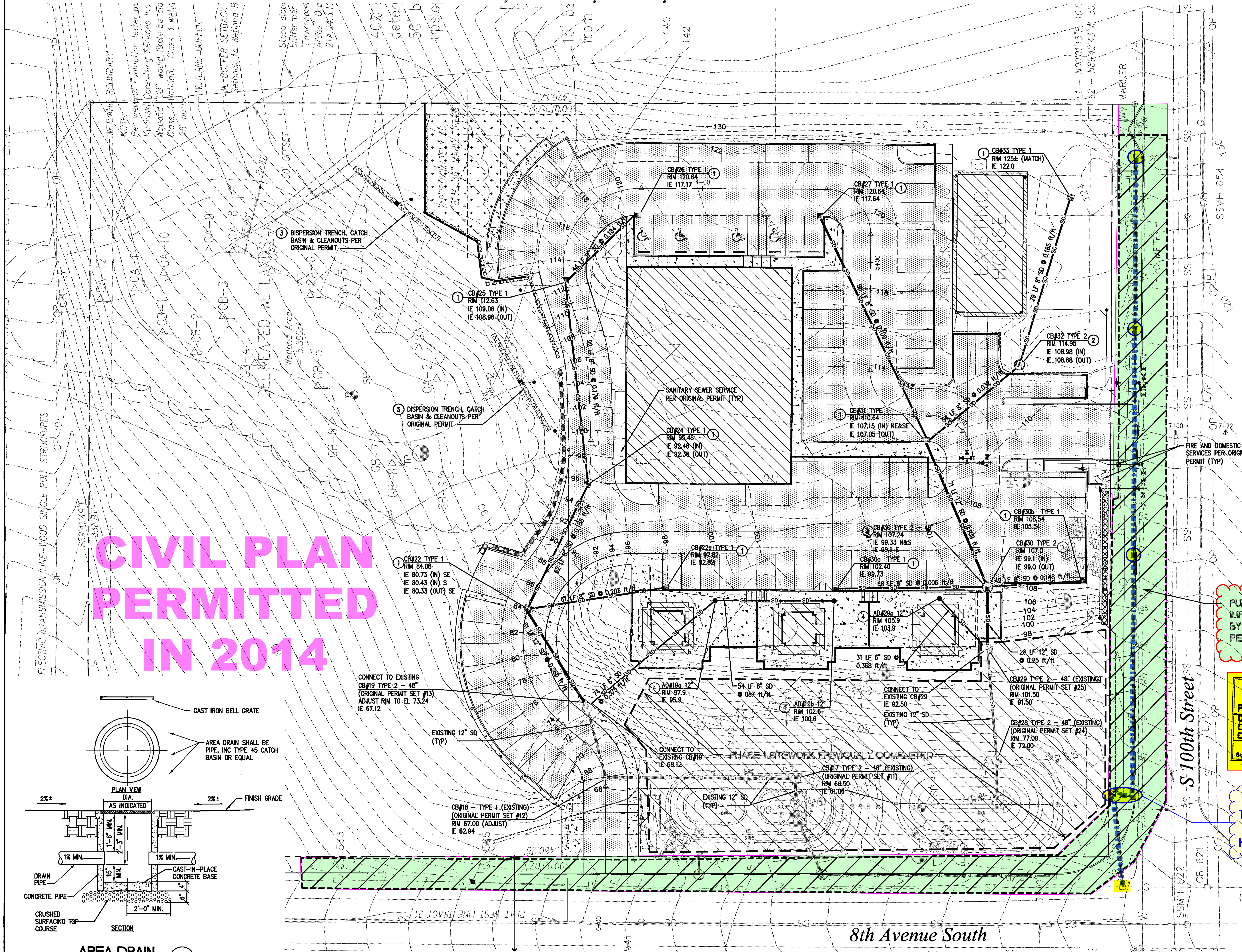
Sheet Title:
GRADING PLAN

Sheet No:
C3

Sheet ____ of ____

\\SANDY\FirServer\JOBS\100-199\180-tag\dwg\C3 Grading.dwg, 5/28/2014 1:04:01 PM, DWG To PDF.pc3

SEC. 5, TWP. 23 N., RGE 4 E., W.M.



AREA DRAIN (1)
N.T.S.

STORM DRAINAGE PLAN
SCALE: 1"=20'

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

CONSTRUCTION NOTES:

1. CATCH BASIN TYPE 1
2. CATCH BASIN TYPE 2 – 48"
3. DISPERSION TRENCH PER ORIGINAL PERMIT DETAIL, SHEET C12
4. AREA DRAIN PER DETAIL 1, THIS SHEET, WITH PEDESTRIAN FRIENDLY GRATE

STORM DRAINAGE NOTES:

1. UNLESS OTHERWISE INDICATED, STORM DRAIN PIPE (SD) SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE (CPEP) DOUBLE WALL SMOOTH INTERIOR BY "ADS" OR "HANCOR" OR APPROVED EQUAL.
2. DUCTILE IRON PIPE (DI), WHERE (if) INDICATED (and/or required), SHALL CONFORM TO AWWA C151. UNLESS OTHERWISE INDICATED PIPE SHALL BE MINIMUM THICKNESS CLASS 50. FITTINGS FOR DUCTILE IRON PIPE SHALL BE RUBBER GASKET PUSH–ON–JOINT (TYTON) OR MECHANICAL JOINT (M.J.) CONFORMING TO AWWA C111. METAL THICKNESS AND MANUFACTURING SHALL CONFORM TO APPLICABLE PORTIONS OF AWWA C110. MECHANICAL JOINT, DUCTILE IRON, COMPACT FITTINGS 12 INCHES AND LESS SHALL BE IN ACCORDANCE WITH AWWA C153.2.
3. FOOTING DRAINS SHALL BE 4" MINIMUM DIAMETER PVC, ASTM D2729 WITH DRILLED OR SLOTTED PERFORATIONS WHERE INTENDED FOR COLLECTING GROUND WATER AND SOLID WALL WHERE INTENDED FOR CONVEYANCE. SET FOOTING DRAINS AT 0.005 FT/FT MINIMUM SLOPE TO DRAIN AND CONNECT TO THE STORM DRAIN SYSTEM (BYPASSING ANY TREATMENT AND/OR DETENTION SYSTEMS).
4. ROOF DRAIN EXTENSIONS SHALL BE 6" MINIMUM DIAMETER PVC, ASTM D2729. SET ROOF DRAIN EXTENSIONS AT 0.005 FT/FT MINIMUM SLOPE TO DRAIN AND SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM AS INDICATED.
5. ROOF DRAIN DOWNSPOUT LEADERS ARE SHOWN TO PROVIDE SCHEMATIC LAYOUT. CONFIRM DOWNSPOUT LOCATIONS FROM ARCHITECTURAL ROOF PLAN. FIELD COORDINATE AND ADJUST LAYOUT AS NECESSARY FOR CONNECTIONS OF DOWNSPOUTS TO LEADERS.

CALL BEFORE YOU DIG
1–800–424–5555
FOR FIELD LOCATION OF UNDERGROUND UTILITIES

BUILDING PERMIT SUBMITTAL

TEC
Taylor Engineering Consultants
485 Rainier Blvd N, Ste 201
P.O. Box 1787
Issaquah, WA 98027
425–391–1415
www.TECcivil.com

Project:
S.K.B.A. BUDDHIST TEMPLE
BUILDING AND SITE PHASE 2
824 S. 100TH STREET
SEATTLE, WA

Owner/Developer:
S.K.B.A.
824 S. 100th Street
Seattle, WA

Job Data:
TEC Job #: 180–TAG
Designed: WNT
Checked: LMT

Authorized Use:
This drawing is issued for use in the titled project only. It shall not be used for any other purpose without the express authorization and/or adaptation by TEC.

Permit Agency:
KING COUNTY
DPER PROJ. NO. COMM13–0014

WILLIAM N. TAYLOR, STATE OF WASHINGTON, 26198 REGISTERED PROFESSIONAL ENGINEER, 5/27/14

Issued for:
BLDG. PERMIT 04/16/13

Rev.	Date
COUNTY COMM.	11/21/13
COUNTY COMM.	2/10/14
COUNTY COMM.	5/27/14

Sheet Title:
STORM DRAINAGE PLAN

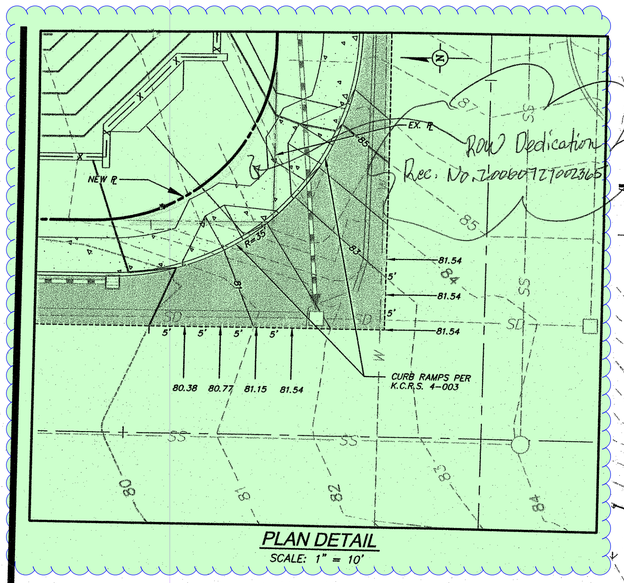
Sheet No:
C4

Sheet ____ of ____

\\SANDY\F:\eServer\JOBS\100-199\180-tag\dwg\C4 Drainage.dwg, 5/28/2014 1:42:33 PM, DWG To PDF.pc3

CIVIL PLAN PERMITTED IN 2006

SEC. 5, TWP. 23N., RGE. 4E., W.M.



PLAN DETAIL
SCALE: 1" = 10'

GRAPHIC SCALE
20 0 10 20
1" = 20'

BY	CK
PG	HP
PG	HP
SAC	HP
MPR	HP
MPR	HPP
SLM	HPP

NO	DATE	REVISION
1	11/24/04	DDES REVIEW COMMENTS
2	5/23/05	PER REVIEW COMMENTS
3	5/24/05	PER REVIEW COMMENTS
4	8/05/05	PER REVIEW COMMENTS
5	11/7/06	PER REVIEW COMMENTS 12/20/05
6	1/27/06	PER REVIEW COMMENTS 7/21/06

DESIGN GROUP
HAROLD PETERSON, P.E.
PROJECT MANAGER:
H. PETERSON
DESIGNED:
H. ONG
CADD:
H. PETERSON
CHECKED:
2/10/06
DATE:
GP1BVC01
FILE NAME:

GRADING PLAN

S.K.B.A. BUDDHIST TEMPLE

824 S 100TH ST

WASHINGTON

KING COUNTY

S. 100TH ST.

8TH AVE. S.

EXISTING 15' WATER EASEMENT RECORDING# 7711040779

CEMENT CONCRETE SIDEWALK TRANSITION TO ASPHALT SHOULDER PER KCRS DWG 3-009 SEE SHEET C13

SAWCUT LINE (TYP.)

VERTICAL CONC CURB SEE SHEET C13

A/C PAVEMENT SEE DETAIL SHEET C13

EXISTING KOT FF=126.73 UPPER FF=116.49 (LOWER)

WETLAND BUFFER

ROCKERY SEE DETAIL SHEET C13

A/C PAVEMENT SEE DETAIL SHEET C13

SALA FF=120.00

STUPA #1 FF=96.0

STUPA #2 FF=95.50

STUPA #3 FF=95.50

STUPA #4 FF=109.0

DETENTION POND SEE SHEET C1

KIOSK

SEE STRUCTURAL PLANS FOR WALL DETAILS

GUARD RAIL ON TOP COURSE (TYP.)

DETENTION POND, SEE DETAIL, SHEET C11

FENCING (TYP.)

SIGNAGE

DRIVEWAY PER KCRS DWG 3-004 SEE SHEET C14

CONC. CURB, GUTTER AND SIDEWALK, SEE SHEET C13

LINK TO SHEET C13

SEE SHEET C13 FOR NEW ROAD SECTION

SEE DETAIL ABOVE

WETLAND MITIGATION AREA (SEE ARCHITECT PLANS)

WETLAND BUFFER

ADJUSTED BSBL

50' AVERAGE

BLOCK RETAINING WALLS

NEW SIDEWALK

PROPOSED TO END NEW SIDEWALK BEFORE REACHING THE WB.

CAN WE NOT EXTENDING THE NEW SIDEWALK OVER THE 50' WETLAND BUFFER (WB.)?

CEMENT CONCRETE SIDEWALK TRANSITION TO ASPHALT SHOULDER PER KCRS DWG 3-009 SEE SHEET C13

SAWCUT LINE (TYP.)

DRIVEWAY PER KCRS DWG 3-004 SEE SHEET C14

25' WIDE DRIVEWAY

SEE SHEET C1.1 FOR NEW ROAD SECTION

CONC. CURB, GUTTER AND SIDEWALK, SEE SHEET C13

SAWCUT, TYPICAL 1' BACK OF EXISTING EDGE OF PVMT. TACK SAWCUT EDGE IMMEDIATELY FOLLOWING COMPLETION OF THE SAWCUT. SEAL THE SAWCUT JOINT AFTER NEW PAVEMENT IS INSTALLED.

CATCH BASIN 571 RIM 68.42 18" CMP NORTH 65.97' 18" CMP SOUTH 66.12'

18" CMP SOUTH 53.84'

CATCH BASIN 621 RIM 84.27' 18" CMP NORTH 81.97' 18" CMP SOUTH 82.00' 12" CMP EAST 82.27'

MAG NAIL & FLASHER #105, T.B.M. ELEV= 83.235'

KING COUNTY B.D.L.S.
BUILDING SERVICES DIVISION
COMMERCIAL PROJECT APPROVAL
Project No. B04C0114
Project Name S.K.B.A. BUDDHIST TEMPLE
SITE ENGINEERING/DRAINAGE APPROVAL
DATE 10/5/06 SIGNED
TRAFFIC PLANNING APPROVAL
DATE 10/6/06 SIGNED Robert Edwardsen, PE
LANDSCAPE/ZONING/PARKING
DATE SIGNED
SPECIAL CONDITIONS

KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES
APPROVAL FOR SITE CONSTRUCTION

SCREENED BY:	DATE:
SENIOR ENGINEER:	DATE: 10/11/06
DEVELOPMENT ENGINEER:	DATE:

S.K.B.A. BUDDHIST TEMPLE B04C0114 GRADING CONDITIONS

1. ALL WETLANDS AND ASSOCIATED BUFFERS SHALL BE C... PRIOR TO THE INITIATION OF ANY CONSTRUCTION ACTI...
2. STAGING AND STOCKPILING OF EQUIPMENT AND MATERI... WITHIN WETLANDS, ASSOCIATED BUFFERS, AND PUBLIC...
3. ALL EXCAVATED MATERIALS REMOVED FROM THE SITE MUST BE TAKEN TO A LEGAL DISPOSAL SITE. THIS INCLUDES ANY DEMOLITION DEBRIS ASSOCIATED WITH THE EXISTING STRUCTURES.

HAROLD F. PETERSON — STATE OF WASHINGTON — 21804 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 06/07/08

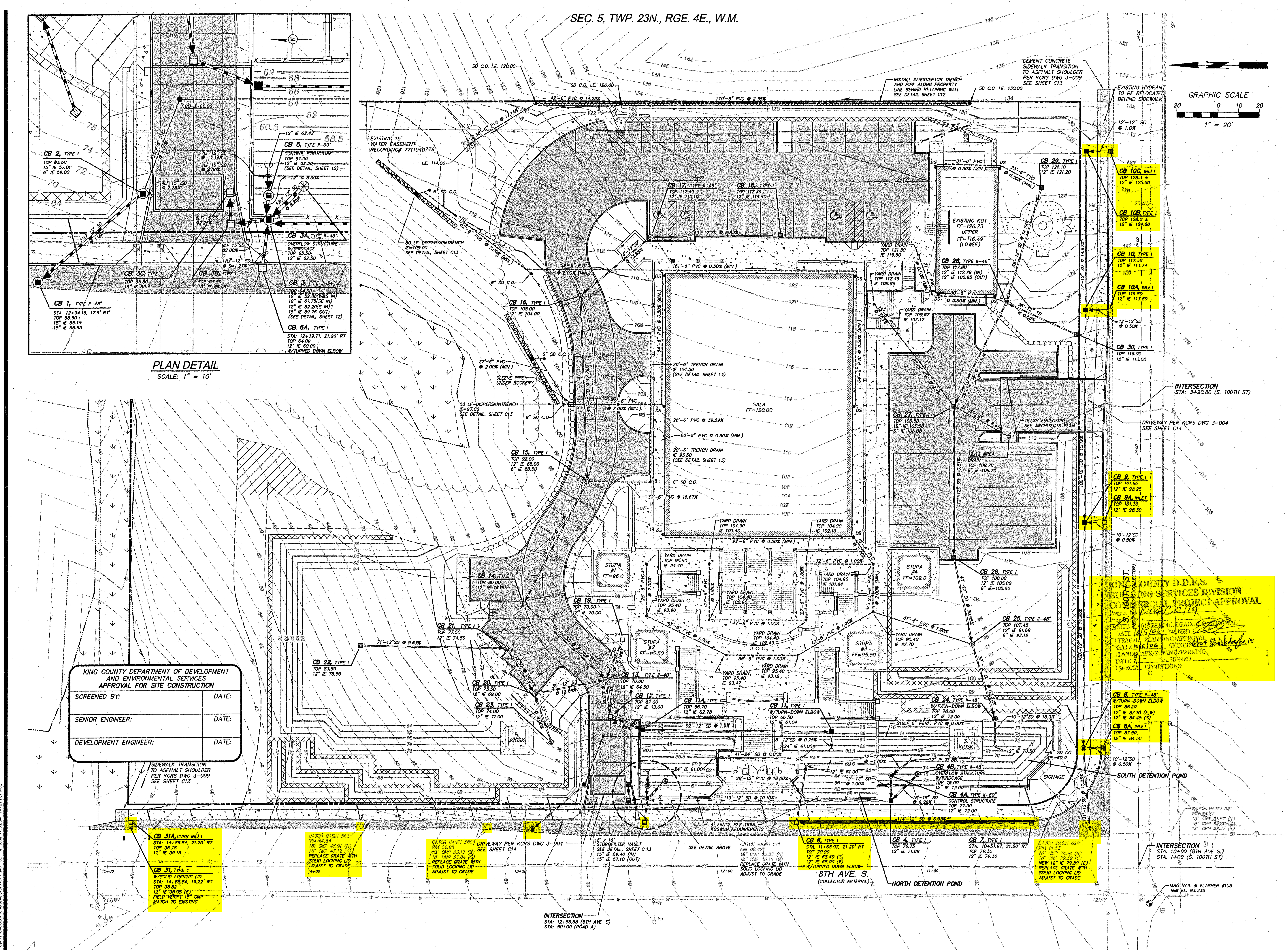
STAMP NOT VALID UNLESS SIGNED AND DATED

PETERSON CONSULTING ENGINEERS
4010 Lake Washington Blvd. N.E., Suite 300
Kirkland, WA 98033
Tel (425) 827-5874
Fax (425) 822-7216

JOB NUMBER BVCI-0001

SHEET NUMBER C3 OF 15

N:\Projects\BVCI0001\DWG\GP1BVC01.dwg SEP 01 2006 12:04:05 (MB) (1) 2HE



KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES
APPROVAL FOR SITE CONSTRUCTION

SCREENED BY:	DATE:
SENIOR ENGINEER:	DATE:
DEVELOPMENT ENGINEER:	DATE:

KING COUNTY D.D.E.S.
BUILDING SERVICES DIVISION
COMMERCIAL PROJECT APPROVAL

STORM DRAIN PLAN

S.K.B.A. BUDDHIST TEMPLE
824 S 100TH ST

KING COUNTY
WASHINGTON

NO.	DATE	REVISION	BY	CK
	11/24/04	DDES REVIEW COMMENTS		
	2/23/05	PER REVIEW COMMENTS		
	5/24/05	PER REVIEW COMMENTS		
	8/05/05	PER REVIEW COMMENTS		
	2/17/06	PER REVIEW COMMENTS 12/20/05		
	7/21/06	PER REVIEW COMMENTS 7/21/06		

DESIGN GROUP
HAROLD PETERSON, P.E.
PROJECT MANAGER:
H. PETERSON
DESIGNED:
H. ONG
CADD:
H. PETERSON
CHECKED:
2/10/06
DATE:
RS1BVC01
FILE NAME:

HAROLD F. PETERSON
STATE OF WASHINGTON
20804
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 06/07/08

STAMP NOT VALID UNLESS SIGNED AND DATED

PETERSON CONSULTING ENGINEERS
4010 Lake Washington Blvd. N.E., Suite 300
Kirkland, WA 98033
Tel (425) 827-5874
Fax (425) 822-7216

JOB NUMBER
BVCI-0001
SHEET NUMBER
C4 of 15

SEC. 5, TWP. 23N., RGE. 4E., W.M.

GRAPHIC SCALE
20 0 10 20
1" = 20'

1-8" ADAPTER (MJ)
1-8" 45° BEND (MJ) W/ CONC. BLOCKING
EXISTING WATERLINE
EXISTING 15' WATER EASEMENT RECORDING# 7711040779
5LF~8" DCIP
83LF~8" DCIP WATER LINE
RELOCATE EXISTING WATER LINE
25' PUBLIC WATER EASEMENT
1-8" ADAPTER (MJ)
1-8" 22 1/2° BEND (MJ) W/ CONC. BLOCKING
73LF~8" DCIP WATER LINE
20LF~8" DCIP
1-8" 22 1/2° BEND (MJ) W/ CONC. BLOCKING
1-8" 45° BEND (MJ) W/ CONC. BLOCKING
1-8"TEE (FL)
2-8" G.V. (FLxMJ)
1-8" ADAPTER (FLxMJ) W/ CONC. BLOCKING
1-8" SPOOL LENGTH TO FIT
SSMH 654
RIM 124.82'
CL CHANNEL 113.24'
8" PVC EAST/WEST
LADDER TO THE SOUTH
EXISTING KOT
FF=126.73
UPPER
FF=116.49
(LOWER)
SALA
FF=120.00
NEW FIRE HYDRANT ASSEMBLY
FDC
4" DDCV
93LF~4" DCIP FIRE LINE
113LF~2" WATER LINE
37LF~4" DCIP FIRE LINE
40LF~1" WATER LINE
PIV
2" WATER METER
28LF~6" PVC S=3.57%
IE= 90.00
SS C.O. IE=89.00
74LF~6" PVC S=21.62%
STUPA #1 FF=96.0
STUPA #4 FF=109.0
IE=74.04
52LF~6" PVC, S=2.00%
40LF~6" PVC S=17.50%
SS C.O. IE=73.00
STUPA #2 FF=13.50
STUPA #3 FF=95.50
SS C.O. IE=55.00
S. 100TH ST.
K. KIOSK
UTILITY VAULT CO. "675 WA VAULT OR EQUAL FOR FUTURE DDCV ASS'Y"
98LF~6" PVC (MIN.) S=2.00%
S. KIOSK
SIGNAGE
WATER METER BOX
175'~4" DCIP FIRE LINE FOR FUTURE CONNECTION
180'~2" WATERLINE FOR FUTURE CONNECTION
8TH AVE. S.
SSMH 622
RIM 84.06'
CL CHANNEL 69.31'
8" PVC EAST/WEST
LADDER TO THE SOUTHWEST
SSMH 535
RIM 39.08
CL CHANNEL 28.03'
12" PVC NORTH/SOUTH
8" PVC EAST/WEST
LADDER TO THE SOUTHEAST
NEW FIRE HYDRANT ASSEMBLY
4" GV
IE=48.69
SSMH 541
RIM 64.75'
CL CHANNEL 55.64'
12" PVC NORTH/SOUTH
LADDER TO THE WEST
SS HOOK-UP

KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES
APPROVAL FOR SITE CONSTRUCTION

SCREENED BY:	DATE:
SENIOR ENGINEER:	DATE:
DEVELOPMENT ENGINEER:	DATE:

NO	DATE	REVISION	BY	CK
1	1/24/04	DOES REVIEW COMMENTS	PC	HP
2	2/23/05	PER REVIEW COMMENTS	PC	HP
3	5/24/05	PER REVIEW COMMENTS	SAC	HP
4	9/09/05	PER REVIEW COMMENTS	MPB	HP
5	2/17/06	PER REVIEW COMMENTS 12/29/05	MPB	HPP

DESIGN GROUP
HAROLD PETERSON, P.E.
PROJECT MANAGER:
H. PETERSON
DESIGNED:
H. ONG
CADD:
H. PETERSON
CHECKED:
2/10/06
DATE:
SW1BVC01
FILE NAME:

SANITARY SEWER AND WATER PLAN

S.K.B.A. BUDDHIST TEMPLE

824 S 100TH ST
KING COUNTY
WASHINGTON

HAROLD F. PETERSON
STATE OF WASHINGTON
20804
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 06/07/08

STAMP NOT VALID UNLESS SIGNED AND DATED

PETERSON CONSULTING ENGINEERS
4010 Lake Washington Blvd. N.E., Suite 300
Kirkland, WA 98033
Tel (425) 827-5874
Fax (425) 822-7216

JOB NUMBER BVCI-0001
SHEET NUMBER C5 OF 15

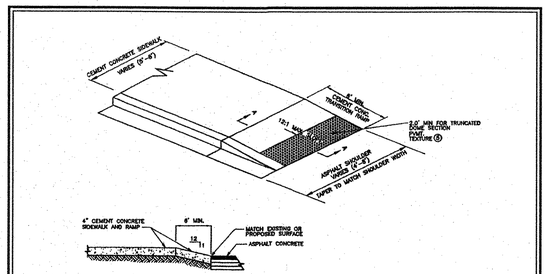
N:\Projects\BVCI0001\LDev\Dwg\SWIBVC01.dwg JUL 13 2006 17:26:34 (1600) (C) PCE

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE KING COUNTY CODE (KCC), ROAD STANDARDS (KCRS), AND THE KING COUNTY COUNCIL'S CONDITIONS OF PRELIMINARY SUBDIVISION APPROVAL. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO KING COUNTY.
2. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES (DDES) ENGINEERING REVIEW CHECKLIST. SOME ELEMENTS MAY HAVE BEEN OVERLOOKED OR MISSED BY THE DDES PLAN REVIEWER. ANY VARIANCE FROM ADOPTED STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY KING COUNTY PRIOR TO CONSTRUCTION.
3. APPROVAL OF THIS ROAD, GRADING, AND DRAINAGE PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (E.G. DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.)
4. BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRECONSTRUCTION MEETING MUST BE HELD BETWEEN THE DDES'S DEVELOPMENT INSPECTION UNIT, THE APPLICANT, AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE.
5. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. CONSTRUCTION NOISE SHALL BE LIMITED AS PER KING COUNTY CODE (SECTION 12.88); NORMALLY, THIS IS 7 A.M. TO 10 P.M. WEEKDAYS AND 9 A.M. TO 10 P.M. ON WEEKENDS.
7. IT SHALL BE THE APPLICANT'S/CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL CONSTRUCTION EASEMENTS NECESSARY BEFORE INITIATING OFF-SITE WORK WITHIN THE ROAD RIGHTS-OF-WAY.
8. FRANCHISED UTILITIES OR OTHER INSTALLATIONS THAT ARE NOT SHOWN ON THESE APPROVED PLANS SHALL NOT BE CONSTRUCTED UNLESS AN APPROVED SET OF PLANS THAT MEET ALL REQUIREMENTS OF KCRS CHAPTER 8 ARE SUBMITTED TO THE DDES'S DEVELOPMENT INSPECTION UNIT THREE DAYS PRIOR TO CONSTRUCTION.
9. DATUM SHALL BE KCAS UNLESS OTHERWISE APPROVED BY DDES.
10. ALL UTILITY TRENCHES SHALL BE BACKFILLED AND COMPACTED TO 95 PERCENT DENSITY.
11. OPEN CUTTING OF EXISTING ROADWAYS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY DDES AND NOTED ON THESE APPROVED PLANS. ANY OPEN CUT SHALL BE RESTORED IN ACCORDANCE WITH KCRS 8.03(B)3.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS 1-07.23 - TRAFFIC CONTROL, SHALL APPLY.

DRAINAGE NOTES

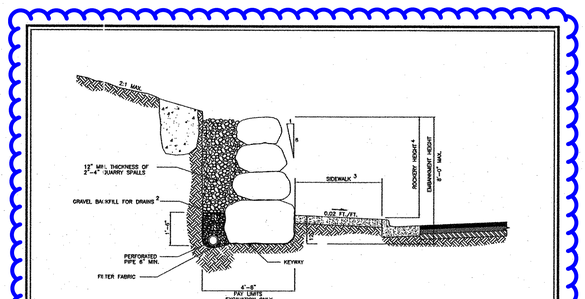
1. PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO DDES PRIOR TO THE PRECONSTRUCTION MEETING (KCC 9.04.100.D).
2. ALL PIPE AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT 7-02.3(1). THIS SHALL INCLUDE LEVELING AND COMPACTING THE TRENCH BOTTOM, THE TOP OF THE FOUNDATION MATERIAL, AND ANY REQUIRED PIPE BEDDING, TO A UNIFORM GRADE SO THAT THE ENTIRE PIPE IS SUPPORTED BY A UNIFORMLY DENSE UNYIELDING BASE.
3. STEEL PIPE SHALL BE GALVANIZED AND HAVE ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE (KCRS 7.03).
4. ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK, SHALL HAVE SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE SOLID LOCKING LIDS (KCRS 7.05).
5. ALL CATCH BASIN GRATES SHALL CONFORM TO KCRS DRAWING NUMBERS 2-013, 2-018, 2-019, OR 2-020, WHICH INCLUDES THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS" AND "PROPERTY OF KING COUNTY" (KCRS 7.05).
6. ALL DRIVEWAY CULVERTS LOCATED WITHIN KING COUNTY RIGHT-OF-WAY SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH. CULVERTS SHALL HAVE BEVELED END SECTIONS TO MATCH THE SIDE SLOPE (KCRS 7.03(L), DRAWING NO.2-001).
7. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1 FOOT, AND MUST MEET 1:1E FOLLOWING SPECIFICATIONS: 4"- 8" ROCK/40%-70% PASSING; 2"- 4" ROCK/20%-40% PASSING; AND -2" ROCK/10%-20% PASSING. INSTALLATION SHALL BE IN ACCORDANCE WITH KCRS 7.02(B) DRAWING NUMBER 2-024.



NOTES:
1. SEE SEC. 3.02 FOR SIDEWALK WIDTHS.
2. SEE SECS. 2.02 AND 3.03 FOR PAVEMENT AND SHOULDER WIDTHS.
3. SHOULDER SHALL BE SURFACED AS REQUIRED BY SECS. 3.07 AND 4.01. PAVED SHOULDER SLOPE SHALL MATCH CROWN SLOPE OR 0.02 FT./FT.
4. SEE FIG. 3-001 FOR CURB AND SIDEWALK JOINTS.
5. RAMP SHALL BE TEXTURED USING TRUNCATED DOME PATTERN. (SEE FIG. 3-007.)

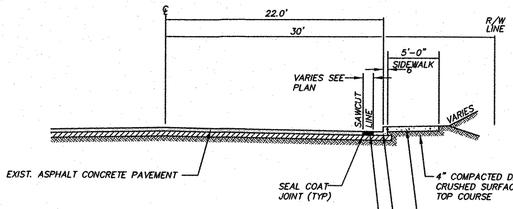
2004 DESIGN AND CONSTRUCTION STANDARDS

KING COUNTY PUBLIC WORKS, KING COUNTY, WASHINGTON | CEMENT CONCRETE SIDEWALK TRANSITION TO ASPHALT SHOULDER | DWG. NO. 3-009

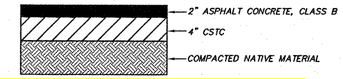


NOTES:
1. SEE SEC. 5.01.
2. WSDOT/APWA 9-03.12[4]
3. IF ROCKERY OR RETAINING WALL IS BEHIND ROLLED CURB OR ON A RURAL SECTION, FACE OF ROCKERY OR RETAINING WALL MUST BE A MIN. OF 10' FROM TRAVELED WAY.

KING COUNTY PUBLIC WORKS, KING COUNTY, WASHINGTON | ROCK FACING, CUT SECTION | DWG. NO. 5-004



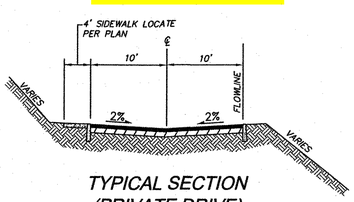
TYPICAL SECTION
8TH AVE S
NOT TO SCALE



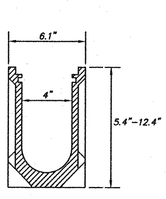
TYPICAL PAVEMENT SECTION
NOT TO SCALE

TYPICAL SECTION
S 100TH ST
NOT TO SCALE

CEMENT CONCRETE
TRAFFIC CURB
NOT TO SCALE

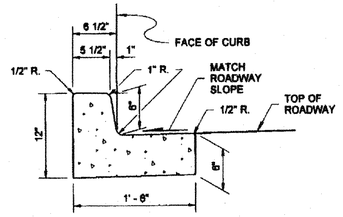


TYPICAL SECTION
(PRIVATE DRIVE)
NOT TO SCALE

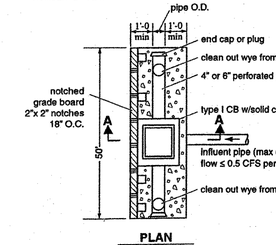


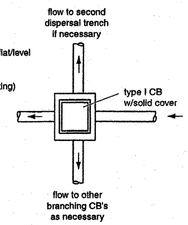
6" ACO TRENCH DRAIN OR EQUAL

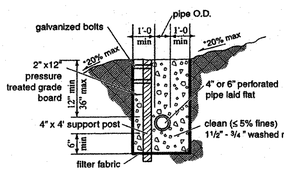
TRENCH DRAIN DETAIL
NOT TO SCALE

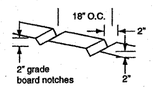


CEMENT CONCRETE
TRAFFIC CURB AND GUTTER
NOT TO SCALE









ROOF DISPERSAL TRENCH DETAIL
NOT TO SCALE

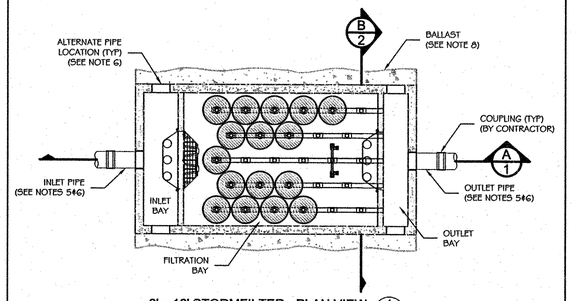
NOTES:
1. This trench shall be constructed so as to prevent point discharge and/or erosion.
2. Trenches may be placed no closer than 50 feet to one another. (100 feet along flowline)
3. Trench and grade board must be level. Align to follow contours of site.
4. Support post spacing as required by soil conditions to ensure grade board remains level.

PLAN NOTE:

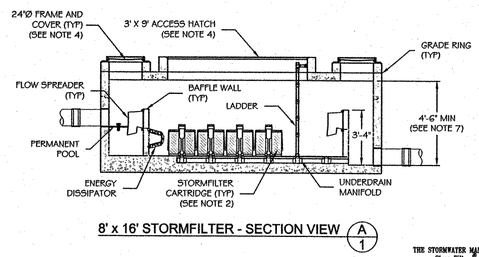
PER KCRS SECTION 4.01F, A 1 INCH FULL WIDTH OVERLAY SHALL BE REQUIRED. THE OVERLAY MAY BE WAIVED ONLY AFTER AN EVALUATION OF PAVEMENT CONDITIONS OR CHANNELIZATION REQUIREMENTS BY DDES HAS BEEN COMPLETED AND APPROVED BY THE DEVELOPMENT ENGINEER. IF ROAD SURFACE FAILURES ARE PRESENT, ALL APPROPRIATE REPAIRS TO THE EXISTING SUBGRADE, BASE MATERIAL, AND SURFACING SHALL BE MADE PRIOR TO THE OVERLAY.

KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES
APPROVAL FOR SITE CONSTRUCTION

SCREENED BY:	DATE:
SENIOR ENGINEER:	DATE: 10/11/10
DEVELOPMENT ENGINEER:	DATE:



8' x 16' STORMFILTER - PLAN VIEW (1/1)



8' x 16' STORMFILTER - SECTION VIEW (A 1)

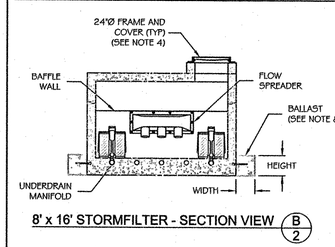
THE STORMWATER MANAGEMENT StormFilter U.S. PATENT No. 5,322,629, No. 5,707,527, No. 6,027,639, No. 5,824,578, AND OTHER U.S. AND FOREIGN PATENTS PENDING

CONTECH STORMWATER SOLUTIONS
contechstormwater.com

8' x 16' PRECAST STORMFILTER PLAN AND SECTION VIEWS KHEMARARAM BUDDIST TEMPLE KING COUNTY, WA	DRAWING 1 1/2
DATE: 03/01/06 | SCALE: NONE | FILE NAME: SF816-PC-KC-DTL | DRAWN: MJW | CHECKED:	

GENERAL NOTES

1) STORMFILTER BY CONTECH STORMWATER SOLUTIONS; PORTLAND, OR (800) 548-4667; SCARBOROUGH, ME (877) 907-8676; ELKRIDGE, MD (866) 740-3318.
2) FILTER CARTRIDGE(S) TO BE SIPHON-ACTUATED AND SELF-CLEANING. STANDARD DETAIL DRAWING SHOWS MAXIMUM NUMBER OF CARTRIDGES. ACTUAL NUMBER REQUIRED TO BE SPECIFIED ON SITE PLANS OR IN DATA TABLE BELOW.
3) PRECAST VAULT TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C857 AND C858. DETAIL DRAWING REFLECTS DESIGN INTENT ONLY. ACTUAL DIMENSIONS AND CONFIGURATION OF STRUCTURE WILL BE SHOWN ON PRODUCTION SHOP DRAWING.
4) STRUCTURE AND ACCESS COVERS TO MEET AASHTO H-20 LOAD RATING. DOORS RATED FOR INCIDENTAL TRAFFIC ONLY.
5) STORMFILTER REQUIRES 2.3 FEET OF DROP FROM INLET TO OUTLET. IF LESS DROP IS AVAILABLE, CONTACT CONTECH STORMWATER SOLUTIONS.
6) INLET AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR. PRECAST STORMFILTER VAULT EQUIPPED WITH EITHER CORED OPENINGS OR KNOCKOUTS AT INLET AND OUTLET LOCATIONS.
7) PROVIDE MINIMUM CLEARANCE FOR MAINTENANCE ACCESS. IF A SHALLOWER SYSTEM IS REQUIRED, CONTACT CONTECH STORMWATER SOLUTIONS FOR OTHER OPTIONS.
8) ANTI-FLOTATION BALLAST TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR, IF REQUIRED. BALLAST TO BE SET ALONG ENTIRE LENGTH OF BOTH SIDES OF THE STRUCTURE.
9) ALL STORMFILTERS REQUIRE REGULAR MAINTENANCE. REFER TO OPERATION AND MAINTENANCE GUIDELINES FOR MORE INFORMATION.



8' x 16' STORMFILTER - SECTION VIEW (B 2)

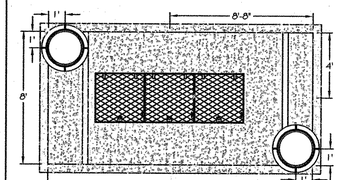
8' x 16' PRECAST STORMFILTER DATA	
STRUCTURE ID	XXX
WATER QUALITY FLOW RATE (cfs)	0.23
PEAK FLOW RATE (cfs)	0.86
RETURN PERIOD OF PEAK FLOW (yrs)	100
# OF CARTRIDGES REQUIRED	16
CARTRIDGE FLOW RATE (15 OR 7.5 gpm)	7.5
MEDIA TYPE (CSF, PERLITE, ZPG)	ZPG

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	59.40'	PVC	15"
INLET PIPE #2	XXX.XX'	XXX	XX"
OUTLET PIPE	57.10'	PVC	15"

RIM: 62.50' | 62.50' | FLOW | 62.50'

LADDER		YES
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	XX"	XX"

NOTES/SPECIAL REQUIREMENTS:



8' x 16' STORMFILTER - TOP VIEW (1/2)

THE STORMWATER MANAGEMENT StormFilter U.S. PATENT No. 5,322,629, No. 5,707,527, No. 6,027,639, No. 5,824,578, AND OTHER U.S. AND FOREIGN PATENTS PENDING

CONTECH STORMWATER SOLUTIONS
contechstormwater.com

8' x 16' PRECAST STORMFILTER TOP AND SECTION VIEWS, NOTES AND DATA KING COUNTY, WASHINGTON DETAIL	DRAWING 2 2/2
DATE: 03/01/06 | SCALE: NONE | FILE NAME: SF816-PC-KC-DTL | DRAWN: MJW | CHECKED:	

BY	CK
PC	MP
PC	MP
SAC	MP
MPD	MP
MPD	HPP

NO	DATE	REVISION
1	1/24/06	DDES REVIEW COMMENTS
2	2/23/06	PER REVIEW COMMENTS
3	5/24/06	PER REVIEW COMMENTS
4	8/05/06	PER REVIEW COMMENTS
5	2/17/06	PER REVIEW COMMENTS 12/20/06

DESIGN GROUP: HAROLD F. PETERSON, P.E.
PROJECT MANAGER: H. PETERSON
DESIGNED: H. PETERSON
DRAWN: H. ONG
CHECKED: H. PETERSON
DATE: 8/11/04
CAD FILE NAME: GNTBVC01

GENERAL NOTES AND DETAILS

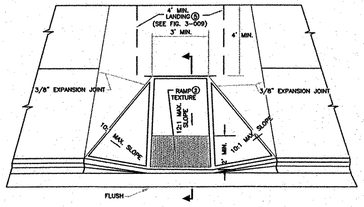
S.K.B.A. BUDDHIST TEMPLE
824 S 100TH ST
KING COUNTY WASHINGTON

HAROLD F. PETERSON, STATE OF WASHINGTON, 20804, REGISTERED PROFESSIONAL ENGINEER
EXPIRES 06/07/08

STAMP NOT VALID UNLESS SIGNED AND DATED

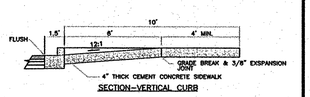
PETERSON CONSULTING ENGINEERS
4010 Lake Washington Blvd. N.E., Suite 300
Kirkland, WA 98033
Tel (425) 827-5874
Fax (425) 822-7216

JOB NUMBER BVCI-0001
SHEET NUMBER C13 OF 15

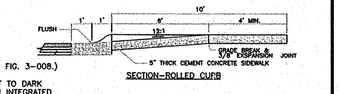


NOTES:

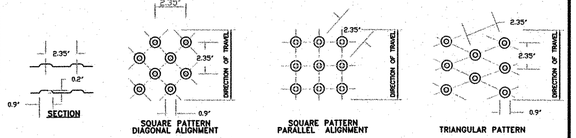
1. RAMP END APPROACHES HAVE MINIMUM 32 IN. CLEARANCE FROM OBSTACLES INCL. HYDRANTS, POLES, AND INLETS.
2. ② RAMP SHALL BE TEXTURED USING TRUNCATED DOME PATTERN. (SEE DETAIL BELOW.)
3. RAMP CENTER LINE SHALL BE PERPENDICULAR TO OR RADIAL TO CURB RETURNS UNLESS OTHERWISE APPROVED BY THE COUNTY ROAD ENGINEER.
4. RAMPS SHALL BE CONSTRUCTED AT CORRESPONDING SIDEWALK LOCATIONS ON OPPOSITE SIDE OF STREETS WHEN RAMPS ARE CONSTRUCTED ON ONE SIDE OF STREET. SEE FIG. 3-008.
5. ⑤ LANDING SHALL BE MINIMUM 4 X 4'. (REFER TO FIG. 3-008.)
6. RAMPS SHALL BE CONTRASTING COLOR OF LIGHT TO DARK OR DARK TO LIGHT AND COLORING MUST BE AN INTEGRATED PART OF THE RAMP.



SECTION–VERTICAL CURB



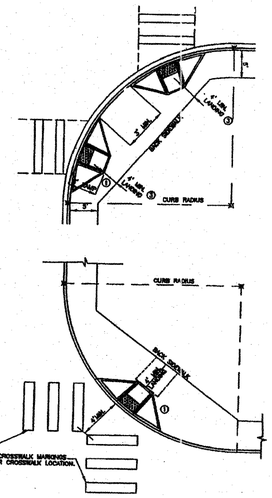
SECTION–ROLLED CURB



KING COUNTY PUBLIC WORKS
KING COUNTY, WASHINGTON

CURB RAMP WITHIN RADIUS

DWG. NO. 3-007



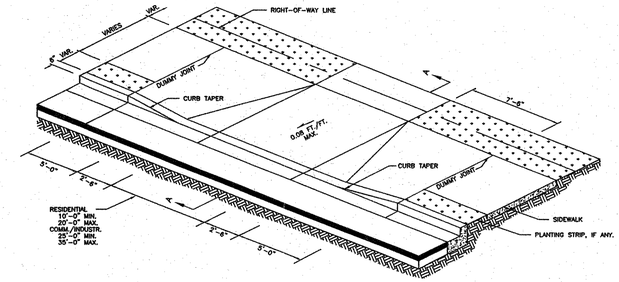
NOTES:

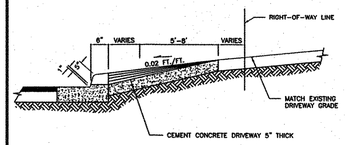
1. ① CURBS SHALL BE CONTRASTING COLOR OF LIGHT TO DARK OR DARK TO LIGHT AND COLORING MUST BE AN INTEGRATED PART OF THE RAMP.
2. ② CONSTRUCT RAMPS IN ACCORDANCE WITH DWG. 3-007.
3. ③ LANDING SHALL BE A MINIMUM OF 4' x 4'.

KING COUNTY PUBLIC WORKS
KING COUNTY, WASHINGTON

CURB RAMP WITHIN RADIUS

DWG. NO. 3-008





SECTION A–A

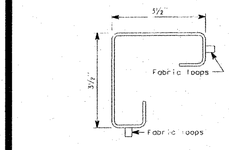
NOTES:

1. COMMERCIAL/INDUSTRIAL DRIVEWAYS WIDER THAN 35' MAY BE APPROVED BY THE ENGINEER CONSIDERING TRAFFIC SAFETY AND NEEDS OF THE ACTIVITY SERVED. ALL COMMERCIAL/INDUSTRIAL DRIVEWAYS SHALL HAVE AN EXPANSION JOINT LOCATED MID-WIDTH. SEE SEC. 3.04.
2. SEE SEC. 3.01.
3. SEE SEC. 4.01 FOR SURFACING REQUIREMENTS.

KING COUNTY PUBLIC WORKS
KING COUNTY, WASHINGTON

CURB & GUTTER SECTION DRIVEWAY

DWG. NO. 3-004



END, CORNER AND PULL POST

RAIL AND BRACE

LINE POST

ROLL FORMED SECTIONS

NOTES:

All concrete post bases shall be 10" minimum diameter.

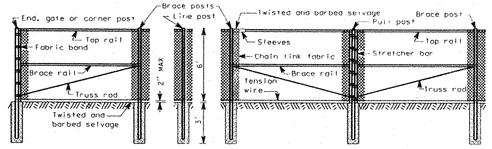
All posts shall be spaced at 10' maximum intervals unless otherwise directed by the Engineer.

Top or bottom tension wires shall be placed within the limits of the first full fabric weave.

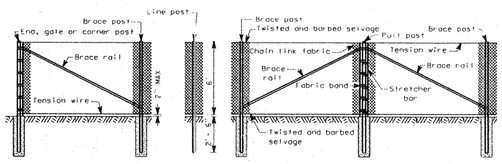
Details are illustrative and shall not limit hardware design or post selection of any particular fence type.

TYPE	MEMBER																	
	BRACE RAIL & TOP RAIL						LINE & BRACE POST						END, CORNER, & PULL POST				GATE POST		ALL POSTS
	ROUND		H-COLUMN		ROLL FORMED		ROUND		H-COLUMN		ROLL FORMED		ROUND		ROLL FORMED		ROUND		
	I.D. Pipe (inches)	Weight Per Foot (Pounds)	Size (inches)	Weight Per Foot (Pounds)	Size (inches)	Weight Per Foot (Pounds)	I.D. Pipe (inches)	Weight Per Foot (Pounds)	Size (inches)	Weight Per Foot (Pounds)	Size (inches)	Weight Per Foot (Pounds)	I.D. Pipe (inches)	Weight Per Foot (Pounds)	Size (inches)	Weight Per Foot (Pounds)	I.D. Pipe (inches)	Weight Per Foot (Pounds)	LENGTH
1	1¼	2.27	1¼ x 1⅝	1.35	⅝ x 1¼	1.35	2	3.65	2¼	4.0	1⅝ x 1⅝	2.34	2½	5.79	3½ x 3½	5.14	3½	9.1	8'-8"
3	1¼	2.27	1¼ x 1⅝	1.35	⅝ x 1¼	1.35	1½	2.72	1⅞	2.72	⅝ x 1⅝	1.85	2	3.65	3½ x 3½	5.14	3½	9.1	8'-8"
4	1¼	2.27	1¼ x 1⅝	1.35	⅝ x 1¼	1.35	1½	2.72	1⅞	2.72	⅝ x 1⅝	1.85	2	3.65	3½ x 3½	5.14	3½	9.1	5'-6"
6	1¼	2.27	1¼ x 1⅝	1.35	⅝ x 1¼	1.35	2	3.65	2¼	4.0	⅝ x 1⅝	2.34	2½	5.79	3½ x 3½	5.14	3½	9.1	5'-6"

CHAIN LINK FENCE



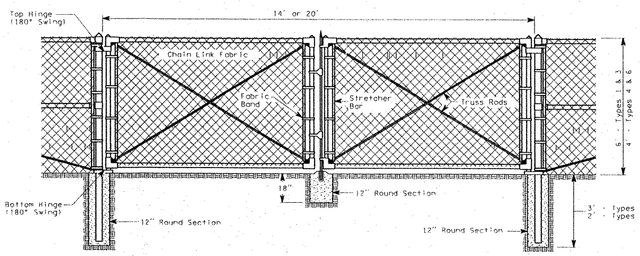
CHAIN LINK FENCE TYPE 1

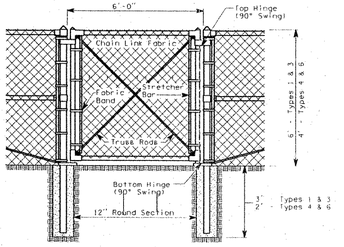


CHAIN LINK FENCE TYPE 3

CHAIN LINK FENCE
NOT TO SCALE

KING COUNTY D.D.E.S.
BUILDING SERVICES DIVISION
COMMERCIAL PROJECT APPROVAL
Project No. BVCI-0114
Project Name
☑ SITE ENGINEERING/DRAINAGE APPROVAL
DATE 10/5/06 SIGNED
☐ TRAFFIC PLANNING APPROVAL
DATE 10/6/06 SIGNED
☐ LANDSCAPE/ZONING/PARKING
DATE SIGNED
☐ SPECIAL CONDITIONS





NOTES:

1. Fence fabric shall be secured to gate frames with knuckled selvage along top edge for Types 4 & 6 chain link fence installations.
2. Minimum post lengths:
   Types 1 & 3 8'- 8"
   Types 4 & 6 5'- 6"

CHAIN LINK GATES
NOT TO SCALE

KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES
APPROVAL FOR SITE CONSTRUCTION

SCREENED BY:	DATE:
SENIOR ENGINEER:	DATE: 10/11/06
DEVELOPMENT ENGINEER:	DATE:

NO.	DATE	REVISION	BY
1	11/24/04	DDES REVIEW COMMENTS	CK
2	3/22/05	PER REVIEW COMMENTS	HP
3	6/24/05	PER REVIEW COMMENTS	HP
4	9/08/05	PER REVIEW COMMENTS	SAC
5	2/17/06	PER REVIEW COMMENTS 12/20/05	MPB
6	7/27/06	PER REVIEW COMMENTS 7/21/06	MPB
			EJM

DESIGN GROUP
HAROLD F. PETERSON, P.E.
PROJECT MANAGER:
H. PETERSON
DESIGNED:
H. ONG
DRAWN:
H. PETERSON
CHECKED:
8/7/06
DATE:
GNDBVCI1
FILE NAME:

GENERAL NOTES AND DETAILS

S.K.B.A. BUDDHIST TEMPLE
824 S 100TH ST
KING COUNTY
WASHINGTON

HAROLD F. PETERSON
STATE OF WASHINGTON
20804
REGISTERED
PROFESSIONAL ENGINEER

EXPIRES 06/07/08

STAMP NOT VALID UNLESS SIGNED AND DATED

PETERSON CONSULTING ENGINEERS
4010 Lake Washington Blvd. N.E., Suite 300
Kirkland, WA 98033
Tel (425) 827-5874
Fax (425) 822-7216

JOB NUMBER BVCI-0001

SHEET NUMBER C14 OF 15

N:\Projects\BVCI0001\DWG\dwg\GNDBVCI1.DWG SEP 01, 2006 11:35:33 (C) PCE

PERMANENT SEEDING NOTES

1. SEEDING SHOULD BE DONE IMMEDIATELY AFTER FINAL SHAPING IF COMPLETED DURING THE PERIODS OF APRIL 1 THROUGH JUNE 30 AND SEPTEMBER 1 THROUGH OCTOBER 15 (IF PLANTED BETWEEN JULY 1 AND AUGUST 31 IRRIGATION MAY BE REQUIRED). SITES WHICH CANNOT BE SEEDED DURING THIS TIME PERIOD SHOULD BE PROTECTED UNTIL THE NEXT SEEDING PERIOD WITH MULCH.
2. PERMANENT VEGETATION MAY BE IN THE FORM OF GRASS SEED MIXTURES, SOD, OR WETLANDS SEED/TUBER MIXTURES. SEED ESTABLISHMENT SHALL INCLUDE THE USE OF SUPPLEMENTAL MATERIALS, SUCH AS MULCH.
3. SITE PREPARATION – INSTALL ALL REQUIRED SURFACE WATER CONTROL MEASURES.
4. SEEDBED PREPARATION MAY INCLUDE THE FOLLOWING:
   A. IF INFERTILE OR COARSE TEXTURED SUBSOIL WILL BE EXPOSED DURING GRADING, STOCKPILE TOPSOIL AND RE-SPREAD IT OVER THE FINISHED SLOPE AND ROLL IT TO PROVIDE A FIRM SEEDBED.
   B. IF CONSTRUCTION FILLS HAVE LEFT SOIL EXPOSED WITH A LOOSE, ROUGH, OR IRREGULAR SURFACE, TRACK WALK UP SLOPE.
   C. IF CUTS OR CONSTRUCTION EQUIPMENT HAVE LEFT A TIGHTLY COMPACTED SURFACE, BREAK WITH CHISEL PLOW OR OTHER SUITABLE IMPLEMENT. PERFORM ALL CULTURAL OPERATIONS ACROSS (AR AT RIGHT ANGLES TO THE SLOPES (CONTOURED). THE SEEDBED SHOULD BE FIRM WITH A FAIRLY FINE SURFACE AFTER ROUGHENING.
5. FERTILIZATION – IN GENERAL, 10-20-20 N-P-K FERTILIZER AT A RATE OF 90 LBS./ACRE. DEVELOPMENTS ADJACENT TO WATER BODIES AND WETLANDS MUST USE SLOW RELEASE LOW-PHOSPHORUS FERTILIZER (TYPICAL 3-1-2 N-P-K).
6. "HYDROSEEDING" APPLICATIONS WITH APPROVED SEED-MULCH-FERTILIZER MIXTURES MAY ALSO BE USED, AS LONG AS TACKIFIER IS INCLUDED.
7. SEEDING – APPLY APPROPRIATE MIXTURE TO THE PREPARED SEEDBED AT A RATE OF 120 LBS./ACRE. COVER THE SEED WITH TOPSOIL OR MULCH NO DEEPER THAN 1/2 INCH.
8. INSPECT SEEDED AREAS FOR FAILURE AND MAKE NECESSARY REPAIRS AND RE-SEEDINGS IMMEDIATELY.
   A. IF VEGETATIVE COVER IS INADEQUATE TO PREVENT RILL EROSION, OVERSEED AND FERTILIZE IN ACCORDANCE WITH SOIL TEST.
   B. IF A STAND HAS LESS THAN 40 QUANTITIES OF LIME AND FERTILIZER. RE-ESTABLISH THE STAND FOLLOWING SEEDBED PREPARATION AND SEEDING RECOMMENDATIONS, OMITTING LIME AND FERTILIZER IN THE ABSENCE OF SOIL TEST RESULTS.

EMBANKMENT NOTES

1. EMBANKMENTS SHALL BE CONSTRUCTED IN ALL ASPECTS TO THE PROVISIONS OF SECTION 2.03 OF THE WSDOT / APWA STANDARD SPECIFICATIONS.
2. COMPACTION OF THE TOP TWO FEET OF FILL SUBGRADE AND TOP SIX INCHES OF CUT SUBGRADE SHALL MEET A MINIMUM 95% MAXIMUM DENSITY IN ACCORDANCE WITH WSDOT / APWA STANDARD SPECIFICATION SECTION 2-03.3(14)C – METHOD B. SUBGRADE FILL BELOW THE TOP TWO FEET SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY.
3. POND BERM EMBANKMENTS SHALL BE COMPACTED TO 95% DENSITY IN ACCORDANCE WITH WSDOT / APWA STANDARD SPECIFICATION SECTION 2-03.3(14)C
4. IN CASES WHERE TESTS DO NOT MEET THE MINIMUM STANDARD, CORRECTIVE ACTION SHALL BE TAKEN SUCH AS ADDING WATER, AERATING, REPLACING MATERIAL, OR APPLYING MORE COMPACTIVE EFFORT AS DIRECTED BY THE DEVELOPERS GEOTECHNICAL ENGINEER. RETESTS SHALL SHOW PASSING DENSITIES PRIOR TO PLACING THE NEXT LIFT OF SUBGRADE FILL.
5. IMMEDIATELY UPON COMPLETING EMBANKMENT CONSTRUCTION, THE SIDESLOPES SHALL BE SEEDED WITH A KING COUNTY APPROVED EROSION CONTROL SEED MIX AND JUTE MATTING PLACED AND ANCHORED PER MANUFACTURER. NO FERTILIZER SHALL BE USED.
6. SIDESLOPES SHALL NOT EXCEED 2:1 WITHOUT RECEIVING PRIOR APPROVAL FROM THE DEVELOPER'S GEOTECHNICAL ENGINEER.

GRADING NOTES:

1. ALL CUT MATERIAL GENERATED DURING THE PROJECT THAT IS NOT ACCEPTABLE FOR USE AS COMPACTED FILL MATERIAL AT ANOTHER LOCATION ON-SITE MUST BE HAULED TO AN APPROVED LOCATION OFF-SITE.
2. THE ON-SITE TOPOGRAPHICAL MAPPING WAS PROVIDED BY J. BECKER & ASSOCIATES, INC. JOB NO. 98134
3. ALL TEMPORARY OR PERMANENT SLOPES SHALL NOT EXCEED 2H:1V UNLESS APPROVED BY A GEOTECHNICAL ENGINEER.
4. FILL MATERIAL PLACED UNDER BUILDING FOUNDATIONS OR PAVEMENT SHALL BE CRUSHED BASE ROCK OR COMPACTED STRUCTURAL FILL IN ACCORDANCE TO WSDOT STANDARD SPECIFICATIONS.
5. ROCKERY AND/OR RETAINING WALLS GREATER THAN FOUR (4) FEET IN HEIGHT REQUIRES A BUILDING PERMIT FROM THE KING COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT.
6. IT WILL BE THE PERMITEE'S RESPONSIBILITY TO SUCCESSFULLY CAP AND ABANDON ANY EXISTING UTILITIES WITHIN THE DEVELOPMENT IN ACCORDANCE TO THE GOVERNING UTILITY AGENCY.

GRADING NOTES:

1. THIS PLAN DOES NOT SHOW THE LOCATION OF ALL EXISTING UTILITIES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO EXCAVATION.

ADDITIONAL NOTES:

2. THE CONSTRUCTOR SHALL EXPOSE ALL EXISTING PIPING THAT WILL BE CONNECTED TO WITH NEW PIPING. DEPTH, LOCATION, AND CONDITION SHALL BE RELAYED TO THE ENGINEER IF CONDITIONS VARY SIGNIFICANTLY FROM WHAT IS DETAILED OR ANTICIPATED.

MAINTENANCE STANDARDS

A. CONSTRUCTION ENTRANCE

1. QUARRY SPALLS (OR HOG FUEL) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
2. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
3. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
4. ANY ROCK SPALLS THAT ARE LOOSENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
5. IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING SHALL BE INSTALLED TO CONTROL TRAFFIC.

B. INTERCEPTOR SWALE

1. DAMAGE RESULTING FROM RUNOFF OR CONSTRUCTION ACTIVITY SHALL BE REPAIRED IMMEDIATELY.
2. IF THE FACILITIES DO NOT REGULARLY RETAIN STORM RUNOFF, THE CAPACITY AND/ OR FREQUENCY OF THE DIKES/ SWALES SHALL BE INCREASED.

C. CB GRATE PROTECTION

1. ANY ACCUMULATED SEDIMENT ON OR AROUND THE FILTER FABRIC PROTECTION SHALL BE REMOVED IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED WITH WATER, AND ALL SEDIMENT MUST BE DISPOSED OF AS FILL ON SITE OR HAULED OFF SITE.
2. ANY SEDIMENT IN THE CATCH BASIN INSERT SHALL BE REMOVED WHEN THE SEDIMENT HAS FILLED ONE-THIRD OF THE AVAILABLE STORAGE. THE FILTER MEDIA FOR THE INSERT SHALL BE CLEANED OR REPLACED AT LEAST MONTHLY.
3. REGULAR MAINTENANCE IS CRITICAL FOR BOTH FORMS OF CATCH BASIN PROTECTION. UNLIKE MANY FORMS OF PROTECTION THAT FAIL GRADUALLY, CATCH BASIN PROTECTION WILL FAIL SUDDENLY AND COMPLETELY IF NOT MAINTAINED PROPERLY.

D. SEDIMENT TRAP

1. SEDIMENT SHALL BE REMOVED FROM THE TRAP WHEN IT REACHES 1 FOOT IN DEPTH
2. ANY DAMAGE TO THE TRAP EMBARKMENTS OR SLOPES SHALL BE REPAIRED

E. FILTER FENCE

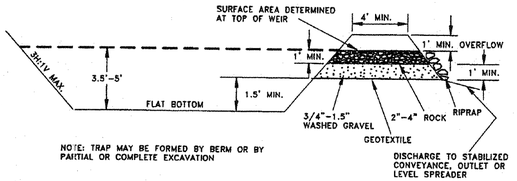
1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION 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.

EROSION AND SEDIMENT CONTROL NOTES:

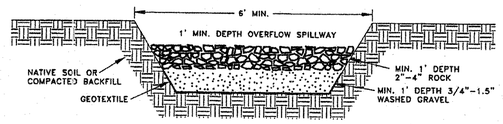
1. APPROVAL OF THIS EROSION AND SEDIMENT CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
5. 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 AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.).
6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE TESC FACILITIES DURING THE WET SEASON (OCT. 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30).
7. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
8. ANY AREA NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
9. 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.
10. AT NO TIME SHALL MORE THAN ONE (1) FOOT 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 DOWNSTREAM SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES AND ROADS 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 FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
13. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF TWO TO THREE INCHES.
14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DDES INSPECTOR. THE DDES INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

CONSTRUCTION SEQUENCE

1. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH DDES INSPECTION UNIT. CALL (206) 296-7137 TO SCHEDULE.
2. FLAG CLEARING LIMITS AND INSTALL SILT FENCE AS SHOWN.
3. INSTALL ROCK CONSTRUCTION ENTRANCE.
4. EXCAVATE SEDIMENT TRAP.
5. CLEAR AND ROUGH GRADE THE SITE. USING TEMPORARY INTERCEPTOR SWALES, DIRECT RUNOFF TO SEDIMENT TRAPS.
6. INSTALL STORM DRAINAGE SYSTEM WITH CATCH BASIN GRATE PROTECTION.
7. INSTALL ALL OTHER UTILITIES, CURBING, AND PAVING PER APPROVED DESIGN PLANS.
8. HYDROSEED, SOD, OR COVER ALL DISTURBED AREAS EXCEPT THE PROPOSED ROAD.
9. CLEAN DETENTION SYSTEM AS NECESSARY
10. REMOVE ALL TESC MEASURES AFTER DANGER OF EROSION AND SILTATION HAS PASSED. FLUSH STORM DRAINAGE SYSTEM AND REMOVE SEDIMENT IN ALL CATCH BASINS AND DETENTION VAULT.



CROSS-SECTION



TRAP OUTLET

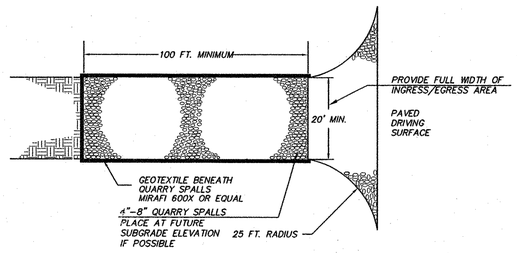
SEDIMENT TRAP SIZING

$SA = 2XQ_{10\text{-YEAR}} / 0.00096$

WHERE SA=REQUIRED SURFACE AREA AT TOP OF RISER

$Q_{10\text{-YEAR}} = 0.475$ CFS

SA=(2X0.475)/0.00096=990 SF REQUIRED

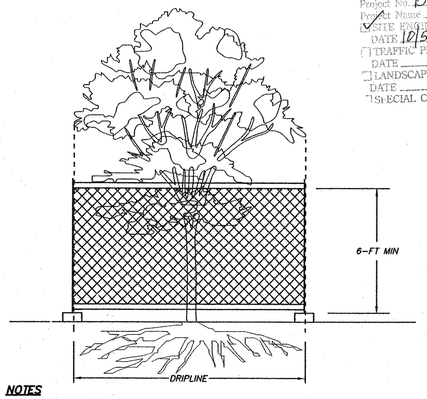


PLAN

ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE

KING COUNTY D.D.E.S.
BUILDING SERVICES DIVISION
COMMERCIAL PROJECT APPROVAL
Project No. Bag Co 114
Project Name
SITE ENGINEERING/DRAINAGE APPROVAL
DATE 10/5/06 SIGNED
TRAFFIC PLANNING APPROVAL
DATE SIGNED
LANDSCAPE/ZONING/PARKING
DATE SIGNED
SPECIAL CONDITIONS

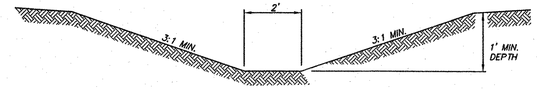


NOTES

1. 6-FT. HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S). INSTALL FENCE POSTS USING PIER BLOCKS ONLY. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
2. FOR ROOTS OVER 1-IN DIA. THAT ARE DAMAGED DURING CONSTRUCTION, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND SHALL BE COVERED WITH SOIL AS SOON AS POSSIBLE.
3. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.

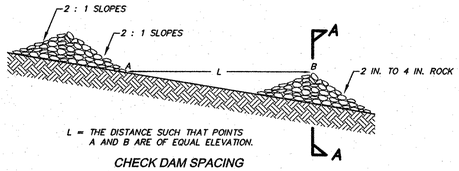
TREE PROTECTION

NOT TO SCALE



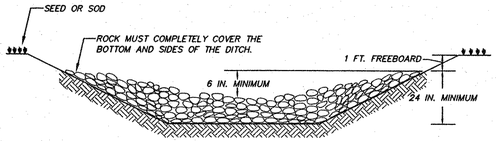
TEMPORARY INTERCEPTOR SWALE DETAIL

NOT TO SCALE



L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION.

CHECK DAM SPACING



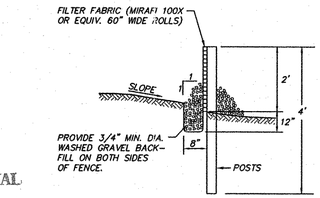
SECTION AA

NOTES:

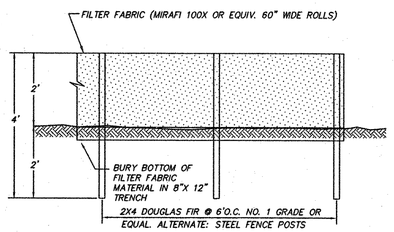
1. PROVIDE ROCK CHECK DAMS EVERY 50 FT. OR EVERY 2 FT. OF VERTICAL FALL.
2. ANY SEDIMENT DEPOSITION OF MORE THAN 0.5 FT. IN DEPTH SHALL BE REMOVED SO THAT THE CHANNEL IS RESTORED TO ITS ORIGINAL DESIGN CAPACITY.
3. THE CHANNEL SHALL BE EXAMINED FOR SIGNS OF SCOURING AND EROSION OF THE BED AND BANKS. IF SCOURING OR EROSION HAS OCCURED, AFFECTED AREAS SHALL BE PROTECTED BY RIP-RAP OR AN EROSION CONTROL BLANKET OR NET.
4. SUMP SHOULD BE PROVIDED IMMEDIATELY UPSTREAM OF CHECK DAM FOR OPTIMUM EFFECTIVENESS.

ROCK CHECK DAM

NOT TO SCALE

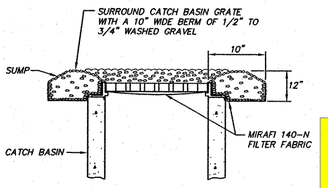


CROSS SECTION



FILTER FENCE DETAIL

NOT TO SCALE



INTERIM CATCH BASIN GRATE PROTECTION

NOT TO SCALE

KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES APPROVAL FOR SITE CONSTRUCTION	
SCREENED BY:	DATE:
SENIOR ENGINEER:	DATE:
DEVELOPMENT ENGINEER:	DATE:

NO	DATE	REVISION	BY	CK
1	11/24/04	DDES REVIEW COMMENTS	PG	HP
2	4/22/05	PDR REVIEW COMMENTS	PG	HP
3	5/24/05	PDR REVIEW COMMENTS	SAC	HP
4	9/05/05	PDR REVIEW COMMENTS	MPB	HP
5	2/17/06	REF REVIEW COMMENTS 12/20/05	MPB	HFP

DESIGN GROUP
HAROLD F. PETERSON, P.E.
PROJECT MANAGER:
H. PETERSON
DESIGNED:
H. ONG
CADD:
H. PETERSON
CHECKED:
2/10/06
DATE:
TDIBVC01
FILE NAME:

T.E.S.C. NOTES AND DETAILS

S.K.B.A. BUDDHIST TEMPLE

824 SOUTH 100th STREET

KING COUNTY WASHINGTON

HAROLD F. PETERSON STATE OF WASHINGTON 20804 REGISTERED PROFESSIONAL ENGINEER

EXPIRES 06/07/08

STAMP NOT VALID UNLESS SIGNED AND DATED

PETERSON CONSULTING ENGINEERS
4010 Lake Washington Blvd. N.E., Suite 300
Kirkland, WA 98033
Tel (425) 827-5874
Fax (425) 822-7216

JOB NUMBER BVCI-0001

SHEET NUMBER C15 OF 15

Any Changes Void This Approval Resubmit to Fire Engineering

252'-8¾" NORTH BLDG SET BACK

470'-2½"

104'-0" BLDG WIDTH

113'-5½" SOUTH BLDG SET BACK

29'-10½"

30' REQ'D BLDG SET BACK

39'-8⅜"

33'-11"

10'-0"

6' SOLID FENCE
4' FENCE W/ GATE

PLAYGROUND

AREA "D": 361 SF

PROPOSED ADJUSTED 50' BUFFER

PROP'D ADJ'D 15' BLDG. SETBACK

STEEP SLOPE AREA DELINEATION

ADDITIONAL 10'-0" EASEMENT FOR WATER DEPT.

EXIST'G 15'-0" EASEMENT FOR WATER DEPT.

SENSITIVE AREA (STEEP SLOPE)

50' STEEP SLOPE BUFFER
15' BLDG SET BACK

AREA "C": 1030 SF

PROP'D ADJ'D 50' WETLAND BUFFER

PROP'D ADJ'D 15' BLDG SET BACK

SENSITIVE AREA (WETLAND)

WETLAND AREA DELINEATION

CURRENT 50' WETLAND BUFFER

CURRENT 15' BLDG SET BACK

BLOCK RETAINING WALL (TYP.) DESIGNED BY GEO GROUP (SEE DESIGN DETAILS AT GEO GROUP DRAWING SET)

AREA "B": 791 SF, REPLACING BY AREA "C" & "D"

PROP'D WETLAND MITIGATION AREA "A": 296 SF, FOR REQ'D SIDEWALK TO BE REPLACED (2:1 RATIO) BY AREA "A" + "B"

SENSITIVE AREA SIGNAGE: AT 100' APART MAX. (TYP.)

FIRE LANE (TYP.)

ROCKERY: 4' MAX.

PROP'D ADJ'D 50' BUFFER

PROP'D ADJ'D 15' BLDG SET BACK

SENSITIVE AREA SIGN

EMERGENCY VEHICLE TURNAROUN

NORTH PARKING LOT (5)

FUTURE SENIOR HOUSING (2nd PHASE)

GUARD RAIL ON TOP COURSE (TYP.)

N. KIOSK

WEST ENTRANCE

EAST PARKING LOT (35)

(COMPACT STALLS)

HANDIC. SIGN

EAST TERRACE

HANDIC. SIGN

FUTURE HANDICAP RAMP

HANDIC. DROP-OFF

KOT (EXIST'G BLDG

EXISTING KOT FF=126.73 UPPER FF=116.49 (LOWER)

SIGN POST

STAIR LIGHT (TYP.)

SE. OPEN FIELD

EXIST'G FIRE HYDRANT TO REMAIN

NEW EASEMENT LINE

FLAG POLES

ROOF EAVE PLANTERS

PERIMETER OF BLDG FOOT PRINT

GUARD RAILS (TYP.)

ROOF COUPOLA

LOWER WALKWAY

QUICK-RESPONSE SPRINKLER HEADS ARE REQUIRED THROUGHOUT THE BUILDING IN LIEU OF AREAS OF EVACUATION ASSISTANCE (REF. SECTION 1104.1 WAC 51-40)

SALA
(PROPOSED NEW BUILDING)

LOWER WALKWAY

LANDSCAPE AREA

CONC. WALK WAY

STUPA #1 FF=96.0

STUPA #2 FF=95.50

STUPA #3 FF=95.50

STUPA #4 FF=109.0

FLAG POLES UPPER TERRACE

SCULPTURE WALL

FLAG POLES

LOWER TERRACE

FOUNTAIN

N. CEREM'L POND

CEREMONIAL GATE

S. CEREM'L POND

GUARD RAIL (TYP.)

S. KIOSK

S. DET'N POND

SIGNAGE

SOUTH PARKING LOT (24)

GARBAGE & RECYCLE BIN AREA

51'-0" SOUTH ENTRANCE (FOR EMERGENCY & CEREM'L USE ONLY)

STRAIGHT LINE (GARAGE)

NEW FIRE HYDRANT

SW. OPEN FIELD

LIGHT POLE (TYP.)

S. 100TH ST.

30' REQ'D BLDG SET BACK

78'-03/4" EAST BLDG SET BACK

140'-0" BLDG LENGTH

338'-8⅝"

120'-7⅛" WEST BLDG SET BACK

NEW PROP. LINE
OLD PROP. LINE

8TH AVE. S.

KING COUNTY FIRE ENGINEERING REQUIREMENTS TO MEET MINIMUM FIRE-FLOW

BASED UPON:

AUTOMATIC SPRINKLER REQUIRED YES
FIRE ALARM SYSTEM REQUIRED YES
TYPE CONSTRUCTION REQUIRED V-NR
FIREWALL SEPARATIONS REQUIRED NO

BY: B. Hamell DATE: 9/4/04

NO PARKING FIRE LANE

FIRE LANE MARKINGS MUST BE YELLOW; OR APPROVED SIGNS EVERY 50 FEET.

GATES ON FIRE LANES SHALL OPEN TO A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET. CHAIN, BOLLARDS OR CABLE ARE NOT ACCEPTABLE. ANY LOCKING DEVICE MUST BE APPROVED BY FIRE DIST. # 11

NEW FIRE HYDRANT

POST SIGN: HANDICAP DROP-OFF AT END OF DRIVEWAY

All Required Fire Hydrants and APPROVED Fire Department Access Roads Shall Be Installed and Made Serviceable Prior To the Time of Construction.

SEPARATE FIRE ENGINEERING PERMITS REQUIRED FOR:
HYDRANT(S)/WATERMAIN EXTENSION.
SPRINKLER OR FIXED SUPPRESSION SYSTEM(S).
UNDERGROUND SUPPLY LINE(S) FOR SPRINKLER SYSTEM(S) AND F.D.C.'S.
FIRE ALARM SYSTEM(S).
MONITORING SYSTEMS.
STANDPIPE SYSTEM(S).
TO AVOID DELAYS, SUBMIT PERMIT APPLICATIONS AS SOON AS POSSIBLE

SEP. PERMIT: SP02 SP06 SP08 SP54

KING COUNTY
MAR 15 2005
VOID except for FFLO

SITE PLAN
1" = 20'-0"

LEGEND: 2/A-22 CROSS SECTION OF RETAINING WALLS

NOTES

LAST UPDATE

1 / / 04
2 / / 04
3 / / 04
4 / / 04

PROJECT:	WAT-04
DATE:	JUNE 29, 2004
FILE:	WAT-BLDG-P
DRAWN:	S.I.
CHECKED:	S.I.

S.K.B.A BUDDHIST TEMPLE

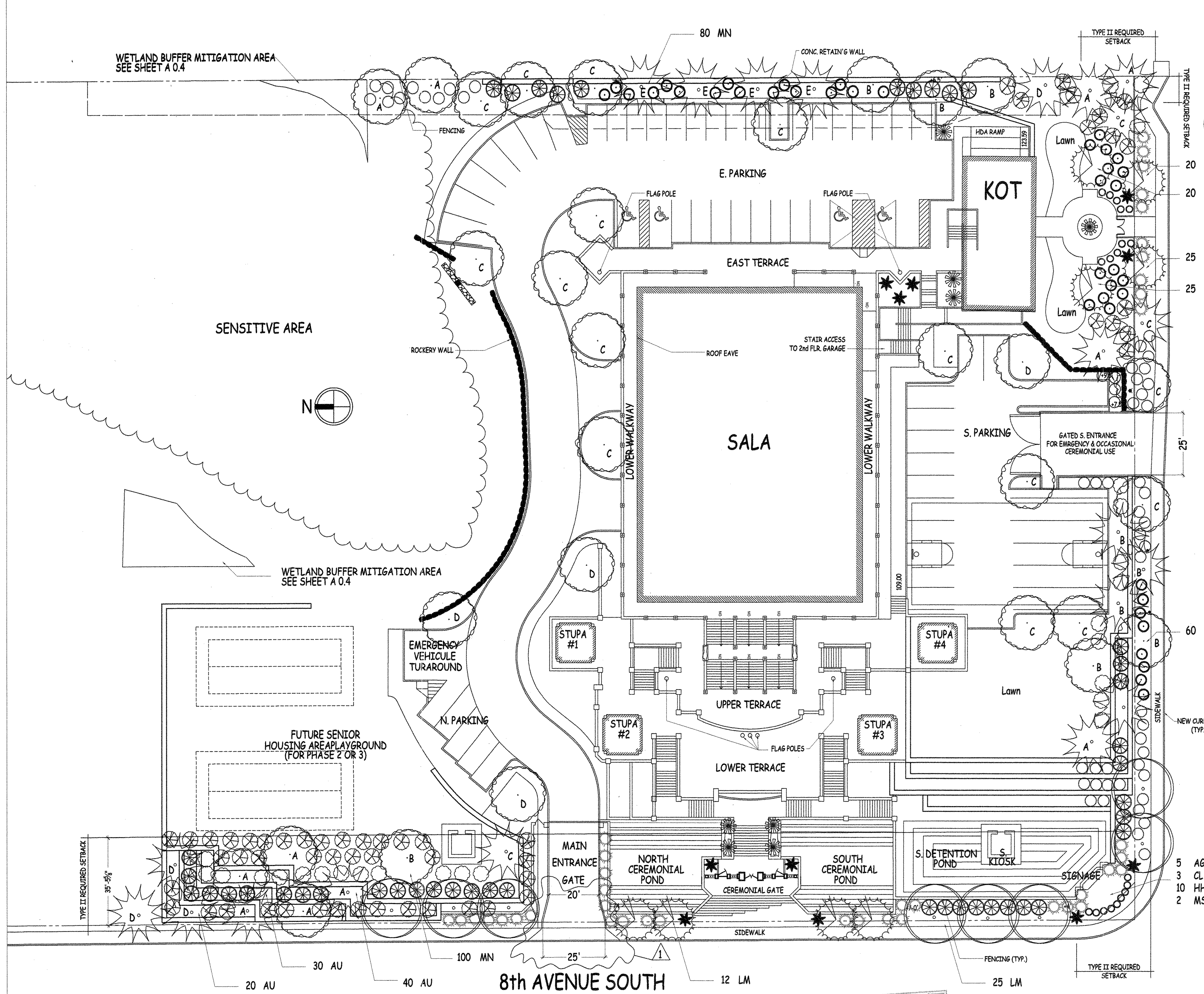
SAHAK KHEMARARAM BUDDIST ASSOCIATION

824 S. 100th STREET, SEATTLE, WA 98168 - Contact Person: Mr. MOEUN KANG 783-8017

UTOPIA
Design - Build
PO. BOX 99676, SEATTLE, WA 98199
E-MAIL: si@utopia-db.com
PHONE: (206) 286-0620
FAX: (206) 283-1926

SITE PLAN

A1.4



1 LANDSCAPE PLAN

NO SCALE

PLANT LIST

Key

Deciduous Trees

Pyrus calleryana 'Chanticleer' - Ornamental Pear 2" cal.*

Magnolia kobus - Kobus Magnolia 2" cal.*

A-Acer circinatum - Vine Maple 1.75" cal.*
B-Acer palmatum - Japanese Maple 1.75" cal.*
C-Acer rubrum - Red Maple 1.75" cal.*
D-Cerciphyllum japonicum - katsura Tree 1.75" cal.*

*Note: At time of planting, all deciduous trees to be 10' min. height for single trunk or 6' min. height for multi-stem trunks.

Evergreen Trees

A-Calocedrus decurrens - Inscence Cedar 5' ht.*
B-Cryptomeria japonica - Japanese Cryptomeria 5' ht.*
C-Magnolia granduflora - Southern Magnolia 6' ht.*
D-Thujia plicata 'Virescence' - Dk. Green W.R. Cedar 6' ht.*
E-Phyllostachys vivax - Chinese Timber Bamboo 6'ht.*

*Note: At time of planting, all evergreen trees to be 5' min. height.

Evergreen Shrubs

Choisya ternata - Mexican Orange #2 size
Arbutua unedo 'Compacta' - Compact Strawberry Tree #2 size
Taxus media 'Nigra' - Spreading Yew #2 size
Viburnum davidii - David's Viburunum #2 size
Nandina domestica 'Moon Bay' - Heavenly Bamboo # 2 size

Deciduous Shrubs

Cornus alba 'Elegantissima' - Redtwig Dogwood #2 size
Cornus stolonifera 'Flaviramea' - Yellowtwig Dogwood #2 size

Spiraea thunbergii - Spiraea #2 size
Viburnum p. t. 'Mariesii' - Doublefile Viburunum #2 size

Ornamentals

Trachycarpus fortunei - Windmill Palm 5' ht.
Musa basjoo or ensete - Hardy Banana 5' ht.

Groundcover/Perennials - 18" O.C. min. as labeled

AG	Acorus gramineus 'Pusillus' - Sweet Flag 1 gal.
AU	Arctostaphyllos uva-ursi - Bearberry 4" pots
CL	Canna - Canna Lily 1 gal.
FG	Festuca glauca - Blue Fescue 1 gal.
HH	Hemercallis hybrids - Daylilies 1 gal.
LM	Liriope muscari - Big Blue Lilyturf 1 gal.
MR	Mahonia repens - Creeping Mahonia 4" pots
MS	Miscanthus sinensis 'Gracillimus' - Maiden Grass 1 gal.
ND	Nandina domestica 'Harbor Dwarf' - Dwarf Nandina 1 gal.
LM	Liriope muscari - Big Blue Lilyturf 1 gal.
OJ	Ophiopogon japonicus - Mondo Grass 1 gal.

LANDSCAPE NOTES

1. All lawn areas to have 6" approved topsoil with organic content not less than 5%.
2. All plant beds shall recieve 2" approved compost mulch.
3. All plants shall conform to American Association of Nurserymen grades and standards.
4. Groundcovers shall be planted and spaced to result in full coverage of the majority of required landscape area within 3 years.
5. Provide drainage at bottom of all planters and containers. Waterproof interior and line with filter fabric. Fill with approved lightweight planting soil.

IRRIGATION NOTES

1. All landscape areas shall have design build automatic irrigation system as per King County requirements.

2. Water Budget/Irrigation Calculation per 21A.16.310:
21,288 (water budget) = 14.49 x 0.8 x 29,620 SF (perious surface) x 0.62

LANDSCAPE PLAN APPROVED
Signed Dave Baugh
Date 3-26-2008
Condition(s):
1. Landscaping shall be installed and maintained in accordance with the provisions of K.C.C.21A.16.

Notice:
K.C.C. 21A.16.105 requires that the approved landscaping be installed in accordance with the approved landscape plan no later than three months after issuance of a certificate of occupancy for the project or project phase.

PEDESTRIAN ACCESS AND WALKWAYS
Access shall be usable by mobility impaired persons and shall be designed and constructed to be easily located by a sight impaired pedestrian by either grade change, texture or other equivalent means (K.C.C. 21A.18.100)

PRIOR TO BEING ISSUED A TEMPORARY CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF OCCUPANCY FOR THIS PERMIT: A LANDSCAPE FINANCIAL GUARANTEE (FG) WILL BE REQUIRED. If the landscaping has not been installed before either CO or TCO; the performance FG amount will be $ 83,692
If the landscaping has been installed and approved by the county, the maintenance landscape FG will be $ 25,108 Please call 206-296-6659 to request your forms.

REVISION

LAST UPDATE

1	02 / 15 / 05
2	10 / 10 / 06
3	__ / __ / __
4	__ / __ / __

PROJECT:	WAT-04
DATE:	JUNE 29, 2004
FILE:	WAT-BLDG-P
DRAWN:	HOLLY M.
CHECKED:	S.I.

S.K.B.A BUDDHIST TEMPLE

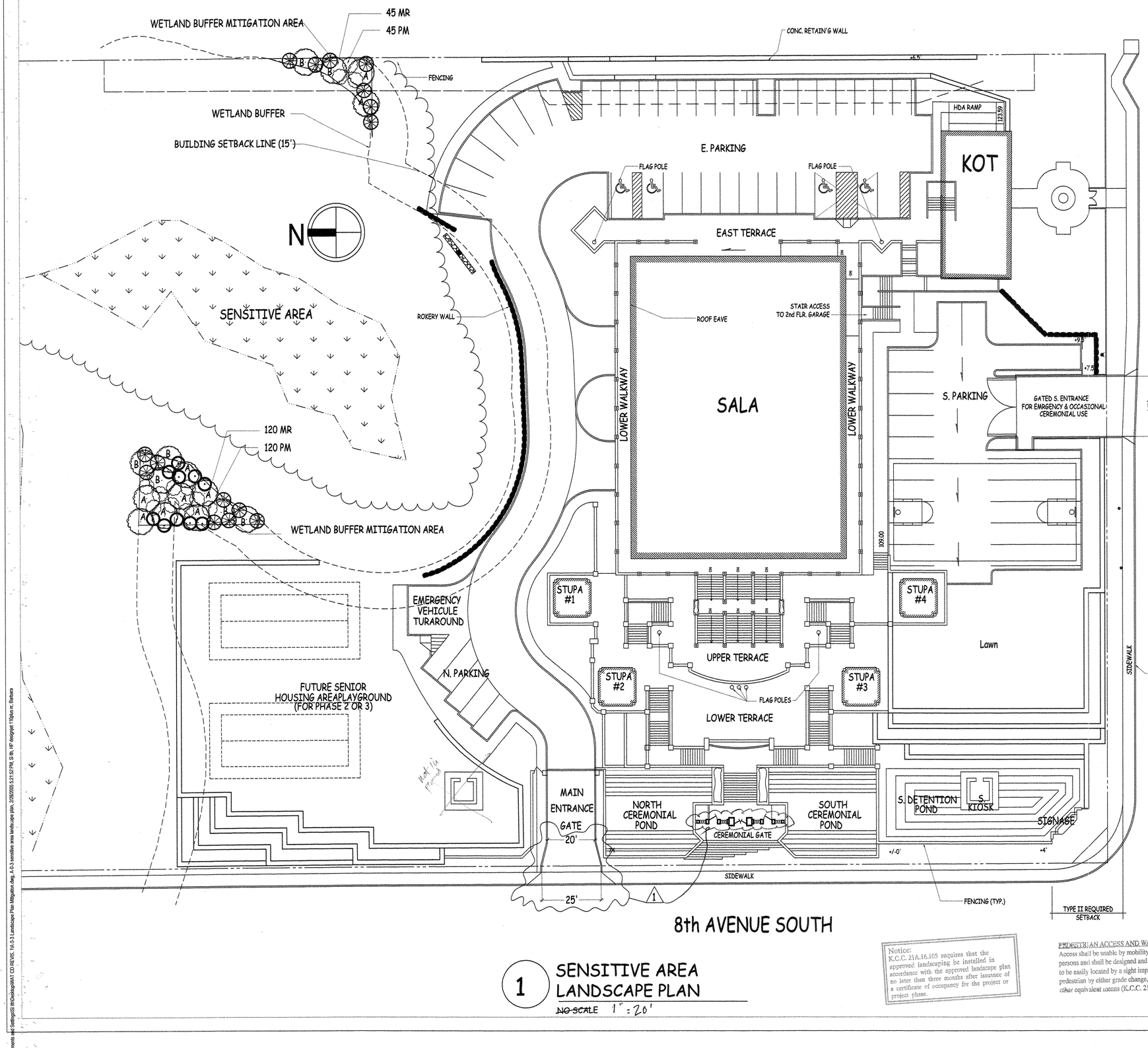
SAHAK KHEMARARAM BUDDIST ASSOCIATION

824 S. 100th STREET, SEATTLE, WA 98168 - Contact Person: Mr. MOEUN KANG 783-8017

UTOPIA
Design - Build
P.O. BOX 99676, SEATTLE, WA 98199
E-MAIL: si@utopia-db.com
PHONE: (206) 286-0620
FAX: (206) 283-1926

LANDSCAPE PLAN

A0.2



PLANT LIST

Qty.		
		Trees
9	A	A-Fraxinus latifolia - Oregon Ash 2 gal. 9' O.C.
7	B	B-Psuedotsuga menziesii - Douglas Fir 2 gal. 9' O.C.
		Shrubs
15		Cornus stolonifera - Redtwig Dogwood 1 gal. 4' O.C.
12		Philadelphus lewsisii - Wild Mock Orange 1 gal. 4' O.C.
10		Rosa nootkana - Nootka Rose 1 gal. 4' O.C.
		Groundcovers
165	MR	Mahonia repens - Creeping Oregon Grape 4" pots 2' O.C.
165	PM	Ploystichum munitum - Sword Fern 4" pots 2' O.C.

NOTES

Goal: To restore disturbed portion of wetland and buffer with native vegetation.

Performance standards:

~~Percent of bare ground will not exceed 15% at any time after completion of planting during 3 year period.~~

80% of planted specimens will be surviving at the end of 3 years.

Non-native invasive plants will not make up more tha 10% cover in any growing season.

APPROVED
BY: Eva Ke
K. C. WETLAND REVIEW
DATE: 4-28-05

LANDSCAPE PLAN APPROVED
Signed Dave Bowyer
Date 3-26-2008
Condition(s):
1. Landscaping shall be installed and maintained in accordance with the provisions of K.C.C.21A.16.

PRIOR TO BEING ISSUED A TEMPORARY CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF OCCUPANCY FOR THIS PERMIT, A LANDSCAPE FINANCIAL GUARANTEE (FG) WILL BE REQUIRED. If the landscaping has not been installed before either CO or TCO; the performance FG amount will be $ 83,692 If the landscaping has been installed and approved by the county, the maintenance landscape FG will be $25,108 Please call 206-296-6659 to request your forms.

Notice:
K.C.C. 21A.16.105 requires that the approved landscaping be installed in accordance with the approved landscape plan no later than three months after issuance of a certificate of occupancy for the project or project phase.

PEDESTRIAN ACCESS AND WALKWAYS
Access shall be usable by mobility impaired persons and shall be designed and constructed to be easily located by a sight impaired pedestrian by either grade change, texture or other equivalent means (K.C.C. 21A.18.100)

REVISION

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
Harris F. Moore
CERTIFICATE NO. 925

1 SENSITIVE AREA LANDSCAPE PLAN
~~NO SCALE~~ 1" = 20'

LAST UPDATE
1 02 / 15 / 05
2 __ / __ / 04
3 __ / __ / 04
4 __ / __ / 04

PROJECT:	WAT-04
DATE:	JUNE 29, 2004
FILE:	WAT-BLDG-P
DRAWN:	HOLLY M.
CHECKED:	S.I.

S.K.B.A BUDDHIST TEMPLE

SAHAK KHEMARARAM BUDDIST ASSOCIATION
824 S. 100th STREET, SEATTLE, WA 98168 ; Contact Person: Mr. MOEUN KANG 783-8017

UTOPIA
Design - Build
PO. BOX 99676, SEATTLE, WA 98199
E-MAIL: st@utopia-db.com
PHONE: (206) 286-0620
FAX: (206) 283-1926

SENSITIVE AREA LANDSCAPE PLAN

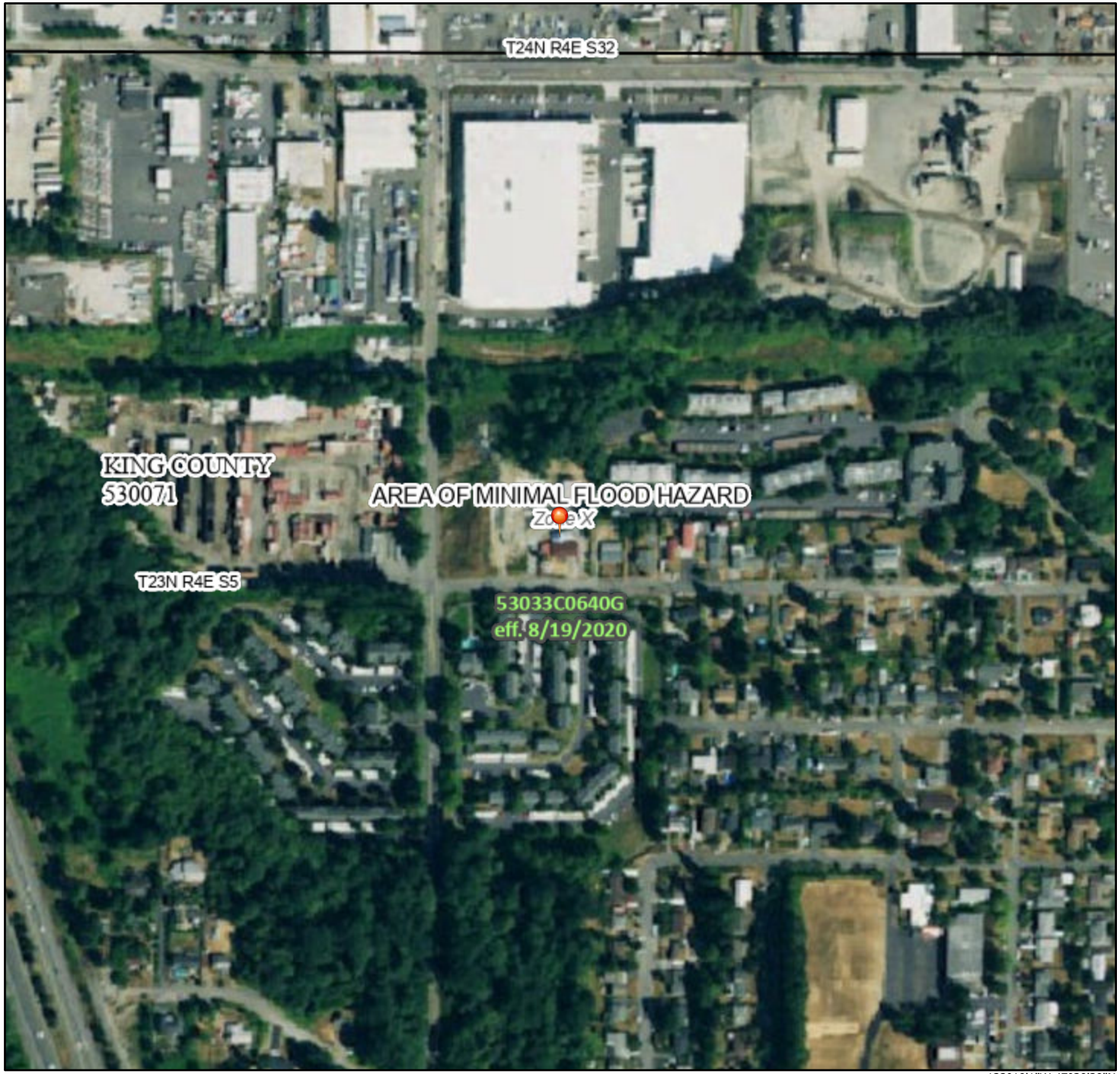
A0.3

FEMA FIRMette Mapping

National Flood Hazard Layer FIRMette

FEMA

122°19'38"W 47°31'3"N



122°19'1"W 47°30'39"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/16/2025 at 10:28 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.