**King County**

**Department of Local Services**
**Permitting Division**

**Residential Site Plan Template**
**24" x 36"**

*For Permitting Use*

Received Date _____

Max. Impervious Surface Allowed _____

Max. Bldg. Height Allowed _____

Min. Bldg. setback from Street _____

Min. Garage setback from Street _____

Min. Bldg. setback from Interior _____

Signature _____

Date _____

**Building Approval**

Signature _____

Date _____

**Engineering / Drainage Approval**

Signature _____

Date _____

**Critical Areas Approval**

Signature _____

Date _____

**Clearing / Grading Approval**

Signature _____

Date _____

**Fire Approval**

Signature _____

Date _____

Research property online using
King County's iMap:
**https://gismaps.kingcounty.gov/iMap/**

**PROJECT INFORMATION**

| | |
|---|---|
| ***SITE ADDRESS*** | 31 OBER STRASSE<br>SNOQUALMIE PASS, WA 98068 |
| ***PARCEL*** | 019230-0670 |
| ***ZONING*** | R-4 |
| ***JURISDICTION*** | KING COUNTY |
| ***CURRENT PRINCIPAL USE*** | VACANT |
| | SINGLE FAMILY DWELLING UNIT |
| ***PROPOSED PRINCIPAL USE*** | SINGLE FAMILY DWELLING UNIT<br>SINGLE FAMILY DWELLING |
| ***LOT AREA*** | 9,214 SF(.21 ACRES) |

***LEGAL DESCRIPTION***
ALPENTAL ADD LESS C/M RGTS INCLUDES AN UNDIVIDED INTEREST IN PRIVATE STREETS & ROADS FOR ASSESSMENT PURPOSES
PLat Block: 2
Plat Lot: 50

***PROJECT DESCRIPTION***
BUILDING PERMIT: CONSTRUCT NEW SINGLE FAMILY HOME WITH ATTACHED 2 CAR GARAGE ON VACANT LOT

***ASSOCIATED PERMIT NUMBERS***
PREA25-0048

**PROJECT TEAM**

***OWNER/APPLICANT***
FANO INVESTMENTS, LLC
12110 NE 108TH ST., KIRKLAND, WA 98033
303.921.9558
NICK@FANOINVESTMENTS.COM

***ARCHITECT / PROJECT CONTACT***
BOX AND GABLE ARCHITECTS
P.O. BOX 1178, ISSAQUAH, WA 98027
SCHUYLER TUTT
210.392.2983
SCHUYLER@BOXANDGABLE.COM

***SURVEYOR***
4 SITE SURVEYING & CONSULTING
4227 S. MERIDIAN STE. C-445, PUYALLUP, WA, 98373
425.235.8440
DAN@4SITESURVEYING.COM

***CIVIL ENGINEER***
TEBALDI ENGINEERING, LLC
CHRIS TEBALDI, P.E.
P.O. BOX 121
SUMNER, WA 98390
206.450.5096
CHRIS@TEBALDIENGINEERING.COM

***STRUCTURAL ENGINEER***
L120 ENGINEERING & DESIGN
MANS THURFJELL, P.E.
1400 112TH AVE SE, SUITE 100
BELLEVUE, WA 98004
206.790.9502
MTHURFJELL@L120ENGINEERING.COM

***GEOTECHNICAL***
COBALT GEOSCIENCES, LLC.
P.O. BOX 82243
KENMORE, WA 98028
206.331.1097
COBALTGEO@GMAIL.COM

***ARBORIST***
ARTIST TOUCH LANDSCAPING, LLC.
9608 WALL ST, SNOHOMISH, WA 98296
360.739.5236
ARTISTTOUCH@MAC.COM

***ENVIRONMENTAL CONSULTANT***
ALTMANN OLIVER ASSOCIATES, LLC.
JOHN ALTMANN, ECOLOGIST
P.O. BOX 5778, CARNATION, WA 98014
425.333.4535
JOHN@ALTOLIVER.COM

**AVERAGE FINISHED GRADE CALCULATION**

| MIDPOINT ELEV. | X | WALL LENGTH | = | PRODUCT |
|---|---|---|---|---|
| A: 3,070.29 | | 46.17' | | 141,755.29 |
| B: 3,058.32 | | 55.42' | | 169,492.09 |
| C: 3,066.74 | | 46.17' | | 141,591.39 |
| D: 3,079.00 | | 55.42' | | 170,638.18 |
| TOTAL: | | 203.18' | | 623,476.95 |

**AVERAGE FINISHED GRADE ELEVATION: 3,068.59**
MAX HEIGHT ALLOWED: 45' FOR 15% SLOPE LOT
**MAX ELEVATION: 3,113.59**
PROPOSED TOP OF ROOF: 3,113.43
AMOUNT BELOW MAX: .16

**IMPERVIOUS SURFACE CALCULATION**

| | |
|---|---|
| LOT SIZE: | 9,214.00 SF |
| ALLOWABLE COVERAGE PER R-4 (55%) | 5,067.70 SF |
| BUILDING FOOTPRINT: | 1,961.54 SF |
| BUILDING OVERHANG: | 109.58 SF |
| EAVES (NOT OVER HARD SURFACE): | 606.52 SF |
| DECK: | 49.83 SF |
| MAIN DECK: | 64.00 SF |
| ENTRY BRIDGE/DECK: | 229.33 SF |
| DRIVEWAY AND RETAINING WALLS: | 578.30 SF |
| **TOTAL PROPOSED:** | **3,599.10 SF** |
| **TOTAL PERCENT OF LOT:** | **39.06 %** |

**VICINITY MAP:** 31 OBER STRASSE, SNOQUALMIE PASS

**SITE PLAN GENERAL NOTES**
1. REFER TO SURVEY
2. DEMOLISH EXISTING RESIDENCE, CONCRETE DRIVEWAY, SHED/OUTBUILDINGS.
3. WORK COMPLETED WITHIN RIGHT OF WAY SHALL BE PER JURISDICTION CONSTRUCTION ROADWAY DESIGN STANDARDS. REFER TO CIVIL
4. UNRATED PROJECTIONS ALLOWED UP TO 3' OF PROPERTY LINE PER R302.1(2)
5. ALL PARKING STALLS TO BE EV READY

**TREE RETENTION AND REMOVAL LIST:**
***"REFER TO ARBORIST REPORT FOR COMPLETE SPECIES, HEALTH AND SIZE"***

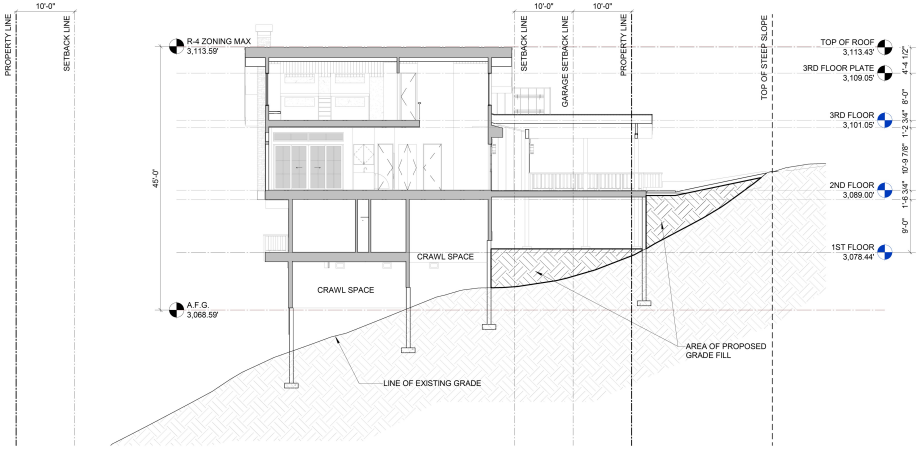
**TREE**

| ID# | LOCATION | SPECIES | ACTION |
|---|---|---|---|
| 901 | ROW | MOUNTAIN HEMLOCK | REMOVE |
| 902 | ROW | DOUGLAS FIR | RETAIN |
| 903 | ROW | SUB-ALPINE FIR | REMOVE |
| 904 | ROW | SUB-ALPINE FIR | REMOVE |
| 905 | ROW | SUB-ALPINE FIR | REMOVE |
| 906 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 907 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 908 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 909 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 910 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 911 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 912 | PROPERTY | MOUNTAIN HEMLOCK | REMOVE |
| 913 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 914 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 915 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 916 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 917 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 918 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 919 | ROW | SUB-ALPINE FIR | RETAIN |
| 920 | ROW | SUB-ALPINE FIR | RETAIN |
| 921 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 922 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 923 | ROW | SUB-ALPINE FIR | RETAIN |
| 924 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 925 | SOUTH NEIGHBOR | SUB-ALPINE FIR | RETAIN |
| 926 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 927 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 928 | PROPERTY | MOUNTAIN HEMLOCK | REMOVE |
| 929 | PROPERTY | MOUNTAIN HEMLOCK | REMOVE |
| 930 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 931 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 932 | PROPERTY | WESTERN HEMLOCK | REMOVE |
| 933 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 934 | PROPERTY | MOUNTAIN HEMLOCK | REMOVE |
| 935 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 936 | PROPERTY | MOUNTAIN HEMLOCK | REMOVE |
| 937 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 938 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 939 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 940 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 941 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 942 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 943 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 944 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 945 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 946 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 947 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 948 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 949 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 950 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 951 | PROPERTY | MOUNTAIN HEMLOCK | RETAIN |
| 952 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 953 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 954 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 955 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 956 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 957 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 958 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 959 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 960 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 961 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 962 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 963 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 964 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 965 | PROPERTY | MOUNTAIN HEMLOCK | RETAIN |
| 966 | PROPERTY | MOUNTAIN HEMLOCK | RETAIN |
| 967 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 968 | PROPERTY | MOUNTAIN HEMLOCK | RETAIN |
| 969 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 970 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 971 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 972 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 973 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 974 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 975 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 976 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 977 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 978 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 979 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 980 | PROPERTY | MOUNTAIN HEMLOCK | REMOVE |
| 981 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 982 | PROPERTY | MOUNTAIN HEMLOCK | REMOVE |
| 983 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 984 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 985 | PROPERTY | MOUNTAIN HEMLOCK | REMOVE |
| 986 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 987 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 988 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 989 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 990 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 991 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 992 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 993 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 994 | PROPERTY | SUB-ALPINE FIR | RETAIN |
| 995 | NORTH NEIGHBOR | SUB-ALPINE FIR | RETAIN |
| 996 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 997 | PROPERTY | SUB-ALPINE FIR | REMOVE |
| 998 | PROPERTY | MOUNTAIN HEMLOCK | REMOVE |
| 999 | NORTH NEIGHBOR | SUB-ALPINE FIR | RETAIN |
| 1000 | NORTH NEIGHBOR | SUB-ALPINE FIR | RETAIN |

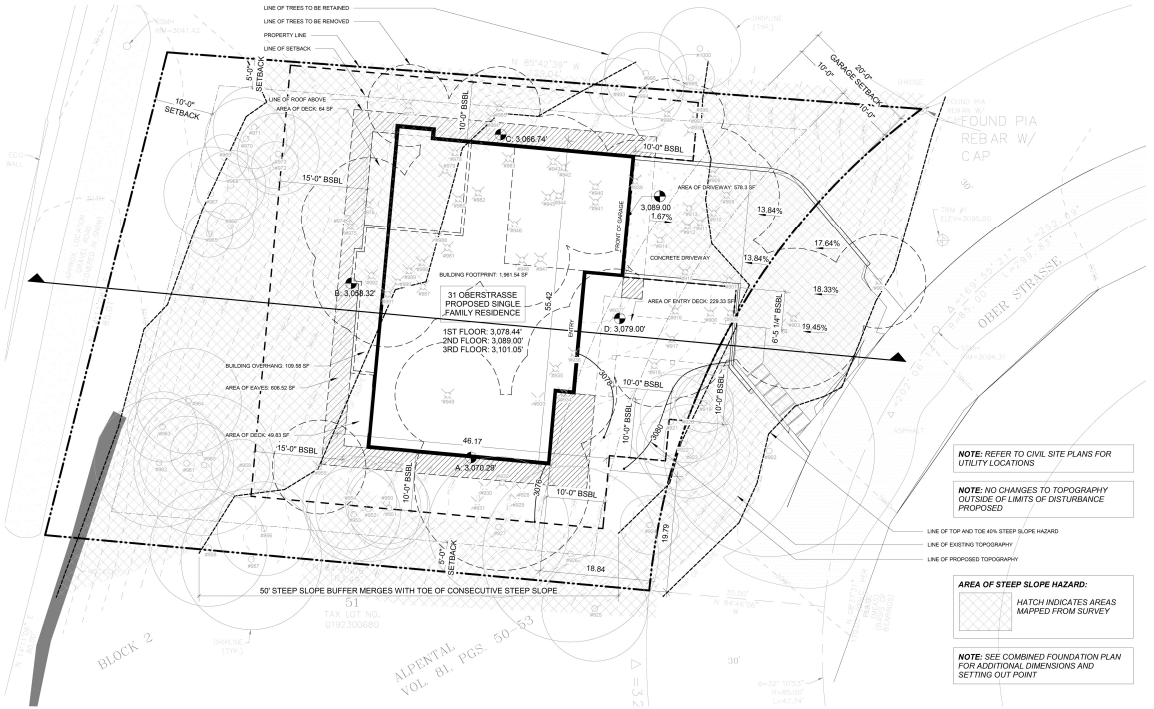
**DISTURBED AREA CALCULATION PER KCC 21A.24.070.A.3.e:**

for dwelling units, no more than five thousand square feet or ten percent of the site, whichever is greater, may be disturbed by structures, building setbacks or other land alteration, including grading, utility installations and landscaping, but not including the area used for a driveway or for an on-site sewage disposal system. When the site disturbance is within a critical area buffer, the building setback line shall be measured from the building footprint to the edge of the approved site disturbance;

| | |
|---|---|
| LOT SIZE: | 9,214.00 SF |
| 10% OF LOT SIZE:<br>5,000 SF > 921.40 SF | 921.40 SF |
| DISTURBED AREA MEASURED TO THE GREATEST EXTENT OF BSBL, EXCLUDING DRIVEWAY: | 4,994.65 SF |




## 2 SITE SECTION
SCALE: 1" = 10'-0"




## 1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

***NOTE:*** *REFER TO CIVIL SITE PLANS FOR UTILITY LOCATIONS*

***NOTE:*** *NO CHANGES TO TOPOGRAPHY OUTSIDE OF LIMITS OF DISTURBANCE PROPOSED*

***AREA OF STEEP SLOPE HAZARD:***
*HATCH INDICATES AREAS MAPPED FROM SURVEY*

***NOTE:*** *SEE COMBINED FOUNDATION PLAN FOR ADDITIONAL DIMENSIONS AND SETTING OUT POINT*

**Permit Number** _____ **Parcel Number** 019230-0670 **Applicant Name** SCHUYLER TUTT **Site Address** 31 OBER STRASSE SNOQUALMIE PASS, WA 98068

**Engineering Scale:**
**1" =** NTS

**Sheet** 1 **of** 1