

LOT STATISTICS	
LOT AREA:	8,551 SF
PROP. FOOTPRINT:	1,923 SF
COV'D PORCH/PATIO:	193 SF
DRIVEWAY/CONC.:	744 SF
TOTAL ROOF AREA:	2,532 SF
TOTAL IMPERVIOUS AREA*:	3,276 SF 38%
*TOTAL IMPERVIOUS AREA FOR THIS LOT INCLUDES: ROOF, EAVES OVER 2' IN WIDTH, UNCOVERED PORCH, PATIO, DRIVEWAY, AND SIDEWALK AREAS.	
BUILDING HEIGHT CALCULATIONS:	
A.	428.8
B.	428.0
C.	414.5
D.	422.0
TOTAL A+B+C+D/4 = 423.33 AVG. FG	
MAX. ROOF ELEV: 453.33	
ACTUAL ROOF ELEV: 453.10	
BUILDING HEIGHT = 29.77'	

LEGEND	
—x—x—	SILT FENCE
	CONSTRUCTION ENTRANCE
	TOPSOIL STOCKPILE
—S—	SEWER
—SD—	STORM
—W—	WATER

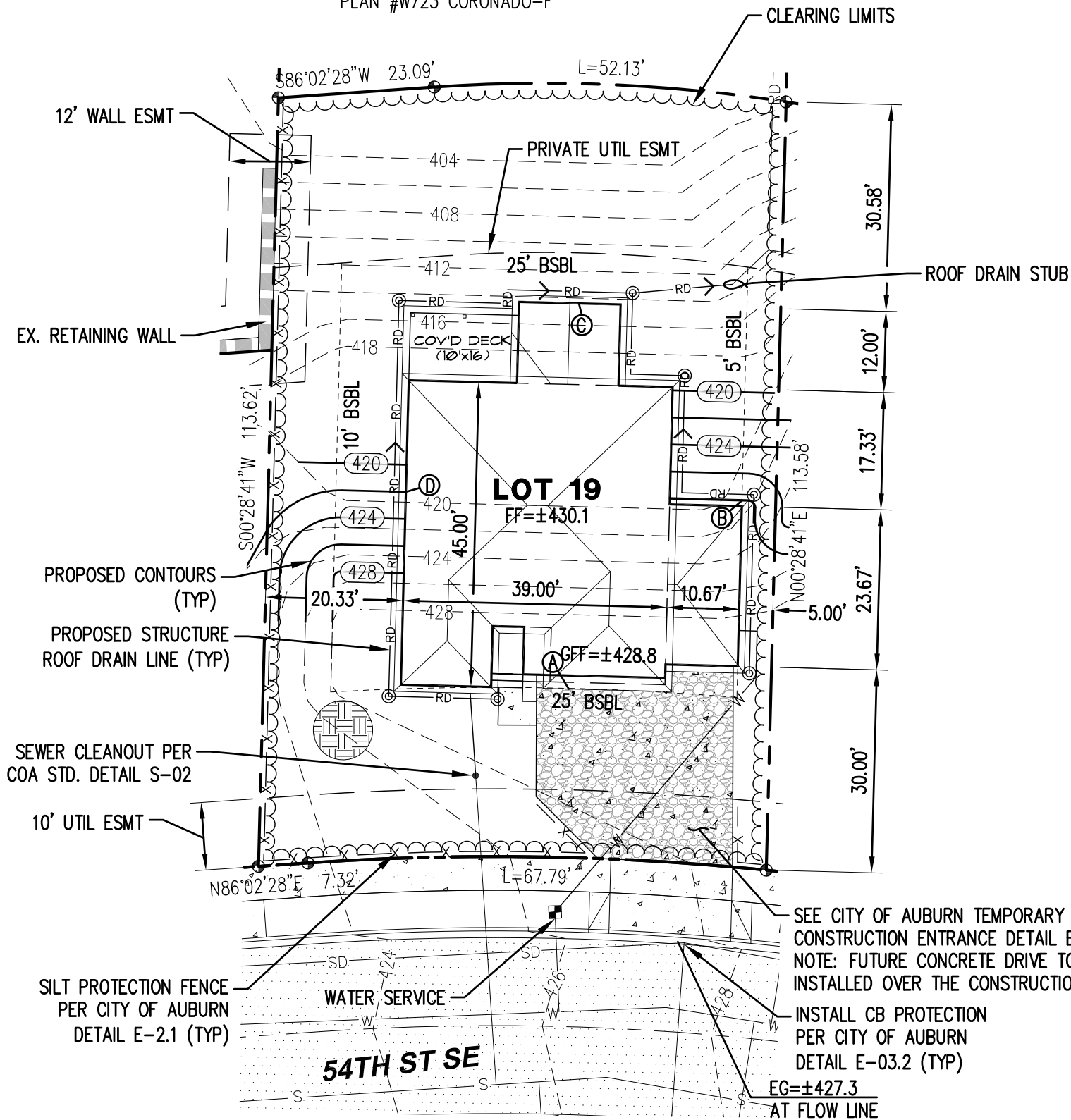
**NOTE:**  
BUILDING IS OFFSET 5.00' WEST AND IS ALIGNED PARALLEL TO THE EAST PROPERTY LINE.

**CITY OF AUBURN STANDARD STORM NOTES:**

1. TESC INSTALLED PRIOR TO CONSTRUCTION.
2. BARE SOILS COVERED WITH MULCH.
3. TOPSOIL PER WSDOE BMP T5.13 (EFF 12" DEPTH).
4. ALL ONSITE RUNOFF CONNECTED TO PRIVATE STORM STUB.
5. ALL DISTURBED LANDSCAPE AREAS SHALL BE TOPSOILED PER WSDOE BMP T5.13.
6. GRADE YARD TO LOW POINTS WITH YARD DRAINS TO COLLECT ALL YARD DRAINAGE. SEND ALL YARD AND ROOF DRAINAGE TO EXISTING STORM STUB.

## FOREST GLEN LOT #19

TAX PARCEL NUMBER: 2592050190  
ADDRESS: 2217 54TH STREET SE  
RICHMOND AMERICAN HOMES  
(253) 693-4727  
PLAN #W723 CORONADO-F

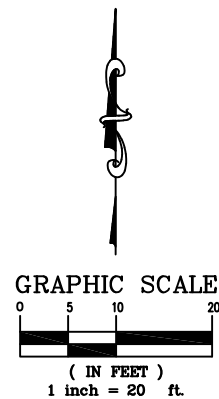


SEE CITY OF AUBURN TEMPORARY CONSTRUCTION ENTRANCE DETAIL E-01.1.  
NOTE: FUTURE CONCRETE DRIVE TO BE INSTALLED OVER THE CONSTRUCTION ENTRANCE.

INSTALL CB PROTECTION PER CITY OF AUBURN DETAIL E-03.2 (TYP)

EG=±427.3  
AT FLOW LINE

FEATURES CONTAINED IN THIS DRAWING, INCLUDING BUT NOT LIMITED TO, BOUNDARY, RIGHT-OF-WAY, EASEMENT, PARCEL LINES, BEARINGS, DISTANCES, WETLANDS AND BUFFERS, WERE DERIVED FROM PUBLIC RECORDS OR ACQUIRED FROM AUTOCAD DRAWINGS SUPPLIED BY OTHERS.



**FOREST GLEN**  
CITY OF AUBURN, KING COUNTY, WA  
LOT #19

Project:

Designed: JEH  
Drawn: JEH  
Checked: CAD

Scale: 1"=20'  
Date: 11/02/20  
Job No.: 13107

Sheet No.:

**1**

1 of 1 Sheets

**C.E.S. NW INC.**  
CIVIL ENGINEERING & SURVEYING

WASHINGTON  
20819 72nd AVE S, Suite 110  
Kent, WA 98032 (253) 693-4727

**RICHMOND**  
AMERICAN HOMES



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