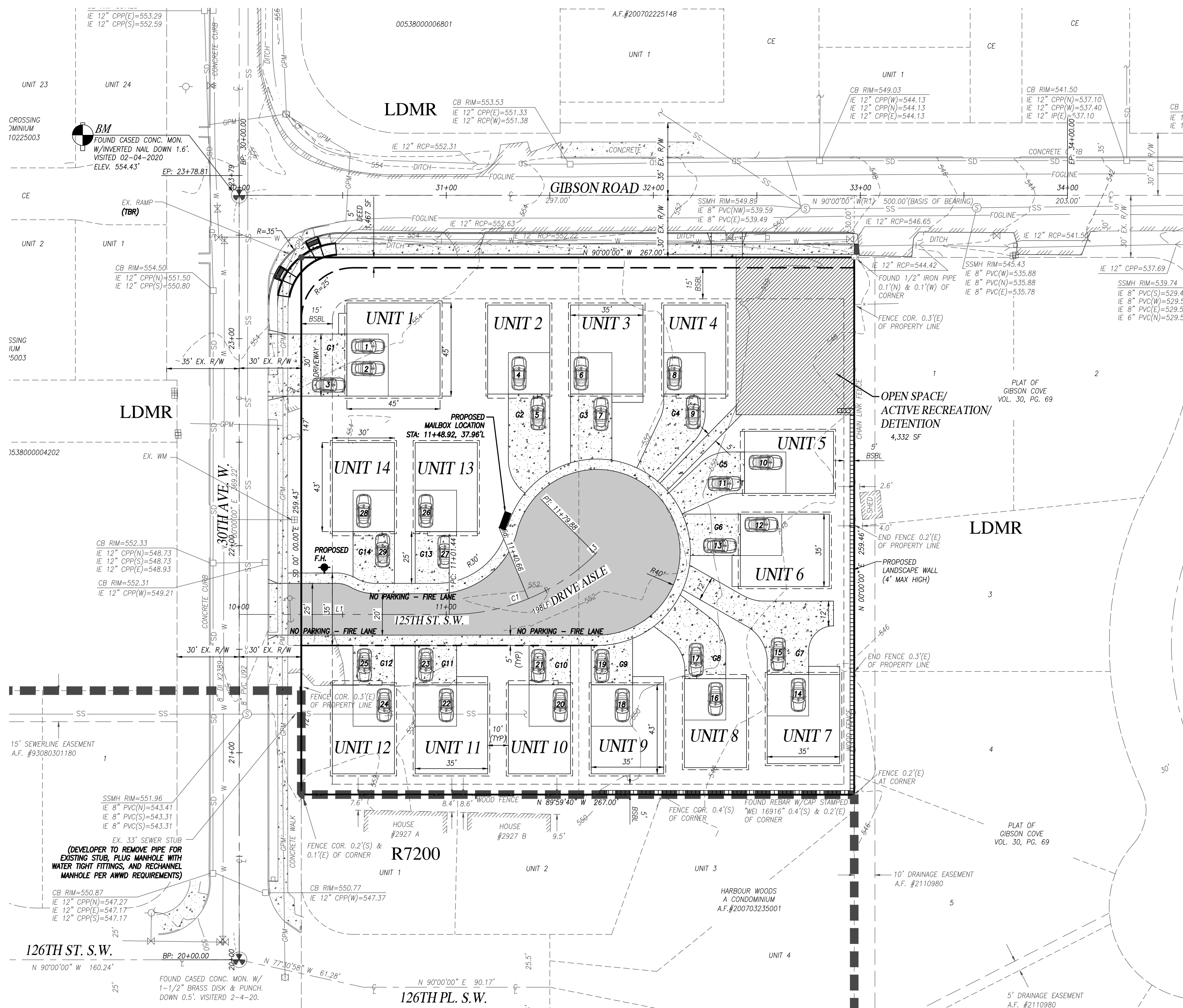
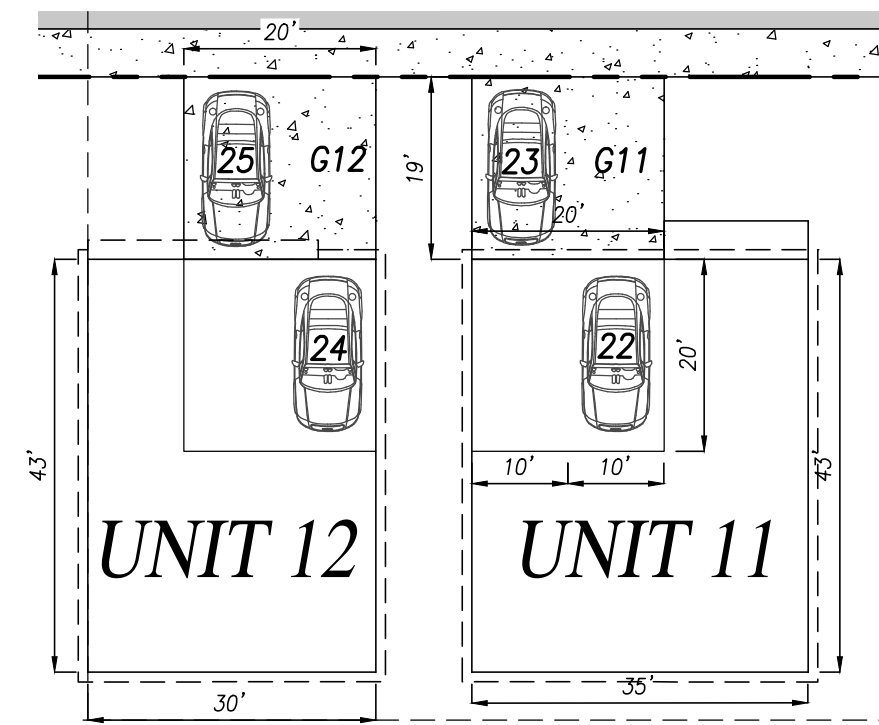
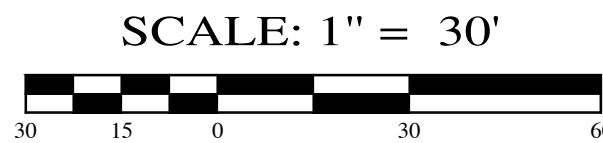


NE 1/4, SE 1/4, SEC.27, T.28N., R.4E., W.M.
SNOHOMISH COUNTY, WASHINGTON



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.
- P.O.B.
- CENTERLINE
- CHAIN LINK FENCE
- WOOD FENCE
- W.S.
- EDGE OF PAVEMENT
- BACK OF WALK
- STORM DRAIN CATCH BASIN (CB)
- STORM DRAIN MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER CLEAN OUT (CO)
- POWER POLE
- GUY POLE
- WATER METER
- WATER VALVE
- MAILBOX
- UTILITY POLE ANCHOR
- 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



GARAGE PARKING DETAIL

SCALE 1" = 20'

Parcel Line Table		
Line #	Length	Direction
L1	101.43	S89° 59' 40.00"E
L3	1.09	N45° 03' 11.87"E

Curve Table		
Curve #	Length	Radius
C1	78.46	100.00

THE CERTIFIED EROSION SEDIMENTATION CONTROL LEAD (CESCL) FOR THIS PROJECT SITE IS **BRIAN KALAB** PHONE NO. **425-303-9363**

TEXTUAL SITE DATA:

EXISTING ZONING:	LDNR
FUTURE LAND USE DESIGNATION:	UDNR
PROPOSED LAND USE:	SFDU
PLAT AREA:	1.59 ACRES = 69,272 S.F.
WATER SOURCE/PURVEYOR:	AWWD
SEWAGE DISPOSAL/PURVEYOR:	AWWD
FIRE DISTRICT:	SOUTH SNO. CO. FIRE & RESCUE
SCHOOL DISTRICT:	MUKILTEO SCHOOL DISTRICT 6

GRADING QUANTITIES:

CUT: 500 Cu.Yds.
FILL: 2,500 Cu.Yds.

(GRADING QUANTITIES WERE CALCULATED USING THE LAND DEVELOPMENT DESKTOP COMPOSITE METHOD. CALCULATIONS DO NOT ACCOUNT FOR SOIL SWELLING AND SHRINKAGE.)

IMPERVIOUS AREA BREAKDOWN

IMPERVIOUS AREA	
EXISTING	9,382 SF
REMOVED	9,382 SF
REPLACED	0 SF
NEW	41,367 SF
NEW & FRONTAGE	41,367 SF + 1,487 = 42,854 SF

OPEN SPACE CALCULATIONS:

10% LANDSCAPE = 6,927 SF MIN LANDSCAPE
8,141 SF LANDSCAPE PROVIDED
200 X 14 = 2,800 SF MIN OPEN SPACE
4,332 SF PROVIDED = 1,400 SF MIN ACTIVE RECREATION
2,800 X 0.5 = 1,400 SF MIN ACTIVE RECREATION
4,332 SF ACTIVE RECREATION PROVIDED

LOT COVERAGE:

69,272 X 0.3 = 20,782 SF MAX
20,594 / 69,272 = 29.7% LOT COVERAGE

SLOPE INFORMATION

AVERAGE SLOPES DO NOT EXCEED 15% ON THIS SITE.

MAXIMUM SLOPES DO NOT EXCEED 25% ON THIS SITE.

MAX. DENSITY CALCULATIONS

69,272 S.F./4,000 = 17.38 MAXIMUM UNITS
14 UNITS ARE PROPOSED

MIN. NET DENSITY CALCULATIONS PER SCC 30.23.020

GROSS AREA = 69,272 SF (1.59 AC)
LESS ROW DEED = 1,467 SF
NET AREA = 67,805 SF (1.56 AC)
NET DENSITY = 14/1.56 = 8.97 DU AC
GROSS DENSITY = 14/1.59 = 8.81 DU AC
14 UNITS PROPOSED 1.56 X 4 = 6.24 UNITS MINIMUM

SITE DATA

AREA BREAKDOWN

TOTAL SITE AREA	69,272 SQ. FT. - 1.59 ACRES
UNITS PROPOSED	14
EXISTING ZONING	LDNR
FUTURE LAND USE DESIGNATION	UDNR
IMPERVIOUS SURFACE	42,854 SF (0.98 AC)

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 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.
- FOR LANDSCAPING SEE SEPARATE LANDSCAPE PLAN.
- MONUMENTS SHALL BE FOUND AND/OR SET ACCORDING TO EDDO 4-03. SEE SHEET C3.
- PROPOSED FIRE HYDRANTS SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
- SIGNAGE OR PAVEMENT STRIPING SHALL BE PROVIDED ALONG THE DRIVE ASLE FOR "NO PARKING-FIRE LANE," AT TIME OF COMPLETION.
- FOR 30TH AVE W ROW, SEE AFNS 200108015006 AND 893247

UTILITIES

SEWER	AWWD
WATER	AWWD
POWER	SNO. CO. PUD
TELEPHONE	COMCAST
SCHOOLS	MUKILTEO SCHOOL DISTRICT 6
FIRE DISTRICT	SOUTH SNO. CO. FIRE & RESCUE

1	MINOR REVISION	BRK	12-14-2021
REV. NO.	DESCRIPTION	INITIALS	DATE



PROJECT NOTE:

ALL INTERIOR FENCES ARE TO BE REMOVED OR RELOCATED. SEPTIC SYSTEMS & DRAINFIELD LOCATIONS SHOWN ARE APPROXIMATE. ALL EXISTING SEPTIC SYSTEMS & DRAINFIELDS TO BE ABANDONED (PER SNO. CO. STANDARDS).

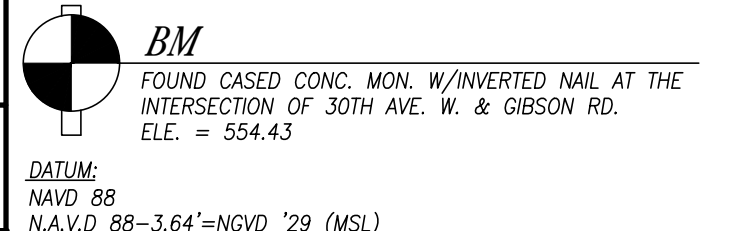
PARKING INDEX

REQUIRED PER UNIT	TOTAL REQUIRED	TOTAL PROVIDED
2	28	29

GUEST PARKING	TOTAL REQUIRED	TOTAL PROVIDED
1/4	3.5	14

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 GIBSON ROAD, AS THE BEARING OF N 90°00'00" W.



ENGINEER/CONTACT

INSIGHT ENGINEERING COMPANY
P.O. BOX 1478
EVERETT, WA 98206
CONTACT: BRIAN R. KALAB, P.E.
PH: (425) 303-9363
FAX: (425) 303-9362
EMAIL: INFO@INSIGHTENGINEERING.NET

APPLICANT/OWNER

CEDAR GROVE COURT, LLC
10511 19TH AVE SE
SUITE C
EVERETT, WA 98208
CONTACT: LARRY KIEL, JR
PH: (425) 379-2844

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:
LOT 40 AND 41, PLAT OF PINE FIELD NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGES 110 AND 111, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
EXCEPT THE SOUTH 210 FEET THEREOF.
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: 12431 GIBSON RD.
EVERETT, WA 98204
TAX ACCOUNT NO.'S: 00538000004000, 00538000004100

PFN 20-113363 SPA / 20-113368 LDA

NE 1/4, SE 1/4, SEC.27, T.28N., R.4E., W.M.
CEDAR GROVE ESTATES

DWG FILENAME	DESIGNED BY:	DATE:	SCALE:	JOB NO.:
201049-C01.DWG	DNK	04/27/2020	1"=30'	20-1049
SHEET				of
S1				1
SITE PLAN				



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 POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID 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.

CEDAR GROVE ESTATES