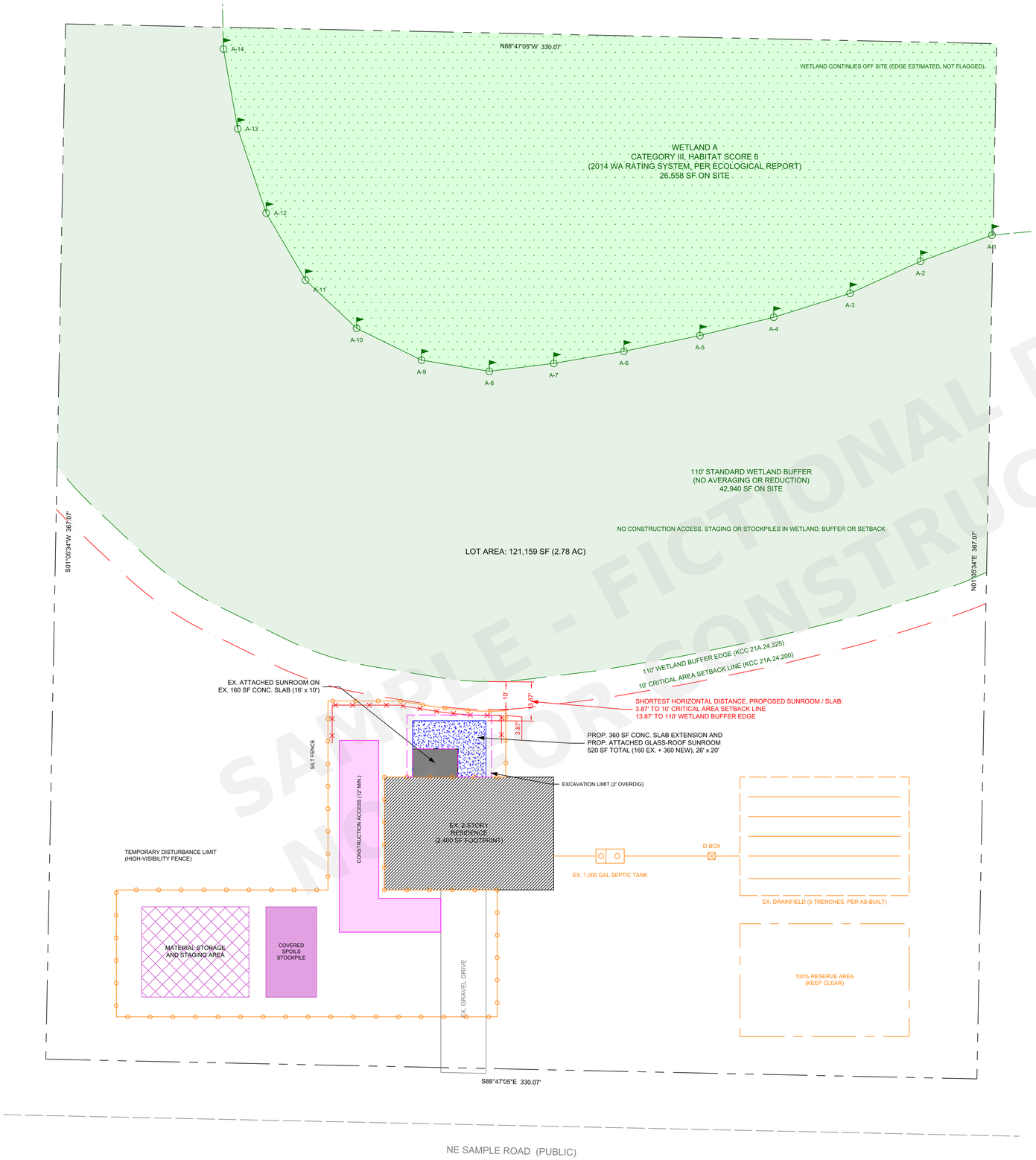

SAMPLE - FICTIONAL DATA
NOT FOR CONSTRUCTION

N

0 10 20 40 80

SCALE: 1" = 20' (FEET)

BASIS OF BEARINGS: RECORD NORTH

LEGEND

- PROPERTY LINE
- EXISTING STRUCTURE
- EXISTING CONCRETE SLAB / SUNROOM (160 SF)
- PROPOSED CONCRETE SLAB EXTENSION (360 SF)
- PROPOSED GLASS-ROOF SUNROOM (520 SF TOTAL)
- SIDE SEWER / SEPTIC COMPONENT
- EXISTING DRAINFIELD
- SEPTIC RESERVE AREA
- WETLAND BOUNDARY FLAG (A-1 TO A-14)
- DELINEATED WETLAND EDGE
- ESTIMATED WETLAND EDGE, OFF SITE (NOT FLAGGED)
- WETLAND
- 110' WETLAND BUFFER EDGE
- 10' CRITICAL AREA SETBACK LINE
- TEMPORARY DISTURBANCE LIMIT / HIGH-VISIBILITY FENCE
- SILT FENCE
- EXCAVATION LIMIT
- CONSTRUCTION ACCESS
- MATERIAL STORAGE AND STAGING AREA
- COVERED SPOILS STOCKPILE

CRITICAL AREA SUMMARY

WETLAND	A (FLAGS A-1 TO A-14)
RATING	CATEGORY III
HABITAT SCORE	6 (MODERATE, 6-7)
ADJACENT LAND USE	MODERATE (RA-5 RESIDENTIAL)
REQUIRED BUFFER	110 FT, KCC 21A.24.325.A.1
CRITICAL AREA SETBACK	10 FT, KCC 21A.24.200
SUNROOM / SLAB TO SETBACK	3.87 FT (OUTSIDE)
SUNROOM / SLAB TO BUFFER	13.87 FT (OUTSIDE)

WETLAND FLAG TABLE

FLAG	SHEET N	SHEET E	SPN N	SPN E
A-1	5292.11	5335.34	260165.39	1311591.02
A-2	5282.83	5310.03	260156.61	1311565.53
A-3	5271.47	5285.04	260145.75	1311540.33
A-4	5263.01	5258.00	260137.83	1311513.12
A-5	5256.51	5231.84	260131.85	1311486.84
A-6	5250.94	5204.90	260126.81	1311459.80
A-7	5246.65	5180.03	260123.02	1311434.85
A-8	5243.86	5157.17	260120.68	1311411.94
A-9	5247.81	5133.15	260125.11	1311388.01
A-10	5259.11	5110.14	260136.86	1311365.23
A-11	5276.19	5092.04	260154.30	1311347.47
A-12	5299.97	5078.09	260178.35	1311333.99
A-13	5329.84	5068.01	260208.41	1311324.51
A-14	5358.09	5062.96	260236.75	1311320.02

SPN = WA STATE PLANE NORTH, NAD83(2011), US FT (CONSULTANT GPS). SHEET = ASSUMED LOCAL. TIE: 3 FOUND CORNERS, ROTATION +1.1364°, SCALE 1.000064, MAX RESIDUAL 0.04 FT.

SOURCE NOTES
1. BASE SHEET: EXISTING SHEET C1.00 REV 0 (SAMPLE). PROPERTY LINES, HOUSE, SUNROOM, SLABS AND SEPTIC NOT CHANGED.
2. WETLAND FLAGS A-1 TO A-14: ECOLOGICAL CONSULTANT GPS, 2026-09-15 (SAMPLE). TRANSFORMED TO SHEET COORDINATES BY A 4-PARAMETER FIT ON 3 FOUND LOT CORNERS (SEE FLAG TABLE).
3. WETLAND RATING AND BUFFER: ECOLOGICAL REPORT (SAMPLE). CATEGORY III, HABITAT SCORE 6, MODERATE-IMPACT LAND USE (KCC 21A.24.325.A.2.b: RESIDENTIAL USE ON A SITE ZONED RA) = 110 FT STANDARD BUFFER.
4. CRITICAL AREA SETBACK: 10 FT FROM THE BUFFER EDGE, KCC 21A.24.200.A (ORD. 20024, 2025). UNCOVERED DECKS, PATIOS, LANDSCAPING AND 18" EAVES ARE ALLOWED IN THE SETBACK; THE SUNROOM IS NOT.
5. OFF-SITE WETLAND EDGE IS THE CONSULTANT'S ESTIMATE. BUFFER SHOWN ON SITE ONLY.
6. JURISDICTION: UNINCORPORATED KING COUNTY (CONFIRM IN KING COUNTY iMAP). INSIDE CITY OF WOODINVILLE LIMITS, CITY CODE WOULD APPLY.
7. THIS SHEET IS DRAFTING ONLY. IT IS NOT A BOUNDARY SURVEY AND DOES NOT DETERMINE WETLAND CATEGORY.

CONSTRUCTION NOTES
A. BEFORE ANY WORK, INSTALL THE HIGH-VISIBILITY FENCE AND SILT FENCE AT THE TEMPORARY DISTURBANCE LIMIT. THE ECOLOGICAL CONSULTANT INSPECTS THE FENCE BEFORE EXCAVATION.
B. NO CONSTRUCTION ACCESS, EQUIPMENT, MATERIAL STORAGE, STAGING, STOCKPILES OR WASHOUT IN THE WETLAND, BUFFER OR SETBACK, UNLESS THE WETLAND CONSULTANT AUTHORIZES IT IN WRITING.
C. ACCESS IS BY THE EXISTING DRIVE AND THE WEST SIDE YARD. KEEP ALL EQUIPMENT OFF THE DRAINFIELD AND RESERVE AREA.
D. COVER THE SPOILS STOCKPILE AT THE END OF EACH WORK DAY. REMOVE FENCES ONLY AFTER FINAL STABILIZATION.
E. RESTORE ANY TEMPORARY DISTURBANCE WITH TOPSOIL AND SEED BEFORE FINAL INSPECTION.

SAMPLE DESIGN CO.

DEMONSTRATION SHEET
FICTIONAL DATA - NOT A REAL PROJECT

PROJECT
SUNROOM EXPANSION
SAMPLE RESIDENCE
[SAMPLE ADDRESS]
WOODINVILLE, WA 98077
UNINCORPORATED KING COUNTY
PARCEL: SAMPLE-0000-00
ZONING: RA-5 (SAMPLE)

SHEET TITLE
SITE PLAN AND CRITICAL AREAS

REVISIONS

0	2026-08-12	ISSUED FOR PERMIT (SITE PLAN)
1	2026-10-03	ADDED WETLAND A FLAGS, RATING, 110' BUFFER, 10' SETBACK, SHORTEST-DISTANCE DIMENSION, CONSTRUCTION LIMITS, SOURCE NOTES

DRAWN: SDC
CHECKED: ---
SCALE: 1" = 20'
SHEET SIZE: 22" x 34"

SHEET

C1.00