

LAKEWOOD CONSTRUCTION

MASTER PLANNERS, LAND DEVELOPERS, & FINE HOME BUILDERS

POST OFFICE BOX 12648
MILL CREEK, WA 98082

Mill Creek, 4 May 2004

EXHIBIT 8
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CITY OF WOODINVILLE
PLANNING DEPARTMENT

PHASE 3 DENSITY CALCULATIONS

Existing Zoning:	R-6
Proposed Zoning:	R-6
Gross Subdivision Area:	92,344 s.f.
Sensitive Area:	1,809 s.f.
Effective Sensitive Area:	1,809 s.f.
Right-of-Way & Storm Tract:	23,456 s.f.
Net Site Area:	68,888 s.f.
Density Units:	9.6 round up 10
Average lot size/smallest lot:	5,481 s.f./4,640 s.f.
Water Supply:	Woodinville Water Dist.
Sewage Disposal:	Woodinville Water Dist.
Fire District:	Woodinville Fire Dept.
School District:	Northshore

PHASE 4 DENSITY CALCULATIONS

Existing Zoning:	PI
Proposed Zoning:	R-6
Gross Subdivision Area:	837,223 s.f.
Sensitive Area:	551,034 s.f.
Effective Sensitive Area:	220,414 s.f.
Right-of-Way & Storm Tract:	60,854 s.f.
Net Site Area:	445,749 s.f.
Density Units allowed:	61.38 round down to 61
Average lot size/smallest lot:	4140 s.f./3392 s.f.
Water Supply:	Woodinville Water Dist.
Sewage Disposal:	Woodinville Water Dist.
Fire District:	Woodinville Fire Dept.
School District:	Northshore

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CITY OF WOODINVILLE
PERMIT CENTER

TRC LEVEL III