PHASE I SEWER STUDY AREA TEST PROPERTIES

MAP NO.	PROPERTY OWNER	SITE ADDRESS	ZONING	MAX DENSITY PER ACRE	CRITICAL AREAS	ACRES	NET BUILDABLE ACRES (NBA)	EST. POTENTIAL DWELLINGS	EST. POTENTIAL POPULATION	Residential Flow (gpd)	Potential Commercial Flow (gpd)
* 1	1999 STOKES FAMILY LLC	911 MERIDIAN E	C & MRM	12	0.88	7.73	5.30	31.8	80.8	8083	7956
2	PLEMMONS HUTCHENS LLC	MERIDIAN E	C	12		1.56	1.25	7.5	19.0	1902	1872
* 3	PLEMMONS HUTCHENS LLC	MERIDIAN E	MRM	12	1.17	12.31	8.68	52.1	132.3	13225	13017
4	PLEMMONS HUTCHENS LLC	MERIDIAN E	C	12		4.76	3.81	22.8	58.0	5803	5712
5	PLEMMONS HUTCHENS LLC	MERIDIAN E	C	12		3.25	2.60	15.6	39.6	3962	3900
* 6	JONES COMPANY	10315 16TH ST E	C	12	4.55	10.06	3.50	21.0	53.3	5331	5247
7	NYBO ARVEN & GAIL M	10308 16TH ST E	C	12		4.48	3.58	21.5	54.6	5462	5376
8	KNUTSEN ROBERT J	5405 N MERIDIAN	MRM & TC	13.5		11.12	8.90	60.0	152.5	15252	13344
9	KNUTSEN ROBERT J	1917 1927 MERIDIAN E	MRM & TC	13.5		10.73	8.58	57.9	147.2	14717	12876
10	O'RAVEZ WILLIAM & DONNA J	2011 2017 MERIDIAN E	MRM & TC	13.5		8.03	6.42	43.4	110.1	11014	9636
				TOTALS		**74.03**	**52.62**	**334**	**848**	**84753**	**78936**

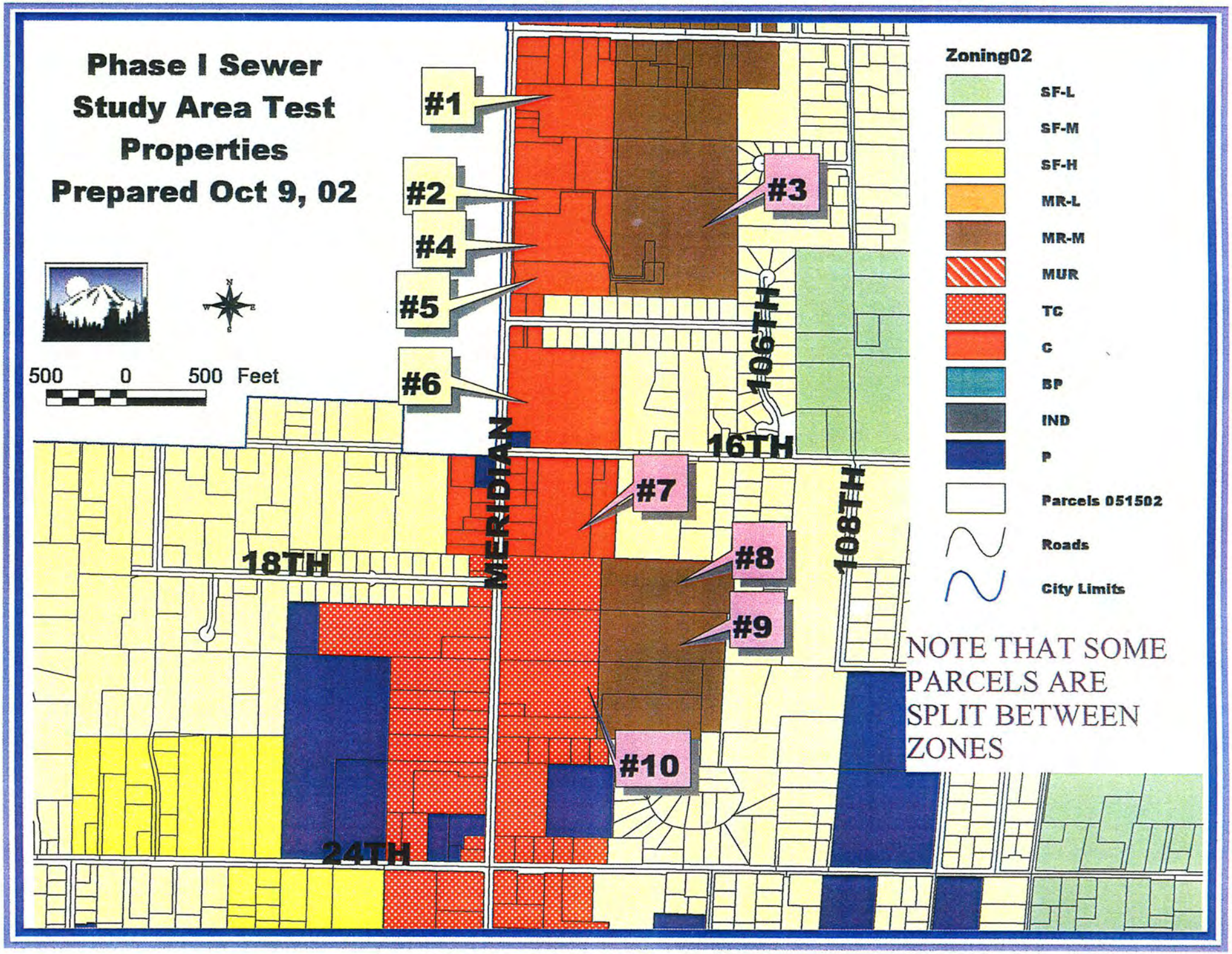
NOTES: The Senior density bonus of 50% additional density was applied to all zones/parcels on this list. Parcel numbers 1 and 2 are spilt zones, however, the densities are the same for both of these zones. Parcels 8, 9, and 10 are spilt zones and have densities (with senior bonus) of 12 for MRM and 15 for TC which were averaged at 13.5 units per acre. Net buildable land was calculated using the Pierce County Comp Plan Staff Report and DSEIS, May 18, 2001, page 104 (Calculating Population Capacity at the Plan Level) assumptions. However, this calculation only considered the 20% deduction for non-residential uses. Population assumed 2.54/DU based on Edgewood Comp Plan.

Peak Flow (gpm)	455

Calculating population capacity at the Plan Level uses the following calculations for the assumption:

1. * Actucal Critical Areas amount deducted from total acerage from these (*) parcels.
2. 20% deducted from developable acreage to account for land developed with non-residential uses.

Formula example X (lot size in acres) x .80 - (Critical Areas) = Net buildable acres


Phase I Sewer
Study Area Test
Properties
Prepared Oct 9, 02
500 0 500 Feet
#1
#2
#3
#4
#5
#6
#7
#8
#9
#10
MERIDIAN
16TH
18TH
24TH
106TH
108TH
Zoning02
SF-L
SF-M
SF-H
MR-L
MR-M
MUR
TC
C
BP
IND
P
Parcels 051502
Roads
City Limits
NOTE THAT SOME
PARCELS ARE
SPLIT BETWEEN
ZONES