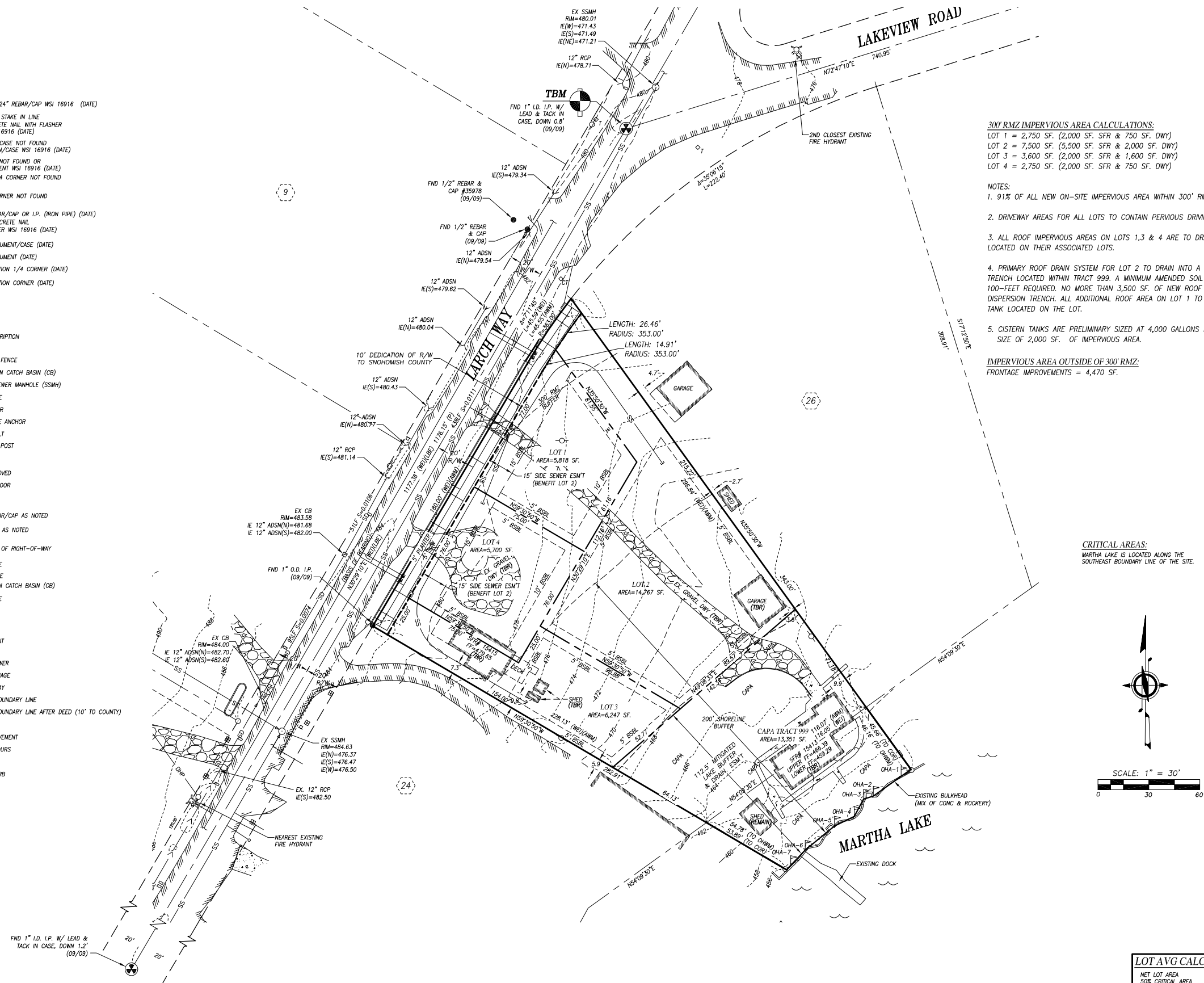


SE 1/4, NW 1/4, SEC. 1, T.27N., R.4E., W.M.
SNOHOMISH COUNTY, WASHINGTON

- LEGEND**
- SET 5/8" x 24" REBAR/CAP WSI 16916 (DATE)
 - SET 2" x 2" STAKE IN LINE
 - ⊗ SET CONCRETE NAIL WITH FLASHER (CNF) WSI 16916 (DATE)
 - ⊗ MONUMENT/CASE NOT FOUND OR SET MON/CASE WSI 16916 (DATE)
 - ⊗ MONUMENT NOT FOUND OR SET MONUMENT WSI 16916 (DATE)
 - ⊗ SECTION 1/4 CORNER NOT FOUND
 - ⊗ SECTION CORNER NOT FOUND
 - ⊗ FOUND REBAR/CAP OR I.P. (IRON PIPE) (DATE)
 - ⊗ FOUND CONCRETE NAIL WITH FLASHER WSI 16916 (DATE)
 - ⊗ FOUND MONUMENT/CASE (DATE)
 - ⊗ FOUND MONUMENT (DATE)
 - ⊗ FOUND SECTION 1/4 CORNER (DATE)
 - ⊗ FOUND SECTION CORNER (DATE)
 - (C) CALCULATED
 - (P) PLAT
 - (M) MEASURED
 - (L) LEGAL DESCRIPTION
 - (D) DEED
 - CLF CHAIN LINK FENCE
 - STORM DRAIN CATCH BASIN (CB)
 - SANITARY SEWER MANHOLE (SSMH)
 - POWER POLE
 - ⊗ WATER METER
 - ⊗ UTILITY POLE ANCHOR
 - POWER VAULT
 - WOOD SIGN POST
 - MAIL BOX
 - (TBR) TO BE REMOVED
 - FF FINISHED FLOOR
 - (TYP) TYPICAL
 - FOUND REBAR/CAP AS NOTED
 - ⊗ FOUND NAIL AS NOTED
 - R/W** CENTERLINE OF RIGHT-OF-WAY
 - WDF WOOD FENCE
 - MTL METAL FENCE
 - STORM DRAIN CATCH BASIN (CB)
 - M WATER VALVE
 - ⊗ GAS VALVE
 - MAILBOX
 - FIRE HYDRANT
 - W WATER LINE
 - SS SANITARY SEWER
 - SD STORM DRAINAGE
 - RIGHT-OF-WAY
 - PROPERTY BOUNDARY LINE
 - PROPERTY BOUNDARY LINE AFTER DEED (10' TO COUNTY)
 - X FENCE LINE
 - /// EDGE OF PAVEMENT
 - - - INDEX CONTOURS
 - - - CONTOURS
 - ==== VERTICAL CURB

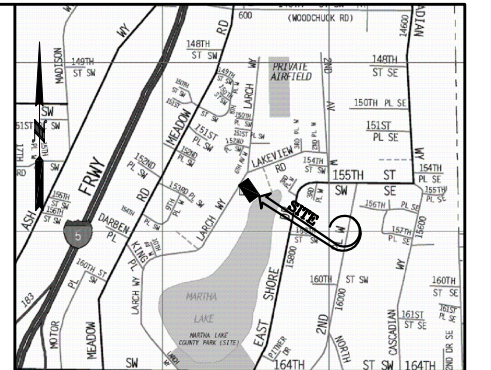
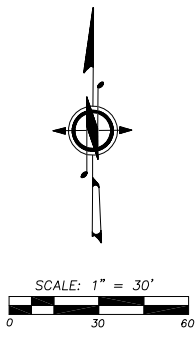


300' RMZ IMPERVIOUS AREA CALCULATIONS:
 LOT 1 = 2,750 SF. (2,000 SF. SFR & 750 SF. DWY)
 LOT 2 = 7,500 SF. (5,500 SF. SFR & 2,000 SF. DWY)
 LOT 3 = 3,600 SF. (2,000 SF. SFR & 1,600 SF. DWY)
 LOT 4 = 2,750 SF. (2,000 SF. SFR & 750 SF. DWY)

- NOTES:**
- 91% OF ALL NEW ON-SITE IMPERVIOUS AREA WITHIN 300' RMZ BUFFER SHALL BE NON-EFFECTIVE.
 - DRIVEWAY AREAS FOR ALL LOTS TO CONTAIN PERVIOUS DRIVING MATERIALS.
 - ALL ROOF IMPERVIOUS AREAS ON LOTS 1, 3 & 4 ARE TO DRAIN TO CISTERN TANKS LOCATED ON THEIR ASSOCIATED LOTS.
 - PRIMARY ROOF DRAIN SYSTEM FOR LOT 2 TO DRAIN INTO A 50-FOOT LONG DISPERSION TRENCH LOCATED WITHIN TRACT 999. A MINIMUM AMENDED SOIL VEGETATED FLOW PATH OF 100- FEET REQUIRED. NO MORE THAN 3,500 SF. OF NEW ROOF AREA TO DRAIN INTO DISPERSION TRENCH. ALL ADDITIONAL ROOF AREA ON LOT 1 TO DRAIN TO A CISTERN TANK LOCATED ON THE LOT.
 - CISTERN TANKS ARE PRELIMINARY SIZED AT 4,000 GALLONS PER LOT WITH A MAX ROOF SIZE OF 2,000 SF. OF IMPERVIOUS AREA.

IMPERVIOUS AREA OUTSIDE OF 300' RMZ:
 FRONTAGE IMPROVEMENTS = 4,470 SF.

CRITICAL AREAS:
 MARTHA LAKE IS LOCATED ALONG THE SOUTHEAST BOUNDARY LINE OF THE SITE.



VICINITY MAP
 SCALE 1" = 2000'

- TBM** ELEV= 479.52
 VERTICAL DATUM: NAVD88
 FND 1" I.D. I.P. W/ LEAD & TACK IN CASE, DOWN 0.8" AT INTERSECTION OF LARCH WAY AND LAKEVIEW ROAD
- BM** ELEV= 505.53
 VERTICAL DATUM: NAVD88
 SNOHOMISH COUNTY SURVEY CONTROL #504
 FND 3-1/2" BRASS DISK IN CONCRETE IN GRASSY AREA LOCATED 29' SOUTH AND 43' WEST OF SOUTHWEST CORNER OF MOST SOUTHERLY AIRPLANE PARKING AREA AND 50' EAST OF EAST EDGE OF TARMAC
- NAVD 88 = NAVD 29 + 3.6'
 NAVD 29 = NAVD 88 - 3.6'

EQUIPMENT AND PROCEDURE:	
METHOD OF SURVEY SURVEY PERFORMED BY FIELD TRAVERSE	
INSTRUMENTATION LEICA TC1105 ELECTRONIC TOTAL STATION	
PRECISION MEETS OR EXCEEDS STATE STANDARDS WAC 322-130-090	
BASIS OF BEARING THE MONUMENTED CENTERLINE OF LARCH WAY AS THE BEARING OF N30°29'10" PER RECORD OF SURVEY PERFORMED BY LONG BROTHERS ENGINEERING, INC. AFN NO. 7805240240	
DEVELOPMENT DATA:	
EXISTING ZONING:	WFB
PROPOSED ZONING:	WFB
PROPOSED USE:	SINGLE FAMILY
TOTAL SITE:	48,117 SQ. FT. (1.10 ACRES)
NET DENSITY CALCULATIONS:	
GROSS AREA	48,117 SQ. FT. (1.10 ACRES)
LESS AREA DEDICATED FOR R/W	2,235 SQ. FT. (0.05 ACRES)
LESS CRITICAL AREA	13,351 SQ. FT. (0.30 ACRES)
NET AREA	32,531 SQ. FT. (0.75 ACRES)
WATER SOURCE/PURVEYOR:	ALDERWOOD WATER & WASTEWATER DISTRICT
SEWER METHOD/OPERATOR:	ALDERWOOD WATER & WASTEWATER DISTRICT
FIRE DISTRICT:	DISTRICT NO. 1
SCHOOL DISTRICT:	EDMONDS SCHOOL DISTRICT NO. 15
LOCATED INSIDE THE SOUTHWEST COUNTY URBAN LOW GROWTH AREA, 4-6 D.U./ACRE COMPLIES WITH MINIMUM NET DENSITY. NO DUPLEXES PROPOSED.	
SLOPES ON-SITE: 0-5 = 23.3%, 5-10 = 44.2%, 10-15 = 23.3%, 15-20 = 6.4%, 20-25 = 3.1%	
ENGINEER/SURVEYOR: WESTERN ENGINEERS, INC. 13000 HIGHWAY 99 SOUTH EVERETT, WA 98204 TELEPHONE # (425) 356-2700 FAX # (425) 356-2708	
WETLAND BIOLOGIST: WETLAND RESOURCES 9505 19TH AVE. #106 EVERETT, WA 98208 TELEPHONE # (425) 337-3174 BIOLOGIST: JOHN LAUFENBURG	
APPLICANT:	
OWNERS OF INTEREST:	
LEGAL DESCRIPTION:	
LOT 25, BLOCK 4, ALDERWOOD MANOR NO. 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10, OF PLATS, PAGE 10, TOGETHER WITH LOT 25, ALDERWOOD MANOR NO. 20, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10, OF PLATS, PAGE 10 AND 11.	
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.	
TAX ACCOUNT NO. (S):	SITE ADDRESS:

LOT AVG CALC:	
NET LOT AREA	32,531 SF.
50% CRITICAL AREA	6,675.5 SF.
TOTAL	39,206.5 SF.
AVG LOT SIZE	9,801.6 SF.
NET DENSITY	4.44 D.U./AC

CALL TWO (2) BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

VEGETATIVE COVER BEFORE CLEARING & GRADING:
 ENTIRE SITE IS RESIDENTIAL LANDSCAPING.

VEGETATIVE COVER AFTER CLEARING & GRADING:
 ALL DISTURBED AREAS SURROUNDING SFR WILL BE RESIDENTIAL LANDSCAPING.

SOILS:
 ALDERWOOD URBAN LAND COMPLEX

UTILITY CONFLICT NOTE:
 CAUTION:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WESTERN ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



Western Engineers, Inc. (425) 356-2700
 SURVEYORS • PLANNERS • ENGINEERS

LAND USE CONSULTANTS
 CIVIL ENGINEERS • LAND SURVEYORS

*** 13000 HWY 99 SOUTH • EVERETT • WA • 98204 ***

PRELIMINARY SHORT PLAT MAP FOR:

SE 1/4, NW 1/4, SEC. 1, T.27N., R.4E., W.M.
 SNOHOMISH COUNTY, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
BRC	08/27/13	01 JAJ	03/31/14	J. JARRELL	1"=30'
DRAWING FILE NAME	CHK. BY	F.B. NO.	JOB NO.	SHT. NO.	
099799BASE.DWG	JAJ	-	09-979-B	1 of 1	