

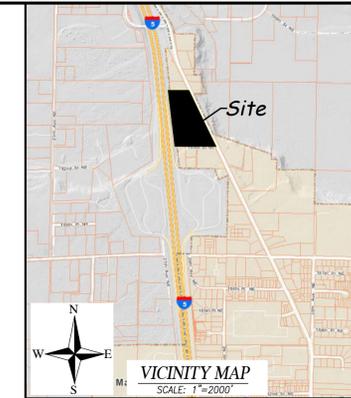
NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
CITY OF ARLINGTON, WASHINGTON

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)
- P POWER POLE
- GP GUY POLE
- WM WATER METER
- WV WATER VALVE
- MB MAILBOX
- UFA UTILITY POLE ANCHOR
- FD FIRE HYDRANT (2 NOZZLE)
- NS TYPE I NGPA SIGN
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAINAGE
- PROPERTY LINE
- EXISTING FENCE LINE
- EXISTING PAVEMENT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PRE-EXISTING DRAINAGE PATTERN
- SECTOR BOUNDARY



SECTOR	UNITS	OPEN SPACE PER SECTOR (SF)	TOTAL O.S. (SF)
SECTOR 1	6	7,143	7,143
SECTOR 2	6	10,576	17,719
SECTOR 3	6	19,694	37,413
SECTOR 4	6	1,446	38,859
SECTOR 5	6	6,808	54,989
SECTOR 6	6	9,322	62,612
SECTOR 7	4	7,623	63,594
SECTOR 8	6	982	65,023
SECTOR 9	8	1,429	65,859
SECTOR 10	8	836	65,859



PARKING INDEX

RESIDENTIAL - 2/UNIT, PLUS 1/2 UNITS
124 PROVIDED IN GARAGES, + 38 IN ON-STREET SPACES = 162 TOTAL SPACES PROVIDED

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., SECTION 17, AS THE BEARING OF N 88°59'31" W.

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

ENGINEER/CONTACT
INSIGHT ENGINEERING COMPANY
P.O. BOX 1478
EVERETT, WA 98206
CONTACT: BRIAN R. KALAB, P.E.
PH: (425) 303-9363
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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 1.

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

TAX ACCOUNT NO.'S: 31051700400600

PLN-1199

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: 11/14/2024 SCALE: 1"=30' JOB NO.: 22-1220

UNIT LOT SUB-DIVISION MAP SHEET S2

PRIVATE OPEN SPACE TABLE

LOT#	AREA (S.F.)	LOT#	AREA (S.F.)	LOT#	AREA (S.F.)
1	409 SF / 21.4%	22	347 SF / 19.3%	43	351 SF / 19.5%
2	347 SF / 19.3%	23	347 SF / 19.3%	44	349 SF / 19.4%
3	349 SF / 19.5%	24	364 SF / 19.7%	45	348 SF / 19.5%
4	349 SF / 19.5%	25	350 SF / 19.5%	46	351 SF / 19.3%
5	347 SF / 19.3%	26	315 SF / 18.1%	47	208 SF / 17.2%
6	436 SF / 22.9%	27	307 SF / 17.7%	48	229 SF / 20.2%
7	436 SF / 22.9%	28	295 SF / 17.0%	49	228 SF / 20.2%
8	347 SF / 19.3%	29	291 SF / 16.7%	50	230 SF / 20.3%
9	349 SF / 19.5%	30	403 SF / 21.8%	51	236 SF / 20.9%
10	349 SF / 19.5%	31	373 SF / 20.9%	52	238 SF / 21.0%
11	347 SF / 19.4%	32	304 SF / 17.6%	53	238 SF / 21.0%
12	353 SF / 19.4%	33	318 SF / 18.3%	54	552 SF / 37.3%
13	354 SF / 19.4%	34	318 SF / 18.3%	55	524 SF / 36.1%
14	347 SF / 19.3%	35	318 SF / 18.3%	56	246 SF / 21.7%
15	347 SF / 19.3%	36	443 SF / 23.5%	57	246 SF / 21.7%
16	347 SF / 19.3%	37	453 SF / 23.5%	58	246 SF / 21.7%
17	347 SF / 19.3%	38	324 SF / 17.7%	59	246 SF / 21.7%
18	354 SF / 19.4%	39	322 SF / 17.6%	60	246 SF / 21.7%
19	354 SF / 19.4%	40	314 SF / 17.6%	61	246 SF / 21.7%
20	347 SF / 19.3%	41	349 SF / 19.2%	62	354 SF / 27.3%
21	347 SF / 19.3%	42	349 SF / 19.4%		

LOT AREA TABLE

LOT#	AREA (S.F.)	LOT#	AREA (S.F.)	LOT#	AREA (S.F.)
1	1,912 SF (0.04 AC)	22	1,794 SF (0.04 AC)	43	1,800 SF (0.04 AC)
2	1,794 SF (0.04 AC)	23	1,800 SF (0.04 AC)	44	1,796 SF (0.04 AC)
3	1,794 SF (0.04 AC)	24	1,847 SF (0.04 AC)	45	1,789 SF (0.04 AC)
4	1,794 SF (0.04 AC)	25	1,793 SF (0.04 AC)	46	1,819 SF (0.04 AC)
5	1,794 SF (0.04 AC)	26	1,738 SF (0.04 AC)	47	1,206 SF (0.03 AC)
6	1,905 SF (0.04 AC)	27	1,738 SF (0.04 AC)	48	1,131 SF (0.03 AC)
7	1,906 SF (0.04 AC)	28	1,738 SF (0.04 AC)	49	1,129 SF (0.03 AC)
8	1,794 SF (0.04 AC)	29	1,738 SF (0.04 AC)	50	1,132 SF (0.03 AC)
9	1,794 SF (0.04 AC)	30	1,846 SF (0.04 AC)	51	1,130 SF (0.03 AC)
10	1,794 SF (0.04 AC)	31	1,784 SF (0.04 AC)	52	1,133 SF (0.03 AC)
11	1,793 SF (0.04 AC)	32	1,723 SF (0.04 AC)	53	1,133 SF (0.03 AC)
12	1,819 SF (0.04 AC)	33	1,738 SF (0.04 AC)	54	1,480 SF (0.03 AC)
13	1,824 SF (0.04 AC)	34	1,738 SF (0.03 AC)	55	1,450 SF (0.03 AC)
14	1,794 SF (0.04 AC)	35	1,738 SF (0.04 AC)	56	1,133 SF (0.03 AC)
15	1,794 SF (0.04 AC)	36	1,886 SF (0.04 AC)	57	1,132 SF (0.03 AC)
16	1,794 SF (0.04 AC)	37	1,931 SF (0.04 AC)	58	1,131 SF (0.03 AC)
17	1,794 SF (0.04 AC)	38	1,831 SF (0.04 AC)	59	1,130 SF (0.03 AC)
18	1,824 SF (0.04 AC)	39	1,829 SF (0.04 AC)	60	1,129 SF (0.03 AC)
19	1,824 SF (0.04 AC)	40	1,789 SF (0.04 AC)	61	1,128 SF (0.03 AC)
20	1,794 SF (0.04 AC)	41	1,818 SF (0.04 AC)	62	1,298 SF (0.03 AC)
21	1,794 SF (0.04 AC)	42	1,800 SF (0.04 AC)		

REV. NO.	DESCRIPTION	INITIALS	DATE



SITE DATA:

SITE AREA: 208,955 SF (4.80 AC)
ZONING CLASSIFICATION: CC (SUBDISTRICT T4F IN NEIGHBORHOOD CORRIDOR)
AIRPORT PROTECTION SUBDISTRICT: C
USE CLASSIFICATION: TOWNHOMES AND LIVE-WORK
LOTS: 62
BUILDING HEIGHT: 3 STORIES
PROPOSED DENSITY: 62 UNITS/4.82 AC = 12.86 DU/AC

UTILITIES:

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

SCREENING REQUIRED - 25' BUFFER FROM I-5

LOT COVERAGE TABLE

LOT COVERAGE = 74,659 SF / 208,955 = 35.69%

OPEN SPACE CALCULATIONS:

5% OPEN SPACE REQUIRED
208,955 X 0.05 = 10,448 SF MINIMUM REQUIRED
11,100 SF PROVIDED
MINI PARK REQUIREMENT:
3.2 PEOPLE X 46 UNITS = 147.2 (NUMBER OF PERSONS)
2.2 PEOPLE X 16 UNITS = 35.2 (NUMBER OF PERSONS)
65 X 182.4 = 11,856 SF OF MINI PARKS REQUIRED
MINIPARK 1 = 18,704 SF
MINIPARK 2 = 5,733 SF
MINIPARK 3 = 6,646 SF
MINIPARK 4 = 2,616 SF
33,699 SF PROVIDED

BUILDING SETBACKS

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

SMOKEY POINT RIDGE



FOUND 4"x4" CONC. POST 0.9'(S) & 0.5'(E) OF CORNER. FENCE 0.8'(W) AT CORNER

FOUND REBAR W/CAP STAMPED "METRON 28067" 0.1'(N) & 0.6'(E) OF CORNER. FENCE 0.5'(W) AT CORNER

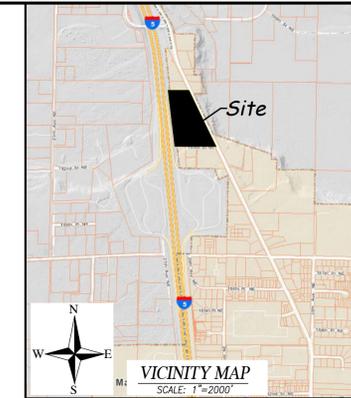
FOUND REBAR W/CAP STAMPED "METRON 28067" 0.1'(N) &

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

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- EXISTING FENCE LINE
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- EXISTING CONTOURS
- PROPOSED CONTOURS
- PRE-EXISTING DRAINAGE PATTERN

SCALE: 1" = 30'



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
INSIGHT ENGINEERING COMPANY
P.O. BOX 1478
EVERETT, WA 98206
CONTACT: BRIAN R. KALAB, P.E.
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LEGAL DESCRIPTION
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LESS THE FOLLOWING DESCRIBED TRACT:
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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.

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



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

TAX ACCOUNT NO.'S: 31051700400600

PLN-1199

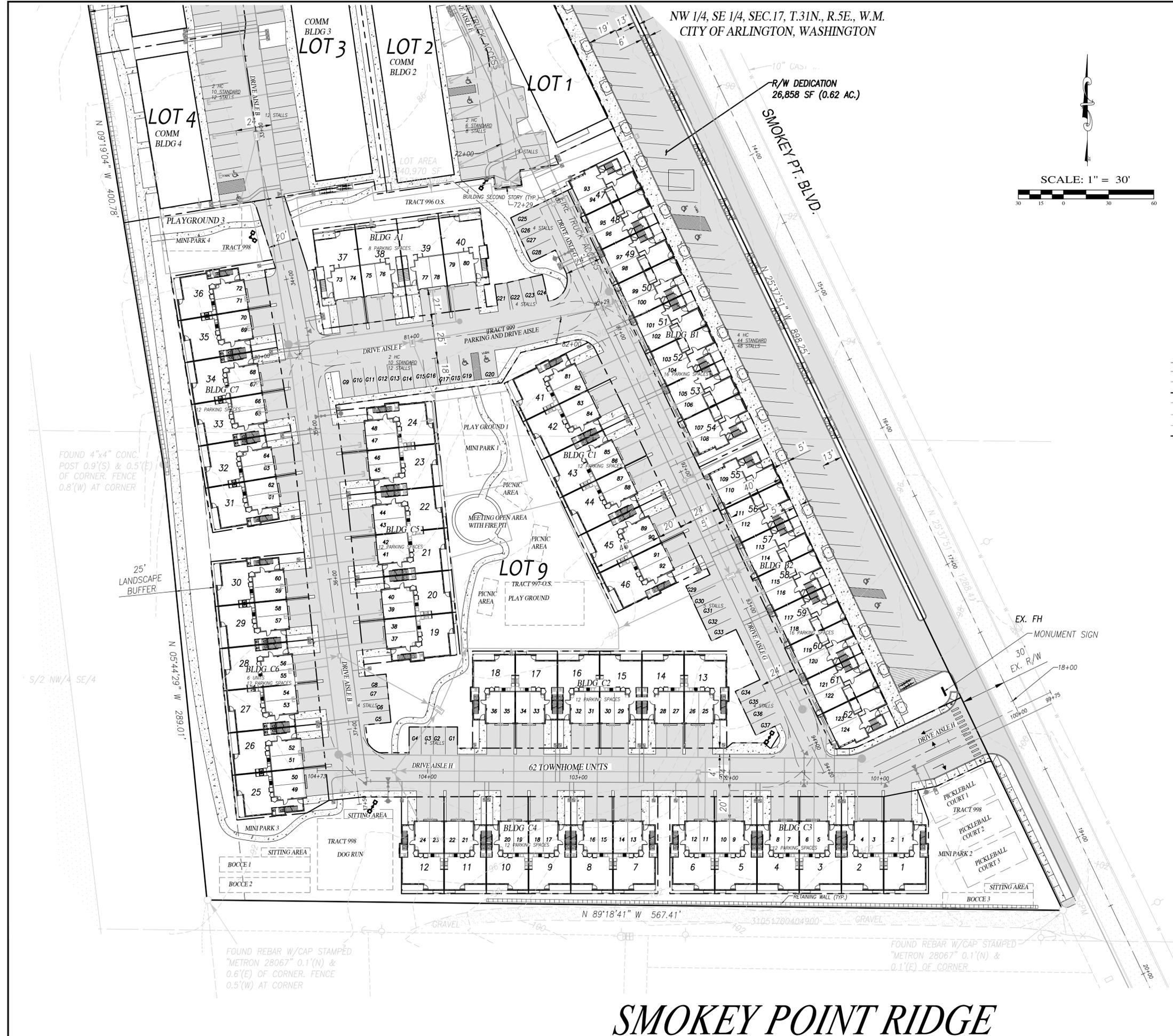
NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
SMOKEY POINT RIDGE

DWG FILENAME: 221220-PRELIM.DWG DESIGNED BY: JTK DATE: 11/14/2024 SCALE: 1"=50' JOB NO.: 22-1220

SHEET C1.0



SMOKEY POINT RIDGE



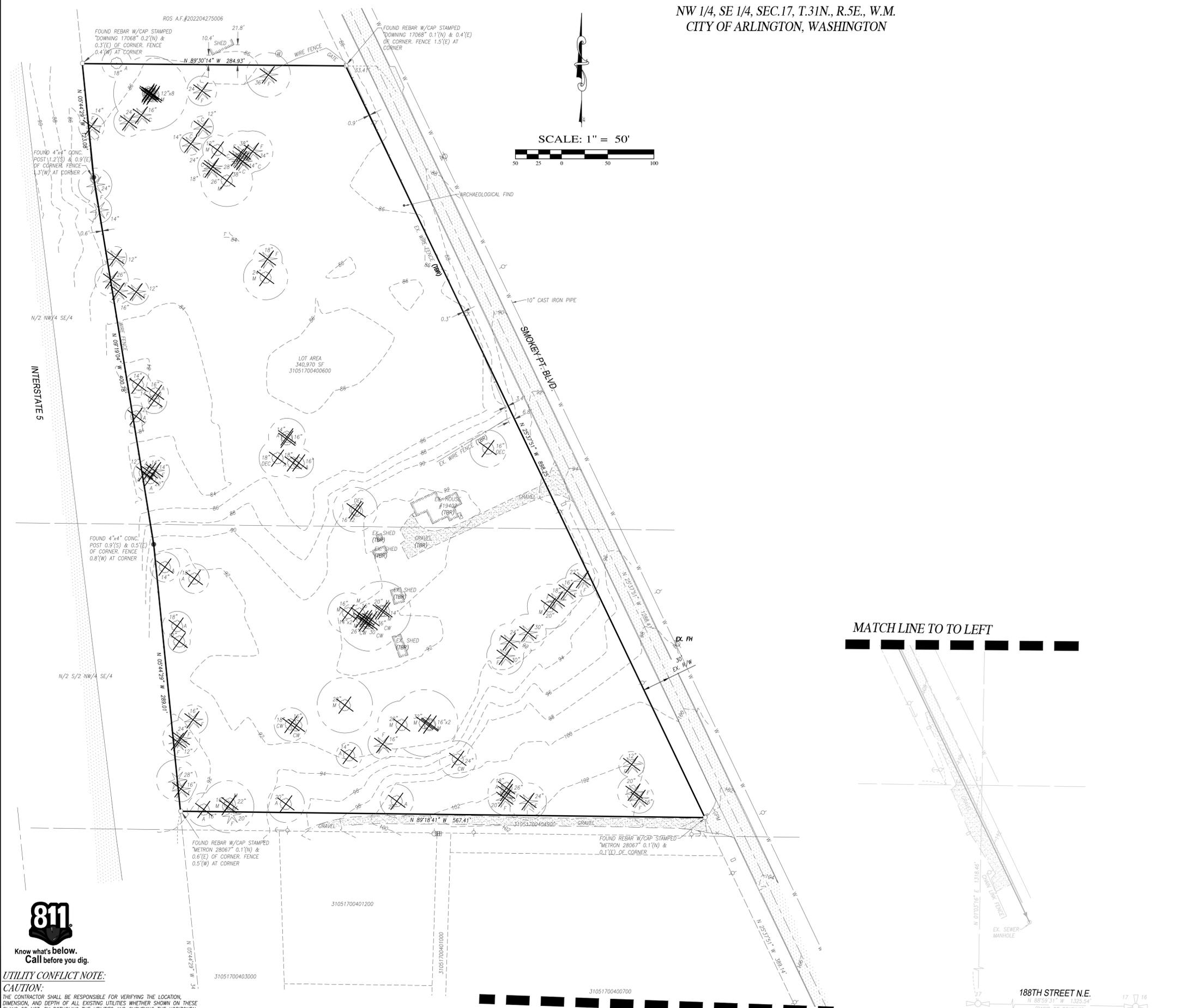
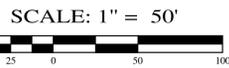
FOUND 4"x4" CONC. POST 0.9'(S) & 0.5'(E) OF CORNER. FENCE 0.8'(W) AT CORNER

FOUND REBAR W/CAP STAMPED "METRON 28067" 0.1'(N) & 0.6'(E) OF CORNER. FENCE 0.5'(W) AT CORNER

FOUND REBAR W/CAP STAMPED "METRON 28067" 0.1'(N) & 0.1'(E) OF CORNER

REV. NO.	DESCRIPTION	INITIALS	DATE

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



MATCH LINE TO TO LEFT



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12/16/2024

EXISTING FEATURES MAP

SHEET
C1.1



Know what's below.
Call before you dig.

UTILITY CONFLICT NOTE:

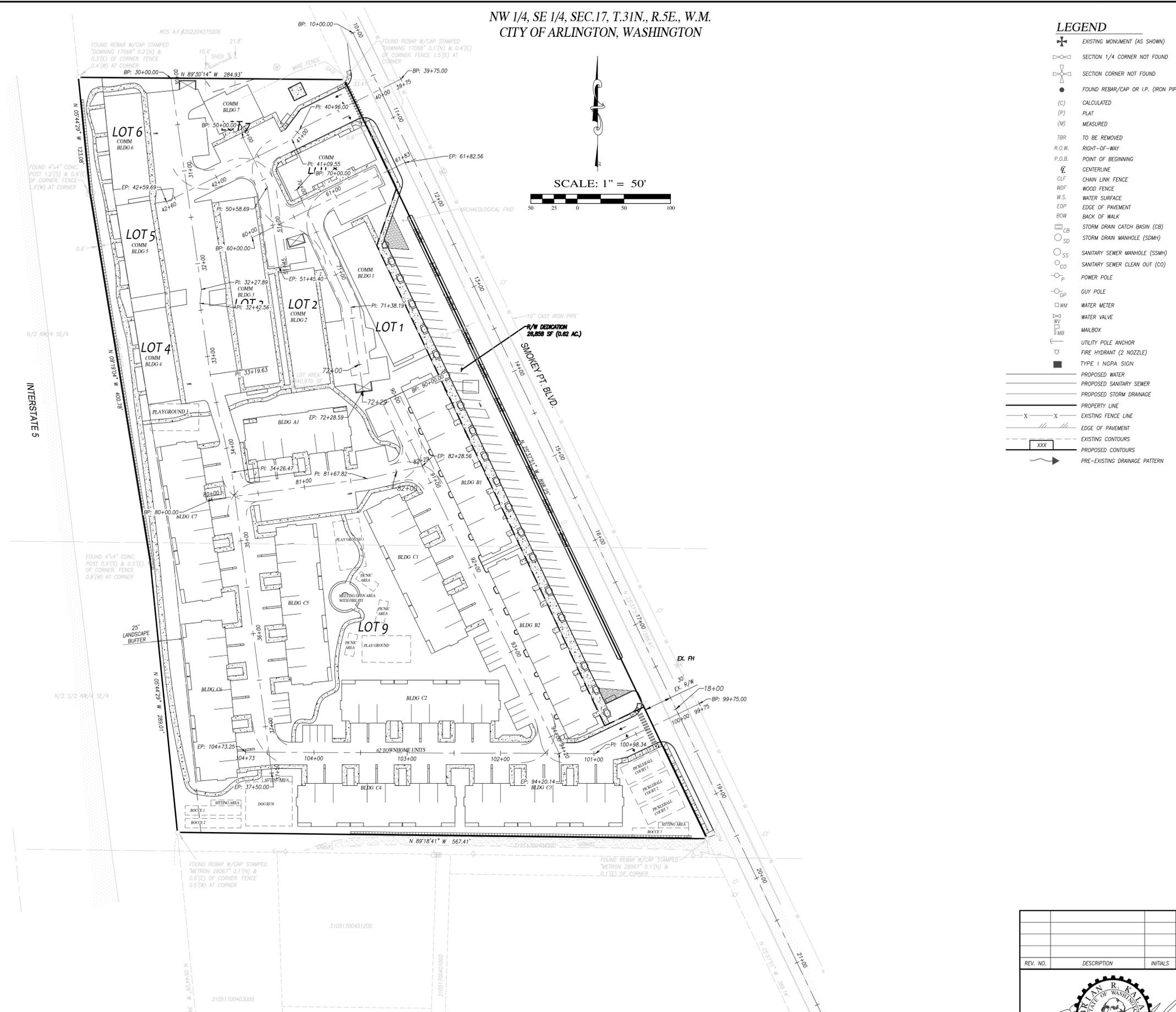
CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-Holing THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 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

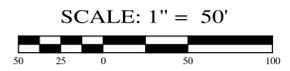
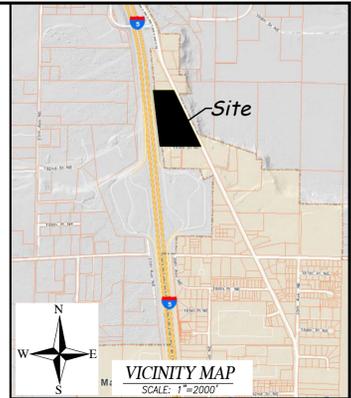
FOUND CASED CONC. MON. W/ PUNCHED R.R. SPIKE IN CONC. DOWN 0.2'. VISITED 7-13-22
FOUND CASED CONC. MON. W/ 3" BRASS DISK & "X" DOWN 0.6'. VISITED 6-13-22

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

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

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

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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.



INSIGHT ENGINEERING CO.
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(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

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

TAX ACCOUNT NO.'S: 31051700400600

PLN-1199

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

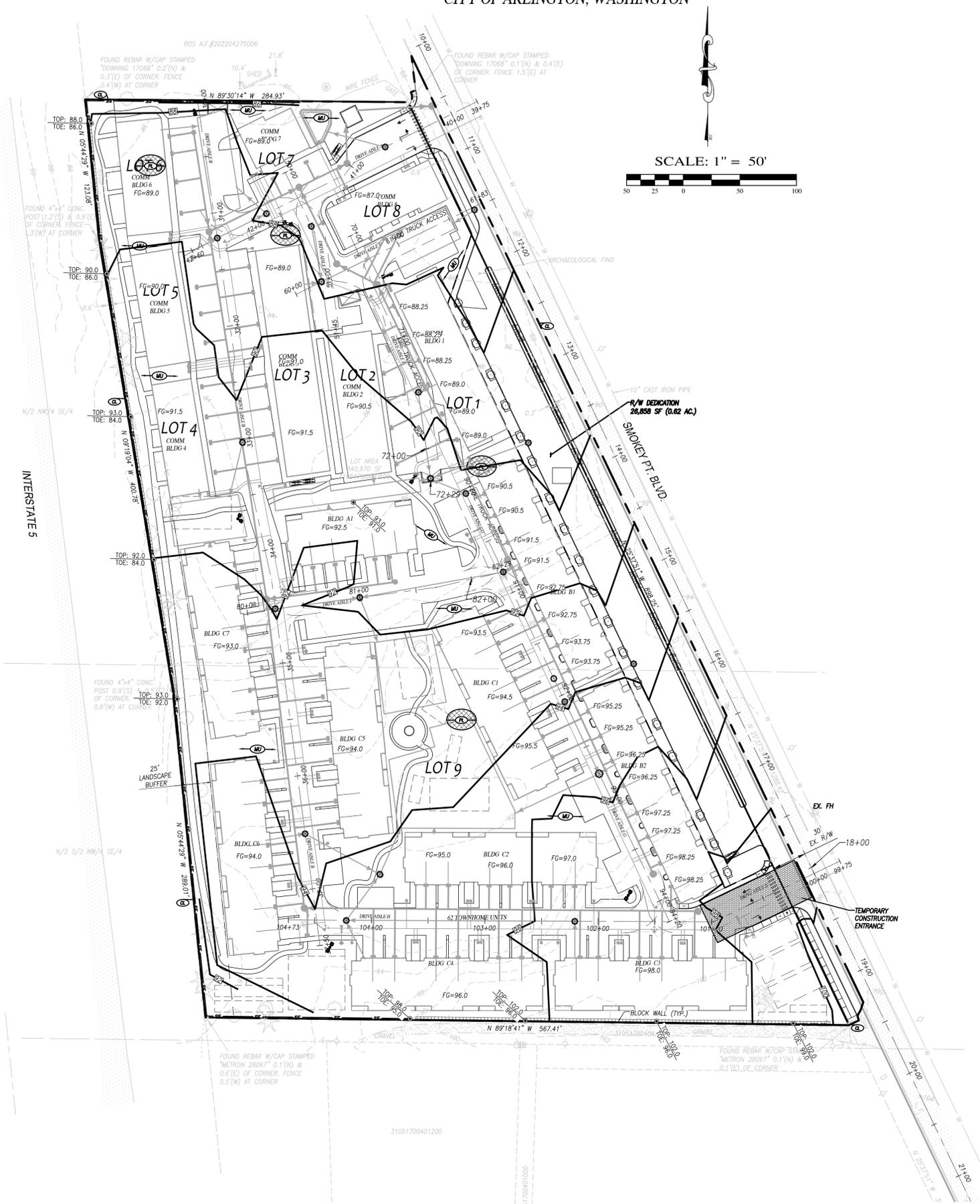
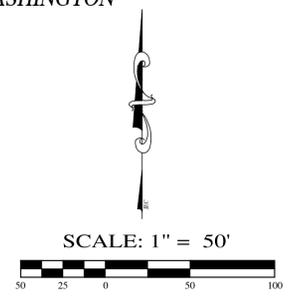
DWG FILENAME: 221220-PRELIM.DWG DESIGNED BY: JTK DATE: 11/14/2024 SCALE: 1"=50' JOB NO.: 22-1220

SHEET
HORIZONTAL CONTROL PLAN C1.2



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:

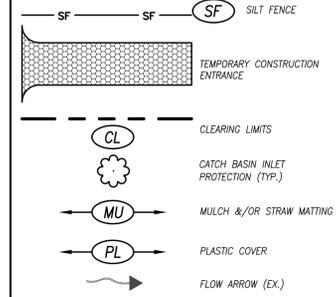
CUT: 3,950 Cu.Yds.
FILL: 40,000 Cu.Yds.

(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



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ARLINGTON, WA 98223

TAX ACCOUNT NO.'S: 31051700400600

PLN-1199

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: 11/14/2024 SCALE: 1"=50' JOB NO.: 22-1220

PRELIMINARY CLEARING AND GRADING PLAN

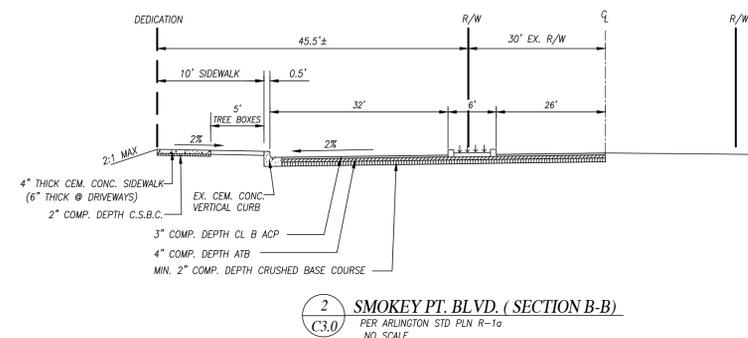
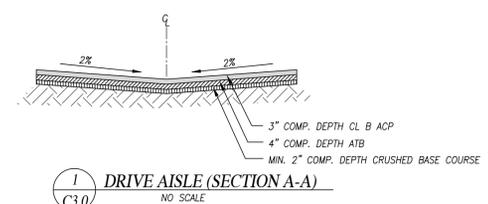
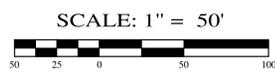
SHEET C2.0

REV. NO.	DESCRIPTION	INITIALS	DATE

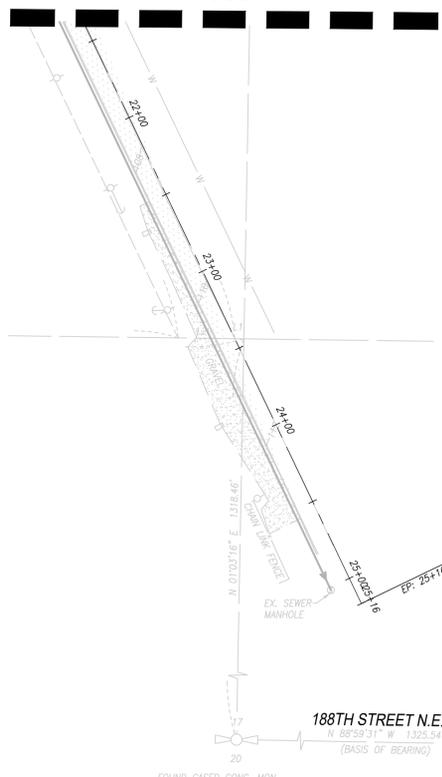
12/16/2024

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



MATCH LINE TO TO RIGHT



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SMOKEY POINT RIDGE

DWG FILENAME	DESIGNED BY:	DATE:	SCALE:	JOB NO.:
221220-PRELIM.DWG	JTK	11/14/2024	1"=50'	22-1220

PRELIMINARY
ROAD AND UTILITY PLAN

SHEET
C3.0

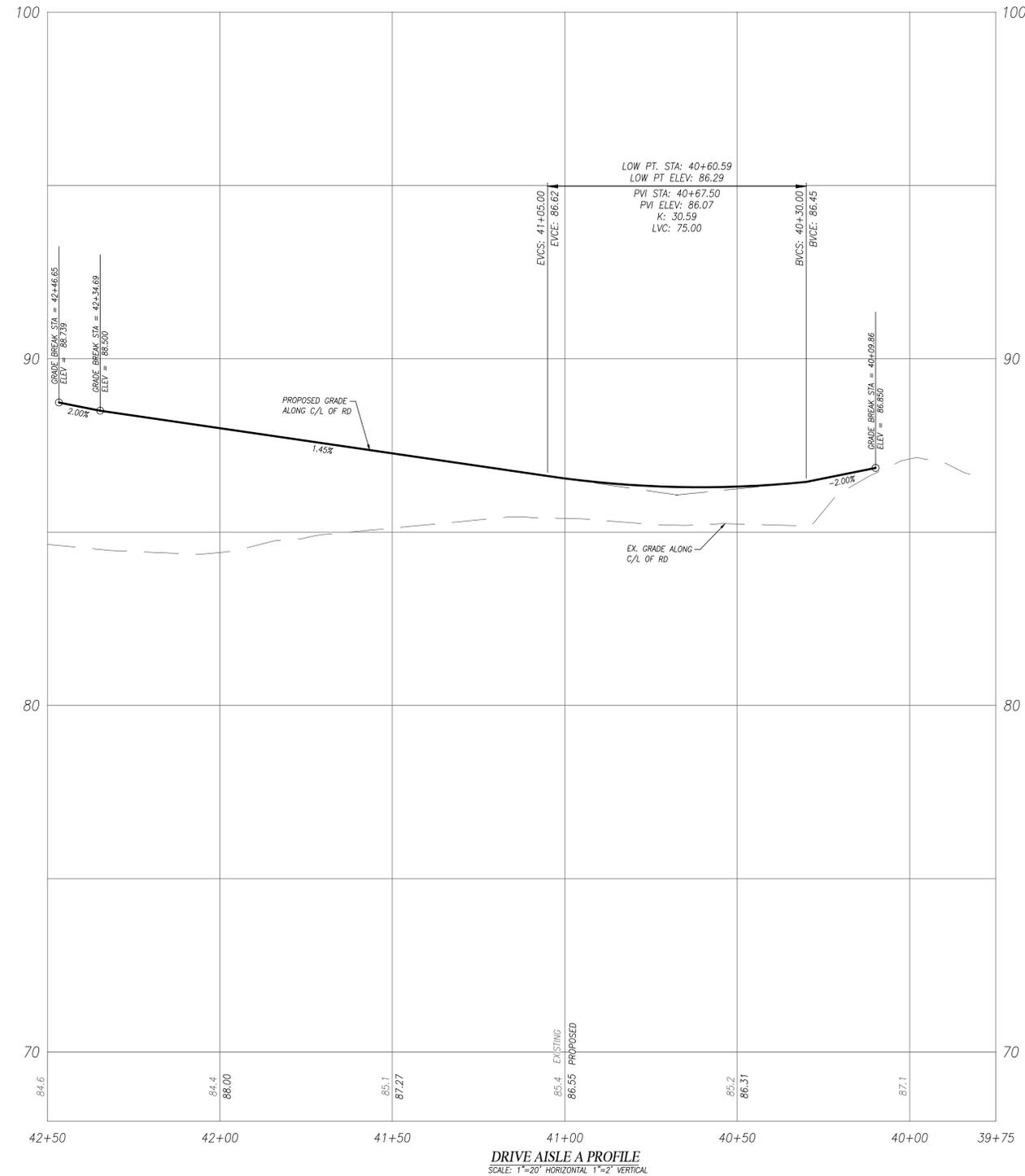
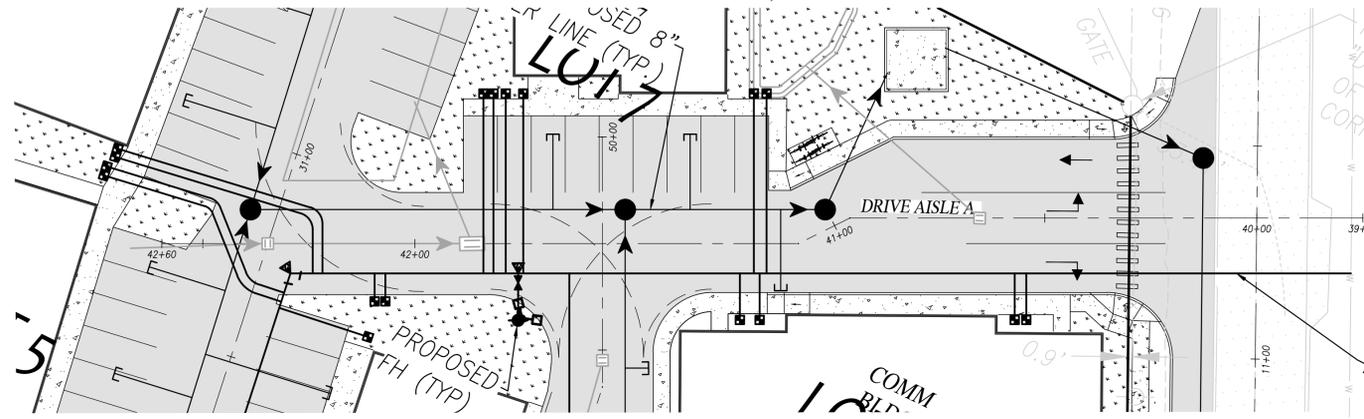


12/16/2024

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 & 3"
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





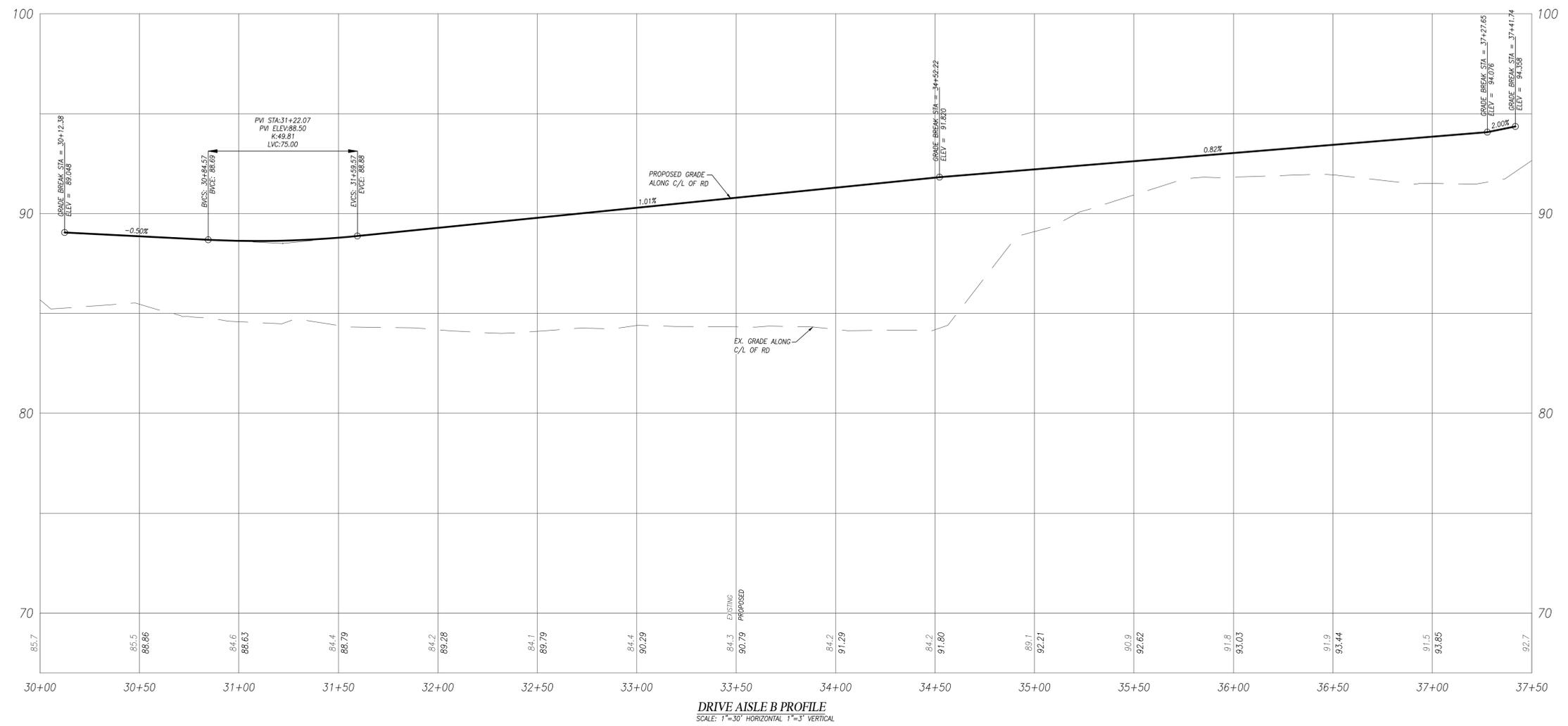
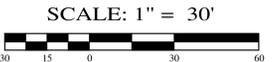
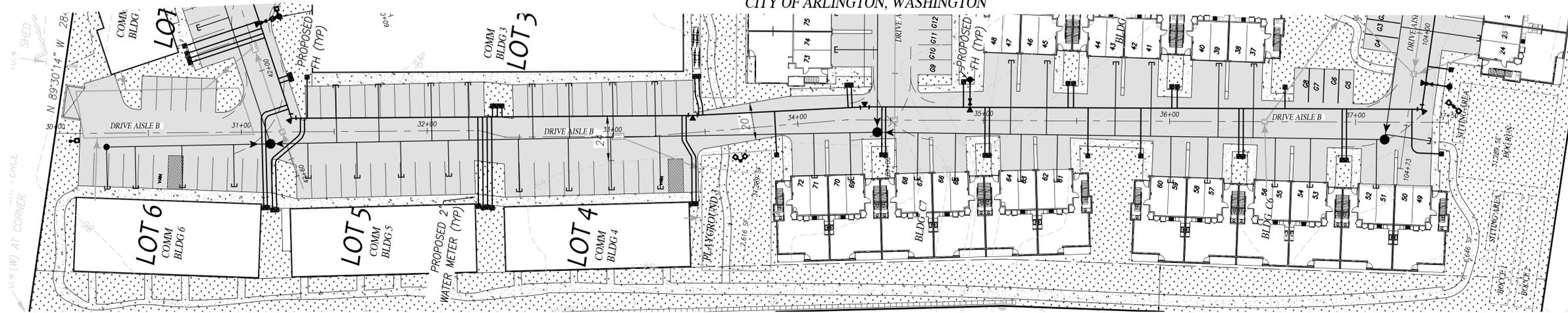
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REV. NO.	DESCRIPTION	INITIALS DATE



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TAX ACCOUNT NO.'S: 31051700400600	
PLN-1199	
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: 11/14/2024	SCALE: 1"=20'
JOB NO.: 22-1220	SHEET
PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE	
C3.1	

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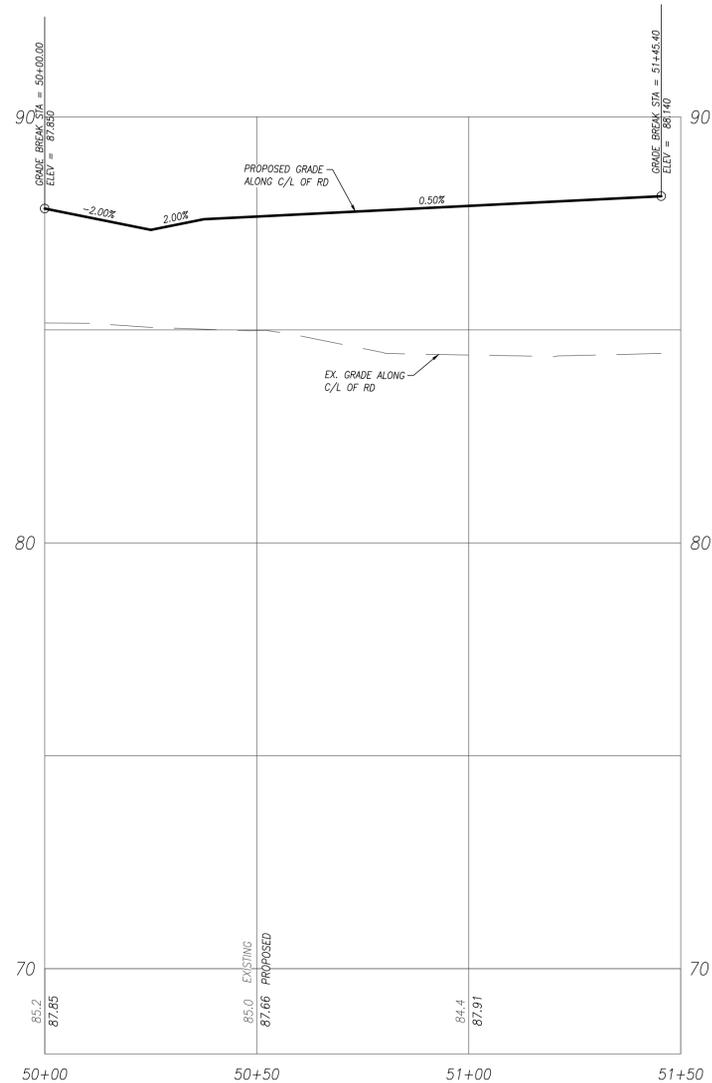
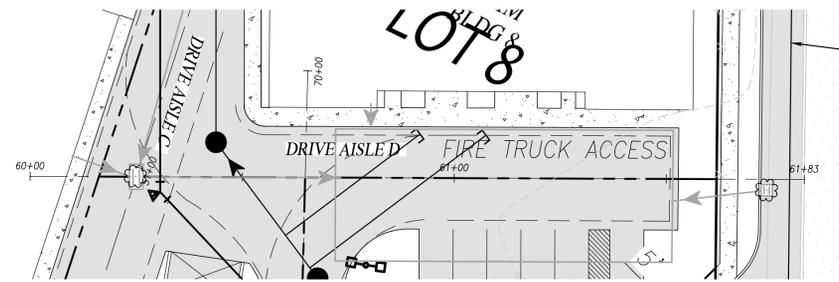
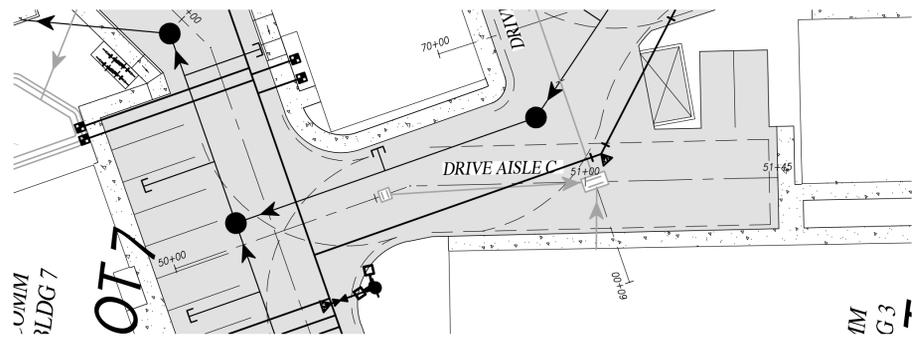
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NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
SMOKEY POINT RIDGE

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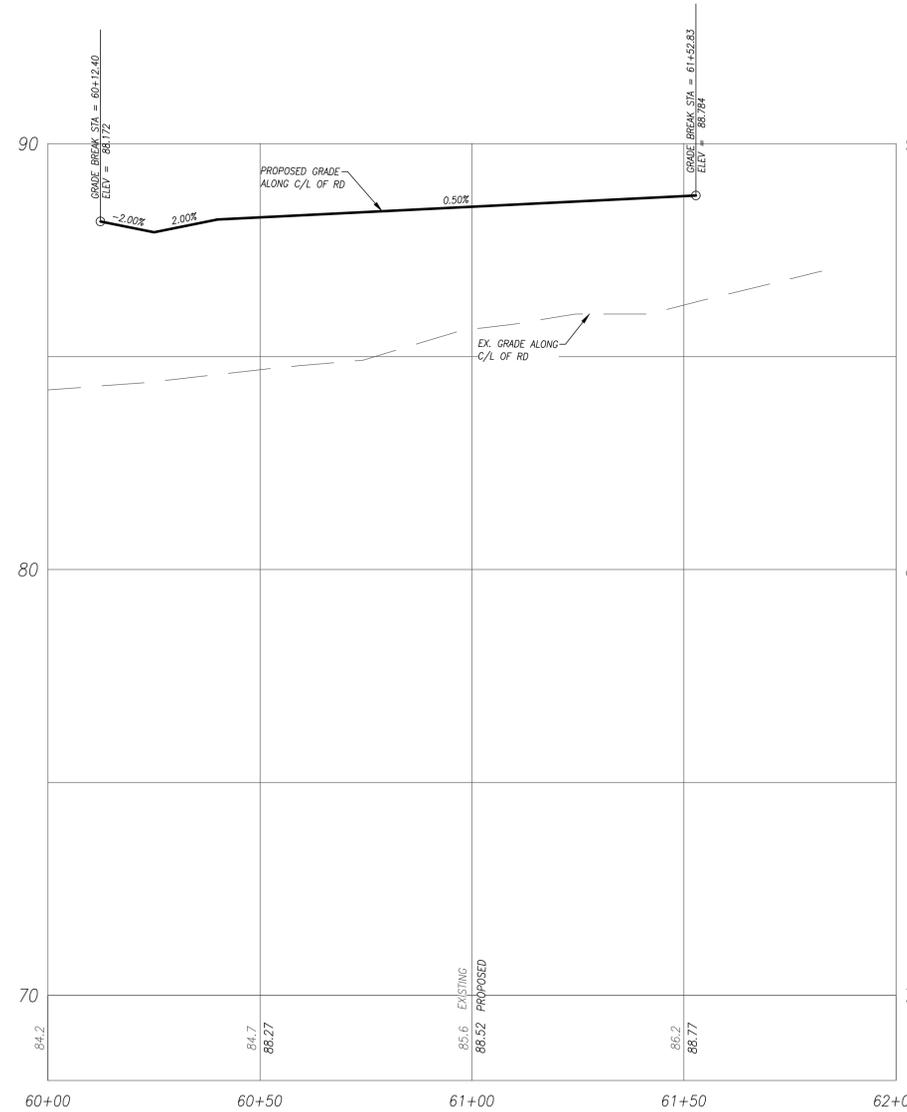
PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE SHEET C3.2

REV. NO.	DESCRIPTION	INITIALS	DATE

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

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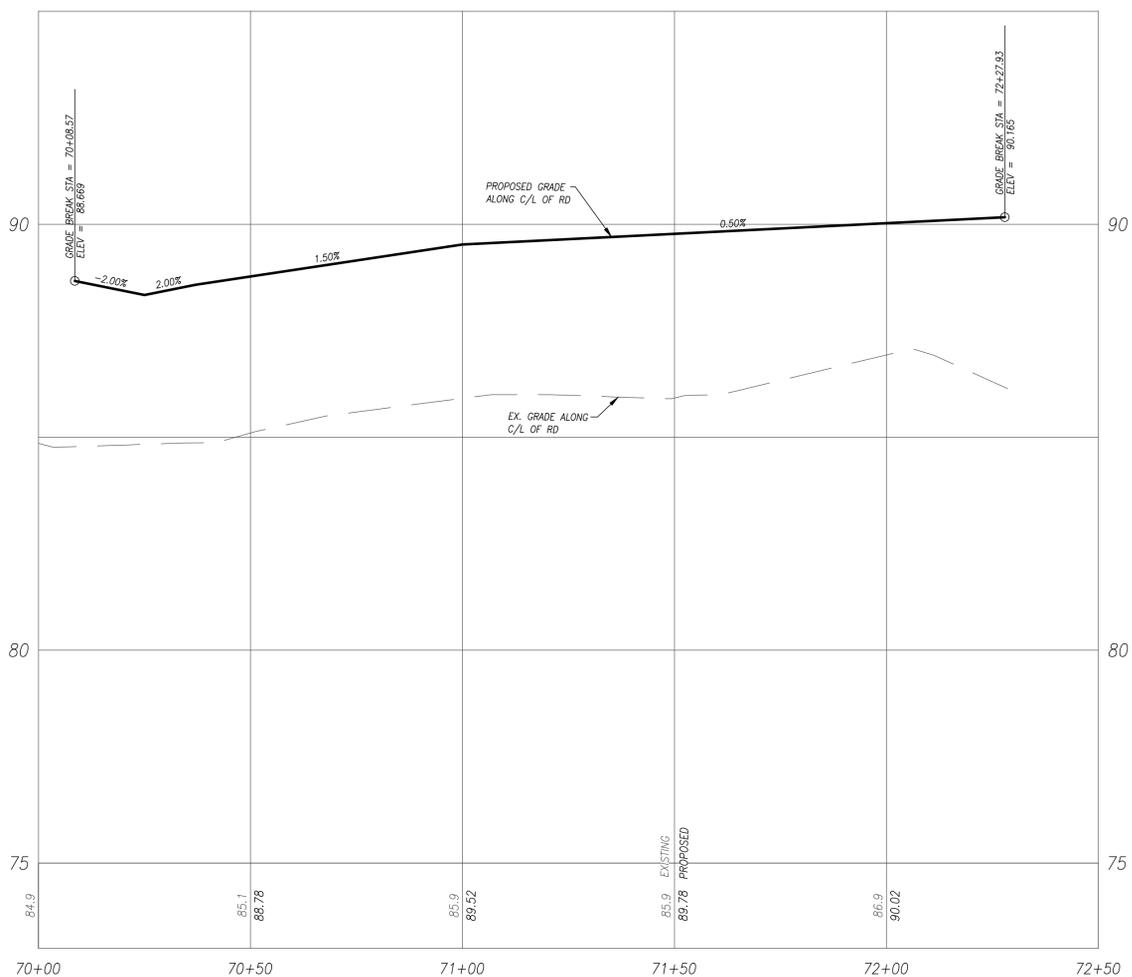
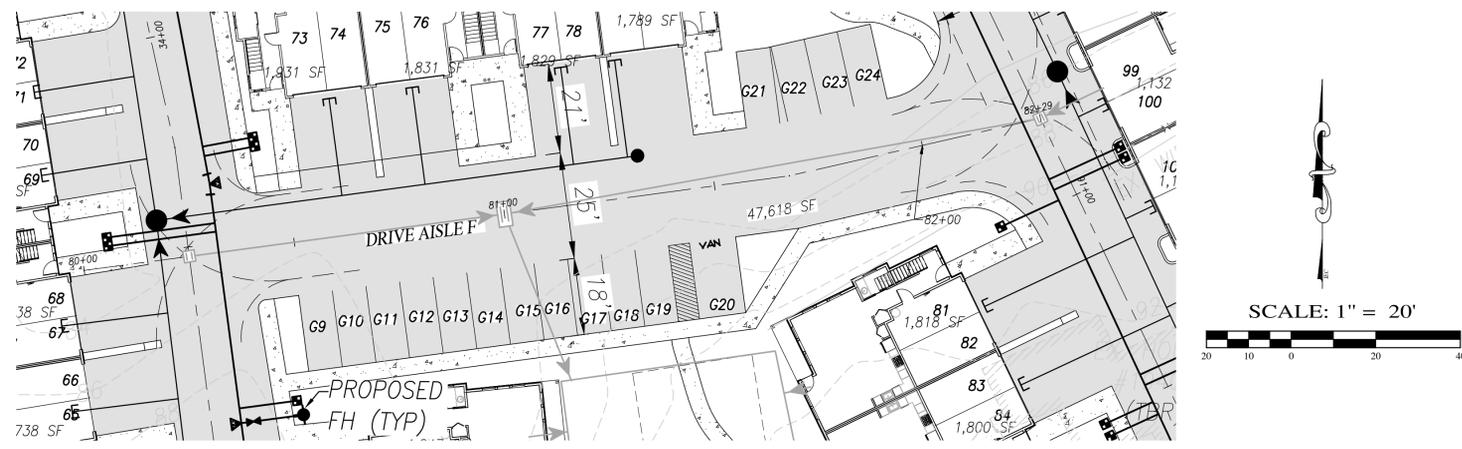
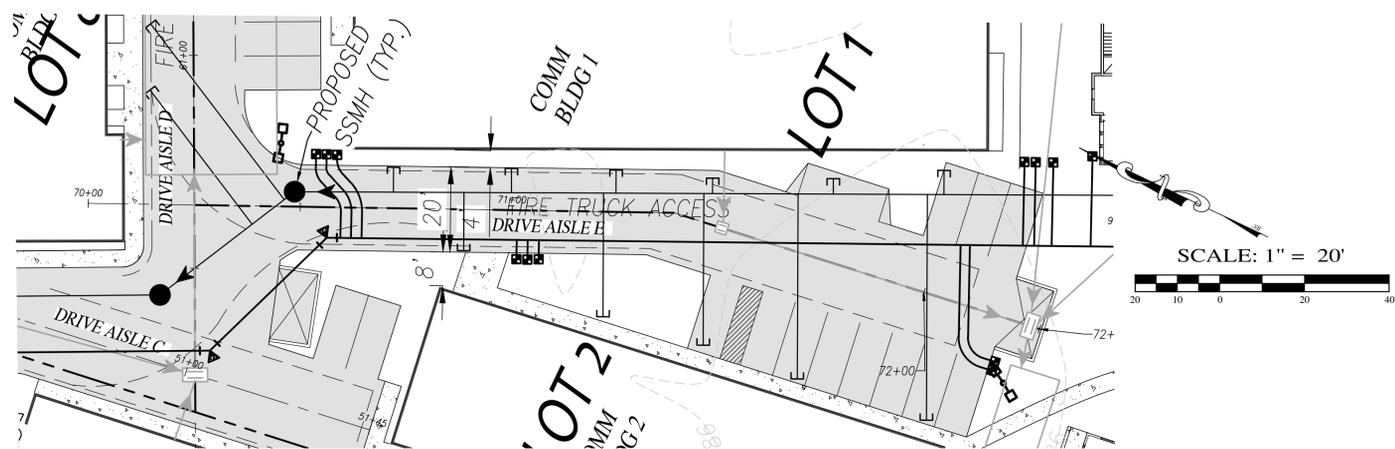
PLN-1199
NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
SMOKEY POINT RIDGE

DWG FILENAME: 221220-PRELIM.DWG	DESIGNED BY: JTK	DATE: 11/14/2024	SCALE: 1"=20'	JOB NO.: 22-1220
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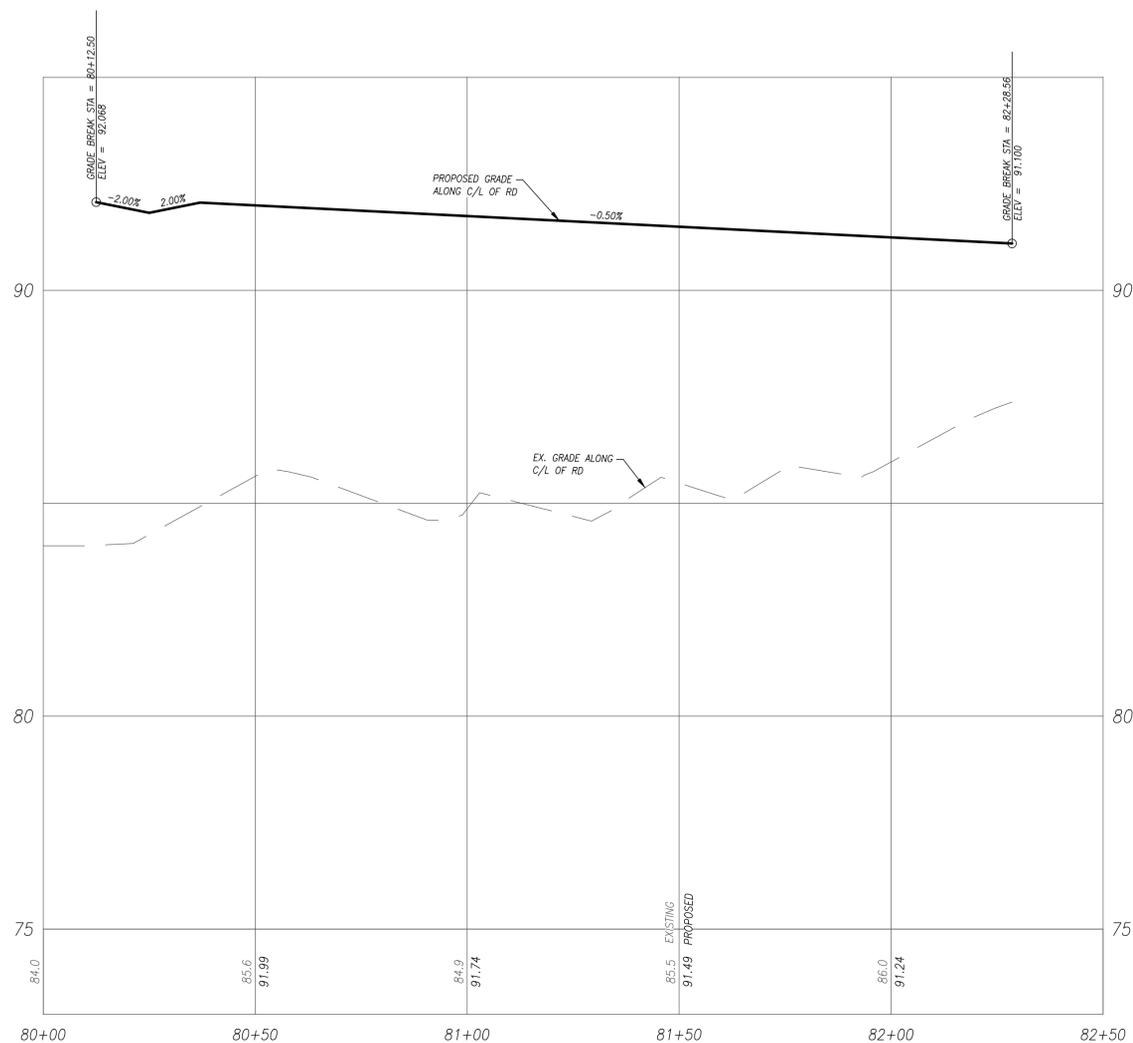
PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE

SHEET C3.3

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



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



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EVERETT, WA 98206
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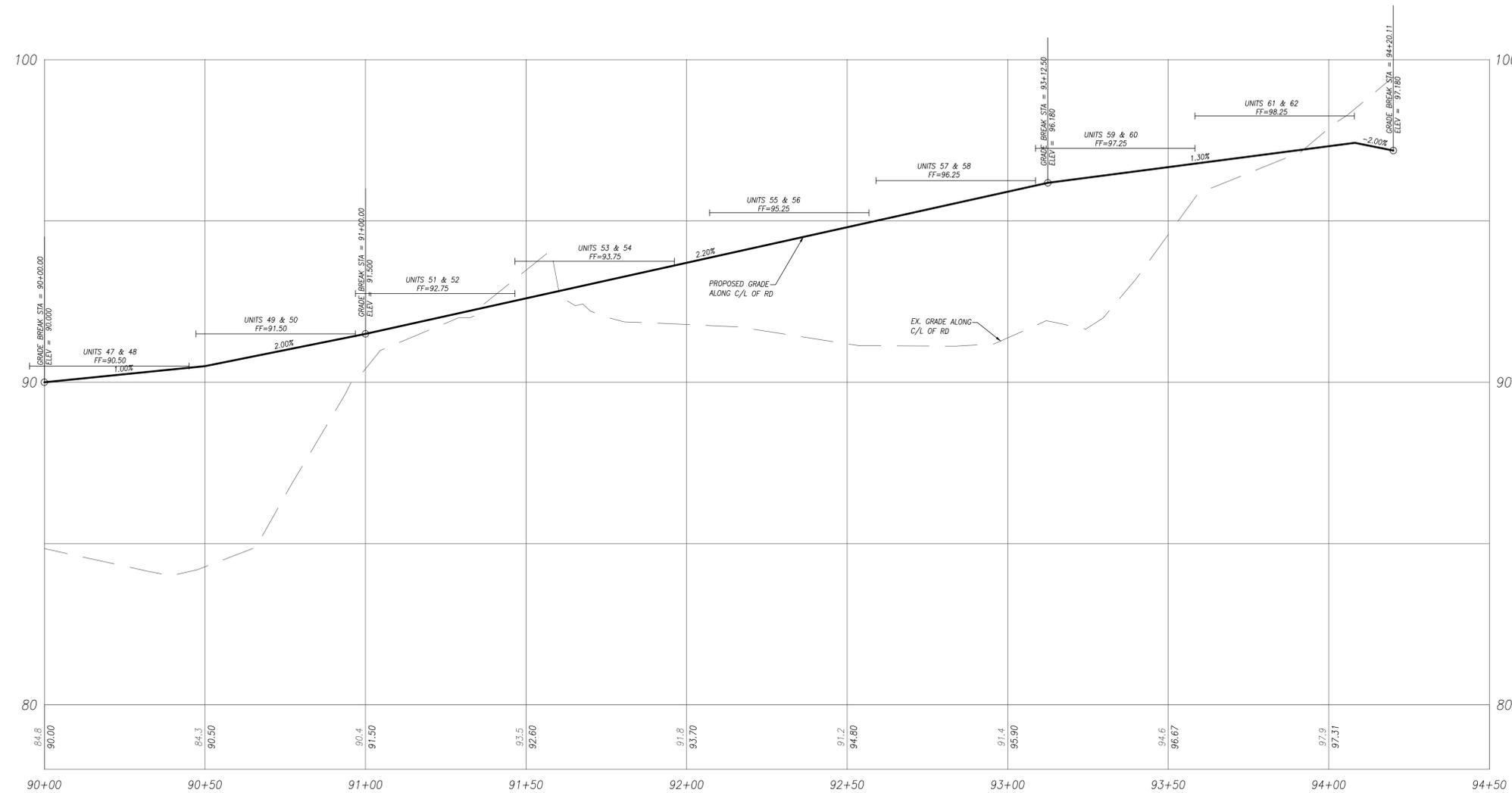
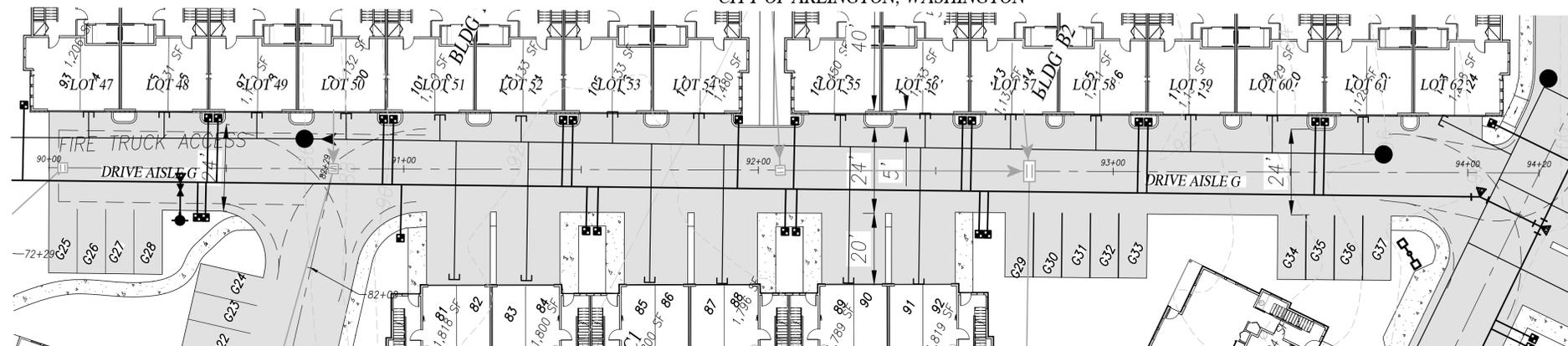
SITE ADDRESS: 19402 SMOKEY POINT BLVD.
ARLINGTON, WA 98223

TAX ACCOUNT NO.'S: 31051700400600

PLN-1199
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: 11/14/2024	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



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TAX ACCOUNT NO.'S: 31051700400600

PLN-1199
NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
SMOKEY POINT RIDGE

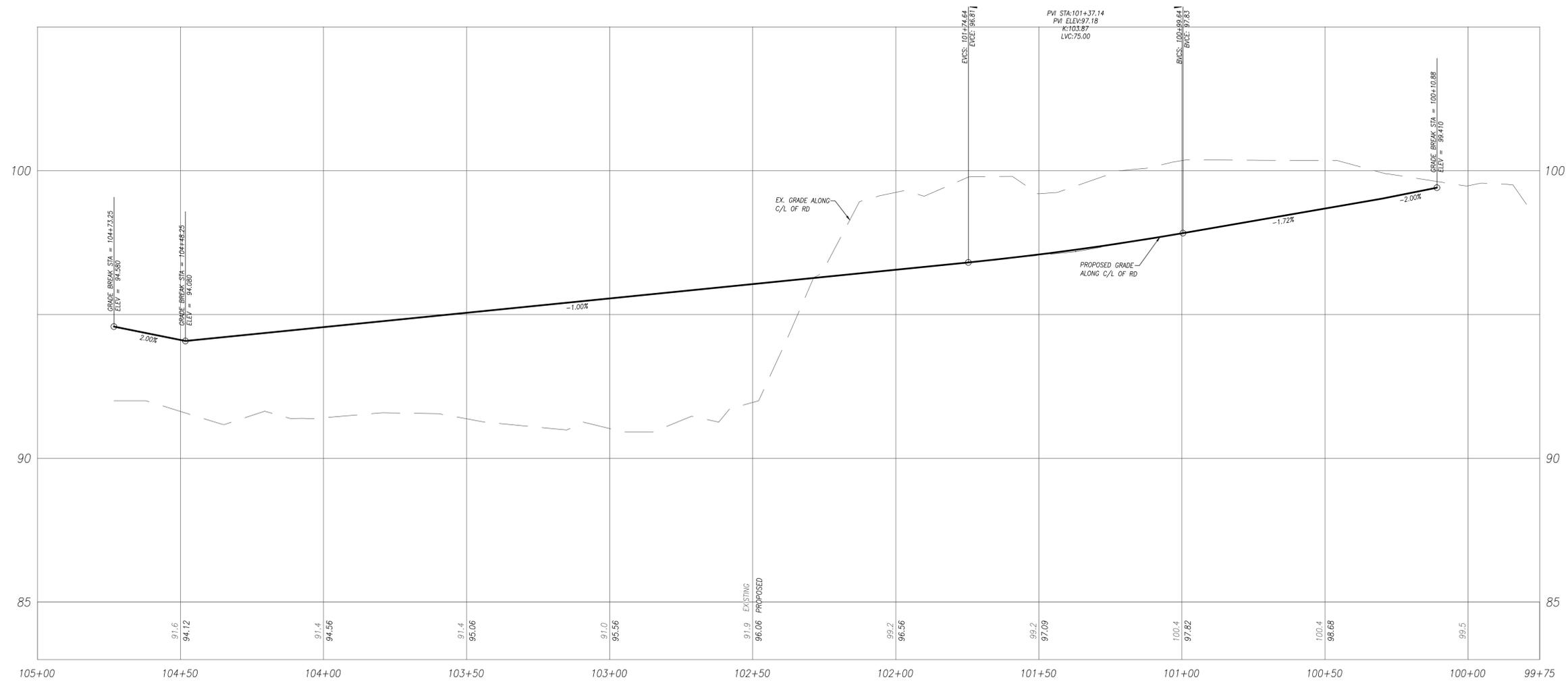
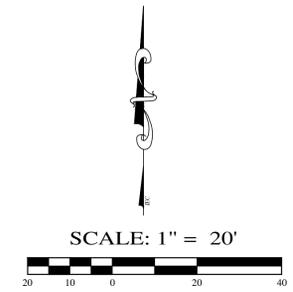
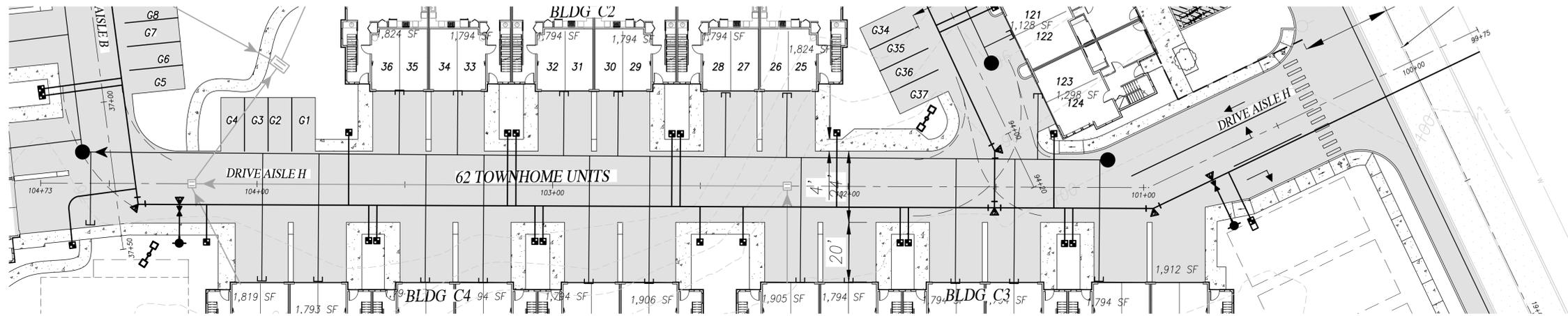
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PRELIMINARY ROAD AND UTILITY PLAN PROFILE SHEET C3.5

REV. NO.	DESCRIPTION	INITIALS	DATE

Professional Engineer Seal for Brian R. Kalar, State of Washington, License No. 16495, dated 12/16/2024.

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

REV. NO.	DESCRIPTION	INITIALS	DATE



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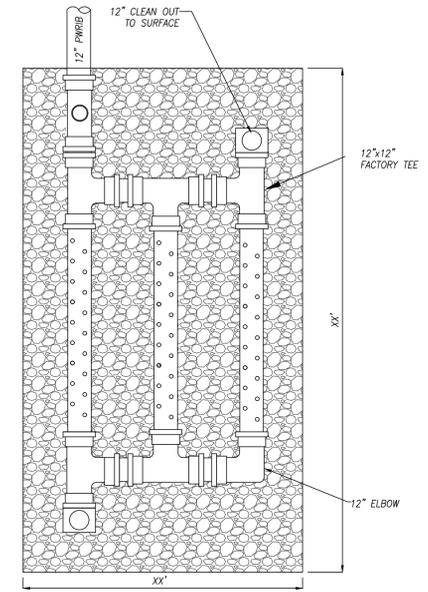
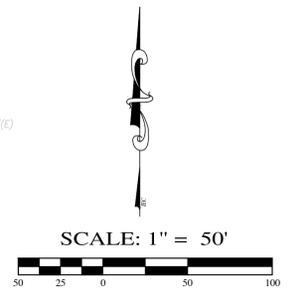
TAX ACCOUNT NO.'S: 31051700400600

PLN-1199
NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
SMOKEY POINT RIDGE

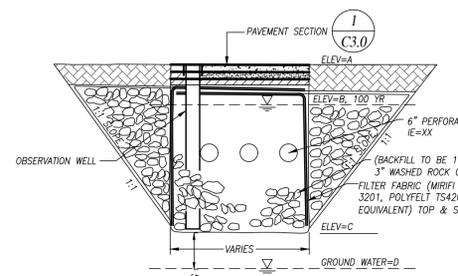
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PRELIMINARY ROAD AND UTILITY PLAN PROFILE SHEET C3.6

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



1 TYPICAL MANIFOLD DETAIL
C4.0 NOT TO SCALE



2 INFILTRATION TRENCH SECTION
C4.0 NTS

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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SMOKEY POINT RIDGE

DWG FILENAME: 221220-PRELIM.DWG DESIGNED BY: JTK DATE: 11/14/2024 SCALE: 1"=50' JOB NO.: 22-1220

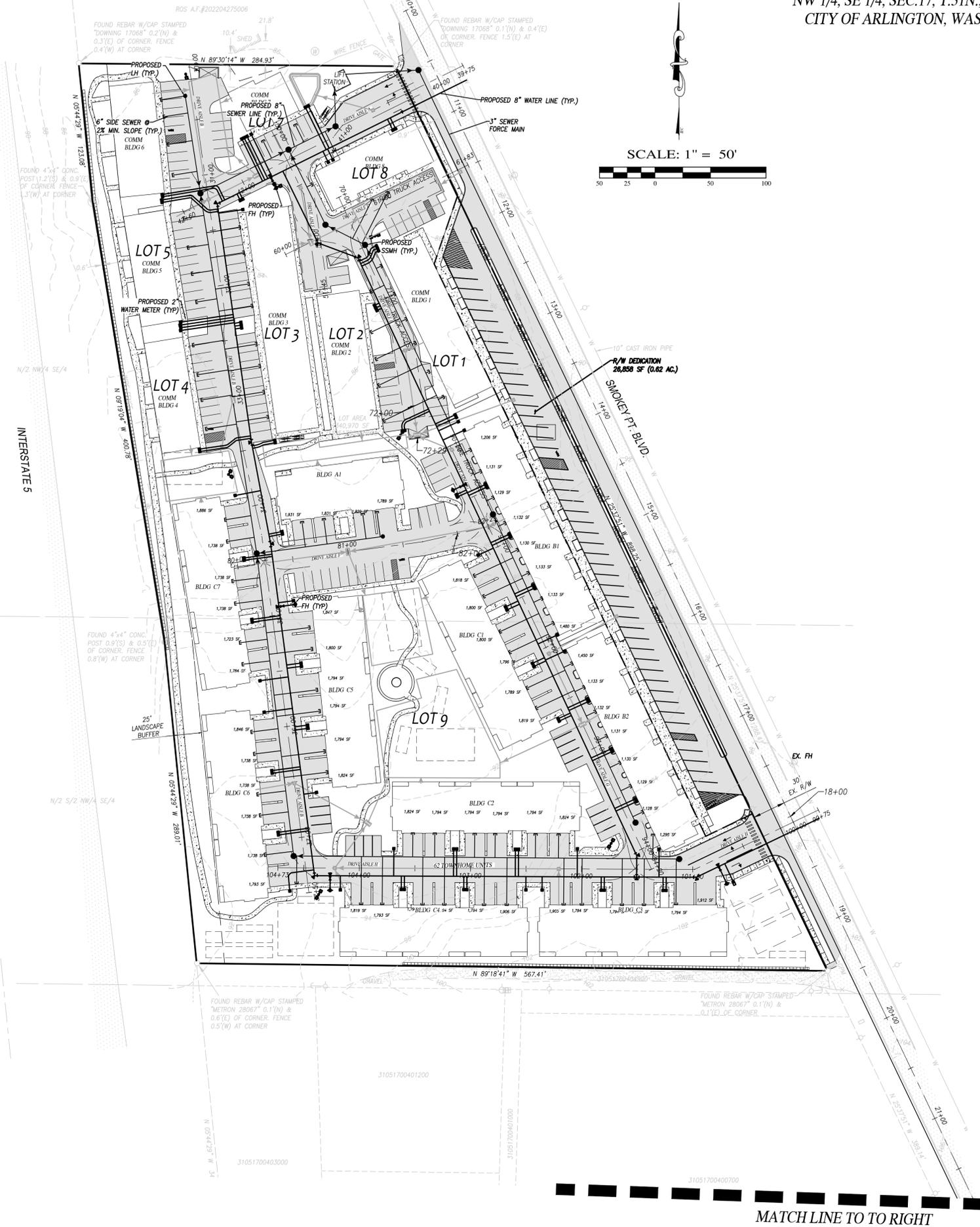
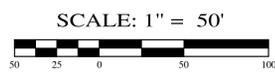
PRELIMINARY
DRAINAGE PLAN

SHEET
C4.0

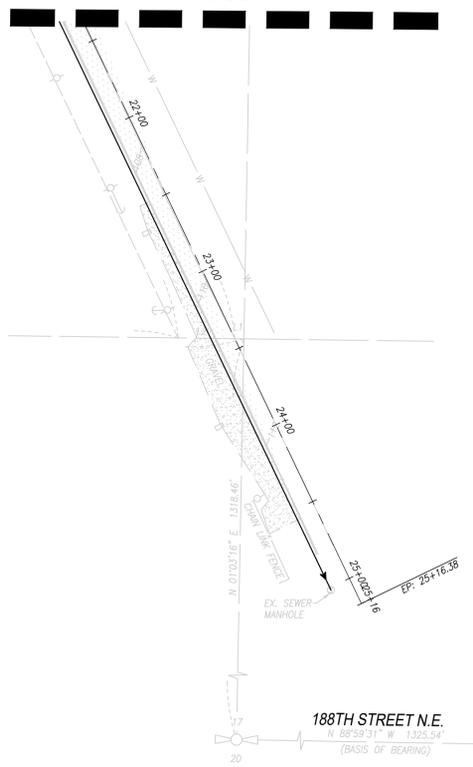


12/16/2024

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



MATCH LINE TO TO LEFT



FOUND CAGED CONC. MON. W/PUNCHED R.R. SPIKE IN CONC. DOWN 0.2'. VISITED 7-13-22
FOUND CAGED CONC. MON. W/3" BRASS DISK & 3" DOWN 0.6'. VISITED 6-13-22



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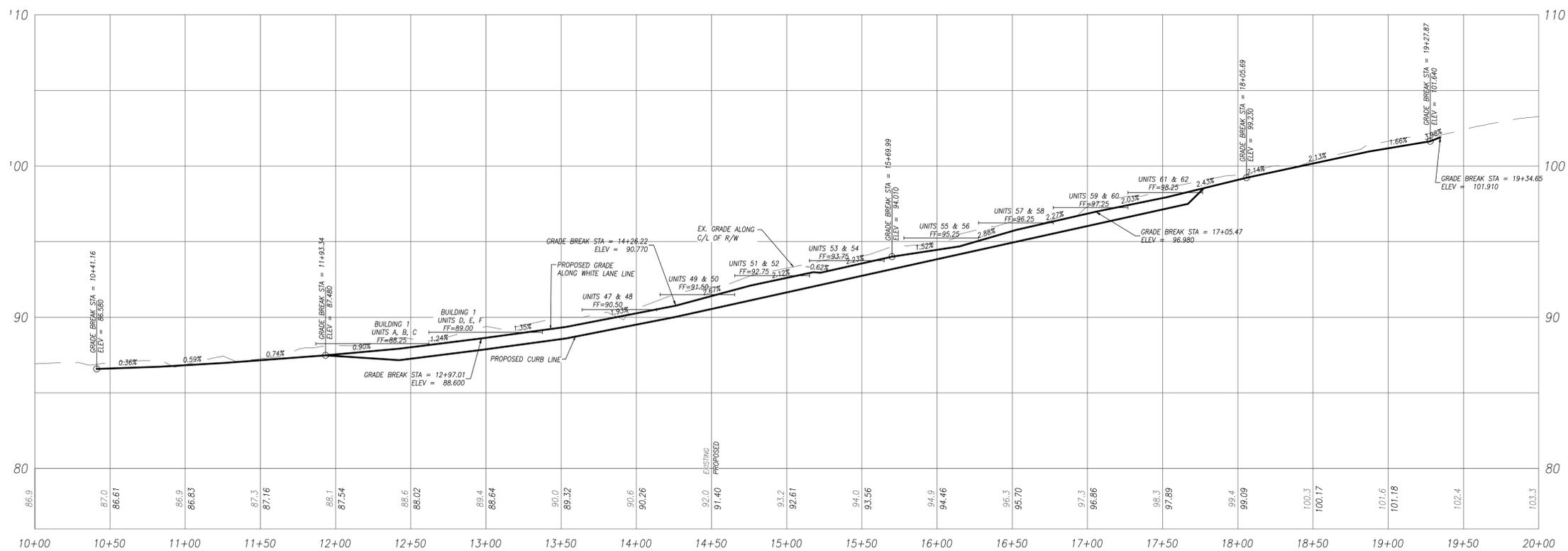
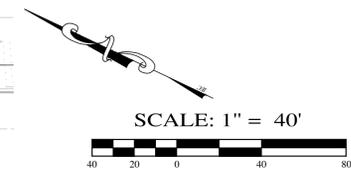
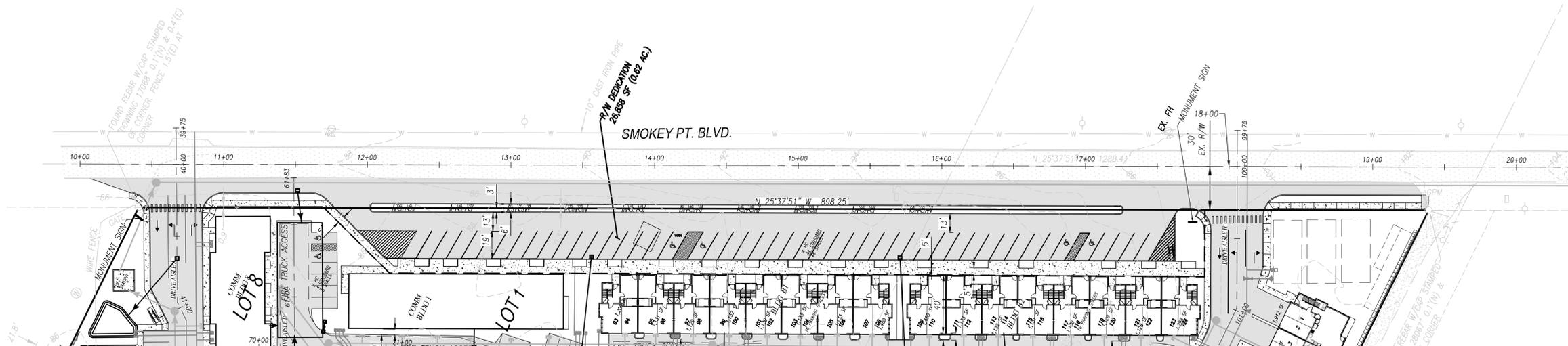
REV. NO.	DESCRIPTION	INITIALS	DATE

DWG FILENAME: 221220-PRELIM.DWG DESIGNED BY: JTK DATE: 11/14/2024 SCALE: 1"=50' JOB NO.: 22-1220 SHEET

PRELIMINARY
SEWER AND WATER PLAN

C5.0

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



SMOKEY POINT BLVD PROFILE
SCALE: 1"=40' HORIZONTAL 1"=4' VERTICAL
DESIGN SPEED: 25 MPH



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

PLN-1199

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	11/14/2024	1"=40'	22-1220

FRONTAGE IMPROVEMENT PLAN
AND PROFILE

SHEET
C6.0

REV. NO.	DESCRIPTION	INITIALS	DATE

12/16/2024