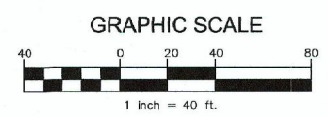
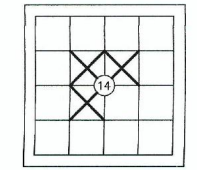
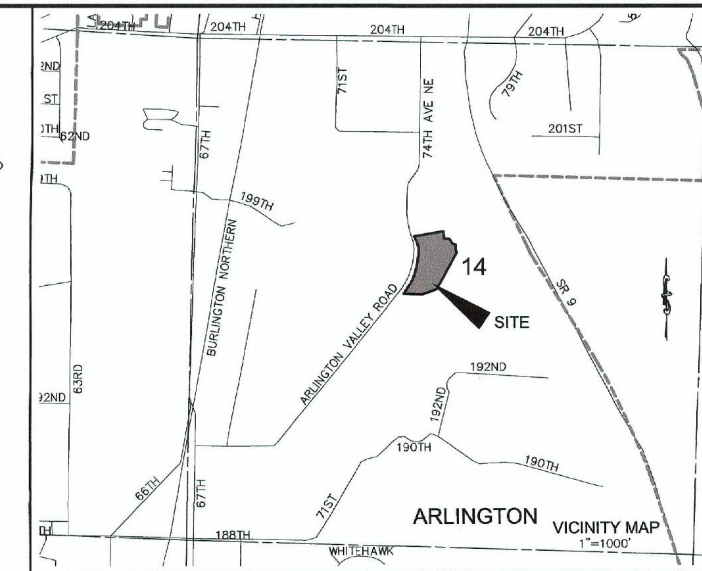


**CITY OF ARLINGTON
PRELIMINARY DCC PROPANE SHORT PLAT
FILE NUMBER _____
PORTION OF SEC. 14, TWP. 31 N., RGE. 05 E., W.M.**



- NOTES:**
- EXISTING CONDITIONS A COMPOSITE OF AS-BUILT AND RECORD DRAWINGS.
 - BOUNDARY FER BLA BY CASCADE SURVEYING & ENGINEERING, INC. AFN 9605085005
 - TOPOGRAPHY FROM DEPARTMENT OF NATURAL RESOURCES LIDAR DATA 2016.
 - ROW IMPROVEMENTS FROM REID MIDDLETON CONSTRUCTION PLANS 2018 CITY OF ARLINGTON DEPARTMENT OF PUBLIC WORKS ARLINGTON VALLEY RD IMPROVEMENTS PROJECT P02.390.2

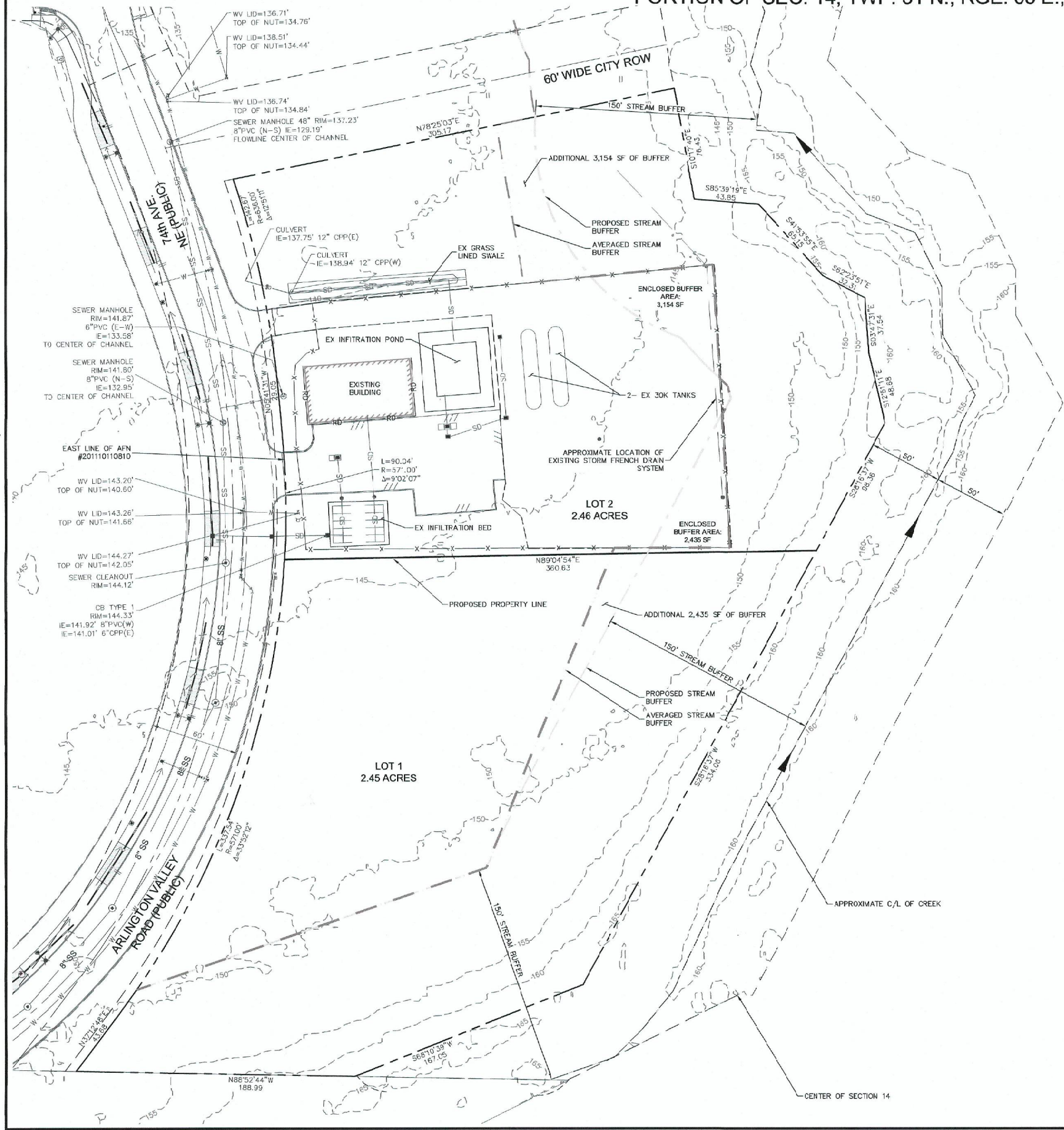


LEGAL DESCRIPTION:
LOT 20 OF THE CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT RECORDED MAY 8, 1996 UNDER RECORDING NUMBER 9605085005, IN SNOHOMISH COUNTY, WASHINGTON BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 14, T. 31N., R. 5 E., W.M.

EXCEPT THE WESTERLY 6.00 FEET OF LOT 20 AS SHOWN ON THE CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT AND DEED TO THE CITY OF ARLINGTON BY DEED RECORDED UNDER AUDITORS FILE NUMBER 20111010310 RECORDS OF SNOHOMISH COUNTY WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

CASCADE SURVEYING & ENGINEERING, INC.
Engineers Surveyors Planners
P.O. BOX 326
ARLINGTON, WASHINGTON 98223
WWW.CASCADESURVEYING.COM
FAX: (360)435-4012
1-800-593-5551
(360) 435-5551



- LEGEND:**
- EDGE OF ASPHALT
 - AS-BUILT CL ROAD
 - EXISTING EDGE OF GRAVEL
 - EXISTING FENCE
 - PROPOSED PROPERTY LINE
 - EXISTING CREEK
 - EXISTING STORM DRAINAGE LINE
 - EXISTING CATCH BASIN
 - STORM FRENCH DRAIN
 - ADJACENT PROPERTY LINE/EASEMENT
 - AVERAGED STREAM BUFFER
 - PROPOSED STREAM BUFFER
 - EXISTING PROPERTY LINE
 - CATCH BASIN TYPE 2
 - EXISTING OVERFLOW STRUCTURE
 - EXISTING CURB OPENING
 - UNDERDRAIN PIPE
 - BIORETENTION SWALE
 - EXISTING BEND
 - EXISTING COUPLING
 - EXISTING HYDRANT
 - EXISTING GATE VALVE
 - EXISTING BLOWOFF
 - EXISTING SEWER MANHOLE
 - EXISTING LUMINAIRE
 - EXISTING LIGHT JUNCTION BOX
 - EXISTING WATER MAIN
 - EXISTING SANITARY SEWER

TAX PARCEL NUMBER:
31051400203400

SITE ADDRESS:
19701 74th AVENUE NE
ARLINGTON, WA 98223

SITE INFORMATION:

ZONING CLASSIFICATION: AIRPORT PROTECTION DISTRICT: GENERAL INDUSTRIAL G
USE CLASSIFICATION: 519
TOTAL NUMBER OF LOTS: 2 LOTS
AVERAGE PROPOSED LOT SIZE: 4.91 ACRES / 2 = 2.455 ACRES
LOTS PER ACRE: 0.4073 LOT PER ACRE
LOT 1 = 2.45 ACRES
LOT 2 = 2.46 ACRES

SCHOOL DISTRICT: ARLINGTON SCHOOL DISTRICT 16
FIRE PROTECTION DISTRICT: NORTH COUNTY REGIONAL FIRE AUTHORITY
WATER PROVIDER: CITY OF ARLINGTON
SEWER PROVIDER: CITY OF ARLINGTON

APPLICANT:
MATT GEER
DCC PROPANE LLC
204 N. STATE ROUTE 54
ROBERTS, IL 60962
PHONE: (217) 579-0548
EMAIL: matt.geer@dccpropane.com

SURVEYOR / ENGINEER:
FREDERICK F. POYNER, P.E., P.L.S.
CASCADE SURVEYING & ENGINEERING, INC.
P.O. BOX 326
ARLINGTON, WA 98223
PHONE: (360)435-5551

OWNER:
HICKS GAS LLC
19701 74th AVENUE NE
ARLINGTON, WA 98223

CONTACT PERSON(S):
KIMBERLY BUSTEED, P.E.
CASCADE SURVEYING & ENGINEERING, INC.
P.O. BOX 326
ARLINGTON, WA 98223
PHONE: (360)435-5551
KIMBERLY@CASCADESURVEYING.COM

DEVELOPMENT NOTES:

- ALL UTILITIES FOR LOT 1 TO BE INSTALLED AT TIME OF BUILDING PERMIT ISSUANCE.
- FULL ROAD OVERLAY OF ARLINGTON VALLEY ROAD REQUIRED AFTER WATER AND SEWER UTILITY CUTS HAVE BEEN CARRIED OUT.

DRAINAGE NOTES:

- PROPOSED LOT 1 TO IMPLEMENT STORMWATER BEST MANAGEMENT PRACTICES (BMPs) PER THE CURRENT DDE MANUAL.

BUFFER NOTES:

- THE STREAM BUFFER IS BASED ON A CRITICAL AREA STUDY FOR ARLINGTON VALLEY ROAD CONSTRUCTION; WHICH ESTABLISHED A STREAM BUFFER WIDTH OF 150 FEET.

DESIGNED	DATE	BY
	07/21	
DRAWN	DATE	
	07/21	
CHECKED	DATE	
	07/21	
FIELD BOOK	REF:	

**DCC PROPANE LLC.
PRELIMINARY 2 LOT SHORT PLAT
SITE PLAN
CITY OF ARLINGTON**