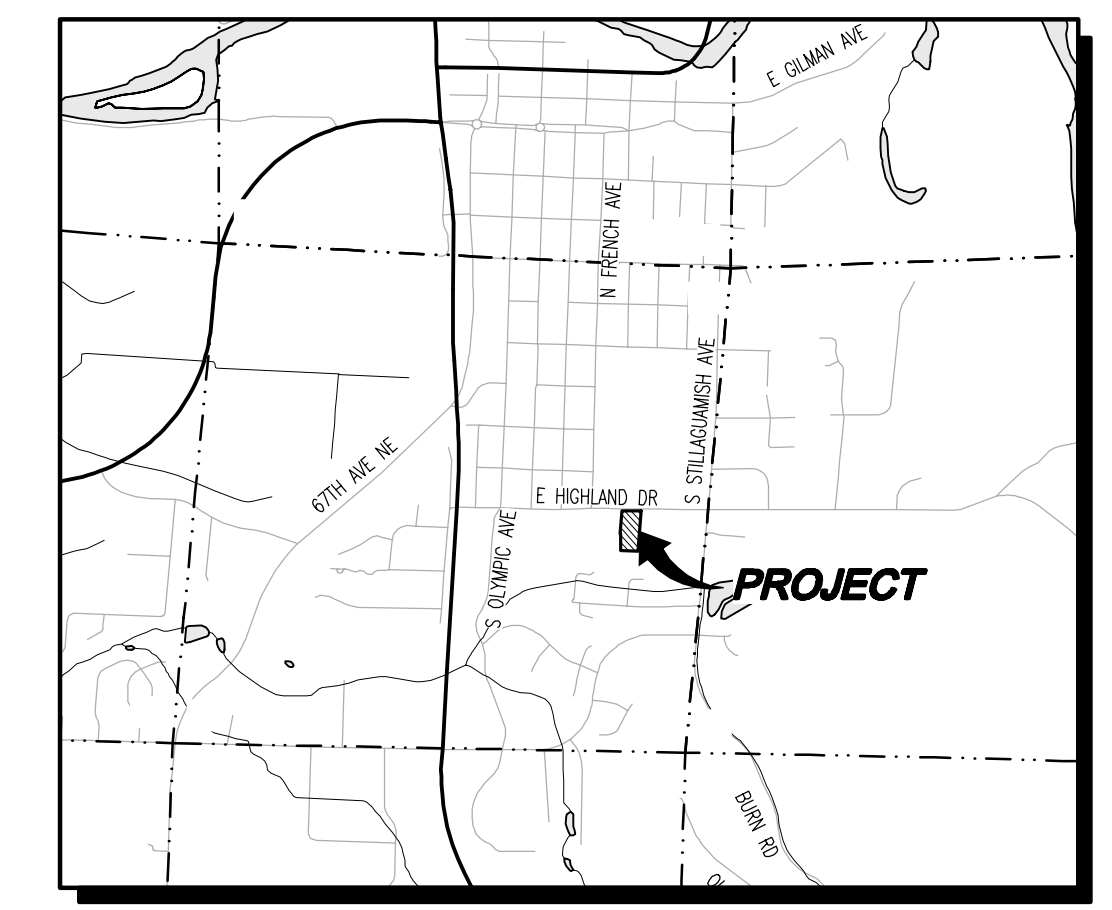
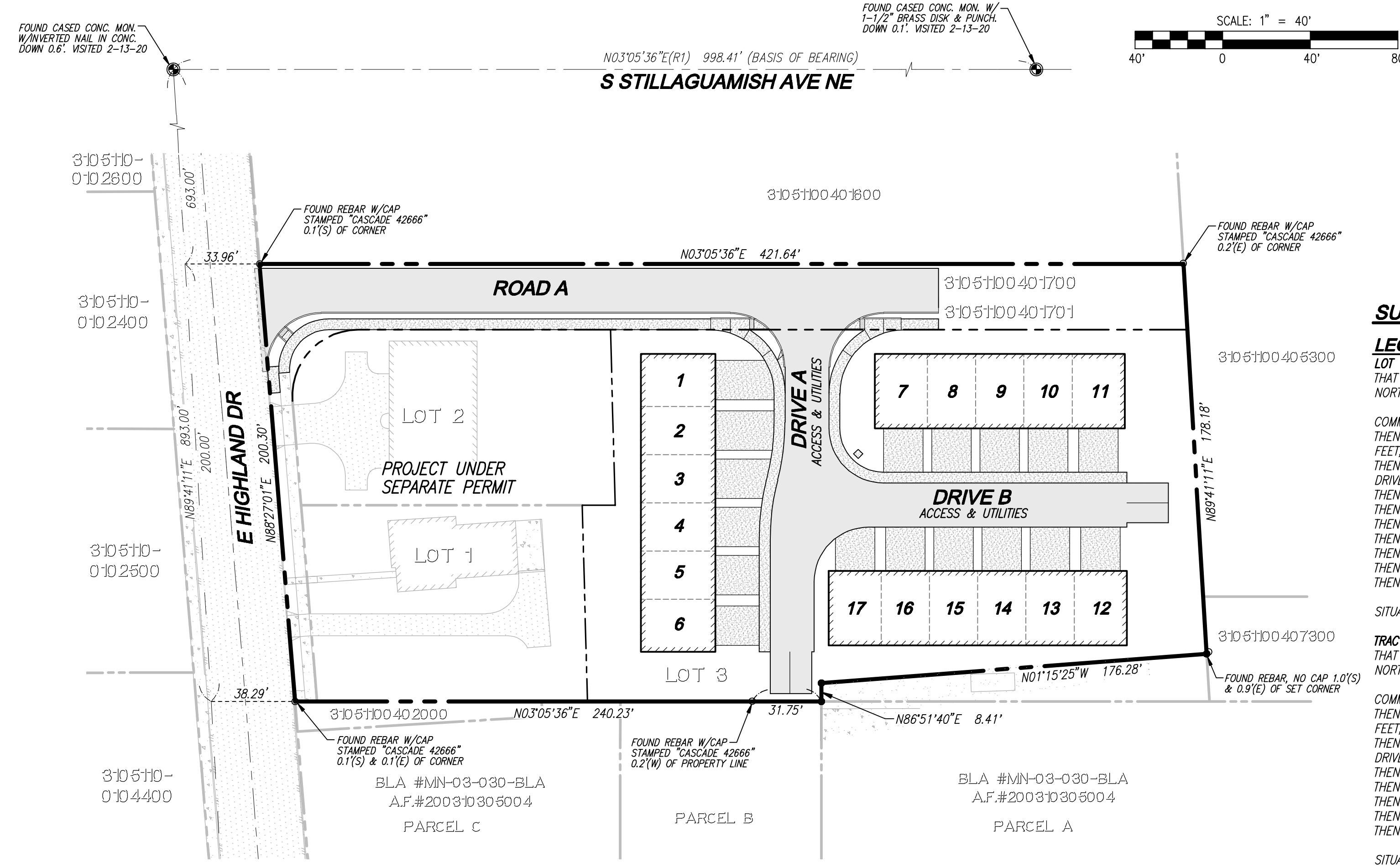


ARLINGTON TOWNHOMES ADMINISTRATIVE SITE PLAN

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION	CB	CATCH BASIN
●	SET 1/2" X 24" REBAR W/CAP STAMPED "PCS 37536"	CL	CENTERLINE
○	EXISTING REBAR W/CAP, AS NOTED	CMP	CORRUGATED METAL PIPE
⊙	FOUND CONCRETE MONUMENT AS NOTED	CP	CONCRETE PIPE
⊕	STORM DRAIN MANHOLE	EL	ELEVATION
□	CATCH BASIN	EXIST.	EXISTING
⊗	WATER VALVE	FL	FLOWLINE
⊕	FIRE HYDRANT	IE	INVERT ELEVATION
⊕	WATER METER	LCPE	LINED CORRUGATED POLYETHYLENE PIPE
⊕	HOSE BIB	PL	PROPERTY LINE
⊕	TELEPHONE MANHOLE	PP	POWER POLE
⊕	SANITARY SEWER MANHOLE	PVC	POLYVINYL CHLORIDE PIPE
⊕	UTILITY/POWER POLE	R/W	RIGHT-OF-WAY
⊕	CONIFEROUS TREE	STA	STATION
⊕	DECIDUOUS TREE	SD	STORM DRAIN
⊕		SS	SANITARY SEWER
⊕		SSMH	SANITARY SEWER MANHOLE
⊕		SWPE	SOLID WALL POLYETHYLENE PIPE
⊕		TYP	TYPICAL
⊕		TBR	TO BE REMOVED
⊕		F	FIR
⊕		W	WILLOW
⊕		A	APPLE
⊕		M	JAPANESE MAPLE
⊕		H	HOLLY
PROPOSED STORM SYMBOLS		PROPOSED WATER SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊕	SD CAP	⊕	WATER CAP
⊕	TYPE 1 CATCH BASIN, GRATED LID	⊕	CONCRETE BLOCKING
⊕	TYPE 1 CATCH BASIN, SOLID LID	⊕	BUTTERFLY VALVE
⊕	TYPE 2 CATCH BASIN, GRATED LID	⊕	11" BEND
⊕	TYPE 2 CATCH BASIN, SOLID LID	⊕	45" BEND
⊕	BEEHIVE MANHOLE COVER	⊕	90" BEND
⊕	SQUARE YARD DRAIN	⊕	22" BEND
⊕	ROUND YARD DRAIN	⊕	VALVE
⊕	STORM CLEAN OUT	⊕	HYDRANT ASSEMBLY
⊕	STORM PIPE	⊕	BLOW-OFF VALVE
PROPOSED SEWER SYMBOLS		⊕	REDUCER
SYMBOL	DESCRIPTION	⊕	AIR-VAC ASSEMBLY
⊕	SEWER CAP	⊕	WATER METER
⊕	SEWER CLEANOUT	⊕	WATER PIPE
⊕	SEWER MANHOLE		
⊕	SEWER PIPE		
PROPOSED SURVEY SYMBOLS			
SYMBOL	DESCRIPTION		
⊕	SURVEY MONUMENT IN PROPOSED ROAD		



SURVEY INFORMATION

LEGAL DESCRIPTION
LOT 3:
 THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. DESCRIBED AS FOLLOWS;
 COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°41'11" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 893.00 FEET; THENCE SOUTH 03°05'36" WEST A DISTANCE OF 48.32 FEET TO THE SOUTH MARGIN OF E. HIGHLAND DRIVE; THENCE CONTINUING SOUTH 03°05'36" WEST A DISTANCE OF 138.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°25'11" EAST A DISTANCE OF 169.71 FEET; THENCE SOUTH 03°05'36" WEST A DISTANCE OF 263.24 FEET; THENCE SOUTH 89°41'11" WEST A DISTANCE OF 148.13 FEET; THENCE NORTH 01°15'25" WEST A DISTANCE OF 176.28 FEET; THENCE NORTH 86°51'40" WEST A DISTANCE OF 8.41 FEET; THENCE NORTH 03°05'36" EAST A DISTANCE OF 91.78 FEET TO THE POINT OF BEGINNING;
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TRACT 99B:
 THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. DESCRIBED AS FOLLOWS;
 COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°41'11" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 893.00 FEET; THENCE SOUTH 03°05'36" WEST A DISTANCE OF 48.32 FEET TO THE SOUTH MARGIN OF E. HIGHLAND DRIVE; THENCE CONTINUING SOUTH 03°05'36" WEST A DISTANCE OF 138.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°25'11" EAST A DISTANCE OF 89.58 FEET; THENCE NORTH 03°05'36" EAST A DISTANCE OF 15.00 FEET; THENCE NORTH 88°25'11" WEST A DISTANCE OF 89.58 FEET; THENCE SOUTH 03°05'36" WEST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING;
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

VERTICAL DATUM
 NORTH AMERICAN VERTICAL DATUM-1988
 FOUND CASED CONC. MON. AT THE INTERSECTION OF E. HIGHLAND DR. & S. STILLAGUAMISH AVE. N.E.
 WGS SURVEY DATA WAREHOUSE I.D.#20563
 ELEV. = 110.64'

BASIS OF BEARING
 THE MONUMENTED CENTERLINE OF S. STILLAGUAMISH AVE. N.E., AS THE BEARING OF N 03°05'36" E.

EQUIPMENT AND PROCEDURES
METHOD OF SURVEY:
 SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION:
 LEICA TS15 ROBOTIC ELECTRONIC TOTAL STATION
PRECISION:
 MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

SURVEY 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 RECERTIFICATION BY THE LAND SURVEYOR.
 2. BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

CONTACT LIST

OWNER/APPLICANT:
 LAND PRO GROUP
 10515 207th ST SE, SUITE #202
 LAKE STEVENS, WASHINGTON 98258
 CONTACT: RYAN LARSEN
 PHONE: (360) 631-1820
 EMAIL: rlarsen@landprogrp.com

CIVIL ENGINEER:
 LDC, INC.
 20210 142ND AVE NE
 WOODINVILLE, WASHINGTON 98072
 CONTACT: TOM ABBOTT, PE
 PHONE: (425) 806-1869
 FAX: (425) 482-2893
 EMAIL: tabbott@ldccorp.com

SURVEYOR:
 PACIFIC COAST SURVEYS, INC.
 P.O. BOX 13619
 MILL CREEK, WASHINGTON 98082
 CONTACT: DARREN RIDDLE, PLS
 PHONE: (425) 512-709
 FAX: (425) 357-3577
 EMAIL: darren@pcsurveys.net

LANDSCAPE ARCHITECT:
 ORIGIN DESIGN GROUP
 1031 185TH AVENUE NE
 SNOHOMISH, WASHINGTON 98290
 CONTACT: KRISTAL LOWE
 PHONE: (425) 346-9105
 EMAIL: origindg@gmail.com

GEOTECHNICAL ENGINEER:
 GEOTECH SERVICES, INC.
 20611 67TH AVE NE
 ARLINGTON, WASHINGTON 98223
 CONTACT: EDUARDO GARCIA, PE
 PHONE: (360) 733-7318
 FAX: (360) 733-7418

PROJECT INFORMATION

TAX PARCELS: 31051100401700, 3051100401701
SITE ADDRESS: 608 E HIGHLAND DR ARLINGTON, WA 98223
SITE AREA: 42,467 SF (0.97 AC)(LOT 3 ONLY)
CURRENT ZONING: LOT 1/2: MDR
 LOT 3: HDR
ZONING: RMD+RHD
USE: MULTIFAMILY TOWNHOUSES
NET DEVELOPABLE AREA: 55,038 SF (1.26 AC)
PROPOSED NET DENSITY: 13.45 DU/AC
OPEN SPACE PROVIDED: 8,749 SF (0.20 AC)
WATER: CITY OF ARLINGTON
SEWER: CITY OF ARLINGTON
POWER: SNOHOMISH COUNTY PUD
GAS: PSE
TELEPHONE: COMCAST
CABLE: COMCAST
SCHOOL DISTRICT: ARLINGTON SCHOOL DISTRICT NO. 16
FIRE DISTRICT: CITY OF ARLINGTON
AIRPORT PROTECTION DISTRICT: D
REQUIRED MINIMUM SETBACKS
 FRONT: 5'
 SIDE: 5'
 REAR: 20'

TABLE OF CONTENTS

- 1 COVER SHEET
- 2 ADMINISTRATIVE SITE PLAN

EARTHWORK QUANTITIES

CUT: 300 CY
 FILL: 300 CY
 DISTURBED/CLEARING AREA: 57,484 SF (1.32 AC)

PARKING SPACE REQUIREMENTS

REQUIRED SPACES: 38 (2 SPACES PER UNIT PLUS 1 ADDITIONAL SPACE EVERY 4 UNITS)
PROVIDED UNIT SPACES: 67
PROVIDED GUESTS SPACES: 4
PROVIDED TOTAL SPACES: 71

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY PACIFIC COAST SURVEYS, INC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
 811 or 1-800-424-5555
 Utilities Underground Location Center

NO.	DATE	DESCRIPTION	BY

LDC
 Surveying
 Engineering
 Planning
 Kent
 1851 Central Pk S #101
 Kent, WA 98050
 T 425.806.1869
 www.ldccorp.com

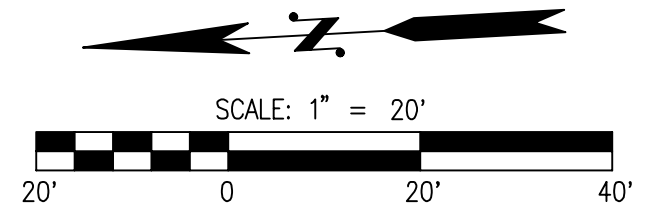
LAND PRO GROUP
ARLINGTON TOWNHOMES
 COVER SHEET

JOB NUMBER:	C19169A
DRAWING NAME:	C19169A-CS-ASP
DESIGNER:	TPA
DRAFTING BY:	BJN
DATE:	11-09-21
SCALE:	1"=40'
JURISDICTION:	CITY OF ARLINGTON

ASP-01
 SHEET 1 OF 2

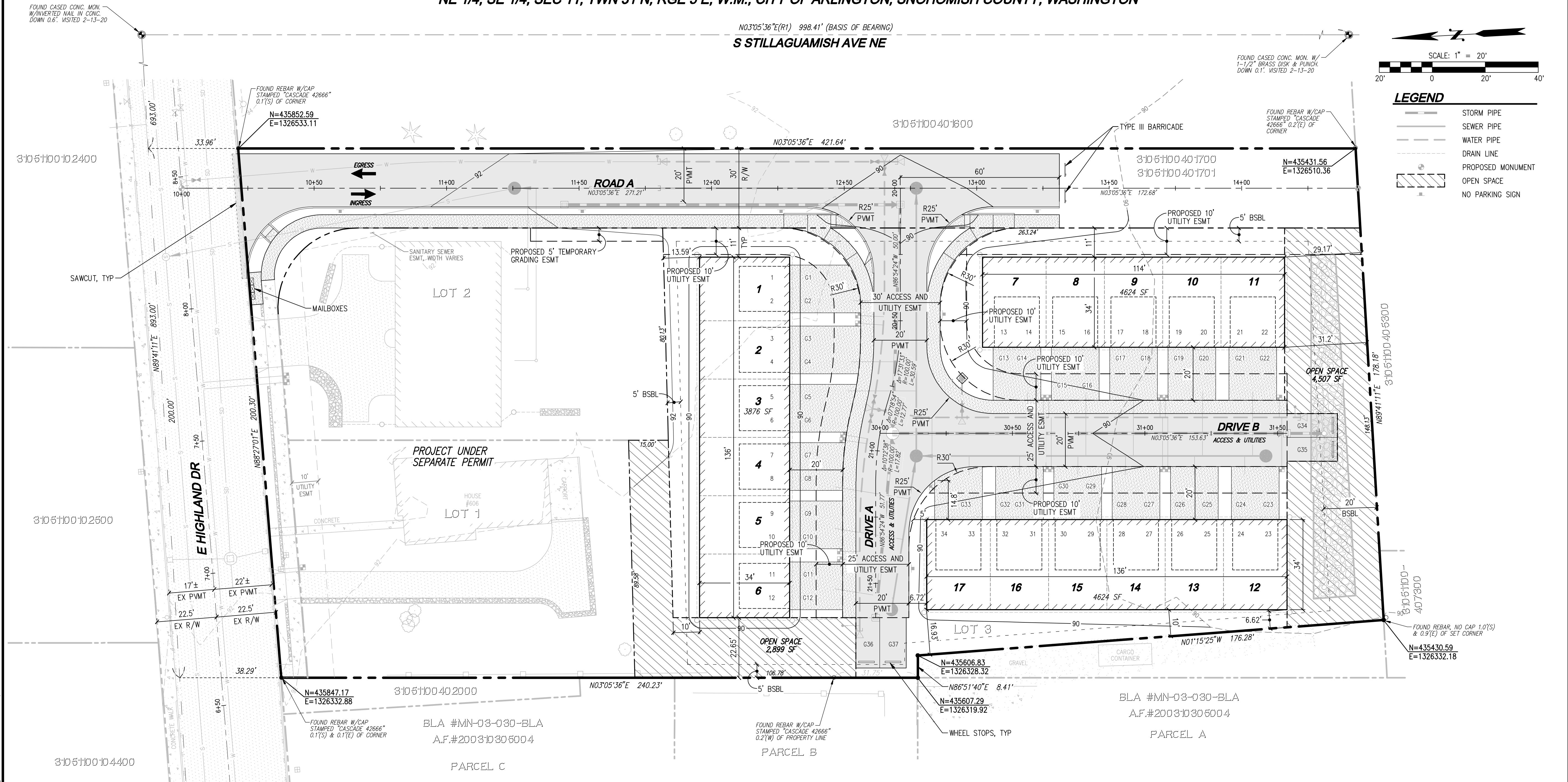
NE 1/4, SE 1/4, SEC 11, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

N03°05'36"E(R1) 998.41' (BASIS OF BEARING)
S STILLAGUAMISH AVE NE



LEGEND

	STORM PIPE
	SEWER PIPE
	WATER PIPE
	DRAIN LINE
	PROPOSED MONUMENT
	OPEN SPACE
	NO PARKING SIGN



PROJECT INFORMATION

TAX PARCELS: 31051100401700, 3051100401701
 SITE ADDRESS: 606 E HIGHLAND DR, ARLINGTON, WA 98223
 SITE AREA: 42,467 SF (0.97 AC) (LOT 3 ONLY)
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 TELEPHONE: COMCAST
 CABLE: COMCAST
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 FIRE DISTRICT: CITY OF ARLINGTON
 AIRPORT PROTECTION DISTRICT: D
 REQUIRED MINIMUM SETBACKS:
 FRONT: 5'
 SIDE: 5'
 REAR: 20'

PARKING SPACE REQUIREMENTS

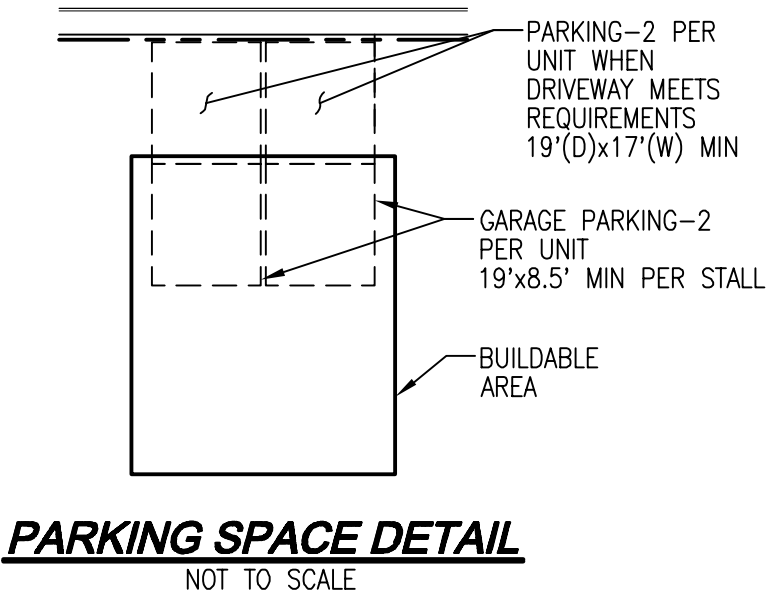
REQUIRED SPACES: 38 (2 SPACES PER UNIT PLUS 1 ADDITIONAL SPACE EVERY 4 UNITS)
 PROVIDED UNIT SPACES: 67
 PROVIDED GUEST SPACES: 4
 PROVIDED TOTAL SPACES: 71

OPEN SPACE REQUIREMENTS

MINIMUM PARK OPEN SPACE REQUIREMENT: 65 SF PER PERSON
 ANTICIPATE 3 BEDROOM TOWNHOME UNITS: 17 UNITS
 3.2 PEOPLE PER TOWNHOME (PER CITY CODE)
 3.2 PEOPLE x 17 UNITS x 65 SF
 MINIMUM PARK OPEN SPACE REQUIRED: 3,328 SF
 OPEN SPACE PROPOSED: 8,749 SF

CALCULATION SECTION

GROSS DENSITY		
GROSS SITE AREA (GSA)	42,467 SF	0.97 AC
PROPOSED GROSS DENSITY (17 DU/0.97 AC)	17.53 DU/AC	



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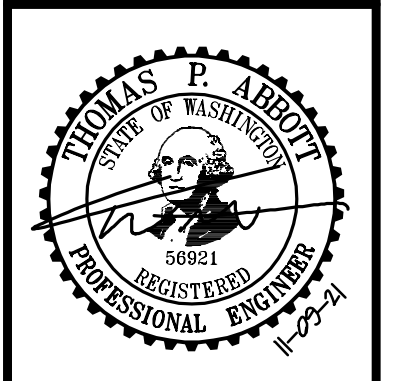
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REVISIONS

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 Surveying
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 Kent, WA 98050
 T: 425.806.1869 www.LDCcorp.com

LAND PRO GROUP
ARLINGTON TOWNHOMES
 ADMINISTRATIVE SITE PLAN



JOB NUMBER: C19169A
 DRAWING NAME: C19169AC-ASP-PL
 DESIGNER: TPA
 DRAFTING BY: BJN
 DATE: 11-09-21
 SCALE: 1"=20'
 JURISDICTION: CITY OF ARLINGTON

Drawing: P:\Civil\2019\19-169A_ArlingtonTownhomes\Drawings\Administrative Site Plan\C19169AC-ASP-PL.dwg Plotter: Nov 09, 2021 - 3:43pm