

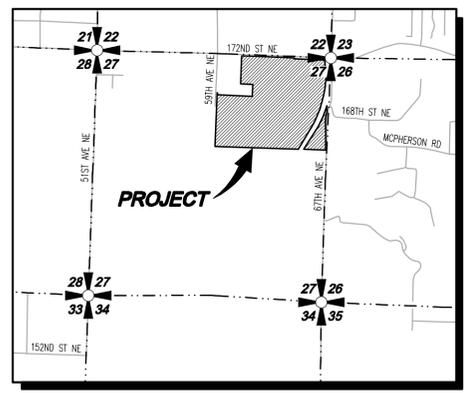
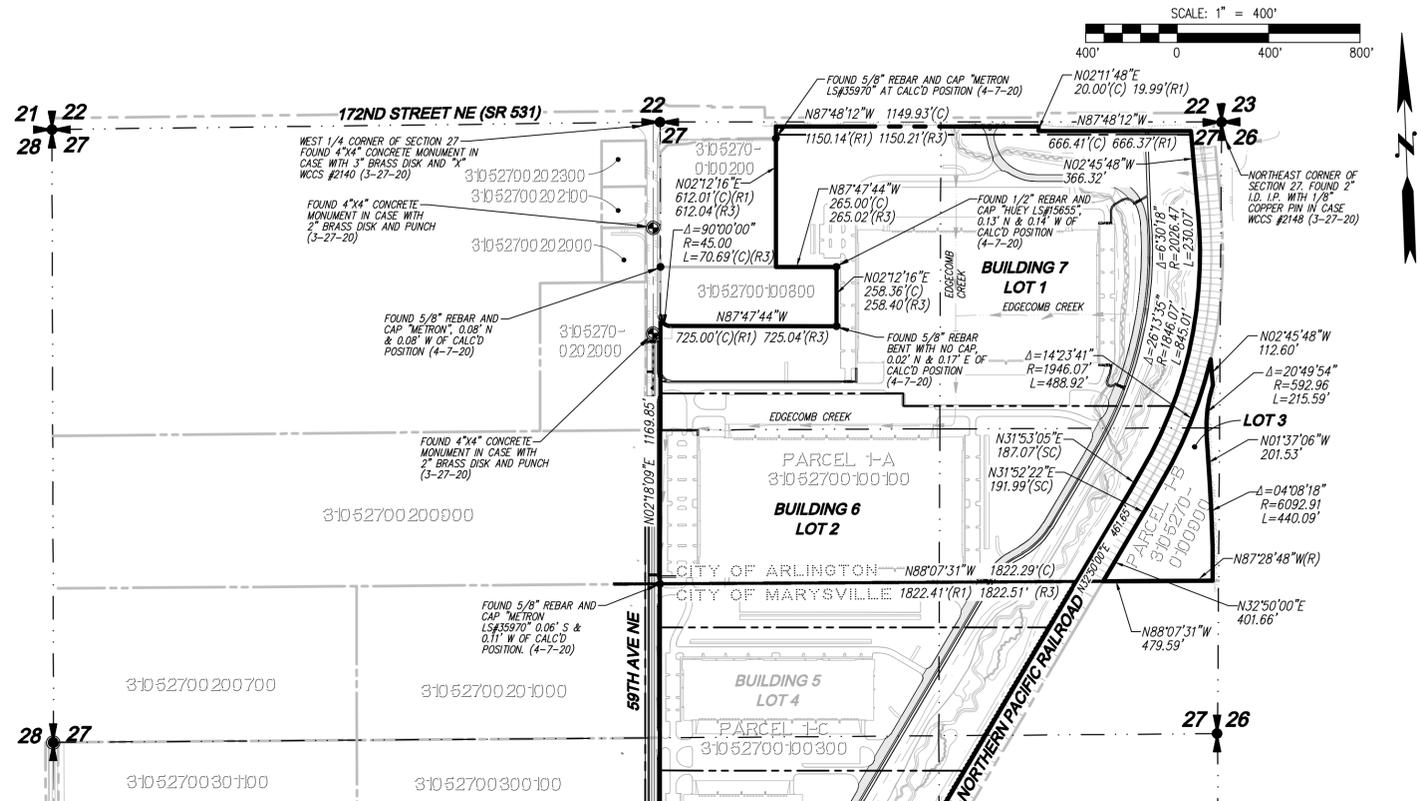
LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION	CB	CATCH BASIN
●	REBAR & CAP	CL	CENTERLINE
○	REBAR AND CAP SET (TO BE SET 4/23/20)	CMF	CORRUGATED METAL PIPE
⊙	MONUMENT FOUND	CP	CONCRETE PIPE
⊖	POWER POLE	EL	ELEVATION
⊗	WATER VALVE	EXIST.	EXISTING
⊕	WATER METER	FL	FLOWLINE
⊖	WATER METER	IE	INVERT ELEVATION
⊖	TELCO RISER	LCPE	LINED CORRUGATED POLYETHYLENE PIPE
⊖	SEWER MANHOLE	PL	PROPERTY LINE
⊖	FIRE HYDRANT	PP	POWER POLE
⊖	GAS VALVE	PVC	POLYVINYL CHLORIDE PIPE
⊖	CATCH BASIN	R/W	RIGHT-OF-WAY
⊖	POWER TRANSFORMER	STA	STATION
⊖	POWER VALVE	SD	STORM DRAIN
⊖	JUNCTION BOX	SS	SANITARY SEWER
⊖	SIGN	SSMH	SANITARY SEWER MANHOLE
⊖	ROCK DAM	SWPE	SOLID WALL POLYETHYLENE PIPE
⊖	FENCE LINE	TYP	TYPICAL
⊖	STORM LINE	TBR	TO BE REMOVED
⊖	SEWER LINE		
⊖	WATER PAINT MARK		
⊖	GAS PAINT MARK		

PROPOSED WATER SYMBOLS		PROPOSED SURVEY SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊖	WATER CAP	⊖	SURVEY MONUMENT IN PROPOSED ROAD
⊖	CONCRETE BLOCKING		
⊖	BUTTERFLY VALVE		
⊖	11' BEND		
⊖	45' BEND		
⊖	90' BEND		
⊖	22' BEND		
⊖	VALVE		
⊖	HYDRANT ASSEMBLY		
⊖	BLOW-OFF VALVE		
⊖	REDUCER		
⊖	AIR-VAC ASSEMBLY		
⊖	WATER METER		
⊖	WATER PIPE		

PROPOSED SEWER SYMBOLS	
SYMBOL	DESCRIPTION
⊖	SEWER CAP
⊖	SEWER CLEANOUT
⊖	SEWER MANHOLE
⊖	SEWER PIPE

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON
CASCADE BUSINESS PARK
PRELIMINARY BINDING SITE PLAN



VICINITY MAP
SCALE: 1"=2000'

SURVEY INFORMATION
HORIZONTAL DATUM:
 NAD 83/91
 WASHINGTON STATE COORDINATES-NORTH ZONE
VERTICAL DATUM
 NORTH AMERICAN VERTICAL DATUM-1988
BASIS OF BEARING
 NAD83/91 FROM GPS OBSERVATION
 MONUMENTED CENTERLINE OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27 (BEARING = N 87°48'12" W)
REFERENCE DOCUMENTS

- (R1) CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT (AUDITOR'S FILE NO. 200108315002)
- (R2) CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT (AUDITOR'S FILE NO. 200606055267)
- (R3) CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT (AUDITOR'S FILE NO. 200704125004)
- (D1) DEED (AUDITOR'S FILE NO. 9708060291, 9704150450 AND 9705160053)
- (D2) DEED (AUDITOR'S FILE NO. 9008280286)
- (D3) DEED (AUDITOR'S FILE NO. 200201220940)
- (D4) DEED (AUDITOR'S FILE NO. 200404070084)
- (C) CALCULATED
- (M) MEASURED
- (R) RADIAL BEARING
- (SC) SPIRAL CHORD BEARING

EQUIPMENT & PROCEDURES
METHOD OF SURVEY:
 SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION:
 LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND TOPCON GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 332-130-100
PRECISION:
 MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

SURVEY NOTES

- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.
- BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.
- THE CENTERLINE OF EXISTING RAILROAD TRACKS WERE HELD TO DETERMINE THE LOCATION OF THE RAILROAD RIGHT-OF-WAY ALONG THE EAST SIDE OF PARCEL A.
- TO ESTABLISH THE EAST LINE OF PARCEL B WE HELD THE CENTERLINE OF THE ROAD AS IT IS CONSTRUCTED.

SITE INFORMATION
OWNERS: NP ARLINGTON MIC INDUSTRIAL, LLC
SITE ADDRESS: 6600 172ND ST NE, ARLINGTON, WASHINGTON
TAX PARCELS: 31052700100100 AND 31052700100900
GROSS SITE AREA: PARCEL 1-A: 3,895,517 SF (89.43 ACRES)
 PARCEL 1-B: 195,270 SF (4.48 ACRES)
FLOOD ZONE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: PROPERTY IS CONTAINED WITHIN FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 53061C0395E, WHICH IS A NON-PRINTED PANEL.

TABLE OF CONTENTS

- COVER SHEET
- SURVEY INFORMATION
- PRELIMINARY BINDING SITE PLAN SHEET INDEX
- EXISTING CONDITIONS MAP
- PRELIMINARY BINDING SITE PLAN
- PRELIMINARY CONCEPTUAL UTILITY AND GRADING PLAN
- PRELIMINARY ROAD PROFILES
- PRELIMINARY ROAD SECTIONS
- AVIATION PLAN
- PRELIMINARY LANDSCAPE PLANS

PROJECT INFORMATION

TAX PARCELS: 31052700100100, 31052700100900
SITE ADDRESS: 6600 172ND ST NE, ARLINGTON, WA 98223-7745
 4,090,787 SF OR 93.91 ACRES
EXISTING ZONING: LIGHT INDUSTRIAL (LI)
PROPOSED ZONING: LIGHT INDUSTRIAL (LI)
COMP. PLAN DESIGNATION: AGRICULTURAL
PRESENT USE: 2.00 SALES AND RENTAL OF GOODS, MERCHANDISE AND EQUIPMENT AND 4.00 MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS, MERCHANDISE, AND EQUIPMENT
PROPOSED USE PER AMC 20.40.1: CITY OF ARLINGTON
 CITY OF ARLINGTON III, IV F-ESA

LEGAL DESCRIPTION
 CHICAGO TITLE COMPANY OF WASHINGTON
 COMMITMENT NO. 310101516
 COMMITMENT DATE: APRIL 27, 2020 AT 8:00 AM
PARCEL 1-A (310527-001-001-00)
 PARCEL 3 OF CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200108315002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;
 TOGETHER WITH THE NORTH 50.99 FEET AND THE EAST 121.02 FEET OF THAT PORTION OF PARCEL 2 OF SAID BOUNDARY LINE ADJUSTMENT LYING NORTH OF THE SOUTH LINE OF PARCEL 1 OF SAID BOUNDARY LINE ADJUSTMENT PROJECTED EASTERLY TO THE EAST LINE OF SAID PARCEL 2;
 EXCEPT THAT PORTION, IF ANY, CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 200201220940;
 ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF ARLINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 200404070084;
 (ALSO KNOWN AS PARCEL 3 OF CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200606055267);
 TOGETHER WITH THE EAST 144.00 FEET OF PARCEL 1 OF CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200606055267;
 (ALSO KNOWN AS PARCEL 3 OF CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200704125004, RECORDS OF SNOHOMISH COUNTY, WASHINGTON).
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.
PARCEL 1-B (310527-001-008-00)
 THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER;
 THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER;
 THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER;
 THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;
 THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER,
 ALL IN SECTION 27, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY, WASHINGTON;
 EXCEPT ROADS; AND
 EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACTS OF REAL ESTATE LYING WESTERLY OF THE NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF ARLINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9708060291, BEING A RE-RECORD OF 9704150450 AND OF 9705160053; AND
 EXCEPT THAT PORTION CONVEYED TO THE CITY OF ARLINGTON BY A DEED RECORDED UNDER AUDITOR'S FILE NO. 9702270140; AND
 EXCEPT THAT PORTION CONVEYED TO THE CITY OF ARLINGTON BY A DEED RECORDED UNDER AUDITOR'S FILE NO. 9707290400; AND
 EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9008280286.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

LOT AREA TABLE

LOT NO.	BLDG NO.	LOT AREA (SF)
1	7	2,233,369
2*	6	1,629,199
3	N/A	195,270

*LOT 2 AREA IN MARYSVILLE = 343,079 SF

PARCEL AREA TABLE

PARCEL NO.	PARCEL AREA (SF)
1-A	3,895,517
1-B	195,270

CONTACT LIST
DEVELOPER/OWNER:
 NORTHPOINT DEVELOPMENT
 4825 NW 41ST ST.
 SUITE 500
 RIVERSIDE, MO 64150
 CONTACT: THANE SMITH
 PHONE: (816) 683-4024
 EMAIL: tsmith@northpointkc.com
CIVIL ENGINEER:
 LDC, INC.
 20210 142ND AVENUE NE
 WOODINVILLE, WASHINGTON, 98072
 CONTACT: JOE HOPPER, PE
 PHONE: (425) 806-1869
 FAX: (425) 482-2893
 EMAIL: jhopper@ldccorp.com
SURVEYOR:
 LDC, INC.
 20210 142ND AVENUE NE
 WOODINVILLE, WASHINGTON 98072
 CONTACT: VINCE TOWNSEND, PLS
 PHONE: (425) 806-1869
 FAX: (425) 482-2893
 EMAIL: vtownsend@ldccorp.com

BSP APPROVAL

BY: _____ DATE _____
 CITY ENGINEER

BY: _____ DATE _____
 CITY ENGINEER

APPROVAL EXPIRES: _____

UTILITY NOTE
 THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED WHAT IS NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER
 THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

PLN# 880

Call 2 Business Days Before You Dig
 811 or 1-800-424-5555
 Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION
1	8-9-21	REVISED PER 3-16-21 MEETING WITH CITY OF ARLINGTON
2	11-23-21	REVISED PER CITY COMMENTS DATED 9-27-21
3	1-20-22	REVISED PER CITY COMMENTS DATED 1-20-22

LDC
 Surveying
 Engineering
 Planning
 Kent
 1851 Central Pk S #101
 Kent, WA 98050
 F 425.482.2893
 www.LDCcorp.com

NORTHPOINT
CASCADE BUSINESS PARK
COVER SHEET

JOSEPH M. HOPPER
 STATE OF WASHINGTON
 11823
 REGISTERED
 PROFESSIONAL ENGINEER

JOB NUMBER: C20133
 DRAWING NAME: C20133BSPR-03-PL
 DESIGNER: JMH
 DRAFTING BY: RCR
 DATE: 1-22-21
 SCALE: 1"=400'
 JURISDICTION: CITY OF ARLINGTON

CS-01

SHEET 1 OF 31

Drawing: P:\Civil\2020\C201-133 Cascade Industrial Drawings\Overall BSP\2-Arlington BSP\C20133BSPR-03-PL.dwg Plotdate: Jun 20, 2022 - 11:13am

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON
ARLINGTON MUNICIPAL CODE
LANDSCAPING AND SCREENING

SCHEDULE B EXCEPTIONS

CHICAGO TITLE COMPANY OF WASHINGTON
COMMITMENT NO. 500101516
COMMITMENT DATE: APRIL 27, 2020 AT 8:00 AM

1. RIGHTS GRANTED TO RAILWAY COMPANY BY DEED INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF

RECORDING DATE: MARCH 7, 1990
RECORDING NO.: 2777 AND IN VOLUME 10, PAGE 113

AS FOLLOWS:
RIGHT TO GO UPON THE LAND ADJACENT TO SAID CENTERLINE, ON EACH SIDE THEREOF, AND CUT DOWN ALL TREES DANGEROUS TO THE OPERATION OF SAID RAILWAY.

(SURVEYOR NOTE: NOT PLOTTED)

2. 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, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., LIBERTY T.V. CABLE COMPANY

PURPOSE: ELECTRIC, COMMUNICATION AND TELEVISION SYSTEM
RECORDING DATE: JULY 10, 1978
RECORDING NO.: 7807100188
AFFECTS: PORTION OF PARCEL 1-B APPROXIMATELY AS DELINEATED THEREIN

(SURVEYOR NOTE: APPROXIMATE LOCATION SHOWN ON SHEET 2 OF 2)

3. 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
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE
RECORDING DATE: MAY 1, 1980
RECORDING NO.: 8005010166
AFFECTS: WESTERLY PORTION OF PARCEL 1-A AND OTHER PROPERTY

(SURVEYOR NOTE: AS SHOWN ON SHEET 2 OF 2)

4. 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, INC.
PURPOSE: UNDERGROUND AND/OR OVERHEAD ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
RECORDING DATE: JUNE 25, 1997
RECORDING NO.: 9708261559
AFFECTS: PORTIONS OF PARCEL 1-A APPROXIMATELY AS DELINEATED THEREIN

(SURVEYOR NOTE: APPROXIMATE LOCATION SHOWN ON SHEET 2 OF 2)

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF ARLINGTON
PURPOSE: SLOPES AND DRAINAGE
RECORDING DATE: AUGUST 8, 1997
RECORDING NO.: 9708090091, BEING A RE-RECORD OF 9704150450 AND OF 9705160053
AFFECTS: PORTIONS OF PARCEL 1-A AND OTHER PROPERTY

(SURVEYOR NOTE: AS SHOWN ON SHEET 2 OF 2)

6. EASEMENT AND RIGHT OF WAY AGREEMENT CONTAINING OBLIGATIONS FOR CONSTRUCTION OF UTILITY AND DRIVEWAYS ON OTHER PROPERTY INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF

RECORDING DATE: MARCH 13, 2001
RECORDING NO.: 200103130559

(SURVEYOR NOTE: AS SHOWN ON SHEET 2 OF 2)

7. 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: UNDERGROUND AND/OR OVERHEAD ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
RECORDING DATE: JUNE 6, 2001
RECORDING NO.: 200106060302
AFFECTS: WESTERLY PORTION OF PARCEL 1-A

(SURVEYOR NOTE: AS SHOWN ON SHEET 2 OF 2)

8. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, 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 CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT NO. MN-01-015-BLA:

RECORDING NO: 200108315002

(SURVEYOR NOTE: NOT PLOTTED)

9. 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: UNDERGROUND AND/OR OVERHEAD ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
RECORDING DATE: FEBRUARY 12, 2002
RECORDING NO.: 200202120253
AFFECTS: NORTHERLY PORTION OF PARCEL 1-A

(SURVEYOR NOTE: AS SHOWN ON SHEET 2 OF 2)

10. 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: UNDERGROUND AND/OR OVERHEAD ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
RECORDING DATE: DECEMBER 4, 2002
RECORDING NO.: 200212040683
AFFECTS: NORTHERLY PORTIONS OF PARCEL 1-A

NOTICE THAT ENTIRE EASEMENT IS EXTINGUISHMENT RECORDED UNDER RECORDING NO. 201110060427.

(SURVEYOR NOTE: PLOTTED ON SHEET 2 OF 2 BUT EXTINGUISHED PER ABOVE REFERENCED DOCUMENT)

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF ARLINGTON
PURPOSE: NATIVE GROWTH PROTECTION
RECORDING DATE: APRIL 7, 2004
RECORDING NO.: 200404070088
AFFECTS: PORTION OF PARCEL 1-A

(SURVEYOR NOTE: AS SHOWN ON SHEET 2 OF 2)

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: EXIT 206 LLC
PURPOSE: DRAINAGE FACILITIES RECORDING DATE: SEPTEMBER 27, 2004
RECORDING NO.: 200409270401
AFFECTS: A PORTION OF PARCEL 1-A

NOTE: AN ASSIGNMENT OF SAID RIGHTS WAS RECORDED UNDER AUDITOR'S FILE NO. 200704180892 RECORDS OF SNOHOMISH COUNTY.

(SURVEYOR NOTE: AS SHOWN ON SHEET 2 OF 2)

SCHEDULE B EXCEPTIONS (CONTINUED)

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN A DOCUMENT:

PURPOSE: PERPETUAL AIR OR FLIGHT EASEMENT, ALSO REFERRED TO AS "AVIGATION RIGHTS."
RECORDING DATE: JANUARY 13, 2005
RECORDING NO.: 200501130353
AFFECTS: AIR SPACE ABOVE SAID LAND.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

(SURVEYOR NOTE: APPROXIMATE LOCATION SHOWN ON SHEET 2 OF 2)

14. LATECOMER'S AGREEMENT FOR SEWER IMPROVEMENTS INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF

RECORDING DATE: MARCH 2, 2005
RECORDING NO.: 200503020730

(SURVEYOR NOTE: NOT PLOTTED)

15. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, 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 CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT NO. Z-06-015-BLA:

RECORDING NO: 200606055267

(SURVEYOR NOTE: NOT PLOTTED)

16. BOUNDARY LINE ADJUSTMENT AGREEMENT PURSUANT TO RCW 58.04.007 AND THE TERMS AND CONDITIONS THEREOF:

RECORDING DATE: APRIL 12, 2007
RECORDING NO.: 200704125004
AFFECTS: PARCEL 1-A

(SURVEYOR NOTE: NOT PLOTTED)

17. DRAINAGE EASEMENT AND AGREEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF

RECORDING DATE: MARCH 13, 2009
RECORDING NO.: 200903130840

(SURVEYOR NOTE: AS SHOWN ON SHEET 2 OF 2)

18. 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: INGRESS AND EGRESS
RECORDING DATE: MARCH 16, 2010
RECORDING NO.: 201003160555
AFFECTS: AS DESCRIBED IN SAID INSTRUMENT (PARCEL 1-A)

(SURVEYOR NOTE: AS SHOWN ON SHEET 2 OF 2)

19. 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: INGRESS AND EGRESS
RECORDING DATE: FEBRUARY 18, 2011
RECORDING NO.: 201102180492
AFFECTS: AS DESCRIBED IN SAID INSTRUMENT (PARCEL 1-A)

(SURVEYOR NOTE: AS SHOWN ON SHEET 2 OF 2)

20. ANY EASEMENTS NOT DISCLOSED BY THE REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

(SURVEYOR NOTE: NOT PLOTTED)

21. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY PREPARED BY BARGHAUSEN, DATED OCTOBER 30, 2014, DESIGNATED JOB NO. 14743.

MATTERS SHOWN:

- A. BARBED WIRE FENCE LIES UP TO 4.3 FEET SOUTH OF NORTHERN BOUNDARY OF PARCEL 1-A
- B. STEEL FENCE POST LIES 10.3 FEET NORTH OF SOUTHERN BOUNDARY OF PARCEL 1-A
- C. SILT FENCE IS LOCATED AT WESTERN PORTION OF PARCEL 1-A
- D. SILT FENCE LIES WITHIN EASEMENT AREA OF THAT EASEMENT FOR NATIVE GROWTH PROTECTION AREA RECORDED UNDER RECORDING NO. 200404070088 LOCATED IN PARCEL 1-A
- E. CHAINLINK FENCE LIES UP TO 1.0 FEET EAST OF WESTERN BOUNDARY OF PARCEL 1-A
- F. LANDSCAPING LIES 4.8 FEET EAST OF WESTERN BOUNDARY OF PARCEL 1-A
- G. HOGWIRE FENCE LIES UP TO 4.5 FEET NORTH OF SOUTHERN BOUNDARY OF PARCEL 1-B

(SURVEYOR NOTE: NOT PLOTTED)

22. CITY, COUNTY OR LOCAL IMPROVEMENT DISTRICT ASSESSMENTS, IF ANY.

(SURVEYOR NOTE: NOT PLOTTED)

23. GENERAL AND SPECIAL TAXES AND CHARGES, PAYABLE FEBRUARY 15, DELINQUENT IF FIRST HALF UNPAID ON MAY 1, SECOND HALF DELINQUENT IF UNPAID ON NOVEMBER 1 OF THE TAX YEAR (AMOUNTS DO NOT INCLUDE INTEREST AND PENALTIES):

YEAR: 2020
TAX ACCOUNT NUMBER: 310527-001-001-00
LEVY CODE: 00110
ASSESSED VALUE-LAND: \$2,675,300.00
ASSESSED VALUE-IMPROVEMENTS: \$0.00

GENERAL AND SPECIAL TAXES: BILLED: \$24,173.41
PAID: \$12086.94
UNPAID: \$12086.95
AFFECTS: PARCEL 1-A

(SURVEYOR NOTE: NOT PLOTTED)

24. GENERAL AND SPECIAL TAXES AND CHARGES, PAYABLE FEBRUARY 15, DELINQUENT IF FIRST HALF UNPAID ON MAY 1, SECOND HALF DELINQUENT IF UNPAID ON NOVEMBER 1 OF THE TAX YEAR (AMOUNTS DO NOT INCLUDE INTEREST AND PENALTIES):

YEAR: 2020
TAX ACCOUNT NUMBER: 310527-001-009-00
LEVY CODE: 00110
ASSESSED VALUE-LAND: \$19,700.00
ASSESSED VALUE-IMPROVEMENTS: \$0.00

GENERAL AND SPECIAL TAXES: BILLED: \$186.53
PAID: \$186.53
UNPAID: \$0
AFFECTS: PARCEL 1-B

(SURVEYOR NOTE: NOT PLOTTED)

DENSITY AND DIMENSIONAL REGULATIONS

MINIMUM LOT SIZE STANDARD SUBDIVISION: 10,000 SF
MINIMUM RESIDENTIAL DENSITIES: N/A
MINIMUM LOT WIDTH: 70'
NON-ARTERIAL STREET RIGHT OF WAY, BUILDING: 25'
NON-ARTERIAL STREET RIGHT OF WAY, FREESTANDING SIGN: 5'
ARTERIAL STREET RIGHT OF WAY, BUILDING: 25'
ARTERIAL STREET RIGHT OF WAY, FREESTANDING SIGN: 5'
LOT BOUNDARY LINE OR ALLEY: 5'
ECA BUFFER: 15'
HEIGHT LIMITATION: 50'
MAX LOT COVERAGE: 100%

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:

1. 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.
2. 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.
3. 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, RUBBER 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.
4. 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.
5. 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.
6. 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.
7. ALL UNDEVELOPED LOTS, PARCELS AND TRACTS SHALL BE GRADED, SEEDED AND LAWN 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 LOTS). 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.
8. 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 DOWNSIDE IMPACTS CAUSED BY OR ATTRIBUTABLE TO THE STORM WATER SYSTEM ONSITE.

ARLINGTON AIRPORT PROTECTION ZONES

AIRPORT PROTECTION SUBDISTRICT A, OUTER SAFETY ZONE (OSZ) 4: A RECTANGULAR AREA THAT IS ALSO CENTERED ON THE RUNWAY DEFINES THE OSZ BOUNDARY. FOR RUNWAY 16 THE OSZ IS ONE THOUSAND FEET WIDE OVERALL (EXTENDING FIVE HUNDRED FEET LATERALLY FROM THE RUNWAY CENTERLINE) AND EXTENDS APPROXIMATELY THREE THOUSAND FEET BEYOND THE ISZ. FOR RUNWAY 34 THE OSZ IS ONE THOUSAND FEET WIDE OVERALL (EXTENDING FIVE FEET LATERALLY FROM THE RUNWAY CENTERLINE) AND EXTENDS APPROXIMATELY FOUR THOUSAND FEET BEYOND THE ISZ. FOR RUNWAY 11/29, THE OSZ IS ONE THOUSAND FEET WIDE OVERALL (EXTENDING FIVE HUNDRED FEET LATERALLY FROM THE RUNWAY CENTERLINE) AND EXTENDS APPROXIMATELY ONE THOUSAND FIVE HUNDRED FEET BEYOND THE ISZ.

AIRPORT PROTECTION SUBDISTRICT B IS BASED ON THE ARLINGTON MUNICIPAL AIRPORTS TRAFFIC PATTERN. THE AREA ON THE WEST SIDE OF THE AIRPORT IS DEFINED BY CONNECTING THE OUTERMOST AND WESTERN POINTS OF RUNWAY 16/34 INNER TURNING ZONES 3 WITH AN ARC THAT IS TANGENT TO A LINE CENTERED ON SMOKEY POINT BOULEVARD. THE AREA ON THE EAST SIDE OF THE AIRPORT IS DEFINED BY CONTINUING THE ARCS OF INNER TURNING ZONES 3 EAST OF RUNWAY 16/34 TO A POINT WHERE THEY MEET A LINE CENTERED ON 63 RD AVENUE NE. A LINE CENTERED ON 63 RD AVENUE NE THEN CONNECTS THE ENDS OF THE TWO ARCS.

AIRPORT PROTECTION SUBDISTRICT C IS BASED ON THE FAA AC 150/5200-33A GUIDELINES FOR THE TYPE OF AIRCRAFT OPERATING AT ARLINGTON MUNICIPAL AIRPORT. THE DISTANCE, RECOMMENDED BY THE AC FOR AN AIRPORT THAT SERVES TURBINE AIRCRAFT IS TEN THOUSAND FEET FROM AIRCRAFT OPERATION AREAS (AOA). THIS BOUNDARY COINCIDES WITH THE OUTER BOUNDARY OF THE TRANSITIONAL SURFACE AND THE INNER BOUNDARY OF THE CONICAL SURFACE.

STREET TREES: AMC 20.76.110

ALONG BOTH SIDES OF ALL NEWLY CREATED, WIDENED, OR IMPROVED STREETS THAT ARE CONSTRUCTED IN ACCORDANCE WITH THE PUBLIC STREET STANDARDS SET FORTH IN CHAPTER 20.76 (STREETS AND SIDEWALKS), THE DEVELOPER SHALL EITHER PLANT OR RETAIN SUFFICIENT TREES SO THAT WITHIN THE LANDSCAPE STRIP THERE IS FOR EVERY THIRTY FEET OF STREET FRONTAGE AT LEAST AN AVERAGE OF ONE DECIDUOUS TREE OF TWO INCHES DBH AT THE TIME OF PLANTING AND WITH A CANOPY THAT STARTS AT LEAST EIGHT FEET ABOVE FINISHED GRADE AND HAS OR WILL HAVE WHEN FULLY MATURE A TRUNK AT LEAST EIGHT INCHES IN DIAMETER. ROOT BARRIERS SHALL BE PROVIDED FOR ALL STREET TREES AND THE LANDSCAPE STRIP SHALL BE PLANTED PER THE DEPARTMENT OF PUBLIC WORKS' STANDARDS AND SPECIFICATIONS. IT IS A VIOLATION OF THIS TITLE TO PAVE OR COVER THE LANDSCAPE STRIP WITH IMPERVIOUS MATERIAL OR TO PARK MOTOR VEHICLES ON THIS STRIP. WHEN THE DEVELOPER PLANTS TREES PURSUANT TO THIS SECTION, THE DEVELOPER SHALL CHOOSE TREES THAT MEET THE STANDARDS SET FORTH IN THE DEPARTMENT OF PUBLIC WORKS' DESIGN STANDARDS AND SPECIFICATIONS.

20.76.130 - SHADE TREES IN PARKING AREAS.

(A) VEHICLE ACCOMMODATION AREAS THAT ARE REQUIRED TO BE PAVED BY SECTION 20.72.060 (PARKING AREA SURFACES) MUST BE SHADED BY DECIDUOUS TREES (EITHER RETAINED OR PLANTED BY THE DEVELOPER) THAT HAVE OR WILL HAVE WHEN FULLY MATURE A TRUNK AT LEAST EIGHT INCHES IN DIAMETER. WHEN THE DEVELOPER PLANTS TREES TO SATISFY THE REQUIREMENTS OF THIS SUBSECTION, THE DEVELOPER SHALL CHOOSE TREES THAT MEET THE STANDARDS SET FORTH IN THE DEPARTMENT OF PUBLIC WORKS' DESIGN STANDARDS AND SPECIFICATIONS.

(B) EACH TREE OF THE TYPE DESCRIBED IN SUBSECTION (A) SHALL BE PRESUMED TO SHADE A CIRCULAR AREA HAVING A RADIUS OF FIFTEEN FEET WITH THE TRUNK OF THE TREE AS THE CENTER, AND THERE MUST BE SUFFICIENT TREES SO THAT, USING THIS STANDARD, TWENTY PERCENT OF THE VEHICLE ACCOMMODATION AREA WILL BE SHADED.

REVISIONS	
NO.	DATE
1	8-9-21
2	11-23-21
3	1-20-22

Surveying
Engineering
Planning

LDC

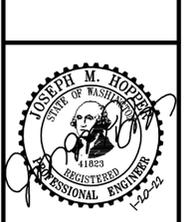
Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
T 425.506.1869

Kent
1851 Central Pk S #101
Kent, WA 98050
F 425.482.2893
www.LDCcorp.com

NORTHPOINT

CASCADE BUSINESS PARK

SURVEY INFORMATION



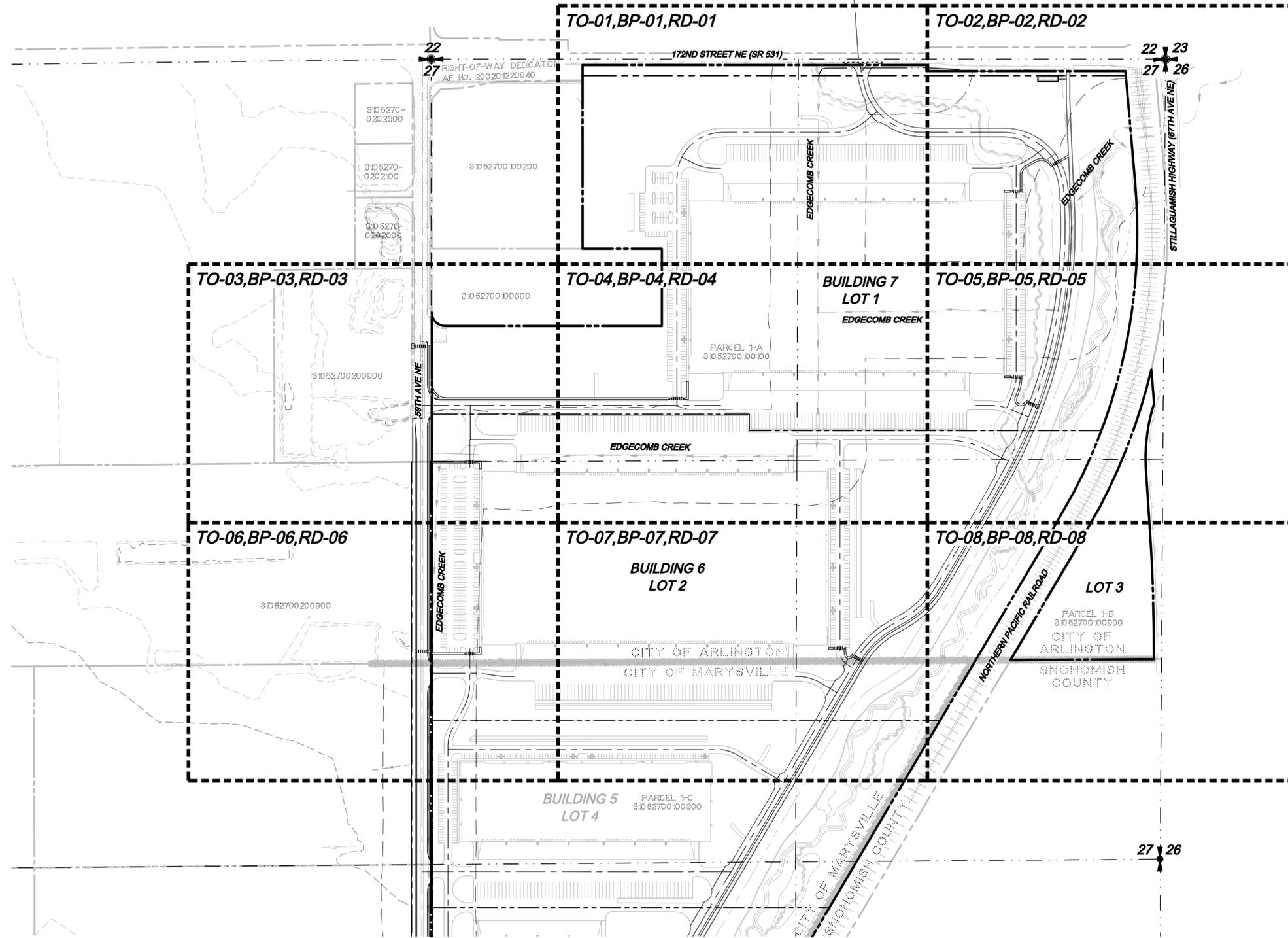
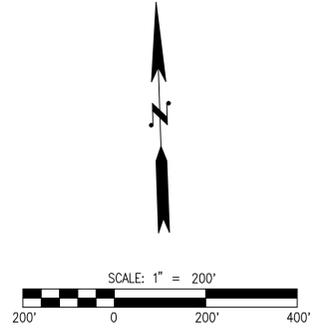
JOB NUMBER: C20133
DRAWING NAME: C20133BSPR-CS-P1
DESIGNER: JMH
DRAFTING BY: RCR
DATE: 1-22-21
SCALE: AS NOTED
JURISDICTION: CITY OF ARLINGTON

PLN# 880

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

UTILITY NOTE
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.



REVISIONS	
NO.	DATE
1	8-9-21
2	11-23-21
3	1-20-22

LDC Surveying Engineering Planning
 Kent
 1851 Central Pt S #101
 Kent, WA 98050
 T 425.866.1869
 www.LDCcorp.com

NORTHPOINT
CASCADE BUSINESS PARK
 PRELIMINARY BINDING SITE PLAN SHEET INDEX



JOB NUMBER:	C201333
DRAWING NAME:	C201333BSPAR-BSP-01X
DESIGNER:	JMH
DRAFTING BY:	RCR
DATE:	1-22-21
SCALE:	1"=200'
JURISDICTION:	CITY OF ARLINGTON

PLN# 880

Call 2 Business Days Before You Dig
 811 or 1-800-424-5555
 Utilities Underground Location Center

UTILITY NOTE

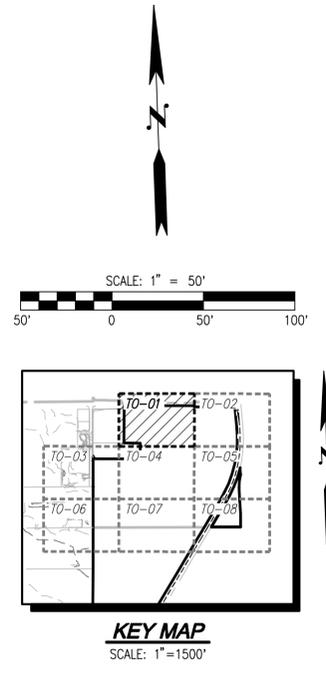
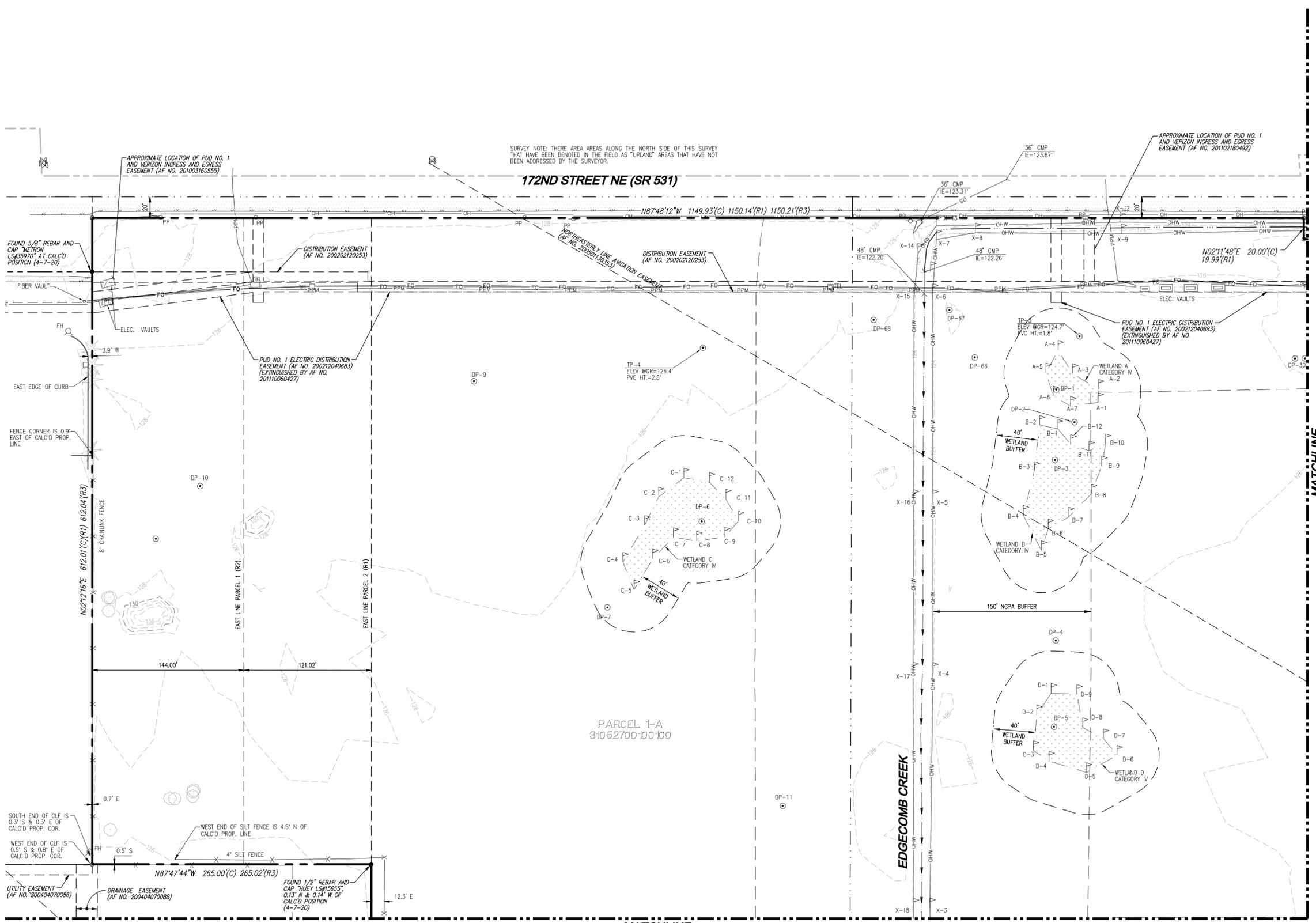
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Drawing: P:\Civil\2021\C201-133 Cascade Industrial Center\Drawings\Overall BSP\2-Arlington BSP\C201333BSPAR-BSP-01X.dwg Plotdate: Jan 20, 2022 - 11:13am

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON



SURVEY NOTE: THERE ARE AREAS ALONG THE NORTH SIDE OF THIS SURVEY THAT HAVE BEEN DENOTED IN THE FIELD AS "UPLAND" AREAS THAT HAVE NOT BEEN ADDRESSED BY THE SURVEYOR.

FOUND 5/8" REBAR AND CAP "METRON LS#35970" AT CALC'D POSITION (4-7-20)

PUD NO. 1 ELECTRIC DISTRIBUTION EASEMENT (AF NO. 20021204683) (EXTINGUISHED BY AF NO. 20110060427)

PARCEL 1-A
31062700100100

SOUTH END OF CLF IS 0.3' S & 0.3' E OF CALC'D PROP. COR.
WEST END OF CLF IS 0.5' S & 0.8' E OF CALC'D PROP. COR.

WEST END OF SILT FENCE IS 4.5' N OF CALC'D PROP. LINE

FOUND 1/2" REBAR AND CAP "HUEY LS#15655" 0.13' N & 0.14' W OF CALC'D POSITION (4-7-20)

MATCHLINE
SEE SHEET TO-04

PLN# 880

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

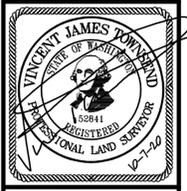
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS		
NO.	DATE	DESCRIPTION
1	8-9-21	REVISED PER 3-16-21 MEETING WITH CITY OF ARLINGTON
2	11-23-21	REVISED PER CITY COMMENTS DATED 9-27-21
3	1-20-22	REVISED PER CITY COMMENTS DATED 1-20-22

LDC Surveying Engineering Planning
Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
T 425.506.1869
www.LDCcorp.com

NORTHPOINT
CASCADE BUSINESS PARK
EXISTING CONDITIONS MAP

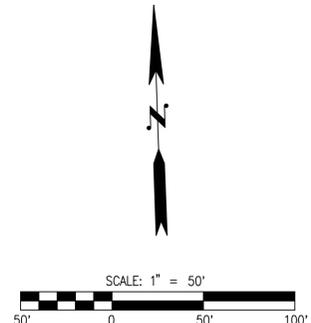
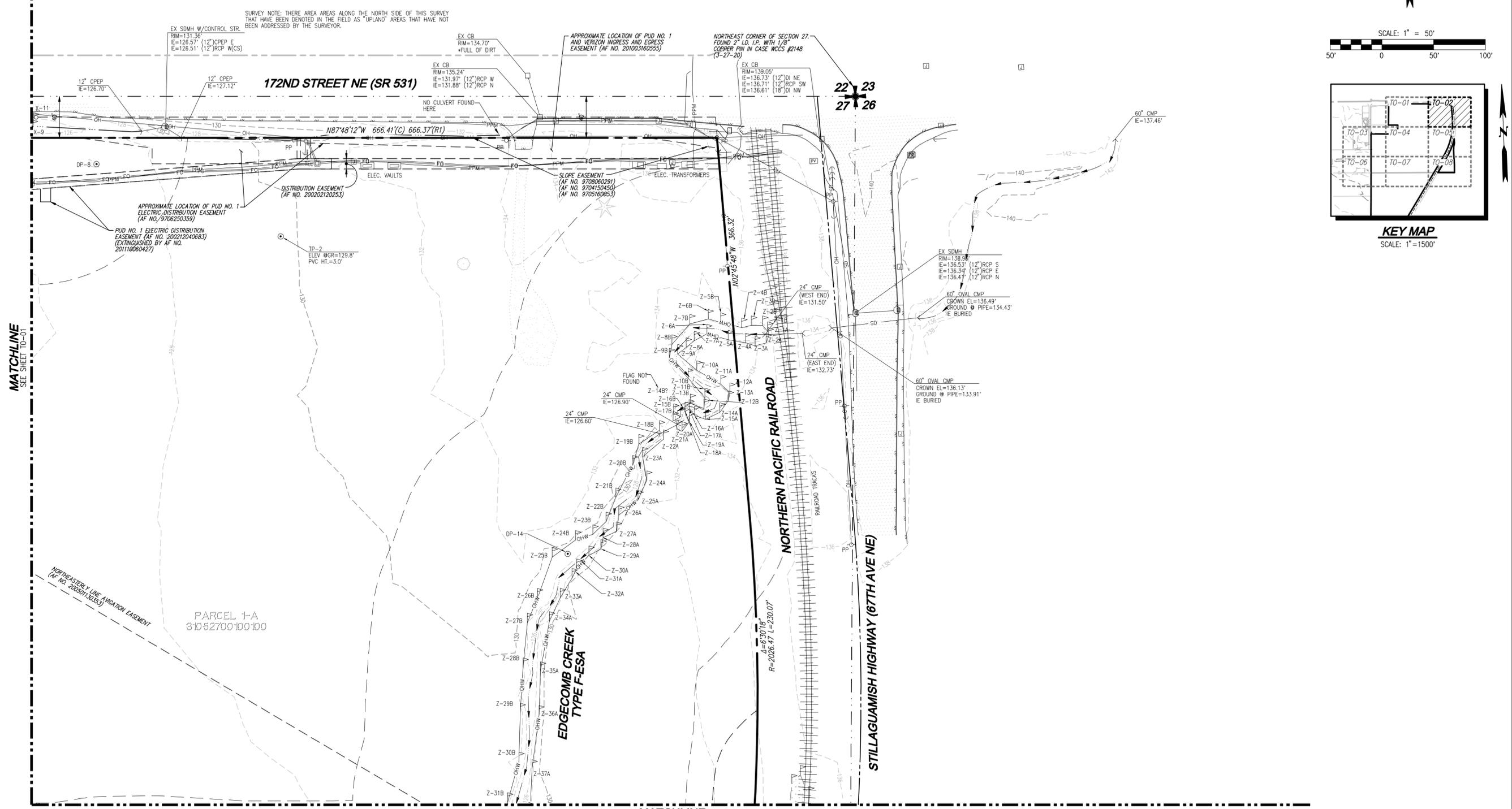


JOB NUMBER: C20133
DRAWING NAME: C20133BSPAR-TO-PL
DESIGNER: JMH
DRAFTING BY: RCR
DATE: 1-22-21
SCALE: 1"=50'
JURISDICTION: CITY OF ARLINGTON

TO-01
SHEET 4 OF 31

Drawing: P:\Civil\2020\C201-133 Cascade Business Park\Drawings\Overall\BSP\2-Cascade-Industrial-Center\Drawings\Overall\BSP\2-C201-133 Cascade Business Park-TO-PL.dwg Plotted: Jan 20, 2022 - 11:14am

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON



MATCHLINE
SEE SHEET 10-01

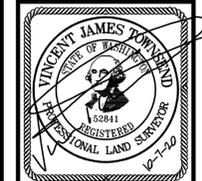
MATCHLINE
SEE SHEET 10-05

REVISIONS	
NO.	DATE
1	8-9-21
2	11-23-21
3	1-20-22

LDC Surveying
Engineering
Planning

Kent
1851 Central Tr S #101
Woodinville, WA 98050
T 425.866.1869
www.LDCcorp.com

NORTHPOINT
CASCADE BUSINESS PARK
EXISTING CONDITIONS MAP



JOB NUMBER: C20133
DRAWING NAME: C20133BSPAR-10-PL
DESIGNER: JMH
DRAFTING BY: RCR
DATE: 1-22-21
SCALE: 1"=50'
JURISDICTION: CITY OF ARLINGTON

TO-02
SHEET 5 OF 31

PLN# 880

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

UTILITY NOTE

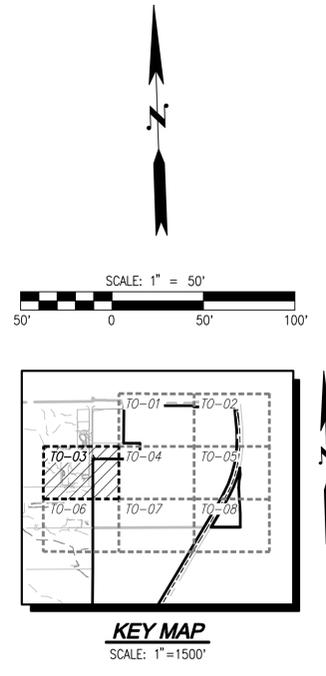
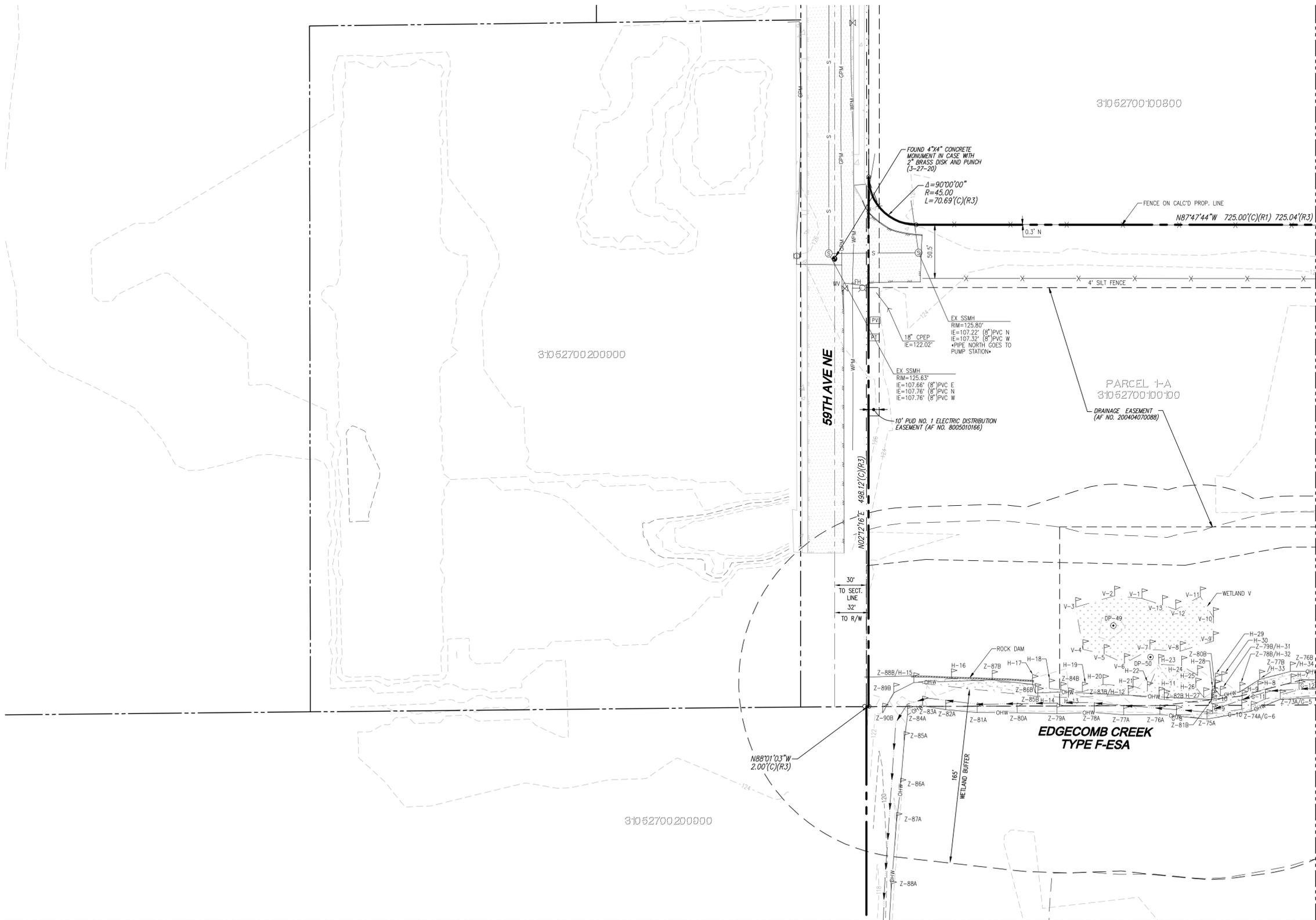
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Drawing: P:\Civil\2021\C201-133 Cascade Industrial Center\Drawings\Overall BSP\2-Arlington BSP\C20133BSPAR-10-PL.dwg Plotted: Jan 20, 2022 - 11:14am

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON



MATCHLINE
SEE SHEET TO-06

MATCHLINE
SEE SHEET TO-04

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

PLN# 880

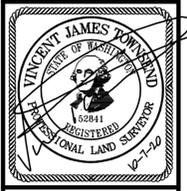
Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

NO.	DATE	DESCRIPTION	BY
1	8-9-21	REVISED PER 3-16-21 MEETING WITH CITY OF ARLINGTON	JMH
2	11-23-21	REVISED PER CITY COMMENTS DATED 9-27-21	JMH
3	1-20-22	REVISED PER CITY COMMENTS DATED 1-20-22	JMH

LDC | Surveying
Engineering
Planning

Kent
1851 Central Pk S #101
Woodinville, WA 98072
T 425.866.1869 www.LDCcorp.com

NORTHPOINT
CASCADE BUSINESS PARK
EXISTING CONDITIONS MAP

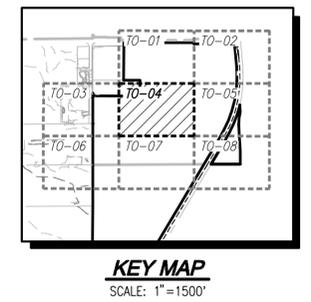
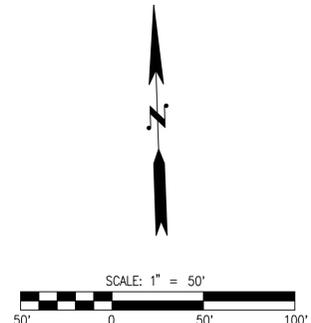
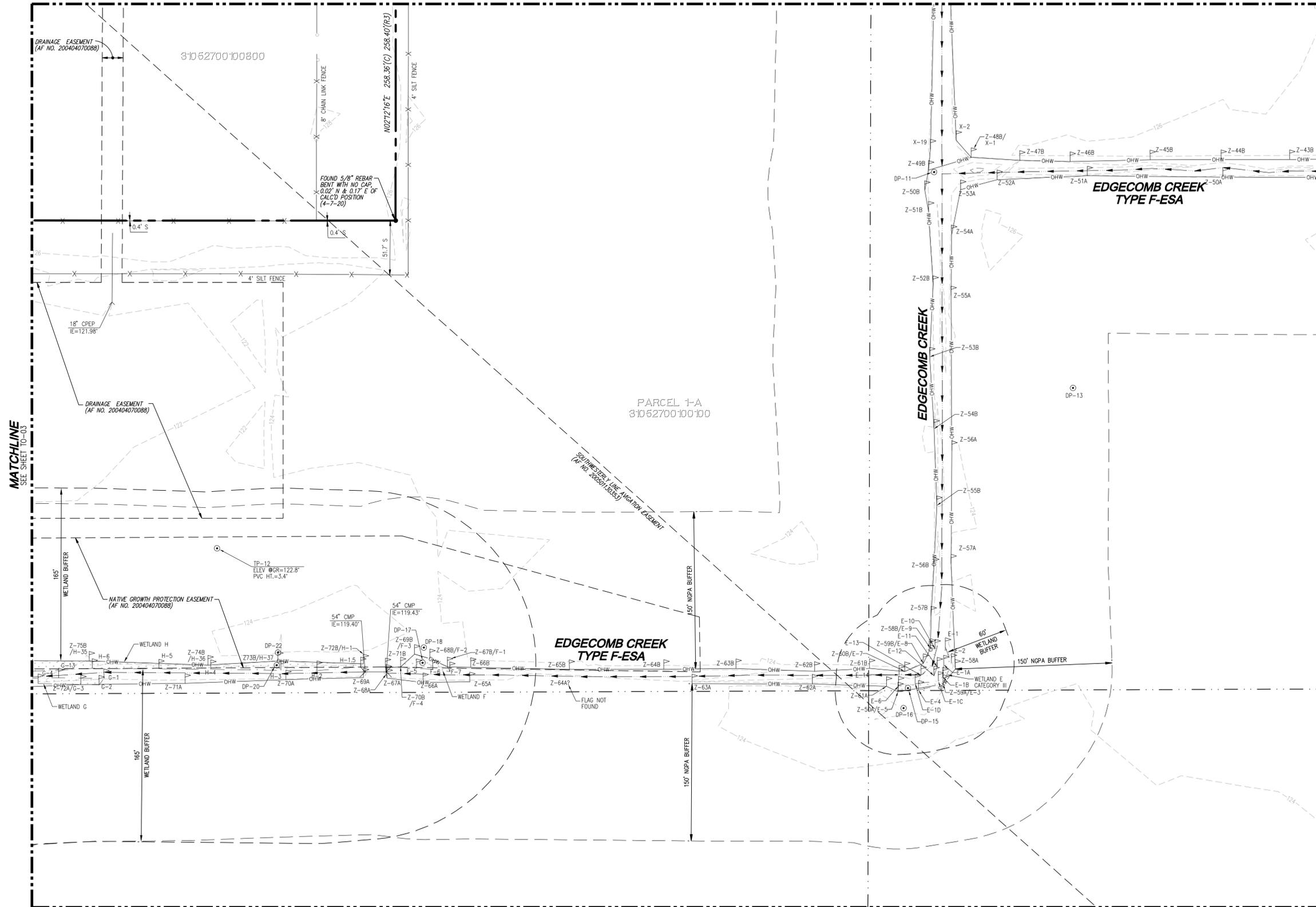


JOB NUMBER: C20133
DRAWING NAME: C20133BSPAR-10-PL
DESIGNER: JMH
DRAFTING BY: RCR
DATE: 1-22-21
SCALE: 1"=50'
JURISDICTION: CITY OF ARLINGTON

Drawing: P:\Civil\2021\C201-133 Cascade Industrial Center\Drawings\Overall BSP\2-Cascade Industrial Center\Drawings\Overall BSP\2-C20133BSPAR-10-PL.dwg Plotted: Jan 20, 2022 - 11:14am

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

MATCHLINE
SEE SHEET TO-01



MATCHLINE
SEE SHEET TO-03

MATCHLINE
SEE SHEET TO-05

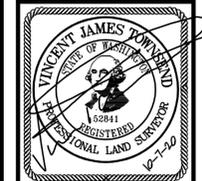
MATCHLINE
SEE SHEET TO-07

NO.	DATE	DESCRIPTION
1	8-9-21	REVISED PER 3-16-21 MEETING WITH CITY OF ARLINGTON
2	11-23-21	REVISED PER CITY COMMENTS DATED 9-27-21
3	1-20-22	REVISED PER CITY COMMENTS DATED 1-20-22

LDC | Surveying
Engineering
Planning

Kent
1851 Central Tr.S. #101
Woodinville, WA 98072
T 425.806.1869 www.LDCcorp.com

NORTHPOINT
CASCADE BUSINESS PARK
EXISTING CONDITIONS MAP



JOB NUMBER: C20133
DRAWING NAME: C20133BSPAR-10-PL
DESIGNER: JMH
DRAFTING BY: RCR
DATE: 1-22-21
SCALE: 1"=50'
JURISDICTION: CITY OF ARLINGTON

TO-04
SHEET 7 OF 31

Drawing: P:\Civil\2021\C201-133 Cascade Business Park\Drawings\Overall BSP\2-Arlington BSP\C20133BSPAR-10-PL.dwg Plotted: Jan 20, 2022 - 11:14am

UTILITY NOTE
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

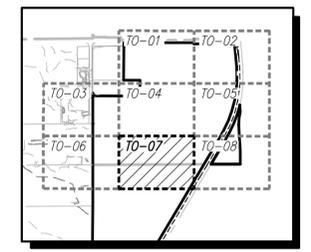
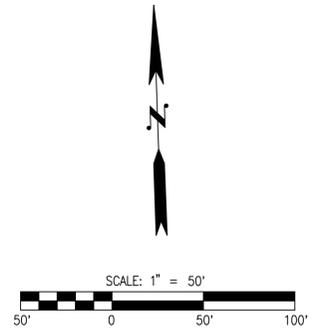
DISCLAIMER
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

PLN# 880

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

MATCHLINE
SEE SHEET TO-04



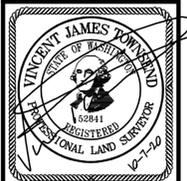
KEY MAP
SCALE: 1"=1500'

REVISIONS	
NO.	DATE
1	8-9-21
2	11-23-21
3	1-20-22

LDC | Surveying
Engineering
Planning

Kent
1851 Central Pk S #101
Kent, WA 98072
T 425.866.1869 www.LDCcorp.com

NORTHPOINT
CASCADE BUSINESS PARK
EXISTING CONDITIONS MAP



JOB NUMBER: C20133
DRAWING NAME: C20133BSPAR-TO-PL
DESIGNER: JMH
DRAFTING BY: RCR
DATE: 1-22-21
SCALE: 1"=50'
JURISDICTION: CITY OF ARLINGTON

TO-07
SHEET 10 OF 31

PARCEL 1-A
31052700100100

CITY OF ARLINGTON
CITY OF MARYSVILLE

PARCEL 1-C
31052700100300

MATCHLINE
SEE SHEET TO-06

MATCHLINE
SEE SHEET TO-08

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

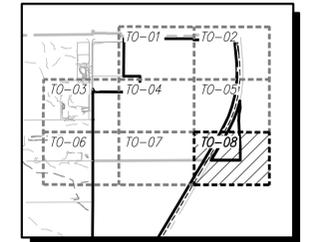
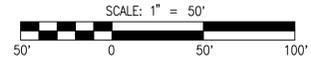
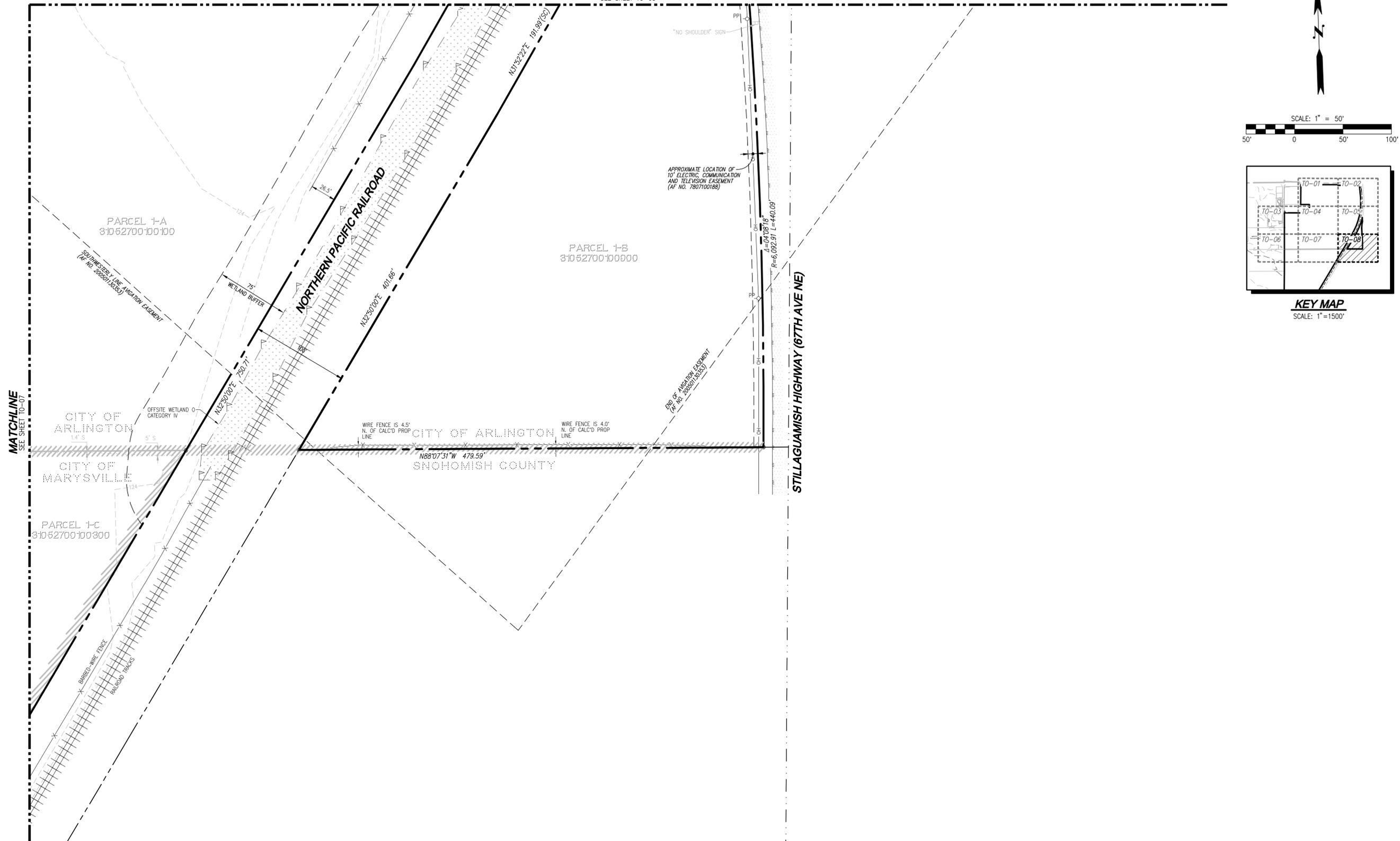
PLN# 880

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

Drawing: P:\Civil\2021\C201-133 Cascade Industrial Center\Drawings\Overall BSP\2-Arlington BSP\C20133BSPAR-TO-PL.dwg Plotted: Jan 20, 2022 - 11:14am

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

MATCHLINE
SEE SHEET TO-05

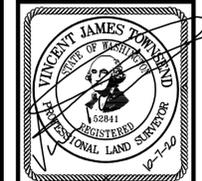


NO.	DATE	DESCRIPTION
1	8-9-21	REVISED PER 3-16-21 MEETING WITH CITY OF ARLINGTON
2	11-23-21	REVISED PER CITY COMMENTS DATED 9-27-21
3	1-20-22	REVISED PER CITY COMMENTS DATED 1-20-22

LDC | Surveying
Engineering
Planning

Kent
1851 Central Pt S #101
Woodinville, WA 98072
T 425.806.1869
www.LDCcorp.com

NORTHPOINT
CASCADE BUSINESS PARK
EXISTING CONDITIONS MAP



JOB NUMBER: C201333
DRAWING NAME: C201333PAR-10-PL
DESIGNER: JMH
DRAFTING BY: RCR
DATE: 1-22-21
SCALE: 1" = 50'
JURISDICTION: CITY OF ARLINGTON

PLN# 880



UTILITY NOTE

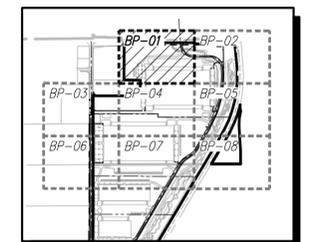
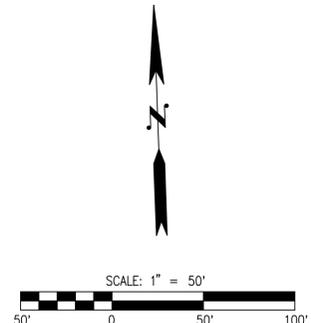
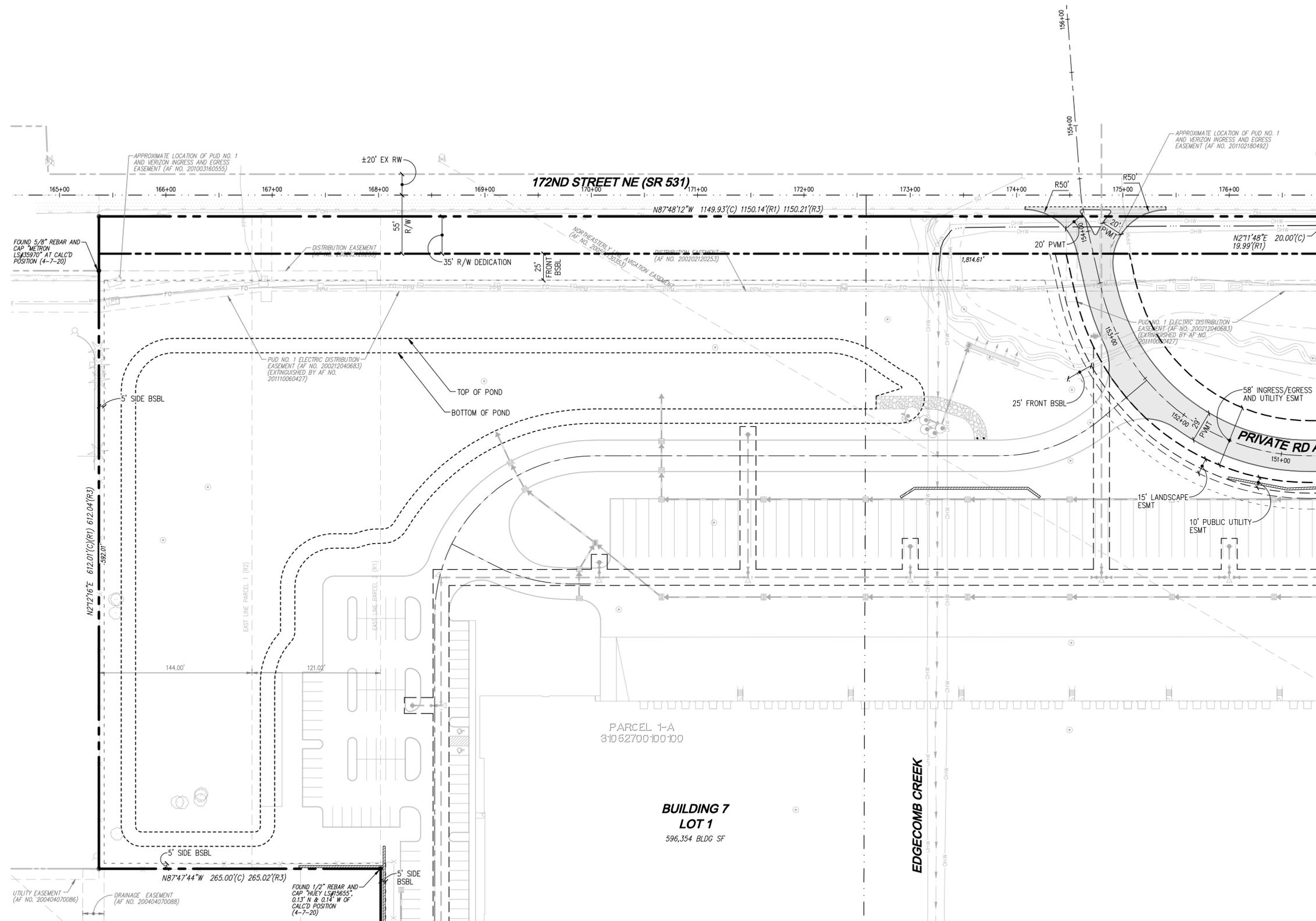
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Drawing: P:\Civil\2021\C201-133 Cascade Industrial Center\Drawings\Overall BSP\2-Arlington BSP\C201333PAR-10-PL.dwg Plotted: Jan 20, 2022 - 11:14am

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON



LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- TYPE II CB
- TYPE I CB
- SSMH
- FIRE HYDRANT
- RETAINING WALL
- WATER ESMT LINE
- SEWER ESMT LINE
- WATER & SEWER ESMT LINE

LOT AREA TABLE

LOT NO.	BLDG NO.	LOT AREA (SF)
1	7	2,233,369
2*	6	1,629,199
3	N/A	195,270

*LOT 2 AREA IN MARYSVILLE = 343,079 SF

UTILITY EASEMENT NOTES

- ALL WATER EASEMENTS TO BE 15' WIDTH UNLESS OTHERWISE NOTED.
- ALL SEWER EASEMENTS TO BE 15' WIDTH UNLESS OTHERWISE NOTED.
- ALL WATER & SEWER EASEMENTS TO BE MINIMUM 20' WIDTH. WATER AND SEWER MAINS SHALL NOT BE MORE THAN 5' AWAY FROM EDGE OF EASEMENT LINE.

UTILITY NOTE
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

PLN# 880

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION
1	8-9-21	REVISED PER 3-16-21 MEETING WITH CITY OF ARLINGTON
2	11-23-21	REVISED PER CITY COMMENTS DATED 9-27-21
3	1-20-22	REVISED PER CITY COMMENTS DATED 1-20-22

LDC Surveying Engineering Planning
Kent
1851 Central Pk S #101
Woodinville, WA 98072
T 425.506.1869 F 425.482.2893
www.LDCcorp.com

NORTHPOINT
CASCADE BUSINESS PARK
PRELIMINARY BINDING SITE PLAN

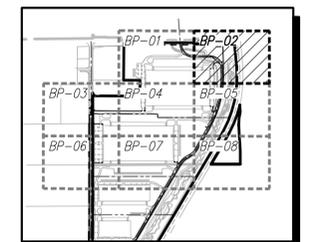
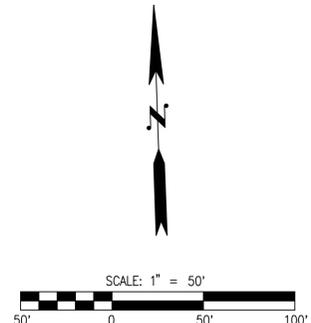
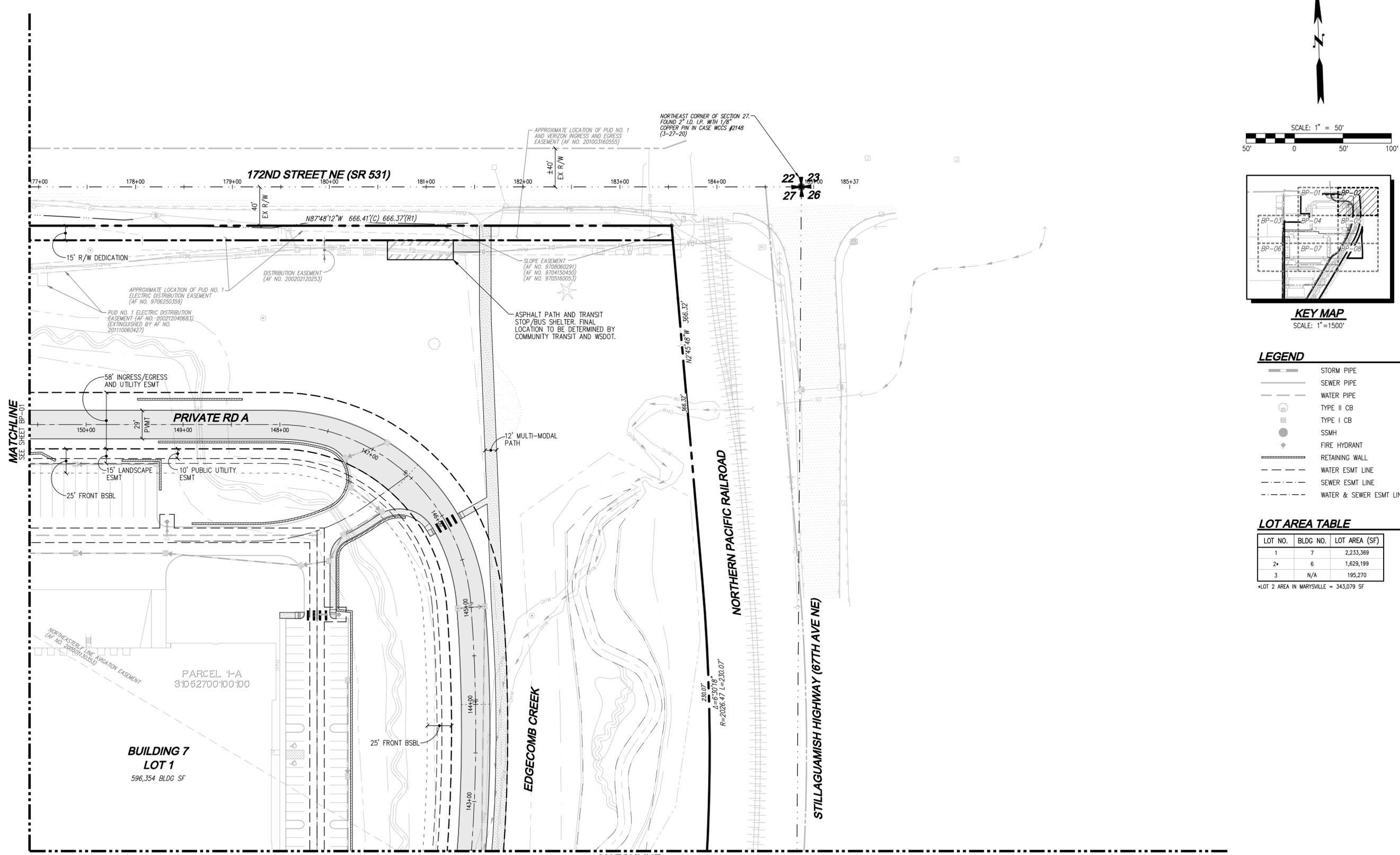
JOSEPH M. HOPPER
STATE OF WASHINGTON
11823
REGISTERED PROFESSIONAL ENGINEER
1/22/22

JOB NUMBER: C20133
DRAWING NAME: C20133BSPR-BSP-PL
DESIGNER: JMH
DRAFTING BY: RCR
DATE: 1-22-21
SCALE: 1"=50'
JURISDICTION: CITY OF ARLINGTON

BP-01
SHEET 12 OF 31

Drawing: P:\Cadd\2020\C201-133 Cascade Industrial Center\Drawings\Overall BSP\2-Cascade Industrial Center\BSP-PL.dwg Plotfile: Jan 20, 2022 - 11:35am

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON



KEY MAP
SCALE: 1"=1500'

LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- TYPE II CB
- TYPE I CB
- SSMH
- ◆ FIRE HYDRANT
- RETAINING WALL
- WATER ESMT LINE
- SEWER ESMT LINE
- WATER & SEWER ESMT LINE

LOT AREA TABLE

LOT NO.	BLDG NO.	LOT AREA (SF)
1	7	2,233,369
2*	6	1,629,199
3	N/A	195,270

*LOT 2 AREA IN MARYSVILLE = 343,079 SF

UTILITY EASEMENT NOTES

- ALL WATER EASEMENTS TO BE 15' WIDTH UNLESS OTHERWISE NOTED.
- ALL SEWER EASEMENTS TO BE 15' WIDTH UNLESS OTHERWISE NOTED.
- ALL WATER & SEWER EASEMENTS TO BE MINIMUM 20' WIDTH. WATER AND SEWER MAINS SHALL NOT BE MORE THAN 5' AWAY FROM EDGE OF EASEMENT LINE.

UTILITY NOTE
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

PLN# 880

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION
1	8-9-21	REVISED PER 3-16-21 MEETING WITH CITY OF ARLINGTON
2	11-23-21	REVISED PER CITY COMMENTS DATED 9-27-21
3	1-20-22	REVISED PER CITY COMMENTS DATED 1-20-22

LDC Surveying Engineering Planning
Kent
1851 Central Fr.S. #101
Woodinville, WA 98072
T 425.806.1869 F 425.482.2893
www.LDCcorp.com

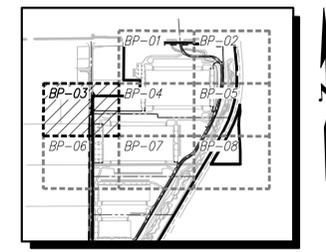
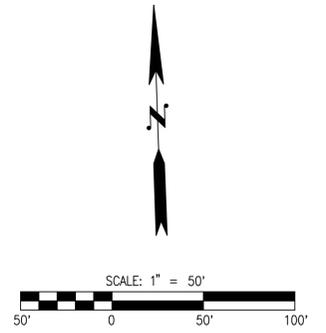
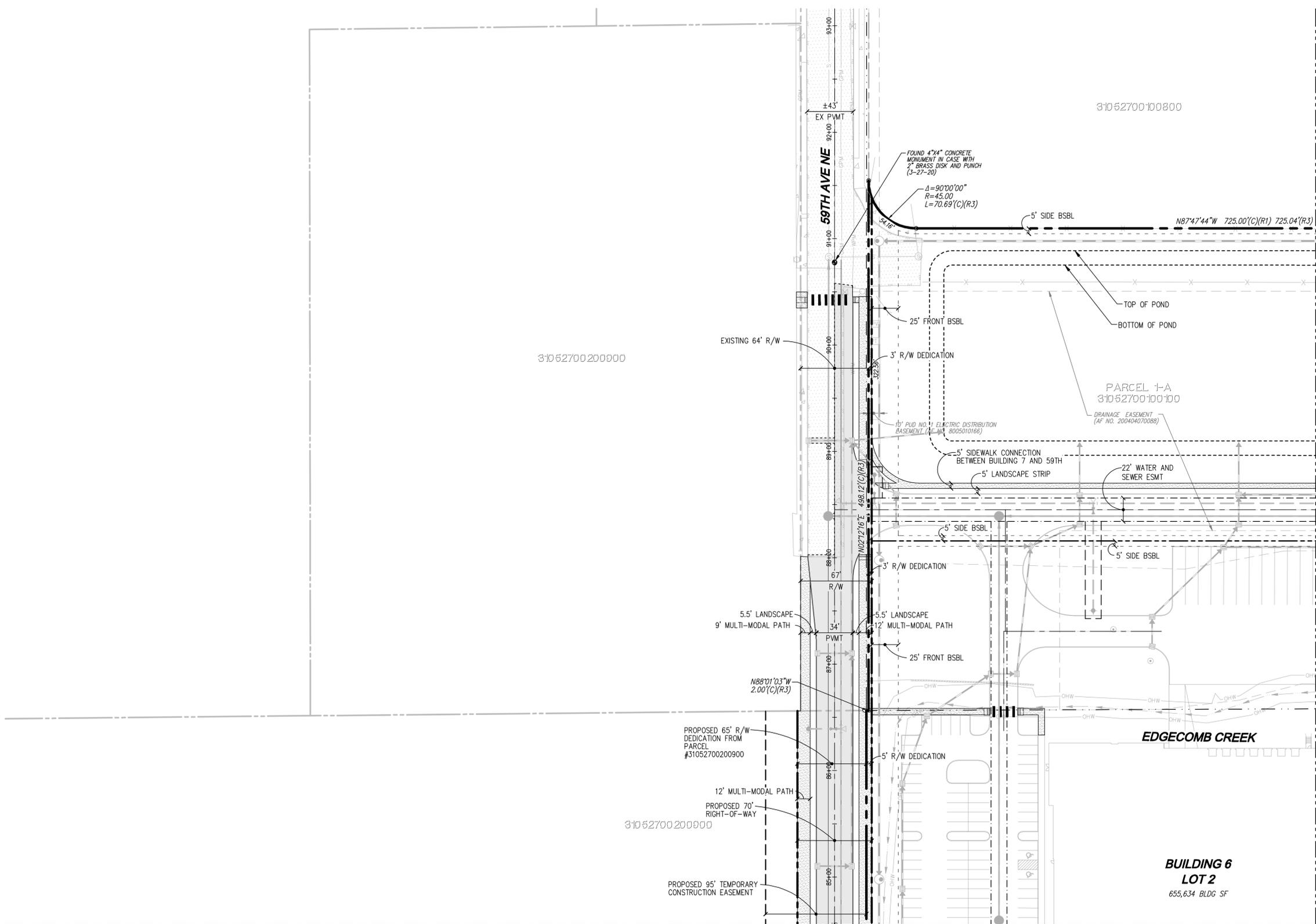
NORTHPOINT
CASCADE BUSINESS PARK
PRELIMINARY BINDING SITE PLAN

JOSEPH M. HODDER
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
11833

JOB NUMBER: C20133
DRAWING NAME: C20133BSPAR-BSP-PL
DESIGNER: JMH
DRAFTING BY: RCR
DATE: 1-22-21
SCALE: 1"=50'
JURISDICTION: CITY OF ARLINGTON

BP-02
SHEET 13 OF 31

Drawing: P:\Civil\2021\C201-133_Cascade_Industrial_Center\Drawings\Overall_BSP\2-Arlington_BSP\C20133BSPAR-BSP-PL.dwg Plot: Jan 20, 2022 - 11:15am



LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- TYPE II CB
- TYPE I CB
- SSMH
- ◆ FIRE HYDRANT
- ▬ RETAINING WALL
- WATER ESMT LINE
- SEWER ESMT LINE
- WATER & SEWER ESMT LINE

LOT AREA TABLE

LOT NO.	BLDG NO.	LOT AREA (SF)
1	7	2,233,369
2*	6	1,629,199
3	N/A	195,270

*LOT 2 AREA IN MARYSVILLE = 343,079 SF

UTILITY EASEMENT NOTES

- ALL WATER EASEMENTS TO BE 15' WIDTH UNLESS OTHERWISE NOTED.
- ALL SEWER EASEMENTS TO BE 15' WIDTH UNLESS OTHERWISE NOTED.
- ALL WATER & SEWER EASEMENTS TO BE MINIMUM 20' WIDTH. WATER AND SEWER MAINS SHALL NOT BE MORE THAN 5' AWAY FROM EDGE OF EASEMENT LINE.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

PLN# 880

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION
1	8-9-21	REVISED PER 3-16-21 MEETING WITH CITY OF ARLINGTON
2	11-23-21	REVISED PER CITY COMMENTS DATED 9-27-21
3	1-20-22	REVISED PER CITY COMMENTS DATED 1-20-22

LDC | Surveying
Engineering
Planning

Kent
1851 Central Fr.S. #101
Kent, WA 98050
T 425.866.1869 www.LDCcorp.com

NORTHPOINT
CASCADE BUSINESS PARK
PRELIMINARY BINDING SITE PLAN

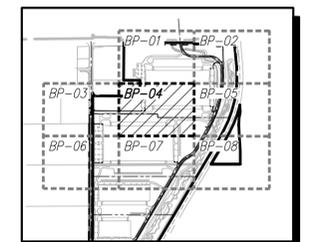
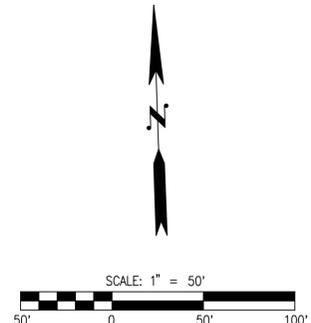
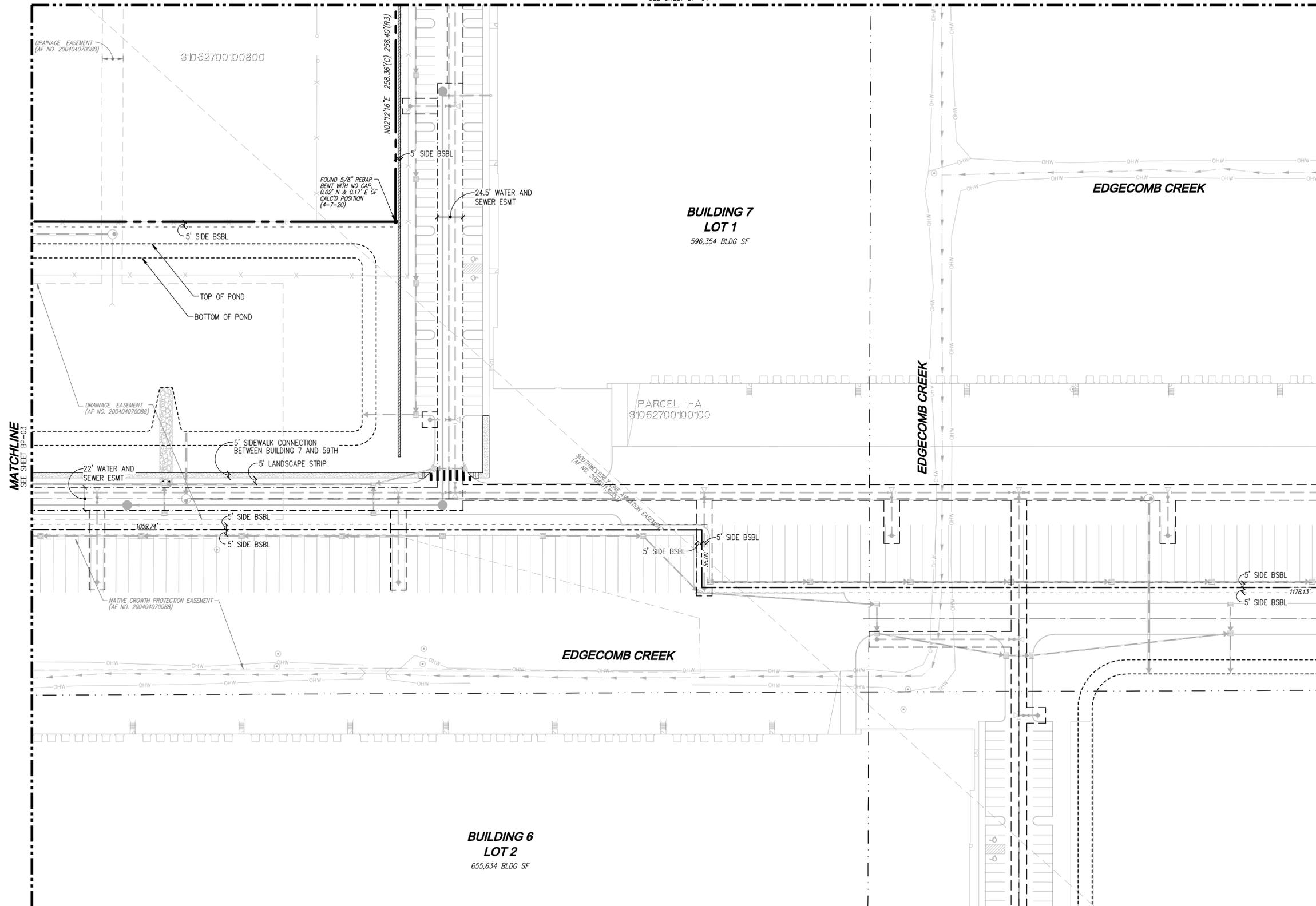


JOB NUMBER: C20133
DRAWING NAME: C20133BSPAR-BSP-PL
DESIGNER: JMH
DRAFTING BY: RCR
DATE: 1-22-21
SCALE: 1" = 50'
JURISDICTION: CITY OF ARLINGTON

Drawing: P:\Civil\2021\C201-13 Cascade Business Park\Drawings\Overall BSP\2-Arlington BSP\C20133BSPAR-BSP-PL.dwg Plotfile: Jan 20, 2022 - 11:16am

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

MATCHLINE
SEE SHEET BP-01



LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- TYPE II CB
- TYPE I CB
- SSMH
- FIRE HYDRANT
- RETAINING WALL
- WATER ESMT LINE
- SEWER ESMT LINE
- WATER & SEWER ESMT LINE

LOT AREA TABLE

LOT NO.	BLDG NO.	LOT AREA (SF)
1	7	2,233,369
2*	6	1,629,199
3	N/A	195,270

*LOT 2 AREA IN MARYSVILLE = 343,079 SF

UTILITY EASEMENT NOTES

1. ALL WATER EASEMENTS TO BE 15' WIDTH UNLESS OTHERWISE NOTED.
2. ALL SEWER EASEMENTS TO BE 15' WIDTH UNLESS OTHERWISE NOTED.
3. ALL WATER & SEWER EASEMENTS TO BE MINIMUM 20' WIDTH. WATER AND SEWER MAINS SHALL NOT BE MORE THAN 5' AWAY FROM EDGE OF EASEMENT LINE.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

PLN# 880

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

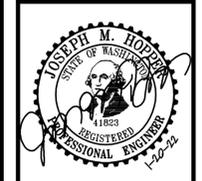
REVISIONS

NO.	DATE	DESCRIPTION
1	8-9-21	REVISED PER 3-16-21 MEETING WITH CITY OF ARLINGTON
2	11-23-21	REVISED PER CITY COMMENTS DATED 9-27-21
3	1-20-22	REVISED PER CITY COMMENTS DATED 1-20-22

LDC | Surveying
Engineering
Planning

Kent
1851 Central Pk. S. #101
Woodinville, WA 98050
T 425.806.1869 www.LDCcorp.com

NORTHPOINT
CASCADE BUSINESS PARK
PRELIMINARY BINDING SITE PLAN



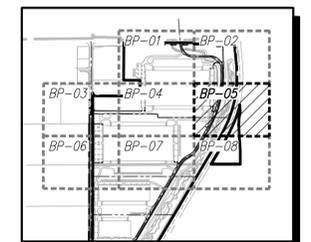
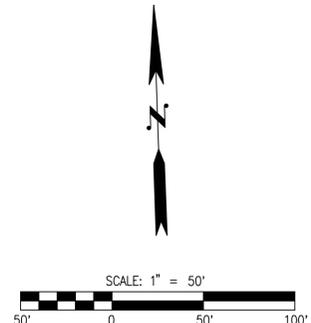
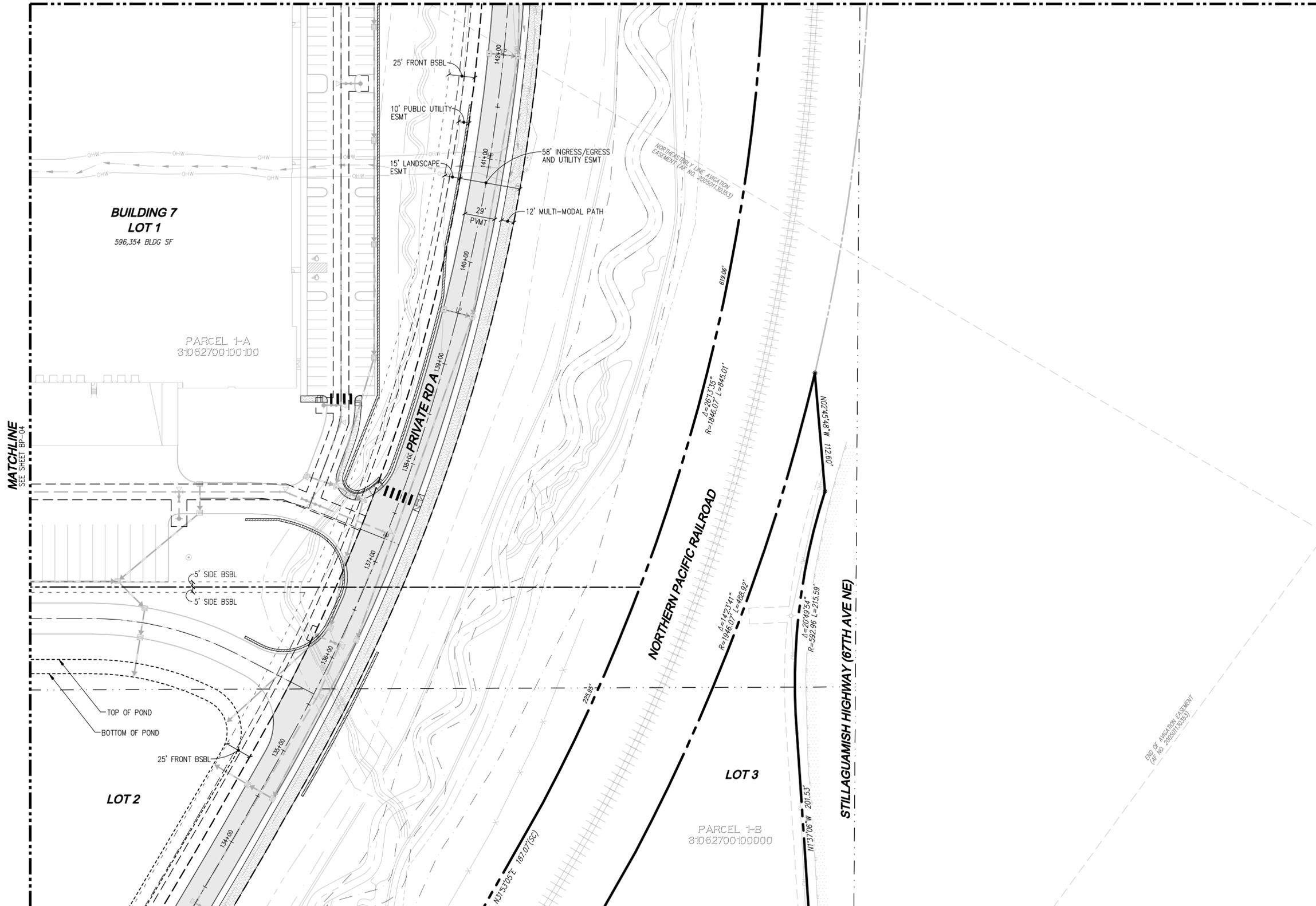
JOB NUMBER: C201333
DRAWING NAME: C201333BSPAR-BSP-PL
DESIGNER: JMH
DRAFTING BY: RCR
DATE: 1-22-21
SCALE: 1"=50'
JURISDICTION: CITY OF ARLINGTON

BP-04
SHEET 15 OF 31

Drawing: P:\Civil\2021\C201-13_Cascade_Business_Park\Drawings\Overall\BSP\2-Arlington_BSP\C201333BSPAR-BSP-PL.dwg Plotfile: Jan 20, 2022 - 11:16am

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

MATCHLINE
SEE SHEET BP-02



LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- TYPE II CB
- TYPE I CB
- SSMH
- FIRE HYDRANT
- RETAINING WALL
- WATER ESMT LINE
- SEWER ESMT LINE
- WATER & SEWER ESMT LINE

LOT AREA TABLE

LOT NO.	BLDG NO.	LOT AREA (SF)
1	7	2,233,369
2*	6	1,629,199
3	N/A	195,270

*LOT 2 AREA IN MARYSVILLE = 343,079 SF

MATCHLINE
SEE SHEET BP-04

MATCHLINE
SEE SHEET BP-08

- UTILITY EASEMENT NOTES**
1. ALL WATER EASEMENTS TO BE 15' WIDTH UNLESS OTHERWISE NOTED.
 2. ALL SEWER EASEMENTS TO BE 15' WIDTH UNLESS OTHERWISE NOTED.
 3. ALL WATER & SEWER EASEMENTS TO BE MINIMUM 20' WIDTH. WATER AND SEWER MAINS SHALL NOT BE MORE THAN 5' AWAY FROM EDGE OF EASEMENT LINE.

UTILITY NOTE
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

PLN# 880

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	8-9-21	REVISED PER 3-16-21 MEETING WITH CITY OF ARLINGTON	JMH
2	11-23-21	REVISED PER CITY COMMENTS DATED 9-27-21	JMH
3	1-20-22	REVISED PER CITY COMMENTS DATED 1-20-22	JMH

LDC Surveying Engineering Planning

Kent
1851 Central Tr S #101
Kent, WA 98050
T 425.866.1869 www.LDCcorp.com

NORTHPOINT
CASCADE BUSINESS PARK
PRELIMINARY BINDING SITE PLAN



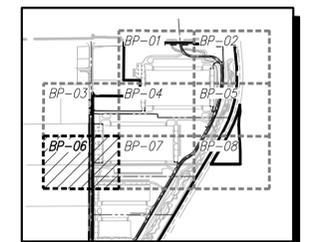
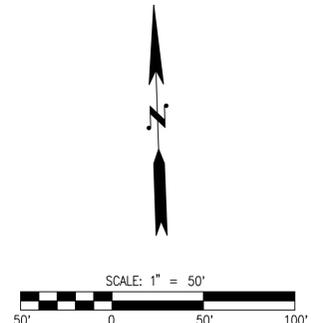
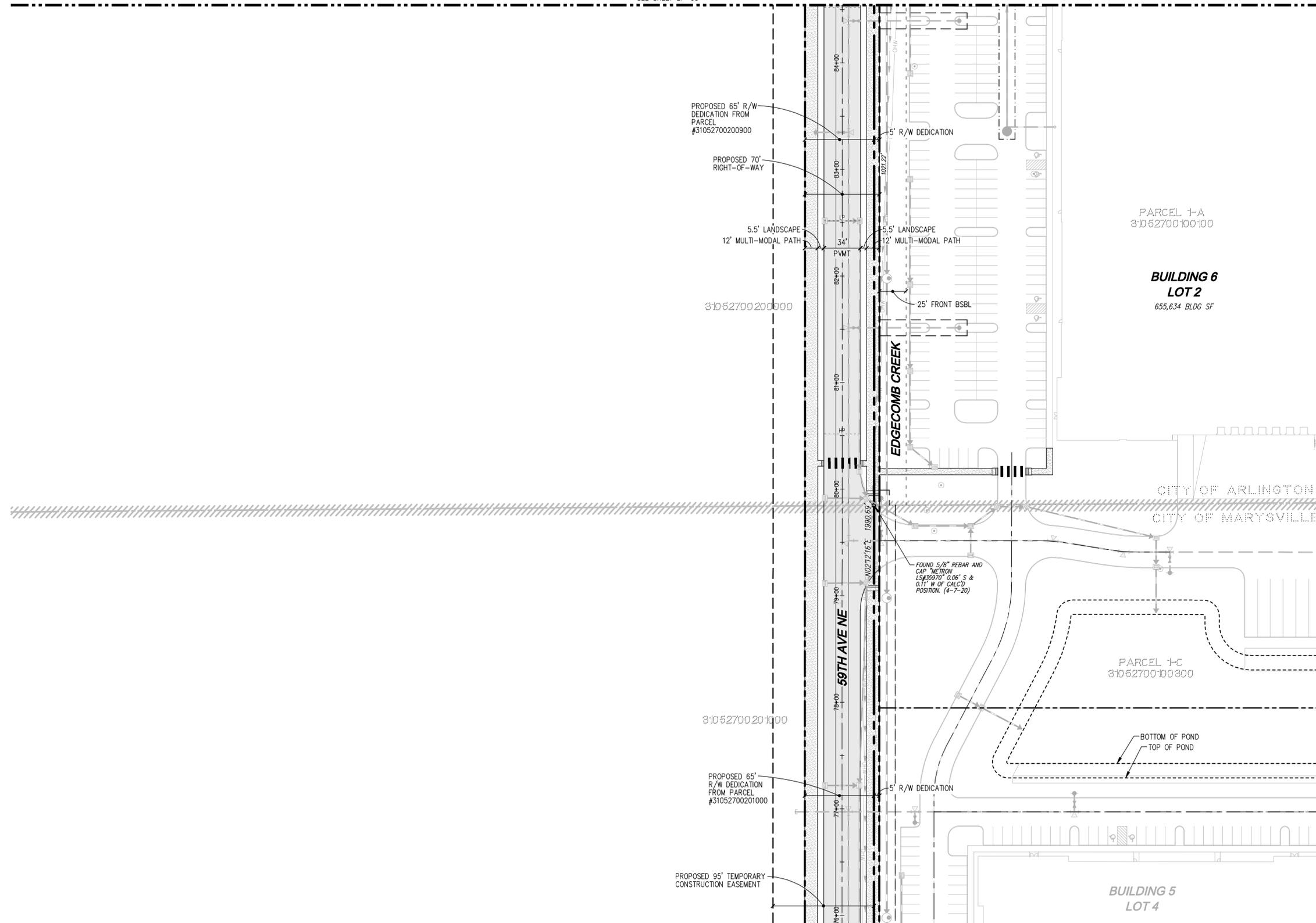
JOB NUMBER: C20133
DRAWING NAME: C20133BSPAR-BSP-PL
DESIGNER: JMH
DRAFTING BY: RCR
DATE: 1-22-21
SCALE: 1"=50'
JURISDICTION: CITY OF ARLINGTON

BP-05
SHEET 16 OF 31

Drawing: P:\Civil\2021\C201-133 Cascade Business Park\Drawings\Overall\BSP\2-Arlington BSP\C20133BSPAR-BSP-PL.dwg Plotted: Jan 20, 2022 - 11:17am

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

MATCHLINE
SEE SHEET BP-03



LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- TYPE II CB
- TYPE I CB
- SSMH
- ◆ FIRE HYDRANT
- RETAINING WALL
- WATER ESMT LINE
- SEWER ESMT LINE
- WATER & SEWER ESMT LINE

LOT AREA TABLE

LOT NO.	BLDG NO.	LOT AREA (SF)
1	7	2,233,369
2*	6	1,629,199
3	N/A	195,270

*LOT 2 AREA IN MARYSVILLE = 343,079 SF

UTILITY EASEMENT NOTES

1. ALL WATER EASEMENTS TO BE 15' WIDTH UNLESS OTHERWISE NOTED.
2. ALL SEWER EASEMENTS TO BE 15' WIDTH UNLESS OTHERWISE NOTED.
3. ALL WATER & SEWER EASEMENTS TO BE MINIMUM 20' WIDTH. WATER AND SEWER MAINS SHALL NOT BE MORE THAN 5' AWAY FROM EDGE OF EASEMENT LINE.

UTILITY NOTE
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

PLN# 880

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION
1	8-9-21	REVISED PER 3-16-21 MEETING WITH CITY OF ARLINGTON
2	11-23-21	REVISED PER CITY COMMENTS DATED 9-27-21
3	1-20-22	REVISED PER CITY COMMENTS DATED 1-20-22

LDC | Surveying
Engineering
Planning

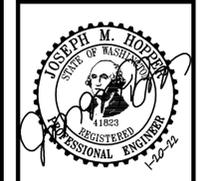
Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
T 425.806.1869

Kent
1851 Central Pt S #101
Kent, WA 98050
www.LDCcorp.com
F 425.482.2893

NORTHPOINT

CASCADE BUSINESS PARK

PRELIMINARY BINDING SITE PLAN



JOB NUMBER: C201333
DRAWING NAME: C201333BSPAR-BSP-PL
DESIGNER: JMH
DRAFTING BY: RCR
DATE: 1-22-21
SCALE: 1"=50'
JURISDICTION: CITY OF ARLINGTON

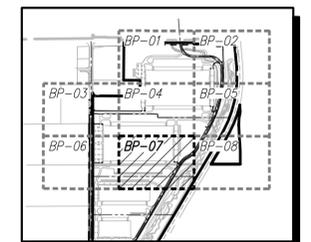
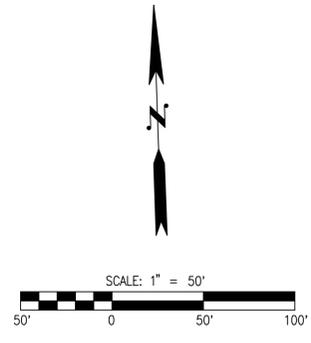
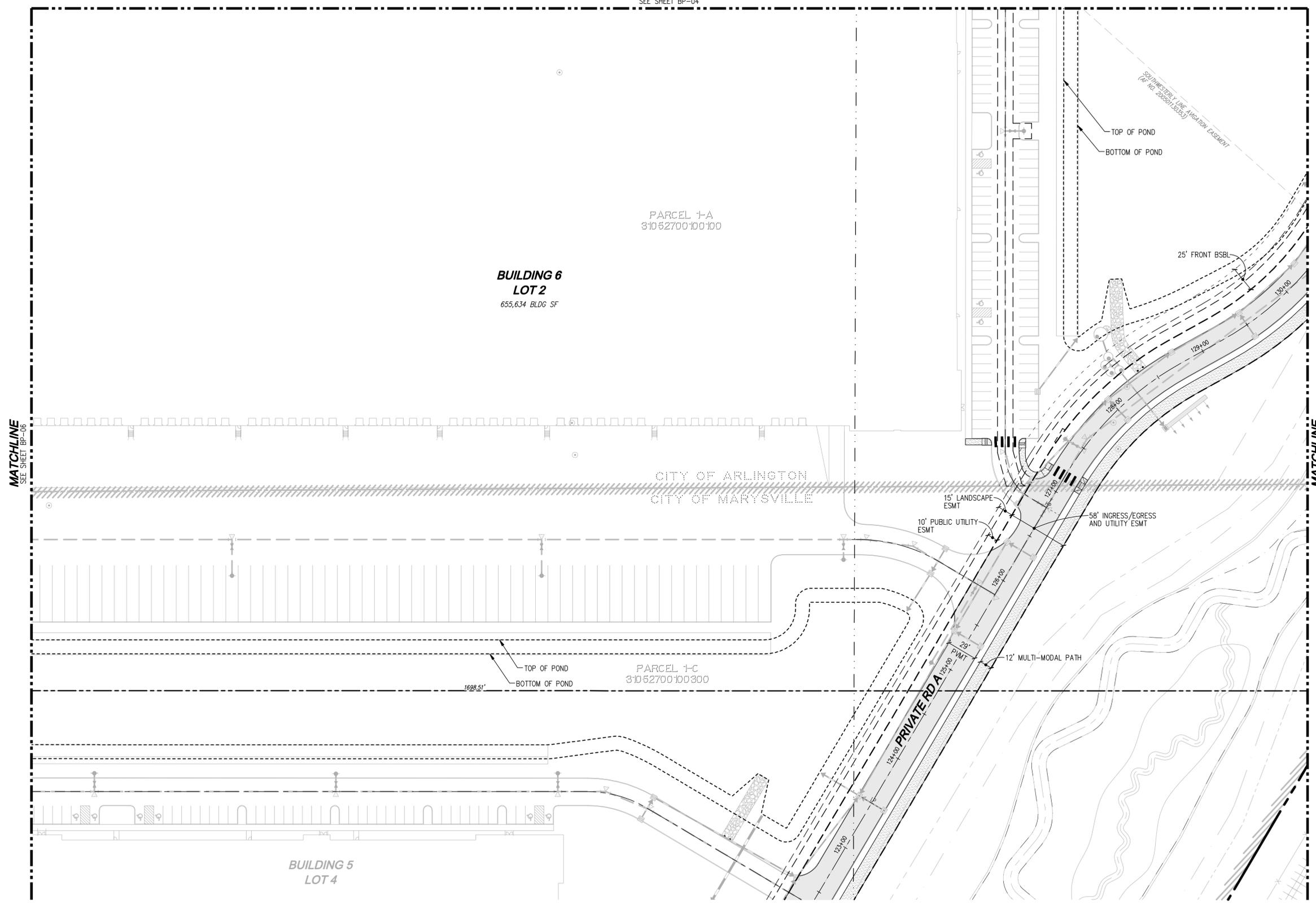
BP-06

SHEET 17 OF 31

Drawing: P:\Civil\2021\C201-133 Cascade Business Park\Drawings\Overall\BSP\2-C201333BSPAR-BSP-PL.dwg Plotfile: Jan 20, 2022 - 11:17am

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

MATCHLINE
SEE SHEET BP-04



LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- TYPE II CB
- TYPE I CB
- SSMH
- FIRE HYDRANT
- RETAINING WALL
- WATER ESMT LINE
- SEWER ESMT LINE
- WATER & SEWER ESMT LINE

LOT AREA TABLE

LOT NO.	BLDG NO.	LOT AREA (SF)
1	7	2,233,369
2*	6	1,629,199
3	N/A	195,270

*LOT 2 AREA IN MARYSVILLE = 343,079 SF

MATCHLINE
SEE SHEET BP-06

MATCHLINE
SEE SHEET BP-08

- UTILITY EASEMENT NOTES**
1. ALL WATER EASEMENTS TO BE 15' WIDTH UNLESS OTHERWISE NOTED.
 2. ALL SEWER EASEMENTS TO BE 15' WIDTH UNLESS OTHERWISE NOTED.
 3. ALL WATER & SEWER EASEMENTS TO BE MINIMUM 20' WIDTH. WATER AND SEWER MAINS SHALL NOT BE MORE THAN 5' AWAY FROM EDGE OF EASEMENT LINE.

UTILITY NOTE
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

PLN# 880

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

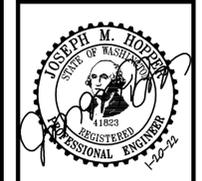
REVISIONS

NO.	DATE	DESCRIPTION
1	8-9-21	REVISED PER 3-16-21 MEETING WITH CITY OF ARLINGTON
2	11-23-21	REVISED PER CITY COMMENTS DATED 9-27-21
3	1-20-22	REVISED PER CITY COMMENTS DATED 1-20-22

LDC Surveying Engineering Planning

Kent
1851 Central Pt S #101
Woodinville, WA 98072
T 425.806.1869 www.LDCcorp.com

NORTHPOINT
CASCADE BUSINESS PARK
PRELIMINARY BINDING SITE PLAN



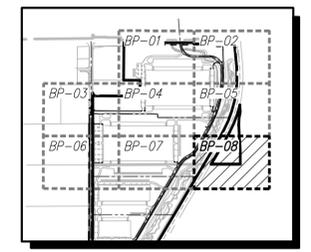
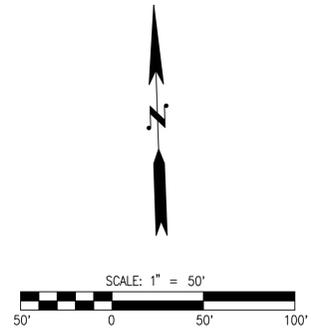
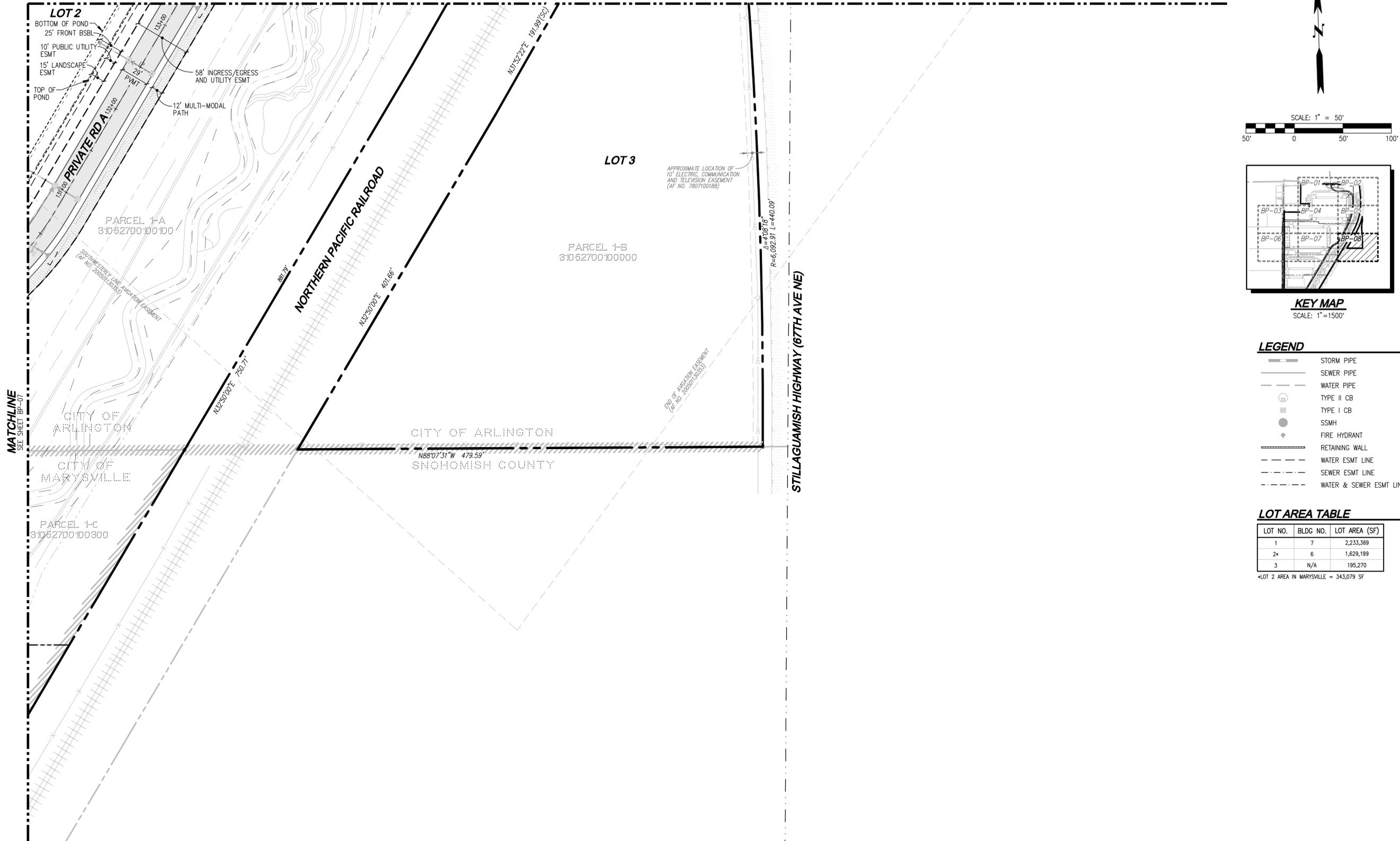
JOB NUMBER: C201333
DRAWING NAME: C201333BSPAR-BSP-PL
DESIGNER: JMH
DRAFTING BY: RCR
DATE: 1-22-21
SCALE: 1"=50'
JURISDICTION: CITY OF ARLINGTON

BP-07
SHEET 18 OF 31

Drawing: P:\Civil\2021\C201-133_Cascade_Business_Park\Drawings\Overall_BSP\2-Cascade_Business_Park-BSP-PL.dwg Plotfile: Jan 20, 2022 - 11:18am

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

MATCHLINE
SEE SHEET BP-05



KEY MAP
SCALE: 1"=1500'

LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- TYPE II CB
- TYPE I CB
- SSMH
- ◆ FIRE HYDRANT
- ▬ RETAINING WALL
- - - WATER ESMT LINE
- - - SEWER ESMT LINE
- - - WATER & SEWER ESMT LINE

LOT AREA TABLE

LOT NO.	BLDG NO.	LOT AREA (SF)
1	7	2,233,369
2*	6	1,629,199
3	N/A	195,270

*LOT 2 AREA IN MARYSVILLE = 343,079 SF

UTILITY EASEMENT NOTES

- ALL WATER EASEMENTS TO BE 15' WIDTH UNLESS OTHERWISE NOTED.
- ALL SEWER EASEMENTS TO BE 15' WIDTH UNLESS OTHERWISE NOTED.
- ALL WATER & SEWER EASEMENTS TO BE MINIMUM 20' WIDTH. WATER AND SEWER MAINS SHALL NOT BE MORE THAN 5' AWAY FROM EDGE OF EASEMENT LINE.

UTILITY NOTE
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

PLN# 880

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION
1	8-9-21	REVISED PER 3-16-21 MEETING WITH CITY OF ARLINGTON
2	11-23-21	REVISED PER CITY COMMENTS DATED 9-27-21
3	1-20-22	REVISED PER CITY COMMENTS DATED 1-20-22

LDC | Surveying | Engineering | Planning

Kent
1851 Central Pt S #101
Kent, WA 98050
T 425.806.1869 www.LDCcorp.com

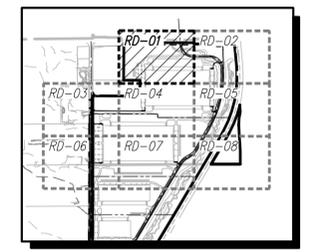
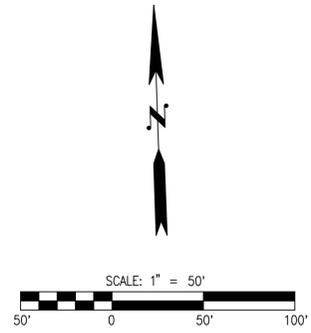
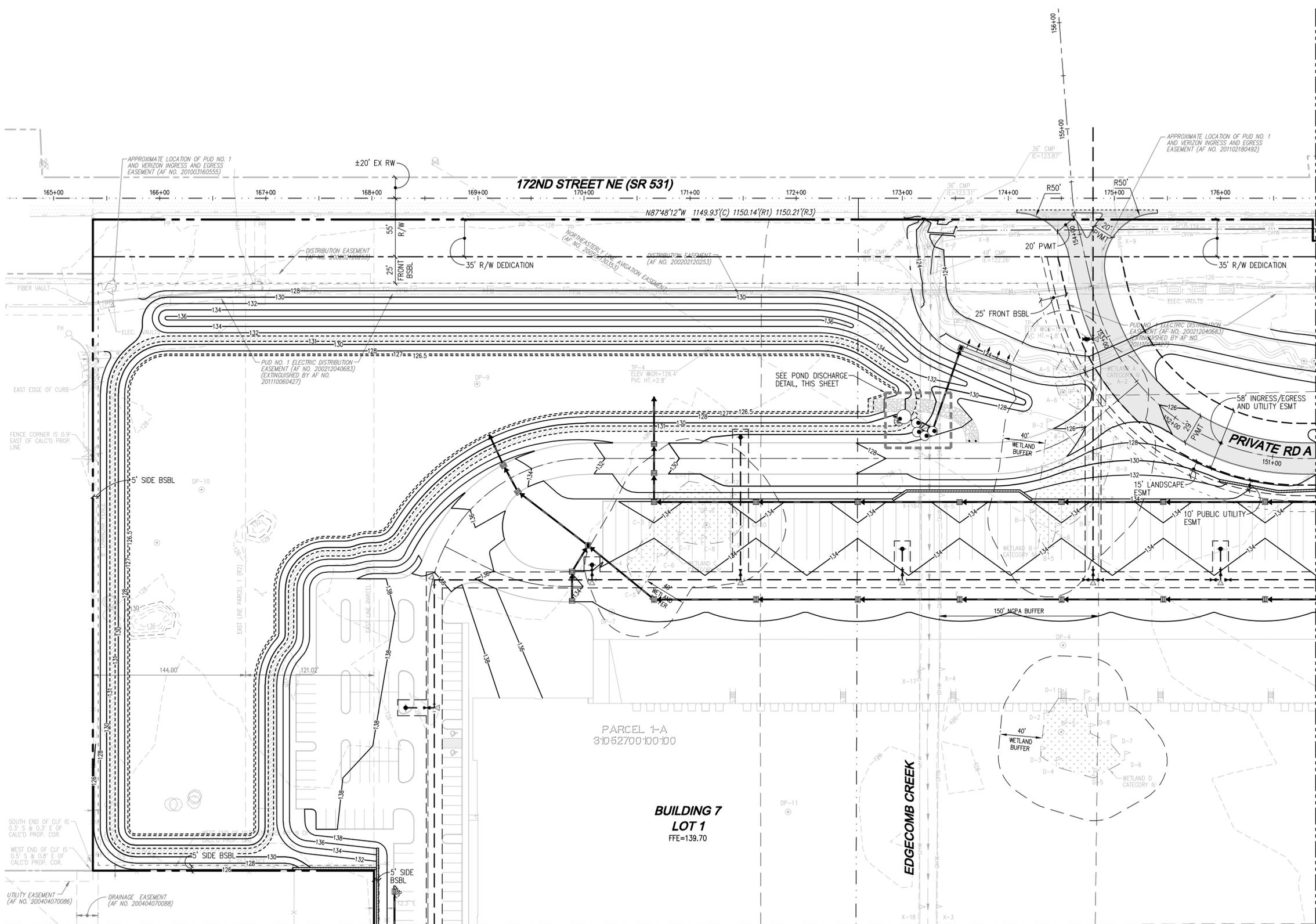
NORTHPOINT
CASCADE BUSINESS PARK
PRELIMINARY BINDING SITE PLAN



JOB NUMBER: C20133
DRAWING NAME: C20133BSPAR-BSP-PL
DESIGNER: JMH
DRAFTING BY: RCR
DATE: 1-22-21
SCALE: 1"=50'
JURISDICTION: CITY OF ARLINGTON

Drawing: P:\Civil\2021\C201-133_Cascade_Business_Park\Drawings\Overall_BSP\2-Arlington_BSP\C20133BSPAR-BSP-PL.dwg Plotfile: Jan 20, 2022 - 11:18am

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

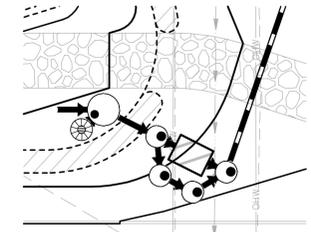


- LEGEND**
- STORM PIPE
 - SEWER PIPE
 - WATER PIPE
 - TYPE II CB
 - TYPE I CB
 - SSMH
 - FIRE HYDRANT
 - RETAINING WALL

LOT AREA TABLE

LOT NO.	BLDG NO.	LOT AREA (SF)
1	7	2,233,369
2*	6	1,629,199
3	N/A	195,270

*LOT 2 AREA IN MARYSVILLE = 343,079 SF



MATCHLINE
SEE SHEET RD-04

PLN# 880

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

REVISIONS

NO.	DATE	DESCRIPTION
1	8-9-21	REVISED PER 3-16-21 MEETING WITH CITY OF ARLINGTON
2	11-23-21	REVISED PER CITY COMMENTS DATED 9-27-21
3	1-20-22	REVISED PER CITY COMMENTS DATED 1-20-22

LDC Surveying Engineering Planning
Kent
1851 Central Fr.S. #101
Woodinville, WA 98072
T. 425.506.1869
www.LDCcorp.com

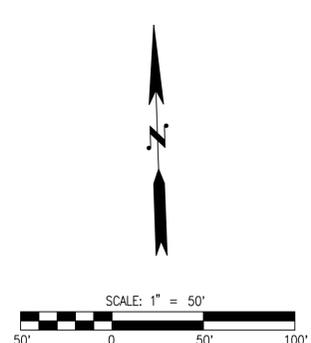
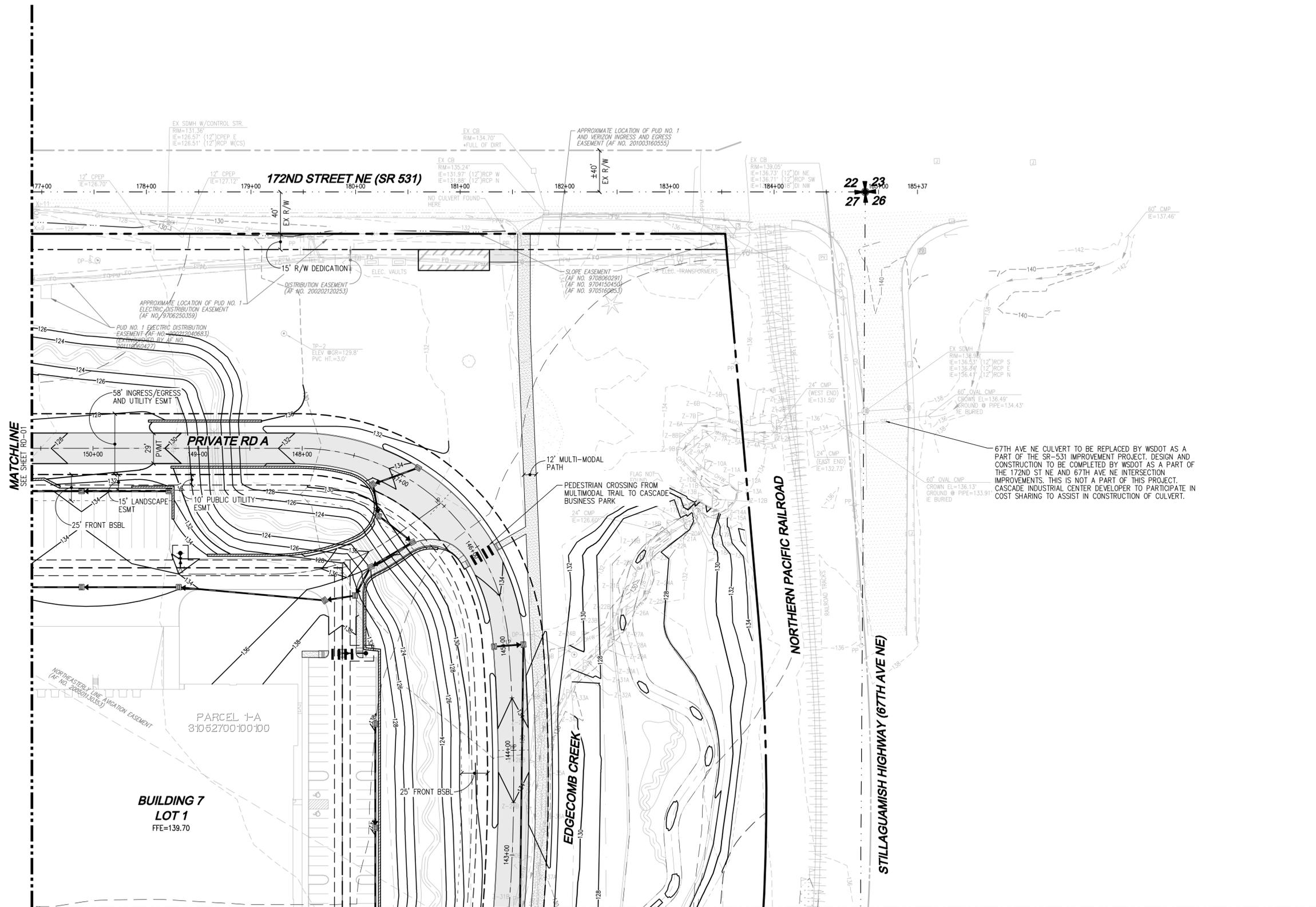
NORTHPOINT
CASCADE BUSINESS PARK
PRELIMINARY CONCEPTUAL UTILITY AND GRADING PLAN

JOB NUMBER: C201333
DRAWING NAME: C201333BSPAR-UI-PL
DESIGNER: JMH
DRAFTING BY: RCR
DATE: 1-22-21
SCALE: 1"=50'
JURISDICTION: CITY OF ARLINGTON

RD-01
SHEET 20 OF 31

Drawing: P:\Civil\2021\C201-133 Cascade Business Park\Drawings\Overall BSP\2-Arlington BSP\C201333BSPAR-UI-PL.dwg Plotted: Jan 20, 2022 - 11:19am

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON



- LEGEND**
- STORM PIPE
 - SEWER PIPE
 - WATER PIPE
 - TYPE II CB
 - TYPE I CB
 - SSMH
 - FIRE HYDRANT
 - RETAINING WALL

MATCHLINE
SEE SHEET RD-01

MATCHLINE
SEE SHEET RD-05

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

PLN# 880

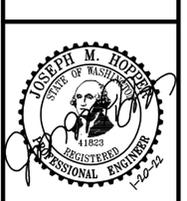
Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS	
NO.	DATE
1	8-9-21
2	11-23-21
3	1-20-22

LDC | Surveying
Engineering
Planning

Kent
1851 Central Fr.S. #101
Woodinville, WA 98072
T 425.806.1869
www.LDCcorp.com

NORTHPOINT
CASCADE BUSINESS PARK
PRELIMINARY CONCEPTUAL UTILITY AND GRADING PLAN



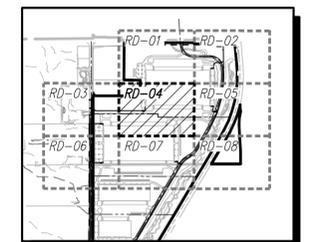
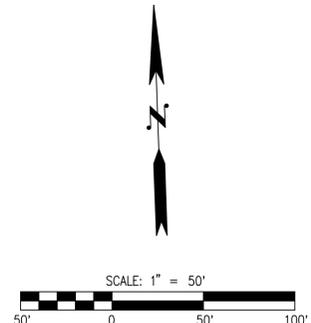
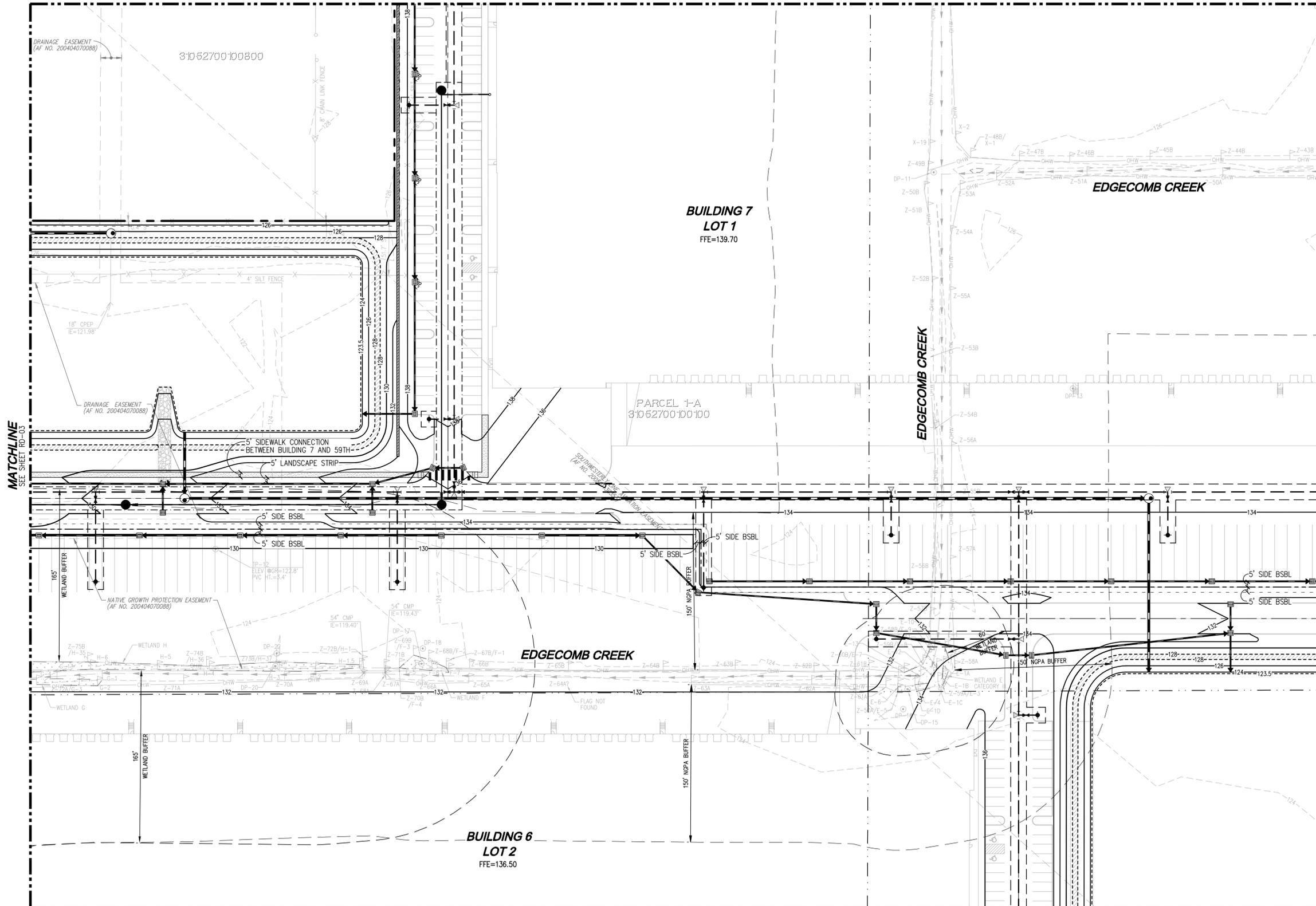
JOB NUMBER: C201333
DRAWING NAME: C201333BSPAR-UI-PL
DESIGNER: JMH
DRAFTING BY: RCR
DATE: 1-22-21
SCALE: 1"=50'
JURISDICTION: CITY OF ARLINGTON

RD-02
SHEET 21 OF 31

Drawing: P:\Civil\2021\C201-133 Cascade Industrial Center\Drawings\Overall BSP\2-Arlington BSP\C201333BSPAR-UI-PL.dwg Plotted: Jan 20, 2022 - 11:20am

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

MATCHLINE
SEE SHEET RD-01



KEY MAP
SCALE: 1"=1500'

- LEGEND**
- STORM PIPE
 - SEWER PIPE
 - WATER PIPE
 - TYPE II CB
 - TYPE I CB
 - SSMH
 - FIRE HYDRANT
 - RETAINING WALL
 - WATER ESMT LINE
 - SEWER ESMT LINE
 - WATER & SEWER ESMT LINE

REVISIONS

NO.	DATE	DESCRIPTION
1	8-9-21	REVISED PER 3-16-21 MEETING WITH CITY OF ARLINGTON
2	11-23-21	REVISED PER CITY COMMENTS DATED 9-27-21
3	1-20-22	REVISED PER CITY COMMENTS DATED 1-20-22

LDC | Surveying
Engineering
Planning

Kent
1851 Central Pk S #101
Kent, WA 98050
T 425.806.1869 www.LDCcorp.com

NORTHPOINT
CASCADE BUSINESS PARK
PRELIMINARY CONCEPTUAL UTILITY AND GRADING PLAN



JOB NUMBER: C20133
DRAWING NAME: C20133BSPR-UI-PL
DESIGNER: JMH
DRAFTING BY: RCR
DATE: 1-22-21
SCALE: 1"=50'
JURISDICTION: CITY OF ARLINGTON

RD-04
SHEET 23 OF 31

Drawing: P:\Civil\2020\C201-133 Cascade Business Park\Drawings\Overall\BSP\2-Cascade Business Park-UI-PL.dwg Plotted: Jan 20, 2022 - 11:20am

UTILITY NOTE
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

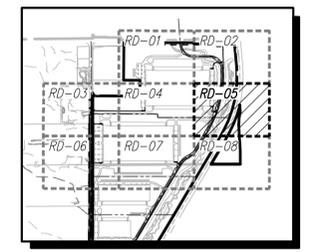
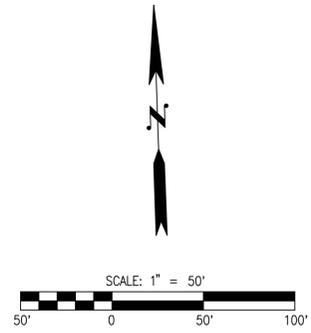
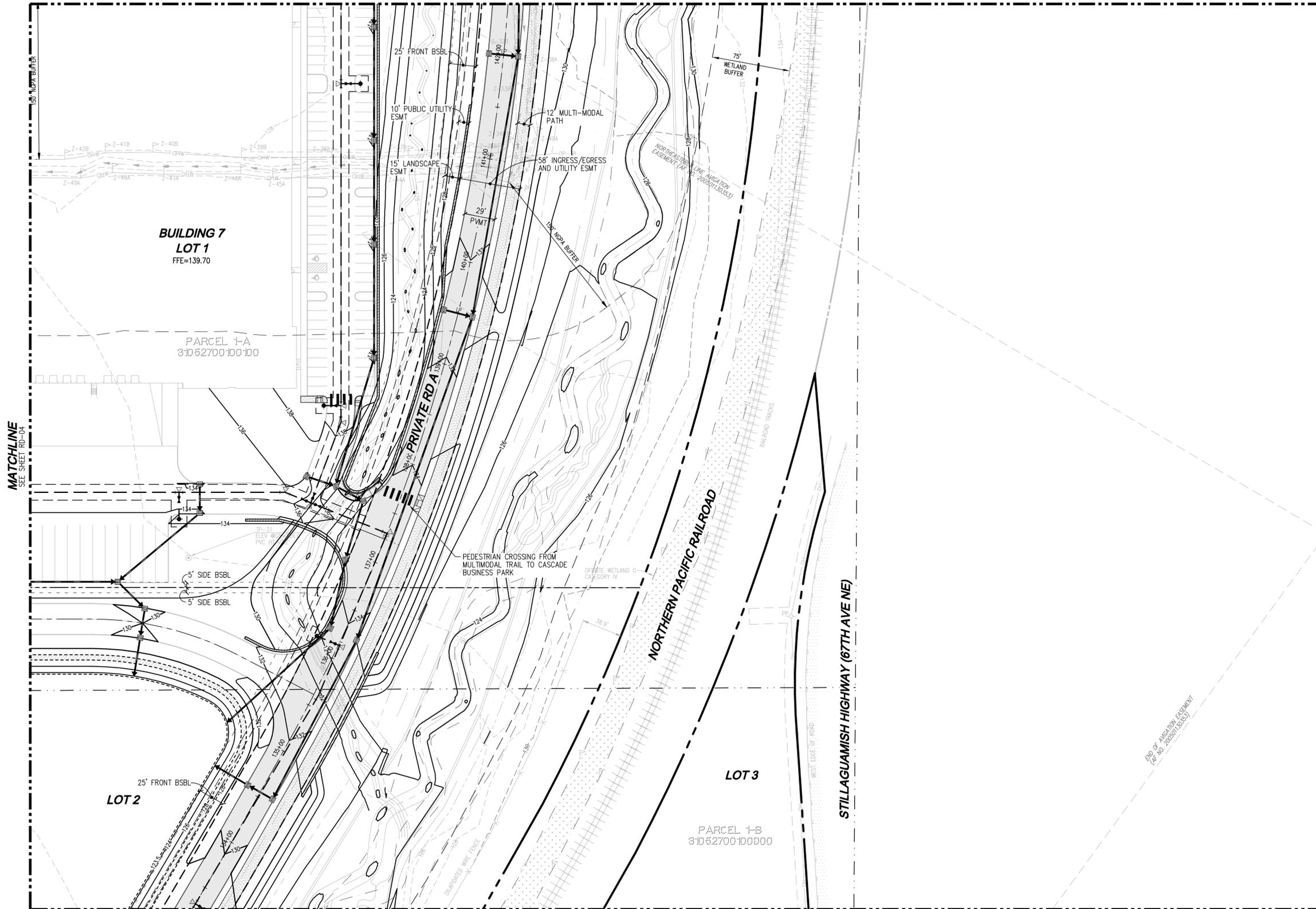
DISCLAIMER
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

PLN# 880

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

MATCHLINE
SEE SHEET RD-02



KEY MAP
SCALE: 1"=1500'

- LEGEND**
- STORM PIPE
 - SEWER PIPE
 - WATER PIPE
 - TYPE II CB
 - TYPE I CB
 - SSMH
 - FIRE HYDRANT
 - RETAINING WALL
 - WATER ESMT LINE
 - SEWER ESMT LINE
 - WATER & SEWER ESMT LINE

MATCHLINE
SEE SHEET RD-04

MATCHLINE
SEE SHEET RD-08

Drawing: P:\Civil\2021\2021-133_Cascade_Industrial_Center\Drawings\Overall_BSP\2-Arlington_BSP\20133BSPAR-UI-PL.dwg Plotted: Jan 20, 2022 - 11:20am

NO.	DATE	DESCRIPTION
1	8-9-21	REVISED PER 3-16-21 MEETING WITH CITY OF ARLINGTON
2	11-23-21	REVISED PER CITY COMMENTS DATED 9-27-21
3	1-20-22	REVISED PER CITY COMMENTS DATED 1-20-22

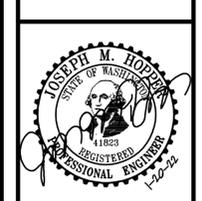
LDC | Surveying
Engineering
Planning

Kent
1851 Central Pk S #101
Woodinville, WA 98050
T 425.806.1869 www.LDCcorp.com

NORTHPOINT

CASCADE BUSINESS PARK

PRELIMINARY CONCEPTUAL UTILITY AND GRADING PLAN



JOB NUMBER: C20133
DRAWING NAME: 20133BSPAR-UI-PL
DESIGNER: JMH
DRAFTING BY: RCR
DATE: 1-22-21
SCALE: 1"=50'
JURISDICTION: CITY OF ARLINGTON

RD-05

SHEET 24 OF 31

PLN# 880



UTILITY NOTE

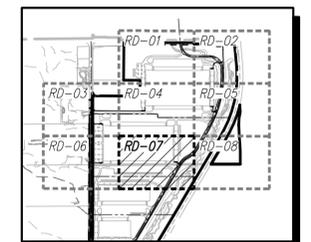
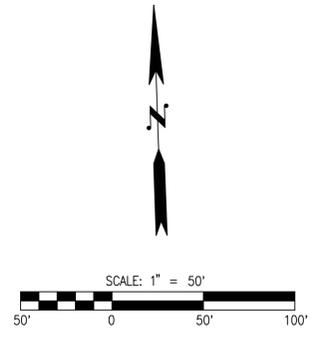
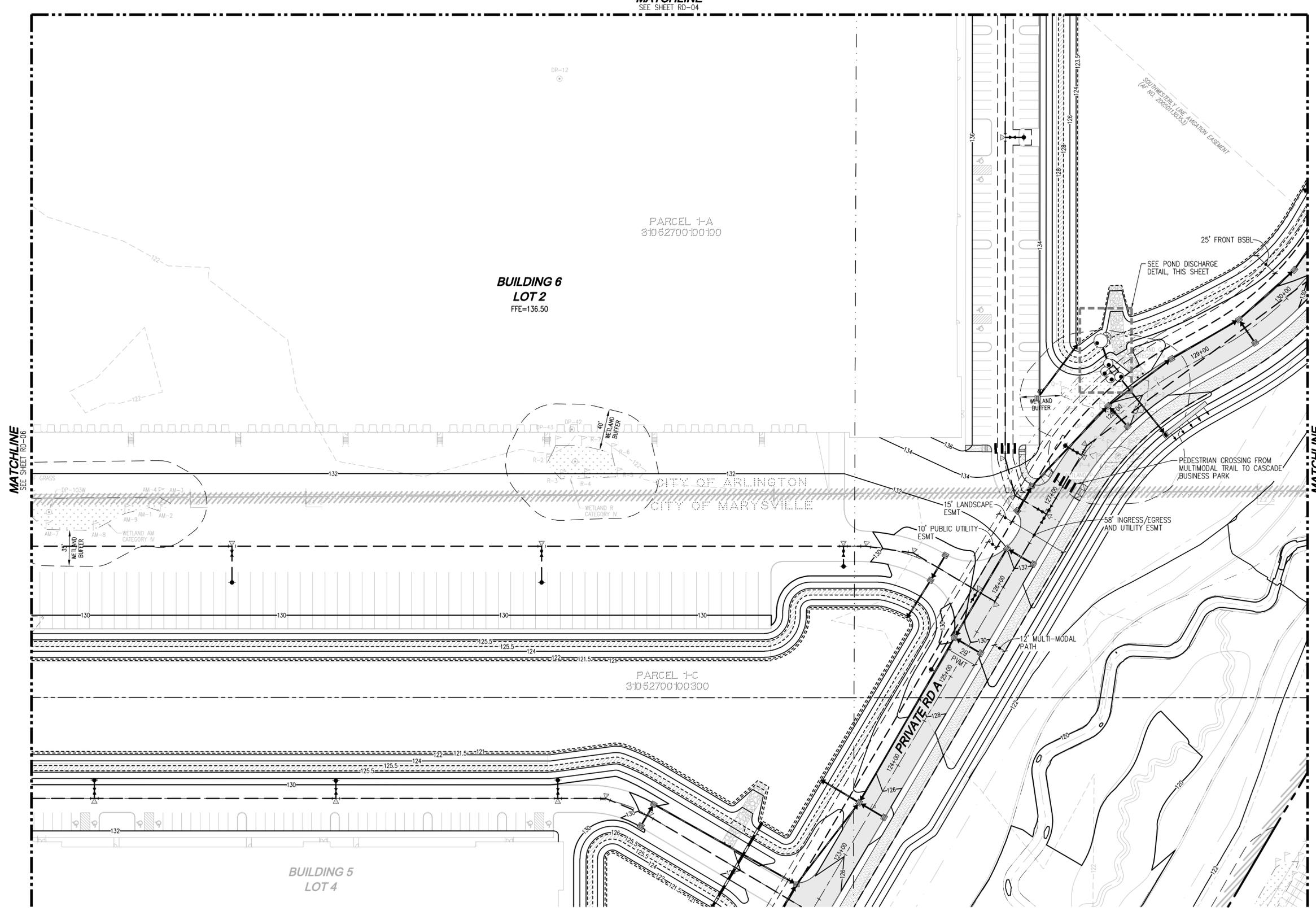
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

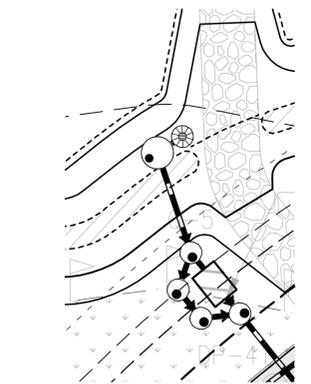
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

MATCHLINE
SEE SHEET RD-04



- LEGEND**
- STORM PIPE
 - SEWER PIPE
 - WATER PIPE
 - TYPE II CB
 - TYPE I CB
 - SSMH
 - FIRE HYDRANT
 - RETAINING WALL
 - WATER ESMT LINE
 - SEWER ESMT LINE
 - WATER & SEWER ESMT LINE



PARCEL 1-A
31052700100100

**BUILDING 6
LOT 2**
FFE=136.50

PARCEL 1-C
31052700100300

**BUILDING 5
LOT 4**

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

PLN# 880

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION
1	8-9-21	REVISED PER 3-16-21 MEETING WITH CITY OF ARLINGTON
2	11-23-21	REVISED PER CITY COMMENTS DATED 9-27-21
3	1-20-22	REVISED PER CITY COMMENTS DATED 1-20-22

LDC Surveying Engineering Planning

Kent
1851 Central Pk S #101
Kent, WA 98072
T 425.866.1869 www.LDCcorp.com

NORTHPOINT
CASCADE BUSINESS PARK
PRELIMINARY CONCEPTUAL UTILITY AND GRADING PLAN



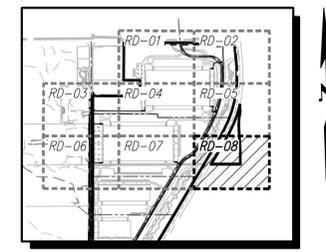
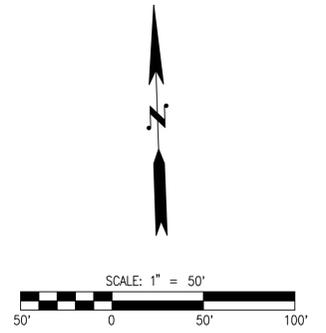
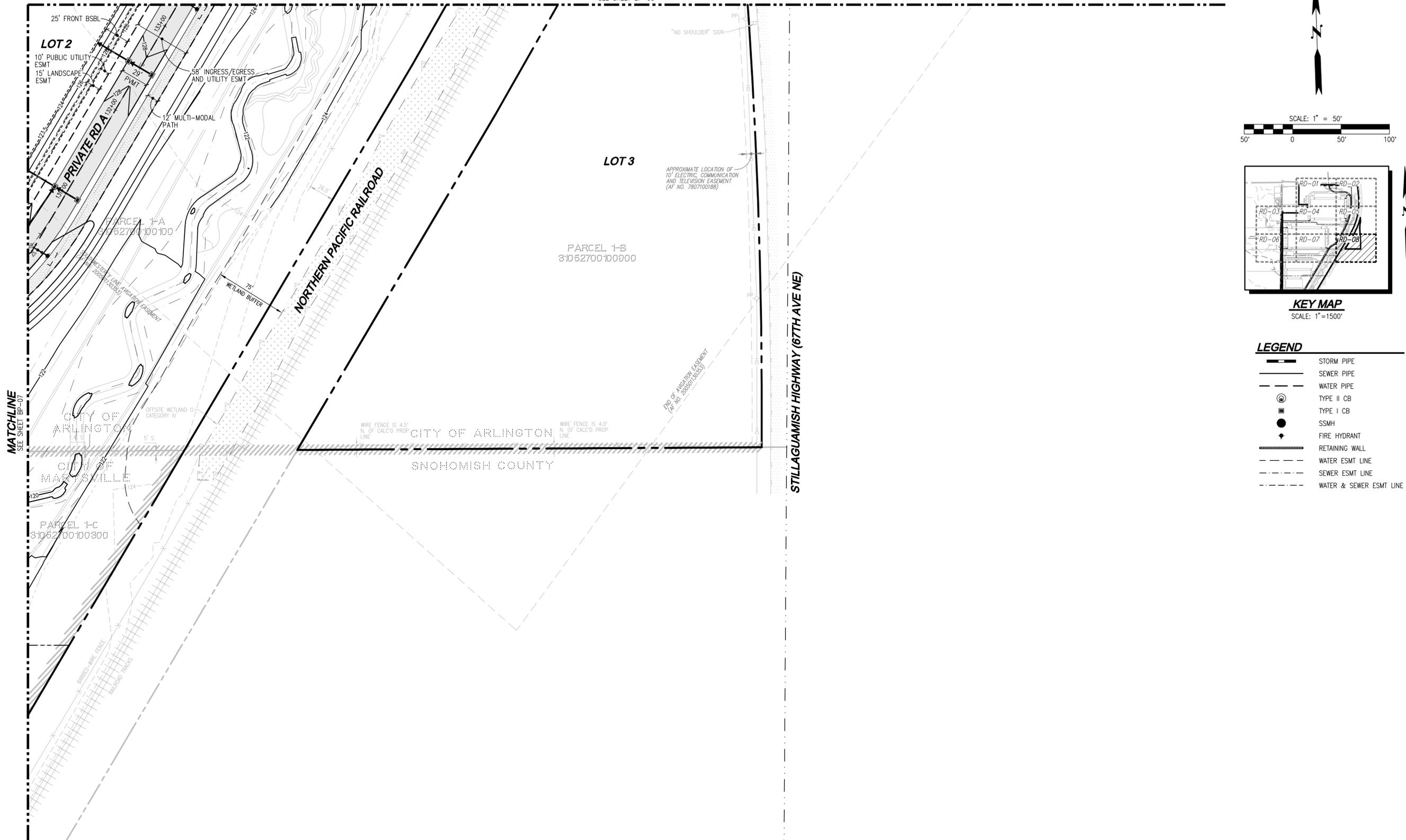
JOB NUMBER: C201333
DRAWING NAME: C201333BSPAR-UI-PL
DESIGNER: JMH
DRAFTING BY: RCR
DATE: 1-22-21
SCALE: 1"=50'
JURISDICTION: CITY OF ARLINGTON

RD-07
SHEET 26 OF 31

Drawing: P:\Civil\2021\C201-133 Cascade Industrial Center\Drawings\Overall BSP\2-Arlington BSP\C201333BSPAR-UI-PL.dwg Plotted: Jan 20, 2022 - 11:20am

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

MATCHLINE
SEE SHEET BP-05



KEY MAP
SCALE: 1"=1500'

LEGEND

	STORM PIPE
	SEWER PIPE
	WATER PIPE
	TYPE II CB
	TYPE I CB
	SSMH
	FIRE HYDRANT
	RETAINING WALL
	WATER ESMT LINE
	SEWER ESMT LINE
	WATER & SEWER ESMT LINE

REVISIONS

NO.	DATE	DESCRIPTION
1	8-9-21	REVISED PER 3-16-21 MEETING WITH CITY OF ARLINGTON
2	11-23-21	REVISED PER CITY COMMENTS DATED 9-27-21
3	1-20-22	REVISED PER CITY COMMENTS DATED 1-20-22

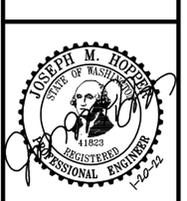
LDC | Surveying
Engineering
Planning

Kent
1851 Central Pt S #101
Woodinville, WA 98072
T 425.806.1869
www.LDCcorp.com

NORTHPOINT

CASCADE BUSINESS PARK

PRELIMINARY CONCEPTUAL UTILITY AND GRADING PLAN



JOB NUMBER: C201333
DRAWING NAME: C201333BP-UI-PL
DESIGNER: JMH
DRAFTING BY: RCR
DATE: 1-22-21
SCALE: 1"=50'
JURISDICTION: CITY OF ARLINGTON

RD-08

SHEET 27 OF 31

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

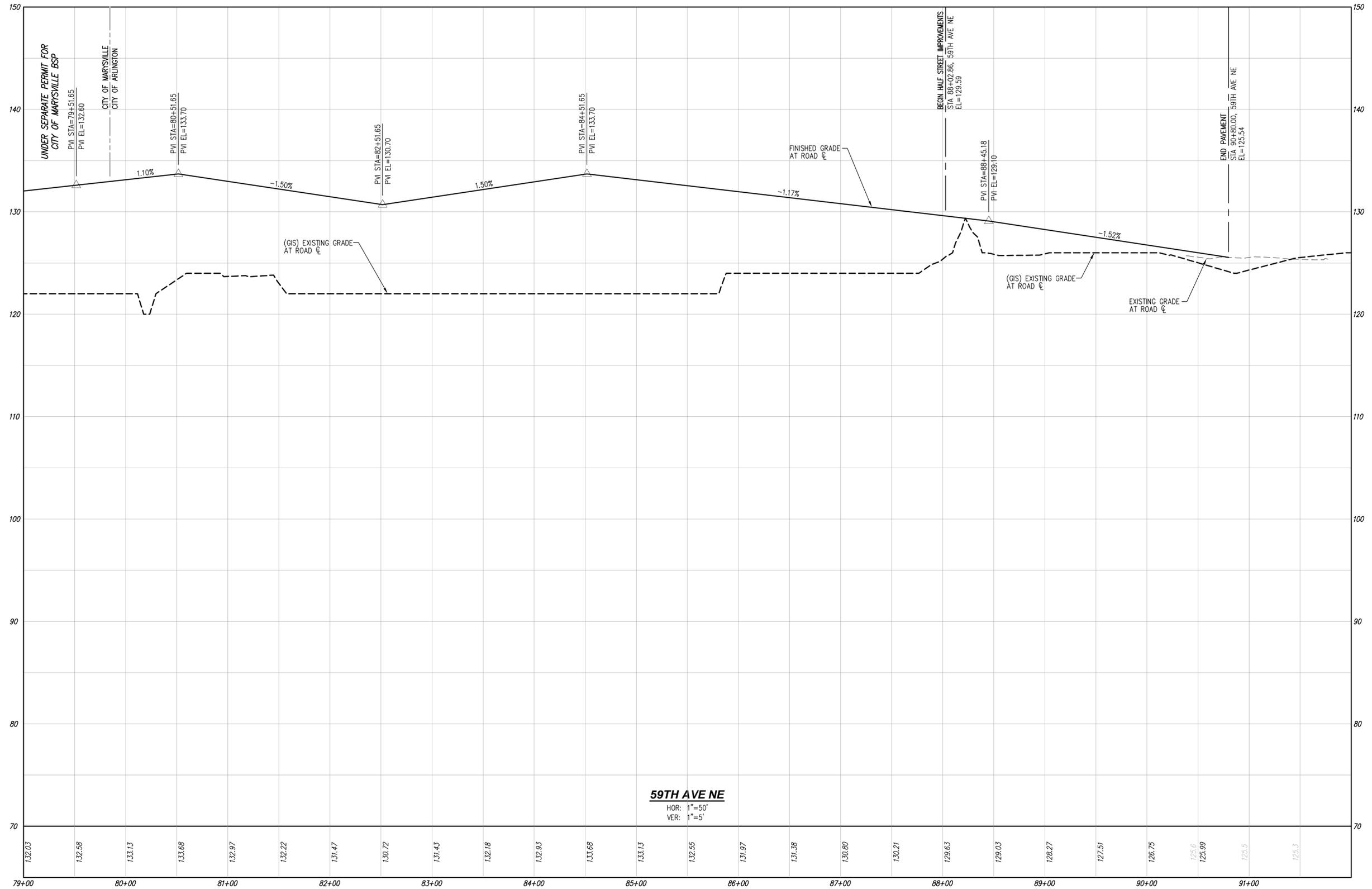
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

PLN# 880

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

Drawing: P:\Civil\2021\C20-133 Cascade Industrial Center\Drawings\Overall BSP\2-Arlington BSP\C201333BP-UI-PL.dwg Plotted: Jan 20, 2022 - 11:20am

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON



PLN# 880

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
 Utilities Underground Location Center

NO.	DATE	DESCRIPTION	BY
1	8-9-21	REVISED PER 3-16-21 MEETING WITH CITY OF ARLINGTON	JMH
2	11-23-21	REVISED PER CITY COMMENTS DATED 9-27-21	JMH
3	1-20-22	REVISED PER CITY COMMENTS DATED 1-20-22	JMH

LDC Surveying Engineering Planning
 Kent
 1851 Central Pk S #101
 Woodinville, WA 98072
 T 425.806.1869 www.LDCcorp.com
 F 425.482.2893

NORTHPOINT
CASCADE BUSINESS PARK
 PRELIMINARY ROAD PROFILES

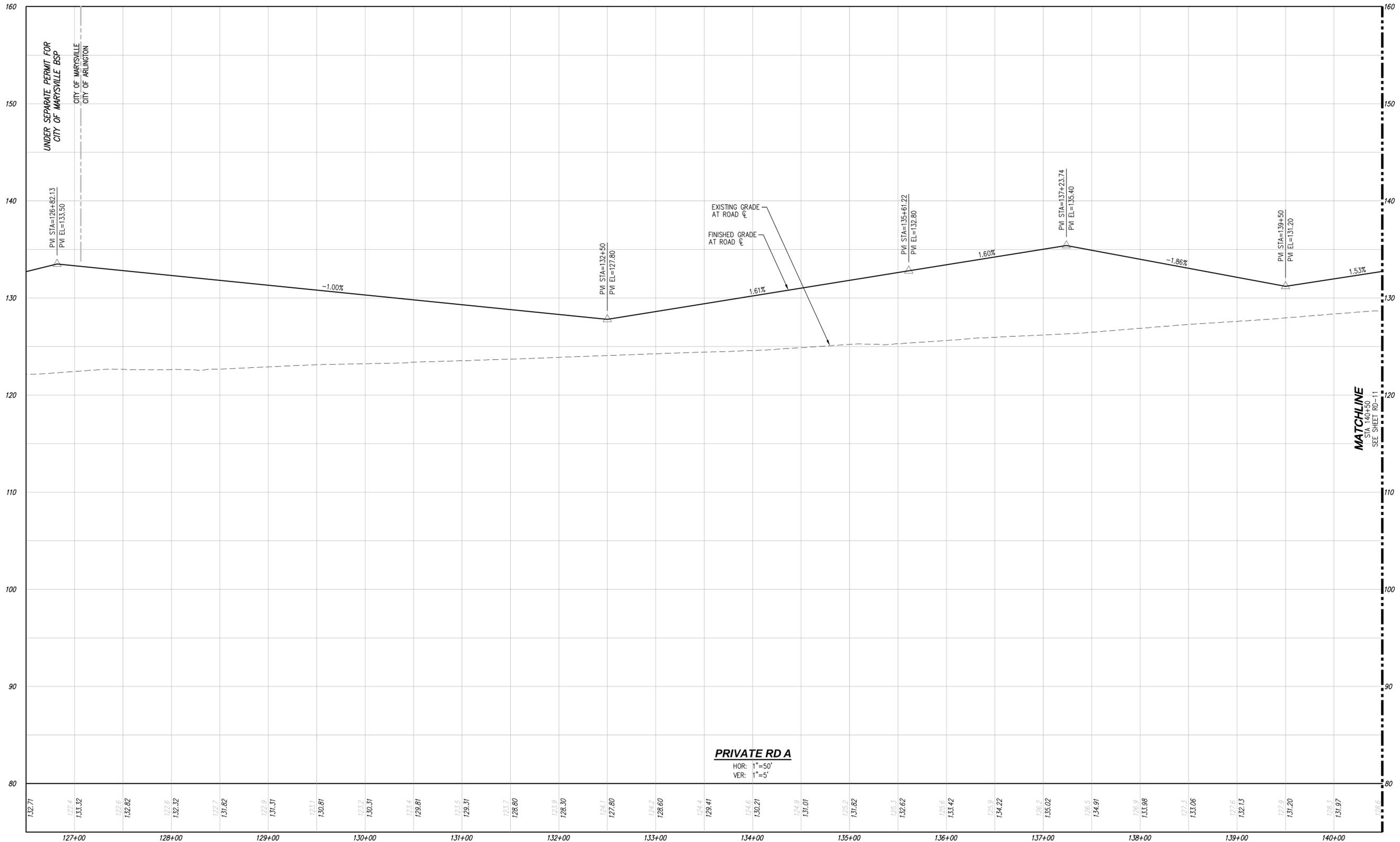


JOB NUMBER:	C201333
DRAWING NAME:	C201333PR-RD-PR
DESIGNER:	JMH
DRAFTING BY:	RCR
DATE:	1-22-21
SCALE:	1"=50'
JURISDICTION:	CITY OF ARLINGTON

RD-09
 SHEET 28 OF 31

Drawing: P:\Civil\2020\C201-133 Cascade Industrial Center\Drawings\Overall BSP\2-Arlington BSP\C201333BSP-PR-RD-PR.dwg Plotted: Jun 20, 2022 - 11:22am

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON



UNDER SEPARATE PERMIT FOR CITY OF MARYSVILLE BSP CITY OF ARLINGTON

PRIVATE RD A
 HOR: 1"=50'
 VER: 1"=5'

MATCHLINE
 STA 140+50
 SEE SHEET RD-11

Drawing: P:\Civil\2020\C201-133 Cascade Industrial Center\Drawings\Overall BSP\C20133BSP4R-RD-PR.dwg Plotted: Jun 20, 2022 - 11:23am

PLN# 880

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
 811 or 1-800-424-5555
 Utilities Underground Location Center

NO.	DATE	DESCRIPTION	BY
1	8-9-21	REVISED PER 3-16-21 MEETING WITH CITY OF ARLINGTON	JMH
2	11-23-21	REVISED PER CITY COMMENTS DATED 9-27-21	JMH
3	1-20-22	REVISED PER CITY COMMENTS DATED 1-20-22	JMH

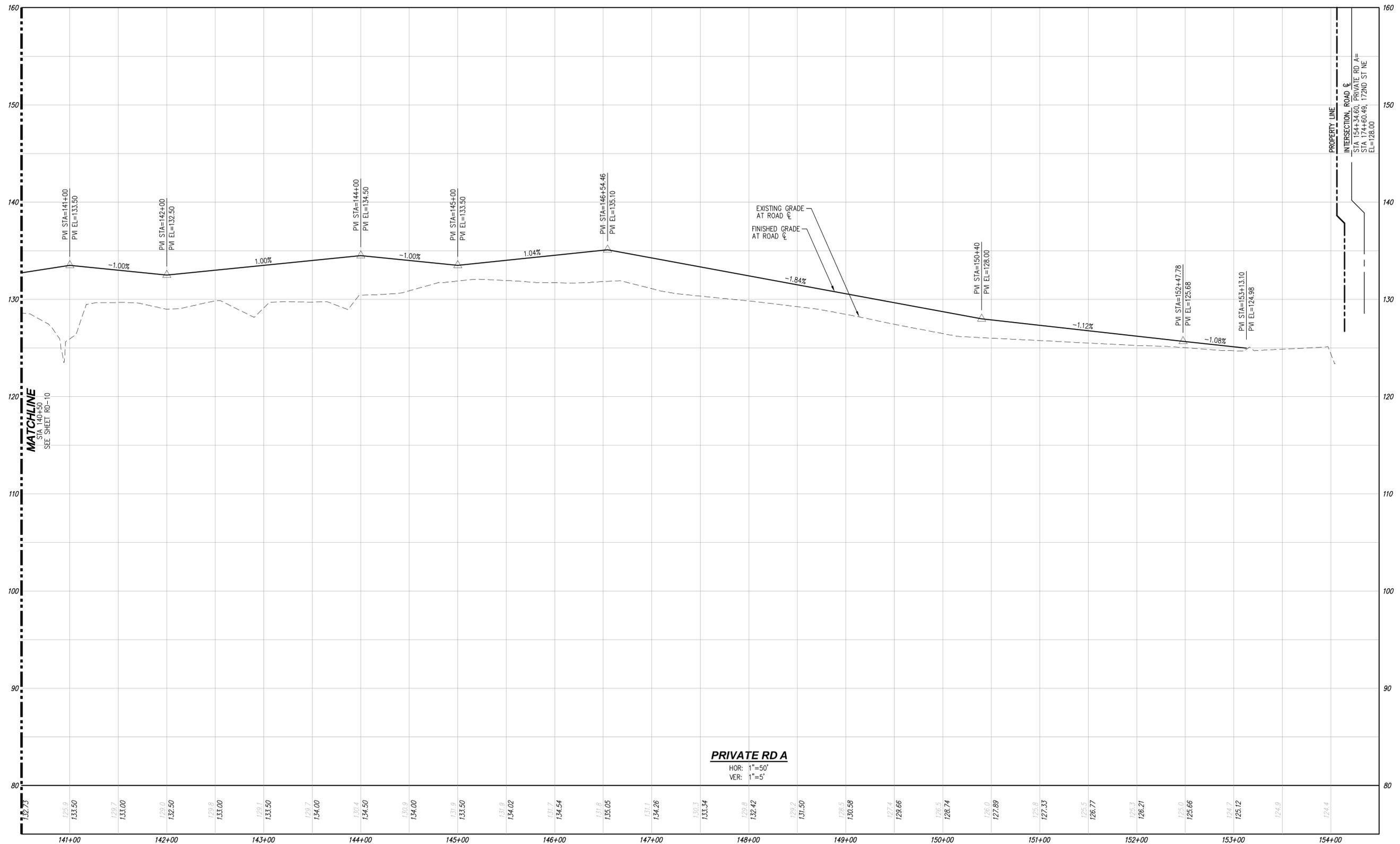
LDC Surveying Engineering Planning
 Kent
 1851 Central Pk S #101
 Woodinville, WA 98072
 T 425.806.1869 www.LDCcorp.com

NORTHPOINT
CASCADE BUSINESS PARK
 PRELIMINARY ROAD PROFILES



JOB NUMBER: C201333
 DRAWING NAME: C20133BSP4R-RD-PR
 DESIGNER: JMH
 DRAFTING BY: RCR
 DATE: 1-22-21
 SCALE: 1"=50'
 JURISDICTION: CITY OF ARLINGTON

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON



NO.	DATE	DESCRIPTION	BY
1	8-9-21	REVISED PER 3-16-21 MEETING WITH CITY OF ARLINGTON	JMH
2	11-23-21	REVISED PER CITY COMMENTS DATED 9-27-21	JMH
3	1-20-22	REVISED PER CITY COMMENTS DATED 1-20-22	JMH

LDC Surveying Engineering Planning
 Kent
 1851 Central Pk S #101
 Woodinville, WA 98072
 T 425.506.1869 www.LDCcorp.com

NORTHPOINT
CASCADE BUSINESS PARK
 PRELIMINARY ROAD PROFILES



JOB NUMBER:	C201333
DRAWING NAME:	C201333PR-RD-PR
DESIGNER:	JMH
DRAFTING BY:	RCR
DATE:	1-22-21
SCALE:	1"=50'
JURISDICTION:	CITY OF ARLINGTON

Drawing: P:\Civil\2020\C20-133 Cascade Industrial Center\Drawings\Overall BSP\2-Arlington BSP\C201333BSP-PR-RD-PR.dwg Plotted: Jun 20, 2022 - 11:23am

PRIVATE RD A
 HOR: 1"=50'
 VER: 1"=5'

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

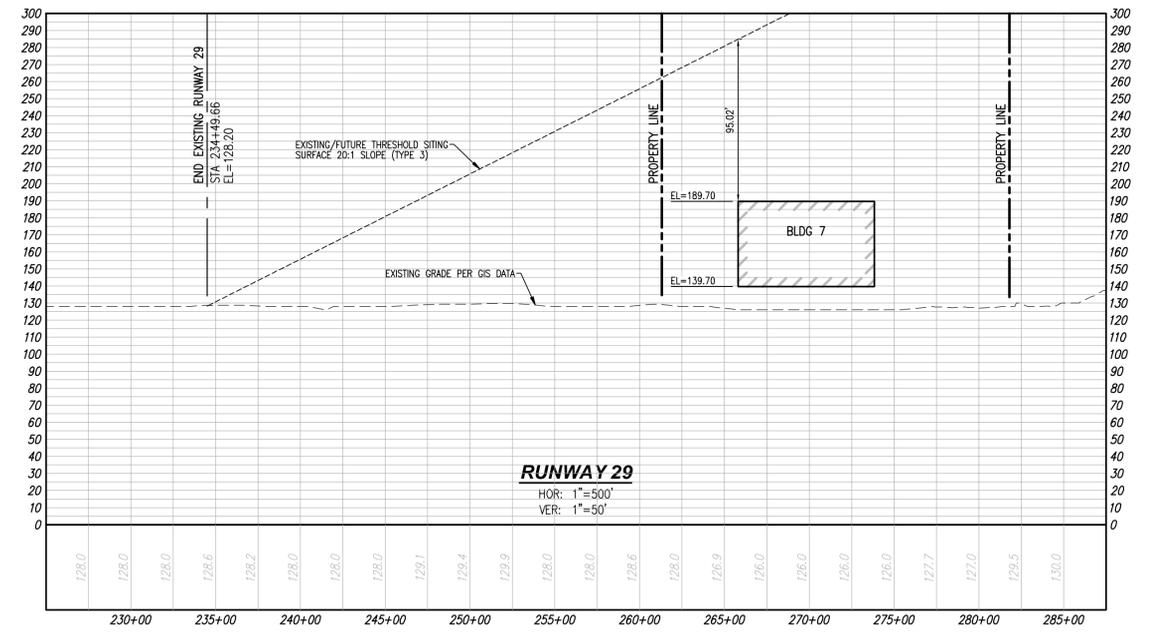
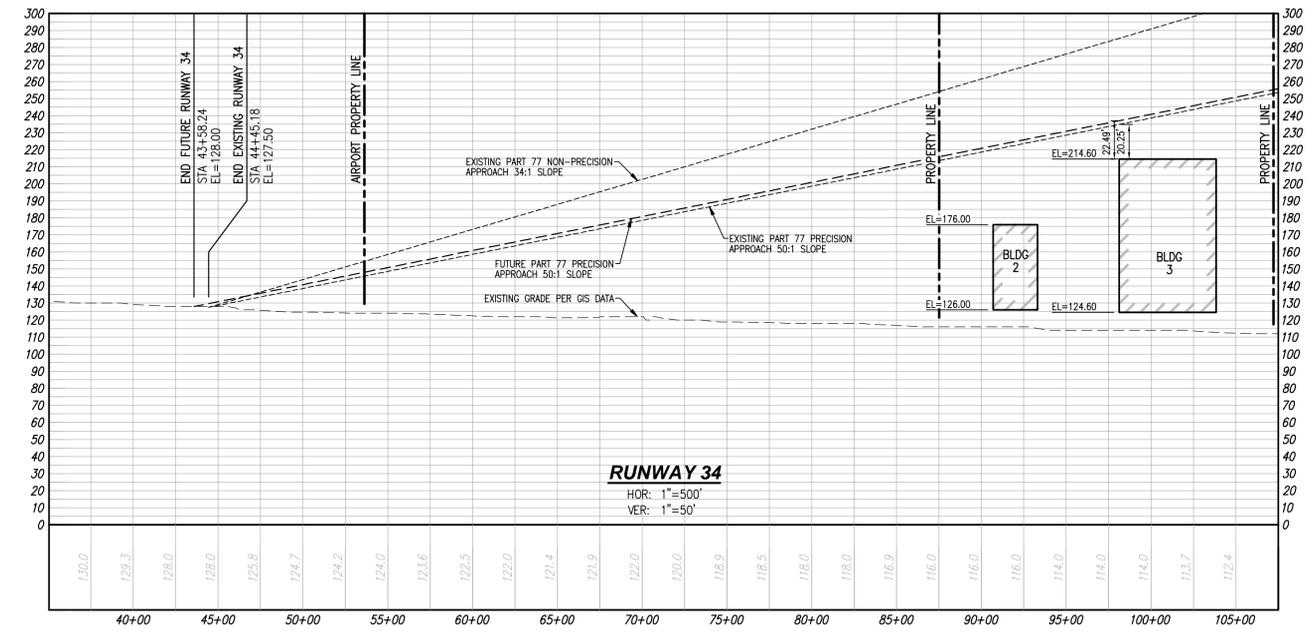
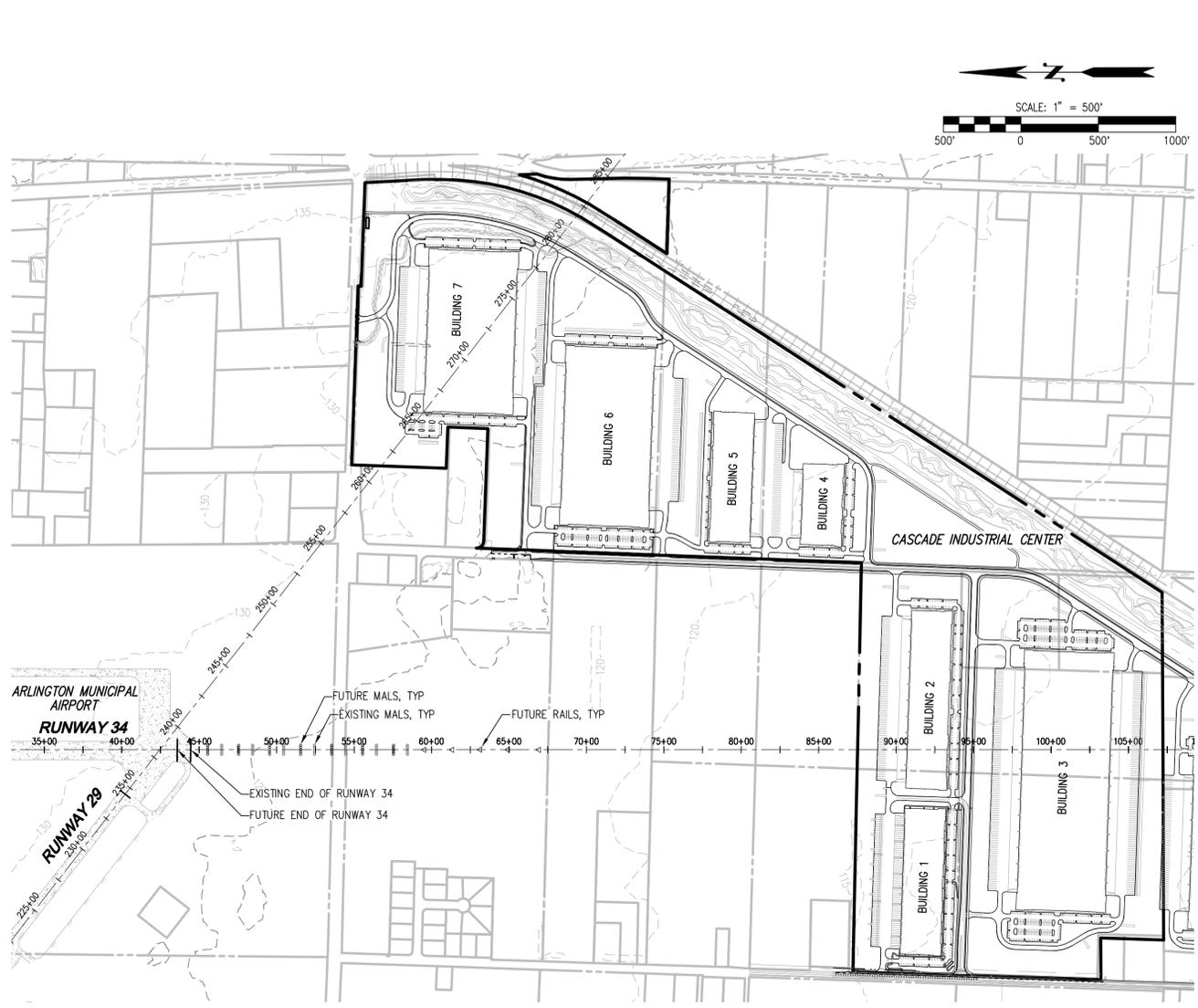
DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

PLN# 880

 Call 2 Business Days Before You Dig
811 or 1-800-424-5555
 Utilities Underground Location Center

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



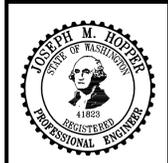
Drawing: P:\City\2020\2020-133 Cascade Industrial Center\Drawings\Overall BSP1-Marysville BSP\20133BSP\PM-AV-PL.dwg Plotter: Jan 20, 2022 - 12:04pm

NO.	DATE	DESCRIPTION
1	3-18-21	REVISED PER 3/8/2021 CITY OF MARYSVILLE TECHNICAL REVIEW #1 COMMENTS
2	4-26-21	REVISED PER 4/6/2021 CITY OF MARYSVILLE TRZ COMMENT LETTER

LDC Surveying Engineering Planning

Kent
1851 Central Pl. S. #101
Woodinville, WA 98050
T: 425.806.1869 www.LDCcorp.com

NORTHPOINT
CASCADE COMMERCE CENTER
AVIATION PLAN



JOB NUMBER: C20133
DRAWING NAME: C:\133BSP\AV-PL
DESIGNER: JMH
DRAFTING BY: RCR
DATE: 1-22-21
SCALE: 1"=500'
JURISDICTION: CITY OF MARYSVILLE



ORIGIN
DESIGN GROUP

1031 185TH AVE NE
SNOHOMISH, WA 98290
TEL: 425.346.1905



STATE OF WASHINGTON
LICENSED
LANDSCAPE ARCHITECT

KRYSTAL LOWE
LICENCE NO. 1206

REVISIONS		
#	DESCRIPTION	DATE
1	CITY OF ARL. COMMENTS	12/3/21

CASCADE BUSINESS PARK
ARLINGTON AND MARYSVILLE, WA
PRELIMINARY BINDING SITE PLAN

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:

NORTHPOINT DEVELOPMENT
4825 NW 41ST ST, SUITE 600
RIVERSIDE, MO 64150
(816) 888-7380

DRAWING INFORMATION

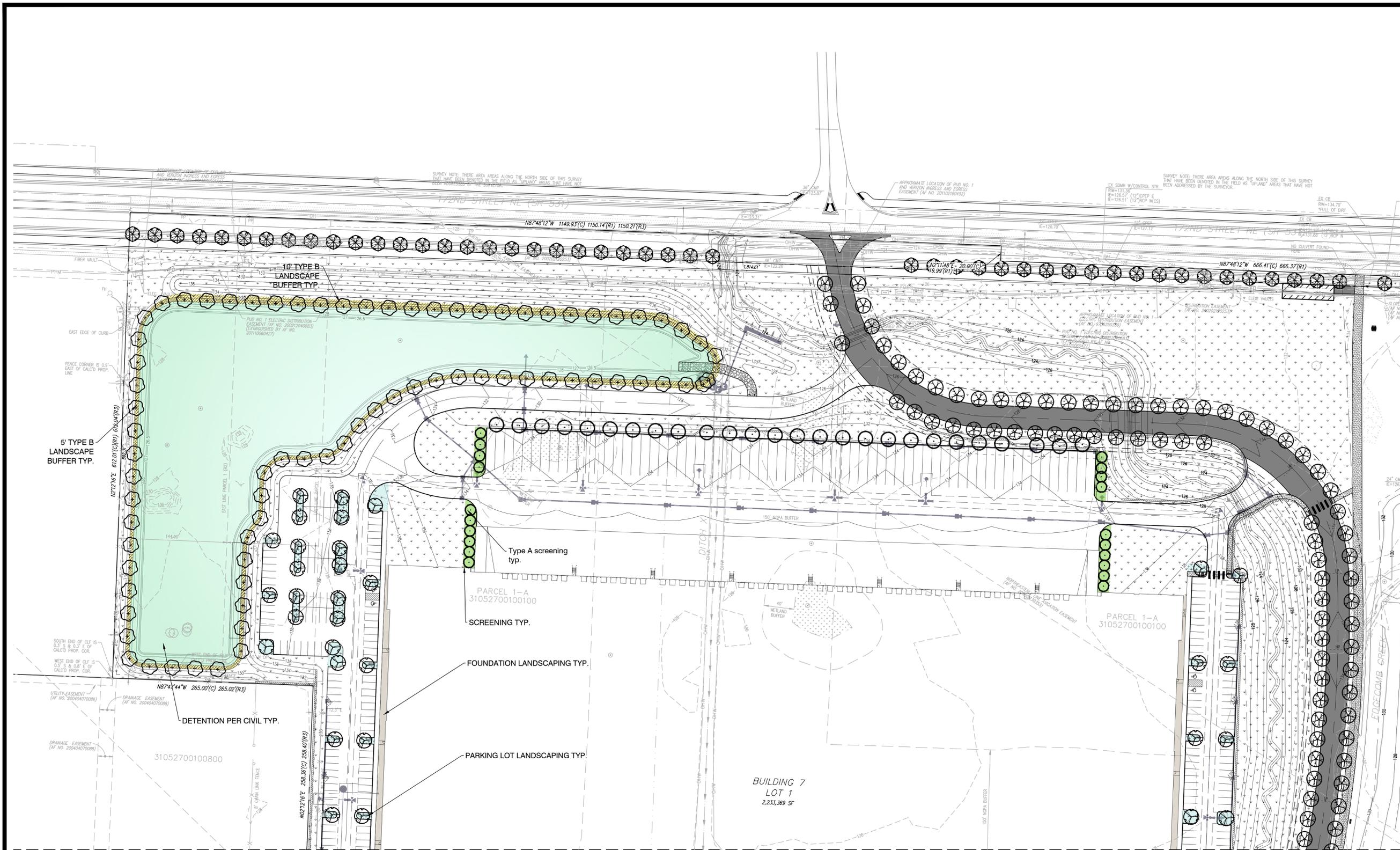
ODG PROJECT #: 20-339
DRAWN BY: KL
CHECKED BY: KL

DATE:

JANUARY 15, 2021

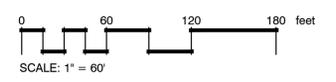
SHEET NO:

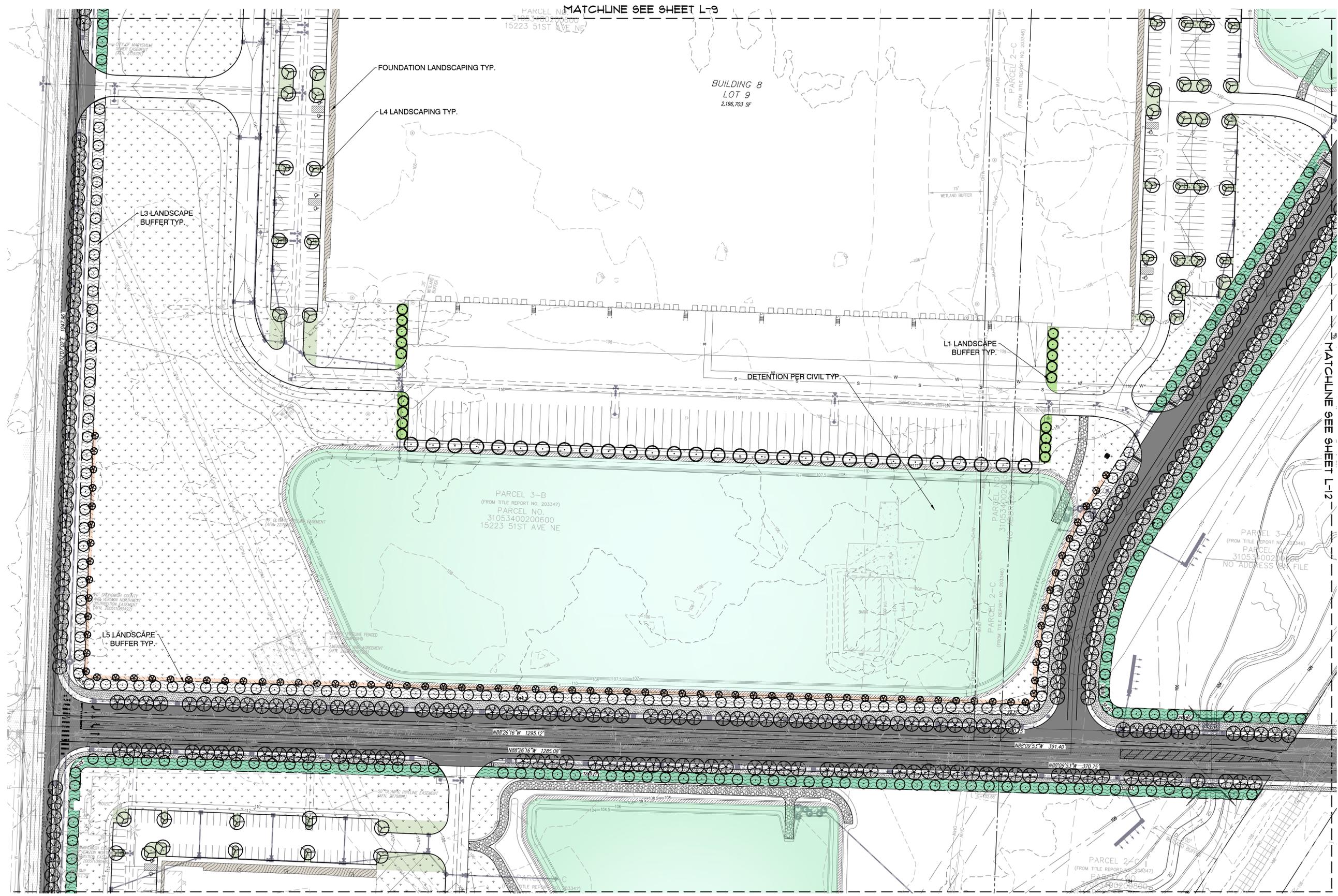
L-3
OF 14



MATCHLINE SEE SHEET L-4

MATCHLINE SEE SHEET L-5





MATCHLINE SEE SHEET L-9

PARCEL NO. 31053400200600
15223 51ST AVE NE

BUILDING 8
LOT 9
2,196,703 SF

FOUNDATION LANDSCAPING TYP.

L4 LANDSCAPING TYP.

L3 LANDSCAPE
BUFFER TYP.

L1 LANDSCAPE
BUFFER TYP.

DETENTION PER CIVIL TYP.

PARCEL 3-B
(FROM TITLE REPORT NO. 203347)
PARCEL NO.
31053400200600
15223 51ST AVE NE

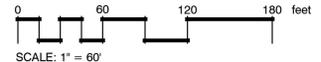
PARCEL 2-C
(FROM TITLE REPORT NO. 203346)
PARCEL NO.
31053400200346

PARCEL 3-B
(FROM TITLE REPORT NO. 203346)
PARCEL NO.
31053400200600
NO ADDRESS ON FILE

L5 LANDSCAPE
BUFFER TYP.

MATCHLINE SEE SHEET L-12

MATCHLINE SEE SHEET L-13



ORIGIN
DESIGN GROUP

1031 185TH AVE NE
SNOHOMISH, WA 98290
TEL: 425.346.1905



STATE OF
WASHINGTON
LICENSED
LANDSCAPE ARCHITECT
Krystal Lowe
KRYSTAL LOWE
LICENCE NO. 1206

REVISIONS		
#	DESCRIPTION	DATE
1	CITY OF ARL. COMMENTS	12/3/21

CASCADE BUSINESS PARK
ARLINGTON AND MARYSVILLE, WA
PRELIMINARY BINDING SITE PLAN

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:
NORTHPOINT DEVELOPMENT
4825 NW 41ST ST. SUITE 500
RIVERSIDE, MO 64150
(816) 888-7380

DRAWING INFORMATION
ODG PROJECT #: 20-339
DRAWN BY: KL
CHECKED BY: KL

DATE:
JANUARY 15, 2021

SHEET NO.
L-11
OF 14

