



Department of Local Services
Permitting Division
919 SW Grady Way, Suite 300
Renton, WA 98057
206-296-6600 TTY Relay: 711

King County

Permit Conditions

Applicant: Geoffrey R and Juli I Sweet
27805 217th AVE SE
MAPLE VALLEY, WA 98038

Application Number: DWEL21-0051
Application Date: 03/04/2021

The Permit Conditions attached to this cover sheet apply to the permit referenced herein. These conditions must be complied with by the applicant and verified by DLS Permits staff or this permit may become null and void.

Site Address/Location: 29120 310th AVE SE WA 98051

Parcel Number: 0421079187

Permit Type: Building/Residential Building/Dwelling-Single/NA

Title: (MBP) SWEET SINGLE FAMILY RESIDENCE - SPRINKLERS REQUIRED

Description: CONSTRUCT 2-STORY (3 BDRM) SINGLE FAMILY RESIDENCE W/ GARAGE ON BASEMENT LEVEL - ALSO CONSTRUCT 1-STORY DETACHED UNHEATED GARAGE

Valuation: \$625,431.45

Reviewed By:

2015 Codes - Building Review: Mark Steinkamp, (206) 477-0333, Mark.Steinkamp@kingcounty.gov

Clearing and Grading Conditions: Kevin Fitts, (206) 477-5500, kevin.fitts@kingcounty.gov

Drainage BMP Conditions: Kevin Fitts, (206) 477-5500, kevin.fitts@kingcounty.gov

Geologic Hazard: Ryan Scheffler, (206) 477-2373, ryan.scheffler@kingcounty.gov

Recommended Construction Sequence: Kevin Fitts, (206) 477-5500, kevin.fitts@kingcounty.gov

Special Conditions: Kevin Fitts, (206) 477-5500, kevin.fitts@kingcounty.gov

Standard ESC Conditions: Kevin Fitts, (206) 477-5500, kevin.fitts@kingcounty.gov

Surface Water Design: Kevin Fitts, (206) 477-5500, kevin.fitts@kingcounty.gov

Permit Conditions

Building

2015 Codes - Building Review

1) FP04 AUTOMATIC SPRINKLER SYSTEM PERMIT

A separate permit is required for the installation of AUTOMATIC SPRINKLER SYSTEMS. Submit three (3) copies of drawings and specifications to Permitting Department (DPER), for review and approval. Plans and specifications shall include, but are not limited to details of all piping, valves, supply lines, risers and trim sprinkler model, system demand, design criteria, static and residual water pressures. A floor plan of the area/ building detailing the use and/or designation of all rooms, areas, or spaces shall be included.

Note: Unless specifically noted on plans, sprinkler details on building plans or drawings have not been reviewed or approved. Sprinkler approval is limited to a separate permit application.

901.3 I.F.C.

Critical Areas

Geologic Hazard

1) Building Setback Line

A building setback line (BSBL) shall be established 15 feet from the edge of the steep slope buffer.

2) Notice on Title

Critical Areas Notice on Title to be recorded prior to permit issuance.

3) Steep Slopes and Buffer

Steep slope hazard areas are present on the parcel. A 50-foot wide buffer of undisturbed vegetation shall be established as measured from the top, toe, and sides of all steep slopes. No trees or other vegetation shall be cut or disturbed in the steep slope hazard area or its buffer.

Engineering - Site

Clearing and Grading Conditions

1) CG - 1

Stockpile and staging areas shall not be located within the right of way or the drainage easement. They shall have TESC measures adequate to prevent any surface waters that are or might be concentrated from carrying sediment from the site to a natural watercourse. DLSP may require a restoration plan be submitted for review and approval for any stockpiling or staging areas associated with the permit. Staging and stockpiling areas may be located on existing access roads.

2) CG - 10

During hauling operations, permittee shall provide effective dust control measures consisting of water, asphalt treated base, chemical dust palliatives, or equivalent measures to control dust from this operation.

Dust, dirt or airborne solids from any source shall not be emitted in quantities as to adversely affect adjacent

properties and/or public traffic. Permittee shall abide by the regulations of the Puget Sound Clean Air Agency (PSCAA). This site may be located in a NO-BURN ZONE. Contact PSCAA at (206)343-8800 for information.

3) **CG - 11**

During the seasonal limitation period, clearing and grading will be allowed only if there is installation and maintenance of an erosion and sedimentation control plan approved by the department that defines any limits on clearing and grading or specific erosion and sediment control measures required during the seasonal limitation period. The department may require or approve alternate best management practices.

4) **CG - 12**

If, during the course of construction activity or soil disturbance during the seasonal limitation period, silt-laden runoff violating standards in the King County Surface Water Design Manual leaves the construction site or if clearing and grading limits or erosion and sediment control measures shown in the approved plan are not maintained, a citation and stop work order will be issued in accordance with K.C.C. chapters 23.20 and 23.28, respectively.

5) **CG - 13**

If the erosion and sediment control problem defined in the citation or stop work order is not adequately repaired within twenty-four hours of issuance, then a notice and order may be issued in accordance with K.C.C. chapter 23.24 to install adequate erosion and sediment control measures to stop silt-laden runoff from leaving the site. The notice and order may also require the property owner to discontinue any further clearing or grading, except for erosion and sediment control maintenance and repair, until the following _____.

6) **CG - 14**

Cuts and fills shall conform to the following provisions unless otherwise approved by the department:

1. A slope of cut and fill surfaces shall not be steeper than is safe for both the intended use and soil type and shall not exceed two horizontal to one vertical;
2. All disturbed areas including faces of cuts and fill slopes shall be prepared and maintained to control erosion in compliance with K.C.C.16.82.095;
3. The ground surface shall be prepared to receive fill by removing unsuitable material such as concrete slabs, tree stumps, brush, car bodies and other materials as determined by the department;
4. Except in an approved sanitary landfill or as part of engineered fill, fill material shall meet the following standards:
 - a. Fill material shall consist of earthen material, organic material or recycled or reprocessed materials that are not categorized as dangerous waste under Title 173 WAC and that were produced originally from an earthen or organic material;
 - b. Fill material shall have a maximum dimension of less than twelve inches;
 - c. Recycled concrete shall be free of rebar and other materials that may pose a safety or health hazard;
 - d. Recycled asphalt shall not be used in areas subject to exposure to seasonal or continual perched ground water, in a critical aquifer recharge area or over a sole-source aquifer; and
 - e. Recycled materials that have not been reprocessed to meet the definition of common borrow shall be intermixed with well-graded, natural, earthen materials in sufficient quantities and of a suitable size to assure filling of all voids and to assure that the fill can be compacted to ninety percent of the maximum density;

5. Provisions shall be made to:

a. prevent any surface water or seepage from damaging the cut face of any excavation or the sloping face of a fill; and b. address any surface water that is or might be concentrated as a result of a fill or excavation to a natural watercourse in accordance with K.C.C. chapter 9.04 and the Surface Water Design Manual;

6. Benches and any swales or ditches on benches shall be designed in accordance with the King County Surface Water Design Manual;

7. The tops and the toes of cut and fill slopes shall be set back from property boundaries and structures as far as necessary:

- a. for the safety of the adjacent properties;
- b. for adequacy of foundation support;
- c. to prevent damage resulting from water runoff or erosion of the slopes; and
- d. to preserve the permitted uses on the adjacent properties; and

8. All fill shall meet the following:

a. Fill greater than three feet in depth shall be engineered and compacted to accommodate the proposed use unless a notice on title documenting the location of the fill is recorded and the fill is sufficiently stable to not pose a hazard; and b. Any fill in the floodplain shall, from the face of the fill to a horizontal distance of six feet back from the face, meet the compaction requirements for pond embankments in the Surface Water Design Manual, unless determined by the department that inundation is not a threat to fill integrity or that other requirements necessary for compliance with the King County Guidelines for Bank Stabilization (Surface Water Management 1993) are met.

7) **CG - 15**

Access roads to residential sites shall be:

- 1. Maintained and located to the satisfaction of the King County DLSP to minimize problems of dust, mud and traffic circulation;
- 2. Located where the permanent access to the site is proposed in the permit application to minimize site disturbance; and
- 3. Controlled by a gate when required by the department.

8) **CG - 16**

Signs warning of hazardous conditions, if determined by the department to exist on a particular site, shall be affixed at locations as required by the department.

9) **CG - 17**

Rocks, dirt, mud, vegetation and any other materials used or produced on-site in the course of permitted activities shall not be spilled onto or otherwise left on public roadways or any off-site property not specifically authorized as a receiving site under a valid permit.

10) **CG - 2**

Work shall be limited to that shown on the approved site plans stamped dated _____ by _____, PE of King County Department of Local Services - Permitting. A copy of the approved plans, conditions, and permit must be on the job site whenever work is in progress.

11) **CG - 3**

Permittee is responsible to call 1-800-424-5555 not less than 48 hours before beginning excavation where

any underground utilities may be located. Permittee is responsible to notify the utility company of this work when overhead power, telephone, or utilities may be affected by this project.

12) **CG - 5**

Permittee shall be responsible for implementing all appropriate measures needed (i.e. paving, sweepers, and/or other techniques) to keep streets and roads used as haul routes for export or import of materials clean and free from debris, mud, etc. Rocked construction entrances shall be installed where ever equipment, trucks, etc... will be running from disturbed areas to pavement on existing roads.

13) **CG - 6**

Any damage to pavement edges, sidewalk, curb and gutter, etc., resulting from construction authorized by this permit shall be repaired immediately.

14) **CG - 7**

Prior to filling and/or grading of this site, the ground surface shall be prepared by removing all clearing debris, stumps, and other unsuitable material from the site. Only earth materials which have no rock or similar irreducible material with a maximum dimension greater than 12 inches shall be used as fill.

15) **CG - 8**

If the contractor chooses to dispose of excess excavated material on other sites, provide documentation King County DLSP inspector that these sites have been inspected by a consultant capable of identifying critical areas as defined by King County Code. The report shall include date of inspection, name of consultant and company, an assessor's map of the parcel, the name, address and phone number of the property owner, and the location of the fill placed on the property. No fill shall be placed in critical areas or their buffers on these sites.

16) **CG - 9**

Failure to comply with any of the conditions contained within this permit shall be immediate cause for suspension of the permit and fines and penalties pursuant to King County Code Title 21A, and 23 and Chapters 9.04, 9.12, and 16.82.

Drainage BMP Conditions

17) **DR - 2**

Roof drains cannot be connected to footing drains.

18) **DR - 3**

Footing drains cannot be connected to dispersal trenches or approved Drainage BMP's.

Recommended Construction Sequence

19) **Recommended Construction Sequence**

A detailed construction sequence is needed to ensure that erosion and sediment control measures are applied at the appropriate times. A recommended construction sequence is provided below:

1. Hold the pre-construction meeting.

2. Post sign with name and phone number of ESC supervisor (may be consolidated with the required notice of construction sign).
3. Flag or fence clearing limits.
4. Install catch basin protection, if required.
5. Grade and install construction entrance(s).
6. Install perimeter protection (silt fence, brush barrier, etc.).
7. Construct sediment ponds and traps if applicable.
8. Grade and stabilize construction roads.
9. Construct surface water controls (interceptor dikes, pipe slope drains, etc.) simultaneously with clearing and grading for residential project.
10. Maintain erosion control measures in accordance with King County standards and manufacturer's recommendations.
11. Relocate erosion control measures, or install new measures so that as site conditions change, the erosion and sediment control is always in accordance with the King County Erosion and Sediment Control Standards.
12. Cover all areas that will be unworked for more than seven days during the dry season or two days during the wet season with straw, wood fiber mulch, compost, plastic sheeting, or equivalent.
13. Stabilize all areas within seven days of reaching final grade.
14. Seed, sod, stabilize, or cover any areas to remain unworked for more than 30 days.
15. Upon completion of the project, stabilize all disturbed areas and remove BMPs if appropriate.

Special Conditions

20) SC - 1

Pre-Construction meeting is required prior to any land disturbing activity. The ESC Supervisor shall attend the pre-construction meeting.

Contact 1-888-546-7728 to schedule Pre-Construction Meeting.

21) SC - 2

King County does not make any warranties regarding water rights for the proposed development. The property owner is responsible for establishing and maintaining a legal water source.

Standard ESC Conditions

22) SEC - 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.).

23) SEC - 10

The ESC facilities on inactive sites shall be inspected and maintained a minimum of once a month during the dry season, bi-monthly during the wet season, or within twenty four (24) hours following a storm event.

24) SEC - 11

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.

25) **SEC - 12**

Any permanent retention/detention 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 rough graded so that the bottom and sides are at least three feet above the final grade of the permanent facility.

26) **SEC - 13**

Cover measures will be applied in conformance with Appendix D of the Surface Water Design Manual.

27) **SEC - 14**

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 remain uncovered shall be submitted to the King County inspector.

28) **SEC - 2**

The implementation of these ESC plans and the construction, maintenance, replacement, and upgrading of these ESC facilities is the responsibility of the applicant and/or ESC supervisor until all construction is approved.

29) **SEC - 3**

The boundaries of the clearing limits shown on this plan must be clearly marked with brightly colored tape or plastic or metal safety fencing. If tape is used, it should be supported by vegetation or stakes, and should be about 3 to 6 feet high and highly visible. Equipment operators should be informed of areas of vegetation that are to be left undisturbed prior to construction (2009 KCSWDM 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.

30) **SEC - 4**

Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. The applicant shall use Hot Mix Asphalt (HMA) to pave from the edge of pavement to the right-of-way before installing the construction entrance from the right-of-way onto the project site (See 2016 King County Road Design and Construction Standards). 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.

31) **SEC - 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, and adjacent properties is minimized.

32) **SEC - 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 sump pumps, relocation of ditches and silt fences, perimeter protection etc.) as directed by the certified erosion control specialist or by King County.

33) **SEC - 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.

34) **SEC - 8**

Any areas of exposed soils, including roadway embankments, that will not be disturbed for two consecutive days during the wet season or seven days during the dry season shall be immediately stabilized with the approved ESC methods(e.g., seeding, mulching, plastic covering, etc.).

35) **SEC - 9**

Any area needing ESC measures that do not require immediate attention shall be addressed within seven (7) days.

Surface Water Design

36) **T - 1**

The duff layer, native top soil, and natural vegetation shall be retained in an undisturbed state to the maximum extent practicable. If it is not practicable to retain the duff layer in place, it should be stockpiled on-site, covered to prevent erosion, and replaced immediately upon completion of the ground disturbing activities.

37) **T - 10**

All construction activities shall be done in a manner that prevents pollution of surface waters and ground waters as specified in the King County's Stormwater Pollution Prevention Manual (SPPM). See "Control of Other Pollutants," Section D.3.5 (p. D-135), for specific measures and references to applicable activity sheets in the SPPM.

38) **T - 11**

All exposed and unworked soils shall be stabilized through the application of cover measures to protect the soil from the erosive forces of raindrop impact, flowing water, and wind erosion. One or more of the following cover measures may be used to meet this requirement during the construction phase:

- Mulching (See Section D.2.1.2.2, p. D-16)
- Nets and Blankets (See Section D.2.1.2.3, p. D-18)
- Plastic Covering (See Section D.2.1.2.4, p. D-20)
- Seeding (See Section D.2.1.2.6, p. D-24)
- Sodding (See Section D.2.1.2.7, p. D-28)

Cover measures shall be applied in accordance with the following requirements:

1. Cover measures must be installed if an area is to remain unworked for more than seven days during the dry season (May 1 to September 30) or for more than two consecutive working days during the wet season (October 1 to April 30). These time limits may be relaxed if an area poses a low risk of erosion due to soil

type, slope gradient, anticipated weather conditions, or other factors. Conversely, the County may reduce these time limits if site conditions warrant greater protection (e.g., adjacent to significant aquatic resources or highly erosive soils) or if significant precipitation is expected.

2. Any area to remain unworked for more than 30 days shall be seeded or sodded unless the County determines that winter weather makes vegetation establishment infeasible. During the wet season, exposed ground slopes and stockpile slopes with an incline of 3 horizontal to 1 vertical (3H:1V) or steeper and with more than ten feet of vertical relief shall be covered if they are to remain unworked for more than 12 hours. Also during the wet season, the material necessary to cover all disturbed areas must be stockpiled on site. The intent of these cover requirements is to have as much area as possible covered during any period of precipitation.

3. Exposed soils shall be stabilized at the end of the workday prior to a weekend, holiday, or predicted rain event.

4. Where seeding for temporary erosion control is required, use the standard set forth in the 2021 King County Surface Water Design Manual Appendix D. See KCSWDM Appendix D, Section D.2.1.2.6, p. D-24.

5. Where straw mulch for temporary erosion control is required, mulch shall be applied at a minimum thickness of 2 inches.

39) **T - 12**

Establish a stabilized entrance for construction vehicle access to minimize the tracking of Sediment onto public roads. Entrance and exit shall be limited to one route. See "Stabilized Construction Entrance," 2021 Appendix D, Section D.2.1.4.1 (p. D-42), for detailed specifications.

40) **T - 13**

If sediment is tracked offsite, public roads shall be cleaned thoroughly at the end of each day, or more frequently during wet weather, if necessary to prevent sediment from entering waters of the state. Sediment shall be removed from roads by shoveling or pickup sweeping and shall be transported to a controlled sediment disposal area. Street washing will be allowed only after sediment is removed in this manner. Street wash wastewater shall be controlled by pumping back onsite, or otherwise be prevented from discharging into drainage systems tributary to surface waters.

41) **T - 14**

All temporary ESC measures shall be removed within 30 days after final site stabilization is achieved or after the temporary measures are no longer needed. Trapped sediment shall be removed or stabilized onsite. Disturbed soil areas resulting from removal of measures or vegetation shall be permanently stabilized with seeding or sodding.

42) **T - 15**

Prior to final construction approval, the project site shall be stabilized to prevent sediment-laden water from leaving the project site after project completion. All disturbed areas of the project site shall be vegetated or otherwise permanently stabilized. At a minimum, disturbed areas must be seeded and mulched to ensure that sufficient cover will develop shortly after final approval. Mulch without seeding is adequate for small areas to

be landscaped before October 1.

43) T - 16

Prior to obtaining final construction approval, the site shall be stabilized, the structural ESC measures, such as silt fences and sediment traps, removed, and drainage facilities cleaned. The removal of ESC measures is not required for those projects, such as plats, that will be followed by additional construction under a different permit. In these circumstances, the need for removing or retaining the measures must be evaluated on a site-specific basis.

44) T - 17

To obtain final construction approval, the following conditions must be met:

1. All disturbed areas of the site shall be vegetated or otherwise permanently stabilized. At a minimum, disturbed areas shall be seeded and mulched (see Section D.2.1.2.6) with a high likelihood that sufficient cover will develop shortly after final approval. Mulch without seeding is not adequate to allow final approval of the permit, except for small areas of mulch used for landscaping. The only exceptions to these requirements are lots within a plat that are to be developed under an approved residential permit immediately following plat approval. In these cases, mulch and/or temporary seeding are adequate for cover.

2. Structural measures such as, but not limited to, silt fences, pipe slope drains, construction entrances, storm drain inlet protection, and sediment traps and ponds shall be removed from the site. Measures that will quickly decompose, such as brush barriers and organic mulches, may be left in place. In the case of silt fences, it may be best to remove fences in conjunction with the seeding, since it may be necessary to bring machinery back in to remove them. This will result in disturbed soils that will again require protection. The DLSP inspector must approve an applicant's proposal to remove fencing prior to the establishment of vegetation. In some cases, such as residential building following plat development, it shall be appropriate to leave some or all ESC measures for use during subsequent development. This shall be determined on a site-specific basis.

3. All permanent surface water facilities, including catch basins, manholes, pipes, ditches, channels, flow control facilities, and water quality facilities, shall be cleaned. Any offsite catch basin that required protection during construction (see Section D.2.1.5.3) shall also be cleaned.

4. If only the infrastructure of the site has been developed (e.g., subdivisions and short plats) with building construction to occur under a different permit, then the critical area buffers, Critical Area Tracts, or Critical Area Setback Areas shall be clearly marked as described in Section D.2.1.1 (p. D-11) in order to alert future buyers and builders.

45) T - 2

If DLSP finds that implementation of the proposed Small Site ESC plan is insufficient to prevent the discharge of sediment or other pollutants to the maximum extent practicable, additional measures will be required by DLSP. In some cases, an ESC plan or a complete Construction Stormwater Pollution Plan prepared by a civil engineer per Chapter 2 of the Surface Water Design Manual may be required.

46) T - 3

The ESC plan outlines the minimum requirements for anticipated site conditions. During construction, ESC plans shall be revised as necessary by the ESC supervisor or as directed by King County to address changing site conditions, unexpected storm events, or non-compliance with the ESC performance criteria in Section D.4.1 (p. D-69). If non-compliance with the ESC performance criteria occurs, the plan must be updated within 7 days of inspections or investigations. Implementation of the onsite changes must occur within 10 days.

47) **T - 4**

The contractor or other persons performing construction activities shall comply with the stormwater pollution prevention measures/BMPs specified for such activities in the King County Stormwater Pollution Prevention Manual.

48) **T - 5**

Prior to commencing construction, the applicant must identify to the County a contact person responsible for overseeing the installation and maintenance of required ESC measures and compliance with the Stormwater Pollution Prevention Manual during construction. The name and contact information for this person must be on or attached to Small Site ESC plan at the time of the pre-construction meeting.

49) **T - 6**

Both the applicant and contractor are responsible for implementation and maintenance of the approved ESC plan and any additional measures required by the County.

50) **T - 7**

The Small Site ESC plan shall be retained onsite or within reasonable access to the site. The plan shall be modified whenever there is a significant change in the design, construction, operation, or maintenance at the construction site that has, or could have, a significant effect on the discharge of pollutants to surface waters. The plan shall be modified, if during inspections or investigations conducted by the County, it is determined that the plan is ineffective in eliminating or significantly minimizing pollutants in stormwater discharges from the site. The plan shall be modified as necessary to include additional or modified measures designed to correct problems identified.

51) **T - 8**

Stormwater runoff originating on the site and/or entering the site from offsite areas must be controlled per the approved plan so as to minimize erosion of disturbed areas and exposed cut and fill slopes. The following runoff control measures shall be used as needed per the conditions of use and specifications for each measure:

- Interceptor Dikes and Swales (see Appendix D, Section D.3.6.1, p. D-57 for conditions of use and specifications)
- Ditches (see Appendix D, Section D.7.4.2, p. D-87 for conditions of use and specifications)
- Pipe Slope Drain (see Appendix D, Section D.7.4.3, p. D-88 for conditions of use and specifications).

52) **T - 9**

Accumulated water in foundation areas, excavations, and utility trenches shall be removed and disposed of in a manner that does not pollute surface waters or cause downstream erosion or flooding. See "Dewatering Control," Section D.3.7 (p. D-65), for detailed specifications.