

(E) SHOPPING CTR (COMMUNITY) ZONING: NC3-75 (M1)

SITE PLAN SCALE: 1" = 20'-0"



## SITE INFORMATION

ADDRESS: 8830 25TH AVE SW LEGAL:

SEATTLE, WASHINGTON 98106 DM PARK VENTURES LLC PARCEL NO.# 436570-0060 LITTLE CITY FARMS DIV #5 LOTS 12-13 & 16-17 & 20 SD BLK LESS ST PLAT BLOCK: 29

PLAT LOT: 12 - 13 & POR EASEMENTS: NA LOT SIZE: 0.83 ACRES (36,165 SF) ZONING: NC3-55 (M)

PROPOSED USE: 137 DWELLING UNITS (AFFORDABLE HOUSING AT 60% AMI) COVERAGE: PROPOSED 71.6% (25,895 SF) FAR:

ALLOWED 3.75 (135,619 SF) PROPOSED 3.22 (116,580 SF) ECA (PRESENT): STEEP SLOPE (40% AVERAGE) LIQUIFACTION PRONE AREA PEAT SETTLEMENT PRONE AREAS