

TAPERT ARLINGTON JENSEN

PRELIMINARY UNIT LOT SUBDIVISION

CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

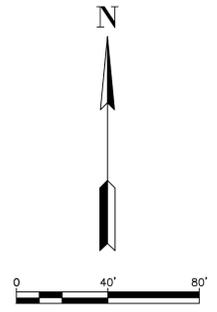
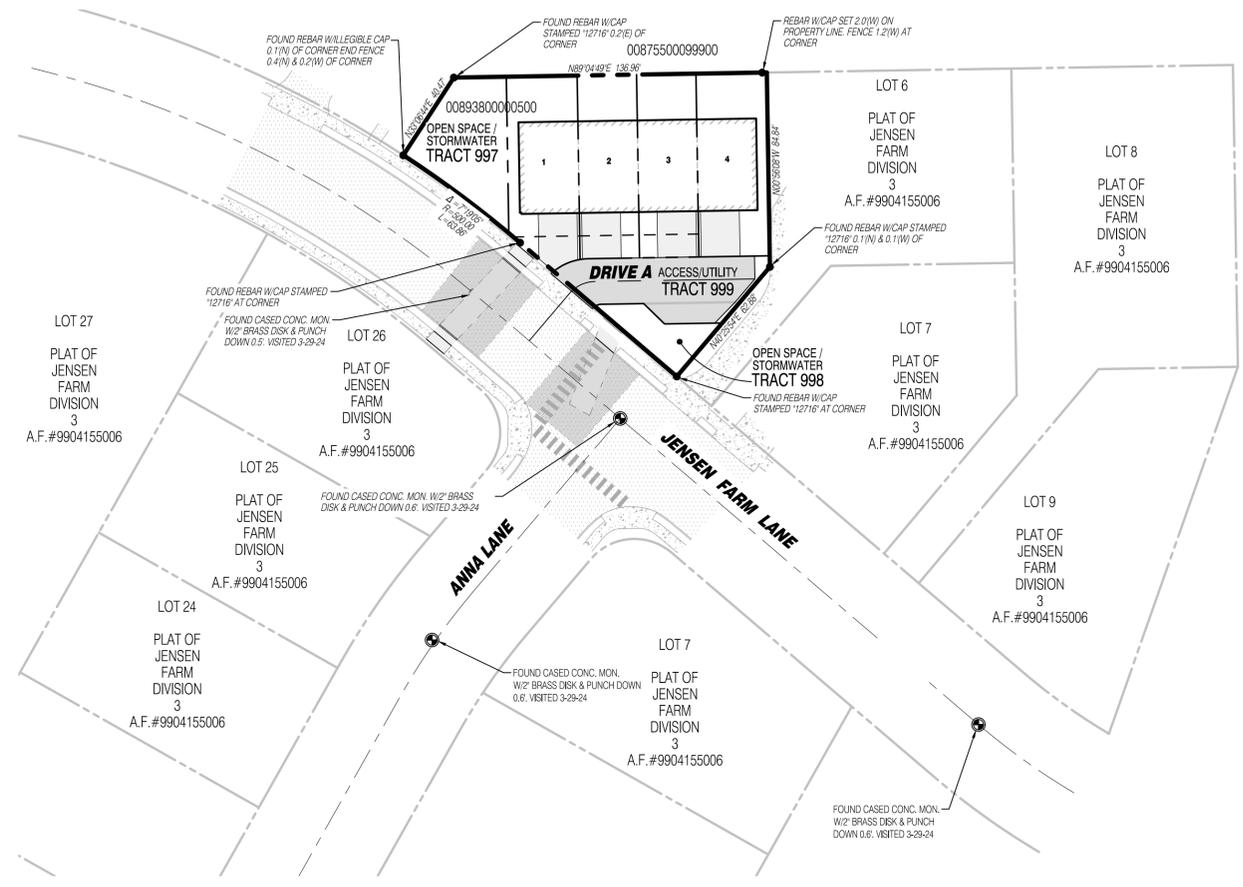


VICINITY MAP
SCALE: NTS

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS	DESCRIPTION	ABBREVIATIONS
	MONUMENT IN CASE	GPM GAS PAINT MARK
	FOUND REBAR W/ CAP	CB CATCH BASIN
	EXISTING CORNER MONUMENT AS NOTED	IE INVERT ELEVATION
	STORM MANHOLE	SD STORM DRAIN
	SEWER CLEANOUT	SS SANITARY SEWER
	SEWER MANHOLE	SSMH SANITARY SEWER MANHOLE
	CATCH BASIN	C CEDAR
	IRRIGATION CONTROL VALVE	PVC POLYVINYL CHLORIDE PIPE
	FIRE HYDRANT	CPP CONCRETE PRESSURE PIPE
	POWER TRANSFORMER	PP POWER POLE
	WATER METER	TBR TO BE REMOVED
	WATER VALVE	EX EXISTING
	SIGN POST	RW RIGHT-OF-WAY
	LIGHT POLE	
	TELCO RISER	
	CONIFEROUS TREE	

PROPOSED STORM SYMBOLS	DESCRIPTION	PROPOSED WATER SYMBOLS	DESCRIPTION
	SD CAP		WATER CAP
	TYPE 1 CATCH BASIN, GRATED LID		CONCRETE BLOCKING
	TYPE 1 CATCH BASIN, SOLID LID		11.25° BEND
	TYPE 2 CATCH BASIN, GRATED LID		22.5° BEND
	TYPE 2 CATCH BASIN, SOLID LID		45° BEND
	BEEHIVE MANHOLE COVER		90° BEND
	SQUARE YARD DRAIN		VALVE
	ROUND YARD DRAIN		HYDRANT ASSEMBLY
	STORM CLEAN OUT		BLOW-OFF VALVE
	STORM PIPE		REDUCER
	SEWER CAP		AIR-VAC ASSEMBLY
	SEWER CLEANOUT		WATER METER
	SEWER MANHOLE		WATER PIPE
	SEWER PIPE		



SURVEY INFORMATION

LEGAL DESCRIPTION

00893800000500;
THE SOUTHERLY 165.5 FEET OF TRACT 285, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 19 RECORDS OF THE SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THE NORTH 135.5 FEET AND WEST 140 FEET THEREOF;
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LOT 6 PLAT OF JENSEN FARM DIVISION 3;
THE NORTH 135.5 FEET OF THE WEST 140 FEET OF THE SOUTH 135.5 FEET OF TRACT 285, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 19 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

HORIZONTAL DATUM

NAD 83/2011 WASHINGTON STATE COORDINATES-NORTH ZONE

BENCHMARK

FOUND INVERTED NAIL IN 4" CONC. MON.
ELEVATION = 464.46 FEET.

BASIS OF BEARING

THE MONUMENTED CENTERLINE OF 172ND STREET NORTHEAST, AS THE BEARING OF NORTH 89°45' WEST, ALSO BEING THE SOUTH LINE OF SECTION 24, PER THE ARLINGTON ROUNDABOUT PLAZA BINDING SITE PLAN, RECORDED UNDER AUDITORS FILE NUMBER 201808315011.

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION:
LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION
PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

REFERENCES

- (R1) ARLINGTON ROUNDABOUT PLAZA BINDING SITE PLAN, AFN 201808315011
- (R2) VERIZON BINDING SITE PLAN NO. 002-02
AF NO. 200705085171

SURVEY NOTES

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 OF RECORD.

BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE OR USE OF SUBJECT PROPERTY.

EARTHWORK QUANTITIES

STRIPPING:	200 CY
CUT:	400 CY
FILL:	400 CY
NET:	0 CY (CUT/FILL)
DISTURBED AREA:	14,894 SF (0.34 AC)

THE ABOVE QUANTITIES ARE FOR PERMITTING PURPOSES. CONTRACTOR TO VERIFY.

CONTACT LIST

DEVELOPER:
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c/o LAND PRO GROUP
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SNOHOMISH, WASHINGTON 98290
CONTACT: KRISTAL LOWE
PHONE: (425) 346-9105
EMAIL: origindg@gmail.com

SURVEYOR:
PACIFIC COAST SURVEYS, INC.
P.O. BOX 13619
MILL CREEK, WASHINGTON 98082
CONTACT: DARREN RIDDLE, PLS
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EMAIL: darren@pcsurveys.net

TABLE OF CONTENTS

- 1 COVER SHEET
- 2 UNIT LOT SUBDIVISION

PROJECT INFORMATION

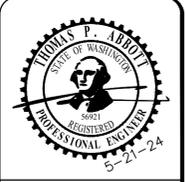
TAX PARCELS:	00893800000500
SITE ADDRESS:	XXXX JENSEN FARM LANE ARLINGTON, WA 98223
SITE AREA:	13,674 SF (0.31 AC)
EXISTING ZONING:	RHC (RESIDENTIAL HIGH CAPACITY)
PROPOSED LOTS:	4 LOTS
BUILDING SETBACKS:	10' FRONT 5' SIDE 15' REAR
WATER:	CITY OF ARLINGTON
SEWER:	CITY OF ARLINGTON
POWER:	SNOHOMISH PUD
GAS:	PUGET SOUND ENERGY
TELEPHONE:	COMCAST
CABLE:	COMCAST
SCHOOL DISTRICT:	ARLINGTON SCHOOL DISTRICT NO 16
FIRE DISTRICT:	NORTH COUNTY REGIONAL FIRE AUTHORITY

SURVEY DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING 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.

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.



ENGINEER'S STAMP

REVISIONS	DESCRIPTION	DATE
#		

COVER SHEET

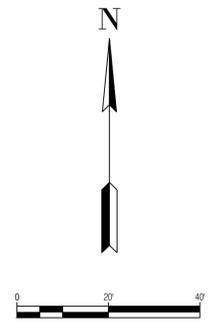
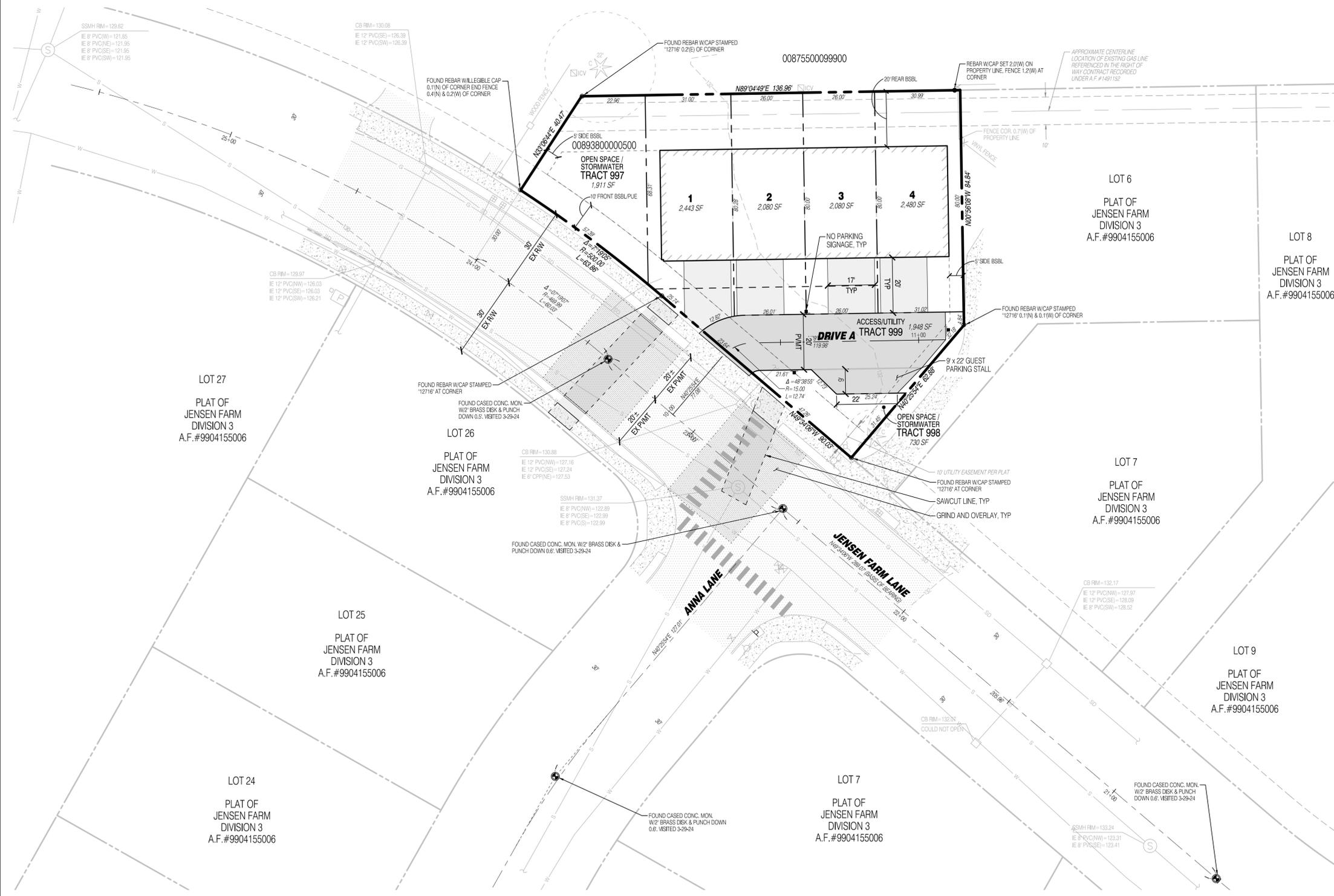
CORSTONE CONTRACTORS, LLC
TAPERT ARLINGTON JENSEN
ARLINGTON, WA

DRAWN BY:	RCR
CHECKED BY:	TPA
DATE:	5-21-24
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0041

ULS-01
1 OF 2

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SW 1/4, SE 1/4, SEC 11, T31N, R05E, WM, ARLINGTON, WASHINGTON



LEGEND

SYMBOLS	DESCRIPTION
[Hatched Box]	ASPHALT PAVEMENT
[Dotted Box]	2" GRIND AND OVERLAY
[Cross-hatched Box]	CONCRETE PAVEMENT
[Square with X]	'NO PARKING' SIGN UNLESS OTHERWISE NOTED

MINI-PARK AND OPEN SPACE

MINI PARK REQUIREMENT 20.52.010	4 UNITS
UNIT COUNT:	12.8 PERSONS
3.2 PERSONS PER UNIT:	832 SF REQUIRED
MINI-PARK AREA (12.8 x 65 SF/PERSON):	832 SF
MINI-PARK AREA PROVIDED:	832 SF

USABLE OPEN SPACE REQUIREMENT 20.52.030	13,674 SF
5.0% TOTAL DEVELOPMENT AREA REQUIRED	684 SF
DEVELOPMENT AREA:	832 SF (6.1%)
TOTAL USABLE OPEN SPACE REQUIRED:	832 SF
OPEN SPACE PROVIDED:	832 SF

PARKING SPACE REQUIREMENTS

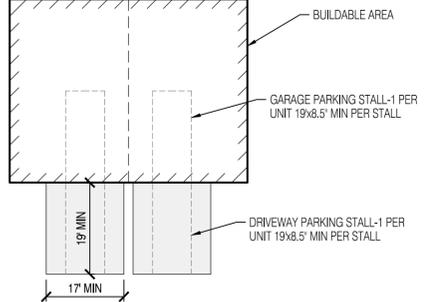
REQUIRED SPACES:	9 (2 SPACES PER UNIT PLUS 1 ADDITIONAL SPACE EVERY 4 UNITS)
PROVIDED UNIT SPACES:	8
PROVIDED GUESTS SPACES:	1
PROVIDED TOTAL SPACES:	9

DENSITY AND DIMENSIONAL CALCULATIONS

TOTAL SITE AREA:	13,674 SF (0.32 AC)
TOTAL PROPOSED DWELLING UNITS:	4
TOTAL LOT COVERAGE:	1,040 SF
GROSS DENSITY:	12.74 DU/AC
NET DENSITY:	12.74 DU/AC

PARKING NOTE

TANDEM STALLS ARE PROPOSED TO MEET PARKING COUNTS. ONE STALL PER UNIT IS TO BE LOCATED WITHIN THE PROPOSED GARAGE AND ONE STALL IS TO BE LOCATED ON THE PROPOSED DRIVEWAY.



NOTES

NO PARKING SIGNAGE TO BE INSTALLED ALONG EDGES OF TRACT 999/DRIVE A AS DEPICTED. PARKING TO BE IN DESIGNATED LOCATIONS ONLY.

PRIVATE OPEN SPACE TABLE

Lot	Lot Area	Private Open Space (Yard) SF	Total Private Open Space SF	Private Open Space % of Lot
1	2,443	620	660	27%
2	2,080	520	560	27%
3	2,080	520	560	27%
4	2,480	620	660	27%

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SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.



ENGINEER'S STAMP

REVISIONS	DESCRIPTION	DATE



UNIT LOT SUBDIVISION

CORSTONE CONTRACTORS, LLC
TAPERT ARLINGTON JENSEN
ARLINGTON, WA

DRAWN BY: RCR
CHECKED BY: TPA
DATE: 5-21-24
JURISDICTION: CITY OF ARLINGTON
JOB NUMBER: 24-0041

ULS-02
2 OF 2

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