

# PORT'N GOV'T LOT 11, SEC.2, TWP.31N, RGE.5E, W.M.

## LEGEND:

- FOUND PLAT MONUMENT
- EX TREE (SEE TABLE)
- EX SEWER MANHOLE
- EX CATCH BASIN
- EX CATCH BASIN TYPE 2
- EX HYDRANT
- EX WATER/WELL VALVE
- EX POWER POLE
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WOOD FENCE
- EXISTING EDGE OF ASPHALT
- EX PROPERTY BOUNDARY
- ADJACENT/PLATTED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB
- EXISTING CONTOURS
- CENTERLINE AS-BUILT
- EXISTING SIDEWALK
- EXISTING GRAVEL
- EXISTING ASPHALT
- EXISTING BUILDING
- EXISTING DECK
- EXISTING PLANTER
- PROPOSED BUILDING
- PROPOSED BSBL
- PROPOSED BIKE RACK
- PROPOSED CONCRETE SIDEWALK/PARKING
- PROPOSED OPEN SPACE

## RESIDENTIAL UNIT MIX:

6-DUPLEXES	12
12- ADU (2 PER DUPLEX)	12
<b>TOTAL</b>	<b>24</b>

## MINI PARKS CALCULATION:

65 SF PER RESIDENT PER SECTION 20.52.010  
 NUMBER OF RESIDENTS = 12(3.2) = 38  
 MINI PARKS REQUIRED = 38x65 = 2,470 SF  
 MINI PARKS FEE TO BE PAID IN LIEU

## OPEN SPACE CALCULATION:

COMMON OPEN SPACE:  
 10% OF TOTAL PROPERTY PER SECTION 20.52.30  
 OPEN SPACE REQUIRED = 29,994 x 0.10 = 2,999 SF  
 OPEN SPACE PROVIDED = ±2,287 SF  
 OPEN SPACE FEE TO BE PAID IN LIEU TO MAKE UP REMAINDER

PRIVATE OPEN SPACE:  
 15% OF INDIVIDUAL PROPERTY PER SECTION 20.52.30  
 OPEN SPACE REQUIRED = 2500 x 0.15 = 375 SF / LOT  
 OPEN SPACE PROVIDED = 140 SF DECK/LOT + 235 SF YARD  
 OPEN SPACE PROVIDED = 375 SF / LOT  
 OPEN SPACE PROVIDED = 4,500 SF TOTAL

## EXISTING IMPERVIOUS AREA:

HOUSE, SHED, DECK & ROOF LINE	=	2,815 SF
PAVEMENT	=	190 SF
GRAVEL	=	979 SF
<b>TOTAL EXISTING IMPERVIOUS AREA</b>	<b>=</b>	<b>3,984 SF</b>

## REMOVED IMPERVIOUS AREA:

HOUSE, SHED, DECK & ROOF LINE	=	2,815 SF
PAVEMENT	=	190 SF
GRAVEL	=	979 SF
<b>TOTAL REMOVED IMPERVIOUS AREA</b>	<b>=</b>	<b>3,984 SF</b>

## PROPOSED NEW & REPLACE ONSITE IMPERVIOUS AREA:

HOUSE & ROOF LINE	=	14,640 SF
CONCRETE (DRIVEWAY)	=	3,634 SF
CONCRETE (WALKWAY)	=	1,669 SF
<b>TOTAL PROPOSED IMPERVIOUS AREA</b>	<b>=</b>	<b>19,943 SF</b>

## PROPOSED FRONTAGE IMPERVIOUS AREA:

ASPHALT (TALCOTT ST)	=	1,004 SF
CONCRETE SIDEWALK	=	524 SF
ASPHALT (ALLEY)	=	411 SF
<b>TOTAL PROPOSED IMPERVIOUS AREA</b>	<b>=</b>	<b>1,939 SF</b>

## AREA OF DISTURBANCE:

LIMITS OF SITE DISTURBANCE = 38,142 SF (0.87 ACRES)

## AREAS ON SITE:

BUILDING FOOTPRINTS	14,640 SF
ASPHALT PARKING/DRIVE	3,404 SF
CONCRETE SIDEWALK	793 SF
LANDSCAPING/OPEN SPACE	11,156 SF

## PARKING CALCULATIONS:

REQUIRED: = 2 SPACES/UNIT + 1 OFF STREET SPACE / 4 UNITS  
 REQUIRED PARKING = 24 SPACES + 3 OFF STREET SPACES  
 = 27 TOTAL SPACES

## PROPOSED PARKING:

DUPLEXES	=	12 (GARAGE)
	=	12 (DRIVEWAY)
	=	3 (GUEST)

## BIKE RACK CALCULATIONS:

REQUIRED BIKE STALLS = 1 PER 4 LOTS  
 REQUIRED BIKE STALLS = 3 STALLS  
 PROPOSED BIKE RACK SPACES:  
 3 SPACES TO BE PROVIDED ALONG NORTH SIDE OF EXTRA PARKING

## GRADING QUANTITIES:

TOTAL EXCAVATED (CUT) AREA	=	3,300 CU YDS
TOTAL FILL AREA	=	500 CU YDS
TOTAL NET CUT	=	2,700 CU YDS

NOTE: QUANTITIES ARE BASED ON DAYLIGHT BASEMENT, RETAINING WALL AND BACKFILL OPERATIONS FOR WORK AROUND STRUCTURES AND UTILITIES WITHIN THE AREA OF DISTURBANCE.

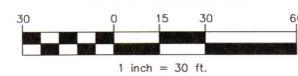
## SITE INFORMATION:

SITE AREA:	29,993 SF (0.688 AC)
PROPOSED BUILDING HEIGHT:	33 FT
PROPOSED DWELLING UNITS:	12 RESIDENTIAL UNITS
TOTAL LOT COVERAGE:	19,943 SF (66.5%)(TOTAL IMPERVIOUS)
ZONING CLASSIFICATION:	RESIDENTIAL HIGH CAPACITY
PROPOSED SCREENING:	LANDSCAPED AREAS AND FENCES
AIRPORT PROTECTION DISTRICT SUBDISTRICT:	APD SUBDISTRICT D
USE CLASSIFICATION:	DUPLEX
DENSITY:	17.39 DU/AC
BUILDING SETBACK:	20 FT FROM STREET ROW 5 FT FROM LOT BOUNDARY OR ALLEY
WATER PROVIDER:	CITY OF ARLINGTON
SEWER PROVIDER:	CITY OF ARLINGTON
SCHOOL DISTRICT:	ARLINGTON 16
FIRE PROTECTION DISTRICT:	NORTH COUNTY FIRE
TREE MITIGATION:	SEE LANDSCAPE PLANS

## SITE NOTES:

- FULL WIDTH OVERLAY ON E. GILMAN AVE. REQUIRED.
- GRAVEL AREA OF ALLEY TO BE PAVED TO MANHATTAN ST.
- ADU 420 SF LIVING SPACE BELOW PRIMARY UNIT

## GRAPHIC SCALE



## VERTICAL DATUM:

NAVO 88 WASHINGTON DEPARTMENT OF TRANSPORTATION MONUMENT ID: 1611  
 DESIGNATION: BM31530-10 PUBLISHED ELEV.: 116.102'

## SURVEY REFERENCES:

- PLAT OF HALLER CITY AS RECORDED IN VOLUME 2 PAGE 22 UNDER AUDITOR'S FILE No. 189004245001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
- SURVEY FOR STEVE HALVORSON, AS RECORDED UNDER AUDITOR'S FILE No. 200909305005, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
- CITY OF ARLINGTON BLA MAP, AS RECORDED UNDER AUDITOR'S FILE No. 201606245001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

## NOTES:

- BOUNDARIES ESTABLISHED PER THIS SURVEY MAY NOT CONFORM TO EXISTING LINES OF OCCUPATION AND FENCE LINES AND COULD RESULT IN POSSIBLE BOUNDARY DISPUTES.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. NO ABSTRACTING HAS BEEN PERFORMED BY THE SURVEYOR. EASEMENTS, ENCROACHMENTS AND/OR ENCUMBRANCES MAY EXIST OF WHICH THE SURVEYOR IS UNAWARE AND THEREFORE NOT SHOWN HEREON.
- DIMENSIONS TO AS-BUILT FEATURES ARE PERPENDICULAR TO OR PARALLEL WITH REFERENCED LINES, UNLESS OTHERWISE NOTED.
- BOUNDARY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY. THEY HAVE NOT BEEN VERIFIED BY THE SURVEYOR. THIS SHOULD IN NO WAY BE CONSTRUED AS A BOUNDARY SURVEY OF ANY KIND.



## LEGAL DESCRIPTION:

TAX PARCEL 00461801000400  
 AFN 201501280585

LOTS 4, 5, 6, BLOCK 10, HALLER CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 22, IN SNOHOMISH COUNTY, WASHINGTON

TAX PARCEL 00461801000100  
 AFN 201501280587

LOTS 1, 2, 3, BLOCK 10, HALLER CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 22, IN SNOHOMISH COUNTY, WASHINGTON

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

## TAX PARCEL NUMBER:

004618-010-004-00  
 004618-010-001-00

## SITE ADDRESS:

416 & 422 E GILMAN AVE  
 ARLINGTON WA 98223

## OWNER/APPLICANT:

RIVERTOWN HOMES LLC  
 C/O JOE BRANDVOLD  
 P.O. BOX 1125  
 SNOHOMISH WA 98291  
 TEL: 425.422.5502

## CIVIL ENGINEER:

KIMBERLY BUSTEED, P.E.  
 CASCADE SURVEYING & ENGINEERING, INC.  
 P.O. BOX 326  
 ARLINGTON, WA. 98223  
 PHONE: (360)435-5551

## SURVEYOR:

FREDERICK F. POYNER, P.E., P.L.S.  
 CASCADE SURVEYING & ENGINEERING, INC.  
 P.O. BOX 326  
 ARLINGTON, WA. 98223  
 PHONE: (360)435-5551

## CONTACT PERSON(S):

RANDY DEVOIR  
 CASCADE SURVEYING & ENGINEERING, INC.  
 P.O. BOX 326  
 ARLINGTON, WA. 98223  
 PHONE: (360)435-5551  
 RANDY@CASCADESURVEYING.COM

**CASCADE SURVEYING & ENGINEERING, INC.**  
 Engineers Surveyors Planners  
 P.O. BOX 326  
 ARLINGTON, WASHINGTON 98223  
 WWW.CASCADESURVEYING.COM  
 (360) 435-5551



DESIGNED	JH	DATE	3/23
DRAWN	BH	DATE	2/23
CHECKED	KB	DATE	5/23
FIELD BOOK	ARL 142	REF:	
REVISION		DATE	BY

Sheet Number	Sheet Title
1	COVER & PRELIM UNIT LOT SUBDIVISION SITE PLAN
2	EXISTING SURVEY & TREE PLAN
3	SWPPP
4	GRADING & UTILITIES PLAN
5	GRADING CROSS SECTIONS

RIVERTOWN DUPLEXES  
 UNIT LOT SUBDIVISION  
 COVER & PRELIM UNIT LOT  
 SUBDIVISION SITE PLAN  
 CITY OF ARLINGTON  
 PLN#1115/1116

PORT'N GOV'T LOT 11, SEC.2, TWP.31N, RGE.5E, W.M.

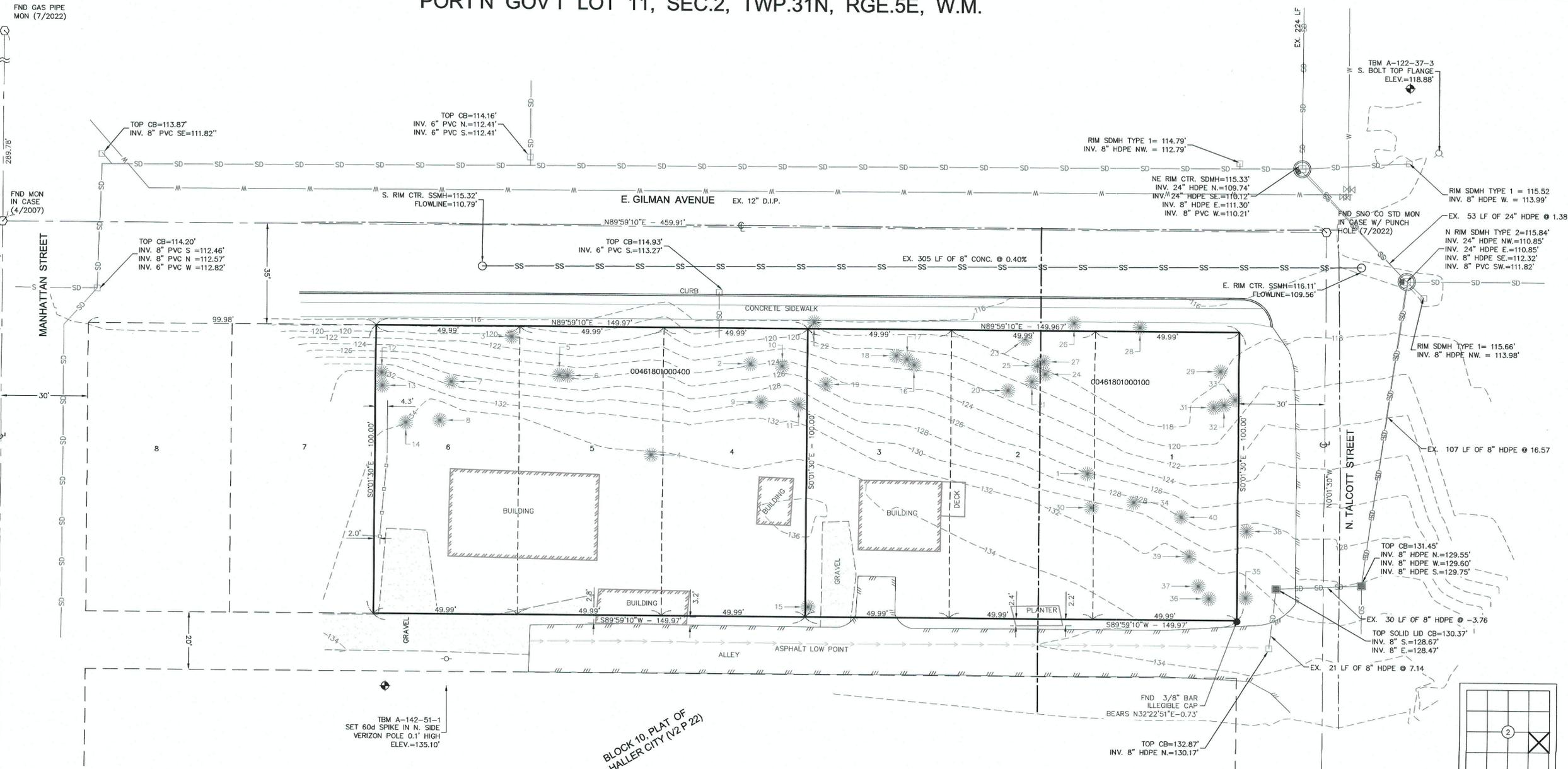
**CASCADE ENGINEERING & SURVEYING, INC.**  
 Engineers Surveyors Planners  
 P.O. BOX 326  
 ARLINGTON, WASHINGTON 98223  
 WWW.CASCADESURVEYING.COM  
 (360) 435-4072  
 (360) 435-5551  
 (360) 435-5551



DESIGNED	DATE	BY
DRAWN	DATE	BY
CHECKED	DATE	BY
FIELD BOOK	REF.	

REVISION	DATE	BY

**RIVERTOWN TOWNHOMES**  
 UNIT LOT SUBDIVISION  
**EXISTING SURVEY & TREE PLAN**  
 CITY OF ARLINGTON



**TREE TABLE**

NUMBER	SIZE & TYPE
1	52" FIR
2	8" 'SCHOOLMARM' MAPLE
3	6x 10" MAPLE
4	30" CEDAR
5	16" MAPLE
6	9" MAPLE
7	52" FIR
8	9" HOLLY
9	20" CEDAR
10	18" CEDAR
11	28" CEDAR
12	3x 16" CHERRY
13	17" CHERRY
14	10" ALDER
15	9" APPLE
16	15" MAPLE
17	25" MAPLE
18	12" MAPLE
19	18" MAPLE

20	14" MAPLE
21	32" CEDAR
22	9" CHESTNUT
23	11" MAPLE
24	4x 10" MAPLE
25	2x 13" MAPLE
26	17" MAPLE
27	16" MAPLE
28	28" COTTONWOOD
29	36" COTTONWOOD
30	26" CEDAR
31	22" COTTONWOOD
32	28" COTTONWOOD
33	24" COTTONWOOD
34	34" CEDAR
35	14" FIR
36	7"-27"-30" COTTONWOODS
37	12" FIR
38	12" MAPLE
39	10" MAPLE
40	14" COTTONWOOD

**LEGEND:**

- FOUND PLAT MONUMENT
- EX TREE (SEE TABLE)
- EX SEWER MANHOLE
- EX CATCH BASIN
- EX CATCH BASIN TYPE 2
- EX HYDRANT
- EX WATER/WELL VALVE
- EX POWER POLE
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WOOD FENCE
- EXISTING EDGE OF ASPHALT
- EX PROPERTY BOUNDARY
- ADJACENT/PLATTED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB
- EXISTING CONTOURS
- CENTERLINE AS-BUILT
- EXISTING SIDEWALK
- EXISTING GRAVEL
- EXISTING ASPHALT
- EXISTING BUILDING
- EXISTING DECK
- EXISTING PLANTER
- ROW CENTERLINE

**LEGAL DESCRIPTION:**

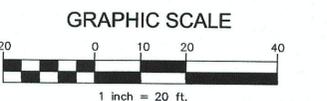
TAX PARCEL 00461801000400  
 AFN 201501280585  
 LOTS 4, 5, 6, BLOCK 10, HALLER CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 22, IN SNOHOMISH COUNTY, WASHINGTON  
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON  
 TAX PARCEL 00461801000100  
 AFN 201501280587  
 LOTS 1, 2, 3, BLOCK 10, HALLER CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 22, IN SNOHOMISH COUNTY, WASHINGTON  
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

**SURVEY REFERENCES:**

- (R1) PLAT OF HALLER CITY AS RECORDED IN VOLUME 2 PAGE 22 UNDER AUDITOR'S FILE No. 189004245001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
- (R2) SURVEY FOR STEVE HALVORSON, AS RECORDED UNDER AUDITOR'S FILE No. 200909305005, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
- (R3) CITY OF ARLINGTON BLA MAP, AS RECORDED UNDER AUDITOR'S FILE No. 201606245001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

BASIS OF BEARINGS: MONUMENTED CENTERLINE OF MANHATTAN STREET PER (R2)

SURVEY INSTRUMENT USED: SOKKIA SET 5  
 SURVEY INSTRUMENT USED: TOPCON DS  
 SURVEY INSTRUMENT USED: TOPCON HIPERSR  
 SURVEY INSTRUMENT USED: SOKKIA IX 603  
 SURVEY INSTRUMENT USED: SOKKIA RC PRSA  
 SURVEY INSTRUMENT USED: NIKON N SERIES  
 SURVEY PROCEDURE: CLOSED TRAVERSE  
 SURVEY PRECISION: THIS SURVEY EXCEEDS FIELD TRAVERSE REQUIREMENTS OF WAC 332-150-090



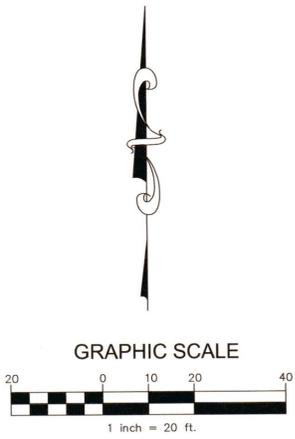
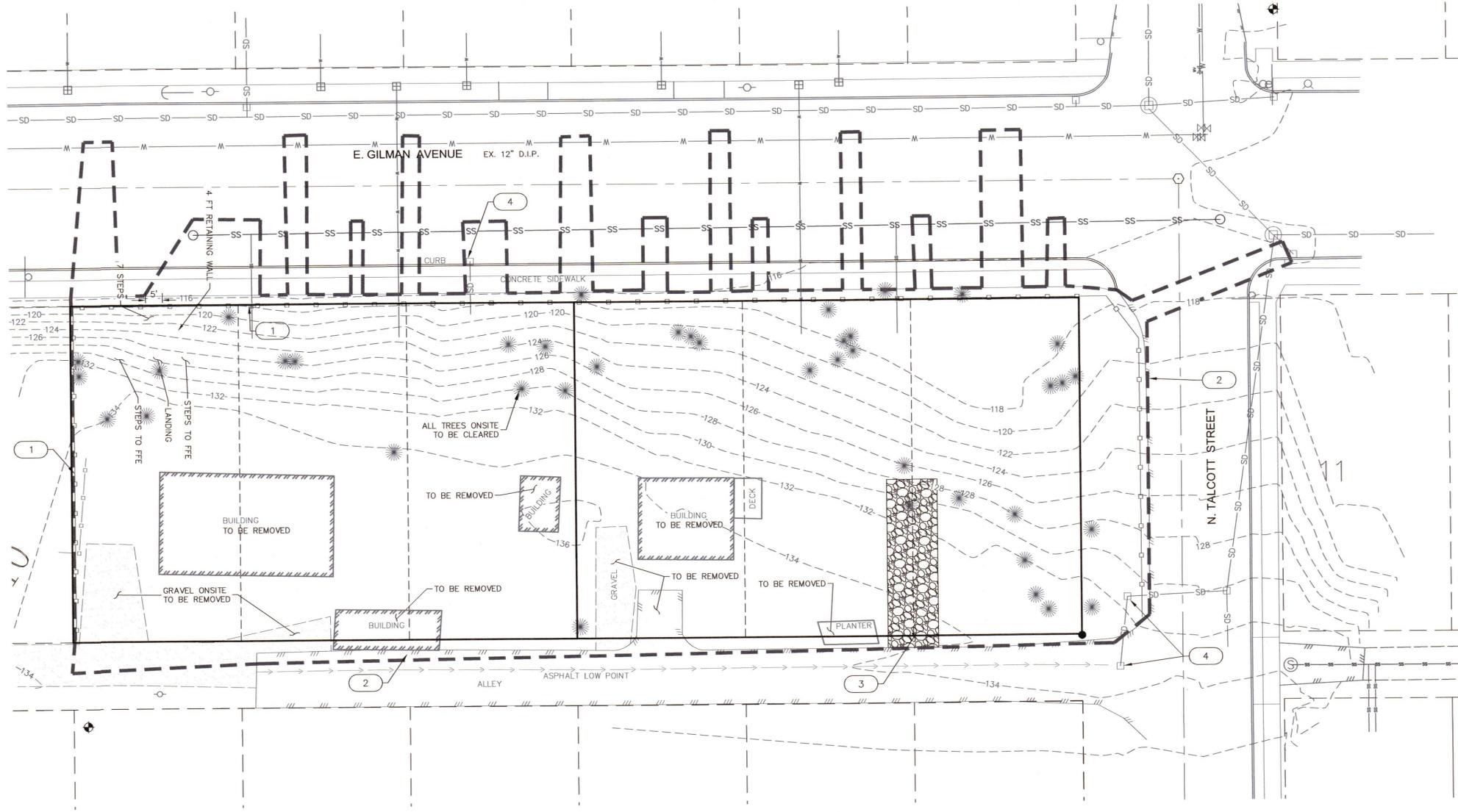
**VERTICAL DATUM:**

NAVD 88 WASHINGTON DEPARTMENT OF TRANSPORTATION MONUMENT ID: 1611 DESIGNATION: BM31530-10 PUBLISHED ELEV.: 116.102'

**NOTES:**

1. BOUNDARIES ESTABLISHED PER THIS SURVEY MAY NOT CONFORM TO EXISTING LINES OF OCCUPATION AND FENCE LINES AND COULD RESULT IN POSSIBLE BOUNDARY DISPUTES.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. NO ABSTRACTING HAS BEEN PERFORMED BY THE SURVEYOR. EASEMENTS, ENCROACHMENTS AND/OR ENCUMBRANCES MAY EXIST OF WHICH THE SURVEYOR IS UNAWARE AND THEREFORE NOT SHOWN HEREON.
3. DIMENSIONS TO AS-BUILT FEATURES ARE PERPENDICULAR TO OR PARALLEL WITH REFERENCED LINES, UNLESS OTHERWISE NOTED.
4. BOUNDARY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY. THEY HAVE NOT BEEN VERIFIED BY THE SURVEYOR. THIS SHOULD IN NO WAY BE CONSTRUED AS A BOUNDARY SURVEY OF ANY KIND.

PORT'N GOV'T LOT 11, SEC.2, TWP.31N, RGE.5E, W.M.



**VERTICAL DATUM:**  
 NAVD 88 WASHINGTON DEPARTMENT OF TRANSPORTATION MONUMENT ID: 1611  
 DESIGNATION: BM31530-10 PUBLISHED ELEV.: 116.102'

**SURVEY REFERENCES:**  
 (R1) PLAT OF HALLER CITY AS RECORDED IN VOLUME 2 PAGE 22 UNDER AUDITOR'S FILE No. 189004245001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.  
 (R2) SURVEY FOR STEVE HALVORSON, AS RECORDED UNDER AUDITOR'S FILE No. 200909305005, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.  
 (R3) CITY OF ARLINGTON BLA MAP, AS RECORDED UNDER AUDITOR'S FILE No. 201606245001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

**NOTES:**

- BOUNDARIES ESTABLISHED PER THIS SURVEY MAY NOT CONFORM TO EXISTING LINES OF OCCUPATION AND FENCE LINES AND COULD RESULT IN POSSIBLE BOUNDARY DISPUTES.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. NO ABSTRACTING HAS BEEN PERFORMED BY THE SURVEYOR. EASEMENTS, ENCROACHMENTS AND/OR ENCUMBRANCES MAY EXIST OF WHICH THE SURVEYOR IS UNAWARE AND THEREFORE NOT SHOWN HEREON.
- DIMENSIONS TO AS-BUILT FEATURES ARE PERPENDICULAR TO OR PARALLEL WITH REFERENCED LINES, UNLESS OTHERWISE NOTED.
- BOUNDARY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY. THEY HAVE NOT BEEN VERIFIED BY THE SURVEYOR. THIS SHOULD IN NO WAY BE CONSTRUED AS A BOUNDARY SURVEY OF ANY KIND.

- SWPPP NOTES:**
- ALL EXPOSED SOILS SHALL BE STABILIZED BY APPLICATION OF EFFECTIVE BMP'S THAT PROTECT THE SOIL FROM FORCES OF RAINDROP IMPACT AND FLOWING WATER. SUCH BMP'S INCLUDE BUT ARE NOT LIMITED TO:
    - BMP C120 (TEMPORARY AND PERMANENT SEEDING)
    - BMP C121 (MULCHING)
    - BMP C122 (NETS AND BLANKETS)
    - BMP C123 (PLASTIC COVERING)
    - BMP C124 (SODDING)
    - BMP C125 (TOPSOILING)
    - BMP C130 (SURFACE ROUGHENING)

- SWPPP KEY NOTES**
- 1 INSTALL SILT FENCE (BMP C233)
  - 2 LIMITS OF SITE DISTURBANCE SHALL BE CLEARLY MARKED WITH HIGH VISIBILITY FENCE (BMP C103)
  - 3 INSTALL BMP C105, STABILIZED CONSTRUCTION ENTRANCE.
  - 4 INSTALL INLET PROTECTION ON EXISTING DRAINAGE STRUCTURES IN VICINITY OF SITE AND ONCE PROPOSED CATCH BASINS AND YARD DRAINS ARE CONSTRUCTED (BMP C220)

**CASCADE SURVEYING & ENGINEERING, INC.**  
 Engineers Surveyors Planners  
 P.O. BOX 326 BUNNINGTON, WA 98223  
 ARLINGTON, WA 98223  
 WWW.CASCADESURVEYING.COM  
 FAX (360) 435-5551  
 (360) 435-5551

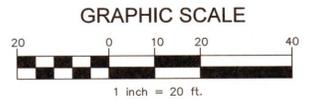
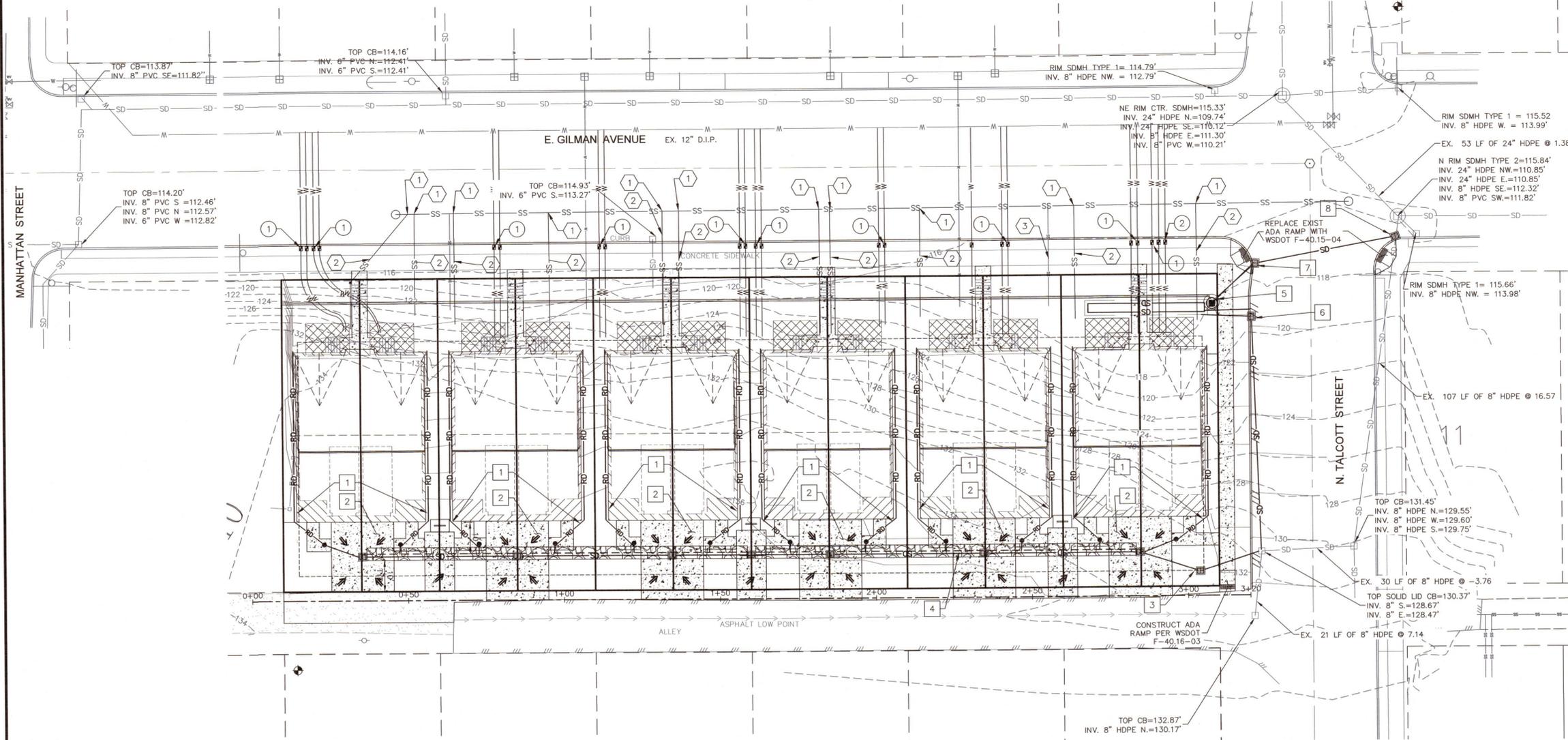


NO.	REVISION	DATE	BY

DESIGNED	JH	DATE	3/23
DRAWN	BH	DATE	2/23
CHECKED	KB	DATE	5/23
FIELD BOOK		ARL 142	
REF:			

**RIVERTOWN DUPLEXES**  
 UNIT LOT SUBDIVISION  
**SWPPP**  
 CITY OF ARLINGTON  
 PLN#1115/1116

PORT'N GOV'T LOT 11, SEC.2, TWP.31N, RGE.5E, W.M.



**VERTICAL DATUM:**  
 NAVD 88 WASHINGTON DEPARTMENT OF  
 TRANSPORTATION MONUMENT ID: 1611  
 DESIGNATION: BM31530-10 PUBLISHED ELEV.:  
 116.102'

**SEWER KEY NOTES**

- 1 INSTALL SIDE SEWER SADDLE TEE
- 2 6" SIDE SEWER 2% MIN.
- 3 EXISTING SERVICE

**WATER KEY NOTES**

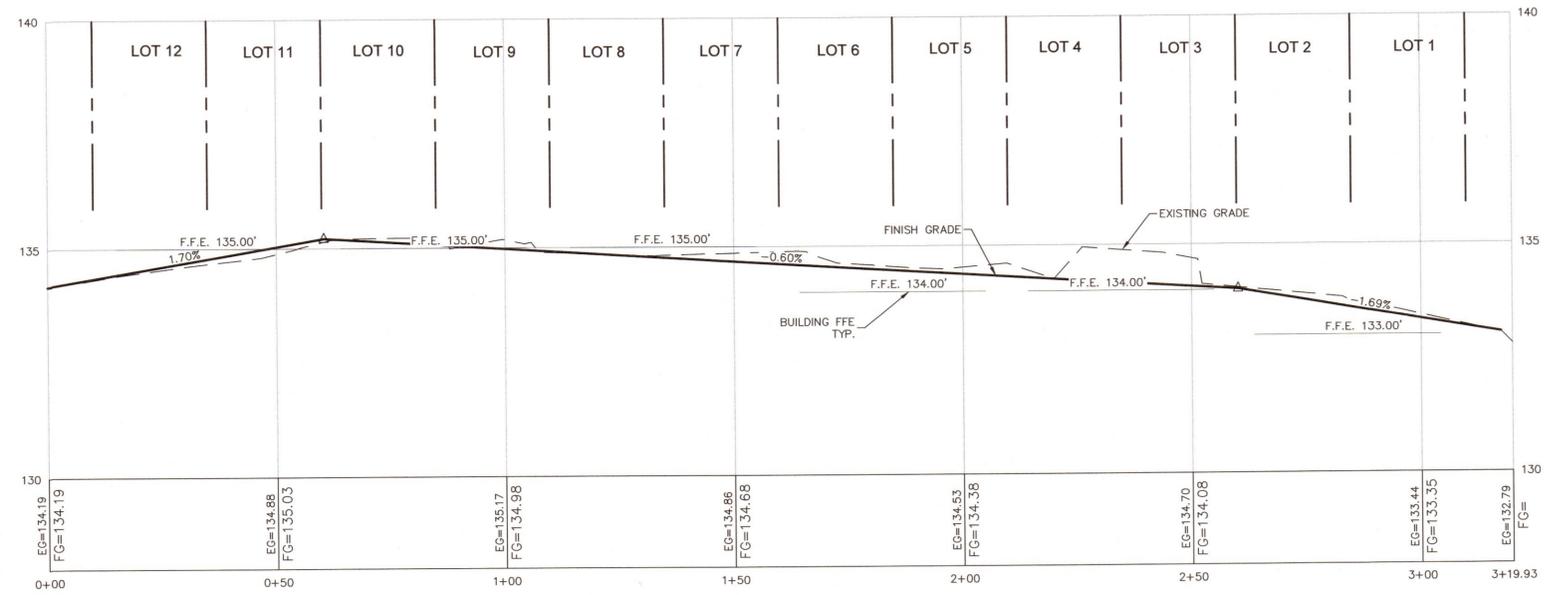
- 1 RESIDENTIAL WATER SERVICE (W-040) (X24)
- 2 IRRIGATION METER (X1)

**DRAINAGE KEY NOTES**

- 1 ROUTE DOWNSPOUTS FROM BUILDINGS TO INFILTRATION TRENCH
- 2 PERMEABLE PAVEMENT FOR DRIVEWAY & SIDEWALK. LOCATE CATCH BASINS AT LOW POINTS OF DRIVEWAY FOR EMERGENCY OVERFLOW.
- 3 OVERFLOW CB FROM INFILTRATION. DISCHARGE TO EXISTING CB IN N. TALCOTT ST ROW.
- 4 220 LF X 4FT WIDE INFILTRATION TRENCH (BMP T 5.10B) SIZED AT 30LF/1000 SF ROOF
- 5 DETENTION SYSTEM (STORMTECH SC 310 OR EQUIVALENT). OUTLET TO PROPOSED CB AS SHOWN
- 6 INSTALL NEW CATCH BASIN & PIPES IN TALCOTT STREET. CONVEY TO PROPOSED DETENTION SYSTEM.
- 7 INSTALL NEW CATCH BASIN & PIPES IN TALCOTT STREET. OUTLET FROM PROPOSED DETENTION SYSTEM.
- 8 INSTALL NEW CATCH BASIN ON EAST SIDE OF TALCOTT STREET. TIE INTO EXISTING 8" HDPE.

**LEGEND:**

- W- W- PROPOSED WATER LINE
- SS- SS- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER METER
- RD- RD- PROPOSED ROOF DRAIN
- SD- SD- PROPOSED STORM LINE
- [Hatched Box] PROPOSED INFILTRATION TRENCH
- PROPOSED YARD DRAIN
- [Dashed Line] PROPOSED BUILDING
- [Dotted Line] PROPOSED BSBL
- [Square] PROPOSED BIKE RACK
- [Hatched Box] PROPOSED CONCRETE SIDEWALK/PARKING



**ALLEY PROFILE**  
 @ NORTH EDGE OF ASPHALT

**CASCADE SURVEYING & ENGINEERS, INC.**  
 Engineers Surveyors Planners  
 P.O. BOX 326  
 ARLINGTON, WASHINGTON 98223  
 WWW.CASCADESURVEYING.COM  
 (360) 435-5551  
 (360) 435-5551

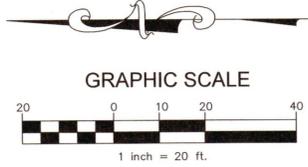


DATE	BY	REVISION

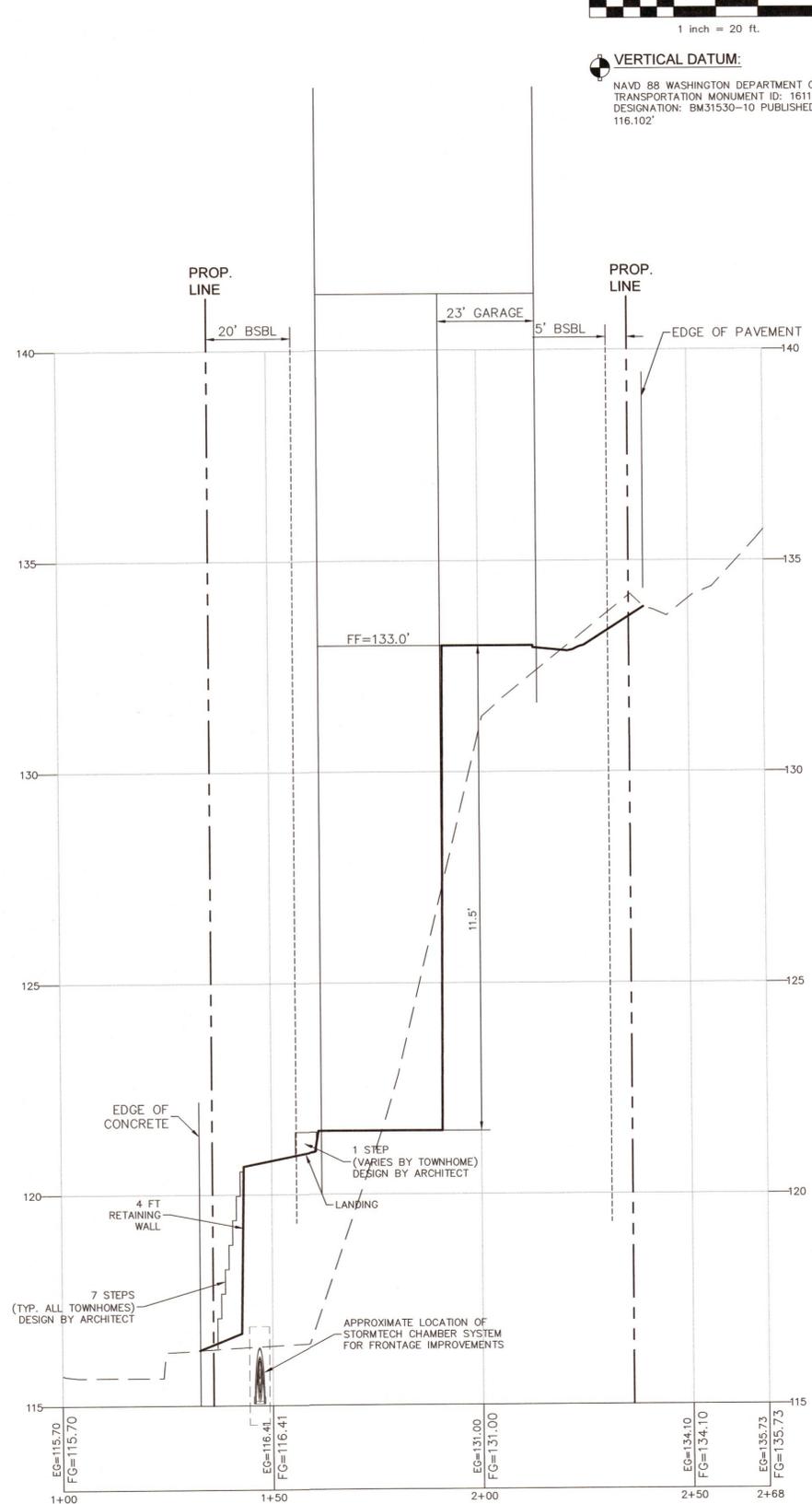
**RIVERTOWN DUPLEXES**  
 UNIT LOT SUBDIVISION  
**GRADING & UTILITIES PLAN**  
 CITY OF ARLINGTON  
 PLN#1115/1116

LAST SAVED BY: JOSH H

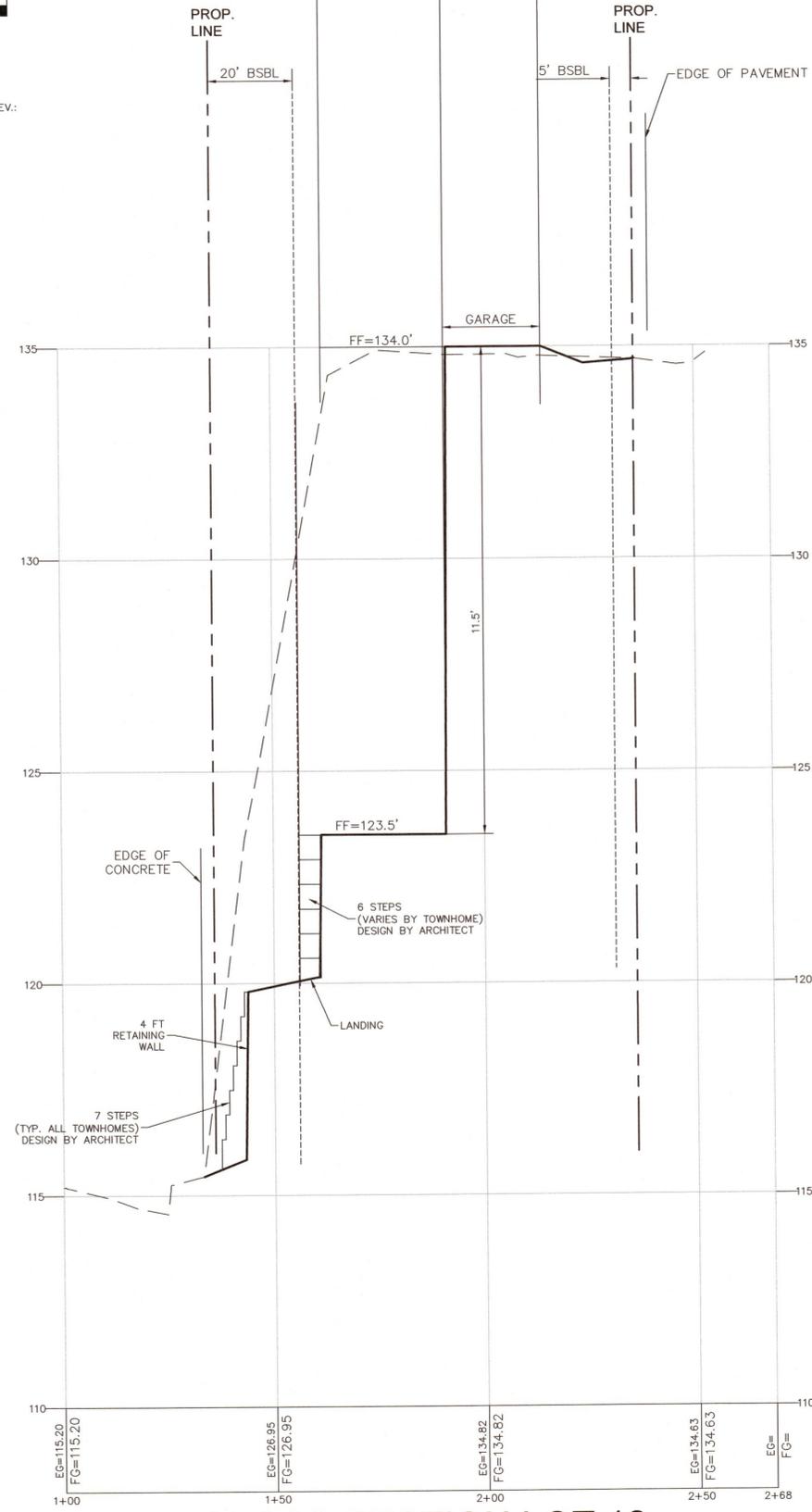
PORT'N GOV'T LOT 11, SEC.2, TWP.31N, RGE.5E, W.M.



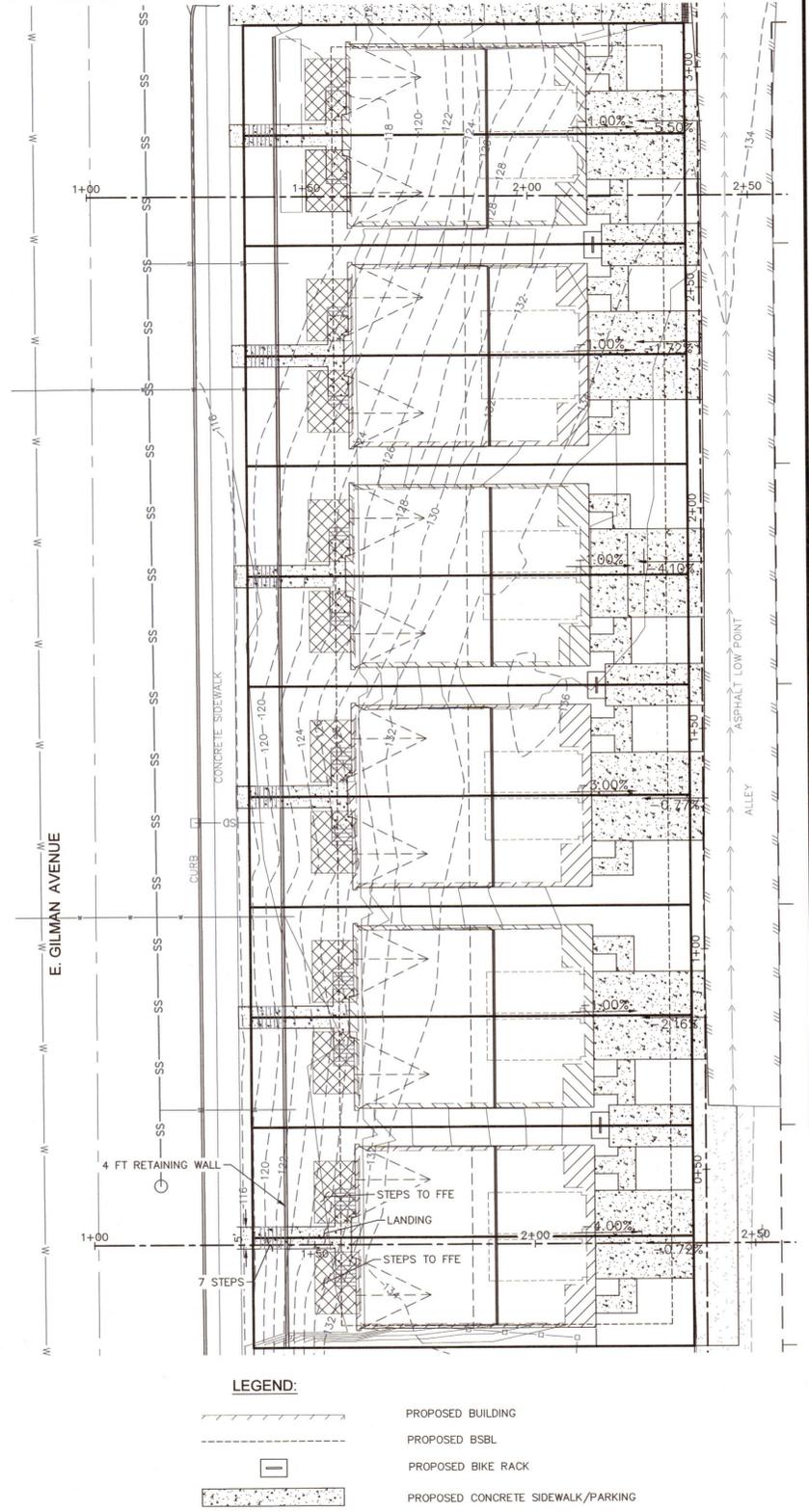
**VERTICAL DATUM:**  
 NAVD 88 WASHINGTON DEPARTMENT OF TRANSPORTATION MONUMENT ID: 1611  
 DESIGNATION: BM31530-10 PUBLISHED ELEV.: 116.102'



CROSS SECTION LOT 2



CROSS SECTION LOT 12



- LEGEND:**
- PROPOSED BUILDING
  - PROPOSED BSBL
  - PROPOSED BIKE RACK
  - PROPOSED CONCRETE SIDEWALK/PARKING

**CASCADE SURVEYING & ENGINEERING, INC.**  
 Engineers, Surveyors, Planners  
 P.O. BOX 326  
 ARLINGTON, WASHINGTON 98223  
 WWW.CASCADESURVEYING.COM  
 FAX: (360) 435-4012  
 1-800-593-5551  
 (360) 435-5551



NO.	REVISION	DATE	BY

DESIGNED	JH	DATE	3/23
DRAWN	BH	DATE	2/23
CHECKED	KB	DATE	5/23
FIELD BOOK		REF.	ARL 142

**RIVERTOWN DUPLEXES**  
 UNIT LOT SUBDIVISION  
**GRADING CROSS SECTIONS**  
 CITY OF ARLINGTON  
 PLN#1115/1116

LAST SAVED BY: JOSHH