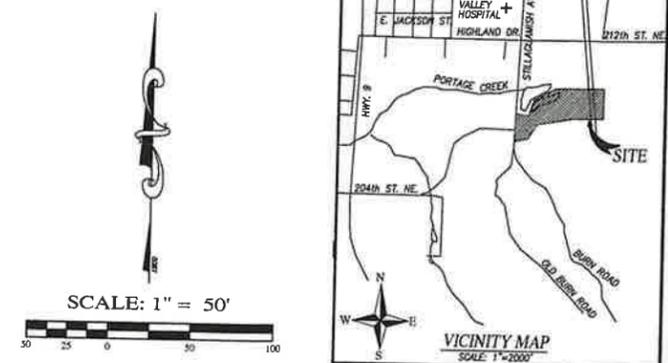
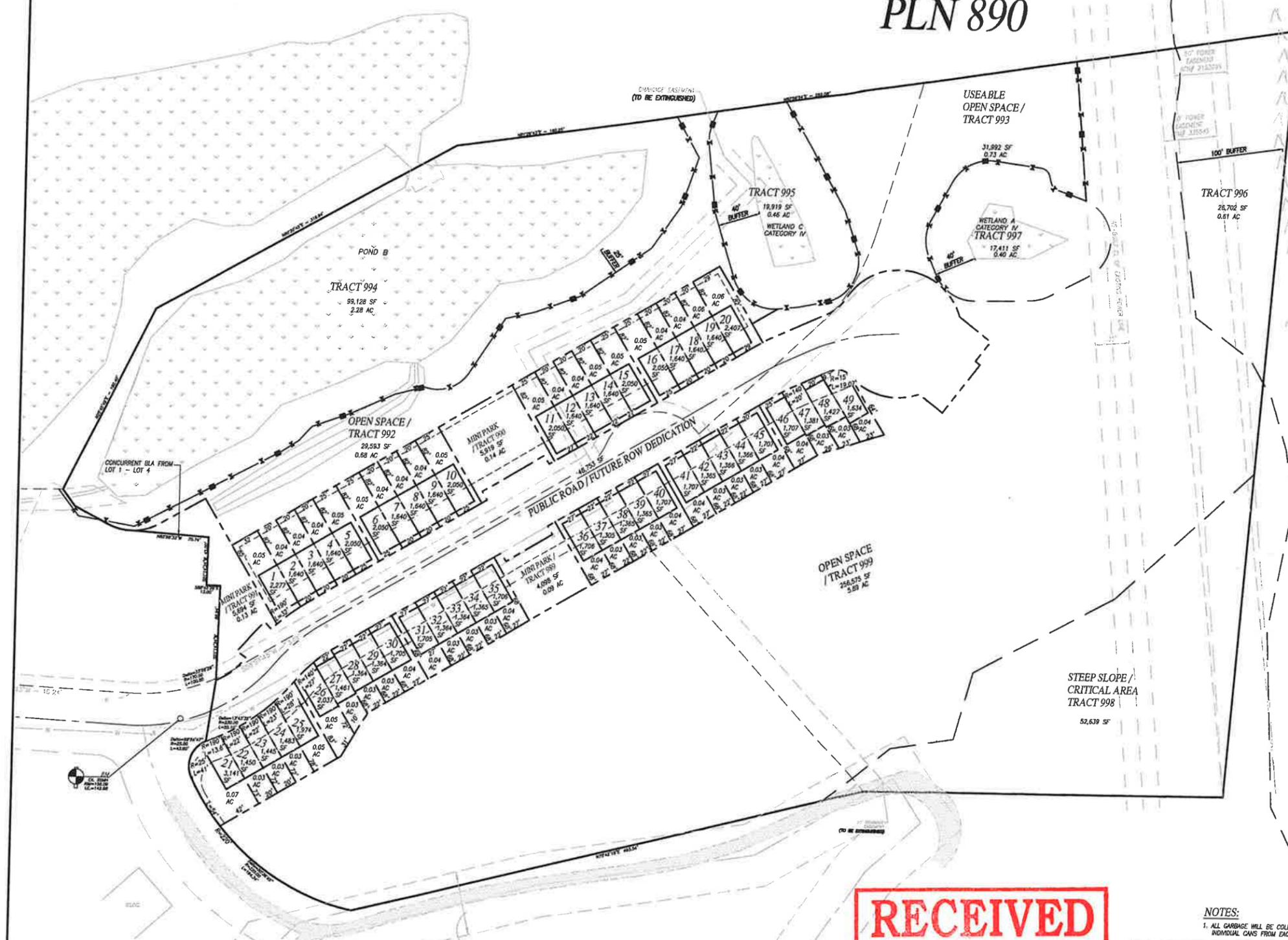


NW 1/4, SW 1/4, SEC. 12, T. 31 N., R.05 E., W.M.
CITY OF ARLINGTON, WASHINGTON

PIONEER POINT PLN 890



SCALE: 1" = 50'

- 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
 - C CENTERLINE
 - CLF CHAIN LINK FENCE
 - WDF WOOD FENCE
 - W.S. WATER SURFACE
 - EOP 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)
 - PP POWER POLE
 - GP GUY POLE
 - WM WATER METER
 - WV WATER VALVE
 - MB MAILBOX
 - UPA UTILITY POLE ANCHOR
 - FD FIRE HYDRANT (2 NOZZLE)
 - TYPE 1 NGPA 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 101'-LOT.

OPEN SPACE REQUIREMENT (PER 20.52.050):
DEVELOPED AREA OF SITE = 704,234 SF
NET PROJECT AREA:
704,234 - 52,639 = 651,595 - 48,753 = 602,842 - 19,919
= 582,923 - 99,128 = 483,795 SF
AREA REQUIRED FOR OPEN SPACE = 5% X 483,795 = 24,189 SF
31,442 SF PROVIDED IN THE FORM OF PRESERVED WOODED AREA.

PARKING INDEX

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

EQUIPMENT AND PROCEDURE

BASIS OF BEARING:
SHORT PLAT (A.F. #4405250113)

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

ENGINEER / CONTACT

INSIGHT ENGINEERING COMPANY
P.O. BOX 1478
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SURVEYOR

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

APPLICANT/OWNER

LAND INC.
1622 4TH ST
MARYSVILLE, WA 98270
PH: (425) 770-0868

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. #40525013, 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. 20180206163, 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. 201701060210 RECORDS OF SNOHOMISH COUNTY AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

IECO

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

SITE ADDRESS: 6500 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.DWG DESIGNED BY: JTK DATE: 09/10/2024 SCALE: 1"=50' JOB NO.: 17-0828

PRELIMINARY PLAT MAP

SHEET PM1 of 1

RECEIVED

NOV 18 2024

PLN 1269

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

TRACT TABLE

TRACT	AREA (SF)	PROPOSED
989	4,099 SF	MINI PARK
990	5,919 SF	MINI PARK
991	5,694 SF	MINI PARK
992	29,593 SF	OPEN SPACE
993	31,892 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

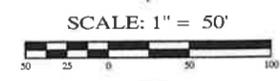
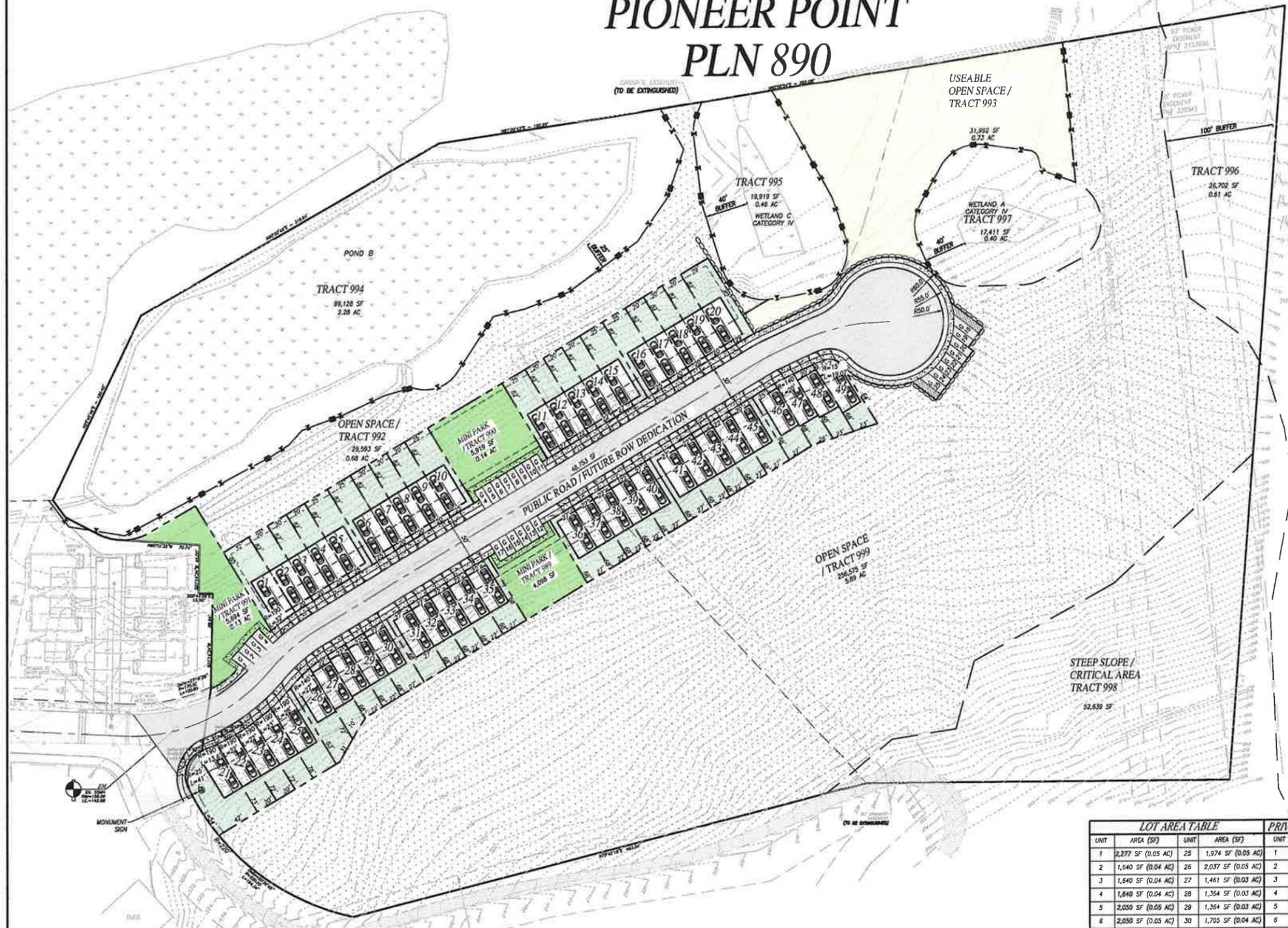
BUILDING SETBACKS

STREET	5'
INTERIOR	5'
CRITICAL AREA	15'



11/15/2024

PIONEER POINT PLN 890

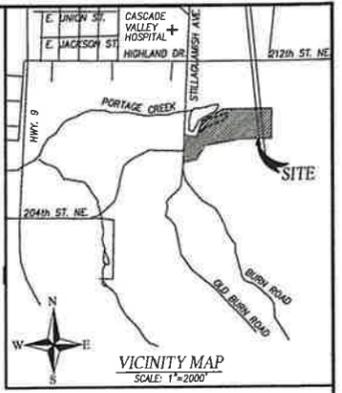


LEGEND

- ⊕ 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
- 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
- EOP EDGE OF PAVEMENT
- BDW BACK OF WALK
- SD STORM DRAIN GUTCH BASIN (SDB)
- SS STORM DRAIN MANHOLE (SSMH)
- 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
- UPA UTILITY POLE ANCHOR
- FN FIRE HYDRANT (2 NOZZLE)
- NGPA TYPE 1 NGPA 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

NOTES:

- ALL GRASS WILL BE COLLECTED FROM INDIVIDUAL LOTS FROM EACH UNIT.



OPEN SPACE CALCULATIONS

MINI PARK REQUIREMENT (PER 20.52.010):
AREA REQUIRED = 65SF X 3.2 (PERSONS PER DU) X 49 = 10,192 SF
15,857 SF PROVIDED IN THE FORM OF A TOP-LOT.

OPEN SPACE REQUIREMENT (PER 20.52.030):
DEVELOPED AREA OF SITE = 704,234 SF
NET PROJECT AREA:
704,234 - 32,838 - 48,753 - 26,702 - 19,919
= 17,411 - 99,128 = 439,682 SF
AREA REQUIRED FOR OPEN SPACE = 58 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

BASED ON BEARING:
SHORT PLAT (A.F. #940525013)

BM
EX. SSMH
RIM=156.09
I.E.=142.99

ENGINEER / CONTACT

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

SURVEYOR

THE WEST GROUP, INC.
2120 HERRIT AVE.
EVERETT, WA 98201
CONTACT: DAVID WEST
(425) 252-7089

APPLICANT/OWNER

LAVOY INC.
1602 4TH ST
MARYSVILLE, WA 98270
PH: (425) 270-0988

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. 940525013, 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 I, A RESIDENTIAL CONDOMINIUM, SECOND ALTERATION TO PORTAGE CREEK HOMES CONDOMINIUM, ACCORDING TO THE RESTATED DECLARATION RECORDED UNDER AUDITOR'S FILE NO. 201902090161, RECORDS OF SNOHOMISH COUNTY, WASHINGTON WHICH RESTATES THE DECLARATION RECORDED UNDER AUDITOR'S FILE NUMBER 201701050210 RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AND THE RESTATED SURVEY MAP AND PLANS RECORDED UNDER AUDITOR'S FILE NO. 201902050001, SAID INSTRUMENT BEING A RESTATEMENT TO THE SURVEY MAP AND PLANS RECORDED UNDER AUDITOR'S FILE NO. 201701050001 RECORDS OF SNOHOMISH COUNTY AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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-PRJLIM.DWG DESIGNED BY: JIK DATE: 09/10/2024 SCALE: 1"=50' JOB NO.: 17-0828
SHEET 51 of 1
SITE PLAN

LOT AREA TABLE		PRIVATE OPEN SPACE TABLE		SITE DATA	
UNIT	AREA (SF)	UNIT	AREA (SF)	UNIT	AREA (SF)
1	2,877 SF (0.05 AC)	25	1,974 SF (0.05 AC)	1	1,380 SF
2	1,640 SF (0.04 AC)	26	2,037 SF (0.05 AC)	2	780 SF
3	1,640 SF (0.04 AC)	27	1,461 SF (0.03 AC)	3	740 SF
4	1,640 SF (0.04 AC)	28	1,364 SF (0.03 AC)	4	740 SF
5	2,050 SF (0.05 AC)	29	1,364 SF (0.03 AC)	5	2,000 SF
6	2,050 SF (0.05 AC)	30	1,705 SF (0.04 AC)	6	1,150 SF
7	1,640 SF (0.04 AC)	31	1,705 SF (0.04 AC)	7	740 SF
8	1,640 SF (0.04 AC)	32	1,364 SF (0.03 AC)	8	740 SF
9	1,640 SF (0.04 AC)	33	1,364 SF (0.03 AC)	9	740 SF
10	2,050 SF (0.05 AC)	34	1,364 SF (0.03 AC)	10	1,200 SF
11	2,050 SF (0.05 AC)	35	1,705 SF (0.04 AC)	11	1,150 SF
12	1,640 SF (0.04 AC)	36	1,705 SF (0.04 AC)	12	740 SF
13	1,640 SF (0.04 AC)	37	1,365 SF (0.03 AC)	13	740 SF
14	1,640 SF (0.04 AC)	38	1,365 SF (0.03 AC)	14	740 SF
15	2,050 SF (0.05 AC)	39	1,365 SF (0.03 AC)	15	12,000 SF
16	2,050 SF (0.05 AC)	40	1,707 SF (0.04 AC)	16	11,050 SF
17	1,640 SF (0.04 AC)	41	1,707 SF (0.04 AC)	17	790 SF
18	1,640 SF (0.04 AC)	42	1,365 SF (0.03 AC)	18	790 SF
19	1,640 SF (0.04 AC)	43	1,365 SF (0.03 AC)	19	790 SF
20	2,407 SF (0.06 AC)	44	1,365 SF (0.03 AC)	20	1,557 SF
21	3,141 SF (0.07 AC)	45	1,707 SF (0.04 AC)	21	2,273 SF
22	1,450 SF (0.03 AC)	46	1,707 SF (0.04 AC)	22	598 SF
23	1,445 SF (0.03 AC)	47	1,381 SF (0.03 AC)	23	590 SF
24	1,483 SF (0.03 AC)	48	1,427 SF (0.04 AC)	24	604 SF
49	1,634 SF (0.04 AC)	49	1,634 SF (0.04 AC)	49	843 SF

BUILDING SET BACKS

STREET	5'
INTERIOR	5'
CRITICAL AREA	15'

TRACT TABLE

TRACT	AREA (SF)	PROPOSED
999	4,098 SF	MINI PARK
990	5,919 SF	MINI PARK
991	5,894 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



SEE SHEET S2



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



EQUIPMENT AND PROCEDURE

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

BM
EX. 55MM
RIM-155.09
I.E.=142.99

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) 252-7098
FAX (425) 252-7403

APPLICANT

PORTAGE CREEK, LLC
11526 127TH AVE. NE
LAKE STEVENS, WA 98258

OWNER

LAWY 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 RESTATE DECLARATION RECORDED UNDER AUDITOR'S FILE NO. 20190205168, 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. 20190205001, SAID INSTRUMENT BEING A RESTATEMENT TO THE SURVEY MAP AND PLANS RECORDED UNDER AUDITOR'S FILE NO. 20170105001 RECORDS OF SNOHOMISH COUNTY AND ANY AMENDMENTS THEREOF.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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

REV. NO.	DESCRIPTION	INITIALS	DATE



SITE ADDRESS: 6500 BLOCK OF 207TH ST NE
ARLINGTON, WA 98223

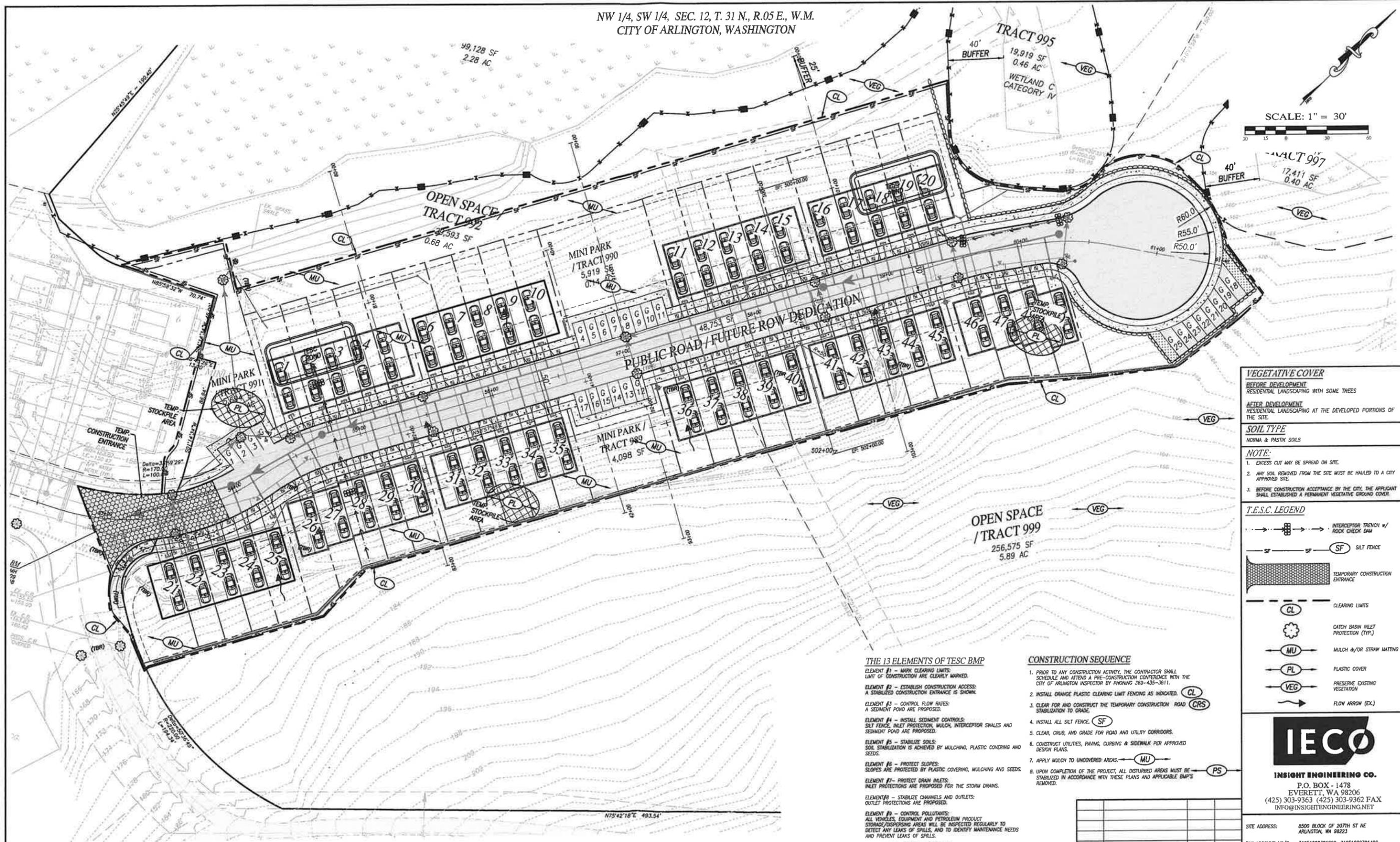
TAX ACCOUNT NO'S: 31051200301000, 31051200301400, 31051200301500

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

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

EXISTING FEATURES MAP
SHEET
CI.1

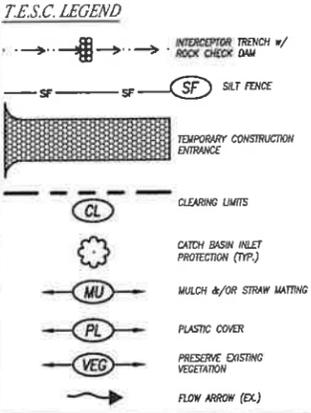
11/15/2024



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.



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/STORING AREAS WILL BE INSPECTED REGULARLY TO DETECT ANY LEAKS OF SPILLS, AND TO IDENTIFY MAINTENANCE NEEDS AND PREVENT LEAKS OF SPILLS.
- ELEMENT #10 - CONTROL DENATURING:**
THERE WILL BE NO DENATURING 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. **(CL)**
3. CLEAR FOR AND CONSTRUCT THE TEMPORARY CONSTRUCTION ROAD STABILIZATION TO GRADE. **(CRS)**
4. INSTALL ALL SILT FENCE. **(SF)**
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. **(MU)**
8. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED IN ACCORDANCE WITH THESE PLANS AND APPLICABLE BMP'S REMOVED. **(PS)**

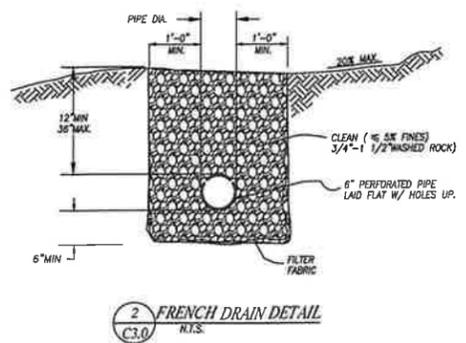
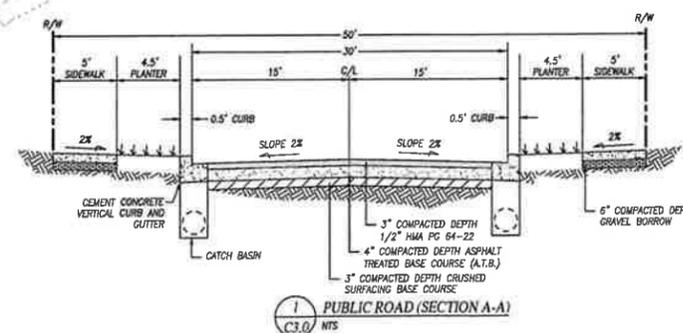
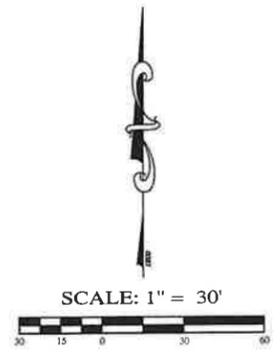
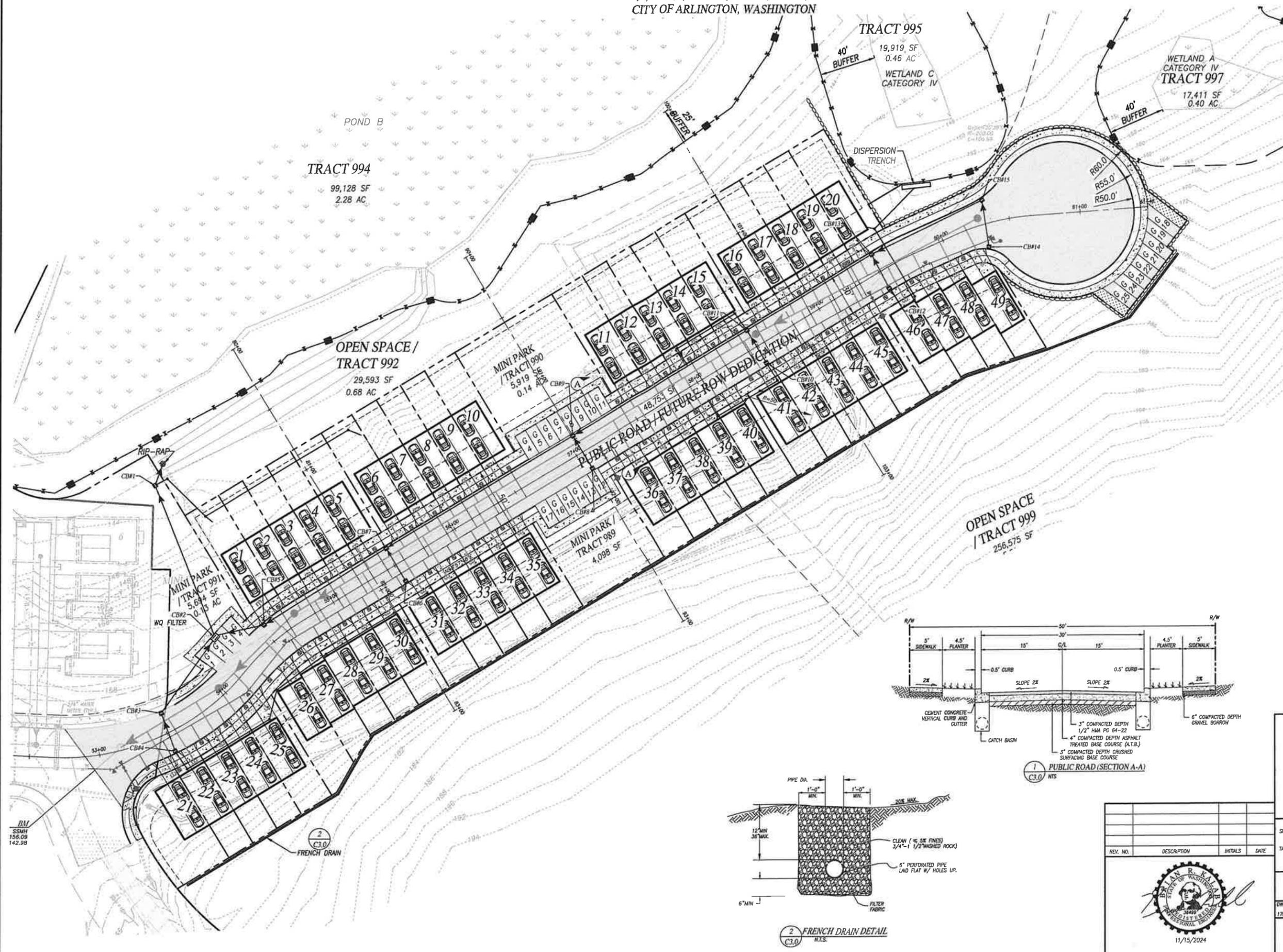
REV. NO.	DESCRIPTION	INITIALS	DATE



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

SITE ADDRESS: 6500 BLOCK OF 207TH ST NE
 ARLINGTON, WA 98223
 TAX ACCOUNT NO.'S: 31051200301000, J1051200301400, 31051200301500

NW 1/4, SW 1/4, SEC. 12, T. 31 N., R. 05 E., W.M.
PIONEER POINT
 DWS FILENAME: 170828-PRELIM.DWG/JTK DESIGNED BY: JTK DATE: 09/10/2024 SCALE: 1"=30' JOB NO.: 17-0828 SHEET: C2.1
PRELIMINARY SWPP PLAN



RM
SSMH
156.09
142.98

REV. NO.	DESCRIPTION	INITIALS	DATE



IECO
INSIGHT ENGINEERING CO.
P.O. BOX - 1478
EVERETT, WA 98206
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TAX ACCOUNT NO.'S: 31051200301000, 31051200301400, 31051200301500

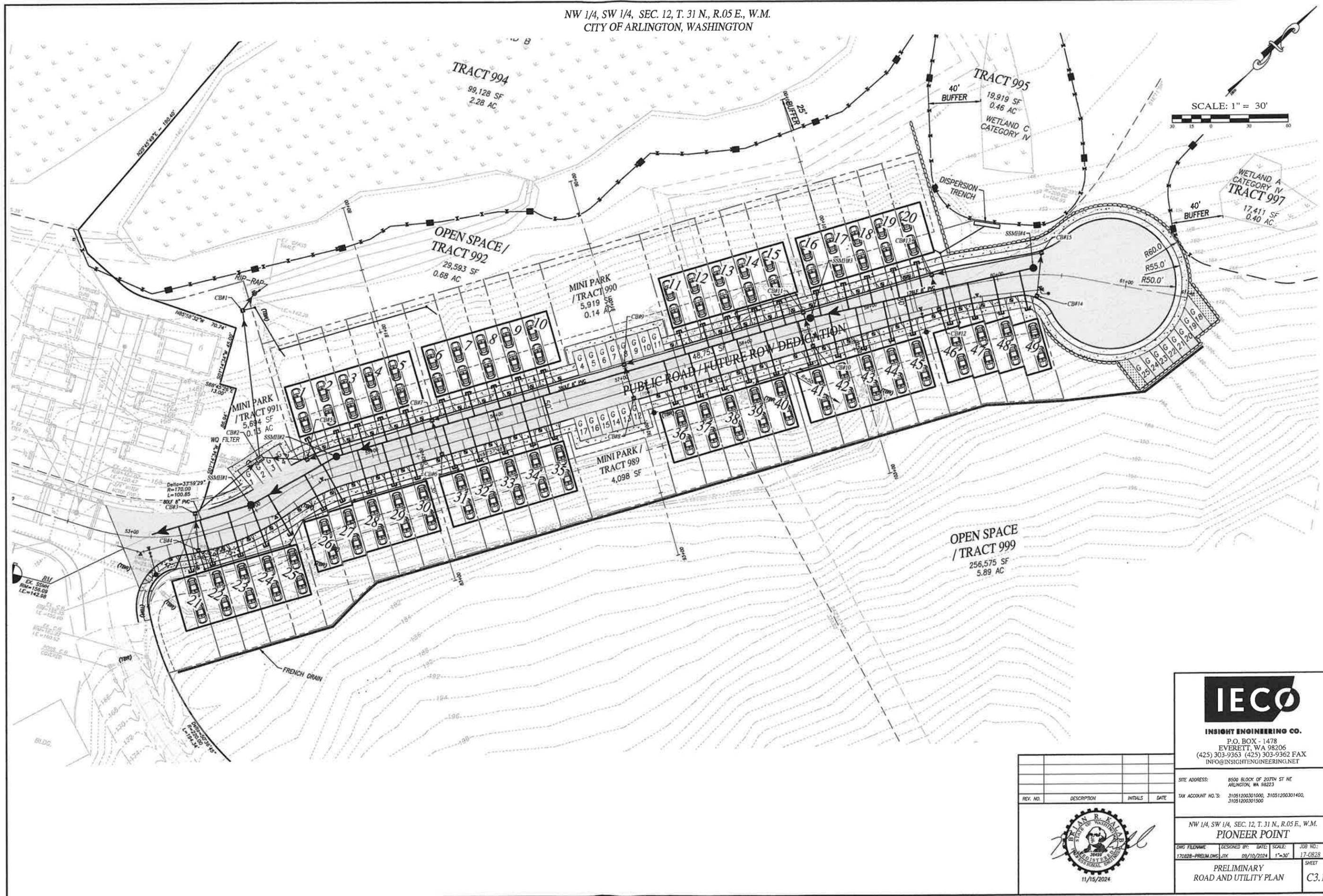
NW 1/4, SW 1/4, SEC. 12, T. 31 N., R.05 E., W.M.
PIONEER POINT

DWG FILENAME: 170008-PRELIM.DWG JTK DESIGNED BY: JTK DATE: 09/10/2024 SCALE: 1"=30' JOB NO.: 17-0828 SHEET

PRELIMINARY ROAD AND DRAINAGE PLAN C3.0

11/15/2024

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



SCALE: 1" = 30'

WETLAND A
CATEGORY IV
TRACT 997
17,411 SF
0.40 AC



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

REV. NO.	DESCRIPTION	INITIALS	DATE

SITE ADDRESS: 6500 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: JJK DATE: 09/10/2024 SCALE: 1"=30' JOB NO.: 17-0828 SHEET

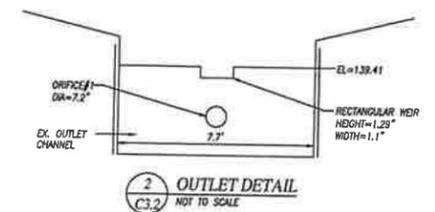
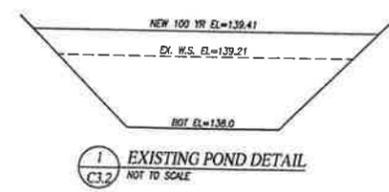
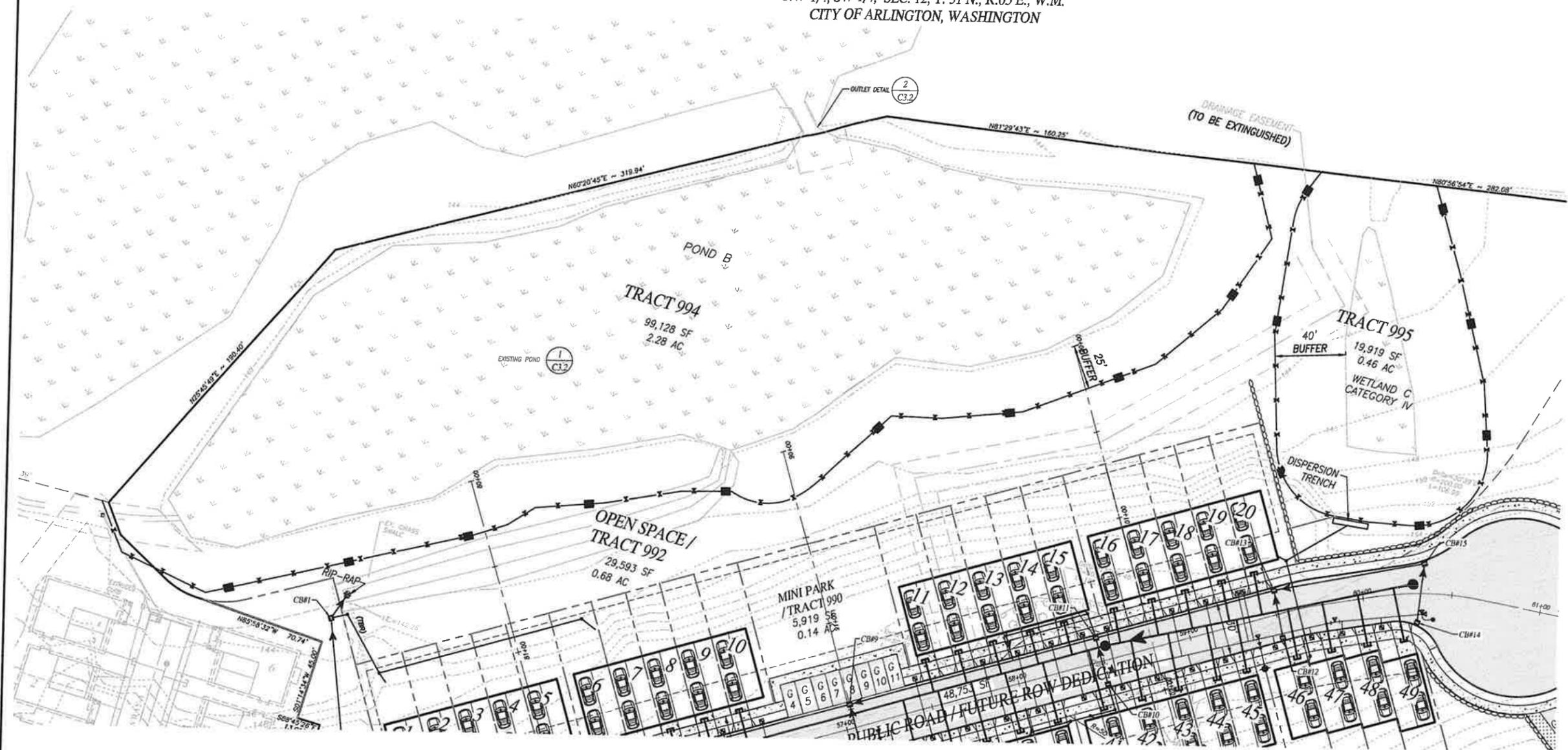
PRELIMINARY
ROAD AND UTILITY PLAN
C3.1

11/15/2024

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



SCALE: 1" = 30'



REV. NO.	DESCRIPTION	INITIALS	DATE



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ARLINGTON, WA 98223

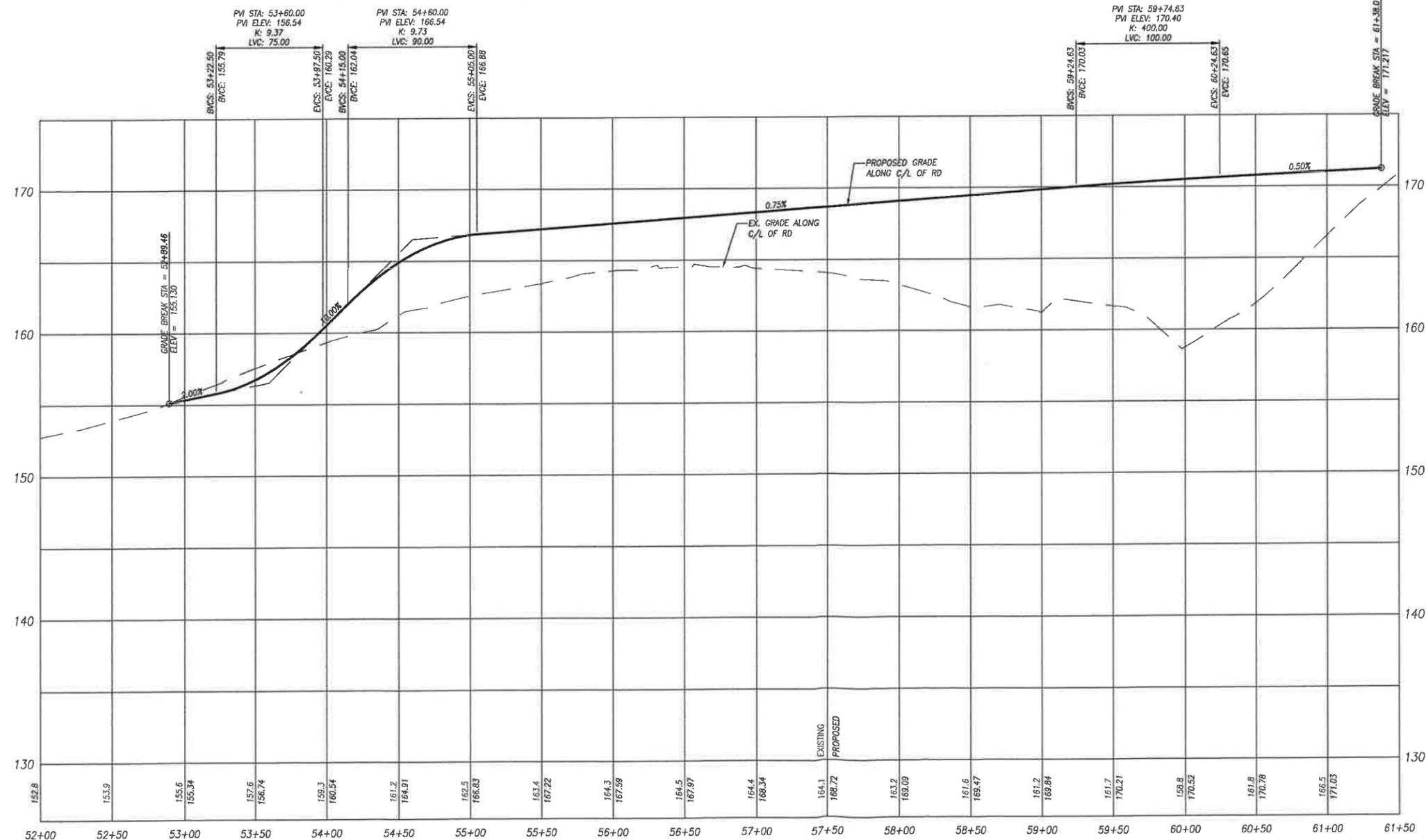
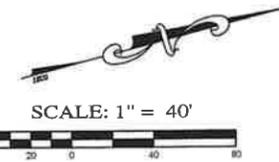
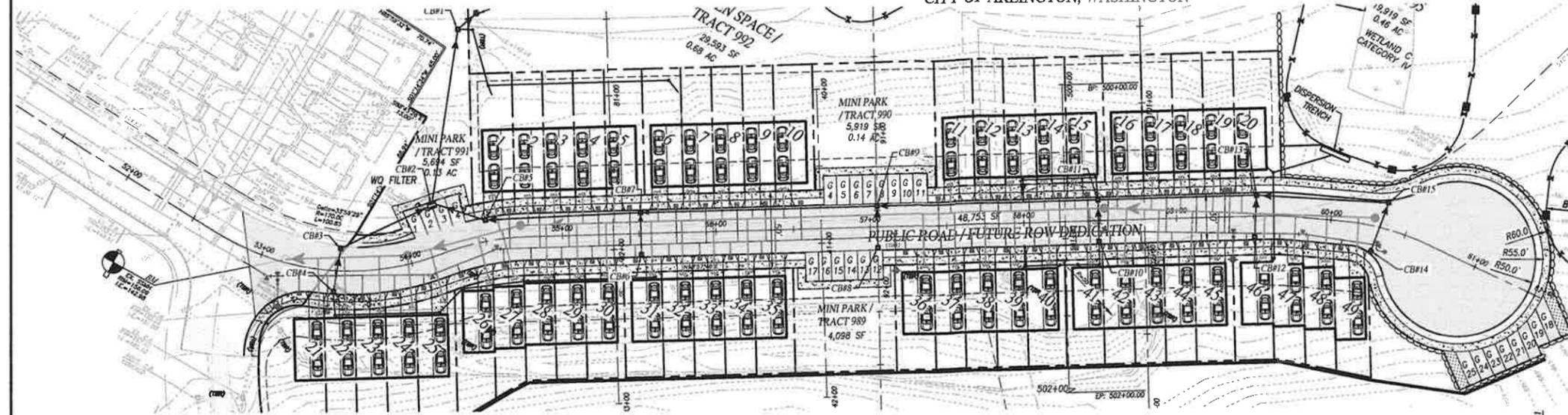
TAX ACCOUNT NO.'S: 31051200301000, 31051200301400,
31051200301500

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"=30' JOB NO.: 17-0828

PRELIMINARY DRAINAGE PLAN SHEET C3.2

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



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

REV. NO.	DESCRIPTION	INITIALS	DATE





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

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

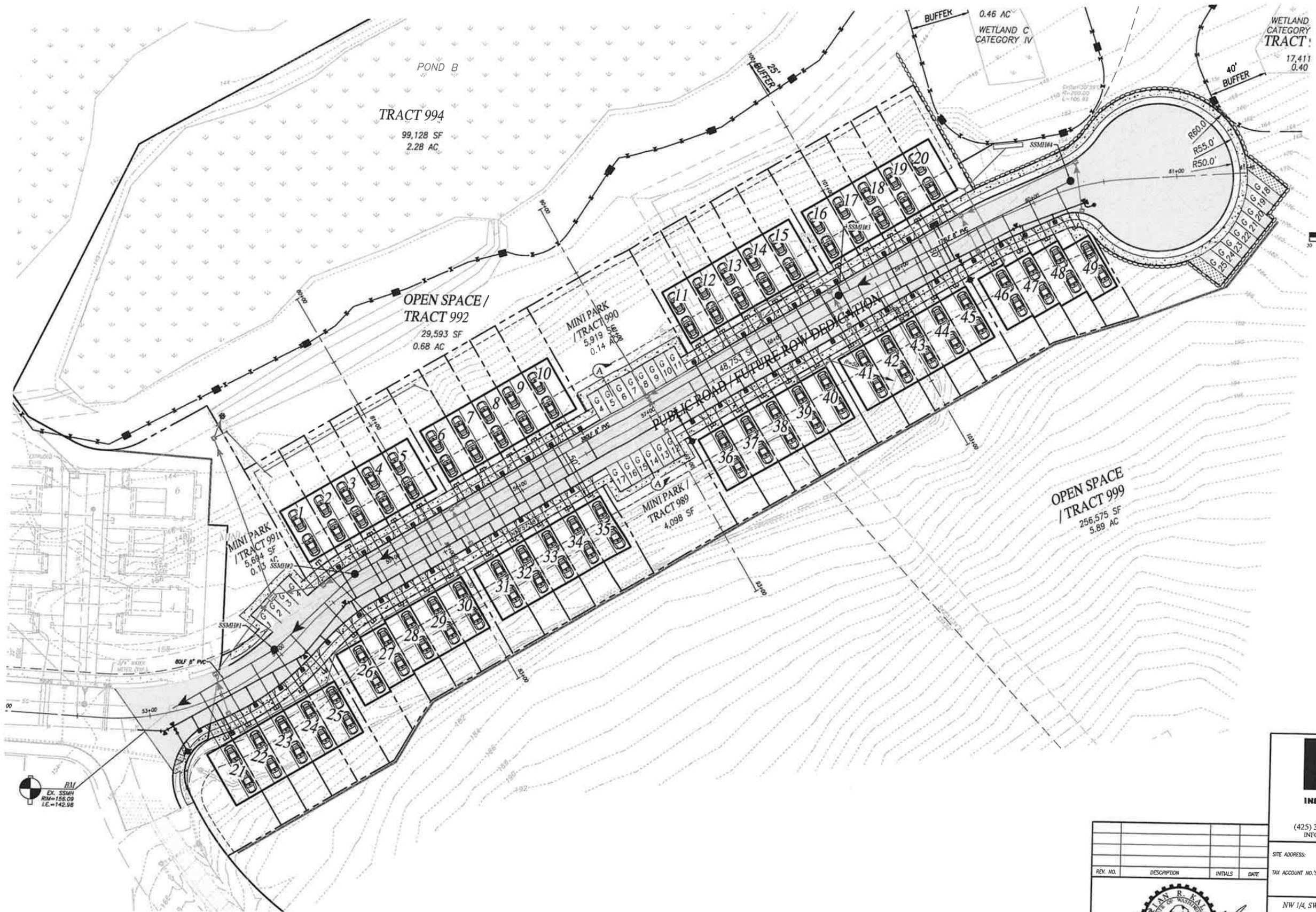
NW 1/4, SW 1/4, SEC. 12, T. 31 N., R.05 E., W.M.
PIONEER POINT

DWG FILENAME: 170A28-PRELIM.DWG	DESIGNED BY: JTK	DATE: 09/10/2024	SCALE: 1"=40'	JOB NO.: 17-0828
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PRELIMINARY ROAD AND DRAINAGE PLAN & PROFILE

C3.3

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



BM
EX. SSMH
RM# 156.09
LC# 142.98

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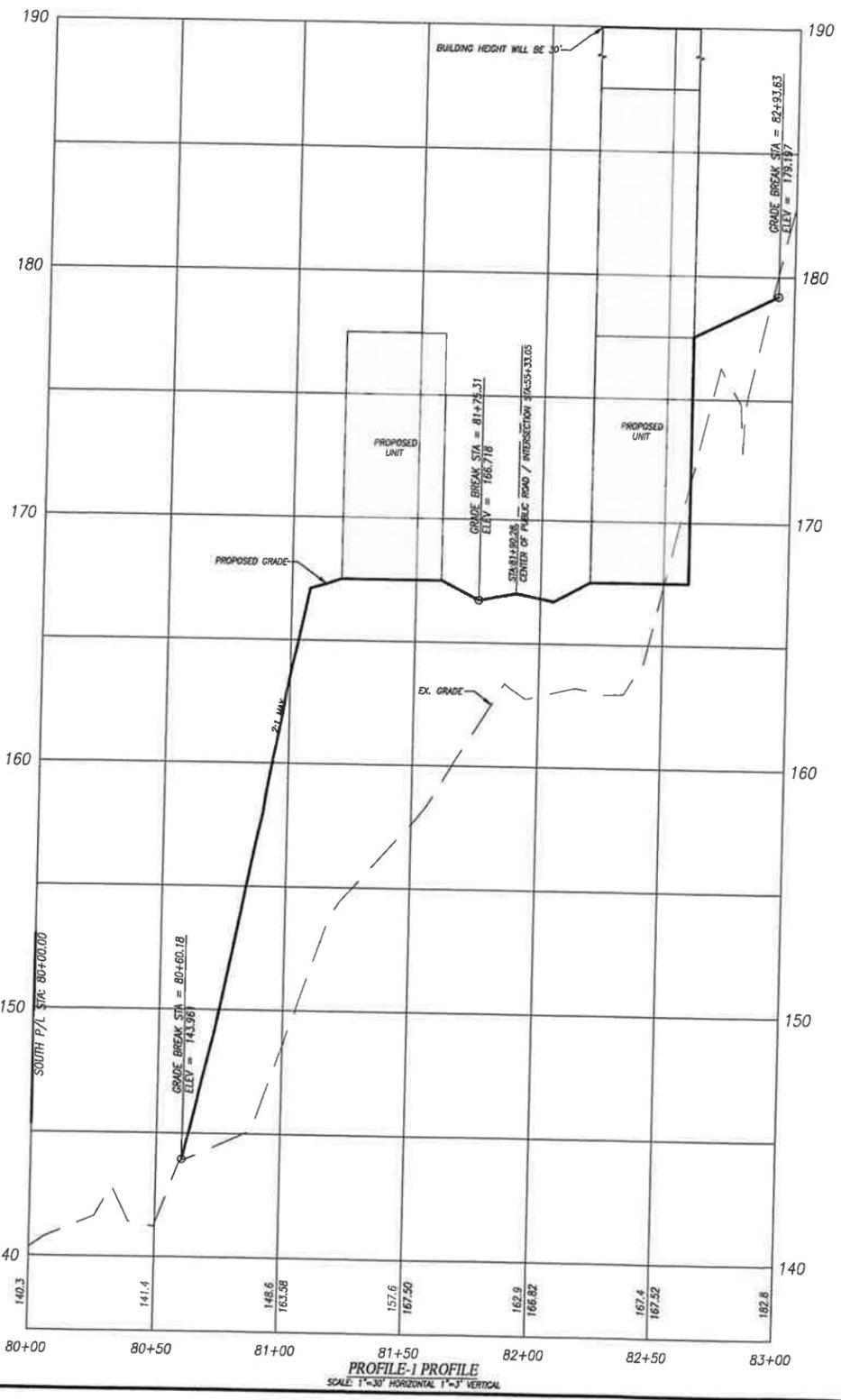
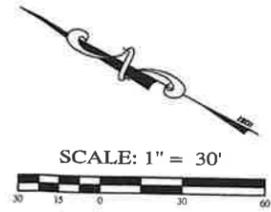
REV. NO.	DESCRIPTION	INITIALS	DATE



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/JTK DESIGNED BY: JTK DATE: 09/10/2024 SCALE: 1"=30' JOB NO.: 17-0828 SHEET: OVERALL SEWER AND WATER PLAN C4.0

11/15/2024

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



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

REV. NO.	DESCRIPTION	INITIALS	DATE



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

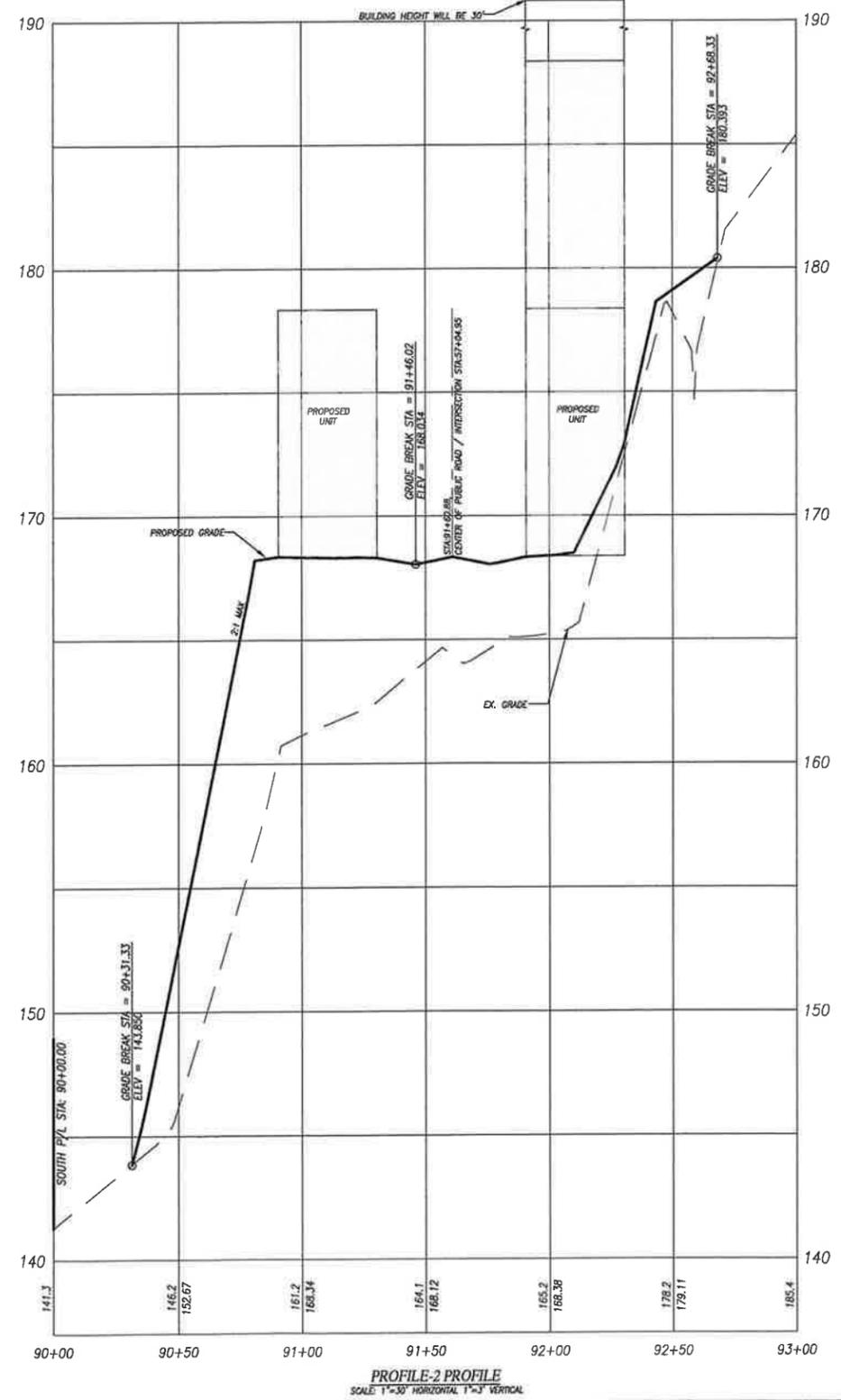
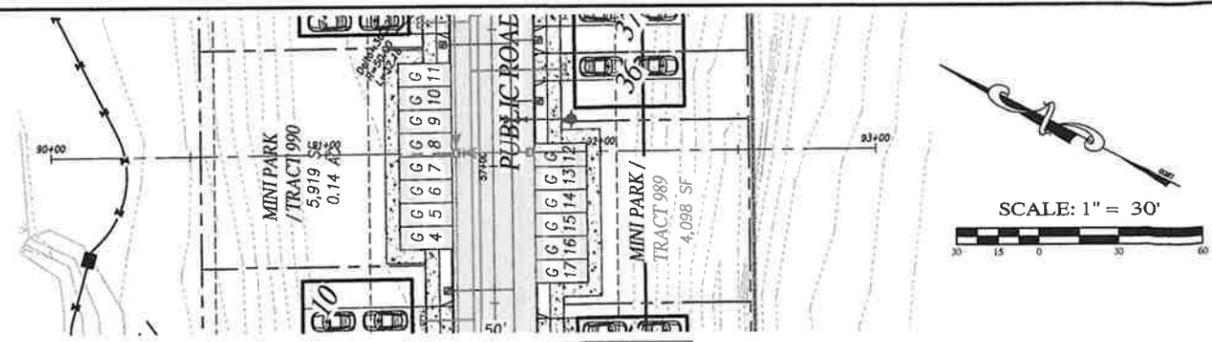
NW 1/4, SW 1/4, SEC. 12, T. 31 N., R.05 E., W.M.
PIONEER POINT

DWG FILENAME 170028-PRELIM.DWG	DESIGNED BY JTK	DATE 09/10/2024	SCALE 1"=30'	JOB NO. 17-0028
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PROFILE-1

SHEET
C5.0

11/15/2024



REV. NO.	DESCRIPTION	INITIALS	DATE



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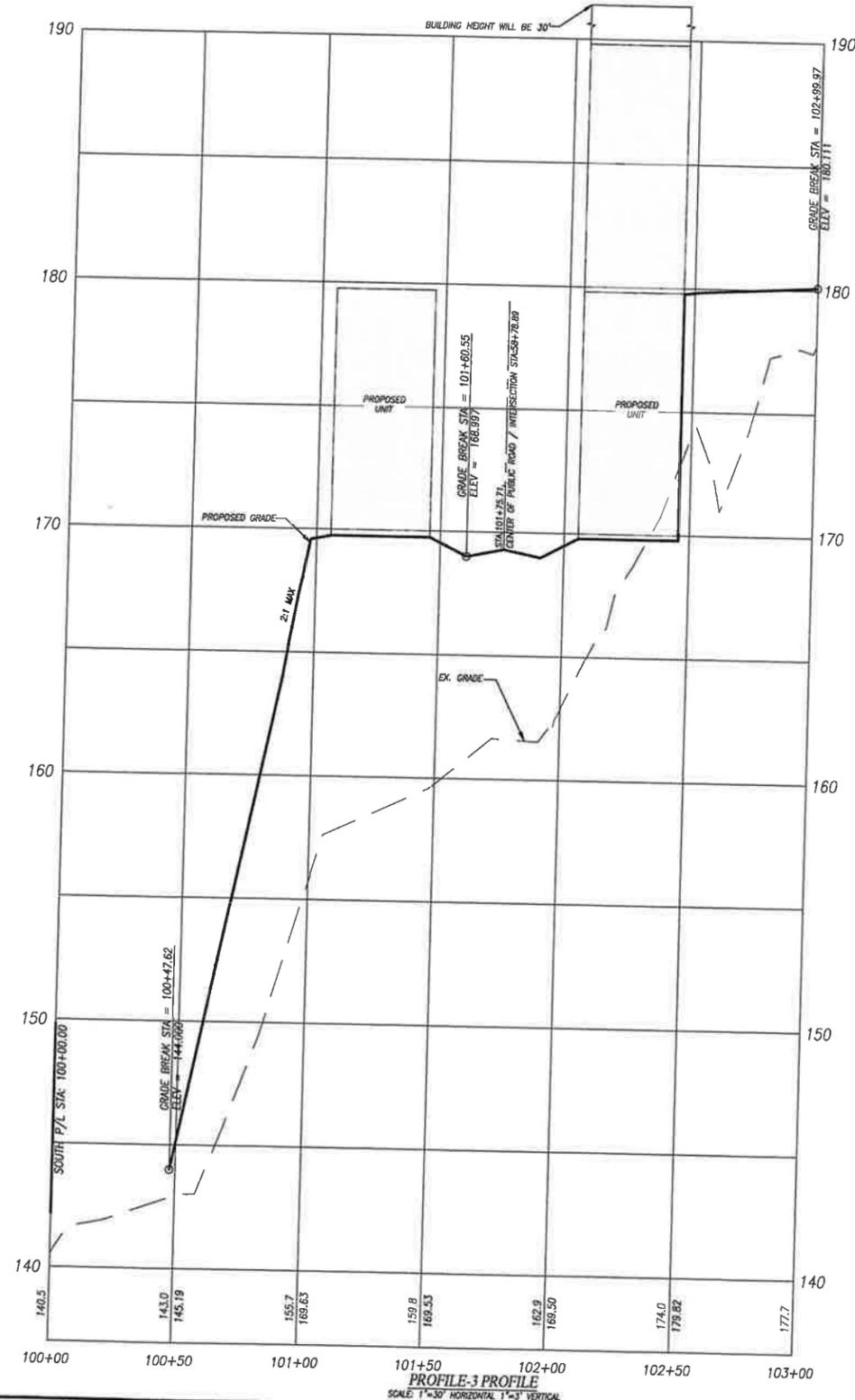
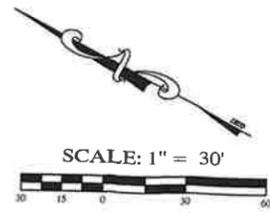
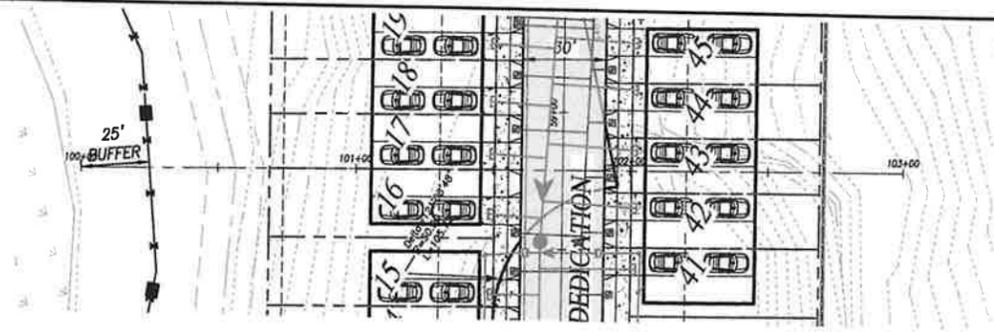
SITE ADDRESS: 8500 BLOCK OF 207TH ST NE
ARLINGTON, WA 98223

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-PRELM.DWG	DESIGNED BY JTK	DATE 09/10/2024	SCALE 1"=30'	JOB NO. 17-0828
PROFILE-2				SHEET C5.1

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



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

REV. NO.	DESCRIPTION	INITIALS	DATE

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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: 08/10/2024	SCALE: 1" = 30'	JOB NO.: 17-0828
PROFILE-3				SHEET C5.2