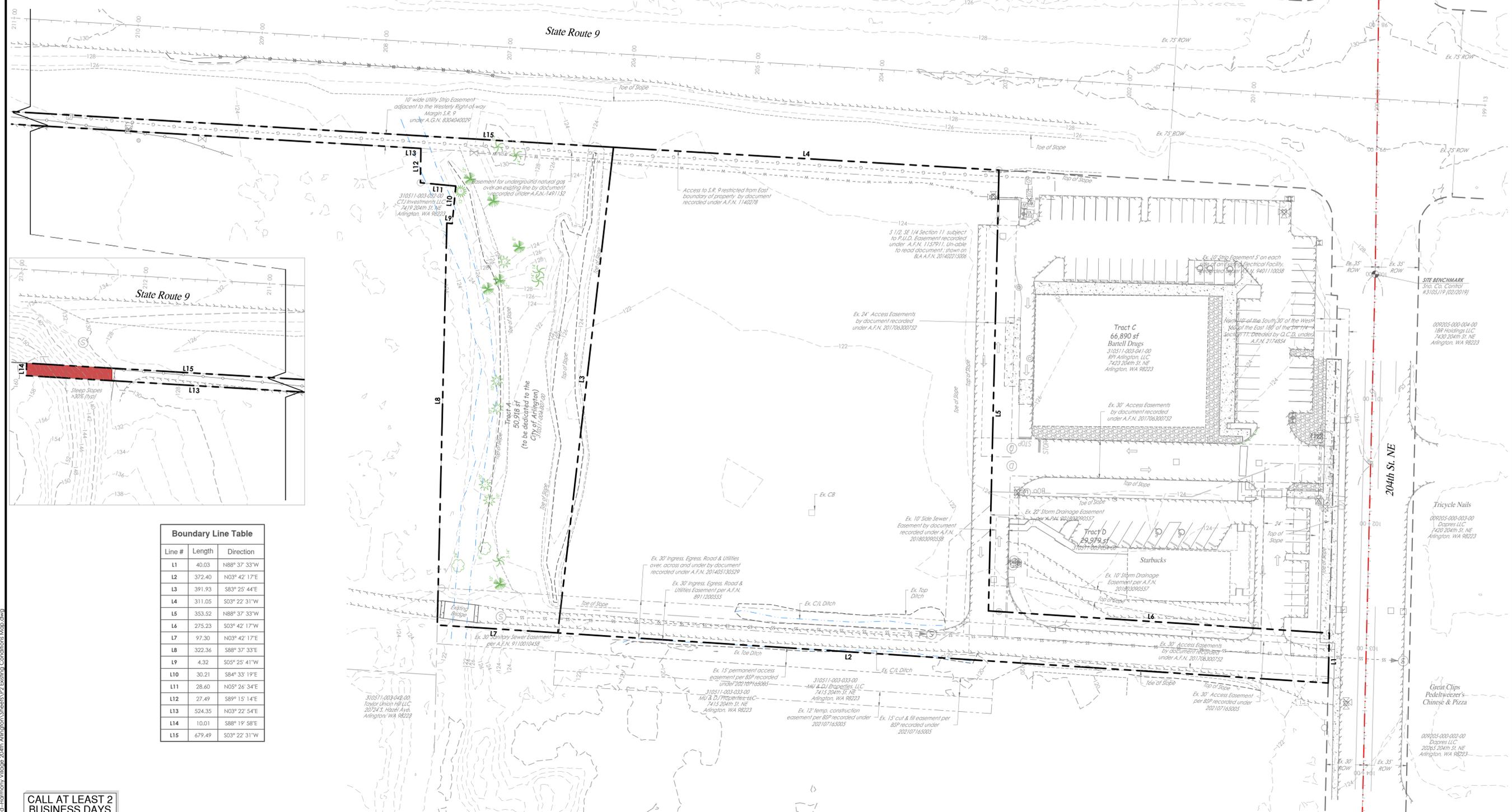


A PORTION OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

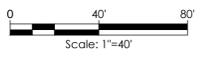
LEGEND	
	Boundary Line
	Existing Section Line
	Existing Right-of-Way Line
	Existing Lot Line
	Existing Easement Line
	Existing Road Centerline
	Existing Edge of Asphalt
	Existing Stilework
	Existing Major Contour Line
	Existing Minor Contour Line
	Existing Storm Drainage Line
	Existing Ditch Line
	Existing Sanitary Sewer Line
	Existing Water Line
	Existing Fence
	Existing Power Line
	Existing Gas Line
	Existing Flow Path
	Existing Section Symbol
	Existing Monument
	Existing Type 1 Catch Basin
	Existing Sanitary Sewer Manhole
	Existing Water Hydrant
	Existing Water Meter
	Existing Water Fittings
	Existing Power Symbol
	Existing Telephone Symbol
	Existing Gas Symbol
	Existing Soil Log
	Existing Sign
	Existing Light
	Existing Mailbox



Boundary Line Table		
Line #	Length	Direction
L1	40.03	N88° 37' 33"W
L2	372.40	N03° 42' 17"E
L3	391.93	S83° 25' 44"E
L4	311.05	S03° 22' 31"W
L5	353.52	N88° 37' 33"W
L6	275.23	S03° 42' 17"W
L7	97.30	N03° 42' 17"E
L8	322.36	S88° 37' 33"E
L9	4.32	S05° 25' 41"W
L10	30.21	S84° 33' 19"E
L11	28.60	N05° 26' 34"E
L12	27.49	S89° 15' 14"E
L13	524.35	N03° 22' 54"E
L14	10.01	S88° 19' 58"E
L15	679.49	S03° 22' 31"W

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555

EXISTING CONDITIONS MAP



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



PROJECT LEAD: Alex
CHECKED BY: Tyler
DRAWN BY: Mica, Alex
DATE: 12/19/2024
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

Harmony At Arlington
7417 204th Street NE, Arlington, WA 98223
A PORTION OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Harmony At Arlington LLC.
4012 148th St SE, PMB # 50, Mill Creek, WA 98012

SHEET
P2 of P5
22x34
PLN# 1234

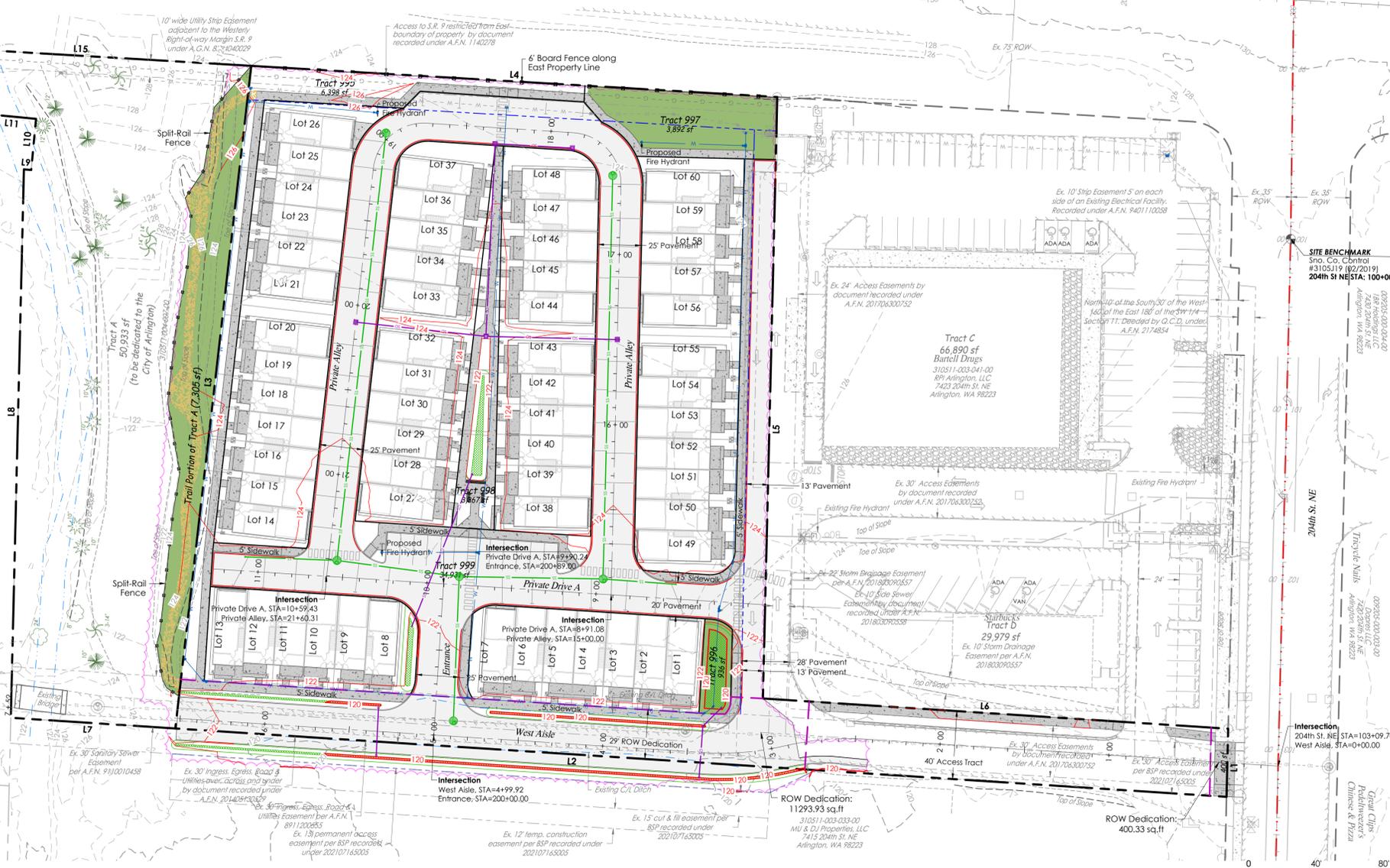
EXISTING CONDITIONS MAP

© Copyright 1993-2024
MAKING A "WAY OUT OF NO WAY"

12/19/2024 12:49 PM
7A.Archaeol. Resour. Discov. - Harmony Village, 204th St. Arlington, WA 98223
7A.Archaeol. Resour. Discov. - Harmony Village, 204th St. Arlington, WA 98223

LEGEND	
	PROJECT BOUNDARY
	ZONING LINE
	PROPOSED R/W LINE
	EXISTING R/W LINE
	1/4 SECTION LINE
	EXISTING PARCEL LINE
	EASEMENT LINE
	BUILDING SETBACK
	EXISTING PAVEMENT
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	CLEARING LIMIT
	PROPOSED SEWERLINE
	PROPOSED WATERLINE
	PROPOSED STORMLINE
	EXISTING SEWERLINE
	EXISTING WATERLINE
	EXISTING STORMLINE
	EXISTING BUILDING
	PROPOSED PAVED AREA
	PROPOSED SIDEWALK
	ACTIVE OPEN SPACE
	ALL-BLOCK WALL
	EXISTING POWER POLE
	EXISTING FENCE
	DESIGN/EXISTING SANITARY SEWER MANHOLE
	DESIGN SANITARY SEWER CLEAN-OUT
	EXISTING HYDRANT
	DESIGN/EXISTING WATER METER
	DESIGN/EXISTING TYPE 1 CATCH BASIN
	DESIGN TYPE 2 STORM MANHOLE
	DESIGN YARD DRAIN CLEAN-OUT

A PORTION OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



MIXED-USE VILLAGE CENTER T4-F NOTE (AMC 20.110.014(c)(3))

Building Setback	Value
Density: Dwelling Units/Acre	15 du/acre
Maximum Building Height	3 stories
Minimum Front Street Setback	0 ft
Minimum Side Street Setback	0 ft
Minimum Main Building Side Setback	0 ft
Minimum Accessory Building Side Setback	0 ft

PARKING SETBACK

Front Setback	40 ft from ROW
Side Street Setback	min 6 ft, max 10 ft
Side Setback	0 ft
Rear Setback	5 ft

MINIMUM MIXED USE DENSITY (AMC 20.110.012(c))

Category	Square Feet	Acres
Gross Site Area	190,958 sf	(4.38 ac)
-less Tract A	50,933 sf	(1.17 ac)
Total Developed Area	140,025 sf	(3.21 ac)
Min. Required Density	15 du/net acre	
Proposed Density	19 du/net acre	

OPEN SPACE ANALYSIS

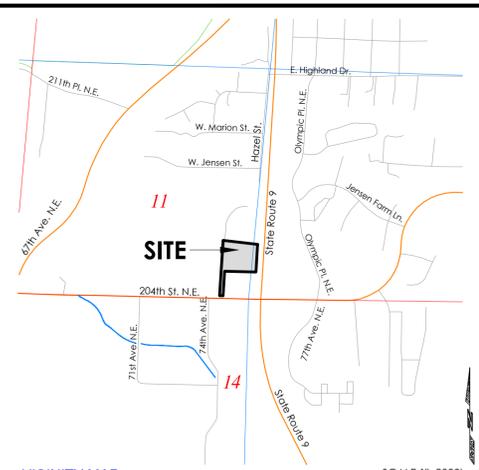
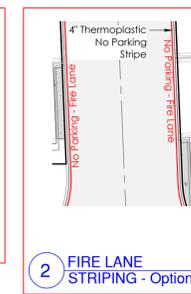
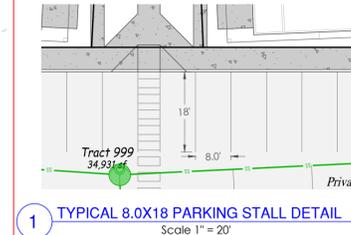
Category	Area	Density
Total Development Area	140,025 sf	(3.21 ac)
Open space required [AMC 20.110.014(h)(4)(G)]	7,001 sf	(0.16 ac)
Open space provided	6,398 sf	(0.15 ac)
Tract 995 - Open Space, Landscape	936 sf	(0.02 ac)
Tract 997 - Usable Open Space, SWM	3,892 sf	(0.09 ac)
Tract 998 - Usable Open Space, SWM	611 sf	(0.01 ac)
Tract A (Trail Portion Only)	7,305 sf	(0.17 ac)
Total	19,142 sf	(0.44 ac)

PRIVATE OPEN SPACE (AMC 220.44.020A(d))

Category	Unit Area	Value
Private open space	Varies (see Prvt OS Table)	See Sheet P5
Greater of 15% of total lot area, or 200sf	Req. Privatized OS	See Sheet P5

GENERAL DEVELOPMENT STANDARDS - PARKING NUMBER OF SPACES REQUIRED (AMC 20.110.014 (g))

Description	Required	Provided
Townhouse Residential Units Proposed - 60	120 spaces	120 spaces
Min. Req'd Parking Spaces	2.0 per 1 DU (120 spaces)	120 spaces
Guest Spaces	15	16 spaces
TOTAL Parking Spaces	120 spaces	136 spaces
ADA Spaces	0	0
Electrical Vehicle Charging	Not Required	Not Required
EV Ready Spaces	1 per dwelling	1 per dwelling
EV Capable Spaces	Not Required	Not Required



LEGAL DESCRIPTION
TRACTS B CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT 2013-58, RECORDED UNDER RECORDING NUMBER 201402215006, AND AS REVISED BY AFFIDAVIT OF CORRECTION RECORDED UNDER RECORDING NUMBERS 201404150636 AND 201411050281, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE W.M., IN SNOHOMISH COUNTY, WASHINGTON;

DATUM & BENCHMARK
DATUM: NAVD 88 (NGVD 29 = NAVD 88-3.71)
BENCHMARK: SNO. CO. CONTROL #3105119, TOP 3" BRASS DISK WITH PUNCH MARK IN CASE, DOWN 1.2" IN TURN LANE CENTER 204TH ST. N.E., 150 FEET WEST OF S.R.9, ELEV. = 124.92'

SURVEY NOTES
1. Boundary and utilities are per NCS Surveying, LLC. Survey has been moved and related to State Plane coordinates by Sound Development Group.
2. Existing contours are per Snohomish County Lidar Consortium.

Boundary Line Table

Line #	Length	Direction
L1	40.03	N88° 37' 33"W
L2	372.40	N03° 42' 17"E
L3	391.93	S83° 25' 44"E
L4	311.05	S03° 22' 31"W
L5	353.52	N88° 37' 33"W
L6	275.23	S03° 42' 17"W
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L8	322.36	S88° 37' 33"E
L9	4.32	S05° 25' 41"W
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L11	28.60	N05° 26' 34"E
L12	27.49	S89° 15' 14"E
L13	524.35	N03° 22' 54"E
L14	10.01	S88° 19' 58"E
L15	679.49	S03° 22' 31"W

PROJECT INFORMATION
Tax Parcel Numbers: 310511-003-040-00, 310511-004-007-00
Total Gross Area: 190,958 sf (4.38 ac)
GFP Designation: CC-Commercial Corridor
Existing Zoning: Horizontal Mixed Use
Proposed Zoning: Vacant
Existing Land Use: Multi-Family Residential Townhouses
Proposed Land Use: Multi-Family Residential Townhouses

LOCAL SERVICES
Sewage Disposal: City of Arlington
Water District: City of Arlington
School District: Arlington District #14
Fire District: North County Regional Fire Authority
Post Office: Arlington
Electric: Snohomish PUD
Phone: Zply
Cable: Zply
Gas: Cascade Natural Gas

CONTACT PERSON
Land Technologies Inc., Merle Ash
18820 3rd Ave. NE, Arlington, WA 98223
360.652.9727
merle@landtechway.com

ENGINEER
Land Technologies, Inc., Tyler S. Foster, P.E.
18820 3rd Ave NE, Arlington, WA 98223
360.652.9727
tyler@landtechway.com

SURVEYOR
Sound Development Group, LLC, Joy Standish, PLS
P.O. Box 1705 - 111 Cleveland Ave., Suite 202, Mt. Vernon, WA 98273
360.404.2010

APPLICANT
Harmony of Arlington LLC, 4012 148th St. SE, P.M.B. #30, Mill Creek, WA 98012

CERTIFIED EROSION CONTROL SPECIALIST

Sheet List Table

Sheet Number	Sheet Title
P1	Planning: P5
P2	Cover Sheet
P3	Existing Conditions Map
P4	Preliminary Site Plan - Unit Lot Subdivision
P5	Unit Lot Subdivision Map
P6	Parking Plan

AIRPORT PROTECTION DISTRICT--SUB-DISTRICT C
COA 20.38.090 Notice to Future Owners.
In order to mitigate impacts to the Arlington Airport, and to provide notice to future property owners, all property owners within the Airport Protection District Sub-districts A, B and C seeking a land use or building permit or under taking substantial reconstruction shall dedicate an aviation easement over their property to the City of Arlington.
In addition, language shall be placed on the face of all residential subdivisions within the Airport Protection District notifying owners or possible affects from aviation activities.
The language of the easement and notice shall be as provided by the Airport, as approved by the City Attorney and recorded with Snohomish County.

ARCHAEOLOGICAL RESOURCE DISCOVERY:
If at any time during construction archaeological resources are observed on the project site, work shall be temporarily suspended at the location of discovery and a professional archaeologist should document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes must be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area must be stopped immediately. Local law enforcement, DAHP, and affected tribes must be immediately contacted. No additional excavation may be undertaken until a process has been agreed upon by these parties, and no exposed human remains will be left undisturbed.

SLOPE ANALYSIS
Slopes vary across the site. Slopes typically range from flat to 3%. Average slope is roughly 2%. Site slopes generally downward from the East to West.
There are no indications of unstable slopes on the site.
Slope analysis based on T.I.N. triangle slopes of the LIDAR surface:

Range	Area (sf)	Percent
0% - 15%	190,958 sf	100.00%
15% - 20%	0 sf	0.00%
20% - 25%	0 sf	0.00%
25% - 33%	0 sf	0.00%
33% - 40%	0 sf	0.00%
40%+	0 sf	0.00%
Total =	190,958 sf	100.00%

AQUIFER RECHARGE/ WELL HEAD PROTECTION
Low, Over 100
SOILS
Norma Loam; Hydrologic Soil Group: B/D
Compact Fill Area to 95% Modified Proctor

LAND DISTURBING AREA
Total Gross Site Area: 190,958 sf (4.38 ac)
Land Disturbing Activity Conceptual Area of Disturbance: 146,070 sf (3.35 ac)

Site Grading
Cut: 0 cy
Fill: 9,989 cy

IMPERVIOUS AREAS
New Pavement Area: 40,688 sf (0.93 ac)
New Driveway Area: 0 sf (0.00 ac)
New Roof Area: 50,808 sf (1.17 ac)
New Sidewalk Area: 10,067 sf (0.23 ac)
Total Impervious Area: 101,563 sf (2.33 ac)

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555

SITE AREA ANALYSIS
Project Site Area: 147,330 sf (3.38 ac)
Area in Access Tract: 56,172 sf (1.29 ac)
Area in Unit Lots: 69,260 sf (1.59 ac)
Area in Open Space Tracts: 21,898 sf (0.50 ac)
Total: 147,330 sf (3.38 ac)

VEGETATIVE ANALYSIS
EXISTING
Posture: 129,814 sf (2.98 ac) 88.11%
Existing Pavement: 17,516 sf (0.40 ac) 11.89%
PROPOSED
Landscaped Areas: 45,767 sf (1.05 ac) 31.06%
Building & Pavement Areas: 91,496 sf (2.10 ac) 62.10%
Sidewalk Areas: 10,067 sf (0.23 ac) 6.83%
Total: 147,330 sf (3.38 ac) 100.00%

LAND TECHNOLOGIES
 18820 Third Avenue, N.E.
 Arlington, WA 98223
 360-652-9727
 © Copyright 1993-2024
 MAKING A WAY OUT OF NO WAY
PROJECT LEAD: Merle Ash
CHECKED BY: Tyler
DRAWN BY: Merle Ash
DATE: 12/19/2024
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -
Harmony At Arlington
 7417 204th Street NE, Arlington, WA 98223
 A PORTION OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
PRELIMINARY SITE PLAN
 4012 148th St. SE, P.M.B. #30, Mill Creek, WA 98012
Harmony At Arlington LLC.
 SHEET
 P3 of P5
 22x34
 PLN# 1234

A PORTION OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

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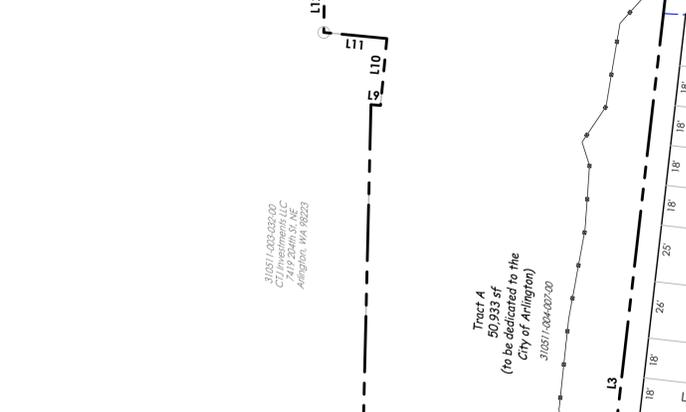
LEGEND

- PROJECT BOUNDARY
- ZONING LINE
- PROPOSED R/W LINE
- EXISTING R/W LINE
- 1/4 SECTION LINE
- EXISTING PARCEL LINE
- EASEMENT LINE
- BUILDING SETBACK
- EXISTING PAVEMENT
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- CLEARING LIMIT
- PROPOSED SEWERLINE
- PROPOSED WATERLINE
- PROPOSED STORMLINE
- EXISTING SEWERLINE
- EXISTING WATERLINE
- EXISTING STORMLINE
- EXISTING BUILDING
- PROPOSED PAVED AREA
- PROPOSED SIDEWALK
- ACTIVE OPEN SPACE
- ALLAN BLOCK WALL
- EXISTING POWER POLE
- EXISTING FENCE
- DESIGN/EXISTING SANITARY SEWER MANHOLE
- DESIGN SANITARY SEWER CLEAN-OUT
- EXISTING HYDRANT
- DESIGN/EXISTING WATER METER
- DESIGN/EXISTING TYPE 1 CATCH BASIN
- DESIGN TYPE 2 STORM MANHOLE
- DESIGN YARD DRAIN CLEAN-OUT



10' wide Utility Strip Easement adjacent to the Western Right-of-way Margin S.E. 9 under A.G.N. 830404029

Access to S.R. 9 restricted from East boundary of property by document recorded under A.F.N. 1140278



VICINITY MAP SCALE 1"=2000'

LEGAL DESCRIPTION

TRACTS B CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT 2013-58, RECORDED UNDER RECORDING NUMBER 201402215006, AND AS REVISED BY AFFIDAVIT OF CORRECTION RECORDED UNDER RECORDING NUMBERS 201404150834 AND 201411050281, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE W.M., IN SNOHOMISH COUNTY, WASHINGTON;

NON-EXCLUSIVE EASEMENT FOR ACCESS AS MORE PARTICULARLY SET FORTH IN THAT DOCUMENT ENTITLED "RECIPROCAL ACCESS EASEMENT" RECORDED JUNE 20, 2017 UNDER RECORDING NUMBER 201706300752

DATUM & BENCHMARK

DATE: NAVD 88 (NGVD 29 = NAVD 88-3.71)

BENCHMARK: SNO. CO. CONTROL #3105J19 (82/2019) #3105J19 204th St NE STA: 100+00

BASE OF BEARINGS: ROTATED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER N 88°33'33"W PER SNOHOMISH COUNTY CONTROL HOLDING FOUND MONUMENTS.

SURVEY NOTES

- Boundary and utilities are per NCS Surveying, LLC. Survey has been moved and related to State Plane coordinates by Sound Development Group
- Existing contours are per Snohomish County Lidar Consortium.

PROJECT INFORMATION

Tax Parcel Numbers 31051-1-003-040-00, 31051-004-007-00, 190,958 sf (4.38 ac)

LOCAL SERVICES

Sewage Disposal: City of Arlington
Water District: City of Arlington
School District: Arlington District #16
Fire District: North County Regional Fire Authority
Post Office: Arlington
Electric: Snohomish PUD
Phone: Zephyr
Cable: Zephyr
Gas: Cascade Natural Gas

CONTACT PERSON SITE ADDRESS

Land Technologies Inc. 7417 204th Street NE
Merle Ash Arlington, WA 98223
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
merle@landtechway.com

ENGINEER APPLICANT

Land Technologies, Inc. Harmony of Arlington LLC.
Tyler S. Foster, P.E. 4012 148th St SE, P.M.B. #30
18820 3rd Ave NE Mill Creek, WA 98012
Arlington, WA 98223
360.652.9727
tyler@landtechway.com

CERTIFIED EROSION CONTROL SPECIALIST

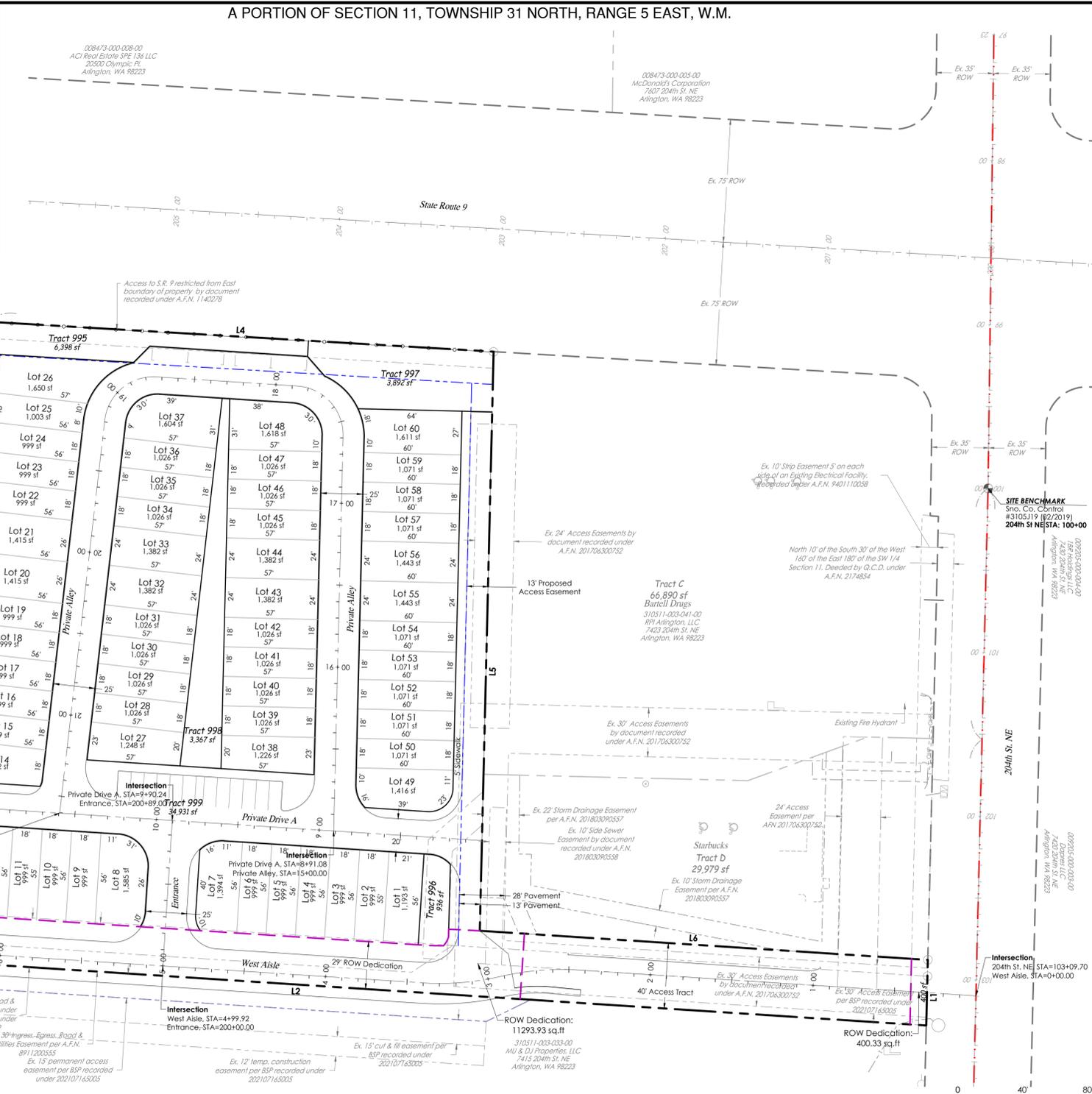
Sound Development Group, LLC.
Joy Standish, PLS
P.O. Box 1705 - 111 Cleveland Ave., Suite 202
Mt. Vernon, WA 98273
360.404.2010

UNIT LOT SUBDIVISION MAP

31051-003-042-00 Taylor Union Hill LLC 20724 S. Hazel Ave. Arlington, WA 98223

31051-003-043-00 CTJ Investments, LLC 7417 204th St. NE Arlington, WA 98223

31051-003-044-00 (to be decided under the City of Arlington) 31051-004-007-00



Line #	Length	Direction
L1	40.03	N88° 37' 33"W
L2	372.40	N03° 42' 17"E
L3	391.93	S83° 25' 44"E
L4	311.05	S03° 22' 31"W
L5	353.52	N88° 37' 33"W
L6	275.23	S03° 42' 17"W
L7	97.30	N03° 42' 17"E
L8	322.36	S88° 37' 33"E
L9	4.32	S05° 25' 41"W
L10	30.21	S84° 33' 19"E
L11	28.60	N05° 26' 34"E
L12	27.49	S89° 15' 14"E
L13	524.35	N03° 22' 54"E
L14	10.01	S88° 19' 58"E
L15	679.49	S03° 22' 31"W

Lot #	Area (sq ft)	Area (sq ft)	Area (sq ft)
Lot 13	1,248	Lot 26	1,650
Lot 14	1,322	Lot 27	1,248
Lot 15	999	Lot 28	1,026
Lot 16	999	Lot 29	1,026
Lot 17	999	Lot 30	1,026
Lot 18	999	Lot 31	1,026
Lot 19	999	Lot 32	1,382
Lot 20	1,415	Lot 33	1,382
Lot 21	1,415	Lot 34	1,026
Lot 22	999	Lot 35	1,026
Lot 23	999	Lot 36	1,026
Lot 24	999	Lot 37	1,604
Lot 25	1,003	Lot 38	1,226
Lot 26	1,650	Lot 39	1,026
Lot 27	1,248	Lot 40	1,026
Lot 28	1,026	Lot 41	1,026
Lot 29	1,026	Lot 42	1,026
Lot 30	1,026	Lot 43	1,382
Lot 31	1,026	Lot 44	1,382
Lot 32	1,382	Lot 45	1,026
Lot 33	1,382	Lot 46	1,026
Lot 34	1,026	Lot 47	1,026
Lot 35	1,026	Lot 48	1,618
Lot 36	1,026	Lot 49	1,416
Lot 37	1,604	Lot 50	1,071
Lot 38	1,226	Lot 51	1,071
Lot 39	1,026	Lot 52	1,071
Lot 40	1,026	Lot 53	1,071
Lot 41	1,026	Lot 54	1,071
Lot 42	1,026	Lot 55	1,443
Lot 43	1,026	Lot 56	1,443
Lot 44	1,026	Lot 57	1,071
Lot 45	1,026	Lot 58	1,071
Lot 46	1,026	Lot 59	1,071
Lot 47	1,026	Lot 60	1,611
Lot 48	1,618	Lot 61	1,611
Lot 49	1,416	Lot 62	1,611
Lot 50	1,071	Lot 63	1,611
Lot 51	1,071	Lot 64	1,611
Lot 52	1,071	Lot 65	1,611
Lot 53	1,071	Lot 66	1,611
Lot 54	1,071		
Lot 55	1,443		
Lot 56	1,443		
Lot 57	1,071		
Lot 58	1,071		
Lot 59	1,071		
Lot 60	1,611		
Lot 61	1,611		
Lot 62	1,611		
Lot 63	1,611		
Lot 64	1,611		
Lot 65	1,611		
Lot 66	1,611		

Tract A 50,953 sf
Tract B 6,398 sf
Tract C 66,890 sf
Tract D 29,979 sf

Private Drive A, STA=10+59.43
Private Alley, STA=21+60.31

Private Drive A, STA=9+90.24
Entrance, STA=200+89.00

Private Drive A, STA=8+91.08
Private Alley, STA=15+00.00

Private Drive A, STA=4+99.92
Entrance, STA=200+00.00

ROW Dedication: 11293.93 sq.ft
ROW Dedication: 400.33 sq.ft

Category	Area (sq ft)	Area (ac)
Total Development Area	140,025	3.21 ac
Open space required [AMC 20.110.014(h)(4)(g)]	6,398	0.15 ac
Open space provided	19,958	0.46 ac
Tract 995 - Open Space, Landscape	936	0.02 ac
Tract 996 - Usable Open Space, SWM	3,892	0.09 ac
Tract 997 - Usable Open Space	611	0.01 ac
Tract 998 - Usable Open Space, SWM	7,305	0.17 ac
Tract A (Trail Portion Only)	19,142	0.44 ac
Total	19,142	0.44 ac

MINIMUM MIXED USE DENSITY (AMC 20.110.012(c))

Harmony at Arlington
Gross Site Area 190,958 sf (4.38 ac)
Less Tract A 50,933 sf (1.17 ac)
Total Developed Area 140,025 sf (3.21 ac)
Min. Required Density 15 du/net acre
Proposed Density 19 du/net acre

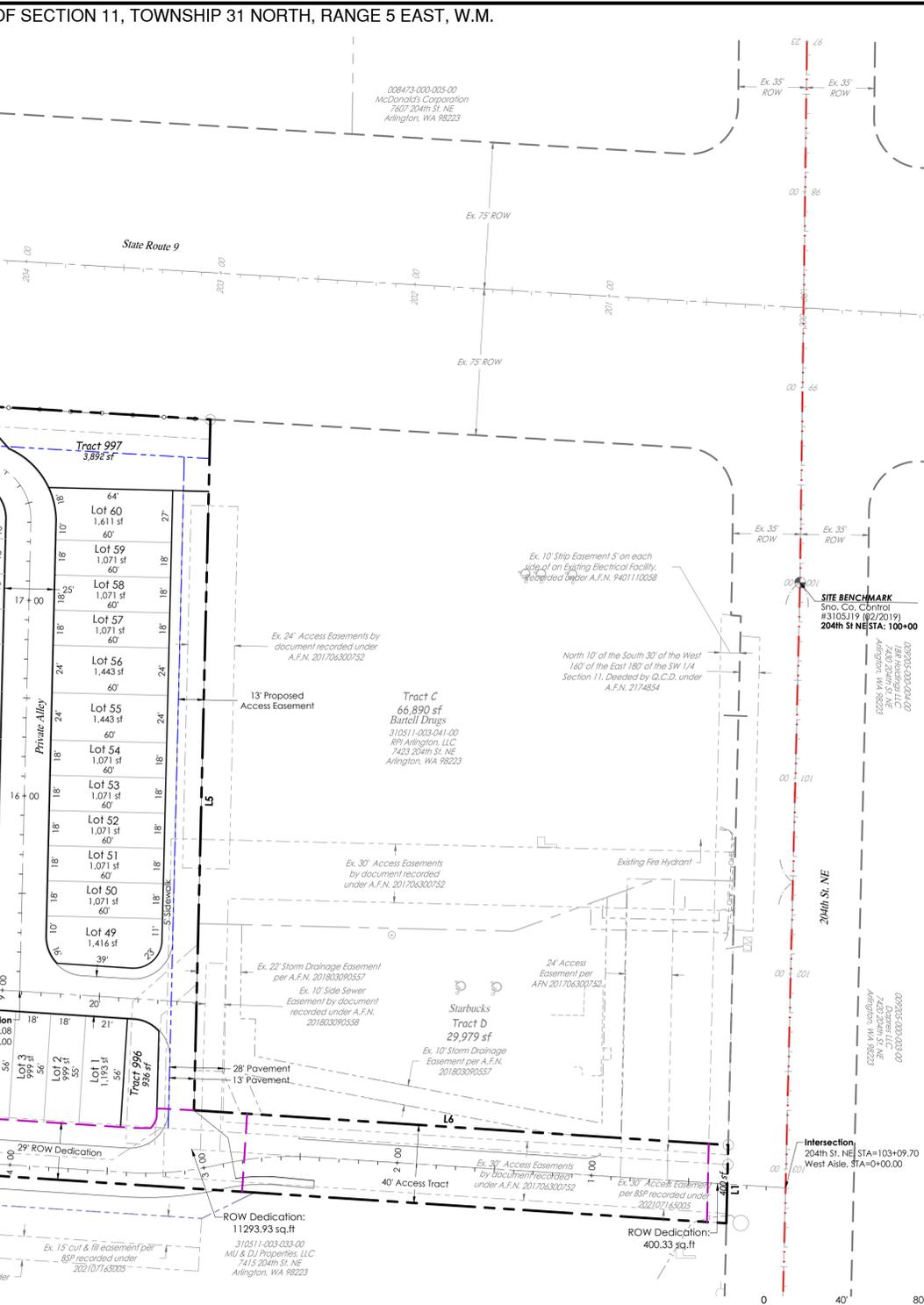
OPEN SPACE ANALYSIS

Category	Area (sq ft)	Area (ac)
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Total	19,142	0.44 ac

MIXED-USE VILLAGE CENTER T4-F NOTE (AMC 20.110.014(c)(3))

BUILDING SETBACK: Density: Dwelling units/acre 15 du/acre
Maximum Building Height 3 stories
Minimum Front Street Setback 0 ft
Minimum Side Street Setback 0 ft
Minimum Main Building Side Setback 0 ft
Minimum Accessory Building Side Setback 0 ft

PARKING SETBACK: Front Setback 40 ft from ROW
Side Street Setback min 6 ft, max 10 ft
Side Setback 0 ft
Rear Setback 5 ft



Line #	Length	Direction
L1	40.03	N88° 37' 33"W
L2	372.40	N03° 42' 17"E
L3	391.93	S83° 25' 44"E
L4	311.05	S03° 22' 31"W
L5	353.52	N88° 37' 33"W
L6	275.23	S03° 42' 17"W
L7	97.30	N03° 42' 17"E
L8	322.36	S88° 37' 33"E
L9	4.32	S05° 25' 41"W
L10	30.21	S84° 33' 19"E
L11	28.60	N05° 26' 34"E
L12	27.49	S89° 15' 14"E
L13	524.35	N03° 22' 54"E
L14	10.01	S88° 19' 58"E
L15	679.49	S03° 22' 31"W

Tract A 50,953 sf
Tract B 6,398 sf
Tract C 66,890 sf
Tract D 29,979 sf

Private Drive A, STA=10+59.43
Private Alley, STA=21+60.31

Private Drive A, STA=9+90.24
Entrance, STA=200+89.00

Private Drive A, STA=8+91.08
Private Alley, STA=15+00.00

Private Drive A, STA=4+99.92
Entrance, STA=200+00.00

ROW Dedication: 11293.93 sq.ft
ROW Dedication: 400.33 sq.ft

Category	Area (sq ft)	Area (ac)
Total Development Area	140,025	3.21 ac
Open space required [AMC 20.110.014(h)(4)(g)]	6,398	0.15 ac
Open space provided	19,958	0.46 ac
Tract 995 - Open Space, Landscape	936	0.02 ac
Tract 996 - Usable Open Space, SWM	3,892	0.09 ac
Tract 997 - Usable Open Space	611	0.01 ac
Tract 998 - Usable Open Space, SWM	7,305	0.17 ac
Tract A (Trail Portion Only)	19,142	0.44 ac
Total	19,142	0.44 ac

MINIMUM MIXED USE DENSITY (AMC 20.110.012(c))

Harmony at Arlington
Gross Site Area 190,958 sf (4.38 ac)
Less Tract A 50,933 sf (1.17 ac)
Total Developed Area 140,025 sf (3.21 ac)
Min. Required Density 15 du/net acre
Proposed Density 19 du/net acre

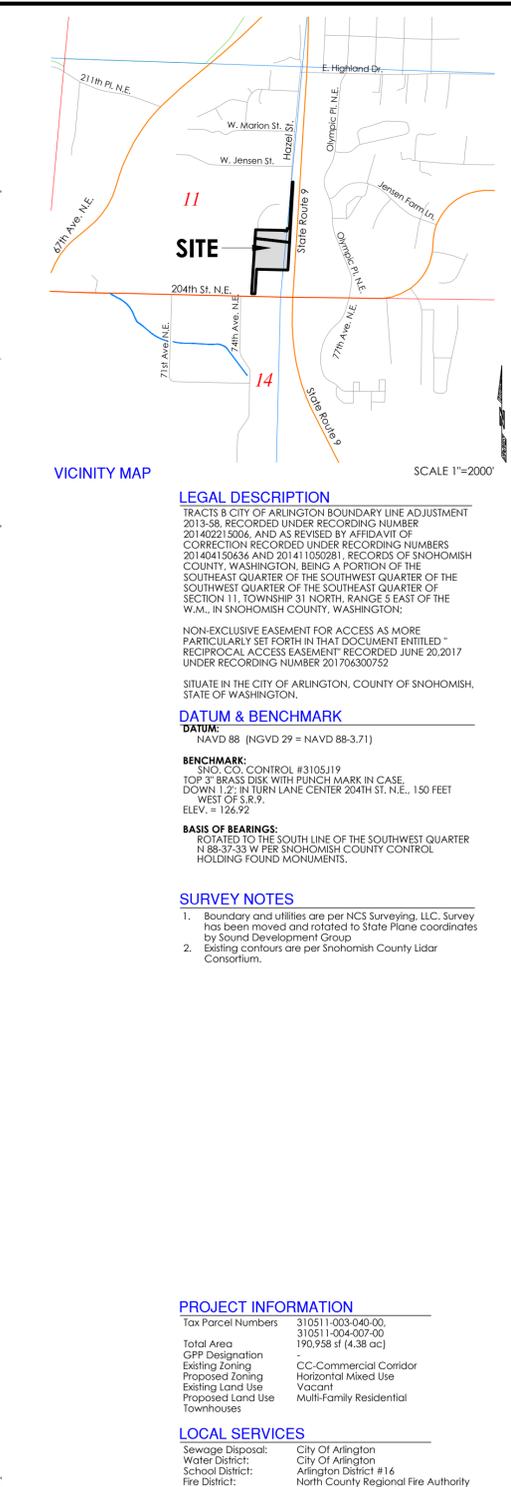
OPEN SPACE ANALYSIS

Category	Area (sq ft)	Area (ac)
Total Development Area	140,025	3.21 ac
Open space required [AMC 20.110.014(h)(4)(g)]	6,398	0.15 ac
Open space provided	19,958	0.46 ac
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Tract 996 - Usable Open Space, SWM	3,892	0.09 ac
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Tract 998 - Usable Open Space, SWM	7,305	0.17 ac
Tract A (Trail Portion Only)	19,142	0.44 ac
Total	19,142	0.44 ac

MIXED-USE VILLAGE CENTER T4-F NOTE (AMC 20.110.014(c)(3))

BUILDING SETBACK: Density: Dwelling units/acre 15 du/acre
Maximum Building Height 3 stories
Minimum Front Street Setback 0 ft
Minimum Side Street Setback 0 ft
Minimum Main Building Side Setback 0 ft
Minimum Accessory Building Side Setback 0 ft

PARKING SETBACK: Front Setback 40 ft from ROW
Side Street Setback min 6 ft, max 10 ft
Side Setback 0 ft
Rear Setback 5 ft



VICINITY MAP SCALE 1"=2000'

LEGAL DESCRIPTION

TRACTS B CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT 2013-58, RECORDED UNDER RECORDING NUMBER 201402215006, AND AS REVISED BY AFFIDAVIT OF CORRECTION RECORDED UNDER RECORDING NUMBERS 201404150834 AND 201411050281, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE W.M., IN SNOHOMISH COUNTY, WASHINGTON;

NON-EXCLUSIVE EASEMENT FOR ACCESS AS MORE PARTICULARLY SET FORTH IN THAT DOCUMENT ENTITLED "RECIPROCAL ACCESS EASEMENT" RECORDED JUNE 20, 2017 UNDER RECORDING NUMBER 201706300752

DATUM & BENCHMARK

DATE: NAVD 88 (NGVD 29 = NAVD 88-3.71)

BENCHMARK: SNO. CO. CONTROL #3105J19 (82/2019) #3105J19 204th St NE STA: 100+00

BASE OF BEARINGS: ROTATED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER N 88°33'33"W PER SNOHOMISH COUNTY CONTROL HOLDING FOUND MONUMENTS.

SURVEY NOTES

- Boundary and utilities are per NCS Surveying, LLC. Survey has been moved and related to State Plane coordinates by Sound Development Group
- Existing contours are per Snohomish County Lidar Consortium.

PROJECT INFORMATION

Tax Parcel Numbers 31051-1-003-040-00, 31051-004-007-00, 190,958 sf (4.38 ac)

LOCAL SERVICES

Sewage Disposal: City of Arlington
Water District: City of Arlington
School District: Arlington District #16
Fire District: North County Regional Fire Authority
Post Office: Arlington
Electric: Snohomish PUD
Phone: Zephyr
Cable: Zephyr
Gas: Cascade Natural Gas

CONTACT PERSON SITE ADDRESS

Land Technologies Inc. 7417 204th Street NE
Merle Ash Arlington, WA 98223
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
merle@landtechway.com

ENGINEER APPLICANT

Land Technologies, Inc. Harmony of Arlington LLC.
Tyler S. Foster, P.E. 4012 148th St SE, P.M.B. #30
18820 3rd Ave NE Mill Creek, WA 98012
Arlington, WA 98223
360.652.9727
tyler@landtechway.com

CERTIFIED EROSION CONTROL SPECIALIST

Sound Development Group, LLC.
Joy Standish, PLS
P.O. Box 1705 - 111 Cleveland Ave., Suite 202
Mt. Vernon, WA 98273
360.404.2010

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

PROJECT LEAD: Merle Ash
CHECKED BY: Tyler S. Foster
DRAWN BY: Merle Ash
DATE: 12/19/2024
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

Harmony at Arlington
7417 204th Street NE, Arlington, WA 98223
A PORTION OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Harmony at Arlington LLC.
4012 148th St SE, P.M.B. #30, Mill Creek, WA 98012

UNIT LOT SUBDIVISION MAP

SHEET
P4 of P5
22x34
PLN# 1234

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MAKING A WAY OUT OF NO WAY

A PORTION OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

OPEN / PRIVATE SPACE

- Private Open Space
- Usable Open Space
- Open Space
- BIOCELL

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555

Tract A
50,918 sf
(to be dedicated to the City of Arlington)
21031-004-007-00

PARKING & PRIVATE OPEN SPACE PLAN



OPEN SPACE ANALYSIS

Total Development Area: 140,025 sf (3.21 ac)

Open space required [AMC 20.110.014(h)(4)(G)]: 5% of total developed area = 7,001 sf (0.16 ac)

Open space provided:

- Tract 995 - Open Space, Landscape: 6,398 sf (0.15 ac)
- Tract 996 - Usable Open Space, SWM: 936 sf (0.02 ac)
- Tract 997 - Usable Open Space: 3,892 sf (0.09 ac)
- Tract 998 - Usable Open Space, SWM: 611 sf (0.01 ac)
- Tract A (Trail Portion Only): 7,305 sf (0.17 ac)
- Total: 19,142 sf (0.44 ac)**

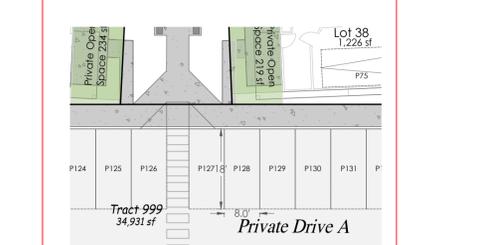
Privt OS Table	Area (sf)	Req'd 15% OS (sf)
LOT 1	1193	200
LOT 2	999	200
LOT 3	999	200
LOT 4	999	200
LOT 5	999	200
LOT 6	999	200
LOT 7	1394	209
LOT 8	1585	238
LOT 9	999	200
LOT 10	999	200
LOT 11	999	200
LOT 12	999	200
LOT 13	1227	200
LOT 14	1322	200
LOT 15	999	200
LOT 16	999	200
LOT 17	999	200
LOT 18	999	200
LOT 19	999	200
LOT 20	1415	212
LOT 21	1415	212
LOT 22	999	200
LOT 23	999	200
LOT 24	999	200
LOT 25	1003	200
LOT 26	1650	248
LOT 27	1248	200
LOT 28	1026	200
LOT 29	1026	200
LOT 30	1026	200
LOT 31	1026	200
LOT 32	1382	207
LOT 33	1382	207
LOT 34	1026	200
LOT 35	1026	200
LOT 36	1026	200
LOT 37	1604	241
LOT 38	1226	200
LOT 39	1026	200
LOT 40	1026	200
LOT 41	1026	200
LOT 42	1026	200
LOT 43	1382	207
LOT 44	1382	207
LOT 45	1026	200
LOT 46	1026	200
LOT 47	1026	200
LOT 48	1618	243
LOT 49	1416	212
LOT 50	1071	200
LOT 51	1071	200
LOT 52	1071	200
LOT 53	1071	200
LOT 54	1071	200
LOT 55	1443	216
LOT 56	1443	216
LOT 57	1071	200
LOT 58	1071	200
LOT 59	1071	200
LOT 60	1611	242

11 TYPICAL UNIT LOT PRIVATE OPEN SPACE
SCALE: NTS



GENERAL DEVELOPMENT STANDARDS - PARKING
NUMBER OF SPACES REQUIRED (AMC 20.110.014 (g))

Description	Required	Provided
Townhouse Residential Units Proposed - 60	120 spaces	120 spaces
Min. Req'd Parking Spaces	2.0 per 1 DU (120 spaces)	120 spaces
Guest Spaces	15	16 spaces
TOTAL Parking Spaces	120 spaces	136 spaces
ADA Spaces	0	0
Electrical Vehicle Charging	Not Required	Not Required
EV Ready Spaces	1 per dwelling	1 per dwelling
EV Capable Spaces	Not Required	Not Required



1 TYPICAL 8.0X18 PARKING STALL DETAIL
Scale: 1" = 20'

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA, 98223
360-652-9727
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PROJECT LEAD: Alexie
CHECKED BY: Tyler
DRAWN BY: Micr, Alex
DATE: 12/19/2024
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

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