

CHANDI SHORT PLAT

5134 S 170TH STREET

SEATAC, WA 98188

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 2016 KING COUNTY SURFACE WATER DESIGN MANUAL (KCSWDM) AS AMENDED BY THE CITY OF SEATAC ADDENDUM TO THE KCSWDM, AND THE 2016 WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND MUNICIPAL CONSTRUCTION AS AMENDED BY THE CITY OF SEATAC ADDENDUM TO ROAD STANDARDS AND ALL CONDITIONS OF THE PERMITS AND PRELIMINARY SUBDIVISION AND PRELIMINARY SHORT PLAT APPROVAL. 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 THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE CITY OF SEATAC ENGINEERING REVIEW DIVISION REVIEW CHECKLIST. SOME ELEMENTS MAY HAVE BEEN OVERLOOKED OR MISSED BY THE ENGINEERING DIVISION PLAN REVIEWER. ANY VARIANCE FROM ADOPTED STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE ENGINEERING DIVISION ENGINEERING MANAGER PRIOR TO CONSTRUCTION.
- APPROVAL OF ANT RIGHT-OF-WAY IMPROVEMENT OR GRADING AND DRAINAGE PLAN 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 DIVISION PRIOR TO THE START OF CONSTRUCTION.
- A PRECONSTRUCTION MEETING MUST BE HELD BETWEEN THE CITY OF SEATAC ENGINEERING DIVISION, THE APPLICANT, THE APPLICANT'S CONSTRUCTION REPRESENTATIVE, AND REPRESENTATIVES FROM THE VARIOUS UTILITIES BEING CONSTRUCTED OR AFFECTED BY THESE PLANS PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY.
- A COPY OF THE LATEST APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- CONSTRUCTION NOISE SHALL BE LIMITED IN ACCORDANCE WITH SEATAC MUNICIPAL CODE SECTION 8.05.360; NORMALLY NO CONSTRUCTION OR CONSTRUCTION RELATED NOISES MAY TAKE PLACE BETWEEN 10:00 P.M. TO 7:00 A.M. ON WEEKDAYS AND 10:00 P.M. TO 9:00 A.M. ON WEEKENDS.
- IT SHALL BE THE APPLICANT'S/CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL CONSTRUCTION EASEMENTS NECESSARY BEFORE INITIATING OFFSITE WORK NOT WITHIN THE ROAD RIGHT-OF-WAY. ALL EASEMENTS REQUIRE REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- DATUM SHALL BE NAVD 1988 UNLESS OTHERWISE APPROVED BY CITY OF SEATAC ENGINEERING DIVISION.
- GROUNDWATER ENCOUNTERED DURING EXCAVATION SHALL BE DISPOSED OF PER SECTION 7-08 OF THE WSDOT STANDARD SPECIFICATIONS.
- ALL UTILITY TRENCHES SHALL BE BACKFILLED AND COMPACTED TO 95 PERCENT DENSITY. REDUCED COMPACTION REQUIREMENTS ARE ALLOWED FOR UTILITY TRENCHES CROSSING BIORETENTION OR PERMEABLE PAVEMENT INSTALLATIONS.
- GROUNDWATER ENCOUNTERED DURING EXCAVATION SHALL BE DISPOSED OF PER SECTION 7-08 OF THE WSDOT STANDARD SPECIFICATIONS.
12. OPEN CUTTING OF EXISTING ROADWAYS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY CITY OF SEATAC ENGINEER OR A REPRESENTATIVE AND NOTED ON THESE APPROVED PLANS.
- 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 AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. SECTION 1-07.23, "TRAFFIC CONTROL," OF THE WSDOT STANDARD SPECIFICATIONS SHALL APPLY IN ITS ENTIRETY.
- CLOSURE OF A LANE OF TRAFFIC ON THE FOLLOWING ARTERIALS SHALL REQUIRE THE PRESENCE OF AN OFF-DUTY POLICE OFFICER WITH MARKED VEHICLE AS PART OF THE TRAFFIC CONTROL PLAN:
 - 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
 - ANY INTERSECTION

RECOMMENDED CONSTRUCTION SEQUENCE:

- HOLD THE EROSION SEDIMENTATION CONTROL PRE-CONSTRUCTION MEETING ON SITE.
- INITIAL EROSION SEDIMENTATION CONTROL (IESC) SITE INSPECTION.
- HOLD THE PRE-CONSTRUCTION MEETING.
- POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR.
- FLAG AND/OR FENCE CLEARING LIMITS, SENSITIVE AREAS AND THEIR BUFFERS, NATIVE VEGETATION AND TREES THAT ARE TO BE PRESERVED WITHIN THE CONSTRUCTION AREA AS REQUIRED BY THE APPROVED PLANS, PERMIT CONDITIONS; OR SEPA CONDITIONS.
- INSPECTION AND SIGN-OFF OF CLEARING LIMITS BY THE ENGINEERING 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 BMPs BY THE ENGINEERING INSPECTOR PRIOR TO COMMENCEMENT OF GRADING ACTIVITY.
- GRADE AND STABILIZE CONSTRUCTION ROADS.
- CONSTRUCT STORMWATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
- MAINTAIN ESC BMPs IN ACCORDANCE WITH CITY OF SEATAC STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- RELOCATE STORMWATER CONTROLS AND ESC BMPs OR INSTALL NEW BMPs 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.
- SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND TEMPORARY BMPs 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.

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 BIO RETENTION 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 KCRS DRAWING NUMBERS 7-013; 7-017; 7-018; 7-019; 7-020; 7-021; OR 7-022, 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 OR ERGO ROUND COVERS.
- 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. CULVERTS SHALL HAVE BEVELED END SECTIONS TO MATCH THE SIDE SLOPE (KCRS 7.03(G), DRAWING NO. 7-001).
- THE STANDARD ROCK LINING OF DITCHES SHALL BE IN ACCORDANCE WITH THE KING COUNTY SURFACE WATER DESIGN MANUAL AS AMENDED BY THE CITY OF SEATAC ADDENDUM TO THE KCSWDM, AND SECTION 9-13 OF THE WSDOT STANDARD SPECIFICATIONS AS AMENDED BY THE CITY OF SEATAC ADDENDUM TO ROAD STANDARDS. 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 FIGURE 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. VIDEO INSPECTION & CLEANING AS REQUIRED IN SAME SECTION.
- DETENTION TANK MUST PASS AN EXFILTRATION TEST PER WSDOT 2016, 7-04.3(1)b FOR DETENTION PRIOR TO FINALIZING STE PERMIT.
- ALL DISTURBED PERVIOUS AREAS (COMPACTED, GRADED, LANDSCAPED, ETC.) OF THE DEVELOPMENT SITE MUST BE AMENDED USING THE REQUIREMENTS SPECIFIED IN THE KCSWDM AS AMENDED BY THE CITY OF SEATAC ADDENDUM TO THE KCSWDM IF THEY MEET OR EXCEED THE THRESHOLDS SPECIFIED IN THE ADDENDUM.
- SEASONAL CLEARING IS LIMITED BETWEEN OCTOBER 1 AND MARCH 30 INCLUSIVE, UNLESS OTHERWISE APPROVED WITH A WRITTEN DECISION BY THE REVIEWING AGENCY.
- 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 MUST BE CONSTRUCTED, APPROVED, AND FUNCTIONING PROPERLY.
- DRAINAGE OUTLETS (STUB-OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT, EXCEPT FOR THOSE LOTS APPROVED FOR INFILTRATION OR DISPERSION 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.
 - STORMWATER EASEMENTS ARE REQUIRED FOR 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:
 - 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 FINISH GRADE, YOU DO NOT HAVE TWO FOOT OF COVER OVER THE PIPE.
 - WHEN CALCULATING GRADE FOR PIPE COVER THERE SHALL BE A DIFFERENTIAL EQUAL TO THE DEPTH OF COVER (IN FEET) PLUS 0.2 FEET FOR THE WALL THICKNESS OF THE PIPE PLUS THE DIAMETER OF THE PIPE OVER THE INVERT ELEVATION OF THE PIPE.
 - 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 KING COUNTY SURFACE WATER DESIGN MANUAL AS AMENDED BY THE CITY OF SEATAC ADDENDUM TO THE KCSWDM OTHER THAN PVC MAY BE USED.
 - PVC PIPE REQUIRES AT LEAST 3 FT. COVER.
 - ALL PVC PIPES REQUIRES A SAND COLLAR WHEN CONNECTING TO A CONCRETE STRUCTURE.

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE ALONG THE WEST BOUNDARY OF SAID SUBDIVISION, SOUTH 0°48'39" EAST, 221.08 FEET;
THENCE PARALLEL TO THE NORTH BOUNDARY LINE OF SAID SUBDIVISION, SOUTH 89°21'31" EAST, 332 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF HEREIN DESCRIBED;
THENCE CONTINUING SOUTH 89°21'31" EAST, 100 FEET;
THENCE SOUTH 0°48'39" EAST, 191.08 FEET;
THENCE NORTH 98°21'31" WEST, 100 FEET;
THENCE NORTH 0°48'39" WEST, 191.08 FEET TO THE TRUE POINT BO BEGINNING;

UTILITY NOTE:

ALL UTILITY PERMITS ARE REQUIRED PRIOR TO CONSTRUCTION OF COMMON UTILITY TRENCH IN THE RIGHT OF WAY.

TAX PARCEL NUMBERS

8125200450

CONTACTS

OWNER:

CHANDI SINGH
5134 S 170TH ST
SEATAC, WA 98188
(206) 293-7100
CONTACT: CHANDI SINGH

CIVIL ENGINEER:

PBG, LLC
5130 S. 166TH LANE
SEATAC, WA 98188
(206) 229-6422
CONTACT: HAN PHAN, P.E.

SURVEYOR:

GSS
P.O. BOX 133
MUKILTEO, WA 98275
(425) 299-1739
CONTACT: RICHARD VAISVILA

UTILITIES

WATER:

HIGHLINE WATER DISTRICT
23828 30TH AVENUE SOUTH
KENT, WA 98032
(206) 824-0375

SEWER:

VALLEY VIEW SEWER DISTRICT
3460 S. 148TH STREET, SUITE 100
SEATTLE, WA 98168
(206) 242-3236

POWER:

PUGET SOUND ENERGY
1-888-321-7779

GAS

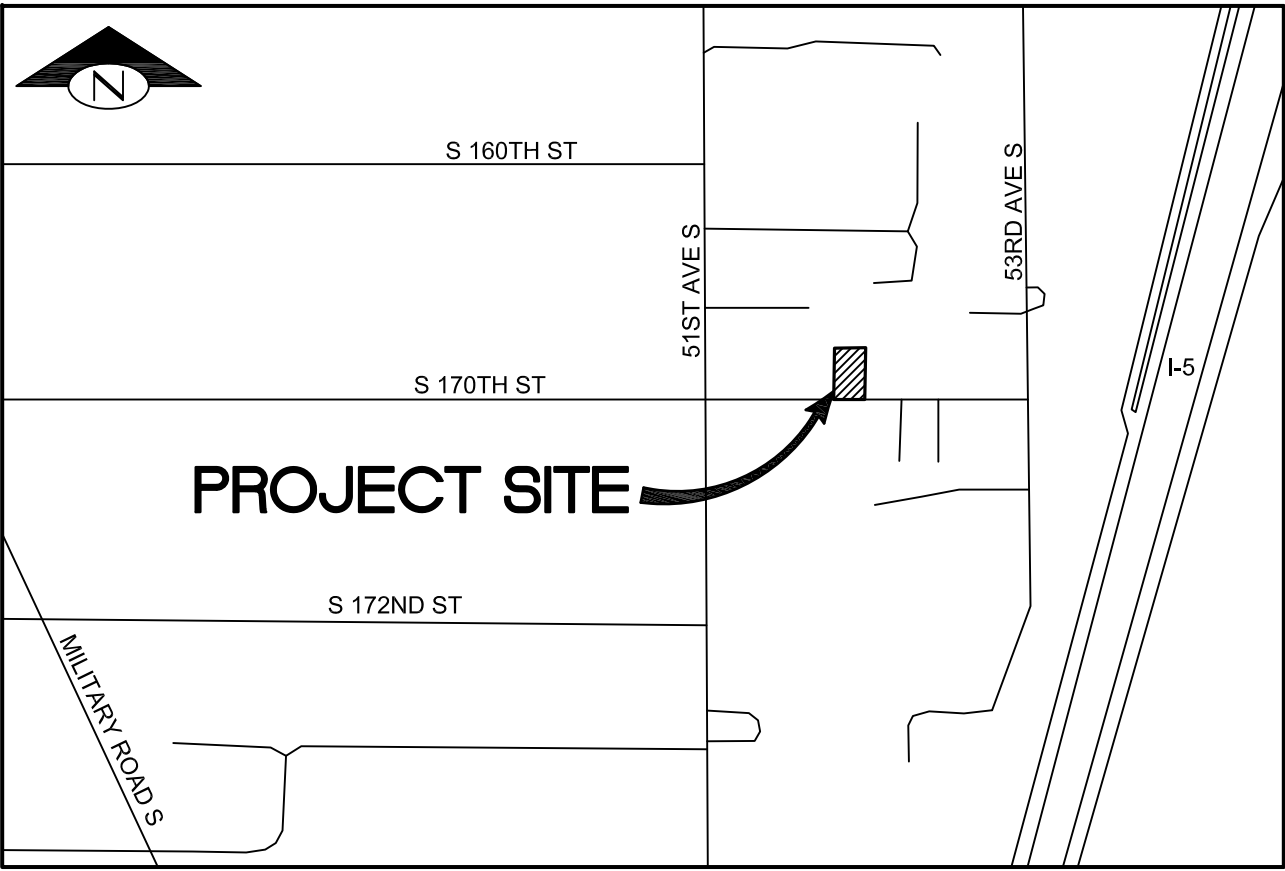
PUGET SOUND ENERGY
1-888-321-7779

TELEPHONE:

CENTURYLINK
1-800-475-7526

CABLE:

COMCAST
1-866-771-2281



VICINITY MAP
NTS

EROSION AND SEDIMENT CONTROL NOTES:

- APPROVAL OF THIS EROSION AND SEDIMENT CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR STORMWATER DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, LOW IMPACT DEVELOPMENT BMPs, UTILITIES, ETC.).
- 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, IF REQUIRED, PRIOR TO CONSTRUCTION (KCSWDM APPENDIX D AS AMENDED BY THE CITY OF SEATAC ADDNEUDUM TO THE KCSWDM). 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 BIORETENTION 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 BMPs 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, STORMWATER SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
- THE ESC BMPs SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC BMPs SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL COVER BMPs, 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 OF WEEKLY REVIEWS OF THE ESC BMPs.
- 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 BMPs NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
- 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 ESC BMPs 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 ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY. USE OF BIORETENTION AREAS FOR TEMPORARY SETTLING IS GENERALLY NOT ALLOWED.
- COVER BMPs WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE KCSWDM AS AMENDED BY THE CITY OF SEATAC ADDENDUM TO THE KCSWDM.
- WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
- 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 CITY OF SEATAC CITY ENGINEER. THE CITY ENGINEERING INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR STORMWATER 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.

REFERENCE
SHEET NO.
CV

SHEET
1
OF
5
SHEETS

CHANDI SHORT PLAN
5134 S. 170TH STREET
SEATAC, WA 98188

COVER SHEET
AND GENERAL NOTES



PBG
Land Development and Civil Engineering Consultants
5130 South 166th Lane
Seatac, WA 98188
T (206) 229-6422

ISSUE DATE

1-30-2022

JOB NO.
R21115

DESIGNED BY:
L. PHAN

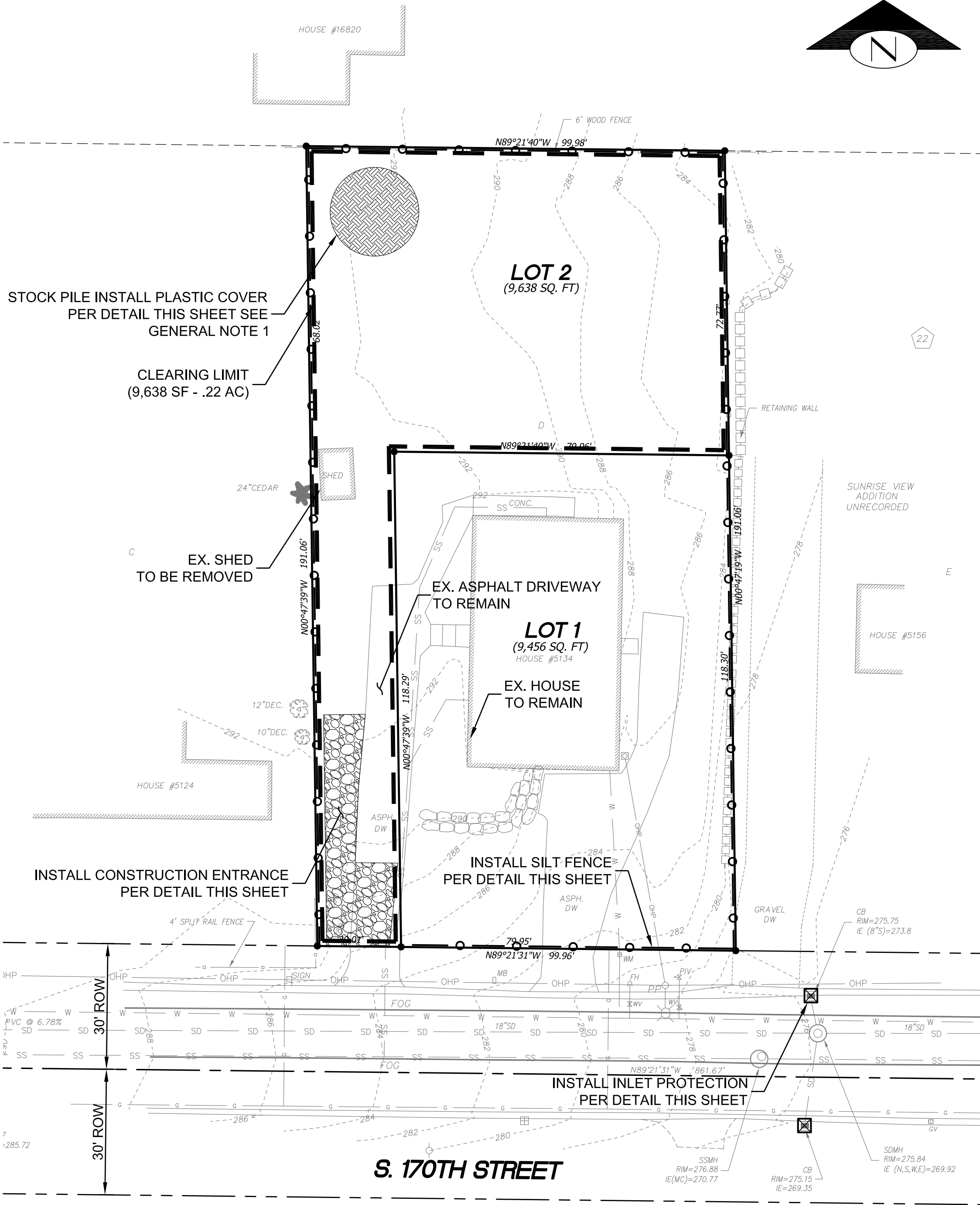
DRAWN BY:
L. PHAN

CHECKED BY:
H.H. PHAN

PROJ. MNGR:
H.H. PHAN

REVISION DESCRIPTION

NO. DATE BY



Know what's below.
Call before you dig.

GENERAL NOTE:

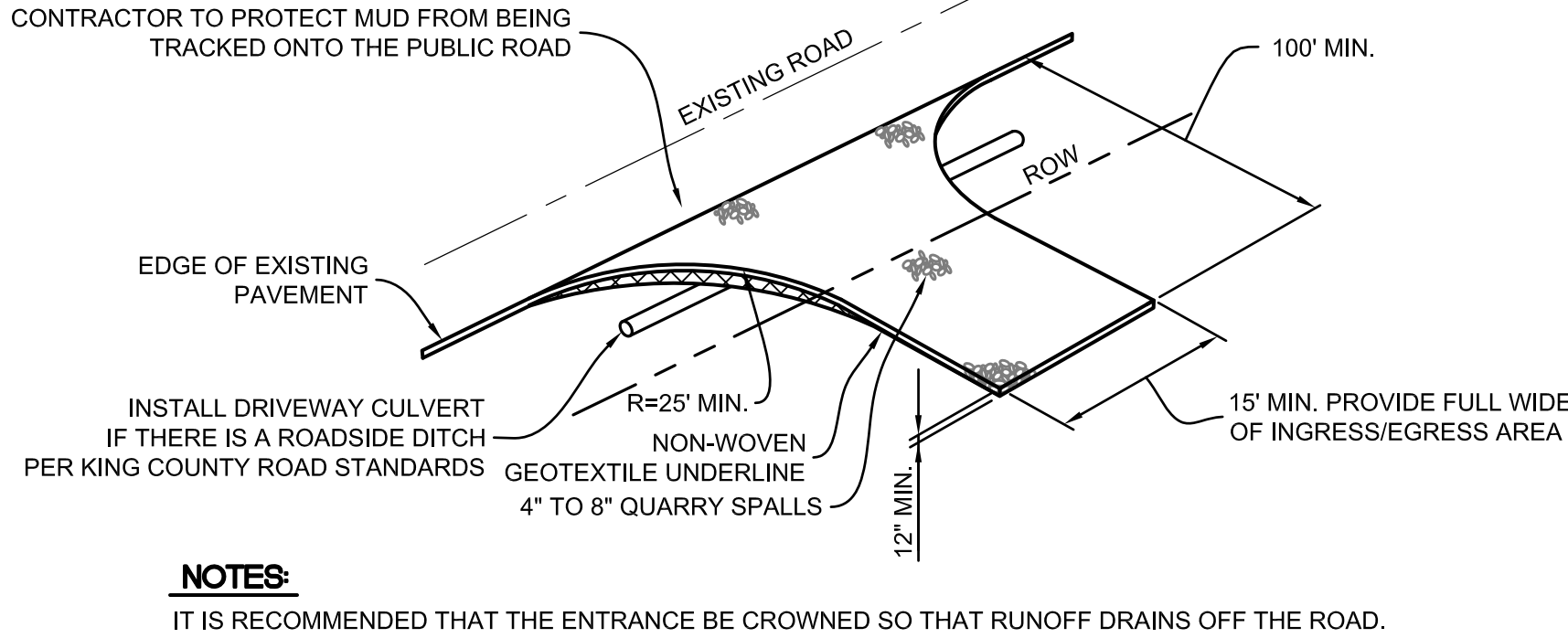
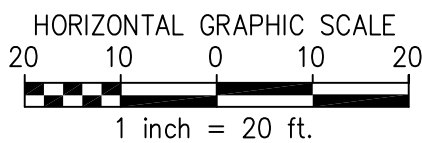
- STOCKPILE WILL BE REMOVED PRIOR TO PERMIT SIGN OFF.

EARTHWORK VOLUME ESTIMATES:

LOCATION	CUT (CY)	FILL (CY)
SITE	20	20

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT OF WAY LINE
	RIGHT OF WAY CENTERLINE
	INLET PROTECTION



CONSTRUCTION ENTRANCE DETAIL 3

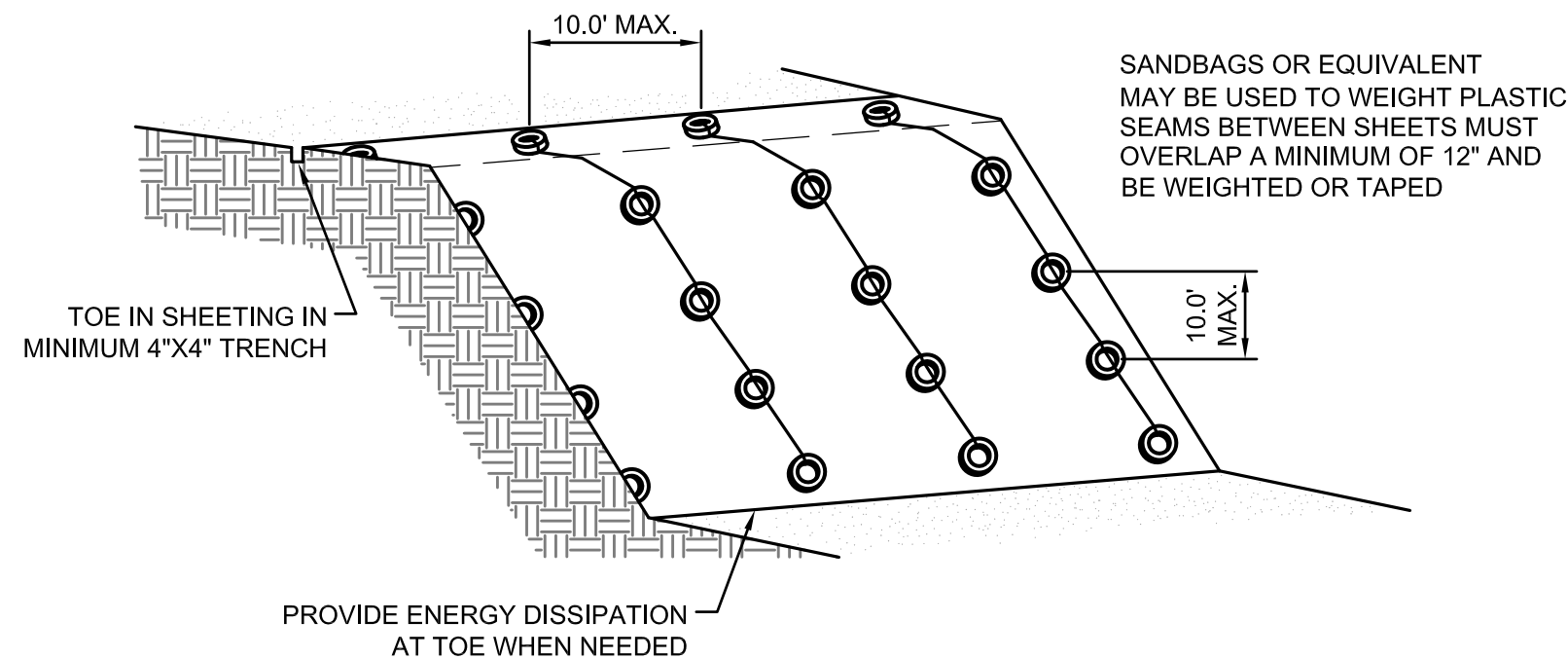
PER 2016 KCSWDM FIGURE C.3.1.A
SCALE: NONE

MAINTENANCE STANDARDS:

- QUARRY SPALLS SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
- IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEGIN TRACTED 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 THE AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
- 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 CANNOT DISCHARGE TO SYSTEM TRIBUTARY TO SURFACE WATERS.
- ANY QUARRY SPALLS THAT ARE LOOSENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
- IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING (SECTION 5.4.1) SHALL BE INSTALLED ON CONTROL TRAFFIC.

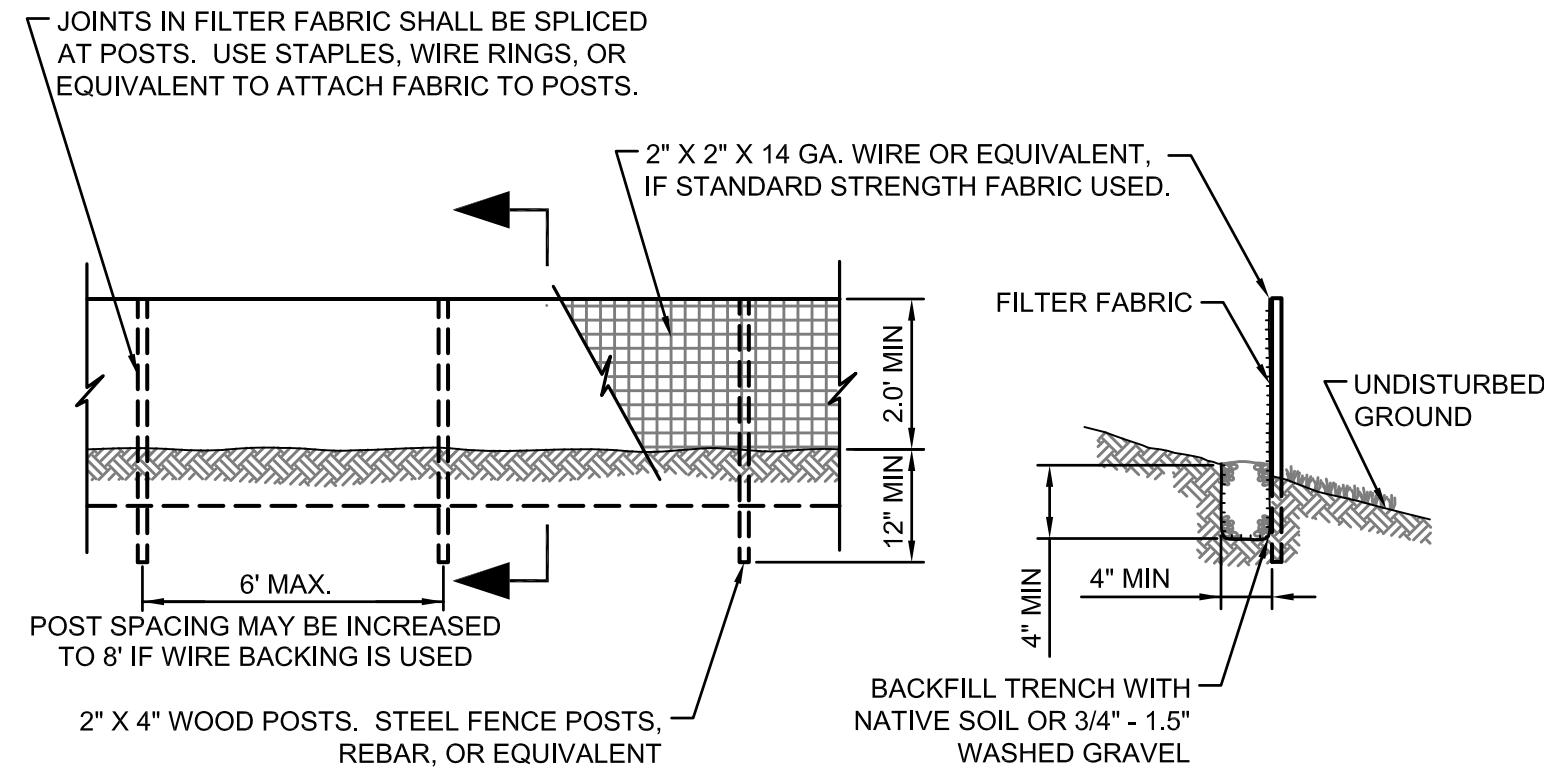
MAINTENANCE STANDARDS:

- TORN SHEETS MUST BE REPLACED AND OPEN SEAMS REPAIRED.
- IF THE PLASTIC BEGINS TO DETERIORATE DUE TO ULTRAVIOLET RADIATION, IT MUST BE COMPLETELY REMOVED AND REPLACED.



PLASTIC COVERING DETAIL 4

PER 2016 KCSWDM FIGURE C.3.4.A
SCALE: NONE



NOTES:
FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.

SILT FENCE DETAIL 1

PER 2016 KCSWDM FIGURE C.3.6.A
SCALE: NONE

DESIGN AND INSTALLATION SPECIFICATIONS:

- THE GEOTEXTILE USED MUST MEET THE STANDARDS LISTED BELOW. A COPY OF THE MANUFACTURER'S FABRIC SPECIFICATIONS MUST BE AVAILABLE ON SITE.

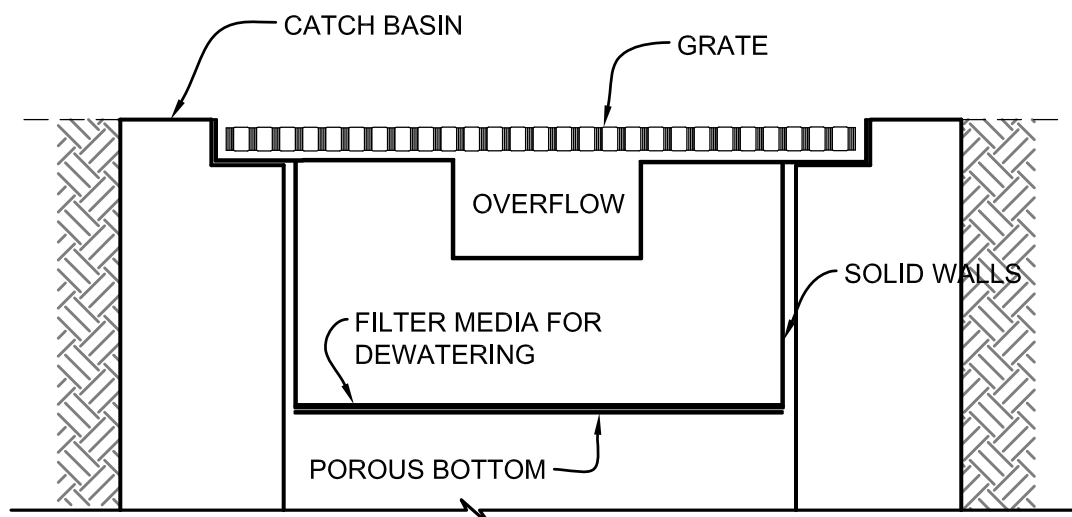
ADS (ASTM D-4751)	=	30-100 SIEVE SIZE (0.60-0.15mm) FOR SLIT FILM 50-100 SIEVE SIZE (0.30-0.15mm) FOR OTHER FABRICS
WATER PERMITTIVITY (ASTM D-4491)	=	0.02 SEC ⁻¹ MIN.
GRAB TENSILE STRENGTH (ASTM D-4632)	=	180 LBS MIN. FOR EXTRA STRENGTH FABRIC 100 LBS MIN. FOR STANDARD STRENGTH FABRIC
GRAB TENSILE ELONGATION (ASTM D-4632)=	=	30% MAX.
ULTRAVIOLENT RESISTANCE (ASTM D-4355)	=	70% MIN.
- STANDARD STRENGTH FABRIC REQUIRES WIRE BACKING TO INCREASE THE STRENGTH OF THE FENCE. WIRE BACKING OR CLOSER POST SPACING MAY BE REQUIRED FOR EXTRA STRENGTH FABRIC IF FIELD PERFORMANCE WARRANT A STRONGER FENCE.
- WHERE THE FENCE IS INSTALLED, THE SLOPE SHALL BE NO STEEPER THAN 2H:1V.

MAINTENANCE STANDARDS:

- ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
- IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
- IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCING CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE AND OR REMOVE THE TRAPPED SEDIMENT.
- SEDIMENT MUST BE REMOVED WHEN IT IS 6" HIGH.
- IF THE FILTER FABRIC HAS DETERIORATED DUE TO THE ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.

MAINTENANCE STANDARDS:

- ANY SEDIMENT IN THE CATCH BASIN INSERT SHALL BE REMOVED WHEN THE SEDIMENT HAS FILLED ONE THIRD OF THE AVAILABLE STORAGE. THE FILTER MEDIA FOR THE INSERT SHALL BE CLEANED OR REPLACED AT LEAST MONTHLY.
- REGULAR MAINTENANCE IS CRITICAL FOR CATCH BASIN PROTECTION. UNLIKE MANY FORMS OF PROTECTION THAT FAIL GRADUALLY, CATCH BASIN PROTECTION WILL FAIL SUDDENLY AND COMPLETELY IF NOT MAINTAINED PROPERLY.
- ANY ACCUMULATED SEDIMENT ON OR AROUND INLET PROTECTION SHALL BE REMOVE IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED WITH WATER, AND ALL SEDIMENT MUST BE DISPOSED OF AS FILL ON SITE OR HAULED OFF SITE.



NOTES:
THIS DETAIL IS ONLY SCHEMATIC. ANY INSERT IS ALLOWED THAT HAS A MIN. 0.5 CUBIC FEET OF STORAGE WITH THE MEANS TO DEWATER THE STORED SEDIMENT, PROVIDE AN OVERFLOW, AND CAN BE EASILY MAINTAINED.

INLET PROTECTION DETAIL 2

PER 2016 KCSWDM FIGURE C.3.9.B
SCALE: NONE

REFERENCE SHEET NO.

EC1

SHEET

2

OF

5

SHEETS

CHANDI SHORT PLAN
5134 S. 170TH STREET
SEATAC, WA 98188

TESC PLAN AND DETAILS



PBC
Land Development and Civil Engineering Consultants
5130 South 166th Lane
SeaTac, WA 98188
T (206) 229-6422

JOB NO.
R21115

DESIGNED BY:
L. PHAN

DRAWN BY:
L. PHAN

CHECKED BY:
H.H. PHAN

PROJ. MNGR:
H.H. PHAN

ISSUE DATE
1-31-2022

REVISION DESCRIPTION

NO.

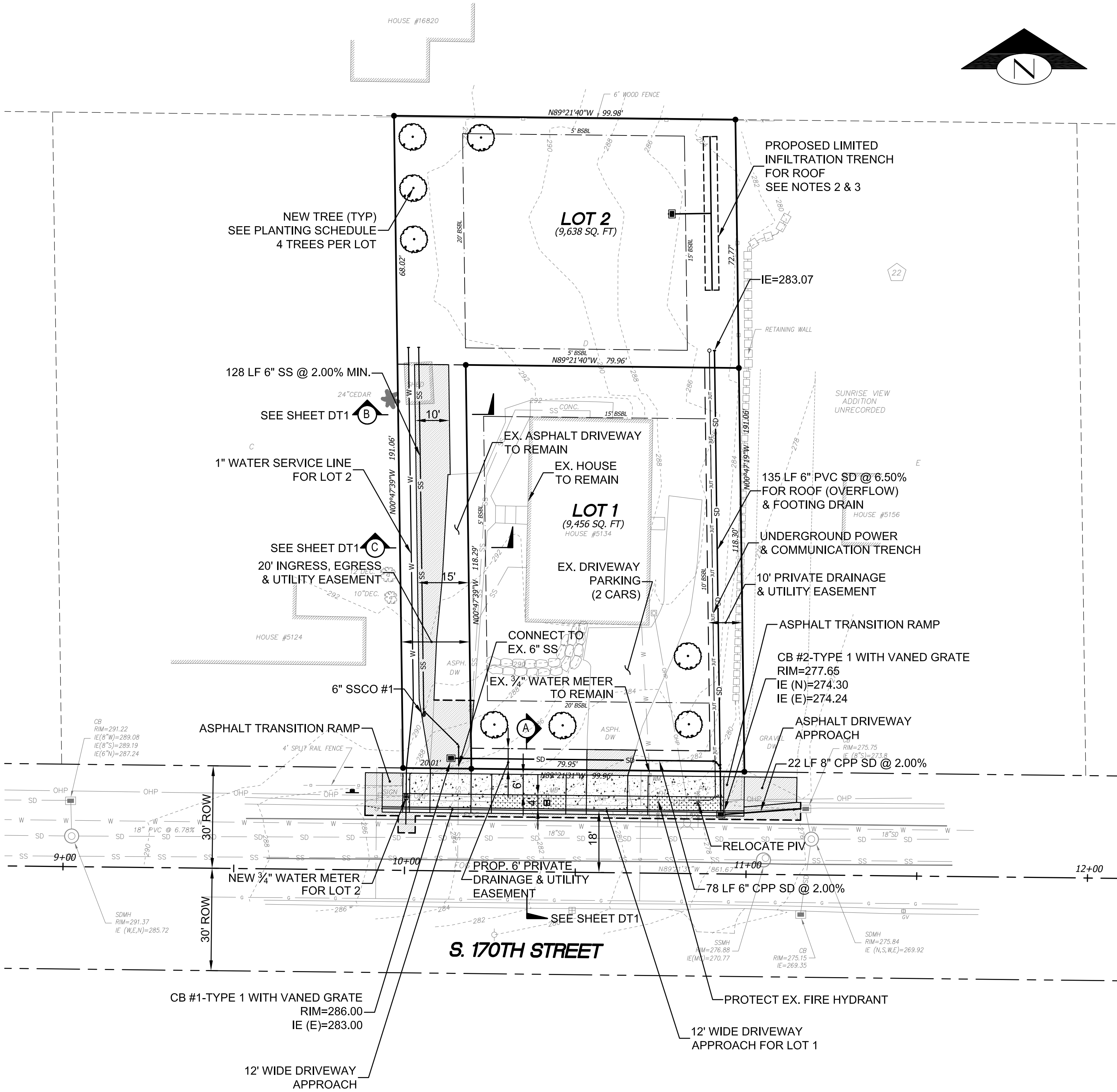
DATE

BY

Jun 26, 2022 - 2:43pm Han Phan L:\Working\R21115 - 5134 S 170th Street (Chandi Short Plan)\CADD\Drawings\R21115-PS-P01.dwg Layout Name: Layout1

PLANT SCHEDULE

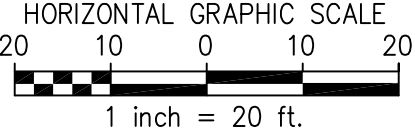
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
	PRUNUS CERASIFERA "THUNDERCLOUD"	PURPLE-LEAFED PLUM	8	2" CAL. (MIN.)



LEGEND

	PROPERTY LINE
	B.S.B.L
	RIGHT OF WAY LINE
	RIGHT OF WAY CENTERLINE
	ADJACENT PROPERTY LINE
	PROPERTY CORNER
	2" HMA OVER 2" CSTC OVER 5" CSBC
	INFILTRATION TRENCH

UTILITY INSTALLATIONS ON THE RIGHT OF WAY WILL REQUIRED SEPARATE ROW PERMITS ACQUIRED THROUGH THE RELEVANT UTILITY



NOTES:

- CONTRACTOR SHALL FIELD VERIFY ALL GRADES PRIOR TO CONSTRUCTION.
- KEEP NFILTRATION TRENCH 5' MIN. FROM PROPERTY AND 15' MIN. FROM HOUSE FOUNDATION.
- FINAL INFILTRATION TRENCH SIZE WILL BE DETERMINED AT BUILDING PERMIT APPLICATION BASED ON THE ACTUAL BUILDING FOOTPRINT.

REFERENCE SHEET NO.

PG1

SHEET

3

OF

5

SHEETS

CHANDI SHORT PLAN
5134 S. 170TH STREET
SEATAC, WA 98188



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ISSUE DATE

1-30-2022

JOB NO.

R21115

DESIGNED BY: L. PHAN

DRAWN BY: L. PHAN

CHECKED BY: H.H. PHAN

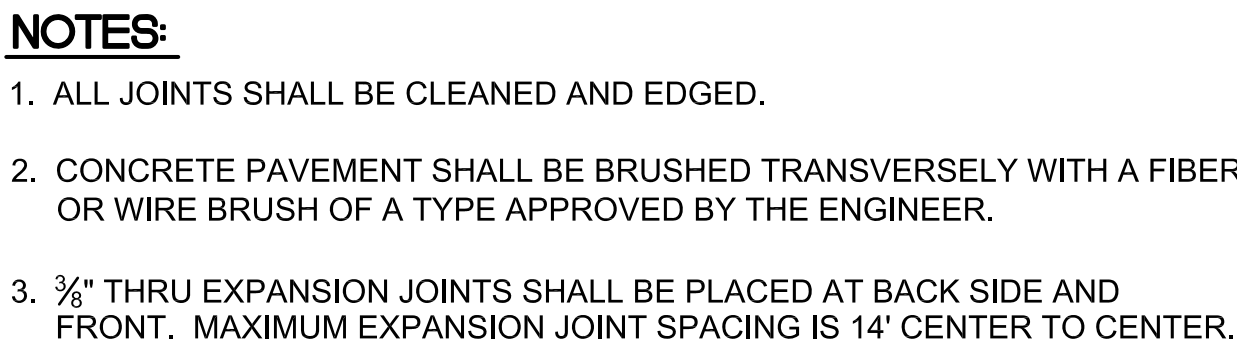
PROJ. MNGR: H.H. PHAN

REVISION DESCRIPTION

NO.

DATE

BY



NO.	DATE	BY	REVISION DESCRIPTION	JOB NO. R21115	ISSUE DATE 1-30-2022	 <p>PBC Land Development and Civil Engineering Consultants 5130 South 166th Lane SeaTac, WA 98188 T (206) 229-6422</p>		<p>CHANDI SHORT PLAN 5134 S. 170TH STREET SEATAC, WA 98188</p>	<p>REFERENCE SHEET NO. DT1</p>	<p>SHEET 4 OF 6 SHEETS</p>
			DESIGNED BY: L. PHAN		<p>SECTIOND AND DETAILS</p>					
			DRAWN BY: L. PHAN							
			CHECKED BY: H.H. PHAN							
			PROJ. MNGR: H.H. PHAN							

