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King County
Department of Permitting
and Environmental Review

KC DLS / PERMITS

Residential Site Plan

Max Impervious Surface Allowed: 85%

Max Bldg Height Allowed: 35'

Min Bldg Setback from Street: 10'

Min Garage Setback from Street: 20'

Min Bldg Setback from Interior: 20'

Permit Center Validations:

Zoning
Site Review Not Applicable

Validated Signature _____

Login Initials _____ Date _____

ENGINEERING/DRAINAGE APPROVAL

Signature _____

Date _____

CRITICAL AREAS APPROVAL

Signature _____

Date _____

CLEARING /GRADING APPROVAL

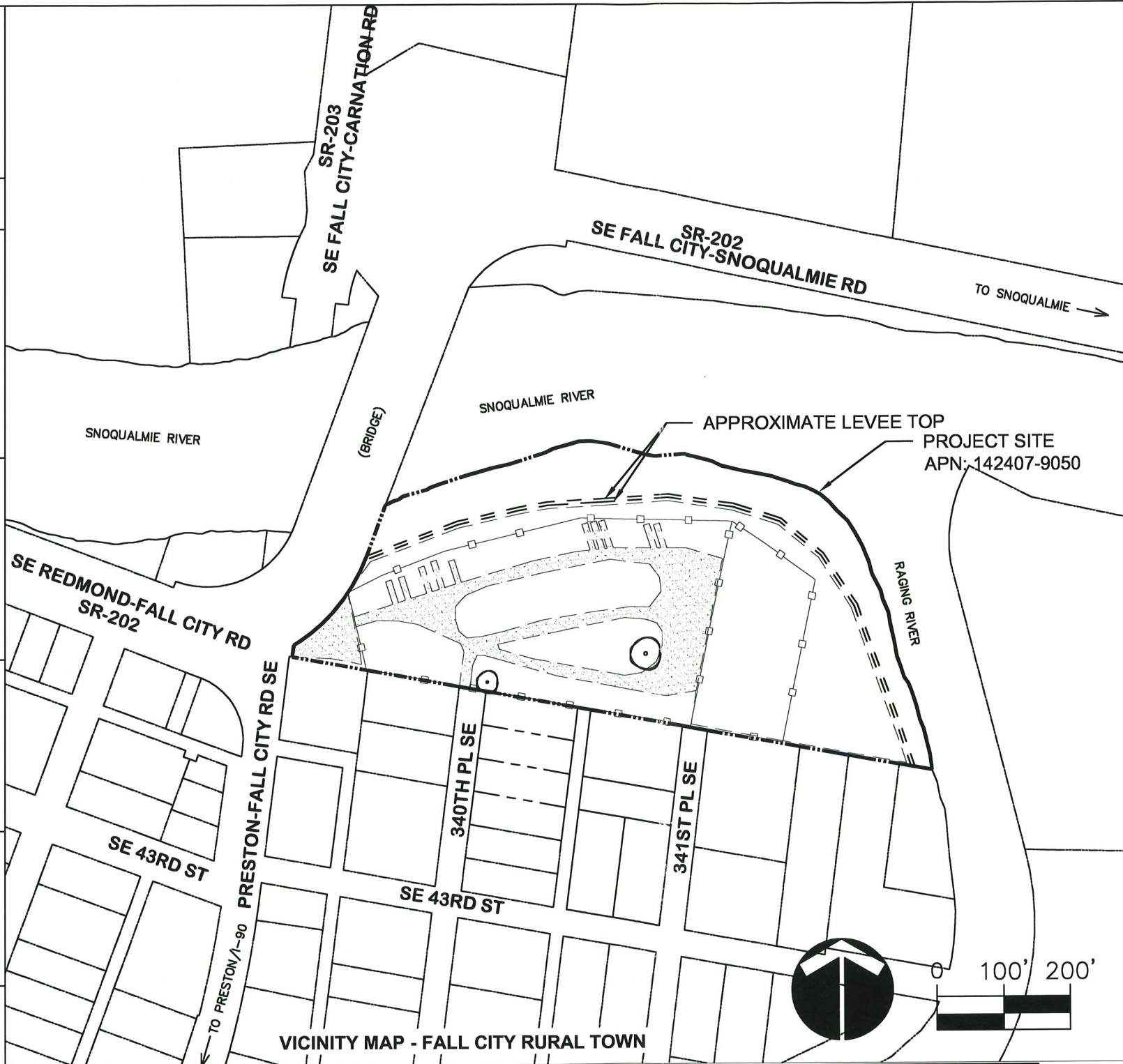
Signature _____

Date _____

FIRE APPROVAL

Signature _____

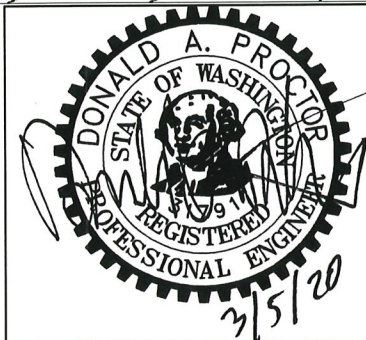
Date _____



VICINITY MAP - FALL CITY RURAL TOWN

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LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT3, SECTION 14, AND GOVERNMENT LOT 3, SECTION 15, TOWNSHIP 24 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WEST OF THE RAGING RIVER; NORTH OF THE PLAT OF PETERSON'S ADDITION TO FALL CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 28 OF PLATS, PAGE 7, RECORDS OF KING COUNTY, WASHINGTON; AND LYING EAST OF SUNSET HIGHWAY.

EXCEPT THAT PORTION CONVEYED BY THE STATE OF WASHINGTON FOR SR202 IN KING COUNTY SUPERIOR COURT CAUSE NO. 860995.

(SITE BOUNDARY SHOWN ON THESE PLANS IS FROM COUNTY GIS)

PROJECT DESCRIPTION AND DATA

1. THIS PROJECT WILL REMOVE EXISTING IMPERVIOUS SURFACING AND REPLACE WITH TOPSOIL AND PLANTINGS (TURF). EXISTING TURF AREAS WILL BE REHABILITATED BY TILLING IN COMPOST AMENDMENT, PERFORMING MINOR LEVELING (AS DIRECTED BY OWNER), AND PLANTINGS (TURF).
2. THE SITE HAS BEEN CLEARED TO APPROXIMATE PRESENT EXTENTS SINCE PRIOR TO 1998 (PER COUNTY AERIAL DATA).
3. THE SITE HAS BEEN USED FOR COMMERCIAL RECREATIONAL VEHICLE STORAGE SINCE PRIOR TO 2005 (PER COUNTY AERIAL DATA).
4. PARCEL SIZE IS APPROXIMATELY 6.66 ACRES.
5. ZONING: CB-P-SO (COMMUNITY BUSINESS WITH PARCEL-SPECIFIC CONDITION AND SPECIAL DISTRICT OVERLAY)
6. DEVELOPMENT CONDITIONS: SV-P27 AD SO-260
7. SV-27: 120-82R (ORDINANCE 6993) THE SITE PLAN SHOULD PROVIDE FOR CONTINUATION OF THE RIVERSIDE PARK IN FALL CITY TO BE LANDSCAPED AND IMPROVED IN A MANNER CONSISTENT WITH EXISTING PARK FACILITIES (ORDINANCE 12824 EFFECTIVE DATE AUGUST 18, 1997).
8. COUNTY DESIGNATED HIGHEST AND BEST USE: COMMERCIAL SERVICE
9. COMPREHENSIVE PLAN DESIGNATION: RURAL TOWN
10. SHORELINE MANAGEMENT: HIGH INTENSITY SHORELINE
11. **TOTAL DISTURBED EARTH AREA:** 194,500 SF (~4.46 ACRES).
12. **TOTAL EXPORT MATERIAL (EXCAVATE AND HAUL EXISTING CRUSHED ROCK FILL MATERIAL):** APPROXIMATELY 500 CUBIC YARDS.
13. **TOTAL IMPORT (TOPSOIL BACKFILL):** APPROXIMATELY 500 CUBIC YARDS (ALTERNATE 1: CONTRACTOR WILL USE ON-SITE CUT MATERIAL TO BACKFILL EXCAVATIONS AND AMEND WITH COMPOST PRIOR TO PLANTING).
14. **TOTAL IMPORT (COMPOST):** APPROXIMATELY 2,400 CY LOOSE (~1,600 CY COMPACTED IN PLACE).

ENVIRONMENTALLY SENSITIVE AREAS (PER COUNTY GIS)

1. TRIBUTARY BASINS: OUTSIDE PLANNED WORK AREA.
2. BASIN CONDITION: MEDIUM IN WORK AREA; HIGH OUTSIDE OF WORK AREA
3. SEISMIC HAZARD: ENTIRE PARCEL
4. CHINOOK DISTRIBUTION: ENTIRE PARCEL
5. CHANNEL MIGRATION HAZARD AREAS: OUTSIDE OF WORK AREA

FLOODING INFORMATION (PER COUNTY GIS)

1. FEMA PRELIM FLOODWAY: OUTSIDE OF WORK AREA
2. FEMA PRELIM 100-TEAR FLOODPLAIN: ~90% OF WORK AREA
3. REGULATED FLOOD PLAIN: ENTIRE PARCEL

PERMIT NO: **UPDZ 20-0035**

PARCEL NO:
142407-9050

APPLICANT:
FRIENDS OF FALL CITY PARKS

SITE ADDRESS:
4188 PRESTON FALL CITY RD SE

OVERVIEW PLAN

Sheet 1 of 4

March 4, 2020