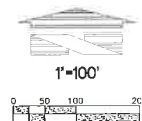


WOODBURY CROSSING

SW QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.

Proposed PRELIMINARY PLAT MAP MODIFICATION

Case File # 13-0094



SITE DATA

TAX PARCEL NUMBERS: 12817320000, 12817320500, 12817320800, 12817320900, 12817311300, 12817320100, 12817340102

TOTAL ACREAGE: 58.3 ACRES: 2,557,709 SQFT

ZONING: NE OHBOROUGH VILLAGE

RESIDENTIAL DEVELOPMENT STANDARDS

MAXIMUM HOUSING DENSITY IN UNITS PER ACRE: 24

MAXIMUM AVERAGE HOUSING DENSITY IN UNITS PER ACRE: 13

MINIMUM AVERAGE HOUSING DENSITY IN UNITS PER ACRE: 7

MINIMUM LOT SIZE:

- 3,000 SQUARE FEET ZERO LOT
- 1,800 SQUARE FEET MINIMUM 2,400 SQUARE FOOT AVERAGE TOWNHOUSES
- 6,000 SQUARE FEET DUPLEX
- 7,200 SQUARE FEET MULTIFAMILY
- 4,500 SQUARE FEET OTHER

MINIMUM LOT WIDTH: 50 FEET

EXCEPT:

- 40 FEET ZERO LOT
- 18 FEET ONE-STORY TOWNHOUSES
- 16 FEET TWO-STORY TOWNHOUSES
- 70 FEET DUPLEXES
- 80 FEET MULTIFAMILY

MINIMUM FRONT YARD SETBACK: 20 FEET

EXCEPT:

- 10 FEET WITH SIDE OR REAR PARKING OR ON FLAGGED LOTS

MAXIMUM FRONT YARD SETBACK: 25 FEET

MINIMUM REAR YARD SETBACK: 20 FEET

EXCEPT:

- 15 FEET FOR MULTIFAMILY; 10 FEET WEDGE-SHAPED LOTS, AND ZERO LOTS

MINIMUM SIDE YARD SETBACK: FIVE FEET

EXCEPT:

- 10 FEET ALONG FLANKING STREET
- 6 FEET ON ONE SIDE OF ZERO LOTS

MAXIMUM BUILDING HEIGHT: THREE STORIES OR 35 FEET, WHICHEVER IS LESS

EXCEPT:

- 25 FEET FOR COTTAGES; 16 FEET FOR ACCESSORY BUILDINGS

MAXIMUM BUILDING COVERAGE: 50 PERCENT

MAXIMUM IMPERVIOUS SURFACE COVERAGE: 70 PERCENT

MINIMUM OPEN SPACE: FIVE PERCENT; 30 PERCENT FOR MULTIFAMILY; MAY BE REDUCED TO 15 FEET FROM 100 FEET OF A PARK

MINIMUM NUMBER OF UNITS: 58.3 AC - 7.48 AC = 50.82 AC
50.82 AC x 7 UNITS/AC = 356 UNITS MINIMUM

UNIT SUMMARY

DESCRIPTION	UNITS	CATEGORY	% of TOTAL
DUPLEX	22	MULTI-FAMILY	5.8%
3 UNIT CONDOMINIUM	120	MULTI-FAMILY	31.5%
TOWNHOME (ATTACH-ED)	18	SINGLE-FAMILY	4.7%
ZERO LOT LINE - ALLEY	114	SINGLE-FAMILY	29.9%
ZERO LOT LINE - FRONT	107	SINGLE-FAMILY	28.1%
TOTALS	381		100%
RESIDENTIAL ABOVE COMMERCIAL	4		
GRAND TOTAL	385		
TOTAL SINGLE FAMILY (69-75%)	239		62.7%
TOTAL MULTI-FAMILY (25-40%)	142		37.3%
NUMBER OF UNITS OVER 1,500' FROM VILLAGE GREEN	21		5.5%

MIXED

DESCRIPTION	MAXIMUM AREA
RETAIL	25 x 382 = 9,550 SF
OFFICE/SERVICE	25 x 382 = 9,550 SF
TOTALS	19,100 SF
PROVIDED	47,000 SF

OPEN SPACE SUMMARY TABLE

TRACT	AREA (SQ FT)
A	73,643
B	18,351
F	5,546
G	3,254
I	23,909
J	24,269
K	48,924
L	3,465
M	15,260
N	12,090
O	128,722
P	18,672
Q	7,566
TOTAL	382,522
PERCENT OF TOTAL SITE AREA	14.8%

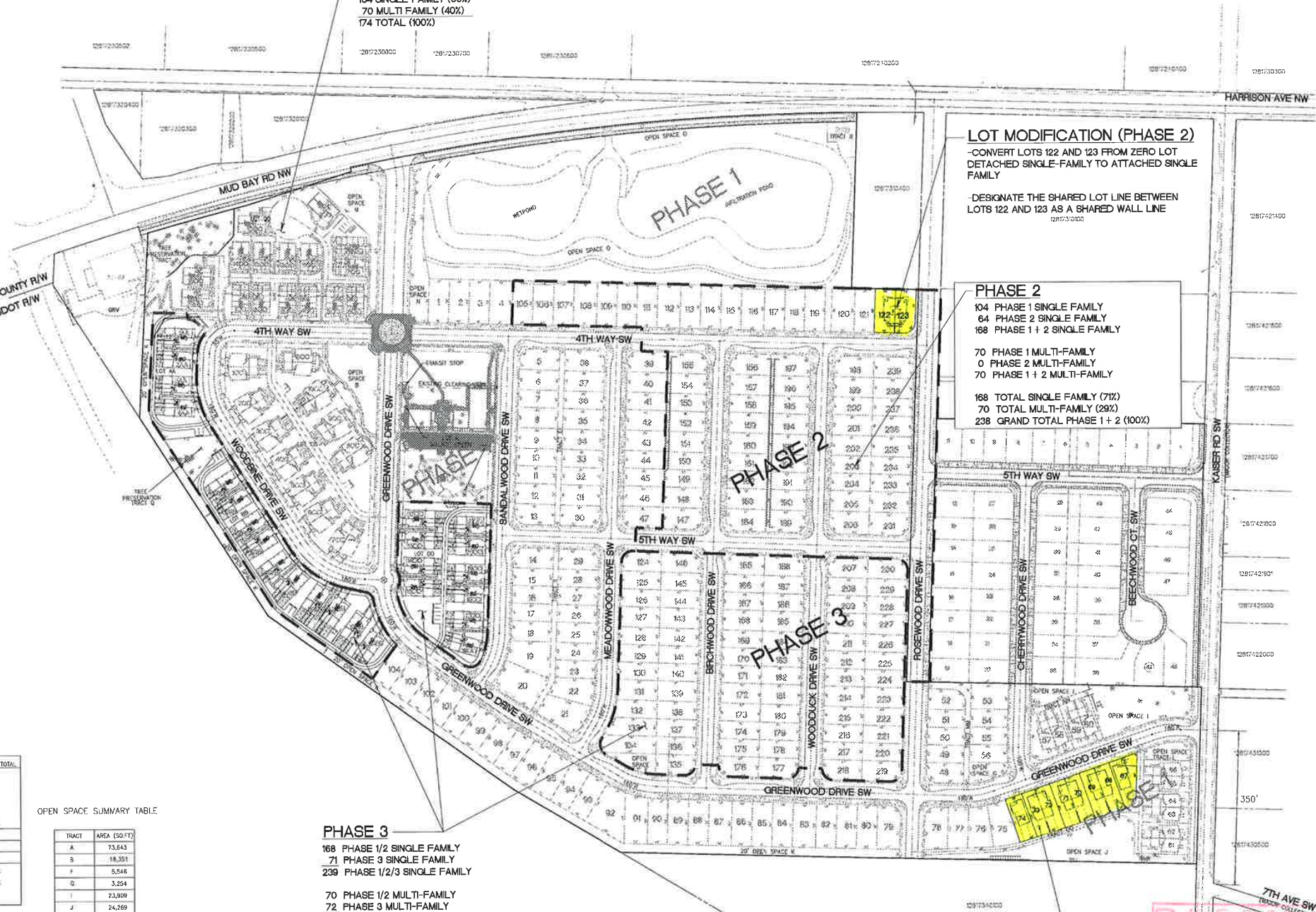
PHASE 1 (COMPLETE)
104 SINGLE FAMILY (60%)
70 MULTI-FAMILY (40%)
174 TOTAL (100%)

LOT MODIFICATION (PHASE 2)
-CONVERT LOTS 122 AND 123 FROM ZERO LOT DETACHED SINGLE-FAMILY TO ATTACHED SINGLE FAMILY
-DESIGNATE THE SHARED LOT LINE BETWEEN LOTS 122 AND 123 AS A SHARED WALL LINE

PHASE 2
104 PHASE 1 SINGLE FAMILY
64 PHASE 2 SINGLE FAMILY
168 PHASE 1 + 2 SINGLE FAMILY
70 PHASE 1 MULTI-FAMILY
0 PHASE 2 MULTI-FAMILY
70 PHASE 1 + 2 MULTI-FAMILY
168 TOTAL SINGLE FAMILY (71%)
70 TOTAL MULTI-FAMILY (29%)
238 GRAND TOTAL PHASE 1 + 2 (100%)

PHASE 3
168 PHASE 1/2 SINGLE FAMILY
71 PHASE 3 SINGLE FAMILY
239 PHASE 1/2/3 SINGLE FAMILY
70 PHASE 1/2 MULTI-FAMILY
72 PHASE 3 MULTI-FAMILY
142 PHASE 1/2/3 MULTI-FAMILY
239 GRAND TOTAL SINGLE FAMILY (62.7%)
142 GRAND TOTAL MULTI-FAMILY (37.3%)
381 GRAND TOTAL PROJECT (100%)

LOT MODIFICATION (PHASE 1)
-CONVERT 67 AND 74 FROM ATTACHED SINGLE FAMILY TO ZERO LOT DETACHED SINGLE-FAMILY
-WIDEN LOT 74 TO 40 FEET WIDE VIA EASTWARD ADJUSTMENT OF PROPERTY LINE SHARED WITH LOT 73
-RELOCATE SHARED WALL LINES TO LOTS 68/69, 70/71, AND 72/73



Title: PLAT MODIFICATION
WOODBURY CROSSING

For: LENNAR NORTHWEST INC.
12815 CANYON ROAD E, SUITE
PUYALLUP, WA 98373
(253) 590-2203



Scale: Horizontal 1"=100' Vertical N/A

Designed by: [Signature]
Checked by: [Signature]
Approved by: [Signature]
Date: 8/2/13

18215 7700 AVENUE SOUTH
KENT, WA 98032
(253) 251-8222
(253) 251-8782 FAX
CIVIL ENGINEERING, ARCHITECTURE,
SURVEYING, ENVIRONMENTAL SERVICES



Sheet: 1 of 1
Date: 8/2/13