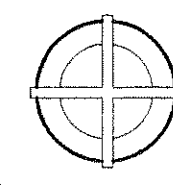


REVISIONS:

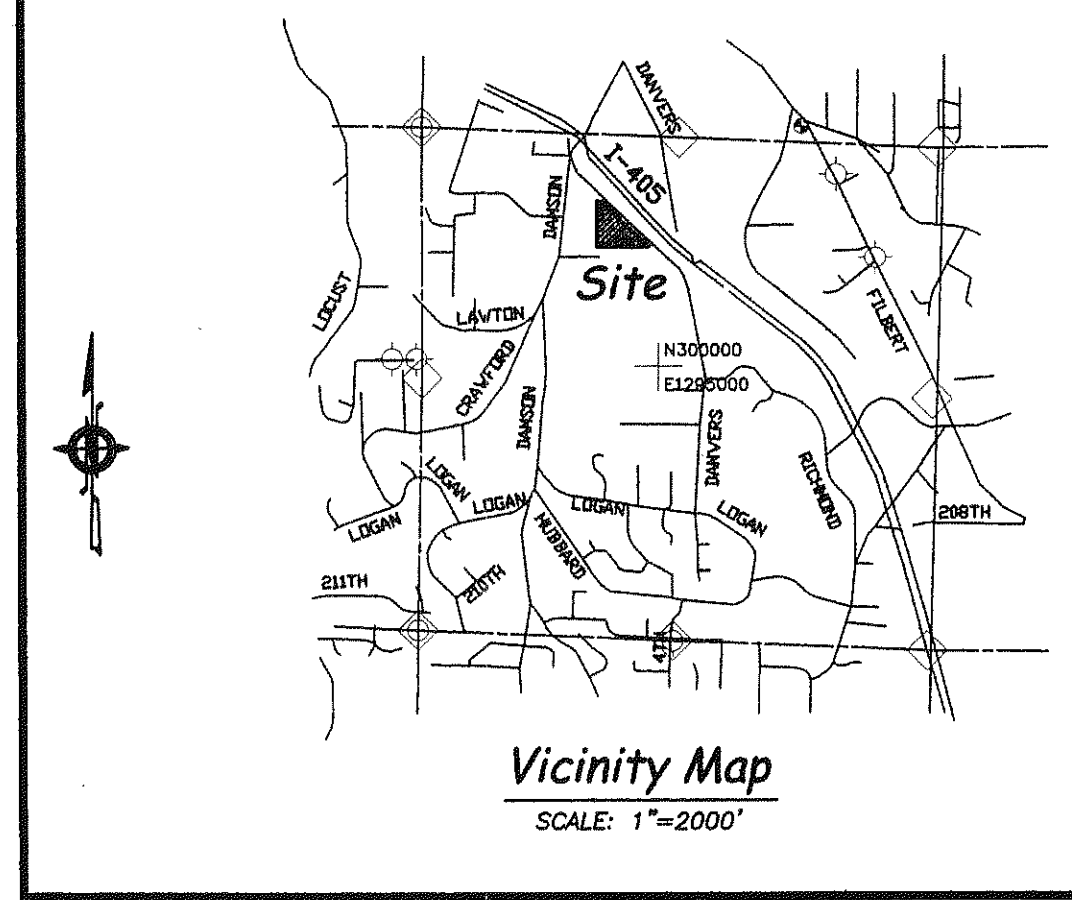
The West Group, Inc.
Professional Land Surveyors & Planners
2120-Hewitt Ave.
Everett, Wa. 98201
425-252-7088 Office
425-252-7403 Fax



PRD Official Site Plan

Ashbrooke

SHEET: 2 OF 4



Vicinity Map
SCALE: 1"=2000'

House Type Distribution and Areas:

HOUSE UNIT	QTY	PERCENT	BLDG. AREA
PLAN-1	31	33%	1,570 S.F.
PLAN-2	31	33%	1,566 S.F.
PLAN-3	31	33%	1,484 S.F.

- Notes:**
- NO DUPLEXES ARE PROPOSED FOR THIS PROJECT. ALL LOTS ARE RESTRICTED TO SINGLE FAMILY STRUCTURES ONLY.
 - MIN. BUILDABLE AREA=1,000 S.F. OR MORE PER LOT.
 - ALL REQUIRED OPEN SPACE PER: SCC 30.42B.115 IS CONTAINED WITHIN PROPOSED DIVISION 1. ADDITIONAL OPEN SPACE IS PROVIDED WITHIN TR. 996 DIVISION 2.
 - TOPO. & BOUNDARY ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
 - DUPLEXES WILL NOT BE PERMITTED ON ANY LOT OF THIS SUBDIVISION.
 - SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE.
 - TOPOG. SHOWN 200 FEET BEYOND SITE BOUNDARY FROM AERIAL PHOTOGRAPHY MAPS.
 - ALL PLAT ROADS ARE TO BE DEDICATED TO THE PUBLIC.
 - ALL PROPOSED UTILITIES ARE TO BE LOCATED UNDERGROUND.

Equipment & Procedure:
LEICA TC 1000 FOR FIELD TRAVERSE AND TOPOGRAPHY.
MONUMENTS VISITED
PRECISION EXCEEDS STATE STANDARDS.

Slope Information:
AVERAGE SLOPES DO NOT EXCEED 15% ON THIS SITE.
MAXIMUM SLOPES DO NOT EXCEED 25% ON THIS SITE.

Roadway Data:
SNYHOMISH COUNTY STANDARDS
NON-ARTERIAL URBAN SPECIFICATION
ROAD LENGTH: 2,119 LF
ROAD PAVED AREA: 59,489 S.F.
PARKING: FOUR(4) SPACES PER LOT
2 SPACES IN DRIVEWAY
2 SPACES IN GARAGE

Contact Person:

JIM EDGE
915 S.F.
EVERETT, WA. 98205
425-377-1703

Engineer:

INSIGHT ENGINEERING
3630-COLBY AVE.
EVERETT, WA. 98201
425-303-9363
email: sarthoshm@insightengineering.net

Applicant/Developer:

J.M. MURPHY, INC.
8254 S. BAYSHORE DR.
CLINTON, WA. 98236
425-478-2521

Surveyor:

THE WEST GROUP, INC.
2120 HEWITT AVE.
EVERETT, WA. 98201
425-252-7088
email: thewestgroup@verizon.net

Project Information:

EXISTING ZONING:	R-7,200
PROPOSED ZONING:	R-7,200 PRD
PROPOSED LAND USE:	SINGLE FAMILY RESIDENCES
GROSS SUBDIVISION AREA:	12.56 ACRES (547,000 S.F.)
ROAD AREA/% OF PLAT/LENGTH ROAD:	2.55 ACRES (111,037 S.F.)/20.99%/2,119 LF.
OPEN SPACE/DRAINAGE TRACTS/% OF GROSS:	2.52 ACRES (109,645 S.F.)/20.06%
NO. OF PROPOSED LOTS/LOTS PER GROSS ACRE:	90 LOTS/7.16
AVERAGE LOT SIZE (NET)/SMALLEST LOT:	3,626 S.F./3,183 S.F.
WATER SUPPLY: (PUBLIC)	A.W.W.D.
SEWER DISPOSAL: (SANITARY SEWER)	A.W.W.D.
SCHOOL DISTRICT:	EDMONDS SCHOOL DIST. NO. 15
FIRE DISTRICT:	S.C.F.D. NO. 1
POST OFFICE:	LYNNWOOD POST OFFICE

Minimum Net Density (SSC 30.23.020)

GROSS SITE AREA:	12.56 AC. (547,000 S.F.)
LESS ROAD R-O-W:	2.55 AC. (111,037 S.F.)
NET AREA AND BUFFERS:	1.21 AC. (52,929 S.F.)
CRITICAL AREAS:	8.80 AC. (383,034 S.F.)
NET DENSITY:	90 UNITS / 8.80 AC = 10.23 DU/ACRE

PRD Open Space Analysis (SCC 30.42B.115)

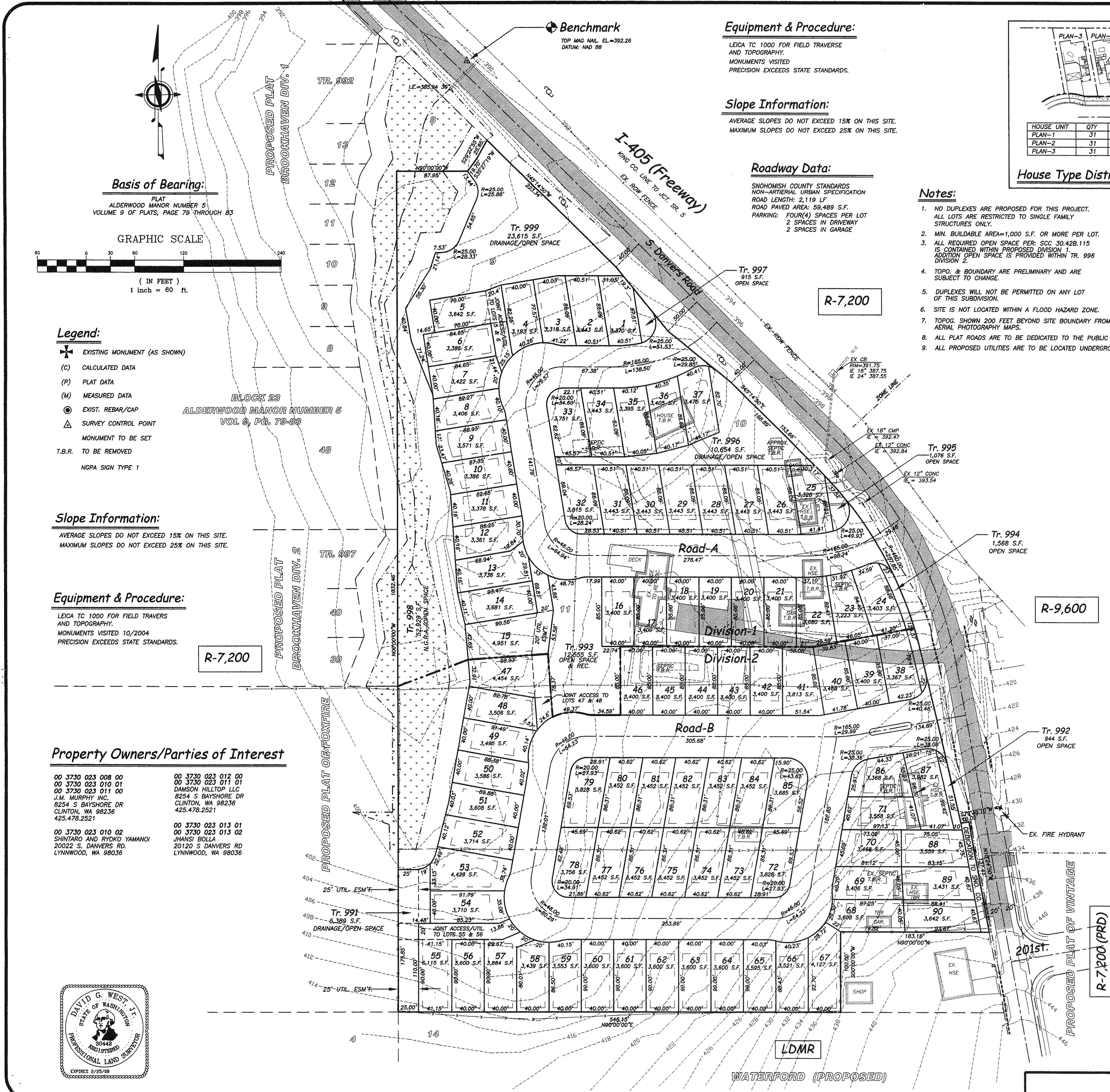
TOTAL OPEN SPACE REQUIRED =	109,400 S.F.
PROVIDED =	109,645 S.F.
TRACT 999 - DETENTION/OPEN SPACE	23,615 S.F. (0.54 AC.)
TRACT 998 - OPEN SPACE/N.G.P.A.	52,929 S.F. (1.21 AC.)
TRACT 997 - OPEN SPACE	915 S.F. (0.02 AC.)
TRACT 996 - OPEN SPACE/DRAIN./REC.	10,654 S.F. (0.24 AC.)
TRACT 995 - OPEN SPACE	1,076 S.F. (0.02 AC.)
TRACT 994 - OPEN SPACE	1,568 S.F. (0.04 AC.)
TRACT 993 - OPEN SPACE/REC.	12,555 S.F. (0.29 AC.)
TRACT 992 - OPEN SPACE	944 S.F. (0.02 AC.)
TRACT 991 - OPEN SPACE/DRAIN.	5,389 S.F. (0.12 AC.)
	109,645 S.F. = 20.06%
USABLE OPEN SPACE REQUIRED 600 S.F./D.U. =	54,000 S.F.
PROVIDED (TR. 991, TR. 993, TR. 995, TR. 996, TR. 997, TR. 999) =	54,204 S.F.
ACTIVE RECREATION REQUIRED (30% OF REQ. USABLE OPEN SPACE) =	16,200 S.F.
PROVIDED (TR. 993 & TR. 996) =	23,209 S.F.

PRD Unit Yield Calc (SCC 30.42B.040)

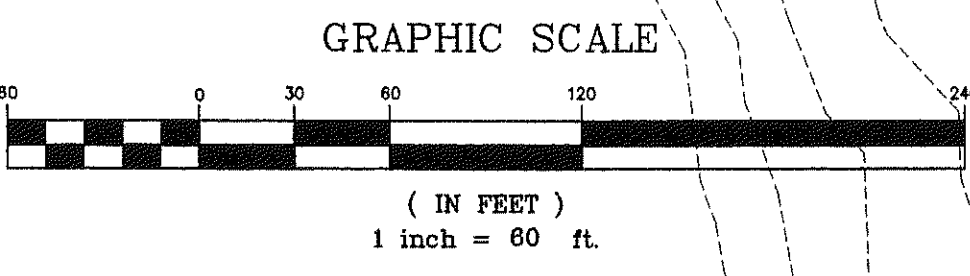
GROSS SITE AREA:	12.56 ACRES (547,000 S.F.)
LESS N.G.P.A.	1.21 ACRES (52,929 S.F.)
NET DEVELOPMENT AREA:	11.34 AC. (494,071 S.F.)
DENSITY CHECK (TO BE NOT > 9 UNITS)	90 UNITS / 11.34 AC. = 7.94 DU/AC.
GROSS SITE AREA:	12.56 ACRES (547,000 S.F.)
/ MIN LOT AREA FOR ZONE:	7,200 S.F.
UNIT YIELD BASE	75.97 UNITS
* 1.2 FACTOR	1.2
MAX ALLOWABLE UNITS=	91.16 UNITS

PFN 06-133484 SD

N. 1/2, SECTION 24, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.



Basis of Bearing:
PLAT
ALDERWOOD MANOR NUMBER 5
VOLUME 9 OF PLATS, PAGE 79 THROUGH 83

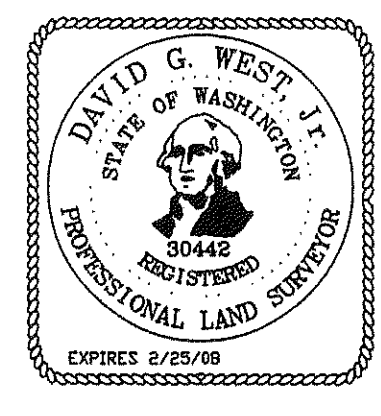


Slope Information:
AVERAGE SLOPES DO NOT EXCEED 15% ON THIS SITE.
MAXIMUM SLOPES DO NOT EXCEED 25% ON THIS SITE.

Equipment & Procedure:
LEICA TC 1000 FOR FIELD TRAVERS AND TOPOGRAPHY.
MONUMENTS VISITED 10/2004
PRECISION EXCEEDS STATE STANDARDS.

Property Owners/Parties of Interest

- | | |
|----------------------------|--------------------|
| 00 3730 023 008 00 | 00 3730 023 012 00 |
| 00 3730 023 010 01 | 00 3730 023 011 01 |
| 00 3730 023 011 00 | DAMSON HILLTOP LLC |
| J.M. MURPHY INC. | 8254 S BAYSHORE DR |
| 8254 S BAYSHORE DR | CLINTON, WA 98236 |
| CLINTON, WA 98236 | 425.478.2521 |
| 425.478.2521 | |
| 00 3730 023 010 02 | 00 3730 023 013 01 |
| SHINTARO AND RYOKO YAMANOI | JHANSI BOLLA |
| 20022 S DANVERS RD. | 20120 S DANVERS RD |
| LYNNWOOD, WA 98036 | LYNNWOOD, WA 98036 |



LDMR