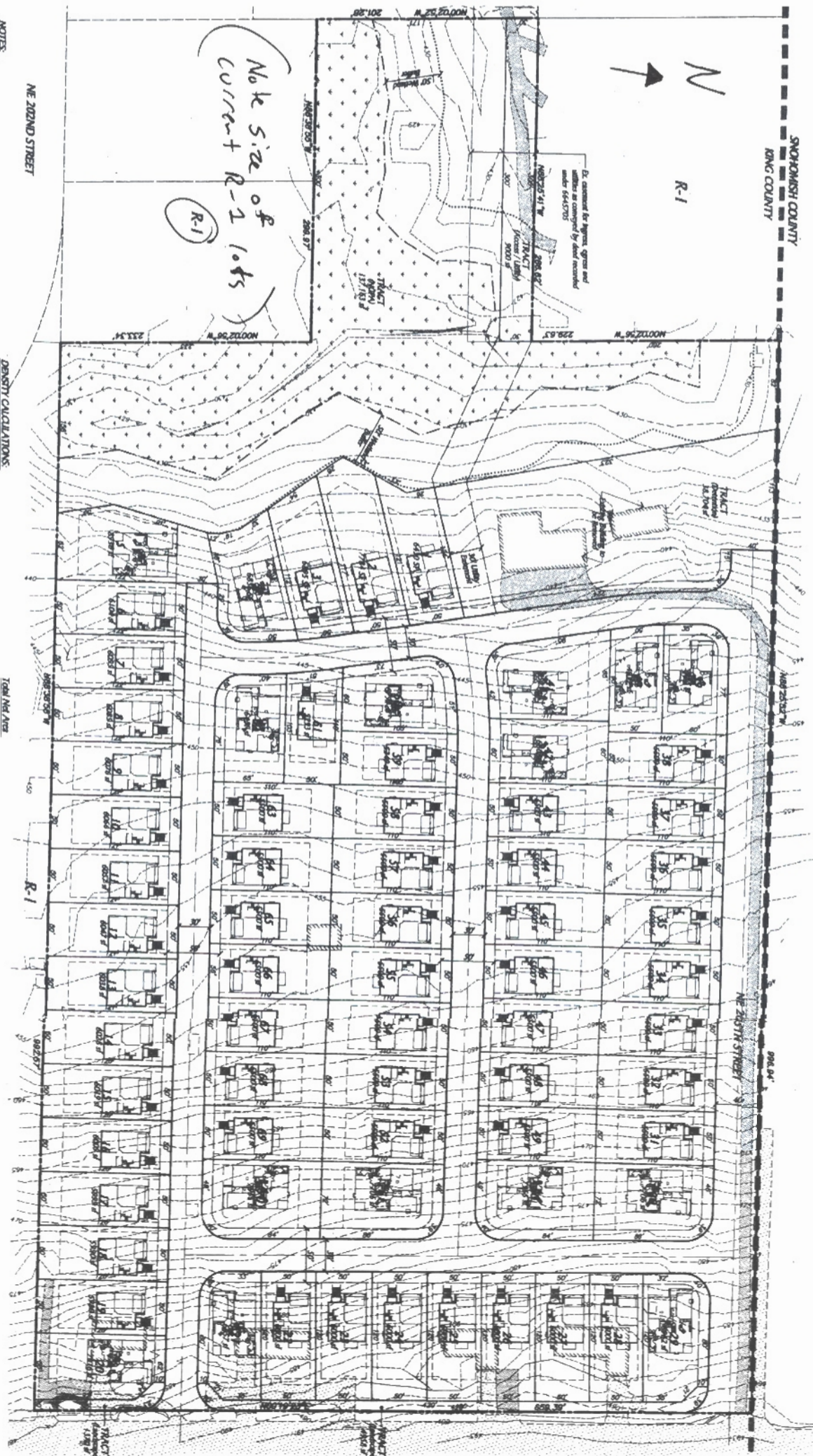


Montevello

WELLINGTON HILLS GOLF COURSE

SPRINGHILL COUNTY
RING COUNTY



NE 202ND STREET

- NOTES:**
- Landscape to comply with design concept, and is subject to change per additional review of existing site requirements.
 - Some areas shown may need to be prepared for this property. Site plan changes may be required after review of these areas.
 - Boundary and topography information provided by Tract.
 - Storm drainage, detention/retention facilities, as shown are approximate, actual locations and sizes may vary.
 - Density transfer is allowed.
 - R-O-W reduction is allowed.
 - Site Plan is based on a reference to R-1.
- ADDITIONAL NOTES:**
- Street trees will be planted per WMAC 21.16.050 for all public streets

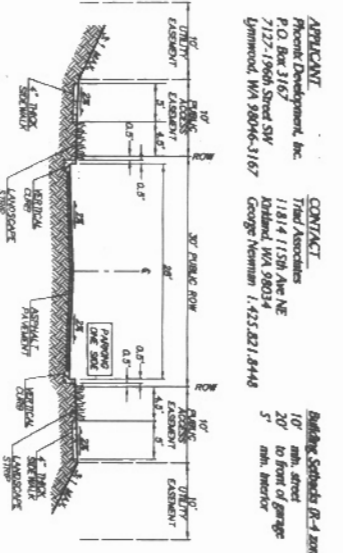
DENSITY CALCULATIONS:

Area	Area in Right-of-Way (R-1)	Area in Right-of-Way (R-1)	Area in Right-of-Way (R-1)
Total Site Area	717,932 sf	16.5 ac	
Area in Right-of-Way (R-1)	94,273 sf		
Storm Drainage Tract	38,704 sf		
Recreation Tract (if provided)	0		
Access Easement	9,000 sf		
Wetland Area	71,008 sf		
Net site area per 21.12.080	504,867 sf	11.59 ac	
Density Credit for Wetland Buffer (no credit allowed for wetland)	66,075 sf		
Wetland Area	71,008 sf		
Sensitive Area Buffer	66,075 sf		
Total Sensitive Area	137,163 sf = 19% of total site area		
	(21.12.080 WMAC)		
	66,075 x .30 = 59,468 sf/1.37 ac		

TRANSFER OF RESIDENTIAL DENSITY CREDITS

Area	Area in Right-of-Way (R-1)	Area in Right-of-Way (R-1)
Total Net Area	11.59 ac	
Net Site Area	1.37 ac	
Credit for Wetland Buffer	12.96 ac	
Total Net Area for Density Credits = 664,335 sf/12.96 ac		
12.96 x 4 Densities = 51.8 Lots or 52 Lots per 21.12.070 WMAC		
Base Density	52 Lots	
Minimum Density (75% of Base)	39 Lots	

701 = 10 ft
Current zoning 11 hours



APPENDIX

Phoenix Development, Inc.
P.O. Box 3167
7127-196th Street SW
Lynnwood, WA 98046-3167

CONTACT

Tract Associates
11814 115th Ave NE
Redmond, WA 98074
George Newman 1-425-821-4448

Building Schedule (R-1 zone)

10' min. street
20' min. street
5' min. street