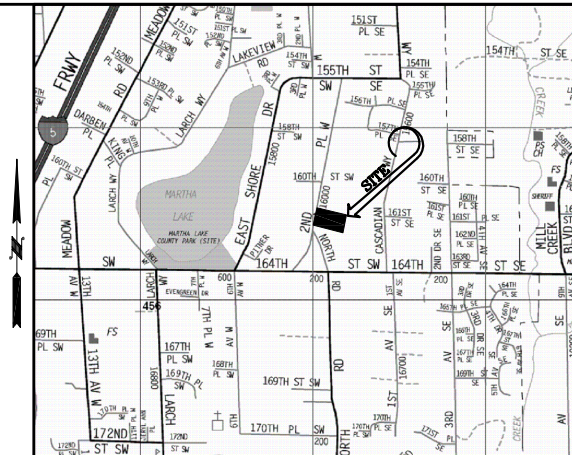
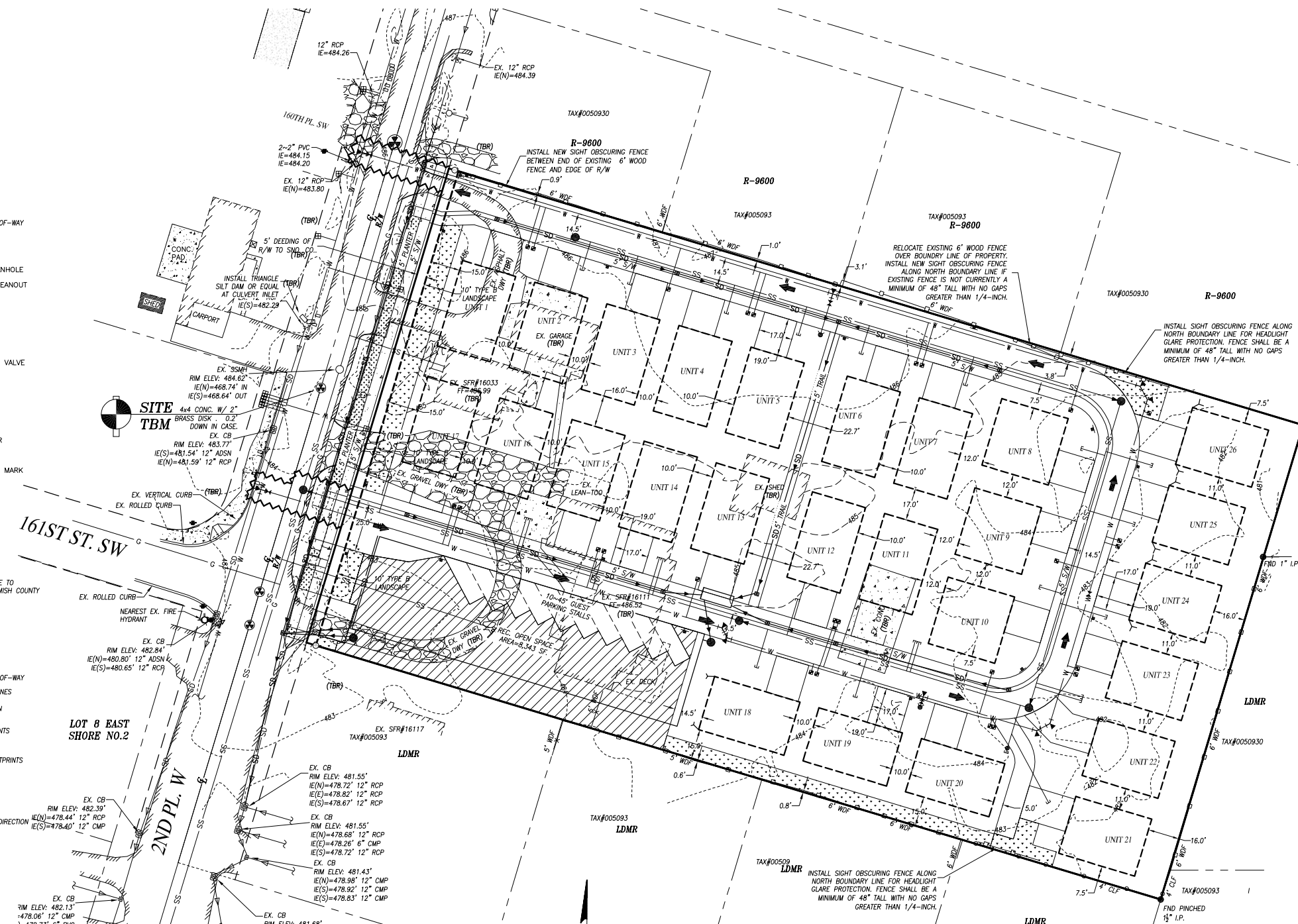


SW 1/4, SE 1/4, SEC.01, T.27N., R.4E., W.M.
SNOHOMISH COUNTY, WASHINGTON



- LEGEND**
- CL CENTERLINE OF RIGHT-OF-WAY
 - (TBR) TO BE REMOVED
 - FF FINISHED FLOOR
 - SM SANITARY SEWER MANHOLE
 - SSO SANITARY SEWER CLEANOUT
 - CB CATCH BASIN
 - WV WATER VALVE
 - WM WATER METER
 - FH FIRE HYDRANT
 - ICV IRRIGATION CONTROL VALVE
 - PP POWER POLE
 - LP LIGHT POLE
 - EJ/ELEC J/BOX
 - TP TEL PED
 - CTV CABLE TV PED
 - ET/ELEC TRANSFORMER
 - GP GAS PAINT MARK
 - JUP JOINT UTILITY PAINT MARK
 - G GAS LINE
 - W WATER LINE
 - SS SANITARY SEWER
 - SD STORM DRAINAGE
 - G GAS LINE
 - R/W RIGHT-OF-WAY
 - PL PROPERTY LINE
 - CLF EXISTING PROPERTY LINE TO BE DEEDED TO SNOHOMISH COUNTY
 - CLF CHAIN LINK FENCE
 - WDF WOOD FENCE
 - EP EDGE OF PAVEMENT
 - IC INDEX CONTOURS
 - C CONTOURS
 - CRW CENTERLINE OF RIGHT-OF-WAY
 - APL ADJACENT PROPERTY LINES
 - PS PROPOSED STREET SIGN
 - NBF NEW BUILDING FOOTPRINTS
 - EBF EXISTING BUILDING FOOTPRINTS
 - LA LANDSCAPING AREAS
 - ESFD EXISTING SHEET FLOW DIRECTION



COMPATIBILITY DESIGN NOTE:
UNITS 1-8 & 26 SHALL BE PROVIDED WITH A 30-FOOT MAX BUILDING HEIGHT, NO BLANK WALLS GREATER THAN 500 SF, FACING THE NORTH PROPERTY LINE, AND SHALL BE BROKEN UP BY TWO ARCHITECTURAL FEATURES PER SECTION 30.23A.030(3)(b)&(1).

LOT COVERAGE CALC:
TOTAL IMPERVIOUS AREA: 65,030 SF.
NET SITE AREA: 111,250 SF.
=> COVERAGE = 58.4%

CRITICAL AREAS:
NO KNOWN CRITICAL AREAS LOCATED ON SITE OR WITHIN THE GENERAL VICINITY.

PARKING:
PARKING SPACES REQ.(2/UNIT): 52
PARKING SPACES DESIGN: 52
GUEST PARKING REQ (1/4 UNITS) = 6.5
GUEST PARKING DESIGNED = 10

NOTES:
1. UNIT PARKING SHALL BE LOCATED IN THEIR ASSOCIATED 2-CAR GARAGE.
2. GUEST PARKING STALLS ARE DESIGNED AS UNRESTRICTIVE LOCATED ON THE NORTH SIDE OF THE MAIN RECREATIONAL OPEN SPACE AREA.
3. INDIVIDUAL DRIVEWAY PADS FOR EACH UNIT SHALL BE A MINIMUM OF 17'(W)x19'(L).

TOTAL DESIGN PARKING AREA = 27,330 SF.

LANDSCAPING:
LANDSCAPE AREA(REQ.): 11,250 SF.
(10% GROSS AREA)
NOTE: 10% PARKING AREA LANDSCAPING INCLUDED IN TOTAL DESIGN LANDSCAPE AREA.
-10% MAX REDUCTION IN TOTAL LANDSCAPING ALLOWED PER RETENTION OF >10% SIGNIFICANT TREES ON-SITE.
REDUCED LANDSCAPE AREA (REQ.) 10,125 SF.
LANDSCAPE AREA(DES.): 10,287 SF.
LANDSCAPE AREAS INCLUDE ALL OPEN SPACE AREAS ALONG WITH 1,944 SF OF ADDITIONAL LANDSCAPE AREAS.

RECREATIONAL OPEN SPACE:
REC. OPEN SPACE REQ. (200 SF. / UNIT): 5,200 SF.
REC. OPEN SPACE AREA DESIGN: 8,343 SF.

REC. SPACE TO BE USED AS PICNIC AREA WITH PERMANENT TABLES, BENCHES OR GAZEBO. VEGETATION SHALL CONSIST OF LAWN WITH PERMIER TREES AND SHRUBS. REFER TO LANDSCAPE PLAN FOR DETAILS.

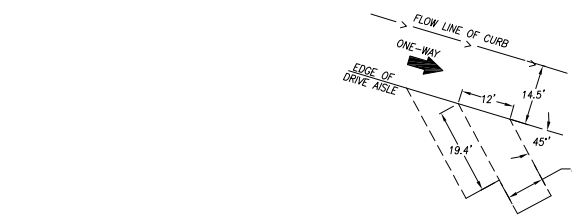
BUILDING NOTES:
ALLOWABLE BUILDING COVERAGE = 33,750 SF.
(NET AREA) SF. x 0.30
DESIGN BUILDING COVERAGE = 32,295 SF.

BUILDING FOOTPRINTS:
UNITS 1-7, 11-20 ARE 28'x45'
UNITS 8-10 ARE 35'x35'
UNITS 21-26 ARE 30'x40'

NOTE: ALL BUILDINGS TO BE NO MORE THAN 2-STORIES IN HEIGHT.

LOT 8 EAST SHORE NO.2

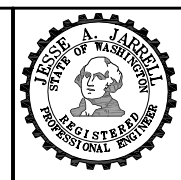
2ND PL. W



GUEST PARKING STA LL DETAIL:
SCALE: 1"=20'

- FIRE MARSHAL NOTES:**
1. DRIVE AISLE DESIGNED AS "ONE-WAY" WITH THE ENTRANCE TO THE SITE NEAR THE SW CORNER AND THE EXIT NEAR THE NW CORNER.
 2. "NO PARKING - FIRE LANE" AND DIRECTIONAL ARROW SIGNS TO BE PLACED ALONG BOTH SIDES OF THE NEW FIRE LANE SPACED AT 50-FOOT MAX.
 3. APPROVED NUMBERS OF ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. STREET SIGNAGE SHALL BE PLACED PRIOR TO OCCUPANCY. NUMBERS SHALL CONTRACT WITH THEIR BACKGROUND.

GRADING QUANTITIES
CUT: 1825 CU.YDS.
FILL: 3500 CU.YDS.
(GRADING QUANTITIES ARE ROUGH CALCULATIONS WHICH DO NOT ACCOUNT FOR SOIL SWELLING & SHRINKAGE)
CALCULATIONS DO NOT INCLUDE BEFORE AND AFTER QUANTITIES. ORGANIC MATERIAL INCLUDED IN CALCULATION. CONTACT GEOTECH ENGINEER FOR UNSUITABLE SOILS. EXCESS CUT MAY BE SPREAD ON SITE.
ALL MATERIAL REMOVED FROM SITE SHALL BE HAULED TO A COUNTY APPROVED SITE.



VEGETATIVE COVER BEFORE CLEARING & GRADING:
SITE EXISTS AS RESIDENTIAL LANDSCAPING WITH AREAS OF BRUSH AND SECOND GROWTH FOREST.

VEGETATIVE COVER AFTER CLEARING & GRADING:
ENTIRE SITE WILL BE RESIDENTIAL LANDSCAPING.

SOILS:
ENTIRE SITE IS ALDERWOOD URBAN LAND COMPLEX AS PER SNOHOMISH COUNTY SOIL SURVEY.

NOTES:

1. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS WRITTEN RECERTIFICATION BY THE LAND SURVEYOR.
2. BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS, OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FULL TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENT, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCLUMBER TITLE TO OR USE OF THIS.

REV. NO.	DESCRIPTION	INITIALS	DATE
01	SNOHOMISH COUNTY 1ST REVIEW	JAJ	03/07/14

Western Engineers, Inc.
PLANNERS • ENGINEERS
LAND USE CONSULTANTS
CIVIL ENGINEERS • LAND SURVEYORS
13000 HWY 99 SOUTH • EVERETT • WA • 98204
(425) 356-2700

EQUIPMENT AND PROCEDURE:
METHOD OF SURVEY: SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION: LEICA TOBN-1105 ELECTRONIC TOTAL STATION
PRECISION: MEETS OR EXCEEDS SURVEY STANDARDS AS PER: WAC 322-130-090
BASIS OF BEARING: MONUMENTED CENTERLINE OF 2ND PLACE AT BEARING N16°44'00"W

DEVELOPMENT DATA:
EXISTING ZONING: LDMR
PROPOSED ZONING: LDMR
PROPOSED USE: SINGLE FAMILY DETACHED UNITS
TOTAL SITE (GROSS): 112,500 SQ. FT. (2.58 ACRES)
LESS AREA DEDICATED FOR R/W: 1,250 SQ. FT. (0.03 ACRES)
NET AREA: 111,250 SQ. FT. (2.55 ACRES)
26 D.U. / 2.55 ACRES = 10.19 D.U./ACRES

WATER SOURCE/PURVEYOR: ALDERWOOD WASTEWATER DISTRICT
SEWER METHOD/OPERATOR: ALDERWOOD WASTEWATER DISTRICT
FIRE DISTRICT: DISTRICT NO. 1
SCHOOL DISTRICT: EDMONDS SCHOOL DISTRICT NO. 15

SLOPES: ALL SLOPES ON SITE ARE LESS THAN OR EQUAL TO 15%

ENGINEER/SURVEYOR: WESTERN ENGINEERS, INC.
13000 HIGHWAY 99 SOUTH
EVERETT, WA 98204
TELEPHONE #: (425) 356-2700
FAX #: (425) 356-2708

OWNERS OF INTEREST/ APPLICANT:

LEGAL DESCRIPTION:
LOTS 35 AND 36 MARTHA LAKE EAST SHORE DIVISION 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOL 12 OF PLATS, PAGE 56, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS.
SITUATED IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TAX ACCOUNT NO.(S):
SITE ADDRESS:
PFN 13-109375 SPA & 13-109377 LDA

URDS/SFDU SITE PLAN FOR:
SW 1/4, SE 1/4, SEC.01, T.27N., R.4E., W.M.
SNOHOMISH COUNTY, WASHINGTON

DWN. BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
JAJ	03-06-13			J. JARRELL	1" = 30'

DRAWING FILENAME: 13118B/BASE.DWG
CHK. BY: JAJ
F.B. NO.: 13-1204-a
JOB NO.: 13-1204-a
SHT. NO.: 1 of 1