

PROJECT SUMMARY

PARCEL ZONING: RESIDENTIAL HIGH

PARCEL SIZE: 3.03 ACRES

GROSS FLOOR AREA BY USE

UNITS: 29

UNIT SIZE: 1888 SF (210 SF GARAGE & 1678 SF LIVING SPACE)

TOTAL FLOOR AREA: 54,752 SF (5300 SF GARAGE & 49,852 SF LIVING SPACE)

PARKING REQUIRED

PER UNIT: 1.5 PER UNIT = 43.5

GUEST: 1 PER A UNIT = 5.25

TOTAL NEEDED = 51

PROVIDED

COVERED PARKING = 29 (GARAGES)

EXTERIOR UNIT PARKING = 29 (DRIVEWAYS)

GUEST = 8

AM = 51

TOTAL = 66 (ALL PARKING SPACE ARE FULL SIZE)

BUILDING LOT COVERAGE

MAXIMUM ALLOWED 60%

PROPOSED = 18,588 SF (14%)

BUILDING HEIGHT

MAXIMUM ALLOWED 35'

PROPOSED 28.9'

HARD SURFACE (65,349 SF)

COMMUNITY AMENITIES: 3,809 SF

BUILDING: 54,752 SF

PARKING: 6,681 SF

ACCESSIONS & SIDEWALKS: 36,319 SF

VEGETATION (65,637 SF)

WETLAND (1,050 SF)

VEGETATION BUFFER: 2,050 SF

BUILDING AND PARKING LANDSCAPING: 13,578 SF

PERIMETER LANDSCAPING: 20,144 SF

OFFSITE HARD SURFACE

DRIVeway TO THE SOUTH: 1308 SF

RESIDENTIAL DENSITY CALCULATIONS

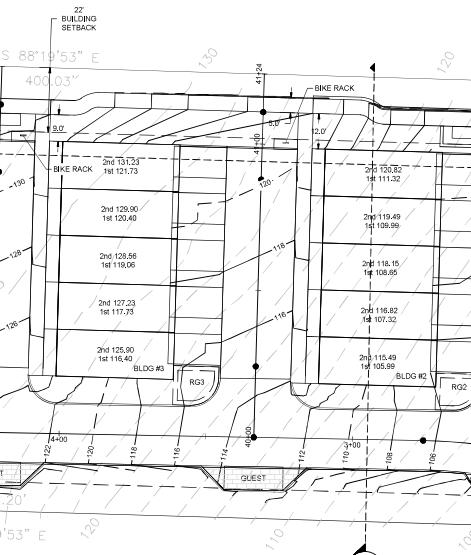
GROSS DENSITY: UNITS PER ACRE X 3.03 ACRES = 42 UNITS

NET DENSITY: UNITS PER ACRE X 1.25 ACRES = 14 UNITS

Standard Kitsap
County Reference
Monument
(June, 2008)

RESIDENTIAL LOW DENSITY

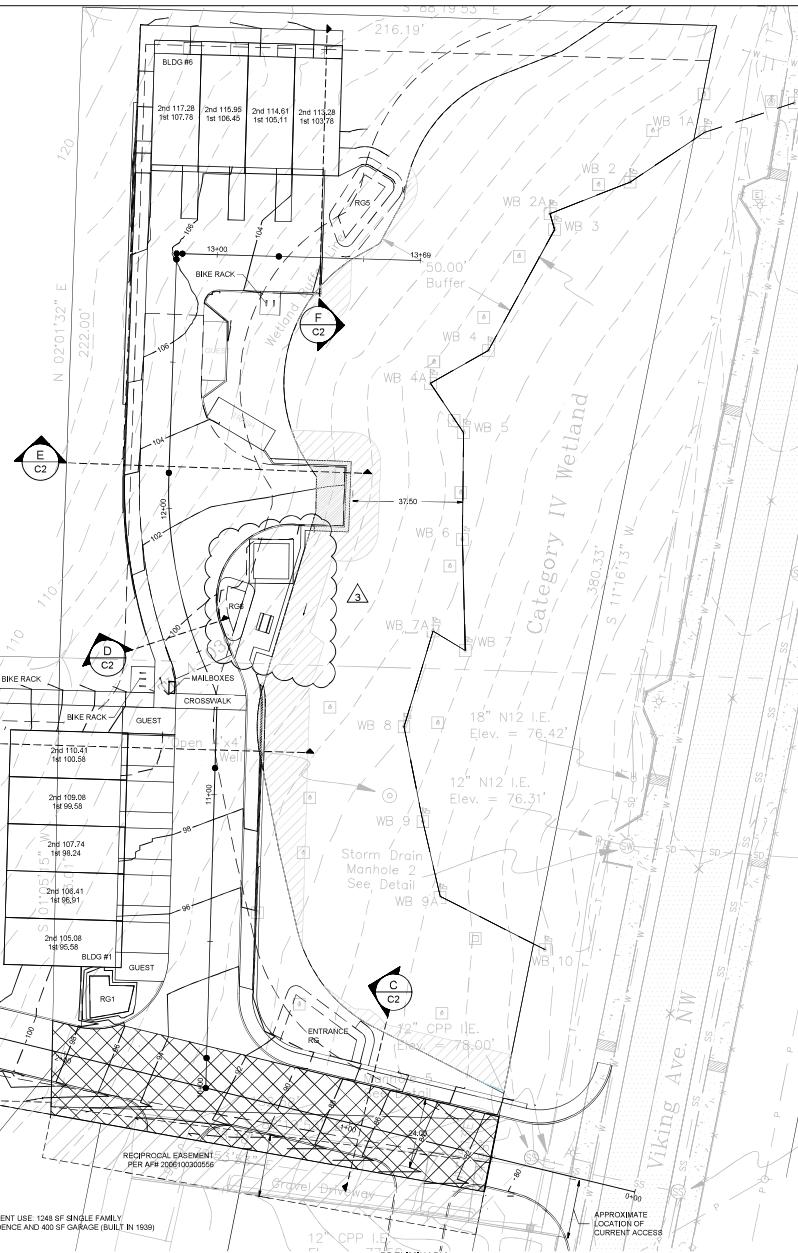
OWNER: CITY OF POULSBO
CURRENT USE: STORMWATER
DETENTION POND



RESIDENTIAL HIGH DENSITY



PROPOSED EASEMENT



CURRENT USE: 1249 SF SINGLE FAMILY
RESIDENCE AND 400 SF GARAGE (BUILT IN 1939)

REVISION 2 10/24/02 ADW MODIFIED AMENITIES
REVISION 3 2/3/03 ADW MODIFIED LAYOUT, GRADING AND EASEMENT
TO ADDRESS COOP COMMENTS DATED 12/22/02.
REVISION 1 1/2/03 ADW MODIFIED LAYOUT, GRADING AND EASEMENT
10/24/03 BESL 4/11/03 COU/SSC/COM/13 DATED 8/11/03.



STATE OF
WASHINGTON

REGULATORY
AGENCY

DEPARTMENT OF
TRANSPORTATION

10/24/02



BROWNE • WHEELER

ENGINEERS, INC.

2411 1/2 E. VERNON, N.E.

BAINBRIDGE ISLAND, WA 98110

P 206.842.9401 INFO@brownewheeler.com

DESIGNED AEW
DRAWN AEW
CHECKED AEW
PROJECT # MUS34202

DATE: 10/24/02
C1

1 OF 9