



King County

Department of Permitting
and Environmental Review

Residential Site Plan Template

Ref: KCC 21a.12.030

Max. Impervious Surface Allowed 70%

Max. Bldg. Height Allowed 35' / 45'

Ref: KCC 21a.12.170

Min. Blg. Setback From Street 10'

Min. Garage Setback From Street 20'

Min. Blg. Setback From Interior 5'

Permit Center validation:

- Zoning
- Site Review Not Applicable

Validated Signature _____

Login Initials _____ Date: _____

Engineering / Drainage Approval

Signature: _____

Date: _____

Critical Areas Approval

Signature: _____

Date: _____

Clearing / Grading Approval

Signature: _____

Date: _____

Fire Approval

Signature: _____

Date: _____

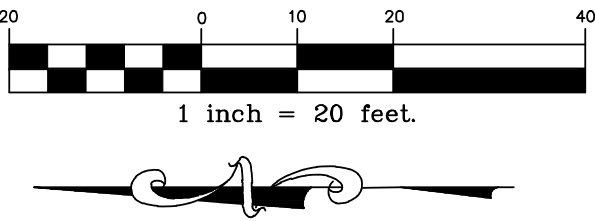
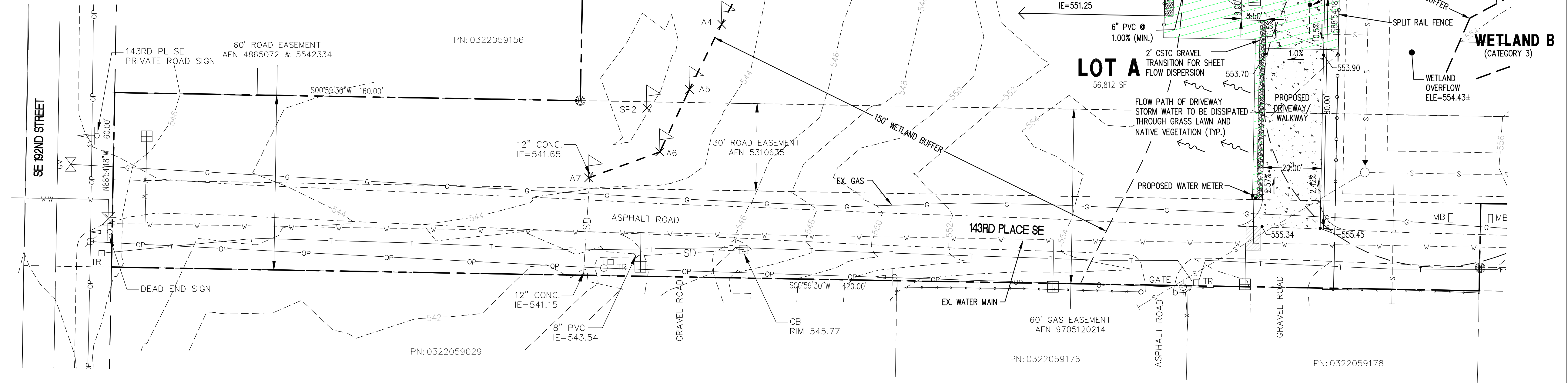
SITE DATA

TOTAL LOT AREA: 56,812 SF
ROOF AREA: 2,262 SF
DRIVEWAY/CONC. WALK: 1,825 SF
TOTAL IMPERVIOUS: 4,087 SF
CLEARED AREA: 6,761 SF

DISTURBED SITE AREA: 5,456 SF
PER KCC 21A.24.070.A.3.e:
DISTURBED AREA ALLOWED: 5,681 SF
PERMANENT BUFFER IMPACT AREA: 1,927 SF

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	RIGHT OF WAY LINE	---
---	EASEMENT LINE	---
---	BUILDING SETBACK LINE	---
---	EDGE OF PAVEMENT	---
---	CONTOURS	---
---	STORM DRAIN CATCH BASIN	---
---	STORM DRAIN MANHOLE	---
---	STORM DRAIN CLEANOUT	---
---	STORM DRAIN LINE	---
---	SANITARY SEWER MANHOLE	---
---	SANITARY SEWER CLEANOUT	---
---	SANITARY SEWER LINE	---
---	SANITARY SEWER STUB	---
---	FIRE HYDRANT	---
---	WATER VALVE	---
---	WATER METER	---
---	WATER MAIN	---
---	POWER/UTILITY POLE	---
---	GUY WIRE	---
---	GAS MAIN	---
---	GAS VALVE	---
---	GAS METER	---
---	MAIL BOX	---
---	CEMENT CONCRETE	---
---	SITE DISTURBED AREA PER KCC 21A.24.070.3.e	---
---	SPLIT RAIL FENCE	---



LOT "A" OF BLA #16-0001
A PORTION OF NW 1/4 OF THE NE 1/4, OF SECTION 3,
TOWNSHIP 22 NORTH, RANGE 5 EAST, OF THE WILLAMETTE
MERIDIAN, KING COUNTY, WASHINGTON.
SITE PLAN



King County

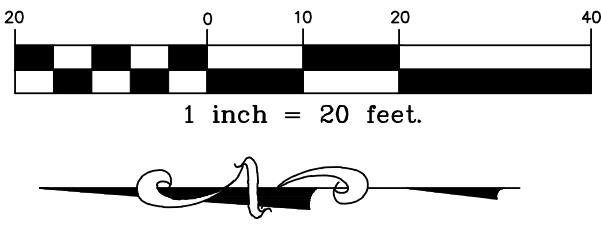
Department of Permitting
and Environmental Review

Residential TESC Template

SITE DATA

TOTAL LOT AREA:	56,812	SF
ROOF AREA:	2,262	SF
DRIVEWAY/CONC. WALK:	1,825	SF
TOTAL IMPERVIOUS:	4,087	SF
CLEARED AREA:	6,761	SF

DISTURBED SITE AREA PER KCC 21A.24.070.A.3.e:	5,456	SF
DISTURBED AREA ALLOWED:	5,681	SF
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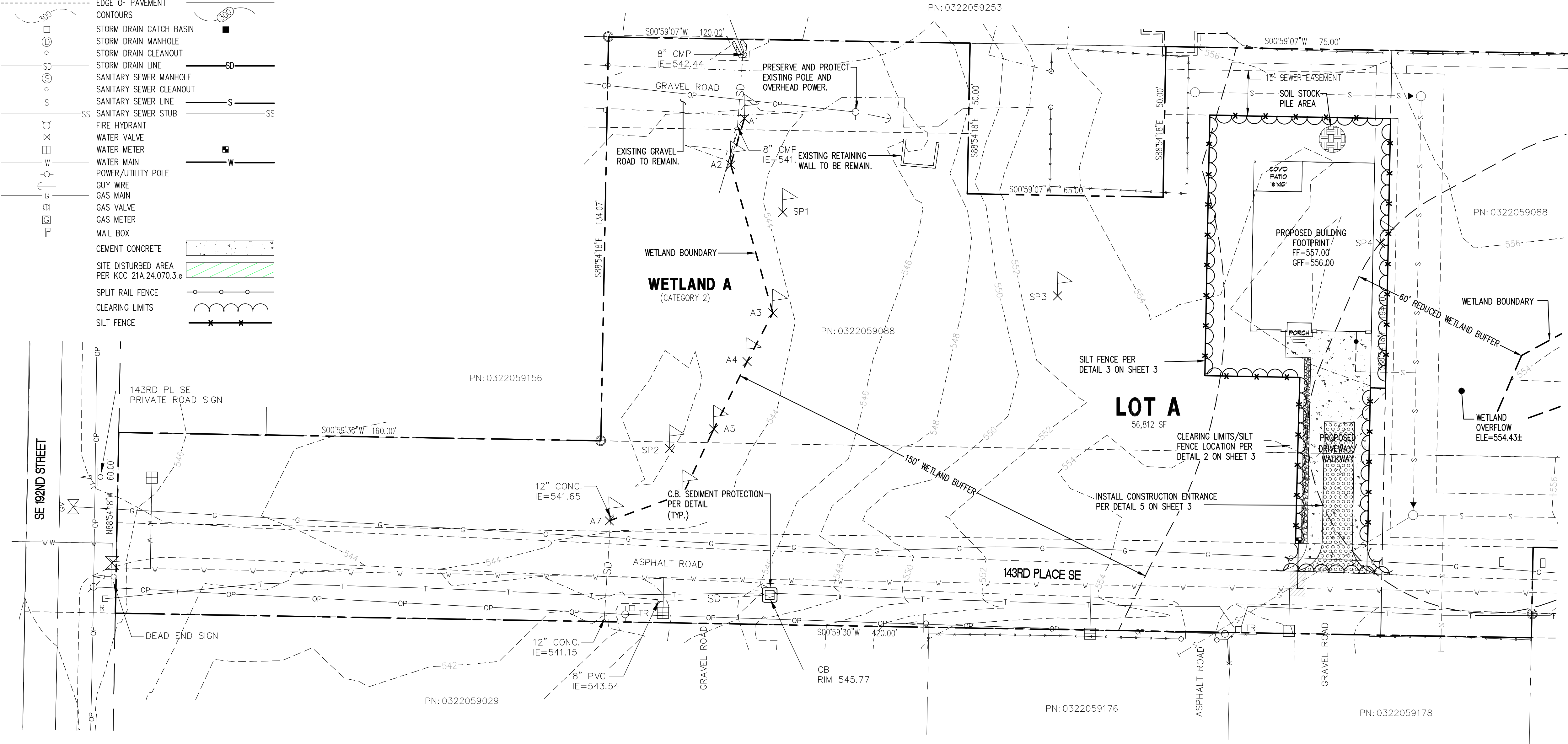


LOT "A" OF BLA #16-0001
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TOWNSHIP 22 NORTH, RANGE 5 EAST, OF THE WILLAMETTE
MERIDIAN, KING COUNTY, WASHINGTON.
TESC PLAN

RECOMMENDED CONSTRUCTION SEQUENCE

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

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	RIGHT OF WAY LINE	---
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---	GAS METER	---
---	MAIL BOX	---
---	CEMENT CONCRETE	---
---	SITE DISTURBED AREA PER KCC 21A.24.070.3.e	---
---	SPLIT RAIL FENCE	---
---	CLEARING LIMITS	---
---	SILT FENCE	---



Engineering / Drainage Approval

Signature: _____

Date: _____

Clearing / Grading Approval

Signature: _____

Date: _____

Permit Number: PREA23-0220

Parcel Number: 032205-9088

Applicant Name: VERISTONE HOMES

Site Address: 19200 BLOCK OF 143RD PL. SE RENTON, WA 98058

Engineering
Scale: 1" = 1"=20'

Sheet 2 of 3



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Signature:

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Critical Areas Approval

Signature:

Date:

Clearing / Grading Approval

Signature:

Date:

Fire Approval

Signature:

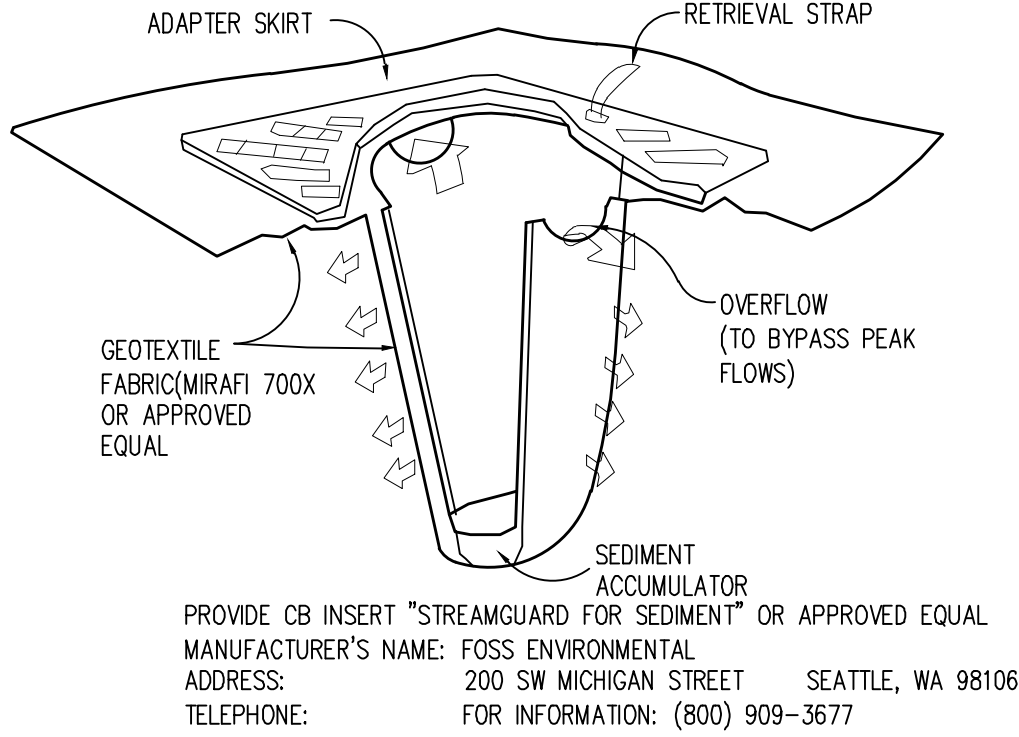
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EROSION AND SEDIMENT CONTROL NOTES

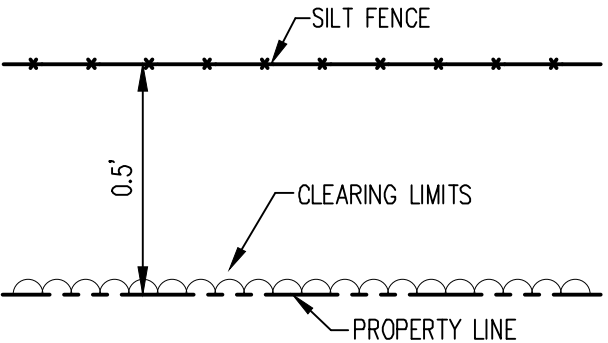
- APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (KCSWM APPENDIX D). 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.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
- 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.
- 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 COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.).
- 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 ESC FACILITIES.
- 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 COVER METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- ANY AREA NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.
- 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.
- ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
- COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.
- 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 SEEDD WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDD AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE CITY INSPECTOR FOR REVIEW.

SILT FENCE NOTES

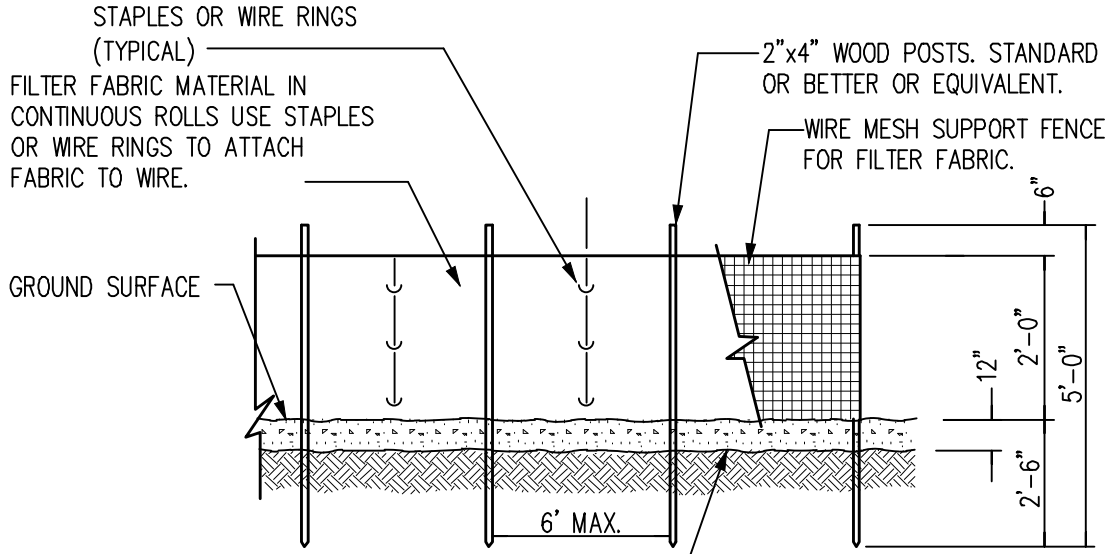
- FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY FASTENED AT BOTH ENDS TO POSTS.
- POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30 INCHES).
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8 INCHES WIDE AND 12 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER. THIS TRENCH SHALL BE BACKFILLED WITH WASHED GRAVEL. 2:1
- WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, THE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 24 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 24 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE NTS STAPLED TO EXISTING TREES.
- WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ABOVE NOTES APPLYING.
- FILTER FABRIC FENCES SHALL NOT BE REMOVED BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
- FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SILT FENCES WILL BE INSTALLED PARALLEL TO ANY SLOPE CONTOURS.
- CONTRIBUTING LENGTH TO FENCE WILL NOT BE GREATER THAN 100 FEET. 11. DO NOT INSTALL BELOW AN OUTLET PIPE OR WEIR.
- INSTALL DOWN SLOPE OF EXPOSED AREAS. 13. DO NOT DRIVE OVER OR FILL OVER SILT FENCES.



1 CB SEDIMENT PROTECTION
NTS



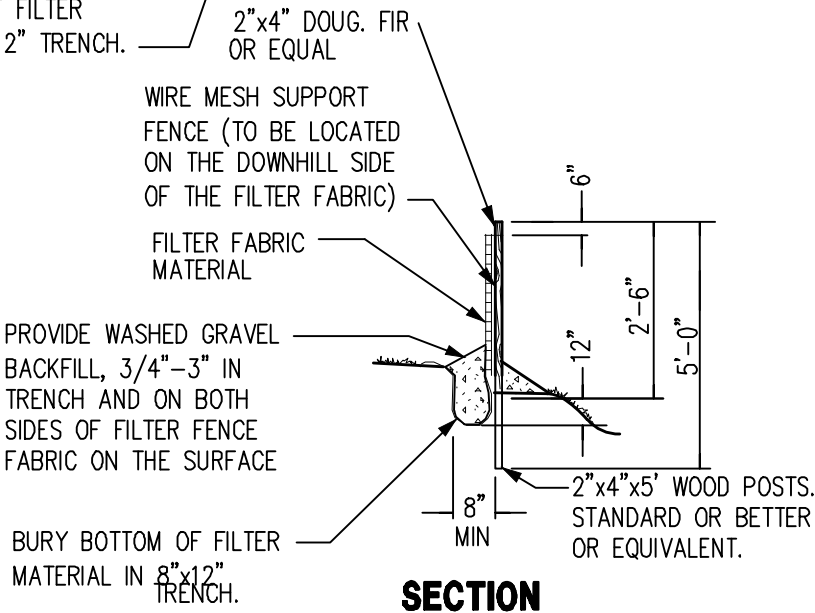
2 CLEARING LIMITS/SILT FENCE LOCATION
NTS



ELEVATION

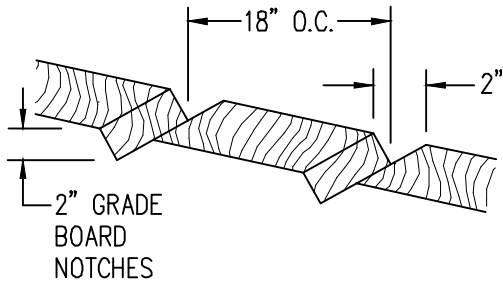
NOTES:

- PLACE 1' OF 3/4"-1 1/2" WASHED ROCK OR PEA GRAVEL ON BOTH SIDES OF FENCE TO CREATE A BEVEL SHAPE.
- FABRIC SHALL COVER BOTTOM OF 8"x12" TRENCH AND EXTEND BEYOND THE LIMITS OF THE GRAVEL IN ORDER TO MAINTAIN AN EXCESS OVERLAP OF 2" MINIMUM AS SHOWN IN TYPICAL CROSS-SECTION.



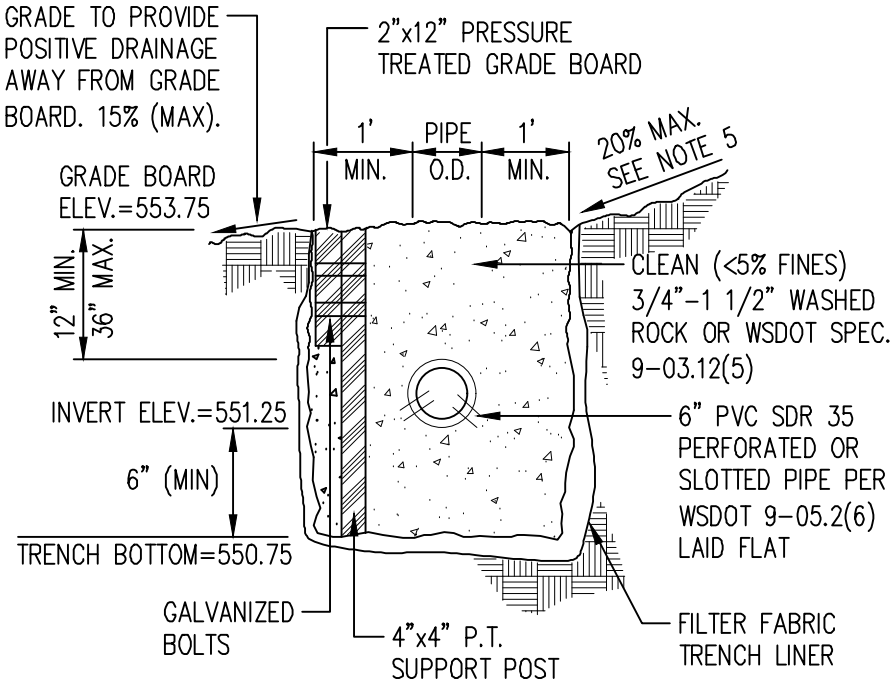
SECTION

3 SILT FENCE DETAIL
NTS



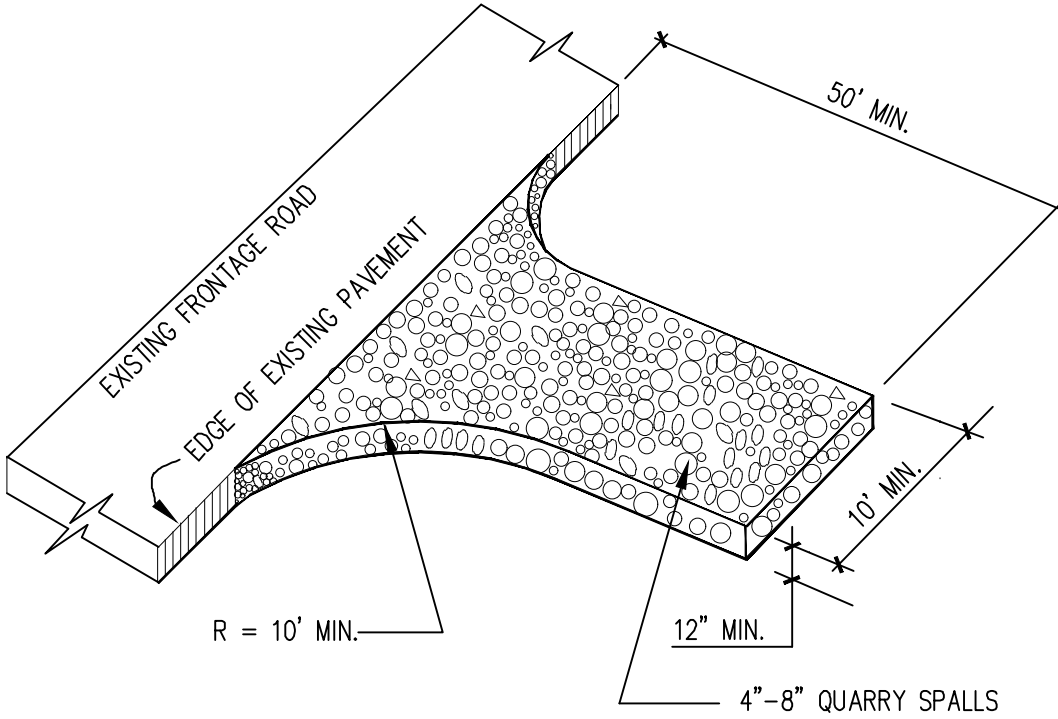
DISPERSAL TRENCH

DISPERSAL TRENCH LENGTH = 34.00--FT.
DISPERSAL TRENCH WIDTH = 3.00--FT.
GRADE BOARD ELEVATION = 553.75
IE=551.25 (6" PERFORATED PIPE)
TRENCH BOTTOM ELEV.=550.75



SECTION A-A

4 FLOW DISPERSAL TRENCH
N.T.S.



- MATERIAL SHALL BE 4 INCH TO 8 INCH QUARRY SPALLS (4 TO 6 INCH FOR RESIDENTIAL SINGLE FAMILY LOTS) AND MAY BE TOP-DRESSED WITH 1 INCH TO 3 INCH ROCK. (STATE STANDARD SPECIFICATIONS, SECTION 8-15.)
- THE ROCK PAD SHALL BE AT LEAST 12 INCHES THICK AND 50 FEET LONG (20 FEET FOR SITES WITH LESS THAN 1 ACRE OF DISTURBED SOIL). WIDTH SHALL BE THE FULL WIDTH OF THE VEHICLE INGRESS AND EGRESS AREA. SMALLER PADS MAY BE APPROVED FOR SINGLE-FAMILY RESIDENTIAL AND SMALL COMMERCIAL SITES.
- ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
- IF THE PAD DOES NOT ADEQUATELY REMOVE THE MUD FROM THE VEHICLE WHEELS, THE WHEELS SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH A SILT FENCE.

5 CONSTRUCTION ENTRANCE
NTS

LOT "A" OF BLA #16-0001

A PORTION OF NW 1/4 OF THE NE 1/4, OF SECTION 3,
TOWNSHIP 22 NORTH, RANGE 5 EAST, OF THE WILLAMETTE
MERIDIAN, KING COUNTY, WASHINGTON.
NOTES AND DETAILS

NOTES

- THIS TRENCH SHALL BE CONSTRUCTED TO PREVENT POINT DISCHARGE AND/OR EROSION.
- TRENCHES MAY BE PLACED NO CLOSER THAN 50 FEET TO ONE ANOTHER (100 FEET ALONG FLOWLINE).
- TRENCH AND GRADE BOARD MUST BE LEVEL. ALIGN TO FOLLOW CONTOURS OF SITE.
- SUPPORT POST SPACING AS REQUIRED BY SOIL CONDITIONS TO ENSURE GRADE BOARD REMAINS LEVEL.
- 15% MAXIMUM UNLESS OTHERWISE EVALUATED AND APPROVED, SEE SECTION C.2.1.1

