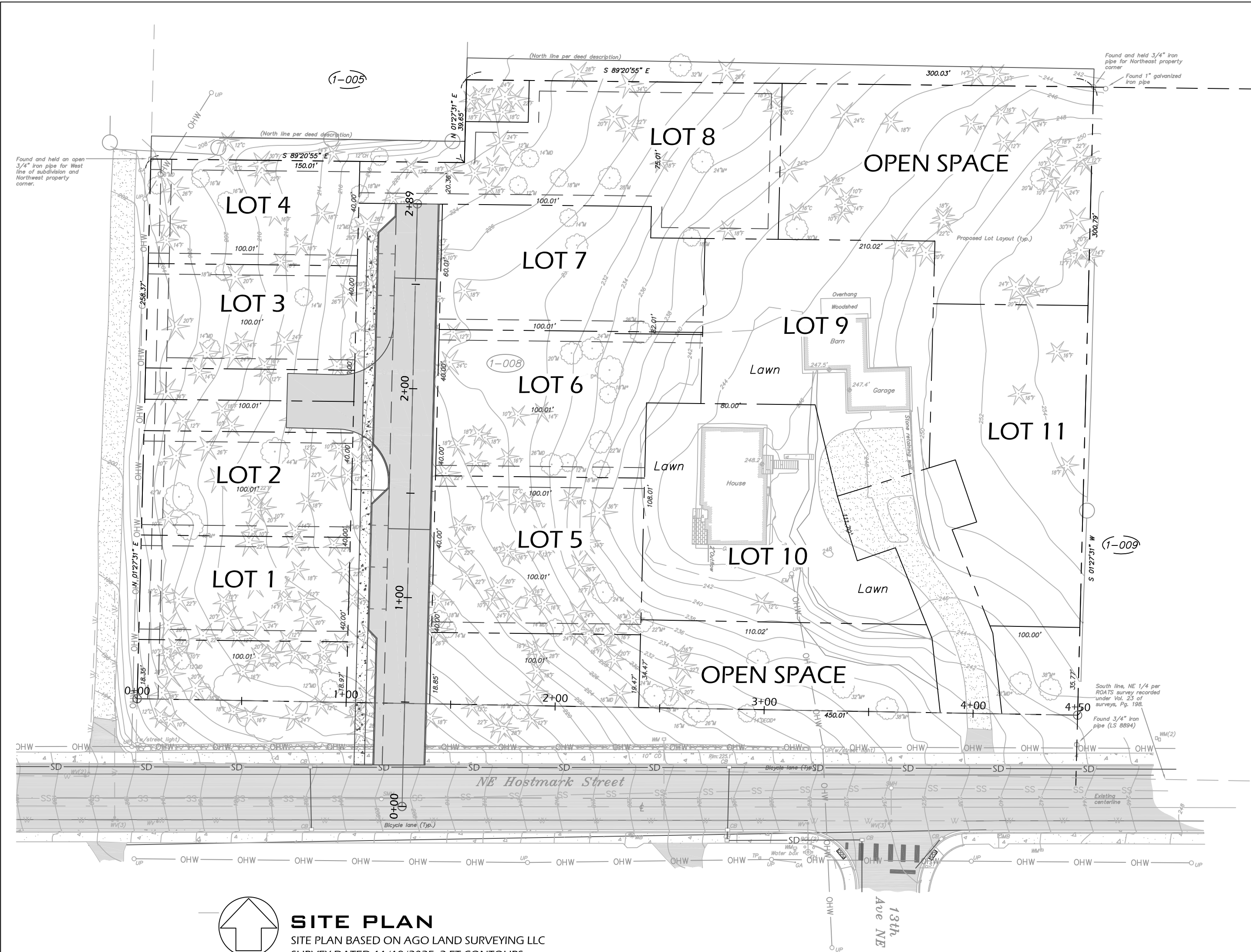
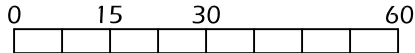


SITE PLAN

SITE PLAN BASED ON AGO LAND SURVEYING LLC
SURVEY DATED 11/19/2025, 2-FT CONTOURS.

DATUM: NAVD88

SCALE: 1" = 40'



SHEET LIST

- C1 - OVERALL SITE PLAN & GENERAL NOTES
- C2 - PRELIMINARY GRADING PLAN
- C3 - ROAD PROFILES & SECTIONS
- C4 - PRELIMINARY UTILITY PLAN
- C5 - PRELIMINARY UTILITY PROFILES
- C6 - PRELIMINARY T.E.S.C. PLAN

ABBREVIATIONS

- EX. = EXISTING
- PRO. = PROPOSED
- ROW = RIGHT OF WAY
- DIP = DUCTILE IRON PIPE
- PVC = POLYVINYL CHLORIDE PIPE
- SSMH = SANITARY SEWER MANHOLE
- SDMH = STORM DRAIN MANHOLE
- CB = CATCH BASIN
- LCPE= CORRUGATED POLYETHYLENE PIPE
- IE = INVERT ELEVATION
- LF = LINEAR FEET
- MIN. = MINIMUM
- TYP. = TYPICAL

PARCEL INFORMATION

TAX ID: 232601-1-008-2008
ADDRESS: 1272 NE HOSTMARK STREET
AREA: 3.06-ACRES, APPROX. -SF (PER AGO SURVEY)

ZONING: RESIDENTIAL LOW

BUILDING SETBACKS:

FRONT: -FT

SIDES: -FT

REAR: -FT

BUILDING COVERAGE: MAX. % OF SITE

LANDSCAPING: MIN. % OF SITE; % PROPOSED

LANDSCAPING WITHIN PRELIM. CLEARING LIMITS

CRITICAL AREAS: NONE DELINEATED ON-SITE

PROPOSED HARD SURFACE AREAS ON-SITE:

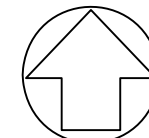
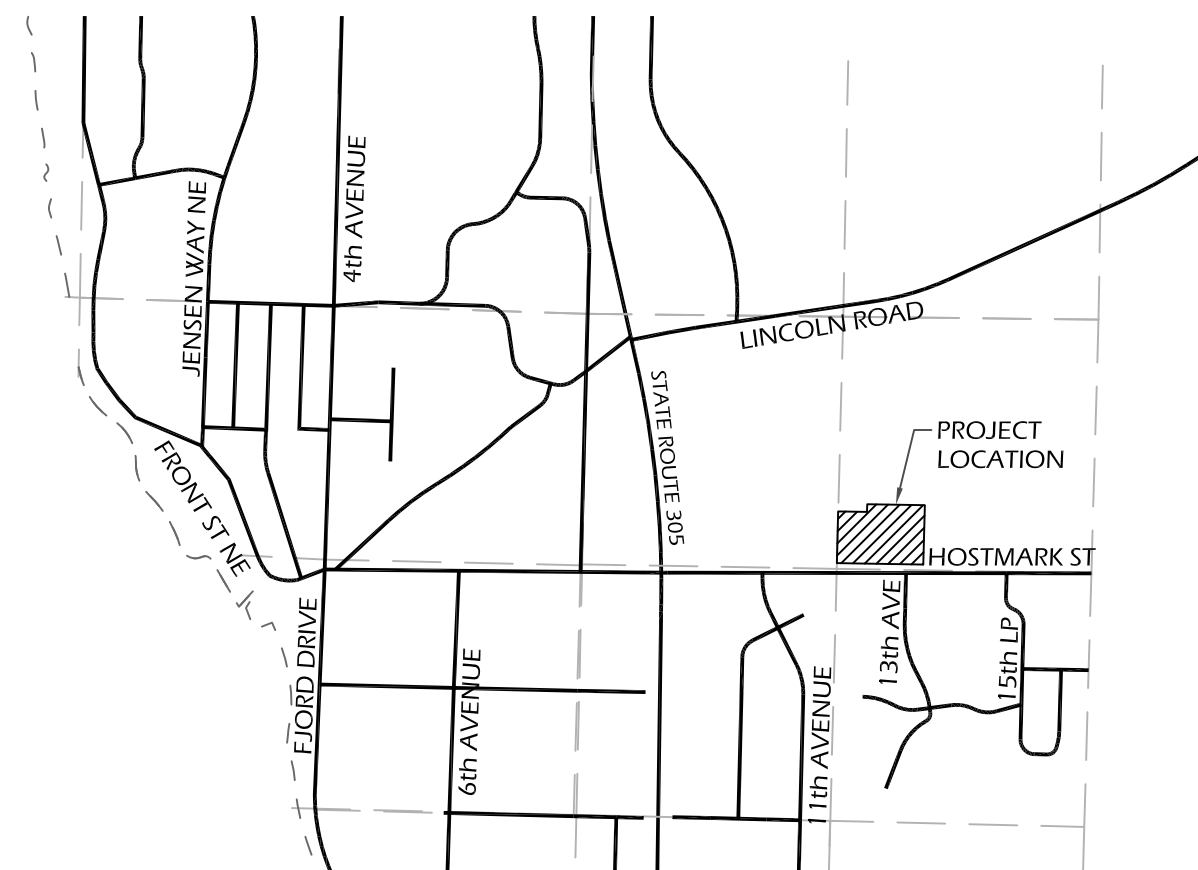
DRIVEWAY: ±SF, %

ROOFTOP: ±SF, %

SIDEWALKS: ±SF, %

PARKING: ±SF, %

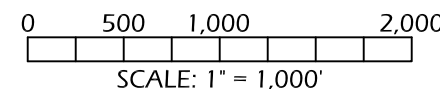
TOTAL PROPOSED HARD SURFACE AREA ON-SITE:
±SF; %



VICINITY MAP

TAX ID: 232601-1-008-2008

NE ¼ OF NE ¼ SECTION 23, TOWNSHIP 26 NORTH, RANGE 1 EAST



PRELIMINARY OVERALL SITE PLAN

PARKVIEW @1272 HOSTMARK ST

PRELIMINARY PLAT SUBMITTAL



DATE: 6/25/2026
DESIGNED: K. LAUGHLIN
DRAWN:
CHECKED: K. LAUGHLIN
JOB NO.: LA11.16

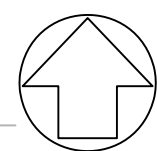
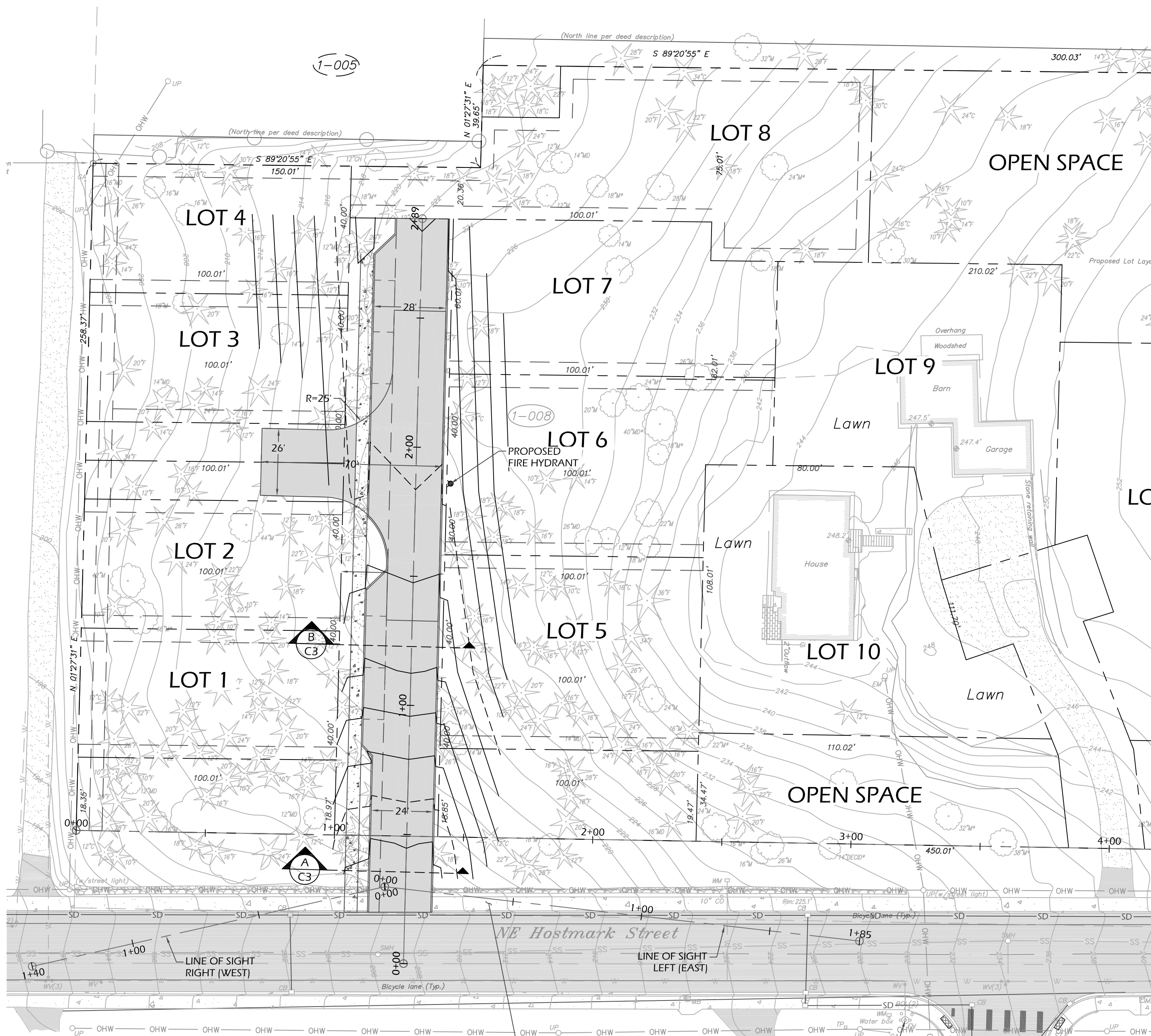
SEABOLD ENGINEERING LLC

PO BOX 445 INDIANOLA, WA 98342
360.930.4668 ENGINEER@SEABOLDENG.COM

LAUGHLIN DEVELOPMENT LLC
PO BOX 10607
BAINBRIDGE ISLAND, WA 98110
JAMES LAUGHLIN
206-660-0374
jim@laughlindevelopmentllc.com

C 1

1 OF 6



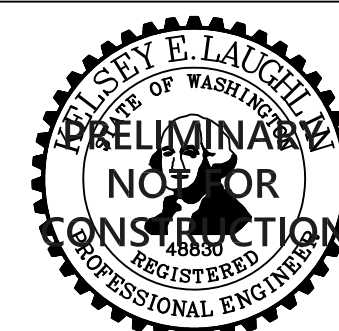
SITE PLAN

SITE PLAN BASED ON AGO LAND SURVEYING LLC
SURVEY DATED 11/19/2025, 2-FT CONTOURS.
DATUM: NAVD88
SCALE: 1" = 30'
0 15 30 60

EX. SIDEWALK TO BE EVALUATED
FOR ADA COMPLIANCE & NON-
COMPLIANT SECTIONS REPLACED.

EXISTING FIRE
HYDRANT

PRELIMINARY GRADING PLAN PARKVIEW @1272 HOSTMARK ST PRELIMINARY PLAT SUBMITTAL



DATE: 6/25/2026
DESIGNED: K. LAUGHLIN
DRAWN:
CHECKED: K. LAUGHLIN
JOB NO.: LA11.16

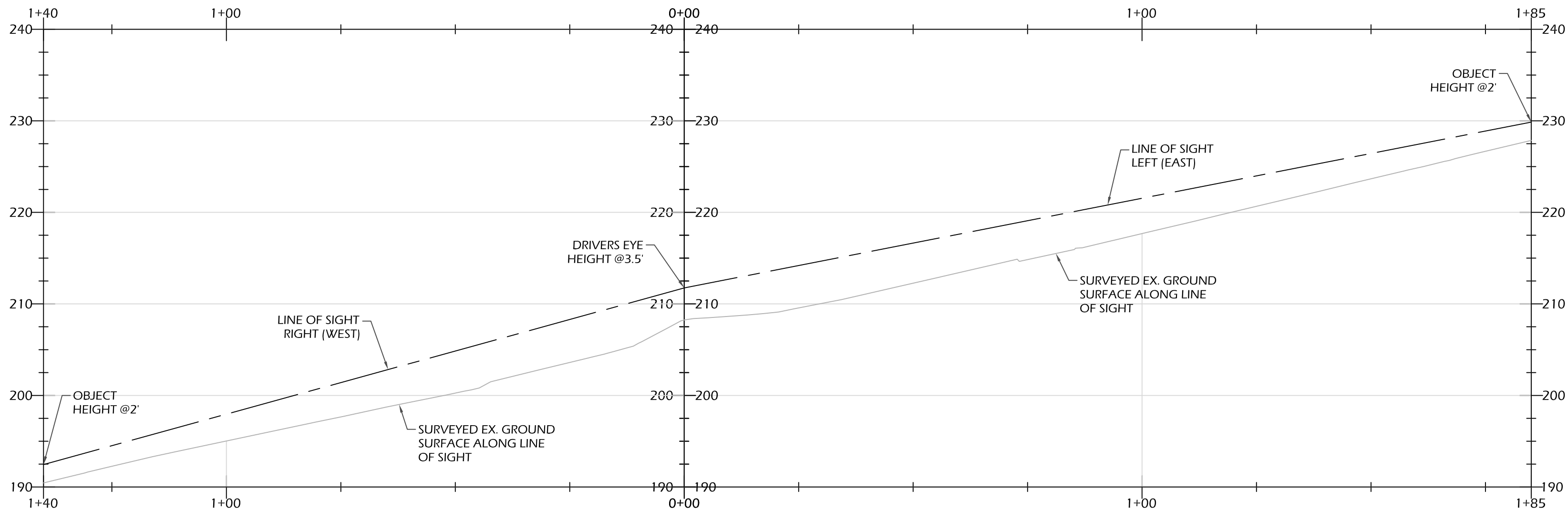
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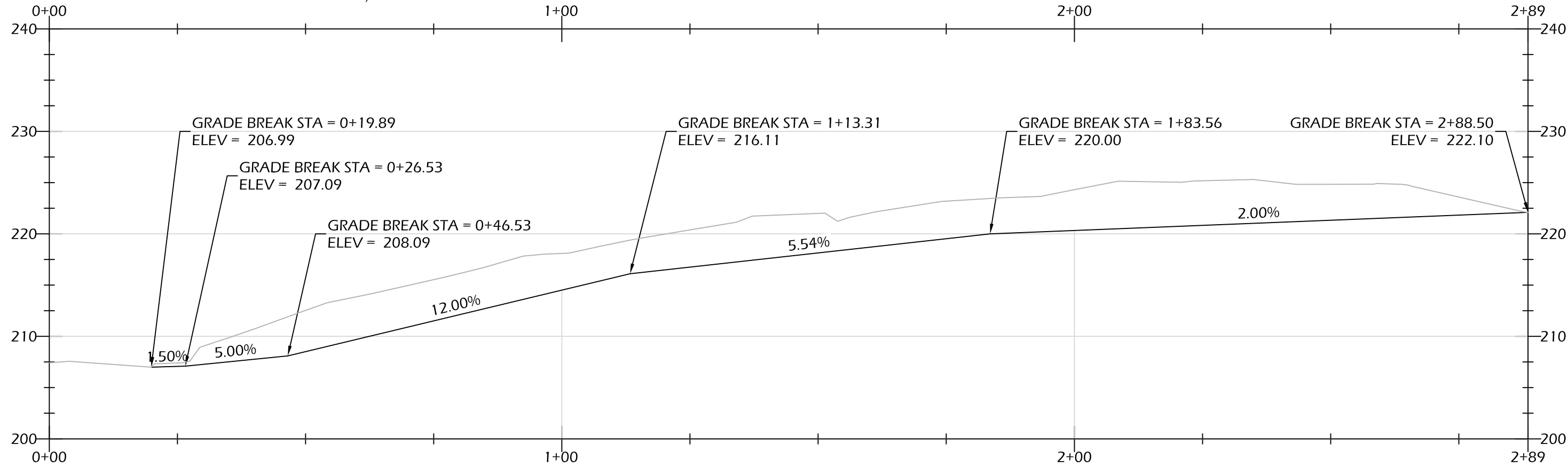
C2

2 OF 6



SIGHT DISTANCE DIAGRAM

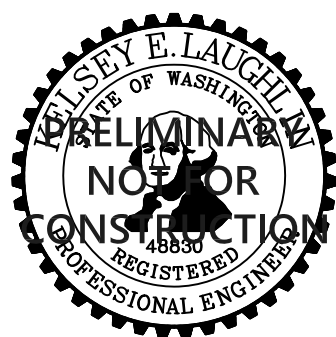
SCALE: 1" = 20' H
1" = 10' V
ELEVATIONS SHOWN ALONG LINE OF SIGHT
HOSTMARK STREET SPEED LIMIT: 25-MPH W/ 12% GRADE



ROAD PROFILE STA 0+00 - 2+89

SCALE: 1" = 20' H
1" = 10' V
ELEVATIONS SHOWN AT ROAD CENTERLINE

PRELIMINARY ROAD PROFILE & SECTIONS
PARKVIEW @1272 HOSTMARK ST
PRELIMINARY PLAT SUBMITTAL



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JOB NO.: LA11.16

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C3
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- LEGEND**
- EXISTING PROPERTY LINES
 - EXISTING EASEMENT
 - EXISTING ROAD
 - EXISTING CENTERLINE
 - EXISTING STORM DRAIN
 - EXISTING SANITARY SEWER
 - EXISTING WATER
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - BUILDING SETBACK LINES
 - PROPOSED WATER EASEMENT
 - PROPOSED PAVEMENT
 - PROPOSED SIDEWALK
 - FUTURE BUILDING
 - FUTURE DECK
 - PROPOSED SANITARY SEWER SERVICES
 - PROPOSED WATER SERVICES
 - PROPOSED WATER MAIN
 - PROPOSED STORM DRAIN MAIN
 - PROPOSED STORM DRAIN
 - PROPOSED CATCH BASIN OR MANHOLE
 - PROPOSED FIRE HYDRANT
 - PROPOSED SEWER CLEANOUT
 - PROPOSED 3/4" WATER METER & DCVA

SITE PLAN

SITE PLAN BASED ON AGO LAND SURVEYING LLC
SURVEY DATED 11/19/2025, 2-FT CONTOURS.
DATUM: NAVD88
SCALE: 1" = 30'

0 15 30 60

**PRELIMINARY UTILITY PLAN
PARKVIEW @1272 HOSTMARK ST
PRELIMINARY PLAT SUBMITTAL**

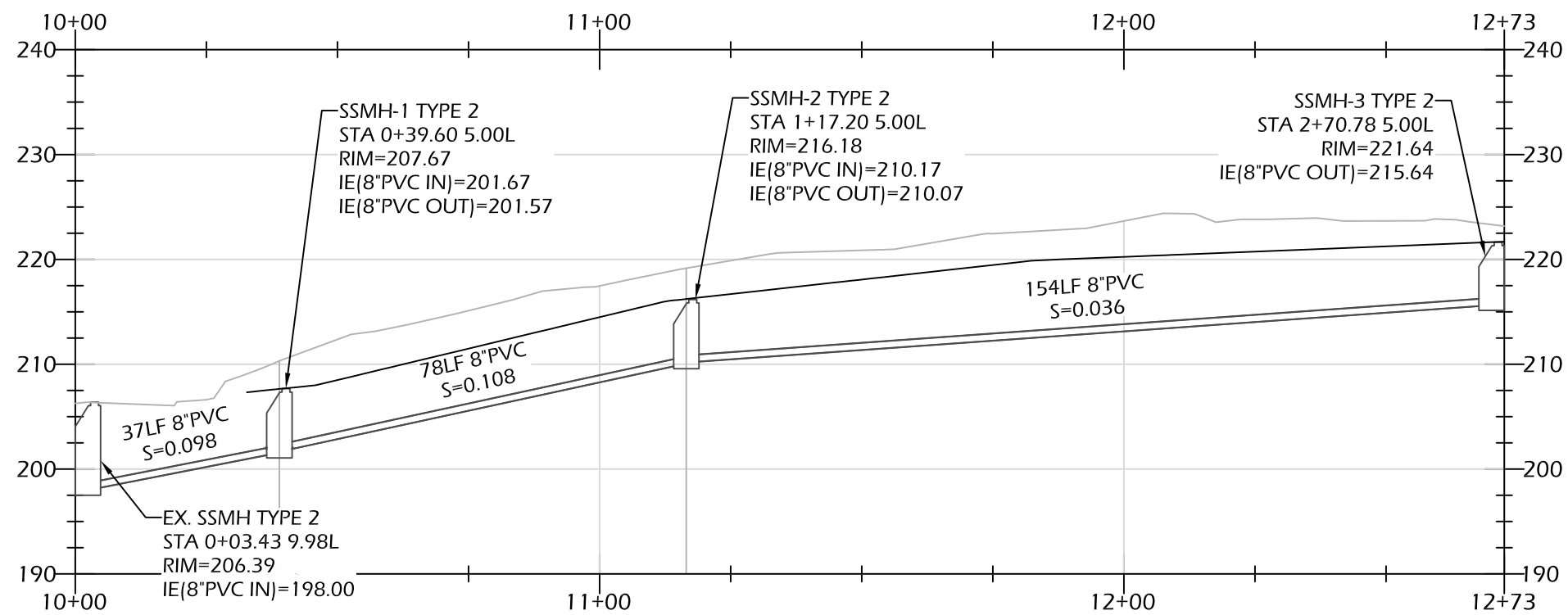


DATE: 6/25/2026
DESIGNED: K. LAUGHLIN
DRAWN:
CHECKED: K. LAUGHLIN
JOB NO.: LA11.16

**SEABOLD
ENGINEERING LLC**

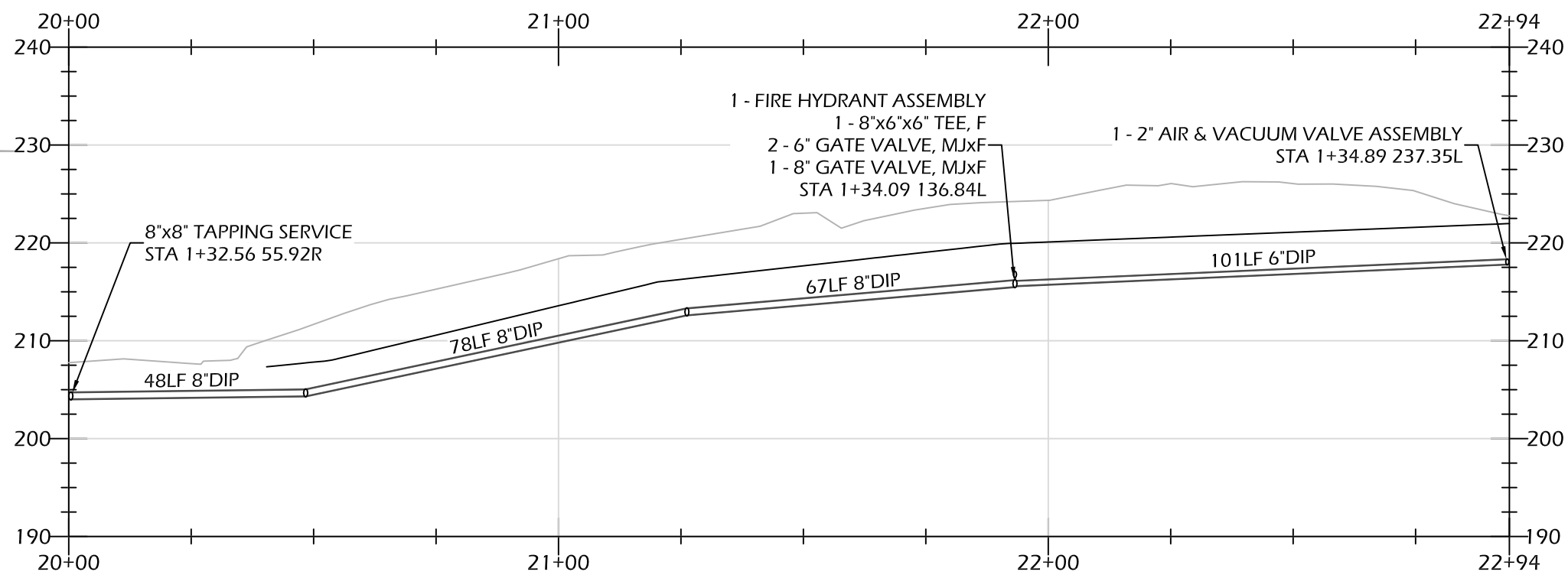
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SEWER PROFILE STA 10+00 - 12+73

SCALE: 1" = 30' H
1" = 15' V
ELEVATIONS SHOWN AT PIPE CENTERLINE



WATER PROFILE STA 20+00 - 22+94

SCALE: 1" = 30' H
1" = 15' V
ELEVATIONS SHOWN AT PIPE CENTERLINE

STORM DRAIN PROFILE

SCALE: 1" = 30' H
1" = 15' V
ELEVATIONS SHOWN ALONG PIPE CENTERLINE

PRELIMINARY UTILITY PROFILES
PARKVIEW @1272 HOSTMARK ST
PRELIMINARY PLAT SUBMITTAL



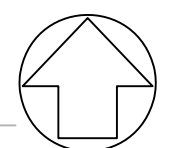
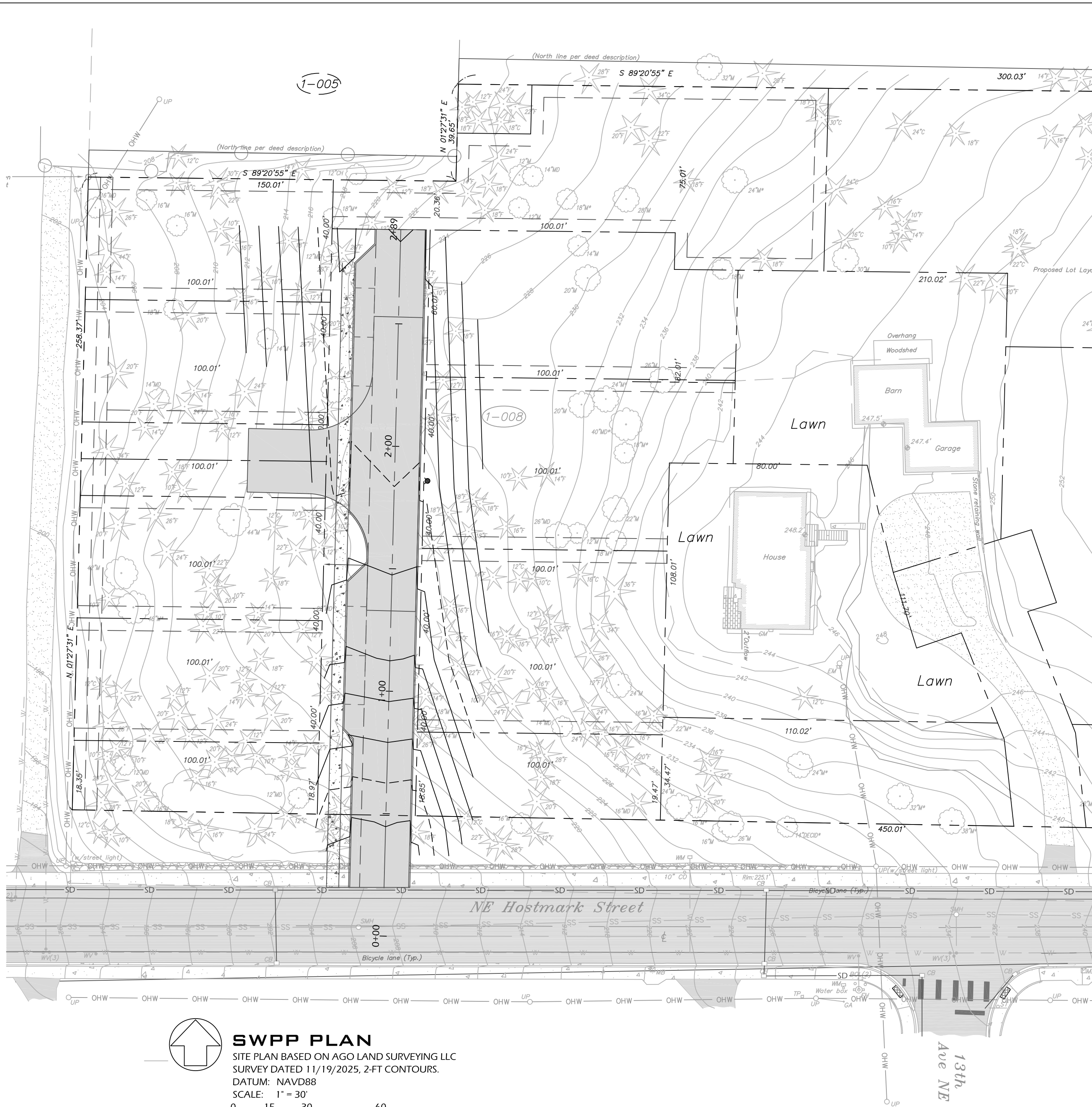
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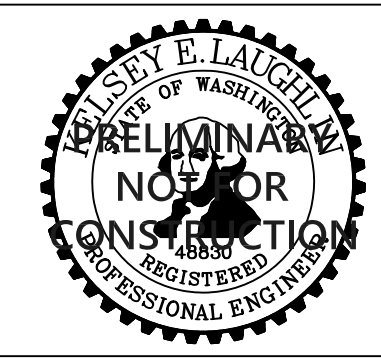
C5
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SWPP PLAN

SITE PLAN BASED ON AGO LAND SURVEYING LLC
SURVEY DATED 11/19/2025, 2-FT CONTOURS.
DATUM: NAVD88
SCALE: 1" = 30'
0 15 30 60

PRELIMINARY EROSION CONTROL PLAN PARKVIEW @1272 HOSTMARK ST PRELIMINARY PLAT SUBMITTAL



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CHECKED: K. LAUGHLIN
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C6
6 OF 6