



SIDHU SHORT PLAT
FILE NO.: SUB 21-0029

PRELIMINARY SHORT PLAT MAP

KAMALJIT SINGH

3442 SOUTH 164TH STREET
SEATAC, WASH. 98188

RECORDING NO.

VOL./PAGE

PORTION OF
N.W. 1/4 of N.W. 1/4, S. 27 T.23 N., R. 4 E.W.M.

LEGEND

- DENOTES REBAR WITH CAP
SET L.S. 30429, UNLESS OTHERWISE NOTED.

BUILDING SETBACKS

B.S.B.L. = BUILDING SETBACK LINE
FRONT YARD = 20'
REAR YARD = 15'
SIDE YARD = 5'

REFERENCES:

- KING COUNTY ASSESSORS MAP
- PLAT OF MCMICKEN HEIGHTS, DIV. 2, BY JAN. 1927, BY GARDNER, GARDNER AND FISCHER, INC., ENGINEERS, ON FILE AT THE KING COUNTY ASSESSORS OFFICE.
- PLAT OF MCMICKEN HEIGHTS, DIV. 2, BY JAN. 1929, BY GARDNER, GARDNER AND FISCHER, INC., ENGINEERS, ON FILE AT THE KING COUNTY ASSESSORS OFFICE.
- SHORT PLAT REC. NO. 20071102900015

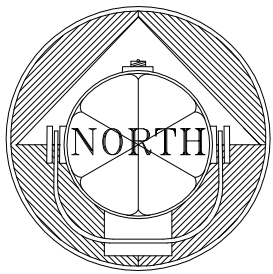
BASIS OF BEARING

SHORT PLAT REC. NO. 20071102900015
MONUMENTED CENTERLINE OF S. 164TH ST.
BEARING N88°43'50"W

HORIZONTAL DATUM - ASSUMED

VERTICAL DATUM:

BASED ON GPS OBSERVATION UTILIZING THE WASHINGTON STATE D.O.T. SURVEY MONUMENT DATA BASE HOLDING
W.S.D.O.T. MON. I.D. NO. 3172, N=172602.142, E=1280250.848
ELEV. = 363.779' (N.A.V.D. 88) U.S. FOOT AND
W.S.D.O.T. MON. I.D. NO. 3700, N=173286.205, E=1283697.147
ELEV. = 184.045' (N.A.V.D. 88) U.S. FOOT



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

NOTES

- EQUIPMENT USED: TOPCON QS ROBOTIC TOTAL STATION AND TOPCON GR5 RTK/GPS
- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH THE FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TRAVERSE STANDARDS CONTAINED IN W.A.C. 332-130-090. ALL MEASUREMENTS WERE MADE WITH A TOPCON QS ROBOTIC TOTAL STATION IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S SPECIFICATIONS.
- IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON (R.C.W.) 58.09 AND THE WASHINGTON ADMINISTRATIVE CODE (W.A.C.) 332-130, THIS SURVEY MAY DEPICT OCCUPATIONAL INDICATORS THAT DIFFER FROM THE DEEDED LOT LINES. THESE INDICATORS, IF AT ALL PRESENT, MAY REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT PURPORT TO RESOLVE SUCH ITEMS.

SURVEYOR'S NOTE:

ANY DISCREPANCY (BOUNDARY HIATUS; OVERLAPPING BOUNDARY OR PHYSICAL APPURTENANCE, SUCH AS A FENCE ENCROACHMENT) SHALL BE DISCLOSED IN A TITLE REPORT PREPARED BY A TITLE INSURER AND ISSUED AFTER THE FILING OF THE FINAL PLAT OR SHORT PLAT, PER RCW 58-17-255.

NOTE 1:

A PRIVATE ACCESS AND UTILITY EASEMENT OVER, UNDER AND UPON LOTS 1 AND 2 AS ILLUSTRATED ON THIS SHEET, IS GRANTED AND CONVEYED TO THE OWNER(S) OF LOT 3, HIS/HER/THEIR SUCCESSORS AND ASSIGNS UPON THE RECORDING OF THE FINAL SHORT PLAT. THE OWNERS OF LOTS 1 AND 2 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THOSE PORTIONS OF THE PRIVATE ACCESS AND UTILITIES WITHIN SAID EASEMENT BENEFITING THEIR LOT.

FOUND CASE MON.
DEC. 2021. ACCEPTED
AS UNRECORDED PLAT MON.

FOUND CASE MON.
DEC. 2021. ACCEPTED
AS UNRECORDED PLAT MON.



12/09/2021

PRELIMINARY

Olympic
Surveying LLC

19512 94TH STREET EAST
BONNEY LAKE, WASHINGTON 98391
PH (206) 396-2022

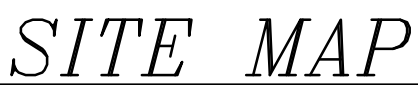
JAYBABCOCK@COMCAST.NET

LAND SURVEYING
PROJECT MANAGEMENT
LAND PLANNING

| | | |
|---------------------------|---------------------------|------------------------------------|
| DWN. BY JAY B. | DATE 12/09/2021 | JOB NO. KAMAL SHORT PLAT |
| CHKD. BY JAY B. | SCALE 1" = 30' | SHEET 2 OF 2 |

SIDHUBUI S. 164TH SHORT PLAT

THE NW 1/4 OF OF THE NW 1/4 OF SECTION 27, T23N, R4E, WM, IN KING COUNTY, WA

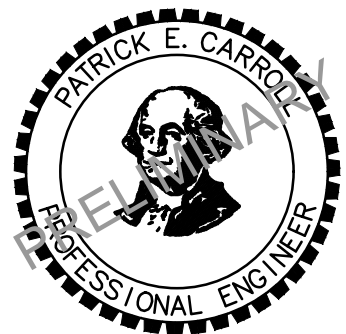


THE UNDERGROUND UTILITIES AS SHOWN ARE AS MARKED AT THE TIME OF THE SURVEY. UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES. UNUSUAL LOCATIONS, BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS AND NOT ALL UTILITIES MAY BE SHOWN ON ANY SHEET. CONTRACTOR TO REFER TO SURVEYORS TOPOGRAPHIC SURVEY, BY PROJECT NUMBER, FOR UTILITIES NOT SHOWN ON ANY SHEET. DETAILS: CONTRACTOR SHALL VERIFY PRESENCE, LOCATION, DEPTH & SLOPE OF ANY AND ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT ONE CALL.

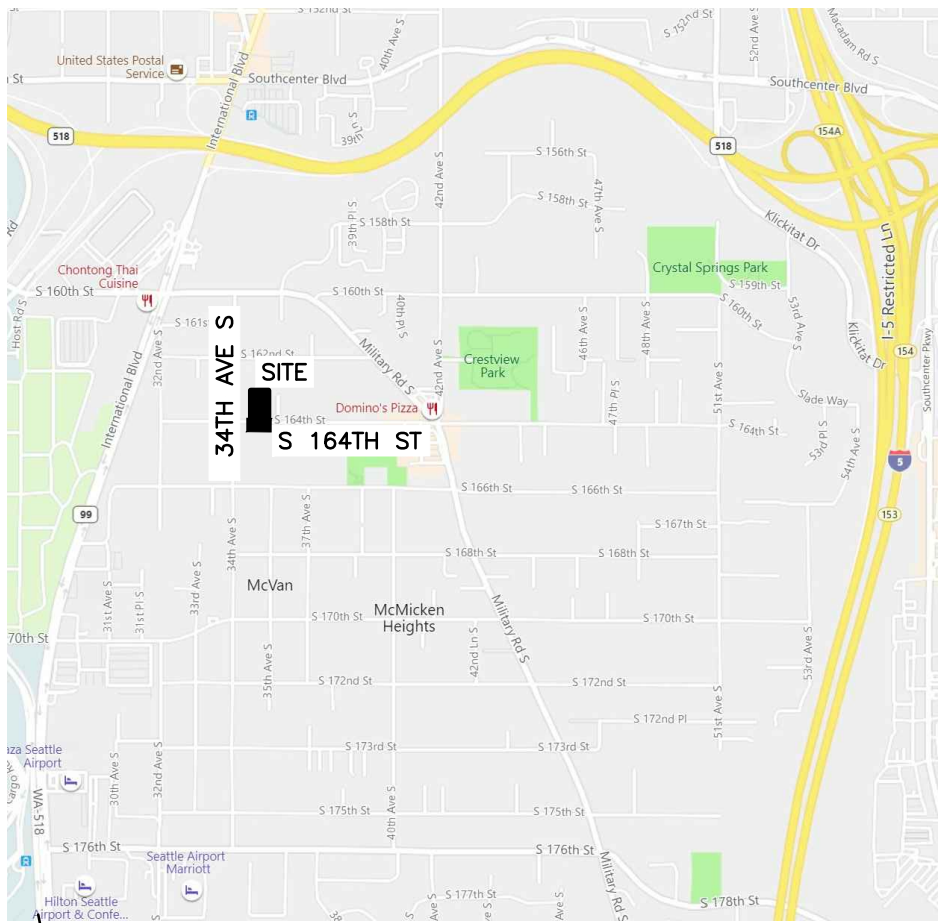


CALL 48 HOURS
BEFORE YOU DIG!
1-800-424-5555

EASEMENT ACROSS LOT 1 & 2
3,670 SF 0.08± Ac



COVER SHEET
SIDHUBUI SHORT PLAT
S. 164TH STREET SHORT PLAT
3442 S. 164TH STREET



VICINITY MAP _{-NTS-}

STREETS, STORM & PLAT – CITY OF SEATAC
SANITARY – VALLEY VIEW SEWER DISTRICT
WATER – HIGHLINE WATER DISTRICT
FIRE – PUGET SOUND REGIONAL FIRE AUTHORITY

PUGET SOUND REGIONAL FIRE AUTHORITY - 253-586-4300
 PUGET SOUND ENERGY - 1-888-321-7779
 PUGET SOUND ENERGY - GAS - 1-888-321-7779
 VALLEY VIEW SEWER DISTRICT - 206-242-3236
 HIGHLINE WATER DISTRICT - 206-824-0375

| SHT No. | SHEET DESCRIPTION |
|---------|----------------------|
| C-01 | COVER SHEET |
| C-02 | SITE PLAN |
| C-03 | STORM PLAN |
| C-04 | SANITARY PLAN |
| C-05 | WATER PLAN |
| C-06 | CONSTRUCTION NOTES |
| T-1 | TRAFFIC CONTROL PLAN |

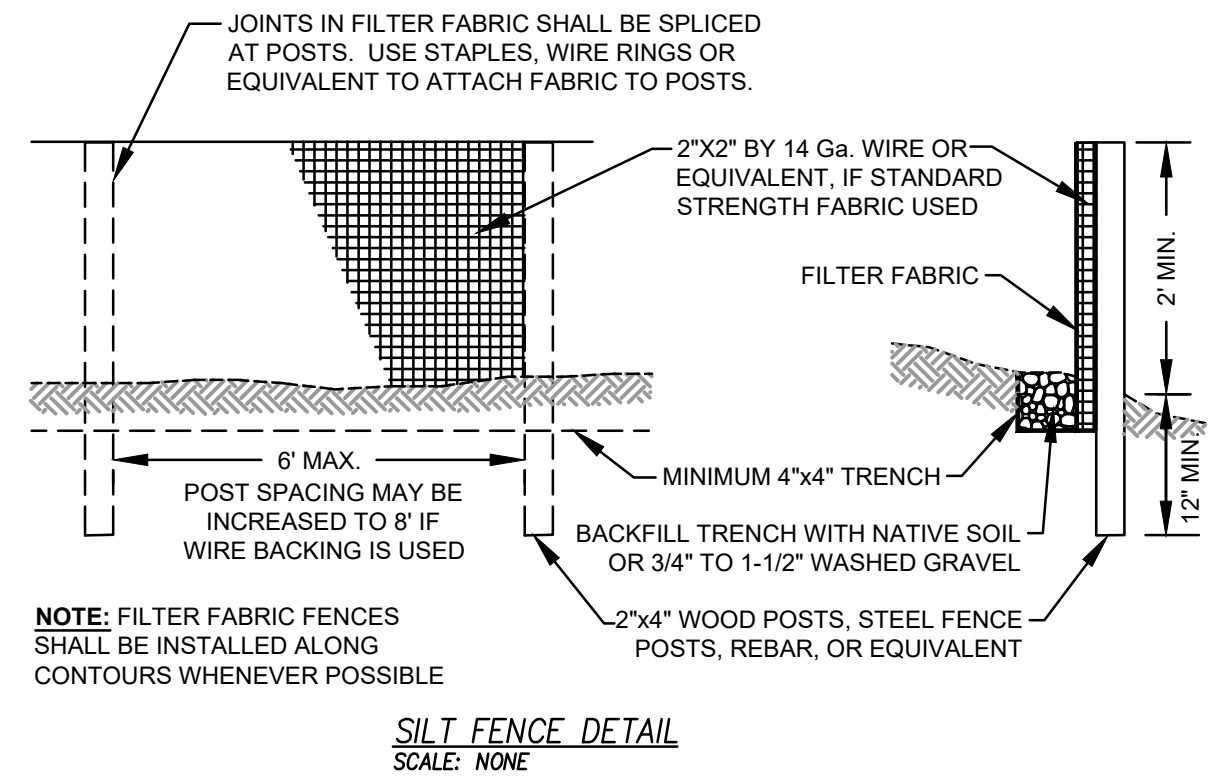
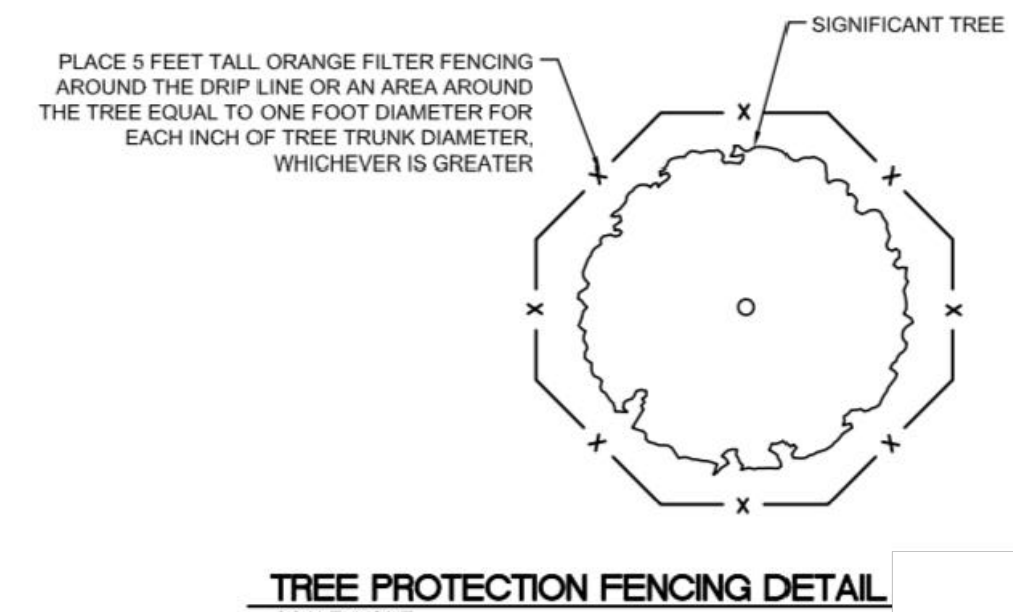
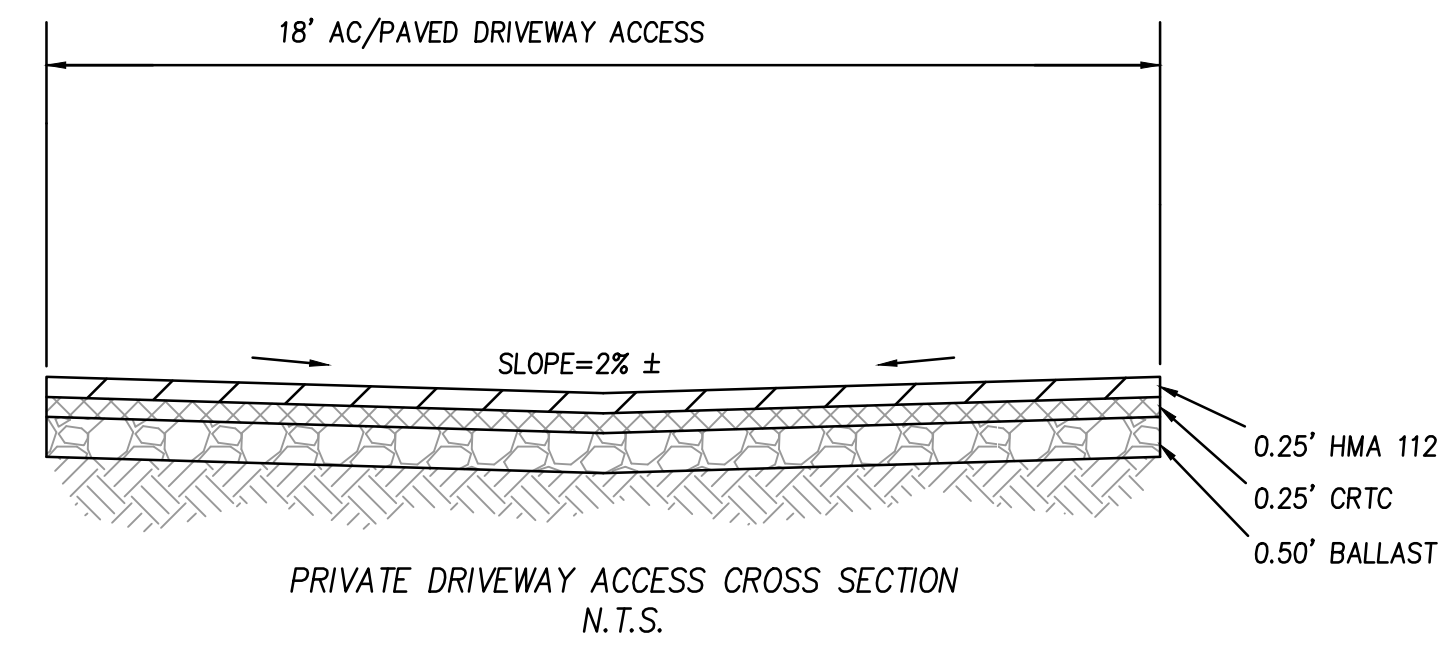
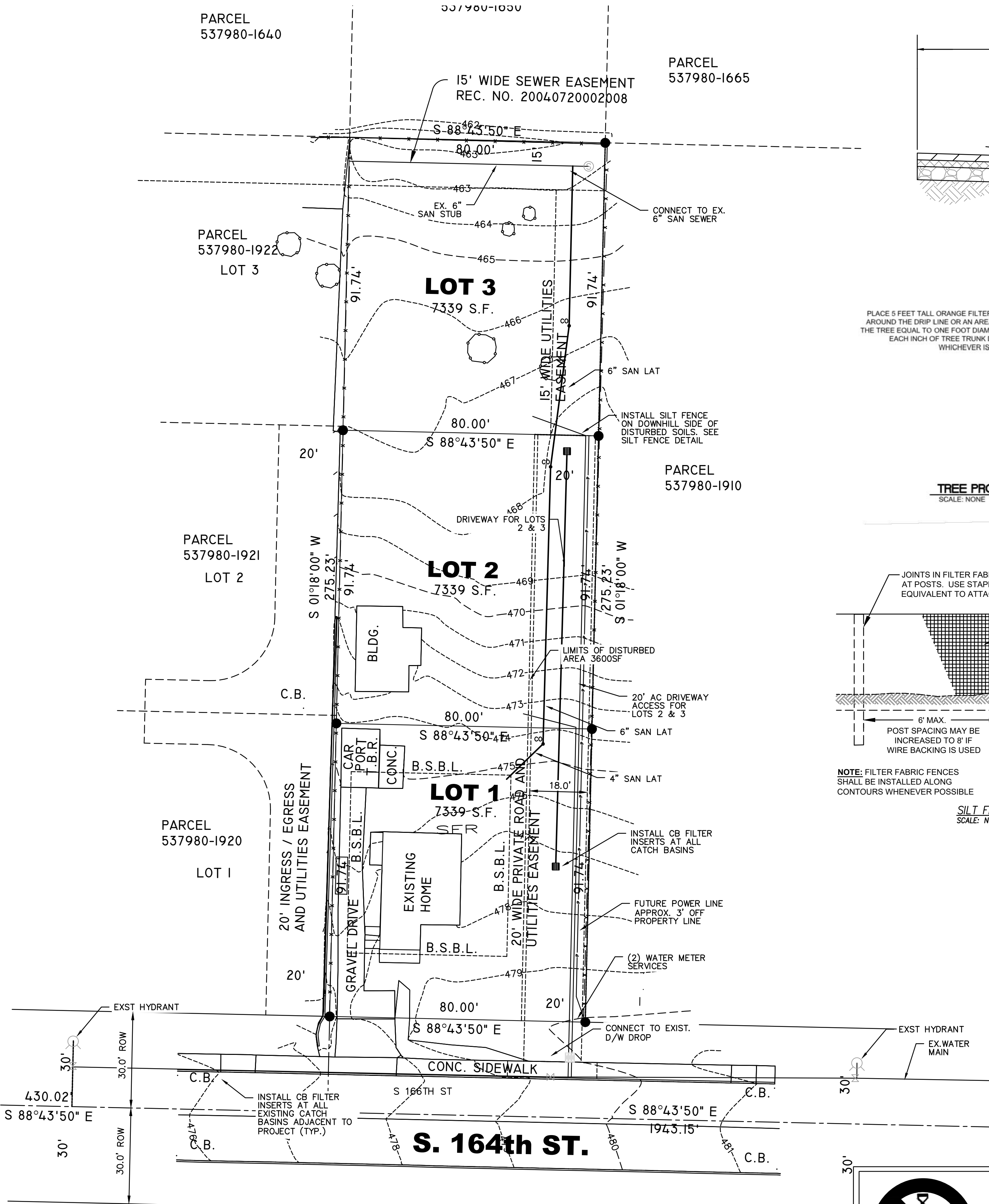
C-01

1 OF 6

21-1381 164th KL01 COVER

LEGEND

- SS SANITARY SEWER MANHOLE
- UNDERGROUND SEWER MAIN
- SD STORM DRAIN MANHOLE
- SD STORM DRAIN CATCH BASIN
- UNDERGROUND STORM MAIN
- EX. CULVERT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER MAIN PAINTMARKS
- GAS METER
- GAS VALVE
- GAS MAIN-PAINTMARKS
- POWER METER
- CABLE TV RISER
- UTILITY POLE ANCHOR
- UTILITY POLE
- UTILITY POLE AND TRANSFORMER
- POWER POLE WITH DROP&LIGHT
- OVERHEAD POWER
- EXISTING SIGN
- TELEPHONE RISER
- MAIL BOX
- GATE POLE
- WOOD FENCE (WDF)
- WIRE FENCE (WF)
- WOOD RETAINING WALL
- BLOCKS RETAINING WALL
- CONCRETE RETAINING WALL
- LIMITS OF DISTURBED AREA
- PAVEMENT
- GRAVEL
- CONCRETE
- SFR SINGLE FAMILY RESIDENTIAL
- FUTURE FRONTAGE PAVING
- FUTURE PLANTER STRIP
- ORANGE TREE PROTECTION FENCE
- SILT FENCE



SOIL TYPE: SOILS FOR DESIGN ARE DESIGNATED AS COARSE SAND. SOILS TESTED DEC. 2021 0"-48+" COARSE SAND W/ NO SILT. NO WATER INDICATORS ENCOUNTERED.

LOT SIZE =22,018 SF

EXISTING IMPERVIOUS AREA:
EX. HOUSE/DRIVEWAY/WALKWAY = 1,728 SF

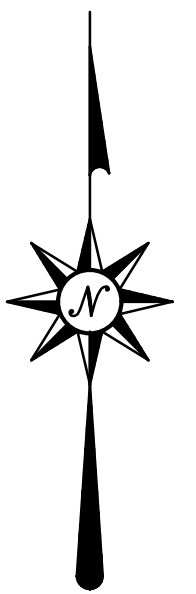
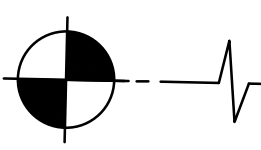
NEW IMPERVIOUS AREA:
PROPOSED ACCESS DRIVEWAY = 3,530 SF

AREA DISTURBED FOR ACCESS DRIVEWAY AND UTILITY INSTALLATION = 3,670 SF

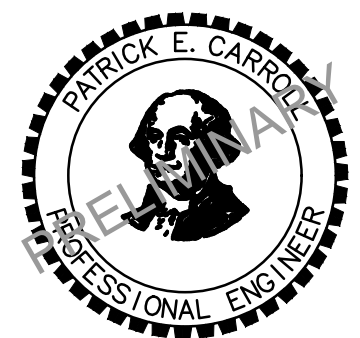
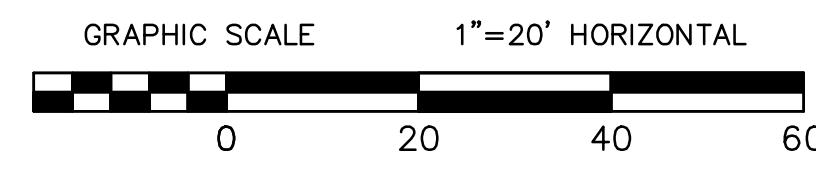
TRENCH EXCAVATION:
230 CY CUT/FILL FOR UTILITY TRENCH

DRIVEWAY SECTION
EXCAVATION IS 200 CY TO BE REMOVED AND USED ONSITE WHERE POSSIBLE. IMPORT 200 CY OF MATERIAL FOR ROAD CONSTRUCTION.

SOIL AMENDMENT AREA:
AREA REQUIRING SOIL AMENDMENT = 140 SF
AMENDMENT OPTION #1 - AMEND IN PLACE
REQUIRED IMPORTED COMPOST=140x6.17 CY = 1 CY REQ'D.

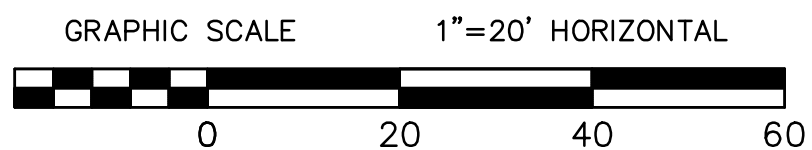


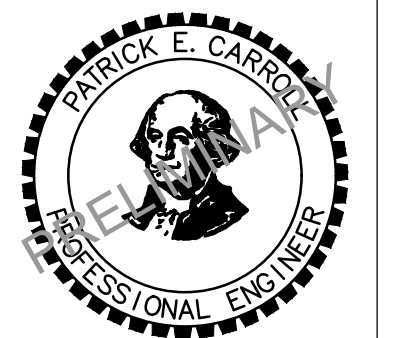
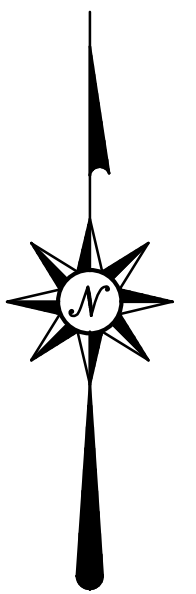
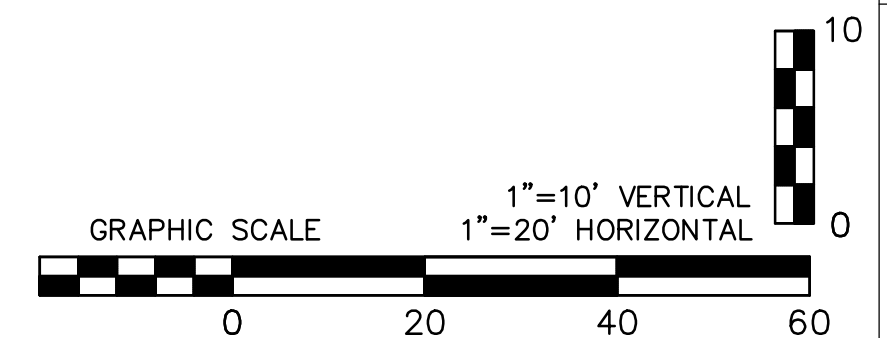
CALL 48 HOURS
BEFORE YOU DIG!
1-800-424-5555



COMPOSITE PLAN
SIDHUBI SHORT PLAT
S. 164TH STREET SHORT PLAT
3442 S. 164TH STREET

| REV. | DATE | DESCRIPTION |
|------|------------|-------------|
| 1 | 12/29/2021 | AS SHOWN |
| 2 | 12/29/2021 | AS SHOWN |
| 3 | 12/29/2021 | AS SHOWN |
| 4 | 12/29/2021 | AS SHOWN |
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| 98 | 12/29/2021 | AS SHOWN |
| 99 | 12/29/2021 | AS SHOWN |
| 100 | 12/29/2021 | AS SHOWN |





SANITARY SEWER PLAN
SIDHUBUI SHORT PLAT
S. 164TH STREET SHORT PLAT

3442 S. 164TH STREET

| PROJECT NO.: | REV. | DATE | DESCRIPTION | BY |
|--------------|------------|------|-------------|----|
| DESIGNED BY: | - | - | - | - |
| DRAWN BY: | PEC | | | |
| REVIEWED BY: | PEC | | | |
| SCALE: | AS SHOWN | | | |
| DATE: | 12/29/2021 | | | |
| - | - | | | |
| - | - | | | |

SHEET NO.

C-04

NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES IN THE FIELD.
- CONTRACTOR SHALL NOTIFY DISTRICT A MINIMUM OF 72 HOURS (3 WORKING DAYS) IN ADVANCE OF ALL REQUESTS FOR STAKING, TESTING OR INSPECTIONS.
- DEVELOPER'S REGISTERED PROFESSIONAL LAND SURVEYOR SHALL PROVIDE STAKING OF WATER SYSTEM CONSTRUCTION FOR DISTRICT INSPECTION A MINIMUM OF 72 HRS. PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL FURNISH SHOP DRAWINGS FOR APPROVAL WHERE REQUIRED BY THE DETAIL SPECIFICATIONS AND FOR VARIATION FROM THE APPROVED DRAWING.
- CONTRACTOR SHALL INSTALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS AND HIGHLINE WATER DISTRICT SPECIFICATIONS.
- CONTRACTOR TO FURNISH ALL MATERIALS.
- ALL DUCTILE IRON PIPE SHALL BE CLASS 52, NO EQUAL.
- ALL GATE VALVES SHALL BE MUELLER OR EQUIVALENT.
- HYDRANTS SHALL BE AS SPECIFIED.
- CUT-INS SHALL BE DIRECTLY SUPERVISED BY AN AUTHORIZED REPRESENTATIVE OF HIGHLINE WATER DISTRICT OR PERFORMED BY THE DISTRICT.
- ALL LIVE TAPS SHALL BE DIRECTLY SUPERVISED BY AN AUTHORIZED REPRESENTATIVE OF HIGHLINE WATER DISTRICT.
- ALL CHARGES FOR CUT-INS AND LIVE TAPS ARE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR.
- ALL COUPLINGS SHALL BE ROMAC 501, OR EQUIVALENT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING PIPE TYPES AND SIZES FOR COUPLINGS, CONNECTIONS AND LIVE TAPS.
- ALL MAINLINE PIPE SHALL HAVE A 42" MINIMUM COVER AND 60" MAXIMUM COVER UNLESS OTHERWISE SHOWN ON PLANS.
- DEVELOPER SHALL PAY FOR ALL STATE, CITY, AND COUNTY INSPECTION AND PERMIT FEES.
- COORDINATE METER LOCATIONS WITH HIGHLINE WATER DISTRICT AUTHORIZED REPRESENTATIVE.
- FIRE HYDRANTS AND MAINS TO BE OPERATIONAL PRIOR TO COMMENCEMENT OF BUILDING CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A SET OF THESE APPROVED PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. NO CHANGES ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE DISTRICT.
- SUBGRADE SHALL BE ESTABLISHED FOR AREAS OF SITE INVOLVING WATER SYSTEM FACILITIES.
- PARTS MUST BE ON-SITE AND INSPECTED BY HIGHLINE WATER DISTRICT PRIOR TO SCHEDULING CUT-INS OR CONNECTIONS.
- REFER TO HIGHLINE WATER DISTRICT DESIGN AND DEVELOPEMENT STANDARDS FOR ALL REMAINING NOTES AND DETAILS.
- WATER USES OTHER THAN THOSE SHOWN WILL BE EVALUATED BY HIGHLINE WATER DISTRICT FOR COMPLIANCE WITH BACKFLOW PREVENTION REQUIREMENTS.
- COMPACTION TESTING IS REQUIRED FOR ALL OPEN CUTS AND/OR CROSSINGS WITHIN PAVED OR TRAVELED AREAS OF PUBLIC RIGHT-OF-WAYS.
- THE APPROVAL OF THESE PLANS DOES NOT RELIEVE THE CUSTOMER OF THE RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF OTHER AGENCIES AND, TO INSTALL ADDITIONAL BACKFLOW ASSEMBLIES RESULTING FROM THE DISTRICT'S FINAL SURVEY OF THE FACILITIES OR AT A FUTURE DATE SHOULD THE CUSTOMER HAVE A CHANGE IN USE OF THEIR WATER SYSTEM.
- SEPARATION SHALL BE 10' HORIZONTAL FOR SANITARY SEWER, 5' HORIZONTAL FOR ALL OTHER UTILITIES. 18" VERTICAL CLEARANCE FOR SANITARY, 6" CLEARANCE FOR ALL OTHERS.

GENERAL NOTES

| | | | |
|--------------------------|---|--------------------------|--------------------------|
| REVISION DATE 12/1/04 | DRAWN SED | CHECKED TDK | DISTRICT APPROVED TDK |
| PLOTTING SCALE NTS | FILE NAME F:\DWGS\DETAILS-2000\HWD-028 | DATE APPROVED 12/1/04 | |



28

PARCEL
537980-1640

PARCEL
537980-1665

PARCEL
537980-1922
LOT 3

PARCEL
537980-1910

PARCEL
537980-1921
LOT 2

PARCEL
537980-1920
LOT 1

EXST HYDRANT
H3345 80' WEST OF
PROPERTY LINE

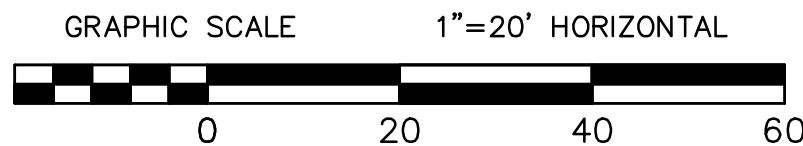
EXST HYDRANT
85' EAST OF
PROPERTY LINE

EX. 6" AC
WATER MAIN

S. 164th ST.



CALL 48 HOURS
BEFORE YOU DIG!
1-800-424-5555



NEW INSTALLATION ONLY

FOR DOMESTIC USE ONLY: HWD TO PROVIDE
ANS/NSF 61, AWWA C708 COMPLIANT METER.
FOR COMBINED DOMESTIC/FIREFLOW APPLICATIONS: HWD
TO PROVIDE ANS/NSF 61, AWWA C712 COMPLIANT METER.

| METER | A" |
|-------|--------|
| 5/8" | 7 3/4" |
| 3/4" | 7 3/4" |
| 1" | 11" |

* DIMENSIONS INCLUDE GASKET WIDTHS.

15" COPPER SETTER EQUAL TO FORD
AND EQUIPPED AS FOLLOWS:

- PADLOCK WINGS ON BALL VALVE
- ANGLE CHECK VALVE ON METER OUTLET
- IRON PIPE CONNECTIONS ON SETTER INLET AND OUTLET
- COMPRESSION ADAPTOR ON SETTER INLET
- 18" COPPER OR BRASS NIPPLE ON SETTER OUTLET
- INSTALL TYPE K COPPER AND MISC. BRASS FITTINGS FOR CONNECTION TO CUSTOMER'S LINE

COPPER SETTER SHALL BE SET LEVEL AND
CENTERED IN THE METER BOX.

| SERVICE METER SIZE | CONCRETE METER BOX SIZE | MID-STATES** PLASTIC METER BOX SIZE | RAVEN** PLASTIC METER BOX SIZE |
|--------------------------|-------------------------------|---|--------------------------------------|
| 5/8" | B-9 1/2 | MSBCF1118-18 | RMB 11x18-18 |
| 3/4" | B-9 1/2 | MSBCF1118-18 | RMB 11x18-18 |
| 1" | B-10 | MSBCF1324-18 | RMB 13x24-18 |

CONCRETE METER BOX AS MANUFACTURED BY
FOS-TITE METER SEAL CO.. INSTALL TRAFFIC
LID WHEN SERVICE IS LOCATED IN DRIVEWAY, STREET
OR SIDEWALK.

** FOR USE IN NON TRAFFIC AREAS ONLY. CONCRETE
BOXES WILL ALSO BE ALLOWED.

PLASTIC METER BOX AS MANUFACTURED BY
RAVEN OR MID-STATES PLASTICS, INC..
PLASTIC METER BOX(ES) ALLOWED IN LANDSCAPED
OR NON-TRAFFIC AREAS ONLY.

1" TYPE K COPPER - 30" MIN. COVER

CUSTOMER'S CONNECTION W/
TEMPORARY CAP.

1" CC SERVICE SADDLE W/ STAINLESS STEEL STRAP
EQUAL TO ROMAC OR SMITH BLAIR.
1" CC CORPORATION STOP W/ COMPRESSION ADAPTOR
FOR TYPE K COPPER SERVICE EQUAL TO MUELLER, FORD
OR HAYS. INSTALLED ONTO DUCTILE IRON PIPE AT 30° TO
45° ANGLE. INSERT PREFERRED ON 8" D.I. PIPE OR GREATER.

DUCTILE IRON WATER MAIN - CL 52 (NEW CONSTRUCTION)

WATER METER TO BE SUPPLIED BY HIGHLINE WATER DISTRICT.

METER BOX SHALL BE INSTALLED FLUSH W/FINAL GRADE
AND MUST BE SIZED TO ALLOW FOR MIN. CLEARANCE REQUIREMENTS.

NEW DEVELOPMENTS:
INSTALL 1" PVC SPACER PIPE IN METER SETTER TO SECURE
ALIGNMENT DURING CONSTRUCTION.

NOTE: RETROFIT MAY VARY

5/8", 3/4" & 1" SERVICES
NTS

| | | | |
|---------------------------|---|--------------------------|--------------------------|
| REVISION DATE 8/3/2010 | DRAWN SED | CHECKED TDK | DISTRICT APPROVED TDK |
| PLOTTING SCALE NTS | FILE NAME F:\DWGS\DETAILS-2004\HWD-021 | DATE APPROVED 7/10/08 | |



21



WATER PLAN
SIDHUBI SHORT PLAT
S. 164TH STREET SHORT PLAT
3442 S. 164TH STREET

| PROJECT NO.: | DESIGNED BY: | DATE | REV. | DESCRIPTION | BY |
|--------------|--------------|------------|------|-------------|----|
| | PEC | | | | |
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| | AS SHOWN | | | | |
| | SCALE: | 12/29/2021 | | | |
| | DATE: | | | | |

SHEET NO.

C-05

5 OF 6

CITY OF SEATAC
GENERAL STANDARD PLAN NOTES
Rev. 7/14/2020

Standard plan notes must be included on all plans. Utilities should include the Utility Standard Plan Notes instead. At the applicant's discretion, notes which in no way apply to the project may be crossed out and noted as non-applicable with an explanation. For example, if General Note #14 was not applicable, it would be crossed out with a note added such as "No ROW work associated with this project". Standard Plan notes should not be modified. If a note does not fully apply to a project, cross the non-applicable sections out and include a separate note meeting the intent of the note being replaced, or an explanation for why the crossed out section should not apply.

GENERAL NOTES

- All construction shall be in accordance with the City of SeaTac Municipal Code (SMC), the 2016 King County Road Standards (KCRS) as amended by the City of SeaTac Addendum to Road Standards, the latest version of the King County Surface Water Design Manual (KCSWDM) as amended by the City of SeaTac Addendum to the KCSWDM, and the latest version of the Washington State Department of Transportation (WSDOT) Standard Specifications for Roads, Bridges, and Municipal Construction and all conditions of the permits and land use actions. It shall be the sole responsibility of the applicant and the professional civil engineer to correct any error, omission, or variation from the above requirements found in these plans. All corrections shall be at no additional cost or liability to City of SeaTac. The design elements within the plans have been reviewed according to the SeaTac Engineering Review Division checklist. Some elements may have been overlooked or missed by the Engineering Review Division plans reviewer. Any variance from adopted standards is not allowed unless specifically approved by the Engineering Review Manager in writing prior to construction.
- The design elements within these plans have been reviewed according to the City of SeaTac Engineering Review Division checklist. Some elements may have been overlooked or missed by the Engineering Review Division plan reviewer. Any variance from the City of SeaTac's adopted standards is not allowed unless specifically approved by the Engineering Review Division manager prior to construction.
- Approval of the work described as part of this permit and shown in the plans does not constitute an approval of any other construction (domestic water conveyance, sewer conveyance, gas, electrical, etc.). All work shown on these plans need to be permitted by the City of SeaTac Engineering Review Division prior to the start of construction. More than one permit may be necessary for the work shown.
- A preconstruction meeting must be held between the City of SeaTac Engineering Review Division, the applicant, the applicant's construction representative, and representatives from the various utilities being constructed or affected by these plans on-site or at City Hall no later than 72 hours prior to start of on-site construction. Call the City of SeaTac Engineering Review Division administrative number at 206.973.4764 to arrange a time for our representative to meet with the contractor, sub-contractors, and utility representatives. All contractors and sub-contractors will need to show proof of State L & I contractors' registration and city business license at the pre-construction meeting.
- A copy of the latest approved plans, permits, and all associated documents must be on the job site at all times during construction.
- It shall be the applicant's/contractor's responsibility to obtain all applicable construction easements necessary before initiating work on private property.
- Groundwater encountered during excavation shall be disposed of per section 7-08 of the WSDOT standard specifications.
- All roadway subgrade shall be backfilled and compacted to 95 percent density (WSDOT 2-06.3).
- Open cutting of existing roadways is not allowed unless specifically approved by City of SeaTac Public Works Director or designee and noted on these approved plans.
- When there is no active construction activity, trenching in the roadway must be covered with steel plates and the lanes reopened. Each side of the plate shall have a minimum of 12 inches bearing on the sides of a cut, and shall be anchored by steel pins shimmed to prevent movement, and oriented to be perpendicular to traffic. Plates shall be bedded on temporary pavement patch material and the bedding shall be tapered on all sides to provide smooth transition for all users. Plates shall be textured to provide a non-skid surface in dry and wet conditions. All plates shall be highlighted with paint, and an advance warning sign shall be used to identify the presence of the plate.
- The contractor shall be responsible for providing adequate safeguards, safety devices, protective equipment, flaggers, and any other needed actions to protect the life, health, and safety of the public, and to protect property in connection with the performance of work covered by the contractor. Any work within the traveled right-of-way that may interrupt normal traffic flow shall require an approved traffic control plan. Section 1-07.23, "Traffic Control," of the WSDOT standard specifications shall apply in its entirety.
- Construction noise shall be limited in accordance with SeaTac Municipal Code section 8.05.360. Normal working hours are from 7:00 a.m. to 4:00 p.m. Monday through Friday. On the following major arterials, however, hours of operation shall be limited from 8:30 a.m. to 3:00 p.m.: International Boulevard, Military Road South, Des Moines Memorial Drive South, 24th Avenue South, 28th Avenue South, S. 154th Street, S. 160th Street, S. 170th Street, S. 176th Street, S. 188th Street, and S. 200th Street. Additional restrictions may apply based on SEPA conditions or specific site characteristics. Work outside the normal working hours, or on Saturdays (9:00 a.m. to 10:00 p.m.), Sundays (9:00 to 6:00 p.m.), and holidays, will require prior written approval from the Engineering Review Division. Requests for such after-hours, weekend, or holiday must be submitted to the Engineering Review Division 72 hours in advance of such work and must be approved in writing. City staff time for after-hours, Saturday, Sunday, and holiday work will be billed at the rate of one and one half times the standard hourly rate.
- No lane closure or work will be allowed on the roads listed in item #14 during the times listed unless approved by the City of SeaTac Engineering Review Division:
 - From midnight 3 days prior to Thanksgiving to midnight Monday after Thanksgiving.
 - From midnight December 23rd, or the Friday prior, if it occurs on a Saturday or Sunday, to midnight January 2nd, or the Monday after, if it falls on a Friday, Saturday or Sunday.
- The contractor shall provide uniformed officers with marked police vehicles in accordance with the approved Traffic Control Plan(s). Contact the King County Police Officers' Guild to arrange for off duty officers. They can be reached by phone at 206-957-0934 or by email at offduty@kcpog.com. Officers from other counties may be substituted if the King County Police Officers' Guild cannot provide officers. Closure of a lane of traffic on the following arterials shall require the presence of an off-duty police officer with marked patrol vehicle as part of the Traffic Control Plan(s): International Boulevard; Military Road South; Des Moines Memorial Drive South; 24th Avenue South; 28th Avenue South; S. 154th Street; S. 160th Street; S. 170th Street; S. 176th Street; S. 188th Street; S. 200th Street; or any signalized intersection.
- The standard coordinate system to be used for projects in SeaTac, unless otherwise approved by City of SeaTac Engineering Review Division, is:
NAD_1983_HARN_StatePlane_Washington_North_FIPS_4601_Feet, WKID: 2926 Authority: EPSG, Washington State Plane Coordinates (North Zone), North American Datum of 1983 (1991) HARN, Spheroid GRS 1980, Vertical datum NAVD88, Linear units in U.S. Survey Feet*, FIPS 4601 ("1 foot equals 0.3048006096 meters).
- Upon completion of the project, a set of CAD produced As-Built drawings that are coordinately correct using city's horizontal and vertical control is to be prepared by a professional licensed surveyor or engineer. As built drawings are to be reviewed and approved by the City of SeaTac. Once approved by the City for accuracy, an electronic CAD file of the drawing shall be provided to the City of SeaTac for a permanent record.

CITY OF SEATAC
GENERAL STANDARD PLAN NOTES
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DRAINAGE NOTES

- All pipe and appurtenances shall be laid on a properly prepared foundation in accordance with WSDOT 7-02.3(1). Reductions in compaction requirements are allowed to accommodate bioretention or permeable pavement installations.
- Steel pipe shall be galvanized and have asphalt treatment #1 or better inside and outside (KCRS 7.03).
- All drainage structures, such as catch basins and manholes, shall have locking frames and grates or solid locking lids. All drainage structures associated with a permanent retention/detention facility shall have solid locking lids.
- All catch basin grates shall conform to the latest edition of the KCRDCS drawing numbers 7-013, 7-017, 7-018, 7-019, 7-020, or 7-021, and shall include the stamping "Outfall to Stream, Dump No Pollutants". All grates and solid covers within the Right-of-Way shall have EON lock, Ergo round covers, or approved equivalent.
- All driveway culverts located within City of SeaTac Right-of-Way shall be of sufficient length to provide a minimum 3:1 slope from the edge of the driveway to the bottom of the ditch. Driveway culverts shall be 12" diameter concrete or equivalent with beveled end sections on all exposed ends to match the side slope, and are to have quarry spalls for erosion protection on each end (see KCRS 7.03(g), Drawing No. 7-001).
- The standard rock lining of ditches shall be in accordance with the most recent edition of the King County Surface Water Design Manual and section 9-13 of the WSDOT standard specifications. Rock gradation shall be as follows: passing 8-inch square sieve 100%; passing 3-inch square sieve 40%; and passing ¾ inch sieve 10%. Installation shall be placed so as to form a firm, dense protective mat consistent with examples in KCRDCS drawing number 7-024 and conforming to the design surface of the ditch. Individual rocks shall not protrude more than 3 inches from that surface.
- All storm pipe, detention tanks & vaults, water quality tanks & vaults, and combined detention & water quality tanks & vaults shall be subject to testing per section 7-04 of the WSDOT standard specifications and City of SeaTac standard procedures.
- Detention tanks must pass an exfiltration test per the WSDOT 2016 7-04.3(1)b standard prior to finalizing the STE permit.
- All disturbed pervious areas (compacted, graded, landscaped, etc.) of the development site must demonstrate one of the following: the existing duff layer shall be staged and redistributed to maintain the moisture capacity of the soil, or amended soil shall be added to maintain the moisture capacity pursuant to City of SeaTac soil amendment standards.
- Site clearing is limited seasonally between October 1 and March 30 inclusive, unless otherwise approved with a written decision by the City of SeaTac Engineering Review Division.
- Prior to the construction of any improvements and/or buildings on the site, those portions of the stormwater facilities necessary to accommodate the control of surface and stormwater runoff discharge from the site during construction must be constructed, approved, and functioning properly.
- Drainage inlets (stub-outs) shall be provided for each individual lot, except for those lots approved for infiltration by the City of SeaTac. Stub-outs shall conform to the following:
 - Each outlet shall be suitably located at the lowest elevation on the lot, so as to service all future roof downspouts and footing drains, driveways, yard drains, and any other surface or subsurface drains necessary to render the lots suitable for their intended use. Each outlet shall have free-flowing, positive drainage to an approved stormwater conveyance system or to an approved outfall location.
 - Outlets on each lot shall be located with a five-foot-high, 2" x 4" stake marked "storm" or "drain". The stake shall extend above surface level, be visible, and be secured to the stub-out.
 - Pipe material shall conform to underdrain specifications described in KCRS 7.03. If non-metallic, the pipe shall contain wire or other acceptable detection.
 - Drainage easements are required for drainage systems designed to convey flows through individual lots.
 - The applicant/contractor is responsible for coordinating the locations of all stub-out conveyance lines with respect to utilities (e.g., power, gas, telephone, television, etc.).
 - All individual stub-outs shall be privately owned and maintained by the lot homeowner.
- Pipe cover notes:
 - For cover less than 1 ft. ductile iron pipe is used.
 - For cover from 1 ft. to 2 ft. use reinforced concrete pipe.
 - For a min. 2 ft. cover - any material listed in the 2016 King County Surface Water Design Manual other than PVC may be used.
 - PVC pipe requires at least 3 ft. cover.
 - All PVC pipes require a sand collar when connecting to a concrete structure.Notes: All dimensions are measured from top (outside) of pipe. a) Cover is the material over the outside top of the pipe (cover may not include the material of the pipe). If you have a three-foot grade differential between the invert of a 12" diameter pipe and the finished grade, you do not have two foot of cover over the pipe. Exceptions may be granted in non-vehicular areas.
- The Contractor shall provide CCTV footage of all pipes installed in Right-of-Way to the City.

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EROSION AND SEDIMENT CONTROL NOTES

- The approved Stormwater Erosion and Sediment Control/Pollution Prevention Plan (ESC/SWPPP), if required, must be kept on the construction site at all times.
- Approval of the erosion and sediment control (ESC) measures shown in the approved plans does not constitute an approval of permanent road or drainage design (e.g., size and location of roads, pipes, restrictors, channels, retention facilities, LID BMPs, utilities, etc.) unless that is also covered by this permit.
- The implementation of these ESC plans and the construction, maintenance, replacement, and upgrading of these ESC BMPs is the responsibility of the applicant/ESC supervisor until all construction is approved.
- The boundaries of the clearing limits shown on this plan shall be clearly flagged by survey tape or fencing, prior to construction (SWDM Appendix D as amended by the City of SeaTac addendum to the KCSWDM), unless specifically allowed by the City Inspector. 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.
- Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional BMPs, such as constructed wheel wash systems or wash pads, may be required to ensure that all paved areas are kept clean and tracking out to road right-of-way does not occur for the duration of the project. Pedestrian access route to be maintained at all times.
- Protect all bio retention facilities, rain gardens, and permeable pavement from sedimentation through installation and maintenance of erosion and sediment control BMPs. Restore permanent BMPs to their fully functioning condition if they accumulate sediment during construction.
- Prevent compaction of bio retention facilities and rain gardens by excluding construction equipment and foot traffic.
- 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.
- 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.).
- The ESC BMPs shall be inspected daily by the applicant/ESC supervisor and maintained to ensure continued proper functioning. Written records shall be kept by the CESCL of weekly reviews of the ESC BMPs, to be copied on request for the City Inspector.
- Any areas of exposed soils, including roadway embankments, that will not be disturbed for two days during the wet season or seven days during the dry season shall be immediately

- stabilized with the approved ESC cover methods (e.g., seeding, mulching, plastic covering, etc.).
- Any area needing ESC measures not requiring immediate attention shall be addressed within seven (7) days. Dry season only.
- The ESC BMPs on inactive sites shall be inspected and maintained a minimum of once a month or within twenty-four (24) hours following a storm event.
- At no time shall more than one (1) foot of sediment be allowed to accumulate within a catch basin. All catch basins and conveyance lines shall be cleaned prior to paving. The cleaning operation shall not flush sediment-laden water into the downstream system.
- Any permanent flow control facility used as a temporary settling basin shall be modified with the necessary erosion control measures and shall provide adequate storage capacity. If the facility is to function ultimately as an infiltration system, the temporary facility must be graded so that the bottom and sides are at least three feet below the final grade of the permanent facility.
- Cover BMPs will be applied in conformance with Appendix D of the surface water design manual.
- Where straw mulch for temporary erosion control is required, it shall be applied at a minimum thickness of 2 to 3 inches.
- For projects that disturb greater than 1 acre, or are a part of a larger common plan of development that disturbs greater than 1 acre, the following applies:
 - The discharge monitoring log/reports must be kept onsite at all times.
 - Discharges from the construction site greater than 25 NTU (nephelometric turbidity units) must be treated prior to discharge and said treatment method must be approved and field verified by city inspection staff. [Note: treatment approval and verification does not release property owner/developer from the responsibility or liability of ensuring state water quality standards (WAC-173-201A) are met for direct or indirect discharges to the receiving water(s)].
- 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 be covered by other methods shall be submitted to the engineering review division. The city engineering inspector can require seeding of additional areas in order to protect surface waters, adjacent properties, or drainage facilities.
- The construction project approved by this permit is subject to City building inspection under SeaTac Municipal Codes Title 12 (Public Utilities Code) and Title 13 (Buildings and Construction Code) without prior notice.

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STRUCTURAL NOTES

- These plans are approved for standard site, road and drainage improvements only. Plans for structures such as bridges, vaults, fences over 6' in height, and retaining walls over 4' in height or with a surcharge require a separate review and approval as a BLD permit by the Engineering Review Division and the Building Division prior to construction (SMC Title 13 and SMC 11.05.040).
- Rockeries are considered to be a method of bank stabilization and erosion control. Rockeries shall not be constructed to serve as retaining walls. All rockeries in City of SeaTac road right-of-way shall be constructed in accordance with KCRS drawing numbers 5-003, 5-004, 5-005, and 5-006. Rockeries outside of road right-of-way shall be constructed in accordance with the International Building Code.

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RECOMMENDED CONSTRUCTION SEQUENCE

- Hold the erosion sedimentation control pre-construction meeting on site.
- Conduct an initial erosion sedimentation control (IESC) site inspection.
- Hold the pre-construction meeting at the City, virtually, or on site.
- Post a sign with name and phone number of the site's ESC supervisor.
- Flag and/or fence the clearing limits as required by the approved plans, permit conditions; or SEPA conditions.
- Inspection and sign-off of the clearing limits by a Public Works inspector.
- Install catch basin protection as required.
- Grade and install construction entrance(s).
- Install perimeter protection (silt fence, brush barrier, etc.).
- Clearly mark locations of proposed bio retention facilities, rain gardens, and permeable pavement and install ESC BMPs to protect them from compaction and sedimentation.
- Construct sediment ponds and traps.
- Inspection of ESC measures by a Public Works inspector prior to commencement of grading activity.
- Grade and stabilize construction roads.
- Demolition of existing structures and site features.
- Construct surface water controls (interceptor dikes, pipe slope drains, etc.) Simultaneously with clearing and grading for project development.
- Maintain erosion control measures in accordance with City of SeaTac standards and manufacturer's recommendations.
- Relocate surface water controls and erosion control measures or install new measures so that as site conditions change the erosion and sediment control is always in accordance with the City of SeaTac erosion and sediment control standards.
- 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.
- Stabilize all areas that reach final grade within seven days.
- Upon completion of the project, all disturbed areas must be stabilized and best management practices removed as appropriate.
- Prior to final inspection approval, conduct an infiltration test for any bio retention or permeable pavement installation to confirm that the permanent BMPs were not impacted by construction activities. If needed, restore or replace bio retention or permeable pavement BMPs, so that they are fully functioning upon completion of construction activities.



CALL 48 HOURS
BEFORE YOU DIG!
1-800-424-5555

PRELIMINARY

CITY OF SEATAC GENERAL NOTES
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SHEET NO.

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