

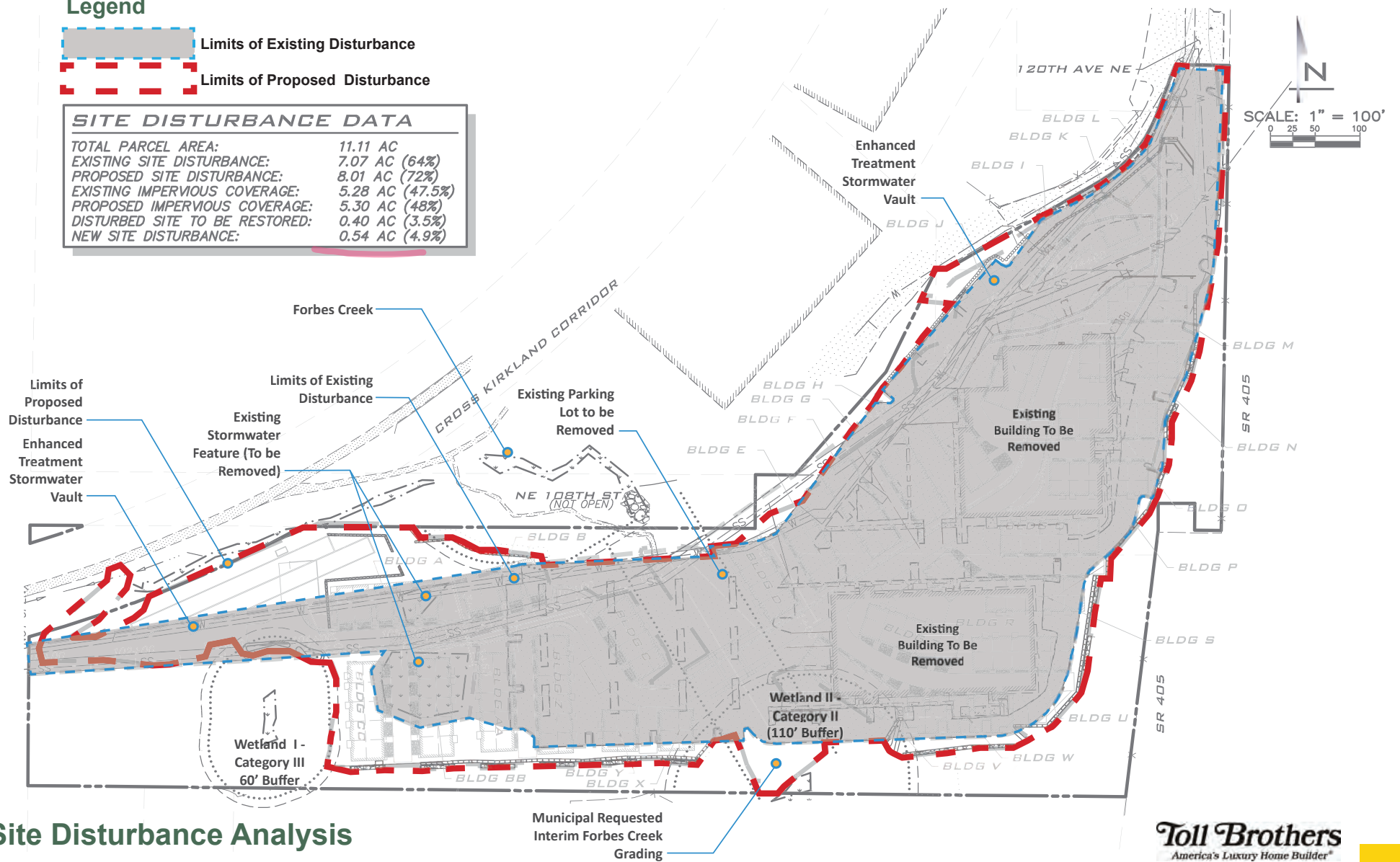


**Legend**

-  Limits of Existing Disturbance
-  Limits of Proposed Disturbance

<b>SITE DISTURBANCE DATA</b>	
TOTAL PARCEL AREA:	11.11 AC
EXISTING SITE DISTURBANCE:	7.07 AC (64%)
PROPOSED SITE DISTURBANCE:	8.01 AC (72%)
EXISTING IMPERVIOUS COVERAGE:	5.28 AC (47.5%)
PROPOSED IMPERVIOUS COVERAGE:	5.30 AC (48%)
DISTURBED SITE TO BE RESTORED:	0.40 AC (3.5%)
NEW SITE DISTURBANCE:	0.54 AC (4.9%)



**Site Disturbance Analysis**

**Toll Brothers**  
America's Luxury Home Builder®

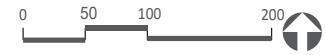


PROPOSED TOWNHOMES:	121	
<b>FRONT LOAD UNITS</b>		
5-UNIT BLDG.	2 (10)	
4-UNIT BLDG.	1 (4)	
<b>ALLEY LOAD UNITS</b>		
6-UNIT BLDG.	1 (6)	
5-UNIT BLDG.	15 (75)	
4-UNIT BLDG.	4 (16)	
2-UNIT BLDG.	5 (10)	
TOTAL UNITS:	121	
<b>Parking Classification</b>		
Criteria	Quantity	Parking Quantity
Res Parking Spaces Required*	121 units	218 spaces
Res Parking Spaces Provided**	121 units	242 spaces
Guest Parking Required***	218 spaces	22 spaces
Commercial Parking		
Spaces Required****	880 sf	3 spaces
Total Guest/Commercial Required		25 spaces
Guest/Commercial Parking Provided		30 spaces
Total Parking Required		243 spaces
Total Parking Provided		272 spaces
NOTE: FOUR PARKING SPACES ARE DESIGNATED AS 'DELIVERY ONLY DURING NORMAL BUSINESS HOURS' THESE PARKING SPACES ARE PROVIDED BEYOND THE REQUIRED AMOUNT OF REQUIRED GUEST PARKING PER THE CITY OF KIRKLAND.		
* KZC 35.40: 1.8 spaces per unit for 3+ bedroom units		
** 2 garage parking spaces provided per unit		
*** KZC 105.20: 10% of required for guest parking		
**** KZC 55.93: 1 space per 300 sf office or similar use		
<b>SITE DATA</b>		
LOT SIZE: 499,097 SQUARE FEET		
<b>COVERAGE CALCULATIONS:</b>		
-	BUILDINGS:	106,668 SQUARE FEET
-	ROADWAYS/AUTO-COURTS:	72,197 SQUARE FEET
-	DRIVEWAY APRONS:	11,665 SQUARE FEET
-	SIDEWALKS/WALKWAYS:	38,619 SQUARE FEET
-	TOTAL COVERAGE:	229,149 SQUARE FEET
ON-SITE DISTURBED AREA: 323,102 SQUARE FEET (65%) (46% IMPERVIOUS)		
PROPOSED USE/GROSS SQUARE FOOTAGE:		
THE PROPOSED USE INCLUDES A TOTAL OF 121 SINGLE FAMILY RESIDENTIAL TOWNHOME UNITS TOTALING APPROXIMATELY 244,000 SQUARE FEET OF RESIDENTIAL LIVING SPACE.		

## Site Plan with Notes



- 1** PROPOSED CONNECTION TO CROSS KIRKLAND CORRIDOR
  - 2** RECREATIONAL OPEN SPACE WITH FOOD TRUCK PLAZA AND PICKLEBALL COURT
  - 3** CHILDRENS' PLAYGROUND
  - 4** EXISTING ENHANCED SENSITIVE AREA
  - 5** PASEO WITH PATIOS AND SHARED OPEN SPACE, TYPICAL
  - 6** PATH CONNECTION TO FORBES CREEK TRAIL
  - 7** PASSIVE RECREATION OPEN SPACE
  - 8** COMMERCIAL BUILDING
  - 9** PET AREA
  - 10** FEATURE TERRACED PLANTING AT SITE ENTRY
  - 11** EXISTING TRAIL TO REMAIN
- ULTIMATE SENSITIVE AREA
  - FUTURE STREAM CORRIDOR



Scale: 1" = 100'-0"

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