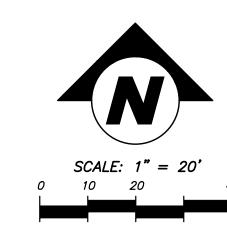


**VICINITY MAP** SCALE: 1" = 2,000'



## **PROJECT TEAM**

#### **OWNER/APPLICANT**

PAUL & CAROLYNN SAGER 17004 32ND AVE W LYNNWOOD, WA 98037 (425) 343-6004 EMAÍL: PAUL@CREATIVERS.COM

## SURVEYOR

PACIFIC COAST SURVEYS, INC. PO BOX 13619 MILL CREEK, WA 98082 (425) 512-7099 CONTACT: DARREN J. RIDDLE

## **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**

NELSON GEOTECHNICAL ASSOCIATES, INC. 17311 135TH AVE NE, SUITE A-500 WOODINVILLE, WA 98072 (425) 486-1669 CONTACT: KHALED M. SHAWISH, PE

17004 32ND AVE W, LYNNWOOD, WA 98037

00372700101301

RS-8

RS-8

46,750 SF (1.07 AC)

4 SINGLE FAMILY LOTS

### SITE DATA

SITE ADDRESS:

TAX ACCOUNT NUMBER(S):

GROSS SITE AREA: EXISTING ZONING:

PROPOSED ZONING: PROPOSED LOTS: PROPOSED LAND USE:

SINGLE FAMILY RESIDENTIAL MAX BUILDING HEIGHT: 35 FT

MAX LOT COVERAGE FOR STRUCTURES: 35% TOTAL NET DEVELOPMENT AREA

PUBLIC WATER: SANITARY SEWER: FIRE DISTRICT: SCHOOL DISTRICT: ALDERWOOD WATER AND WASTEWATER DISTRICT ALDERWOOD WATER AND WASTEWATER DISTRICT SOUTH SNOHOMISH COUNTY FIRE EDMONDS SCHOOL DISTRICT 15

## 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 7,726 SF LOT 2 9,185 SF

LOT 3 8,435 SF LOT 4 9,954 SF

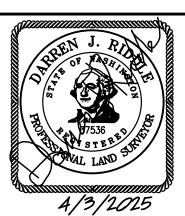
AVERAGE LOT SIZE: 35,300 SF / 4 = 8,825 SF > 8,400 SF

# FIRE NOTES

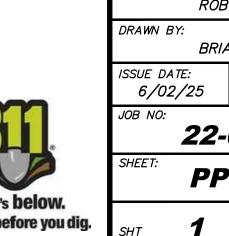
- 1. ALL NEW RESIDENCES SHALL BE EQUIPPED WITH NFPA 13D FIRE SPRINKLER SYSTEMS. ALL WATER SERVICE LINES TO HOUSES SHALL BE 1.5 INCHES.
- 2. "NO PARKING-FIRE LANE" SIGNS SHALL BE POSTED ALONG DRIVE AISLES AT OWNER'S EXPENSE PRIOR TO FINAL PLAT RECORDING.
- 3. ACCESS ROADS AND DETENTION PIPE COVER SHALL BE CAPABLE OF SUPPORTING
- 4. ADDRESS SIGNAGE IS REQUIRED AND SHALL BE POSTED AT THE EAST END OF THE ACCESS ROAD AT 32ND AVE W AND AT THE BEGINNING OF LOT 2 AND LOT 3 ACCESS ROADS AS WELL AS ON EACH RESIDENCE AS VISIBLE TO PERSONNEL

THE BOUNDARY SURVEY SHOWN ON THIS SITE PLAN WERE PREPARED UNDER THE DIRECT SUPERVISION OF A WASHINGTON STATE PROFESSIONAL LAND SURVEYOR

RESPONDING TO AN EMERGENCY.







Civil Engineering / Land Planning

19109 36TH AVE W SUITE 100 LYNNWOOD, WA 98036 PHONE: (425) 678-6960 WWW.RAMENGINEERINGINC.COM

6/02/2025

ROB L. LONG, PE

BRIAN CLARK AS NOTED

*22-017* 

**PP-01**