PRELIMINARY PLAT OPT 1

FOR

LA SERRA

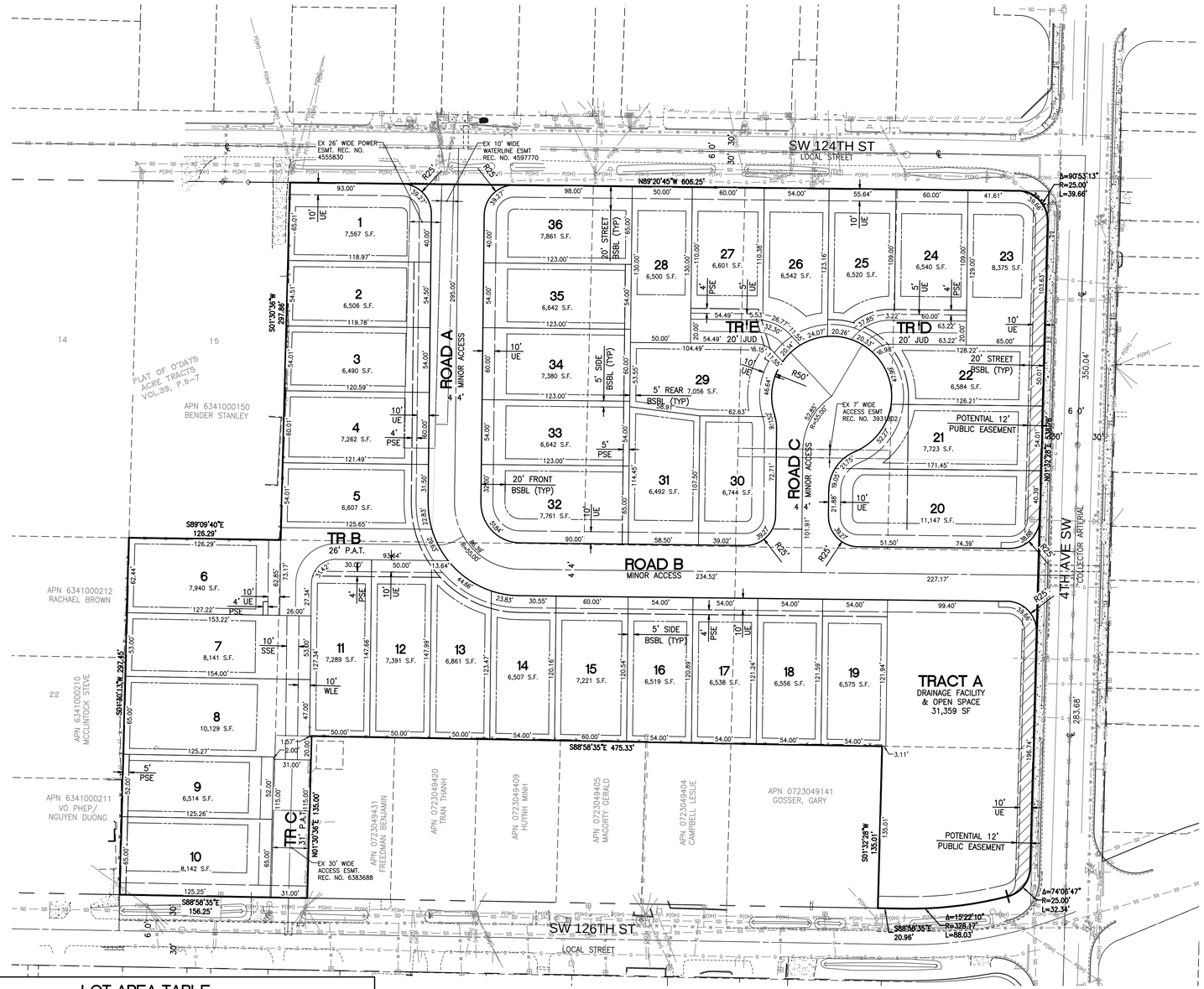
A PORTION OF SECTION 07, TOWNSHIP 23 N., RANGE 04 E., W.M.

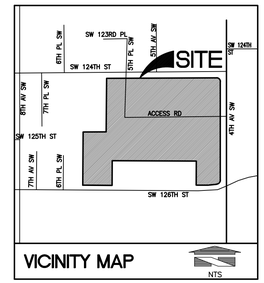
CITY OF BURIEN, WASHINGTON

N

0 25 50 100

SCALE: 1"=50'





NOTES

1. PARCEL NOS.: 634100-0160, -0180, -0190, -0191, -0200; 072304-9056, -9152, -9153, -9108, -1934
2. SITE ADDRESS: VARIOUS
3. GROSS SITE AREA (PER ASSESSOR): ±350,319 SF (±8.04 AC)
4. EXISTING USE: HORTICULTURAL
5. PROPOSED USE: 36-LOT SINGLE FAMILY SUBDIVISION
6. ZONING: RS-7,200
7. COMP PLAN: MODERATE DENSITY RESIDENTIAL
8. SURROUNDING ZONING: RS-7,200
9. SURROUNDING USES: RESIDENTIAL
10. SETBACKS:
    - FRONT/STREET: 20 FEET
    - GARAGE: 20 FEET
    - INTERIOR: 5 FEET
11. MIN ALLOWED LOT WIDTH: N/A
12. MIN ALLOWED LOT DEPTH: N/A
13. MIN ALLOWED LOT AREA: 7,200 SF (EXCEPT AS LOT AVERAGING 90% = MIN 6,480 SF)
14. MIN AVERAGE LOT AREA: 7,200 SF
15. MAX ALLOWED BUILDING COVERAGE (ROOFLINE): 35 PERCENT
16. MAX ALLOWED IMPERVIOUS: 70 PERCENT
17. MAX ALLOWED HEIGHT: 35 FEET
18. MINIMUM REQUIRED PARKING: 2 SPACES/LOT
19. REQUIRED PARK/RECREATION SPACE: 390 SF/LOT OR FEE IN LIEU SUBJECT TO APPROVAL - BMC 19.17.013
20. LANDSCAPE CATEGORY: "A" (SEE TREE RETENTION)
21. TREE RETENTION: 30 PERCENT OF SIGNIFICANT TREES (HEALTHY 6" DBH) - BMC 19.25.120
22. PRIMARY STREET: 4TH AVENUE SW
23. SECONDARY STREETS: SW 124TH STREET & SW 126TH STREET
24. RIGHT-OF-WAY DEDICATIONS: TO BE DETERMINED
25. SOIL TYPE: URBAN LAND ALDERWOOD COMPLEX #3055, 3056

LOT AREA TABLE

LOT #	AREA (S.F.)	MAX BLD COV (35%)	MAX IMP (70%)	LOT #	AREA (S.F.)	MAX BLD COV (35%)	MAX IMP (70%)
1	7,567	2,649	5,297	21	7,723	2,703	5,406
2	6,506	2,277	4,554	22	6,584	2,304	4,609
3	6,490	2,272	4,543	23	8,375	2,931	5,862
4	7,262	2,542	5,084	24	6,540	2,289	4,578
5	6,607	2,312	4,625	25	6,520	2,282	4,564
6	7,940	2,779	5,558	26	6,542	2,290	4,579
7	8,141	2,849	5,699	27	6,601	2,310	4,620
8	10,129	3,545	7,091	28	6,500	2,275	4,550
9	6,514	2,280	4,560	29	7,056	2,469	4,939
10	8,142	2,850	5,699	30	6,744	2,360	4,721
11	7,289	2,551	5,103	31	6,492	2,272	4,544
12	7,391	2,587	5,174	32	7,761	2,716	5,433
13	6,861	2,401	4,803	33	6,642	2,325	4,649
14	6,507	2,278	4,555	34	7,380	2,583	5,166
15	7,221	2,527	5,055	35	6,642	2,325	4,649
16	6,519	2,282	4,563	36	7,861	2,751	5,503
17	6,538	2,288	4,576				
18	6,556	2,295	4,590	TOTAL LOT AREA		259,867 SF	5.97 AC.
19	6,575	2,301	4,603	AVERAGE LOT AREA		7,218 SF	
20	11,147	3,902	7,803				

PARK AND OPEN SPACE TABLE

REQUIRED PARK SPACE 390 SF/LOT:	13,650 SF
TOTAL REQUIRED:	13,650 SF
PROVIDED PARK SPACE TRACT A:	31,359 SF
TOTAL PROVIDED:	31,359 SF

TRACT TABLE

TRACT	USE	AREA (S.F.)	DEDICATION
A	DRAINAGE FACILITY / OPEN SPACE	31,359	HOA WITH EASEMENT TO CITY
B	26' PRIVATE ACCESS TRACT (P.A.T.)	4,732	LOTS 6, 7, 11 & 12
C	26' PRIVATE ACCESS TRACT (P.A.T.)	3,565	LOTS 8-19
D	20' JOINT USE DRIVEWAY (J.U.D.)	1,799	LOTS 24 & 25
E	20' JOINT USE DRIVEWAY (J.U.D.)	1,792	LOTS 27 & 28
TOTAL AREA		43,247 SF (0.72 AC.)	

CALL BEFORE YOU DIG:
1-800-424-5555

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY PLAT OPT 1

FOR LA SERRA

For: LENNAR NORTHWEST, INC.
33455 6TH AVENUE SOUTH, UNIT 1-B
FEDERAL WAY, WA 98003

CARL V. ISINTAINER
STATE OF WASHINGTON
42841
REGISTERED PROFESSIONAL ENGINEER
4/2/21

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

Designed IH Drawn AJ Checked CV Approved CV Date 4/2/21

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

Job Number 21368

Sheet 3 of 13

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