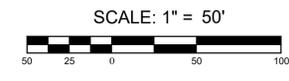
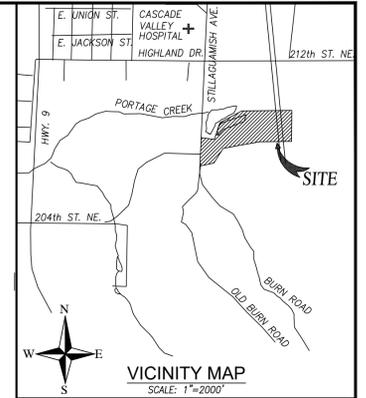
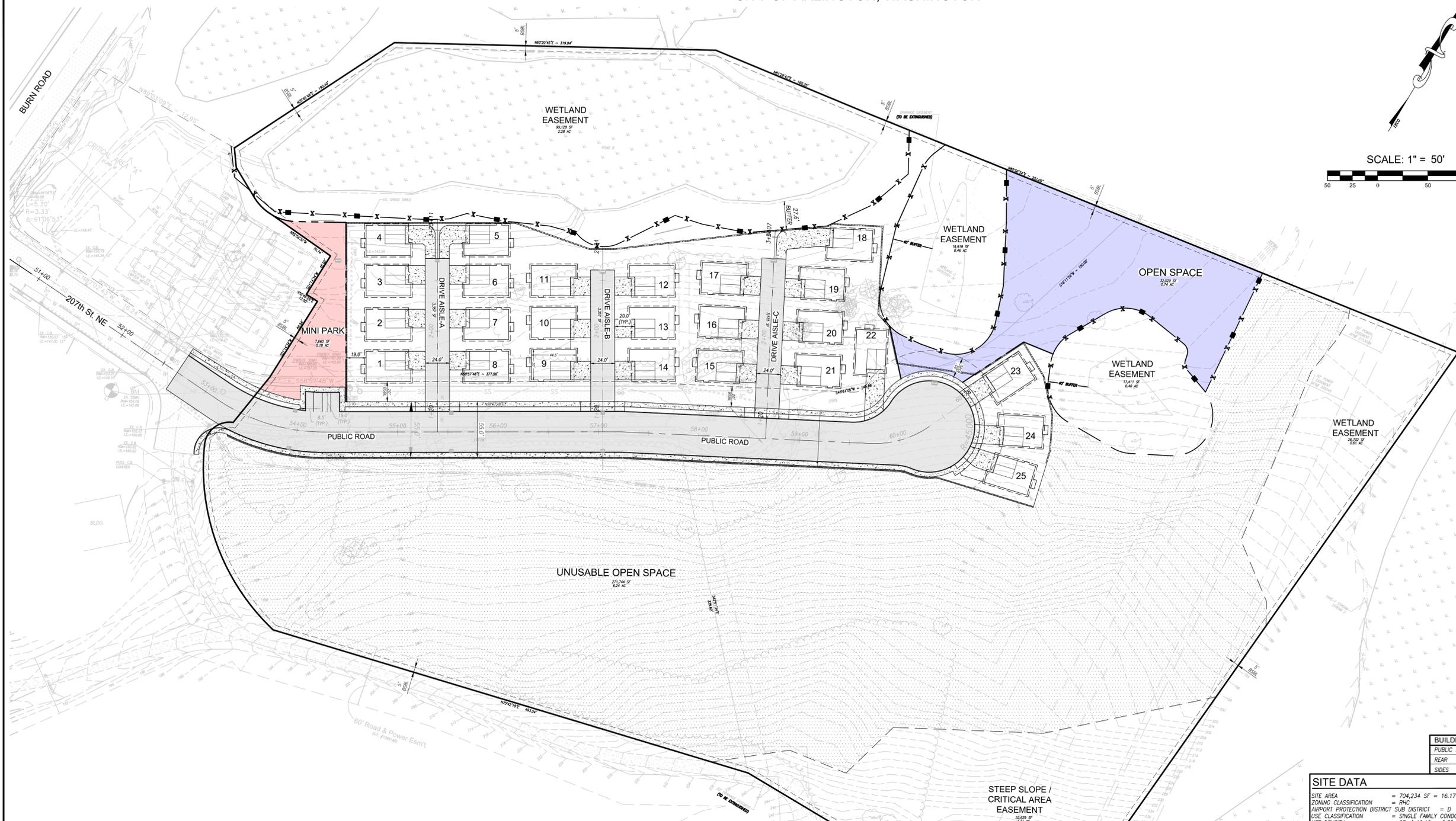


NE 1/4, SW 1/4, SEC. 12, T. 31 N., R.05 E., W.M.
CITY OF ARLINGTON, WASHINGTON



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

OPEN SPACE CALCULATIONS

MINI PARK REQUIREMENT (PER 20.52.010):
AREA REQUIRED= 65SF X 3.2 (PERSONS PER DU) X 25 = 5,200 SF
7,666 SF PROVIDED IN THE FORM OF A TOT-LOT.

OPEN SPACE REQUIREMENT (PER 20.52.030):
DEVELOPED AREA OF SITE = 704,234 SF
NET PROJECT AREA:
704,234 - 52,639 - 48,676 - 26,702 - 19,919
= 17,411 - 99,128 = 439,759 SF
AREA REQUIRED FOR OPEN SPACE = 5% X 439,759 = 21,988 SF
33,442 SF PROVIDED IN THE FORM OF PRESERVED WOODED AREA.

PARKING INDEX

REQUIRED PER UNIT	TOTAL REQUIRED	TOTAL PROVIDED
2/UNITS PLUS 1/2 UNITS	75	79

EQUIPMENT AND PROCEDURE
BASIS OF BEARING:
SHORT PLAT (A.F. #9405255013)



ENGINEER / CONTACT
INSIGHT ENGINEERING COMPANY
P.O. BOX 1478
EVERETT, WA 98206
CONTACT: BRIAN R. KALAB, P.E.
PH: (425) 303-9363
FAX: (425) 303-9362
EMAIL: INFO@INSIGHTENGINEERING.NET

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

APPLICANT/OWNER
LAWY INC.
1602 4TH ST
MARYSVILLE, WA 98270
PH: (425) 770-0888

LEGAL DESCRIPTION
LOTS 1, 3 AND 4, CITY OF ARLINGTON SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE(S) 208 AND 209, UNDER AUDITOR'S FILE NO. 9405255013, RECORDS OF SNOHOMISH COUNTY, BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

BUILDING SETBACKS

PUBLIC STREET	20'
REAR	20'
SIDES	5'

EXCEPT ANY PORTION WITHIN PORTAGE CREEK ESTATES, PHASE 1, A RESIDENTIAL CONDOMINIUM, SECOND ALTERATION TO PORTAGE CREEK HOMES CONDOMINIUM, ACCORDING TO THE RESTATES DECLARATION RECORDED UNDER AUDITOR'S FILE NO. 201902060163, RECORDS OF SNOHOMISH COUNTY, WASHINGTON WHICH RESTATES THE DECLARATION RECORDED UNDER AUDITOR'S FILE NUMBER 201701062210 RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AND THE RESTATED SURVEY MAP AND PLANS RECORDED UNDER AUDITOR'S FILE NO. 201902065001, SAID INSTRUMENT BEING A RESTATEMENT TO THE SURVEY MAP AND PLANS RECORDED UNDER AUDITOR'S FILE NO. 201701065001 RECORDS OF SNOHOMISH COUNTY AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SITE DATA

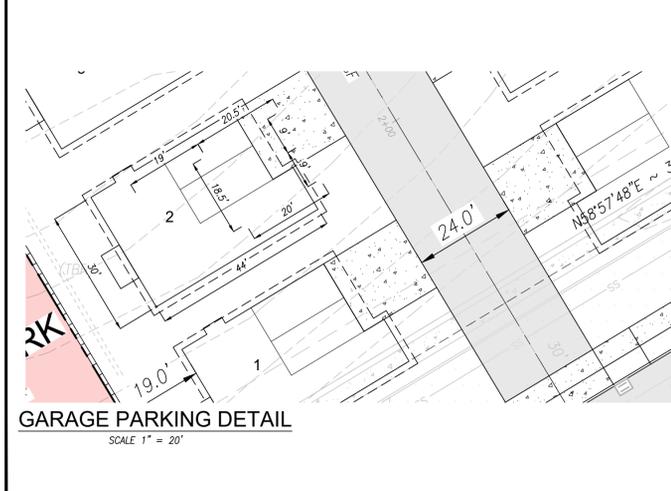
SITE AREA	= 704,234 SF = 16.17 AC
ZONING CLASSIFICATION	= RHC
AIRPORT PROTECTION DISTRICT SUB DISTRICT	= D
USE CLASSIFICATION	= SINGLE FAMILY CONDO
NET DENSITY	= 25 / 10.10 = 2.39 DU/AC
GROSS DENSITY	= 25 UNITS / 16.17 AC = 1.48 UNITS/AC
BUILDING HEIGHT	= 30' (MAX. 45')
LOT COVERAGE	= 33,000 SF / 704,234 SF = 4.7% SF (MAX = 75%)
UTILITIES	= CITY OF ARLINGTON
WATER SEWER	= CITY OF ARLINGTON
SCHOOL	ARLINGTON SCHOOL DISTRICT 16
FIRE DISTRICT	NORTH COUNTY REGIONAL FIRE AUTHORITY

LOT DENSITY PER 20.048.020
ONE LOT PER 4,300 SF
704,234 / 4,300 = 164 LOTS MAX.
WE ARE PROPOSING 25

REV. NO.	DESCRIPTION	INITIALS	DATE



01/21/2026

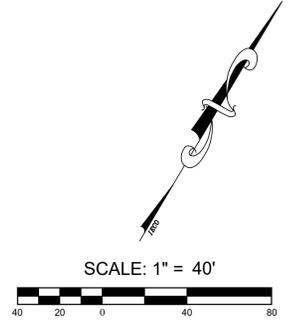
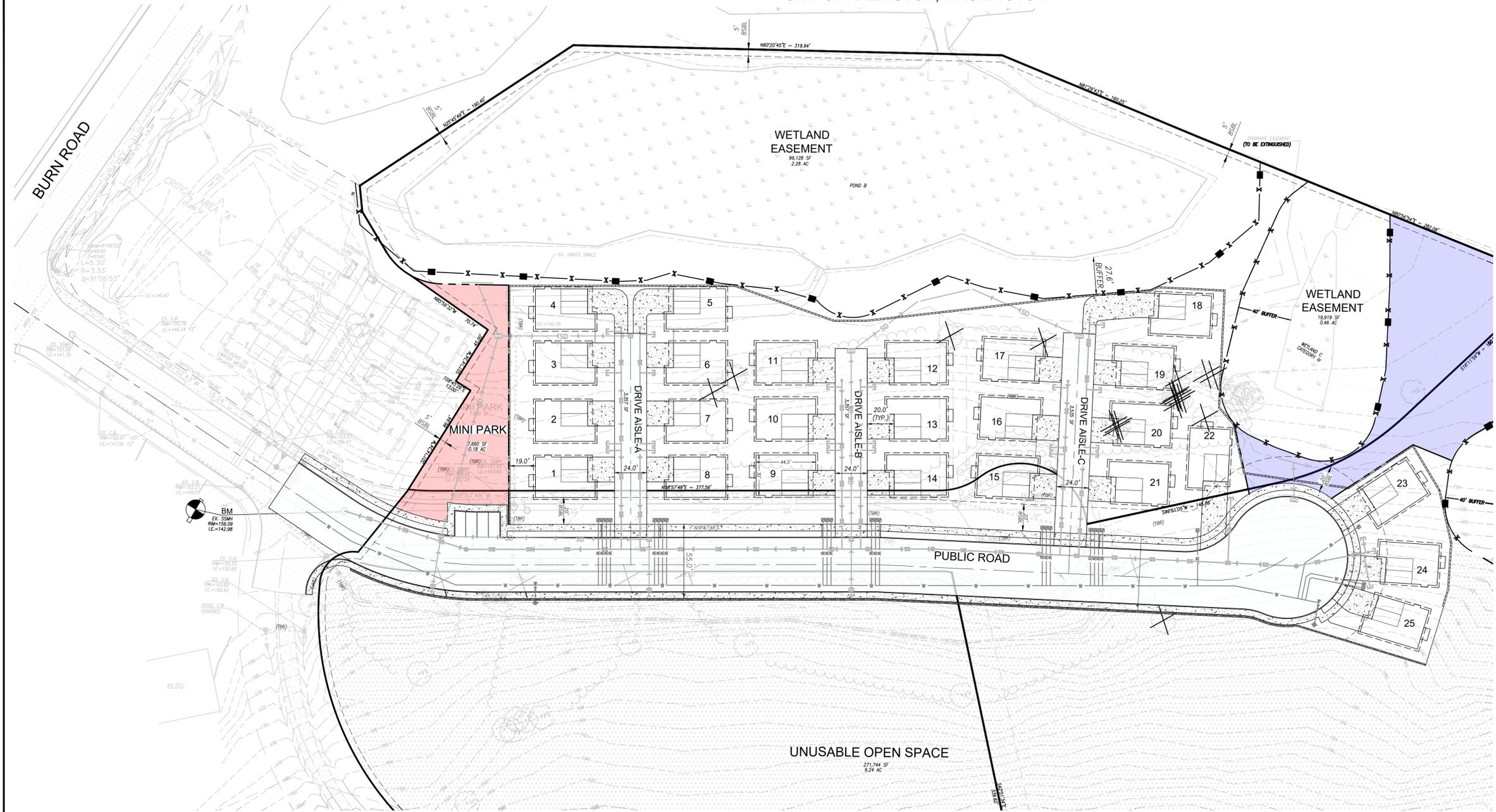


LEGEND

+	EXISTING MONUMENT (AS SHOWN)	CC	SANITARY SEWER CLEAN OUT (CO)
✕	SECTION 1/4 CORNER NOT FOUND	P	POWER POLE
✕	SECTION CORNER NOT FOUND	GP	GUY POLE
●	FOUND REBAR/CAP OR LP. (IRON PIPE)	WM	WATER METER
(C)	CALCULATED	WV	WATER VALVE
(P)	PLAT	MB	MAILBOX
(M)	MEASURED	U	UTILITY POLE ANCHOR
TBR	TO BE REMOVED	FH	FIRE HYDRANT (2 NOZZLE)
R.O.W.	RIGHT-OF-WAY	■	TYPE 1 NGPA SIGN
P.O.B.	POINT OF BEGINNING	—	PROPOSED WATER
CLF	CENTERLINE	—	PROPOSED SANITARY SEWER
WOF	CHAIN LINK FENCE	—	PROPOSED STORM DRAINAGE
W.S.	WOOD FENCE	—	PROPERTY LINE
EOP	WATER SURFACE	-X-X-	EXISTING FENCE LINE
BOW	EDGE OF PAVEMENT	—	EDGE OF PAVEMENT
CB	BACK OF WALK	---	EXISTING CONTOURS
SD	STORM DRAIN CATCH BASIN (CB)	XXX	PROPOSED CONTOURS
SS	STORM DRAIN MANHOLE (SDMH)	→	PRE-EXISTING DRAINAGE PATTERN
CO	SANITARY SEWER MANHOLE (SSMH)	■	USEABLE OPEN SPACE
CO	SANITARY SEWER CLEAN OUT (CO)	■	UNUSABLE OPEN SPACE
CO	SANITARY SEWER CLEAN OUT (CO)	■	MINI PARK

NW 1/4, SW 1/4 SEC. 12, T. 31 N., R.05 E., W.M.
PIONEER POINT
DWG FILENAME: DESIGNED BY: DATE: SCALE: JOB NO.:
AMC 1-20-2026 1"=50' 17-0828
PRELIMINARY SITE PLAN S1

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



EQUIPMENT AND PROCEDURE

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

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

ENGINEER / CONTACT

INSIGHT ENGINEERING COMPANY
P.O. BOX 1478
EVERETT, WA 98206
CONTACT: BRIAN R. KALAB, P.E.
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APPLICANT/OWNER

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PH: (425) 770-0888

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SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



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EVERETT, WA 98206
(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

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

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

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

PIONEER POINT

DWG FILENAME: AMC DESIGNED BY: DATE: SCALE: JOB NO.:
1-20-2026 1"=40' 17-0828

COVER SHEET C.1

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
- CB STORM DRAIN CATCH BASIN (CB)
- SD STORM DRAIN MANHOLE (SDMH)
- SS SANITARY SEWER MANHOLE (SSMH)
- CO SANITARY SEWER CLEAN OUT (CO)
- ⊠ POWER POLE
- ⊠ GUY POLE
- ⊠ WM WATER METER
- ⊠ WV WATER VALVE
- ⊠ MB MAILBOX
- ⊠ UPA UTILITY POLE ANCHOR
- ⊠ FH FIRE HYDRANT (2 NOZZLE)
- ⊠ TYPE 1 NGPA SIGN
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAINAGE
- PROPERTY LINE
- - - EXISTING FENCE LINE
- - - EDGE OF PAVEMENT
- - - EXISTING CONTOURS
- - - PROPOSED CONTOURS
- PRE-EXISTING DRAINAGE PATTERN
- USEABLE OPEN SPACE
- UNUSABLE OPEN SPACE
- MINI PARK
- PRIVATE OPEN SPACE

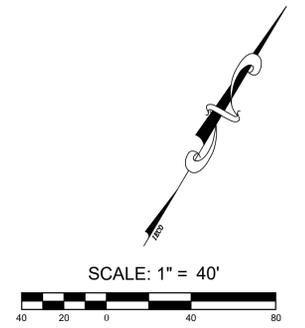
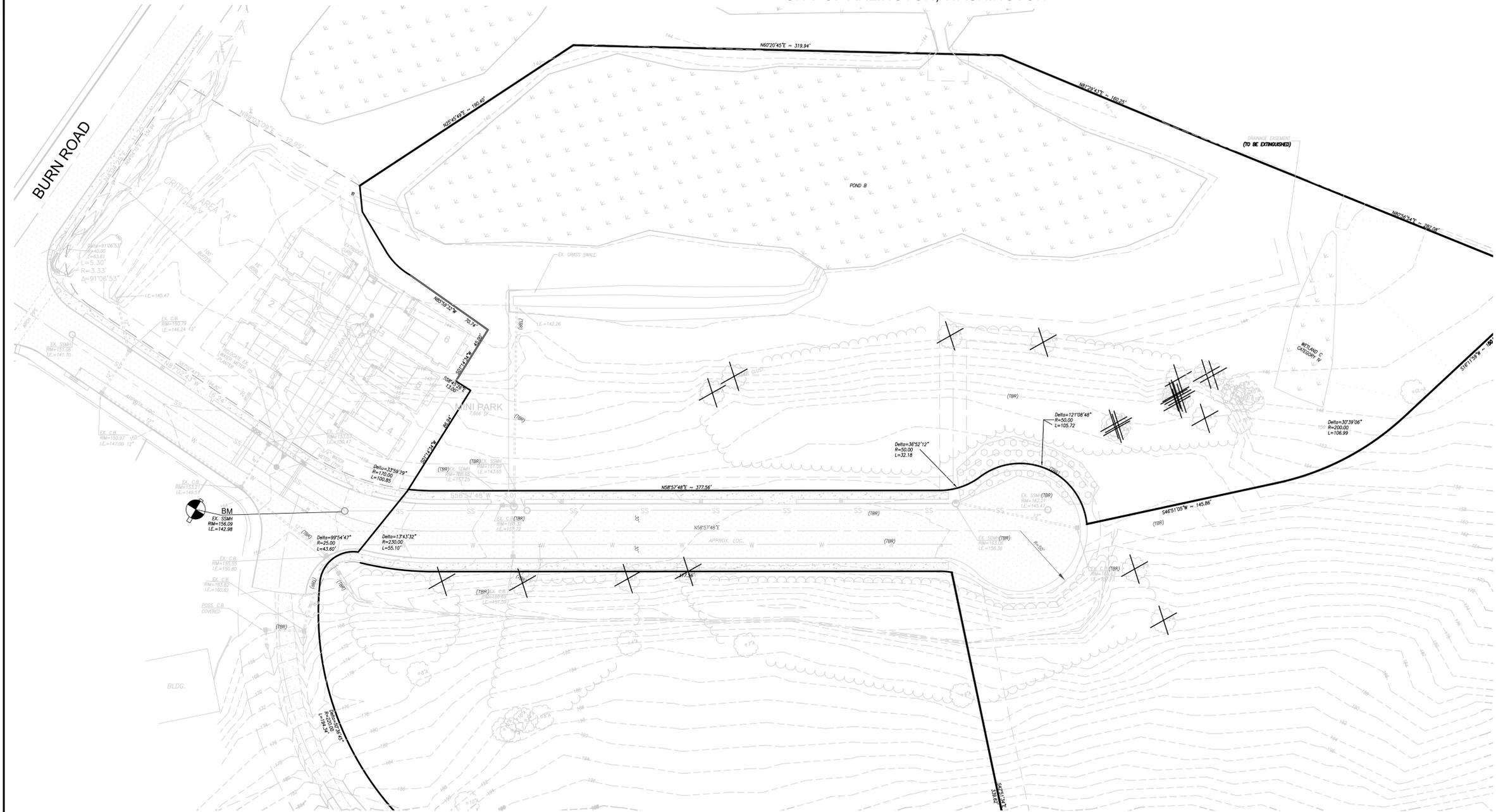
Sheet Index

S1	PRELIMINARY SITE PLAN
C1	COVER SHEET
C1.1	EXISTING FEATURES MAP
C2.0	PRELIMINARY GRADING PLAN
C2.1	PRELIMINARY SWPP
C3.1	PRELIMINARY ROAD & DRAINAGE
C3.2	PRELIMINARY DRIVE AISLE A & B PLAN & PROFILE
C3.3	PRELIMINARY DRIVE AISLE C PLAN & PROFILE
C4.0	PRELIMINARY OVERALL SEWER & WATER PLAN

REV. NO.	DESCRIPTION	INITIALS	DATE

01/21/2026

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



EQUIPMENT AND PROCEDURE

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

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

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

APPLICANT

PORTAGE CREEK, LLC
11926 127TH AVE. NE
LAKE STEVENS, WA 98258

OWNER

LADY INC.
2006 N 35TH PL
MT. VERNON, WA 98273

LEGAL DESCRIPTION

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31051200301500

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

PIONEER POINT

DWG FILENAME	DESIGNED BY:	DATE:	SCALE:	JOB NO.:
	AMC	1-20-2026	1"=40'	17-0828

EXISTING FEATURES MAP **C1.1**

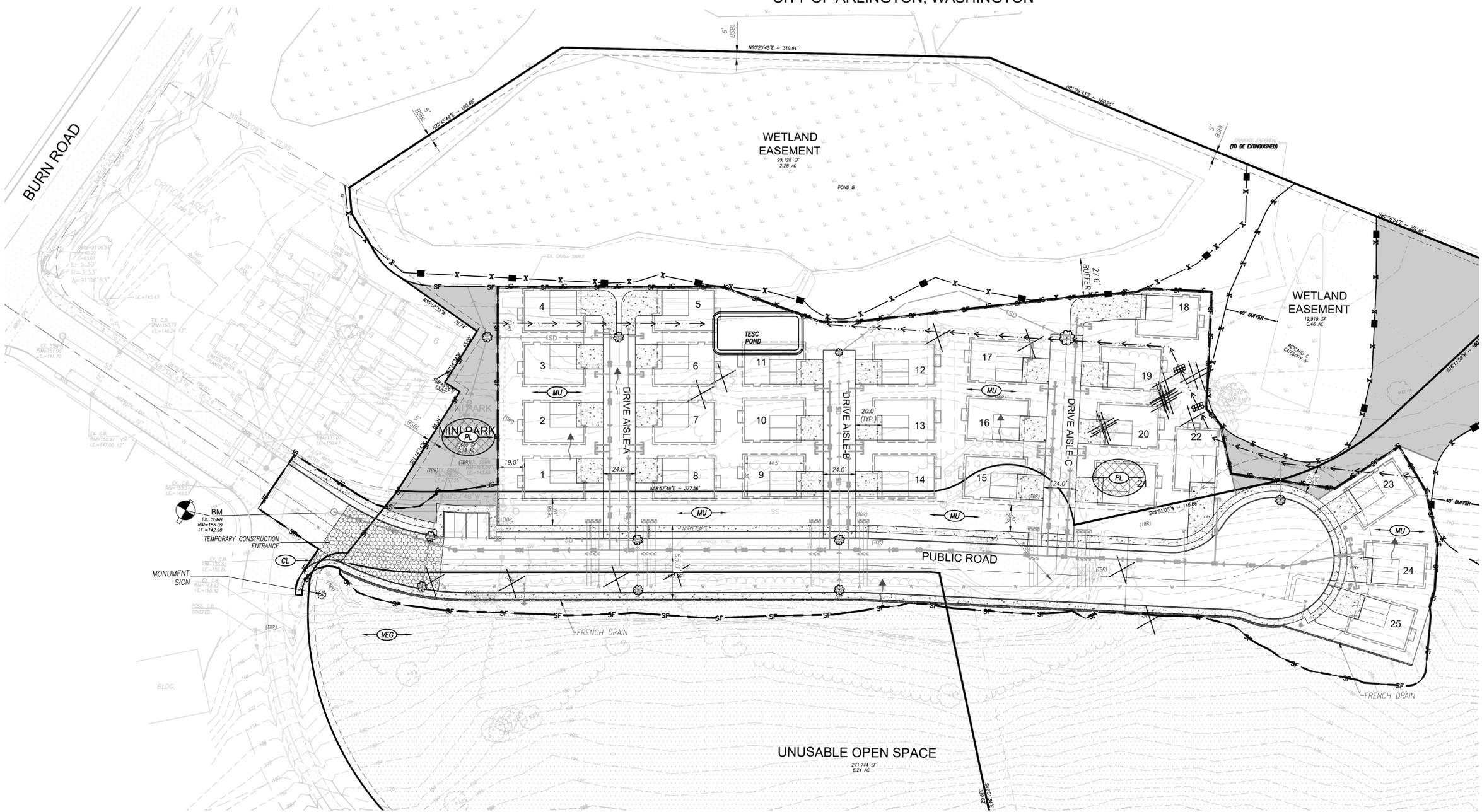
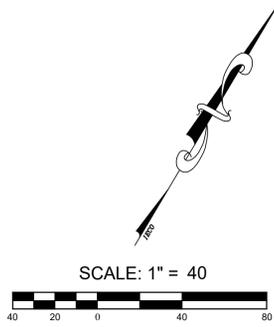


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01/21/2026

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



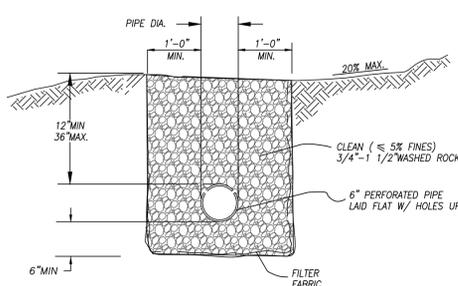
VEGETATIVE COVER	
BEFORE DEVELOPMENT NATIVE VEGETATION WITH SOME TREES	
AFTER DEVELOPMENT RESIDENTIAL LANDSCAPING AT THE DEVELOPED PORTIONS OF THE SITE.	
SOIL TYPE	
NORMA & PASTIK SOILS	
NOTE:	
1. EXCESS CUT MAY BE SPREAD ON SITE.	
2. ANY SOIL REMOVED FROM THE SITE MUST BE HAULED TO A CITY APPROVED SITE.	
3. BEFORE CONSTRUCTION ACCEPTANCE BY THE CITY, THE APPLICANT SHALL ESTABLISH A PERMANENT VEGETATIVE GROUND COVER.	
T.E.S.C. LEGEND	
	INTERCEPTOR TRENCH w/ ROCK CHECK DAM
	SILT FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	CLEARING LIMITS
	CATCH BASIN INLET PROTECTION (TYP.)
	MULCH &/OR STRAW MATTING
	PLASTIC COVER
	PRESERVE EXISTING VEGETATION
	FLOW ARROW (EX.)

THE 13 ELEMENTS OF TESC BMP

- ELEMENT #1 - MARK CLEARING LIMITS: LIMIT OF CONSTRUCTION ARE CLEARLY MARKED.
- ELEMENT #2 - ESTABLISH CONSTRUCTION ACCESS: A STABILIZED CONSTRUCTION ENTRANCE IS SHOWN.
- ELEMENT #3 - CONTROL FLOW RATES: A SEDIMENT POND IS PROPOSED.
- ELEMENT #4 - INSTALL SEDIMENT CONTROLS: SILT FENCE, INLET PROTECTION, MULCH, INTERCEPTOR SWALES AND SEDIMENT POND ARE PROPOSED.
- ELEMENT #5 - STABILIZE SOILS: SOIL STABILIZATION IS ACHIEVED BY MULCHING, PLASTIC COVERING AND SEEDS.
- ELEMENT #6 - PROTECT SLOPES: SLOPES ARE PROTECTED BY PLASTIC COVERING, MULCHING AND SEEDS.
- ELEMENT #7 - PROTECT DRAIN INLETS: INLET PROTECTIONS ARE PROPOSED FOR THE STORM DRAINS.
- ELEMENT #8 - STABILIZE CHANNELS AND OUTLETS: OUTLET PROTECTIONS ARE PROPOSED.
- ELEMENT #9 - CONTROL POLLUTANTS: ALL VEHICLES, EQUIPMENT AND PETROLEUM PRODUCT STORAGE/DISPENSING AREAS WILL BE INSPECTED REGULARLY TO DETECT ANY LEAKS OF SPILLS, AND TO IDENTIFY MAINTENANCE NEEDS AND PREVENT LEAKS OF SPILLS.
- ELEMENT #10 - CONTROL DEWATERING: THERE WILL BE NO DEWATERING AS PART OF THIS CONSTRUCTION PROJECT.
- ELEMENT #11 - MAINTAIN BMP'S: ALL TEST BMP'S SHALL BE MAINTAINED AND REPAIRED AS NEEDED.
- ELEMENT #12 - MANAGE THE PROJECT: THIS SHOULD BE ACHIEVED BY MINIMIZING THE EXTENT AND DURATION OF THE AREA EXPOSED AND BY EMPHASIZING EROSION CONTROL THEN SEDIMENT CONTROL.
- ELEMENT #13 - PROTECT ON-SITE STORMWATER MANAGEMENT BMP'S FOR RUNOFF FROM ROADS AND OTHER HARD SURFACES: N/A

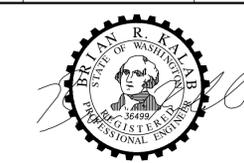
CONSTRUCTION SEQUENCE

1. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF ARLINGTON INSPECTOR BY PHONING 360-435-3811.
2. INSTALL ORANGE CLEARING LIMIT FENCING AS INDICATED. (CL)
3. CLEAR FOR AND CONSTRUCT THE TEMPORARY CONSTRUCTION ROAD STABILIZATION TO GRADE. (CRS)
4. INSTALL ALL SILT FENCE. (SF)
5. CLEAR, GRUB, AND GRADE FOR ROAD AND UTILITY CORRIDORS.
6. CONSTRUCT UTILITIES, PAVING, CURBING & SIDEWALK PER APPROVED DESIGN PLANS.
7. APPLY MULCH TO UNCOVERED AREAS. (MU)
8. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED IN ACCORDANCE WITH THESE PLANS AND APPLICABLE BMP'S REMOVED. (PS)



1 FRENCH DRAIN DETAIL
N.T.S.

REV. NO.	DESCRIPTION	INITIALS	DATE



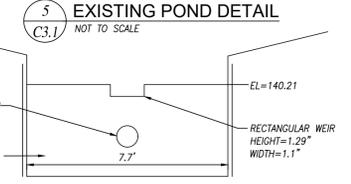
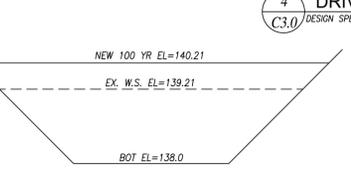
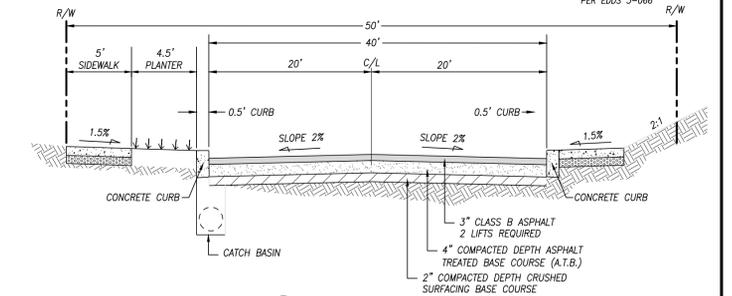
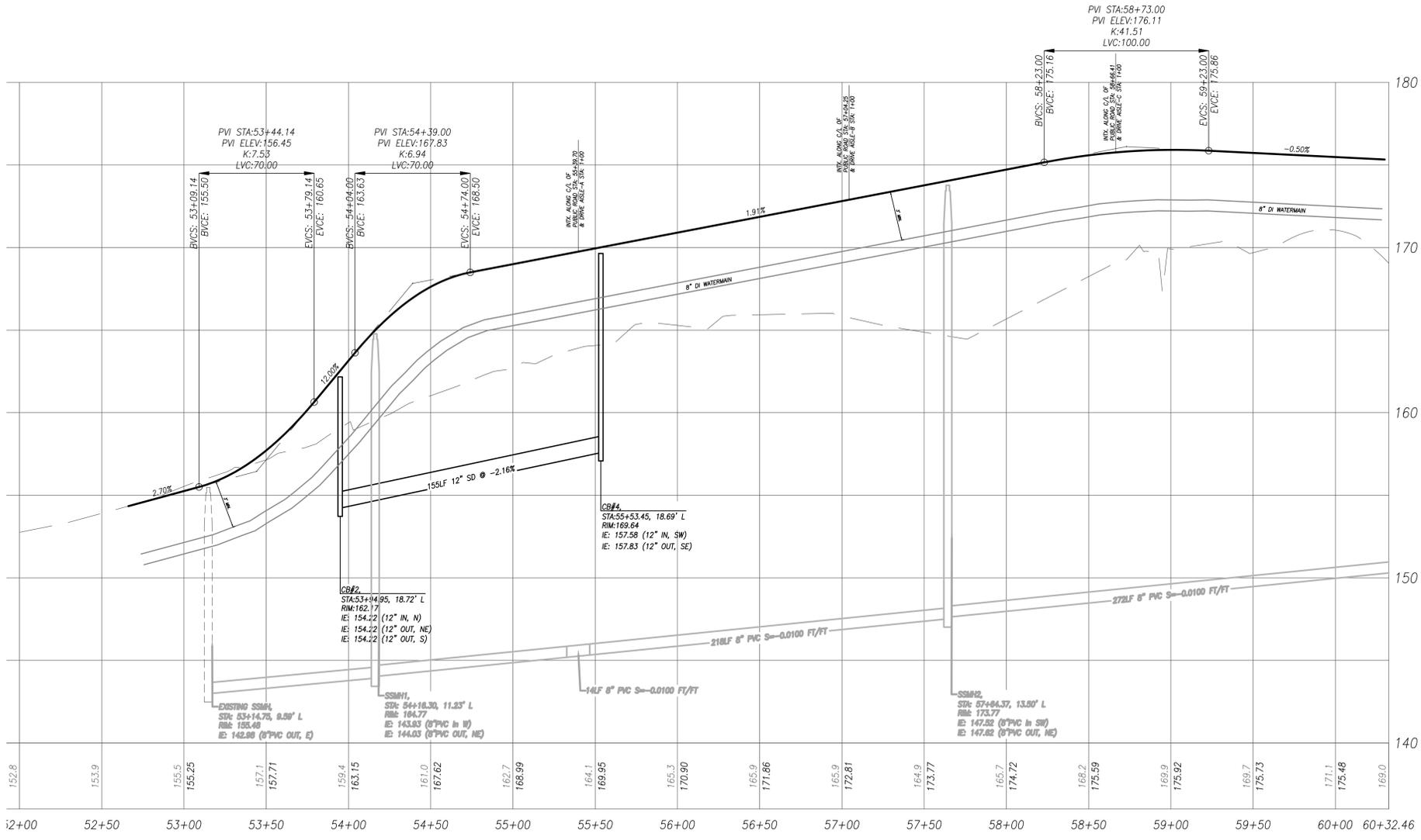
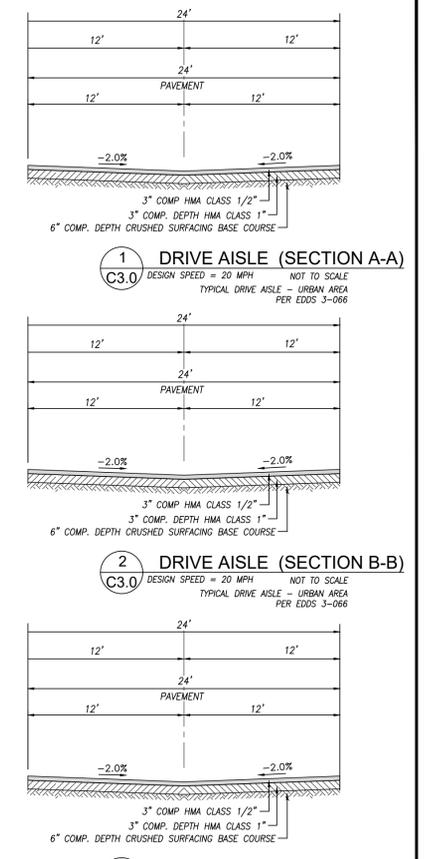
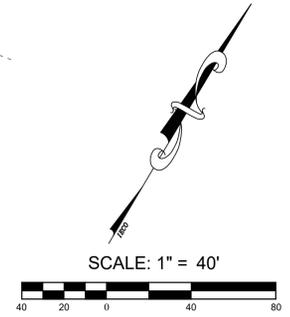
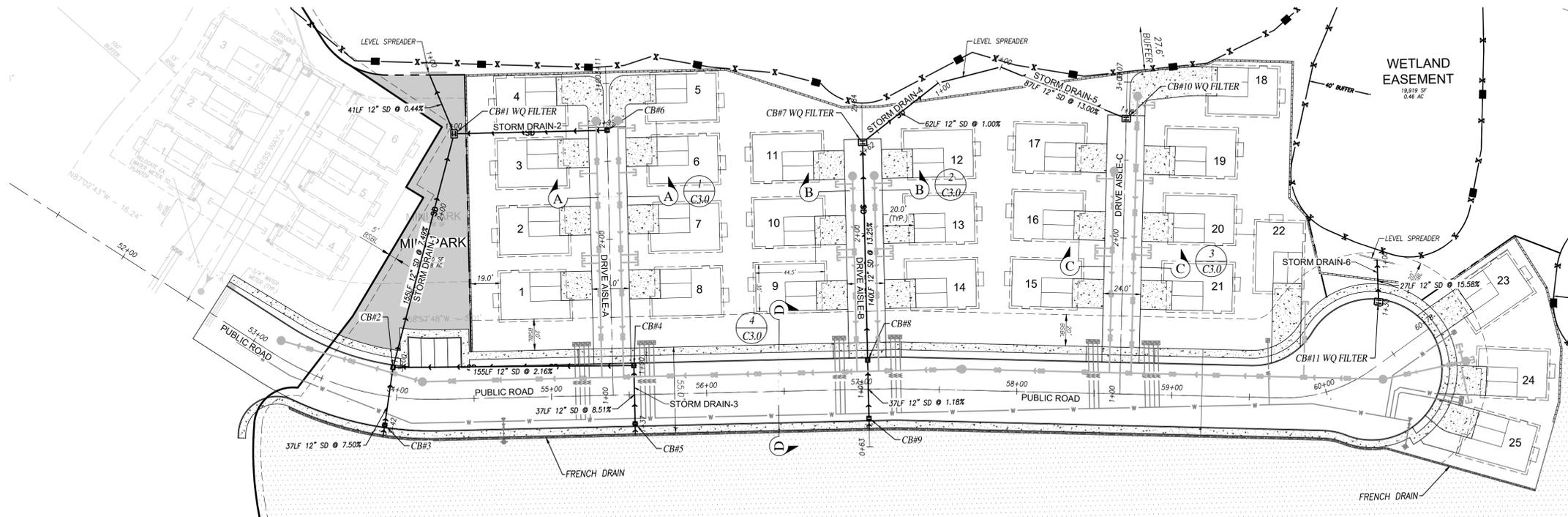
01/21/2026



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(425) 303-9363 (425) 303-9362 FAX
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SITE ADDRESS: 8500 BLOCK OF 207TH ST NE ARLINGTON, WA 98223	
TAX ACCOUNT NO.'S: 31051200301000, 31051200301400, 31051200301500	
NW 1/4, SW 1/4 SEC. 12, T. 31 N., R.05 E., W.M.	
PIONEER POINT	
DWG FILENAME	DESIGNED BY: DATE: SCALE: JOB NO.:
AMC	1-20-2026 1"=40' 17-0828
PRELIMINARY SWPP	
SHEET C2.1	

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



REV. NO.	DESCRIPTION	INITIALS	DATE



IECO
INSIGHT ENGINEERING CO.
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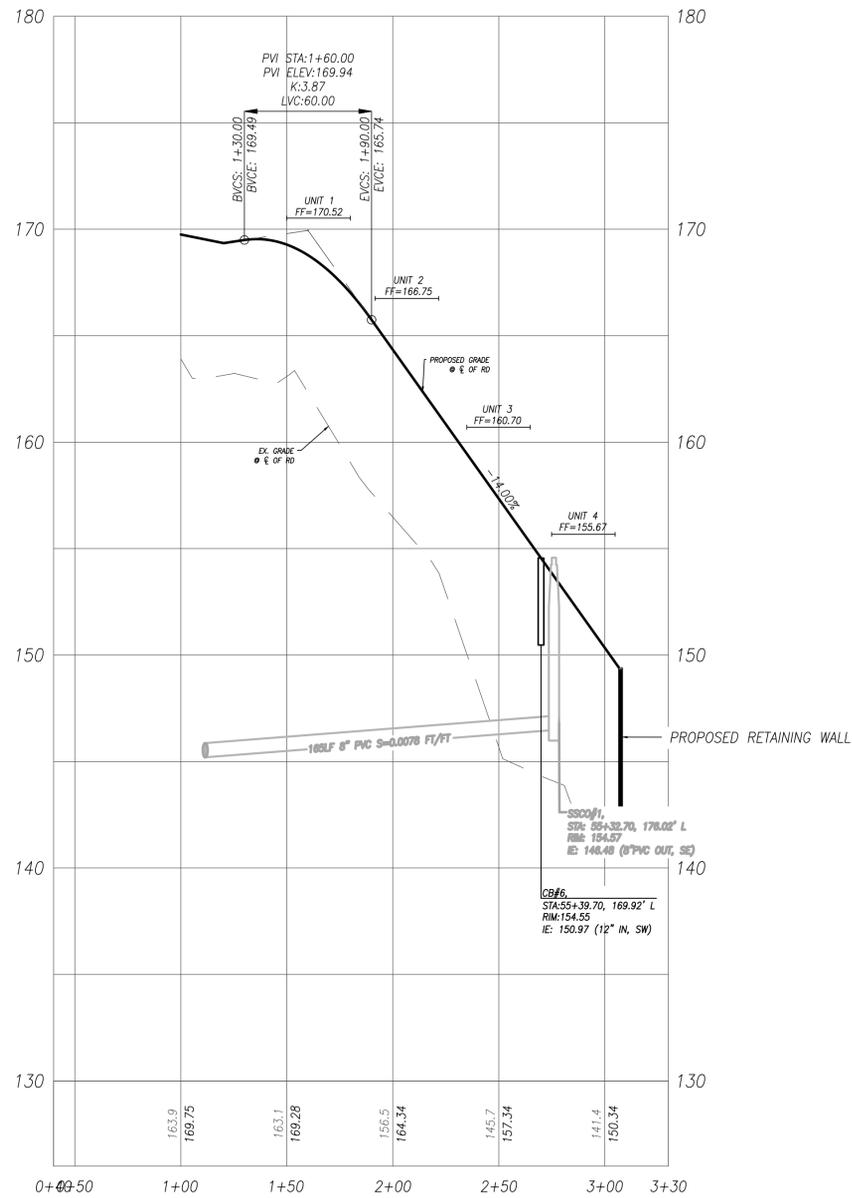
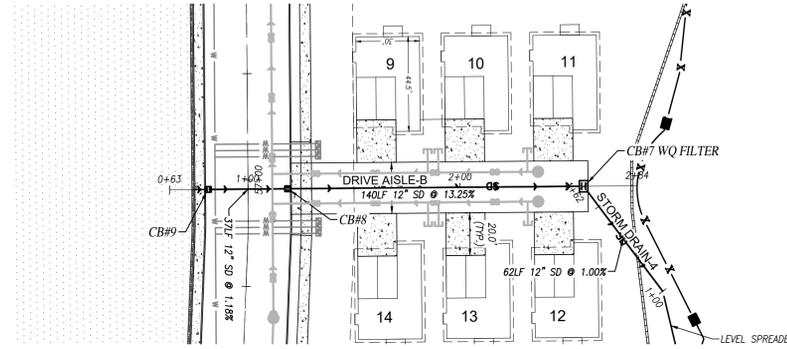
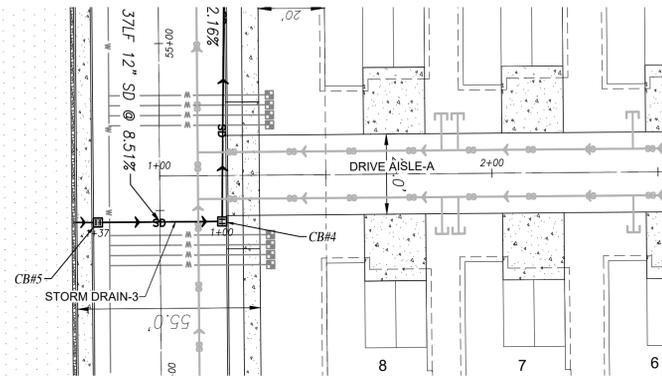
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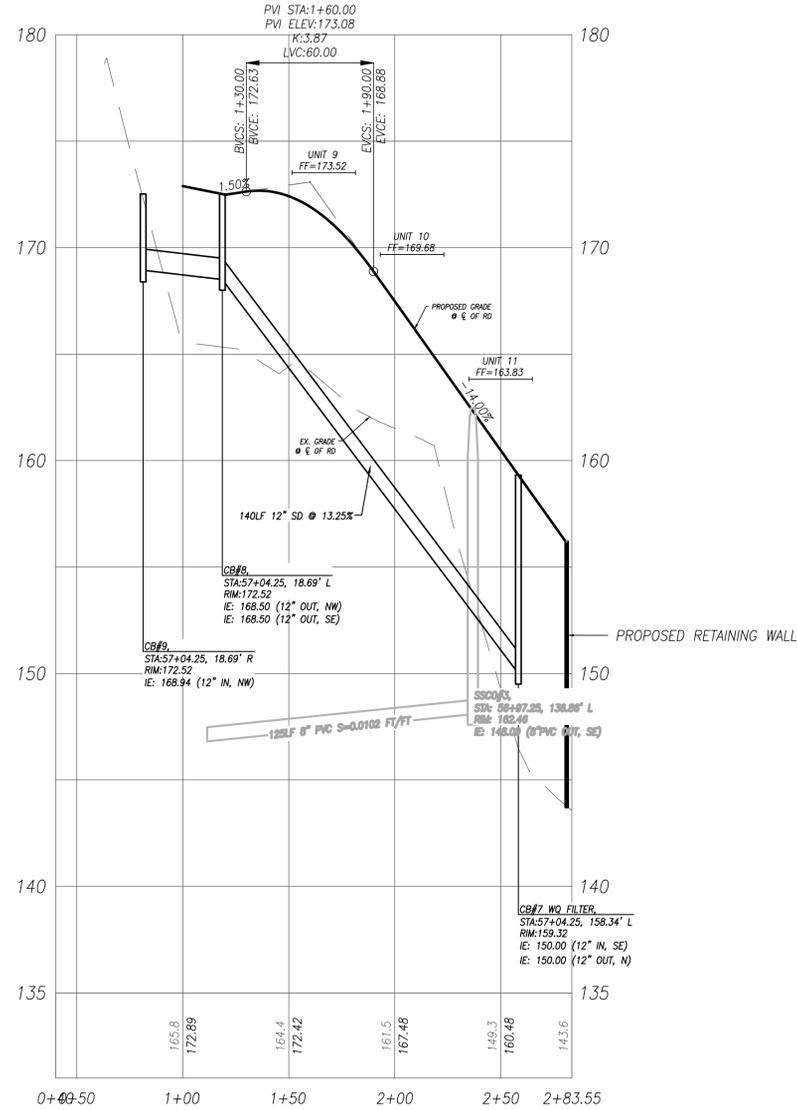
PRELIMINARY ROAD & DRAINAGE SHEET
C3.1

01/21/2026

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



DRIVE AISLE - A
SCALE: 1"=40' HORIZONTAL 1"=4' VERTICAL
DESIGN SPEED: 25 MPH



DRIVE AISLE - B
SCALE: 1"=40' HORIZONTAL 1"=4' VERTICAL
DESIGN SPEED: 25 MPH

REV. NO.	DESCRIPTION	INITIALS	DATE

01/21/2026

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

SITE ADDRESS: 8500 BLOCK OF 20TH ST NE
ARLINGTON, WA 98223

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

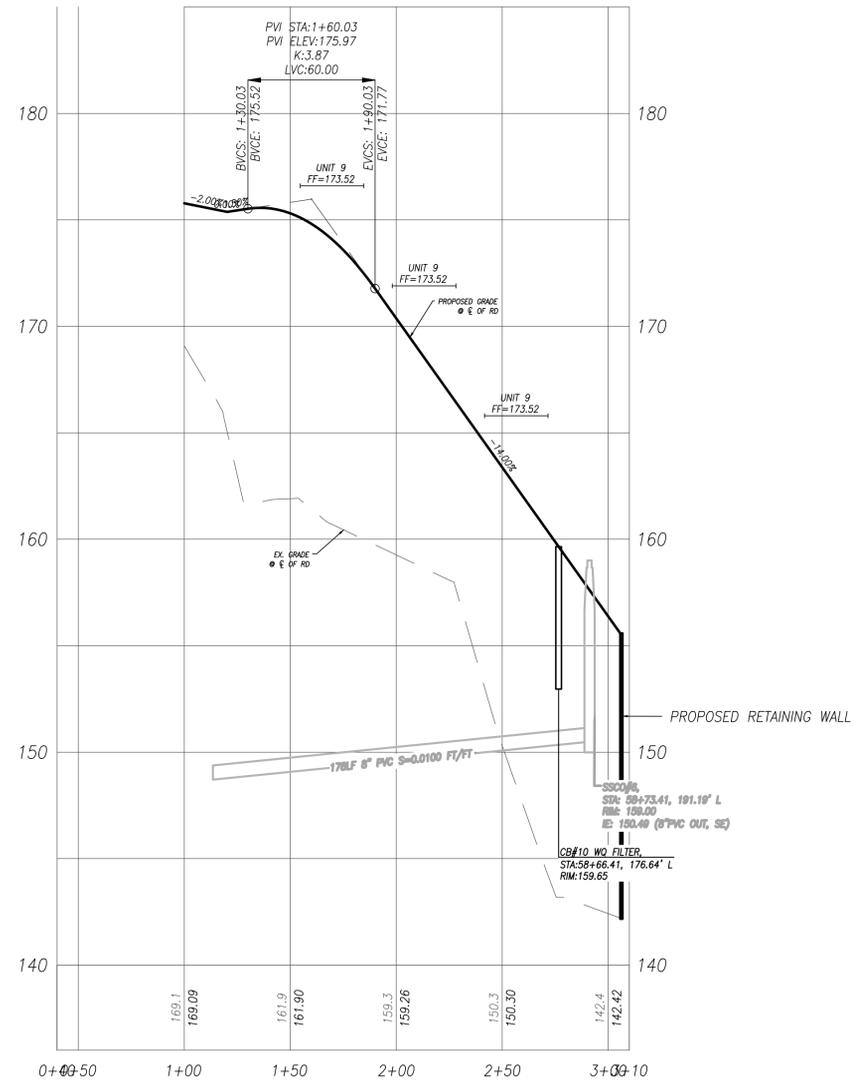
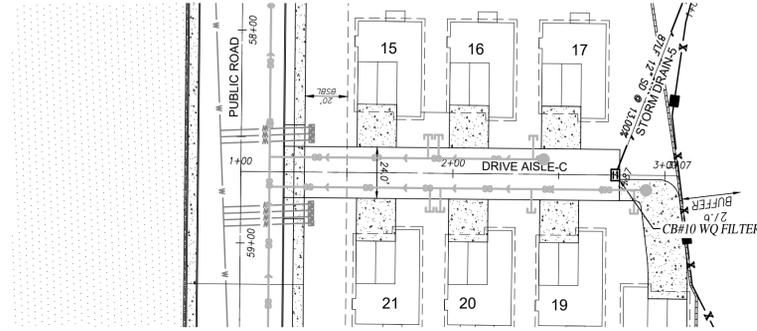
NW 1/4, SW 1/4 SEC. 12, T. 31 N., R.05 E., W.M.
PIONEER POINT

DWG FILENAME	DESIGNED BY:	DATE:	SCALE:	JOB NO.:
	AMC	1-20-2026	1"=40'	17-0828

PRELIMINARY DRIVE AISLE A & B PLAN & PROFILE

SHEET
C3.2

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



DRIVE AISLE - C
SCALE: 1"=40' HORIZONTAL 1"=4' VERTICAL
DESIGN SPEED: 25 MPH

REV. NO.	DESCRIPTION	INITIALS	DATE



IECO
INSIGHT ENGINEERING CO.

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

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

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

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

DWG FILENAME	DESIGNED BY:	DATE:	SCALE:	JOB NO.:
	AMC	1-20-2026	1"=40'	17-0828

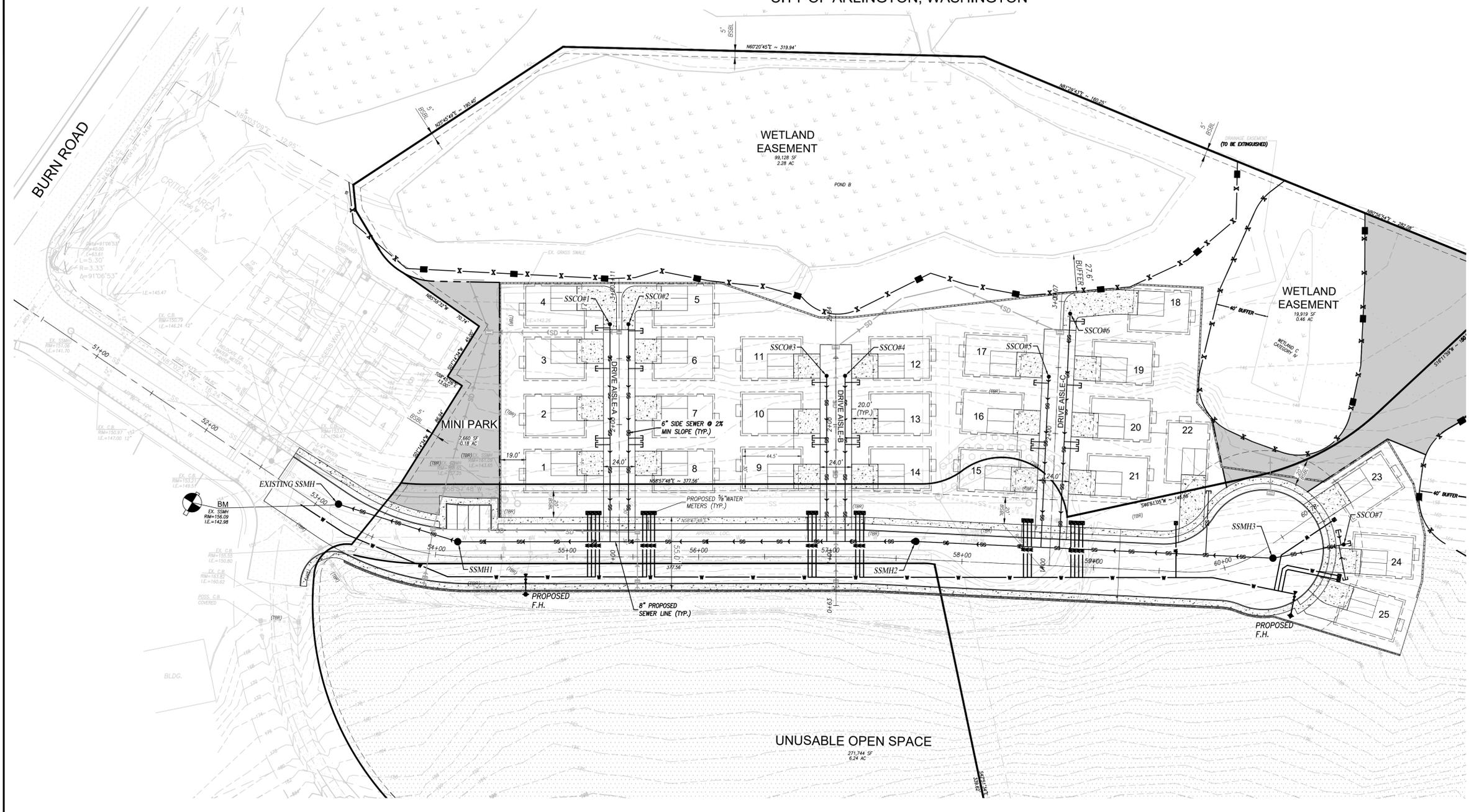
PRELIMINARY DRIVE AISLE C
PLAN & PROFILE

C3.3

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



SCALE: 1" = 40'
40 20 0 20 40 80



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

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

DWG FILENAME: AMC DESIGNED BY: DATE: 1-20-2026 SCALE: 1"=40' JOB NO.: 17-0828

PRELIMINARY OVERALL
SEWER & WATER PLAN
SHEET
C4.0

REV. NO.	DESCRIPTION	INITIALS	DATE

01/21/2026