



CITY OF ARLINGTON NOTICE OF DECISION

Stillaguamish Townhomes and Preliminary Unit Lot Subdivision

The City of Arlington has issued a Notice of Decision for a Preliminary Minor Unit Lot Subdivision as required by Arlington Municipal Code. The following project has been **APPROVED**, with the conditions listed in the attached permit decision.

Project Name: Stillaguamish Townhomes

Proponent: Mark Villwock

Project Number: PLN#1236

Description of Proposal: The applicant is proposing to subdivide the current lot into seven lots containing townhomes within two buildings and three tracts. Each unit has its own attached garage for 2 parking spaces. The site grading includes 4,500 cubic yards of cut and fill. Stormwater will infiltrate onsite. Access to the site will be off Stillaguamish Ave onto a private access tract. Two additional tracts are provided as open space for the new development. Frontage improvements will include extending the current curb cut and repairs to existing infrastructure as necessary.

Location: 607 S Stillaguamish Ave

Permit Decision: Approved, with Conditions

Notice of Decision Date: October 31, 2024

End of Appeal Period: November 14, 2024

Permit Expiration Date: October 31, 2029

Appeals: A Party of Record may file an appeal of this decision within twenty-one (21) or fourteen (14) calendar days from issuance of this Notice of Decision. Appeals shall be delivered to the City of Arlington pursuant the Land Use Petition Act, Chapter 36.70 RCW, by Thursday, **November 14, 2024**.

Staff Contact: Name, Title, Email, Phone Number



**ZONING PERMIT – PRELIMINARY MINOR UNIT LOT SUBDIVISION REVIEW
STAFF REPORT AND PERMIT DECISION**

GENERAL INFORMATION

File Number: PLN #1236

Project Title: Stillaguamish Townhomes Preliminary Minor Unit Lot Subdivision

Owner: Corstone Contactors, LLC

Applicant: Land Pro Group

Contact: Mark Villwock

Description: Site Plan Review

Location: Along S Stillaguamish Ave, Southeast of Wesley St

Address: 607 S Stillaguamish Ave

Tax Parcel ID: 00756900000600

Lot Size: 20,473sf

Topographical Description: Slight slope from north to south of approximately 15 feet

Zoning Classification: Residential High Capacity

Land Use Designation: Residential High Capacity

Proposed Use Classification: Preliminary Minor Unit Lot Subdivision

City Approvals Required: Preliminary Minor Unit Lot Subdivision, Civil Permit, Final Minor Unit Lot Subdivision, Building Permits

Date of Decision: October 31, 2024

Decision: **APPROVED, with Conditions**

I. NATURE OF APPLICATION

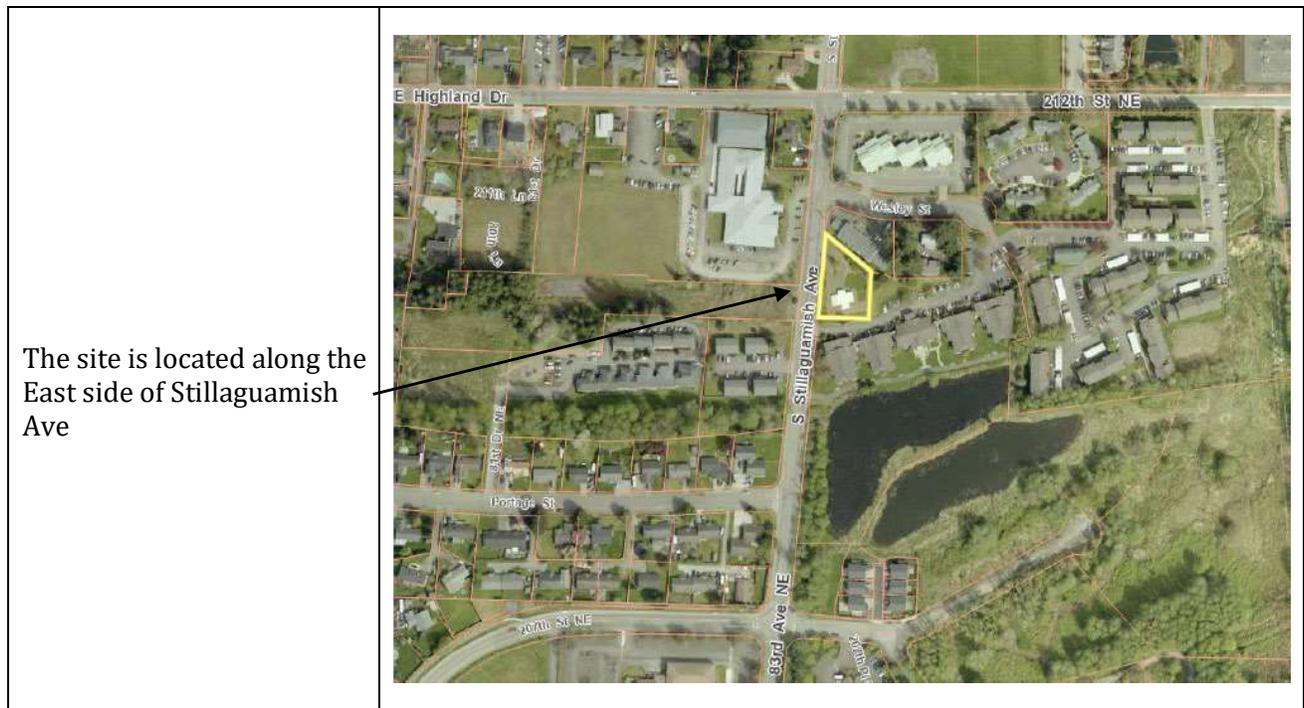
A. Request

The applicant is proposing to subdivide the current lot into seven lots containing townhomes within two buildings and three tracts. Each unit has its own attached garage for 2 parking spaces. The site grading includes 4,500 cubic yards of cut and fill. Stormwater will infiltrate onsite. Access to the site will be off Stillaguamish Ave onto a private access tract. Two additional tracts are provided as open space for the new development. Frontage improvements will include extending the current curb cut and repairs to existing infrastructure as necessary.

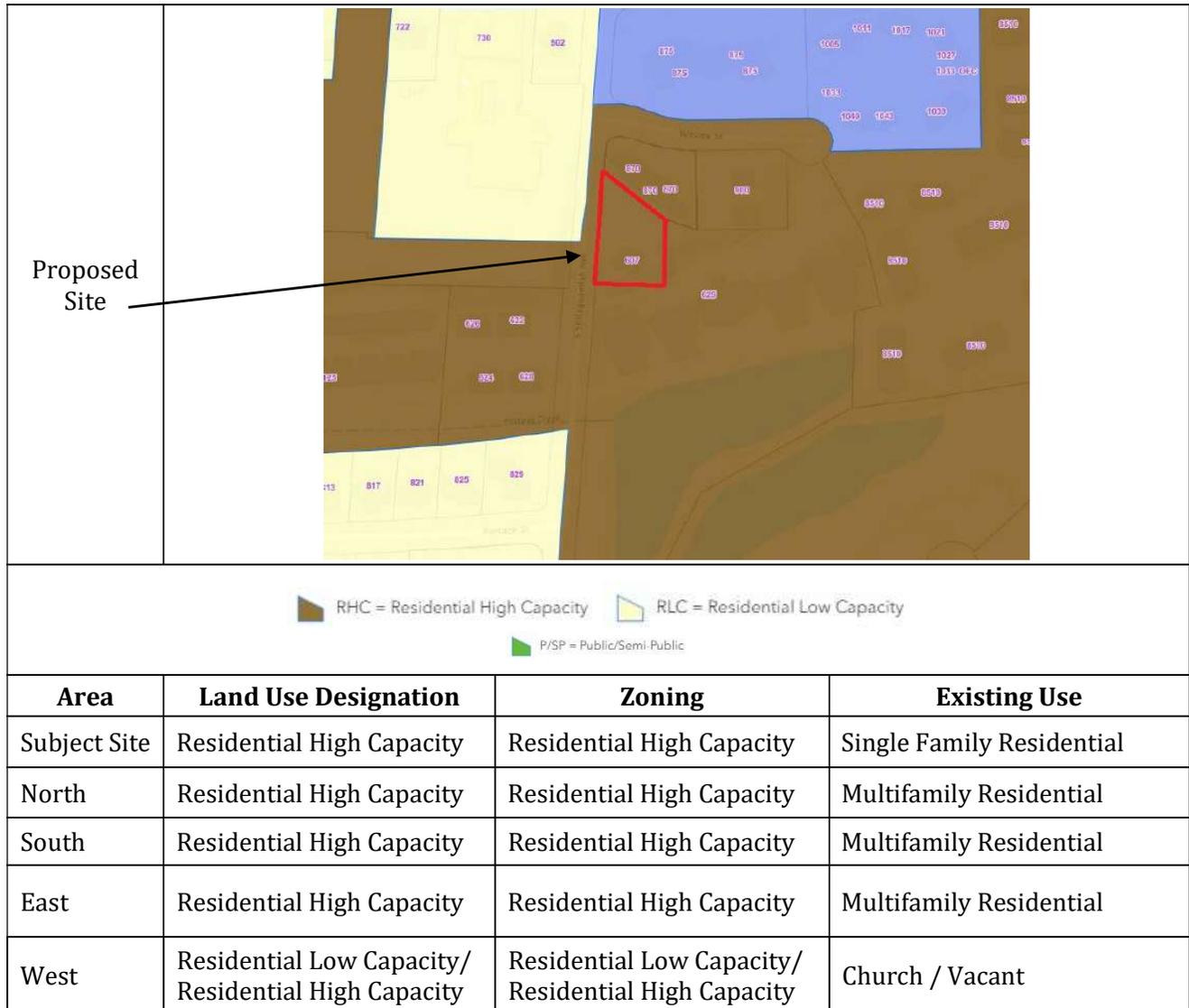
B. Project Chronology / Background

A formal application for the preliminary plat was submitted to the Community & Economic Development Department on June 14, 2024. Staff routed the material for City review staff on June 14, 2024. A Notice of Complete Application was issued on June 21, 2024. The applicant provided revised plans, which staff routed for review, on July 5, 2024, and August 15, 2024. The Notice of Application was published in the city's official newspaper (The Herald), posted on site, mailed to required parties and posted on the city's website on July 30, 2024.

C. Site Location / Description



D. Site and Adjacent Zoning / Uses



II. PROJECT CONSISTENCY WITH TITLE 20 AMC, ZONING

A. Applicable Review Criteria and Process

The Zoning Permit – Site Plan Review request is subject to review for conformity with the Arlington Municipal Code (AMC), including but not limited to the following:

Regulation	Analysis	Meets
Chapter 20.16 AMC, Permits and Land Division Approval		
20.16.100 Permits Required (c) Physical improvements to land to be subdivided may not be commenced except in accordance with a zoning permit issued by the Community and Economic Development Director for minor subdivisions.	The applicant submitted a zoning permit for Preliminary Minor Unit Lot Subdivision. The Community and Economic Development Director is responsible for the permit decision and the decision is appealable to the Hearing Examiner.	Yes

Regulation	Analysis	Meets
<p>20.16.110 Who May Submit Permit Applications. (a) Applications for zoning will be accepted only from persons having the legal authority to take action in accordance with the permit or the subdivision plat approval. By way of illustration, in general this means that applications should be made by the owners or lessees of property, or their agents, or persons who have contracted to purchase property contingent upon their ability to acquire the necessary permits under this title.</p>	<p>The owner of the property, Corstone Contractors, LLC, signed the zoning permit application for site plan review that was submitted to the City.</p>	<p>Yes</p>
<p>20.16.120 Official Representative of the Applicant. The applicant for each land use permit shall designate an official representative, which may be himself, to receive all correspondence, determinations, and notices regarding the application.</p>	<p>The owner, Corstone Contractors, LLC, have designated Mark Villwock with Land Pro Group, as the official representative for the subject permit.</p>	<p>Yes</p>
<p>20.16.130 Staff Consultation Before Formal Application. To minimize development planning costs, avoid misunderstanding or misinterpretation, and ensure compliance with the requirements of this title, a general information meeting between the developer and the planning staff is encouraged as provided in this section.</p>	<p>The City held a General Information Meeting with the project applicant on February 28, 2024.</p>	<p>Yes</p>
<p>20.16.140 Submittal of Application. (a) To minimize development planning costs, avoid misunderstanding or misinterpretations, and ensure compliance with the requirements of this title, a submittal intake appointment is required between the developer and the Community Development staff as provided in this section.</p>	<p>The project applicant scheduled a submittal intake appointment with the Community and Economic Development Department and submitted the application on June 14, 2024.</p>	<p>Yes</p>
<p>20.16.150 Vesting of Permits. (1) Land use permit applications shall be considered vested on the date that an application is deemed complete pursuant to 20.16.205 and applications shall be processed under the land use regulations in effect on that date. However, subsequent permits on the same property are not vested on this date. (2) Filing of a permit application does not vest the payment of fees. Fees due, including impact mitigation fees, application fees, or other charges, shall be those fees in effect on the date the fee is paid in accordance with the most current city council fee resolution.</p>	<p>The proposed application for Stillaguamish Townhomes Preliminary Minor Unit Lot Subdivision review vested on July 8, 2024, with the issuance of the complete application. The required impact fees for the proposal do not vest with the project and the fee in place at the time of payment is the amount due.</p>	<p>Yes</p>
<p>20.16.200 Applications to Be Complete. (a) All applications for zoning permits must be complete before the permit-issuing authority is required to consider the application.</p>	<p>The applicant submitted a complete application for Stillaguamish Townhomes zoning permit.</p>	<p>Yes</p>

Regulation	Analysis	Meets												
20.16.205 (c) Complete Application. Within 28 days of receiving the permit application, the Community Development Director shall mail or provide in person a written determination to the applicant.	The application was submitted on June 14, 2024. The City issued a Notice of Complete Application on July 8, 2024. The notice was issued within the 28-day timeframe.	Yes												
20.16.215 Distribution of Application. Upon receipt of a zoning, special use or conditional use permit application, the Planning Official shall, in addition to all interested City Departments, send a copy of the application to the authorities and agencies reviewing or furnishing water, fire, school, and sanitary sewer service to the proposed project.	The application was routed to all effected city departments on June 14, 2024, July 5, 2024, and August 15, 2024.	Yes												
20.16.220 Zoning Permits. (a) A completed application form for a zoning permit shall be submitted to the community and economic development director by filing a copy of the application with the planning department.	The zoning permit was submitted to city staff on June 14, 2024. The project was reviewed for compliance with the Arlington Municipal Code.	Yes												
20.16.220 Zoning Permits (e) In the case of zoning permits for minor subdivisions, binding site plans, and unit lot subdivisions, the Community and Economic Development Director shall always issue public notice as described in Subsection (d).	The city issued a Notice of Application on July 30, 2024. The notice was advertised in the Everett Herald, posted on the site, city website, post office, city hall, Arlington library, and mailed to all property owners within 500 feet of the property on July 30, 2024. The comment period was open until August 13, 2024.	Yes												
20.16.270 Time Limitations for Permit Processing. (a) The City shall issue its notice of final decision on a permit application within 120 days after the Community and Economic Development Director notifies the applicant that the application is complete, as provided in 20.16.205. In determining the number of days that have elapsed, the following periods shall be excluded: (1) Any period during which the applicant has been requested to correct plans, perform required studies, or provide additional required information.	<p>The proposed zoning permit was reviewed and issued within the 120 day timeframe per the following dates:</p> <table border="1" data-bbox="833 1205 1325 1423"> <thead> <tr> <th>Action</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Date of Application</td> <td>6-14-2024</td> </tr> <tr> <td>Notice of Complete Application</td> <td>7-8-2024</td> </tr> <tr> <td>Review Comments Sent</td> <td>8-1-2024</td> </tr> <tr> <td>Revisions Received</td> <td>8-15-2024</td> </tr> <tr> <td>Decision</td> <td>10-31-2024</td> </tr> </tbody> </table> <p>Total Process Days: 100 Days</p>	Action	Date	Date of Application	6-14-2024	Notice of Complete Application	7-8-2024	Review Comments Sent	8-1-2024	Revisions Received	8-15-2024	Decision	10-31-2024	Yes
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20.16.400 Regulation of Major, Minor and Unit Lot Subdivisions Major and minor subdivisions are subject to a two-step approval process. Physical improvements to the land to be subdivided are authorized by a conditional use permit or zoning permit, respectively as provided in Part I through Part III of §20.16 (Permits and Land Division Approval) of this article, and sale of lots is permitted after final plat approval as provided in §20.16.425 (Final Major and Minor Subdivision Approval Process).	The proposed preliminary minor unit lot subdivision zoning permit is the first step in the subdivision process. After the civil construction permit is issued and all correlating improvements have been made to the site, the applicant may apply for final minor unit lot subdivision.	Yes												

Regulation	Analysis	Meets
<p>20.16.400 Regulation of Major, Minor and Unit Lot Subdivisions Major and minor subdivisions are subject to a two-step approval process. Physical improvements to the land to be subdivided are authorized by a conditional use permit or zoning permit, respectively as provided in Part I through Part III of §20.16 (Permits and Land Division Approval) of this article, and sale of lots is permitted after final plat approval as provided in §20.16.425 (Final Major and Minor Subdivision Approval Process).</p>	<p>The applicant has applied for approval of the preliminary minor unit lot subdivision. Once civil has been completed, the applicant shall submit for a final minor unit lot subdivision prior to building permit.</p>	<p>Yes</p>
<p>Chapter 20.36 AMC, Zoning Districts and Zoning Map</p>		
<p>20.36.010 Residential Districts Established. (f) The Residential High Capacity (RHC) district is designed primarily to accommodate the highest capacity residential developments, that are designed to be compatible with their sites and surroundings, building types are typically large scale multifamily buildings, mixed use buildings, and live/work units.</p>	<p>The subject property for the proposed preliminary minor unit lot subdivision is zoned Residential High Capacity.</p>	<p>Yes</p>
<p>Chapter 20.38 AMC, Airport Protection District</p>		
<p>20.38.060 Airport Protection District Boundaries. (a) Airport Protection Subdistrict A (b) Airport Protection Subdistrict B (c) Airport Protection Subdistrict C (d) Airport Protection Subdistrict D</p>	<p>The property is located under Subdistrict C.</p>	<p>Yes</p>
<p>20.38.090 Notice to Future Owners. In order to mitigate impacts to the Arlington Airport, and to provide notice to future property owners, all property owners within the Airport Protection Subdistricts A, B, and C seeking a land use or building permit or undertaking substantial reconstruction shall dedicate an aviation easement over their property to the City of Arlington. The language of the easement and notice shall be as provided by the airport, as approved by the city attorney and recorded with Snohomish County.</p>	<p>The applicant is required to provide language on the face of the final unit lot subdivision notifying future owners of possible affects from aviation activities.</p>	<p>Yes</p>
<p>Chapter 20.40 AMC, Permissible Uses</p>		
<p>20.40.010 Table of Permissible Uses. The Tables of Permissible Uses sets forth the permissible uses within the respective zoning classifications in the city, subject to other applicable provisions in this title. It should be read in close conjunction with the definitions of terms set forth in section 20.08 and the other interpretative provisions set forth in this article.</p>	<p>The proposed preliminary minor unit lot subdivision is an allowed use per the permissible use table within the residential high-capacity zone, as shown below, with a zoning permit.</p>	<p>Yes</p>

Regulation		Analysis				Meets
Chapter 20.40.120 Residential Use Zones Permissible Use Table						
Use	RULC	RCL	RMOD	RMC	RHC	OTR
Unit Lot Subdivision Minor		Z	Z	Z	Z	Z
Multi-Family Townhouses			ZSC	ZSC	ZSC	ZSC
Z = Zoning Permit		ZSC = Zoning, Special Use or Conditional Use Permit				
Chapter 20.44 AMC, Supplemental Uses						
20.44.020A Unit Lot Subdivisions (ULSs) (a) Unit lot subdivision is an alternative to conventional subdivision process by which the location of a building on a lot can be placed in such a manner that one or more of the building's sides rests directly on a lot line, allowing for the creation of fee simple lots for townhome, and cottage housing developments, in zones where such uses are permitted. Each building shall not be less than two units or exceed ten units and shall maintain a ten-foot separation from other buildings.		The preliminary minor unit lot subdivision has proposed townhomes for 7 units on 7 fee simple lots.				Yes
(b) Unit lot subdivisions shall be permitted in all residential zones, (except RULC), and all commercial zones (in conjunction with the mixed-use overlay or commercial corridor zone).		This proposed preliminary minor unit lot subdivision is located within the Residential High-Capacity Zone.				Yes
(c) Prior to submittal of the final plat, the design of all buildings shall meet the design standards and shall have received design review approval.		The applicant is required to submit and received design review approval prior to submittal for final minor unit lot subdivision.				Yes
(d) All units created by a unit lot subdivision shall provide attached private open space for each individual unit equaling fifteen percent of the total lot area, but in no case shall be less than two hundred square feet.		The proposed preliminary minor unit lot subdivision has provided a minimum of fifteen percent of private open space per lot and equal to or more than 200sf. The private open space calculations are shown on L-1 of the landscape plan showing each lot provides at least 240sf.				Yes
20.44.020B Unit Lot Subdivision Standards Development on individual unit lots within the unit lot subdivision need to conform to the minimum lot area or dimensional standards of Title 20, provided that overall development of the parent parcel meets the development and design standards of the underlying zone and the requirements of this section. There shall be no minimum required lot area for individual lots within a unit lot subdivision, provided that the area of the unit lot shall be large enough to contain the dwelling unit and any accessory structures, decks, fences, garages, driveways, private yard areas, parking, landscaping or other improvements that are accessory to the dwelling unit; provided further, so long as conforming to the approved site development plan, such accessory improvements may encroach upon or be located in an adjoining unit lot or common area pursuant to an appropriate easement.		The parent parcel of the preliminary minor unit lot subdivision has met the dimensional standards per AMC 20.48 for the residential high-capacity zone as shown below. All other requirements listed have been met through an analysis of AMC 20.56, AMC 20.72, and AMC 20.76 and are included in this staff report.				Yes

Regulation	Analysis	Meets
<p>20.44.020C Development Design Standards All development using unit lot subdivisions in residential zones, shall be in compliance with the rules and regulations set forth in Title 20 AMC – Land Use Code, specifically Chapter 20.16 – Permits and Land Division Approval.</p>	<p>The proposed preliminary minor unit lot subdivision in the residential high-capacity zone has complied with AMC 20.16 as shown in this staff analysis.</p>	<p>Yes</p>
<p>20.44.020E Ownership of Common Areas Portions of the parent parcel not subdivided for individual unit lots or not dedicated as public right of-way or municipal utility systems shall be owned in common by the owners of the individual lots within the subdivision, or by a homeowner’s association comprised of the owners of the individual unit lots within the subdivision.</p>	<p>A condition of final minor unit lot subdivision approval shall be specification of ownership of the common areas within the subdivision. The applicant shall provide a condition of the face of the final minor unit lot subdivision that the ownership of the common areas is the responsibility of the homeowners’ association.</p>	<p>Yes</p>
<p>20.44.020F Building Setbacks Building setbacks shall be as required for the zone as applied to the underlying parent parcel as a whole. There shall be no setback required from unit lot lines which are interior to the perimeter of the parent parcel; provided, however, that any structure located upon a unit lot created hereunder shall comply with the setbacks applicable to the approved site development plan. The unit lot subdivision shall comply with the density and dimensional standards set forth in Chapter 20.48. However, if alley access is proposed, the minimum setback for any structure from the alley shall be five feet.</p>	<p>The proposed preliminary minor unit lot subdivision has met the requirements of AMC 20.48 Density and Dimensional Standards for the parent parcel per this staff analysis and shown below.</p>	<p>Yes</p>
<p>20.44.020G Off-Street Parking (a) The minimum amount of parking shall be required by Chapter 20.72. Required off-street parking space may be provided in an area owned and maintained in common by the homeowner’s association. Parking spaces are located in a common area shall be available to residents or guest or invitees of residents and shall not be reserved for any specific dwelling units.</p>	<p>The preliminary unit lot subdivision for multi-family townhomes requires 2 parking spaces per unit for every 4 units in the development. The townhouse driveways and garage parking take access from the private drive and provide the required parking.</p>	<p>Yes</p>
<p>(b) One additional off-street parking space shall be provided for every four lots proposed and be adjacent to the units for which they are required.</p>	<p>The proposed preliminary minor unit lot subdivision has provided one additional parking space for every four units. 7 units / 4 = 2 additional spaces The applicant has provided 2 additional spaces within Tract 999.</p>	<p>Yes</p>
<p>(c) All required off-street parking spaces shall be maintained in perpetuity for off-street parking for the residents, or guests of residents. Such spaces shall not be used at any time or in any manner that precluded use for off-street parking of operable motor vehicles regularly used by occupants of the unit lot dwellings.</p>	<p>The proposed parking spaces on the site shall be used by residents or guests of residents and shall not store inoperable motor vehicles.</p>	<p>Yes</p>

Regulation	Analysis	Meets
(d) Parking shall be prohibited in fire lanes, and each fire lane shall be clearly identified with signage and pavement markings to indicate that the fire lane is not to be used for parking at any time. The homeowner's association shall be responsible for enforcing this requirement. The city shall have the authority to remove any vehicle illegally parked in a fire lane at the vehicle owner's expense.	The applicant shall provide a condition on the face of the final minor unit lot subdivision that no parking is allowed along the private drive.	Yes
(e) The unit lot subdivision shall provide bicycle parking facilities equal to one stall for every four lots.	The townhouse development provides bicycle parking within each garage.	Yes
20.44.020H Private Roads and Access Drives Private access drives are allowed, to provide access to dwellings and off-street parking areas within a unit lot subdivision. All private access drives shall be designed and constructed to city design and construction standards. A separate pedestrian walkway is required from the dwelling units to a public sidewalk. Parking within any access drive shall be prohibited, but off-street parking may be located adjacent to an approved access drive outside the minimum required dimensions of the access drive. The homeowner's association shall be responsible for enforcing this requirement. The city shall have the authority to remove any vehicle illegally parked in a fire lane at the vehicle owner's expense. As an alternative to the private access drive, the applicant may provide a public street meeting the city's design and construction standards.	A private access drive is provided within Tract 999. A sidewalk is provided along S Stillaguamish Ave to the private access tract.	Yes
20.44.020I Public Water Mains, Sewer Mains, and Fire Hydrants All water mains, sewer mains and fire hydrants within the unit lot subdivision shall be constructed to city design and construction standards and dedicated to the city. The city shall have the discretion to refuse or accept dedication of utility systems in developments that are not constructed to city standards.	The utilities proposed with the preliminary minor unit lot subdivision are required to be installed per the Public Works Construction Standards and Specifications. The final approval of all utilities is completed with the civil permit. All utility installation shall be approved prior to final unit lot subdivision approval.	Yes
20.44.020J Ingress, Egress and Utility Access Each unit lot subdivision shall make adequate provisions for ingress, egress, and utilities access to and from each unit lot by dedicating streets or by reserving such common areas or easements over and across the parent parcel necessary to comply with all other design and development standards applicable to the approved site development plan.	The preliminary minor unit lot subdivision provides access to the site from S Stillaguamish Ave.	Yes

Regulation	Analysis	Meets
<p>20.44.020J Ingress, Egress and Utility Access Each unit lot subdivision shall make adequate provisions for ingress, egress, and utilities access to and from each unit lot by dedicating streets or by reserving such common areas or easements over and across the parent parcel necessary to comply with all other design and development standards applicable to the approved site development plan.</p>	<p>The preliminary minor unit lot subdivision provides access to the site from S Stillaguamish Ave.</p>	<p>Yes</p>
<p>20.44.020K Landscaping In addition to perimeter landscaping required for the parent parcel, landscaping shall be provided on each unit lot where yard area abuts an access drive, and between driveways and/or parking areas on abutting lots. A landscape plan shall be submitted with the land use application showing the following: (1) Perimeter landscape standard along rear or interior lot lines of parent parcel. All required perimeter landscaping shall be placed within a common area and shall be maintained by the homeowner's association. Conversion of perimeter landscaping to private yard area is prohibited. (2) Street trees on public streets shall be per city approved tree list. (3) Street trees on private access drives shall be per city approved tree list.</p>	<p>The preliminary minor unit lot subdivision has provided landscaping throughout the site. New landscaping is proposed in the front and rear yards of each unit, along with additional Type A landscaping on the west border of the project. The project does not propose street trees along the public street.</p>	<p>Yes</p>
<p>20.44.020L Homeowners Association Incorporation Prior to the recording of the subdivision, the applicant shall provide evidence that the homeowner's association had been incorporated pursuant to the laws of the State of Washington, including the filing of the association's articles of incorporation with the Washington Secretary of State. In the event the homeowner's association should cease to be a corporation under the laws of the State of Washington and as required by this section, such association shall continue as an unincorporated association governed by the Washington Uniform Common Interest Act (RCW Chapter 64.90).</p>	<p>A homeowner's association is required to be established and documentation submitted to the city prior to recording the final minor unit lot subdivision.</p>	<p>Yes</p>
<p>20.44.020M Covenants and Maintenance. (a) Covenants and Homeowners Association. The applicant shall provide a preliminary draft of covenants, declarations and restrictions with the subdivision application for review as part of the subdivision. Prior to the recording of the subdivision, the applicant shall provide final covenants, declarations and restrictions in a form satisfactory to the city attorney, which shall be recorded with the county auditor's office providing</p>	<p>Covenants, Conditions, and Restrictions (CC&Rs) shall be submitted with the final minor unit lot subdivision for city review. The CC&Rs are required to be recorded and the recording number shall be placed on the final minor unit lot subdivision before recording with Snohomish County Auditor's Office.</p>	<p>Yes</p>

Regulation	Analysis	Meets
<p>that the homeowner's association shall be subject to and comply with:</p> <p>(1) Such covenants, declarations and restrictions;</p> <p>(2) The Washington Uniform Common Interest Act</p> <p>(3) The applicable Washington corporation statute;</p> <p>(4) An applicable provision of the city code including, but not limited to, subsections (b) and (c) of this section below.</p>		
<p>(b) Maintenance of Private Common Areas and Infrastructure. All common open space and recreation areas and all private utility infrastructure located within a unit lot subdivision shall be maintained in perpetuity by the homeowner's association. Prior to the recordings of the subdivision, the applicant shall provide the covenants, declarations and restrictions required by subsection (a) of this section, above, for review by the city, which shall provide that the following common areas and infrastructure are maintained by the homeowner's association in accordance with all applicable provisions of the city code.</p> <p>(1) Private access drives;</p> <p>(2) Vehicle and pedestrian access easements;</p> <p>(3) Joint use and maintenance agreements;</p> <p>(4) Common off-street parking;</p> <p>(5) Common open space (including, but not limited to, landscape areas, gardens, woodlands, walkways, courtyards or lawns and outdoor recreation areas;</p> <p>(6) Private utility infrastructure (including, but not limited to, underground utilities and utility easement;</p> <p>(7) Any other common buildings or improvements. Said covenants, declarations and restrictions shall provide authority for the city, after providing reasonable written notice to the homeowners association and opportunity to perform required maintenance, to recover any costs incurred by the city to maintain private infrastructure or common areas due to a failure of the homeowners association to adequately maintain privately owned improvements, including a lien on the property or other appropriate assurance device, as determined by the city.</p>	<p>All private common areas within the minor unit lot subdivision are required to be maintained by the homeowner's association and shall be stated within the CC&Rs and stated on the final minor unit lot subdivision.</p>	<p>Yes</p>
<p>(c) Maintenance of Lot, Buildings and Facilities, Buildings, utilities and facilities on individual unit lots shall be maintained by the property owner in accordance with city codes and the requirements of the covenants, declarations and restrictions applicable to the development. Prior to the recording of the subdivision, the applicant shall provide the covenants, declarations and</p>	<p>All private lots, buildings, and facilities within the minor unit lot subdivision are required to be maintained by the individual lot owner and shall be stated in the CC&Rs and stated on the final minor unit lot subdivision.</p>	<p>Yes</p>

Regulation	Analysis	Meets
<p>restrictions required by subsection (a) of this section for review by the city, which shall provide that buildings, utilities and facilities on individual lots shall be maintained by the property owner in accordance with city codes and requirements of such covenants, declarations and restrictions.</p>		
<p>20.44.020N Recorded Conditions Notes shall be placed on the plat recorded with the county auditor's office to acknowledge the following: (1) Approval of the design and layout of the unit lot subdivision was granted by the review of the subdivision as a whole, on the parent parcel by the site development plan approval (stating the project file number); (2) Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent parcel as a whole, and shall conform to the approved site development plan; (3) If a structure or portion of a structure has been damaged or destroyed, any repair, reconstruction or replacement of the structure(s) shall conform to the approved site development plan; (4) The individual unit lots are not separately buildable outside of the context of the approved site development plan for the subdivision and additional development of the individual unit lots may be limited as a result of the application of development standards to the parent parcel.</p>	<p>The applicant shall provide the conditions listed as 1-4 of this section on the final minor unit lot subdivision</p>	<p>Yes</p>
Chapter 20.46 AMC, Design		
<p>20.46.010 (a) Conformance with Design Standards. Structures within the following zones are subject to the relevant design standards adopted in this chapter. No building or land use permit shall be issued for structures or uses that do not conform to the applicable standards. (1) Zones (I) Residential High Capacity</p>	<p>The proposed townhouse structures are required to meet the Development Design Standards. Per AMC 20.44.020A(c) prior to submittal of the final plat, the design of all buildings shall meet the design standards and shall have received design review approval.</p>	<p>Yes</p>
Chapter 20.48 AMC, Density and Dimensional Regulations		
<p>20.48.030 Lot Shape and Minimum Lot Width (a) No lot may be created that is so narrow or otherwise so irregularly shaped that is would be impracticable to construct on it a building that: (1) Could be used for purposes that are permissible in that zoning district, and (2) Could satisfy any applicable setback requirements for that district</p>	<p>The lots created from the preliminary minor plat are shaped in a way that allows existing and future development and buildings to be able to meet all setbacks.</p>	<p>Yes</p>

Regulation	Analysis	Meets
20.48.040 Building Setback Requirements. No portion of any building or any freestanding sign may be located on any lot closer to any lot line than is authorized in Table 20.48-1 Density and Dimensional Standards for the residential high-capacity zone.	The proposed project is within the residential high-capacity zone. The preliminary minor unit lot subdivision is required to meet the density and dimensional standards for the parent parcel. The below table shows these requirements have met the criteria.	Yes
20.48.042 Sight Visibility Areas at Intersections. At the intersection of two streets, either public or private, no structure, sign, vegetation, or anything else that obscures sight shall exceed 30 inches in height in the area described by a triangle having two 25-foot legs along the curb faces of the streets from the streets' point of intersection, and a diagonal line connecting the ends of these lines.	The proposed project provides access to the site from S Stillaguamish Ave. No structure, sign, vegetation, or anything else that obscures sight has been proposed within the site triangle.	Yes
20.48.044 Garage Setbacks/Minimum Driveway Length. (a) Driveway Length (2) All residential driveways taking access from a public alley or private drive shall either be five feet or less or be between twenty to twenty-two feet in length from the property line or right-of-way.	The proposed townhomes provide garage and driveway access from the private drive. All residential driveways shall meet the required dimensional standards. Conceptual drainage is approved, and the final drainage plan is required to be approved with the Civil permit.	Yes
(b) Garage Setbacks (2) Infill development: ii. Residential attached garages for two-story or greater residential dwellings where the garage is under the second story shall be recessed from the face of the primary structure a minimum of four (4) feet.	The proposed townhome garages shall be recessed from the face of the primary structure a minimum of four (4) feet and approved with Design Review prior to final minor unit lot subdivision submittal.	Yes
Table 20.48-1 Density and Dimensional Standards		
Minimum Lot Size: 4,300sf	20,473sf	Yes
Minimum Lot Width: 30ft	128ft	Yes
Front Lot Boundary Line: Non-Arterial: 20ft Arterial: 40ft	20ft	Yes
Rear Lot Boundary Line: Primary: 20ft	20ft	Yes
Side Lot Line or Alley Building Setback: 5ft	5ft	Yes
Building Height Limitation: 35ft	TBD ²	Yes
Maximum Lot Coverage: 75%	TBD	Yes
¹ AMC 20.46.075(b)(2) On a corner lot the exterior side yard setback may be reduced to ten feet. ² The proposed residential units to be built within the subdivision are required to meet design review regulations and height restrictions prior to building permit issuance.		

Regulation	Analysis	Meets
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Chapter 20.52 AMC, Recreational Facilities and Open Space								
<p>20.52.010 Residential Mini-Parks Required. All residential developments that create 25 or more units shall provide (through dedication or reservation; see §20.52.040, Dedication, Ownership, and Maintenance of Recreational Areas and Open Space) recreational areas in the form of mini-parks (as described in §20.52.020 (Mini-Parks: Purpose and Standards) in an amount that is equal to sixty-five square feet per person expected to reside in that development (as determined in accordance with Subsection (b)). Such recreational areas shall be provided in addition to the open space areas required by §20.52.030 (Usable Open Space).</p>	<p>The proposed project contains 7 units and is thus exempt from the requirement of mini parks for residential developments.</p>	<p>Yes</p>						
<p>20.52.024 Community Parks Impact Fee. In addition to the requirements of mini parks each residential development shall pay a Community Park impact fee.</p>	<p>The applicant is required to pay Community Park Impact Fees for 7 residential units. The fee amount is located under 20.90 as part of this analysis.</p>	<p>Yes</p>						
<p>20.52.030 Usable Open Space. (a) Every residential development shall be developed so that at least ten percent of the total area of the development remains permanently as usable open space</p> <table border="1"> <thead> <tr> <th>Total Area</th> <th>Percent</th> <th>Total SF</th> </tr> </thead> <tbody> <tr> <td>20,473</td> <td>X 10%</td> <td>2047.3</td> </tr> </tbody> </table>	Total Area	Percent	Total SF	20,473	X 10%	2047.3	<p>The proposed project has provided 2,370 square feet of open space on the site, located within Tract 997 and Tract 998 on the site plan.</p>	<p>Yes</p>
Total Area	Percent	Total SF						
20,473	X 10%	2047.3						
Chapter 20.56 AMC, Streets and Sidewalks								
<p>20.56.030 Access to Lots. Every lot shall have access to it that is sufficient to afford a reasonable means of ingress and egress for emergency vehicles as well as for all those likely to need or desire access to the property in its intended use. Access includes vehicular, pedestrian, bicycle, and other common forms of transportation.</p>	<p>The proposed preliminary minor unit lot subdivision project provides a means of ingress and egress for emergency vehicles, passenger vehicles, pedestrian, and bicycle transportation to the site through the public roadway, S Stillaguamish Townhomes.</p>	<p>Yes</p>						
<p>20.56.050 Entrances to Streets. (a) All driveway entrances and other openings onto streets within the city's planning jurisdiction shall be constructed so that: 1. Vehicles can enter and exit from the lot in question without posing any substantial danger to themselves, pedestrians, or vehicles traveling in abutting streets, and 2. Interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized.</p>	<p>The proposed preliminary minor unit lot subdivision provides driveway access to each building lot from the private drive served from S Stillaguamish Ave. The proposed project complies with the following City of Arlington Standards and Specifications: • The proposed entrances are within the required width and provide safe access to the site.</p>	<p>Yes</p>						

Regulation	Analysis	Meets
<p>3. Driveway cuts shall be limited so the narrowest width necessary to provide safe ingress and egress onto and from the property.</p> <p>4. Driveways shall not be located adjacent to one another in such a manner as to create a “double width” driveway without any landscaping between the driveways.</p>		
<p>20.56.080 Street Width, Sidewalk, and Drainage Requirements in Subdivisions.</p> <p>(d) All public streets shall be constructed with curbs, gutter, sidewalk, and, as provided in Section 20.76.110 (required trees along dedicated streets), landscape strips and street trees. Only standard vertical curbs may be used. Street pavement width shall be measured from curb face to curb face.</p>	<p>The proposed preliminary minor unit lot subdivision is adjacent to S Stillaguamish Ave which is an existing public street.</p> <p>The project is required to install curbs, gutter, sidewalk, and planting landscape strip along S Stillaguamish Ave where deficient and for the installation of a new curb cut and the removal of the existing curb cuts as necessary.</p>	Yes
<p>20.56.120 Street Intersections. (a) Streets shall intersect at 80° to 90°. Not more than two streets shall intersect at any one point or vary from the above angle of connections.</p>	<p>The proposed preliminary minor unit lot subdivision provides 90° intersections at all access points.</p>	Yes
<p>20.56.130 Construction Standards and Specifications. Construction and design standards and specifications for streets, sidewalks, and curbs and gutters are contained in the “Public Works Construction Standards and Specifications,” and all such facilities shall be completed in accordance with these standards.</p>	<p>The proposed preliminary minor unit lot subdivision is subject to a civil permit and right-of-way permit.</p>	Yes
Chapter 20.60 AMC, Utilities		
<p>20.60.100 Sewage Disposal Facilities Required. Every principal use and every lot within a subdivision shall be served by a sewage disposal system that is adequate to accommodate the reasonable needs of such use or subdivision lot and that complies with all applicable health regulations.</p>	<p>The proposed project is required to connect to City of Arlington Sanitary Sewer. Sanitary Sewer is available from the City of Arlington per the Water / Sewer Availability application that was approved by Public Works on July 5, 2024. The construction of utilities will take place after the Civil Permit approval and shall meet all requirements of the Public Works Construction Standards and Specifications.</p>	Yes

Regulation	Analysis	Meets
20.60.300 Water Supply System Required. Every principal use and every lot within a subdivision shall be served by a water supply system that is adequate to accommodate the reasonable needs of such use or subdivision lot and that complies with all applicable health regulations.	The proposed project is required to connect to City of Arlington Water. Water is available from the City of Arlington per the Water / Sewer Availability application that was approved by Public Works on July 5, 2024. The construction of utilities will take place after the Civil Permit approval and shall meet all requirements of the Public Works Construction Standards and Specifications.	Yes
20.60.400 Lighting Requirements (a) Subject to Subsection (b), all public streets, sidewalks, and other common areas or facilities in subdivisions created after the effective date of this chapter shall be sufficiently illuminated to ensure the security of property and the safety of persons using such streets, sidewalks, and other common areas or facilities.	The proposed project shall provide lighting on the houses to provide lighting throughout the Unit Lot Subdivision. Existing lighting is provided along the public road, S Stillaguamish Rd. The final lighting plan shall be approved with the Civil permit.	Yes
(d) All outdoor lights shall be low sodium or similar lamp type and be down-shielded to prevent light pollution.	The proposed project shall provide low sodium, LED or similar lamp type outdoor lighting. All lighting is required to be down shielded to prevent light pollution. The final lighting plan shall be approved with the Civil permit.	Yes
20.60.410 Excessive Illumination. Lighting within any lot that unnecessarily illuminates any other lot or public right-of-way and substantially interferes with the use or enjoyment of such other lot or public right-of-way is prohibited.	The proposed project shall provide down-shielded lighting that illuminates the site but does not shine onto neighboring properties or public rights-of-way. The final lighting plan shall be approved with the Civil permit.	Yes
20.60.450 Underground Utilities. All existing, extended, new electrical power lines, telephone, gas distribution, cable television, and other communication and utility lines shall be placed underground in accordance with the specifications and policies of the respective utility service providers and located in accordance with the Public Works Construction Standards and Specifications.	All new utilities to the properties within the preliminary minor plat are required to be installed underground and shall be shown on Site Civil construction plans. Utility improvements are required to be installed prior to final plat approval.	Yes
Chapter 20.72 AMC, Parking		
20.72.030 Parking Space Dimensions. (a) Except accessible parking spaces, each parking space shall contain a rectangular area of at least 19 feet long and 9 feet wide.	The preliminary minor unit lot subdivision site plan shows the parking spaces within the driveway of each townhouse and the guest parking stalls meet the dimensional requirements.	Yes

Regulation	Analysis	Meets
Chapter 20.76 AMC, Screening and Trees		
<p>20.72.060 Parking Area Surface.</p> <p>(a) All parking areas shall be graded and surfaced with asphalt, concrete or other material that will provide equivalent protection against potholes, erosion, and dust. Specifications for surfaces meeting the standard set forth in this subsection are contained in the Public Works Construction Standards and Specifications.</p> <p>(b) Parking spaces shall be appropriately demarcated with painted lines or other markings.</p> <p>(c) Parking areas shall be properly maintained in all respects.</p>	<p>The preliminary minor unit lot subdivision site plan shows the parking spaces within the garage, driveway, and guest parking as asphalt. All resident/guest parking spaces located in the designated parking areas shall be painted with lines and other required markings. These requirements shall be reviewed and approved through the Civil permit.</p>	<p>Yes</p>
<p>20.76.020 General Screening Standard. Developments shall provide sufficient screening so that:</p> <ol style="list-style-type: none"> 1. Neighboring properties are shielded from any adverse external effects of that development. 2. The development is shielded from the negative impacts of adjacent uses such as streets and railroads. 	<p>The project is zoned Residential High Capacity and surrounded by multifamily residential, a church and vacant land zoned Residential High Capacity.</p>	<p>Yes</p>
<p>20.76.030 Compliance with Screening Standard. The table set forth in 20.76.050, in conjunction with the explanations in 20.76.040 concerning the types of screens, establishes screening requirements that presumptively satisfy the general standards established in 20.76.020. The table uses the permissible use designation to determine the type of screening that is required between two uses.</p>	<p>The property to the west is a religious assembly and requires Type A screening. The properties on the north, east and south side are multi-family and do not require screening. These details are provided on the landscape plans.</p>	<p>Yes</p>
Table 20.76-1 Screening Requirements		
Use	Frontage Landscaping	Side and Rear Property Lines
Multi-Family Townhouses	1 Tree in the Front Yard and/or Street Trees and 1 Tree in the Rear Yard	Type B – Neighboring Single-Family Residential Only. N/A – Other Neighboring Residential Type A – All Other Neighboring Properties
<p>20.76.130 Shade Trees in Parking Areas.</p> <p>(a) Vehicle accommodation areas that are required to be paved must be shaded by deciduous trees that have or will have when fully mature a trunk at least 8 inches in diameter.</p> <p>(b) Landscaping within vehicle accommodation areas shall meet the requirements of 20.46 and the Development Design Standards.</p> <p>(c) Each tree of the type described in subsection (a) shall be presumed to shade a circular area having a radius of 15 feet with the trunk of the tree as the center, and there must be sufficient trees so that, using this standard, 20 percent of the vehicle accommodation area will be shaded.</p>	<p>The preliminary minor unit lot subdivision provides shading of the guest parking spaces by utilizing the tree provided within Tract 999. The applicant is not required to provide shading for driveway parking.</p>	<p>Yes</p>

Regulation	Analysis	Meets						
<p>20.76.140 Maintenance of Screening and Shading Elements. All screening and shading elements required by this Chapter shall be maintained by the owner for the life of the project to the following standards:</p> <ol style="list-style-type: none"> 1. All plant material shall be maintained with respect to pruning, trimming, mowing, watering, insect control, and fertilizing to maintain a healthy growing condition, create an attractive appearance, and to accomplish the purpose for which it was required. 2. Dead, diseased, stolen, vandalized, or damaged plants shall be replaced within three months of the plants indicated on the approved landscape plans. 3. All screening and shading elements shall be maintained reasonably free of weeds and trash. 4. All screening and shading elements located within the public right-of-way shall be maintained by the abutting property owner. 	<p>The property owner(s) or homeowners' association of the minor unit lot subdivision are required to maintain the landscaping on the property and within the right-of-way per AMC 20.76. This requirement shall be listed within the CC&Rs and recorded with the final minor unit lot subdivision.</p>	<p>Yes</p>						
Chapter 20.90 AMC, Concurrency & Impact Fees								
<p>20.90.040 (a) Imposition of Impact Fees on Development Activity. All development projects within the City shall be assessed a transportation impact fee, at the rate of \$3,355.00, based on peak p.m. trips, as computed in accordance with the most current edition of the Institute of Transportation Engineers Trip Generation Manual, as applied to the City's transportation element of the adopted Comprehensive Plan.</p>	<p>The proposal includes (4) townhouse dwelling units, which results in this project creating 7 new PM peak-hour trips to the site.</p> <table border="1" data-bbox="824 1066 1328 1161"> <thead> <tr> <th>Traffic Fee</th> <th># Of Trips</th> <th>Total Amount</th> </tr> </thead> <tbody> <tr> <td>\$3,355.00</td> <td>7</td> <td>\$23,485.00</td> </tr> </tbody> </table> <p>Impact fees do not vest and are based on the fees in place at the time of payment or building permit issuance.</p>	Traffic Fee	# Of Trips	Total Amount	\$3,355.00	7	\$23,485.00	<p>Yes</p>
Traffic Fee	# Of Trips	Total Amount						
\$3,355.00	7	\$23,485.00						
<p>20.90.040 (b) For subdivisions, short plats, and all other development activities, impact fees shall be assessed prior to the issuance of the building permit.</p>	<p>A building permit is required for each building proposed with this project. Traffic Impact Fees are required to be paid at that time.</p>	<p>Yes</p>						
Regulation	Analysis	Meets						
<p>20.93.230 School Fees Required. Each residential development shall be subject to the school impact fee as adopted by Ordinance 2020-031. Arlington School District Mitigation Fee: \$4,002 per single family dwelling unit</p>	<p>The preliminary minor unit lot subdivision is subject to Arlington School District Mitigation Fees.</p> <table border="1" data-bbox="824 1570 1328 1644"> <thead> <tr> <th>Dwelling Units</th> <th>School Fee</th> <th>Total Fee</th> </tr> </thead> <tbody> <tr> <td>7</td> <td>X \$4,002</td> <td>\$28,014.00</td> </tr> </tbody> </table>	Dwelling Units	School Fee	Total Fee	7	X \$4,002	\$28,014.00	<p>Yes</p>
Dwelling Units	School Fee	Total Fee						
7	X \$4,002	\$28,014.00						
<p>20.90.400 Neighborhood and Community Park Fees. Each residential development shall pay a Community Park Impact Fee of \$1,648 for each unit prior to issuance of a building permit.</p>	<p>The preliminary minor plat is subject to Community Park Impact Fees</p> <table border="1" data-bbox="824 1795 1328 1890"> <thead> <tr> <th>Dwelling Units</th> <th>Park Fee</th> <th>Total Fee</th> </tr> </thead> <tbody> <tr> <td>7</td> <td>X \$1,662</td> <td>\$11,634.00</td> </tr> </tbody> </table>	Dwelling Units	Park Fee	Total Fee	7	X \$1,662	\$11,634.00	<p>Yes</p>
Dwelling Units	Park Fee	Total Fee						
7	X \$1,662	\$11,634.00						

Chapter 20.93 AMC, Critical Area Ordinance		
20.93.230 Compliance. All land uses or development applications shall be reviewed to determine whether an environmentally critical area exists on the property for which the application is filed, what the action's impact to any existing environmentally critical area would be, and what actions are required for compliance with this chapter.	The City of Arlington concludes that the subject property does not contain environmentally critical areas and does not impact nearby critical areas.	Yes
Chapter 20.98 AMC, State Environmental Policy Act (SEPA)		
20.98.080(a) Flexible Thresholds for Categorical Exemptions. The City establishes the following maximum exempt levels for minor new construction under WAC 197-11-800 (1)(b) based on local conditions: (2) For single family residential attached with the total square footage of less than 1,500 square feet per unit in WAC 197-11-800 (1)(b)(i): Up to 49 dwelling units	The proposed 7-lot preliminary minor unit lot subdivision is exempt from the regulations of SEPA.	Yes
Chapter 13.28 AMC, Stormwater		
13.28.070 Applicability of the Utility. The following actions or applications for the following permit and/or approvals will require submittal for approval by the utility: site plans, design drawings, and operations and maintenance plans. Submittals shall be consistent with the provisions of this Code, and shall comply with the stormwater manual and engineering standards:(3) New Development	The proposed minor unit lot subdivision will divide the property into 7 townhouse lots. Stormwater for this proposal is considered feasible through infiltration. The final stormwater design is subject to Civil approval.	Yes

III. PUBLIC COMMENTS

Public Comment	Response
Dawn Anderson, WSDOT stated they had no comment	No comments received.

IV. CONCLUSIONS

(a) The applicant has applied for a Zoning Permit as required under AMC 20.16.

(b) Under AMC 20.16.220 (b), the Community and Economic Development Director shall issue the zoning permit unless he finds, after reviewing the application and consulting with the applicant as provided in section 20.16.130, that:

Regulation	Analysis	Meets
Chapter 20.16.220(b)		
(1) The requested permit is not within its jurisdiction according to the table of permissible uses.	The requested preliminary minor plat is within the City of Arlington’s jurisdiction per the above zoning map and permissible use table.	Yes
(2) The application is incomplete.	The application for the subject preliminary minor plat was deemed complete on July 8, 2024.	Yes
(3) If completed as proposed in the application, the development will not comply with one or more of the requirements of this title.	The proposed preliminary minor plat complies with all required sections of AMC Title 20 per the above staff analysis.	Yes
(4) The proposed project has not complied with SEPA	The proposed project has complied with SEPA through the Flexible Thresholds Exemption.	Yes
(5) The proposed project is not in conformance with the Comprehensive Plan, Transportation Plan, or other adopted plans, regulations, or policies.	The proposed preliminary minor plat divides the property into seven parcels, which complies with the Arlington Municipal Code, Comprehensive Plan, and Transportation Plan.	Yes

(c) Even if the permit-issuing authority finds that the application complies with all other provisions of this title, it may still deny the permit if it concludes, based upon the information submitted at the hearing, that if completed as proposed, the development, more probably than not:

Regulation	Analysis	Meets
Chapter 20.16.260(a)		
(1) Will not endanger the public health or safety,	The proposed preliminary minor unit lot subdivision will not endanger the public health or safety of Arlington residents.	Yes
(2) Will not materially harm adjoining or abutting properties,	The proposed preliminary minor unit lot subdivision will not materially harm abutting properties.	Yes
(3) In terms of design and use will be compatible with the area in which it is located, and	The proposed preliminary minor unit lot subdivision is compatible with the existing neighborhood and has provided middle housing types, which is the expected development for the zone and area.	Yes
(4) Will be in conformity with the land-use plan, transportation plan, or other plan officially adopted by council	The proposed preliminary minor unit lot subdivision complies with the land-use plan, transportation plan and other plans adopted by council.	Yes

IV. ADMINISTRATIVE DECISION

The proposed project was found to be consistent with and meets the intent of the Arlington Zoning Code, Comprehensive Plan, and the Arlington Municipal Code, therefore the Zoning Permit – Minor Plat Review for Stillaguamish Townhomes Preliminary Minor unit lot subdivision (PLN#1236) is hereby **APPROVED**, subject to the following conditions.

V. CONDITIONS

Preliminary Unit Lot Subdivision (Zoning Permit):

1. All development shall be in substantial conformance with the approved Preliminary Unit Lot Subdivision and Landscape Plans received on August 15, 2024, subject to any conditions or modifications that may be required as part of the permit review.
2. The applicant shall meet all local, state, or federal code requirements. Please refer to the Arlington Municipal Code for a complete list of code requirements for your project type.
3. The Preliminary Unit Lot Subdivision shall comply with all permits and conditions thereof from the City of Arlington and other government agencies with jurisdiction.
4. The development is subject to the following traffic impact fees for 7 new PM peak-hour trip for 7 new dwelling units:
 - i. City of Arlington Traffic Impact Fees: \$23,485.00 (\$3,355.00 for each unit)
5. The development is subject to the following school mitigation fees for 7 new dwelling units:
 - i. Arlington School District Mitigation Fees: \$28,014.00 (\$4,002.00 for each unit)
6. The development is subject to the following community park impact fees for 7 new dwelling units:
 - i. Community Park Impact Fees: \$11,634.00 (\$1,662.00 for each unit)
7. Impact fees do not vest and are based off the fees in place at the time of payment or building permit issuance.

Civil Permit:

8. The applicant is required to apply for a Civil Construction Permit and receive approval prior to any land disturbance or work commencing on the site.
9. The applicant shall submit a lighting plan meeting requirements of 20.60 with the Civil Construction Permit.
10. The project is subject to submit a Right-of-Way Permit for all work with public rights-of-way.
11. The project is required to meet the most current version of the Department of Ecology Stormwater Manual for Western Washington and the City of Arlington Engineering Standards for the specific details of the project.

Prior to Final Unit Lot Subdivision Submittal:

12. The applicant shall submit a copy of the incorporation of the Homeowner's Association and the Covenants, Conditions, and Restrictions with the final minor unit lot subdivision application. The CC&Rs shall include the following:
 - No storage of inoperable motor vehicles.
 - Maintenance of private lots, buildings and abutting right-of-way for the site.
13. The proposed townhouse structure is required to meet the Development Design standards. Per AMC 20.44.020A(c) prior to submittal of the final plat, the design of all buildings shall meet the design standards and shall have received design review approval.

Prior to Final Unit Lot Subdivision Approval:

14. The applicant shall complete all required Civil Construction improvements on the subject site.
15. The applicant shall submit as-builts, acquire all required bonds, and complete the civil construction punch list for the project.
16. The applicant shall provide the conditions found in AMC 20.44.020N on the face of the final plat document.
17. The applicant shall provide language to be placed on the final unit lot subdivision that notifies future property owners of possible effects from aviation activities and the proximity of the Arlington Municipal Airport.
18. The proposed townhouse structure is required to meet the Development Design standards. Per AMC 20.44.020A(c) prior to submittal of the final plat, the design of all buildings shall meet the design standards and shall have received design review approval.
19. The proposed townhome garages shall be recessed from the face of the primary structure a minimum of four (4) feet and approved with Design Review prior to final minor unit lot subdivision submittal.
20. The proposed project shall provide sufficient lighting throughout the site that will illuminate the public road, private drive, parking areas, and residences. The final lighting plan shall be approved with the Civil permit.
21. A condition of final minor unit lot subdivision approval shall be specification of ownership of the common areas within the subdivision. The applicant shall provide a condition of the face of the final minor unit lot subdivision that the ownership of the common areas is the responsibility of the homeowners association.
22. The applicant shall provide a condition on the face of the final minor unit lot subdivision that no parking is allowed along the private drive.
23. The utilities proposed with the preliminary minor unit lot subdivision are required to be installed per the Public Works Construction Standards and Specifications. The final approval of all utilities is completed with the civil permit. All utility installation shall be approved prior to final unit lot subdivision approval.
24. Notes shall be placed on the plat recorded with the county auditor's office to acknowledge the following:
 - (1) Approval of the design and layout of the unit lot subdivision was granted by the review of the subdivision as a whole, on the parent parcel by the site development plan approval (stating the project file number);
 - (2) Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent parcel as a whole, and shall conform to the approved site development plan;
 - (3) If a structure or portion of a structure has been damaged or destroyed, any repair, reconstruction or replacement of the structure(s) shall conform to the approved site development plan;
 - (4) The individual unit lots are not separately buildable outside of the context of the approved site development plan for the subdivision and additional development of the individual unit lots may be limited as a result of the application of development standards to the parent parcel.

Building:

- 25. The final unit lot subdivision shall be recorded at Snohomish County Auditor’s Office and the recorded document returned to the City of Arlington prior to issuance of any Building Permits.
- 26. The proposed building plans shall be in compliance with the an approved Design Review Board Decision.
- 27. The project is subject to applicable water and sewer utility fees. These fees are collected at the time of building permit issuance.
- 28. Prior to issuance of building permits, all associated impact fees shall be paid.

Other:

- 29. All contractors working on the site are required to obtain a Washington State Business License and a City of Arlington Endorsement.
- 30. The placement of Snohomish County PUD transformer cases shall be reviewed and approved by the city. All cases that abut public right-of-way are required to be decoratively wrapped.

VI. EXPIRATION

Per AMC 20.16.280(c), a Zoning Permit for minor plats shall expire automatically if, within five (5) years after the issuance of such permits:

- (1) The plat has not been submitted for final plat, or
- (2) A one-year extension has not been granted per Subsection (e).

VII. APPEAL

This decision may be appealed pursuant to AMC 20.20.010, which provides for a hearing of the zoning permit decision before the Hearing Examiner. Any aggrieved party of record may file an appeal within 14 days of the permit decision. An appeal shall be considered filed when a written notice of appeal, specifying the grounds and arguments, therefore, is delivered to the Department of Community and Economic Development by 5:00 PM on November 14, 2024, and the appeal fee as set by resolution is paid.

ORDERED THIS ON THE 31st DAY OF October, 2024

Marc Hayes, Community and Economic Development Department Director

Distributed to the Following Parties:

Mark Villwock
Corstone Contractors, LLC

ATTACHMENT B CODE REQUIREMENTS

NOTE: The following items are not conditions of permit approval but rather certain local, state, or federal code requirements that the developer needs to be aware of. This is in no way intended to be a complete list of code requirements but is a general checklist of major steps and issues. Please refer to the Arlington Municipal Code for a complete list of code requirements for your particular project type.

1. **Code Applicability.** This permit is subject to the applicable requirements contained in the Arlington Municipal Code, Land Use Code, Building Code, and COA Public Works Design, Construction Standards and Specifications. It is the responsibility of the developer to ensure compliance with the various provisions contained in these ordinances.

2. **Pre-Construction Phase.** Prior to commencing any site work, including installing any easement or right-of-way improvements, utility systems, drainage systems, streetlights, mailbox structures, emergency facilities, storm water control systems, or any other improvements, the developer shall submit site civil construction improvement plans for review and approval by the Public Works Director. Said plans shall be in conformance with applicable code and below listed conditions.
 - a. The developer shall survey and mark all property corners prior to review of any submitted construction plans.
 - b. The developer shall design and install erosion control measures deemed necessary by the City. These measures shall be implemented and inspected by the City prior to the issuance of any permits.
 - c. The developer shall undertake no site preparation or other disturbances within environmentally sensitive areas or their required buffers.
 - d. The developer shall submit to the Community & Economic Development Department and receive approval of a storm-water run-off and detention plan in conformance with the AMC Chapter 13.28, Stormwater Management, and the most current City-adopted edition of the Department of Ecology's Stormwater Management Manual for the Puget Sound Basin (The Technical Manual) for both the construction phase and a permanent system. All site drainage must be directed through bio filtration swales prior to discharge into wetlands.
 - e. The developer shall place all new utility lines underground.
 - f. The developer shall provide a temporary rock pad at all points of ingress and egress to the site throughout the construction phase.
 - g. The developer shall show locations of all required streetlights on the construction plans and install them as designed.
 - h. The developer shall obtain a right-of-way permit prior to any work done in a public right-of-way. (NOTE: City departments are exempt from right-of-way permits.)
 - i. The developer shall install all low sodium or similar low intensity illumination lighting and it shall be placed in a way as to not cause glare on an adjoining property or right-of-way.

TAPERT ARLINGTON STILLAGUAMISH

PRELIMINARY PLANS

ARLINGTON, SNOHOMISH, WA

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS	DESCRIPTION	ABBREVIATIONS
	FOUND MONUMENT AS NOTED	EPM
	SET 1/2' x 24' REBAR W/ CAP "PCS 37536"	GPM
	EXISTING CORNER MONUMENT AS NOTED	OHP
	QUARTER SECTION TIE	SPM
	CATCH BASIN	WPM
	CULVERT	C
	FIRE HYDRANT	F
	GAS METER	M
	GAS VALVE	P
	GUY ANCHOR	
	HOSE BIB	
	SEWER MANHOLE	
	TELCO 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

DEVELOPER: CORESTONE CONTRACTORS, LLC C/O LAND PRO GROUP 10515 20TH ST SE, SUITE #202 CONTACT: MARK VILLWOCK PHONE: (360) 631-1820 EMAIL: rlarsen@landprogrp.com	CIVIL ENGINEER: SOLID GROUND ENGINEERING 8105 166TH AVE NE REDMOND, WA 98052 CONTACT: TOM ABBOTT, PE PHONE: (425) 281-8324 EMAIL: tabbott@solidgroundpnw.com
GEOTECHNICAL ENGINEER: COBALT GEOTECHNICALS, LLC P.O. BOX 1792 NORTH BEND, WASHINGTON 98045 CONTACT: PHIL HABERMAN, PE PHONE: (206) 331-1097 EMAIL: phil@cobaltgeo.com	LANDSCAPE ARCHITECT: ORIGIN DESIGN GROUP 10311 185TH AVENUE NE SNOHOMISH, WASHINGTON 98290 CONTACT: KRISTAL LOWE PHONE: (425) 346-1905 EMAIL: krystal@origindesigngroup.com

SURVEYOR: 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

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.

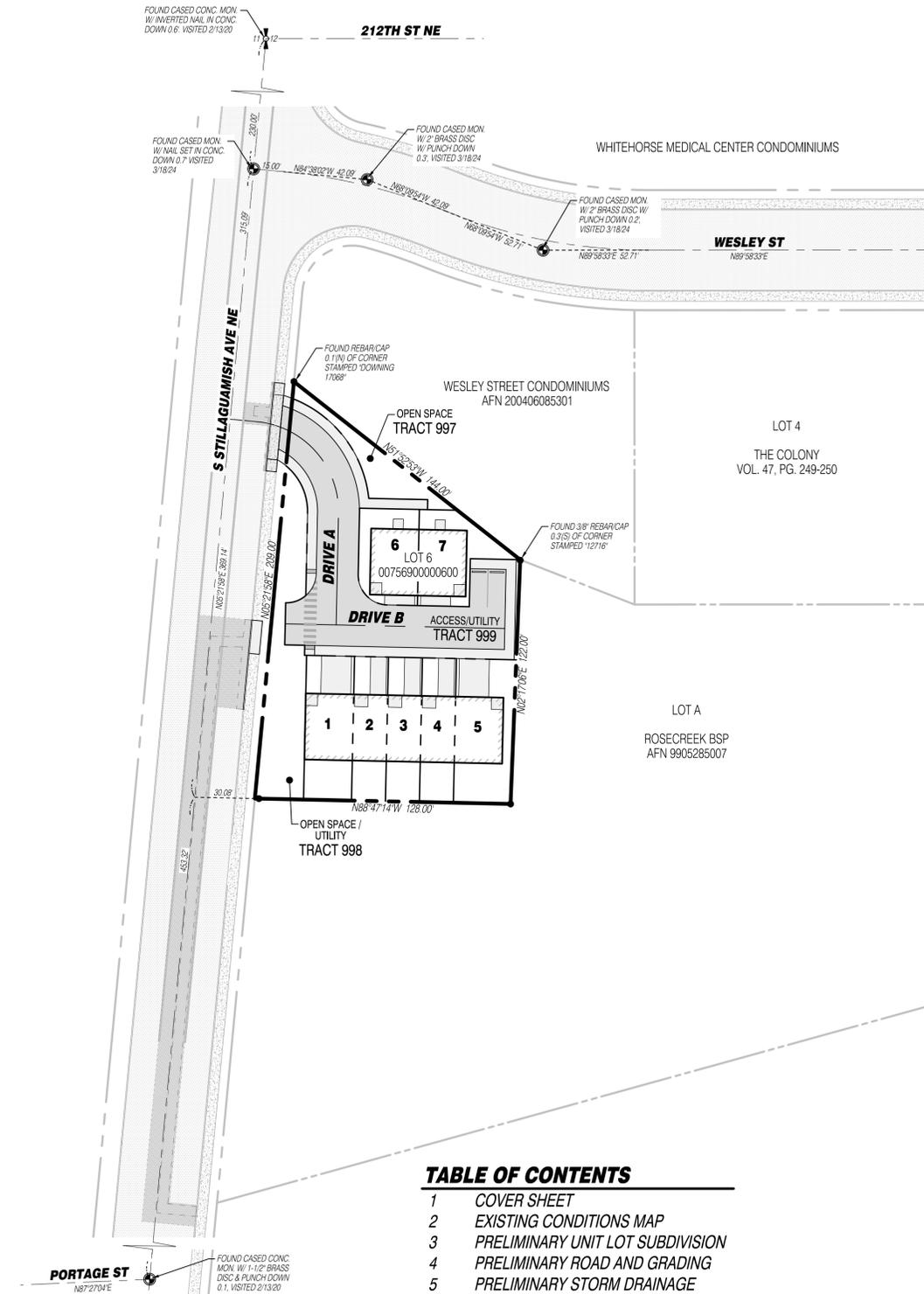


TABLE OF CONTENTS

- COVER SHEET
- EXISTING CONDITIONS MAP
- PRELIMINARY UNIT LOT SUBDIVISION
- PRELIMINARY ROAD AND GRADING
- PRELIMINARY STORM DRAINAGE
- PRELIMINARY ROAD PROFILES
- PRELIMINARY UTILITY PLAN

SURVEY DISCLAIMER

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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 USE:	7 TOWN-HOMES (5 TOWN-HOME UNITS + 1 DUPLEX UNIT)
PROPOSED LOTS:	7 LOTS
BUILDING SETBACKS:	20' FRONT 5' SIDE 20' REAR
WATER:	CITY OF ARLINGTON
SEWER:	CITY OF ARLINGTON
POWER:	SNOHOMISH PUD
GAS:	PUGET SOUND ENERGY
TELEPHONE:	COMCAST
CABLE:	COMCAST
SCHOOL DISTRICT:	ARLINGTON SCHOOL DIST NO 16
FIRE DISTRICT:	NORTH COUNTY REGIONAL FIRE AUTHORITY
AIRPORT PROTECTION DISTRICT:	SUB-DISTRICT D

SURVEY INFORMATION

EQUIPMENT & PROCEDURES

METHOD OF SURVEY: SURVEY PERFORMED BY FIELD TRAVERSE AND REAL TIME KINEMATIC GPS POSITIONING UTILIZING THE HXGN SMARTNET NETWORK

INSTRUMENTATION: LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION
LEICA Viva 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 249 AND 250, RECORDS OF SNOHOMISH COUNTY.

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

VERTICAL DATUM

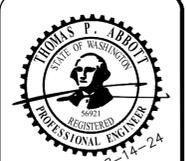
NAVD 88 (NAVD88 -3.67' = NGVD29)
FOUND CASED CONC. MON. AT THE INTERSECTION OF E. HIGHLAND DR. & S. STILLAGUAMISH AVE. N.E.
WGS SURVEY DATA WAREHOUSE I.D. #20563

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

PLN #1236



ENGINEERS STAMP

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COVER SHEET

CORSTONE CONTRACTORS, LLC.
TAPERT ARLINGTON
STILLAGUAMISH
ARLINGTON, WA

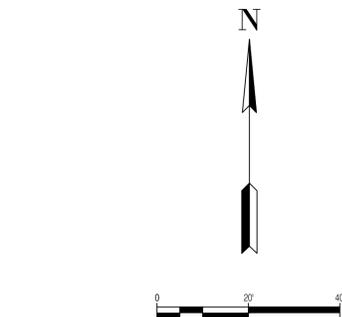
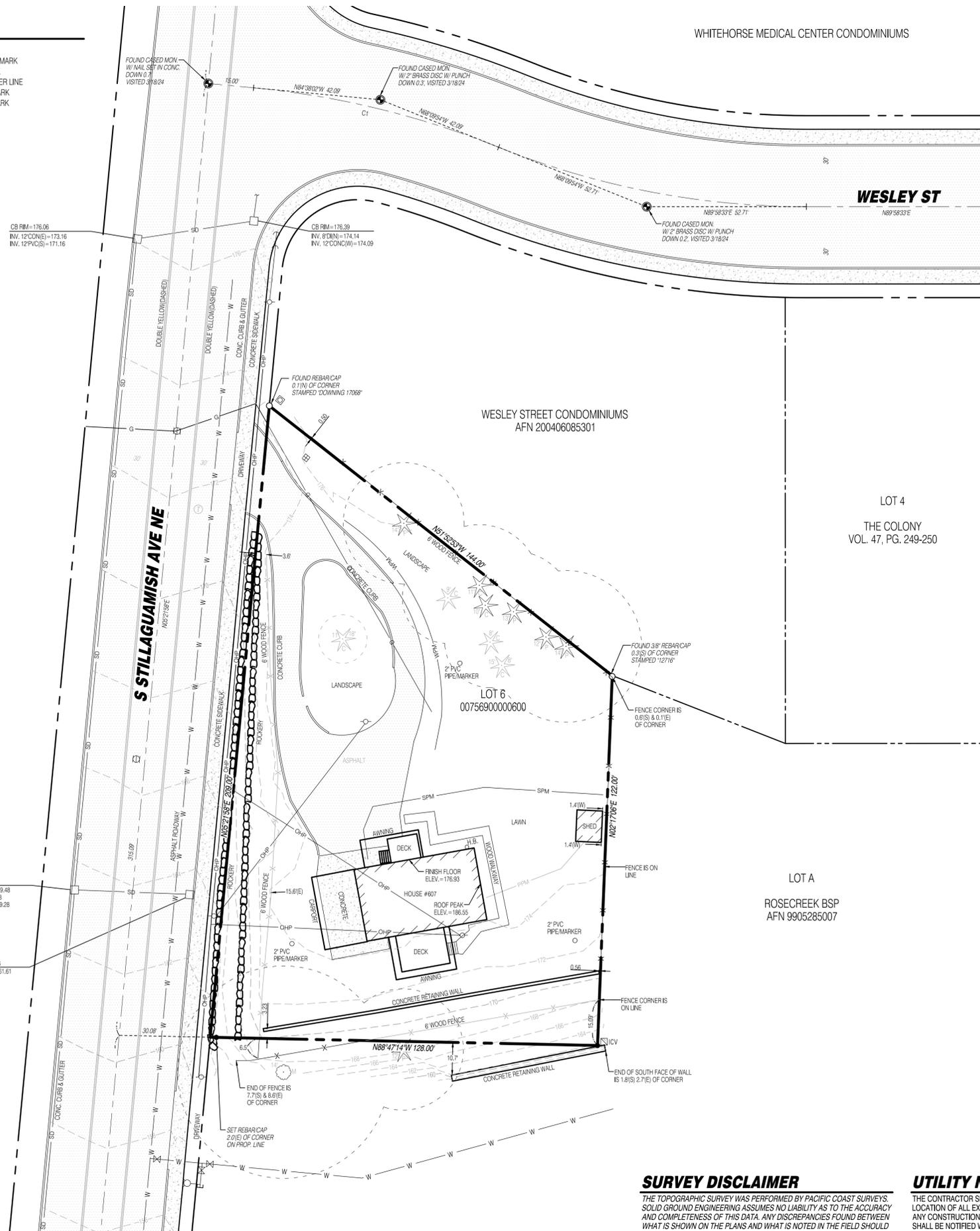
DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	6-7-24
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0053

CS-01
1 OF 7

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

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 MANHOLE	
	TELCO RISER	
	UTILITY POLE	
	WATER METER	
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VERTICAL DATUM

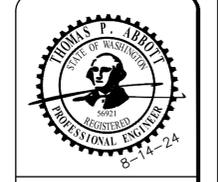
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EXISTING CONDITIONS MAP

CORSTONE CONTRACTORS, LLC.
TAPERT ARLINGTON STILLAGUAMISH
ARLINGTON, WA

DRAWN BY:	AJP
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JURISDICTION:	CITY OF ARLINGTON
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2 OF 7

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UTILITY NOTE

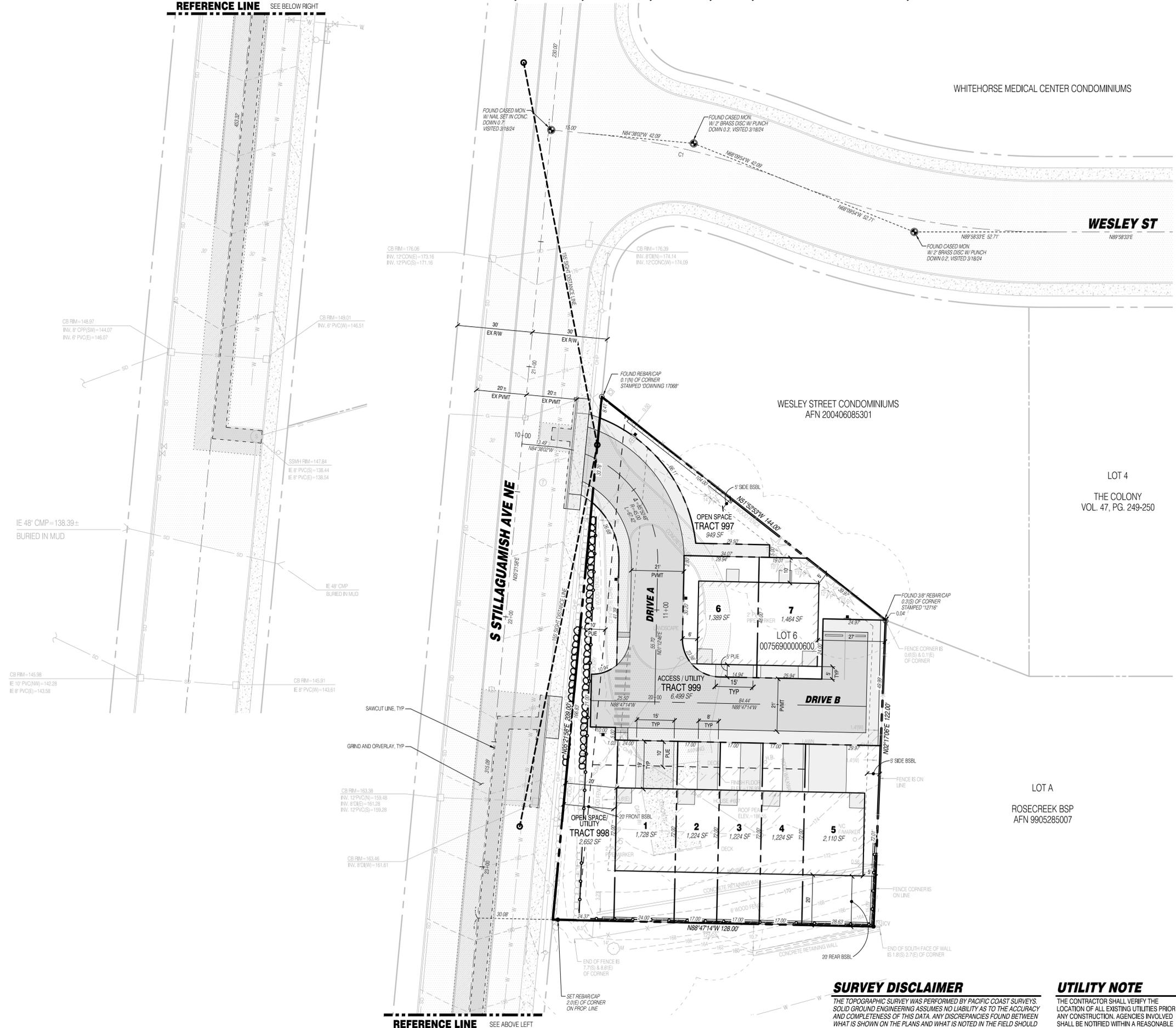
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PLN #1236



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

USABLE OPEN SPACE REQUIREMENT 20.52.030

10% TOTAL DEVELOPMENT AREA REQUIRED: 20,520 SF
 DEVELOPMENT AREA: 20,520 SF
 TOTAL USABLE OPEN SPACE REQUIRED: 2,062 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

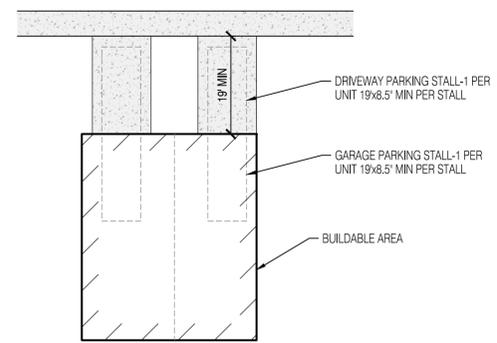
ROW DEDICATION AREA: 0 SF

DENSITY AND DIMENSIONAL CALCULATIONS

TOTAL SITE AREA: 20,520 SF
 TOTAL PROPOSED DWELLING UNITS: 7 UNITS
 TOTAL LOT COVERAGE: 4,851 SF (23.6%)
 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	1726	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%



UNITS 1-5 PARKING SPACE DETAIL
NOT TO SCALE

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PRELIMINARY UNIT LOT SUBDIVISION

CORSTONE CONTRACTORS, LLC.
TAPERT ARLINGTON STILLAGUAMISH
ARLINGTON, WA

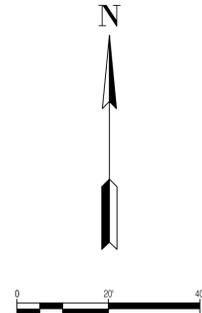
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 JURISDICTION: CITY OF ARLINGTON
 JOB NUMBER: 24-0053

PP-01
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REFERENCE LINE SEE BELOW RIGHT



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PRELIMINARY ROAD AND GRADING

CORSTONE CONTRACTORS, LLC.
TAPERT ARLINGTON
STILLAGUAMISH
ARLINGTON, WA

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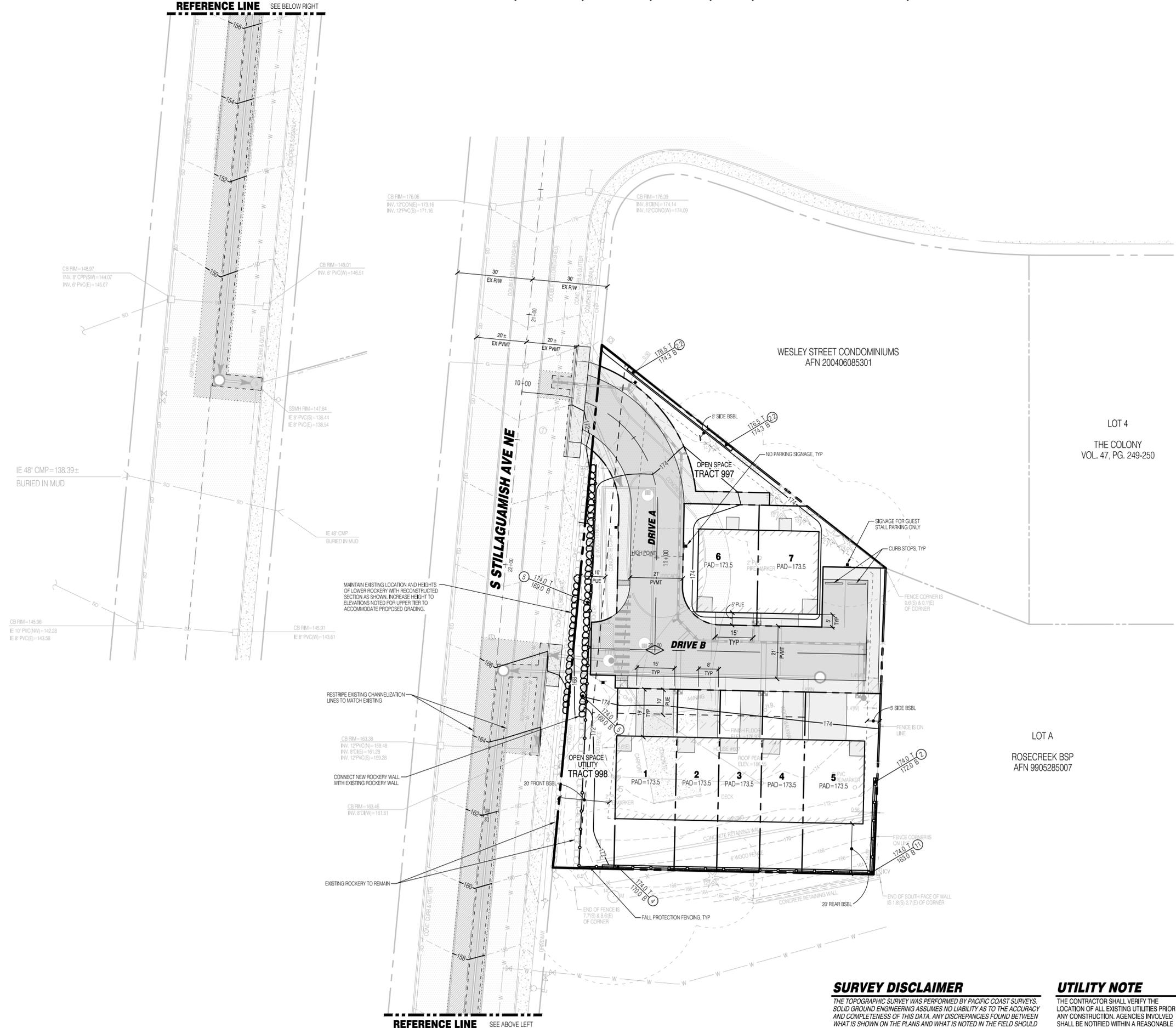
RG-01
4 OF 7

LEGEND

SYMBOLS	DESCRIPTION
[Symbol]	'FIRE LANE NO PARKING' SIGN
[Symbol]	RETAINING WALL
[Symbol]	ROCKERY
[Symbol]	ASPHALT PAVEMENT
[Symbol]	ASPHALT GRIND AND OVERLAY
[Symbol]	CONCRETE PAVEMENT
[Symbol]	STORM MAIN PIPE
[Symbol]	SEWER MAIN PIPE
[Symbol]	WATER MAIN PIPE
[Symbol]	DRAIN PIPE

ROAD AND GRADING NOTES

1. ALL DISTURBED PREVIOUS AREAS TO BE UNDERLAIN WITH BMP TS.13 SOILS.
2. ALL OVERHEAD UTILITIES ARE TO BE PLACED UNDERGROUND.
3. ALL WALLS OVER 40' REQUIRE A SEPARATE BUILDING PERMIT.
4. ALL WALLS OVER 30' REQUIRE FALL PROTECTION FENCING.
5. ALL WALLS TO BE 2' OR LESS AT TERMINATION.



SURVEY DISCLAIMER

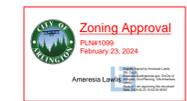
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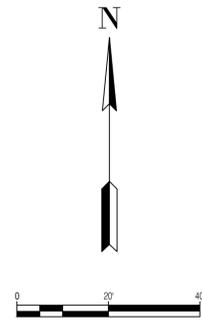
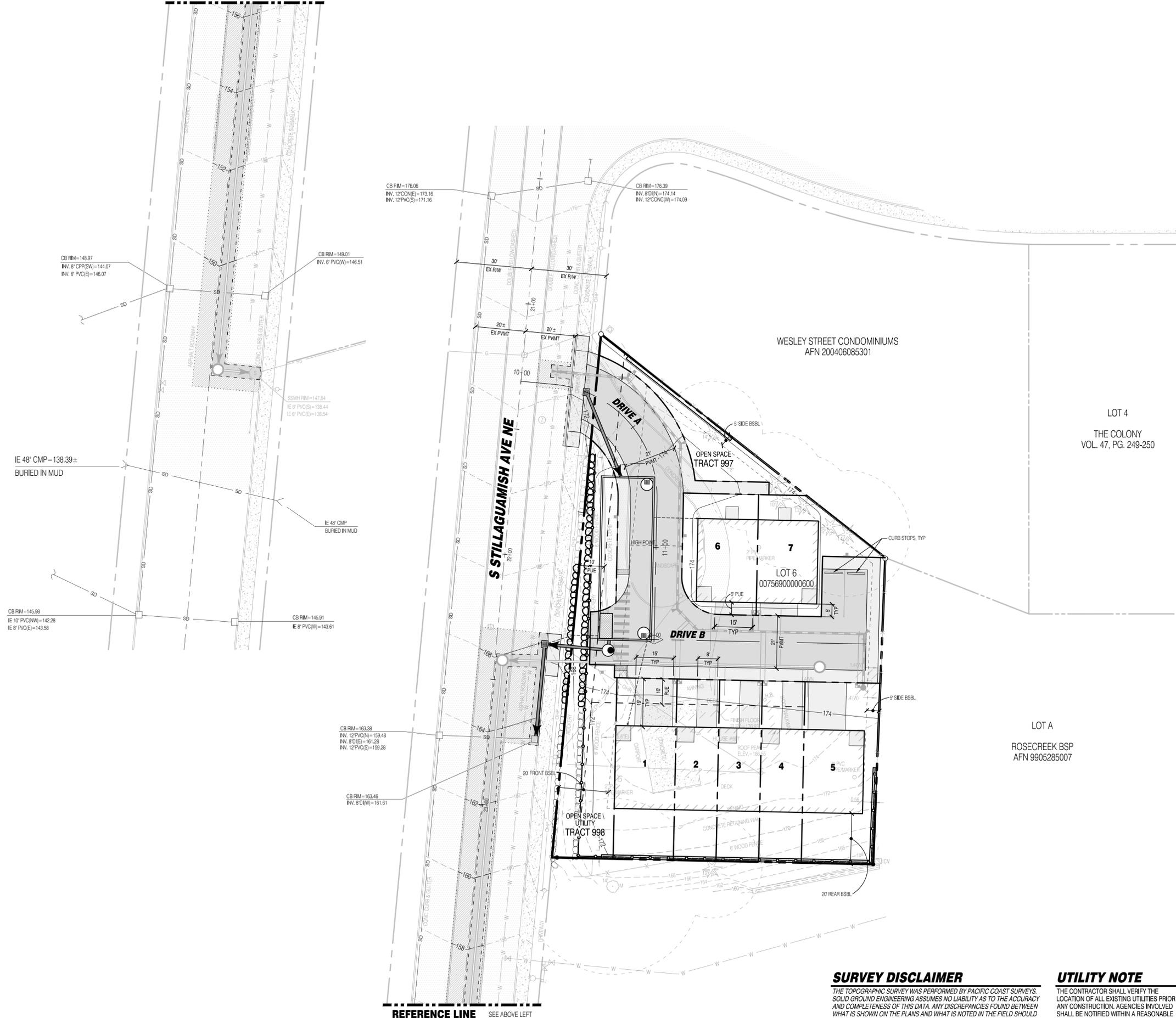
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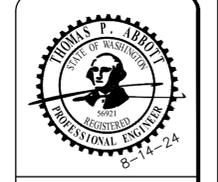
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[Symbol]	SEWER MAIN PIPE
[Symbol]	WATER MAIN PIPE
[Symbol]	DRAIN PIPE
[Symbol]	TYPE 1 CATCH BASIN W/ SOLID LID
[Symbol]	TYPE 1 CATCH BASIN W/ OPEN GRATE
[Symbol]	TYPE 2 CATCH BASIN, SOLID LID
[Symbol]	STORM CLEAN OUT



ENGINEER'S STAMP

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PRELIMINARY STORM DRAINAGE

CORSTONE CONTRACTORS, LLC.
TAPERT ARLINGTON STILLAGUAMISH
 ARLINGTON, WA

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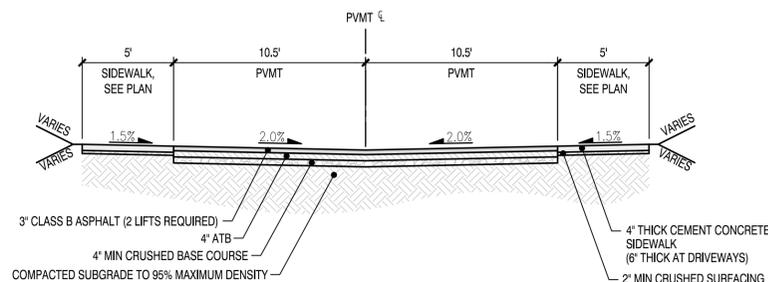
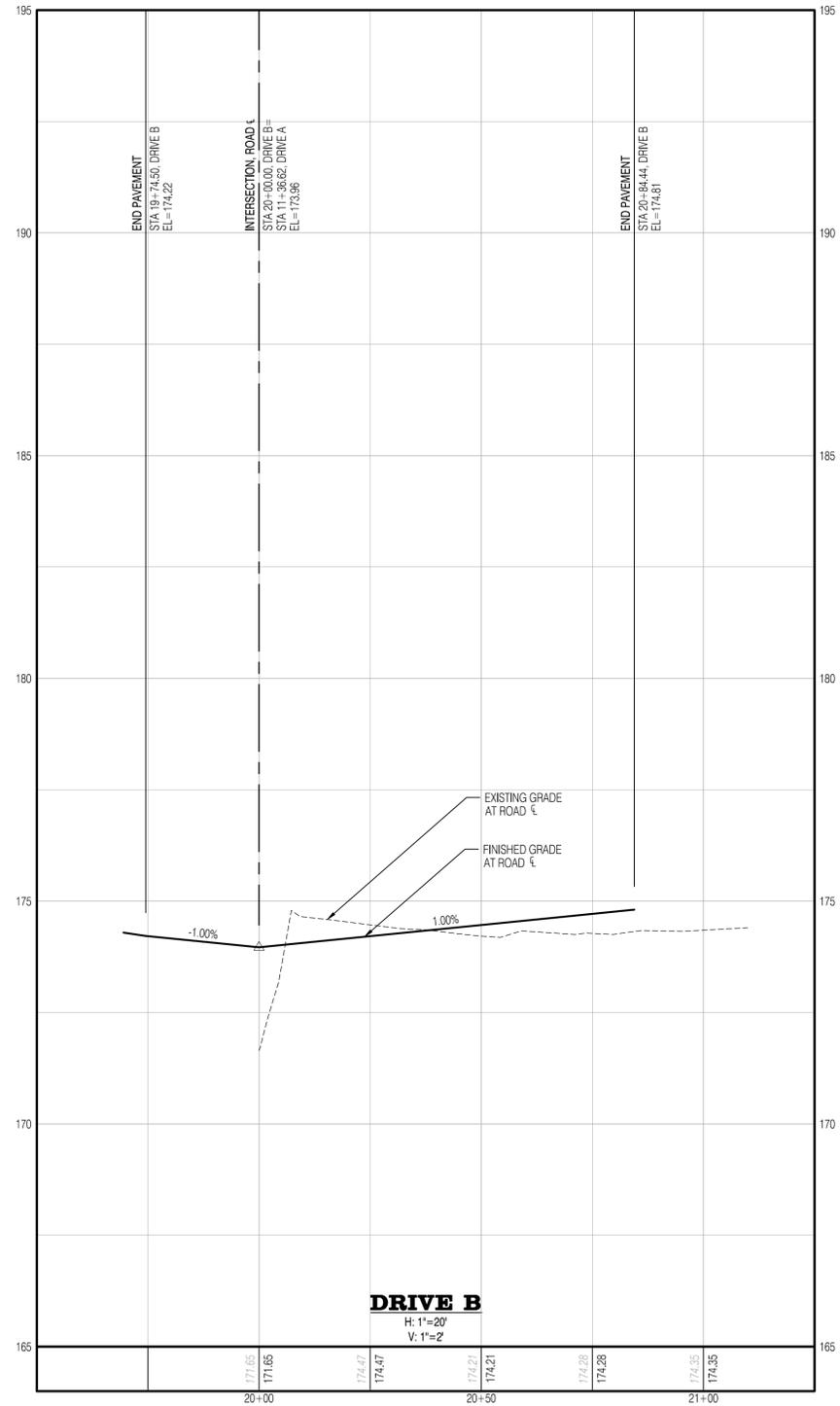
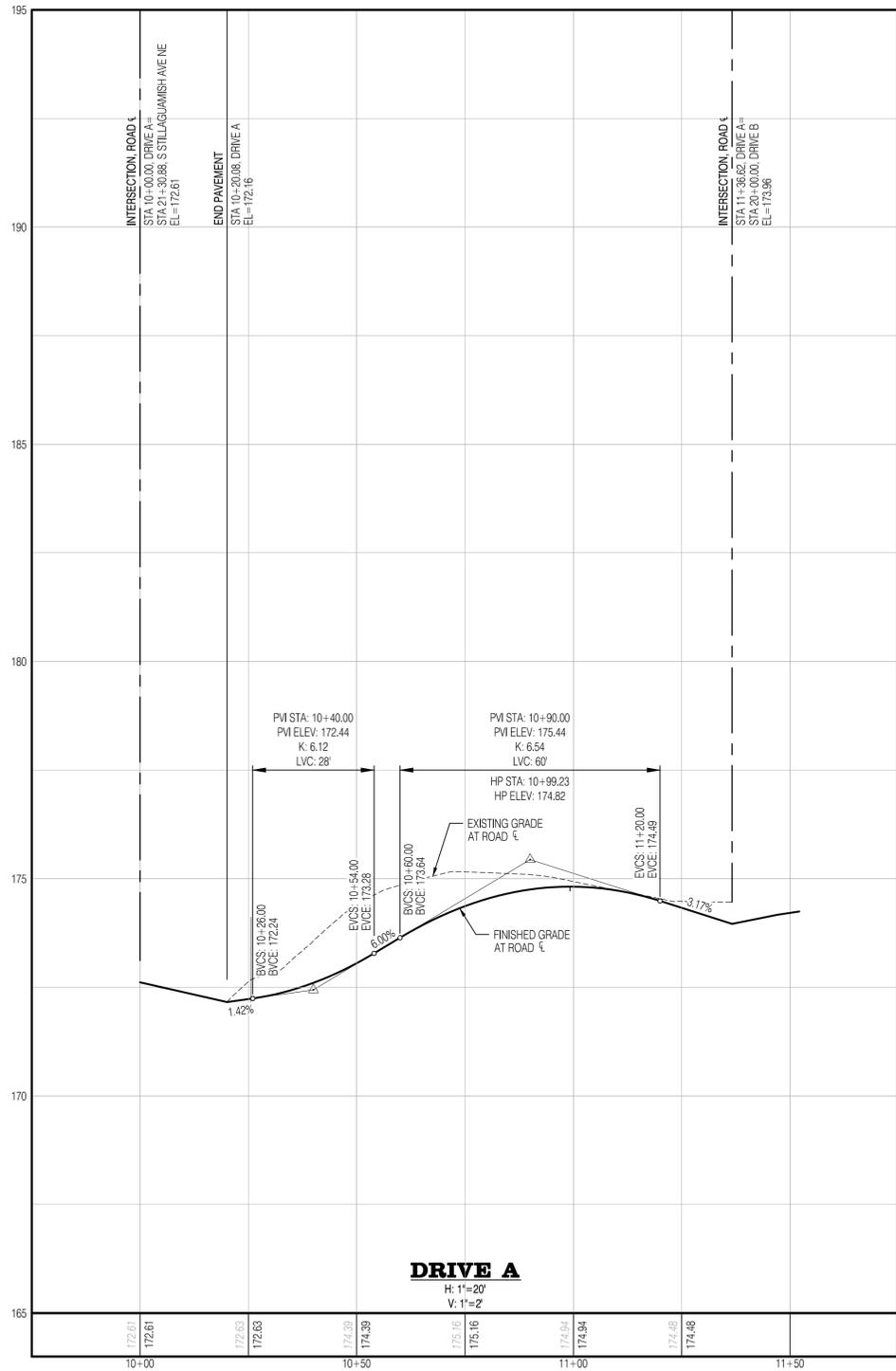
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PRELIMINARY ROAD PROFILES

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ARLINGTON, WA

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6 OF 7

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PRELIMINARY UTILITY PLAN

CORSTONE CONTRACTORS, LLC.

TAPERT ARLINGTON STILLAGUAMISH

ARLINGTON, WA

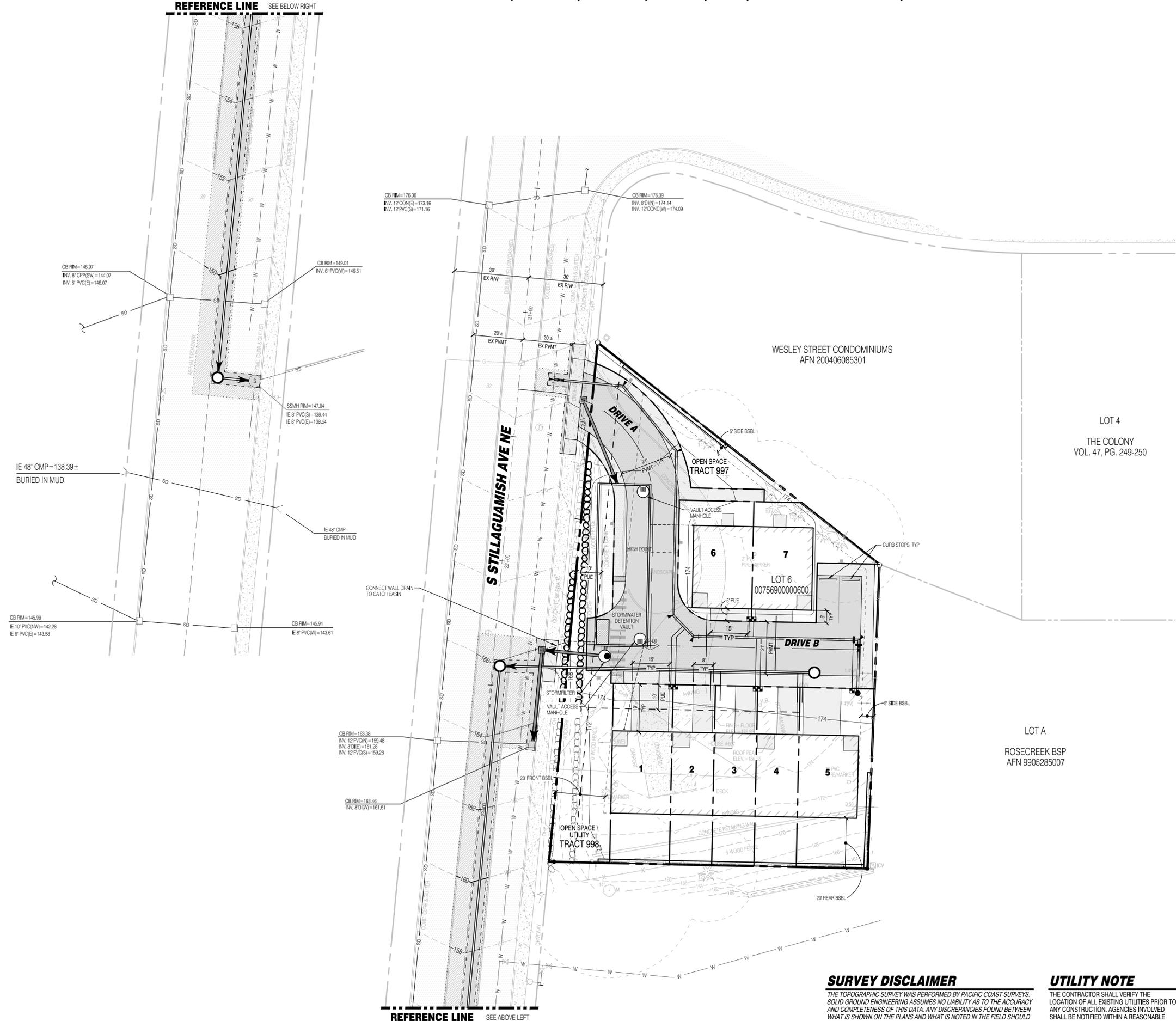
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UT-01
7 OF 7



LEGEND

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