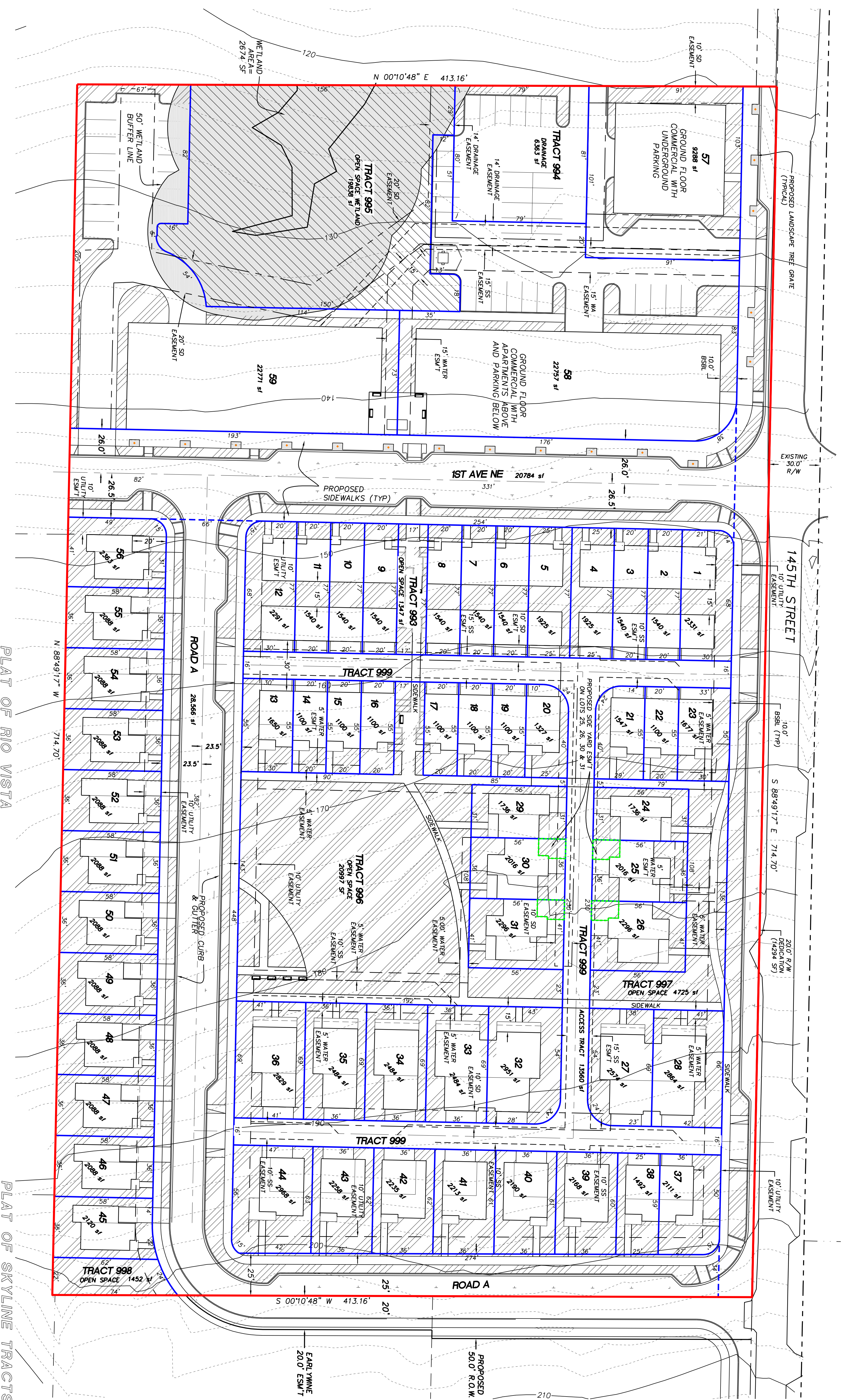


NE 1/4, NW 1/4, SECTION 24, TOWNSHIP 26 NORTH, RANGE 6 EAST, W.M.



PLAT OF RIO VISTA

PLAT OF SKYLINE TRACTS

AREA SUMMARY:

- = WETLAND & BUFFER AREA (TRACT 995)
- = 88,203 LOT & TRACT LANDSCAPE (PERVIOUS) SPACE 38%
- = 19,744 SF TOTAL WETLAND AND BUFFER (45 ACRES)
- = 2,674 SF WETLAND AREA
- = 17,070 SF BUFFER
- = 17,110 BUFFER AVERAGING IN TRACT 995

DENSITY CALCULATION: PER DMC 14.18.050

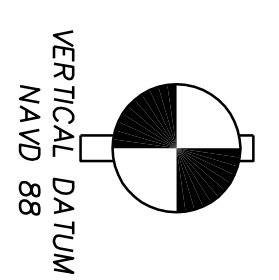
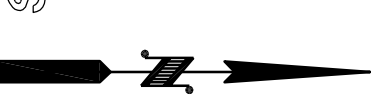
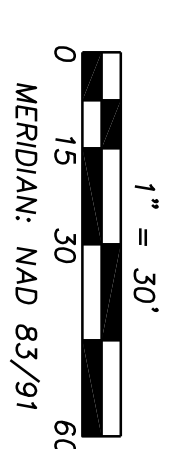
- TOTAL SITE AREA: 295,243 S.F. (6.78 ACRES)
- MINIMUM DENSITY: 8 UNITS PER ACRE
- MAXIMUM DENSITY: 12 UNITS PER ACRE
- ALLOWABLE NUMBER OF LOTS: 6.78 ACRES x 12 = 81.36 (81 LOTS)
- PROPOSED NUMBER OF LOTS: 59
- TOTAL BUILDING FOOTPRINT SF: 73,934 S.F.
- COMMERCIAL BUILDING FOOTPRINT: 24,634 S.F.
- PERCENT COMMERCIAL BUILDING SF TO RESIDENTIAL SF: 33% OF TOTAL S.F. (25% MIN. REQ.)
- PERCENT COMMERCIAL LOT AREA SF TO TOTAL COMMERCIAL + RESIDENTIAL LOT AREA SF: 36% OF TOTAL S.F. (25% MIN. REQ. PER DMC 14.18.080)
- TOTAL R/W DEDICATION: 63,644 S.F.

OPEN SPACE CALCULATION

- REQUIRED OPEN SPACE = 250 S.F. / LOT
- TOTAL REQUIRED OPEN SPACE = 59(250) = 14,750 S.F.
- TOTAL OPEN SPACE PROVIDED = 48,359 S.F. (TRACTS 998, 997, 996, 995 & 993) 21% SITE (NOT INCLUDING R.O.W.)

LANDSCAPE AREA CALCULATIONS:

- TOTAL SITE AREA 295,243 S.F. (6.78 ACRES)
- LESS R.O.W. = 231,599 S.F. (5.32 ACRES)
- LESS WETLAND AND BUFFER = 211,855 S.F. (4.86 ACRES)
- REQUIRED LANDSCAPE AREA (25% OF 211,855 SF) = 52,963 S.F. (1.22 ACRES)
- TOTAL LANDSCAPE AREA ON SITE (NOT INCLUDING R.O.W.'S, WETLAND OR BUFFER) = 88,203 S.F. (2.02 ACRES)
- PERCENTAGE OF LANDSCAPE AREA ON SITE = 42%

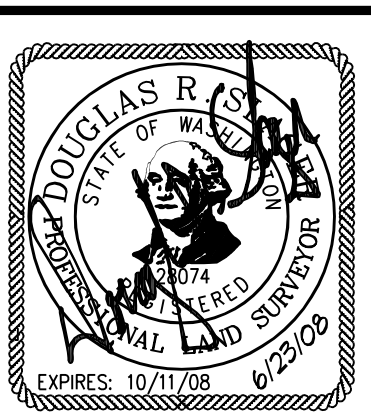


NOTE:
THE EXISTING HOUSE AND DRIVEWAY ARE NOT SHOWN FOR CLARITY AND WILL BE REMOVED AS PART OF THE PROJECT.

BUILDING SETBACKS
FRONT LIVING: 10' (*)
GARAGE: 13' FROM ALLEY CENTERLINE
SIDE: 5' / 0'
REAR: 5'
(*) PORCHES MAY EXTEND 5' INTO FRONT SETBACK
NOTE:
ATTACHED UNITS HAVE ZERO LOT LINE SETBACK AS REQUIRED

DEVELOPMENT DATA
SITE ADDRESS
NE 145TH STREET
DUVALL, WA 98019
OWNER/APPLICANT
SATTERWHITE et al/d/w DUVALL, LLC
C/O OMEGA ENGINEERING, INC.
2717 ROCKEFELLER AVE.
EVERETT, WA 98201
PH: 425-387-3820
CONTACT PERSON
JOSEPH M. SHERBY, PE
OMEGA ENGINEERING, INC.
2717 ROCKEFELLER AVE.
EVERETT, WA 98201
PH: 425-387-3820
PROJECT SUPERVISOR
HARMSEN & ASSOCIATES, INC
P.O. BOX 516
MONROE, WA 98272
PH: 360-794-7811
PROJECT ENGINEER
JOSEPH M. SHERBY, PE
OMEGA ENGINEERING, INC.
2717 ROCKEFELLER AVE.
EVERETT, WA 98201
PH: 425-387-3820
ZONING
SITE MUI2
TAX ID NUMBER
242606-9002-05

DRAWING: **S1**
DW DUVALL, LLC
10257 NE 64TH ST
KIRKLAND, WA 98033
145th STREET VILLAGE
PRELIMINARY PLAT



HARMSEN & ASSOCIATES INC
ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

16778 146th St SE, Ste 104 (360) 794-7811
POST OFFICE BOX 516 (206) 343-5903
MONROE, WA 98272-0516 (360) 805-9732 (FAX)

DWN. BY: TLR
CHK. BY: DRS
DATE: 4-1-08
JOB #: 06-274.06
F/B #: 832
SCALE: 1" = 30'

REVISIONS

- 6-20-08, Revise proposed R/W on Earlywine, DRS
- 6-17-08, Layout revisions per city review, TLR
- 3-26-08, CHANGED TO 59 LOT LAYOUT, TLR