

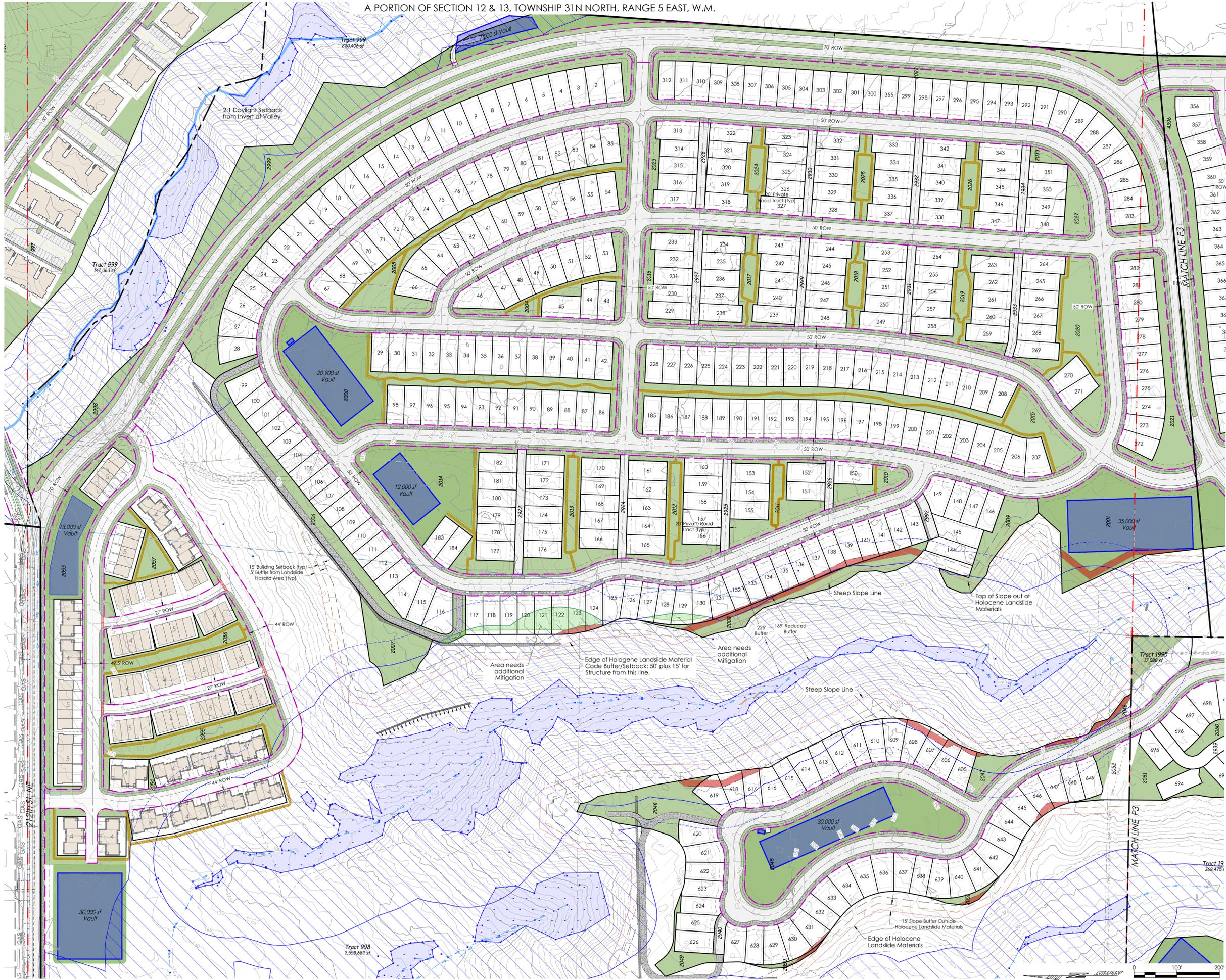
A PORTION OF SECTION 12 & 13, TOWNSHIP 31N NORTH, RANGE 5 EAST, W.M.

4/14/2025 12:31 PM

LEGEND

- Sub-area Boundary Line
- Pending Project Area
- Existing Section Line
- Existing 1/4 Section Line
- Existing Right-of-Way Line
- Existing Easement Line
- Existing Road Centerline
- Existing Edge of Asphalt
- Existing Lot Line
- Existing Water Line
- Existing Water Structure
- Existing Storm Drainage Line
- Existing Storm Culvert
- Existing Storm Structure
- Existing Ditch Line
- Existing Overhead Power
- Existing Power Pole
- Existing Gas Line
- Existing Telephone Line
- Proposed Sewer Line
- Proposed Water Line
- Proposed Storm Line
- Proposed Swale Line
- Proposed Right-of-Way Line
- Proposed Lot Line
- Proposed Road Centerline

- Existing Wetland
- Existing Wetland Buffer
- Landslide Hazard Area
- Proposed Building Setback from Landslide Hazard Buffer
- Steep Slopes
- Proposed Native Growth Protection Areas
- Proposed Recreational Facilities, Open Space, and Trail Systems
- Proposed Vault Parks
- Proposed Vault Area (by others)



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

PROJECT LEAD: *Alingie*
CHECKED BY: *Tyler*
DRAWN BY: *Darby*
APPLICATION DATE: -
SITE APPROVAL DATE: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

Arlington East Hill
9110 Twelt Rd, Arlington, WA 98223
A PORTION OF SECTION 12 & 13, TOWNSHIP 31N NORTH, RANGE 5 EAST, W.M.

Darin Huseby
13110 NE 177th Pl #228, Woodinville, WA 98072

SITE PLAN - NORTH PENDING DEVELOPMENT AREAS

SHEET P2 of P9
24x36

Scale: 1"=100'

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SITE PLAN - NORTH PENDING DEVELOPMENT AREAS

A PORTION OF SECTION 12 & 13, TOWNSHIP 31N NORTH, RANGE 5 EAST, W.M.

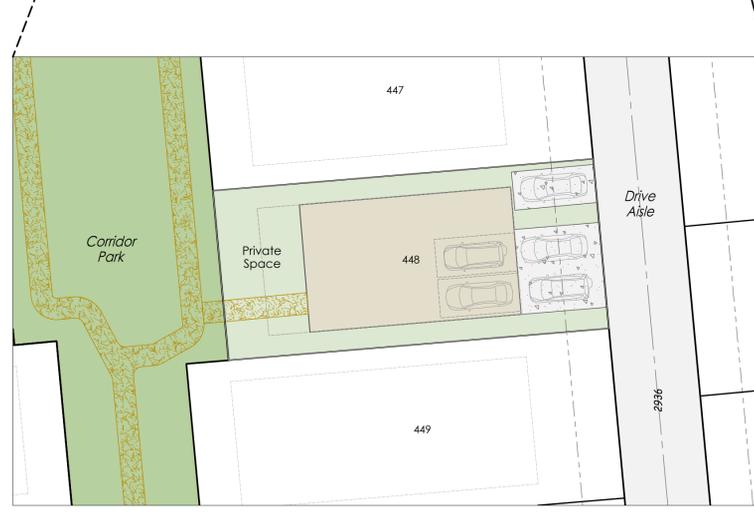
LEGEND

- Sub-area Boundary Line
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- Existing 1/4 Section Line
- Existing Right-of-Way Line
- Existing Lot Line
- Existing Easement Line
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- Slope Slopes
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- Proposed Vault Parks
- Proposed Vault Area (by others)



SITE PLAN - SOUTH PENDING DEVELOPMENT AREAS



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Typical backyard private space for lots and homes along the corridor parks. Backyards are typical to all other back yards except these lots have a community park with direct access that provides recreational and social opportunities to these homes backed up to the corridor park. The corridor park also provides a buffer between "your" fence and the rear yard neighbor.

Numerous homes are connected by drive aisles that have a through connection to public streets on both ends. The drive aisles provide traffic calming and traffic is typically restrained to residents only. There will be parking available on the connecting public streets but for the longer drive aisle, a 5th or even sixth parking stall may be a preference for additional guest parking.

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

LAND TECHNOLOGIES
 MAKING A WAY OUT OF NO WAY

PROJECT LEAD: *Aling*
 CHECKED BY: *Tyler*
 DRAWN BY: *LaZroy*
 APPLICATION DATE: *-*
 SITE APPROVAL DATE: *-*
 REVISION DATE: *-*
 LDA APPROVAL: *-*
 AS BUILT: *-*

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Darin Huseby
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SHEET P3 of P9
 24x36

A PORTION OF SECTION 12 & 13, TOWNSHIP 31N NORTH, RANGE 5 EAST, W.M.

LEGEND

- Sub-area Boundary Line
- Pending Project Area
- Existing Section Line
- Existing 1/4 Section Line
- Existing Right-of-Way Line
- Existing Easement Line
- Existing Road Centerline
- Existing Edge of Asphalt
- Existing Sewer Line
- Existing Water Line
- Existing Water Structure
- Existing Storm Drainage Line
- Existing Storm Culvert
- Existing Storm Structure
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- Existing Power Pole
- Existing Gas Line
- Existing Telephone Line
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- Proposed Storm Line
- Proposed Swale Line
- Proposed Right-of-Way Line
- Proposed Lot Line
- Proposed Road Centerline

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- Existing Wetland Buffer
- Landslide Hazard Area
- Proposed Building Setback from Landslide Hazard Buffer
- Slope Steeps
- Proposed Native Growth Protection Areas
- Proposed Recreational Facilities, Open Space, and Trail Systems
- Proposed Vault Parks
- Proposed Vault Area (by others)



SITE PLAN - SW FUTURE DEVELOPMENT AREAS

LAND TECHNOLOGIES
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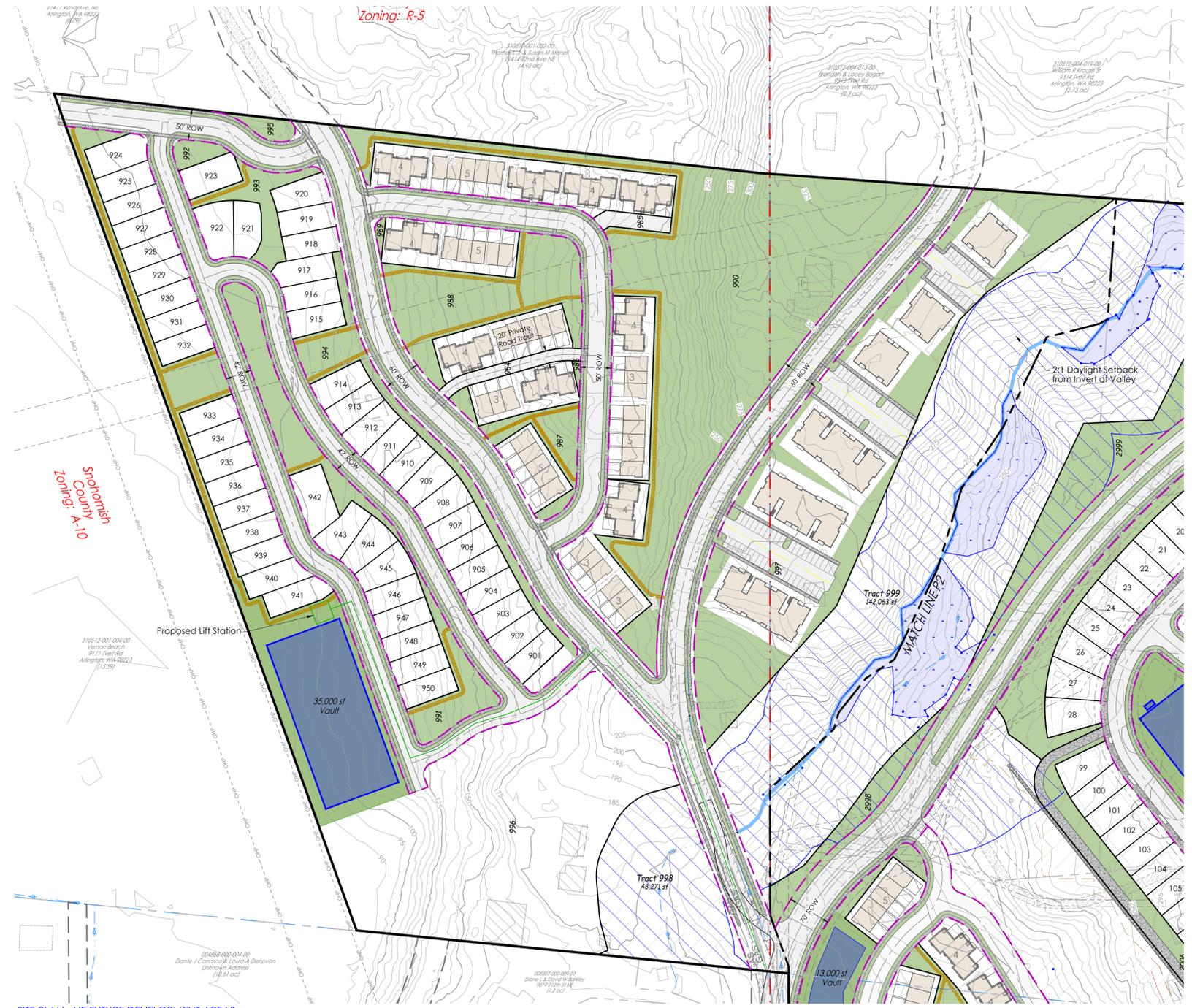
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LEGEND

- Sub-area Boundary Line
- Pending Project Area
- Existing Section Line
- Existing 1/4 Section Line
- Existing Right-of-Way Line
- Existing Lot Line
- Existing Easement Line
- Existing Road Centerline
- Existing Edge of Asphalt
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- Existing Wetland
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- Landslide Hazard Area
- Proposed Building Setback from Landslide Hazard Buffer
- Steep Slopes
- Proposed Native Growth Protection Areas
- Proposed Recreational Facilities, Open Space, and Trail Systems
- Proposed Vault Parks
- Proposed Vault Area (by others)

A PORTION OF SECTION 12 & 13, TOWNSHIP 31N NORTH, RANGE 5 EAST, W.M.



SITE PLAN - NE FUTURE DEVELOPMENT AREAS



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 Arlington, WA 98223
 360-652-9727

LAND TECHNOLOGIES
 MAKING A WAY OUT OF NO WAY

PROJECT LEAD: <i>Merle</i>
CHECKED BY: <i>Tyler</i>
DRAWN BY: <i>Carly</i>
APPLICATION DATE: -
SITE APPROVAL DATE: -
REVISION DATE: -
LDA APPROVAL: -
AS BUILT: -

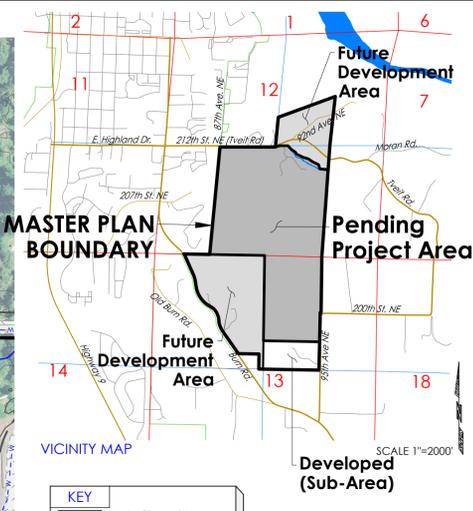
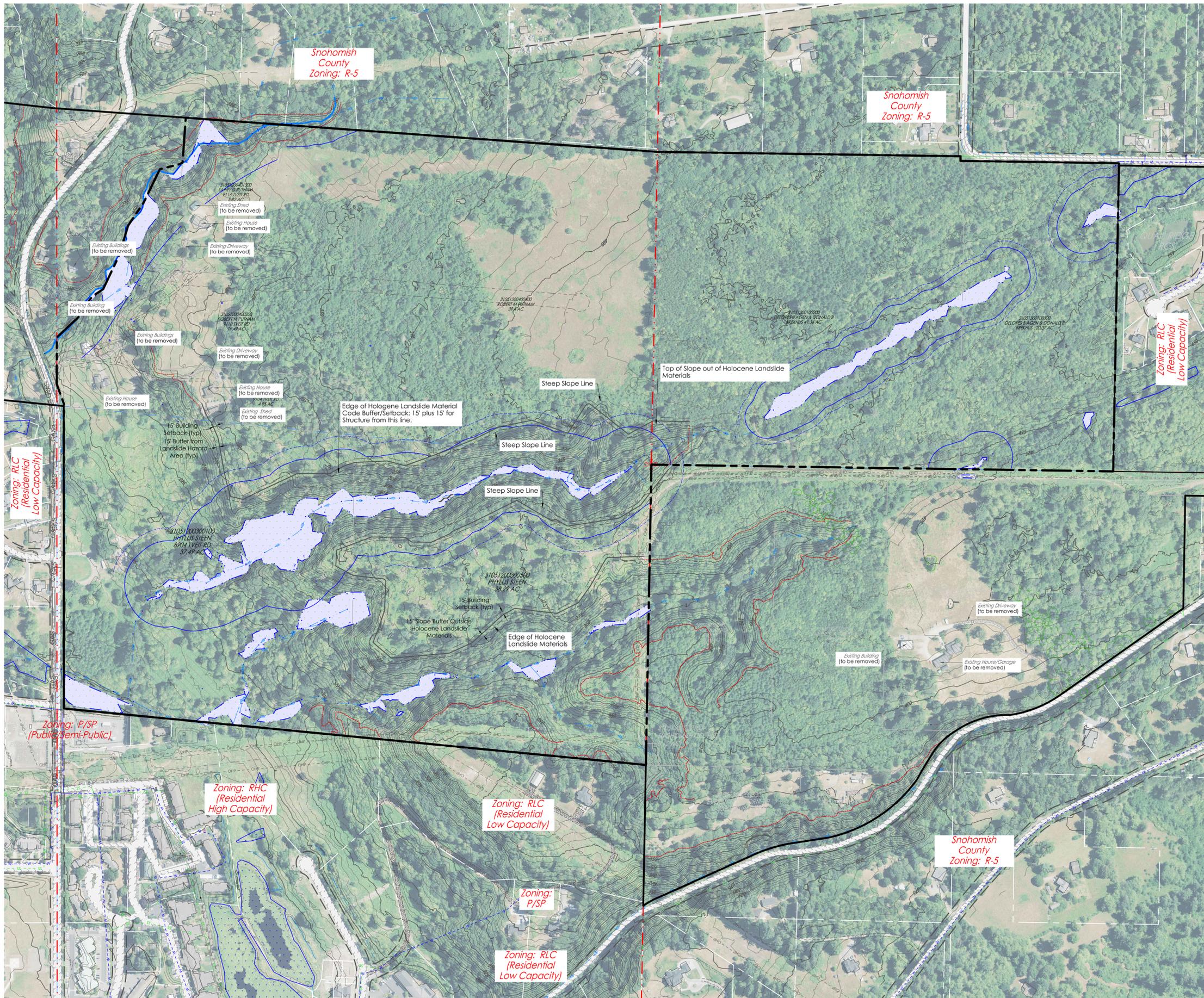
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Darin Huseby
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SITE PLAN - NE FUTURE DEVELOPMENT AREAS

SHEET
P5 of **P9**
 24x36

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KEY

- Master Planned Area & Sub-Area
- Pending Project Area
- Future Development Area

EXISTING TOPOGRAPHY
 Existing Contours shown are based on 2017 North Puget Sound LIDAR, retrieved from Snohomish County. Contour intervals are 5'.

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LAND TECHNOLOGIES
 MAKING A WAY OUT OF TWO WAYS

PROJECT LEAD: Anne
 CHECKED BY: Tyler
 DRAWN BY: Danny
 DATE: 11/14/2025
 REVISION 1: -
 REVISION 2: -
 REVISION 3: -
 REVISION 4: -
 AS-BUILT: -

Arlington East Hill
 9110 1st St. NE, Arlington, WA 98223
 A PORTION OF SECTION 12 & 13, TOWNSHIP 31N NORTH, RANGE 5 EAST, W.M.

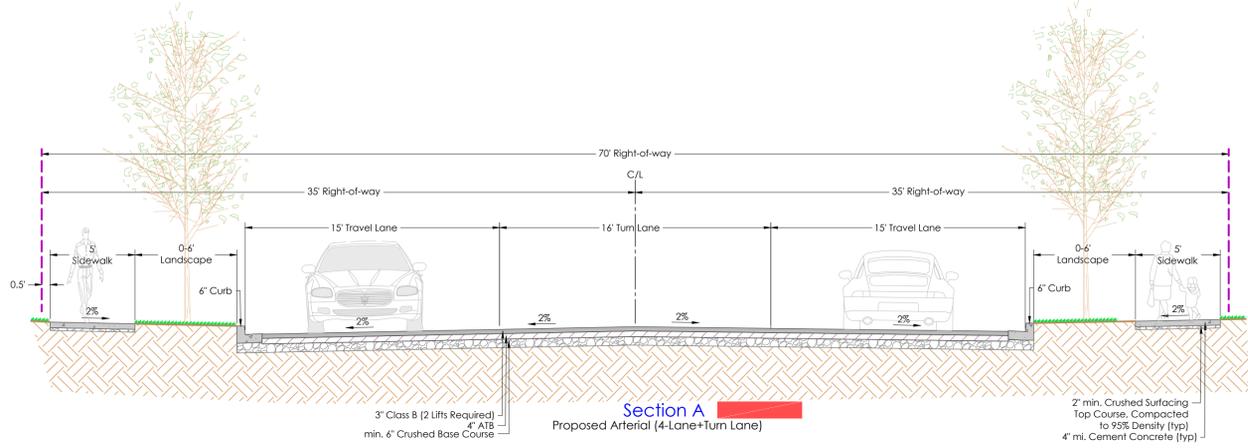
Darin Huseby
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4/14/2025 1:24 PM

Z:\Hilcock_Joe\Brekhuis Bechthold MPC\Sheets\PK Existing Site Map.dwg

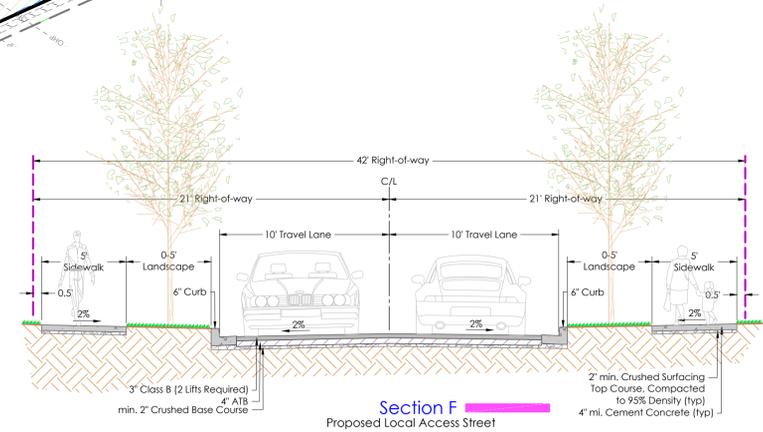
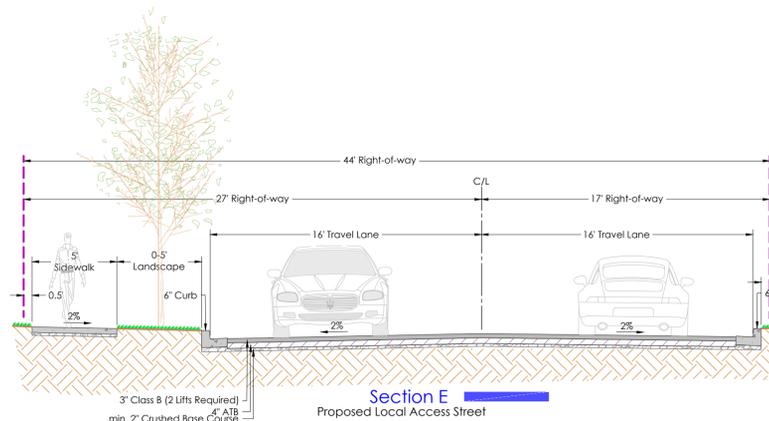
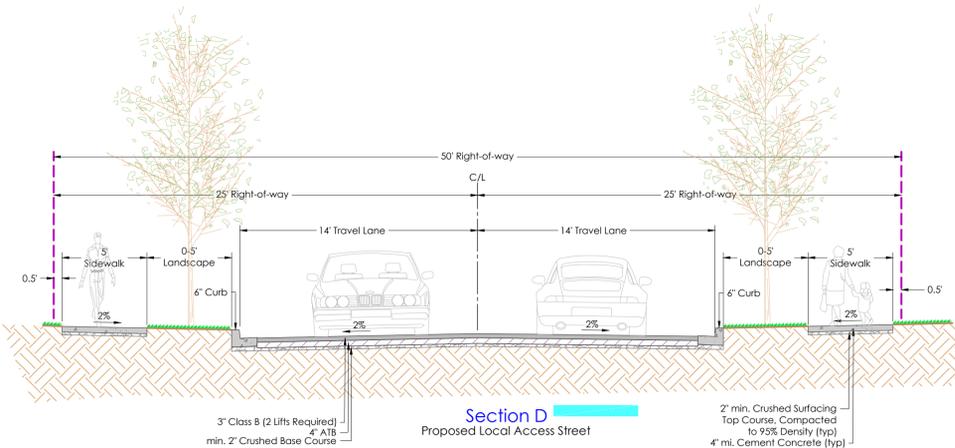
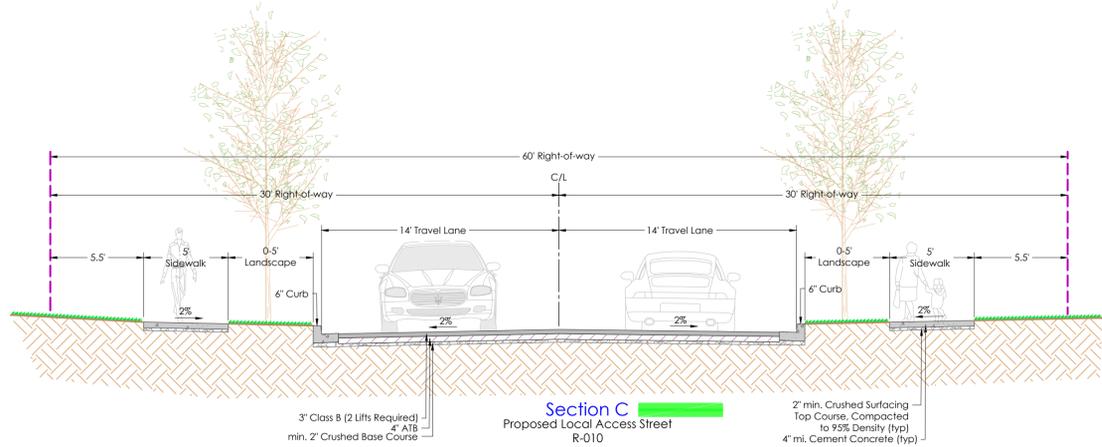
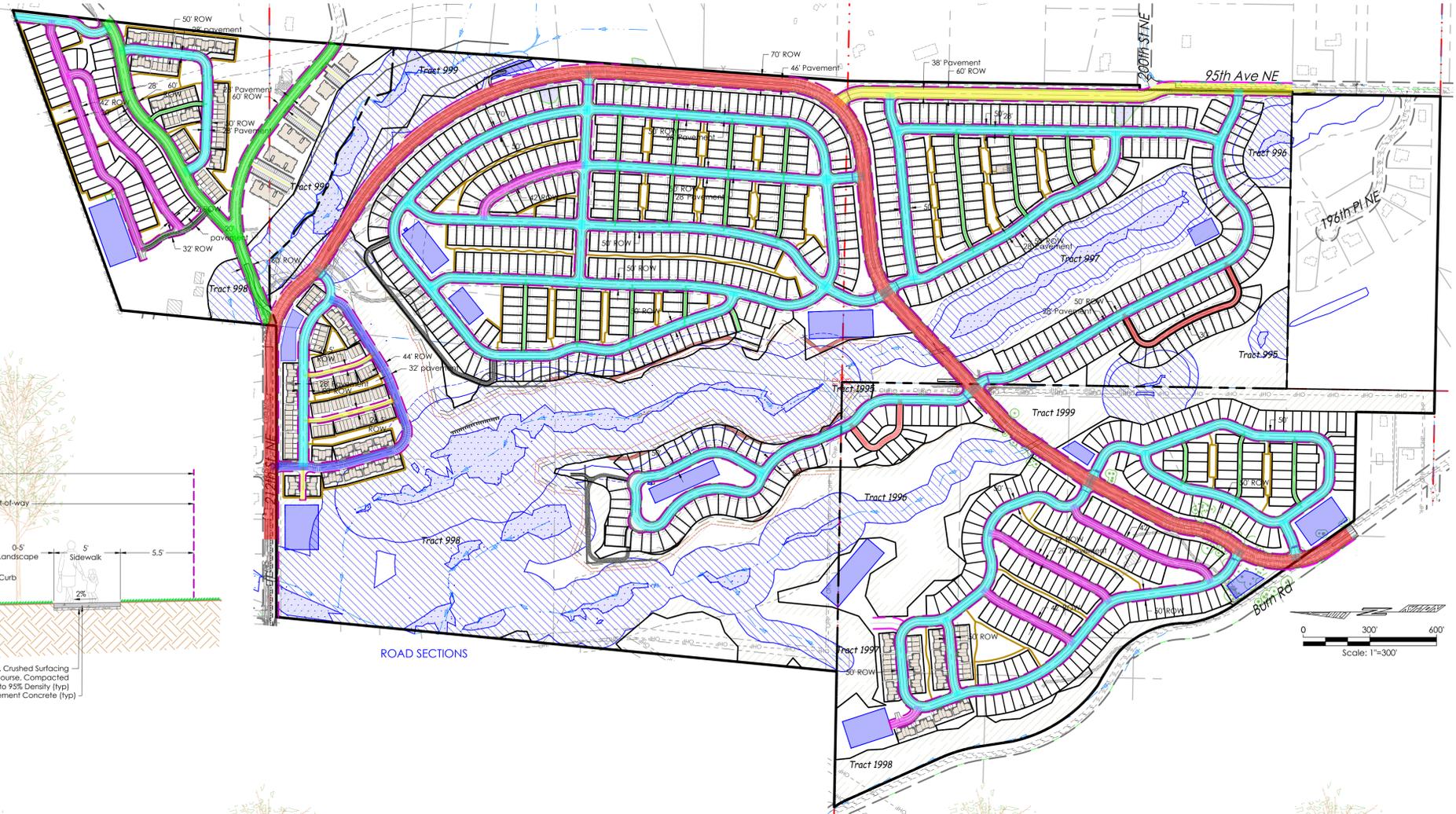
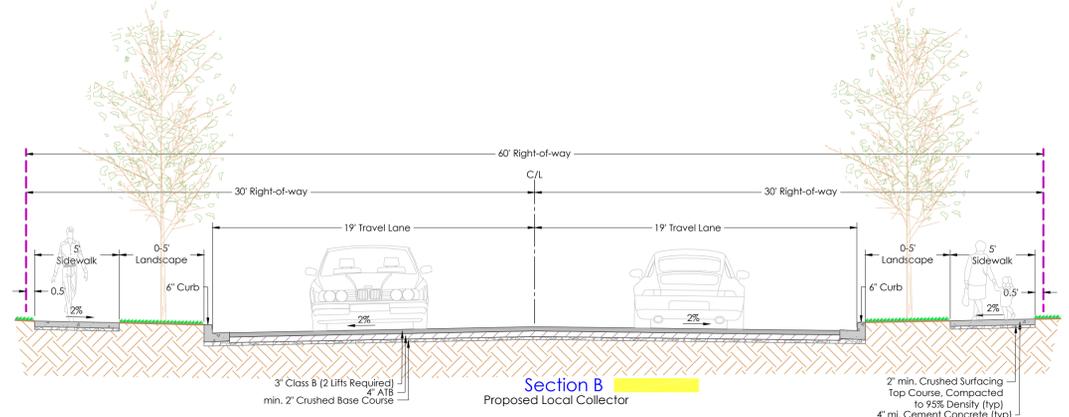
Scale: 1"=200'





LEGEND

- 70' RIGHT-OF-WAY - SECTION A
- 60' RIGHT-OF-WAY - SECTION B
- 60' RIGHT-OF-WAY - SECTION C
- 50' RIGHT-OF-WAY - SECTION D
- 44' RIGHT-OF-WAY - SECTION E
- 42' RIGHT-OF-WAY - SECTION F
- 32' RIGHT-OF-WAY - SECTION G
- 30' PRIVATE ROAD TRACT - SECTION H
- 26.5' RIGHT-OF-WAY - SECTION I
- 20' PRIVATE ROAD TRACT - SECTION J



PROJECT LEAD: *Merle*
CHECKED BY: *Tyler*
DRAWN BY: *Lazary*
APPLICATION DATE: -
SITE APPROVAL DATE: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

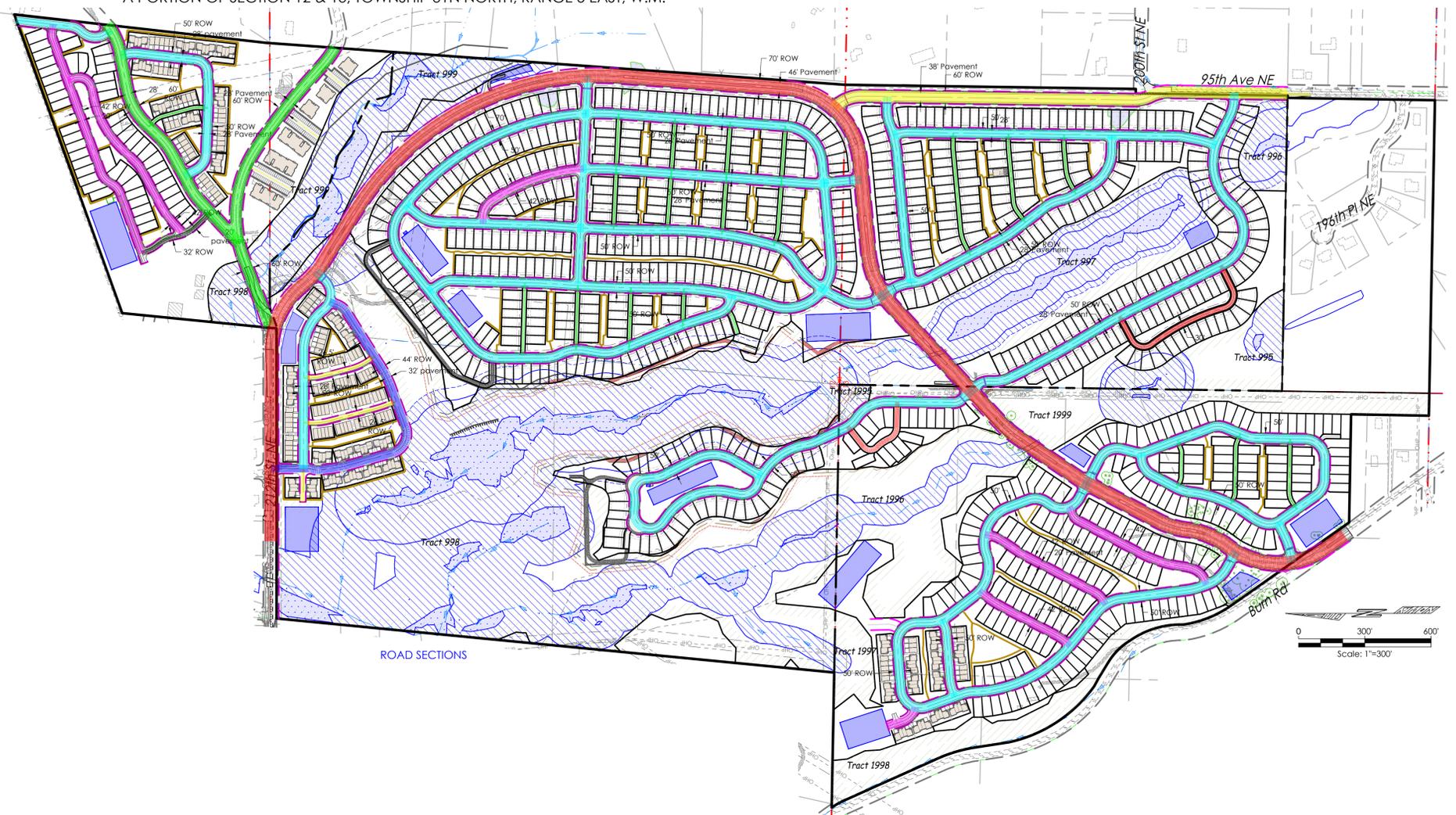
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9110 Twelt Rd, Arlington, WA 98223
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ROAD SECTIONS

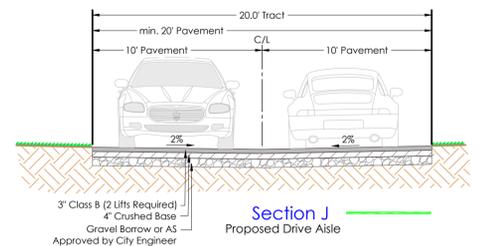
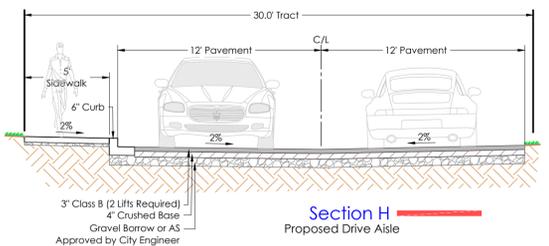
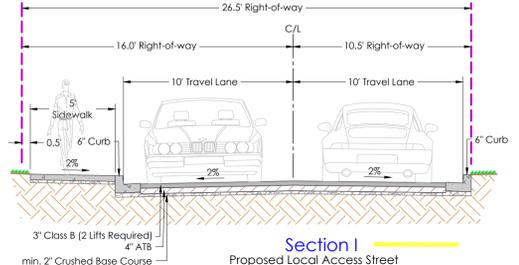
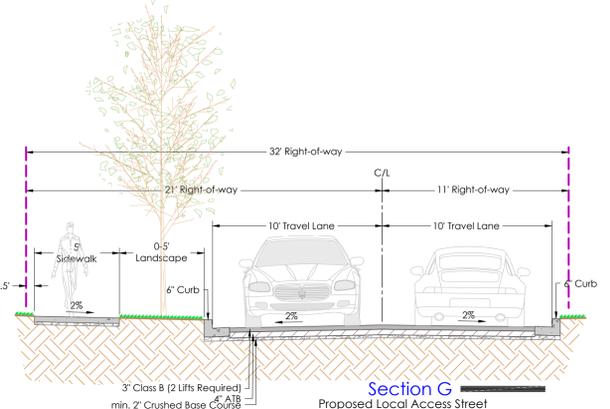
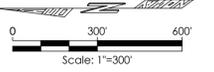
Darin Huseby
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A PORTION OF SECTION 12 & 13, TOWNSHIP 31N NORTH, RANGE 5 EAST, W.M.

LEGEND	
	70' RIGHT-OF-WAY - SECTION A
	60' RIGHT-OF-WAY - SECTION B
	60' RIGHT-OF-WAY - SECTION C
	50' RIGHT-OF-WAY - SECTION D
	44' RIGHT-OF-WAY - SECTION E
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	30' PRIVATE ROAD TRACT - SECTION H
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	20' PRIVATE ROAD TRACT - SECTION J



ROAD SECTIONS



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Arlington, WA 98223
360-652-9727

LAND TECHNOLOGIES
MAKING A WAY OUT OF TWO WAYS

PROJECT LEAD: *Alcide*
CHECKED BY: *Tyler*
DRAWN BY: *Lozany*
APPLICATION DATE: -
SITE APPROVAL DATE: -
REVISION DATE: -
LDA APPROVAL: -
AS BUILT: -

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A PORTION OF SECTION 12 & 13, TOWNSHIP 31N NORTH, RANGE 5 EAST, W.M.

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ROAD SECTIONS

SHEET P8 of P9
24x36



The two top images show the Corridor Parks that are interconnected throughout the area. The Parks do come in different configurations in different areas of the Sub-area. The Parks provide for great Pedestrian Connectivity to almost anywhere in the Community. The Parks provide a buffer between rear-yard neighbors, but also provide for Social Interaction. A great place to have the "block parties" for say Easter, 4th of July, or Halloween. The Parks offer a safe place for children to play numerous lawn games, net sports, and field games such as biddy soccer. The paths and sidewalks provide a great place for toddlers and others to ride trikes and bikes.

The images are accurate concept representations of specific areas taken from the Plan View Drawings of the Sub-area. The homes in the model are not representations of the actual homes that will be built, but are close concepts--the real homes should be much nicer. The images are based on a fairly level terrain, but grading could change details as shown.



This Sub-area Plan does proposed modifications to the road sections as the community has been "customized" to fit the area (AMC 20.44.032). Lot sizes and their percentages have been specified by code--lots to be between 3,600 and 4,500 sf. Historical lots in Arlington have been 7,200 sf and larger; these lot sizes can accommodate large Road Sections. Large road right-of-ways decrease density and increase costs of homes. The large road corridors can act as raceways making them unsafe to communities. This project has customized the road standards to fit the internal communities they serve. Road sections from a 70' wide boulevard to twenty foot Drive Aisles (work like a wide alley). Image on the left is off one of the Public Streets showing entry into a Corridor Park and the Drive Aisle in the upper right. The image on the right looks down a Drive Aisle. These Drive Aisles are connected to Public Roads on each end-acting like a wide alley. The drive aisle and other narrow public roads also serve as a Traffic Calming measure as opposed to the wide pavement corridors.

4/14/2025 12:23 PM

Z:\Hilbeck_Joe - Brekhus Beach MPC\Sheets\P9 Master Plan Sub-Area Details.dwg

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PROJECT LEAD: *Alcoba*
CHECKED BY: *Tyler*
DRAWN BY: *Lozby*
APPLICATION DATE: -
SITE APPROVAL DATE: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

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SHEET
P9 of P9
24x36
20-xxxxxx LDA

MASTER PLAN SUB-AREA DETAILS

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