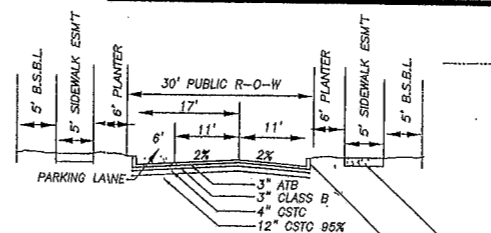


R-O-W & Drainage Tract Area:

TRACT 998/POND:	1,987 S.F.
N.E. ROAD:	8,906 S.F.
TRACT 996/POND:	3,312 S.F.
30' ADD AREA:	26,520 S.F.
30' PUBLIC ROAD:	35,150 S.F.
S.W. ROAD:	13,311 S.F.
TRACT 994/POND:	4,496 S.F.
CUL-DE-SAC:	2,853 S.F.
TOTAL:	96,314 S.F.

Textual Site Data:

EXISTING ZONING:	R-6
PROPOSED ZONING:	R-6
PROPOSED LAND USE:	SINGLE FAMILY RESIDENCE
GRIS SITE AREA:	837,223 S.F.
WETLAND AND STREAM AREA:	24,214 S.F.
SITE AREA LESS WETLAND AND STREAMS:	513,009 S.F.
BURER AND STEEP SLOPE AREA:	226,820 S.F.
SITE AREA NOT IN BUFFERS AND WETLANDS:	96,314 S.F.
EFFECTIVE SENSITIVE AREA:	181,486 S.F.
EFFITIVE SITE AREA:	487,645 S.F.
RIGH-OF-WAY AND STORM TRACTS:	371,331 S.F.
NET SITE AREA:	51
DENSITY UNITS ALLOWED:	51
DENSITY UNITS PROPOSED:	51
AVERAGE LOT SIZE/SMALLEST LOT:	5,811 S.F./3,236 S.F.
DENSITY CREDITS TO BE RETAINED:	DENSITY CREDITS RETAINED
WATER SUPPLY:	WOODINVILLE WATER DIST.
SEWER DISPOSAL:	WOODINVILLE WATER DIST.
FIRE DISTRICT:	WOODINVILLE FIRE DIST.
SCHOOL DISTRICT:	NORTHSHORE



Owners/Applicant

LAKEWOOD CONSTRUCTION
P.O. BOX 12848
MILL CREEK, WA. 98082
PH: 426-481-7949

Engineer

G.R. (BOB) PARROTT
P.O. BOX 2715
WOODINVILLE, WA. 98072
PH: 426-481-3027

Surveyor

THE WEST GROUP, INC.
2120-HEWITT AVE
EVERETT, WA. 98201
PH: 425-252-7088/FAX: 425-252-7403

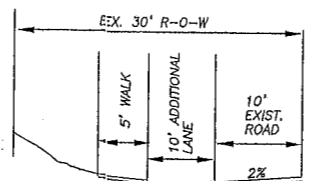
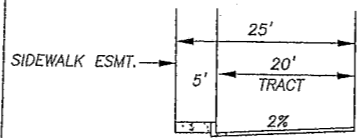
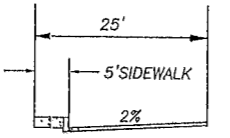
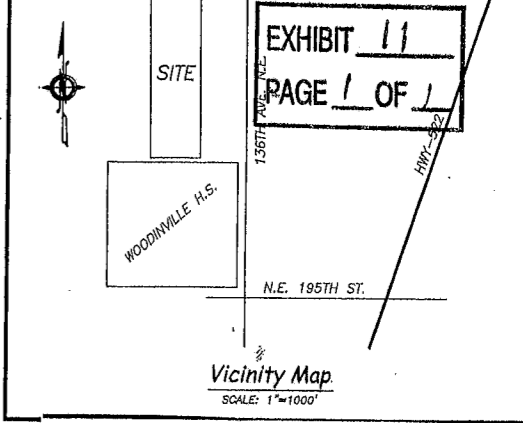
Legend:

- BUFFER EDGE
- WETLAND EDGE
- CREEK
- N.G.P.E.

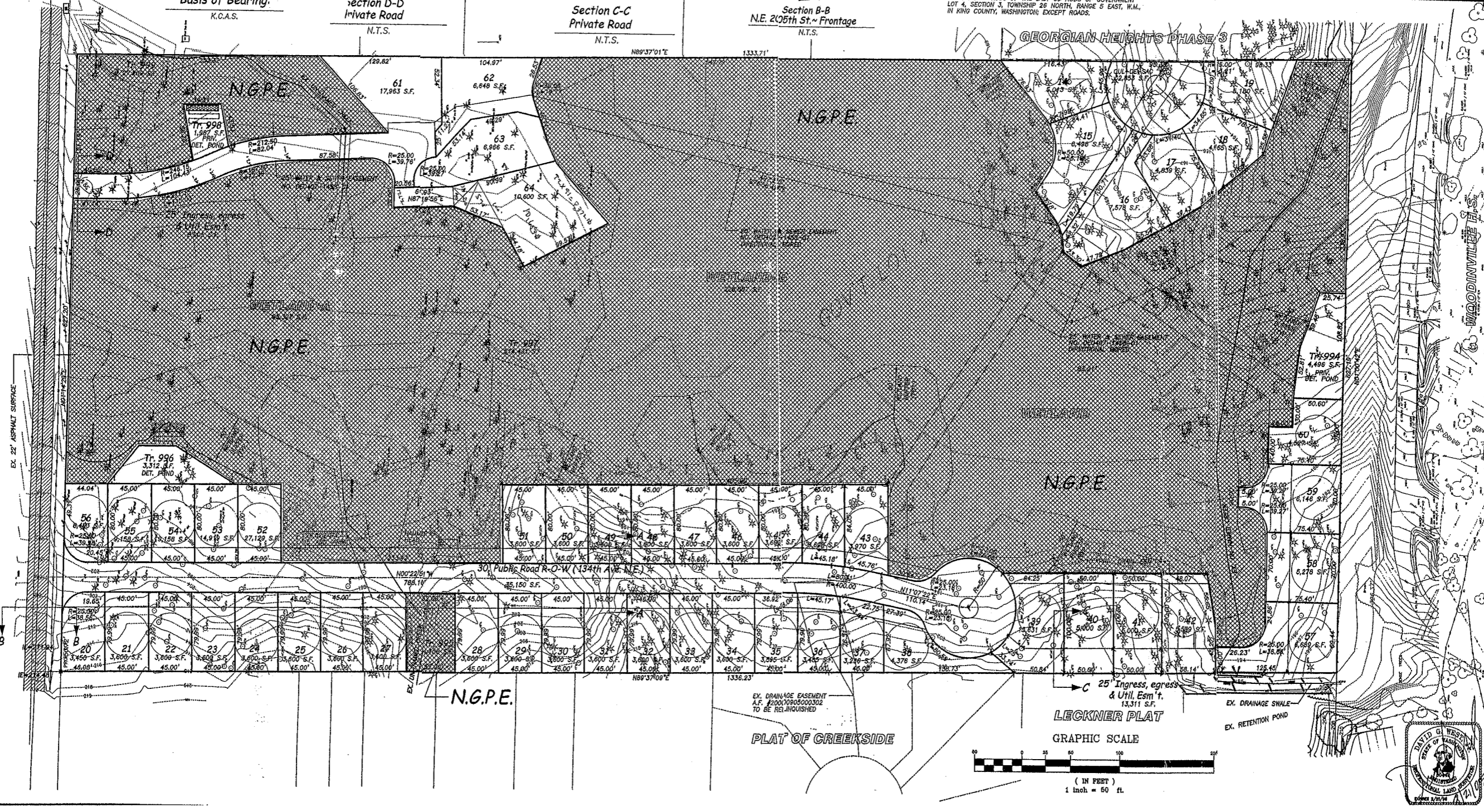
Legal Description:

THE WEST 39 RODS OF THE EAST 60 RODS OF GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, EXCEPT ROADS.

N.E. 205TH ST.



NE 205TH ST



RECEIVED

MAR 21 2005
CITY OF WOODINVILLE
PLANNING DEPARTMENT

REVISIONS:
1. REVISED PER CITY COMMENTS DATED 3-15-05

The West Group, Inc.
Professional Land Surveyors & Planners
425-252-7088 Office
2120-Hewitt Ave.
Everett, Wa. 98201
425-252-7403 Fax

Preliminary Plat
Georgian Heights
Phase 4

1 OF 4