

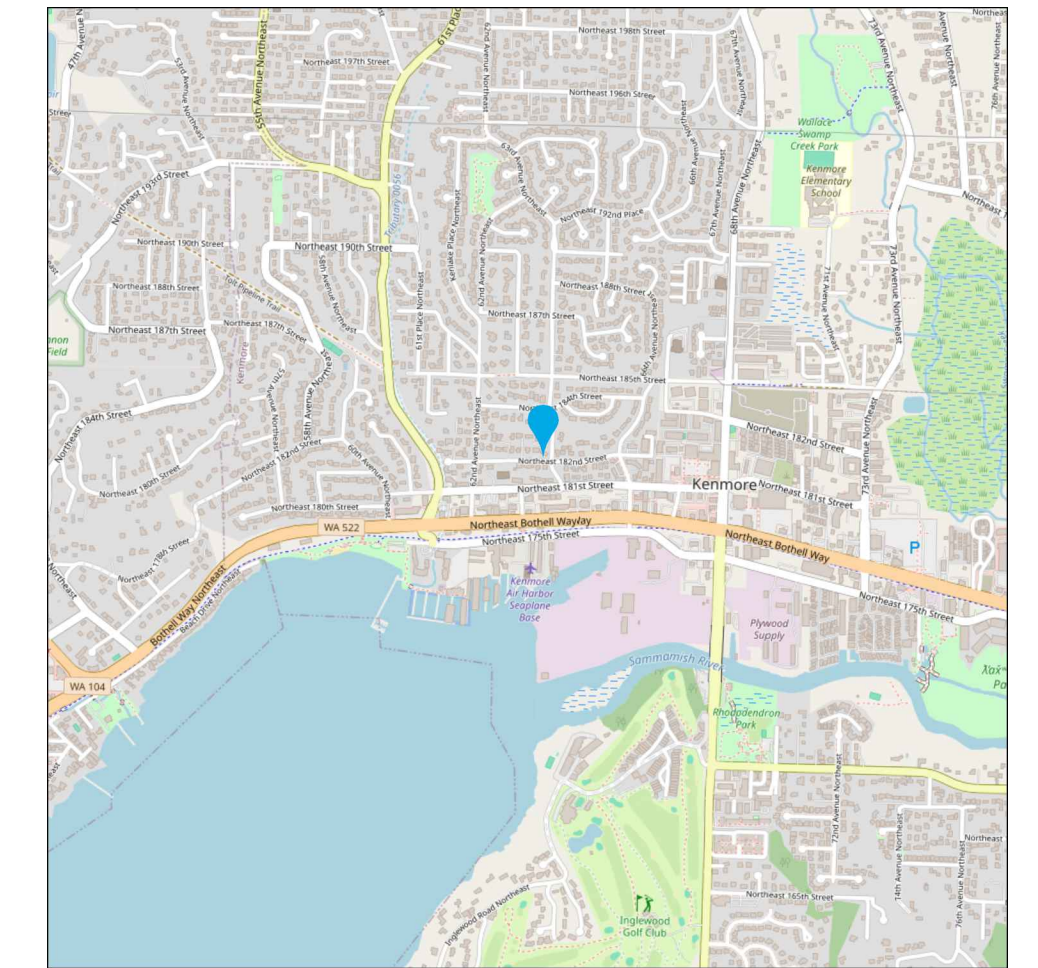
EXISTING TREES

TREE ID	SPECIES	DBH"	REMOVAL
1	WESTERN RED CEDAR	13"	REMOVE
2	WESTERN RED CEDAR	32"	REMOVE (EXCEPTIONAL TREE)
3	SHORE PINE	15"	REMOVE (EXCEPTIONAL TREE)
4	FLOWERING DOGWOOD	14"	REMOVE
5	NORWAY SPRUCE	16"	REMOVE
6	NORWAY SPRUCE	24"	REMOVE
7	HAWTHORN	8"	REMOVE
8	UNKNOWN	24"	REMOVE (AS PART OF DEVELOPMENT)

TREE REMOVAL EXEMPT FROM CHAPTER 18.57 PER KMC 18.57.063(D)(1). EXCEPTIONAL TREES ARE SUBJECT TO REMOVAL FEE PAID TO CITY OF KENMORE TREE FUND.

TREE DENSITY REQUIREMENTS - 30 TREE UNITS PER NET BUILDABLE ACRE.
 NET BUILDABLE AREA = 0.24 ACRE
 REQUIRED TREE UNITS = 0.24 X 30 = 7.2 UNITS

SIX DECIDUOUS TREES WITH 3" CALIPER = 3.6 UNITS
 SIX EVERGREEN TREES 6'-8" IN HEIGHT = 4.2 UNITS



VICINITY MAP
1" = 2,000'

PROJECT DATA
 PROPERTY OWNER:
 SUSAN CAREY, PERSONAL REPRESENTATIVE OF
 PATRICK E. O'BRIEN
 6330 NE 181ST
 KENMORE, WA 98028

APPLICANT/PROJECT CONTACT/PLAN PREPARER:
 PUGET SOUND PLANNING, LLC
 ATTN: LEE A. MICHAELIS
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 SHORELINE, WA 98155
 (425) 830-1046
 LEE.MICHAELIS@PUGETSOUNDPLANNING.COM

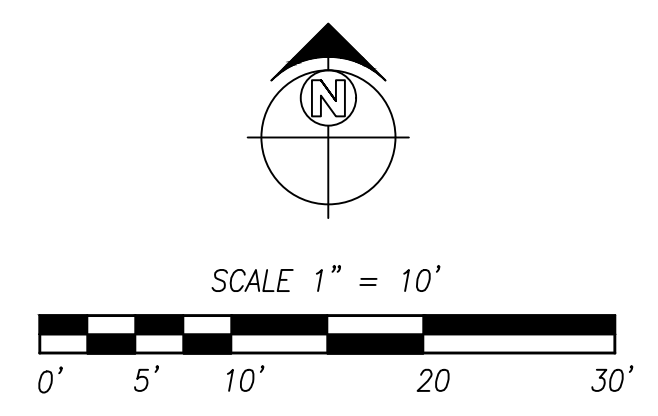
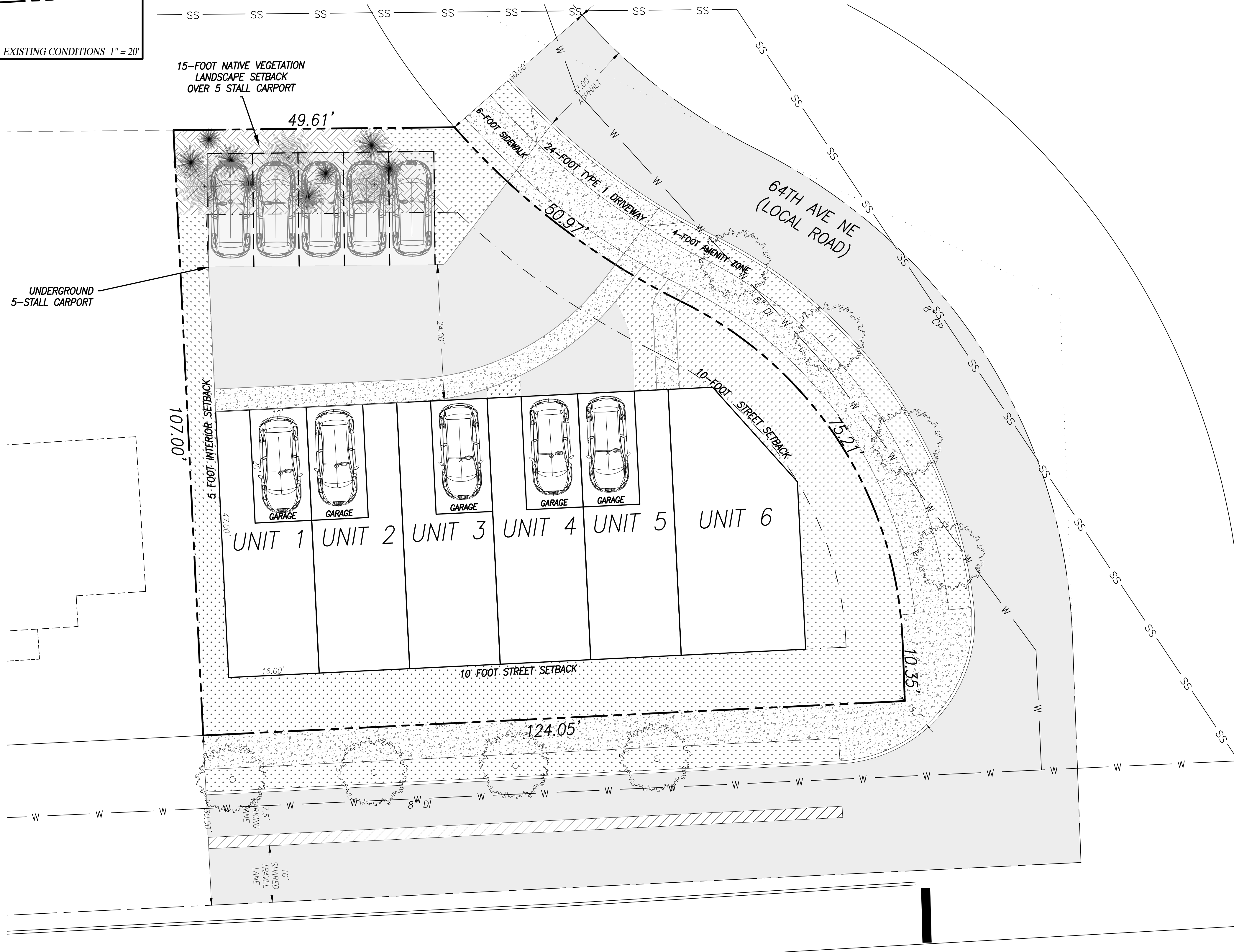
SITE DATA
 SITE ADDRESS: 6330 NE 181ST ST
 PARCEL NUMBER: 618170-0190
 TOTAL LOT AREA: 10,562 SF (0.24 AC)
 ZONE: COMMUNITY BUSINESS
 ZONING SUBAREA: WEST SUBAREA
 LAND USE DESIGNATION: COMMUNITY BUSINESS
 BASE DENSITY: 24 DU/AC (5.76 DWELLING UNITS)
 PROPOSED: 6 DWELLING UNITS

SETBACKS:
 STREET SETBACK FROM NE 181ST ST: 10 FEET
 STREET SETBACK FROM 64TH AVE NE: 10 FEET
 INTERIOR SETBACKS (WEST): 5 FEET
 INTERIOR SETBACK (NORTH): 15 FEET
 BASE HEIGHT (WEST SUBAREA): 35 FEET
 MAXIMUM IMPERVIOUS SURFACE ALLOWED: 90 PERCENT (9,505 SF)
 PROPOSED: 69 PERCENT (7,265 SF)
 PARKING: TOWNHOUSE: 1 SPACE PER UNIT
 GUEST: 1 SPACE PER 5 UNITS
 REQUIRED: 6 SPACES
 PROVIDED: 6 SPACES

PROPOSED USE/STRUCTURE DATA
 PROPOSED USE: MULTIPLE FAMILY DWELLING (TOWNHOUSE)
 LOWER FLOOR AREA (UNITS 1 THROUGH 5): 752 SF EACH UNIT
 MAIN FLOOR AREA (UNITS 1 THROUGH 5): 752 SF EACH UNIT
 UPPER FLOOR AREA (UNITS 1 THROUGH 5): 752 SF EACH UNIT
 LOWER FLOOR AREA (UNIT 6): 910 SF
 MAIN FLOOR AREA (UNIT 6): 910 SF
 UPPER FLOOR AREA (UNIT 6): 910 SF
 TOTAL LIVING SPACE: 2,270 SF EACH UNIT
 TOTAL BUILDING FLOOR AREA: ±14,010 SF EACH
 OCCUPANCY TYPE: R-3
 CONSTRUCTION TYPE: VB
 STRUCTURE HEIGHT: 3 STORIES / 30 FEET
 FIRE SPRINKLER SYSTEM: NFPA 13-D

LEGAL DESCRIPTION
 LOT 7, BLOCK 10, NORTHLAKE TERRACE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



REVISIONS	DATE	REMARKS



O'BRIEN TOWNHOUSES
 PRE-APPLICATION MEETING
 6330 NE 181ST ST
 KENMORE, WA 98028

DRAWN DATE: 02/18/2026
DRAWN BY: LAM
CHECKED BY: CA
PSP PROJECT NO. 2026-02
SHEET NAME PROPOSED SITE PLAN
SHEET NUMBER P-1
PRINT DATE: 02/18/2026