

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
TOTAL	24

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 20.52.010
 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 20.52.010
 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
TOTAL EXISTING IMPERVIOUS AREA	=	3,984 SF

REMOVED IMPERVIOUS AREA:

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

PROPOSED NEW & REPLACE ONSITE IMPERVIOUS AREA:

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

PROPOSED FRONTAGE IMPERVIOUS AREA:

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

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.

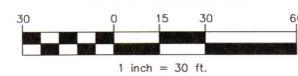
SITE INFORMATION:

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:

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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
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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

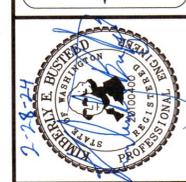
SURVEYOR:

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):

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 RANDY@CASCADESURVEYING.COM

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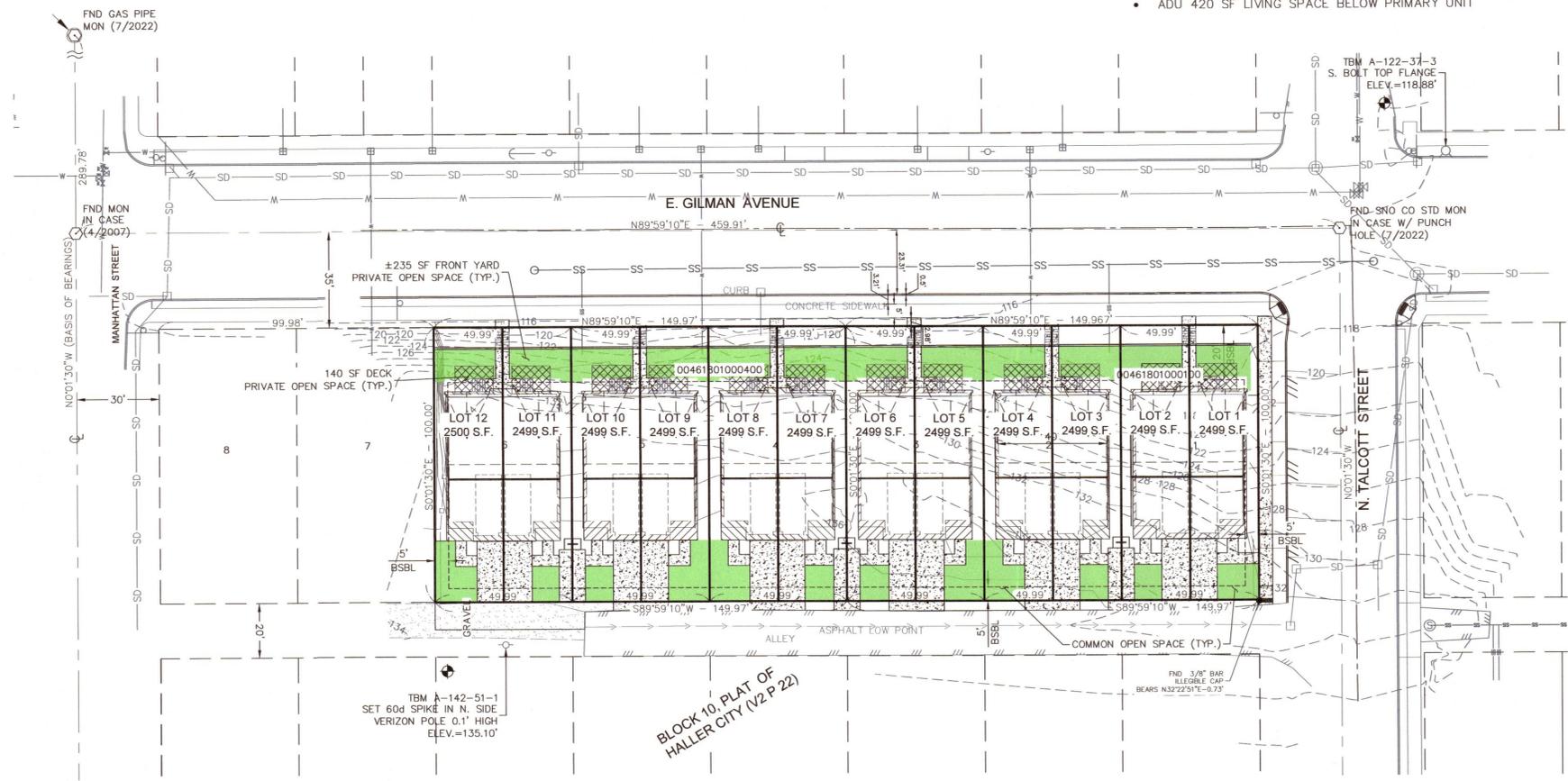


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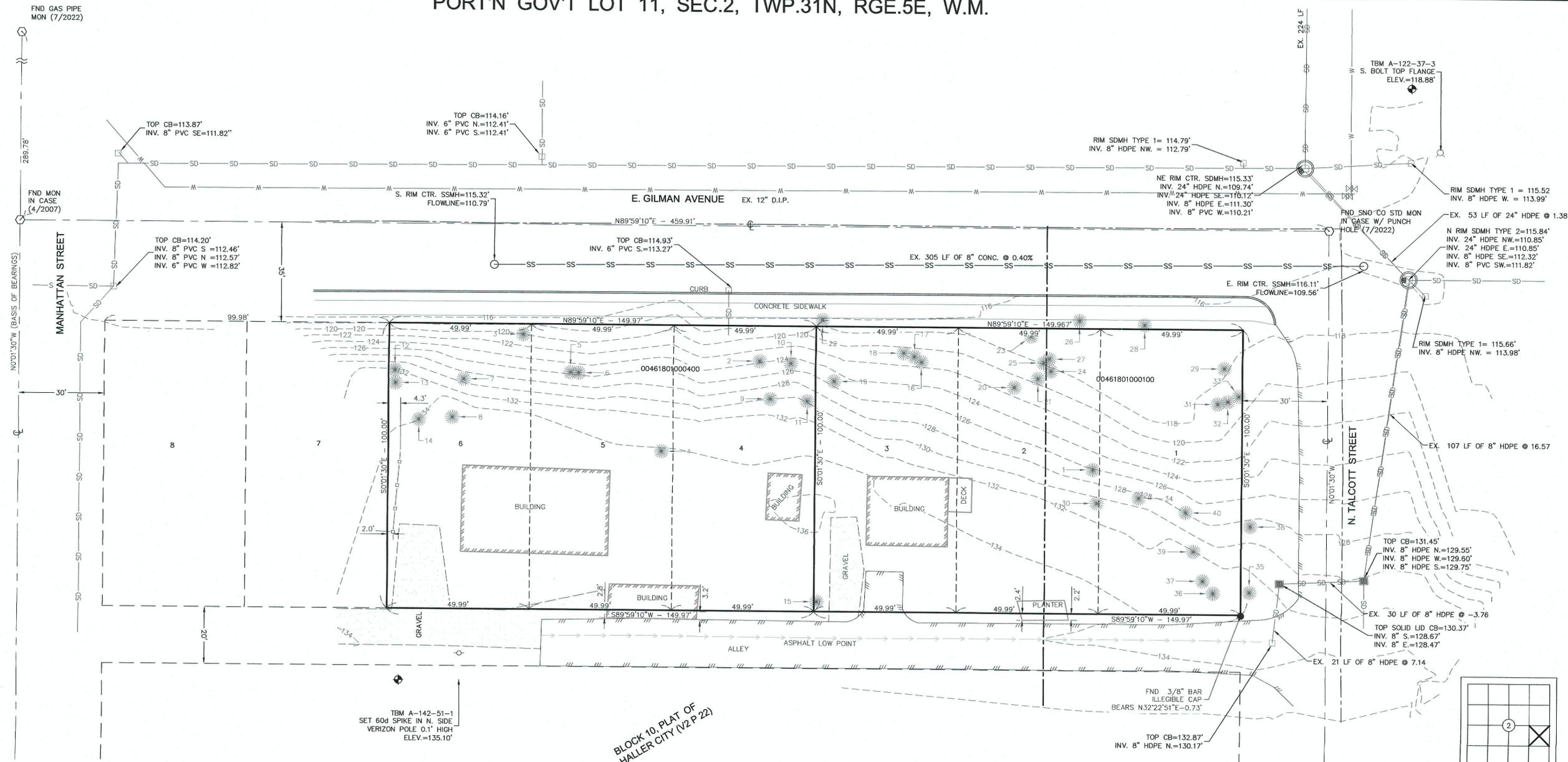
RIVERTOWN DUPLEXES
 UNIT LOT SUBDIVISION
COVER & PRELIM UNIT LOT
SUBDIVISION SITE PLAN
 PLN#1115/1116
 CITY OF ARLINGTON

Zoning Approval
 PLN #1115
 April 8, 2024
 Amy Rusko

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



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



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:

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- EX SEWER MANHOLE
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- EX CATCH BASIN TYPE 2
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- EXISTING SIDEWALK
- EXISTING GRAVEL
- EXISTING ASPHALT
- EXISTING BUILDING
- EXISTING DECK
- EXISTING PLANTER
- ROW CENTERLINE

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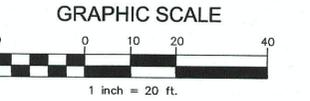
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Zoning Approval
PLN #1115
April 8, 2024

Amy Rusko
City of Arlington

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'

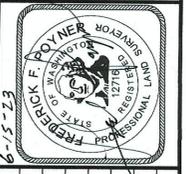
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CASCADE ENGINEERING & SURVEYING, INC.
Engineers Surveyors Planners

P.O. BOX 326
ARLINGTON, WASHINGTON 98223
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(360) 435-5551



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RIVERTOWN TOWNHOMES
UNIT LOT SUBDIVISION

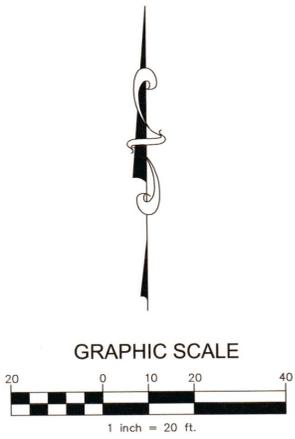
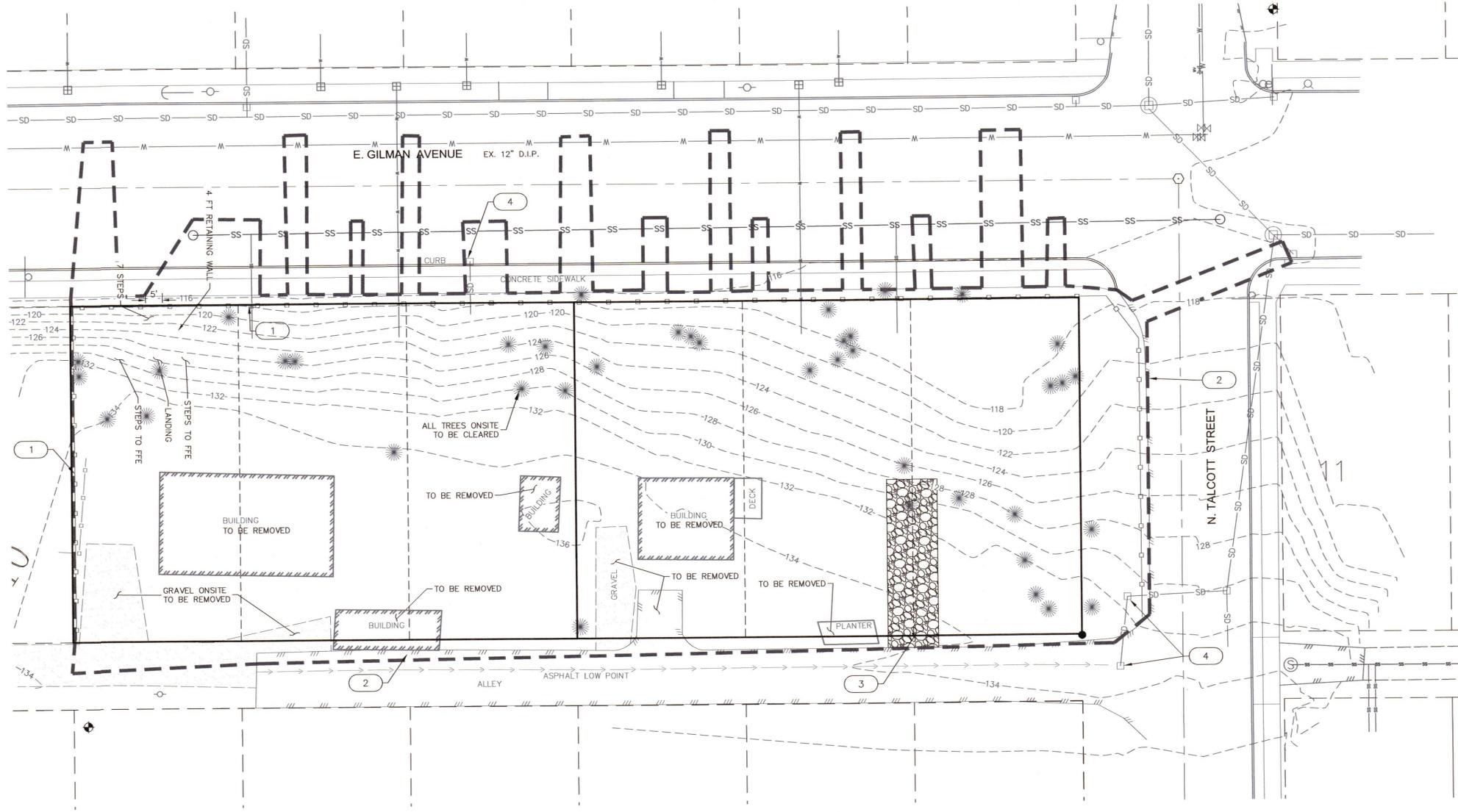
EXISTING SURVEY & TREE PLAN

CITY OF ARLINGTON

2 OF 45

23305

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



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

Zoning Approval
PLN #1115
April 8, 2024

Amy Rusko
City of Arlington

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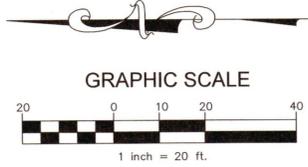


NO.	REVISION	DATE	BY

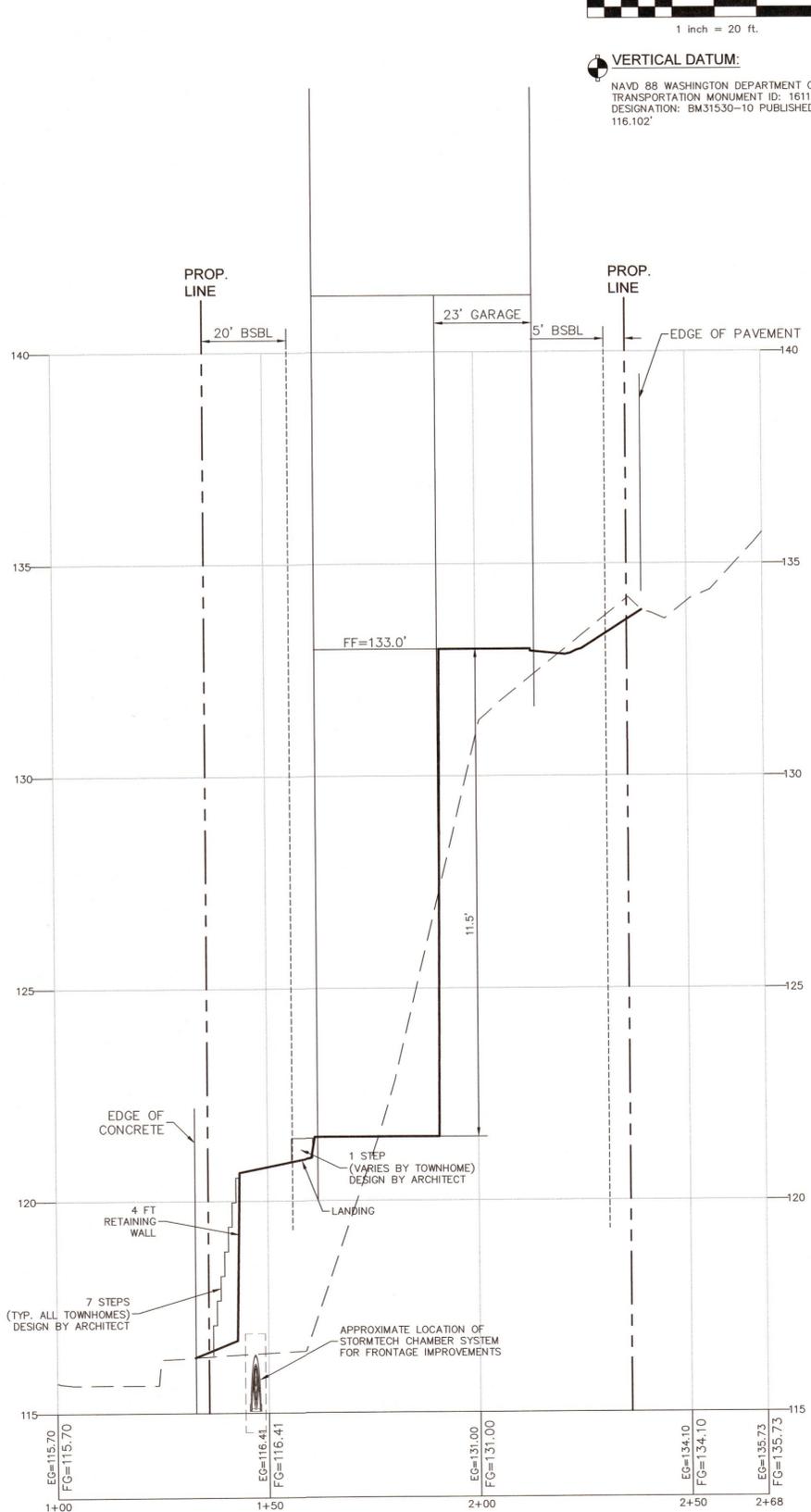
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DRAWN	BH	DATE	2/23
CHECKED	KB	DATE	5/23
FIELD BOOK		ARL 142	
REF:			

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

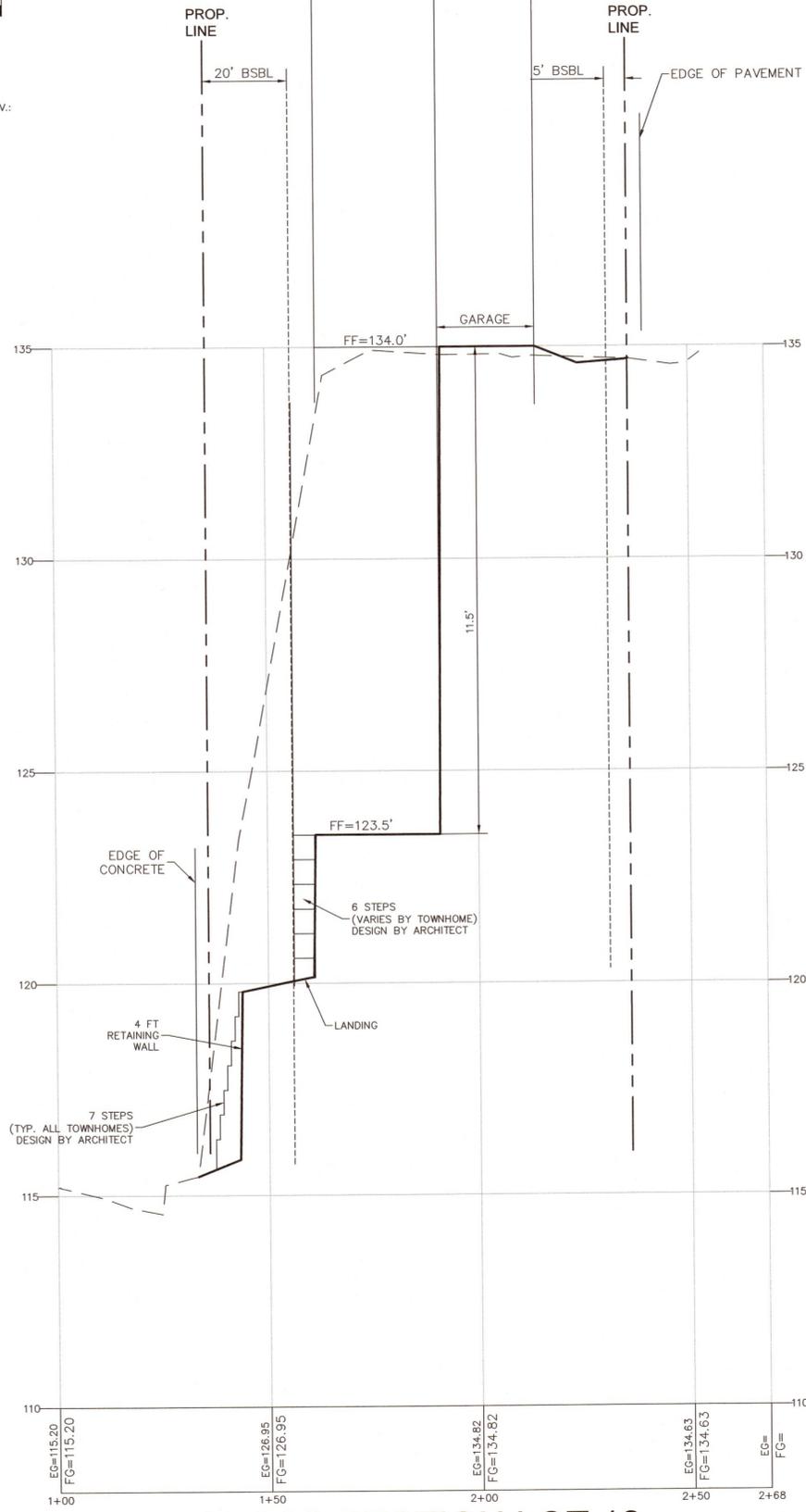
PORT'N GOV'T LOT 11, SEC.2, TWP.31N, RGE.5E, W.M.



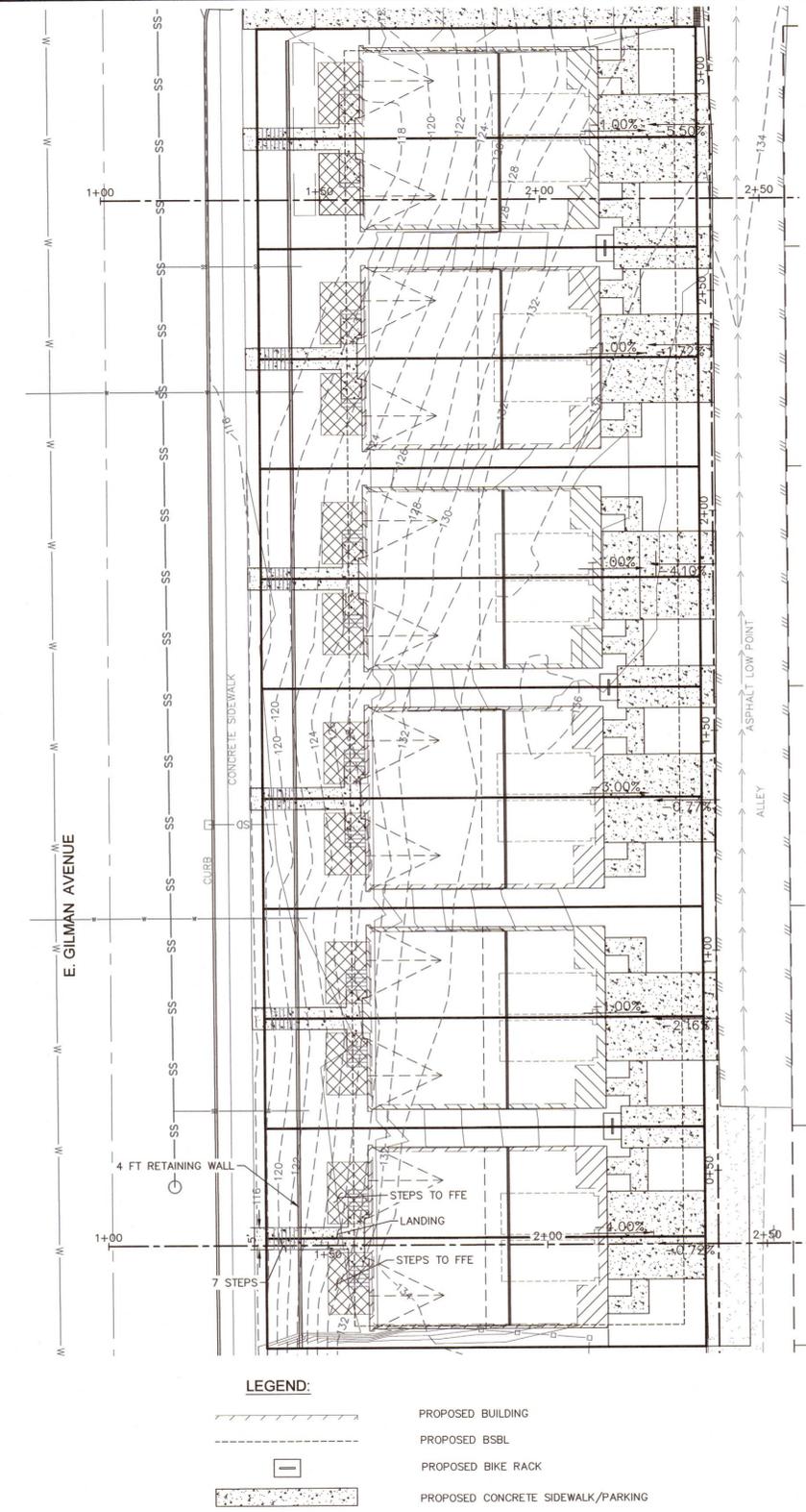
VERTICAL DATUM:
 NAVD 88 WASHINGTON DEPARTMENT OF TRANSPORTATION MONUMENT ID: 1611
 DESIGNATION: BM31530-10 PUBLISHED ELEV.: 116.102'



CROSS SECTION LOT 2



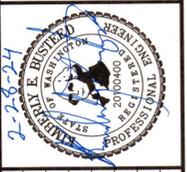
CROSS SECTION LOT 12



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

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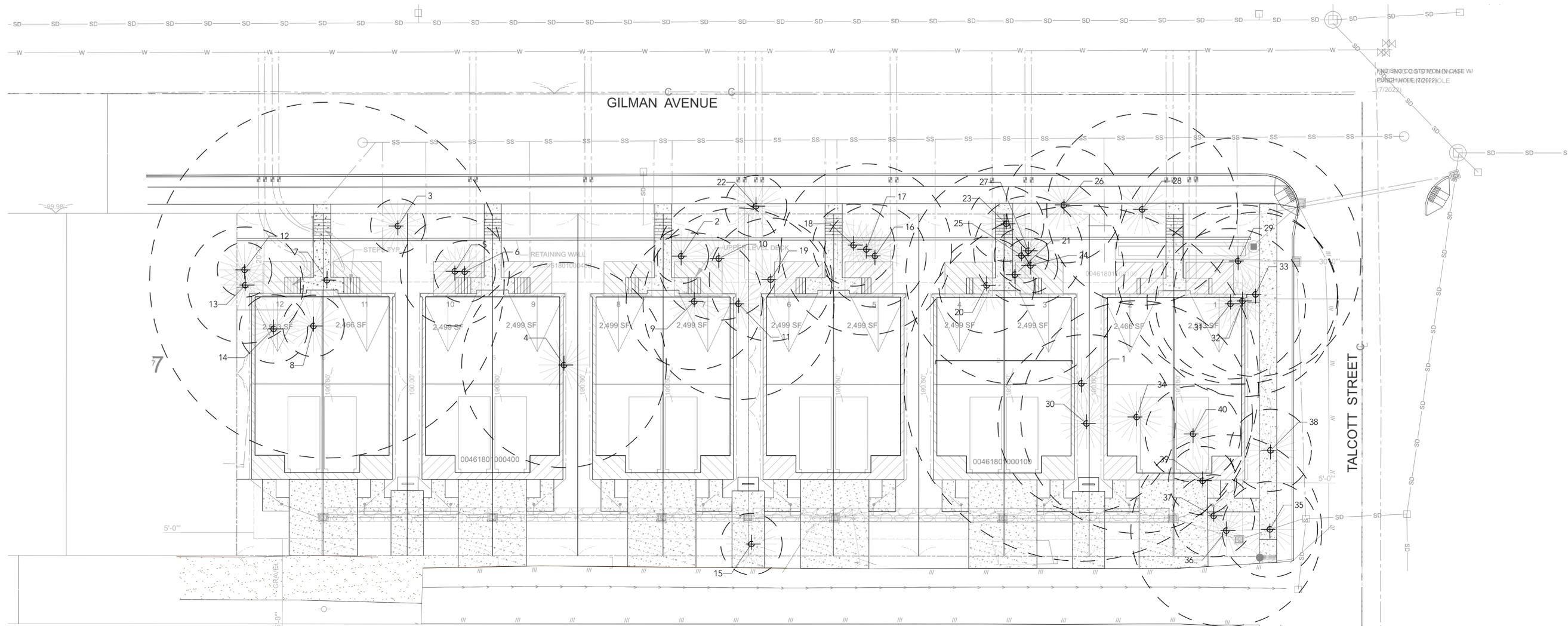


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RIVERTOWN DUPLEXES
 UNIT LOT SUBDIVISION
GRADING CROSS SECTIONS
 CITY OF ARLINGTON
 PLN#1115/1116

LAST SAVED BY: JOSH



Client Logo:



Rivertown Duplexes

416 & 422 E Gilman Ave.
Arlington, Wa. 98223

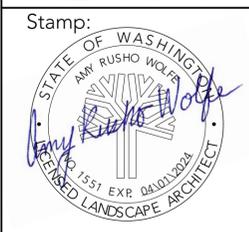
Tree Inventory & Retention Plan

Revisions	Date
1 - updated plan per comments and new civil base	1/8/24
2 - updated per new sidewalk width on Talcott, updated tree calculations	2/22/24

Project #: 24101

Date: 2/26/24

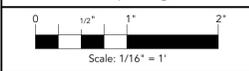
Sheet Size / Scale: 34"x22" / 1/16" = 1'



Landscape Architect:



Amy R. Wolfe, PLA, ASLA
7530 23rd St W
University Place, Wa. 98466
t. 253.223.1162
e. amy@arwlandscapedesign.com
www.arwlandscapedesign.com



Tree No	DBH	Botanical Name	Common Name	Action/Comment
1	44"	Pseudotsuga menziesii	Douglas Fir	Remove - Within building footprint
2	8"	Acer sp.	Maple	Remove - Within building footprint
3	2'0 1/2"	Acer sp.	Maple	Remove - Within building footprint
4	2'6"	Thuja plicata	Western Red Cedar	Remove - Within building footprint
5	1'4"	Acer sp.	Maple	Remove - Within building footprint
6	9"	Acer sp.	Maple	Remove - Within building footprint
7	44"	Pseudotsuga menziesii	Douglas Fir	Remove - Within building footprint
8	9"	Ilex aquifolium	Common Holly	Remove - Within building footprint
9	1'8"	Thuja plicata	Western Red Cedar	Remove - Within building footprint
10	1'6"	Thuja plicata	Western Red Cedar	Remove - Within building footprint
11	2'4"	Thuja plicata	Western Red Cedar	Remove - Within building footprint
12	2'3 3/4"	Prunus sp.	Cherry	Remove - Within building footprint
13	1'5"	Prunus sp.	Cherry	Remove - Within building footprint
14	10"	Alnus rubra	Red Alder	Remove - Within building footprint
15	9"	Malus sp.	Apple	Remove - Within building footprint
16	1'3"	Acer sp.	Maple	Remove - Within building footprint
17	2'1"	Acer sp.	Maple	Remove - Within building footprint
18	1'0"	Acer sp.	Maple	Remove - Within building footprint
19	1'6"	Acer sp.	Maple	Remove - Within building footprint
20	1'2"	Acer sp.	Maple	Remove - Within building footprint
21	2'8"	Thuja plicata	Western Red Cedar	Remove - Within building footprint
22	9"	Aesculus sp.	Chestnut	Remove - Within building footprint
23	11"	Acer sp.	Maple	Remove - Within building footprint
24	1'8"	Acer sp.	Maple	Remove - Within building footprint
25	1'6 3/8"	Acer sp.	Maple	Remove - Within building footprint
26	1'5"	Acer sp.	Maple	Remove - Within building footprint
27	1'4"	Acer sp.	Maple	Remove - Within building footprint
28	2'4"	Populus trichocarpa	Black Cottonwood	Remove - Within building footprint
29	3'0"	Populus trichocarpa	Black Cottonwood	Remove - Within building footprint
30	2'2"	Thuja plicata	Western Red Cedar	Remove - Within building footprint
31	1'10"	Populus trichocarpa	Black Cottonwood	Remove - Within building footprint
32	2'4"	Populus trichocarpa	Black Cottonwood	Remove - Within building footprint
33	2'0"	Populus trichocarpa	Black Cottonwood	Remove - Within building footprint
34	2'10"	Thuja plicata	Western Red Cedar	Remove - Within building footprint
35	1'2"	Pseudotsuga menziesii	Douglas Fir	Remove - Within building footprint
36	3'5"	Populus trichocarpa	Black Cottonwood	Remove - Within building footprint
37	1'0"	Pseudotsuga menziesii	Douglas Fir	Remove - Within building footprint
38	1'0"	Acer sp.	Maple	Remove - Within building footprint
39	1'0"	Acer sp.	Maple	Remove - Within building footprint
40	1'2"	Populus trichocarpa	Black Cottonwood	Remove - Within building footprint

Project Information:
 Parcel #: 00461801000400 & 00461801000100
 Property Size: 29,994 sf or .69 Ac
 Zoning: RHC (Residential High Capacity)
 Airport Protection District Subdistrict: APD Subdistrict D
 Applicable Code: City of Arlington, AMC 20.44.020, 20.52, & 20.76

Tree Replacement Calculations (Per AMC 20.76.120):
 No Existing Trees Will Be Retained On Site
 Total Number Of Trees To Be Removed = 40
 Total Number Of Trees Requiring Replacement = 39
 Trees Required To Be Replaced At A Ratio Of 3:1 = 39 x 3 = 117 Native Trees Required
 Total New Trees Provided On Site: 78; 22 Not Counted As Replacement Trees
 New Trees Counted As Replacement Trees = 56; 117 - 56 = 61 Trees To Be Paid Into The In-Lieu Tree Fund
 See Sheet L1.2 for New Trees Provided

Zoning Approval
 PLN #1115
 April 8, 2024

Digitally signed by Amy Rusko
 DN: cn=US,
 email=ar@arlingtonwa.gov, o=City of
 Arlington, ou=Community &
 Economic Development, cn=Amy
 Rusko
 Date: 2024.04.08 15:24:33-0700



Rivertown Duplexes

416 & 422 E Gilman Ave.
Arlington, Wa. 98223

Landscape Plan

Revisions	Date
1 - updated plan per comments and new civil base	1/8/24
2 - updated per new sidewalk width on Talcott, updated tree calculations	2/22/24

Project #: 24101

Date: 2/26/24

Sheet Size / Scale: 34"x22" / 1/16" = 1'

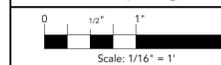
Stamp:



Landscape Architect:



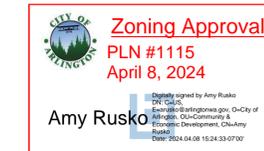
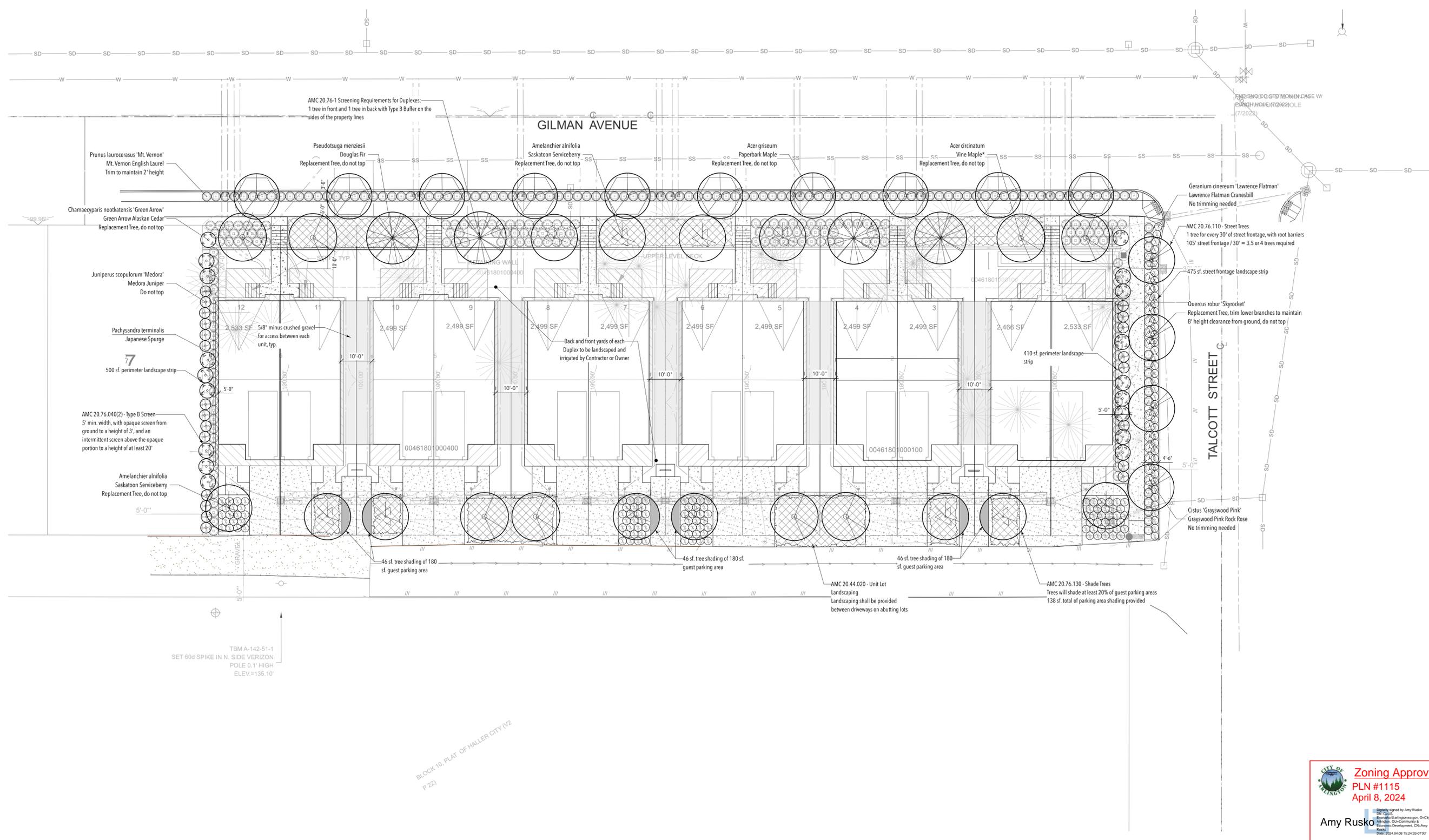
Amy R. Wolfe, PLA, ASLA
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t. 253.223.1162
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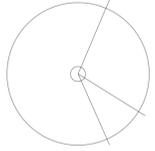
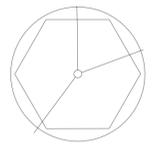
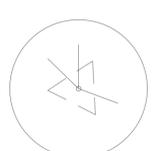
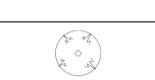
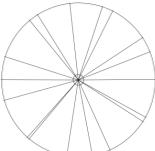
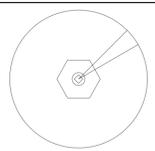
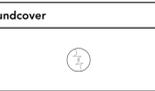
Landscape Calculations:

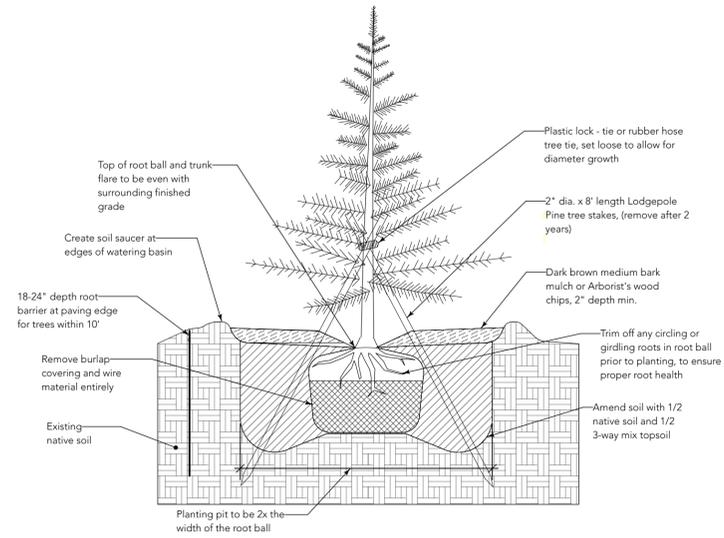
Property Size: 29,993 sf or .69 Ac
Proposed Private Open Space: 4,500 Sf.
Crushed Gravel Area (Between Buildings): 2,465 Sf.
Landscaping In The R.O.W.: 2,595 Sf.

Total Landscape Area Provided: 11,156 Sf. or 37% Of Site
Total Replacement Trees Provided On Site: 56



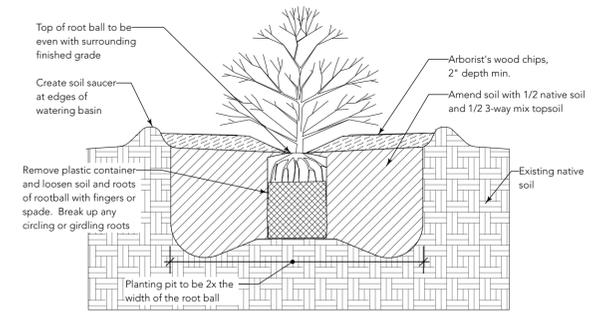
BLOCK 10, PLAT OF HALLER CITY (V2)
P 22)

Plant List*						
*Any plant substitutions should be similar to the listed plant in size, type, and foliage type. For example, a native species on the plant list should be substituted with a similar native plant, not an ornamental plant.						
	Qty	Latin Name	Common Name	Size	Spacing (in feet)	Comments
Trees						
	8	Acer circinatum	Vine Maple*	2" cal.	16'0"	B&B, nursery grown, deciduous, native, multi-trunk, counted as Replacement Tree
	10	Acer griseum	Paperbark Maple	2" cal.	15'0"	B&B, nursery grown, deciduous, street tree quality, branched at 5' height counted as Replacement Tree
	12	Amelanchier alnifolia	Saskatoon Serviceberry	2" cal.	15'0"	B&B, nursery grown, deciduous, native, edible berries, do not top, counted as Replacement Tree
	18	Chamaecyparis nootkatensis 'Green Arrow'	Green Arrow Alaskan Cedar	8-9' ht.	5'0"	B&B, nursery grown, evergreen, drooping leaf tips, counted as Replacement Tree
	22	Juniperus scopulorum 'Medora'	Medora Juniper	8-9' ht.	3'6"	B&B, nursery grown, evergreen, bluish-green foliage
	4	Pseudotsuga menziesii	Douglas Fir	7-8' ht.	17'0"	B&B, nursery grown, evergreen, native, counted as Replacement Tree
	4	Quercus robur 'Skyrocket'	Skyrocket Oak	2" cal.	15'0"	B&B, nursery grown, branched at 5' height, street tree quality, counted as Replacement Tree
Shrubs						
	14	Cistus 'Grayswood Pink'	Grayswood Pink Rock Rose	24" ht.	3'6"	Nursery grown, evergreen, pink flowers through summer
Groundcover						
	142	Geranium cinereum 'Lawrence Flatman'	Lawrence Flatman Cranesbill	1 gal.	2.5	Nursery grown, evergreen, pinkish flowers in spring
	255	Mahonia repens	Creeping Mahonia	1 gal.	3	Nursery grown, evergreen, native
	170	Pachysandra terminalis	Japanese Spurge	4" pot	3	Nursery grown, evergreen, do not trim
	117	Prunus laurocerasus 'Mt. Vernon'	Mt. Vernon English Laurel	24" ht.	3	Nursery grown, evergreen, very tough
Total Number of Plants		776				
Total Number of Native Plants (36%)		279				

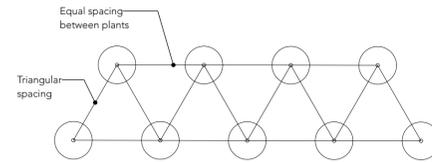


Coniferous Tree Planting Detail
NTS

- Notes:**
- 1) Contractor to ensure roots are not kinked, circling, or girdling the trunk, prior to installation.
 - 2) If roots are found to be defective, contractor to correct or replace plant material prior to installation.



Shrub/Ground Cover Planting Detail
NTS



Ground Cover Triangular Spacing Detail
NTS

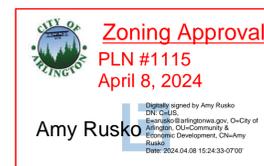
Materials Schedule:

3-Way Mix Topsoil, 3000 sf. at 6" depth = 56 Cyds. Mix into new plantings beds to a depth of 8".

Medium Bark Mulch, 3000 sf. at 3" depth = 28 Cyds. Spread evenly around new plants.

Landscape Notes:

1. The landscape bed shall be free of weeds, rocks > 2" Ø, tree stumps and limbs, construction debris, slurry, and other construction material prior to soil preparation of planting beds.
2. The new planting bed shall be de-compacted by roto-tilling, disking or ripping to a depth of at least 12", to thoroughly loosen soil before adding compost to the beds.
3. Contractor to verify proposed tree locations in field and avoid underground and overhead utilities, and adjust tree locations as needed prior to digging.
4. Landscape Architect to be notified of any discrepancies between the planting plan and on site locations of buildings, paving, and utilities that may interfere with the proposed plant layout as needed.
5. Contractor to evaluate soil conditions (pH level, nutrient content, etc.) and correct with proper soil amendment as needed.
6. Landscape Architect to be notified as needed and approve of any plant substitutions prior to delivery. Plant material shall be delivered to the site free of diseases, pests, and damaged or broken branches, trunks or limbs.
7. All plants shall conform to the Z60.1 "American Standard for Nursery Stock" manual as published by the American Association of Nurseryman (AAN).
8. Contractor to guarantee all plants for 1 year and replace any dead or dying plants as notified by the owner.
9. Any damaged plant material delivered on site shall be returned and replaced by the grower or contractor.
10. Landscape Architect to review plant layout locations via photos or on site as needed.
11. Fertilizer, herbicides, and pesticides are not required or needed for the survival of the newly installed plants.
12. All proposed plants should be allowed to grow naturally. Trimming is not needed, except for the occasional removal of broken, dead, damaged branches.
13. New plants shall be watered weekly in the first growing season or as needed, bi-weekly in the second growing season or as needed, and monthly in the third growing season or as needed, in the spring, summer, and fall months.
14. Check plants for burned or brown leaves, wilting branches or leaves, and dry soil during the summer months and apply irrigation as needed.



Client Logo:



Rivertown Duplexes

416 & 422 E Gilman Ave.
Arlington, Wa. 98223

Landscape Schedule, Notes & Details

Revisions	Date
1 - updated plan per comments and new civil base	1/8/24
2 - updated per new sidewalk width on Talcott, updated tree calculations	2/22/24

Project #: 24101

Date: 2/26/24

Sheet Size / Scale: 34"x22" / NTS

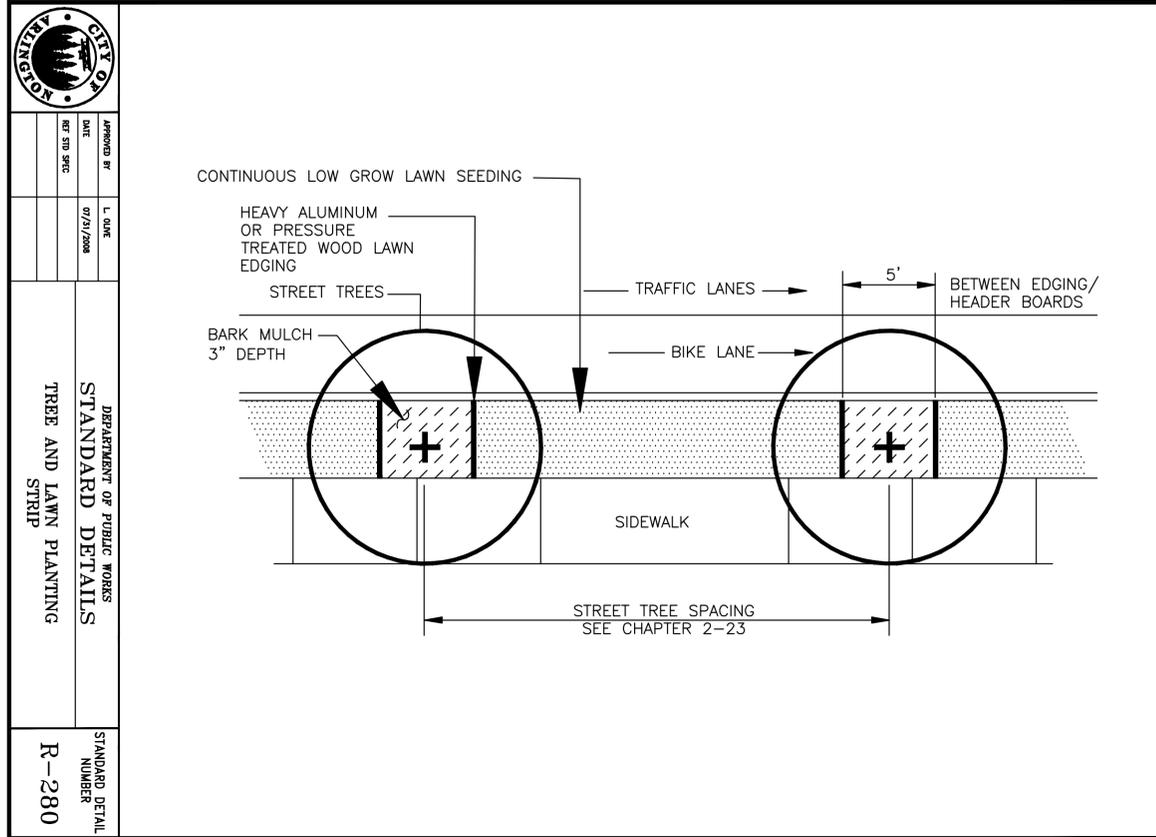
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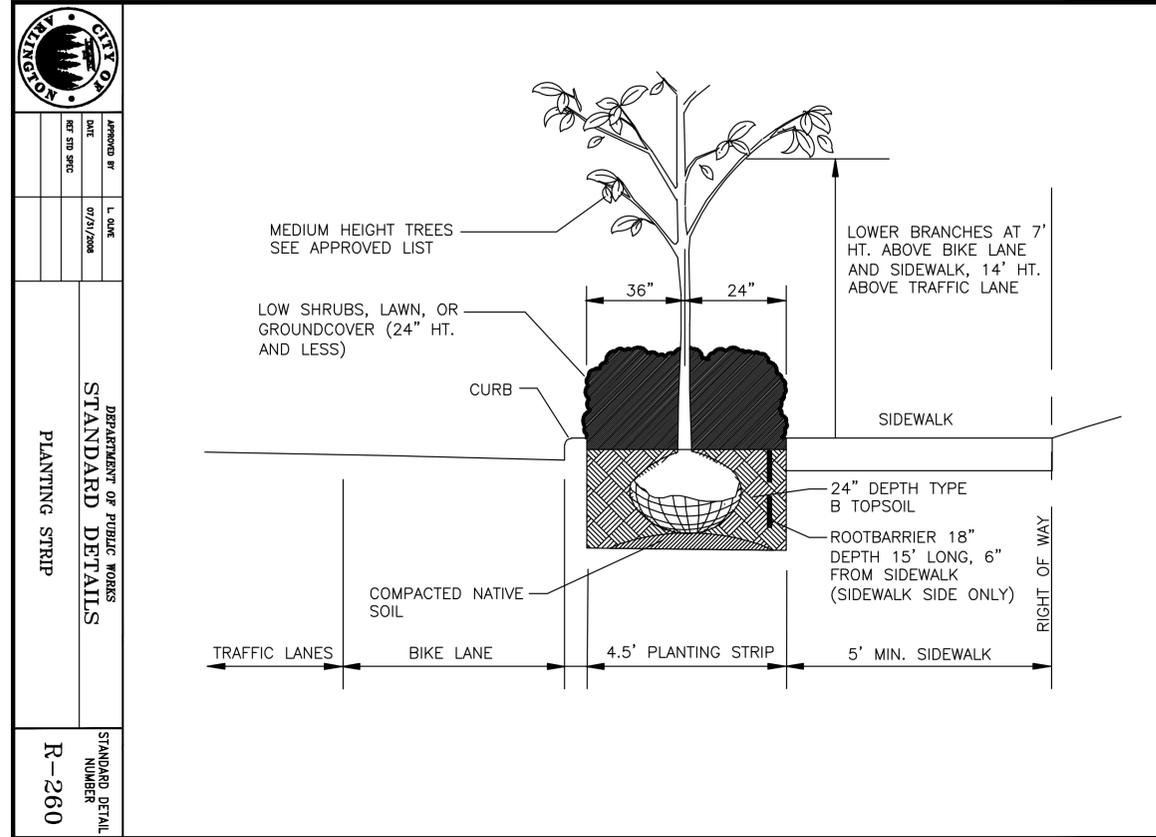
Landscape Architect:

ARW Landscape Design

Amy R. Wolfe, PLA, ASLA
7530 23rd St W
University Place, Wa. 98466
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e. amy@arwlandscapedesign.com
www.arwlandscapedesign.com




 APPROVED BY: _____ DATE: 07/21/2008
 REF STD SPEC: _____
 L. OLIVE
 DEPARTMENT OF PUBLIC WORKS
 STANDARD DETAILS
 TREE AND LAWN PLANTING
 STANDARD DETAIL NUMBER
 R-280




 APPROVED BY: _____ DATE: 07/21/2008
 REF STD SPEC: _____
 L. OLIVE
 DEPARTMENT OF PUBLIC WORKS
 STANDARD DETAILS
 PLANTING STRIP
 STANDARD DETAIL NUMBER
 R-260

Client Logo:



Rivertown Duplexes

416 & 422 E Gilman Ave.
Arlington, Wa. 98223

Standard City Landscape Details

Revisions	Date
1 - updated plan per comments and new civil base	1/8/24
2 - updated per new sidewalk width on Talcott, updated tree calculations	2/22/24

Project #: 24101

Date: 2/26/24

Sheet Size / Scale: 34"x22" / NTS

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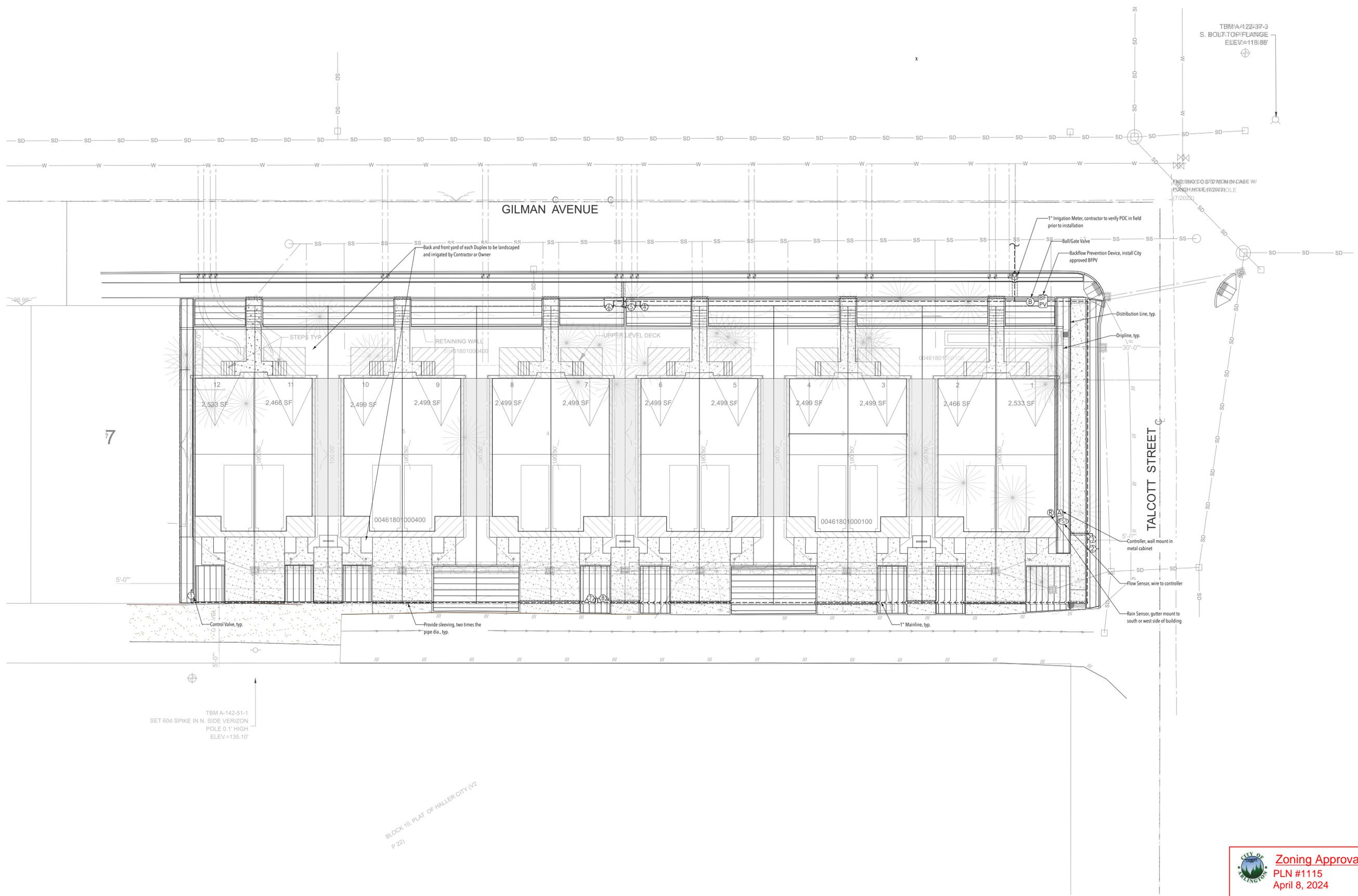


Landscape Architect:



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www.arwlandscapedesign.com


Zoning Approval
PLN #1115
April 8, 2024
 Digitally signed by Amy Rusko
 DN: cn=Amy Rusko, o=City of Arlington, ou=Community & Economic Development, email=Amy.Rusko@cityofarlington.com, c=US
 Date: 2024.04.08 15:24:33-0700



Client Logo:



Rivertown Duplexes

416 & 422 E Gilman Ave.
Arlington, Wa. 98223

Irrigation Plan

Revisions	Date
1 - updated plan per comments and new civil base	1/8/24
2 - updated per new sidewalk width on Talcott, updated tree calculations	2/22/24

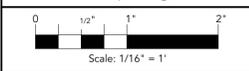
Project #: 24101

Date: 2/26/24

Sheet Size / Scale: 34"x22" / 1/16" = 1'



Landscape Architect:
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 University Place, Wa. 98466
 t. 253.223.1162
 e. amy@arwlandscapedesign.com
 www.arwlandscapedesign.com



TBM A-142-51-1
SET 60d SPIKE IN N. SIDE VERIZON
POLE 0.1' HIGH
ELEV.=135.10'

BLOCK 10, PLAT OF HALLER CITY (V2
P 22)

Zoning Approval
PLN #1115
April 8, 2024

Digitally signed by Amy Rusko
 DN: cn=, o=City of Arlington, ou=Community & Economic Development, c=WA, email=amy.rusko@cityofarlington.com, serial=1524330700
 Date: 2024.04.08 15:24:33-0700

Amy Rusko

IRRIGATION LEGEND			
SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	COMMENTS
M	1" IRRIGATION METER (BY OTHERS COORDINATE P.O.C. WITH CONSTRUCTION MANAGER)		100 PSI AVAILABLE ON SITE STATIC PRESSURE
B	BRASS GATE VALVE	RUB BALL VALVE, S95F43 (ROUND HANDLE)	SIZE TO FIT MAINLINE
BF PV	1" BACK FLOW PREVENTOR	FEBCO 850	SIZE TO MATCH METER
R	HUNTER RAIN SENSOR	RAIN-CLIK-SGM	WIRELESS RAIN SENSOR W/GUTTER MOUNT
FS1	HUNTER 1" FLOW SENSOR	HFS W/ FCT-150	WIRE DIRECTLY TO CONTROLLER
X	HUNTER 1" AUTOMATIC CONTROL VALVE	ICV-101G WITH PRESSURE REGULATOR	WIRE DIRECTLY TO CONTROLLER, SEE VALVE KEY
A	HUNTER CONTROLLER	I-CORE, IC-600-M AND 600 M MODULE	WALL MOUNTED METAL CABINET

PIPE			
SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	COMMENTS
-----	IRRIGATION MAIN LINE 1"	SCH 40 PVC	
-----	IRRIGATION LATERAL LINE SIZE VARIES	SCH 40 PVC	SEE PIPE SIZING LEGEND
-----	PIPE AND WIRE SLEEVING	SCH 40 PVC	DIAMETER TO BE TWICE THE SIZE OF THE PIPE BEING SLEEVED

DRIP LINES				
SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	GPM	PSI
[Symbol]	HUNTER MICRO IRRIGATION DRIPLINE SYSTEM	HDL-09-24-250-CV 24" SPACING	.90 GPH	25
-----	DISTRIBUTION LINE	HDL-BLNK-250		25
V	HUNTER AIR RELIEF VALVE INSTALL ONE IN EACH ZONE	PLD-ARV		25
F	HUNTER AUTOMATIC FLUSH VALVE, INSTALL ONE IN EACH ZONE			25

CONTROLLER A VALVE KEY			
VALVE	SIZE	GPM	TYPE
1	1"	2.3	Drip / Beds
2	1"	1.75	Drip / ROW Bed
3	1"	1.9	Drip / Beds
4	1"	4.7	Drip / Bed
5	1"	2.3	Drip / ROW Bed
6	1"	4.2	Drip / Bed
7	1"	3.9	Drip / Bed
8	1"	4.5	Drip / Bed

PIPE SIZING LEGEND	
3/4" SCH 40 PVC	(0-8 GPM)
1" SCH 40 PVC	(8-12 GPM)
1-1/4" SCH 40 PVC	(12-22 GPM)
1-1/2" SCH 40 PVC	(22-30 GPM)
2" SCH 40 PVC	(30-50 GPM)

Irrigation Notes:

- Design assumes static water pressure at the source to be 50 PSI. Notify designer if PSI is below 50 PSI.
- All irrigation laterals, driplines, valves, controllers, and mainlines are shown diagrammatically, align in planting beds next to paved areas.
- Landscape architect is not responsible for correcting any irrigation connections, inconsistencies, or piping layout. Contractor is responsible for verifying all irrigation component locations and layout prior to construction.
- Contractor to provide sleeving under all paved areas for irrigation piping.
- Contractor to verify irrigation sleeve locations under all paving as needed to avoid underground utilities.
- Group at least two control valves in valve boxes, locations shown on the plan are diagrammatic.
- Rain sensor to be mounted on a west or south facing wall, metal cabinet, pole, or gutter.
- Contractor to verify irrigation P.O.C, and at least 50 PSI at the source, and install approved backflow prevention device.
- Contractor to verify irrigation system is functioning properly and will provide full coverage for all planting areas.
- Water new plants immediately after installation, and every other day during the spring and summer months, and as needed in the fall.
- All plants and lawn areas shall be watered for the first three seasons to help plant roots get established. After three seasons, reduce the amount of irrigation applied. Only run irrigation during drought and/or hot summer days.

Client Logo:



Rivertown Duplexes

416 & 422 E Gilman Ave.
Arlington, Wa. 98223

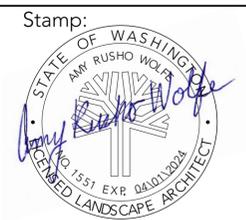
Irrigation Schedule, Notes & Details

Revisions	Date
1 - updated plan per comments and new civil base	1/8/24
2 - updated per new sidewalk width on Talcott, updated tree calculations	2/22/24

Project #: 24101

Date: 2/26/24

Sheet Size / Scale: 34"x22" / NTS



Landscape Architect:



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