



King County

Department of Permitting and Environmental Review

Residential Site Plan Template

Ref:KCC21a.12.030

Max. Impervious Surface Allowed 55%

Max. Bldg. Height Allowed 35'

Ref: KCC21a.12.170

Min. Bldg. setback from Street 10'

Min. Garage setback from Street

Min. Bldg. setback from Interior 5'

Permit Center Validations:

- Zoning
- Site Review Not Applicable

Validated Signature _____

Login Initials _____ Date _____

Engineering/Drainage Approval

Signature _____

Date _____

Critical Areas Approval

Signature _____

Date _____

Cleaning/Grading Approval

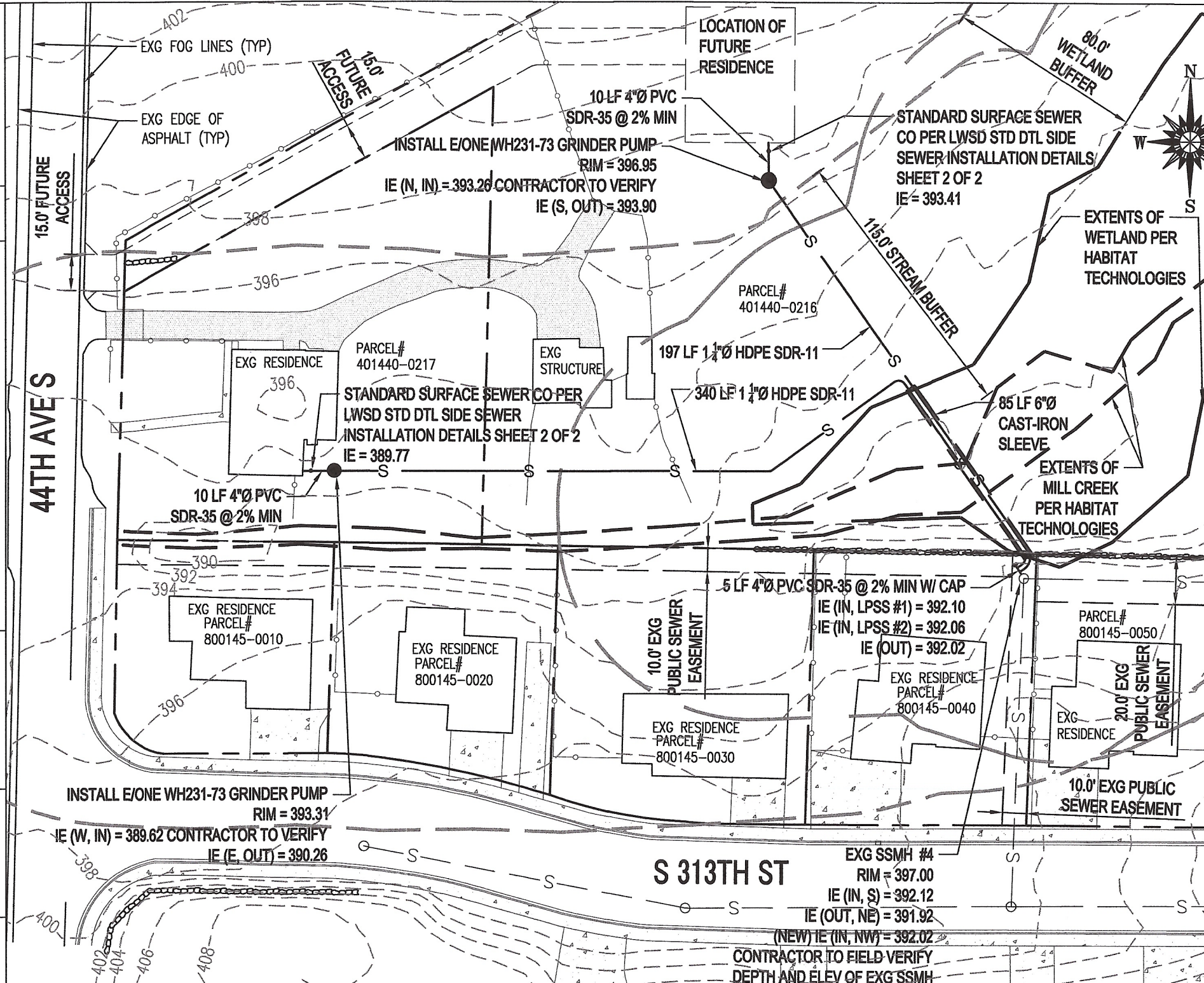
Signature _____

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Fire Approval

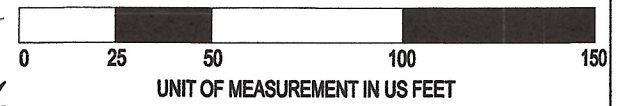
Signature _____

Date _____



SITE PLAN

SCALE 1" = 50 FT.



PROJECT SITE SUMMARY

PARCEL NUMBER: 401440-0217 & -0216
 TOTAL PARCEL SIZE: 181,358 SF (4.16 ACRES)
 SITE ZONING: R-4

CRITICAL AREAS CONSTRUCTION NOTE

DURING CONSTRUCTION NO DISTURBANCES ARE PERMITTED WITHIN THE EXTENTS OF THE WETLAND OR THE EXTENTS OF MILL CREEK. THE PORTION OF THE SEWER THAT IS WITHIN THESE EXTENTS MUST BE INSTALLED BY BORING BELOW GROUND AND SEWER LINES MUST BE SLEEVED IN CAST IRON. PORTIONS OF THE SEWER OUTSIDE OF THESE EXTENTS MAY BE INSTALLED USING STANDARD DITCHING TECHNIQUES. ALL CONSTRUCTION ACTIVITY SHOULD BE CONDUCTED DURING THE SEASONAL DRY PERIOD, ALL EQUIPMENT MUST BE PROPERLY MAINTAINED, AND ALL TEMPORARY IMPACTS MUST BE RESTORED THROUGH THE REESTABLISHMENT OF SITE CONTOURS AND THE RESEEDING OF EXPOSED SOILS.

PROJECT DESCRIPTION

APPROVAL OF CRITICAL AREA PERMIT TO ALLOW CONSTRUCTION OF A LOW PRESSURE SEWER SYSTEM TO SERVE THE EXG RESIDENCE ON 401440-0217 WITH A CAPPED SERVICE LINE TO SERVE PROPOSED RESIDENCE ON 401440-0216 IN THE FUTURE. CONSTRUCTION OF SEWER SYSTEM UNDER SEPARATE PERMIT WITH LAKEHAVN WSD

LEGAL DESCRIPTION

PARCEL # 401440-0216:
 LAKE DOLLOFF TRS DIV # 3 LESS BEG ON E LN 60.63 FT S OF NE COR TH S ON SD E LN 60 FT TH N 89 DEG 54 MIN 27 SEC W 209.23 FT TH N 60 DEG 08 MIN 32 SEC E 120.18 FT TH S 89 DEG 54 MIN 27 SEC E 105.17 FT TO BEG ALSO LESS WLY 150 FT EX NWLY 17 FT - SUBJECT TO CITY OF TACOMA PIPELINE RW

PARCEL # 401440-0217:
 LAKE DOLLOFF TRS DIV # 3 WLY 150 FT LESS NWLY 17 FT THOF - SUBJ TO CITY OF TACOMA PIPELINE RW

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, BY POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLES ALL EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE NOT GUARANTEED AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT AP CONSULTING ENGINEERS PLLC TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



AP

CONSULTING ENGINEERS PLLC
 CIVIL ENGINEERING

APCE@APConsultingEngineers.com (253) 737-4173 PO BOX 162, AUBURN, WA 98071

APCE PROJECT # 2021020



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Residential TESC Template

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1. Hold the pre-construction meeting, if required
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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

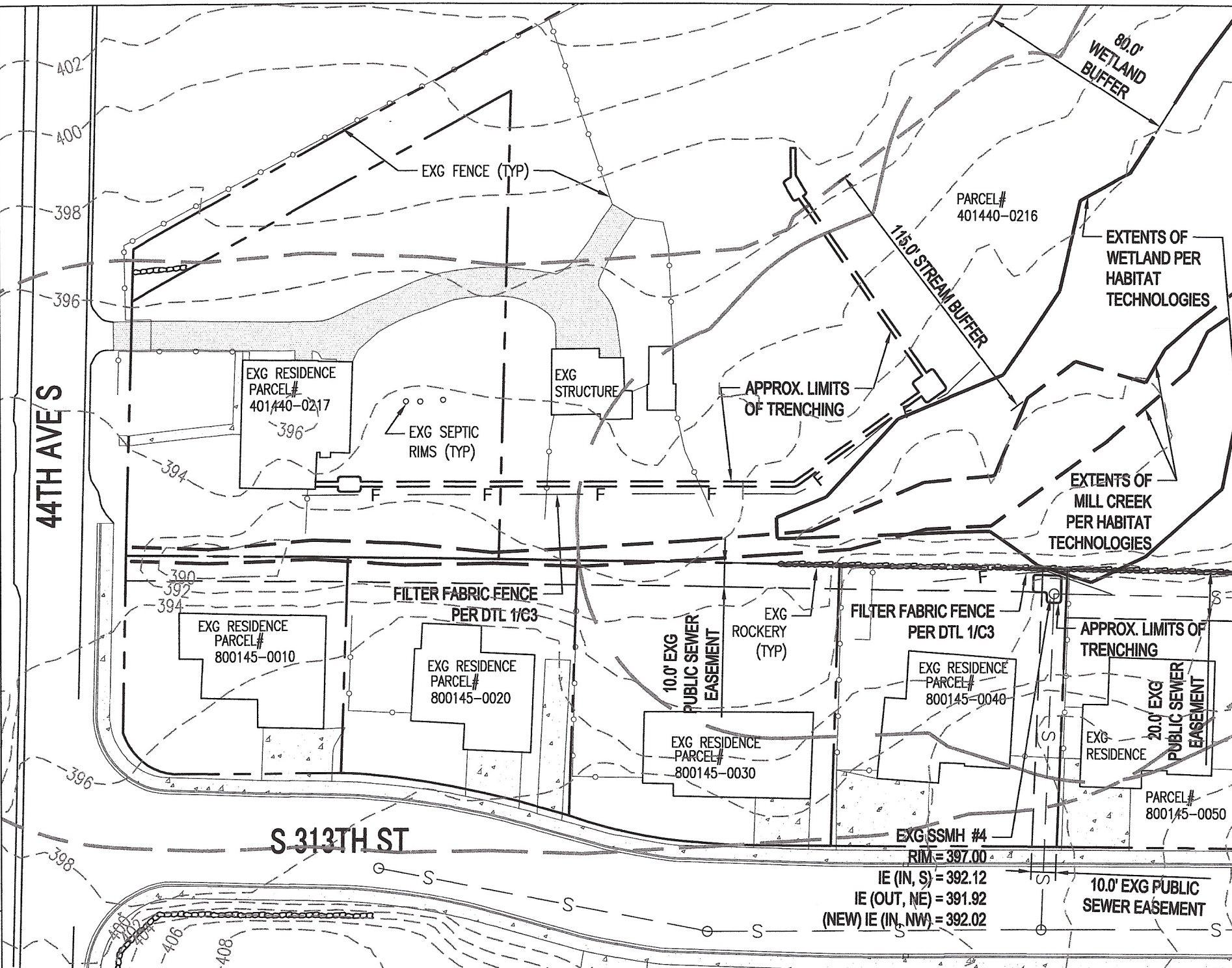
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Clearing / Grading Approval

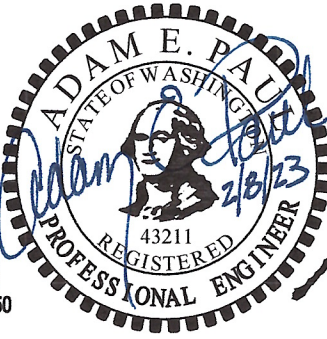
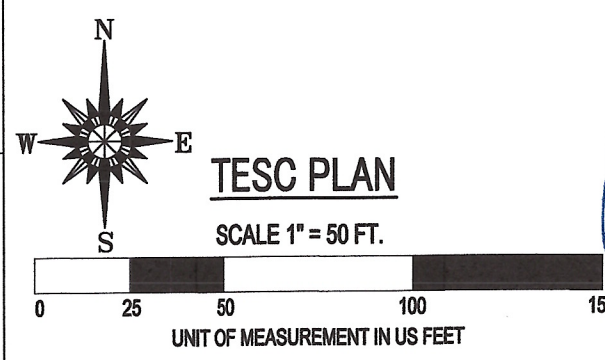
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TESC NOTES

1. 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.)
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 SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM 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.
4. 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 THIS PROJECT.
5. 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.
6. 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.).
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13. COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.
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 FOR REVIEW.



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 CIVIL ENGINEERING

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APCE PROJECT # 2021020

Permit Number: GRA23-XXXX

Parcel Number: 401440-0216 AND -0217

Applicant Name: MR. GHEORGE BARBU

Site Address: 31212 44TH AVE S, AUBURN, WA 98001

Engineering Scale: 1" = 50

Sheet 2 of 3



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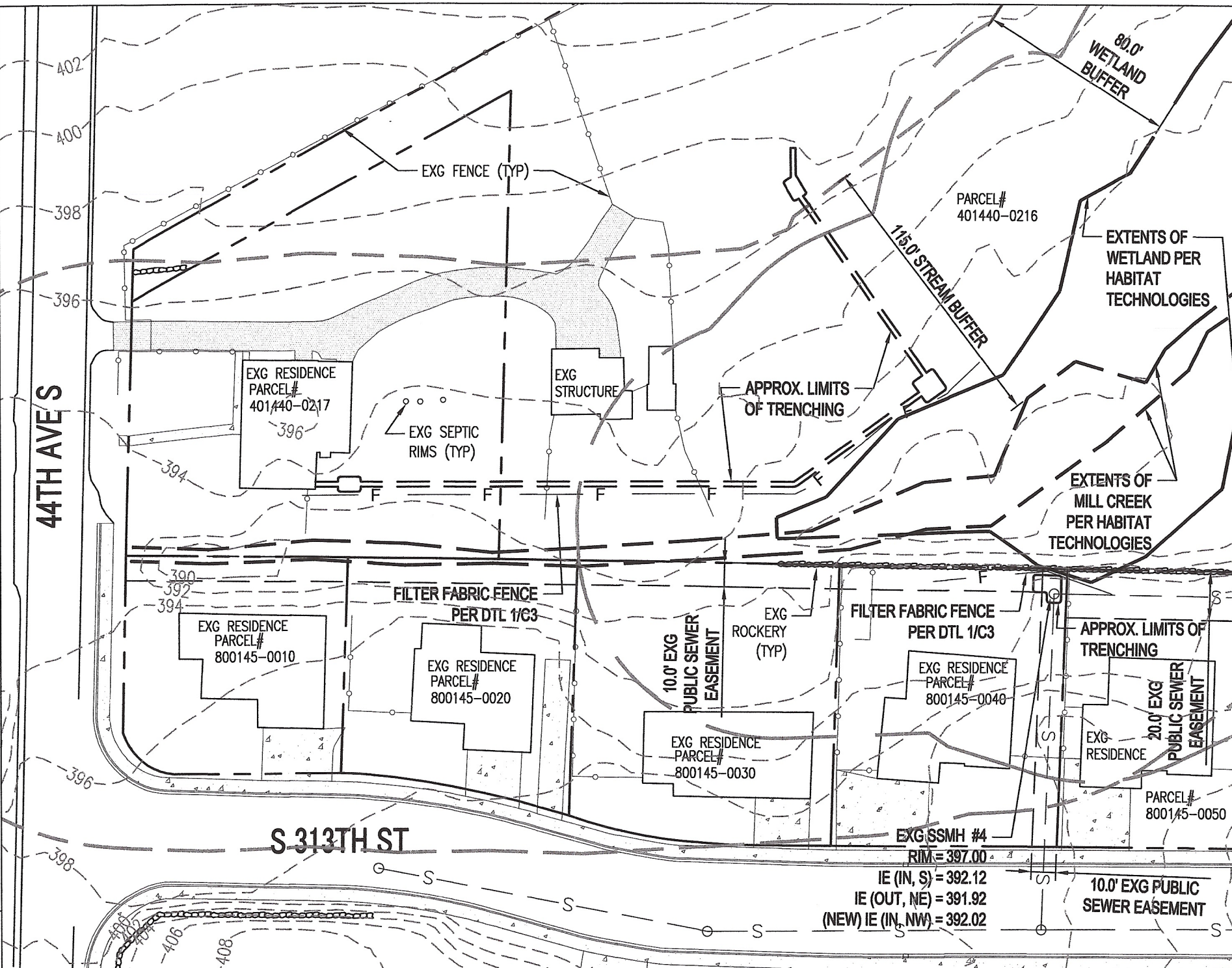
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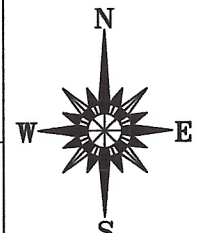
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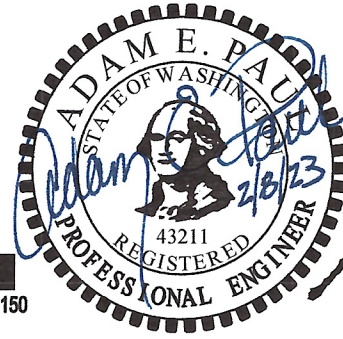
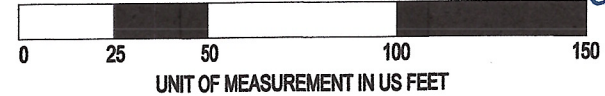
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TESC PLAN

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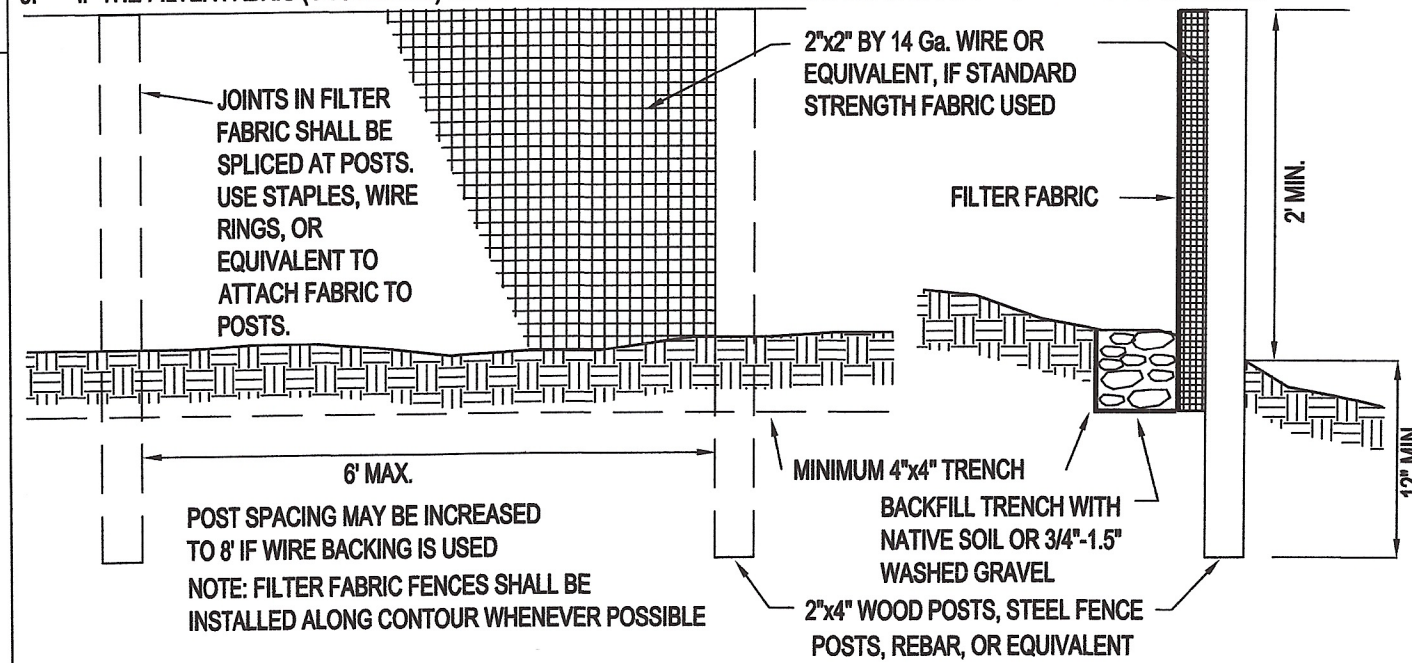
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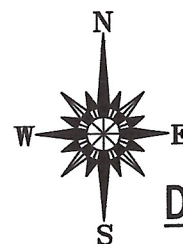
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SILT FENCE MAINTENANCE STANDARDS

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 OF THE FENCE FOR SIGNS OF 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.



1 FILTER FABRIC FENCE
C3 NTS



DETAILS



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