

VICINITY MAP
NTS

PROJECT TEAM:

OWNER: SHANE BREWER CONSTRUCTION INC
24122 NE 1ST PLACE
SAMMAMISH, WA 98074
(425) 443-2997

ENGINEER/SURVEYOR: BRIANA BENNINGTON, PE / DAVID MATTHEWS, PLS
ENCOMPASS ENGINEERING & SURVEYING
165 N.E. JUNIPER STREET, SUITE 201
ISSAQUAH, WA 98027
(425) 392-0250

ARCHITECT: SAM DAHL
NIMBLE, A DESIGN CONSULTANCY, LLC
4529 4TH AVENUE NW
SEATTLE, WA 98107
(425) 281-6924

GEOLOGIST: PHIL HABERMAN, PE, I.G., LEG
COBALT GEOSCIENCES, LLC
PO BOX 82243
KENMORE, WA 98028
(206) 331-1097

SITE DATA:

SITE ADDRESS: 31731 W COMMERCIAL ST
CARNATION, WA 98014

SITE AREA: 12,501 SF (0.29 ACRES)

TOTAL PROPOSED LOTS: 2 LOTS

TAX PARCEL: 865830-3300

ZONING: R6

MIN LOT SIZE: 5,000 SF

MAX DENSITY: 8 DU/ACRE

MIN LOT WIDTH: 50'

MAX IMPERVIOUS SURFACE: 60%

MAX BUILDING HEIGHT: 25', 30' ROOF RIDGE

MAX F.A.R.: .40

UTILITY INFORMATION:

SEWER: CITY OF CARNATION

WATER: CITY OF CARNATION

ELECTRIC/GAS: PUGET SOUND ENERGY

SETBACKS

FRONT STREET: 15'

FRONT GARAGE: 20'

INTERIOR YARD: 5' MINIMUM (7.5' AVERAGE)

REAR YARD: 25' (MINIMUM 5' W/ ALLEY ACCESS)

ON-SITE IMPERVIOUS AREAS:

LOTA:

EX. RESIDENCE (ROOF): 1,857 SF

PROPOSED PERMEABLE PAVER DRIVEWAY: 402 SF

EX. UNCOVERED CONCRETE (ON-SITE*): 161 SF

TOTAL: 2,420 SF (32.26%)

LOT B:

MAX PER ZONING (60%) = 3,000 SF (FUTURE)

PROPOSED OFF-SITE IMPERVIOUS AREAS:

PROPOSED ASPHALT DRIVEWAY APRON: 27 SF

PROPOSED ALLEY ASPHALT: 1994 SF

PROPOSED CURB & GUTTER: 188 SF

TOTAL: 1,809 SF

BREWER PRELIMINARY SHORT PLAT

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SEC. 16, TWP. 25 N., RNG. 7 E., W.M.
CITY OF CARNATION, KING COUNTY, STATE OF WASHINGTON

TAX PARCEL:

865830-3300

VERTICAL DATUM:

NAVD 88

HORIZONTAL DATUM:

NAD 83/2011 - ESTABLISHED PER OBSERVATION TO THE WASHINGTON STATE REFERENCE NETWORK

BENCHMARK:

SET MAG. NAIL IN ASPHALT ON SOUTH SIDE OF COMMERCIAL STREET ABOUT 30 FEET NORTH OF NE PROPERTY CORNER.

BASIS OF BEARINGS:

A BEARING OF S00°37'48"W BETWEEN THE CENTERLINE MONUMENT FOUND AT THE INTERSECTION OF BAGWELL STREET AND STEPHENS AVENUE NORTHEAST AND THE CENTERLINE MONUMENT FOUND AT THE INTERSECTION OF ENTWISTLE STREET AND STEPHENS AVENUE NORTHEAST

INSTRUMENTATION:

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

LEGAL DESCRIPTION:

LOT 6, 7, 8, 9, AND 10, BLOCK 24, TOLT TOWNSITE COMPANY PLAT OF TOLT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

TREE RETENTION NOTE:

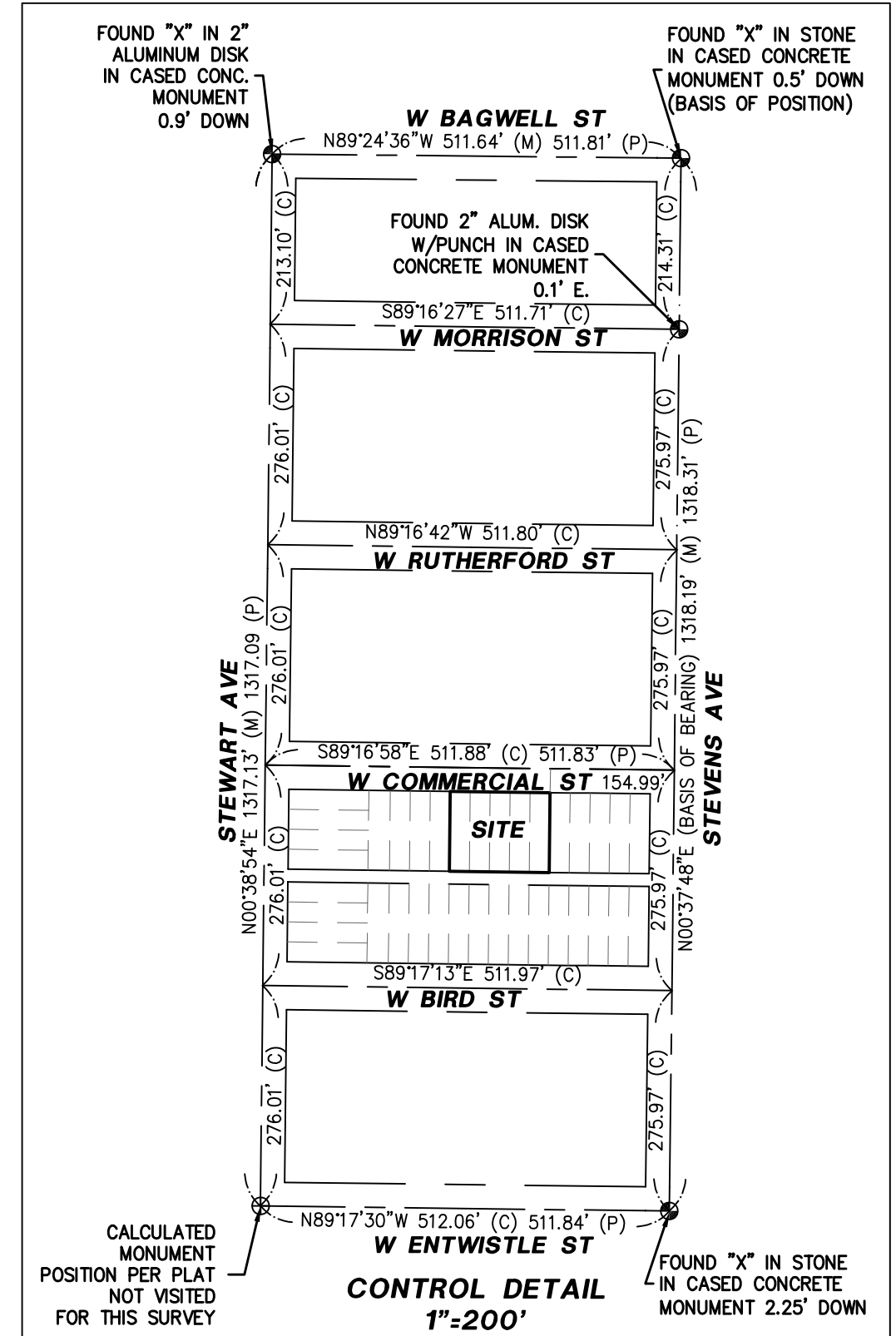
ALL EXISTING TREES TO BE RETAINED. WORK WITHIN DRILINES TO BE COMPLETED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST. TREE RETENTION TO BE REVISITED DURING SINGLE FAMILY BUILDING PERMIT PROCESS FOR LOT B.

FUTURE LOT B STORM DESIGN NOTE:

ON-SITE STORM SYSTEM FOR LOT B TO BE DESIGNED W/ THE FUTURE SINGLE-FAMILY BUILDING PERMIT. DESIGN TO INCLUDE PERMEABLE PAVEMENT WHEN FEASIBLE FOR HARDSCAPES AND A ROOF DOWNSPOUT INFILTRATION SYSTEM DESIGNED AT A RATIO OF 125 LF OF TRENCH PER 1,000 SF OF TRIBUTARY IMPERVIOUS SURFACE AS REQUIRED FOR SANDY LOAM SOILS PER THE 2019 DOE SWMMWW.

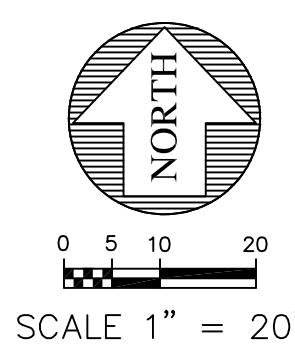
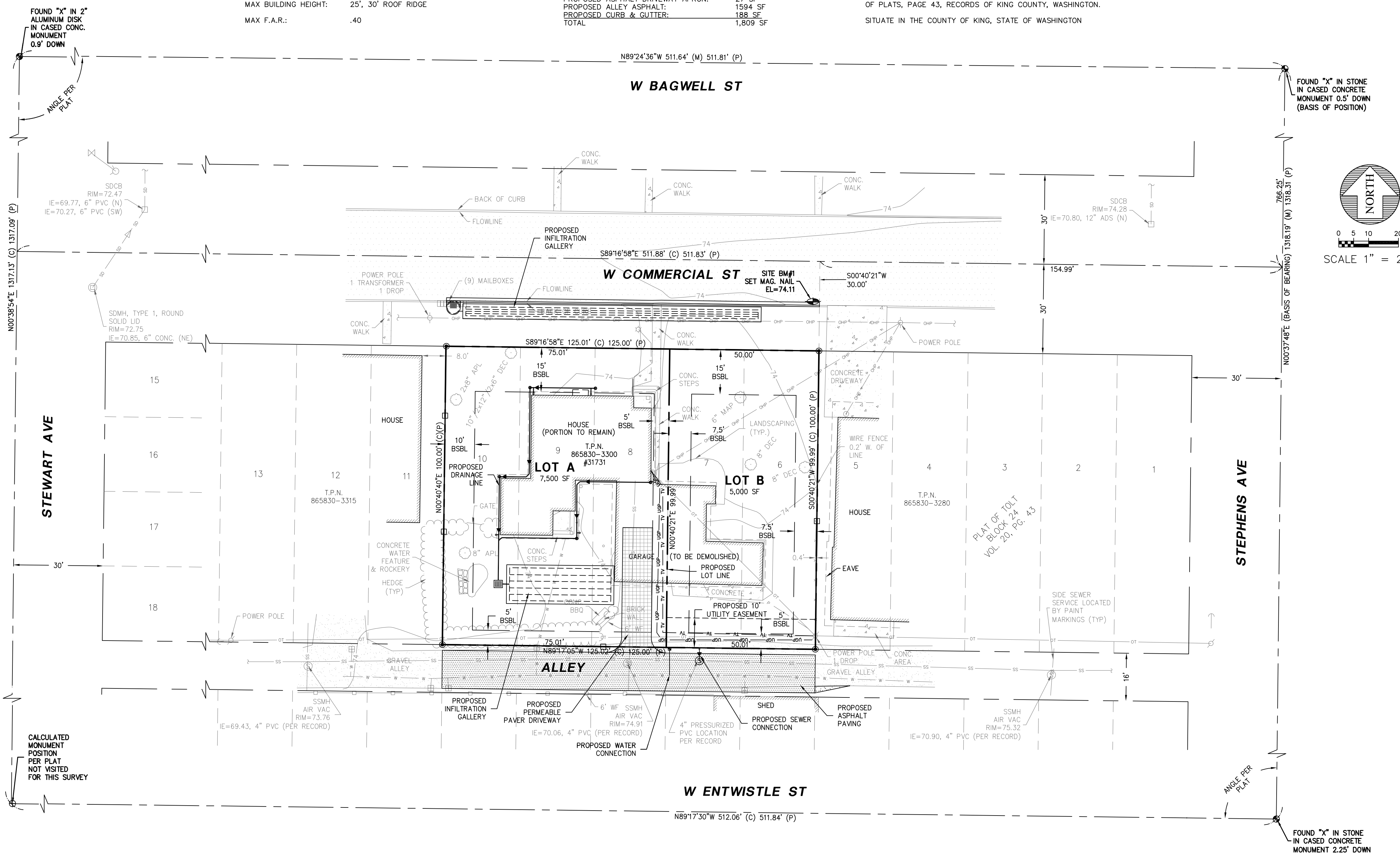
AMENDED SOILS NOTE:

ALL PERVIOUS AREAS DISTURBED DURING CONSTRUCTION TO ACHIEVE POST-CONSTRUCTION SOIL AMENDMENT STANDARD PER BBP TS.15.13 IN THE 2019 DOE SWMMWW.

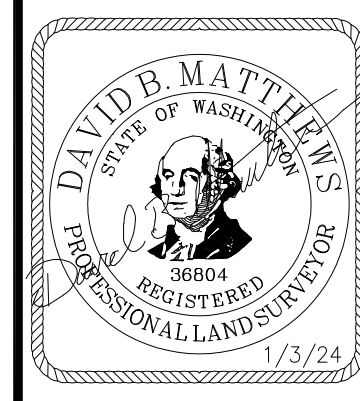


LEGEND

- FOUND MONUMENT IN CASE
- FOUND REBAR & CAP
- BENCHMARK
- SET REBAR & CAP L#36804
- CALC'D MONUMENT POSITION
- MEASURED
- PLAT OF TOLT VOL. 20, PG. 43
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- STORM MANHOLE
- CATCH BASIN
- MAILBOX
- LIGHT POST
- ROCKERY
- ELECTRIC METER
- UTILITY POLE
- GUY ANCHOR
- SET HUB ON LINE
- CLEANOUT (AS NOTED)
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- OVERHEAD TELEPHONE LINE
- WATER LINE
- STORM LINE
- SEWER LINE
- WOOD FENCE
- WIRE FENCE
- EVERGREEN TREE
- DECIDUOUS TREE
- CONCRETE
- ASPHALT
- GRAVEL
- PROPOSED UNDERGROUND POWER
- PROPOSED UNDERGROUND TELECOM LINE
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCH BASIN
- PROPOSED WATER METER
- PROPOSED WATER LINE
- PROPOSED SEWER CONNECTION



REVISIONS	DATE	BY



BREWER SHORT PLAT
SHANE BREWER CONSTRUCTION INC.
PRELIMINARY SHORT PLAT



JOB NO.	23580
DATE	1/3/24
SCALE	1"=20'
DESIGNED	N/A
DRAWN	LFM/DBM
CHECKED	DBM
APPROVED	DBM
SHEET	1 OF 1