PRELIMINARY SITE PLAN

SITE AND SURFACING LEGEND

- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- SETBACK LINE
- ASPHALT PAVEMENT
- CEMENT CONCRETE SIDEWALK
- CURB & GUTTER

N

40 20 0 40

SCALE: 1"=40'

NOTES

1. THIS EXHIBIT REPRESENTS A COMPILATION OF GIS DATE, AND NO GROUND SURVEY WAS PERFORMED IN ITS CREATION.
2. CONTOUR DATA WAS DERIVED FROM A REDUCTION OF PSLC KING COUNTY DELIVERY 1 LIDAR DATA, COLLECTED FROM THE PUGET SOUND LIDAR CONSORTIUM.
3. BUILDING OUTLINES WERE TAKEN FROM CITY OF SEATTLE PUBLIC GIS SYSTEM.

LEGAL DESCRIPTIONS

LOTS 1 THROUGH 10, INCLUSIVE, OF THE PLAT OF STATE ADDITION TO THE CITY OF SEATTLE NUMBER 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 78, RECORDS OF KING COUNTY, WASHINGTON;

AND

LOTS 1 THROUGH 3 AND 11 THROUGH 20, INCLUSIVE, OF THE PLAT OF STATE ADDITION TO THE CITY OF SEATTLE NUMBER 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 78, RECORDS OF KING COUNTY, WASHINGTON.

PROJECT INFORMATION

PARCEL NUMBERS:
7972600205,7972600210,7972600215,7972600300,7972600295, 7972600290,7972600285,7972600280,7972600275,7972600270, 7972600265,7972600260,7972600255,7972600105,7972600115, 7972600120,7972600125,7972600130,7972600135

BUILDING SETBACK REQUIREMENTS:
FRONT = 20'
SIDE = 5'
REAR = 25'

OWNER

NOKES ROSALAIN J MD
7931 6TH AVE SW
SEATTLE, WA 98106

DEVELOPER

PULTE HOMES OF WA, INC.
3535 FACTORIA BLVD SE, #110
BELLEVUE, WA 98006
CONTACT: MIKE BEHN
PHONE: 425.216.3428
EMAIL: MIKE.BEHN@PULTEGROUP.COM

MINIMUM LOT SIZE

PER SECTION 23.44.010 (B) - 75/80
MINIMUM LOT SIZE : 6,258 SF
MAXIMUM LOT COVERAGE: 35%

PROJECT SCOPE OF WORK

DEVELOPMENT OF 23 EXISTING PARCELS (19 EXISTING LOTS, 4 UNDERLYING LOTS) AND EXISTING RIGHT-OF-WAY INTO 26 PARCELS AND RIGHT-OF-WAY IMPROVEMENTS TO MEET NEIGHBORHOOD YIELD (NON-ARTERIAL) STANDARDS. SELECT PARCELS WILL INCLUDE BOUNDARY LINE ADJUSTMENT AND SHORT PLAT. NECESSARY SURFACE WATER MITIGATION WILL BE PROVIDED BY A DETENTION VAULT WITHIN THE RIGHT-OF-WAY.

BCRA
T 253.627.4367 F 253.627.8296 WWW.BCRADESIGN.COM
2106 PACIFIC AVENUE, SUITE 300, TACOMA, WA 98402

SEAL

PROJECT
PULTE FALCON RIDGE
7931 6TH AVE SW
SEATTLE, WA 98106

REVISIONS

DATE
11.03.2017

BCRA NO.
17178

DRAWN BY: RJB DESIGNED BY: TH

REVIEWED BY: ABE

SHEET TITLE
PRELIMINARY SITE PLAN

BCRA

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SHEET

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