

A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

**LEGEND**

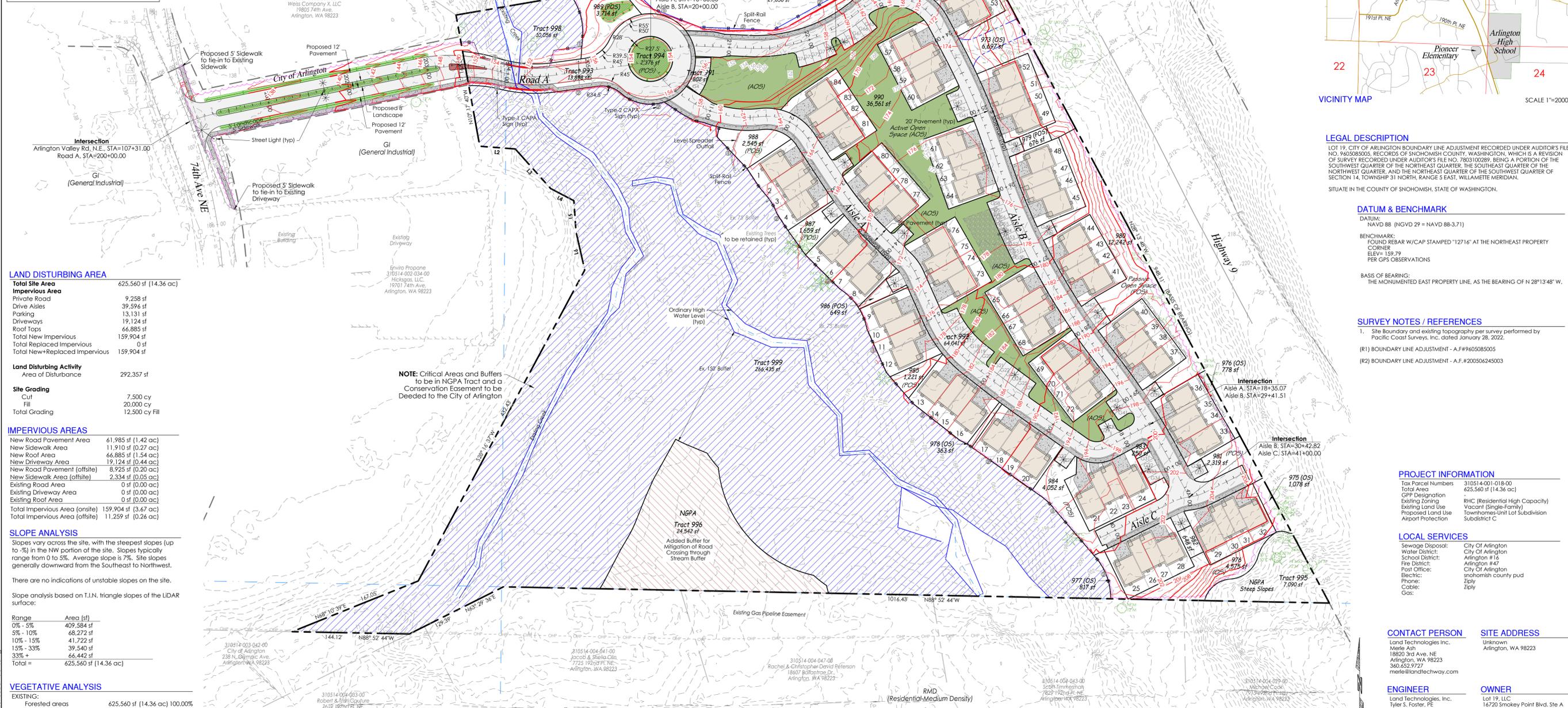
- PROJECT BOUNDARY
- PROPOSED R/W LINE
- EXIST R/W LINE
- UNIT AIR SPACE FOR SFDU
- EASEMENT LINE
- EXIST. PARCEL LINE
- CONTOUR MAJOR, EXIST
- CONTOUR MINOR, EXIST
- EXIST SEWERLINE
- EXIST WATERLINE
- EXISTING BUILDING
- PROPOSED PAVED AREA
- STREAM BUFFER

**OPEN SPACE KEY**

- (AOS) ACTIVE OPEN SPACE
- (POS) PASSIVE OPEN SPACE
- (OS) OPEN SPACE (does not meet usable requirements.)

**Line Table**

Line #	Length	Direction
L1	25.00	N61° 46' 12"E
L2	43.84	N85° 39' 19"W
L3	65.15	N41° 53' 55"W
L4	32.31	N62° 23' 51"W
L5	37.54	N03° 47' 31"W
L6	48.68	N12° 51' 11"W



**LAND DISTURBING AREA**

Category	Area
Total Site Area	625,560 sf (14.36 ac)
Impervious Area	
Private Road	9,258 sf
Drive Aisles	39,596 sf
Parking	13,131 sf
Driveways	19,124 sf
Roof Tops	66,885 sf
Total New Impervious	159,904 sf
Total Replaced Impervious	0 sf
Total New+Replaced Impervious	159,904 sf

**Land Disturbing Activity**

Area of Disturbance	292,357 sf
---------------------	------------

**Site Grading**

Cut	7,500 cy
Fill	20,000 cy
Total Grading	12,500 cy Fill

**IMPERVIOUS AREAS**

New Road Pavement Area	61,985 sf (1.42 ac)
New Sidewalk Area	11,910 sf (0.27 ac)
New Roof Area	66,885 sf (1.54 ac)
New Driveway Area	19,124 sf (0.44 ac)
New Road Pavement (offsite)	8,925 sf (0.20 ac)
New Sidewalk (offsite)	2,334 sf (0.05 ac)
Existing Road Area	0 sf (0.00 ac)
Existing Driveway Area	0 sf (0.00 ac)
Existing Roof Area	0 sf (0.00 ac)
Total Impervious Area (onsite)	159,904 sf (3.67 ac)
Total Impervious Area (offsite)	11,259 sf (0.26 ac)

**SLOPE ANALYSIS**

Slopes vary across the site, with the steepest slopes (up to 3%) in the NW portion of the site. Slopes typically range from 0 to 5%. Average slope is 2.7%. Site slopes generally downward from the Southeast to Northwest.

There are no indications of unstable slopes on the site.

Slope analysis based on T.I.N. triangle slopes of the LIDAR surface:

Range	Area (sf)
0% - 5%	409,584 sf
5% - 10%	68,272 sf
10% - 15%	41,722 sf
15% - 33%	39,540 sf
33% +	66,442 sf
<b>Total</b>	<b>625,560 sf (14.36 ac)</b>

**VEGETATIVE ANALYSIS**

EXISTING:	Area	Percentage
Forested areas	625,560 sf (14.36 ac)	100.00%
Building & Gravel areas	0 sf (0.00 ac)	0.00%
<b>Total</b>	<b>625,560 sf (14.36 ac)</b>	<b>100.00%</b>

**PROPOSED:**

Landscape areas=	539,551 sf (12.39 ac)
Building & Driveway areas=	86,009 sf (1.97 ac)
<b>Total=</b>	<b>625,560 sf (14.36 ac)</b>

**AQUIFER RECHARGE/ WELL HEAD PROTECTION**

Low, Over 100

**SOILS**

Everett very Gravelly Sandy Loam:  
Hydrologic Soil Group: A  
Normal Loam:  
Hydrologic Soil Group: B/D  
Tokul Gravelly Medium Loam:  
Hydrologic Soil Group: B  
Tokul-Winston Gravelly Loam:  
Hydrologic Soil Group: B  
Compact Fill Area to 95% Modified Proctor

**CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG**  
1-800-424-5555

**PRELIMINARY SITE PLAN - TOWNHOMES--UNIT LOT SUBDIVISION**

**SITE AREA ANALYSIS**

Gross Site Area	625,560 sf (14.36 ac)
Area in Road Tract	78,741 sf
Area in Unit Lots	128,422 sf
Area in Tracts (Critical Areas)	335,179 sf
Area in Tracts (Active OS)	21,561 sf
Area in Tracts (Passive OS)	32,350 sf
<b>Total=</b>	<b>625,560 sf (14.36 ac)</b>

**AMC 20.72.010 - NUMBER OF PARKING SPACES REQUIRED**

18 wide units = 2.25 spaces per unit (42 units)  
42 x 2.25 = 94.5 95 spaces required 84 tandem spaces provided

25' wide units = 2.50 spaces per unit (42 units)  
42 x 2.50 = 105 spaces required 84 spaces provided

1 additional space for every 4 units in the development.  
84 / 4 = 21 guest spaces required

Required: 200  
Provided: 168 in garages  
Guest: 21  
74 in pocket park

**Total Parking 221**  
All Parking Spaces are Standard--No Compact Spaces Proposed

**AMC 20.48-1 - MINIMUM RHC DENSITY**

Gross Site Area (ac)	625,560 sf	14.36 ac
minus Onsite Roads	78,741 sf	(1.81 ac)
minus CA's and Buffers	335,179 sf	(7.69 ac)
<b>Net Area of Site=</b>	<b>211,640 sf (4.86 ac)</b>	
84 Units/Net Area (ac)		17.28 Net Density

**MAXIMUM YIELD AMC 20.48.020 - RESIDENTIAL DENSITY**

**Maximum Yield**  
Gross Site Area of 625,560 sf / 84 units = 7,447 sf per unit.

**AMC 20.48.064 - MAXIMUM LOT COVERAGE AMC-TABLE 20.48-5: DENSITY AND DIMENSIONAL STANDARDS**

Description	Allowed	Proposed
Lot Coverage Allowed HDR	75%	26%
Lot Size 625,560	568,858 sf	162,119 sf

**AMC 20.48-1 - BUILDING HEIGHT LIMITATIONS**

Description	Allowed	Proposed
Building Height	45'	35'

**Sheet List Table**

Sheet Number	Sheet Title
Planning: P5	
P1	Preliminary Site Plan - Townhomes--Unit Lot Subdivision
P2	Open Space and Landscape Concept
P3	Unit Lots and Parking Plan
P4	Survey Map
P5	Unit Lot & Tree Calculations
Construction: C32	
C1	Civil Site Plan
C2	Construction Notes
C3	Cleaning & TESC Plan
C4	Grading Plan
C5	Grading & TESC Details
C6	Site Cross Sections (1 & 2)
C7	Site Cross Sections (3 & 4)
C8	Site Cross Sections (5 & 6)
C9	Site Cross Section (7)
C10	Site Cross Sections (Tract 997)
C11	Road A Plan and Profile
C12	Bridge Crossing Plan, Profile and Sections
C13	Drive Aisle A Plan and Profile
C14	Drive Aisle A Plan and Profile
C15	Drive Aisle B Plan and Profile - Sta 20+00 to 25+00
C16	Drive Aisle B Plan and Profile - Sta 25+00 to 30+48.07

C17	Drive Aisle C Plan and Profile
C18	Road Details
C19	Stormwater Management Overview Plan
C20	Stormwater Management Plan and Profile
C21	Stormwater Management Details
C22	Water Plan
C23	Sanitary Sewer Plan
C24	Road A Sanitary Sewer Plan and Profile
C25	Drive Aisle A Sanitary Sewer Plan and Profile
C26	Drive Aisle A Sanitary Sewer Plan and Profile
C27	Drive Aisles A, B & C Sanitary Sewer Plan and Profile
C28	Drive Aisle A to B Sewer Connection Plan and Profile
C29	Drive Aisle B Sanitary Sewer Plan and Profile
C30	City of Arlington Standard Sewer Details
C31	Lighting Plan
C32	Emergency Access Plan

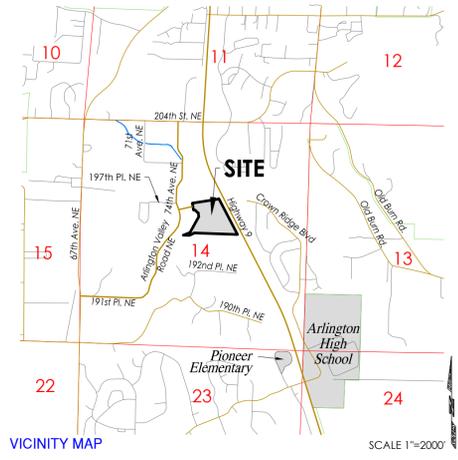
**AIRPORT PROTECTION DISTRICT--SUB-DISTRICT C**

COA 20.38.090 Notice to Future Owners.

In order to mitigate impacts to the Arlington Airport, and to provide notice to future property owners, all property owners within the Airport Protection Sub-districts A, B and C seeking a land use or building permit or under taking substantial reconstruction shall dedicate an aviation easement over their property to the City of Arlington.

In addition, language shall be placed on the face of all residential subdivisions within the Airport Protection District notifying owners or possible affectors from aviation activities.

The language of the easement and notice shall be as provided by the Airport, as approved by the City Attorney and recorded with Snohomish County.



**LEGAL DESCRIPTION**

LOT 19, CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 962508005, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, WHICH IS A REVISION OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 7803100289, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**DATUM & BENCHMARK**

DATUM: NAVD 88 (NGVD 29 = NAVD 88-3.71)

BENCHMARK: FOUND REBAR W/CAP STAMPED "12716" AT THE NORTHEAST PROPERTY CORNER  
ELEV: 159.79  
PER GPS OBSERVATIONS

BASE OF BEARING: THE MONUMENTED EAST PROPERTY LINE, AS THE BEARING OF N 28°13'48" W.

**SURVEY NOTES / REFERENCES**

- Site boundary and existing topography per survey performed by Pacific Coast Surveys, Inc. dated January 28, 2022.
- BOUNDARY LINE ADJUSTMENT - A.F.#960508005
- BOUNDARY LINE ADJUSTMENT - A.F.#200506245003

**PROJECT INFORMATION**

Tax Parcel Numbers	310514-001-018-00
Total Area	625,560 sf (14.36 ac)
GIP Designation	RHC (Residential High Capacity)
Existing Zoning	Vacant (Single-Family)
Existing Land Use	Townhomes/Unit Lot Subdivision
Proposed Land Use	Airport Protection Subdistrict C

**LOCAL SERVICES**

Sewage Disposal:	City of Arlington
Water District:	City of Arlington
School District:	Arlington #16
Fire District:	Arlington #47
Post Office:	City of Arlington
Electric:	snohomish county pud
Phone:	Ziply
Cable:	Ziply
Gas:	Ziply

**CONTACT PERSON**

Land Technologies Inc.	Merle Ash
18820 3rd Ave. NE	Arlington, WA 98223
360.652.9727	merle@landtechway.com

**ENGINEER**

Land Technologies, Inc.	Lot 19, LLC
Tyler S. Foster, PE	16720 Smokey Point Blvd. Ste A
18820 3rd Ave. NE	Arlington, WA 98223
360.652.9727	tyler@landtechway.com

**OWNER**

Lot 19, LLC	16720 Smokey Point Blvd. Ste A
Tyler S. Foster, PE	Arlington, WA 98223

**SURVEYOR**

Pacific Coast Surveys, Inc.	
Darren J. Rickle, PLS	
P.O. Box 13619	
Mill Creek, WA 98082	
425.512.7099	

**CERTIFIED EROSION CONTROL SPECIALIST**

**LAND TECHNOLOGIES**  
18820 Third Avenue, N.E.  
Arlington, WA 98223  
360-652-9727

PROJECT LEAD: Merle Ash  
CHECKED BY: Alex Tyler  
DRAWN BY: Alex Tyler  
DATE: December 5, 2022  
REVISION 1: -  
REVISION 2: -  
REVISION 3: -  
REVISION 4: -  
AS-BUILT: -

Amber Grove  
Unknown, Arlington, WA 98223  
A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Lot 19, LLC  
16720 Smokey Point Blvd. Ste A, Arlington, WA 98223

PRELIMINARY SITE PLAN - TOWNHOMES--UNIT LOT SUBDIVISION

SHEET P1 of P5  
24x36  
PLN #1018

RECREATIONAL AMENITIES

- TOT LOT PLAY AREA
- AREA FOR FIELD SPORTS—family soccer, flag football, dodge ball, kickball and whiffle ball.
- NET SPORTS—volley ball, badminton, or 4 square
- LAWN GAMES—croquet, lawn bowl, cornhole
- BOCCIE BALL COURT
- HORSESHOE PIT
- PICNIC TABLE
- COMMERCIAL-GRADE BENCHES



OPEN SPACE AND LANDSCAPE CONCEPT

RECREATIONAL FACILITIES AND OPEN SPACE (AMC 20.52)

MINI PARKS REQUIRED (AMC 20.52.010)

REQUIRED:		
42 (2-Bed) x 2.2 person =	92.4 people	(COA 20.52.010 (b))
42 (3-Bed) x 3.2 person =	134.4 people	(COA 20.52.010 (b))
92.4 + 134.4 = 226.8 people x 65 sf =	14,742 sf	(COA 20.52.010 (b))
Recreational Area Provided (Mini Parks)=	15,000 sf	

20.52.010 - Mini-parks required.

(a) Subject to Subsection (c), all residential developments shall provide (through dedication or reservation; see Section 20.52.040, Dedication, Ownership, and Maintenance of Recreational Areas and Open Space) recreational areas in the form of mini-parks (as described in Section 20.52.020 (Mini-Parks: Purpose and Standards) in an amount equal to sixty-five square feet per person expected to reside in that development (as determined in accordance with Subsection (b)). Such recreational areas shall be provided in addition to the open space areas required by Section 20.52.030 (Usable Open Space).

(b) For purposes of this section, one-bedroom dwelling units shall be deemed to house an average of 1.4 persons, two-bedroom units 2.2 persons, three-bedroom units 3.2 persons, and units with four or more bedrooms 4.0 persons. In residential subdivisions each lot that is large enough for only a single dwelling unit shall be deemed to house an average of 3.2 persons. Each lot that is large enough to accommodate more than one dwelling unit shall be deemed to house 2.2 persons for each dwelling unit that can be accommodated.

20.52.020 - Mini-parks: purpose and standards.

(a) The purpose of the mini-park is to provide adequate active recreational facilities to serve the residents of the immediately surrounding neighborhood within the development. The following are illustrative of the types of facilities that shall be deemed to serve active recreational needs and therefore to count toward satisfaction of the mini-park requirements of this chapter: tennis courts, racquetball courts, swimming pools, saunas and exercise rooms, meeting or activity rooms within clubhouses, basketball courts, sport fields, swings, slides, and play apparatus.

(b) Each development shall satisfy its mini-park requirement by installing the types of recreational facilities that are most likely to be suited to and used by the age bracket of persons likely to reside in that development. However, unless it appears that less than five percent of the residents of any development are likely to be children under twelve, then at least fifteen percent of the mini-park must be satisfied by the construction of "tot lots" (i.e., areas equipped with imaginative play apparatus oriented to younger children as well as seating accommodations for parents).

(c) For developments of up to twenty-five dwelling units, at least one recreation facility, as listed in Subsection (a), shall be provided. For developments of twenty-six to fifty dwelling units, at least two such recreation facilities shall be provided. For developments of more than fifty dwelling units, at least one additional recreation facility shall be provided for every twenty-five dwelling units or fraction thereof. Facility as used herein does not mean the whole park, but the recreational element found therein. More than one facility may be developed in any one location.

(k) Mini-parks shall be roughly square or rectangular, and in no instance have a dimension less than thirty feet or a length to width ratio greater than 2:1.

USABLE OPEN SPACE (AMC 20.52.030)

REQUIRED:		
Total Area of Development	290,381 sf	
10% of Total Area of Development	29,038 sf Usable Open Space Required	(COA 20.52.030)

PROVIDED:		
Active Open Space (AOS)	21,561 sf	
Passive Open Space (POS)	32,350 sf	
Mini Parks	15,000 sf	
Total Provided	53,911 sf	18.57% of Area of Development (290,381 sf)

Lawn Sports: Bocce Ball, Croquet, and one Badminton



Some Net Sports: Badminton, Volleyball and Crossnet-4 Square



Some Field Sports: Family Soccer, Flag Football, Kick Ball, Dodge Ball and Whiffle Ball



GAMES AND ACTIVITIES THAT CAN BE PLAYED ON OPEN GRASS AREAS

- Net Sports:** from Badminton to Volleyball (Crossnet-4 Square—unique four "team" court, Spike Ball, Biddy Soccer, Family Soccer)
- Soccer:** Mini Field Hockey;
- Kickball:** like pool, but on grass with numbered balls and kicking the cue ball to a "bucket"; traditional or a "pool table" version as in Kick Pool above.
- Dodgeball:** now becoming popular along with Lawn Bowling.
- Kick Pool:** Kan Jam capture the flag, kick the can, Red Rover
- Croquet:** with formal sand pit or Rubber Horseshoe set made for lawns; for some reason, in spite of the name, this has become a popular outdoor activity.
- Frisbee:** lawn game combo like horseshoe-lawn bowling-chess for singles or family play.
- Tag Games:** version of "bowling" using a wooden pin to knock over numbered wooden pins to reach a score (safety tips)
- Whiffle Ball:**
- Horseshoes:**
- Cornhole:**
- Yard Dice Games:**
- Kubb:**
- Molky:**
- Lawn Darts:**
- Unfold others:**

OPEN / PRIVATE SPACE KEY

- Active Open Space and Mini Parks (21,561 sf)
- Passive Open Space (32,350 sf) not including CA's
- Private Open Space (28,667 sf)
- Unusable Open Space (14,308sf)

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

**LAND TECHNOLOGIES**  
 18820 Third Avenue, N.E.  
 Arlington, WA 98223  
 360-652-9727  
 © Copyright 1993-2023  
 MAKING A WAY OUT OF NO WAY

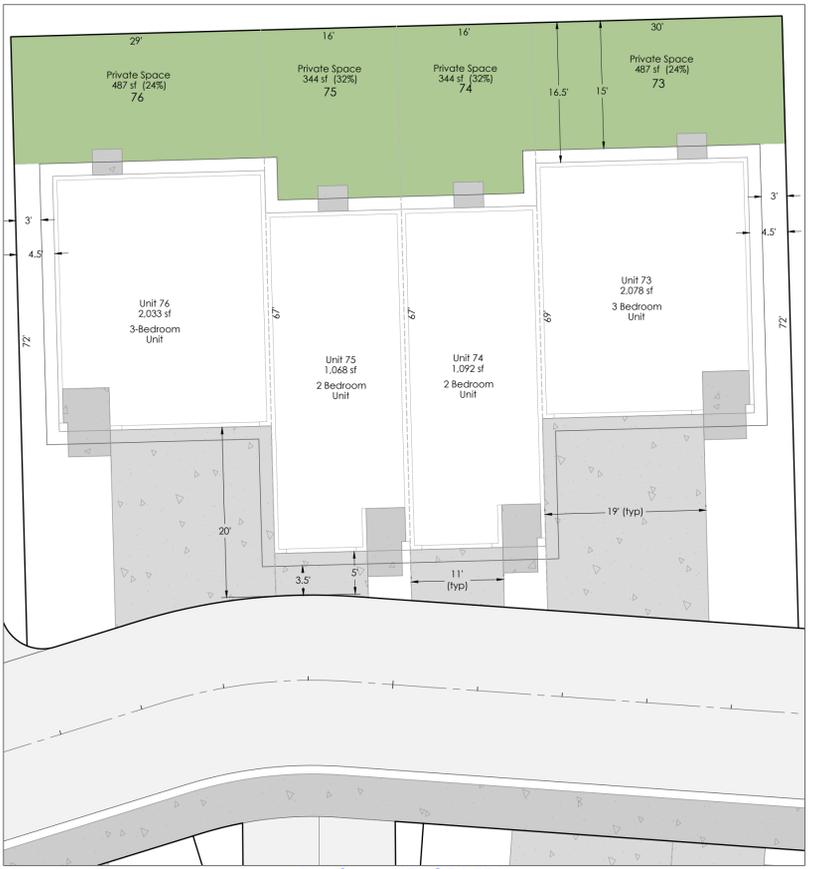
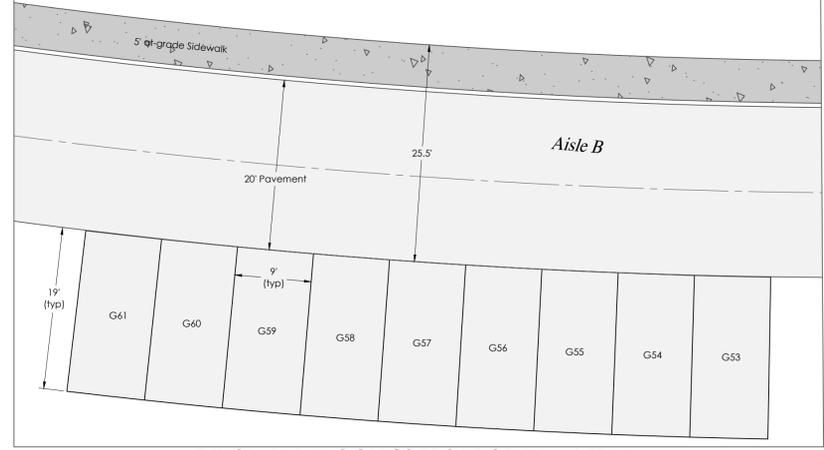
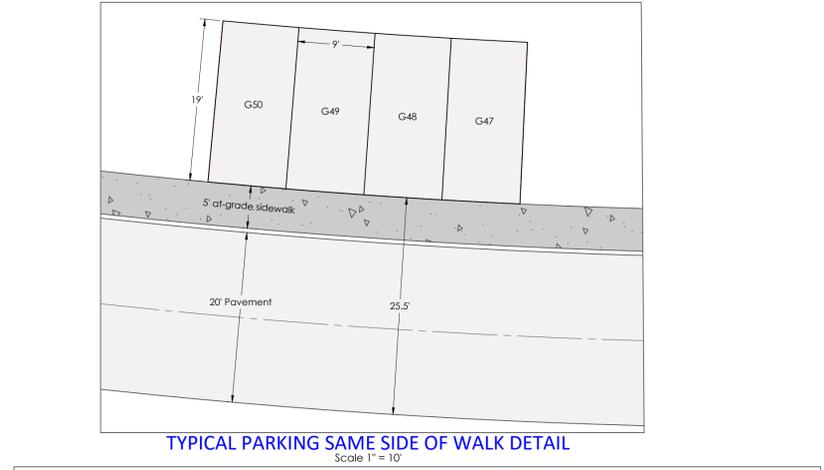
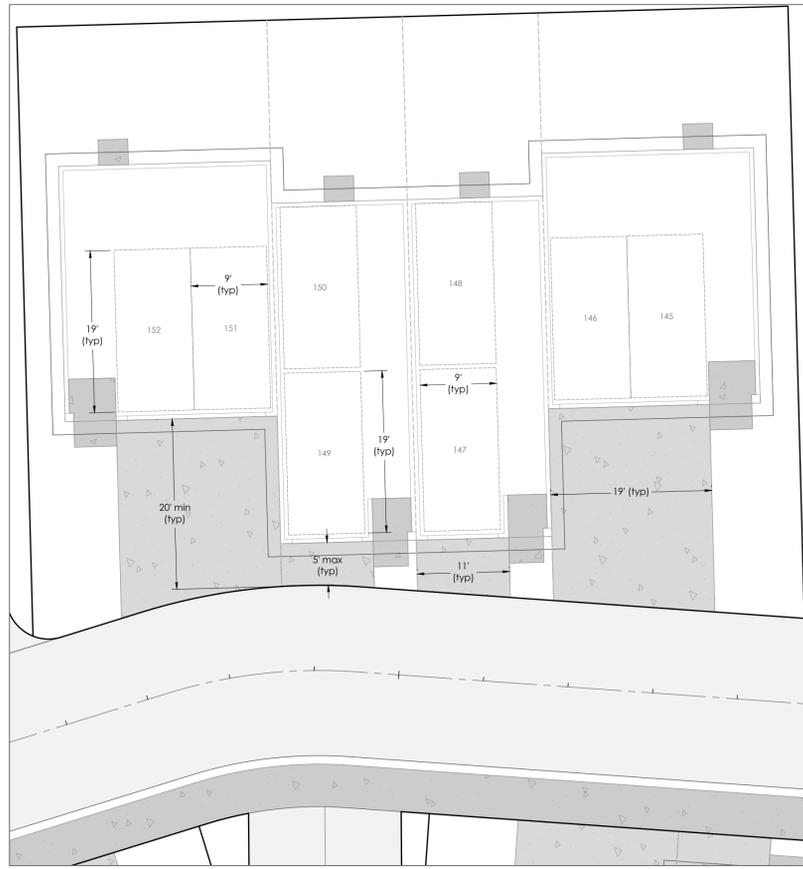
PROJECT LEAD: Merie  
 CHECKED BY: Tyler  
 DRAWN BY: Alex, Tyler  
 DATE: December 5, 2022  
 REVISION 1:  
 REVISION 2:  
 REVISION 3:  
 REVISION 4:  
 AS-BUILT:

Amber Grove  
 Unknown, Arlington, WA 98223  
 A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.  
 16720 Smokey Point Blvd, Ste A, Arlington, WA 98223

Lot 19, LLC  
 OPEN SPACE AND LANDSCAPE CONCEPT

SHEET  
 P2 of P5  
 24x36  
 PLN #1018

A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



4/20/2023, 9:31 AM... Z:\hibcock\_joe\Arlington\_Lot\_19\_Sheets\19 Unit Lots and Parking Plan.dwg

CALL AT LEAST 2  
 BUSINESS DAYS  
 BEFORE YOU DIG  
 1-800-424-5555

**LAND TECHNOLOGIES**  
 18820 Third Avenue, N.E.  
 Arlington, WA 98223  
 360-652-9727

PROJECT LEAD: Merle  
 CHECKED BY: Tyler  
 DRAWN BY: Alex Tyler  
 DATE: December 5, 2022  
 REVISION 1: -  
 REVISION 2: -  
 REVISION 3: -  
 REVISION 4: -  
 AS-BUILT: -

Amber Grove  
 Unknown, Arlington, WA 98223  
 A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Lot 19, LLC  
 16720 Smokey Point Blvd, Ste A, Arlington, WA 98223

**UNIT LOTS AND PARKING PLAN**

SHEET  
 P3 of P5  
 24x36  
 PLN #1018

© Copyright 1993-2023  
 MAKING A WAY OUT OF NO WAY

**EQUIPMENT & PROCEDURES**

**METHOD OF SURVEY:**  
SURVEY PERFORMED BY FIELD TRAVERSE

**INSTRUMENTATION:**  
LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION

**PRECISION:**  
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

**BASIS OF BEARING:**  
THE MONUMENTED EAST PROPERTY LINE, AS THE BEARING OF N 28°13'48" W.

**LEGAL DESCRIPTION**

LOT 19, CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 960508505, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, WHICH IS A REVISION OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 7803100289, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN.

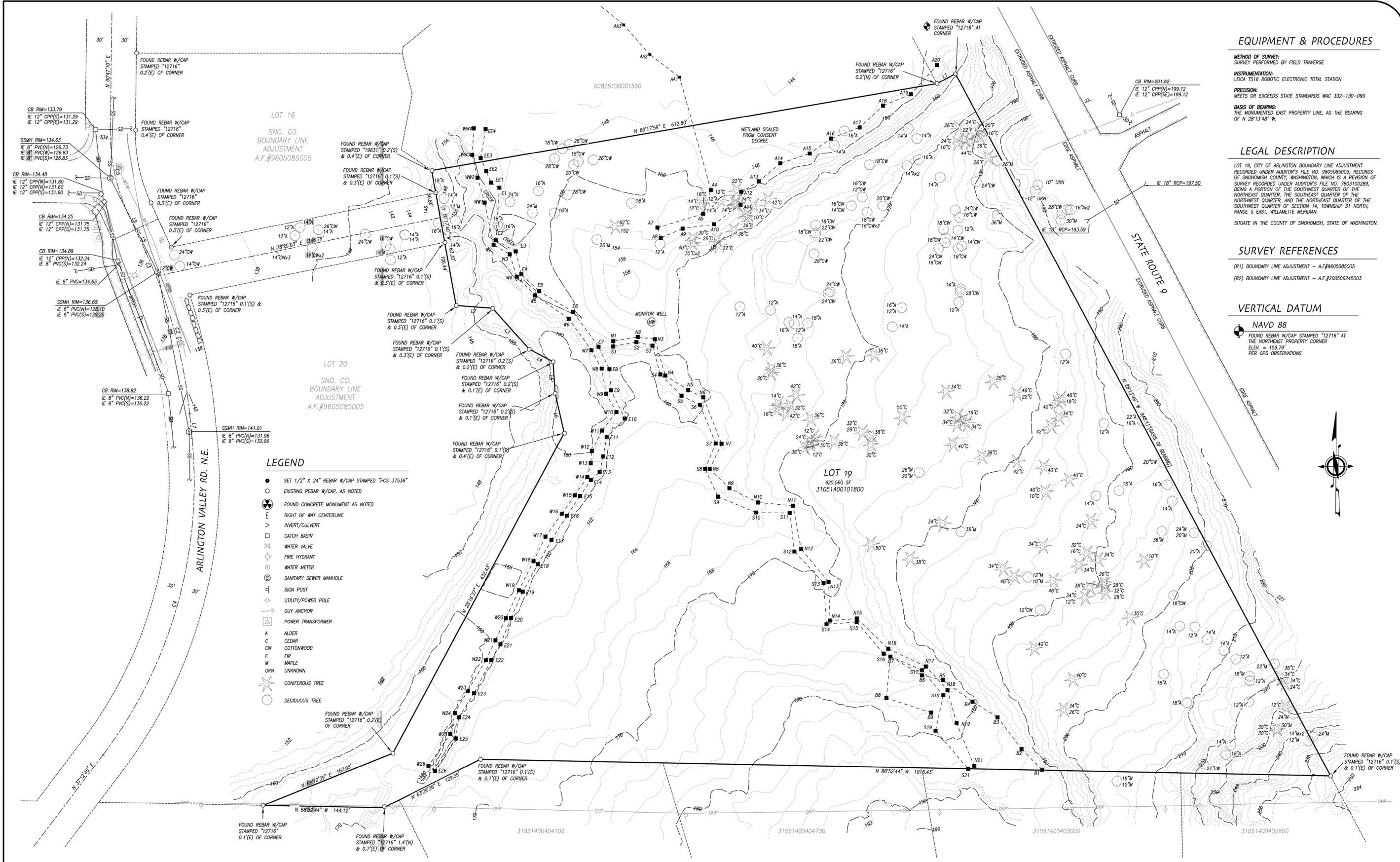
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**SURVEY REFERENCES**

- (R1) BOUNDARY LINE ADJUSTMENT - A.F.#960508505
- (R2) BOUNDARY LINE ADJUSTMENT - A.F.#20050624503

**VERTICAL DATUM**

**NAVD 88**  
FOUND REBAR W/CAP STAMPED "12716" AT THE NORTHEAST PROPERTY CORNER  
ELEV. = 159.79'  
PER GPS OBSERVATIONS



- LEGEND**
- SET 1/2" X 24" REBAR W/CAP STAMPED "PCS 37536"
  - EXISTING REBAR W/CAP, AS NOTED
  - ⊙ FOUND CONCRETE MONUMENT AS NOTED
  - RIGHT OF WAY CENTERLINE
  - > INVERT/CULVERT
  - CATCH BASIN
  - ⊕ WATER VALVE
  - ⊕ FIRE HYDRANT
  - ⊕ WATER METER
  - ⊕ SANITARY SEWER MANHOLE
  - ⊕ SIGN POST
  - ⊕ UTILITY/POWER POLE
  - ⊕ GUY ANCHOR
  - ⊕ POWER TRANSFORMER
  - △ ALDER
  - C CEDAR
  - CW COTTONWOOD
  - F FIR
  - M MAPLE
  - UKN UNKNOWN
  - ★ CONIFEROUS TREE
  - DECIDUOUS TREE

**NOTES**

1.) 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 RE-CERTIFICATION BY THE LAND SURVEYOR OF RECORD.

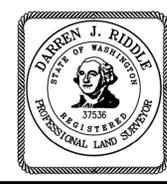
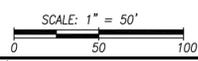
2.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE OR USE OF SUBJECT PROPERTY.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C1	169.36	600.00	16°10'22"
C2	199.99	600.00	19°05'53"
C3	30.63	600.00	2°55'31"
C4	400.63	535.00	42°54'19"
C5	102.67	230.00	25°34'35"

**LINE TABLE**

LINE	LENGTH	BEARING
L1	25.00	N 61°46'12" E
L2	43.84	N 85°39'19" W
L3	65.15	N 41°53'55" W
L4	32.31	N 62°23'51" W
L5	37.54	N 05°47'31" W
L6	48.68	N 12°51'11" W
L7	29.05	N 05°41'31" W
L8	29.93	N 24°47'24" W
L9	21.03	N 24°47'24" W



**Pacific Coast Surveys, Inc.**  
LAND SURVEYING & MAPPING

P.O. BOX 13619  
MILL CREEK, WA 98082

PH. 425-512-7099 FAX 425-357-3577  
www.PCSurveys.net

**TOPOGRAPHIC SURVEY FOR: HUSEBY HOMES**

SW 1/4, NE 1/4, SEC.14, T.31N., R.5E., W.M.  
SE 1/4, NW 1/4, SEC.14, T.31N., R.5E., W.M.  
NE 1/4, SW 1/4, SEC.14, T.31N., R.5E., W.M.

DRAWN BY DATE DRAWING FILE NAME SCALE JOB NO.  
MAH 10.10.22 212334top.dwg 1" = 50' 21-2334

UNIT LOT CALCULATIONS

Unit Lot #	Square Feet(sf)	Acres (ac)	Backyard (sf)	Backyard (ac)	Private Open Space %	# Bedrooms
1	1,957.45	0.045	587 sf	0.013 ac	30%	3
2	1,046.38	0.024	314 sf	0.007 ac	30%	2
3	1,035.93	0.024	311 sf	0.007 ac	30%	2
4	1,959.18	0.045	588 sf	0.013 ac	30%	3
5	1,979.96	0.045	594 sf	0.014 ac	30%	3
6	1,064.01	0.024	319 sf	0.007 ac	30%	2
7	1,063.59	0.024	319 sf	0.007 ac	30%	2
8	1,927.63	0.044	578 sf	0.013 ac	30%	3
9	1,922.64	0.044	577 sf	0.013 ac	30%	3
10	1,064.00	0.024	319 sf	0.007 ac	30%	2
11	1,066.49	0.024	320 sf	0.007 ac	30%	2
12	2,033.63	0.047	610 sf	0.014 ac	30%	3
13	1,996.78	0.046	599 sf	0.014 ac	30%	3
14	1,064.16	0.024	319 sf	0.007 ac	30%	2
15	1,064.00	0.024	319 sf	0.007 ac	30%	2
16	1,956.57	0.045	587 sf	0.013 ac	30%	3
17	1,903.68	0.044	571 sf	0.013 ac	30%	3
18	1,032.00	0.024	310 sf	0.007 ac	30%	2
19	1,032.00	0.024	310 sf	0.007 ac	30%	2
20	1,902.75	0.044	571 sf	0.013 ac	30%	3
21	2,248.99	0.052	675 sf	0.015 ac	30%	3
22	1,180.88	0.027	354 sf	0.008 ac	30%	2
23	1,087.93	0.025	326 sf	0.007 ac	30%	2
24	1,973.19	0.045	592 sf	0.014 ac	30%	3
25	1,961.75	0.045	589 sf	0.014 ac	30%	3
26	1,064.00	0.024	319 sf	0.007 ac	30%	2
27	1,064.00	0.024	319 sf	0.007 ac	30%	2
28	1,961.75	0.045	589 sf	0.014 ac	30%	3
29	2,046.08	0.047	614 sf	0.014 ac	30%	3
30	1,064.19	0.024	319 sf	0.007 ac	30%	2
31	1,064.00	0.024	319 sf	0.007 ac	30%	2
32	1,961.75	0.045	589 sf	0.014 ac	30%	3
33	1,977.19	0.045	593 sf	0.014 ac	30%	3
34	1,063.26	0.024	319 sf	0.007 ac	30%	2
35	1,062.65	0.024	319 sf	0.007 ac	30%	2
36	1,972.31	0.045	592 sf	0.014 ac	30%	3
37	1,953.48	0.045	586 sf	0.013 ac	30%	3
38	1,056.94	0.024	317 sf	0.007 ac	30%	2
39	1,060.67	0.024	318 sf	0.007 ac	30%	2
40	1,974.18	0.045	592 sf	0.014 ac	30%	3
41	1,957.04	0.045	587 sf	0.013 ac	30%	3
42	1,063.12	0.024	319 sf	0.007 ac	30%	2
43	1,063.12	0.024	319 sf	0.007 ac	30%	2
44	1,950.97	0.045	585 sf	0.013 ac	30%	3
45	1,950.55	0.045	585 sf	0.013 ac	30%	3
46	1,063.23	0.024	319 sf	0.007 ac	30%	2
47	1,063.24	0.024	319 sf	0.007 ac	30%	2
48	1,942.62	0.045	583 sf	0.013 ac	30%	3
49	1,975.47	0.045	593 sf	0.014 ac	30%	3
50	1,062.34	0.024	319 sf	0.007 ac	30%	2
51	1,062.35	0.024	319 sf	0.007 ac	30%	2
52	1,975.50	0.045	593 sf	0.014 ac	30%	3
53	1,961.80	0.045	589 sf	0.014 ac	30%	3
54	1,078.91	0.025	324 sf	0.007 ac	30%	2
55	1,145.86	0.026	344 sf	0.008 ac	30%	2
56	2,443.64	0.056	733 sf	0.017 ac	30%	3
57	1,947.51	0.045	584 sf	0.013 ac	30%	3
58	1,062.26	0.024	319 sf	0.007 ac	30%	2
59	1,064.25	0.024	319 sf	0.007 ac	30%	2
60	1,952.58	0.045	586 sf	0.013 ac	30%	3
61	1,958.40	0.045	588 sf	0.013 ac	30%	3
62	1,062.55	0.024	319 sf	0.007 ac	30%	2
63	1,056.85	0.024	317 sf	0.007 ac	30%	2
64	1,941.69	0.045	583 sf	0.013 ac	30%	3
65	1,975.71	0.045	593 sf	0.014 ac	30%	3
66	1,062.30	0.024	319 sf	0.007 ac	30%	2
67	1,062.30	0.024	319 sf	0.007 ac	30%	2
68	1,975.71	0.045	593 sf	0.014 ac	30%	3
69	1,963.85	0.045	589 sf	0.014 ac	30%	3
70	1,060.38	0.024	318 sf	0.007 ac	30%	2
71	1,063.41	0.024	319 sf	0.007 ac	30%	2
72	1,964.18	0.045	589 sf	0.014 ac	30%	3
73	2,078.74	0.048	624 sf	0.014 ac	30%	3
74	1,091.77	0.025	328 sf	0.008 ac	30%	2
75	1,068.61	0.025	321 sf	0.007 ac	30%	2
76	2,032.84	0.047	610 sf	0.014 ac	30%	3
77	1,923.57	0.044	577 sf	0.013 ac	30%	3
78	1,067.05	0.024	320 sf	0.007 ac	30%	2
79	1,068.23	0.025	320 sf	0.007 ac	30%	2
80	1,925.24	0.044	578 sf	0.013 ac	30%	3
81	1,960.64	0.045	588 sf	0.014 ac	30%	3
82	1,064.60	0.024	319 sf	0.007 ac	30%	2
83	1,090.12	0.025	327 sf	0.008 ac	30%	2
84	2,244.71	0.052	673 sf	0.015 ac	30%	3

TREE COUNT DESCRIPTION

Tree #	DBH	Tree type	Approx Drip Line	1326	36	C	22	1407	14	A	16
1161 (a)	16	COTTON	28	1327	30	C	20	1408	16	A	14
1161	24	COTTON	28	1328	42	C	24	1409	16	A	16
1170	12	DECID	14	1329	14	C	16	1410	42	C	26
1171	10	DECID	14	1330	32	C	16	1411	34	C	22
1175	36	M	38	1331	16	C	16	1412	42	C	22
1196	16	A x2	34	1332	42	C	24	1413(a)	18	C	24
1199	30	M	40	1333	36	C	22	1413	46	C	24
1201	28	COTTON	32	1334	36	C	24	1414	12	A	14
1257	28	COTT	18	1335	14	A	14	1415	12	A	14
1258	20	COTT	18	1336(a)	12	A	14	1416	40	C	22
1259	18	COTT	16	1336	16	A	14	1417(a)	10	C	24
1260	28	COTT	22	1337	28	COT	22	1417	40	C	24
1261	18	COTT	16	1338	12	A	14	1419	34	C	22
1262	26	COTT	20	1339	14	A	14	1420	48	C	26
1263	16	A	18	1341	20	COT	18	1421(a)	10	M	18
1264	24	A	20	1342(a)	16	COT x3	18	1421	12	M	18
1265	24	M	26	1342	18	COT	18	1422	34	C	22
1266	18	A	22	1343(a)	14	COT	16	1423	46	C	26
1267	28	COTT	24	1343	16	COT	16	1424	12	COT	14
1268	18	A	22	1344(a)	12	COT	16	1425	40	C	24
1269	62	C	24	1344	16	COT	16	1426	14	A	14
1270	26	M	28	1345	18	COT	16	1427	34	C	20
1271	18	A	18	1346	14	A	16	1428(a)	16	C	20
1272	16	A	18	1347	16	A	14	1428	32	C	20
1274	16	A	14	1348	14	A x2	16	1429	34	C	22
1275	18	A	16	1349	16	A	14	1430	26	C	20
1276	14	A	14	1350	14	A	14	1431	34	C	20
1277	14	A	14	1351	14	A	14	1432	28	C	20
1278	18	A	18	1352	26	C	18	1433(A)	28	C	22
1279	12	M	18	1353(a)	16	C	22	1433	32	C	22
1280	14	A	14	1353	24	C	22	1434	36	C	24
1281	14	A	14	1354	22	F	18	1435(A)	12	C	22
1282	16	COTT	16	1355	44	C	24	1435	34	C	22
1283	24	COTT	20	1356(a)	16	C	24	1436	30	C	20
1284	14	A	14	1356	36	C	24	1438(A)	16	A	20
1285	12	A	14	1357	20	F	14	1438	22	A	20
1287(a)	12	COTT	16	1358	24	C	18	1439	20	COT	18
1287	14	COTT	16	1359	26	F	18	1441	10	F	12
1288	24	COTT	18	1360	26	M	28	1442	18	COT	16
1289	14	COTT x3	16	1361	24	COT	18	1443	14	A	16
1290	12	A	14	1362	14	A	14	1444	12	A	14
1291(a)	14	A	14	1364	18	COT	16	1445	14	A	16
1291	12	A	14	1365	12	A	14	1446	14	A	14
1292	14	COTT x2	16	1366(a)	16	COT	18	1447	12	A	12
1293(a)	14	A	24	1366	24	COT	18	1448	18	A	14
1293	26	COTT	24	1367	18	COT	16	1449	16	A	14
1297	36	C	22	1368	14	COT	16	1450(a)	12	M	30
1298	26	C	20	1369	18	COT	16	1450	18	M	30
1299	22	C	18	1370	14	COT	14	1451	12	A	14
1300	30	C	20	1374	38	C	24	1452	18	M	30
1301(a)	16	C	24	1375	36	C	22	1453	22	COTT	16
1301(b)	30	C	24	1376	30	C	22	1454	16	A	16
1301	40	C	24	1377	24	C	18	1455	14	A	14
1302	12	A	14	1378	12	C	14	1456	12	A	14
1303(a)	12	A	16	1379	12	C	14	1457(a)	34	C	26
1303	14	A	16	1380	36	C	20	1457	36	C	26
1304(a)	12	C	16	1381	32	C	18	1458(a)	24	C	24
1304(b)	14	C	16	1382(a)	28	C	22	1458	34	C	24
1304	18	C	16	1382	32	C	22	1459	22	M	28
1305	12	C	14	1383	38	C	22	1460	12	C	14
1306	14	C	14	1384	50	C	24	1461	24	M	28
1307(a)	20	C	16	1385(a)	22	M	36	1462	30	M	30
1307	24	C	16	1385	26	M	36	1463	30	C X2	24
1308	22	C	16	1386	40	C	24	1464	24	M	30
1309	36	C	24	1387	34	C	22	1465(a)	12	M x2	28
1310	10	C	12	1388	16	C	18	1465	14	M x2	28
1311	34	C	24	1389	34	C	22	1466	40	C	24
1312	42	C	24	1391	32	C	18	1467(a)	26	C	24
131(a)	20	COT	18	1392	34	C	20	1467	34	C	24
1313	18										