MAKING A "WAY" OUT OF "NO WAY"

18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727   360-652-5374 Fax

A PORTION OF SECTIONS 32 & 33, TOWNSHIP 28 N., RANGE 04 E., W.M.

Horseman's Trail

GENERAL NOTE:

It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities.

PRD Official Site Plan Cover Sheet (1 of 3)

Horseman's Trail, LLC

PROJECT INFORMATION

Tax Parcel Numbers

00473300002701, 00473300002800, (28043300201200BLA)

WEST (00473300002701, 00473300002800)

Existing Area 615,765 sf  (14.136 acres)

Area* 648,388 sf  (14.885 acres)

Comp. Plan Desig. ULDR (4-6 DU/Acre)

Existing Zoning R-9,600

Existing Land Use Undeveloped (Vacant) Land

EAST (00853500000100)

Existing Area 312,325 sf  (7.170 acres)

Area* 324,632 sf  (7.453 acres)

Comp. Plan Desig. ULDR (4-6 DU/Acre)

Existing Zoning R-8400

Existing Land Use Undeveloped (Vacant) Land

Total Area* 973.020 sf  (22.337 acres)

Proposed Land Use PRD

Number of Lots 112 SFR

Average Lot Size 4,313 sf

Smallest Lot 3,587 sf

Gross Lot Density 5.01 Lots/Ac

*Area After BLA, Right of Way Abandonments and Dedications

CONCEPTUAL PLAN

SCALE 1"=60'

P1 - PRD Official Site Plan Cover Sheet (1 of 3)

P2 - PRD Official Site Plan (2 of 3)

P3 - PRD Official Site Plan (3 of 3)

P4 - Existing Site, Adjacent Property, Tree Retention, Clearing Plan

P5 - Conceptual Grading Sections AA'-DD'

P6 - Conceptual Grading Sections EE'-II'

P7 - Conceptual Grading Sections JJ'-NN'

P8 - Conceptual Grading Sections OO'-RR'

P9 - Conceptual Elevations and Lot Layouts

L1 to L9 - Landscape Plans

C1 - Civil Plat Plan and Cover Sheet

C2 - Grading Plan (1 of 2)

C3 - Grading Plan (2 of 2)

C4 - Road 58th Plan and Profile

C5 - Road 60th Plan and Profile

C6 - Road Northwest Plan and Profile

C7 - Road Southwest Plan and Profile

C8 - Road Southeast Plan and Profile

C9 - Drainage Existing

C10 - Drainage Design