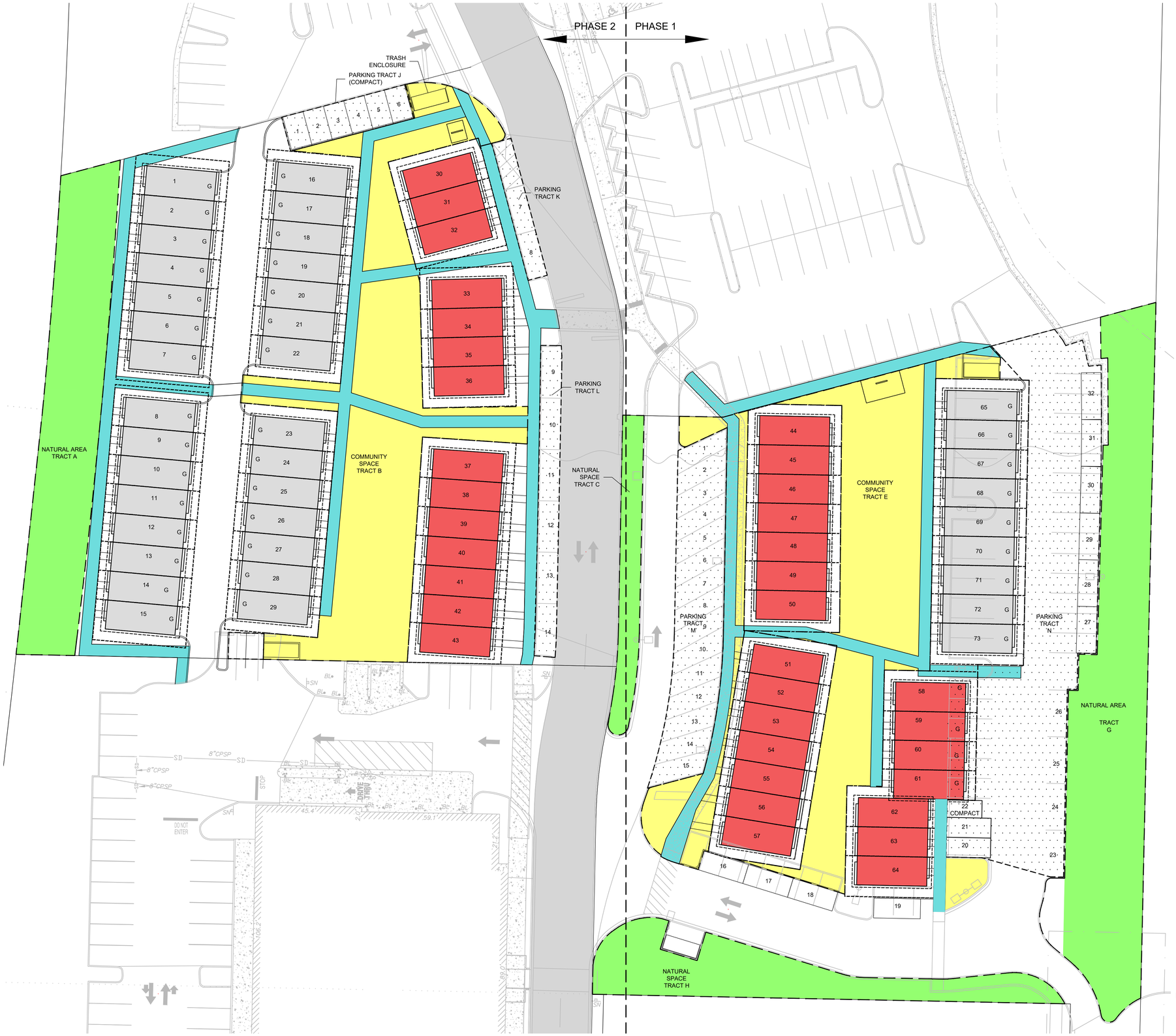

SINGLE FAMILY RESIDENTIAL SUBDIVISION
ZONING = HS II

BUFFERS AND SETBACKS
FULL SCREEN LANDSCAPE BUFFER = 20' BETWEEN HS II AND R-8 (18.15.010-3)
BUILDING SETBACK FROM SR 305 = 25' (17.20.070-1)

PERIMETER BUFFER IN HS II ZONE = 0' (17.12.070.O.2)
ROADSIDE BUFFER IN HS II ZONE = 0' (17.12.070.P)

NO WILDLIFE CORRIDORS

NATURAL AND COMMUNITY SPACE
WEST LOT 57,499SF
NATURAL AREA (5%) = 2875 SF REQUIRED
5264 SF PROPOSED
COMMUNITY SPACE (10%) = 5750 SF REQUIRED
9755 SF PROPOSED

EAST LOT 70,567 SF
NATURAL AREA (5%) = 3528 SF REQUIRED
12,796 SF PROPOSED
COMMUNITY SPACE (10%) = 7057 SF REQUIRED
10580 SF PROPOSED

LEGEND

- 3 STORY TOWNHOUSE 1 CAR GARAGE PARKING
- 2 STORY TOWNHOUSE 1 OPEN PARKING SPACE AFFORDABLE UNIT (△2)
- NATURAL SPACE
- COMMUNITY SPACE
- PATHS AND SIDEWALKS
- PARKING TRACT
- PROPERTY LINE

N

SITE PLAN
SCALE: 1" = 20'
0 5 10 20 40

PRELIMINARY
NOT FOR CONSTRUCTION
8/27/21

ANDREW E. WHEELER
40430
REGISTERED
PROFESSIONAL ENGINEER
STATE OF WASHINGTON

REVISION 2 8/27/21 AEW ADDED AFFORDABLE UNIT NOTE
REVISION 1 3/17/21 AEW ADDED SHEET

SITE PLAN IN COLOR
WINTERGREEN TOWNHOMES
PRELIMINARY PLAT

BROWNE • WHEELER
ENGINEERS, INC
241 ERICKSEN AVENUE NE
BAINBRIDGE ISLAND, WA 98110
P 206.842.9605 INFO@BrowneWheeler.COM

CENTRAL HIGHLANDS
BUILDERS, INC
PO BOX 2879
POULSBO WA 98370

DATE ~~3/16/21~~
DESIGNED AEW
DRAWN NDW
CHECKED AEW
PROJECT # CE02-006

C5
5 OF 7

FILE NAME: C5 SITE PLAN IN COLOR.DWG PLOT DATE: 8/27/2021 12:40 PM PLOT DEVICE: DWG TO PDF.PC3 PAGE SETUP: — PLOTTED BY: NIKKI WHEELER