



CITY OF ARLINGTON NOTICE OF DECISION

Centennial Park Phase II - Variance

The City of Arlington has issued a Notice of Decision for a Variance Permit as required by Arlington Municipal Code. The following project has been **APPROVED**, with the conditions listed in the attached Permit Decision.

Project Name: Centennial Park Phase II - Variance

Proponent: Jari Williams and Ryan Kilby, Williams Investment

Project Number: PLN #761

Description of Proposal: The Applicant is requesting a variance to the Critical Area Ordinance AMC 20.93 for a stream buffer reduction. Edgecomb Creek was previously located onsite along the southern boundary of the property and was successfully relocated offsite as part of a Washington State Department of Transportation (WSDOT) restoration project. Washington Department of Fish and Wildlife denied the applicant's request to declassify the Relict Edgecomb Creek Channel, which has resulted in a reconfiguration of the site. The site circumstances are unique in that the stream which was successfully relocated offsite to the south; however, a relict channel remains onsite which is considered a Type-F stream and has a 150-foot buffer. The reduction in buffer would allow for the property to be developed as expected within the conditional use permit and provide mitigation enhancement to the remaining onsite stream buffer area and to the headwaters of Hayho Creek, as the City finds it more relevant to provide critical area enhancements within its own basin area.

Location: Northeast corner of 172nd Street and 67th Avenue

Variance Decision: Approved, with Conditions

Variance Decision Date: Thursday, July 1, 2021

End of Appeal Period: Friday, July 16, 2021

Expiration Date: No Expiration

Appeals: A Party of Record may file an appeal of this decision within fourteen (14) calendar days from issuance of this Notice of Decision. Appeals shall be delivered to the City of Arlington, at 18204 59th Avenue NE, Arlington, WA 98223, by **Friday, July 16, 2021 at 5:00 pm.**

Staff Contact: Amy Rusko, Planning Manager arusko@arlingtonwa.gov 360-403-3550

LAND USE REQUEST

FOR

CENTENNIAL PARK PHASE II

This certifies that the proposed
VARIANCE

Located at 17327 67th Avenue NE

Meets all applicable requirements, as conditioned in the attached report, of

TITLE 20

Of the City of Arlington Municipal Code



ISSUED BY THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

JULY 1, 2021

ISSUANCE DATE

PLN# 781

FILE NO

Ang Rusko

SIGNATURE





Community and Economic Development

Planning Division

18204 59th Avenue NE, Arlington, WA 98223

VARIANCE PERMIT

Centennial Park Phase II – PLN #761

A. GENERAL INFORMATION

1. **Application Submittal Date:** October 15, 2020
2. **Applicant:** Jari Williams and Ryan Kilby, Williams Investments
3. **Contact:** Michael Stevens, Dykeman Architects, michaels@dykeman.net
4. **Proposal Description:** The Applicant is requesting a variance to the Critical Area Ordinance AMC 20.93 for a stream buffer reduction. Edgecomb Creek was previously located onsite along the southern boundary of the property and was successfully relocated offsite as part of a Washington State Department of Transportation (WSDOT) restoration project. Washington Department of Fish and Wildlife denied the applicant's request to declassify the Relict Edgecomb Creek Channel, which has resulted in a reconfiguration of the site. The site circumstances are unique in that the stream which was successfully relocated offsite to the south; however, a relict channel remains onsite which is considered a Type-F stream and has a 150-foot buffer. The reduction in buffer would allow for the property to be developed as expected within the conditional use permit and provide mitigation enhancement to the remaining onsite stream buffer area and to the headwaters of Hayho Creek, as the City finds it more relevant to provide critical area enhancements within its own basin area.
5. **Location:** Northeast corner of 172nd Street and 67th Avenue
6. **Tax Parcel ID:** 31052300300800
7. **Lot Size:** 8.18 acres
8. **Land Use Designation:** Neighborhood Commercial with Mixed Use Overlay (T4N-MV)
9. **Zoning Classification:** Neighborhood Commercial with Mixed Use Overlay (T4N-MV)
10. **Proposed Use Classification:** 1.330 Multi-Family Apartments
11. **Adjacent Land Uses:**
 - a. **North:** Residential Low Capacity – Single Family Residential
 - b. **South:** Snohomish County R-5 – Single Family Residential
 - c. **East:** Residential Low Capacity - Church
 - d. **West:** Neighborhood Commercial – Commercial Businesses
12. **Compatibility Description:** The proposed use is consistent with the allowed uses in the Neighborhood Commercial with Mixed Use Overlay zone and T4N-MV in the Commercial Center.
13. **City Staff Contact:** Amy Rusko, Planning Manager, arusko@arlingtonwa.gov

B. FINDINGS OF FACT

Sections "A" through "H" are incorporated into these Findings of Fact.

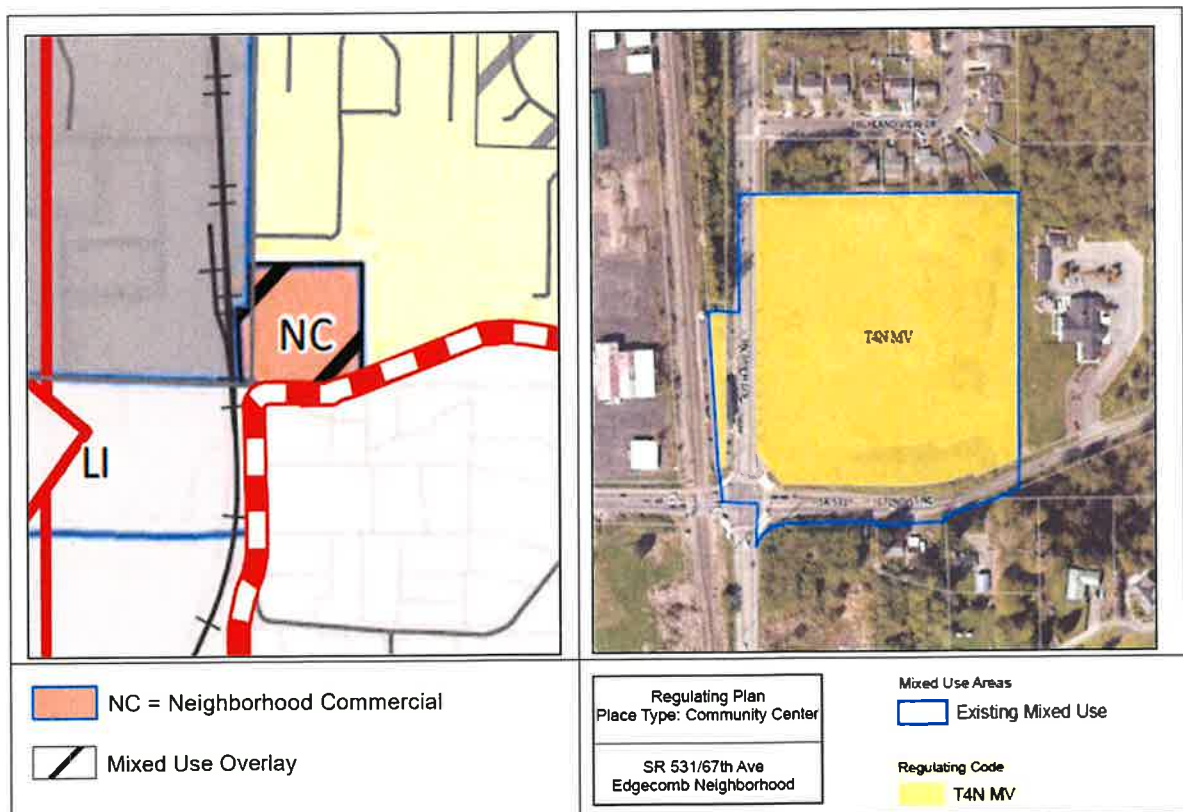
CHAPTER 20.16 PERMITS AND FINAL PLAT APPROVAL

1. **Per AMC 20.16.010 (Permits Required)**, staff finds that a land use permit is required for this proposal and that a land use permit can only be issued after the decision authority finds it complies with all the provisions of AMC Title 20 as proposed.
2. **Per AMC 20.16.090 (Distribution of Application)**, staff finds this application was internally routed to all applicable reviewers on November 15, 2020.

CHAPTER 20.20 APPEALS, VARIANCES, & INTERPRETATION

3. **Per AMC 20.20.030 (c)**, a variance may be granted only if it is concluded that strict enforcement of the code would result in practical difficulties or unnecessary hardships for the applicant and that, by granting the variance the spirit of the code will be observed, public safety and welfare secured, and substantial justice done. These conclusions may be reached if it is found that:
 - a. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property on behalf of which the application was filed is located.

FINDING: The variance will not constitute a grant of special privilege and allows for multi-family apartments to achieve a similar density as other mixed-use projects under the mixed-use overlay zone and T4N-MV transect. Multi-family apartment would be allowed under the same zoning and circumstances throughout the city. The original plan for the WSDOT Edgecomb Creek Relocation project was to abandon the creek bed after the relocation occurred. This did not happen and a variance is now needed for the approved development to be constructed on the site.



- b. That such variance is necessary, because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located.

FINDING: The subject property is encumbered by a relict creek bed that was allowed to remain on the site after the WSDOT creek relocation project was completed. The Department of Fish and Wildlife would not allow the creek bed to be abandoned, therefore creating a special circumstance for this property. With the relict creek bed remaining on the property it inhibits the development that is allowed on this property. Any other site within the City that was zoned Neighborhood Commercial with the Mixed Use Overlay and/or within the T4N-MV transect of Community Center would be allowed to develop the entire site to the same density per acres as what has been proposed for the Centennial Park project (Phase I and Phase II).

The AMC does not allow for buffer reduction, so a variance is required to allow for modifications to the stream buffer to allow the proposed Phase II development to be feasible on the property. The approval of the variance will allow the site to meet all the requirements of the Commercial / Mixed-Use Overlay zone.

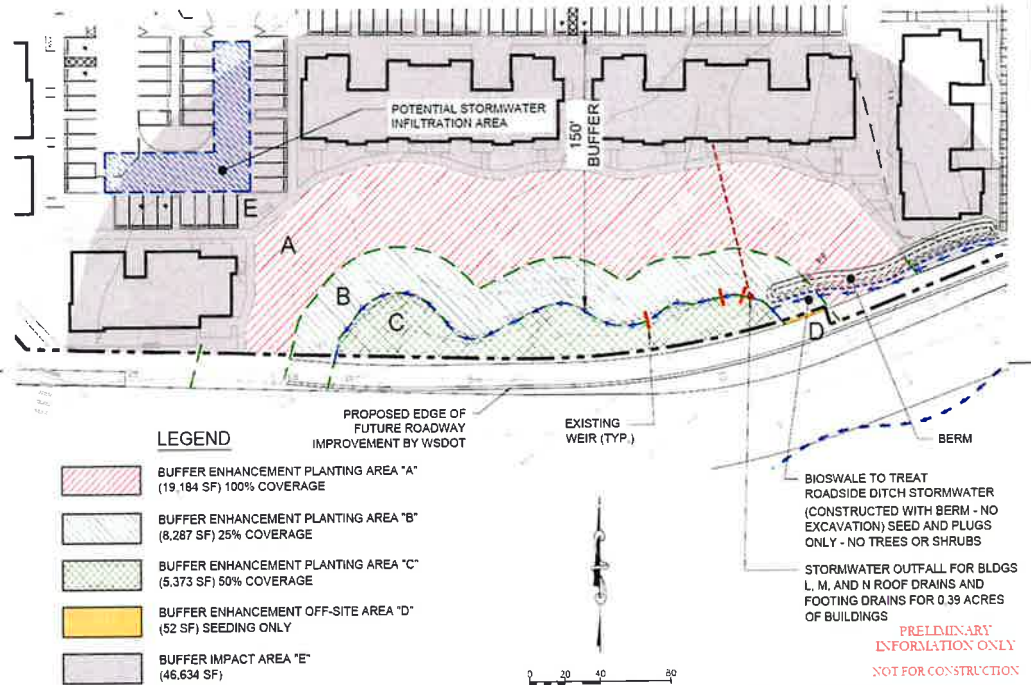
- c. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.

FINDING: The environmental impacts of the proposed buffer reduction shall be mitigated for by providing additional stream mitigation plantings on the site and off-site critical area wetland mitigation plantings to the headwaters of Hayho Creek, approximately ½ mile from the site and within the same sub-basin and watershed.

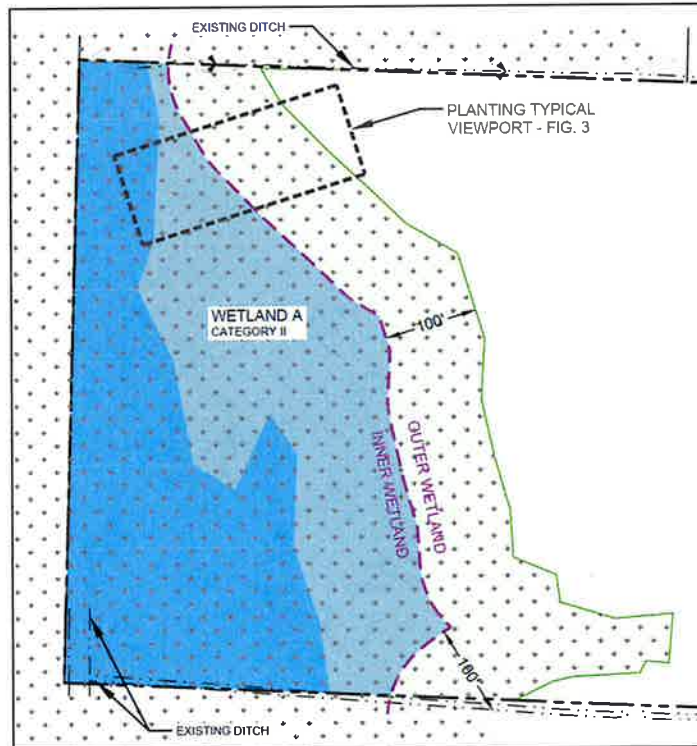
Table 20.93-3 Stream Buffer Width Stream	
Type	Standard Buffer
F-ESA	150 feet

Impacts to the stream buffer are unavoidable. The proposed combined onsite and offsite mitigation strategy is the most practicable option that results in an increased ecological function onsite and within the greater Snohomish watershed when compared to the existing degraded conditions. All direct impacts to the relict stream channel have been avoided; however, in order to accommodate the minimum site design, the buffer is proposed to be reduced to 75 feet along most of its length and a small pinch point to 50 feet.

Centennial Park - On-Site Buffer Enhancement Mitigation Plan



51st Avenue NE - Off-Site Buffer Enhancement Mitigation Plan



WETLAND MITIGATION

OUTER WETLAND (100'-FT FROM WETLAND BOUNDARY)	91,547 SF
INNER WETLAND (AREA BETWEEN OUTER WETLAND AND DEEP WATER WETLAND)	91,181 SF
TOTAL MITIGATION AREA:	182,728 SF

C. PUBLIC COMMENTS

Public Comment	Response
Notice of Application Public Comment period for the Variance Request PLN#761.	The City of Arlington received one (1) agency comment.
Stillaguamish Tribe of Indians have requested an Archaeological Monitor, a Tribal Monitor and to receive notification for any ground disturbance on the site.	The comments from the Stillaguamish Tribe were placed as conditions on the variance permit.

D. DECISION

The proposed project was found to be consistent with and meets the intent of the Arlington Municipal Code, therefore the Centennial Park Phase II Variance (PLN#761) is hereby **APPROVED**, subject to the following conditions.

E. CONDITIONS

1. The Site Plan and Mitigation Plans received by the City of Arlington on January 21, 2021 shall be the approved plans.
2. A Critical Area Protection Easement (CAPE) shall be recorded with Snohomish County prior to building permit issuance.
3. The Conceptual Mitigation Plan prepared by Soundview Consultants LLC revised January 18, 2021 shall be implemented for on-site and off-site mitigation.
4. The onsite mitigation shall be maintained and monitored for a minimum of 5 year per AMC 20.93.390(6) (c) to ensure the success of the project.
5. All applicable components of the Arlington Municipal Code shall be followed.
6. The applicant shall contact the Stillaguamish Tribe for notification of any ground disturbance within the reduced buffer area for tribal monitors.
7. The reduction of the critical area stream buffer has a high probability of encountering cultural resources and an archaeological monitor shall be required for any ground disturbance within the reduced buffer area.
8. Prior to grading activity, the clearing limits of the approved plans shall be delineated in the field. Significant trees to be retained shall also be delineated in the field and inspected by the City prior to major ground disturbance activities.
9. The applicant shall comply with all City of Arlington Land Use Permit, Site Civil Construction and Building Permit requirements that have been issued on the subject property.
10. No permits and/or construction shall begin or is authorized until 14 days from the date of this decision.

F. EXPIRATION

Per AMC 20.20.030 (e) the Centennial Park Phase II Variance is approved indefinitely per the conditions listed above and will run with the property.

G. APPEALS

Per AMC §20.20.010 (Appeals of Community Development Director...), the Community Development Director's decision is appealable to the Hearing Examiner within fourteen (14) days after the date of the Community Development Director's decision.

H. EXHIBITS

1. Centennial Park Phase II – Approved Site Plan
2. Centennial Park Phase II – Variance Permit – PLN#761 (on file at CED Office)

ORDERED THIS ON THE 1st DAY OF July, 2021



Marc Hayes, Community and Economic Development Department Director

Distributed to the following parties:

Michael Stevens, Contact
Jari Williams, Owner
Ryan Kilby, Owner
Marc Hayes, Community Development Director
Nova Heaton, Development Services Manager
Kevin Olander, Building Official

CODE REQUIREMENTS

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

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

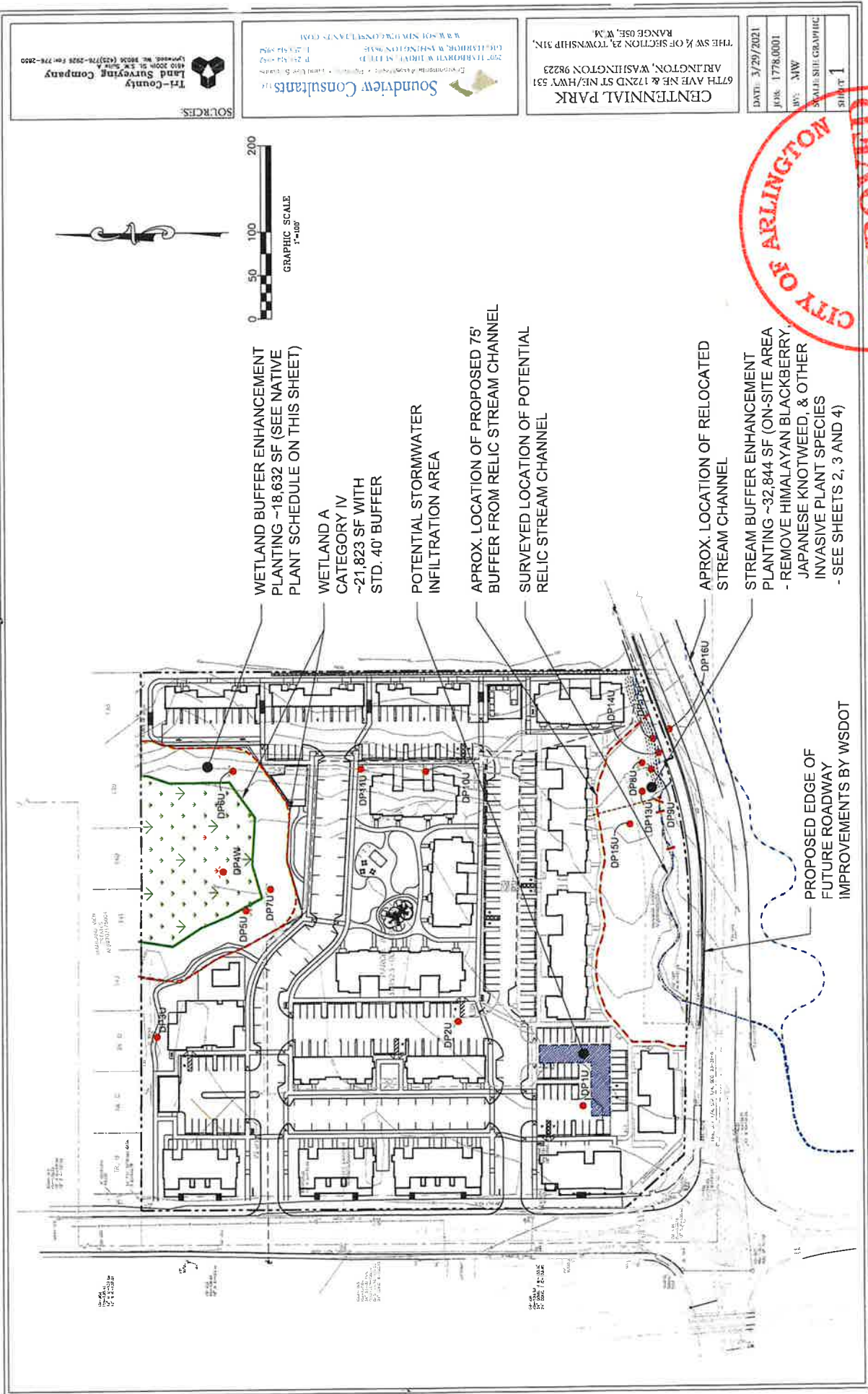
- a. The developer shall follow all applicable noise and other nuisance codes.
- b. The developer shall not track mud and dirt onto public rights-of-way, but if tracked by accident, the developer shall clean it up immediately.
- c. During any site grading or clearing activity, the developer and contractor shall use all available means of controlling air pollution (dust, ash, and smoke).
- d. The restrictions of the AMC shall apply to any and all grading.

4. **Installation of Improvements.** Prior to receiving a Certificate of Occupancy, the developer shall:

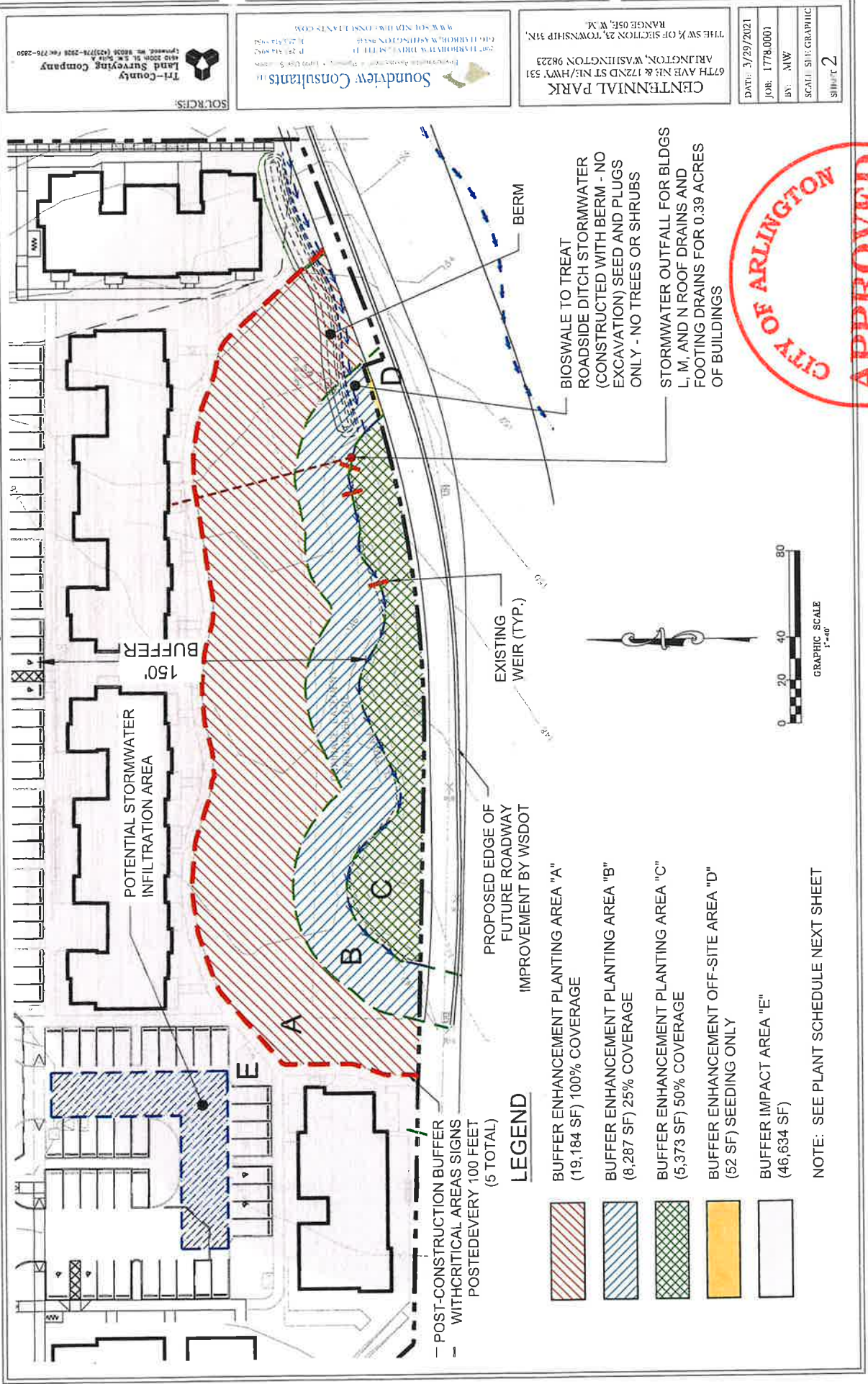
- a. Install all rights-of-way and access easement improvements on all proposed streets internal and existing streets adjacent to the project in accordance with the requirements of AMC Chapter 20.56 and per City of Arlington Public Works Design, Construction Standards and Specifications. The developer shall coordinate with all adjacent developments the final design of the street improvements and/or include the appropriate transition tapers for the street pavement from the property.
- b. Install a potable water system to serve the project per the City of Arlington Public Works Design, Construction Standards and Specifications. Water is to be served by the City of Arlington. This system cannot be deferred if a performance bond is secured. Both water and sanitary sewer must be completely installed and approved before either a temporary or permanent Certificate of Occupancy is issued.
- c. Relocate any existing water facilities and/or install water services/fire hydrants at the expense of the developer.
- d. Install a sanitary sewer system per City of Arlington Public Works Design, Construction Standards and Specifications. Sanitary sewer is provided by the City of Arlington. This system cannot be deferred if a performance bond is secured. Both water and sanitary sewer must be completely installed and approved before either a temporary or permanent Certificate of Occupancy is issued.
- e. Install a permanent storm water control system per AMC Chapter 13.28.
- f. Prior to issuance of a Certificate of Occupancy, the applicant shall complete all required or voluntary improvements unless otherwise secured by the developer and authorized by the City Engineer.

(NOTE: Code requirements for infrastructure improvements are based on conceptual information as submitted by the applicant for the land use permit. Additional specific requirements may be required upon review of the engineered construction drawings submitted by the developer. All improvements are subject to review and approval by the City of Arlington Inspectors. All utilities shall be constructed underground.)

CENTENNIAL PARK - PROPOSED PROJECT - SETBACK ENHANCEMENT AREAS EXHIBIT



CENTENNIAL PARK - PROPOSED PROJECT - SETBACK ENHANCEMENT PLANTING AREAS



CENTENNIAL PARK - PROPOSED PROJECT - SETBACK ENHANCEMENT PLANTING PLAN



SOURCES:
 Tri-County
 Land Surveying Company
 4100 South 24th Ave.
 Lakewood, CO 80226 (402) 776-2025 Fax: 776-2050

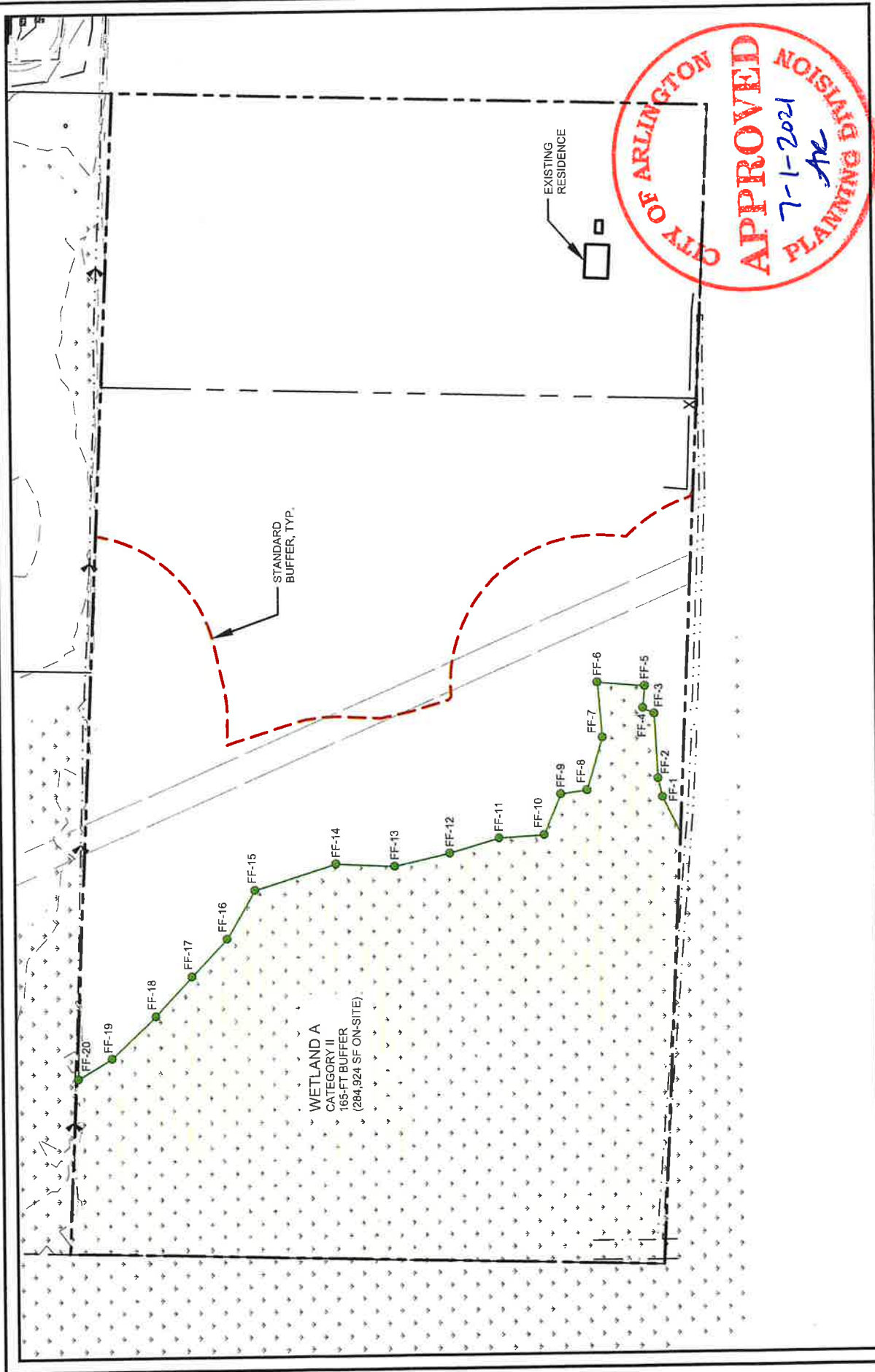
Soundview Consultants
 5907 HARBORVIEW DRIVE, SUITE 110
 C/O HARBORVIEW SHIPYARD
 12514 19th
 Lakewood, CO 80226
 (303) 440-1100
 www.soundviewconsultants.com

CENTENNIAL PARK
 67TH AVE NE & 172ND ST NE/HWY 531
 ARLINGTON, WASHINGTON 98223
 THE SW 1/4 OF SECTION 23, TOWNSHIP 31N,
 RANGE 05E, W3M

DATE: 3/29/2021
JOB: 1778.0001
BY: MW
SCALE: SEE DRAWING
SHEET: 4



CENTENNIAL PARK - OFFSITE - EXISTING CONDITIONS



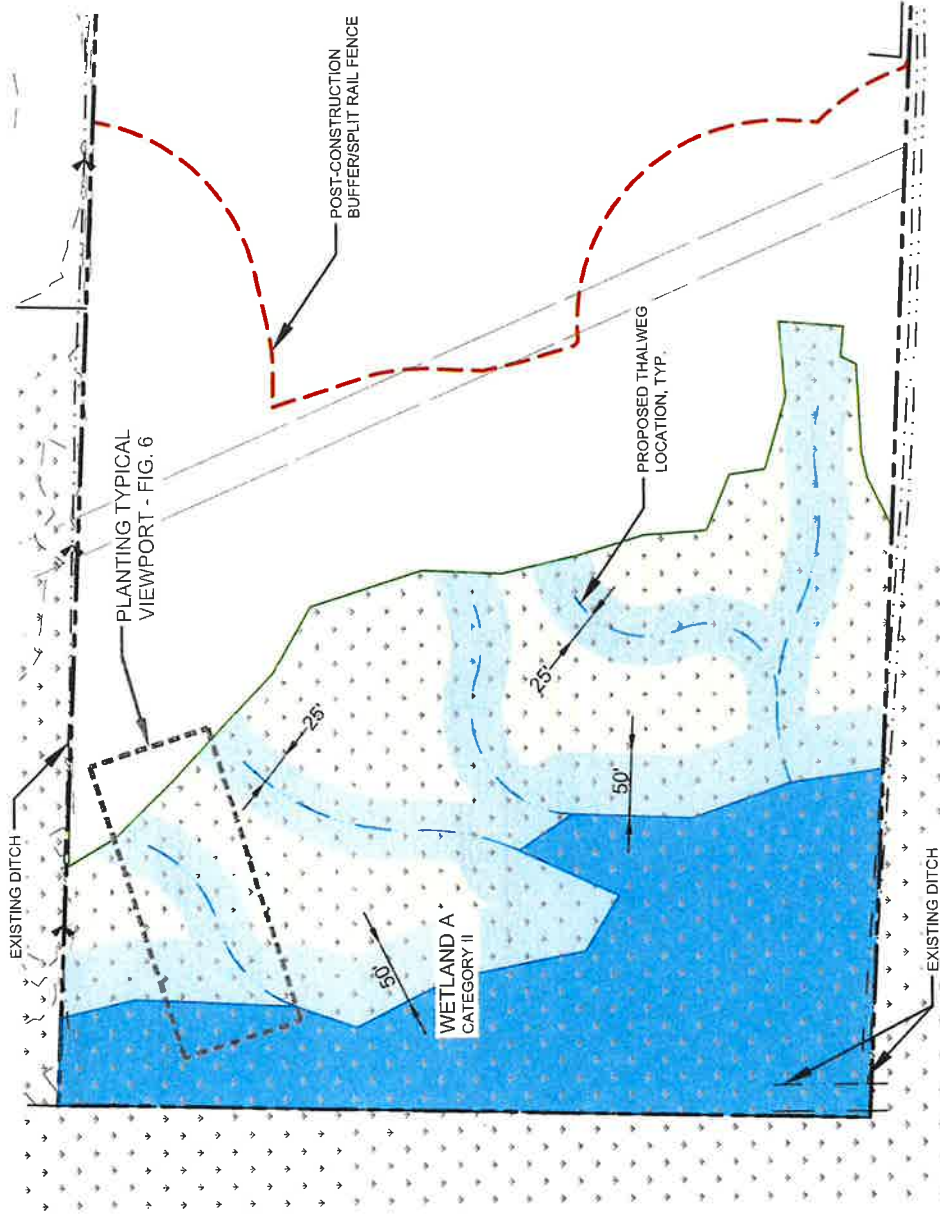
DATE: 3/29/2020
JOB: 1778.0001
BY: MW
SCALE: AS SHOWN
SHEET: 5

Soundview Consultants
 Environmental Assessment • Planning • Land Use Solutions
 2907 HARBORVIEW DRIVE, SUITE D
 GIG HARBOR, WASHINGTON 98335
 P. 253.514.8952
 F. 253.514.8954
 WWW.SOUNDVIEWCONSULTANTS.COM

51ST AVENUE NE (NORTH)
 16430 51ST AVENUE NE
 ARLINGTON, WASHINGTON 98223
 THE NE 1/4 OF SECTION 28, TOWNSHIP 31,
 RANGE 5E, W.M.

0 75 150 300
 GRAPHIC SCALE
 1"=150'

CENTENNIAL PARK - OFFSITE - MITIGATION PLAN



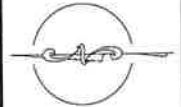
MITIGATION LEGEND

- WETLAND ENHANCEMENT (INCLUDES THALWEG CREATION)

98,523 SF

PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND
- DEEP WATER WETLAND AREAS - 155,435 SF
- EXISTING DITCH BOUNDARY



51ST AVENUE NE (NORTH)
16430 51ST AVENUE NE
ARLINGTON, WASHINGTON 98223
THIS NE 1/4 OF SECTION 28, TOWNSHIP 31,
RANGE 5E, W.M.

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DATE: 3/29/2020
JOB: 1778.0001
BY: MW
SCALE: AS SHOWN
SHEET: 6

HABITAT FEATURE LEGEND

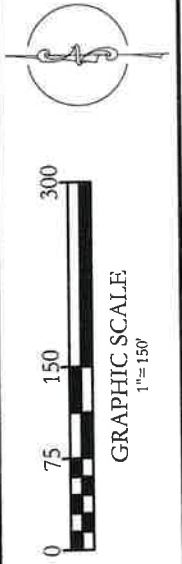
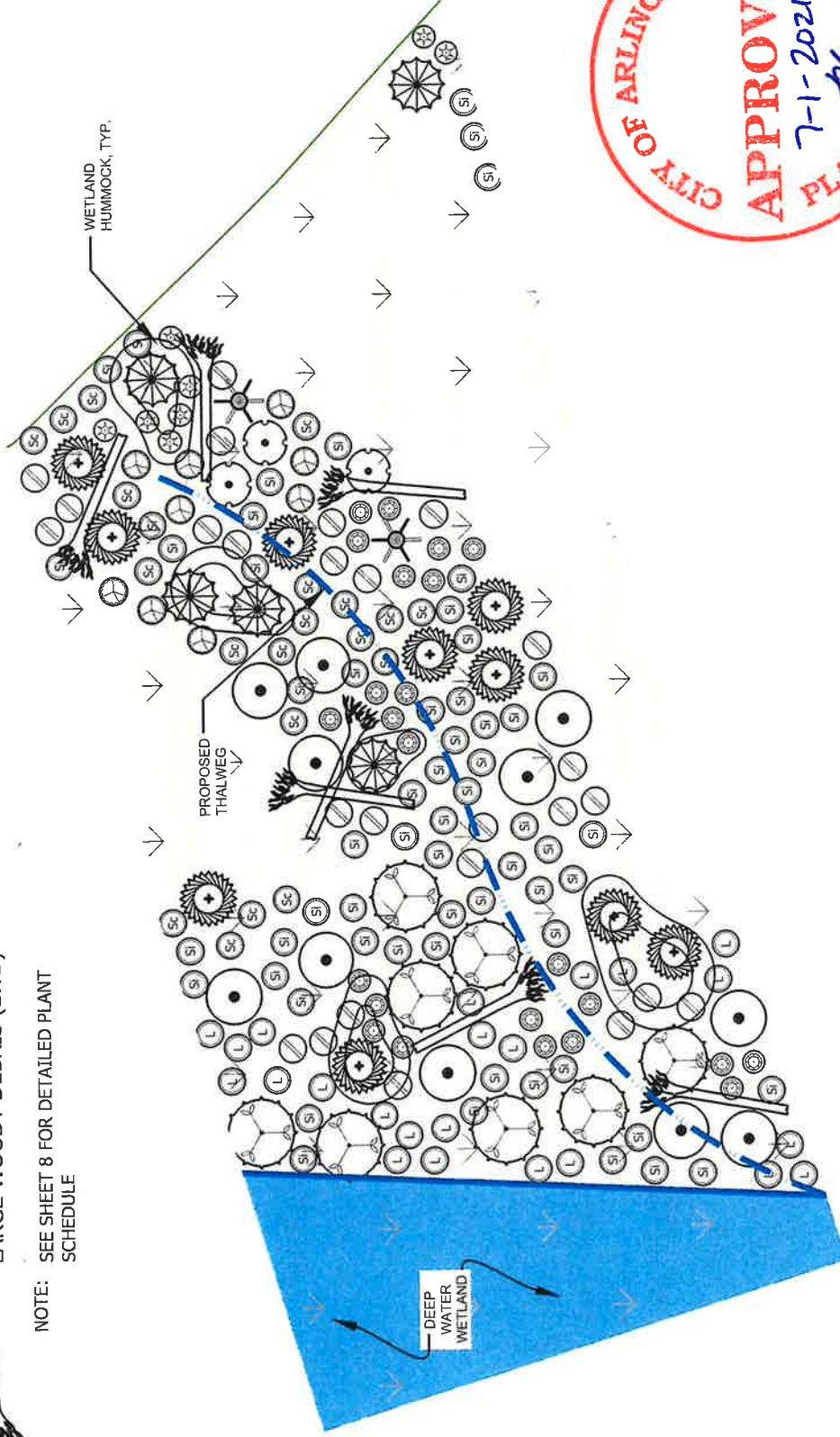


SNAG



LARGE WOODY DEBRIS (LWD)

NOTE: SEE SHEET 8 FOR DETAILED PLANT SCHEDULE



51ST AVENUE NE (NORTH)
16430 51ST AVENUE NE
ARLINGTON, WASHINGTON 98223
THE NE 1/4 OF SECTION 28, TOWNSHIP 31,
RANGE 51E, W.M.

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DATE: 3/29/2020
JOB: 1778.0001
BY: MW
SCALE: AS SHOWN
SHEET: 7

CENTENNIAL PARK - OFFSITE - PLANT SCHEDULE

trees: 50%
shrubs: 50%
cov'g: 50%

Plant Name	Common	Plant Status	TOTAL	Spacing (min.)	Height (min.)	Size (min.)	Planting Area
Trees		Area (sf)	98,523				
<i>Fraxinus latifolia</i>	Oregon ash	FACW	66	10 ft	3 - 4 ft	2 gal.	Wet
<i>Picea sitchensis</i>	Sitka spruce	FAC	91	10 ft	3 - 4 ft	2 gal.	Moist
<i>Populus balsamifera</i>	Black cottonwood	FAC	91	10 ft	3 - 4 ft	2 gal.	Moist/Wet
<i>Thuja plicata</i>	Western red cedar	FAC	41	10 ft	3 - 4 ft	2 gal.	Moist
Shrubs		Total:	289				
<i>Cornus sericea</i>	Red-twig dogwood	FACW	198	2 - 5 ft	4 ft	Stakes	Moist/Wet
<i>Crataegus douglasii</i>	Douglas hawthorn	FAC	74	5 ft	2 - 4 ft	1 gal.	Moist
<i>Malus fusca</i>	Pacific crabapple	FACW	25	5 ft	3 - 4 ft	1 gal.	Moist/Wet
<i>Rosa pisocarpa</i>	Clustered wild rose	FAC	66	5 ft	2 - 4 ft	1 gal.	Wet
<i>Rubus spectabilis</i>	Salmonberry	FAC	198	5 ft	2 - 4 ft	1 gal.	Moist
<i>Salix lucida</i>	Pacific willow	FACW	165	2 - 5 ft	4 ft	Stakes	Wet
<i>Salix scouleriana</i>	Scouler's willow	FAC	124	2 - 5 ft	4 ft	Stakes	Dry/Moist
<i>Salix sitchensis</i>	Sitka willow	FACW	288	2 - 5 ft	4 ft	Stakes	Moist/Wet
Habitat Structures		Total:	1138				
Large Woody Debris	18-20 feet long, 8 inch minimum diam. at top, with root wad attached		58			each	
Standing Snags	Fir or cedar with 2 to 4 branches		16			each	

Habitat Structures

18-20 feet long, 8 inch minimum diam. at top, with root wad attached

58 each

Fir or cedar with 2 to 4 branches

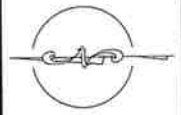
16 each

1 - Scientific names and species identification taken from *Flora of the Pacific Northwest, 2nd Edition (Hitchcock and Cronquist, Ed. by Gilpin, Ledger, Ziska, and Olmstead, 2018)*.

1 - Scientific names and species identification taken from *Flora of the Pacific Northwest (Hitchcock and Cronquist, 1973)*.

2 - Over-sized and/or container plants are suitable for replacement pending project biologist's approval.

3 - All plans and schedules are conceptual for regulatory review and impact analysis. Final plans may be needed for construction, and may be subject to regulatory approval.



GRAPHIC SCALE:
1" = 150'

51ST AVENUE NE (NORTH)

16430 51ST AVENUE NE
ARLINGTON, WASHINGTON 98223

THE NE 1/4 OF SECTION 28, TOWNSHIP 31,
RANGE 51E, W.M.



Soundview Consultants LLC

Environmental Assessment • Planning • Land Use Solutions

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GIG HARBOR, WASHINGTON 98335

P: 253.514.8952
F: 253.514.8954

WWW.SOUNDVIEWCONSULTANTS.COM

DATE: 3/29/2020

JOB: 1778.0001

BY: MW

SCALE: AS SHOWN

SHEET: 8





REGISTRATION STAMPS:



The drawing is:

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2. The Architect's Submittal of Professional Seal on
3. For use on this drawing only. Other Applications
- without permission for any other use is prohibited.

PROJECT NUMBER:

2019-030

REVISIONS:	DATE	DESCRIPTION
1	11/20/2018	ISSUED FOR CIP

PROJECT TEAM:	PRINCIPAL IN CHARGE: MS
	PROJECT MANAGER: OH
	PROD. CT. MGR.-ELECT: OH
	JOB CAPTAIN: 52
	DRAWING TITLE:

Site Plan

an individual's ability to

SD1.0

7 RECORDS PER PAGE



1 Site Plan

1 Site Plan



DYKEMAN
ARCHITECTURE + DESIGN

1000 1st Ave NE
Arlington, WA 98223
206.254.1234

CONSULTANT:

REGISTRATION STAMPS:



PROJECT IDENTIFICATION:

Centennial Park in
the City of Arlington
FOR
Centennial Park 5J
LLC
AT
17231 67th Ave NE
Arlington, WA 98223
CUP
11/09/2020

This drawing is:
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2. For use on this project only. Other Architects
3. For use on this project only. Other Architects

PROJECT NUMBER:
2019-030

REVISIONS:

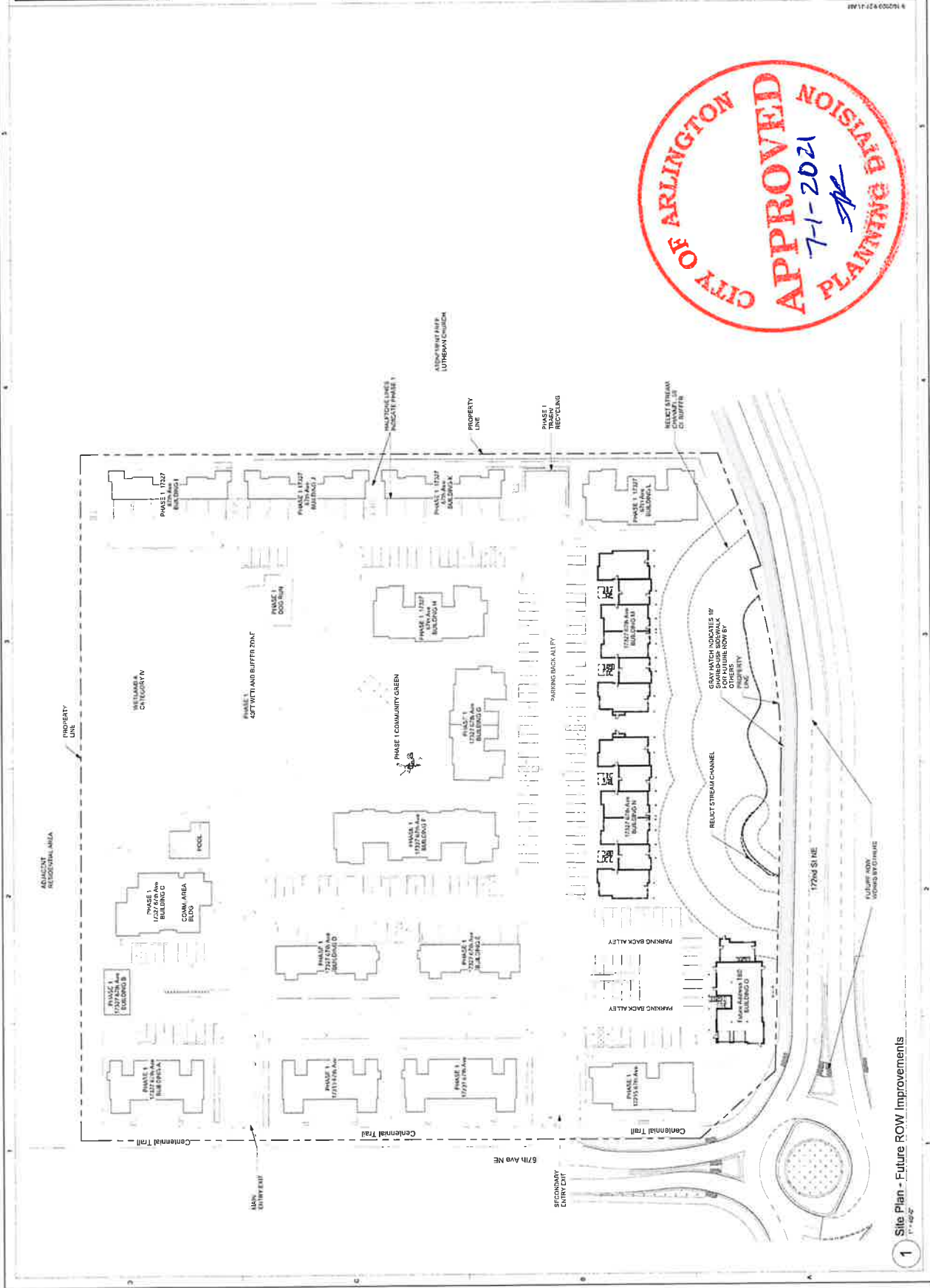
DATE	DESCRIPTION
11/09/2020	1.0

PROJECT TEAM:

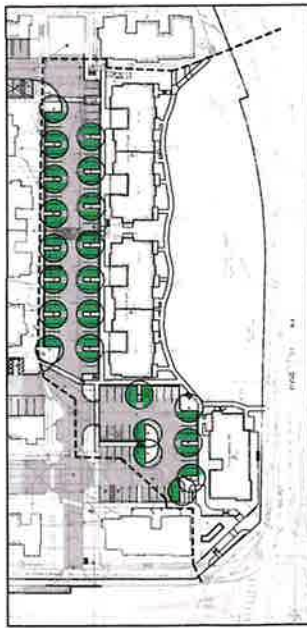
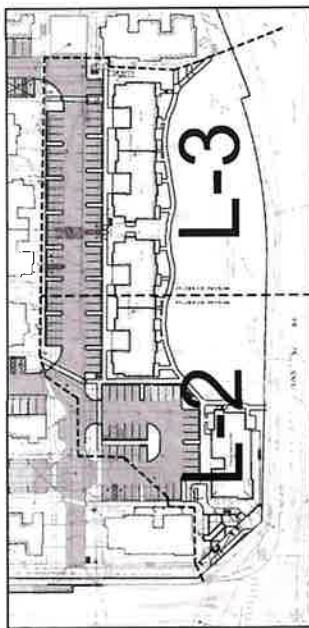
PRINCIPAL IN CHARGE: MS
PROJECT MANAGER: JH
DESIGNER: JH
ARCHITECT: JH
ASST. CAPTAIN: JH

DRAWING TITLE:
Site Plan - Future ROW
Improvements

DRAWING NUMBER:
SD.1.0.A



1 Site Plan - Future ROW Improvements
1" = 40'



Landscape Statistics		
INTERIOR SHADE TREES	1-1/2" caliper to be provided on all buildings	provided per code
STREET FRONTAGE	2" caliper approved trees 1/4" W/ 20' D.C. required	provided per code
PARKING LOT LANDSCAPE	86 STALLS	
vehicle accommodation area	22,851 SF	
shade requires (20% VAC)	4,579 SF required	3,325 SF provided
Number of trees required (1" tree 15 units)	18 required	22 provided

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS KIND OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED PERSON.
2. ALL PLANT MATERIAL, SEEDS, AND SOIL TO CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK, 2022.
3. PLANT LOCATIONS ON THE PLANS ARE DIAGRAMMATIC AND MAY BE SUBJECT TO ADJUSTMENT IN THE FIELD BY THE LANDSCAPE CONTRACTOR.
4. ALL PLANT MATERIAL SHALL BE OF NURSERY STOCK AND SHALL BE OF THE TYPE, SIZE AND CONDITION SPECIFIED ON THE PLANS. PLANT MATERIAL SHALL BE FREE OF DISEASE, INSECTS, BRUISES, SEEDS AND WEED ROOTS.
5. SEE NOTES THIS SHEET FOR TOPSOIL, DEFOLIATION SPECIFICATION.
6. FILL MATERIAL SHALL BE TO BE INSTALLED IN ALL NEW PLANTING AREAS WITH A MINIMUM OF 12 INCHES.
7. ALL PLANTING AREAS SHALL HAVE PLANTING JACKBOLTS INSTALLED WITH A TRANSPARENT LANDSCAPE (SUPERHURRICANE OR EQUIVALENT).
8. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL SITE UTILITIES PRIOR TO LANDSCAPE INSTALLATION. PLANT LOCATIONS MAY BE ADJUSTED TO AVOID CONFLICT.
9. LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE IMPROVEMENTS, PAVING WALKS AND UNDERGROUND UTILITIES. DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT NO ADDITIONAL COST TO THE OWNER.
10. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANS. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANS. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANS.
11. ALL AREAS TO BE PLANTED WITH GRASS/SEDGE ARE INDICATED ON THE PLANS WITH A HATCH PATTERN. SEE PLANT LIST FOR PLANT TYPE, SIZE AND SPACING.
12. SUBSTITUTION OF PLANT TYPES DUE TO LACK OF AVAILABILITY SUBJECT TO APPROVAL BY THE OWNERS REPRESENTATIVE.
13. ALL DIMENSIONS ARE ASSUMED TO BE PARALLEL OR PERPENDICULAR UNLESS OTHERWISE NOTED.
14. ALL SOIL GRADERS TO BE A MINIMUM SIX INCHES BELOW ADJACENT FINISH (FINISH ELEVATIONS LISTED). NOTED THEREAFTER. A BUILDING SHALL HAVE A MAXIMUM SLOPE OF 5% IN 3'.
15. ALL EXISTING DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

SOIL NOTES

1. ON LANDSCAPE WAYS, TOPSOIL IS TO BE SPREAD, POSSIBLY RE-USE IN LANDSCAPE BEDS, STOCKPILED TOPSOIL, TO BE APPROVED BY THE OWNERS REPRESENTATIVE.
2. LIFE TOPSOIL IS TO BE SCREENED TO REMOVE ALL GRASS SEEDS AND OTHERS LONGER THAN 1".
3. CULVERTS, SLOTT TOPSOIL TO BE ANALYZED WITH COMPOST AT A RATIO OF 3 : 1, 3 UNITS OF CAVING SOIL TO ONE UNIT OF COMPOST.
4. IN PL OF AVOIDING SITES TOPSOIL CONTRACTORS MAY CHOOSE TO USE IMPORTED TOPSOIL.
5. TOPSOIL, DURING SUBGRADE
- 5.1. TOPSOIL, IS TO BE PLACED AT A MINIMUM OF 4" IN ALL LANDSCAPE BED AREAS AND FILLED INTO EXISTING SUBGRADE
- 5.2. TOPSOIL, TO BE PLACED AT A MINIMUM OF 12" IN ALL "TREE-PI" AREAS. SEE DETAIL "5. SET
- 5.3. TOPSOIL, TO BE PLACED AT A MINIMUM OF 1" IN ALL LAWN AREAS. SEE DETAIL "5. SET
- 5.4. IN SOME CASES, BE PLACED TOPSOIL TO BE SPOTTED IN EXISTING GRASS.

SHEET LIST

- 1-1 COVERSHEET, NOTES AND SITE STATISTICS
- 1-2 PLANTING PLAN
- 1-3 PLANTING PLAN
- 1-4 PLANTING DETAILS
- 1-5 OPEN SPACE ENLARGEMENTS AND DETAILS
- 1-6 SITE DETAILS

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STATE OF WASHINGTON
REGISTERED
NATURALIST
PATRICIA LAM
01/19/97 NO. 003

PROJECT IDENTIFICATION:

**Centennial Park
Mixed Use
PHASE 2**

FOA

Williams Investments,

AT

**2517 Colby Ave
Everett, WA 98201**

DATE		DESIGNED BY	
DRAWN BY		CHECKED BY	
PROJECT NUMBER		SHEET NO.	
PROJECT TITLE		DATE	
SHEET NUMBER		SHEET TOTAL	
DRAWING TITLE			

The company is
 Computer, with Dynamic, Inc.
 The Applicant is interested in purchasing the
 we are pleased to offer any price for replacement.

COVERSHEET,
NOTES, AND SITE
STATISTICS
DRAWING NUMBER:
L-1

000 rcd

Aug 18, 2020
(base x 1 est)

NORTH

CITY OF ARLINGTON
APPROVED
7-1-2021
AK
PLANNING

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STAMP



PROJECT IDENTIFICATION:
Centennial Park
Mixed Use
PHASE 2

FOR
Williams Investments,
AT
2517 Calby Ave
Everett, WA 98201

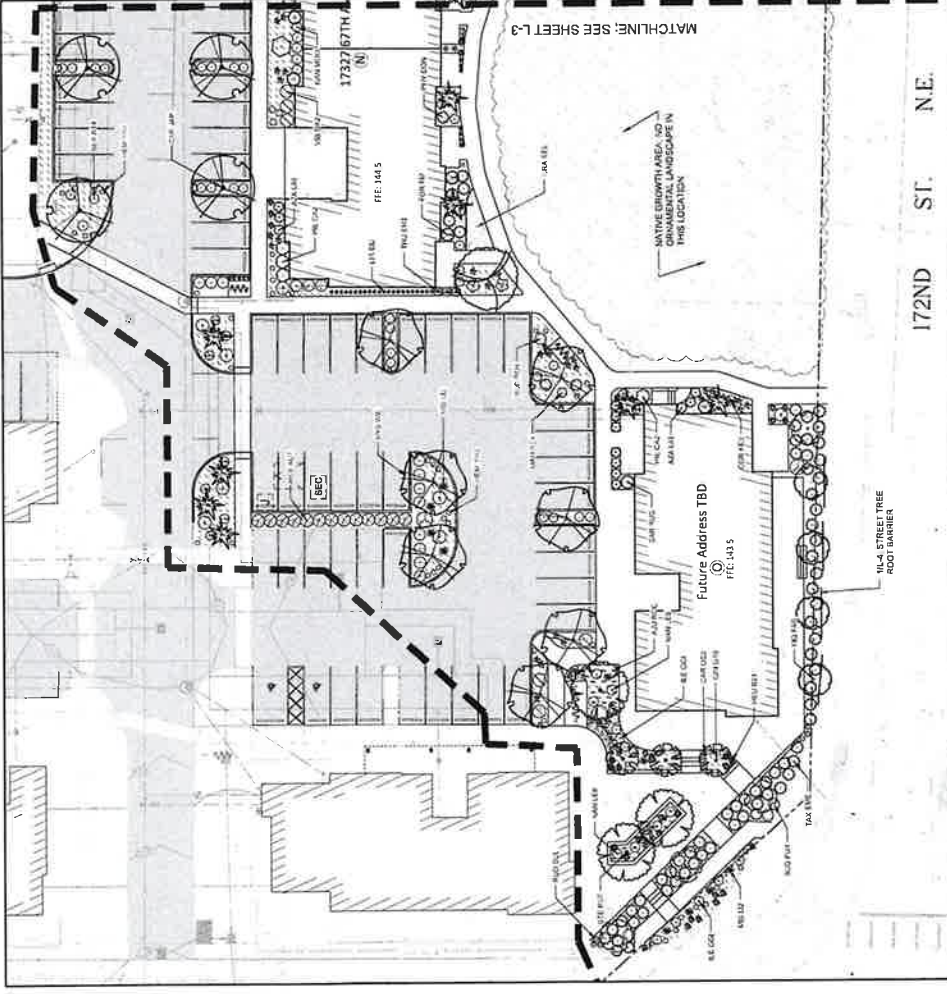
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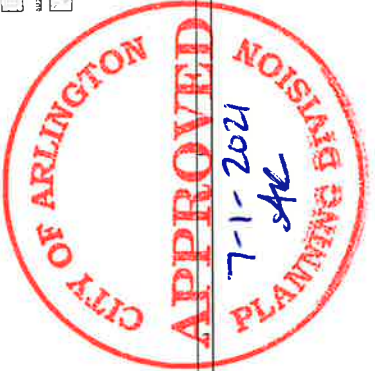
11/24/20	page 8 of 8
PROJECT NUMBER: 102144	
PROJECT NAME: P-102144	
TITLE: P-102144	
DRAWING TITLE:	

PLANTING PLAN
WEST

L-2

[illegible]

Sept 18, 2020
(base v.1 ed1)



PLANTING PLAN
1" = 20'-0"



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PROJECT IDENTIFICATION

Centennial Park
Mixed Use
PHASE 2

for
Williams Investments,

AT
2517 Colby Ave
Everett, WA 98201

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PROJECT NUMBER: 102144

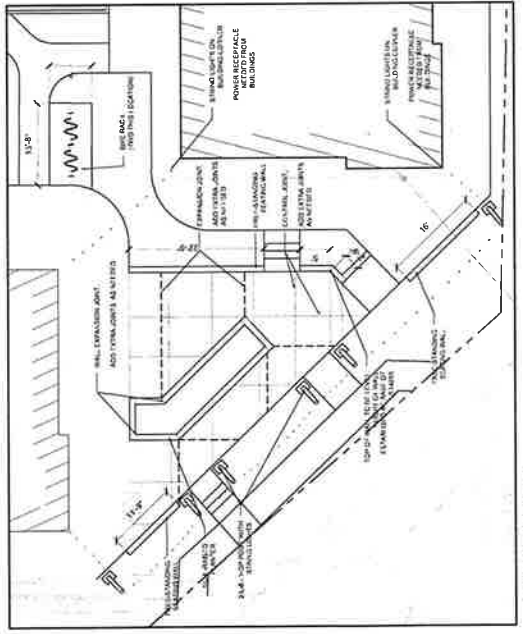
PROJECT LOCATION: Park Station

THE CLIENT: J

DRAWING TITLE

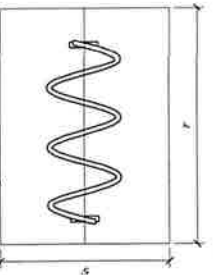
LAYOUT AND DETAILS

DRAWING NUMBER: L-5



1 LAYOUT PLAN -
L-5 1" = 10'-0"

MINIMUM PHOTO DIMENSIONS
SEE PLAN FOR LAYOUT



2 HOP POST FOR STRING LIGHT
L-5 NO SCALE



IMAGE

- NOTES:
- BIKE RACK MANUFACTURED BY BELSON OUTDOOR 800-573-5664
 - BIKE RACKS TO BE GRAPHITE GREY, TEXTURED FINISH
 - INSTALLLED ACCORDING TO MANUFACTURES SPECIFICATIONS.
 - ALL FASTENERS TO BE STAINLESS STEEL

3 SPIRAL BIKE RACK
L-5 NO SCALE



0.00 inch
Sept 18, 2020
(esse v.1 ed1)

NORTH

ISSUED	
DATE	RECEIVED
11-02-28	11-02-28
PROJECT NUMBER	
PROJECT NAME	
DRAWING TITLE	