

**PROJECT SITE:**  
 TOTAL AREA 121 AC  
 OPEN SPACE - 3.6 AC  
 APPROX 30%

**POTENTIAL HOUSING UNITS**

- APARTMENTS - 2 LOTS  
24 - 36 UNITS
- SR HOUSING - 1 LOT  
12-16 UNITS
- LOFT HOUSING - 7 LOTS  
4,500 SQ' - 6,500 SQ'
- SINGLE FAMILY - 60 LOTS  
LOTS 3,000 SQ' - 7,000 SQ'
- TINY HOUSE LOTS - 12-20 LOTS  
LOTS UNDER 1,800 SQ'  
(POSSIBLE ADU'S NOT INCLUDED)

TOTAL ERU'S NOT TO EXCEED 137

**PARKING**

NO ON STREET PARKING

APTS & SR HOUSING - 15 SPACES/UNIT ON SITE

TINY HOUSES 15 SPACES PER LOT IN COMMON PARKING AREA

SINGLE FAMILY - 2 SPACES PER UNIT ON SITE PLUS 5 SPACES/UNIT COMMON PARKING NODES

LOFT HOUSES - 2 SPACES/UNIT ON SITE PLUS 2 SPACES/UNIT COMMON PARKING NODES

**PUBLIC STREETS / TRAILS**

APPROX STREET LENGTH 3,200 LIN'  
 APPROX TRAIL LENGTH 1,600 LIN' (1/3 MILE)

**SET BACKS**

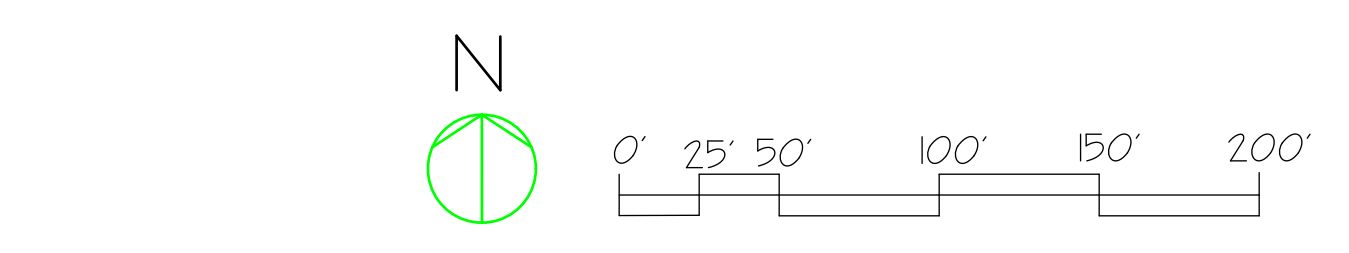
RESIDENTIAL: FRONT 20', SIDE 5', REAR 5'

LOFT HOUSES: ZERO SETBACKS, 50% LOT COVERAGE

MULTI FAMILY: FRONT 20', SIDE 5', REAR 5'

TINY HOUSES: FRONT 15', SIDE 5', REAR, 15'

**SITE PLAN -PRELIMINARY**  
 JANUARY 2026



**HIBBARD ARCHITECTURE & PLANNING**  
 152 Wigwag Way Box 499 Merton, Wa. 98031 ph 607-3800

**T W I S P M I L L T O W N H O M E S**

2021 TWISP MILL TOWN -10  
 REV SEPT 4, 2025  
 REV JAN 2026