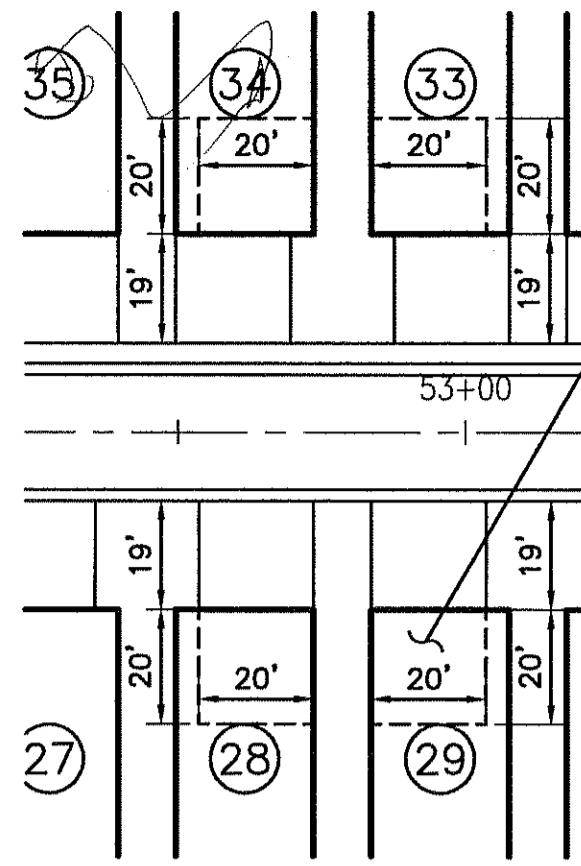
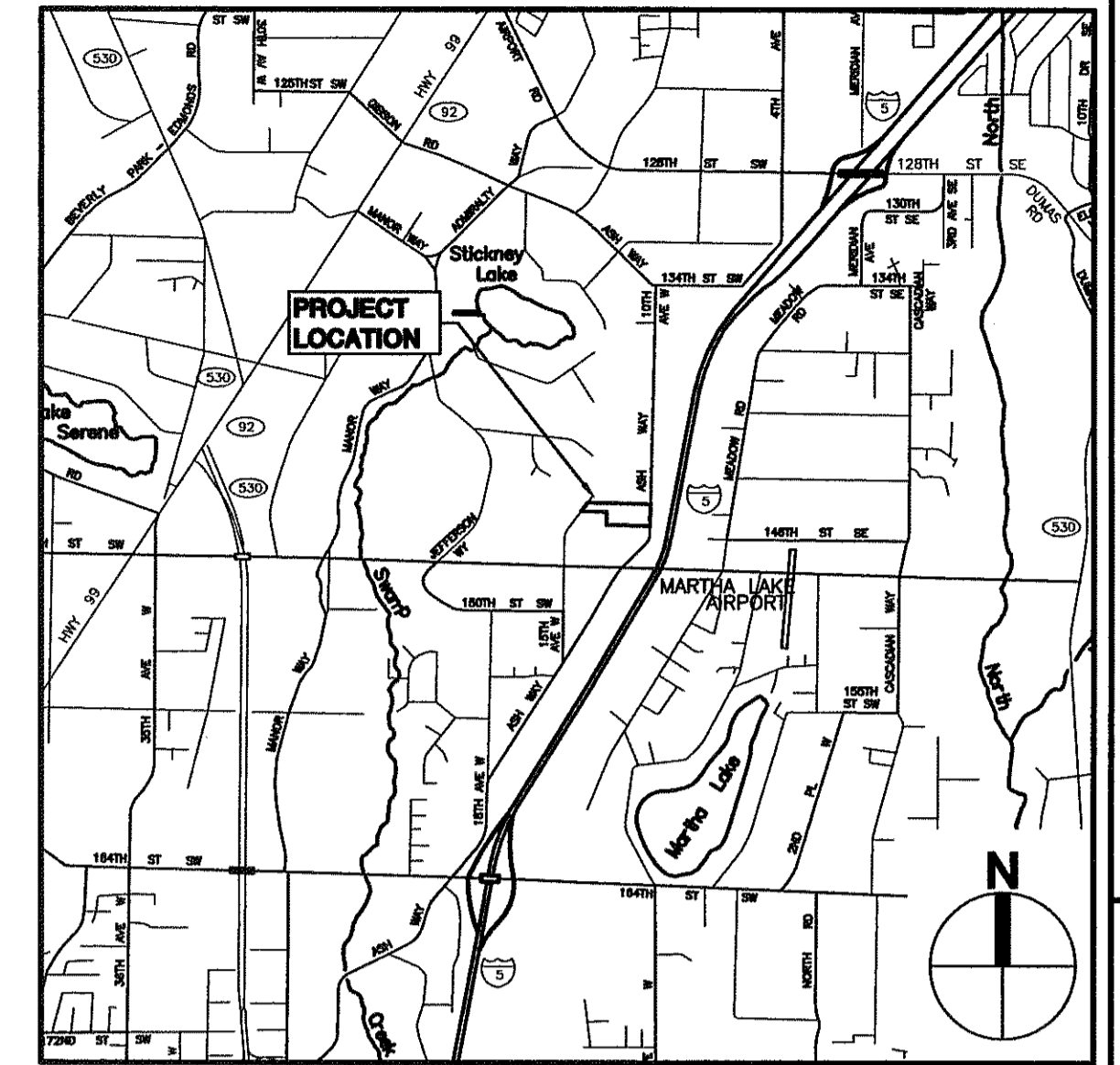


SW 1/4, SECTION 36, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M.
SE 1/4, SECTION 35, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M.

ADMINISTRATIVE SITE PLAN KNOTH LANDING LDMR/MR



LOT	DIMENSION
1-11	25'x65'
12-14	26'x39.5'
15-16	24'x52'
17, 19	24'x47'
18, 20-50	24'x52'



NO.	DATE	DESCRIPTION
1	9/28/07	FIRST SUBMITTAL
2	9/28/07	SECOND SUBMITTAL
3	4/03/07	THIRD SUBMITTAL
4	4/03/07	FOURTH SUBMITTAL
5	9/28/07	FIFTH SUBMITTAL

TYPICAL GARAGE DETAIL
N.T.S.

VICINITY MAP
N.T.S.

SITE INFORMATION:

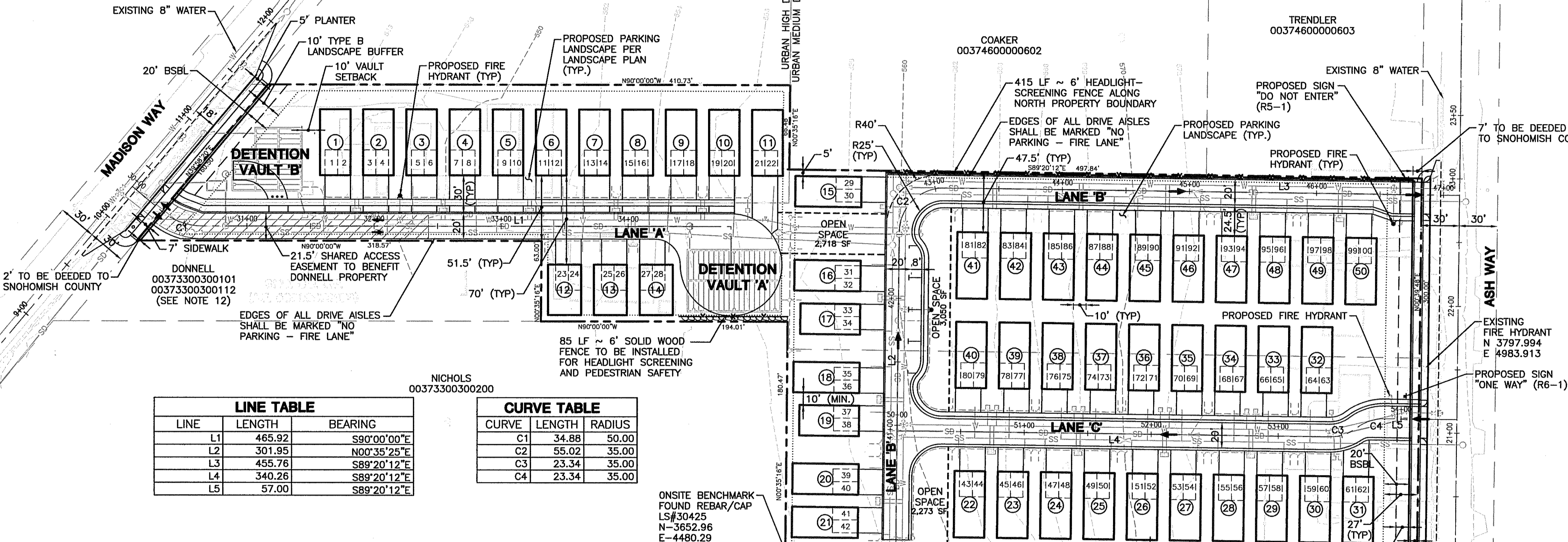
SITE ADDRESS: 14514 ASH WAY
CURRENT ZONING: R-7200
PROPOSED ZONING: LDMR/MR
PRESENT USE: SINGLE FAMILY RESIDENCE
GPP DESIGNATION: URBAN MEDIUM DENSITY RESIDENTIAL (6 TO 12 D.U./AC.)
URBAN HIGH DENSITY RESIDENTIAL (12 TO 24 D.U./AC.)
PROPOSED USE: DETACHED CONDOMINIUMS
PROPOSED DUPLEX LOTS: NONE
WATER/SEWER: ALDERWOOD WATER AND SEWER DISTRICT
ELECTRICITY: SNOHOMISH PUBLIC UTILITY DISTRICT NO.1
TELEPHONE: VERIZON
NATURAL GAS: PUGET SOUND ENERGY SERVICES
PUBLIC SCHOOLS: MUKILTEO SCHOOL DISTRICT
POLICE: SNOHOMISH COUNTY SHERIFF'S DEPARTMENT
FIRE: SNOHOMISH COUNTY FIRE DISTRICT NO.7

ALLOWABLE DENSITY CALCULATION:

TOTAL SITE AREA	=	218,296 SF (5.01 AC)
MR SITE AREA	=	69,006 (1.58 AC)
MAX DU ALLOWED IN MR	=	69,006 (1.58 AC)
DU PROPOSED	=	14
LDMR SITE AREA	=	149,290 SF (3.43 AC)
MAX DU ALLOWED IN LDMR	=	149,290 SF / 4,000 SF = 37
DU PROPOSED	=	36
TOTAL DU ALLOWED	=	71
TOTAL DU PROPOSED	=	50
TOTAL PAVED AREA	=	37,190 SF

ALLOWABLE LOT COVERAGE:

TOTAL AREA IN MR ZONE	=	69,006 S.F. (1.58 AC)
ALLOWED BLDG COVERAGE IN MR ZONE	=	27,602 S.F. (40% OF TOTAL)
PROPOSED BLDG COVERAGE IN MR ZONE	=	16,809 S.F.
TOTAL AREA IN LDMR ZONE	=	149,291 S.F. (3.43 AC.)
ALLOWED BLDG COVERAGE IN LDMR ZONE	=	44,787 S.F. (30% OF TOTAL)
PROPOSED BLDG COVERAGE IN LDMR ZONE	=	44,688 S.F.



LINE	LENGTH	BEARING
L1	465.92	S90°00'00"E
L2	301.95	N00°35'25"E
L3	455.76	S89°20'12"E
L4	340.26	S89°20'12"E
L5	57.00	S89°20'12"E

CURVE	LENGTH	RADIUS
C1	34.88	50.00
C2	55.02	35.00
C3	23.34	35.00
C4	23.34	35.00

PROJECT INFORMATION:

APPLICANT: CLAYTON KNOTH
18015 45 ROAD
ARLINGTON, WA 98223
PHONE: (425) 478-0438

OWNER: CLAYTON KNOTH
18015 45 ROAD
ARLINGTON, WA 98223
PHONE: (425) 478-0438

ENGINEER: SITE DEVELOPMENT ASSOC., LLC
10117 MAIN ST
BOTHELL, WA 98011
CONTACT: KEN MCINTYRE, P.E.
PHONE: (425) 486-6533

SURVEYOR: THE WEST GROUP, INC.
2120 HEWITT AVENUE
EVERETT, WA 98201
CONTACT: DAVE WEST, PLS
PHONE: (425) 252-7088

LEGAL DESCRIPTION:

LOT 4 AND LOT 5, ALDERWOOD MANOR NO. 22, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 4, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, NORTH 93 FEET OF SOUTH 186 FEET MEASURED ALONG THE EAST LINE OF LOT 1, ALDERWOOD MANOR NO. 07, BLOCK 3 DIV 2, ALDERWOOD MANOR NO. 07 BLOCK 3, DIV 11, LOT 2 OF Z88909375 SHORT PLAT RECORDING AUDITORS FILE NO 8908070373, BEING A PORTION OF LOT 1 OF EXISTING PLAT.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARKING AREA LANDSCAPING CALCULATIONS:

TOTAL PARKING AREA = 61,608 SF
REQUIRED LANDSCAPING AREA = 0.1 X 61,608 SF = 6,161 SF (TREE-LINED TREATMENT OF ACCESS AISLES SEE LANDSCAPING PLAN)

DATUM/BENCHMARK:

TOP OF MONUMENT IN CASE ELEVATION 570.26 (NGVD 29)

TAX ACCOUNT NUMBERS:

00373300300102	00374600000401
00374600000402	00374600000403
00374600000404	00374600000500
00373300300111	

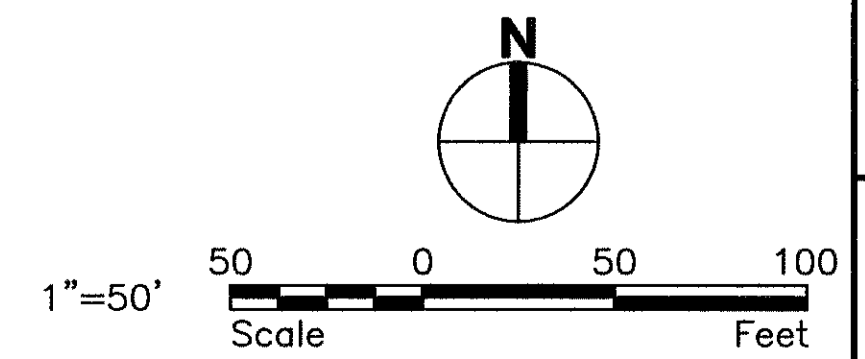
PARKING STALL CALCULATIONS:

TOTAL NUMBER OF UNITS PROPOSED:	=	50
TOTAL NUMBER OF RESIDENT STALLS REQUIRED:	=	100
TOTAL NUMBER OF GUEST STALLS REQUIRED:	=	13
TOTAL NUMBER OF STALLS REQUIRED:	=	113
TOTAL NUMBER OF STALLS PROVIDED:	=	100 RESIDENT STALLS IN GARAGES 100 GUEST STALLS IN DRIVEWAYS 4 STALLS ON STREET 204 STALLS TOTAL

OPEN SPACE CALCULATIONS:

PROPOSED NUMBER OF UNITS:	=	50
TOTAL REQUIRED OPEN SPACE: (150 S.F. / UNIT)	=	7,500 S.F.
PROPOSED OPEN SPACE:	=	8,041 S.F.
REQUIRED OPEN SPACE IN A SINGLE LOCATION:	=	3,000 S.F. (40% OF REQ'D)
PROVIDED OPEN SPACE IN A SINGLE LOCATION:	=	3,050 S.F.

- NOTES:**
- ALL ROADS NOT DESIGNATED AS PRIVATE TO BE DEEDED TO SNOHOMISH COUNTY FOR PUBLIC STREETS.
 - LOT FRONTAGE WILL INCLUDE A 10' UTILITY EASEMENT.
 - NO DUPLEXES ARE PROPOSED.
 - TWO ENCLOSED PARKING SPACES WILL BE PROVIDED IN THE GARAGE OF EACH DWELLING UNIT. TOTAL ENCLOSED PARKING SPACES PROVIDED=
 - SEE LANDSCAPE PLAN FOR ALL REQUIRED LANDSCAPING AND REQUIRED FENCING.
 - ALL LANDSCAPE AREAS TO BE PROTECTED BY 6" CURB.
 - PROPERTY SUBJECT TO EASEMENT FOR INGRESS AND EGRESS, SOUTH 30'
 - ALL EDGES OF PAVEMENT SHALL BE PAINTED YELLOW WITH BLACK LETTERING STATING "NO PARKING - FIRE LANE".
 - INTERIOR ROADS SERVING UNITS 15-50 SHALL BE ONE-WAY, WITH ENTERING AT THE SOUTH DRIVEWAY, AND EXITING AT THE NORTH DRIVEWAY.
 - NO CRITICAL AREAS EXIST ON-SITE.
 - LIMITS OF SITE DISTURBANCE SHALL COINCIDE WITH PROPERTY BOUNDARIES
 - DRIVEWAY ACCESS TO THE DONNELL PROPERTY SHALL BE MAINTAINED.



Site Development Associates, LLC
10117 Main Street, Bothell, Washington 98011
Office: 425.486.6533 Fax: 425.486.6593 www.sdaengineering.com

Client: Clayton Knoth
14504 Ash Way
Lynnwood, WA 98087

Contact: Clayton Knoth

KNOTH LANDING LDMR

ADMINISTRATIVE SITE PLAN

SL-01

PF #06-129839