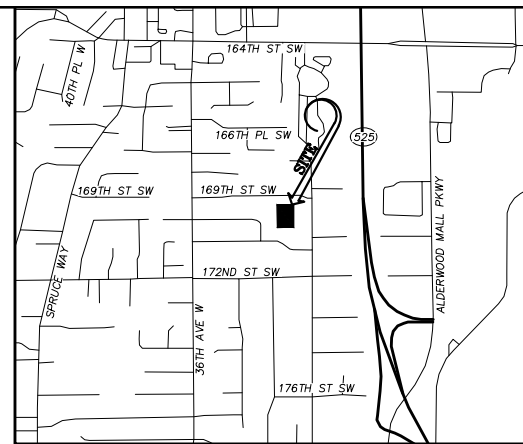


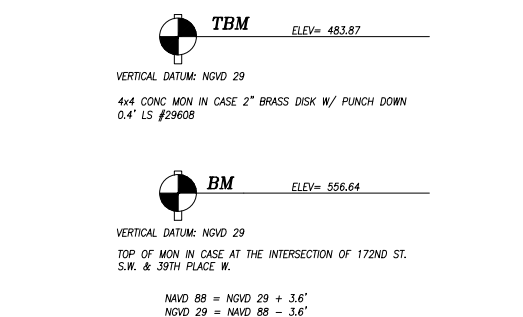
WAC 332-130-145 SUPPLEMENTAL INFORMATION:

- The topographic information shown on this map is intended for internal civil engineering design and should be considered "preliminary" in nature "not for design" unless the licensed surveyor has sealed and dated their associated stamp.
- Elevation contours depicted hereon were derived from direct field observations and meet, or exceed, national mapping accuracy standards (one half the contour interval).
- Boundary information shown hereon is based on an actual field survey to be recorded at the Snohomish County Auditor's office no more than 90 days from the date corner monuments were set, if any, subject to RCW recording exceptions. Said Record of Survey will be recorded referencing the same client information shown hereon to simplify any indexing search.
- The utility locations shown hereon as based on the following: utility structures are based on actual field locations whereas utility lines are derived from either a direct observation of actual connections (when feasible), location and depiction of painted surface markings (if pre-arranged with a location service by the client prior to commencement of work) or a cursory review of record utility drawings, if made available by the client. Due to the inconsistency of record drawings and low accuracy of utility point marks, all utility lines shown hereon are for reference only and should be confirmed by potholing, etc. prior to final construction design and/or commencement of any utility connection, construction or reconstruction. Western Engineers and Surveyors, Inc. make no warranty, express or implied, as to the completeness, true location or utilization of any utilities depicted hereon.

**SW 1/4, NE 1/4, SEC.10, T.27N, R.04E, W.M.
CITY OF LYNNWOOD, WASHINGTON**



VICINITY MAP
SCALE: 1" = 2,000'



EQUIPMENT AND PROCEDURE

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TORM-1105 ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 322-130-090

BASIS OF BEARING:
THE MONUMENTED CENTERLINE OF 170TH ST SW AS THE BEARING OF N 89°33'20" W PER THE PLAT OF RIDGEVIEW VILLAGE, RECORDED UNDER AUDITOR'S FILE NUMBER 200403175002

DEVELOPMENT DATA:

EXISTING ZONING: RS-8
PROPOSED USE: SINGLE-FAMILY
TOTAL SITE AREA: 46,771 SQ. FT. (1.074 ACRES)

WATER SOURCE/PURVEYOR: AAWWD
SEWER METHOD/OPERATOR: AAWWD
FIRE DISTRICT: SOUTH SNOHOMISH COUNTY FIRE
SCHOOL DISTRICT: EDMONDS SCHOOL DISTRICT NO 15

DENSITY CALCULATIONS:

GROSS AREA: 46,771 SQ. FT. (1.074 ACRES)
GROSS DENSITY: 3.72 D.U./ACRE
LESS TRACT 999: 8,301 SQ. FT. (0.191 ACRES)
NET DENSITY: 4.53 D.U./ACRE

LEGAL DESCRIPTION

LOT 2 OF SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 8006230094, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 379.00 FEET OF LOT 13, BLOCK 1, ALDERWOOD MANOR NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 72, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THE EAST 192.00 FEET THEREOF.

SITUATED IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

ENGINEER/SURVEYOR/CONTACT: WESTERN ENGINEERS & SURVEYORS, INC.
9740 EVERGREEN WAY
EVERETT, WA 98204
PHONE: (425) 356-2700
FAX: (425) 356-2708

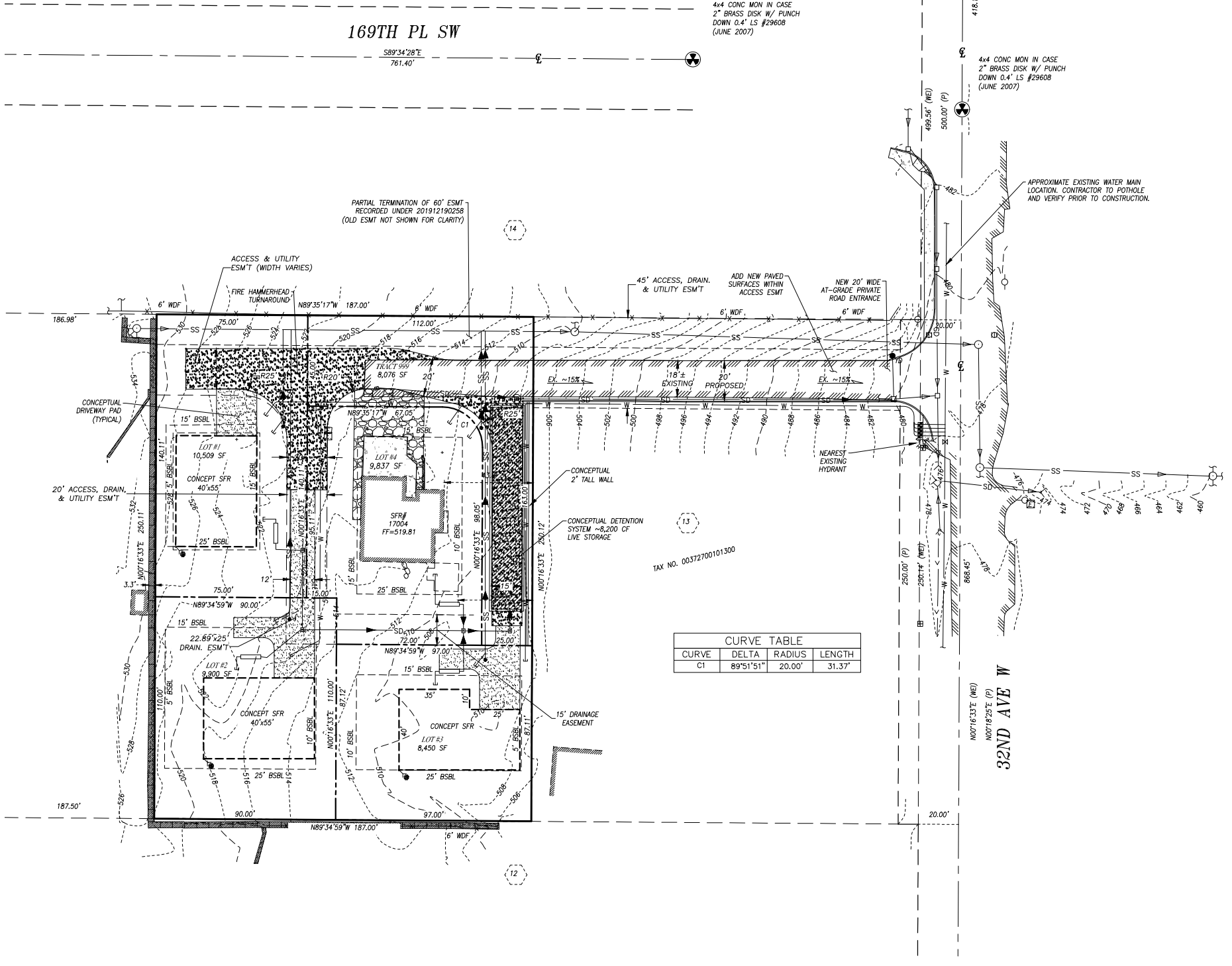
OWNER OF INTEREST/APPLICANT: PAUL & CAROLYNN SAGER
17004 32ND AVE W
LYNNWOOD, WA 98037
PHONE: 425-343-6004
EMAIL: PAUL@CREATIVES.COM

TAX ACCOUNT NO.(S): 00372700101301
SITE ADDRESS: 17004 32ND AVE W LYNNWOOD, WA 98037

**PRELIMINARY SHORT PLAT MAP FOR:
SAGER SHORT PLAT**

SW 1/4, NE 1/4, SEC.10, T.27N, R.04E, W.M.
CITY OF LYNNWOOD, WASHINGTON

DRAWN BY NAT	DATE 08/13/20	REV. BY TAS	DATE 02/05/21	PROJECT MANAGER I. SARKELA	SCALE 1"=30'
DRAWING FILE NAME 078334BASE.DWG	CHECKED BY/F.B. NO. TAS	JOB NUMBER -	07-833-A	SHEET NO. 1 OF 1	



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	89°51'51"	20.00'	31.37'

HARDSCAPE AREA CALCULATION

TOTAL PROPERTY AREA: 46,771 (1.074 AC)

ON-SITE HARDSCAPE
NEW HAMMERHEAD PAVEMENT 3,200 SF.
TRACT 999 DETENTION ACCESS 2,050 SF.
LOT 1 NEW SFR ROOF 2,500 SF.
LOT 1 NEW DRIVEWAY/PATIO 650 SF.
LOT 2 NEW SFR ROOF 2,500 SF.
LOT 2 NEW DRIVEWAY/PATIO 1,750 SF.
LOT 3 NEW SFR ROOF 2,500 SF.
LOT 3 NEW DRIVEWAY/PATIO 850 SF.
LOT 4 EX. SFR ROOF 1,600 SF.
LOT 4 EX. DECK 200 SF.
LOT 4 EX. GRVL DRIVEWAY 1,600 SF.
TOTAL 19,400 SF.

OFF-SITE HARDSCAPE
PRIVATE DRIVE WIDENING 300 SF.
TOTAL 300 SF.

TOTAL NEW/REPLACED HARDSCAPE: 16,300 SF.
OF WHICH IS POLLUTION GENERATING: 8,800 SF.

LOT SIZE AVERAGING

MINIMUM LOT SIZE ALLOWED:
90% OF STANDARD 8,400 SF = 7,560 SF

MAXIMUM LOT SIZE CREDITED TO AVERAGING:
125% OF STANDARD 8,400 SF = 10,500 SF

TOTAL LOT AREA CREDITED TO AVERAGING:
LOT 1 10,509 SF.
LOT 2 9,900 SF.
LOT 3 8,450 SF.
LOT 4 9,837 SF.
TOTAL 38,696 SF.

AVERAGE LOT SIZE:
38,696 SF / 4 = 9,674 SF > 8,400 SF

FIRE PLAN NOTES:

- ALL NEW RESIDENCES SHALL BE EQUIPPED WITH NFPA 13D FIRE SPRINKLER SYSTEMS.
- "NO PARKING-FIRE LANE" SIGNS SHALL BE POSTED ALONG DRIVE ASILES AT OWNER'S EXPENSE PRIOR TO FINAL PLAT RECORDING.
- ACCESS ROADS SHALL BE CAPABLE OF SUPPORTING 75,000 POUNDS AND 45,000 POUND POINT LOADS.
- ADDRESS SIGNAGE SHALL BE POSTED AT THE BEGINNING OF THE ACCESS ROAD.

- NOTES:**
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.
 - BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATION; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT BUT DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.
 - THE LOCATION OF UTILITIES AS SHOWN SERVING THE SUBJECT PROPERTY MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. WE CANNOT CERTIFY TO THEIR ACCURACY AND/OR COMPLETENESS. BEFORE COMMENCING CONSTRUCTION INVOLVING EXCAVATION OR REMOVAL OF EXISTING STRUCTURES, CALL A LOCATING SERVICE OR 1-800-424-5555 FOR VERIFICATION OF UNDERGROUND UTILITY LOCATIONS.
 - THE TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN ON THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED JUNE 2007.



Western Engineers & Surveyors (425) 356-2700

SURVEYORS • PLANNERS • ENGINEERS

LAND USE CONSULTANTS
CIVIL ENGINEERS • LAND SURVEYORS

*** 9740 EVERGREEN WAY • EVERETT • WA • 98204 ***

**CALL 811 TWO (2)
BUSINESS DAYS
BEFORE YOU DIG**

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