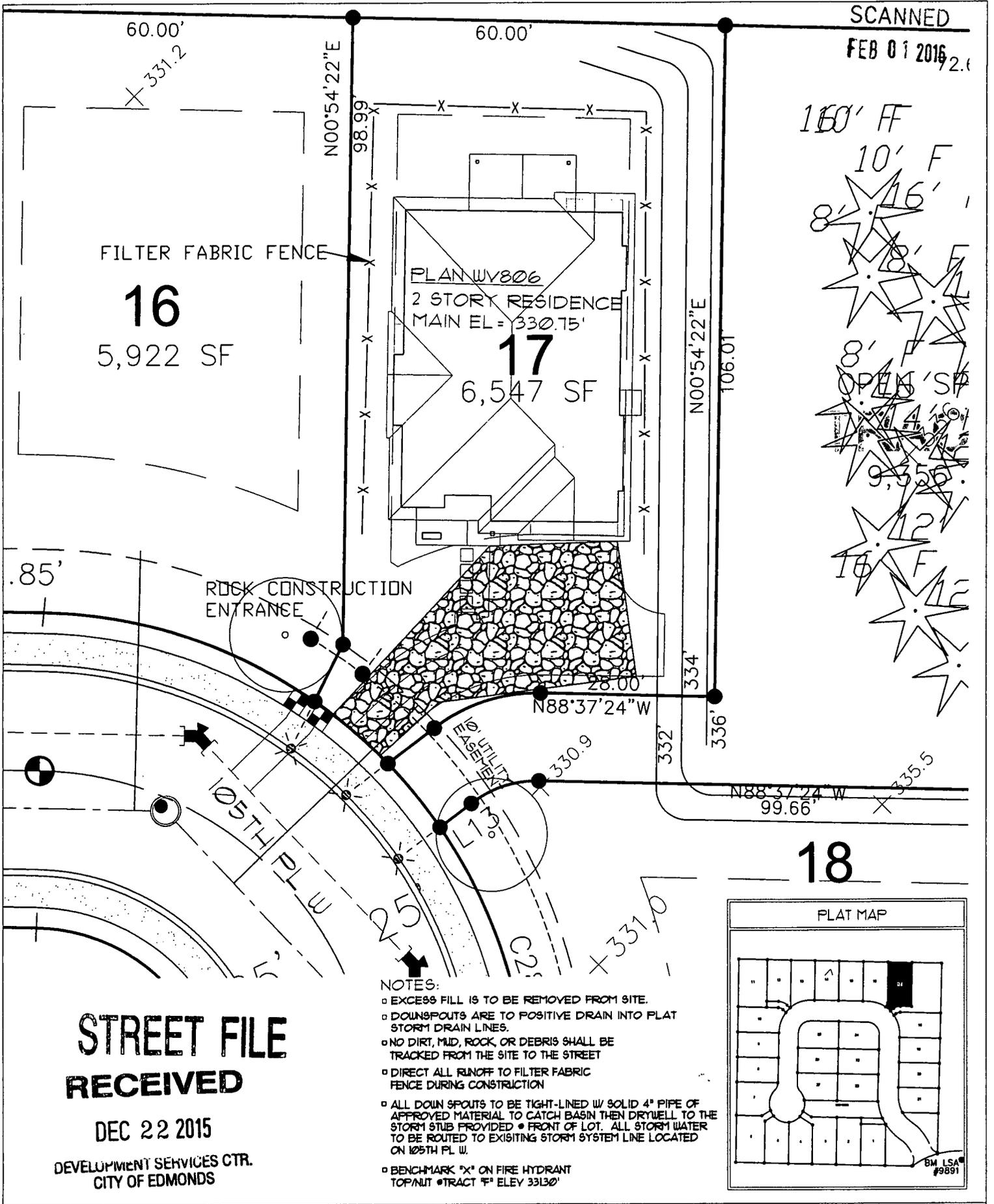




356

23711 105TH PL W



**STREET FILE  
RECEIVED**

DEC 22 2015

DEVELOPMENT SERVICES CTR.  
CITY OF EDMONDS

TITLE:  
WOODVALE LOT 17  
EROSION CONTROL

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



DATE: 12/22/2015 DRUN BY: J HERR

23711 105TH PL WEST

SCALE: 1"=20'  
Parcel # 01136400001100

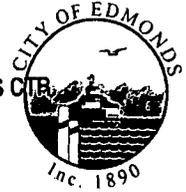
# PLANNING DATA

## SINGLE FAMILY RESIDENTIAL

STREET FILE

Name: <u>Woodvale Lot 17</u>		Date: <u>1-27-16</u>	
Site Address: <u>23711 105<sup>th</sup> Pl W</u>		Tax Parcel: <u>01136400001700</u>	
Project Description: <u>New SFR</u>		Plan Check #: <u>BLD 20151603</u>	
Reduced Site Plan Provided: (YES/NO)		Zoning: <u>RS-B / (PRD) -2007-18</u>	
Map Page:	Corner Lot: (YES/NO)	Flag Lot: (YES/NO)	
Critical Areas Determination #: <u>CRA19940197</u> <input checked="" type="checkbox"/> Study Required <u>Addressed with PRD with fence on north side of setbacks on Lot 11</u> <input type="checkbox"/> Waiver			
SEPA Determination: <u>MDNS w/ PRD perimeter landscaping required</u> <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			
<b>Required Setbacks</b>			
Street: <u>N 15</u>	Side: <u>S 25</u>	Side: <u>E 15</u>	Rear: <u>W 7.5</u>
<b>Actual Setbacks</b>			
Street: <u>22</u>	Side: <u>27</u>	Side: <u>16</u>	Rear: <u>7.5</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:			
<b>Building Height</b>			
Datum Point: <u>fire Hydrant Tract F</u>		Datum Elevation: <u>331.3</u>	
Maximum Height Allowed: <u>25 (355)</u>		Actual Height: <u>24.1 (354.1)</u>	
<b>Other</b>			
Parking Required: <u>2</u>		Parking Provided: <u>2</u>	
Lot Area: <u>6547 #</u>		Maximum Lot Coverage: <u>35%</u> Proposed: <u>28.9</u>	
Lot Coverage Calculations: <u>New SFR 1896 # / 6547 # = 28.9</u>			
ADU Created: (YES/NO)			
Subdivision: <u>Woodvale Plat / PRD P-2007-17 / PRD-2007-18</u>			
Legal Nonconforming Land Use Determination Issued: (YES/NO)			
<b>Comments</b>			
<u>Conditions of SEPA &amp; PRD met</u>			

Plan Review By: [Signature]



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 Pavement<sup>1</sup> 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.

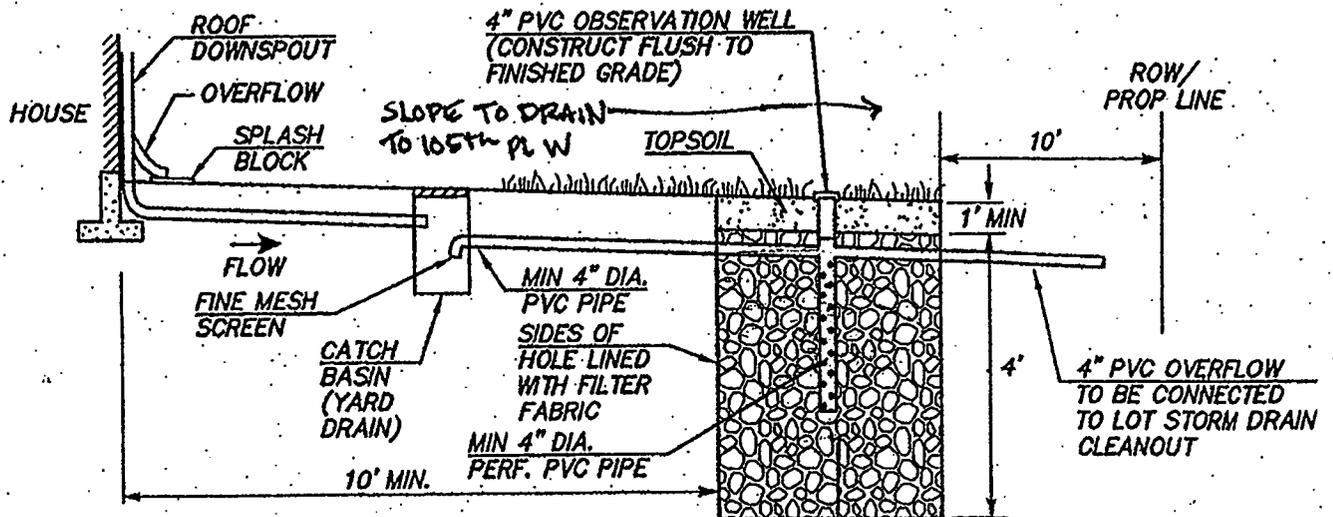
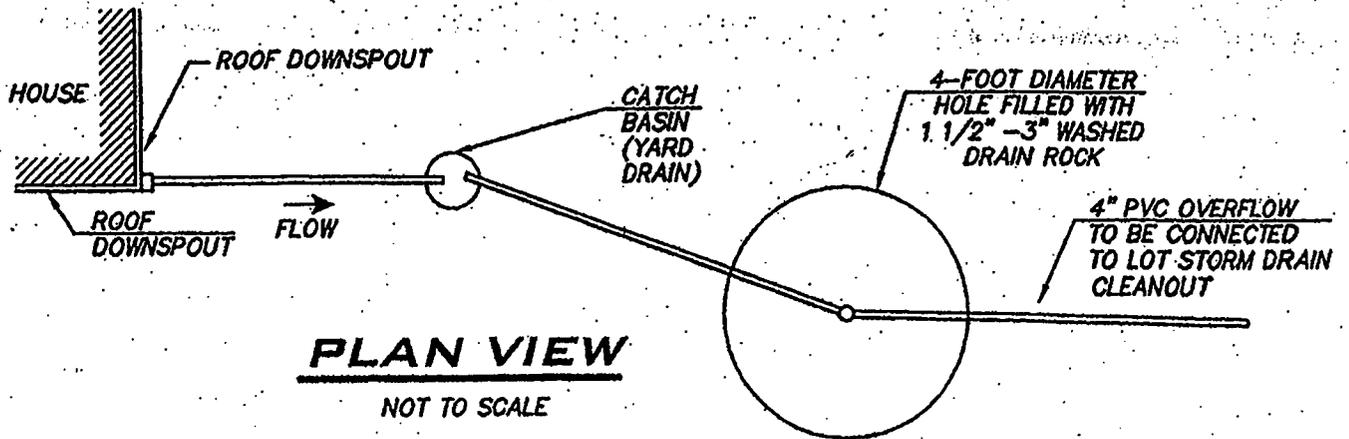
**Line 8:** Identify the total area proposed to be mitigated through conventional Stormwater Management Techniques.

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

Line	Type	Area (square feet)		
		Exempt		Regulated
1.	<del>Non-Regulated</del>			
2.	Replaced			
3.	New (Post 1977)	→ → → → → → → →	+	2994
4.		Total Regulated Impervious Area Mitigation required if in excess of 2000sf		= 2994
5.	Total Area Mitigated by Existing Stormwater Management System(s)		-	
6.	Regulated Area Not Yet Mitigated		=	
7.	Area Proposed to be Mitigated by Low Impact Development Techniques		=	2994
8.	Area Proposed to be Mitigated through Conventional SWM Techniques		=	

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





## 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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DEVELOPMENT SERVICES CTR.  
CITY OF EDMONDS

MAR 29 2013

ENGINEERING DIVISION