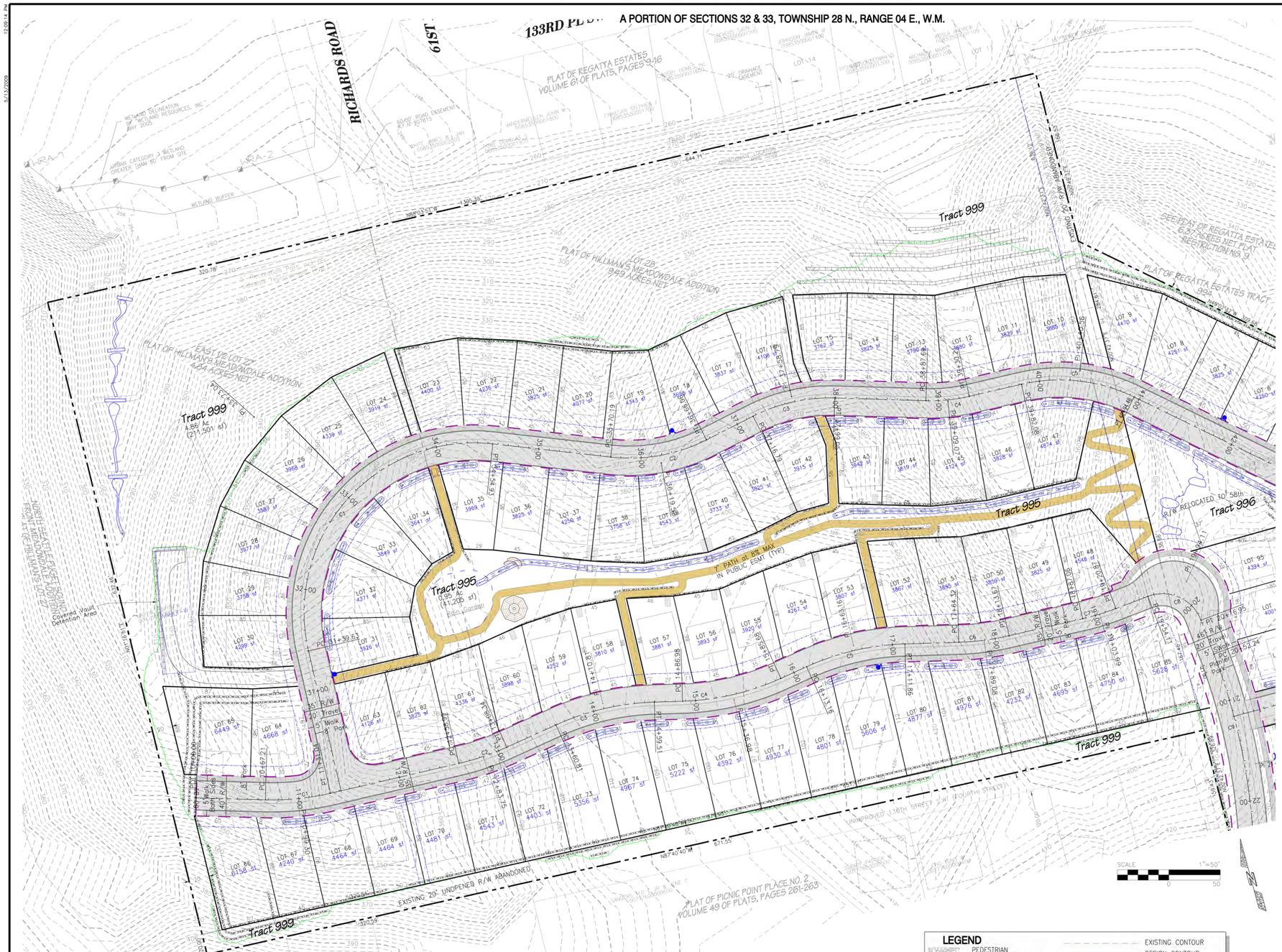
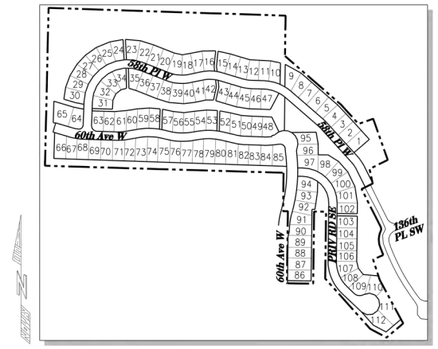
A PORTION OF SECTIONS 32 & 33, TOWNSHIP 28 N., RANGE 04 E., W.M.





SCALE 1"=300'

KEY MAP

UNIT YIELD AND BONUS per SCC 30.42B.040

WEST	(00473300002701, 00473300002800)		
Gross Site Area	648,388 sf	(14.885 ac)	100.0%
Less NGPA and critical areas	0 sf	(0.000 ac)	0.0%
Net Development Area	648,388 sf	(14.885 ac)	100.0%
/ Min Lot Area for R-9600	9,600 sf		
Unit yield	67.5 units		
x 1.2 factor			
Maximum Dwelling Units	81.0 units		
Proposed Units	76 units		
Density check (max 9)=	76 units / 14.885 ac = 5.11 DU/acre		
EAST	(00853500000100)		
Gross Site Area	324,632 sf	(7.453 ac)	100.0%
Less NGPA and critical areas	0 sf	(0.000 ac)	0.0%
Net Development Area	324,632 sf	(7.453 ac)	100.0%
/ Min Lot Area for R-8400	8,400 sf		
Unit yield	38.6 units		
x 1.2 factor	1.2		
Maximum Dwelling Units	46.4 units		
Proposed Units	36 units		
Density check (max 9) =	36 units / 7.453 ac = 4.83 DU/acre		

MINIMUM NET DENSITY per SCC 30.23.020

Gross Site Area	973,020	sf	(22.337 ac)	100.0%
Less Road R/W and Tract 994	140,214	sf	(3.219 ac)	14.4%
Less Critical areas (none)	0	sf	(0.000 ac)	0.0%
Less Area for Public use (Tracts 999-995)	379,095	sf	(8.703 ac)	39.0%
Net Site Area =	453,711	sf	(8.703 ac)	45.6%
Net Density =	112 units / 10.416 ac = 10.75 DU/acre			

OPEN SPACE ANALYSIS per SCC 30.42B.115

TOTAL OPEN SPACE (Part 1)			
Tract 999 - Vault VLT-W, Open Space	211,501 sf	(4.855 ac)	21.7%
Tract 998 - Vault VLT-NE, Open Space	21,518 sf	(0.494 ac)	2.2%
Tract 997 - Open Space	20,035 sf	(0.460 ac)	2.1%
Tract 996 - Open Space	54,283 sf	(1.246 ac)	5.6%
Tract 995 - Open Space	41,205 sf	(0.946 ac)	4.2%
Total Open Space=	348,542 sf	(8.001 ac)	35.8%
Min Open Space Required (20%)=	194,604 sf	(4.467 ac)	20.0%
Percent of gross site area (20% min) =	35.8%		
USABLE OPEN SPACE (part 2)			
Tract 998 - Vault VLT-NE, Open Space	21,518 sf	(0.494 ac)	2.2%
Tract 997 - Open Space	20,035 sf	(0.460 ac)	2.1%
Tract 996 - Open Space	54,283 sf	(1.246 ac)	5.6%
Tract 995 - Open Space	41,205 sf	(0.946 ac)	4.2%
Total Usable Open Space provided =	137,041 sf	(3.146 ac)	14.1%
Usable Open space req'd (600 sf x 112 lots)=	67,200 sf	(1.543 ac)	6.9%
Minimum usable open space per lot=	600 sf		
Usable open space Req'd in one tract= 40% =	26,880 sf		
Usable open space in one tract (40% min)=	(Tract 996: 54,283)/67,200=80.8%		
ACTIVE RECREATIONAL OPEN SPACE (part 3)			
Tract 995 - Open Space	41,205 sf	(0.946 ac)	4.2%
Total Active Recreational Open Space=	41,205 sf	(0.946 ac)	4.2%
Percent of total usable Open Space (30% min)=	(41,205)/137,041=30.1%		

DATUM & BENCHMARK

VERTICAL DATUM: NGVD 1929
Based on interpolated elevation from "Mukilteo", U.S.G.S 7.5 minute quadrangle map.

PROJECT BENCHMARK
Top of the 1 1/2" iron pipe located at the east quarter of section 32, t.28n., r.4e., w.m.,

PROJECT BENCHMARK ELEVATION 449.37 feet N.G.V.D. 29

BASIS OF BEARING:
The east line of the northeast quarter of section 32, township 28 north, range 4 east, w.m., as monumented and shown hereon bears n 0°42'37" e.

ROADWAY DATA

58th PL W	1610 lf
60th AVE W	1363 lf
Private Road SE	740 lf
Total Road Length:	3713 lf
Private Road Paved Area:	24,400 sf 2.5%
Private Road Tract Area:	30,553 sf 3.1%
Public Road Paved Area:	85,198 sf 8.8%
Public Road R/W Area:	109,661 sf 11.2%

PARKING : (SCC 30.26.030(1))

Off-Street Required: 2 spaces per dwelling unit, 30.42B.140(7) plus 1/2 space per dwelling unit for PRD require a minimum of 280 spaces

Off-Street Designed: 2 spaces to be available in garage, and 1 space per unit to be available in driveways. min dimension ea: 8' x 20'. 280
On-Street Designed
112 spaces along street (1 space/unit)

Total of 392 spaces

FIRE HYDRANT NOTES

Nearest fire hydrants:
1. Approx. 60 feet east of site at intersection of 58th Pl W and 136th Pl SW,
2. Approx. 80 feet west of 60th on 136th Pl SW

HOUSE TYPE DISTRIBUTION AND AREAS

HOUSE UNIT	QTY	PERCENT	BLDG AREA	W x D
Glacier	17	14.9	1,840 sf	40x46
Shasta	32	29.8	1,365 sf	35x39
Trinity	31	27.2	1,050 sf	35x30
Whitney	32	28.1	1,296 sf	36x36
TOTAL=	112	100.0		

LEGEND

PEDESTRIAN DECORATIVE CROSSWALK
PERVIOUS PAVERS
LANDSCAPED OPEN AREA
EXISTING BUILDING
EXISTING PAVED AREA
PROPOSED PAVED AREA
SIDEWALK/CONCRETE
EXERCISE STATION
BENCH
PICNIC TABLE
FIRE HYDRANT
FOOTBRIDGE
PRIVATE STAIRCASE
RETAINING BLOCK WALL
WALL

EXISTING CONTOUR
DESIGN CONTOUR
TRACT BOUNDARY
EASEMENT
EX. PROPERTY LINE
PROPERTY LINE
EXISTING TREES REMAIN
FENCE
PROP. STORM DRAIN
PROPOSED SANITARY SEWER LINE
PROPOSED WATER LINE
EXIST. WATER LINE
EXIST. STORM DRAIN
SANITARY SEWER LINE EXISTING
EXISTING R/W LINE
ROAD R/W LINE
7' PEDESTRIAN PATH/ 5' NATURE TRAIL
BIOFILTRATION SWALE

GENERAL NOTE:
It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities.

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES APPROVED FOR CONSTRUCTION (OR GRADING IN THE CASE OF GRADING PERMITS)
BY: RANDOLPH SLEIGHT PE, PLS
R/W PERMIT NO.

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727 360-652-5374 Fax

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MAKING A "WAY" OUT OF "NO WAY"

EXPIRES: 6/30/08

PROJECT LEAD: DBE
CHECKED BY:
DATE: JULY 12, 2005
REVN: AUGUST 31, 2006
MAY 23, 2006
DECEMBER 18, 2006

Horseman's Trail

A PORTION OF SECTIONS 32 & 33, TOWNSHIP 28 N., RANGE 04 E., W.M.

Horseman's Trail, LLC

PRD Official Site Plan (2 of 3)

SHEET P2 of 9
24x36

05-123050-SD