



King County

Department of Permitting and Environmental Review

Residential Site Plan Template

Ref: KCC21a.12.030

Max Impervious Surface Allowed _____

Max. Bldg. Height Allowed _____

Ref: KCC21a.12.170

Min Bldg setback from Street _____

Min Garage setback from Street _____

Min. Bldg. Setback from interior _____

Permit Center Validations:

- 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 _____



NOTE:

FINISHED GRADE SHALL SLOPE AWAY FROM STRUCTURE AT A MINIMUM GRADE OF 2% FOR A MINIMUM OF 5 FEET.

IMPERVIOUS CALCULATIONS

SHOP	=	1,785 SF
BARN	=	1,845 SF
PROP. DRIVEWAY	=	6,243 SF
EX. DRIVEWAY	=	2,285 SF
EX. HOUSE	=	1,637 SF
EX. SHEDS	=	836 SF
EX. DECK/PATIO	=	558 SF
TOTAL IMPERVIOUS AREA	=	15,189 SF (5.4%)
MAX IMPERV	=	20%

MOCHARNY ESTATE - OVERALL SITE PLAN

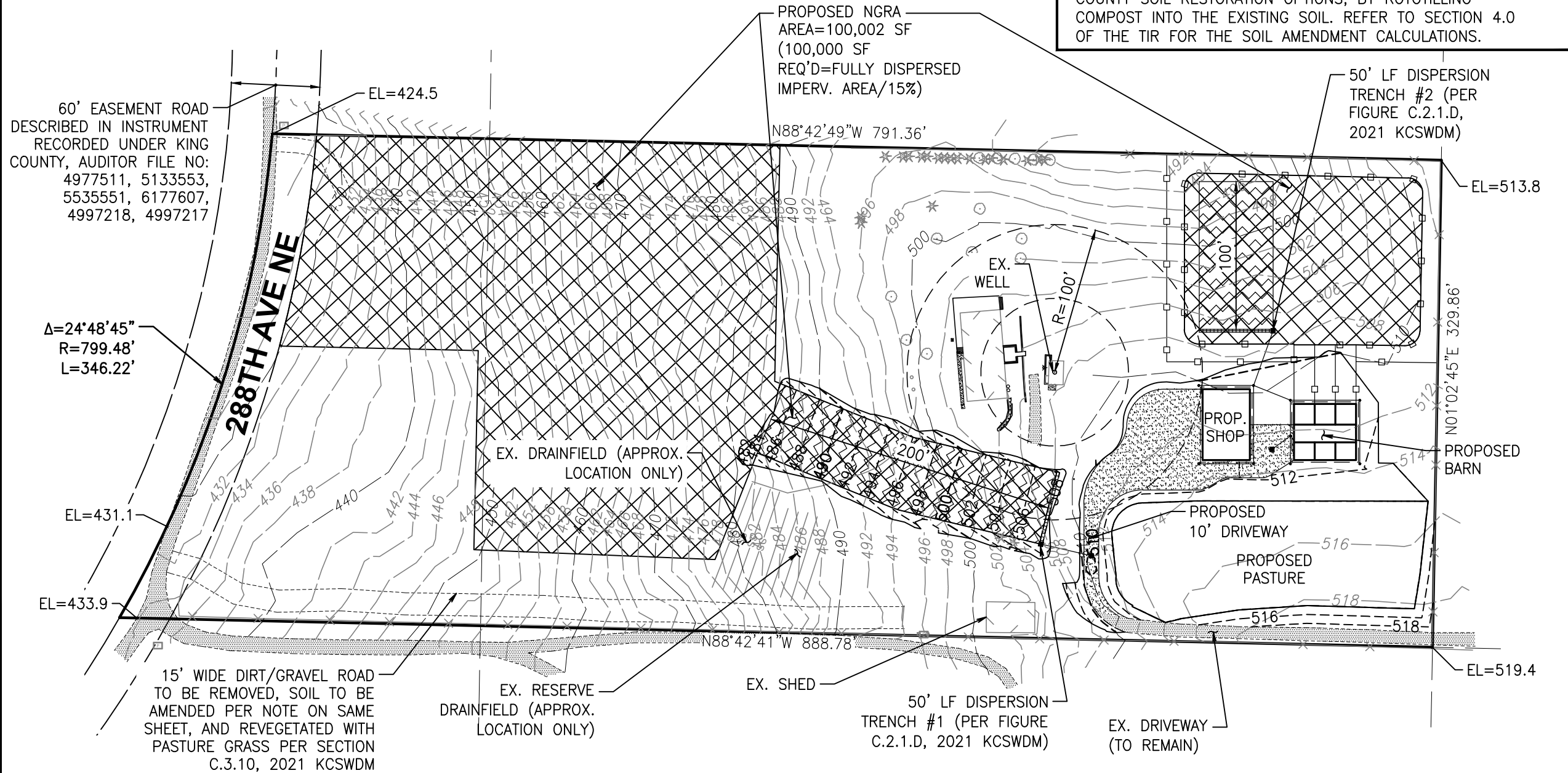
RECORDING # _____ LOT AREA 280,962 SF (6.45 AC)

NOTE:

SEE SHEETS 2 AND 3 FOR DETAILED BLOW UP OF GRADING, ELEVATIONS, SLOPES, BMP SIZING, ETC. FOR SFR AND DRIVEWAY.

SOIL AMENDMENT NOTE:

ALL EXISTING SOILS WITHIN DISTURBED AREAS (EXCLUDING AREAS THAT WILL BE COVERED WITH IMPERVIOUS SURFACES) SHALL BE AMENDED IN PLACE, PER OPTION 2 OF THE KING COUNTY SOIL RESTORATION OPTIONS, BY ROTOTILLING COMPOST INTO THE EXISTING SOIL. REFER TO SECTION 4.0 OF THE TIR FOR THE SOIL AMENDMENT CALCULATIONS.



Permit Number: ADDC24-0648

Parcel Number: 192507-9017

Applicant Name: ILYA MOCHARNY

Site Address: 2535 291ST AVE NE

Engineering

Scale: 1" = 80'

Sheet 1 of 6



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Fire Approval

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NOTE:

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IMPERVIOUS CALCULATIONS

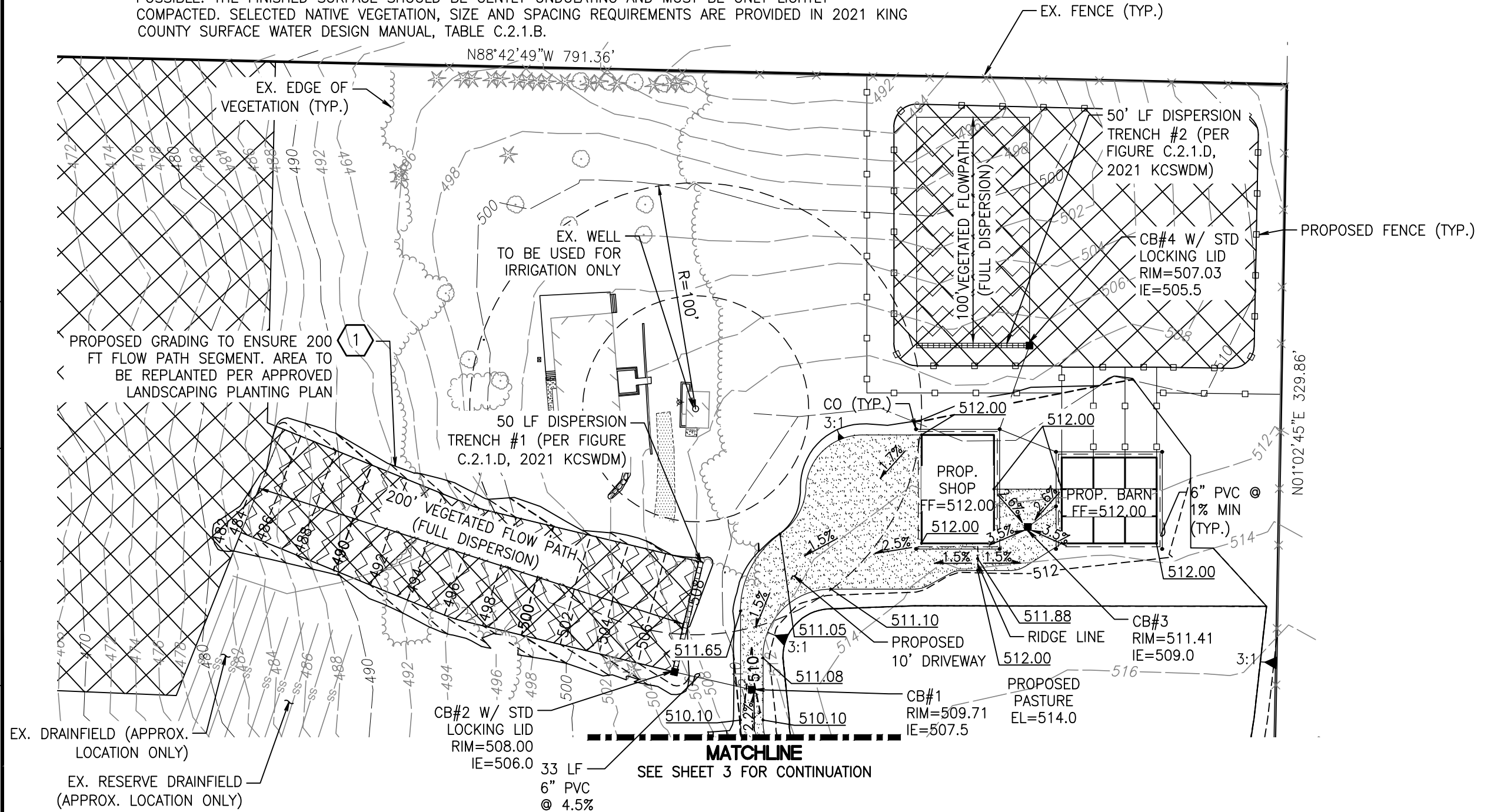
SHOP	=	1,785 SF
BARN	=	1,845 SF
PROP. DRIVEWAY	=	6,243 SF
EX. DRIVEWAY	=	2,285 SF
EX. HOUSE	=	1,637 SF
EX. SHEDS	=	836 SF
EX. DECK/PATIO	=	558 SF
TOTAL IMPERVIOUS AREA	=	15,189 SF (5.4%)
MAX IMPERV	=	20%

MOCHARNYY ESTATE - GRADING AND DRAINAGE PLAN (NORTH)

RECORDING # _____ LOT AREA 280,962 SF (6.45 AC)

CONSTRUCTION KEYNOTE:

1 SHEETFLOW FOR FULL DISPERSION. ALL DISTURBED NATIVE VEGETATED FLOW PATH AREAS SHALL BE REVEGETATED AND DECOMPACTED PER 2021 KCSWDM SECTION C.2.1.8 UNDERLYING SOILS MUST BE BROKEN UP TO A DEPTH OF 18 INCHES. THIS CAN BE ACCOMPLISHED BY EXCAVATION OR RIPPING WITH EITHER A BACKHOE EQUIPPED WITH A BUCKET WITH TEETH, OR A RIPPER TOWED BEHIND A TRACTOR. AT LEAST 4 INCHES OF WELL-DECOMPOSED COMPOST MUST BE TILLED INTO THE BROKEN UP SOIL AS DEEPLY AS POSSIBLE. THE FINISHED SURFACE SHOULD BE GENTLY UNDULATING AND MUST BE ONLY LIGHTLY COMPACTED. SELECTED NATIVE VEGETATION, SIZE AND SPACING REQUIREMENTS ARE PROVIDED IN 2021 KING COUNTY SURFACE WATER DESIGN MANUAL, TABLE C.2.1.B.



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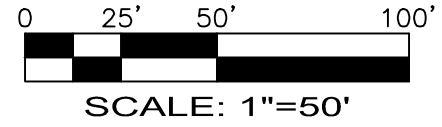
Engineering

Scale: 1" = 50'

Sheet 2 of 6



King County
Department of Permitting
and Environmental Review



NOTE:
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AWAY FROM STRUCTURE AT A
MINIMUM GRADE OF 2% FOR
A MINIMUM OF 5 FEET.

IMPERVIOUS CALCULATIONS	
SHOP	= 1,785 SF
BARN	= 1,845 SF
PROP. DRIVEWAY	= 6,243 SF
EX. DRIVEWAY	= 2,285 SF
EX. HOUSE	= 1,637 SF
EX. SHEDS	= 836 SF
EX. DECK/PATIO	= 558 SF
TOTAL IMPERVIOUS AREA	= 15,189 SF (5.4%)
	MAX IMPERV = 20%

**MOCHARNYY ESTATE - GRADING AND
DRAINAGE PLAN (SOUTH)**

RECORDING # _____ LOT AREA 280,962 SF (6.45 AC)

SOIL AMENDMENT NOTE:
ALL EXISTING SOILS WITHIN DISTURBED AREAS (EXCLUDING
AREAS THAT WILL BE COVERED WITH IMPERVIOUS SURFACES)
SHALL BE AMENDED IN PLACE, PER OPTION 2 OF THE KING
COUNTY SOIL RESTORATION OPTIONS, BY ROTOTILLING
COMPOST INTO THE EXISTING SOIL. REFER TO SECTION 4.0
OF THE TIR FOR THE SOIL AMENDMENT CALCULATIONS.

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Max. Bldg. Height Allowed _____

Ref: KCC21a.12.170

Min Bldg setback from Street _____

Min Garage setback from Street _____

Min. Bldg. Setback from interior _____

Permit Center Validations:

- Zoning
- Site Review Not Applicable

Validated Signature _____

Login Initials _____ Date _____

Engineering / Drainage Approval

Signature _____

Date _____

Critical Areas Approval

Signature _____

Date _____

Clearing / Grading Approval

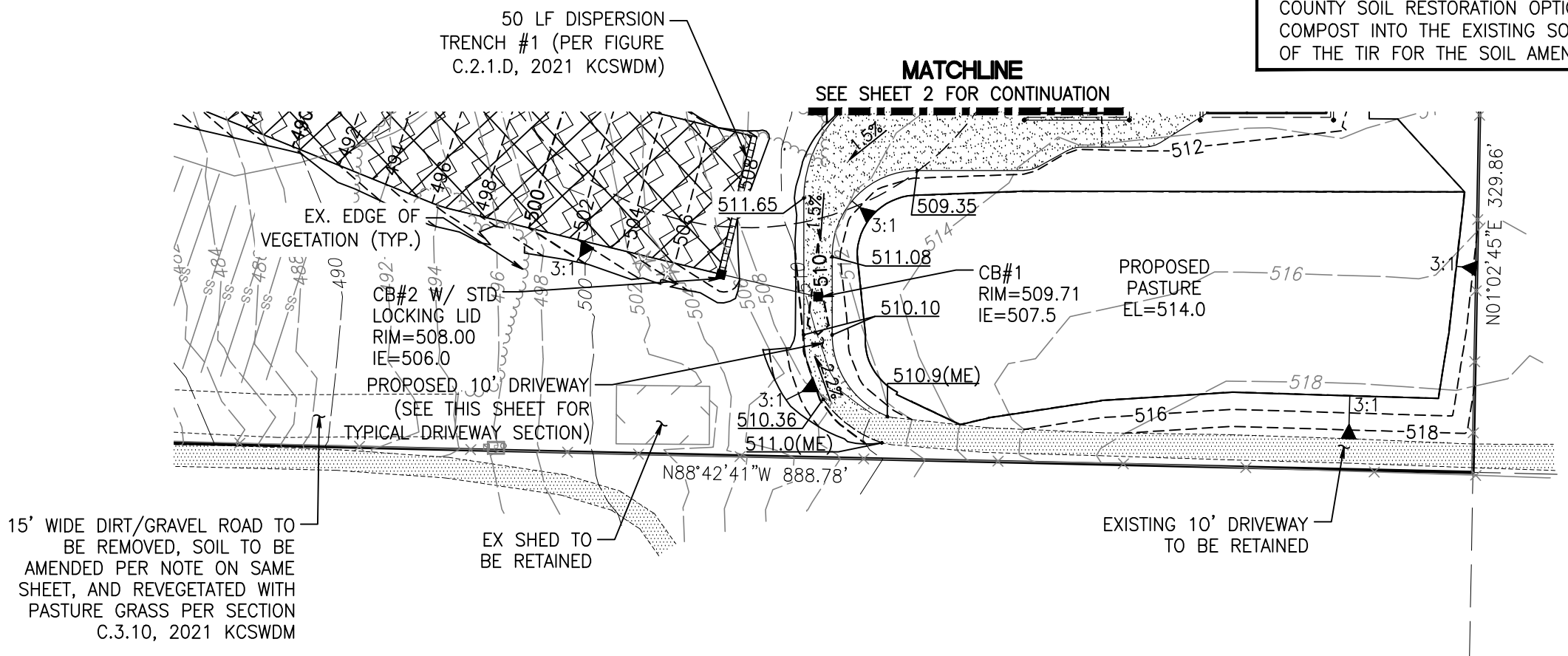
Signature _____

Date _____

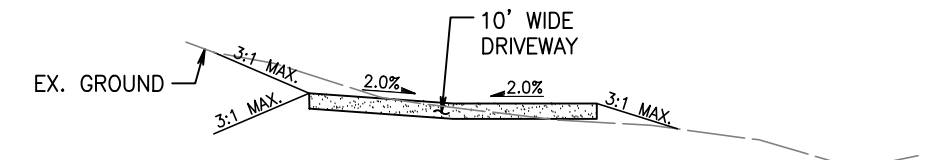
Fire Approval

Signature _____

Date _____



15' WIDE DIRT/GRAVEL ROAD TO
BE REMOVED, SOIL TO BE
AMENDED PER NOTE ON SAME
SHEET, AND REVEGETATED WITH
PASTURE GRASS PER SECTION
C.3.10, 2021 KCSWDM



TYPICAL DRIVEWAY SECTION
N.T.S. (LOOKING WEST)

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King County
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Residential TESC Plan Template

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 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.

Engineering / Drainage Approval

Signature _____

Date _____

Clearing / Grading Approval

Signature _____

Date _____

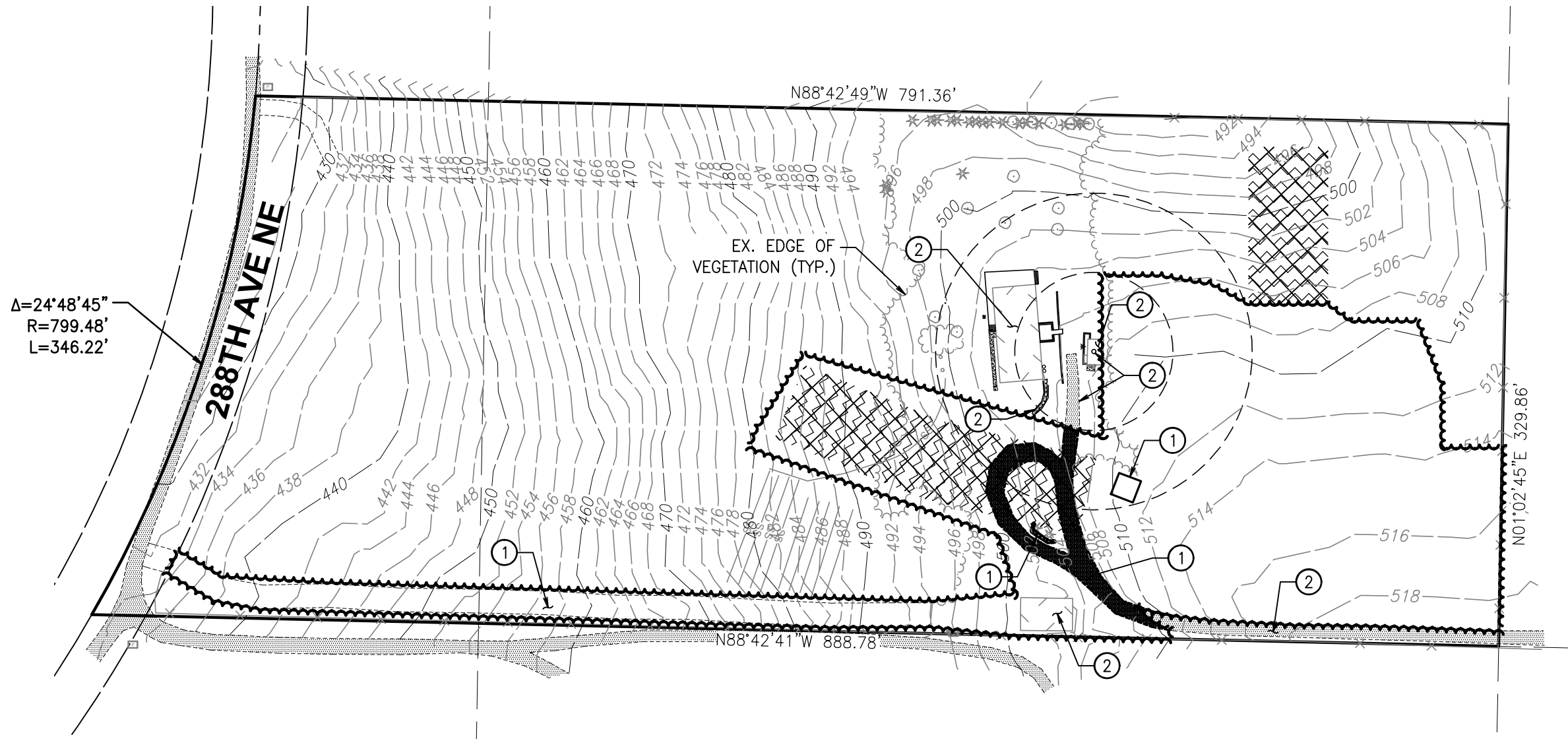


DEMOLITION KEYNOTES:

- ① TO BE REMOVED
- ② TO REMAIN

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MOCHARNY ESTATE - DEMO PLAN
RECORDING # _____ LOT AREA 280,962 SF (6.45 AC)



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NOTE:
TOTAL BOARD FEET OF TREE REMOVAL IS ESTIMATED AT 10,000 BOARD FEET.

Permit Number: ADDC24-0648

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Engineering
Scale: 1" = 80'

Sheet 4 of 6



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Residential TESC Plan Template

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Engineering / Drainage Approval

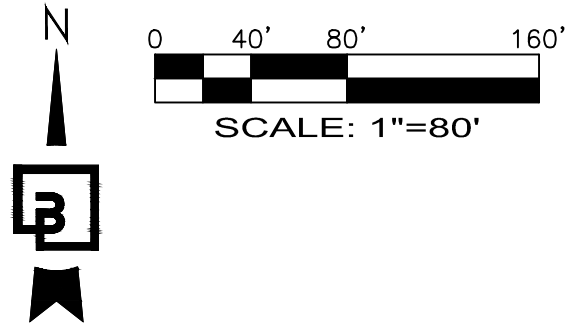
Signature _____

Date _____

Clearing / Grading Approval

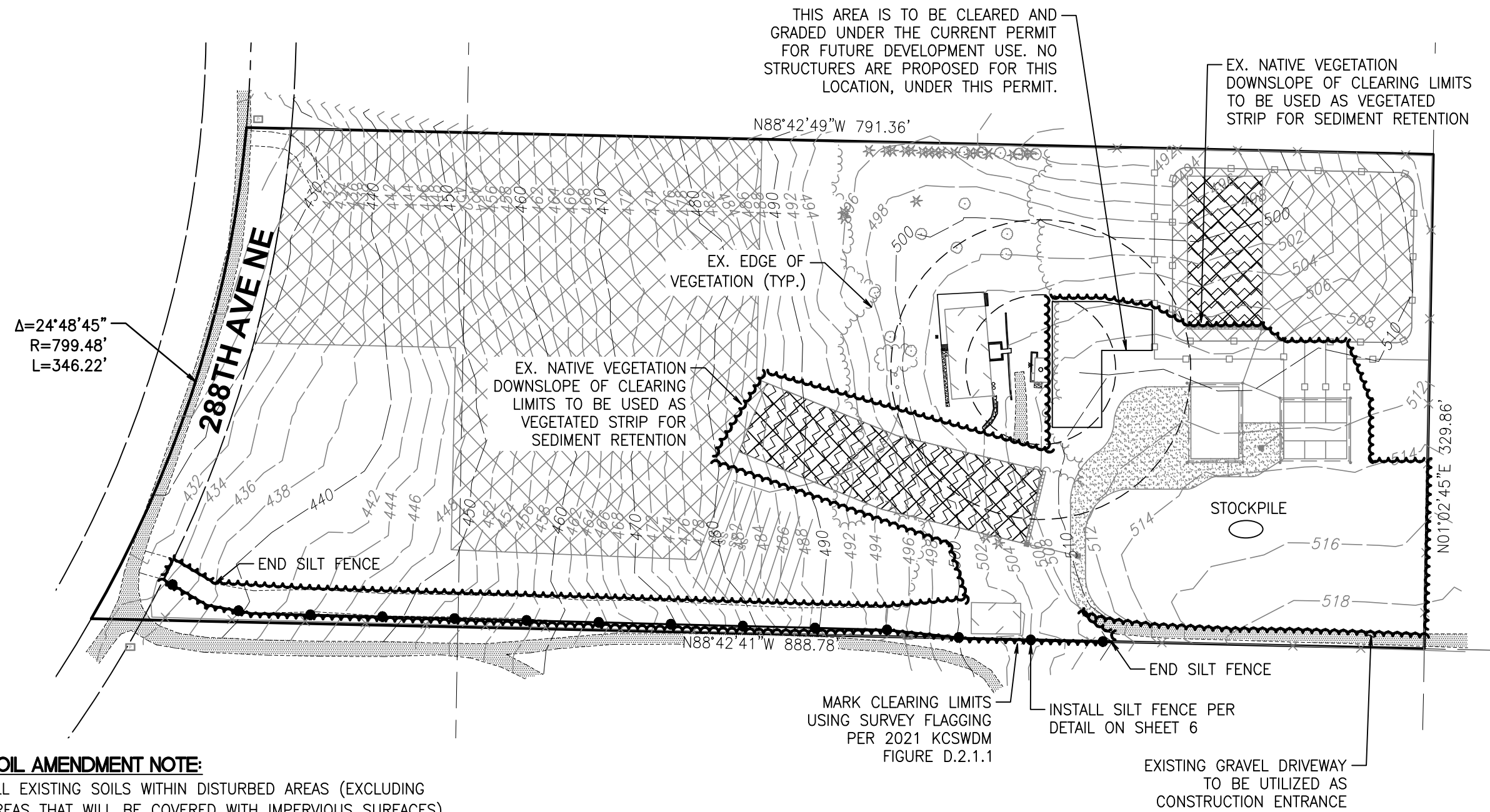
Signature _____

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Engineering
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Sheet 5 of 6

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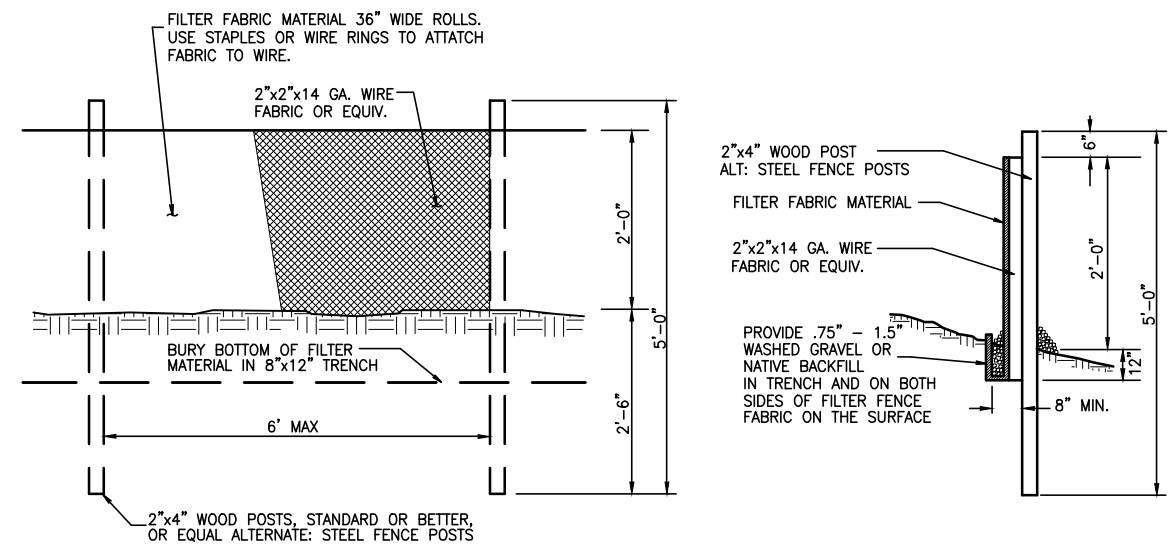
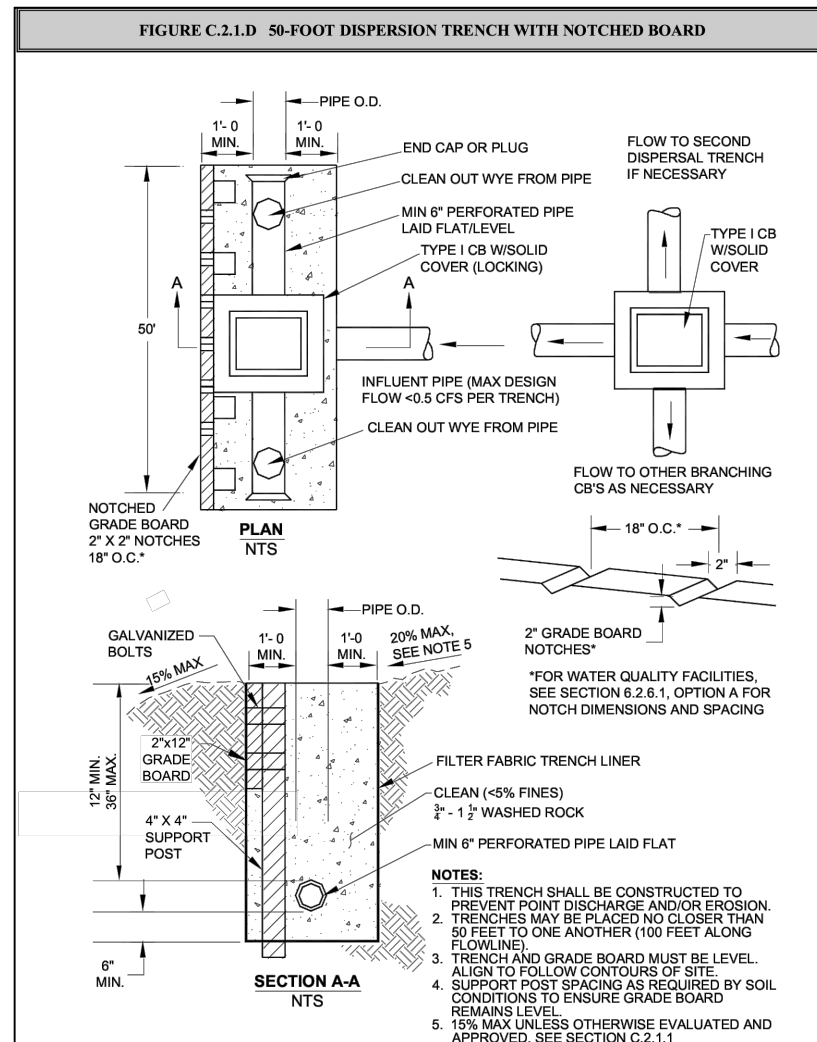
Date _____

Fire Approval

Signature _____

Date _____

MOCHARNY ESTATE - DETAIL SHEET
RECORDING # _____ LOT AREA 280,962 SF (6.45 AC)



- 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.