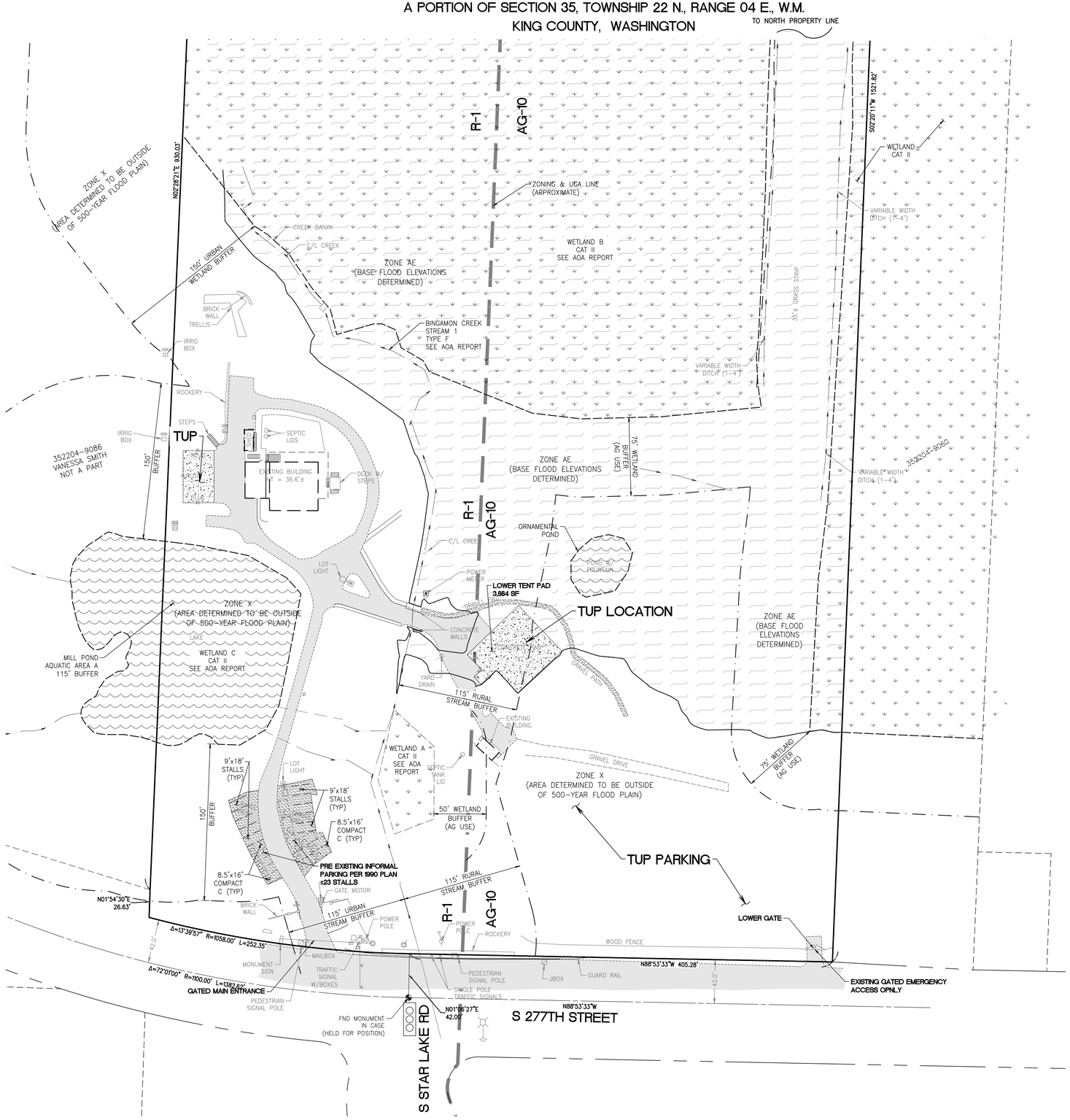
SITE PLAN
FOR

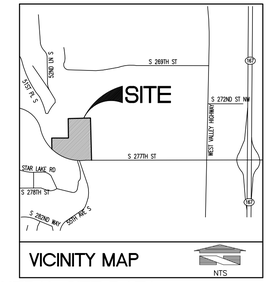
SANDERS ESTATE TEMPORARY USE PERMIT

A PORTION OF SECTION 35, TOWNSHIP 22 N., RANGE 04 E., W.M.
KING COUNTY, WASHINGTON

N

0 25' 50' 100'
SCALE: 1"=50'





LEGAL DESCRIPTION

PARCEL #352204-9019
PORTION OF NW QTR STR 35-22-04 DAF: BEGINNING 1320 FT EAST OF NW CORNER OF SAID SUBDIVISION TH CONTINUING EAST 660 FT TH SOUTH 1558 FT MORE OR LESS TO N MARGIN OF S 277TH ST TH WEST ALONG SAID MARGIN 660 FT TH NORTH 1558 FT MORE OR LESS TO TPOB; EXC PORTION LYING EAST OF LINE RUNNING SOUTH FROM POINT ON N LINE OF SAID SUBDIVISION 644.8 FT WEST OF NE CORNER TO POINT ON S LINE OF SAID SUBDIVISION 652.76 FT WEST OF SE CORNER THEREOF (PER KC ASSESSORS)

GENERAL SITE DATA

1. ADDRESS/LOCATION: 5516 S. 277TH STREET
2. PARCEL NUMBERS: 352204-9019
3. MUNICIPALITY: KING COUNTY
4. EXISTING ZONING: R-1/A-10
5. SURROUNDING ZONING:
   - NORTH: R-1/A-10
   - SOUTH: R-1/A-10
   - EAST: A-10
   - WEST: R-1
6. EXISTING SITE USE: SINGLE FAMILY RESIDENTIAL
7. SURROUNDING USES:
   - NORTH: RESIDENTIAL/AGRICULTURE
   - SOUTH: RESIDENTIAL/AGRICULTURE
   - EAST: RESIDENTIAL/AGRICULTURE
   - WEST: RESIDENTIAL
8. PROJECT AREA DIMENSIONS:
   - LENGTH: IRREGULAR
   - WIDTH: IRREGULAR
   - GROSS AREA PER ASSESSOR: 1,002,751 SF (23.02 AC)
   - R-1 AREA: ±297,099 SF (±6.82 AC)
   - A-10 AREA: ±705,652 SF (±16.19 AC)
9. BUILDING SETBACK/HEIGHT/COVERAGE LIMITATIONS:

	R-1	A-10
FRONT:	20 FEET	30 FEET
SIDE STREET:	20 FEET	30 FEET
SIDE YARD:	5 FEET	10 FEET
REAR YARD:	5 FEET	10 FEET
BUILDING HEIGHT MAXIMUM:	35 FEET	35 FEET
MAXIMUM IMPERVIOUS:	35%	15%

10. PARKING:
    - NO. OF SPACES PROPOSED: INFORMAL, APPROX 154 STALLS INCL 23 EXISTING
    - STANDARD STALL SIZE: 9'X18'
    - COMPACT STALL SIZE: 8'X16'
    - ASILE WIDTH (MIN)(2-WAY TRAFFIC): 24'
    - PERCENT COMPACT ALLOWED: 30 PERCENT

OWNERS

FARFALLA, LLC
2501 FAIRVIEW AVE E
SEATTLE, WA 98102
(206) 328-2442
CONTACT: VANESSA SMITH / MIKE DUPPENTHALER

ENGINEER/PLANNER/SURVEYOR

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
(425) 251-6222
FAX (425) 251-8782
CONTACT: HAL GRUB P.E./ IVANA HALVORSEN/ OWEN HILLE, P.L.S.

WETLAND BIOLOGIST

ALTMANN OLIVER ASSOCIATES, LLC
P.O. BOX 578
CARNATION, WA 98014
(425) 333-4535
CONTACT: JOHN ALTMANN

Preliminary
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No.	Date	By	Ckd.	Appr.	Revision

Title: SITE PLAN FOR SANDERS ESTATE TEMPORARY USE PERMIT

For: FARALLA, LLC
2501 FAIRVIEW AVE E
SEATTLE, WA 98102

Scale: Horizontal 1"=50' Vertical N/A

Designed JH
Drawn AJ
Checked JH
Approved JH
Date 8/30/2023

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 18350
Sheet 1 of 1

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