

TABLE 1 – PROPERTY INFORMATION

Parcel Number	335850-0265
PROJECT DESCRIPTION	PERMITTING EXISTING ROAD RETAINING WALL & STAIRS & SMALL RETAINING WALL
ZONING	R-15
Lot Square Footage	23,225
Address	8097 W MERCER WAY MERCER ISLAND WA 98040
Property Owner Name	MALCOLM & DEBRA BUXTON
Owner's Address	8097 W MERCER WAY MERCER ISLAND WA 98040
Owner's Phone	949-637-5088
Owner's Email	debra@worldandwillow.com
Applicant's Name	PACIFIC NORTHWEST DESIGN AND BUILD
Applicant's Address	15209 84TH AVE CT E PUYALLUP WA 98375
Applicant's Phone	253-466-3816
Applicant's Email	bpeck@pnwdb.com
Is Project Part of a PRD?	YES/NO <small>If you applicant to provide a copy of approved PRD standards with each applicant</small>

TABLE 2 – SETBACKS

	Required for Zone	Proposed
Front	20'	20'
side/Interior (each side in feet)	15' MIN TOTAL 5' MIN	xx
Side Street	N/A	xx
Rear	25'	xx
Garage/Car port	N/A	xx
Building Separation:	10'	xx
Alley:	N/A	xx
Shoreline Buffer by Designation	N/A	xx
Stream Buffer	N/A	xx

TABLE 3 – LOT COVERAGE

	Maximum Allowed	Total
House w/eaves	xx	2261
XX		xx
Decks 30 inches or greater in height Covered conc. patios	xx	1,424
XX		xx
Accessory Structures: Boat house, Shed	xx	464
Other (explain): PRIVATE DRIVE & WALKWAY	xx	3231
Total amount of lot coverage:	8,128.75	7,380
Total lot square footage	23,225	
Percentage of lot coverage	35%	31%

TABLE 4 – IMPERVIOUS COVERAGE

	Maximum Allowed	Proposed	EXISTING
Lot coverage square footage	xx	xx	4149
Driveways and walkways	xx	xx	3231
Other (explain)	xx	xx	
Total amount impervious surface:	8,128.75	7,380	
Total lot square footage:	23,225	xx	
Percentage of impervious coverage	35%		31%
MAXIMUM HARDSCAPE & LOT COVERAGE – OWHM			
Lot coverage 0&25'	10%	0	48
Lot coverage 25'&50'	30%	total%	2%
		0	1954
		total%	30%

TABLE 5 – BUILDING HEIGHT

LOCATION	ELEVATION	WALL SEGMENT LENGTH	ELEV x LGTH
Elevation A	27'	a = 29.50	796.5
Elevation B	28'	b = 12.0	336.0
Elevation C	30'	c = 35.0	1050.0
Elevation D	24.5'	d = 36.0	882.0
Elevation E	20.5'	e = 64.50	1322.25
Elevation F	24.5'	f = 24.0	582.0
TOTAL	154.25'	201	4968.75
Show Calc: (4968.75)/201=	24.72'		

TABLE 6 – LOT SLOPE

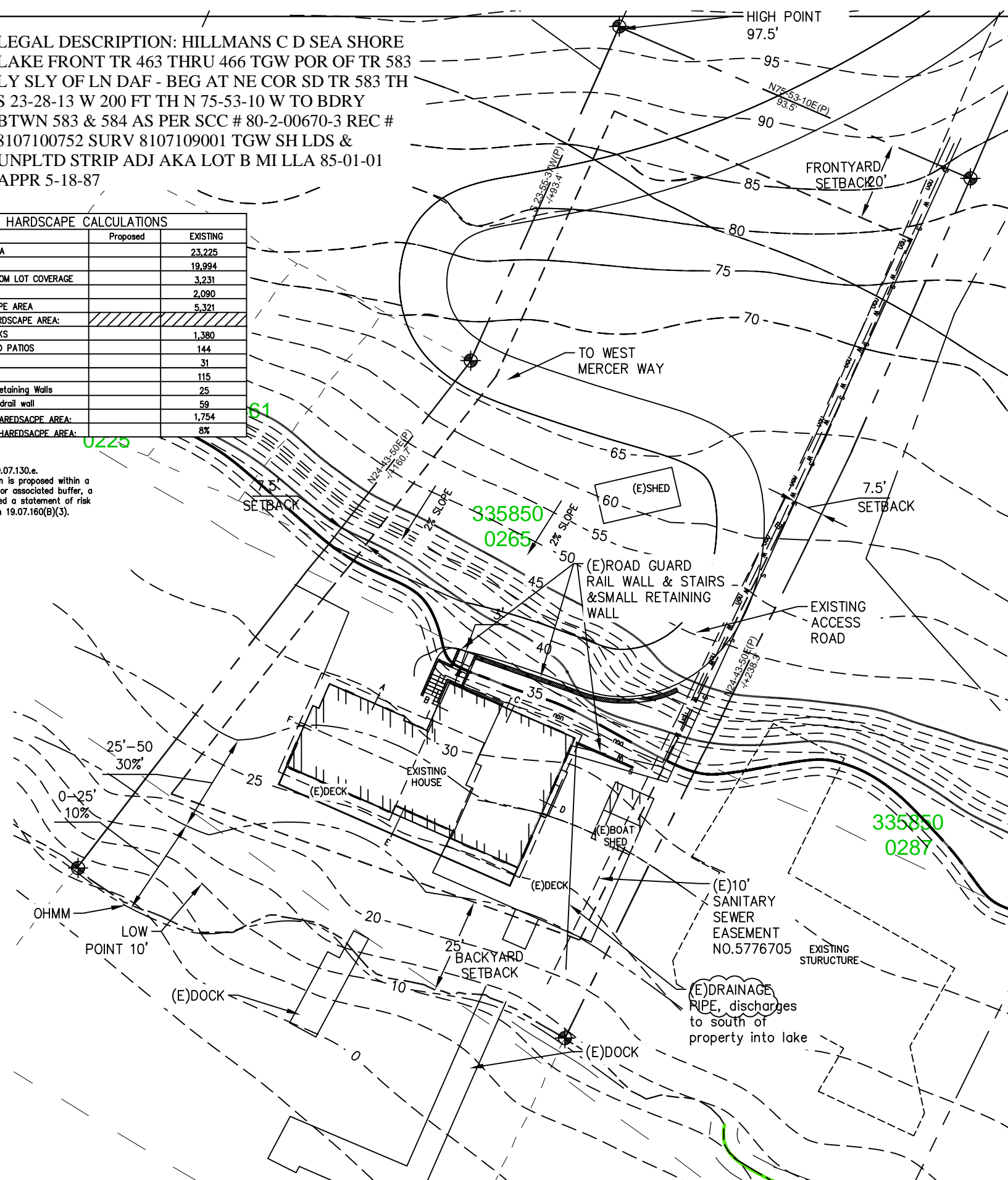
HIGH POINT OF LOT	97.5'
LOW POINT OF LOT	10.0'
DISTANCE BETWEEN HIGH & LOW PTS	260'
ELEVATION DIFFERENCE	87.5'
87.5'/260x100 =	33.7% SLOPE

LEGAL DESCRIPTION: HILLMANS C D SEA SHORE LAKE FRONT TR 463 THRU 466 TGW POR OF TR 583 LY SLY OF LN DAF - BEG AT NE COR SD TR 583 TH S 23-28-13 W 200 FT TH N 75-53-10 W TO BDRY BTWN 583 & 584 AS PER SCC # 80-2-00670-3 REC # 8107100752 SURV 8107109001 TGW SH LDS & UNPLTD STRIP ADJ AKA LOT B MI LLA 85-01-01 APPR 5-18-87

TABLE 7 – HARDSCAPE CALCULATIONS

	Proposed	EXISTING
GROSS LOT AREA		23,225
NET LOT AREA		19,994
AREA BORROWED FROM LOT COVERAGE		3,231
ALLOWED 9%		2,090
ALLOWED HARDSCAPE AREA		5,321
TOTAL EXISTING HARDSCAPE AREA:		
UNCOVERED DECKS		1,380
UNCOVERED PATIOS		144
WALKWAYS		31
STAIRS		115
Rockeries and Retaining Walls		25
Other: Guardrail wall		59
TOTAL PROJECT HARDSCAPE AREA:		1,754
TOTAL % PROJECT HARDSCAPE AREA:		8%

NOTE: MICC 19.07.130.e. THE modification or addition is proposed within a geologically hazardous area or associated buffer, a qualified professional provided a statement of risk consistent with section 19.07.160(B)(3).



OVERALL SITE PLAN

LEGEND

EDGE OF PAVEMENT	—EP—EP—EP—
RIGHT-OF-WAY	-----
PROPERTY LINE	-----
FENCE	—X—X—X—X—
SILT FENCE	—X—X—X—X—
SETBACK/EASEMENT	-----
CLEANOUTS	○ ○
CATCH BASIN	■
EXISTING CONTOURS	-----457-----
PROPOSED CONTOURS	-----457-----
EXISTING WATER	—W—W—W—
EXISTING SEPTIC	-----
EXISTING SURFACE	-----
PROPOSED SURFACE	-----
EXISTING AREA	-----
ADDITION AREA	-----
REMODEL AREA	-----

PNDB



HOME • DESIGN

REVISIONS:	DATE:

CONTACT:
PACIFIC NORTHWEST DESIGN AND BUILD
ADDRESS:
15209 84th Ave Ct E
Puyallup Wa. 98375
(253)466-3816

DRAWN BY:	BP
DATE:	11/03/2023
PROJECT NUMBER:	23-0243

SUBJECT PROPERTY

