



King County
Department of Permitting
and Environmental Review

Residential Site Plan Template

Ref: KCC 21a.12.030
 Max. Impervious Surface Allowed _____
 Max. Bldg. Height Allowed _____
 Ref: KCC 21a.12.170
 Min. Bldg. Setback From Street _____
 Min. Garage Setback From Street _____
 Min. Bldg. Setback From Interior _____
 Permit Center validation:
 o Zoning
 o Site Review Not Applicable
 Validated Signature _____
 Login Initials _____ Date: _____

Engineering / Drainage Approval

Signature: _____
 Date: _____

Critical Areas Approval

Signature: _____
 Date: _____

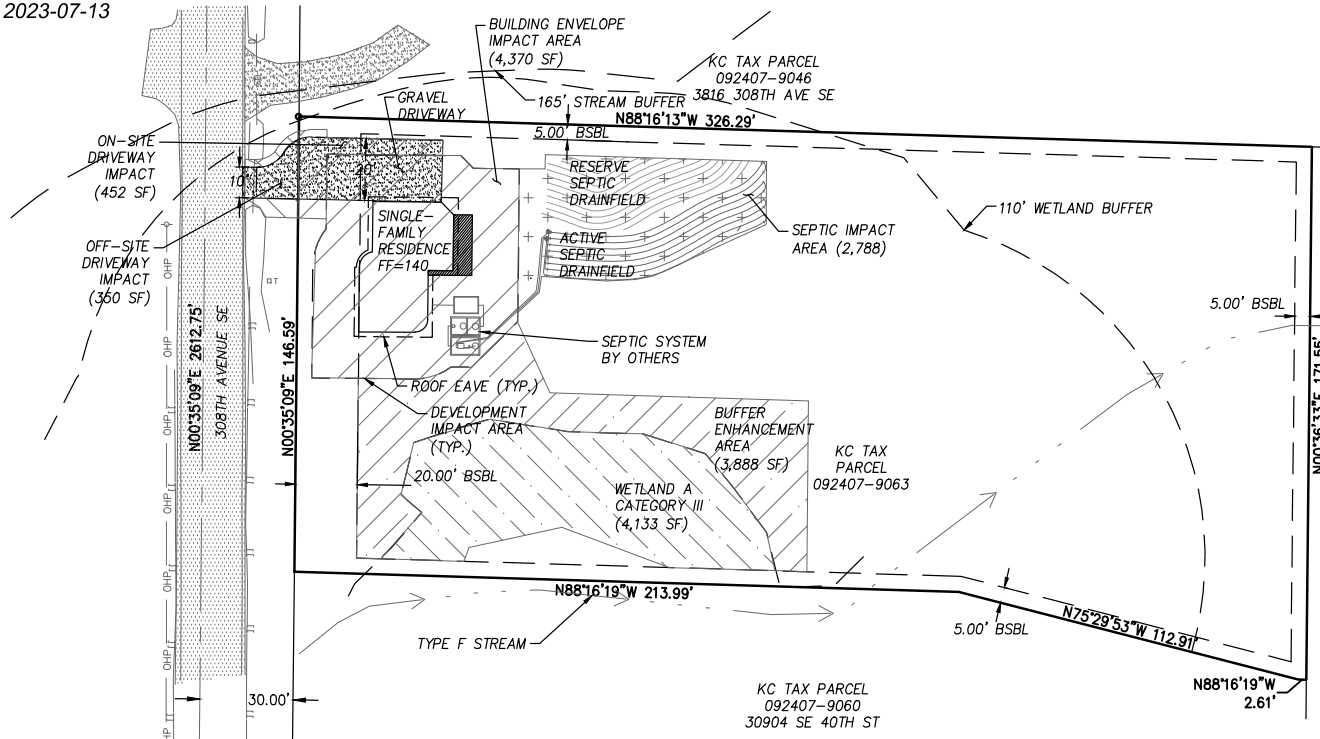
Clearing / Grading Approval

Signature: _____
 Date: _____

Fire Approval

Signature: _____
 Date: _____

2023-07-13



SCALE 1" = 40'

KC TAX PARCEL
092407-9072
3901 310TH AVE SE

PROJECT TEAM:

OWNER: AUSTIN PARKER
5000 NW VILLAGE PARK DR, APT C220
ISSAQUAH, WA 98027
(425) 691-8529

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

PLANNER: AMY DONLAN
ENCOMPASS ENGINEERING & SURVEYING
165 N.E. JUNIPER STREET, SUITE 201
ISSAQUAH, WA 98027
(425) 392-0250

SEPTIC: HUIARD SEPTIC DESIGN
PO BOX 2243
NORTH BEND, WA 98045
(425) 831-1781

BIOLOGIST: JEFFERY S. JONES
PO BOX 1908
ISSAQUAH, WA 98027
(253) 905-5736

SIGHT DISTANCES

MEASURED DISTANCE AT
INTERSECTION OF PRIVATE
ACCESS WITH 308TH AVE SE

ENTERING SIGHT DISTANCE
(NORTH): 237.70 FEET
STOPPING SITE DISTANCE
(NORTH): 223.13 FEET

ENTERING SIGHT DISTANCE
(SOUTH): 312.90 FEET
STOPPING SIGHT DISTANCE
(SOUTH): 312.90 FEET

SITE DATA:

SITE AREA: 49,250 SF (1.13 AC) - AS SURVEYED
 TAX PARCEL: 092407-9063
 ZONING: RA-5
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 BASE DENSITY: .2 DWELLING UNITS/ACRE
 MIN. LOT AREA: 3.75 ACRES
 MIN. LOT WIDTH: 135 FEET
 MAX IMPERVIOUS: 20%
 BASE HEIGHT: 40 FEET

BSBL DISTANCES:

I INTERIOR: 5'
S STREET: 20'

ONSITE IMPERVIOUS SURFACES

HOUSE (FOOTPRINT): 1,252 SF
 UNCOVERED DECK: 251 SF
 DRIVEWAY: 922 SF
 TOTAL: 2,425 SF (4.92%)

NOTE AN ADDITIONAL 225 SF OF
DRIVEWAY IS LOCATED OFFSITE IN THE
PUBLIC ROW

AREAS OF DISTURBANCE

DRIVEWAY = 452 SF
 SEPTIC = 2,788 SF
 HOUSE = 4,370 SF
 TOTAL DISTURBED AREA = 7,610 SF



COVER SHEET
PARKER RESIDENCE
PROJECT # 21686
WITHIN SW SEC. 09, TWN 24N, RGE 07

Permit Number: TBD

Parcel Number: 092407-9063

Applicant Name: AUSTIN PARKER

Site Address: XXXX 308TH AVE SE

Engineering Scale: 1" = 40'

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