



King County
Department of Permitting
and Environmental Review

Residential Site Plan Template

Ref: KCC 21a.12.030

Max. Impervious Surface Allowed

Max. Bldg. Height Allowed

Ref: KCC 21a.12.170

Min. Blg. Setback From Street

Min. Garage Setback From Street

Min. Blg. Setback From Interior

Permit Center validation:

Zoning

Site Review Not Applicable

Validated Signature

Login InitialsDate:

Engineering / Drainage Approval

Signature:

Date:

Critical Areas Approval

Signature:

Date:

Clearing / Grading Approval

Signature:

Date:

Fire Approval

Signature:

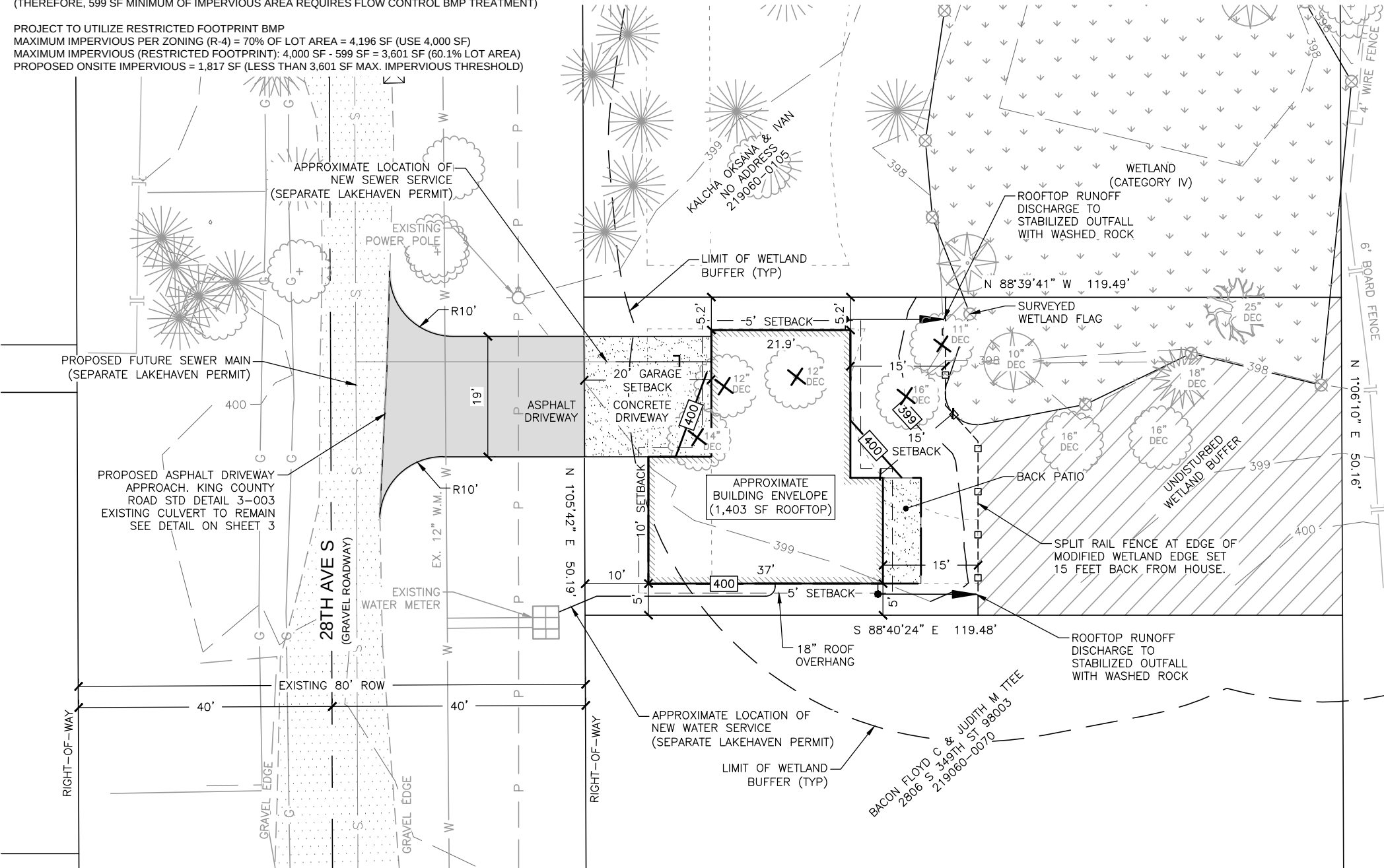
Date:

FLOW CONTROL BMPS

PER SMALL LOT BMP REQUIREMENTS IN APPENDIX C.1.3.1 OF THE KCSWDM, BMPS MUST BE IMPLEMENTED, AT A MINIMUM, FOR AN IMPERVIOUS AREA EQUAL TO AT LEAST 10% OF THE LOT FOR LOT SIZES UP TO 11,000 SF.

LOT SIZE = 5,995 SF
(THEREFORE, 599 SF MINIMUM OF IMPERVIOUS AREA REQUIRES FLOW CONTROL BMP TREATMENT)

PROJECT TO UTILIZE RESTRICTED FOOTPRINT BMP
MAXIMUM IMPERVIOUS PER ZONING (R-4) = 70% OF LOT AREA = 4,196 SF (USE 4,000 SF)
MAXIMUM IMPERVIOUS (RESTRICTED FOOTPRINT): 4,000 SF - 599 SF = 3,601 SF (60.1% LOT AREA)
PROPOSED ONSITE IMPERVIOUS = 1,817 SF (LESS THAN 3,601 SF MAX. IMPERVIOUS THRESHOLD)



PROJECT IMPACTS

TOTAL PROJECT IMPACT
GROSS DISTURBED AREA 3,013 SF
NET DISTURBED AREA 2,632 SF
(MINUS ONSITE DRIVEWAY)

PROPOSED ONSITE PERVIOUS 1,196 SF

PROPOSED ONSITE IMPERVIOUS:
SINGLE FAMILY RESIDENCE 1,403 SF (ROOF)
BACK PATIO (EXPOSED) 75 SF
CONCRETE DRIVEWAY (EXPOSED) 339 SF
TOTAL ONSITE 1,817 SF

PROPOSED OFFSITE IMPERVIOUS:
OFFSITE DRIVE APPROACH 638 SF

TOTAL IMPERV (OFFSITE + ONSITE): 2,455 SF

CRITICAL AREA NOTE

THE WETLAND AREA SHOWN ON THIS MAP HAS BEEN DELINEATED BY HABITAT TECHNOLOGIES AND LOCATED BY ESM CONSULTING ENGINEERS. FURTHER MAPS, BUFFER IMPACTS, AND STUDIES CAN BE FOUND IN THE MAPS AND REPORTS PREPARED BY HABITAT TECHNOLOGIES

LEGAL DESCRIPTION

PER RECORDING NUMBER 20220208001045

LOTS 19 AND 20, BLOCK 1, EAST TACOMA CENTRAL ADDITION, ACCORDING TO THE PLAT THERE OF RECORDED IN VOLUME 4 OF PLATS, PAGE 26, RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

PROJECT CONTACTS

ENGINEER/SURVEYOR
ESM CONSULTING ENGINEERS
33400 8TH AVE SOUTH, SUITE 205
FEDERAL WAY, WA 98003
(253) 838-6113

WETLAND BIOLOGIST
HABITAT TECHNOLOGIES
BOX 1088
PUYALLUP, WA. 98371
(253) 845-5119
CONTACT: BRYAN PECK

APPLICANT/OWNER
8TH AVE N LLC
109 8TH AVE N
ALGONA, WA 98001
(253) 797-8076
CONTACT: TALINA POLIVODA

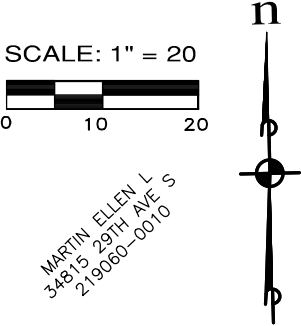
EARTHWORK

CUT: 0 CY

FILL: 129 CY

NET: 129 CY

SHRINK/WELL FACTORS HAVE NOT BEEN APPLIED. DOES NOT INCLUDE SITE STRIPPING VOLUME. CONTRACTOR TO VERIFY EXACT VOLUMES AS NEEDED.



NGUYEN JESSICA
34815 29TH AVE S
219060-0010

