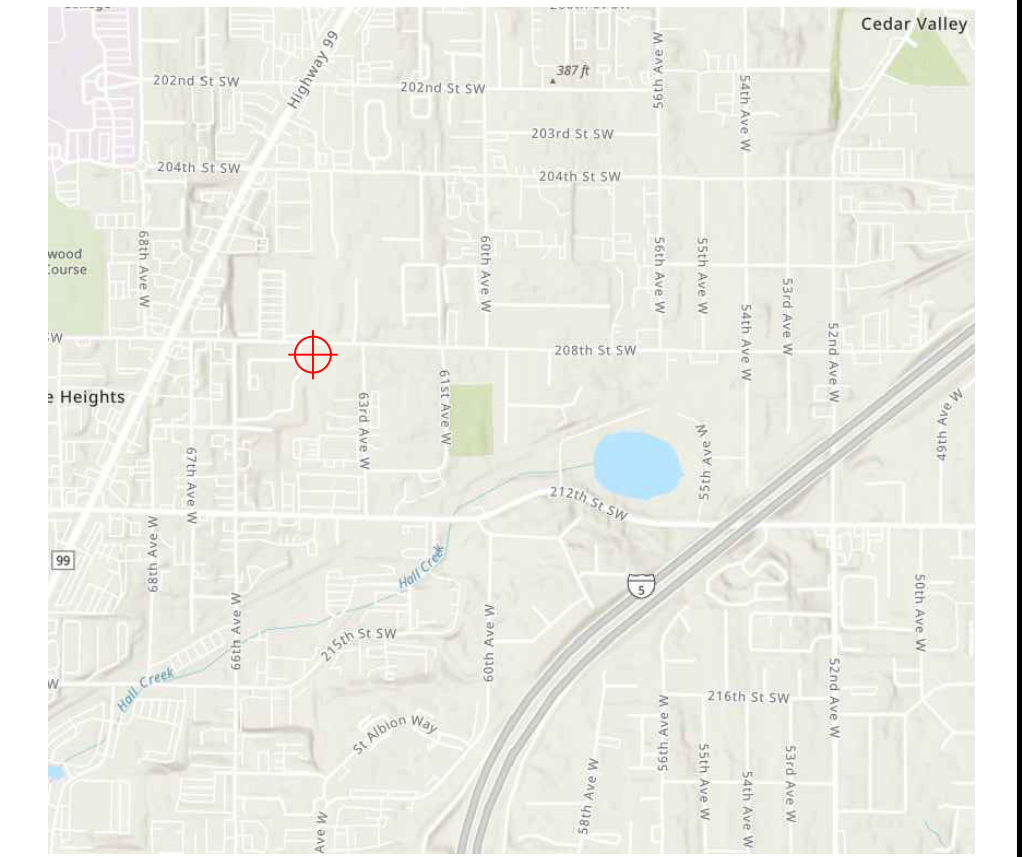


SE 1/4 & SW 1/4, SE 1/4, SEC 20, TWN 27N, RGE 04 E W.M., SNOHOMISH COUNTY WASHINGTON

JAC, INC. PLANNED UNIT DEVELOPMENT COVER SHEET



VICINITY MAP
1" = 2,000'

PROJECT DATA

PROPERTY OWNER:
PATRICK & JULIETA CROSBY
6406 208TH ST SE
LYNNWOOD, WA 98036

APPLICANT:
JAC, INC.
ATTN: PAT CROSBY
6406 208TH ST SW
LYNNWOOD, WA 98036
(206) 650-5118
PATRICKCROSBY@FRONTIER.COM

PROJECT CONTACT/PLAN PREPARER:
PUGET SOUND PLANNING, LLC
ATTN: LEE A. MICHAELIS
6100 219TH ST SW, SUITE 480
MOUNTLAKE TERRACE, WA 98043
(425) 830-1046
LEE.MICHAELIS@PUGETSOUNDPLANNING.COM

SITE DATA

SITE ADDRESS: 6406 208TH ST SW
PARCEL NUMBER: 00380200004500
TOTAL SITE AREA: 74,647 SF (1.71 AC)
CURRENT ZONING: RS-8
FUTURE LAND USE: SF-1
PROPOSED USE: 3 DETACHED SINGLE FAMILY UNITS
WATER: CITY OF LYNNWOOD
SEWER: CITY OF LYNNWOOD
POWER: SNOCO PUD NO. 1
GAS: PUGET SOUND ENERGY
TELEPHONE: CENTURY LINK
CABLE: XFINITY
SCHOOL DISTRICT: EDMONDS SCHOOL DISTRICT NO. 15
FIRE DISTRICT: SOUTH COUNTY FIRE & RESCUE

LEGAL DESCRIPTION

LOT 45, AURORA HEIGHTS DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 7, RECORDS OF SNOHOMISH COUNTY.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SHEET INDEX

COVER SHEET	CS-1
EXISTING SITE PLAN/SURVEY	S-1
PROPOSED SITE PLAN	P-1
PRELIMINARY CIVIL PLAN	C-1
LANDSCAPE PLAN	L-1

GROSS DENSITY CALCULATION

GROSS SITE AREA: 74,647 SF (1.71 ACRES)
PROPOSED NUMBER OF UNITS: 3 UNITS
3 UNITS / 1.71 GROSS ACRES = 1.75 UNITS/AC

NET DENSITY CALCULATION

GROSS SITE AREA: 74,647 SF (1.71 AC)
MINUS ROAD DEDICATION -0 SF
MINUS DRAINAGE DETENTION -0 SF
MINUS AREA REQUIRED FOR PUBLIC USE -0 SF
MINUS CRITICAL AREAS 45,148 SF (1.04 AC)
NET DEVELOPMENT AREA 29,499 SF
29,499 / 43,560 = 0.68 ACRES
3 UNITS / 0.68 NET ACRES = 4.8 UNITS PER NET ACRE

MAXIMUM LOT COVERAGE CALCULATIONS

MAXIMUM LOT COVERAGE ALLOWED: 35 PERCENT (26,126 SF)
COMBINED LOT COVERAGE PROPOSED: 8 PERCENT (5,873 SF)

LOT 1 - PROPOSED RESIDENCE:	1,350 SF
LOT 2 - PROPOSED RESIDENCE:	1,350 SF
LOT 3 - EXISTING RESIDENCE:	2,256 SF
LOT 3 - EXISTING ADU:	917 SF

LOT 1 - LOT COVERAGE:	30 PERCENT
LOT 2 - LOT COVERAGE:	19 PERCENT
LOT 3 - LOT COVERAGE:	18 PERCENT

FLOOR AREA RATIO CALCULATIONS

COMBINED FLOOR AREA RATIO PROPOSED: 0.13 FAR

LOT 1 - PROPOSED RESIDENCE:	2,700 SF
LOT 2 - PROPOSED RESIDENCE:	2,700 SF
LOT 3 - EXISTING RESIDENCE:	3,696 SF
LOT 3 - EXISTING ADU:	917 SF

LOT 1 - LOT AREA:	4,485 SF
LOT 2 - LOT AREA:	6,951 SF
LOT 3 - LOT AREA:	18,063

LOT 1 FLOOR AREA RATIO:	0.60 FAR
LOT 2 FLOOR AREA RATIO:	0.39 FAR
LOT 3 FLOOR AREA RATIO:	0.26 FAR

OPEN SPACE CALCULATION

PASSIVE OPEN SPACE PROVIDED: 45,148 SF

CONSULTANT CONTACT LIST

CIVIL ENGINEER
CSP ENGINEERING.
ATTN: JEFF HAYNES, P.E.
1037 NE 65TH ST #153
SEATTLE, WA 98115
(206) 406-9965
JSH@CSPENGINEERING.COM

LANDSCAPE ARCHITECT
PUGET SOUND PLANNING, LLC
ATTN: TOM WALKER, RLA
6100 219TH ST SW, SUITE 480
MOUNTLAKE TERRACE, WA 98043
(425) 582-5606
INFO@PUGETSOUNDPLANNING.COM

SURVEYOR
WEST ALLIANCE
ATTN: DAVID WEST, PLS
13614 ASH WAY
EVERETT, WA 98204
(509) 630-0783
MATRIXSURVEYOR@LIVE.COM

PARKING CALCULATIONS

PROPOSED USE: 3 SINGLE FAMILY RESIDENCES
1 ACCESSORY DWELLING UNIT
PARKING SPACES REQUIRED: 7 PARKING SPACES
2 PER DWELLING UNIT
1 PER ADU
PARKING SPACES PROPOSED: 7 PARKING SPACES
2 SPACES WITHIN ENCLOSED GARAGE FOR EACH UNIT ON LOTS 1 AND 2. LOT 3 CURRENTLY PROVIDES 3 PARKING STALLS WITHIN A 3-CAR GARAGE FOR THE PRIMARY RESIDENCE AND THE ACCESSORY DWELLING UNIT.

CONSTRUCTION SUMMARY CHART

OCCUPANCY CLASSIFICATION PER STRUCTURE: R-3
GROSS FLOOR AREA PER FLOOR & TOTAL

LOT 1: TOTAL FLOOR AREA:	2,700 SF
FIRST FLOOR:	1,350
SECOND FLOOR:	1,350

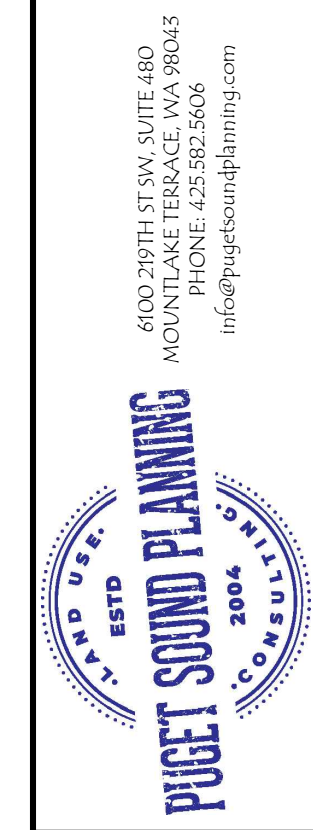
LOT 2: TOTAL FLOOR AREA:	2,700 SF
FIRST FLOOR:	1,350 SF
SECOND FLOOR:	1,350 SF

LOT 3: TOTAL FLOOR AREA:	4,613 SF
RESIDENCE FIRST FLOOR:	1,118 SF
RESIDENCE SECOND FLOOR:	1,838 SF
ADU FIRST FLOOR:	917 SF

HEIGHT: 2-STORIES/NOT TOO EXCEED 35'

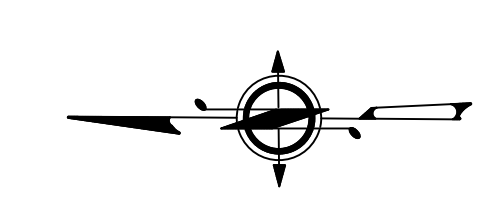
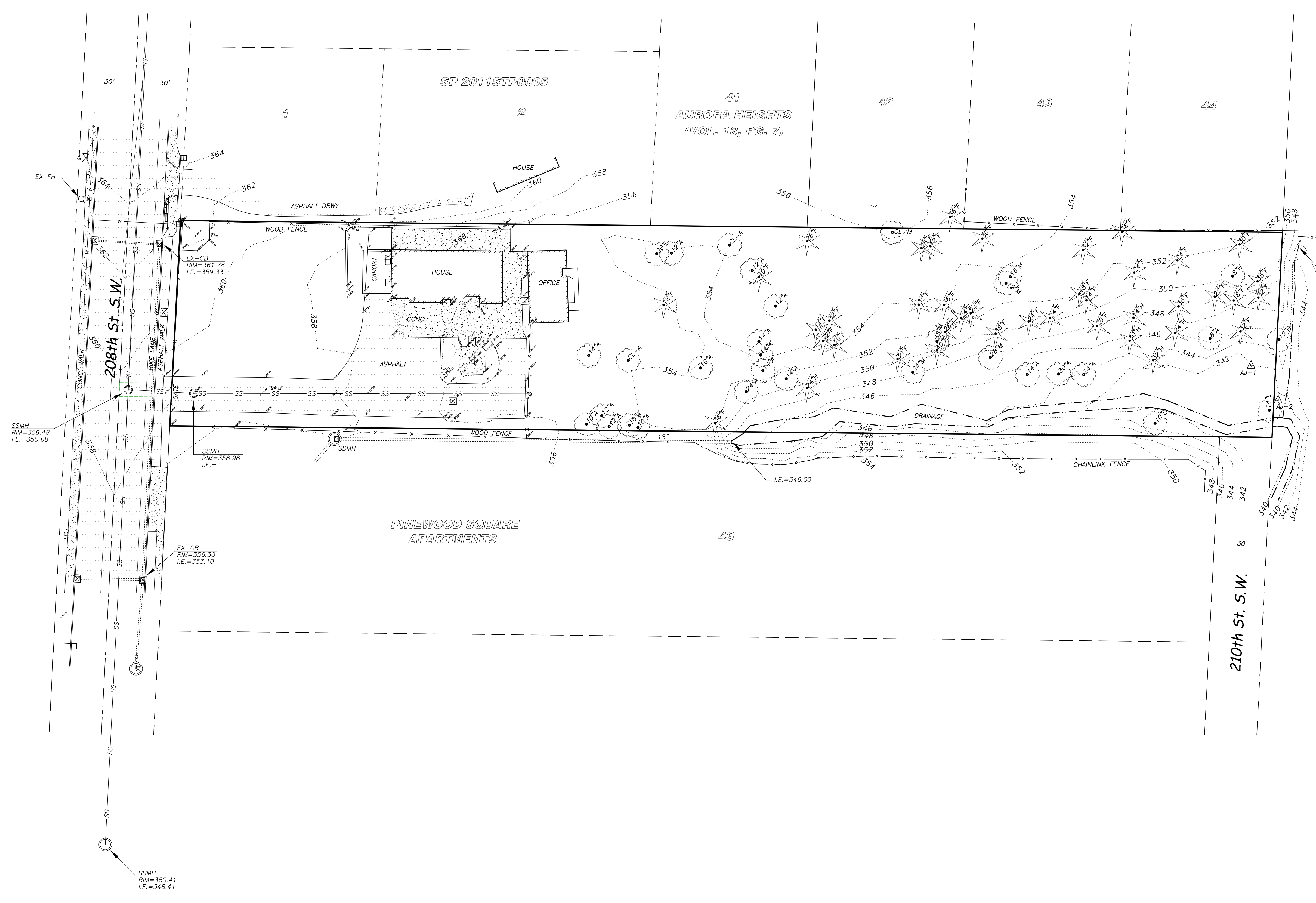
CITY OF LYNNWOOD
PROJECT FILE NUMBER
PFN: PUD-24-0001

REVISIONS	DATE	REMARKS
	06/10/2024	RESPONSE TO CITY FIRST REVIEW LETTER

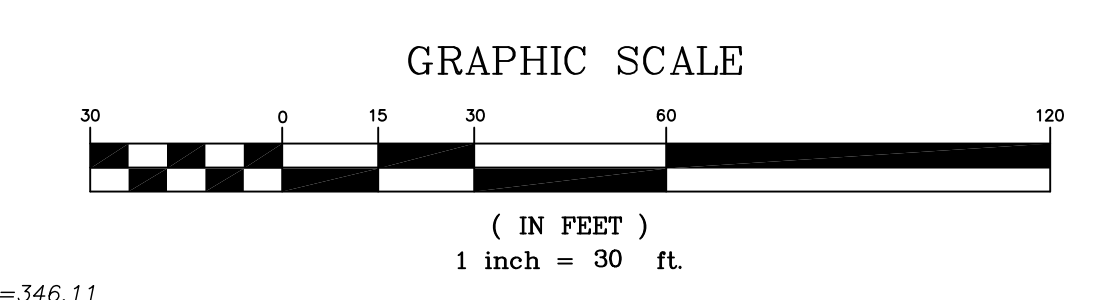


JAC, INC.
 PLANNED UNIT DEVELOPMENT
 6406 208TH ST SW LYNNWOOD, WA 98036

DRAWN DATE:	01/10/2023
DRAWN BY:	LAM
CHECKED BY:	PC
PSP PROJECT NO.	2019-17
SHEET NAME	COVER SHEET
SHEET NUMBER	CS-1
PRINT DATE:	06/10/2024



Basis of Bearing:
PLAT MERIDIAN
AURORA HEIGHTS
(VOL. 13, PG. 7)



Legend:

- NOT ALL SYMBOLS USED
- ⊕ EXISTING MONUMENT
 - ⊕ WATER METER
 - ⊕ EX. FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ UTILITY POLE
 - ⊕ UTILITY ANCHOR
 - ⊕ GAS VALVE
 - ⊕ STREET SIGN
 - ⊕ EX. CB, TYPE 1
 - ⊕ CATCH BASIN TYPE 2
 - ⊕ SAN SWR. MANHOLE
 - SS— SAN. SWR. PIPELINE
 - SD— STORM DRAIN
 - W— WATER PIPELINE
 - OHP— OVERHEAD POWER
 - G— GAS LINE
 - UG— UNDERGROUND POWER
 - ⊕ ROCKERY

Tree Legend:

- A ~ ALDER
- CL ~ CLUSTER
- D ~ DECIDUOUS
- F ~ DOUGLAS FIR
- H ~ HEMLOCK
- L ~ LOCUST
- M ~ MAPLE

Legal Description:

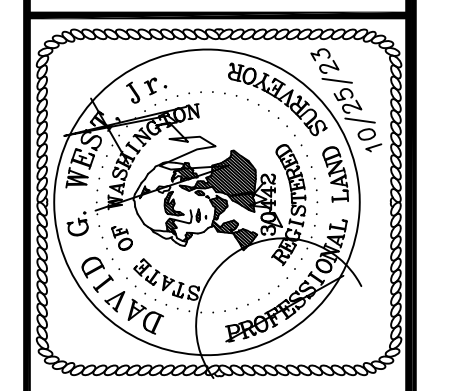
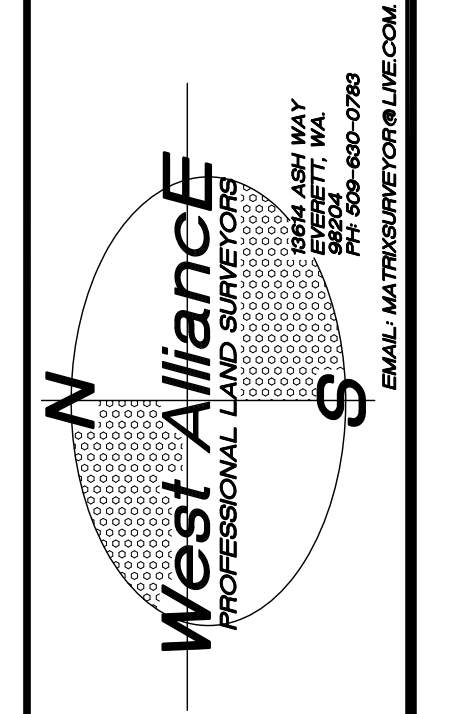
LOT 45, AURORA HEIGHTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 7, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Equipment & Procedure:

LEICA TCA 1100, 3 SECOND TOTAL STATION FOR FIELD TRAVERSE.
MONUMENTS VISITED 2/2018
PRECISION EXCEEDS STATE STANDARDS.
PER: W.A.C. 332-130-090.

REVISIONS:
7/19/2022 UPDATED TOPO SURVEY

DATE: 10/02/2017



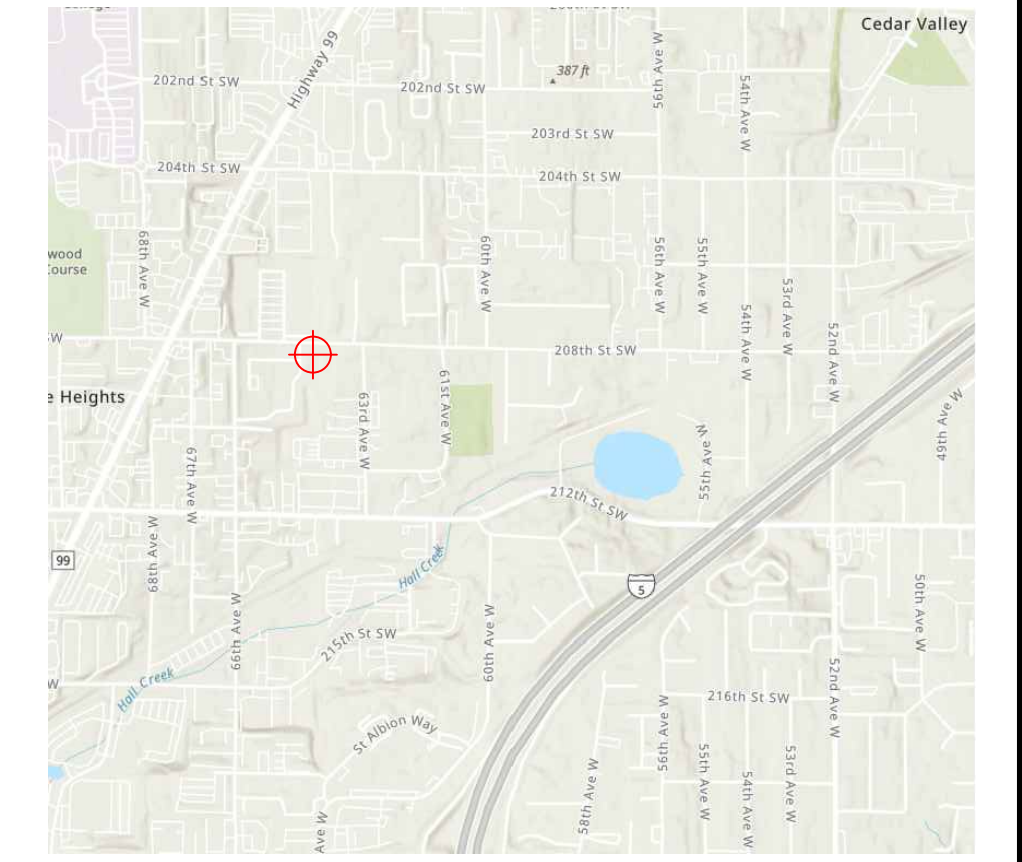
Topographic Survey

For
Pat Crosby

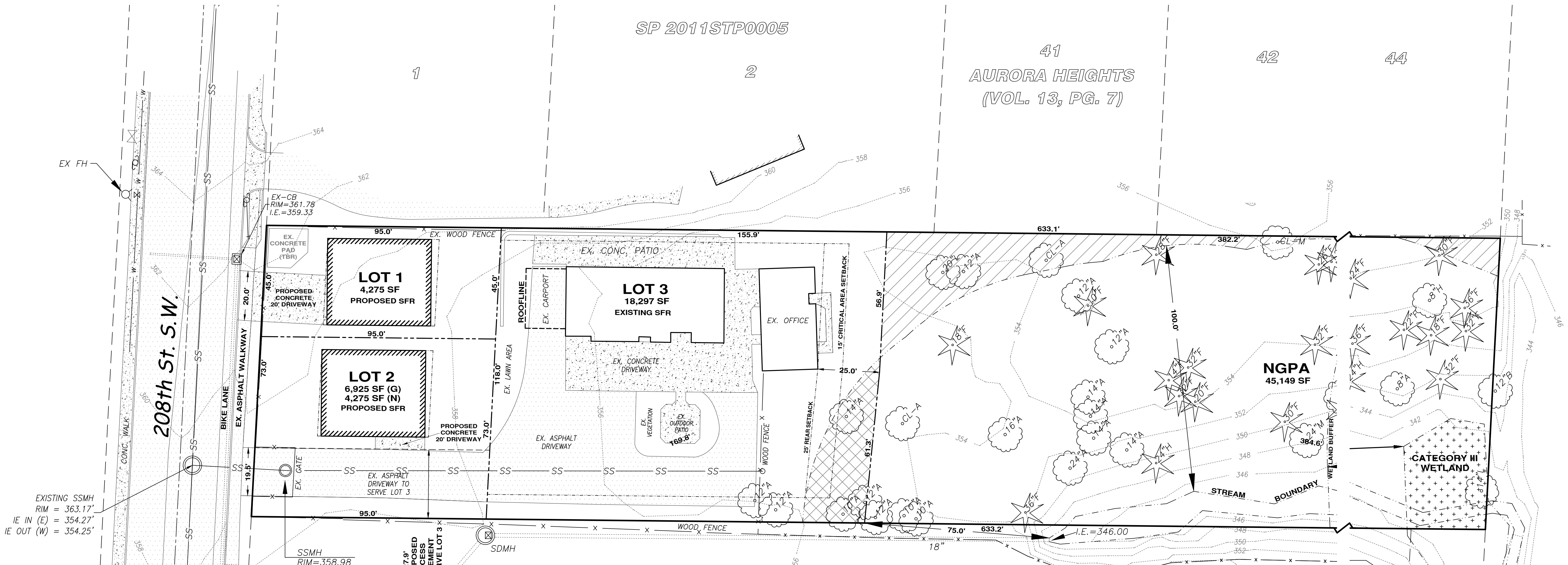
SHEET: 1 OF 1

SE 1/4 & SW 1/4, SE 1/4, SEC 20, TWN 27N, RGE 04 E W.M., SNOHOMISH COUNTY WASHINGTON

JAC, INC. PLANNED UNIT DEVELOPMENT SITE PLAN



VICINITY MAP
1" = 2,000'



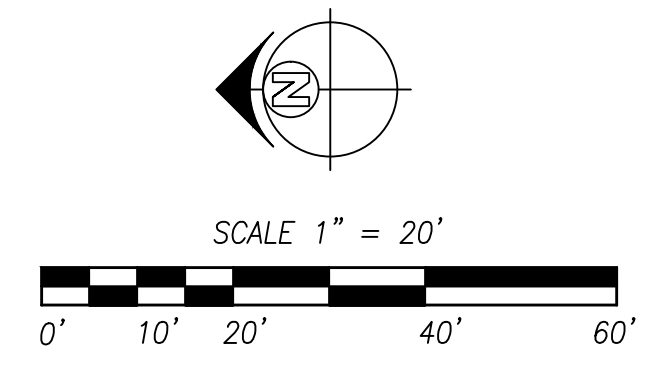
LEGEND

---	PROPERTY BOUNDARY
---	PROPOSED LOT LINES
---	BUILDING SETBACK LINES
---	EASEMENT
-x-x-	FENCE
-SS-	SANITARY SEWER LINE
-W-	WATER LINE
-SD-	DRAIN LINE
---	CONCRETE
---	ASPHALT
---	BUFFER IMPACT
---	BUFFER MITIGATION
---	PROPOSED SINGLE FAMILY RESIDENCE
○	WATER METER
○	FIRE HYDRANT
○	WATER VALVE
○	UTILITY POLE
○	UTILITY ANCHOR
○	GAS VAVLE
○	CATCH BASIN (TYPE 1)
○	CATCH BASIN (TYPE 2)
○	SEWER MANHOLE

LOT 1	
GROSS AREA:	4,275 SF
FRONT SETBACK:	25 FEET
REAR SETBACK:	25 FEET
SIDE SETBACKS:	5 FEET
PROPOSED USE:	RESIDENTIAL
ACCESS:	208TH ST SW
LOT 2	
GROSS AREA:	6,925 SF
NET AREA:	4,275 SF
FRONT SETBACK:	25 FEET
REAR SETBACK:	25 FEET
SIDE SETBACKS:	5 FEET
NORTH:	5 FEET
PROPOSED USE:	RESIDENTIAL
SOUTH:	5 FEET FROM EASEMENT
ACCESS:	208TH ST SW
LOT 3	
GROSS AREA:	18,297 SF
FRONT SETBACK:	25 FEET
REAR SETBACK:	25 FEET
SIDE SETBACKS:	5 FEET
NORTH:	5 FEET
SOUTH:	10 FEET
PROPOSED USE:	EXISTING RESIDENTIAL
ACCESS:	208TH ST SW (EXISTING DRIVEWAY)

CRITICAL AREA TRACT (NGPA)

GROSS AREA:	45,149 SF
TYPE F STREAM:	100' BUFFER
(MINIMUM 75' WITH AVERAGING LMC 17.10.078.C)	
BUFFER AVERAGING:	
IMPACT:	1,197 SF
CREATION:	3,022 SF
CATEGORY III WETLAND	
6 HABITAT POINTS	165' BUFFER
CRITICAL AREA BUFFER SETBACK: 15 FEET	



CITY OF LYNNWOOD
PROJECT FILE NUMBER
PFN: PUD-24-0001

REVISIONS
DATE: 06/10/2024
REMARKS: RESPONSE TO CITY FIRST REVIEW COMMENT LETTER

6000 219TH ST SW, SUITE 480
MOUNTAIN VIEW TERRACE, WA 98043
info@pugetsoundsoundplanning.com

PUGET SOUND PLANNING
ESTD 1982

JAC, INC.
PLANNED UNIT DEVELOPMENT
6406 208TH ST SW LYNNWOOD, WA 98036

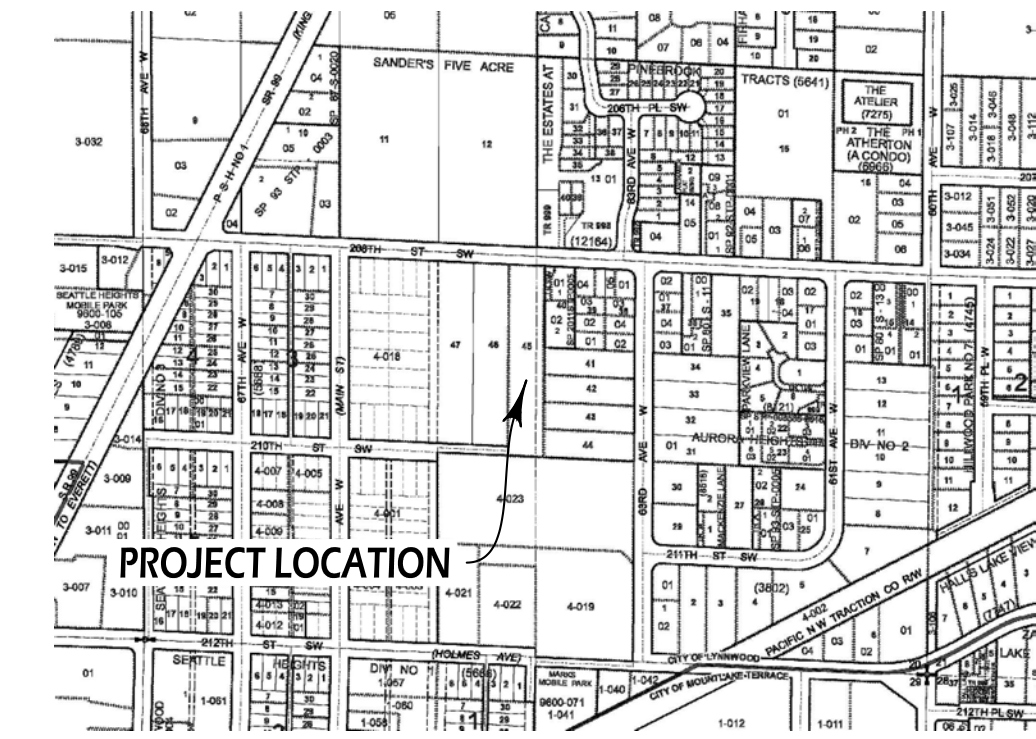
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DRAWN BY: LAM
CHECKED BY: PC
PSP PROJECT NO. 2019-17
SHEET NAME: **SITE PLAN**
SHEET NUMBER: **S-1**
PRINT DATE: 06/10/2024

PRELIMINARY SITE PLANS

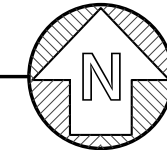
SE 1/4, SECTION 20, TOWNSHIP 27 NORTH, RANGE 04 EAST, W.M.

JAC 208TH PUD

6406 208TH ST SW
LYNNWOOD, WA 98036



VICINITY MAP
NTS



OWNER/APPLICANT
PATRICK CROSBY
6406 208TH ST SW
LYNNWOOD, WA 98036

CONTACT
CSP ENGINEERING INC PS
1037 NE 65TH ST #153
SEATTLE, WA 98115

PROPERTY DESCRIPTION
AURORA HEIGHTS NO 2 BLK 000 D-00 - LOT 45

TAX ACCOUNT NO
00380200004500

REV	DATE	DESCRIPTION
0	09-22-23	PUD SUBMITTAL
1	05-29-24	DRIVEWAY

PROJECT NO.: 22-001



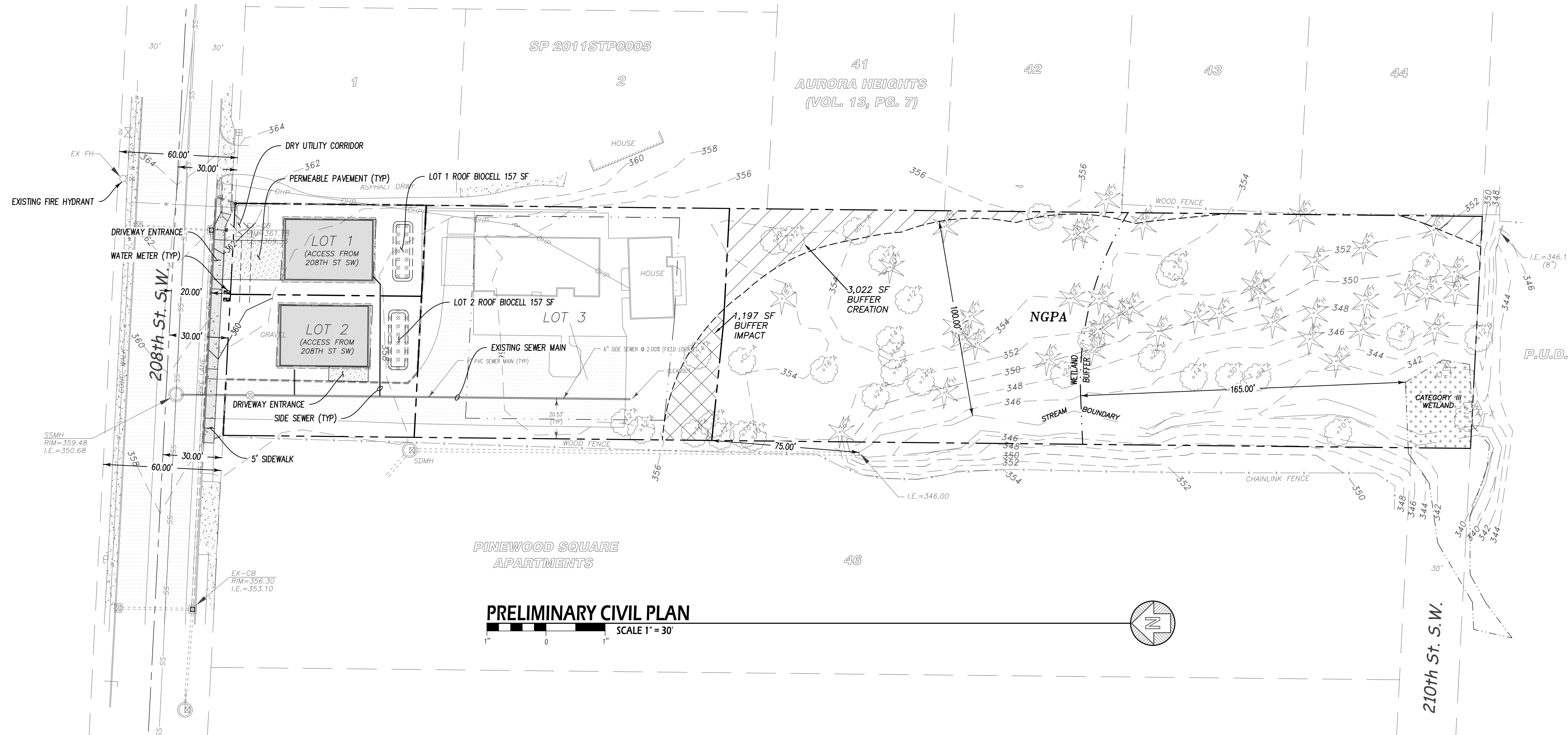
CSP Engineering
Civil Engineering Design and Consulting
1037 NE 65th Street #153
Seattle, WA 98115
206 406 9965
email@cspengineering.com
www.cspengineering.com

JAC 208TH PUD
6406 208TH ST SW
LYNNWOOD, WA 98036
PRELIMINARY CIVIL PLAN

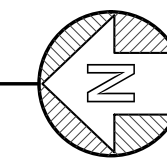
CITY OF LYNNWOOD

C1

SHEET 1 OF 1



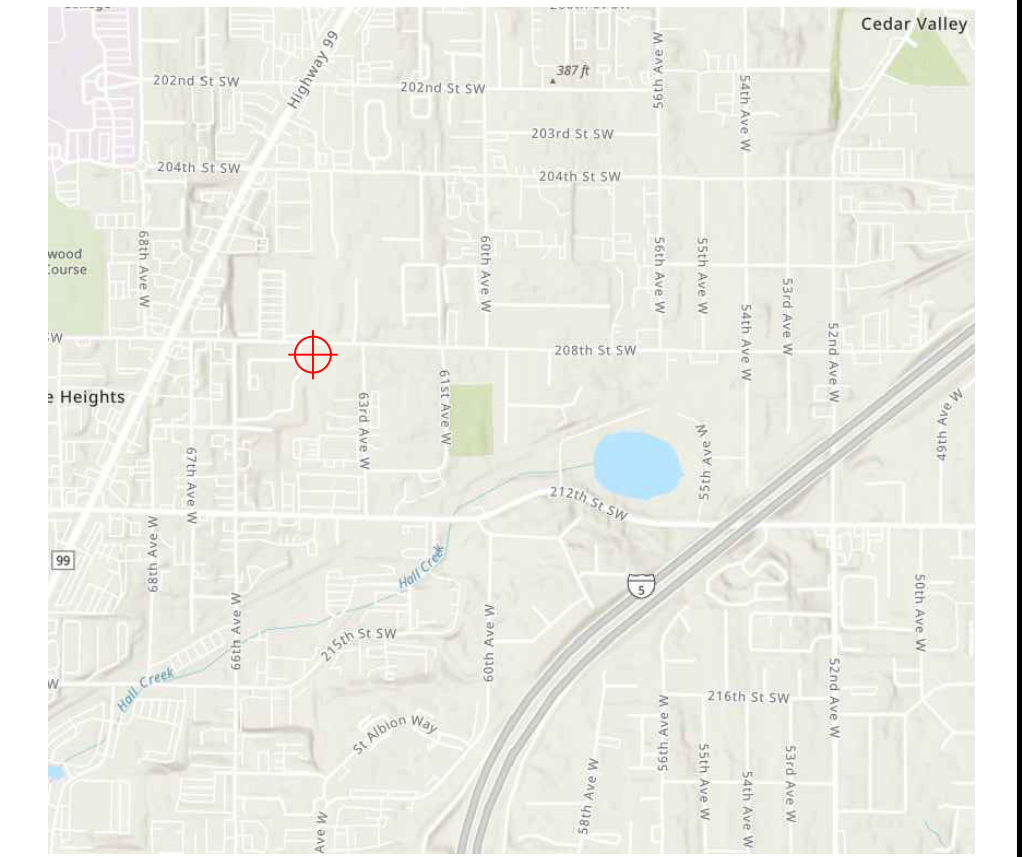
PRELIMINARY CIVIL PLAN
SCALE 1" = 30'



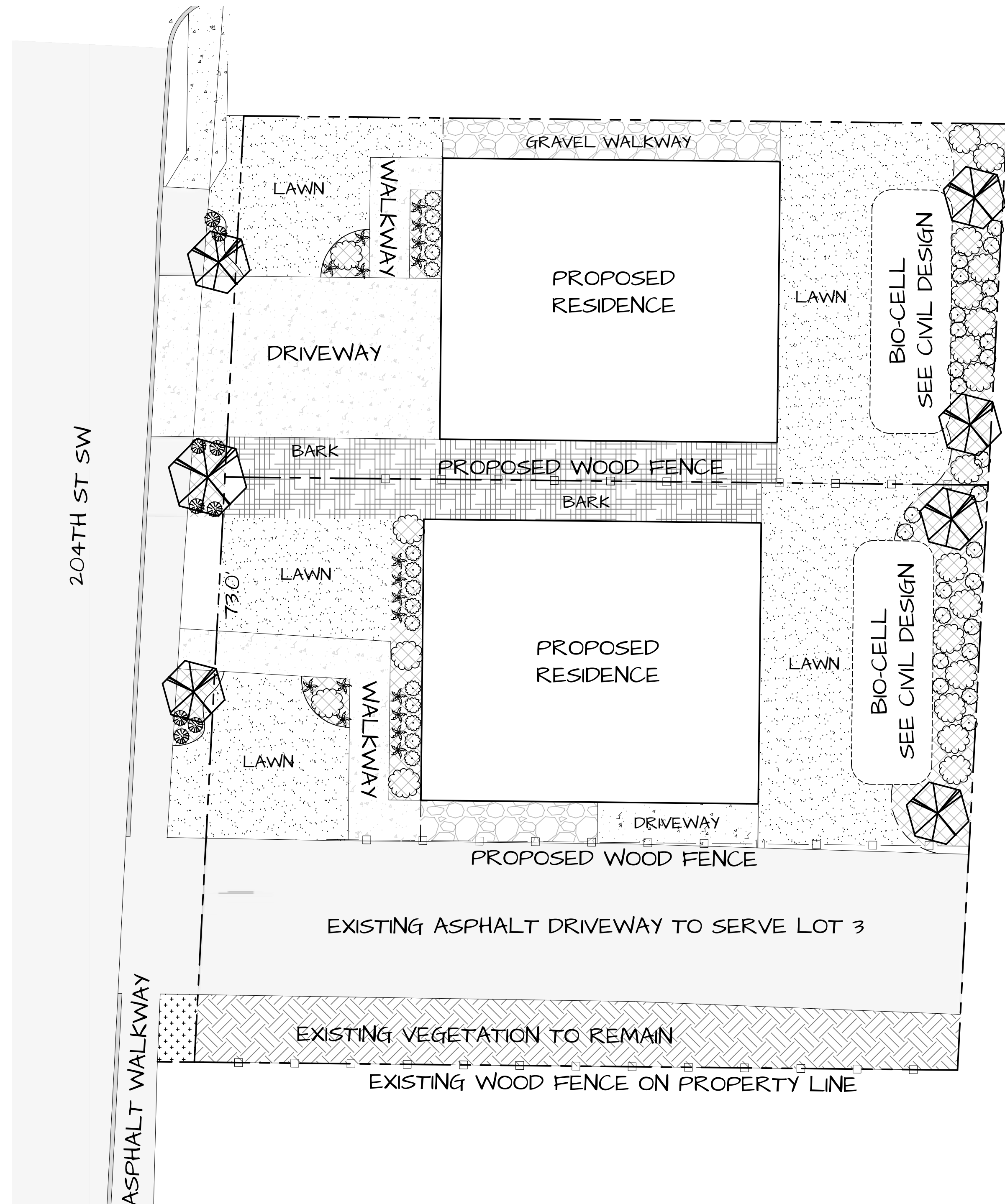
CALL BEFORE YOU DIG 1-800-424-5555

SE 1/4 & SW 1/4, SE 1/4, SEC 20, TWN 27N, RGE 04 E W.M., SNOHOMISH COUNTY WASHINGTON

JAC, INC. PLANNED UNIT DEVELOPMENT LANDSCAPE PLAN

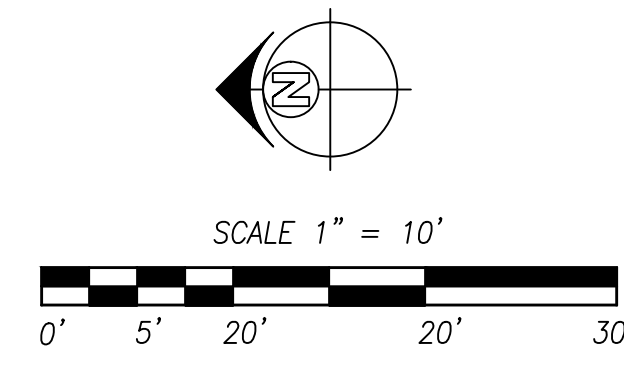


VICINITY MAP
1" = 2,000'



PLANT SCHEDULE

NATIVE DECIDUOUS TREE	BOTANICAL/COMMON NAME	SIZE	QTY
	Acer circinatum / Vine Maple	3" Cal.	7
NATIVE EVERGREEN SHRUB	BOTANICAL/COMMON NAME	SIZE	QTY
	Gaultheria shallon / Salal	1 Gal.	15
	Mahonia aquifolium 'Compacta' / Compact Oregon Grape	5 Gal.	26
	Polystichum munitum / Western Sword Fern	1 Gal.	18
	Rhododendron macrophyllum / Pacific Rhododendron	5 Gal.	21
	Vaccinium ovatum / Evergreen Huckleberry	3 Gal.	9
NATIVE GROUNDCOVER	BOTANICAL/COMMON NAME	SIZE	QTY
	PLANTING BEDS - 2" BARK / 8" SOIL		
	GRAVEL - 5/8 MINUS / 3" DEPTH		
	BARK - 2" DEPTH / 2" TOPSOIL		
	LAWN - WITH 8" TOPSOIL		



CITY OF LYNNWOOD
PROJECT FILE NUMBER
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JAC, INC.
PLANNED UNIT DEVELOPMENT
6406 208TH ST SW LYNNWOOD, WA 98036

DRAWN DATE:	12/11/2023
DRAWN BY:	LAM
CHECKED BY:	PC
PSP PROJECT NO.	2019-17
SHEET NAME	SITE PLAN
SHEET NUMBER	L-1
PRINT DATE:	06/10/2024