

*PIONEER POINT
PLN XXX*



<i>PARKING INDEX</i>		
<i>REQUIRED PER UNIT</i>	<i>TOTAL REQUIRED</i>	<i>TOTAL PROVIDED</i>
<i>2/UNITS PLUS 1/4 UNITS</i>	209	209

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

SURVEYOR
THE WEST GROUP, INC.
2120 HEWITT AVE.
EVERETT, WA 98201
CONTACT: DAVID WEST
(425) 252-7088
FAX (425) 252-7403

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.

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. 201902060501, RECORDS OF SNOHOMISH COUNTY, WASHINGTON WHICH RESTATES THE DECLARATION RECORDED UNDER AUDITOR'S FILE NUMBER 201701060210 RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AND THE RESTATED SURVEY MAP AND PLANS RECORDED UNDER AUDITOR'S FILE NO. 201902060501, SAID INSTRUMENT BEING A RESTATEMENT TO THE SURVEY MAP AND PLANS RECORDED UNDER AUDITOR'S FILE NO. 201701060501 RECORDS OF SNOHOMISH COUNTY AND ANY AMENDMENTS THERETO.

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.:
170828-PRELIM.DWG	JRC	12-31-2019	1"=50'	17-0828

SITE PLAN

SITE DATA	
SITE AREA	= 704,234 SF = 16.17 AC
ZONING	= RMC
ADJACENT PROTECTION DISTRICT	= DISTRICT = D
USE CLASSIFICATION	= TOWNHOMES
AVERAGE LOT SIZE	= 2,100 ² / 93 = 2,155 SF
NET DEVELOPMENT	= 93 / 4.60 = 20.22 DU/AC
GROSS DENSITY	= 93 UNITS / 16.17 AC = 5.75 UNITS/AC
BUILDING HEIGHT	= 30' (MAX. 45')
LOT COVERAGE	= 62,040 SF / 704,234 SF
	= 8.81% SF (MAX = 75%)
UTILITIES	
WATER	= CITY OF ARLINGTON
SEWER	= CITY OF ARLINGTON
SCHOOL	ARLINGTON SCHOOL DISTRICT 16
FEED DISTRICT	NORTH COUNTY REGIONAL FIRE AUTHORITY
<i>LOT DENSITY PER 20,048.020</i>	
ONE LOT PER 4,300 SF	
690,228 / 4,300 = 161 LOTS MAX.	
WE ARE PROPOSING 93	

REV. NO.	DESCRIPTION	INITIALS	DATE

REV. NO.	DESCRIPTION	DATE



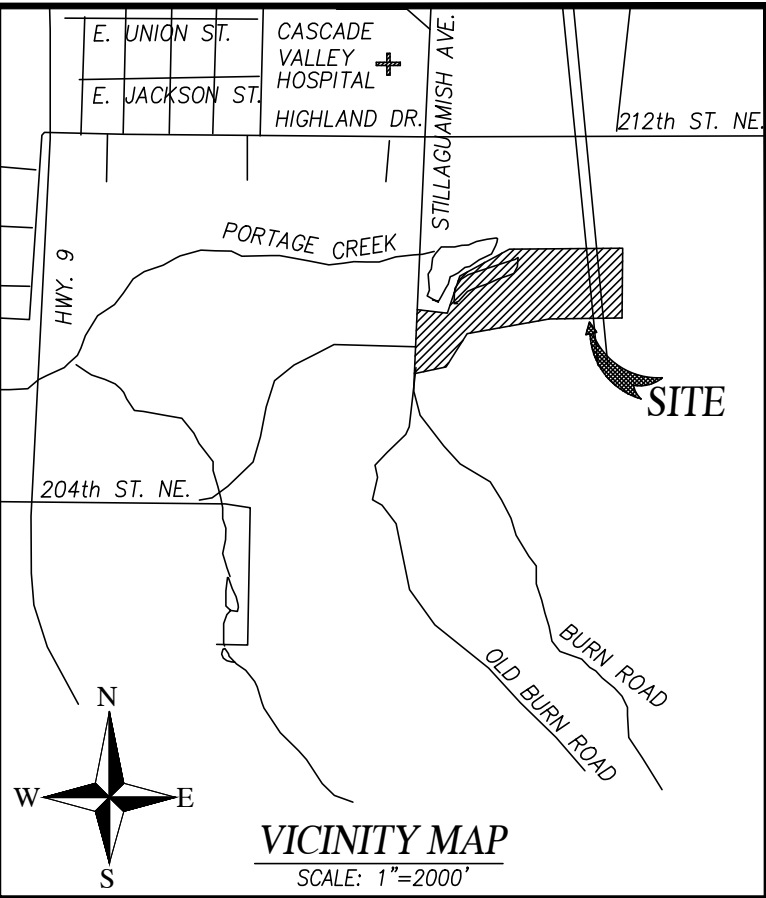
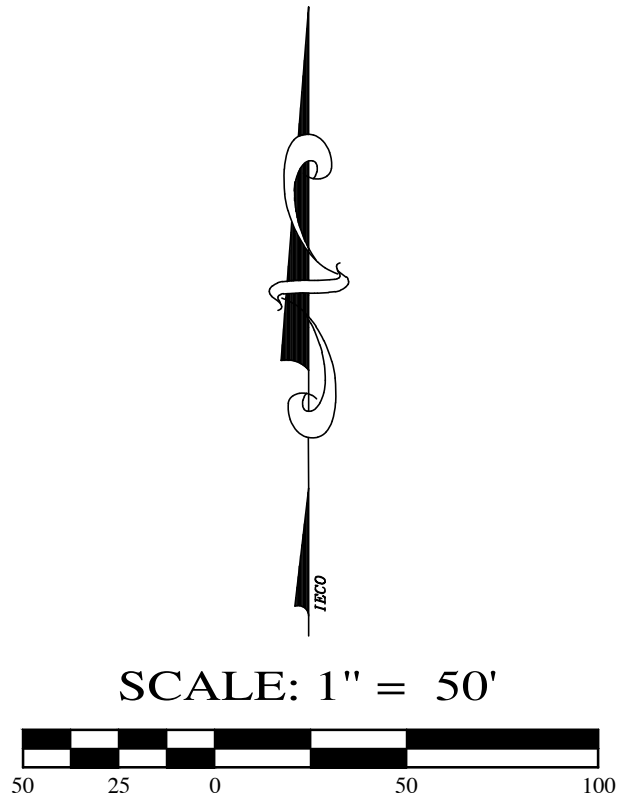
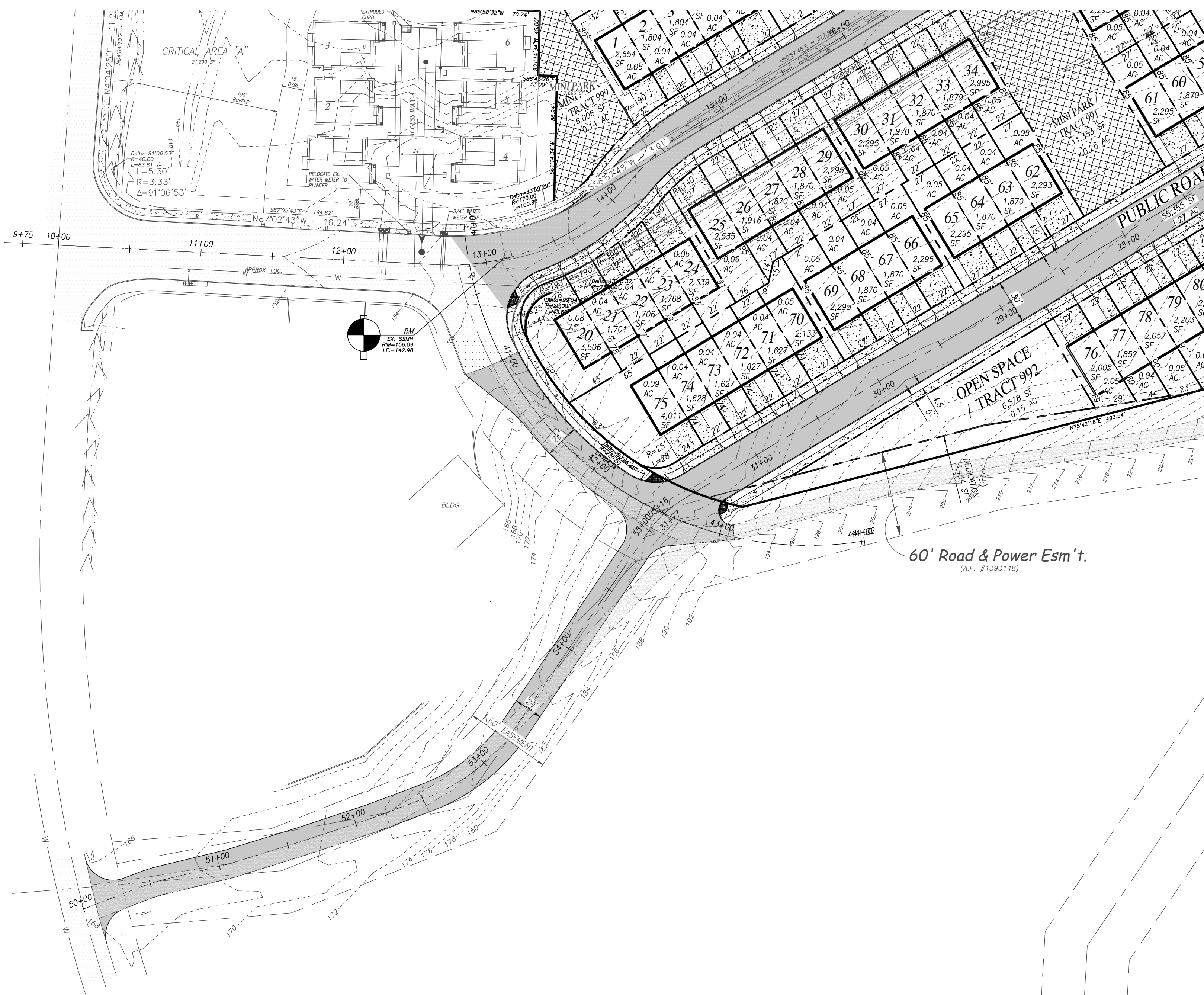
The seal is circular with a gear-like outer border. Inside the border, the text "BRIAN R. KAVALL" is at the top, "STATE OF WASHINGTON" is on the right, "36499" is at the bottom, and "REGISTERED PROFESSIONAL ENGINEER" is on the left. In the center is a portrait of a man with glasses and a mustache, wearing a suit and tie. A large, stylized signature "B. Kaval" is written across the seal.

10/08/2021



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

PIONEER POINT
PLN XXX

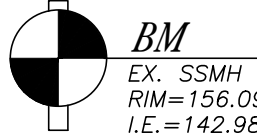


LEGEND

- 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
- CLF 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
- UTILITY POLE ANCHOR
- FIRE HYDRANT (2 NOZZLE)
- TYPE I NGPA SIGN
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAINAGE
- PROPERTY LINE
- EXISTING FENCE LINE
- EDGE OF PAVEMENT
- PROPOSED CONTOURS
- PRE-EXISTING DRAINAGE PATTERN
- USEABLE OPE SPACE
- UNUSABLE OPEN SPACE
- MINI PARK

EQUIPMENT AND PROCEDURE

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



ENGINEER / CONTACT

INSIGHT ENGINEERING COMPANY
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2120 HEWITT AVE.
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APPLICANT

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

OWNER

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

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SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



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DWG FILENAME: 170828-PRELIM.DWG DESIGNED BY: JRC DATE: 12-31-2019 SCALE: 1"=50' JOB NO.: 17-0828

SITE PLAN

SHEET
S2
of
2

NOTES:

- ALL GARAGE WILL BE COLLECTED FROM INDIVIDUAL CARS FROM EACH UNIT.
- ALL LIGHT WILL BE LOCATED ON THE BUILDING EXTERIORS.

BUILDING SETBACKS	
STREET	20'
INTERIOR	5'
CRITICAL AREA	15'

TRACT TABLE		
TRACT	AREA (SF)	PROPOSED
985	29,452 SF	OPEN SPACE
986	3,381 SF	MINI PARK
987	5,046 SF	OPEN SPACE
988	57,431 SF	OPEN SPACE
989	4,182 SF	OPEN SPACE
990	11,802 SF	MINI PARK
991	14,302 SF	MINI PARK
992	6,578 SF	OPEN SPACE
993	34,498 SF	OPEN SPACE
994	99,268 SF	OPEN SPACE
995	19,919 SF	OPEN SPACE
996	25,856 SF	OPEN SPACE
997	17,411 SF	OPEN SPACE
998	52,638 SF	OPEN SPACE

