337

23621 105TH PL W

STREET FILE

PLANNING DATA

SINGLE FAMILY RESIDENTIAL

Name: Burnstead	Date: 9/30/15
Site Address: 23621 105th Place W	Plan Check #: BLD20151125
Project Description: New SFR	
Reduced Site Plan Provided: (YES / NO)	Zoning: RS-8 – Woodvale PRD
Map Page: —	Corner Lot: (YES / NO) / Flag Lot: (YES / NO)

Critical Areas Determination #: _____

- ☐ Study Required
- ☒ Waiver

SEPA Determination: _____

- ☒ Exempt
- ☐ Needed (for over 500 cubic yards of grading)
  - ☐ Fee ☐ Checklist ☐ APO List with notarized form

Required Setbacks

Street: E	Side: N	Side: S	Rear: W
25	7.5	7.5	15

Actual Setbacks

Street:	Side:	Side:	Rear:
25	7.5	7.5	22

- ☐ Detached Structures:
- ☐ Rockeries:
- ☐ Fences/Trellises:
- ☒ Bay Windows/Projecting Modulation: Eaves 24" into N/S/E setbacks ok per ECDC 16.20.040.B
- ☐ Stairs/Deck:

Building Height

Datum Point: X in FH in Tract F	Datum Elevation: 331.3'
Maximum Height Allowed: 25 (352)	Actual Height: 24.2 (351.2)

Other

Parking Required: 2	Parking Provided: 2 enclosed
Lot Area: 6,449 ☐	Maximum Lot Coverage: 35% Proposed: 31.6

Lot Coverage Calculations: house/garage + rear porch 1735 + 302 ~ 2037 ☐

ADU Created: (YES / NO)

Subdivision: Woodvale, Lot 10 P-2007-17 / PRD2007-18

Legal Nonconforming Land Use Determination Issued: (YES / NO)

Comments

Height calcs

A – 327
B –
C –
D –

327 + 25 = 352 max

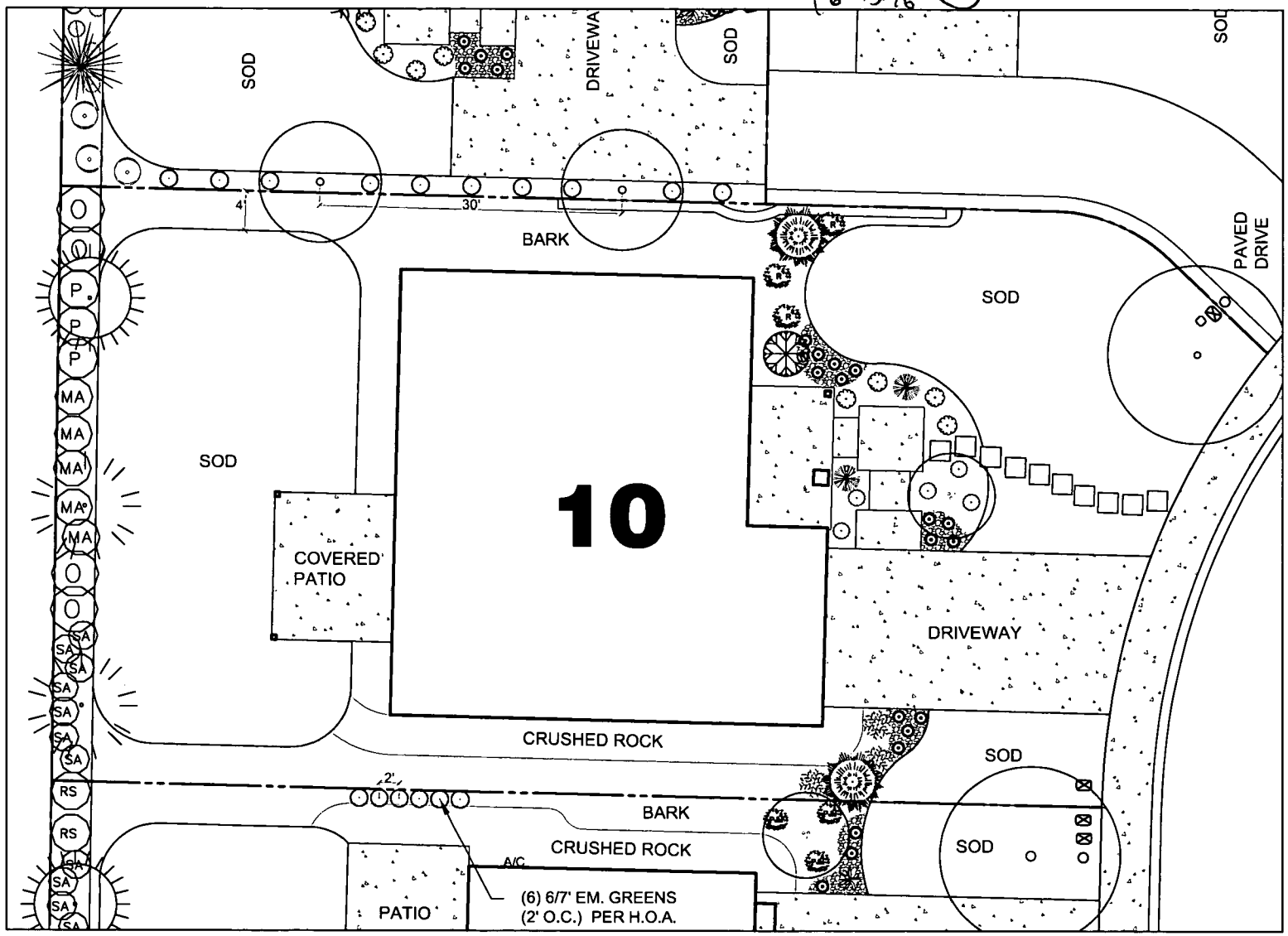
Perimeter landscaping with civils prior to final

– include rear porch in height calcs, make Δs needed on S.P. + plans

Plan Review By: Cloyston 9/30/15

APPROVED BY PLANNING
6-13-16

SCANNED
JUN 13 2016



LEGEND

- SUNSET MAPLE
- VINE MAPLE
- COLUMNAR SPRUCE
- 'RED MAJESTIC' CORYLUS
- FOUNTAIN GRASS
- VAR. REDTWIG
- RHODODENDRON
- VIBURNUM DAVIDI
- AZALEA
- BLUE FESCUE
- COBBLESTONE
- WESTERN RED CEDAR
- VANDERWOLF PINE
- SPIREA
- COTTONEASTER
- OREGON GRAPE
- SALAL

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

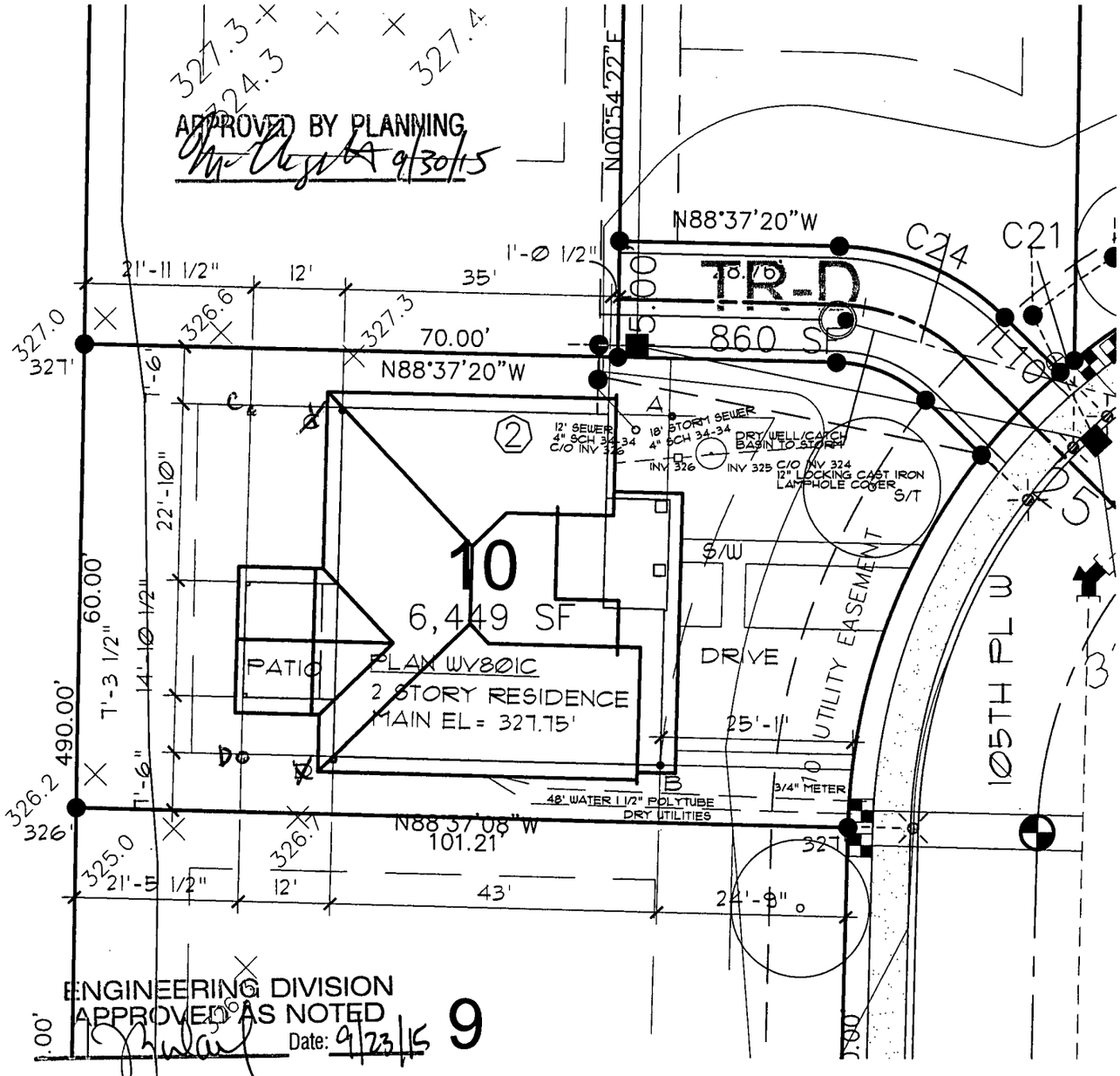
Woodvale - Lot 10

For Burnstead Co.

5.18.2016

0 5 10
1" : 10'-0"

23621-105 P1 W



IMPERVIOUS SURFACE CALCS	
RESIDENCE WITH EAVES	2398
WALKS AND LANDINGS	117
DRIVEWAY	402
TOTAL NEW IMPERVIOUS	2917

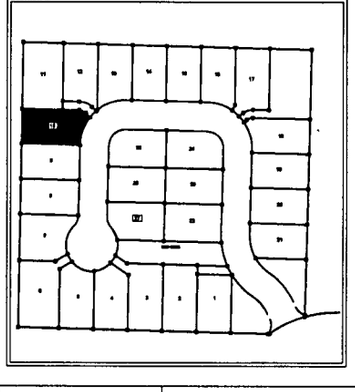
STRUCTURAL LOT COVERAGE	
RESIDENCE/GARAGE	1735
COVERED PORCH	302
TOTAL F/P SQ FT	2037
STRUCTURAL LOT COVERAGE %	32%

ROOF COVERAGE: Consists of all elements covered by the structure's roof and includes overhangs as dimensioned on the plan, yet shown here. IMPERVIOUS SURFACE: Includes all decks, porches, cantilevered structures, chimney, roof overhangs, walk ways, driveways and paved areas.

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 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 EXISITING STORM SYSTEM LINE LOCATED ON 105TH PL W.
- BENCHMARK "X" ON FIRE HYDRANT TOP/NUT @TRACT "F" ELEV 331.30'

PLAT MAP



TITLE:	BURNSTEAD CONSTRUCTION LLC 11980 N.E. 24th ST. BELLEVUE, WA 98005 (425) 454-1900	N	DATE: 08/28/15	DRWN BY: J HERR
WOODVALE LOT 10			2362.1 105TH PL WEST	
			SCALE: 1"=20' Parcel # 0113640000001000	

HEIGHT CALCULATIONS

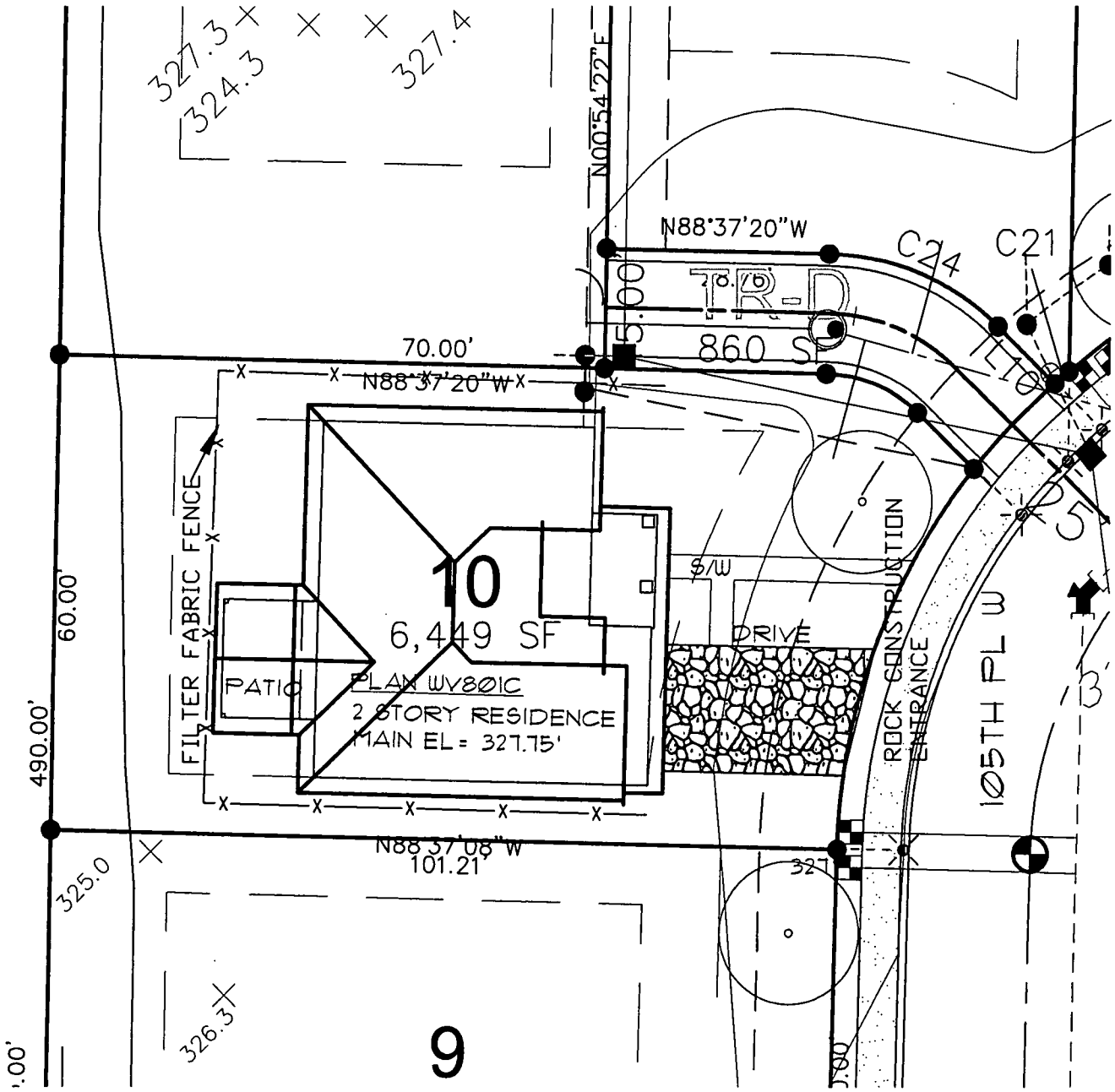
A = 327'
B = 327'
C = 327'
D = 327'

AVERAGE GRADE = 327'
ACTUAL RIDGE HT = 351.2'
MAXIMUM RIDGE HT = 352'

Zone RS-8 Corner ___ Flag ___

Setbacks	Required	Actual
Front E	25	25
Sides N/S	7.5/7.5	7.5/7.5
Rear W	15	22
Other		
Height	25	24.2

STREET FILE
BLD2015-1125
RECEIVED
AUG 31 2015
DEVELOPMENT SERVICES COUNTER



ENGINEERING DIVISION
APPROVED AS NOTED
Date: 9/23/15

RECEIVED

AUG 31 2015

DEVELOPMENT SERVICES COUNTER

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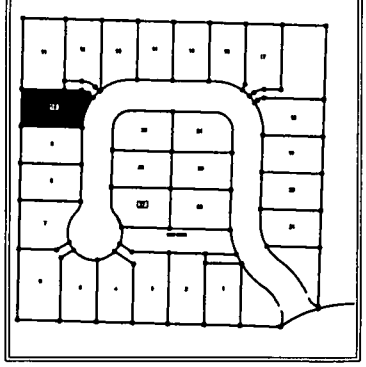

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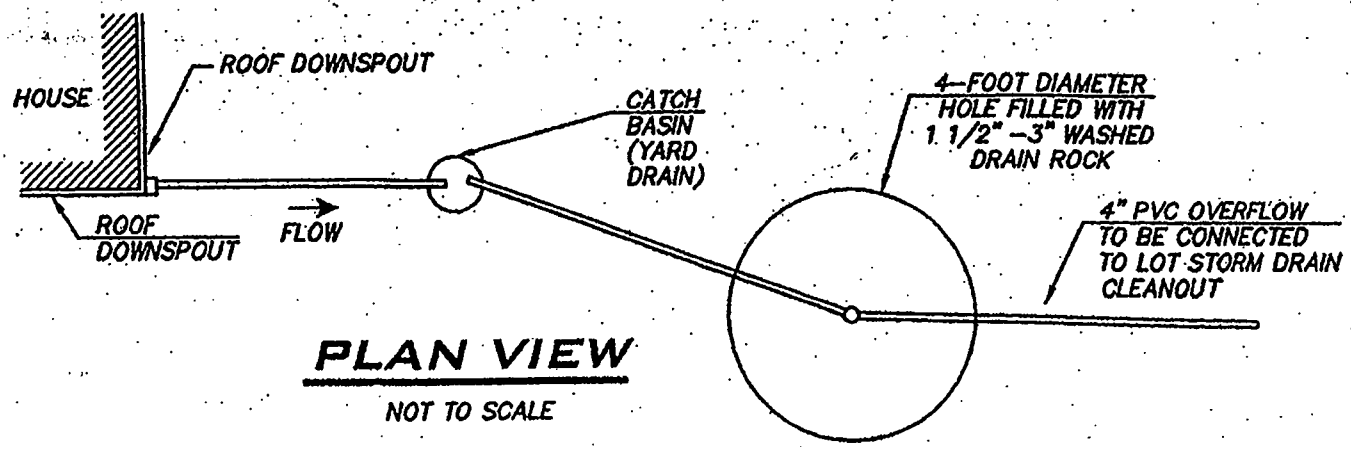
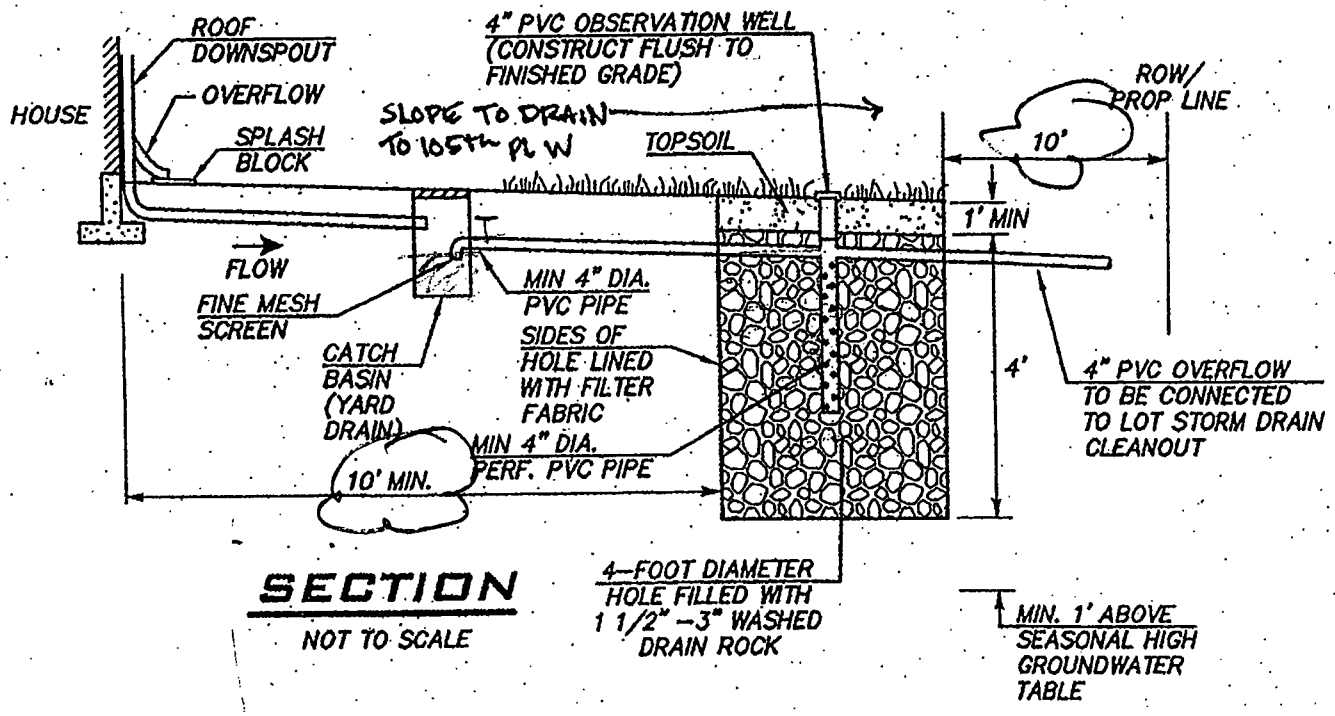
			SCALE: 1"=20' Parcel # 0113640000001000	



PLAN VIEW

NOT TO SCALE



SECTION

NOT TO SCALE

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 DRYWELLS SHALL DRAIN TOWARDS 105TH PL W (WITHIN WOODWAY ELEMENTARY PLAT)

RECEIVED
AUG 31 2015
DEVELOPMENT SERVICES COUNTER

RECEIVED
MAR 29 2013
ENGINEERING DIVISI