

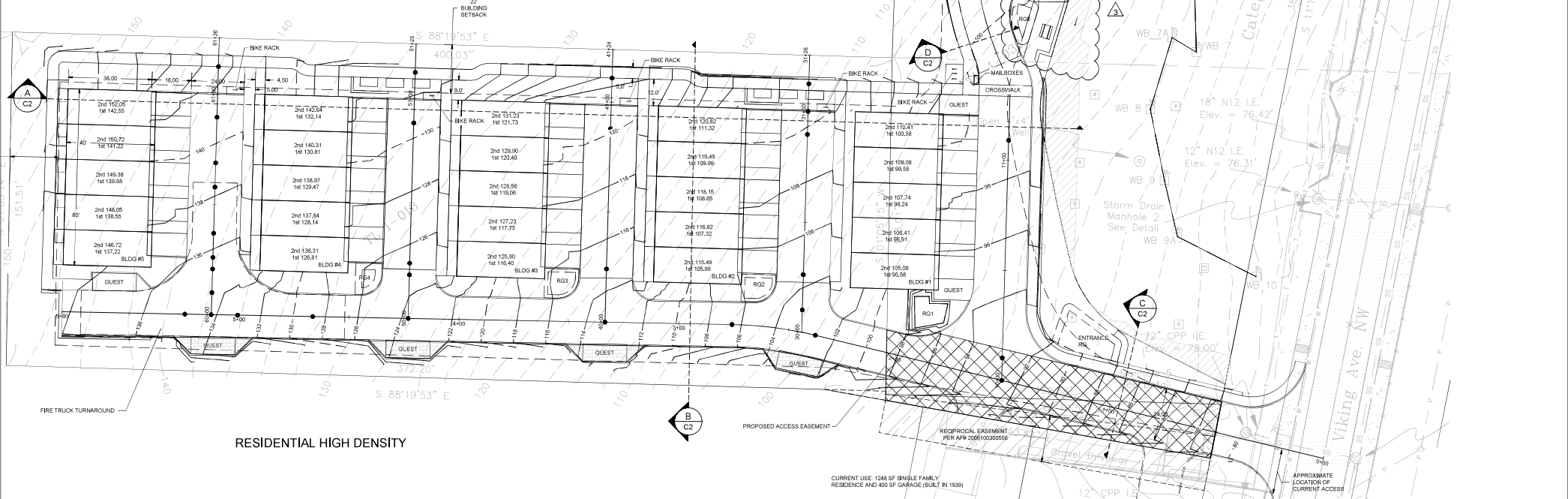
PROJECT SUMMARY

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 (6000 SF GARAGE & 48,652 SF LIVING SPACE)
PARKING
REQUIRED
PRIMARY 1.5 PER UNIT = 43.5
GUEST 1 PER 4 UNITS = 7.25
TOTAL NEEDED = 51
PROVIDED
COVERED PARKING = 29 (GARAGES)
EXTERIOR UNIT PARKING = 29 (DRIVEWAYS)
GUEST = 8
ADA = 0
TOTAL = 66 (ALL PARKING SPACE ARE FULL SIZE)
BUILDING LOT COVERAGE
MAXIMUM ALLOWED 60%
PROPOSED = 16,968 SF (14%)
BUILDING HEIGHT
MAXIMUM ALLOWED 30'
PROPOSED 28.5'
HARD SURFACE (65,349 SF)
COMMUNITY AMENITIES: 3,809 SF
BUILDINGS 16,560 SF
PARKING 6,861 SF
ACCESSWAYS & SIDEWALKS: 36,319 SF
VEGETATION (66,637 SF)
WETLAND 12,866 SF
WETLAND BUFFER: 20,000 SF
BUILDING AND PARKING LANDSCAPING: 13,578 SF
PERIMETER LANDSCAPING: 20,114 SF
OFFSITE HARD SURFACE
DRIVEWAY TO THE SOUTH: 1306 SF
RESIDENTIAL DENSITY CALCULATIONS
GROSS DENSITY 14 UNITS PER ACRE X 3.03 ACRES = 42 UNITS
NET DENSITY 11 UNITS PER ACRE X 1.26 ACRES = 14 UNITS

RESIDENTIAL LOW DENSITY

OWNER: CITY OF POULSBORO
CURRENT USE: STORMWATER
DETENTION POND

Standard Kitsap
County Reference
Monument
(June, 2008)



RESIDENTIAL HIGH DENSITY



CURRENT USE: 1248 SF SINGLE FAMILY
RESIDENCE AND 400 SF GARAGE (BUILT IN 1939)

REVISION 3 10/24/22 AEW MODIFIED AMENITIES,
REVISION 2 3/25/22 AEW MODIFIED LAYOUT, GRADING AND EASEMENT
TO ADDRESS COP COMMENTS DATED 10/20/21
REVISION 1 1/22/20 AEW MODIFIED LAYOUT, GRADING AND EASEMENT
TO ADDRESS CITY OF POULSBORO COMMENTS DATED 11/1/20



GRADING PLAN MUSICK TOWNHOUSES/APARTMENTS SITE PLAN REVIEW			
BROWNE • WHEELER ENGINEERS, INC. 241 ERICKSEN AVENUE NE BAINBRIDGE ISLAND, WA 98110 P 206.842.8097 INFO@BrowneWheeler.COM		MARK MUSICK 23483 QUIESS PLACE NW POULSBORO WA 98370	DATE: 10/24/22 DESIGNED: AEW DRAWN: JGW CHECKED: AEW PROJECT # M202402
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