

VICINITY MAP

TAX PARCEL ID
310521-002-010-00

ZONING CODE
R-MOD

USE CLASSIFICATION
ZSC

AIRPORT PROTECTION DIST.

BUILDING HEIGHT
35 FEET

MERIDIAN
WA STATE PLANE COORDINATE SYSTEM (NORTH ZONE)
NAD83(2011)
(BASED ON FAST STATIC GPS MEASUREMENTS AND OPUS SOLUTION)

DATUM
NAVD 88
(BASED ON FAST STATIC GPS MEASUREMENTS AND OPUS SOLUTION)

LEGAL DESCRIPTION
THE SOUTH 132 FEET OF THE WEST HALF OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE WEST NORTH, RANGE 5 EAST, W.M.; THENCE NORTH 582 FEET TO POINT OF BEGINING; THENCE NORTH 198TH; THENCE EAST 660 FEET, MORE OR LESS TO THE EAST LINE OF SUBDIVISION; THENCE SOUTH 198 FEET; THENCE WEST 660 FEET, MORE OR LESS, TO POINT OF BEGINNING, IN SNOHOMISH COUNTY, WASHINGTON;

EXCEPT 35TH AVENUE NORTHEAST;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

OWNER/DEVELOPER

ARQOZB LLC
CONTACT: PAUL BERNDT/WEIMING BIAN
PO BOX 60147
SHORELINE, WA 98160-0147
TEL: 425-440-9238
EMAIL: WEIMING.BIAN@OUTLOOK.COM

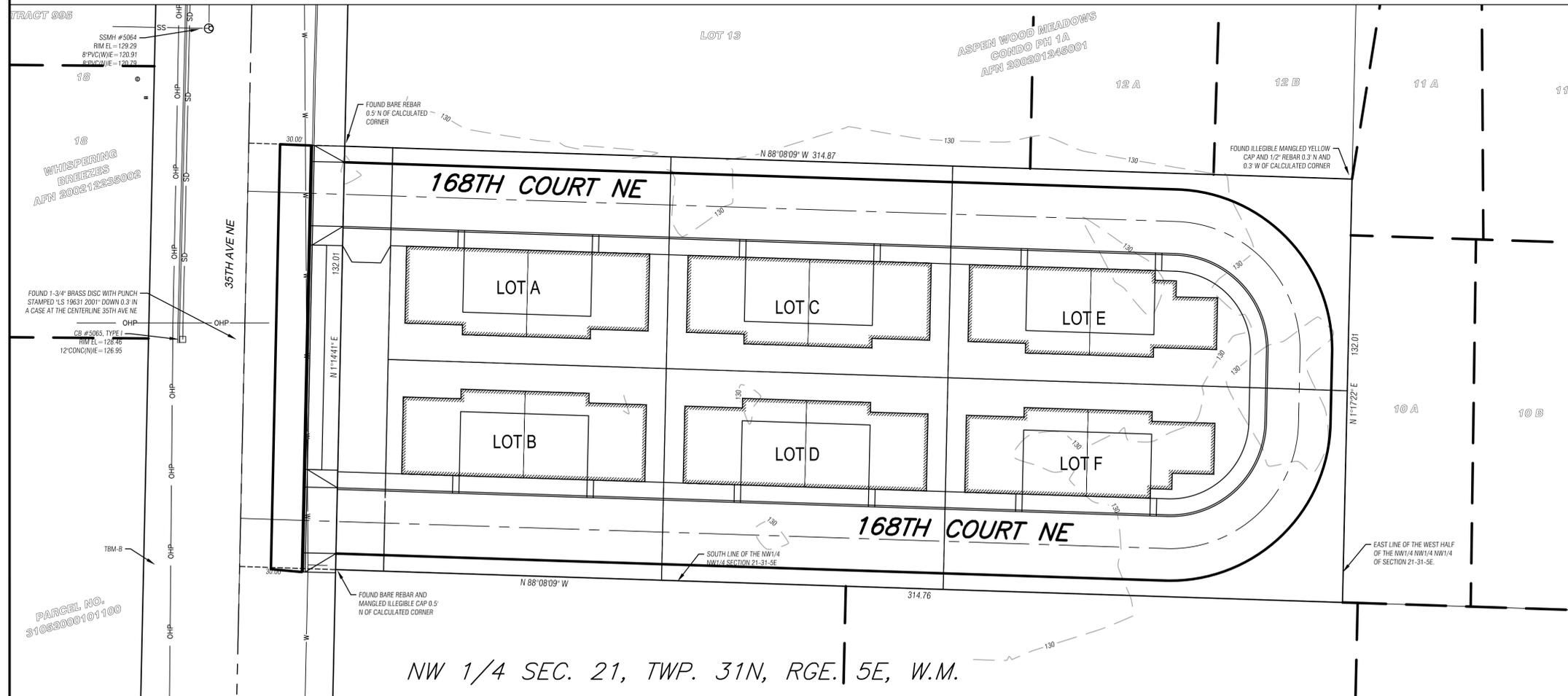
ARCHITECT
TBD

ENGINEER

NORTHWEST CIVIL ENGINEERS PLLC
CONTACT: WEIMING BIAN, PE
TEL: (425) 440-9238
EMAIL: WEIMING.BIAN@OUTLOOK.COM

PROJECT SIZE AND COVERAGE

TOTAL LOT SIZE	41,555 SQ. FT.
TOTAL BUILDABLE AREA	SQ FT
EX. BUILDING FOOTPRINT	2,702 SQ. FT.
EX. PAVED AREA	532 SQ FT
EX. SIDEWALK	0 SQ FT
TOTAL EX. HARDSCAPE	5,534 SQ. FT.
BUILDING FOOTPRINT	11,452 SQ FT
PAVEMENT AREA	13,329 SQ FT
SIDEWALK	3,784 SQ FT
DRIVEWAYS	0 SQ FT
TOTAL HARDSCAPE	28,565 SQ FT
COVERAGE	68.74%



PLAN SHEET INDEX

- 1 COVER SHEET
- 2 SURVEY PLAN
- 3 REMOVAL & TESC PLAN
- 4 CIVIL SITE PLAN
- 5 ACCESS ROAD PROFILE
- 6 STORMWATER PLAN
- 7 WATER EXTENSION PLAN
- 8 SEWER EXTENSION PLAN
- 9 SEWER EXTENSION PROFILE
- 10 LANDSCAPING PLAN
- 11 LANDSCAPING DETAILS

C:\Users\NCE\OneDrive\2021 Arlington\CAD design\18601 CoverSheet.dwg, ANSI-D: 22x34, NCE, April 29, 2022 9:54 AM

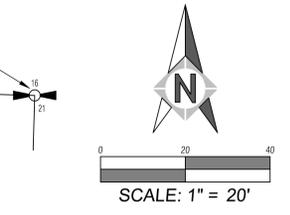
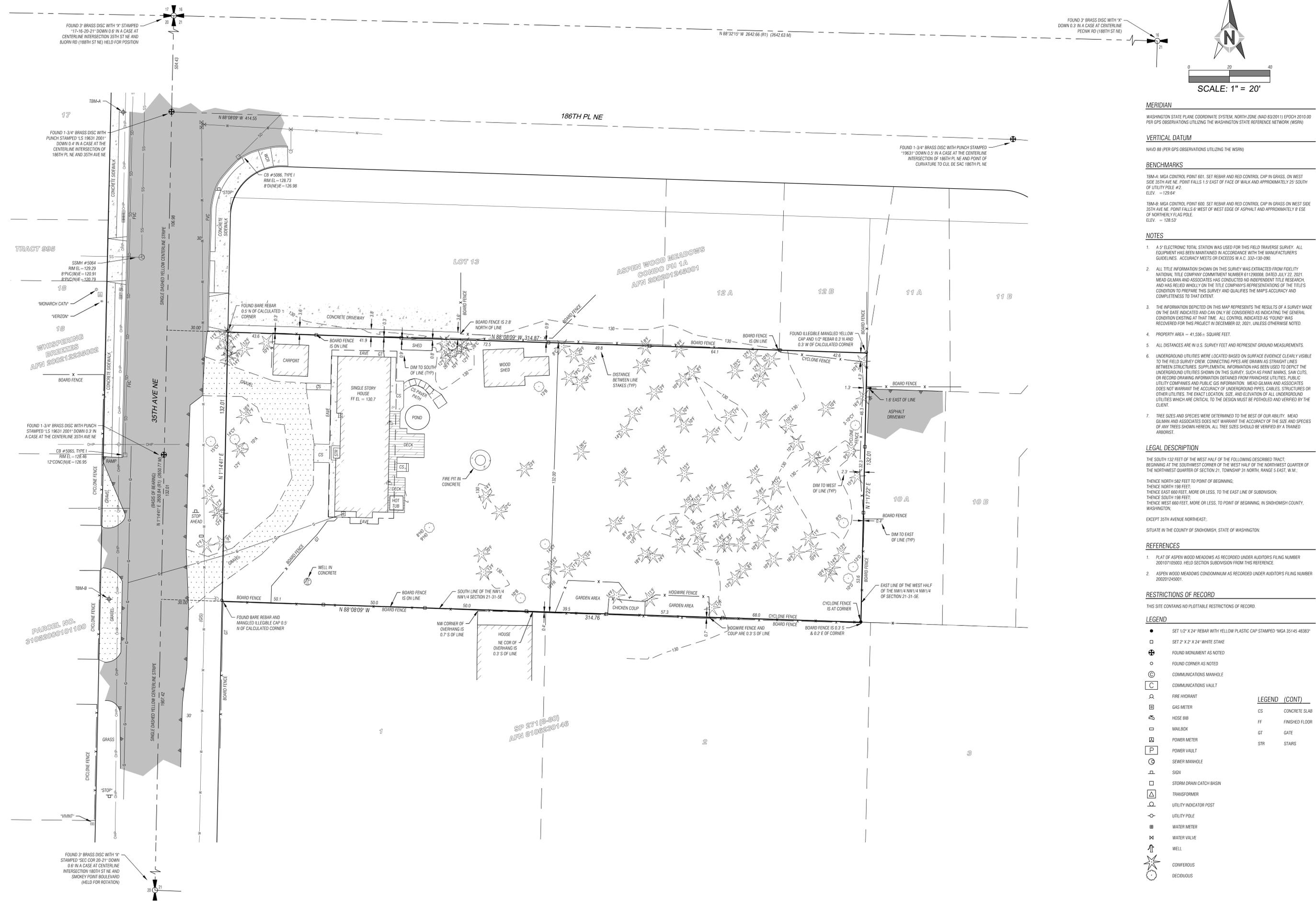
ONE INCH AT FULL SIZE
REVISIONS
REV DATE IMAGE
DRAWN BY CHECKED BY APPROVED BY
WORK ORDER #:
DESCRIPTION



ENDORSEMENTS	
SIGNATURE	DATE
DRAWN: WB	03/15/2022
CHECK:	



PROJECT TYPE	TOWNHOME DEVELOPMENT	SHEET	1 OF 11
PROJECT NAME	TOTEMWOOD TOWNHOMES	CLASS \ SHEET	
PROJECT ADDRESS	16801 35TH AVE NE ARLINGTON, WA 98223	CITY	ARLINGTON
		SCALE	1" = 10'
		REV. NO.	0



MERIDIAN
 WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83/2011) EPOCH 2010.00
 PER GPS OBSERVATIONS UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN)

VERTICAL DATUM
 NAVD 88 (PER GPS OBSERVATIONS UTILIZING THE WSRN)

BENCHMARKS
 TBM-A: MGA CONTROL POINT 601. SET REBAR AND RED CONTROL CAP IN GRASS, ON WEST SIDE 35TH AVE NE. POINT FALLS 1.5' EAST OF FACE OF WALK AND APPROXIMATELY 25' SOUTH OF UTILITY POLE #2. ELEV. = 129.64'
 TBM-B: MGA CONTROL POINT 600. SET REBAR AND RED CONTROL CAP IN GRASS ON WEST SIDE 35TH AVE NE. POINT FALLS 5' WEST OF WEST EDGE OF ASPHALT AND APPROXIMATELY 9' ESE OF NORTHERLY FLAG POLE. ELEV. = 128.53'

- NOTES**
- A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ALL EQUIPMENT HAS BEEN MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS GUIDELINES. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.
 - ALL TITLE INFORMATION SHOWN ON THIS SURVEY WAS EXTRACTED FROM FIDELITY NATIONAL TITLE COMPANY COMMITMENT NUMBER 611290008, DATED JULY 22, 2021. MEAD GILMAN AND ASSOCIATES HAS CONDUCTED NO INDEPENDENT TITLE RESEARCH, AND HAS RELIED WHOLLY ON THE TITLE COMPANY'S REPRESENTATIONS OF THE TITLES CONDITION TO PREPARE THIS SURVEY AND QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
 - THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME. ALL CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN DECEMBER 02, 2021, UNLESS OTHERWISE NOTED.
 - PROPERTY AREA = 41,556 = SQUARE FEET.
 - ALL DISTANCES ARE IN U.S. SURVEY FEET AND REPRESENT GROUND MEASUREMENTS.
 - UNDERGROUND UTILITIES WERE LOCATED BASED ON SURFACE EVIDENCE CLEARLY VISIBLE TO THE FIELD SURVEY CREW. CONNECTING PIPES ARE DRAWN AS STRAIGHT LINES BETWEEN STRUCTURES. SUPPLEMENTAL INFORMATION HAS BEEN USED TO DEPICT THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY, SUCH AS PAINT MARKS, SAW CUTS, OR RECORD DRAWING INFORMATION OBTAINED FROM FRANCHISE UTILITIES, PUBLIC UTILITY COMPANIES AND PUBLIC GIS INFORMATION. MEAD GILMAN AND ASSOCIATES DOES NOT WARRANT THE ACCURACY OF UNDERGROUND PIPES, CABLES, STRUCTURES OR OTHER UTILITIES. THE EXACT LOCATION, SIZE, AND ELEVATION OF ALL UNDERGROUND UTILITIES WHICH ARE CRITICAL TO THE DESIGN MUST BE POLOLED AND VERIFIED BY THE CLIENT.
 - TREE SIZES AND SPECIES WERE DETERMINED TO THE BEST OF OUR ABILITY. MEAD GILMAN AND ASSOCIATES DOES NOT WARRANT THE ACCURACY OF THE SIZE AND SPECIES OF ANY TREES SHOWN HEREON. ALL TREE SIZES SHOULD BE VERIFIED BY A TRAINED ARBORIST.

LEGAL DESCRIPTION
 THE SOUTH 132 FEET OF THE WEST HALF OF THE FOLLOWING DESCRIBED TRACT, BEGINNING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.:
 THENCE NORTH 58.2 FEET TO POINT OF BEGINNING;
 THENCE NORTH 198 FEET;
 THENCE EAST 660 FEET, MORE OR LESS, TO THE EAST LINE OF SUBDIVISION;
 THENCE SOUTH 198 FEET;
 THENCE WEST 660 FEET, MORE OR LESS, TO POINT OF BEGINNING, IN SNOHOMISH COUNTY, WASHINGTON.
 EXCEPT 35TH AVENUE NORTHEAST,
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

- REFERENCES**
- PLAT OF ASPEN WOOD MEADOWS AS RECORDED UNDER AUDITORS FILING NUMBER 200107105003, HELD SECTION SUBDIVISION FROM THIS REFERENCE.
 - ASPEN WOOD MEADOWS CONDOMINIUM AS RECORDED UNDER AUDITORS FILING NUMBER 200201245001.

RESTRICTIONS OF RECORD
 THIS SITE CONTAINS NO PLOTTABLE RESTRICTIONS OF RECORD.

LEGEND

●	SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "MGA 35145 48383"
□	SET 2" X 2" X 24" WHITE STAKE
⊕	FOUND MONUMENT AS NOTED
○	FOUND CORNER AS NOTED
⊙	COMMUNICATIONS MANHOLE
⊚	COMMUNICATIONS VAULT
⊕	FIRE HYDRANT
⊕	GAS METER
⊕	HOSE BIB
⊕	MAILBOX
⊕	POWER METER
⊕	POWER VAULT
⊕	SEWER MANHOLE
⊕	SIGN
⊕	STORM DRAIN CATCH BASIN
⊕	TRANSFORMER
⊕	UTILITY INDICATOR POST
⊕	UTILITY POLE
⊕	WATER METER
⊕	WATER VALVE
⊕	WELL
⊕	CONIFEROUS
⊕	DECIDUOUS

LEGEND (CONT)

CS	CONCRETE SLAB
FF	FINISHED FLOOR
GT	GATE
STR	STARS

DATE	REVISION

12/6/2021

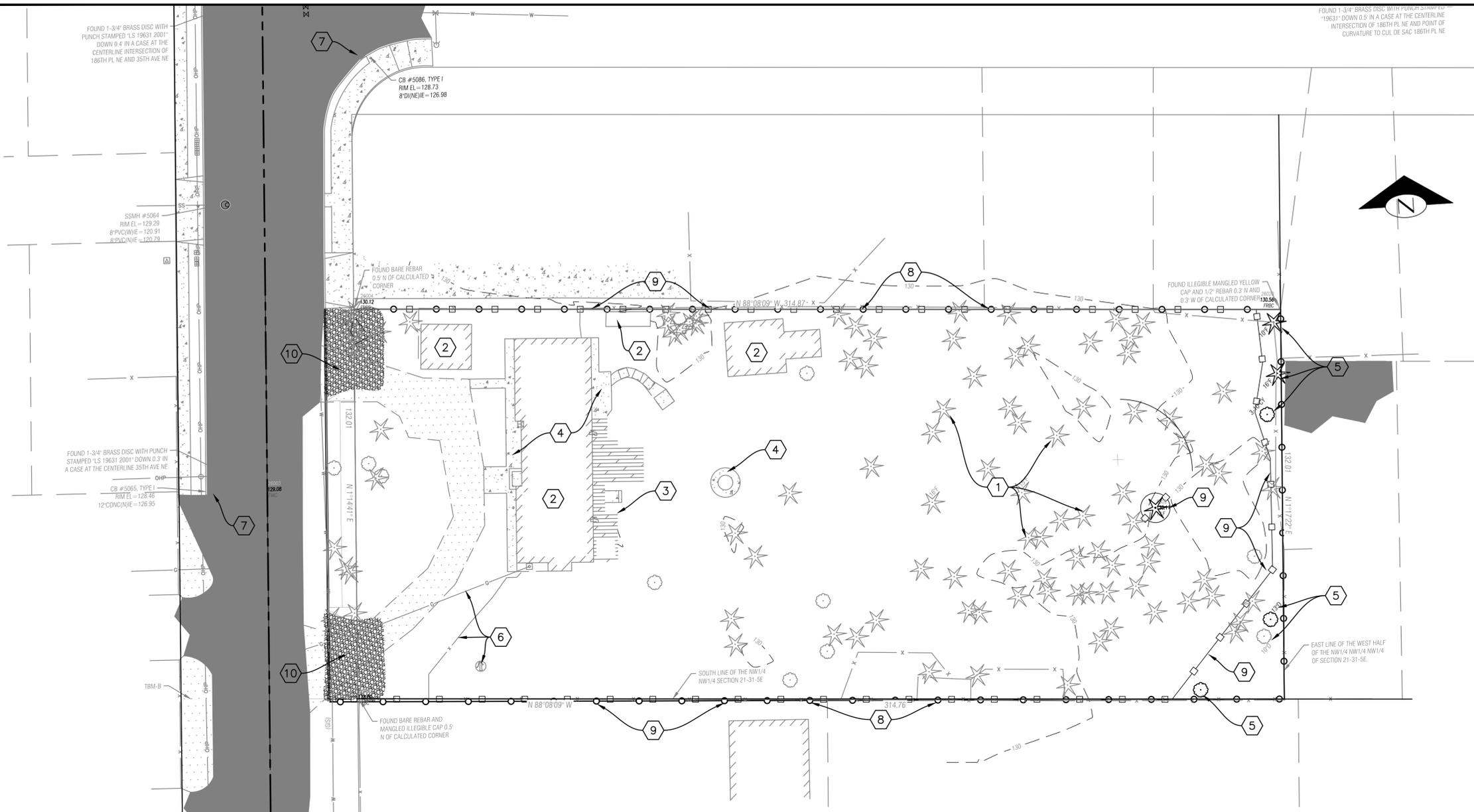


BIAN - ARLINGTON
 BOUNDARY & TOPOGRAPHIC SURVEY

WEIMING BIAN
 PO BOX 60147
 SHORELINE, WA 98160

DRAWN BY: LR
 REVIEWED BY: MRP
 JOB NO. 21178
 SHEET 1 OF 1

C:\Users\NCE\OneDrive\2021 Arlington\CAD design\18601 CivilSheets Preliminary.dwg, ANSI-D, 22x34, NCE, March 24, 2022 4:24 PM



TESC NOTES

- 1 REMOVE EXISTING TREES (TYP)
- 2 REMOVE EXISTING STRUCTURE.
- 3 REMOVE EXISTING SEPTIC TANK IN WHOLE.
- 4 REMOVE EXISTING CONCRETE.
- 5 PROTECT EXISTING TREES TO REMAIN IN PLACE
- 6 REMOVE EXISTING UTILITIES
- 7 FILTER FABRIC FOR CATCH BASIN
- 8 CONSTRUCTION SILT FENCE
- 9 CONSTRUCTION HIGH VISIBILITY FENCE
- 10 CONSTRUCTION ENTRANCE



REMOVAL AND TESC PLAN

REV	DATE	IMAGE	DESCRIPTION

WORK ORDER #:	DESCRIPTION



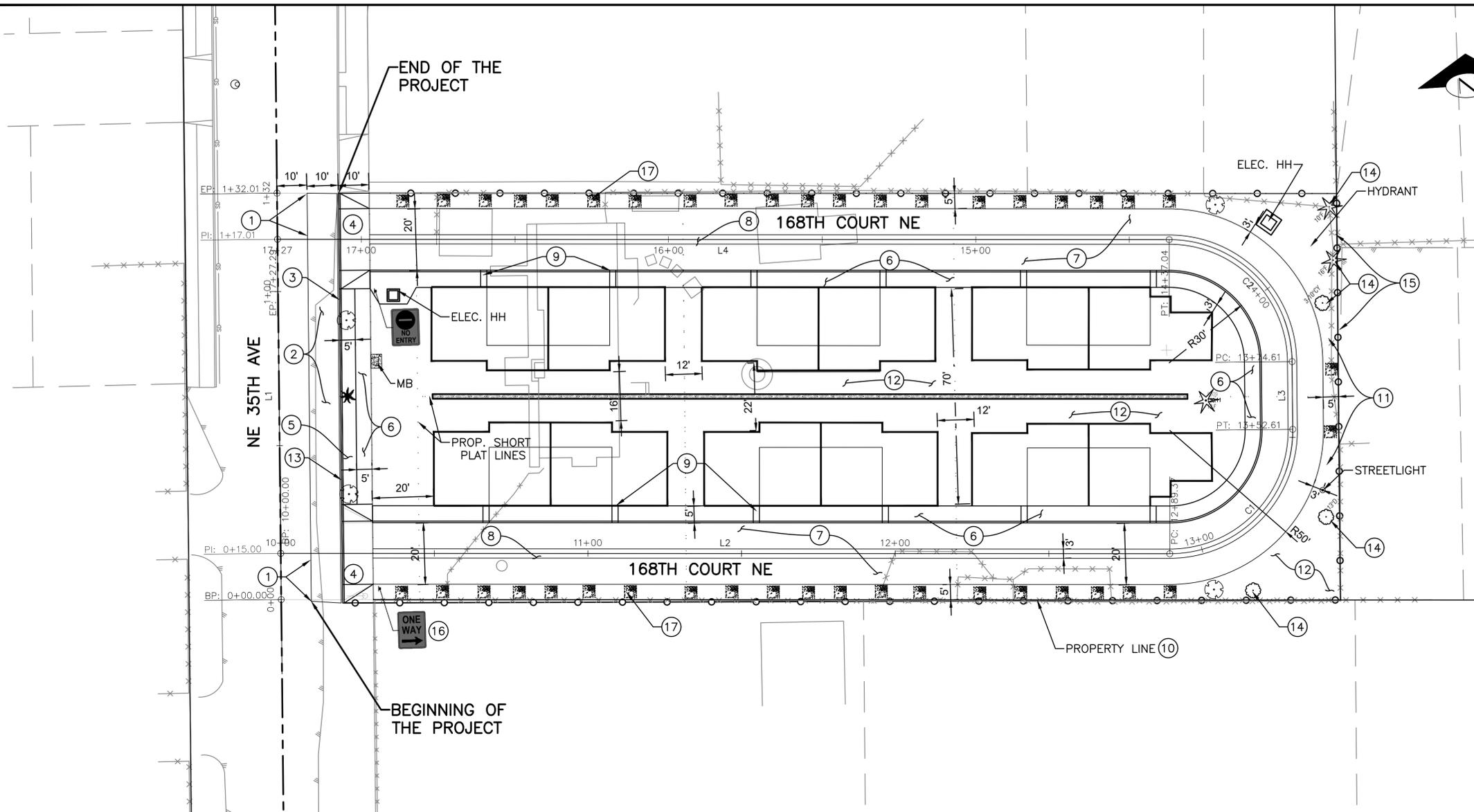
ENDORSEMENTS	
SIGNATURE	DATE
DRAWN: WB	04/01/2022
CHECK:	



PROJECT TYPE	RESIDENTIAL DEVELOPMENT
PROJECT NAME	TOTEMWOOD TOWNHOMES
PROJECT ADDRESS	18601 35TH AVE NE ARLINGTON, WA 98223

SHEET	3 OF XX
CLASS / SHEET	C1
CITY	ARLINGTON
SCALE	
REV. NO.	0

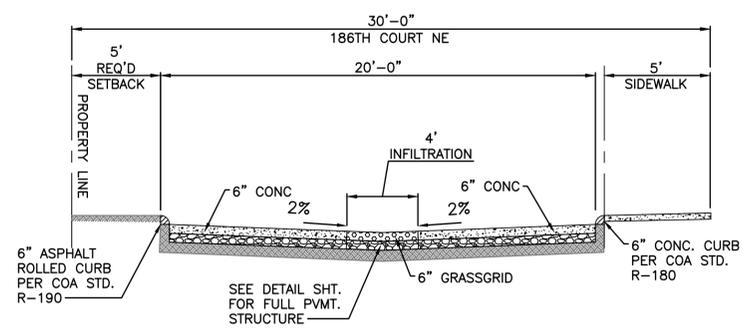
C:\Users\NCE\OneDrive\2021 Arlington\CAD design\18601 CivilSheets Preliminary.dwg, ANSI-D, 22x34, NCE, March 23, 2022 4:43 PM



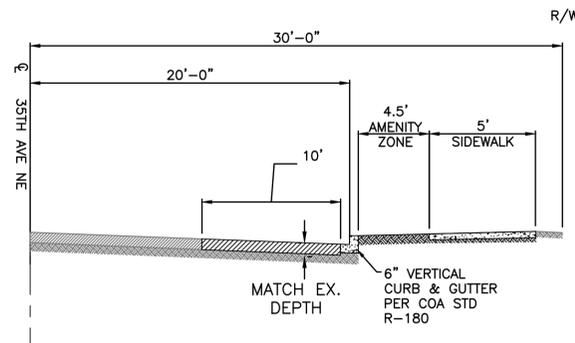
- UNLESS OTHERWISE NOTED:
- ASPHALT PAVEMENT
 - CONC SIDEWALK
 - CONC RDWY PVMT
 - GRASSCRETE
 - INFILTRATION TRENCH
 - PLANTING STRIP
 - ROW/PROPERTY LINE

CIVIL NOTES

- 1 SAWCUT EX. ASPHALT PAVEMENT 10' FROM 35TH AVE RDWY. CENTERLINE.
- 2 10' WIDE FULL DEPTH ASPH. PVMT. PER COA STD. R-020.
- 3 6" VERTICAL CURB AND GUTTER PER COA STD. R-180.
- 4 CONC. DRIVEWAY PER COA STD. TYPE 2 R-230.
- 5 4.5' WIDE PLANTING STRIP PER COA STD. R-280.
- 6 5' WIDE CONCRETE SIDEWALK PER COA STD. R-170.
- 7 CONC. PVMT. PER COA STD. R-020 (TO BE VERIFIED);
- 8 6" GRASSCRETE BY LATTICE OF CONC. OVER GRAVEL, SEE DETAIL SHOWN ON SHT. S1;
- 9 CONC. DWY. & VERT. C&G PER COA STD. R-230 & R-180.
- 10 CONSTRUCTION EROSION CONTROL PER SHT. S1
- 11 SLOPE @ 3:1 MAX. TO EXISTING GRADE. SEED WITH GRASS AFTER GRADING.
- 12 LANDSCAPING PER DETAIL SHOWN ON SHT. L1 & L2;
- 13 SLOTTED CURB SPACER PER DETAIL ON SHT. S1;
- 14 PROTECT EX. TREE TO REMAIN IN PLACE.
- 15 WOODEN FENCE (PERMANENT), TYPE TBD.
- 16 TRAFFIC SIGN PER COA STD. R-120.
- 17 BORDER SCREENING LANDCAPING, SEE SHT. L1& L2



"186TH COURT" NE



35TH AVE NE

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	40.000	63.233	N46° 34' 36.60"E	(1311380.9924,427839.7194)	(1311422.2834,427878.7980)
C2	40.000	62.431	N43° 25' 23.40"W	(1311422.7785,427900.7936)	(1311384.0898,427941.6727)

Line Table: Alignments					
Line #	Length	Direction	Start Point	End Point	
L1	132.006	N01° 14' 40.82"E	(1311091.4474,427834.1351)	(1311094.3143,427966.0884)	
L2	289.372	S88° 08' 09.16"E	(1311091.7732,427849.1324)	(1311380.9924,427839.7194)	
L3	22.00	N1° 17' 22.36"E	(1311422.2834,427878.7980)	(1311422.7785,427900.7936)	
L4	290.254	N88° 08' 09.16"W	(1311384.0898,427941.6727)	(1311093.9890,427951.1144)	



SITE PLAN

REV	DATE	IMAGE	DESCRIPTION

WORK ORDER #:	DESCRIPTION



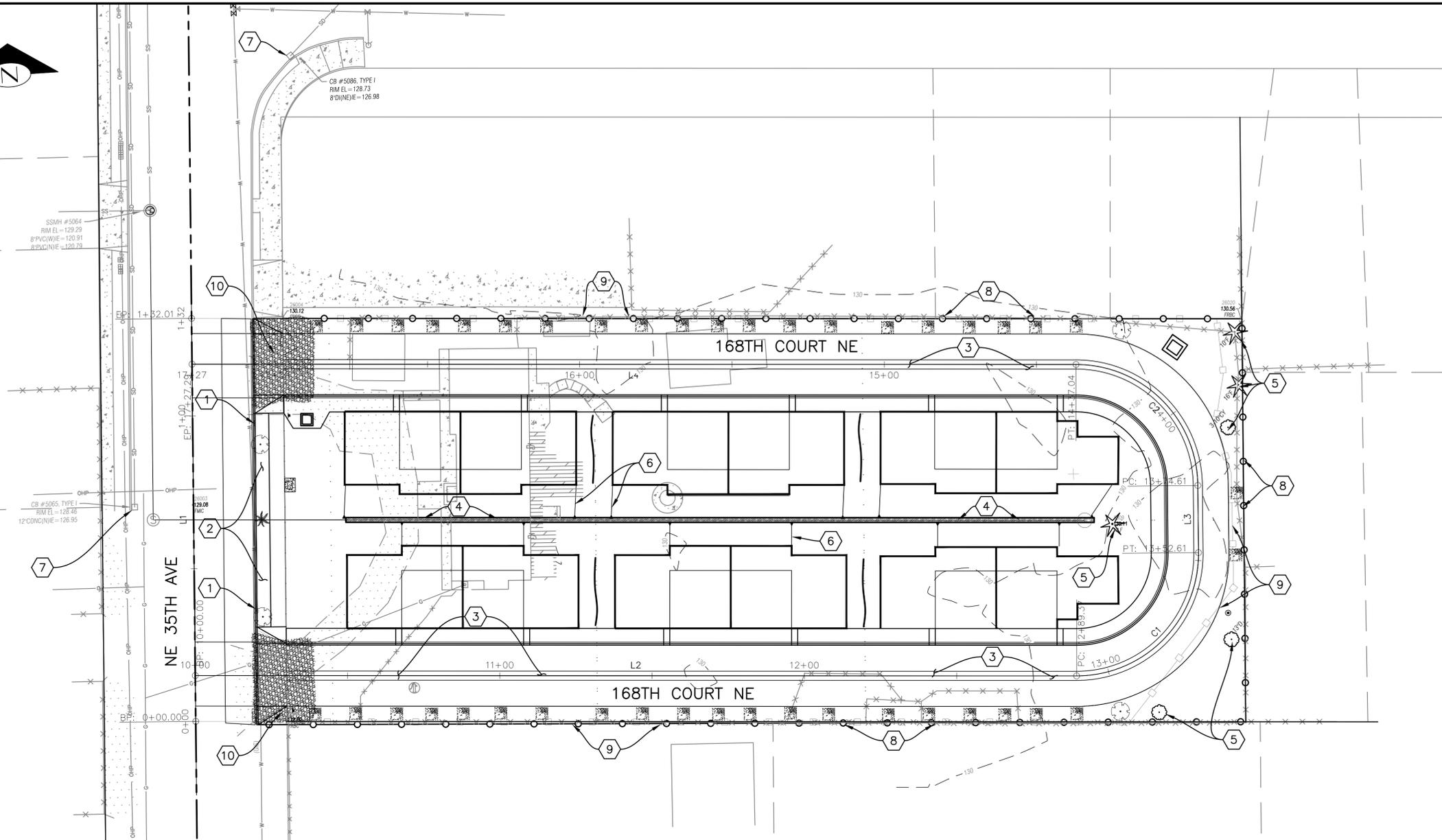
ENDORSEMENTS	
SIGNATURE	DATE
DRAWN: WB	04/01/2022
CHECK:	



PROJECT TYPE	RESIDENTIAL DEVELOPMENT
PROJECT NAME	TOTEMWOOD TOWNHOMES
PROJECT ADDRESS	18601 35TH AVE NE ARLINGTON, WA 98223

SHEET	4 OF XX
CLASS / SHEET	C2
CITY	ARLINGTON
SCALE	
REV. NO.	0

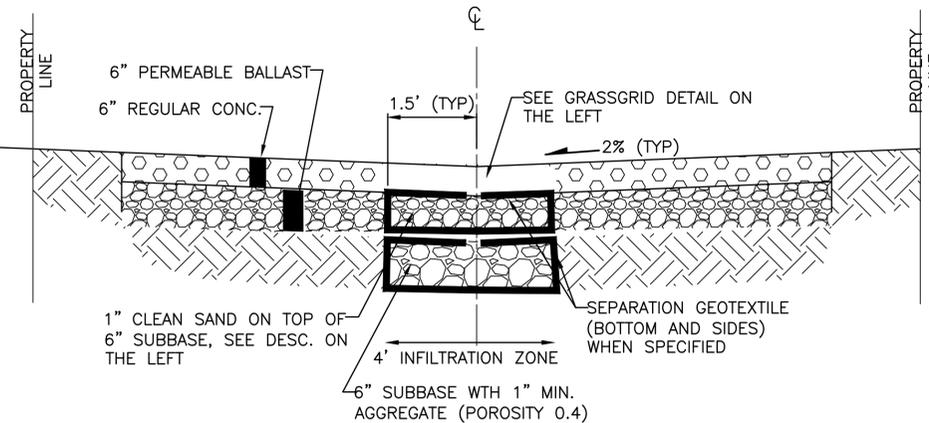
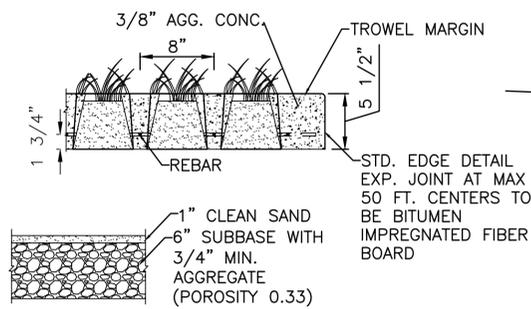
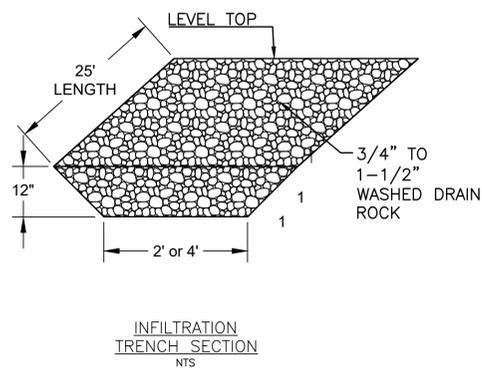
C:\Users\NCE\OneDrive\2021 Arlington\CAD design\18601 CivilSheets Preliminary.dwg, ANSI-D, 22x34, NCE, March 23, 2022 4:54 PM



- UNLESS OTHERWISE NOTED:
-  ASPHALT PAVEMENT
 -  CONC SIDEWALK
 -  CONC RDWY PVMT
 -  GRASSCRETE
 -  INFILTRATION TRENCH
 -  PLANTING STRIP
 -  CONSTRUCTION ENTRANCE

STORMWATER NOTES

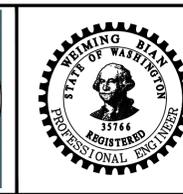
- ① 6-IN SCUPPER IN CURB.
- ② PLANTING STRIP W/ BIORETENTION SOIL.
- ③ GRASSCRETE PAVEMENT WITH GRASS OVER GRAVEL, SEE DETAIL IN SHT. XX
- ④ 15"(W)X12"(D)X245"(L) GRAVEL INFILTRATION TRENCH, SEE SECTION & MATERIAL DETAIL ON SHT. XX
- ⑤ EXISTING TREES TO REMAIN
- ⑥ 6" ROOF DRAIN TIGHT-LINE
- ⑦ FILTER FABRIC FOR CATCH BASIN
- ⑧ CONSTRUCTION SILT FENCE
- ⑨ CONSTRUCTION HIGH VISIBILITY FENCE
- ⑩ CONSTRUCTION ENTRANCE



STORMWATER PLAN

REV	DATE	IMAGE	DESCRIPTION

REV	DATE	IMAGE	DESCRIPTION



ENDORSEMENTS	
SIGNATURE	DATE
DRAWN: WB	02/20/2022
CHECK:	



PROJECT TYPE	RESIDENTIAL DEVELOPMENT
PROJECT NAME	TOTEMWOOD TOWNHOMES
PROJECT ADDRESS	18601 35TH AVE NE ARLINGTON, WA 98223

SHEET	6 OF XX
CLASS / SHEET	S1
CITY	ARLINGTON
SCALE	
REV. NO.	0

C:\Users\NCE\OneDrive\2021_Arlington\CAD_design\18601Storm&Util_ShtsPrelim.dwg, ANSI-D: 22x34, NCE, March 23, 2022 2:06 PM

SSMH #5064
RIM EL = 129.29
8" PVC W/IE = 129.91
R/EV/C/N/E = 120.79

CB #5063, TYPE 1
RIM EL = 128.46
12" CONC W/IE = 126.95

NE 35TH AVE

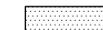
PROP. SHORT PLAT LINE (TYP)

168TH COURT NE

168TH COURT NE

10' WATER EASEMENT

UNLESS OTHERWISE NOTED:

-  ASPHALT PAVEMENT
-  CONC SIDEWALK
-  CONC RDWY PVMT
-  GRASSCRETE
-  INFILTRATION TRENCH
-  PLANTING STRIP
-  CONSTRUCTION ENTRANCE

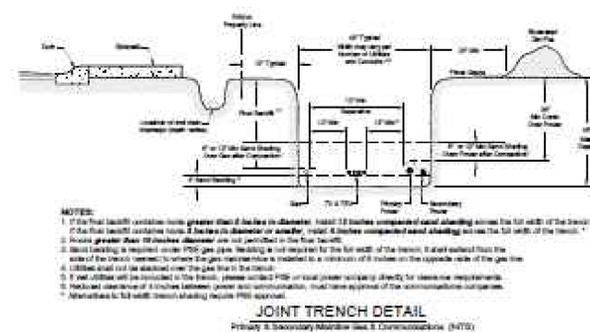


GENERAL NOTES

1. CONTRACTOR TO INSTALL WATER MAIN, SERVICE LINES, AND ALL APPURTENANCES PER CITY OF ARLINGTON ENGR. STD. CHAPTER 4 – WATER.
2. 80TH AVE NE IS A PUBLIC STREET. NE 177TH PLACE, NE BEECHWOOD DRIVE, & NE 177TH COURT ARE PRIVATE STREETS.
3. FOR STREET CENTERLINE ALIGNMENT DATA, SEE CIVIL SHEET C1.
4. DUE TO HIGH WATER PRESSURE, ALL UNITS WILL LIKELY REQUIRE INDIVIDUAL PRESSURE REGULATORS IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE. BUILDER TO TEST, VERIFY AND INSTALL IF REQUIRED.
5. ROCKERIES, WALLS, DETENTION VAULT, OR OTHER PERMANENT STRUCTURES ARE NOT ALLOWED ON DISTRICT EASEMENTS OR OVER DISTRICT FACILITIES.
6. ALL PIPE LENGTHS SHOWN ARE 2-DIMENSIONAL LENGTHS.
7. ALL MECHANICAL JOINT FITTINGS TO BE RESTRAINED WITH "MEGALUG" MECHANICAL JOINT RESTRAINTS.

WATER CONSTRUCTION NOTES:

1. MOVE EXISTING HYDRANT BEHIND THE PROP. SIDEWALK. APPLY OPERATION CLEARANCE TO OTHER ABOVE GROUND FACILITIES.
2. INSTALL 8" X 8" X 6" DI TEE (MJ X MJ X FL) FOR FIRE HYDRANT CONNECTION AND CONCRETE BLOCKING.
3. INSTALL 8" WATER LINE PER ARLINGTON ENGR. STD. CHAPTER 4 – WATER.
4. INSTALL 12" X 12" X 8" TAPPING TEE (MJ X MJ X FL) AND CONCRETE BLOCKING PER ARLINGTON ENGR. STD. W-200.
5. INSTALL FIRE HYDRANT ASSEMBLY PER ARLINGTON ENGR. STD. W-010 AND 3'X3'X6"(D) CONCRETE PAD.
6. INSTALL 8" DI 90° BEND (MJ X MJ) AND CONCRETE BLOCKING PER STD. DETAIL W-160.
7. INSTALL 8" GATE VALVE (FL X MJ) BOX PER ARLINGTON ENGR. STD. W-190.
8. INSTALL 1" WATER SERVICE PER ARLINGTON ENGR. STD. CHAPTER 4 WITH METER 1' BEHIND CURB AND DOUBLE CHECK VALVE ASSEMBLY TO BE INSTALLED BEHIND METER. SEE STD. DETAIL W-040 AND W-090.



POWER, COMM., & GAS TRENCH SECTION

(FOR PLANNING PURPOSE ONLY)

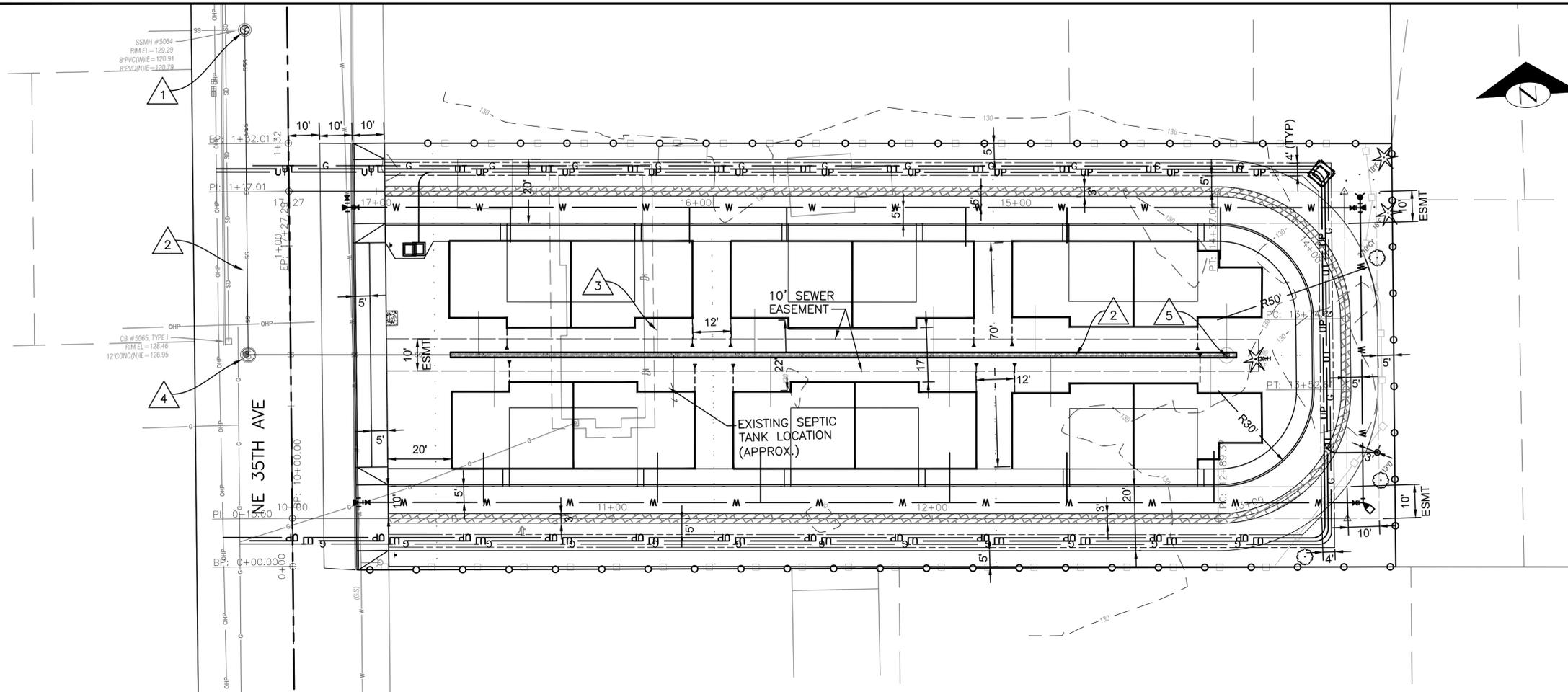


WATER PLAN

ONE INCH AT FULL SIZE
REVISIONS
REV. DATE IMAGE
DRAWN BY: CHECKED BY: APPROVED BY:
WORK ORDER #:
DESCRIPTION

 	ENDORSEMENTS SIGNATURE: _____ DATE: _____ DRAWN: WB 04/01/2022 CHECK: _____		PROJECT TYPE: RESIDENTIAL DEVELOPMENT PROJECT NAME: TOTEMWOOD TOWNHOMES PROJECT ADDRESS: 18601 35TH AVE NE ARLINGTON, WA 98223	SHEET: 7 OF 10 CLASS SHEET: W1 CITY: ARLINGTON SCALE: _____ REV. NO.: 0
---	--	---	--	--

C:\Users\NCE\OneDrive\2021_Arlington\CAD_design\18601Storm&Util_ShtsPrelim.dwg, ANSI-D: 22x34, NCE, March 23, 2022 3:34 PM



- UNLESS OTHERWISE NOTED:
- ASPHALT PAVEMENT
 - CONC SIDEWALK
 - CONC RDWY PVMT
 - GRASSCRETE
 - INFILTRATION TRENCH
 - PLANTING STRIP
 - CONSTRUCTION ENTRANCE



SEWER PLAN – OPTION 1

GENERAL SEWER CONSTRUCTION NOTES

- 1 CONTRACTOR TO INSTALL SEWER MAIN, SIDE SEWERS, MANHOLES, AND ALL APPURTENANCES PER CITY OF ARLINGTON ENGR. STANDARD, CHAPTER 5 – SEWER.
- 2 35TH AVE NE IS A PUBLIC STREET. TOTEMWOOD COURT NE IS A PRIVATE STREET.
- 3 SEE CIVIL SHEET C1 FOR STREET CENTERLINE ALIGNMENT DATA.
- 4 ALL UNITS WILL LIKELY REQUIRE INDIVIDUAL PRESSURE REGULATORS IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE. CONTRACTOR TO TEST, VERIFY, AND INSTALL WHEN THE REQUIREMENT IS ENFORCED.
- 6 CONTRACTOR TO REMOVE EXISTING SEPTIC TANK IN WHOLE.
- 7 SIDE SEWER TEES AND CLEANOUTS TO BE STAKED.
- 8 PERMANENT STRUCTURES ARE NOT ALLOWED ON UTILITY EASEMENTS NOR OVER UTILITIES.
- 9 ALL PIPE LENGTHS SHOWN ARE 2-DIMENTIAL LENGTHS.

SEWER CONSTRUCTION NOTES

- 1 CONNECT TO EX. SEWER MANHOLE-X. CORE DRILL AND INSTALL KOR-N-SEAL MANHOLE ADAPTER. RECHANNEL MANHOLE BOTTOM. SEE ARLINGTON CITY ENGR. STD. DETAIL SS-100.
- 2 INSTALL 8" PVC SEWER MAIN PER ARLINGTON CITY ENGR. STD.
- 3 INSTALL 6" PVC SIDE SEWER STUB, PER ARLINGTON CITY ENGR. STD. SEWER DETAIL SS-090 AND 2-WAY CLEANOUT PER SS-080.
4. INSTALL 48" MANHOLE TYPE 1 PER ARLINGTON CITY ENGR. STD DETAIL SS-010.
- 5 INSTALL SEWER DROP CONNECTION PER COA ENGR. STD. DETAIL SS-060.

REV	DATE	IMAGE	DESCRIPTION

ONE INCH AT FULL SIZE	REVISIONS	DESCRIPTION

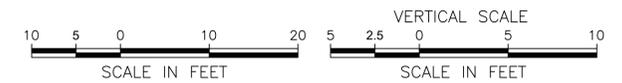
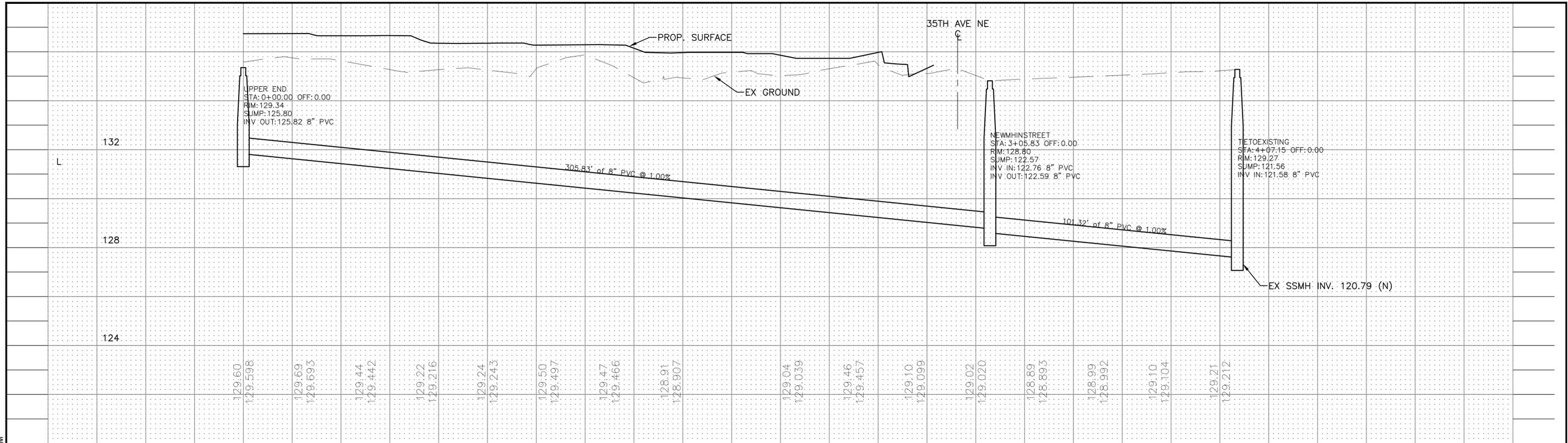


ENDORSEMENTS	
SIGNATURE	DATE
DRAWN: WB	04/01/2022
CHECK:	



PROJECT TYPE	RESIDENTIAL DEVELOPMENT	SHEET	8 OF 10
PROJECT NAME	TOTEMWOOD TOWNHOMES	CLASS / SHEET	SS1
PROJECT ADDRESS	18601 35TH AVE NE ARLINGTON, WA 98223	CITY	ARLINGTON
SCALE		REV. NO.	0

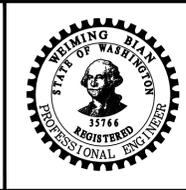
C:\Users\NCE\OneDrive\2021 Arlington\CAD_design\18601Storm&Util_ShtsPrelim.dwg, ANSI-D: 22x34, NCE, March 23, 2022 3:45 PM



SEWER EXTENSION PROFILE

ONE INCH AT FULL SIZE	
REV.	DATE

DESCRIPTION



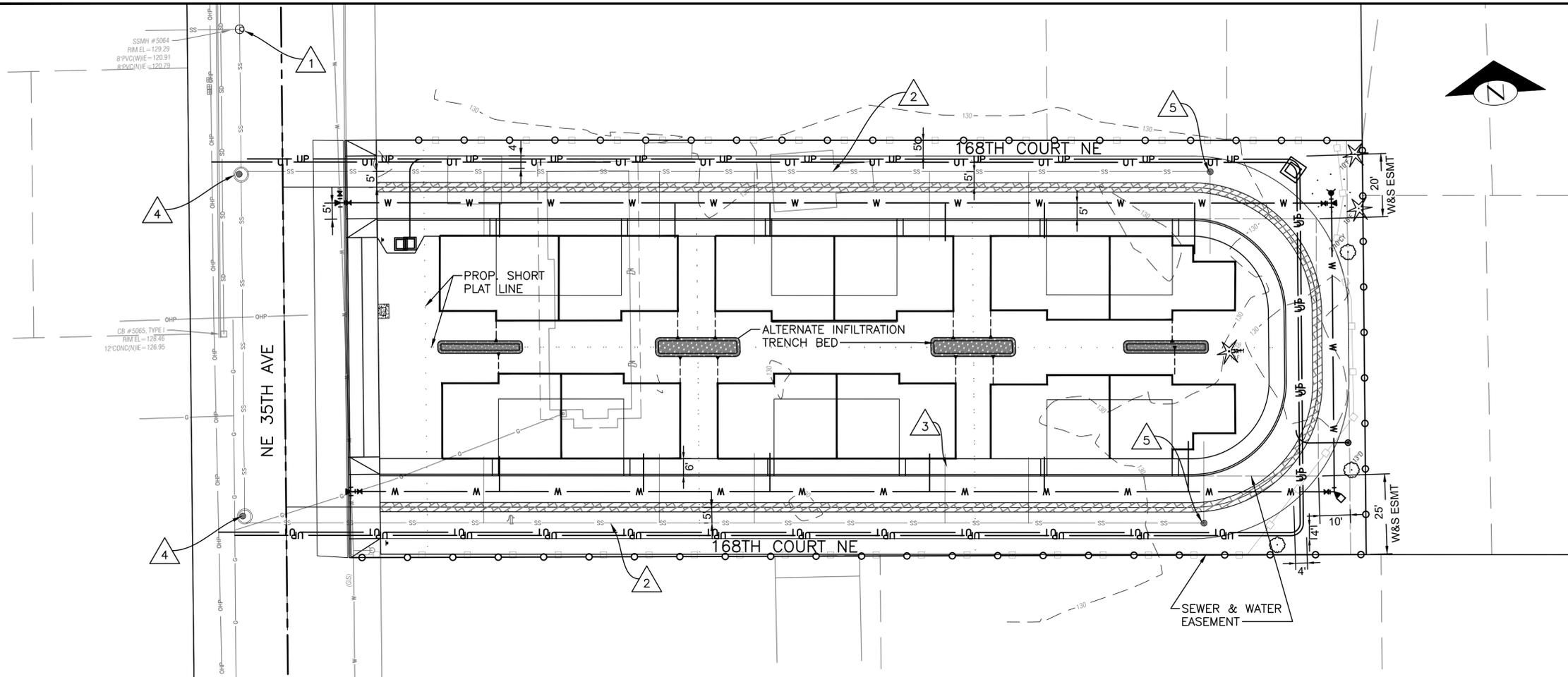
ENDORSEMENTS	
SIGNATURE	DATE
DRAWN: WB	04/01/2022
CHECK:	



PROJECT TYPE	RESIDENTIAL DEVELOPMENT
PROJECT NAME	TOTEMWOOD TOWNHOMES
PROJECT ADDRESS	18601 35TH AVE NE ARLINGTON, WA 98223

SHEET	9 OF 10
CLASS / SHEET	SS2
CITY	ARLINGTON
SCALE	
REV. NO.	0

C:\Users\NCE\OneDrive\2021_Arlington\CAD_design\18601Storm&Util_ShtsPrelim.dwg, ANSI-D: 22x34, NCE, March 23, 2022 3:37 PM



- UNLESS OTHERWISE NOTED:
- ASPHALT PAVEMENT
 - CONC SIDEWALK
 - CONC RDWY PVMT
 - GRASSCRETE
 - INFILTRATION TRENCH
 - PLANTING STRIP
 - CONSTRUCTION ENTRANCE

GENERAL SEWER CONSTRUCTION NOTES

- 1 CONTRACTOR TO INSTALL WATER MAIN, SERVICES LINES, AND ALL APPURTENANCES PER CITY OF ARLINGTON UTILITY STANDARD WATER DETAILS.
- 2 CONTRACTOR TO INSTALL SEWER MAIN, SIDE SEWERS, MANHOLES, AND ALL APPURTENANCES PER CITY OF ARLINGTON UTILITY STANDARD SEWER DETAILS.
- 3 35TH AVE NE IS A PUBLIC STREET. TOTEMWOOD COURT NE IS A PRIVATE STREET.
- 4 SEE CIVIL SHEET C1 FOR STREET CENTERLINE ALIGNMENT DATA.
- 5 ALL UNITS WILL LIKELY REQUIRE INDIVIDUAL PRESSURE REGULATORS IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE. CONTRACTOR TO TEST, VERIFY, AND INSTALL WHEN THE REQUIREMENT IS ENFORCED.
- 6 CONTRACTOR TO REMOVE EXISTING SEPTIC TANK IN WHOLE.
- 7 SIDE SEWER TEES AND CLEANOUTS TO BE STAKED.
- 8 PERMANENT STRUCTURES ARE NOT ALLOWED ON UTILITY EASEMENTS NOR OVER UTILITIES.
- 9 ALL PIPE LENGTHS SHOWN ARE 2-DIMENTIAL LENGTHS.

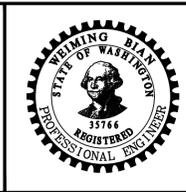
SEWER CONSTRUCTION NOTES

- 1 CONNECT TO EX. SEWER MANHOLE-X. CORE DRILL AND INSTALL KOR-N-SEAL MANHOLE ADAPTER. RECHANNEL MANHOLE BOTTOM. SEE ARLINGTON CITY ENGR. STD. DETAIL SS-100.
- 2 INSTALL 8" PVC SEWER MAIN PER ARLINGTON CITY ENGR. STD.
- 3 INSTALL 6" PVC SIDE SEWER STUB, PER ARLINGTON CITY ENGR. STD. SEWER DETAIL SS-090 AND 2-WAY CLEANOUT PER SS-080.
- 4 INSTALL 48" MANHOLE TYPE 1 PER ARLINGTON CITY ENGR. STD DETAIL SS-010.
- 5 INSTALL SEWER DROP CONNECTION PER COA ENGR. STD. DETAIL SS-060.



SEWER PLAN — OPTION 2

ONE INCH AT FULL SIZE
REVISIONS
REV. DATE IMAGE
DRAWN BY: CHECKED BY: APPROVED BY:
WORK ORDER #:
DESCRIPTION



ENDORSEMENTS	
SIGNATURE	DATE
DRAWN: WB	04/01/2022
CHECK:	



PROJECT TYPE	RESIDENTIAL DEVELOPMENT	SHEET	8a OF 10
PROJECT NAME	TOTEMWOOD TOWNHOMES	CLASS / SHEET	SS1a
PROJECT ADDRESS	18601 35TH AVE NE ARLINGTON, WA 98223	CITY	ARLINGTON
		SCALE	REV. NO. 0

ONE INCH
AT FULL SIZE

NO.	REVISION	DATE
1		
2		

REVISIONS

russell + lambert
LANDSCAPE ARCHITECTURE
7734 2nd AVE NE
Seattle, WA 98115

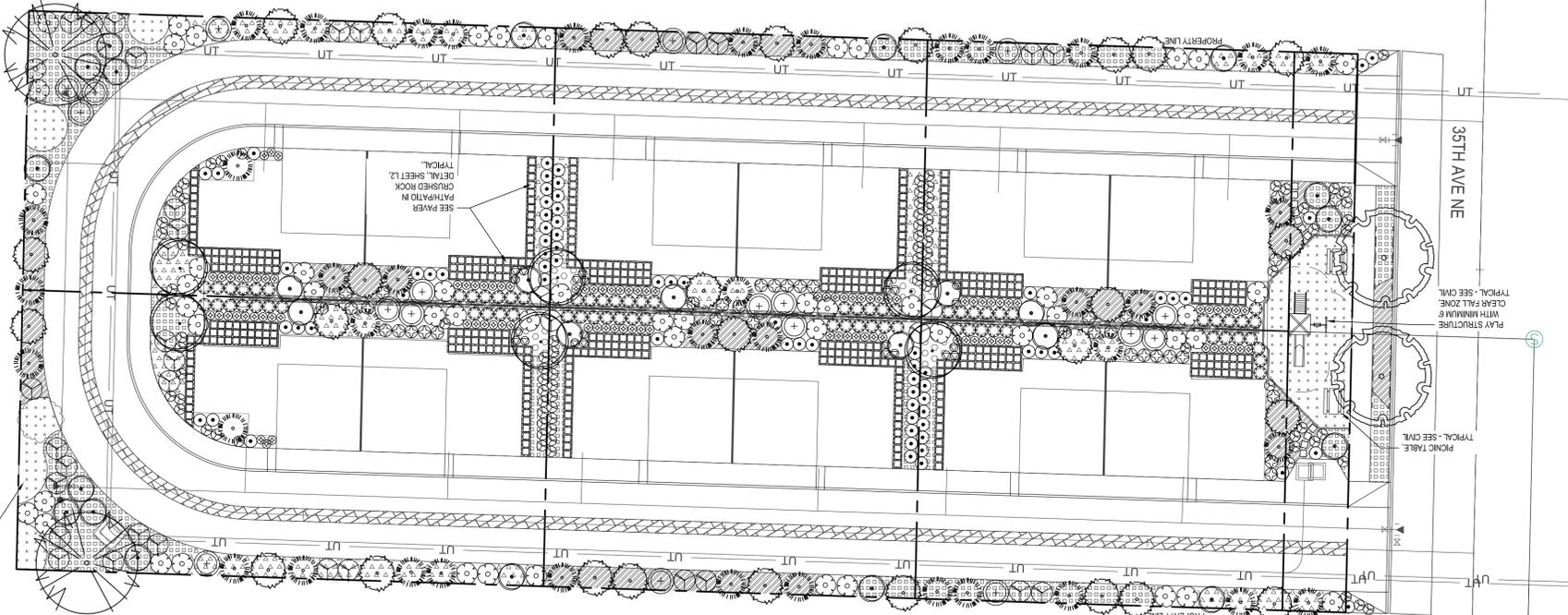
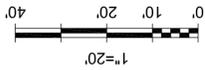


ENDORSEMENTS
SIGNATURE DATE
DRAWN: MER 4/19/2022
CHECK: RL 4/19/2022

LANDSCAPE PERMIT
DRAWING
PLANTING PLAN

18601 35TH AVE NE
ARLINGTON, WA 98223

PROJECT TYPE: RESIDENTIAL DEVELOPMENT
PROJECT NAME: TOTEMWOOD TOWNHOMES
PROJECT ADDRESS: 18601 35TH AVE NE ARLINGTON
CLASS \ SHEET: L1
SCALE: AS SHOWN
REV. NO.: 0



PERENNIALS, FERNS, GRASSES, AND GROUNDCOVERS

QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION/REMARKS
XX	ARCTOPHYLOS KINNINNICK	KINNINNICK	SP4, FULL, 24" O.C.
97	DESCAMPISA TUFTED HAIRGRASS	TUFTED HAIRGRASS	#1 CONT, FULL
XX	FRAGARIA CHILOENSIS COASTAL STRAWBERRY	COASTAL STRAWBERRY	#1 CONT, FULL, 18" O.C.
XX	HAKONECHLOA MACRA GRASS	JAPANESE FOREST GRASS	#1 CONT, FULL, 18" O.C.
24	HOSTA FRANCEE	FRANCEE HOSTA	#1 CONT, FULL
XX	MAHONIA REPENS CREEPING OREGON GRAPE	CREEPING OREGON GRAPE	#1 CONT, FULL, 24" O.C.
87	POLYSTICHUM MUNITUM WESTERN SWORD FERN	WESTERN SWORD FERN	#2 CONT, MIN (10) FRONDS, 24" O.C.

1,150 SF MULCH ONLY

SHRUBS

QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION/REMARKS
35	CORNUS SANGUINERA MIDWINTER FIRE	MIDWINTER FIRE	#5 CONT, FULL
71	GAULTHERIA SHALON SALAL	SALAL	#2 CONT, FULL
36	MAHONIA AQUIFOLIUM TALL OREGON GRAPE	TALL OREGON GRAPE	#2 CONT, FULL
18	PHILADELPHUS LEWISII MOCK ORANGE	MOCK ORANGE	#5 CONT, FULL
54	RHOODENDRON KEN JANECK	KEN JANECK	#2 CONT, FULL
26	RIBES SANGUINEUM KING EDWARD VII	FLOWERING CURRANT	#5 CONT, FULL
72	TAXUS X MEDIA HICKSII HICKS YEW	HICKS YEW	#2 CONT, FULL

TREES

QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION/REMARKS
28	CHAMAECYPARIS SLENDER HINOKI	FALSE CYPRESS	WELL-BRANCHED, FULL, 8&B
40	CHAMAECYPARIS GREEN ARROW	ALASKAN CEDAR	WELL-BRANCHED, FULL, 8&B
6	CORNUS EDDIES WHITE WONDER	WONDER DOGWOOD	WELL-BRANCHED, FULL, 8&B
2	FRAXINUS OXYCARPA RAYWOOD	RAYWOOD ASH	WELL-BRANCHED, FULL, 8&B
2	THUJA PLICATA WESTERN RED CEDAR	RED CEDAR	WELL-BRANCHED, FULL, 8&B

PLANTING SCHEDULE:

- NOTES:
1. PLANTING DETAILS SHALL BE PER CITY OF ARLINGTON REQUIREMENTS AND STANDARD DETAILS.
 2. PRIOR TO PLANTING INCORPORATE A MINIMUM OF 4" DEPTH COMPOST INTO THE TOP 8" OF EXISTING SOIL IN ALL LANDSCAPE AREAS. ALTERNATIVELY A MINIMUM 8" DEPTH OF COMMERCIALLY PREPARED TOPSOIL MAY BE USED IN PLANTING AREAS. SCARIFY SUBGRADE.
 3. PROVIDE MINIMUM 2" DEPTH ARBORIST WOOD CHIP MULCH IN ALL PLANTING BEDS.
 4. LANDSCAPE PLAN IS SCHEMATIC. ADJUST PLANTS IN THE FIELD AS NEEDED TO AVOID CONFLICTS.
 5. ALL PLANT MATERIALS SHALL CONFORM TO THE LATEST ANLA STANDARDS.

ONE INCH
AT FULL SIZE

NO.	REVISION	DATE
1		
2		

REVISIONS



RUSSELL + LAMBERT
LANDSCAPE ARCHITECTURE
7734 2nd AVE NE
Seattle, WA 98115



WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
MICHAEL E. RUSSELL
CERTIFICATE NO. 1149

ENDORSEMENTS

SIGNATURE DATE

DRAWN: MER 4/19/2022

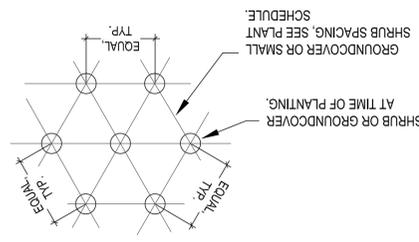
CHECK: RL 4/19/2022

LANDSCAPE PERMIT
DRAWING
PLANTING DETAILS

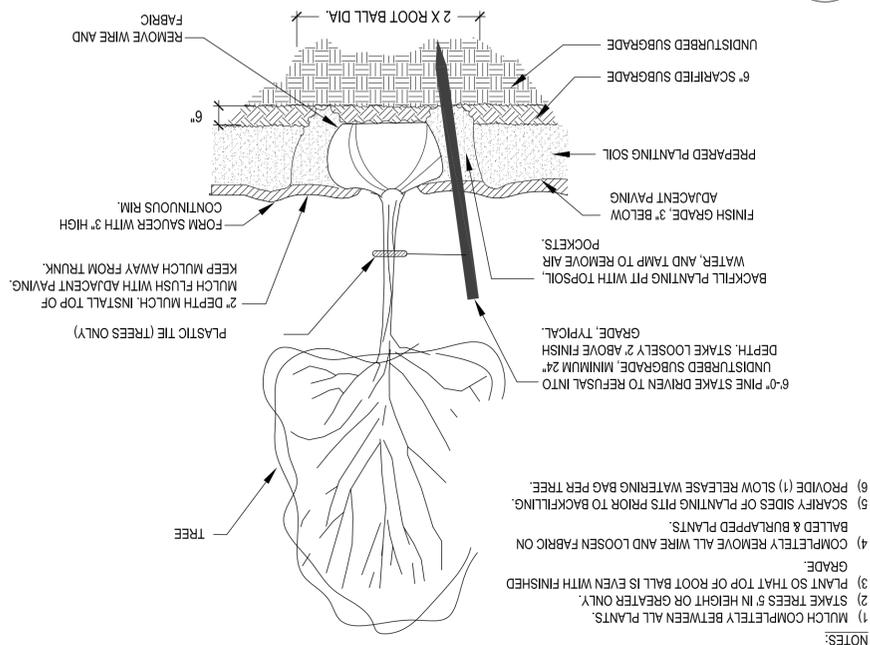
PROJECT TYPE RESIDENTIAL DEVELOPMENT
PROJECT NAME TOTEMWOOD TOWNHOMES
PROJECT ADDRESS 18601 35TH AVE NE
ARLINGTON, WA 98223

SHEET OF CLASS SHEET L2
CITY ARLINGTON
SCALE AS SHOWN
REV. NO. 0

A TYPICAL PLANT SPACING
NOT TO SCALE

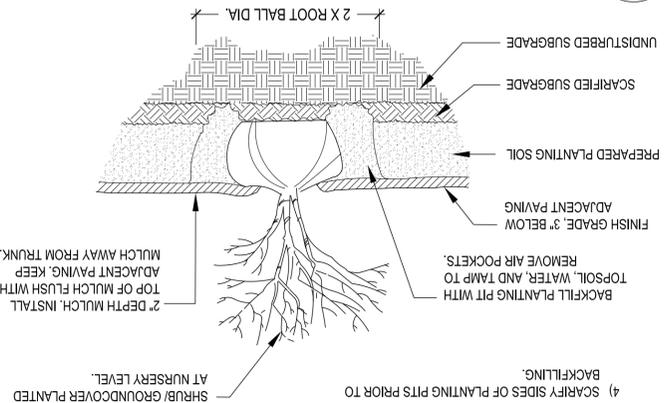


B TREE PLANTING DETAIL
NOT TO SCALE



- NOTES:
- MULCH COMPLETELY BETWEEN ALL PLANTS.
 - STAKE TREES 5' IN HEIGHT OR GREATER ONLY.
 - PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH FINISHED GRADE.
 - COMPLETELY REMOVE ALL WIRE AND LOOSEN FABRIC ON BALLED & BURLAPPED PLANTS.
 - SCARIFY SIDES OF PLANTING PITS PRIOR TO BACKFILLING.
 - PROVIDE (1) SLOW RELEASE WATERING BAG PER TREE.

C SHRUB & GROUND COVER PLANTING DETAIL
NOT TO SCALE



- NOTES:
- MULCH COMPLETELY BETWEEN ALL PLANTS.
 - PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH FINISHED GRADE.
 - COMPLETELY REMOVE ALL WIRE AND LOOSEN FABRIC ON BALLED & BURLAPPED PLANTS.
 - SCARIFY SIDES OF PLANTING PITS PRIOR TO BACKFILLING.

D PAVER PATH/ PATIO IN CRUSHED ROCK DETAIL
NOT TO SCALE

