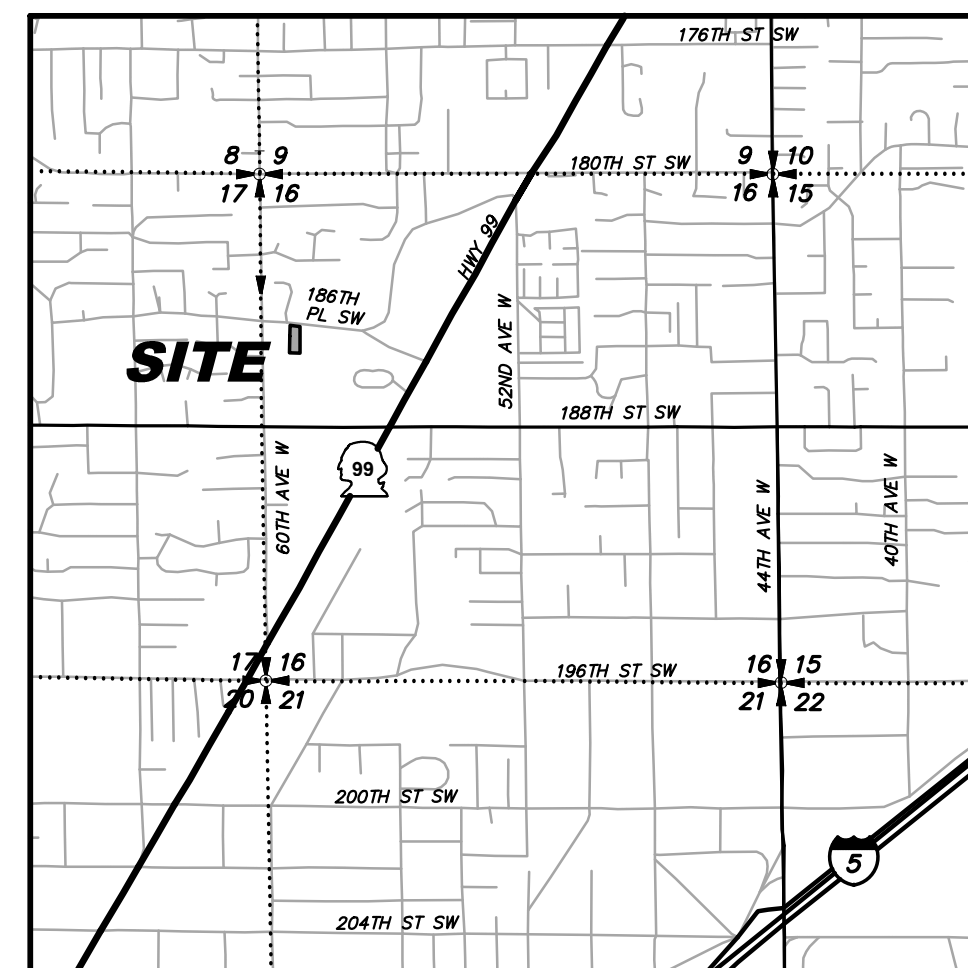
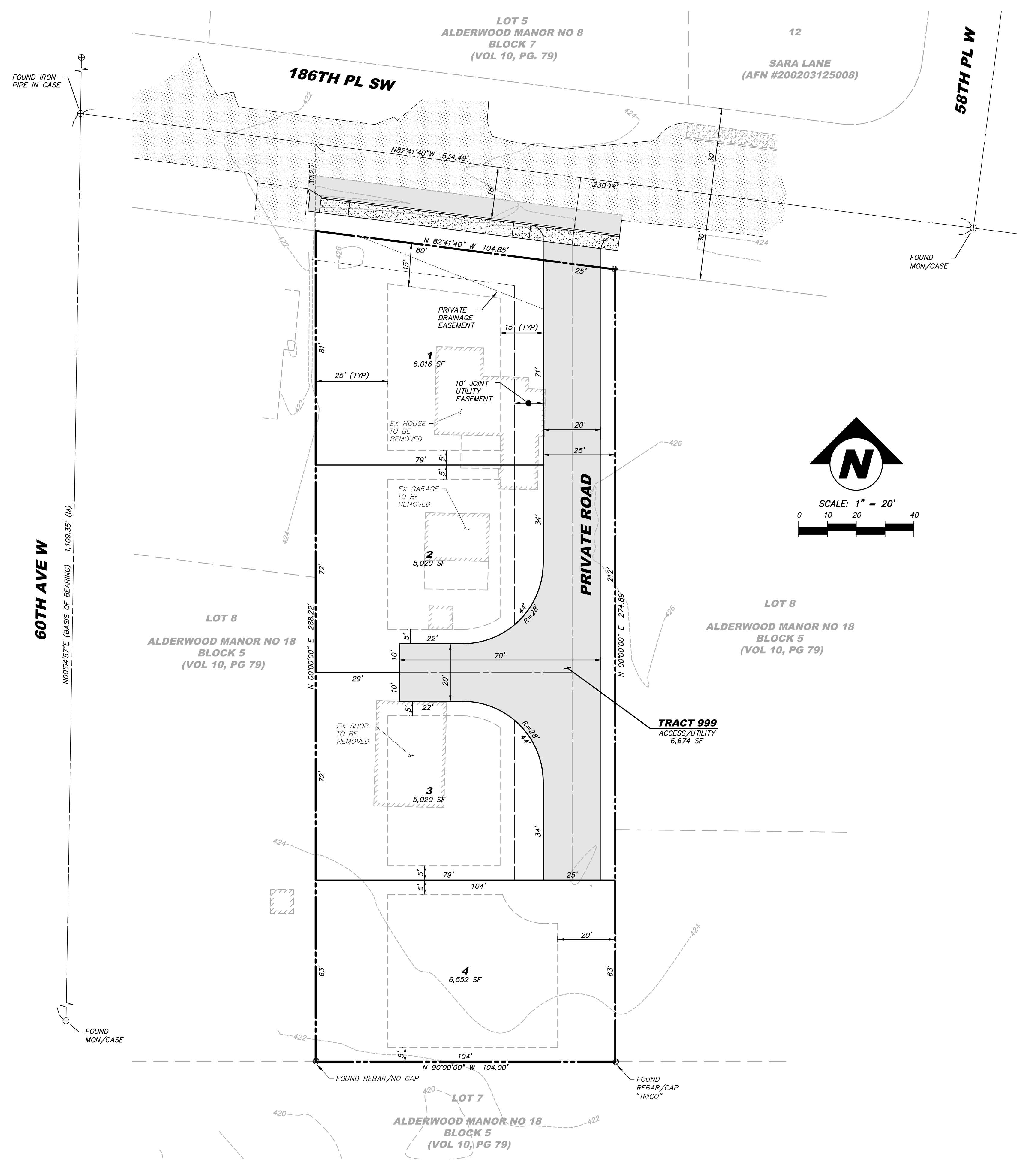


DRUBE LYNNWOOD SP

PRELIMINARY SHORT PLAT



VICINITY MAP

SCALE: 1"=2000'

LEGAL DESCRIPTION

THE EAST 321.41 FEET AS MEASURED ALONG THE SOUTH LINE OF TRACT 8, BLOCK 5, ALDERWOOD MANOR NO. 18, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 79, RECORDS OF SNOHOMISH COUNTY.

EXCEPT THE EAST 214.41 FEET THEREOF;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

BASIS OF BEARING

RECORD OF SURVEY (A.F. #200112315012)

VERTICAL DATUM

NAVD88

BENCHMARKS

CITY OF LYNNWOOD BM #73
S' EDGE BRASS CAP IN CONCRETE MONUMENT
& INT 180TH ST SW & 60TH AVE W
ELEV.=424.55

SURVEYOR'S NOTES

- BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY; NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.
- UNDERGROUND UTILITY LOCATIONS WERE DETERMINED FROM EXISTING SURFACE FEATURES AND AVAILABLE RECORDS. WEST ALLIANCE, LLC CANNOT GUARANTEE THE ACCURACY OF THESE RECORDS. CALL BEFORE YOU DIG! FOR UTILITY LOCATIONS IN SNOHOMISH COUNTY, CALL 1-800-424-5555.

PROJECT TEAM

APPLICANT/OWNER
MIETZNER BROTHERS PROPERTIES, LLC
11611 AIRPORT ROAD, SUITE B-1
EVERETT, WA 98204
(425) 212-2490 (EXT 304)
CONTACT: MIKE MIETZNER
EMAIL: MIKEM@MIETZNERGROUP.COM

LANDSCAPE
WILLIAM BROWN LANDSCAPE ARCHITECTS INC.
16630 30TH DRIVE S.E.
BOTHELL, WA 98012
(425) 412-4609
CONTACT: WILLIAM A. BROWN
EMAIL: CORKY_B@COMCAST.NET

CIVIL ENGINEER
RAM ENGINEERING, INC.
19109 36TH AVE W, SUITE 100
LYNNWOOD, WA 98036
(425) 678-6960
CONTACT: ROB L. LONG, PE
EMAIL: ROBL@RAMENGINEERINGINC.COM

GEOTECHNICAL
COBALT GEOSCIENCES, LLC
PO BOX 82243
KENMORE, WA 98028
(206) 331-1097
CONTACT: PHIL HABERMAN, P.E./L.G.
EMAIL: COBALTEO@GMAIL.COM

SURVEYOR

WEST ALLIANCE
13614 ASH WAY
EVERETT, WA 98204
(509) 636-0783
CONTACT: DAVID C. WEST JR, PLS
EMAIL: MATRIXSURVEOR@GMAIL.COM

SITE DATA

SITE ADDRESSES: 5830 186TH PLACE SW, LYNNWOOD, WA 98037

TAX ACCOUNT NUMBER(S): 00374300500803

GROSS SITE AREA: 29,282 SF (0.67 AC)

PROPOSED USE: 4 LOTS

EXISTING ZONING: RS-7

PROPOSED ZONING: NO CHANGE

LAND USE DESIGNATION: SF-2 MEDIUM DENSITY SINGLE-FAMILY

PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL

MAX BUILDING HEIGHT: 35 FT

MAX LOT COVERAGE FOR STRUCTURES: 35% TOTAL LOT AREA

MIN LOT WIDTH: 60 FT

MINIMUM LOT SIZE: 6,480 SF (90% OF 7,200 SF)

SMALLEST LOT SIZE (LOTS 2 & 3): 6,688 SF

MAX ACCOUNTABLE LOT SIZE AREA (LOT 4): 8,220 SF (114% OF 7,200 SF)

AVERAGE LOT SIZE: 7,321 SF (22,608 + 6,674 / 4)

REQUIRED AVERAGE LOT SIZE: 7,200 SF

GROSS DENSITY (4/0.67): 5.97 D.U. PER ACRE

LOT SIZE AVERAGE CALCUS

LOT	LOT AREA	25% OF PRIVATE TRACT	TOTAL AREA	% OF REQ'D AREA(7,200)
1	6,016 SF	1,668 SF	7,684 SF	107%
2	5,020 SF	1,668 SF	6,688 SF	93%
3	5,020 SF	1,668 SF	6,688 SF	93%
4	6,552 SF	1,668 SF	8,220 SF	114%

FIRE PROTECTION NOTES

- ALL HOUSES WITHIN SHORT PLAT WILL BE REQUIRED TO HAVE 13D SPRINKLER SYSTEMS.
- "NO PARKING - FIRE LANE" SIGNS SHALL BE INSTALLED EVERY SOFT ALTERNATING ON EITHER SIDE OF THE FIRE LANE.

LEGEND

PROPOSED FEATURES

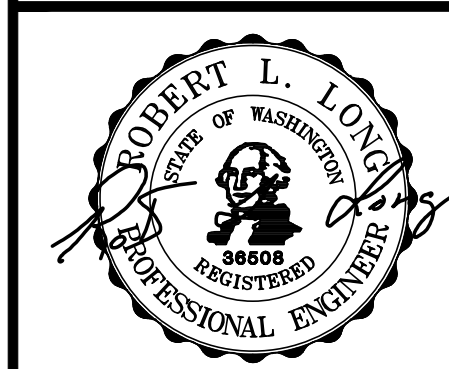
--- BOUNDARY	▨ CURB RAMP
--- RIGHT-OF-WAY	▨ GRAVEL
--- LOT LINE	▨ ASPHALT PAVEMENT
--- FLOW & CURB	▨ SIDEWALK
--- CENTER LINE	
--- SAWCUT	
--- EASEMENT	

EXISTING FEATURES

--- ZONING BOUNDARY	○ EXISTING POWER POLE
--- ADJACENT PLAT/PARCEL LINE	○ EXISTING GUY ANCHOR
--- ADJACENT RIGHT-OF-WAY/LOTS	○ EXISTING POWER VAULT
--- EXISTING SURFACE FEATURES	○ EXISTING TV RISER
--- EXISTING EASEMENT	○ EXISTING TELEPHONE VAULT
--- EXISTING CENTERLINE	○ EXISTING TELEPHONE RISER
--- 10' EXISTING CONTOURS	○ EXISTING MAIL BOX
--- 2' EXISTING CONTOURS	○ EXISTING SIGN
--- OHP EXISTING AERIAL POWER LINE	▨ EXISTING GRAVEL
--- P EXISTING BURIED POWER LINE	▨ EXISTING ASPHALT
--- T EXISTING BURIED TELEPHONE LINE	
--- EXISTING RETAINING WALL	
--- EXISTING FENCE	
--- DITCH OR SWALE	

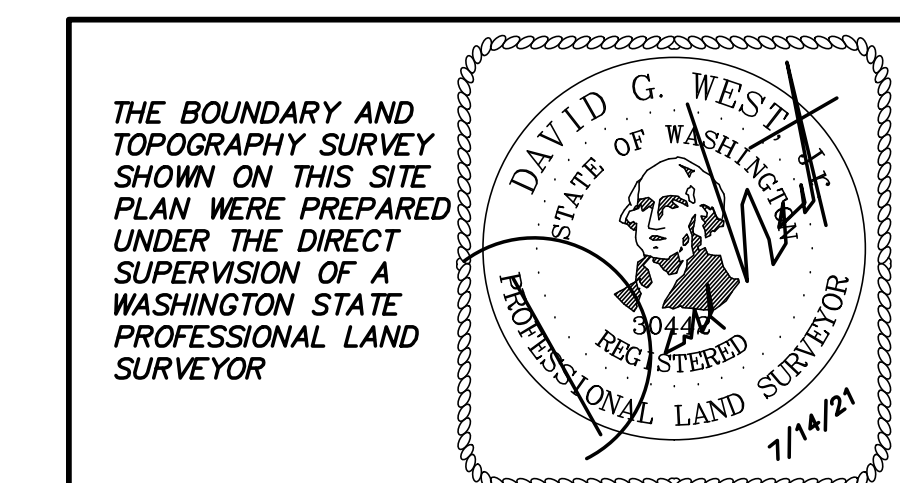
NO	DATE	DESCRIPTION	BY
1	12/16/21	REVISED PER CITY OF LYNNWOOD COMMENTS	MSM

PRELIMINARY SHORT PLAT
DRUBE LYNNWOOD SP
MIETZNER BROTHERS PROPERTIES, LLC
WASHINGTON
SNOHOMISH COUNTY



12/16/21

ENGINEER:	ROB L. LONG, PE
DRAWN BY:	MIKE MORRIS
ISSUE DATE:	SCALE:
XX/XX/XX	AS NOTED
JOB NO:	20-029
SHEET:	PP-01
SHT	1 OF 1



PERMIT #: PRO-2021