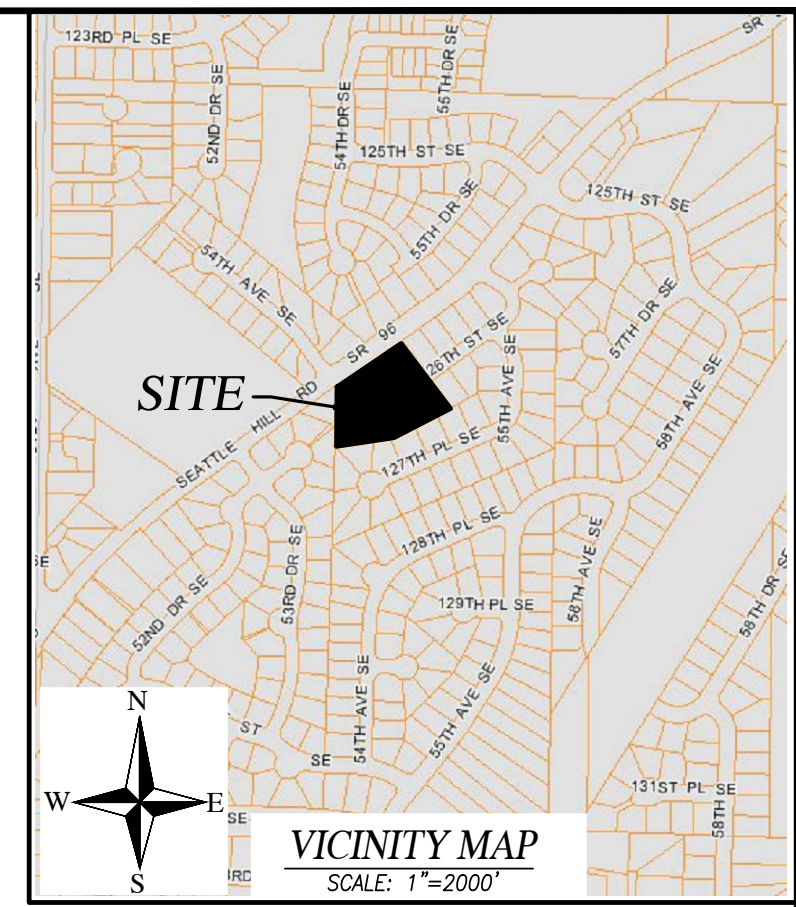


SW 1/4, SEC.27, T.28N., R.05E., W.M.
SNOHOMISH COUNTY, WASHINGTON



SCALE: 1" = 30'

LEGEND

- EXISTING MONUMENT (AS SHOWN)
- SECTION 1/4 CORNER NOT FOUND
- SECTION CORNER NOT FOUND
- FOUND REBAR/CAP OR I.P. (IRON PIPE)
- CALCULATED
- PLAT
- MEASURED
- TO BE REMOVED
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- CENTERLINE
- CHAIN LINK FENCE
- WOOD FENCE
- W.S. WATER SURFACE
- EOP. EDGE OF PAVEMENT
- BOW. BACK OF WALK
- CB. STORM DRAIN CATCH BASIN (CB)
- SDMH. STORM DRAIN MANHOLE (SDMH)
- SSMH. SANITARY SEWER MANHOLE (SSMH)
- CO. SANITARY SEWER CLEAN OUT (CO)
- P. POWER POLE
- GP. GUY POLE
- WM. WATER METER
- WV. WATER VALVE
- MB. MAILBOX
- UPA. UTILITY POLE ANCHOR
- FH. FIRE HYDRANT (2 NOZZLE)
- TYPE 1 NGPA SIGN
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAINAGE
- PROPERTY LINE
- EXISTING FENCE LINE
- EDGE OF PAVEMENT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PRE-EXISTING DRAINAGE PATTERN
- T.S. TREES TO BE SAVED
- T.R. TREES TO BE REMOVED
- M. MONUMENT (NEW)

CUT & FILL CALCULATIONS:
CUT: 3,750 Cu.Yds.
FILL: 4,000 Cu.Yds.
(SOURCE: ONSITE. IF ADEQUATE STRUCTURAL FILL IS NOT AVAILABLE ONSITE IT WILL BE IMPORTED FROM LEGAL BORROW PITS.)

EQUIPMENT AND PROCEDURE
METHOD OF SURVEY: SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION: LEICA TS15 ROBOTIC ELECTRONIC TOTAL STATION
PRECISION: MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090
BASIS OF BEARING: THE MONUMENTED CENTERLINE OF SEATTLE HILL ROAD, AS THE BEARING OF N 53°06'00" E.

BM
FOUND COASED CONC. MON. AT THE INT. OF SEATTLE HILL RD. & 126TH ST. S.E. ELEV. = 378.16' PER GPS OBSERVATIONS

TBM

DATUM: NAVD 88
N.A.V.D. 88-3.64=NGVD '29 (MSL)

ENGINEER/CONTACT SURVEYOR
INSIGHT ENGINEERING COMPANY P.O. BOX 1478 EVERETT, WA 98206
CONTACT: BRIAN R. KALAB, P.E. (425) 303-9363 (425) 508-4951 FAX (425) 303-9362
PACIFIC COAST SURVEYS, INC. P.O. BOX 3286 EVERETT, WA 98213
CONTACT: DARREN J. RIDDLE, PLS. PHONE: (425) 508-4951 FAX: (425) 367-3577

OWNER/APPLICANT
OAKWOOD COURT, LLC
10511 19TH AVE. SE, STE. C
EVERETT, WA 98208
CONTACT: LARRY KIEL
PHI 425-379-2844

LEGAL DESCRIPTION
LOT 6, SILVER CEDARS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 47 OF PLATS, PAGES 242 AND 243, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

Snohomish County Planning Development Services
APPROVED CONSTRUCTION
BY: _____
R/W Permit No. _____

IECO
INSIGHT ENGINEERING CO.
P.O. BOX 1478
EVERETT, WA 98206
(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: 12703 SEATTLE HILL RD. SNOHOMISH, WA 98296-8986
TAX ACCOUNT NO.'S: 0075660000600, 0075660000601

PFN 19-112464 PSD / 20-101354 LDA
SW 1/4, SEC.27, T.28N., R.05E., W.M.
OAKWOOD COURT

DWG FILENAME: 190988-FINAL.DWG DESIGNED BY: JRC DATE: 11-19-2019 SCALE: 1"=30' JOB NO.: 19-0988 SHEET

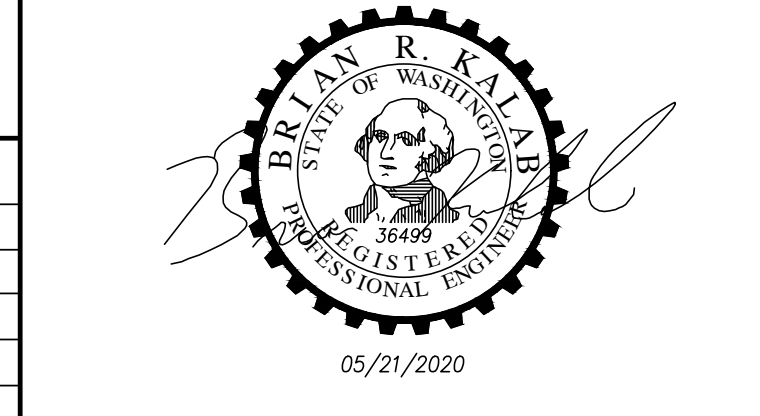
COVER SHEET C1.0

NOTE:
THE EROSION CONTROL SPECIALIST FOR THIS PROJECT SITE IS BRIAN KALAB PHONE NO. 425-303-9363.

BUILDING SETBACKS

FRONT	- 5'
SIDE	- 5'
REAR	- 5'
GARAGE	- 18'

REV. NO.	DESCRIPTION	INITIALS	DATE



Line Table

Line #	Length	Direction
L1	170.05	S53° 06' 00.00"W

Curve Table

Curve #	Length	Radius	Delta
C1	70.57	70.00	57.76

TEXTUAL SITE DATA:

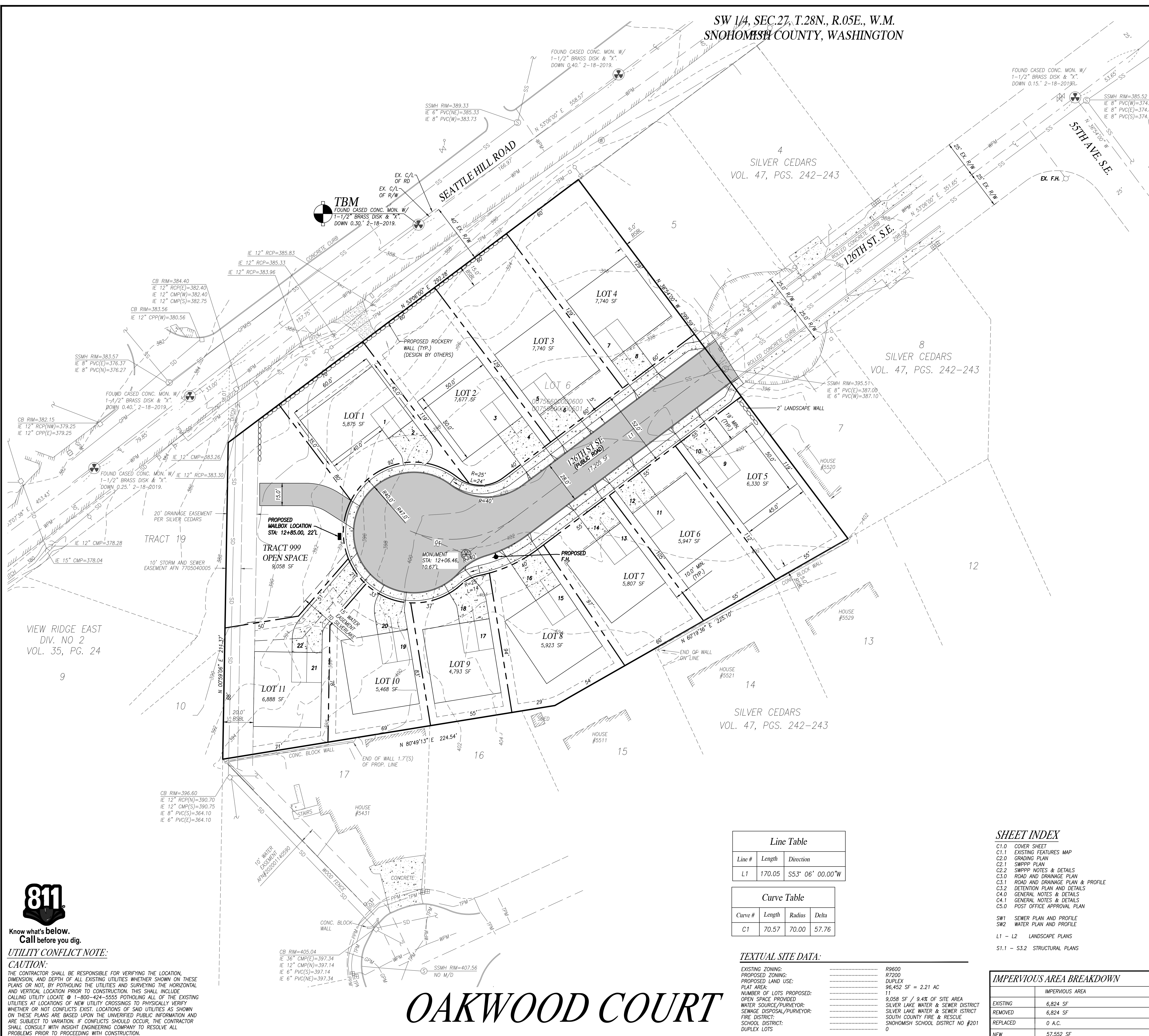
EXISTING ZONING:	R9600
PROPOSED ZONING:	R7200
PROPOSED LAND USE:	DUPLEX
PLAT AREA:	96,452 SF = 2.21 AC
NUMBER OF LOTS PROPOSED:	11
OPEN SPACE PROVIDED:	9,058 SF / 9.4% OF SITE AREA
WATER SOURCE/PURVEYOR:	SILVER LAKE WATER & SEWER DISTRICT
SEWAGE DISPOSAL/PURVEYOR:	SILVER LAKE WATER & SEWER DISTRICT
FIRE DISTRICT:	SOUTH COUNTY FIRE & RESCUE
SCHOOL DISTRICT:	SNOHOMISH SCHOOL DISTRICT NO #201
DUPLEX LOTS:	0

SHEET INDEX

- C1.0 COVER SHEET
- C1.1 EXISTING FEATURES MAP
- C2.0 GRADING PLAN
- C2.1 SWPPP PLAN
- C2.2 SWPPP NOTES & DETAILS
- C3.0 ROAD AND DRAINAGE PLAN
- C3.1 ROAD AND DRAINAGE PLAN & PROFILE
- C3.2 DETENTION PLAN AND DETAILS
- C4.0 GENERAL NOTES & DETAILS
- CA.1 GENERAL NOTES & DETAILS
- CS.0 POST OFFICE APPROVAL PLAN
- SW1 SEWER PLAN AND PROFILE
- SW2 WATER PLAN AND PROFILE
- L1 - L2 LANDSCAPE PLANS
- S1.1 - S3.2 STRUCTURAL PLANS

IMPERVIOUS AREA BREAKDOWN

	IMPERVIOUS AREA
EXISTING	6,824 SF
REMOVED	6,824 SF
REPLACED	0 A.C.
NEW	57,552 SF



OAKWOOD COURT

811
Know what's below.
Call before you dig.

UTILITY CONFLICT NOTE:
CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF 340 UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WITH INSIGHT ENGINEERING COMPANY TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.