



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
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 Login Initials _____ Date: _____

Engineering / Drainage Approval
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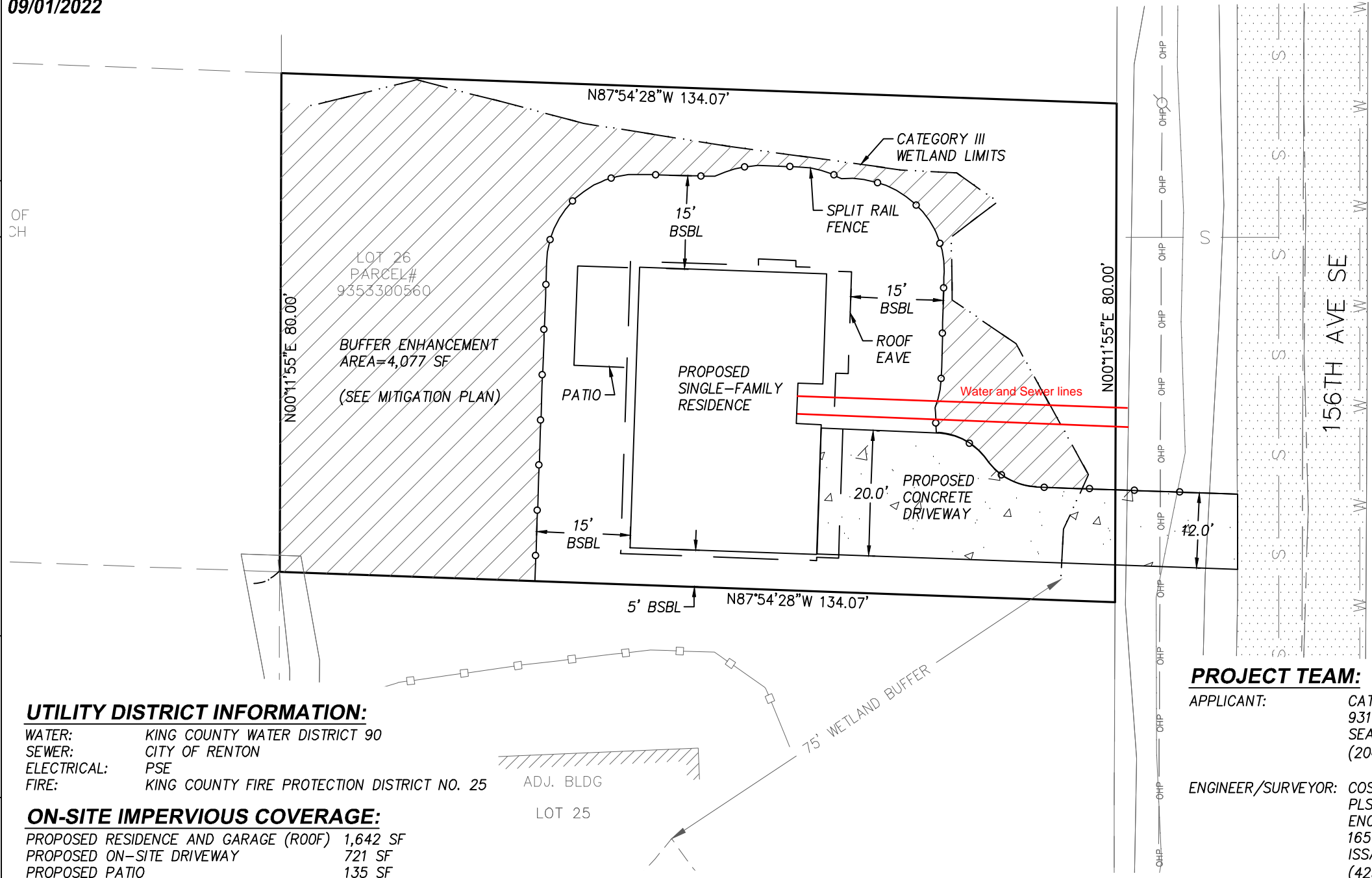
Critical Areas Approval
 Signature: _____
 Date: _____

Clearing / Grading Approval
 Signature: _____
 Date: _____

Fire Approval
 Signature: _____
 Date: _____

09/01/2022

OF
CH



UTILITY DISTRICT INFORMATION:
 WATER: KING COUNTY WATER DISTRICT 90
 SEWER: CITY OF RENTON
 ELECTRICAL: PSE
 FIRE: KING COUNTY FIRE PROTECTION DISTRICT NO. 25

ON-SITE IMPERVIOUS COVERAGE:
 PROPOSED RESIDENCE AND GARAGE (ROOF) 1,642 SF
 PROPOSED ON-SITE DRIVEWAY 721 SF
 PROPOSED PATIO 135 SF
 PROPOSED OFF-SITE DRIVEWAY 235 SF
 TOTAL NEW/REPLACED IMPERVIOUS 2,733 SF

ZONING INFORMATION:
 ZONING DISTRICT: R-4
 MINIMUM STREET SETBACK: 10'
 MINIMUM INTERIOR SETBACK: 5'
 MAXIMUM IMPERVIOUS COVERAGE: 55%

EARTHWORK QUANTITIES:
 CUT= 0 CY
 FILL= 100 CY
 NET= 100 CY (FILL)

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TESC DETAILS	3
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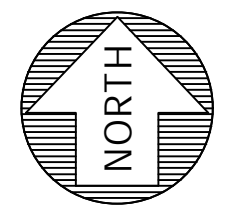
SITE DATA:
 TAX PARCEL NO: 935330-0560
 PROJECT SITE ADDRESS: TBD 156TH AVE SE RENTON, WA 98059
 SITE AREA: 10,726 SF (0.23 AC)

LEGAL DESCRIPTION:
 LOT 26, BLOCK 2, ASSESSOR'S PLAT OF WHITE FENCE RANCH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 65 OF PLATS, PAGE(S) 6, RECORDS OF KING COUNTY, WASHINGTON;
 EXCEPT THE EAST 30 FEET FOR ROAD AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 5526442. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PROJECT TEAM:
 APPLICANT: CATHERINE NGUYEN
 9314 BEACON AVE S.
 SEATTLE, WA 98118
 (206) 549-9588
 ENGINEER/SURVEYOR: COSTA PHILIPPIDES, PE/KEVIN M. REESE, PLS
 ENCOMPASS ENGINEERING & SURVEYING
 165 NE JUNIPER ST. STE. 201
 ISSAQUAH, WA 98027
 (425) 392-0250

ARCHITECT: ARCHITECTS NORTHWEST
 SARAH WEIGHT
 18915 142ND AVE NE #100
 WOODINVILLE, WA 98072
 (425) 485-4900
 WETLAND: JEFFERY JONES
 J.S. JONES AND ASSOCIATES, INC.
 P.O. BOX 1908 NE GILMAN BOULEVARD
 ISSAQUAH, WA 98027
 253-905-5736

Encompass
 ENGINEERING & SURVEYING
COVER SHEET
 CATHERINE NGUYEN RESIDENCE
 PROJECT # 22526
 WITHIN NE 1/4 SE 1/4 SEC 15, TWN 24N, RGE 07E



0 5 10 20
 SCALE 1" = 20'

KCSWDM NOTE:
 ALL REFERENCE DETAILS SHALL BE IN ACCORDANCE WITH THE KCSWDM 2021 EDITION



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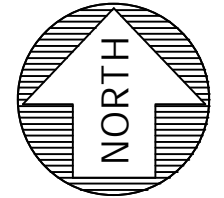
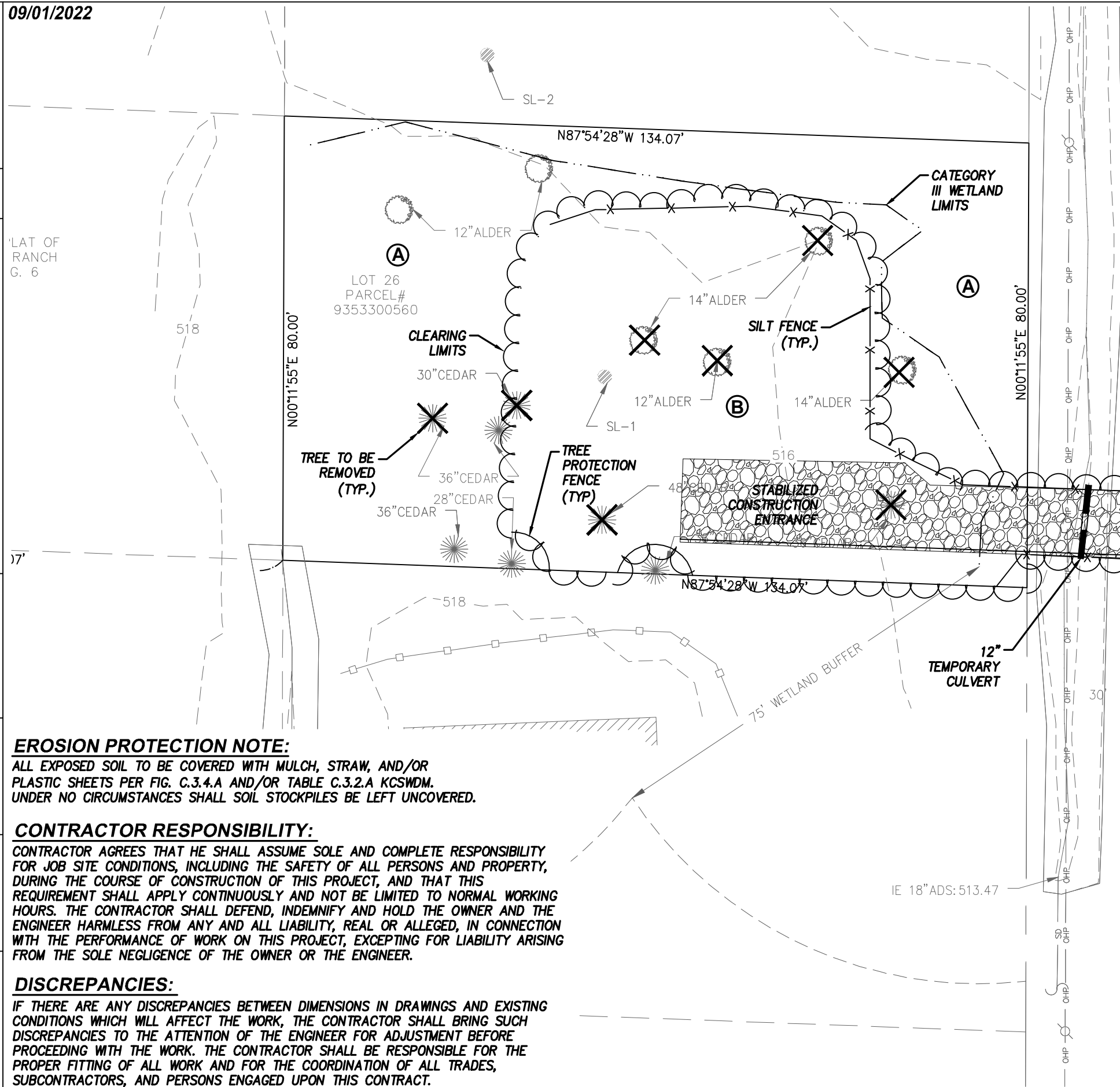
'LAT OF RANCH G. 6

17'

EROSION PROTECTION NOTE:
 ALL EXPOSED SOIL TO BE COVERED WITH MULCH, STRAW, AND/OR PLASTIC SHEETS PER FIG. C.3.4.A AND/OR TABLE C.3.2.A KCSWDM. UNDER NO CIRCUMSTANCES SHALL SOIL STOCKPILES BE LEFT UNCOVERED.

CONTRACTOR RESPONSIBILITY:
 CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

DISCREPANCIES:
 IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.



SCALE 1" = 20'

TESC CONSTRUCTION NOTES:

1. CLEARING LIMITS TO BE ESTABLISHED AT BEGINNING OF CONSTRUCTION.
2. SOIL AND DUFF MATERIALS TO BE STORED AT SOIL STOCKPILE AREA AND WILL BE UTILIZED FOR REPLANTING.

SOIL MANAGEMENT AREAS:

- (A) LEAVE NATIVE SOILS UNDISTURBED
 - (B) STOCKPILE NATIVE SOILS, REAPPLY AFTER GRADING AND CONSTRUCTION, AND AMEND IN PLACE (2,215 SF)
- TOTAL CLEARING LIMITS=4,988 SF



TESC PLAN
 CATHERINE NGUYEN RESIDENCE
 PROJECT # 22526
 WITHIN NE 1/4 SE 1/4 SEC 15, TWN 24N, RGE 07E

Permit Number: **TBD** Parcel Number: 935330-0560 Applicant Name: CATHERINE NGUYEN Site Address: TBD 156TH AVE SE

Engineering Scale: 1" = **20'**

Sheet **2** of **5**



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Critical Areas Approval

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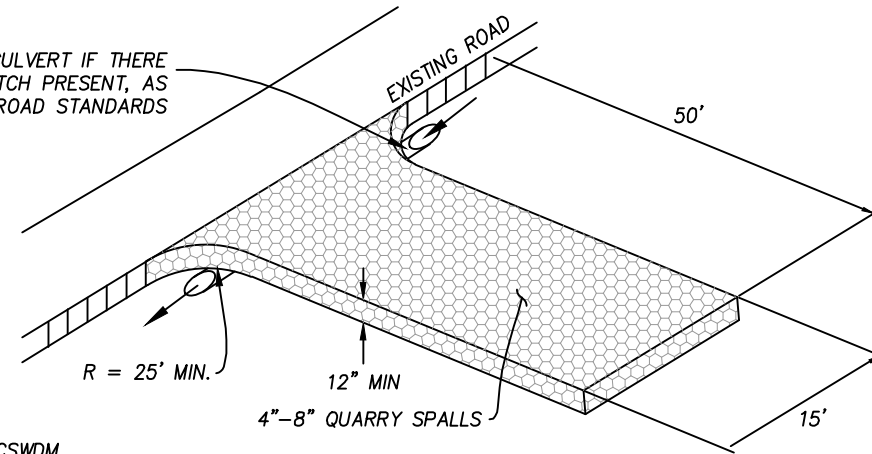
Fire Approval

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INSTALL DRIVEWAY CULVERT IF THERE IS A ROADSIDE DITCH PRESENT, AS PER KING COUNTY ROAD STANDARDS

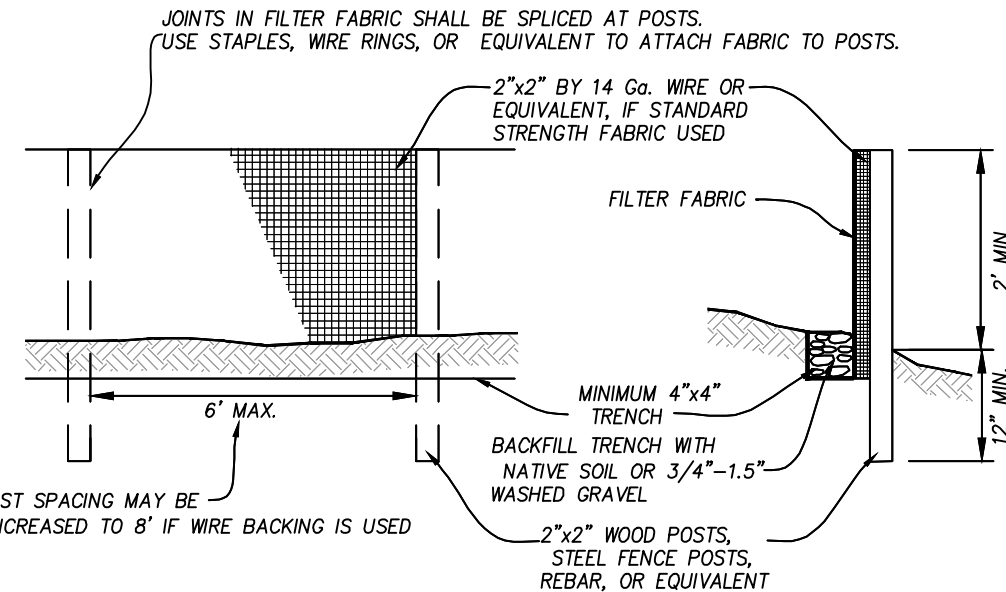


MAINTENANCE PER 2021 KCSWDM

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, A SMALL SUMP MUST BE CONSTRUCTED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP WHERE IT CAN BE CONTROLLED. WASH WATER MUST BE PUMPED BACK ONTO THE SITE AND CAN NOT DISCHARGE TO SYSTEMS TRIBUTARY TO SURFACE WATERS.
4. ANY QUARRY 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.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NO SCALE



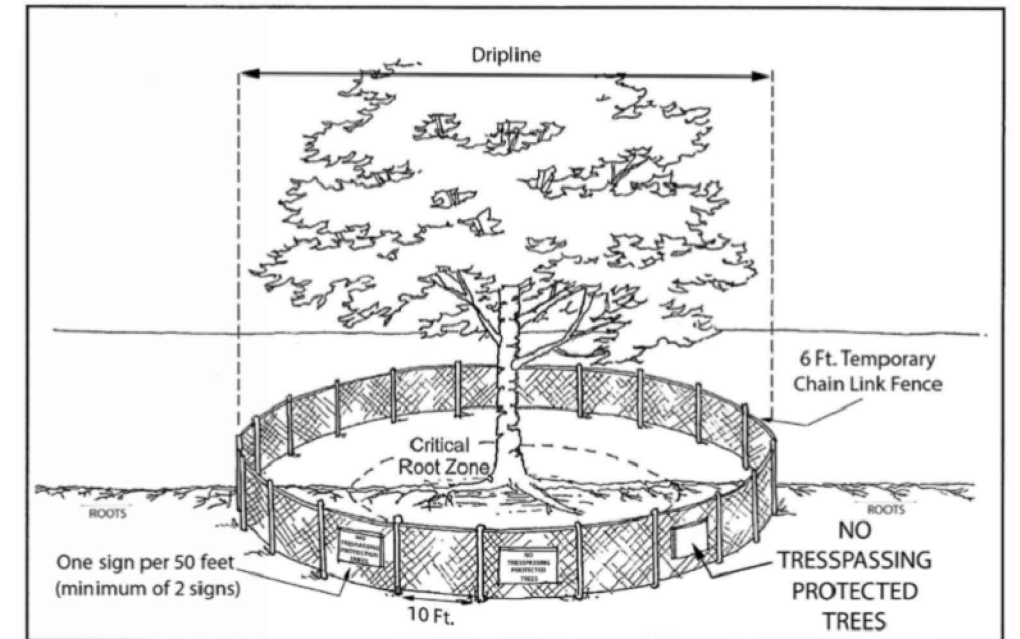
POST SPACING MAY BE INCREASED TO 8' IF WIRE BACKING IS USED

SILT FENCE MAINTENANCE PER 2021 KCSWDM

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 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

SILT FENCE DETAIL

NO SCALE



1. BEFORE GRADING FOR A PROJECT ACTION AND THROUGHOUT CONSTRUCTION, A TEMPORARY CHAIN LINK OR PLASTIC NET FENCE SHALL BE USED TO IDENTIFY THE PROTECTED AREA OF ANY SIGNIFICANT TREE DESIGNATED FOR RETENTION. THE HEIGHT OF THE FENCING SHALL BE ADJUSTED ACCORDING TO THE TOPOGRAPHIC AND VEGETATIVE CONDITIONS OF THE SITE TO PROVIDE CLEAR VISUAL DELINEATION OF THE PROTECTED AREA. THE SIZE OF PROTECTED AREA AROUND THE TREE SHALL BE EQUAL TO ONE FOOT DIAMETER FOR EACH INCH OF TREE TRUNK DIAMETER MEASURED FOUR FEET ABOVE THE GROUND. INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL OR LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE.



TESC DETAILS
CATHERINE NGUYEN RESIDENCE
PROJECT # 22526
WITHIN NE 1/4 SE 1/4 SEC 15, TWN 24N, RGE 07E

Permit Number: **TBD**

Parcel Number: **935330-0560**

Applicant Name: **CATHERINE NGUYEN**

Site Address: **TBD 156TH AVE SE**

Engineering Scale: 1" = **N/A**

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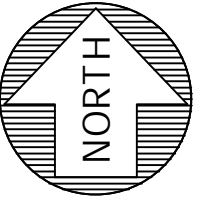
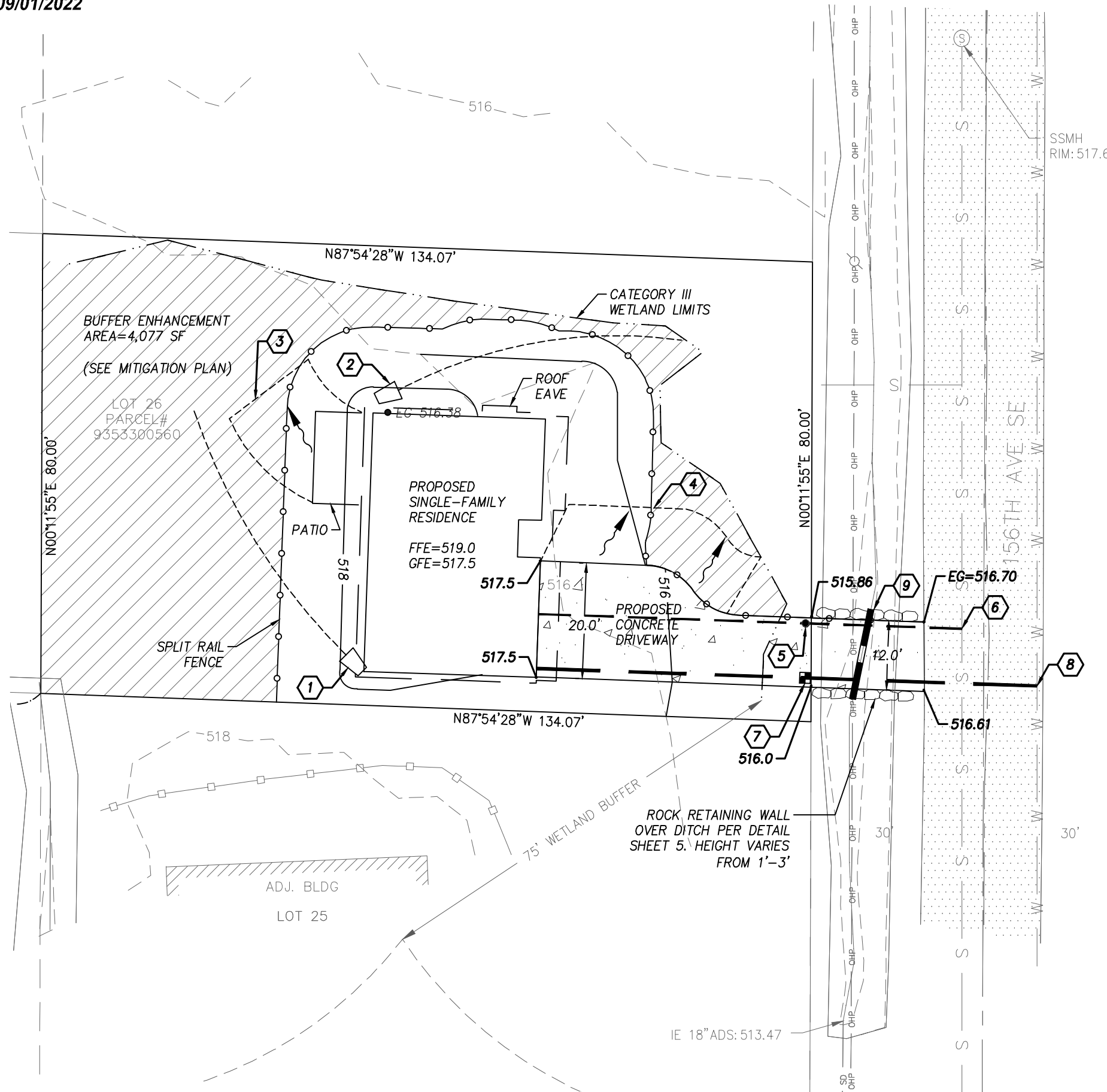
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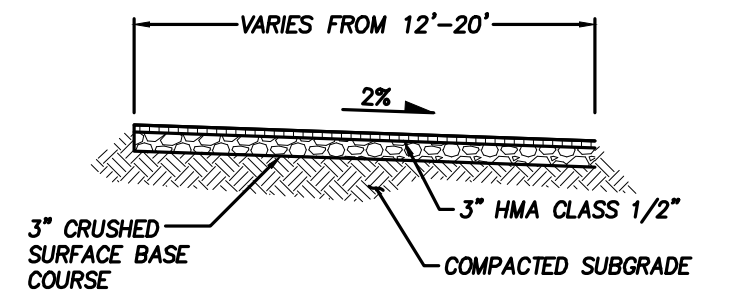
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STORM DRAINAGE & UTILITY KEYNOTES

- 1 SPLASH BLOCK FOR BASIC DISPERSION W/ 50-FOOT FLOW PATH. 700 SF MAX ROOFTOP TRIBUTARY AREA
- 2 SPLASH BLOCK FOR BASIC DISPERSION W/ 50-FOOT FLOW PATH. 700 SF MAX ROOFTOP TRIBUTARY AREA
- 3 DECK AREA TO SHEET FLOW DISPERSE W/ 10-FOOT FLOWPATH
- 4 ON-SITE DRIVEWAY AREA TO SHEET FLOW DISPERSE W/ 10-FOOT FLOW PATH
- 5 SANITARY SEWER CLEANOUT. 6" SIDE SEWER TO PROPERTY LINE.
- 6 CONENCT TO EXSITING CITY OF RENTON 8" SEWER MAIN.
- 7 1" WATER METER AND SERVICE
- 8 CONNECTION TO EXISTING WATER MAIN
- 9 12" CPEP CULVERT
IE (IN)=513.66
IE (OUT)=513.03



PAVED DRIVEWAY SECTION

NTS

FOOTING DRAIN NOTE:

DAYLIGHT FOOTING DRAIN
TO EXISTING GRADE



GRADING AND DRAINAGE PLAN
CATHERINE NGUYEN RESIDENCE

PROJECT # 22526
WITHIN NE 1/4 SE 1/4 SEC 15, TWN 24N, RGE 07E



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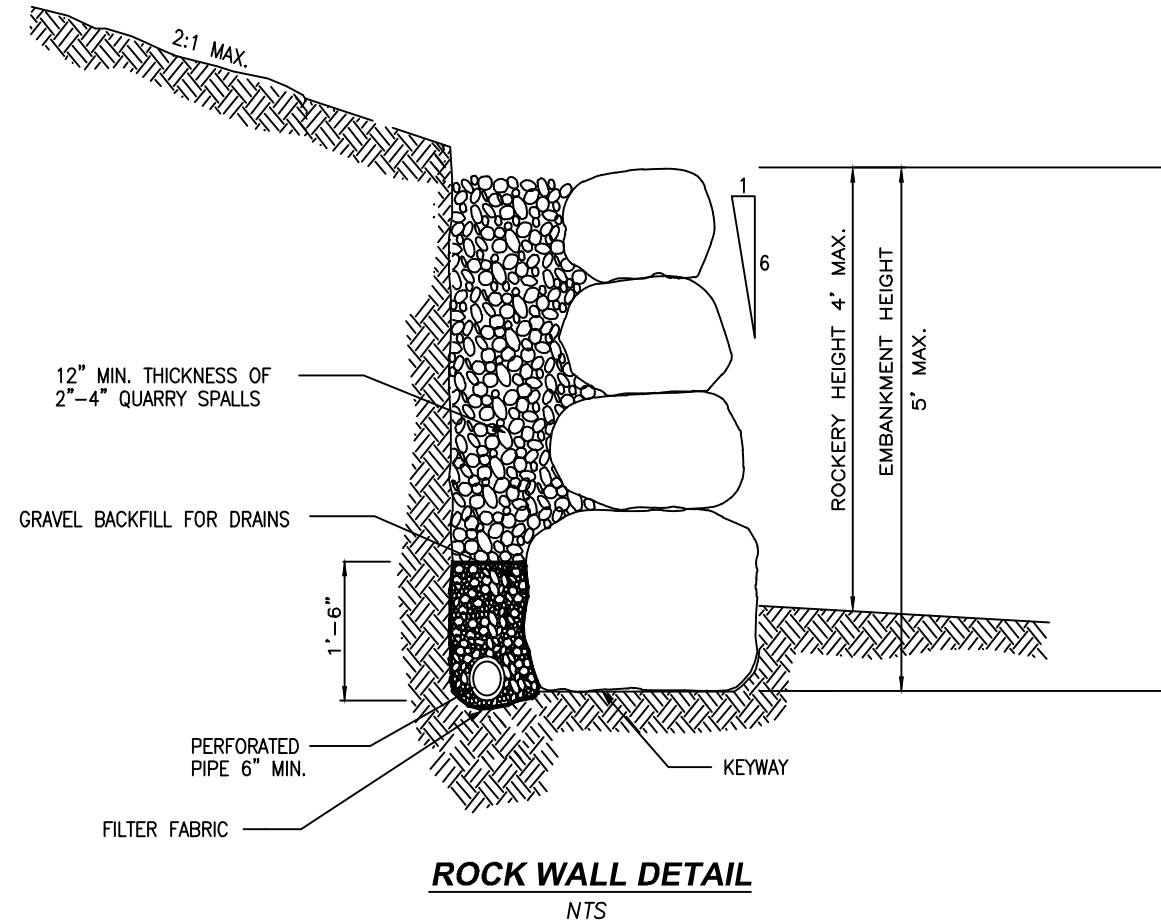


FIGURE C.2.4.D EXAMPLES OF BASIC DISPERSION FOR DRIVEWAYS

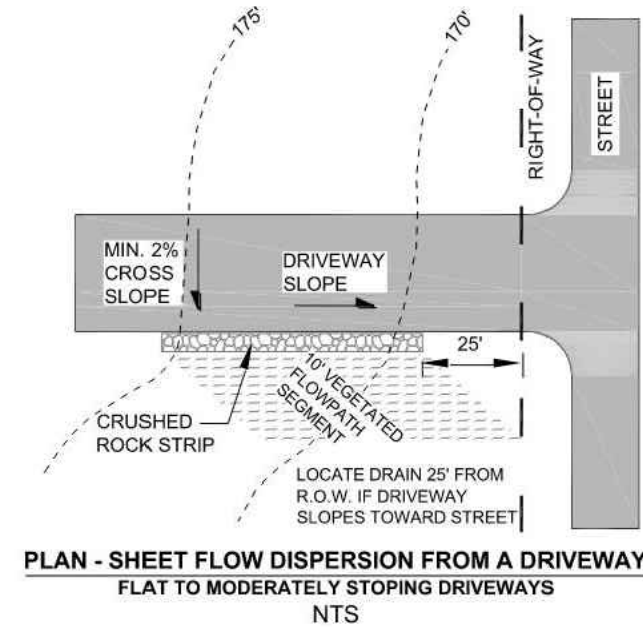
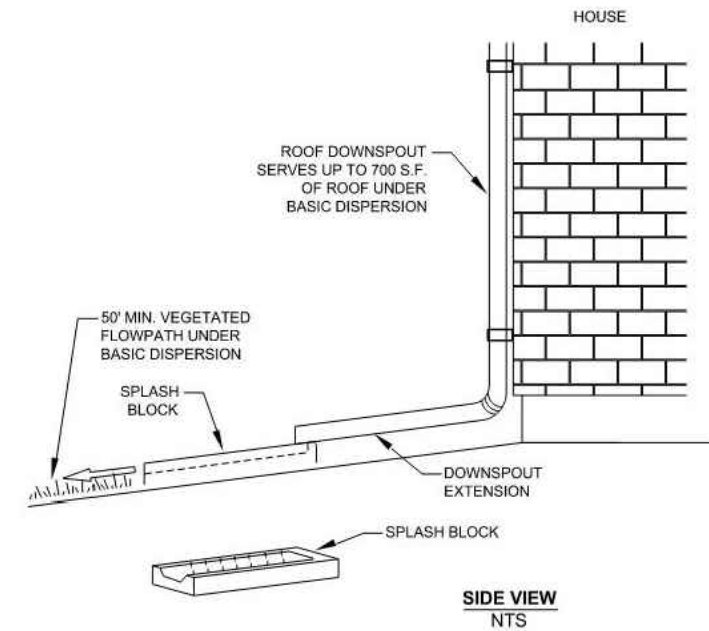


FIGURE C.2.4.A TYPICAL SPLASHBLOCK FOR BASIC DISPERSION



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