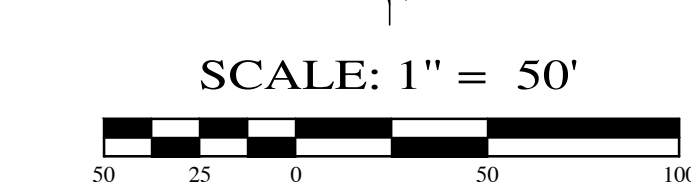
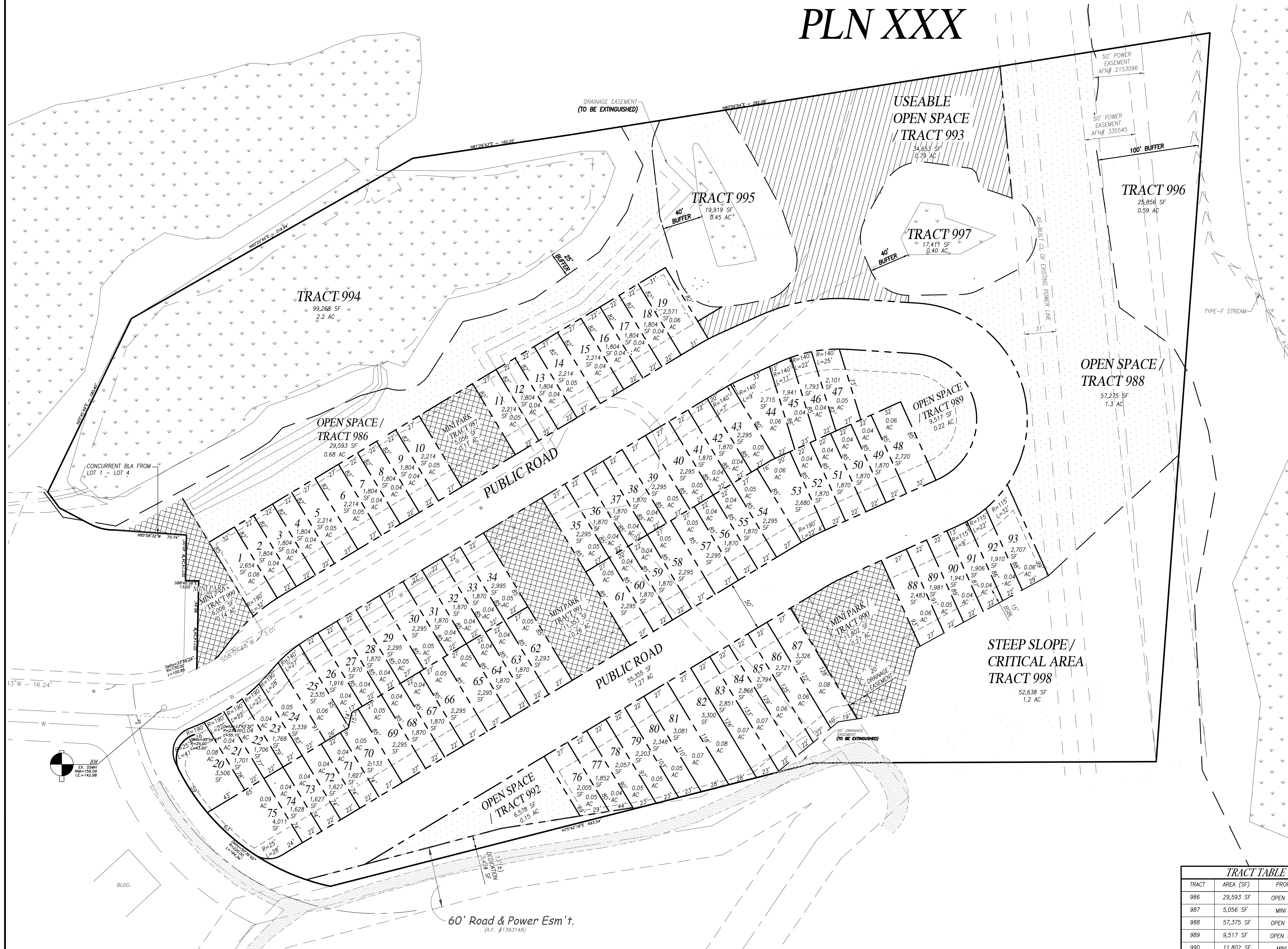
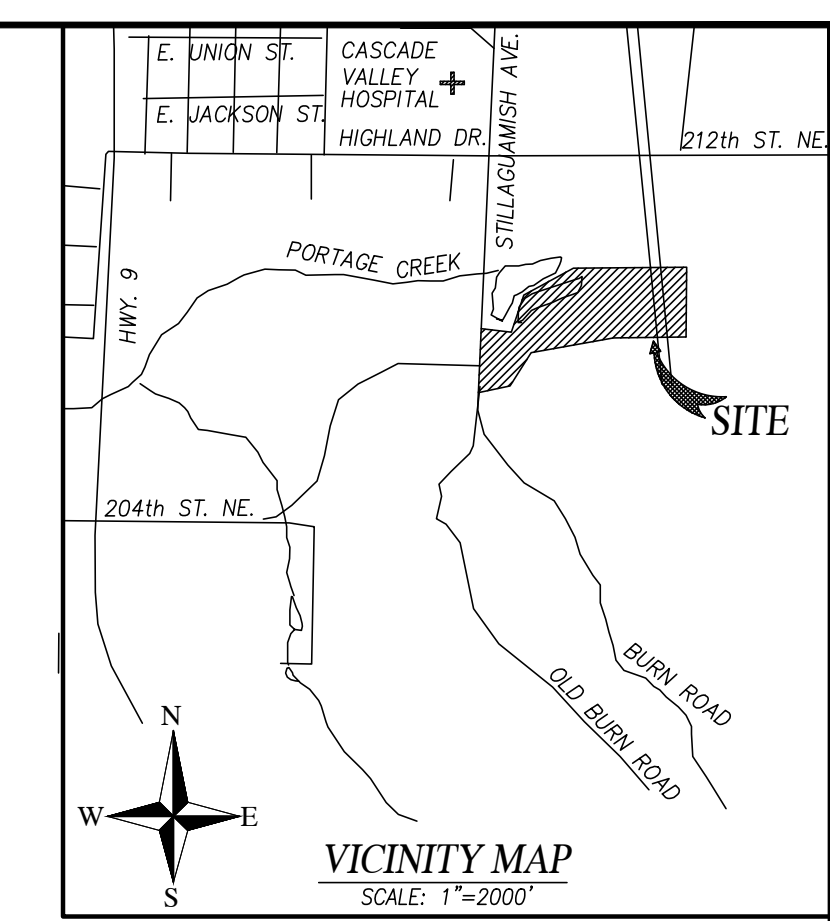


NW 1/4, SW 1/4, SEC. 12, T. 31 N., R. 05 E., W.M.
CITY OF ARLINGTON, WASHINGTON

PIONEER POINT PLN XXX



- LEGEND**
- ✚ EXISTING MONUMENT (AS SHOWN)
 - SECTION 1/4 CORNER NOT FOUND
 - ✚ SECTION CORNER NOT FOUND
 - FOUND REBAR/CAP OR I.P. (IRON PIPE)
 - (C) CALCULATED
 - (P) PLAT
 - (M) MEASURED
 - TBR TO BE REMOVED
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - CL CENTERLINE
 - CLF CHAIN LINK FENCE
 - WDF WOOD FENCE
 - W.S. WATER SURFACE
 - EOP EDGE OF PAVEMENT
 - BOW BACK OF WALK
 - CB STORM DRAIN CATCH BASIN (CB)
 - SD STORM DRAIN MANHOLE (SDMH)
 - SS SANITARY SEWER MANHOLE (SSMH)
 - CO SANITARY SEWER CLEAN OUT (CO)
 - POWER POLE
 - GP GUY POLE
 - WM WATER METER
 - WV WATER VALVE
 - MB MAILBOX
 - UPL UTILITY POLE ANCHOR
 - FH FIRE HYDRANT (2 NOZZLE)
 - TYPE 1 NGPA SIGN
 - PROPOSED WATER
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM DRAINAGE
 - PROPERTY LINE
 - EXISTING FENCE LINE
 - EDGE OF PAVEMENT
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PRE-EXISTING DRAINAGE PATTERN
 - USEABLE OPEN SPACE
 - UNUSABLE OPEN SPACE
 - MINI PARK



OPEN SPACE CALCULATIONS

MINI PARK REQUIREMENT (PER 20.52.010):
AREA REQUIRED = 65SF X 3.2 (PERSONS PER DU) X 93 = 19,344 SF
34,217 SF PROVIDED IN THE FORM OF A TOT-LOT.

OPEN SPACE REQUIREMENT (PER 20.52.030):
DEVELOPED AREA OF SITE = 704,234 SF
NET PROJECT AREA:
704,234 - 52,638 - 99,268 - 19,919 - 17,411 - 25,856 - 55,355
= 433,787 SF
AREA REQUIRED FOR OPEN SPACE = 5% X 433,787 = 21,689 SF
34,498 SF PROVIDED IN THE FORM OF PRESERVED WOODED AREA.

PARKING INDEX

REQUIRED PER UNIT	TOTAL REQUIRED	TOTAL PROVIDED
2/UNITS PLUS 1/4 UNITS	209	209

EQUIPMENT AND PROCEDURE

BASIS OF BEARING:
SHORT PLAT (A.F. #9405255013)

BM
EX. SSMH
RIM = 156.09
I.E. = 142.98

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
EMAIL: INFO@INSIGHTENGINEERING.NET

SURVEYOR
THE WEST GROUP, INC.
2120 HEWITT AVE.
EVERETT, WA 98201
CONTACT: DAVID WEST
(425) 252-7088
FAX (425) 252-7403

APPLICANT
PORTAGE CREEK, LLC
11926 127TH AVE. NE
LAKE STEVENS, WA 98258

OWNER
LADY INC.
2006 N 35TH PL
MT. VERNON, WA 98273

LEGAL DESCRIPTION

LOTS 1, 3 AND 4, CITY OF ARLINGTON SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE(S) 208 AND 209, UNDER AUDITOR'S FILE NO. 9405255013, RECORDS OF SNOHOMISH COUNTY, BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

EXCEPT ANY PORTION WITHIN PORTAGE CREEK ESTATES, PHASE 1, A RESIDENTIAL CONDOMINIUM, SECOND ALTERATION TO PORTAGE CREEK HOMES CONDOMINIUM, ACCORDING TO THE RESTATED DECLARATION RECORDED UNDER AUDITOR'S FILE NO. 201902060163, RECORDS OF SNOHOMISH COUNTY, WASHINGTON WHICH RESTATES THE DECLARATION RECORDED UNDER AUDITOR'S FILE NUMBER 201701060210 RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AND THE RESTATED SURVEY MAP AND PLANS RECORDED UNDER AUDITOR'S FILE NO. 201902060001, SAID INSTRUMENT BEING A RESTATMENT TO THE SURVEY MAP AND PLANS RECORDED UNDER AUDITOR'S FILE NO. 201701060501 RECORDS OF SNOHOMISH COUNTY AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SITE DATA

SITE AREA	= 704,234 SF = 16.17 AC
ZONING CLASSIFICATION	= RHC
AIRPORT PROTECTION DISTRICT SUB DISTRICT	= D
USE CLASSIFICATION	= TOWNHOMES
AVERAGE LOT SIZE	= 200,374 / 93 = 2,155 SF
NET DENSITY	= 93 / 4.60 = 20.22 DU/AC
GROSS DENSITY	= 93 UNITS / 16.17 AC = 5.75 UNITS/AC
BUILDING HEIGHT	= 35' (MAX. 45')
LOT COVERAGE	= 62,040 SF / 704,234 SF = 8.81% SF (MAX = 75%)
UTILITIES	= CITY OF ARLINGTON
WATER	= CITY OF ARLINGTON
SEWER	= CITY OF ARLINGTON
SCHOOL	ARLINGTON SCHOOL DISTRICT 16
FIRE DISTRICT	NORTH COUNTY REGIONAL FIRE AUTHORITY

LOT DENSITY PER 20.048.020

ONE LOT PER 4,300 SF
704,234 / 4,300 = 164 LOTS MAX.
WE ARE PROPOSING 93

TRACT TABLE

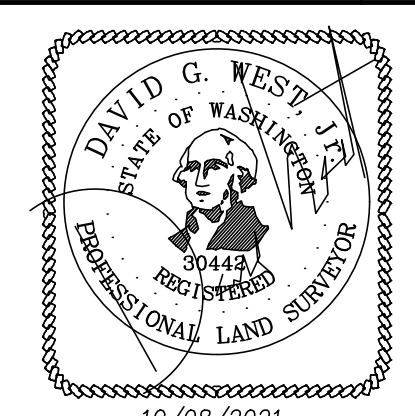
TRACT	AREA (SF)	PROPOSED
986	29,593 SF	OPEN SPACE
987	5,056 SF	MINI PARK
988	57,375 SF	OPEN SPACE
989	9,517 SF	OPEN SPACE
990	11,802 SF	MINI PARK
991	11,353 SF	MINI PARK
992	6,578 SF	OPEN SPACE
993	34,653 SF	OPEN SPACE
994	99,268 SF	OPEN SPACE
995	19,919 SF	OPEN SPACE
996	25,856 SF	OPEN SPACE
997	17,411 SF	OPEN SPACE
998	52,638 SF	OPEN SPACE
999	6,006 SF	MINI PARK

NOTES:

1. ALL GARBAGE WILL BE COLLECTED FROM INDIVIDUAL CARS FROM EACH UNIT.

BUILDING SETBACKS

STREET	20'
INTERIOR	5'
CRITICAL AREA	15'



IECO

INSIGHT ENGINEERING CO.
P.O. BOX - 1478
EVERETT, WA 98206
(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: 8500 BLOCK OF 207TH ST NE
ARLINGTON, WA 98223

TAX ACCOUNT NO.'S: 31051200301000, 31051200301400, 31051200301500

NW 1/4, SW 1/4, SEC. 12, T. 31 N., R. 05 E., W.M.
PIONEER POINT

DWG FILENAME: DESIGNED BY: DATE: SCALE: JOB NO.:
170828-PRELIM.DWG JRC 12-31-2019 1"=50' 17-0828

PRELIMINARY PLAT MAP

SHEET PM1 of 1

10/08/2021