

A PORTION OF THE NW & SW 1/4 OF SEC 8, TWP 25 N, RGE 6 E, W.M.

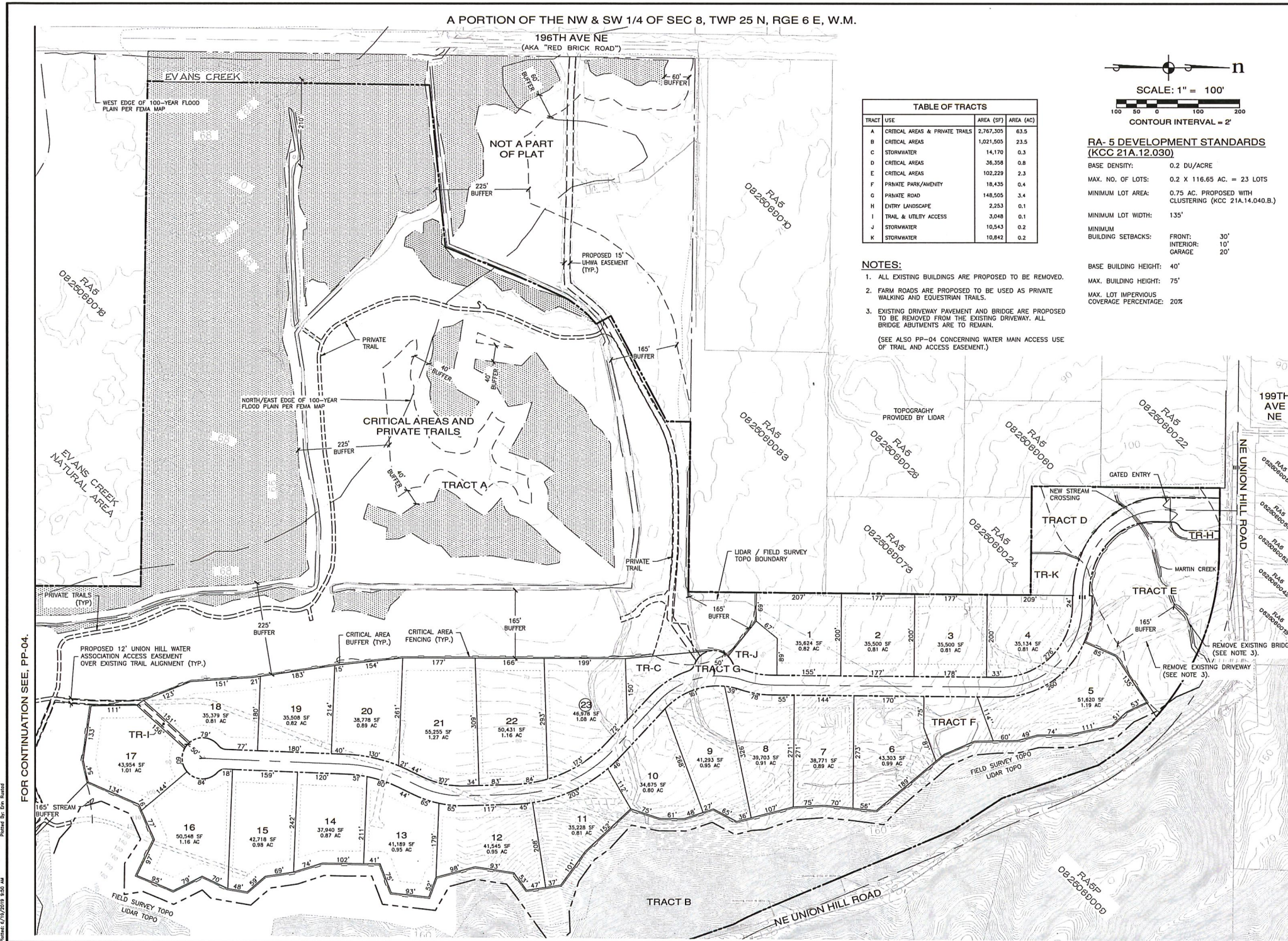
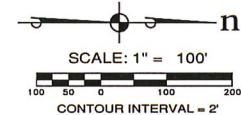


TABLE OF TRACTS

TRACT	USE	AREA (SF)	AREA (AC)
A	CRITICAL AREAS & PRIVATE TRAILS	2,767,305	63.5
B	CRITICAL AREAS	1,021,505	23.5
C	STORMWATER	14,170	0.3
D	CRITICAL AREAS	36,358	0.8
E	CRITICAL AREAS	102,229	2.3
F	PRIVATE PARK/AMENITY	18,435	0.4
G	PRIVATE ROAD	148,505	3.4
H	ENTRY LANDSCAPE	2,253	0.1
I	TRAIL & UTILITY ACCESS	3,048	0.1
J	STORMWATER	10,543	0.2
K	STORMWATER	10,842	0.2



RA-5 DEVELOPMENT STANDARDS (KCC 21A.12.030)

- BASE DENSITY: 0.2 DU/ACRE
- MAX. NO. OF LOTS: 0.2 X 116.65 AC. = 23 LOTS
- MINIMUM LOT AREA: 0.75 AC. PROPOSED WITH CLUSTERING (KCC 21A.14.040.B.)
- MINIMUM LOT WIDTH: 135'
- MINIMUM BUILDING SETBACKS: FRONT: 30', INTERIOR: 10', GARAGE: 20'
- BASE BUILDING HEIGHT: 40'
- MAX. BUILDING HEIGHT: 75'
- MAX. LOT IMPERVIOUS COVERAGE PERCENTAGE: 20%

- NOTES:**
- ALL EXISTING BUILDINGS ARE PROPOSED TO BE REMOVED.
 - FARM ROADS ARE PROPOSED TO BE USED AS PRIVATE WALKING AND EQUESTRIAN TRAILS.
 - EXISTING DRIVEWAY PAVEMENT AND BRIDGE ARE PROPOSED TO BE REMOVED FROM THE EXISTING DRIVEWAY. ALL BRIDGE ABUTMENTS ARE TO REMAIN.
- (SEE ALSO PP-04 CONCERNING WATER MAIN ACCESS USE OF TRAIL AND ACCESS EASEMENT.)

REVISIONS		
NO.	DESCRIPTION/DATE	BY
1	FIRST SUBMITTAL	ESM
2	SECOND SUBMITTAL	ESM
3	THIRD SUBMITTAL	ESM

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THE ESTATE OF BARBARA J. NELSON, ET AL.
GUNSHY MANOR
 PRELIMINARY SITE PLAN

JOB NO.: 1359-001-007
 DWG. NAME: PP-03
 DESIGNED BY: USR
 DRAWN BY: DCL
 CHECKED BY:
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 DATE OF PRINT:
PP-03
 3 of 7 SHEETS

PLAT 18-0007