

PROJECT NAME: ARLINGTON TOWNHOMES

NE 1/4, SE 1/4, SEC 11, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

PERMIT NUMBER: PLN#897

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION	CB	CATCH BASIN
●	SET 1/2" X 24" REBAR W/CAP STAMPED "PCS 37536"	℄	CENTERLINE
○	EXISTING REBAR W/CAP, AS NOTED	CMP	CORRUGATED METAL PIPE
⊙	FOUND CONCRETE MONUMENT AS NOTED	CP	CONCRETE PIPE
⊕	STORM DRAIN MANHOLE	EL	ELEVATION
□	CATCH BASIN	EXIST.	EXISTING
⊗	WATER VALVE	℄	FLOWLINE
⊙	FIRE HYDRANT	IE	INVERT ELEVATION
⊕	WATER METER	LOPE	LINED CORRUGATED POLYETHYLENE PIPE
⊕	HOSE BIB	℄	PROPERTY LINE
⊕	TELEPHONE MANHOLE	PP	POWER POLE
⊕	SANITARY SEWER MANHOLE	PVC	POLYVINYL CHLORIDE PIPE
⊕	UTILITY/POWER POLE	R/W	RIGHT-OF-WAY
⊕	CONIFEROUS TREE	STA	STATION
⊕	DECIDUOUS TREE	SD	STORM DRAIN
		SS	SANITARY SEWER
		SSMH	SANITARY SEWER MANHOLE
		SWPE	SOLID WALL POLYETHYLENE PIPE
		TYP	TYPICAL
		TBR	TO BE REMOVED
		F	FIR
		W	WILLOW
		A	APPLE
		M	JAPANESE MAPLE
		H	HOLLY
PROPOSED STORM SYMBOLS		PROPOSED WATER SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
℄	SD CAP	℄	WATER CAP
■	TYPE 1 CATCH BASIN, GRATED LID	▽	CONCRETE BLOCKING
■	TYPE 1 CATCH BASIN, SOLID LID	⊗	BUTTERFLY VALVE
⊙	TYPE 2 CATCH BASIN, GRATED LID	11" BEND	
⊙	TYPE 2 CATCH BASIN, SOLID LID	45" BEND	
⊙	BEEHIVE MANHOLE COVER	90" BEND	
⊕	SQUARE YARD DRAIN	22" BEND	
○	ROUND YARD DRAIN	VALVE	
○	STORM CLEAN OUT	HYDRANT ASSEMBLY	
—	STORM PIPE	BLOW-OFF VALVE	
PROPOSED SEWER SYMBOLS		REDUCER	
SYMBOL	DESCRIPTION	AIR-VAC ASSEMBLY	
℄	SEWER CAP	WATER METER	
○	SEWER CLEANOUT	WATER PIPE	
●	SEWER MANHOLE		
—	SEWER PIPE		
PROPOSED SURVEY SYMBOLS			
SYMBOL	DESCRIPTION		
⊕	SURVEY MONUMENT IN PROPOSED ROAD		

CONTACT LIST

OWNER/APPLICANT: LAND PRO GROUP 10515 20TH ST SE, SUITE #202 LAKE STEVENS, WASHINGTON 98258 CONTACT: RYAN LARSEN PHONE: (360) 631-1820 EMAIL: rlarsen@landprogrp.com	CIVIL ENGINEER: LDC, INC. 20210 142ND AVE NE WOODINVILLE, WASHINGTON 98072 CONTACT: TOM ABBOTT, PE PHONE: (425) 806-1869 FAX: (425) 482-2893 EMAIL: tabbott@ldccorp.com
SURVEYOR: PACIFIC COAST SURVEYS, INC. P.O. BOX 13619 MILL CREEK, WASHINGTON 98082 CONTACT: DARREN RIDDLE, PLS PHONE: (425) 512-709 FAX: (425) 357-3577 EMAIL: darren@pcsurveys.net	LANDSCAPE ARCHITECT: ORIGIN DESIGN GROUP 1031 185TH AVENUE NE SNOHOMISH, WASHINGTON 98290 CONTACT: KRYSTAL LOWE PHONE: (425) 346-9105 EMAIL: origindg@gmail.com
GEOTECHNICAL ENGINEER: GEOTEST SERVICES, INC 20611 67TH AVE NE ARLINGTON, WASHINGTON 98223 CONTACT: EDUARDO GARCIA, PE PHONE: (360) 733-7318 FAX: (360) 733-7418	

DENSITY AND DIMENSIONAL CALCULATIONS

TOTAL SITE AREA:	42,467 SF (0.97 AC)
TOTAL PROPOSED DWELLING UNITS:	18
TOTAL LOT COVERAGE:	13,872 SF
GROSS DENSITY:	18.56 DU/AC
NET DENSITY:	18.56 DU/AC
PROPOSED BUILDING HEIGHT:	35.00'

PROJECT INFORMATION

TAX PARCELS:	31051100407600
SITE ADDRESS:	606 E HIGHLAND DR ARLINGTON, WA 98223 42,467 SF (0.97 AC)(LOT 3 ONLY)
SITE AREA:	HDR
CURRENT ZONING:	RHC
USE:	1,320 MULTI-FAMILY TOWNHOMES
NET DEVELOPABLE AREA:	42,467 SF (0.97 AC)
PROPOSED NET DENSITY:	18.56 DU/AC
OPEN SPACE PROVIDED:	8,749 SF (0.20 AC)
WATER:	CITY OF ARLINGTON
SEWER:	CITY OF ARLINGTON
POWER:	SNOHOMISH COUNTY PUD
GAS:	CASCADE NATURAL GAS
TELEPHONE:	COMCAST
CABLE:	COMCAST
SCHOOL DISTRICT:	ARLINGTON SCHOOL DISTRICT NO. 16
FIRE DISTRICT:	NORTH COUNTY FIRE & EMS
AIRPORT PROTECTION DISTRICT:	D
REQUIRED MINIMUM SETBACKS:	
FRONT:	20'
SIDE:	5'
REAR:	5'

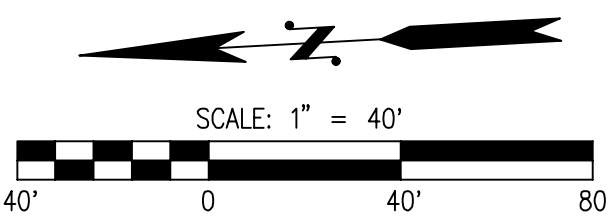
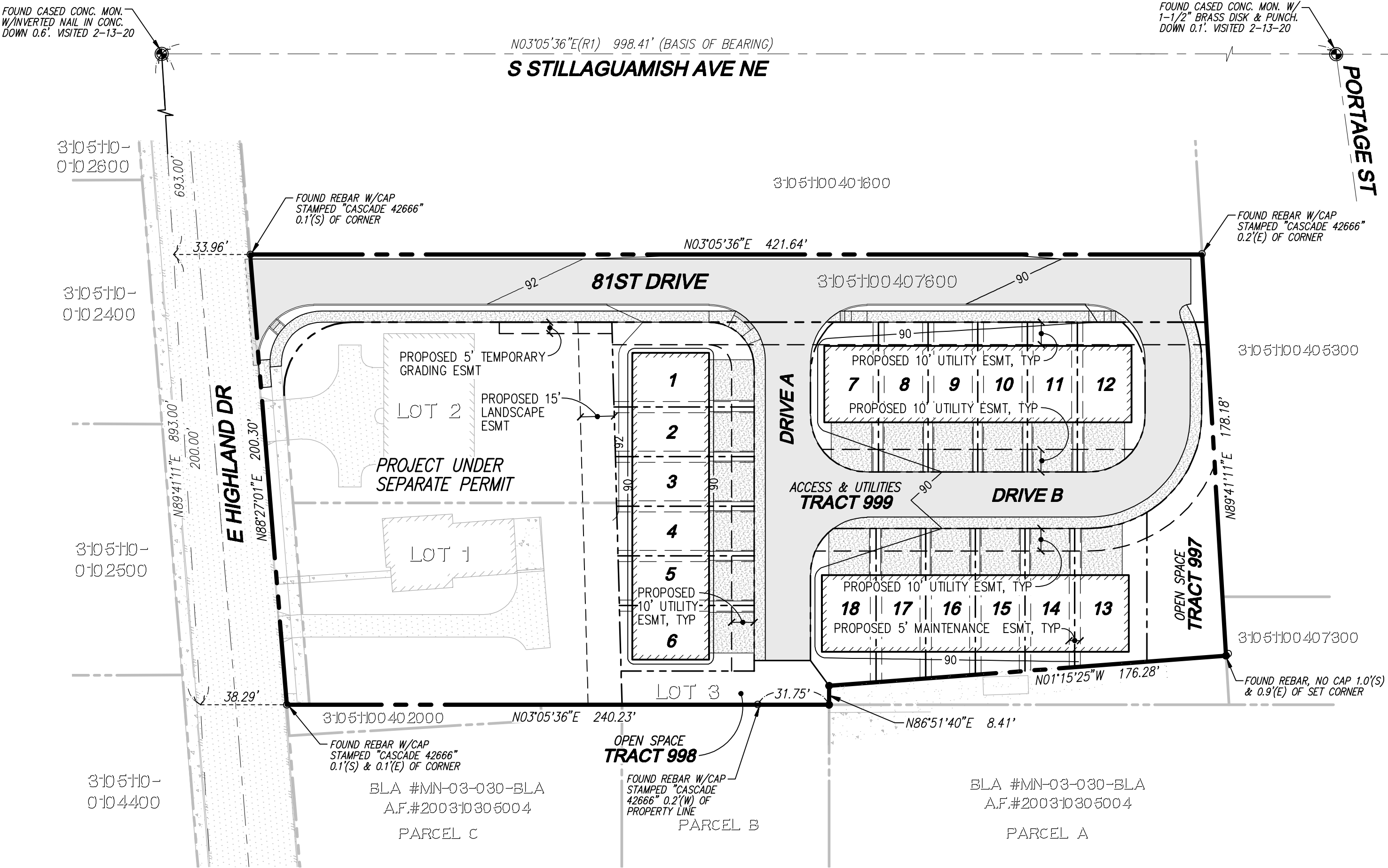
PARKING SPACE REQUIREMENTS

REQUIRED SPACES:	41 (2 SPACES PER UNIT PLUS 1 ADDITIONAL SPACE EVERY 4 UNITS)
PROVIDED UNIT SPACES:	36
PROVIDED GUESTS SPACES:	5 (ON STREET PARKING-81ST DRIVE)
PROVIDED TOTAL SPACES:	41

OPEN SPACE REQUIREMENTS

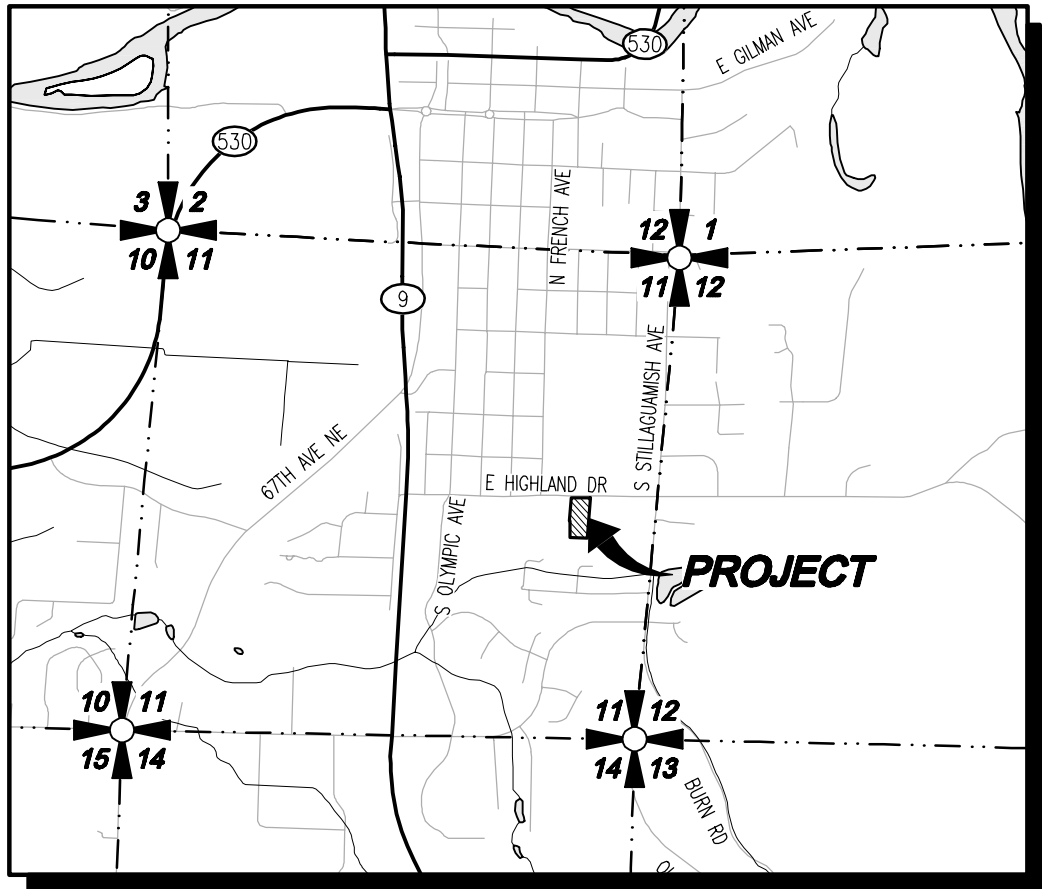
MINIMUM PARK OPEN SPACE REQUIREMENT:	65 SF PER PERSON
ANTICIPATE 3 BEDROOM TOWNHOME UNITS:	18 UNITS
3.2 PEOPLE PER TOWNHOME (PER CITY CODE)	
3.2 PEOPLE x 18 UNITS x 65 SF	
MINIMUM PARK OPEN SPACE REQUIRED:	3,744 SF
OPEN SPACE PROPOSED:	4,340 SF

ARLINGTON TOWNHOMES
PRELIMINARY PLAT



FOUND, Cased CONC. MON. W/
1-1/2" BRASS DISK & PUNCH
DOWN 0.1'. VISITED 2-13-20

PORTAGE ST



VICINITY MAP
SCALE: 1"=2000'

SURVEY INFORMATION

LEGAL DESCRIPTION

LOT 3:
THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE SOUTH 89°41'11" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 893.00 FEET;
THENCE SOUTH 03°05'36" WEST A DISTANCE OF 48.32 FEET TO THE SOUTH MARGIN OF E. HIGHLAND DRIVE;
THENCE CONTINUING SOUTH 03°05'36" WEST A DISTANCE OF 138.42 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 88°25'11" EAST A DISTANCE OF 169.71 FEET;
THENCE SOUTH 03°05'36" WEST A DISTANCE OF 263.24 FEET;
THENCE SOUTH 89°41'11" WEST A DISTANCE OF 148.13 FEET;
THENCE NORTH 01°15'25" WEST A DISTANCE OF 176.28 FEET;
THENCE NORTH 86°51'40" WEST A DISTANCE OF 8.41 FEET;
THENCE NORTH 03°05'36" EAST A DISTANCE OF 91.78 FEET TO THE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TRACT 998:
THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE SOUTH 89°41'11" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 893.00 FEET;
THENCE SOUTH 03°05'36" WEST A DISTANCE OF 48.32 FEET TO THE SOUTH MARGIN OF E. HIGHLAND DRIVE;
THENCE CONTINUING SOUTH 03°05'36" WEST A DISTANCE OF 138.42 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 88°25'11" EAST A DISTANCE OF 89.58 FEET;
THENCE NORTH 03°05'36" EAST A DISTANCE OF 15.00 FEET;
THENCE NORTH 88°25'11" WEST A DISTANCE OF 89.58 FEET;
THENCE SOUTH 03°05'36" WEST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM-1988
FOUND Cased CONC. MON. AT THE INTERSECTION OF E. HIGHLAND DR. & S. STILLAGUAMISH AVE. N.E.
WGS SURVEY DATA WAREHOUSE I.D.#20563
ELEV. = 110.64'

BASIS OF BEARING

THE MONUMENTED CENTERLINE OF S. STILLAGUAMISH AVE. N.E., AS THE BEARING OF N 03°05'36" E.

EQUIPMENT AND PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION:
LEICA TS15 ROBOTIC ELECTRONIC TOTAL STATION
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.

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.

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY PACIFIC COAST SURVEYS, INC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. 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.

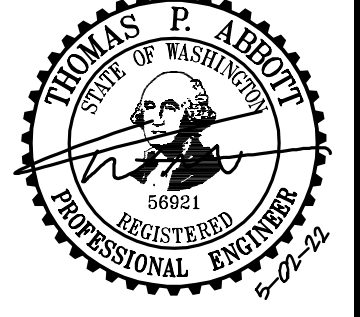
SHORT PLAT RECORDING
NUMBER: AFN 202105215003

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

REVISIONS		DESCRIPTION
NO.	DATE	REVISED PER 1ST CITY COMMENTS
1	5-02-22	

LDC
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1851 Central Pl S, #101
Woodinville, WA 98030
T 425.806.1869
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LAND PRO GROUP
ARLINGTON TOWNHOMES
COVER SHEET

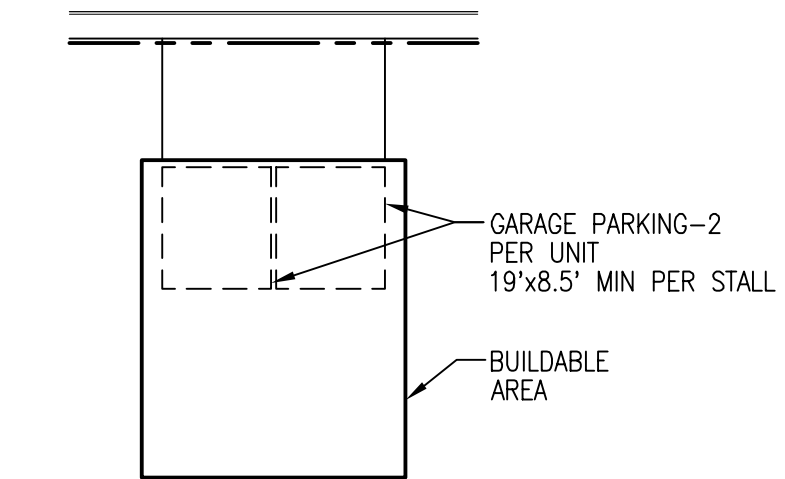
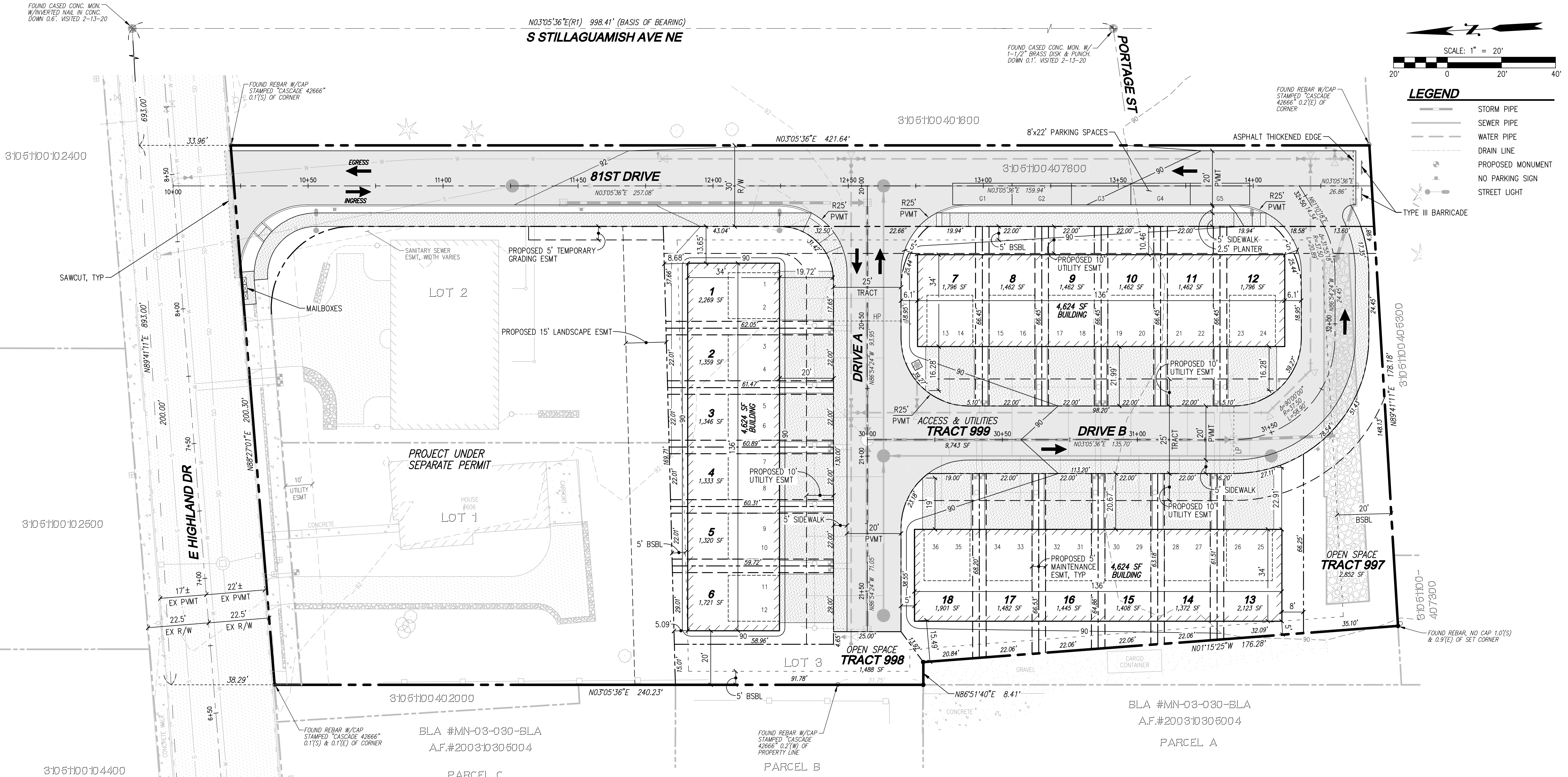


JOB NUMBER:	C19169A
DRAWING NAME:	C19169AC-CS-ASP
DESIGNER:	TPA
DRAFTING BY:	BJN
DATE:	11-09-21
SCALE:	1"=40'
JURISDICTION:	CITY OF ARLINGTON

PROJECT NAME: ARLINGTON TOWNHOMES

NE 1/4, SE 1/4, SEC 11, TWN 31 N, RGE 5 E, W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

PERMIT NUMBER: PLN#897



PARKING SPACE DETAIL
NOT TO SCALE

PROJECT INFORMATION

TAX PARCELS: 31051100407600
SITE ADDRESS: 606 E HIGHLAND DR
ARLINGTON, WA 98223
42,467 SF (0.97 AC) (LOT 3 ONLY)
CURRENT ZONING: HDR
NET DEVELOPABLE AREA: 42,467 SF (0.97 AC)
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SCHOOL DISTRICT: ARLINGTON SCHOOL DISTRICT NO. 16
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REQUIRED MINIMUM SETBACKS
FRONT: 20'
SIDE: 5'
REAR: 5'

PARKING SPACE REQUIREMENTS

REQUIRED SPACES: 41 (2 SPACES PER UNIT PLUS 1
ADDITIONAL SPACE EVERY 4 UNITS)
PROVIDED UNIT SPACES: 36
PROVIDED GUESTS SPACES: 5 (ON STREET PARKING-81ST DRIVE)
PROVIDED TOTAL SPACES: 41

OPEN SPACE REQUIREMENTS

MINIMUM PARK OPEN SPACE REQUIREMENT: 65 SF PER PERSON
ANTICIPATE 3 BEDROOM TOWNHOME UNITS: 17 UNITS
3.2 PEOPLE PER TOWNHOME (PER CITY CODE)
3.2 PEOPLE x 17 UNITS x 65 SF
MINIMUM PARK OPEN SPACE REQUIRED: 3,328 SF
OPEN SPACE PROPOSED: 8,749 SF

CALCULATION SECTION

GROSS DENSITY

GROSS SITE AREA (GSA)	42,467 SF	0.97 AC
PROPOSED GROSS DENSITY (17 DU/0.97 AC)	17.53 DU/AC	

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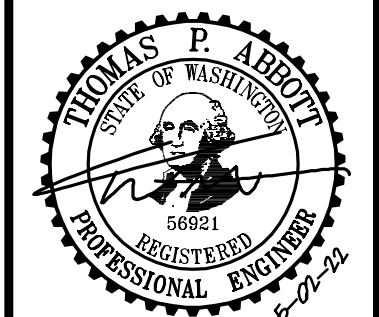


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LAND PRO GROUP
ARLINGTON TOWNHOMES
PRELIMINARY PLAT



JOB NUMBER: C19169A
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DESIGNER: TPA
DRAFTING BY: BJN
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PP-02
SHEET 2 OF 2