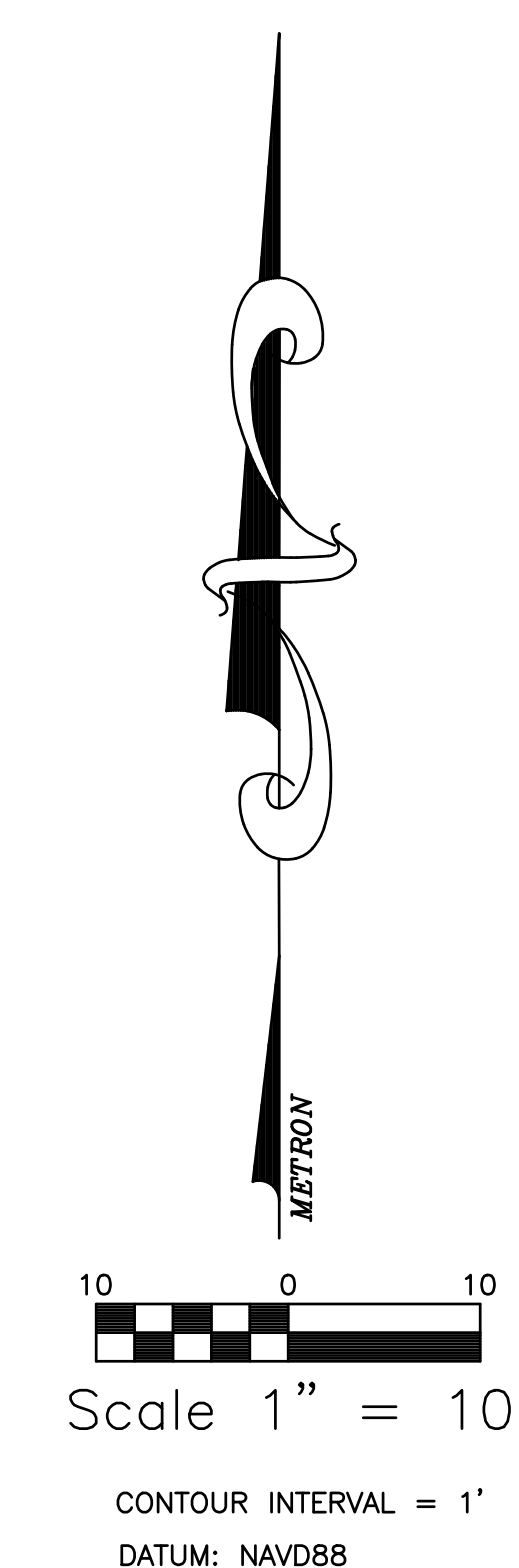
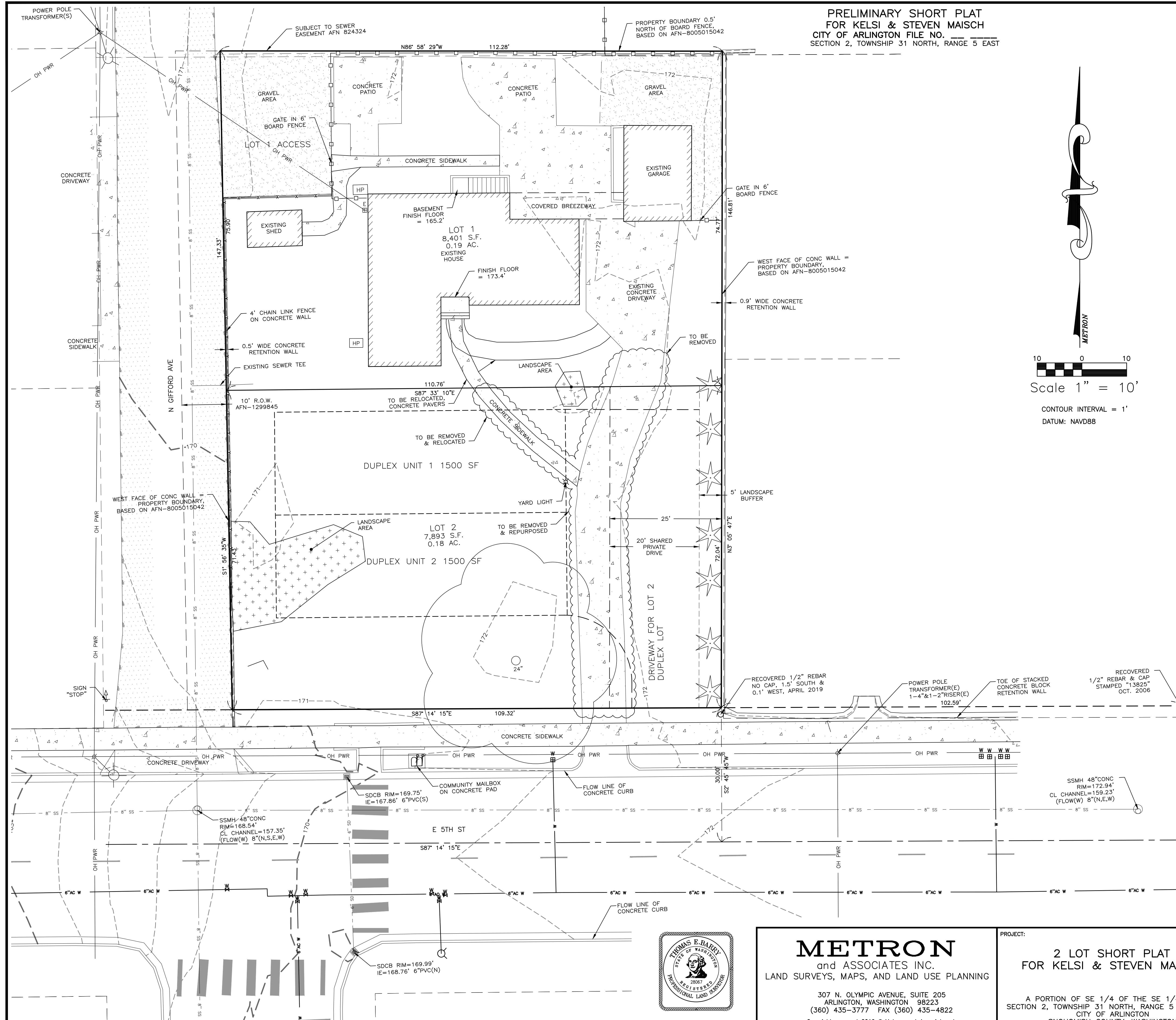
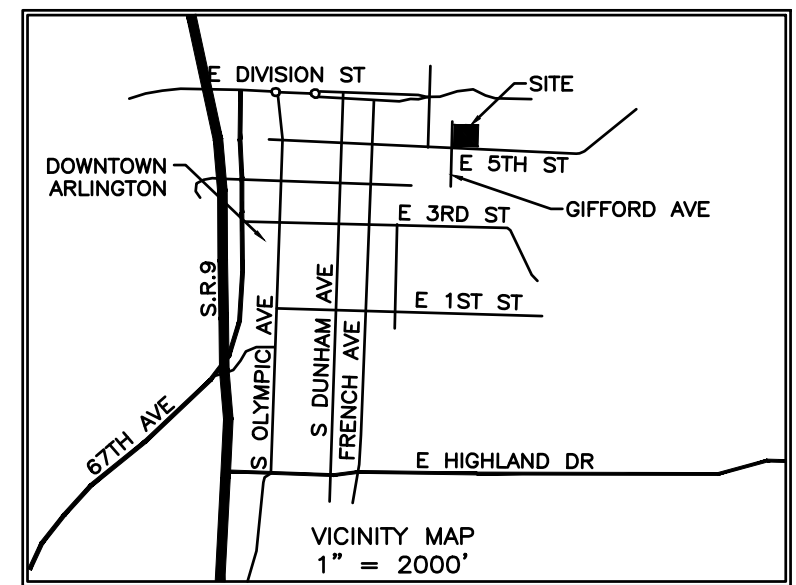


PRELIMINARY SHORT PLAT
FOR KELSI & STEVEN MAISCH
CITY OF ARLINGTON FILE NO. _____
SECTION 2, TOWNSHIP 31 NORTH, RANGE 5 EAST



- LEGEND**
- SURVEY MARKER RECOVERED APRIL 2019, AS NOTED
 - HP HEAT PUMP
 - W VALVE WATER VALVE
 - W METER WATER METER
 - W METER POWER METER
 - 24" DECIDUOUS TREE
 - SEWER MANHOLE
 - STORM DRAIN CATCH BASIN
 - STREET LIGHT ON POWER POLE
 - POWER POLE W/ RISER
 - GUY ANCHOR
 - W WATER LINE
 - OH PWR UNDERGROUND POWER LINE
 - SD STORM DRAIN LINE
 - SS SEWER LINE
 - HY FIRE HYDRANT

SITE ADDRESS
705 5TH STREET
ARLINGTON, WA 98223

APPLICANT
KELSI MAISCH
705 5TH STREET
ARLINGTON, WA 98223
UNITED STATES
425-923-5111
KELSIPR@GMAIL.COM

OWNER
STEVEN & KELSI MAISCH
705 5TH STREET
ARLINGTON, WA 98223
UNITED STATES
KELSIPR@GMAIL.COM

ENGINEER
DVG ENTERPRISES
TOM HOOD, P.E.

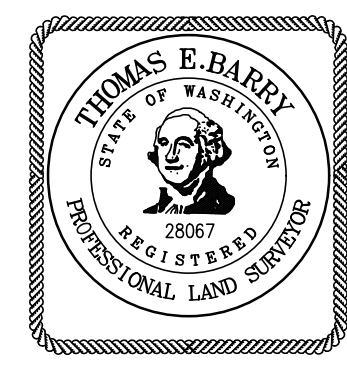
SURVEYOR
METRON & ASSOCIATES, INC.
ATTN: THOMAS E. BARRY
307 N. OLYMPIC AVENUE, SUITE 205
ARLINGTON, WA 98223
360-435-3777
TEB@METRONGIS.COM

ZONING INFORMATION:

EXISTING LOTS: 1
PROPOSED LOTS: 2
AVERAGE PROPOSED LOT SIZE: 8,147 S.F.
TAX PARCEL NUMBER: 3105020400800
EXISTING ZONING: OTRD-OLD TOWN RESIDENTIAL DISTRICT(10DU / 1ACRE)
PROPOSED LAND USE: RESIDENTIAL
TOTAL SITE AREA: 0.37 ACRES = 16294 SQ.FT.
BASE DENSITY(OHS COMP PLAN): 0.37 ACRES X 10=3.74~4DU(SINGLE FAMILY, 10DU/1AC)
MINIMUM LOT SIZES: SINGLE FAMILY: 4,300 SQ.FT.
MINIMUM LOT SIZE: 45' WIDE
BUILDING SETBACKS: FRONT & ROADS: 20'
SIDE SETBACKS: 5'
MAXIMUM HEIGHT: 35'
MAXIMUM LOT COVERAGE: 35%
WATER SOURCE: CITY OF ARLINGTON WATER
WASTE DISPOSAL: CITY OF ARLINGTON SEWER
SCHOOL DISTRICT: ARLINGTON SCHOOL DISTRICT NO. 16
FIRE DISTRICT: CITY OF ARLINGTON FIRE DEPARTMENT
*NOT LOCATED WITHIN A FLOOD HAZARD ZONE

LEGAL DESCRIPTION:
TAX PARCEL NO. 3105020400800
THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 1,337.5 FEET NORTH AND 712.5 FEET WEST OF THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 202 FEET; THENCE WEST 98 FEET; THENCE SOUTH TO 5TH STREET, THE TRUE POINT OF BEGINNING; THENCE EAST 120 FEET; THENCE NORTH 150 FEET; THENCE WEST 120 FEET; THENCE SOUTH TO 5TH STREET, THE TRUE POINT OF BEGINNING;
EXCEPT THE WEST 10 FEET THEREOF CONVEYED TO THE CITY OF ARLINGTON FOR PUBLIC ALLEY BE DEED RECORDED UNDER AUDITOR'S FILE NO. 1299845, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; AND EXCEPT THOSE PORTIONS THEREOF LYING WITHIN TRACTS A AND B, SURVEY FOR HAFADAI HOMES, AS PER SURVEY RECORDED IN VOLUME 12 OF SURVEYS, PAGE 67, AS RECORDING NO. 8005015042, PURSUANT TO BOUNDARY LINE AGREEMENT 7911130332, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.
(LEGAL DESCRIPTION FROM STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO.: 201512150804)



METRON
and ASSOCIATES INC.
LAND SURVEYS, MAPS, AND LAND USE PLANNING

307 N. OLYMPIC AVENUE, SUITE 205
ARLINGTON, WASHINGTON 98223
(360) 435-3777 FAX (360) 435-4822
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PROJECT:
**2 LOT SHORT PLAT
FOR KELSI & STEVEN MAISCH**

A PORTION OF SE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. CITY OF ARLINGTON SNOHOMISH COUNTY, WASHINGTON

REV. 01 TEB 09/11/19

SHEET NAME: PRELIMINARY SHORT PLAT		PROJECT NO. 18087
DRAWN BY: V.S.W.	APPROVED BY: T.E.B., DATE:	PROJECT NO.
DATE: APRIL 2019	SCALE: 1" = 10'	18087
FIELD BOOK: 5-31-61	DWG FILE: 18087.DWG	SHEET:
		1 OF 1