NW 1/4 OF NW/4 SECTION 14, TOWNSHIP 31, RANGE 05 E, W.M.

WISEMARK COMMONS

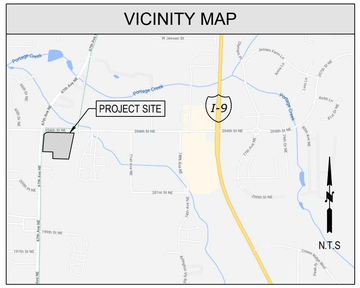
PRELIMINARY ENGINEERING PLANS

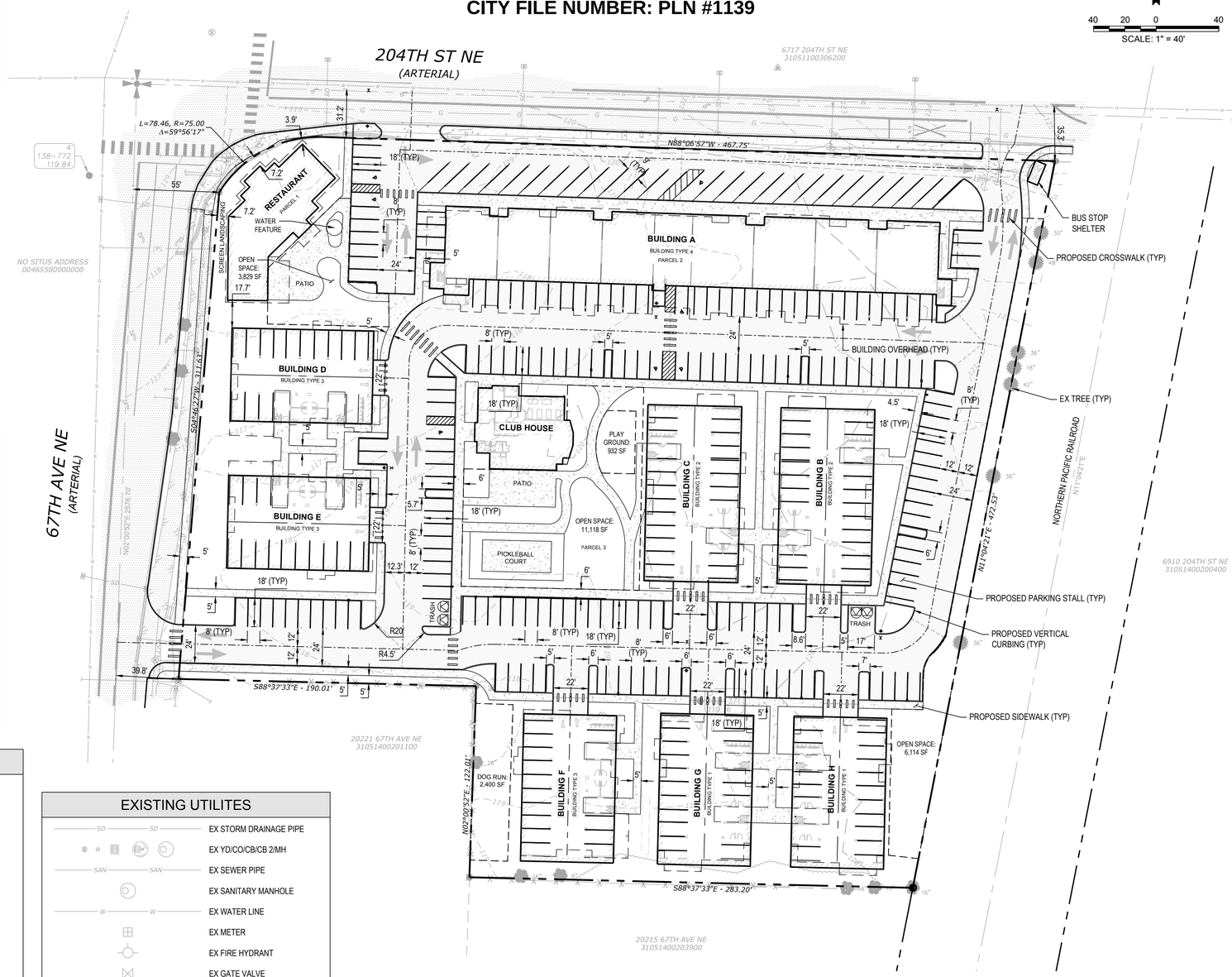
PARCEL #31051400200600

CITY FILE NUMBER: PLN #1139

Know what's **below.**
Call before you dig.
1-800-424-5555

SCALE: 1" = 40'





PENDING FURTHER REVIEW

IMPERVIOUS / PERVIOUS AREAS

EXISTING:	
GRAVEL (PGHS)	6,697 SF (0.15 Ac)
PROPOSED:	
BUILDINGS (ROOFS)	54,395 SF (1.25 Ac)
CONCRETE	24,065 SF (0.55 Ac)
ASPHALT (PGHS)	71,683 SF (1.65 Ac)
TOTAL:	150,143 SF (3.45 Ac)
OPEN SPACE:	24,216 SF (0.55 Ac)
OPEN SPACE REQUIRED:	5%
OPEN SPACE PROVIDED:	11%

FLOODPLAIN NOTE

BASE FLOOD ELEVATION PER FEMA FLOODPLAIN MAP,
PANEL NO. 53061C0392F DATED 6-19-2020. FLOOD ZONE = X

PROJECT INFO

OWNER/APPLICANT:
SYNTHESIS INTERESTS
1610 33RD AVE
SEATTLE, WA 98122
CONTACT: MICHAEL WEINSTEIN
TEL: 206-890-3027

ARCHITECT:
WATTENBARGER ARCHITECTS
40 LAKE BELLEVUE DR, SUITE 350
BELLEVUE, WA 98005
CONTACT: TRAVIS MCDANOLD, A.I.A
TEL: 425-453-0606

LANDSCAPE ARCHITECT:
RICHARD WARD ASSOCIATES
40 LAKE BELLEVUE DR, SUITE 350
BELLEVUE, WA 98005
CONTACT: RICHARD WARD
TEL: 425-453-0606

ENGINEER:
BEYLER CONSULTING
5920 100TH ST SW, STE 25
LAKEWOOD, WA 98499
CONTACT: LANDON BEYLER P.E.
TEL: 253-984-2900

SURVEYOR:
HARMSEN
603 SOUTH FIRST STREET
P.O. BOX 1759
MOUNT VERNON, WA 98273
TEL: 360-336-9199

SITE DATA

PARCEL NUMBER:	31051400200600
SITE ADDRESS:	6804 204TH ST NE ARLINGTON, WA 98223
SITE AREA:	213,880 SF (4.91 ACRES)
ZONING:	T4-MS (MIXED USE VILLAGE CENTER)
SETBACKS:	
FRONT:	90% MIN
SIDE STREET:	75% MIN
SIDE:	0' (MAIN), 10' (ACCESSORY)
REAR:	0'
TOTAL UNITS:	150

SURVEY DATA

VERTICAL DATUM:
NAVD88 BY GNSS OBSERVATIONS. ELEVATIONS REPORTED WITHIN THE AREA OF FIELD TOPOGRAPHIC SURVEY EXCEED NATIONAL MAPPING ACCURACY STANDARDS OF BEING WITHIN ONE HALF OF THE CONTOUR INTERVAL SHOWN HEREON.

==========

BASIS OF BEARINGS:
GRID NORTH, WASHINGTON COORDINATE SYSTEM NORTH ZONE, BEING NORTH 88°37'33" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, T 31N, R 5E, W.M. PER THAT SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 201808085007.

SHEET INDEX

P1.0	PRELIMINARY SITE PLAN
P1.1	PRELIMINARY PARKING PLAN
P1.2	PRELIMINARY LOT LAYOUT
P2.0	PRELIMINARY STORM DRAINAGE PLAN
P3.0	PRELIMINARY UTILITY PLAN
P4.0	PRELIMINARY FIRE PLAN

CIVIL ABBREVIATIONS

BC	BOTTOM OF CURB
BSBL	BUILDING SETBACK LINE
CB	CATCH BASIN
CO	CLEAN OUT
CONC	CONCRETE
DI	DUCTILE IRON
FH	FIRE HYDRANT
HP	HIGH POINT
LP	LOW POINT
MH	MANHOLE
PVC	POLYVINYLCHLORIDE
REQ'D	REQUIRED
RPBA	REDUCED PRESSURE BACKFLOW PREVENTOR
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSFM	SANITARY SEWER FORCE MAIN
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
UBC	UNIFORM BUILDING CODE
WM	WATER METER
XFMR	TRANSFORMER
WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

LEGEND

- EX PROPERTY BOUNDARY
- EX RIGHT-OF-WAY
- EX CENTERLINE
- PROPOSED CENTERLINE
- EX MAJOR CONTOURS
- EX MINOR CONTOURS
- EX ASPHALT
- EX CONCRETE
- BUILDING OVERHEAD
- BUILDING
- ASPHALT PAVEMENT
- CONCRETE
- CURB AND GUTTER
- VERTICAL CURB
- EX CHAIN LINK FENCE
- EX WIRE FENCE
- EX TREE

EXISTING UTILITES

- EX STORM DRAINAGE PIPE
- EX YD/CO/CB/CB 2/MH
- EX SEWER PIPE
- EX SANITARY MANHOLE
- EX WATER LINE
- EX METER
- EX FIRE HYDRANT
- EX GATE VALVE
- EX GAS LINE
- EX GAS VALVE
- EX U/G TELEPHONE LINE
- EX TELEPHONE RISER
- EX OVERHEAD POWER LINE
- EX POWER POLE
- EX STREET LIGHT

NO.	DESCRIPTION	INIT	DATE

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CORPORATE OFFICE
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Lakewood, WA 98499
(253) 984-2900
beylerconsulting.com

PRELIMINARY SITE PLAN

WISEMARK COMMONS

PRELIMINARY ENGINEERING PLANS

CITY OF ARLINGTON WASHINGTON

DESIGNED:	DRAWN:	CHECKED:	SCALE: HORZ: 1"=40' VERT:	DATE:
ADP	EJM	LCB		9/28/2023

NOT FOR CONSTRUCTION

9/28/2023

JOB NUMBER
23.00095

SHEET
P1.0

CAD FILE: X:\Projects_2023 Projects\23.00095 Singh 204th St NE, Arlington\ACivil Engineering\Drawings\23.00095 Preliminary Cover - Site Plan.dwg PLOT DATETIME: 9/28/2023 6:23 PM

NW 1/4 OF NW/4 SECTION 14, TOWNSHIP 31, RANGE 05 E, W.M.

WISEMARK COMMONS

PRELIMINARY ENGINEERING PLANS

PARCEL #31051400200600

CITY FILE NUMBER: PLN #1139

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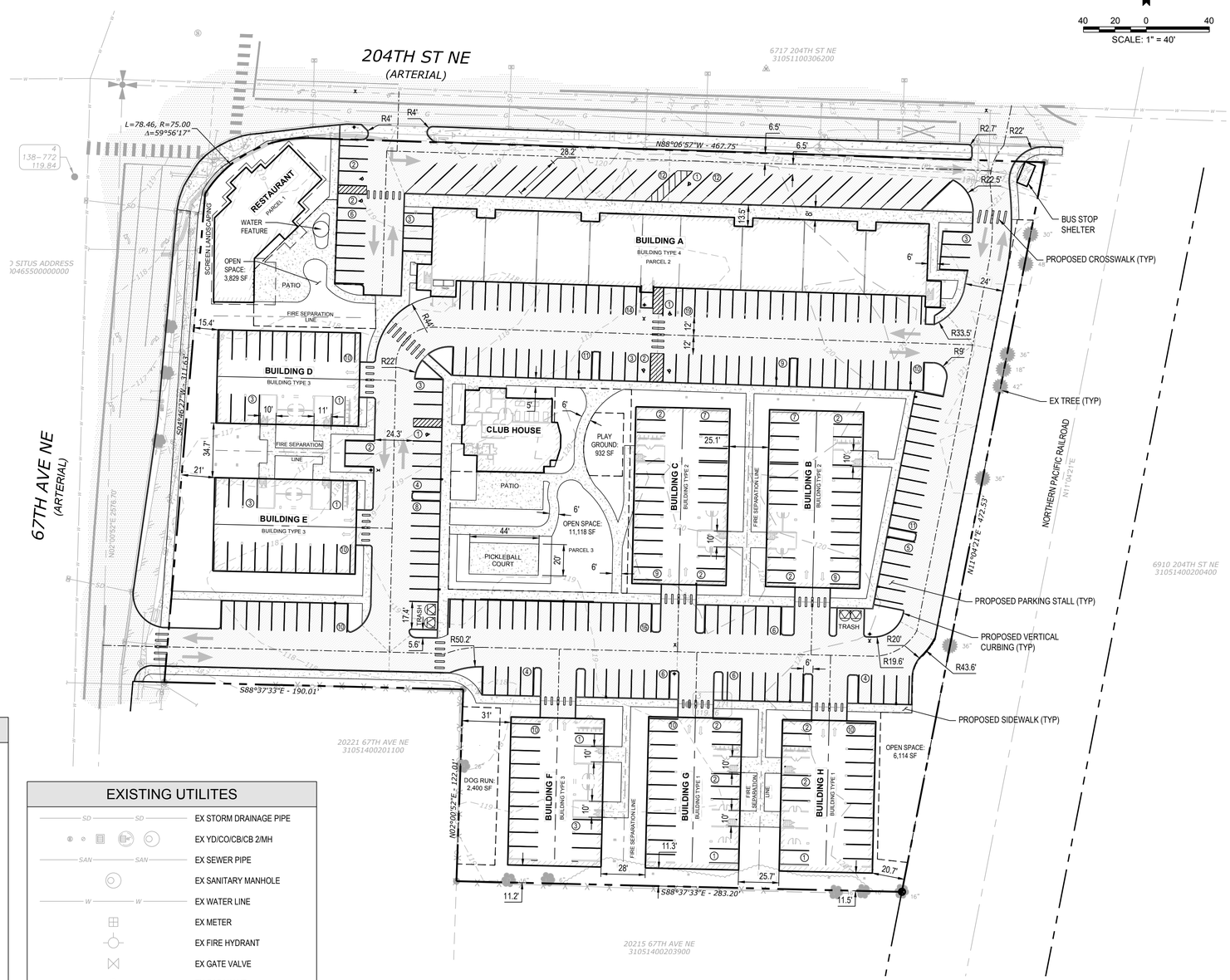
SCALE: 1" = 40'



LEGEND

- EX PROPERTY BOUNDARY
- EX RIGHT-OF-WAY
- EX CENTERLINE
- PROPOSED CENTERLINE
- EX MAJOR CONTOURS
- EX MINOR CONTOURS
- EX ASPHALT
- EX CONCRETE
- BUILDING OVERHEAD
- BUILDING
- ASPHALT PAVEMENT
- CONCRETE
- CURB AND GUTTER
- VERTICAL CURB
- EX CHAIN LINK FENCE
- EX WIRE FENCE
- EX TREE

EXISTING UTILITES

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SITE DATA

PARCEL NUMBER:	31051400200600
SITE ADDRESS:	6804 204TH ST NE ARLINGTON, WA 98223
SITE AREA:	213,880 SF (4.91 ACRES)
ZONING:	T4-MS (MIXED USE VILLAGE CENTER)
SETBACKS:	
FRONT:	90% MIN
SIDE STREET:	75% MIN
SIDE:	0' (MAIN), 10' (ACCESSORY)
REAR:	0'
PARKING PROVIDED:	
STANDARD:	210
COMPACT:	52
COMMERCIAL:	38
ADA:	5
ADA VAN:	2
BICYCLE:	148
PARKING REQUIRED:	
RESIDENTIAL PARKING:	262
COMMERCIAL:	29
ADA:	5
ADA VAN:	2
BICYCLE:	47
SURFACE PARKING:	26,900 SF - 11%
UNDER BUILDING PARKING:	38,326 - 17%

NO.	DESCRIPTION	INIT	DATE

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Lakewood, WA 98499
(253) 984-2900
beylerconsulting.com

PRELIMINARY PARKING PLAN

WISEMARK COMMONS

PRELIMINARY ENGINEERING PLANS

CITY OF ARLINGTON WASHINGTON

DESIGNED:	DRAWN:	CHECKED:	SCALE:	DATE:
ADP	EJM	LCB	HORZ: 1"=40' VERT:	9/28/2023

NOT FOR CONSTRUCTION

9/28/2023

JOB NUMBER
23.00095

SHEET
P1.1

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NW 1/4 OF NW/4 SECTION 14, TOWNSHIP 31, RANGE 05 E, W.M.

CITY FILE NUMBER: PLN #1139

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.29'	N00° 39' 52.59"W
L2	24.00'	S88° 06' 58.92"E
L3	6.84'	S01° 53' 01.08"W
L4	12.00'	S01° 53' 01.08"W
L5	40.07'	S88° 06' 56.63"E
L6	39.66'	S31° 48' 45.46"E
L7	55.22'	N55° 11' 19.89"E
L8	7.34'	N00° 21' 17.53"W
L9	30.54'	N06° 24' 24.62"E
L10	12.96'	N11° 04' 28.02"E
L11	18.49'	N01° 53' 01.09"E

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	78.46'	75.00'	059°56'17"	74.93'	S61° 54' 55"W
C2	17.99'	33.53'	030°44'03"	17.77'	N31° 39' 50"E

OLD LEGAL DESCRIPTION

SECTION 14 TOWNSHIP 31 RANGE 05 QUARTER SW - BEG NW COR SEC TH E ALG N LN 648FT TO W MGN BURLINGTON NORTHERN RR TH S ALG W LN SD MGN 507FT TH W 285FT TH N 122FT TH W 230FT TO W LN SEC TH N ALG SD WLN 379FT M/L TO POB LESS CO RD & EXC ADD'L R/W TO CITY OF ARL PER SWD REC UND AFN 9401110163 & SWD REC UND AFN 200112100111

NEW LEGAL DESCRIPTION

LOT 1:

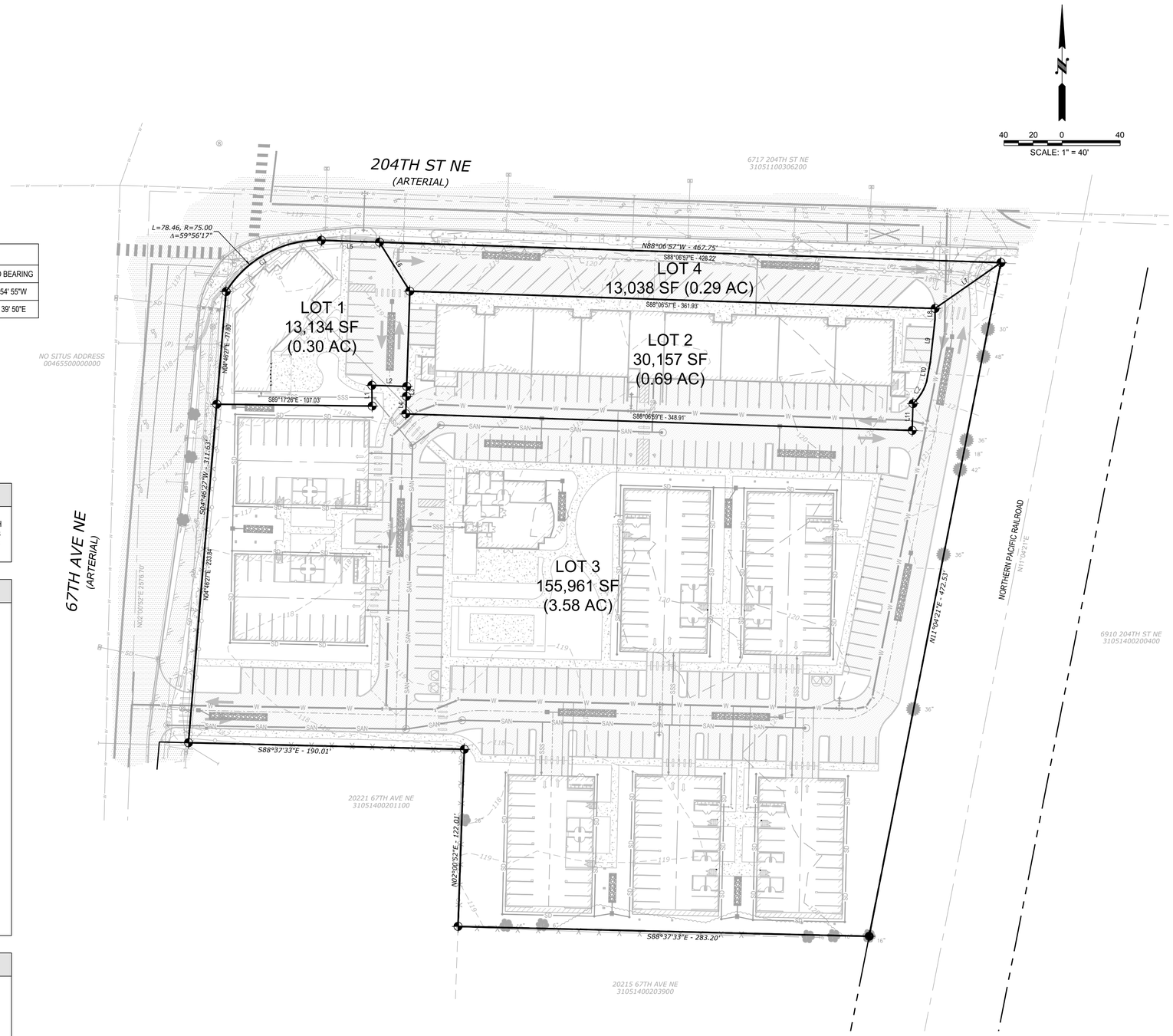
LOT 2:

LOT 3:

LOT4:

LEGEND

- EX PROPERTY BOUNDARY
- EX RIGHT-OF-WAY
- EX CENTERLINE
- PROPOSED CENTERLINE
- PROPOSED LOT LINE
- PROPOSED MONUMENT IN CASE
- EX MAJOR CONTOURS
- EX MINOR CONTOURS



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beylerconsulting.com

PRELIMINARY LOT LAYOUT

WISEMARK COMMONS

PRELIMINARY ENGINEERING PLANS

CITY OF ARLINGTON WASHINGTON

DESIGNED:	DRAWN:	CHECKED:	SCALE:	DATE:
ADP	EJM	LCB	HORZ: 1"=40' VERT:	9/28/2023

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9/28/2023

JOB NUMBER 23.00095

SHEET P1.2

CAD FILE: X:\Projects_2023 Projects\23.00095 Singh 204th St NE, Arlington\Civil Engineering\Drawings\23.00095 Preliminary Lot Layout.dwg PLOT DATE/TIME: 9/28/2023 6:35 PM

NW 1/4 OF NW/4 SECTION 14, TOWNSHIP 31, RANGE 05 E, W.M.

CITY FILE NUMBER: PLN #1139

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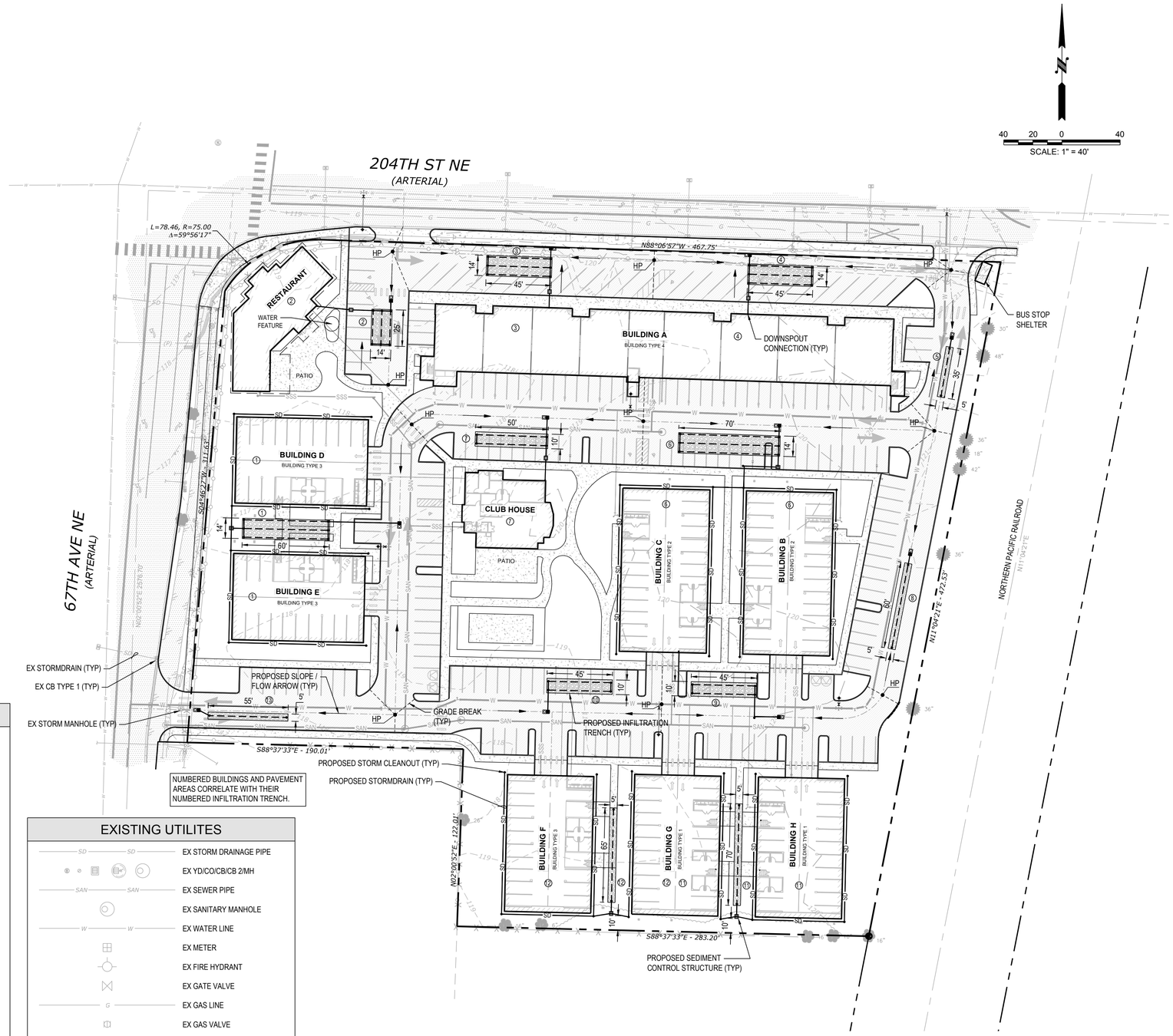

LEGEND

- EX PROPERTY BOUNDARY
- EX RIGHT-OF-WAY
- EX CENTERLINE
- PROPOSED CENTERLINE
- EX MAJOR CONTOURS
- EX MINOR CONTOURS
- GRADE BREAK
- EX ASPHALT
- EX CONCRETE
- BUILDING
- ASPHALT PAVEMENT
- CONCRETE
- CURB AND GUTTER
- VERTICAL CURB
- STORM DRAINAGE PIPE
- PERFORATED (PERF) PIPE
- INFILTRATION TRENCH
- ROOF DOWNSPOUT
- STORM CLEANOUT
- CATCH BASIN TYPE 1
- FLOW ARROW/SLOPE ARROW

EXISTING UTILITES

- EX STORM DRAINAGE PIPE
- EX YD/CO/CB/CB 2/MH
- EX SEWER PIPE
- EX SANITARY MANHOLE
- EX WATER LINE
- EX METER
- EX FIRE HYDRANT
- EX GATE VALVE
- EX GAS LINE
- EX GAS VALVE
- EX U/G TELEPHONE LINE
- EX TELEPHONE RISER
- EX OVERHEAD POWER LINE
- EX POWER POLE
- EX STREET LIGHT

NO.	DESCRIPTION	INIT	DATE

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PRELIMINARY STORM DRAINAGE PLAN

WISEMARK COMMONS

PRELIMINARY ENGINEERING PLANS

CITY OF ARLINGTON WASHINGTON

DESIGNED:	DRAWN:	CHECKED:	SCALE:	DATE:
ADP	EJM	LCB	HORZ: 1"=40' VERT:	10/4/2023

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10/4/2023

JOB NUMBER 23.00095

SHEET P2.0

CAD FILE: X:\Projects\ 2023\ Projects\23.00095 Singh 204th St NE, Arlington\ACivil Engineering\Drawings\23.00095 Preliminary Storm Plan.dwg PLOT DATE/TIME: 10/4/2023 4:07 PM

NW 1/4 OF NW/4 SECTION 14, TOWNSHIP 31, RANGE 05 E, W.M.

CITY FILE NUMBER: PLN #1139

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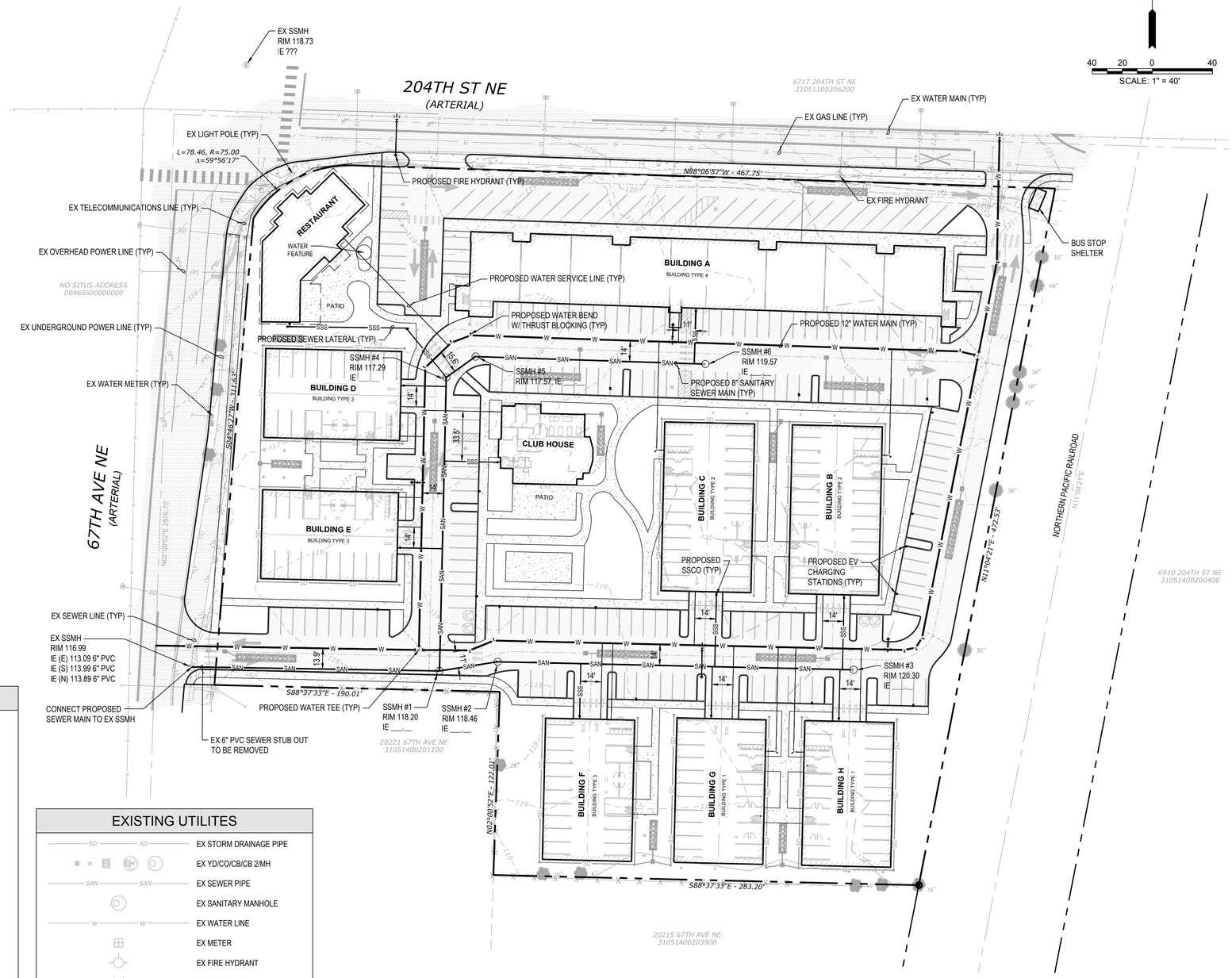

LEGEND

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- BUILDING
- ASPHALT PAVEMENT
- CONCRETE
- CURB AND GUTTER
- VERTICAL CURB
- WATER MAIN
- WATER SERVICE LATERAL
- METER
- FIRE HYDRANT
- WATER BENDS
- SANITARY SEWER PIPE
- SANITARY SEWER LATERAL
- SANITARY MANHOLE / CLEANOUT

EXISTING UTILITES

- EX STORM DRAINAGE PIPE
- EX YD/CO/CB/CB 2/MH
- EX SEWER PIPE
- EX SANITARY MANHOLE
- EX WATER LINE
- EX METER
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NO.	DESCRIPTION	INIT	DATE

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PRELIMINARY UTILITY PLAN

WISEMARK COMMONS

PRELIMINARY ENGINEERING PLANS

CITY OF ARLINGTON WASHINGTON

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JOB NUMBER
23.00095

SHEET
P3.0

CAD FILE: X:\Projects_2023 Projects\23.00095 Sivgh 204th St NE, Arlington\Civil Engineering\Drawings\23.00095 Preliminary Utility Plan.dwg PLOT DATE/TIME: 9/28/2023 6:37 PM