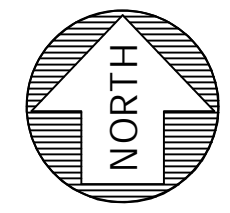


# BOYD PRELIMINARY SHORT PLAT

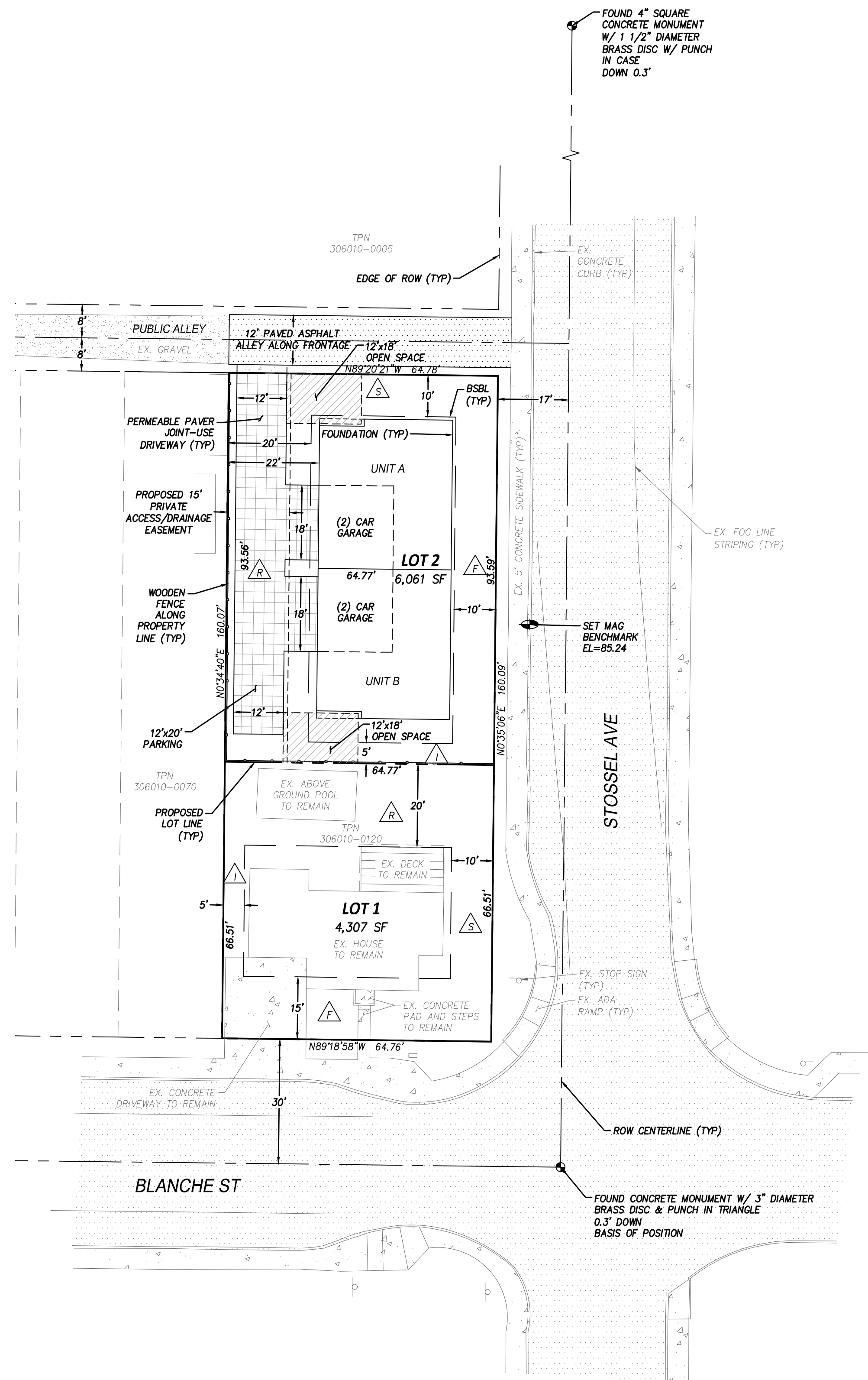
SW 1/4 OF SE 1/4 OF SECTION 16, T. 25 N., R. 07 E., W.M.  
CITY OF CARNATION, KING COUNTY, STATE OF WASHINGTON



0 5 10 20  
SCALE 1" = 20'

### PROPOSED IMPROVEMENTS NOTE:

ALL PROPOSED ON-SITE IMPROVEMENTS FOR UNITS A AND B, INCLUDING STRUCTURES, DRIVEWAYS, AND INFILTRATION TRENCH, TO BE INSTALLED UNDER SEPARATE BUILDING PERMIT. PROPOSED WATER AND SEWER SERVICES FOR UNITS A AND B TO BE CONSTRUCTED UNDER SEPARATE ROW USE AND WATER/SEWER CONNECTION PERMITS.



### PROJECT TEAM:

**OWNER:** FORTWEST, LLC  
C/O SHANE FORTNEY  
P.O. BOX 522  
WOODINVILLE, WA 98072  
(425) 308-0528

**ENGINEER/SURVEYOR:** BRIANA BENNINGTON, PE / STEVE MCCASKEY, PLS  
ENCOMPASS ENGINEERING & SURVEYING  
165 N.E. JUNIPER STREET, SUITE 201  
ISSAQUAH, WA 98027  
(425) 392-0250

**GEOTECH:** BARBARA GALLAGHER, PE  
ROBINSON NOBLE  
17625 130TH AVE NE, SUITE 102  
TACOMA, WA 98402

### SITE DATA:

**SITE ADDRESS:** 31964 E BLANCHE ST  
CARNATION, WA 98014

**SITE AREA:** 10,368 SF (0.24 AC)

**TOTAL PROPOSED LOTS:** 2 LOTS

**TAX PARCEL:** 306010-0120

**ZONING:** R24

**MIN DENSITY:** 12 DU/ACRE

**MAX DENSITY:** 24 DU/ACRE

**MIN LOT WIDTH:** 40'

**MAX IMPERVIOUS SURFACE:** 80% FOR TOWNHOMES

**MAX BUILDING HEIGHT:** 35'

### UTILITY INFORMATION:

**SEWER:** CITY OF CARNATION

**WATER:** CITY OF CARNATION

**ELECTRIC/GAS:** PUGET SOUND ENERGY

### SETBACKS

FRONT STREET: 15', 10' W/ALLEY IN REAR

SIDE YARD STREET: 10'

SIDE YARD INTERIOR: 5'

REAR YARD: 20'

### ON-SITE IMPERVIOUS AREAS:

LOT 1 EX. RESIDENCE (ROOF):	1,271 SF
LOT 1 EX. ABOVE GROUND POOL:	283 SF
LOT 1 EX. CONCRETE (ON-SITE*):	410 SF
LOT 2 PROP. STRUCTURE (ROOF):	2,304 SF
LOT 2 PROP. DRIVEWAY (ON-SITE*):	1,321 SF
<b>TOTAL:</b>	<b>5,589 SF (53.91%)</b>

### OFF-SITE IMPERVIOUS AREAS:

PROP. DRIVEWAY IN ALLEY:	20 SF
PROP. ASPHALT ALLEY:	816 SF
<b>TOTAL:</b>	<b>836 SF</b>

### TAX PARCEL:

306010-0120

### VERTICAL DATUM:

NAVD 88

### HORIZONTAL DATUM:

NAD 83/2011 - ESTABLISHED PER OBSERVATION TO THE WASHINGTON STATE REFERENCE NETWORK

### BENCHMARK:

SET MAG IN ASPHALT EAST OF THE EAST PROPERTY LINE ON STASSEL AVENUE  
BENCHMARK ELEVATION=85.24

### BASIS OF BEARINGS:

A BEARING OF S00°35'06"W BETWEEN FOUND CONCRETE MONUMENT AT INTERSECTION OF BLANCHE ST. AND STOSSEL AVENUE AND FOUND CONCRETE MONUMENT AT INTERSECTION OF ENTWISTLE ST. AND STOSSEL AVENUE

### INSTRUMENTATION:

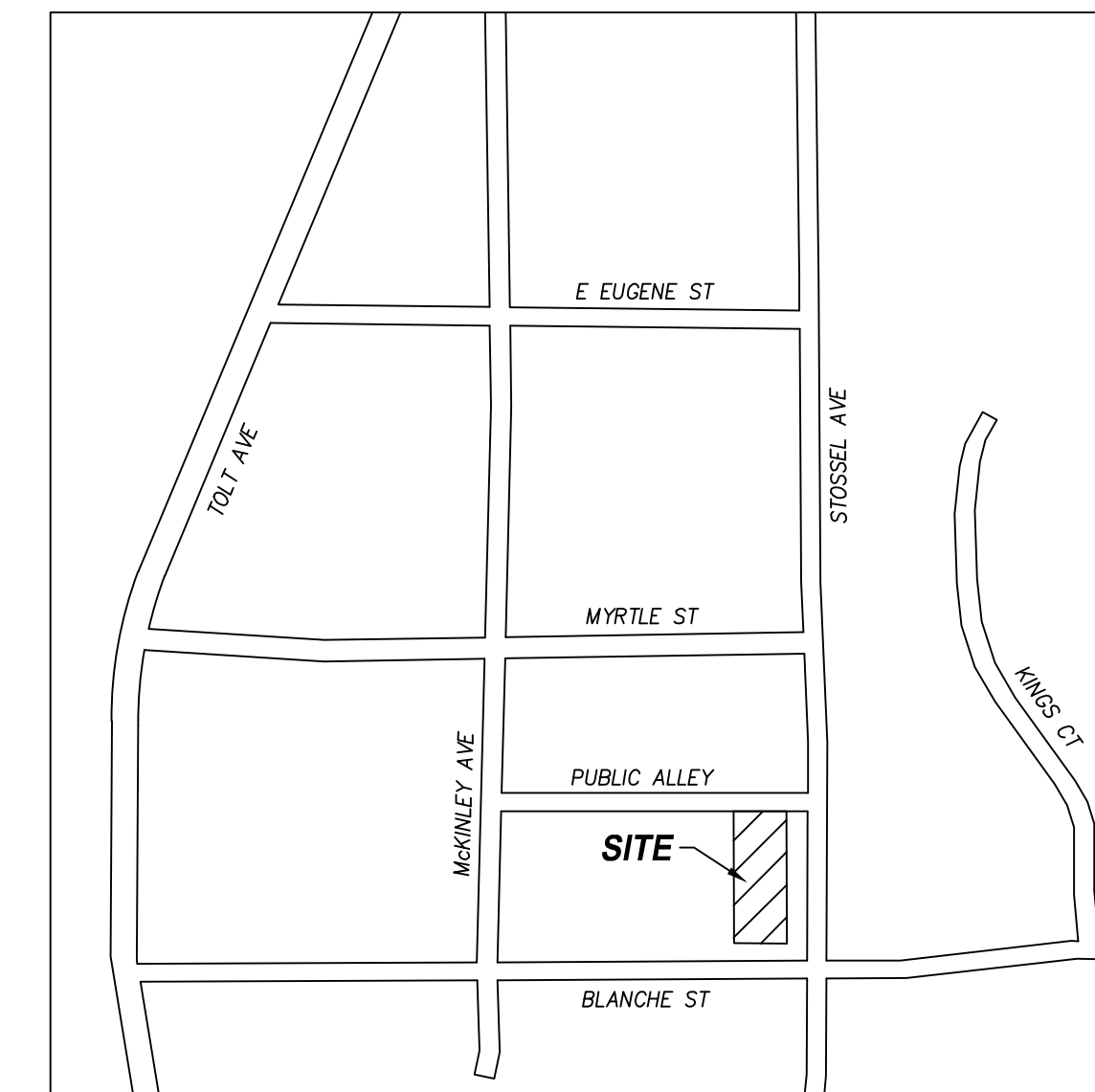
INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS. MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

### LEGAL DESCRIPTION:

LOT 23 AND 24, BLOCK 3, HAMILTON'S REPLAT OF BLOCK 3, TOWN OF TOLT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 20 OF PLATS, PAGE 72, IN KING COUNTY, WASHINGTON;

TOGETHER WITH VACATED NORTH 3 FEET OF BLANCHE STREET ADJOINING; AND THAT PORTION OF LOT 25, BLOCK 3, HAMILTON'S REPLAT OF BLOCK 3, TOWN OF TOLT, WASHINGTON, AND OF THE VACATED ALLEY ADJACENT THEREOF, LYING SOUTH OF THE ALLEY CONVEYED TO THE TOWN OF CARNATION BY DEED RECORDED UNDER RECORDING NUMBER 5740542, AND LYING EAST OF THE WEST LINE OF LOT 23 IN SAID BLOCK 3, EXTENDED NORTH IN SAID COUNTY.



VICINITY MAP  
NTS

### EXISTING UTILITY NOTE:

ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

### CONTRACTOR RESPONSIBILITY:

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

### DISCREPANCIES:

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

### TREE RETENTION NOTE:

ALL EXISTING TREES TO BE RETAINED TO THE MAXIMUM EXTENT FEASIBLE. WORK WITHIN DRILINES TO BE COMPLETED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST. TREE RETENTION TO BE REVISITED DURING BUILDING PERMIT PROCESS FOR UNITS A & B.

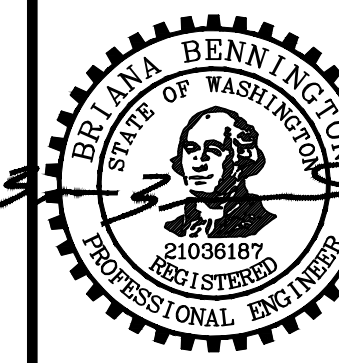
### EXISTING STRUCTURE NOTE:

ALL EXISTING STRUCTURES AND HARD SURFACES TO REMAIN, UNLESS OTHERWISE NOTED ON SHEET 3.

### SHEET INDEX

NO.	TITLE
1 of 7	COVER SHEET & HORIZONTAL CONTROL PLAN
2 of 7	TOPOGRAPHY SURVEY
3 of 7	TESC & DEMO PLAN
4 of 7	TESC DETAILS
5 of 7	GRADING, DRAINAGE & UTILITY PLAN
6 of 7	CONSTRUCTION DETAILS
7 of 7	CONSTRUCTION DETAILS II

REVISIONS	DESCRIPTION	BY	DATE



11/22/2023

BOYD PRELIMINARY SHORT PLAT  
FORTWEST, LLC  
COVER SHEET



JOB NO.	23608
DATE	11/22/2023
SCALE	1" = 20'
DESIGNED	BLB
DRAWN	PMS
CHECKED	CJA
APPROVED	BLB

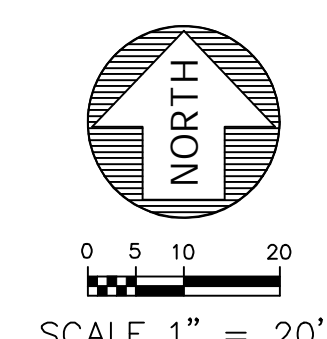
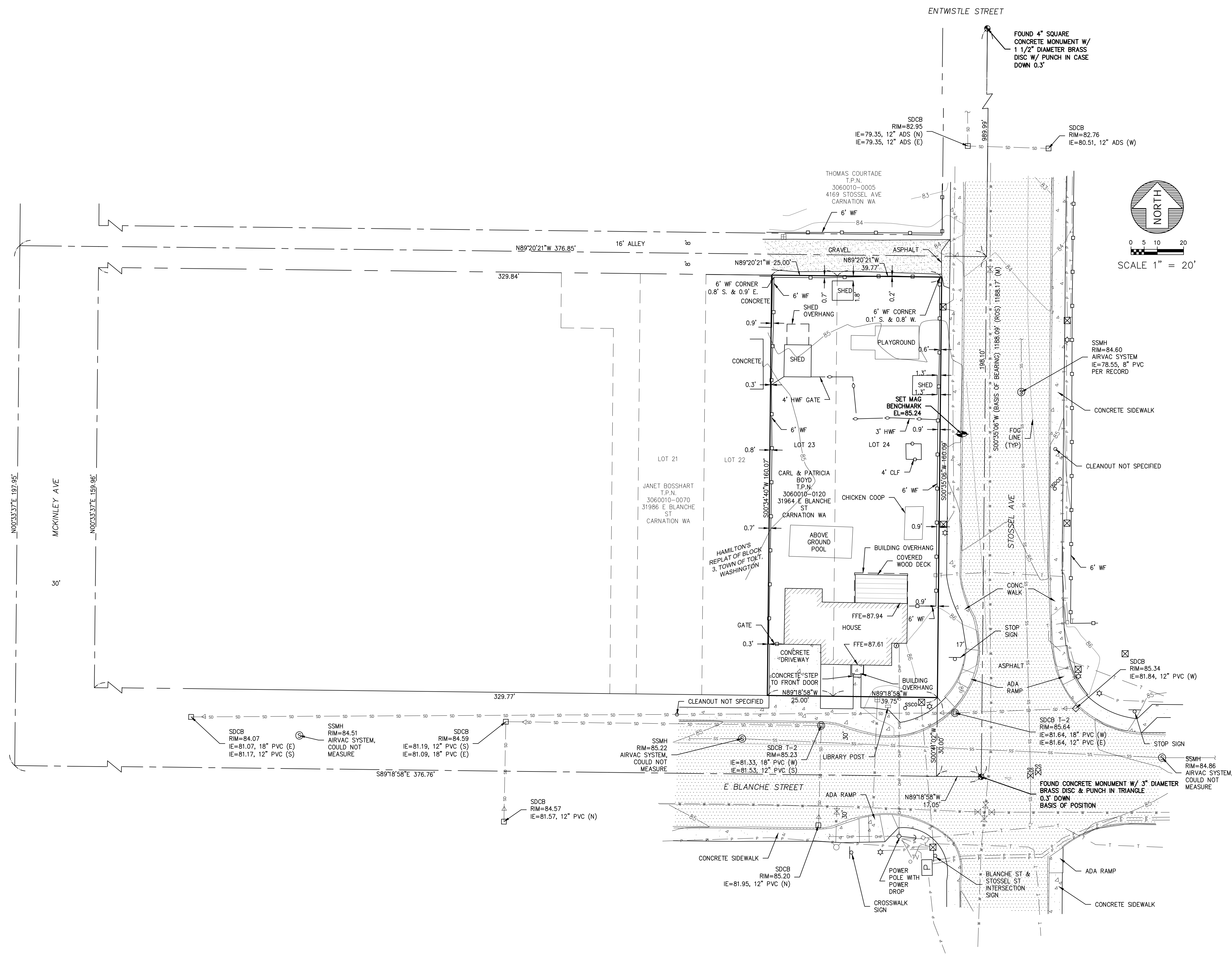
SHEET 1 of 7



FILENAME: J:\23123608 - SHANE FORTNEY\ENGINEERING\DESIGN\_DRAWING\PRELIMINARY\23608 - COVER.DWG

# BOYD PRELIMINARY SHORT PLAT

SW 1/4 OF SE 1/4 OF SECTION 16, T. 25 N., R. 07 E., W.M.  
CITY OF CARNATION, KING COUNTY, STATE OF WASHINGTON



**TAX PARCEL**  
306010-0120

**VERTICAL DATUM**  
NAVD 88 - ESTABLISHED PER OBSERVATION TO THE WASHINGTON STATE REFERENCE NETWORK

**BENCHMARK**  
SET MAG IN ASPHALT EAST OF THE EAST PROPERTY LINE ON STOSSEL AVENUE.  
BENCHMARK ELEVATION=85.24

**HORIZONTAL DATUM**  
NAD 83/2011 - ESTABLISHED PER OBSERVATION TO THE WASHINGTON STATE REFERENCE NETWORK

**BASIS OF BEARINGS**  
A BEARING OF S00°35'06"W BETWEEN FOUND CONCRETE MONUMENT AT INTERSECTION OF BLANCHE ST. AND STOSSEL AVENUE AND FOUND CONCRETE MONUMENT AT INTERSECTION OF ENTWISTLE ST AND STOSSEL AVENUE

**INSTRUMENTATION**  
INSTRUMENT USED: 5 SECOND TOTAL STATION.

**FIELD SURVEY** WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

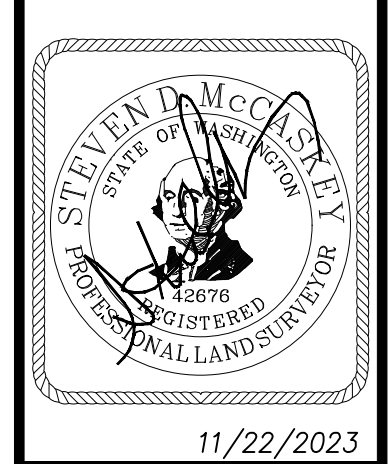
**LEGAL DESCRIPTION**  
LOT 23 AND 24, BLOCK 3, HAMILTON'S REPLAT OF BLOCK 3, TOWN OF TOLT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 20 OF PLATS, PAGE 72, IN KING COUNTY, WASHINGTON;  
TOGETHER WITH VACATED NORTH 3 FEET OF BLANCHE STREET ADJOINING; AND THAT PORTION OF LOT 25, BLOCK 3, HAMILTON'S REPLAT OF BLOCK 3, TOWN OF TOLT, WASHINGTON, AND OF THE VACATED ALLEY ADJACENT THEREOF, LYING SOUTH OF THE ALLEY CONVEYED TO THE TOWN OF CARNATION BY DEED RECORDED UNDER RECORDING NUMBER 5740542, AND LYING EAST OF THE WEST LINE OF LOT 23 IN SAID BLOCK 3, EXTENDED NORTH IN SAID COUNTY.

**REFERENCE**  
RECORD OF SURVEY VOL. 281, PG. 46  
HAMILTON'S REPLAT OF BLOCK 3, TOWN OF TOLT, WASHINGTON VOL. 20, PG. 72

**LEGEND**

	FOUND MONUMENT IN CASE
	BENCHMARK
(ROS)	CITY OF CARNATION SUBDIVISION REC. NO. 20180126000270
(M)	MEASURED
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	AIRVAC SEWER MANHOLE
	SEWER CLEANOUT
	SEWER VAULT
	CATCH BASIN
	TYPE 2 CATCH BASIN
	STORM CLEANOUT
	MAILBOX
	POWER VAULT
	POWER JUNCTION BOX
	LIGHT POST
	TELEPHONE RISER
	CABLE TV RISER
	SIGN POST
	UTILITY POLE
	GUY ANCHOR
	UNDERGROUND POWER LINE
	OVERHEAD POWER LINE
	UNDERGROUND COMMUNICATION LINE
	WATER LINE
	STORM LINE
	WOOD FENCE (WF)
	CHAIN LINK FENCE (CLF)
	HOG WIRE FENCE (HWF)
	DECIDUOUS TREE
	CONCRETE
	ASPHALT
	GRAVEL
	DECK

REVISIONS	DESCRIPTION	BY	DATE



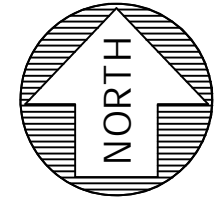
BOYD PRELIMINARY SHORT PLAT  
FORTWEST, LLC  
TOPOGRAPHY SURVEY



JOB NO.	23608
DATE	11/22/2023
SCALE	1" = 20'
DESIGNED	N/A
DRAWN	LJK
CHECKED	JLS
APPROVED	SDM
SHEET	2 of 7



FILENAME: J:\21\23608 - SHANE FORTNEY\ENGINEERING\DESIGN DMS\PRELIM\WP1\23608 - TOPO.DWG



0 5 10 20  
SCALE 1" = 20'

# BOYD PRELIMINARY SHORT PLAT

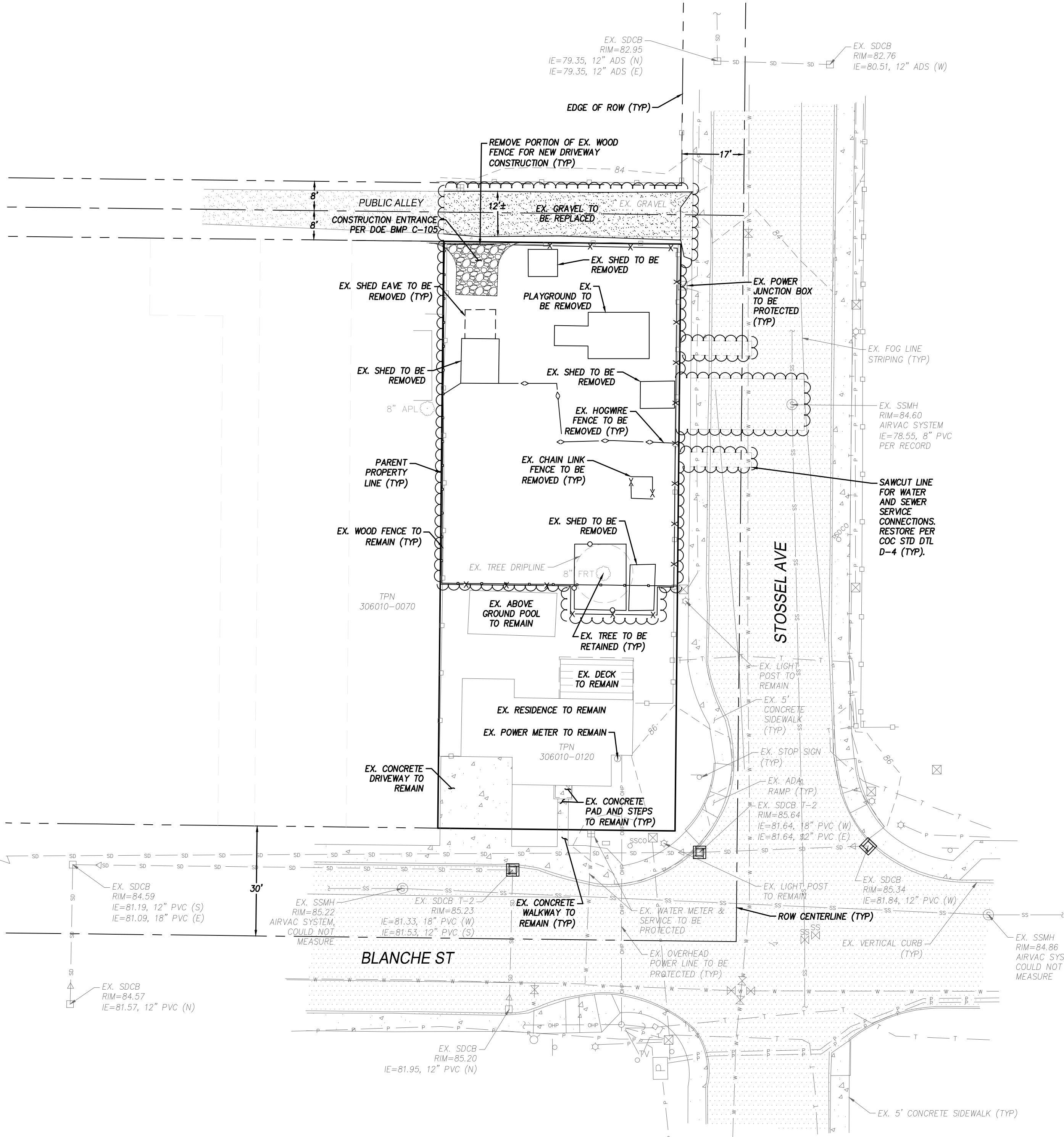
SW 1/4 OF SE 1/4 OF SECTION 16, T. 25 N., R. 07 E., W.M.  
CITY OF CARNATION, KING COUNTY, STATE OF WASHINGTON

### LEGEND:

- WATER VALVE
- FIRE HYDRANT
- WATER METER
- AIRVAC SEWER MANHOLE
- SEWER VAULT
- CATCH BASIN
- TYPE 2 CATCH BASIN
- STORM CLEANOUT
- MAILBOX
- POWER VAULT
- POWER JUNCTION BOX
- LIGHT POST
- TELEPHONE RISER
- CABLE TV RISER
- SIGN POST
- UTILITY POLE
- GUY ANCHOR
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- UNDERGROUND COMMUNICATION LINE
- WATER LINE
- STORM LINE
- APPROX. LOCATION SEWER LINE PER AS-BUILTS
- CONCRETE
- ASPHALT
- GRAVEL
- DECK

### TESC LEGEND:

- LIMITS OF DISTURBANCE
- SAWCUT LINE
- SILT FENCE PER DETAIL SHEET 4
- TREE PROTECTION FENCE PER DETAIL SHEET 4
- TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL SHEET 4
- CB INLET PER DETAIL SHEET 4



### EROSION AND SEDIMENT CONTROL NOTES:

1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (KING COUNTY SWDM APPENDIX D). 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.
4. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
5. 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, FLOW CONTROL BMP LOCATIONS (EXISTING AND PROPOSED), AND ADJACENT PROPERTIES IS MINIMIZED.
6. 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 SLUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.).
7. THE ESC FACILITIES 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 FACILITIES.
8. 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.).
9. ANY AREA NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
10. DUST GENERATED DURING CONSTRUCTION ACTIVITIES SHALL BE CONTROLLED BY WETTING THE DUST SOURCES IN AREAS OF EXPOSED SOILS AND WASHING TRUCK WHEELS BEFORE TRUCKS LEAVE THE SITE.

### DRY UTILITY NOTE:

CONNECTION TO EXISTING UNDERGROUND GAS, POWER, FIBER OPTIC AND TELECOMMUNICATIONS TO BE COORDINATED DIRECTLY WITH PUGET SOUND ENERGY AND TELECOMMUNICATIONS PROVIDER. ALL EXISTING UNDERGROUND SERVICES TO BE RECONNECTED TO THE PROPOSED RESIDENCE. APPROXIMATE LOCATIONS OF THE UNDERGROUND UTILITY CONNECTIONS HAVE BEEN SHOWN FOR REFERENCE ONLY, AND IS SUBJECT TO CHANGE AT THE DISCRETION OF THE UTILITY PROVIDER.

### TREE RETENTION NOTE:

ALL EXISTING TREES TO BE RETAINED TO THE MAXIMUM EXTENT FEASIBLE. WORK COMPLETED WITHIN RETAINED TREE DRIPLINES TO BE COMPLETED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST. DEMO WORK INSIDE TREE PROTECTION FENCE AREAS TO BE COMPLETED BY HAND. TREE RETENTION AND PROTECTION TO BE REVISITED DURING BUILDING PERMIT PROCESS FOR UNITS A & B.



11/22/2023

BOYD PRELIMINARY SHORT PLAT  
 FORTWEST, LLC  
 TESC & DEMO PLAN



JOB NO. 23608  
 DATE 11/22/2023  
 SCALE 1" = 20'  
 DESIGNED BLB  
 DRAWN PMS  
 CHECKED CJA  
 APPROVED BLB

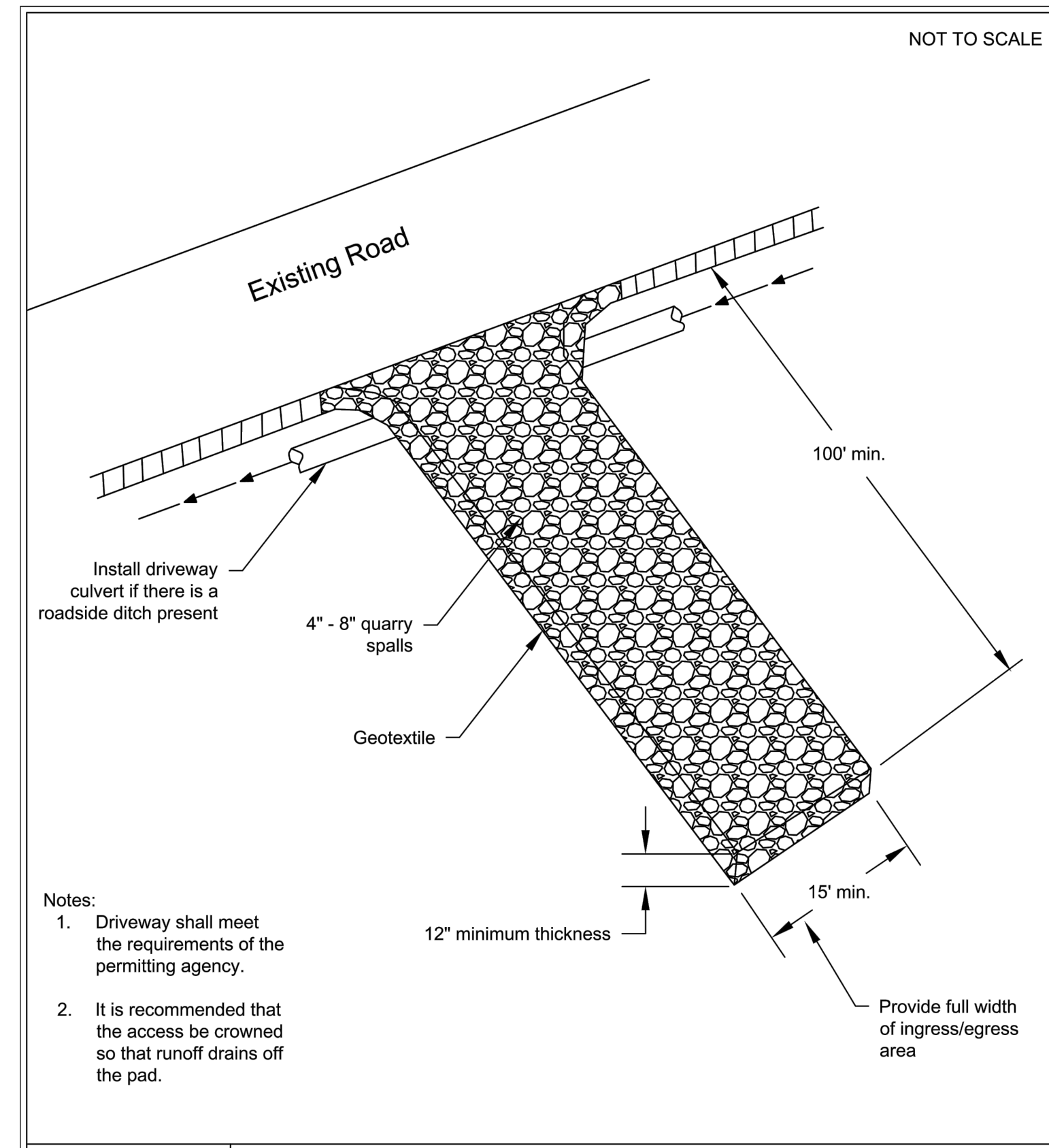
SHEET 3 of 7



Know what's below.  
 Call before you dig.

# BOYD PRELIMINARY SHORT PLAT

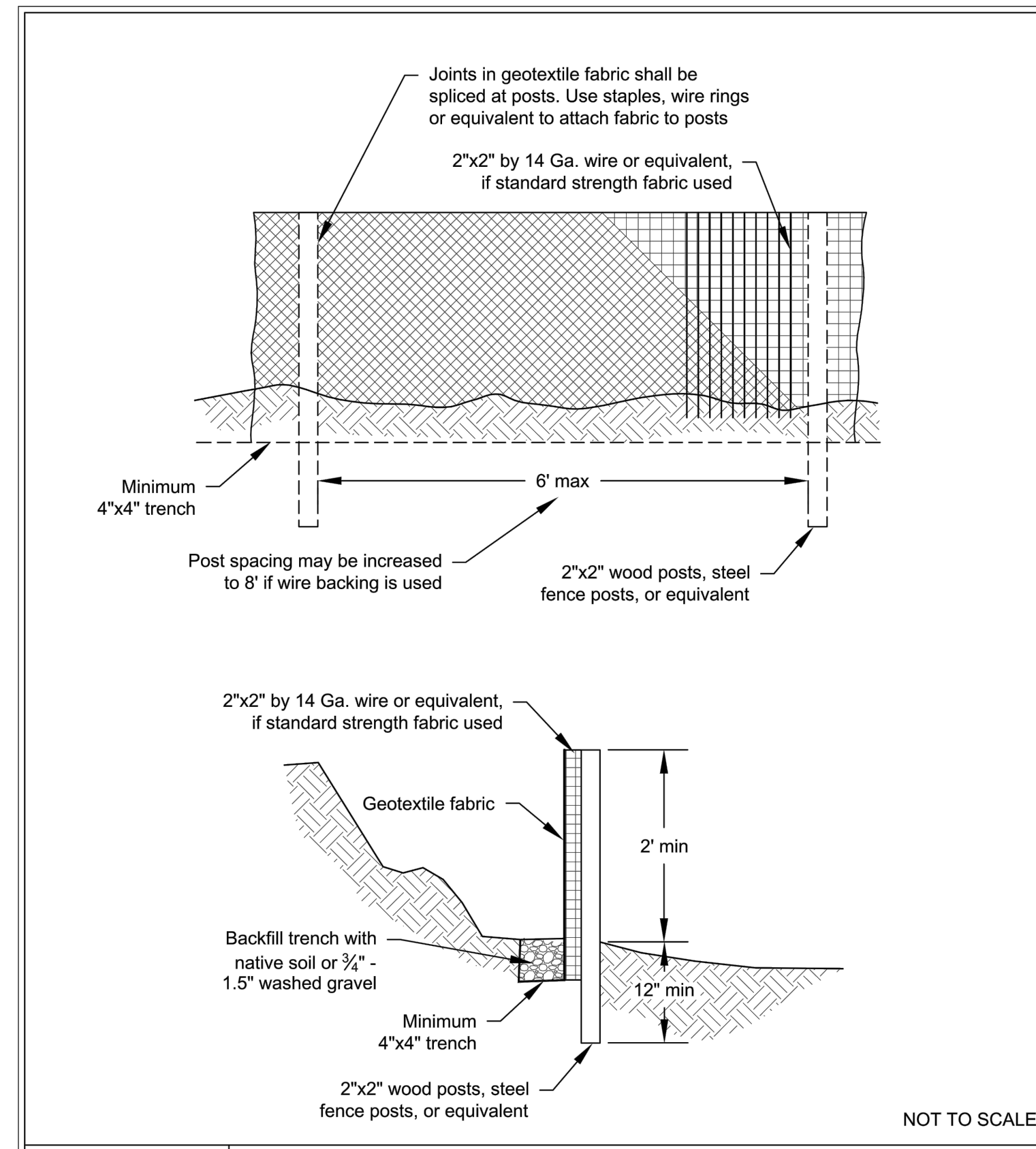
SW 1/4 OF SE 1/4 OF SECTION 16, T. 25 N., R. 07 E., W.M.  
CITY OF CARNATION, KING COUNTY, STATE OF WASHINGTON



**Stabilized Construction Access**  
Revised June 2018

DEPARTMENT OF ECOLOGY  
State of Washington

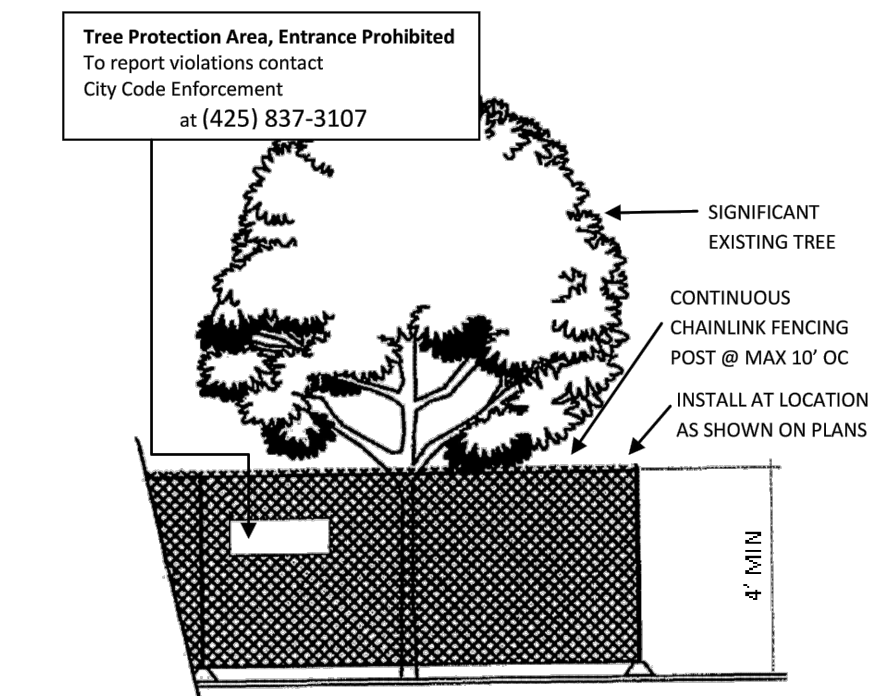
Please see <http://www.ecy.wa.gov/copyright.html> for copyright notice including permissions, limitation of liability, and disclaimer.



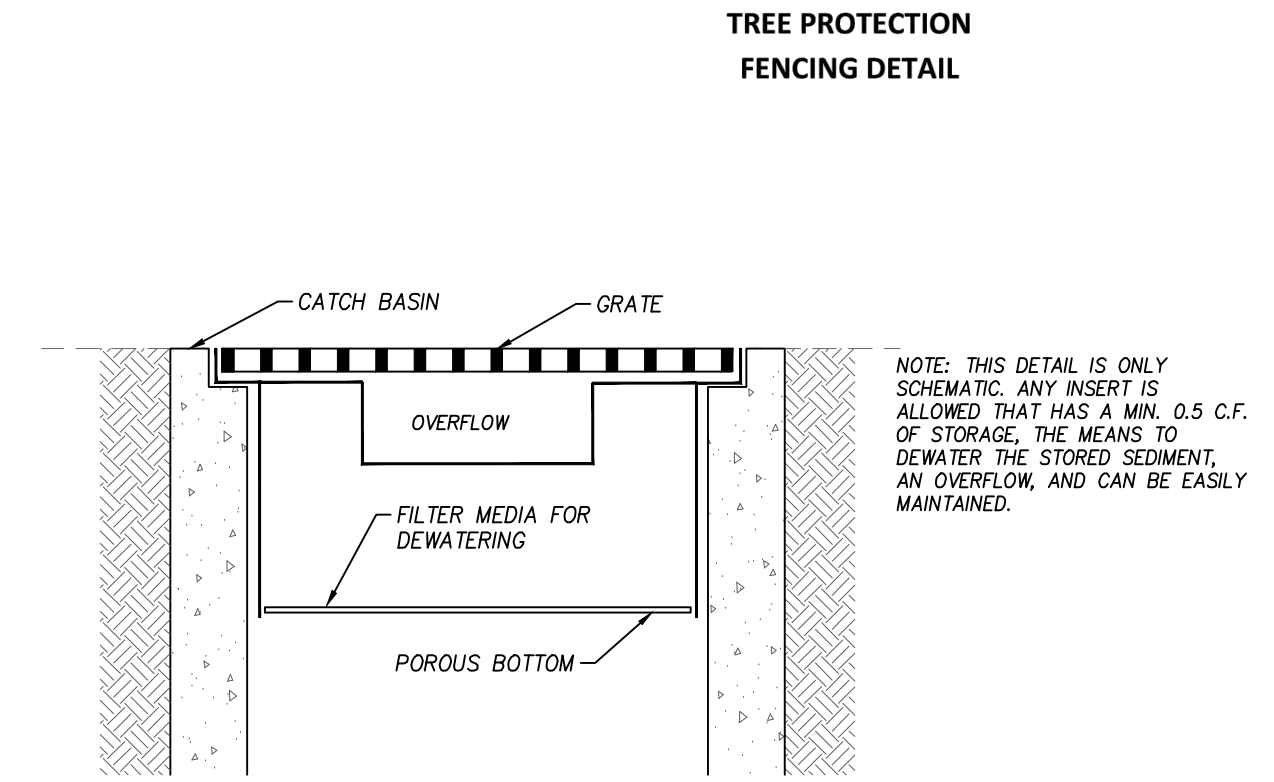
**Silt Fence**  
Revised July 2017

DEPARTMENT OF ECOLOGY  
State of Washington

Please see <http://www.ecy.wa.gov/copyright.html> for copyright notice including permissions, limitation of liability, and disclaimer.



1. MINIMUM FOUR (4) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCLOSE TREES. INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE.



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

**CATCH BASIN INSERT DETAIL**  
NTS

REVISIONS	DESCRIPTION	BY	DATE

ERIKANA BENN INCORPORATED  
STATE OF WASHINGTON  
21038187  
REGISTERED  
PROFESSIONAL ENGINEER  
11/22/2023

BOYD PRELIMINARY SHORT PLAT  
FORTWEST, LLC  
TESC DETAILS

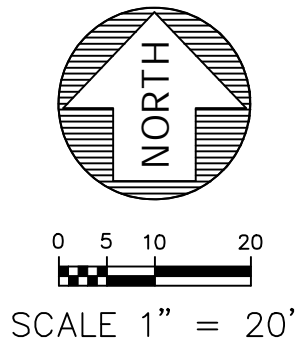
**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
166 NE Juniper Street, Suite 201, Issaquah, WA 98027 Phone: (425) 392-0250  
Eastern Washington Division  
407 Swiftwater Blvd., Cle Elum, WA 98922 Phone: (509) 674-7433

JOB NO.	23608
DATE	11/22/2023
SCALE	NTS
DESIGNED	BLB
DRAWN	PMS
CHECKED	CJA
APPROVED	BLB
SHEET	4 of 7



FILENAME: J:\21\23608 - SHANE FORTNEY\ENGINEERING\DESIGN DMS\PRELIM\WP1\23608 - DTLS.DWG

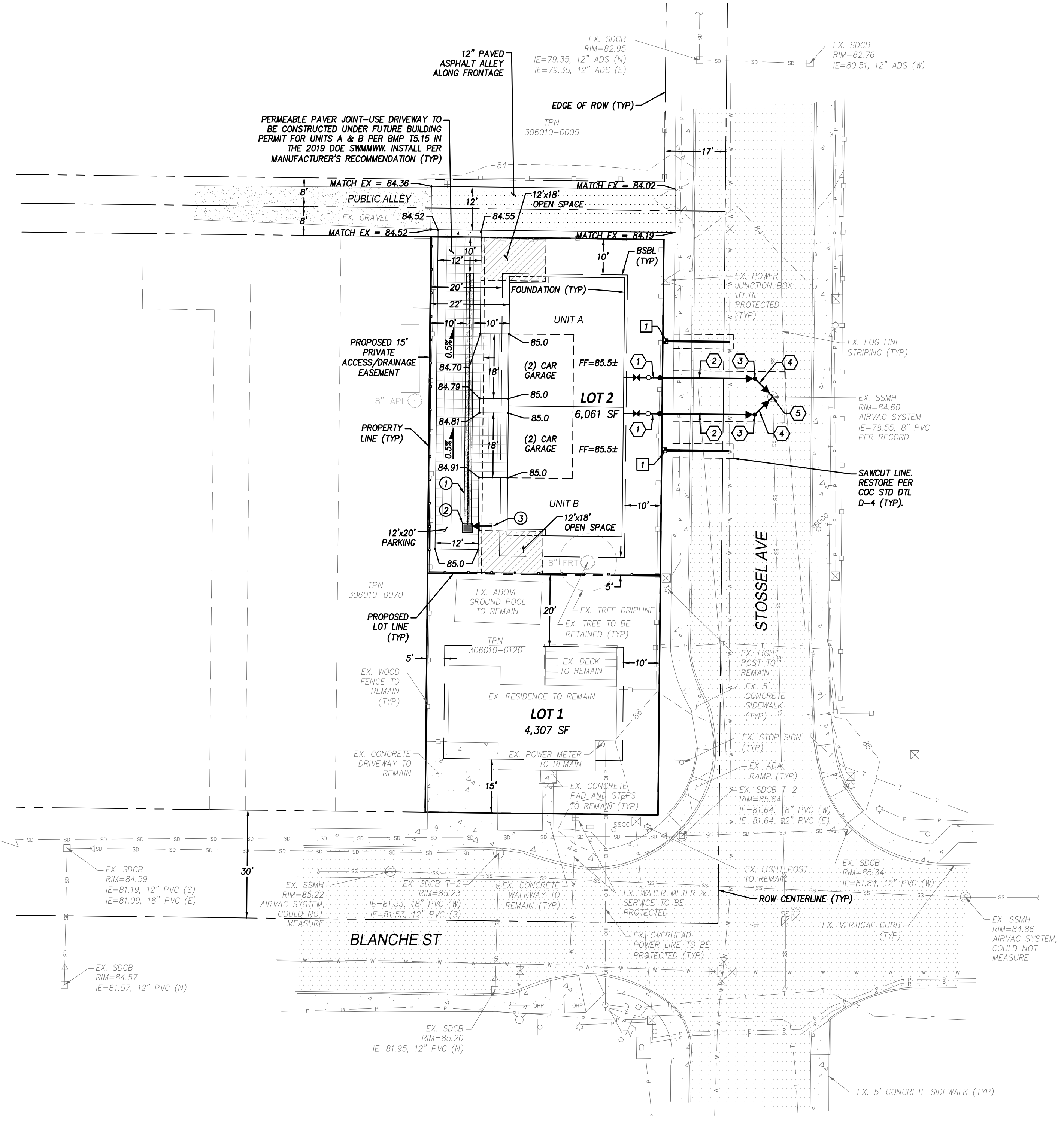


# BOYD PRELIMINARY SHORT PLAT

SW 1/4 OF SE 1/4 OF SECTION 16, T. 25 N., R. 07 E., W.M.  
CITY OF CARNATION, KING COUNTY, STATE OF WASHINGTON

### LEGEND:

- WATER VALVE
  - FIRE HYDRANT
  - WATER METER
  - AIRVAC SEWER MANHOLE
  - SEWER CLEANOUT
  - SEWER VAULT
  - CATCH BASIN
  - TYPE 2 CATCH BASIN
  - STORM CLEANOUT
  - MAILBOX
  - POWER VAULT
  - POWER JUNCTION BOX
  - LIGHT POST
  - TELEPHONE RISER
  - CABLE TV RISER
  - SIGN POST
  - UTILITY POLE
  - GUY ANCHOR
  - UNDERGROUND POWER LINE
  - OVERHEAD POWER LINE
  - UNDERGROUND COMMUNICATION LINE
  - WATER LINE
  - STORM LINE
  - APPROX. LOCATION SEWER LINE PER AS-BUILTS
- 
- CONCRETE
  - ASPHALT
  - GRAVEL
  - DECK



### STORM KEYNOTES:

- 1 70'x2' DOWNSPOUT FULL INFILTRATION TRENCH TO BE CONSTRUCTED UNDER FUTURE BUILDING PERMITS FOR UNITS A & B PER COC STD DTL DR-3. 6" IE=82.00.
- 2 TYPE 1 CB W/SOLID TRAFFIC RATED LID, 2' SLUMP BELOW IE, AND DOWNTURNED ELBOW PER COC STD DTL DR-3. RIM=84.94 6" IE=82.00 (NE)
- 3 6" PVC @ 2% STUB FOR ROOF DRAIN CONNECTION FOR UNITS A & B (MIN. 12" COVER).

### WATER KEYNOTES:

- 1 PROPOSED 1" WATER METER AND SERVICE PER COC STD DTL W-15.

### SEWER KEYNOTES:

- 1 ON-SITE PRIVATE SANITARY SEWER LATERAL INCLUDING (FROM PROPERTY LINE)
  - 1- 8" TEE AIR TEST PORT PER COC STD DTL S-16 IE=79.17
  - 2-LF 6" SCHED 40 PVC @ 2%
  - 1- AIR INTAKE VENT PER COC STD DTL S-11 & S-14 IE=79.21
  - 2-LF 6" SCHED 40 PVC @ 2%
  - 1- BACKFLOW PREVENTION VALVE PER COC STD DTL S-12 & S-13 IE=79.25
  - 7-LF 6" SCHED 40 PVC @ 2% (TO HOUSE) IE @ HOUSE=79.39
- 2 25 LF 6" SCHED 40 PVC @ 2%
- 3 SSCO PER COC STD DTL S-15 IE=78.67
- 4 6 LF 6" SCHED 40 PVC @ 2%
- 5 CONNECT 2 NEW SS SERVICES TO EX. TYPE 2 VALVE PIT PER COC STD DTL S-5, S-9 & S-16 RIM=84.60 IE=78.55 (PER ASBUILD)

### AMENDED SOILS NOTE:

ALL PREVIOUS AREAS DISTURBED DURING CONSTRUCTION TO ACHIEVE POST-CONSTRUCTION SOIL AMENDMENT STANDARD PER BBP 15.13 IN THE 2019 DOE SWMMWW.

### TREE RETENTION NOTE:

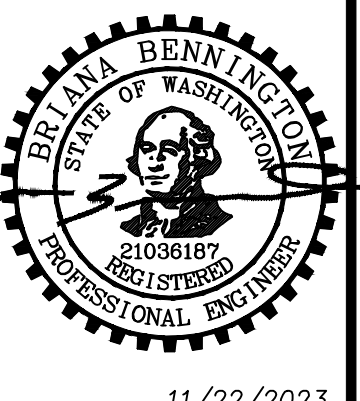
ALL EXISTING TREES TO BE RETAINED TO THE MAXIMUM EXTENT FEASIBLE. WORK WITHIN DRILINES TO BE COMPLETED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST. TREE RETENTION TO BE REVISITED DURING BUILDING PERMIT PROCESS FOR UNITS A & B.

### EXISTING STRUCTURE NOTE:

ALL EXISTING STRUCTURES AND HARD SURFACES TO REMAIN, UNLESS OTHERWISE NOTED ON SHEET 3.

### PROPOSED IMPROVEMENTS NOTE:

ALL PROPOSED ON-SITE IMPROVEMENTS FOR UNITS A AND B, INCLUDING STRUCTURES, DRIVEWAYS, AND INFILTRATION TRENCH, TO BE INSTALLED UNDER SEPARATE BUILDING PERMIT. PROPOSED WATER AND SEWER SERVICES FOR UNITS A AND B TO BE CONSTRUCTED UNDER SEPARATE ROW USE AND WATER/SEWER CONNECTION PERMITS.



BOYD PRELIMINARY SHORT PLAT  
FORTWEST, LLC  
GRADING, DRAINAGE & UTILITY PLAN

**Encompass**  
ENGINEERING & SURVEYING

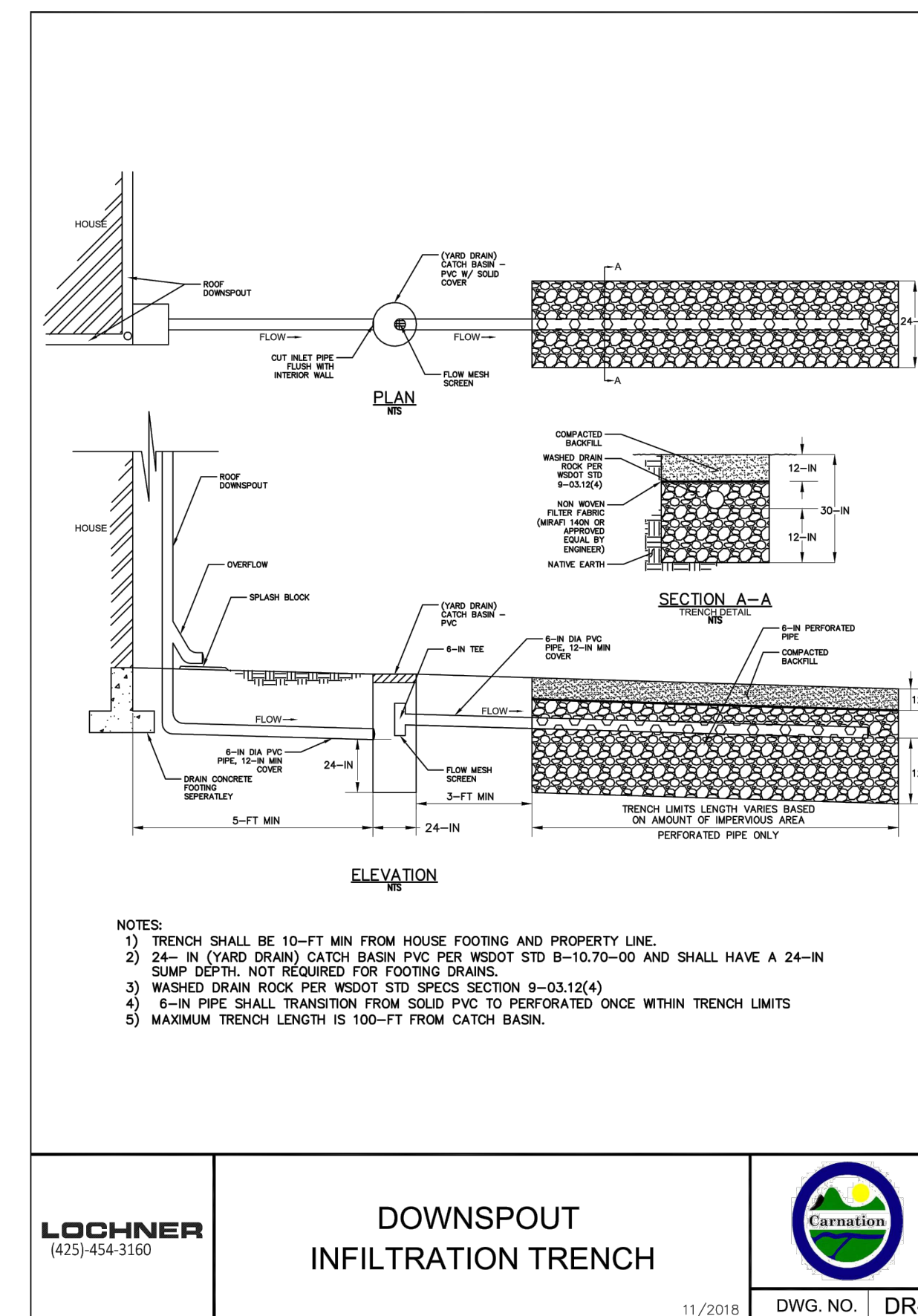
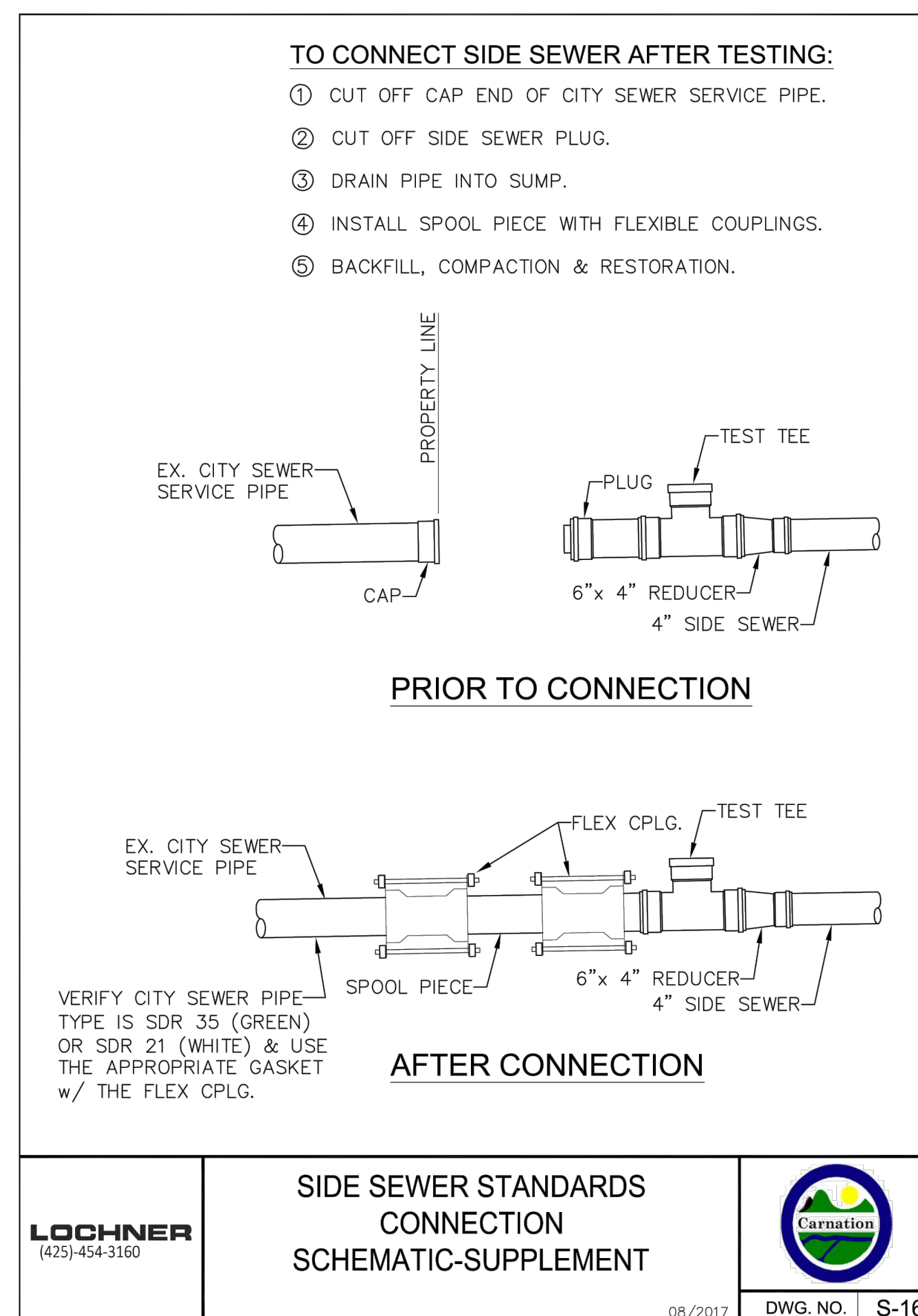
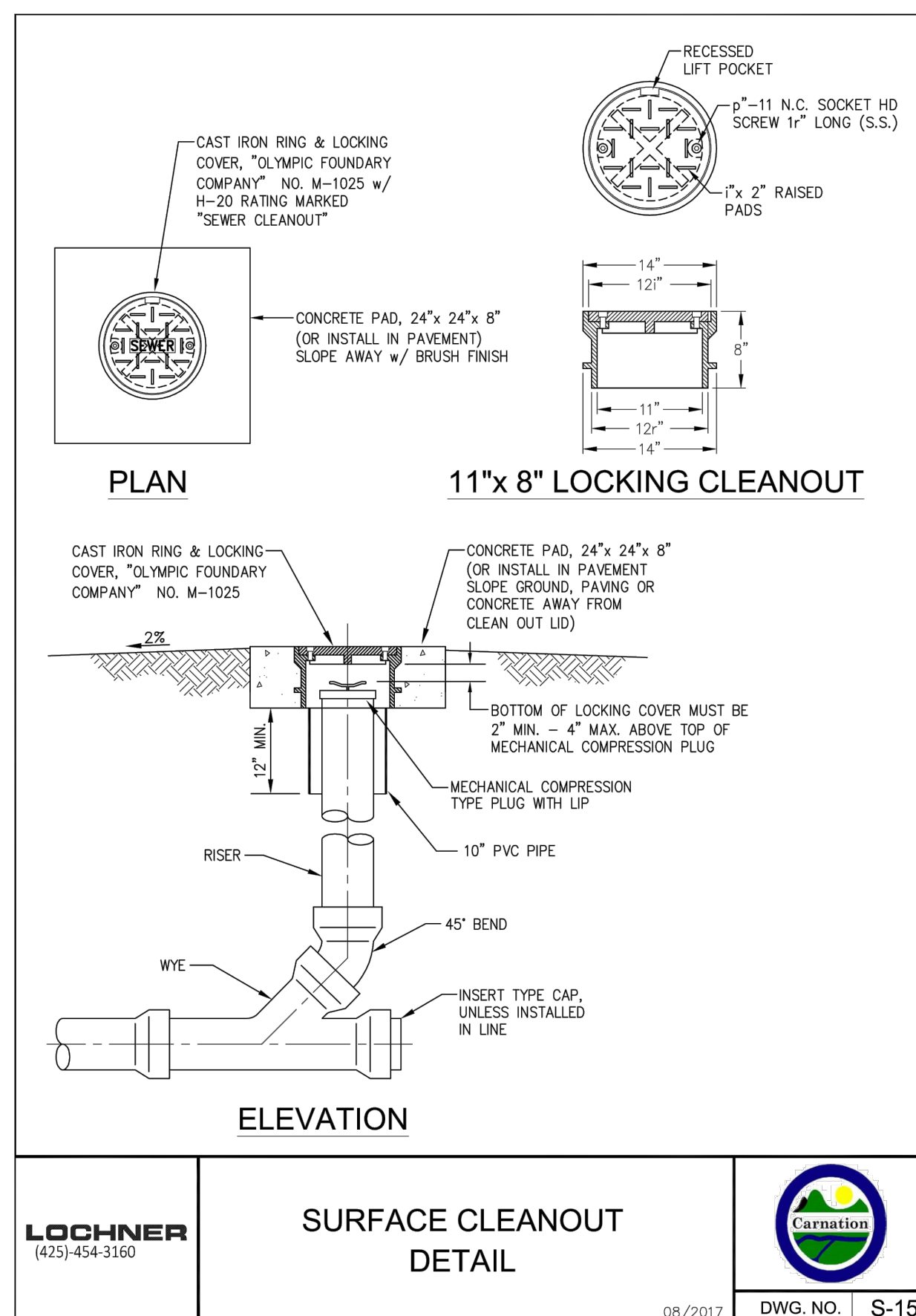
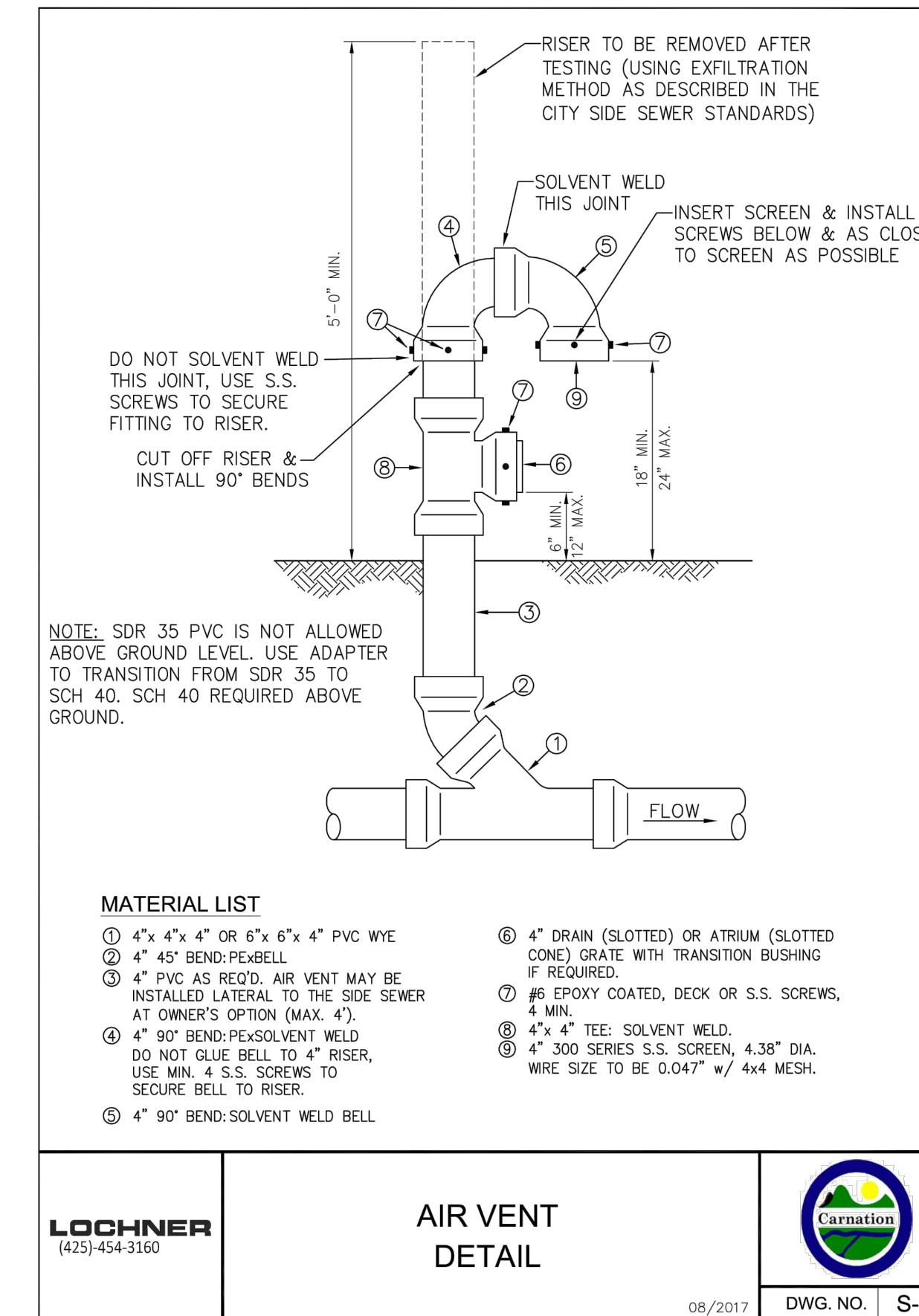
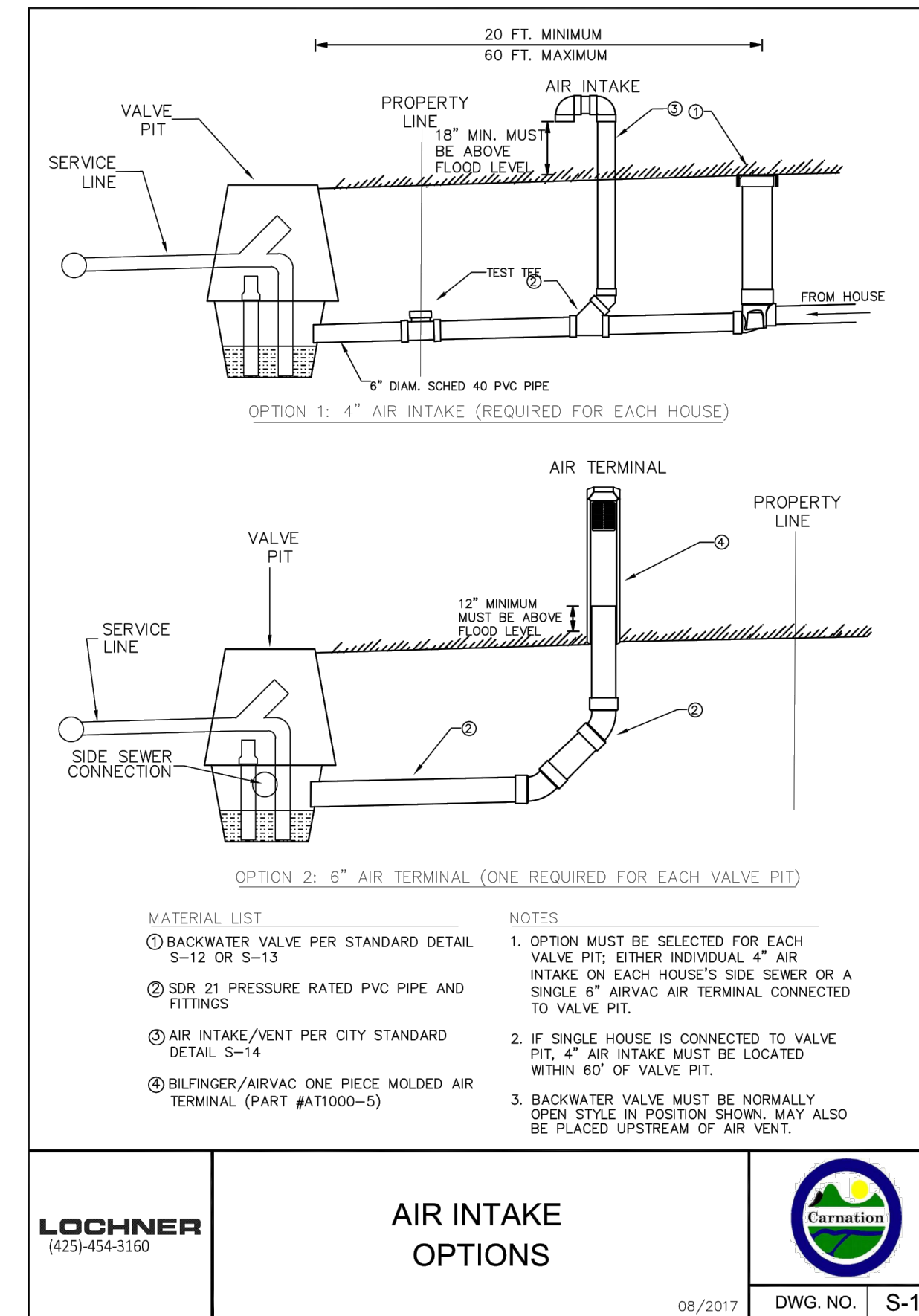
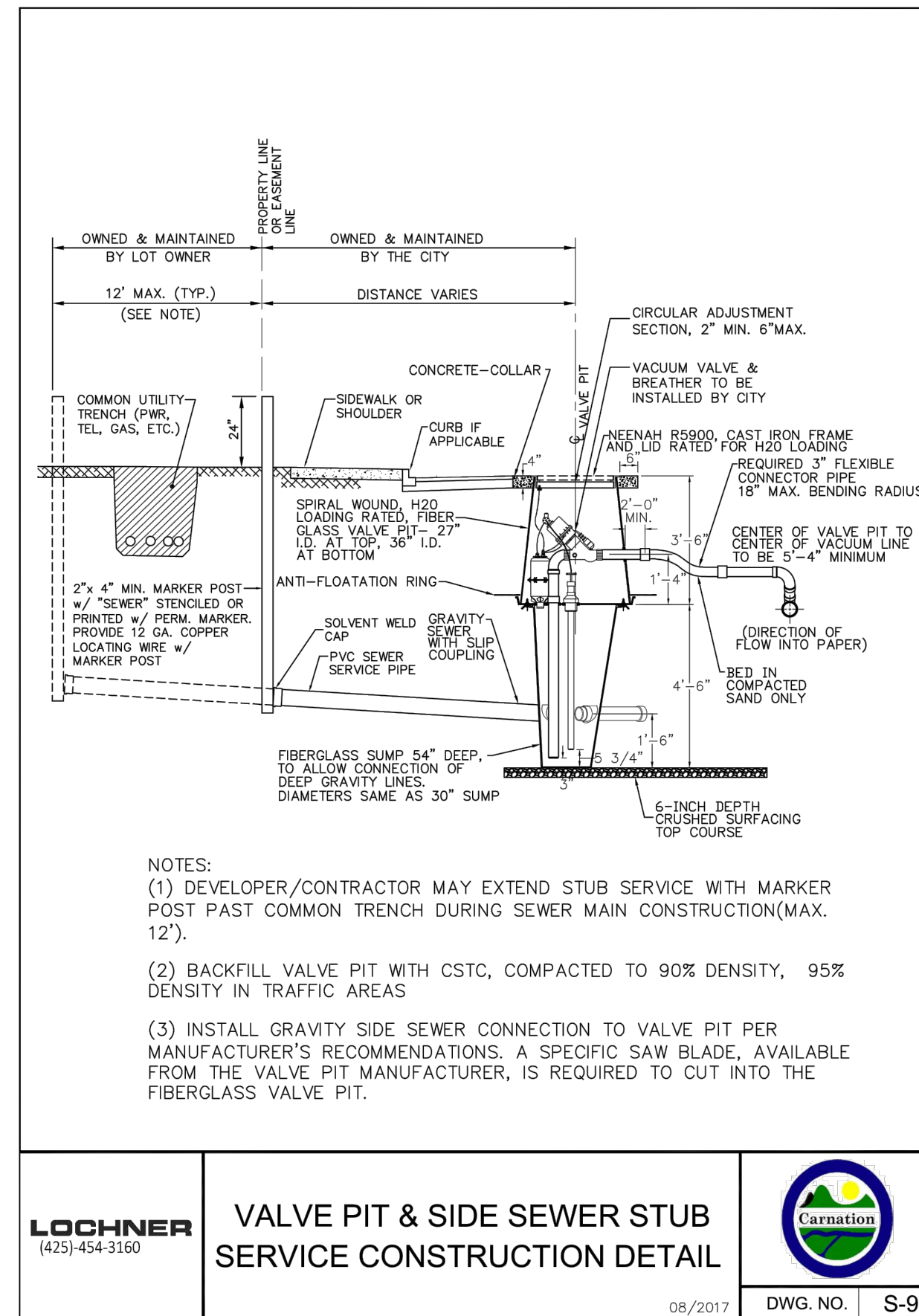
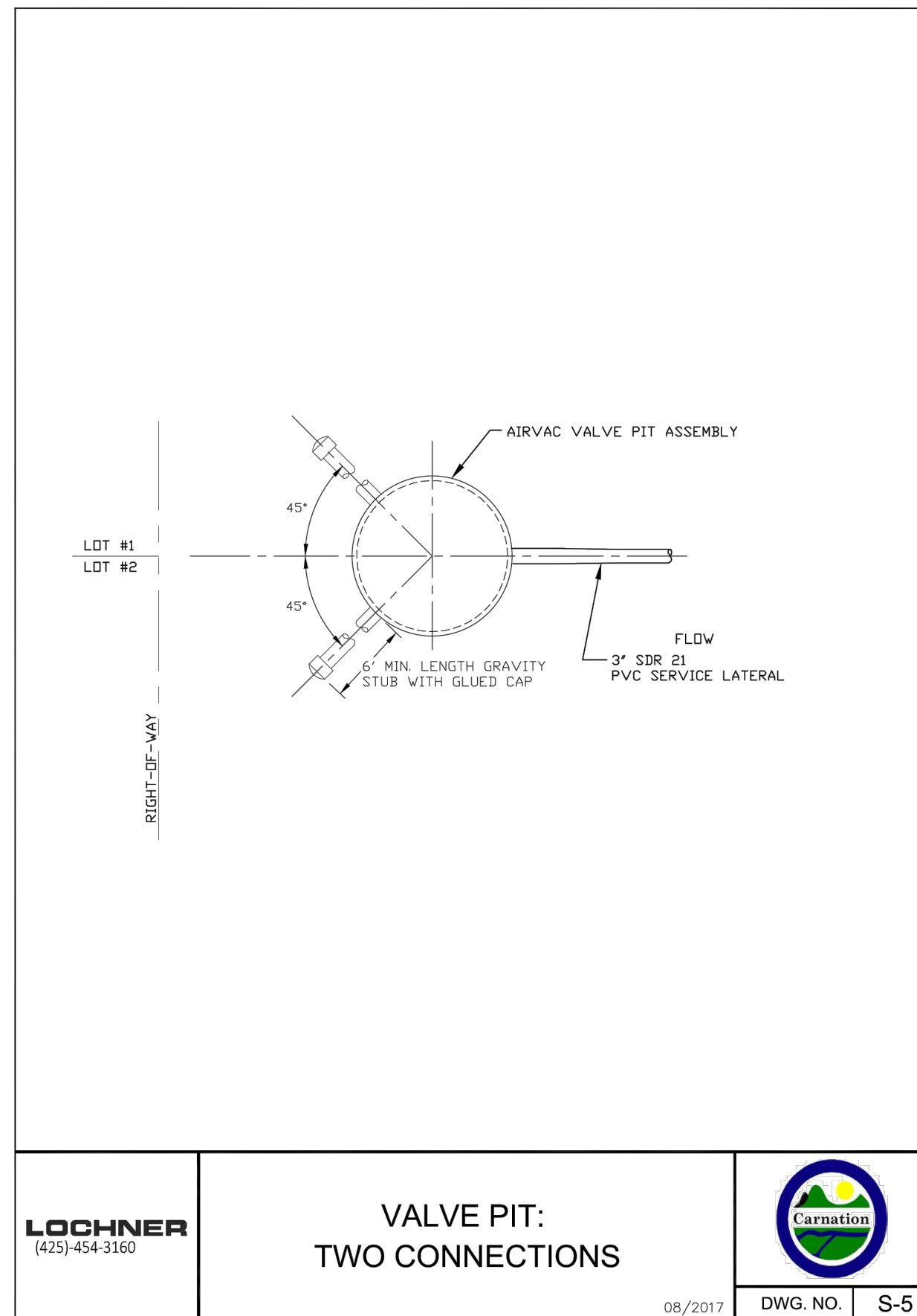
Western Washington Division  
165 NE Juniper Street, Suite 201, Issaquah, WA 98027 Phone: (425) 392-0250  
Eastern Washington Division  
407 Swiftwater Blvd., Cle Elum, WA 98922 Phone: (509) 674-7433

JOB NO.	23608
DATE	11/22/2023
SCALE	1" = 20'
DESIGNED	BLB
DRAWN	PMS
CHECKED	CJA
APPROVED	BLB
SHEET	5 of 7



# BOYD PRELIMINARY SHORT PLAT

SW 1/4 OF SE 1/4 OF SECTION 16, T. 25 N., R. 07 E., W.M.  
CITY OF CARNATION, KING COUNTY, STATE OF WASHINGTON



BOYD PRELIMINARY SHORT PLAT  
FORTWEST, LLC  
CONSTRUCTION DETAILS

**Encompass**  
ENGINEERING & SURVEYING  
Western Washington Division  
165 NE Juniper Street, Suite 201, Issaquah, WA 98027 Phone: (425) 392-0250  
Eastern Washington Division  
407 Swiftwater Blvd., Cle Elum, WA 98922 Phone: (509) 674-7433

JOB NO.	23608
DATE	11/22/2023
SCALE	INTS
DESIGNED	BLB
DRAWN	PMS
CHECKED	CJA
APPROVED	BLB
SHEET	6 of 7



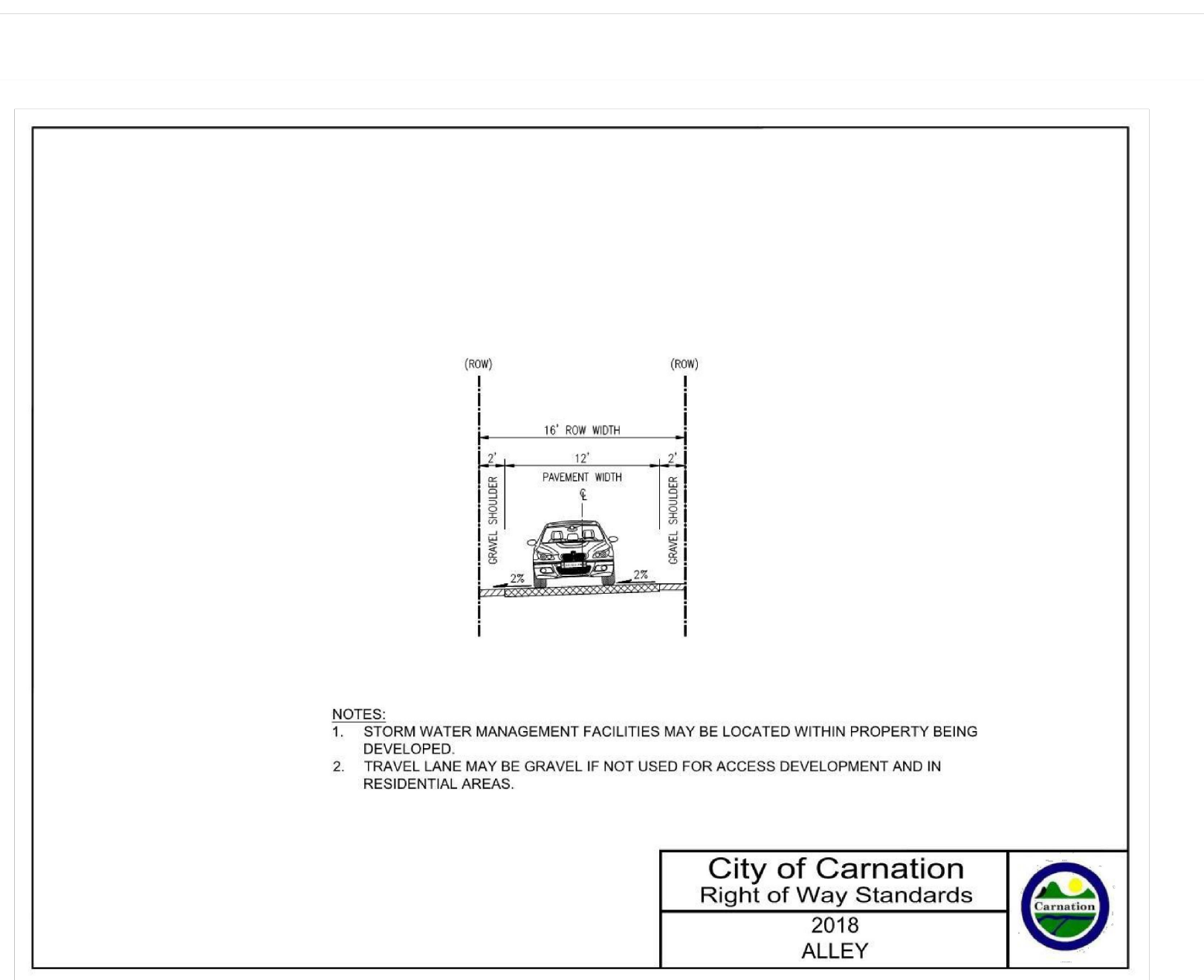
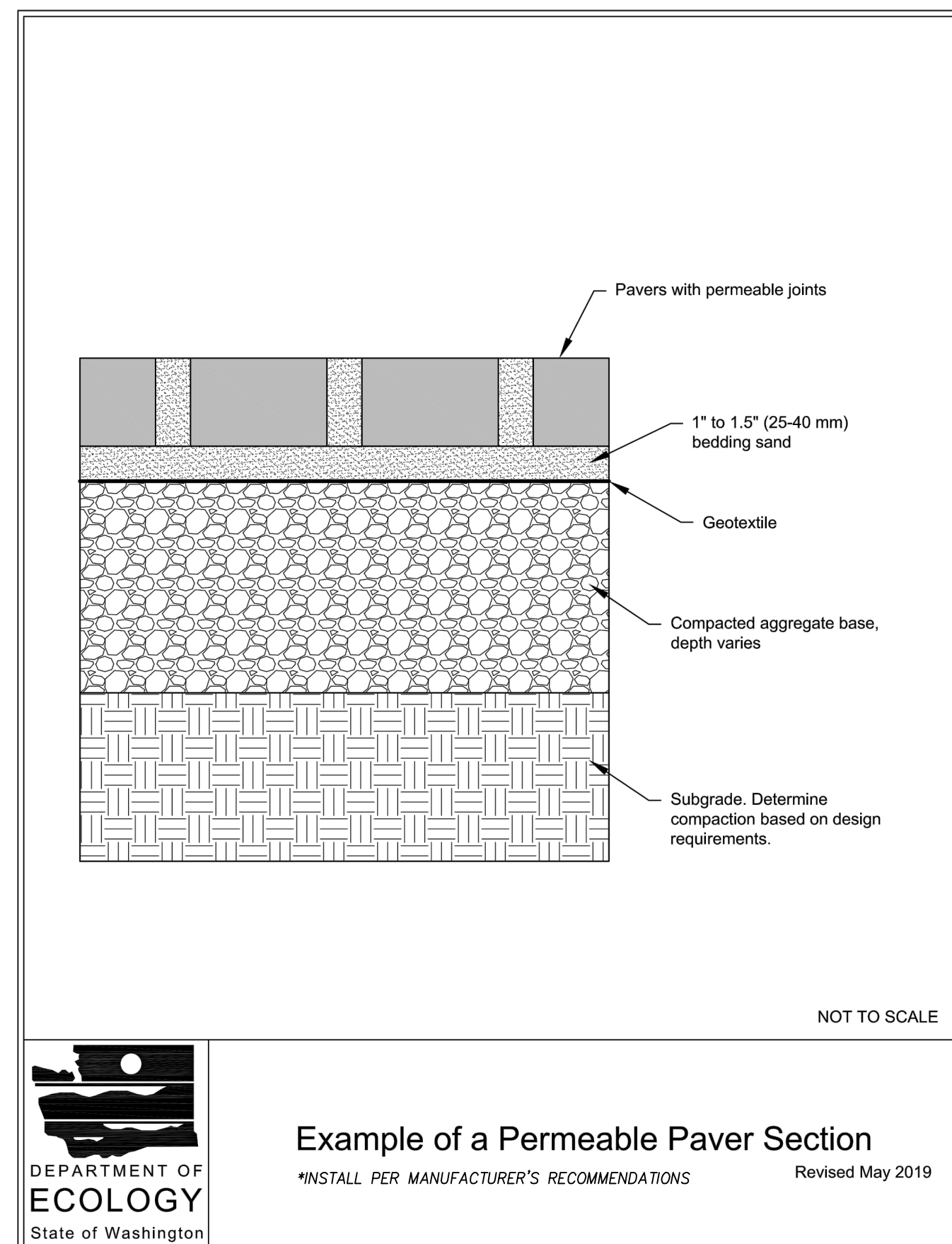
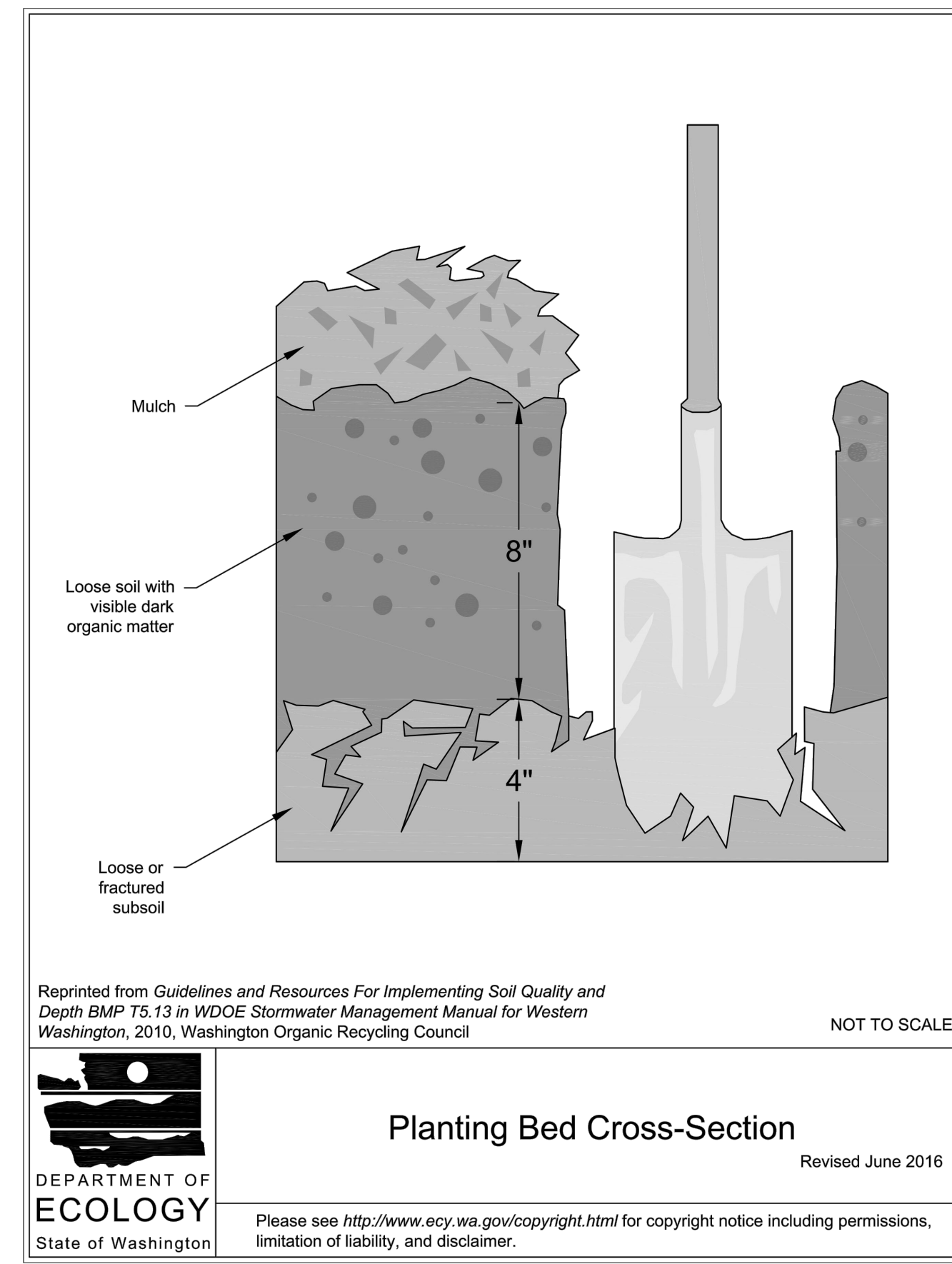
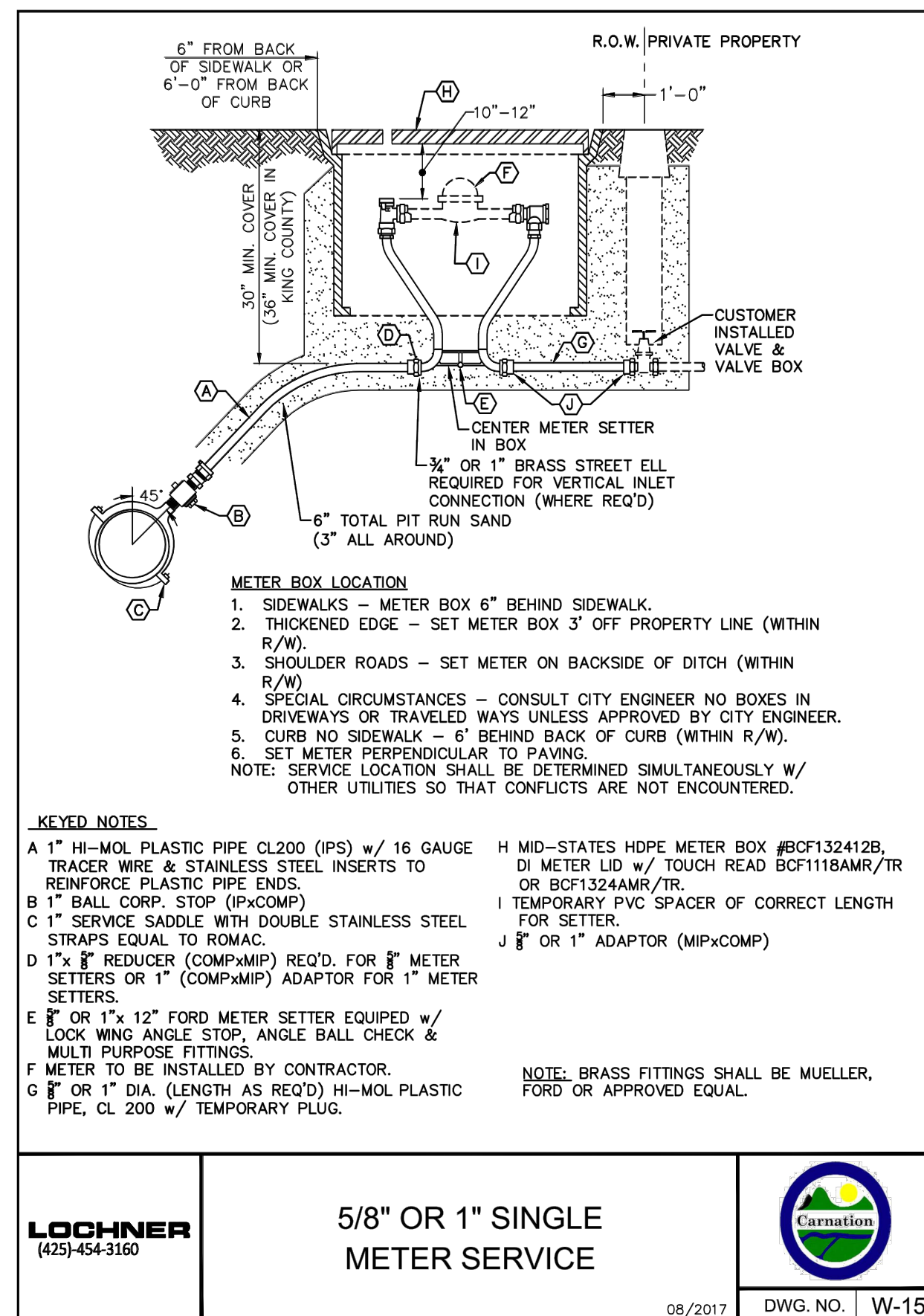
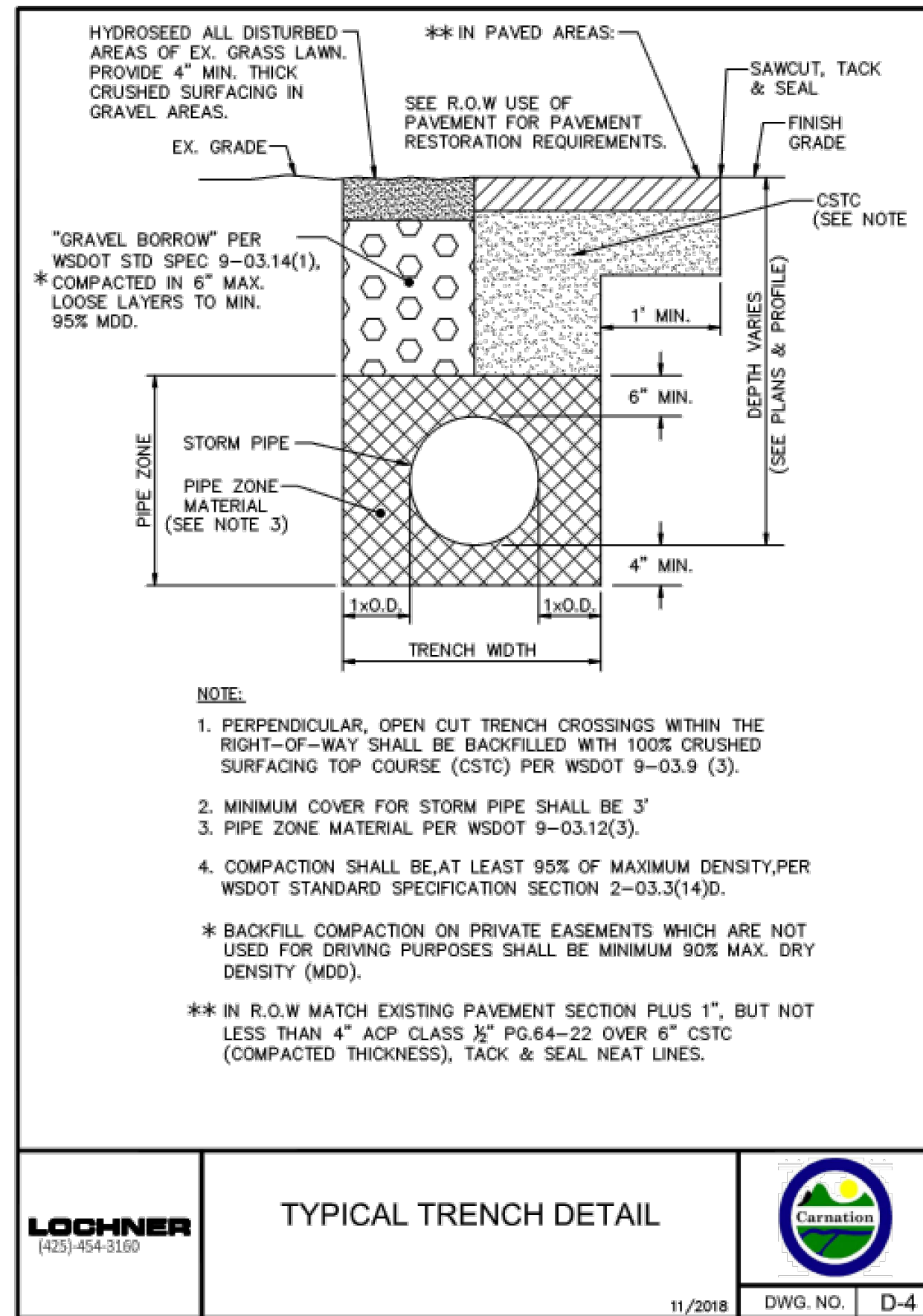
REVISIONS	DESCRIPTION	BY	DATE

THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ENCOMPASS ENGINEERING & SURVEYING.

FILENAME: J:\23123608 - SHANE FORTNEY\ENGINEERING\DESIGN\_DWG\PRELIM\DWG\23608 - DTLS.DWG

# BOYD PRELIMINARY SHORT PLAT

SW 1/4 OF SE 1/4 OF SECTION 16, T. 25 N., R. 07 E., W.M.  
CITY OF CARNATION, KING COUNTY, STATE OF WASHINGTON



REVISIONS	DESCRIPTION	BY	DATE



11/22/2023

BOYD PRELIMINARY SHORT PLAT  
FORTWEST, LLC  
CONSTRUCTION DETAILS II

**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 201, Issaquah, WA 98027 Phone: (425) 392-0250  
Eastern Washington Division  
407 Swiftwater Blvd., Cle Elum, WA 98922 Phone: (509) 674-7433

JOB NO.	23608
DATE	11/22/2023
SCALE	NTS
DESIGNED	BLB
DRAWN	PMS
CHECKED	CJA
APPROVED	BLB

SHEET 7 of 7



FILENAME: J:\21\23608 - SHANE FORTNEY\ENGINEERING\DESIGN DWG\PRELIMINARY\23608 - DTLS.DWG