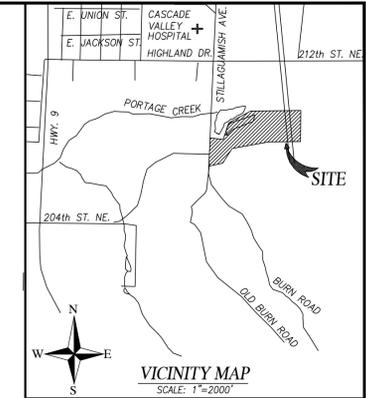
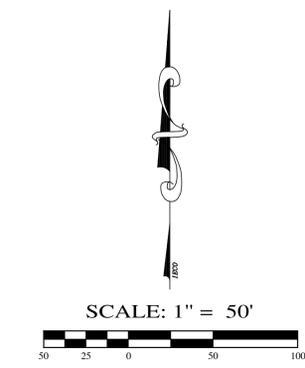


NW 1/4, SW 1/4, SEC. 12, T. 31 N., R.05 E., W.M.
CITY OF ARLINGTON, WASHINGTON

PIONEER POINT PLN 890



- ### LEGEND
- ✕ EXISTING MONUMENT (AS SHOWN)
 - SECTION 1/4 CORNER NOT FOUND
 - ⊕ SECTION CORNER NOT FOUND
 - FOUND REBAR/CAP OR I.P. (IRON PIPE)
 - (C) CALCULATED
 - (P) PLAT
 - (M) MEASURED
 - TBR TO BE REMOVED
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - CL CENTERLINE
 - CLF CHAIN LINK FENCE
 - WDF WOOD FENCE
 - W.S. WATER SURFACE
 - EDP EDGE OF PAVEMENT
 - BOW BACK OF WALK
 - CB STORM DRAIN CATCH BASIN (CB)
 - SD STORM DRAIN MANHOLE (SDMH)
 - SS SANITARY SEWER MANHOLE (SSMH)
 - CO SANITARY SEWER CLEAN OUT (CO)
 - P POWER POLE
 - GP GUY POLE
 - WM WATER METER
 - WV WATER VALVE
 - MB MAILBOX
 - UA UTILITY POLE ANCHOR
 - FH FIRE HYDRANT (2 NOZZLE)
 - TYPE 1 NCGPA SIGN
 - PROPOSED WATER
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM DRAINAGE
 - PROPERTY LINE
 - - - EXISTING FENCE LINE
 - - - EDGE OF PAVEMENT
 - - - EXISTING CONTOURS
 - - - PROPOSED CONTOURS
 - - - PRE-EXISTING DRAINAGE PATTERN
 - USEABLE OPEN SPACE
 - UNUSABLE OPEN SPACE
 - MINI PARK
 - PRIVATE OPEN SPACE

OPEN SPACE CALCULATIONS

MINI PARK REQUIREMENT (PER 20.52.010):
AREA REQUIRED= 65SF X 3.2 (PERSONS PER DU) X 49 = 10,192 SF
15,687 SF PROVIDED IN THE FORM OF A TOT-LOT.

OPEN SPACE REQUIREMENT (PER 20.52.030):
DEVELOPED AREA OF SITE = 704,234 SF
NET PROJECT AREA:
704,234 - 52,639 - 48,753 - 26,702 - 19,919
= 17,411 - 99,128 = 439,682 SF
AREA REQUIRED FOR OPEN SPACE = 5X X 439,682 = 21,984 SF
33,442 SF PROVIDED IN THE FORM OF PRESERVED WOODED AREA.

PARKING INDEX

REQUIRED PER UNIT	TOTAL REQUIRED	TOTAL PROVIDED
2/UNITS PLUS 1/2 UNITS	123	123

EQUIPMENT AND PROCEDURE

BASIS OF BEARING:
SHORT PLAT (A.F. #940525501.3)

BM
EX. SSMH
RIM=156.09
I.E.=142.98

ENGINEER / CONTACT

INSIGHT ENGINEERING COMPANY
P.O. BOX 1478
EVERETT, WA 98206
CONTACT: BRIAN R. KALAB, P.E.
PH: (425) 303-9363
FAX: (425) 303-9362
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SURVEYOR

THE WEST GROUP, INC.
2120 HEWITT AVE.
EVERETT, WA 98201
CONTACT: DAVID WEST
(425) 252-7088
FAX (425) 252-7403

APPLICANT/OWNER

LAWY INC.
1602 4TH ST
MARYSVILLE, WA 98270
PH: (425) 770-0888

LEGAL DESCRIPTION

LOTS 1, 3 AND 4, CITY OF ARLINGTON SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS, PAGES 208 AND 209, UNDER AUDITOR'S FILE NO. 940525501.3, RECORDS OF SNOHOMISH COUNTY, BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

EXCEPT ANY PORTION WITHIN PORTAGE CREEK ESTATES, PHASE 1, A RESIDENTIAL CONDOMINIUM, SECOND ALTERATION TO PORTAGE CREEK HOMES CONDOMINIUM, ACCORDING TO THE RESTATES DECLARATION RECORDED UNDER AUDITOR'S FILE NO. 201902060163, RECORDS OF SNOHOMISH COUNTY, WASHINGTON WHICH RESTATES THE DECLARATION RECORDED UNDER AUDITOR'S FILE NUMBER 201701060210 RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AND THE RESTATED SURVEY MAP AND PLANS RECORDED UNDER AUDITOR'S FILE NO. 201701065001 RECORDS OF SNOHOMISH COUNTY AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SITE DATA

SITE AREA	= 704,234 SF = 16.17 AC
ZONING CLASSIFICATION	= RHC
AIRPORT PROTECTION DISTRICT SUB DISTRICT	= D
USE CLASSIFICATION	= TOWNHOMES
AVERAGE LOT SIZE	= 82,539 / 49 = 1,684 SF
NET DENSITY	= 49 / 1.89 = 25.93 DU/AC
GROSS DENSITY	= 49 UNITS / 16.17 AC = 3.03 UNITS/AC
BUILDING HEIGHT	= 30' (MAX. 45')
LOT COVERAGE	= 39,200 SF / 704,234 SF = 5.57% (MAX = 75%)
UTILITIES	= CITY OF ARLINGTON
WATER	= CITY OF ARLINGTON
SEWER	= CITY OF ARLINGTON
SCHOOL	ARLINGTON SCHOOL DISTRICT 16
FIRE DISTRICT	NORTH COUNTY REGIONAL FIRE AUTHORITY

LOT DENSITY PER 20.048.020

ONE LOT PER 4,300 SF	688,228 / 4,300 = 162 LOTS MAX.
WE ARE PROPOSING 49	

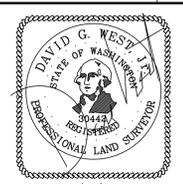
NOTES:
1. ALL GARBAGE WILL BE COLLECTED FROM INDIVIDUAL CANS FROM EACH UNIT.

TRACT TABLE

TRACT	AREA (SF)	PROPOSED
989	4,098 SF	MINI PARK
990	5,919 SF	MINI PARK
991	5,694 SF	MINI PARK
992	29,593 SF	OPEN SPACE
993	31,992 SF	USEABLE OPEN SPACE
994	99,128 SF	POND B
995	19,919 SF	WETLAND C
996	26,702 SF	STREAM Z
997	17,411 SF	WETLAND A
999	256,623 SF	OPEN SPACE
998	52,639 SF	STEEP SLOPE/CRITICAL AREA

BUILDING SETBACKS

STREET	5'
INTERIOR	5'
CRITICAL AREA	15'



INSIGHT ENGINEERING CO.
P.O. BOX - 1478
EVERETT, WA 98206
(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: 8500 BLOCK OF 207TH ST NE
ARLINGTON, WA 98223

TAX ACCOUNT NO.'S: 31051200301000, 31051200301400, 31051200301500

NW 1/4, SW 1/4, SEC. 12, T. 31 N., R.05 E., W.M.
PIONEER POINT

DWG FILENAME: 170828-PRELIM.DWG DESIGNED BY: JTK DATE: 09/10/2024 SCALE: 1"=50' JOB NO.: 17-0828

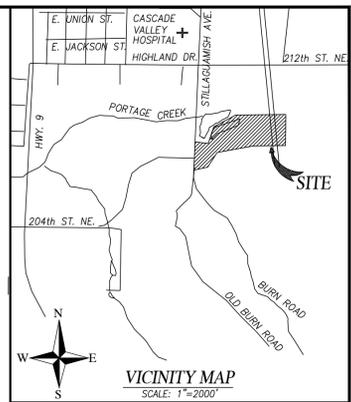
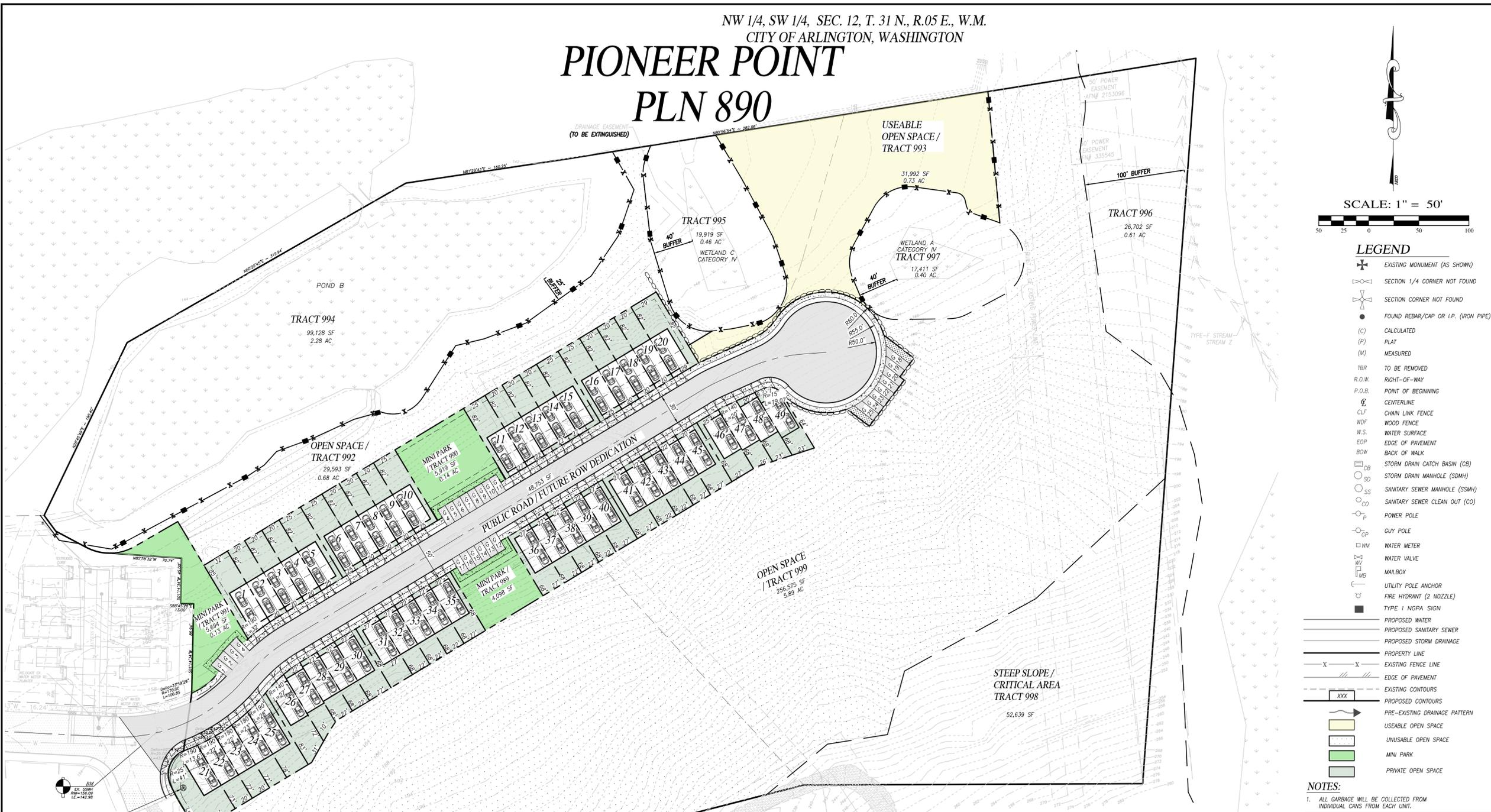
SHEET
PMI
of
1

PRELIMINARY
PLAT MAP

11/15/2024

NW 1/4, SW 1/4, SEC. 12, T. 31 N., R.05 E., W.M.
CITY OF ARLINGTON, WASHINGTON

PIONEER POINT PLN 890



SCALE: 1" = 50'
0 25 50 100

LEGEND

- ✕ EXISTING MONUMENT (AS SHOWN)
- SECTION 1/4 CORNER NOT FOUND
- ⊕ SECTION CORNER NOT FOUND
- FOUND REBAR/CAP OR I.P. (IRON PIPE)
- (C) CALCULATED
- (P) PLAT
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- P POWER POLE
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- UA UTILITY POLE ANCHOR
- FH FIRE HYDRANT (2 NOZZLE)
- TYPE 1 NGPA SIGN
- PROPOSED WATER
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- MINI PARK
- PRIVATE OPEN SPACE

NOTES:
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OPEN SPACE CALCULATIONS

MINI PARK REQUIREMENT (PER 20.52.010):
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PARKING INDEX

REQUIRED PER UNIT	TOTAL REQUIRED	TOTAL PROVIDED
2/UNITS PLUS 1/2 UNITS	123	123

EQUIPMENT AND PROCEDURE

BASIS OF BEARING:
SHORT PLAT (A.F. #9405255013)

BM
EX: SSMH
RIM=156.09
I.E.=142.98

ENGINEER / CONTACT

INSIGHT ENGINEERING COMPANY
P.O. BOX 1478
EVERETT, WA 98206
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APPLICANT/OWNER

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PH: (425) 770-0888

LEGAL DESCRIPTION

LOTS 1, 3 AND 4, CITY OF ARLINGTON SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE(S) 208 AND 209, UNDER AUDITOR'S FILE NO. 9405255013, RECORDS OF SNOHOMISH COUNTY, BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

EXCEPT ANY PORTION WITHIN PORTAGE CREEK ESTATES, PHASE 1, A RESIDENTIAL CONDOMINIUM, SECOND ALTERATION TO PORTAGE CREEK HOMES CONDOMINIUM, ACCORDING TO THE RESTATES DECLARATION RECORDED UNDER AUDITOR'S FILE NO. 201902060163, RECORDS OF SNOHOMISH COUNTY, WASHINGTON WHICH RESTATES THE DECLARATION RECORDED UNDER AUDITOR'S FILE NUMBER 201701060210 RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AND THE RESTATED SURVEY MAP AND PLANS RECORDED UNDER AUDITOR'S FILE NO. 201902060001, SAID INSTRUMENT BEING A RESTATEMENT TO THE SURVEY MAP AND PLANS RECORDED UNDER AUDITOR'S FILE NO. 2017010605001 RECORDS OF SNOHOMISH COUNTY AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



INSIGHT ENGINEERING CO.
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SITE ADDRESS: 8500 BLOCK OF 207TH ST NE ARLINGTON, WA 98223

TAX ACCOUNT NO.'S: 31051200301000, 31051200301400, 31051200301500

NW 1/4, SW 1/4, SEC. 12, T. 31 N., R.05 E., W.M.
PIONEER POINT

DWG FILENAME: 170828-PRELIM.DWG DESIGNED BY: JTK DATE: 09/10/2024 SCALE: 1"=50' JOB NO.: 17-0828

SHEET S1 of 1
SITE PLAN

LOT AREA TABLE

UNIT	AREA (SF)	UNIT	AREA (SF)	UNIT	AREA (SF)	UNIT	AREA (SF)
1	2,277 SF (0.05 AC)	25	1,974 SF (0.05 AC)	1	1,360 SF	25	1,046 SF
2	1,640 SF (0.04 AC)	26	2,037 SF (0.05 AC)	2	780 SF	26	1,172 SF
3	1,640 SF (0.04 AC)	27	1,461 SF (0.03 AC)	3	740 SF	27	594 SF
4	1,640 SF (0.04 AC)	28	1,364 SF (0.03 AC)	4	740 SF	28	515 SF
5	2,050 SF (0.05 AC)	29	1,364 SF (0.03 AC)	5	2,000 SF	29	514 SF
6	2,050 SF (0.05 AC)	30	1,705 SF (0.04 AC)	6	1,150 SF	30	855 SF
7	1,640 SF (0.04 AC)	31	1,705 SF (0.04 AC)	7	740 SF	31	855 SF
8	1,640 SF (0.04 AC)	32	1,364 SF (0.03 AC)	8	740 SF	32	515 SF
9	1,640 SF (0.04 AC)	33	1,364 SF (0.03 AC)	9	740 SF	33	515 SF
10	2,050 SF (0.05 AC)	34	1,364 SF (0.03 AC)	10	1,200 SF	34	515 SF
11	2,050 SF (0.05 AC)	35	1,706 SF (0.04 AC)	11	1,150 SF	35	856 SF
12	1,640 SF (0.04 AC)	36	1,706 SF (0.04 AC)	12	740 SF	36	856 SF
13	1,640 SF (0.04 AC)	37	1,365 SF (0.03 AC)	13	740 SF	37	515 SF
14	1,640 SF (0.04 AC)	38	1,365 SF (0.03 AC)	14	740 SF	38	515 SF
15	2,050 SF (0.05 AC)	39	1,365 SF (0.03 AC)	15	12,000 SF	39	515 SF
16	2,050 SF (0.05 AC)	40	1,707 SF (0.04 AC)	16	11,050 SF	40	856 SF
17	1,640 SF (0.04 AC)	41	1,707 SF (0.04 AC)	17	790 SF	41	857 SF
18	1,640 SF (0.04 AC)	42	1,365 SF (0.03 AC)	18	790 SF	42	515 SF
19	1,640 SF (0.04 AC)	43	1,366 SF (0.03 AC)	19	790 SF	43	515 SF
20	2,407 SF (0.06 AC)	44	1,366 SF (0.03 AC)	20	1,557 SF	44	515 SF
21	3,141 SF (0.07 AC)	45	1,707 SF (0.04 AC)	21	2,273 SF	45	857 SF
22	1,450 SF (0.03 AC)	46	1,707 SF (0.04 AC)	22	598 SF	46	857 SF
23	1,445 SF (0.03 AC)	47	1,381 SF (0.03 AC)	23	590 SF	47	524 SF
24	1,483 SF (0.03 AC)	48	1,427 SF (0.04 AC)	24	604 SF	48	571 SF
49	1,634 SF (0.04 AC)			49	843 SF		

PRIVATE OPEN SPACE TABLE

UNIT	AREA (SF)	UNIT	AREA (SF)
1	1,360 SF	25	1,046 SF
2	780 SF	26	1,172 SF
3	740 SF	27	594 SF
4	740 SF	28	515 SF
5	2,000 SF	29	514 SF
6	1,150 SF	30	855 SF
7	740 SF	31	855 SF
8	740 SF	32	515 SF
9	740 SF	33	515 SF
10	1,200 SF	34	515 SF
11	1,150 SF	35	856 SF
12	740 SF	36	856 SF
13	740 SF	37	515 SF
14	740 SF	38	515 SF
15	12,000 SF	39	515 SF
16	11,050 SF	40	856 SF
17	790 SF	41	857 SF
18	790 SF	42	515 SF
19	790 SF	43	515 SF
20	1,557 SF	44	515 SF
21	2,273 SF	45	857 SF
22	598 SF	46	857 SF
23	590 SF	47	524 SF
24	604 SF	48	571 SF
49	843 SF		

SITE DATA

SITE AREA = 704,234 SF = 16.17 AC
ZONING CLASSIFICATION = RHC
AIRPORT PROTECTION DISTRICT SUB DISTRICT = D
USE CLASSIFICATION = TOWNHOMES
AVERAGE LOT SIZE = 82,539 / 49 = 1,684 SF
NET DENSITY = 49 / 1.89 = 25.93 DU/AC
GROSS DENSITY = 49 UNITS / 16.17 AC = 3.03 UNITS/AC
BUILDING HEIGHT = 30' (MAX. 45')
LOT COVERAGE = 39,200 SF / 704,234 SF = 5.3% SF (MAX. = 75%)

UTILITIES WATER = CITY OF ARLINGTON
SEWER = CITY OF ARLINGTON

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

LOT DENSITY PER 20.048.020

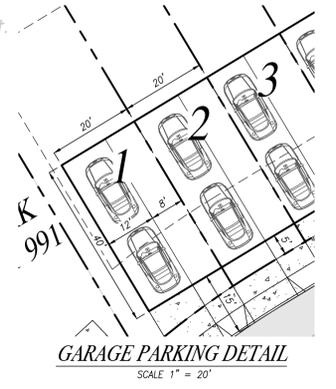
ONE LOT PER 4,300 SF
688,228 / 4,300 = 162 LOTS MAX.
WE ARE PROPOSING 49

REV. NO.	DESCRIPTION	INITIALS	DATE



11/15/2024

SEE SHEET S2

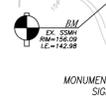


TRACT TABLE

TRACT	AREA (SF)	PROPOSED
989	4,098 SF	MINI PARK
990	5,919 SF	MINI PARK
991	5,694 SF	MINI PARK
992	29,593 SF	OPEN SPACE
993	31,992 SF	USEABLE OPEN SPACE
994	99,128 SF	POND B
995	19,919 SF	WETLAND C
996	26,702 SF	STREAM Z
997	17,411 SF	WETLAND A
999	256,623 SF	OPEN SPACE
998	52,639 SF	STEEP SLOPE CRITICAL AREA

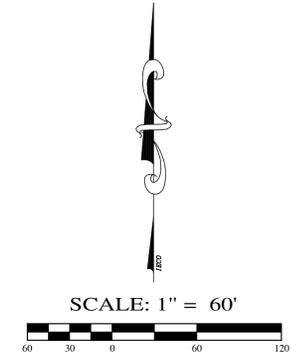
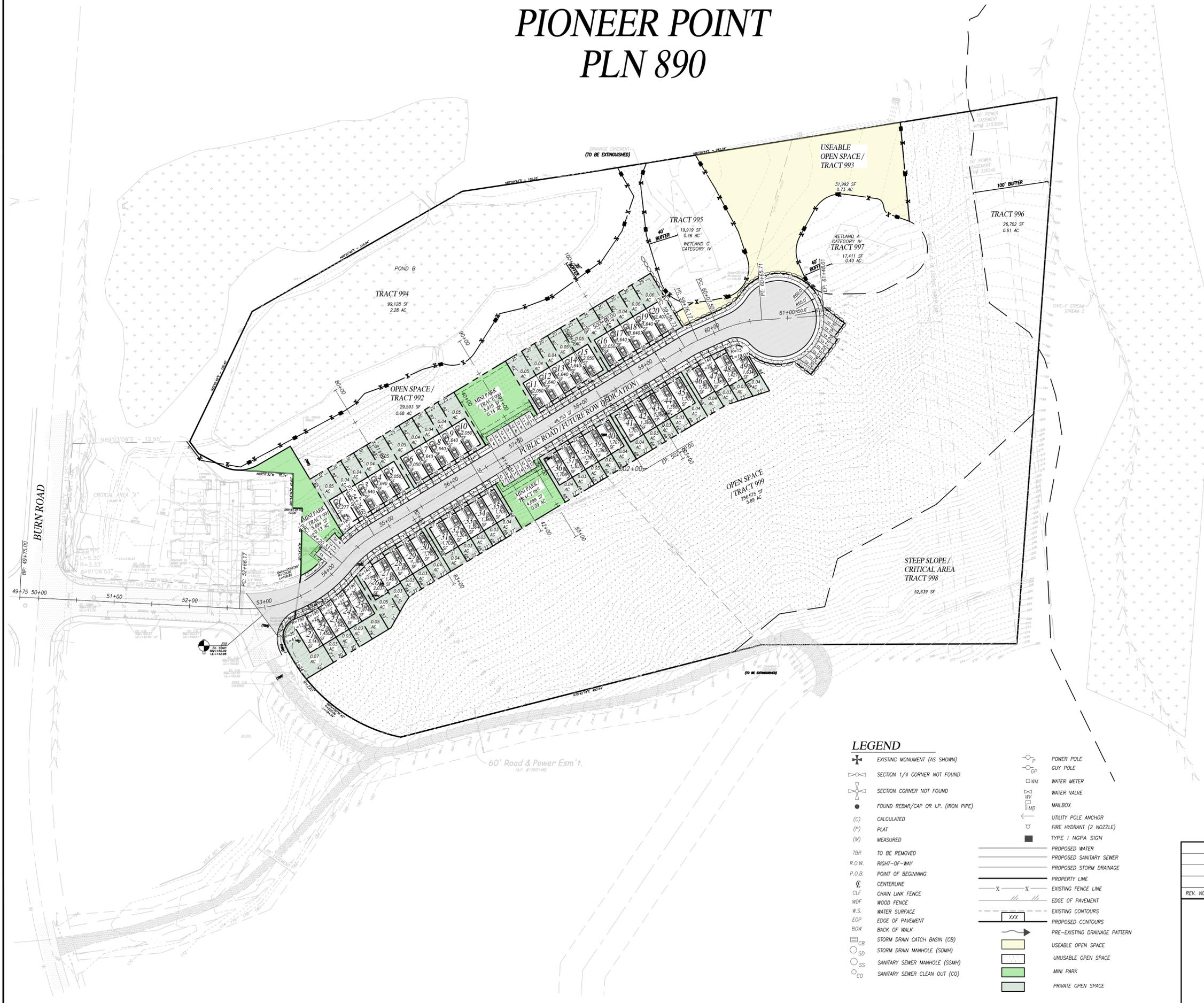
BUILDING SETBACKS

STREET	5'
INTERIOR	5'
CRITICAL AREA	15'



MONUMENT SIGN

PIONEER POINT PLN 890



EQUIPMENT AND PROCEDURE

BASIS OF BEARING:
SHORT PLAT (A.F. #940525501.3)

BM
EX: SSMH
RIM=156.09
I.E.=142.98

ENGINEER / CONTACT

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P.O. BOX 1478
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SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



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SITE ADDRESS: 8500 BLOCK OF 207TH ST NE
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TAX ACCOUNT NO.'S: 31051200301000, 31051200301400,
31051200301500

NW 1/4, SW 1/4, SEC. 12, T. 31 N., R.05 E., W.M.

PIONEER POINT

DWG FILENAME: 170828-PRELIM.DWG DESIGNED BY: JTK DATE: 09/10/2024 SCALE: 1"=60' JOB NO.: 17-0828 SHEET

COVER SHEET

C1.0

LEGEND

- ✦ EXISTING MONUMENT (AS SHOWN)
- ⊗ SECTION 1/4 CORNER NOT FOUND
- ⊕ SECTION CORNER NOT FOUND
- FOUND REBAR/CAP OR I.P. (IRON PIPE)
- (C) CALCULATED
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SHEET INDEX

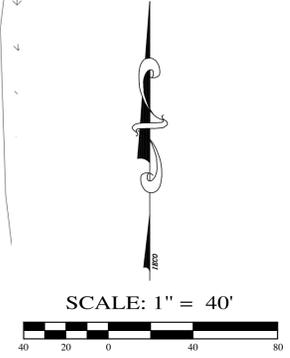
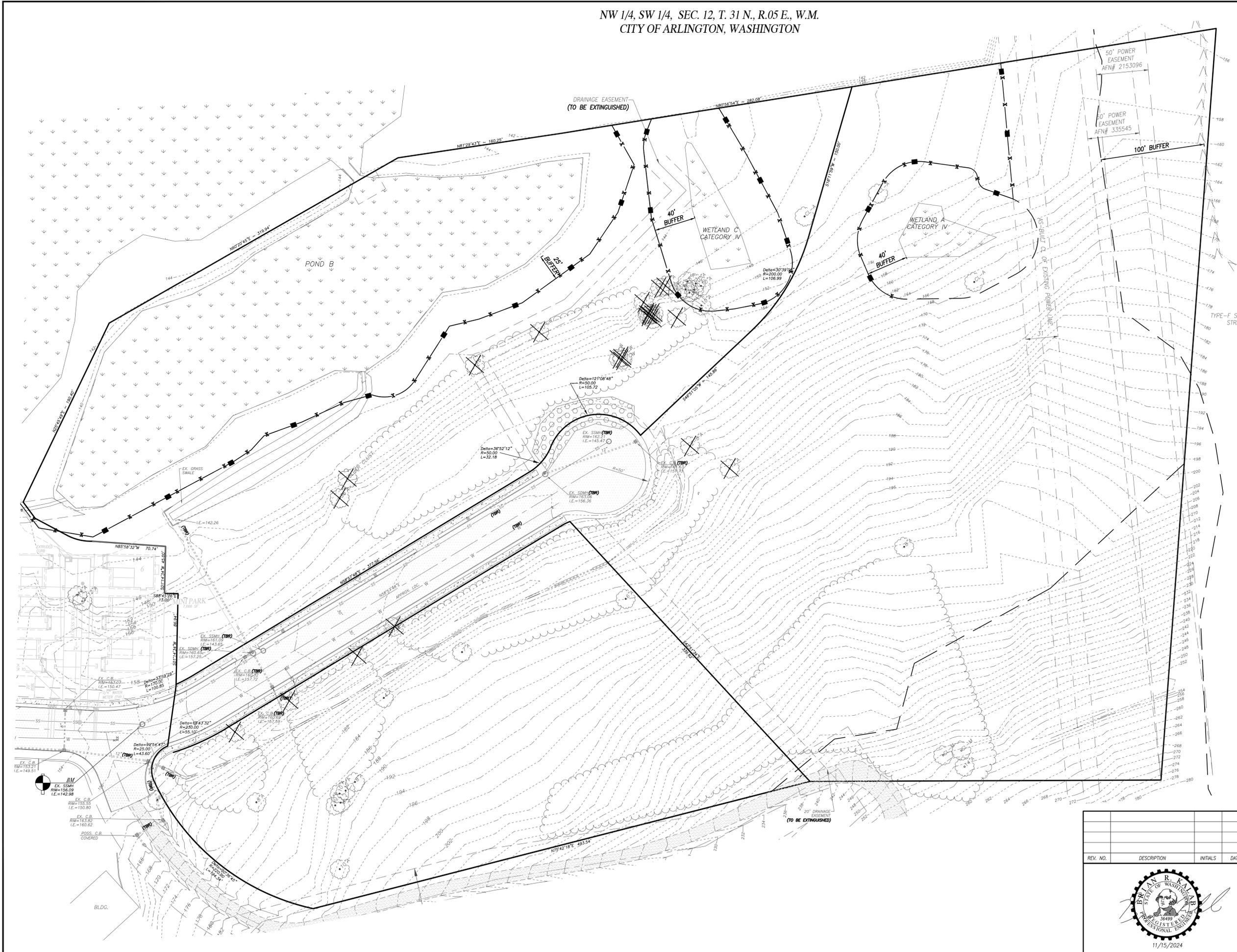
PM1 PRELIMINARY PLAT MAP
S1 SITE PLAN

- C1.0 COVER SHEET
- C1.1 EXISTING FEATURES MAP
- C2.0 PRELIMINARY GRADING PLAN
- C2.1 PRELIMINARY SWPP PLAN
- C3.0 PRELIMINARY ROAD AND DRAINAGE PLAN
- C3.1 PRELIMINARY ROAD AND UTILITY PLAN
- C3.2 PRELIMINARY DRAINAGE PLAN
- C3.3 PRELIMINARY ROAD AND DRAINAGE PLAN AND PROFILE
- C4.0 OVERALL SEWER AND WATER PLAN
- C5.0 PROFILE-1
- C5.1 PROFILE-2
- C5.2 PROFILE-3

REV. NO.	DESCRIPTION	INITIALS	DATE

11/15/2024

NW 1/4, SW 1/4, SEC. 12, T. 31 N., R.05 E., W.M.
CITY OF ARLINGTON, WASHINGTON



EQUIPMENT AND PROCEDURE

BASIS OF BEARING:
SHORT PLAT (A.F. #9405255013)

BM
EX. SSMH
RIM=156.09
I.E.=142.98

ENGINEER / CONTACT

INSIGHT ENGINEERING COMPANY
P.O. BOX 1478
EVERETT, WA 98206
CONTACT: BRIAN R. KALAB, P.E.
PH: (425) 303-9363
FAX: (425) 303-9362
EMAIL: INFO@INSIGHTENGINEERING.NET

SURVEYOR

THE WEST GROUP, INC.
2120 HEWITT AVE.
EVERETT, WA 98201
CONTACT: DAVID WEST
(425) 252-7088
FAX (425) 252-7403

APPLICANT
PORTAGE CREEK, LLC
11926 127TH AVE. NE
LAKE STEVENS, WA 98258

OWNER
LAUDY INC.
2006 N 35TH PL
MT. VERNON, WA 98273

LEGAL DESCRIPTION

LOTS 1, 3 AND 4, CITY OF ARLINGTON SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS, PAGES 208 AND 209, UNDER AUDITOR'S FILE NO. 9405255013, RECORDS OF SNOHOMISH COUNTY, BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

EXCEPT ANY PORTION WITHIN PORTAGE CREEK ESTATES, PHASE 1, A RESIDENTIAL CONDOMINIUM, SECOND ALTERATION TO PORTAGE CREEK HOMES CONDOMINIUM, ACCORDING TO THE RESTATES DECLARATION RECORDED UNDER AUDITOR'S FILE NO. 20190206163, RECORDS OF SNOHOMISH COUNTY, WASHINGTON WHICH RESTATES THE DECLARATION RECORDED UNDER AUDITOR'S FILE NUMBER 201701060210 RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AND THE RESTATED SURVEY MAP AND PLANS RECORDED UNDER AUDITOR'S FILE NO. 201902065001, SAID INSTRUMENT BEING A RESTATEMENT TO THE SURVEY MAP AND PLANS RECORDED UNDER AUDITOR'S FILE NO. 201701065001 RECORDS OF SNOHOMISH COUNTY AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



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TAX ACCOUNT NO.'S: 31051200301000, 31051200301400, 31051200301500

NW 1/4, SW 1/4, SEC. 12, T. 31 N., R.05 E., W.M.

PIONEER POINT

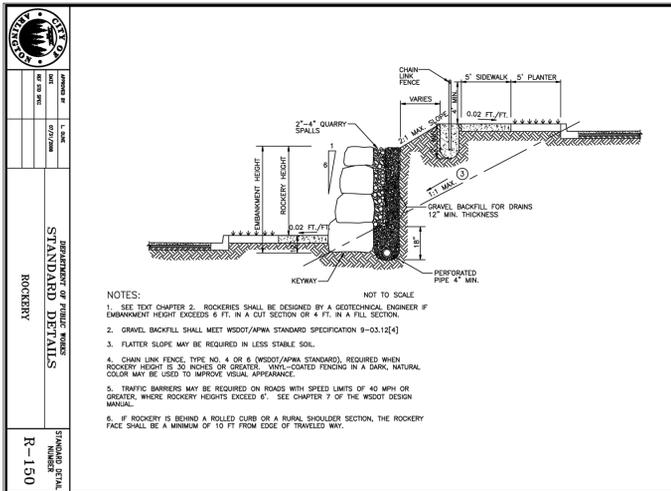
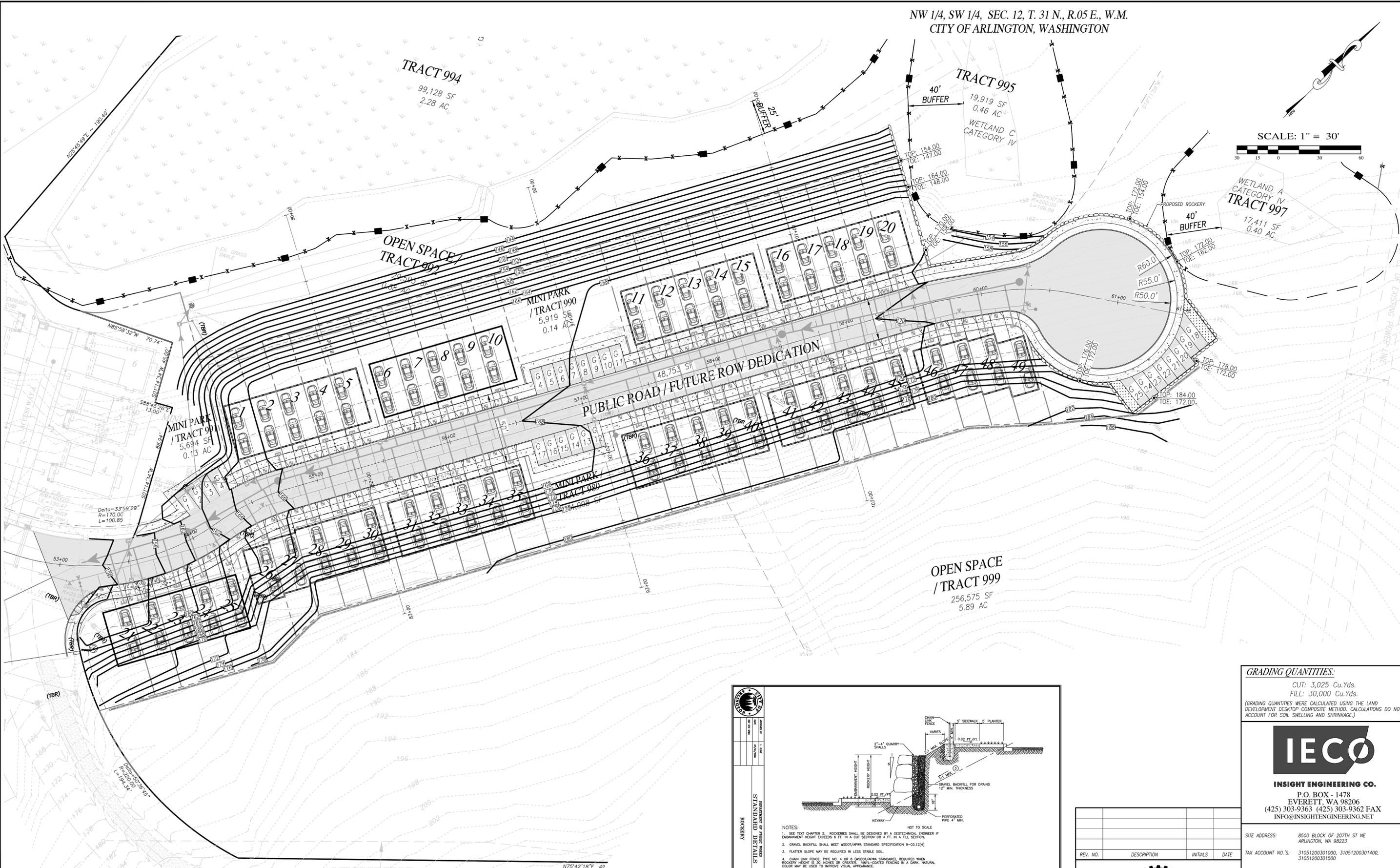
DWG FILENAME: 170828-PRELM.DWG DESIGNED BY: JTK DATE: 09/10/2024 SCALE: 1"=40' JOB NO.: 17-0828

EXISTING FEATURES MAP **C1.1**

REV. NO.	DESCRIPTION	INITIALS	DATE

11/15/2024

SCALE: 1" = 30'



- NOTES:
- SEE TEXT CHAPTER 2. ROCKERIES SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER IF EMBANKMENT HEIGHT EXCEEDS 6 FT. IN A CUT SECTION OR 4 FT. IN A FILL SECTION.
 - GRAVEL BACKFILL SHALL MEET WSDOT/APWA STANDARD SPECIFICATION 9-03.12[4].
 - FLATTER SLOPE MAY BE REQUIRED IN LESS SHADE SLO.
 - CHAIN LINK FENCE, TYPE NO. 4 OR 6 (WSDOT/APWA STANDARDS), REQUIRED WHEN ROCKERY HEIGHT IS 36 INCHES OR GREATER. VINYL-COATED FENCING IN A DARK, NATURAL COLOR MAY BE USED TO IMPROVE VISUAL APPEARANCE.
 - TRAFFIC BARRIERS MAY BE REQUIRED ON ROADS WITH SPEED LIMITS OF 40 MPH OR GREATER, WHERE ROCKERY HEIGHTS EXCEED 6'. SEE CHAPTER 7 OF THE WSDOT DESIGN MANUAL.
 - IF ROCKERY IS BEHIND A ROLLED CURB OR A RURAL SHOULDER SECTION, THE ROCKERY FACE SHALL BE A MINIMUM OF 10 FT FROM EDGE OF TRAVELED WAY.

1 ROCKERY DETAIL
NTS CITY OF ARLINGTON STD DTL R-150

GRADING QUANTITIES:
CUT: 3,025 Cu.Yds.
FILL: 30,000 Cu.Yds.
(GRADING QUANTITIES WERE CALCULATED USING THE LAND DEVELOPMENT DESKTOP COMPOSITE METHOD. CALCULATIONS DO NOT ACCOUNT FOR SOIL SWELLING AND SHRINKAGE.)



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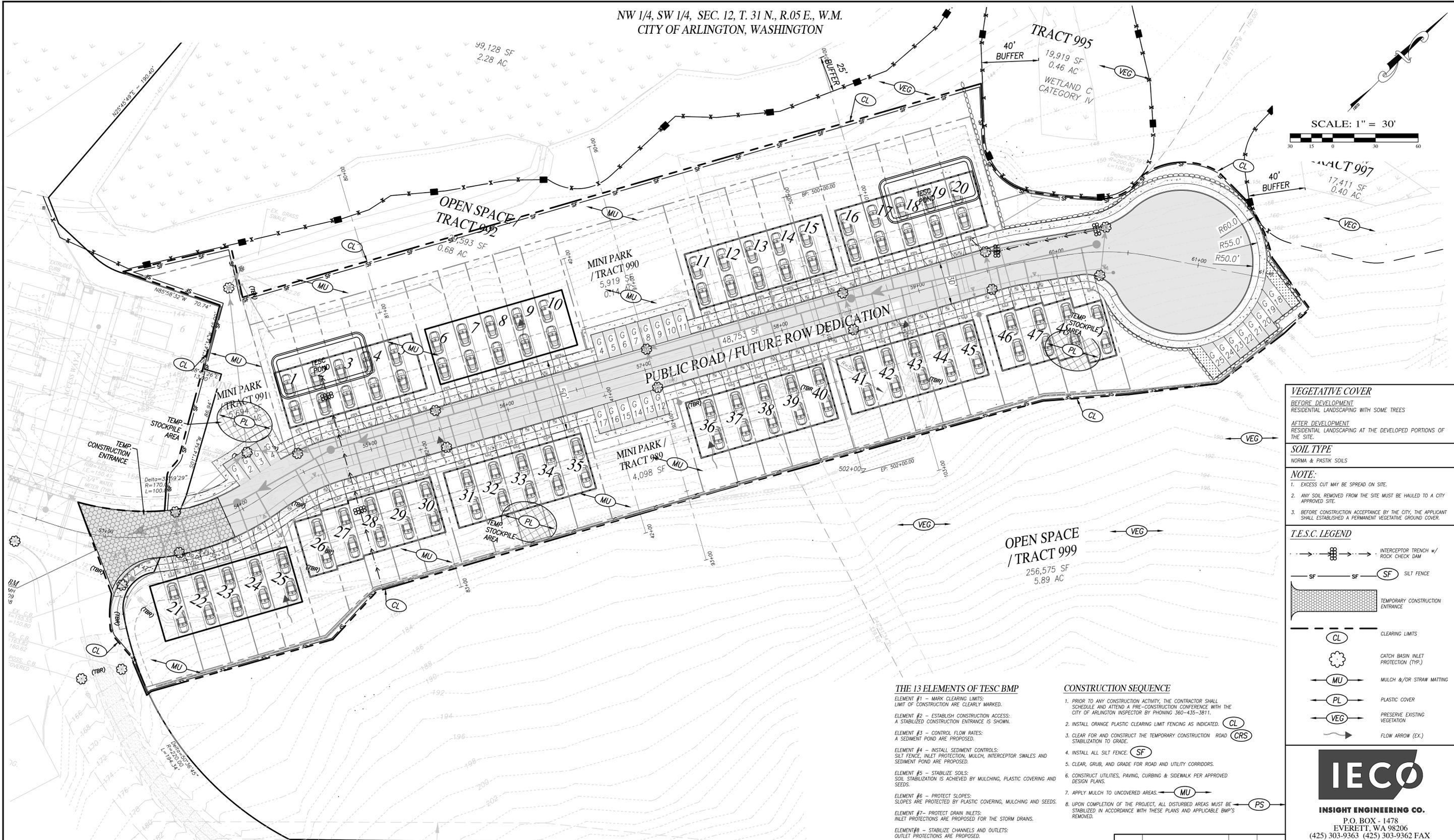
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PRELIMINARY GRADING PLAN SHEET C2.0



NW 1/4, SW 1/4, SEC. 12, T. 31 N., R.05 E., W.M.
CITY OF ARLINGTON, WASHINGTON



SCALE: 1" = 30'



VEGETATIVE COVER
BEFORE DEVELOPMENT
RESIDENTIAL LANDSCAPING WITH SOME TREES
AFTER DEVELOPMENT
RESIDENTIAL LANDSCAPING AT THE DEVELOPED PORTIONS OF THE SITE.

SOIL TYPE
NORMA & PASTIK SOILS

NOTE:
1. EXCESS CUT MAY BE SPREAD ON SITE.
2. ANY SOIL REMOVED FROM THE SITE MUST BE HAULED TO A CITY APPROVED SITE.
3. BEFORE CONSTRUCTION ACCEPTANCE BY THE CITY, THE APPLICANT SHALL ESTABLISH A PERMANENT VEGETATIVE GROUND COVER.

- T.E.S.C. LEGEND**
- INTERCEPTOR TRENCH w/ ROCK CHECK DAM
 - SILT FENCE
 - TEMPORARY CONSTRUCTION ENTRANCE
 - CLEARING LIMITS
 - CATCH BASIN INLET PROTECTION (TYP.)
 - MULCH &/OR STRAW MATTING
 - PLASTIC COVER
 - PRESERVE EXISTING VEGETATION
 - FLOW ARROW (EX.)

THE 13 ELEMENTS OF TESC BMP

- ELEMENT #1 - MARK CLEARING LIMITS: LIMIT OF CONSTRUCTION ARE CLEARLY MARKED.
- ELEMENT #2 - ESTABLISH CONSTRUCTION ACCESS: A STABILIZED CONSTRUCTION ENTRANCE IS SHOWN.
- ELEMENT #3 - CONTROL FLOW RATES: A SEDIMENT POND ARE PROPOSED.
- ELEMENT #4 - INSTALL SEDIMENT CONTROLS: SILT FENCE, INLET PROTECTION, MULCH, INTERCEPTOR SWALES AND SEDIMENT POND ARE PROPOSED.
- ELEMENT #5 - STABILIZE SOILS: SOIL STABILIZATION IS ACHIEVED BY MULCHING, PLASTIC COVERING AND SEEDS.
- ELEMENT #6 - PROTECT SLOPES: SLOPES ARE PROTECTED BY PLASTIC COVERING, MULCHING AND SEEDS.
- ELEMENT #7 - PROTECT DRAIN INLETS: INLET PROTECTIONS ARE PROPOSED FOR THE STORM DRAINS.
- ELEMENT #8 - STABILIZE CHANNELS AND OUTLETS: OUTLET PROTECTIONS ARE PROPOSED.
- ELEMENT #9 - CONTROL POLLUTANTS: ALL VEHICLES, EQUIPMENT AND PETROLEUM PRODUCT STORAGE/DISPERSING AREAS WILL BE INSPECTED REGULARLY TO DETECT ANY LEAKS OF SPILLS, AND TO IDENTIFY MAINTENANCE NEEDS AND PREVENT LEAKS OF SPILLS.
- ELEMENT #10 - CONTROL DEWATERING: THERE WILL BE NO DEWATERING AS PART OF THIS CONSTRUCTION PROJECT.
- ELEMENT #11 - MAINTAIN BMP'S: ALL TEST BMP'S SHALL BE MAINTAINED AND REPAIRED AS NEEDED.
- ELEMENT #12 - MANAGE THE PROJECT: THIS COULD BE ACHIEVED BY MINIMIZING THE EXTENT AND DURATION OF THE AREA EXPOSED AND BY EMPHASIZING EROSION CONTROL THEN SEDIMENT CONTROL.
- ELEMENT #13 - PROTECT ON-SITE STORMWATER MANAGEMENT BMP'S FOR RUNOFF FROM ROOFS AND OTHER HARD SURFACES: N/A

CONSTRUCTION SEQUENCE

1. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF ARLINGTON INSPECTOR BY PHONING 360-435-3811.
2. INSTALL ORANGE PLASTIC CLEARING LIMIT FENCING AS INDICATED.
3. CLEAR FOR AND CONSTRUCT THE TEMPORARY CONSTRUCTION ROAD STABILIZATION TO GRADE.
4. INSTALL ALL SILT FENCE.
5. CLEAR, GRUB, AND GRADE FOR ROAD AND UTILITY CORRIDORS.
6. CONSTRUCT UTILITIES, PAVING, CURBING & SIDEWALK PER APPROVED DESIGN PLANS.
7. APPLY MULCH TO UNCOVERED AREAS.
8. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED IN ACCORDANCE WITH THESE PLANS AND APPLICABLE BMP'S REMOVED.

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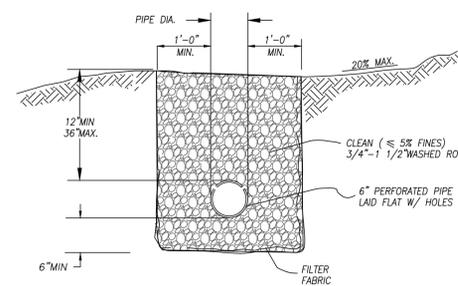
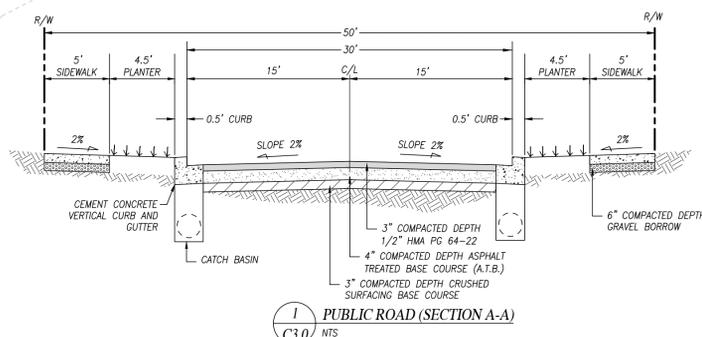
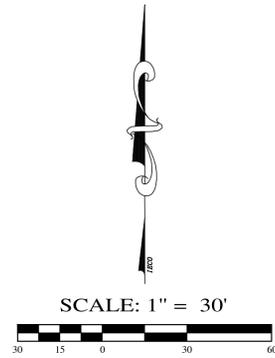
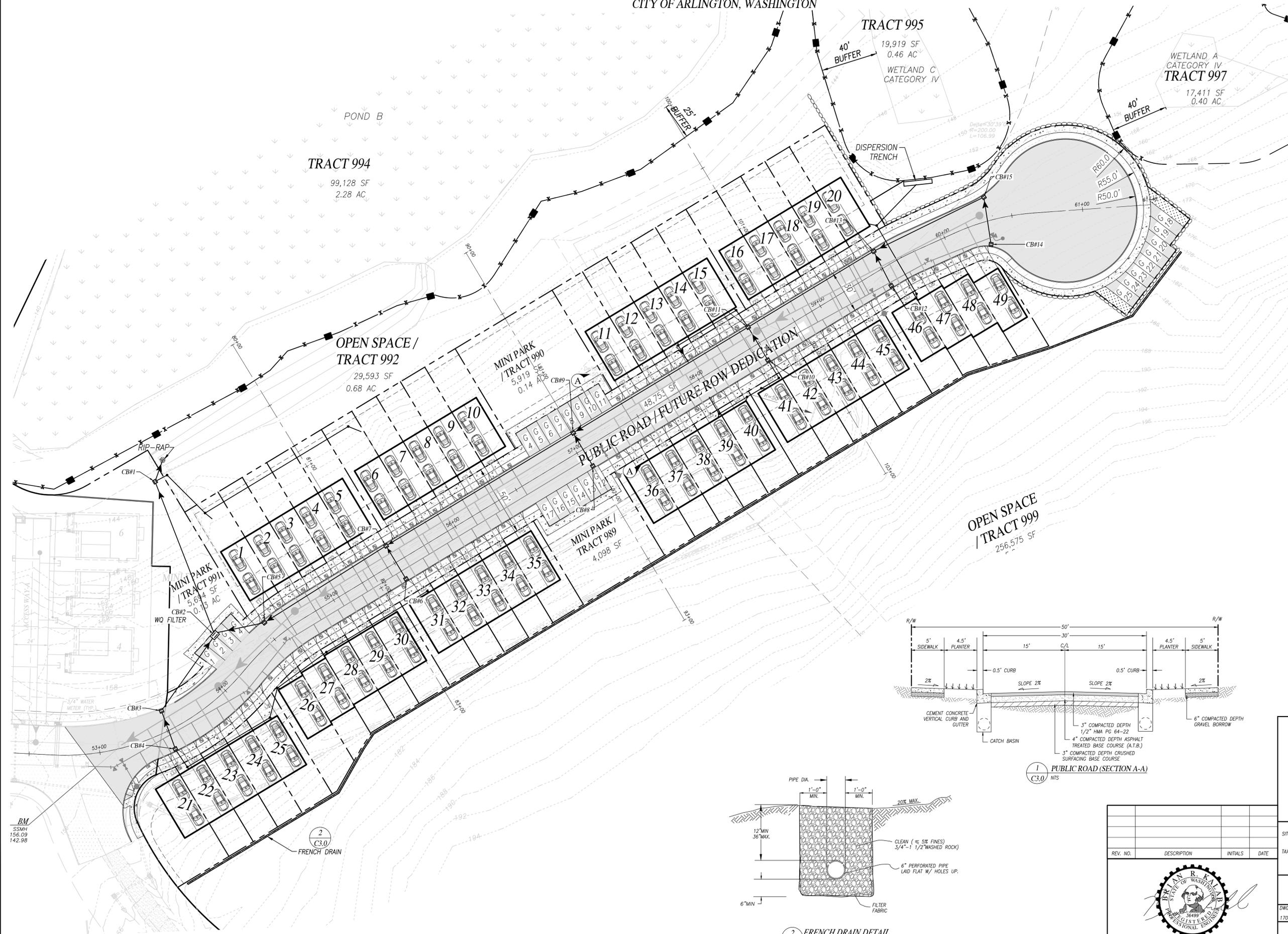
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PRELIMINARY SWPP PLAN SHEET C2.1

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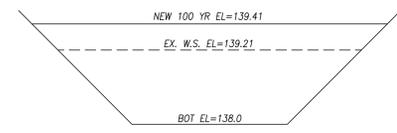
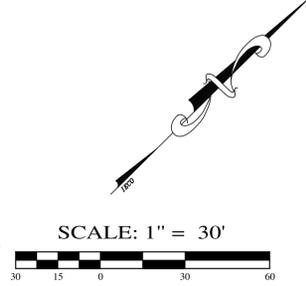
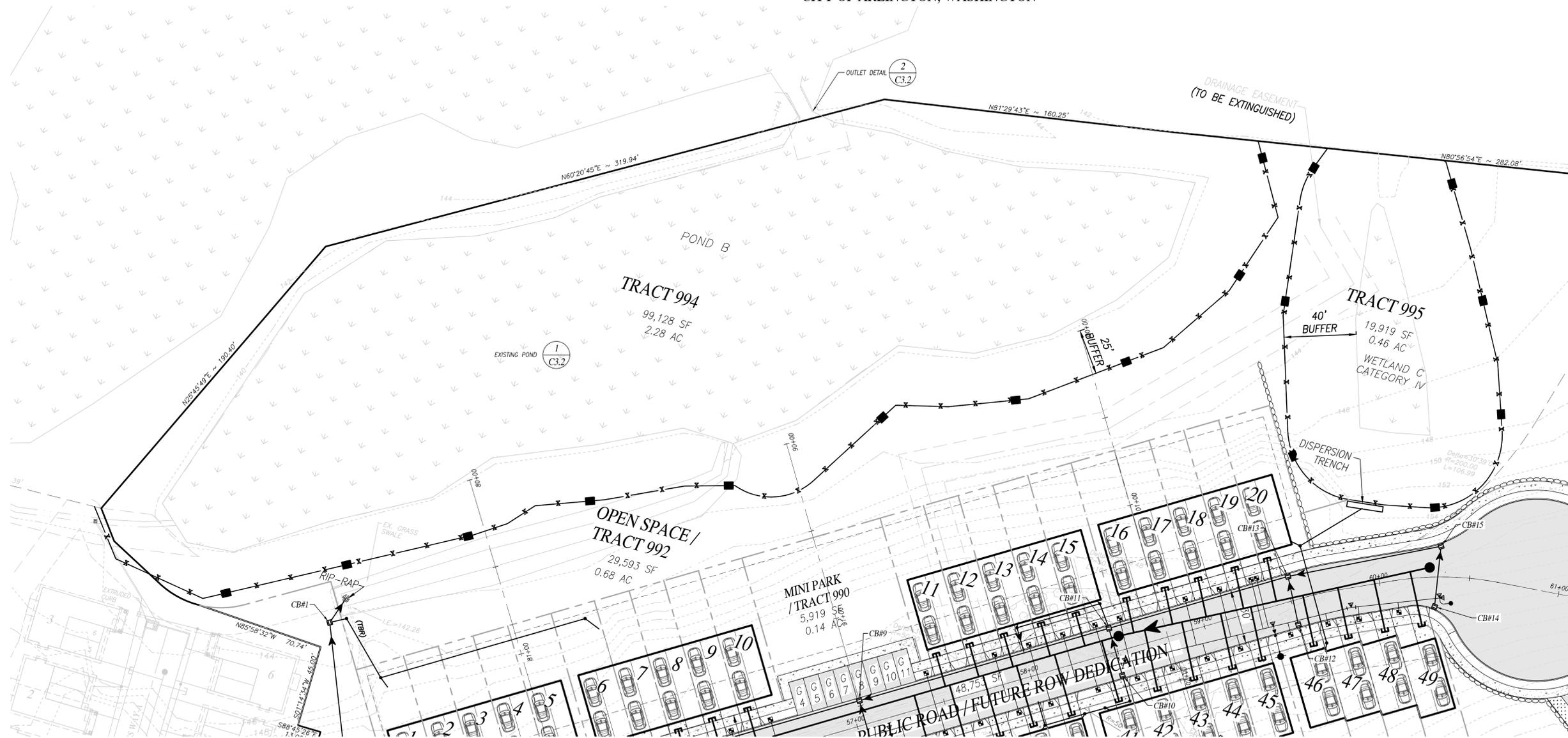
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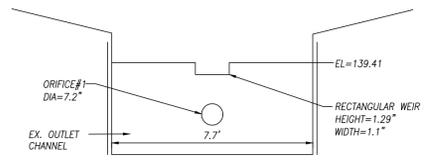
PRELIMINARY ROAD AND DRAINAGE PLAN SHEET C3.0



NW 1/4, SW 1/4, SEC. 12, T. 31 N., R.05 E., W.M.
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1 EXISTING POND DETAIL
C3.2 NOT TO SCALE



2 OUTLET DETAIL
C3.2 NOT TO SCALE



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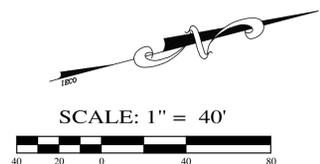
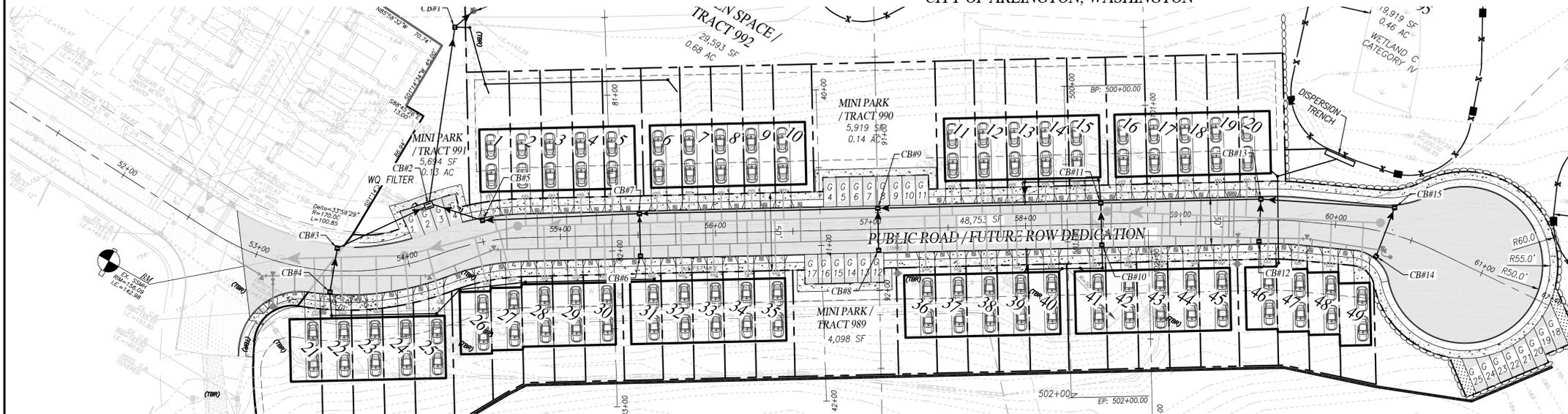
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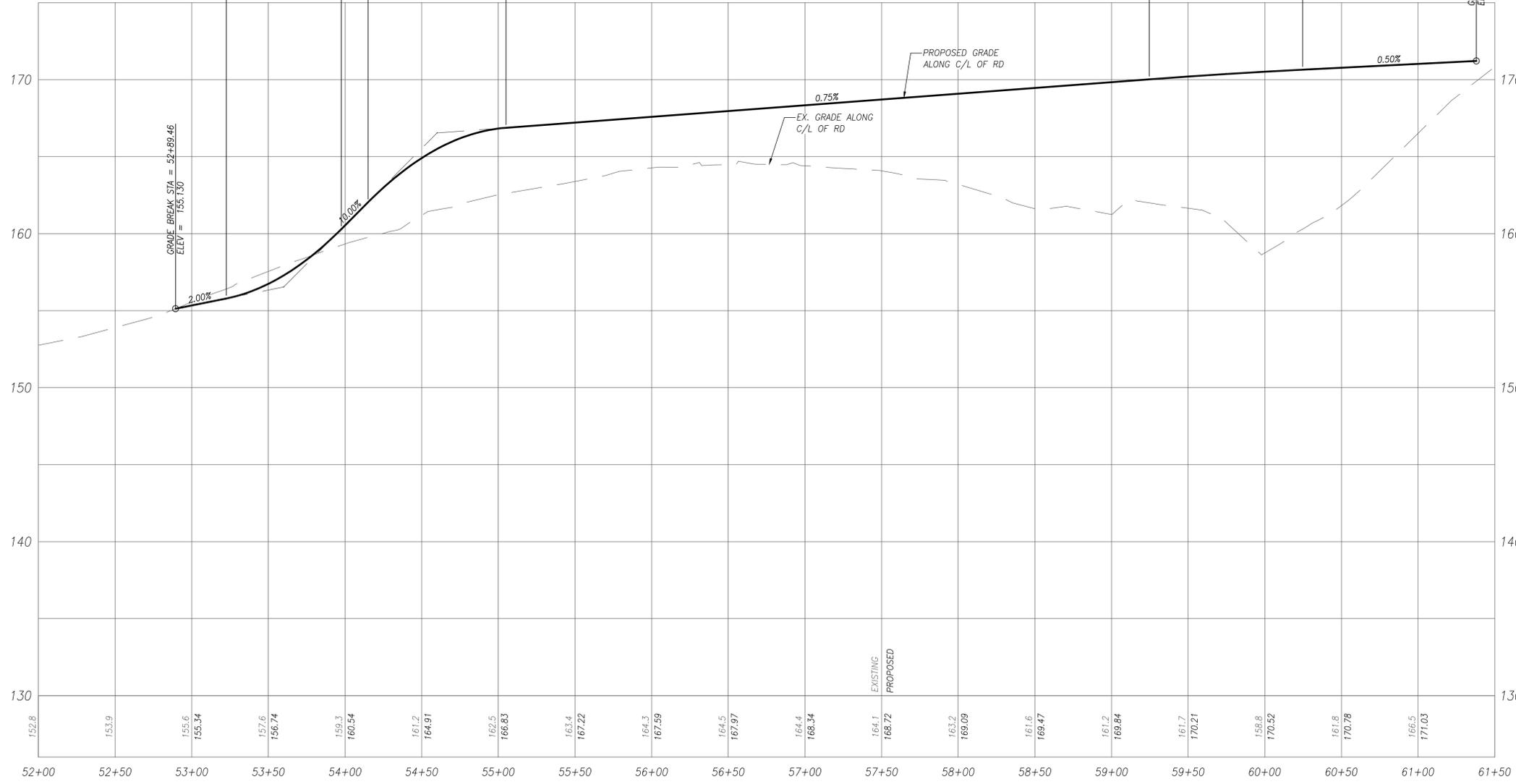
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PRELIMINARY DRAINAGE PLAN

NW 1/4, SW 1/4, SEC. 12, T. 31 N., R.05 E., W.M.
CITY OF ARLINGTON, WASHINGTON



PVI STA: 53+60.00 PVI ELEV: 156.54 K: 9.37 LVC: 75.00	PVI STA: 54+60.00 PVI ELEV: 166.54 K: 9.73 LVC: 90.00	PVI STA: 59+74.63 PVI ELEV: 170.40 K: 400.00 LVC: 100.00
BVC: 53+22.50 EVC: 53+97.50	BVC: 54+15.00 EVC: 55+05.00	BVC: 59+24.63 EVC: 60+24.63
BVC: 53+22.50 ELEV: 155.79	BVC: 54+15.00 ELEV: 162.04	BVC: 59+24.63 ELEV: 170.03
EVC: 53+97.50 ELEV: 160.29	EVC: 55+05.00 ELEV: 166.88	EVC: 60+24.63 ELEV: 170.65
GRADE BREAK STA = 52+89.46 ELEV = 155.130		GRADE BREAK STA = 61+38.01 ELEV = 171.217



PUBLIC ROAD PROFILE
SCALE: 1"=40' HORIZONTAL 1"=4' VERTICAL
DESIGN SPEED: 25 MPH

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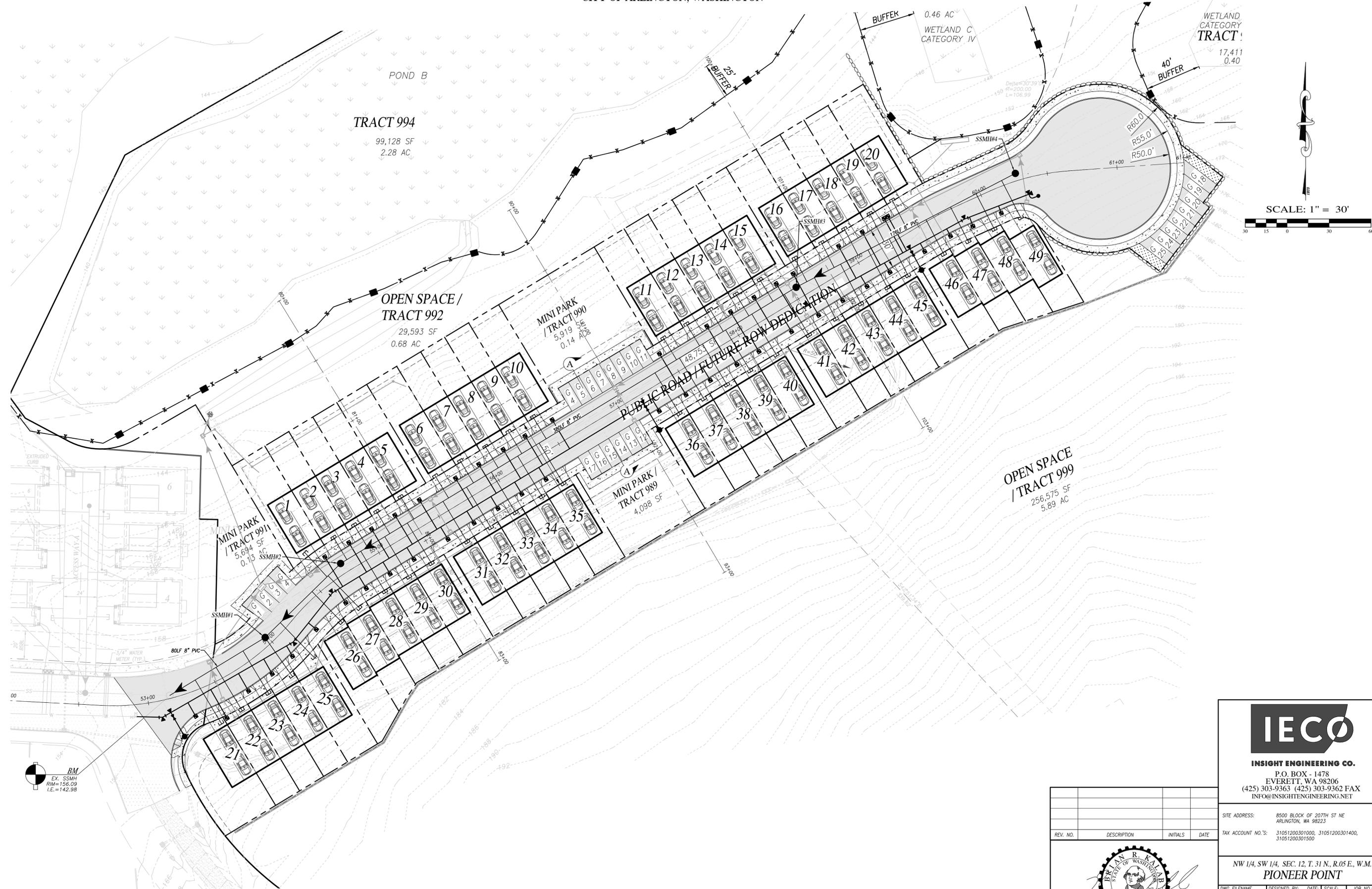
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PIONEER POINT

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PRELIMINARY
ROAD AND DRAINAGE
PLAN & PROFILE

SHEET
C3.3

NW 1/4, SW 1/4, SEC. 12, T. 31 N., R.05 E., W.M.
CITY OF ARLINGTON, WASHINGTON



SCALE: 1" = 30'

BM
EX. SSMH
RIM=156.09
I.E.=142.98



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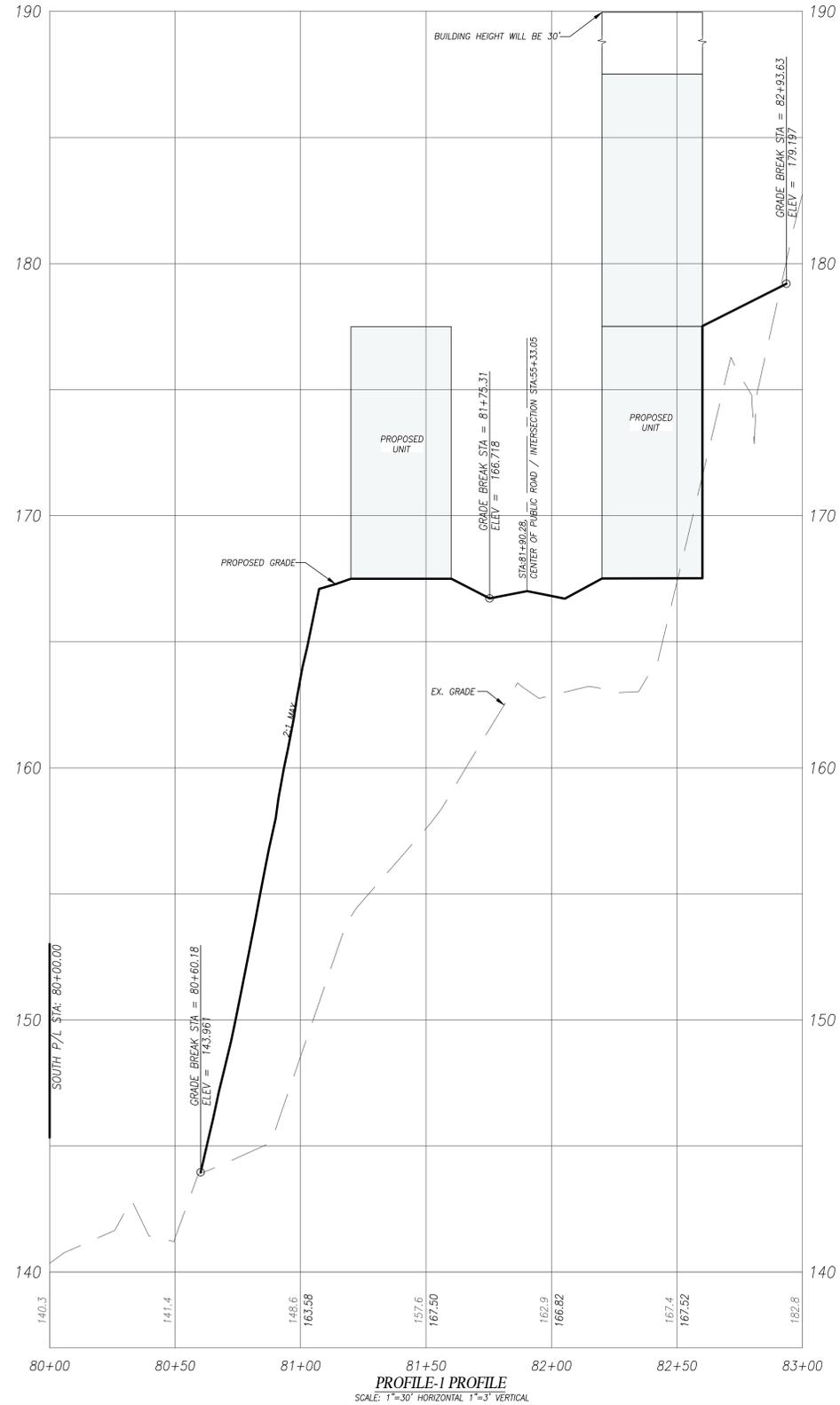
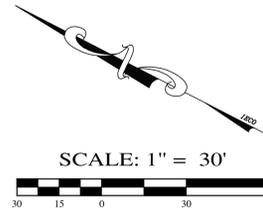
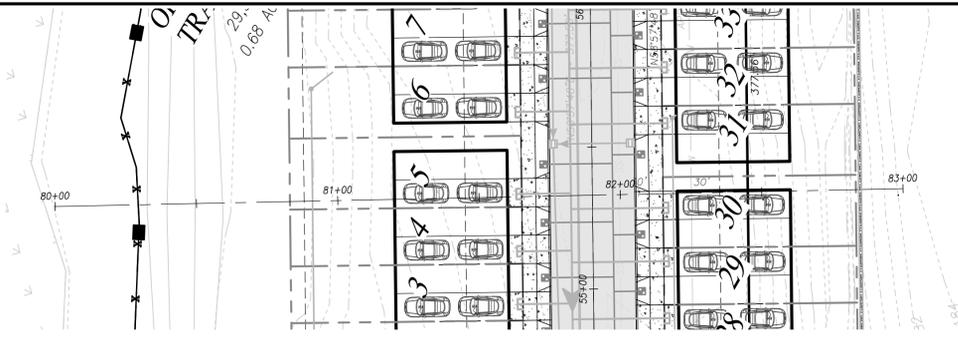
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OVERALL SEWER AND WATER PLAN SHEET C4.0

11/15/2024

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CITY OF ARLINGTON, WASHINGTON

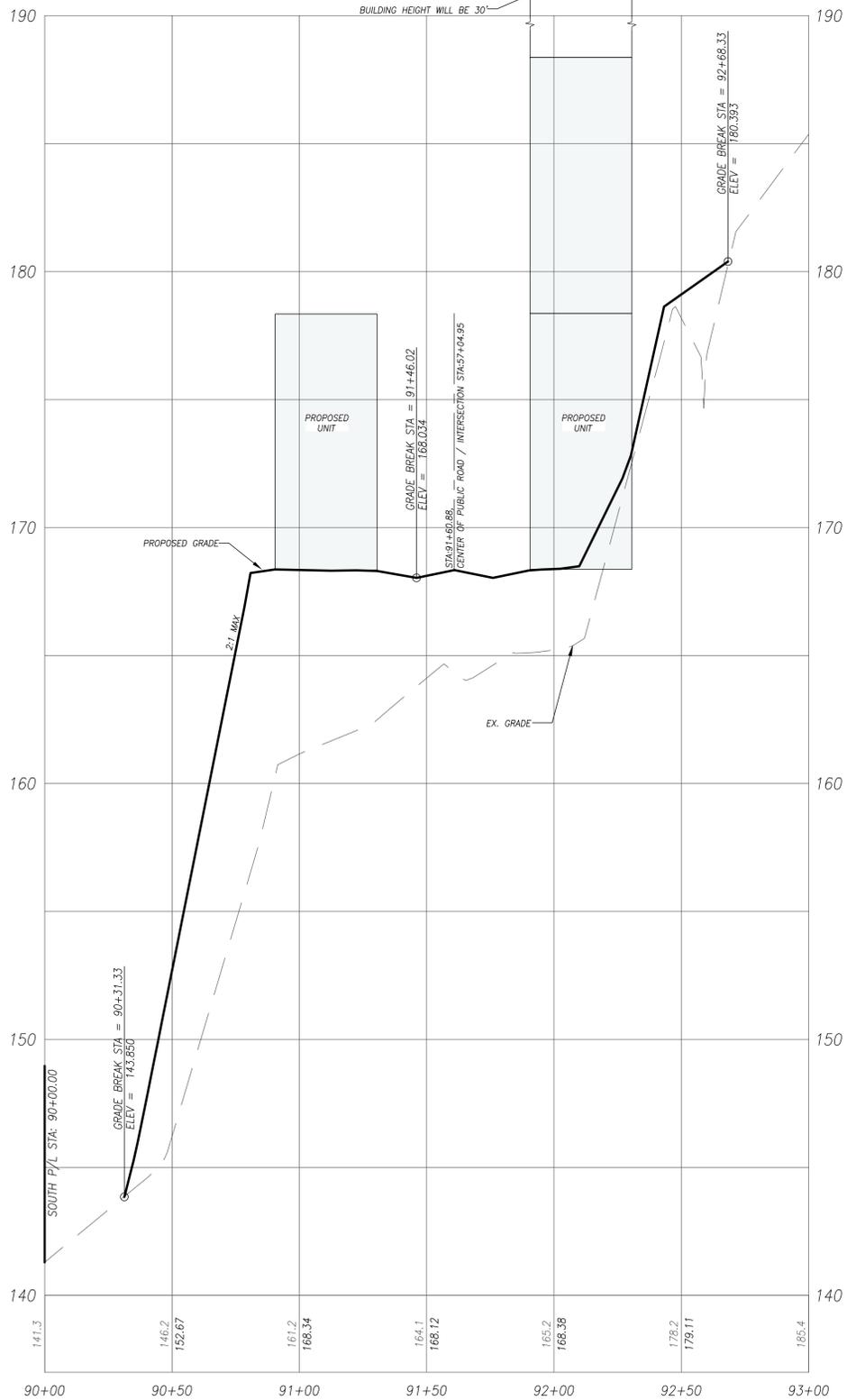
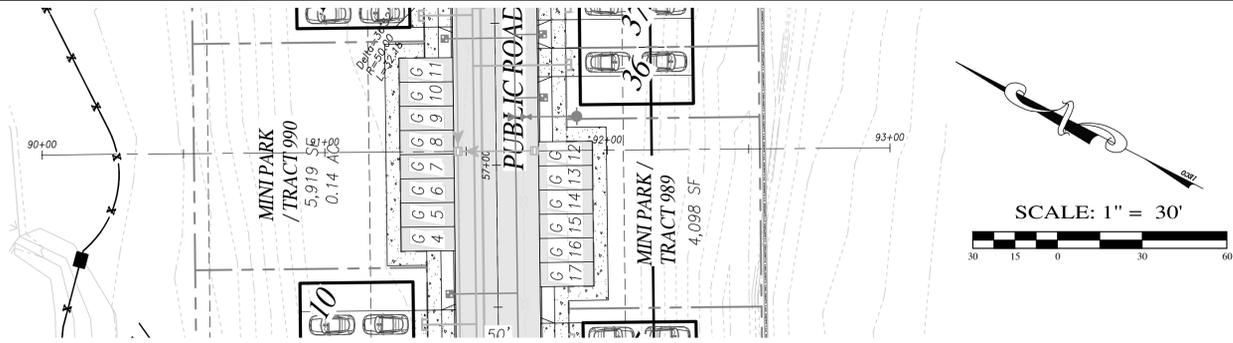


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PROFILE-1				SHEET C5.0

NW 1/4, SW 1/4, SEC. 12, T. 31 N., R.05 E., W.M.
CITY OF ARLINGTON, WASHINGTON



PROFILE-2 PROFILE
SCALE: 1"=30' HORIZONTAL 1"=3' VERTICAL

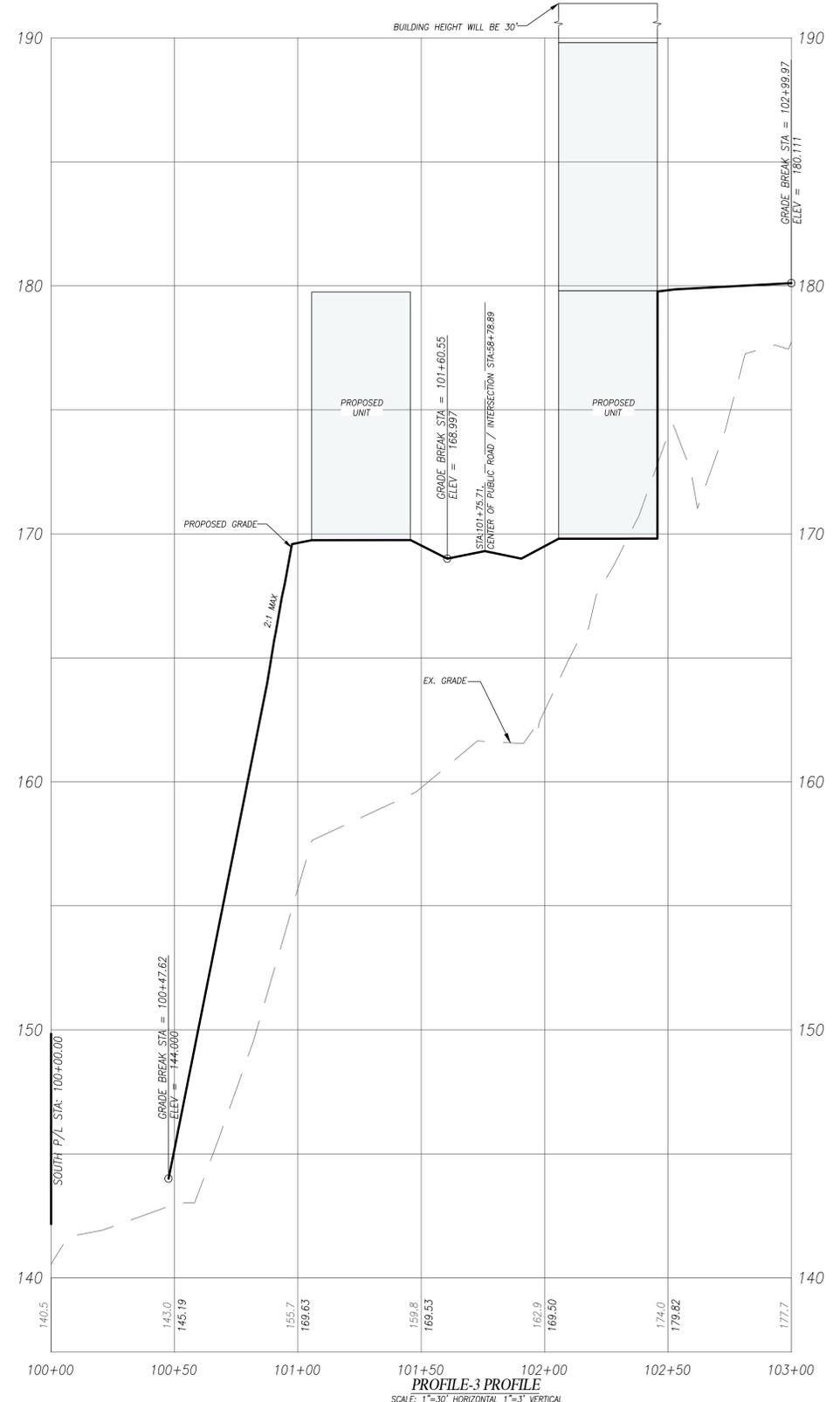
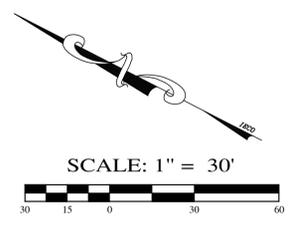
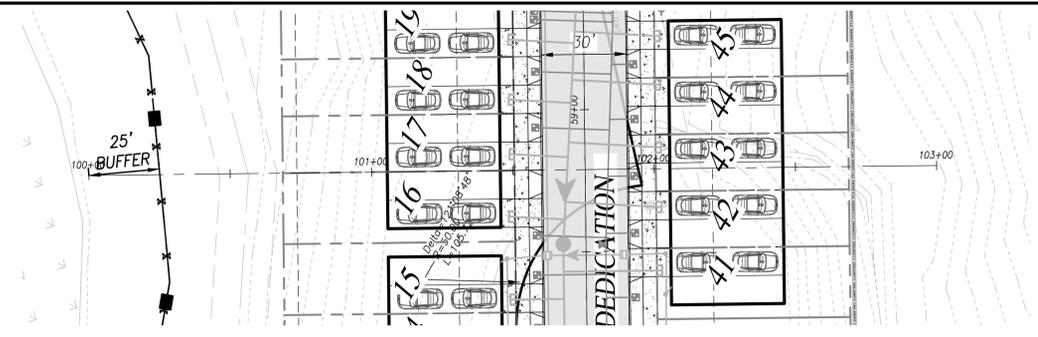
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JOB NO.: 17-0828	SHEET: C5.1

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PROFILE-3				SHEET C5.2