

7/23/2024 1:32 PM

LEGEND

	PROJECT BOUNDARY		EXISTING SEWERLINE
	ZONING LINE		EXISTING WATERLINE
	SECTION LINE		EXISTING POWERLINE
	PROPOSED R/W LINE		EXISTING GAS LINE
	EXIST R/W LINE		EXISTING FENCE
	EASEMENT LINE		PROPOSED PAVED AREA
	EXISTING EASEMENT LINE		PROPOSED SIDEWALK
	EXISTING PARCEL LINE		EXISTING POWER POLE
	BUILDING SETBACK		Existing Trees to remain (typ)
	EXISTING PAVEMENT		
	CLEARING LIMIT		
	PROPOSED SPLIT RAIL FENCE		

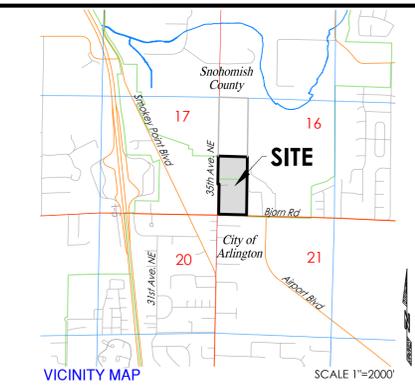
A PORTION OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

GENERAL NOTES

- PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC 332-130-090.
- FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) AND/OR A SECOND DIRECT READING TOTAL STATION. METHOD: GPS, TRAVERSE AND RADIAL SURVEY.
- ALL DISTANCES ARE IN FEET.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MAY 5, 2022. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MAY OF 2022.
- TOPOGRAPHIC INFORMATION FOR ALL OF PARCEL B AND THE PORTION OF PARCEL A LYING NORTH OF THE TOP OF SLOPE, AS SHOWN ON SHEET 3 OF THIS SURVEY, IS SHOWN PER REFERENCE 2. VERTICAL AND HORIZONTAL INFORMATION WAS VERIFIED IN THE FIELD.

REFERENCES

- PLAT WALNUT RIDGE, DIVISION 2, PFN-02-109857 SD.



LEGAL DESCRIPTION

PARCEL A
THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, EXCEPT THAT PORTION THEREOF CONVEYED TO SNOHOMISH COUNTY FOR ROAD BY QUIT CLAIM DEED RECORDED UNDER RECORDING NO. 191747; AND EXCEPT THAT PORTION THEREOF CONVEYED TO SNOHOMISH COUNTY FOR ROAD BY QUIT CLAIM DEED RECORDED UNDER RECORDING NO. 282628; SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

DATUM & BENCHMARK

HORIZONTAL DATUM: NAVD 83/2011
VERTICAL DATUM: NAVD 88
VERTICAL BENCHMARK: WSDOT BENCHMARK DESIGNATION: Q COR 16/21 MONUMENT ID: 3769
THE MARK IS A DISK STAMPED "1/4 16/21 95" AND SET 13 CM BELOW THE MONUMENT CASE AND COVER THE MARK IS LOCATED APPROXIMATELY 80 CM NORTH FROM THE CENTERLINE OF 188TH STREET NE AND SOUTHWEST FROM THE SOUTHWEST CORNER OF HOUSE #4301 ELEVATION:136.16

RESTRICTIONS

- THIS SITE IS SUBJECT TO EXCEPTIONS AND RESERVATIONS CONTAINED IN A DEED FOR OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 147799.
- THIS SITE IS SUBJECT TO A WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF LOCATION, CONSTRUCTIONS, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 282628.
- THIS SITE IS SUBJECT TO AN EASEMENT FOR DRAINAGE DITCH, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 846741. (SURVEYOR'S NOTE: PLOTTED)
- THIS SITE IS SUBJECT TO TERMS AND CONDITIONS OF AN AGREEMENT FOR DRAINAGE DITCHES AND CULVERTS, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 1268844. (SURVEYOR'S NOTE: NOT PLOTTABLE)
- THIS SITE IS SUBJECT TO A PIPE LINE EASEMENT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 1692431. (SURVEYOR'S NOTE: PLOTTED; BEST-FIT OVER LINES AS CONSTRUCTED)
- THIS SITE IS SUBJECT TO A PIPE LINE EASEMENT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 2258722. (SURVEYOR'S NOTE: PLOTTED; BEST-FIT OVER LINES AS CONSTRUCTED)
- THIS SITE IS SUBJECT TO AN ELECTRICAL TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 959060021. (SURVEYOR'S NOTE: NOT PLOTTED; OVER LINES AS CONSTRUCTED)
- THIS SITE IS SUBJECT TO TERMS AND CONDITIONS OF A RECOVERY CONTRACT AGREEMENT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200004180317.
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON SURVEY RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 201107115001.

PROJECT INFORMATION

Tax Parcel Numbers	310516-003-005-00
Total Area	846,691 sf (19.44 ac)
GPP Designation	BP (Business Park)
Existing Zoning	Single Family Residential
Existing Land Use	Office/Warehouse/Manufacturing
Proposed Land Use	B & C
Airport Protection District Subdistrict	50-F
Height Limitation	32'-10"
Proposed Height	32'-10"
Max Lot Coverage	100%
Limitation	

LOCAL SERVICES

City Of Arlington	City Of Arlington
Water District:	Arlington School District
School District:	North County Fire And EMS
Fire District:	City of Arlington
Post Office:	PUD
Electric:	Ziply
Phone:	Ziply/Wave
Cable:	Cascade Natural Gas
Gas:	

CONTACT PERSON

Land Technologies Inc.
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ENGINEER

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SURVEYOR

North Peak Associates LLC
Steven C. Berg, P.L.S.
17270 Woodinville Redmond Rd NE Ste 705
Woodinville, WA 98072
206.601.4682

SITE ADDRESS

3505 188th Ave NE
Arlington, WA 98223

APPLICANT

SMARTCAP
Chris Sweeney
8201 164th Ave NE, Ste 105
Redmond, WA 98052
206.852.7780

OWNER

Smokey Point Industrial LLC
3505 188th Ave. NE
Arlington, WA 98223
206.550.1538

CERTIFIED EROSION CONTROL SPECIALIST

PARKING CALCULATIONS

	REQUIRED PARKING	PROVIDED PARKING
Buildings A & B:		
Future Office (Assume 15%)	66 Stalls	274 Standard Stalls
Future Manufacturing (Assume 25%)	70 Stalls	8 Accessible Stalls
Future Warehouse (Assume 40%)	88 Stalls	
TOTAL FOR PARKING A & B	224 STALLS	282 STALLS
TOTAL BICYCLE STALLS		8 STALLS
Total Required Future EV Stalls (282x10%)	28.2 or 30 Stalls	

LAND DISTURBING AREA

Total Site Area	846,691 sf (19.44 ac)
Impervious Area	
Aisle / Parking / Walk	177,169 sf
ROW (Road & Walk)	36,046 sf
PGIS Total	213,215 sf
Roof A & B NPGIS	174,213 sf
Total Impervious	387,428 sf
Land Disturbing Activity	
Conceptual Area of Disturbance B	471,926 sf
Site Grading*	
Cut	3,600 cy
Fill	41,500 cy

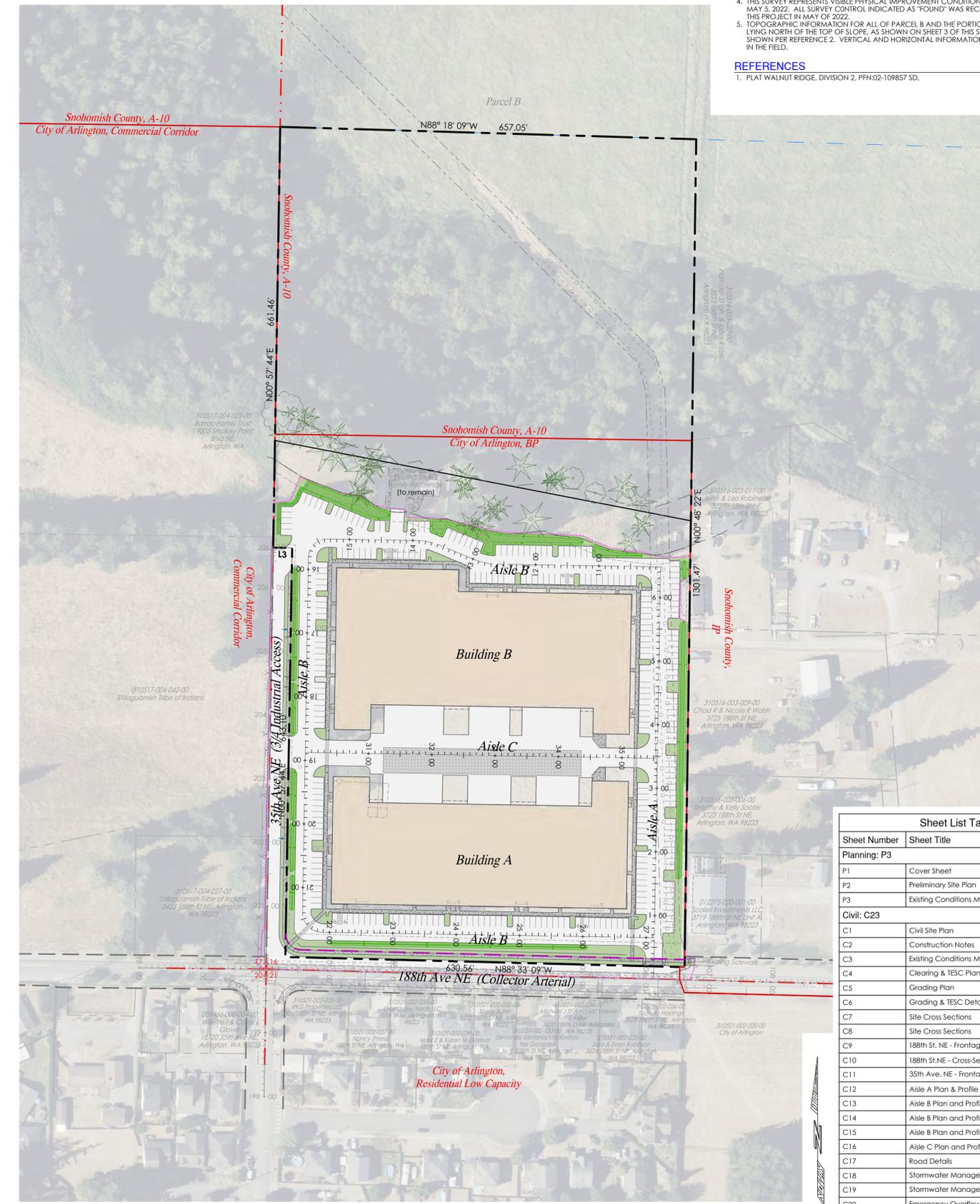
*Note: Grading quantities based on Engineer's surface to surface take-off and should be considered an estimate only.

AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low, Over 100 ft.

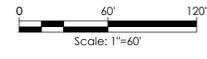
SOILS

LYNNWOOD LOAMY SAND
Hydrologic Soil Group: A
Compact Fill Area to 95% Modified Proctor



Sheet List Table

Sheet Number	Sheet Title
Planning: P3	
P1	Cover Sheet
P2	Preliminary Site Plan
P3	Existing Conditions Map
Civil: C23	
C1	Civil Site Plan
C2	Construction Notes
C3	Existing Conditions Map & Tree Survey
C4	Clearing & TESC Plan
C5	Grading Plan
C6	Grading & TESC Details
C7	Site Cross Sections
C8	Site Cross Sections
C9	188th St. NE - Frontage Improvements Plan
C10	188th St. NE - Cross-Sections
C11	35th Ave. NE - Frontage Improvements Plan
C12	Aisle A Plan & Profile
C13	Aisle B Plan and Profile - Sta. 10+00 to 16+00
C14	Aisle B Plan and Profile - Sta. 16+00 to 21+65
C15	Aisle B Plan and Profile - Sta. 21+65 to 27+15.70
C16	Aisle C Plan and Profile
C17	Road Details
C18	Stormwater Management Overview Plan
C19	Stormwater Management Plan and Profile
C20	Emergency Overflow Plan and Profile
C21	Stormwater Management Details
C22	Water Plan
C23	Sewer Plan and Profile



COVER SHEET

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727
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MAKING A WAY OUT OF NO WAY

Smokey Point Industrial LLC
3505 188th Ave NE, Arlington, WA 98223
A PORTION OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

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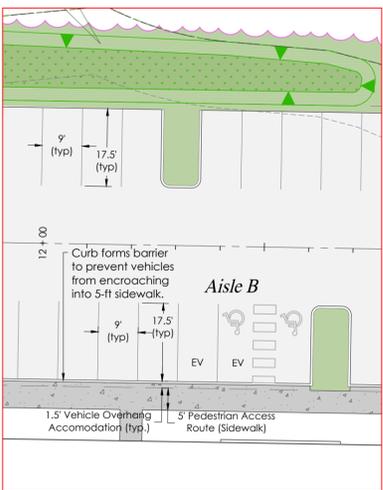
COVER SHEET

SHEET
P1 of P3
22x34
PLN 1202

A PORTION OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

- PROJECT BOUNDARY
- ZONING LINE
- SECTION LINE
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- Existing Trees to be removed (typ)



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REQUIRED PARKING	PROVIDED PARKING
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Conceptual Area of Disturbance B: 471,926 sf

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Fill: 41,500 cy
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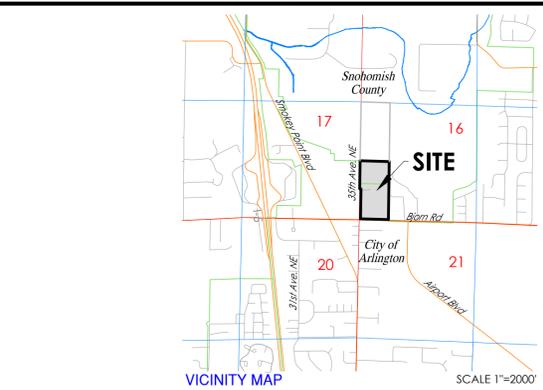
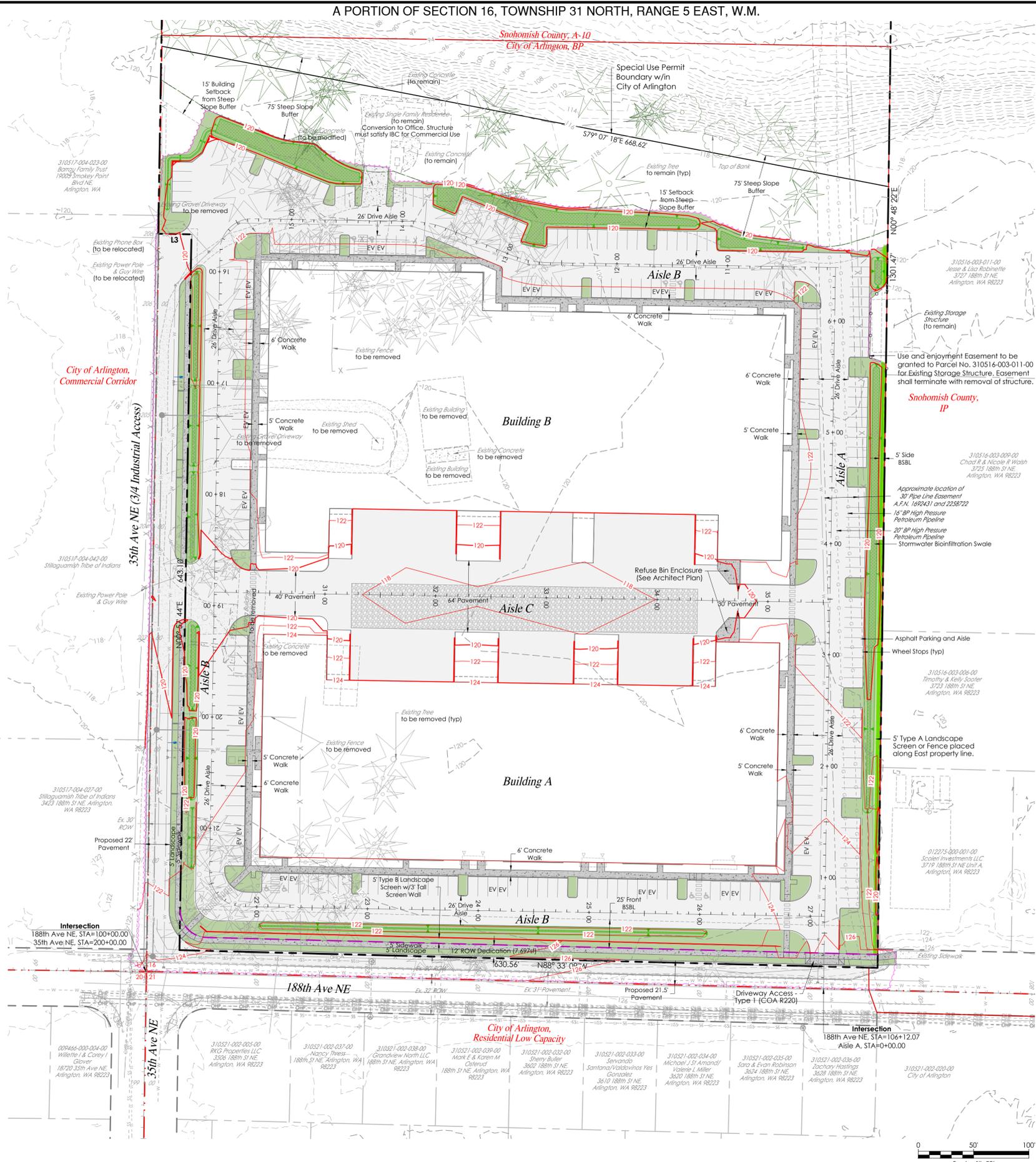
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CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555



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GENERAL NOTES

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REFERENCES

- PLAT WALNUT RIDGE, DIVISION 2, PFN:02-109857 SD.

PROJECT INFORMATION

Tax Parcel Numbers	310516-003-005-00
Parcel Area	846,691 sf (19.44 ac)
Special Use Permit Area	471,935 sf (10.83 ac)
GPP Designation	BP (Business Park)
Existing Zoning	Single Family Residential
Existing Land Use	Office/Warehouse/Manufacturing B & C
Proposed Land Use	Office/Warehouse/Manufacturing B & C
Airport Protection	50-ft
District Subdistrict	32'-10"
Height Limitation	100%
Proposed Height	
Max Lot Coverage	
Limitation	

LOCAL SERVICES

Sewage Disposal:	City of Arlington
Water District:	City of Arlington
School District:	Arlington School District
Fire District:	North County Fire and EMS
Post Office:	City of Arlington
Electric:	PUD
Phone:	Ziply
Cable:	Ziply/Wave
Gas:	Cascade Natural Gas

CONTACT PERSON

Land Technologies Inc.
Marie Ash
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360-652-9727
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SITE ADDRESS

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APPLICANT

SMARTCAP
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206.601.4682

CERTIFIED EROSION CONTROL SPECIALIST

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727

PROJECT LEAD: Marie Ash
CHECKED BY: Tyler Foster
DRAWN BY: Alex Meier
DATE: July 23, 2024
REVISION 1: July 23, 2024
REVISION 2: July 23, 2024
REVISION 3: July 23, 2024
REVISION 4: July 23, 2024
AS-BUILT: July 23, 2024

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A PORTION OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

PRELIMINARY SITE PLAN

SHEET
P2 of P3
22x34
PLN 1202

