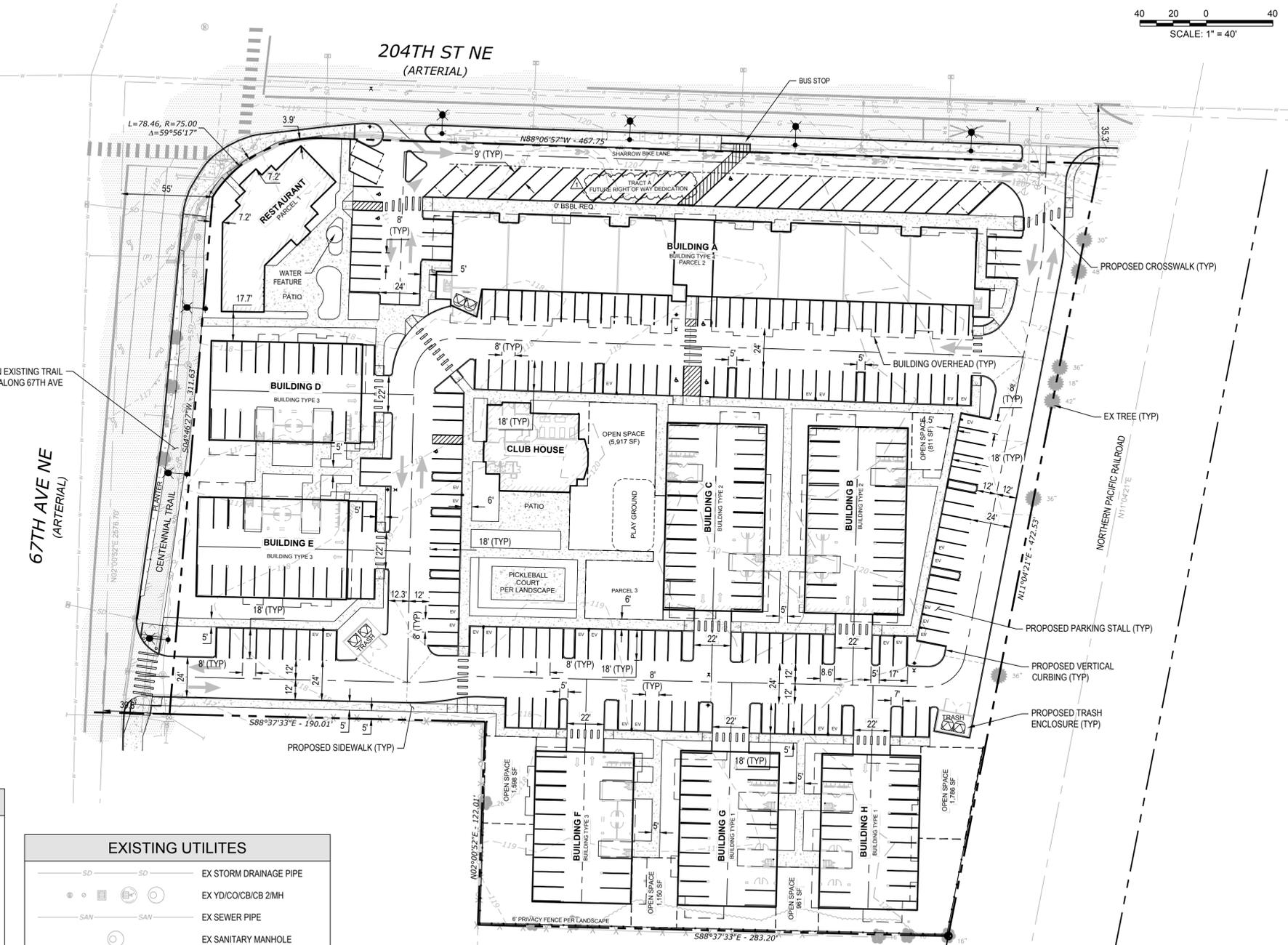
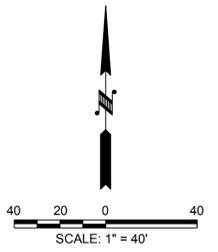
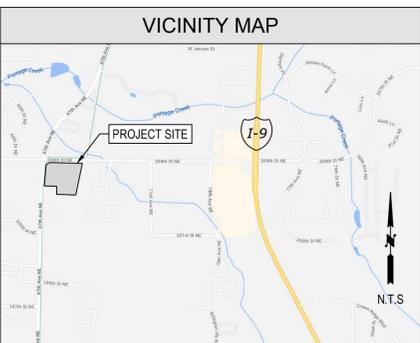


NW 1/4 OF NW/4 SECTION 14, TOWNSHIP 31, RANGE 05 E, W.M.

WISEMARK COMMONS

PRELIMINARY ENGINEERING PLANS

PARCEL #31051400200600



IMPERVIOUS / PERVIOUS SITE AREAS	
EXISTING:	
GRAVEL (PGHS)	6,697 SF (0.15 Ac)
PROPOSED:	
INTERIOR ROADS	45,007 SF (1.03 Ac)
PARKING LOT SHADING (PGHS)	15,594 SF (0.36 Ac)
SIDEWALKS & WALKWAYS	24,573 SF (0.56 Ac)
ASPHALT SURFACE PARKING (PGHS)	27,059 SF (0.62 Ac)
UNDER BUILDING PARKING (PGHS)	38,805 SF (0.89 Ac)
TOTAL:	151,038 SF (3.46 Ac)
PERVIOUS:	
LANDSCAPING:	32,176 SF (0.74 Ac)
OPEN SPACE:	10,790 SF (0.25 Ac)
OPEN SPACE REQUIRED:	5%
OPEN SPACE PROVIDED:	5%

FLOODPLAIN NOTE
 BASE FLOOD ELEVATION PER FEMA FLOODPLAIN MAP, PANEL NO. 53061C0392F DATED 6-19-2020. FLOOD ZONE = X

PROJECT INFO

OWNER/APPLICANT: SYNTHESIS INTERESTS 1510 33RD AVE SEATTLE, WA 98122 CONTACT: MICHAEL WEINSTEIN TEL: 206-890-3027	ENGINEER: BEYLER CONSULTING 5920 100TH ST SW, SITE #25 LAKEWOOD, WA 98499 CONTACT: LANDON BEYLER P.E. TEL: 253-984-2900
ARCHITECT: WATTENBARGER ARCHITECTS 40 LAKE BELLEVUE DR, SUITE 350 BELLEVUE, WA 98005 CONTACT: TRAVIS MCDANOLD, A.I.A. TEL: 425-453-0606	SURVEYOR: HARMSEN 603 SOUTH FIRST STREET P.O. BOX 1759 MOUNT VERNON, WA 98273 TEL: 360-336-9199
LANDSCAPE ARCHITECT: RICHARD WARD ASSOCIATES 40 LAKE BELLEVUE DR, SUITE 350 BELLEVUE, WA 98005 CONTACT: RICHARD WARD TEL: 425-453-0606	

SITE DATA	
PARCEL NUMBER:	31051400200600
SITE ADDRESS:	6804 204TH ST NE ARLINGTON, WA 98223
SITE AREA:	213,880 SF (4.91 ACRES)
ZONING:	CC (COMMERCIAL CORRIDOR)
SETBACKS:	
FRONT:	90% MIN
SIDE STREET:	75% MIN
SIDE:	0' (MAIN), 10' (ACCESSORY)
REAR:	0'
TOTAL UNITS:	150

SURVEY DATA

VERTICAL DATUM:
 NAVD88 BY GNSS OBSERVATIONS. ELEVATIONS REPORTED WITHIN THE AREA OF FIELD TOPOGRAPHIC SURVEY EXCEED NATIONAL MAPPING ACCURACY STANDARDS OF BEING WITHIN ONE HALF OF THE CONTOUR INTERVAL SHOWN HEREON.

BASIS OF BEARINGS:
 GRID NORTH, WASHINGTON COORDINATE SYSTEM NORTH ZONE, BEING NORTH 88°37'33" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, T.31N, R.5E, W.M. PER THAT SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 201808085007.

SHEET INDEX	
P1.0	PRELIMINARY SITE PLAN
P1.1	PRELIMINARY PARKING PLAN
P1.2	PRELIMINARY LOT LAYOUT
P2.0	PRELIMINARY STORM DRAINAGE PLAN
P3.0	PRELIMINARY UTILITY PLAN
P4.0	PRELIMINARY FIRE PLAN

CIVIL ABBREVIATIONS

BC	BOTTOM OF CURB
BSBL	BUILDING SETBACK LINE
CB	CATCH BASIN
CO	CLEAN OUT
CONC	CONCRETE
DI	DUCTILE IRON
FH	FIRE HYDRANT
HP	HIGH POINT
LP	LOW POINT
MH	MANHOLE
PVC	POLYVINYLCHLORIDE
REQD	REQUIRED
RPBA	REDUCED PRESSURE BACKFLOW PREVENTOR
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSFM	SANITARY SEWER FORCE MAIN
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
UBC	UNIFORM BUILDING CODE
WM	WATER METER
XFMR	TRANSFORMER
WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

LEGEND

	EX PROPERTY BOUNDARY
	EX RIGHT-OF-WAY
	EX CENTERLINE
	PROPOSED CENTERLINE
	EX MAJOR CONTOURS
	EX MINOR CONTOURS
	EX ASPHALT
	EX CONCRETE
	BUILDING OVERHEAD
	BUILDING
	ASPHALT PAVEMENT
	CONCRETE
	CURB AND GUTTER
	VERTICAL CURB
	EX CHAIN LINK FENCE
	EX WIRE FENCE
	EX TREE

EXISTING UTILITES

	EX STORM DRAINAGE PIPE
	EX YD/CO/CB/CB 2/MH
	EX SEWER PIPE
	EX SANITARY MANHOLE
	EX WATER LINE
	EX METER
	EX FIRE HYDRANT
	EX GATE VALVE
	EX GAS LINE
	EX GAS VALVE
	EX U/G TELEPHONE LINE
	EX TELEPHONE RISER
	EX OVERHEAD POWER LINE
	EX POWER POLE
	EX STREET LIGHT

CAD FILE: X:\Projects\2023\Projects\20095_Sign_204th St NE_Arlington\Drawings\20095_Preliminary_Cover_Site Plan.dwg PLOT DATE/TIME: 2/22/2024 8:33 AM

NO.	DESCRIPTION	DATE

BEYLER CONSULTING
 Plan. Design. Manage
 5920 100th St SW, Ste #25
 Lakewood, WA 98499
 (253) 984-2900
beylerconsulting.com

PRELIMINARY SITE PLAN
WISEMARK COMMONS
 PRELIMINARY ENGINEERING PLANS
 CITY OF ARLINGTON WASHINGTON
 DESIGNED: AJP
 DRAWN: EJM
 CHECKED: LCB
 SCALE: HORIZ: 1"=40'
 VERT: 2/22/2024

JOB NUMBER
23.00095
 SHEET
P1.0

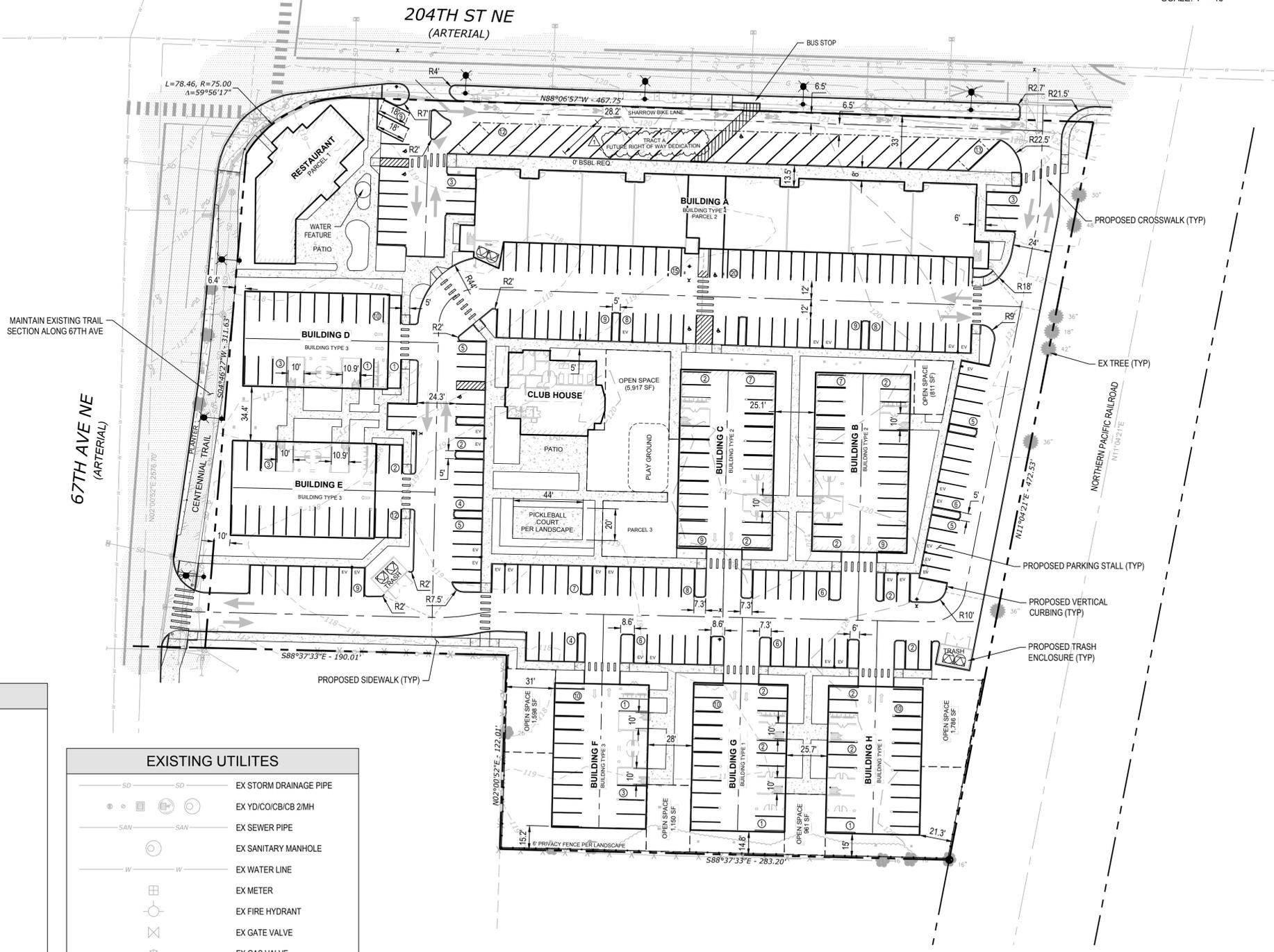
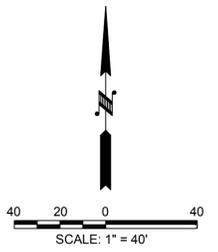
2/22/2024

NW 1/4 OF NW/4 SECTION 14, TOWNSHIP 31, RANGE 05 E, W.M.

WISEMARK COMMONS

PRELIMINARY ENGINEERING PLANS

PARCEL #31051400200600



LEGEND	
	EX PROPERTY BOUNDARY
	EX RIGHT-OF-WAY
	EX CENTERLINE
	PROPOSED CENTERLINE
	EX MAJOR CONTOURS
	EX MINOR CONTOURS
	EX ASPHALT
	EX CONCRETE
	BUILDING OVERHEAD
	BUILDING
	ASPHALT PAVEMENT
	CONCRETE
	CURB AND GUTTER
	VERTICAL CURB
	EX CHAIN LINK FENCE
	EX WIRE FENCE
	EX TREE

EXISTING UTILITES	
	EX STORM DRAINAGE PIPE
	EX YD/CO/CB/2MH
	EX SEWER PIPE
	EX SANITARY MANHOLE
	EX WATER LINE
	EX METER
	EX FIRE HYDRANT
	EX GATE VALVE
	EX GAS VALVE
	EX U/G TELEPHONE LINE
	EX TELEPHONE RISER
	EX OVERHEAD POWER LINE
	EX POWER POLE
	EX STREET LIGHT

SITE DATA	
PARCEL NUMBER:	31051400200600
SITE ADDRESS:	6804 204TH ST NE ARLINGTON, WA 98223
SITE AREA:	213,880 SF (4.91 ACRES)
ZONING:	CC (COMMERCIAL CORRIDOR)
SETBACKS:	
FRONT:	90% MIN
SIDE STREET:	75% MIN
SIDE:	0' (MAIN), 10' (ACCESSORY)
REAR:	0'
PARKING PROVIDED:	
STANDARD:	264
COMMERCIAL:	38
ADA:	5
ADA VAN:	2
BICYCLE:	103
PARKING REQUIRED:	
RESIDENTIAL PARKING:	262
COMMERCIAL:	29
ADA:	5
ADA VAN:	2
BICYCLE:	47
SURFACE PARKING:	27,059 SF - 13%
UNDER BUILDING PARKING:	38,805 SF - 18%

CAD FILE: X:\Projects\2023\Projects\200600_Sign\204th St NE_Arlington\Civil_Engineering\Drawings\200600_Preliminary_Cover_Site Plan.dwg PLOT DATE/TIME: 2/22/2024 8:32 AM

NO.	DESCRIPTION	INIT	DATE

BEYLER CONSULTING
Plan, Design, Manage

CORPORATE OFFICE
5920 100th St SW, Ste #25
Lakewood, WA 98499
(253) 984-2900
beylerconsulting.com

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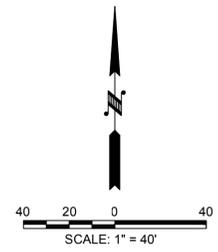
PRELIMINARY PARKING PLAN WISEMARK COMMONS PRELIMINARY ENGINEERING PLANS	WASHINGTON CITY OF ARLINGTON DESIGNED: ADP DRAWN: EJM CHECKED: LCB SCALE: HORIZ: 1"=40' VERT: 1"=20' DATE: 2/22/2024
---	--

23.00095

P1.1



Know what's below.
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1-800-424-5555



NORTH 1/4 CORNER
CASED CONCRETE MONUMENT
WITH 3" BRASS DISK
WITH PUNCH PER SURVEY
AFN 201808085007

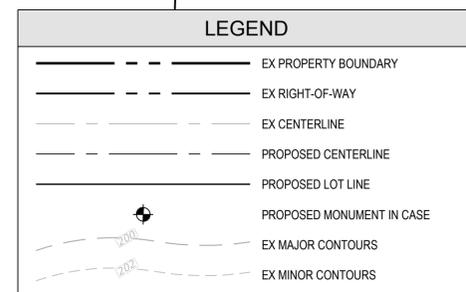
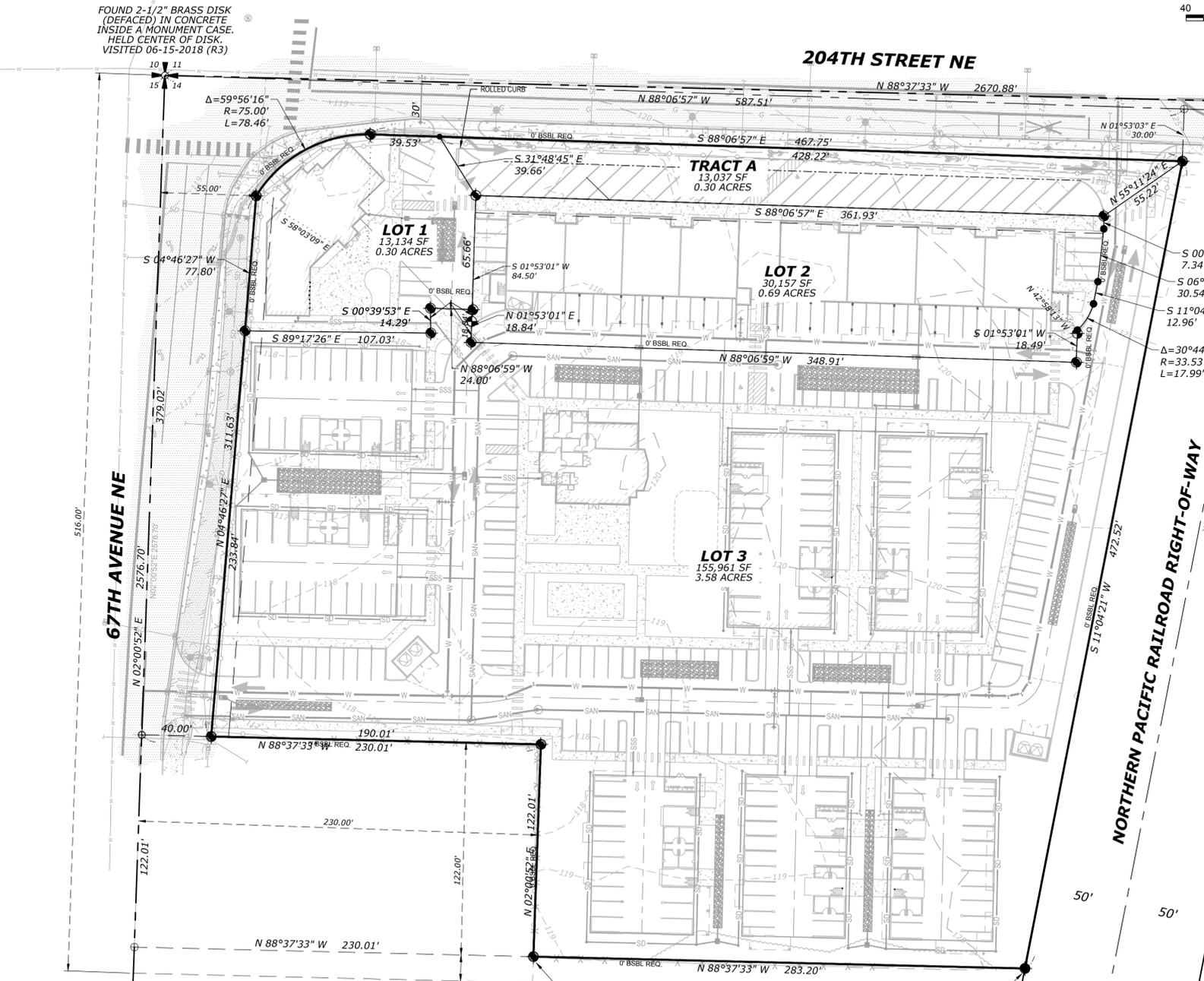
NEW LEGAL DESCRIPTIONS

LOT 1:
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 02°00'52" WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 378.58 FEET; THENCE NORTH 87°59'08" WEST, A DISTANCE OF 40.00 FEET TO THE EASTERLY MARGIN OF 67TH AVENUE NORTHEAST; THENCE NORTH 04°46'27" EAST ALONG SAID EASTERLY MARGIN, A DISTANCE OF 233.84 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 04°46'27" EAST ALONG SAID EASTERLY MARGIN, A DISTANCE OF 77.80 FEET TO A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 58°03'09" EAST A DISTANCE OF 75.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°56'16" A DISTANCE OF 78.46 FEET; THENCE SOUTH 88°06'57" EAST ALONG THE SOUTH MARGIN OF 204TH STREET NORTHEAST, A DISTANCE OF 39.53 FEET; THENCE SOUTH 31°48'45" EAST, A DISTANCE OF 39.66 FEET; THENCE SOUTH 01°53'01" WEST, A DISTANCE OF 65.66 FEET; THENCE NORTH 88°06'59" WEST, A DISTANCE OF 24.00 FEET; THENCE SOUTH 00°39'53" EAST, A DISTANCE OF 14.29 FEET; THENCE NORTH 89°17'26" WEST, A DISTANCE OF 107.03 FEET TO THE POINT OF BEGINNING.
CONTAINS 3,134 SQUARE FEET (0.30 ACRES), MORE OR LESS.

LOT 2:
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 02°00'52" WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 378.58 FEET; THENCE NORTH 87°59'08" WEST, A DISTANCE OF 40.00 FEET TO THE EASTERLY MARGIN OF 67TH AVENUE NORTHEAST; THENCE NORTH 04°46'27" EAST ALONG SAID EASTERLY MARGIN, A DISTANCE OF 311.63 FEET TO A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 58°03'09" EAST A DISTANCE OF 75.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°56'16" FOR AN ARC DISTANCE OF 78.46 FEET; THENCE SOUTH 88°06'57" EAST ALONG THE SOUTH MARGIN OF 204TH STREET NORTHEAST, A DISTANCE OF 39.53 FEET; THENCE SOUTH 31°48'45" EAST, A DISTANCE OF 39.66 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°06'57" EAST, A DISTANCE OF 361.93 FEET; THENCE SOUTH 00°21'18" EAST, A DISTANCE OF 7.34 FEET; THENCE SOUTH 06°24'25" WEST, A DISTANCE OF 30.54 FEET; THENCE SOUTH 11°04'28" WEST, A DISTANCE OF 12.96 FEET TO A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 73°42'13" WEST, A DISTANCE OF 33.53 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°44'03" FOR AN ARC DISTANCE OF 17.99 FEET; THENCE SOUTH 01°53'01" WEST, A DISTANCE OF 18.49 FEET; THENCE NORTH 88°06'59" WEST, A DISTANCE OF 348.91 FEET; THENCE NORTH 01°53'01" EAST, A DISTANCE OF 84.50 FEET TO THE POINT OF BEGINNING.
CONTAINS 30,157 SQUARE FEET (0.69 ACRES), MORE OR LESS.

LOT 3:
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 02°00'52" WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 378.58 FEET; THENCE NORTH 87°59'08" WEST, A DISTANCE OF 40.00 FEET TO THE EASTERLY MARGIN OF 67TH AVENUE NORTHEAST AND THE POINT OF BEGINNING; THENCE NORTH 04°46'27" EAST ALONG SAID EASTERLY MARGIN, A DISTANCE OF 233.84 FEET; THENCE SOUTH 89°17'26" EAST, A DISTANCE OF 107.03 FEET; THENCE NORTH 00°39'53" WEST, A DISTANCE OF 14.29 FEET; THENCE SOUTH 88°06'59" EAST, A DISTANCE OF 24.00 FEET; THENCE SOUTH 01°53'01" WEST, A DISTANCE OF 18.49 FEET; THENCE NORTH 01°53'01" EAST, A DISTANCE OF 348.91 FEET; THENCE NORTH 01°53'01" EAST, A DISTANCE OF 18.49 FEET; TO A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 42°58'13" WEST, A DISTANCE OF 33.53 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°44'03" FOR AN ARC DISTANCE OF 17.99 FEET; THENCE NORTH 11°04'28" EAST, A DISTANCE OF 12.96 FEET; THENCE NORTH 06°24'25" EAST, A DISTANCE OF 30.54 FEET; THENCE NORTH 00°21'18" WEST, A DISTANCE OF 7.34 FEET; THENCE NORTH 55°11'24" EAST, A DISTANCE OF 55.22 FEET TO THE INTERSECTION OF THE SOUTH MARGIN OF 204TH STREET NORTHEAST WITH THE WESTERLY MARGIN OF THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY; THENCE SOUTH 11°04'21" WEST ALONG SAID WESTERLY MARGIN, A DISTANCE OF 472.52 FEET; THENCE NORTH 88°37'33" WEST, A DISTANCE OF 283.20 FEET; THENCE NORTH 02°00'52" EAST, A DISTANCE OF 122.01 FEET; THENCE NORTH 88°37'33" WEST, A DISTANCE OF 190.01 FEET TO THE POINT OF BEGINNING.
CONTAINS 155,961 SQUARE FEET (3.58 ACRES), MORE OR LESS.

TRACT A:
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 02°00'52" WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 378.58 FEET; THENCE NORTH 87°59'08" WEST, A DISTANCE OF 40.00 FEET TO THE EASTERLY MARGIN OF 67TH AVENUE NORTHEAST; THENCE NORTH 04°46'27" EAST ALONG SAID EASTERLY MARGIN, A DISTANCE OF 311.63 FEET TO A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 58°03'09" EAST A DISTANCE OF 75.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°56'16" FOR AN ARC DISTANCE OF 78.46 FEET; THENCE SOUTH 88°06'57" EAST ALONG THE SOUTH MARGIN OF 204TH STREET NORTHEAST, A DISTANCE OF 39.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°06'57" EAST ALONG SAID SOUTH MARGIN, A DISTANCE OF 428.22 FEET TO THE INTERSECTION WITH THE WESTERLY MARGIN OF THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY; THENCE SOUTH 55°11'24" WEST, A DISTANCE OF 55.22 FEET; THENCE NORTH 88°06'57" WEST, A DISTANCE OF 361.93 FEET; THENCE NORTH 31°48'45" WEST, A DISTANCE OF 39.66 FEET TO THE POINT OF BEGINNING.
CONTAINS 13,037 SQUARE FEET (0.30 ACRES), MORE OR LESS.



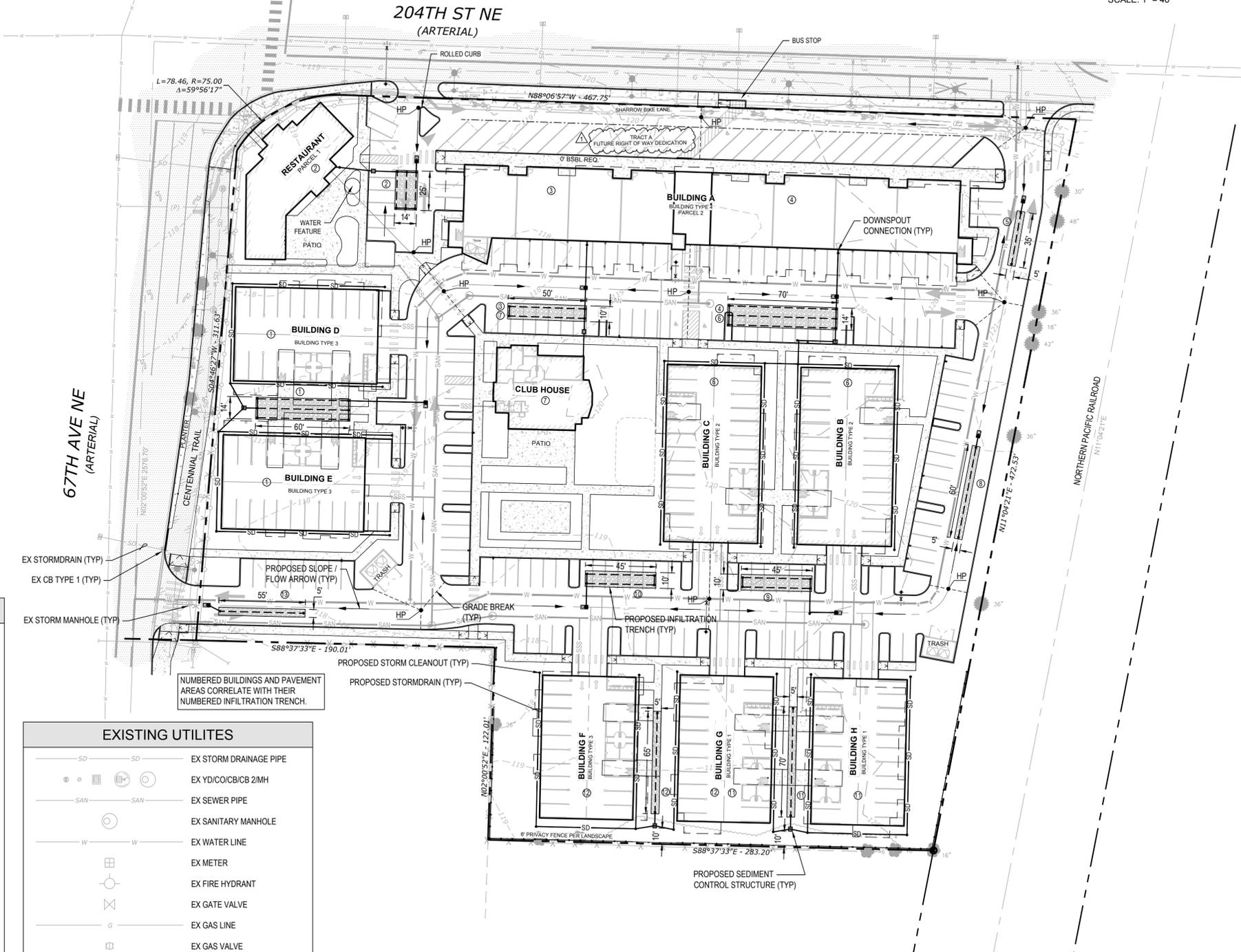
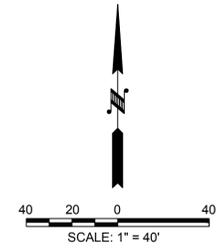
OLD LEGAL DESCRIPTION
(AS PER EXHIBIT "A" OF STATUTORY WARRANTY DEED RECORDED ON APRIL 26, 2023 UNDER AUDITOR'S FILE NUMBER 202304260070)
ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT NORTHWEST CORNER OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.;
THENCE SOUTH ALONG WEST LINE OF SAID SECTION 14, 379 FEET;
THENCE EAST 230 FEET;
THENCE SOUTH 122 FEET;
THENCE EAST 285 FEET, MORE OR LESS, TO WEST BOUNDARY OF NORTHERN PACIFIC RAILWAY RIGHT OF WAY;
THENCE NORTHERLY ALONG SAID WEST BOUNDARY 507 FEET MORE OR LESS, TO NORTH LINE OF SAID SECTION 14;
THENCE WEST ALONG SAID NORTH LINE TO POINT OF BEGINNING;
EXCEPT PUBLIC ROADS;
AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF ARLINGTON BY DEED RECORDED UNDER RECORDING NUMBER 9401110163;
ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF ARLINGTON BY DEED RECORDED UNDER RECORDING NUMBER 200112100111.

CAD FILE: X:\Projects\2023\Projects\23.00095_Sign\23.00095_Sign_204th St NE_Arlington\Drawings\23.00095 Preliminary Lot Layout.dwg PLOT DATE/TIME: 2/22/2024 9:34 AM

NO.	DESCRIPTION	DATE
PRELIMINARY LOT LAYOUT WISEMARK COMMONS PRELIMINARY ENGINEERING PLANS CITY OF ARLINGTON WASHINGTON DESIGNED: ADP DRAWN: EJM CHECKED: LCB SCALE: HORIZ: 1"=40' VERT: DATE: 2/22/2024		
NOT FOR CONSTRUCTION 2/22/2024 JOB NUMBER 23.00095 SHEET P1.2		
CORPORATE OFFICE 5920 100th St SW, Ste #25 Lakewood, WA 98499 (253) 984-2900 beylerconsulting.com BEYLER CONSULTING Plan. Design. Manage PROJECT MANAGEMENT PLANNING & FEASIBILITY PERMITTING SERVICES CONSTRUCTION MANAGEMENT		



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LEGEND	
	EX PROPERTY BOUNDARY
	EX RIGHT-OF-WAY
	EX CENTERLINE
	PROPOSED CENTERLINE
	EX MAJOR CONTOURS
	EX MINOR CONTOURS
	GRADE BREAK
	EX ASPHALT
	EX CONCRETE
	BUILDING
	ASPHALT PAVEMENT
	CONCRETE
	CURB AND GUTTER
	VERTICAL CURB
	STORM DRAINAGE PIPE
	PERFORATED (PERF) PIPE
	INFILTRATION TRENCH
	ROOF DOWNSPOUT
	STORM CLEANOUT
	CATCH BASIN TYPE 1
	FLOW ARROW/SLOPE ARROW

EXISTING UTILITES	
	EX STORM DRAINAGE PIPE
	EX YD/CO/CB/CB 2/1H
	EX SEWER PIPE
	EX SANITARY MANHOLE
	EX WATER LINE
	EX METER
	EX FIRE HYDRANT
	EX GATE VALVE
	EX GAS LINE
	EX GAS VALVE
	EX U/G TELEPHONE LINE
	EX TELEPHONE RISER
	EX OVERHEAD POWER LINE
	EX POWER POLE
	EX STREET LIGHT

CAD FILE: X:\Projects\2023\Projects\23.00095_Sign\204th St NE_Arterial\Drawings\Drawings\23.00095_Preliminary Storm Plan.dwg PLOT DATE/TIME: 2/22/2024 9:37 AM

NO.	DESCRIPTION	INIT	DATE

BEYLER CONSULTING
Plan. Design. Manage

CORPORATE OFFICE
5920 100th St SW, Ste #25
Lakewood, WA 98499
(253) 984-2900
beylerconsulting.com

PRELIMINARY STORM DRAINAGE PLAN
WISEMARK COMMONS
PRELIMINARY ENGINEERING PLANS
CITY OF ARLINGTON WASHINGTON

DESIGNED: ADP
DRAWN: EJM
CHECKED: LCB
SCALE: HORIZ: 1" = 40' VERT: 1" = 40'

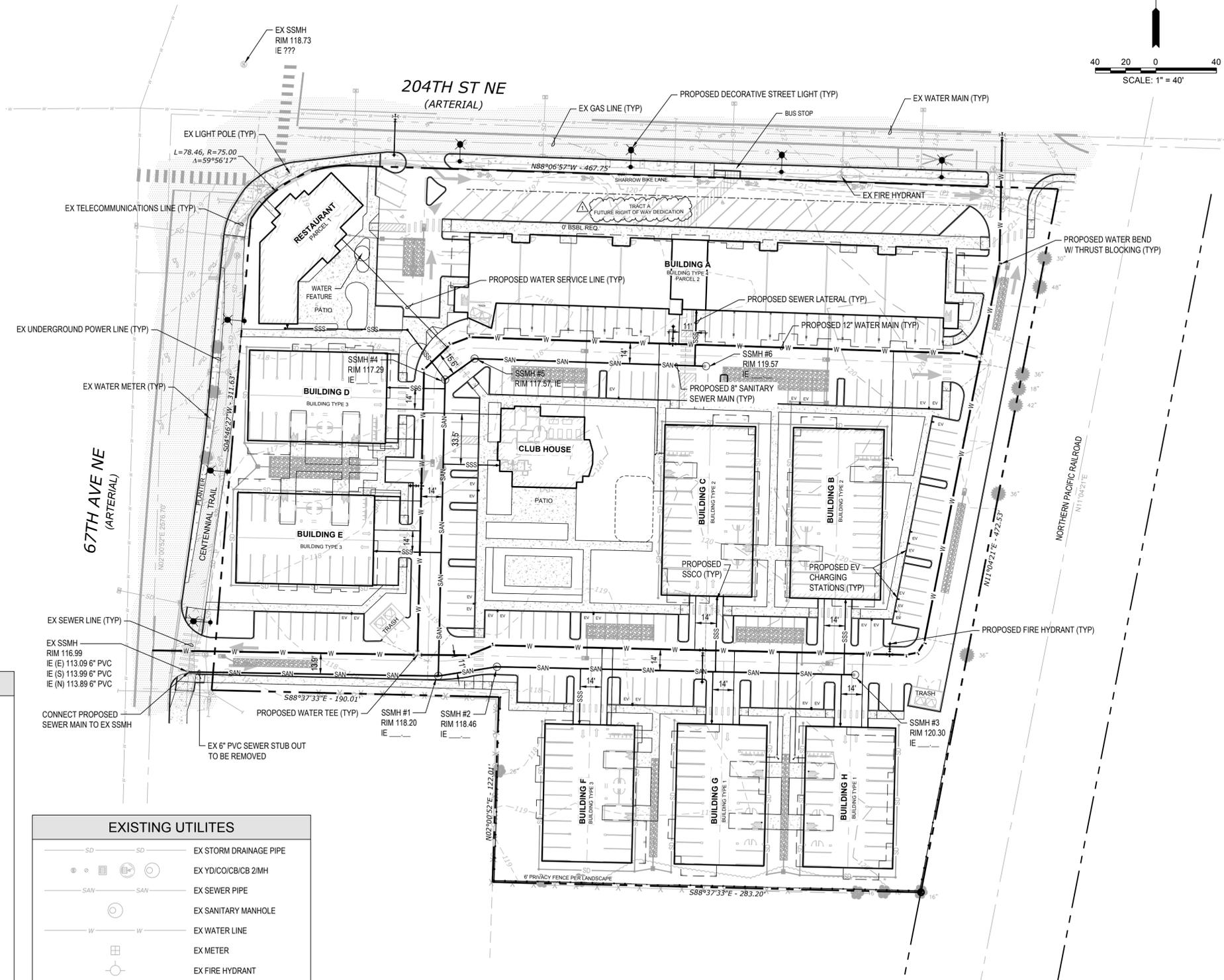
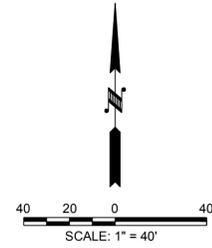
DATE: 2/22/2024

NOT FOR CONSTRUCTION

2/22/2024

JOB NUMBER
23.00095

SHEET
P2.0



LEGEND

	EX PROPERTY BOUNDARY
	EX RIGHT-OF-WAY
	EX CENTERLINE
	PROPOSED CENTERLINE
	EX MAJOR CONTOURS
	EX MINOR CONTOURS
	EX ASPHALT
	EX CONCRETE
	BUILDING
	ASPHALT PAVEMENT
	CONCRETE
	CURB AND GUTTER
	VERTICAL CURB
	WATER MAIN
	WATER SERVICE LATERAL
	METER
	FIRE HYDRANT
	WATER BENDS
	SANITARY SEWER PIPE
	SANITARY SEWER LATERAL
	SANITARY MANHOLE / CLEANOUT
	STREET LIGHT

EXISTING UTILITES

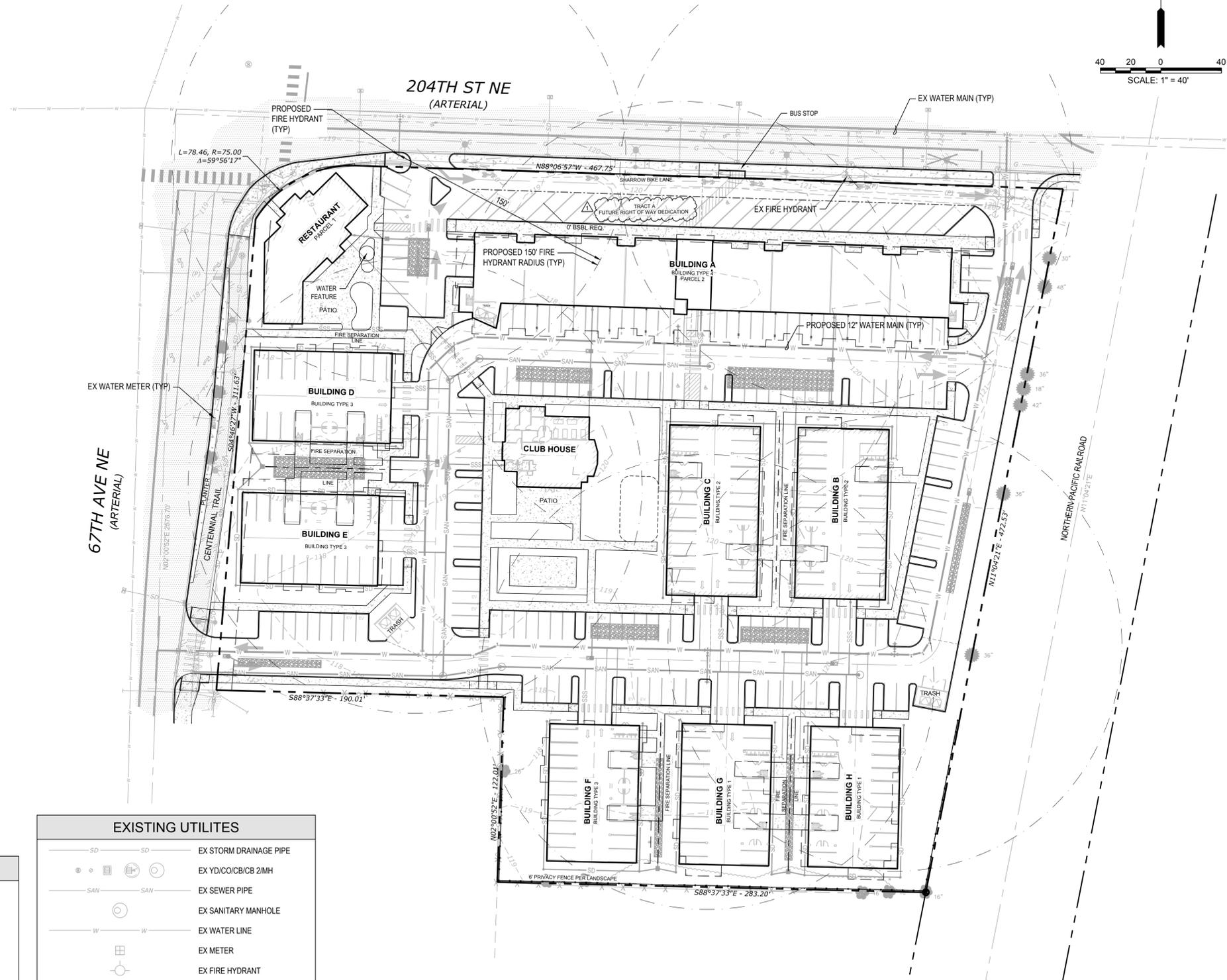
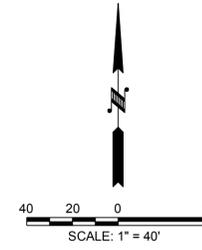
	EX STORM DRAINAGE PIPE
	EX YD/CO/IB/CB 2/1MH
	EX SEWER PIPE
	EX SANITARY MANHOLE
	EX WATER LINE
	EX METER
	EX FIRE HYDRANT
	EX GATE VALVE
	EX GAS LINE
	EX GAS VALVE
	EX U/G TELEPHONE LINE
	EX TELEPHONE RISER
	EX OVERHEAD POWER LINE
	EX POWER POLE
	EX STREET LIGHT

CAD FILE: X:\Projects\2023\Projects\23.00095_Sign_204th St NE_Arlington\Hdwl_Engineering\Drawings\23.00095_Preliminary Utility Plan.dwg PLOT DATE/TIME: 2/22/2024 9:35 AM

NO.	DESCRIPTION	DATE	
<p>PRELIMINARY UTILITY PLAN</p> <p>WISEMARK COMMONS</p> <p>PRELIMINARY ENGINEERING PLANS</p> <p>CITY OF ARLINGTON WASHINGTON</p> <p>DESIGNED: ADP DRAWN: EJM CHECKED: LCB SCALE: HORIZ: 1"=40' VERT: DATE: 2/22/2024</p>			
<p>BEYLER CONSULTING</p> <p>Plan Design Manage</p> <p>5920 100th St SW, Ste #25 Lakewood, WA 98499 (253) 984-2900 beylerconsulting.com</p>			
<p>2/22/2024</p> <p>JOB NUMBER: 23.00095</p> <p>SHEET: P3.0</p>			



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LEGEND	
	EX PROPERTY BOUNDARY
	EX RIGHT-OF-WAY
	EX CENTERLINE
	PROPOSED CENTERLINE
	EX MAJOR CONTOURS
	EX MINOR CONTOURS
	EX ASPHALT
	EX CONCRETE
	BUILDING
	ASPHALT PAVEMENT
	CONCRETE
	FIRE HYDRANT
	FIRE HYDRANT RADIUS

EXISTING UTILITES	
	EX STORM DRAINAGE PIPE
	EX YD/CO/IB/CB 2/MH
	EX SEWER PIPE
	EX SANITARY MANHOLE
	EX WATER LINE
	EX METER
	EX FIRE HYDRANT
	EX GATE VALVE
	EX GAS LINE
	EX GAS VALVE
	EX U/G TELEPHONE LINE
	EX TELEPHONE RISER
	EX OVERHEAD POWER LINE
	EX POWER POLE
	EX STREET LIGHT

CAD FILE: X:\Projects\2023\Projects\23.00095_Sign\204th St NE_Arlington\Hcivl_Engineering\Drawings\23.00095 Preliminary Fire Plan.dwg PLOT DATE/TIME: 2/22/2024 9:38 AM

NO.	DESCRIPTION	INIT	DATE

BEYLER CONSULTING
Plan, Design, Manage

CORPORATE OFFICE
5920 100th St SW, Ste #25
Lakewood, WA 98499
(253) 984-2900
beylerconsulting.com

ACTUAL DESIGN, LANDSCAPE DESIGN, PROJECT MANAGEMENT, PLANNING & FEASIBILITY, PERMITTING SERVICES, CONSTRUCTION MANAGEMENT

PRELIMINARY FIRE PLAN
WISEMARK COMMONS
PRELIMINARY ENGINEERING PLANS
CITY OF ARLINGTON WASHINGTON
DESIGNED: ADP DRAWN: EJM CHECKED: LCB SCALE: HORZ: 1" = 40' VERT: DATE: 2/22/2024

NOT FOR CONSTRUCTION

2/22/2024

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