PROJECT STATISTICS

PARCELS:	35300000100, -701, AND -702
PROJECT SIZE:	6.19 ACRES
WETLAND/WETLAND BUFFER:	2.65 AC.
NET DEVELOPABLE:	3.54 AC.
NET DEVELOPABLE:	3.54 AC X 8 UNITS = 28.32 UNITS (ROUND DOWN TO 28)
ZONING:	R4-8
MINIMUM LOT SIZE:	4,000
MINIMUM LOT WIDTH:	45 FEET
SETBACKS:	
FRONT:	20 FEET
SIDE:	5 FEET
SIDE, FLANKING:	10 FEET
REAR:	20 FEET

N

GRAPHIC SCALE

0 25 50 100

1" = 50 FEET

14TH AVE NW

ETHEL ST NW

WALNUT RD NW

WALNUT LOOP NW

645 LF 8" SEWER

1 7249 S.F.
2 5625 S.F.
3 5625 S.F.
4 5625 S.F.
5 5625 S.F.
6 5625 S.F.
7 5625 S.F.
8 5625 S.F.
9 5625 S.F.
10 5625 S.F.
11 5625 S.F.
12 5625 S.F.
13 5508 S.F.
14 5738 S.F.
15 5679 S.F.
16 9871 S.F.

STORM
SOIL & VEGETATION PROTECTION AREA

STORM
SOIL & VEGETATION PROTECTION AREA

TRACT A
WETLAND/
WETLAND
BUFFER
145,085 S.F.

S72° 56' 17"E
382.13'

180.00'

135.61'
S2° 11' 43"W

149.96'
N88° 14' 31"W

500.44'
S2° 11' 59"W

167.16'
N88° 13' 17"W

170.84'
N88° 13' 17"W

5' SETBACK

20'

30'

60'

35300000100

35300000702

35300000711

AHBL

2215 North 30th Street,
Suite 300,
Tacoma, WA 98403
253.383.2422 TEL
253.383.2572 FAX

WALNUT RD PLAT

180' WETLAND BUFFER CONCEPTUAL SITE PLAN

JOB NO. 2250108.10

DATE: 4/18/2025

EX-A

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