



324

23601 105TH PL W

STREET FILE



Certificate of Occupancy

Building Division

This certificate is issued in accordance with the requirements of Section 111 of the 2012 International Building Code certifying that at the time of issuance this single family residence was in compliance with the applicable provisions of the codes and ordinances of the city regulating construction and use of buildings.

Description: 64 - Single Family Residence New

Site Address: 23601 105TH PL W, EDMONDS

Construction Type: VB

Owner: BURNSTEAD CONSTRUCTION

11980 NE 24TH ST STE #200

BELLEVUE, WA 98005

Permit No: BLD20150230

Parcel No: 01136400000500

Occupancy Group: R-3/U


Building Official

11/03/2015

Date Issued

POST IN A CONSPICUOUS PLACE

PLANNING DATA

SINGLE FAMILY RESIDENTIAL

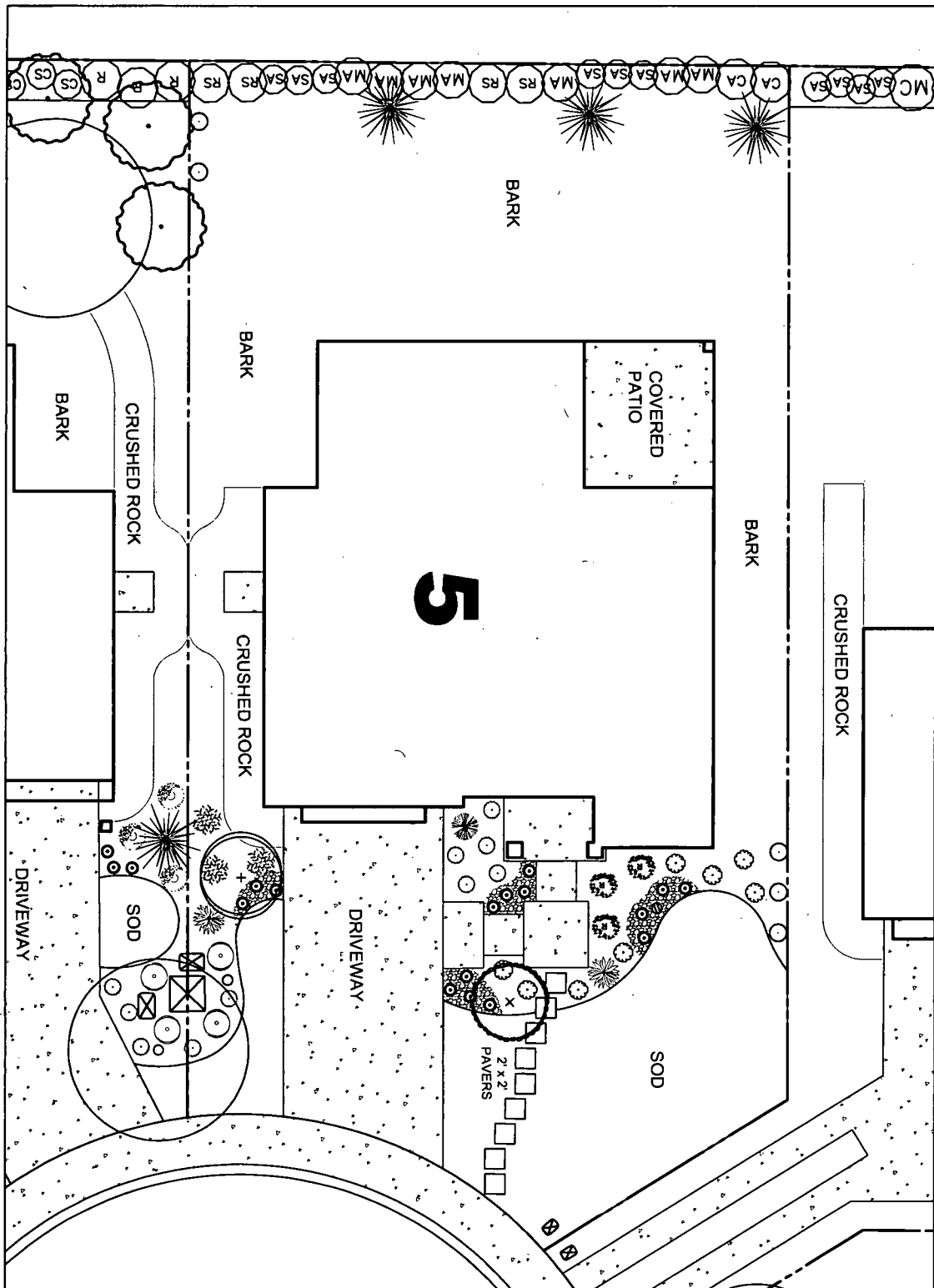
STREET FILE

Name: <u>Woodvale Lot 5</u>		Date: <u>4-3-15</u>	
Site Address: <u>23601 - 105th Pl W</u>		Tax Parcel <u>01136400000500</u>	
Project Description: <u>New SFR</u>		Plan Check #: <u>BLD20150230</u>	
Reduced Site Plan Provided: (YES/NO) <u>(NO)</u>		Zoning: <u>RS-8 / PRD-2007-18</u>	
Map Page:	Corner Lot: (YES / NO) <u>(NO)</u>	Flag Lot: (YES / NO) <u>(NO)</u>	
Critical Areas Determination #: <u>CRA19840197</u>		• Addressed with PRD • Fence along northern boundary • Setbacks on Lot 11	
SEPA Determination: <u>MONS issued w/ PRD</u> <input type="checkbox"/> Study Required <input type="checkbox"/> Waiver <input type="checkbox"/> Exempt <input type="checkbox"/> Needed (for over 500 cubic yards of grading) <input type="checkbox"/> Fee <input type="checkbox"/> Checklist <input type="checkbox"/> APO List with notarized form		landscaping for exterior lots	
Required Setbacks			
Street: <u>25</u>	Side: <u>7 1/2</u>	Side: <u>7 1/2</u>	Rear: <u>15</u>
Actual Setbacks			
Street: <u>25</u>	Side: <u>7 1/2</u>	Side: <u>7 1/2</u>	Rear: <u>27</u>
<input type="checkbox"/> Detached Structures: <input type="checkbox"/> Rockeries: <input type="checkbox"/> Fences/Trellises: <input type="checkbox"/> Bay Windows/Projecting Modulation: <input type="checkbox"/> Stairs/Deck:			
Building Height			
Datum Point: <u>Fire Hydrant on Tract F</u>		Datum Elevation: <u>331.3</u>	
Maximum Height Allowed: <u>352.625 (25)</u>		Actual Height: <u>351.8 (24.175)</u>	
Other			
Parking Required: <u>2</u>		Parking Provided: <u>2</u>	
Lot Area: <u>6336</u>		Maximum Lot Coverage: <u>35%</u> Proposed: <u>33</u>	
Lot Coverage Calculations: <u>2087 / 6336 = 29</u>			
ADU Created: (YES / NO) <u>(NO)</u>			
Subdivision: <u>Woodvale R-2007-17 / PRD-2007-18</u>			
Legal Nonconforming Land Use Determination Issued: (YES / NO) <u>(NO)</u>			
Comments			
<u>Perimeter landscaping along southern property line required.</u>			

Plan Review By: Kern

APPROVED BY PLANNING

10-14-15



New Horizons
Landscape Design & Installation
12003 184th Ave, NE
Redmond, WA 98052

Woodvale - Lot 5
For Burnstead Co.

9.18.2015

0 5 10
1" = 10'-0"

LEGEND

- VINE MAPLE
- FLOWERING PEAR
- FLOWERING DOGWOOD
- LACELAKE MAPLE
- PAMPAS GRASS
- FOUNTAIN GRASS
- REDTWIG DOGWOOD
- RHODODENDRON
- PJM RHODO.
- OTTO LAUREL
- EMERALD GREEN
- VIBURNUM DAVIDI
- AZALEA
- ORN. GRASS
- LILY TURF
- COBBLESTONE
- COLUMNAR PINE
- COTTONEASTER
- FLWR. CURRENT
- OREGON GRAPE
- SNOWBERRY

23601-1054

City of Edmonds Site Classification Worksheet

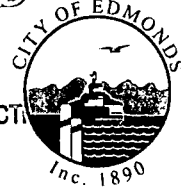
Page 1 of 2

WOODVALE PROJECT

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FEB 19 2015

DEVELOPMENT SERVICES CT
CITY OF EDMONDS



The project's Site Classification will dictate the specific stormwater management requirements applicable to your site. Completing this worksheet will help determine the amount of regulated impervious surface and whether your project falls into the classification of a **Small Site** (Category 1 or Category 2), or a **Minor Site**. Please reference the Glossary (pp. 10-11), Figures D and E, (pp. 8-9), and Examples (pp. 11-12), to assist with completion of this worksheet.

1) Is Permeable Pavement¹ Proposed For Use on this Site?

Refer to Stormwater Supplement Chapter 5.1

☐ Yes ☐ No

If **YES**, the subject area is to be considered impervious for initial site classification purposes. Include total permeable pavement area in the calculation of Non-Regulated, Replaced and/or New impervious surface areas in the table below.

2) Determine the Amount and Type of Existing & Proposed Impervious Surface for the Site

Refer to Stormwater Supplement Chapter 2 and Fig. C

Line 1: Identify the Non-Regulated Impervious Surface Area.

Line 2: Identify the Replaced Impervious Surface Area, dividing the total between Exempt and Regulated; either or both may be zero. Note: For project classification purposes, Replaced Impervious may only be considered exempt under certain conditions. Refer to the Glossary and Figure D.

Line 3: Identify the New Impervious Surface Area for your project. All impervious areas created post-July 7, 1977 or after the date of annexation into the City are regulated & should be included in this total unless they can be categorized separately as a Replaced-Regulated area.

Line 4: Enter the sum of the total Replaced-Regulated plus the total New impervious areas.

Line 5: Identify the total area currently mitigated by an existing city-approved stormwater management system.

Line 6: Enter the sum of the value in Line 4 less the value in Line 5 to identify the total Regulated area in which stormwater controls have not yet been applied.

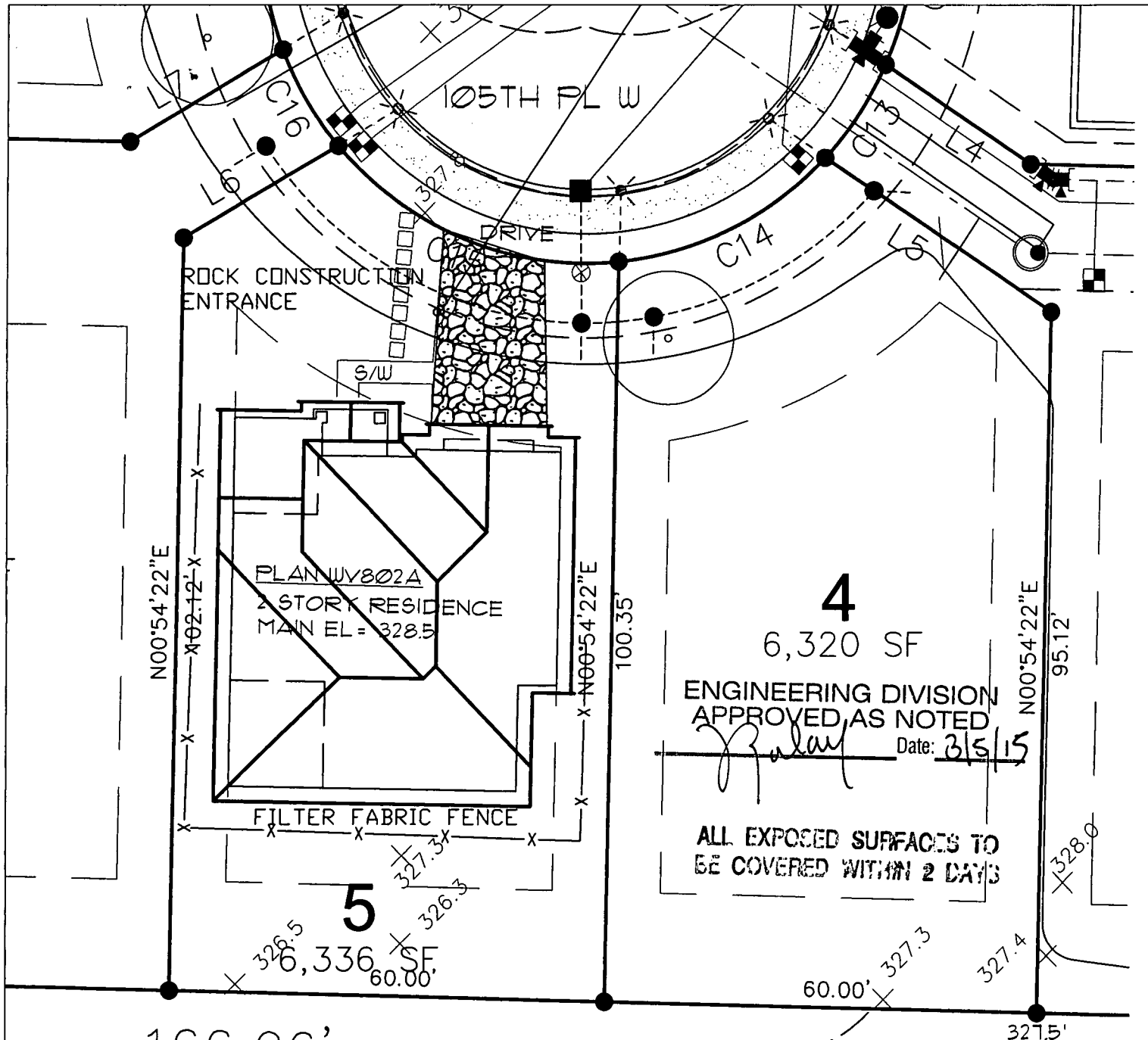
Line 7: Identify the total area proposed to be mitigated through the use of Low Impact Development Techniques.

Line 8: Identify the total area proposed to be mitigated through conventional Stormwater Management Techniques.

**** Provide a copy of the following table on the drainage plan sheet for the proposed project ****

Line	Type	Area (square feet)		
1.	Non-Regulated			
2.	Replaced	Exempt		Regulated
3.	New (Post 1977)	→ → → → → → → →	+	2919
4.	Total Regulated Impervious Area Mitigation required if in excess of 2000sf		=	2919
5.	Total Area Mitigated by Existing Stormwater Management System(s)		-	0
6.	Regulated Area Not Yet Mitigated		=	0
7.	Area Proposed to be Mitigated by Low Impact Development Techniques		=	2919
8.	Area Proposed to be Mitigated through Conventional SWM Techniques		=	0

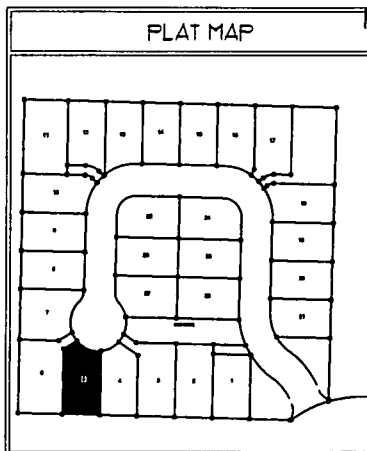
¹ (e.g. porous asphalt, porous concrete, paver blocks, concrete open celled paving grids, or plastic lattices filled with turf or stone)



NOTES:

- LOT HAS BEEN CLEARED AND GRADED DURING PLAT DEVELOPMENT PROCESS. MAX. SLOPE ON SITE IS 1" IN 100' OR APPROX. 1% ARROWS INDICATE DIRECTION OF SLOPE. NO SIGNIFICANT GRADING REQ'D.
- EXCESS FILL IS TO BE REMOVED FROM SITE.
- DOWNSPOUTS ARE TO POSITIVE DRAIN INTO PLAT STORM DRAIN LINES.
- DRIVEWAY HAS A 1" RISE IN 32' RUN OR 3% SLOPE.
- NO DIRT, MUD, ROCK, OR DEBRIS SHALL BE TRACKED FROM THE SITE TO THE STREET
- DIRECT ALL RUNOFF TO FILTER FABRIC FENCE DURING CONSTRUCTION
- ALL DOWNSPOUTS TO BE TIGHT-LINED W/ SOLID 4" PIPE OF APPROVED MATERIAL TO CATCH BASIN THEN DRYWELL TO THE STORM STUB PROVIDED • FRONT OF LOT. ALL STORM WATER TO BE ROUTED TO EXISTING STORM SYSTEM LINE LOCATED ON 105TH PL W.
- TBM-A FOUND X MARK IN 3" BRASS DISK STAMPED LSA9391 ON ROAD SURFACE 237TH PL SW

PLAT MAP



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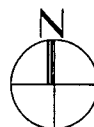
DEPT. OF SERVICES CTR.
OF EDMONDS

STREET FILE

TITLE:

WOODVALE LOT 5
EROSION CONTROL

BURNSTEAD CONSTRUCTION LLC
11980 N.E. 24th ST.
BELLEVUE, WA 98005
(425) 454-1900

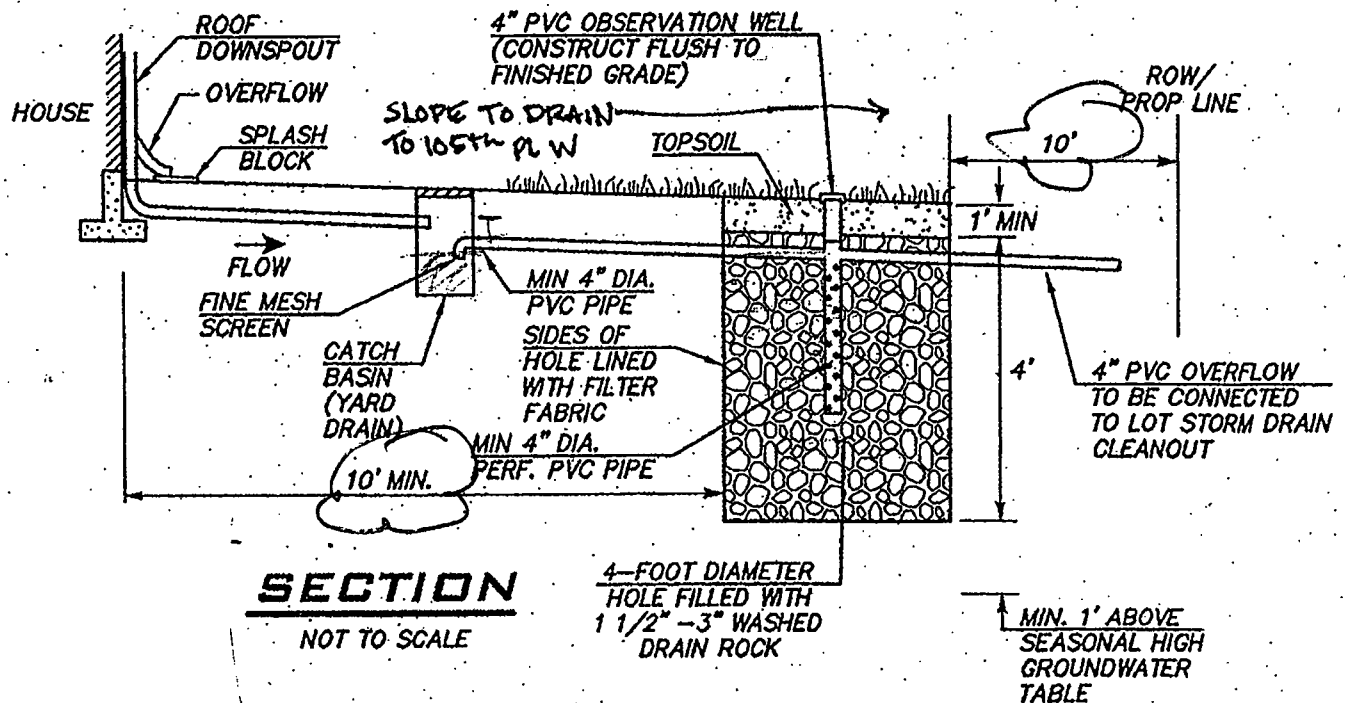
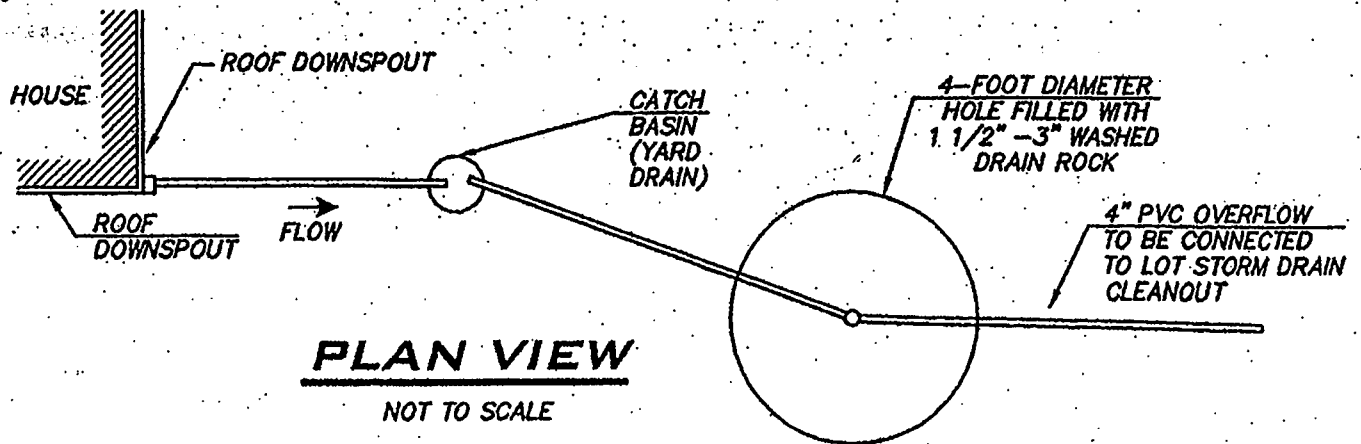


DATE: 02/18/15

DRAWN BY: J HERR

23601 105TH PL WEST

SCALE: 1"=20'
Parcel # 01136400000500



DRY WELL DETAIL

NOT TO SCALE

1. DRY WELL SYSTEM IS REQUIRED TO BE INSTALLED ON EACH LOT.
2. ROOF DRAIN LINE FROM EACH BUILDING TO BE CONNECTED TO DRY WELL SYSTEM, OVERFLOW LINE TO BE CONNECTED TO LOT STORM DRAIN CLEANOUT.
- 3. DRY WELLS TO BE INSTALLED AT TIME OF BUILDING CONSTRUCTION.
4. OVERFLOWS FROM CATCH BASINS (YARD DRAINS) ON INDIVIDUAL LOT DRY WELLS SHALL DRAIN TOWARDS 105TH N.W. (WITHIN WOODWAY ELEMENTARY PLAT)

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MAR 29 2013

ENGINEERING DIVISION