EXISTING SITE FEATURES, TOPOGRAPHY, AND BOUNDARY NOTE:

THE BOUNDARY, TOPOGRAPHY AND EXISTING IMPERVIOUS AREA WAS OBTAINED FROM A SURVEY PROVIDED BY ACREAGE LAND SURVEYING. THE EXISTING SIDEWALK EXTENDING UNTIL THE SITE IS SHOWN PER CITY OF LYNNWOOD SIDEWALK CARD NO. 9.8.063.

ZONING & SETBACKS:

ZONING: RS-5, 8,400 SF
GROSS SIZE: 21,176 SF (0.5 ACRE)
SETBACKS: FRONT: 15'
SIDE: 15' TOTAL WITH 5' MIN. REAR: 25'

LEGAL DESCRIPTION:

SEC. 15 TWP 27 NRG. 04E W7/8, 400.40 FT
70 FT OF E 137.5 FT OF SW1/4, W1/4 NW1/4, LESS RD LESS 5 FT SW TO CITY OF LYNNWOOD FILE NO.
7902020167 SMD VOL. 1459 PG 718

PROJECT CONTACTS:

OWNER:
BRANDON ROLEN
PHONE: 425-275-9848
EMAIL: roelenbrandon@gmail.com

SURVEYOR:
ACREAGE LAND SURVEYING
PHONE: 206-226-9912
EMAIL: acreagesurveysurveying@gmail.com

PROJECT INFORMATION:

SITE ADDRESS:
3809 188TH ST SW
LYNNWOOD, WA 98037-7633
TAX PARCEL:
27041500201700

PREPARED BY:
DONNA BREKKE & ASSOCIATES
PHONE: 206-715-9582
EMAIL: donnab@donnabrekke.com

ISSUE DATE: 10-04-2021
SCALED: 1"=40'
PG. 1 OF 3

PRELIMINARY 2-LOT SHORT PLAT
SITE PLAN FOR BRANDON ROLEN
1. Refer to GENERAL PLAN NOTES for additional requirements.

2. All sanitary sewer pipes, materials and materials shall conform with current applicable AWWA w MDOT standards and specifications as approved by the Director of Public Works.

3. Fracture toughness of sanitary sewer shall be in accordance with MDOT standard specification 7-28.83. (fracture material as specified by the approved plans, Engineer or City of Lynwood Works Inspector)

4. All sides sewer shall be installed in the required sections per 7-18 of the current edition of the MDOT standard specifications for Road, Bridge and Municipal construction.

5. All sides sewer shall be installed as follows:

a) 1 percent minimum uniform grade.

b) 1 percent out of section 1 to 1/2 percent MDOT standard specifications. Grease outs shall be installed at every 90 degree of vertical bends, every 100 feet or as approved by the Public Works Inspector. A clean out shall also be installed within 2 feet of the building or at another location approved by the City.

c) 0.6 inch clean out installed "to grade" at the property line with a City of Lynwood approved box./

6. All sides sewer shall be installed by the approval section 7-17.3 of the #51 standard specifications, and to the approval of the City of Lynwood Sewer Inspector.

7. All connections to a new or existing sewer line shall be performed in a manner that prevent any foreign materials from entering existing sewers.

8. A certified electronic video inspection of the 8 inch and larger sewer mains shall be submitted to the City for approval. Acceptance of the sewer main video is subject to criteria established by the City of Lynwood Director of Public Works.

PROJECT CONTACTS:

OWNER: BRANDON ROLEN
SURVEYOR: ACREAGE LAND SURVEYING
PHONE: 816-719-8125, W.D. #425–215-8845
PHONE: 913-939-9912
EMAIL: acreagesurverying@gmail.com
EMAIL: brandonrolen1975@gmail.com

ZONING & SETBACKS:

ZONING: RS-8, 8,400 SF
GROSS SIZE: 21,176 SF (0.5 AC)
SETBACKS: FRONT: 15'
SIDE: 15' TOTAL WITH 5' MIN. REAR: 25'

PROJECT INFORMATION:

SITE ADDRESS: 3909 189TH ST SW
STATE: WA 98037–7653
TAX PARCEL: 72041500201700

PRELIMINARY NOTES FOR BRANDON ROLEN

ISSUE DATE: 10–04–2021