

Department of Local Services
Permitting Division

Residential Site Plan Template
11" x 17"

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 _____

Permit Number PREA24-0217

Parcel Number 2133800145

Applicant Name BEN NOVION

Site Address 13012 76TH AVE S

Engineering Scale: 1" = _____

Sheet _____ of _____

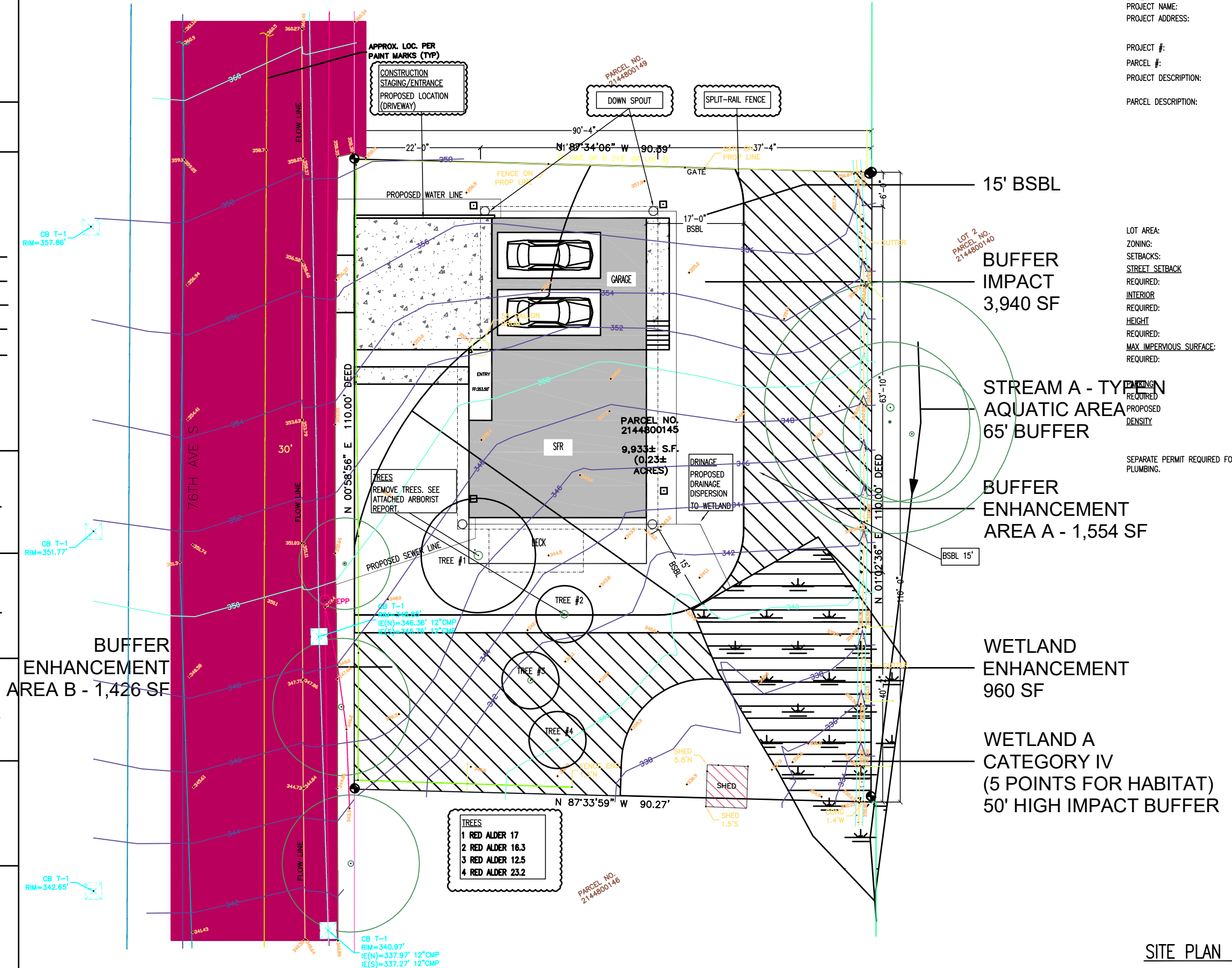
PROJECT NOTES
OWNER: RACHAEL DENIS & SEAN RASOR
PROJECT NAME: KC HOUSE
PROJECT ADDRESS: 13012 76TH AVE S
SEATTLE, WA 98178

PROJECT #: PREA23-0217
PARCEL #: 2144800145
PROJECT DESCRIPTION: CONSTRUCT SINGLE FAMILY + GARAGE ON VACANT LOT
PARCEL DESCRIPTION: EARLINGTON ACRE TRS BEG AT NXN OF S LN OF N 215 FT OF SD LOT 3 WITH W LN OF SD LOT 3 TH SLY ALG SD W LN 110 FT TH ELY PLW N LN OF S D LOT 3 TO E LN OF SD LOT 3 TH NLY ALG SD E LN 110 FT TO S LN OF N 215 FT OF SD LOT 3 TH WLY ALG SD S LN TO POB

LOT AREA: 9,938 SF
ZONING: R-6
SETBACKS: STREET SETBACK REQUIRED: 10'
INTERIOR REQUIRED: 5'
HEIGHT REQUIRED: 35'
MAX IMPERVIOUS SURFACE: 70%*9938 = 6956.6
REQUIRED:

PARKING REQUIRED: 2 STALL
PROPOSED DENSITY: 2 STALLS
6 DU / ACRE

SEPARATE PERMIT REQUIRED FOR ELECTRICAL, MECHANICAL, AND PLUMBING.

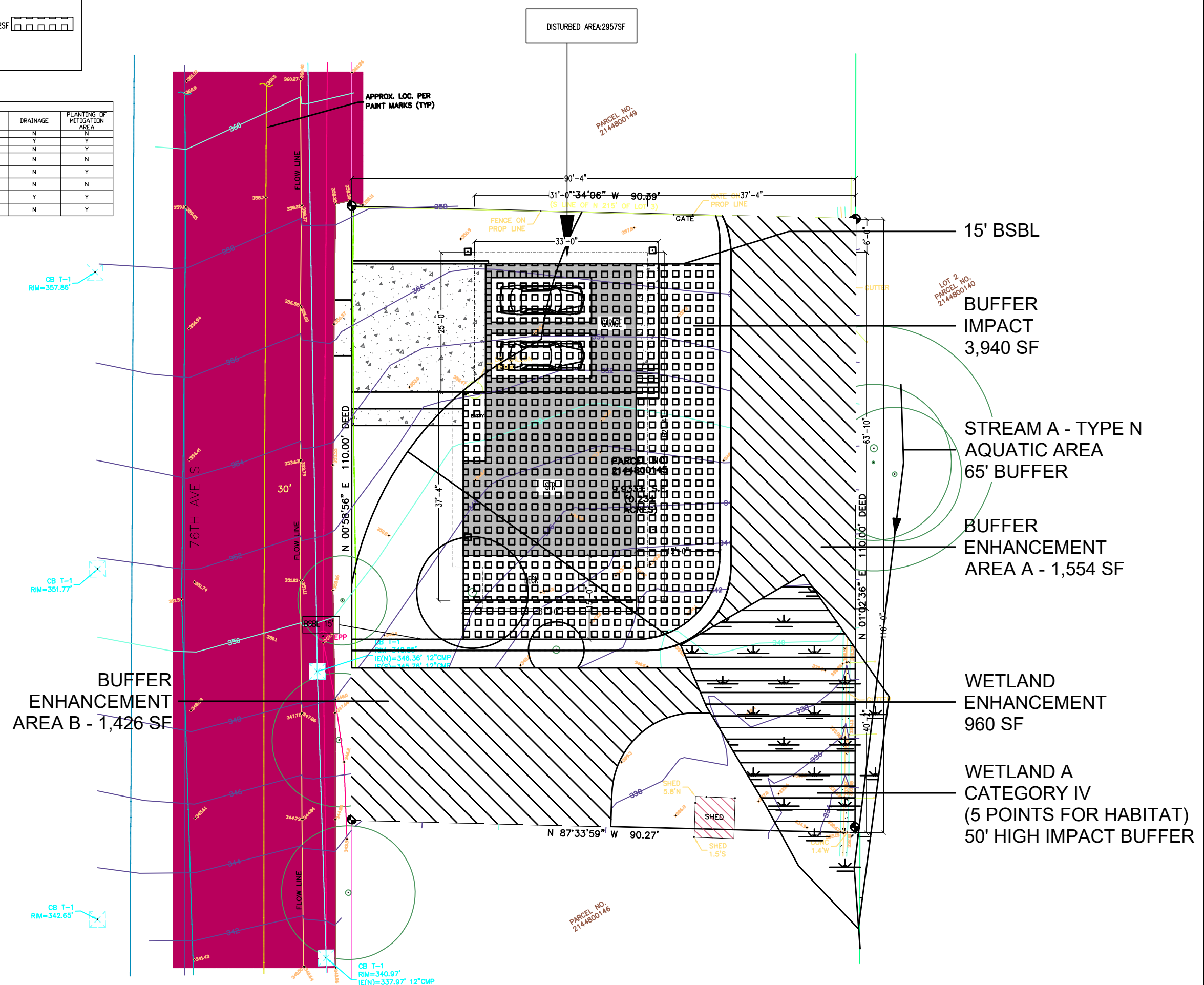


SITE PLAN



CRITICAL AREA DISTURBANCE
 DISTURBED AREA: HOME 1,875 SF + BSDL DISTURBANCE 1,082SF
 TOTAL DISTURBED AREA: 2957
 ALLOWED DISTURBED AREA: 5,000 SF

IMPACT TABLE					
	GRADING	BUILDING	DRIVEWAY	DRAINAGE	PLANTING OF MITIGATION AREA
EXISTING	N	N	N	N	N
NEW	Y	Y	Y	Y	Y
RESTORED	Y	N	N	N	Y
COUNTS TOWARD 5000SF	Y	Y	N	N	N
APPLIED TO MITIGATION TEMPORARY	N	N	N	N	Y
PERMANENT	Y	Y	Y	Y	Y
CRITICAL AREAS IMPACTED	N	N	N	N	Y



PROJECT ADDRESS
 12916 76TH AVE S
 SEATTLE, WA 98178

OWNER/CLIENT
 RACHAEL DENIS & SEAN RASOR

APPROVAL STAMP

Date 8/2022
 Scale 1/8"=1'0"
 Drawn Bn
 Project #
 Sheet

A-1.1

DISTURBANCE PLAN