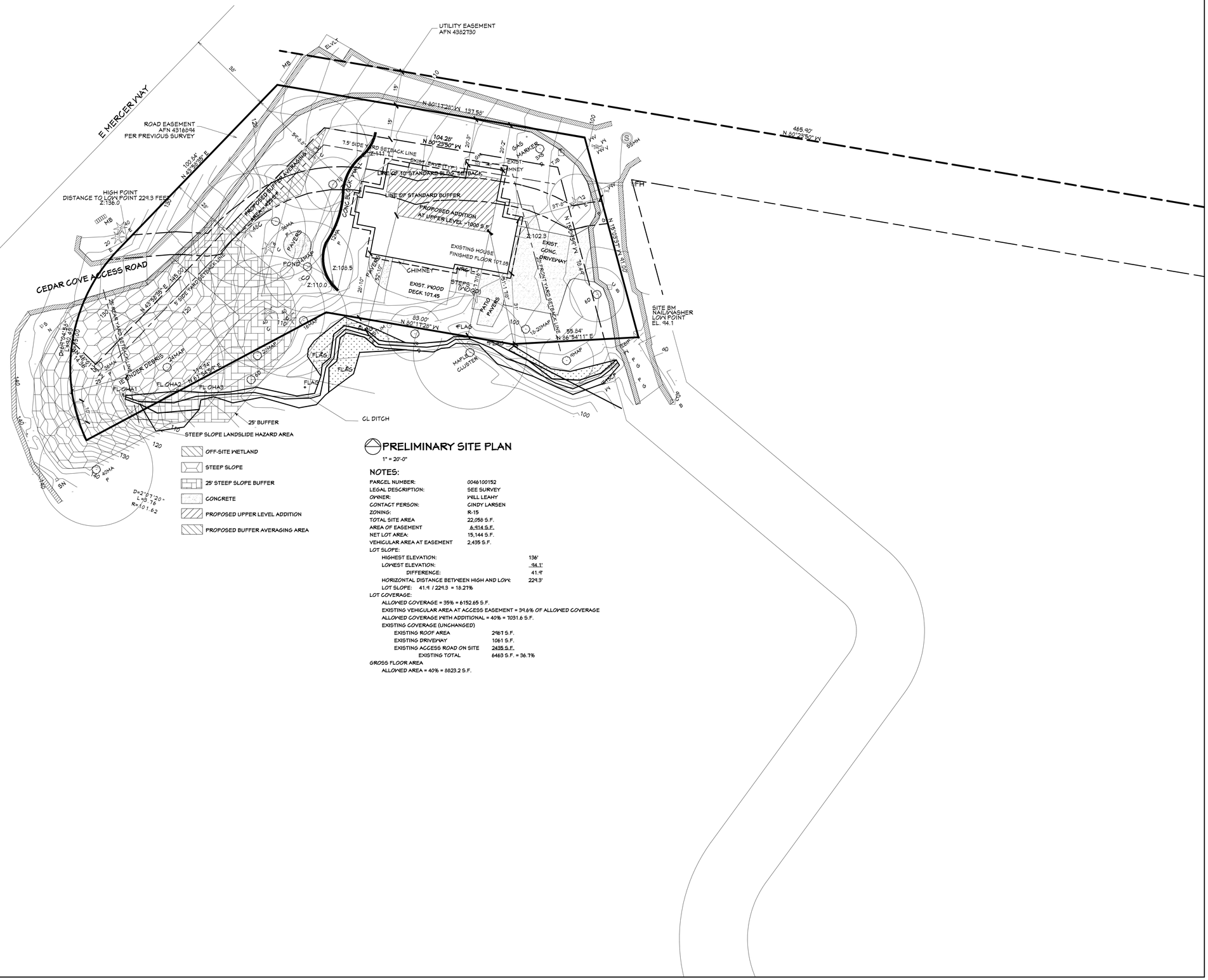

PRELIMINARY SITE PLAN

1" = 20'-0"

- OFF-SITE WETLAND
- STEEP SLOPE
- 25' STEEP SLOPE BUFFER
- CONCRETE
- PROPOSED UPPER LEVEL ADDITION
- PROPOSED BUFFER AVERAGING AREA

NOTES:

PARCEL NUMBER:	0046100152
LEGAL DESCRIPTION:	SEE SURVEY
OWNER:	WILL LEAHY
CONTACT PERSON:	CINDY LARSEN
ZONING:	R-15
TOTAL SITE AREA	22,058 S.F.
AREA OF EASEMENT	6,914 S.F.
NET LOT AREA	15,144 S.F.
VEHICULAR AREA AT EASEMENT	2,435 S.F.

LOT SLOPE:

HIGHEST ELEVATION:	136'
LOWEST ELEVATION:	94.1'
DIFFERENCE:	41.9'
HORIZONTAL DISTANCE BETWEEN HIGH AND LOW:	229.3'

LOT SLOPE: 41.9 / 229.3 = 18.27%

LOT COVERAGE:

ALLOWED COVERAGE = 35% = 6152.65 S.F.

EXISTING VEHICULAR AREA AT ACCESS EASEMENT = 39.6% OF ALLOWED COVERAGE

ALLOWED COVERAGE WITH ADDITIONAL = 40% = 7031.6 S.F.

EXISTING COVERAGE (UNCHANGED)

EXISTING ROOF AREA	2967 S.F.
EXISTING DRIVEWAY	1061 S.F.
EXISTING ACCESS ROAD ON SITE	2435 S.F.
EXISTING TOTAL	6463 S.F. = 36.7%

GROSS FLOOR AREA

ALLOWED AREA = 40% = 8823.2 S.F.

REVISIONS

3-26-21 DIM'S. TO WATERCOURSE
DIM'S. TO WETLANDS

CONSULTANTS

FOR: WESTHILL INC.
P.O. BOX 306
WOODINVILLE, WA 98072
(425) 483-0999

LEAHY RESIDENCE
4340 E. MERCER WAY
MERCER ISLAND, WA 98040

BASSETT LARSEN DESIGN LLC
2704 34TH AVENUE SOUTH. SEATTLE, WA 98144. (206) 232-0602

SHEET TITLE
PRELIMINARY SITE PLAN
NOTES

SHEET 1
OF 2 SHEETS

DATE 2-24-21