

OWNER
PUBLIC HOSPITAL DISTRICT #3 SNOHOMISH COUNTY
3405 173RD PL NE
ARLINGTON, WA 98223-8712

DEVELOPER/APPLICANT
VISCONSI COMPANIES, LTD.
30050 CHAGRIN BOULEVARD, SUITE 360
PEPPER PIKE, OH 44124
(216) 464-5550
CONTACT: SHAWN JURISCH
EMAIL: SJURISCH@VISCONSI.COM

ENGINEER/SURVEYOR
BARGHAUSEN CONSULTING ENGINEERS, LLC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
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CONTACT: ALEX WHITE, P.E./CHRISTOPHER PLEIN, PLS
EMAIL: AWHITE@BARGHAUSEN.COM

LANDSCAPE ARCHITECT
BARGHAUSEN CONSULTING ENGINEERS, LLC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
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SURVEY INFORMATION
HORIZONTAL DATUM:
NAD 83/2011 WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, ESTABLISHED BY GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN), MEASURED S 89° 54'53" E BETWEEN MONUMENTS LOCATED AT THE INTERSECTION OF STILLAGUAMISH AVE AND 212TH ST NE AND THE INTERSECTION OF 87TH AVE NE OF 212TH ST NE.

VERTICAL DATUM:
NAVD88 (GEOID 2018) ESTABLISHED BY GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN).

TEMPORARY BENCHMARK: SET MAGNAIL & WASHER ON THE NORTH SIDE OF 212TH ST NE.
ELEVATION = 181.89

SECTION SUBDIVISION:
THIS SURVEY RELIED UPON THE SECTION SUBDIVISION BY CASCADE SURVEYING AND ENGINEERING FOR Z-04-027-BLA RECORDED IN SNOHOMISH COUNTY, UNDER AFN 200407265279. FOUND CONTROL FOR THIS SURVEY WAS USED FOR COMPARISON WITH POSITIONS OF CONTROLLING CORNERS SHOWN ON SAID SUBDIVISION.

LOT AREA:
31051200202700 - 119,518± S.F. (2.74± ACRES)
3105120020400 - (WEST OF MEDICAL CENTER DR) 75,220± S.F. (1.73± ACRES)
3105120020400 - (EAST OF MEDICAL CENTER DR) 37,311± S.F. (0.86± ACRES)
TOTAL - 232,049± S.F. (5.33± ACRES)

ADDRESS:
NO SITE ADDRESSES

TAX PARCEL NUMBER:
31051200202700 AND 3105120020400

FLOOD INFORMATION:
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 53061C0405F PANEL 405 OF 1575, DATED JUNE 19, 2020. THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGAL DESCRIPTION
(PER ABOVE REFERENCED TITLE REPORT)
PARCEL I:

REVISED LOT C, CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT NO. BLA Z-04-027, RECORDED UNDER RECORDING NUMBER 200407265279, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THAT PORTION FOR ROAD AS CONVEYED TO THE CITY OF ARLINGTON BY QUIT CLAIM DEED RECORDED UNDER RECORDING NUMBER 200605030943.

UTILITY CONTACT

WATER
CITY OF ARLINGTON PUBLIC WORKS
CONTACT: GUS TARARAN, WATER DISTRIBUTION SYSTEM SPECIALIST
154 WEST COX AVENUE
ARLINGTON, WA 98223
TEL: (360) 403-3542
EMAIL: GTARARAN@ARLINGTONWA.GOV

POWER
SNOHOMISH COUNTY PUBLIC UTILITIES
CONTACT: PAUL BUSH
2320 CALIFORNIA STREET
ARLINGTON, WA 98201
TEL: (425) 231-7825
EMAIL: PNBUSH@SNOPUD.COM

SEWER
CITY OF ARLINGTON PUBLIC WORKS
CONTACT: JOE WILSON, WASTEWATER COLLECTION SYSTEM SPECIALIST
III/LEAD
154 WEST COX AVENUE
ARLINGTON, WA 98223
TEL: (360) 403-3509
EMAIL: JWILSON@ARLINGTONWA.GOV

TELEPHONE
COMCAST/XFINITY
CONTACT: CUSTOMER SERVICE
TEL: 1 (800) 934-6489

GAS
CASCADE NATURAL GAS
CONTACT: CUSTOMER SERVICE
TEL: 888-522-1130

LEGEND			
EXISTING	PROPOSED	EXISTING	PROPOSED
CURB AND GUTTER		STORM LINE	
BARRIER CURB		CATCH BASIN TYPE 1	
CONCRETE		CATCH BASIN TYPE 2	
ASPHALT		SANITARY SEWER LINE	
PAINT STRIPING		SANITARY SEWER MANHOLE	
DIRECTIONAL ARROW		CLEANOUT (AS NOTED)	
SAWCUT		POWER OVERHEAD	
BOLLARD		POWER UNDERGROUND	
SIGN		POWER METER	
BUILDING LINE		UTILITY POLE	
CONTOURS		JUNCTION BOX (TYPE 1, 2, 3)	
WATER LINE		LUMINAIRE	
FIRE HYDRANT		YARD LIGHT	
WATER METER		TELEPHONE	
WATER VALVE		GAS	
FIRE DEPARTMENT CONN.		GAS METER	
POST INDICATOR VALVE		GAS VALVE	

SITE PLAN
FOR
MEDICAL CENTER
SEC. 12, TWP. 31 N., RGE 5 E., W. M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON
CITY FILE NO. TBD

PROJECT DATA:

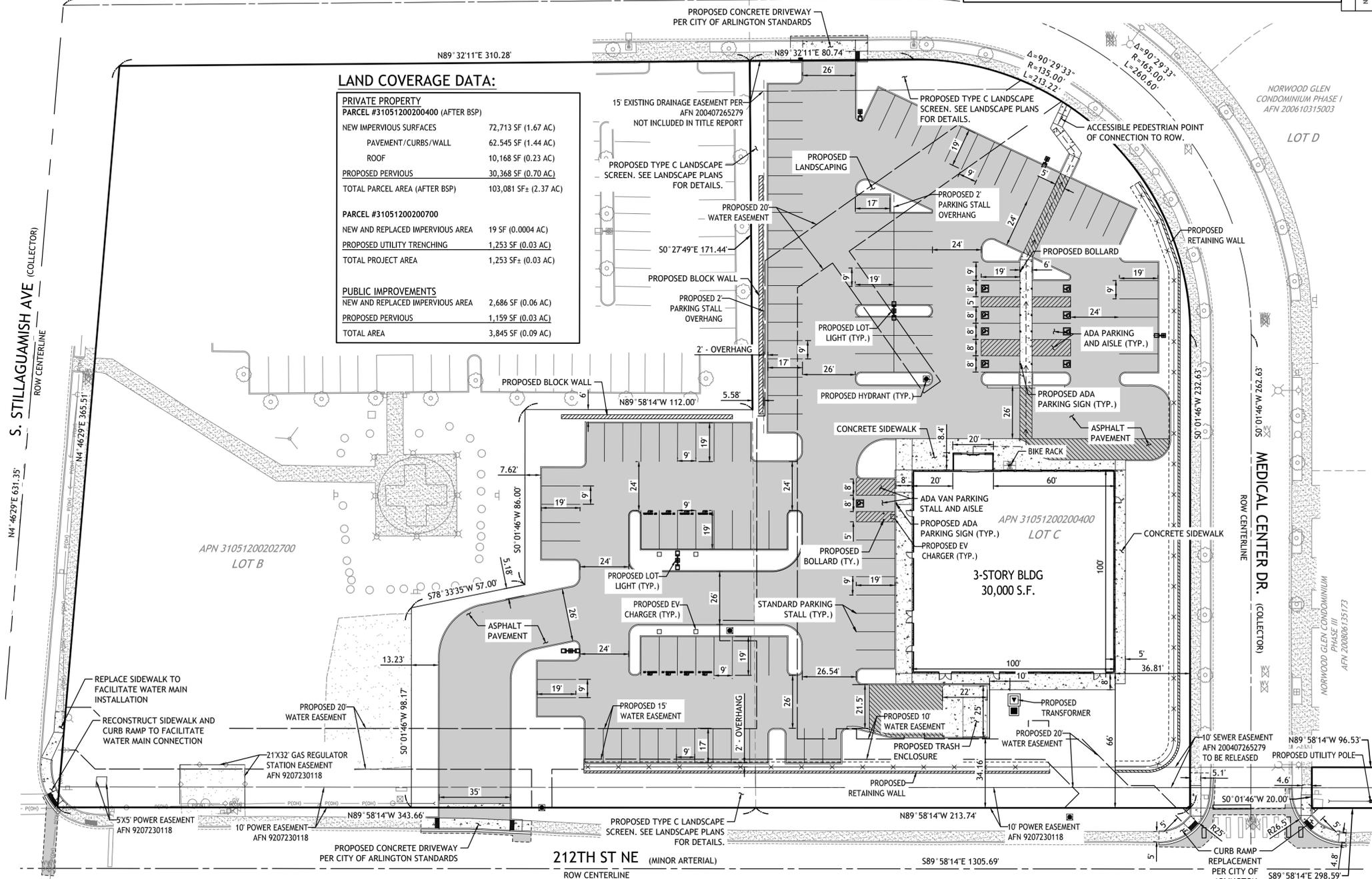
LOT SIZE:	BEFORE BSP = 75,220 SF (1.73 AC) AFTER BSP = 103,081 SF (2.37 AC)
BUILDING SETBACKS:	PRIMARY = 25 FEET ACCESSORY = 5 FEET
MAX. BUILDING HEIGHT ALLOWED	= 50 FEET
BUILDING AREA	= 30,000 SF
SITE IMPERVIOUS COVERAGE (AFTER BSP)	= 71%
ZONING: MEDICAL SERVICES (MS)	
USE CLASSIFICATION:	HOSPITALS, CLINICS, OTHER MEDICAL CLASSIFICATION = Z5 AIRPORT PROTECTION DISTRICT SUBDISTRICT: D
SCREENING TYPES:	FRONTAGE LANDSCAPING = TYPE C SIDE AND REAR LANDSCAPING = TYPE C

PARKING CALCULATIONS:

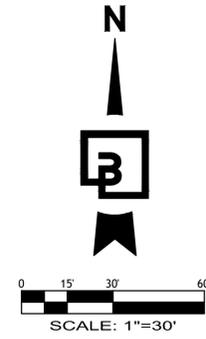
AUTO PARKING REQUIRED	HEALTH CARE FACILITIES: 1/400 SF	75 STALLS
ACCESSIBLE PARKING REQUIRED	ACCESSIBLE STANDARD (9'X19')	3 STALLS
	ACCESSIBLE VAN (9'X19')	1 STALL
	TOTAL	4 STALLS
AUTO PARKING PROVIDED	STANDARD (9'X19' INCLUDING 2' OVERHANG)	104 STALLS
	EV STANDARD (9'X19')	8 STALLS
	TOTAL	112 STALLS
ACCESSIBLE PARKING PROVIDED	ACCESSIBLE STANDARD (8'X19')	8 STALLS
	ACCESSIBLE EV VAN (8'X19')	1 STALL
	TOTAL	9 STALLS
BICYCLE PARKING REQUIRED	10% OF REQUIRED AUTO PARKING SPACES (0.175 STALLS)	7.5 SPACES
BICYCLE PARKING PROVIDED		8 SPACES

LAND COVERAGE DATA:

PRIVATE PROPERTY	PARCEL #3105120020400 (AFTER BSP)
NEW IMPERVIOUS SURFACES	72,713 SF (1.67 AC)
PAVEMENT/CURBS/WALL	62,545 SF (1.44 AC)
ROOF	10,168 SF (0.23 AC)
PROPOSED PERVIOUS	30,368 SF (0.70 AC)
TOTAL PARCEL AREA (AFTER BSP)	103,081 SF± (2.37 AC)
PARCEL #3105120020700	
NEW AND REPLACED IMPERVIOUS AREA	19 SF (0.0004 AC)
PROPOSED UTILITY TRENCHING	1,253 SF (0.03 AC)
TOTAL PROJECT AREA	1,253 SF± (0.03 AC)
PUBLIC IMPROVEMENTS	
NEW AND REPLACED IMPERVIOUS AREA	2,686 SF (0.06 AC)
PROPOSED PERVIOUS	1,159 SF (0.03 AC)
TOTAL AREA	3,845 SF (0.09 AC)



PRELIMINARY NOT FOR CONSTRUCTION



VICINITY MAP NTS ARLINGTON, WASHINGTON

Title:
SITE PLAN
NWC 212TH ST NE AND
MEDICAL CENTER. DR.
ARLINGTON, WA

For:
VISCONSI COMPANIES, LTD.
30050 CHAGRIN BOULEVARD
SUITE 360
PEPPER PIKE, OH 44124



Designed	JDF	Horizontal	1" = 30'
Drawn	JDF	Vertical	NA
Checked	ADW		
Approved	ADW		
Date	8/21/2025		

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



Job Number: 24413
Sheet: 1 of 1

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