

# TAPERT ARLINGTON STILLAGUAMISH

## PRELIMINARY PLANS

### ARLINGTON, SNOHOMISH, WA

#### LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS	DESCRIPTION	ABBREVIATIONS
	FOUND MONUMENT AS NOTED	EPM ELECTRIC PAINT MARK
	SET 1/2" x 24" REBAR W/ CAP "PCS 37536"	GPM GAS PAINT MARK
	EXISTING CORNER MONUMENT AS NOTED	OHP OVERHEAD POWER LINE
	QUARTER SECTION TIE	SPM SEWER PAINT MARK
	CATCH BASIN	WPM WATER PAINT MARK
	CULVERT	C CEDAR
	FIRE HYDRANT	F FIR
	GAS METER	M MAPLE
	GAS VALVE	P PINE
	GUY ANCHOR	
	HOSE BIB	
	SEWER MANHOLE	
	TELCO RISER	
	UTILITY POLE	
	WATER METER	
	WATER VALVE	
	IRRIGATION CONTROL VALVE	
	CONIFEROUS TREE	
	DECIDUOUS 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		PROPOSED SURVEY MONUMENT
			PROPOSED SURVEY MONUMENT IN PROPOSED ROAD

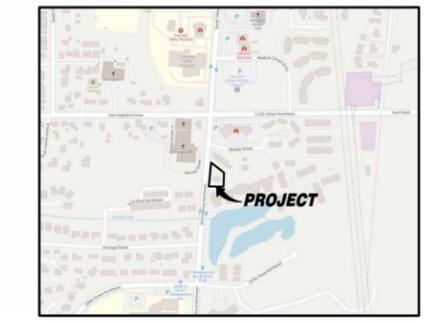
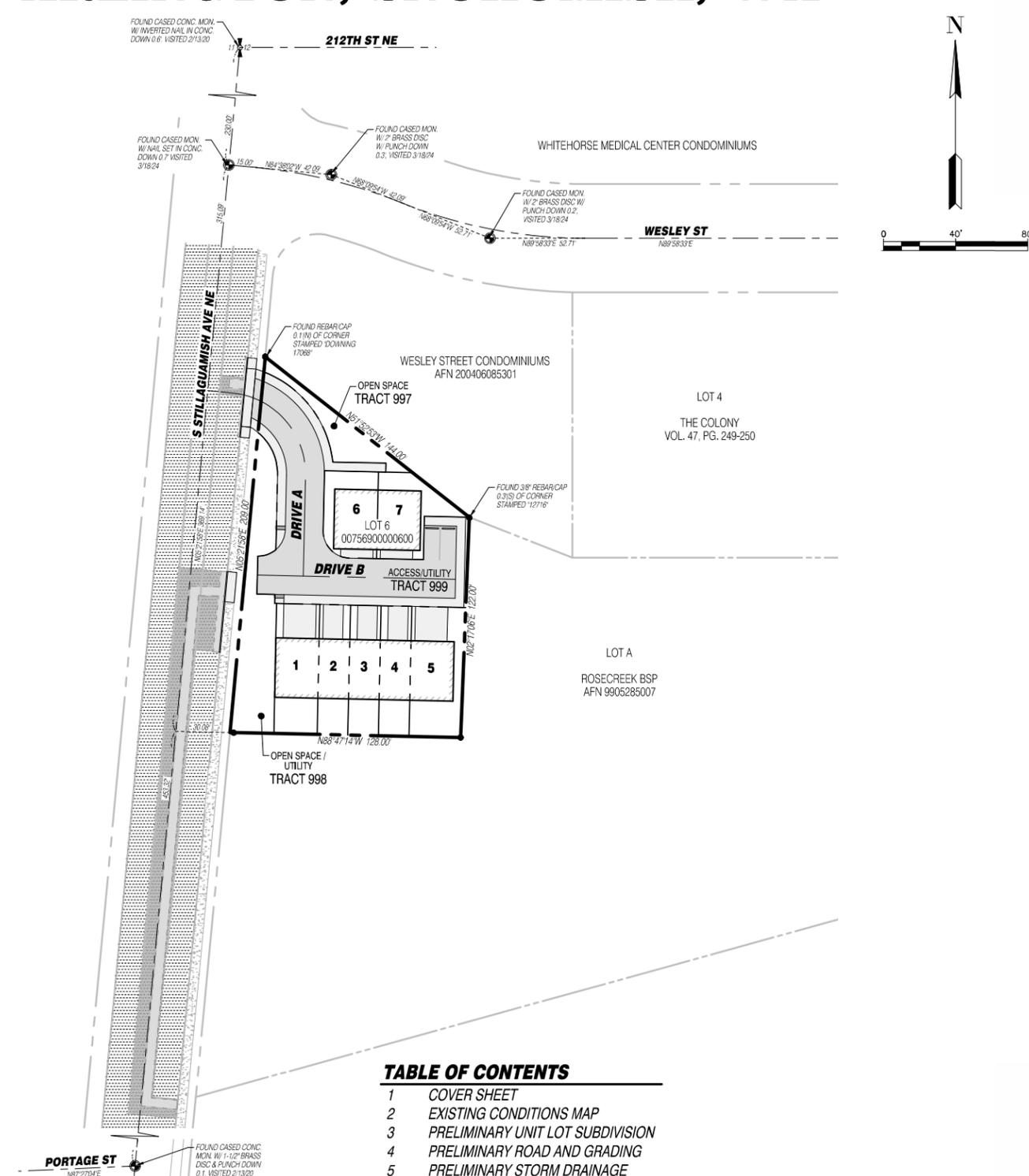
#### CONTACT LIST

<b>DEVELOPER:</b> CORESTONE CONTRACTORS, LLC C/O LAND PRO GROUP 10515 20TH ST SE, SUITE #202 CONTACT: MARK VILLWOCK PHONE: (360) 631-1820 EMAIL: rfarsen@landprogrp.com	<b>CIVIL ENGINEER:</b> SOLID GROUND ENGINEERING 8105 166TH AVE NE REDMOND, WA 98052 CONTACT: TOM ABBOTT, PE PHONE: (425) 281-8324 EMAIL: tabbott@solidgroundpnw.com
<b>GEOTECHNICAL ENGINEER:</b> COBALT GEOTECHNICALS, LLC P.O. BOX 1792 NORTH BEND, WASHINGTON 98045 CONTACT: PHIL HABERMAN, PE PHONE: (206) 331-1097 EMAIL: phil@cobaltgeo.com	<b>LANDSCAPE ARCHITECT:</b> ORIGIN DESIGN GROUP 10311 185TH AVENUE NE SNOHOMISH, WASHINGTON 98290 CONTACT: KRISTAL LOWE PHONE: (425) 346-9105 EMAIL: origindg@gmail.com

<b>SURVEYOR:</b> PACIFIC COAST SURVEYS, INC. P.O. BOX 13619 MILL CREEK, WASHINGTON 98082 CONTACT: DARREN RIDDLE, PLS PHONE: (425) 512-7099 FAX: (425) 357-3577 EMAIL: darren@pcsurveys.net
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#### EARTHWORK QUANTITIES

STRIPPING:	400 CY
CUT:	2500 CY
FILL:	2000 CY
NET:	500 CY (CUT)
DISTURBED AREA:	25,828 SF (0.59 AC)
THE ABOVE QUANTITIES ARE FOR PERMITTING PURPOSES. CONTRACTOR TO VERIFY.	



**VICINITY MAP**  
SCALE: 1"=2000'

#### PROJECT INFORMATION

TAX PARCELS:	0075690000600
SITE ADDRESS:	607 S STILLAGUAMISH AVE, ARLINGTON WA 98223-1677
SITE AREA:	20,473 SF (0.47 AC)
PROPOSED ZONING:	RHC (RESIDENTIAL HIGH CAPACITY)
PROPOSED LOTS:	7 LOTS
BUILDING SETBACKS:	20' FRONT 5' SIDE 20' REAR
WATER:	CITY OF ARLINGTON
SEWER:	CITY OF ARLINGTON
POWER:	SNOHOMISH PUD
GAS:	PLUGET SOUND ENERGY
TELEPHONE:	COMCAST
CABLE:	COMCAST
SCHOOL DISTRICT:	ARLINGTON SCHOOL DIST NO 16
FIRE DISTRICT:	NORTH COUNTY REGIONAL FIRE AUTHORITY

#### SURVEY INFORMATION

**EQUIPMENT & PROCEDURES**  
 METHOD OF SURVEY:  
 SURVEY PERFORMED BY FIELD TRAVERSE AND REAL TIME KINEMATIC GPS POSITIONING UTILIZING THE HIGH SMARTNET NETWORK

**INSTRUMENTATION:**  
 LEICA 1516 ROBOTIC ELECTRONIC TOTAL STATION  
 LEICA VIA GNSS GS08 RECEIVER  
 ALL EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT TO MANUFACTURERS SPECIFICATIONS AS REQUIRED BY WAC 332-130-100

**PRECISION:**  
 MEETS OR EXCEEDS STATE STANDARDS SET BY WAC 332-130-080 THROUGH 332-130-110

**BASIS OF BEARING:**  
 THE MONUMENTED CENTERLINE OF S STILLAGUAMISH AVE NE, AS THE BEARING NORTH 05°21'58" EAST PER GPS OBSERVATIONS.  
 WASHINGTON STATE PLANE, NORTH ZONE, NAD 83/91

#### LEGAL DESCRIPTION

LOT 6, THE COLONY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 47 OF PLATS, PAGES 218 AND 260, RECORDS OF SNOHOMISH COUNTY.

#### VERTICAL DATUM

NAVD 88 (NAVD88 -3.67' = NGVD29)  
 FOUND CASED CONC. MON. AT THE INTERSECTION OF E. HIGHLAND DR. & S. STILLAGUAMISH AVE, N.E.  
 WGS SURVEY DATA WAREHOUSE ID: #20563

ELEV. = 110.64'

#### SURVEY REFERENCES

- (R1) PLAT OF THE COLONY - VOL. 47, PG. 249-250.
- (R2) ROSECREEK BSP - AFN 9905285007
- (R3) WESLEY STREET CONDOMINIUMS - AFN 200406085301

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- PRELIMINARY UTILITY PLAN

#### SURVEY DISCLAIMER

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#### UTILITY NOTE

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ENGINEER'S STAMP

REVISIONS	DESCRIPTION	DATE



### COVER SHEET

**CORSTONE CONTRACTORS, LLC.**  
**TAPERT ARLINGTON STILLAGUAMISH**  
 ARLINGTON, WA

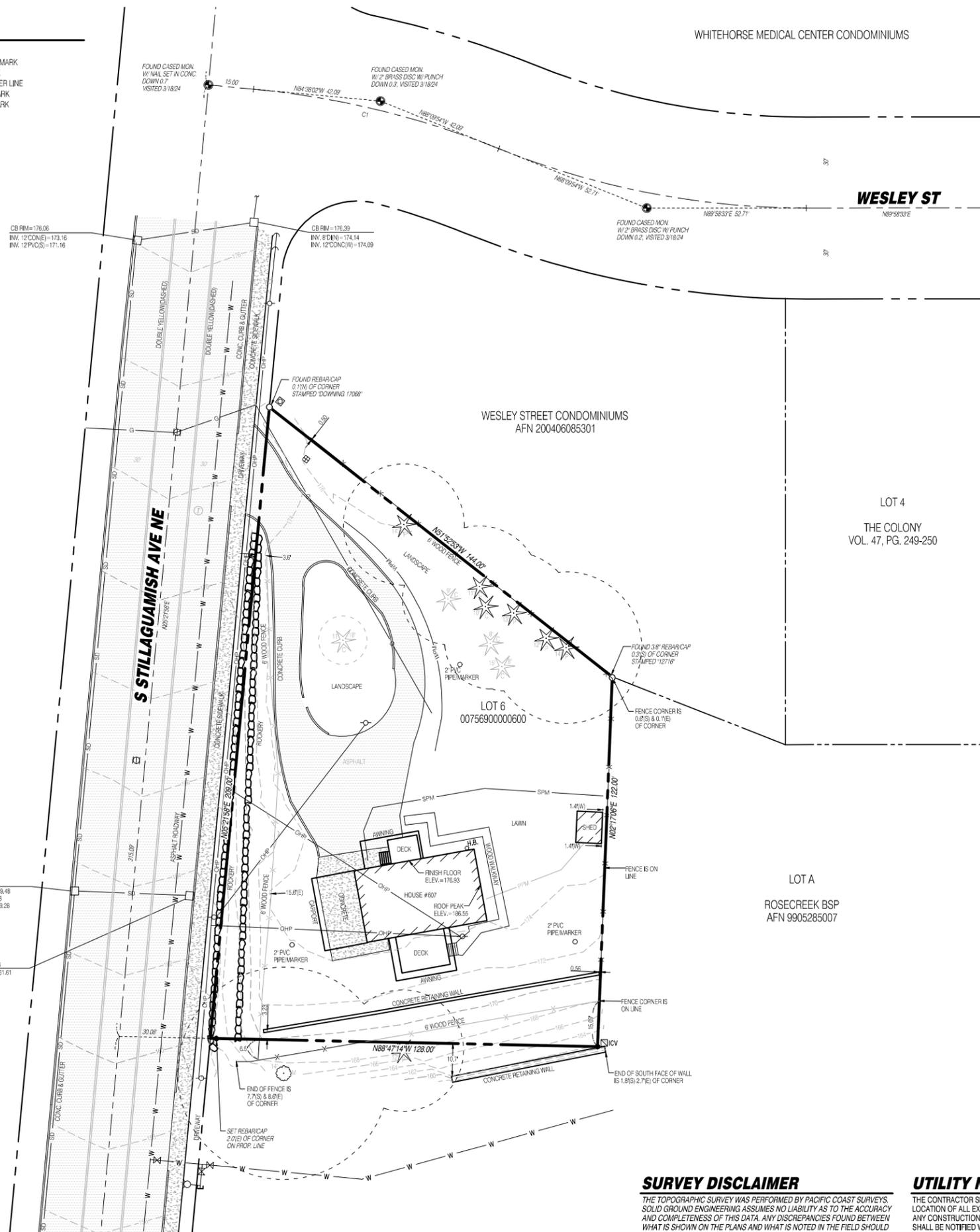
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CHECKED BY:	TPA
DATE:	6-7-24
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0063

**CS-01**  
**1 OF 7**

NW 1/4, SW 1/4, SEC. 12, T. 31N, R5E, W.M. ARLINGTON, WASHINGTON

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	IRRIGATION CONTROL VALVE	
	CONIFEROUS TREE	
	DECIDUOUS TREE	



WHITEHORSE MEDICAL CENTER CONDOMINIUMS

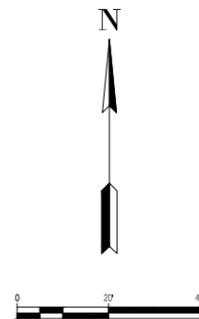
WESLEY ST

WESLEY STREET CONDOMINIUMS  
AFN 200406085301

LOT 4  
THE COLONY  
VOL. 47, PG. 249-250

LOT 6  
00756900000600

LOT A  
ROSECREEK BSP  
AFN 9905285007



**SURVEY INFORMATION**

**EQUIPMENT & PROCEDURES**

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SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**VERTICAL DATUM**

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ENGINEERS STAMP

REVISIONS

DATE	DESCRIPTION



**EXISTING CONDITIONS MAP**

**CORSTONE CONTRACTORS, LLC.**

**TAPERT ARLINGTON STILLAGUAMISH**

**ARLINGTON, WA**

DRAWN BY: AJP  
CHECKED BY: TPA  
DATE: 6-7-24  
JURISDICTION: CITY OF ARLINGTON  
JOB NUMBER: 24-0053

**EC-01**  
**2 OF 7**

**SURVEY DISCLAIMER**

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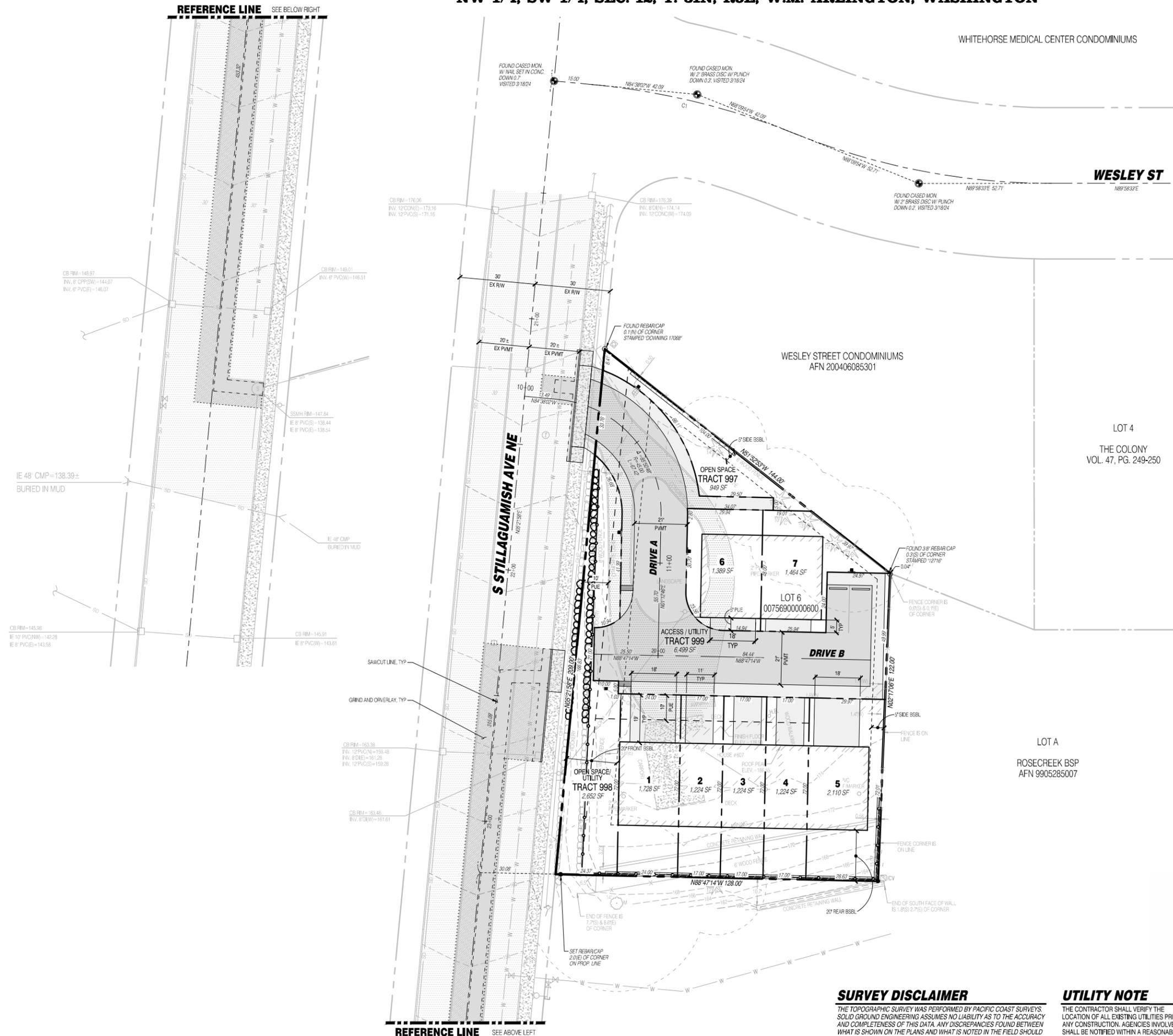
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SAFETY IS IN YOUR HANDS.  
EVERY DIG. EVERY TIME.

NW 1/4, SW 1/4, SEC. 12, T. 31N, R5E, W.M. ARLINGTON, WASHINGTON



**NOTES**

1. NO PARKING SIGNAGE TO BE INSTALLED ALONG EDGES OF TRACT 999 AND DRIVE A AND B AS SHOWN. PARKING TO BE DESIGNATED LOCATIONS ONLY.

**MINI-PARK AND OPEN SPACE**

MINI PARK REQUIREMENT 20.52.010	7 UNITS
UNIT COUNT:	23 PERSONS
3.2 PERSONS PER UNIT:	1,495 SF MINI PARK AREA
MINI PARK AREA (23 x 65 SF/PERSON):	DEVELOPER TO PAY INTO IN LIEU PARK OPEN SPACE FUND
MINI PARK AREA PROVIDED:	

USABLE OPEN SPACE REQUIREMENT 20.52.030  
 10% TOTAL DEVELOPMENT AREA REQUIRED  
 DEVELOPMENT AREA: 20,520 SF  
 TOTAL USABLE OPEN SPACE REQUIRED: 2,052 SF  
 OPEN SPACE PROVIDED: 2,370 SF

**PARKING SPACE REQUIREMENTS**

REQUIRED SPACES:	16 (2 PACES PER UNIT PLUS 1 ADDITIONAL SPACE EVERY 4 UNITS)
PROVIDED UNIT SPACES:	14
PROVIDED GUESTS SPACES:	2
PROVIDED TOTAL SPACES:	16

**ROW DEDICATION**

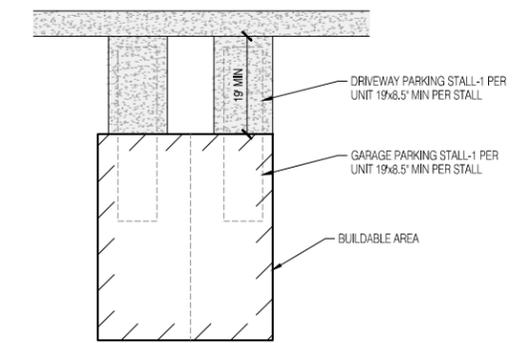
ROW DEDICATION AREA: 0 SF

**DENSITY AND DIMENSIONAL CALCULATIONS**

TOTAL SITE AREA:	20,520 SF
TOTAL PROPOSED DWELLING UNITS:	7 UNITS
TOTAL LOT COVERAGE:	4,851 SF
GROSS DENSITY:	14.86 DU/JAC
NET DENSITY:	14.86 DU/JAC

**PRIVATE OPEN SPACE TABLE**

Lot	Lot Area	Private Open Space (Yard) SF	Total Private Open Space SF	Private Open Space % of Lot
1	1728	480	520	30%
2	1224	340	380	31%
3	1224	340	380	31%
4	1224	340	380	31%
5	2110	572	612	29%
6	1389	300	340	24%
7	1464	200	240	16%

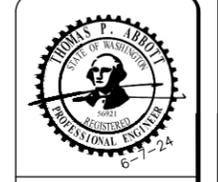


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ENGINEERS STAMP

REVISIONS	DESCRIPTION	DATE



**PRELIMINARY UNIT LOT SUBDIVISION**

**COORSTONE CONTRACTORS, LLC.**  
**TAPERT ARLINGTON STILLAGUAMISH**  
 ARLINGTON, WA

DRAWN BY: AJP  
 CHECKED BY: TPA  
 DATE: 6-7-24  
 JURISDICTION: CITY OF ARLINGTON  
 JOB NUMBER: 24-0053

**PP-01**  
**3 OF 7**

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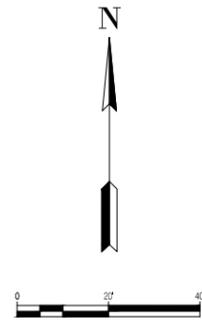
8105 166th Ave NE  
Redmond, WA 98052

**PRELIMINARY  
STORM  
DRAINAGE**

**COORSTONE CONTRACTORS, LLC.**  
**TAPERT ARLINGTON  
STILLAGUAMISH**  
**ARLINGTON, WA**

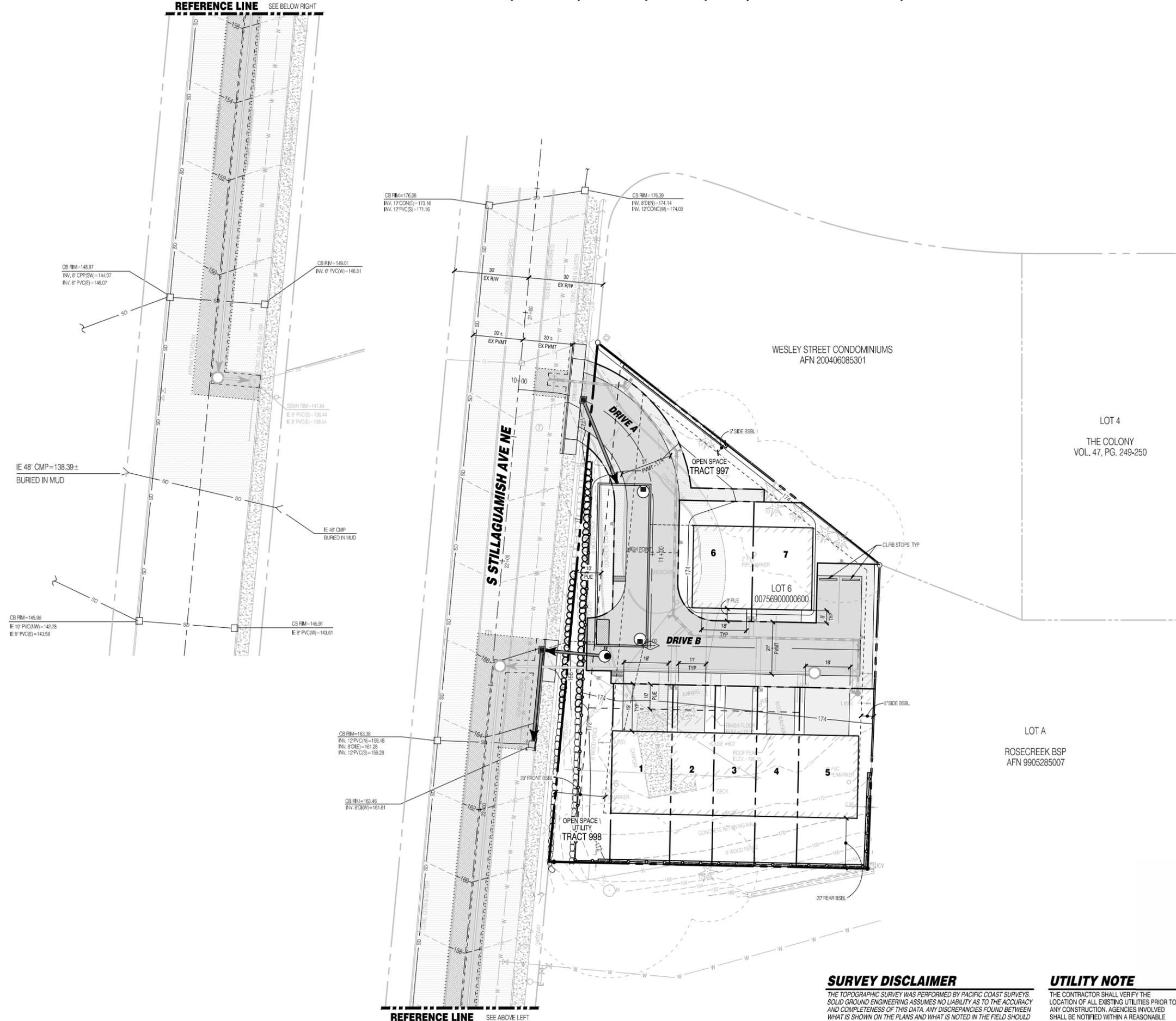
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**DR-01**  
**5 OF 7**



**LEGEND**

SYMBOLS	DESCRIPTION
	'FIRE LANE NO PARKING' SIGN
	RETAINING WALL
	ROCKERY
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	STORM MAIN PIPE
	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE
	TYPE 1 CATCH BASIN W/ SOLID LID
	TYPE 1 CATCH BASIN W/ OPEN GRATE
	TYPE 2 CATCH BASIN, SOLID LID
	STORM CLEAN OUT



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**UTILITY NOTE**

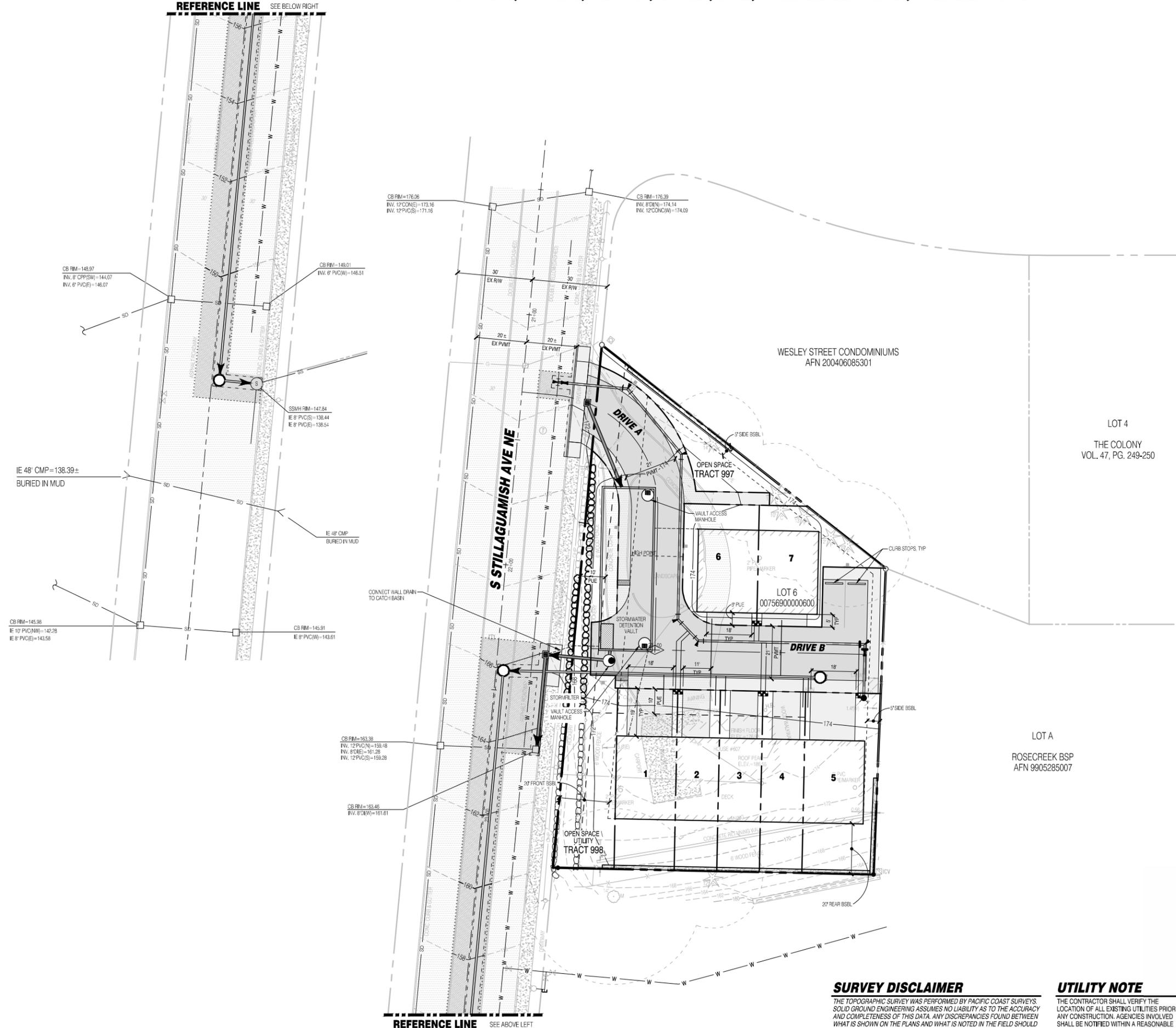
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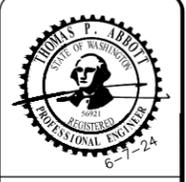
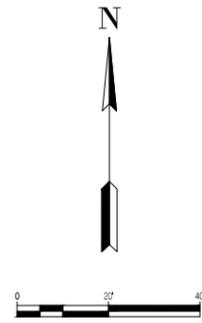


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**LEGEND**

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[Symbol]	WATER MAIN PIPE
[Symbol]	DRAIN PIPE
[Symbol]	FIRE HYDRANT
[Symbol]	SEWER MAN-HOLE
[Symbol]	SEWER CLEANOUT
[Symbol]	TYPE 1 CATCH BASIN W/ SOLID LID
[Symbol]	TYPE 1 CATCH BASIN W/ OPEN GRATE
[Symbol]	TYPE 2 CATCH BASIN, SOLID LID
[Symbol]	STORM CLEAN OUT



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**PRELIMINARY UTILITY PLAN**

**CORSTONE CONTRACTORS, LLC.**  
**TAPERT ARLINGTON STILLAGUAMISH**  
 ARLINGTON, WA

DRAWN BY:	AJP
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**UT-01**  
**7 OF 7**

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