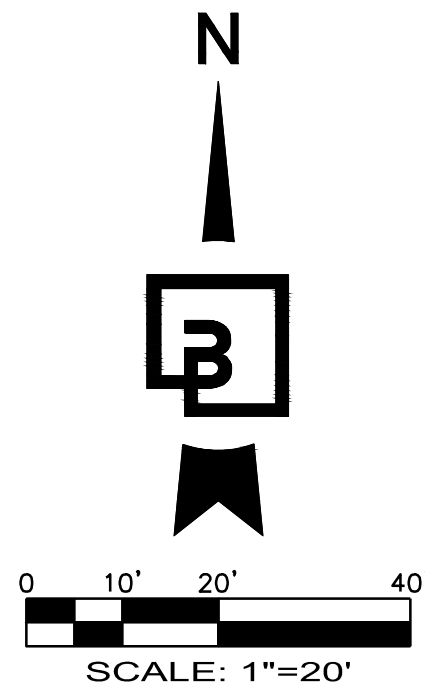


**SITE PLAN
FOR
GAYTEWAY BUSINESS PARK-LOT 3**
PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON



⑦ SITE PLAN NOTES:

1. EXISTING BUILDING TO REMAIN AND BE ENCLOSED. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
2. EXISTING ASPHALT TO REMAIN.
3. SAWCUT LINE.
4. REPAIR UTILITY TRENCH WITH ASPHALT PAVEMENT SECTION THAT MATCHES THE EXISTING CONDITION AT MINIMUM.
5. PROPOSED BIORETENTION AREA WITH MINIMUM PONDING SURFACE AREA OF 1,813 SF.
6. EXISTING SHED TO REMAIN.
7. EXISTING FENCE TO REMAIN.
8. EDGE OF PAVEMENT.
9. PROPOSED FENCE, COORDINATE TYPE AND HEIGHT WITH OWNER PRIOR TO CONSTRUCTION.
10. EXISTING CONCRETE PAVEMENT TO REMAIN.
11. PROPOSED 20' ROLLING GATE.
12. EXISTING FENCE AND GATE TO REMAIN.
13. FILL EXISTING POND TO THE PROPERTY LINE.
14. EXISTING WALL TO REMAIN.
15. PROPOSED WATER LINE.
16. PROPOSED SEWER LINE.
17. PROPOSED GRAVEL AREA.
18. PROPOSED ROOF DRAIN.
19. PROPOSED CATCH BASIN.
20. PROPOSED STORMTECH SYSTEM FOR DOWNSPOUT INFILTRATION.

SCOPE OF WORK NOTE:

THE EXISTING BUILDING WILL BE CLOSED OFF WITH FIRE SPRINKLERS INSTALLED INSIDE. THE INTERIOR AND EXTERIOR OF THE BUILDING WILL MEET DESIGN REVIEW STANDARDS FOR PRIVATE OWNER/TENANT USE OR COMMERCIAL TENANT USE IN THE FUTURE.

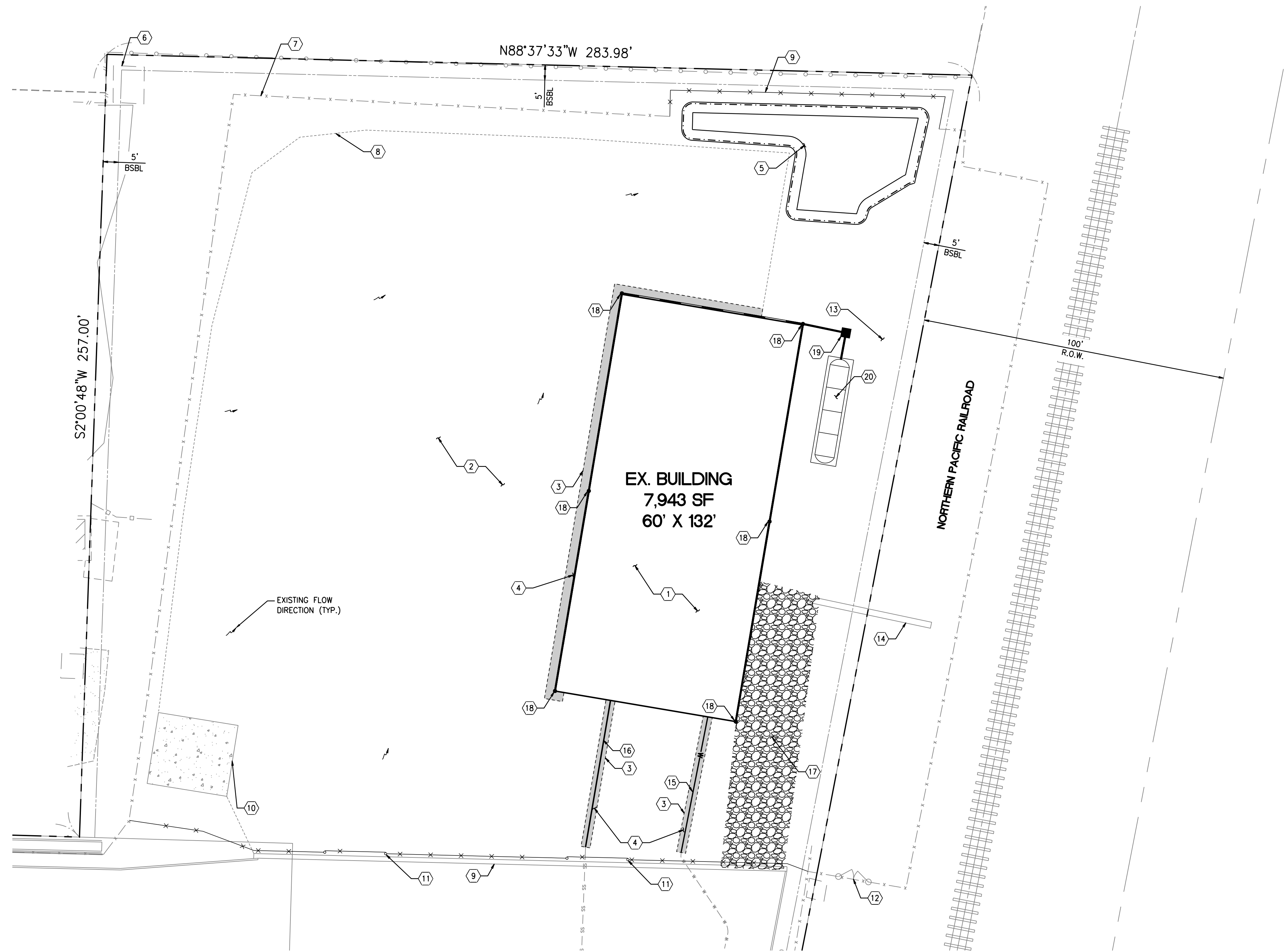
THE EXISTING BUILDING WILL CONNECT TO AN ON-SITE STORM SYSTEM THAT INCLUDES AN INFILTRATION GALLERY. THE EXISTING PARKING AREA WILL DRAIN TO A NEWLY CONSTRUCTED BIORETENTION AREA AND OTHERWISE MAINTAIN EXISTING FLOW PATTERNS.



WATER, SEWER, AND POWER WILL CONNECT ON-SITE.

THE EXISTING ASPHALT PARKING LOT WILL BE MAINTAINED AS EXISTING WITH GRAVEL ADDED TO PERIMETER AREAS. A BLACK VINYL COATED CHAIN-LINK FENCE WILL BE CONSTRUCTED ON THE SOUTHERN END OF THE SITE WITH TWO ROLLING GATES TO MANAGE ACCESS.

IF THE BUILDING WERE TO BE USED FOR COMMERCIAL USE IN THE FUTURE AND REQUIRED ANY OF THE FOLLOWING ITEMS TO BE CONSTRUCTED, THEY WOULD BE REQUIRED TO MEET CURRENT CITY DESIGN CODE AND STANDARDS:

1. TRASH ENCLOSURE
2. SITE LIGHTING
3. LANDSCAPE SCREENING
4. PRIVATE PEDESTRIAN ADA ACCESS TO THE SITE
5. SERVICE AREAS
6. MECHANICAL EQUIPMENT SCREENING



Revision							
No.	Date	By	Ckt.	Appr.	Title: SITE PLAN		
					For: GAYTEWAY BUSINESS PARK LLC PO BOX 1727 BELLEVUE, WA 98009		
					 05/24/2021		
		Scale:		Horizontal: 1" = 20' Vertical: N/A			
Designed: ADB		Drawn: ADB		Checked: JC		Approved: CJ	
				Date: 4/8/2021			
					Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com		
					 Know what's below. Call before you dig.		
Job Number 21334				Sheet 1	of 8		