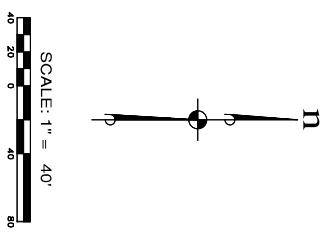
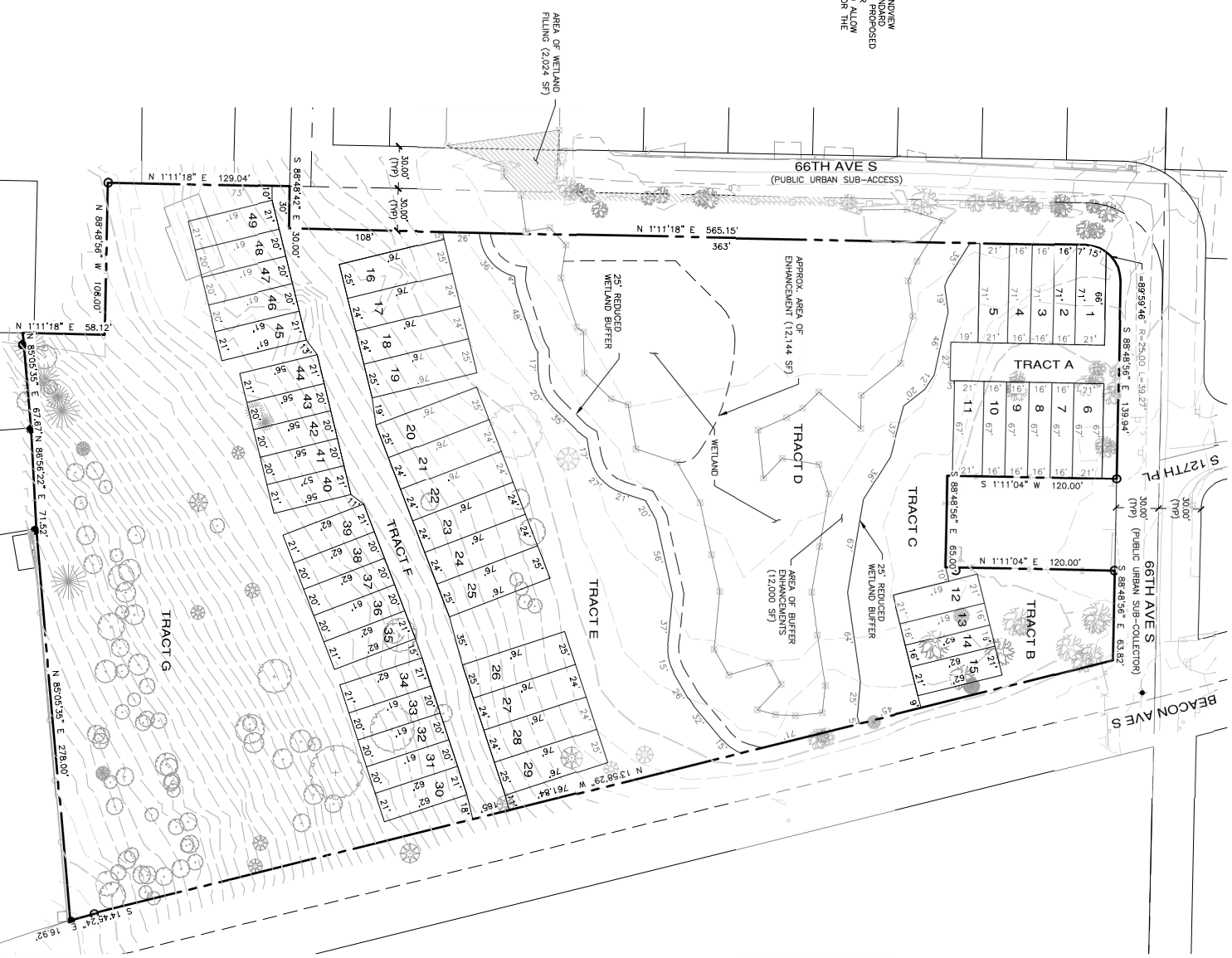


A PORTION OF NE 1/4, SECTION 14 TWP 23 N., RGE. 4 E., W.M., KING CO., WA

**WETLAND NOTES**

PER A STANDARD WETLAND REPORT PREPARED BY SOUNDVIEW WETLAND CONSULTANTS, INC. ON 08/22/2017, THE WETLAND BUFFER IS 50' FEET. BUFFER REDUCTION IS PROPOSED ON BOTH SIDES OF THE WETLAND TO 25 FEET. BUFFER ENHANCEMENT AREAS ARE PROPOSED AS MITIGATION TO ALLOW FOR BUFFER REDUCTION. WETLAND FINDINGS REQUIRED FOR THE EXTENDED PUBLIC ROAD.



**DENSITY & DIMENSIONS, R-8 ZONE**

- BASE DENSITY: 8 DU/AC
- MAX DENSITY: 12 DU/AC
- MINIMUM LOT WIDTH: 10' STREET SETBACKS
- MINIMUM FRONT YARD SETBACKS: 5' INTERIOR
- MINIMUM SIDE YARD SETBACKS: 20'
- MINIMUM REAR YARD SETBACKS: 20'
- MINIMUM GARAGE SETBACKS: 20'
- MINIMUM GARAGE WIDTH: 25'
- MINIMUM GARAGE DEPTH: 25'
- MINIMUM GARAGE AREA: 750 SF

**DENSITY CALCULATIONS**

GROSS SITE AREA: 298,593 SF (6.88 AC)  
 BASE DENSITY: 55 DU (6.88 X 8 = 55.04)  
 MAX DENSITY: 83 DU (6.88 X 12 = 82.56)  
 PROPOSED DENSITY: 7.12 DU/AC (49 / 6.88 = 7.12)

**REC. SPACE CALCULATIONS**

REC. SPACE REQUIRED: 390 SF PER UNIT  
 REC. SPACE REQUIRED: 19,110 SF (390X49)  
 REC. SPACE PROVIDED: 22,395 SF

LOT #	AREA (S.F.)	LOT #	AREA (S.F.)	LOT #	AREA (S.F.)
1	1480	18	1832	35	1291
2	1129	19	1889	36	1230
3	1129	20	1889	37	1230
4	1129	21	1832	38	1230
5	1482	22	1832	39	1292
6	1410	23	1832	40	1187
7	1074	24	1832	41	1130
8	1074	25	1889	42	1130
9	1074	26	1889	43	1130
10	1074	27	1832	44	1187
11	1409	28	1832	45	1291
12	1292	29	1889	46	1230
13	984	30	1292	47	1230
14	984	31	1230	48	1230
15	1292	32	1230	49	1291
16	1889	33	1230		
17	1832	34	1291		

**TRACT AREA TABLE**

TRACT	PURPOSE	AREA (SF)
A	PRIVATE ACCESS/UTILITIES	18,030
B	PRIVATE ACCESS/UTILITIES	11,829
C	STORM UTILITY/RECREATION	12,534
D	OPEN SPACE	71,612
E	STORM UTILITY/RECREATION	29,416
F	PRIVATE ACCESS/UTILITIES	64,952
G	OPEN SPACE	84,485

**BLUE FERN**

**MAPLE RIDGE TOWNHOMES**

PRELIMINARY PLAT MAP

KING COUNTY WASHINGTON

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REGISTRATION DATE: 11/27/2017

DATE: 11/27/2017

PP-01

2 OF 7 SHEETS