



# BSP/LLA

- PROJECT DEVELOPED FOR -

# Medallion Inn and Suites

## 16710 SMOKEY POINT BLVD. ARLINGTON, WA 98233

### NE 1/4 SEC29 T31N R5E



CONSULTANT:

REGISTRATION STAMP:

PROJECT IDENTIFICATION:

BSP/ LLA  
FOR  
Medallion Inn and  
Suites  
AT  
16710 Smokey Point Blvd  
Arlington, WA 98233  
  
Permit Set  
09/12/2025

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PROJECT NUMBER:

24-032

DRAWING ISSUE DATES:

PROJECT TEAM:

PRINCIPAL IN CHARGE: I MS  
PROJECT MANAGER: I SG  
PROJECT ARCHITECT:  
JOB CAPTAIN:

KEYPLAN:



DRAWING TITLE:

COVER SHEET

DRAWING NUMBER:

G0.0

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## PROJECT TEAM

### Client

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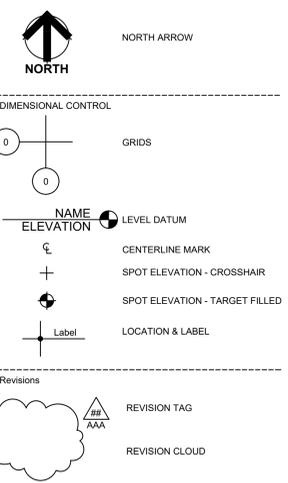
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**ARCHITECTURAL ABBREVIATIONS**

& ANGLE	L LENGTH
AB AND	LAV LAVATORY
ACT ANCHOR BOLT	LB LAG BOLT
AD ACUSTICAL CEILING TILE	LKR LOCKER
ADD ADDENDUM	LS LANDSCAPING
A.F.F. ABOVE FINISH FLOOR	LVR LOUVER
ALS AREA LIGHT STANDARD	
ALUM ALUMINUM	MATL MATERIAL
ANOD ANODIZED	MAX MAXIMUM
	MB MARKERBOARD
BC BOTTOM OF CURB	MECH MECHANICAL
BS BOARD	MD MEDIUM
BLDG BUILDING	MEZZ MEZZANINE
BLKG BLOCKING	MFR MANUFACTURER
BM BENCH MARK	MH MANHOLE
BN BEAM	MIN MINIMUM
BOT BOTTOM	MIR MIRROR
BTU MISCELLANEOUS THERMAL UNIT	MISC MISCELLANEOUS
BTWN BETWEEN	MTD MOUNTED
	MTL METAL
OR C CHANNEL	
CB CATCH BASIN	NA NOT APPLICABLE
CCTV CLOSED CIRCUIT TV	NIC NOT IN CONTRACT
CG CORNER GUARD	NOM NOMINAL
C.I.P. CAST IN PLACE	NS NELSON STUD
CLG CEILING	NTS NOT TO SCALE
CLR CLEAR	
CJ CONTROL JOINT	OA OVERALL
CMU CONCRETE MASONRY UNIT	OC ON CENTER
CONT CONTINUOUS	O.D. OUTSIDE DIAMETER
CORR CORRIDOR	OD OUTSIDE DIAMETER
CSJ CONSTRUCTION JOINT	OFCI OWNER FURNISHED CONTRACTOR INSTALLED
CSMT CASEMENT	OFOI OWNER FURNISHED OWNER INSTALLED
CT CERAMIC TILE	
CTR CENTER	
CL CENTERLINE	OH OVERHEAD
	OPNG OPENING
DBL DOUBLE	OPP OPPOSITE
DTL DETAIL	OS OUTSIDE
DF DRINKING FOUNTAIN	
DIA DIAMETER	PIP POURED IN PLACE
DIAG DIAGONAL	PL PLASTER
DIM DIMENSION	PLAS PLASTER
DISP DISPENSER	PLYWD PLYWOOD
DN DOWN	PSF PER SQUARE FOOT
DP DAMPROOFING	P.T. PRESSURE TREATED
DR DOOR	PVMT PAVEMENT
DS DOWN SPOUT	
DT DRAIN TILE	R. RADIUS
DWG DRAWING	R.D. ROOF DRAIN
	REF REFERENCE
EA EACH	REFR REFRIGERATOR
EF EXHAUST FAN	REQD REQUIRED
EJ EXPANSION JOINT	REVISE OR REVISION
EL ELEVATION	RM ROOM
ELEC ELECTRICAL	R.O. ROUGH OPENING
E.O.S. EDGE OF SLAB	RCP REFLECTED CEILING PLAN
ENGR ENGINEER	
EP ELECTRICAL PANEL	SB SMART BOARD
EQ EQUAL	SC SOLID CORE
EQUIP EQUIPMENT	SECT SECTION
ES EACH SIDE	SF SQUARE FOOT
EW EACH WAY	SHTG SHEATHING
EXST EXISTING	SHWR SHOWER
(E) EXPANSION	SHT SHEET
EXT EXTERIOR	SIM SIMILAR
	SJ SEISMIC JOINT
FA FIRE ALARM	SM SHEET METAL
FBO FURNISHED BY OTHERS	SPEC SPECIFICATION
FD FLOOR DRAIN	SO SQUARE
FDN FOUNDATION	SS STAINLESS STEEL
FE FIRE EXTINGUISHER	STD STANDARD
FEC FIRE EXTINGUISHER CABINET	STL STEEL
FF FINISH FLOOR	STOR STORAGE
FFE FINISH FLOOR ELEVATION	STRUT STRUCTURAL
FIN FINISH	SUSP SUSPENDED
FL FLOOR	
FO FACE OF	T TEMPERED GLAZING
FOC FACE OF CONCRETE	TC TOP OF CURB
FOF FACE OF FINISH	TEL TELEPHONE
FOM FACE OF MASONRY	T&G TONGUE AND GROOVE
FOS FACE OF STUD	THK THICK
FRT FIRE RETARDANT TREATED	TJ TOOL JOINT
FTG FOOTING	TP TOP OF PAVEMENT
FURR FURRING	TYP TYPICAL
	TOD TOP OF (MATERIAL)
GA GALIZE	TOP TOP OF PARAPET
GALV GALVANIZED	TOS TOP OF STRUCTURE
GB GRAB BAR	
GC GENERAL CONTRACTOR	UNFIN UNFINISHED
GL GLASS	UNO UNLESS NOTED OTHERWISE
GND GROUND	
GVP GYPSUM VENEER PLASTER	VB VAPOR BARRIER
GWB GYPSUM WALL BOARD	VERT VERTICAL
	VEST VESTIBULE
HB HOSE BIB	VEVE VESSEY
HC HANDICAP	
HDWR HARDWARE	W WITH
HM HOLLOW METAL	WC WATER CLOSET
HW HOT WATER	WD WOOD
HVAC HEATING, VENTILATION AND AIR CONDITIONING	WF WIDE FLANGE
	WG WIRE GLASS
INSUL INSULATION	WH WATER HEATER
INT INTERIOR	W/O WITHOUT
JAN JANITOR	WP WATERPROOFING
JT JOINT	WT WEIGHT
JST JOIST	

**ANNOTATION LEGEND**



**PROJECT INFORMATION**

**SCOPE OF WORK:** DIVIDING 1 LOT INTO 3 LOTS. ALL EXISTING STRUCTURES SHOWN ON SITE ARE EXISTING. CONSTRUCTION LIMITED TO ADDITION OF SHORT SECTION OF WATER LINE, 4" DIA. L.F. SEWER LINE, ADDITION OF SIDEWALKS FOR ADA AND PEDESTRIAN ACCESS, AND LIMITED RE-STRIPE OF EXISTING PARKING TO COMPLY WITH ADA COUNT

**PROJECT DATA:** SITE ADDRESS: 16710 SMOKEY POINT BLVD. ARLINGTON, WA 98233

**PARCEL NUMBER:** 31052900101700

**LEGAL DESCRIPTION:** LOT 2, SHORT PLAT NO SP213 (8-75) RECORDED UNDER RECORDING NUMBER 2405159, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

**SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, (PER TICOR TITLE COMPANY'S COMMITMENT NO. 70205697)**

**ZONING:** (CITY OF ARLINGTON) HIGHWAY COMMERCIAL (HC) - FOR MAJORITY OF PROPERTY \*WITHIN MIXED USE OVERLAY DISTRICT\* GENERAL COMMERCIAL (CC) - FOR EASTERN PANHANDLE ONLY

**USE CLASSIFICATION:** C, ZS

**AIRPORT SAFETY ZONE:** APD SAFETY ZONE C

**BUILDING SETBACK:** 25 FT. MIN.

**BUILDING HEIGHT:** 50 FT. MAX.

**TOTAL LOT COVERAGE:** ±113,894 SF (50.04%)

**PARENT LOT:** 226,116 SF (5.19 ACRES)

**PROPOSED LOT AREAS:** LOT 1: 92,965 SF (2.13 ACRES)  
LOT 2: 78,165 SF (1.79 ACRES)  
LOT 3: 54,986 SF (1.26 ACRES)

**REFERENCES:** (SP) SHORT PLAT SP213 (8-75), AF# 2405159  
(R1) SHORT PLAT SP 67 (3-84), AF# 8505295036  
(R2) ARLINGTON BLA PLN 20120022, AF#201210225002  
(R4) ARLINGTON SP 09-019-SP, AF# 200009065003  
ALL RECORDS OF SNOHOMISH COUNTY, WA.  
  
(WSDDOT) SRS QUILCEDA CREEK TO PORTAGE CREEK, APPROVED SEPT. 7TH, 1996, REVISED 10-29-1999.

**PARKING CALCULATIONS:**

	LOT 1	LOT 2	LOT 3
REQUIRED:	126	116	N/A
REQUIRED ADA:	5, 1 VAN	3, 1 VAN	5, 1 VAN
PROVIDED:	139	64	116

\*REFER TO SURVEY SHEET 5 FOR ADDITIONAL INFORMATION.

NO CHANGE IN USE, NO CHANGE TO BICYCLE RACK SPACES.

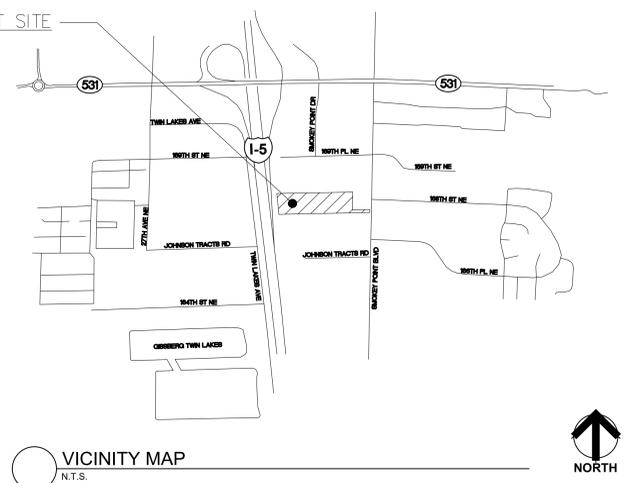
**UTILITY & SERVICES:** FIRE DISTRICT: NORTH COUNTY REGIONAL FIRE AUTHORITY  
SANITARY: CITY OF MARYSVILLE  
WATER: CITY OF MARYSVILLE  
SCHOOL DIST: LAKEWOOD SCHOOL DISTRICT #306  
PARK SERVICE AREA: RIVER MEADOWS

- GOVERNING CODES:** ALL BUILDING STRUCTURES ON THE SITE ARE REQUIRED TO BE DESIGNED UNDER AND COMPLY WITH THE CURRENT ADOPTED EDITIONS OF THE FOLLOWING CODES AT THE TIME OF CONSTRUCTION:
- CITY OF MARYSVILLE MUNICIPAL CODE
  - WAC 51-50 INTERNATIONAL BUILDING CODE, 2018 EDITION
  - WAC 51-52 INTERNATIONAL MECHANICAL CODE, 2021 EDITION
  - WAC 51-52 INTERNATIONAL FUEL GAS CODE, 2021 EDITION
  - WAC 51-52 NATIONAL FUEL GAS CODE (NFPA 54), 2021 EDITION
  - WAC 51-52 LIQUEFIED PETROLEUM GAS CODE (NFPA 58), 2020 EDITION
  - WAC 51-54A INTERNATIONAL FIRE CODE, 2021 EDITION
  - WAC 51-56 UNIFORM PLUMBING CODE, 2021 EDITION
  - WAC 51-11C WASHINGTON STATE ENERGY CODE, 2021 EDITION
  - INTERNATIONAL PROPERTY MAINTENANCE CODE, 2021 EDITION
  - NATIONAL ELECTRIC CODE, 2023 EDITION (NFPA 70)
  - NFPA STANDARD 72, 13, 13-D, 13-R 2022 EDITIONS
  - 2017 ANSI A117.1 ACCESSIBILITY STANDARDS
  - WAC 51-55 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE

**GENERAL NOTES**

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE PROJECT AS PART OF THIS CONTRACT.
- DO NOT SCALE THESE DRAWINGS. DUE TO REPROGRAPHIC PROCESSES THESE DRAWINGS MAY NOT BE TO SCALE. CONTACT ARCHITECT FOR ANY NEEDED CLARIFICATION.
- CONTRACTOR SHALL VERIFY CONDITIONS AT THE SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL PROVIDE A COMPLETE AND PROPER EXECUTION OF THE WORK AS INDICATED ON ALL DRAWINGS AND SPECIFICATIONS. IF DISCREPANCIES IN LAYOUT, DIMENSIONS, OR DETAILS ARE FOUND BETWEEN ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL OR LANDSCAPE DRAWINGS, CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING.
- REGULATIONS, STANDARDS, CONSTRUCTION MATERIALS AND REQUIREMENTS FOR INSTALLATION OF MATERIALS SHALL CONFORM AND BE GOVERNED BY THE EDITION OF THE CODE IDENTIFIED IN THE CODE SHEET OF THESE DRAWINGS.
- REFERENCING DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT APPLICATION FOR DRAWINGS OR DETAILS.
- MATERIALS AND FINISHES LISTED ON INTERIOR AND EXTERIOR ELEVATIONS ARE FOR GENERAL INFORMATION AND CONVENIENCE OF THE CONTRACTOR AND ARE REFERENCED IN ADDITION TO MATERIALS AND FINISHES INDICATED OR SPECIFIED ELSEWHERE IN THE DOCUMENTS.
- HEIGHT DIMENSIONS ARE GIVEN FROM FINISHED SLAB WHERE INDICATED OR RELATIVE TO DATUM NOTED ON THE DRAWINGS.
- N.I.C. EQUIPMENT IS FURNISHED AND INSTALLED BY OTHERS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION INSTALLATION AND PERFORMING WORK AS REQUIRED BY DETAILS OR SPECIFICATIONS FOR EQUIPMENT INSTALLATION.
- F.O.I.C. EQUIPMENT IS FURNISHED BY OTHERS AND INSTALLED AS PART OF THIS WORK. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK AS REQUIRED FOR INSTALLATION.
- CONTRACTOR SHALL SEAL AROUND ALL PENETRATIONS FOR FIRE RATED WALLS, INCLUDING, BUT NOT LIMITED TO PIPING, DUCT, CONDUIT, ETC. WITH FIRE STOPPING PER CODES THAT GOVERN THIS SET OF DOCUMENTS.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF THE VAPOR BARRIER MEMBRANE AT THE FLOOR SLAB, WALLS, AND ROOF. BACKER ROD, SEALANT AND OTHER APPROVED MEANS SHALL BE APPLIED CONTINUOUSLY AROUND ALL EXTERIOR DOORS AND WINDOW PENETRATIONS AND OTHER AREAS OF POTENTIAL AIR INFILTRATION, INCLUDING STRUCTURAL, MECHANICAL AND ELECTRICAL PENETRATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO VAPOR BARRIER, OR REPLACE THEM PRIOR TO COVER, AS APPROVED.
- THERMAL AND SOUND INSULATION IS INTENDED TO PROVIDE A CONTINUOUS ENVELOPE AS INDICATED.
- ALL ADA TOILETS, URINALS, AND STALLS SHALL MEET THE REQUIREMENTS OF THE CODES THAT GOVERN THIS SET OF DOCUMENTS. ALL STANDARD (NON-ADA) TOILETS SHALL BE CENTERED IN STALLS OR PARTITIONS AS APPLICABLE, UNLESS OTHERWISE NOTED.
- WHERE EXTERIOR CONCRETE WALKS AND LANDINGS ABOUT BUILDINGS, THEY SHALL BE SLOPED AWAY FROM THE BUILDING AS NOTED, BUT IN NO CASE LESS THAN .125"/12".
- MAINTAIN NOTED SLAB THICKNESS AT ALL RECESSED SLAB AREAS AND SLOPPING SLABS.
- ALL FOAM PLASTIC INSULATION TO COMPLY WITH THE SURFACE BURNING CHARACTERISTICS DEFINED BY THE CODE THAT GOVERNS THIS SET OF DOCUMENTS.
- SPECIAL INSPECTIONS SHALL BE PROVIDED AS REQUIRED BY THE JURISDICTION THAT GOVERNS THIS SET OF DOCUMENTS. SEE SPECIFICATION SECTION 014523 FOR ADDITIONAL INFORMATION.
- DRAWING KEYNOTES DO NOT CORRELATE DIRECTLY TO INDIVIDUAL SPECIFICATION SECTIONS.
- BUILDING INSPECTION SHALL BE PERFORMED THROUGHOUT THE DURATION OF CONSTRUCTION. THE FREQUENCY OF INSPECTION IS IDENTIFIED IN THE CONTRACT. INSPECTIONS WILL BE PERFORMED ON SITE. INSPECTIONS WILL BE DOCUMENTED AND RECORDED AS DEEMED NECESSARY BY THE PROJECT ENGINEER.
- SEPARATE PERMITS WILL BE REQUIRED FOR ANY PROPOSED ROCKERIES OR UNDERGROUND STORM WALLS. ONE (1) COMPLETE SET OF BUILDING PLANS, STRUCTURAL CALCULATIONS, SITE PLAN, AND GEOTECH REPORT ARE TO BE SUBMITTED FOR REVIEW.
- ALL UTILITY EASEMENTS AND EASEMENT SETBACKS ARE TO BE MET WITH SUBSEQUENT PERMIT SUBMITTALS.
- A GEOTECHNICAL REPORT SHALL BE SUBMITTED TO THE CITY FOR THIS PROJECT FOR OBTAINING A GRADING PERMIT. THIS IS TO BE AN IN-DEPTH REPORT TO ADDRESS THE FOLLOWING:  
A. SOIL CLASSIFICATION  
B. REQUIRED DRAINAGE SYSTEMS  
C. SOIL COMPACTION REQUIREMENTS  
D. TYPE OF FOOTINGS, FOUNDATIONS, AND SLABS ALLOWED  
E. EROSION CONTROL REQUIREMENTS  
F. RETAINING WALLS  
G. FILL AND GRADE  
H. FINAL GRADE
- SUBSEQUENT BUILDING STRUCTURES WILL BE REQUIRED TO BE DESIGNED UNDER THE 2021 IBC, CHAPTER 16, AND STRUCTURAL DESIGN REQUIREMENTS. THE SEISMIC ZONE CRITERIA IS TO BE ESTABLISHED UNDER THE GUIDELINES OF A WASHINGTON STATE LICENSED STRUCTURAL ENGINEER AND BASED ON THE GEOTECH REPORT.
- PERMIT APPLICANTS ARE TO VERIFY WITH THE FIRE MARSHALS' OFFICE THE REQUIREMENT OF A FIRE SPRINKLER SYSTEM WITHIN BUILDINGS CONSTRUCTED ON THE SITE.

**PROJECT SITE**



**CONSULTANT:**

**REGISTRATION STAMP:**

**PROJECT IDENTIFICATION:**

**BSP/ LLA**  
FOR  
**Medallion Inn and Suites**  
AT  
16710 Smokey Point Blvd  
Arlington, WA 98233

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**KEYPLAN:**



**DRAWING TITLE:**

**PROJECT INFORMATION**

**DRAWING NUMBER:**

**G1.0**

# MEDALLION INN AND SUITES BINDING SITE PLAN

(CITY OF ARLINGTON PFN. \_\_\_\_\_)

## DECLARATION - COVENANTS, CONDITIONS AND RESTRICTIONS

THIS BINDING SITE PLAN AND ANY DEDICATIONS THERETO IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE SAID OWNERS, SUBJECT TO THE FOLLOWING CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS AND REQUIREMENTS.

- SITE DEVELOPMENT:** ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, AS IT MAY LAWFULLY BE AMENDED WITH THE APPROVAL OF THE CITY OF ARLINGTON, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON THE LAND AND THE DEVELOPMENT AND THE USE THEREOF. ALL DEVELOPMENT THAT OCCURS RELATED TO THIS BINDING SITE PLAN SHALL SHARE COMMON ARCHITECTURAL DESIGN ELEMENTS ENSURING THAT THERE IS COMMONALITY BETWEEN ALL BUILDINGS, REGARDLESS OF THE TIME SPAN FOR COMPLETE BUILDOUT OF THE PROJECT TO OCCUR.
- MIXED USE OVERLAY:** THIS BINDING SITE PLAN MUST INCORPORATE COMMERCIAL/RETAIL/PROFESSIONAL AND CERTAIN MANUFACTURING USES ON THE LOTS/PARCELS WHICH FRONT ROADWAYS, AND PROVIDE FOR RESIDENTIAL DEVELOPMENT AT A DENSITY OF, 15 DU AC. MINIMUM, UPON THE INTERIOR LOTS/PARCELS OF THE PROPERTY AS DESCRIBED HEREIN. ALL DEVELOPMENT SHALL CONFORM TO THE CITY OF ARLINGTON MIXED USE DEVELOPMENT REGULATIONS.
- COMMON ACCESS AND PARKING AREA:** DECLARANT, ITS SUCCESSORS, ASSIGNS, BUSINESS INVITEES, LICENSEES, TENANTS, AND THEIR GUESTS SHALL HAVE COMMON ACCESS AND USE FOR INGRESS AND EGRESS PURPOSES OVER AND ACROSS ALL ROADWAYS, PARKING AREAS, AND WALKWAYS, BOTH AS SHOWN ON THIS SITE PLAN AND AS CONSTRUCTED ON THE LAND. THE OWNERS OF THE LAND SHALL MAINTAIN AND KEEP IN GOOD REPAIR THE ROADWAYS, FIRE LANES, PARKING AREAS AND WALKWAYS SITUATED ON SAID LAND AND SHALL KEEP SUCH ROADWAYS, FIRE LANES, PARKING AREAS AND WALKWAYS FREE OF SNOW, ICE, RUBBISH AND OBSTRUCTIONS OF EVERY NATURE AND SHALL PROVIDE AND MAINTAIN, AS REQUIRED BY THE CITY OF ARLINGTON, ANY DRAINAGE FACILITIES LOCATED ON THE SUBJECT PROPERTY.
- GOVERNMENT EASEMENT:** ANY GOVERNMENTAL ENTITY HAVING JURISDICTION OF THE LAND AND THE IMPROVEMENTS THERETO, AND ANY PUBLIC OR PRIVATE ENTITY PROVIDING UTILITY SERVICE THERETO, SHALL HAVE A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS SAID LAND FOR THE PURPOSES OF INSPECTION, MAINTENANCE, AND REPAIR OF SUCH UTILITY SERVICES.
- MULTI-PURPOSE MAINTENANCE:** EXCEPT AS OTHERWISE PROVIDED BY LAW, AND EXCEPT TO THE EXTENT MAINTENANCE IS PERFORMED BY A PUBLIC OR PRIVATE ENTITY PROVIDING UTILITY SERVICE, ALL PRESENT AND FUTURE OWNERS OF THE LAND SHALL MAINTAIN AND REPAIR ALL ROADWAYS, PARKING AREAS, UTILITIES AND DRAINAGE FACILITIES AND OTHER COMMON SITE FEATURES AND AREAS.
- BINDING EFFECT:** THIS BINDING SITE PLAN (AND THE FOREGOING COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS) SHALL CONSTITUTE COVENANTS THAT RUN WITH THE LAND AS PROVIDED BY LAW AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS WHO ARE OR SHALL BECOME THE OWNER OF, OR OTHERWISE HAVE AN INTEREST IN THE LAND DESCRIBED HEREIN. THE PERSONAL OBLIGATIONS OF DECLARANT HEREUNDER SHALL TERMINATE AT SUCH TIME AS DECLARANT TRANSFERS ITS INTEREST IN THE LAND, PROVIDED THAT THE THEN OWNERS OF THE LAND SHALL CONTINUE TO BE OBLIGATED HEREUNDER AS APPLICABLE.
- ALL UNDEVELOPED LOTS, PARCELS AND TRACTS** SHALL BE GRADED, SEEDED AND LAWNS ESTABLISHED ALONG WITH THE INSTALLATION OF ALL, REQUIRED, PERIMETER LANDSCAPING WITHIN TWELVE (12) MONTHS OF ANY DEVELOPMENT ACTIVITY BEING FINALIZED, UNLESS AN ACTIVE PERMIT WITH THE CITY OF ARLINGTON EXISTS FOR SUCH LOT(S). ALL LAWN AND LANDSCAPING SHALL BE MAINTAINED ON A WEEKLY BASIS AND A MAINTENANCE BOND OR OTHER ACCEPTABLE SECURITY IS IN PLACE TO ENSURE THAT ONGOING MAINTENANCE IS PROVIDED.
- THE OWNER RELEASES, INDEMNIFIES AND HOLDS** THE CITY OF ARLINGTON HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES, LIABILITIES OR INJUNCTIVE RELIEF OF WHATEVER NATURE ARISING FROM THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE AND DOWNSTREAM IMPACTS CAUSED BY OR ATTRIBUTABLE TO THE STORM WATER SYSTEM ONSITE.
- ALL LOTS ARE HEREBY SUBJECT TO THE EASEMENT AND COVENANTS,** AS DESCRIBED ON SHEET 6, HEREIN. SAID EASEMENTS AND COVENANTS SHALL RUN WITH THE LAND AND BE BINDING ON ALL OWNERS, HEIRS & SUCCESSORS IN INTEREST.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
JAE EUN SO

\_\_\_\_\_  
JUM SOOK SO

## LEGAL DESCRIPTION

LOT 2, SHORT PLAT NO SP213 (8-75) RECORDED UNDER RECORDING NUMBER 2405159, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.  
(PER TICOR TITLE COMPANY'S COMMITMENT NO. 70205697)

## REFERENCES

- (SP) SHORT PLAT SP213 (8-75), AF# 2405159  
(R1) SHORT PLAT SP 67 (3-84), AF# 8505295036  
(R2) ARLINGTON BLA PLN 20120022, AF#201210225002  
(R4) ARLINGTON SP 00-019-SP, AF# 200009065003  
ALL RECORDS OF SNOHOMISH COUNTY, WA.

(WSDDOT) SR5 QUILCEDA CREEK TO PORTAGE CREEK,  
APPROVED SEPT. 7TH, 1966, REVISED 10-29-1999.

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAE EUN SO & JUM SOOK SO ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

SIGNATURE: \_\_\_\_\_  
(PRINT NAME) \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE

STATE OF \_\_\_\_\_

RESIDING AT \_\_\_\_\_  
MY APPOINTMENT EXPIRES: \_\_\_\_\_

## LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CMJ66 CORPORATION LLC, ON THE DATE OF THE SIGNATURE BELOW.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN FOR MEDALLION IN AND SUITES IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS HAVE BEEN STAKED CORRECTLY ON THE GROUND; THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISION OF THE STATUTES AND PLATTING REGULATIONS AND THAT THAT INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT (RCW 64.90) IS SUPPLIED HEREIN; AND THAT HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) THE THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THIS MAP.

DATED: \_\_\_\_\_

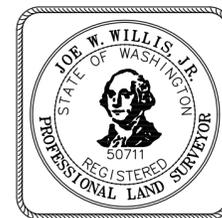
\_\_\_\_\_  
JOE W. WILLIS, JR.  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 50711

STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF SNOHOMISH )

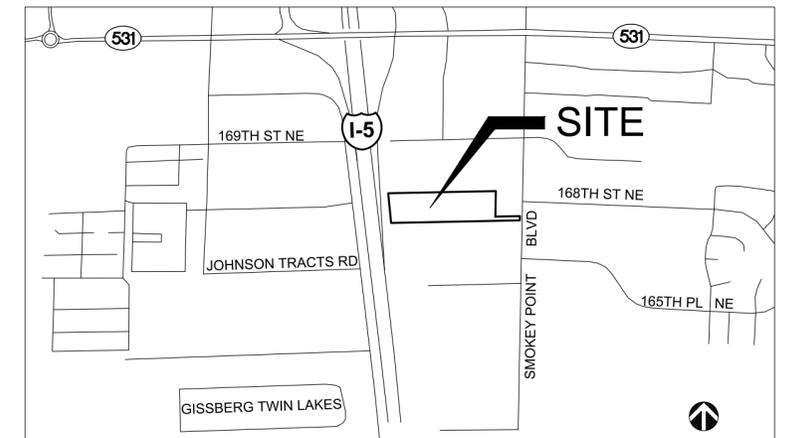
ON THIS \_\_\_\_\_ OF \_\_\_\_\_, 202\_\_, BEFORE ME, JOE W. WILLIS, JR., PERSONALLY APPEARED & PROVED TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FORGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.  
DATED:

SIGNATURE: \_\_\_\_\_

PRINTED NAME: KENDALL WILLIS  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT: EVERETT, WA  
MY COMMISSION EXPIRES: 8/23/2029



## VICINITY MAP



## APPROVALS

### COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING \_\_\_\_\_ TAXES.  
TAX ID(S) OF EXISTING PARCELS BEING HEREIN SUBDIVIDED: 31052900101700.

\_\_\_\_\_  
TREASURER, SNOHOMISH COUNTY

BY: \_\_\_\_\_  
DEPUTY COUNTY TREASURER

### CITY OF ARLINGTON COMMUNITY AND ECONOMIC DEVELOPMENT

I HEREBY CERTIFY THAT THE CITY OF ARLINGTON HEREBY DETERMINES THAT THIS BINDING SITE PLAN CONFORMS TO THE ARLINGTON MUNICIPAL CODE GOVERNING BINDING SITE PLANS AND THE CITY OF ARLINGTON ZONING REQUIREMENTS, AND IS HEREBY APPROVED. NOTE: THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT OR GUARANTEE THE ACCURACY OF THIS SUBDIVISION INFORMATION.

APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
COMMUNITY AND ECONOMIC DEVELOPMENT, DIRECTOR

### AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF JOE W. WILLIS, JR.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M, AND RECORDED IN VOL. \_\_\_\_\_ OF SHORT PLATS, PAGE(S) \_\_\_\_\_,  
AFN \_\_\_\_\_, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

\_\_\_\_\_  
AUDITOR, SNOHOMISH COUNTY

BY: \_\_\_\_\_  
DEPUTY COUNTY AUDITOR

### DRAWING INDEX

#	DESCRIPTION
1	BINDING SITE PLAN - COVER SHEET
2	SURVEY INFO, TITLE MATTERS
3	BOUNDARY DETAIL
4	EX SITE CONDITIONS, EASEMENTS & UTILITIES
5	BINDING SITE PLAN MAP & PARKING LAYOUT
6	EASEMENT AGREEMENT & BSP INFO
7	PROPOSED EASEMENTS & COVENANTS MAP



**MEDALLION INN AND SUITES  
BINDING SITE PLAN  
ARLINGTON PFN. \_\_\_\_\_**

**CMJ66 CORP**  
16710 SMOKEY POINT BLVD  
ARLINGTON, WA 98223  
TPN. 31052900101700



**All Land Surveying, LLC.**  
Professional Land Surveyors

1901 Vernon Rd  
Lake Stevens, WA 98258

Phone (360) 568-4031 Email: info@AllLandSurveying.com

DWN. BY:  
JAW/KAW

DATE:  
8-06-2025

JOB NO.  
24018

CHK. BY:  
JWW

SCALE:

SHEET 1 OF 7

PTN SE 1/4 OF THE NE 1/4 OF SEC. 29, T31N, R5E, W.M.  
ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

## COVER SHEET

# MEDALLION INN AND SUITES BINDING SITE PLAN

(CITY OF ARLINGTON PFN. \_\_\_\_\_)

## HORIZONTAL DATUM

WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE,  
NAD83-2011, EPOCH 2018 COORDINATES.

## BASIS OF BEARINGS

HELD A BEARING NORTH 01°07'24" EAST BETWEEN EAST QUARTER CORNER & THE NORTHEAST SECTION CORNER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

## REFERENCES

(SP) SHORT PLAT SP213 (8-75), AF# 2405159  
(R1) SHORT PLAT SP 67 (3-84), AF# 8505295036  
(R2) ARLINGTON BLA PLN 20120022, AF#201210225002  
(R4) ARLINGTON SP 00-019-SP, AF# 200009065003  
ALL RECORDS OF SNOHOMISH COUNTY, WA.

(WSDDOT) SR5 QUILCEDA CREEK TO PORTAGE CREEK, APPROVED SEPT. 7TH, 1966, REVISED 10-29-1999.

## NOTES

- INSTRUMENTATION FOR THIS SURVEY WAS A SOKKIA SX ROBOTIC TOTAL STATION & CARLSON BRx7 GPS UNIT.
- PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS) UTILIZING REAL-TIME KINEMATIC (RTK) SOLUTIONS, DERIVED FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN). MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO CONTROL POINTS UTILIZING A SPECTRA FOCUS 35 TOTAL STATION FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. ALL (GPS) MEASUREMENTS HAVE BEEN CONVERTED TO GROUND DISTANCES. THIS SURVEY MEETS OR EXCEEDS STANDARDS SET BY WAC 332-130-060 / 080 / 090.
- THIS MAP REPRESENTS A JOB PERFORMED BY ME OR MY CONSTITUENTS AND CAN ONLY BE CONSIDERED AS REPRESENTATIVE OF THE SITE AT THE TIME OF MY SURVEY; FEBRUARY, 2024. ALL MONUMENTS/MARKERS SHOWN HEREON WERE VISITED DURING THE COURSE OF MY SURVEY, UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE / SUBDIVISION GUARANTEE PROVIDED BY TICOR TITLE COMPANY, UNDER COMMITMENT # 70205697. NO ADDITIONAL SEARCH BEYOND THE CONTENTS CONTAINED THEREIN HAS BEEN MADE BY ALL LAND SURVEYING. EASEMENTS OF RECORD CONTAINED THEREIN HAVE BEEN SHOWN HEREIN.
- UTILITIES SHOWN HEREON REPRESENT A CURSORY FIELD SURVEY OF ABOVE GROUND OBSERVABLE FEATURES ONLY. SUPPLEMENTAL RESEARCH IN TO UNDERGROUND UTILITIES WAS NOT PERFORMED AS PART OF THIS SURVEY. NO GUARANTEE IS MADE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UTILITY LINES SHOWN HEREON ARE DRAWN FROM CENTER OF RIM TO CENTER OF RIM & SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED BY THIS DRAWING. THIS DRAWING PORTRAYS DEEDED LOCATION OF THE PROPERTY LINES ONLY. DURING THE COURSE OF OUR SURVEY EVIDENCE OF OCCUPATION OF LAND WAS FOUND THAT MAY NOT COINCIDE WITH THE DEEDED BOUNDARY LINES AS SHOWN ON THIS DRAWING.
- CONTOURS SHOWN HEREON ARE AT A 2-FOOT INTERVAL, AND SO THEIR RELATIVE ACCURACY IS ±1 FOOT.

## LEGAL DESCRIPTION

LOT 2, SHORT PLAT NO SP213 (8-75) RECORDED UNDER RECORDING NUMBER 2405159, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.  
(PER TICOR TITLE COMPANY'S COMMITMENT NO. 70205697)

## VERTICAL DATUM - NAVD88

GPS PRIMARY VERTICAL CONTROL WAS ESTABLISHED USING THE ELLIPSOIDAL HEIGHTS DERIVED BY GPS MEASUREMENTS AND CONVERTING THEM TO ORTHOMETRIC ELEVATIONS USING GEOID 2018 CONVERSION. (NAVD 88)

SITE BENCHMARK: SET REBAR W/PINK CAP "ALS CONTROL" IN WEST END OF SE PLANTER ISLAND, AS SHOWN ON MAP. ELEV.= 123.26 (NAVD 88)

## TITLE NOTES

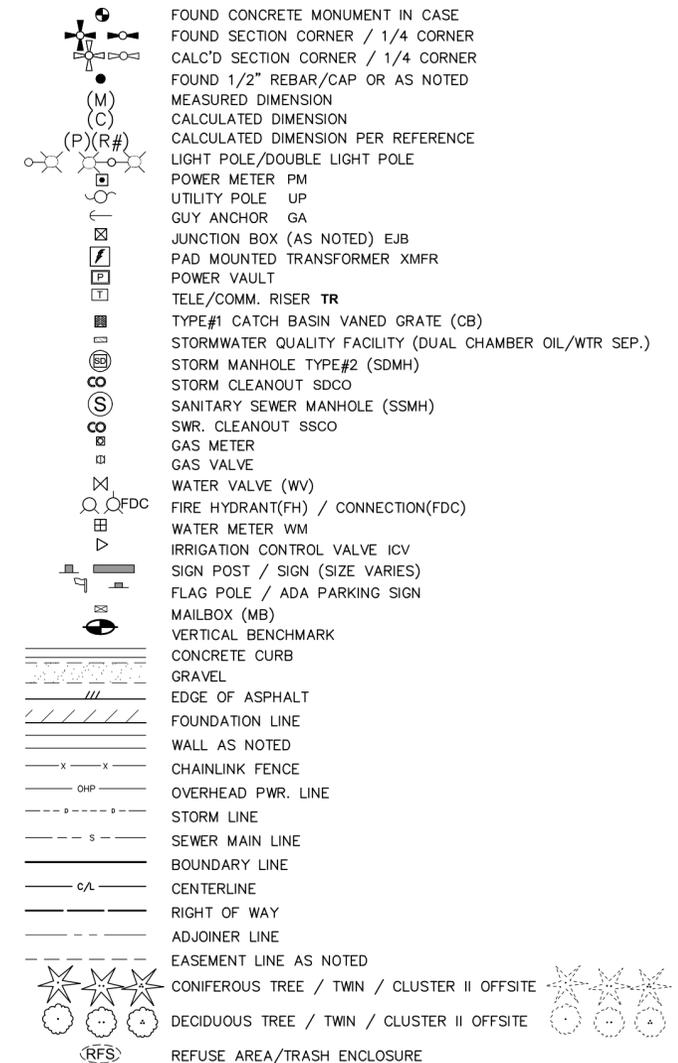
NOTES PROVIDED BELOW REFERENCE TICOR TITLE COMPANY'S TITLE ORDER 70205697, BEARING A COMMITMENT DATE OF JUNE, 6 2023. NO FURTHER SEARCH INTO THE RECORD WAS REQUESTED OR PERFORMED. (SEE SHEET 4 FOR PLOTTABLE EASEMENTS)

THE FOLLOWING NOTES PERTAIN TO "SCHEDULE B - "SPECIAL EXCEPTIONS", AS DISCLOSED WITHIN SAID REPORT.

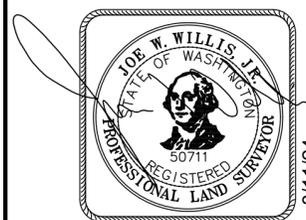
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY  
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM  
RECORDING DATE: DECEMBER 24, 1940  
RECORDING NO.: 689473 **SUBJECT TO SINGLE LINE OF POLES EASEMENT POTENTIALLY RELINQUISHED BY REC #1958367**
- RELINQUISHMENT OF ALL EXISTING, FUTURE OR POTENTIAL EASEMENTS FOR ACCESS, LIGHT, VIEW AND AIR, AND ALL RIGHTS OF INGRESS, EGRESS AND REGRESS TO, FROM AND BETWEEN SAID LAND AND THE HIGHWAY OR HIGHWAYS TO BE CONSTRUCTED ON LANDS CONVEYED BY DEED:  
TO: STATE OF WASHINGTON  
DATED: MARCH 13, 1956  
RECORDING DATE: MARCH 26, 1956  
RECORDING NO.: 1184775 **SUBJECT TO THE RELINQUISHMENT OF ACCESS TO THE STATE HIGHWAY, LIGHT, VIEW, AIR REC #1958367**
- RELEASE AND WAIVER OF INTEREST AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: SEPTEMBER 31, 1957  
RECORDING NO.: 1254775 **SUBJECT TO THE RELINQUISHMENT OF ACCESS TO THE STATE HIGHWAY, LIGHT, VIEW, AIR REC #1958367.**
- RELINQUISHMENT OF ALL EXISTING, FUTURE OR POTENTIAL EASEMENTS FOR ACCESS, LIGHT, VIEW AND AIR, AND ALL RIGHTS OF INGRESS, EGRESS AND REGRESS TO, FROM AND BETWEEN SAID LAND AND THE HIGHWAY OR HIGHWAYS TO BE CONSTRUCTED ON LANDS CONVEYED BY DEED:  
TO: STATE OF WASHINGTON  
DATED: MARCH 18, 1967  
RECORDING DATE: MAY 22, 1967  
RECORDING NO.: 1958367 **RELINQUISHMENT OF ACCESS TO THE STATE HIGHWAY, LIGHT, VIEW, AIR REC #1958367.**
- COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SHORT PLAT NO. SP 213(8-75):  
RECORDING NO: 2405159 **SUBJECT TO RESERVATIONS SET FORTH IN SHORT PLAT 213(8-75), BLANKET IN NATURE, NOT PLOTTED.**
- ANNEXATION COVENANT AND POWER OF ATTORNEY AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: OCTOBER 9, 1989  
RECORDING NO.: 8910090177 **COVENANT REGARDING CONNECTION OF WATER & SEWER TO CITY OF MARYSVILLE UTILITIES & INTENT OF FUTURE ANNEXATION TO THE CITY OF MARYSVILLE, NOT PLOTTED.**
- DECLARATION OF EASEMENTS AND ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: APRIL 17, 1997  
RECORDING NO.: 9704170106 **60' WIDE ACCESS EASEMENT, WITH MAINTENANCE CONDITIONS, PLOTTED HEREON.**
- RESTRICTIVE COVENANT/EQUITABLE SERVITUDE FOR MAINTENANCE OF DRAINAGE FACILITIES AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: OCTOBER 21, 1997  
RECORDING NO.: 9710210438 **MAINTENANCE COVENANT FOR DRAINAGE FACILITIES, BLANKET IN NATURE, NOT PLOTTED.**
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND GTE NORTHWEST INCORPORATED  
PURPOSE: ELECTRIC DISTRIBUTION LINE FACILITIES  
RECORDING DATE: JUNE 11, 1999  
RECORDING NO.: 199906110360 **10' WIDE ELECTRICAL EASEMENT LYING 5' ON BOTH SIDES OF AS CONSTRUCTED POWER LINES, INSUFFICIENT INFO TO PLOT, APPROXIMATE LINES PLOTTED.**
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: CITY OF MARYSVILLE  
PURPOSE: WATER LINES  
RECORDING DATE: OCTOBER 21, 1999  
RECORDING NO.: 199910210445 **WATER LINE EASEMENT TO THE CITY OF MARYSVILLE, PLOTTED HEREON.**
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: CITY OF MARYSVILLE  
PURPOSE: SANITARY SEWER LINES  
RECORDING DATE: OCTOBER 21, 1999  
RECORDING NO.: 199910210448 **30' WIDE SEWER EASEMENT, PLOTTED HEREON.**
- MDU SERVICE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
EXECUTED BY: TCI CABLEVISION OF WASHINGTON, INC. AND SMOKEY PT. PROPERTIES LLC  
RECORDING DATE: AUGUST 18, 2000  
RECORDING NO.: 200008180727 **RIGHT TO INSTALL MAINTAIN & UPGRADE COAXIAL AND OR FIBER OPTIC LINES, BLANKET IN NATURE, NOT PLOTTED.**
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST INC.  
PURPOSE: ELECTRIC DISTRIBUTION LINE FACILITIES  
RECORDING DATE: OCTOBER 19, 2004  
RECORDING NO.: 200410190689 **ELECTRIC DISTRIBUTION LINE EASEMENT, PLOTTED HEREON.**

## EX. LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)



AUDITOR'S FILE NO. \_\_\_\_\_



## TOPOGRAPHIC SURVEY

FOR

**CMJ66 CORP**

16710 SMOKEY POINT BLVD  
ARLINGTON, WA 98223  
TPN. 31052900101700

## ALL Land Surveying, LLC.

Professional Land Surveyors



1901 Vernon Rd  
Lake Stevens, WA 98258

Phone (360) 568-4031 Email: info@AllLandSurveying.com

DWN. BY:  
JAW/KAW

DATE:  
3-8-2024

JOB NO.  
24018

PTN SE 1/4 OF THE NE 1/4 OF SEC. 29, T31N, R5E, W.M.  
ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

## SURVEY INFORMATION

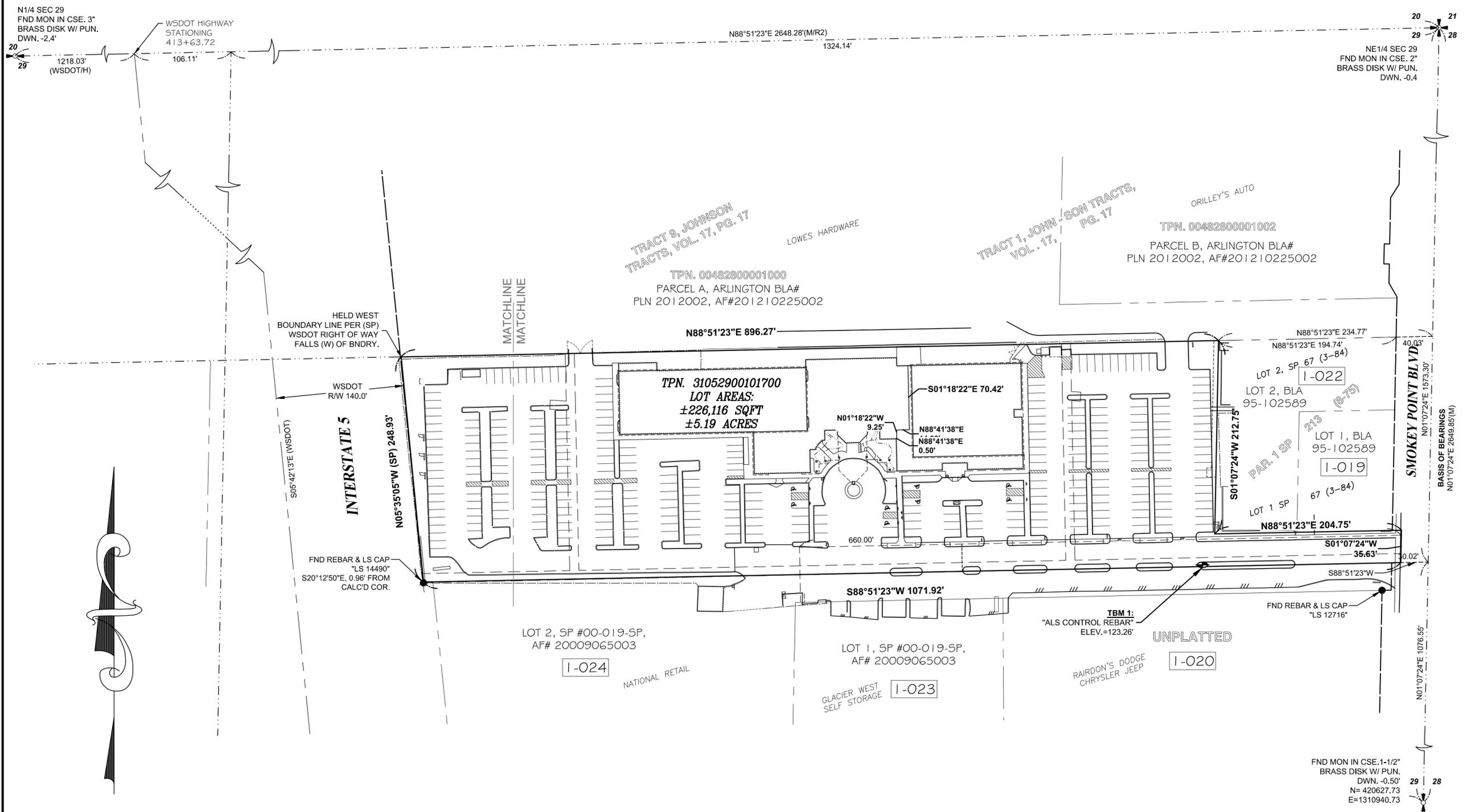
CHK. BY:  
JWW

SCALE:

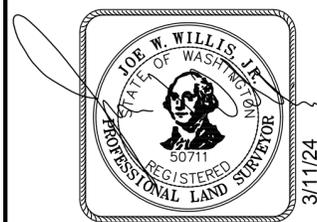
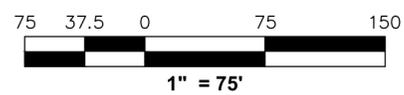
SHEET 2 OF 7

# MEDALLION INN AND SUITES BINDING SITE PLAN

(CITY OF ARLINGTON PFN. \_\_\_\_\_)



AUDITOR'S FILE NO. \_\_\_\_\_



**TOPOGRAPHIC SURVEY**  
FOR  
**CMJ66 CORP**  
16710 SMOKEY POINT BLVD  
ARLINGTON, WA 98223  
TPN. 31052900101700

**ALL Land Surveying, LLC.**  
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1901 Vernon Rd  
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Phone (360) 568-4031 Email: info@AllLandSurveying.com

PTN SE 1/4 OF THE NE 1/4 OF SEC. 29, T31N, R5E, W.M.  
ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

## BOUNDARY DETAIL

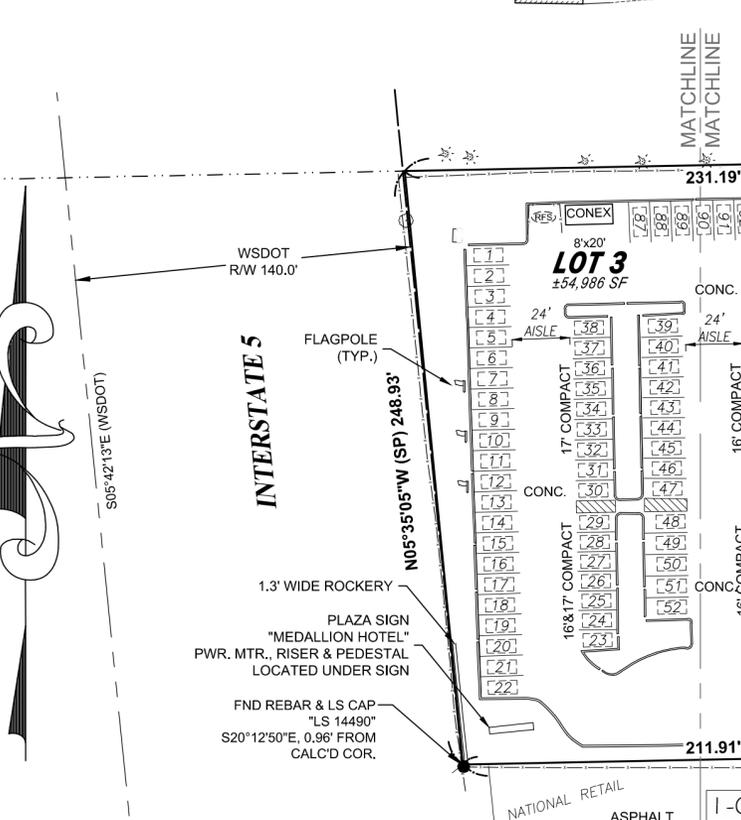
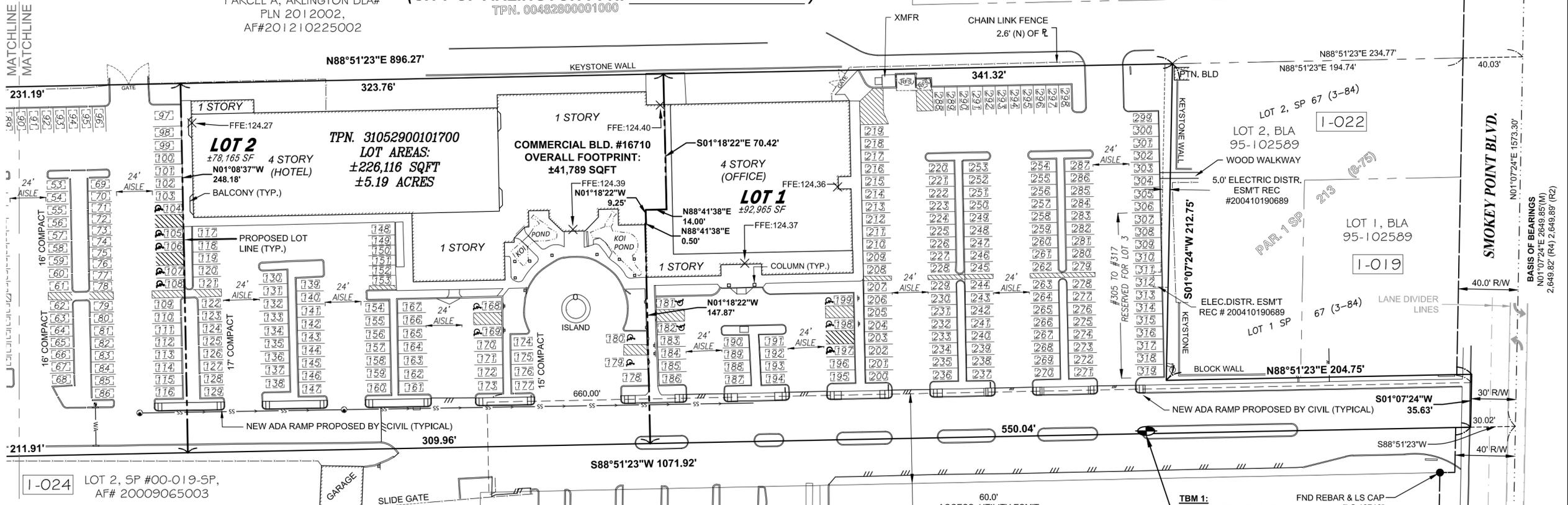
DWN. BY: JAW/KAW	DATE: 3-8-2024	JOB NO. 24018	CHK. BY: JWW	SCALE: 1"=75'	SHEET 3 OF 7
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# MEDALLION INN AND SUITES BINDING SITE PLAN

PARCEL B, ARLINGTON BLA#  
 PLN 2012002,  
 AF#201210225002  
 TPN. 00482800001002

PARCEL A, ARLINGTON BLA#  
 PLN 2012002,  
 AF#201210225002  
 (CITY OF ARLINGTON PFN.  
 TPN. 00482800001000)



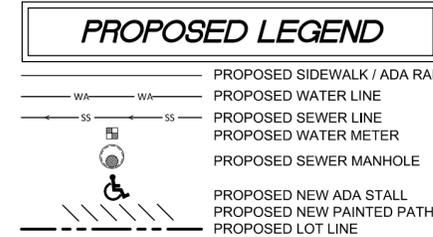
### PARKING STALL TABLE

DESCR.	LOT 1	LOT 2	LOT 3
REQ. STALLS	126 STALLS	116 STALLS	N/A
REQ. ADA STALLS	5 STALLS, 1 VAN	3 STALLS, 1 VAN	5 ADA STALLS, 1 VAN
PROVIDED STALLS	139 STALLS	64 STALLS	116 STALLS

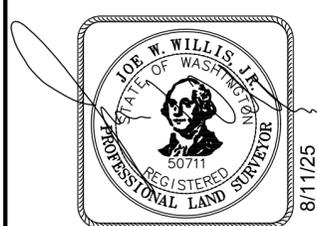
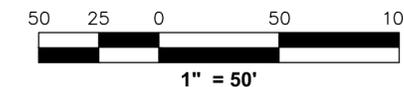
### PARKING STALL CALCULATIONS (AMC 20.72.010)

OFFICE = 1 SPACE PER 400 SF GROSS FLOOR AREA  
 RESTAURANT = 1 SPACE PER 200 SF GROSS FLOOR AREA  
 HOTEL = 1 SPACE FOR EACH ROOM TO BE RENTED + 0.5 PER EMPLOYEE  
 ACCESSIBLE MIN ADA PARKING STALL (19'x8') W/ 5' AISLE, OR (19'x13')  
 20% COMPACT ALLOWED (15'x8')

REQ. PARKING TOTALS:  
 OFFICE - 125.29 OR 126 STALLS  
 HOTEL - (67 RENTAL UNITS) + ±10 STAFF = 72 REQ. STALLS  
 RESTAURANT - 43.12 OR 44 STALLS  
 TOTAL STALLS REQUIRED = 242 STALLS (13 REQ. ADA STALLS, 3 REQ. VAN ADA STALLS)  
 EXISTING PARKING STALLS  
 322 TOTAL (8 ADA STALLS, 4 OF WHICH ARE VAN ACCESSIBLE) (40 COMPACT STALLS)



LOT 1 AKA OFFICE = 14,116 + 12,000 + 12,000 + 12,000 = 50,116 SF GFA  
 LOT 2 HOTEL = 18,545 + 14,135 + 14,135 + 14,135 = 60,950 SF GFA  
 LOT 2 RESTAURANT = 8,624 SF  
 COMBINED LOT 2 = 60,950 + 8,624 = 69,574



**MEDALLION INN AND SUITES  
 BINDING SITE PLAN  
 ARLINGTON PFN.**

**CMJ66 CORP**  
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DWN. BY: JAW/KAW  
 DATE: 8-06-2025  
 JOB NO. 24018

PTN SE 1/4 OF THE NE 1/4 OF SEC. 29, T31N, R5E, W.M.  
 ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

**BSP MAP & PARKING LAYOUT**

CHK. BY: JWW  
 SCALE: 1"=50'  
 SHEET 5 OF 7

AUDITOR'S FILE NO.

# MEDALLION INN AND SUITES BINDING SITE PLAN

(CITY OF ARLINGTON PFN. \_\_\_\_\_ )

## 10' WIDE SANITARY SEWER EASEMENT

A 10 FOOT WIDE SANITARY SEWER EASEMENT IS HEREBY GRANTED TO LOT 2; OVER, UNDER & ACROSS LOT 1; BEING 5' ON BOTH SIDES OF THE AS CONSTRUCTED SIDE SEWER LINE AS DEPICTED ON SHEET 6 HEREON.

SAID EASEMENT IS FOR CONSTRUCTION, MAINTENANCE, OPERATION & REPAIR OF THE EXISTING SIDE SEWER WHICH SERVICES THE BUILDING LOCATED ON LOT 2.

LOT 2 SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL COST BORNE BY THE USE OF SAID EASEMENT.

## DRAINAGE EASEMENT & DRAINAGE COVENANT

A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY GRANTED TO LOT 2; OVER, UNDER & ACROSS LOT 3; FOR THE CONTINUED USE AND DISCHARGE OF THE EXISTING STORM DRAINAGE THROUGH THE EXISTING STORM DRAINAGE FACILITIES.

MAINTENANCE OF SHARED DRAINAGE FACILITIES SHALL BE SHARED EQUALLY BY LOTS 2 & 3, INDIVIDUAL SERVICE LINES SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.

LOT 3 SHALL BE BURDENED WITH ACCEPTING, INFILTRATING, DETAINING; OR OTHER LEGAL MEANS OF MANAGING THE STORM DRAINAGE CREATED & DISCHARGED BY LOT 2.

## 30' x 419.22' UTILITIES EASEMENT

A NON-EXCLUSIVE SHARED UTILITY EASEMENT IS HEREBY GRANTED TO LOTS 2 & 3; OVER, UNDER AND ACROSS LOTS 1, 2 & 3; BEING DESCRIBED AS FOLLOWS:

THE SOUTH 30.00 FEET OF THE WESTERLY 419.22 FEET OF OF THE EASTERLY 900.01 FEET, AS MEASURED ALONG THE SOUTH LINE & PERPENDICULAR TO THE SOUTH LINE OF LOT 2, SHORT PLAT NO. SP 213 (8-75) RECORDED UNDER RECORDING NUMBER 2405159, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

## JOINT STORM DRAINAGE EASEMENT

A JOINT STORM DRAINAGE EASEMENT IS HEREBY GRANTED TO LOTS 1 & 2; OVER, UNDER AND ACROSS LOTS 1 & 2 FOR THE SHARED STORM DRAINAGE FACILITIES SERVING BOTH LOTS IN THE NORTH YARD OF THE RESPECTIVE BUILDINGS THEREOF.

SAID SHARED EASEMENT IS FOR THE COMMON FACILITIES LOCATED IN AND AROUND THE CONCRETE PATIO, AS GRAPHICALLY DEPICTED ON SHEET 6 HEREIN.

MAINTENANCE & REPAIR OF SAID FACILITIES SHALL BE SHARED EQUALLY AMONG THE OWNERS OF SAID LOTS 1 & 2.

## PARTY WALL AGREEMENT

WITNESSETH; THAT FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN EXPRESSED, IT IS HEREBY AGREED BETWEEN LOT 1 & 2, HEREIN THAT;

1ST - DECLARATION OF RELATIONSHIP. EACH PARTY WALL IS DECLARED TO BE A PARTY WALL UNDER THE LAWS OF THE STATE OF WASHINGTON, TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR USE BY EACH ADJOINING LOT OWNER. NO WINDOWS, CHIMNEY FLUES OR OTHER OPENINGS MAY BE MADE IN ANY PARTY WALL WITHOUT WRITTEN JOINT CONSENT. NO OWNER MAY ATTACH TO ANY PARTY WALL ANY STEREO OR TELEVISION SPEAKERS, MACHINERY OR OTHER APPARATUS THAT MIGHT EMIT SOUND OR VIBRATIONS THAT MAY DISTURB THE OWNER(S) WHO SHARES SUCH PARTY WALL, UNLESS THE PLACEMENT OF SAID APPARATUS IS EXPRESSLY CONSENTED TO IN WRITING BY SUCH OWNER OF THE ADJOINING LOT.

2ND - MAINTENANCE. THE COSTS OF REASONABLE REPAIRS AND MAINTENANCE OF THE PARTY WALL SHALL BE SHARED EQUALLY BY THE LOT OWNERS WHO SHARE USE OF SUCH PARTY WALL.

3RD - DAMAGE AND DESTRUCTION. IN THE EVENT A PARTY WALL IS DAMAGED OR DESTROYED, INCLUDING BY FIRE, WINDSTORM, EARTHQUAKE OR OTHER CASUALTY, THE FOLLOWING RULES SHALL APPLY:

3.1 SOLE NEGLIGENCE OR FAULT. IF SUCH DAMAGE OR DESTRUCTION WAS CAUSED BY THE SOLE NEGLIGENCE OR FAULT OF THE LOT OWNER(S) WHO SHARES THE PARTY WALL, INCLUDING ANY ACTS OF OMISSION OF SUCH LOT OWNER(S)' GUESTS, INVITEES, TENANTS OR SUBCONTRACTORS, SUCH LOT OWNER(S) SHALL PROMPTLY TAKE ALL NECESSARY STEPS TO REPAIR SUCH DAMAGE AND RESTORE THE PARTY WALL TO THE CONDITION IT WAS PRIOR TO SUCH DAMAGE OR DESTRUCTION, AT THE SOLE EXPENSE OF SUCH LOT OWNER(S).

3.2 OTHER CAUSES. IF SUCH DAMAGE OR DESTRUCTION WAS CAUSED OTHER THAN BY THE SOLE NEGLIGENCE OF ONE LOT OWNER WHO SHARES THE PARTY WALL, THEN BOTH LOT OWNERS WHO SHARE THE PARTY WALL SHALL PROMPTLY REPAIR SUCH DAMAGE OR RESTORE THE PARTY WALL TO THE CONDITION IT WAS PRIOR TO SUCH DAMAGE OR DESTRUCTION. THE LOT OWNERS SHALL CONTRIBUTE EQUALLY TO THE COST OF SUCH REPAIR OR RESTORATION.

4TH - HOLD HARMLESS. EACH LOT OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE OWNERS OF ANY ADJOINING UNIT FOR ANY LABOR OR MATERIAL LIENS ARISING FROM WORK DONE OR MATERIAL SUPPLIED TO MAKE REPAIRS OR IMPROVEMENTS FOR SUCH OWNERS' PARCEL.

## TRASH COLLECTION & REFUGE STORAGE AREA EASEMENT

A DESIGNATED SHARED TRASH COLLECTION & REFUGE STORAGE AREA EASEMENT IS HEREBY GRANTED TO LOTS 2 & 3, OVER & UPON LOT 3 HEREIN, AS SHOWN NEAR THE NORTHWEST CORNER OF SAID LOT 3, AND AS DEPICTED & SHOWN ON SHEET 6 HEREIN.

SAID SHARED TRASH ENCLOSURE AREA SHALL BE SHARED & MAINTAINED EQUALLY BY BOTH LOTS.

SAID AREA IS FOR THE STORAGE & COLLECTION OF INDIVIDUAL COLLECTION RECIPROCALLS FOR EACH LOT RESPECTIVELY. THE INDIVIDUAL OWNERS SHALL NOT PERMIT THE STORAGE OF UNSAFE OR HAZARDOUS MATERIALS IN THE AREA, AND WILL NOT PERMIT IT'S GUESTS, EMPLOYEE'S OR CONTRACTORS TO PLACE TRASH IN THE OTHERS OWNERS RECIPITICALS WITHOUT PRIOR EXPRESSED PERMISSION.

## SHARED SIGN AGREEMENT

A SHARED SIGN / BILLBOARD EASEMENT AND AGREEMENT IS HEREBY GRANTED TO LOT 1, 2 & 3, OVER LOT 3 HEREIN FOR THE SHARED SIGN AS LOCATED NEAR THE SOUTHWEST CORNER OF LOT 3, AS DEPICTED & SHOWN ON SHEET 6 HEREIN.

SAID SHARED SIGN AGREEMENT IS FOR ALL LOTS TO BE ABLE TO ADVERTISE THEIR RESPECTIVE BUSINESS. SAID COST OF INDIVIDUAL ADVERTISEMENT & MAINTENANCE OF THEIR INDIVIDUAL SIGN AFFIXED TO THE SHARED BILLBOARD SHALL BE SOLE COST & RESPONSIBILITY OF THE LOT OWNER MAKING SUCH ADVERTISEMENT.

COST OF THE MAINTENANCE, OPERATION INCLUDING ELECTRICAL & ANY REPAIR OR REPLACEMENT OF THE STRUCTURE OF THE BILLBOARD SHALL BE BORNE EQUALLY AMONG LOTS 1, 2 & 3.

## ELECTRICAL, TELEPHONE & CABLE T.V. EASEMENT AGREEMENT

WITNESSETH; THAT FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN EXPRESSED, IT IS HEREBY AGREED BETWEEN THE PARTIES THAT;

1ST - AN EASEMENT FOR ELECTRICAL, TELEPHONE AND CABLE TELEVISION CONNECTION AND METER BOXES AS CONSTRUCTED SHALL BE GRANTED. CABLES SHALL RUN UNDERGROUND AND THROUGH THE BUILDINGS FROM THE COMMON CONNECTION POINT ON EACH PARCEL.

2ND - THERE SHALL BE A COMMON CONNECTION AND THE LINES SHALL BE AS CONSTRUCTED FOR THE USE AND BENEFIT OF ALL PROPERTIES.

3RD - THE COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF THAT PORTION OF THE DISTRIBUTION SYSTEM USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT WHEN SUCH REPAIRS OR RECONSTRUCTION ARE DUE TO DAMAGES FOR WHICH A SINGLE OWNER IS RESPONSIBLE, THEN THAT OWNER SHALL BE RESPONSIBLE FOR THE COST.

4TH - THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND THEIR HEIRS AND ASSIGNS FOREVER.

## EASEMENT MAINTENANCE AGREEMENT

ALL SHARED EASEMENTS OF THIS SHORT PLAT TO BE EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE UNITS HAVING LEGAL ACCESS AND UTILITY SERVICE THEREFROM AND THEIR HEIRS, ASSIGNS AND SUCCESSORS, EXPECT FOR AS EXPRESSLY STATED OTHERWISE HEREIN.

INDIVIDUAL UTILITY SERVICE LINES, INCLUDING STORM, INFILTRATION LINES, AND SANITARY SEWER SIDE SEWER LINES, ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE UNIT THE INDIVIDUAL SERVICE LINES SERVES. UTILITY SERVICE LINES WHICH SERVICE MORE THAN ONE UNIT SHALL BE SHARED EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE UNITS SERVICED.

THIS MAINTENANCE AGREEMENT COVERS NORMAL USAGE, WEAR AND TEAR, AND LIFE EXPECTANCY OF MATERIALS. ANY DAMAGE INCURRED BY AN INDIVIDUAL OWNER SHALL BE REPAIRED AND/OR RESTORED TO PRE DAMAGED CONDITION WITHIN 30 DAYS. THE OWNER WHICH INCURRED THE DAMAGE SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIR OR REPLACEMENT OF THE MATERIALS. IN NO EVENT SHALL ACCESS OR UTILITY SERVICE BE DENIED OTHER PROPERTY OWNERS OF SAID EASEMENTS FOR MORE THAN 24 HOURS.

## JOINT USE / MAINTENANCE AGREEMENT

WITNESSETH; THAT FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN EXPRESSED, IT IS HEREBY AGREED BETWEEN THE PARTIES HAVING OWNERSHIP INCLUSIVE TO THIS BINDING SITE PLAN THAT:

1ST - EACH OWNER IS RESPONSIBLE FOR THE MAINTAINING, REPAIR AND WELL-KEEPING OF THEIR INDIVIDUAL BUILDING & PARKING AREAS. EACH OWNER SHALL KEEP THEIR PROPERTY IN GOOD STATE OF REPAIR, AND WILL KEEP THEIR DESIGNATED TRASH ENCLOSURE AREA STALL IN THE SAME GOOD STATE OF REPAIR AND FREE OF ALL DEBRIS. EASEMENTS HAVE BEEN CREATED AND ARE PART OF THIS BINDING SITE PLAN FOR PEDESTRIAN ACCESS & VEHICULAR ACCESS FROM ALL ACCESS POINTS & COMMON DRIVEWAYS & PARKING AREAS FROM THE STREET ENTRY. ALL OWNERS HAVING LEGAL ACCESS FROM SAID EASEMENT AREAS. LANDSCAPE MAINTENANCE IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER(S), BUT IT IS EXPECTED THAT ALL USERS OF THE ACCESS EASEMENTS WILL DO SO WITH CARE AND RESPECT FOR THE APPEARANCES OF THE WALKWAYS AND PARKING AREA.

2ND - EACH ROOF / ROOF DECK SHALL BE CARED FOR AND MAINTAINED BY THE OWNER(S) OF THE PROPERTY UPON WHICH THE ROOF IS LOCATED. IN THE EVENT THAT PROPERTY OWNER(S) INTEND TO REPAIR OR REPLACE THEIR ROOF, IT IS HEREBY AGREED THAT THE MATERIALS WILL BE SIMILAR IN TYPE, QUALITY AND COLOR OF THE ORIGINAL ROOF, UNLESS MUTUALLY AGREED UPON. THE COST OF SUCH REPAIR IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER(S) MAKING THE ROOF REPAIR OR REPLACEMENT. HOWEVER, IN THE EVENT OF A TOTAL ROOF REPLACEMENT FOR COMMON ATTACHED ROOFS IN ANY BUILDING WITHIN THIS BINDING SITE, THE COSTS WILL BE SHARED EQUALLY IN BETWEEN THE PROPERTY OWNER(S) IN PROPORTION WITH EACH OWNER(S) AREA OF ROOF ON THAT BUILDING. SUCH A ROOF REPLACEMENT WILL BE REQUIRED AS WARRANTED BY THE ROOFING MATERIAL MANUFACTURER, UNLESS DELAYED BY MUTUAL AGREEMENT OF THE OWNER(S) OF THAT BUILDING.

3RD - SHARED WALL, SIDING AND EXTERIOR TRIM SHALL BE CARED FOR AND MAINTAINED BY THE OWNER(S) OF THE PROPERTY UPON WHICH THE SHARED WALLS, SIDING AND EXTERIOR TRIM IS LOCATED. IN THE EVENT A PROPERTY OWNER INTENDS TO REPAIR OR REPLACE THEIR SHARED WALLS, SIDING AND EXTERIOR TRIM, IT IS HEREBY AGREED THAT THE MATERIALS WILL BE SIMILAR IN TYPE QUALITY AND COLOR OF THE ORIGINAL WALLS, SIDING AND EXTERIOR TRIM, UNLESS MUTUALLY AGREED UPON. THE COST OF SUCH REPAIR OR REPLACEMENT IS THE SOLE RESPONSIBILITY OF THE OWNER(S) MAKING THE WALLS, SIDING AND AND/OR EXTERIOR TRIM REPLACEMENT. HOWEVER, IN THE EVENT OF A TOTAL WALL, SIDING AND/OR EXTERIOR TRIM REPLACEMENT FOR A BUILDING WITHIN THIS SHORT SUBDIVISION, COSTS WILL BE SHARED EQUITABLY BETWEEN THE PROPERTY OWNER(S) IN PROPORTION WITH EACH OWNERS AREA OF WALLS, SIDING AND EXTERIOR TRIM ON THAT BUILDING.

4TH - COMMON STORM DRAINAGE SYSTEMS SERVING THE LOTS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED EQUALLY BY THE OWNERS OF SAID UNITS.

5TH - THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND, AND SHALL BE BINDING UPON ALL AFOREMENTIONED PARTIES AND THEIR HEIRS AND ASSIGNS FOREVER.

## EXCLUSIVE PARKING AREA EASEMENT

AN EXCLUSIVE PARKING AREA EASEMENT IS HEREBY GRANTED TO LOT 3, OVER LOT 1; FOR THE EXCLUSIVE USE OF PARKING STALLS #305 THROUGH #317, AS DEPICTED ON SHEET 6 HEREIN.

SAID EXCLUSIVE PARKING AREA SHALL BE FOR THE SOLE & EXCLUSIVE USE OF LOT 3. LOT 3 SHALL BE RESPONSIBLE FOR ALL COST OF MAINTENANCE OF SAID EXCLUSIVE PARKING AREA.

## SITE INFORMATION

SITE ADDRESS: 16710 SMOKEY POINT BLVD  
ARLINGTON, WA 98223

TAX ID NUMBER: 31052900101700

TOTAL PARENT LOT AREA ±226,116 SF (5.19 ACRES)

ZONING (CITY OF ARLINGTON)  
HIGHWAY COMMERCIAL (HC) - FOR MAJORITY OF PROPERTY  
"WITHIN MIXED USE OVERLAY DISTRICT"  
GENERAL COMMERCIAL (CC) - FOR EASTERN PANHANDLE ONLY

AIRPORT SAFETY ZONE  
APD SAFETY ZONE C

EXISTING LOTS: 1  
EXISTING USE: 1 HOTEL, 1 RESTAURANT, 1 OFFICE BUILDING  
PROPOSED LOTS: 3  
PROPOSED USE: 1 HOTEL + RESTAURANT, 1 OFFICE BUILDING,  
1 VACANT LOT (FUTURE USE TO BE DETERMINED LATER)

## UTILITY PURVEYORS & SERVICES

FIRE DISTRICT NORTH COUNTY REGIONAL FIRE AUTHORITY  
SANITARY CITY OF MARYSVILLE  
WATER CITY OF MARYSVILLE  
SCHOOL DISTRICT LAKEWOOD SCHOOL DISTRICT #306  
PARK SERVICE AREA RIVER MEADOWS

INTERIOR BUILDING INFORMATION (FROM ARCHITECTURAL AS-BUILT)

DESCRIPTION	1ST STORY	2ND	3RD	4TH	TOTAL
HOTEL	18,545 SF	14,135 SF	14,135 SF	14,135 SF	60,950 SF
OFFICE	14,116 SF	12,000 SF	12,000 SF	12,000 SF	50,116 SF
RESTAURANT	8,624 SF				8,624 SF
					119,690 SF OVERALL

## OCCUPANT LOADS (FROM SNO CO PERMIT 97-109763)

HOTEL 1ST STORY: 42, 2ND - 4TH (70 EACH) = 252 OCCUPANTS  
OFFICE 1ST - 4TH STORY (120 EACH) = 360 OCCUPANTS  
CENTER CORE 523 (400 OF WHICH IN ASSEMBLY AREA) = 523 OCCUPANTS  
1,135 TOTAL OCCUPANTS

## EX. LOT COVERAGE (IMPERVIOUS SURFACES)

EX. ASPHALT ±64,118 SF  
EX. CONCRETE ±79,874 SF  
EX. BLD. FOOTPRINTS ±41,789 SF  
TOTAL EXISTING ±113,894 SF (50.04%)

PROPOSED LOT COVERAGE: 0 ADDITIONAL SF

## PARKING STALL CALCULATIONS (AMC 20.72.010)

OFFICE = 1 SPACE PER 400 SF GROSS FLOOR AREA (51,415 SF)  
RESTAURANT = 1 SPACE PER 200 SF GROSS FLOOR AREA (5,390 SF)  
HOTEL = 1 SPACE FOR EACH ROOM TO BE RENTED + 0.5 PER EMPLOYEE  
ACCESSIBLE MIN ADA PARKING STALL (19'x8') W/ 5' AISLE, OR (19'x13)  
20% COMPACT ALLOWED (15'x8')

## REQ. PARKING TOTALS:

OFFICE - 125.29 OR 126 STALLS  
HOTEL - (67 RENTAL UNITS) + ±10 STAFF = 72 REQ. STALLS  
RESTAURANT - 43.12 OR 44 STALLS  
TOTAL STALLS REQUIRED = 242 STALLS (13 REQ. ADA STALLS, 3 REQ. VAN ADA STALLS)  
EXISTING PARKING STALLS  
322 TOTAL (8 ADA STALLS, 4 OF WHICH ARE VAN ACCESSIBLE) (40 COMPACT STALLS)

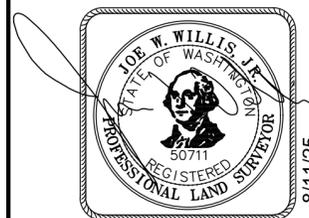
## AREAS INFORMATION

PARENT LOT: 226,116 SF (5.19 ACRES)

## PROPOSED LOT AREAS

LOT 1 92,965 SF (2.13 ACRES)  
LOT 2 78,165 SF (1.79 ACRES)  
LOT 3 54,986 SF (1.26 ACRES)

## AUDITOR'S FILE NO.



MEDALLION INN AND SUITES  
BINDING SITE PLAN  
ARLINGTON PFN. \_\_\_\_\_

CMJ66 CORP  
16710 SMOKEY POINT BLVD  
ARLINGTON, WA 98223  
TPN. 31052900101700

All Land Surveying, LLC.  
Professional Land Surveyors



1901 Vernon Rd  
Lake Stevens, WA 98258

Phone (360) 568-4031 Email: info@AllLandSurveying.com

DWN. BY: JAW/KAW  
DATE: 8-06-2025  
JOB NO. 24018

PTN SE 1/4 OF THE NE 1/4 OF SEC. 29, T31N, R5E, W.M.  
ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

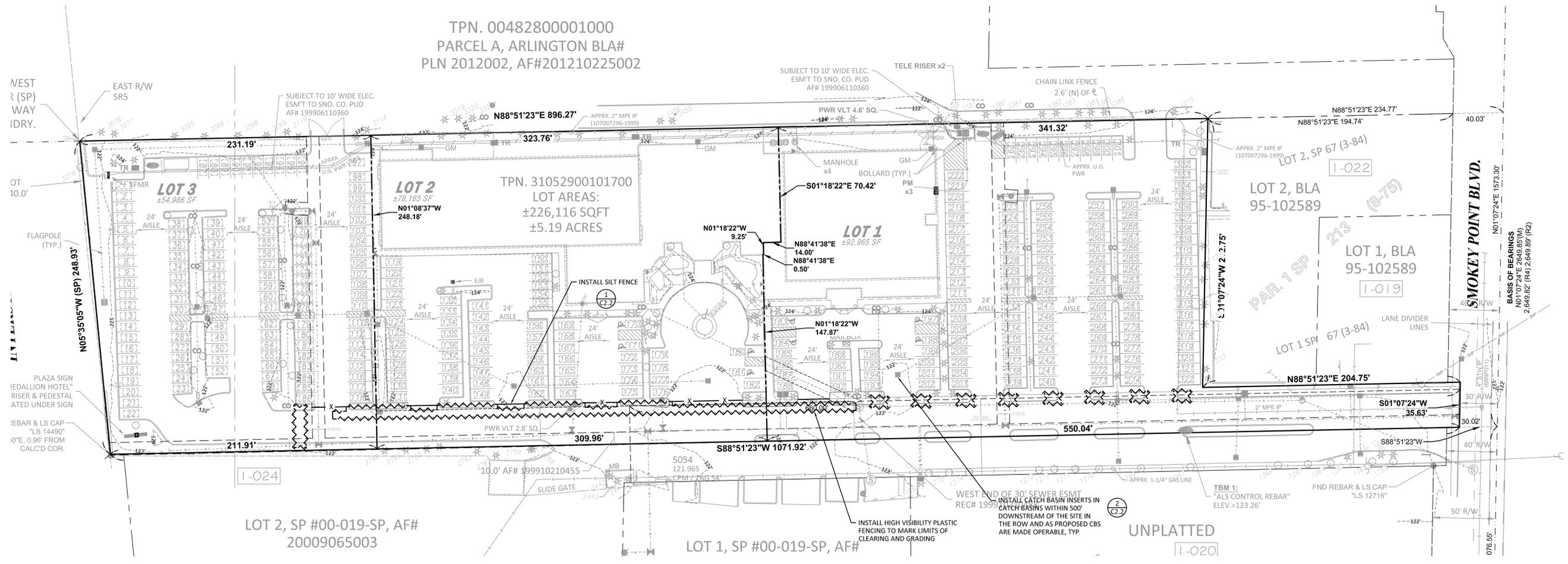
EASEMENT AGREEMENTS  
& BSP INFO

CHK. BY: JWW  
SCALE:  
SHEET 6 OF 7





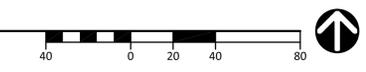




**1 TEMPORARY EROSION CONTROL PLAN**

- SCALE: 1" = 40'
- CONSTRUCTION SEQUENCE NOTES:**
- SCHEDULE A PRE-CONSTRUCTION MEETING WITH CITY OF ARLINGTON PUBLIC WORKS.
  - REVIEW TEMPORARY EROSION AND SEDIMENT CONTROL NOTES.
  - CALL FOR UTILITY LOCATES.
  - INSTALL TESC MEASURES AND MAINTAIN DUST CONTROL WHILE PREVENTING DISTURBANCE OF ANY AREAS OF VEGETATION OUTSIDE THE CONSTRUCTION ZONE.
  - HAVE EROSION CONTROL MEASURES (PER WSDOE BMP TS.13) INSPECTED BY CITY OF ARLINGTON ENGINEERING INSPECTOR. ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES MUST BE IN PLACE AND INSPECTED PRIOR TO ANY CONSTRUCTION OR SITE CLEARING. EROSION AND SEDIMENTATION CONTROL PRACTICES AND/OR DEVICES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
  - ROUGH GRADE SITE AS REQUIRED TO INSTALL DRAINAGE FEATURES.
  - CLEAR, GRUB & ROUGH GRADE SITE. REVEGETATE DISTURBED AREAS NOT SUBJECT TO ADDITIONAL SURFACE DISTURBANCE IMMEDIATELY AFTER ROUGH GRADING (OTHER EXPOSED AREAS SHALL BE STABILIZED PER EROSION CONTROL NOTES) PER SEASONAL REQUIREMENTS. SEEDING SHOULD BE USED ON AREAS THAT HAVE REACHED FINAL GRADE OR WILL REMAIN UNWORKED MORE THAN 30 DAYS. MULCH SHALL BE APPLIED ON TOP OF SEED OR SIMULTANEOUSLY BY HYDROSEEDING.
  - INSTALL UTILITIES AND OTHER SITE IMPROVEMENTS, INCLUDING FRONTAGE IMPROVEMENTS.
  - STABILIZE AND COMPOST AMEND ALL EXPOSED SOILS PRIOR TO REVEGETATION OF ENTIRE SITE.
  - ESTABLISH LANDSCAPING AND PERMANENT VEGETATION (INCLUDING WETLAND BUFFER IF DISTURBED). ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL SITE STABILIZATION AND APPROVAL BY CITY INSPECTOR.

- TEMPORARY EROSION CONTROL PLAN NOTES:**
- MAINTAIN AND REPAIR ALL BMP'S AS NECESSARY TO ASSURE CONTINUED PERFORMANCE OF INTENDED FUNCTION.
  - ADDITIONAL BMP'S LISTED IN THE CONSTRUCTION SWPPP & THE CITY OF ARLINGTON SURFACE WATER MANAGEMENT MANUAL MUST BE UTILIZED AS NEEDED FOR ONSITE EROSION CONTROL.
  - CONTRACTOR TO HAVE EROSION CONTROL SUPPLIES ON SITE.
  - CONTRACTOR/APPLICANT SHOULD APPLY FOR DISCHARGE PERMITS AS NEEDED.
  - SEE C1.1A FOR LEGEND W/ ADDITIONAL SYMBOLOLOGY, ABBREVIATIONS, ETC.
  - ESC SUPERVISOR SHALL UPDATE TESC PLANS AS NEEDED TO REFLECT CHANGING SITE CONDITIONS.
  - DISTURBED AREAS SHALL BE COMPOST AMENDED PER REQUIREMENTS OF BMP TS.13 IN THE DEPARTMENT OF ECOLOGY STORMWATER MANUAL, VOLUME V, CHAPTER 5.



MARK	DATE	DESCRIPTION
XX/XX/XX		PERMIT SUBMITTAL

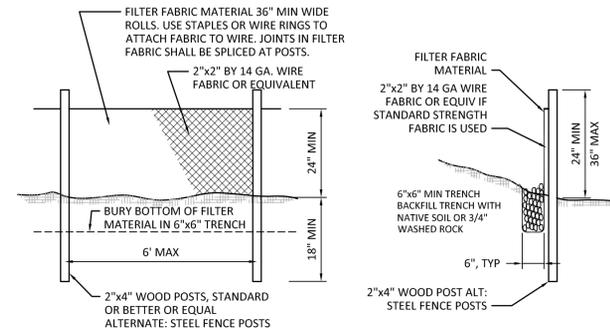
DESIGN:	JCO
DRAWN:	ATD
CHECK:	JPU
JOB NO:	24374.20
DATE:	XX/XX/XX

MEDELLION INN AND SUITES  
 16710 SMOKEY POINT BLVD  
 ARLINGTON, WA 98233

TEMPORARY EROSION CONTROL PLAN

SHEET:

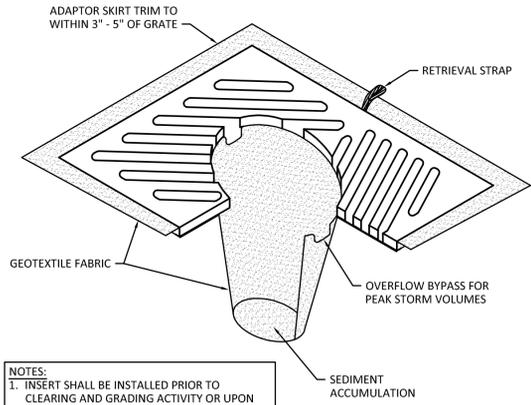
**C2.1**



**SILT FENCE NOTES:**

1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
2. THE SILT FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS (WHERE FEASIBLE). THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 18 INCHES).
3. A SHALLOW TRENCH SHALL BE EXCAVATED, ROUGHLY 6 INCHES WIDE AND 6 INCHES DEEP, UPSLOPE AND ADJACENT TO THE WOOD POSTS TO ALLOW THE LOWER EDGE OF THE FILTER FABRIC TO BE SECURED WITH GRAVEL.
4. WHEN FILTER FABRIC NOT AS STRONG AS MIRAFI 700X IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE MESH SHALL EXTEND INTO THE SHALLOW TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
5. THE MIRAFI 700X FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND AT LEAST 18 INCHES OF THE FABRIC SHALL BE BURIED IN THE SHALLOW TRENCH. THE FILTER FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE AND SHALL NOT BE STAPLED TO TREES.
6. WHEN EXTRA-STRENGTH FILTER FABRIC (MIRAFI 700X OR EQUAL) AND FOUR (4') POST SPACING IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF NOTE 5 APPLYING.
7. THE TRENCH SHALL BE BACKFILLED WITH NATIVE SOIL OR 3/4" - 1.5" WASHED ROCK.
8. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED. THE NEWLY DISTURBED AREAS RESULTING FROM SILT FENCE REMOVAL SHALL BE IMMEDIATELY SEEDED AND MULCHED, OR OTHERWISE PERMANENTLY STABILIZED TO THE SATISFACTION OF THE CIVIL INSPECTOR.
9. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
10. MAINTENANCE: ANY DAMAGED OR CLOGGED FENCE SHALL BE REPAIRED/REPLACED IMMEDIATELY. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT DEPTH IS 6 INCHES OR GREATER. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.

**1** SILT FENCE  
 SCALE: 1/2" = 1'-0"



- NOTES:**
1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY OR UPON PLACEMENT OF A NEW CATCH BASIN.
  2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL.
  3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING INTO THE CATCH BASIN.

**2** CATCH BASIN INSERT  
 SCALE: NTS



MARK	DATE XX/XX/XX	DESCRIPTION PERMIT SUBMITTAL

DESIGN:	JCO
DRAWN:	ATD
CHECK:	JPU
JOB NO:	24374.20
DATE:	XX/XX/XX

MEDALLION INN AND SUITES  
 16710 SMOKEY POINT BLVD  
 ARLINGTON, WA 98233

TEMPORARY EROSION CONTROL  
 DETAILS

FILE NAME:

SHEET:  
**C2.2**

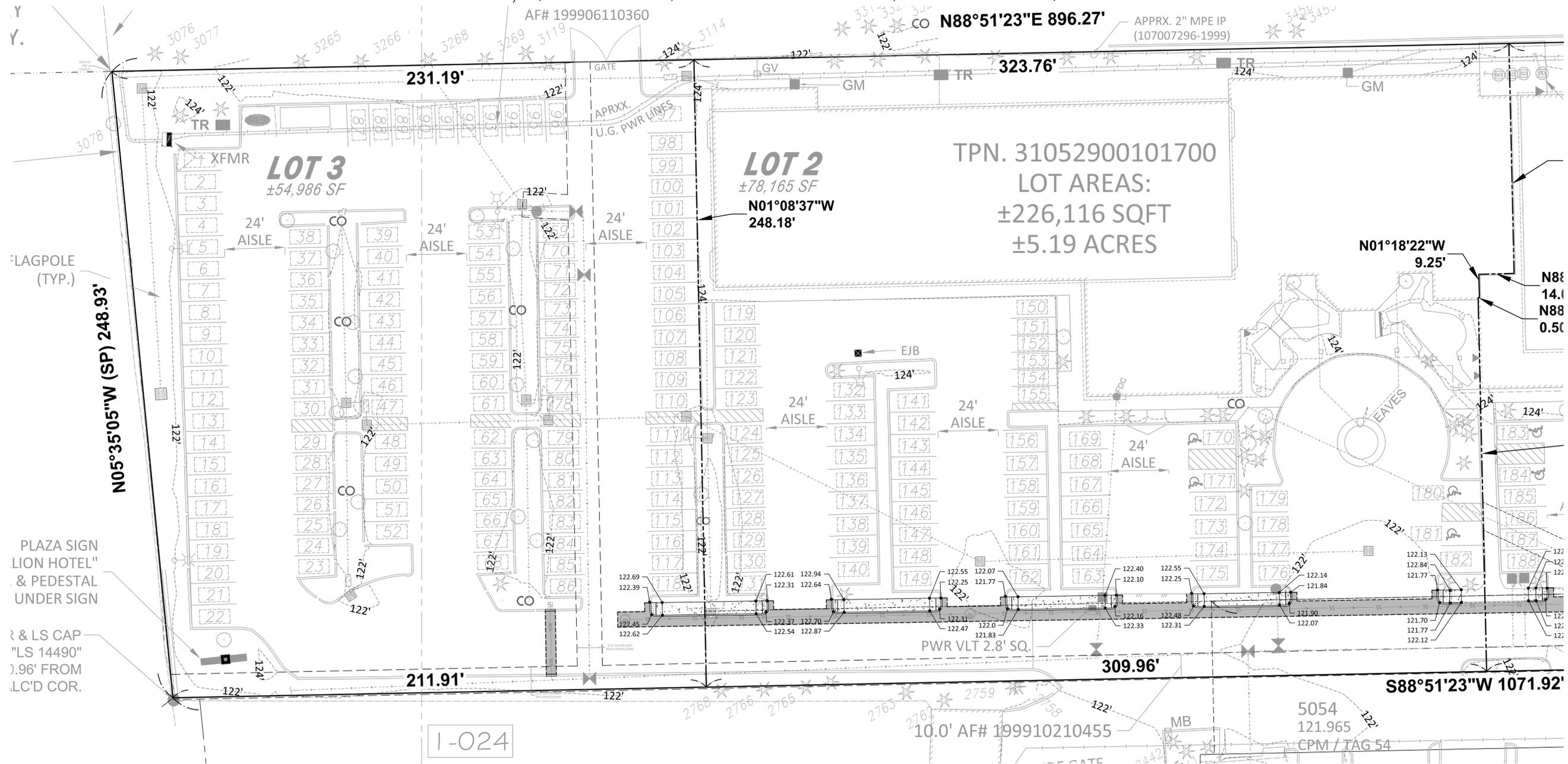


NE 1/4, SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

AF# 199906110360

CO N88°51'23"E 896.27'

APPRX. 2" MPE IP  
(107007296-1999)



LAGPOLE (TYP.)  
N05°35'05"W (SP) 248.93'

PLAZA SIGN  
"LION HOTEL"  
& PEDESTAL  
UNDER SIGN  
R & LS CAP  
"LS 14490"  
.96' FROM  
LC'D COR.

**LOT 2**  
±78,165 SF  
N01°08'37"W  
248.18'

TPN. 31052900101700  
LOT AREAS:  
±226,116 SQFT  
±5.19 ACRES

N01°18'22"W  
9.25'

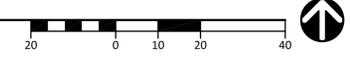
N88°  
14.1  
N88°  
0.50

I-024

10.0' AF# 199910210455

5054  
121.965  
CPM / TAG 54

**1** LOT 2 & 3 GRADING AND DRAINAGE PLAN  
SCALE: 1" = 20'



**ENGINEERING**  
250 4TH AVE. S., SUITE 200  
EDMONDS, WASHINGTON 98020  
PHONE (425) 778-8500  
FAX (425) 778-5536

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
PROFESSIONAL ENGINEERING

MARK	DATE	DESCRIPTION
XX/XX/XX		PERMIT SUBMITTAL

DESIGN:	JCO
DRAWN:	ATD
CHECK:	JPU
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DATE:	XX/XX/XX

MEDALLION INN AND SUITES  
16710 SMOKEY POINT BLVD  
ARLINGTON, WA 98233

**LOT 2 & 3  
GRADING AND DRAINAGE PLAN**

SHEET:

**C3.2**





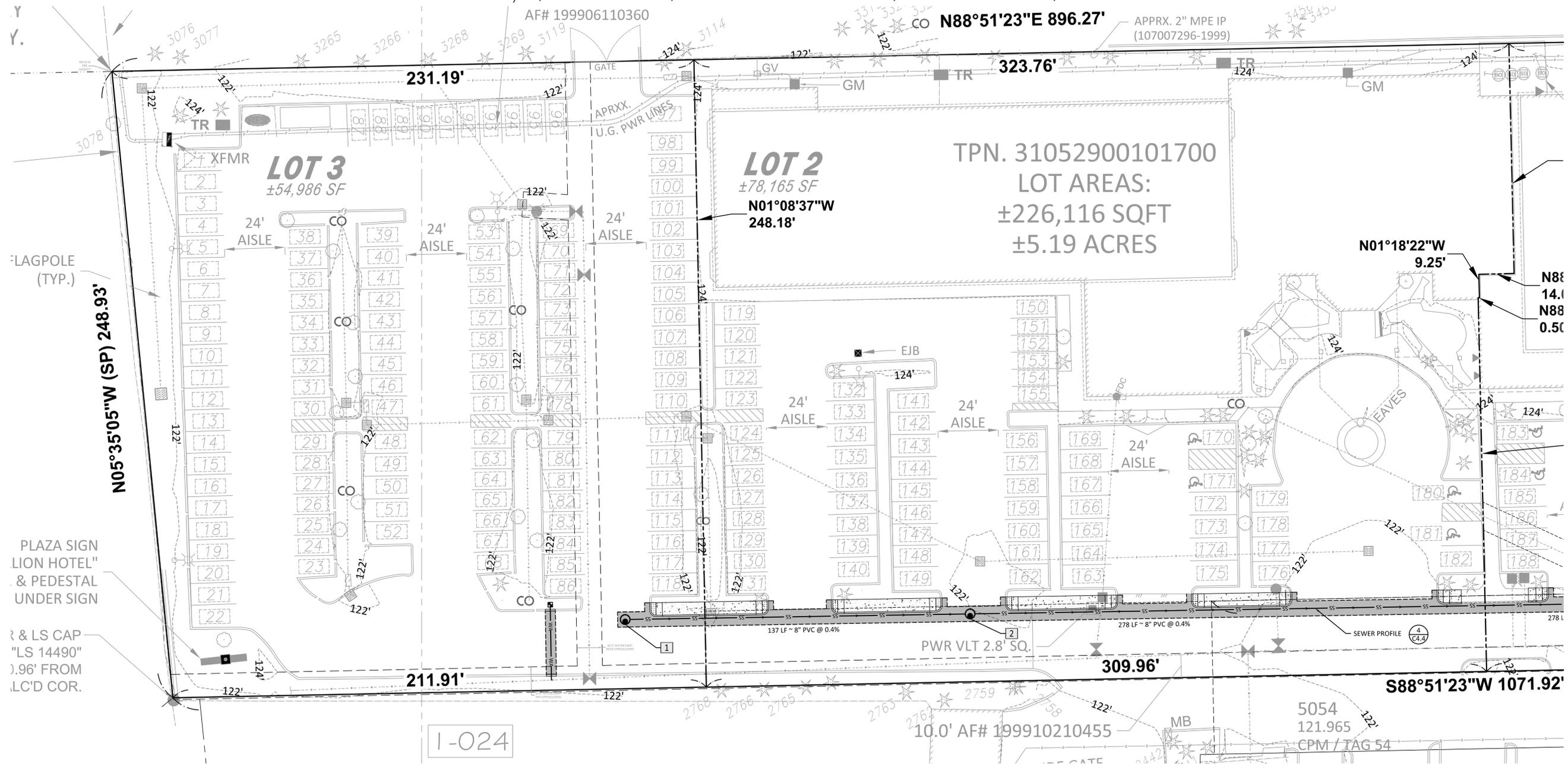


NE 1/4, SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

AF# 199906110360

N88°51'23"E 896.27'

APPRX. 2" MPE IP  
(107007296-1999)



1 LOT 2 & 3 WATER AND SEWER PLAN  
SCALE: 1" = 20'

MANHOLE SCHEDULE				
MARK	TYPE	RIM ELEV	INV ELEV	NOTES
1	48" MH	122.65	(8" E): 117.20	FLAT TOP ① ② ③ C4.4 C4.4 C4.4
2	48" MH	122.14	(8" W): 116.76 (8" E): 116.66	FLAT TOP ① ② ③ C4.4 C4.4 C4.4
3	EXISTING MH	121.79	(8" W): 115.65 (8" E): 115.55 (8" S): 115.60 (8" NW): 115.60	

**ENGINEERING**  
250 4TH AVE. S., SUITE 200  
EDMONDS, WASHINGTON 98020  
PHONE (425) 778-8500  
FAX (425) 778-5536



MARK	DATE	DESCRIPTION
XX/XX/XX		PERMIT SUBMITTAL

DESIGN: JCO  
DRAWN: ATD  
CHECK: JPU  
JOB NO: 24374.20  
DATE: XX/XX/XX

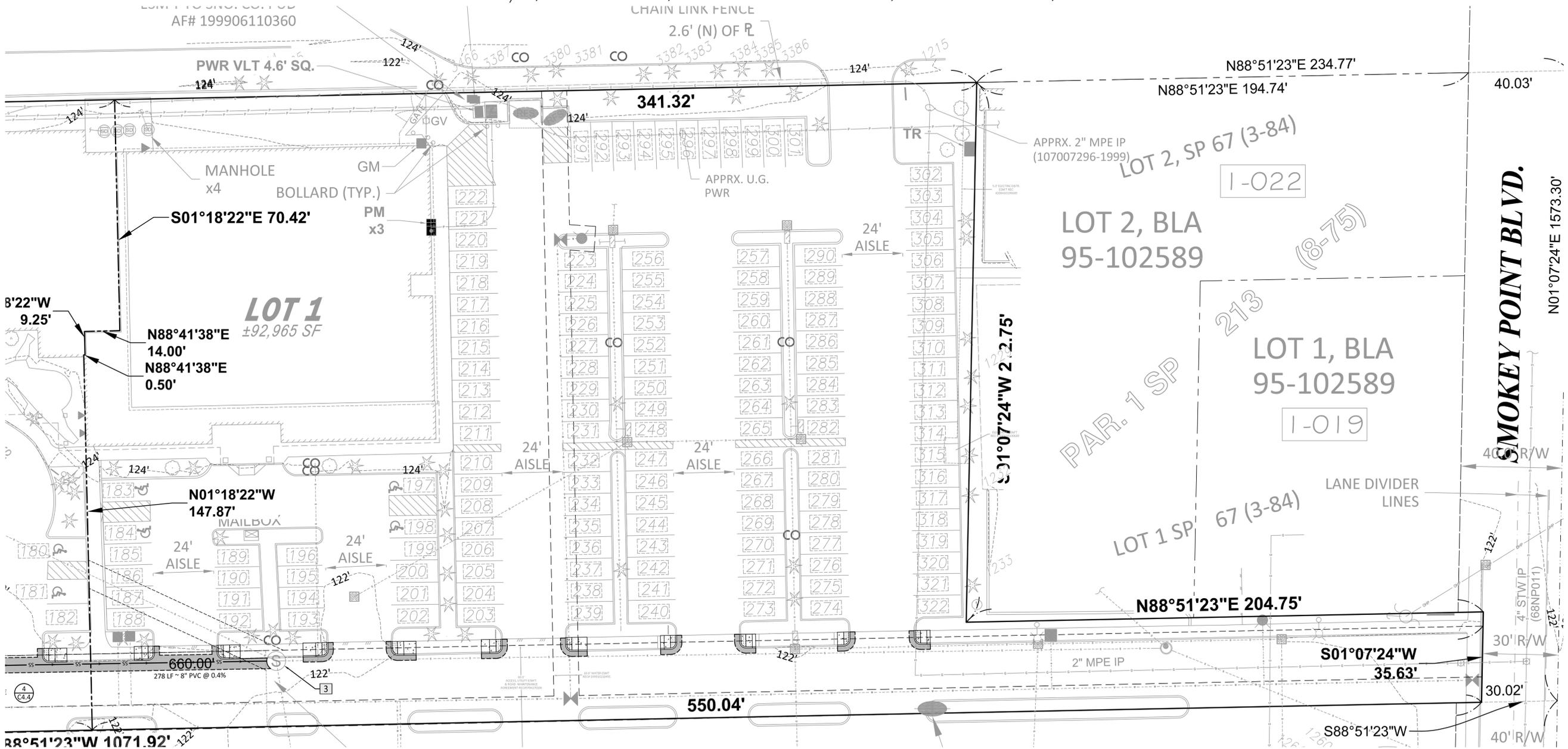
MEDALLION INN AND SUITES  
16710 SMOKEY POINT BLVD  
ARLINGTON, WA 98233  
LOT 2 & 3  
WATER AND SEWER PLAN

SHEET:

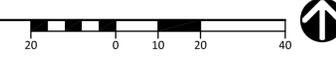
C4.2

NE 1/4, SECTION 29, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

AF# 199906110360



**1** LOT 1 WATER AND SEWER PLAN  
SCALE: 1" = 20'



MANHOLE SCHEDULE				
MARK	TYPE	RIM ELEV	INV ELEV	NOTES
1	48" MH	122.65	(8" E): 117.20	FLAT TOP ① ② ③ C4.4 C4.4 C4.4
2	48" MH	122.14	(8" W): 116.76 (8" E): 116.66	FLAT TOP ① ② ③ C4.4 C4.4 C4.4
3	EXISTING MH	121.79	(8" W): 115.65 (8" E): 115.55 (8" S): 115.60 (8" NW): 115.60	

**ENGINEERING**  
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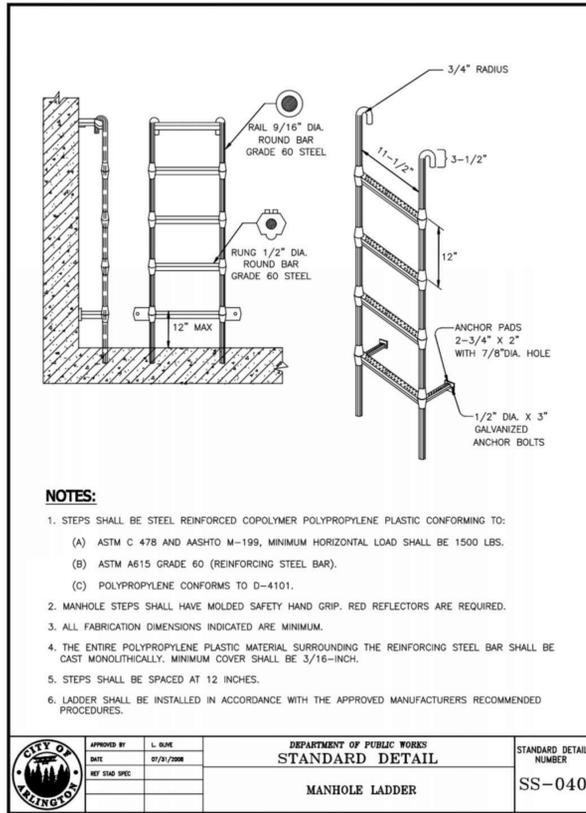
MARK	DATE	DESCRIPTION
XX/XX/XX		PERMIT SUBMITTAL

DESIGN:	JCO
DRAWN:	ATD
CHECK:	JPU
JOB NO:	24374.20
DATE:	XX/XX/XX

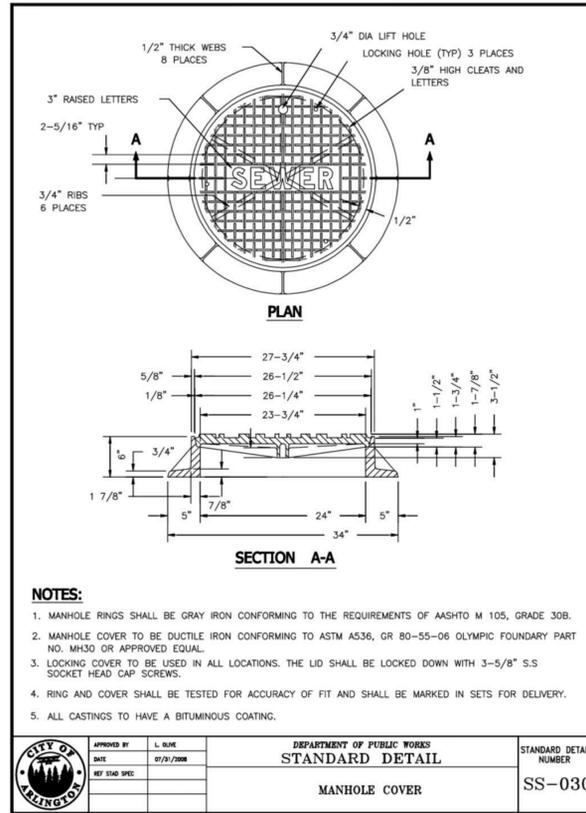
MEDALLION INN AND SUITES  
16710 SMOKEY POINT BLVD  
ARLINGTON, WA 98233  
LOT 1  
WATER AND SEWER PLAN

SHEET:

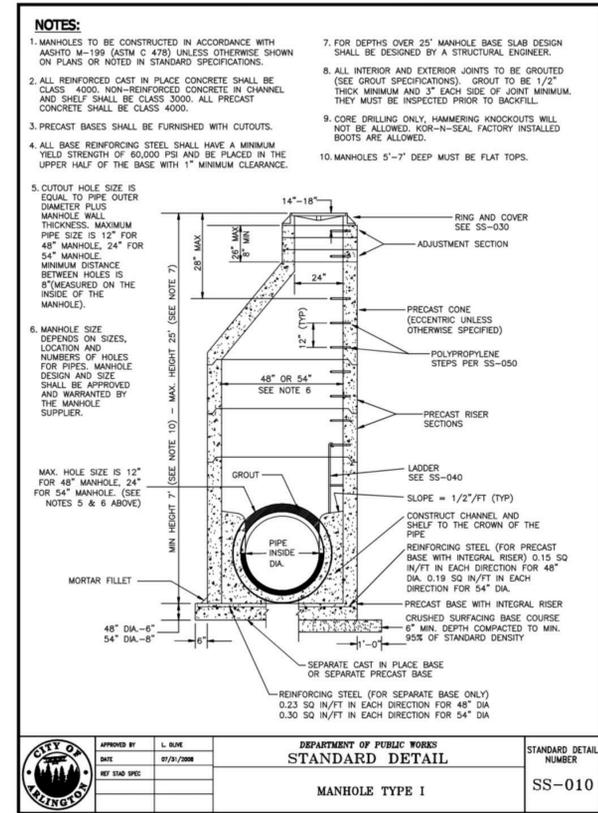
**C4.3**



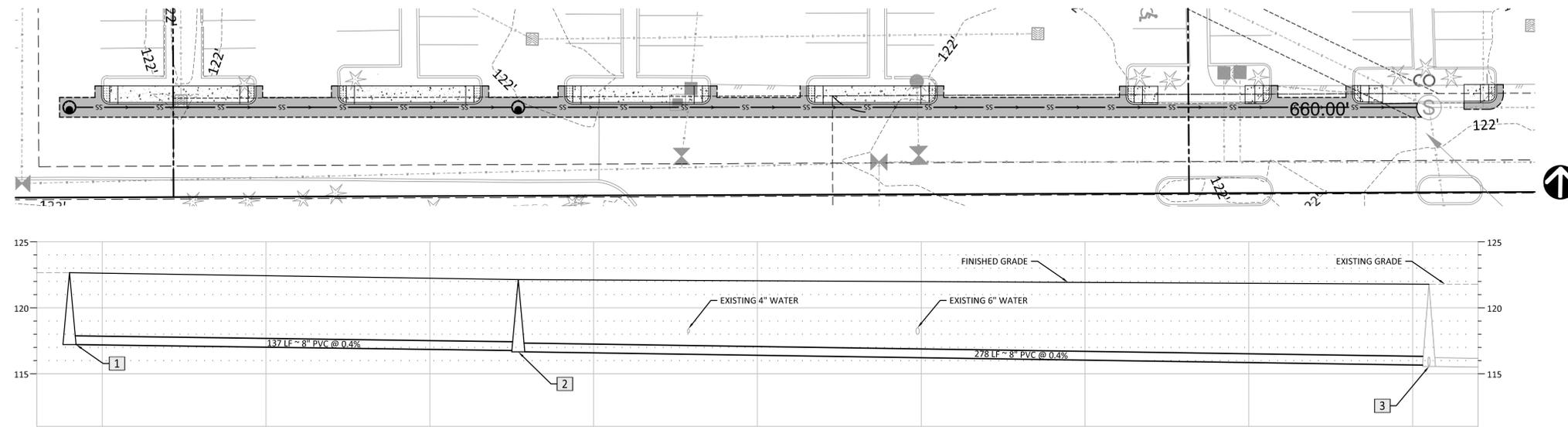
1 CITY OF ARLINGTON STANDARD DETAIL  
SCALE: NTS



2 CITY OF ARLINGTON STANDARD DETAIL  
SCALE: NTS



3 CITY OF ARLINGTON STANDARD DETAIL  
SCALE: NTS



4 WATER PROFILE  
SCALE: HORIZ: 1" = 20', VERT: 1" = 5'



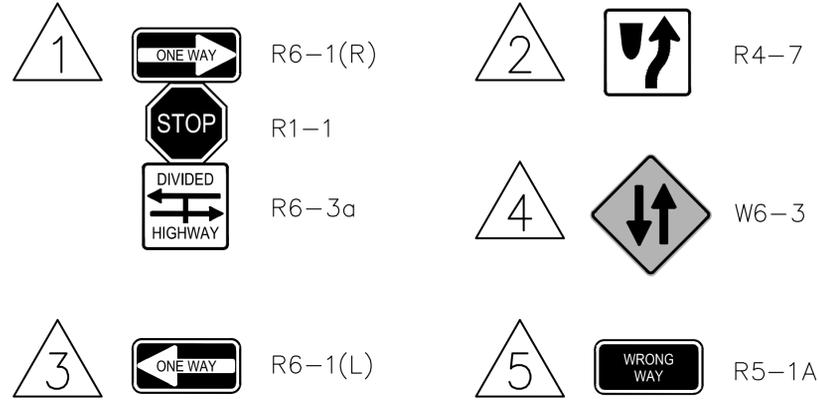
DESCRIPTION	PERMIT SUBMITTAL
DATE	XX/XX/XX
MARK	

DESIGN:	JCO
DRAWN:	ATD
CHECK:	JPU
JOB NO:	24374.20
DATE:	XX/XX/XX

MEDALLION INN AND SUITES  
16710 SMOKEY POINT BLVD  
ARLINGTON, WA 98233  
WATER AND SEWER  
DETAILS AND SEWER PROFILE

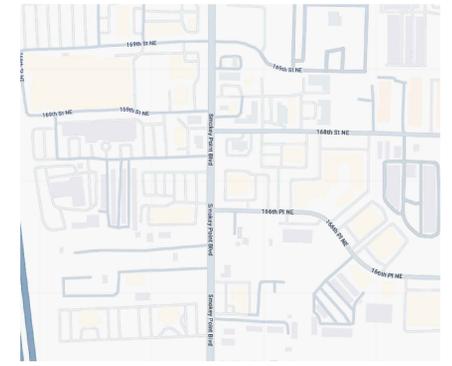
SHEET:

SIGN LEGEND:



WORK DETAILS:

- ① STOP SIGN TO INCLUDE "ONE WAY (RIGHT)" AND "DIVIDED HIGHWAY" SIGNAGE UPON EXISTING PARKING LOT AREA.
- ② "KEEP RIGHT" SIGNAGE TO BE PLACED AT ENTERING LANE OF EASTBOUND AND WESTBOUND APPROACH.
- ③ "ONE WAY (LEFT)" SIGNAGE TO BE PLACE ALONG SOUTH SIDE OF DRIVE AISLE IN PLANTER AREA.
- ④ "TWO WAY" SIGNAGE TO BE PLACE ALONG WEST SIDE DRIVE AISLE OF LOT 3 IN PLANTER AREA.
- ⑤ "WRONG WAY" SIGNAGE TO BE PLACE ALONG NORTH SIDE OF DRIVE AISLE IN PLANTER AREA.



VICINITY MAP N.T.S

No.	REVISIONS	DATE	BY
1			

**Kimley-Horn**  
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
 2828 COLBY AVENUE, SUITE 200, EVERETT, WA 98201  
 PHONE: 425-827-8272  
 WWW.KIMLEY-HORN.COM

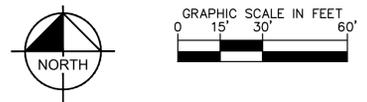
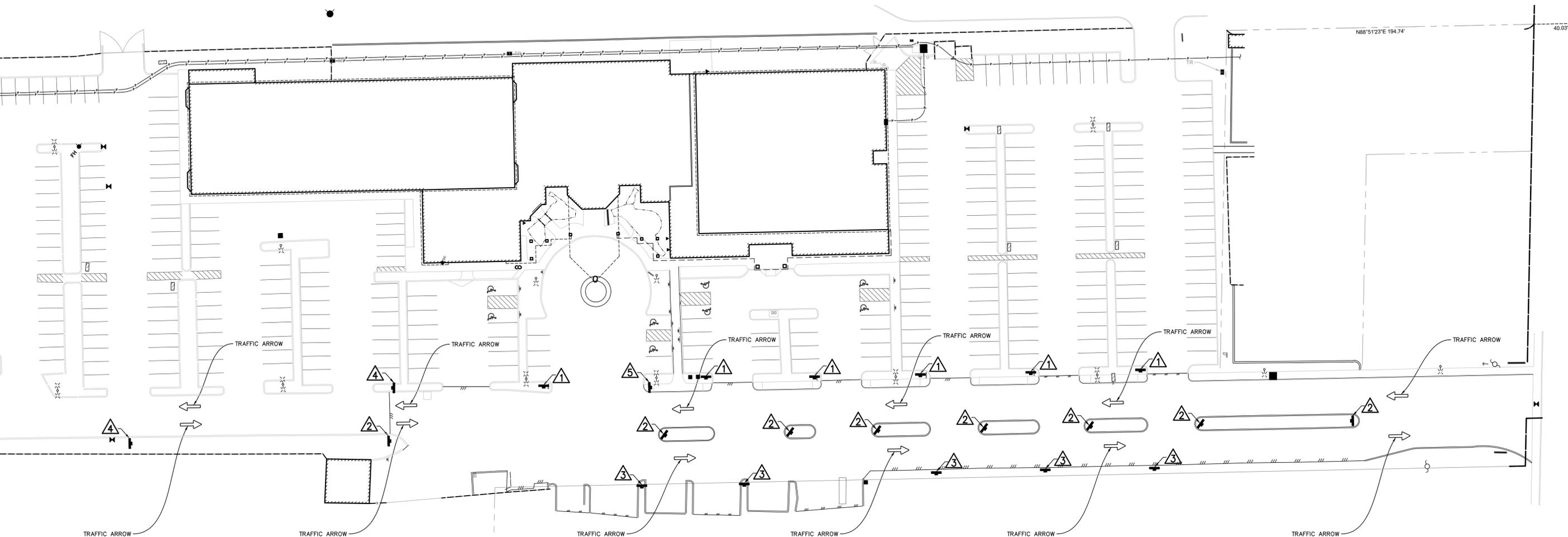
**NOT FOR CONSTRUCTION PURPOSES**

KHA PROJECT	090225028
DATE	04/16/25
SCALE	1" = 30'
DESIGNED BY	JMM
DRAWN BY	JMM
CHECKED BY	JM/BL

**CHANNELIZATION CONCEPT PLAN**

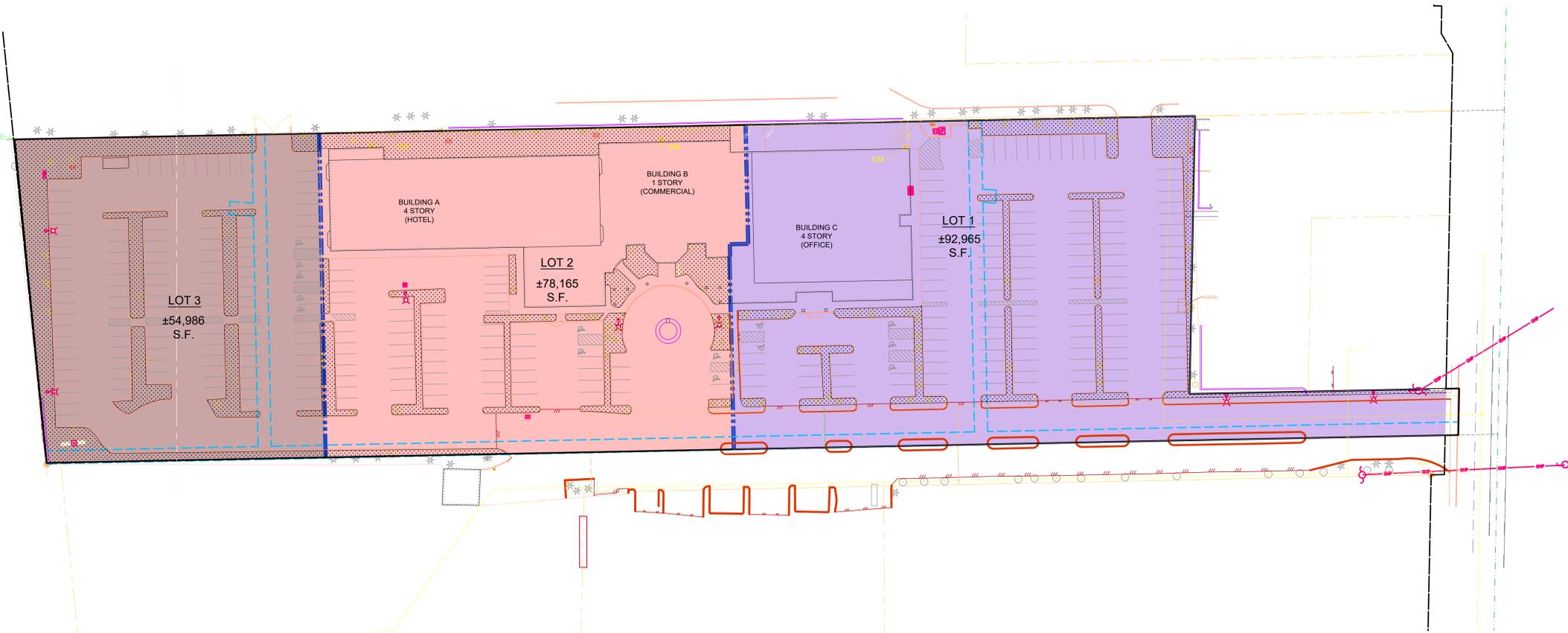
**MEDALLION INN AND SUITES**  
 PREPARED FOR  
 DYKEMAN  
 ARCHITECTURE + DESIGN  
 CITY OF ARLINGTON WASHINGTON

DRAWING NUMBER  
**P 1.1**



**GENERAL NOTES**

- ALL NECESSARY POWER LINES, TELEPHONE WIRES, TELEVISION CABLES, FIRE ALARM SYSTEMS AND OTHER COMMUNICATION WIRES, CABLES OR LINES SHALL BE PLACED IN UNDERGROUND LOCATION EITHER BY DIRECT BURIAL OR BY MEANS OF CONDUIT OR DUCT. ALL SUCH UNDERGROUND INSTALLATIONS OR SYSTEMS SHALL BE APPROVED BY THE APPROPRIATE UTILITY COMPANY AND SHALL ADHERE TO ALL GOVERNING APPLICABLE REGULATIONS INCLUDING, BUT NOT LIMITED TO, THE APPLICABLE CITY AND STATE REGULATIONS AND SPECIFIC REQUIREMENTS OF THE APPROPRIATE UTILITY PURSUANT TO MMC 22G 100.430.
- PEDESTRIAN PATHWAYS THAT TRAVERSE A PARKING AREA OR DRIVE-ABLE ARE REQUIRED TO BE CONSTRUCTED WITH CONCRETE PAVERS OR DECORATIVE COLORED, OR STAMPED CONCRETE CLEARLY DENOTING THE PEDESTRIAN PATHWAY. THIS DETAIL SHALL BE REQUIRED TO BE PROVIDED ON THE CIVIL CONSTRUCTION PLANS.
- WHERE LIGHTED SIGNS AND ILLUMINATED AREAS ARE PERMITTED, SUCH ILLUMINATING DEVICES SHALL BE SHADED AND/OR DIRECTED SO AS NOT TO VISIBLY CREATE A NUISANCE TO ANY PROPERTY IN A RESIDENTIAL ZONING CLASSIFICATION.
- MECHANICAL EQUIPMENT LOCATED ON THE ROOF, FACADE OR EXTERNAL PORTIONS OF A BUILDING SHALL BE ARCHITECTURALLY SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PROPERTIES AT STREET LEVEL OR THE PUBLIC STREET.
- EQUIPMENT OR VENTS WHICH GENERATE NOISE OR AIR EMISSIONS SHALL BE LOCATED ON THE OPPOSITE SIDE OF THE BUILDING FROM ADJOINING RESIDENTIALLY DESIGNATED PROPERTIES.
- WHERE ILLUMINATED SIGNS AND ILLUMINATED AREAS ARE PERMITTED, SUCH ILLUMINATING DEVICES SHALL BE SHADED AND/OR DIRECTED SO AS NOT TO VISIBLY CREATE A NUISANCE TO ANY PROPERTY IN A RESIDENTIAL ZONING CLASSIFICATION. RESIDENTIAL ZONING IS LOCATED TO THE EAST OF THE PROPOSED DEVELOPMENT.
- MECHANICAL EQUIPMENT LOCATED ON THE ROOF, FACADE OR EXTERNAL PORTIONS OF A BUILDING SHALL BE ARCHITECTURALLY SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PROPERTIES AT STREET LEVEL OR THE PUBLIC STREET.
- EQUIPMENT OR VENTS WHICH GENERATE NOISE OR AIR EMISSIONS SHALL BE LOCATED ON THE OPPOSITE SIDE OF THE BUILDING FROM ADJOINING RESIDENTIALLY DESIGNATED PROPERTIES.
- WHERE ILLUMINATED SIGNS AND ILLUMINATED AREAS ARE PERMITTED, SUCH ILLUMINATING DEVICES SHALL BE SHADED AND/OR DIRECTED SO AS NOT TO VISIBLY CREATE A NUISANCE TO ANY PROPERTY IN A RESIDENTIAL ZONING CLASSIFICATION.
- INDUSTRIAL AND EXTERIOR LIGHTING SHALL NOT BE USED IN SUCH A MANNER THAT IT PRODUCES GLARE ON PUBLIC HIGHWAYS, ARC WELDING, ACETYLENE-TORCH CUTTING, OR SIMILAR PROCESSES CLEARLY DENOTING THE PEDESTRIAN PATHWAY. THIS DETAIL SHALL BE REQUIRED TO BE PROVIDED ON THE CIVIL CONSTRUCTION PLANS.
- THE STORAGE AND HANDLING OF INFLAMMABLE LIQUIDS, LIQUEFIED PETROLEUM GASES, AND EXPLOSIVES SHALL COMPLY WITH RULES AND REGULATIONS FALLING UNDER THE JURISDICTION OF THE CITY'S FIRE CHIEF, AND THE LAWS OF THE STATE OF WASHINGTON. BULK STORAGE OF INFLAMMABLE LIQUIDS BELOW GROUND SHALL BE PERMITTED, AND THE TANKS SHALL BE LOCATED NOT CLOSER TO THE PROPERTY LINE THAN THE GREATEST DIMENSION (DIAMETER, LENGTH OR HEIGHT) OF THE TANK. PROVISIONS SHALL BE MADE FOR NECESSARY SHIELDING OR OTHER PREVENTIVE MEASURES AGAINST INTERFERENCE AS OCCASIONED BY MECHANICAL, ELECTRICAL AND NUCLEAR EQUIPMENT, AND USES OR PROCESSES WITH ELECTRICAL APPARATUS IN NEARBY BUILDINGS OR LAND USES.
- LIQUID AND SOLID WASTES AND STORAGE OF ANIMAL OR VEGETABLE WASTE WHICH ATTRACT INSECTS OR RODENTS OR OTHERWISE CREATE A HEALTH HAZARD SHALL BE PROHIBITED. NO WASTE PRODUCTS SHALL BE EXPOSED TO VIEW FROM EYE LEVEL FROM ANY PROPERTY LINE IN AN INDUSTRIAL DISTRICT.
- FIRE SPRINKLER AND ALARM SYSTEMS WILL BE REQUIRED. FIRE HOSE STANDPIPE SYSTEMS MAY BE REQUIRED. A FIRE PUMP SYSTEM MAY BE REQUIRED. EMERGENCY RESPONDER RADIO COVERAGE MAY BE REQUIRED. BUILDING PLANS SHOULD SHOW FIRE EQUIPMENT LOCATIONS. SEPARATED ROOMS WITH EXTERIOR ACCESS DOORS ARE REQUIRED FOR FIRE EQUIPMENT.
- A LOCATION IN THE SPRINKLER RISER ROOM IS REQUIRED FOR THE OCBK BACKFLOW PREVENTION FOR THE FIRE SPRINKLER SYSTEM. CONTACT WATER QUALITY SPECIALIST, AT 360-363-8141 FOR FIRE SPRINKLER SYSTEM BACKFLOW PREVENTION DEVICE INFORMATION. PIVS ARE NOT ACCEPTABLE.
- A 3200 SERIES RECESSED KNOX BOX WILL BE REQUIRED TO ACCESS ALL FIRE PROTECTION EQUIPMENT AS WELL AS VARIOUS ACCESS DOORS AT REGULAR INTERVALS ALONG THE BUILDING'S PERIMETER. KNOX BOXES SHALL BE MOUNTED AT 60 INCHES ABOVE GRADE ON HANDLE SIDE OF DOORS.
- WHERE A FIRE PUMP IS REQUIRED FOR FIRE PROTECTION WATER SUPPLY IT SHALL BE DIESEL DRIVEN, OR IF ELECTRIC MOTOR DRIVEN SHALL HAVE AN APPROVED BACKUP POWER GENERATOR (DIESEL, LP, NG FUEL).
- PUMP AND RISER ROOM SIZE SHALL BE IN ACCORDANCE WITH MMC 9.04.901.4.8 REQUIREMENTS.
- EMERGENCY RESPONDER RADIO COVERAGE SHALL COMPLY WITH MMC 9.04.510 REQUIREMENTS.
- A RADIO SIGNAL STRENGTH SURVEY OF THE BARE GROUND SHOULD BE COMPLETED PRIOR TO CONSTRUCTION TO DETERMINE THE EXISTING SIGNAL STRENGTH FOR COMPLIANCE WITH IFC 9.10 EMERGENCY RESPONDER RADIO COVERAGE REQUIREMENTS. ADDITIONAL TESTING IS REQUIRED AFTER SHEETROCK AND GLASS HAS BEEN INSTALLED, AND REQUIRED FOR FINAL BUILDING ACCEPTANCE.
- FIRE EXTINGUISHERS ARE REQUIRED IN APPROVED LOCATIONS- MINIMUM 2A-10B-C UL RATED.



IMPERVIOUS GROUND CALCULATIONS			
	LOT 1	LOT 2	LOT 3
LOT SIZE	92,965 S.F.	78,165 S.F.	54,986 S.F.
IMPERVIOUS GROUND SF	84,623 S.F.	66,189 S.F.	41,971 S.F.
IMPERVIOUS GROUND PERCENTAGE	91%	85%	76%

**A1** SITE PLAN  
1" = 40'



**DYKEMAN**  
ARCHITECTURE + DESIGN

www.dykeman.net | 1716 West Marine View Drive  
425.259.3161 (T) | 2nd Floor / Everett, WA 98201

CONSULTANT:

REGISTRATION STAMP:

PROJECT IDENTIFICATION:

**BSP/ LLA**  
FOR  
**Medallion Inn and Suites**  
AT  
16710 Smokey Point Blvd  
Arlington, WA 98233

Permit Set  
09/12/2025

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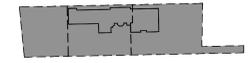
24-032

DRAWING ISSUE DATES:

PROJECT TEAM:

PRINCIPAL IN CHARGE: | MS  
PROJECT MANAGER: | SG  
PROJECT ARCHITECT: |  
JOB CAPTAIN: |

KEYPLAN:



DRAWING TITLE:

**ARCHITECTURAL  
SITE PLAN**

DRAWING NUMBER:

**A0.0**



**KEYNOTES**

- 1 ADA VAN PARKING SPACES
- 2 ADA VAN PARKING SPACES
- 3 CARPOOL PARKING SPACES
- 4 REFUSE AREA / TRASH ENCLOSURE
- 5 PROPOSED LOCATION OF NEW 18-BICYCLE STORAGE AREA  
IF REQUIRED AS PART OF BSP (DISPLACE 2 PARKING STALLS;  
PARKING REQUIREMENT WILL BE RE-CALCULATED)
- 6 PROPOSED LOCATION OF NEW 12-BICYCLE STORAGE AREA  
IF REQUIRED AS PART OF BSP (DISPLACE 1 PARKING STALL;  
PARKING REQUIREMENT WILL BE RE-CALCULATED)



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CONSULTANT:

REGISTRATION STAMP:

PROJECT IDENTIFICATION:

**BSP/ LLA**  
FOR  
**Medallion Inn and Suites**  
AT  
16710 Smokey Point Blvd  
Arlington, WA 98233

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24-032

DRAWING ISSUE DATES:

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PROJECT MANAGER: SG  
PROJECT ARCHITECT:  
JOB CAPTAIN:

KEYPLAN:

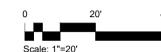
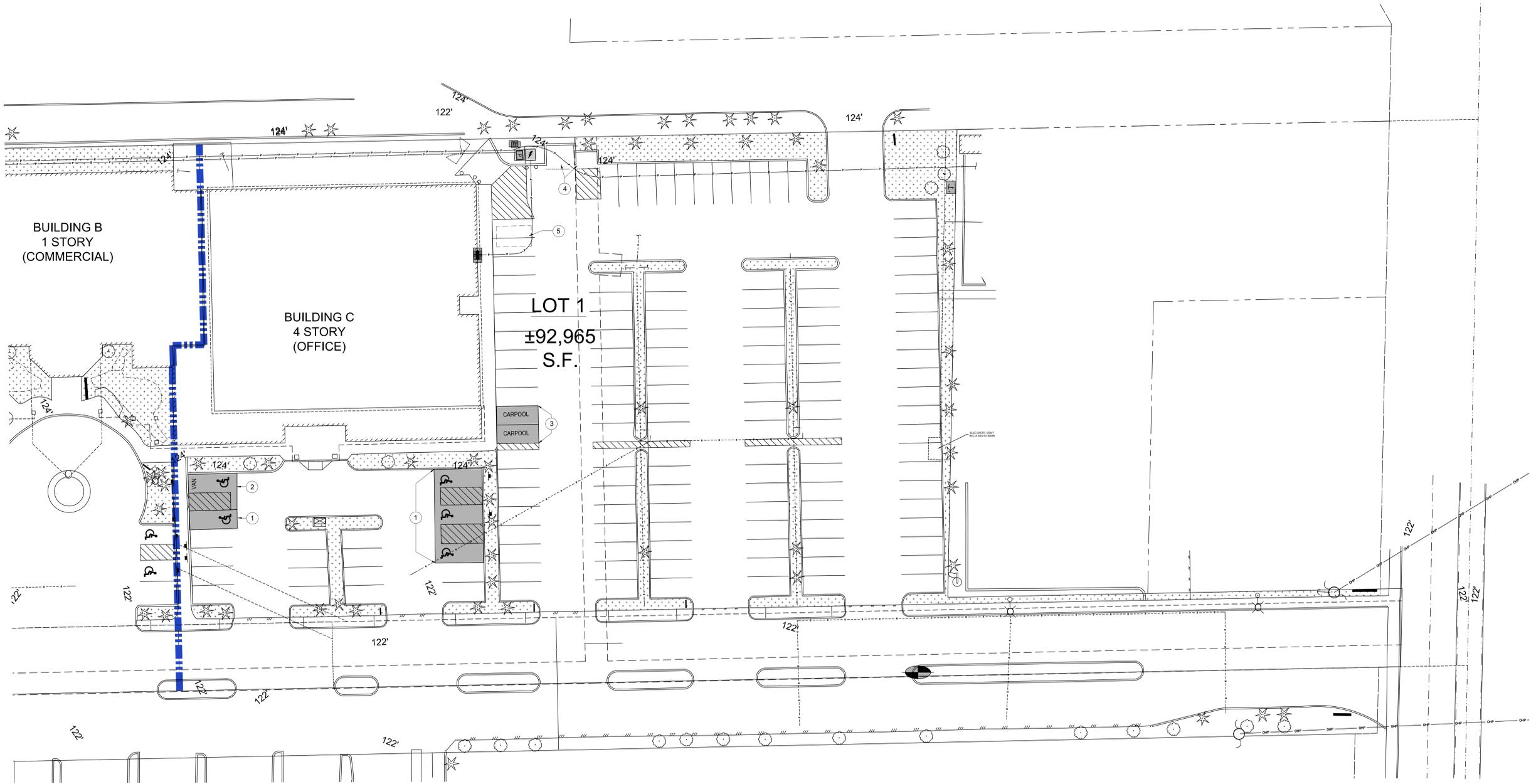


DRAWING TITLE:

**ENLARGED  
SITE PLAN -  
LOT 1**

DRAWING NUMBER:

**A1.11**



**KEYNOTES**

- 1 ADA PARKING SPACES
- 2 ADA VAN PARKING SPACES
- 3 CARPOOL PARKING SPACES
- 4 REFUSE AREA / TRASH ENCLOSURE
- 5 PROPOSED LOCATION OF NEW 18-BICYCLE STORAGE AREA  
IF REQUIRED AS PART OF BSP (DISPLACE 2 PARKING STALLS;  
PARKING REQUIREMENT WILL BE RE-CALCULATED)
- 6 PROPOSED LOCATION OF NEW 12-BICYCLE STORAGE AREA  
IF REQUIRED AS PART OF BSP (DISPLACE 1 PARKING STALL;  
PARKING REQUIREMENT WILL BE RE-CALCULATED)



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DRAWING ISSUE DATES:

PROJECT TEAM:

PRINCIPAL IN CHARGE: MS  
PROJECT MANAGER: SG  
PROJECT ARCHITECT:  
JOB CAPTAIN:

KEYPLAN:



DRAWING TITLE:

**ENLARGED  
SITE PLAN -  
LOTS 2 & 3**

DRAWING NUMBER:

**A1.12**

