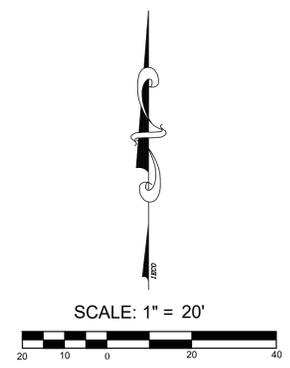


NW 1/4, SE 1/4, SEC.2, T.31N., R.5E., W.M.  
SNOHOMISH COUNTY, WASHINGTON



**SITE DATA:**

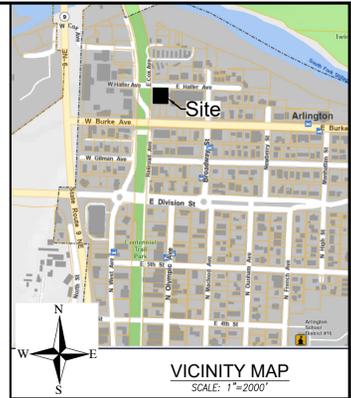
SITE AREA:	11,000 SF (0.25 AC.)
ZONING CLASSIFICATION:	OTB03
AIRPORT PROTECTION SUBDISTRICT:	D
USE CLASSIFICATION:	TOWNHOMES
LOTS:	6
BUILDING HEIGHT:	3 STORIES
LOT COVERAGE:	NO MAXIMUM

**UTILITIES:**

WATER:	CITY OF ARLINGTON
SEWER:	CITY OF ARLINGTON
FIRE:	NORTH COUNTY REGIONAL FIRE AUTHORITY
SCHOOLS:	ARLINGTON SCHOOL DISTRICT 16

- LEGEND**
- ✦ EXISTING MONUMENT (AS SHOWN)
  - ⊗ SECTION 1/4 CORNER NOT FOUND
  - ⊕ SECTION CORNER NOT FOUND
  - FOUND REBAR/CAP OR I.P. (IRON PIPE)
  - (C) CALCULATED
  - (P) PLAT
  - (M) MEASURED
  - TBR TO BE REMOVED
  - R.O.W. RIGHT-OF-WAY
  - P.O.B. POINT OF BEGINNING
  - CL CENTERLINE
  - CLF CHAIN LINK FENCE
  - WDF WOOD FENCE
  - W.S. WATER SURFACE
  - EOP EDGE OF PAVEMENT
  - BOW BACK OF WALK
  - EX. CATCH BASIN
  - ⊗ EX. WATER VALVE
  - ⊕ EX. FIRE HYDRANT
  - ⊕ EX. WATER METER
  - ⊕ EX. SANITARY SEWER MANHOLE
  - EX. MAILBOX
  - ⊕ EX. SIGN POST
  - ⊕ EX. UTILITY/POWER POLE
  - ⊕ EX. YARD LIGHT
  - ⊕ EX. GAS VALVE
  - ⊕ EX. UTILITY POLE ANCHOR
  - ⊕ PROPOSED FIRE HYDRANT
  - ⊕ PROPOSED WATER METER
  - ⊕ PROPOSED MANHOLE
  - ⊕ PROPOSED CATCH BASIN
  - ⊕ PROPOSED MAILBOX
  - TYPE I NGPA SIGN

- — — — — EXISTING EDGE OF PAVEMENT
- - - - - EXISTING FENCE LINE
- - - - - EXISTING WATER
- - - - - EXISTING SANITARY SEWER
- - - - - EXISTING STORM DRAINAGE
- - - - - PROPOSED SANITARY SEWER
- - - - - PROPOSED STORM DRAINAGE
- - - - - PROPOSED WATER MAIN
- - - - - UTILITIES (POWER, CABLE, TELEPHONE)
- - - - - PROPOSED GAS
- - - - - PROPERTY LINE
- --- --- EXISTING CONTOURS
- --- --- PROPOSED CONTOURS
- PRE-EXISTING DRAINAGE PATTERN
- (TBR) TO BE REMOVED
- ▨ EXISTING ASPHALT
- ▨ PROPOSED ASPHALT
- ▨ PROPOSED CONCRETE
- ○ ○ ○ ○ PROPOSED WALL



**OPEN SPACE CALCULATIONS:**

5% OPEN SPACE REQUIRED	11,000 x 0.05 = 550 SF
MINIMUM REQUIRED	AMOUNT PROVIDED: 779 SF

**PARKING INDEX**

RESIDENTIAL - 2.5/UNIT, PLUS 1/2 UNITS
12 PROVIDED, PLUS 3 IN THE STREET FOR GUESTS

**EQUIPMENT AND PROCEDURE**

METHOD OF SURVEY: SURVEY PERFORMED BY FIELD TRAVERSE.

INSTRUMENTATION: LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION: MEETS OR EXCEEDS STATE STANDARDS SET BY WAC 332-130-090

BASIS OF BEARING: THE MONUMENTAL CENTERLINE OF BURKE AVE., AS THE BEARING OF N 88°18'18" W.

**BM**  
FOUND CASED CONC. MON. W/ NAIL IN CONC. ON CENTERLINE, BURKE AVE.  
WCS SURVEY DATA WAREHOUSE I.D.#17588  
ELEV. = 112.80'

**ENGINEER/CONTACT SURVEYOR**

<b>INSIGHT ENGINEERING COMPANY</b> P.O. BOX 1478 EVERETT, WA 98206 CONTACT: BRIAN R. KALAB, P.E. PH: (425) 303-9363 EMAIL: INFO@INSIGHTENGINEERING.NET	<b>PACIFIC COAST SURVEYS, INC.</b> 3151 COLBY AVE EVERETT, WA 98203 CONTACT: DARREN J. RIDGLE, PLS PH: (425) 512-7099
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**APPLICANT/OWNER**

**JOSHUA & STEPHANIE TREMMEL**  
106 HALLER ST  
ARLINGTON, WA 98223

**LEGAL DESCRIPTION**

LOT 13, 14, 15 AND 16, BLOCK 30, HALLER CITY ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 22, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

TOGETHER WITH THE NORTH HALF OF VACATED ALLEY WHICH ATTACHES TO SAID LOT 16 BY OPERATION OF LAW.

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: 106 HALLER ST, ARLINGTON, WA 98223  
TAX ACCOUNT NO.'S: 00461803001300

NW 1/4, SE 1/4, SEC.2, T.31N., R.5E., W.M.

**HALLER**

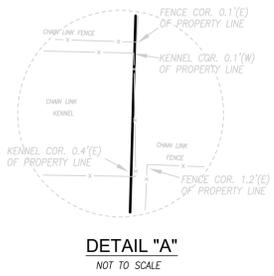
DWG FILENAME	DESIGNED BY	DATE	SCALE	JOB NO.
241370-FINAL.DWG	SPC	12-02-2024	1"=20'	24-1370

SITE PLAN  
SHEET S1

**UTILITY CONFLICT NOTE:**  
**CAUTION:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WITH INSIGHT ENGINEERING COMPANY TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



**HALLER**



DETAIL "A"  
NOT TO SCALE



12/17/2024