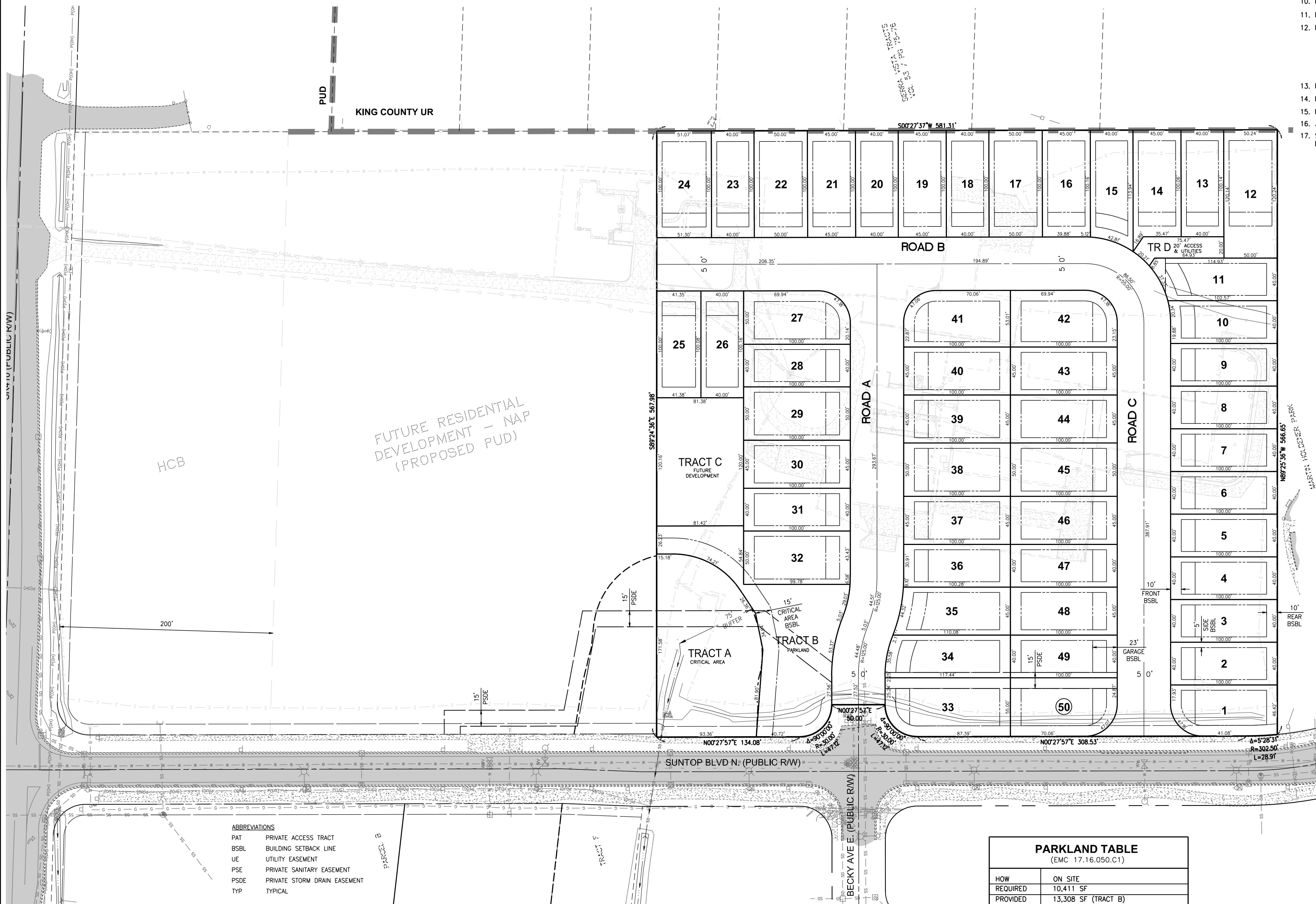


PRELIMINARY PLAT  
OF  
**SUNRISE VISTA**  
A PORTION OF SECTION 30, TOWNSHIP 20 N., RANGE 07 E., W.M.  
CITY OF ENUMCLAW, KING COUNTY, WASHINGTON

**NOTES**

1. TAX #: 814138-0900
2. SITE AREA: ±382,335 (±7.538 AC.)
3. SITE ADDRESS: 27925 SE 448TH ST
4. EXISTING USE: SINGLE FAMILY RESIDENCE/FARM
5. PROPOSED USE: 50-LOT DETACHED SINGLE FAMILY SUBDIVISION
6. EXISTING ZONING: PUD
7. EXISTING COMPREHENSIVE PLAN DESIGNATION: PLANNED UNIT DEVELOPMENT
8. PROPOSED MIN. LOT WIDTH: 40 FEET
9. MIN LOT SIZE: 3,400 SF
10. MAX RESIDENTIAL DENSITY: 15-DU/ACRE
11. PROJECT DENSITY: 7-DU/ACRE
12. REQUIRED MIN. SETBACKS:  
FRONT/SIDE STREET: 10 FEET  
GARAGE: 23 FEET  
SIDE: 5 FEET (EAVES ALLOWANCE 1.5 FEET - SEE NOTE)  
REAR: 10 FEET  
CRITICAL AREA: 15 FEET
13. MAX BASE HEIGHT OF BUILDINGS: 30 FEET
14. MAX LOT COVERAGE (FOOTPRINT): 50 PERCENT
15. MAX IMPERVIOUS COVERAGE: 80 PERCENT
16. ALL EXISTING BUILDINGS AND IMPROVEMENTS TO BE REMOVED
17. SOURCE OF BOUNDARY AND TOPOGRAPHY: FIELD VERIFIED BY: BARGHAUSEN CONSULTING ENGINEERS, INC. JULY 28, 2023



LOT AREA TABLE			
LOT #	AREA (S.F.)	50% BUILDING COVERAGE (SF)	80% MAX IMPERVIOUS (SF)
1	4,582	2,291	3,666
2	4,000	2,000	3,200
3	4,000	2,000	3,200
4	4,000	2,000	3,200
5	4,000	2,000	3,200
6	4,000	2,000	3,200
7	4,000	2,000	3,200
8	4,000	2,000	3,200
9	4,000	2,000	3,200
10	4,017	2,009	3,214
11	4,441	2,221	3,553
12	6,024	3,012	4,819
13	4,004	2,002	3,203
14	4,567	2,284	3,654
15	4,201	2,101	3,361
16	4,500	2,250	3,600
17	5,000	2,500	4,000
18	4,000	2,000	3,200
19	4,500	2,250	3,600
20	4,000	2,000	3,200
21	4,500	2,250	3,600
22	5,000	2,500	4,000
23	4,000	2,000	3,200
24	5,119	2,559	4,095
25	4,138	2,069	3,311
26	4,005	2,002	3,204
27	4,816	2,408	3,853
28	4,000	2,000	3,200
29	5,000	2,500	4,000
30	4,500	2,250	3,600
31	4,000	2,000	3,200
32	5,000	2,500	4,000
33	6,278	3,139	5,023
34	4,606	2,303	3,685
35	4,679	2,339	3,743
36	4,001	2,000	3,201
37	4,500	2,250	3,600
38	5,000	2,500	4,000
39	4,500	2,250	3,600
40	4,500	2,250	3,600
41	5,099	2,549	4,079
42	5,117	2,558	4,094
43	4,500	2,250	3,600
44	4,500	2,250	3,600
45	5,000	2,500	4,000
46	4,500	2,250	3,600
47	4,000	2,000	3,200
48	4,500	2,250	3,600
49	4,000	2,000	3,200
50	5,298	2,649	4,239
<b>TOTAL LOT AREA</b>	<b>224,491 SF</b>	<b>112,245 SF</b>	<b>155,042 SF</b>
<b>AVERAGE LOT AREA</b>	<b>4,490 SF</b>	<b>2,245 SF</b>	<b>3,101 SF</b>

TRACT TABLE		
TRACT	USE	AREA (S.F.)
A	CRITICAL AREA	15,042
B	PARKLAND	13,308
C	FUTURE DEVELOPMENT	9,774
D	ACCESS AND UTILITIES	1,653
<b>TOTAL AREA</b>		<b>39,777 SF 0.91 AC.</b>

PARKLAND TABLE (EMC 17.16.050.C1)	
HOW	ON SITE
REQUIRED	10,411 SF
PROVIDED	13,308 SF (TRACT B)
$(2.0 \times (50 \text{ LOTS}) \times (2.39)) / 1,000 = 2.39 \text{ AC} = 10,411 \text{ SF}$	

**NOTE:**  
EAVES MAY ENCR OACH UP TO 18 INCHES; PROVIDED, THAT EAVES THAT ARE WITHIN FIVE FEET OF A PROPERTY LINE MAY NOT INCLUDE VENTS AND MUST BE CONSTRUCTED OF MATERIALS WITH LOW FLAMMABILITY APPROVED BY THE FIRE MARSHAL.

- ABBREVIATIONS**
- PAT PRIVATE ACCESS TRACT
  - BSBL BUILDING SETBACK LINE
  - UE UTILITY EASEMENT
  - PSE PRIVATE SANITARY EASEMENT
  - PSDE PRIVATE STORM DRAIN EASEMENT
  - TYP TYPICAL

Revision		No.	Date	By	Ckt.	Appr.	<b>PRELIMINARY PLAT</b> OF <b>SUNRISE VISTA</b>										
							<b>For:</b> <b>INTEGRITY LAND</b> <b>26250 238TH LN SE, SUITE 101</b> <b>MAPLE VALLEY, WA</b> <b>PHONE: (425) 432-3284</b> <b>CONTACT: JEFF POTTER</b>										
							<b>Scale:</b> Horizontal: 1"=50' Vertical: N/A										
							<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Designed</td> <td>IH</td> </tr> <tr> <td>Drawn</td> <td>AJ</td> </tr> <tr> <td>Checked</td> <td>IH</td> </tr> <tr> <td>Approved</td> <td>IH</td> </tr> <tr> <td>Date</td> <td>8/9/23</td> </tr> </table>	Designed	IH	Drawn	AJ	Checked	IH	Approved	IH	Date	8/9/23
Designed	IH																
Drawn	AJ																
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Approved	IH																
Date	8/9/23																
							<b>Barghausen Consulting Engineers, Inc.</b> 18215 72nd Avenue South Kent, WA 98032 425.251.6222 <a href="http://barghausen.com">barghausen.com</a>										
							<b>Job Number</b> <b>22091</b>										
							<b>Sheet</b> <b>5 of 21</b>										
							<b>CALL BEFORE YOU DIG!</b> <b>1-800-424-5555</b>										