

**SIDHU SHORT PLAT**  
**FILE NO.: SUB ??-???**

**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, all parties with only right, title, and/or ownership interest in the land herein described, do hereby make a short subdivision thereof pursuant to RCW 58.17.060 and declare this short plat to be the graphic representation of same. Also, when specific conditions and/or agreements are a condition of approval of the above referenced short plat and are made a part thereof, then the said owners do hereby agree to and/or comply with all these conditions.

Further, the undersigned owners of the land hereby short subdivided waive for themselves, their heirs and assigns and any person or entity deriving title from the undersigned, any and all claims for damages against the City of Seatac, its successors, or assigns which may be occasioned by the establishment, construction, or maintenance of roads and/or drainage systems within this short subdivision other than claims resulting from inadequate maintenance by the City of Seatac.

Further, the undersigned owners of the land hereby short subdivided agree for themselves, their heirs and assigns to indemnify and hold the City of Seatac, its successors or assigns, harmless from any damage, including any costs of defense, claimed by persons within or without this short subdivision to have been caused by alterations of the ground surface, vegetation, drainage or surface or sub-surface water flows within this short subdivision or by establishment, construction or maintenance of the roads within this short subdivision. Provided, this waiver and indemnification shall not be construed as releasing the City of Seatac, its successors or assigns, from liability for damages, including the cost of defense, resulting in whole or in part from the negligence of the City of Seatac, its successors, or assigns.

This subdivision, dedication, waiver of claims and agreement to hold harmless is made with the free consent and in accordance with the desires of said owners.

This is made with the free consent and in accordance with the desire of the owner(s) and shall be binding upon their heirs, successors, and/or assigns.

KAMALJIT SINGH

State of Washington  
County of King

I certify that I know or have satisfactory evidence that

KAMALJIT SINGH

signed this instrument and acknowledged it to be (his/hers) free and voluntary act for the uses and purposes mentioned in the instrument.

Signature of \_\_\_\_\_  
Notary Public \_\_\_\_\_  
Dated \_\_\_\_\_  
My appointment expires \_\_\_\_\_

State of Washington  
County of \_\_\_\_\_

**AUDITOR'S CERTIFICATE**

filed for record this.....day of....., 20.....at.....M  
in book.....of.....at page.....at the request of  
.....

County Auditor (Signed)

**APPROVALS:**

ENGINEERING REVIEW DIVISION

Examined and approved this \_\_\_\_ day of \_\_\_\_\_, 2021

Manager \_\_\_\_\_

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Examined and approved this \_\_\_\_ day of \_\_\_\_\_, 2021

Director \_\_\_\_\_

**AUDITORS CERTIFICATE**

Examined and approved this \_\_\_\_ day of \_\_\_\_\_, 2021

Assessor \_\_\_\_\_

Deputy Assessor \_\_\_\_\_

Account Number 537980-3260-04

**RECORDING NO.**

**VOL./PAGE**

**SCALE:** 1 inch = 30 ft.

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

**TITLE REPORT SCHEDULE B NOTES:**

TICOR TITLE INSURANCE CO. COMMITMENT NO. 701703336

DATED APRIL 29, 2021.

AS RELIED UPON FOR DISCLOSURE OF THE VESTING OF TITLE OF THE REAL PROPERTY COMPRISING THIS SHORT PLAT, WHICH ACCORDING TO SAID GUARANTEE IS SUBJECT TO THE FOLLOWING, AND OTHER RECORD MATTERS.

1. RIGHT TO ENTER LAND TO MAKE REPAIRS AND TO CUT BRUSH AND TREES WHICH CONSTITUTE A MENACE OR DANGER TO THE ELECTRIC TRANSMISSION LINE LOCATED IN THE STREET OR ROAD ADJOINING SAID LAND, AS GRANTED BY INSTRUMENT NO. 2642542.

NO WARRANTY IS HEREBY MADE, EXPRESSED OR IMPLIED, AS TO THE ACCURACY AND/OR COMPLETENESS OF SAID GUARANTEE.

**SURVEYOR'S NOTE:**

ANY DISCREPANCY (BOUNDARY HIATUS, OVERLAPPING BOUNDARY OR A 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

WARNING: THE CITY OF SEATAC HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS CONTAINED WITHIN OR PROVIDE SERVICE TO THE PROPERTY DESCRIBED IN THIS PLAT.

**SOIL TYPE:**

THE NATIONAL COOPERATIVE WEB SOIL SURVEY IN THIS AREA DESCRIBES THE EXISTING SOILS AS ALDERWOOD AND SIMILAR SOILS. NO HYDRIC SOIL RATING. GENERAL SLOPES OF 0 - 5 PERCENT.

**DRAINAGE CONDITIONS:**

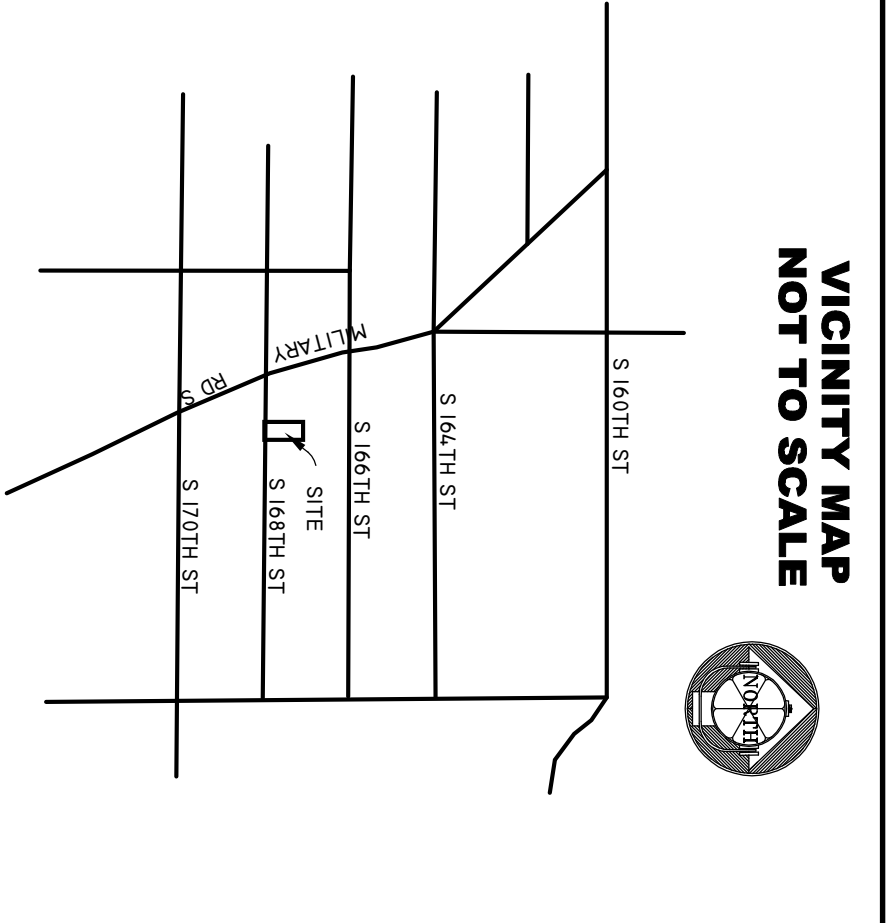
THE SITE HAS ABOUT A 4% SLOPE TO THE SOUTH WHICH CATCHES INTO AN EXISTING DRAINAGE DITCH CONVINCENCE SYSTEM ALREADY IN PLACE.

**EXISTING LAND COVER:**

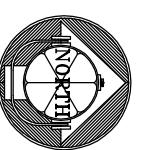
THE SITE HAS AN EXISTING HOUSE THAT IS PROPOSED TO REMAIN. THERE IS AN APPROXIMATELY 18 FEET WIDE GRAVEL DRIVEWAY ALONG THE EAST BOUNDARY TO THE BACK OF THE HOUSE. THERE ARE CONCRETE PADS AND A SIDEWALK ASSOCIATED WITH THE HOUSE. THE REMAINDER OF THE LAND COVER IS PREDOMINATELY LAWN WITH A FEW TREES.

**WILDLIFE PRESENT:**

SONG BIRDS WERE ON SITE. HOWEVER, SMALL MAMMALS SUCH AS SQUIRRELS, RABBITS AND RACOONS PROBABLY MAKE APPEARANCES.



**VICINITY MAP**  
**NOT TO SCALE**



**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF KAMAL SINGH.

**PRELIMINARY**

JAY D BABCOCK CERTIFICATE NO. 30429

**SEE SHEET 2 OF 2 FOR SHORT PLAT MAP**



**KAMALJIT SINGH**

4426 SOUTH 166TH STREET  
SEATAc, WASH. 98188

**PRELIMINARY**  
**SHORT PLAT**

19512 94TH STREET EAST  
BONNEY LAKE, WASHINGTON 98391  
PH (206) 396-2022  
JAYBABCOCK@COMCAST.NET

LAND SURVEYING  
PROJECT MANAGEMENT  
LAND PLANNING

<b>DWN. BY</b>	JAY B.	<b>DATE</b>	12/26/2021	<b>JOB NO.</b>	KAMAL SHORT PLAT
<b>CHKD. BY</b>	JAY B.	<b>SCALE</b>	1" = 50'	<b>SHEET</b>	1 OF 3





**SIDHU SHORT PLAT**  
**FILE NO.: SUB ??-???**

# PRELIMINARY SHORT PLAT MAP

**KAMALJIT SINGH**

4414 SOUTH 168TH STREET  
SEATTLE, WASH. 98188

**RECORDING NO.**

**VOL./PAGE**

**PORTION OF**

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

NORTH 1/4 CORNER SEC. 27  
FOUND BRASS MON. IN CASE  
08/11/2021

N 89°59'10" W (D)  
1856.10' (D) SEE NOTE 1  
N 88°42'35" W

N.E. CORNER SEC. 27  
FOUND BRASS MON. IN CASE  
08/11/2021

## HORIZONTAL DATUM

WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE,  
NAD 83/2011  
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=173288.205, E=1283697.147  
ELEV. = 184.025' (N.A.V.D. 88) U.S. FOOT

## BASIS OF BEARING

MEASURED NORTH 78°46'23" EAST BETWEEN THE TWO  
AFOREMENTIONED MONUMENTS

## VERTICAL DATUM

NAVD 88

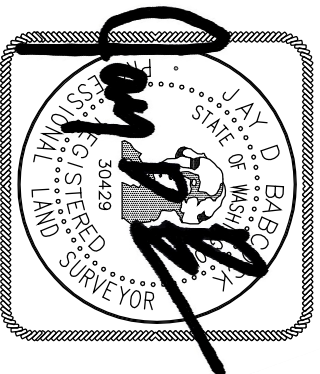
## NOTES

1. THE DEED CALLS FROM THE N.E. CORNER OF SECTION 27 ARE THE UNRECORDED PLAT DISTANCES. THIS IS A MONUMENTED UNRECORDED PLAT. THE MONUMENTS BEST FIT THE OCCUPATION OF 90+ YEARS AND HAVE THEREFORE BEEN USED FOR THIS SURVEY.
2. EQUIPMENT USED: TOPCON QS ROBOTIC TOTAL STATION AND TOPCON GR5 RTK/GPS
3. 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.
4. 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.

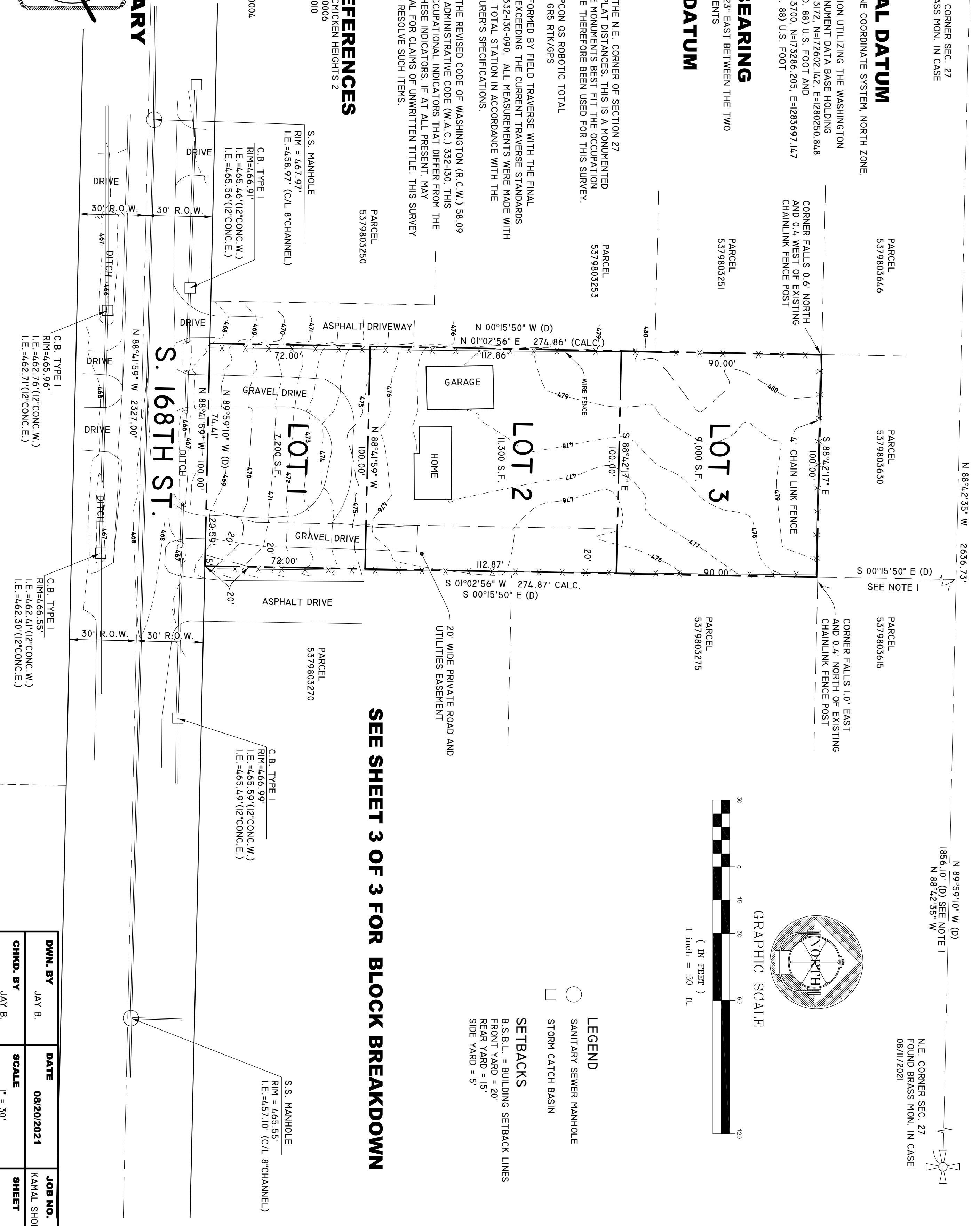
## SURVEY REFERENCES

UNRECORDED PLAT OF MCHICKEN HEIGHTS 2  
SHORT PLAT 20070202900006  
SHORT PLAT 20171207900010  
SURVEY 20080725900007  
SURVEY 20070226900005  
SURVEY 20060313900010  
L.L.A. 20051001900005  
SURVEY 20050315900041  
SHORT PLAT 20180502900004

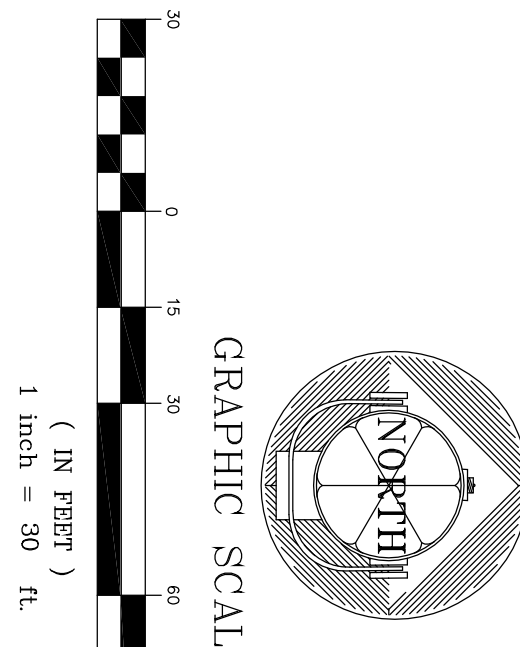
## PRELIMINARY



12/26/2021



**SEE SHEET 3 OF 3 FOR BLOCK BREAKDOWN**



- LEGEND**
- SANITARY SEWER MANHOLE
  - STORM CATCH BASIN

**SETBACKS**  
B.S.B.L. = BUILDING SETBACK LINES  
FRONT YARD = 20'  
REAR YARD = 15'  
SIDE YARD = 5'

S.S. MANHOLE  
RIM = 4.67.97'  
I.E. = 4.58.97' (C/L 8" CHANNEL)

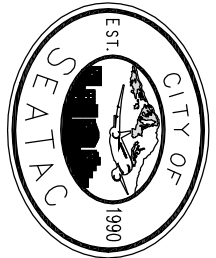
C.B. TYPE I  
RIM = 4.66.99'  
I.E. = 4.65.59' (12" CONC. W.)  
I.E. = 4.65.49' (12" CONC. E.)

S.S. MANHOLE  
RIM = 4.65.55'  
I.E. = 4.57.10' (C/L 8" CHANNEL)

C.B. TYPE I  
RIM = 4.65.96'  
I.E. = 4.62.76' (12" CONC. W.)  
I.E. = 4.62.71' (12" CONC. E.)

C.B. TYPE I  
RIM = 4.66.55'  
I.E. = 4.62.41' (12" CONC. W.)  
I.E. = 4.62.30' (12" CONC. E.)

DWN. BY	DATE	JOB NO.
JAY B.	08/20/2021	KAMAL SHORT PLAT
CHKD. BY	SCALE	SHEET
JAY B.	1" = 30'	2 OF 3



**SIDHU SHORT PLAT**  
**FILE NO.:: SUB ??-??-???**

# PRELIMINARY SHORT PLAT MAP

**KAMALJIT SINGH**

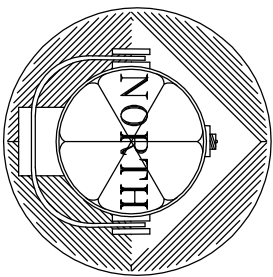
4414 SOUTH 168TH STREET  
 SEATAC, WASH. 98188

**RECORDING NO.**

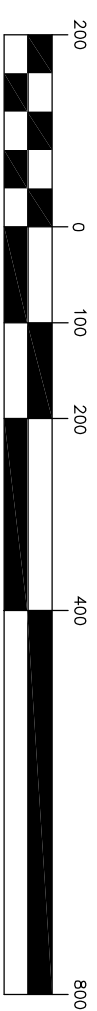
**VOL./PAGE**

**PORTION OF**

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



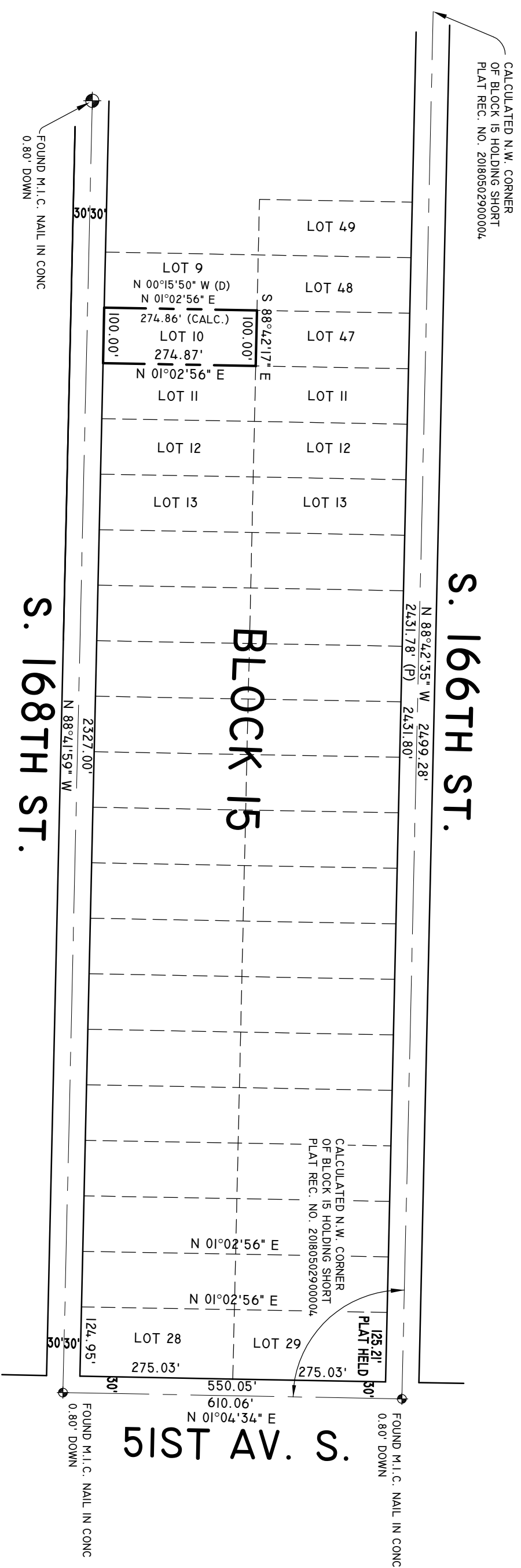
GRAPHIC SCALE



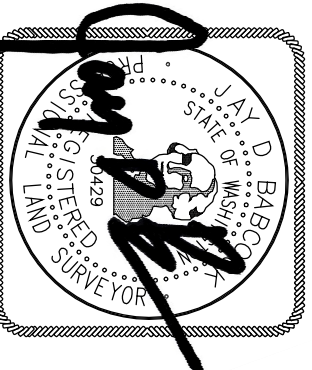
( IN FEET )  
 1 inch = 200 ft.

## BLOCK BREAKDOWN

**NOTE**  
 1. THE DEED CALLS FROM THE N.E. CORNER OF SECTION 27 ARE THE UNRECORDED PLAT DISTANCES. THIS IS A MONUMENTED UNRECORDED PLAT. THE MONUMENTS BEST FIT THE OCCUPATION OF 90+ YEARS AND HAVE THEREFORE BEEN USED FOR THIS SURVEY.



**PRELIMINARY**



12/26/2021

<b>DWN. BY</b>	JAY B.	<b>DATE</b>	08/20/2021	<b>JOB NO.</b>	KAMAL SHORT PLAT
<b>CHKD. BY</b>	JAY B.	<b>SCALE</b>	1" = 30'	<b>SHEET</b>	3 OF 3



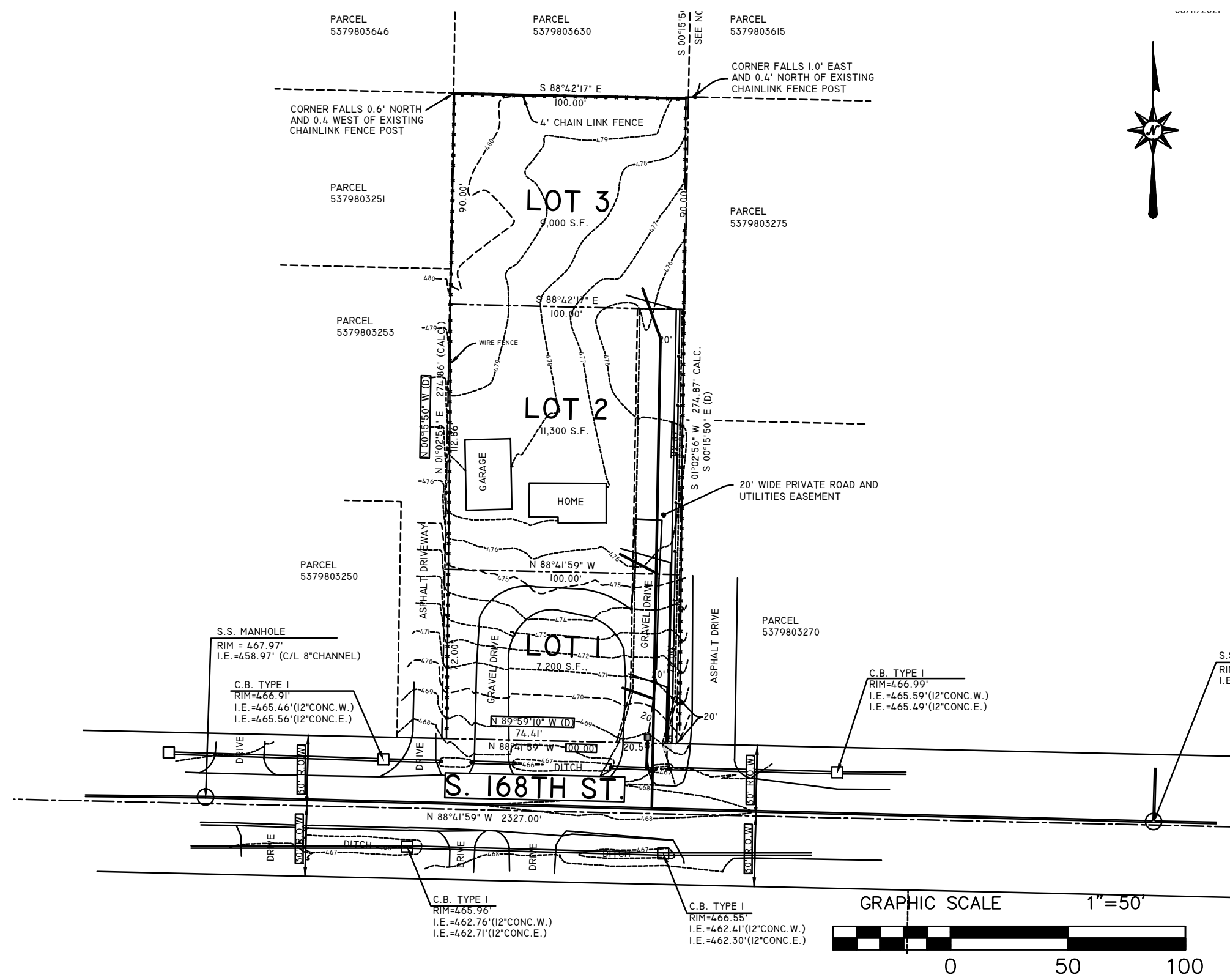
**GENERAL NOTES:**

- 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 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 & 1 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, FLAGS, 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@KPOG.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\_TIPS\_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.

# KAMALJIT SINGH S. 168TH SHORT PLAT

## CONSTRUCTION PLANS FOR A SHORT PLAT OF A PORTION OF MCMICKEN HEIGHTS DIV.2,

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



*SITE MAP*

**OWNER:**  
KAMALJIT SINGH  
4426 S. 166TH ST  
SEATAC, WA 98188-3229

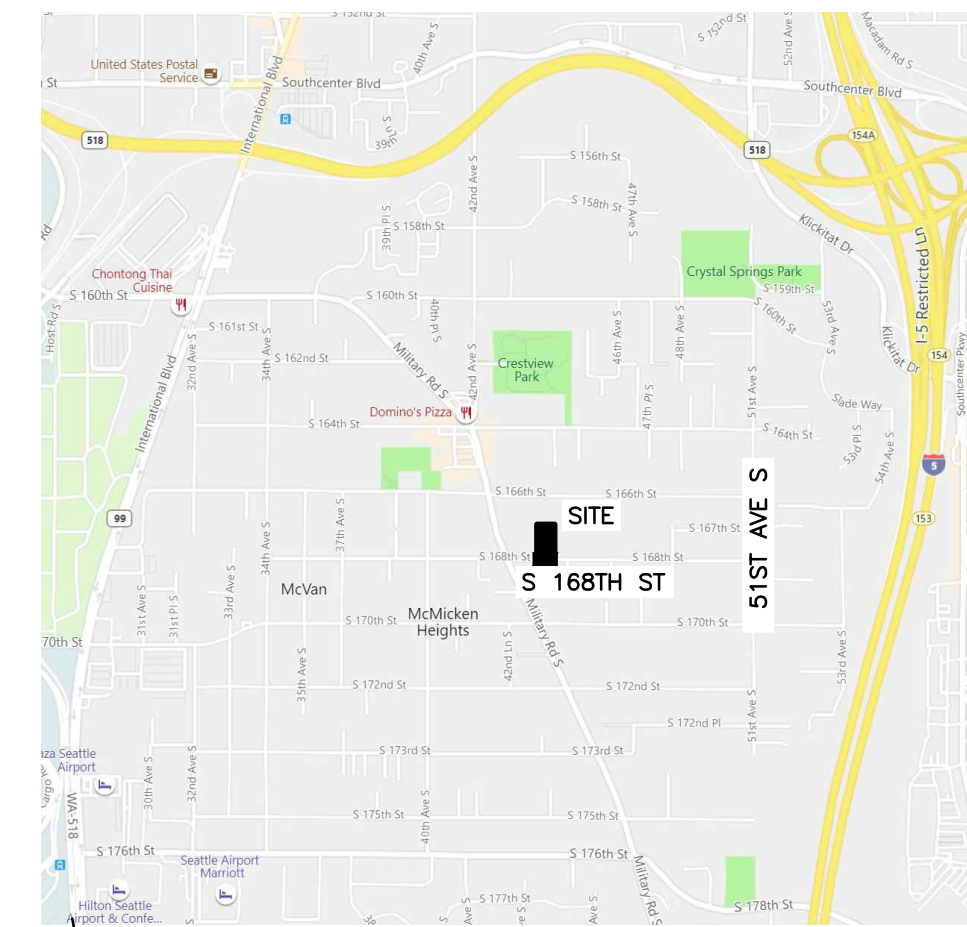
**APPLICANT/CONTACT  
CIVIL ENGINEER:**  
PEC DESIGN & CONSULTING LLC  
PATRICK E. CARROLL, P.E.  
2621 NE 109TH ST  
VANCOUVER, WA 98686  
PHONE: (503) 849-1646  
pat@pecdesign.net

**SURVEYOR:**  
OLYMPIC SURVEYING LLC  
JAY BABCOCK  
19512 94TH STREET EAST  
BONNEY LAKE, WA 98391  
(206) 396-2022

**PROPOSED SITE**  
ZONED UL-7200  
FN: 537980-3260-04

LOT SIZE	27,500 SF	0.63± Ac
LOT 1	7,200 SF	0.17± Ac
LOT 2	11,300 SF	0.25± Ac
LOT 3	9,000 SF	0.21± Ac

EASEMENT ACROSS LOT 1 & 2  
3,700 SF .08± Ac



*VICINITY MAP* -NTS-

**REVIEW AUTHORITY AND JURISDICTIONS:**

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

**UTILITY COMPANY CONTACTS:**

- 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

**UTILITY NOTE:**

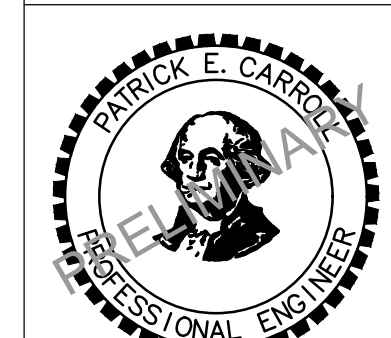
THE UNDERGROUND UTILITIES AS SHOWN ARE AS MARKED AT THE TIME OF THE SURVEY. UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS AND NOT ALL UTILITIES MAY BE SHOWN ON ANY SHEET. CONTRACTOR TO REFER TO SURVEYORS TOPOGRAPHIC SURVEY, BY PROJECT SURVEYOR, FOR UTILITY AND TOPO INFORMATION AND 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**

**ABBREVIATIONS LEGEND:**

AC	ASPHALTIC CONCRETE	FLG	FLANGE	RT	RIGHT
BC	TOP BACK OF CURB	FT	FEET	R/W	OR ROW
BO	BLOWOFF ASSEMBLY	GV	GATE VALVE	S	SLOPE
BOW	BOTTOM OF WALL ELEVATION	HDPE	HIGH DENSITY POLY ETHYLENE	STM	STORM SEWER
BMP	BEST MANAGEMENT PRACTICE	HYD	FIRE HYDRANT	STM	CO STORM SEWER CLEANOUT
BVC	BEGIN VERTICAL CURVE	IE	INVERT ELEVATION	STM	MH STORM SEWER MANHOLE
CB	CATCHBASIN	JB	JUNCTION BOX	SAN	SANITARY SEWER
CCC	CLARK COUNTY CODE	L	LENGTH	SAN	CO SANITARY SEWER CLEANOUT
CL	CLASS	LF	LINEAL FEET	SAN	MH SANITARY SEWER MANHOLE
CMP	CORRUGATED METAL PIPE	LT	LEFT	STA	STATION
CO	CLEANOUT	MH	MANHOLE	ST	STREET
CONC	CONCRETE	MJ	MECHANICAL JOINT RESTRAINT	T	TANGENT
DWY	DRIVEWAY	MSL	MEAN SEA LEVEL	TC	TOP FACE OF CURB ELEVATION
DIP	DUCTILE IRON PIPE	PC	POINT OF CURVATURE	TOW	TOP OF WALL ELEVATION
DIA	DIAMETER	PL	PROPERTY LINE	TEL	TELEPHONE
EG	EXISTING GRADE	PT	POINT OF TANGENCY	TEMP	TEMPORARY
ELEV	ELEVATION	PP	POWER POLE	TYP	TYPICAL
EOG	EDGE OF GRAVEL	PVC	POLYVINYL CHLORIDE	VC	VERTICAL CURVE
EOP	EDGE OF PAVEMENT	PVI	POINT OF VERTICAL INTERSECTION	WAT	WATER
EX	EXISTING	R	RADIUS	WV	WATER VALVE
FG	FINISH GRADE	RCC	REINFORCED CONCRETE PIPE	WM	WATER METER
FGL	FINISH GRADE AT LEFT	RIM	RIM ELEVATION		

SHEET NO. 21-1392 168th KL01 COVER



COVER SHEET  
KAMALJIT SINGH SHORT PLAT  
S. 168TH STREET SHORT PLAT  
4414 S. 168TH STREET

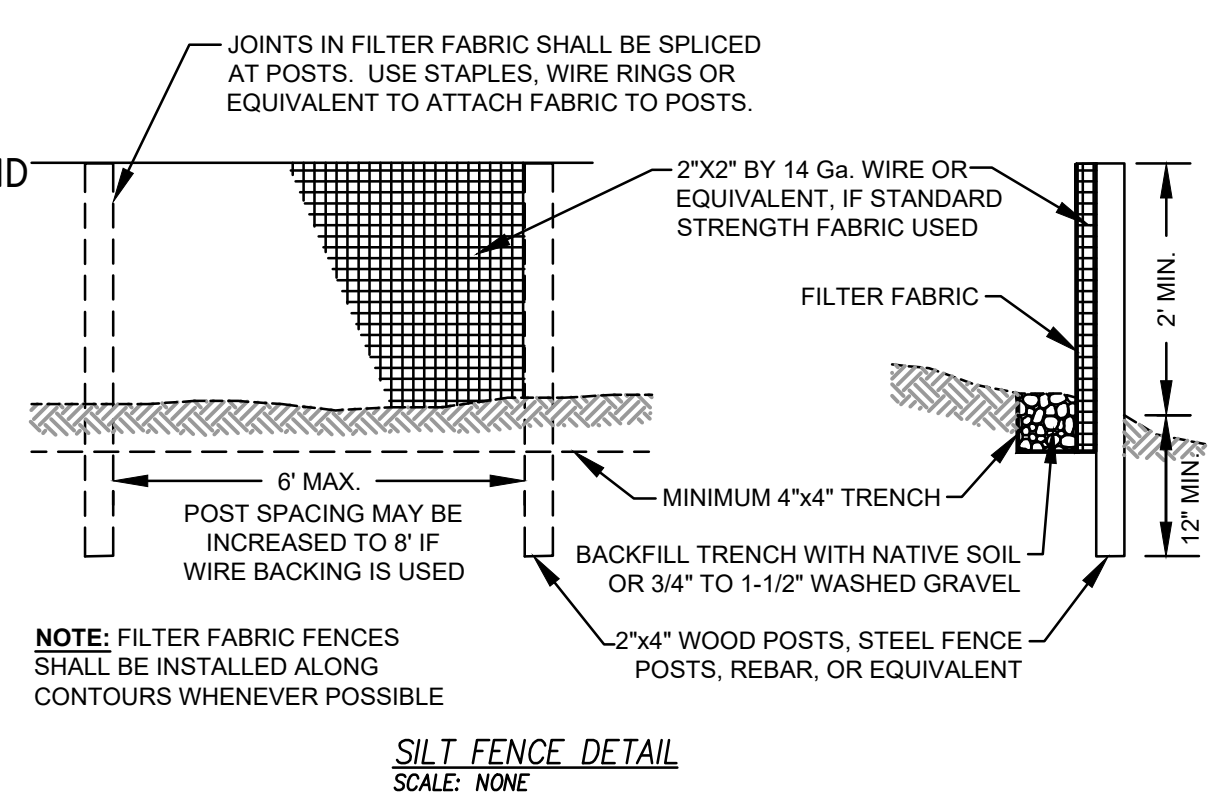
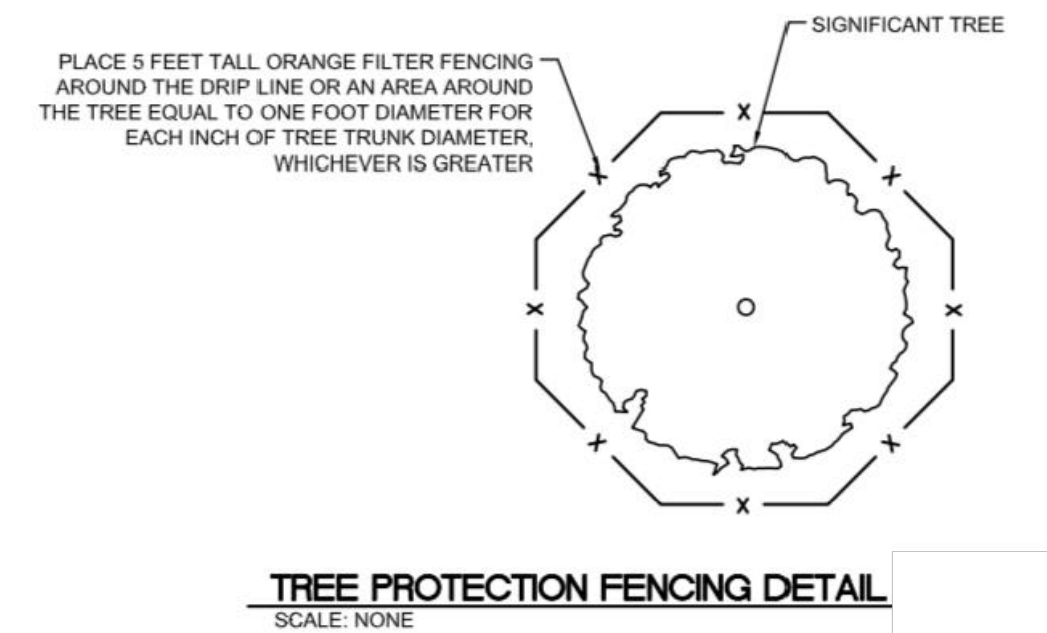
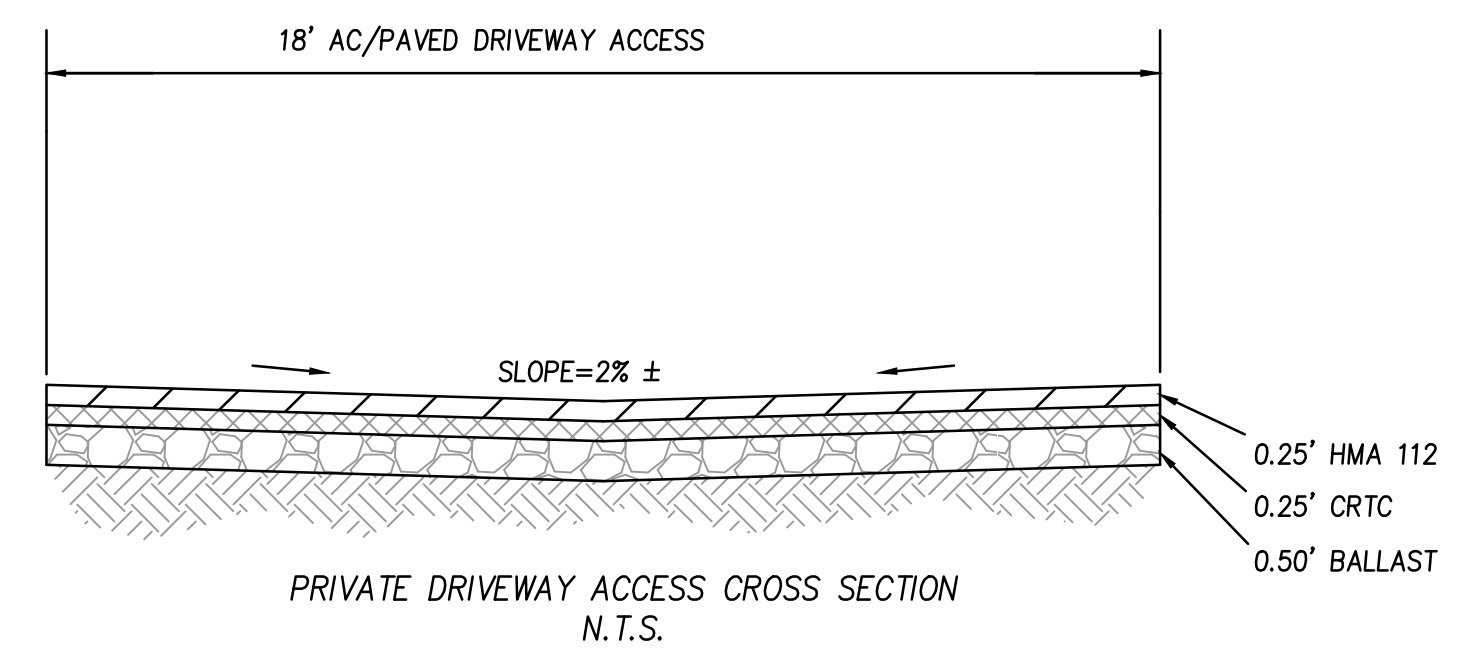
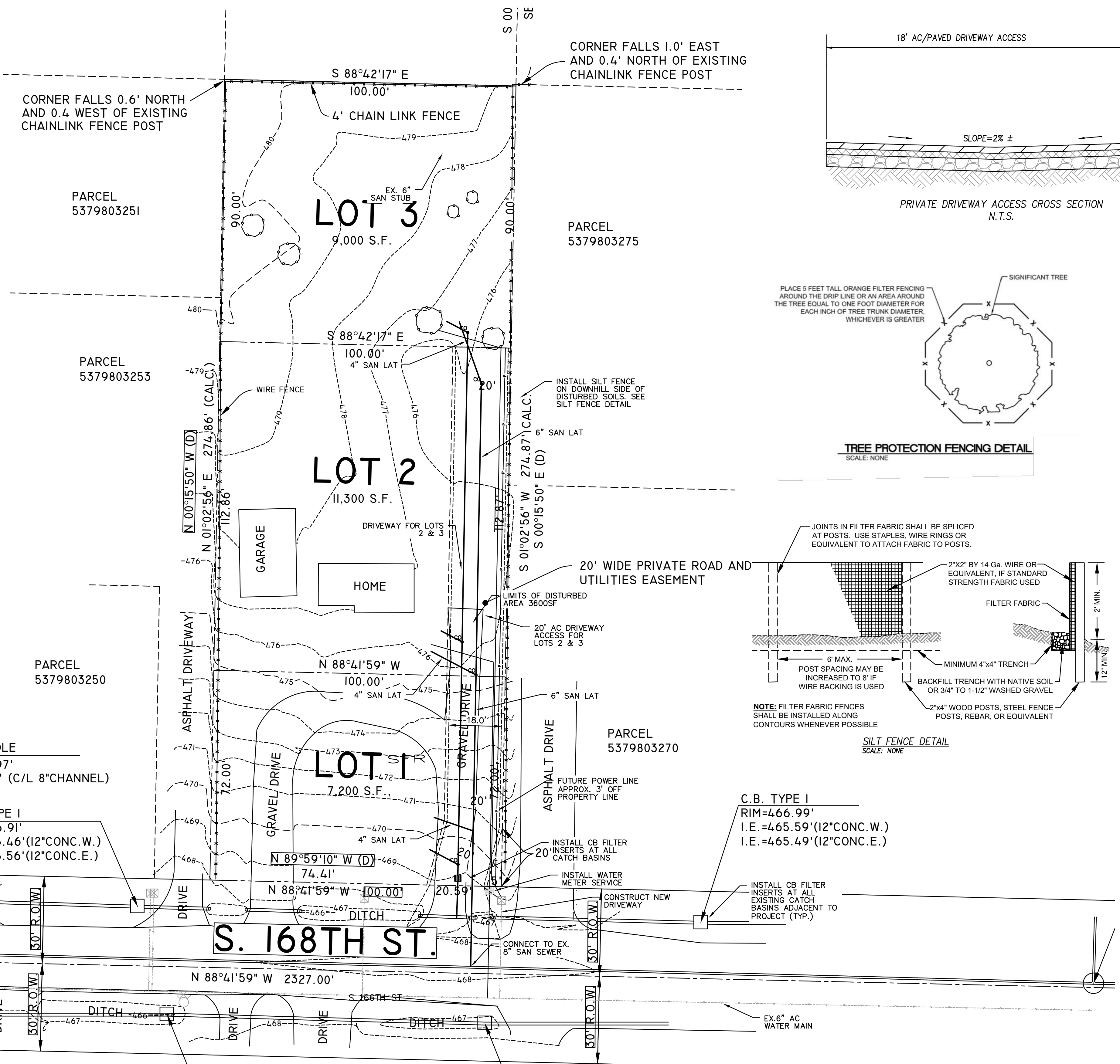
REV.	DATE	DESCRIPTION	BY

SHEET NO.  
**C-01**  
1 OF 6



# LEGEND

- ⊗ SANITARY SEWER MANHOLE
- ⊕ UNDERGROUND SEWER MAIN
- ⊙ STORM DRAIN MANHOLE
- ▣ STORM DRAIN CATCH BASIN
- UNDERGROUND STORM MAIN
- Y 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
- P - 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 = 27,500 SF

EXISTING IMPERVIOUS AREA:  
EX. HOUSE/DRIVEWAY/WALKWAY = 3,770 SF

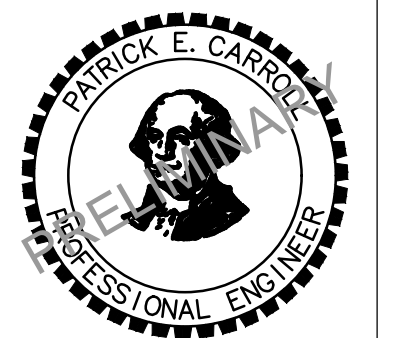
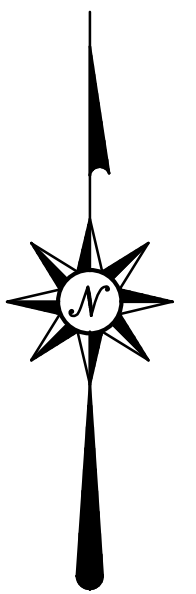
NEW IMPERVIOUS AREA:  
PROPOSED ACCESS DRIVEWAY = 3,810 SF

AREA DISTURBED FOR ACCESS DRIVEWAY AND UTILITY INSTALLATION = 4,200 SF

TRENCH EXCAVATION:  
220 CY CUT/FILL FOR UTILITY TRENCH

DRIVEWAY SECTION EXCAVATION IS 220 CY TO BE REMOVED AND USED ONSITE WHERE POSSIBLE. IMPORT 220 CY OF MATERIAL FOR ROAD CONSTRUCTION.

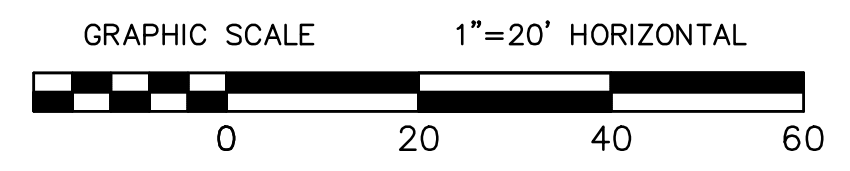
SOIL AMENDMENT AREA:  
AREA REQUIRING SOIL AMENDMENT = 390 SF  
AMENDMENT OPTION #1 - AMEND IN PLACE  
REQUIRED IMPORTED COMPOST=140x6.17 CY = 24 CY REQ'D.



COMPOSITE PLAN  
KAMLAJIT SINGH SHORT PLAT  
S. 168TH STREET SHORT PLAT  
4414 S. 168TH STREET

REV.	DATE	DESCRIPTION

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



SHEET NO.  
**C-02**  
2 OF 6

CB NOTE:

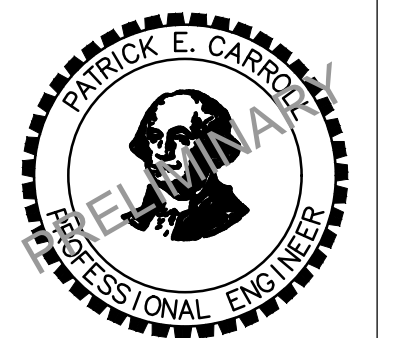
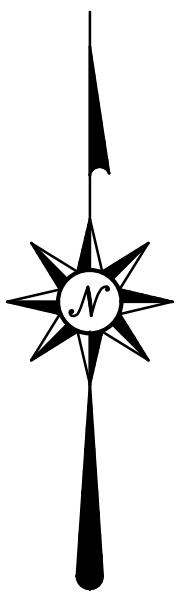
- 1. ALL CATCH BASINS TO HAVE INLET PROTECTION INSTALLED.

STORM NOTE:

- 1. ALL STORMWATER PIPE DESIGNATED "STM" SHALL BE ADS N-12 STORMWATER PIPE OR APPROVED EQUAL.

DRAINAGE NOTES:

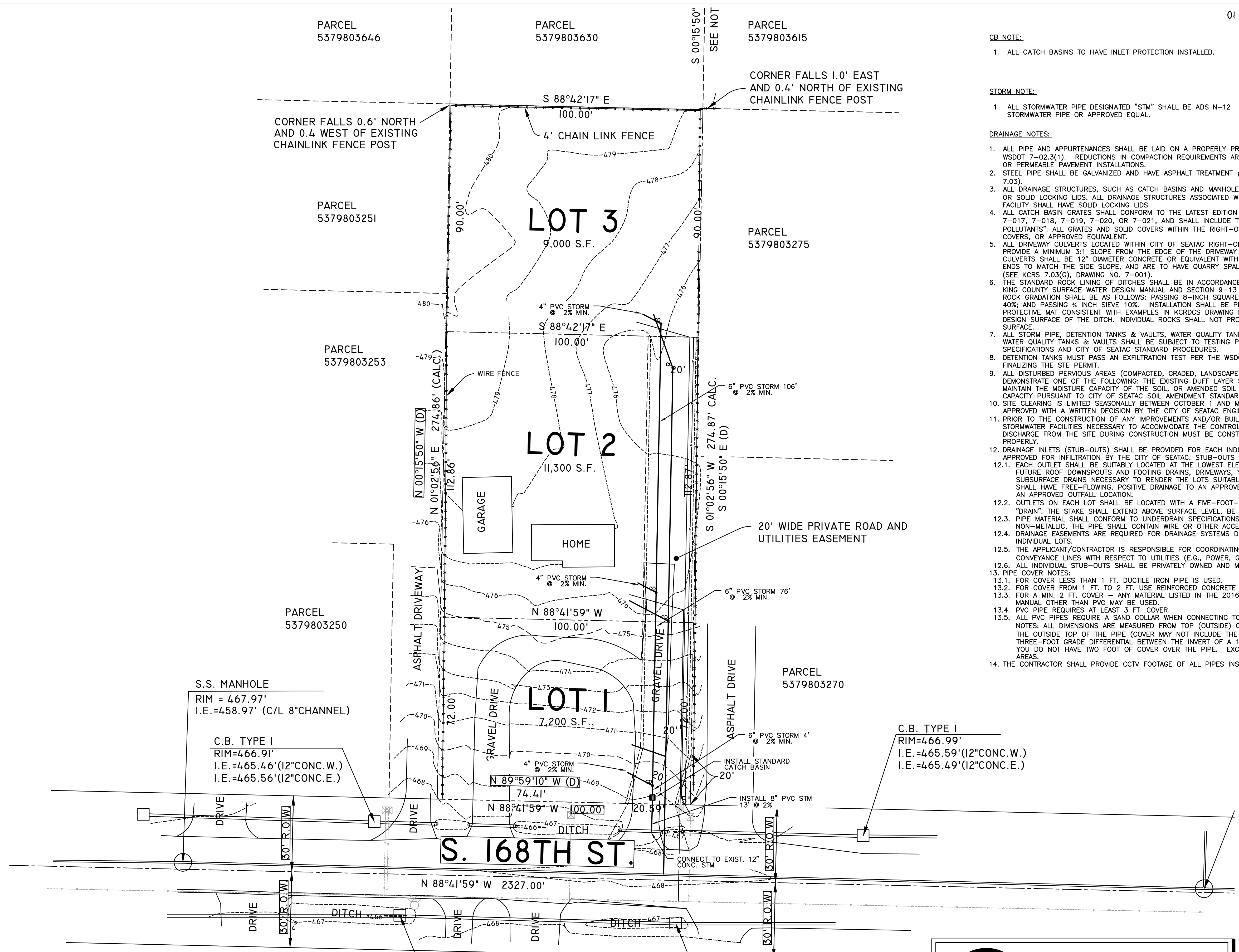
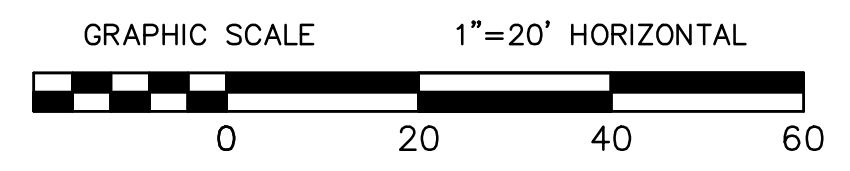
1. ALL PIPE AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT 7-02.3(1). REDUCTIONS IN COMPACTION REQUIREMENTS ARE ALLOWED TO ACCOMMODATE BIoretention OR PERMEABLE PAVEMENT INSTALLATIONS.
2. STEEL PIPE SHALL BE GALVANIZED AND HAVE ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE (KCRS 7.03).
3. 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.
4. 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.
5. 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).
6. 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 3/4 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.
7. 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.
8. DETENTION TANKS MUST PASS AN EXFILTRATION TEST PER THE WSDOT 2016 7-04.3(1)B STANDARD PRIOR TO FINALIZING THE SITE PERMIT.
9. 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.
10. 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.
11. 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.
12. 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:
  - 12.1. 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.
  - 12.2. 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.
  - 12.3. PIPE MATERIAL SHALL CONFORM TO UNDERDRAIN SPECIFICATIONS DESCRIBED IN KCRS 7.03. IF NON-METALLIC, THE PIPE SHALL CONTAIN WIRE OR OTHER ACCEPTABLE DETECTION.
  - 12.4. DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS.
  - 12.5. 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.).
  - 12.6. ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT HOMEOWNER.
13. PIPE COVER NOTES:
  - 13.1. FOR COVER LESS THAN 1 FT. DUCTILE IRON PIPE IS USED.
  - 13.2. FOR COVER FROM 1 FT. TO 2 FT. USE REINFORCED CONCRETE PIPE.
  - 13.3. FOR A MIN. 2 FT. COVER - ANY MATERIAL LISTED IN THE 2016 KING COUNTY SURFACE WATER DESIGN MANUAL OTHER THAN PVC MAY BE USED.
  - 13.4. PVC PIPE REQUIRES AT LEAST 3 FT. COVER.
  - 13.5. ALL PVC PIPES REQUIRE A SAND COLLAR WHEN CONNECTING TO A CONCRETE STRUCTURE.
14. THE CONTRACTOR SHALL PROVIDE CCTV FOOTAGE OF ALL PIPES INSTALLED IN RIGHT-OF-WAY TO THE CITY.



STORMWATER PLAN  
 KAMLAJIT SINGH SHORT PLAT  
 S. 168TH STREET SHORT PLAT  
 4414 S. 168TH STREET

PROJECT NO.	DESIGNER	DATE	DESCRIPTION
	PEC		
	PEC		
	PEC		
	AS SHOWN		
	DATE	12/30/2021	

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



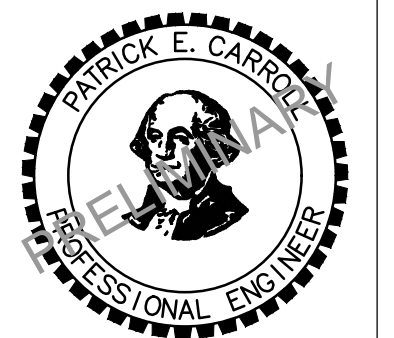
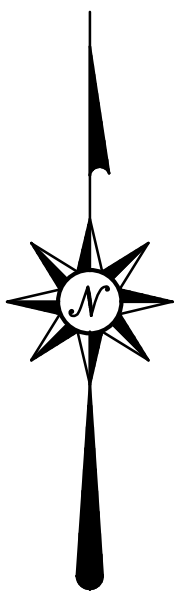
S.S. MANHOLE  
 RIM = 467.97'  
 I.E. = 458.97' (C/L 8" CHANNEL)

C.B. TYPE I  
 RIM = 466.91'  
 I.E. = 465.46' (12" CONC. W.)  
 I.E. = 465.56' (12" CONC. E.)

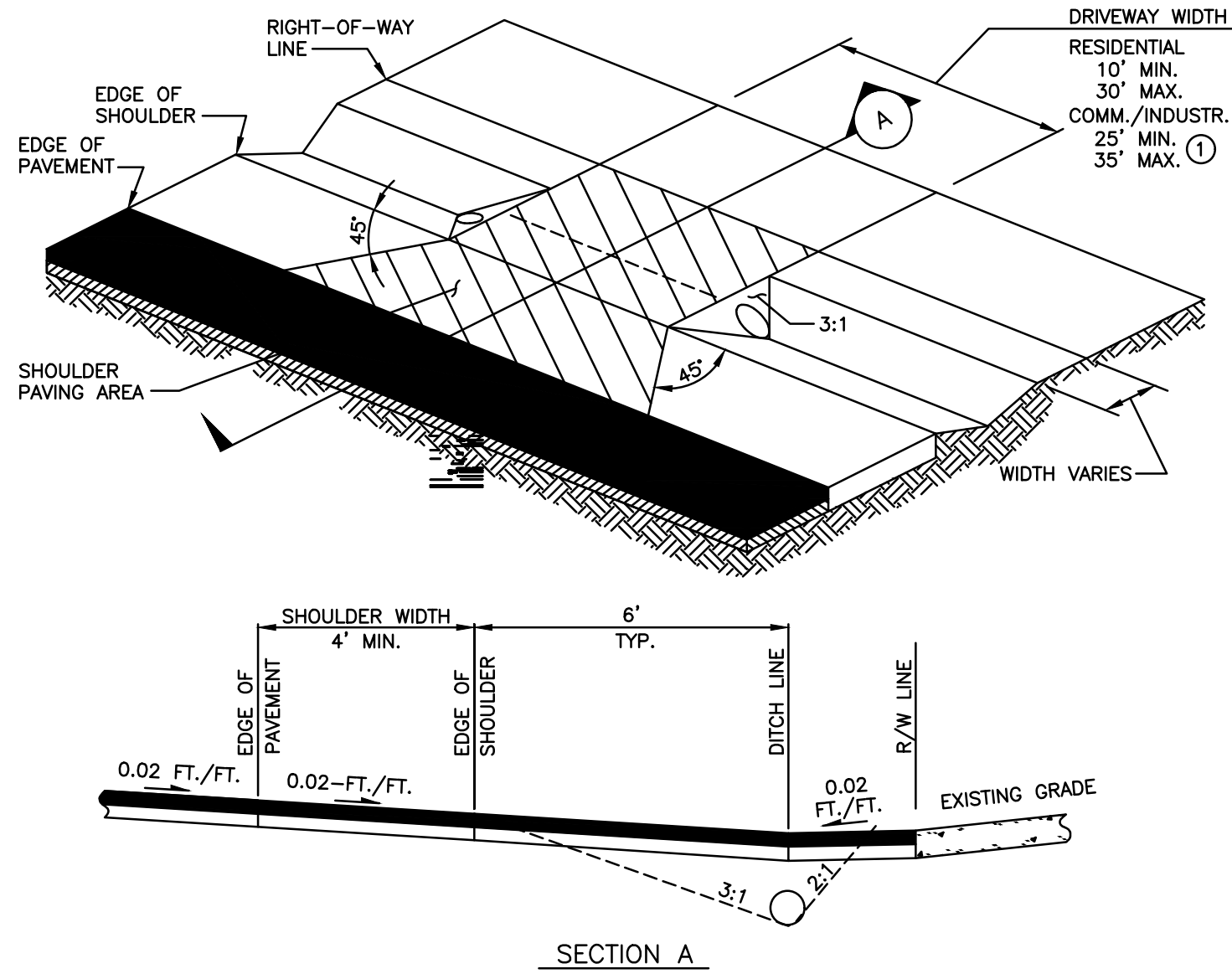
C.B. TYPE I  
 RIM = 466.99'  
 I.E. = 465.59' (12" CONC. W.)  
 I.E. = 465.49' (12" CONC. E.)

C.B. TYPE I  
 RIM = 465.96'  
 I.E. = 462.76' (12" CONC. W.)  
 I.E. = 462.71' (12" CONC. E.)

C.B. TYPE I  
 RIM = 466.55'  
 I.E. = 462.41' (12" CONC. W.)  
 I.E. = 462.30' (12" CONC. E.)



**SANITARY SEWER PLAN**  
**KAMLAJIT SINGH SHORT PLAT**  
S. 168TH STREET SHORT PLAT  
4414 S. 168TH STREET

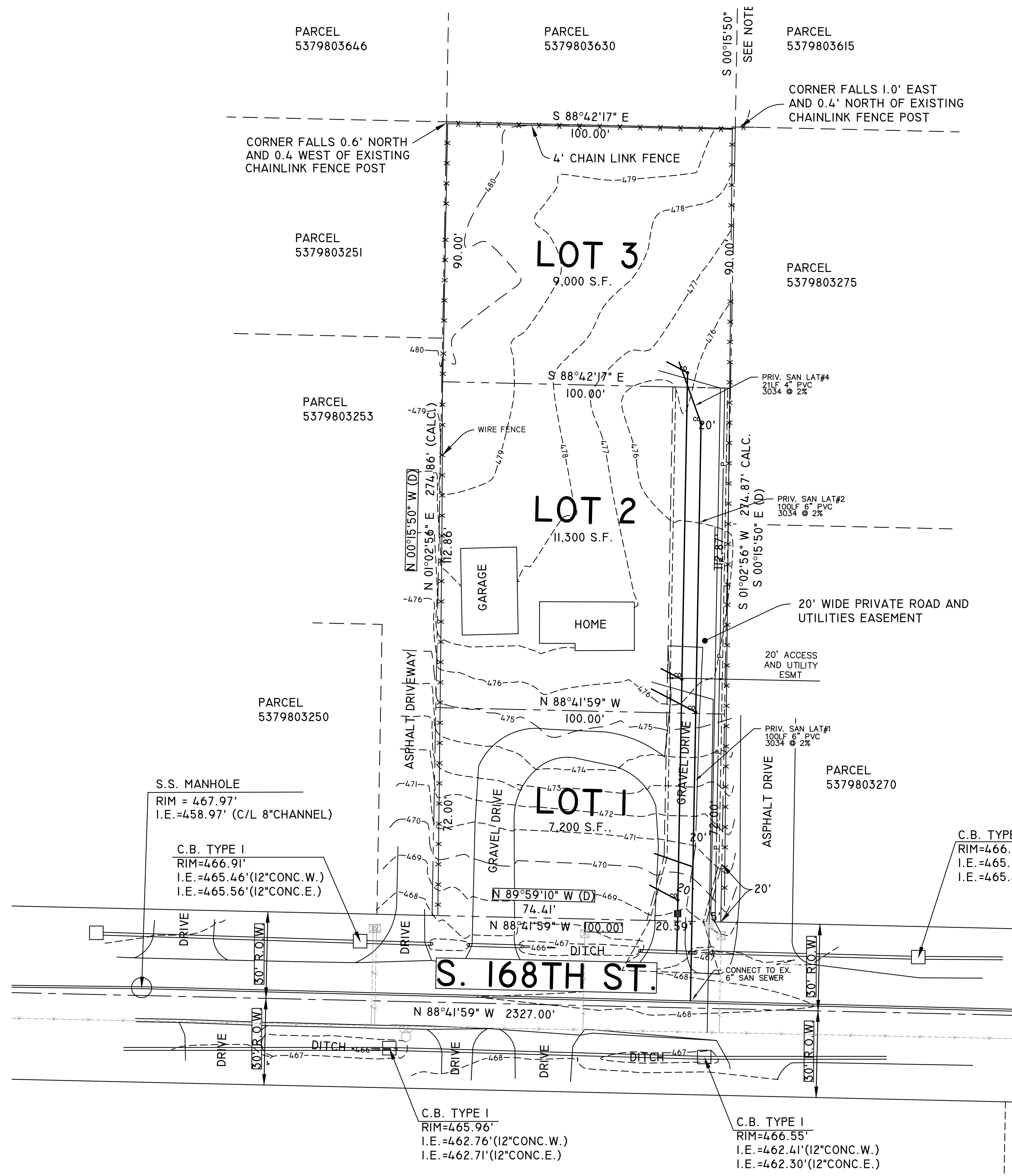


- NOTES:**
1. WITHIN THE RIGHT-OF-WAY DRIVEWAYS SHALL BE PAVED FROM THE RIGHT-OF-WAY LINE TO THE EDGE OF PAVEMENT WITH HOT MIX ASPHALT. NO CONCRETE IS ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS AS SPECIFIED IN SEC. 4.02.
  2. COMMERCIAL/INDUSTRIAL DRIVEWAYS WIDER THAN 35 FT. MAY BE APPROVED BY THE COUNTY ROAD ENGINEER CONSIDERING BOTH TRAFFIC SAFETY AND THE ACTIVITY BEING SERVED. ALL COMMERCIAL/INDUSTRIAL DRIVEWAYS SHALL HAVE AN EXPANSION JOINT LOCATED MID-WIDTH. (SEE SEC. 3.04.)
  3. PIPE SHALL BE:
    - A. SIZED TO CONVEY COMPUTED STORM WATER RUNOFF, AND
    - B. MIN. 12" DIAM., AND
    - C. EQUAL TO OR LARGER THAN EXISTING PIPES WITHIN 500 FT. UPSTREAM.
  4. EXPOSED PIPE ENDS SHALL BE BEVELED TO MATCH THE SLOPE FACE AND PROJECT NO MORE THAN 2" BEYOND SLOPE SURFACE. PROJECTING HEADWALLS ARE NOT ACCEPTABLE.
  5. ALL TYPES OF PIPE SHALL HAVE MIN. 12" COVER TO FINISH GRADE.
  6. PIPE SHALL BE INSTALLED IN A STRAIGHT UNIFORM ALIGNMENT AT A MIN. 0.5% SLOPE (0.5 FT. PER 100 FT.) WITH THE DOWNSTREAM END LOWER THAN THE UPSTREAM END.
  7. PIPE MAY BE OMITTED IF ROADSIDE DITCH DOES NOT EXIST AND DRIVEWAY DOES NOT BLOCK NATURAL FLOW.
  8. DRIVEWAY SLOPE SHALL MATCH TO BACK EDGE OF SHOULDER, BUT SHOULDER SLOPE AND EDGE OF SHOULDER SHALL NOT BE ALTERED AS A RESULT OF DRIVEWAY CONSTRUCTION.
  9. SEE SEC. 3.01 AND 4.01 FOR DRIVEWAY AND SURFACING STANDARDS.
  10. PIPING OF DITCHES SHALL BE ALLOWED ONLY WHERE DRIVEWAY ACCESS IS NECESSARY.

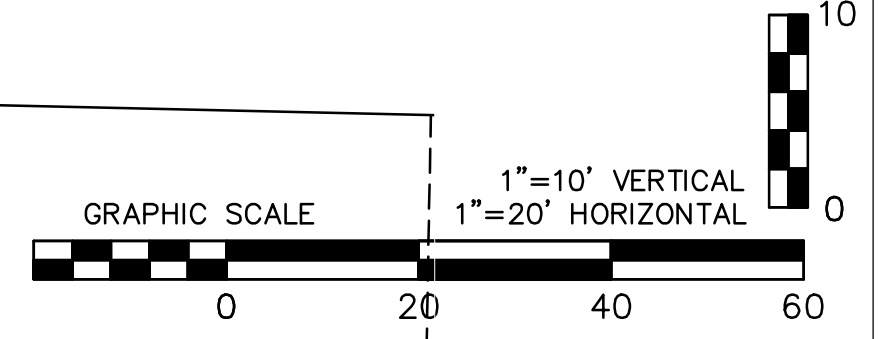
Department of Transportation  
Road Services Division  
2016 Design and  
King County Construction Standards

**SHOULDER AND  
DITCH SECTION DRIVEWAY**  
3-14

**FIG. 3-003**



**CALL 48 HOURS  
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1-800-424-5555**



REV.	DATE	DESCRIPTION







**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 plans 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 countries 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**  
 Rev. 7/14/2020

**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.

**CITY OF SEATAC**  
**GENERAL STANDARD PLAN NOTES**  
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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.

**CITY OF SEATAC**  
**GENERAL STANDARD PLAN NOTES**  
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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.

**CITY OF SEATAC**  
**GENERAL STANDARD PLAN NOTES**  
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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  
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PRELIMINARY

CITY OF SEATAC GENERAL NOTES  
 KAMLAJIT SINGH SHORT PLAT  
 S. 168TH STREET SHORT PLAT  
 4414 S. 168TH STREET

PROJECT NO.:	DESIGNED BY:	DRAWN BY:	REVIEWED BY:	SCALE:	DATE:	REV.	DATE	BY:	DESCRIPTION
PEC	PEC	PEC	AS SHOWN	12/30/2021					

SHEET NO.  
C-06  
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