



PROPOSED MAILBOX LOCATION

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VICINITY MAP

SITE ADDRESS

1500 WASHINGTON ROAD
WASHOETZ, WA 98090

LEGAL DESCRIPTION

TRACTS 205 AND 206, SUNDIVIDED, 1/4 SECTION 01, TOWNSHIP 29 NORTH, RANGE 5 EAST, WASHINGTON COUNTY, WASHINGTON.
SITING THE WEST 1/4 OF THE TRACT AS MEASURED ALONG THE NORTH LINE OF SAID TRACT 205.

ZONING ANALYSIS

ZONING: R1000000
OVERLAY: R1000000
BASE DENSITY: 8 DENSITY UNITS PER ACRE
MAX DENSITY: 18 DENSITY UNITS PER ACRE
PRO BONUS LOT AREA: 1,500 SF
PRO BONUS LOT SETBACK: 10'
PRO BONUS SIDE YARD SETBACK: 5'
PRO BONUS FRONT SETBACK: 10'
PRO BONUS BUILDING COVERAGE: 40% MAXIMUM
PRO BONUS IMPROVED SURFACE: 75% (SEE CALCULATION SHEET)
PARKING REQUIRED: 47 SPACES
 (2 SPACES PER 100 SQ FT RESIDENTIAL) + 1 SPACE PER LOT
ON LOT PARKING PROVIDED: 176 SPACES
 (2 SPACES PER 100 SQ FT RESIDENTIAL) + 2 SPACES PER LOT

TAX PARCEL NUMBER

0008010002000
0008010002400

PROJECT DESCRIPTION

SUBDIVISION AND CONSTRUCTION OF 29 HIGH DENSITY SINGLE-FAMILY RESIDENTIAL UNITS AND ASSOCIATED CLEARING, DRAINAGE, ROAD, UTILITY AND UTILITY ENCLOSURES.

OPEN SPACE CALCULATION

NET PROJECT AREA: 111,419 SF (2.52 AC)
 REQUIRED OPEN SPACE: 21,683 SF (0.48 OR NET PROJECT AREA)
 REQUIRED ACTIVE OPEN SPACE: 2,582 SF (0.06 OF REQUIRED OPEN SPACE)

Location	Total Area	Passive Area	Active Area	Description
Tract B	30,080 SF 0.69 AC	12,734 SF 0.29 AC	17,004 SF 0.39 AC	Storm Drainage Facility/Playground
Sub-Total ¹	80,080 SF 0.89 AC	12,734 SF 0.29 AC	17,004 SF 0.39 AC	
Tract B ²	1,730 SF 0.04 AC	1,730 SF 0.04 AC	0 SF 0.00 AC	Landscape
Total	81,810 SF 0.93 AC	14,464 SF 0.32 AC	17,004 SF 0.39 AC	

¹ Area permitted towards R10 Credits.
² Tract B cannot be counted towards R10 credits, but can be counted towards the total open space requirement.

DENSITY INCENTIVES: 22C.090.030

Incentive	Incentive Bonus	Amount Provided	Achieved Units
3. Community Image and Identity a. Contribution towards an identified capital improvement project, including, but not limited to, parks, roadways, utilities, gateway signs, etc.	\$15,000 Per Bonus Unit	\$75,000	5
5. Storm Drainage Facilities Dual use retention/detention facilities.	5 bonus units per acre of the stormwater facility tract used for active recreation.	2,980 SF 0.07 AC	0.25
6. Developments that incorporate active recreation facilities that utilize the storm water facility tract.	2 bonus units per acre of the stormwater facility tract used for passive recreation.	14,044 SF 0.32 AC	0.64
7. Project Design b. Retention or creation of a perimeter buffer, composed of existing trees and vegetation, or additional plantings, in order to improve design or compatibility between neighboring land uses.	1 bonus unit per 500 linear feet of perimeter buffer retained, enhanced or created (when not otherwise required by city code).	15,751 LF	3.15
Total Achieved Incentive Units			9
Total Allowed Number of Lots (Base Density Calculation + Incentive Units)			29 (20 Lots + 9 Units)

PRD SITE PLAN
COLVIN PRD
MAINVUE WA, LLC

HEET 1 OF 1
PROJECT NUMBER 21387



CORE DESIGN
ENGINEERING • PLANNING • SURVEYING
13100 NE 193RD BLVD SUITE 200
Redmond, Washington 98071
425.866.7877 Fax 425.866.7868

Move both ebUs to location on Road C. 2 lb-unit ebUs will work for this location.

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