



Basis of Bearing:
 T-147
 ALDERWOOD MANOR NUMBER 6
 VOLUME 9 OF PLATS, PAGE 10 THROUGH 16

Legend:
 (+) EXISTING MONUMENT (AS SHOWN)
 (C) CALCULATED DATA
 (P) PLAT DATA
 (M) MEASURED DATA
 (E) EXIST. REMAINING
 (S) SURVEY CONTROL POINT
 (M) MONUMENT TO BE SET
 T.B.R. TO BE REMOVED
 (X) NCEPA SIGN TYPE 1

Lot Size Averaging Calculations:

SUBDIVISION AREA (GROSS)	3.76 ACRES (163,797 S.F.)
TOTAL AREA IN LOTS	43,800 S.F.
CRITICAL AREA IN BUFFERS/OPEN SPACE (INCL. TR. 998)	= 26,830 S.F.
AVERAGE LOT SIZE =	126.48 S.F. / 13 LOTS = 10,491 S.F.
AVERAGE LOT SIZE (BY THESE CALCULATIONS)	10,417 S.F.

Net Density Calculations:

GROSS SUBDIVISION AREA:	163,797 S.F.
LESS PLAT ROADWAY-IN-W	26,703 S.F.
LESS CRITICAL AREA & BUFFER:	89,630 S.F.
LESS R.O.W. DEEDICATION (FRONTAGE):	4,962 S.F.
LESS DRAINAGE:	1,062 S.F.
NET AREA:	1,08 ACRES (47,149 S.F.)

13.0 LOTS/1.08 ACRES = 12.04 D.U. PER NET ACRE

Legal Description:

ALL THAT PORTION OF TRACT 170 (10) (BLK. 11) - ALDERWOOD MANOR NUMBER 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 10-16, RECORDS OF SNOHOMISH COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEING AS THE NORTHWEST CORNER OF SAID TRACT:
 THENCE WEST ALONG THE NORTH LINE OF THE NORTHWEST CORNER, THENCE SOUTH 52° 22' TO THE CENTERLINE OF SWAMP CREEK, THENCE SOUTH 67° 56' EAST 75.55 FEET,
 THENCE NORTH 15° 12' EAST 121.19 FEET,
 THENCE SOUTH 89° 45' EAST 51.03 FEET,
 THENCE NORTH 89° 22' EAST 102.22 FEET,
 THENCE SOUTH 22° 08' EAST 58.13 FEET,
 THENCE SOUTH 11° 17' WEST 58.64 FEET,
 THENCE SOUTH 42° 36' EAST 88.75 FEET TO THE EAST LINE OF SAID TRACT, 27° 30' CURVE TO THE LEFT,
 THENCE ALONG THE ARC OF SAID CURVE 85.24 FEET,
 THENCE NORTH 16° 02' WEST 122.08 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION COMEING TO SNOHOMISH COUNTY RECORDED UNDER ORDER'S FILE NUMBER 200400442

SITuate IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

- Notes:**
- NO CURBWORK IS PROPOSED FOR THIS PROJECT. ALL LOTS ARE RESTRICTED TO SINGLE FAMILY STRUCTURES ONLY.
 - MIN. BUILDABLE AREA=1,000 S.F. OR MORE PER LOT.
 - CALL FOR A.P. REVISIONS/156 TO BE RELANDSCAPED WITH PALM PLANT REVISIONS.
 - ALL ADJACENT LOTS ARE PLATED OR AS RESIDENTIAL.
 - SEE CRITICAL AREA SETBACK/RETAINMENT MANAGEMENT PLAN FOR DETAILS ON BUFFER AREAS.
 - TRACT 999 TO BE CARRIED IN COMMON.
 - BUFFER AVERAGE REFLECTS A 6.861 S.F. REDUCTION AND 1/3 RATIO OFFSETTING ENLARGEMENT.

Textual Site Data:

EXISTING ZONING:	R-8400 & R-8-400
PROPOSED ZONING:	R-7200 (BY LOT SIZE AVERAGING)
PROPOSED LAND USE:	SINGLE FAMILY RESIDENCES
GROSS SUBDIVISION AREA:	3.76 ACRES (163,797 S.F.)
ROAD WIDTH OF ROADLENGTH ROAD:	6.48 ACRES (281,102 S.F./12,838,942 S.F.)
OPEN SPACE/DRAINAGE TRACTS/ % OF GROSS:	2.08 ACRES (93,830 S.F./5,747,748 S.F.)
NO. OF PROPOSED LOTS/LOTS PER GROSS ACRE:	13 LOTS/13.4 AC
AVERAGE LOT SIZE (INCL./EXCL. LOT):	13,523 S.F./10,228 S.F.
WATER SUPPLY:	A.W.R.D.
SEWER (OPTIONAL):	A.W.R.D.
FIRE DISTRICT:	SNO. CO. FIRE DIST. #10
SCHOOL DISTRICT:	EDMUNDS SCHOOL DIST. #10

Applicant/Developer:
 J.M. MORING, INC.
 6224 E. BERTHOUD DR.
 SUITE 100
 EVERETT, WA 98203
 425-478-2311
 email: jmorning@jmorning.com

Planner/Contact Person:
 ANN EISE
 10807-25TH ST. S.E.
 EVERETT, WA 98203
 425-377-1103
 email: ann@ann-eise.com

Engineer:
 WIGHT ENGINEERING
 1331 HADLEY AVE.
 EVERETT, WA 98201
 425-353-8362
 email: brian@wightengineering.net

Surveyor:
 THE WEST GROUP, INC.
 2100 HENRY AVE.
 EVERETT, WA 98201
 425-251-7808
 email: david@westgroupinc.com

Property Owners/Parties of Interest:

00 3731 011 010 02
 MICHAEL A. HANFORD/PLAT 06P
 7142N-LOCUST WAY
 LYNNWOOD, WA 98036

COUNTRY HOME EQUITY, INC.
 25.0% LANE HOME 200 FL.
 PRODUCTION CO. 81107
 11-888-714-9079

CENTRY HOME EQUITY CO., INC.
 1202 N. HILBERRY ST. SE. 200
 TOLSON, WA 98256
 253-564-8026

MAN M. JOHNSON, TRUSTEE
 5201 NEW A. SCHNEIDER
 SUITE 100
 P.O. BOX 1027
 LYNNWOOD, WA 98044-1027
 425-776-1391

Typical Building Setback Lines:

SETBACKS (LOT SIZE AVERAGING PROVISIONS):

SIDE YARD:	5' (MIN)
REAR YARD:	5' (MIN)
FRONT YARD:	18' (MIN)

SETBACKS (LOTS EQUAL TO OR GREATER THAN 7,200 S.F.):

SIDE YARD:	5' (MIN)
REAR YARD:	5' (MIN)
FRONT YARD:	20' (MIN)

Equipment & Procedure:

1/4" TO 1/8" FOR FIELD TRIMMERS AND TRIMMING.
 MONUMENTS NOTED 11/2005.
 PRECISION EXCEEDS ISSUE STANDARDS.



PFN 05-127885 SD
 S.W. 1/4, N.E. 1/4, SECTION 26, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

DATE: 6/26/06

JOB NUMBER: 2004-06

DRAWN BY: D.M.

CHECKED BY: D.M.

THE WEST GROUP, INC.
 Professional Land Surveyors & Planners
 2100 HENRY AVE.
 EVERETT, WA 98201
 425-251-7808

Preliminary Plat

Locust Grove

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