

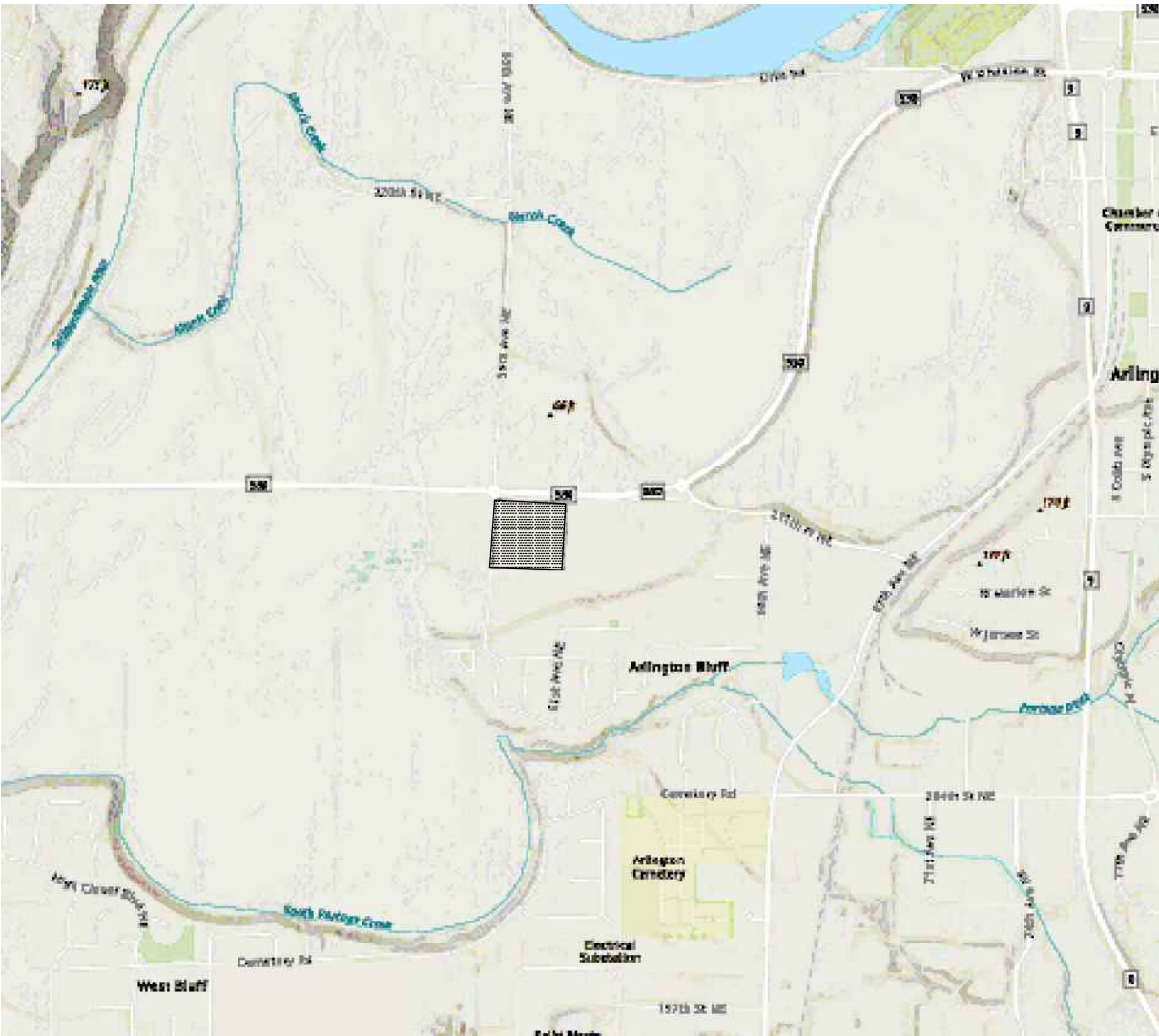
Jun 23, 2025 - 4:19pm
\\kpff.com\Civil\2400001-240999\2400346 Arlington Apartments\CADD\Design\Entitlement\CO.00_AA_CVR.dwg
comerorp

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.

ARLINGTON GARDEN APARTMENTS

ARLINGTON, WASHINGTON

PLN 1263 & PLN 1264



VICINITY MAP

NTS



PROJECT TEAM

OWNER / APPLICANT:
QUARTERRA MULTIFAMILY COMMUNITIES
1325 4TH AVE, SUITE 1300
SEATTLE, WA 98101
CONTACT: BRAD MACHAT
PHONE: (207) 730-2862
EMAIL: Brad.Machat@quarterra.com

ARCHITECT
LPAS
723 S STREET, SUITE 150
SACRAMENTO, CA 95811
CONTACT: CHRIS KELLY
PHONE: (916) 443-0335
EMAIL: ckelly@lpas.com

LANDSCAPE ARCHITECT
FORA LANDSCAPE ARCHITECTS
1430 NE 65TH ST
SEATTLE, WA 98115
CONTACT: PETER NELSON
PHONE: (206) 412-6304
EMAIL: peter@fora.land

BIOLOGIST
SOUNDVIEW CONSULTANTS
2907 HARBORVIEW DRIVE
GIG HARBOR, WASHINGTON 98335
CONTACT: KRAMER CANUP
PHONE: (253) 514-8952
EMAIL: kramer@soundviewconsultants.com

CIVIL ENGINEER
KPF CONSULTING ENGINEERS
1601 FIFTH AVENUE, #1600
SEATTLE, WA 98101
CONTACT: JEREMY FEBUS, PE, LEED AP
PHONE: (206) 926-0675
EMAIL: Jeremy.Febus@kpff.com

TRAFFIC ENGINEER
TENW
520 KIRKLAND WAY, SUITE 100
KIRKLAND, WA 98033
CONTACT: AMY WASSERMAN
PHONE: (425) 486-7072
EMAIL: amy@tenw.com

GEOTECHNICAL ENGINEER
PANGEO
3213 EASTLAKE AVENUE EAST, SUITE B
SEATTLE, WA 98102
CONTACT: SCOTT D. DINKELMAN
PHONE: (206) 262-0370
EMAIL: sdinkelman@pangeoinc.com

ARBORIST
SOUNDVIEW CONSULTANTS
2907 HARBORVIEW DRIVE
GIG HARBOR, WASHINGTON 98335
CONTACT: SHAUNA WILLET
PHONE: (253) 514-8952
EMAIL: shauna@soundviewconsultants.com

SURVEY INFORMATION:

SURVEY BY TERRANE

LEGAL DESCRIPTION:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10 TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF LYING WITHIN COUNTY ROAD KNOWN AS 59TH AVENUE NORTHEAST;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 1082111;

AND EXCEPT THAT PORTION THEREOF APPROPRIATED BY THE STATE OF WASHINGTON UNDER SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 89826.

BASIS OF BEARING:

ACCEPTED A BEARING OF N 05°09'54" E BETWEEN MONUMENTS FOUND ALONG THE EAST LINE OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., CALCULATED USING NAD 83(2011) WASHINGTON STATE PLANE COORDINATES PER GPS OBSERVATIONS.

SCHEDULE B ITEMS:

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE
RECORDING DATE: AUGUST 25, 1993
RECORDING NO.: 9308250058
AFFECTS: PORTION OF SAID PREMISES
"PLOTTED"

- LATECOMER'S AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

EXECUTED BY: BELMONT PACIFIC HOLDINGS, INC., A WASHINGTON CORPORATION

AND: CITY OF ARLINGTON
RECORDING DATE: SEPTEMBER 30, 1998
RECORDING NO.: 9809300425
REGARDING: COSTS AND CHARGES FOR CONNECTION TO A WATER SYSTEM
"NOT PLOTTED - BLANKET IN NATURE"

- LATECOMER'S AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

EXECUTED BY: BELMONT PACIFIC HOLDINGS, INC., A WASHINGTON CORPORATION
AND: CITY OF ARLINGTON
RECORDING DATE: SEPTEMBER 30, 1998
RECORDING NO.: 9809300426
REGARDING: COSTS AND CHARGES FOR CONNECTION TO A WATER SYSTEM
"NOT PLOTTED - BLANKET IN NATURE"

PROJECT/SITE INFORMATION:

PERMIT NUMBERS: PLN 1263 & PLN 1264

PARCEL NUMBER: 31051000402700

SITE ADDRESS: 21117 59TH AVENUE NORTHEAST

OWNER NAME: QUARTERRA

PROJECT SIZE: 8.81 ACRES, 383,704 SQUARE FEET

EXISTING ZONING: GENERAL COMMERCIAL (GC), MIXED USE OVERLAY

USE CLASSIFICATION: MULTI-FAMILY RESIDENTIAL AND COMMERCIAL RETAIL

WATER PROVIDER: CITY OF ARLINGTON

SEWER PROVIDER: CITY OF ARLINGTON

FEMA FLOOD ZONE: ZONE X

AIRPORT PROTECTION DISTRICT SUBDIVISION: N/A

ARCHITECTURE SHEET INDEX	
SHEET NO.	SHEET TITLE
T.01	COVER SHEET
A.01	EXTERIOR RENDERING - STREET PERSPECTIVE
A.02	EXTERIOR RENDERING - COURTYARD PERSPECTIVE
A.03	EXTERIOR RENDERING - RETAIL PERSPECTIVE
A.04	PROJECT DATA
A.05	FORM-BASED CODE COMPLIANCE
A.06	FORM-BASED CODE COMPLIANCE
A.07	FORM-BASED CODE COMPLIANCE
A.08	ARCHITECTUAL SITE PLAN
A.09	WETLAND AVERAGING
A.10	MINI PARK & OPEN SPACE
A.11	BLDG. TYPE & FRONTAGE DIAGRAM
A.12	BUILD TO LINE/SETBACK DIAGRAM
A.13	BUILD TO LINE DEFINED BY BLDGS
A.14	FORM-BASE CODE COMPLIANCE - BUILDINGS A & B
A.15	FORM-BASE CODE COMPLIANCE - BUILDINGS C, D & E
A.16	STOOP - RESIDENTIAL STREET
A.17	STOOP - STAIRS
A.18	SHOP FRONT
A.19	ENGAGE PORCH
A.20	RESIDENTIAL STREET
A.21	RESIDENTIAL STREET SECTION
A.22	DRIVEWAY SECTION
A.23	FLOOR PLANS - BUILDING A
A.24	ROOF PLAN - BUILDING A
A.25	FLOOR PLANS - BUILDING B

ARCHITECTURE SHEET INDEX CONT.	
SHEET NO.	SHEET TITLE
A.26	ROOF PLANS - BLDG B
A.27	FLOOR PLANS - BLDG C
A.28	ROOF PLANS - BLDG C
A.29	FLOOR PLANS - BLDG D
A.30	FLOOR PLANS - BLDG D
A.31	ROOF PLANS - BLDG D
A.32	FLOOR PLANS - BLDG E
A.33	FLOOR PLANS - BLDG E
A.34	ROOF PLANS - BLDG E
A.35	EXTERIOR ELEVATIONS - BLDG A
A.36	EXTERIOR ELEVATIONS - BLDG B
A.37	EXTERIOR ELEVATIONS - BLDG B
A.38	EXTERIOR ELEVATIONS - BLDG C
A.39	EXTERIOR ELEVATIONS - BLDG C
A.40	EXTERIOR ELEVATIONS - BLDG D
A.41	EXTERIOR ELEVATIONS - BLDG E
A.42	CLUBHOUSE PLANS
A.43	EXTERIOR ELEVATIONS - CLUBHOUSE
A.44	TRASH ENCLOSURE
A.45	MAIL KIOSK
A.46	MONUMENT SIGN ELEVATIONS
A.47	CARPORT
A.48	LIGHTING CUT SHEETS

CIVIL SHEET INDEX	
SHEET NO.	SHEET TITLE
C0.00	COVER SHEET
C0.10	DEVELOPMENT SUMMARY
C1.00	SITE PLAN
C2.00	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C3.00	COMPOSITE GRADING PLAN
C3.01	GRADING PLAN
C3.02	GRADING PLAN
C3.03	GRADING PLAN
C3.04	GRADING PLAN
C4.00	COMPOSITE ROAD AND STORM DRAINAGE PLAN
C4.01	211TH PLACE NE ROAD AND STORM DRAINAGE PLAN AND PROFILE
C4.02	211TH PLACE NE ROAD AND STORM DRAINAGE PLAN AND PROFILE
C4.03	211TH PLACE NE ROAD AND STORM DRAINAGE PLAN AND PROFILE
C4.04	DRIVE A ROAD AND STORM DRAINAGE PLAN AND PROFILE
C4.05	DRIVE A ROAD AND STORM DRAINAGE PLAN AND PROFILE
C4.06	DRIVE B ROAD AND STORM DRAINAGE PLAN AND PROFILE
C4.07	DRIVE B ROAD AND STORM DRAINAGE PLAN AND PROFILE
C4.08	DRIVE C ROAD AND STORM DRAINAGE PLAN AND PROFILE
C4.09	DRIVE C ROAD AND STORM DRAINAGE PLAN AND PROFILE
C4.10	DRIVE D ROAD AND STORM DRAINAGE PLAN AND PROFILE
C4.11	DRIVE D ROAD AND STORM DRAINAGE PLAN AND PROFILE
C4.12	DRIVE E ROAD AND STORM DRAINAGE PLAN AND PROFILE
C4.13	59TH AVE NE ROAD AND STORM DRAINAGE PLAN AND PROFILE
C4.14	59TH AVE NE ROAD AND STORM DRAINAGE PLAN AND PROFILE
C4.20	ROAD SECTIONS
C4.21	ROAD SECTIONS
C4.22	ROAD SECTIONS
C4.23	ROAD SECTIONS
C4.30	SIGHT DISTANCE TRIANGLES
C4.31	SIGHT DISTANCE TRIANGLES
C4.32	SIGHT DISTANCE TRIANGLES
C4.45	INFILTRATION CHAMBER DETAIL
C4.46	INFILTRATION CHAMBER DETAIL
C4.47	DETENTION TANK DETAIL
C5.00	COMPOSITE UTILITY PLAN
C5.01	211TH PLACE NE UTILITY PLAN AND PROFILE
C5.02	211TH PLACE NE UTILITY PLAN AND PROFILE
C5.03	211TH PLACE NE UTILITY PLAN AND PROFILE
C5.04	DRIVE C UTILITY PLAN AND PROFILE
C5.05	DRIVE D UTILITY PLAN AND PROFILE
C5.06	DRIVE D UTILITY PLAN AND PROFILE
C5.07	DRIVE F UTILITY PLAN AND PROFILE
C5.08	DRIVE F UTILITY PLAN AND PROFILE

LANDSCAPE SHEET INDEX	
SHEET NO.	SHEET TITLE
L0.00	TREE PLAN
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN
L1.03	LANDSCAPE PLAN
L1.04	LANDSCAPE PLAN
L1.05	TREE SHADING PLAN
L2.00	OVERALL PLANTING PLAN
L2.01	PLANTING PLAN
L2.02	PLANTING PLAN
L2.03	PLANTING PLAN
L2.04	PLANTING PLAN
L2.05	SOUTH BUFFER PLANTING
L2.06	PLANTING LEGEND
L2.07	PLANTING DETAILS
L3.00	OVERALL IRRIGATION PLAN
L3.01	IRRIGATION PLAN
L3.02	IRRIGATION PLAN
L3.03	IRRIGATION PLAN
L3.04	IRRIGATION PLAN
L3.05	IRRIGATION LEGEND & DETAILS
L3.06	IRRIGATION DETAILS
L3.07	IRRIGATION DETAILS
L3.08	IRRIGATION DETAILS
L4.00	LANDSCAPE DETAILS
ILLUMINATION SHEET INDEX	
SHEET NO.	SHEET TITLE
IL-01	FRONTAGE ILLUMINATION PLAN
IL-02	FRONTAGE ILLUMINATION PLAN
IL-03	FRONTAGE ILLUMINATION PLAN
IL-04	FRONTAGE ILLUMINATION PLAN
IL-05	FRONTAGE ILLUMINATION DETAILS
IL-06	FRONTAGE ILLUMINATION DETAILS
IL-07	FRONTAGE ILLUMINATION DETAILS
IL-08	FRONTAGE ILLUMINATION DETAILS
OS-01	ON-SITE ILLUMINATION PLAN
OS-02	ON-SITE ILLUMINATION PLAN
OS-03	ON-SITE ILLUMINATION PLAN
OS-04	ON-SITE ILLUMINATION PLAN
OS-05	ON-SITE ILLUMINATION PLAN DETAILS
OS-06	ON-SITE ILLUMINATION PLAN DETAILS
OS-07	ON-SITE ILLUMINATION PLAN DETAILS
OS-08	ON-SITE ILLUMINATION PLAN DETAILS
OS-09	ON-SITE ILLUMINATION PLAN DETAILS
OS-10	ON-SITE ILLUMINATION PLAN DETAILS
PC-01	ON-SITE PHOTOMETRIC CALCULATIONS
PC-02	ON-SITE PHOTOMETRIC CALCULATIONS
PC-03	ON-SITE PHOTOMETRIC CALCULATIONS
PC-04	ON-SITE PHOTOMETRIC CALCULATIONS

						DRAWN BY CEP	DESIGNED BY MMM	CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555	kpff 1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com	 06/23/2025	ARLINGTON GARDEN APARTMENTS ARLINGTON, WASHINGTON				SHEET
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL	CHECKED BY MNF	APPROVED BY JSF				DATE 6/13/2025	J O B No. : 2400346	COVER SHEET	C0.00	
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL										
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL										
NO.	DATE	BY	CHD.	APPR.	REVISION										

\\kpff.com\Civil\2400001-2409999\2400346 Arlington Apartments\CA00\Design\Entitlement\CO.10 AA.DWG

comerorp

Jun 23, 2025 - 4:20pm

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.

SURVEY LEGEND

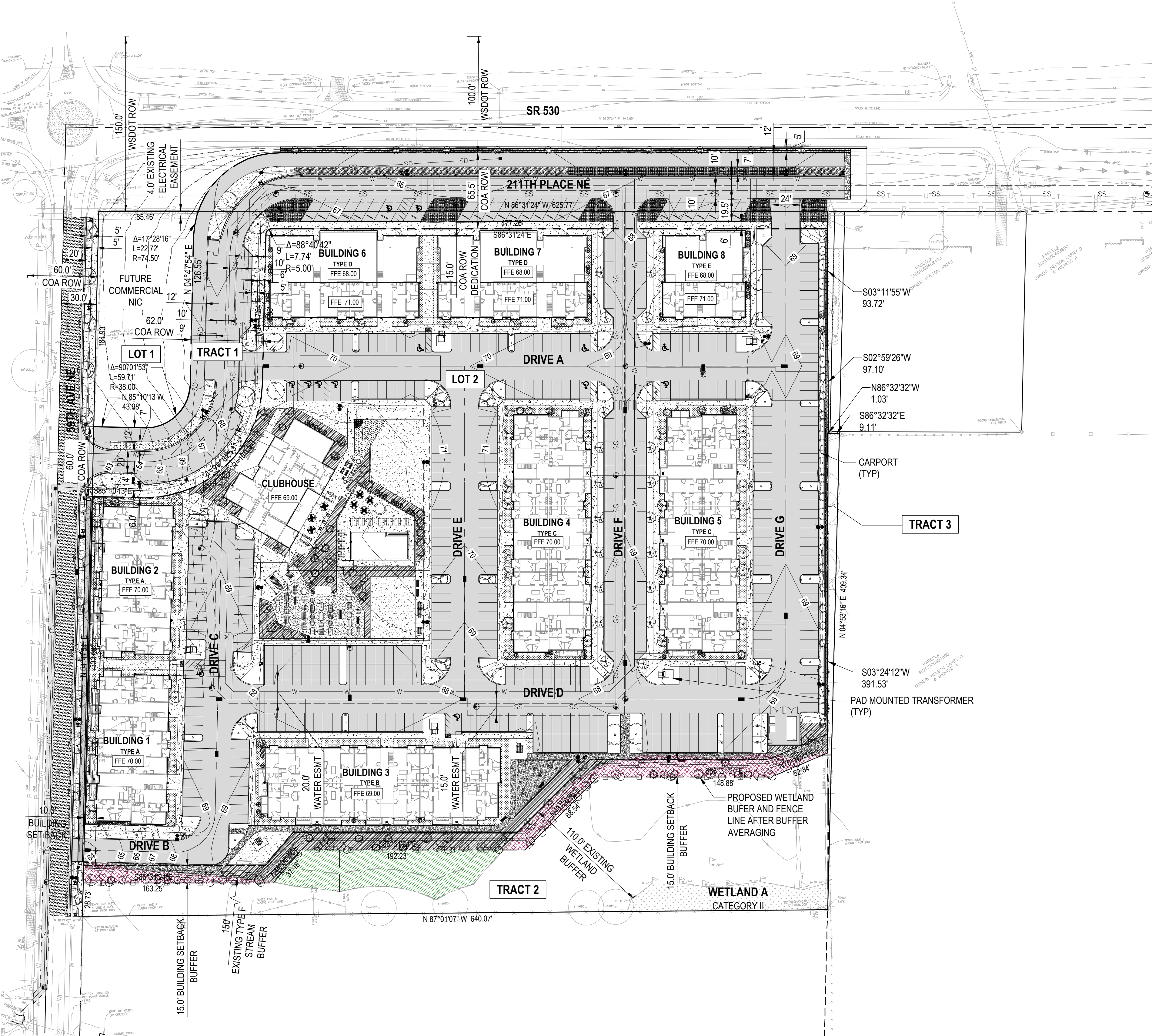
ABBREVIATIONS

SUMMARY OF QUANTITIES		
ITEM	QUANTITY	UNIT
NEW IMPERVIOUS AREA (LIST BOTH PUBLIC AND PRIVATE)	318,000	SQUARE FEET
DUCTILE IRON WATER MAIN (SIZE)	1,885 (12")	LINEAR FEET
FIRE HYDRANT ASSEMBLIES	4	EACH
GATE VALVES (SIZE)	TBD	EACH
WATER MAIN BLOW OFFS	TBD	EACH
WATER MAIN AIR/VACUUM VALVES	TBD	EACH
RESIDENTIAL WATER SERVICES	9	EACH
NON-RESIDENTIAL WATER SERVICES (≤2")	TBD	EACH
NON-RESIDENTIAL WATER SERVICES (≥3")	TBD	EACH
PVC, HDPE, OR DIP SEWER MAIN (SIZE)	1,800 (8")	LINEAR FEET
SEWER MANHOLES (TYPE)	TBD	EACH
SIDE SEWER (SIZE)	TBD	EACH
STORM DRAIN PIPE (SIZE)	1,881 (12")	LINEAR FEET
CATCH BASINS (TYPE)	19 (TYPE 1)	EACH
STORM MANHOLES (SIZE)	12 (TYPE 48")	EACH

	SET REBAR AND CAP
	BRASS DISC (FOUND)
	CENTERLINE ROW
	FENCE LINE (CHAIN LINK)
	FENCE LINE (WIRE)
	FENCE LINE (WOOD)
	MONUMENT (IN CASE, FOUND)
	MONUMENT (SURFACE, FOUND)
	PROPERTY LINES (ADJACENT)
	PROPERTY LINE (SUBJECT)
	REBAR AS NOTED (FOUND)
	RETAINING WALL
	RIGHT-OF-WAY LINES
	SUBDIVISION LINES
	SIGN (AS NOTED)
	ASPHALT SURFACE
	BRICK SURFACE
	FO SENTRY
	POWER HAND HOLE
	POWER METER
	POWER POLE
	POWER (OVERHEAD)
	POWER SENTRY
	ELECTRIC EASEMENT PER REC. NO. 308250058
	TELEPHONE SENTRY
	TELEPHONE (UNDERGROUND)
	GUARD RAILING
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	WATER LINE
	WETLAND FLAG
	C.C. CENTER CHANNEL
	CALC'D CALCULATED
	COR CORNER
	FO FIBER OPTICS
	LS# LAND SURVEYOR NUMBER
	MEAS MEASURED
	MON MONUMENT
	N, S, E, W NORTH, SOUTH, EAST, WEST
	NE, NW NORTHEAST, NORTHWEST
	OH OVERHEAD
	OHP OVERHEAD POWER
	PROP PROPERTY
	(R) RECORD DATA
	SF SQUARE FEET

&	AND	℞	PROPERTY LINE
AGG	AGGREGATE	PC	POINT OF CURVATURE
AVE	AVENUE/AVERAGE	PL	PLACE
BC/BOC	BOTTOM OF CURB	POC	POINT OF CONNECTION
BW	BOTTOM OF WALL ELEVATION	PRC	POINT OF REVERSE CURVATURE
CB	CATCH BASIN	PT	POINT OF TANGENCY
CL	CENTER LINE, CLASS	PVC	POINT OF VERTICAL CURVE
CO	COUNTY		/POLYVINYL CHLORIDE
CONC.	CONCRETE	PVI	POINT OF VERTICAL INTERSECTION
DIA	DIAMETER	PVT	POINT OF VERTICAL TANGENCY
DWY	DRIVEWAY	R	RADIUS
DOH	DEPARTMENT OF HEALTH	RMJ	RESTRAINED MECHANICAL JOINT
E	EAST	ROW	RIGHT OF WAY
EG	EXISTING GRADE	RT	RIGHT
EL/ELEV	ELEVATION	S	SOUTH
ESMT	EASEMENT	SCH	SCHEDULE
EX/EXIST	EXISTING	SD	STORM DRAIN
FG	FINISHED GRADE	SEC	SECTION
FH	FIRE HYDRANT	SS	SEWER SANITARY
FL	FLANGE	ST	STREET
FP	FINISHED PAD	STA	STATION
G	GAS	STD	STANDARD
GV	GATE VALVE	TC	TOP OF CURB
HORIZ	HORIZONTAL	TW	TOP OF WALL ELEVATION
HMA	HOT MIX ASPHALT	TYP	TYPICAL
HP	HIGH POINT	VC	VERTICAL CURVE
IE	INVERT ELEVATION	VERT	VERTICAL
LP	LOW POINT	W	WATER, WEST
LT	LEFT	W/	WITH
MAX	MAXIMUM	WA	WASHINGTON
MH	MANHOLE	WDC	WALL DRAIN CONNECTION
MIN	MINIMUM	WM	WATER MAIN/WATER METER
MJ	MECHANICAL JOINT	WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
N	NORTH		
NIC	NOT IN CONTRACT		
NTS	NOT TO SCALE		
#	NUMBER		
NO	NUMBER		

						DRAWN BY CEP	DESIGNED BY MMM	CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555	kpff 1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com	06/23/2025	ARLINGTON GARDEN APARTMENTS ARLINGTON, WASHINGTON		SHEET			
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL	CHECKED BY MNF	APPROVED BY JSF				DEVELOPMENT SUMMARY					
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL	DATE 6/13/2025							C0.10			
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL	J O B No. : 2400346										
NO.	DATE	BY	CHD.	APPR.	REVISION			S C A L E:								

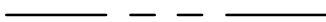
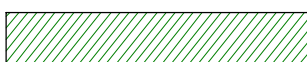
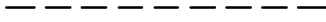
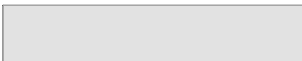


SUMMARY OF LOTS		
LOT NUMBER	SQUARE FOOTAGE	ACREAGE
1	14,958 SF	0.34 ACRES
2	296,581 SF	6.81 ACRES

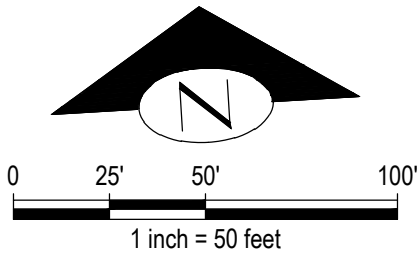
SUMMARY OF TRACTS			
TRACT NUMBER	NOTE	SQUARE FOOTAGE	ACREAGE
1	211TH PL NE TO BE DEDICATED TO THE CITY OF ARLINGTON	25,620 SF	0.59 ACRES
2	NATIVE GROWTH PROTECTION AREA (INCLUDES STREAM AND WETLAND BUFFER)	44,559 SF	1.02 ACRES
3	RESERVED FOR POTENTIAL FUTURE BLA WITH EAST NEIGHBOR	1,986 SF	0.05 ACRES

BUFFER MITIGATION		
	STREAM REDUCTION AREA	1,481.82 SF
	STREAM ADDITION AREA	1,487.14 SF
NET 5.32 SF ADDITIONAL STREAM BUFFER		
	WETLAND REDUCTION AREA	4,312.56 SF
	WETLAND ADDITION AREA	4,322.92 SF
NET 10.36 SF ADDITIONAL WETLAND BUFFER		

- NOTES:
- SEE A.08 ARCHITECTURAL SITE PLAN FOR ZONING DATA, SITE AREA/DENSITY, BUILDING SQUARE FOOTAGES, UNIT AREAS, PARKING CALCULATIONS, OPEN SPACE, AND MINI-PARK CALCULATIONS.

LEGEND			
	PROPERTY LINE / ROW LINE		BUFFER REDUCTION
	ROADWAY CENTERLINE		BUFFER ADDITION
	BUILDING OUTLINE		
	CURB		CRITICAL AREA SPLIT RAIL FENCE
	WETLAND BUFFER		
	BSBL		
	OPEN SPACE AND MINI-PARK BOUNDARY		
	SIGN POST		
	ASPHALT PAVING		
	CONCRETE SIDEWALK		
	ASPHALT GRIND & OVERLAY		



NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

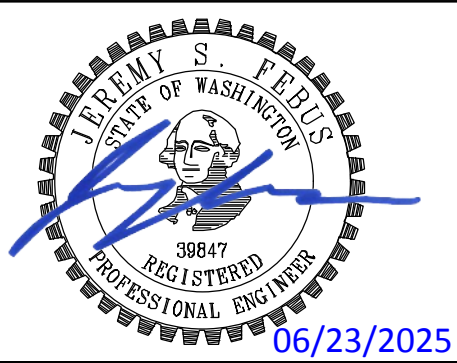
DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
JOB No.: 2400346	

CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555

SCALE:

kpff

1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com



ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

SITE PLAN

SHEET

C1.00

\\\\kpf.com\\Civil\\2400001-2409999\\2400346 Arlington Apartments\\CADD\\Design\\Entitlement\\C2.00 AA TESC.dwg

cameronp

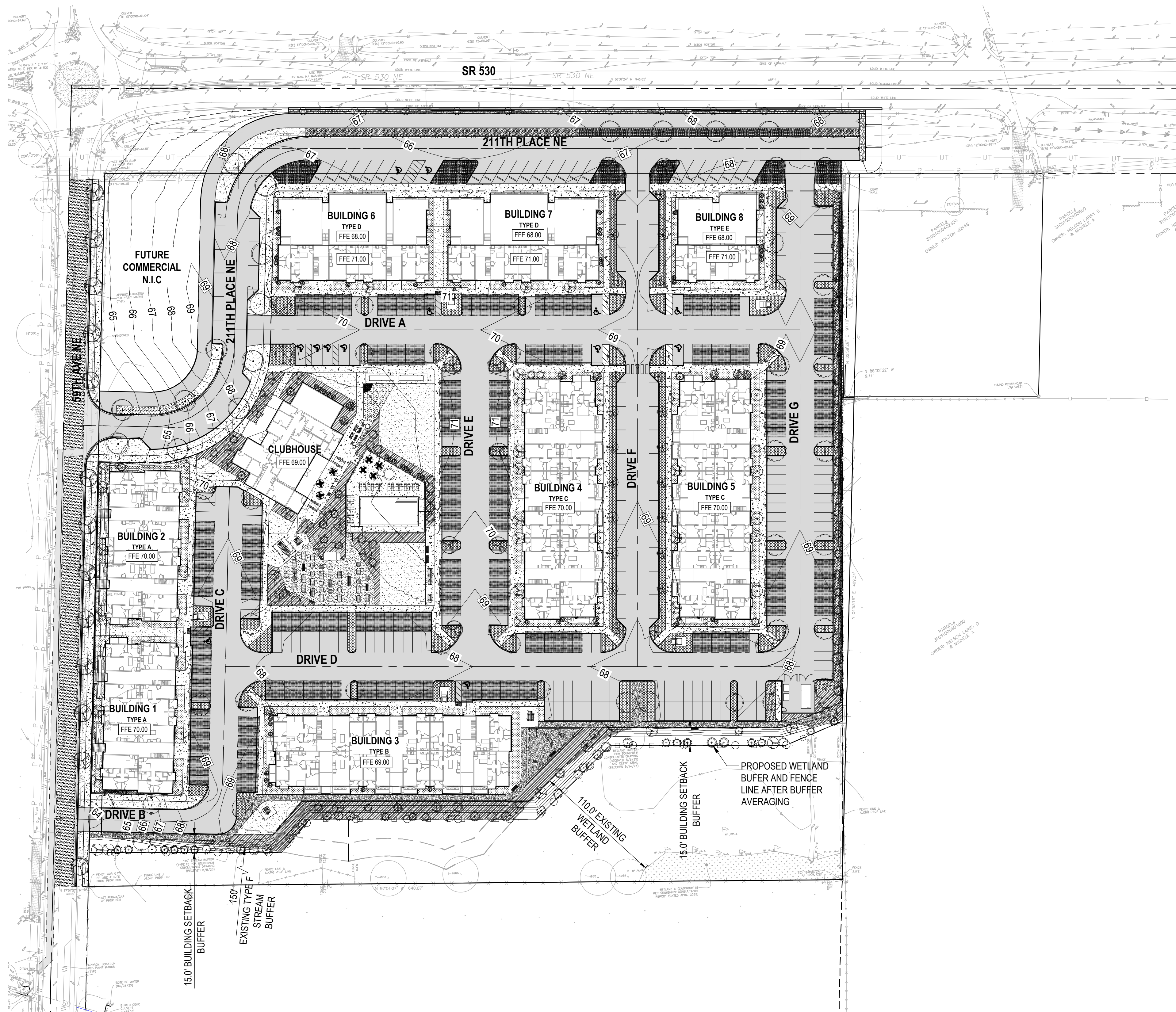
Jun 23, 2025 - 4:20pm



-

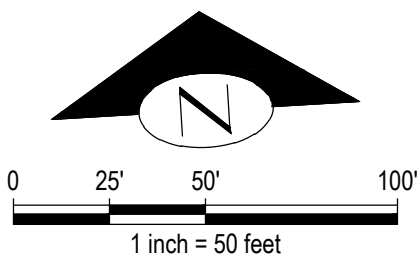
						DRAWN BY CEP	DESIGNED BY MMM	CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555  1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com  06/23/2025	ARLINGTON GARDEN APARTMENTS ARLINGTON, WASHINGTON		SHEET
						CHECKED BY MNF	APPROVED BY JSF				C2.00
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL	DATE 6/13/2025					
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL						
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL						
NO.	DATE	BY	CHD.	APPR.	REVISION	J O B No. : 2400346		SCALE:			

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- PROPOSED CONTOURS
- SIGN POST
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY



NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

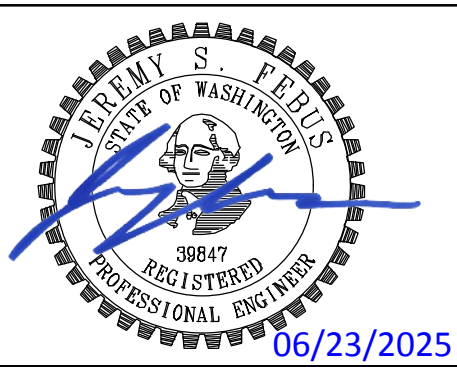
DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
J O B No. : 2400346	

CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555

SCALE:

kpff

1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com



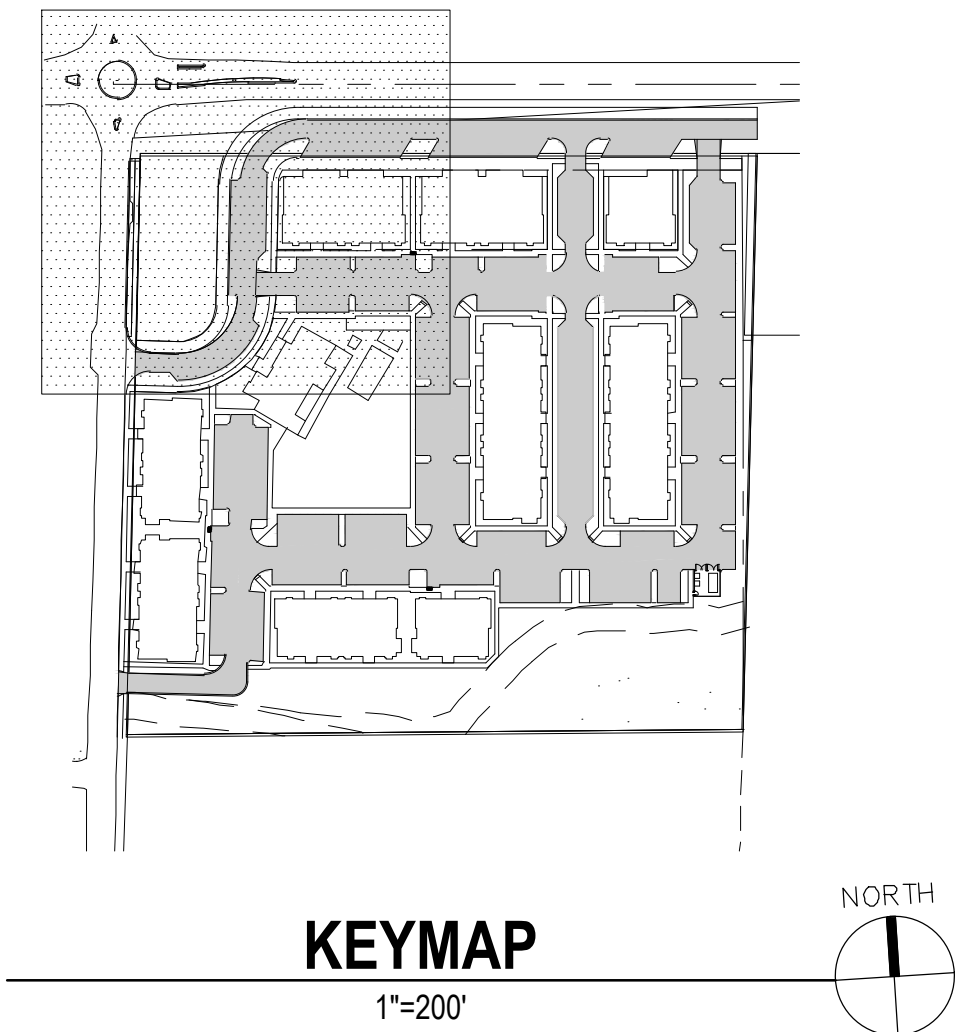
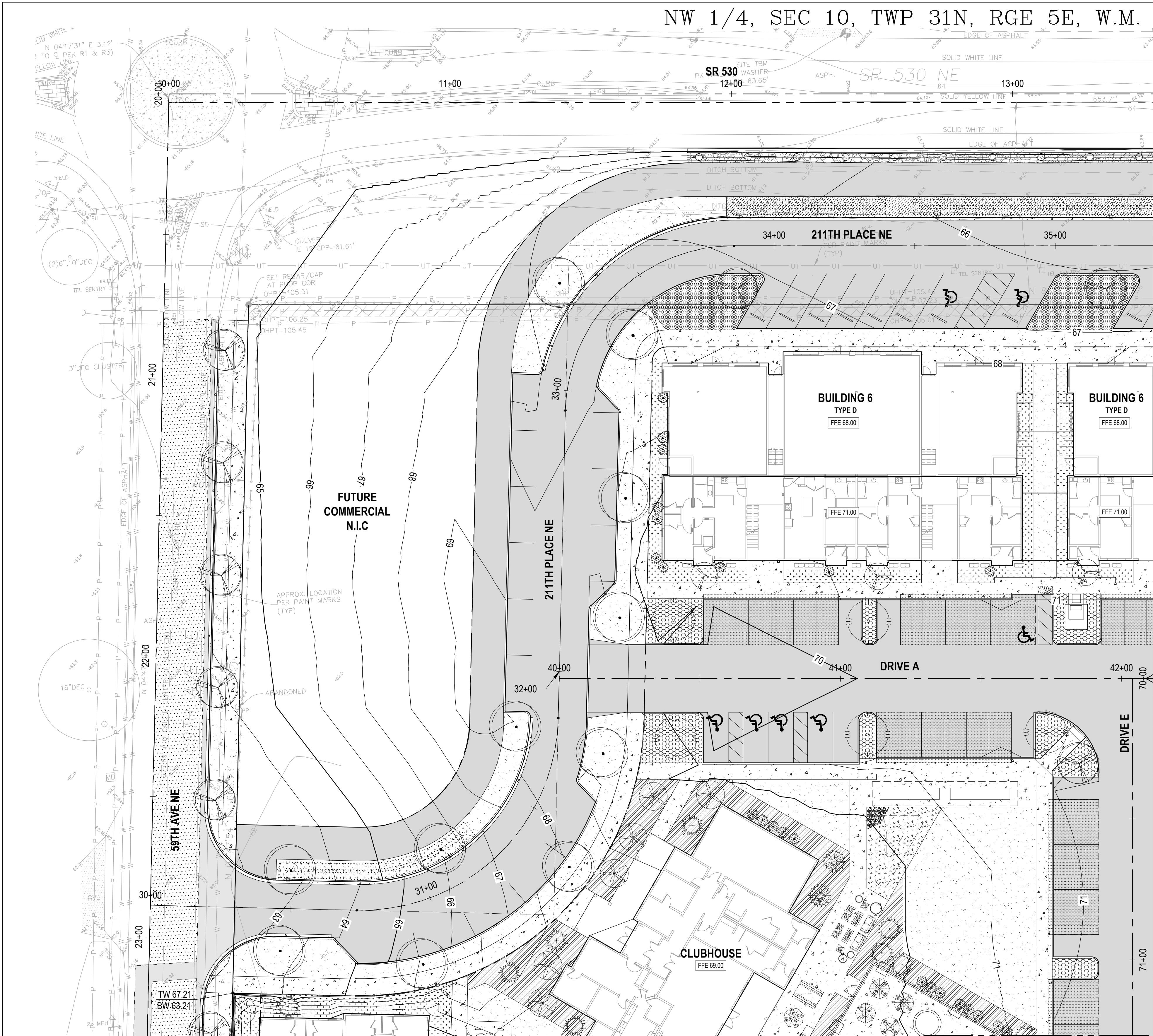
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

COMPOSITE GRADING PLAN

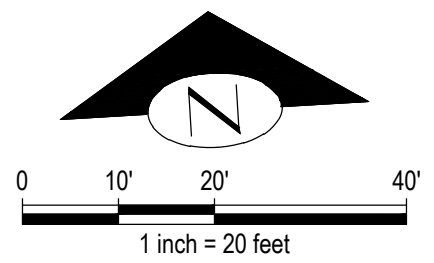
SHEET

C3.00

\\pff.com\Civil\2400001-240999\2400346 Arlington Apartments\CA00\Design\Entitlement\C3.01 AA 03.dwg
cornerp
Jun 23, 2025 - 4:20pm



- LEGEND**
- PROPERTY LINE / ROW LINE
 - ROADWAY CENTERLINE
 - BUILDING OUTLINE
 - CURB
 - WETLAND BUFFER
 - BSBL
 - PROPOSED CONTOURS
 - SIGN POST
 - ASPHALT PAVING
 - CONCRETE PAVEMENT
 - ASPHALT GRIND & OVERLAY



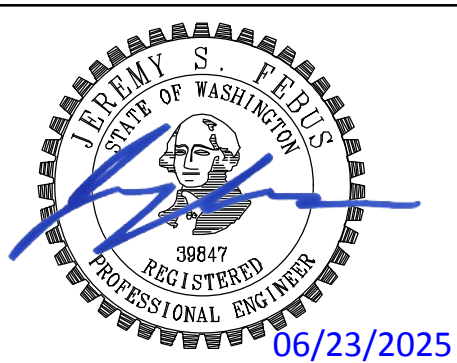
NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
JOB No.: 2400346	

**CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555**

SCALE:

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com



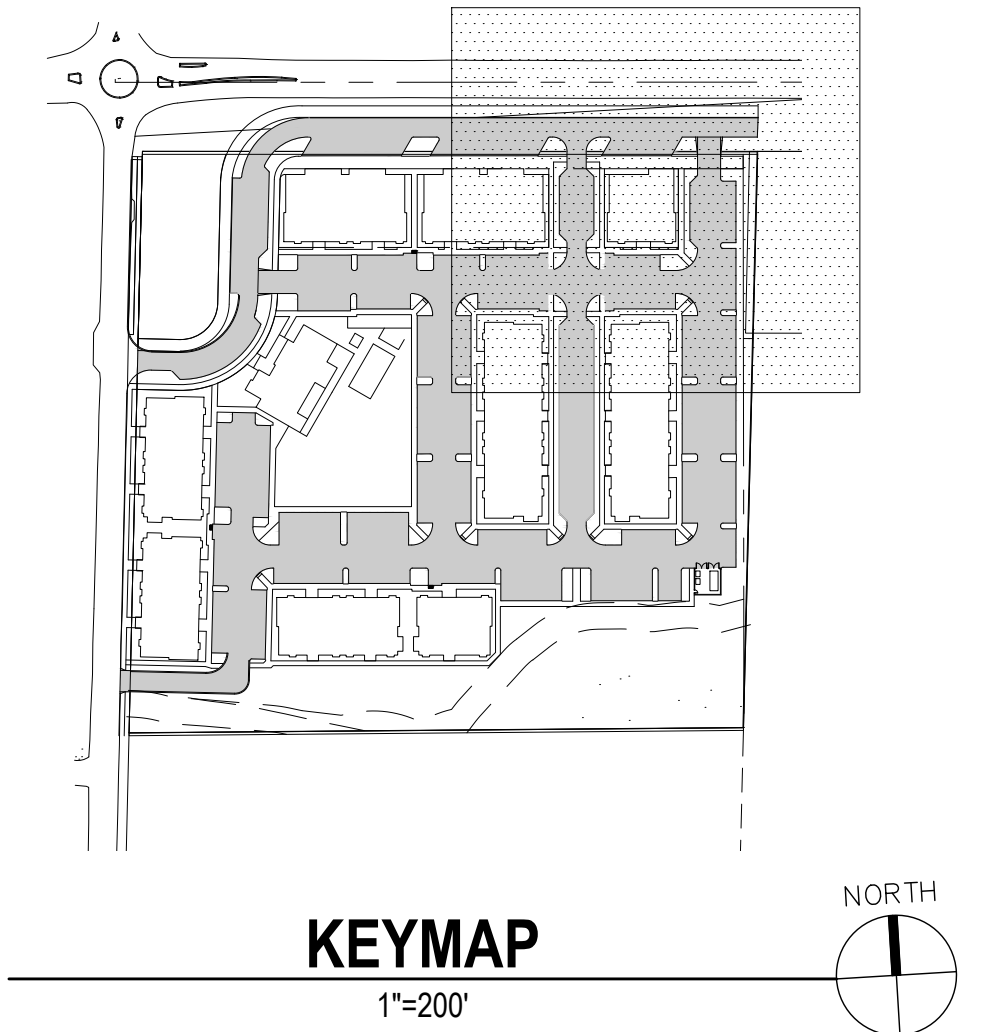
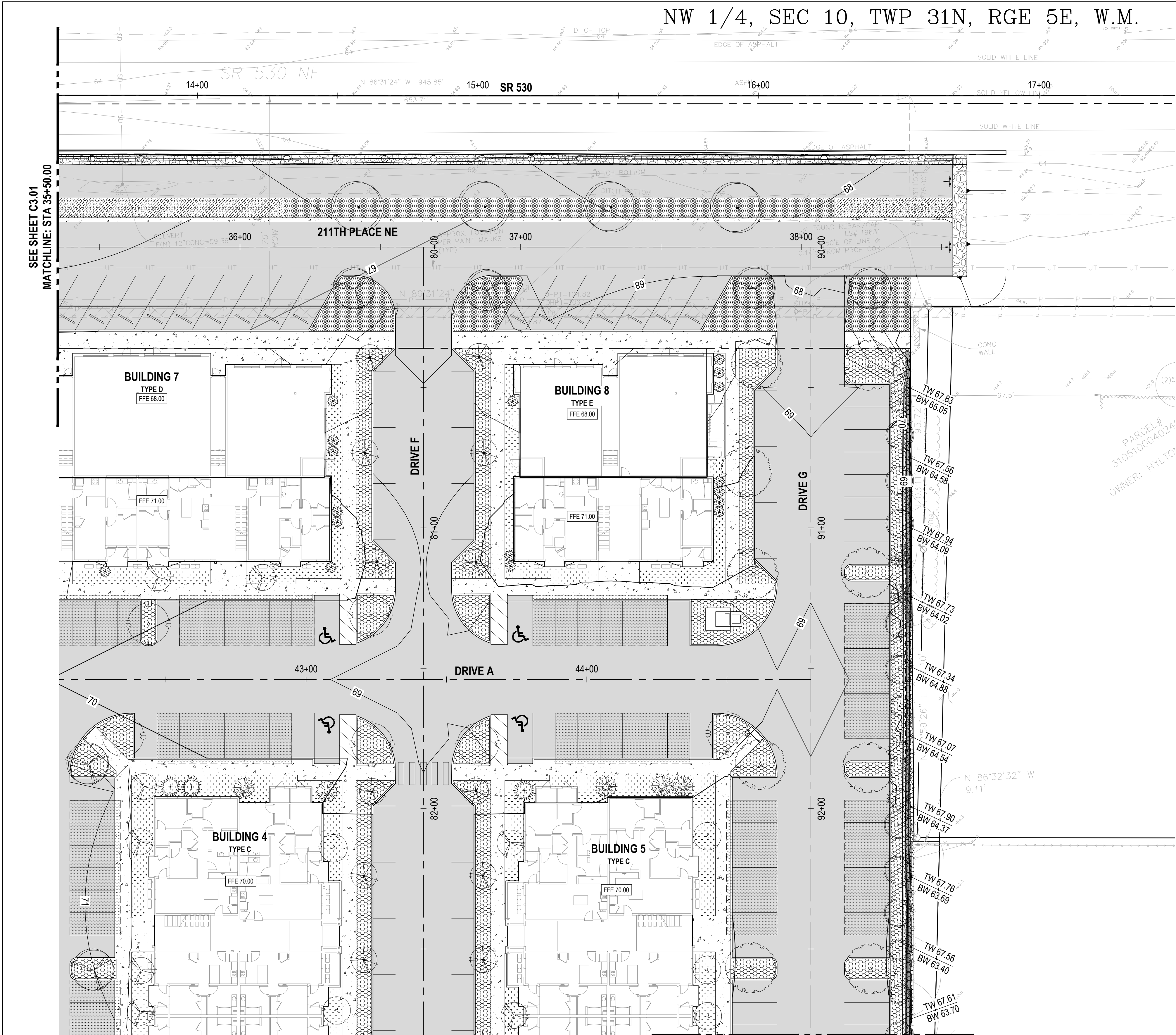
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

GRADING PLAN

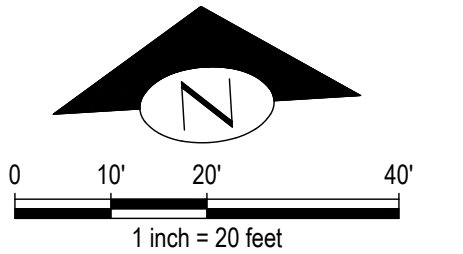
SHEET

C3.01

\\kpff.com\Civil\2400001-240999\2400346 Arlington Apartments\CADD\Design\Entitlement\C3.01 AA GD.dwg
cameronp
Jun 23, 2025 - 4:21pm



- LEGEND**
- PROPERTY LINE / ROW LINE
 - ROADWAY CENTERLINE
 - BUILDING OUTLINE
 - CURB
 - WETLAND BUFFER
 - BSBL
 - PROPOSED CONTOURS
 - SIGN POST
 - ASPHALT PAVING
 - CONCRETE PAVEMENT
 - ASPHALT GRIND & OVERLAY

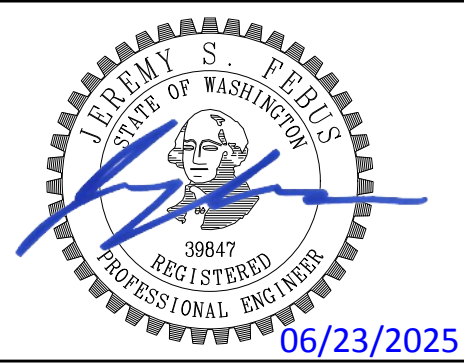


NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
J O B No. : 2400346	

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555
SCALE:

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

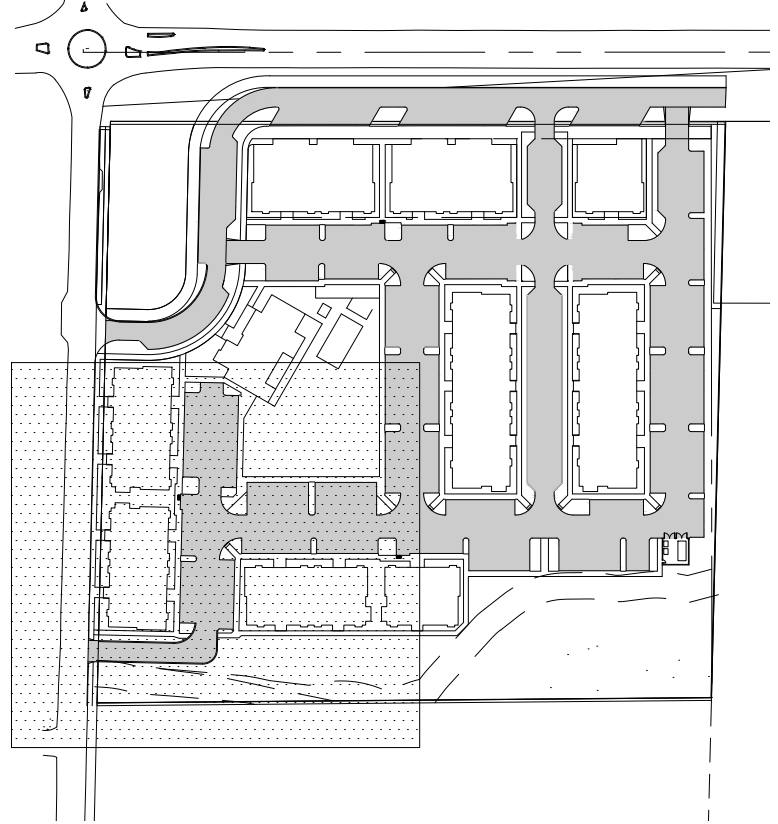


ARLINGTON GARDEN APARTMENTS ARLINGTON, WASHINGTON	SHEET
GRADING PLAN	C3.02

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M

SEE SHEET C3.01
MATCHLINE: STA 40+50.00

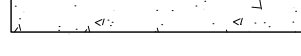
SEE SHEET C3.01
MATCHLINE: STA 62+87.50

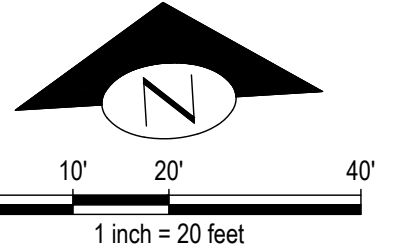


KEYMAP

 $1'' = 200'$ 

LEGEND

- | | |
|---|--------------------------|
|  | PROPERTY LINE / ROW LINE |
|  | ROADWAY CENTERLINE |
|  | BUILDING OUTLINE |
|  | CURB |
|  | WETLAND BUFFER |
|  | BSBL |
|  | PROPOSED CONTOURS |
|  | SIGN POST |
|  | ASPHALT PAVING |
|  | CONCRETE PAVEMENT |
|  | ASPHALT GRIND & OVERLAY |



2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL
NO	DATE	BY	CHD	APPR	REVISION

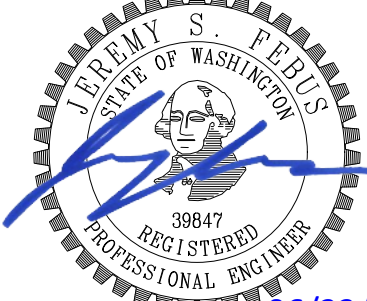
DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	

**CALL TWO BUSINESS
DAYS BEFORE YOU DIE
1-800-424-5555**

SCALE:

kpff

1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com



06/23/2025

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

GRADING PLAN

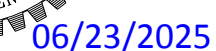
SHEET

C3.03

SEE SHEET C3.02
MATCHLINE: STA 72+87.00

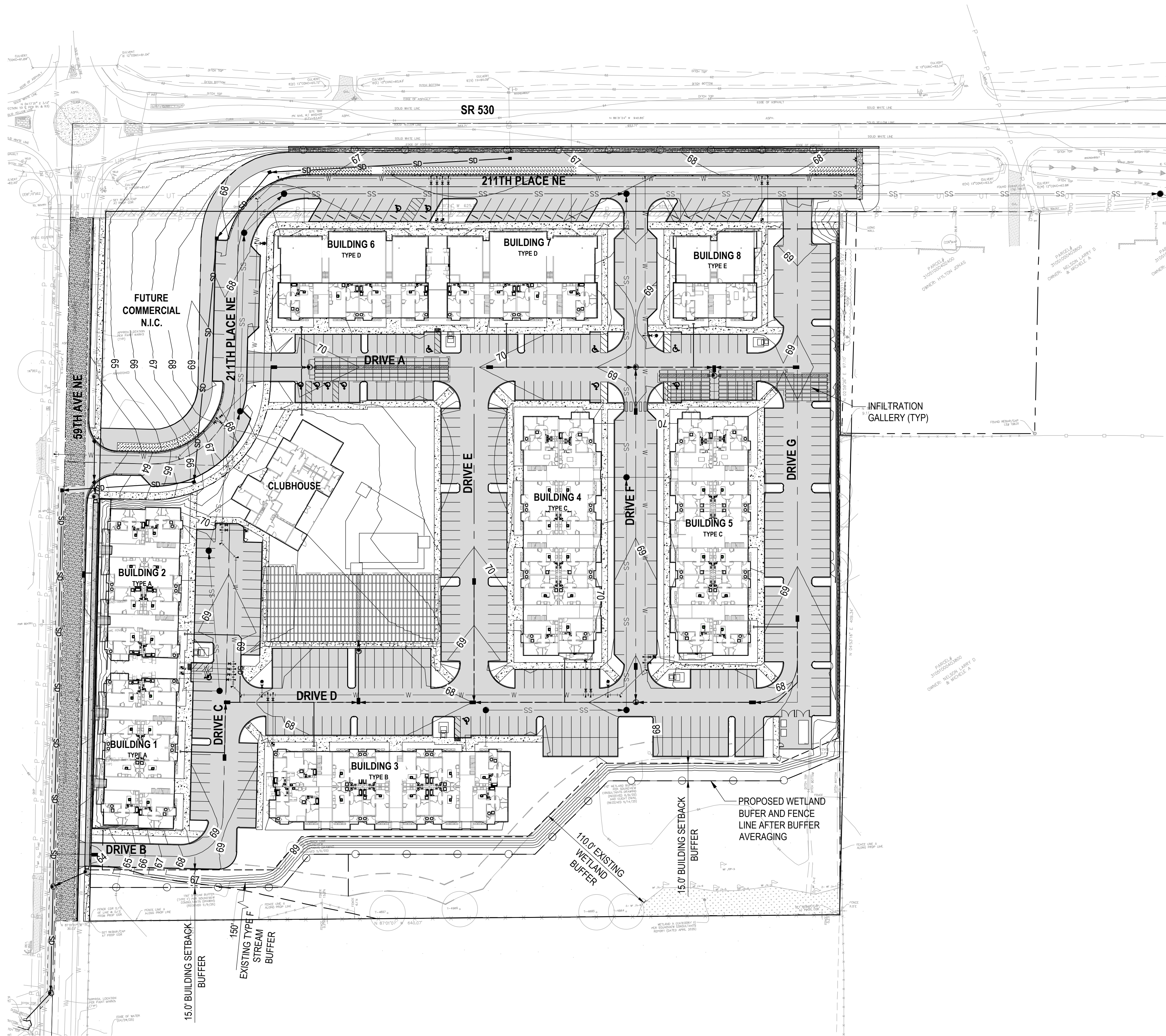


1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com



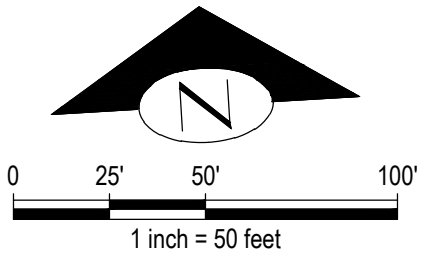
GRADING PLAN

C3.04



LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- SD STORM DRAIN MAIN
- RD ROOF DRAIN
- PERFORATED PIPE
- STORM CAP
- STORM DRAIN MANHOLE
- CATCH BASIN
- WQ STRUCTURE
- SIGN POST
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY



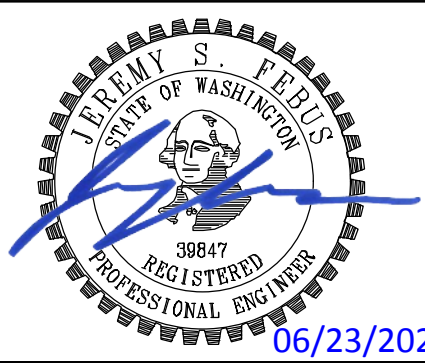
NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
JOB No.: 2400346	

CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555

SCALE:

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

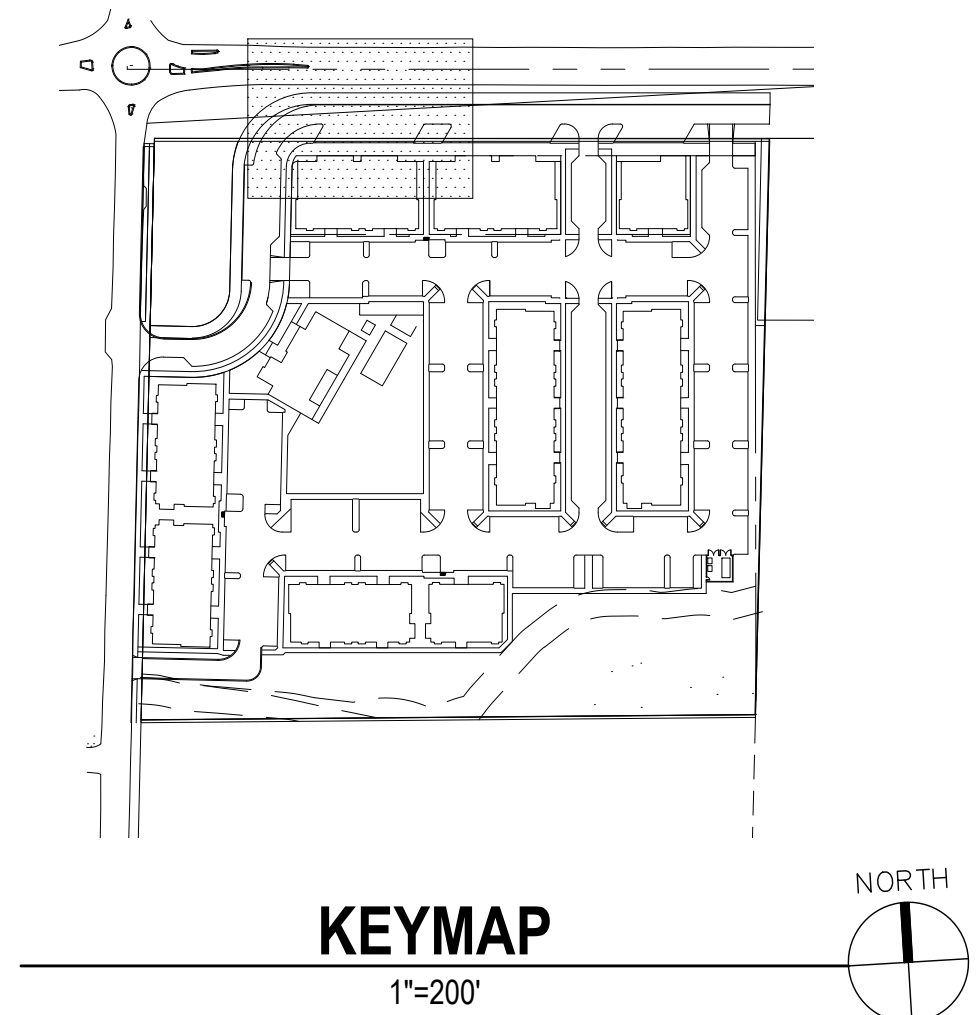


ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

COMPOSITE ROAD & STORM DRAINAGE PLAN

SHEET

C4.00



-

ARLINGTON GARDEN APARTMENTS ARLINGTON, WASHINGTON
211TH PLACE NE ROAD AND STORM DRAINAGE PLAN AND PROFILE

SHEET

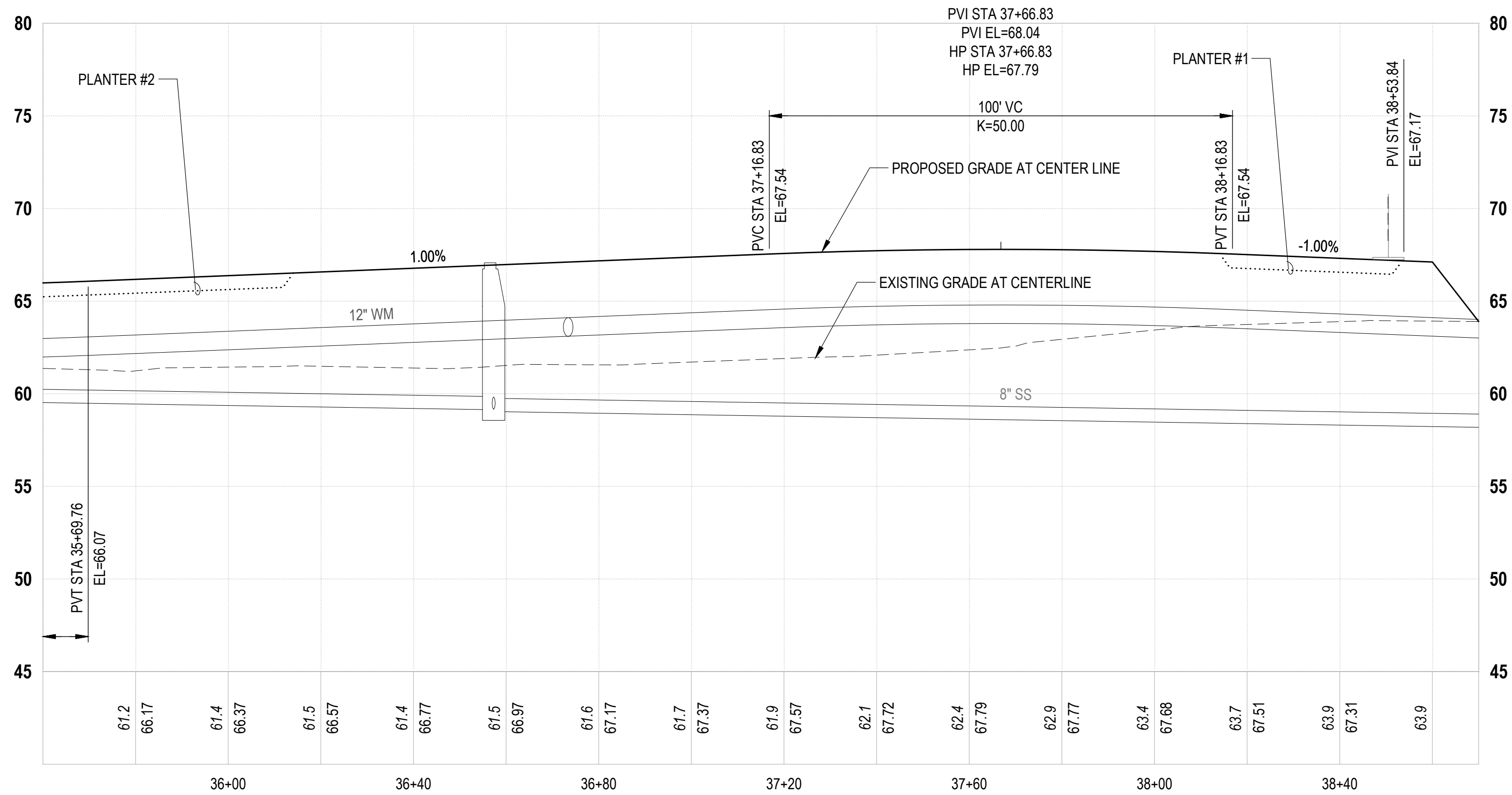
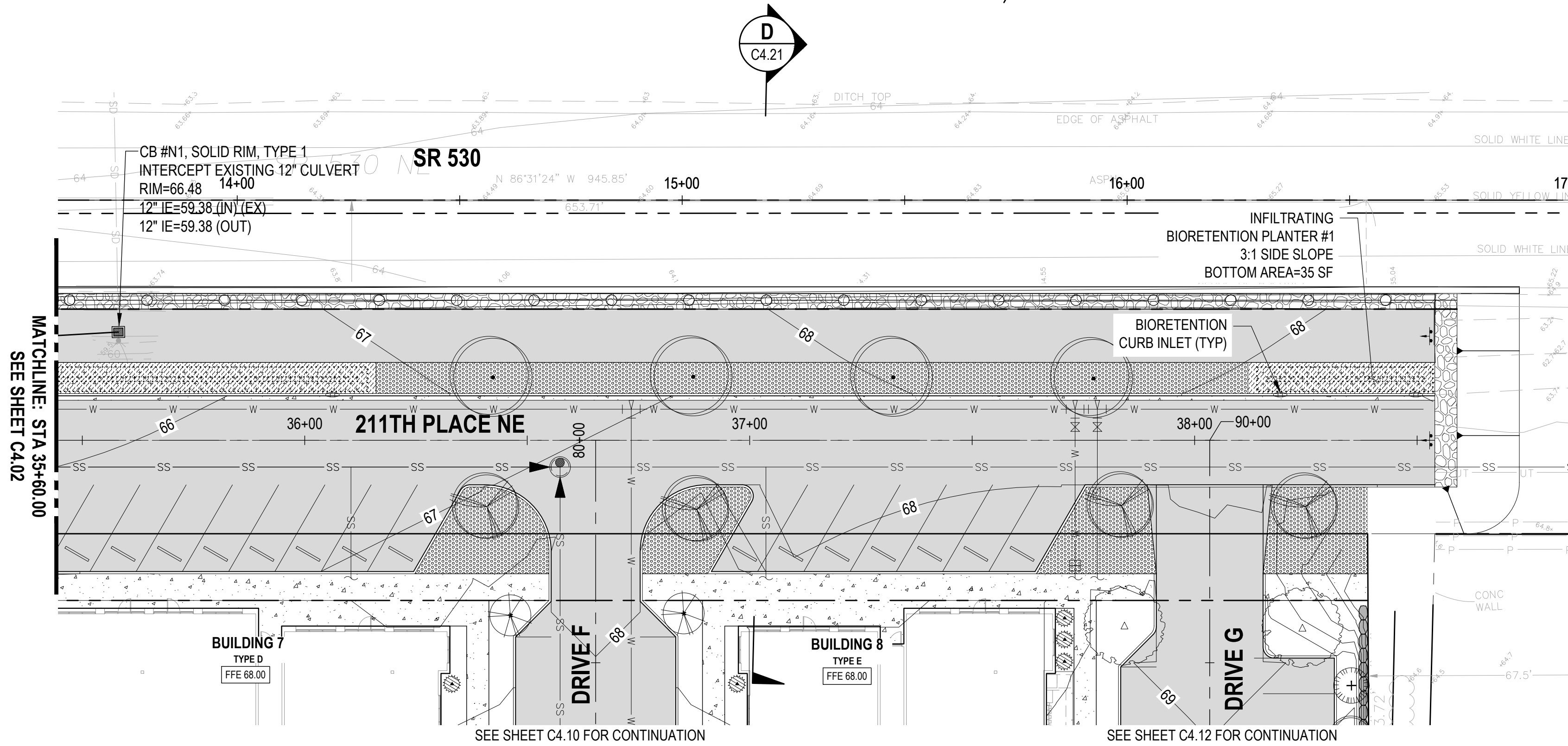
C4.02

\\kpff.com\Civil\2400001-240999\2400346 Arlington Apartments\CADD\Design\Entitlement\C4.01 AA RD.dwg

cameronp

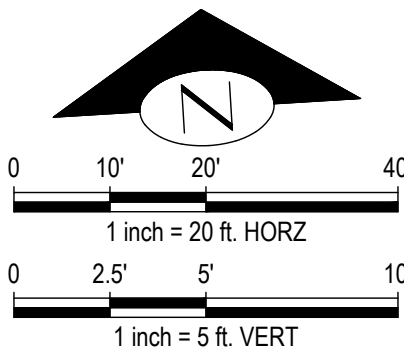
Jun 23, 2025 - 4:22pm

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- GRADE BREAK LINE
- SD STORM DRAIN MAIN
- RD ROOF DRAIN
- PERFORATED STORM PIPE
- STORM CAP
- STORM DRAIN MANHOLE
- CATCH BASIN
- SIGN POST
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY



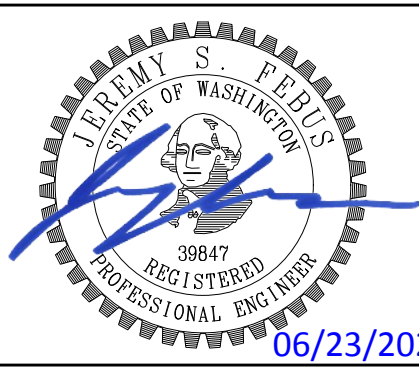
NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
J O B No. : 2400346	

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555
SCALE:

kpff

1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com



06/23/2025

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

211TH PL NE
ROAD AND STORM DRAINAGE PLAN AND PROFILE

SHEET

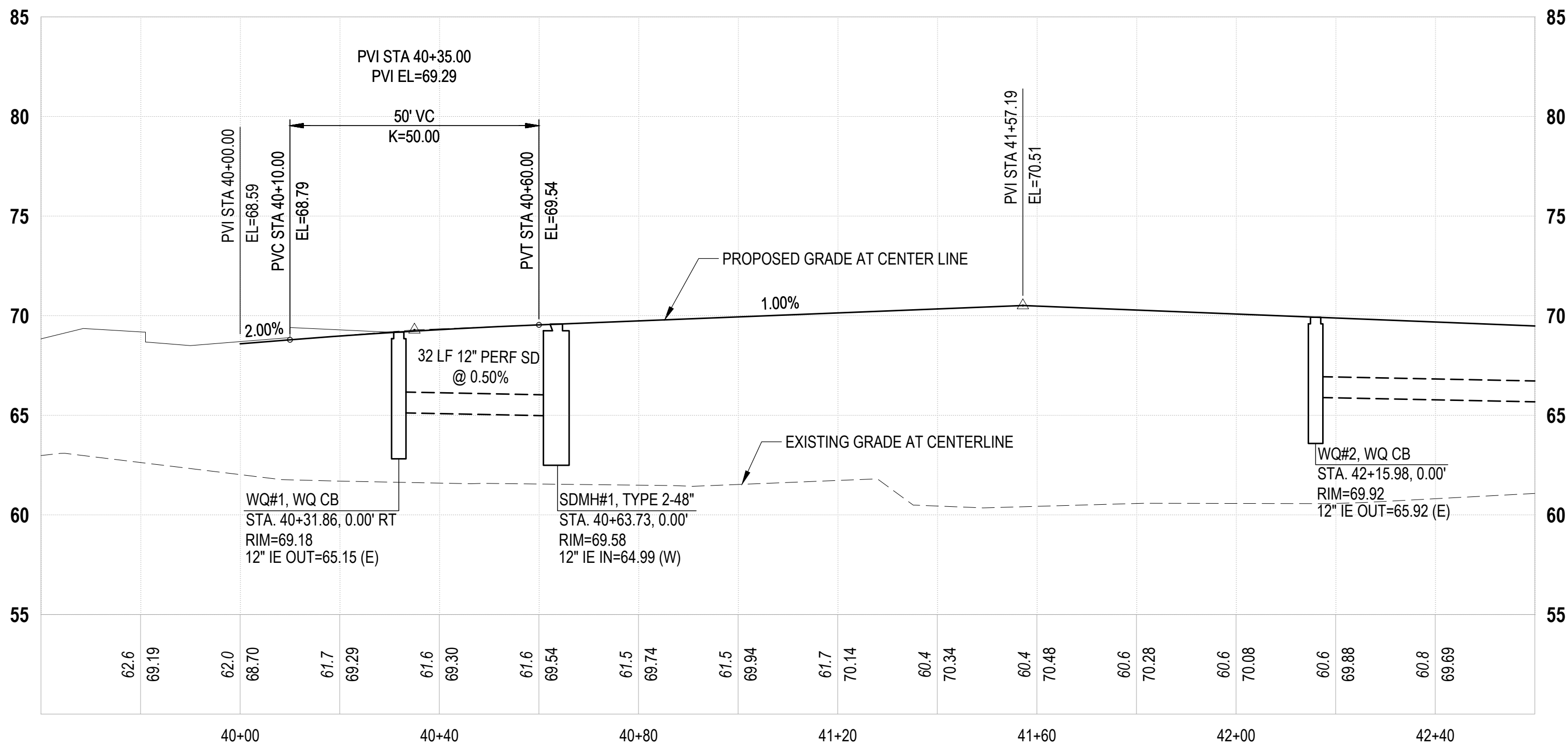
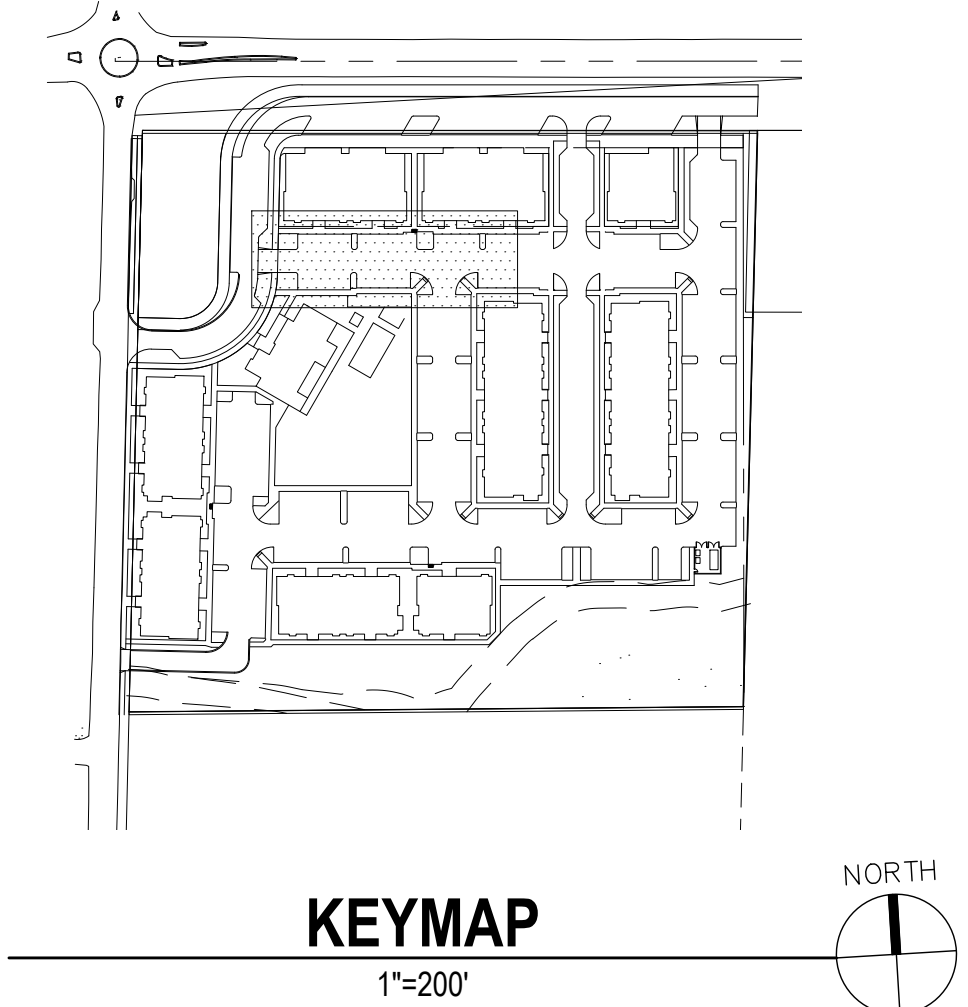
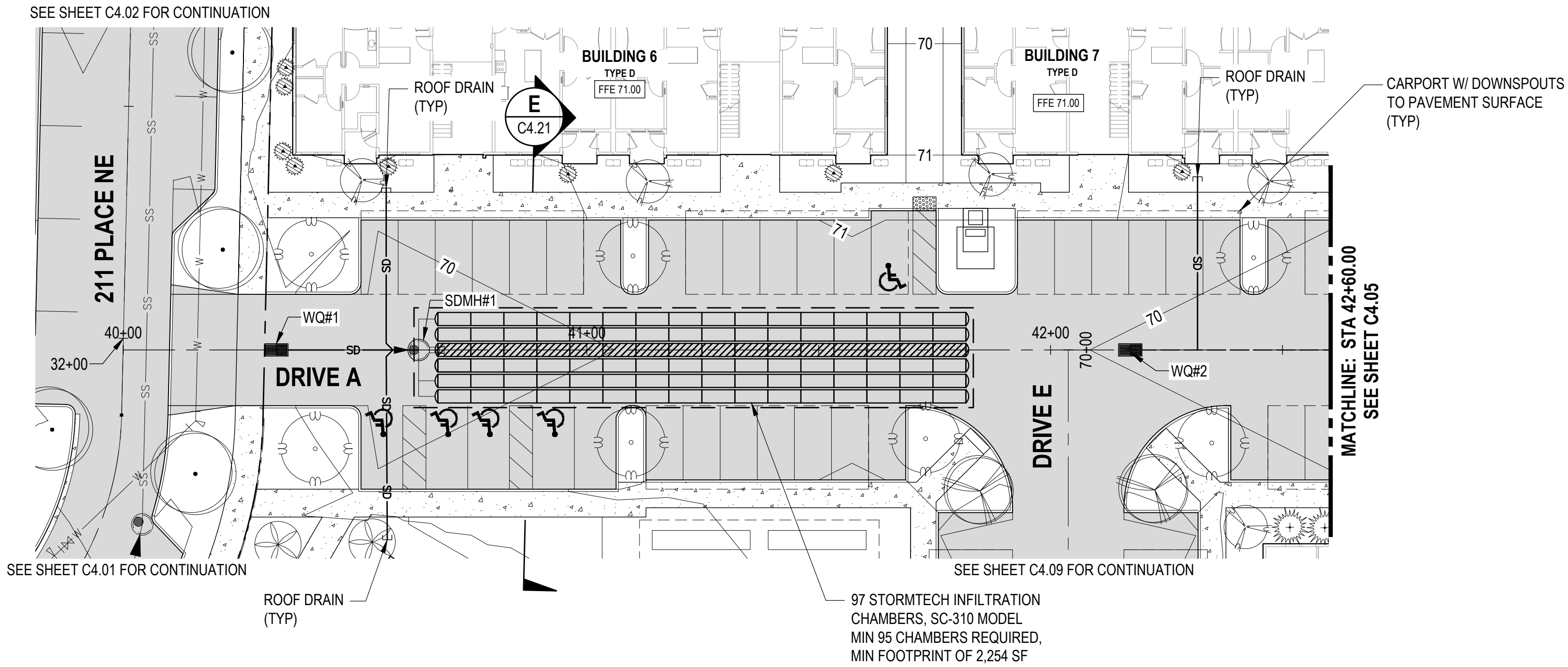
C4.03

\\kpff.com\Civil\2400001-240999\2400346 Arlington Apartments\CADD\Design\Entitlement\C4.01 AA RD.dwg

cameronp

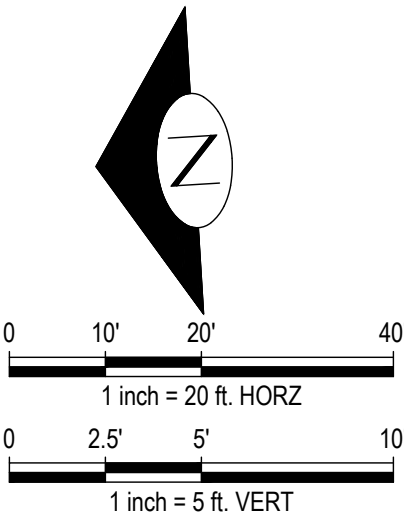
Jun 23, 2025 - 4:22pm

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- GRADE BREAK LINE
- SD STORM DRAIN MAIN
- RD ROOF DRAIN
- PERFORATED STORM PIPE
- STORM CAP
- STORM DRAIN MANHOLE
- CATCH BASIN
- SIGN POST
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY



NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

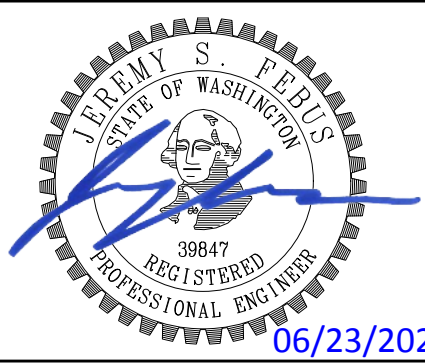
DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
J O B No. : 2400346	

CALL TWO BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555

SCALE:

kpff

1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com



ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

DRIVE A
ROAD AND STORM DRAINAGE PLAN AND PROFILE

SHEET

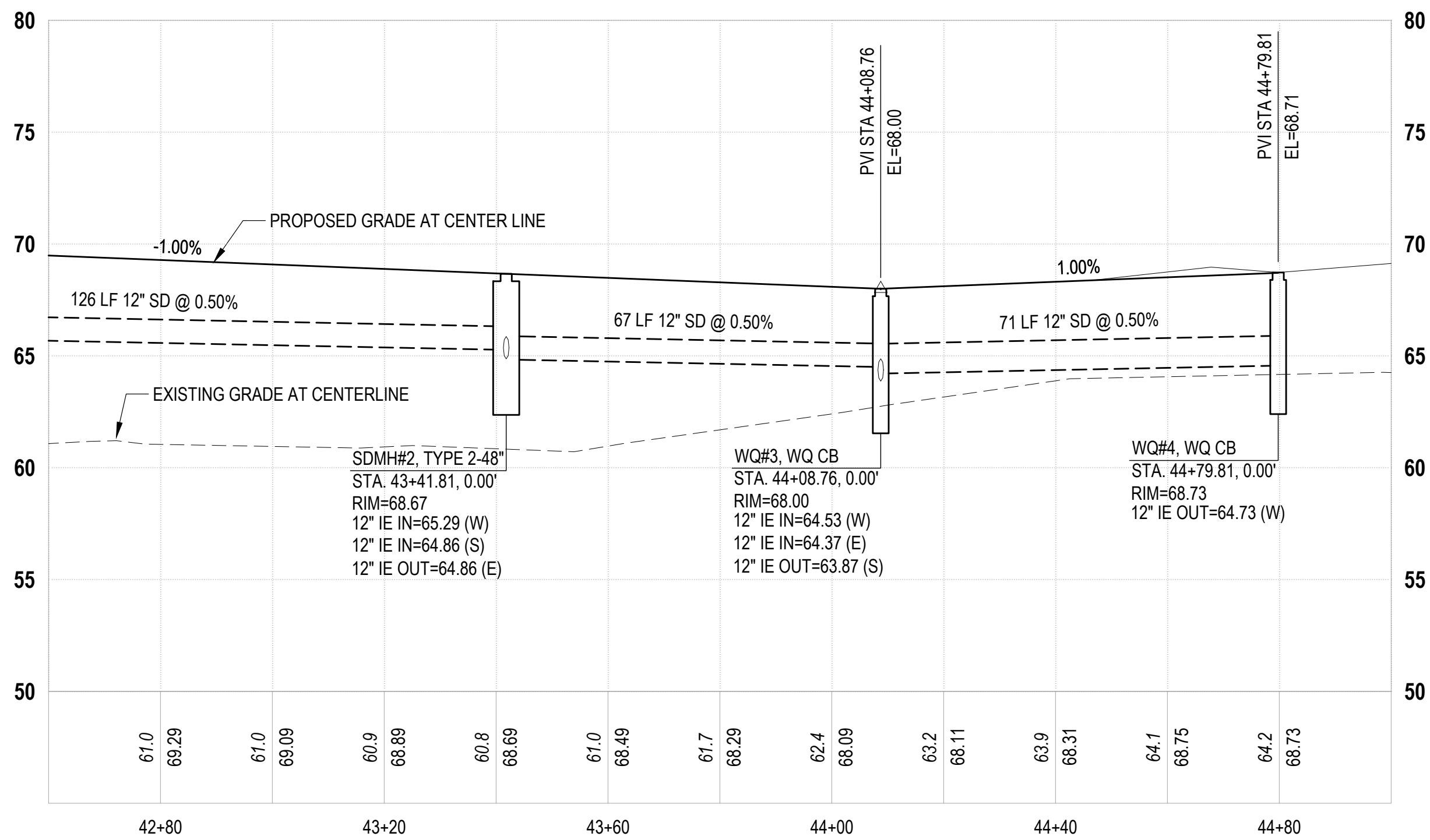
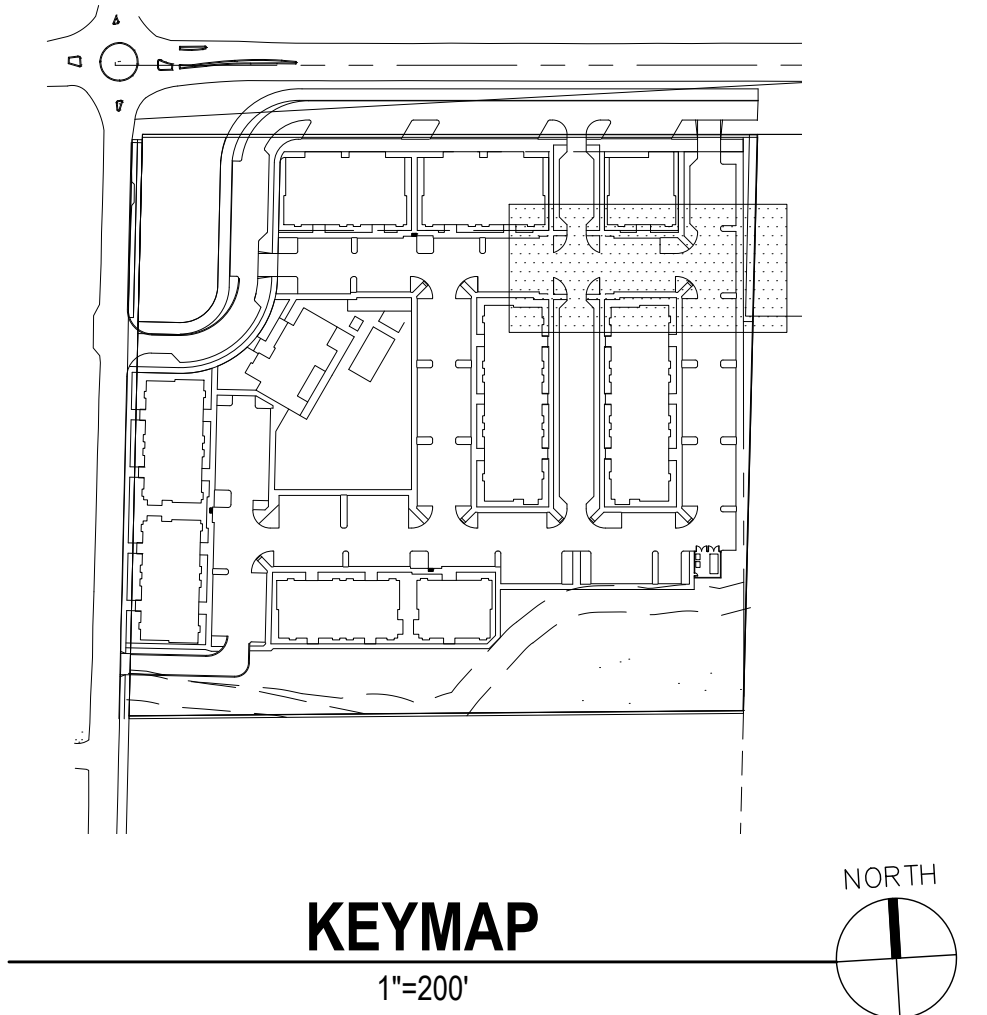
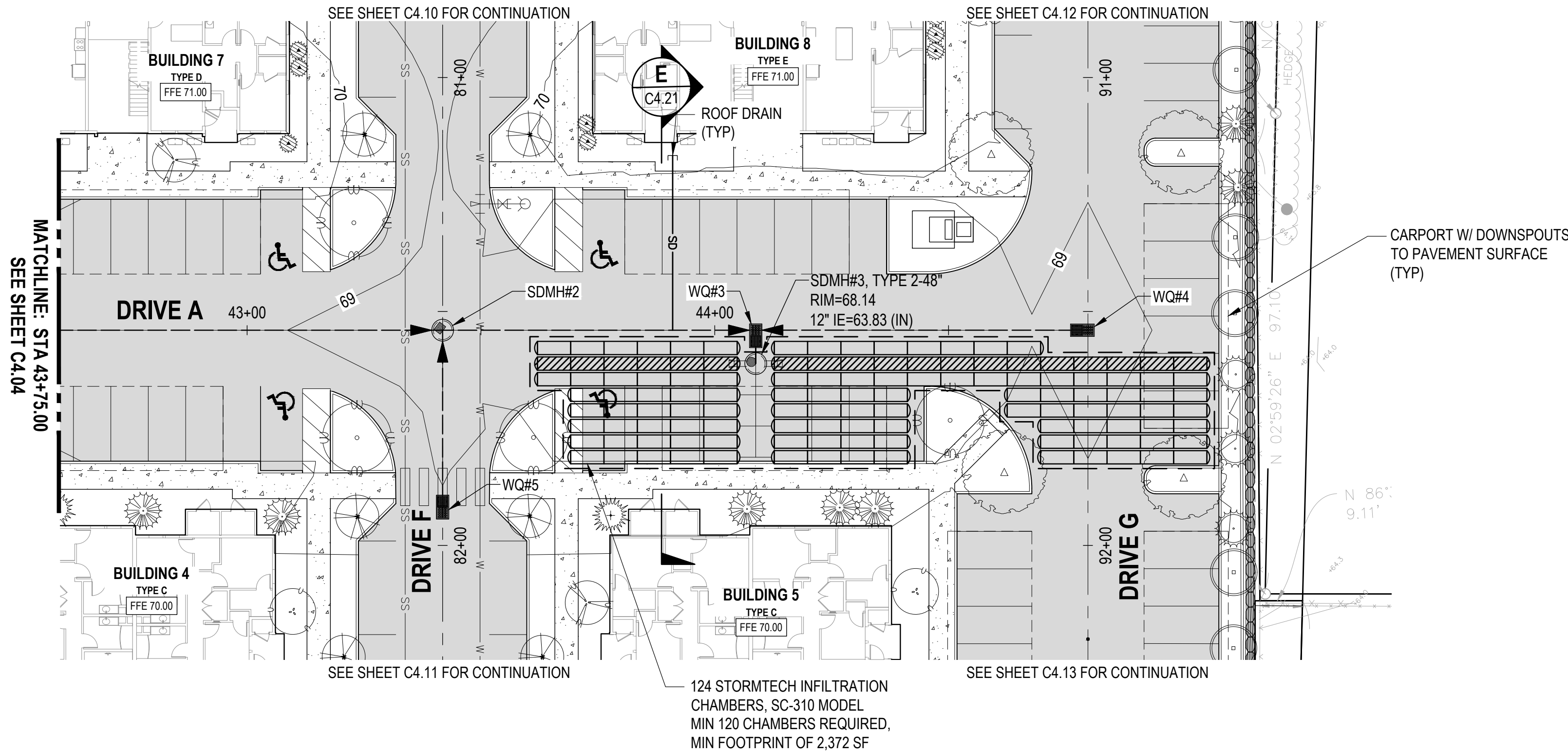
C4.04

\\kpff.com\Civil\2400001-240999\2400346 Arlington Apartments\CADD\Design\Entitlement\C4.01 AA RD.dwg

cameronp

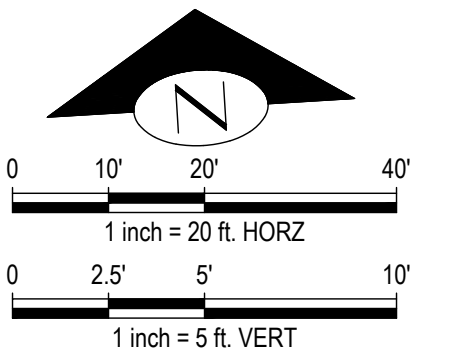
Jun 23, 2025 - 4:22pm

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- GRADE BREAK LINE
- SD STORM DRAIN MAIN
- RD ROOF DRAIN
- PERFORATED STORM PIPE
- STORM CAP
- STORM DRAIN MANHOLE
- CATCH BASIN
- SIGN POST
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY



NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

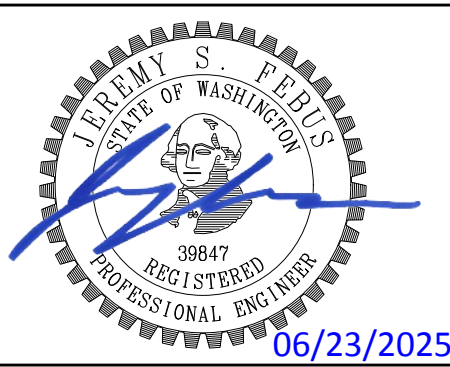
DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
J O B No. : 2400346	

CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555

SCALE:

kpff

1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

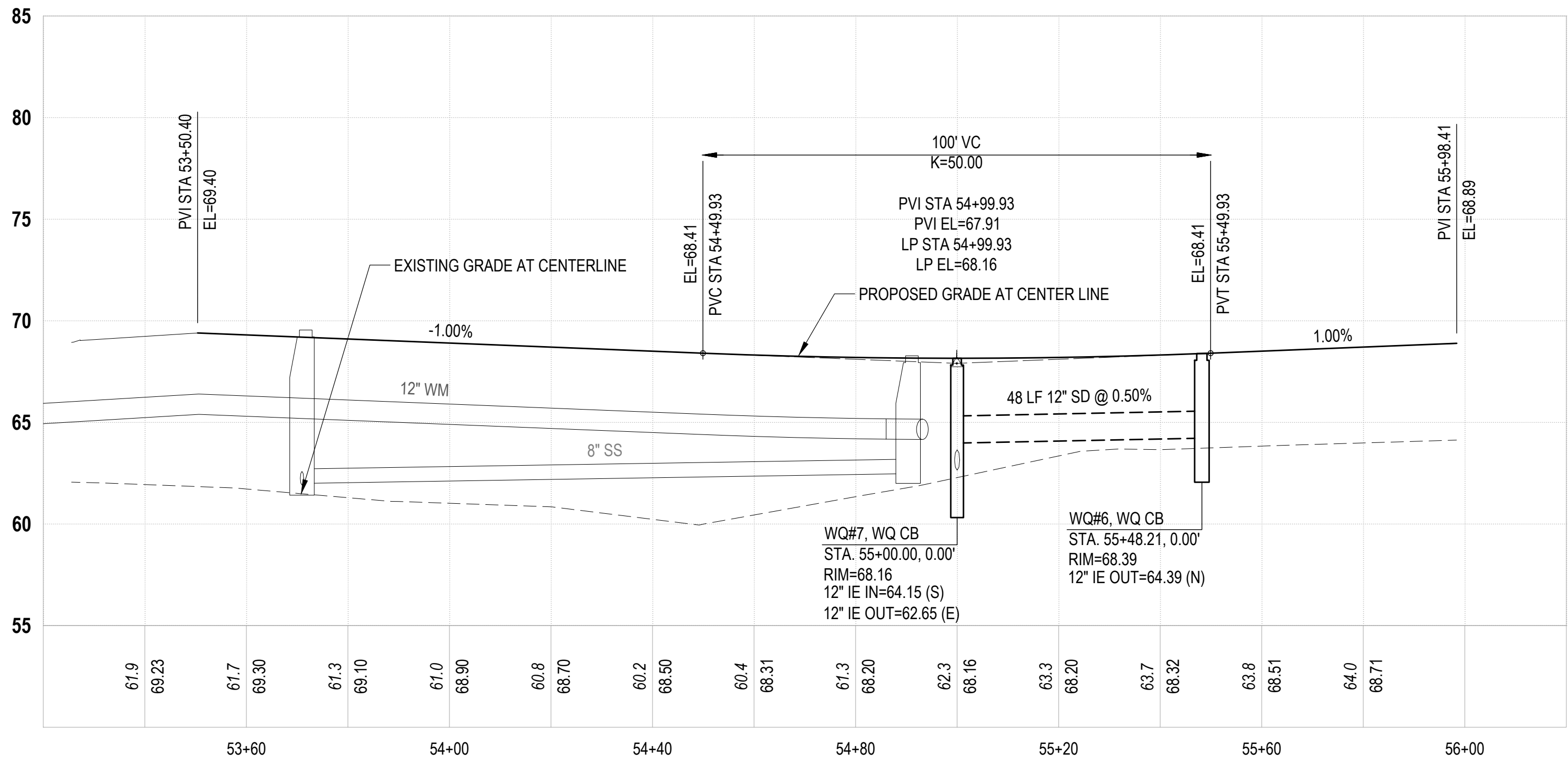
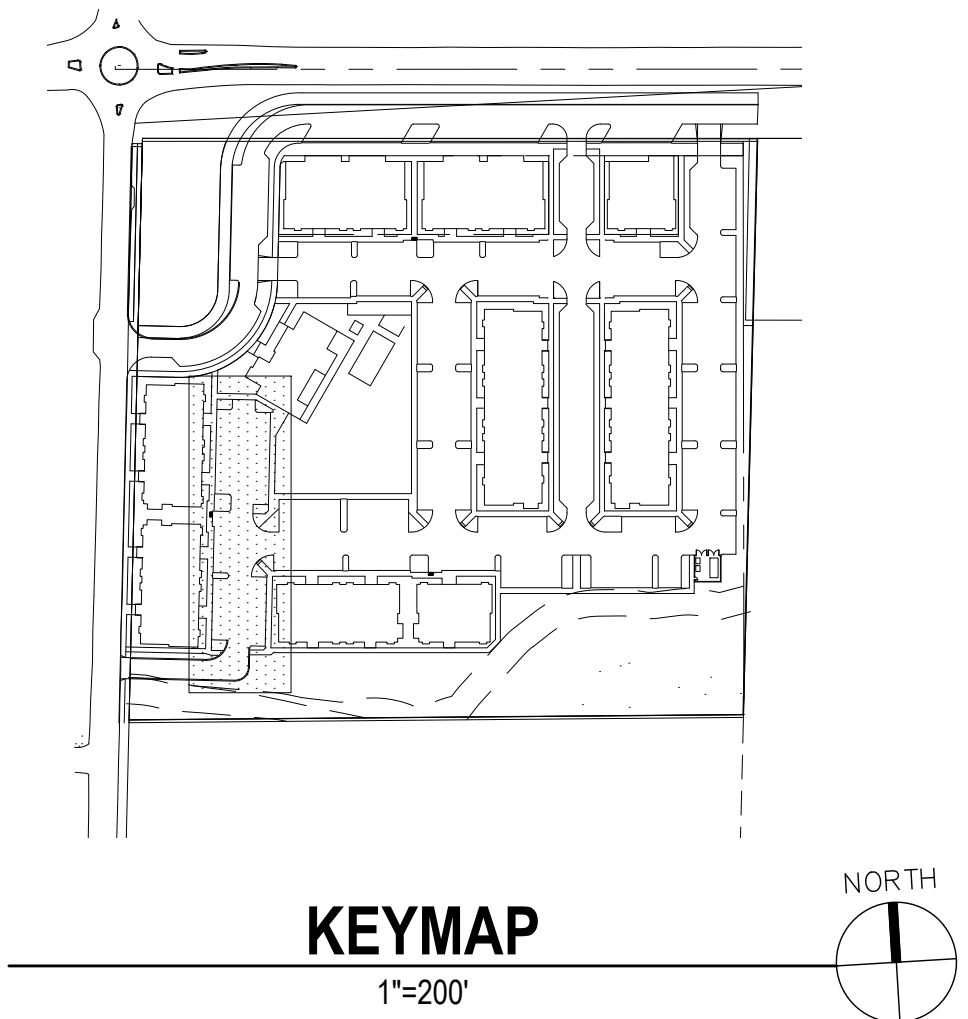
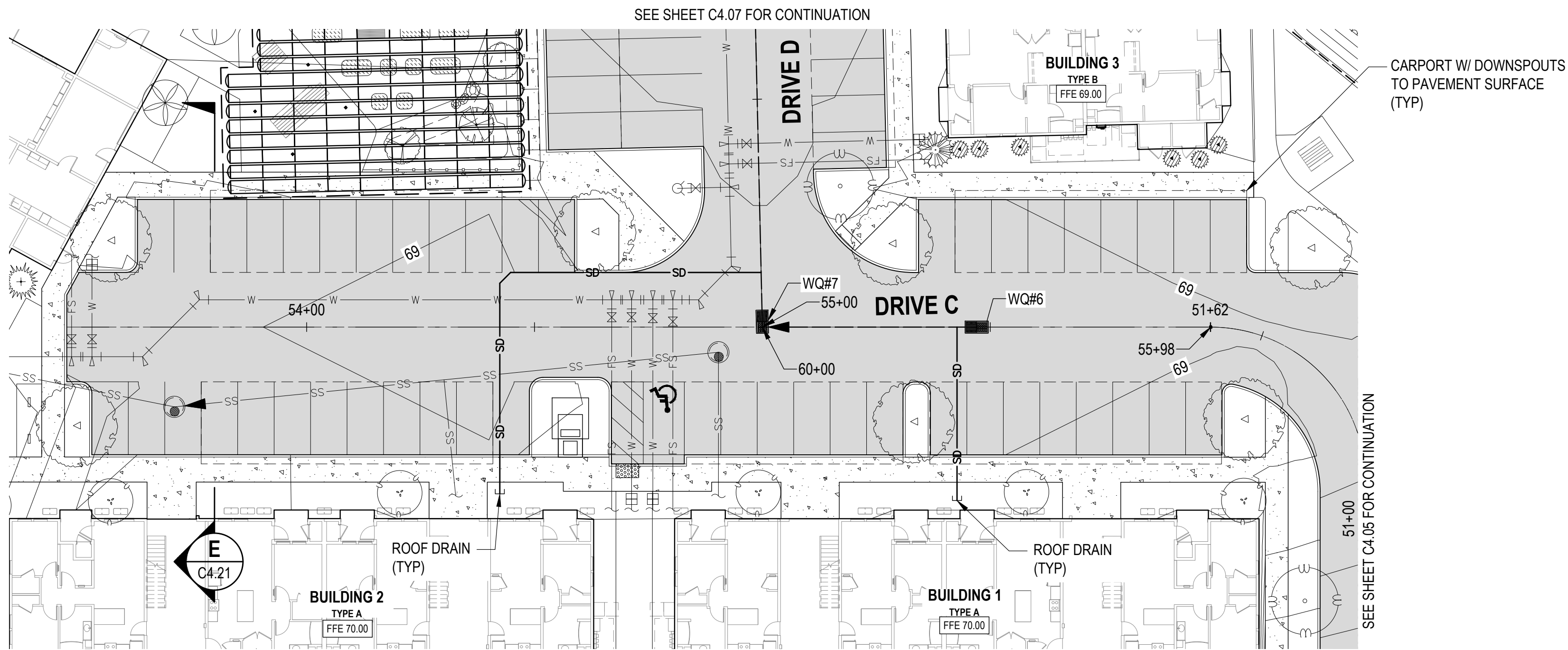


ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

DRIVE A
ROAD AND STORM DRAINAGE PLAN AND PROFILE

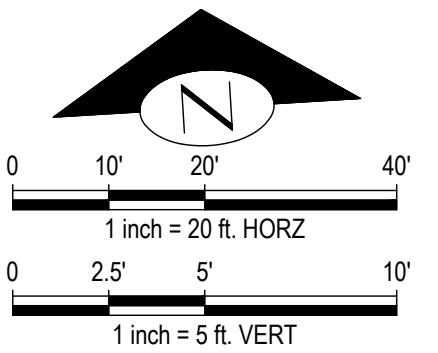
SHEET
C4.05

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- GRADE BREAK LINE
- SD STORM DRAIN MAIN
- RD ROOF DRAIN
- PERFORATED STORM PIPE
- STORM CAP
- STORM DRAIN MANHOLE
- CATCH BASIN
- SIGN POST
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY



NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
J O B No. : 2400346	

**CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555**

SCALE:

kpff

1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

DRIVE C
ROAD AND STORM DRAINAGE PLAN AND PROFILE

06/23/2025

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

DRIVE C
ROAD AND STORM DRAINAGE PLAN AND PROFILE

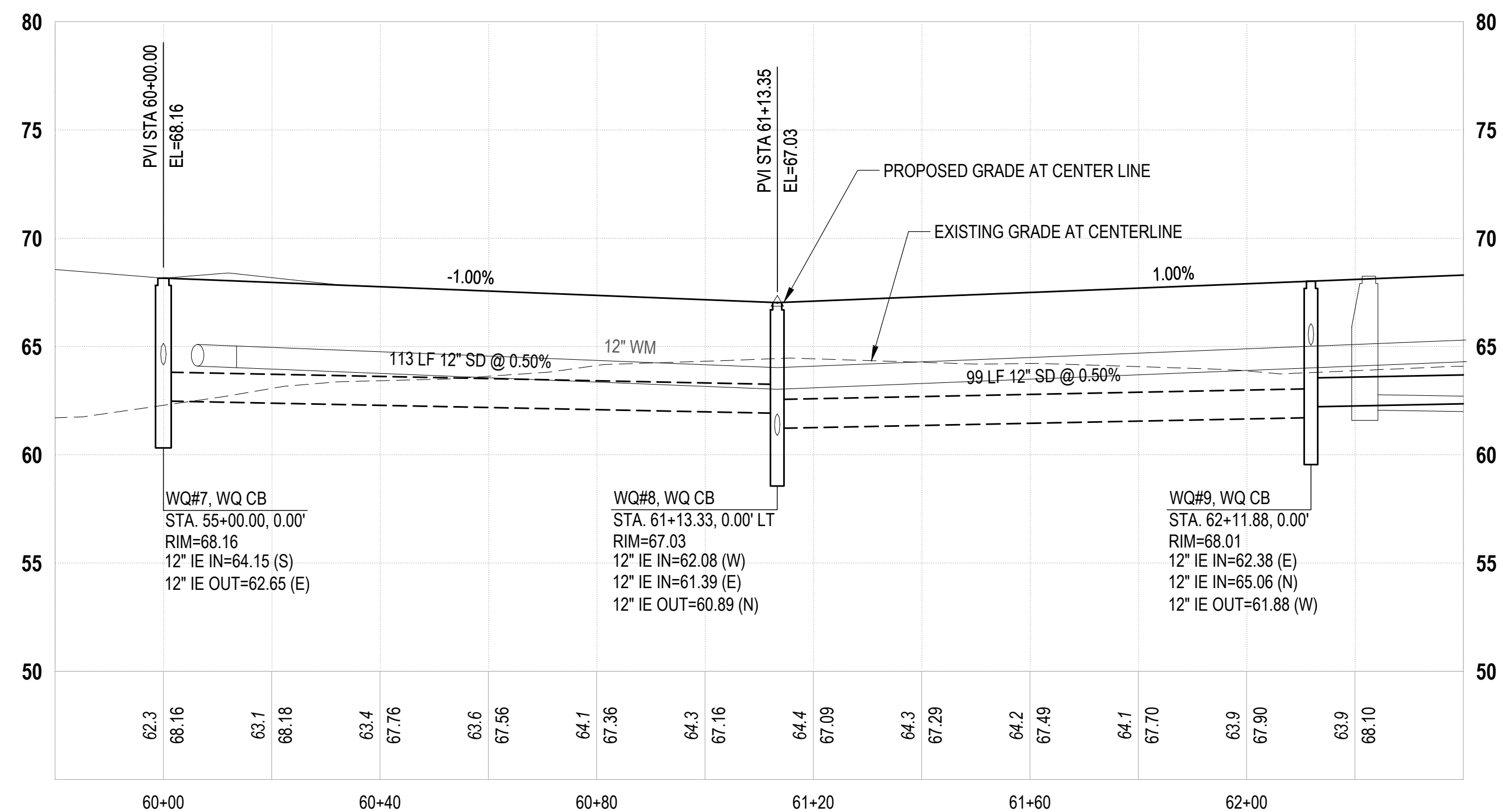
SHEET

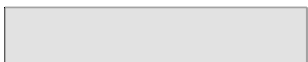
C4.06

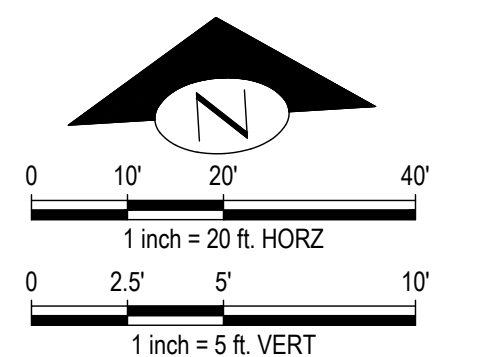
KEYMAP

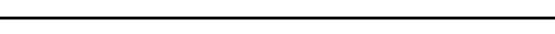
1"=200'

NORTH



LEGEND	
	PROPERTY LINE / ROW LINE
	ROADWAY CENTERLINE
	BUILDING OUTLINE
	CURB
	WETLAND BUFFER
	BSBL
	GRADE BREAK LINE
	STORM DRAIN MAIN
	ROOF DRAIN
	PERFORATED STORM PIPE
	STORM CAP
	STORM DRAIN MANHOLE
	CATCH BASIN
	SIGN POST
	ASPHALT PAVING
	CONCRETE PAVEMENT
	ASPHALT GRIND & OVERLAY



					DRAWN BY CEP		DESIGNED BY MMM		CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555		kpff 1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com		 06/23/2025		ARLINGTON GARDEN APARTMENTS ARLINGTON, WASHINGTON		SHEET	
					CHECKED BY MNF		APPROVED BY JSF										C4.07	
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL					DATE 6/13/2025								
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL													
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL													
NO.	DATE	BY	CHD.	APPR.	REVISION					J O B No. : 2400346		SCALE:		DRIVE D ROAD AND STORM DRAINAGE PLAN AND PROFILE				

\\kpf.com\Civil\2400001-240999\2400346 Arlington Apartments\CADD\Design\Entitlement\C4.01 AA RD.dwg

cameronp

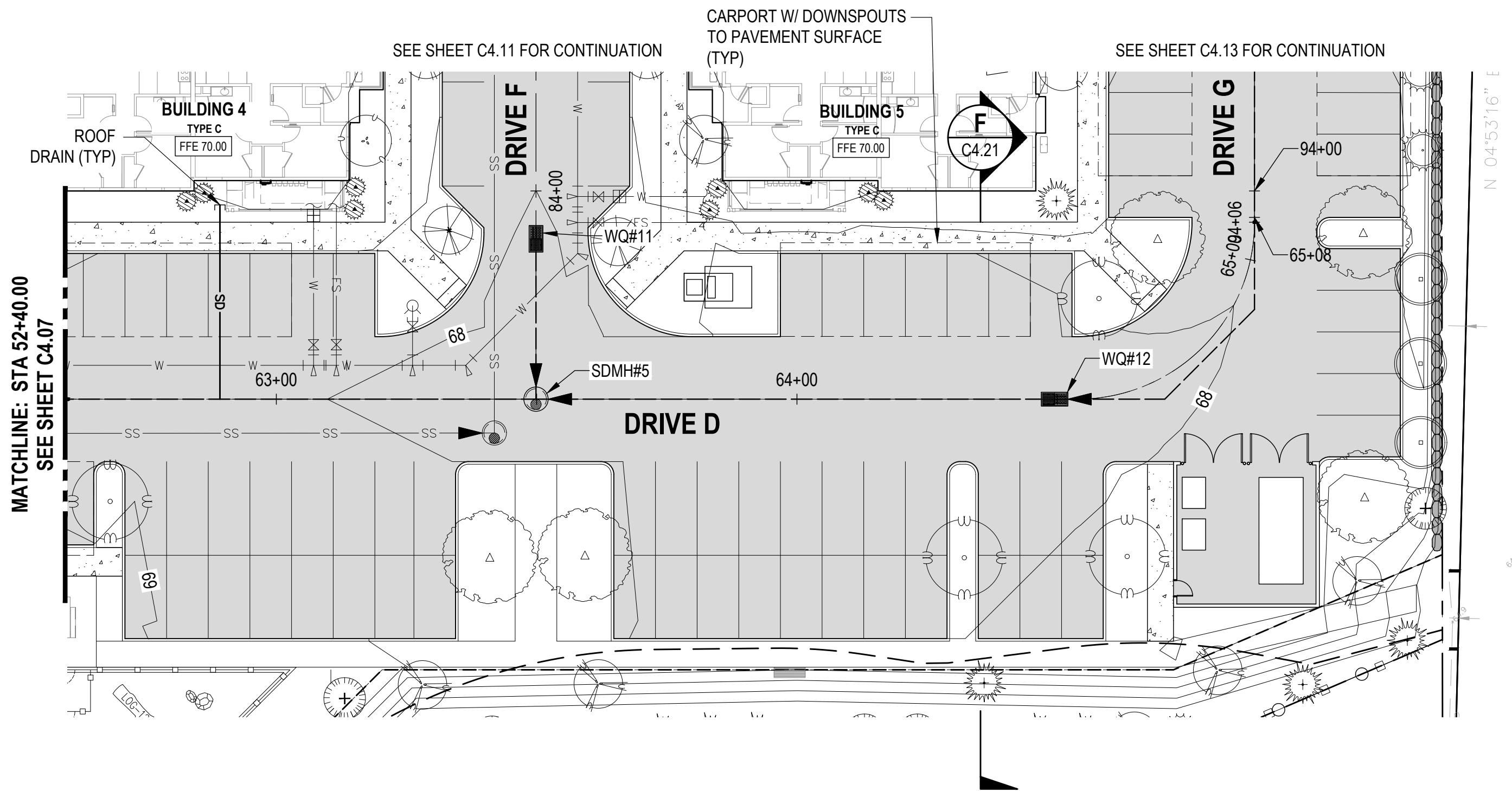
Jun 23, 2025 - 4:22pm

\\kpff.com\civil\2400001-240999\2400346 Arlington Apartments\CADD\Design\Entitlement\C4.01 AA RD.dwg

cameronp

Jun 23, 2025 - 4:22pm

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.

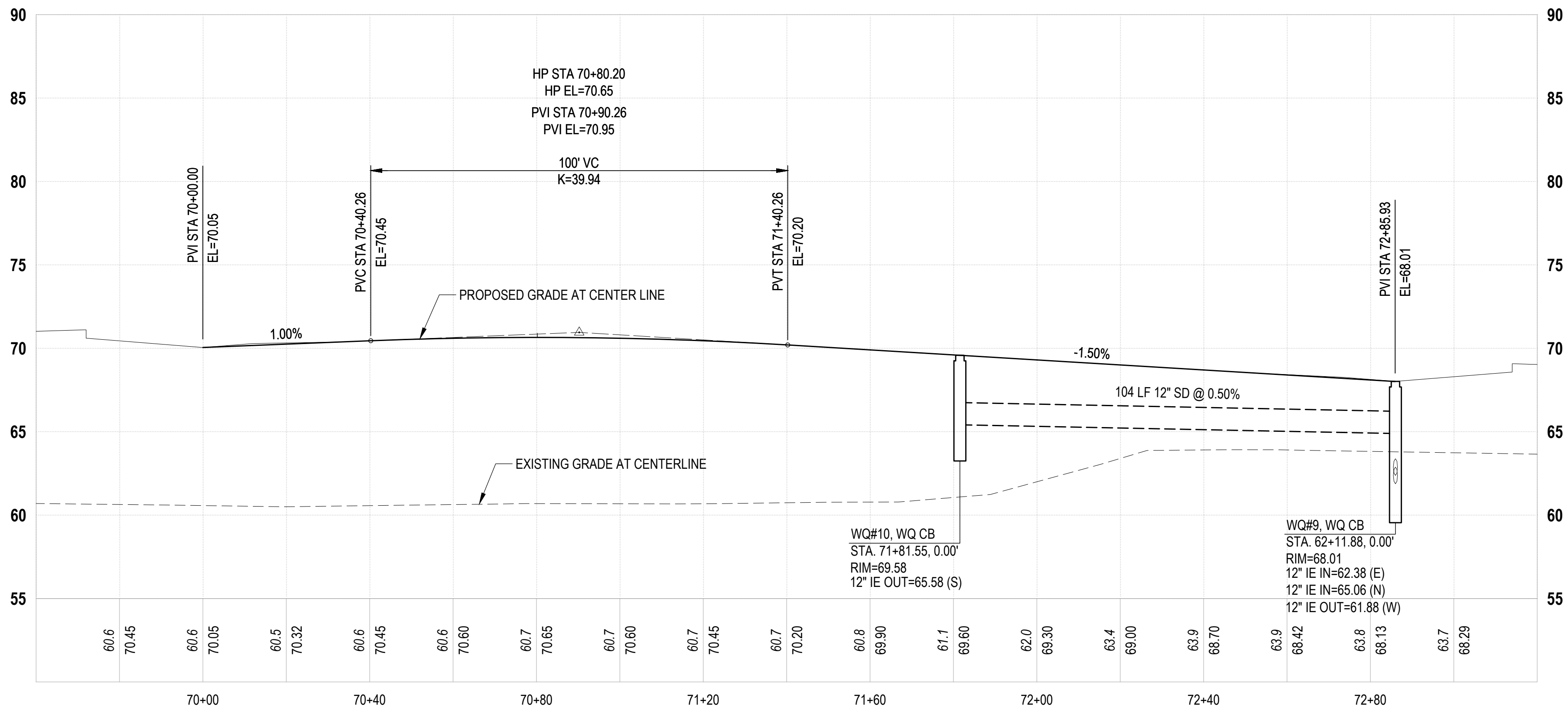
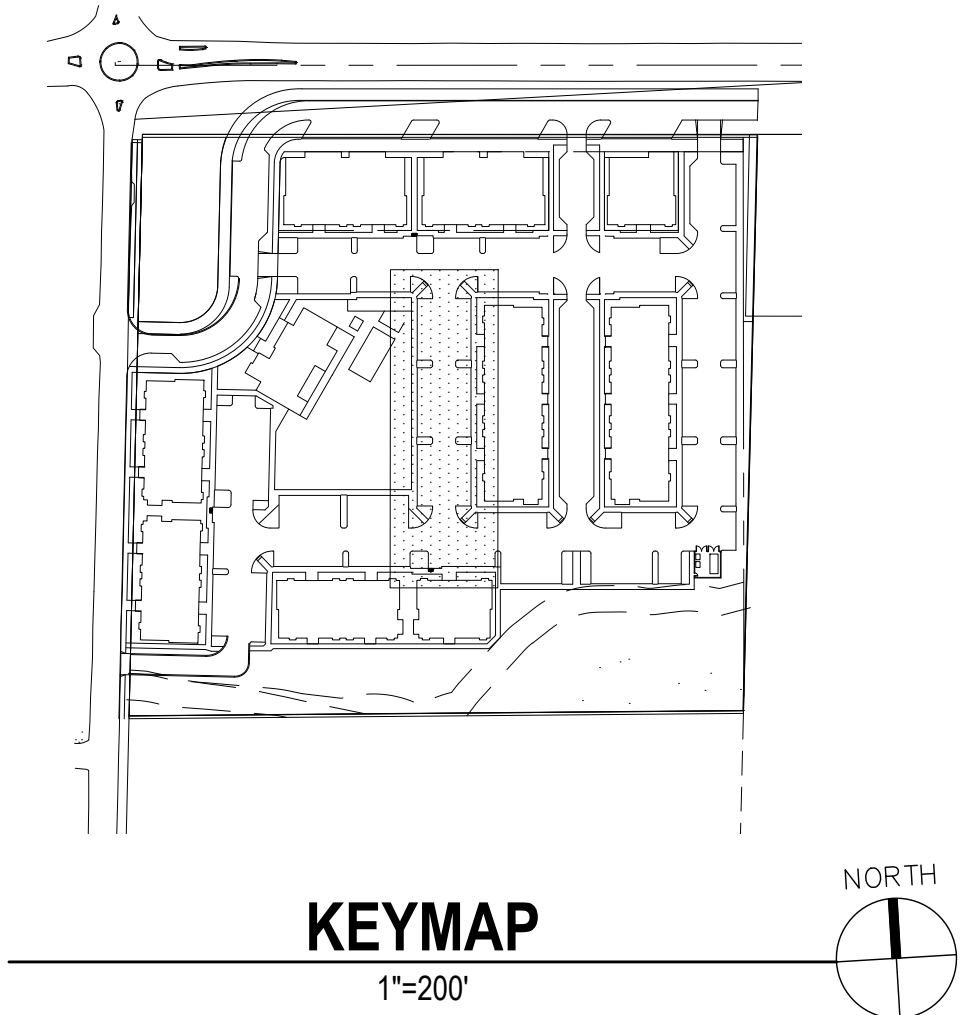
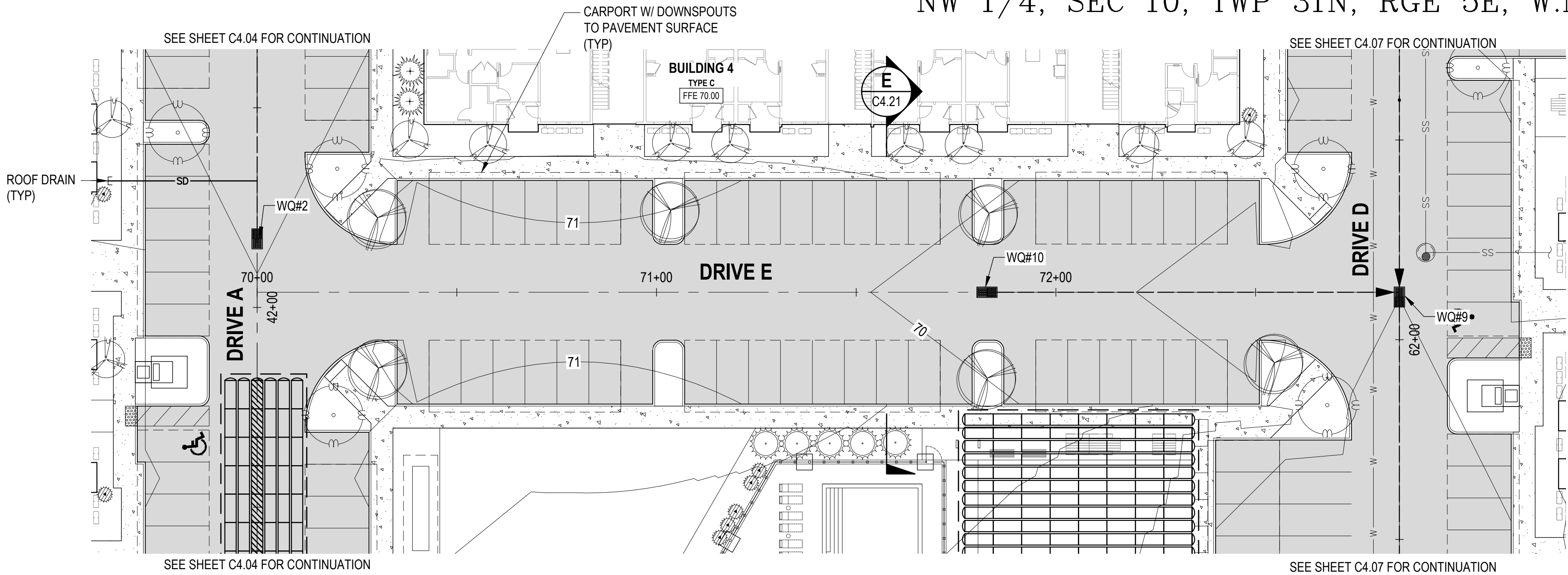


\\kpff.com\Civil\2400001-240999\2400346 Arlington Apartments\CADD\Design\Entitlement\C4.01 AA RD.dwg

cameronp

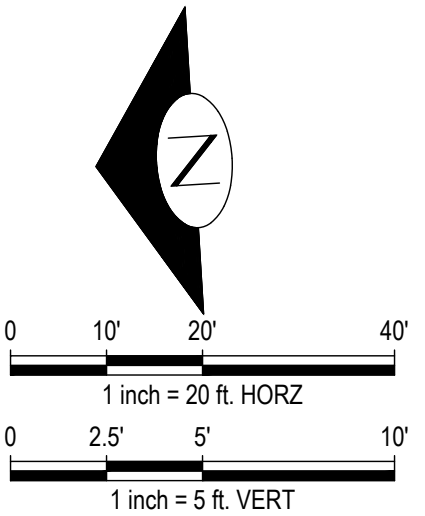
Jun 23, 2025 - 4:23pm

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



LEGEND

- -- PROPERTY LINE / ROW LINE
- -- ROADWAY CENTERLINE
- ===== BUILDING OUTLINE
- ===== CURB
- -- WETLAND BUFFER
- -- BSBL
- GRADE BREAK LINE
- SD --- STORM DRAIN MAIN
- RD --- ROOF DRAIN
- -- PERFORATED STORM PIPE
- ⊞ STORM CAP
- ⊙ STORM DRAIN MANHOLE
- ⊞ CATCH BASIN
- ⊞ SIGN POST
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY



NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

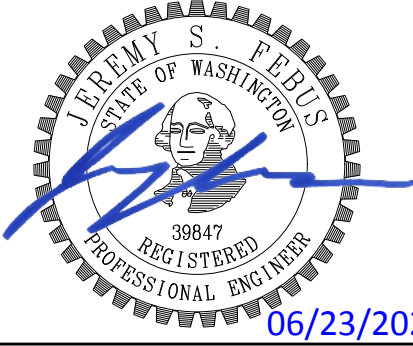
DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
J O B No. : 2400346	

CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555

SCALE:

kpff

1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com



ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

DRIVE E

ROAD AND STORM DRAINAGE PLAN AND PROFILE

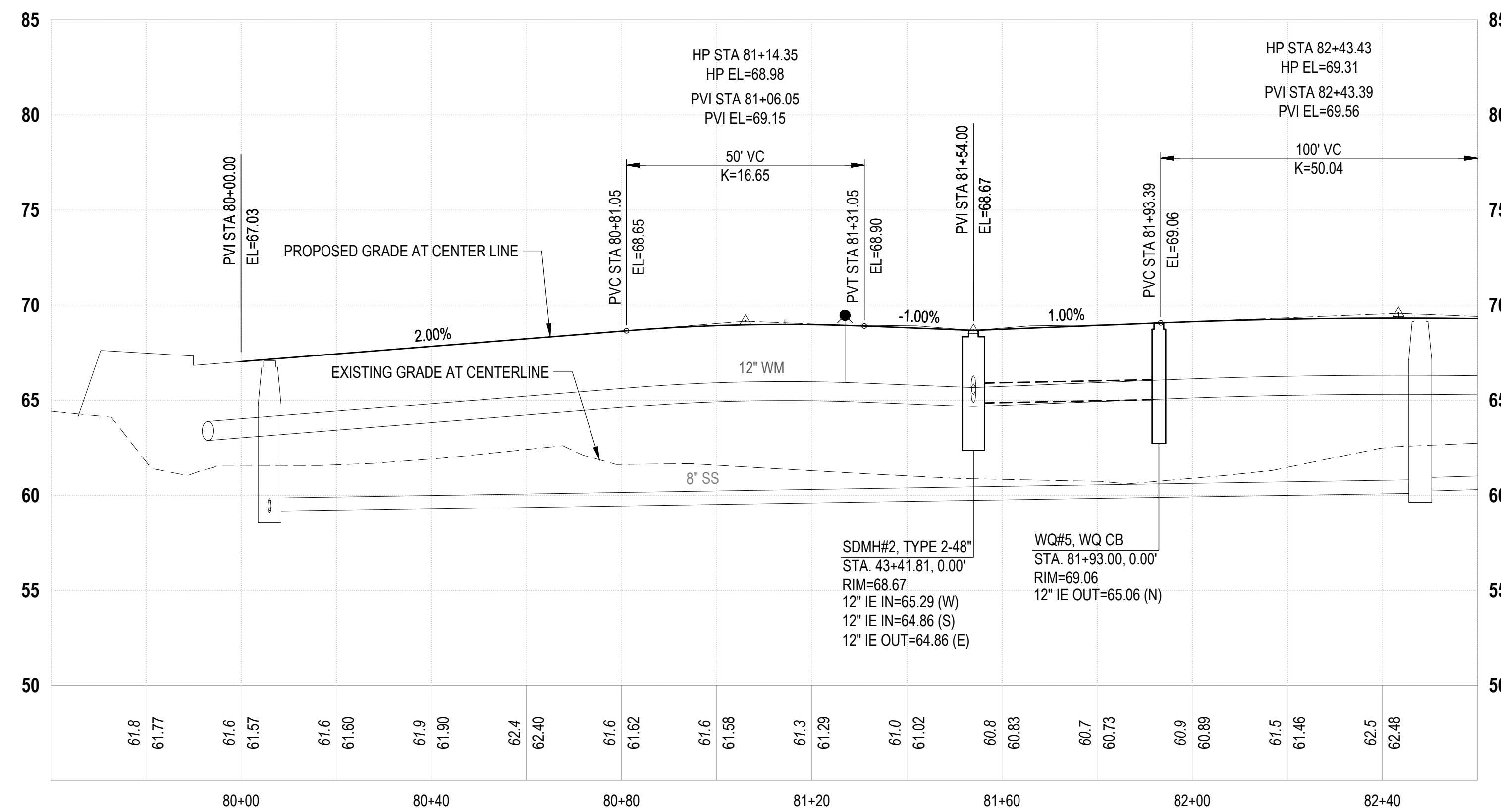
SHEET

C4.09

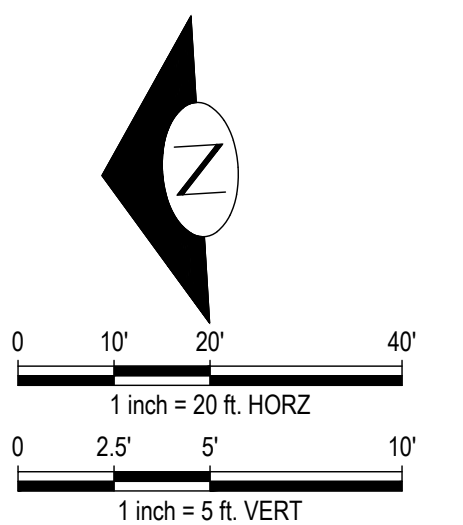
KEYMAP

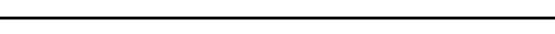
1"=200'

NORTH

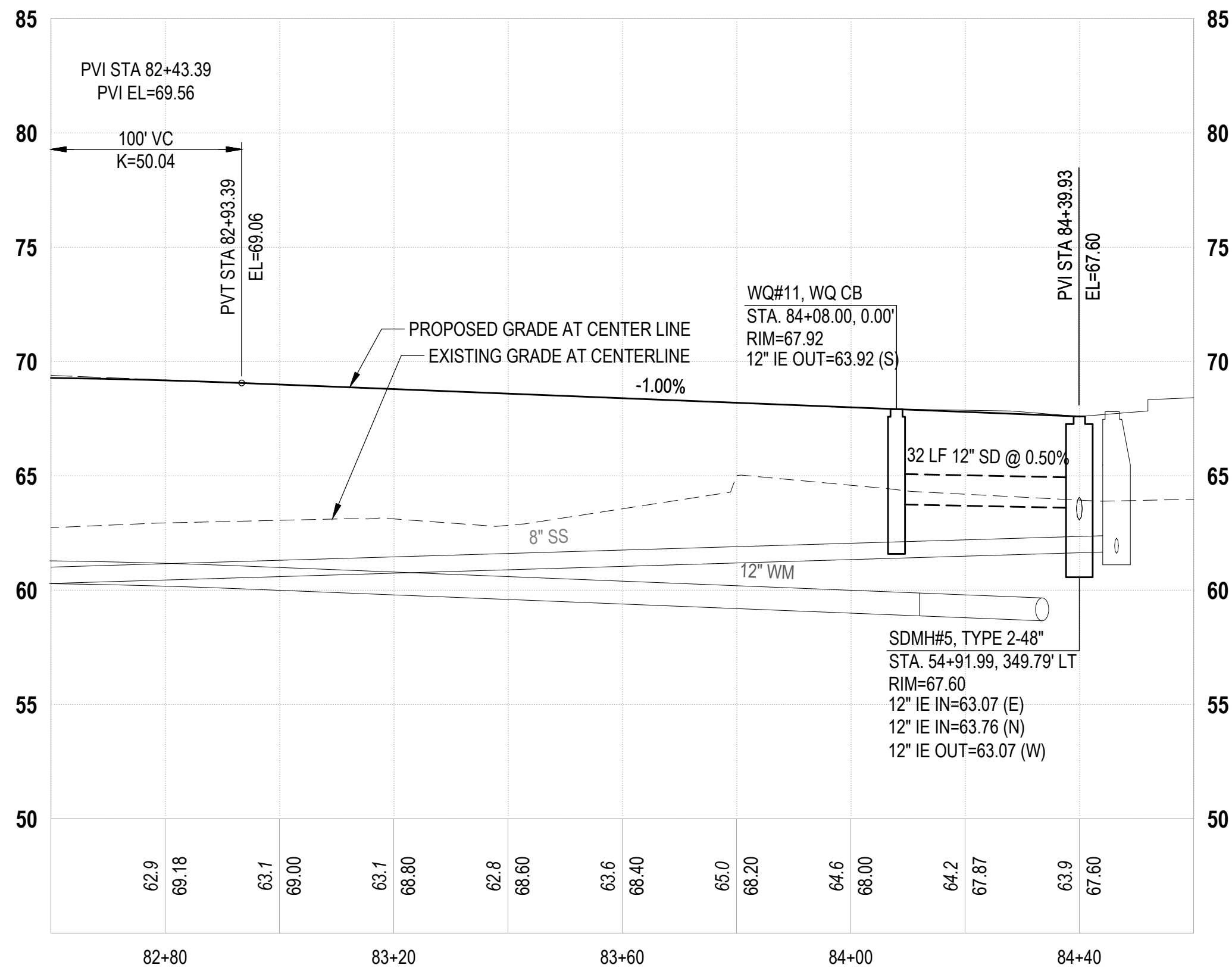
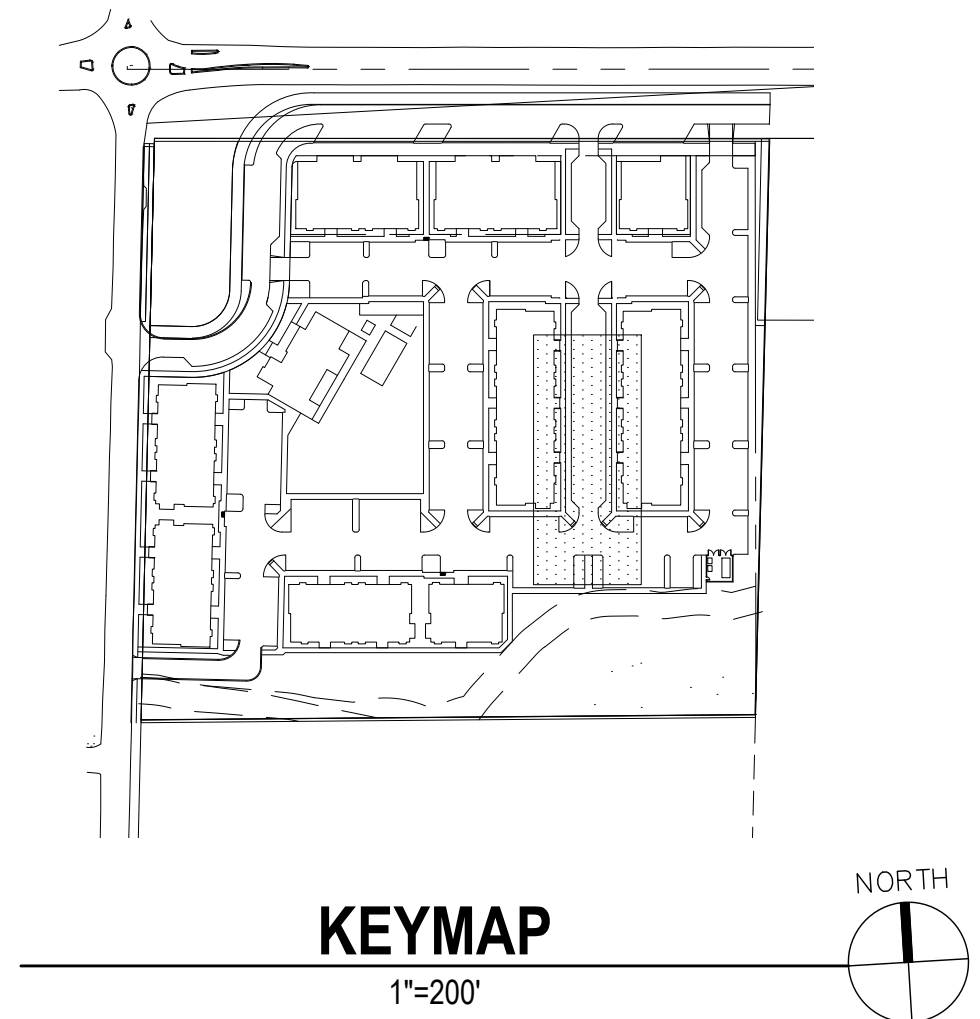
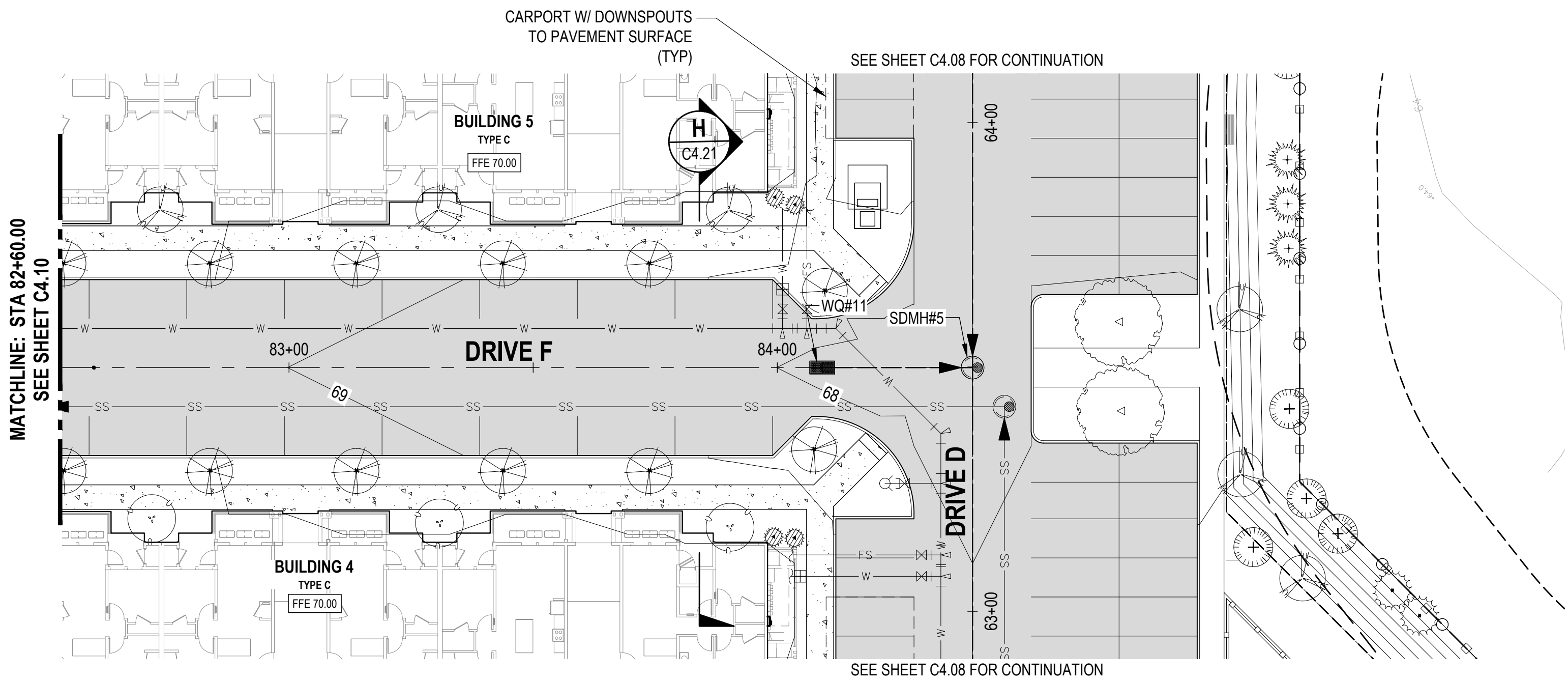


	PROPERTY LINE / ROW LINE
	ROADWAY CENTERLINE
	BUILDING OUTLINE
	CURB
	WETLAND BUFFER
	BSBL
	GRADE BREAK LINE
	STORM DRAIN MAIN
	ROOF DRAIN
	PERFORATED STORM PIPE
	STORM CAP
	STORM DRAIN MANHOLE
	CATCH BASIN
	SIGN POST
	ASPHALT PAVING
	CONCRETE PAVEMENT
	ASPHALT GRIND & OVERLAY



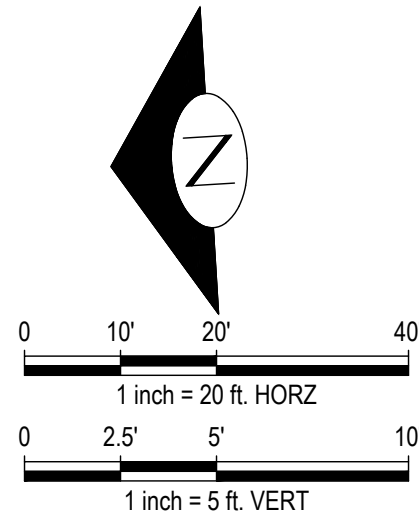
						DRAWN BY CEP		DESIGNED BY MMM		CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555		kpff 1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com		 06/23/2025		ARLINGTON GARDEN APARTMENTS ARLINGTON, WASHINGTON				SHEET	
						CHECKED BY MNF		APPROVED BY JSF								DRIVE F ROAD AND STORM DRAINAGE PLAN AND PROFILE				C4.10	
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL		DATE 6/13/2025														
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL																
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL																
NO.	DATE	BY	CHD.	APPR.	REVISION		JOB No. : 2400346		SCALE:												

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- GRADE BREAK LINE
- SD STORM DRAIN MAIN
- RD ROOF DRAIN
- PERFORATED STORM PIPE
- STORM CAP
- STORM DRAIN MANHOLE
- CATCH BASIN
- SIGN POST
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY

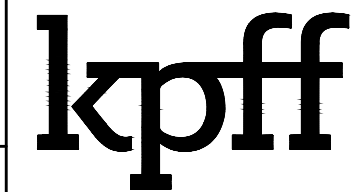


NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

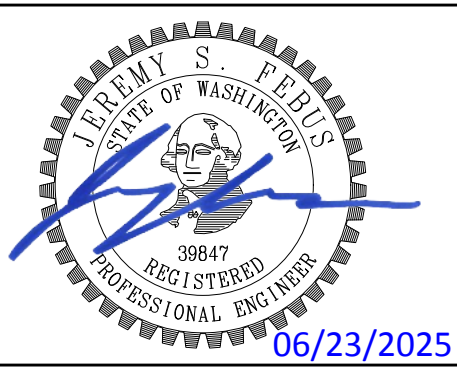
DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
J O B No. : 2400346	

CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555

SCALE:



1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com



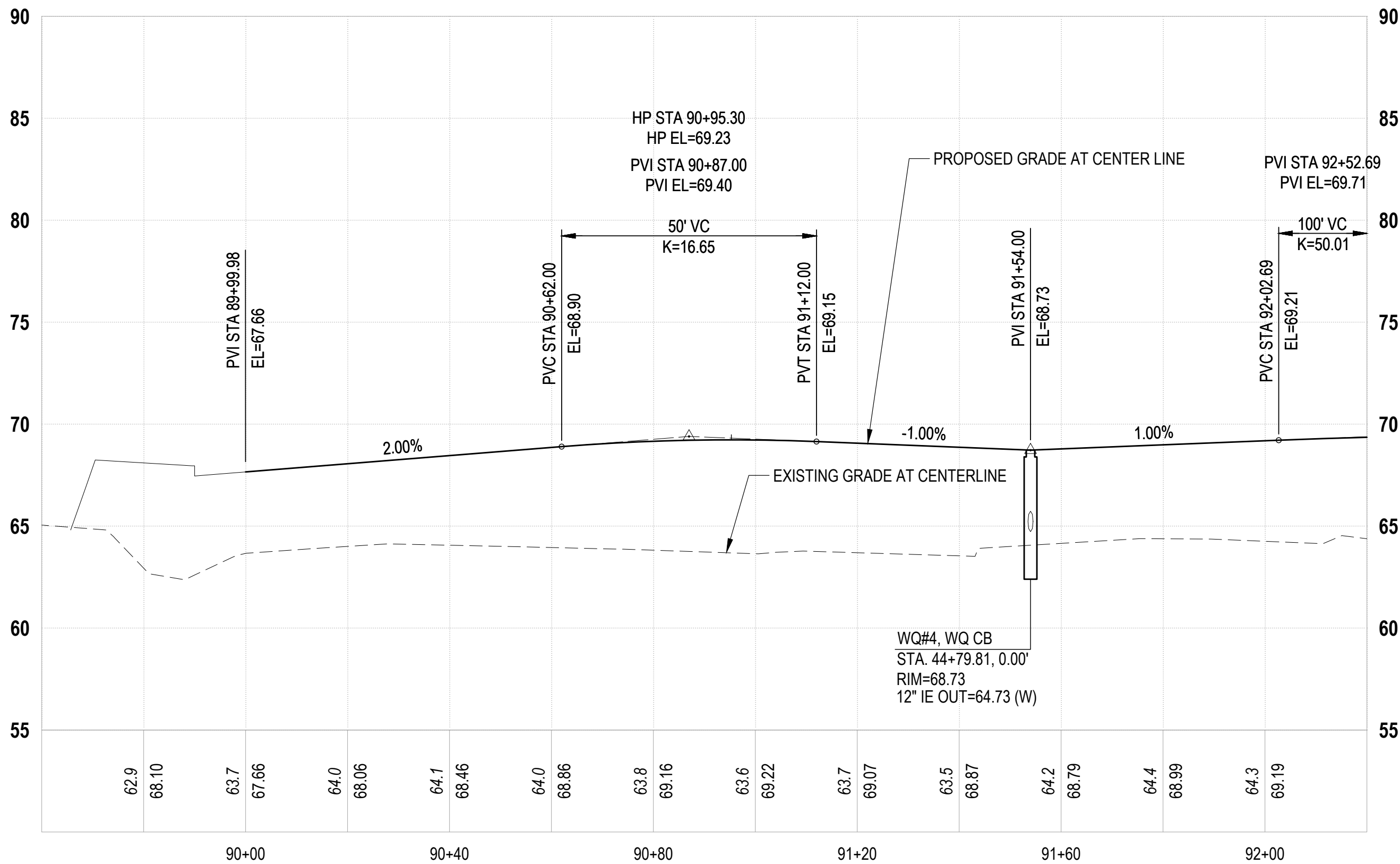
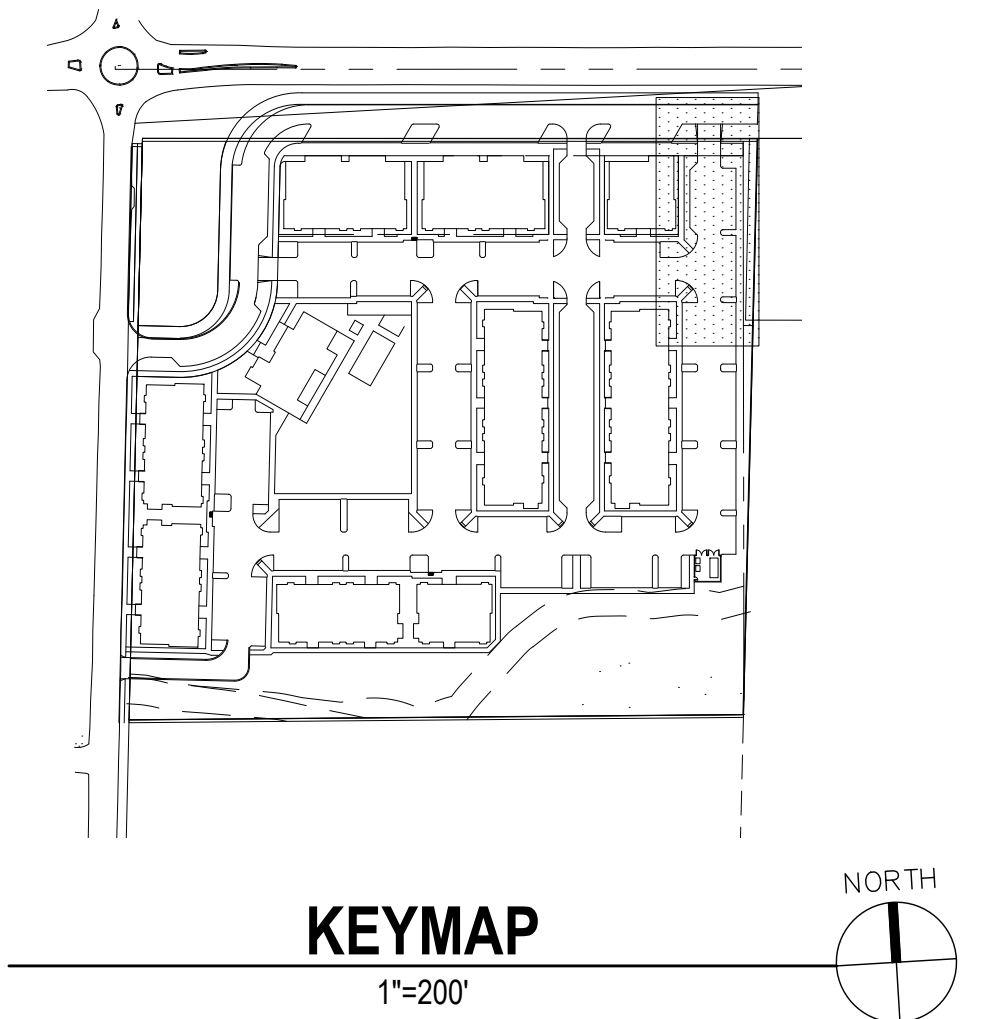
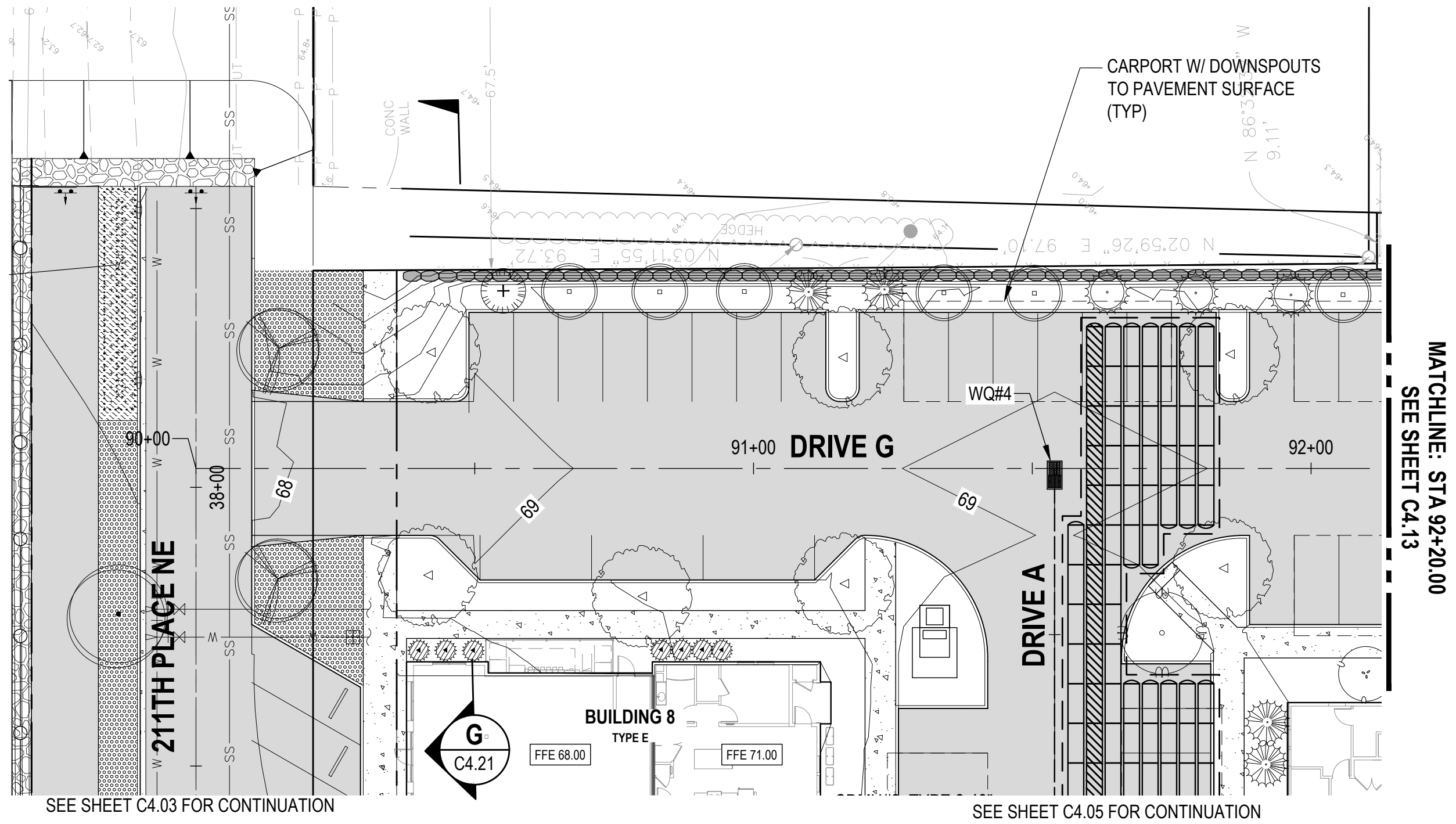
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

DRIVE F
ROAD AND STORM DRAINAGE PLAN AND PROFILE

SHEET

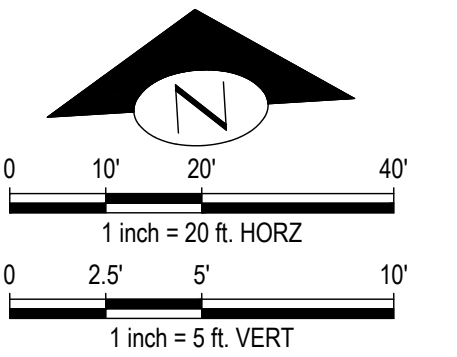
C4.11

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- GRADE BREAK LINE
- SD STORM DRAIN MAIN
- RD ROOF DRAIN
- PERFORATED STORM PIPE
- STORM CAP
- STORM DRAIN MANHOLE
- CATCH BASIN
- SIGN POST
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY



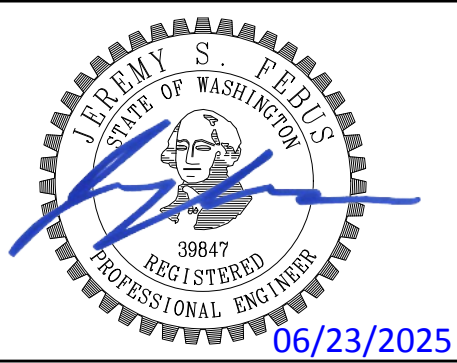
NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
J O B No. : 2400346	

CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555

SCALE:

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com



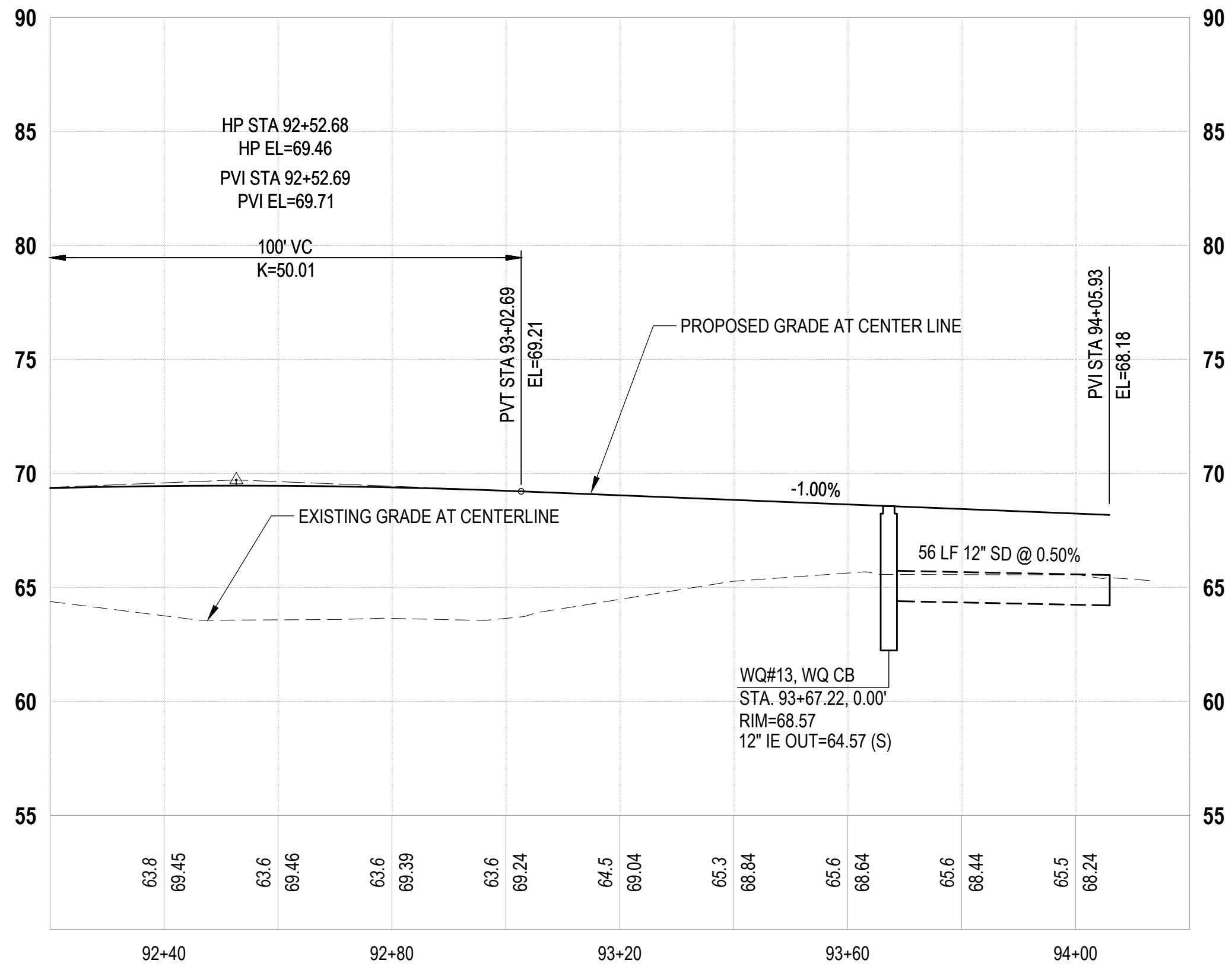
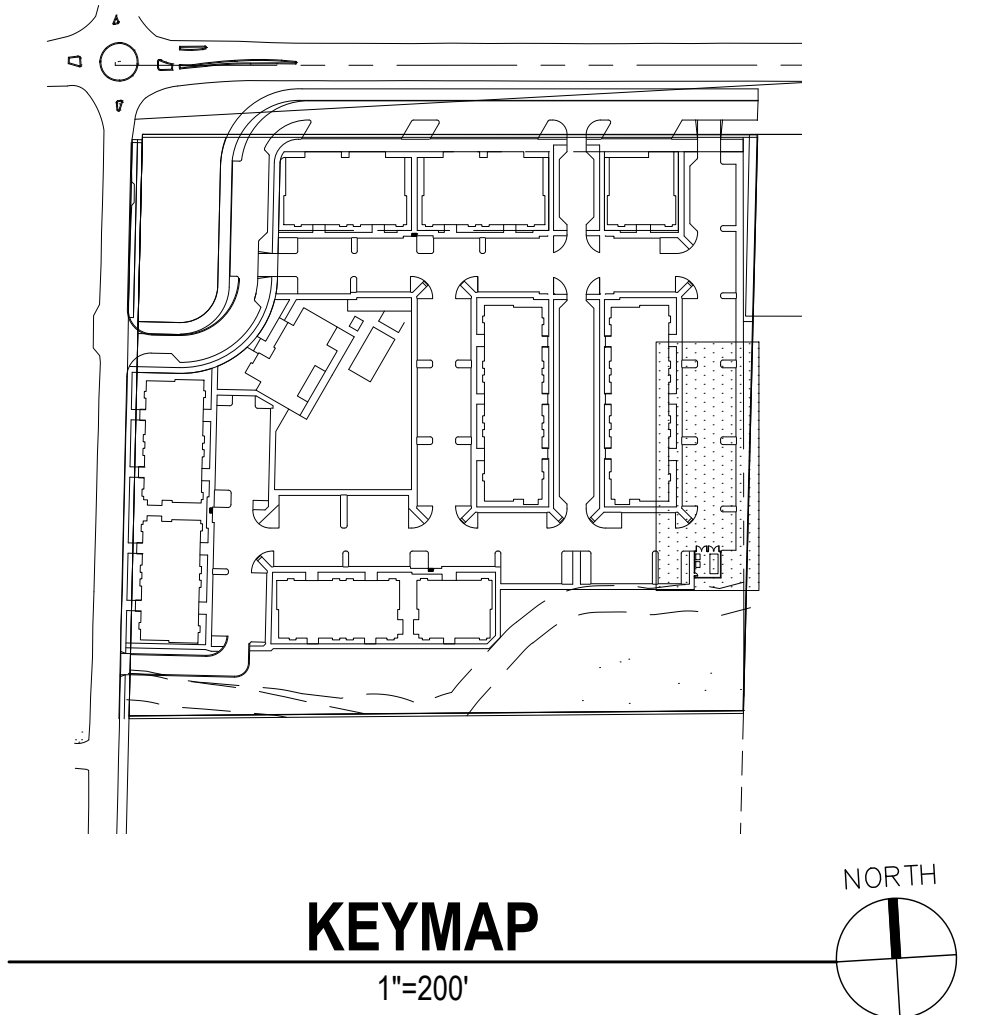
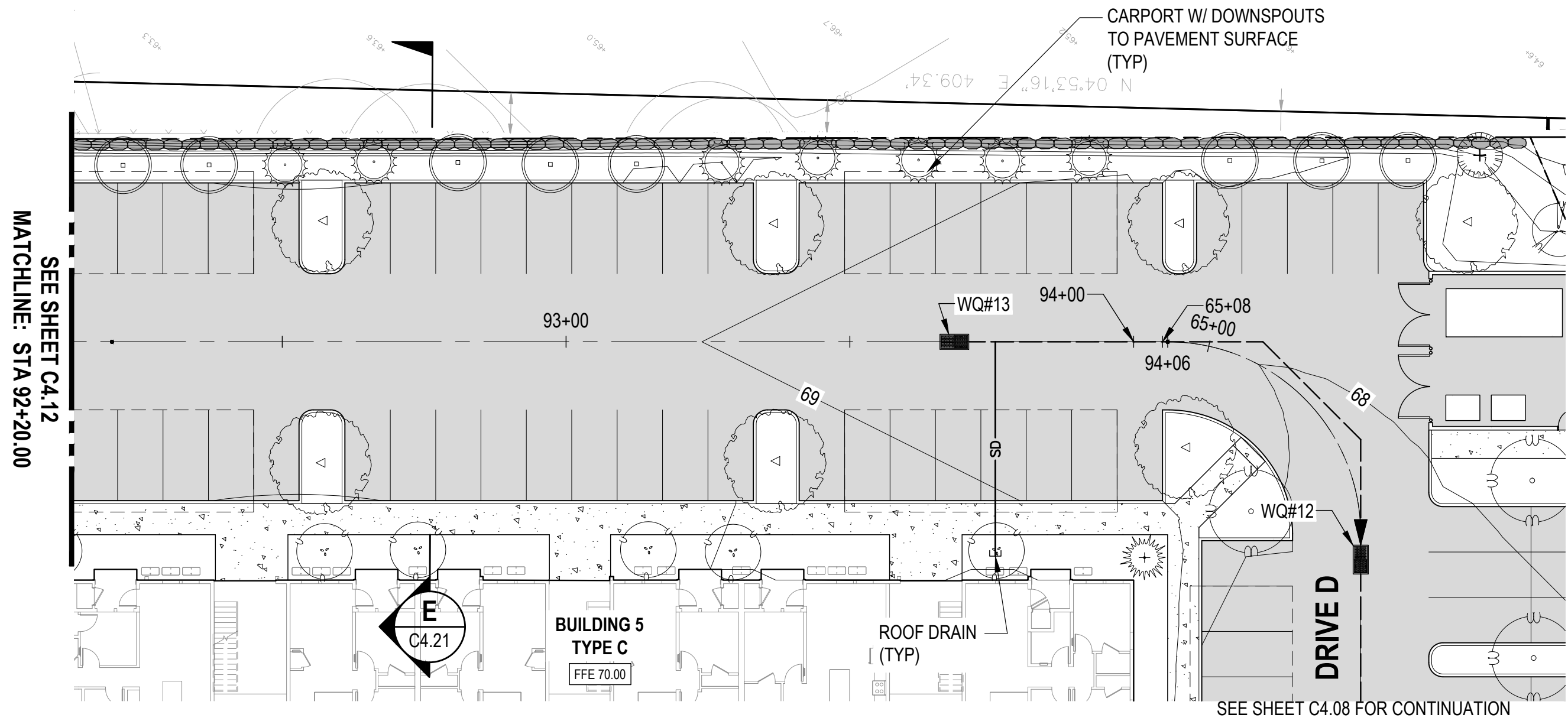
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

DRIVE G
ROAD AND STORM DRAINAGE PLAN AND PROFILE

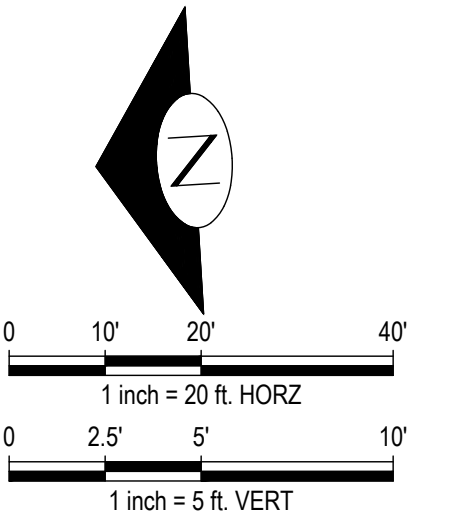
SHEET

C4.12

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



- LEGEND**
- PROPERTY LINE / ROW LINE
 - ROADWAY CENTERLINE
 - BUILDING OUTLINE
 - CURB
 - WETLAND BUFFER
 - BSBL
 - GRADE BREAK LINE
 - SD STORM DRAIN MAIN
 - RD ROOF DRAIN
 - PERFORATED STORM PIPE
 - STORM CAP
 - STORM DRAIN MANHOLE
 - CATCH BASIN
 - SIGN POST
 - ASPHALT PAVING
 - CONCRETE PAVEMENT
 - ASPHALT GRIND & OVERLAY



NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
J O B No. : 2400346	

**CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555**

SCALE:

kpff

1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

JEREMY S. FABUS
REGISTERED PROFESSIONAL ENGINEER
39847
06/23/2025

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

DRIVE G

ROAD AND STORM DRAINAGE PLAN AND PROFILE

SHEET

C4.13

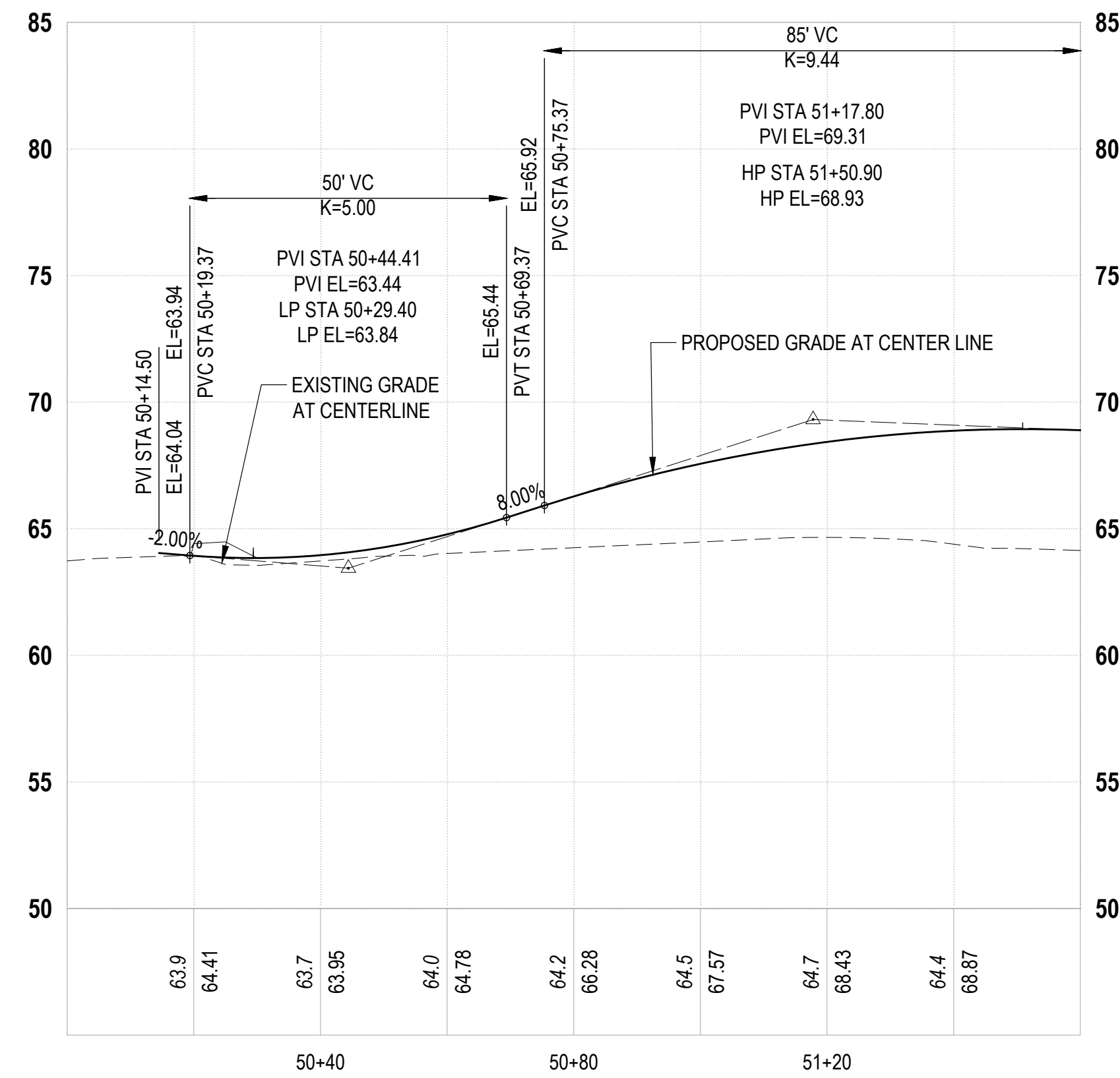
\\kpff.com\Civil\2400001-240999\2400346 Arlington Apartments\CADD\Design\Entitlement\C4.01 AA RD.dwg

cameronp

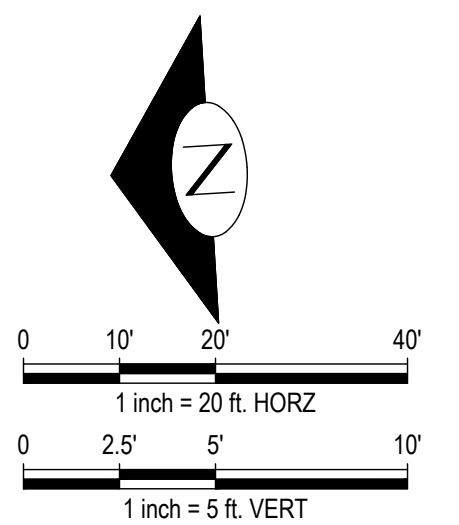
Jun 23, 2025 - 4:23pm

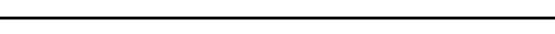
KEYMAP

1"=200'

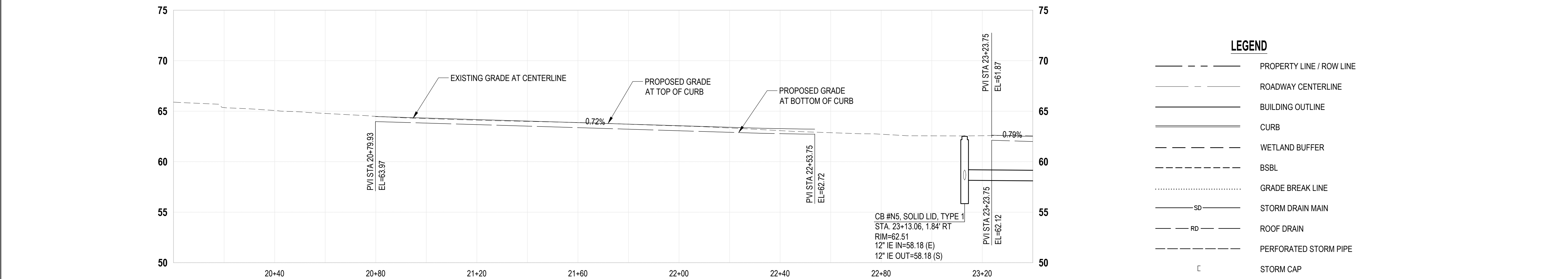
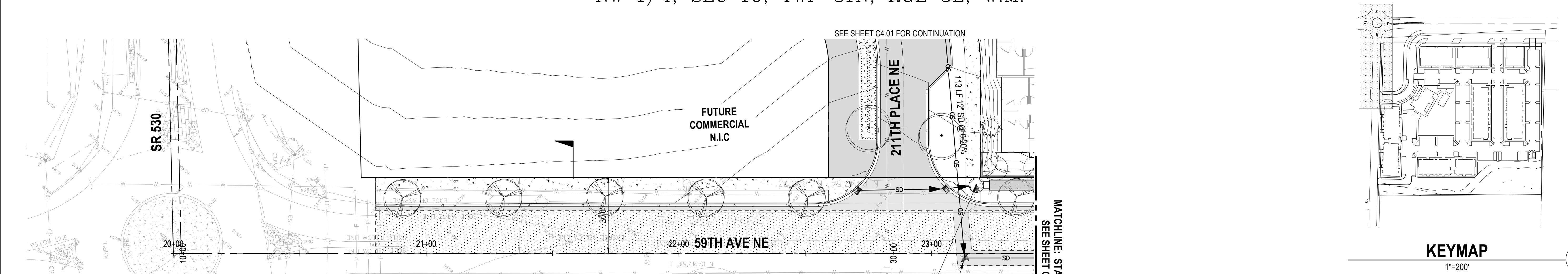
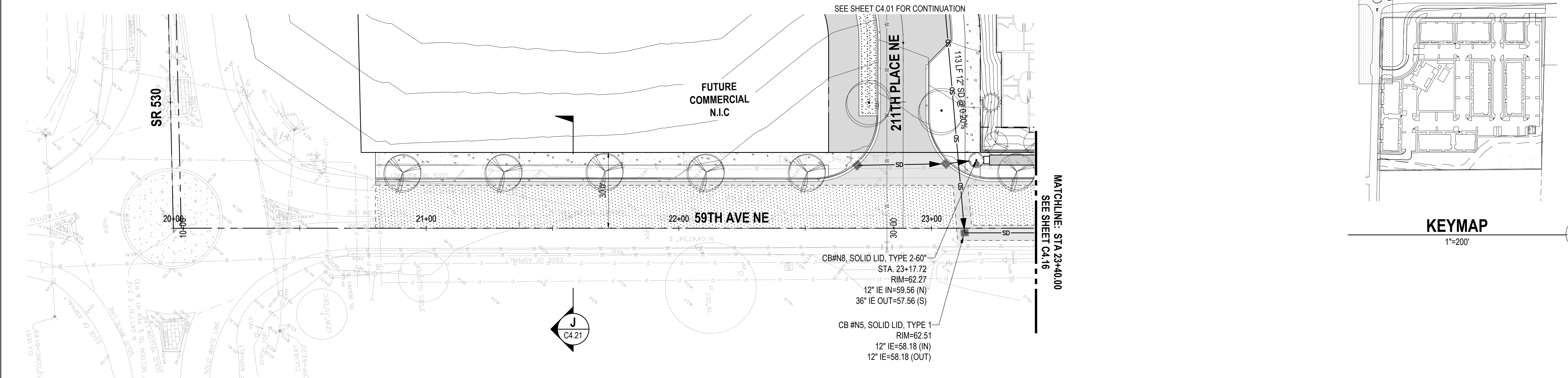


	PROPERTY LINE / ROW LINE
	ROADWAY CENTERLINE
	BUILDING OUTLINE
	CURB
	WETLAND BUFFER
	BSBL
	GRADE BREAK LINE
	STORM DRAIN MAIN
	ROOF DRAIN
	PERFORATED STORM PIPE
	STORM CAP
	STORM DRAIN MANHOLE
	CATCH BASIN
	SIGN POST
	ASPHALT PAVING
	CONCRETE PAVEMENT
	ASPHALT GRIND & OVERLAY



						DRAWN BY CEP		DESIGNED BY MMM		CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555		kpff 1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com		 06/23/2025		ARLINGTON GARDEN APARTMENTS ARLINGTON, WASHINGTON				SHEET	
						CHECKED BY MNF		APPROVED BY JSF								DRIVE B ROAD AND STORM DRAINAGE PLAN AND PROFILE				C4.14	
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL		DATE 6/13/2025														
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL																
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL																
NO.	DATE	BY	CHD.	APPR.	REVISION		JOB No. : 2400346		SCALE:												

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.

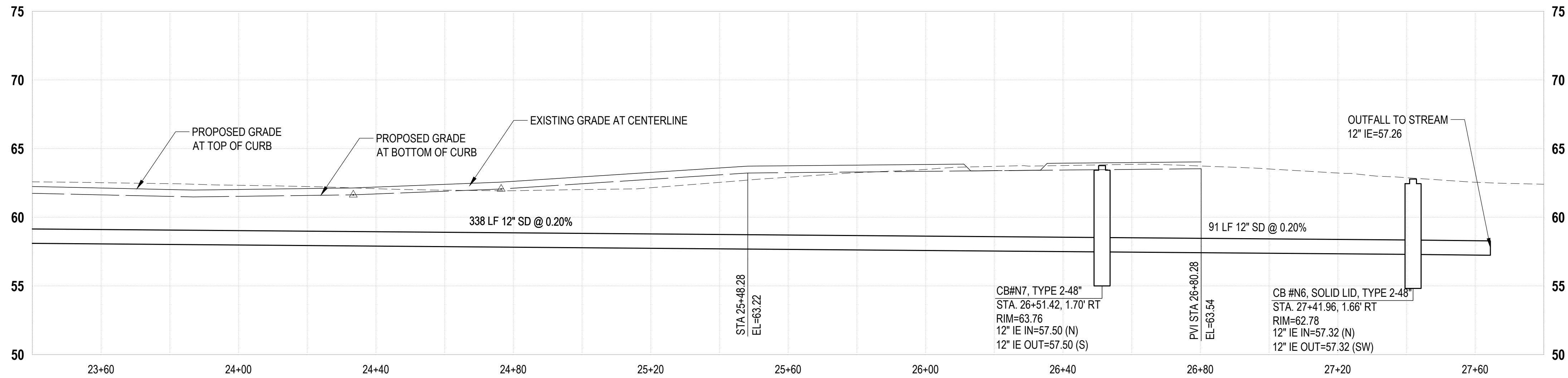
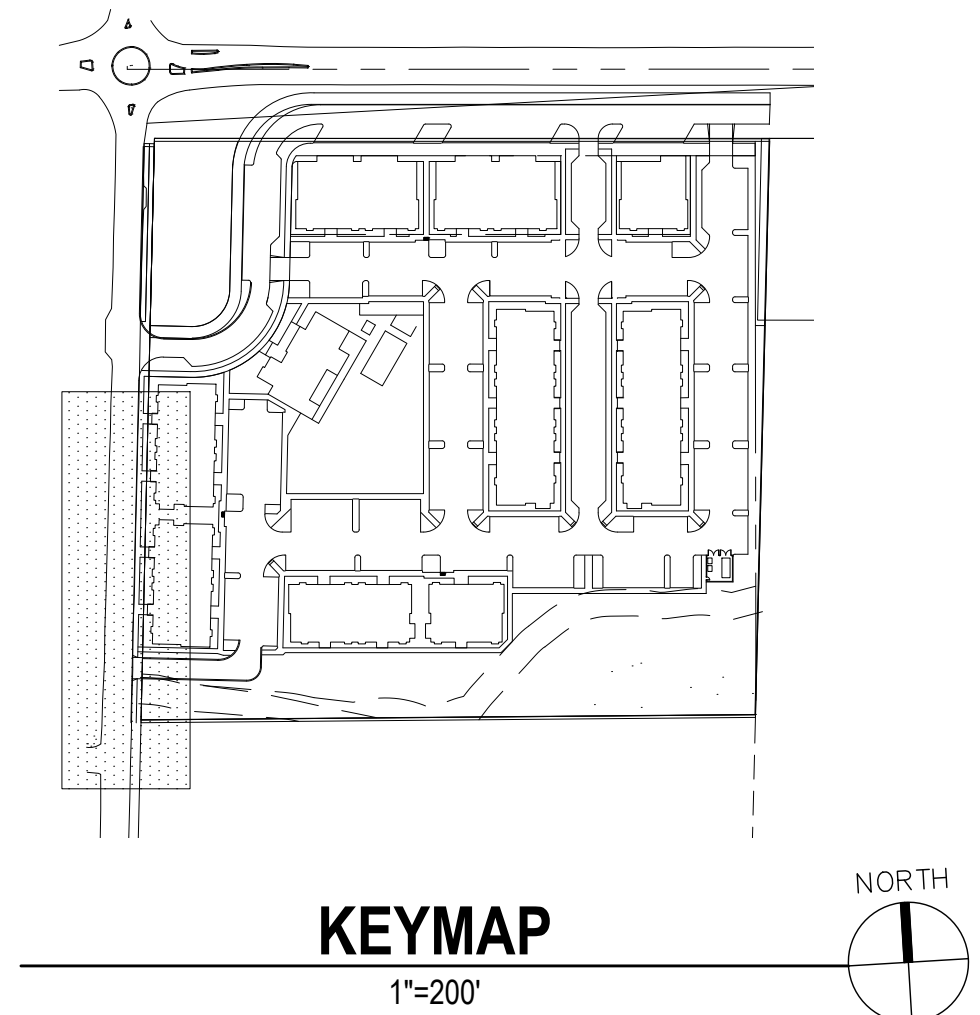
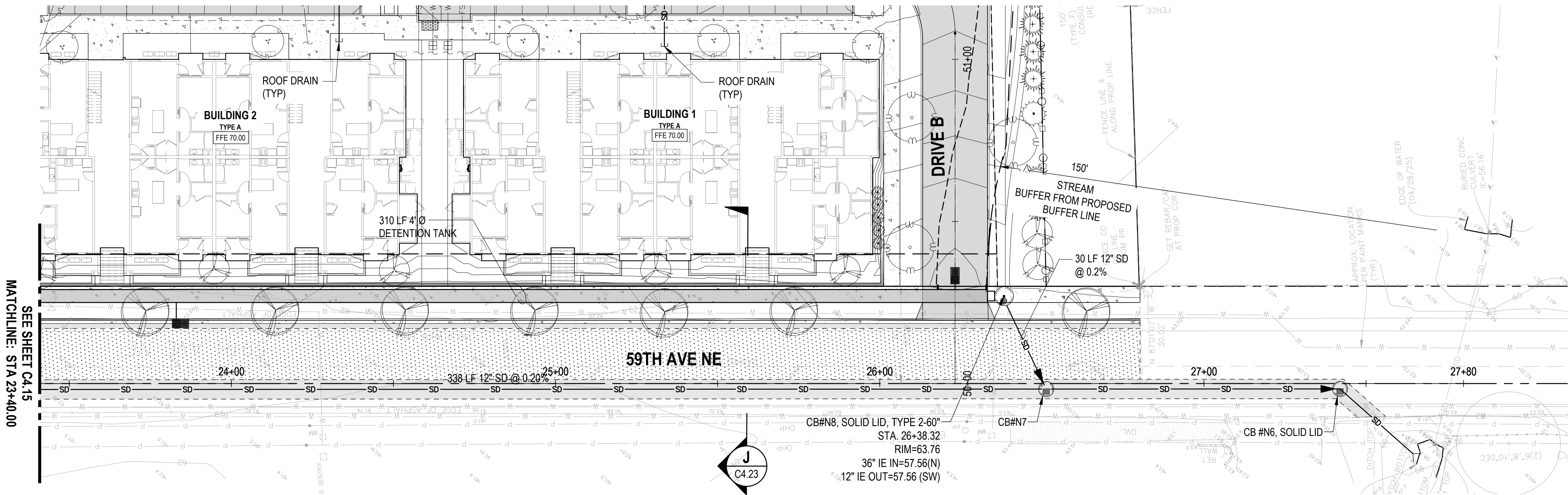


-
- The profile view shows the roadway's vertical alignment from station 20+00 to 23+20. The vertical axis represents elevation in feet, ranging from 50 to 70. The horizontal axis shows stationing. Key features include:
- Existing Grade at Centerline:** Represented by a dashed line.
 - Proposed Grade at Top of Curb:** Represented by a solid line.
 - Proposed Grade at Bottom of Curb:** Represented by a dashed line.
 - Vertical Curves:**
 - PVI STA 20+79.93, EL=63.97
 - PVI STA 22+53.75, EL=62.72
 - PVI STA 23+23.75, EL=61.87
 - Grades:** 0.72% and 0.79%.
 - Drainage Structures:**
 - CB #N5, SOLID LID, TYPE 1
 - STA. 23+13.06, 1.84' RT
 - RIM=62.51
 - 12" IE IN=58.18 (E)
 - 12" IE OUT=58.18 (S)
- LEGEND**
- PROPERTY LINE / ROW LINE
 - ROADWAY CENTERLINE
 - BUILDING OUTLINE
 - CURB
 - WETLAND BUFFER
 - BSBL
 - GRADE BREAK LINE
 - SD STORM DRAIN MAIN
 - RD ROOF DRAIN
 - PERFORATED STORM PIPE
 - STORM CAP
 - STORM DRAIN MANHOLE
 - CATCH BASIN
 - SIGN POST
 - ASPHALT PAVING
 - CONCRETE PAVEMENT
 - ASPHALT GRIND & OVERLAY
- Scale:** 1 inch = 20 ft. HORZ
- North Arrow:** Z



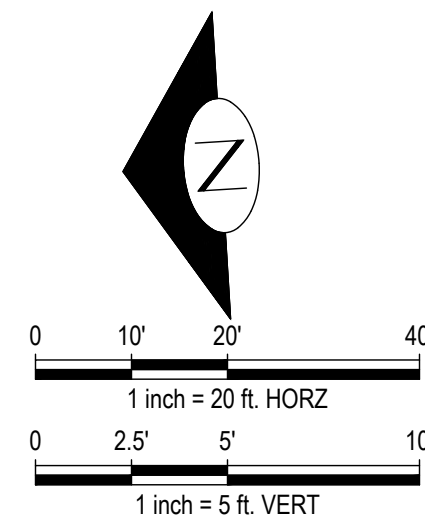
						DRAWN BY CEP	DESIGNED BY MMM	CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555	kpff 1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com	 06/23/2025	ARLINGTON GARDEN APARTMENTS ARLINGTON, WASHINGTON		SHEET
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL	CHECKED BY MNF	APPROVED BY JSF				C4.15		
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL								
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL								
NO.	DATE	BY	CHD.	APPR.	REVISION	J O B No. :	2400346	SCALE:	59TH AVE NE ROAD AND STORM DRAINAGE PLAN AND PROFILE				

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- GRADE BREAK LINE
- SD STORM DRAIN MAIN
- RD ROOF DRAIN
- PERFORATED STORM PIPE
- STORM CAP
- STORM DRAIN MANHOLE
- CATCH BASIN
- SIGN POST
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY

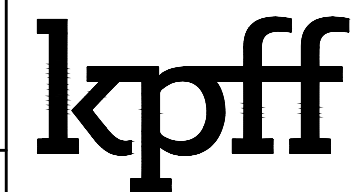


NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

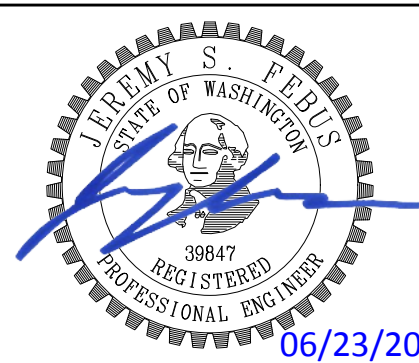
DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
J O B No. : 2400346	

CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555

SCALE:



1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com



ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

59TH AVE NE
ROAD AND STORM DRAINAGE PLAN AND PROFILE

SHEET

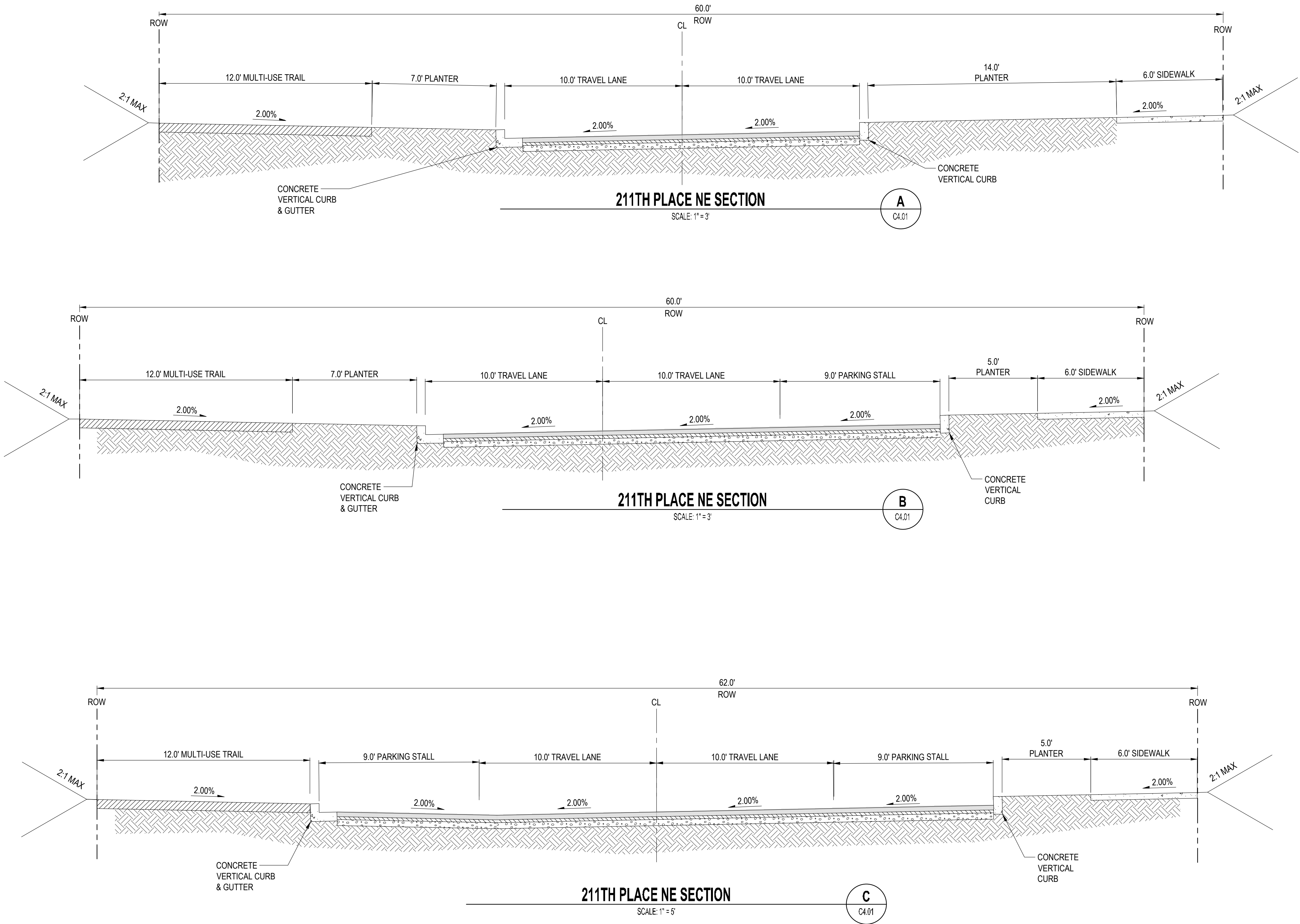
C4.16

\\kpff.com\Civil\2400000-2409999\2400346 Arlington Apartments\CADD\Design\Entitlement\C4.20 AA RD DTLS.dwg

cometorp

Jun 23, 2025 - 4:24pm

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
J O B No. : 2400346	

CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555

SCALE:

kpff

1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

06/23/2025

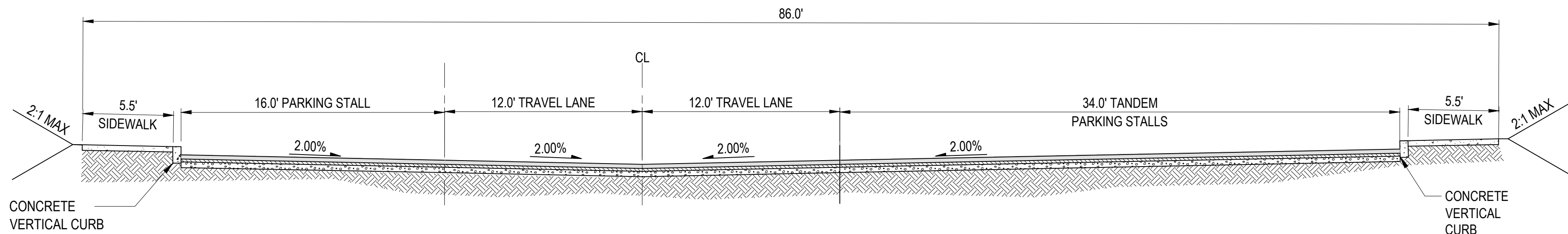
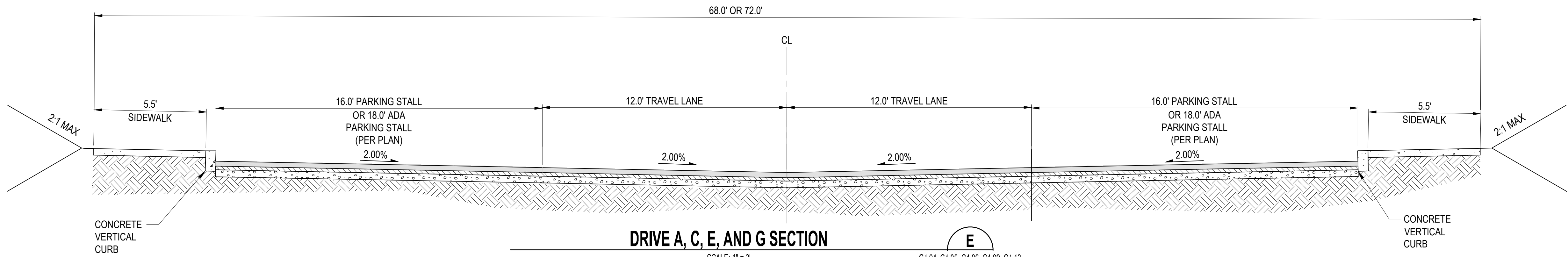
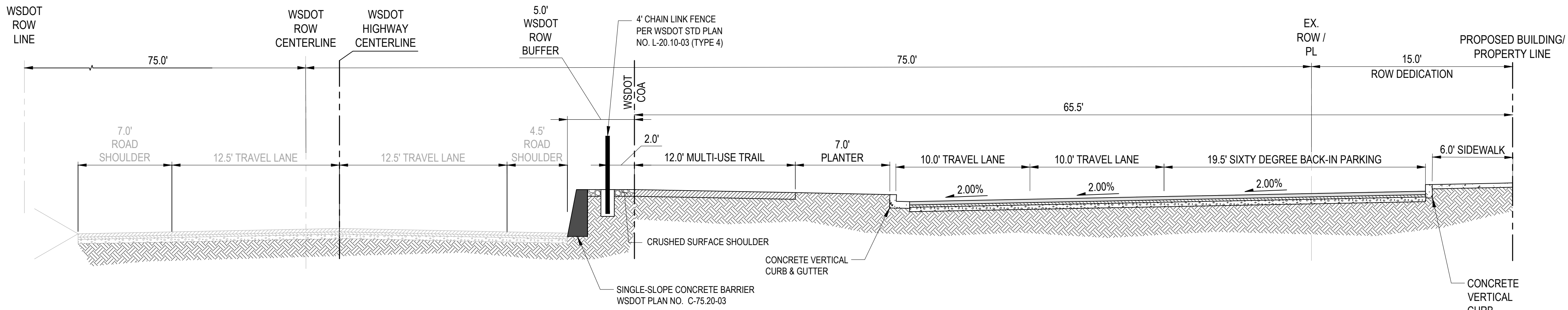
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

ROAD SECTIONS

SHEET

C4.20

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
J O B No. : 2400346	

CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555

SCALE:

kpff

1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

TERESA S. FIDELLIS
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER
38847
06/23/2025

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

ROAD SECTIONS

SHEET

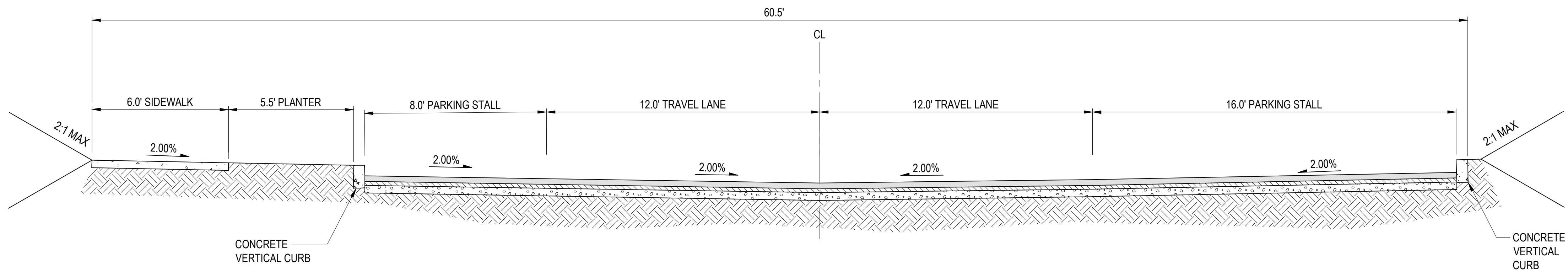
C4.21

\\kpff.com\Civ\2400001-240999\2400346 Arlington Apartments\CADD\Design\Entitlement\C4.20 AA RD DTLs.dwg

cameronp

Jun 23, 2025 - 4:24pm

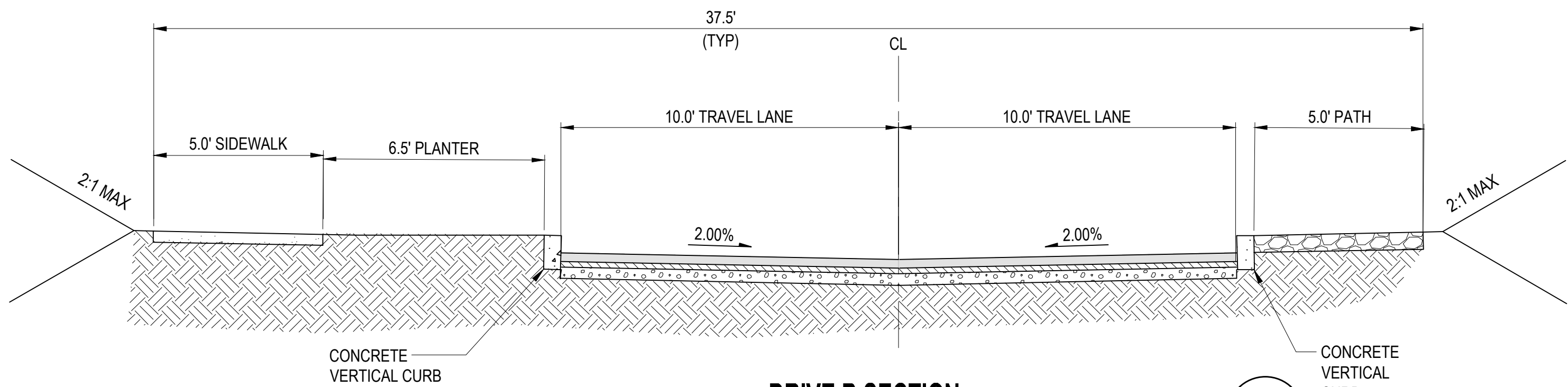
NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



DRIVE G SECTION

SCALE: 1" = 3'

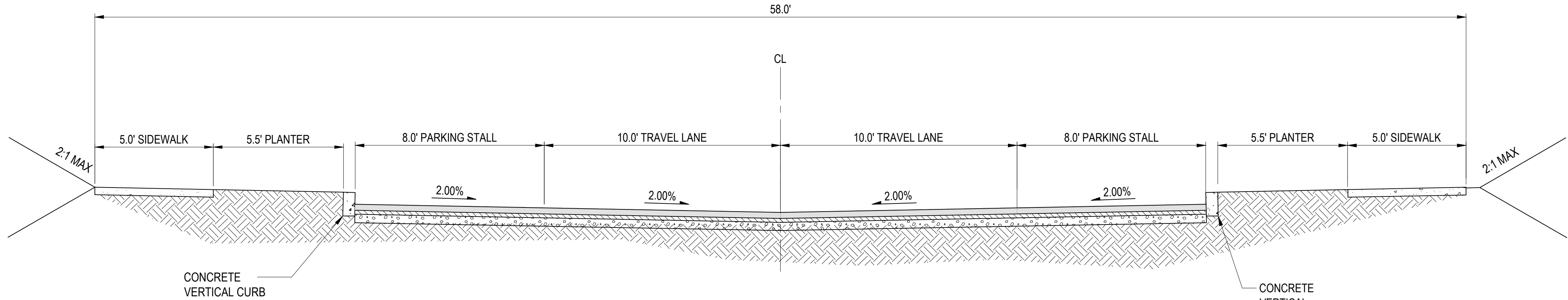
G
C4.12



DRIVE B SECTION

SCALE: 1" = 3'

I
C4.05



DRIVE D SECTION

SCALE: 1" = 5'

H
C4.10, C4.11

NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
J O B No. : 2400346	

CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555

SCALE:

kpff

1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

FERMUS S. FIDELLIS
STATE OF WASHINGTON
38847
REGISTERED
PROFESSIONAL ENGINEER
06/23/2025

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

ROAD SECTIONS

SHEET

C4.22

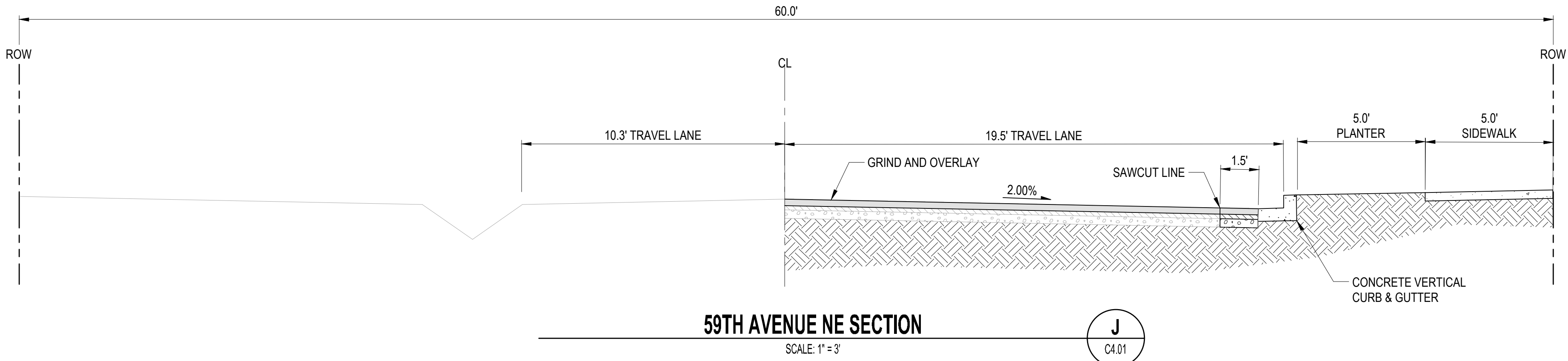
\\kpff.com\Civil\2400001-240999\2400346 Arlington Apartments\CADD\Design\Entitlement\C4.20 AA RD DTLS.dwg

cameronp

Jun 23, 2025 - 4:24pm

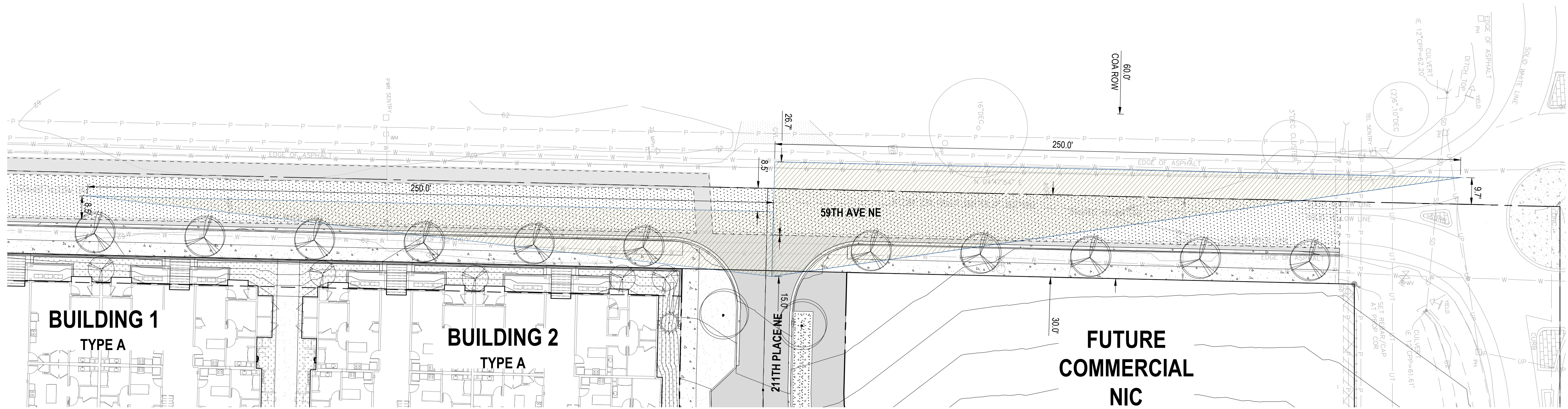
Jun 23, 2025 - 4:24pm
cameronp
\\kpff.com\Civil\2400001-2409999\2400346 Arlington Apartments\CA00\Design\Entitlement\C4.20 AA RD DTLS.dwg

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



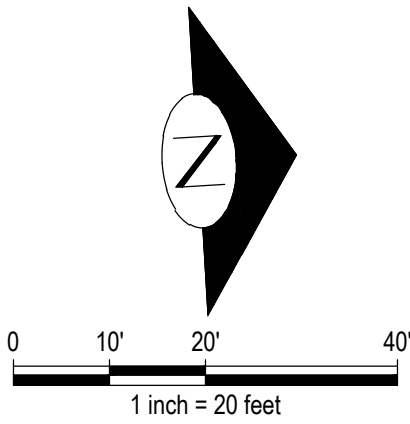
						DRAWN BY CEP	DESIGNED BY MMM	CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555	kpff 1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com	 06/23/2025	ARLINGTON GARDEN APARTMENTS ARLINGTON, WASHINGTON				SHEET
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL	CHECKED BY MNF	APPROVED BY JSF				ROAD SECTIONS	C4.23			
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL	DATE 6/13/2025									
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL	J O B No. : 2400346									
NO.	DATE	BY	CHD.	APPR.	REVISION			SCALE:							

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY
- SIGHT DISTANCE TRIANGLE



2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL
NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
J O B No. : 2400346	

CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555

SCALE:

kpff

1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

06/23/2025

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

SIGHT DISTANCE TRIANGLES

SHEET

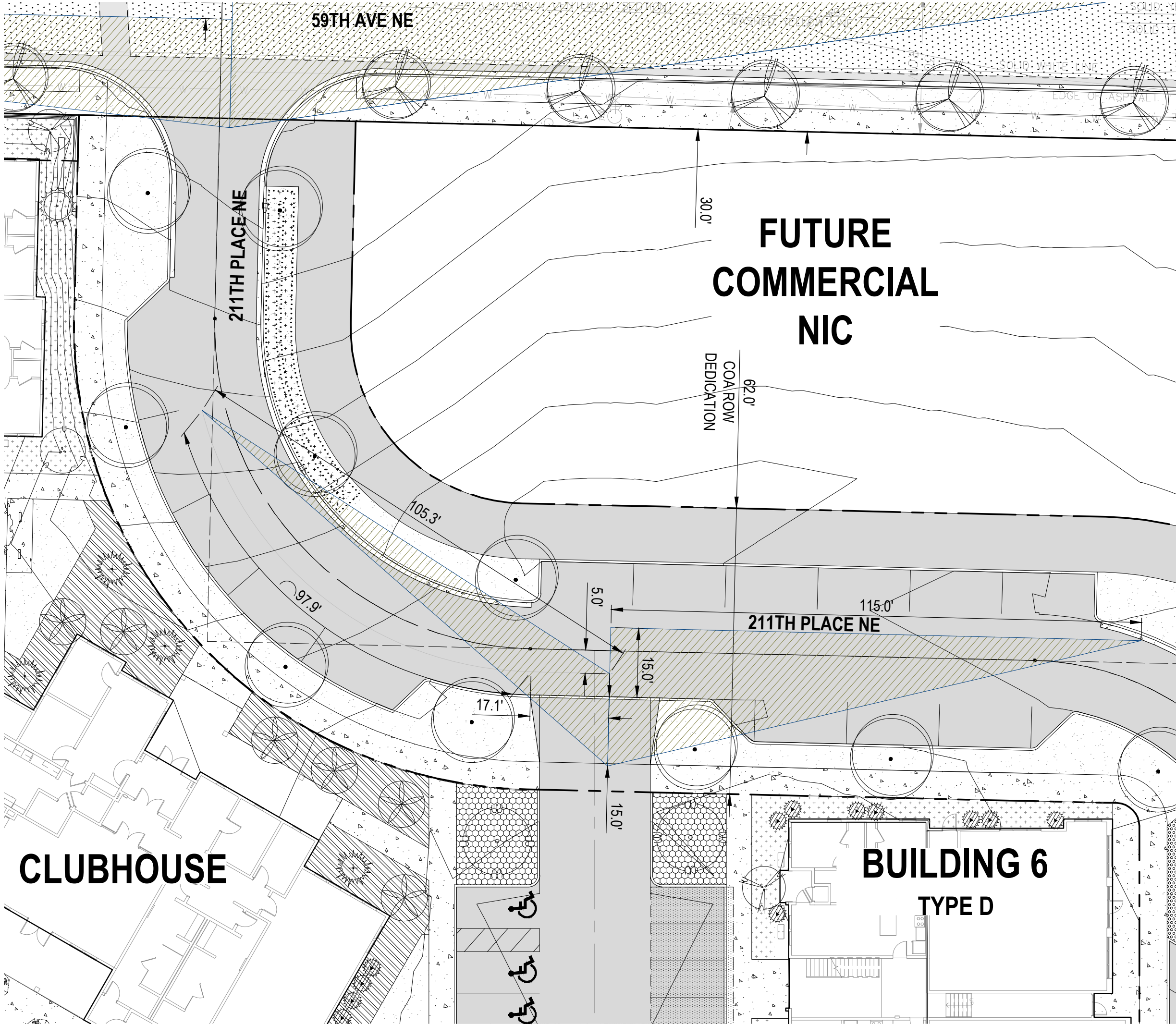
C4.30

\\kpff.com\Civil\2400001-240999\2400346 Arlington Apartments\CA00\Design\Entitlement\C4.30 AA SIGHT TRIANGLES.dwg

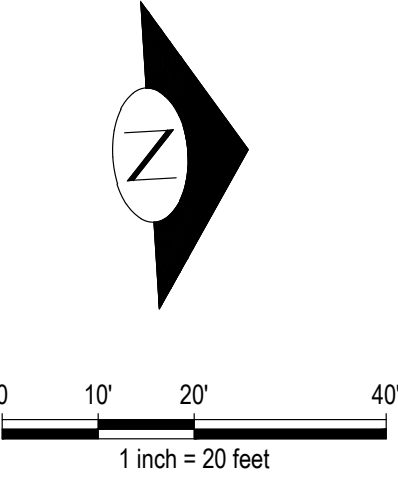
cameronp

Jun 23, 2025 - 4:24pm

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



- LEGEND**
- PROPERTY LINE / ROW LINE
 - ROADWAY CENTERLINE
 - BUILDING OUTLINE
 - CURB
 - ASPHALT PAVING
 - CONCRETE PAVEMENT
 - ASPHALT GRIND & OVERLAY
 - SIGHT DISTANCE TRIANGLE



2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL
NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
J O B No. : 2400346	

CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555

SCALE:

kpff

1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

ARLINGTON GARDEN APARTMENTS ARLINGTON, WASHINGTON
SIGHT DISTANCE TRIANGLES

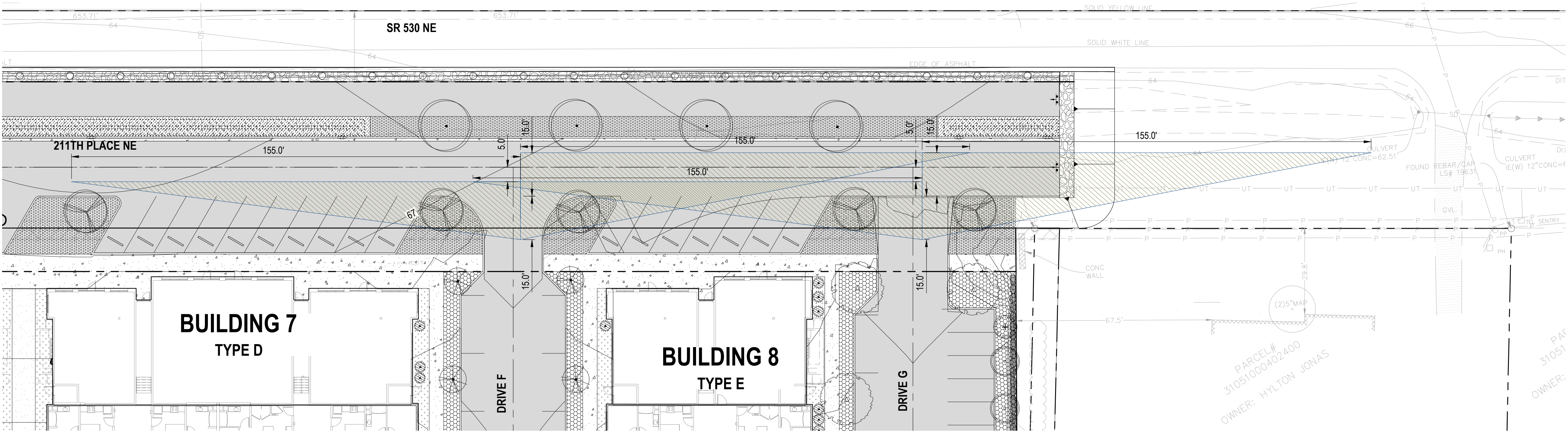
SHEET
C4.31

\\kpff.com\Civil\2400001-240999\2400346 Arlington Apartments\CA00\Design\Entitlement\CA-30 AA SIGHT TRIANGLES.dwg

cameronp

Jun 23, 2025 - 4:24pm

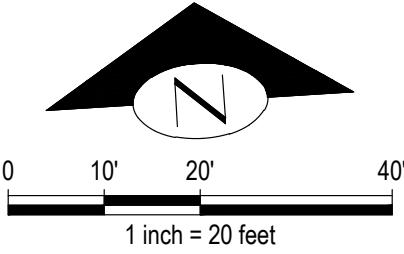
NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



PARCEL# 31051000402400
OWNER: HYLTON JONAS
PAR 31051
OWNER:

LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY
- SIGHT DISTANCE TRIANGLE



NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
J O B No. :	2400346

CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555

SCALE:

kpff

1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

SIGHT DISTANCE TRIANGLES

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

SIGHT DISTANCE TRIANGLES

SHEET

C4.32



1. CHAMBERS SHALL BE STORMTECH SC-310.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE OR POLYETHYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLYETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2927, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (< 1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, A) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND B) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2927 AND BY SECTIONS 9 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2922 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

1. STORMTECH SC-310 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4"-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

1. STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - RUBBER TIRE LOADERS, DUMP TRUCKS, OR CRAWLATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT

- A. INSPECTION PORTS (IF PRESENT)
 - A.1. REMOVE/OPEN LID ON NYLOPLAST IN-LINE DRAIN
 - A.2. REMOVE AND CLEAN FLEXFORM FILTER IF INSTALLED
 - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
 - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS

- A. FIXED CURVING CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTENCH SYSTEM.

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

1

STORMTECH HIGHLY RECOMMENDS FLEXSTORM INSERTS IN ANY UPSTREAM STRUCTURES WITH OPEN GRATES

ELEVATED BYPASS MANIFOLD

SUMP DEPTH TBD BY SITE DESIGN ENGINEER (24" [600 mm] MIN RECOMMENDED)

CATCH BASIN OR MANHOLE

INSTALL FLAMP ON 12" (300 mm) ACCESS PIPE PART#: SC31012RAMP

SC-310 CHAMBER

OPTIONAL INSPECTION PORT

SC-310 END CAP

12" (300 mm) HDPE ACCESS PIPE REQUIRED USE EZ END CAP PART #: SC310ECEZ

ONE LAYER OF ADSPPLUS625 WOVEN GEOTEXTILE BETWEEN FOUNDATION STONE AND CHAMBERS 4' (1.2 m) MIN WIDE CONTINUOUS FABRIC WITHOUT SEAMS

NTS

3

	CUP / BSP CYCLE 2 RESUBMITTAL
	CUP / BSP CYCLE 1 RESUBMITTAL
	CUP / BSP SUBMITTAL
	REVISION

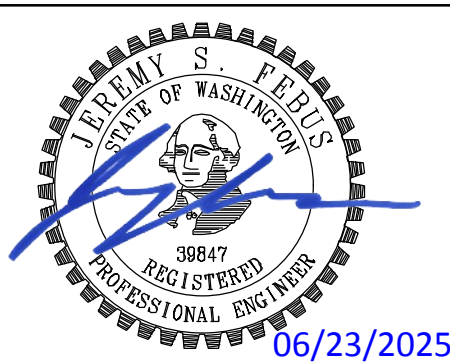
DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
J O B No. : 2400346	

**CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555**

SCALE:

kpff

1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com



2

12" (300 mm) MIN WIDTH

CONCRETE COLLAR

ASPHALT OVERLAY FOR TRAFFIC APPLICATIONS

8" (200 mm) MIN THICKNESS OF ASPHALT OVERLAY AND CONCRETE COLLAR

STORMTECH CHAMBER

NYLOPLAST 8" LOCKING SOLID COVER AND FRAME

CONCRETE COLLAR / ASPHALT OVERLAY NOT REQUIRED FOR GREENSPACE OR NON-TRAFFIC APPLICATIONS

8" NYLOPLAST UNIVERSAL DRAIN BODY (PART# 2708A-01PKIT) OR TRAFFIC RATED BOX W/SOLID LOCKING COVER

4" (100 mm) SDR 35 PIPE

4" (100 mm) INSERT TEE TO BE CENTERED ON CORRUGATION CREST

NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

NTS

4

NTS

INFILTRATION CHAMBER DETAIL

C4.45

Jun 23, 2025 - 4:25pm

SC-310 TECHNICAL SPECIFICATION

NTS

NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)

CHAMBER STORAGE

MINIMUM INSTALLED STORAGE*

WEIGHT

34.0" X 16.0" X 85.4"

14.7 CUBIC FEET

31.0 CUBIC FEET

35.0 lbs.

(864 mm X 406 mm X 2169 mm)

(0.42 m³)

(0.88 m³)

(16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS

PART #	STUB	B	C
SC310EPE06TPC	6" (150 mm)	5.8" (147 mm)	---
SC310EPE06BPC	---	---	0.5" (13 mm)
SC310EPE08TPC	8" (200 mm)	3.5" (89 mm)	---
SC310EPE08BPC	---	---	0.6" (15 mm)
SC310EPE10TPC	10" (250 mm)	1.4" (36 mm)	---
SC310EPE10BPC	---	---	0.7" (18 mm)
SC310ECEZ*	12" (300 mm)	---	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH 1-888-892-2694.

* FOR THE SC310ECEZ THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING STAYS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL; PRE-CORED END CAPS END WITH "PC"

StormTech®

4640 TRUEMAN BLVD
HILLIARD, OH 43026

Chamber System

1-800-851-0710
WWW.STORMTECH.COM

1

TECHNICAL SPECIFICATION

SC-310 CHAMBER

DRAWN: SMW
CHECKED: JLM

DATE: 10/15/24
DRAWING # 721-310

1-800-851-0710
WWW.STORMTECH.COM

StormTech®
Chamber System

4640 TRUEMAN BLVD
HILLIARD, OH 43026

Chamber System

1-800-851-0710
WWW.STORMTECH.COM

1

THIS DRAWING AND SPECIFICATIONS ARE THE PROPERTY OF STORMTECH. NO PART OF THIS DRAWING OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STORMTECH. THE PRODUCTS DESCRIBED IN THIS DRAWING ARE NOT TO BE USED IN ANY MANNER THAT COULD BE DANGEROUS TO THE USER OR THE PUBLIC. STORMTECH SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF THE USE OF THIS DRAWING.

1

2

06/23/2025

INFILTRATION CHAMBER DETAIL

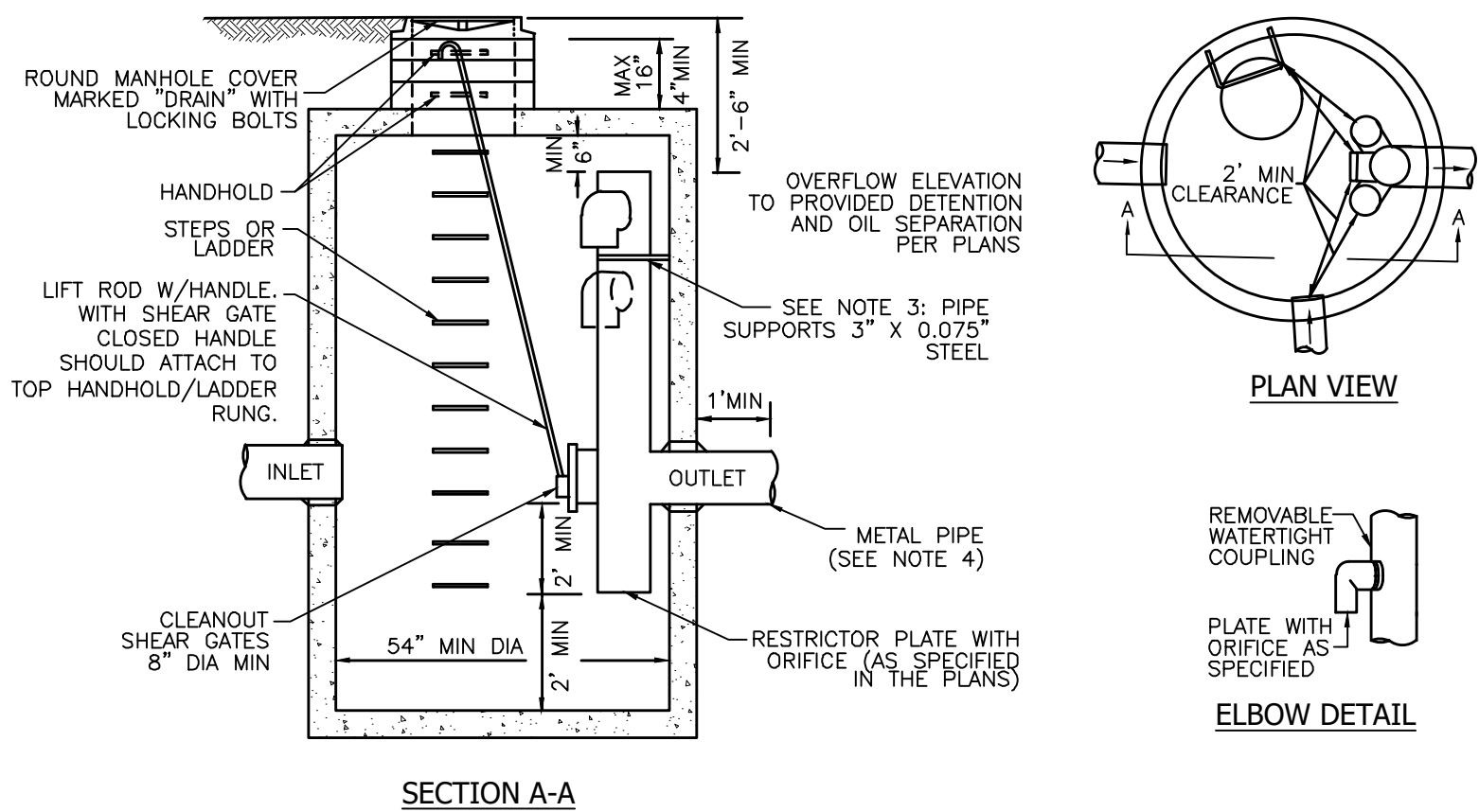
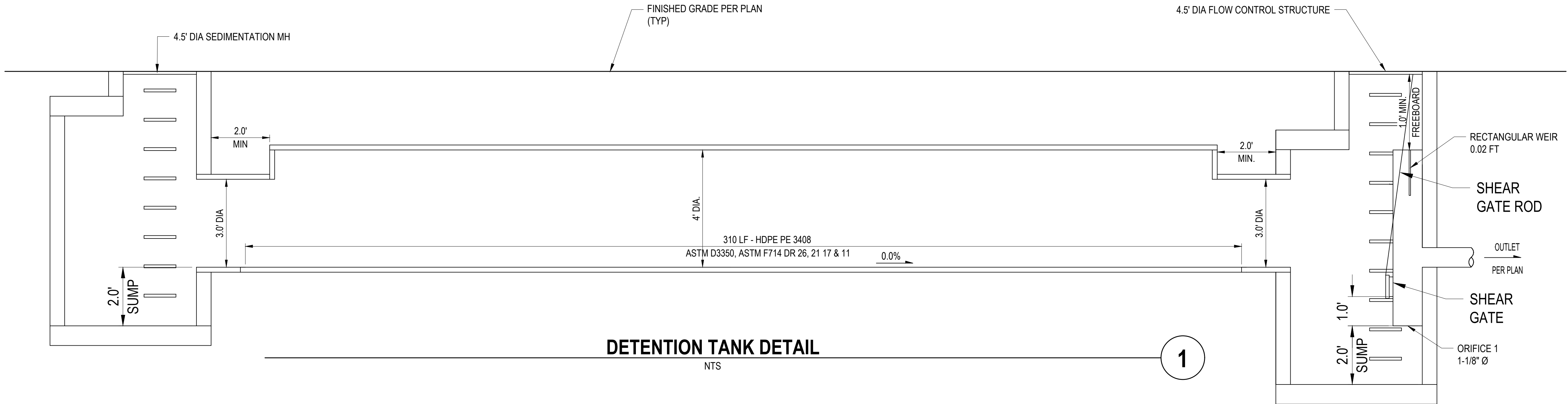
C4.46

\\kpff.com\Civil\Civil\2400001-2409999\2400346 Arlington Apartments\CADD\Design\Entitlement\C4.40 AA SD D11LS.dwg

cameronp

Jun 23, 2025 - 4:25pm

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



NOTES:

- EXCEPT AS SHOWN OR NOTED, UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS FOR CATCHBASIN TYPE 2 54" MINIMUM DIAMETER.
- THE RESTRICTOR/SEPARATOR AND PIPE SUPPORTS SHALL BE OF THE SAME MATERIAL AND SHALL BE FABRICATED FROM 0.060" ALUMINUM OR 0.064" ALUMINIZED STEEL OR 0.064" GALVANIZED STEEL PIPE IN ACCORDANCE WITH AASHTO M 36, M 196, M197 AND M274. GALVANIZED STEEL SHALL HAVE TREATMENT 1.
- OUTLET SHALL BE CONNECTED TO CULVERT OR SEWER PIPE WITH A STANDARD COUPLING BAND FOR CORRUGATED METAL PIPE OR GROUTED INTO THE BELL OF CONCRETE PIPE.
- THE VERTICAL RISER STEM OF THE RESTRICTOR/SEPARATOR SHALL BE THE SAME DIAMETER AS THE HORIZONTAL OUTLET PIPE WITH A 8" MINIMUM SIZE.
- FRAME AND LADDER OR STEPS TO BE OFFSET SO THAT (1) CLEANOUT GATE IS VISIBLE FROM TOP, (2) CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE. (3) FRAME IS CLEAR OF CURB (IF ANY EXIST).
- MULTI-ORIFICE ELBOWS MAY BE LOCATED AS SHOWN ON ONE SIDE OF RISER TO ASSURE LADDER CLEARANCE. SIZE OF ELBOWS TO BE DETERMINED BY THE ENGINEER.
- CLEANOUT GATE/SHEAR GATE : ALUMINUM ALLOY PER ASTM B26-ZG32A OR CAST IRON ASTM A48 CLASS 30B AS REQUIRED. LIFT HANDLE EITHER SOLID OR TUBING WITH ADJUSTABLE HOOK AS REQUIRED. NEOPRENE RUBBER GASKETS REQUIRED BETWEEN FLANGES.

FLOW CONTROL RISER DETAIL
COA STD DETAIL SD-150

NTS

NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

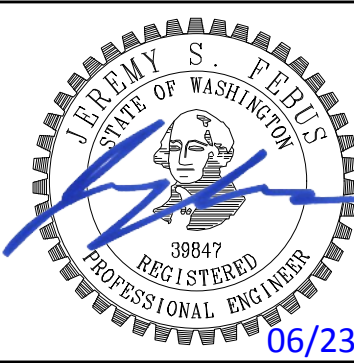
DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
J O B No. : 2400346	

CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555

SCALE:



1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com



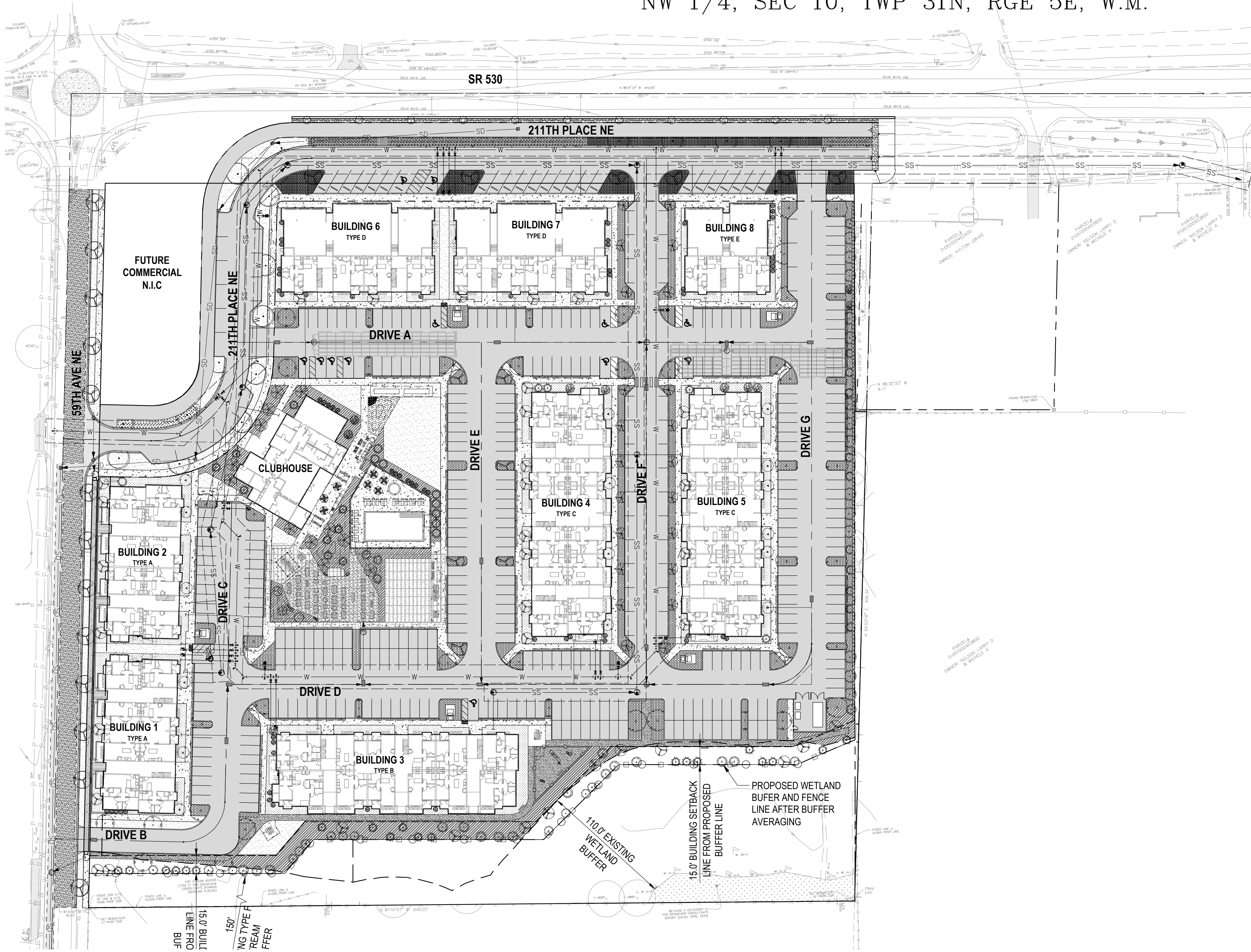
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

DETENTION TANK DETAIL

SHEET

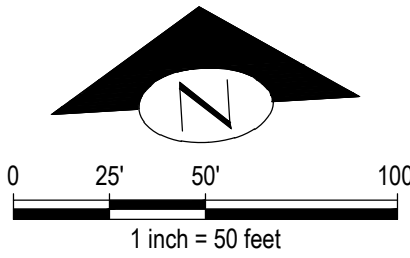
C4.47

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- SANITARY SEWER MAIN
- SANITARY SEWER LATERAL
- SANITARY SEWER MANHOLE
- WATER MAIN
- DOMESTIC WATER SERVICE
- FIRE SERVICE
- WATER METER
- UTILITY EASEMENT
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY



NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

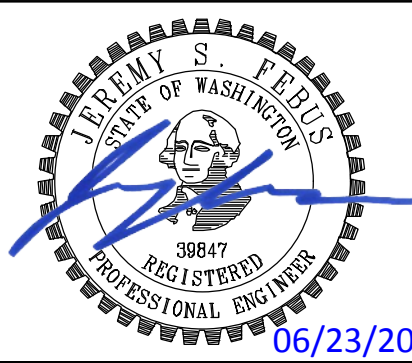
DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
J O B No. : 2400346	

CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555

SCALE:



1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com



ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

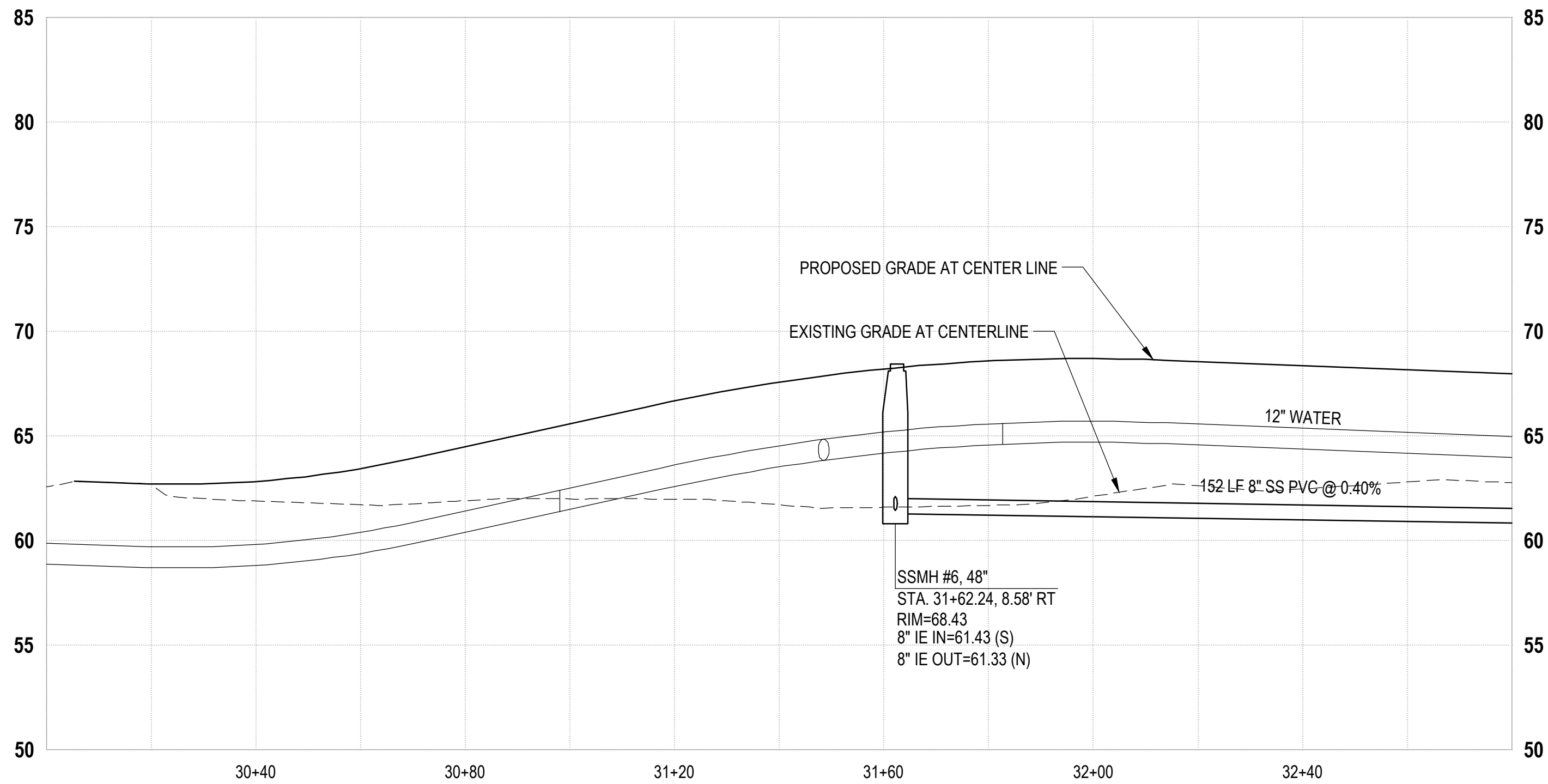
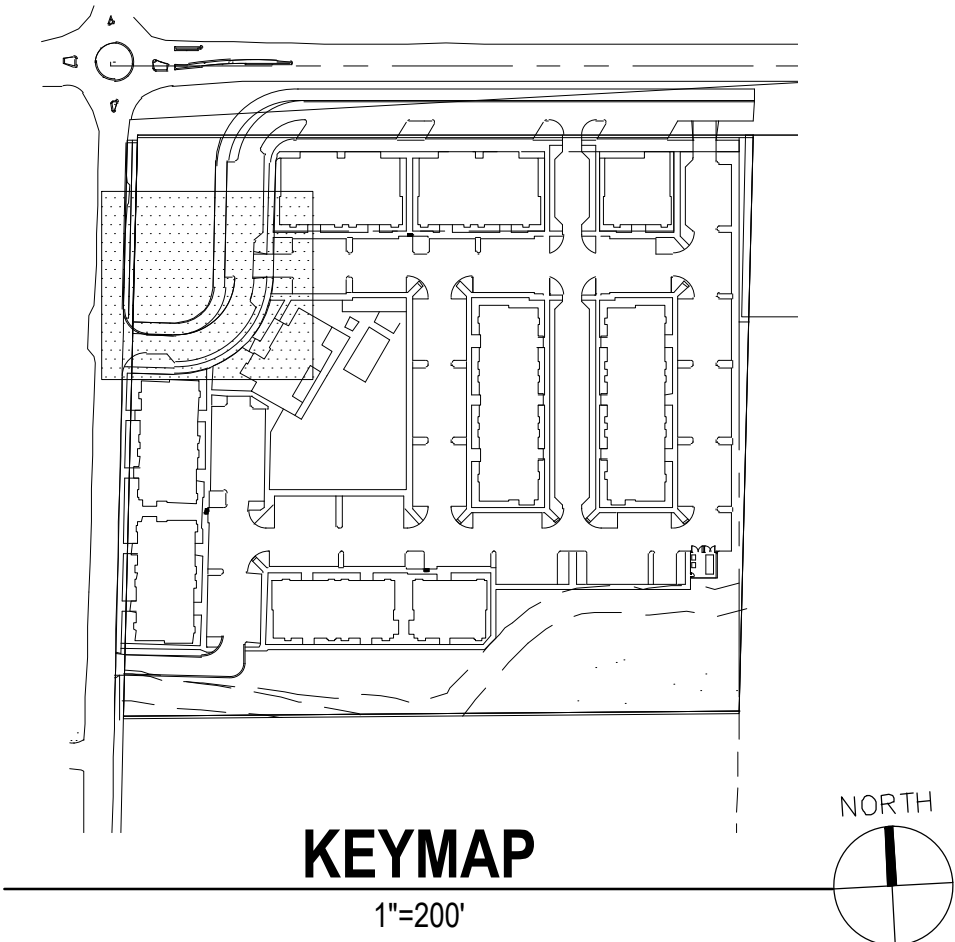
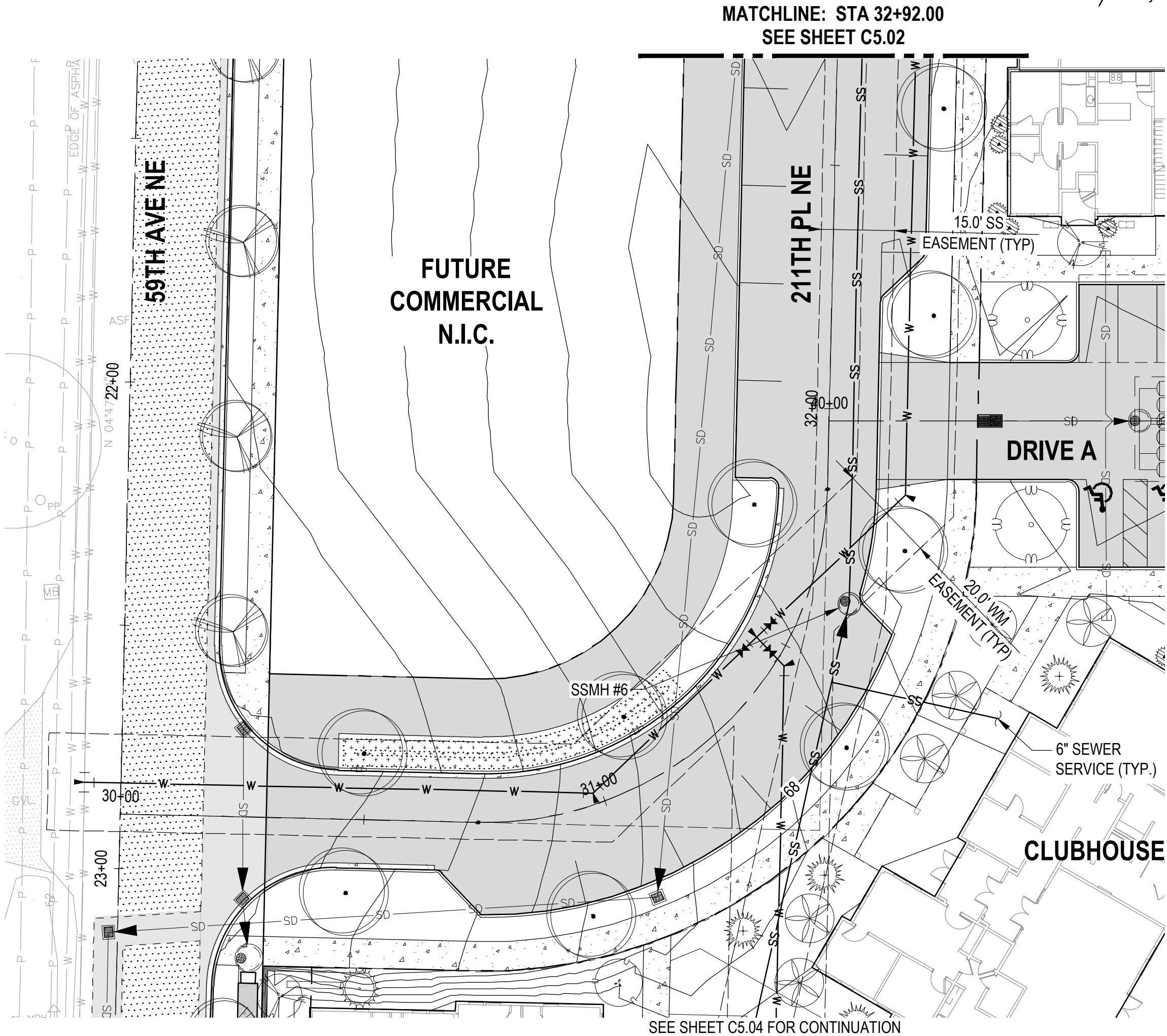
COMPOSITE UTILITY PLAN

SHEET

C5.00

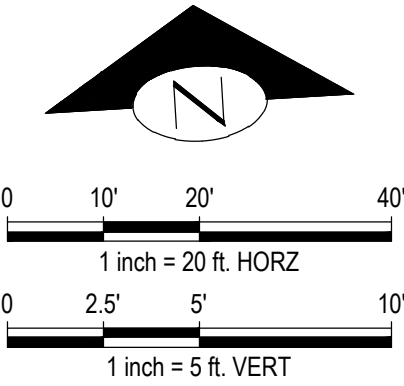
Jun 23, 2025 - 4:25pm
comenorp
\\kpff.com\Civil\2400001-2409999\2400346 Arlington Apartments\CA00\Design\Entitlement\CS.01 AA UT.dwg

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- SANITARY SEWER MAIN
- SANITARY SEWER LATERAL
- SANITARY SEWER MANHOLE
- WATER MAIN
- DOMESTIC WATER SERVICE
- FIRE SERVICE
- WATER METER
- UTILITY EASEMENT
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY



NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

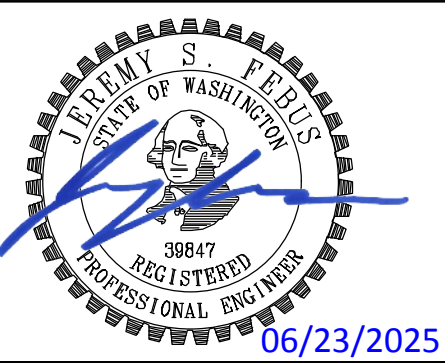
DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
JOB No.: 2400346	

CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555

SCALE:

kpff

1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com



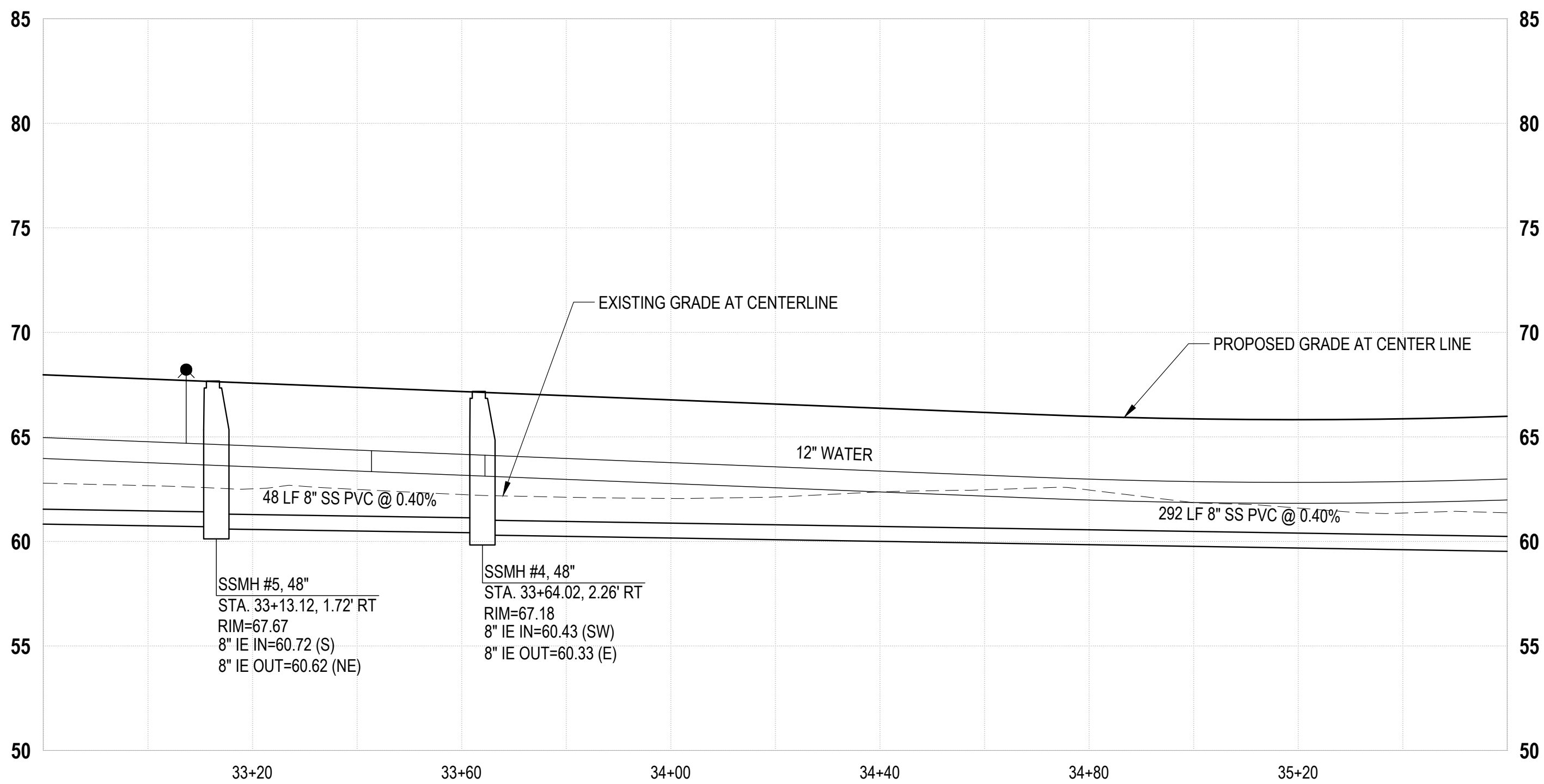
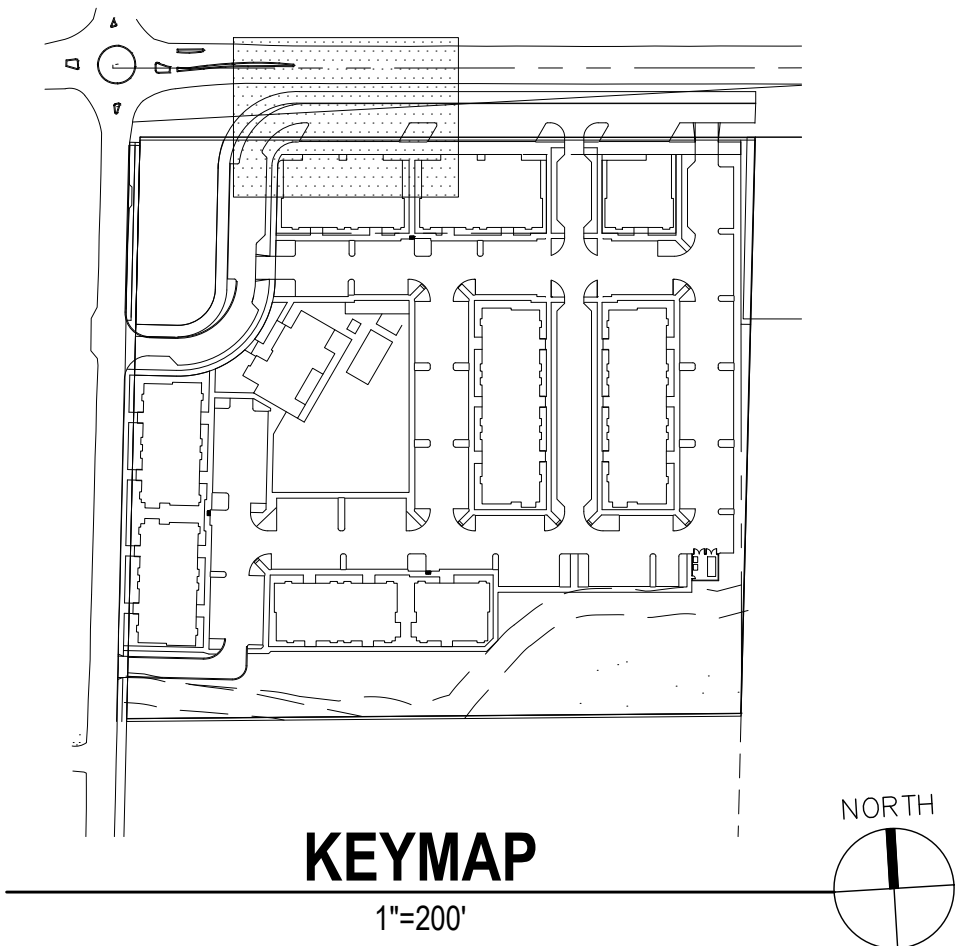
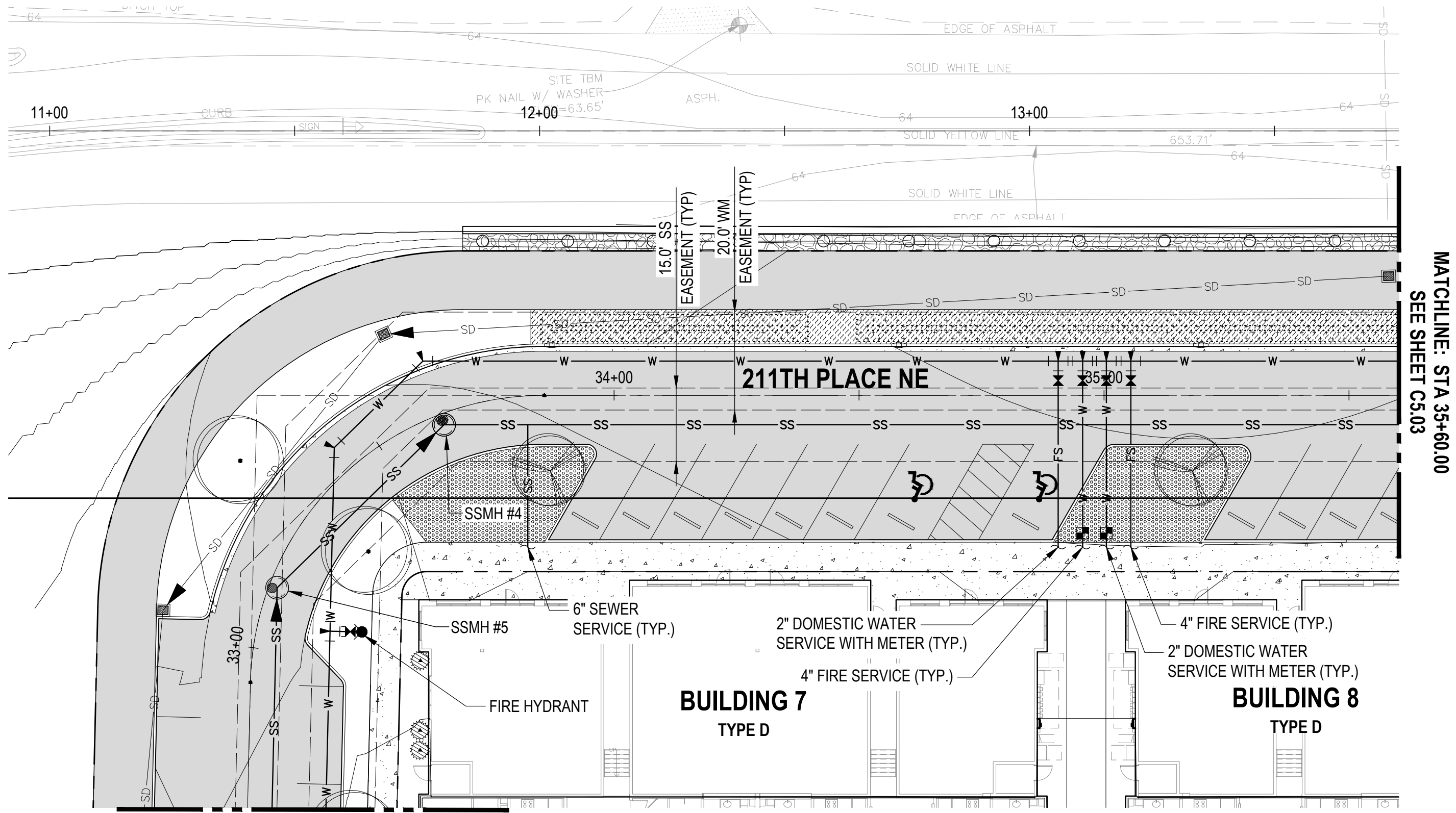
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

211TH PLACE NE
UTILITY PLAN AND PROFILE

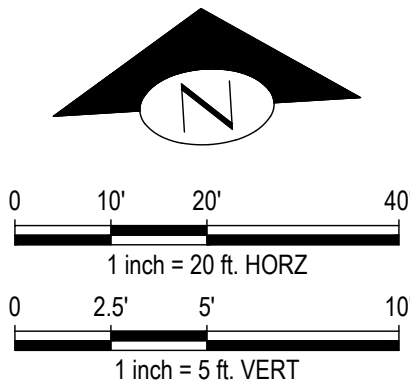
SHEET

C5.01

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



- LEGEND**
- PROPERTY LINE / ROW LINE
 - ROADWAY CENTERLINE
 - BUILDING OUTLINE
 - CURB
 - WETLAND BUFFER
 - BSBL
 - SS SANITARY SEWER MAIN
 - SANITARY SEWER LATERAL
 - SANITARY SEWER MANHOLE
 - W WATER MAIN
 - DOMESTIC WATER SERVICE
 - FS FIRE SERVICE
 - WATER METER
 - UTILITY EASEMENT
 - ASPHALT PAVING
 - CONCRETE PAVEMENT
 - ASPHALT GRIND & OVERLAY



NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

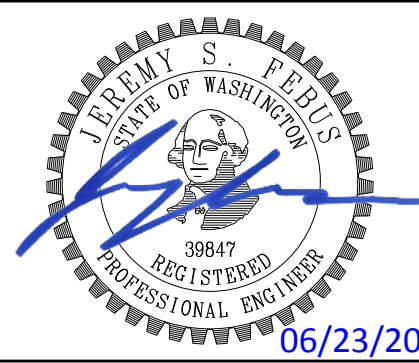
DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
J O B No. : 2400346	

CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555

SCALE:

kpff

1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com



06/23/2025

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

211TH PLACE NE
UTILITY PLAN AND PROFILE

SHEET

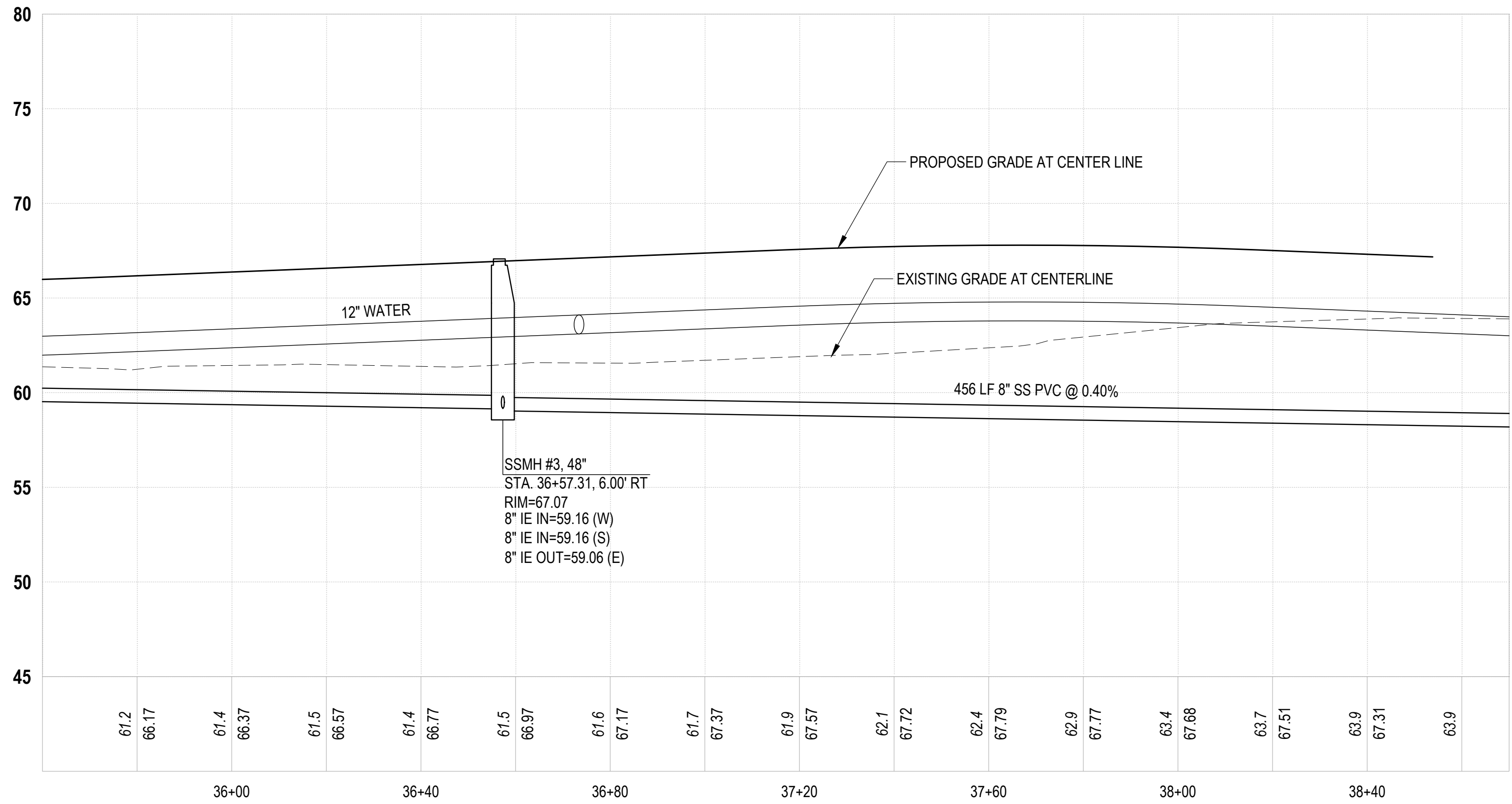
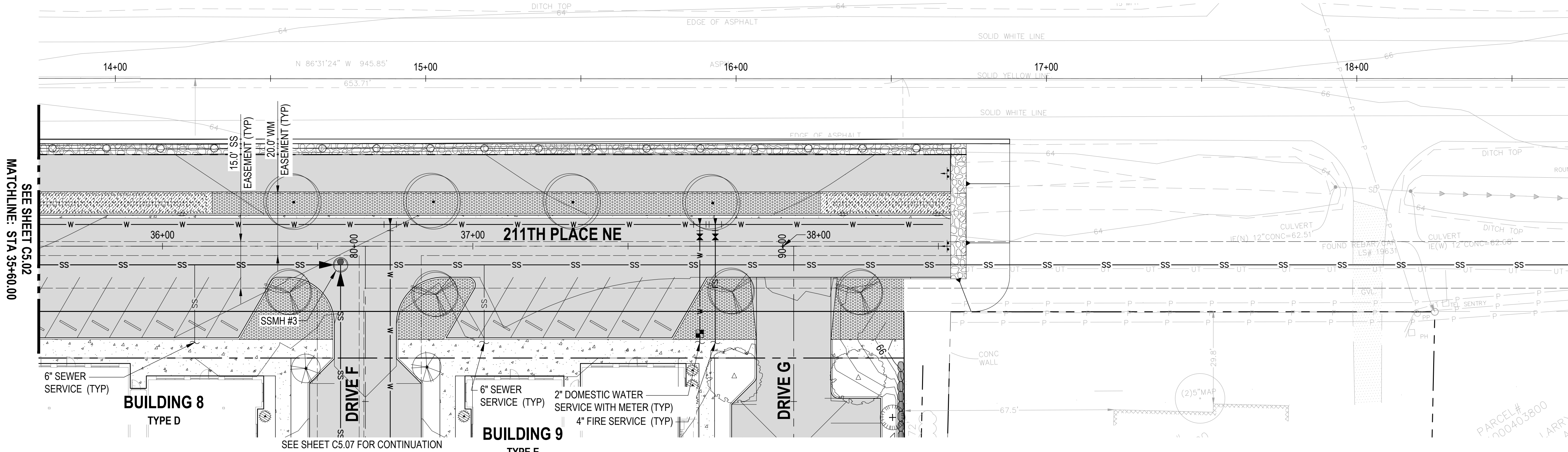
C5.02

\\kpff.com\Civil\2400001-240999\2400346 Arlington Apartments\CADD\Design\Entitlement\C5.01 AA UT.dwg

cameronp

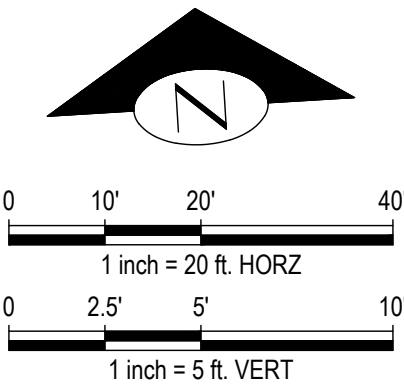
Jun 23, 2025 - 4:26pm

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- SANITARY SEWER MAIN
- SANITARY SEWER LATERAL
- SANITARY SEWER MANHOLE
- WATER MAIN
- DOMESTIC WATER SERVICE
- FIRE SERVICE
- WATER METER
- UTILITY EASEMENT
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY



NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

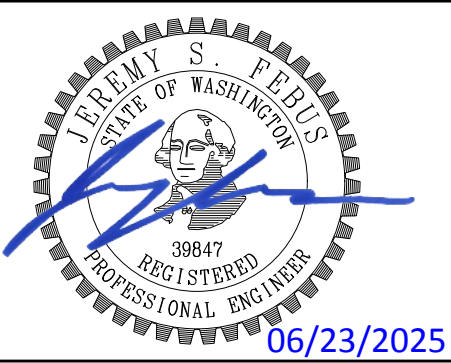
DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
J O B No. : 2400346	

CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555

SCALE:

kpff

1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com



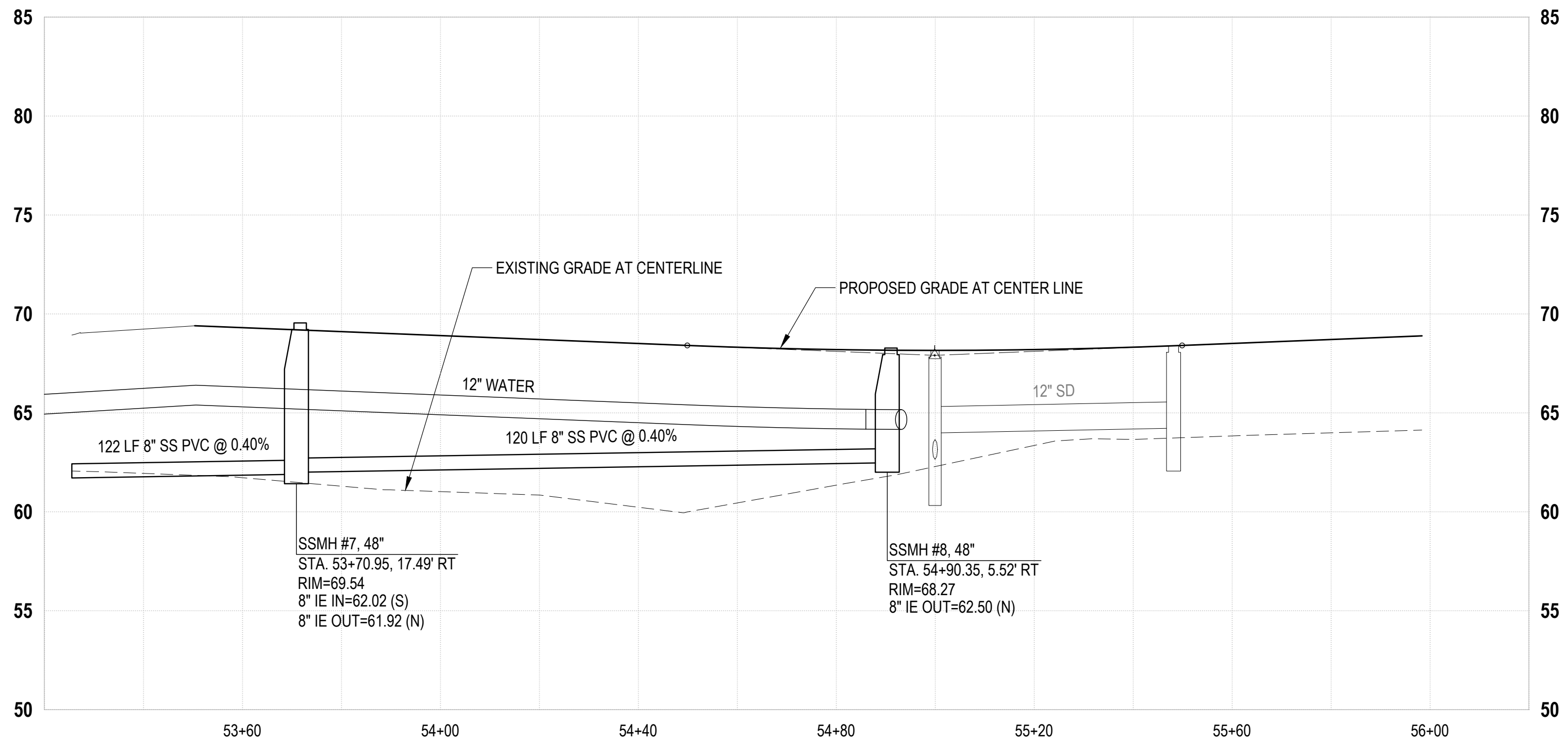
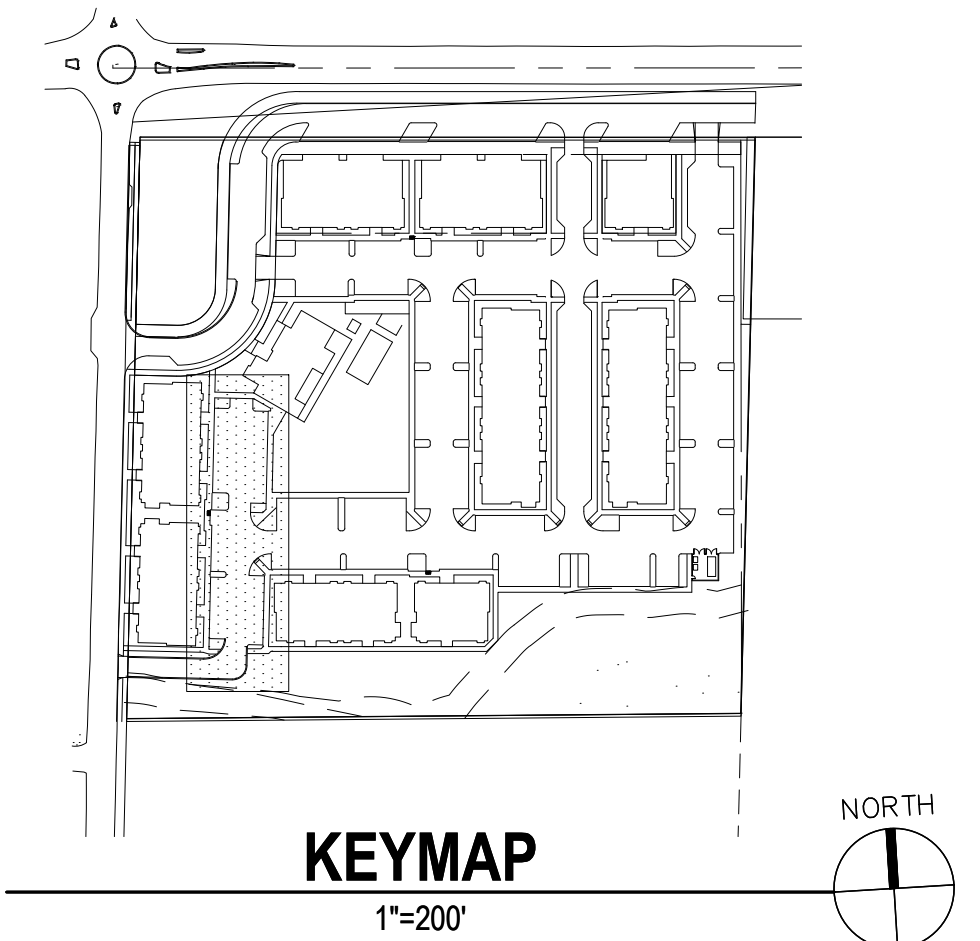
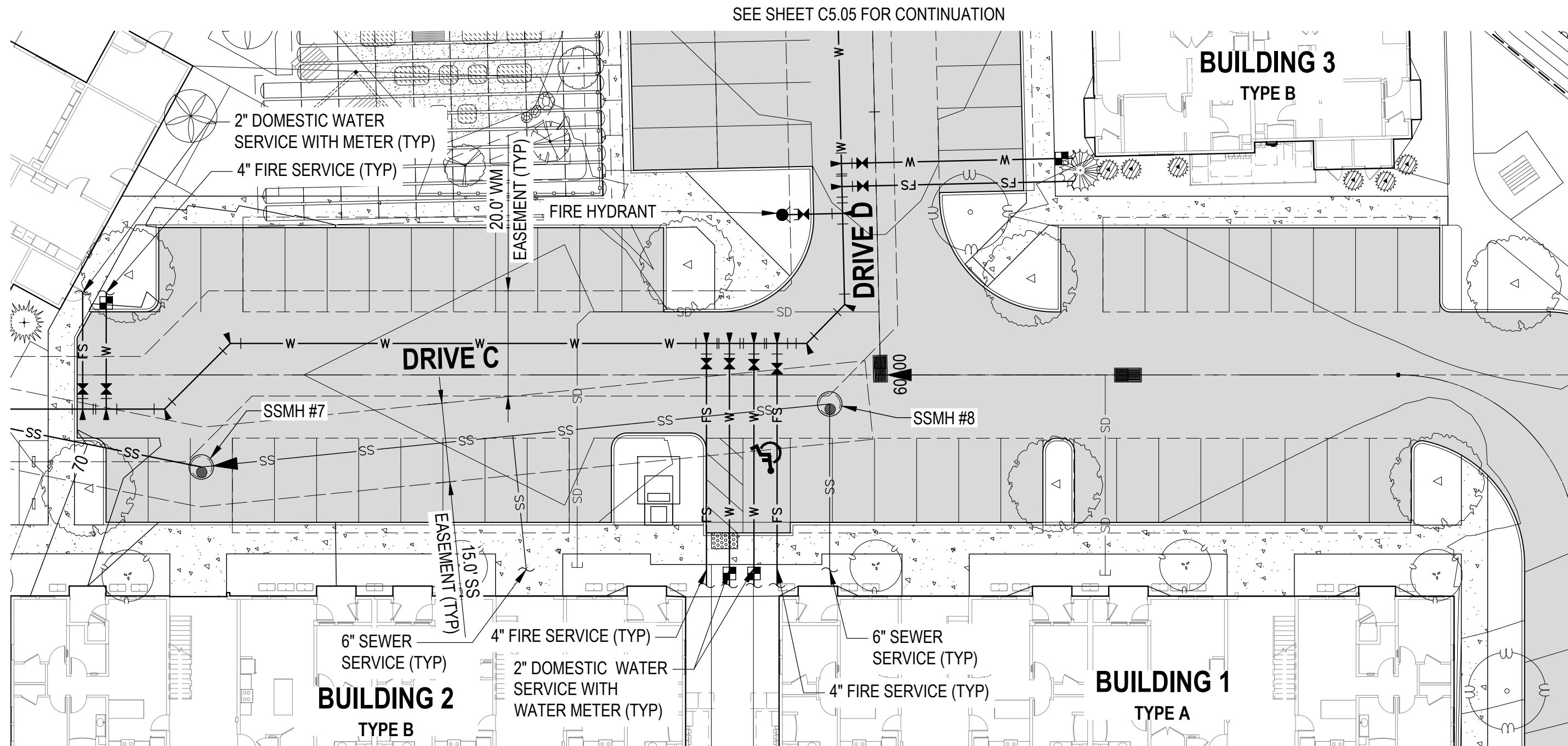
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

211TH PL NE
UTILITY PLAN AND PROFILE

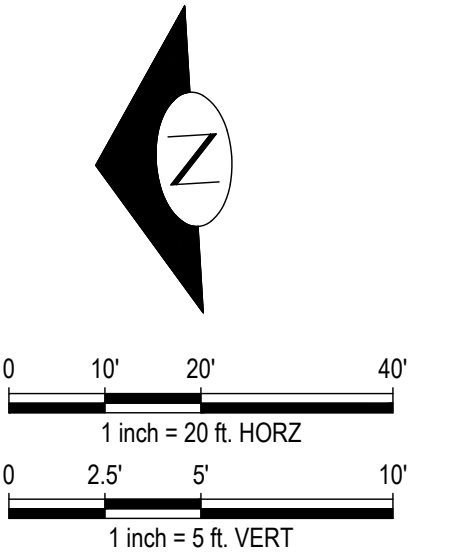
SHEET

C5.03

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



- LEGEND**
- PROPERTY LINE / ROW LINE
 - ROADWAY CENTERLINE
 - BUILDING OUTLINE
 - CURB
 - WETLAND BUFFER
 - BSBL
 - SS SANITARY SEWER MAIN
 - SANITARY SEWER LATERAL
 - SANITARY SEWER MANHOLE
 - W WATER MAIN
 - DOMESTIC WATER SERVICE
 - FS FIRE SERVICE
 - WATER METER
 - UTILITY EASEMENT
 - ASPHALT PAVING
 - CONCRETE PAVEMENT
 - ASPHALT GRIND & OVERLAY



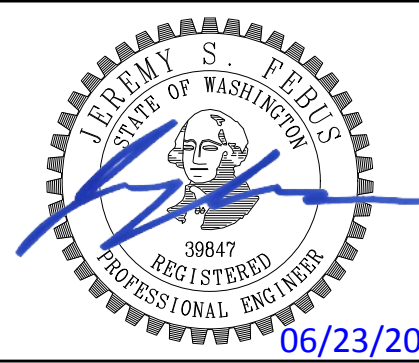
NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
J O B No. : 2400346	

CALL TWO BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555

SCALE:

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com



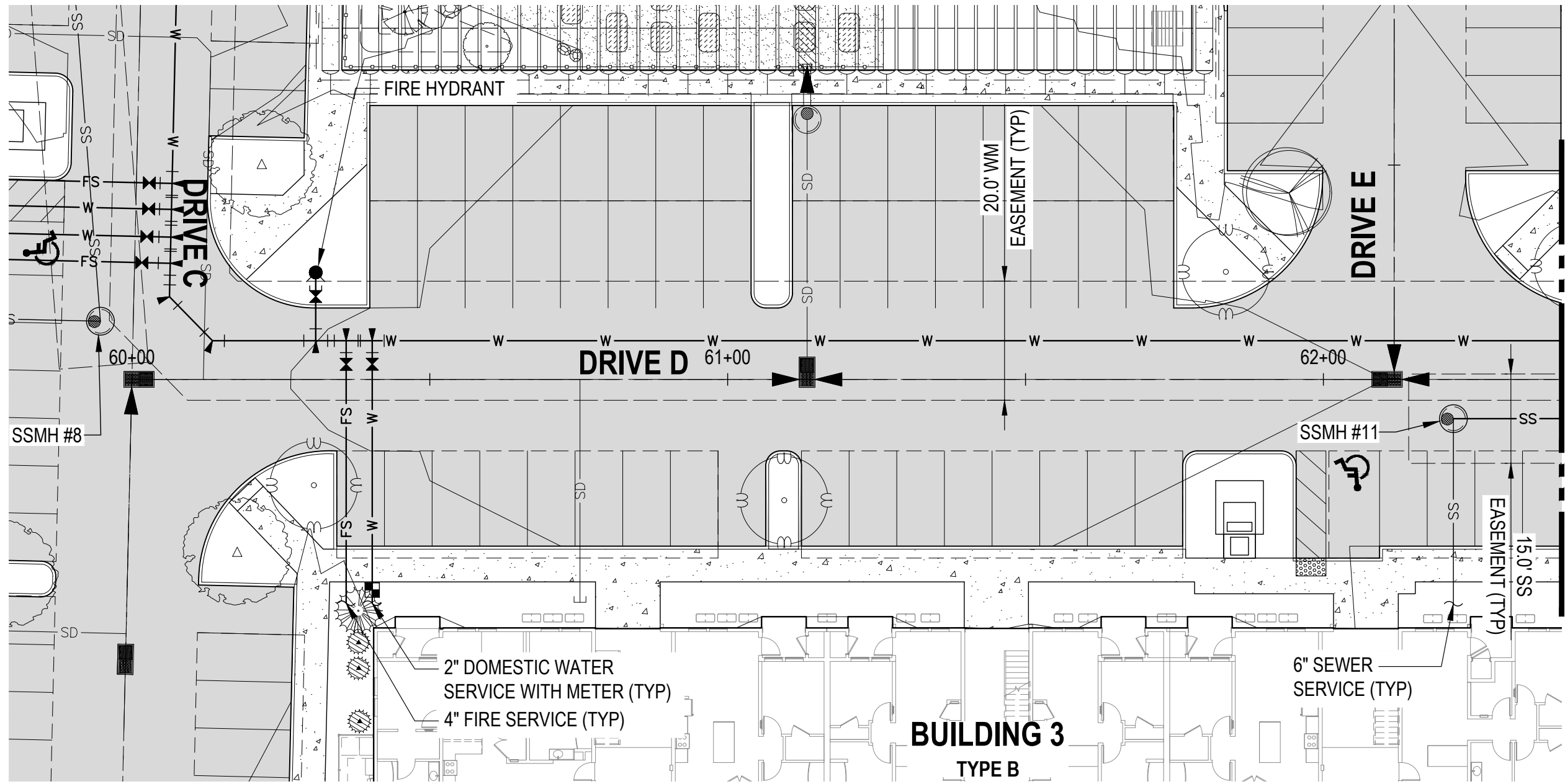
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

DRIVE C
UTILITY PLAN AND PROFILE

SHEET
C5.04

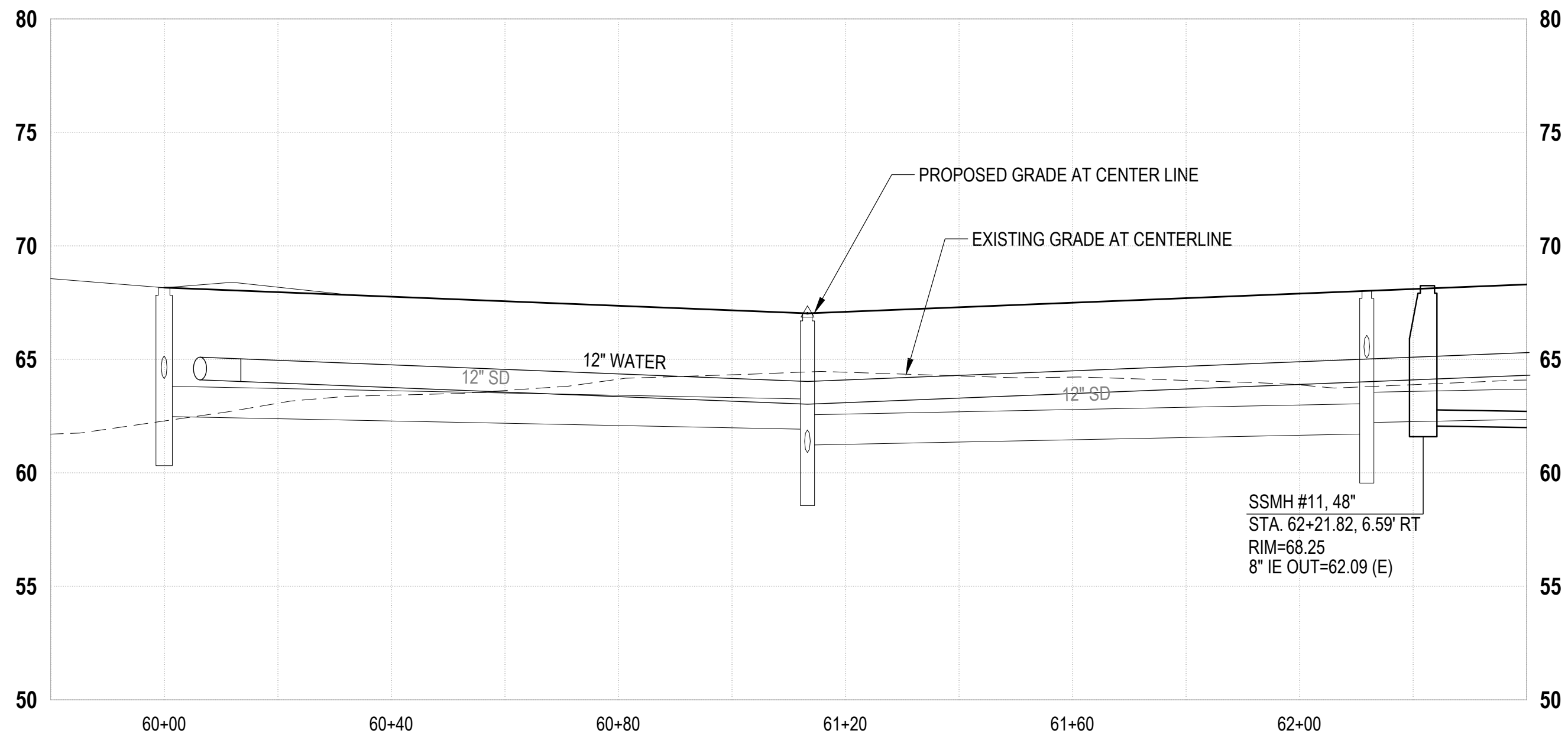
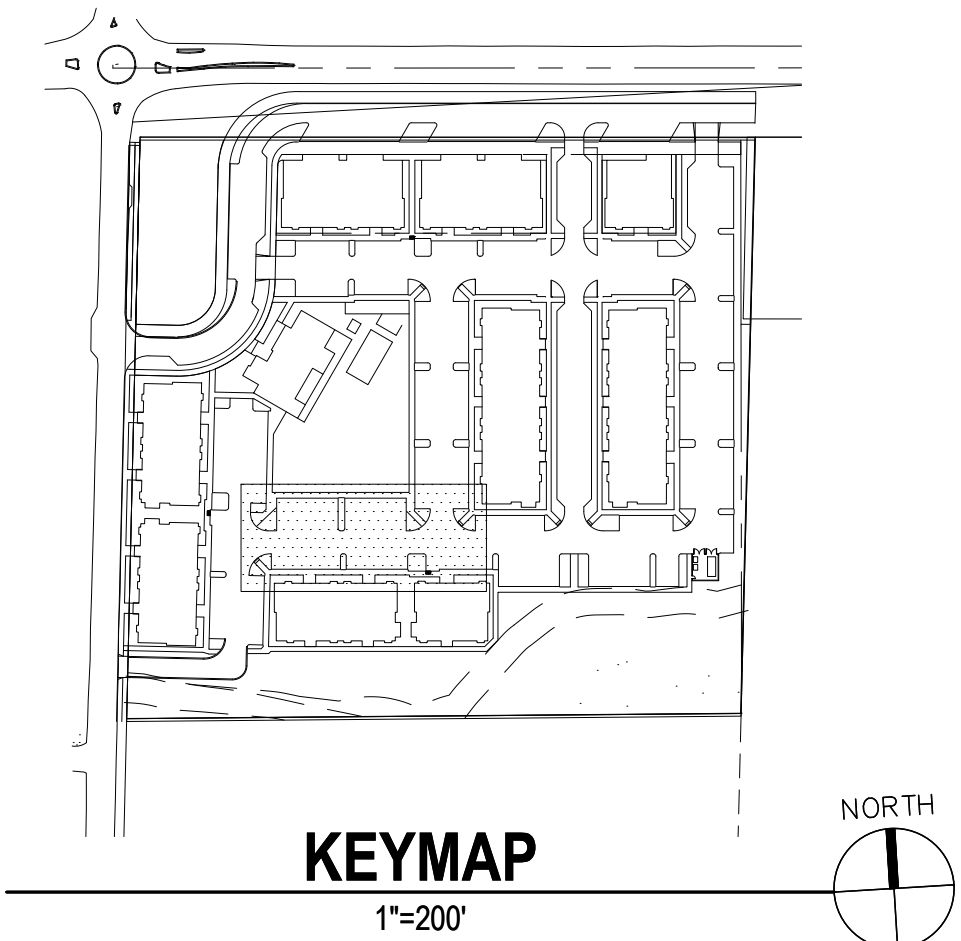
NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.

SEE SHEET C5.04 FOR CONTINUATION



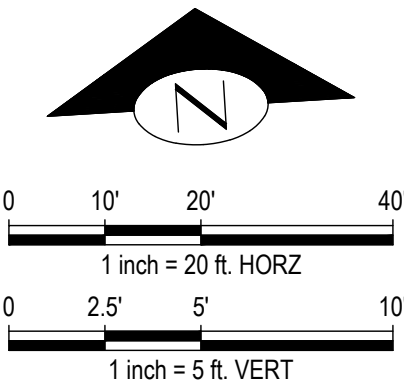
SEE SHEET C5.04 FOR CONTINUATION

MATCHLINE: STA 62+40.00
SEE SHEET C5.06



LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- SANITARY SEWER MAIN
- SANITARY SEWER LATERAL
- SANITARY SEWER MANHOLE
- WATER MAIN
- DOMESTIC WATER SERVICE
- FIRE SERVICE
- WATER METER
- UTILITY EASEMENT
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY



NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
J O B No. : 2400346	

CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555

SCALE:

kpff

1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

DRIVE D
UTILITY PLAN AND PROFILE

06/23/2025

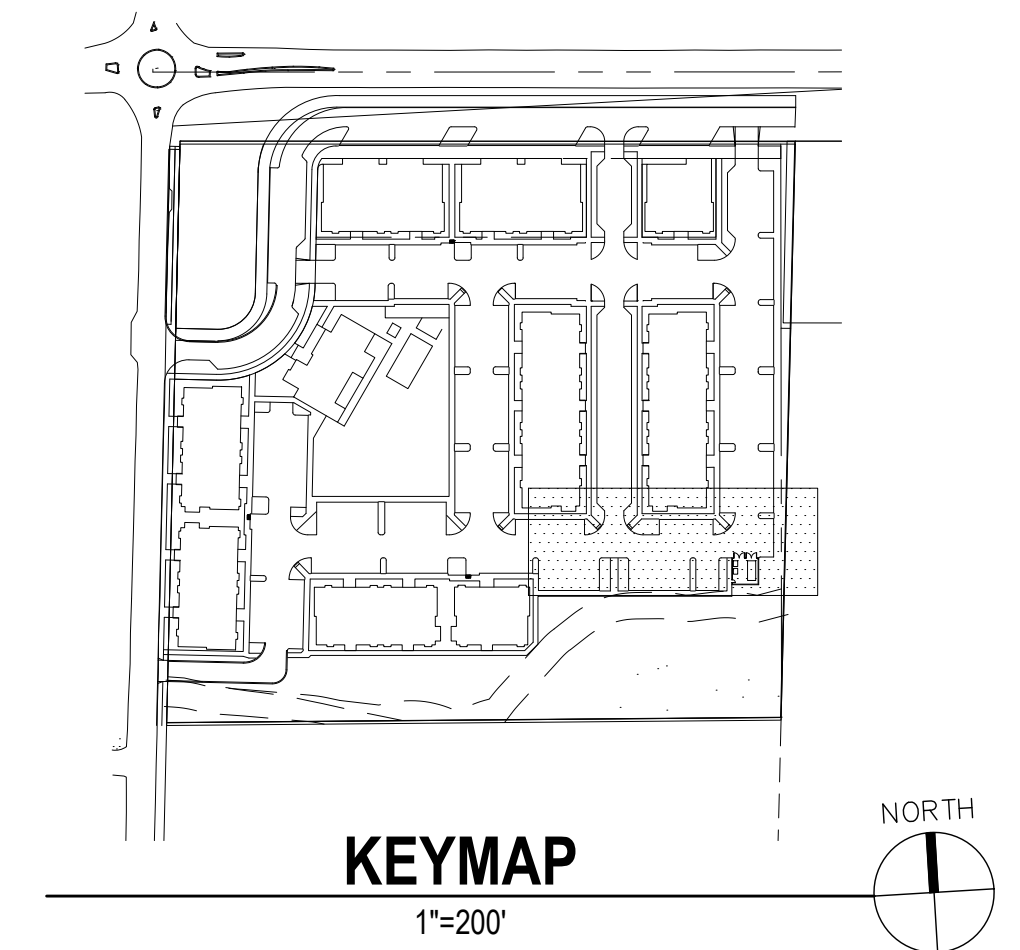
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

DRIVE D
UTILITY PLAN AND PROFILE

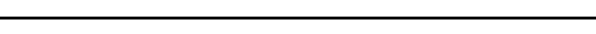
SHEET

C5.05

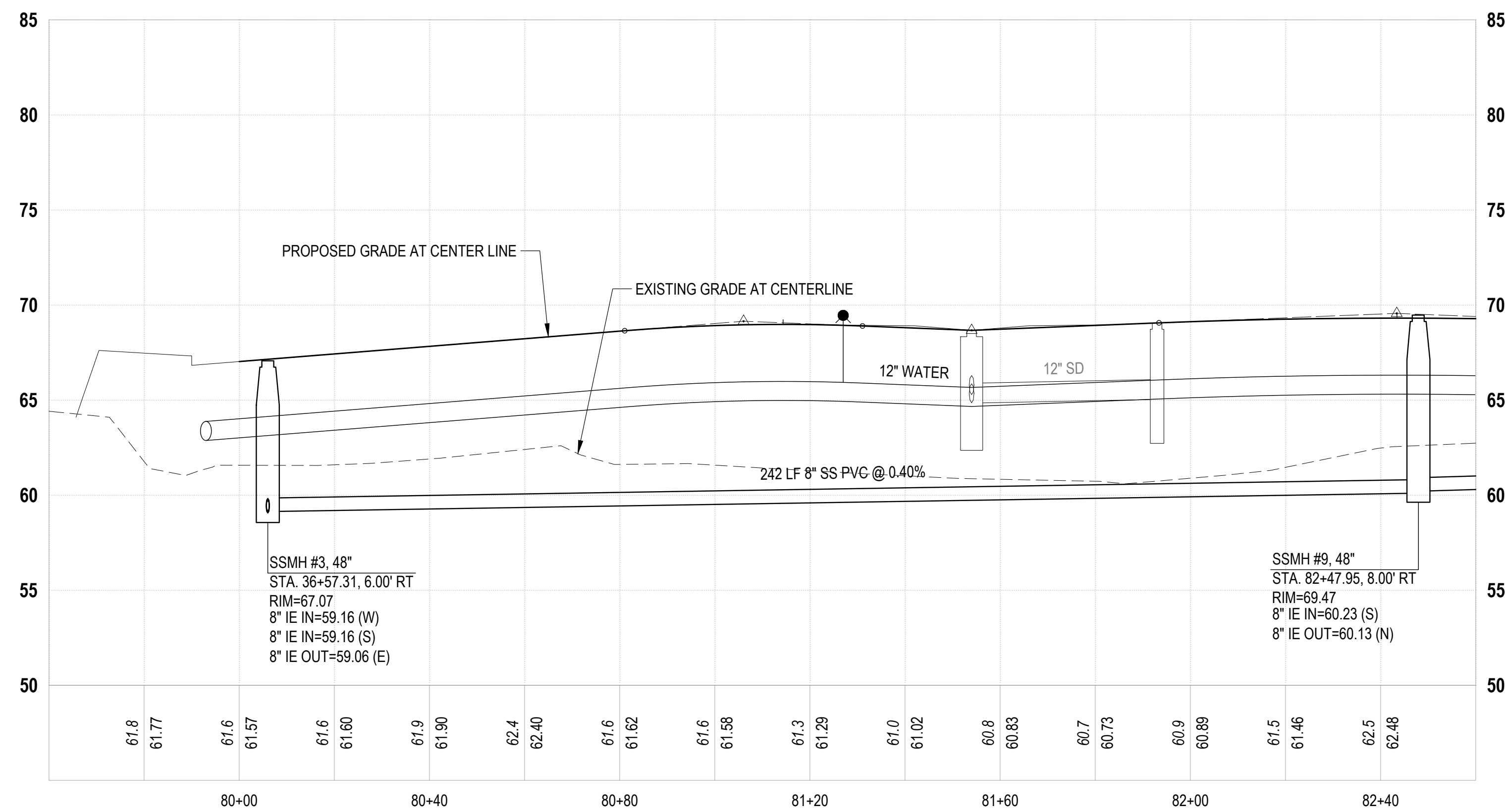
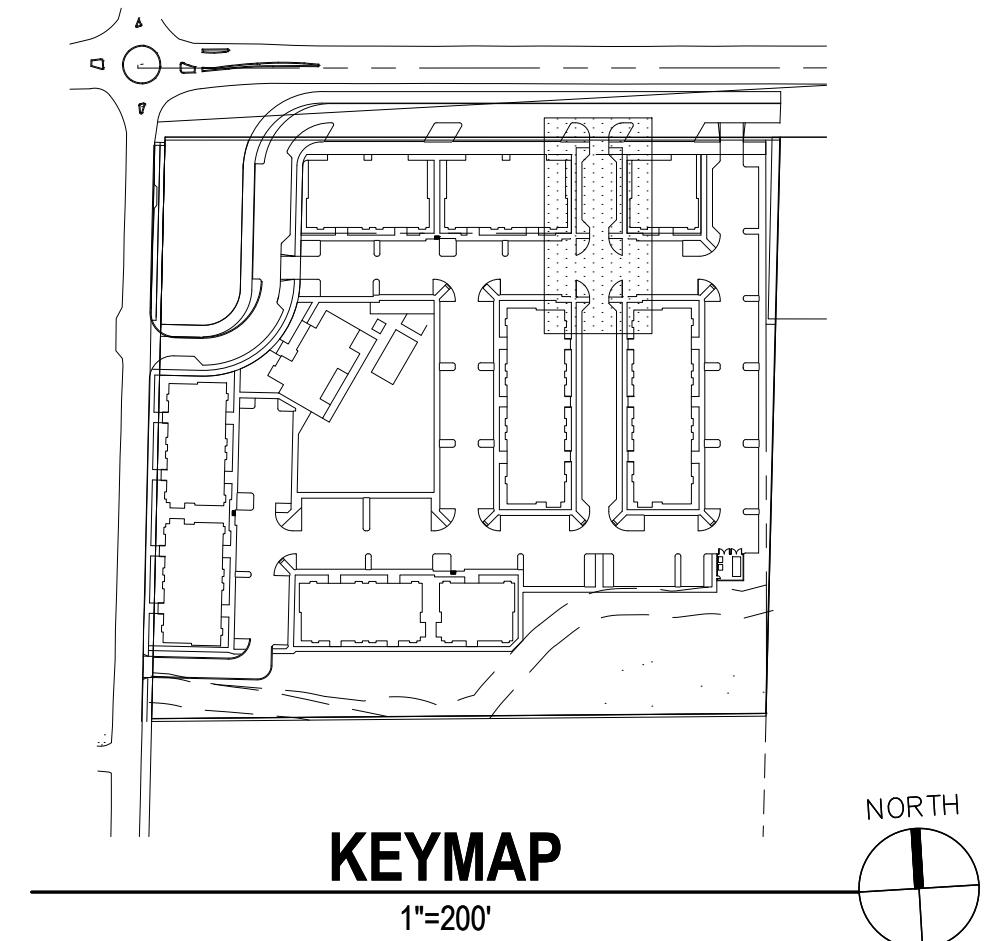
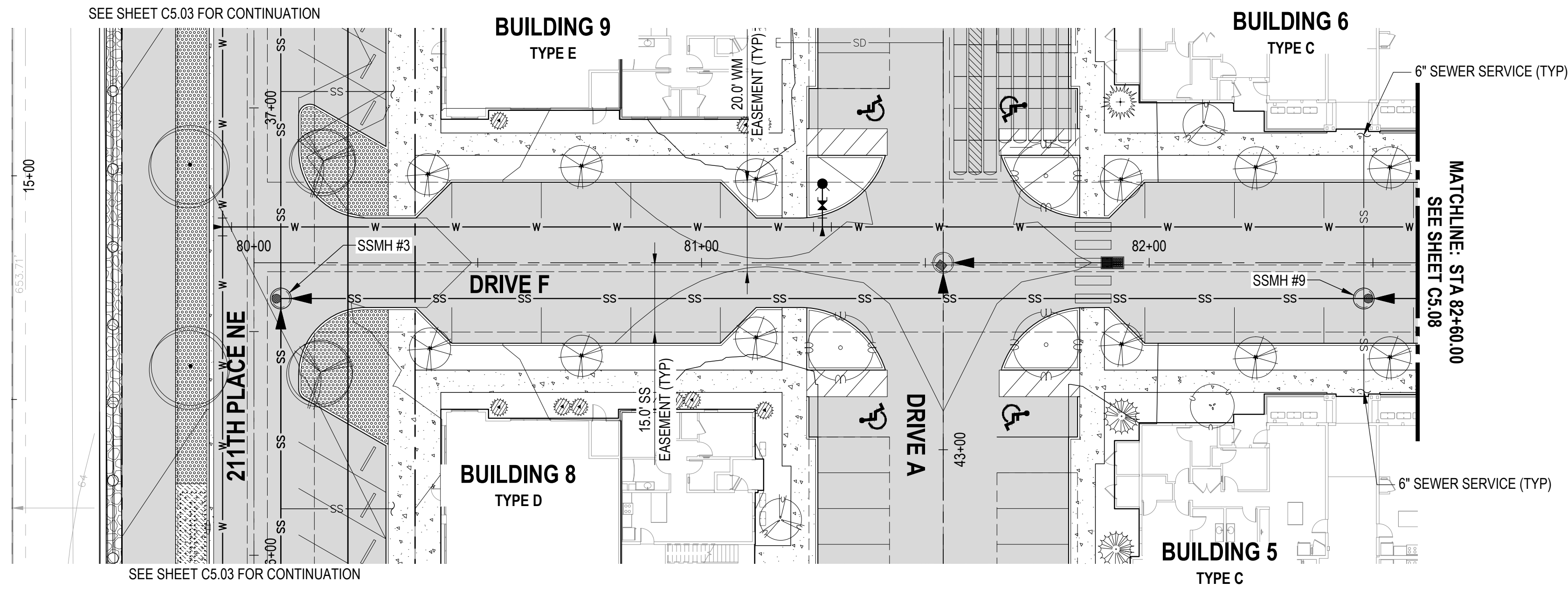
SEE SHEET C5.08 FOR CONTINUATION



-

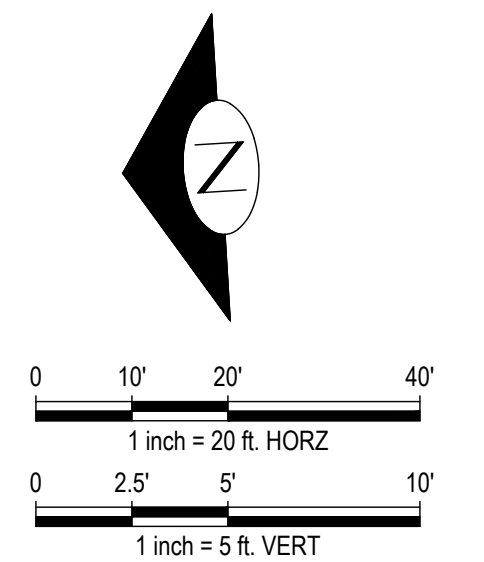
						DRAWN BY CEP	DESIGNED BY MMM	CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555	kpff 1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com	 06/23/2025	ARLINGTON GARDEN APARTMENTS ARLINGTON, WASHINGTON DRIVE D UTILITY PLAN AND PROFILE	SHEET C5.06
					CHECKED BY MNF	APPROVED BY JSF						
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL		DATE 6/13/2025					
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL							
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL							
NO.	DATE	BY	CHD.	APPR.	REVISION		J O B No. : 2400346	SCALE:				

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- SS
- SANITARY SEWER MAIN
- SANITARY SEWER LATERAL
- SANITARY SEWER MANHOLE
- W
- WATER MAIN
- W
- DOMESTIC WATER SERVICE
- FS
- FIRE SERVICE
- WATER METER
- UTILITY EASEMENT
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY

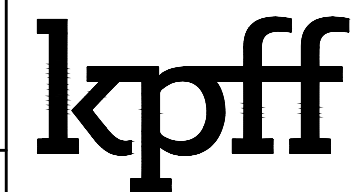


NO.	DATE	BY	CHD.	APPR.	REVISION
2	6/13/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	MMM	MNF	JSF	CUP / BSP SUBMITTAL

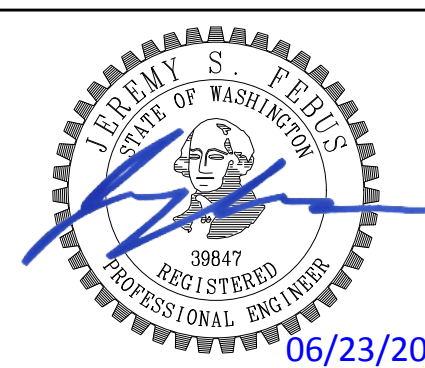
DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 6/13/2025	
J O B No. : 2400346	

CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555

SCALE:



1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com



ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

DRIVE F
UTILITY PLAN AND PROFILE

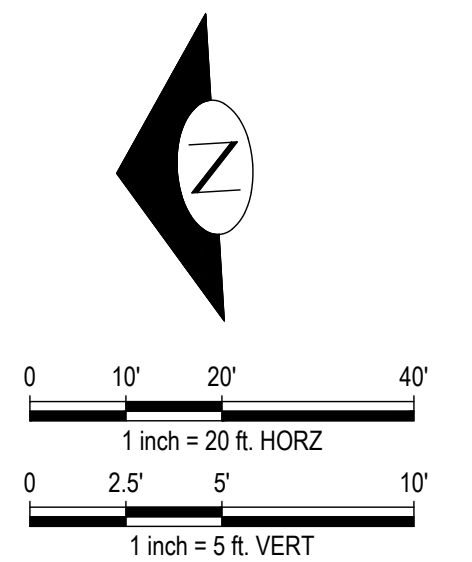
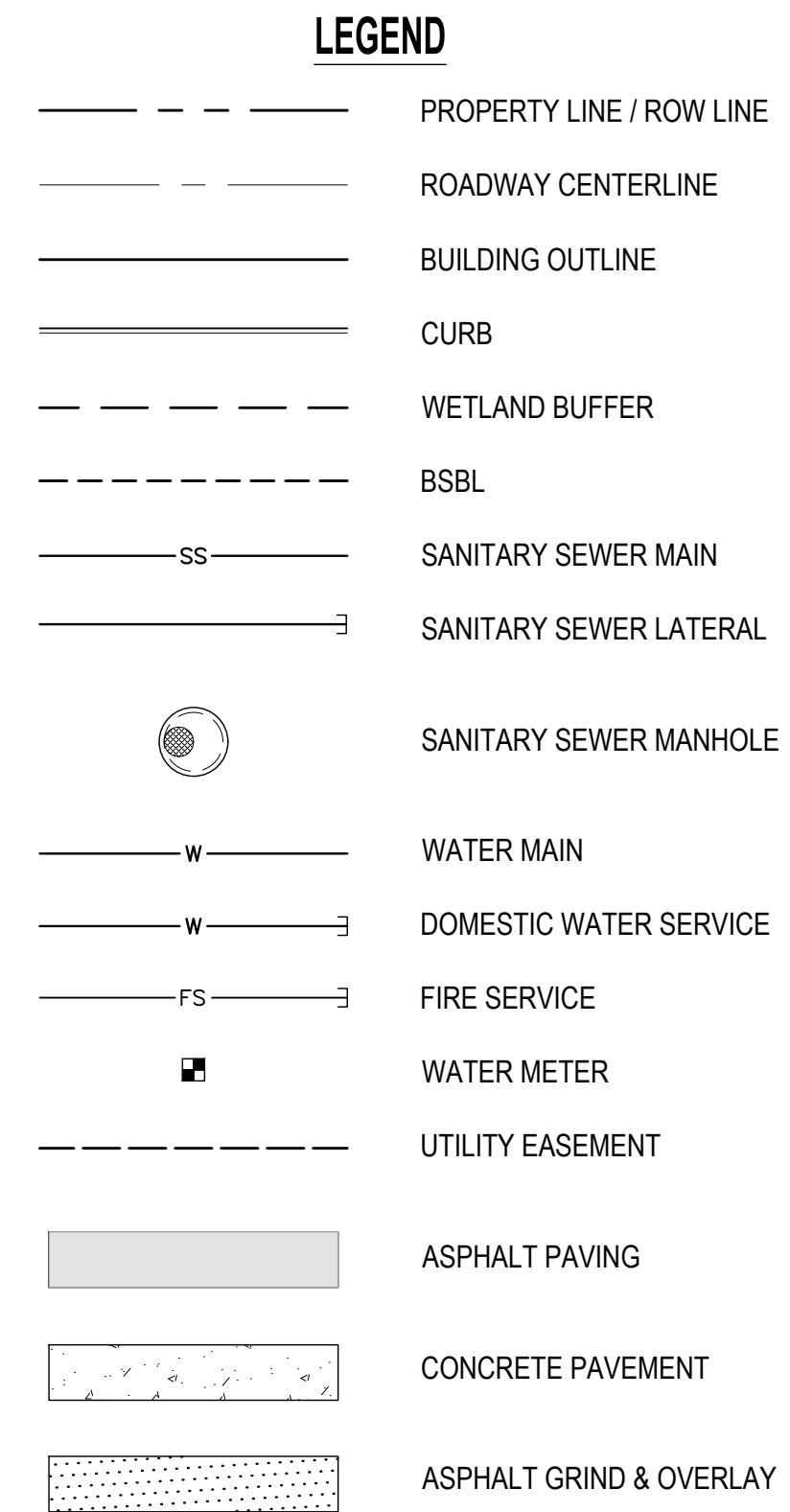
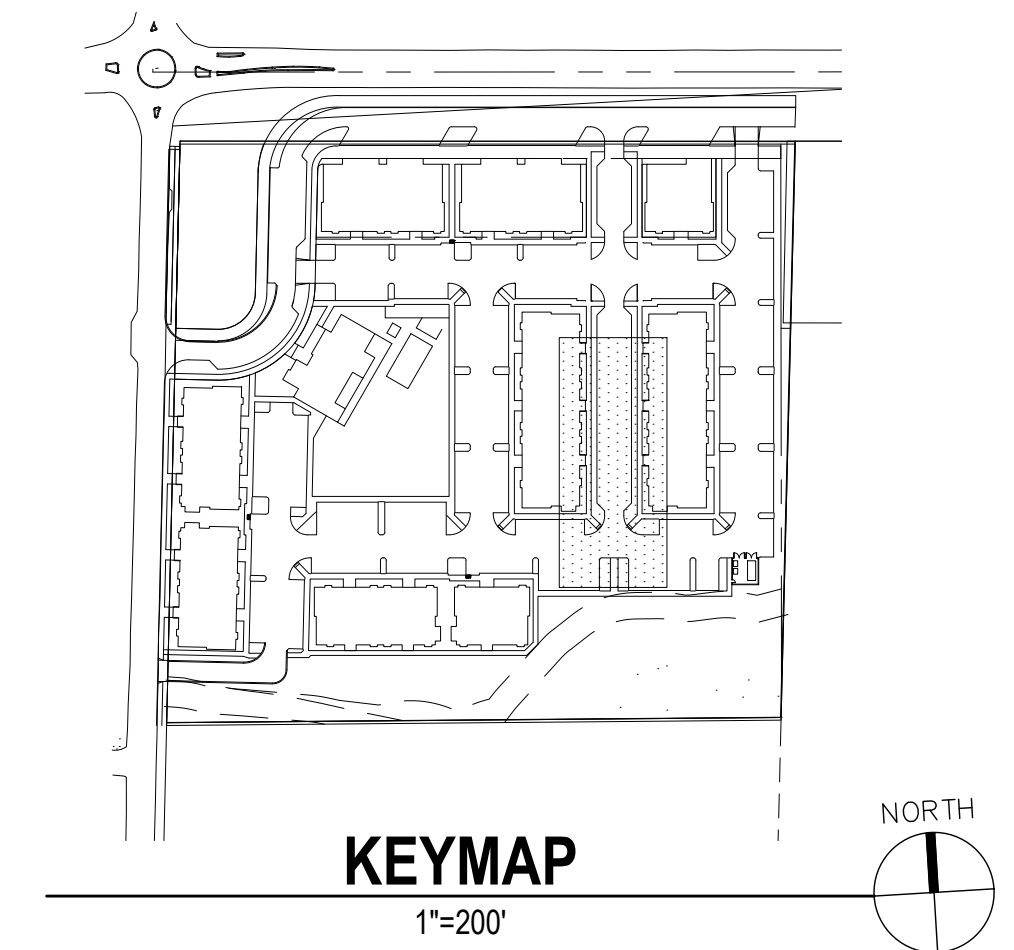
SHEET

C5.07

\\kpf.com\Civil\2400001-2409999\2400346 Arlington Apartments\CADD\Design\Entitlement\C5.01 AA UT.dwg

cameronp

Jun 23, 2025 - 4:26pm



						DRAWN BY CEP CHECKED BY MMF		DESIGNED BY MMM APPROVED BY JSF		CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555		kpff 1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com		 06/23/2025		ARLINGTON GARDEN APARTMENTS ARLINGTON, WASHINGTON				SHEET	
						DATE 6/13/2025		SCALE:						DRIVE F UTILITY PLAN AND PROFILE C5.08							
2 6/13/2025 MMM MNF JSF CUP / BSP CYCLE 2 RESUBMITTAL																					
1 1/31/2025 MMM MNF JSF CUP / BSP CYCLE 1 RESUBMITTAL																					
0 10/11/2024 MMM MNF JSF CUP / BSP SUBMITTAL																					
NO. DATE BY CHD. APPR. REVISION						J O B No. : 2400346															