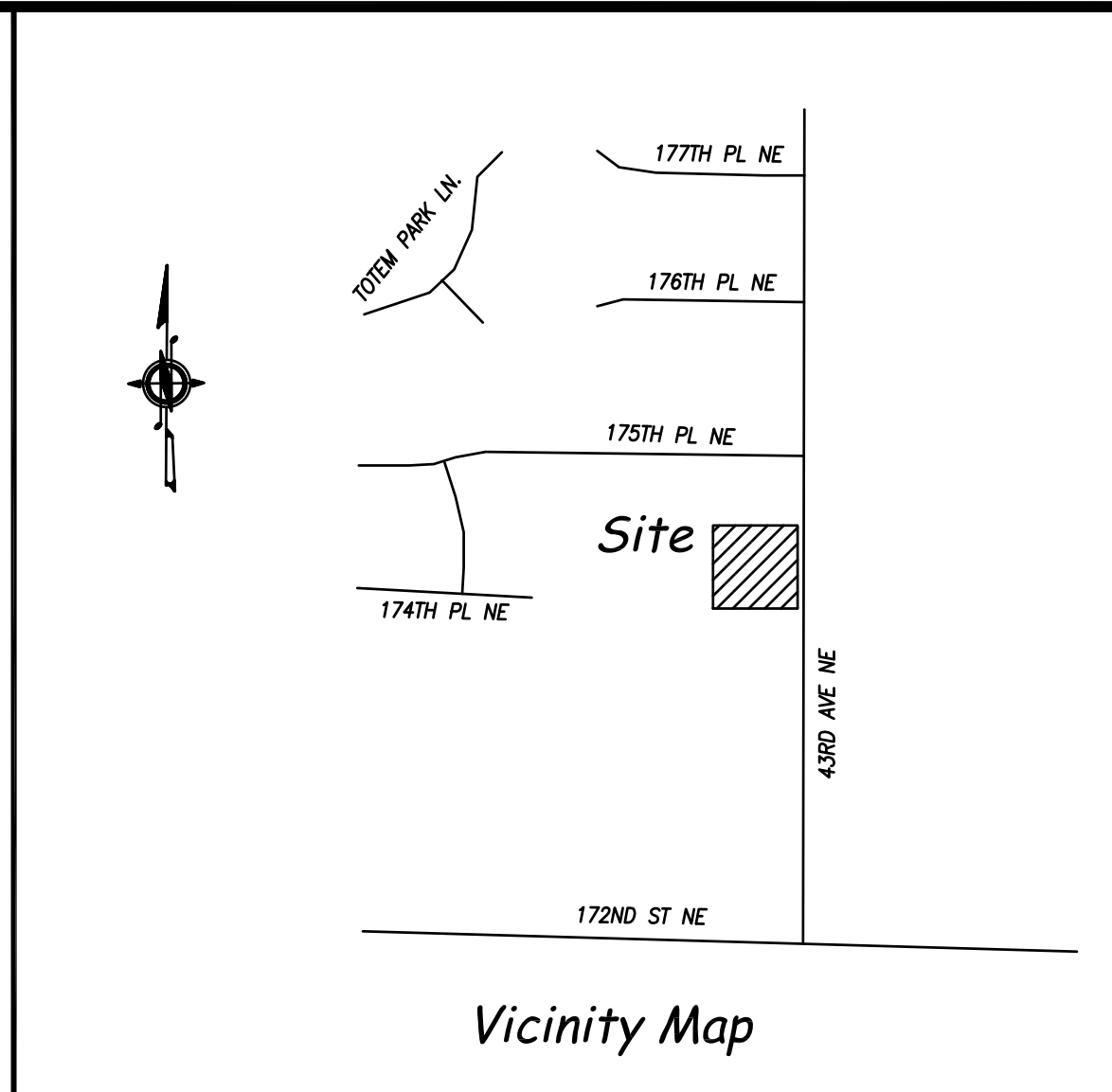


Mark's Place Preliminary Short Plat

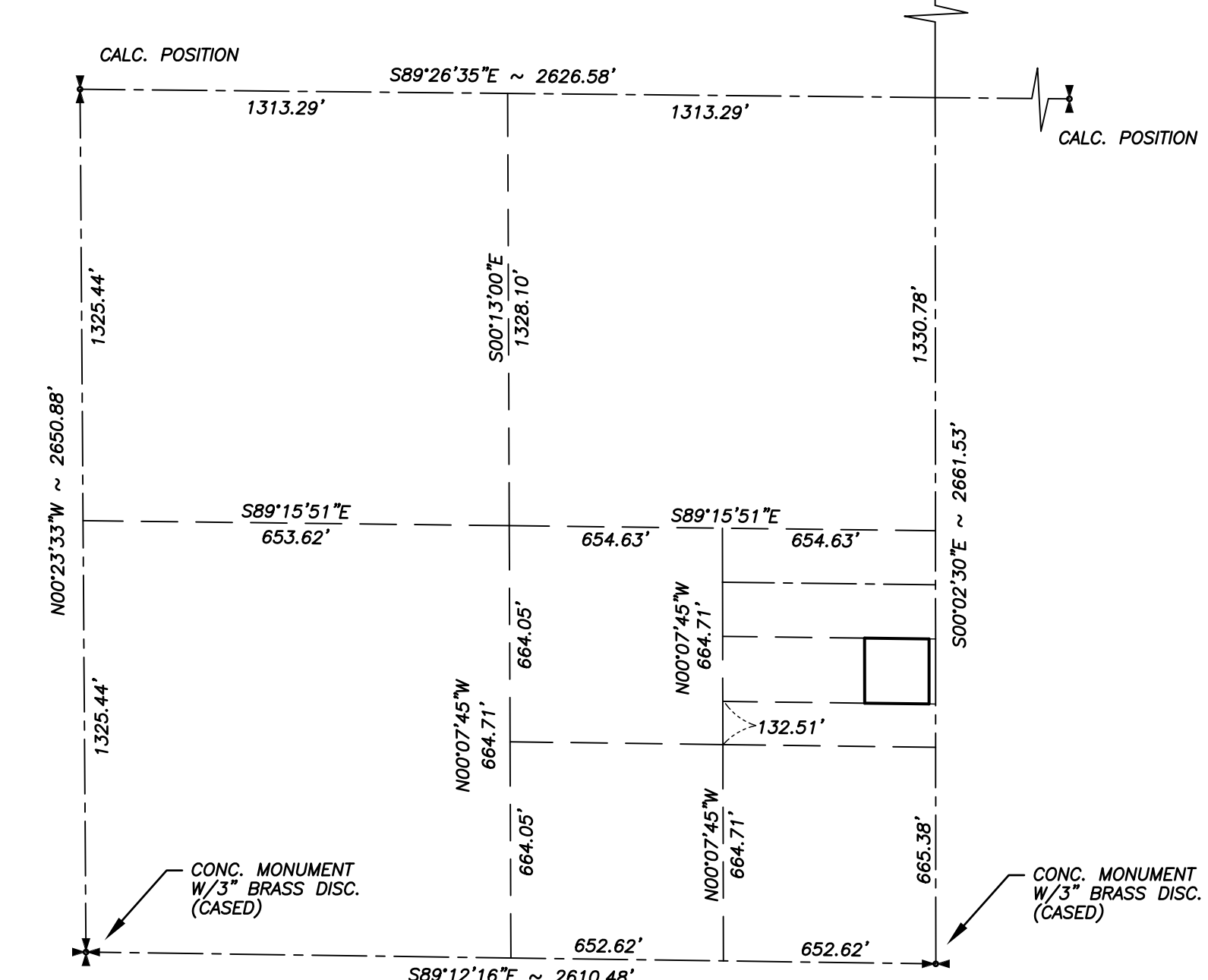
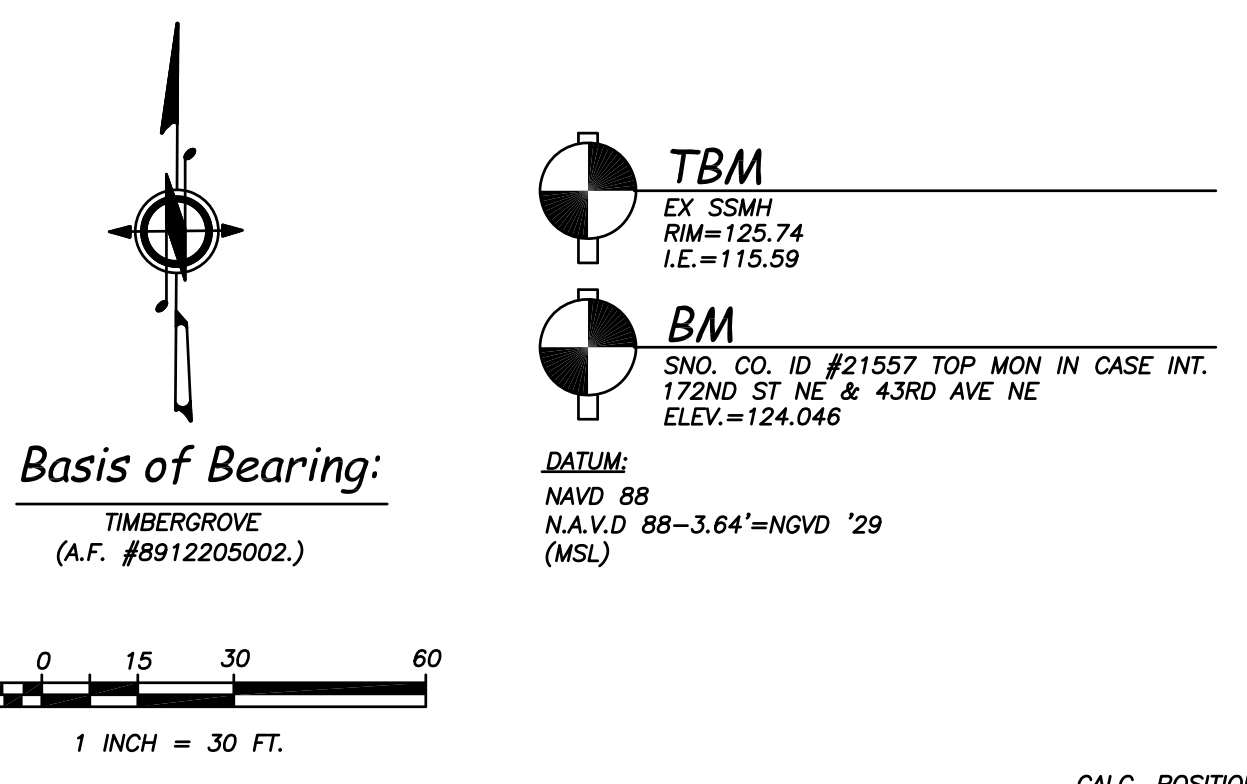
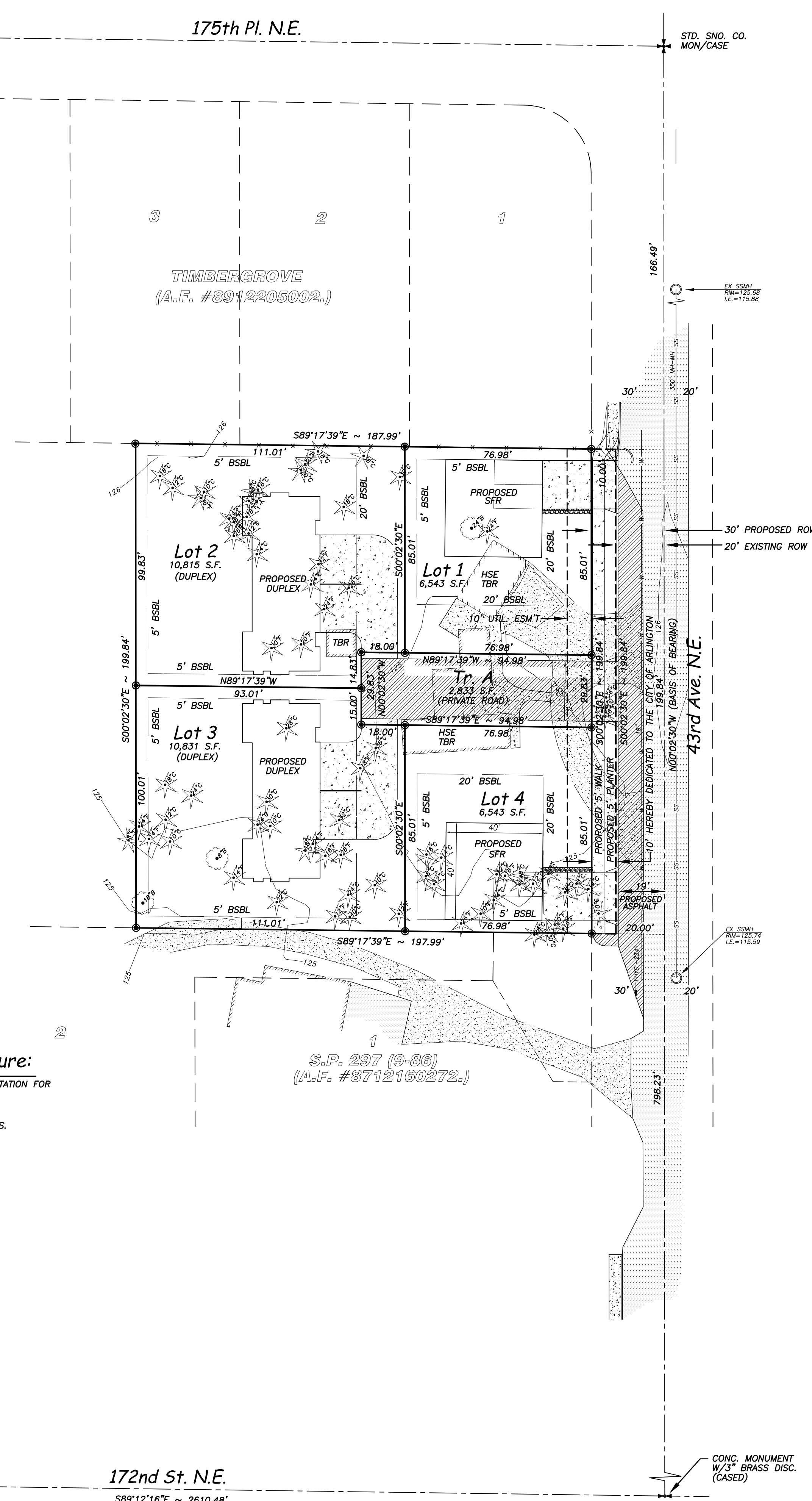
CITY OF ARLINGTON, WA.
S.E. 1/4, S.W. 1/4, SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
FILE NO. _____



- Legend:**
- NOT ALL SYMBOLS USED
 - EXISTING MONUMENT
 - WATER METER
 - EX. FIRE HYDRANT
 - WATER VALVE
 - UTILITY POLE
 - UTILITY ANCHOR
 - LIGHT POLE
 - GAS VALVE
 - STREET SIGN
 - EX. CB, TYPE 1
 - CATCH BASIN TYPE 2
 - SAN SWR. MANHOLE
 - SAN SWR. PIPELINE
 - STORM DRAIN
 - WATER PIPELINE
 - OVERHEAD POWER
 - GAS LINE
 - UNDERGROUND POWER
 - ROCKERY
 - BSBL BUILDING SETBACK LINE
 - TBR TO BE REMOVED
 - SFR SINGLE FAMILY RESIDENCE

- Tree Legend:**
- B ~ BIRCH
 - F ~ FIR
 - C ~ CEDAR
 - DEC ~ DECIDUOUS

Equipment & Procedure:
LEICA TCA 1100, 3 SECOND TOTAL STATION FOR FIELD TRAVERSE.
MONUMENTS VISITED 3/2018
PRECISION EXCEEDS STATE STANDARDS.
PER: W.A.C. 332-130-090.



Legal Descriptions:

TOTAL:
EAST 1 ACRE OF THE NORTH 3 ACRES OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
EXCEPT ANY PORTION THEREOF LYING WITHIN 43RD AVE N.E.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

DEDICATION:
THE EAST 10.00 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND:
EAST 1 ACRE OF THE NORTH 3 ACRES OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
EXCEPT ANY PORTION THEREOF LYING WITHIN 43RD AVE N.E.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LOT 1:
LOT 1, CITY OF ARLINGTON SHORT PLAT FILE NO. _____, AS RECORDED UNDER AUDITOR'S FILE NO. _____, RECORDS OF SNOHOMISH, COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LOT 2:
LOT 2, CITY OF ARLINGTON SHORT PLAT FILE NO. _____, AS RECORDED UNDER AUDITOR'S FILE NO. _____, RECORDS OF SNOHOMISH, COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LOT 3:
LOT 3, CITY OF ARLINGTON SHORT PLAT FILE NO. _____, AS RECORDED UNDER AUDITOR'S FILE NO. _____, RECORDS OF SNOHOMISH, COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LOT 4:
LOT 4, CITY OF ARLINGTON SHORT PLAT FILE NO. _____, AS RECORDED UNDER AUDITOR'S FILE NO. _____, RECORDS OF SNOHOMISH, COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TRACT A:
LOT 4, CITY OF ARLINGTON SHORT PLAT FILE NO. _____, AS RECORDED UNDER AUDITOR'S FILE NO. _____, RECORDS OF SNOHOMISH, COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Owner / Applicant:
RANDY BROCKWAY
11014 19TH AVE SE, SUITE #8-315
EVERETT, WA 98208

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

Surveyor:
WEST ALLIANCE, LLC
DAVID WEST
1314 ASH WAY
EVERETT, WA 98204
PH: (425) 630-0783

Site Data:
SITE ADDRESS: 17424 43RD AVE NE, ARLINGTON, WA 98223
TAX ACCOUNT NUMBER: 31052100303900
EXISTING ZONING: RESIDENTIAL - MODERATE DENSITY
PROPOSED LAND USE: SFR & DUPLEX
TOTAL PLAT AREA: 0.91 ACRES = 39,563 SF
NUMBER OF LOTS PROPOSED: 4
LOTS PER ACRE: 4 LOTS/ 0.91 ACRES = 4.4 LOTS/AC
AVERAGE LOT SIZE: 8,683 SF
SMALLEST LOT SIZE (LOT 4) 6,543 SF
PARK AREA REQUIRED: 0 DU
PARK AREA PROPOSED: 0
ROADS PROPOSED-ONSITE: 77 FEET - 2,296 SF = 5.8
ROADS PROPOSED-OFFSITE: 0 LF
BASE FLOOD ELEVATION: NONE SLOPE DETERMINATION: SEE BELOW
NET DENSITY CALCULATION: SEE BELOW
WATER SOURCE/PURVEYOR: CITY OF MARYSVILLE
SEWAGE DISPOSAL/PURVEYOR: CITY OF MARYSVILLE
FIRE DISTRICT: FIRE DISTRICT NO. 01
SCHOOL DISTRICT: LAKEWOOD SCHOOL DISTRICT NO. 306

Net Density:
TOTAL SITE: 39,563 SF
LESS DEDICATION: 1,998 SF
LESS ACCESS TRACT: 2,371 SF
NET AREA: 35,194 SF
NET DENSITY: 6 DU/ 0.81 DV/AC = 7.4 DV/AC

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 AND THEN 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 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.

REVISIONS:

DATE: 10/01/2018

West Alliance
PROFESSIONAL LAND SURVEYORS
1314 ASH WAY
EVERETT, WA
PH: 425-630-0783
EMAIL: MATTHEW@WESTALLIANCE.COM

DAVID G. WEST, JR.
REGISTERED PROFESSIONAL SURVEYOR
STATE OF WASHINGTON

Preliminary Short Plat
For
Randy Brockway

SHEET: 1 OF 1