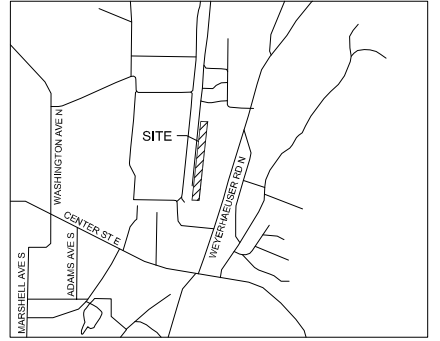


# SWANSON AIRFIELD AVIATION TOWNHOMES

A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 16 NORTH, RANGE 4 EAST, W.M.

~ PREPARED FOR ~  
PACIFIC CREST REALTY ADVISORS, LLC



VICINITY MAP

**PROJECT PROPONENT**  
PACIFIC CREST REALTY ADVISORS, LLC  
SID CONSTANTINESCU  
6100 219TH STREET SW, STE 480  
MOUNTLAKE TERRACE, WA 98043  
(425) 786-3004

## LEGEND

- FOUND 5/8" W/ PLASTIC CAP STAMPED "LS 45161"
- ⊙ FOUND MAGNAIL W/ WASHER STAMPED "LS 45161"
- ⊙ FOUND MAGNETIC NAIL
- LCE LIMITED COMMON ELEMENT (SEE TITLE NOTE NO. 16)
- MANHOLE (SEWER?)
- ⊕ GAS VALVE W/ P-TRAPS 2' TALL
- ⊕ TYPE I CATCH BASIN
- ⊕ TYPE II CATCH BASIN SOLID 26" LID
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE COVER
- ⊕ WATER METER
- ⊕ WATER SPIGOT
- STORMLINE
- ASPHALT
- CONCRETE
- BLACK ROCK
- 1 STORM FACILITY PER GARAGE PLUS STORAGE AVIATION CONDOMINIUM RECORDED UNDER AUDITOR'S FILE NO.'S 201712205001 & 201303010543
- 2 COMMUNICATIONS VAULT
- 3 POWER TRANSFORMER AND VAULT W/ METAL LID
- 4 50 FOOT INGRESS, EGRESS & UTILITIES EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 200806200112 (SEE TITLE NOTE NO. 7)
- 5 200' WIDE EASEMENT FOR AIRPLANE LANDING STRIP RECORDED UNDER AUDITOR'S FILE NO. 8108210302 AND SUPPLEMENTAL EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 2993586 (SEE TITLE NOTE NO.'S 3 AND 4)
- 6 15 FOOT PUBLIC UTILITY EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 201703015001 (SEE TITLE NOTE NO. 9)
- 7 20 FOOT SANITARY SEWER & STORM EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 201703015001 (SEE TITLE NOTE NO.'S 9, 11 & 15)
- 8 VEHICLE TURNAROUND EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 201703015001 (SEE TITLE NOTE NO. 9)
- 9 STORMWATER MANAGEMENT EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 201703015001 (SEE TITLE NOTE NO.'S 9 & 11)
- 10 20 FOOT INGRESS, EGRESS & UTILITY EASEMENT GRANTED TO THE TOWN OF EATONVILLE RECORDED UNDER AUDITOR'S FILE NO. 9903050667 (SEE TITLE NOTE NO. 16)
- 11 3 FOOT WALL EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 201703015001 (SEE TITLE NOTE NO. 9)
- 12 PLANNED TAXIWAY AS DISCLOSED BY INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NO.'S 201703090489 AND 2017030110544 (SEE TITLE NOTE NO.'S 12 AND 14)
- 13 ENROACHMENT AND SLOPE EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 201811140331 (SEE TITLE NOTE NO. 18) (TO BE USED AS REAR-YARD SETBACK)
- 14 RIGHT OF WAY DEDICATION RECORDED UNDER AUDITOR'S FILE NO. 201703015001 (SEE TITLE NOTE NO. 9)

## LEGAL DESCRIPTION

SE 1/4 OF SE 1/4, SECTION 14, TOWNSHIP 16 NORTH, RANGE 4 EAST, W.M.

## SITE DATA

ASSESSOR PARCEL NO. 602689023  
SITE ADDRESS 163 REAGAN LANE, EATONVILLE, WA 98328  
ZONING: AP - AEROSPACE DISTRICT WITH AIRPORT OVERLAY

TOTAL AREA: 91,477 SF (2.10 ACRES)  
JURISDICTION: TOWN OF EATONVILLE  
DENSITY REGULATIONS: MIN SITE AREA 21,500 SF  
FRONT = 25'  
SIDE = 25'  
REAR = 25'  
LOT COVERAGE (MAX) IMPERVIOUS = 85% MAX

PROPOSED IBC TYPE: TYPE IIB - S-1  
PROPOSED BUILDING HEIGHT: 24'  
BUILDING SIZE: 20,240 SF  
AREA SUMMARY: BUILDING FOOTPRINT: 25,300 SF  
ASPHALT: 26,196 SF  
TOTAL IMPERVIOUS COVERAGE: 51,496 SF (56%)

WATER PROVIDER: TOWN OF EATONVILLE  
SEWER PROVIDER: TOWN OF EATONVILLE

**T H E**  
**RONHOVDE**  
**ARCHITECTS**  
**L L C**

CONTACT: LES SEIFERT  
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**BASIS OF BEARINGS:**  
GARAGE PLUS STORAGE AVIATION CONDOMINIUM RECORDED UNDER AUDITOR'S FILE NO. 201712205001.

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