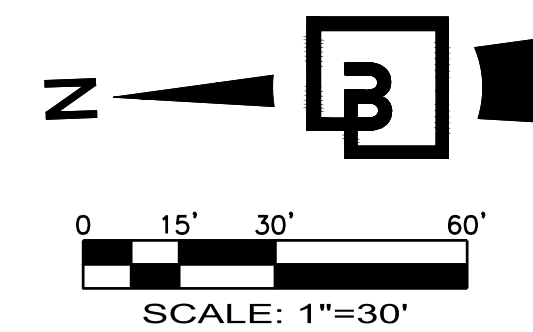


PRELIMINARY CAEX SITE PLAN
 FOR
WEST COAST LANDING APARTMENTS
 A PORTION OF SECTIONS 27 & 34, TOWNSHIP 23 N., RANGE 05 E., W.M.
 KING COUNTY, WASHINGTON



PROJECT DATA

- TAX #: 272305-9039
- SITE AREA: ±739,341 S.F. (16.97 AC)
- SITE ADDRESS: NOT ASSIGNED
- EXISTING USE: VACANT
- PROPOSED USE: 22-UNIT APARTMENT
- EXISTING ZONING: R-18 (18 DU/ACRE)
- EXISTING COMPREHENSIVE PLAN DESIGNATION:
- REQUIRED PARKING: 1.7 STALLS/UNIT
- REQUIRED RECYCLE (KCC 21A.14.210): 1.5 SF/UNIT
- REQUIRED RECREATION SPACE: 390 SF/UNIT
- PROPOSED PROJECT DENSITY: 1.3 DU/ACRE
- REQUIRED MIN. SETBACKS:
 FRONT/SIDE STREET: 10 FEET
 INTERIOR: 5 FEET
 REAR: 5 FEET
 CRITICAL AREA BUFFER: 15 FEET
- MAX BASE HEIGHT OF BUILDINGS: 60 FEET
- MAX IMPERVIOUS COVERAGE: 85 PERCENT

DENSITY CALCULATIONS
 (PER KING COUNTY SUBDIVISION DENSITY AND DIMENSION CALCULATIONS WORKSHEET)

ZONING DESIGNATION	R-18
GROSS HORIZONTAL AREA	±739,341 S.F. = ±16.97 AC.
TOTAL SUBMERGED LANDS	0 S.F.
PERIMETER RIGHTS-OF-WAY	0 S.F.
SITE AREA (KCC.21A.06.1172)	16.97 AC.
ALLOWABLE DWELLING UNITS (KCC.21A.12.070)	305 UNITS
SENSITIVE AREAS & BUFFERS	631,458 S.F.
DRAINAGE FACILITIES (EXISTING)	28,324 S.F.
REQUIRED RECREATION SPACE (22 UNITS x 390 S.F.)	8,580 S.F.
NET BUILDABLE AREA (KCC.21A.06.797)	70,979 S.F. = 1.6 AC.
MINIMUM URBAN RESIDENTIAL DENSITY (75%) (KCC.21A.12.060)	22 UNITS

PARKING

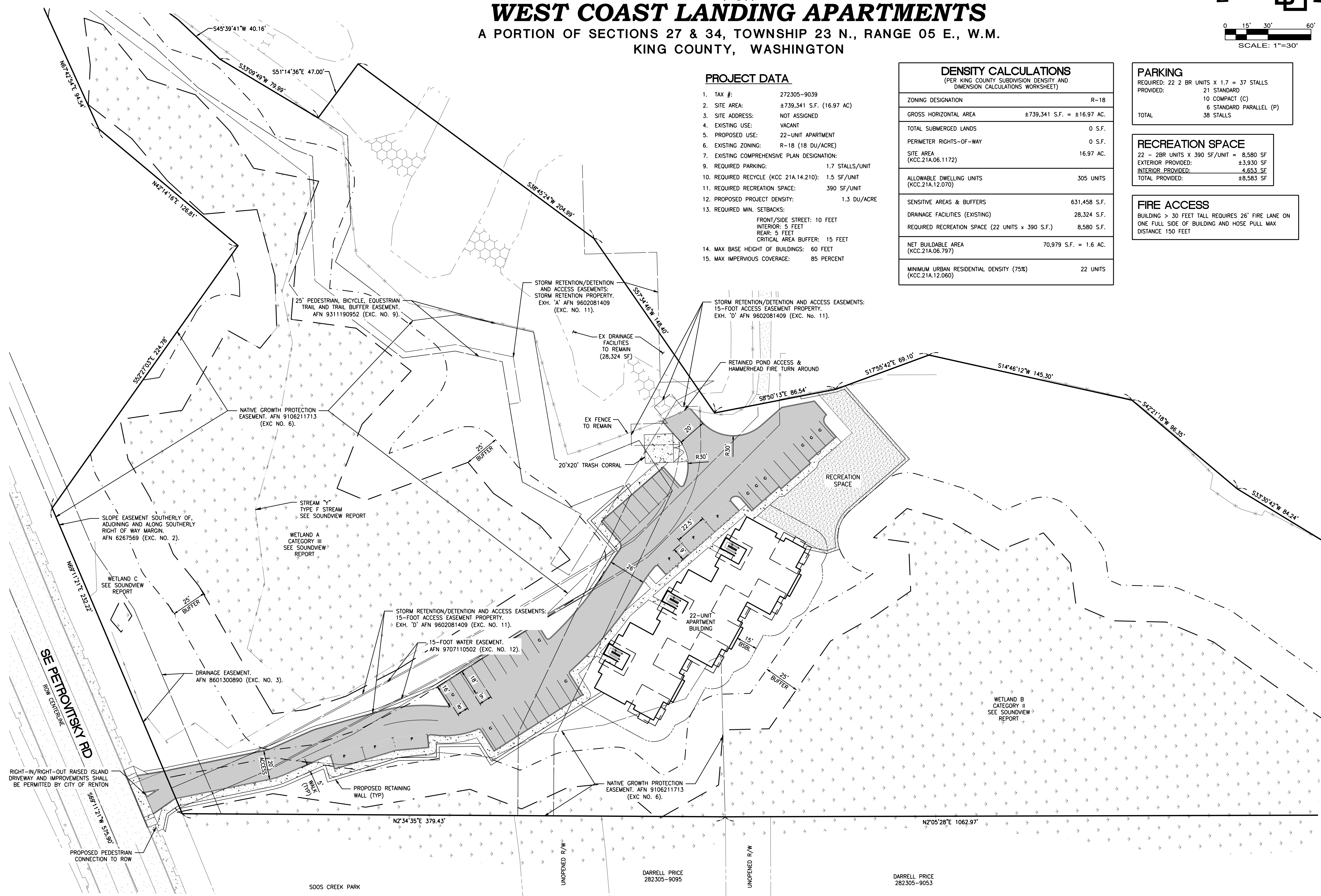
REQUIRED: 22 BR UNITS x 1.7 = 37 STALLS
 PROVIDED:
 21 STANDARD
 10 COMPACT (C)
 6 STANDARD PARALLEL (P)
 TOTAL 38 STALLS

RECREATION SPACE

22 - 2BR UNITS x 390 SF/UNIT = 8,580 SF
 EXTERIOR PROVIDED: ±3,930 SF
 INTERIOR PROVIDED: 4,653 SF
 TOTAL PROVIDED: ±8,583 SF

FIRE ACCESS

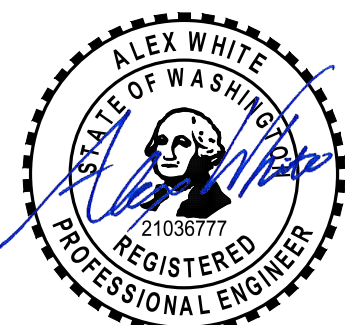
BUILDING > 30 FEET TALL REQUIRES 26' FIRE LANE ON ONE FULL SIDE OF BUILDING AND HOSE PULL MAX DISTANCE 150 FEET



1 19/05/23 No. Date By: ADW Cld. Appr. REVISED PER COUNTY COMMENTS DATED 6/9/23 Revision

Title: **PRELIMINARY CAEX SITE PLAN FOR WEST COAST LANDING APARTMENTS**

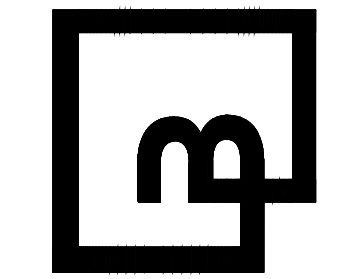
For: **WEST COAST REAL ESTATE HOME 510 PENINSULA AVE #201 BURLINGAME, CA 94010**



CAEX21-0005

Scale: Horizontal 1" = 30' Vertical N/A
 Designed: AJ
 Drawn: IH
 Checked: CRJ
 Approved: CRJ
 Date: 9/6/23

Barghausen Consulting Engineers, Inc.
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 425.251.6222 barghausen.com



Job Number: **21695**
 Sheet: **C2.0**
 of: **6**

