



SINGLE FAMILY RESIDENTIAL SUBDIVISION
ZONING = HS II

BUFFERS AND SETBACKS
FULL SCREEN LANDSCAPE BUFFER = 20' BETWEEN HS II AND R-6 (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)

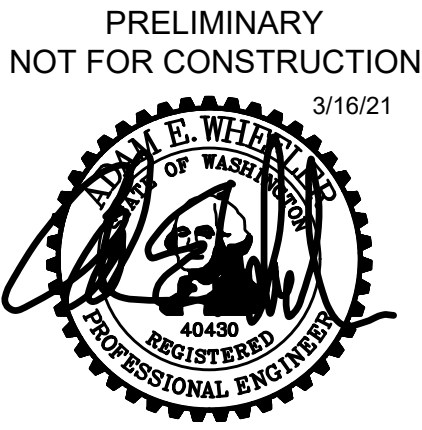
NO WILDLIFE CORRIDORS

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
9243 SF PROPOSED

LEGEND

- 3 STORY TOWNHOUSE
1 CAR GARAGE PARKING
- 2 STORY TOWNHOUSE
1 OPEN PARKING SPACE
- NATURAL SPACE
- COMMUNITY SPACE
- PATHS AND SIDEWALKS
- PARKING TRACT
- PROPERTY LINE



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 206.842.0605 INFO@BrowneWheeler.COM	CENTRAL HIGHLANDS BUILDERS, INC PO BOX 2879 POULSBORO WA 98370	DATE 3/16/21 DESIGNED AEW DRAWN NDW CHECKED AEW PROJECT # CE02-006
		C5 5 OF 5