



OPEN SPACE CALCULATIONS:

5% OPEN SPACE REQUIRED
 208,905 x 0.05 = 10,448 SF MINIMUM REQUIRED
 11,000 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 = 18,706 SF
 MINIPARK 2 = 5,733 SF
 MINIPARK 3 = 6,646 SF
 MINIPARK 4 = 2,616 SF
 33,699 SF PROVIDED

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 / 19.5%
5	347 SF / 19.3%	26	315 SF / 18.1%	47	208 SF / 12.2%
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%		

NOTE: SEE CIVIL PLANS FOR ADDITIONAL INFO ON LOT #'S AND AREAS

PLN# 1198

CITY OF ARLINGTON
 CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

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

BY: _____ DATE: _____
 Development Services Manager

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

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

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

LANDSCAPE PLAN

Proposed Building B for
SMOKEY POINT RIDGE
 ARLINGTON WASHINGTON

STATE OF WASHINGTON
 LANDSCAPE ARCHITECT
 Ken L. Moly
 LICENSE NO. 963

LANDSCAPE DESIGN
 LANDSCAPE ARCHITECTURE
 9402 Tidal Court
 Bethesda, Md. 20814
 (202) 842-7886

sheet
 LANDSCAPE PLAN
 L-1

DATE: 2/20/24

N 89°30'14" W 284.93'

284.00'

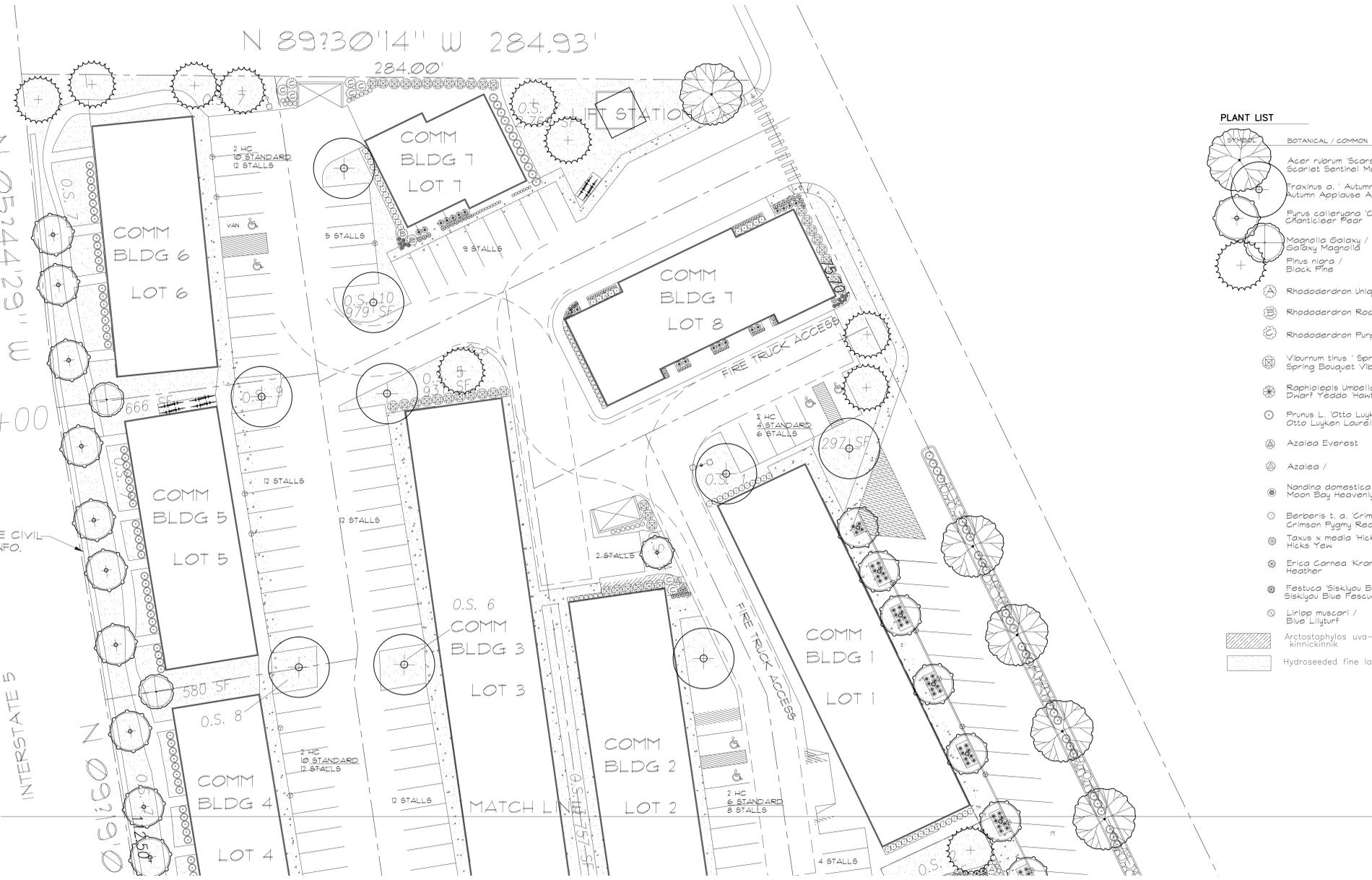
N 05°14'29" W
123.08'

491+00

INTERSTATE 5

N 09°19'10"

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

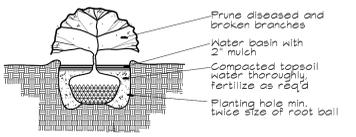
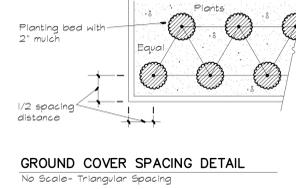
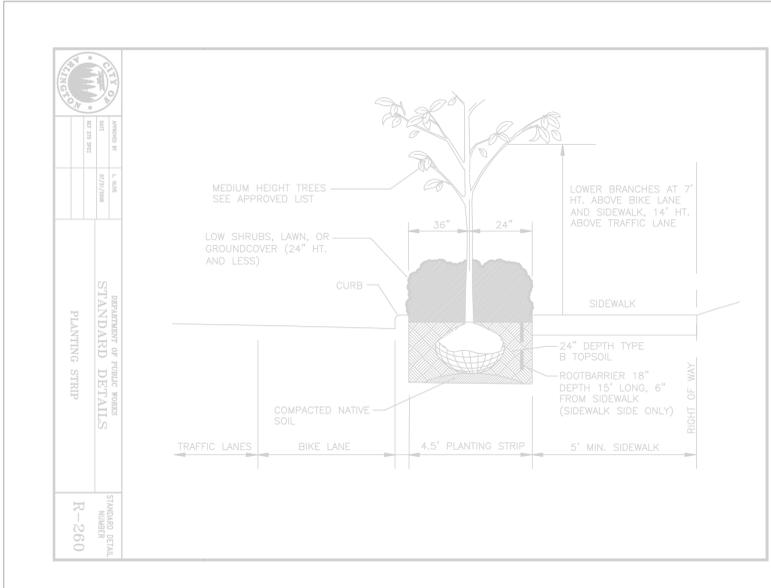


PLANT LIST

BOTANICAL / COMMON	QUANTITY	SIZE	SPACING	CONDITION
Acer rubrum 'Scarson' / Scarlet Sentinel Maple	15	2" caliper	30' o.c.	B&B
Fraxinus a. 'Autumn Applause' / Autumn Applause Ash	16	2" caliper	per plan	B&B
Pyrus calleryana 'Chanticleer' / Chanticleer Pear	45	2" caliper	per plan	B&B
Magnolia Galaxy / Galaxy Magnolia	24	1-1/2" caliper	per plan	B&B
Pinus nigra / Black Pine	30	6"	per plan	B&B
Rhododendron Unique	21' min.		per plan	Full 4 bushy
Rhododendron Rocket	21' min.		per plan	Full 4 bushy
Rhododendron Purple Splendor	21' min.		per plan	Full 4 bushy
Viburnum tinus 'Spring Bouquet' / Spring Bouquet Viburnum	21"	5' o.c.		Full 4 bushy
Raphiolepis Umbellata minor / Dwarf Yeddo Hawthorn	21"	3' o.c.		Full 4 bushy
Prunus L. 'Otto Luyken' / Otto Luyken Laurel	21"	3' o.c.		Full 4 bushy
Azalea Everest	2	gallon	3' o.c.	Full 4 bushy
Azalea /	2	gallon	3' o.c.	Full 4 bushy
Nandina domestica 'Moon Bay' / Moon Bay Heavenly Bamboo	2	gallon	3' o.c.	Full 4 bushy
Berberis t. a. 'Crimson Pygmy' / Crimson Pygmy Red Barberry	1	gallon	3' o.c.	Full 4 bushy
Taxus x media 'Hicksii' / Hicks Yew	1	gallon	3' o.c.	Full 4 bushy
Erica Carnea 'Kramers Red' / Heather	1	gallon	3' o.c.	Full 4 bushy
Festuca 'Siskiyou Blue' / Siskiyou Blue Fescue	1	gallon	3' o.c.	Full 4 bushy
Lilae muscari / Blue Lilyturf	1	gallon	3' o.c.	Full 4 bushy
Arctostaphylos uva-ursi / kinnickinnik	4"	pots	18" o.c.	full
Hydroseeded fine lawn				

* Confirm all plant quantities

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



SHRUB PLANTING DETAIL
No Scale

NOTES

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

PLN# 1198

CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW APPROVAL

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

BY: _____
Development Services Manager

DATE: _____ THIS APPROVAL VALID FOR 18 MONTHS

LANDSCAPE PLAN

Proposed Building B for
SMOKEY POINT RIDGE
ARLINGTON WASHINGTON

STATE OF WASHINGTON
LANDSCAPE ARCHITECT
Ken J. Moly
CERTIFICATE NO. 263

MAIN STREET DESIGN
LANDSCAPE ARCHITECTURE
9402 24th Court
Burien, WA 98148
(206) 842-7886

Sheet
LANDSCAPE PLAN
L-2

19-063
10/1/24
11/11/24
2/20/24