

PROJECT DIRECTORY

OWNER:
PEAK TO PEAK LLC
23114 100TH AVE W
EDMONDS, WA 98020
PHN: (206) 571-2834
CONTACT:
AL OSTMAN- OFFICE@MIDCITYBUILDERS.COM
MICHAEL WEEKS- NWDEV@HOTMAIL.COM

LANDSCAPE:
MAIN STREET DESIGN
271 MADISON AVENUE S., SUITE 201
BAINBRIDGE ISLAND, WA 98011
PHONE: (206) 842-7888
CONTACT PERSON: KEN LONEY
MAIN_STREET@EARTHLINK.NET

ARCHITECT:
CDA + PIRSCHER ARCHITECTS, INC.
23114 100TH AVE W
EDMONDS, WA 98020
PHN: (206) 368-9668
CONTACT: CARL PIRSCHER-CARLP@CDAARCH.COM

CIVIL:
INSIGHT ENGINEERING CO, INC.
2804 GRAND AVE #308
SEVRETT, WA 98001
BRIAN R. KALAB, PE
(425) 303-9363
BRIAN@INSIGHTENGINEERING.NET

SOILS ENGINEER:
COMPANY: NORTHWEST LAND DEVELOPMENT LLC
PO BOX 12867
MILLCREEK, WA

TRAFFIC ENGINEER:
KIMLEY-HORN
HEATH & ASSOCIATES, INC.
PO BOX 397, PUYALLUP, WA 98371
(253) 770-1401
CONTACT:
AARON VAN AKEN | P.E., PTOE
AVANAKEN@HEATHTRAFFIC.COM

SURVEY:
PACIFIC COAST SURVEYS
PO BOX 13619
MILLCREEK, WA 98082
PHN (425) 512-7099

CITY OF ARLINGTON

SMOKEY POINT RIDGE

FILE NO: XXX

SECTION, TOWNSHIP, & RANGE:
NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.

TITLE INDEX

ARCHITECTURAL
A101 SITE PLAN COVERSHEET
A102 SITE PLAN
A103 SITE PLAN DETAILS
A104 SITE ADA DETAILS

SURVEY
T TOPOGRAPHICAL SURVEY

CIVIL
BC1 BINDING SITE PLAN MAP
BC2 UNIT LOT SUB-DIVISION MAP
C1.0 COVERSHEET
C1.1 EXISTING FEATURES MAP
C1.2 HORIZONTAL CONTROL PLAN
C2.0 PRELIMINARY CLEARING AND GRADING
C3.0 PRELIMINARY ROAD AND UTILITY PLAN
C3.1 PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE
C3.2 PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE
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C3.5 PRELIMINARY ROAD AND UTILITY PLAN PROFILE
C3.6 PRELIMINARY ROAD AND UTILITY PLAN PROFILE
C4.0 PRELIMINARY DRAINAGE PLAN
C5.0 PRELIMINARY SEWER AND WATER PLAN
C6.0 FRONTAGE IMPROVEMENT PLAN AND PROFILE

LANDSCAPE
L1 LANDSCAPE PLAN
L2 LANDSCAPE PLAN

ELECTRICAL
E1.01 SITE LIGHTING PLAN
E1.02 SITE LIGHTING PLAN
E2.01 CUT SHEET



MARK	DATE	COMMENTS
	3-07-2024	PERMIT SUBMITTAL

DRAWN: CARL PIRSCHER
CHECK: CARL F. PIRSCHER
JOB # 22007

SITE INFORMATION

SITE ADDRESS: 19402 SMOKEY POINT BLVD
ARLINGTON, WA 98223

TAX PARCEL ID #: 310517-004-006-0

COMPREHENSIVE PLAN DESIGNATION: CC (COMMERCIAL CORRIDOR)

AIRPORT PROTECTION DISTRICT SUBDISTRICT: C (AN AVIATION EASEMENT IS REQ'D WITH THE ARLINGTON MUNICIPAL AIRPORT)

USE CLASSIFICATION: ZCS (PROPOSED TOWNHOMES)
SC (PROPOSED COMMERCIAL BLDGS)

PLACE TYPE: MIXED-USE NEIGHBORHOOD CORRIDOR

TRANSECT: T4 FLEX (T4-F)

SEWER & WATER PURVEYOR: CITY OF ARLINGTON, WA

CRITICAL AREA TYPES: NONE

SHORELINE CLASSIFICATION: DOES NOT APPLY

FEMA FLOOD ZONE DESIGNATION: DOES NOT APPLY

LEGAL DESCRIPTION:
THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF STATE HIGHWAY;

LESS THE FOLLOWING DESCRIBED TRACT:
BEGINNING AT AN INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, AND THE EAST LINE OF PRIMARY STATE HIGHWAY NO. 1;
THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION FOR 250 FEET MORE OR LESS TO THE WEST LINE OF STATE ROAD NO. 1, ALSO KNOWN AS OLD U.S. 99; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID STATE ROAD FOR 180 FEET;
THENCE WEST PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17 FOR 312 FEET, MORE OR LESS, TO THE EAST LINE OF PRIMARY STATE HIGHWAY NO. 1; THENCE NORTHWESTERLY ALONG THE EAST LINE OF PRIMARY STATE HIGHWAY NO. 1 FOR 162 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; AND

EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY OF STATE HIGHWAY NO. 1; AND

EXCEPT THAT PORTION LYING WESTERLY OF PRIMARY STATE HIGHWAY NO. 1.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

DENSITY & DIMENSIONAL CALCS

LOT SIZE / SITE AREA: 340,954 SQ FT (7.84 ACRES)

LOT DIMENSIONS: SEE ATTACHED SURVEY & SITE PLAN

LOT NUMBER LABELS: NONE

NUMBER OF LOTS: 1

PROPOSED RESIDENTIAL DENSITY:
62 UNITS / 7.84 AC = 7.9 RESIDENTIAL UNITS PER ACRE

BUILDING SETBACKS: SEE SITE PLAN

BUILDING HEIGHTS: SEE BLDG ELEVATIONS

TOTAL LOT COVERAGE (IMPERVIOUS SURFACE): 227,895 SF

RECREATIONAL & OPEN SPACE CALCS

USABLE OPEN SPACE REQ'D
20,110.014(h) CIVIC AND OPEN SPACE STANDARDS
CIVIC AND OPEN SPACE REGULATIONS.
MINIMUM 5% OF TOTAL PROPERTY SQUARE FOOTAGE FOR USABLE OPEN SPACE
340,954 SF X 5% = 17,048 SF REQUIRED

85,630 SF PROVIDED (SEE BELOW FOR BREAKDOWN)

MINI PARK REQUIRED (ACTIVE SPACE)
(16) 2-BED UNITS, 2.2 PEOPLE PER UNIT = 35.2 PEOPLE
(46) 3-BED UNITS, 3.2 PEOPLE PER UNIT = 147.2 PEOPLE
TOTAL PEOPLE = 182.4

20.52.010(A) MINI PARKS 65 SF PER PERSON REQUIRED
182.4 PEOPLE x 65 SF = 11,856 SF REQUIRED

MINI PARK (ACTIVE SPACE) AREA CALCS:
MINI PARK 1 = 23,221 SF
MINI PARK 2 = 5,892 SF
MINI PARK 3 = 8,133 SF
MINI PARK 4 = 3,569 SF
TOTAL MINI PARK = 40,815 SF PROVIDED

PLAYGROUND
FOR CHILDREN UNDER AGE OF 12 AND SITTING AREA FOR PARENTS
MINIMUM 15% OF 40,815 SF = 6,122 SQ FT
THERE ARE MORE THEN 50 UNITS, 3 PLAYGROUNDS PROVIDED EACH
6,122 / 3 = 2,041 SF MIN.

COMMON SPACE AREA CALCS:
COMMON SPACE 1 = 1,318
COMMON SPACE 2 = 1,996
COMMON SPACE 3 = 647
COMMON SPACE 4 = 7,046
COMMON SPACE 5 = 963
COMMON SPACE 6 = 1,888
COMMON SPACE 7 = 16,635
COMMON SPACE 8 = 5,568
COMMON SPACE 9 = 899
COMMON SPACE 10 = 753
COMMON SPACE 11 = 809
COMMON SPACE 12 = 967
COMMON SPACE 13 = 747
COMMON SPACE 14 = 2,579
TOTAL COMMON SPACE = 44,815 SF PROVIDED

TOTAL ACTIVE & COMMON SPACES PROVIDED = 85,630 SF

PARKING:

TOWNHOME 2 PER UNIT
62 UNITS x 2 = 124 SPACES REQUIRED

RETAIL / SERVICE LESS THAN 3500 SF GREATER THAN 3500 SF 0 REQ'D
2 PER 1000 SF

COMMERCIAL PARKING REQ'D

COMM BLDG 1 TOTAL = 9328 GSF 19
COMM BLDG 2 TOTAL = 4797 GSF 10
COMM BLDG 3 TOTAL = 7675 GSF 16
COMM BLDG 4 TOTAL = 3648 GSF 8
COMM BLDG 5 TOTAL = 4992 GSF 10
COMM BLDG 6 TOTAL = 4992 GSF 10
COMM BLDG 7 TOTAL = 1935 GSF 0
COMM BLDG 8 TOTAL = 5451 GSF 11

TOTAL REQ'D PARKING 84
GRAND TOTAL REQ'D = 124 + 84 = 153

PARKING PROVIDED:

RESIDENTIAL RESIDENTIAL / LIVE WORK 124 SPACES
SOUTH OF SITE (RESIDENTIAL) 38 STALLS
STREET 37 STALLS
TOTAL RESIDENTIAL = 199

COMMERCIAL NORTH OF SITE (COMMERCIAL) 91 STALLS
STREET 12 STALLS
TOTAL COMMERCIAL = 103
GRAND TOTAL PROVIDED = 302 STALLS > 208 REQ'D

COMPACT STALL REQUIREMENTS
302 STALLS x 20% = 60 MAX ALLOWED
52 COMPACT PROVIDED

ACCESSIBLE PARKING REQUIREMENTS
ACCESSIBLE PARKING FOR 301-400 PARKING SPACES = 6 STANDARD AND 2 VAN = 8 SPACES
PROVIDED = 11 STANDARD AND 3 VAN = 14 SPACES

BICYCLE PARKING REQUIREMENTS
COMMERCIAL = 84 OFF STREET AUTO PARKING x 20%
TOTAL REQ'D = 17 SPACES
PROVIDED = 20

RESIDENTIAL = (3 BED x 46 UNITS) / 4 = 35 SPACES
(2 BED x 16 UNITS) / 4 = 8 SPACES
TOTAL REQ'D = 43 SPACES
PROVIDED = 62 BIKE SPACES

BUILDING AREAS:

BUILDING A1 - TOWNHOME 1ST FLOOR = 4,862 GSF
2ND FLOOR = 4,858 GSF
TOTAL = 9,720 GSF

BUILDING B1 - LIVE WORK 1ST FLOOR = 2,224 GSF WORK SPACE
5,552 GSF RESIDENTIAL
TOTAL 1ST FLR=7,776 GSF
2ND FLOOR = 7,560 GSF
3RD FLOOR = 4,796 GSF
TOTAL WORK SPACE 2,224 GSF
TOTAL RESIDENTIAL 17,908 GSF
TOTAL = 20,132 GSF

B2 - LIVE WORK SAME AS B1
FOR B1 AND B2 2x2,224= 4,448 GSF FOR

WORK SPACE 2X 17,908=35,816 GSF FOR RESIDENTIAL
TOTAL = 40,264 GSF

BUILDINGS C - TOWNHOMES 1ST FLOOR = 7,274 GSF
2ND FLOOR = 7,269 GSF
TOTAL= 14,543 GSF
TOTAL FOR 7 X 14,543 GSF = 101,801 GSF
TOTAL RESIDENTIAL = 151,785 GSF

COMMERCIAL:

COMM BLDG 1 MAIN FLOOR = 5,783 GSF
LOFT FLOOR = 3,455 GSF
TOTAL = 9,328 GSF

COMM BLDG 2 TOTAL FLOOR = 4,797 GSF

COMM BLDG 3 MAIN FLOOR = 7,675 GSF

COMM BLDG 4 MAIN FLOOR = 3,848 GSF

COMM BLDG 5 MAIN FLOOR = 4,992 GSF

COMM BLDG 6 MAIN FLOOR = 4,992 GSF

COMM BLDG 7 MAIN FLOOR = 1,935 GSF

COMM BLDG 8 MAIN FLOOR = 3,851 GSF
LOFT FLOOR = 1,600 GSF
TOTAL = 5,451 GSF
TOTAL COMMERCIAL = 42,929 GSF

TOTAL RESIDENTIAL AND COMMERCIAL:
151,785 GSF + 42,929 GSF = 194,713 GSF

SMOKEY POINT-OVERALL SITE PLAN
 19402 Smokey Point Blvd
 Arlington, WA 98223-8267
SITE PLAN COVERSHEET
 CLIENT: PEAK TO PEAK LLC



INTERSTATE 5



SITE KEYNOTES - OVERALL

- PROPOSED TRASH ENCLOSURE LOCATION, SEE DETAIL 1 & 2 / A103
- 5' WIDE PEDESTRIAN CROSSWALK, SEE DTL 4 ON A103
- 5' HIGH 4 RAIL CONCRETE FENCING ALONG REAR PROPERTY LINE, SEE DTL 8 ON A103
- 4' HIGH 3 RAIL CONCRETE FENCING ALONG SIDE PROPERTY LINES, SEE DTL 3 ON A103
- LIFT STATION / ELECTRICAL STRUCTURE TO BE SUBMITTED SEPARATELY
- SITE LIGHTING POLE AND BASE, TYP. SEE DTL 5 & 6 ON A103. SEE LIGHTING PLAN FOR ADDTL INFO.
- ACCESSIBLE PARKING, SEE DETAILS ON ADA SITE DETAIL SHEET
- DUAL EV CHARGING STATION
- EXISTING HOUSE TO BE DEMOLISHED
- PROPOSED ACCESS DRIVEWAY
- STANDARD STALL, TYP (9' x 19')
- COMPACT STALL, TYP (8' x 15')
- BIKE RACK W/ CONC PAD, TYP
- PROVIDE BIKE HANGER RACK IN EACH TOWNHOME GARAGE, TYP
- ARCHAEOLOGICAL FIND, REFER TO ARCHAEOLOGICAL REPORT FOR MORE INFO
- LANDSCAPING, TYP. SEE LSCAPE PLAN FOR MORE INFO



MARK	DATE	COMMENTS
	3-07-2024	PERMIT SUBMITTAL

DRAWN: CARL PIRSCHER
 CHECK: CARL F. PIRSCHER
 JOB # 22007

SITE LEGEND

- LANDSCAPING
- EV CHARGER
- SITE LIGHTING POLE, SEE LIGHTING PLAN FOR MORE INFO

BICYCLE PARKING REQUIREMENTS

COMMERCIAL = 84 OFF STREET AUTO PARKING x 20%
 TOTAL REQ'D = 17 SPACES
 PROVIDED = 20

RESIDENTIAL = (3 BED x 46 UNITS) / 4 = 35 SPACES
 (2 BED x 16 UNITS / 4 = 8 SPACES)
 TOTAL REQ'D = 43 SPACES
 PROVIDED = 62 BIKE SPACES (1 IN EACH TOWNHOME GARAGE)

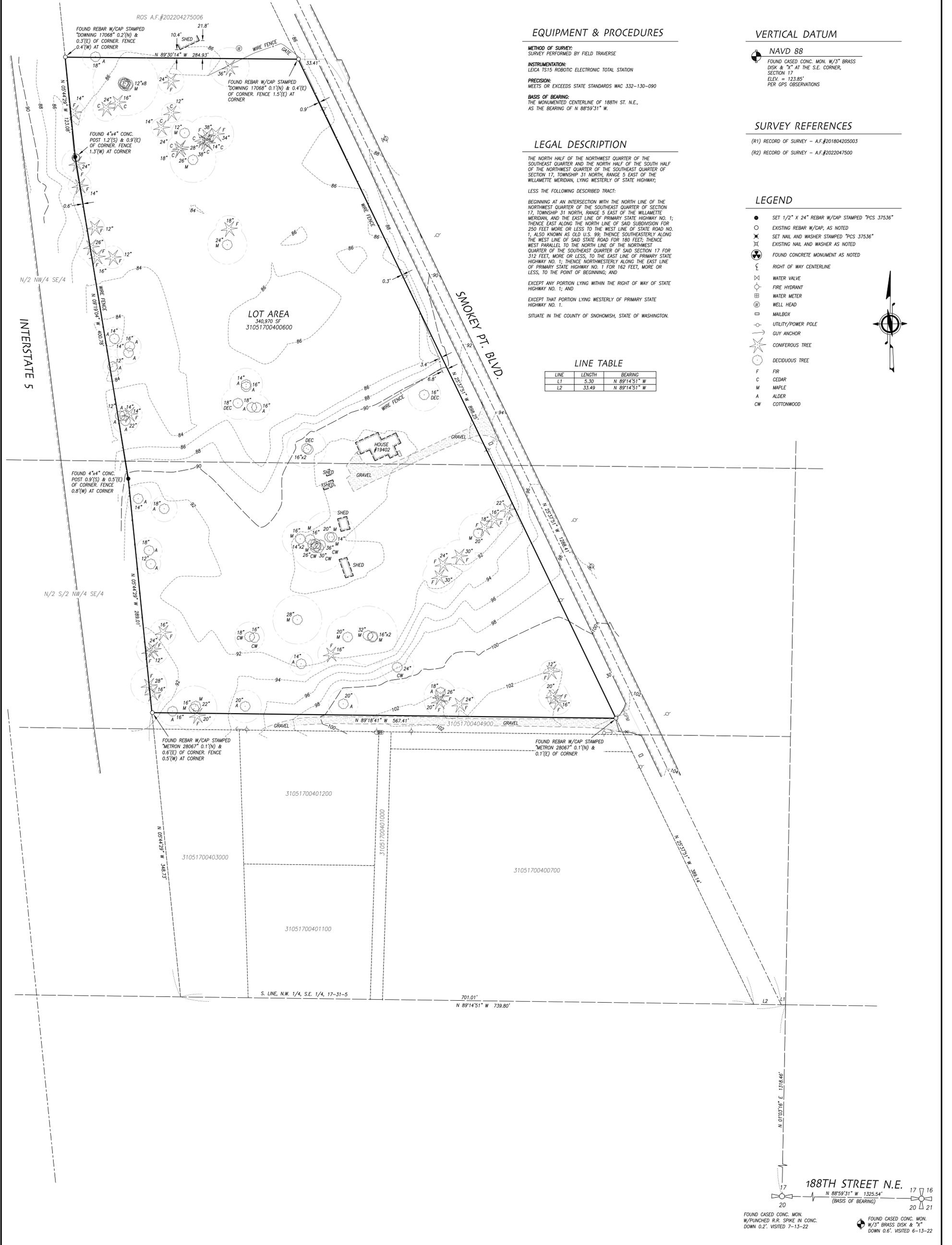
GENERAL NOTES:
 NO EXISTING OR PROPOSED ENVIRONMENTAL CONDITIONS TO NOTE.
 NO DOCUMENTED HISTORIC SITE TO NOTE, OTHER THAN THE ARCHAEOLOGICAL FIND NOTED ABOVE.
 REFER TO CIVIL PLANS FOR EXISTING AND PROPOSED UNDERGROUND UTILITIES.

ELECTRIC VEHICLE CHARGING INFRASTRUCTURE PER WAC-51-50-4029

REQUIRED	EV CHARGING STATIONS = 10% OF TOTAL STALLS (EXCLUDING TOWNHOMES) = 178 x 10% = 18	FUTURE EV CHARGING STATIONS = 10% OF TOTAL STALLS (EXCLUDING TOWNHOMES) = 178 x 10% = 18
PROVIDED	EV CHARGING STATIONS	FUTURE EV CHARGING STATIONS
SURFACE PARKING LOTS (R-3 TOWNHOMES EXCLUDED)	(9) DUAL CHARGERS = 18 STATIONS	(9) DUAL CHARGERS = 18 STATIONS
TOTAL	18 EV STATIONS PROVIDED	18 FUTURE EV STATIONS PROVIDED

SMOKEY POINT- OVERALL SITE PLAN
 19402 Smokey Point Blvd
 Arlington, WA 98223-8267
 SITE PLAN
 CLIENT: PEAK TO PEAK LLC





EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA 1515 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

BASIS OF BEARING:
THE MONUMENTED CENTERLINE OF 188TH ST. N.E., AS THE BEARING OF N 88°59'31" W.

VERTICAL DATUM

NAVD 88

FOUND CASED CONC. MON. W/3" BRASS DISK & "X" AT THE S.E. CORNER, SECTION 17, ELEV. = 123.85' PER GPS OBSERVATIONS

LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF STATE HIGHWAY;

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EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY OF STATE HIGHWAY NO. 1; AND

EXCEPT THAT PORTION LYING WESTERLY OF PRIMARY STATE HIGHWAY NO. 1.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LINE TABLE

LINE	LENGTH	BEARING
L1	5.30	N 89°14'51" W
L2	33.49	N 89°14'51" W

SURVEY REFERENCES

- (R1) RECORD OF SURVEY - A.F.#201804205003
- (R2) RECORD OF SURVEY - A.F.#2022047500

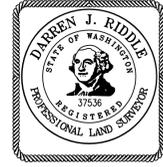
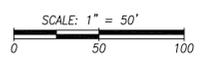
LEGEND

- SET 1/2" X 24" REBAR W/CAP STAMPED "PCS 37536"
- EXISTING REBAR W/CAP, AS NOTED
- ✕ SET NAIL AND WASHER STAMPED "PCS 37536"
- ✕ EXISTING NAIL AND WASHER AS NOTED
- ⊙ FOUND CONCRETE MONUMENT AS NOTED
- ⌒ RIGHT OF WAY CENTERLINE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WELL HEAD
- ⊕ MAILBOX
- ⊕ UTILITY/POWER POLE
- ⊕ GUY ANCHOR
- ★ CONIFEROUS TREE
- DECIDUOUS TREE
- F FIR
- C CEDAR
- M MAPLE
- A ALDER
- CW COTTONWOOD



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 OF RECORD.
- BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE OR USE OF SUBJECT PROPERTY.



Pacific Coast Surveys, Inc.

LAND SURVEYING & MAPPING

P.O. BOX 13619
MILL CREEK, WA 98082

PH. 425.512.7099 FAX 425.357.3577
www.PCSurveys.net

TOPOGRAPHIC SURVEY FOR:

MIKE WEEKS

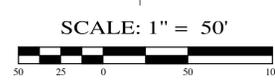
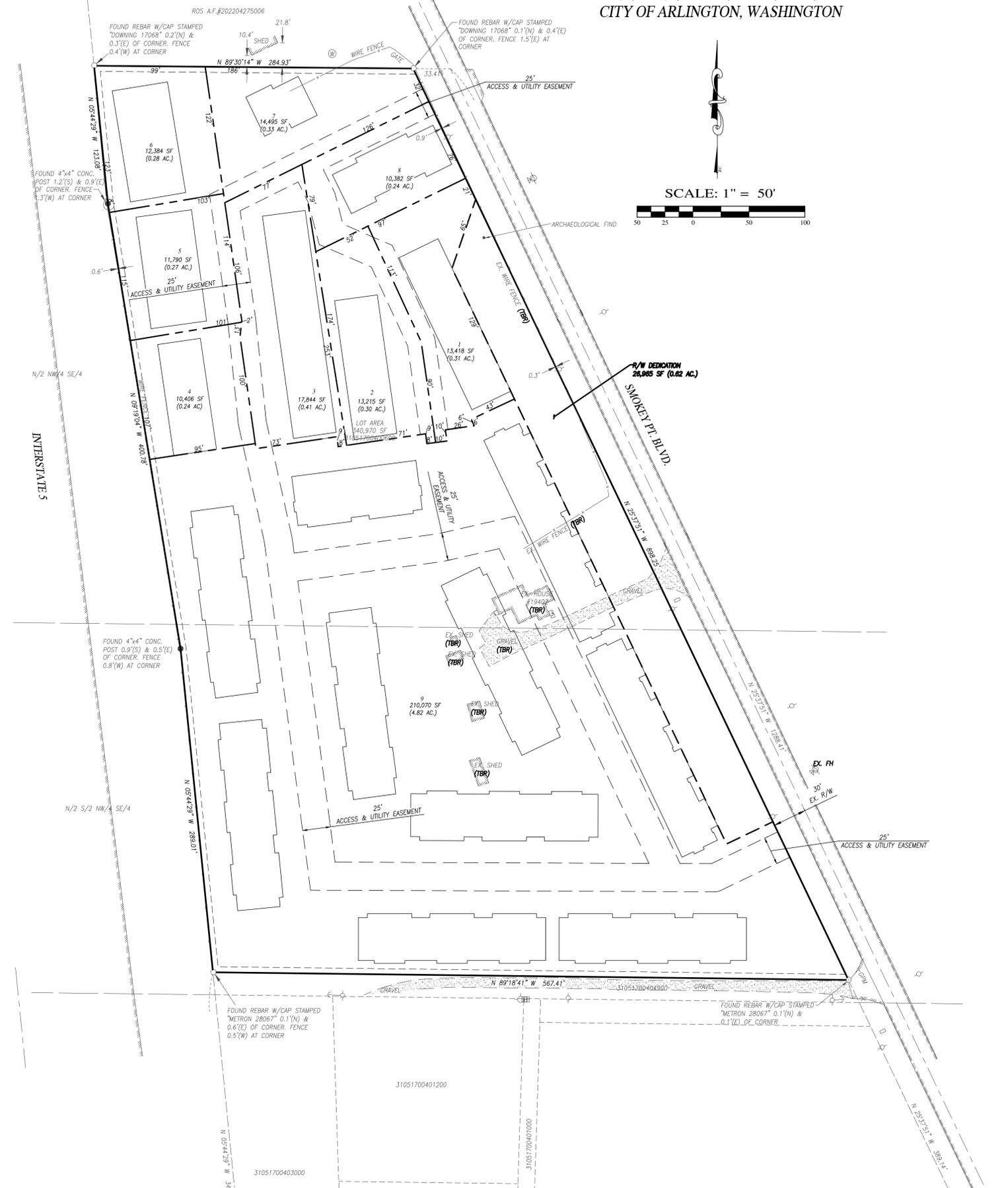
NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
MAH	7.14.22	222684top.dwg	1" = 50'	22-2684

FOUND CASED CONC. MON. W/PUNCHED R.R. SPIKE IN CONC. DOWN 0.2'. VISITED 7-13-22

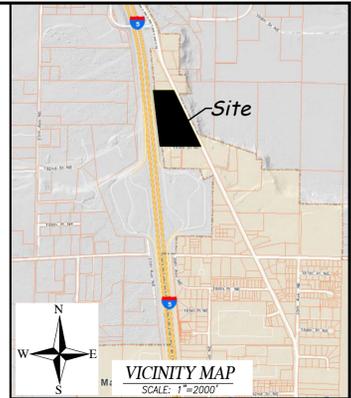
FOUND CASED CONC. MON. W/3" BRASS DISK & "X" DOWN 0.6'. VISITED 6-13-22

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
CITY OF ARLINGTON, WASHINGTON



LEGEND

- ⊕ EXISTING MONUMENT (AS SHOWN)
- ⊕ SECTION 1/4 CORNER NOT FOUND
- ⊕ SECTION CORNER NOT FOUND
- FOUND REBAR/CAP OR I.P. (IRON PIPE)
- (C) CALCULATED
- (P) PLAT
- (M) MEASURED
- TBR TO BE REMOVED
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- CL CENTERLINE
- CLF CHAIN LINK FENCE
- WDF WOOD FENCE
- W.S. WATER SURFACE
- EDP EDGE OF PAVEMENT
- BOW BACK OF WALK
- CB STORM DRAIN CATCH BASIN (CB)
- SDM STORM DRAIN MANHOLE (SDMH)
- SSM SANITARY SEWER MANHOLE (SSMH)
- CO SANITARY SEWER CLEAN OUT (CO)
- P POWER POLE
- GP GUY POLE
- WM WATER METER
- WV WATER VALVE
- MB MAILBOX
- UPA UTILITY POLE ANCHOR
- FH FIRE HYDRANT (2 NOZZLE)
- NGPSA TYPE 1 NGPSA SIGN
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAINAGE
- PROPERTY LINE
- EXISTING FENCE LINE
- EDGE OF PAVEMENT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PRE-EXISTING DRAINAGE PATTERN
- USEABLE OPEN SPACE



OPEN SPACE CALCULATIONS:
SR OPEN SPACE REQUIRED
340,970 X 0.05 = 17,049 SF MINIMUM REQUIRED
FOR AMOUNT PROVIDED, SEE ARCHITECTURAL PLANS

PARKING INDEX

RESIDENTIAL - 2.5/UNIT, PLUS 1/2 UNITS
COMMERCIAL - < 3,500 SF, NONE;
OVER 3,500 SF, 2/1,000 SF
FOR AMOUNT PROVIDED, SEE ARCHITECTURAL PLANS

EQUIPMENT AND PROCEDURE

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

BASIS OF BEARING:
THE MONUMENTED CENTERLINE OF 188TH ST. N.E.,
AS THE BEARING OF N 88°59'31\"/>

ENGINEER/CONTACT

INSIGHT ENGINEERING COMPANY
P.O. BOX 1478
EVERETT, WA 98206
CONTACT: BRIAN R. KALAB, P.E.
PH: (425) 303-9363
EMAIL: INFO@INSIGHTENGINEERING.NET

SURVEYOR

PACIFIC COAST SURVEYS, INC.
P.O. BOX 13619
MILLCREEK, WA 98022
CONTACT: DARREN J. RIDOLE
PHONE: (425) 508-4951

OWNER/APPLICANT

PEAK TO PEAK DEVELOPMENT LLC
PO BOX 12867
MILL CREEK, WA 98082
PH: (206) 571-2834

LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF STATE HIGHWAY 1;

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EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY OF STATE HIGHWAY NO. 1; AND

EXCEPT THAT PORTION LYING WESTERLY OF PRIMARY STATE HIGHWAY NO. 1.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SITE DATA:

SITE AREA: 340,970 SF (7.83 AC.)
ZONING CLASSIFICATION: CC (SUBDISTRICT T4F IN NEIGHBORHOOD CORRIDOR)
AIRPORT PROTECTION SUBDISTRICT: C
USE CLASSIFICATION: MIXED USE
LOTS: 9
BUILDING HEIGHT: 3 STORIES
LOT COVERAGE: NO MAXIMUM. FOR PERCENTAGE, SEE ARCHITECTURAL PLANS

UTILITIES:

WATER: CITY OF ARLINGTON
SEWER: CITY OF ARLINGTON
FIRE: NORTH COUNTY REGIONAL FIRE AUTHORITY
SCHOOLS: ARLINGTON SCHOOL DISTRICT 16

LANDSCAPING:

25' SCREEN BETWEEN BUILDINGS AND 1-5

BUILDING SETBACKS

FRONT	5'-15'
SIDE STREET	5'-10'
SIDE	5'
REAR	5'

REV. NO.	DESCRIPTION	INITIALS	DATE



INSIGHT ENGINEERING CO.
P.O. BOX - 1478
EVERETT, WA 98206
(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: 19402 SMOKEY POINT BLVD.
ARLINGTON, WA 98223

TAX ACCOUNT NO.'S: 31051700400600

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
SMOKEY POINT RIDGE

DWG FILENAME	DESIGNED BY	DATE	SCALE	JOB NO.
221220-PRELM.DWG	JTK	05-03-2023	1"=50'	22-1220

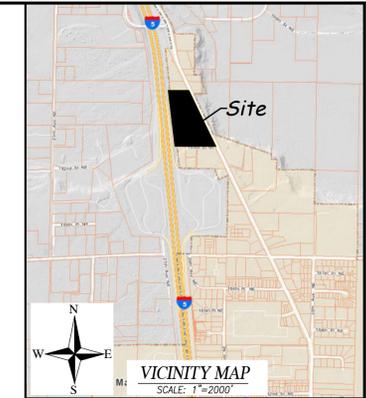
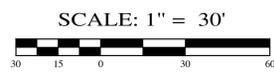
SHEET
BINDING SITE PLAN MAP **S1**

SMOKEY POINT RIDGE

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
CITY OF ARLINGTON, WASHINGTON

LEGEND

- ✚ EXISTING MONUMENT (AS SHOWN)
- ⊕ SECTION 1/4 CORNER NOT FOUND
- ⊕ SECTION CORNER NOT FOUND
- FOUND REBAR/CAP OR I.P. (IRON PIPE)
- (C) CALCULATED
- (P) PLAT
- (M) MEASURED
- TBR TO BE REMOVED
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- CL CENTERLINE
- CLF CHAIN LINK FENCE
- WDF WOOD FENCE
- W.S. WATER SURFACE
- EOP EDGE OF PAVEMENT
- BOW BACK OF WALK
- CB STORM DRAIN CATCH BASIN (CB)
- SD STORM DRAIN MANHOLE (SDMH)
- SS SANITARY SEWER MANHOLE (SSMH)
- CO SANITARY SEWER CLEAN OUT (CO)
- POWER POLE
- GUY POLE
- WATER METER
- WATER VALVE
- MAILBOX
- UTILITY POLE ANCHOR
- FIRE HYDRANT (2 NOZZLE)
- TYPE 1 NGPA SIGN
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAINAGE
- PROPERTY LINE
- EXISTING FENCE LINE
- EDGE OF PAVEMENT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PRE-EXISTING DRAINAGE PATTERN
- SECTOR BOUNDARY



OPEN SPACE CALCULATIONS:

5R OPEN SPACE REQUIRED
210,070 x 0.05 = 10,504 SF MINIMUM REQUIRED
FOR AMOUNT PROVIDED, SEE ARCHITECTURAL PLANS
MINI PARK REQUIREMENT:
65 x 3.2 x 62 = 12,896 SF OF MINI PARKS REQUIRED
44,238 SF PROVIDED

PARKING INDEX

RESIDENTIAL - 2.5/UNIT, PLUS 1/2 UNITS
FOR AMOUNT PROVIDED, SEE ARCHITECTURAL PLANS

EQUIPMENT AND PROCEDURE

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

BASIS OF BEARING:
THE MONUMENTED CENTERLINE OF 188TH ST. N.E.,
AS THE BEARING OF N 88°59'31" W.

BM
FOUND CASED CONC. MIN. W/3" BRASS
DISK & "X" AT THE S.E. CORNER,
SECTION 17
ELEV. = 123.85'
PER GPS OBSERVATIONS

DATUM:
NAVD 88
N.A.V.D 88-3.64'-NGVD '29 (MSL)

ENGINEER/CONTACT SURVEYOR
INSIGHT ENGINEERING COMPANY
P.O. BOX 1478
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OWNER/APPLICANT
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PO BOX 12867
MILL CREEK, WA 98082
PH: (206) 571-2834

LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF STATE HIGHWAY;

LESS THE FOLLOWING DESCRIBED TRACT:
BEGINNING AT AN INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, AND THE EAST LINE OF PRIMARY STATE HIGHWAY NO. 1; THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION FOR 250 FEET MORE OR LESS TO THE WEST LINE OF STATE ROAD NO. 1, ALSO KNOWN AS OLD U.S. 99; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID STATE ROAD FOR 180 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17 FOR 312 FEET, MORE OR LESS, TO THE EAST LINE OF PRIMARY STATE HIGHWAY NO. 1; THENCE NORTHWESTERLY ALONG THE EAST LINE OF PRIMARY STATE HIGHWAY NO. 1 FOR 162 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; AND

EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY OF STATE HIGHWAY NO. 1; AND

EXCEPT THAT PORTION LYING WESTERLY OF PRIMARY STATE HIGHWAY NO. 1.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



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NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
SMOKEY POINT RIDGE

DWG FILENAME: 221220-PRELIM.DWG DESIGNED BY: JTK DATE: 05-03-2023 SCALE: 1"=30' JOB NO.: 22-1220

UNIT LOT SUB-DIVISION MAP SHEET S2

SECTOR	UNITS	OPEN SPACE PER SECTOR (SF)	TOTAL O.S. (SF)
SECTOR 1	6	6,727	6,727
SECTOR 2	6	8,451	15,178
SECTOR 3	6	23,074	38,252
SECTOR 4	6	0	38,252
SECTOR 5	6	0	38,252
SECTOR 6	6	5,986	44,238
SECTOR 7	4	0	44,238
SECTOR 8	6	0	44,238
SECTOR 9	8	0	44,238
SECTOR 10	8	0	44,238

LOT AREA TABLE					
LOT#	AREA (S.F.)	LOT#	AREA (S.F.)	LOT#	AREA (S.F.)
1	5,037 SF (0.12 AC)	22	1,792 SF (0.04 AC)	43	1,784 SF (0.04 AC)
2	3,001 SF (0.07 AC)	23	1,792 SF (0.04 AC)	44	1,784 SF (0.04 AC)
3	2,816 SF (0.06 AC)	24	2,366 SF (0.05 AC)	45	1,786 SF (0.04 AC)
4	2,806 SF (0.06 AC)	25	3,261 SF (0.07 AC)	46	1,786 SF (0.04 AC)
5	2,806 SF (0.06 AC)	26	3,244 SF (0.07 AC)	47	3,168 SF (0.07 AC)
6	3,401 SF (0.08 AC)	27	3,222 SF (0.07 AC)	48	1,705 SF (0.04 AC)
7	3,392 SF (0.08 AC)	28	3,206 SF (0.07 AC)	49	1,705 SF (0.04 AC)
8	2,783 SF (0.06 AC)	29	3,194 SF (0.07 AC)	50	1,729 SF (0.04 AC)
9	2,773 SF (0.06 AC)	30	3,123 SF (0.07 AC)	51	1,729 SF (0.04 AC)
10	2,766 SF (0.06 AC)	31	3,144 SF (0.07 AC)	52	1,707 SF (0.04 AC)
11	2,763 SF (0.06 AC)	32	3,123 SF (0.07 AC)	53	1,707 SF (0.04 AC)
12	3,562 SF (0.08 AC)	33	3,123 SF (0.07 AC)	54	2,225 SF (0.05 AC)
13	3,984 SF (0.09 AC)	34	3,103 SF (0.07 AC)	55	2,142 SF (0.05 AC)
14	1,732 SF (0.04 AC)	35	3,079 SF (0.07 AC)	56	1,708 SF (0.04 AC)
15	1,926 SF (0.04 AC)	36	2,887 SF (0.07 AC)	57	1,708 SF (0.04 AC)
16	1,926 SF (0.04 AC)	37	5,724 SF (0.13 AC)	58	1,732 SF (0.04 AC)
17	1,926 SF (0.04 AC)	38	3,953 SF (0.09 AC)	59	1,732 SF (0.04 AC)
18	1,926 SF (0.04 AC)	39	3,816 SF (0.09 AC)	60	1,701 SF (0.04 AC)
19	1,821 SF (0.04 AC)	40	9,921 SF (0.23 AC)	61	1,710 SF (0.04 AC)
20	1,812 SF (0.04 AC)	41	1,789 SF (0.04 AC)	62	1,995 SF (0.05 AC)
21	1,801 SF (0.04 AC)	42	1,787 SF (0.04 AC)		

SITE DATA:

SITE AREA: 210,070 SF (4.82 AC)
ZONING CLASSIFICATION: CO (SUBDISTRICT T4F IN NEIGHBORHOOD CORRIDOR)
AIRPORT PROTECTION SUBDISTRICT: C
USE CLASSIFICATION: MIXED USE
LOTS: 9
BUILDING HEIGHT: 3 STORIES
LOT COVERAGE: NO MAXIMUM FOR PERCENTAGE, SEE ARCHITECTURAL PLANS

UTILITIES:

WATER: CITY OF ARLINGTON
SEWER: CITY OF ARLINGTON
FIRE: NORTH COUNTY REGIONAL FIRE AUTHORITY
SCHOOLS: ARLINGTON SCHOOL DISTRICT 16

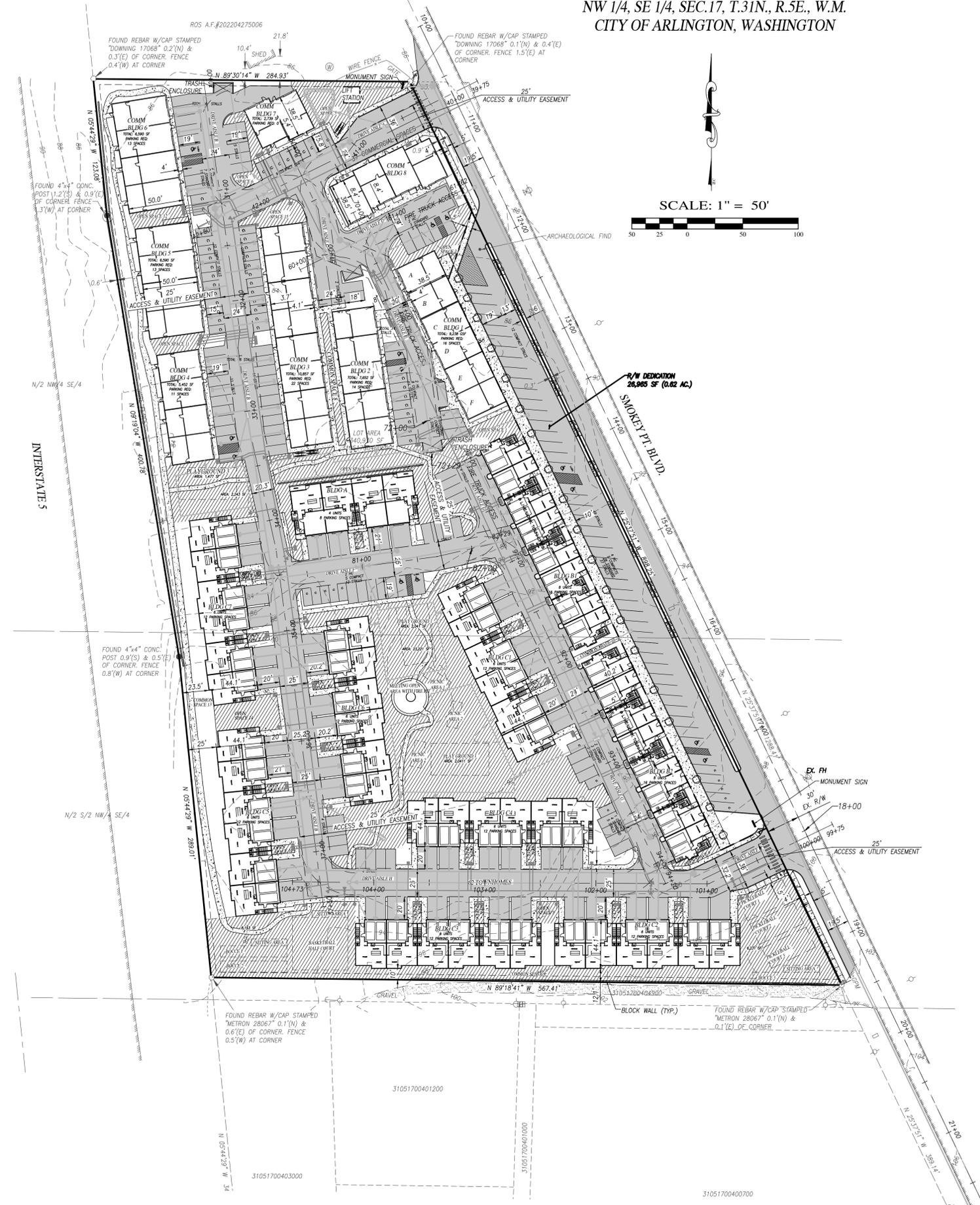
BUILDING SETBACKS

FRONT	5'-15'
SIDE STREET	5'-10'
SIDE	5'
REAR	5'

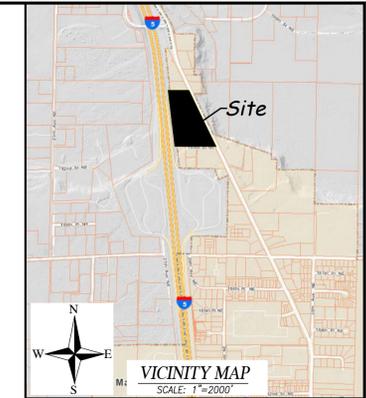


SMOKEY POINT RIDGE

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
CITY OF ARLINGTON, WASHINGTON



- LEGEND**
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 - ⊕ SECTION 1/4 CORNER NOT FOUND
 - ⊕ SECTION CORNER NOT FOUND
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 - (C) CALCULATED
 - (P) PLAT
 - (M) MEASURED
 - TBR TO BE REMOVED
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - CLF CENTERLINE
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 - CO SANITARY SEWER CLEAN OUT (CO)
 - P POWER POLE
 - GP GUY POLE
 - WM WATER METER
 - WV WATER VALVE
 - MB MAILBOX
 - UPT UTILITY POLE ANCHOR
 - FH FIRE HYDRANT (2 NOZZLE)
 - XXX TYPE 1 NGPA SIGN
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 - PROPOSED STORM DRAINAGE
 - PROPERTY LINE
 - EXISTING FENCE LINE
 - EDGE OF PAVEMENT
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PRE-EXISTING DRAINAGE PATTERN
 - ▨ USEABLE OPEN SPACE



EQUIPMENT AND PROCEDURE

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

BASIS OF BEARING:
THE MONUMENTED CENTERLINE OF 188TH ST. N.E., AS THE BEARING OF N 88°59'31" W.

DATUM:
NAVD 88
N.A.V.D 88-3.64'-NGVD '29 (MSL)

ENGINEER/CONTACT
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- SHEET INDEX**
- S1 BINDING SITE PLAN MAP
 - S2 UNIT LOT SUB-DIVISION MAP
 - C1.0 COVER SHEET
 - C1.1 EXISTING FEATURES MAP
 - C1.2 HORIZONTAL CONTROL PLAN
 - C2.0 PRELIMINARY CLEARING AND GRADING PLAN
 - C3.0 PRELIMINARY ROAD AND UTILITY PLAN
 - C3.1 PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE
 - C3.2 PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE
 - C3.3 PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE
 - C3.4 PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE
 - C3.5 PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE
 - C3.6 PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE
 - C4.0 PRELIMINARY DRAINAGE PLAN
 - C5.0 PRELIMINARY SEWER AND WATER PLAN
 - C6.0 FRONTAGE IMPROVEMENT PLAN AND PROFILE

LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF STATE HIGHWAY;

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REV. NO.	DESCRIPTION	INITIALS	DATE

SITE ADDRESS: 19402 SMOKEY POINT BLVD.
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TAX ACCOUNT NO.'S: 31051700400600

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
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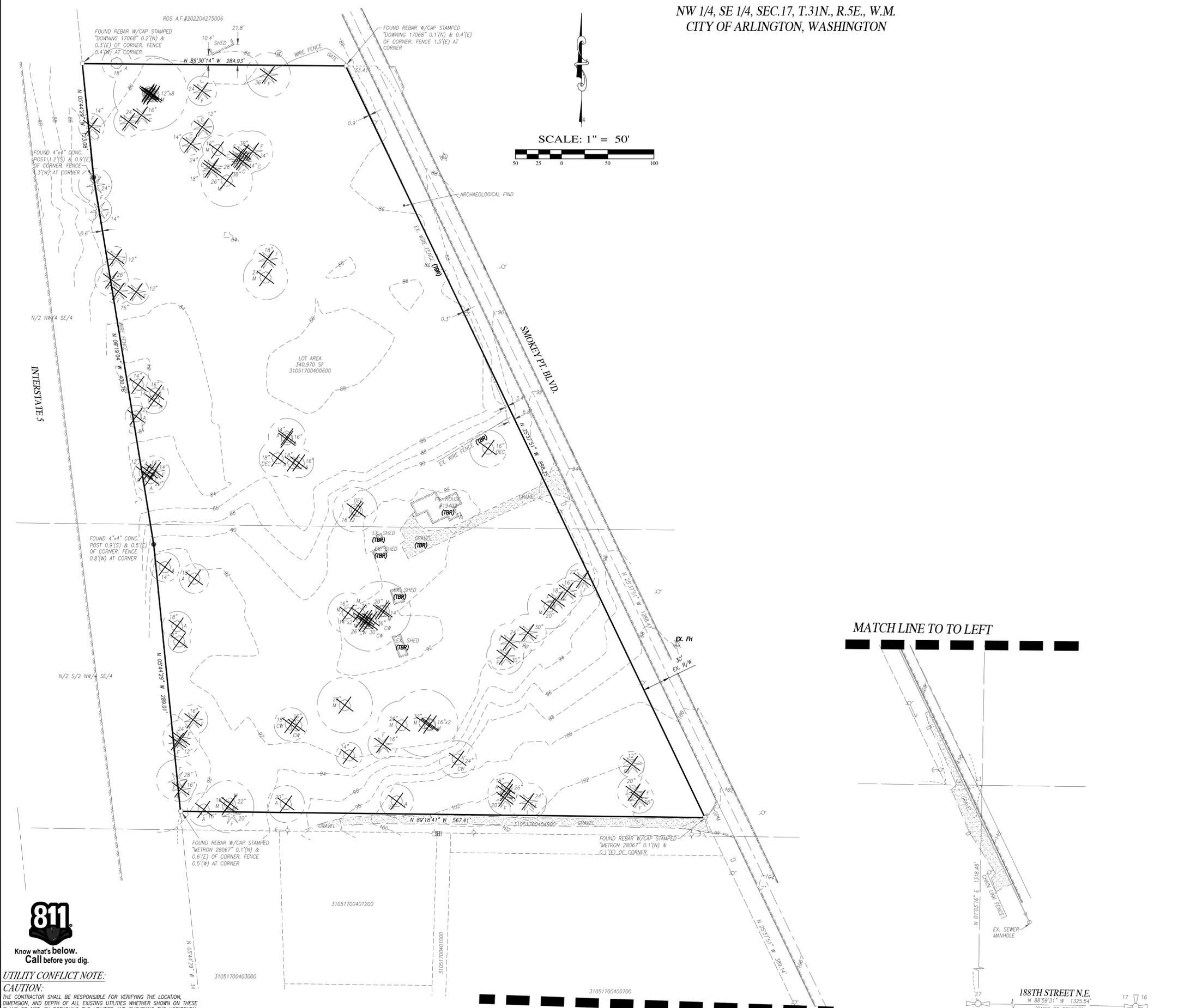
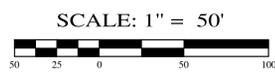
DWG FILENAME: 221220-PRELIM.DWG DESIGNED BY: JTK DATE: 05-03-2023 SCALE: 1"=50' JOB NO.: 22-1220

02/16/2024

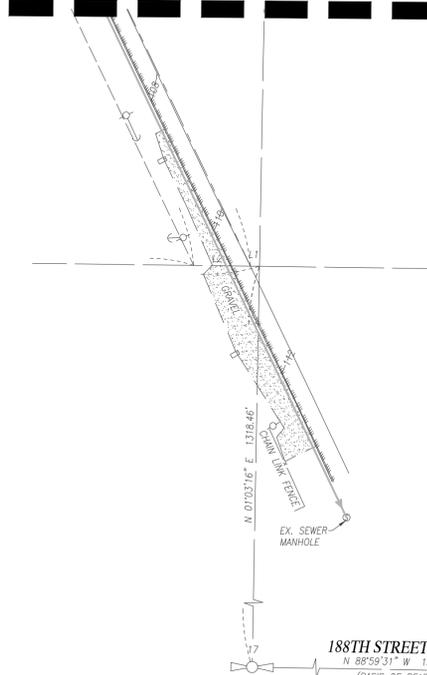
COVER SHEET **C1.0**

SMOKEY POINT RIDGE

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
CITY OF ARLINGTON, WASHINGTON



MATCH LINE TO TO LEFT



INSIGHT ENGINEERING CO.
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SMOKEY POINT RIDGE

DWG FILENAME: 221220-PRELIM.DWG DESIGNED BY: JTK DATE: 05-03-2023 SCALE: 1"=50' JOB NO.: 22-1220

EXISTING FEATURES MAP SHEET C1.1

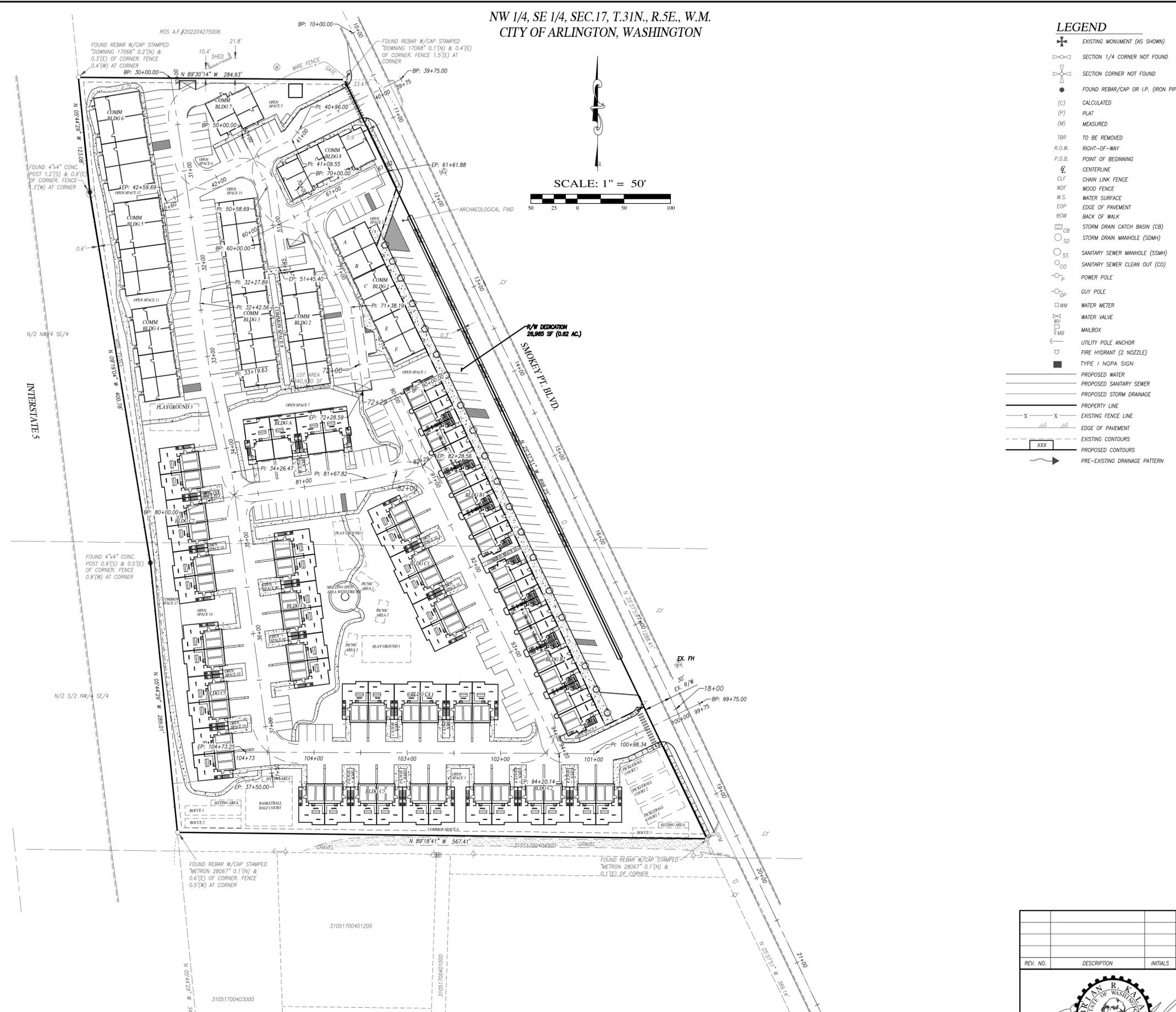
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UTILITY CONFLICT NOTE:
CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-Holing THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 POT-Holing ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WITH INSIGHT ENGINEERING COMPANY TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

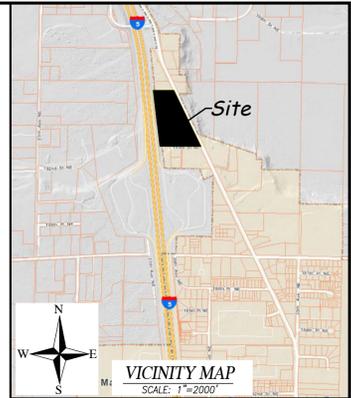
SMOKEY POINT RIDGE MATCH LINE TO TO RIGHT

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CITY OF ARLINGTON, WASHINGTON



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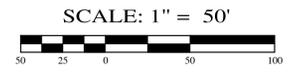
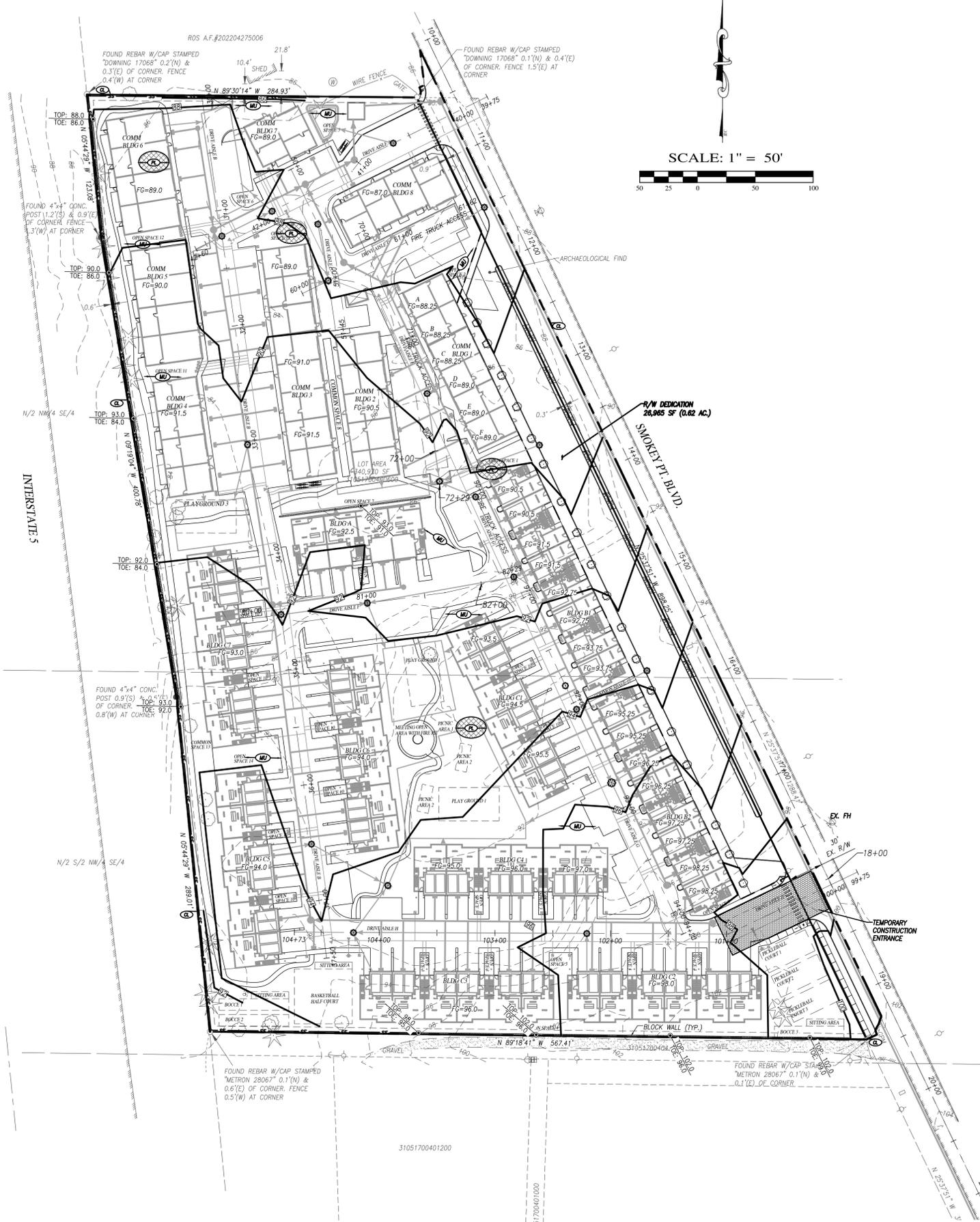
HORIZONTAL CONTROL PLAN C1.2

REV. NO.	DESCRIPTION	INITIALS	DATE



SMOKEY POINT RIDGE

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
CITY OF ARLINGTON, WASHINGTON



THE 13 ELEMENTS OF TESC BMP

- ELEMENT #1 - MARK CLEARING LIMITS:
LIMIT OF CONSTRUCTION ARE CLEARLY MARKED.
- ELEMENT #2 - ESTABLISH CONSTRUCTION ACCESS:
A STABILIZED CONSTRUCTION ENTRANCE IS SHOWN.
- ELEMENT #3 - CONTROL FLOW RATES:
FLOW IS MINIMAL.
- ELEMENT #4 - INSTALL SEDIMENT CONTROLS:
SILT FENCE, INLET PROTECTION, MULCH, AND INTERCEPTOR SWALES ARE PROPOSED.
- ELEMENT #5 - STABILIZE SOILS:
SOIL STABILIZATION IS ACHIEVED BY MULCHING, PLASTIC COVERING AND SEEDS.
- ELEMENT #6 - PROTECT SLOPES:
SLOPES ARE PROTECTED BY PLASTIC COVERING, MULCHING AND SEEDS.
- ELEMENT #7 - PROTECT DRAIN INLETS:
INLET PROTECTIONS ARE PROPOSED FOR THE STORM DRAINS.
- ELEMENT #8 - STABILIZE CHANNELS AND OUTLETS:
N/A
- ELEMENT #9 - CONTROL POLLUTANTS:
ALL VEHICLES, EQUIPMENT AND PETROLEUM PRODUCT STORAGE/DISPERSING AREAS WILL BE INSPECTED REGULARLY TO DETECT ANY LEAKS OF SPILLS, AND TO IDENTIFY MAINTENANCE NEEDS AND PREVENT LEAKS OF SPILLS.
- ELEMENT #10 - CONTROL DEWATERING:
THERE WILL BE NO DEWATERING AS PART OF THIS CONSTRUCTION PROJECT.
- ELEMENT #11 - MAINTAIN BMP'S:
ALL TEST BMP'S SHALL BE MAINTAINED AND REPAIRED AS NEEDED.
- ELEMENT #12 - MANAGE THE PROJECT:
THIS COULD BE ACHIEVED BY MINIMIZING THE EXTENT AND DURATION OF THE AREA EXPOSED AND BY EMPHASIZING EROSION CONTROL THEN SEDIMENT CONTROL.
- ELEMENT #13 - PROTECT ON-SITE STORMWATER MANAGEMENT BMP'S FOR RUNOFF FROM ROOFS AND OTHER HARD SURFACES:
N/A

CONSTRUCTION SEQUENCE

1. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF ARLINGTON INSPECTOR BY PHONING 360-435-3811.
2. INSTALL ORANGE PLASTIC CLEARING LIMIT FENCING AS INDICATED.
3. CLEAR FOR AND CONSTRUCT THE TEMPORARY CONSTRUCTION ROAD STABILIZATION TO GRADE.
4. INSTALL ALL SILT FENCE.
5. CONSTRUCT INFILTRATION TRENCH.
6. CLEAR, GRUB, AND GRADE FOR ROAD AND UTILITY CORRIDORS.
7. CONSTRUCT UTILITIES, PAVING, CURBING & SIDEWALK PER APPROVED DESIGN PLANS.
8. APPLY MULCH TO UNCOVERED AREAS.
9. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED IN ACCORDANCE WITH THESE PLANS AND APPLICABLE BMP'S REMOVED.

SOIL TYPE

EVERETT

GRADING QUANTITIES:

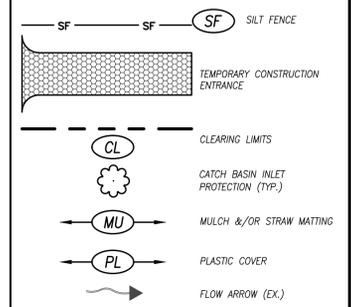
CUT: 3,950 Cu.Yds.
FILL: 40,000 Cu.Yds.

(GRADING QUANTITIES WERE CALCULATED USING THE LAND DEVELOPMENT DESKTOP COMPOSITE METHOD. CALCULATIONS DO NOT ACCOUNT FOR SOIL SWELLING AND SHRINKAGE.)

NOTE:

1. EXCESS CUT MAY BE SPREAD ON SITE.
2. ANY SOIL REMOVED FROM THE SITE MUST BE HAULED TO A CITY APPROVED SITE.
3. BEFORE CONSTRUCTION ACCEPTANCE BY THE CITY, THE APPLICANT SHALL ESTABLISH A PERMANENT VEGETATIVE GROUND COVER.

T.E.S.C. LEGEND



INSIGHT ENGINEERING CO.
P.O. BOX - 1478
EVERETT, WA 98206
(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: 19402 SMOKEY POINT BLVD.
ARLINGTON, WA 98223

TAX ACCOUNT NO.'S: 31051700400600

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
SMOKEY POINT RIDGE

DWG FILENAME	DESIGNED BY:	DATE:	SCALE:	JOB NO.:
221220-PRELIM.DWG	JTK	05-03-2023	1"=50'	22-1220

PRELIMINARY CLEARING AND GRADING PLAN	C2.0
---------------------------------------	------

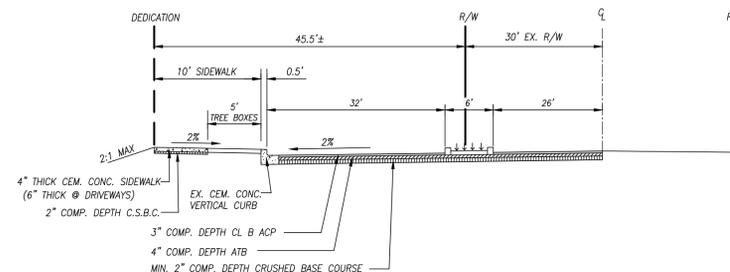
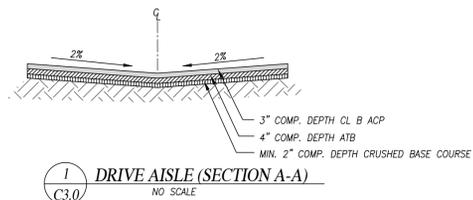
REV. NO.	DESCRIPTION	INITIALS	DATE

02/16/2024

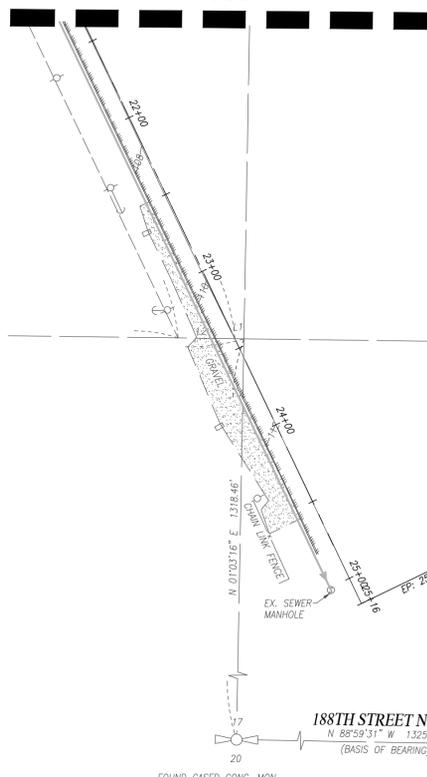
SMOKEY POINT RIDGE

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
CITY OF ARLINGTON, WASHINGTON

SCALE: 1" = 50'



MATCH LINE TO TO LEFT



MATCH LINE TO TO RIGHT



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REV. NO.	DESCRIPTION	INITIALS	DATE

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ARLINGTON, WA 98223
TAX ACCOUNT NO.'S: 31051700400600



NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
SMOKEY POINT RIDGE

DWG FILENAME: 221220-PRELIM.DWG
DESIGNED BY: JTK
DATE: 05-03-2023
SCALE: 1"=50'
JOB NO.: 22-1220

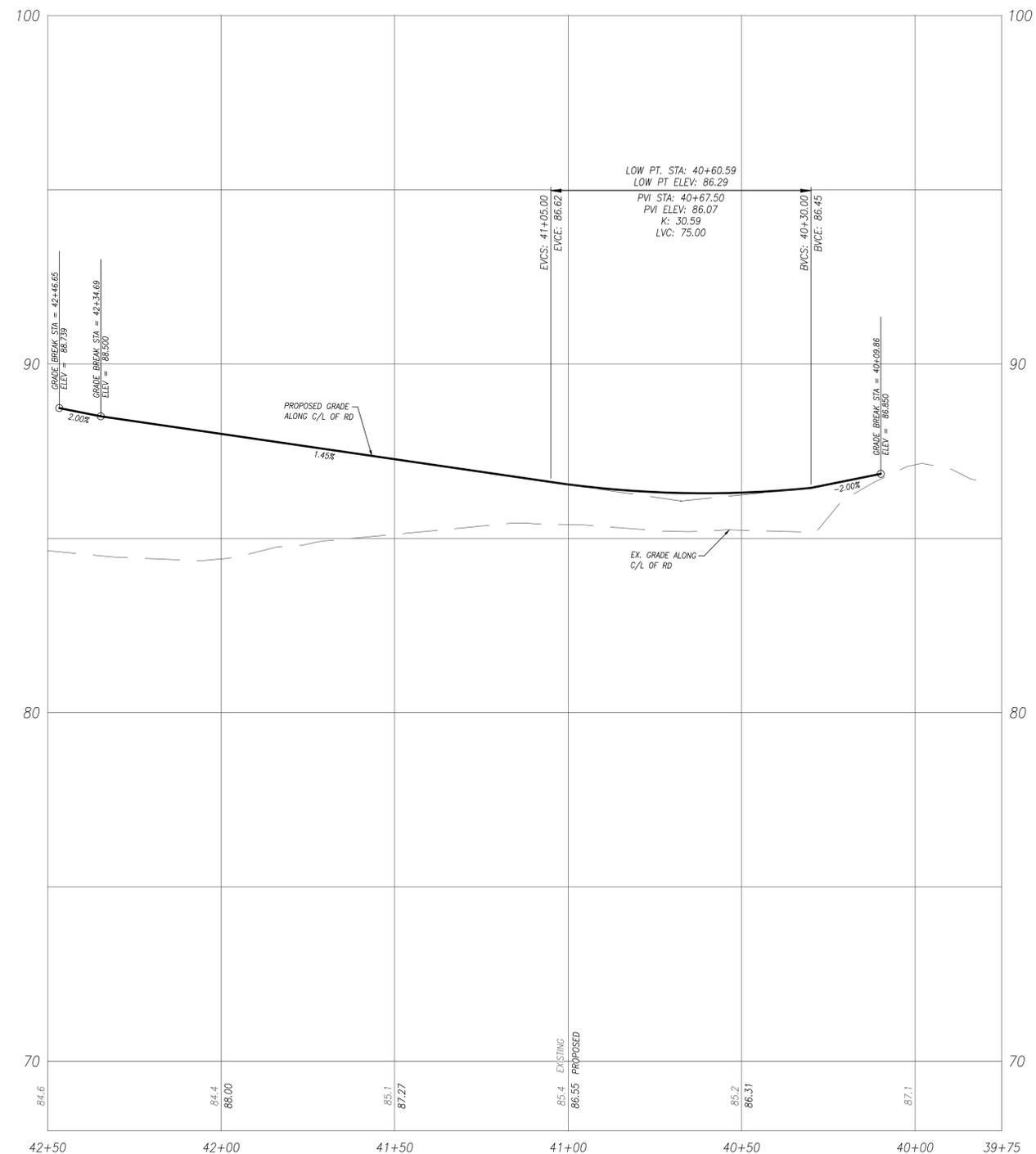
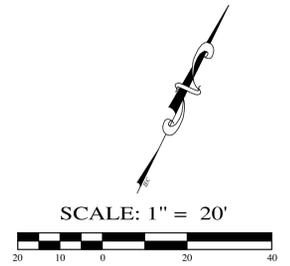
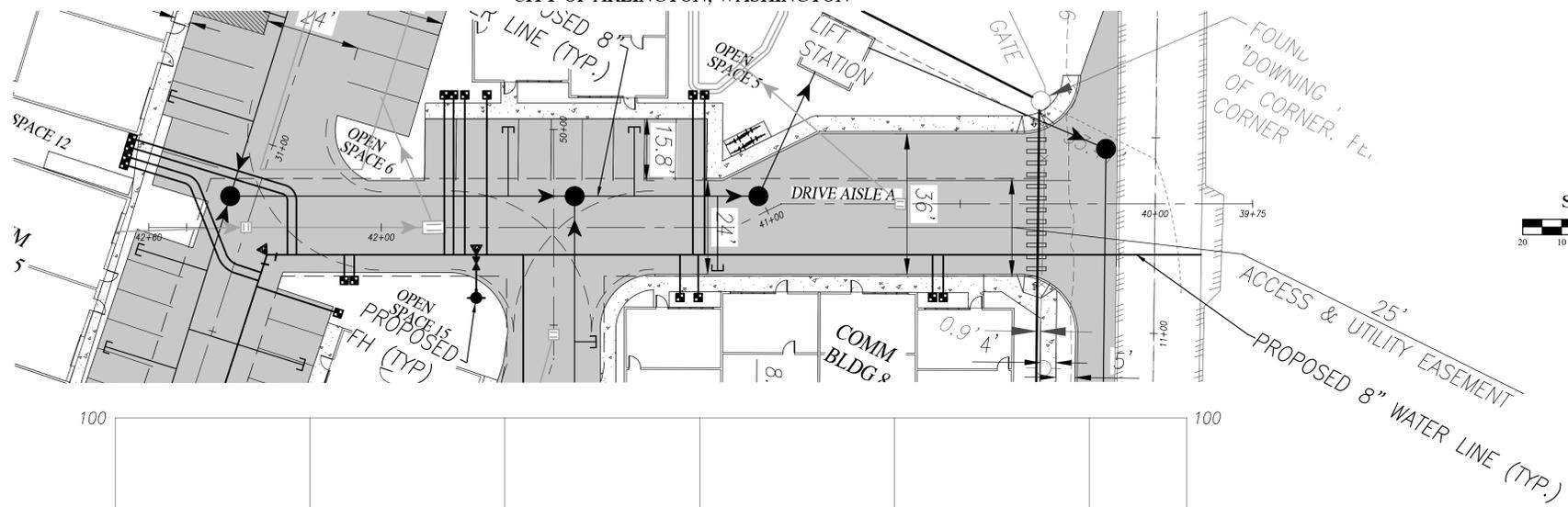
PRELIMINARY
ROAD AND UTILITY PLAN
SHEET
C3.0

02/16/2024

FOUND CASED CONC. MON.
W/PUNCHED R.R. SPIKE IN CONC.
DOWN 0.2'. VISITED 7-13-22

FOUND CASED CONC. MON.
W/3" BRASS DISK & 7"
DOWN 0.6'. VISITED 6-13-22

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
CITY OF ARLINGTON, WASHINGTON





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TAX ACCOUNT NO.'S: 31051700400600

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
SMOKEY POINT RIDGE

DWG FILENAME: 221220-PRELIM.DWG DESIGNED BY: JTK DATE: 05-03-2023 SCALE: 1"=20' JOB NO.: 22-1220

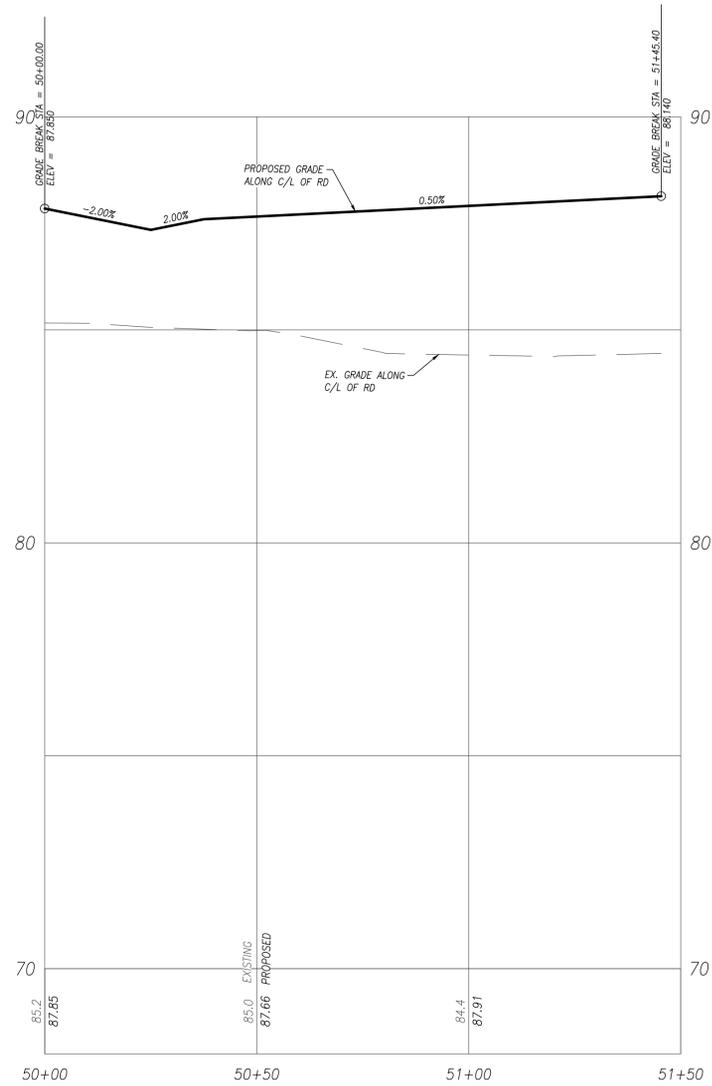
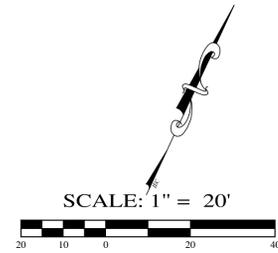
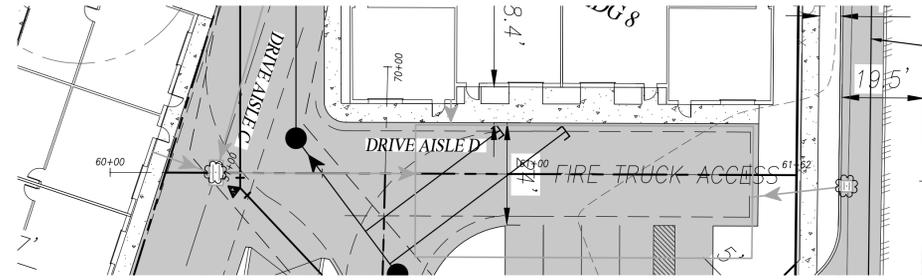
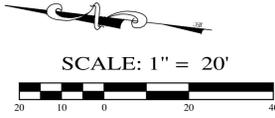
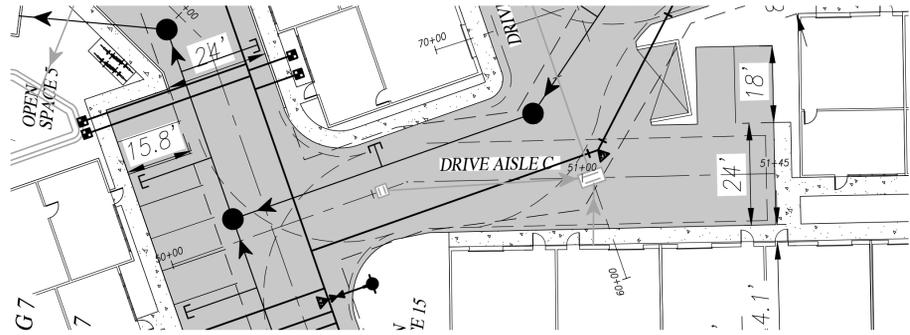
PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE SHEET C3.1

REV. NO.	DESCRIPTION	INITIALS	DATE

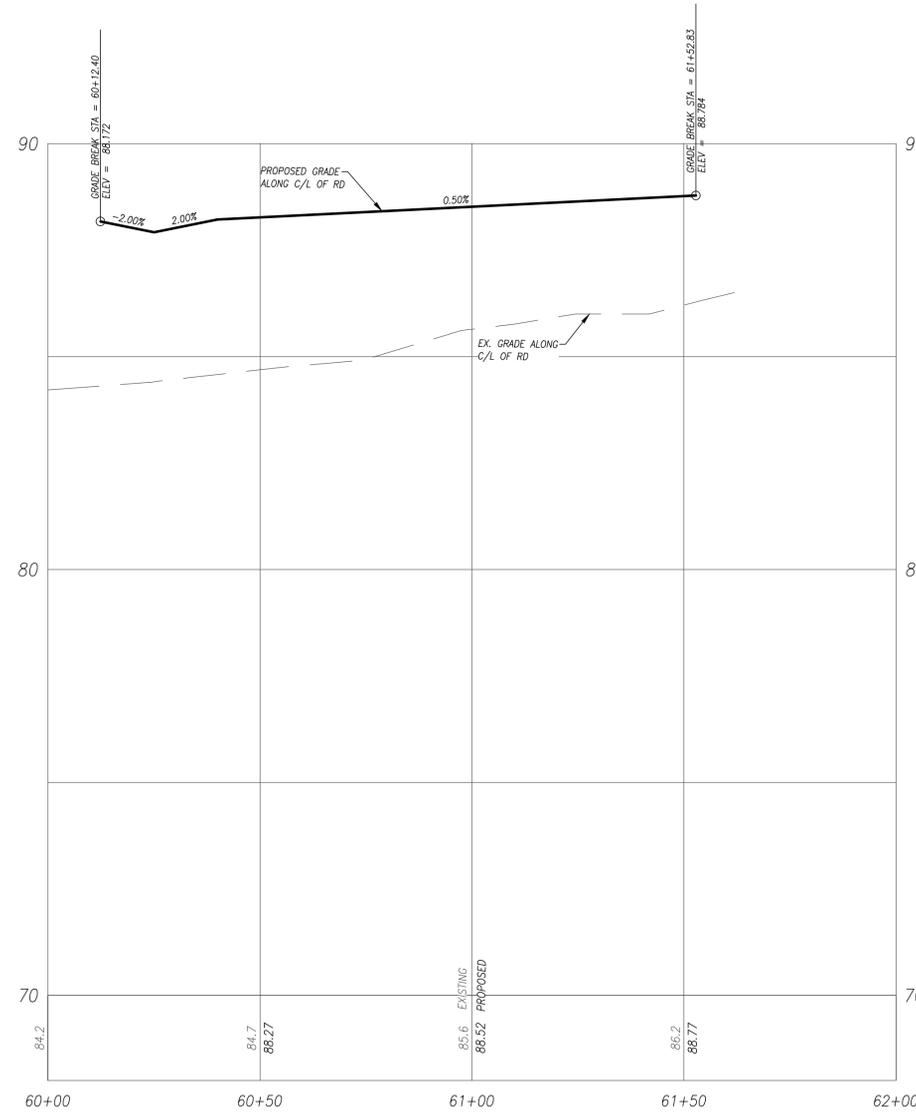


02/16/2024

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
CITY OF ARLINGTON, WASHINGTON



DRIVE AISLE C PROFILE
SCALE: 1"=20' HORIZONTAL 1"=2' VERTICAL



DRIVE AISLE D PROFILE
SCALE: 1"=20' HORIZONTAL 1"=2' VERTICAL

REV. NO.	DESCRIPTION	INITIALS	DATE





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ARLINGTON, WA 98223

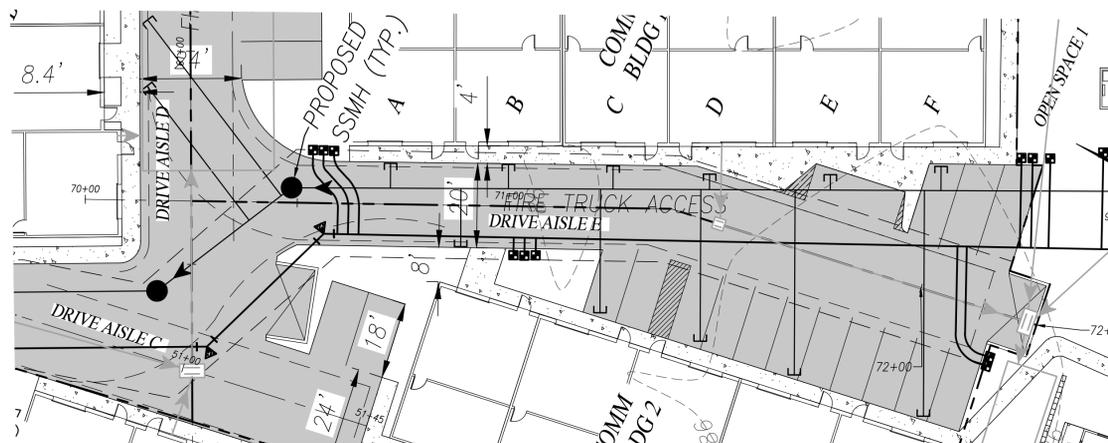
TAX ACCOUNT NO.'S: 31051700400600

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
SMOKEY POINT RIDGE

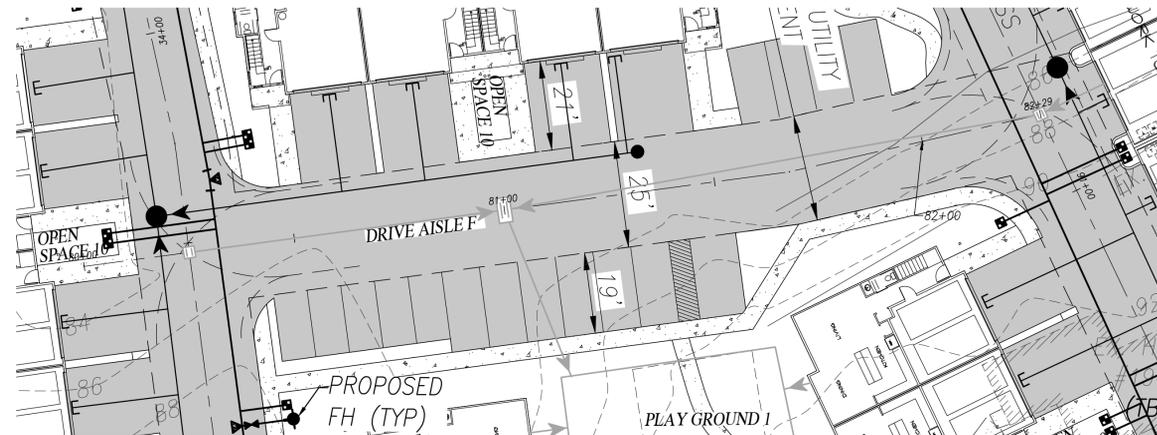
DWG FILENAME: 221220-PRELIM.DWG DESIGNED BY: JTK DATE: 05-03-2023 SCALE: 1"=20' JOB NO.: 22-1220

PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE SHEET C3.3

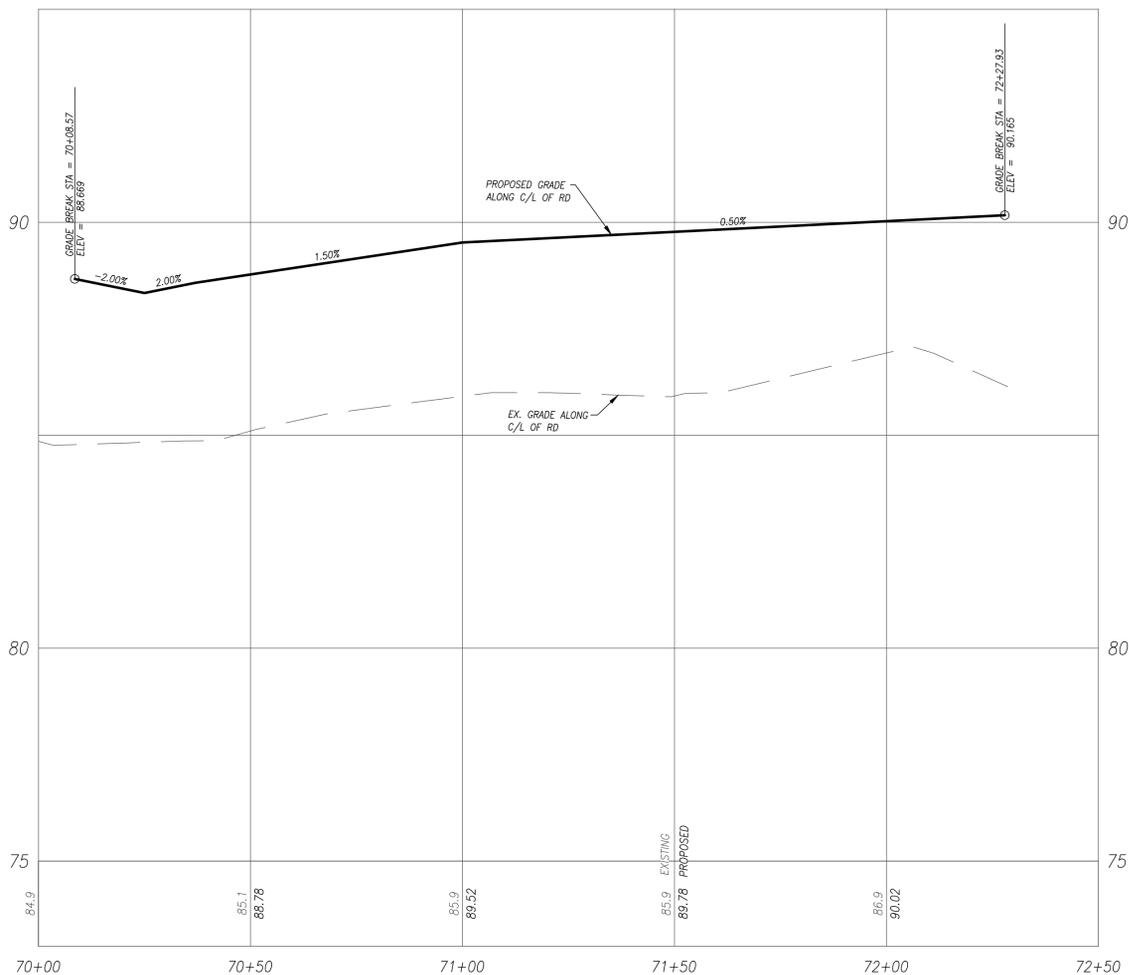
NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
CITY OF ARLINGTON, WASHINGTON



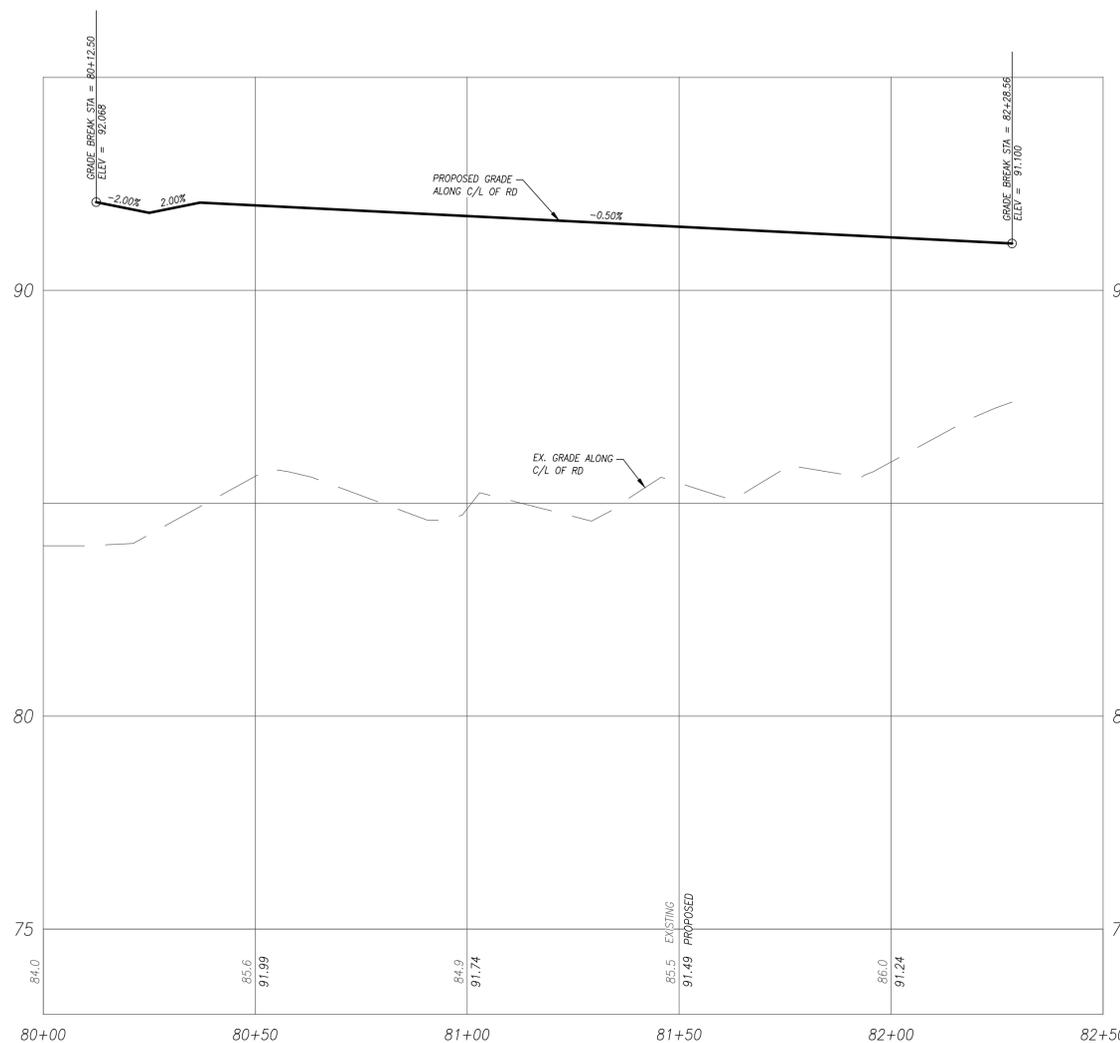
SCALE: 1" = 20'



SCALE: 1" = 20'



DRIVE AISLE E PROFILE
SCALE: 1"=20' HORIZONTAL 1"=2' VERTICAL



DRIVE AISLE F PROFILE
SCALE: 1"=20' HORIZONTAL 1"=2' VERTICAL

REV. NO.	DESCRIPTION	INITIALS	DATE



INSIGHT ENGINEERING CO.
P.O. BOX - 1478
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INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: 19402 SMOKEY POINT BLVD.
ARLINGTON, WA 98223
TAX ACCOUNT NO.'S: 31051700400600

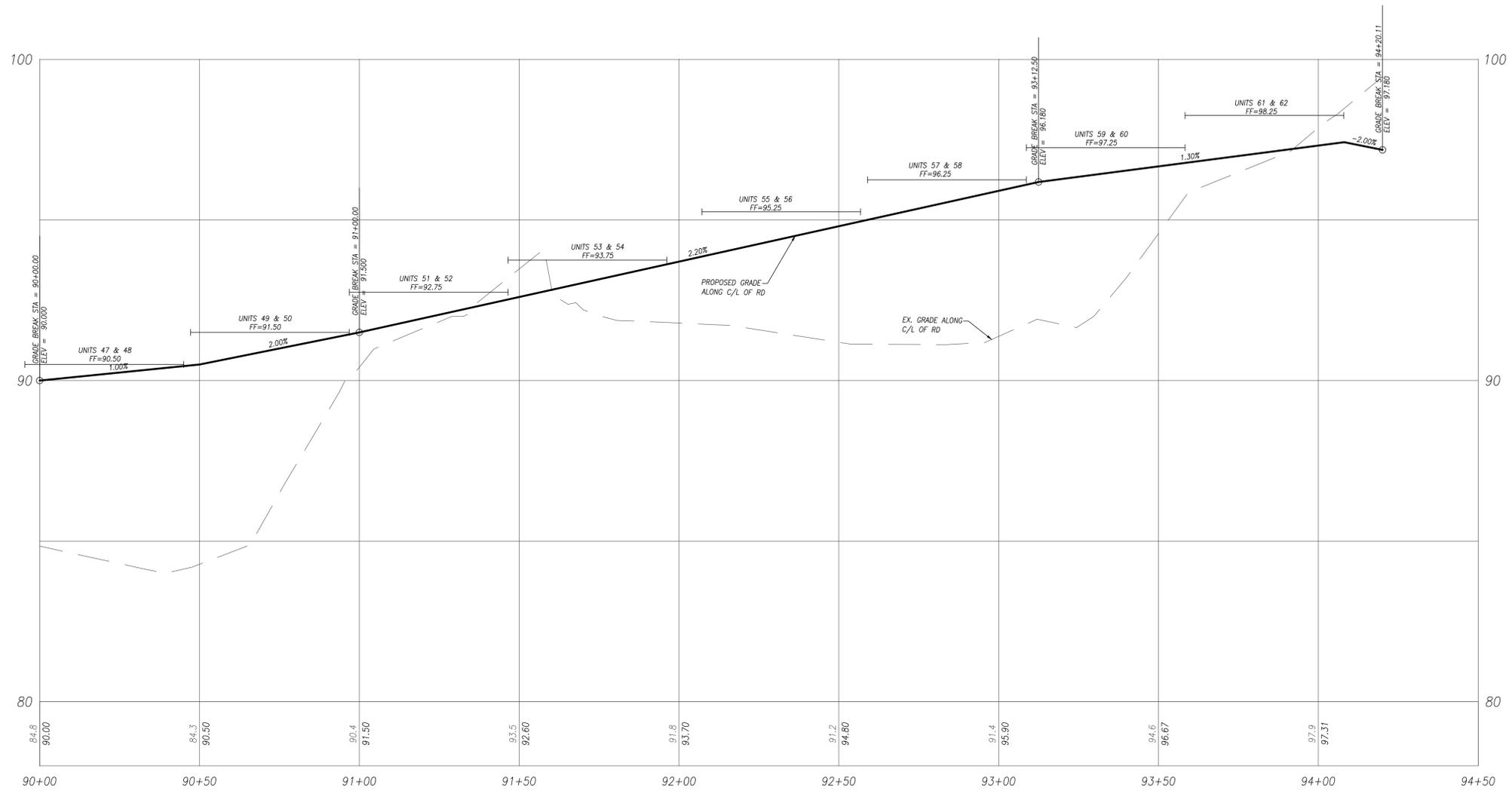
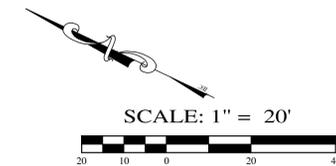
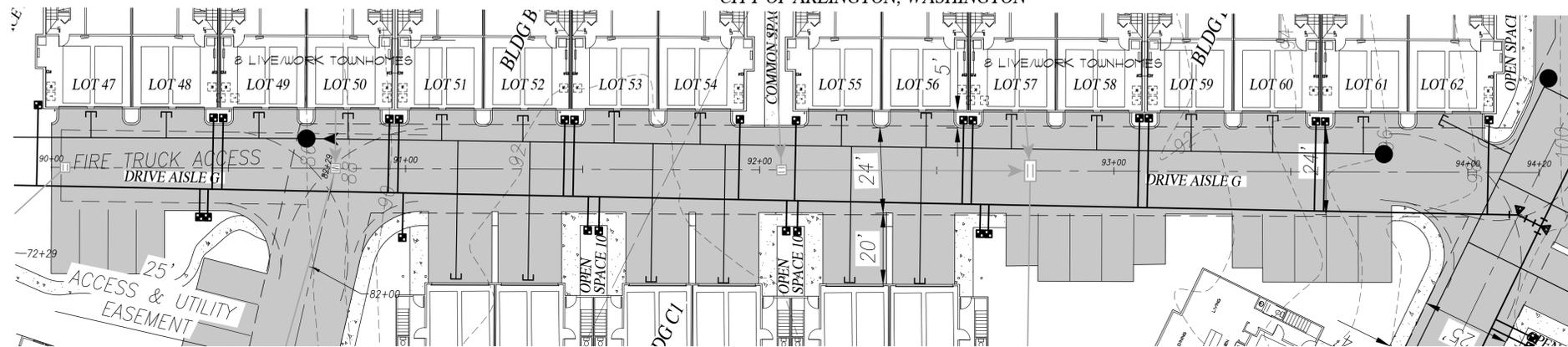
NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
SMOKEY POINT RIDGE

DWG FILENAME: 221220-PRELIM.DWG DESIGNED BY: JTK DATE: 05-03-2023 SCALE: 1"=20' JOB NO.: 22-1220

PRELIMINARY ROAD
AND UTILITY PLAN PROFILE

SHEET
C3.4

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
CITY OF ARLINGTON, WASHINGTON



DRIVE AISLE G PROFILE
SCALE: 1"=20' HORIZONTAL 1"=2' VERTICAL

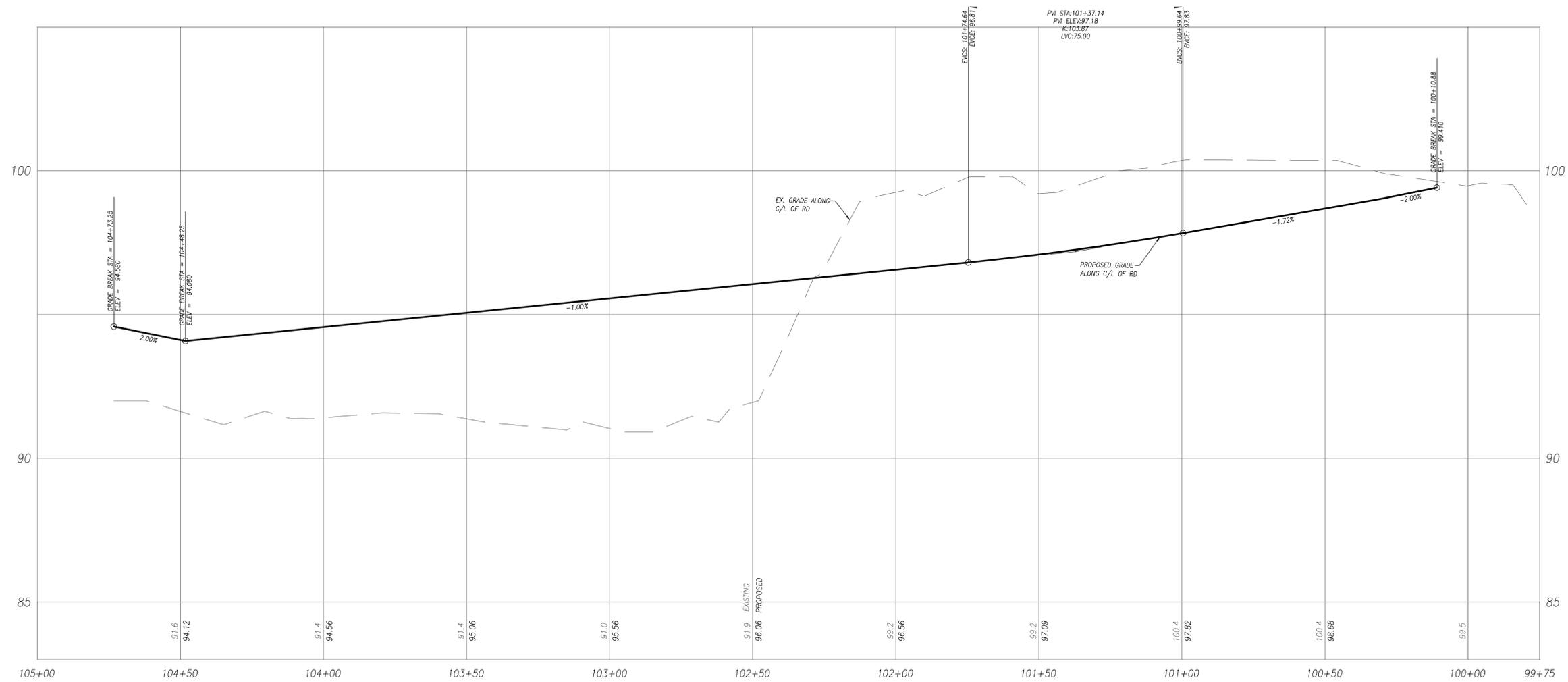
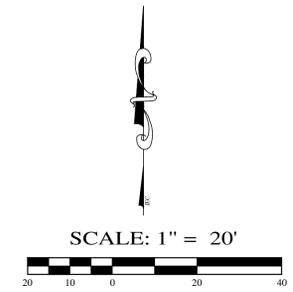
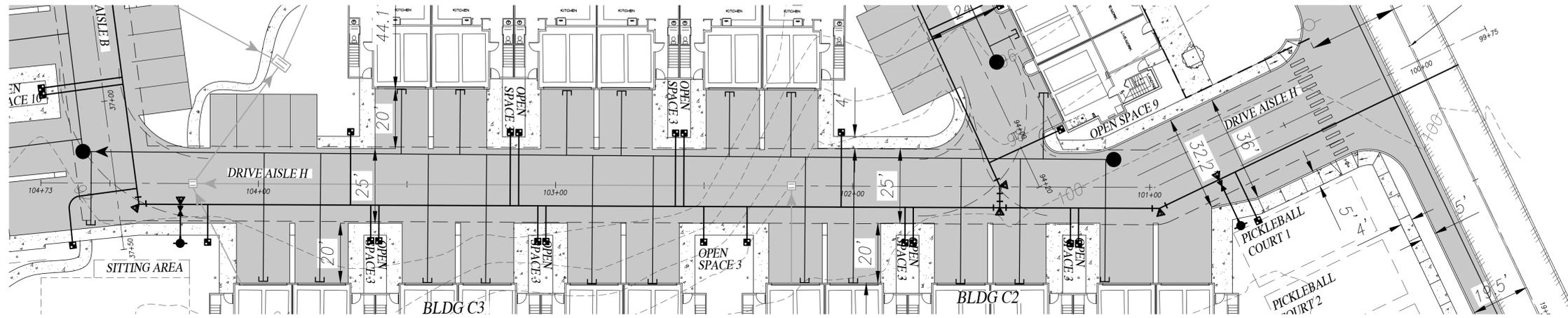
REV. NO.	DESCRIPTION	INITIALS	DATE

02/16/2024

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SITE ADDRESS: 19402 SMOKEY POINT BLVD. ARLINGTON, WA 98223	
TAX ACCOUNT NO.'S: 31051700400600	
NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M. SMOKEY POINT RIDGE	
DWG FILENAME: 221220-PRELIM.DWG	DESIGNED BY: JTK
DATE: 05-03-2023	SCALE: 1"=20'
JOB NO.: 22-1220	SHEET: C3.5
PRELIMINARY ROAD AND UTILITY PLAN PROFILE	

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
CITY OF ARLINGTON, WASHINGTON



DRIVE AISLE H PROFILE
SCALE: 1"=20' HORIZONTAL 1"=2' VERTICAL



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ARLINGTON, WA 98223
TAX ACCOUNT NO.'S: 31051700400600

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
SMOKEY POINT RIDGE

DWG FILENAME	DESIGNED BY	DATE	SCALE	JOB NO.
221220-PRELIM.DWG	JTK	05-03-2023	1"=20'	22-1220

PRELIMINARY ROAD
AND UTILITY PLAN PROFILE

SHEET
C3.6

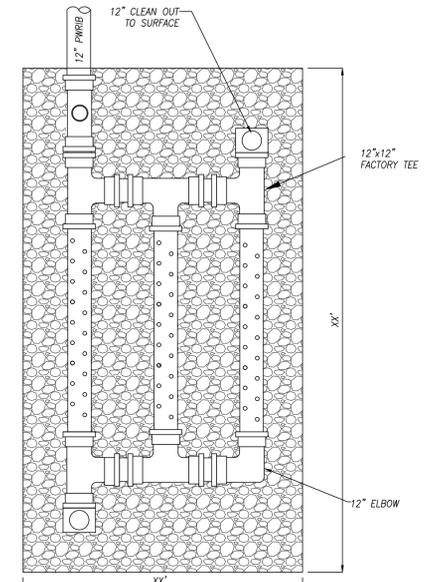
REV. NO.	DESCRIPTION	INITIALS	DATE



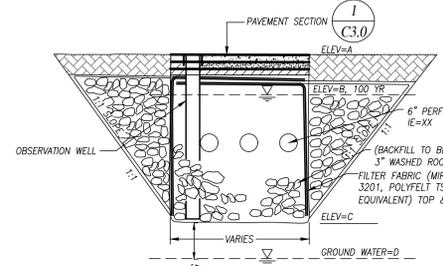
02/16/2024

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
CITY OF ARLINGTON, WASHINGTON

SCALE: 1" = 50'



1 TYPICAL MANIFOLD DETAIL
C4.0 NOT TO SCALE



2 INFILTRATION TRENCH SECTION
C4.0 NTS

DRAINAGE BASIN MAP
SCALE: 1"=60'

- INFILTRATION TRENCH 1
- INFILTRATION TRENCH 2
- INFILTRATION TRENCH 3
- INFILTRATION TRENCH 4
- INFILTRATION TRENCH 5
- BIORETENTION 1

SYSTEM	SIZE	A GROUND EL.	B TOP EL.	C BOTTOM EL.	D GROUNDWATER EL.
INFILTRATION TRENCH-1	2,245 SF x 2'	88.00	85.50	83.50	78.50
INFILTRATION TRENCH-2	2,465 SF x 2'	88.00	84.50	82.50	77.50
INFILTRATION TRENCH-3	1,875 SF x 2'	91.00	87.00	85.00	80.00
INFILTRATION TRENCH-4	3,308 SF x 2'	92.00	88.00	86.00	83.00
INFILTRATION TRENCH-5	7,590 SF x 2'	94.00	91.00	89.00	84.00
BIORETENTION-1	370 SF	86.50	86.00	85.50	79.00



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NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
SMOKEY POINT RIDGE

DWG FILENAME: 221220-PRELIM.DWG DESIGNED BY: JTK DATE: 05-03-2023 SCALE: 1"=50' JOB NO.: 22-1220

PRELIMINARY DRAINAGE PLAN SHEET C4.0



02/16/2024

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
CITY OF ARLINGTON, WASHINGTON

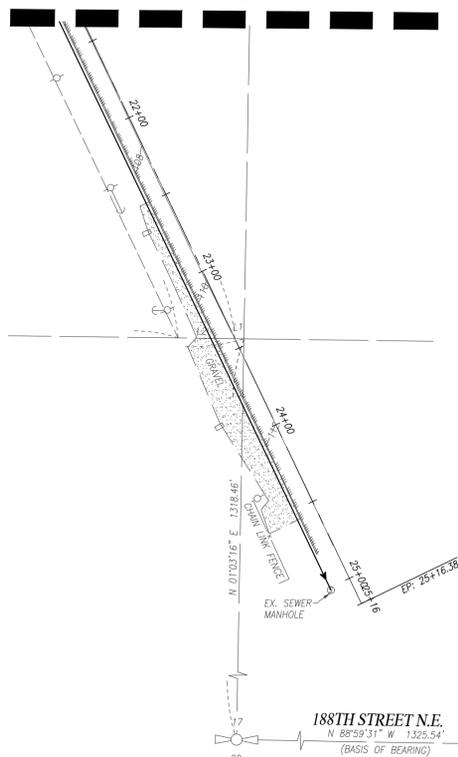
SCALE: 1" = 50'



R/W DEDICATION
26,965 SF (0.62 AC.)

SMOKEY PT. BLVD.

MATCH LINE TO TO LEFT



MATCH LINE TO TO RIGHT



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SMOKEY POINT RIDGE

DWG FILENAME	DESIGNED BY:	DATE:	SCALE:	JOB NO.:
221220-PRELIM.DWG	JTK	05-03-2023	1"=50'	22-1220

PRELIMINARY
SEWER AND WATER PLAN

SHEET
C5.0



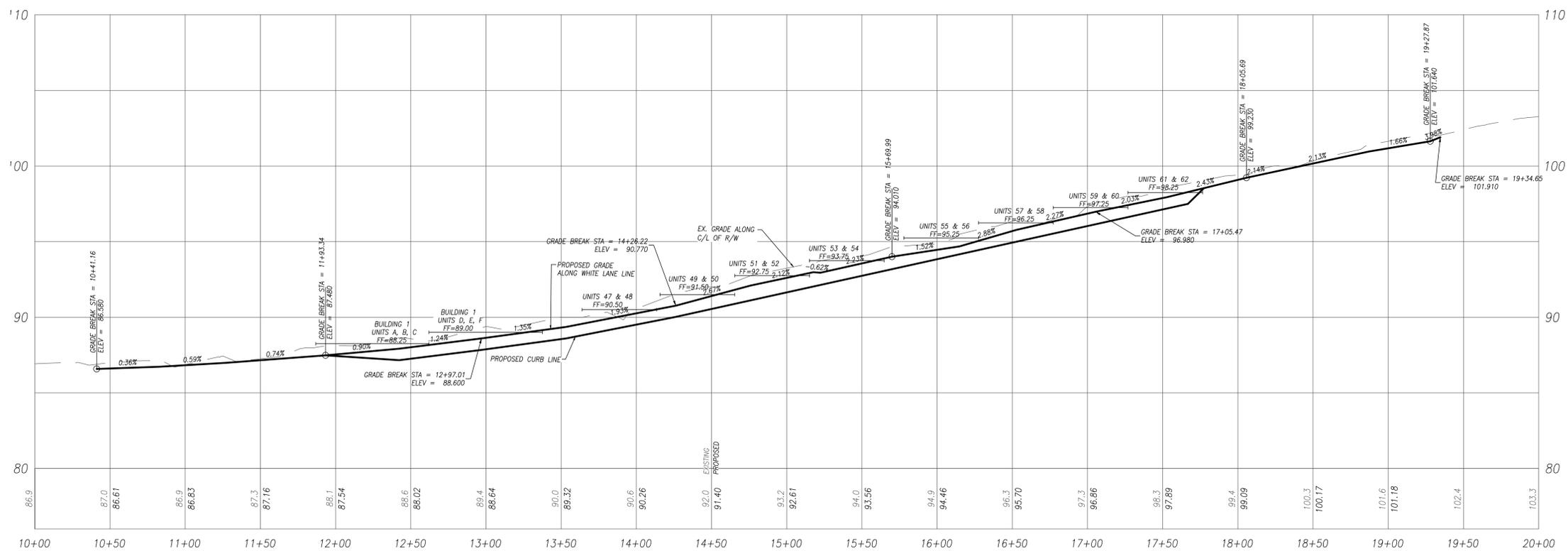
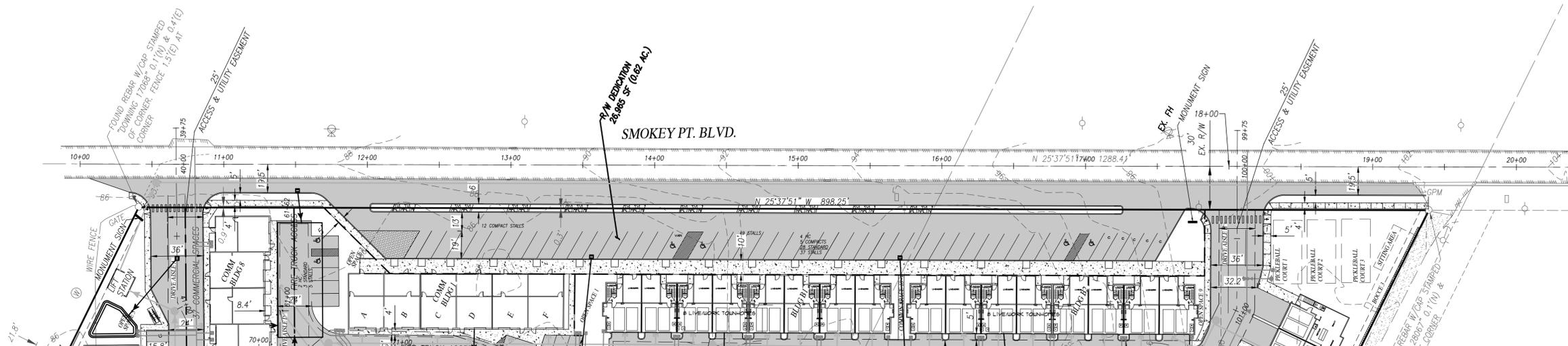
02/16/2024

FOUND CASED CONC. MON.
W/PUNCHED R.R. SPIKE IN CONC.
DOWN 0.2'. VISITED 7-13-22

FOUND CASED CONC. MON.
W/3" BRASS DISK & 7"
DOWN 0.6'. VISITED 6-13-22



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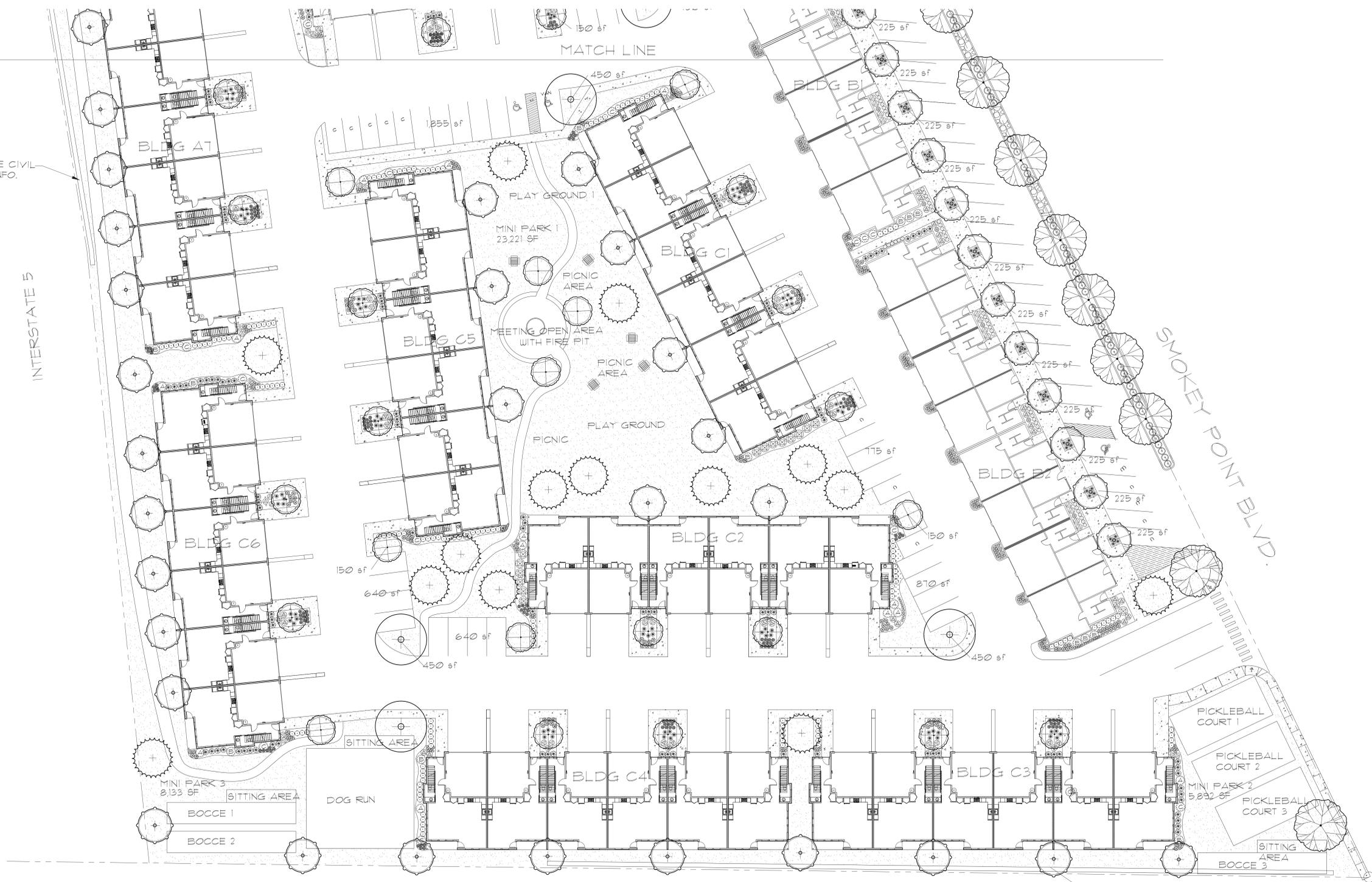
DWG FILENAME: 221220-PRELIM.DWG DESIGNED BY: JTK DATE: 05-03-2023 SCALE: 1"=40' JOB NO.: 22-1220

FRONTAGE IMPROVEMENT PLAN AND PROFILE SHEET C6.0

REV. NO.	DESCRIPTION	INITIALS	DATE

02/16/2024

BLOCK WALL (TYP.) SEE CIVIL GRADING FOR MORE INFO.



BLOCK WALL (TYP.) SEE CIVIL GRADING FOR MORE INFO.

NOTE: AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPE AREAS.



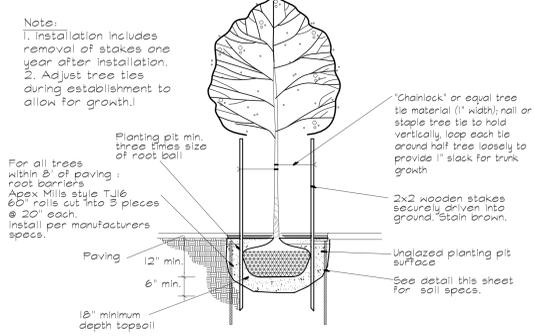
LANDSCAPE PLAN

SCALE: 1"=20'
0 10' 20' 40'

SHADE

PARKING AREA.....29,011 SF

TREE SHADE.....12,600 SF=43.2%



CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

THIS PLAN HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE CITY OF ARLINGTON CODES AND ORDINANCES. CONFORMANCE OF THE DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRE OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS AND/OR AUTHORIZATION WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO: WSDPW HYDRAULIC PROJECT APPROVAL (HPA), WSDPE NOTICE OF INTENT (NOI), ARMY CORP OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

BY: _____ DATE: _____
Development Services Manager

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER 18 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL.

24-2	2/20/24
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Proposed Building B for
SMOKEY POINT RIDGE
ARLINGTON WASHINGTON

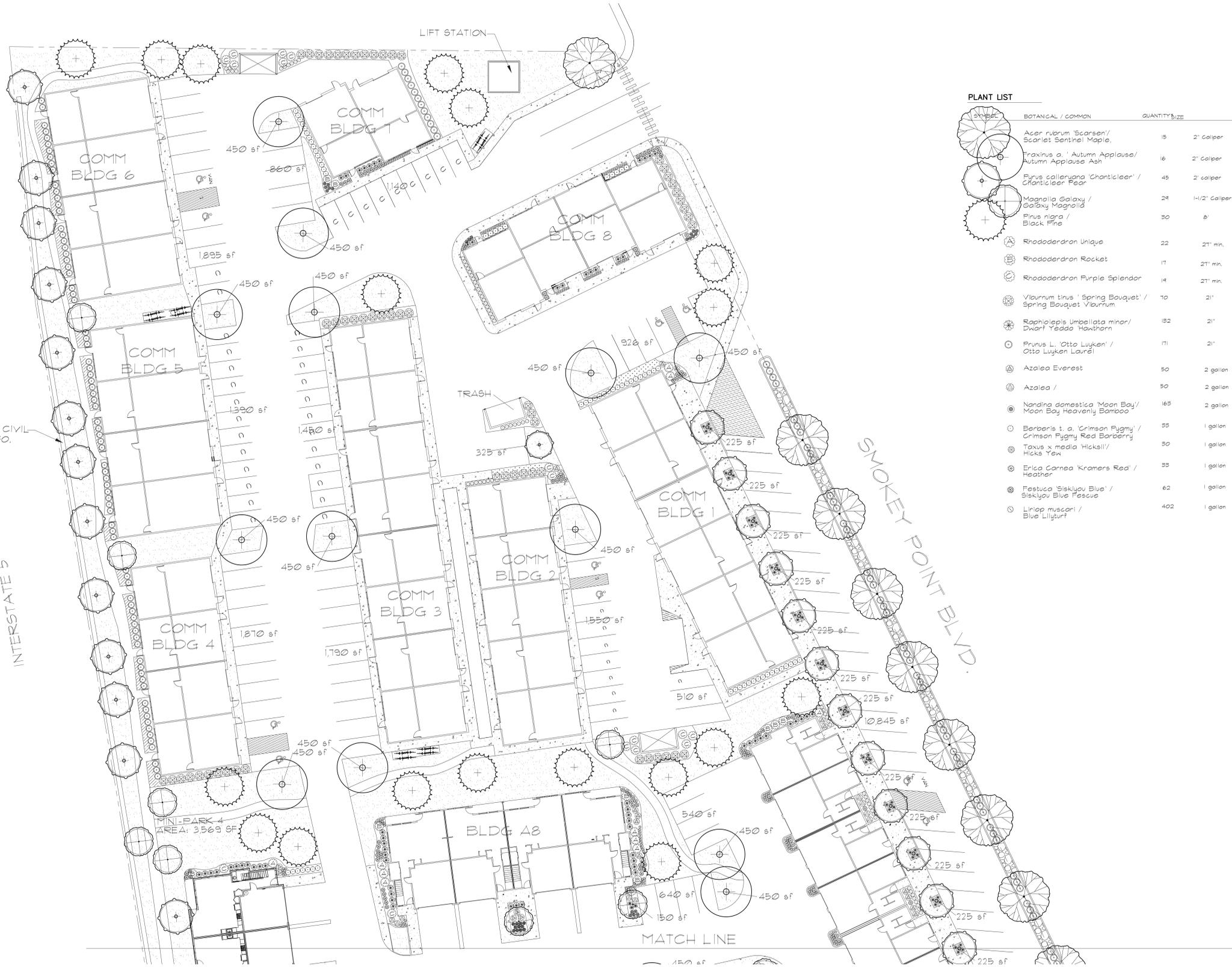


LANDSCAPE PLAN

MAIN STREET DESIGN
LANDSCAPE ARCHITECTURE
1000 1st Ave N
Burien, WA 98148
(206) 842-7686

BLOCK WALL (TYP.) SEE CIVIL GRADING FOR MORE INFO.

INTERSTATE 5



PLANT LIST

SYMBOL	BOTANICAL / COMMON	QUANTITY	SIZE	SPACING	CONDITION
	Acer rubrum 'Scarson' / Scarlet Sentinel Maple	15	2" Caliper	30' o.c.	B4B
	Fraxinus a. 'Autumn Applause' / Autumn Applause Ash	16	2" Caliper	per plan	B4B
	Pinus culleniana 'Chanticleer' / Chanticleer Pine	45	2" caliper	per plan	B4B
	Magnolia Galaxy / Galaxy Magnolia	24	1-1/2" Caliper	per plan	B4B
	Pinus nigra / Black Pine	30	2"	per plan	B4B
	Rhododendron Unique	22	21" min.	per plan	Full 4 bushy
	Rhododendron Rocket	17	21" min.	per plan	Full 4 bushy
	Rhododendron Purple Splendor	14	21" min.	per plan	Full 4 bushy
	Viburnum tinus 'Spring Bouquet' / Spring Bouquet Viburnum	70	21"	5' o.c.	Full 4 bushy
	Raphiopsis Umbellata minor / Dwarf Yucca Hawthorn	152	21"	5' o.c.	Full 4 bushy
	Prunus L. 'Otto Luyken' / Otto Luyken Laurel	171	21"	5' o.c.	Full 4 bushy
	Azalea Everest	50	2 gallon	5' o.c.	Full 4 bushy
	Azalea /	50	2 gallon	5' o.c.	Full 4 bushy
	Nandina domestica 'Moon Bay' / Moon Bay Heavenly Bamboo	165	2 gallon	5' o.c.	Full 4 bushy
	Berberis t. a. 'Crimson Pygmy' / Crimson Pygmy Red Barberry	35	1 gallon	5' o.c.	Full 4 bushy
	Taxus x media 'Hicksii' / Hicks Yew	30	1 gallon	5' o.c.	Full 4 bushy
	Erica Carnea 'Kramers Red' / Heather	35	1 gallon	5' o.c.	Full 4 bushy
	Festuca 'Siskiyou Blue' / Siskiyou Blue Fescue	62	1 gallon	5' o.c.	Full 4 bushy
	Lilip muscari / Blue Lilyturf	402	1 gallon	5' o.c.	Full 4 bushy

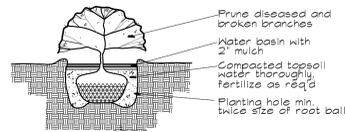
NOTE:
AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPE AREAS.

NOTES

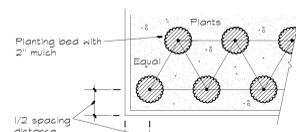
- Subgrades, including berms, to within 1/10th foot provided by General Contractor unless otherwise noted.
- Subgrade shall be scarified and retolled to a depth of 24"
- 4" depth 3-way topsoil or equal in all planting areas.
- 2" depth fine grade bark mulch in all planting beds.
- All plant material shall be healthy, full and conform to USA standard nursery stock, latest edition.
- Plant material or size or kind not available may be substituted only with approval of Landscape Architect or Owner.
- 2" depth fine grade bark mulch in all planting beds.
- All tree pits shall be inspected to insure proper drainage.
- Positive drainage shall be maintained. Mound planting areas minimum 6"
- Landscape Contractor shall maintain site until final inspection and acceptance by owner. 1 year guarantee on all plant material.



LANDSCAPE PLAN
SCALE: 1"=20'



SHRUB PLANTING DETAIL
No Scale



GROUND COVER SPACING DETAIL
No Scale- Triangular Spacing

CITY OF ARLINGTON
CONSTRUCTION REVIEW APPROVAL

THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: Development Services Manager

DATE: _____ THIS APPROVAL VALID FOR 18 MONTHS

Proposed Building B for
SMOKEY POINT RIDGE
ARLINGTON WASHINGTON

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Ken L. Lundy
CERTIFICATE NO. 365

LANDSCAPE PLAN
MAIN STREET DESIGN
LANDSCAPE ARCHITECTURE
3402 Third Court
Burien, WA 98148
(206) 842-7886
www.mainstreetdesign.com

sheet
LANDSCAPE PLAN
L-2



Electrical Consultants, Inc.
19015 36th Avenue West, Suite E
Lynnwood, Washington 98036
Phone (425) 775-1799 FAX (425) 774-9870

PROJECT:
SMOKEY POINT RIDGE

LOCATION:
**19402 SMOKEY POINT
BLVD ARLINGTON, WA,
98223**

NO.	DATE	REVISION

DATE: _____

DRAWING SCALE: (AT 24X36) _____

PROJECT DESIGNER: _____

HF _____

CHECKED BY: _____

BAA _____

SEAL _____



TITLE
**SITE LIGHTING
PLAN**

PROJECT NO.
24012
DATE
MARCH 1, 2024

SHEET NUMBER
E1.01

LIGHTING FIXTURE SCHEDULE										
IMAGE	DESIGNATION	DESCRIPTION	SOURCE	LUMENS	BUG RATING	MOUNTING	MANUFACTURER	VA	QTY	TOTAL LUMENS
SITE										
	S1	15'-0" POLE MOUNTED AREA LIGHT FIXTURE	LED 4000K	9,411	B1-U0-G1	POLE MOUNT	COOPER LIGHTING SOLUTIONS - GALN-S4C-740-U-T4FT-GM	63	14	131,754
	S2	WALL MOUNTED AREA LIGHT FIXTURE	LED 3000K	3,975	B1-U0-G1	WALL MOUNT	COOPER LIGHTING SOLUTIONS - GWC-AF-02-LED-E1-T3-GM	34	48	190,800
	S3	CANOPY MOUNTED DOWNLIGHT	LED 3000K	716	---	CEILING RECESSED	COOPER LIGHTING SOLUTIONS - SMD6R69SWH	9.2	44	31,504
TOTAL SITE LUMENS =										354,058
TOTAL LUMENS ALLOWED: 7.5 LUMENS/SF x 83,367 SF =										625,253
TOWNHOME ENTRANCES										
	R1	WALL MOUNTED LIGHT FIXTURE - RESIDENT ENTRANCE	LED 3500K	897	---	WALL MOUNT	OXYGEN LIGHTING - 3-727-22	29.4	44	29.4

Table 20.110-17: Lighting Zones										
	T4-MS	T4-F	T4N-SV	T4N-MV	T5-MS	T5-F	T5N-LV	T5N-MV	HOC	AC
LZ-1			X							
LZ-2										
LZ-3				X			X	X		
LZ-4	X	X			X	X				

Table 20.110-18: Total Site Lumen Limits				
	LZ-1	LZ-2	LZ-3	LZ-4
Total site lumens allowed per square foot of impervious/semi-pervious surface area	1.25 Lumens	2.5 Lumens	5.0 Lumens	7.5 Lumens

Total Site Lumen Limit: The total installed initial luminaire lumens of all outdoor lighting may not exceed the total site lumen limit of Table 20.110-18 Total Site Lumen Limits, except as otherwise permitted by this section. The total installed initial luminaire lumens is calculated as the sum of the initial luminaire lumens for all luminaires. For sites with existing outdoor lighting, the existing lighting must be included in the calculation of total installed lumens.

Maximum BUG Ratings: All luminaires must be rated and installed according to Table 20.110-19, Maximum BUG Ratings, which describes the maximum backlight (B), up light (U), and glare (G), as rated by the luminaire manufacturer, allowed in each lighting zone. Luminaires equipped with adjustable mounting devices permitting alteration of luminaire aiming are not permitted.

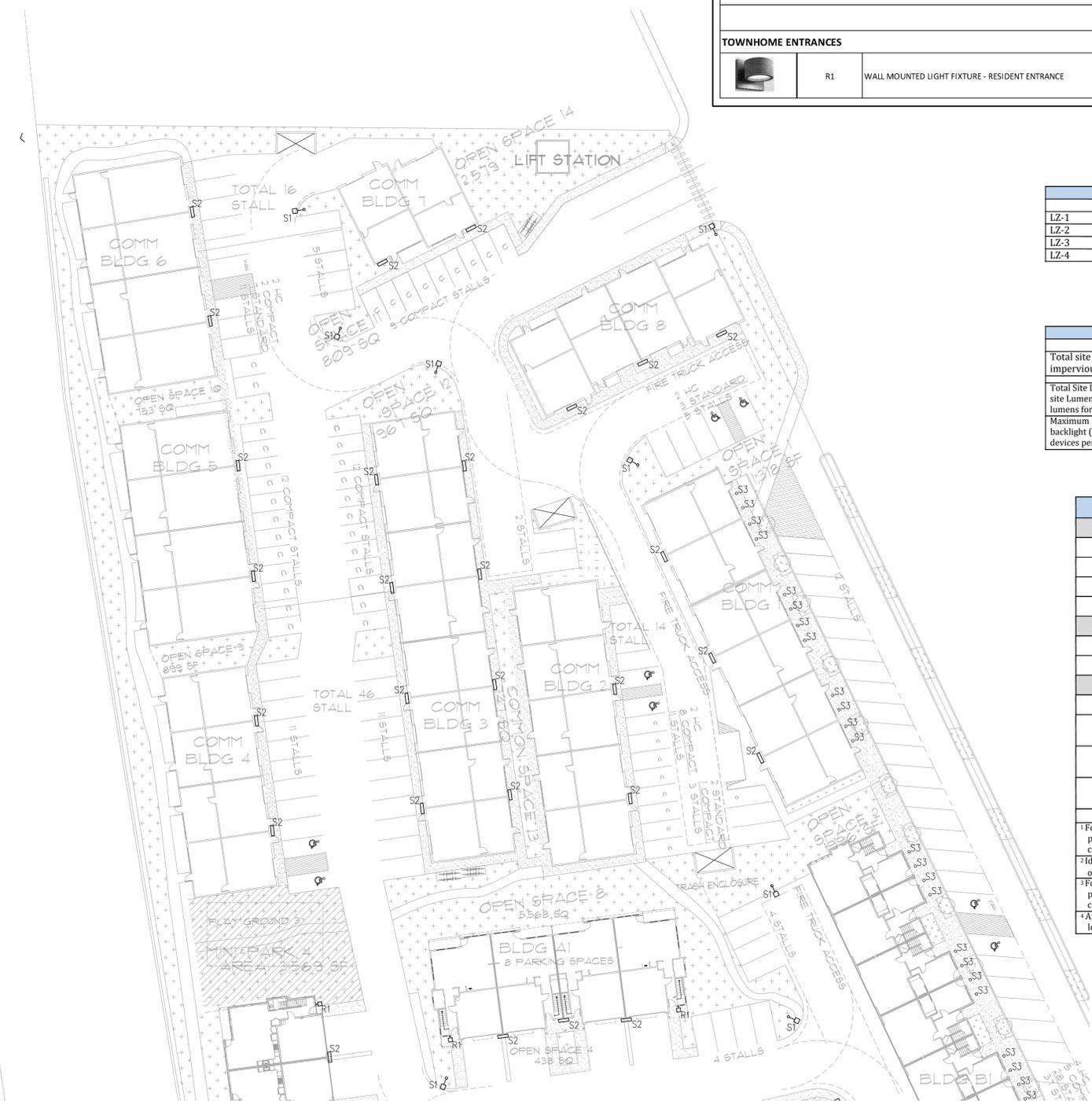
Table 20.110-19: Maximum BUG Ratings				
MAXIMUM ALLOWABLE BACKLIGHT (B) RATING ¹	LZ-1	LZ-2	LZ-3	LZ-4
Greater than two mounting heights from property line	B3	B4	B5	B5
1 to less than 2 mounting heights from property line and ideally oriented ²	B2	B3	B3	B4
0.5 to 1 mounting heights from property line and ideally located ²	B1	B2	B3	B3
Less than 0.5 mounting height to property line and properly oriented ²	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT (U) RATING				
Allowed up light rating	U1	U2	U3	U4
Allowed % light emission above 90 degrees for street or area lighting	0%	0%	0%	0%
MAXIMUM ALLOWABLE GLARE (G) RATING ³				
Allowed glare rating	G1	G2	G3	G4
Any luminaire not ideally oriented ⁴ with 1 to less than 2 mounting heights to any property line of concern	G0	G1	G1	G2
Any luminaire not ideally oriented ⁴ with 0.5 to 1 mounting heights to any property line of concern	G0	G0	G1	G1
Any luminaire not ideally oriented ⁴ with less than 0.5 mounting heights to any property line of concern	G0	G0	G0	G1

¹ For property lines that abut public walkways, bikeways, plazas, and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purposes of determining compliance with this section. For property lines that abut public roadways, the property line may be considered to be the centerline of the public roadway for the purposes of determining compliance with this section.

² Ideally oriented means the luminaire is mounted with the backlight portion of the light output oriented perpendicular and towards the property line of concern.

³ For property lines that abut public walkways, bikeways, plazas, and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purposes of determining compliance with this section. For property lines that abut public roadways, the property line may be considered to be the centerline of the roadway for purposes of determining compliance with this section.

⁴ Any luminaire that cannot be mounted with its backlight perpendicular to any property line within twice the mounting height of the luminaire location must meet the reduced allowed glare.



SITE LIGHTING PLAN - NORTH
SCALE: 1"=10'-0"



INTERSTATE 5



Electrical Consultants, Inc.
 19015 36th Avenue West, Suite E
 Lynnwood, Washington 98036
 Phone (425) 775-1799 FAX (425) 774-9870

PROJECT:
SMOKEY POINT RIDGE

LOCATION:
**19402 SMOKEY POINT
 BLVD ARLINGTON, WA,
 98223**

NO.	DATE	REVISION

DATE:

DRAWING SCALE: (AT 24X36)

PROJECT DESIGNER:

HF

CHECKED BY:

BAA

SEAL



TITLE
**SITE LIGHTING
 PLAN**

PROJECT NO.
 24012
 DATE
 MARCH 1, 2024

SHEET NUMBER
E1.02



SITE LIGHTING PLAN - SOUTH
 SCALE: 1"=10'-0"

