



335

23618 105TH PL W

PLANNING DATA

SINGLE FAMILY RESIDENTIAL

STREET FILE

Name: <u>Woodvale Lot 26</u>		Date: <u>5-29-15</u>	
Site Address: <u>23618 105th Pl W</u>		Tax Parcel <u>01136400002600</u>	
Project Description: <u>New SFR</u>		Plan Check #: <u>BLD20150529</u>	
Reduced Site Plan Provided: <u>(YES / NO)</u>		Zoning: <u>RS-8 / PRD-2007-18</u>	
Map Page:	Corner Lot: <u>(YES / NO)</u>	Flag Lot: <u>(YES / NO)</u>	
Critical Areas Determination #: <u>CRA19940197</u> Addressed with PRD ☒ Study Required - Fence on north side of Woodvale ☐ Waiver - Setbacks Lot 11			
SEPA Determination: <u>MDNS</u> - Landscaping on exterior lots ☐ Exempt ☐ Needed (for over 500 cubic yards of grading) ☐ Fee ☐ Checklist ☐ APO List with notarized form			
<i>Required Setbacks</i>			
Street: <u>N</u> <u>5</u>	Side: <u>S</u> <u>5</u>	Side: <u>E</u> <u>15</u>	Rear: <u>W</u> <u>20</u>
<i>Actual Setbacks</i>			
Street: <u>7.5</u>	Side: <u>7.5</u>	Side: <u>25</u>	Rear: <u>20</u>
☐ Detached Structures: ☐ Rockeries: ☐ Fences/Trellises: ☐ Bay Windows/Projecting Modulation: ☐ Stairs/Deck:			
<i>Building Height</i>			
Datum Point: <u>Fire Hydrant Tract F</u>		Datum Elevation: <u>331.3</u>	
Maximum Height Allowed: <u>354.25 (25)</u>		Actual Height: <u>353.75 (24.5)</u>	
<i>Other</i>			
Parking Required: <u>2</u>		Parking Provided: <u>2</u>	
Lot Area: <u>6000</u>		Maximum Lot Coverage: <u>35%</u> Proposed: <u>33.6</u>	
Lot Coverage Calculations: <u>New SFR 2016 P / 6000 = 33.6</u>			
ADU Created: <u>(YES / NO)</u>			
Subdivision: <u>Woodvale Plat / PRD P-2007-17 / P-2007-18</u>			
Legal Nonconforming Land Use Determination Issued: <u>(YES / NO)</u>			
<i>Comments</i>			
<u>Condition of PRD & MDNS met</u>			

Plan Review By: [Signature]

23
6,307 SF

FILTER FABRIC FENCE
N88°37'08"W

26

6,000 SF

PLAN W/801E
2 STORY RESIDENCE
MAIN FL = 330'

27
6,153 SF

RECEIVED

APR 29 2015

DEVELOPMENT SERVICES CTR.
CITY OF EDMONDS

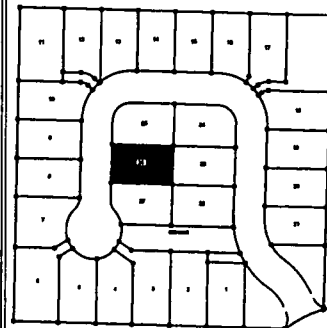
ENGINEERING DIVISION
APPROVED AS NOTED

Date: 5/21/15

NOTES:

- EXCESS FILL IS TO BE REMOVED FROM SITE.
- DOWNSPOUTS ARE TO POSITIVE DRAIN INTO PLAT STORM DRAIN LINES.
- 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 DOWN SPOUTS 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.
- BENCHMARK "X" ON FIRE HYDRANT TOP/NUT • TRACT "F" ELEV 33130'

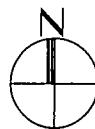
PLAT MAP



TITLE:

WOODVALE LOT 26
EROSION CONTROL

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

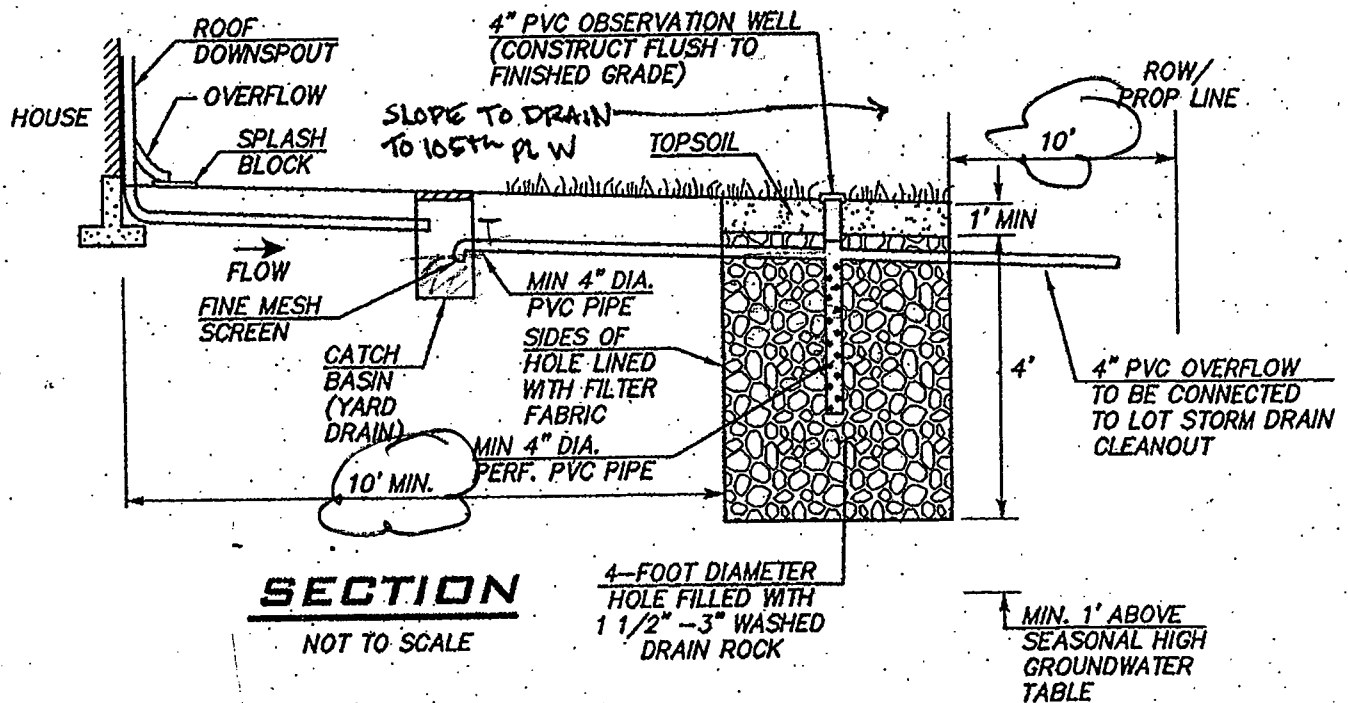
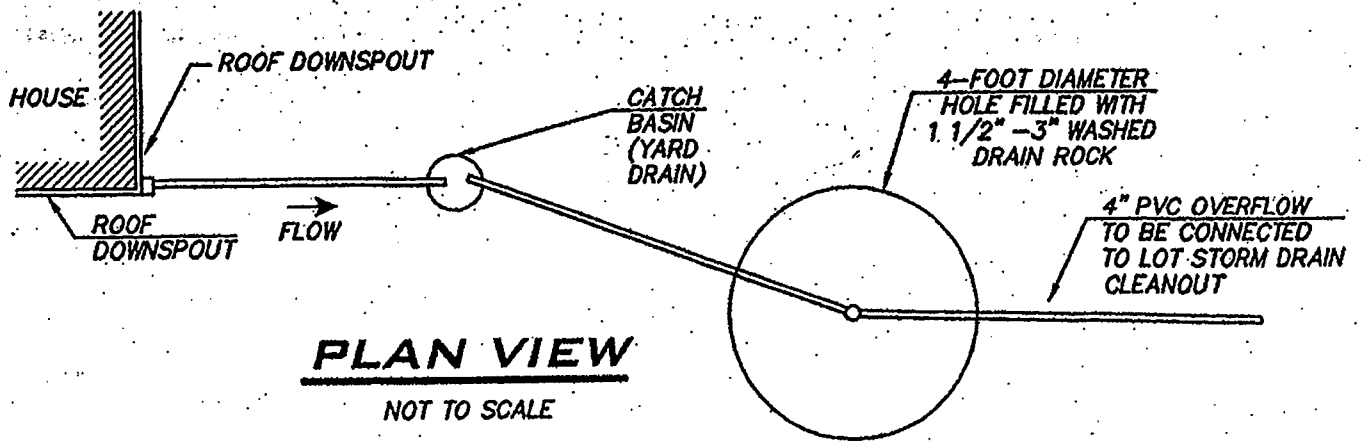


DATE: 04/27/14

DRAWN BY: J HERR

23618 105TH PL WEST

SCALE: 1"=20'
Parcel # 01136400002600



DRY WELL DETAIL

NOT TO SCALE

RECEIVED

APR 29 2015

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 PL W (WITHIN WOODWAY ELEMENTARY PLAT)

RECEIVED

MAR 29 2013

ENGINEERING DIVISION

[illegible]

Date: 5/21/15

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- BENCHMARK "X" ON FIRE HYDRANT TOP/NUIT □TRACT "F" ELEV 33130'

SCALE: 1"=20'
Parcel # 011364000002600

Scanned

6/1/15

5-29-15

Zone B3-8 / PRD-2007-15 Corner N Flag N

<u>Setbacks</u>	<u>Required</u>	<u>Actual</u>
Front	20	20
Sides	5/5	7 1/2 / 7 1/2
Rear	15	25
Other		
Height	25	24.5

~~BUILDING DEPARTMENT~~
~~CITY OF EDMONDS~~

STREET FILE

BUD2015-0529