



VICINITY MAP

SCALE: 1" = 400'

LEGEND

	PROPERTY LINE
	BUILDING FOOTPRINT
	CONCRETE PAVEMENT
	WETLAND
	BUFFER ENHANCEMENT
	WETLAND ENHANCEMENT
	WETLAND BUFFER IMPACTS
	BUILDING/YARD SETBACK
	CRITICAL ROOT ZONE
	INTERIOR CRITICAL ROOT ZONE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	SPLASH BLOCK
	50' VEGETATED FLOW PATH
	PERMANENT TWO-RAIL FENCE
	SAWCUT
	NEW 1" DOMESTIC WATER

SITE KEY

(A)	ELECTRICAL POC..	(S)	WETLAND ENHANCEMENT (AREA A – 1,220 SF)
(B)	EXISTING TREES TO BE PROTECTED.	(T)	WETLAND ENHANCEMENT (AREA B – 1,120 SF)
(C)	EXISTING TREES TO BE REMOVED.	(U)	BUFFER ENHANCEMENT – 1,330 SF
(D)	NEW CONCRETE DRIVEWAY.	(V)	BUFFER IMPACTS FOR HOUSE AND DRIVEWAY – 3,670 SF
(E)	DOMESTIC WATER POC.	(W)	4" GRASS EARTHEN BERM
(F)	CONNECT 6" SANITARY SEWER TO SANITARY SEWER VAULT.	(X)	OPEN GRID DECKING OVER PVIOUS SURFACE.
(G)	CONNECT TO EXISTING ELECTRICAL SERVICE. PSE TO CONFIRM.	(Y)	RE-CHANNEL STREAM A – TYPE NP. 50' BUFFER
(H)	ROOF DRAIN SPLASH BLOCK.		
(I)	EXISTING CULVERT.		
(J)	TAP EXISTING 8" WATER MAIN WITH NEW 1" RESIDENTIAL SERVICE.		
(K)	INSTALL NEW 1" RESIDENTIAL WATER METER.		
(L)	CONNECT NEW RESIDENTIAL GAS SERVICE TO EXISTING 2" PSE MAIN.		
(M)	GAS METER AND POC.		
(N)	SANITARY SEWER POC.		
(O)	WETLAND A CATEGORY III 165' BUFFER (6 POINTS FOR HABITAT)		
(P)	WETLAND B CATEGORY III 105' BUFFER (5 POINTS FOR HABITAT)		
(Q)	STREAM A – TYPE NP 50' BUFFER		
(R)	STREAM B – TYPE NP 50' BUFFER		

Cross-section of existing stream and proposed stream re-channelization will be required at future building recommendations from critical area professional in accordance with Lake Forest Park municipal code.

Cross-section of existing stream and proposed stream re-channelization will be required at future building permit with recommendations from critical area professional in compliance with Lake Forest Park municipal code

SITE DATA

ZONING: RS 20000
PARCEL NO: 4024100380
TOTAL SITE AREA: 19,110 SF PROPOSED USE:
RESIDENTIAL

SETBACKS

FRONT: 20'
REAR: 20'
SIDE: 7.5'

LOT COVERAGE

PROPOSED: (1,392 SF / 16,197 SF) = 8.6%

ALLOWED: (4,778 SF / 16,197 SF) = 25%

BUILDING DATA

BUILDING AREA:
FOOTPRINT = 1,200 SF
2ND FLOOR DECK = 160 SF
3RD FLOOR DECK = 32 SF
TOTAL = 1,392 SF



**Know what's below.
Call before you dig.**

No.	Date	By	Revision Description
1	10/08/2024	SPL	CRITICAL AREAS ADDITIONS
2	10/28/2024	SPL	WETLAND BUFFER MINIMUM CLEARANCES
3	01/09/2025	SPL	TREE RETENTION CLEARANCE
3	05/14/2025	MRB	REVIEW COMMENT RESPONSE REV #1

Designed By:	Issue Date:
MRB	05/14/2025
Drawn By:	ISSUE
MRB	
Checked By:	Project No.:
SMM	10910001



5/15/2025



6814 Greenwood Ave N
Seattle, WA 98103

**KHOA HA RESIDENCE
17719 28TH AVE NE
LAKE FOREST PARK, WA**

SITE PLAN

C-1.0