

Mar 26, 2026 8:42:46AM - User Omar Tapia - P:\2025\25102_Cummings Residence - King County\Drawing\Working\SheetSet\25102_C1.0 - COVER SHEET AND SITE PLAN.dwg



Department of Local Services
Permitting Division

CUMMINGS RESIDENCE

NW 1/4 SE 1/4 SEC 31, T 24 N, R 8 E, W. M.

For Permitting Use

Received Date _____

Max. Impervious Surface Allowed _____

Max. Bldg. Height Allowed _____

Min. Bldg. setback from Street _____

Min. Garage setback from Street _____

Min. Bldg. setback from Interior _____

Signature _____

Date _____

Building Approval

Signature _____

Date _____

Engineering / Drainage Approval

Signature _____

Date _____

Critical Areas Approval

Signature _____

Date _____

Clearing / Grading Approval

Signature _____

Date _____

Fire Approval

Signature _____

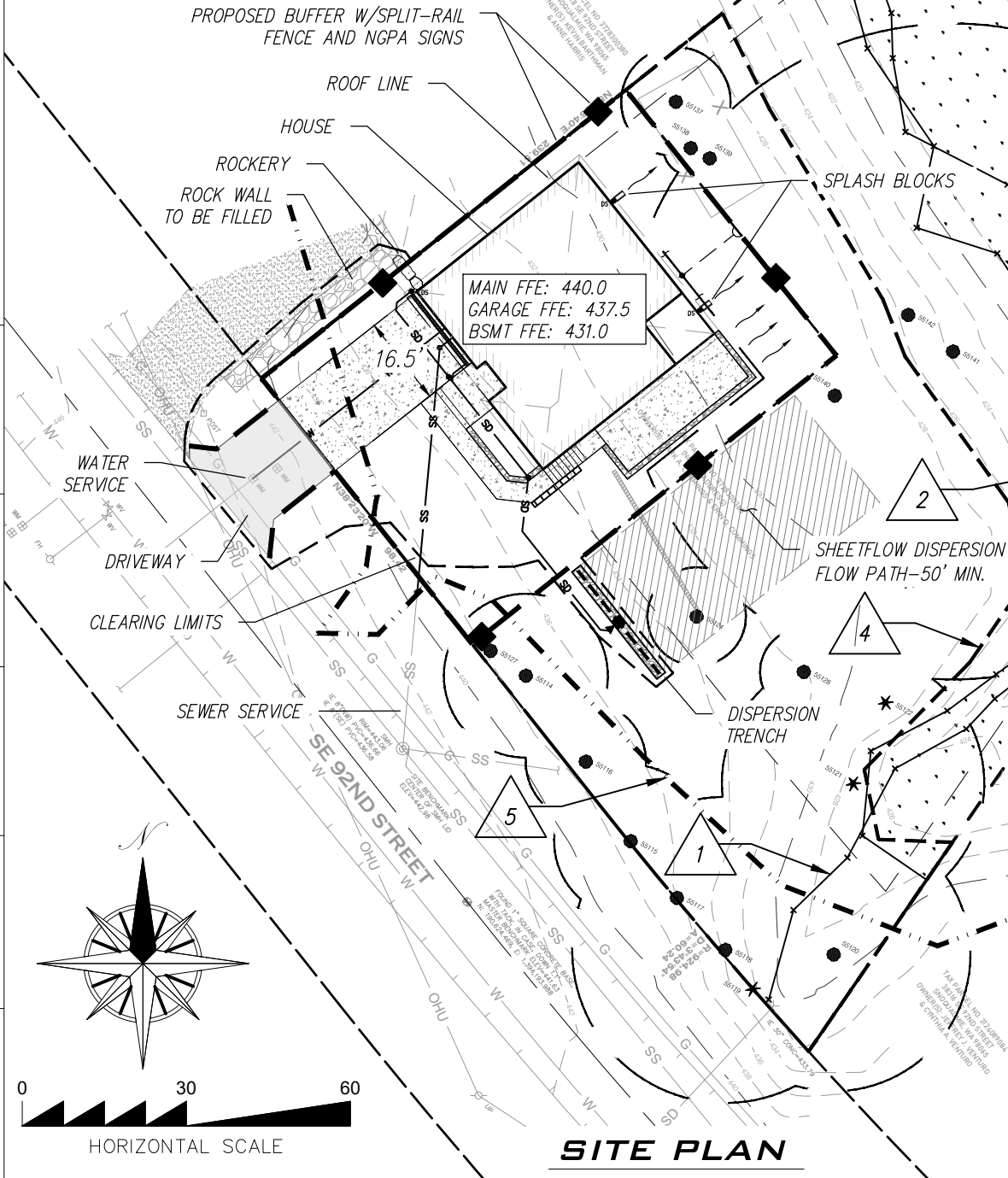
Date _____



CRITICAL AREA CALLOUTS:

1. TYPE F STREAM – OHW KIMBAL CREEK.
- 1A. STREAM BUFFER* – 165’
- 1B. STREAM BUFFER BUILDING SETBACK* – 15’
2. WETLAND A – CATEGORY II.
- 2A. WETLAND BUFFER* – 150’.
- 2B. WETLAND BUFFER BUILDING SETBACK* – 15’
3. CRITICAL AQUIFER RECHARGE AREA – CATEGORY 2
4. UPLAND AREA DELINEATION BASED ON LOMA VERIFICATION METES & BOUNDS EXHIBITS.
5. APPROXIMATE FEMA 100-YEAR FLOODPLAIN BASED ON KING COUNTY IMAP GIS

*EXTENDS BEYOND SITE (NOT SHOWN).
REFERENCE: CRITICAL AREAS ALTERATION EXCEPTION PLANS BY ALTMANN OLIVER ASSOCIATES, LLC.



SITE PLAN

BSBL (TYP)

SPLASH BLOCKS

SHEETFLOW DISPERSION
FLOW PATH-50’ MIN.

DISPERSION
TRENCH

PROJECT INFORMATION:

DEVELOPMENT DATA:

PROJECT NAME CUMMINGS RESIDENCE
PROPERTY AREA 28,395 SF (0.65 AC)
SITE ADDRESS XXXX SE 92ND ST
SNOQUALMIE WA 98065
372830-0385
UR

EXISTING IMPERVIOUS 130 SF
PROPOSED IMPERVIOUS 3022 SF

BUILDING SETBACKS:

FRONT YARD 30 FT
SIDE YARD 5 FT
REAR YARD 5 FT

LOT COVERAGE 30% (MAX)



VICINITY MAP

NTS

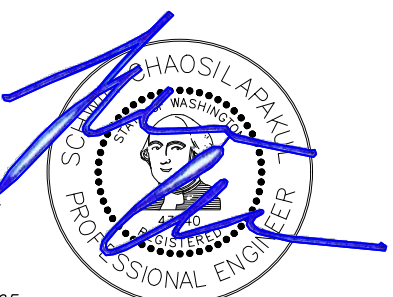
PROJECT TEAM:

OWNER:
MARK & ERIN CUMMINGS
SLATER HOMES CORPORATION
4004 287TH AVE SE
FALL CITY, WA 98024
EMAIL: SLATERHOMESCORP@HOTMAIL.COM

CIVIL ENGINEER:
PATRICK HARRON & ASSOCIATES, LLC
SCHWIN CHAOSILAPAKUL, PE
14900 INTERURBAN AVENUE S, #279
SEATTLE, WA 98168
PH: (206) 674-4659
EMAIL: SCHWIN@PATRICKHARRON.COM

SURVEYOR:
GOLDSMITH LAND DEVELOPMENT SERVICES
LEE NYQUIST
11400 SE 8TH ST, SUITE 450
BELLEVUE, WA 98004

ECOLOGIST:
ALTMANN OLIVER ASSOCIATES, LLC
JOHN ALTMANN
PO BOX 578
CARNATION WA 98014
PH: (425) 333-4535



3/26/26

**CALL 48 HOURS
BEFORE YOU DIG
811**

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 OR 811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



Civil Engineering & Planning

14900 Interurban Ave. S,
Suite 279, Seattle, WA 98168
Phone : 206.674.4659
Fax: 206.674.4660

Permit Number _____ Parcel Number 3728300385 Applicant Name MARK & ERIN CUMMINGS

Site Address SE 92ND ST, SNOQUALMIE WA 98065

Engineering
Scale: 1" = 30'

Sheet 1 of 6 C1.0



Department of Local Services
Permitting Division

CUMMINGS
NW 1/4 SE 1/4 SEC 31, T 24 N, R 8 E, W. M.

RECOMMENDED CONSTRUCTION SEQUENCE

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

Engineering / Drainage Approval

Signature _____
Date _____

Clearing / Grading Approval

Signature _____
Date _____



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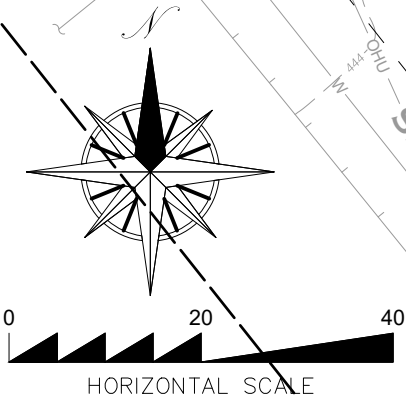
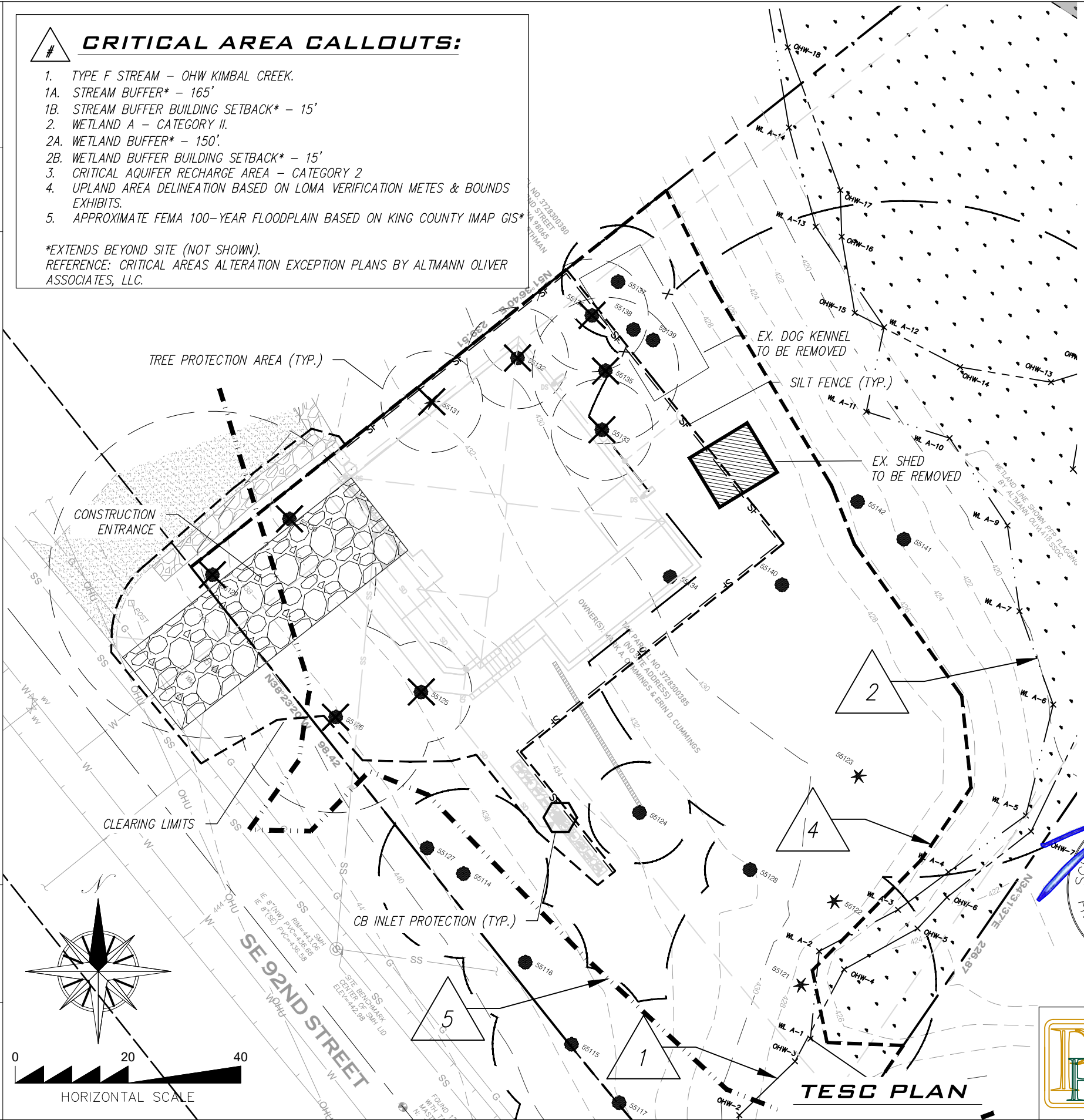
REFERENCE: CRITICAL AREAS ALTERATION EXCEPTION PLANS BY ALTMANN OLIVER ASSOCIATES, LLC.

TESC LEGEND

- SF — — — — SILT FENCE OR WATTLE
- x — — — — TREE PROTECTION AREA
- × TREE TO BE REMOVED
- CB INLET PROTECTION
- CONSTRUCTION ENTRANCE
- CLEARING LIMITS

NOTES:

1. SEE SHEET C2.1 FOR DEMOLITION & TESC NOTES.
2. SEE SHEET C2.2 FOR DEMOLITION & TESC DETAILS.



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Permit Number _____ Parcel Number 3728300385 Applicant Name MARK & ERIN CUMMINGS Site Address SE 92ND ST, SNOQUALMIE WA 98065

Engineering
Scale: 1" = 20'

Sheet 2 of 6 C2.0