

# CITY OF ARLINGTON

## KING SHORT PLAT (PLN#???)

### SE 16 T31N R5E

#### PROJECT SITE INFORMATION

##### SURVEY REFERENCE

BASE INFORMATION PROVIDED BY BENCHMARK SURVEYING, CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

##### DATUM

HORIZONTAL MERIDIAN: NAD83/2011 CONSTRAINED TO THE WSRN  
 VERTICAL DATUM: NAVD88 CONSTRAINED TO THE WSRN  
 CONTROLLING BENCHMARK: CATCH BASIN RIM NEAR SE LOT CORNER=136.55'

##### PARCEL ADDRESS

4405 188TH ST NE, ARLINGTON, WA 98223

##### PARCEL NUMBER

31051600400300

##### LEGAL DESCRIPTION

LOT 3 OF SHORT PLAT SP 225 (7-84) RECORDED UNDER RECORDING NUMBER 8506120125, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON.

##### ZONING AND USE CLASSIFICATION

RLC-RESIDENTIAL LOW CAPACITY

AIRPORT PROTECTION SUBDISTRICT B AND INNER TURNING ZONE 3

USE CLASSIFICATION: SUBDIVISION MINOR, DUPLEX, SINGLE-FAMILY RESIDENCE (DETACHED)

##### CUT/FILL ESTIMATED QUANTITIES

SITE CUT AND FILL QUANTITIES ARE CALCULATED FROM AVAILABLE INFORMATION PROVIDED BY THE OWNER PRIOR TO CONSTRUCTION. ACTUAL QUANTITIES WILL VARY. QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING. BIDDERS SHALL PERFORM THEIR OWN QUANTITY TAKEOFFS.

- 1600 CY: STRIPPING
- 20 CY: SITE CUT (EXCLUDES STRIPPING)
- 1660 CY: SITE FILL (EXCLUDING SELECT SURFACING MATERIAL)

#### PROJECT CONTACTS

##### OWNER

JON AND JORDAN KING  
 6705 67TH DR NE,  
 MARYSVILLE, WA 98270

##### CONTRACTOR

TBD

##### CIVIL ENGINEER

ERIC SCOTT - PRINCIPAL  
 TERRAVISTA NW CONSULTING ENGINEERS  
 3204 SMOKEY POINT DRIVE, SUITE 207  
 ARLINGTON, WA 98223  
 (360) 691-9272  
 ERIC@TERRAVISTANW.COM

##### SURVEYOR

BRIAN DEBOER  
 BENCHMARK SURVEYING, LLC  
 11915 44TH DRIVE SE  
 EVERETT, WA 98208  
 (206) 459-7010

##### CESCL

TBD

#### DENSITIES AND DIMENSIONS

##### LOT SIZE

EX TOTAL SIZE: 43,560 SF (1.00 ACRES)

##### PROPOSED:

- LOT 1: 9,862 SF (0.226 AC)
- LOT 2: 9,720 SF (0.223 AC)
- LOT 3: 7,611 SF (0.175 AC)
- TRACT 998: 13,340 SF (0.306 AC)
- TRACT 999: 3,028 SF (0.070 AC)

##### PROPOSED LOT DIMENSIONS

- LOT 1: 100.81'± LONG x 97.87'± WIDE
- LOT 2: 119.63'± LONG x 81.60'± WIDE
- LOT 3: 119.83'± LONG x 63.53'± WIDE
- TRACT 998: 266.80'± LONG x 50.02'± WIDE
- TRACT 999: 100.93'± LONG x 30.00'± WIDE

##### MINIMUM NET DENSITY (AMC 20.48.094)

	AREA (AC)
GROSS SITE AREA (GSA)	1.000
LESS ROADS	0.306
LESS AREAS FOR PUBLIC USE	0.070
NET SITE AREA (NSA)	0.624
NET DENSITY (DU/NSA)	8 DU/AC
MIN NET DENSITY REQ	5-6 DU/AC

##### BUILDING SETBACKS

- BUILDING SETBACK FROM ROW:.....20 FEET
- BUILDING SETBACK FROM REAR LOT BOUNDARY:.....20 FEET
- BUILDING SETBACK FROM LOT BOUNDARY:.....5 FEET

##### BUILDING HEIGHT

MAX BUILDING HEIGHT:.....35 FEET

##### TOTAL LOT COVERAGE

TOTAL SIZE: 1.00 ACRES  
 DEVELOPED SIZE (MINUS ROW DEDICATION, OPEN SPACE): 27,192 SF (0.624 ACRES)

- LOT 1: 9,862 SF (MAX 35% IMPERVIOUS = 3,452 SF)
- LOT 2: 9,720 SF (MAX 35% IMPERVIOUS = 3,402 SF)
- LOT 3: 7,611 SF (MAX 35% IMPERVIOUS = 2,664 SF)
- DEVEL MAX NEW IMPERVIOUS AREA: 9,518 SF (0.219 ACRES)

##### RECREATIONAL AND OPEN SPACE

TOTAL SIZE: 1.00 ACRES  
 DEVELOPED SIZE (MINUS ROW DEDICATION): 30,220 SF (0.694 ACRES)  
 OPEN SPACE (TRACT 999): 30,220 x 10% MIN = 3,028 SF (0.070 AC)

##### ADJACENT STREETS

188TH ST NE.....COLLECTOR/MINOR ARTERIAL

##### PARKING

TWO SPACES PER DWELLING UNIT: 5 DU x 2 = 10 REQUIRED PARKING SPACES  
 PARKING SPACES PROVIDED: 10-16+

##### SCREENING TYPES

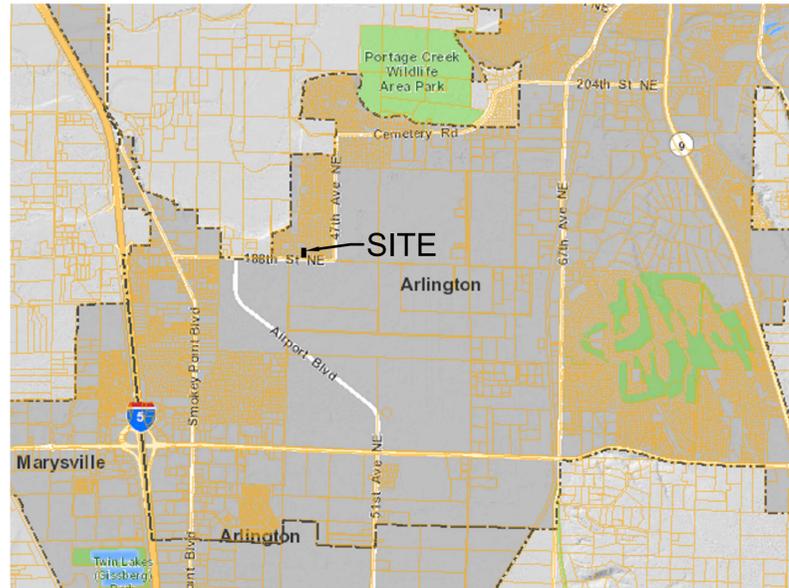
LOT 1 SOUTH FRONTAGE/WEST FRONTAGE: STREET TREES, LOT 1 EAST SIDE: TYPE C  
 LOT 2 WEST FRONTAGE: STREET TREES, LOT 2 NORTH SIDE/EAST REAR: TYPE C  
 LOT 3 WEST FRONTAGE: STREET TREES

##### UTILITY PROVIDERS

WATER.....CITY OF ARLINGTON  
 SEWER.....CITY OF ARLINGTON

##### SPECIAL DISTRICTS

SCHOOL.....ARLINGTON SCHOOL DISTRICT #16  
 FIRE.....NORTH COUNTY REGIONAL FIRE AUTHORITY



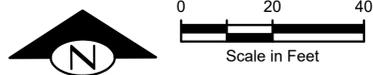
VICINITY MAP

## SHEET INDEX

SHT NO	DESCRIPTION
P1.1	COVER SHEET
P1.2	SITE PLAN
	EXISTING CONDITIONS

BY		REVISION		NO.		DATE	
GENERAL INFORMATION				KING SHORT PLAT			
P1.1				4405 188TH STREET NE, ARLINGTON WA 98223 [CITY OF ARLINGTON]			
CALL BEFORE YOU DIG 1-800-424-5555							
JOB NO. 230108							

SE 16 T31N R 5E

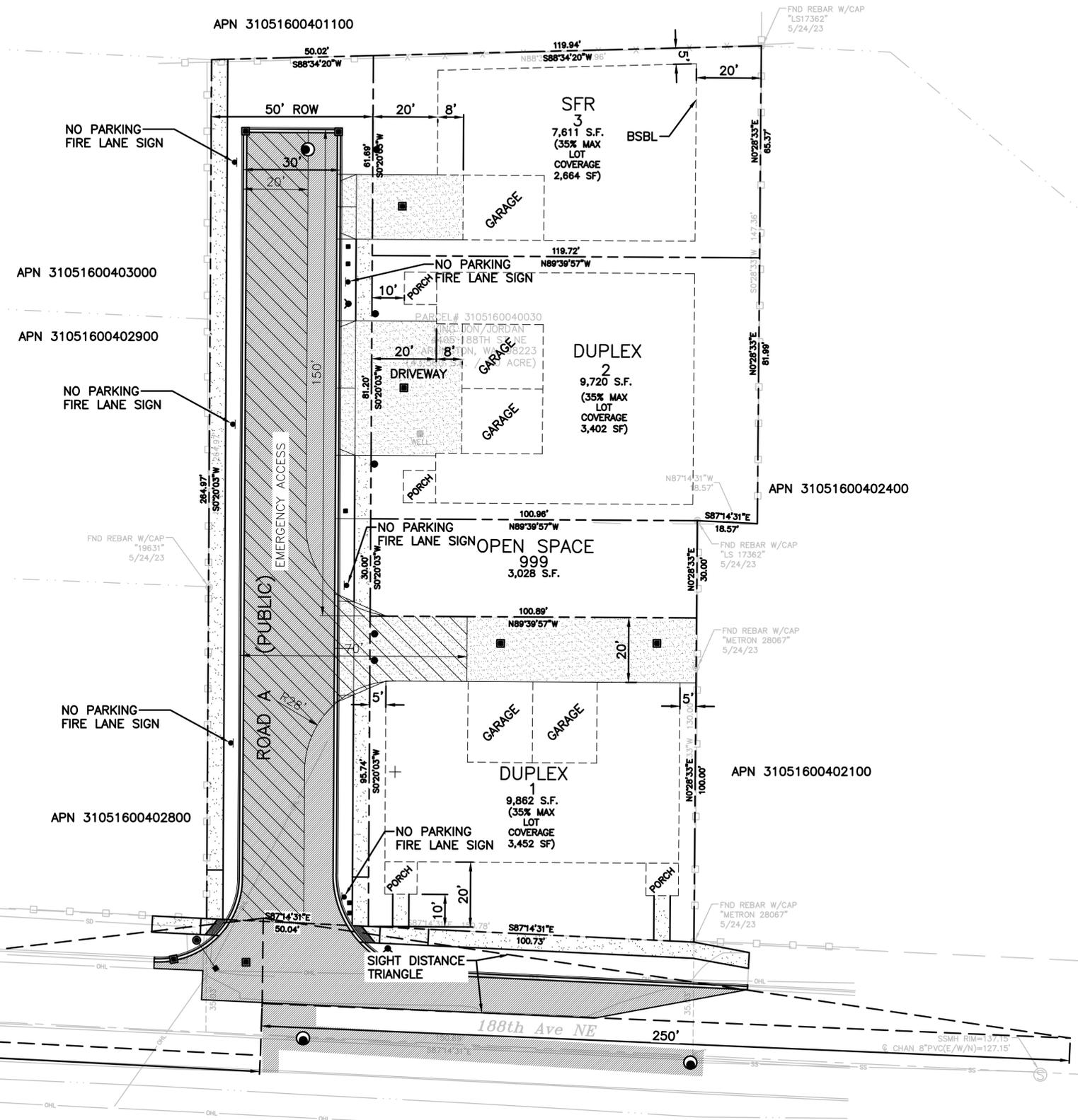


LEGEND

-  HMA PAVEMENT
-  CONCRETE SIDEWALK
-  CONCRETE PAVEMENT

NOTES:

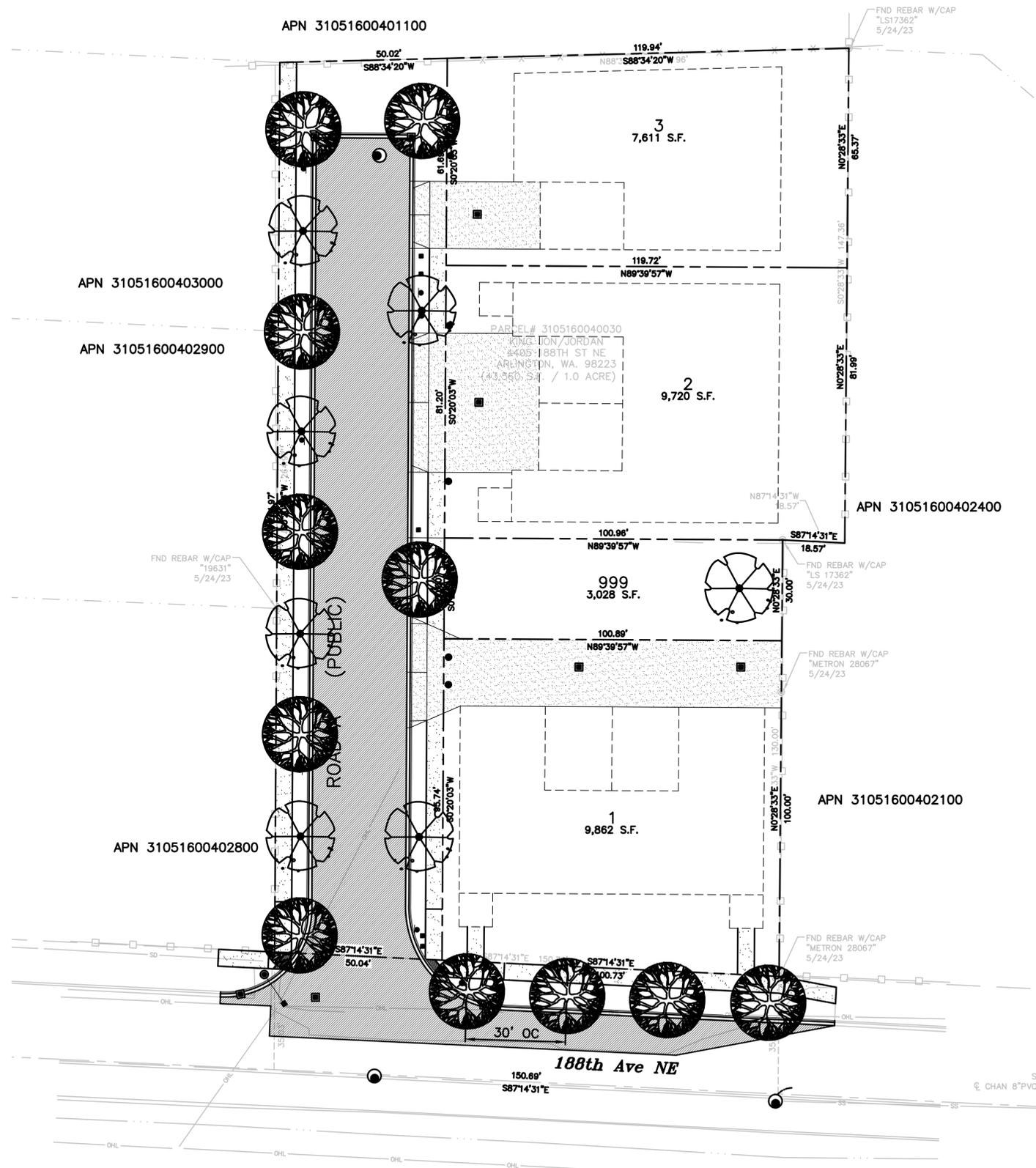
1. SEE SHEET C1.1, C1.2, AND C1.3 FOR GENERAL INFORMATION.
2. ROAD A (PUBLIC) SECTION PER COA STANDARD PLAN R-010.
3. ALL CURB RAMP SHALL HAVE DETECTABLE WARNING SURFACE PER WSDOT STD PLAN F-45.10-03.
4. LOT DRIVEWAYS SHALL BE PER COA STANDARD PLAN R-220.
5. NO PARKING, FIRE LANE SIGN, 50' MAX SPACING, INSTALLED PER COA STANDARD PLAN R-120.
6. SIDEWALK PER COA STANDARD PLAN R-170.
7. SEE SHEET C2.6 FOR ROAD A PROFILE.



Plotted: Jan 10, 2024 - 6:08am Rodney T:\Projects\230108 King Short Plat (Arlington)\Plans\KINGSP\_P-PLAT.dwg Layout Name: P1.2 SITE PLAN

BY	
REVISION	
DATE	
NO.	
	
	
<b>SITE PLAN</b> <b>KING SHORT PLAT</b> 4405 188TH STREET NE, ARLINGTON WA 98223 [CITY OF ARLINGTON]	
<h1 style="margin: 0;">P1.2</h1>	
JOB NO.	230108

CALL BEFORE YOU DIG 1-800-424-5555

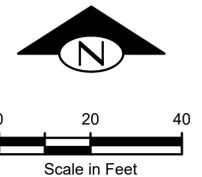


**NOTES:**

1. PLACE A MINIMUM OF 6" TOPSOIL IN ALL PLANTING BEDS, EXCEPT FOR BIOFILTRATION. PLANTING SOIL MIX FOR BACKFILL FOR ALL TREES, SHRUBS AND GROUNDCOVER SHALL BE MIXTURE OF 2/3 TOPSOIL AND 1/3 ORGANIC MATTER, OR COMMERCIALY AVAILABLE 3-WAY TOPSOIL.
2. PLANTING AND TOPSOIL STANDARDS SHALL MEET CITY OF ARLINGTON CODE.
3. CONTRACTOR SHALL FOLLOW STANDARDS FOR NURSERY STOCK AND THE ANI "AMERICAN STANDARDS FOR NURSERY STOCK.
4. PLAN SHALL BE FOLLOWED. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE APPROVAL OF THE GENERAL CONTRACTOR.
5. ALL PLANT PITS SHALL BE INSPECTED TO INSURE PROPER DRAINAGE.
6. SUBCONTRACTOR SHALL PLACE UNIFORM 2" MULCH OVER PROPERLY CLEANED AND GRADED PLANT BEDS.
7. ALL TREES SHALL HAVE 24" PLASTIC ROOT BARRIER PLACED BETWEEN THE ROOT BALL AND CURBING, PAVEMENT, OR SIDEWALKS.
8. OWNER WILL SELF-WATER TREES AND PLANTS FOR ESTABLISHMENT.

**TREE SCHEDULE**

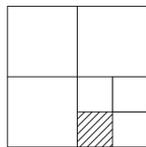
	CARPINUS JAPONICA – JAPANESE HORNBEAM	2" CALIPER (11)
	AMELANCHIER GRANDIFLORA – "AUTUMN BRILLIANCE" SERVICEBERRY	2" CALIPER (7)



DATE	NO.	REVISION	BY	
LANDSCAPE PLAN		[CITY OF ARLINGTON]		
KING SHORT PLAT		4405 188TH STREET NE, ARLINGTON WA 98223		
<b>L1</b>		JOB NO. 230108		
CALL BEFORE YOU DIG 1-800-424-5555				



16-31N-05E



LOT 3  
SHORT PLAT SP 225 (7-84) AFN: 8506120125  
PORTION OF: SW 1/4 SE 1/4, SECTION 16 T. 31 N., R. 05 E., W.M.

LEGEND

- WATER VALVE
  - HYDRANT
  - WATER METER
  - MANHOLES (SS/SD)
  - CB
  - POWER/UTILITY POLE
  - POWER METER
  - GAS METER
  - MAILBOX
  - CONIFEROUS TREE
  - DECIDUOUS TREE
  - FOUND CASIED MONUMENT
  - FOUND PROPERTY CORNER UNLESS OTHERWISE STATED.
- 
- CENTER LINES
  - PROPERTY LINES
  - RIGHT-OF-WAY LINES
  - LOT LINES
  - DITCH LINE
  - WATER LINE
  - SANITARY SEWER LINE
  - STORM DRAIN LINE
  - OVERHEAD UTILITY LINES
  - WIRE FENCE
  - WOOD FENCE

NOTES:

BASIS OF BEARING-WASHINGTON COORDINATE SYSTEM, NAD83(2011)(EPOCH:2010), NORTH ZONE, DERIVED FROM GPS OBSERVATIONS UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN). HELD A BEARING OF SOUTH 87°14'31" EAST BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF 188TH AVE NE. CALCULATED DEED AND PLAT BEARINGS WERE ROTATED TO SAID COORDINATE SYSTEM.

VERTICAL DATUM: NAVD 88 DERIVED FROM GPS OBSERVATIONS UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN).

BENCHMARK: RIM ELEVATION OF SSCO SOUTH OF SOUTHEAST PROPERTY CORNER, EL=137.24'

TOTAL SITE AREA: 43,560 SQ. FT.

TAX ACCOUNT NO: 3105160040030

REFERENCE SURVEYS:  
R-1: SHORT PLAT AFN: 8506120125 (HELD)  
R-2: SHORT PLAT AFN: 220602235242  
R-3: SHORT PLAT AFN: 200712275140

DISTANCES ARE IN FEET AND DECIMALS THEREOF AND REPRESENT CALCULATED OR MEASURED GROUND DISTANCES.

THE LOCATION AND DESCRIPTION OF SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN MAY 2023, UNLESS OTHERWISE INDICATED.

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) LEICA T161 ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332-130-090.

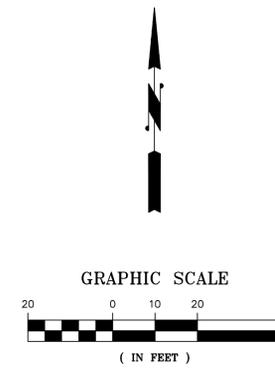
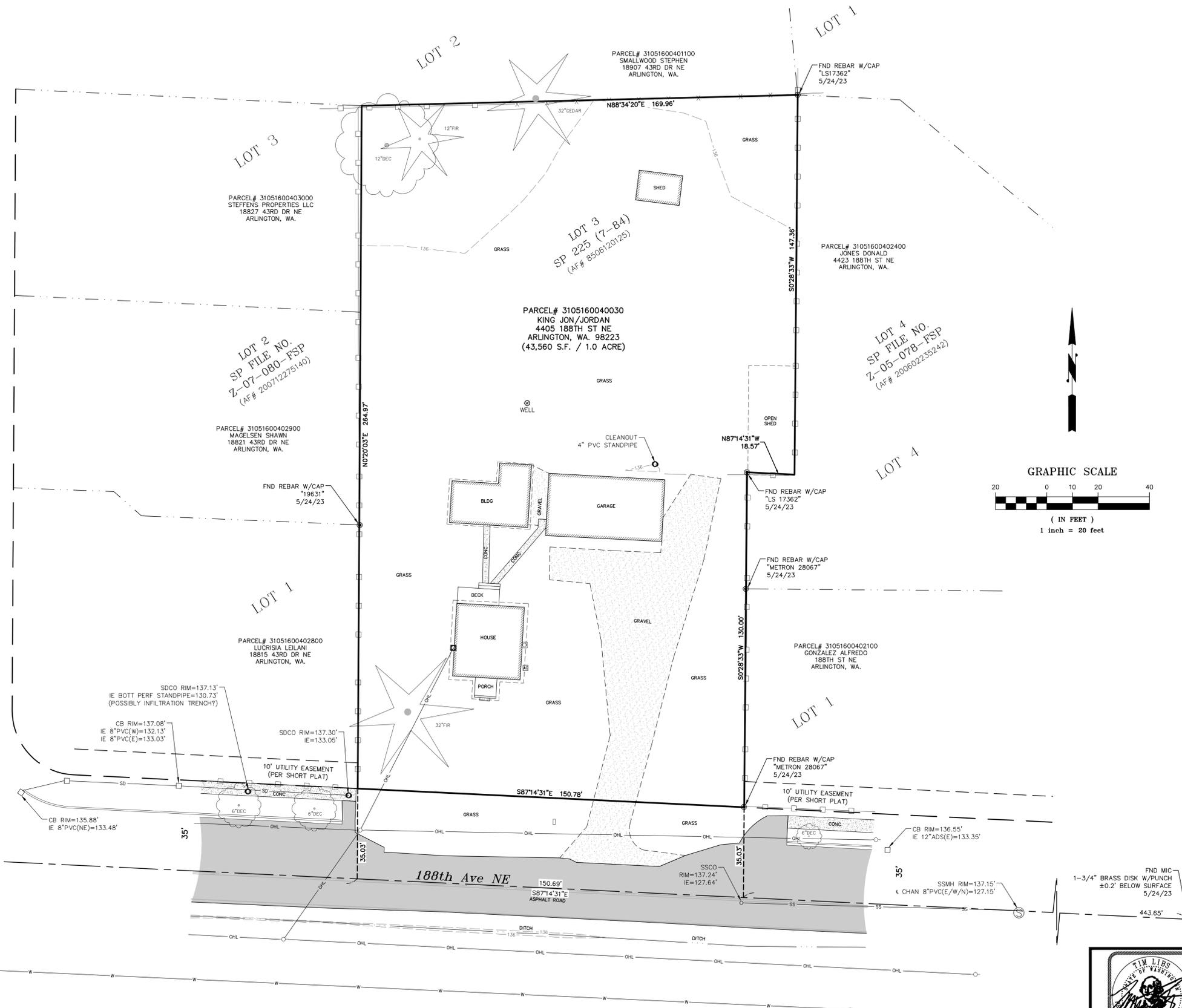
THIS SURVEY DRAWING REPRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND BENCHMARK SURVEYING LLC DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THE ACCURACY OR COMPLETENESS.

CONTRACTOR/ENGINEERS/OWNERS/ARCHITECTS AND ALL OTHERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION. CALL FOR LOCATE: UTILITY LOCATION SERVICE: 1-800-424-5555 or 811

LEGAL DESCRIPTION:

LOT 3 OF SHORT PLAT SP 225 (7-84) RECORDING UNDER RECORDING NUMBER 8506120125, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON.

43rd Drive NE



PORTION OF: SW 1/4 NE 1/4, SECTION 16, T. 31 N., R. 5 E., W.M.

CAD/CALC	BD	BENCHMARK SURVEYING LLC 11915 44TH DRIVE SE EVERETT, WA 98208 EVERETT p. 206.459.7010	PARCEL No. 3105160040030 4405 188TH ST NE, ARLINGTON, WA. 98223 LOT 3 SHORT PLAT SP225 (7-84)	DATE	JANUARY 3, 2024	TOPOGRAPHIC SURVEY FOR KING SHORT PLAT	PROJECT NO.	23006
DRAWN	BD			SCALE	1" = 20'		SHEET	1 OF 1
XXX				SURVEY TEAM	BD		FIELD BOOK	ELEC.

