SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

ARLINGTON EAST HILL

PRELIMINARY PLANS

CITY OF ARLINGTON, WA

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS	DESCRIPTION
	MONUMENT IN CASE
	FOUND REBAR W/ CAP
	EXISTING CORNER MONUMENT AS NOTED
	STORM MANHOLE
	SEWER CLEANOUT
	SEWER MANHOLE
	CATCH BASIN
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT
PT	POWER TRANSFORMER
	WATER METER
	WATER VALVE
	SIGN POST
	LIGHT POLE
	TELCO RISER
	CONIFEROUS TREE

ABBREVIATIONS

GPM	GAS PAINT MARK
CB	CATCH BASIN
IE	INVERT ELEVATION
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
C	CEDAR
PVC	POLYVINYL CHLORIDE PIPE
CPP	CONCRETE PRESSURE PIPE
PP	POWER POLE
TBR	TO BE REMOVED
EX	EXISTING
R/W	RIGHT-OF-WAY

PROPOSED STORM SYMBOLS

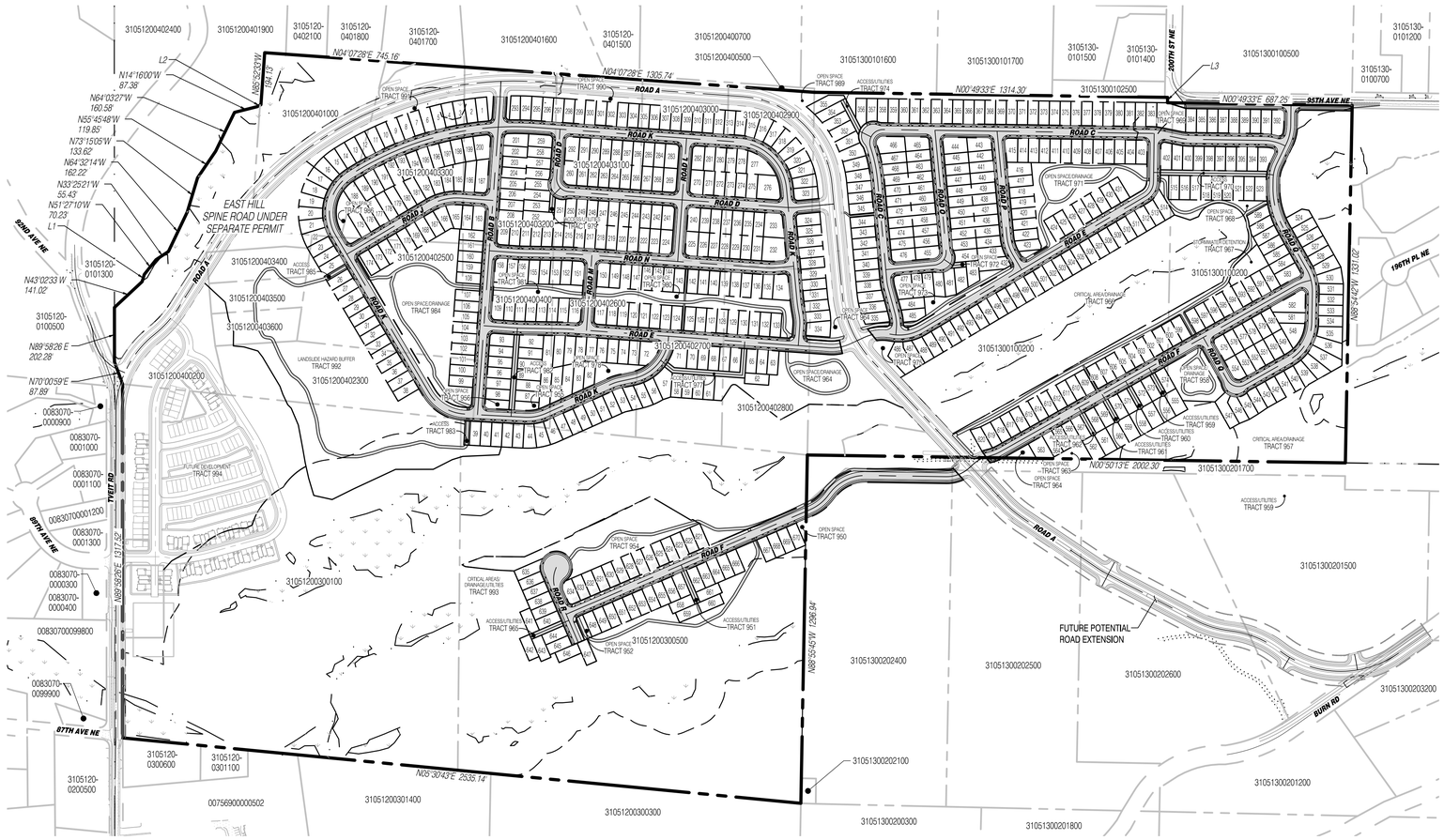
SYMBOL	DESCRIPTION
	SD CAP
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	BEEHIVE MANHOLE COVER
	SQUARE YARD DRAIN
	ROUND YARD DRAIN
	STORM CLEAN OUT
	STORM PIPE

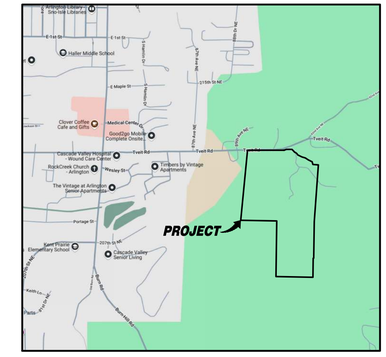
PROPOSED SEWER SYMBOLS

SYMBOL	DESCRIPTION
	SEWER CAP
	SEWER CLEANOUT
	SEWER MANHOLE
	SEWER PIPE

PROPOSED WATER SYMBOLS

SYMBOL	DESCRIPTION
	WATER CAP
	CONCRETE BLOCKING
	11.25° BEND
	22.5° BEND
	45° BEND
	90° BEND
	VALVE
	HYDRANT ASSEMBLY
	BLOW-OFF VALVE
	REDUCER
	AIR-VAC ASSEMBLY
	WATER METER
	WATER PIPE





VICINITY MAP
SCALE: NOT TO SCALE

PROJECT INFORMATION

TAX PARCELS:	VARIOUS
SITE ADDRESS:	8904 TVEIT ROAD, ARLINGTON, WA 98223
SITE AREA:	9,088,130 SF (208.63 AC)
ZONING:	RULC (RESIDENTIAL ULTRA LOW CAPACITY), MPN (MASTER PLAN NEIGHBORHOOD)
PROPOSED USE:	RESIDENTIAL
WATER:	CITY OF ARLINGTON
SEWER:	CITY OF ARLINGTON
POWER:	SNOHOMISH PUD
GAS:	CASCADE NATURAL GAS
TELEPHONE:	COMCAST
CABLE:	COMCAST
SCHOOL DISTRICT:	ARLINGTON SCHOOL DISTRICT NO 16
FIRE DISTRICT:	NORTH COUNTY REGIONAL FIRE AUTHORITY
AIRPORT PROTECTION DISTRICT:	SUB-DISTRICT C

CONTACT LIST

DEVELOPER:
ARLINGTON 360, LLC
10515 20TH ST SE, SUITE #202
LAKE STEVENS, WA 98258
CONTACT: RYAN LARSEN
PHONE: (425) 231-2718
EMAIL: rlarsen@landprogrp.com

GEOTECHNICAL ENGINEER:
TERRA ASSOCIATES, INC
12220 113TH AVE NE, STE 130
KIRKLAND, WA 98034
CONTACT: CAROLYN DECKER, PE
PHONE: (425) 821-7777 EXT 103
EMAIL: cdecker@terra-associates.com

SURVEYOR:
PACIFIC COAST SURVEYS, INC.
P.O. BOX 13619
MILL CREEK, WA 98082
CONTACT: DARREN RIDDLE, PLS
PHONE: (425) 512-709
FAX: (425) 357-3577
EMAIL: darren@pcsurveys.net

CIVIL ENGINEER:
SOLID GROUND ENGINEERING
8105 166TH AVE NE
REDMOND, WA 98052
CONTACT: TOM ABBOTT, PE
PHONE: (425) 281-8324
EMAIL: tabbott@solidgroundpnw.com

CRITICAL AREAS:
SOUNDVIEW CONSULTANTS
2907 HARBORVIEW DRIVE
GIG HARBOR, WA 98335
CONTACT: ALEX MURPHY, AICP
PHONE: (253) 514-8952 EXT 115
EMAIL: alex@soundviewconsultants.com

TRAFFIC ENGINEER:
TRANSPO GROUP
12131 113TH AVE NE, STE 203
KIRKLAND, WA 98034
CONTACT: MIKE SWENSON
PHONE: (206) 909-5785
EMAIL: mike.swenson@transpogroup.com

HYDROLOGIST:
RICHARD MARTIN GROUNDWATER, LLC
2400 NW 80TH ST #303
SEATTLE, WA 98117
CONTACT: RICHARD MARTIN
PHONE: (206) 979-1530
EMAIL: richard.martin.gw@gmail.com

TABLE OF CONTENTS

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100 ROAD SECTIONS
101-116 PRELIMINARY UTILITY PLAN

EARTHWORK QUANTITIES

STRIPPING:	170,000 CY
CUT:	400,000 CY
FILL:	300,000 CY
NET:	100,000 CY (CUT)
DISTURBED AREA:	4,479,289 SF (102.83 AC)

THE ABOVE QUANTITIES ARE FOR PERMITTING PURPOSES. CONTRACTOR TO VERIFY.

SURVEY DISCLAIMER

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THOMAS P. ABBOTT — STATE OF WASHINGTON — 54921 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

COVER SHEET

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

CS-01
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SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

SURVEY INFORMATION

LEGAL DESCRIPTION

FOR APN/PARCEL ID(S): 310512-003-001-00 AND 310512-003-005-00
THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
EXCEPT PORTION CONVEYED TO SNOHOMISH COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 1436927.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

FOR APN/PARCEL ID(S): 310512-004-002-00 IOP AND 310512-004-004-00 IOP
LOTS 1-14 OF ACKNOWLEDGEMENT OF LOT CREATED BY TESTAMENTARY PROVISIONS OF THE LAWS OF DESCENT RECORDED UNDER AUDITORS FILE NO. 202212020170, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

FOR APN/PARCEL ID(S): 310512-004-023-00
COMMENCING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF
SECTION 12, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHIGNTON;
THENCE SOUTH 5°40'19" WEST ALONG WEST LINE OF SAID SUBDIVISION FOR 411.63 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 5°40'19" WEST FOR 921.83 FEET;
THENCE SOUTH 84°19'41" EAST FOR 234.85 FEET;
THENCE NORTH 5°40'19" EAST FOR 686.90 FEET TO AN IRON PIPE AS IT EXISTED ON NOVEMBER 11, 1986;
THENCE NORTH 4°25'32" WEST FOR 304.08 FEET TO AN IRON PIPE AS IT EXISTED ON NOVEMBER 11, 1986;
THENCE SOUTH 76°07'49" WEST FOR 192.64 FEET TO THE TRUE POINT OF BEGINNING;
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, OVER, ACROSS, AND UNDER A 60.00 FOOT WIDE STRIP OF LAND LYING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF
SECTION 12, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHIGNTON;
THENCE SOUTH 5°40'19" WEST ALONG WEST LINE OF SAID SUBDIVISION FOR 30.15 FEET TO THE TRUE POINT OF BEGINNING OF SAID CENTERLINE, SAID POINT LYING 30.00 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION;
THENCE NORTH 89°58'29" EAST ALONG THE CENTERLINE OF SAID EASEMENT AND PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION FOR 197.00 FEET;
THENCE SOUTH 30°00'00" EAST FOR 27.00 FEET;
THENCE SOUTH 12°00'00" WEST FOR 135.00 FEET;
THENCE SOUTH 25°00'00" EAST FOR 68.00 FEET;
THENCE CONTINUE ALONG THE CENTERLINE OF SAID EASEMENT SOUTH 77°28'42" EAST FOR 82.00 FEET;
THENCE SOUTH 51°15'58" WEST FOR 209.00 FEET TO THE TERMINATION POINT OF SAID EASEMENT CENTERLINE;
EXCEPT ANY PORTION THEREOF LYING WITHIN 212 STREET N.E. (TVEIT ROAD), A COUNTY ROAD.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

FOR APN/PARCEL ID(S): 310512-004-010-00
A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 31 NORTH,
RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;
COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 88°52'50" EAST ALONG THE SOUTH LINE THEREOF FOR 1350.81 FEET;
THENCE NORTH 1°54'13" EAST ALONG THE EAST LINE OF SAID SUBDIVISION FOR 1601.74 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 1°54'13" EAST ALONG SAID EAST LINE FOR 449.16 FEET;
THENCE NORTH 88°05'47" WEST PERPENDICULAR TO SAID EAST LINE FOR 661.68 FEET HEREINAFTER REFERRED TO AS POINT "A";
THENCE SOUTH 1°54'13" WEST PARALLEL WITH SAID EAST LINE FOR 329.16 FEET;
THENCE SOUTH 77°49'02" EAST FOR 672.48 FEET TO THE TRUE POINT OF BEGINNING;
LESS THAT PORTION LYING NORTH OF A CERTAIN CREEK;
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS A 60.00 FOOT WIDE STRIP OF LAND IN SAID WEST HALF OF THE SOUTHEAST QUARTER THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
COMMENCING AT THE AFOREMENTIONED POINT "A";
THENCE SOUTH 1°54'13" WEST FOR 33.66 FEET;
THENCE NORTH 81°06'31" WEST FOR 124.38 FEET;
THENCE NORTH 26°05'07" WEST FOR 228.48 FEET;
THENCE NORTH 84°32'35" WEST FOR 146.30 FEET;
THENCE NORTH 12°06'03" WEST FOR 241 FEET, MORE OR LESS, TO A POINT 30 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER;
THENCE WESTERLY PARALLEL WITH SAID NORTH LINE FOR 150 FEET, MORE OR LESS, TO THE SOUTHEASTERLY MARGIN OF COUNTY ROAD (212TH STREET N.E.) AND THE TERMINUS OF SAID CENTERLINE.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

FOR APN/PARCEL ID(S): 310513-001-002-00 AND 310513-001-003-00
PARCEL A:
THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;
EXCEPT THE SOUTH 20 FEET OF THE EAST 20 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY FOR ROAD PURPOSES, DEED RECORDED UNDER AUDITORS FILE NUMBER 525503
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:
THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;
EXCEPT THE EAST 20 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY FOR ROAD PURPOSES, DEEDS RECORDED UNDER AUDITORS FILE NUMBER 525503 AND 525506
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

HORIZONTAL DATUM

NAD 83/91
WASHINGTON STATE COORDINATES - NORTH ZONE

VERTICAL DATUM

NAVD 88

(NAVD88 -3.67'= NGVD29)

BENCHMARKS

NAD83-2011.2010 - SPC (4601 WA N)

SET REBAR WITH PLASTIC CAP MARKED '37536'
NORTHING (Y) 435917.2679
EASTING (X) 1327217.8771'
HEIGHT (Z) 196.18 [NAVD88 (COMPUTED USING GEOID18)]

SET MAG NAIL
NORTHING (Y) 435895.6307'
EASTING (X) 1329777.4573
HEIGHT (Z) 189.90 [NAVD88 (COMPUTED USING GEOID18)]

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE AND REAL TIME KINEMATIC GPS POSITIONING UTILIZING THE HXGN SMARTNET NETWORK

INSTRUMENTATION:
LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION
LEICA VIVA GNSS GS18 RECEIVER
ALL EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 332-130-100

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS SET BY WAC 332-130-080 THROUGH 332-130-110

BASIS OF BEARING:
NAD83-2011.2010 - SPC (4601 WA N)

SURVEY REFERENCES

(R1)	SNO. CO. BLA AFN. 9505095003
(R2)	SNO. CO. BLA AFN. 200208155003
(R3)	SNO. CO. BLA AFN. 200611090264
(R4)	SNO. CO. SURVEY AFN. 200907065002
(R5)	SNO. CO. SURVEY AFN. 201612095003
(R6)	SNO. CO. SURVEY AFN. 201712135002
(R7)	SNO. CO. BLA AFN. 201912115002
(R8)	QUIT CLAIM DEED AFN. 202212020170
(R9)	PLAT OF THE COLONY DIV. 1, VOL. 47, PG. 249
(R10)	PLAT OF PORTAGE CREEK ESTATES, VOL. 1, PG. 208
(R11)	PLAT OF MEADOWBROOK, VOL. 57, PG. 87
(R12)	PLAT OF CROWN RIDGE 1, AFN. 199907195003
(R13)	PLAT OF THE QUAIL RIDGE, AFN. 200608045350

NOTES

1.) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR OF RECORD.

2.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

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811
SAFETY IS IN YOUR HANDS.
EVERY DIG. EVERY TIME.

THOMAS P. ARNOTT
STATE OF WASHINGTON
56921
REGISTERED
PROFESSIONAL ENGINEER
12-1-25
ENGINEER'S STAMP

REVISIONS

#	DESCRIPTION	DATE

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

COVER SHEET

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

CS-02
2 OF 116

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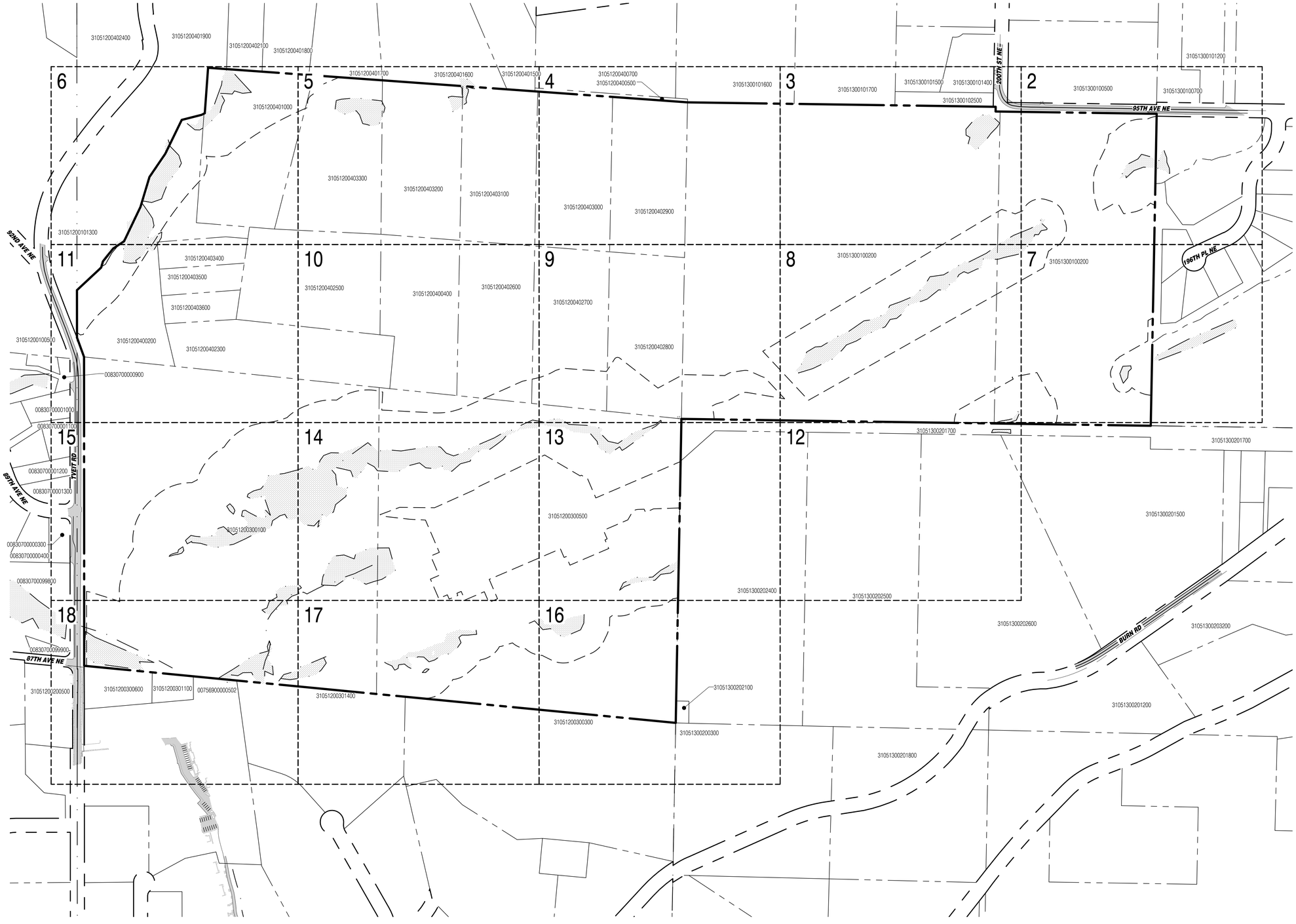

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ARLINGTON, WA

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ARLINGTON EAST HILL

ARLINGTON, WA

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EC-02

4 OF 116

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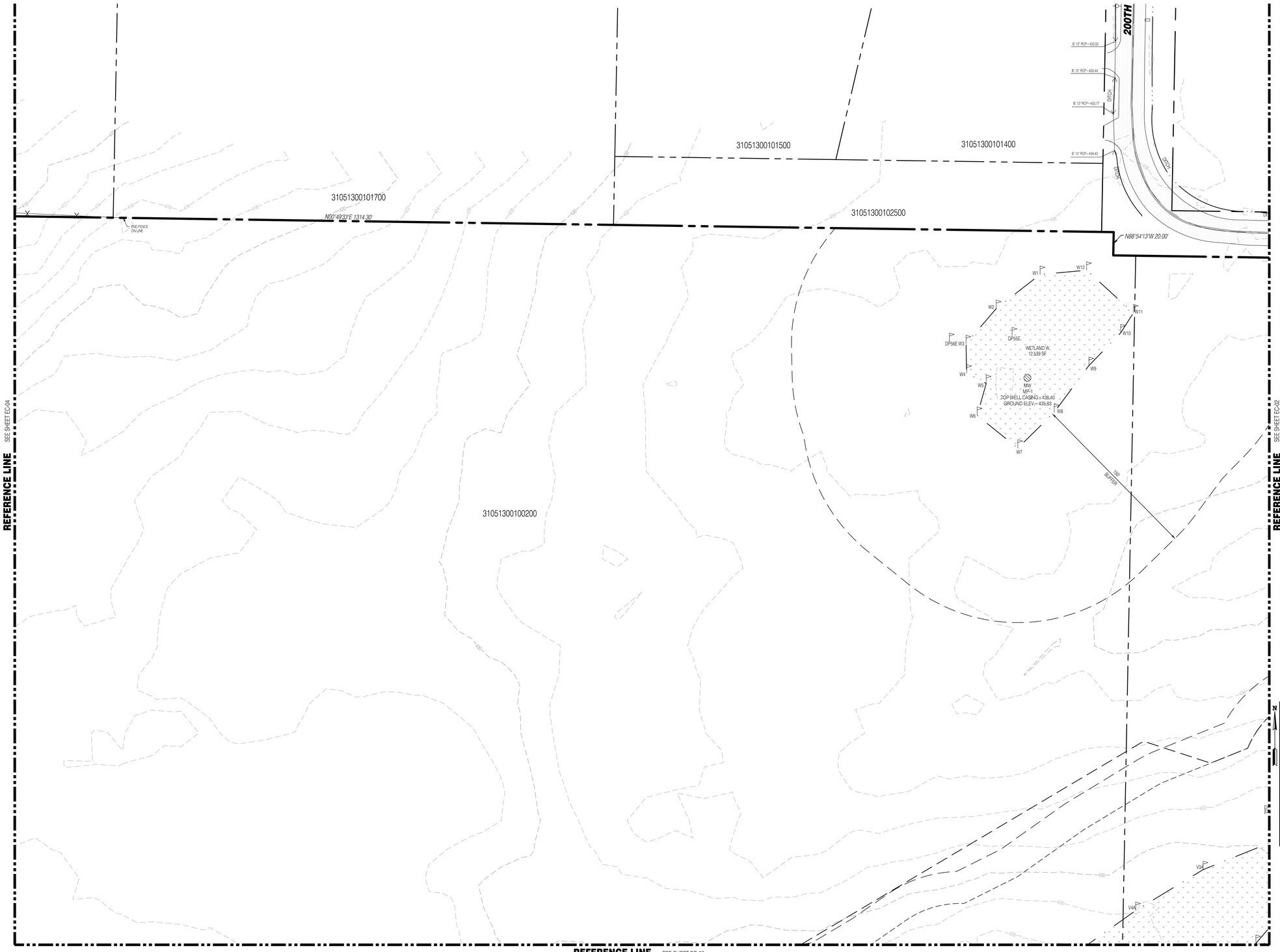

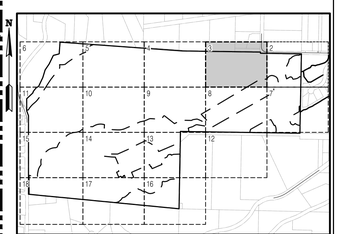

KEY MAP
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EC-03
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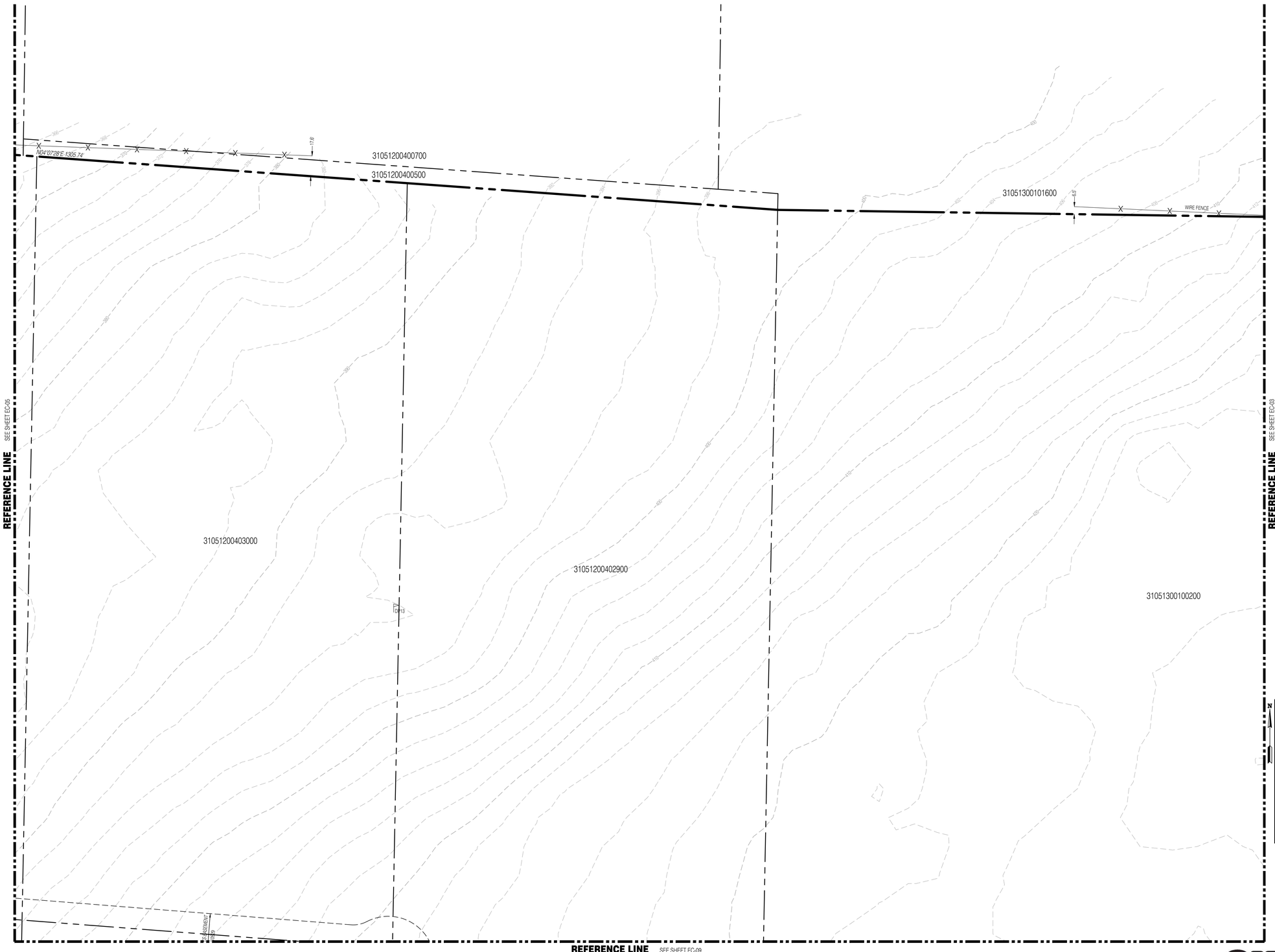

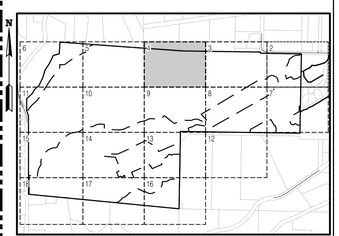

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JOB NUMBER:	24-0016

EC-04
6 OF 116

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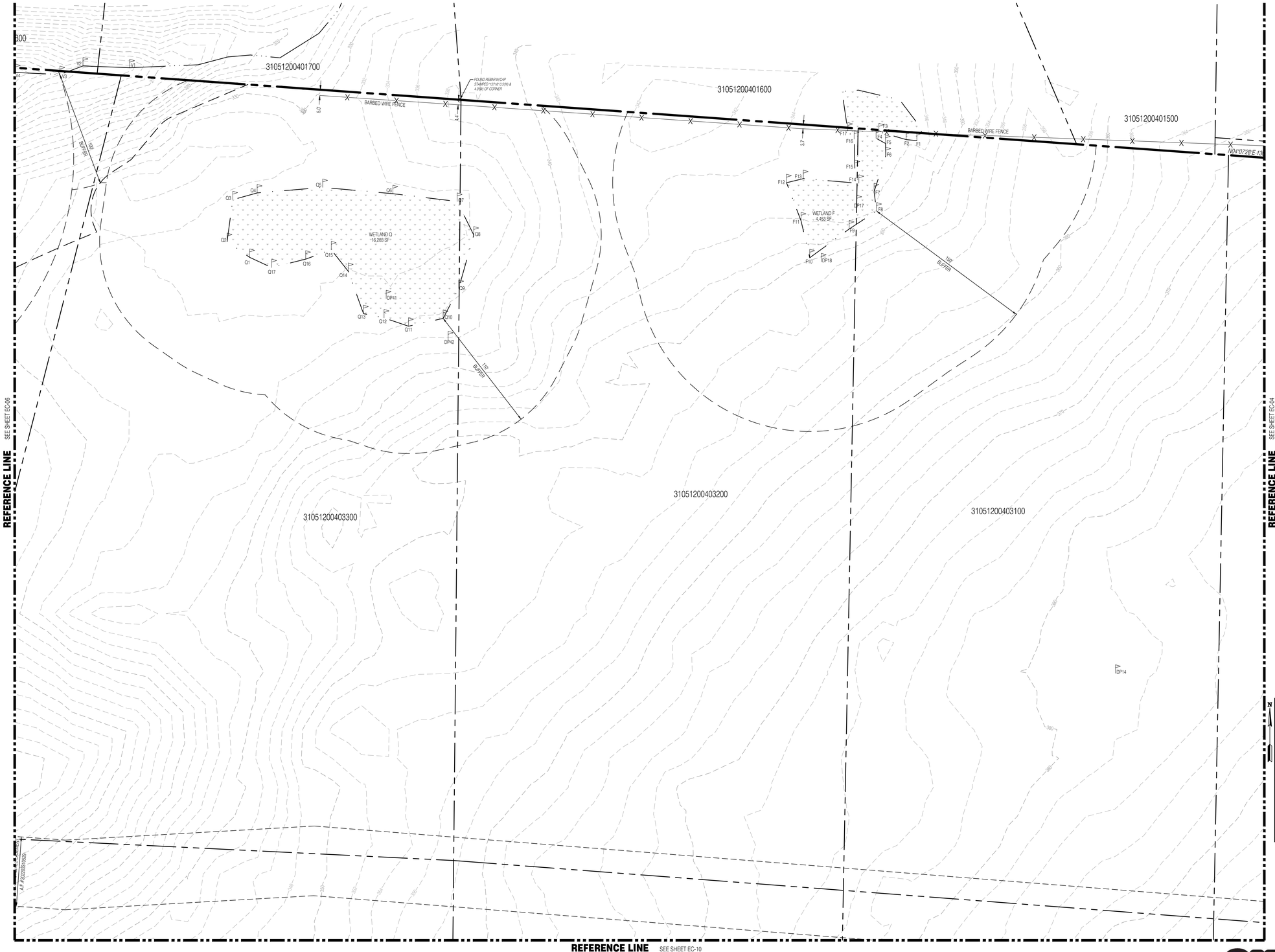
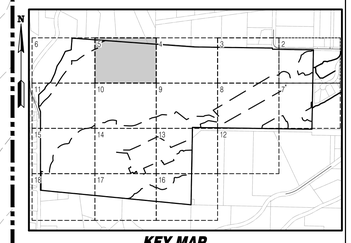
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON





KEY MAP
SCALE: NOT TO SCALE

SURVEY DISCLAIMER

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811
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EVERY DIG. EVERY TIME.

THOMAS P. ARBOTT
STATE OF WASHINGTON
54021
REGISTERED
PROFESSIONAL ENGINEER
12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

EXISTING CONDITIONS MAP

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

EC-05
7 OF 116

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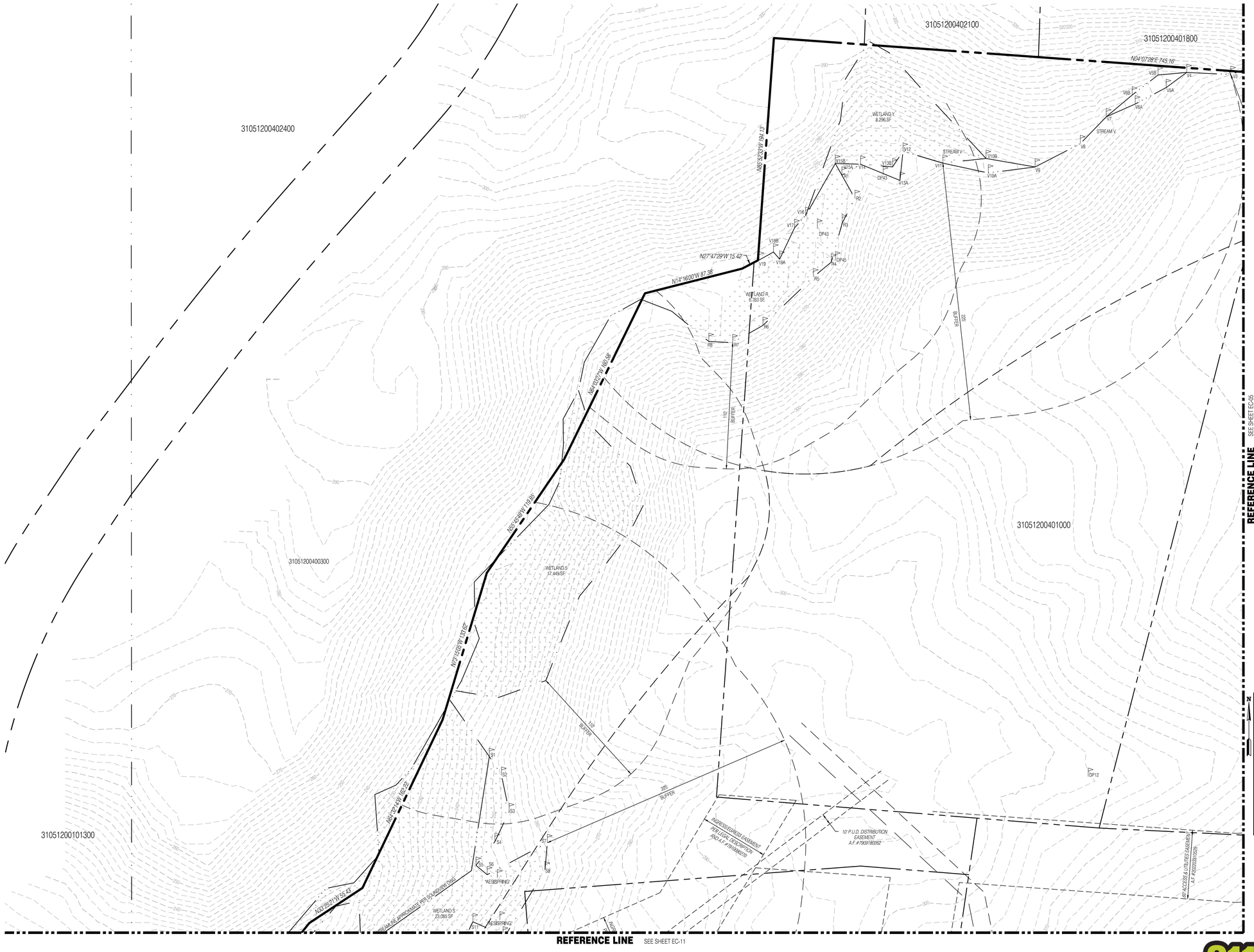
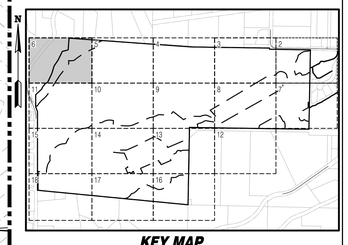
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON





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Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

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ARLINGTON 360, LLC

ARLINGTON, WA

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JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

EC-06

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SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET EC-02

REFERENCE LINE SEE SHEET EC-08

N

0 40' 80'

196TH PL NE

N88°54'42"W 1331.02'

31051300100200

01052300099900

9

8

7

6

WETLAND 6

WETLAND 2
2,067 SF

40' BUFFER

112.5' REDUCED BUFFER

FOUND REBAR W/CAP STAMPED "DOWNING 17068" 0.6'(N) OF PROPERTY LINE

FOUND REBAR W/CAP STAMPED "DOWNING 17068" 0.6'(N) OF PROPERTY LINE

DP1 DP2 DP59 DP60 DP61

V8B V10B V11B A1 A2 A3 A4 A5 A6 A7 A8 A9 A10 Z1 Z2 Z3 Z4 Z5 Z6 Z7 Z8

KEY MAP
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THOMAS P. ARBUTT STATE OF WASHINGTON 54021 REGISTERED PROFESSIONAL ENGINEER 12-1-25

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Redmond, WA 98052

EXISTING CONDITIONS MAP

ARLINGTON EAST HILL

ARLINGTON 360, LLC

ARLINGTON, WA

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JOB NUMBER:	24-0016

EC-07

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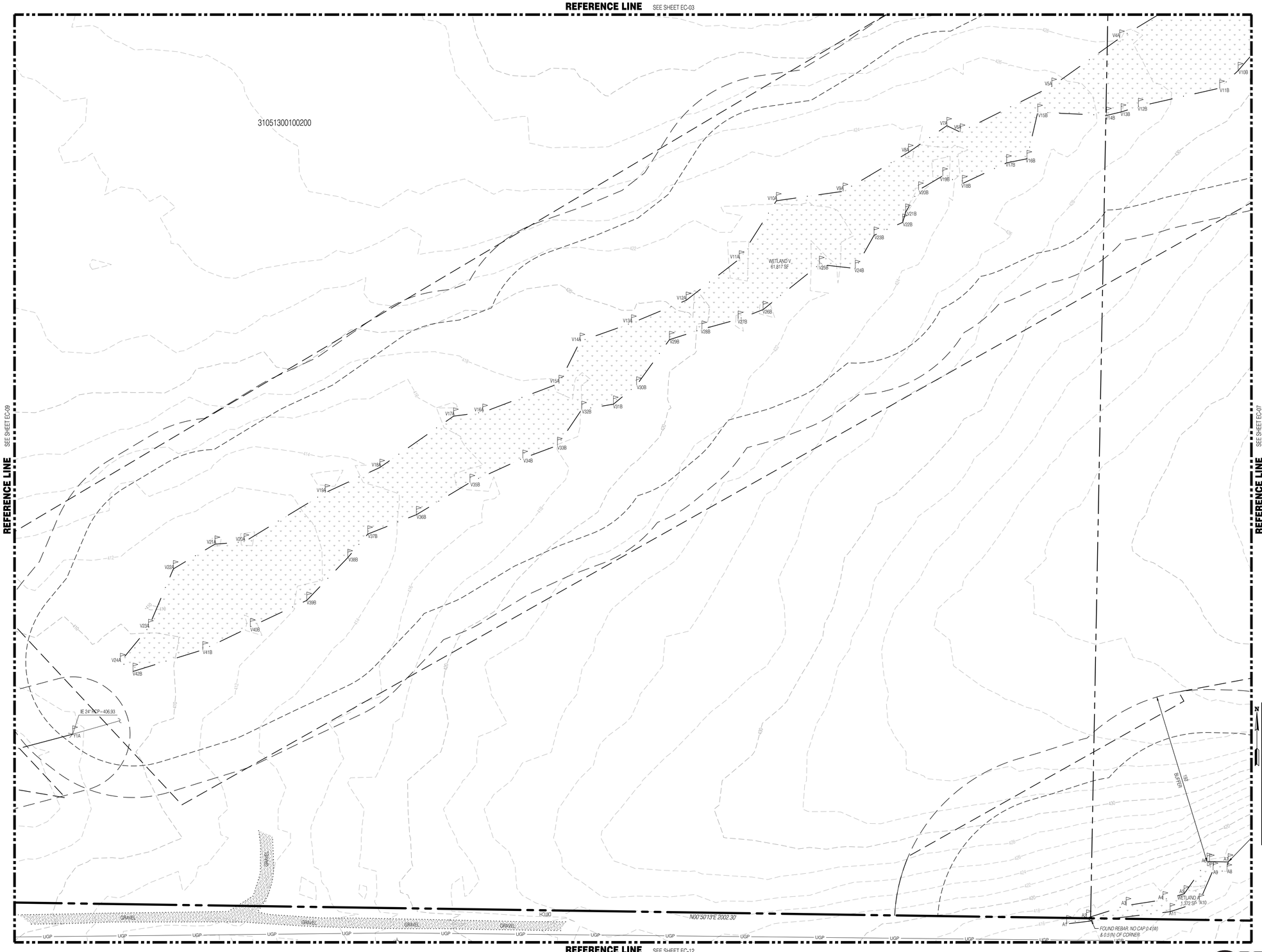
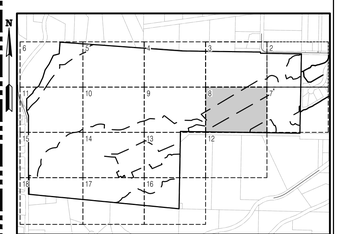
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET EC-03



N

0 40' 80'



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THOMAS P. ARNOLD — STATE OF WASHINGTON — 54921 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

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Solid Ground Engineering
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Redmond, WA 98052

EXISTING CONDITIONS MAP

ARLINGTON 380, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

EC-08

10 OF 116

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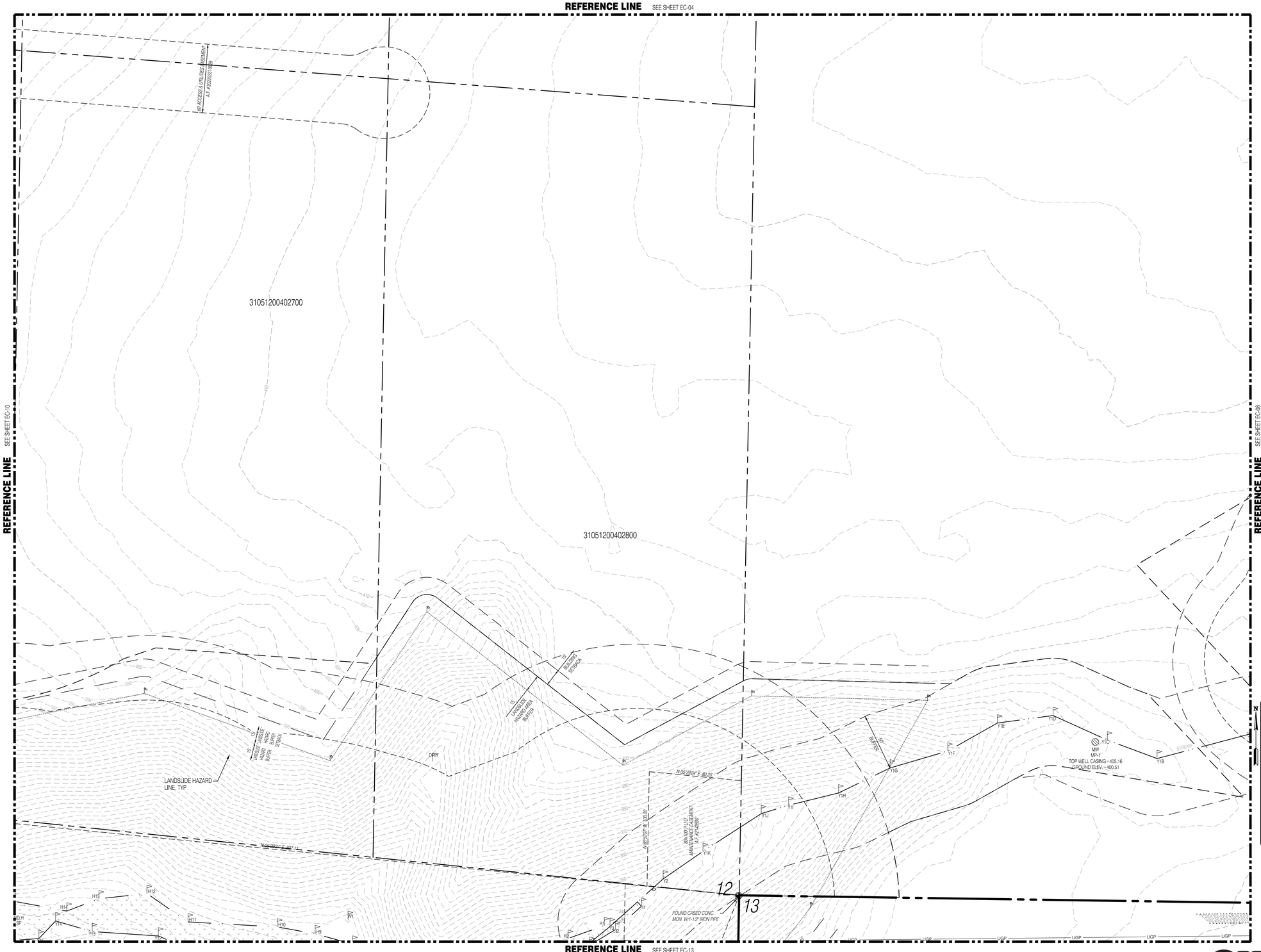
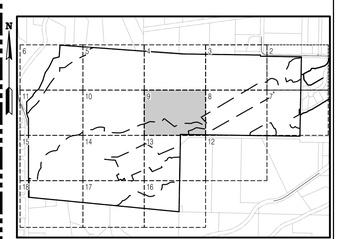
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET EC-04





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12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

EXISTING CONDITIONS MAP

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

EC-09
11 OF 116

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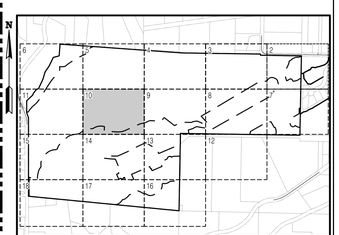
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON



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Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

EXISTING CONDITIONS MAP

ARLINGTON EAST HILL

ARLINGTON 360, LLC

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

EC-10

12 OF 116

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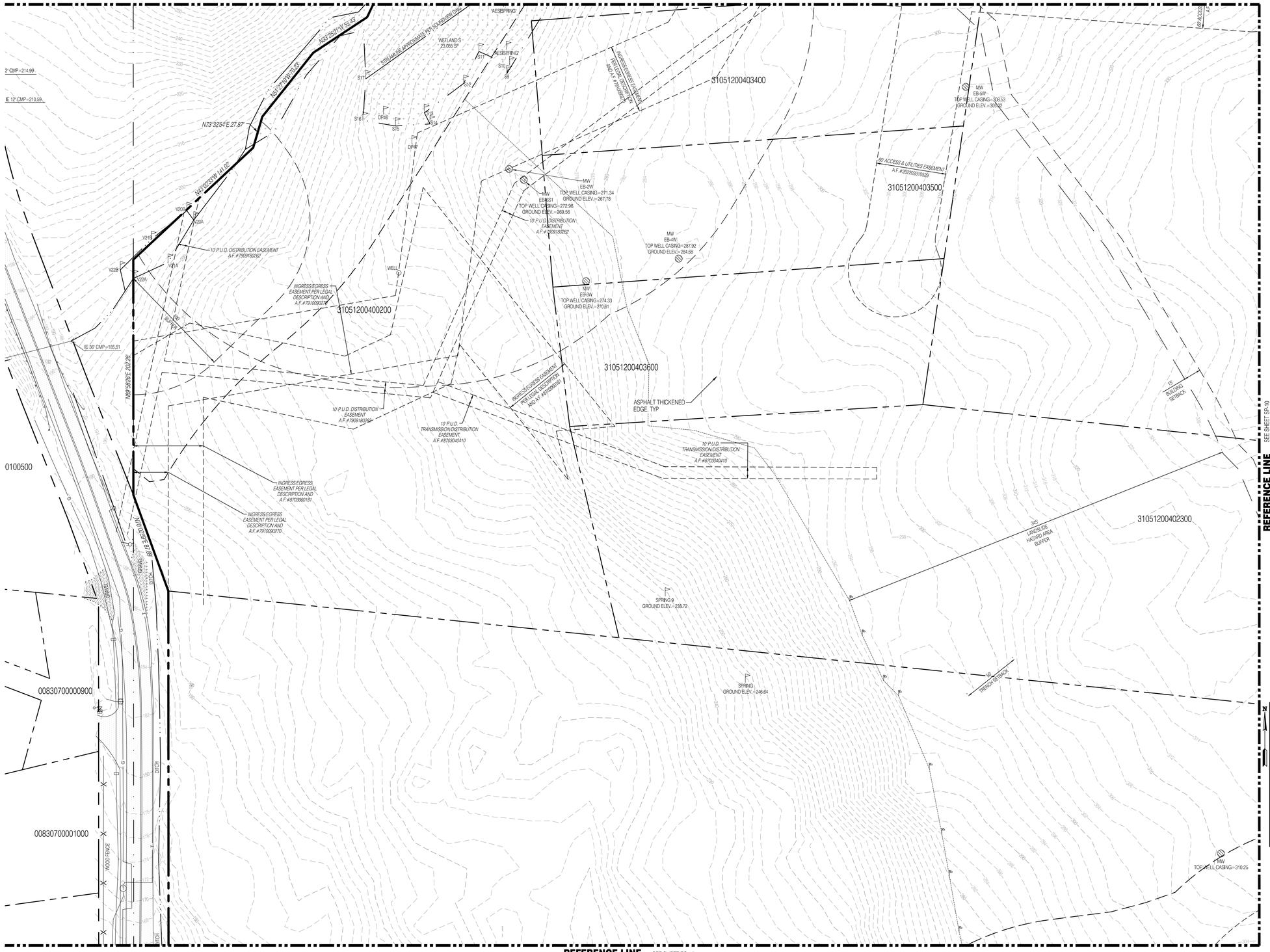
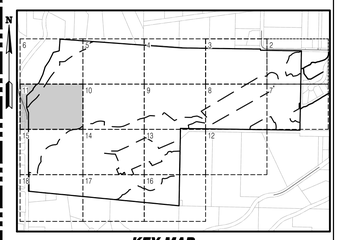
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET EC-06





KEY MAP
SCALE: NOT TO SCALE

REFERENCE LINE SEE SHEET EC-15

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ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

EXISTING CONDITIONS MAP

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

EC-11

13 OF 116

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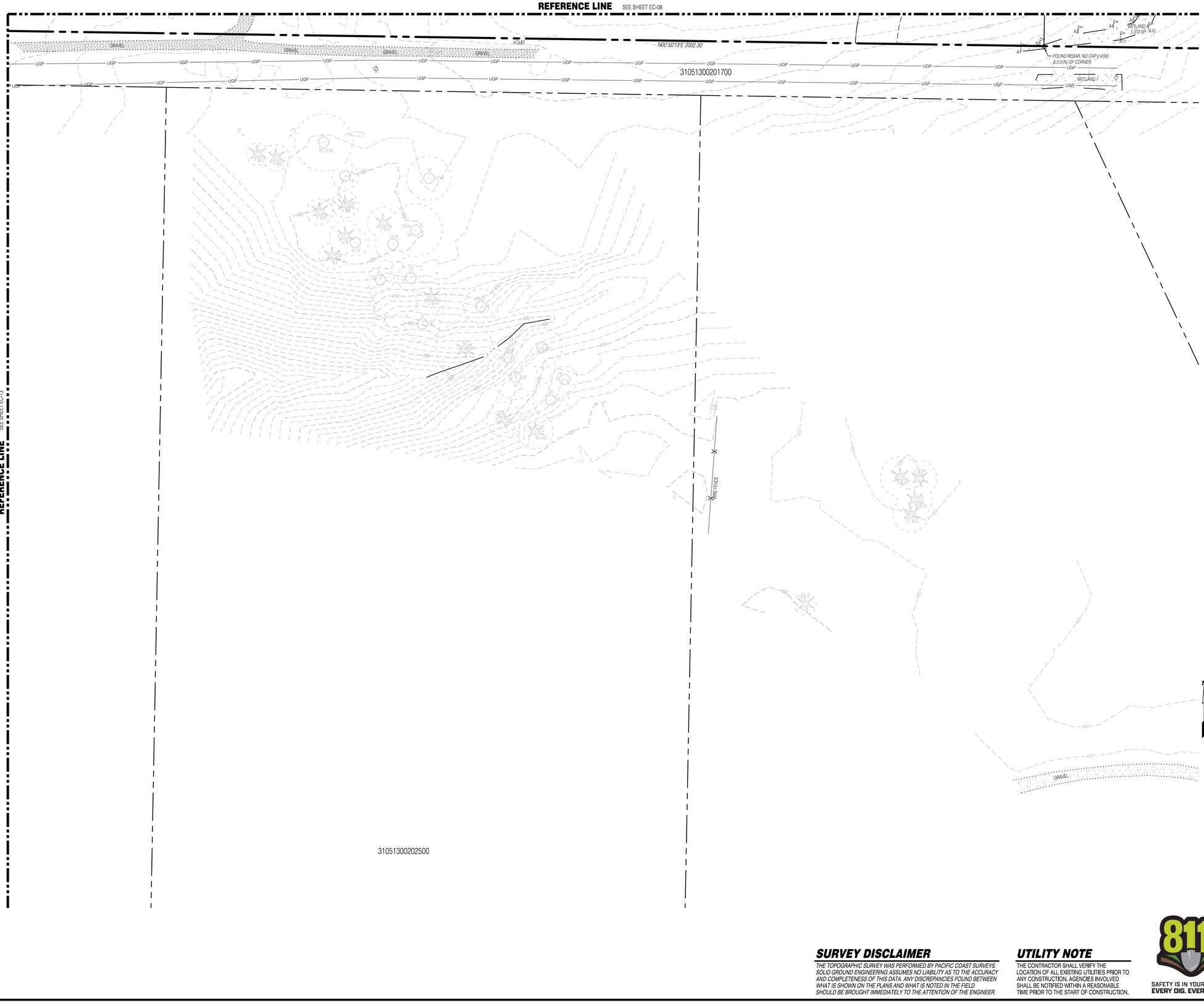
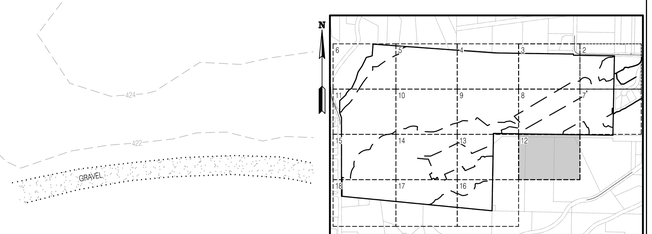
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET EC-08





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ENGINEER'S STAMP

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#	DATE	DESCRIPTION

SGG
Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

EXISTING CONDITIONS MAP

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
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JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

EC-12
14 OF 116

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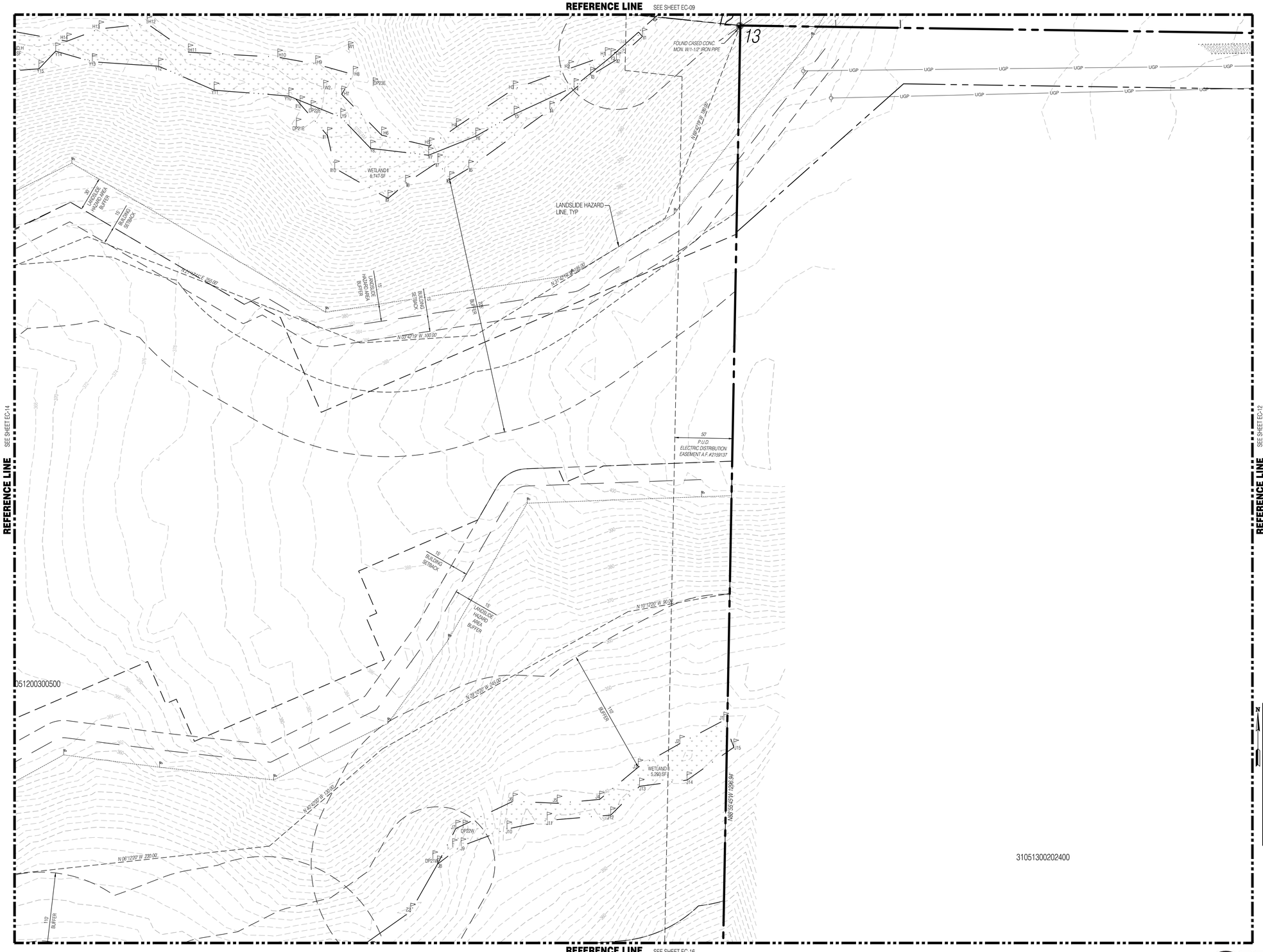
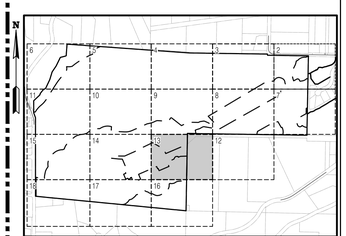
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET EC-09





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EC-13
15 OF 116

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SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET EC-10

REFERENCE LINE SEE SHEET EC-15

REFERENCE LINE SEE SHEET EC-13

REFERENCE LINE SEE SHEET EC-17

N

0 40' 80'

WETLAND H
31,186 SF

WETLAND O
30,418 SF

WETLAND D
52,296 SF

WETLAND B
89,780 SF

WETLAND E
34,492 SF

MW
MP-4
TOP WELL CASING= 268.30'
GROUND ELEV.= 263.07

MW
MP-3
TOP WELL CASING= 283.20'
GROUND ELEV.= 280.99

MW
MP-5
TOP WELL CASING= 255.71

MW
MP-6
GROUND ELEV.= 195.25

MW
MP-10
TOP WELL CASING= 171.28
GROUND ELEV.= 166.66

LANDSLIDE HAZARD LINE, TYP

50' LANDSLIDE HAZARD AREA BUFFER

15' BUILDING SETBACK

80' LANDSLIDE HAZARD AREA BUFFER

110' BUFFER

N 12°12'19" W 200.00'

N 34°12'19" W 200.00'

N 07°42'19" W 200.00'

N 55°42'19" W 160.00'

N 09°17'41" E 210.00'

N 21°42'19" W 115.00'

N 68°17'41" E 210.00'

31051200300500

KEY MAP

SCALE: NOT TO SCALE

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ARLINGTON, WA

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JOB NUMBER:	24-0016

EC-14

16 OF 116

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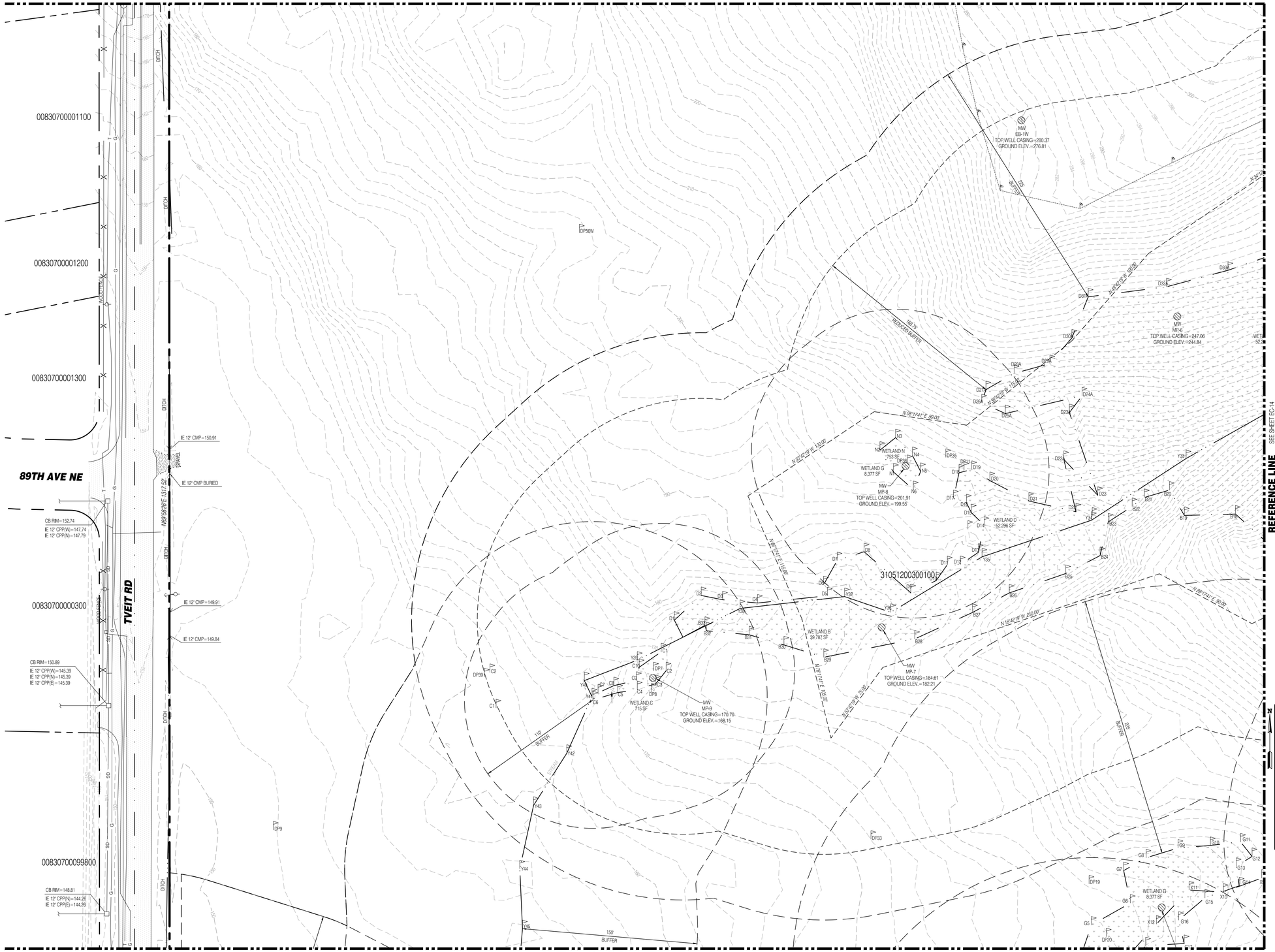
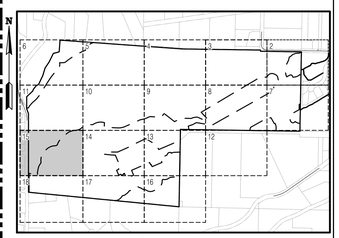
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET EC-11





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#	DESCRIPTION	DATE

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

EXISTING CONDITIONS MAP

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

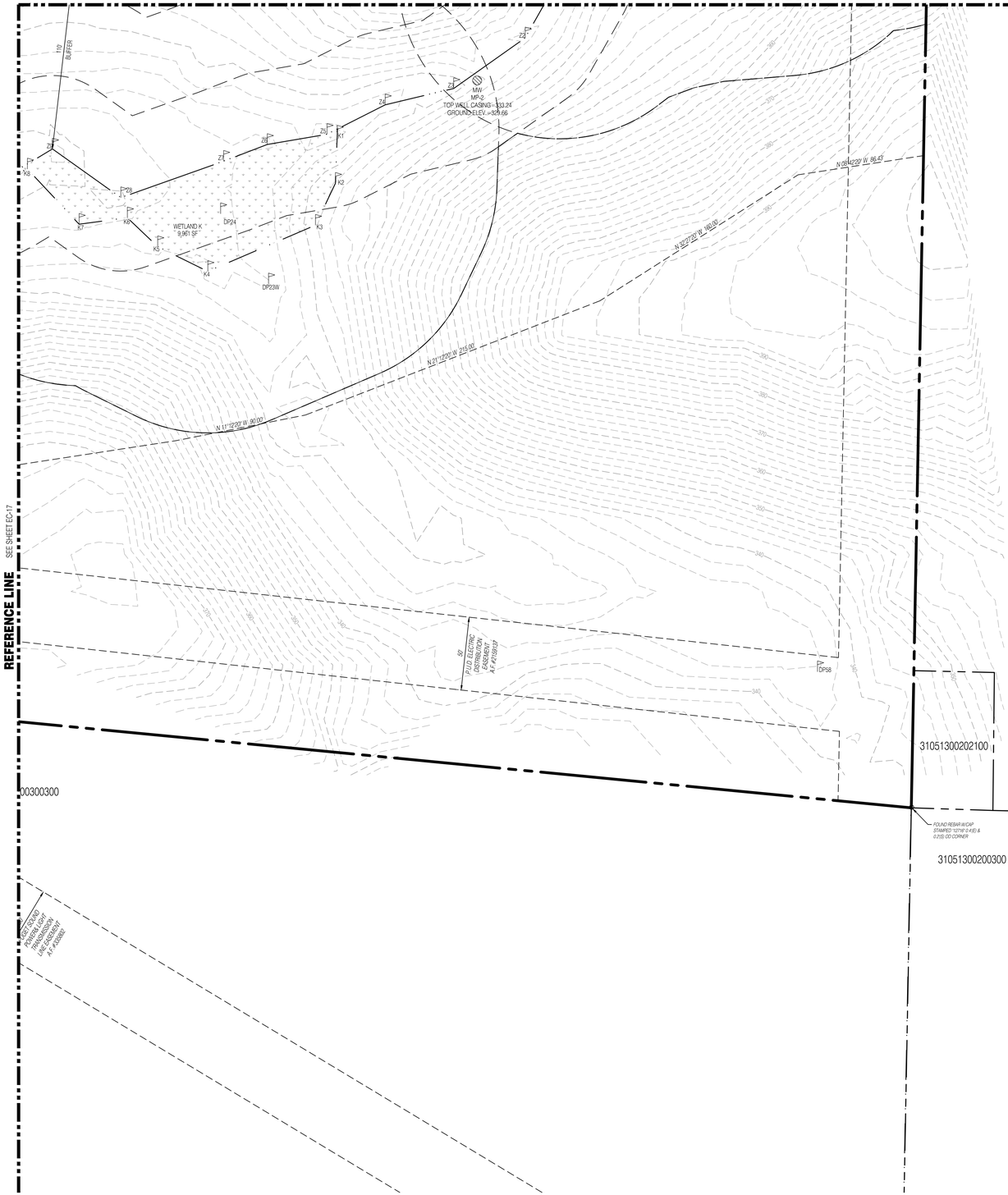
DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

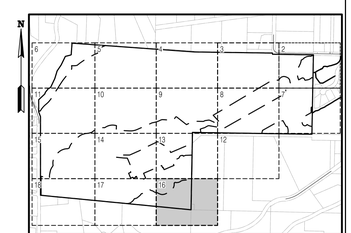
EC-15
17 OF 116

C:\Users\AndyAsato\DC\ACCDocs\Solid Ground Engineering\24-0016 Arlington East Hill\Project Files\Drawings\Preliminary\24-0016P-EC-PL.dwg 12/1/2025 5:42:10 PM

SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET EC-13





KEY MAP
SCALE: NOT TO SCALE

SURVEY DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY PACIFIC COAST SURVEYS. SOLID GROUND ENGINEERING ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

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811 SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.

THOMAS P. ARBUTT — STATE OF WASHINGTON — 54921 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

EXISTING CONDITIONS MAP

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION: CITY OF ARLINGTON	
JOB NUMBER:	24-0016

EC-16

18 OF 116

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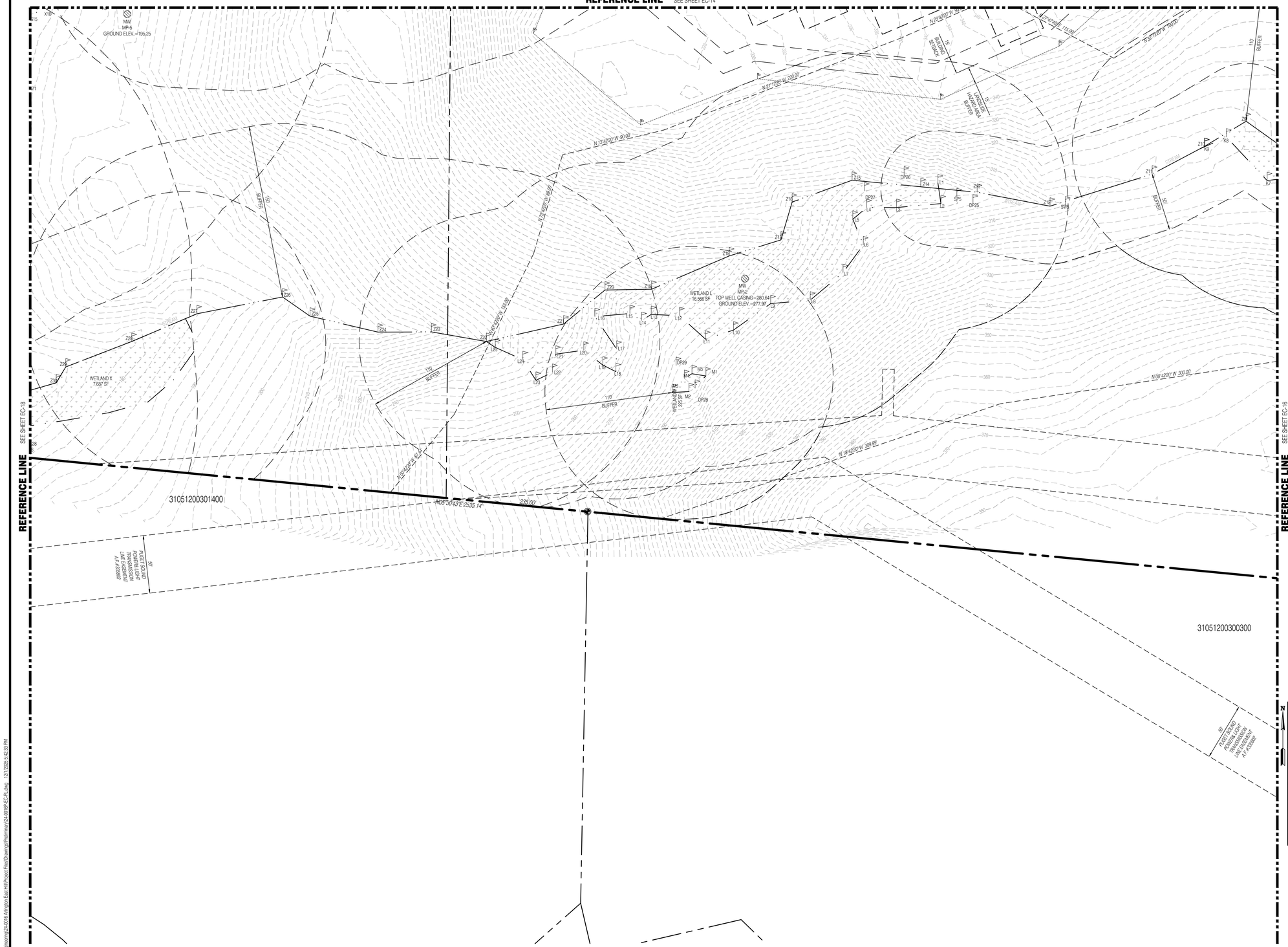
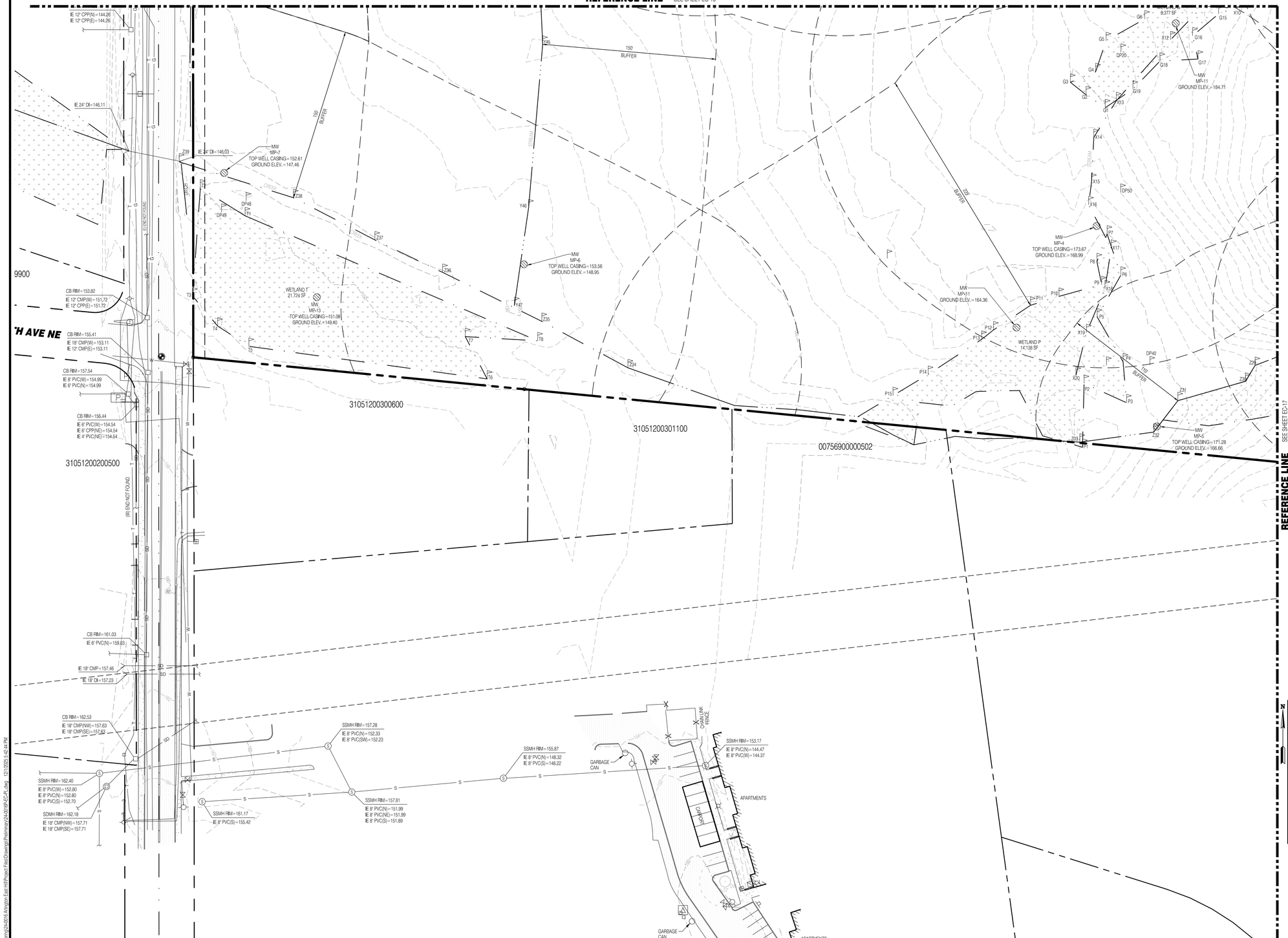
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

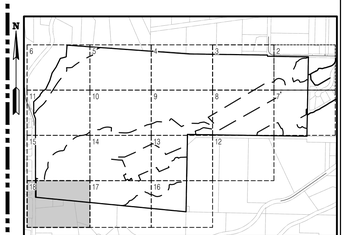
REFERENCE LINE SEE SHEET EC-14


MW
MP-5
GROUND ELEV.=195.25
WETLAND X
7,587 SF
WETLAND L
16,566 SF
MW
MP-2
TOP WELL CASING=280.64
GROUND ELEV.=277.97
WETLAND K
225 SF
110' BUFFER
150' BUFFER
BUILDING SETBACK
15' SEWER EASEMENT
N 23°12'00" W 220.00'
N 73°42'20" W 30.00'
N 16°42'20" W 99.64'
N 16°42'20" W 155.08'
N 73°42'20" W 30.00'
N 16°42'20" W 300.00'
N 16°42'20" W 309.99'
N 16°42'20" W 70.00'
N 42°47'40" E 150.00'
S 16°42'20" E 99.64'
N 16°42'20" W 155.08'
N 73°42'20" W 30.00'
N 16°42'20" W 300.00'
N 16°42'20" W 309.99'
N 16°42'20" W 70.00'
N 42°47'40" E 150.00'
N 23°12'00" W 220

SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET EC-15





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THOMAS P. ARBUTY — STATE OF WASHINGTON — 54021 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DESCRIPTION	DATE

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

EXISTING CONDITIONS MAP

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

EC-18

20 OF 116

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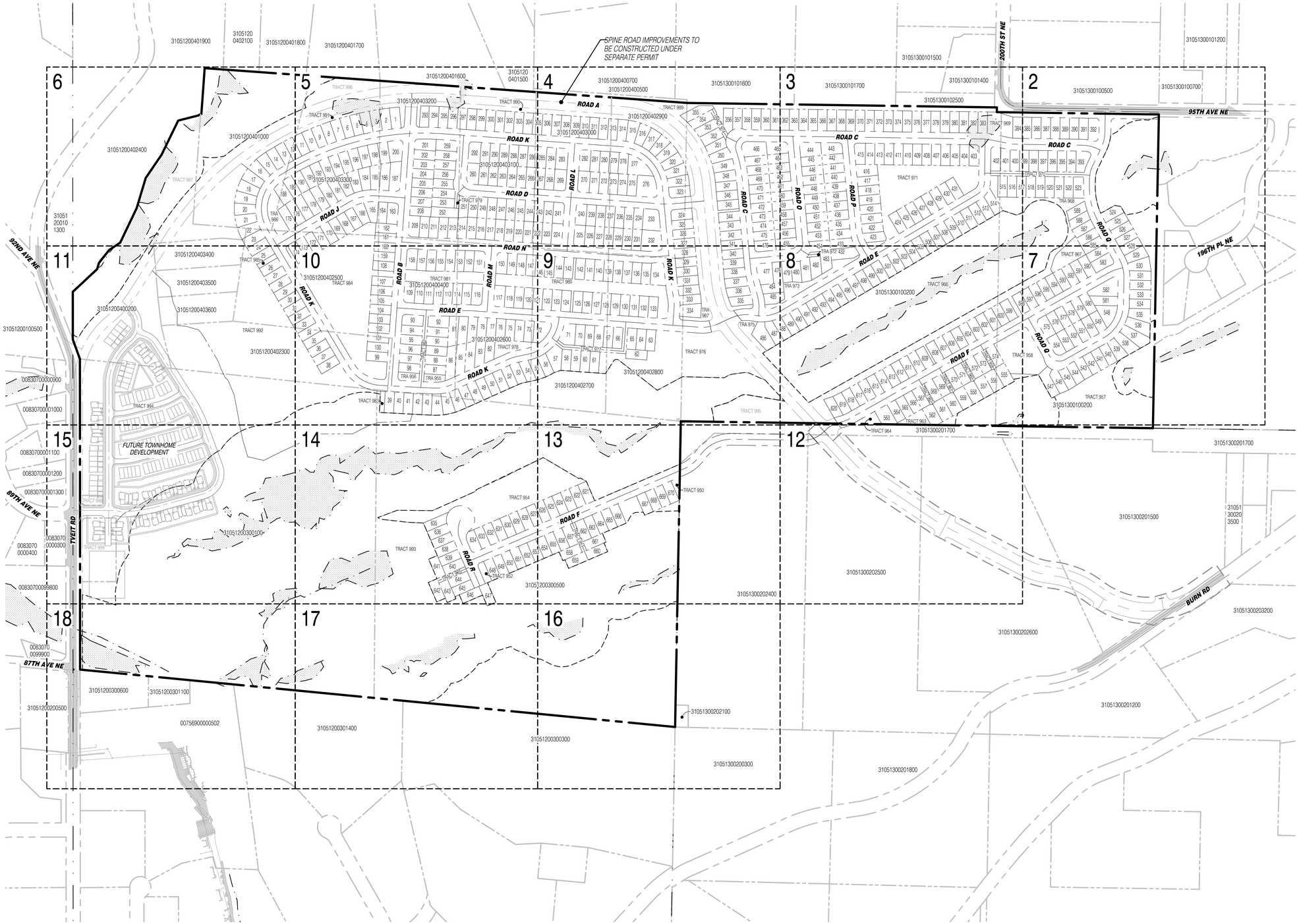
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON



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THOMAS P. ARBUTT — STATE OF WASHINGTON — 56921 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DESCRIPTION	DATE

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

SITE PLAN OVERVIEW

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

SP-01
21 OF 116

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SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

N

0 40' 80'

31051300100500

31051300100700

31051300101200

SAWCUT LINE, TYP

GRIND AND OVERLAY, TYP

95TH AVE NE

N00°49'33"E 687.25'

60' R/W

38.19' EX R/W

20.81' R/W DEDICATION

FOUND REBAR W/CAP STAMPED DOWNING 1 53MF 10.21W & 0.01S OF CORNER

ROAD C

ROAD D

ROAD Q

10' PUE, TYP

50' R/W

REFERENCE LINE

SEE SHEET SP-03

SEE SHEET SP-07

REDUCED BUFFER

150' BUFFER

OPEN SPACE TRACT 968 62,774 SF

ACCESS TRACT 970 7,924 SF

TRACT 971

WETLAND U+ = 6,465 SF+

384	4,197 SF	
385	3,600 SF	
386	3,600 SF	
387	3,600 SF	
388	3,600 SF	
389	3,600 SF	
390	3,600 SF	
391	3,617 SF	
392	4,261 SF	
393	4,457 SF	
394	3,600 SF	
395	3,600 SF	
396	3,600 SF	
397	3,600 SF	
398	3,600 SF	
399	3,600 SF	
517	3,600 SF	
518	3,600 SF	
519	3,599 SF	
520	3,600 SF	
521	3,600 SF	
522	3,600 SF	
523	3,971 SF	
524	3,865 SF	
525	3,600 SF	
526	3,600 SF	
527	3,600 SF	
528	3,690 SF	
585	3,600 SF	
586	3,600 SF	
587	3,609 SF	
588	3,631 SF	
589	3,520 SF	

N

KEY MAP
SCALE: NOT TO SCALE

SURVEY DISCLAIMER

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811

SAFETY IS IN YOUR HANDS.
EVERY DIG. EVERY TIME.

THOMAS P. ARBUTT
STATE OF WASHINGTON
54921
REGISTERED
PROFESSIONAL ENGINEER
12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

SITE PLAN

ARLINGTON EAST HILL

ARLINGTON, WA

ARLINGTON 360, LLC

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

SP-02

22 OF 116

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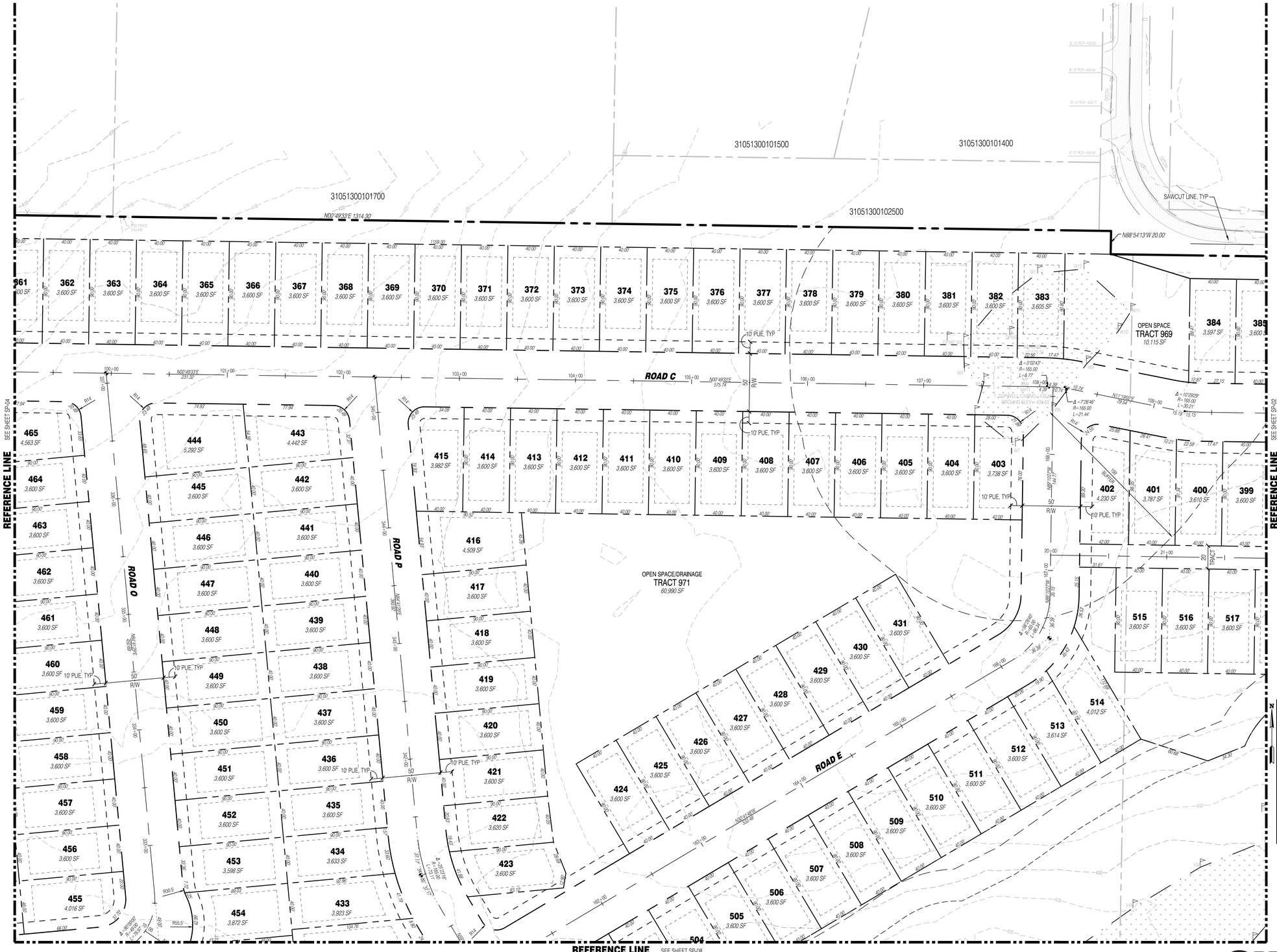
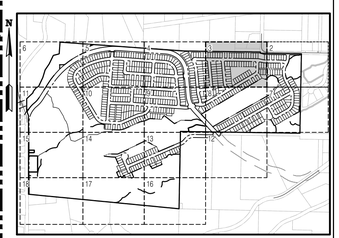
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON





KEY MAP
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THOMAS P. ARNOTT
STATE OF WASHINGTON
56921
REGISTERED
PROFESSIONAL ENGINEER
12-1-25

ENGINEER'S STAMP

REVISIONS

#	DESCRIPTION	DATE

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

SITE PLAN

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION: CITY OF ARLINGTON	
JOB NUMBER:	24-0016

SP-03
23 OF 116

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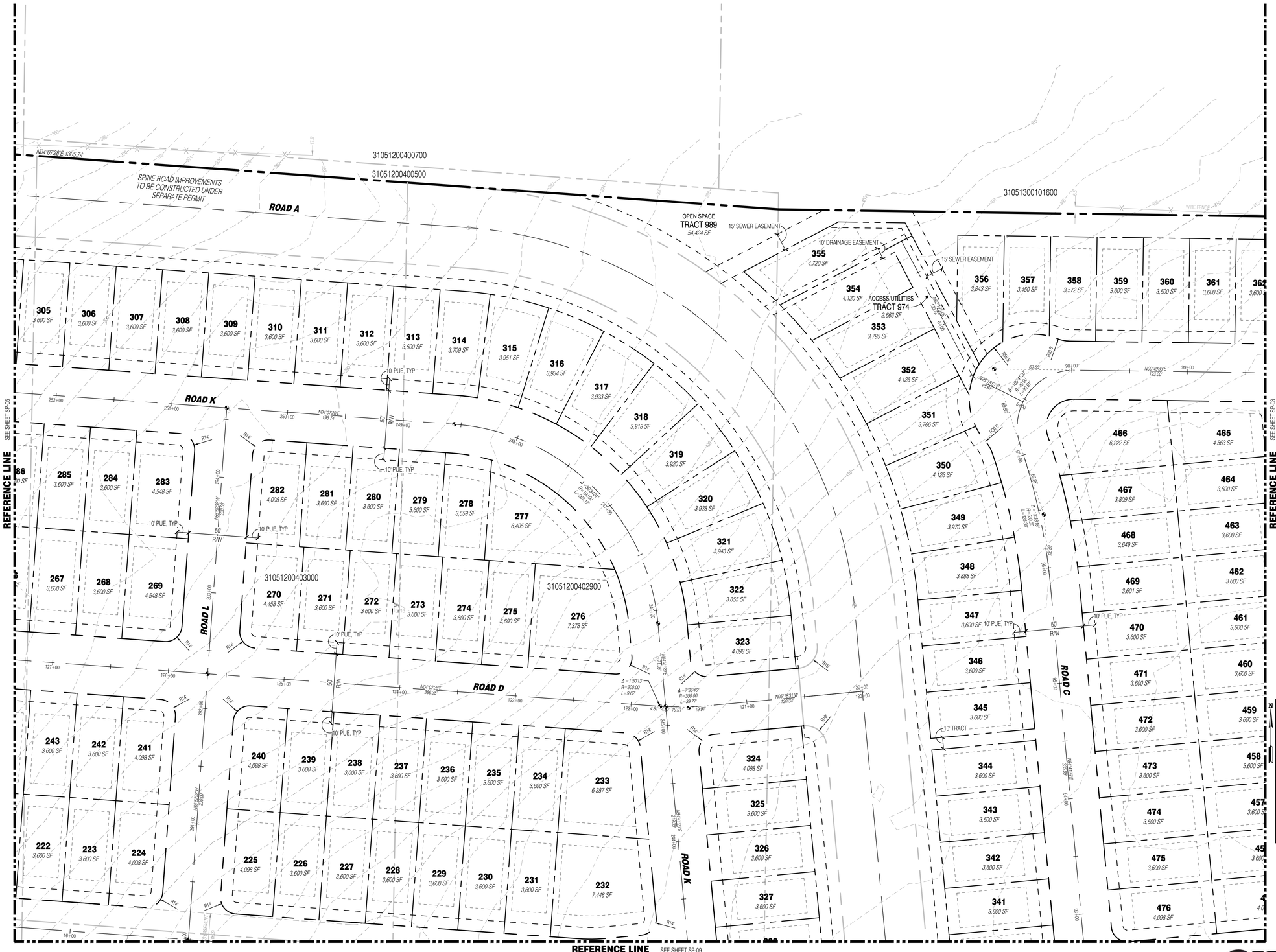
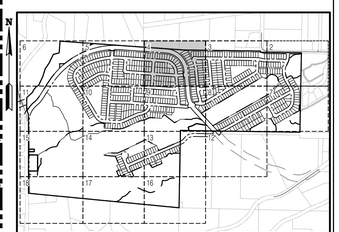
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON





KEY MAP
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EVERY DIG. EVERY TIME.

THOMAS P. ARBUTT
STATE OF WASHINGTON
54921
REGISTERED
PROFESSIONAL ENGINEER
12-1-25

ENGINEER'S STAMP

REVISIONS

#	DESCRIPTION	DATE

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

SITE PLAN

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

SP-04
24 OF 116

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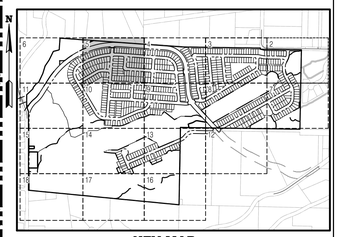

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THOMAS P. ARBUTT — STATE OF WASHINGTON — 54931 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DESCRIPTION	DATE

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

SITE PLAN

ARLINGTON EAST HILL
ARLINGTON, WA

ARLINGTON 360, LLC

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

SP-05

25 OF 116

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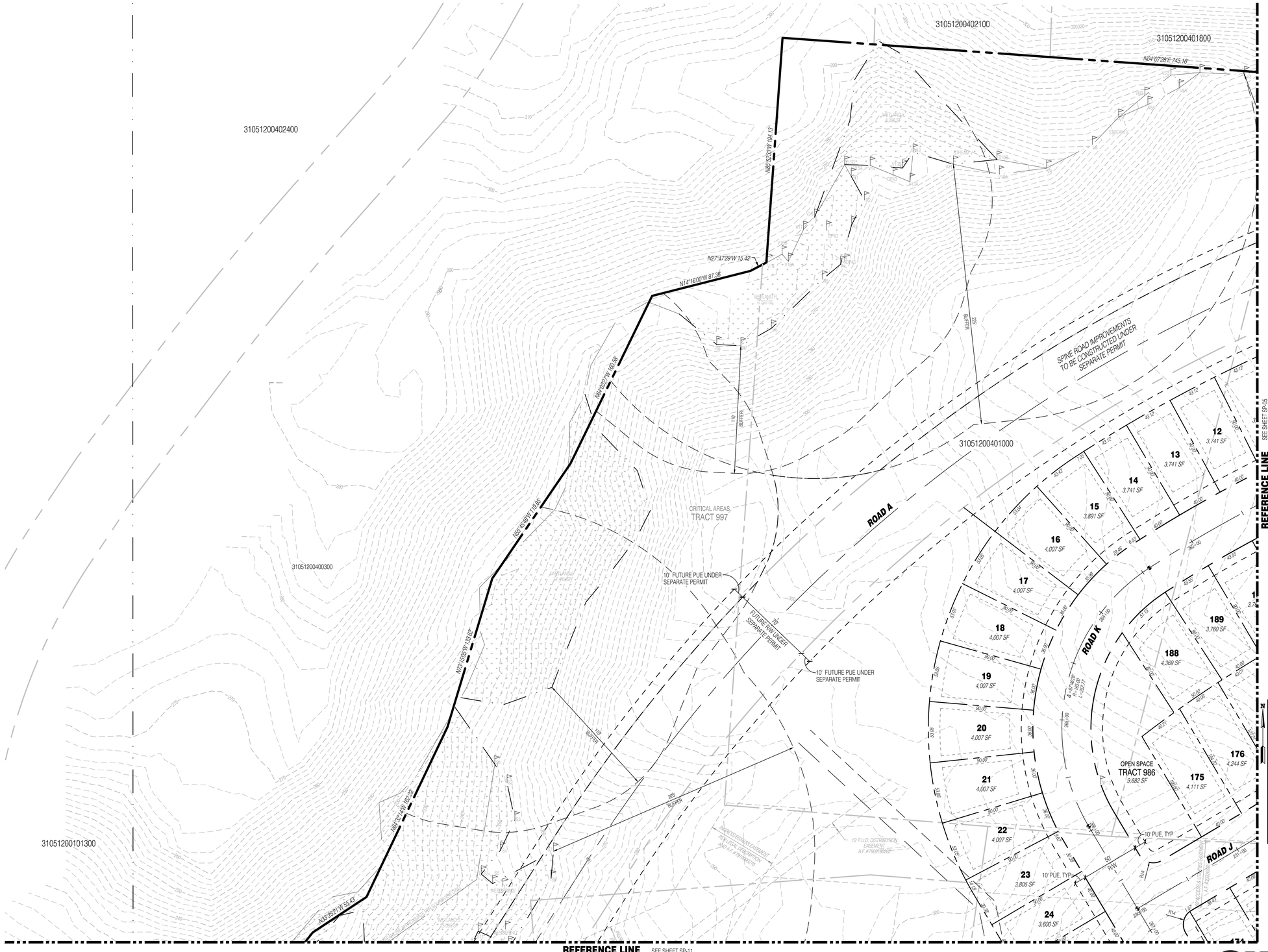
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON



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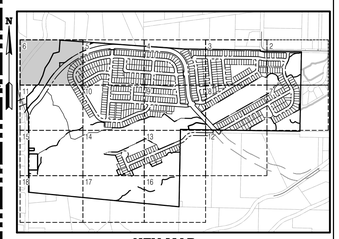

KEY MAP
SCALE: NOT TO SCALE

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THOMAS P. ARBUTT
STATE OF WASHINGTON
54921
REGISTERED
PROFESSIONAL ENGINEER
12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

SITE PLAN

ARLINGTON 380, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

SP-06
26 OF 116

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SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET SP-02

REFERENCE LINE SEE SHEET SP-08

N

0 40' 80'

196TH PL NE

N88°54'42"W 1331.02'

STORMWATER DETENTION
TRACT 967
10,419 SF

OPEN SPACE/DRAINAGE
TRACT 958
28,409 SF

CRITICAL AREA/DRAINAGE
TRACT 957
285,247 SF

310513000100200

ROAD Q

ROAD F

10' PUE, TYP

50' R/W

585 3,600 SF
584 3,600 SF
583 4,511 SF
590 3,600 SF
591 3,600 SF
592 3,600 SF
593 3,600 SF
594 3,600 SF
595 3,600 SF
596 3,600 SF
597 3,600 SF
598 3,600 SF
582 7,060 SF
581 4,397 SF
580 3,600 SF
579 3,600 SF
578 3,600 SF
577 3,600 SF
576 3,600 SF
575 4,098 SF
548 5,353 SF
549 3,555 SF
550 3,600 SF
551 3,600 SF
552 3,600 SF
553 3,600 SF
554 4,016 SF
528 3,690 SF
529 4,041 SF
530 4,409 SF
531 3,628 SF
532 3,600 SF
533 3,600 SF
534 3,603 SF
535 4,602 SF
536 5,136 SF
537 5,910 SF
538 4,728 SF
539 4,107 SF
540 3,600 SF
541 3,600 SF
542 3,600 SF
543 3,600 SF
544 3,649 SF
545 3,607 SF
546 4,005 SF
547 5,253 SF

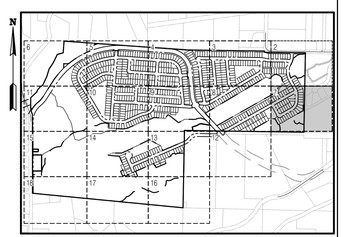
WETLAND 2
2,061 SF

40' BUFFER

112.5' REDUCED BUFFER

FOUND REBAR W/CAP STAMPED "DOWNING 17068" 0.61'(N) OF PROPERTY LINE

FOUND REBAR W/CAP STAMPED "DOWNING 17068" 0.61'(N) OF PROPERTY LINE



KEY MAP
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THOMAS P. ARNOTT
STATE OF WASHINGTON
54551
REGISTERED
PROFESSIONAL ENGINEER
12-1-25

ENGINEER'S STAMP

REVISIONS

#	DESCRIPTION	DATE

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

SITE PLAN

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION: CITY OF ARLINGTON	
JOB NUMBER:	24-0016

SP-07
27 OF 116

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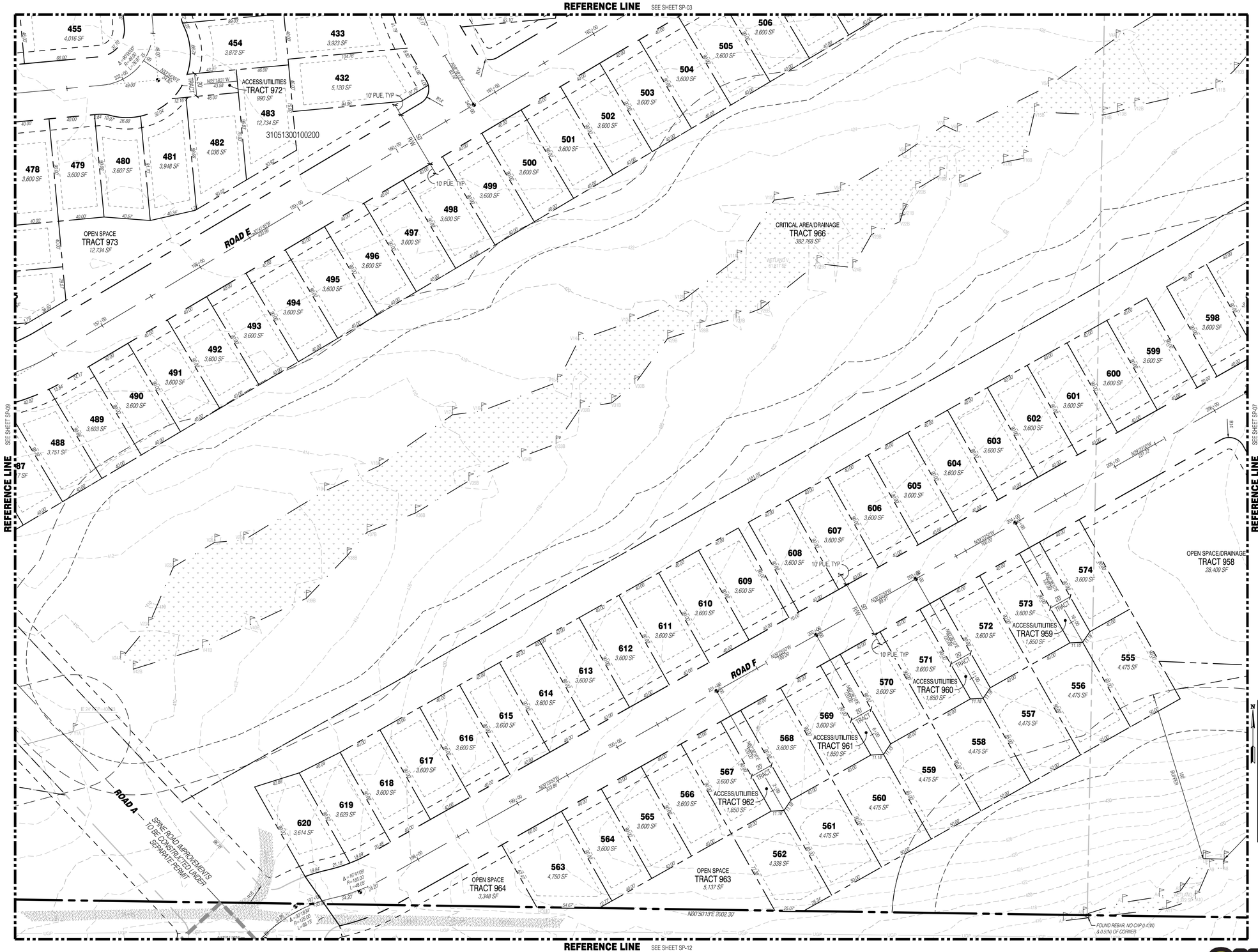
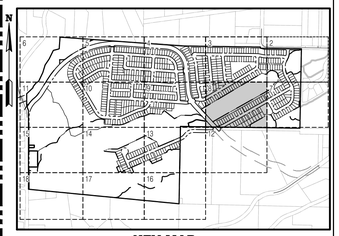
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON





KEY MAP
SCALE: NOT TO SCALE

SURVEY DISCLAIMER

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811
SAFETY IS IN YOUR HANDS.
EVERY DIG. EVERY TIME.

THOMAS P. ARBUTT
STATE OF WASHINGTON
56951
REGISTERED
PROFESSIONAL ENGINEER
12-1-25

ENGINEER'S STAMP

REVISIONS

#	DESCRIPTION	DATE

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

SITE PLAN

ARLINGTON EAST HILL
ARLINGTON, WA

ARLINGTON 360, LLC

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

SP-08
28 OF 116

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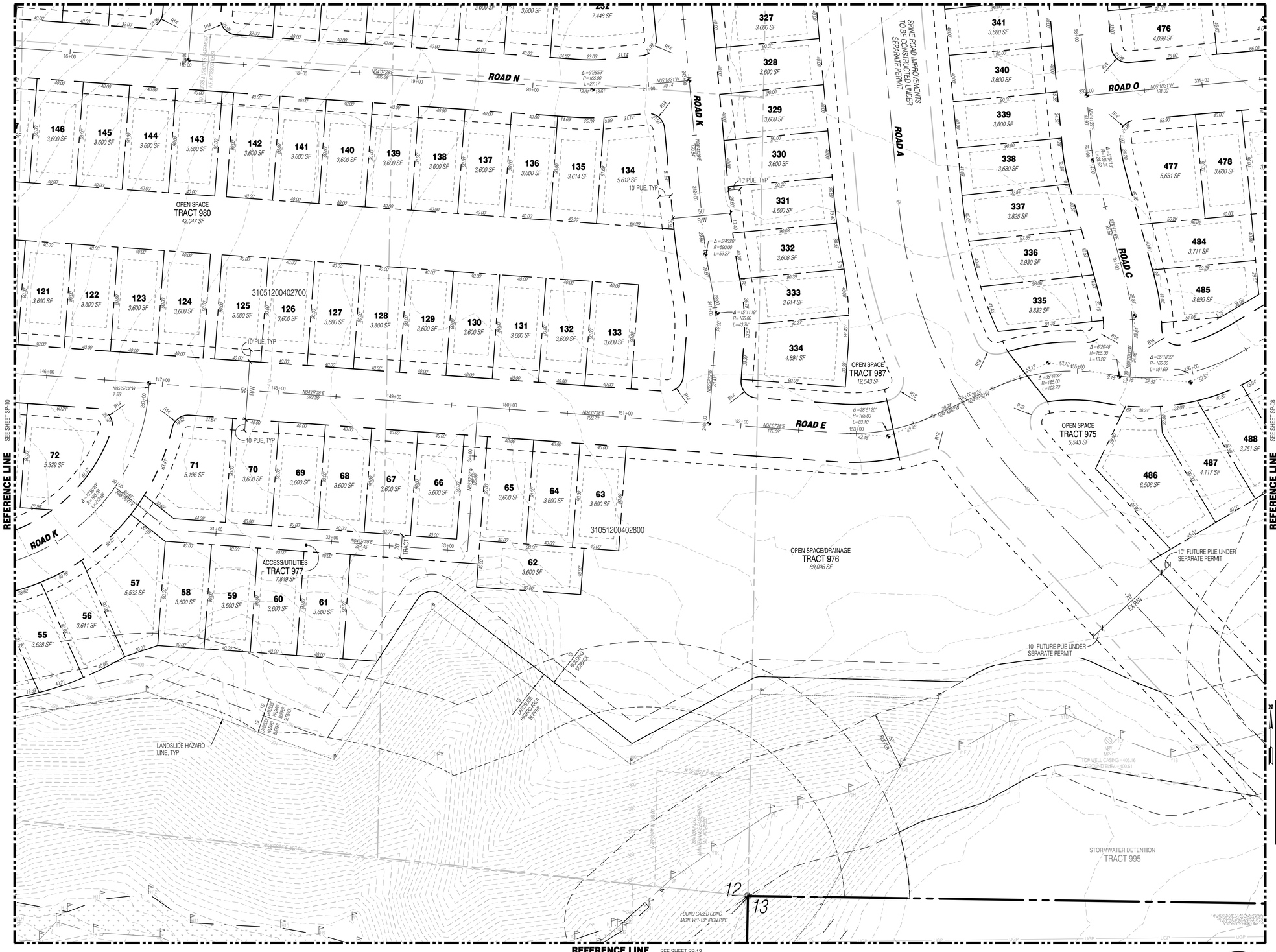
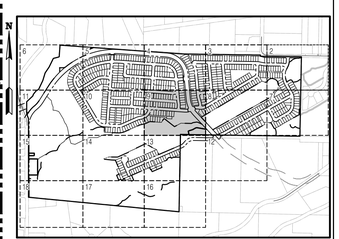
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON





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THOMAS P. ARBUTT — STATE OF WASHINGTON — 54921 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DESCRIPTION	DATE

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

SITE PLAN

ARLINGTON EAST HILL

ARLINGTON 360, LLC

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

SP-09

29 OF 116

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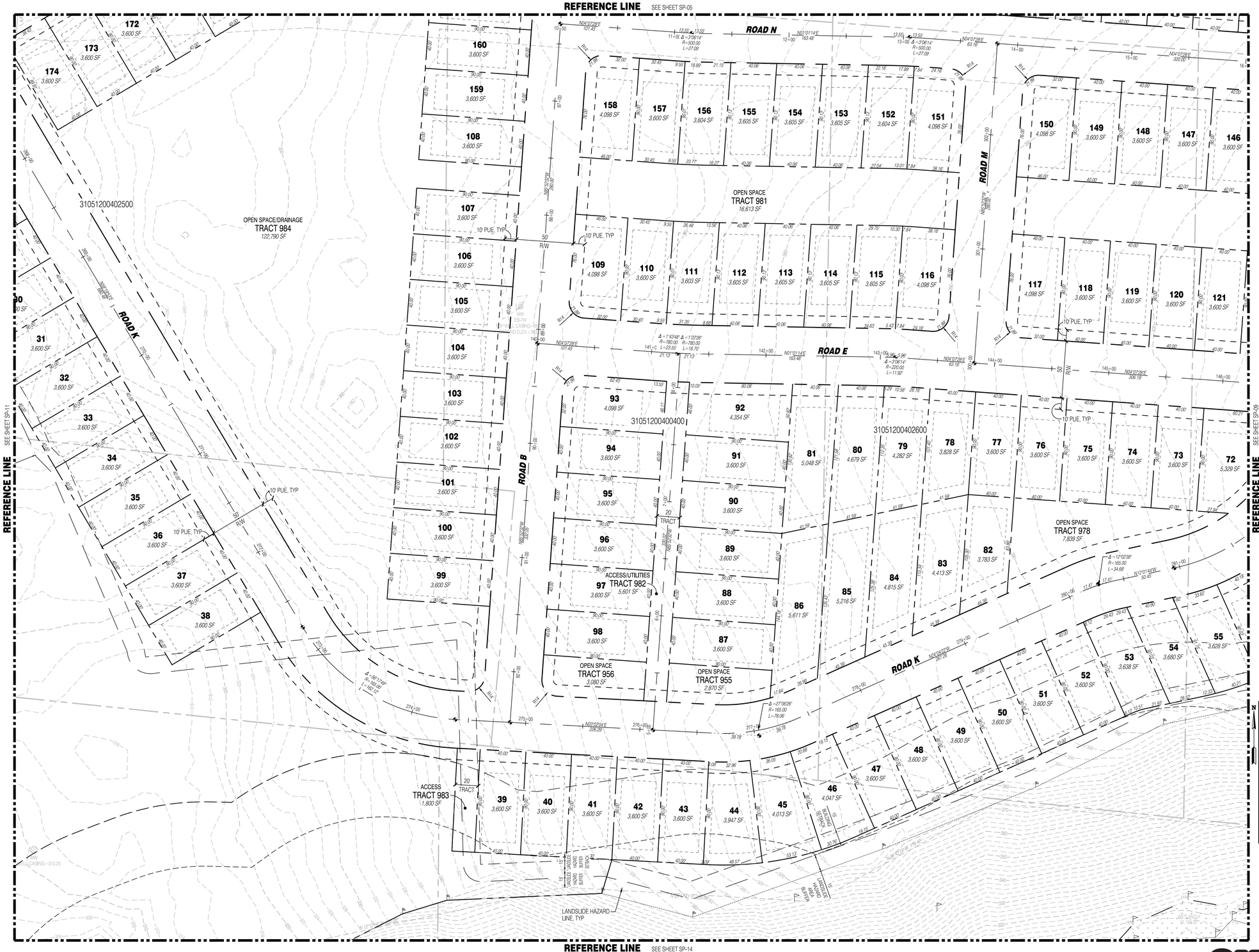

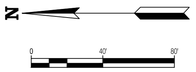

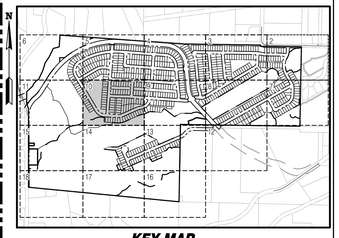

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THOMAS P. ARNOTT — STATE OF WASHINGTON — 54921 — REGISTERED PROFESSIONAL ENGINEER — 12-17-25

ENGINEER'S STAMP

REVISIONS

#	DESCRIPTION	DATE

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

SITE PLAN

ARLINGTON EAST HILL

ARLINGTON, WA

ARLINGTON 380, LLC

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

SP-10

30 OF 116

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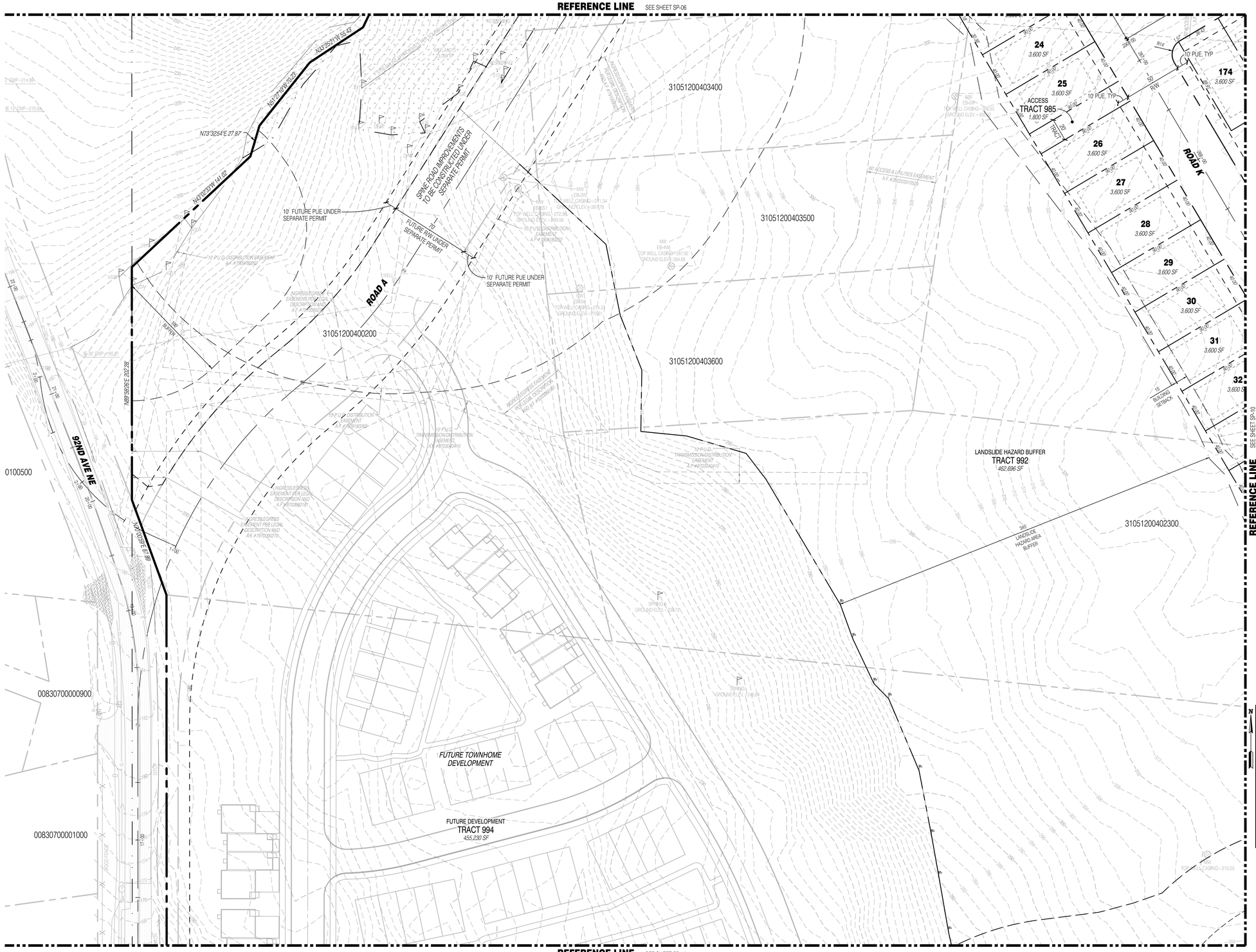
REFERENCE LINE SEE SHEET SP-06



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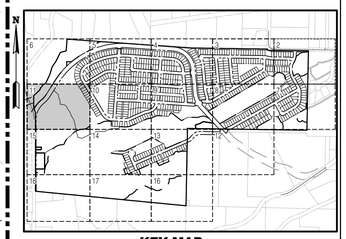

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THOMAS P. ARBUTT STATE OF WASHINGTON 54021 REGISTERED PROFESSIONAL ENGINEER 12-1-25

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REVISIONS

#	DESCRIPTION	DATE

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

SITE PLAN

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION: CITY OF ARLINGTON	
JOB NUMBER:	24-0016

SP-11

31 OF 116

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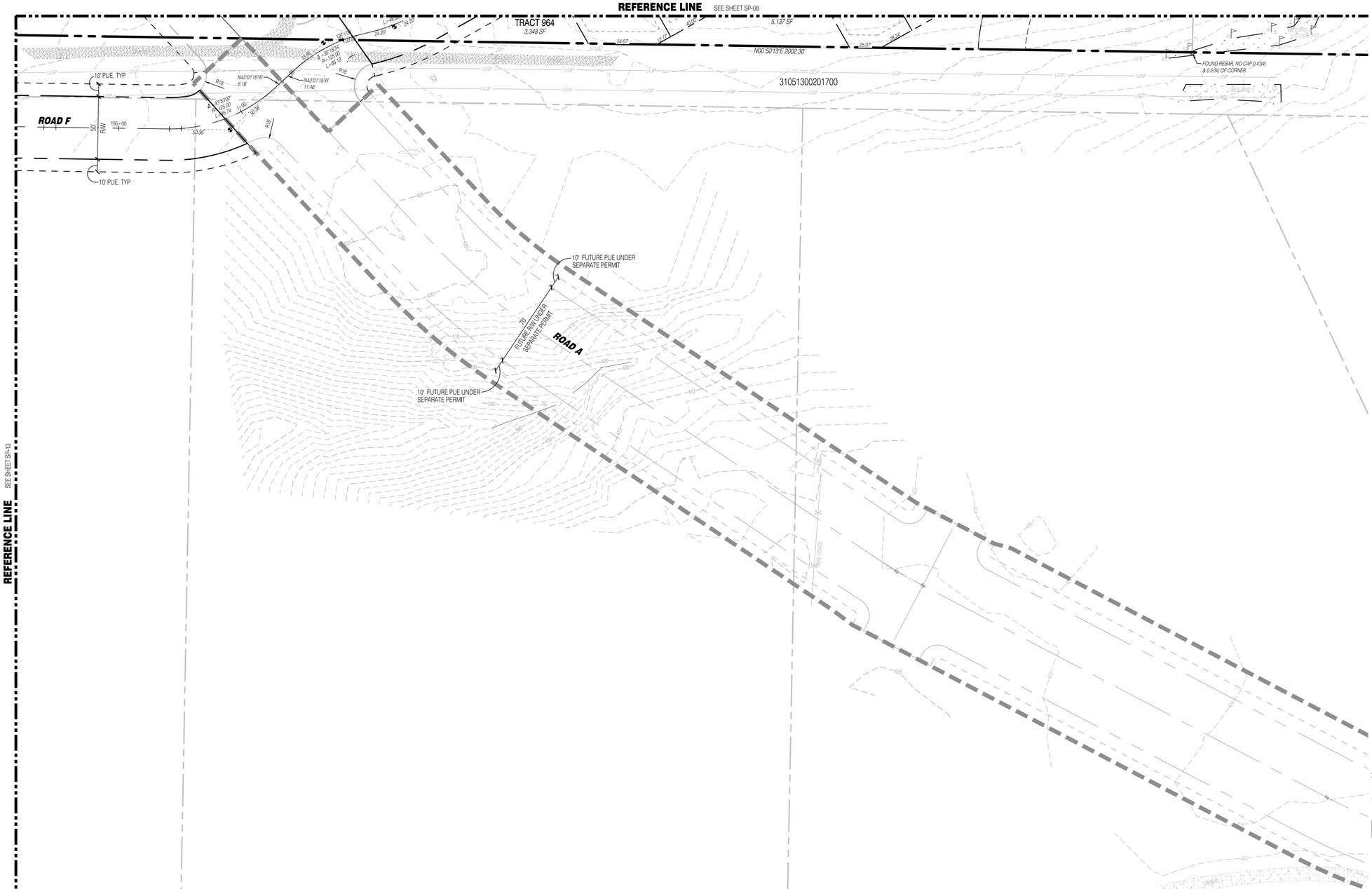

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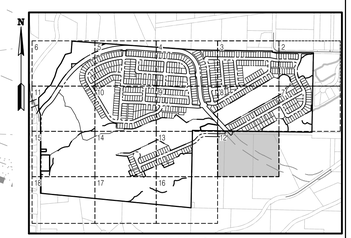

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Redmond, WA 98052

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

SITE PLAN

DRAWN BY:	AJP
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DATE:	12-1-25
JURISDICTION: CITY OF ARLINGTON	
JOB NUMBER:	24-0016

SP-12

32 OF 116

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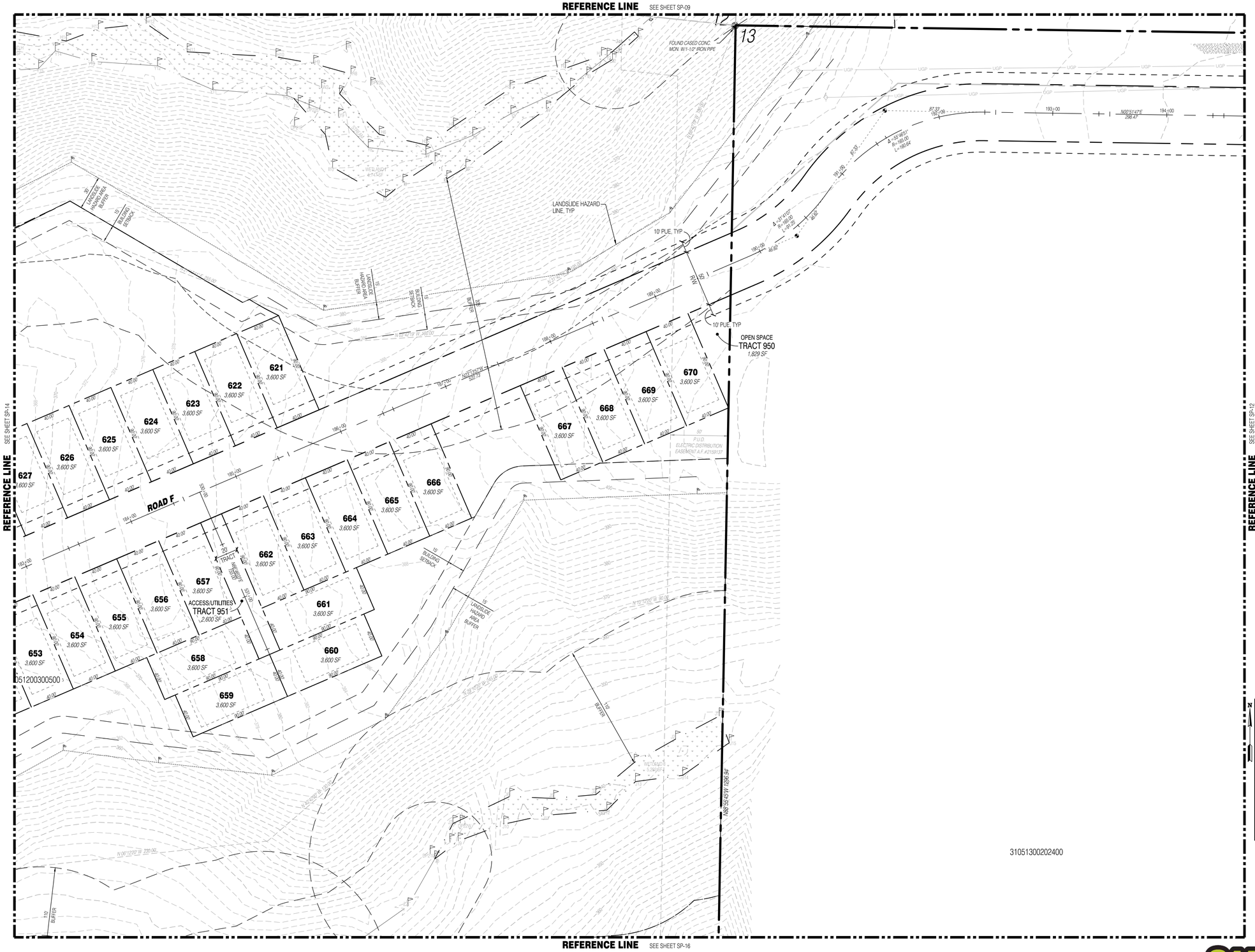
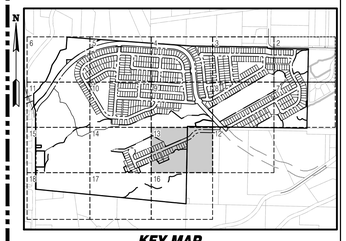
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET SP-09



N

0 40' 80'



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SP-13
33 OF 116

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SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET SP-10

REFERENCE LINE SEE SHEET SP-15

REFERENCE LINE SEE SHEET SP-13

REFERENCE LINE SEE SHEET SP-17

N

0 40' 80'

LANDSLIDE HAZARD LINE, TYP

80' LANDSLIDE HAZARD AREA BUFFER

15' BUILDING SETBACK

50' LANDSLIDE HAZARD AREA BUFFER

OPEN SPACE
TRACT 954
82,449 SF

CRITICAL AREAS/ DRAINAGE/UTILITIES
TRACT 993
2,561,643 SF

110' BUFFER

ACCESS/UTILITIES
TRACT 965
2,600 SF

OPEN SPACE
TRACT 952
2,698 SF

ROAD R

ROAD F

10' PUE, TYP

635 3,995 SF
636 3,603 SF
637 3,600 SF
638 3,600 SF
639 3,600 SF
640 3,600 SF
641 3,600 SF
642 3,600 SF
643 3,600 SF
644 3,600 SF
645 3,600 SF
646 3,600 SF
647 2,698 SF
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650 3,600 SF
651 3,600 SF
652 3,600 SF
653 3,600 SF
631 3,600 SF
632 3,600 SF
633 3,600 SF
634 3,829 SF
629 3,600 SF
630 3,600 SF
627 3,600 SF
628 3,600 SF
626 3,600 SF

31051200300500

KEY MAP
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Redmond, WA 98052

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ARLINGTON EAST HILL
ARLINGTON, WA

ARLINGTON 360, LLC

DRAWN BY:	AJP
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DATE:	12-1-25
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JOB NUMBER:	24-0016

SP-14
34 OF 116

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SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET SP-11

00830700001100

00830700001200

00830700001300

00830700000300

00830700099800

29.08' EX PVMT

60' EX R/W

10' PUE, TYP

10' R/W DEDICATION

70' R/W

LIFT STATION
TRACT 998

STORMWATER DETENTION
TRACT 999

FUTURE TOWNHOME DEVELOPMENT

N89°39'26"E 1317.52'

CB RIM=152.74
IE 12" CPP(W)=147.74
IE 12" CPP(N)=147.79

IE 12" CMP=149.91

IE 12" CMP=149.84

CB RIM=150.89
IE 12" CPP(W)=145.39
IE 12" CPP(N)=145.39
IE 12" CPP(E)=145.39

CB RIM=146.81
IE 12" CPP(N)=144.24
IE 12" CPP(E)=144.24

MW EB-W
TOP WELL CASING=290.07
GROUND ELEV.=276.81

MW EB-E
TOP WELL CASING=247.08
GROUND ELEV.=244.85

NORTHLANDIA
115 SF

WETLAND G
8,377 SF

MW MP-8
TOP WELL CASING=201.91
GROUND ELEV.=199.55

WETLAND D
22,286 SF

MW MP-7
TOP WELL CASING=184.95
GROUND ELEV.=182.21

WETLAND E
115 SF

MW MP-9
TOP WELL CASING=170.76
GROUND ELEV.=168.15

WETLAND B
377 SF

WETLAND C
377 SF

225' BUFFER

190.75' REDUCED BUFFER

N 08°14'13" E 89.00'

N 89°45'47" W 150.00'

S 89°45'47" E 150.00'

N 89°45'47" W 150.00'

N 89°45'47" W 150.00'

N 89°45'47" W 150.00'

119' BUFFER

150' BUFFER

3105120030100

00830700000300

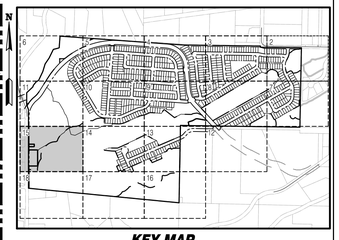
00830700099800

REFERENCE LINE SEE SHEET SP-14

REFERENCE LINE SEE SHEET SP-18

N

0 40' 80'



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Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

SITE PLAN

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

SP-15
35 OF 116

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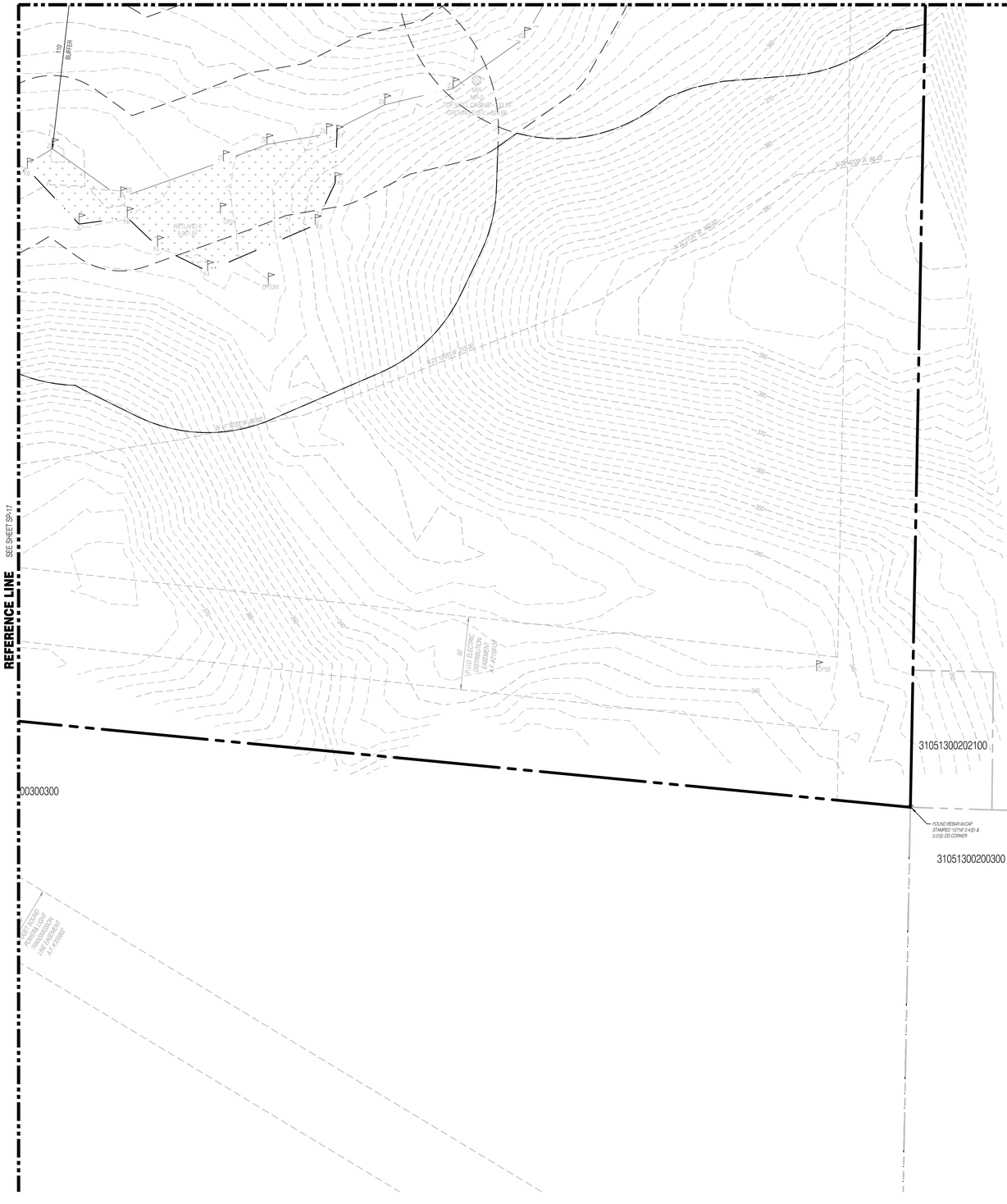

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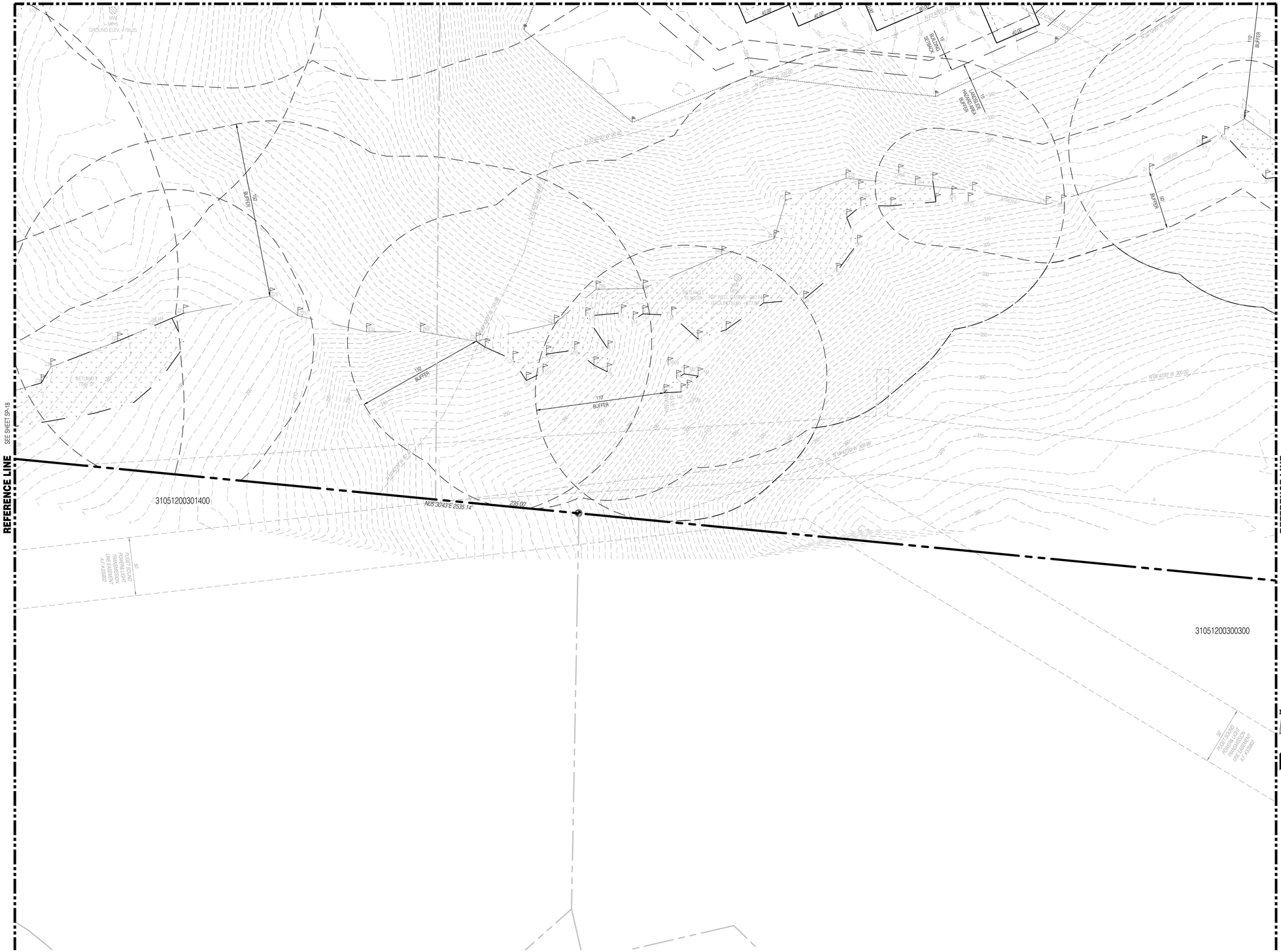
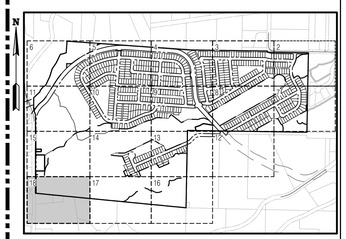

N
0
40'
80'
SEE SHEET SP-18
SEE SHEET SP-16
REFERENCE LINE
REFERENCE LINE
MW-5
GROUND ELEV.=195.25
WETLAND I
TOP WELL CASING=201.64
GROUND ELEV.=197.14
WETLAND H
110' BUFFER
150' BUFFER
110' BUFFER
110' BUFFER
50' BUILDING SETBACK
15' LANDSCAPE HIGHWAY 99 BUFFER
50' BUFFER
50' PUGET SOUND POWER & LIGHT TRANSMISSION LINE EASEMENT AF # 2338590
50' PUGET SOUND POWER & LIGHT TRANSMISSION LINE EASEMENT AF # 2338590
31051200301400
31051200300300
N03°30'43"E 2535.14'
285.00'
N72°42'00"W 90.00'
N17°18'00"E 150.00'
S72°42'00"E 90.00'
S17°18'00"W 150.00'
N72°42'00"W 300.00'
N17°18'00"E 339.99'
S72°42'00"E 300.00'
S17°18'00"W 339.99

SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET SP-15



KEY MAP
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Redmond, WA 98052

SITE PLAN

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ARLINGTON, WA

ARLINGTON 360, LLC

DRAWN BY:	AJP
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JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

SP-18

38 OF 116

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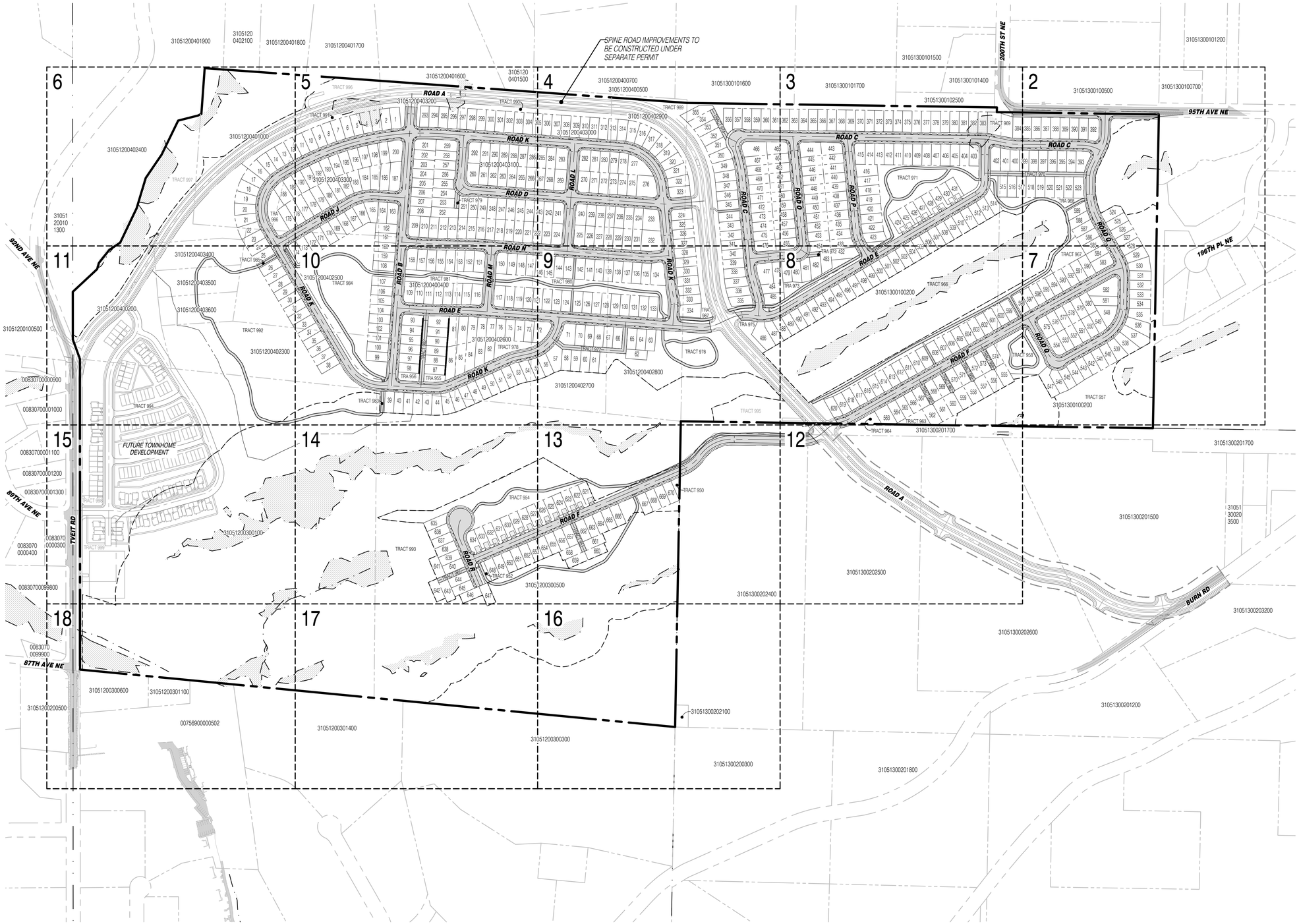

SURVEY DISCLAIMER

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811 SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.

THOMAS P. ARBUTT — STATE OF WASHINGTON — 54921 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DESCRIPTION	DATE

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY ROAD AND GRADING PLAN

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

RG-01

39 OF 116

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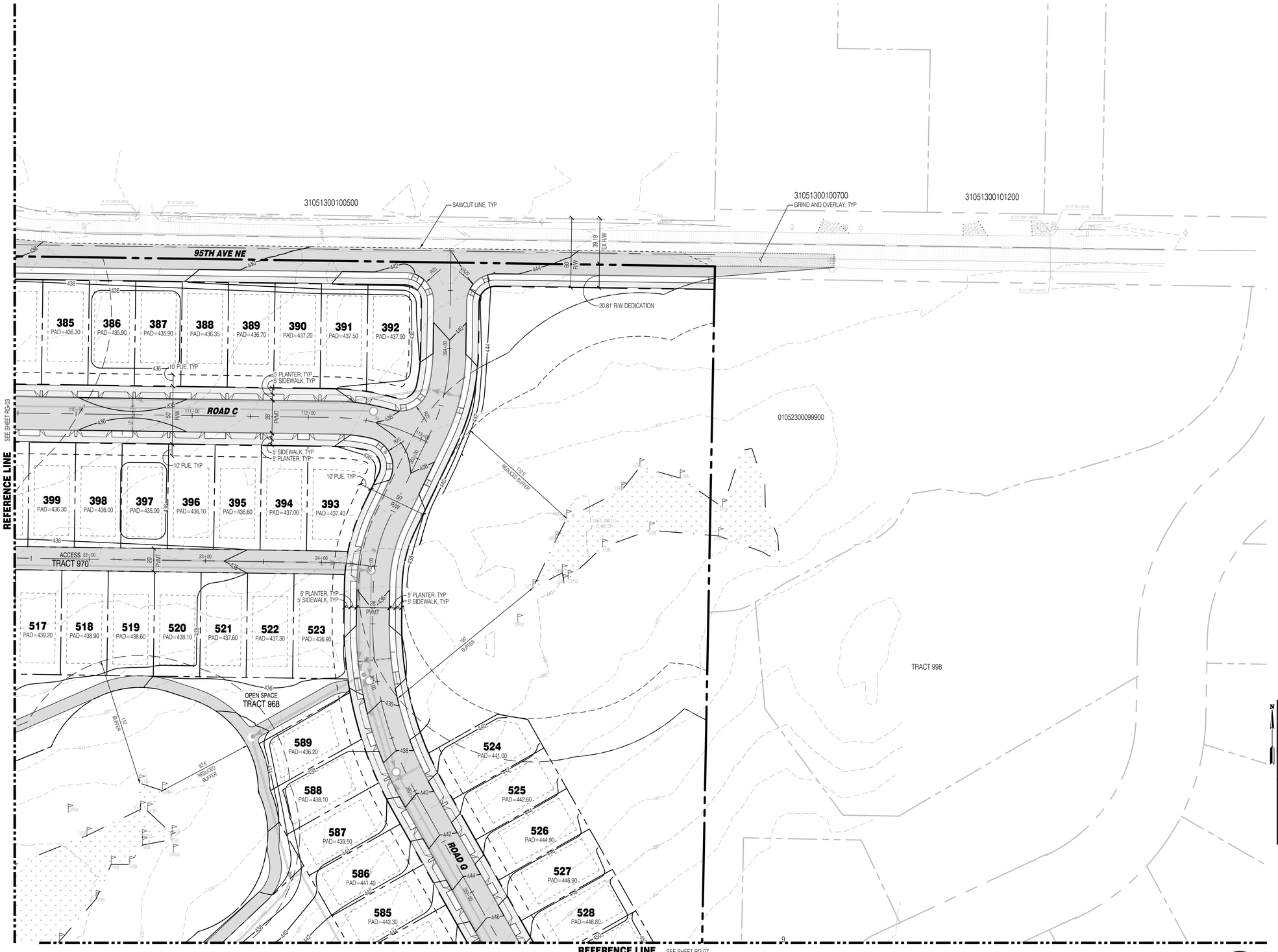
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

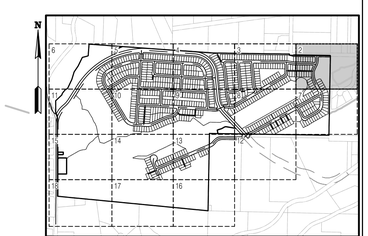


N

0 40' 80'

LEGEND

SYMBOLS	DESCRIPTION
•	REMOVABLE BOLLARD
◂	"NO PARKING" SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
	STORM MAIN PIPE
	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE



KEY MAP
SCALE: NOT TO SCALE

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Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY ROAD AND GRADING PLAN

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

RG-02

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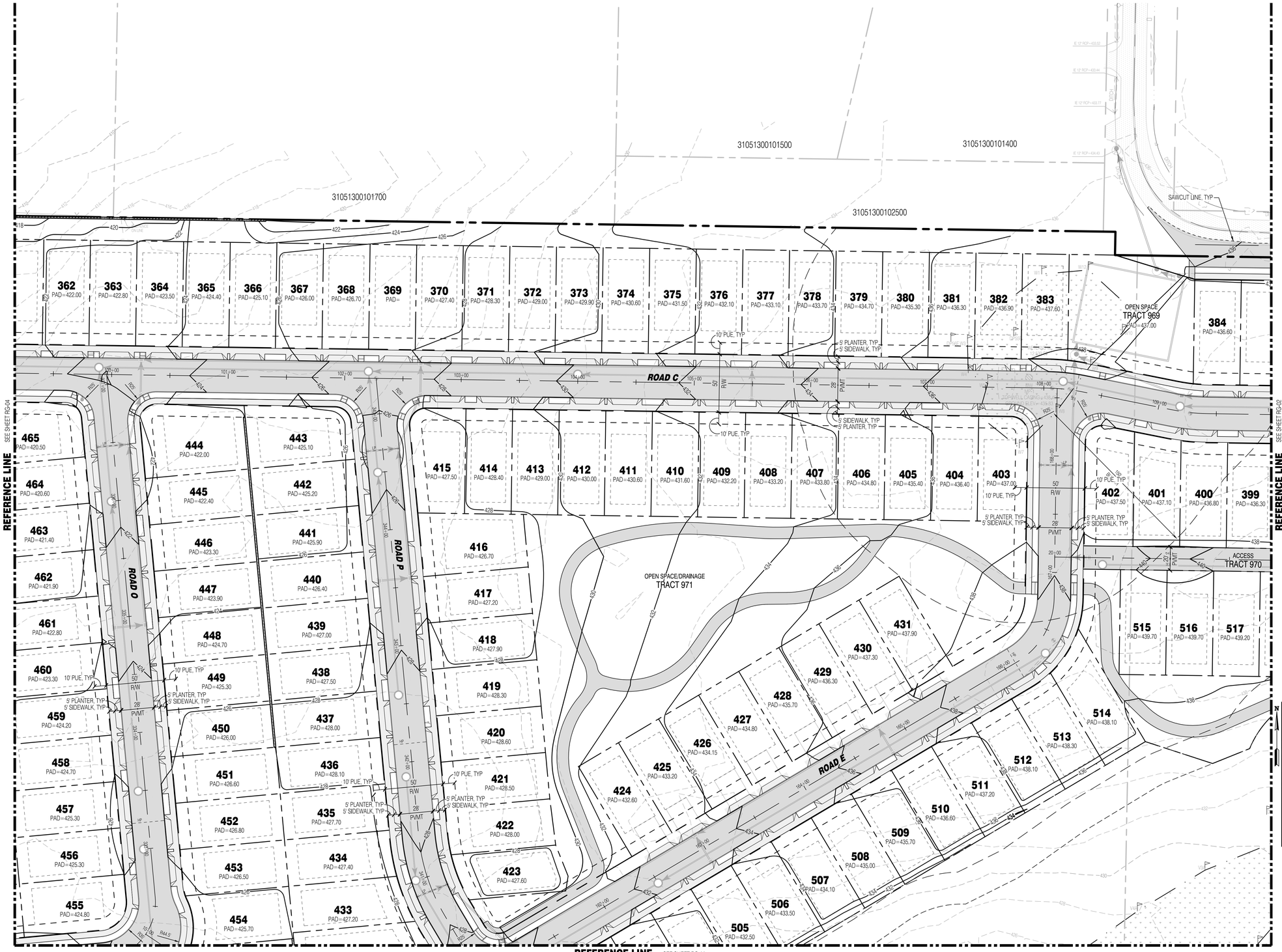

N

0 40' 80'

LEGEND

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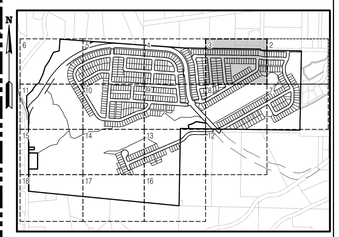

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THOMAS P. ARBUTT STATE OF WASHINGTON 54921 REGISTERED PROFESSIONAL ENGINEER 12-1-25

ENGINEER'S STAMP

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SGG Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY ROAD AND GRADING PLAN

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION: CITY OF ARLINGTON	
JOB NUMBER:	24-0016

RG-03

41 OF 116

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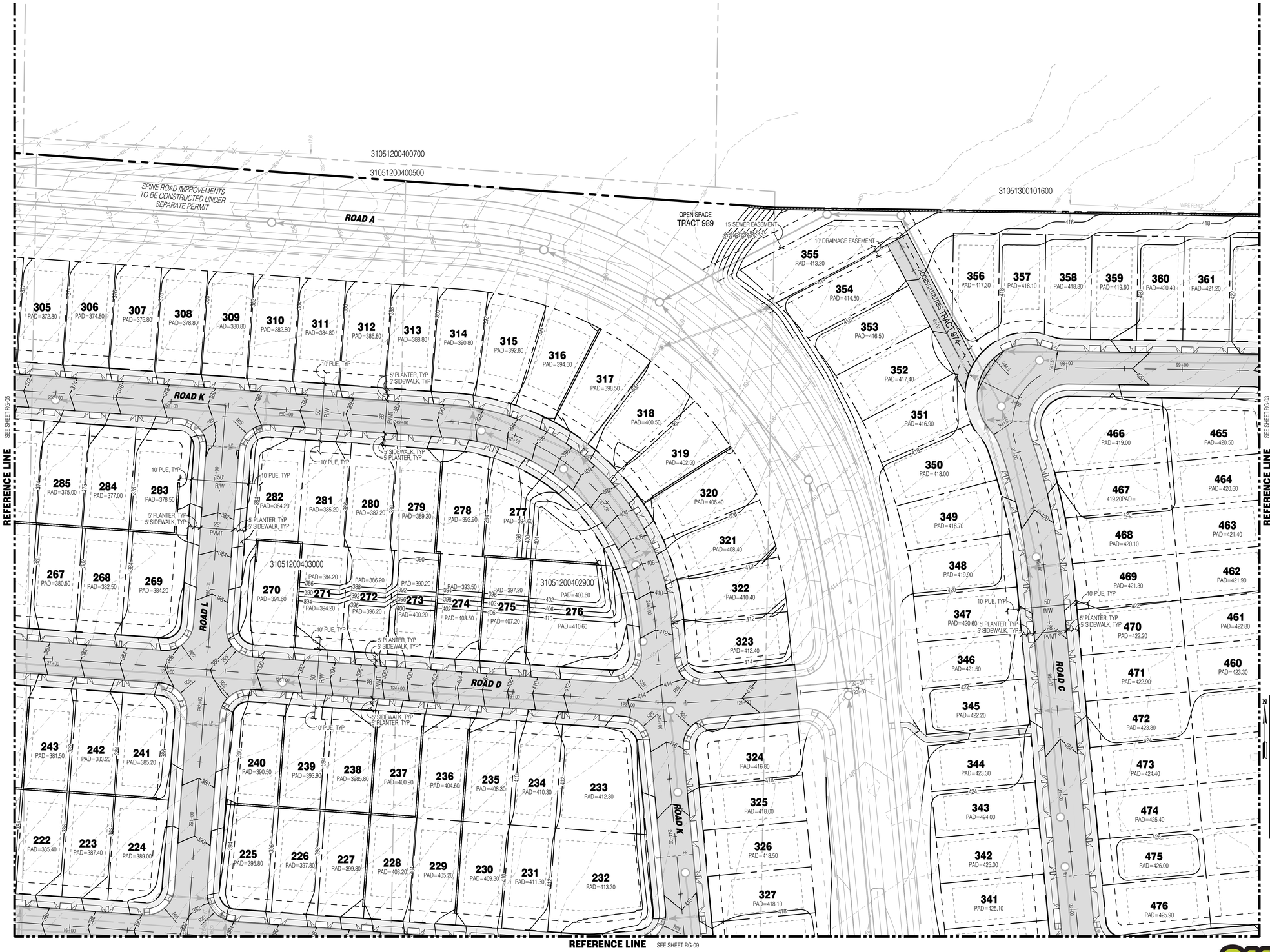

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0 40' 80'

LEGEND

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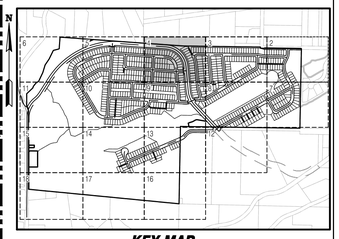

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8105 166th Ave NE
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PRELIMINARY ROAD AND GRADING PLAN

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

RG-04
42 OF 116

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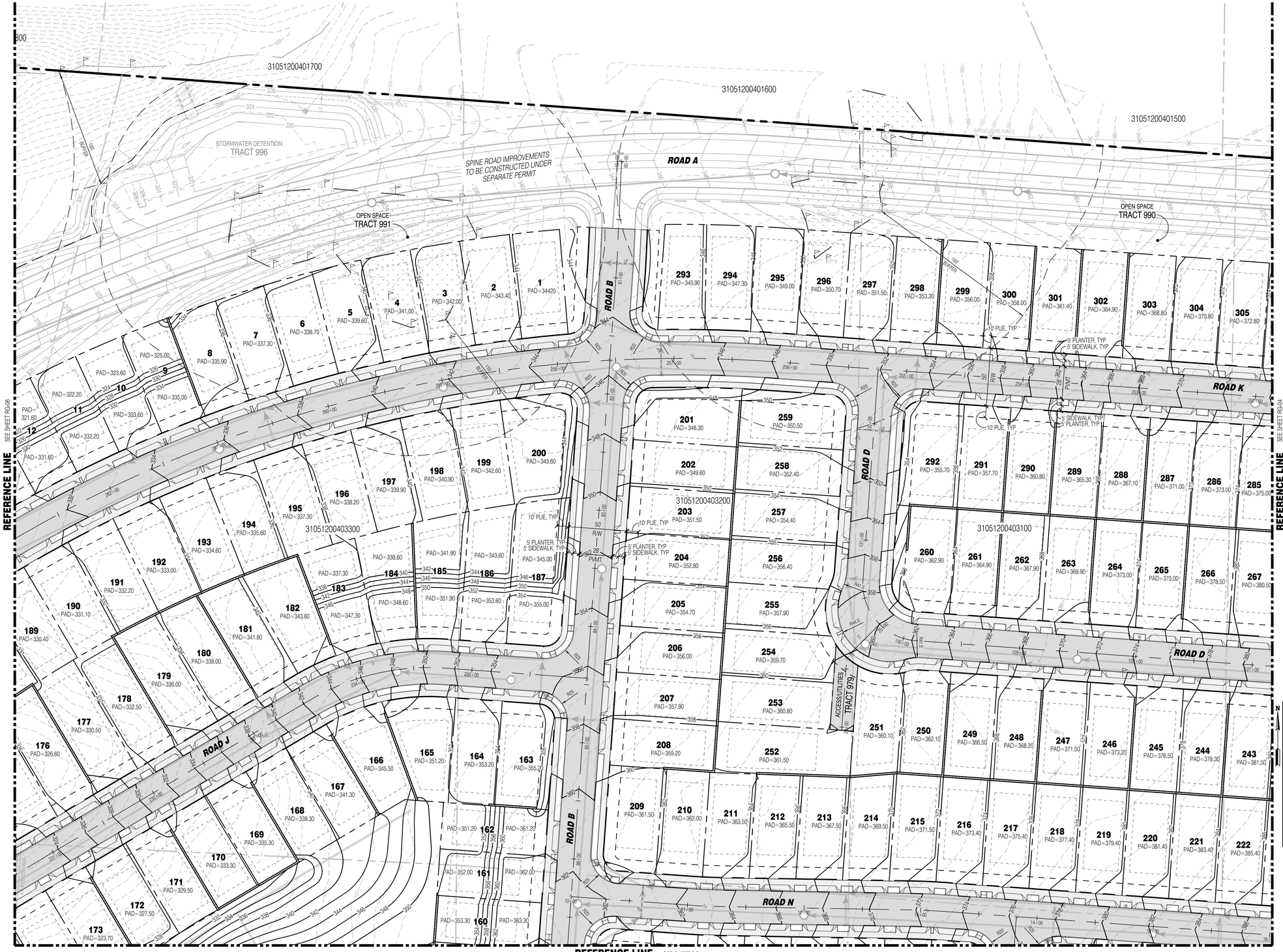

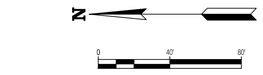

LEGEND

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	FALL PROTECTION FENCING
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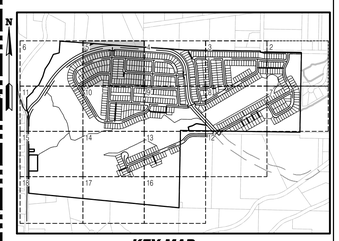
	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE



KEY MAP
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THOMAS P. ARBUTT — STATE OF WASHINGTON — 54931 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY ROAD AND GRADING PLAN

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

RG-05

43 OF 116

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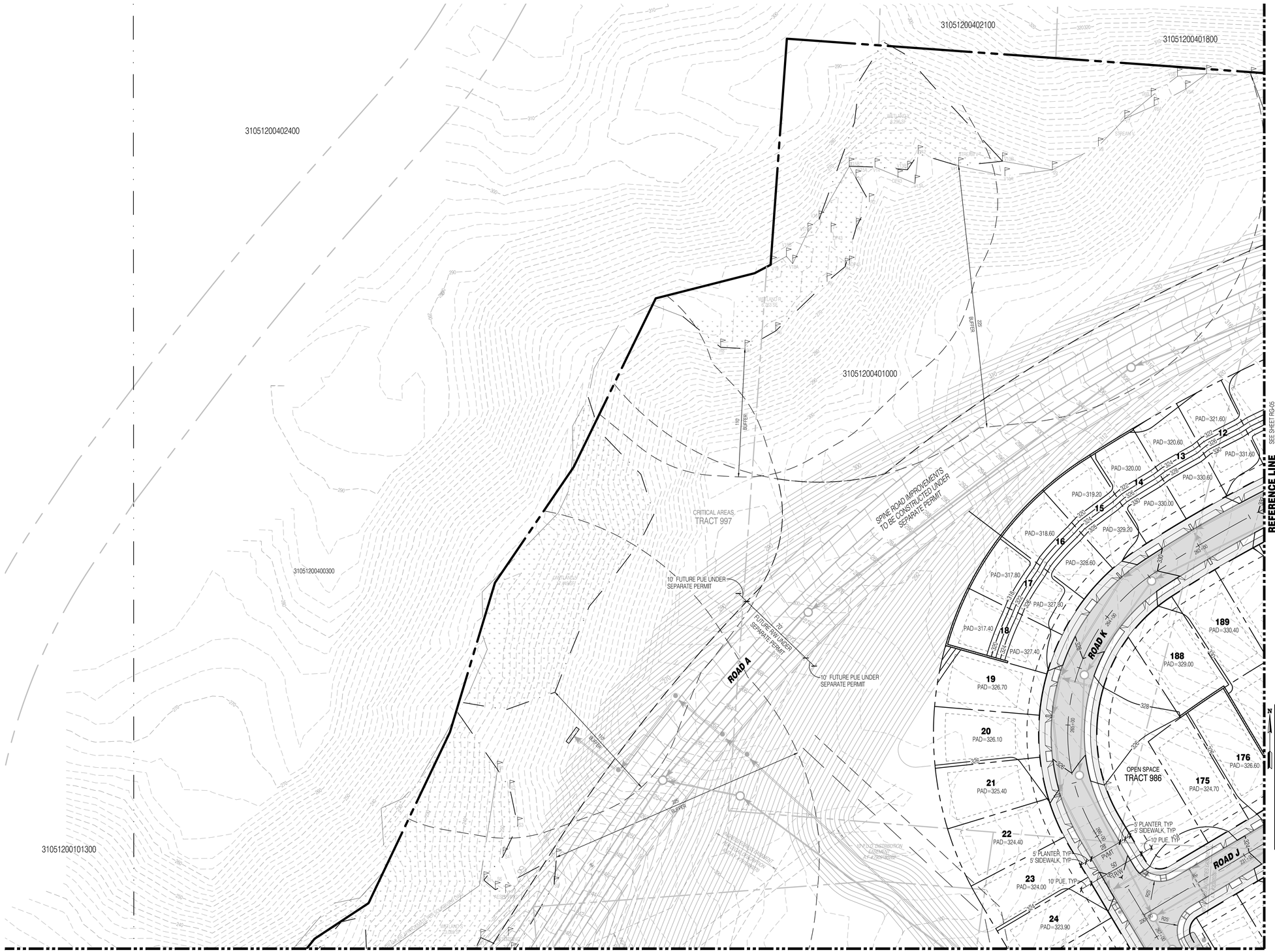

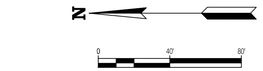

LEGEND

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	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
	STORM MAIN PIPE
	SEWER MAIN PIPE
	WATER MAIN PIPE
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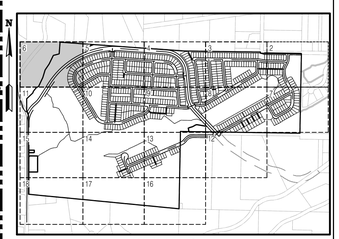

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811

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EVERY DIG. EVERY TIME.

THOMAS P. ARBUTT
STATE OF WASHINGTON
56921
REGISTERED
PROFESSIONAL ENGINEER
12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY ROAD AND GRADING PLAN

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

RG-06

44 OF 116

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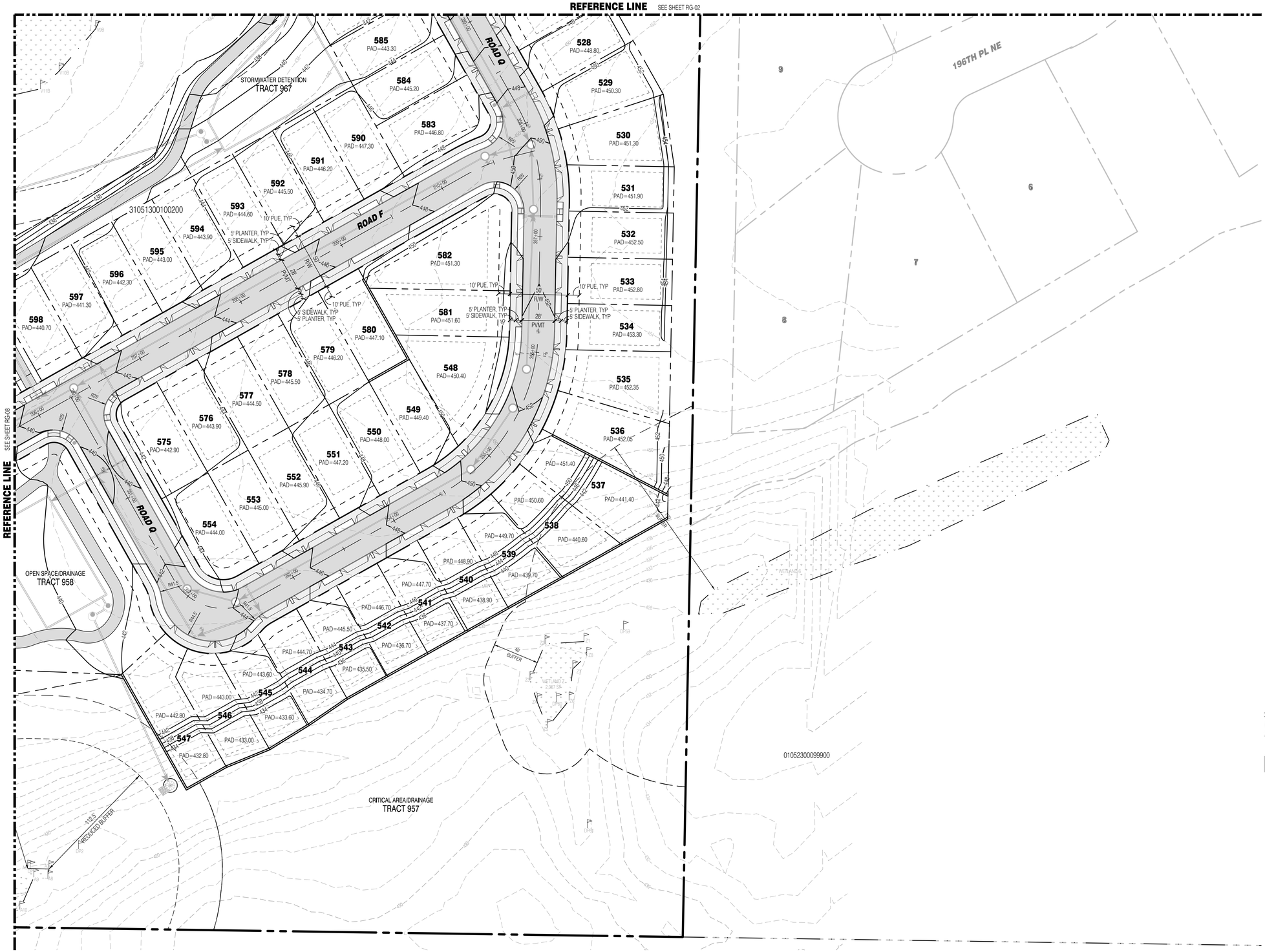
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON



LEGEND

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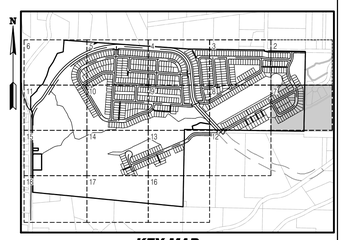

KEY MAP
SCALE: NOT TO SCALE

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THOMAS P. ARBUTT — STATE OF WASHINGTON — 54951 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

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Redmond, WA 98052

PRELIMINARY ROAD AND GRADING PLAN

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

RG-07

45 OF 116

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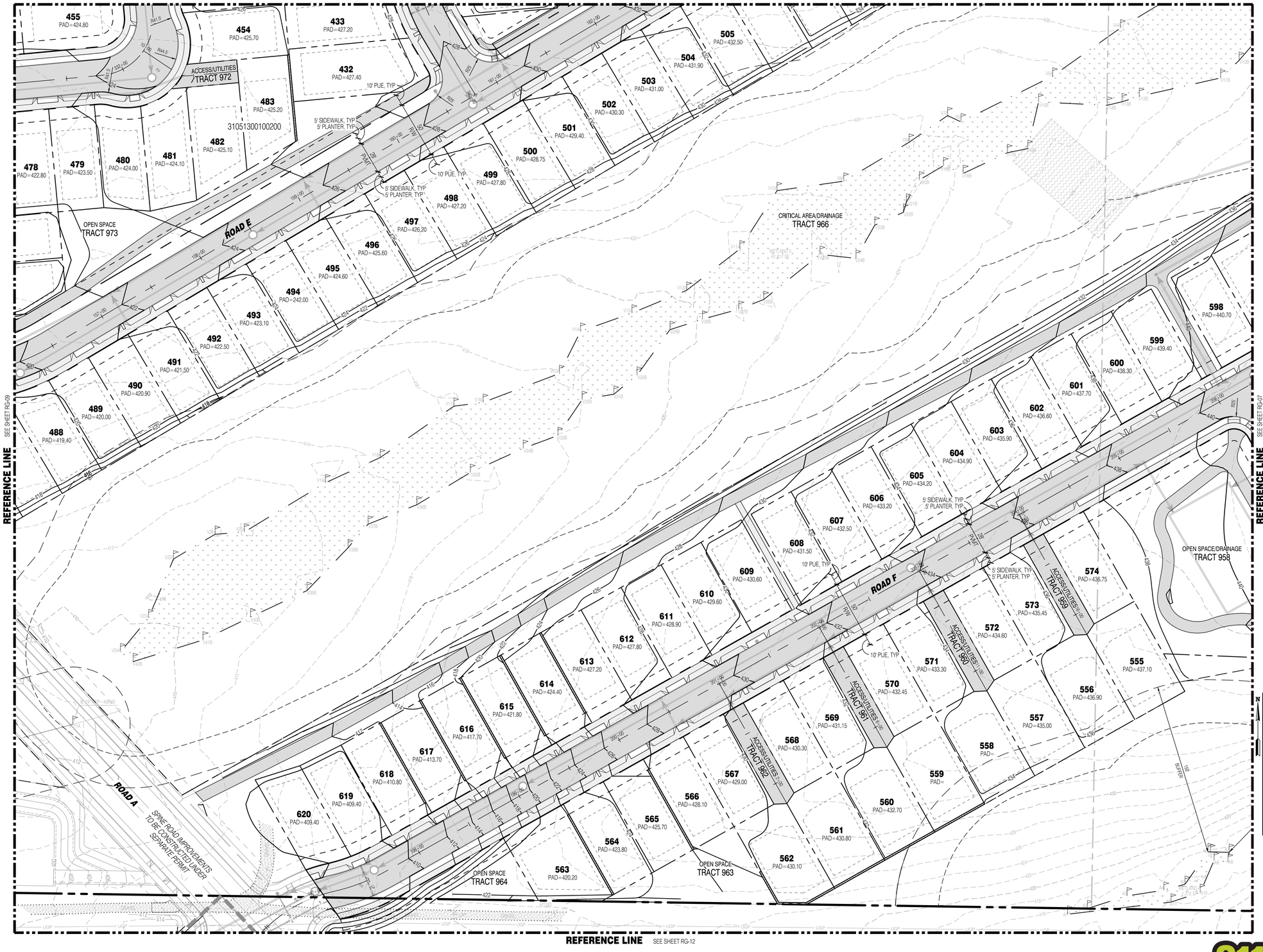
REFERENCE LINE SEE SHEET RG-03



N

0 40' 80'

LEGEND

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•	REMOVABLE BOLLARD
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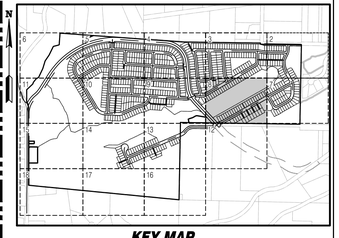

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Redmond, WA 98052

PRELIMINARY ROAD AND GRADING PLAN

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ARLINGTON EAST HILL

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

RG-08

46 OF 116

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REFERENCE LINE SEE SHEET RG-04

REFERENCE LINE SEE SHEET RG-10

REFERENCE LINE SEE SHEET RG-08

REFERENCE LINE SEE SHEET RG-13

ROAD N

ROAD K

ROAD A

ROAD E

ROAD O

ROAD C

SPINE ROAD IMPROVEMENTS TO BE CONSTRUCTED UNDER SEPARATE PERMIT

OPEN SPACE TRACT 980

OPEN SPACE TRACT 987

OPEN SPACE TRACT 975

OPEN SPACE/DRAINAGE TRACT 976

ACCESS/UTILITIES TRACT 977

STORMWATER DETENTION TRACT 995

31051200402700

31051200402800

10' PUE, TYP

5' PLANTER, TYP

5' SIDEWALK, TYP

R/W

PVMT

10' FUTURE PUE UNDER SEPARATE PERMIT

LANDSLIDE HAZARD LINE, TYP

15' LANDSLIDE HAZARD AREA SETBACK

BUILDING SETBACK

BUFFER

ABSENCE OF 30% SLOPES (PER PLAT)

TOP WELL CASING = 405.16
GROUND ELEV. = 400.51

STORM MAIN PIPE

SEWER MAIN PIPE

WATER MAIN PIPE

DRAIN PIPE

LEGEND

SYMBOLS	DESCRIPTION
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	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING

N

0 40' 80'

KEY MAP
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ARLINGTON EAST HILL

ARLINGTON, WA

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JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

RG-09

47 OF 116

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SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET RG-05

N

0 40 80

LEGEND

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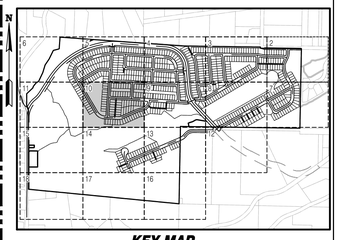
	WATER MAIN PIPE
	DRAIN PIPE



KEY MAP
SCALE: NOT TO SCALE

SURVEY DISCLAIMER

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THOMAS P. ABBOTT — STATE OF WASHINGTON — 54921 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY ROAD AND GRADING PLAN

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

RG-10

48 OF 116

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SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

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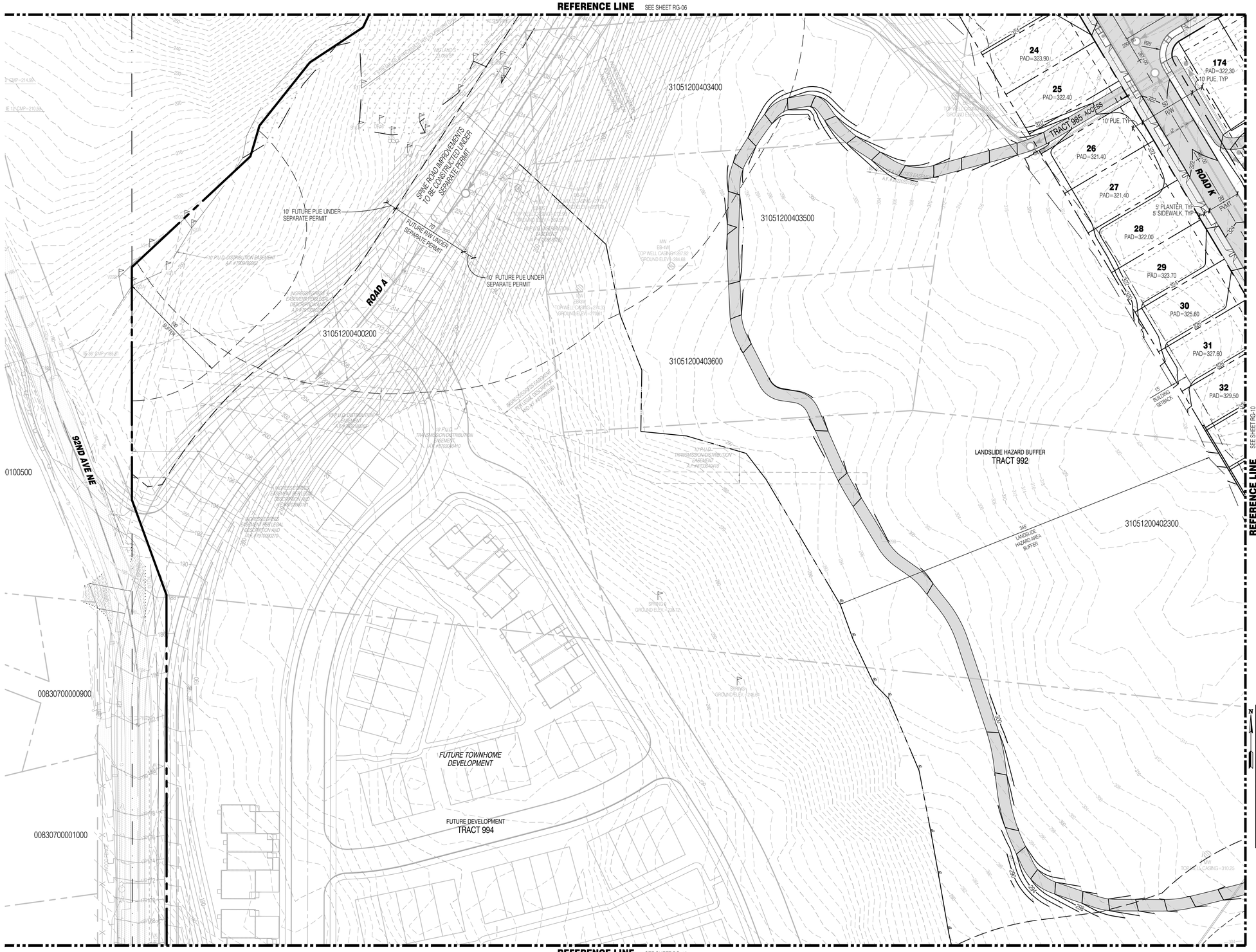
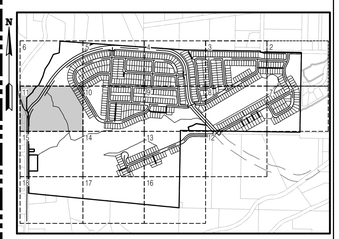


N

0 47 87

LEGEND

SYMBOLS	DESCRIPTION
•	REMOVABLE BOLLARD
◂	"NO PARKING" SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
	STORM MAIN PIPE
	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE



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SCALE: NOT TO SCALE

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#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY ROAD AND GRADING PLAN

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

RG-11

49 OF 116

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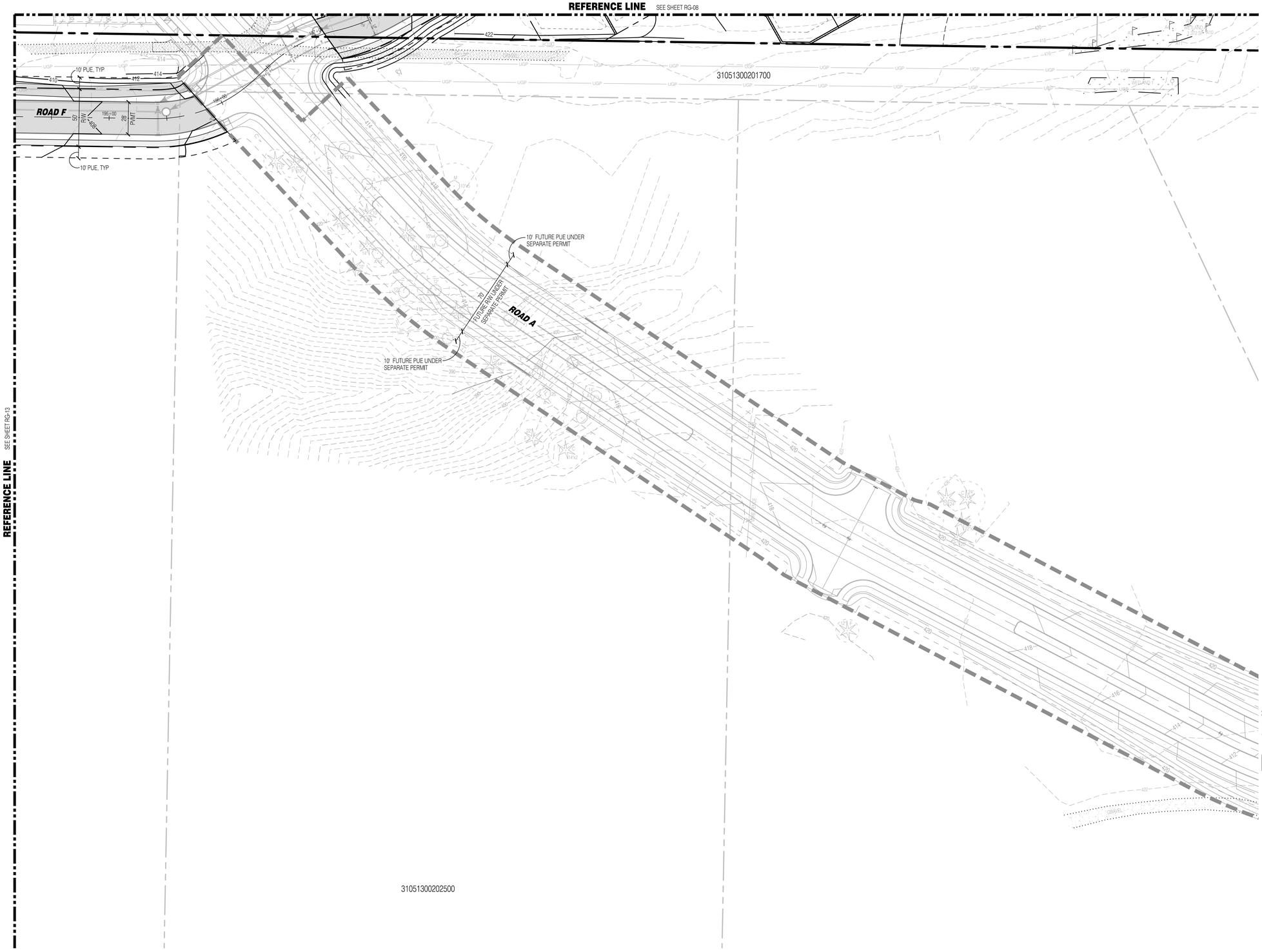
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

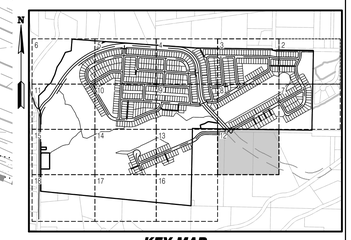
REFERENCE LINE SEE SHEET RG-08



REFERENCE LINE SEE SHEET RG-13

LEGEND

SYMBOLS	DESCRIPTION
•	REMOVABLE BOLLARD
◂	"NO PARKING" SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
	STORM MAIN PIPE
	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE



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THOMAS P. ARBUTT — STATE OF WASHINGTON — 56921 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY ROAD AND GRADING PLAN

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION: CITY OF ARLINGTON	
JOB NUMBER:	24-0016

RG-12
50 OF 116

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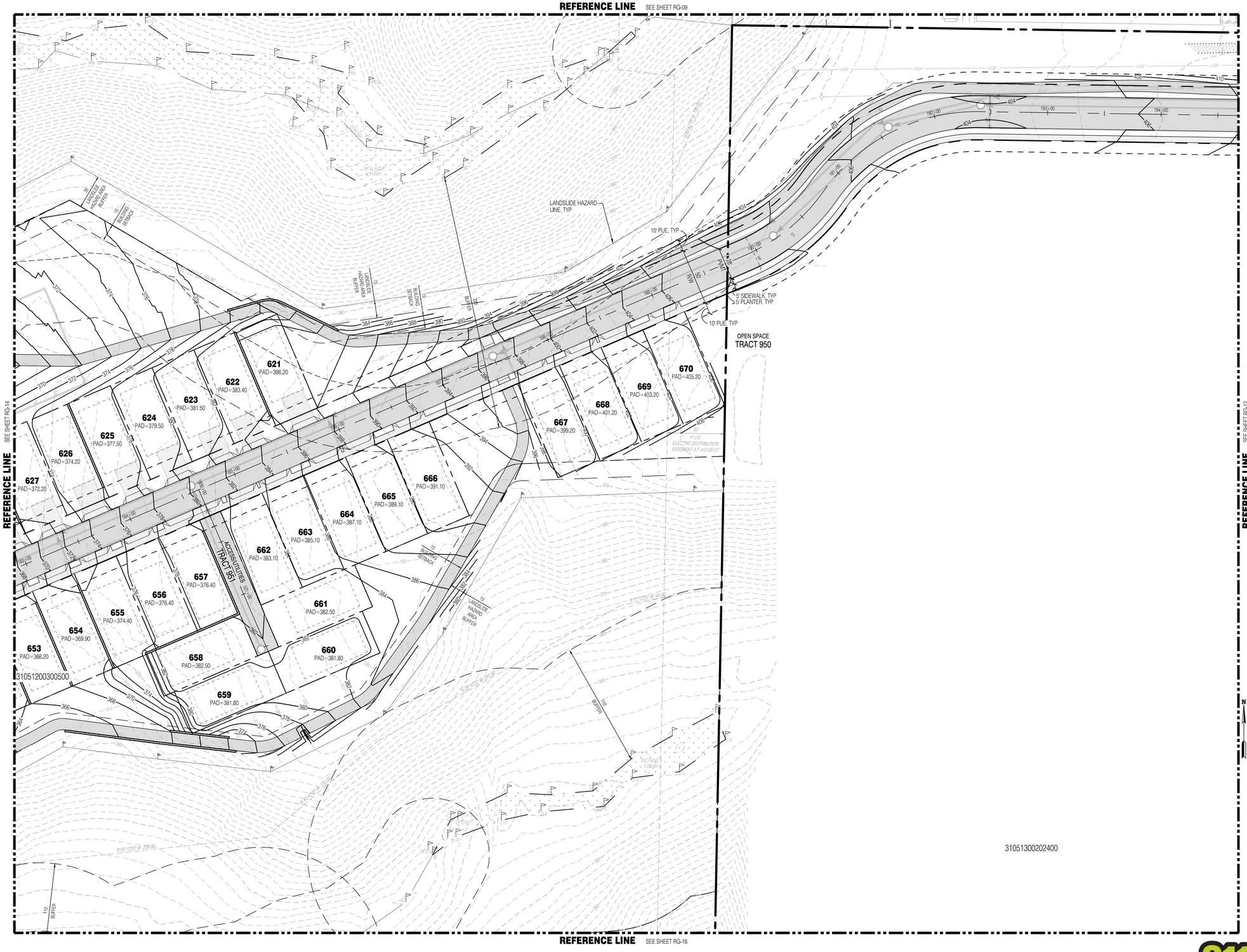
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET RG-09



LEGEND

SYMBOLS	DESCRIPTION
•	REMOVABLE BOLLARD
◂	"NO PARKING" SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
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	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
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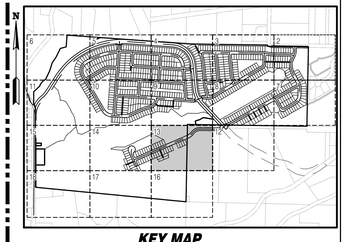
	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE



KEY MAP
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#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

PRELIMINARY ROAD AND GRADING PLAN

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION: CITY OF ARLINGTON	
JOB NUMBER:	24-0016

RG-13

51 OF 116

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SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET RG-10

REFERENCE LINE SEE SHEET RG-15

REFERENCE LINE SEE SHEET RG-13

REFERENCE LINE SEE SHEET RG-17

N

0 40' 80'

LEGEND

SYMBOLS	DESCRIPTION
•	REMOVABLE BOLLARD
◂	"NO PARKING" SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
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	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
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	STORM MAIN PIPE
	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE

LANDSLIDE HAZARD LINE, TYP

80' LANDSLIDE HAZARD AREA BUFFER

15' BUILDING SETBACK

35' LANDSLIDE HAZARD AREA BUFFER

OPEN SPACE TRACT 954

TRACT 993

ACCESS/UTILITIES TRACT 965

OPEN SPACE TRACT 952

ROAD F

ROAD R

10' PUE, TYP

5' SIDEWALK, TYP

5' PLANTER, TYP

635 PAD=343.10
636 PAD=343.60
637 PAD=344.20
638 PAD=344.50
639 PAD=345.00
641 PAD=340.80
640 PAD=345.40
644 PAD=345.90
645 PAD=346.40
642 PAD=339.20
643 PAD=340.80
646 PAD=345.90
647 PAD=346.20
634 PAD=345.90
633 PAD=347.90
632 PAD=351.70
631 PAD=355.70
630 PAD=359.70
629 PAD=363.70
628 PAD=367.60
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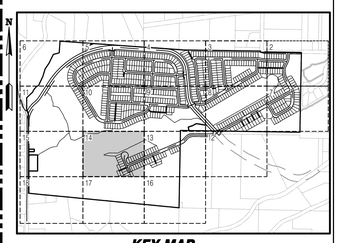

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ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY ROAD AND GRADING PLAN

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

RG-14
52 OF 116

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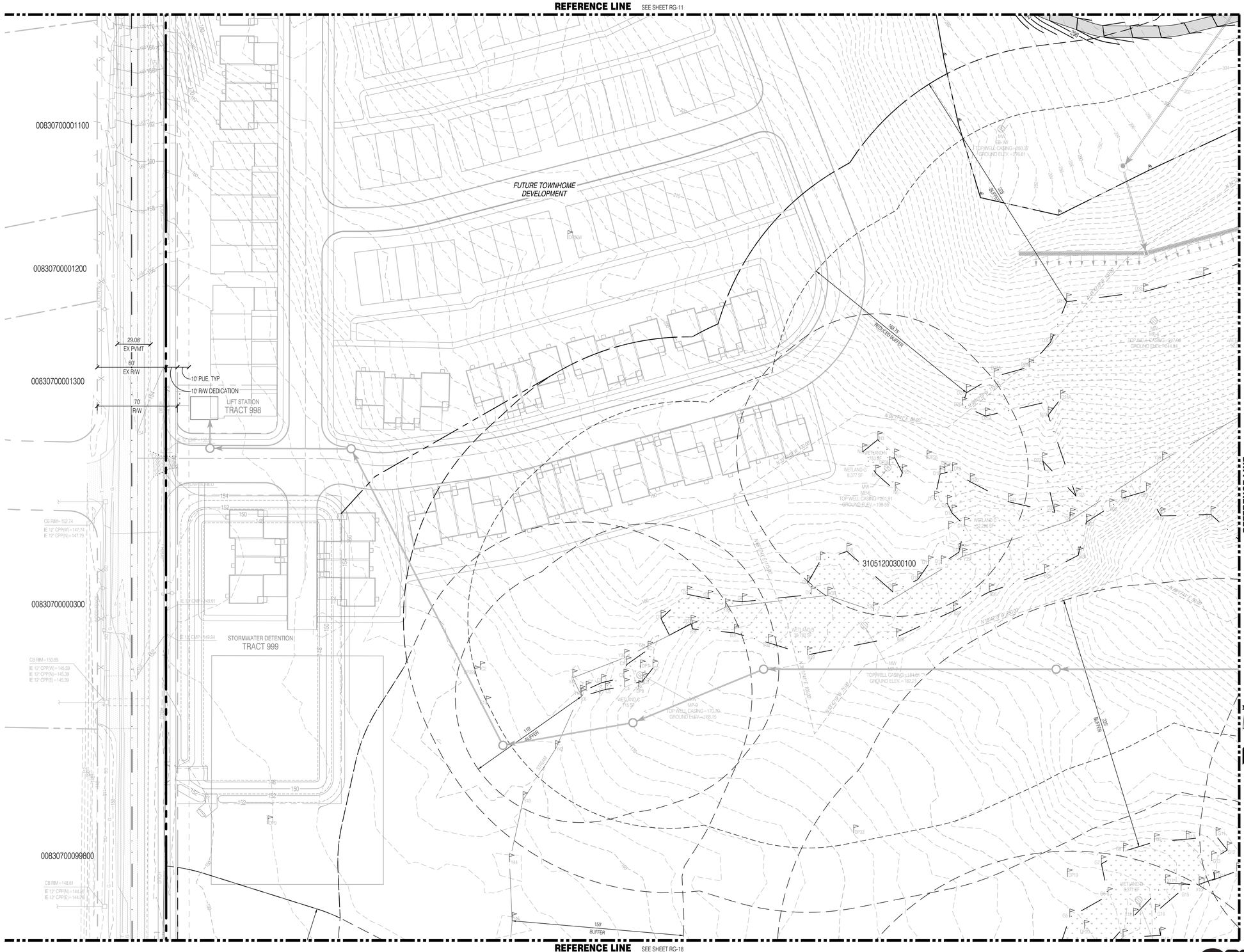
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET RG-11



LEGEND

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•	REMOVABLE BOLLARD
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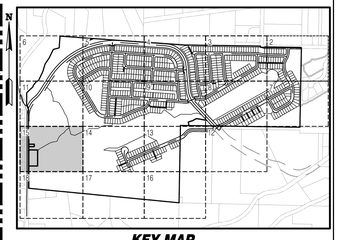
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
	STORM MAIN PIPE
	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE

N

0 40' 80'



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THOMAS P. ARBUTT — STATE OF WASHINGTON — 54021 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DESCRIPTION	DATE

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY ROAD AND GRADING PLAN

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

RG-15

53 OF 116

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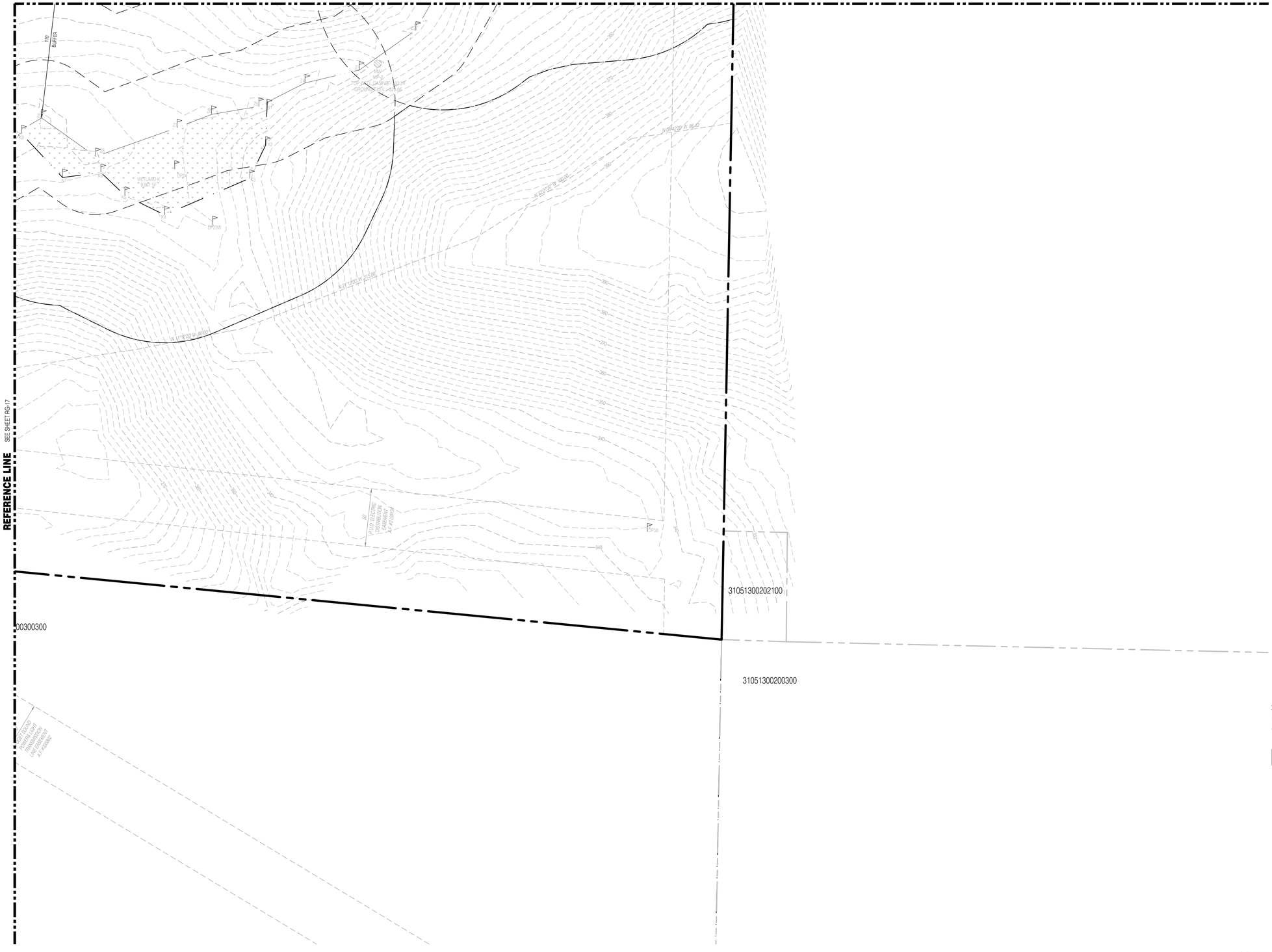
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET RG-13



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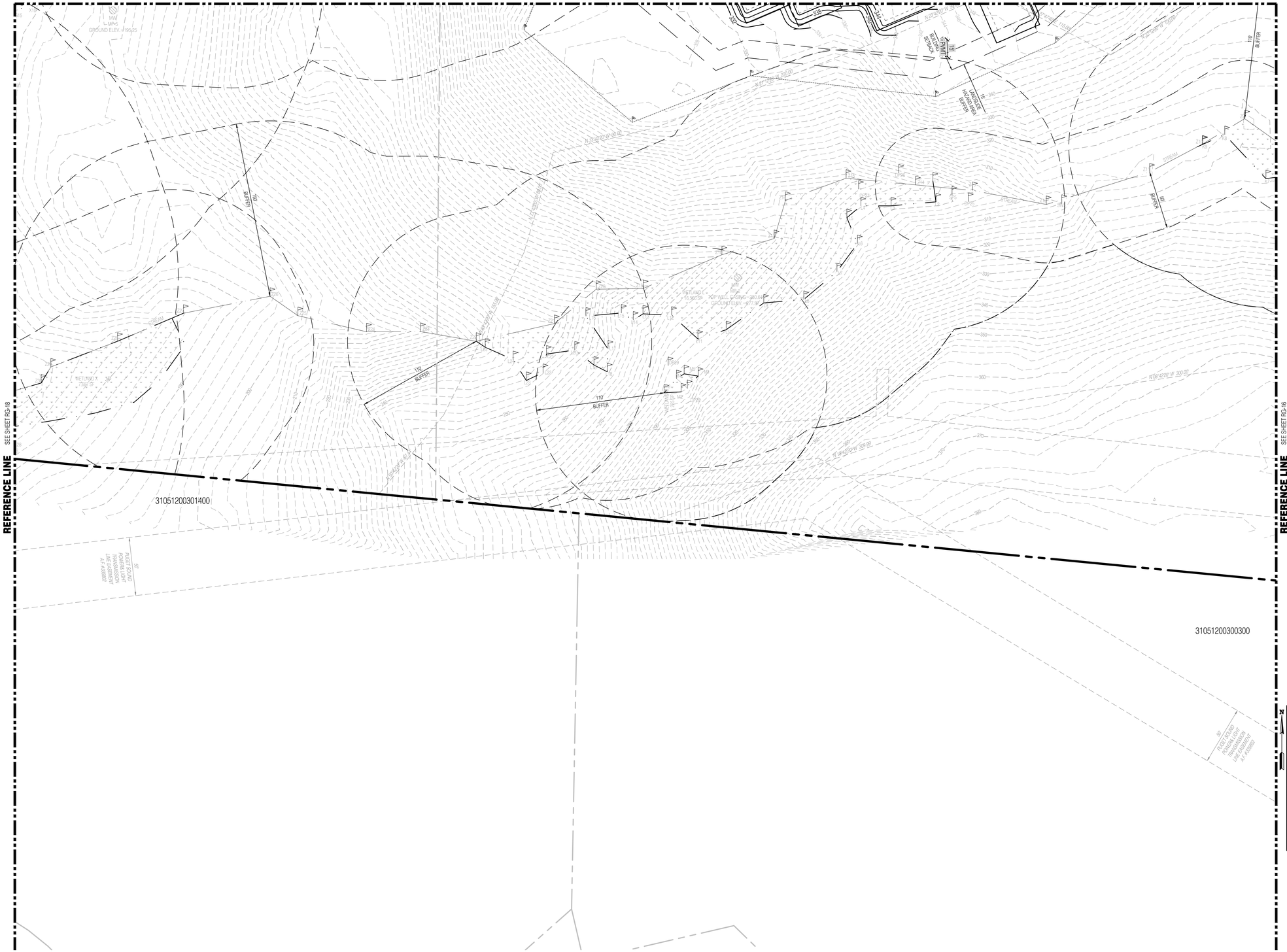
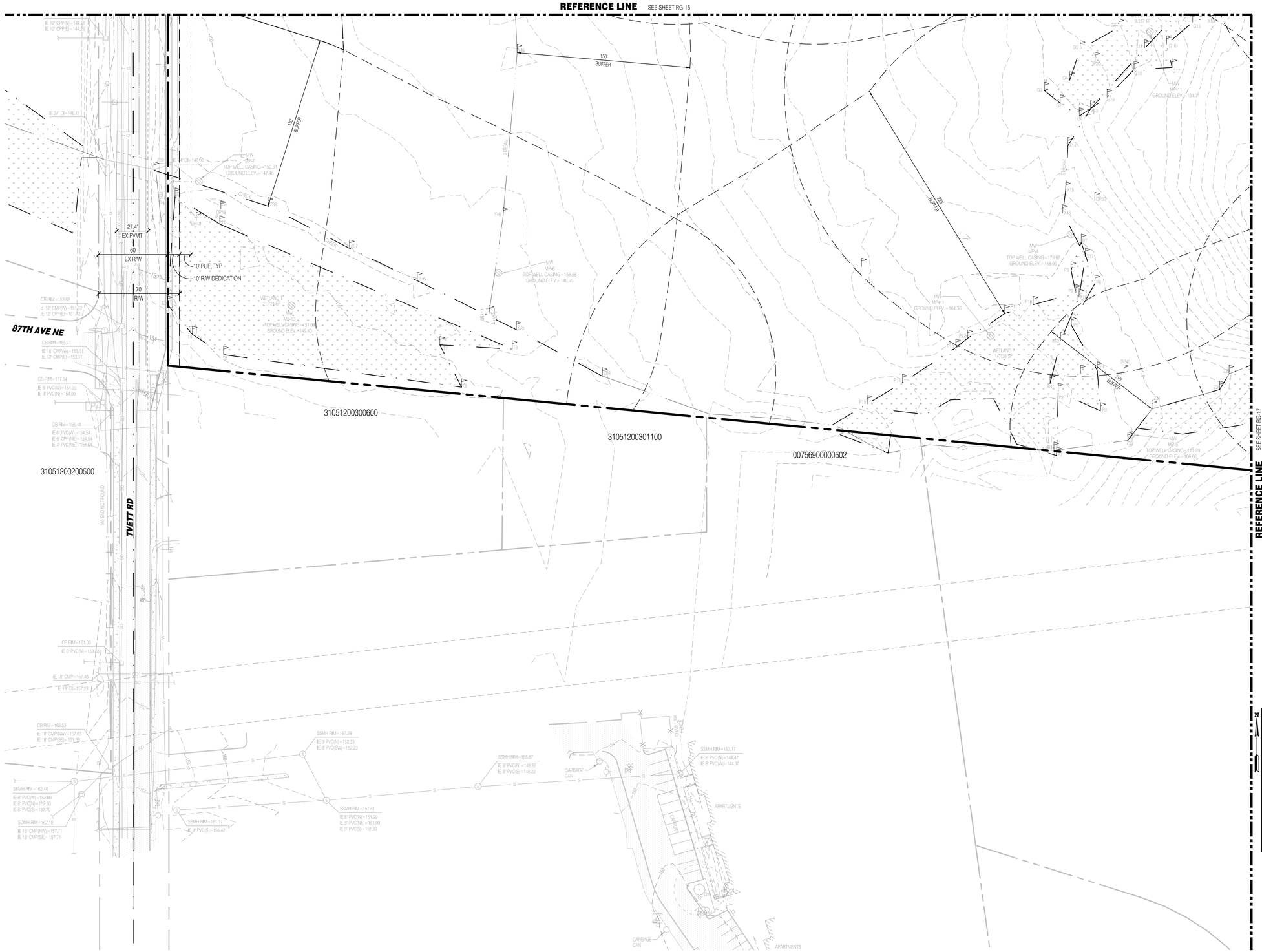
REFERENCE LINE SEE SHEET RG-14


SEE SHEET RG-18
REFERENCE LINE
SEE SHEET RG-16
REFERENCE LINE
31051200301400
31051200300300
WETLAND I
WETLAND H
WETLAND J
TOP WELL CASING - 380.84
GROUND ELEV. - 377.77
110' BUFFER
150' BUFFER
50' BUFFER
15' RETAINING WALL
6' CMU RETAINING WALL
6' CMU RETAINING WALL
PUGET SOUND ENERGY ELECTRIC TRANSMISSION LINE EASEMENT A.F.# 2330830
N 72°42'00" W 50.00'
N 72°42'00" W 50.00'
N 72°42'00" W 150.00'
N 72°42'00" W 300.00'
N 72°42'00" W 300.00'
N 72°42'00" W 300

SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET RG-15

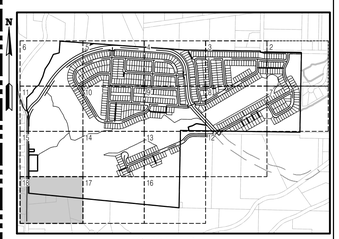


N

0 40' 80'

LEGEND

SYMBOLS	DESCRIPTION
•	REMOVABLE BOLLARD
◂	"NO PARKING" SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
	STORM MAIN PIPE
	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE



KEY MAP
SCALE: NOT TO SCALE

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THOMAS P. ARBUTT STATE OF WASHINGTON 54921 REGISTERED PROFESSIONAL ENGINEER 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DESCRIPTION	DATE

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY ROAD AND GRADING PLAN

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION: CITY OF ARLINGTON	
JOB NUMBER:	24-0016

RG-18
56 OF 116

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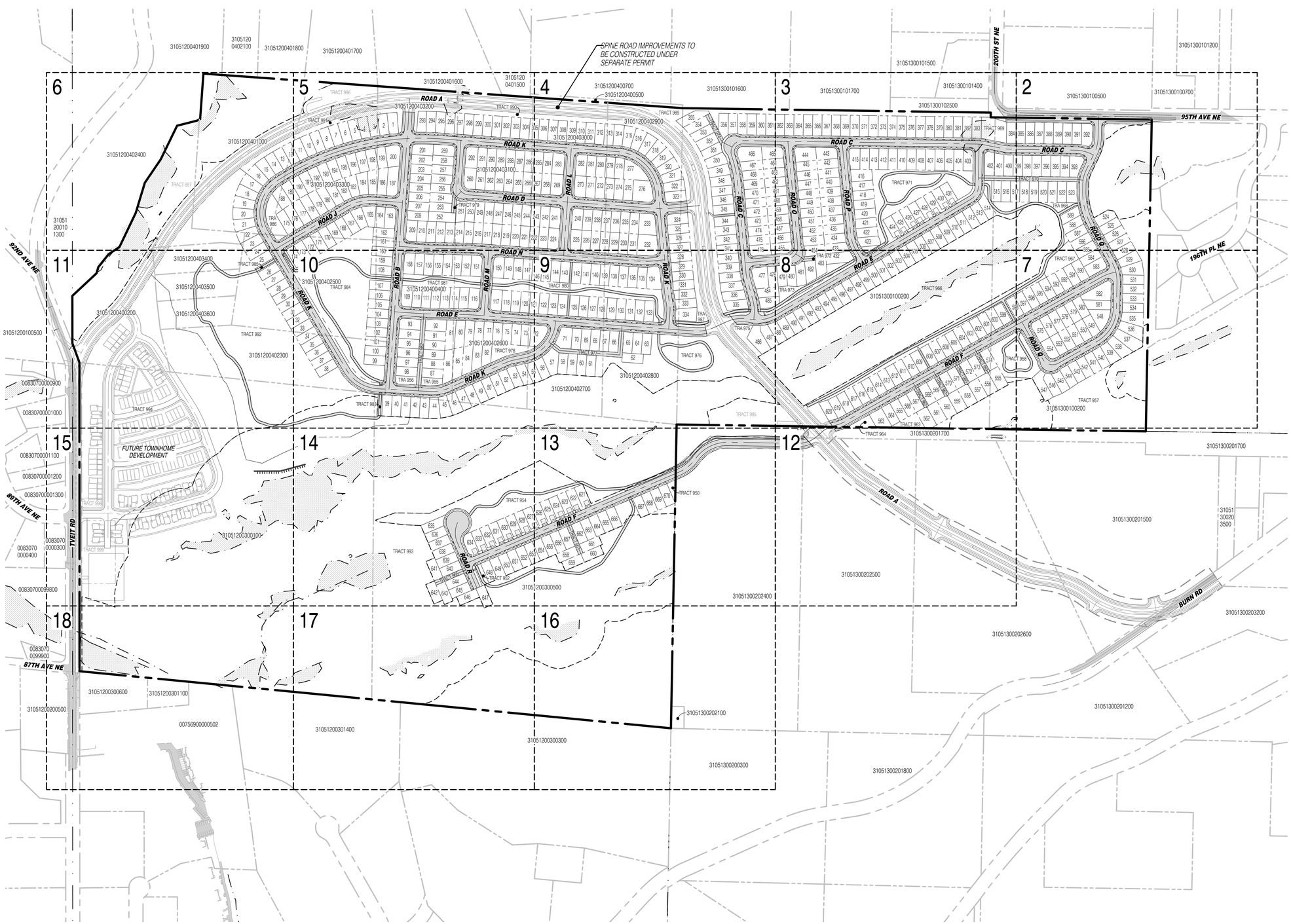
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON



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ENGINEER'S STAMP

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#	DESCRIPTION	DATE

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY STORM DRAINAGE

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

DR-01

57 OF 116

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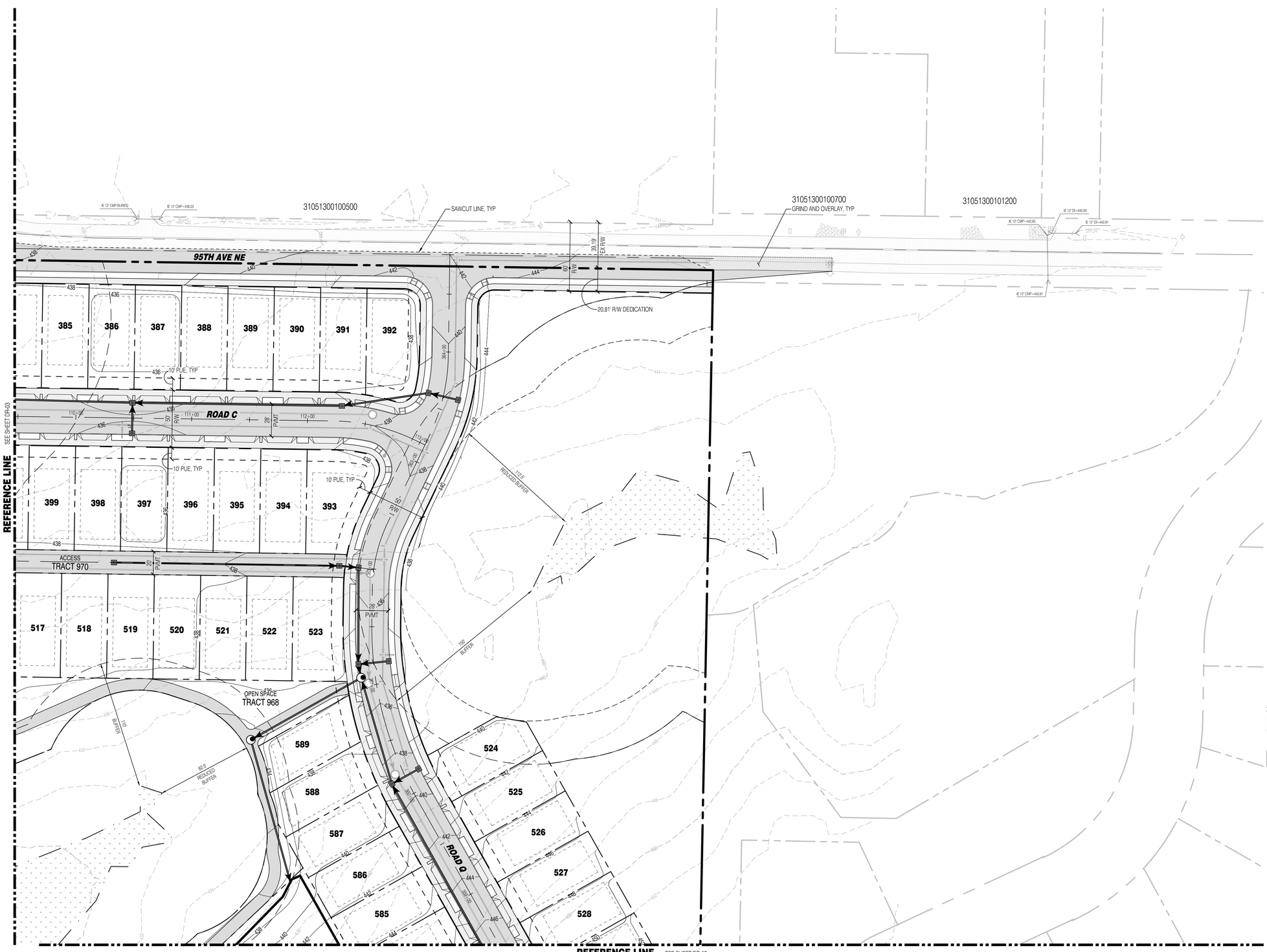
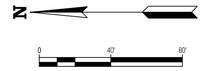
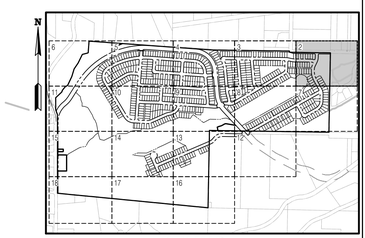
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON





LEGEND

SYMBOLS	DESCRIPTION
	REMOVABLE BOLLARD
	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
	STORM MAIN PIPE
	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE
	FRENCH DRAIN
	FIRE HYDRANT
	WATER METER
	WATER CAP
	SEWER MANHOLE
	SEWER CLEANOUT
	SEWER CAP
	TYPE 1 CATCH BASIN W/ SOLID LID
	TYPE 1 CATCH BASIN W/ OPEN GRATE
	TYPE 2 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN W/ OPEN GRATE
	STORM CLEAN OUT



KEY MAP
SCALE: NOT TO SCALE

SURVEY DISCLAIMER

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811 SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.

THOMAS P. ARBUTT — STATE OF WASHINGTON — 54921 — REGISTERED PROFESSIONAL ENGINEER
12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY STORM DRAINAGE

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

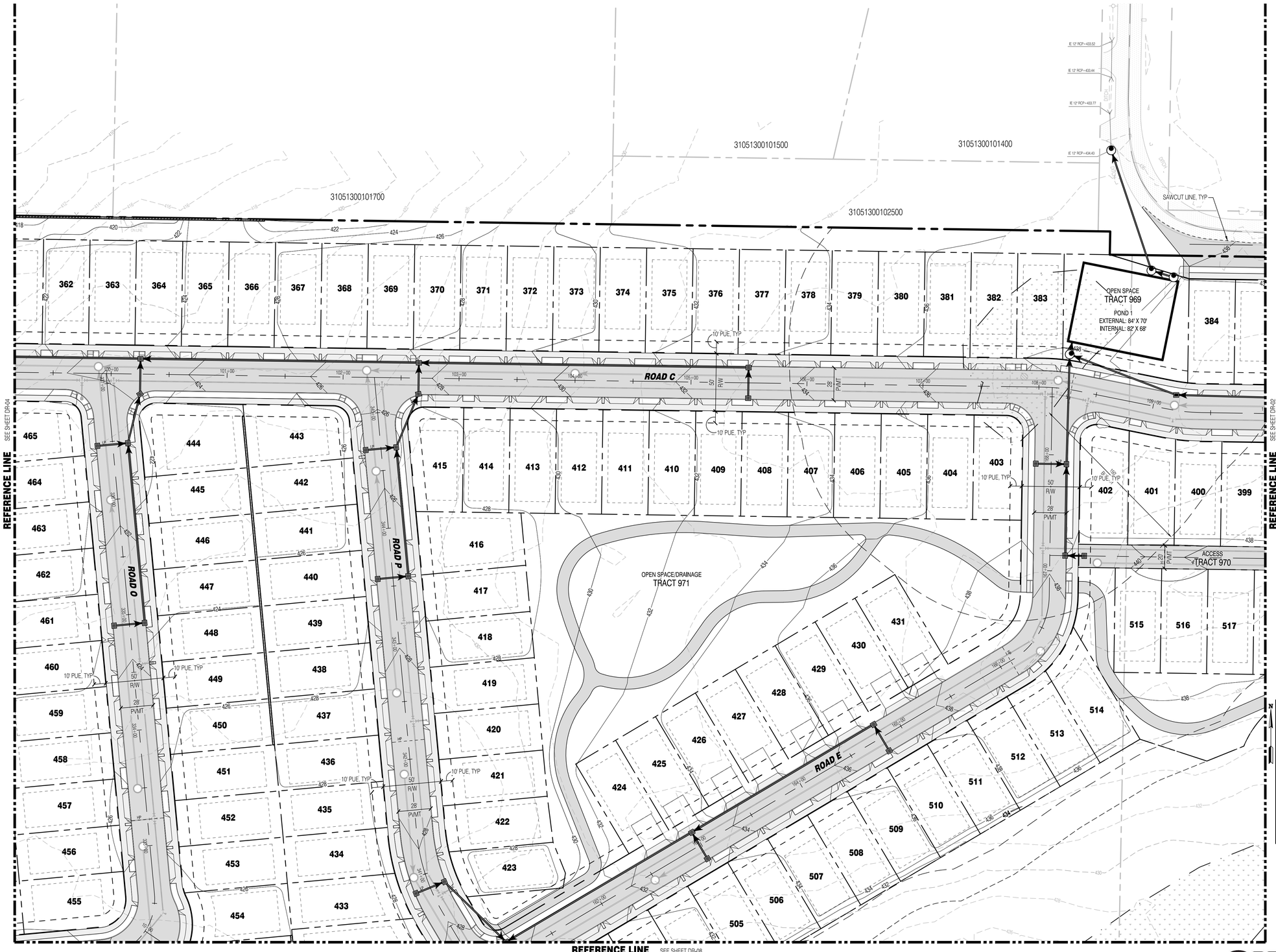
DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION: CITY OF ARLINGTON	
JOB NUMBER:	24-0016

DR-02

58 OF 116

C:\Users\AndrAstor\DC\ACCDocs\Solid Ground Engineering\24-0016 Arlington East Hill\Project Files\Drawings\Preliminary\24-0016P-DR-PL.dwg 12/1/2025 6:01:05 PM

SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

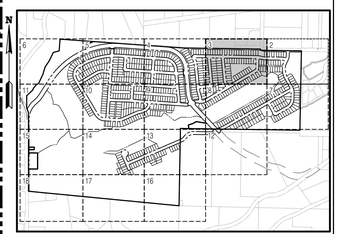


N

0 40' 80'

LEGEND

SYMBOLS	DESCRIPTION
	REMOVABLE BOLLARD
	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
	STORM MAIN PIPE
	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE
	FRENCH DRAIN
	FIRE HYDRANT
	WATER METER
	WATER CAP
	SEWER MANHOLE
	SEWER CLEANOUT
	SEWER CAP
	TYPE 1 CATCH BASIN W/ SOLID LID
	TYPE 1 CATCH BASIN W/ OPEN GRATE
	TYPE 2 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN W/ OPEN GRATE
	STORM CLEAN OUT



KEY MAP
SCALE: NOT TO SCALE

SURVEY DISCLAIMER

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THOMAS P. ARBUTT
STATE OF WASHINGTON
56921
REGISTERED
PROFESSIONAL ENGINEER
12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

SGG
Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY STORM DRAINAGE

ARLINGTON EAST HILL

ARLINGTON 360, LLC

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

DR-03
59 OF 116

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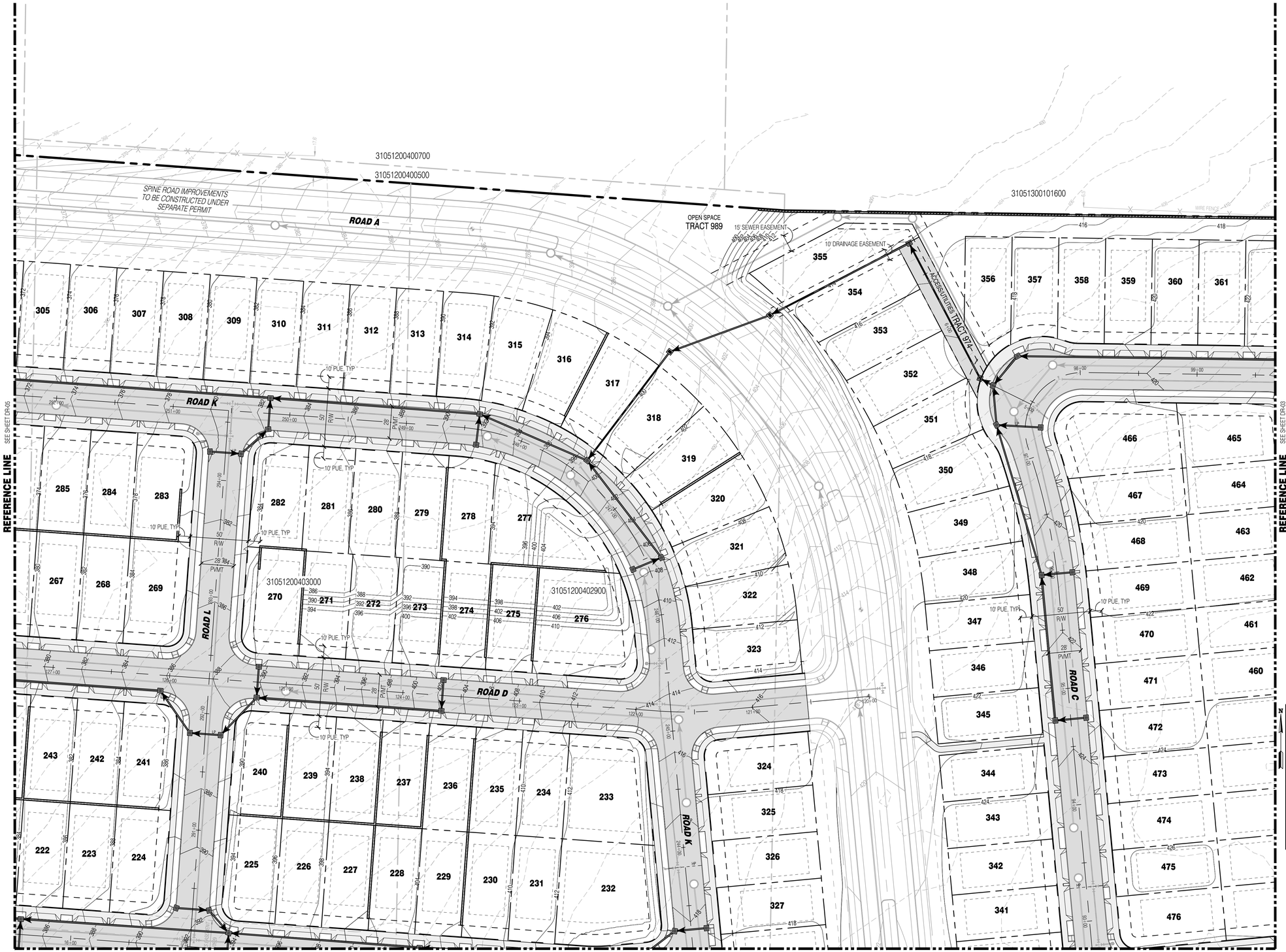
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON



LEGEND

SYMBOLS	DESCRIPTION
	REMOVABLE BOLLARD
	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
	STORM MAIN PIPE
	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE
	FRENCH DRAIN
	FIRE HYDRANT
	WATER METER
	WATER CAP
	SEWER MANHOLE
	SEWER CLEANOUT
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	TYPE 1 CATCH BASIN W/ OPEN GRATE
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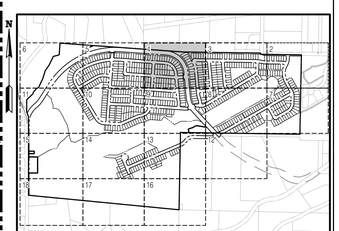
	TYPE 2 CATCH BASIN W/ OPEN GRATE
	STORM CLEAN OUT



KEY MAP
SCALE: NOT TO SCALE

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THOMAS P. ARBUTT — STATE OF WASHINGTON — 54921 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DESCRIPTION	DATE

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY STORM DRAINAGE

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

DR-04
60 OF 116

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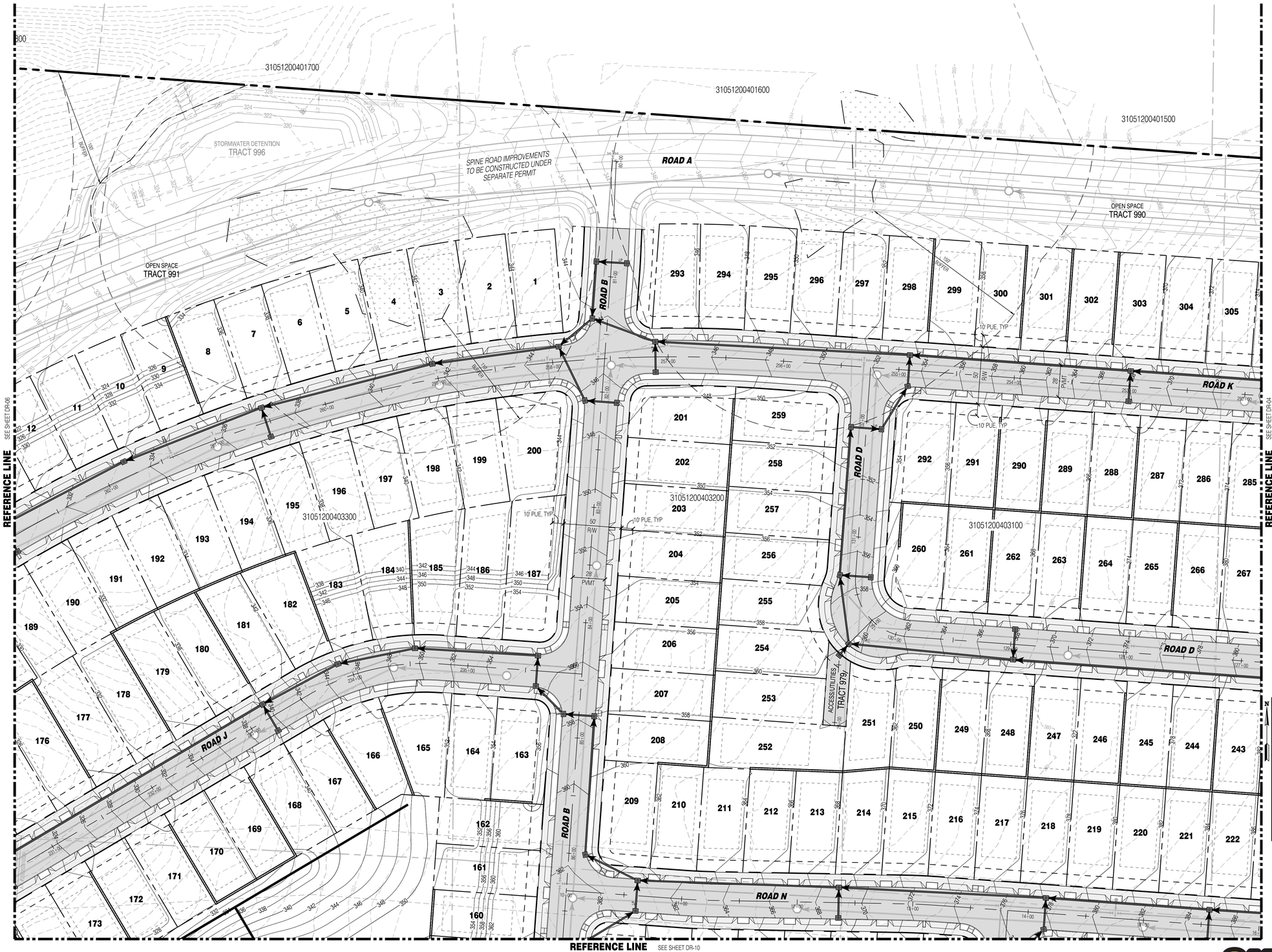
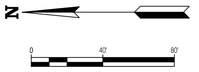
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON





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SYMBOLS	DESCRIPTION
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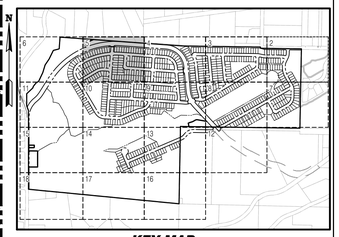
	TYPE 2 CATCH BASIN W/ OPEN GRATE
	STORM CLEAN OUT



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THOMAS P. ARBUTT
STATE OF WASHINGTON
54021
REGISTERED
PROFESSIONAL ENGINEER
12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

SGE
Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY STORM DRAINAGE

ARLINGTON EAST HILL

ARLINGTON 360, LLC

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

DR-05
61 OF 116

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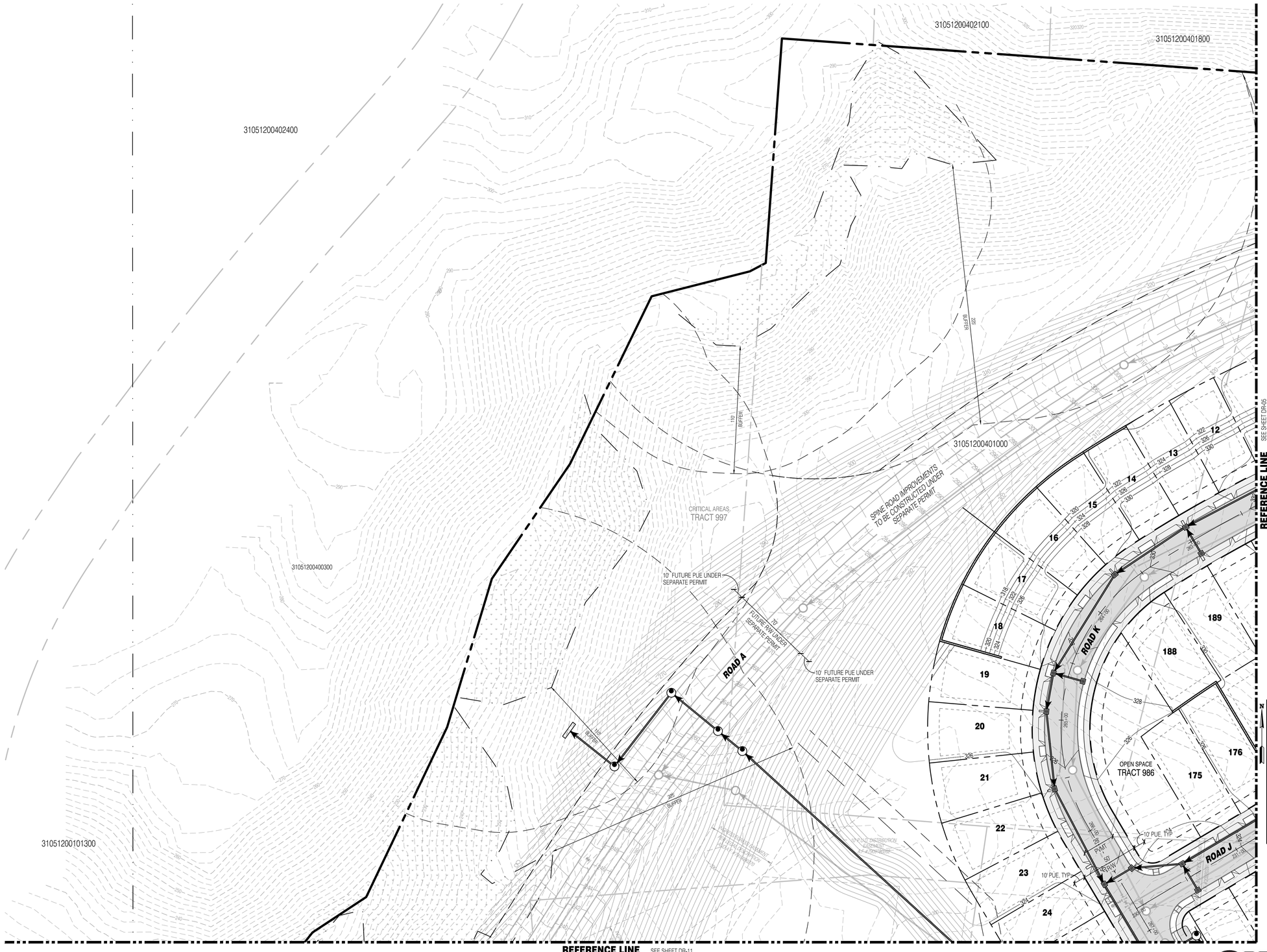
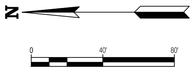
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON





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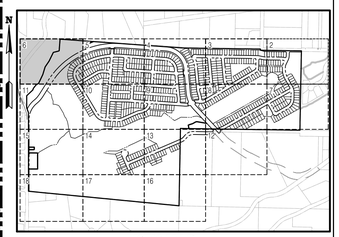
	TYPE 2 CATCH BASIN W/ OPEN GRATE
	STORM CLEAN OUT



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THOMAS P. ARNOTT
STATE OF WASHINGTON
56921
REGISTERED
PROFESSIONAL ENGINEER
12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY STORM DRAINAGE

ARLINGTON 380, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

DR-06
62 OF 116

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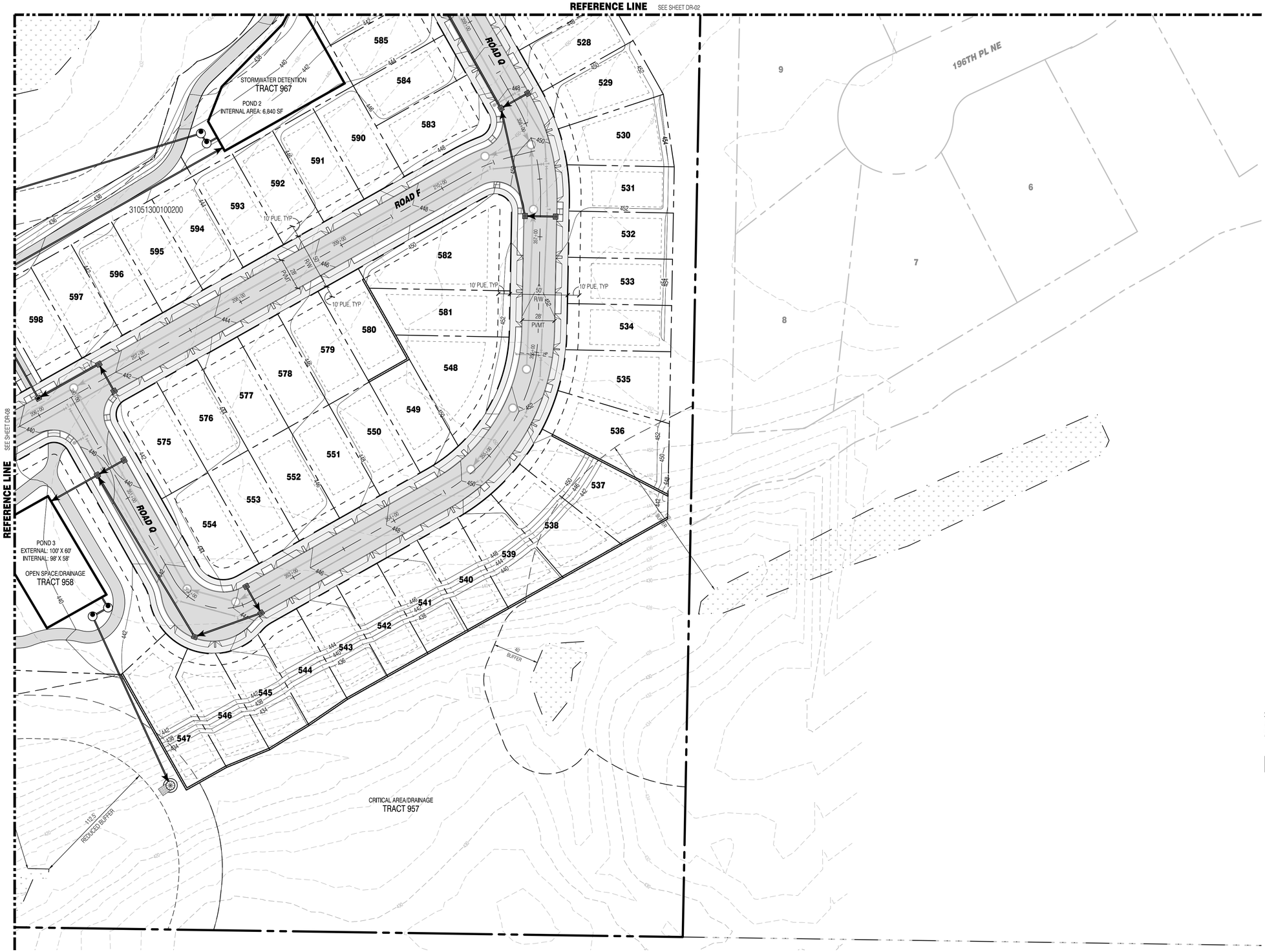
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET DR-02



LEGEND

SYMBOLS	DESCRIPTION
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	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
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	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
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	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE
	FRENCH DRAIN
	FIRE HYDRANT
	WATER METER
	WATER CAP
	SEWER MANHOLE
	SEWER CLEANOUT
	SEWER CAP
	TYPE 1 CATCH BASIN W/ SOLID LID
	TYPE 1 CATCH BASIN W/ OPEN GRATE
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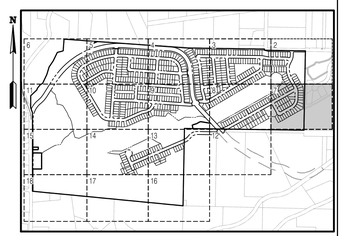
	TYPE 2 CATCH BASIN W/ OPEN GRATE
	STORM CLEAN OUT



KEY MAP
SCALE: NOT TO SCALE

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THOMAS P. ARBUTT
STATE OF WASHINGTON
56921
REGISTERED
PROFESSIONAL ENGINEER
12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY STORM DRAINAGE

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

DR-07
63 OF 116

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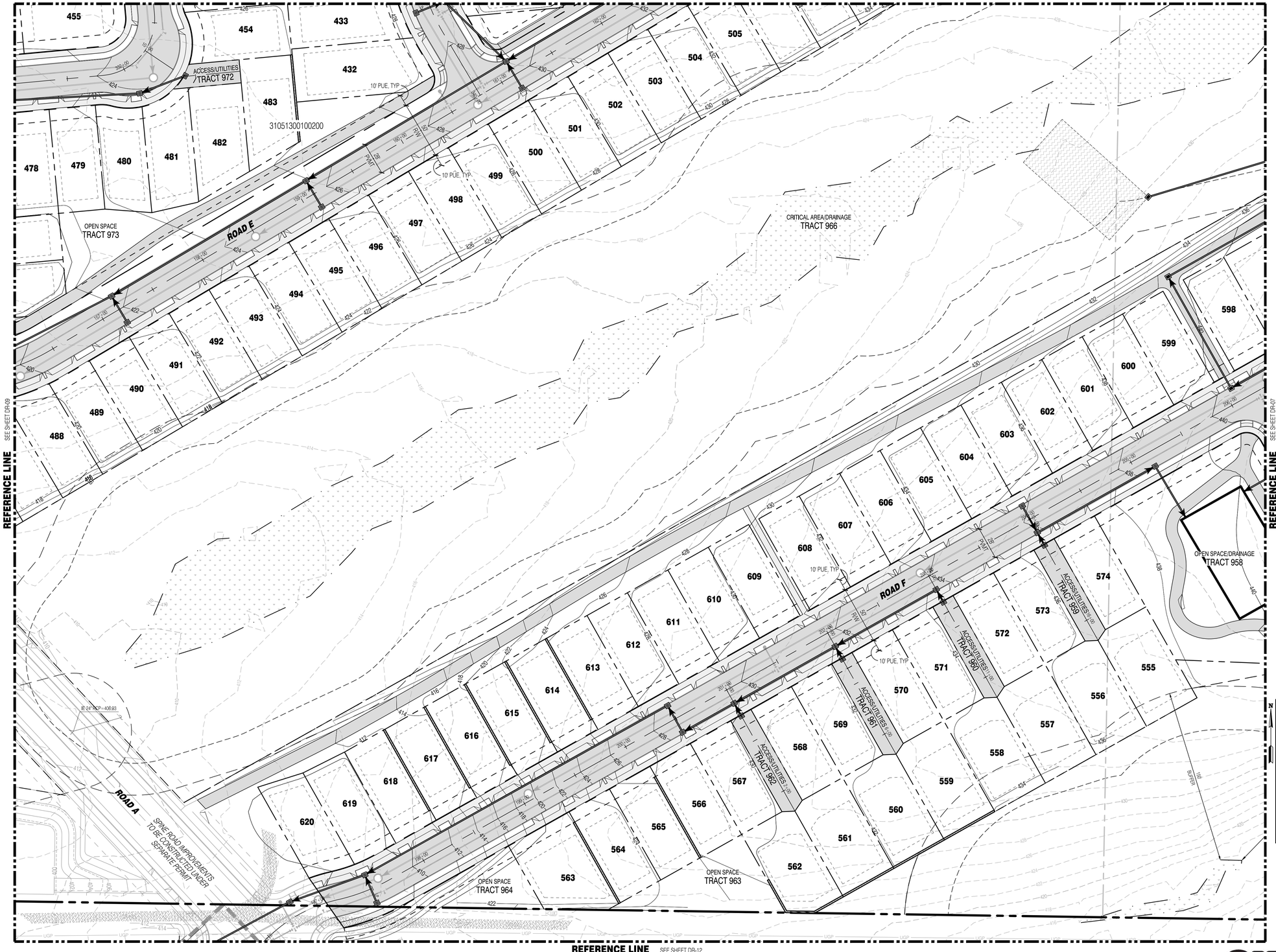
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET DR-03



N

0 40 80

LEGEND

SYMBOLS	DESCRIPTION
	REMOVABLE BOLLARD
	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
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	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
	STORM MAIN PIPE
	SEWER MAIN PIPE
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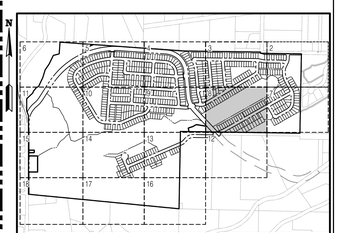
	STORM CLEAN OUT



KEY MAP
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THOMAS P. ARNOTT STATE OF WASHINGTON 54021 REGISTERED PROFESSIONAL ENGINEER 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY STORM DRAINAGE

ARLINGTON EAST HILL

ARLINGTON 360, LLC

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

DR-08

64 OF 116

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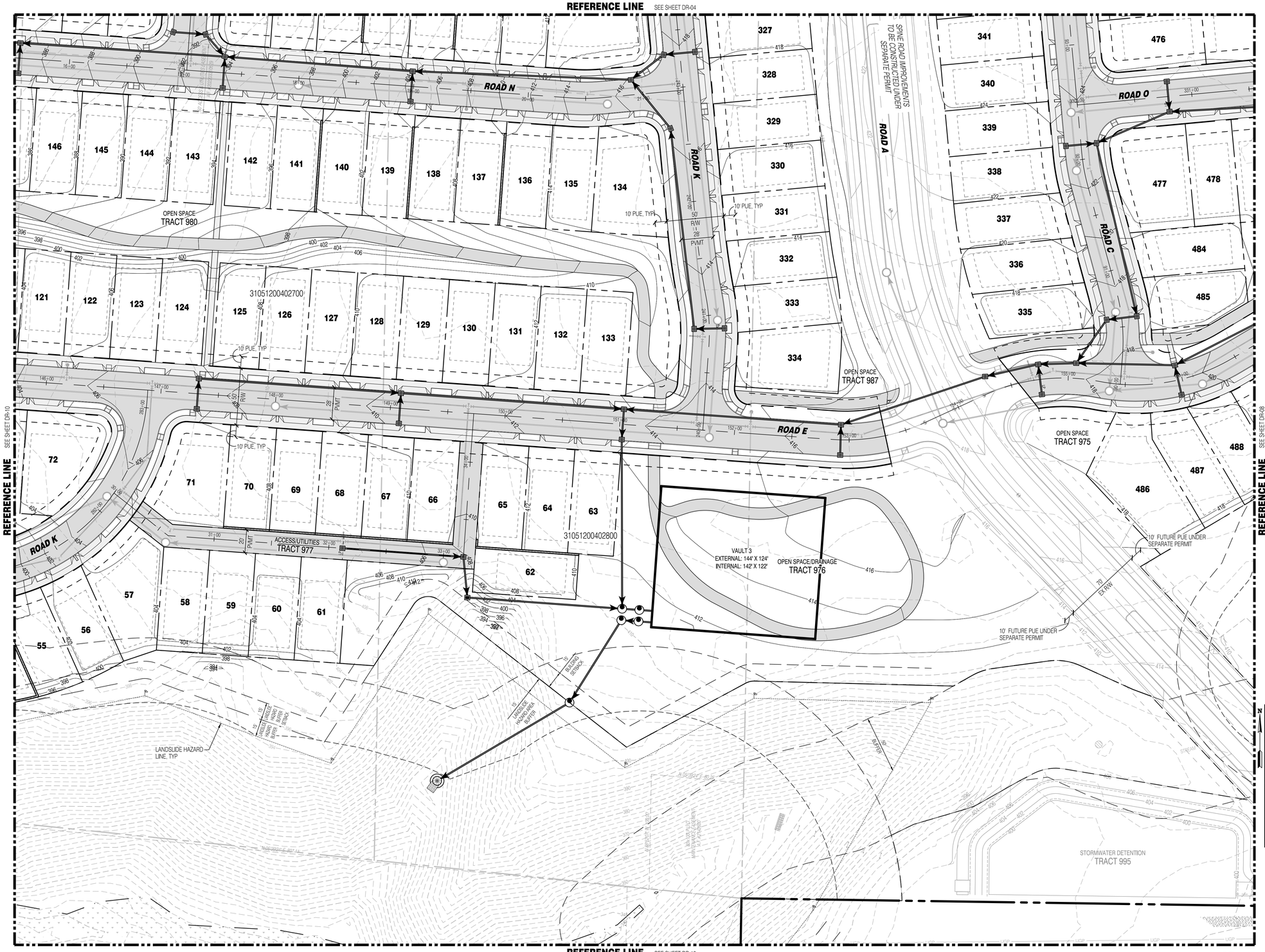
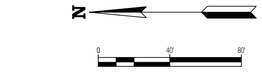
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON





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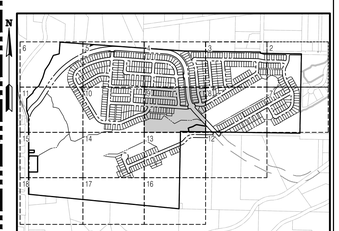

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Redmond, WA 98052

PRELIMINARY STORM DRAINAGE

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ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

DR-09
65 OF 116

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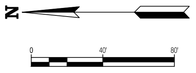
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON



LEGEND

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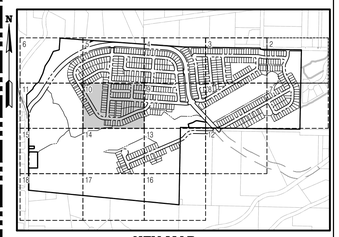
	WATER MAIN PIPE
	DRAIN PIPE
	FRENCH DRAIN
	FIRE HYDRANT
	WATER METER
	WATER CAP
	SEWER MANHOLE
	SEWER CLEANOUT
	SEWER CAP
	TYPE 1 CATCH BASIN W/ SOLID LID
	TYPE 1 CATCH BASIN W/ OPEN GRATE
	TYPE 2 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN W/ OPEN GRATE
	STORM CLEAN OUT



KEY MAP
SCALE: NOT TO SCALE

SURVEY DISCLAIMER

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EVERY DIG. EVERY TIME.

THOMAS P. ARBUTT — STATE OF WASHINGTON — 54921 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

SGE
Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY STORM DRAINAGE

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

DR-10
66 OF 116

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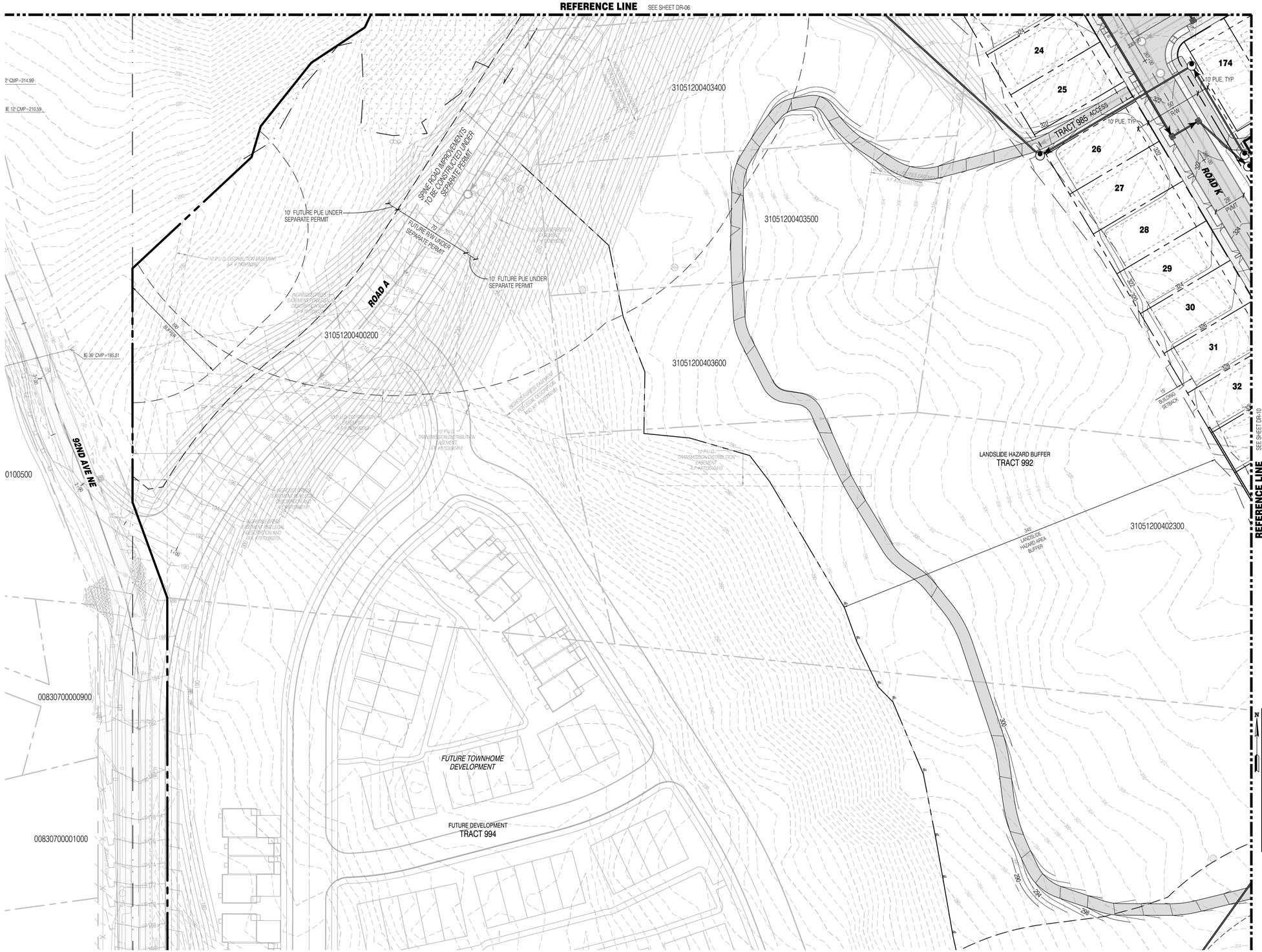
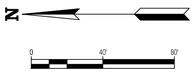
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

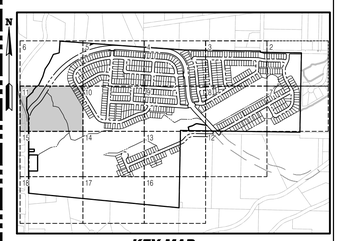
REFERENCE LINE SEE SHEET DR-06





LEGEND

SYMBOLS	DESCRIPTION
	REMOVABLE BOLLARD
	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
	STORM MAIN PIPE
	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE
	FRENCH DRAIN
	FIRE HYDRANT
	WATER METER
	WATER CAP
	SEWER MANHOLE
	SEWER CLEANOUT
	SEWER CAP
	TYPE 1 CATCH BASIN W/ SOLID LID
	TYPE 1 CATCH BASIN W/ OPEN GRATE
	TYPE 2 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN W/ OPEN GRATE
	STORM CLEAN OUT



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STATE OF WASHINGTON
56921
REGISTERED
PROFESSIONAL ENGINEER
12-1-25

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REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY STORM DRAINAGE

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

DR-11
67 OF 116

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SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

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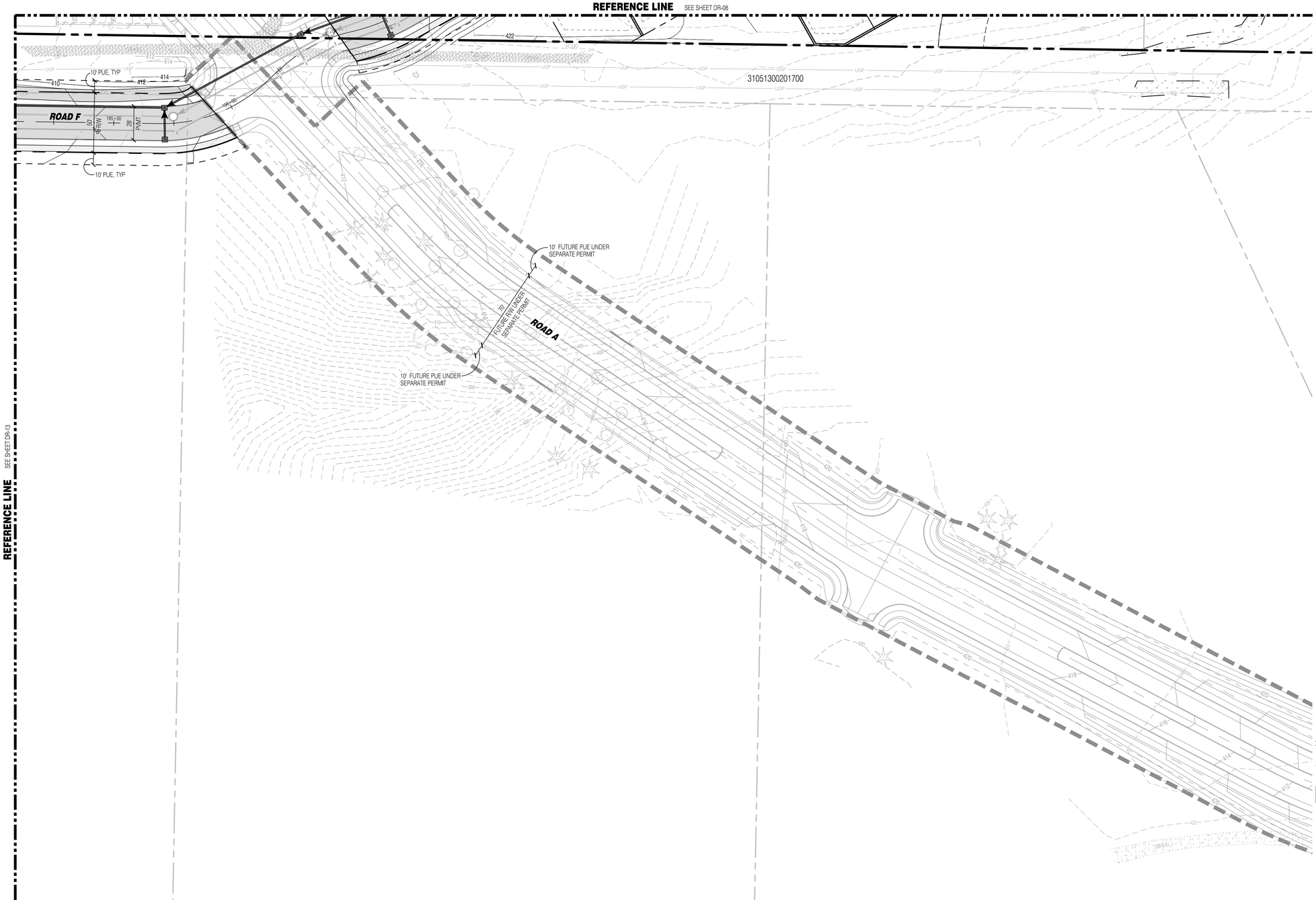

N

0 40' 80'

LEGEND

SYMBOLS	DESCRIPTION
	REMOVABLE BOLLARD
	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
	STORM MAIN PIPE
	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE
	FRENCH DRAIN
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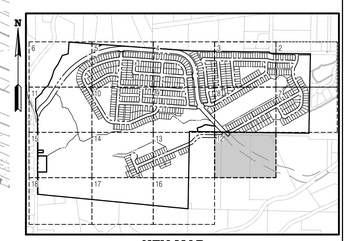
	TYPE 2 CATCH BASIN W/ OPEN GRATE
	STORM CLEAN OUT



KEY MAP
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THOMAS P. ARNOTT — STATE OF WASHINGTON — 56921 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY STORM DRAINAGE

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

DR-12
68 OF 116

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SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

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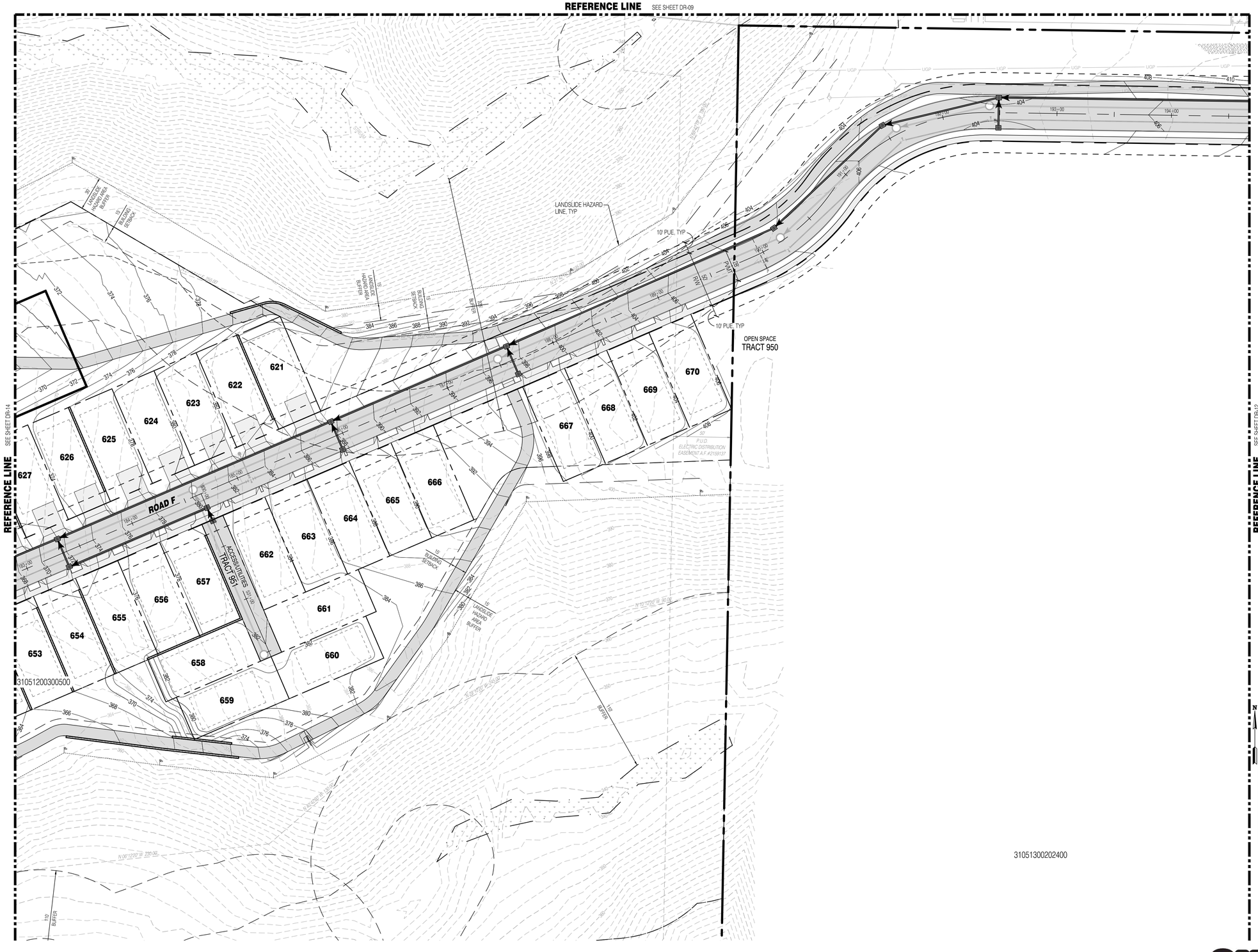

LEGEND

SYMBOLS	DESCRIPTION
	REMOVABLE BOLLARD
	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
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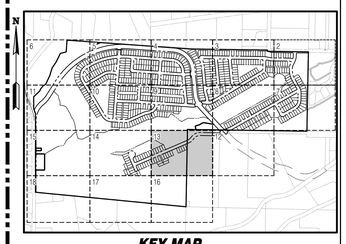
	TYPE 2 CATCH BASIN W/ OPEN GRATE
	STORM CLEAN OUT



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THOMAS P. ARNOLD — STATE OF WASHINGTON — 54921 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DESCRIPTION	DATE

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY STORM DRAINAGE

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

DR-13
69 OF 116

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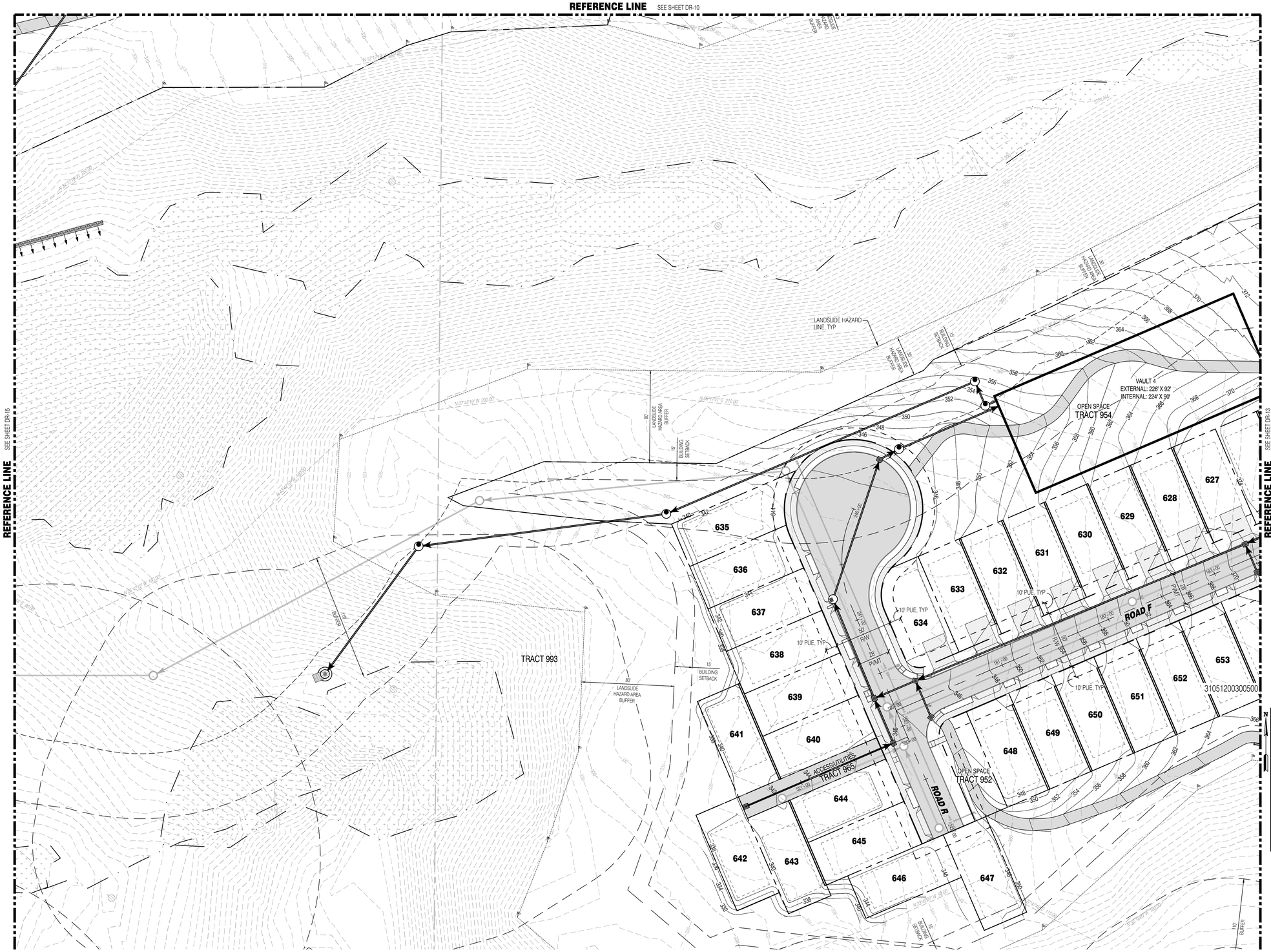
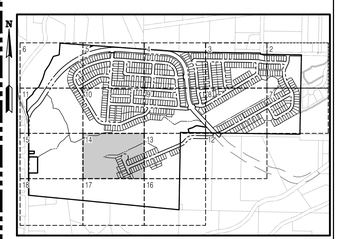
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET DR-10





KEY MAP
SCALE: NOT TO SCALE

LEGEND

SYMBOLS	DESCRIPTION
	REMOVABLE BOLLARD
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	TYPE 2 CATCH BASIN, SOLID LID
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	STORM CLEAN OUT

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THOMAS P. ARBUTT
STATE OF WASHINGTON
54021
REGISTERED
PROFESSIONAL ENGINEER
12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

SGG
Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY STORM DRAINAGE

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION: CITY OF ARLINGTON	
JOB NUMBER:	24-0016

DR-14

70 OF 116

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SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET DR-11

N

0 40' 80'

LEGEND

SYMBOLS	DESCRIPTION
	REMOVABLE BOLLARD
	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
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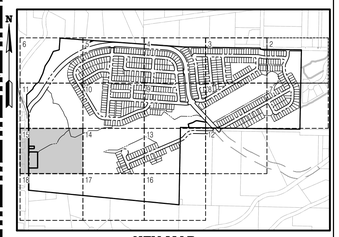
	TYPE 2 CATCH BASIN W/ OPEN GRATE
	STORM CLEAN OUT



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ARLINGTON EAST HILL

ARLINGTON, WA

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JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

DR-15

71 OF 116

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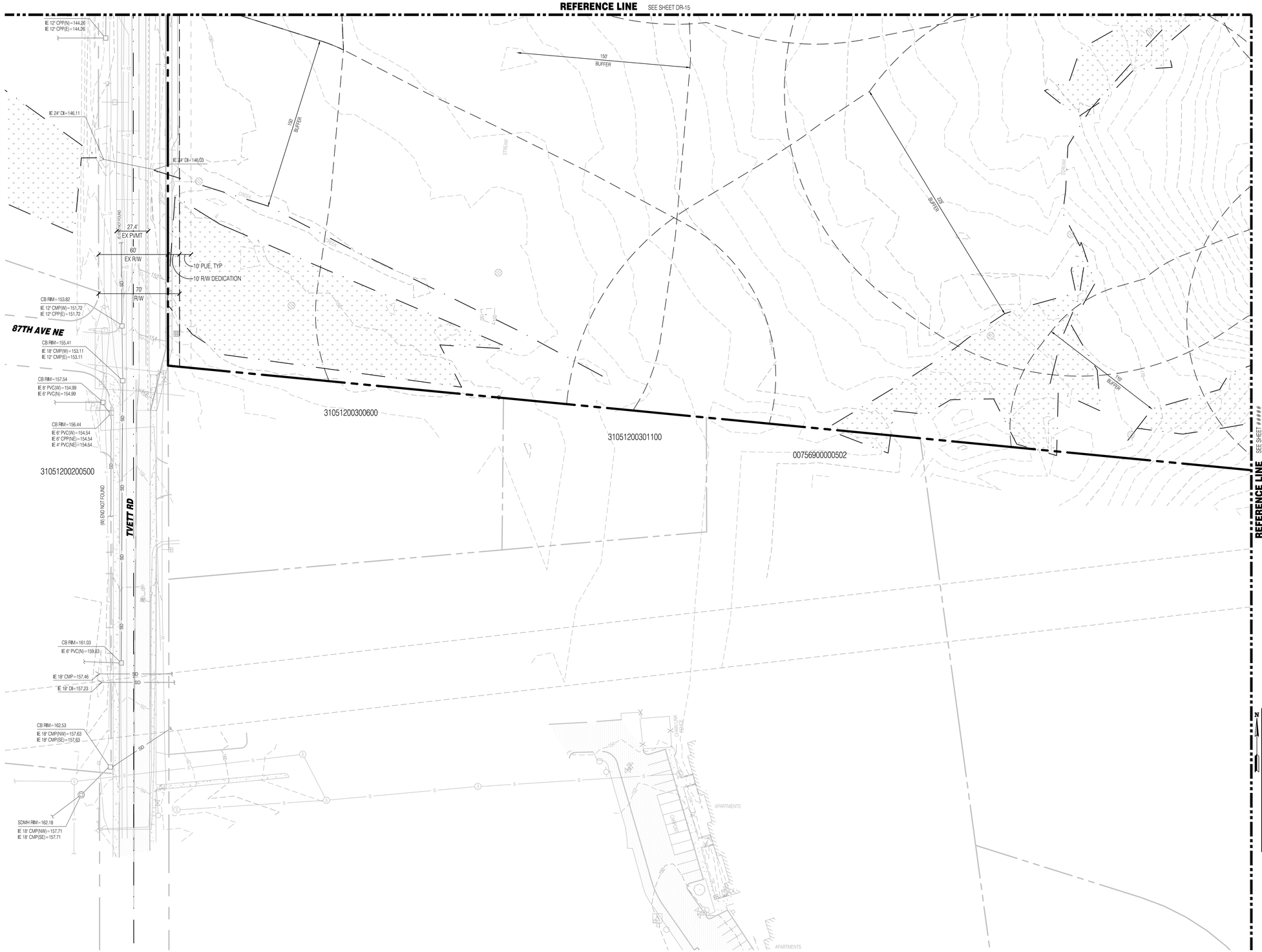
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET DR-15



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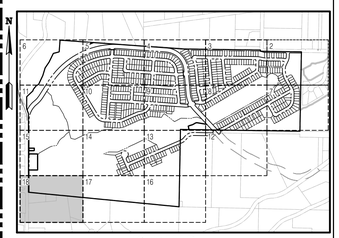

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DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

DR-16

72 OF 116

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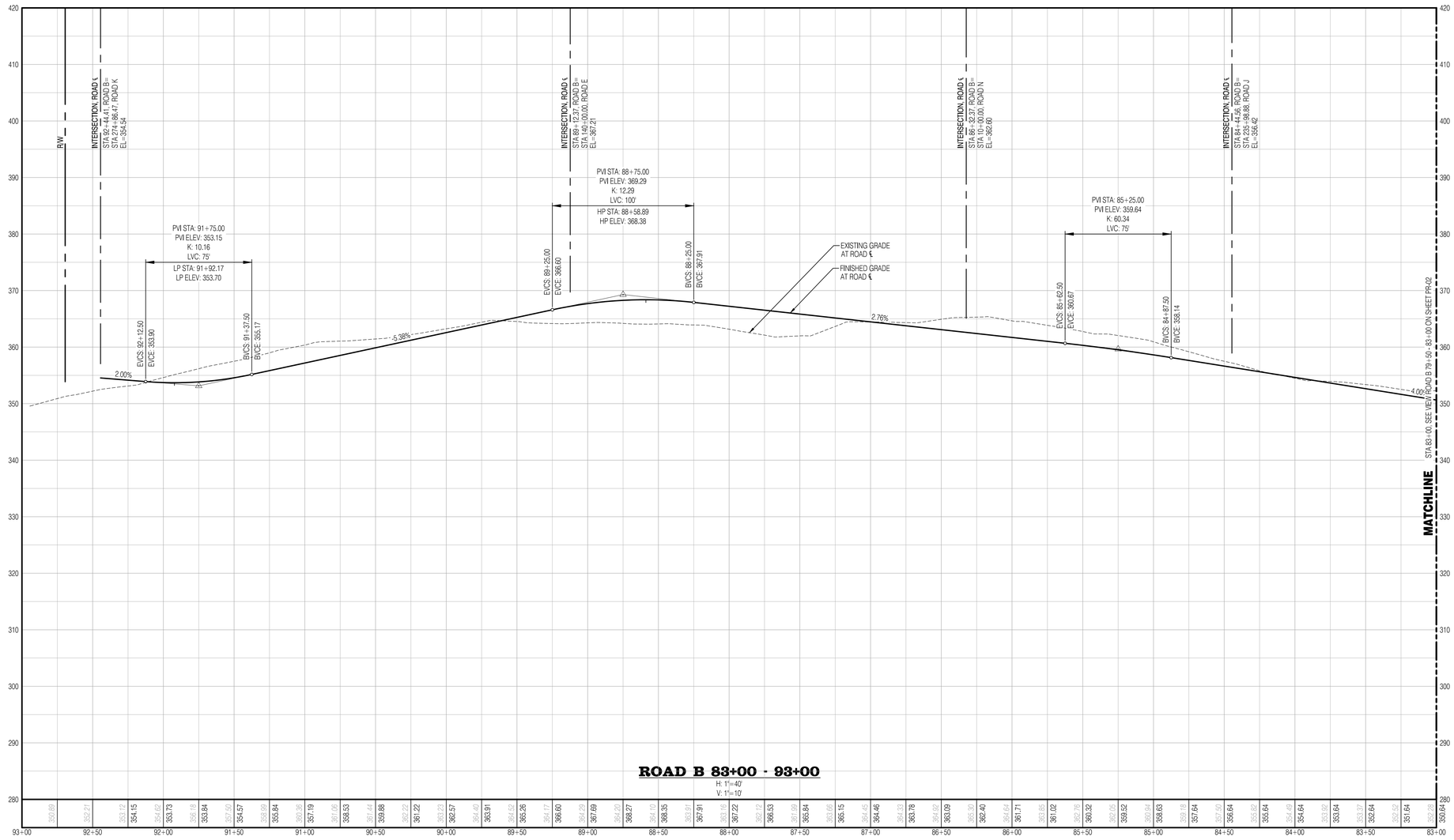
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON



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12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY ROAD PROFILES

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION: CITY OF ARLINGTON	
JOB NUMBER:	24-0016

PR-01
73 OF 116

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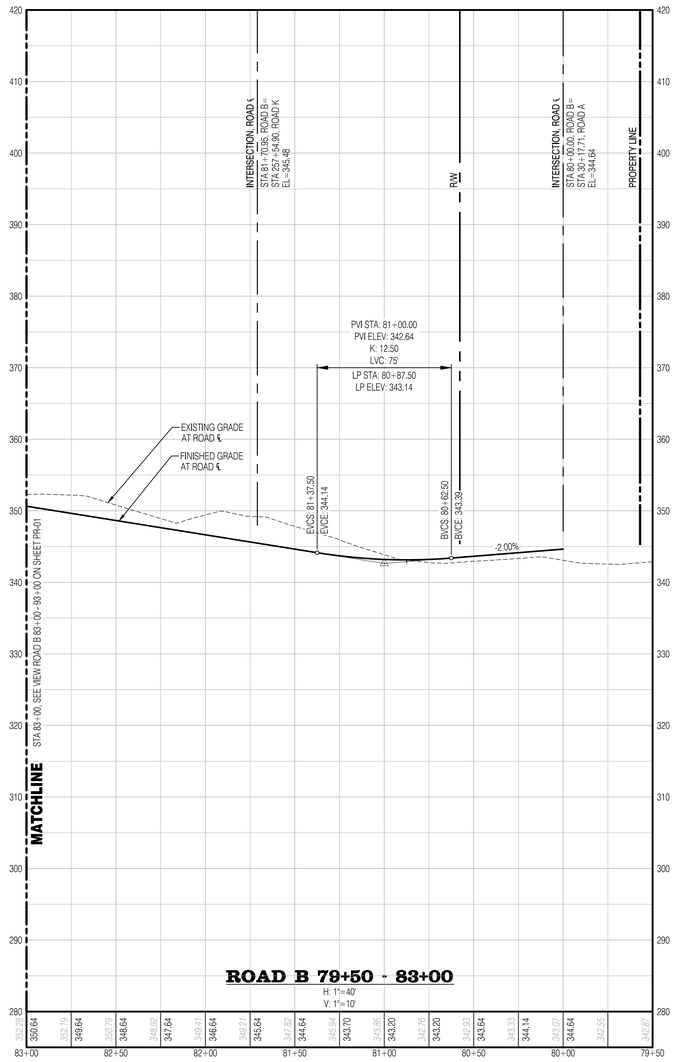

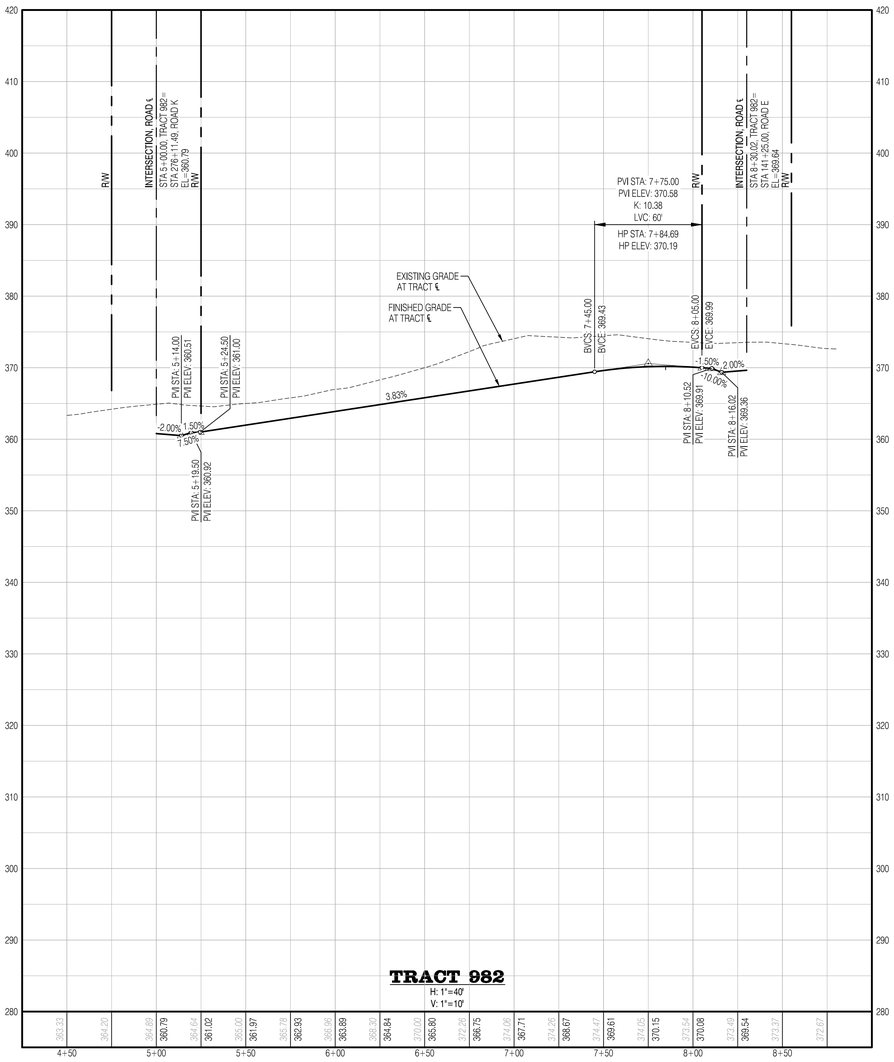

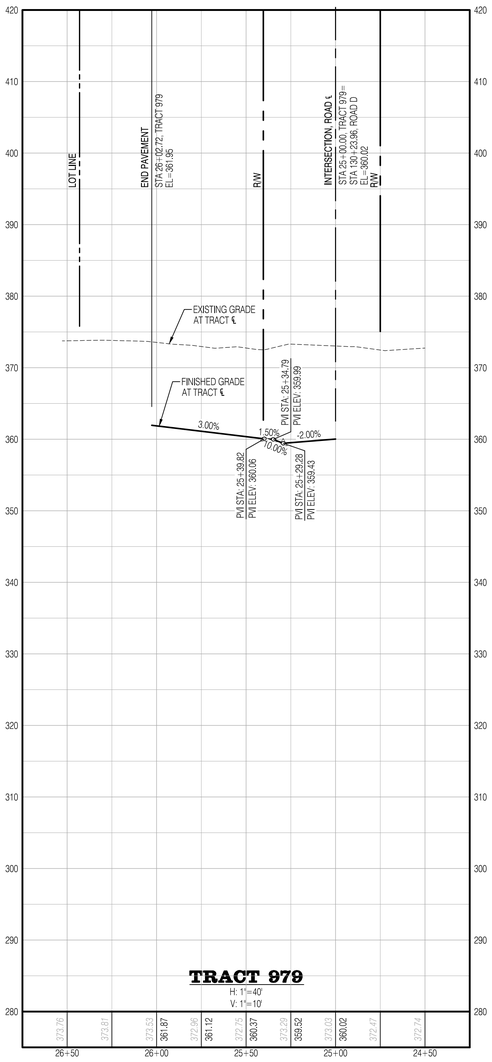

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ARLINGTON EAST HILL

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DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

PR-02

74 OF 116

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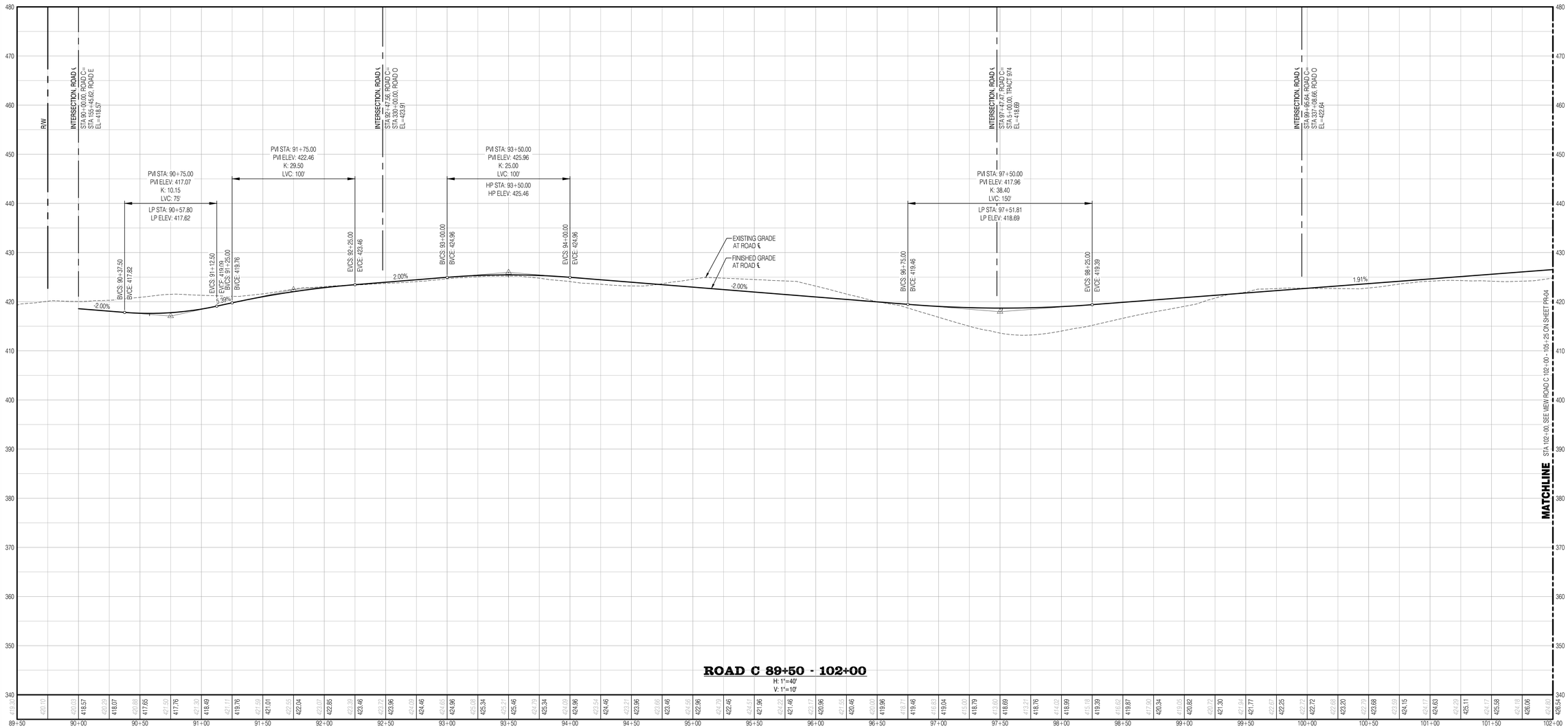
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON



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THOMAS P. ARBUTT — STATE OF WASHINGTON — 54921 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY ROAD PROFILES

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

PR-03
75 OF 116

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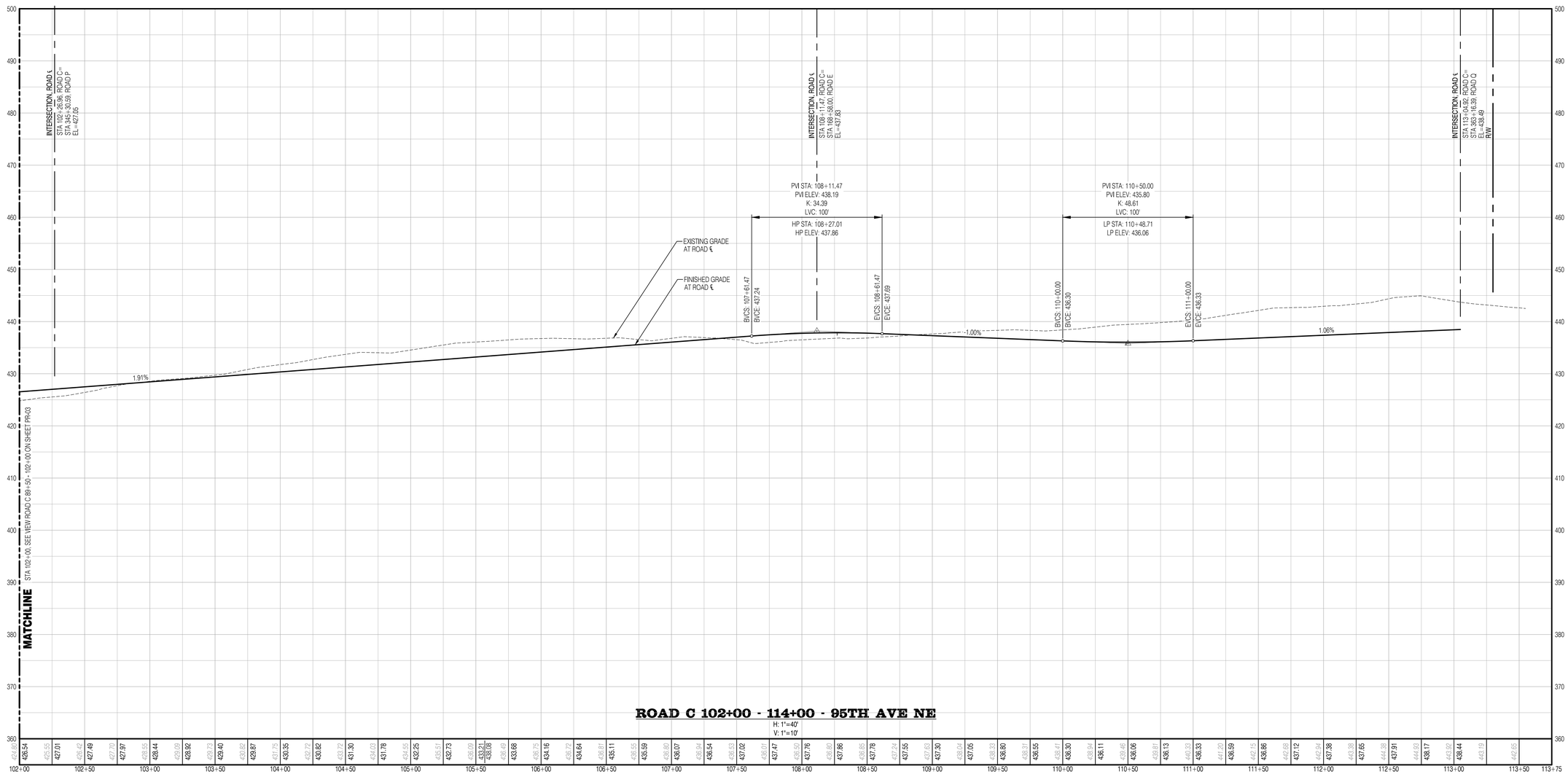

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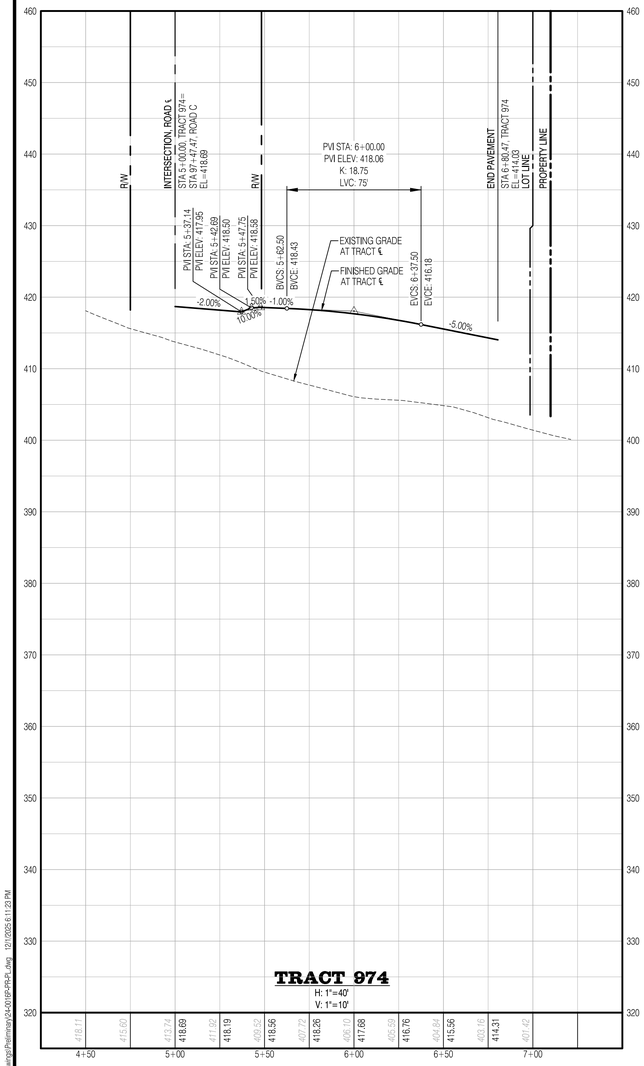

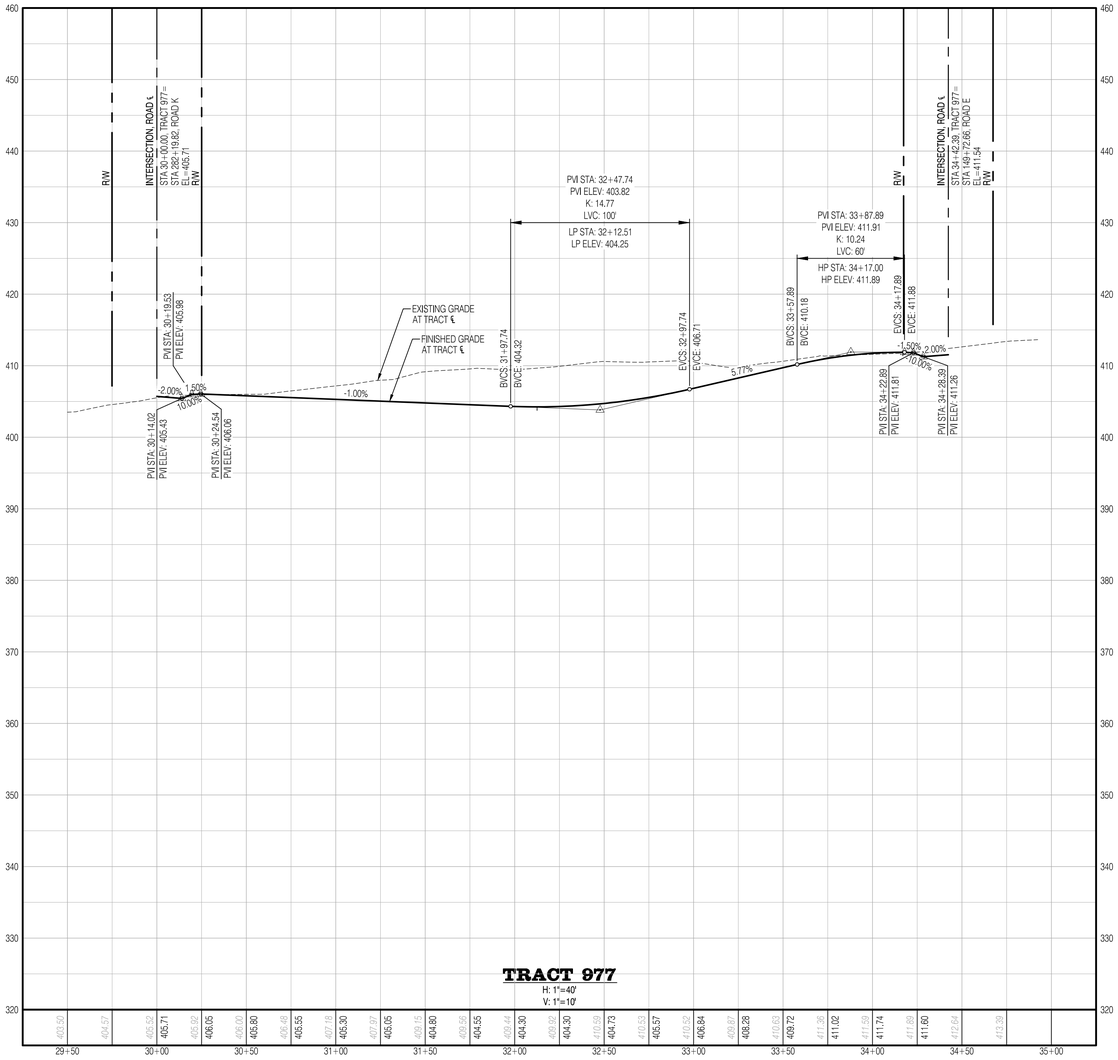

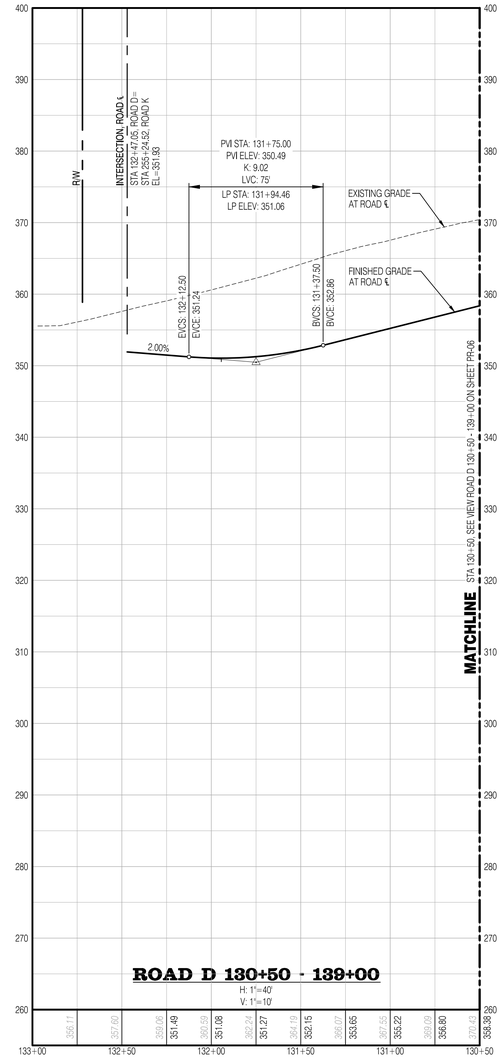

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Redmond, WA 98052

PRELIMINARY ROAD PROFILES

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
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DATE:	12-1-25
JURISDICTION: CITY OF ARLINGTON	
JOB NUMBER:	24-0016

PR-05
77 OF 116

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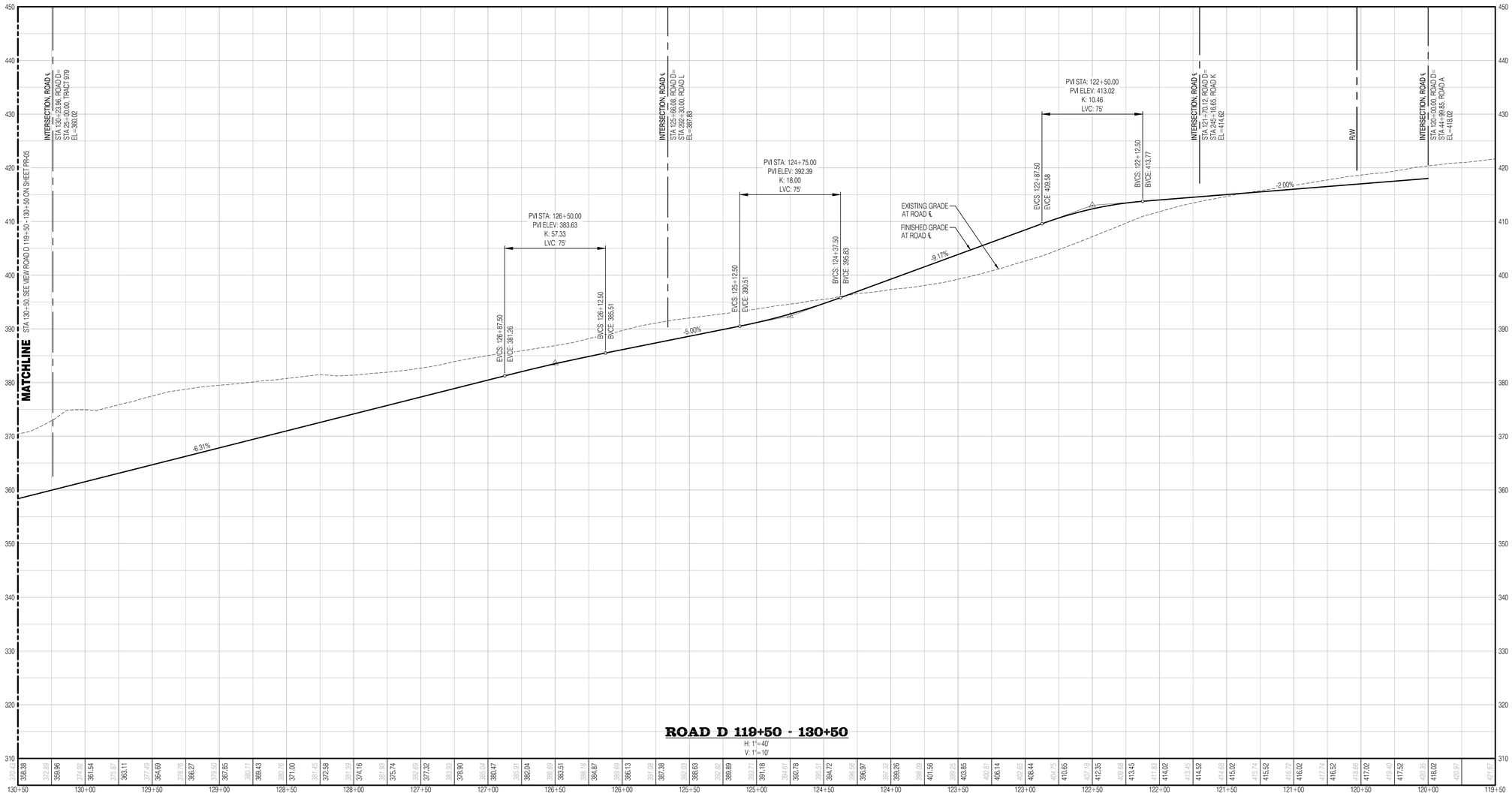

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JURISDICTION: CITY OF ARLINGTON	
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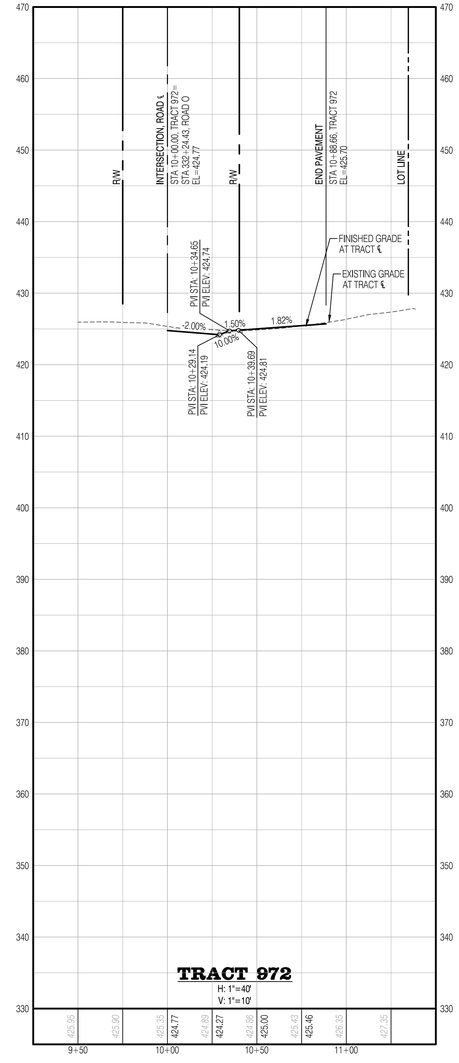

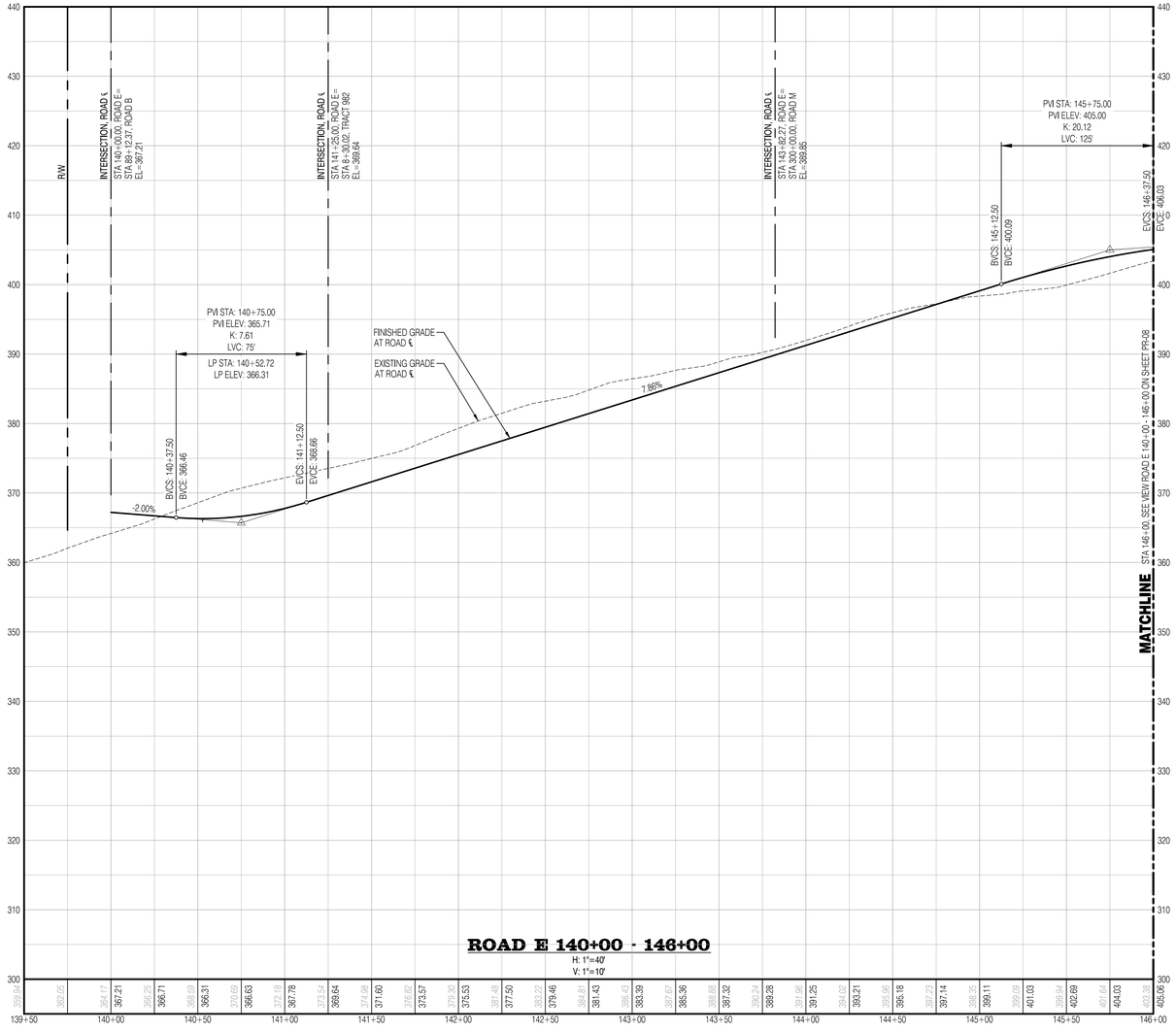

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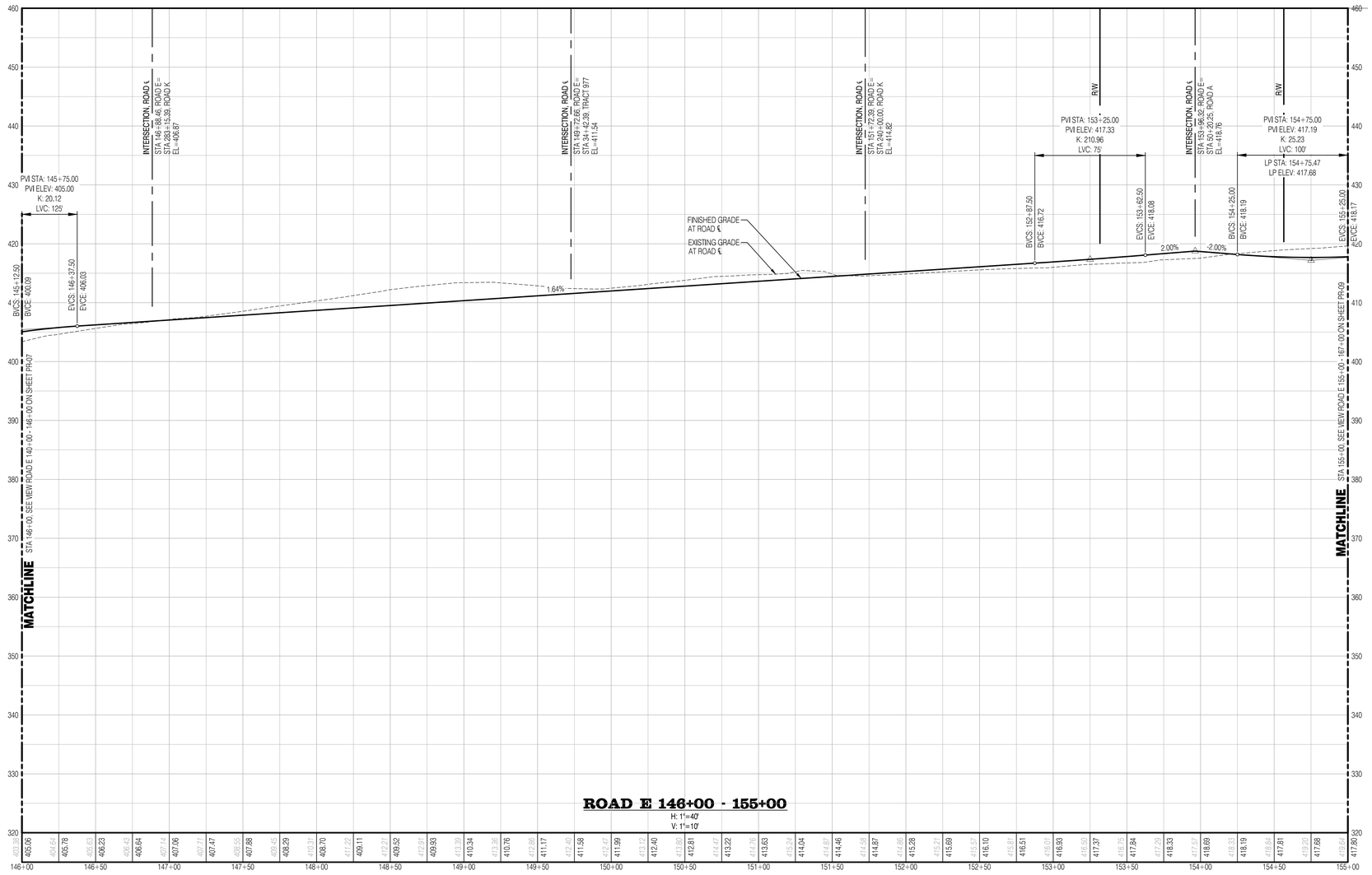

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56921
REGISTERED
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12-1-25

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80 OF 116

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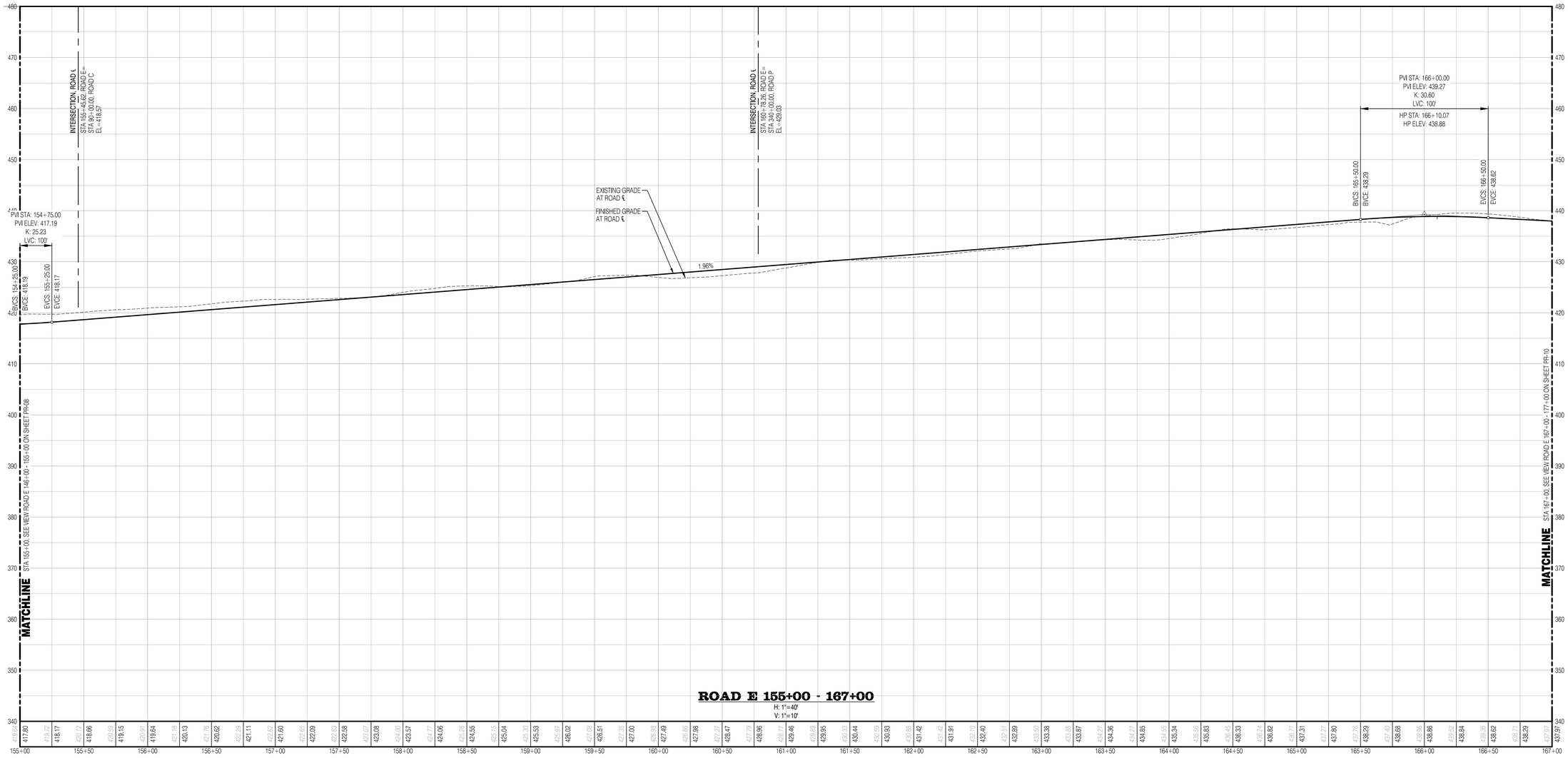

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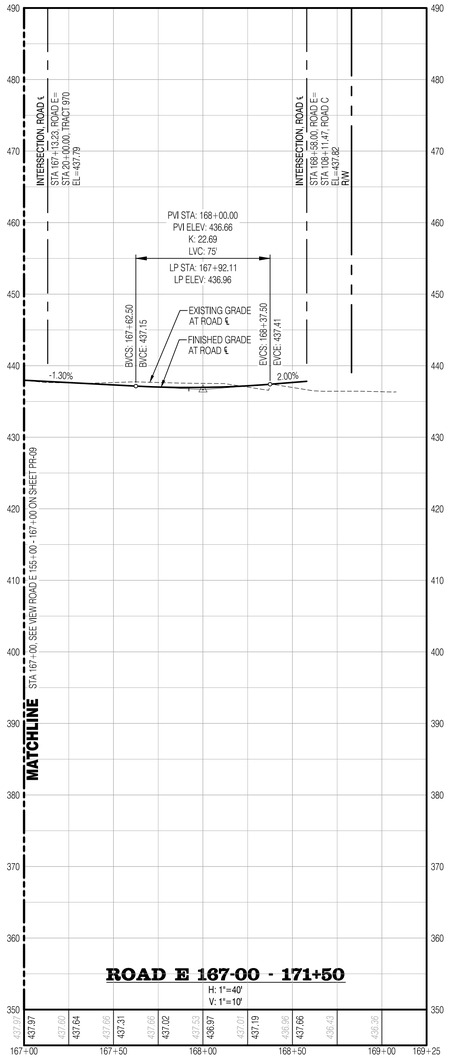

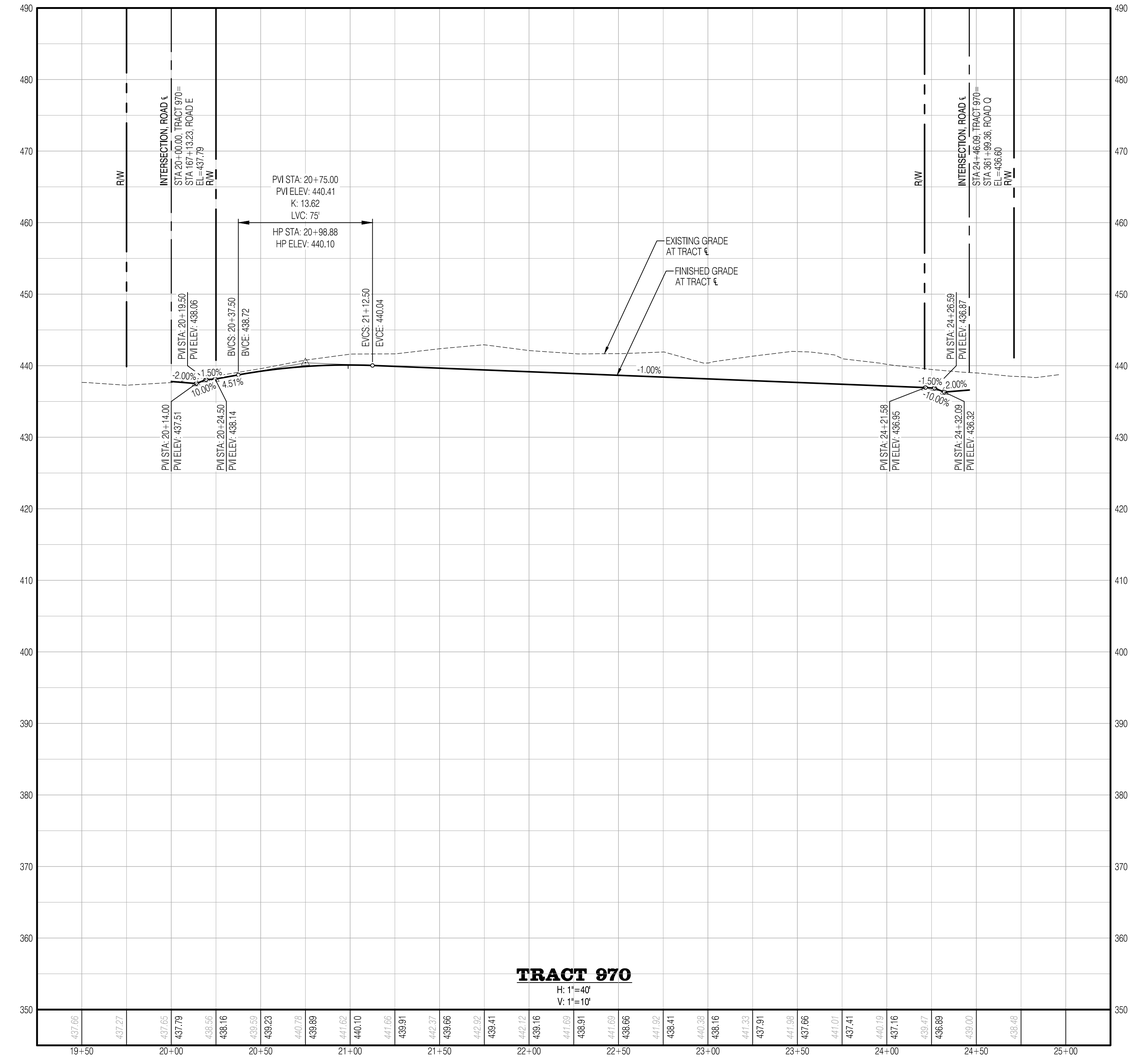

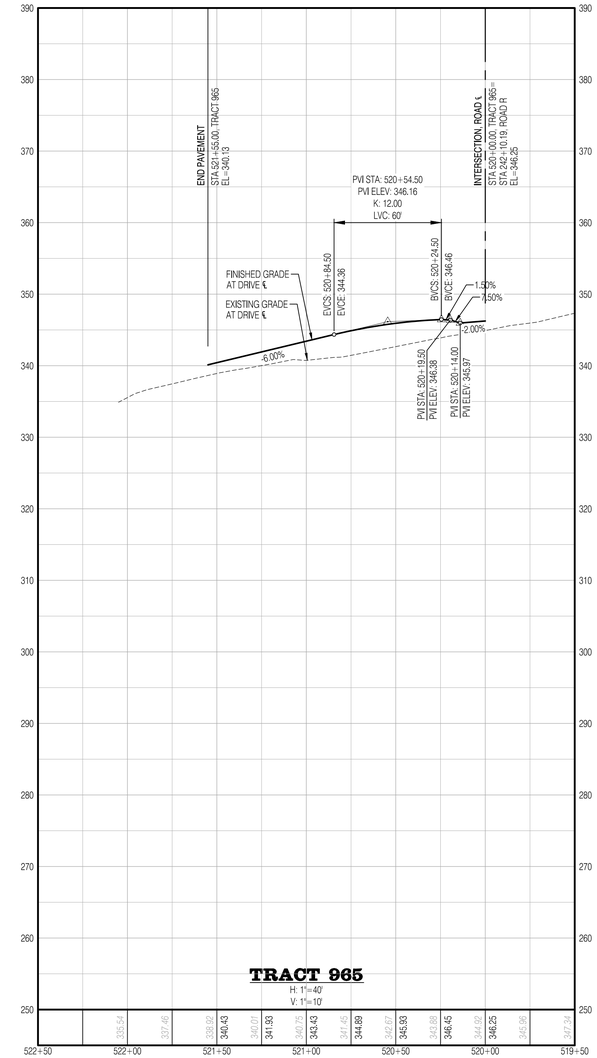

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ARLINGTON, WA

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82 OF 116

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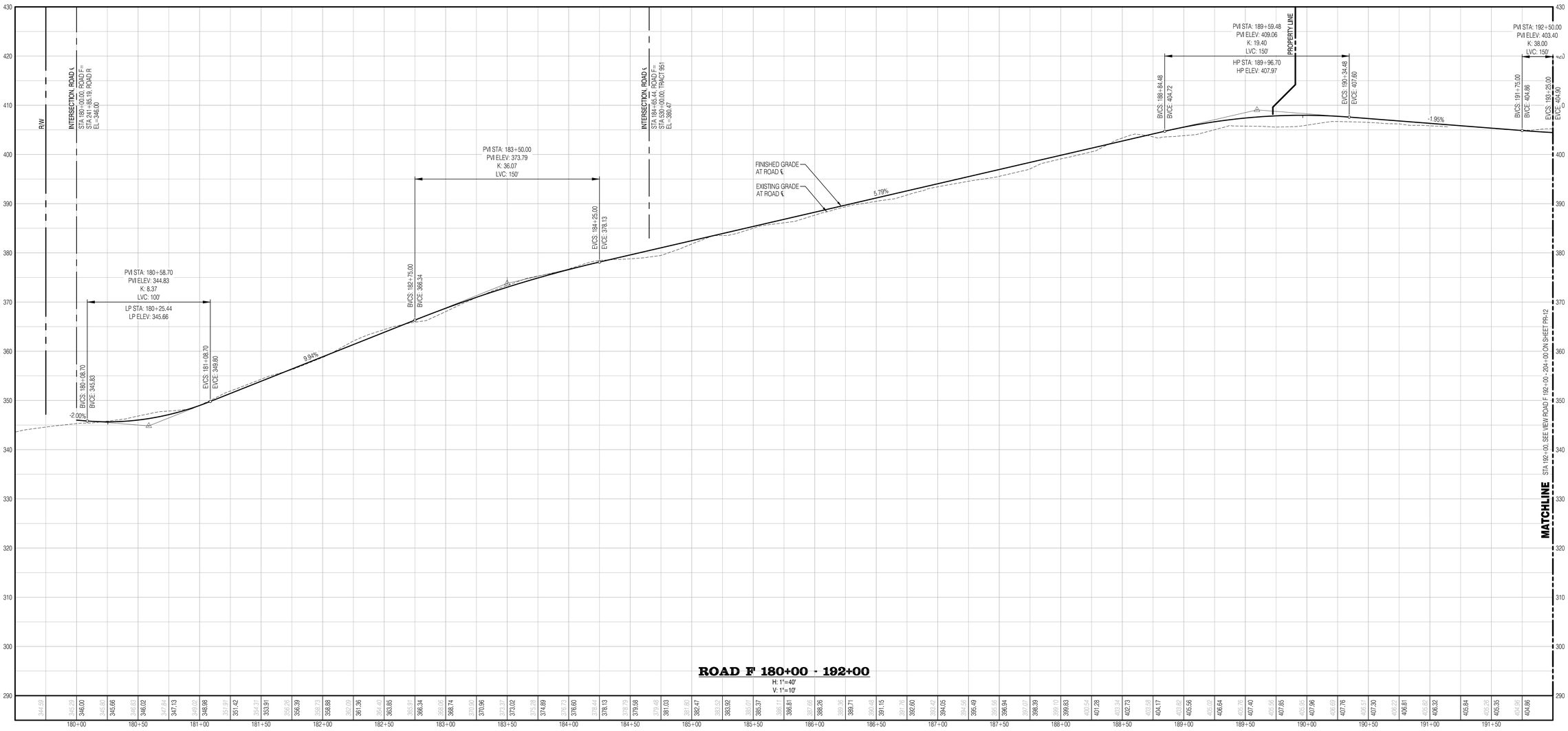

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83 OF 116

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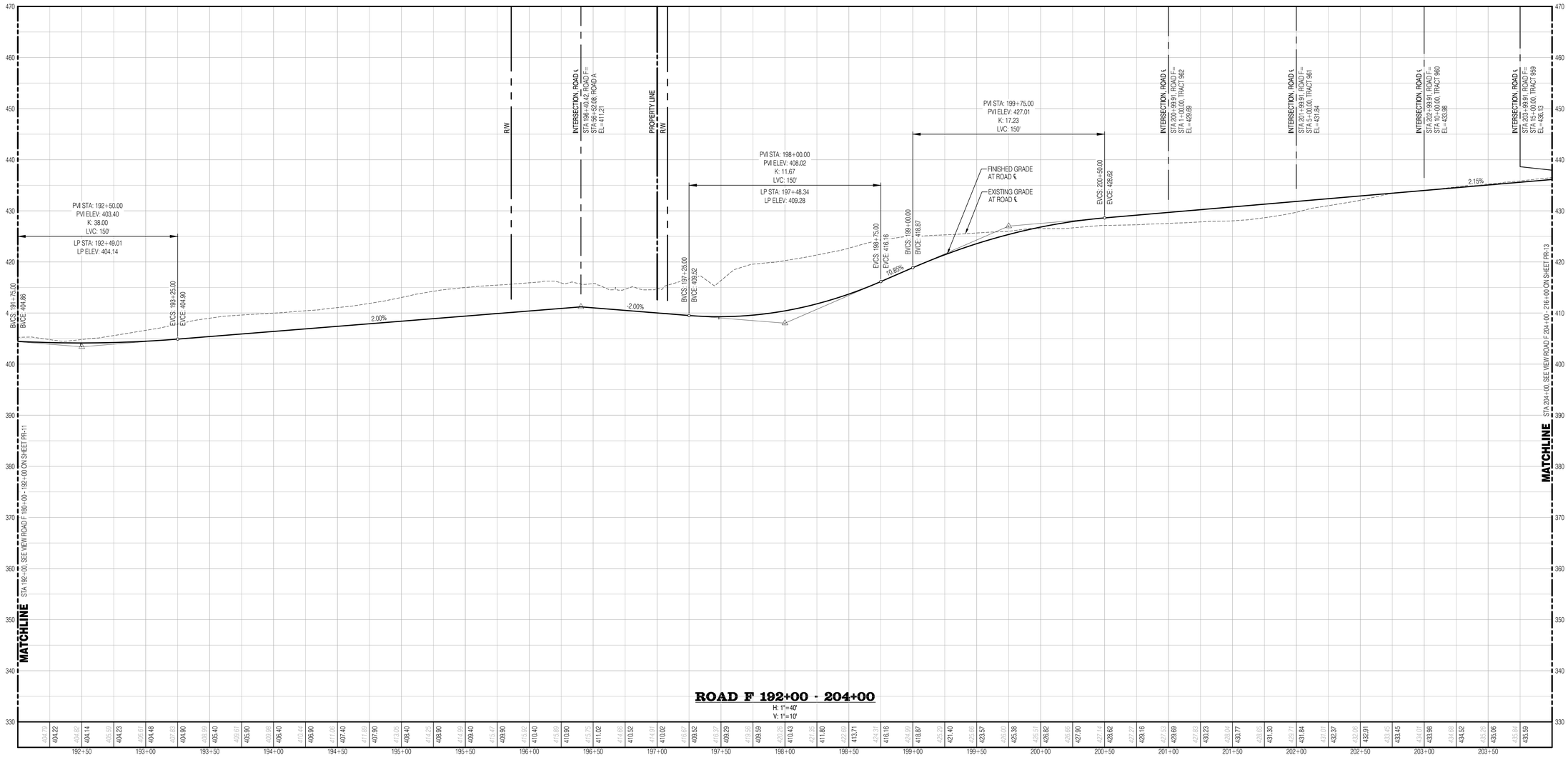

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84 OF 116

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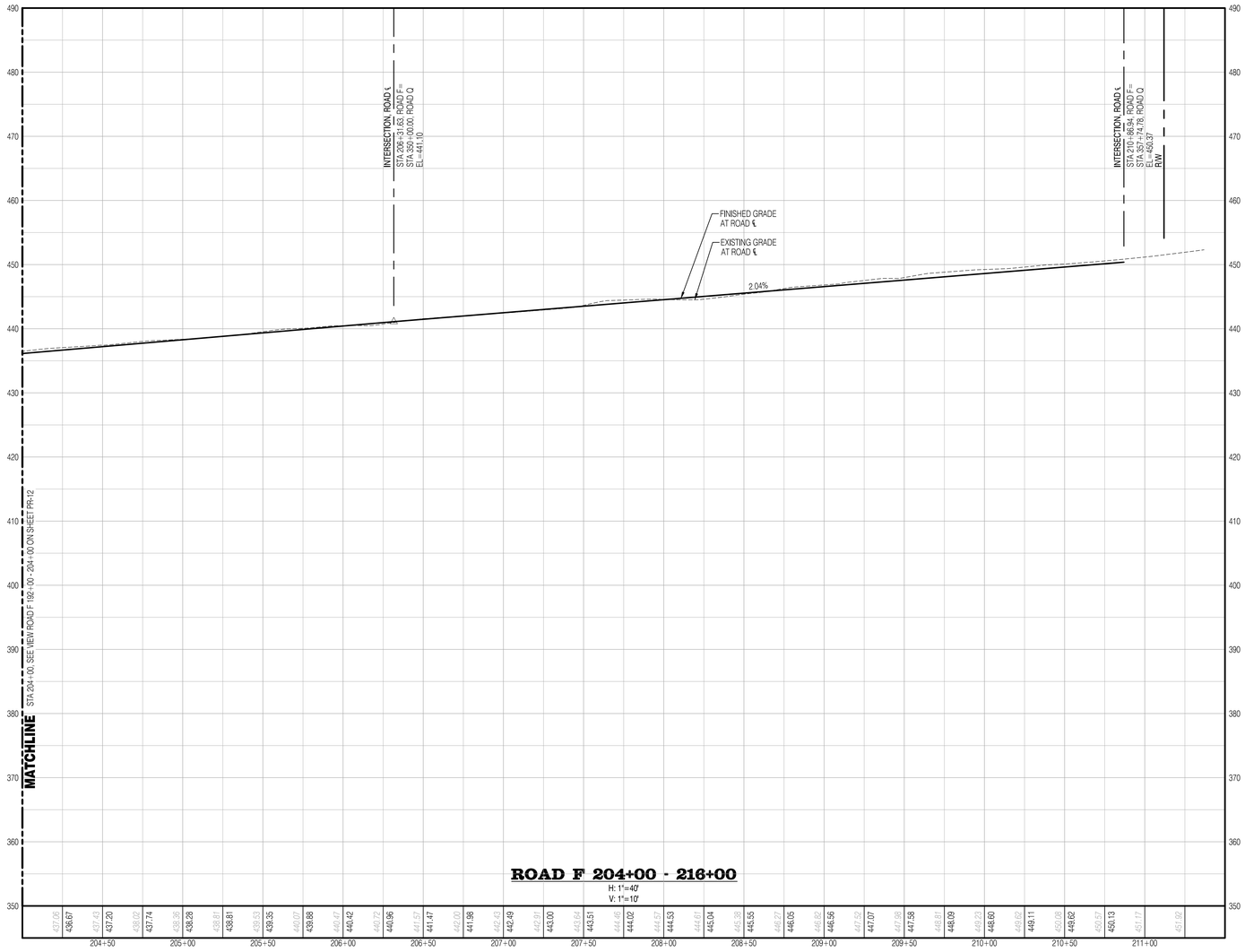

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85 OF 116

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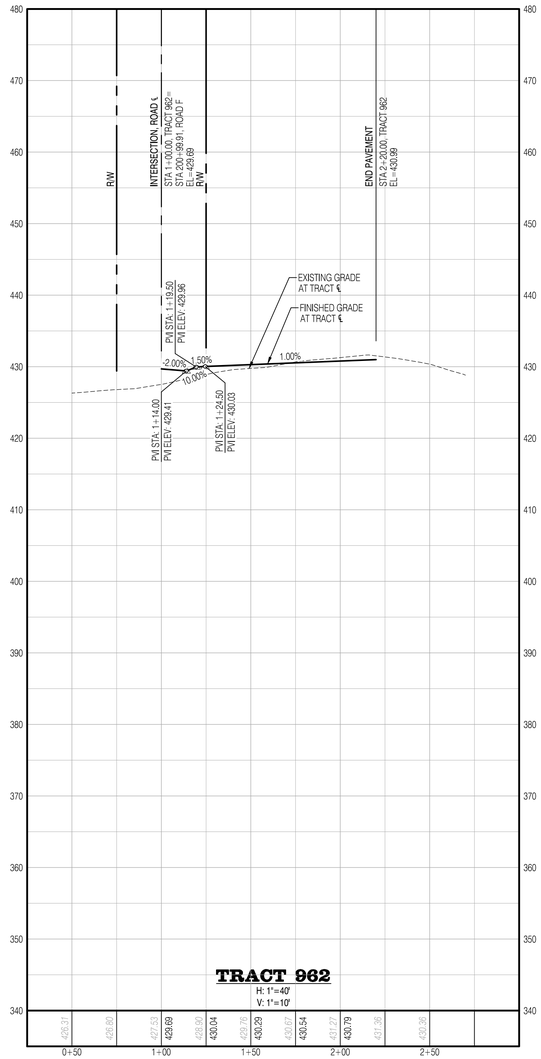

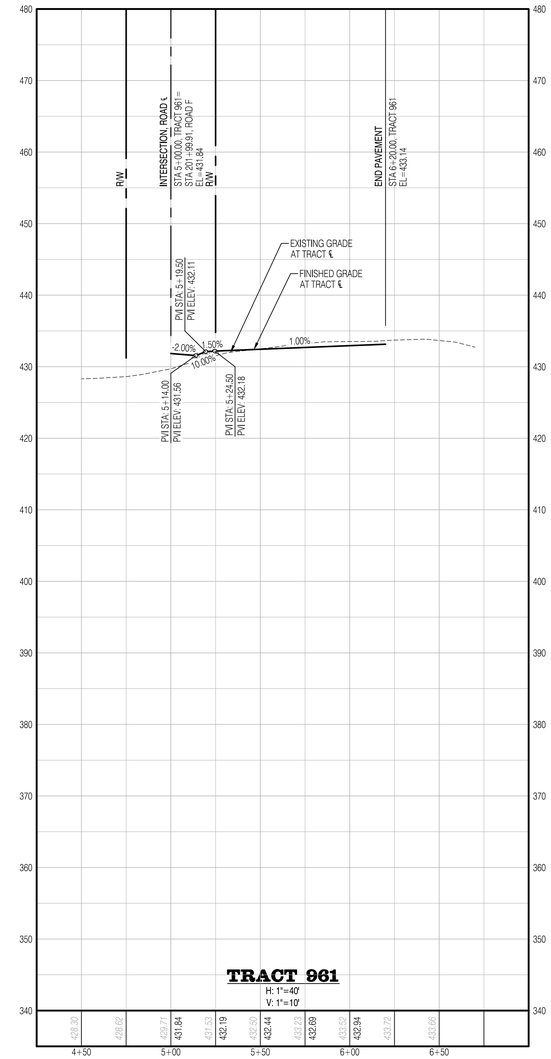

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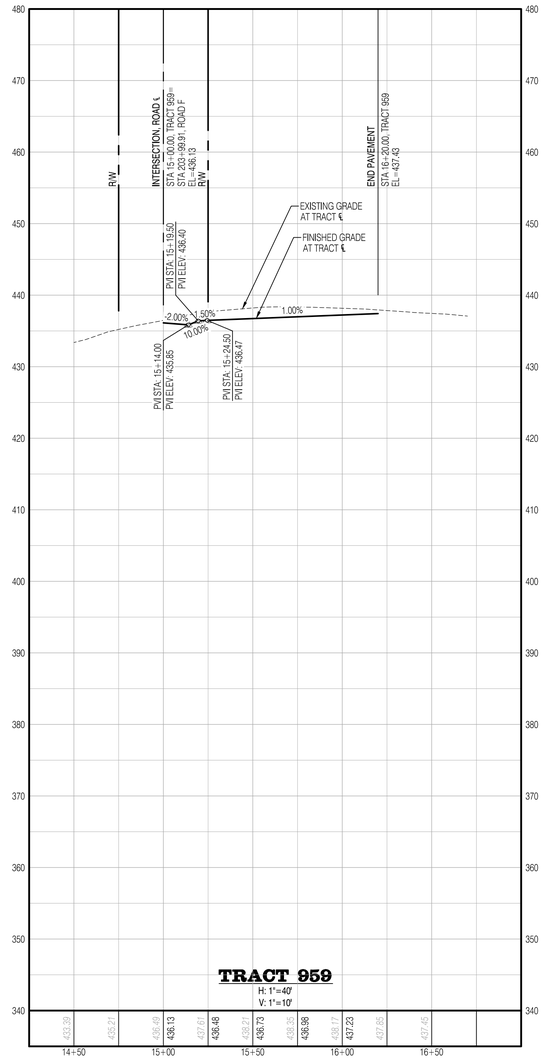

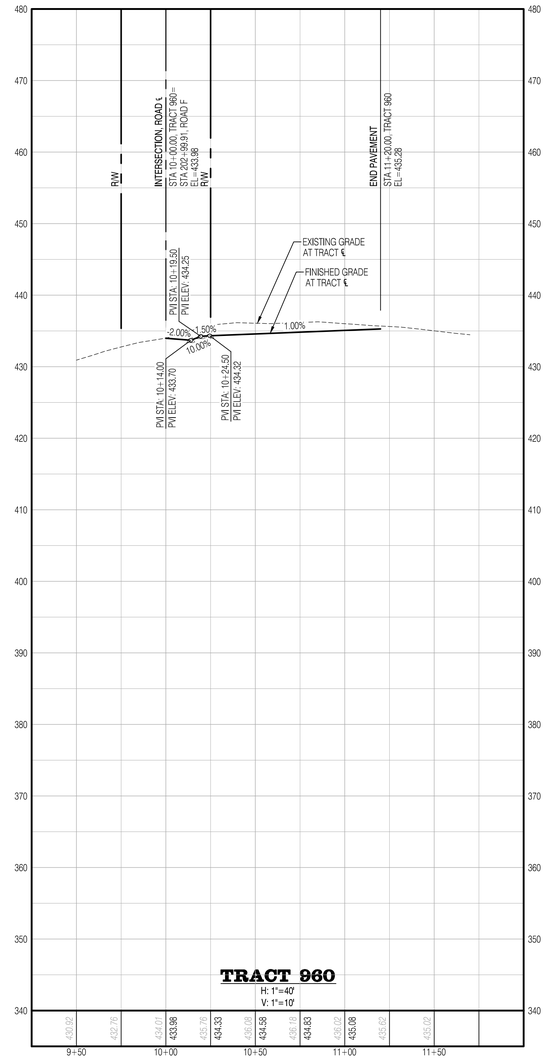

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JURISDICTION: CITY OF ARLINGTON	
JOB NUMBER:	24-0016

PR-15
87 OF 116

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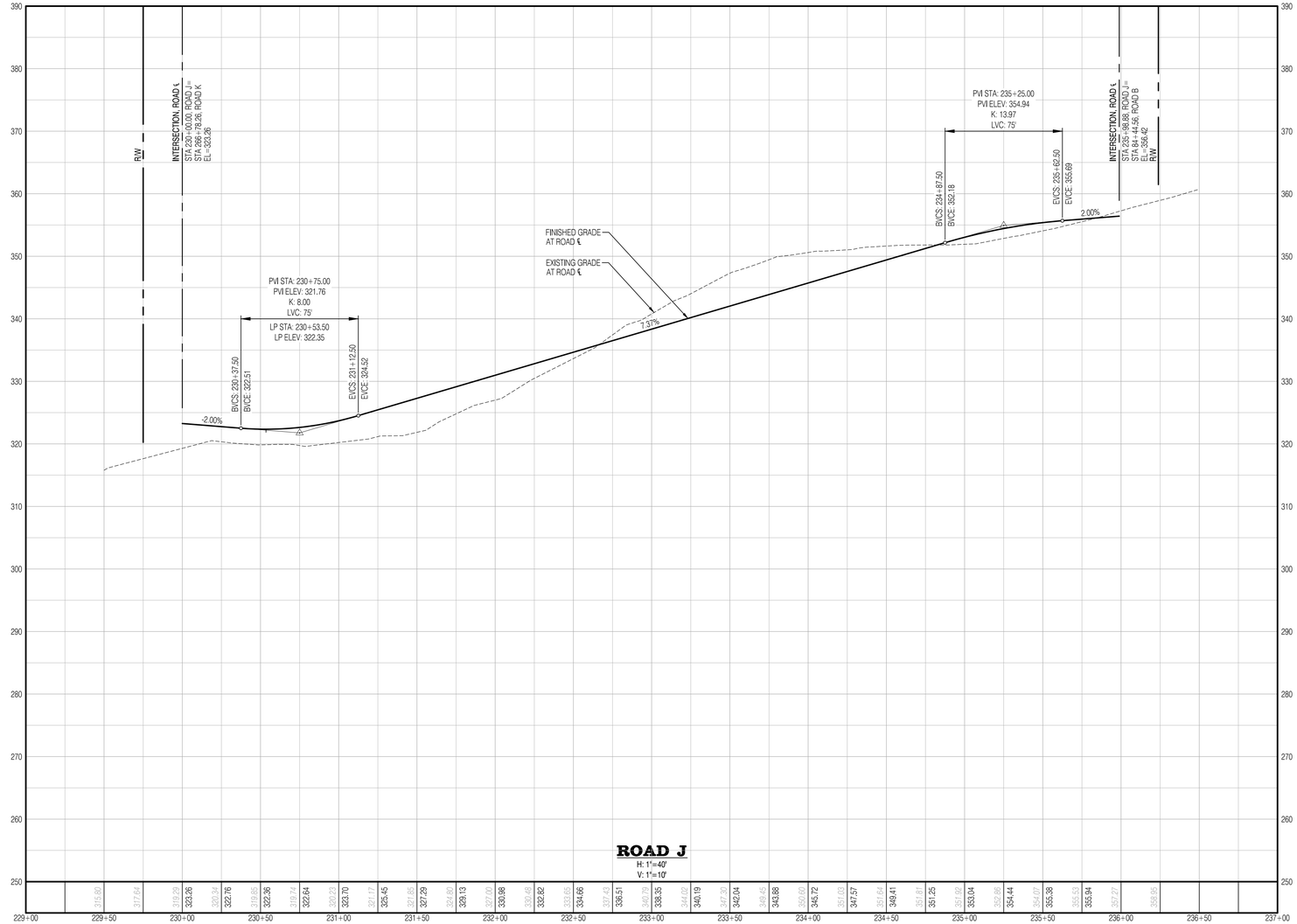

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UTILITY NOTE

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THOMAS P. ARNOTT — STATE OF WASHINGTON — 54921 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY ROAD PROFILES

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

DRAWN BY:	AJP
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DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

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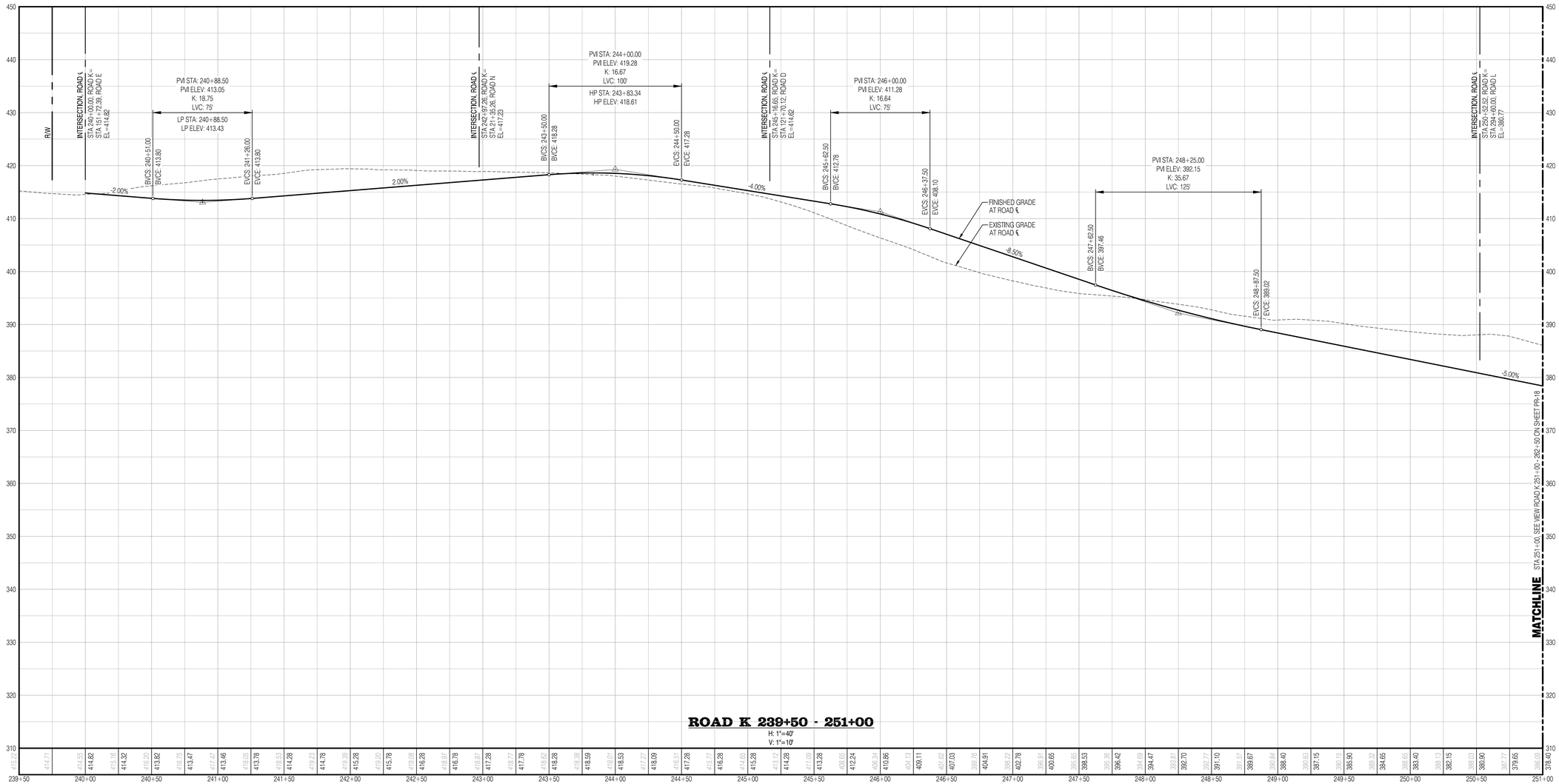

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Solid Ground Engineering
8105 166th Ave NE
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PRELIMINARY ROAD PROFILES

ARLINGTON 380, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

DRAWN BY:	AJP
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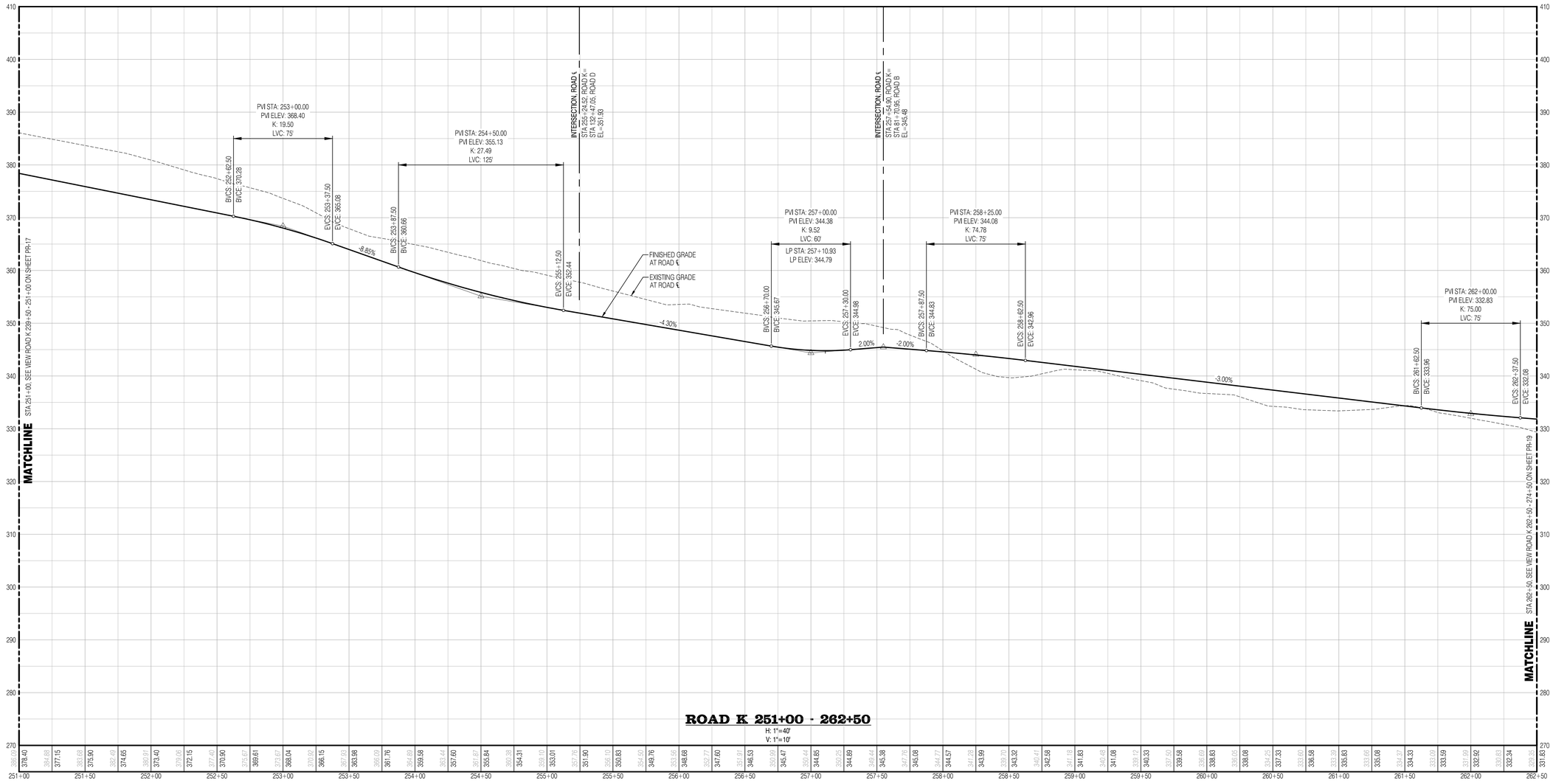

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ARLINGTON EAST HILL

ARLINGTON, WA

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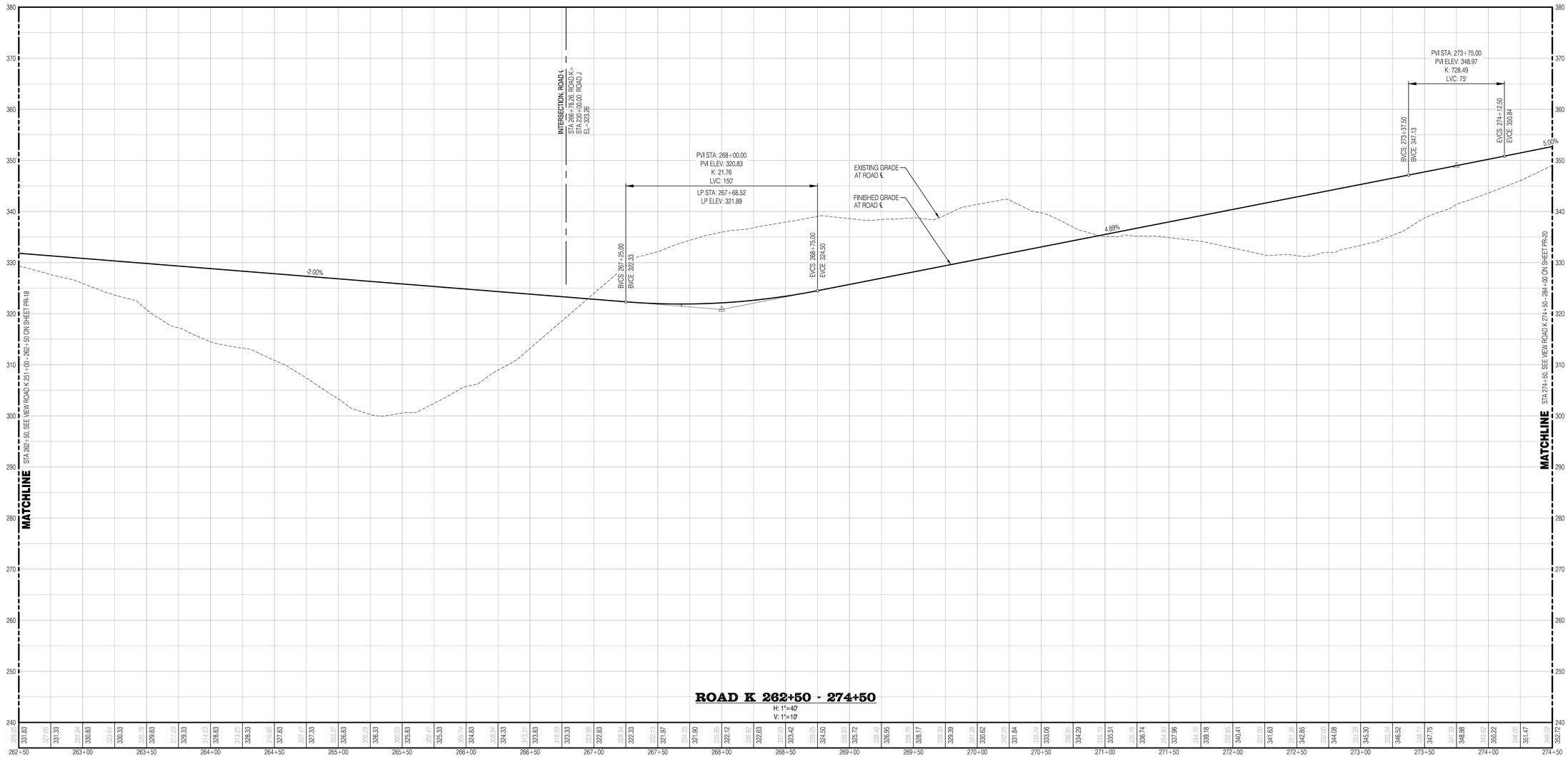

ROAD K 262+50 - 274+50

H: 1"=40'
V: 1"=10'

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Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY ROAD PROFILES

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
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DATE:	12-1-25
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JOB NUMBER:	24-0016

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91 OF 116

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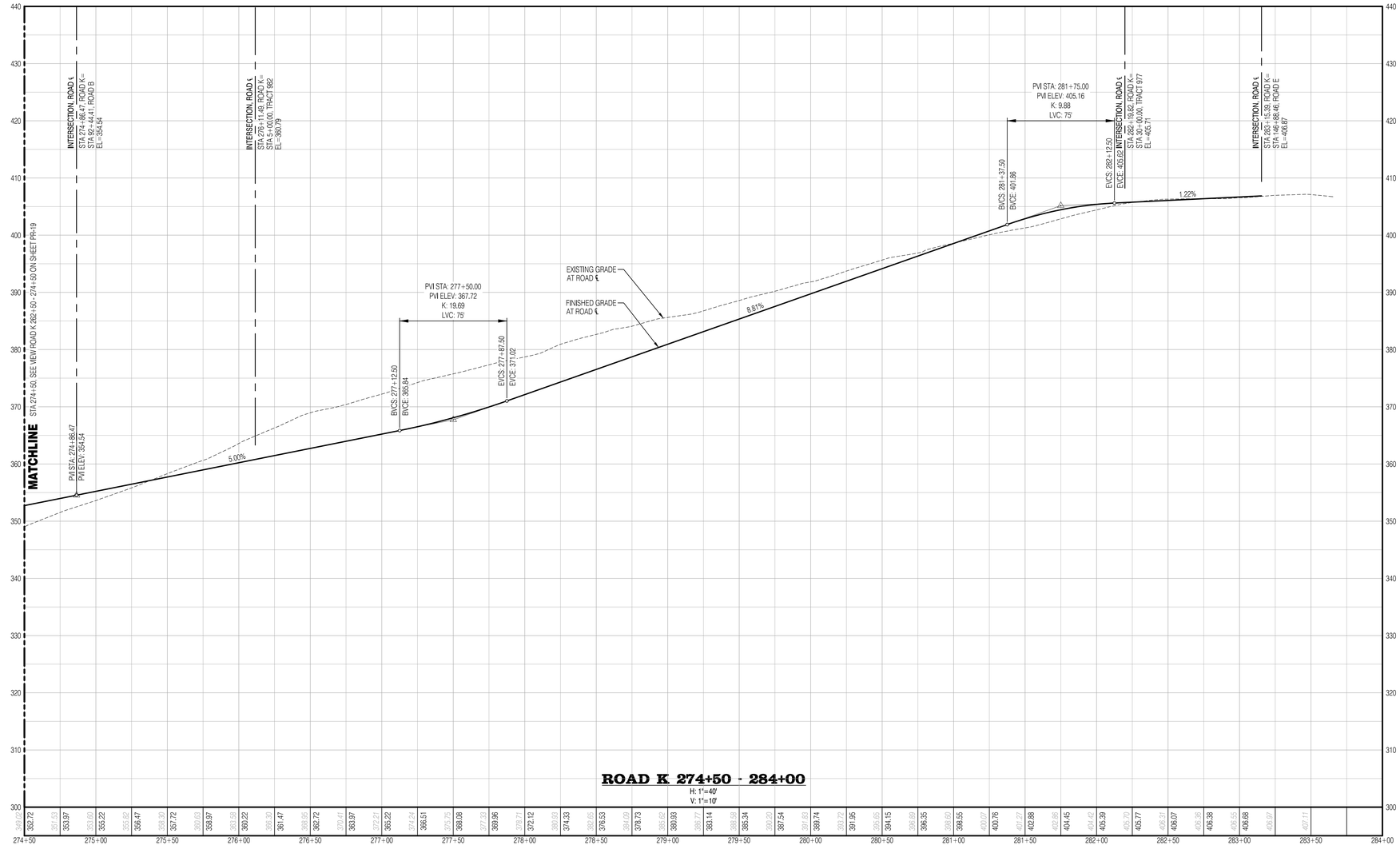

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ARLINGTON, WA

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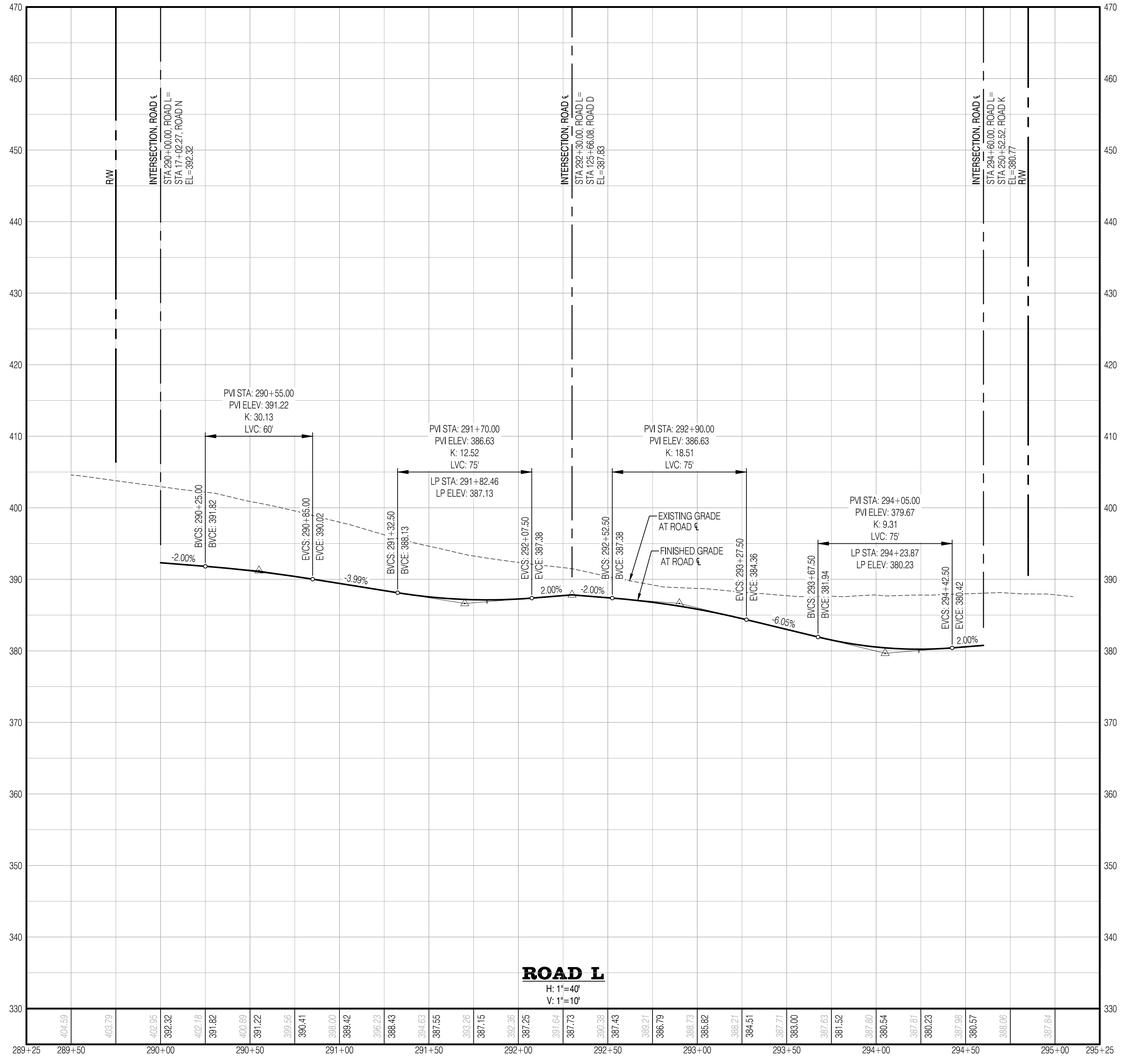

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Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY ROAD PROFILES

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

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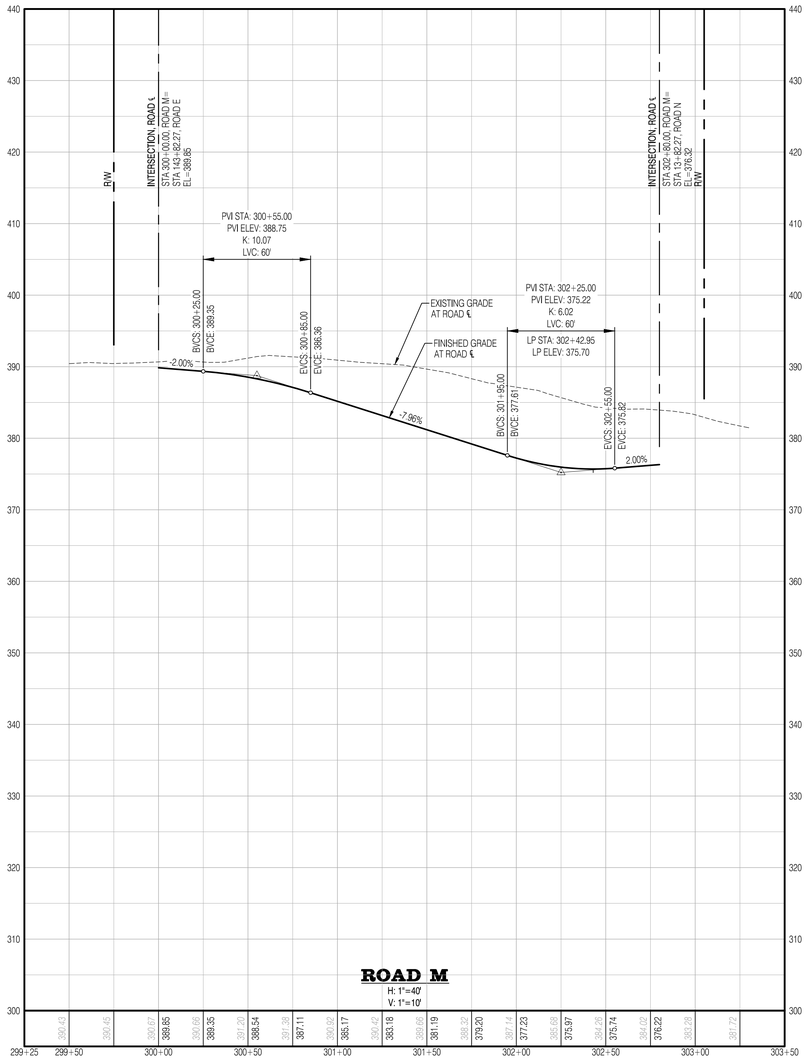

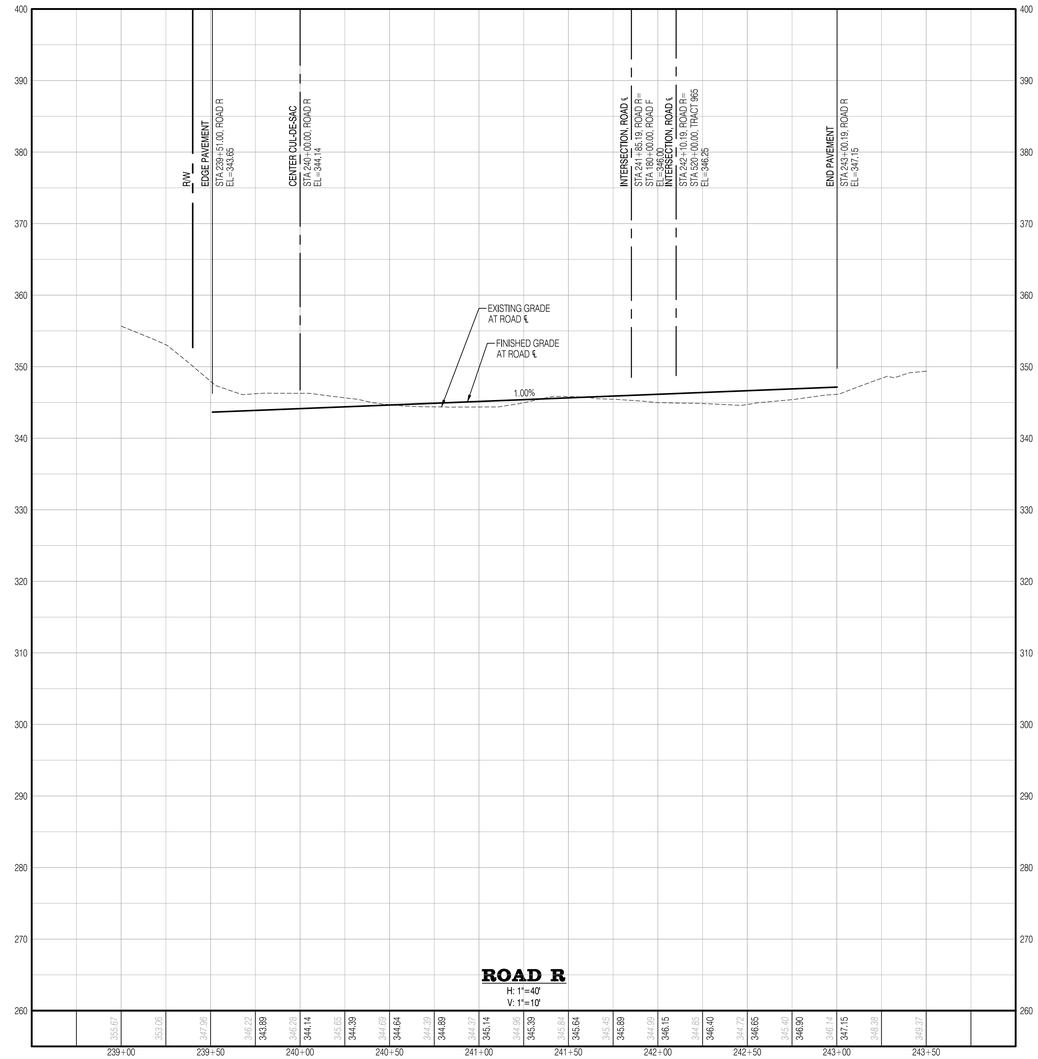

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ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

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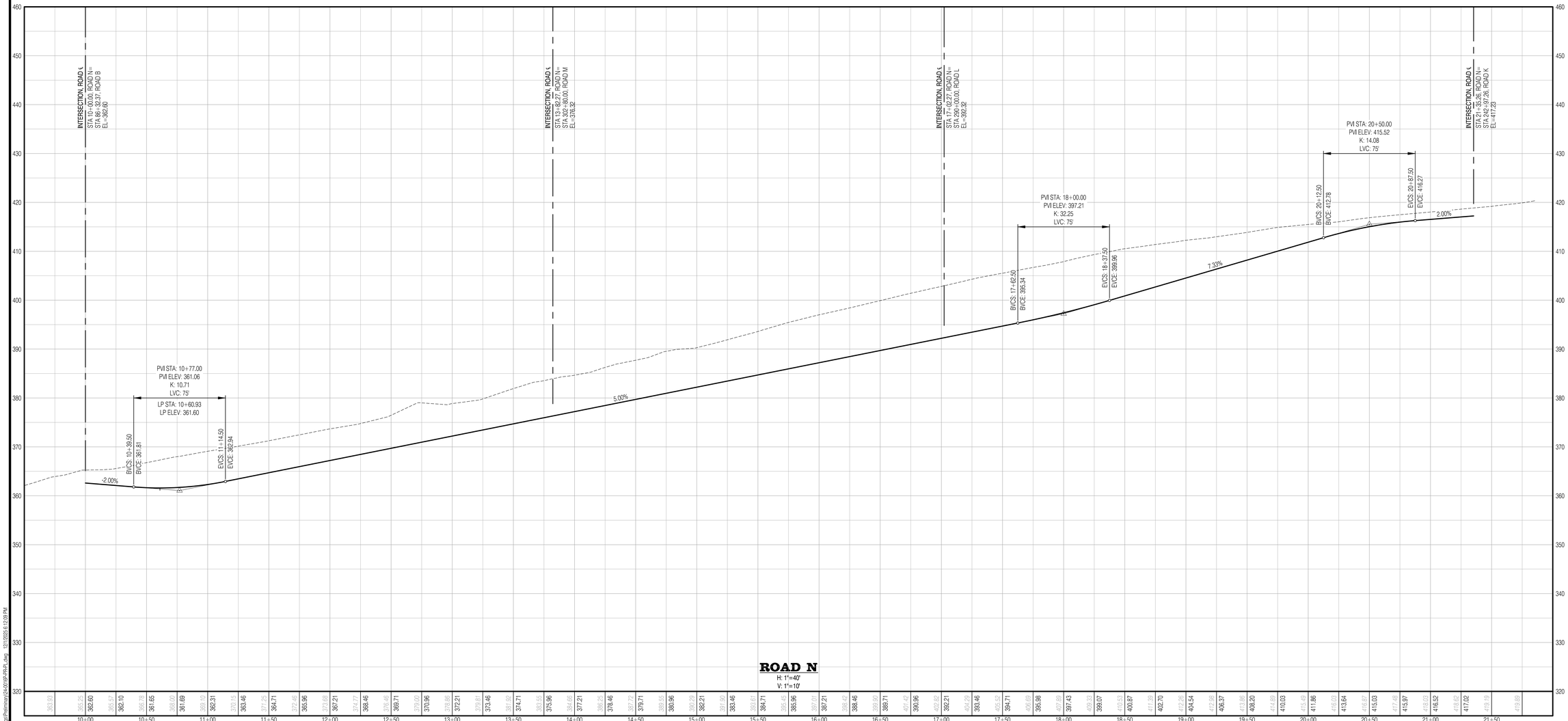

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THOMAS P. ARBOTT
STATE OF WASHINGTON
56921
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12-1-25

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Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY ROAD PROFILES

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

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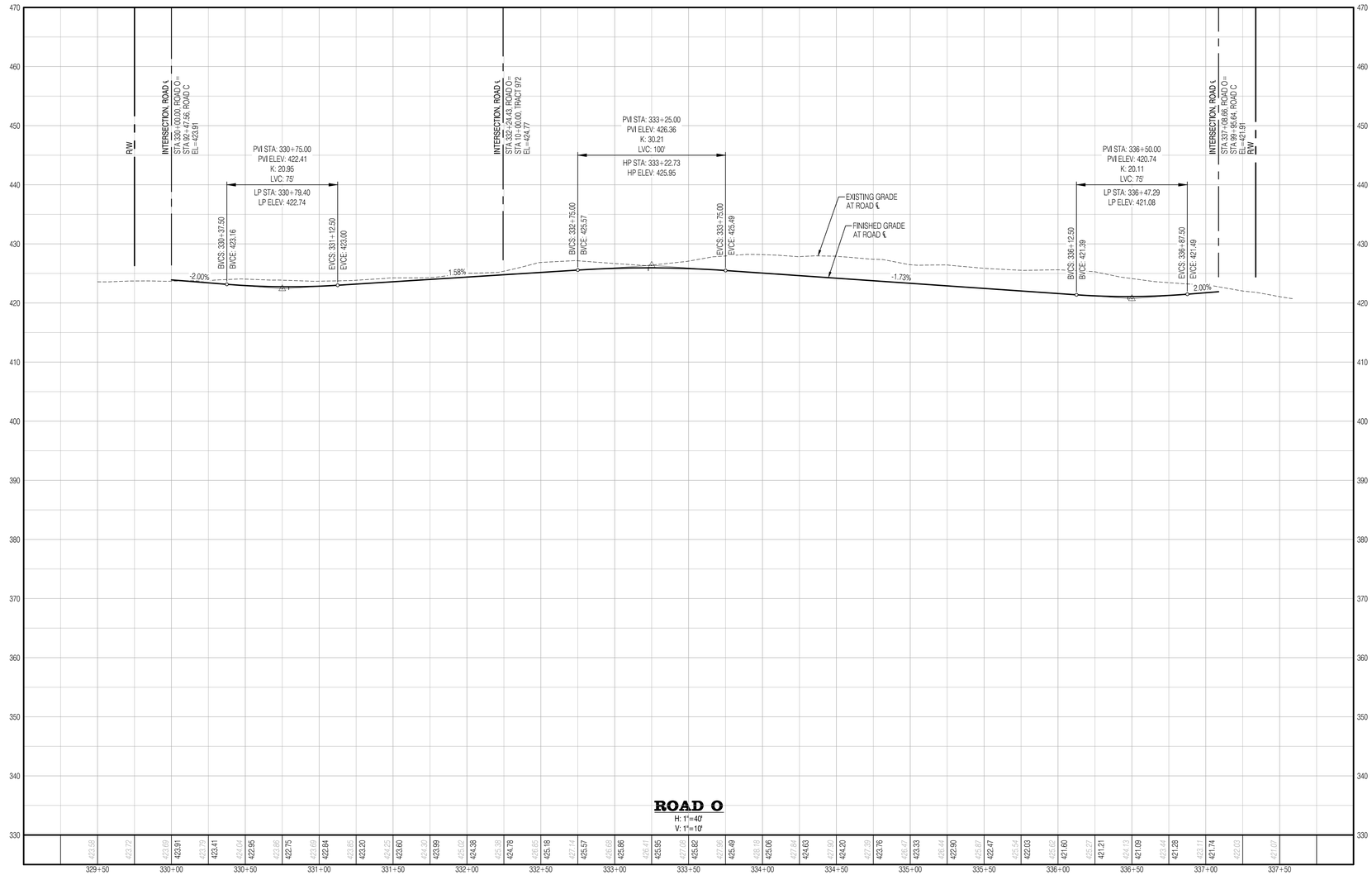

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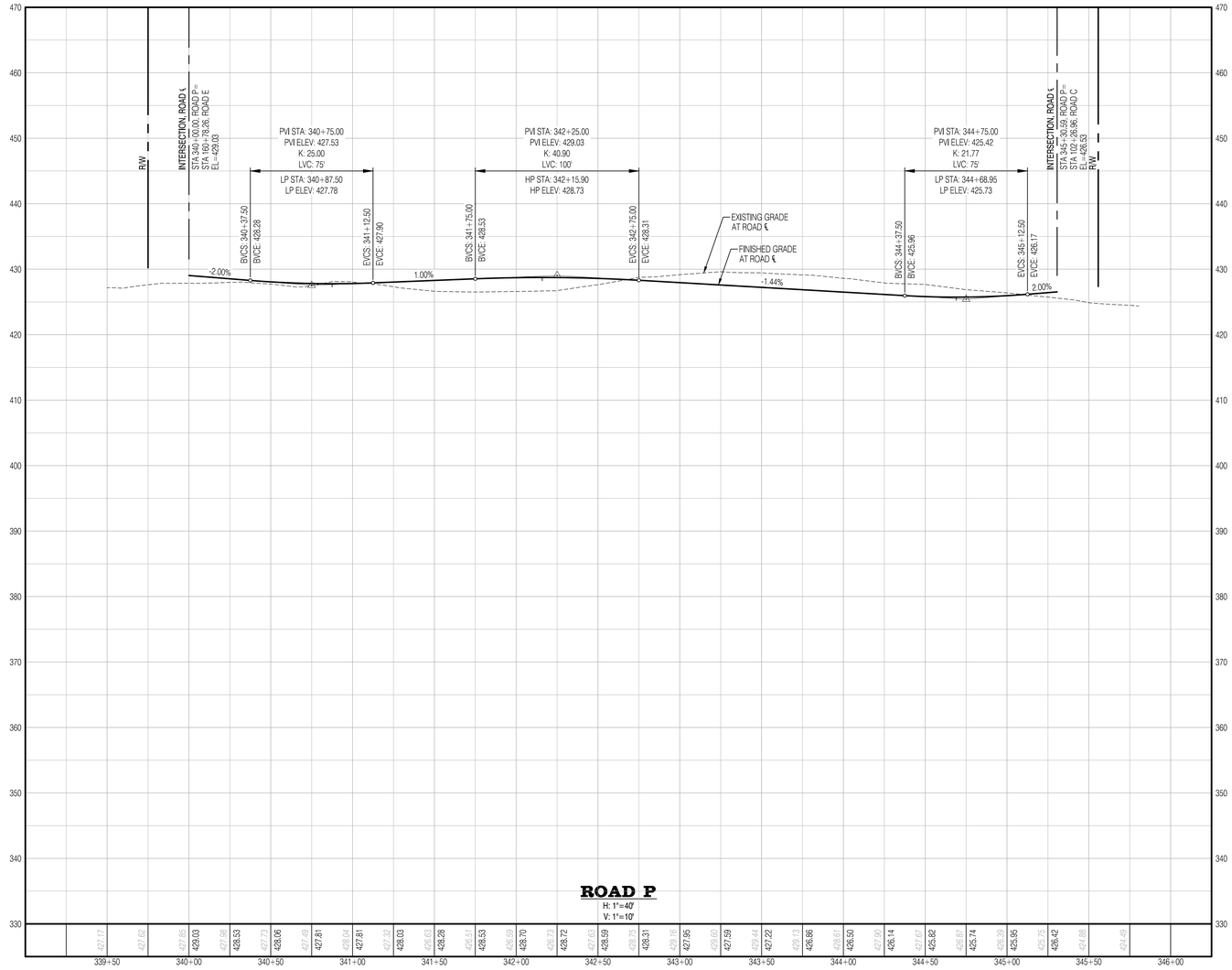

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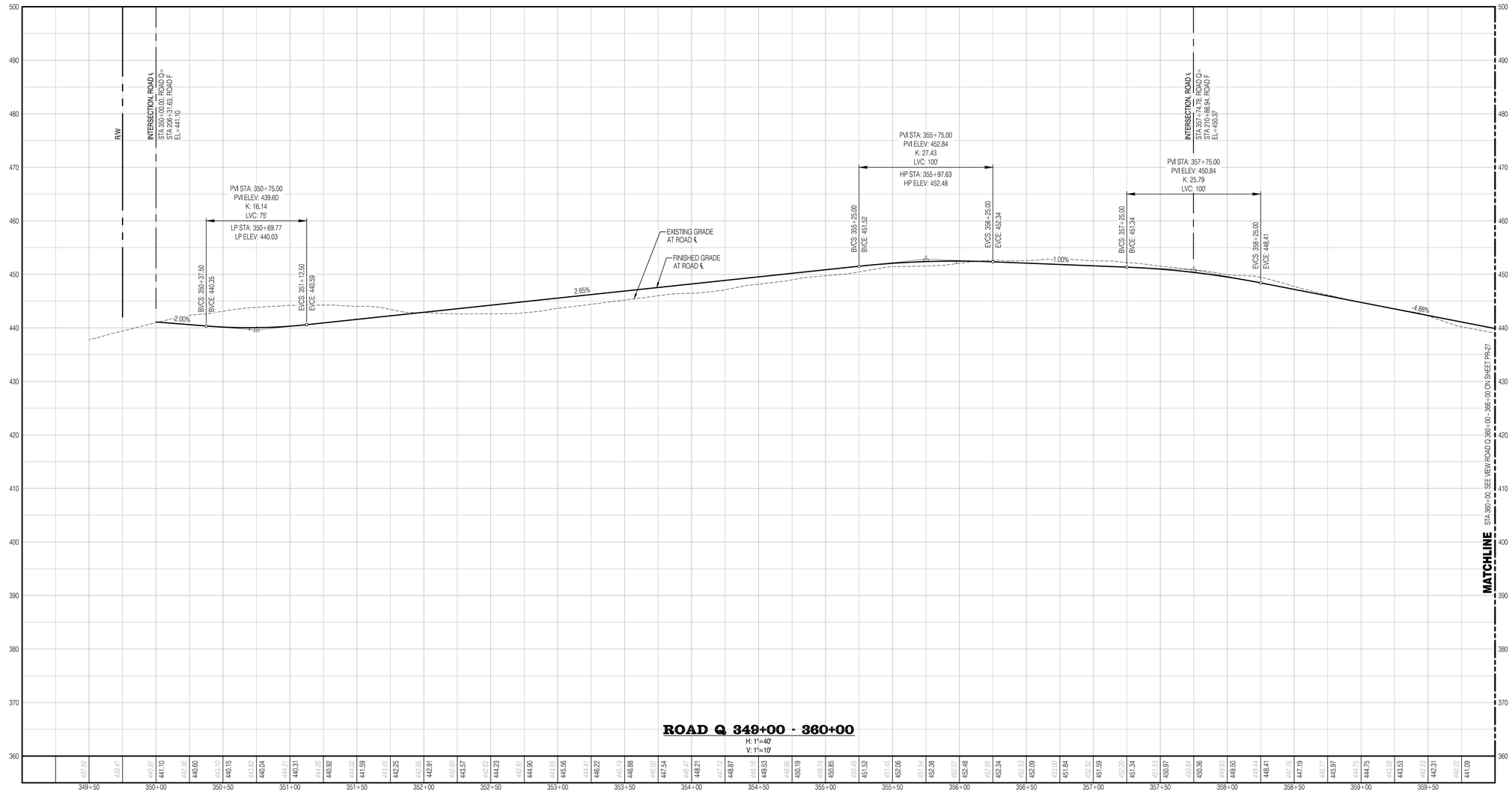

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ARLINGTON EAST HILL

ARLINGTON, WA

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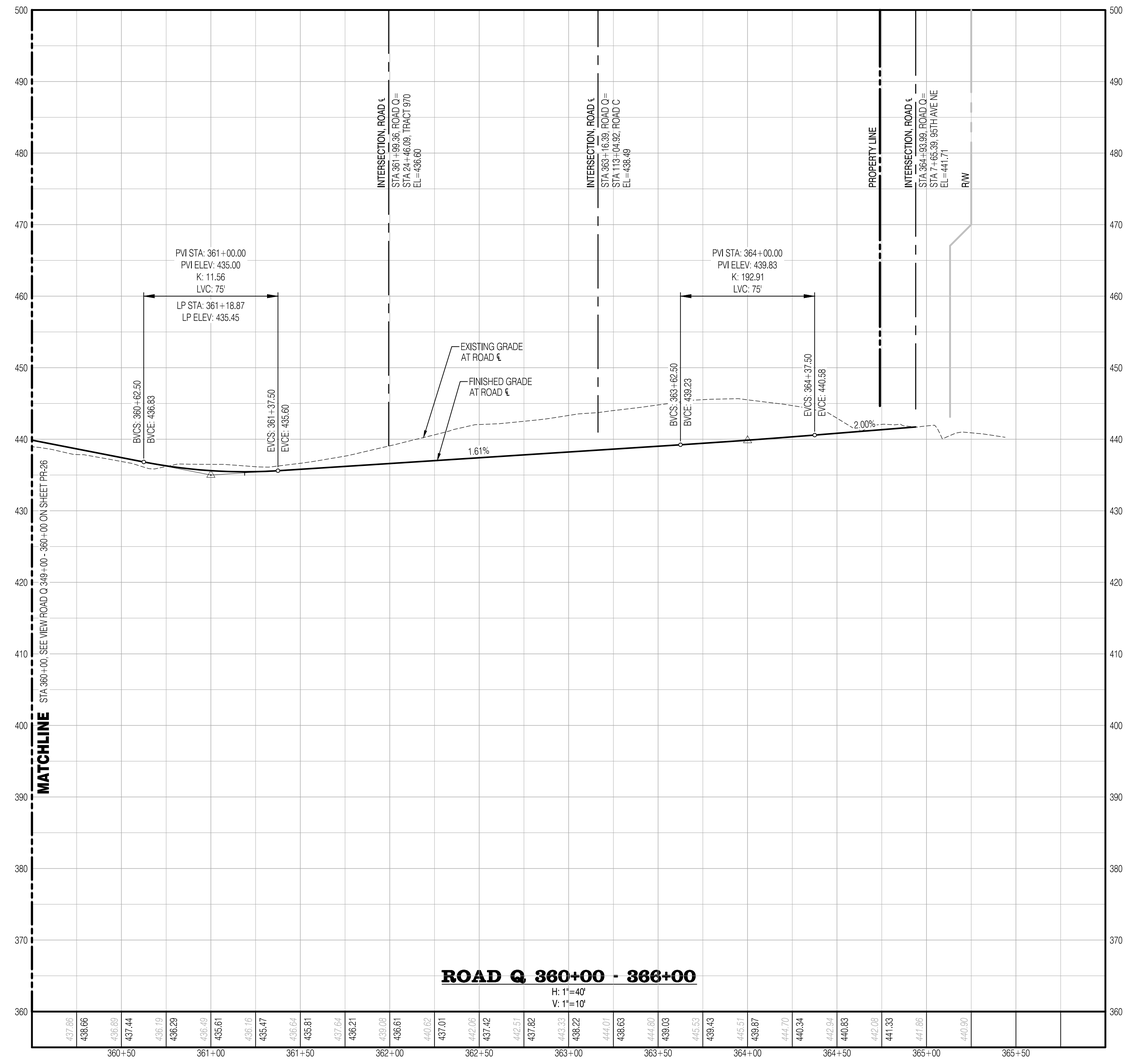

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8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY
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ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
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PR-27
99 OF 116

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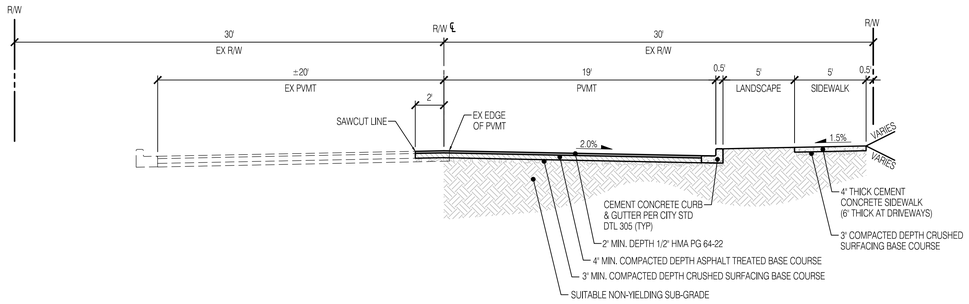

95TH AVE NE ROAD SECTION

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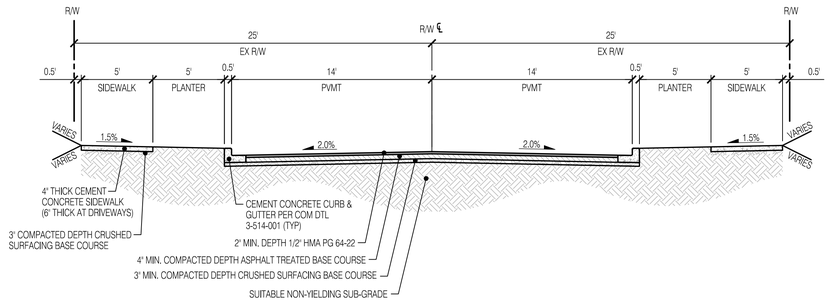
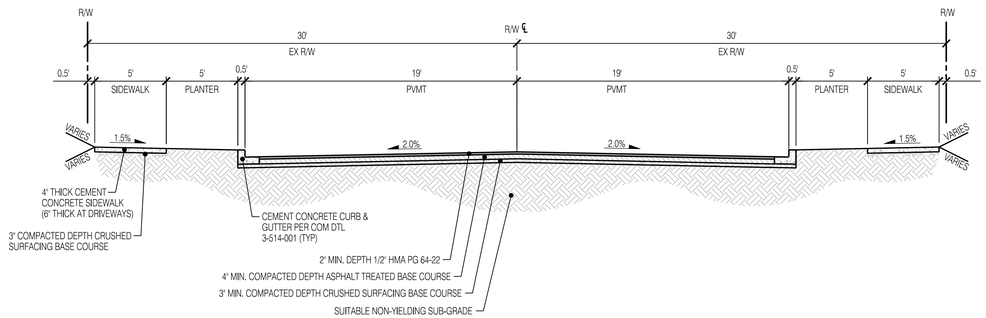


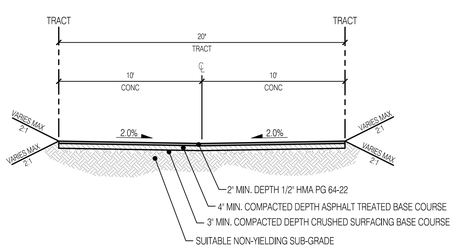
TYPICAL ROAD SECTION

SCALE: 1"=5'



ROAD C SECTION

SCALE: 1"=5'



TYPICAL TRACT SECTION

SCALE: 1"=5'

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811 SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.

THOMAS P. ARBUTT — STATE OF WASHINGTON — 54021 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DESCRIPTION	DATE

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

ROAD SECTIONS

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

PR-28

100 OF 116

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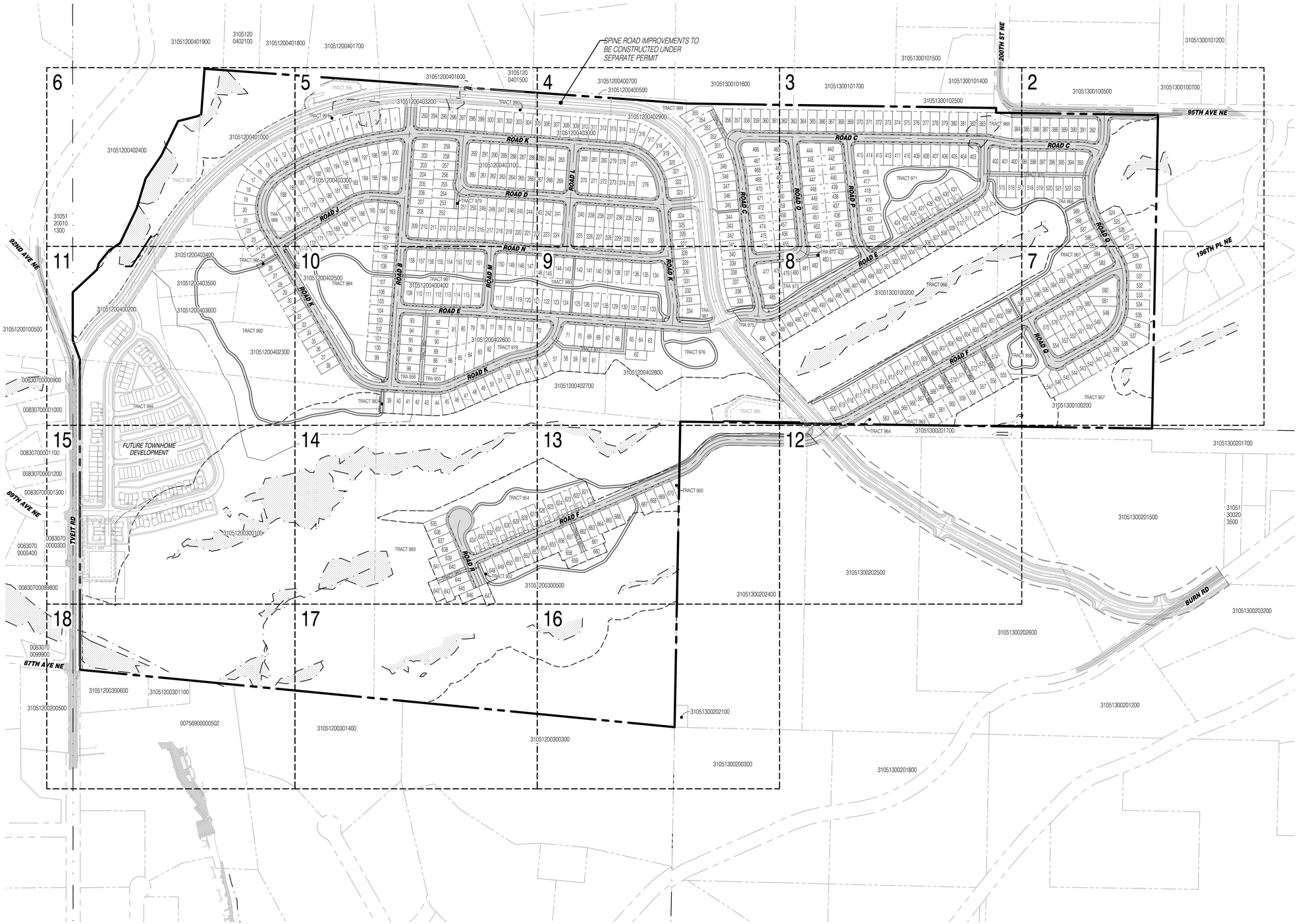
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON



SURVEY DISCLAIMER

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THOMAS P. ARBUTT — STATE OF WASHINGTON — 54921 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DESCRIPTION	DATE

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY UTILITY PLAN

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION: CITY OF ARLINGTON	
JOB NUMBER:	24-0016

UT-01

101 OF 116

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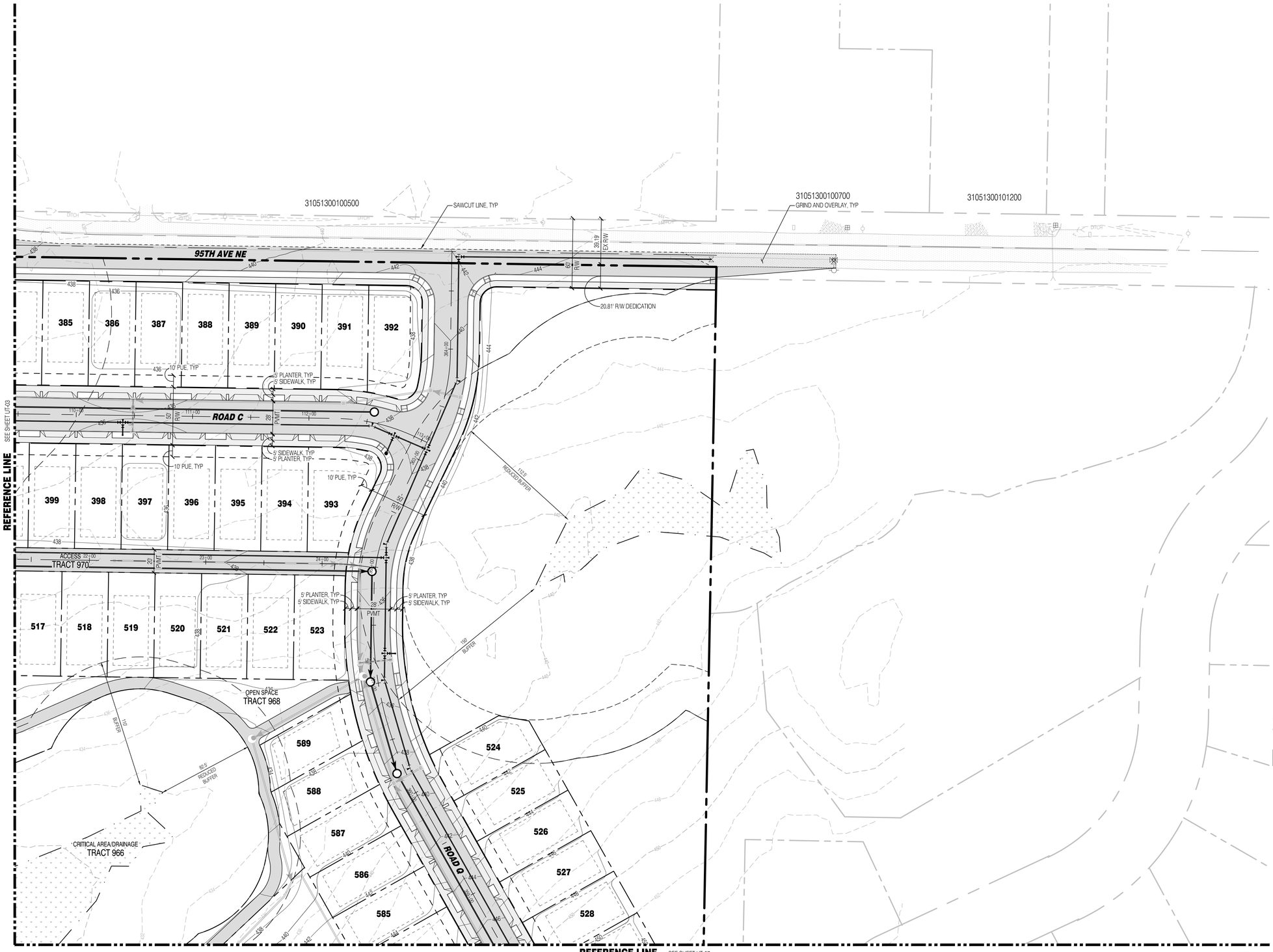
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

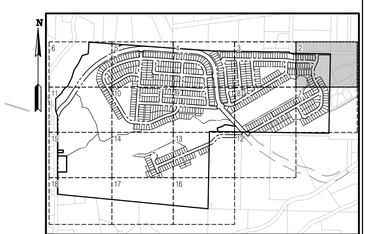


N

0 40' 80'

LEGEND

SYMBOLS	DESCRIPTION
	REMOVABLE BOLLARD
	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
	STORM MAIN PIPE
	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE
	FRENCH DRAIN
	FIRE HYDRANT
	WATER METER
	WATER CAP
	SEWER MANHOLE
	SEWER CLEANOUT
	SEWER CAP
	TYPE 1 CATCH BASIN W/ SOLID LID
	TYPE 1 CATCH BASIN W/ OPEN GRATE
	TYPE 2 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN W/ OPEN GRATE
	STORM CLEAN OUT



KEY MAP
SCALE: NOT TO SCALE

SURVEY DISCLAIMER

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THOMAS P. ARBUTT — STATE OF WASHINGTON — 54921 — REGISTERED PROFESSIONAL ENGINEER
12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY UTILITY PLAN

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

UT-02
102 OF 116

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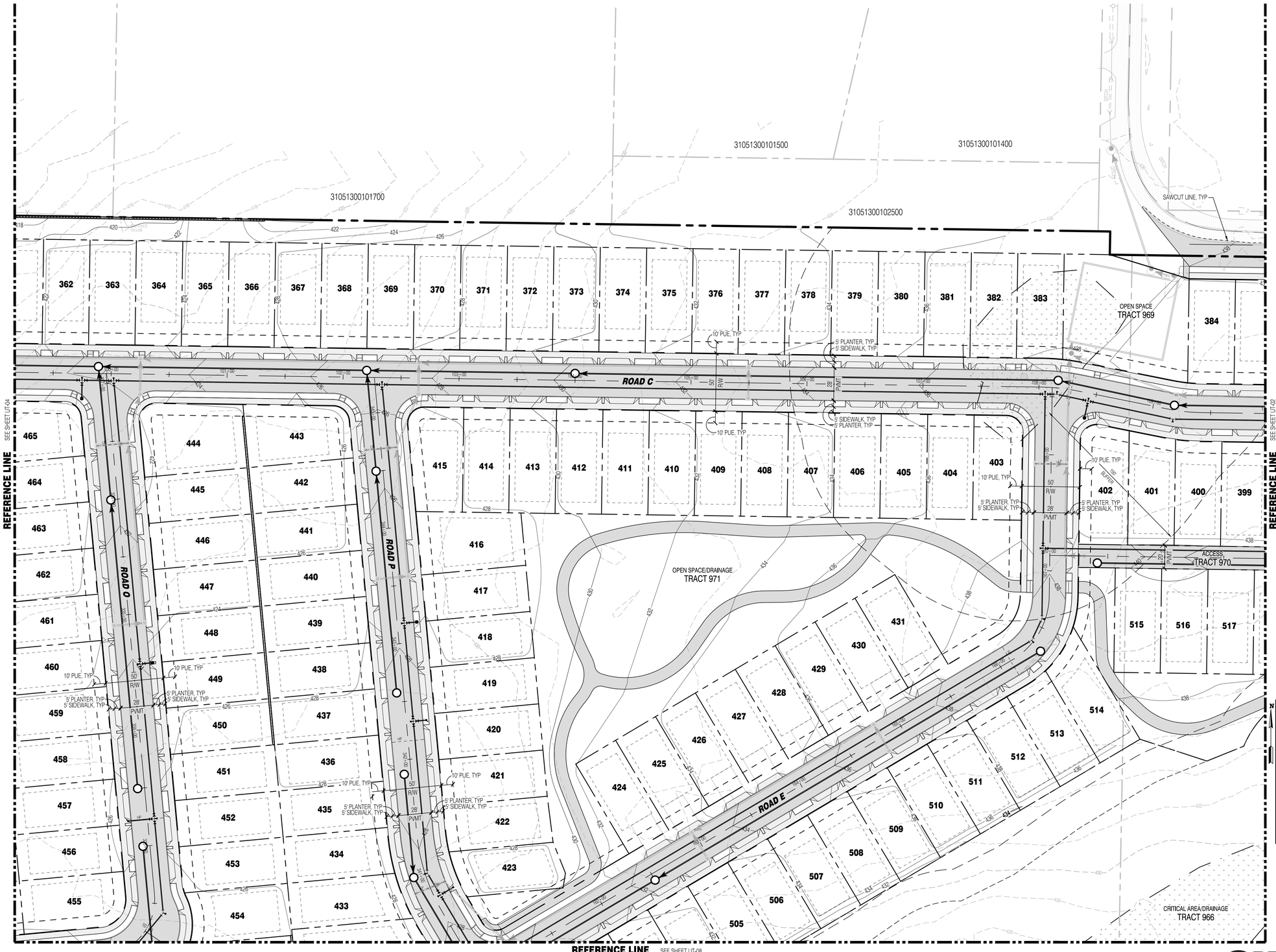
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

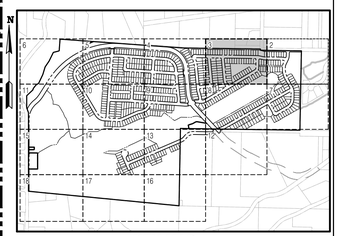


N

0 40' 80'

LEGEND

SYMBOLS	DESCRIPTION
	REMOVABLE BOLLARD
	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
	STORM MAIN PIPE
	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE
	FRENCH DRAIN
	FIRE HYDRANT
	WATER METER
	WATER CAP
	SEWER MANHOLE
	SEWER CLEANOUT
	SEWER CAP
	TYPE 1 CATCH BASIN W/ SOLID LID
	TYPE 1 CATCH BASIN W/ OPEN GRATE
	TYPE 2 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN W/ OPEN GRATE
	STORM CLEAN OUT



KEY MAP
SCALE: NOT TO SCALE

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THOMAS P. ARBUTT — STATE OF WASHINGTON — 54921 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DESCRIPTION	DATE

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY UTILITY PLAN

ARLINGTON EAST HILL
ARLINGTON 360, LLC
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

UT-03
103 OF 116

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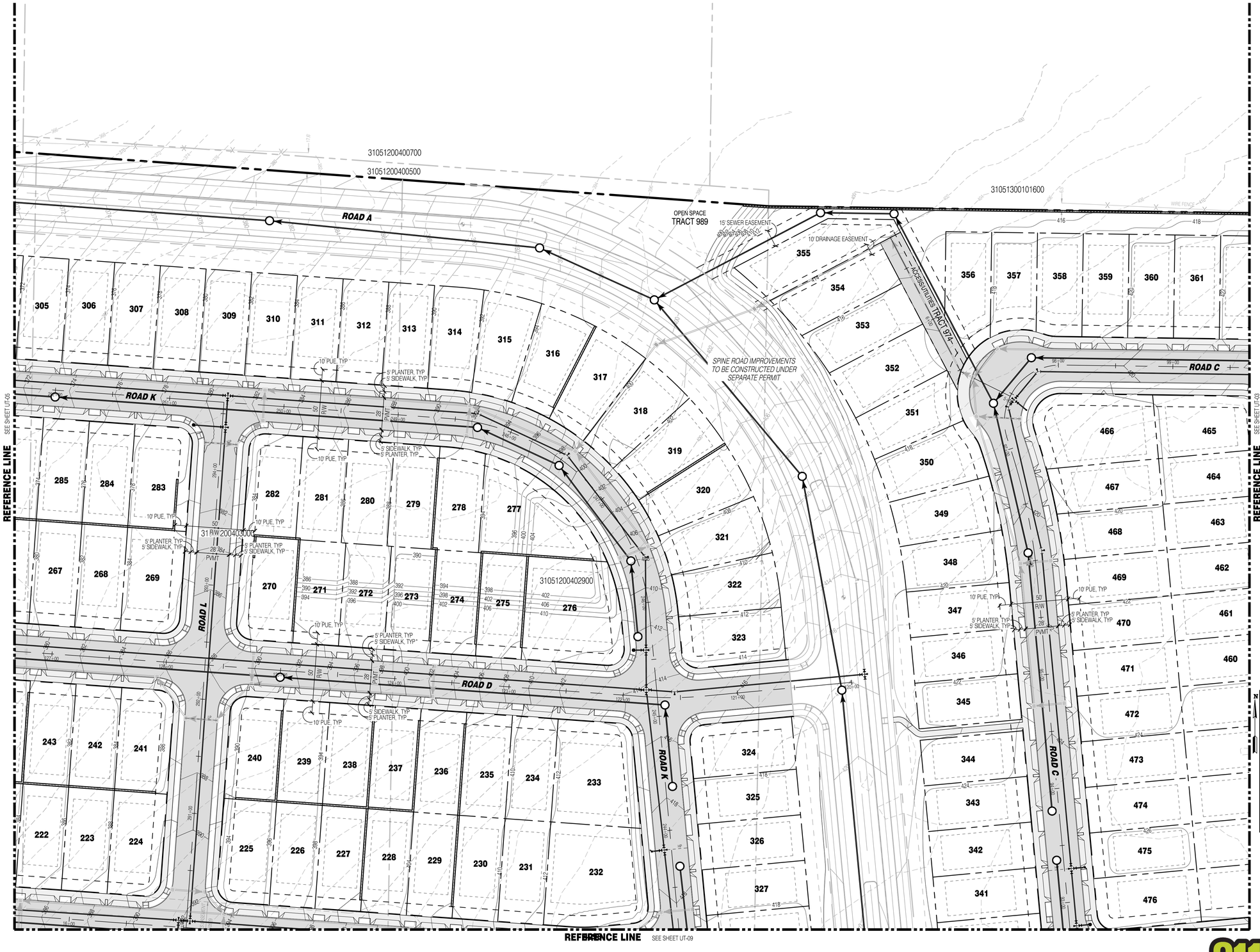
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

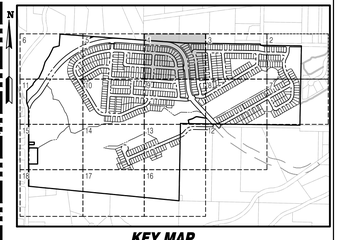


N

0 40' 80'

LEGEND

SYMBOLS	DESCRIPTION
	REMOVABLE BOLLARD
	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
	STORM MAIN PIPE
	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE
	FRENCH DRAIN
	FIRE HYDRANT
	WATER METER
	WATER CAP
	SEWER MANHOLE
	SEWER CLEANOUT
	SEWER CAP
	TYPE 1 CATCH BASIN W/ SOLID LID
	TYPE 1 CATCH BASIN W/ OPEN GRATE
	TYPE 2 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN W/ OPEN GRATE
	STORM CLEAN OUT



KEY MAP
SCALE: NOT TO SCALE

SURVEY DISCLAIMER

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THOMAS P. ARBUTT — STATE OF WASHINGTON — 54921 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY UTILITY PLAN

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION: CITY OF ARLINGTON	
JOB NUMBER:	24-0016

UT-04
104 OF 116

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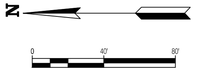
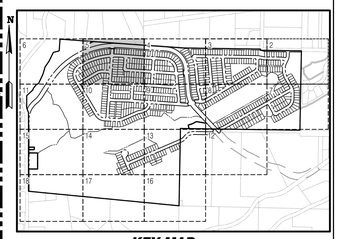
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON



LEGEND

SYMBOLS	DESCRIPTION
	REMOVABLE BOLLARD
	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
	STORM MAIN PIPE
	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE
	FRENCH DRAIN
	FIRE HYDRANT
	WATER METER
	WATER CAP
	SEWER MANHOLE
	SEWER CLEANOUT
	SEWER CAP
	TYPE 1 CATCH BASIN W/ SOLID LID
	TYPE 1 CATCH BASIN W/ OPEN GRATE
	TYPE 2 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN W/ OPEN GRATE
	STORM CLEAN OUT



KEY MAP
SCALE: NOT TO SCALE

SURVEY DISCLAIMER

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811
SAFETY IS IN YOUR HANDS.
EVERY DIG. EVERY TIME.

THOMAS P. ARBUTT
STATE OF WASHINGTON
54921
REGISTERED
PROFESSIONAL ENGINEER
12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY UTILITY PLAN

ARLINGTON EAST HILL
ARLINGTON 360, LLC
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

UT-05
105 OF 116

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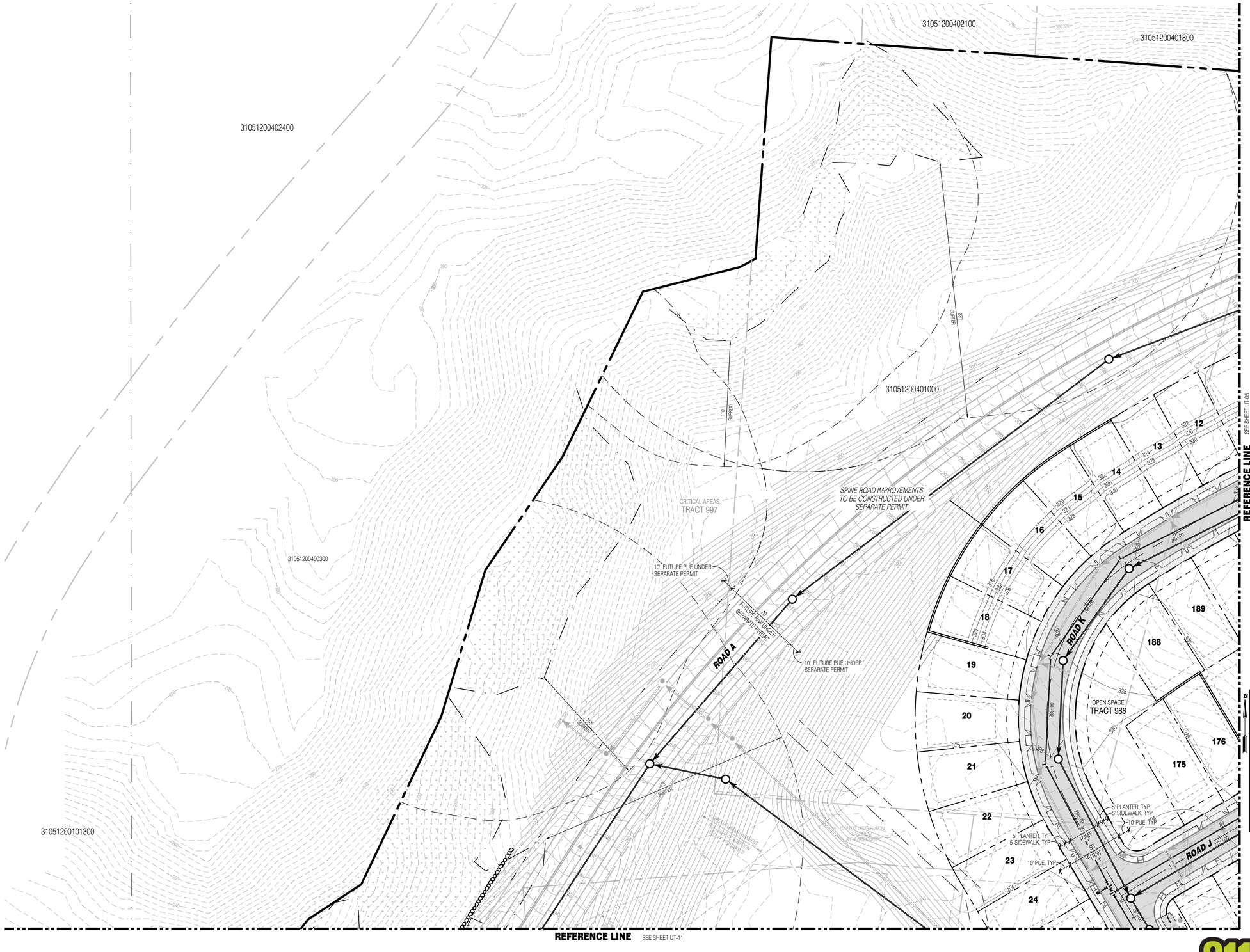
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

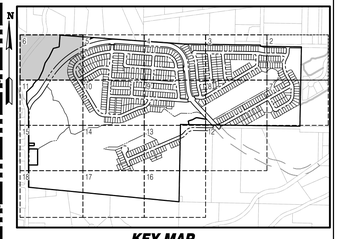


N

0 40' 80'

LEGEND

SYMBOLS	DESCRIPTION
	REMOVABLE BOLLARD
	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
	STORM MAIN PIPE
	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE
	FRENCH DRAIN
	FIRE HYDRANT
	WATER METER
	WATER CAP
	SEWER MANHOLE
	SEWER CLEANOUT
	SEWER CAP
	TYPE 1 CATCH BASIN W/ SOLID LID
	TYPE 1 CATCH BASIN W/ OPEN GRATE
	TYPE 2 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN W/ OPEN GRATE
	STORM CLEAN OUT



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THOMAS P. ARBUTT — STATE OF WASHINGTON — 54921 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY UTILITY PLAN

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

UT-06

106 OF 116

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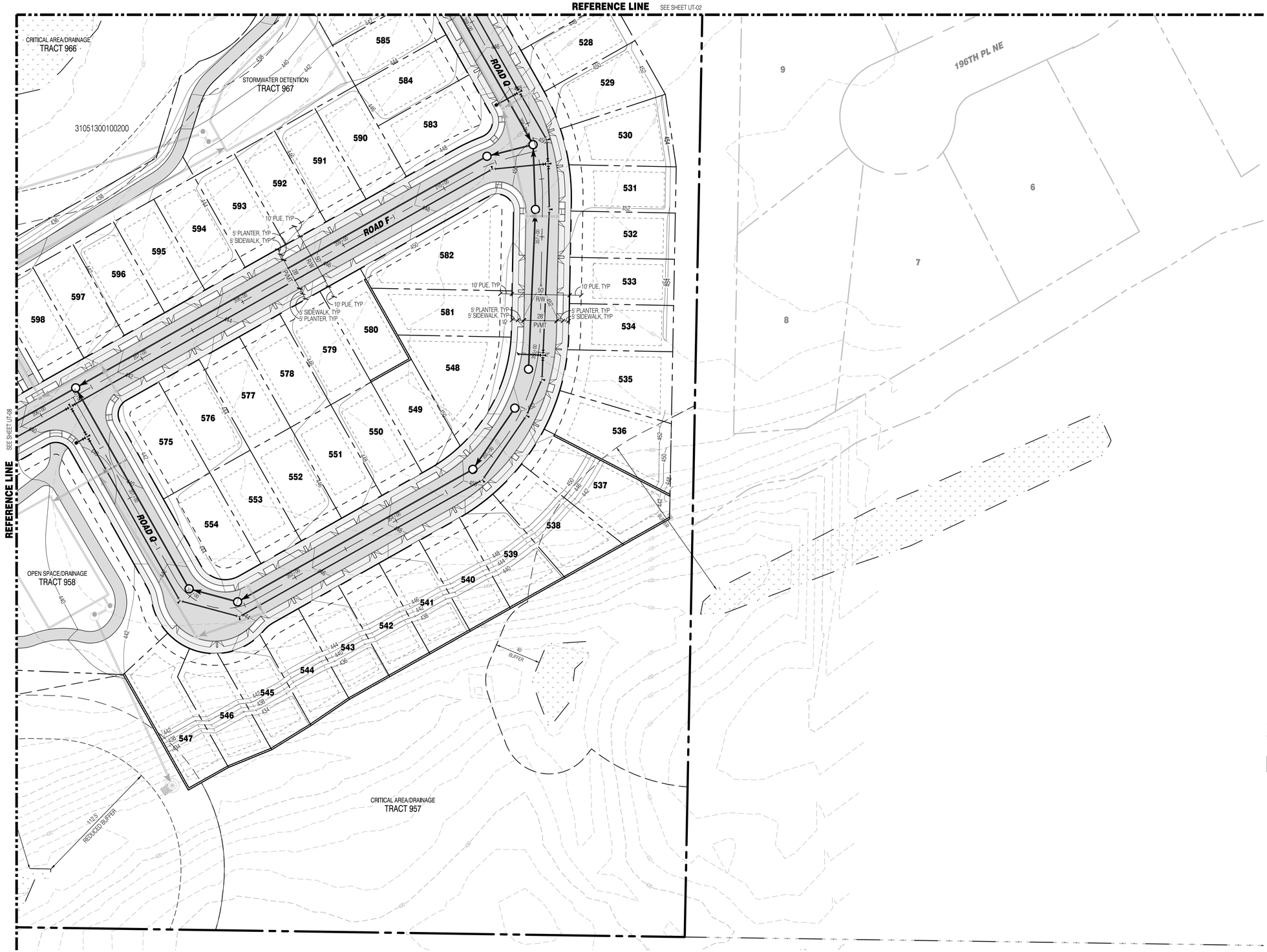
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET UT-02

REFERENCE LINE SEE SHEET UT-08

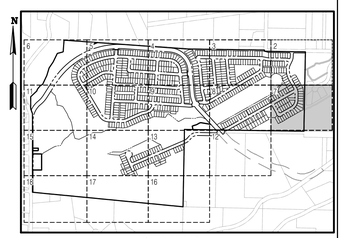


N

0 40' 80'

LEGEND

SYMBOLS	DESCRIPTION
	REMOVABLE BOLLARD
	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
	STORM MAIN PIPE
	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE
	FRENCH DRAIN
	FIRE HYDRANT
	WATER METER
	WATER CAP
	SEWER MANHOLE
	SEWER CLEANOUT
	SEWER CAP
	TYPE 1 CATCH BASIN W/ SOLID LID
	TYPE 1 CATCH BASIN W/ OPEN GRATE
	TYPE 2 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN W/ OPEN GRATE
	STORM CLEAN OUT



KEY MAP
SCALE: NOT TO SCALE

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THOMAS P. ABBOTT — STATE OF WASHINGTON — 54921 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DESCRIPTION	DATE

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY UTILITY PLAN

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

UT-07

107 OF 116

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SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET UT-03

LEGEND

SYMBOLS	DESCRIPTION
	REMOVABLE BOLLARD
	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
	STORM MAIN PIPE
	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE
	FRENCH DRAIN
	FIRE HYDRANT
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	SEWER MANHOLE
	SEWER CLEANOUT
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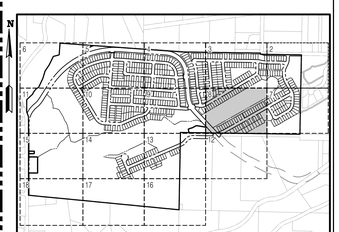
	TYPE 1 CATCH BASIN W/ OPEN GRATE
	TYPE 2 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN W/ OPEN GRATE
	STORM CLEAN OUT



KEY MAP
SCALE: NOT TO SCALE

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ENGINEER'S STAMP

REVISIONS

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Redmond, WA 98052

PRELIMINARY UTILITY PLAN

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

UT-08

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SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET UT-04

N

0 40' 80'

LEGEND

SYMBOLS	DESCRIPTION
	REMOVABLE BOLLARD
	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
	STORM MAIN PIPE
	SEWER MAIN PIPE
	WATER MAIN PIPE
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	FRENCH DRAIN
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	WATER METER
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	SEWER MANHOLE
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	TYPE 1 CATCH BASIN W/ SOLID LID
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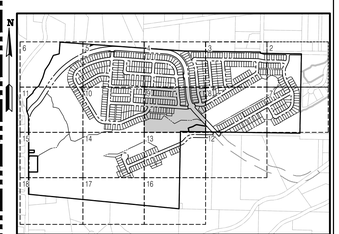
	TYPE 2 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN W/ OPEN GRATE
	STORM CLEAN OUT



KEY MAP
SCALE: NOT TO SCALE

SURVEY DISCLAIMER

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THOMAS P. ARBUTT — STATE OF WASHINGTON — 54921 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DESCRIPTION	DATE

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY UTILITY PLAN

ARLINGTON EAST HILL

ARLINGTON 360, LLC

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION: CITY OF ARLINGTON	
JOB NUMBER:	24-0016

UT-09

109 OF 116

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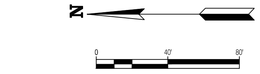
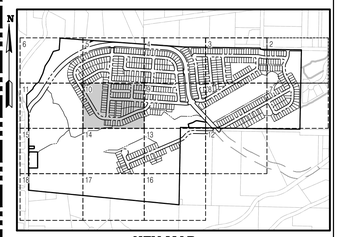
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON



LEGEND

SYMBOLS	DESCRIPTION
	REMOVABLE BOLLARD
	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
	STORM MAIN PIPE
	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE
	FRENCH DRAIN
	FIRE HYDRANT
	WATER METER
	WATER CAP
	SEWER MANHOLE
	SEWER CLEANOUT
	SEWER CAP
	TYPE 1 CATCH BASIN W/ SOLID LID
	TYPE 1 CATCH BASIN W/ OPEN GRATE
	TYPE 2 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN W/ OPEN GRATE
	STORM CLEAN OUT



KEY MAP
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THOMAS P. ARBUTT — STATE OF WASHINGTON — 54021 — REGISTERED PROFESSIONAL ENGINEER
12-1-25

ENGINEER: AJP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY UTILITY PLAN

ARLINGTON EAST HILL
ARLINGTON 360, LLC
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

UT-10
110 OF 116

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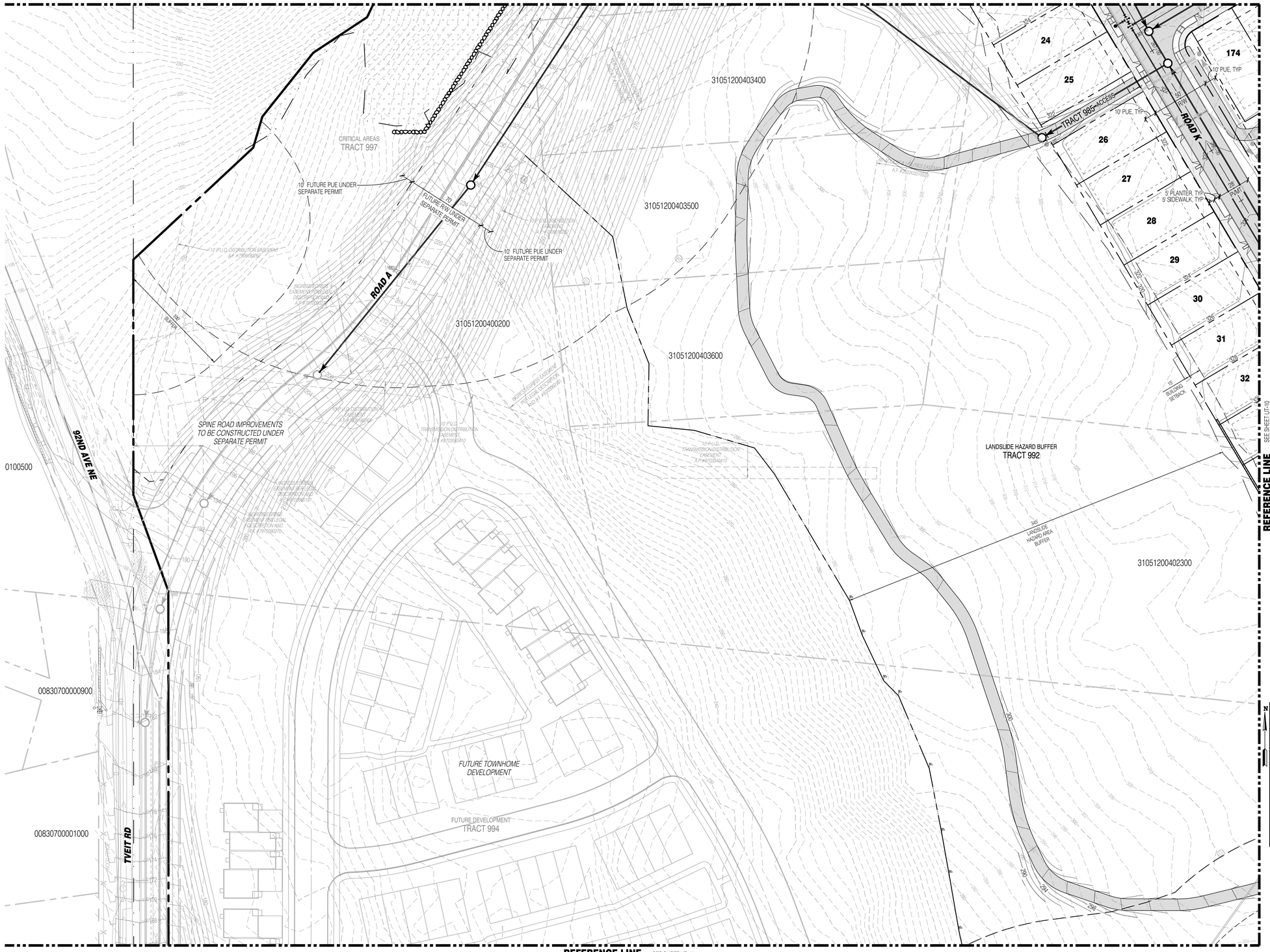
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET UT-06

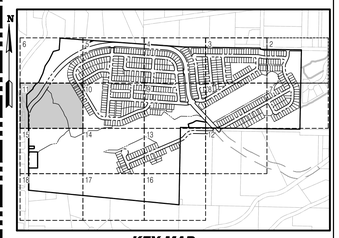


N

0 40' 80'

LEGEND

SYMBOLS	DESCRIPTION
	REMOVABLE BOLLARD
	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
	STORM MAIN PIPE
	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE
	FRENCH DRAIN
	FIRE HYDRANT
	WATER METER
	WATER CAP
	SEWER MANHOLE
	SEWER CLEANOUT
	SEWER CAP
	TYPE 1 CATCH BASIN W/ SOLID LID
	TYPE 1 CATCH BASIN W/ OPEN GRATE
	TYPE 2 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN W/ OPEN GRATE
	STORM CLEAN OUT



KEY MAP
SCALE: NOT TO SCALE

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THOMAS P. ARBUTT
STATE OF WASHINGTON
56921
REGISTERED
PROFESSIONAL ENGINEER
12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY UTILITY PLAN

ARLINGTON 360, LLC

ARLINGTON EAST HILL

ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

UT-11

111 OF 116

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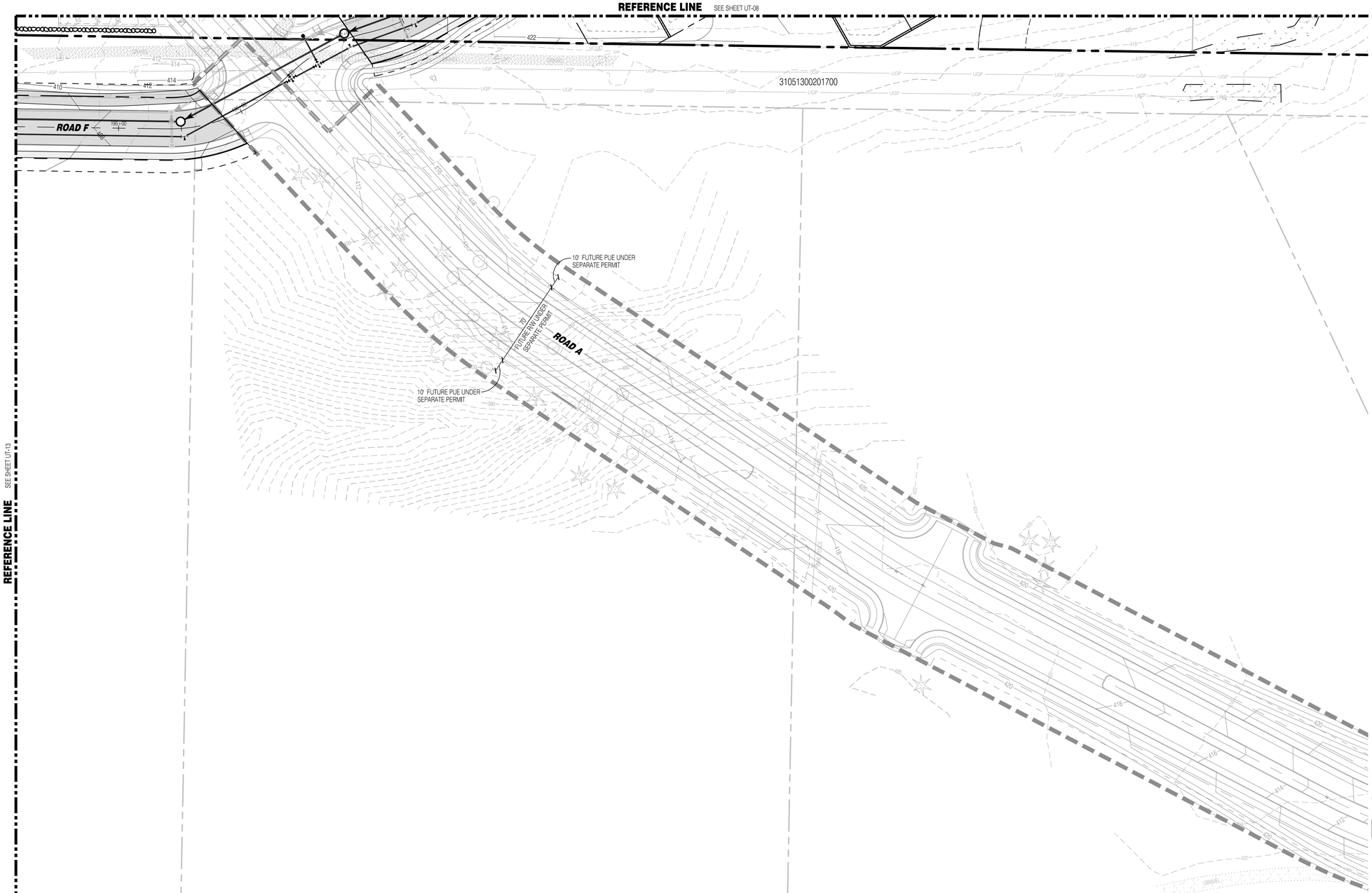
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET UT-08



LEGEND

SYMBOLS	DESCRIPTION
	REMOVABLE BOLLARD
	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
	STORM MAIN PIPE
	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE
	FRENCH DRAIN
	FIRE HYDRANT
	WATER METER
	WATER CAP
	SEWER MANHOLE
	SEWER CLEANOUT
	SEWER CAP
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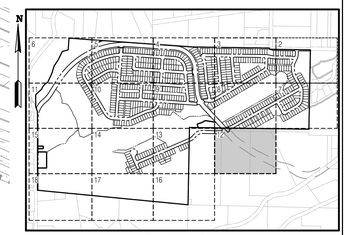
	TYPE 1 CATCH BASIN W/ OPEN GRATE
	TYPE 2 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN W/ OPEN GRATE
	STORM CLEAN OUT



KEY MAP
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THOMAS P. ARBUTT — STATE OF WASHINGTON — 54921 — REGISTERED PROFESSIONAL ENGINEER — 12-1-25

ENGINEER'S STAMP

REVISIONS

#	DATE	DESCRIPTION

Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

PRELIMINARY UTILITY PLAN

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

UT-12
112 OF 116

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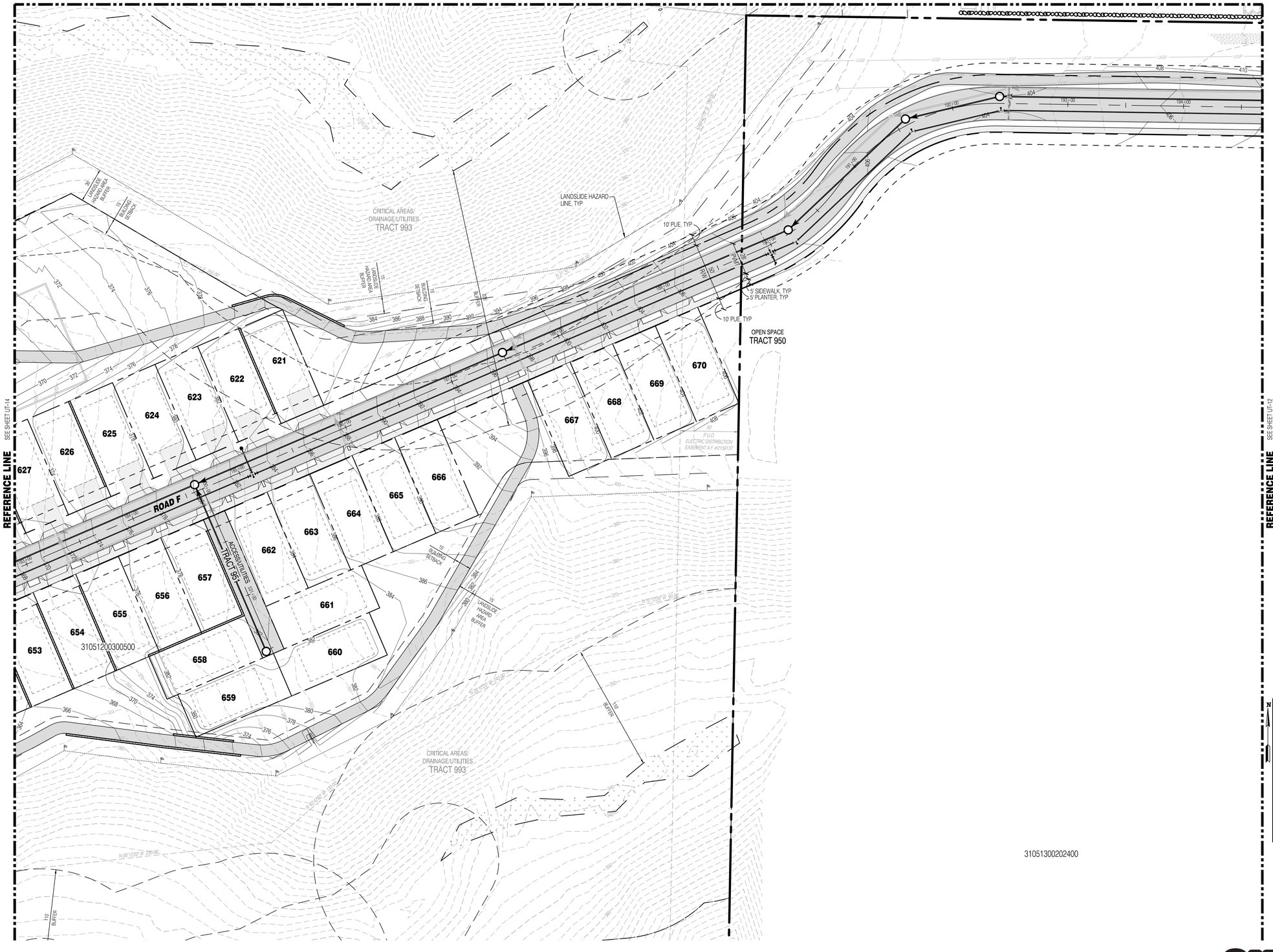
SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET UT-09



LEGEND

SYMBOLS	DESCRIPTION
	REMOVABLE BOLLARD
	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
	ASPHALT PAVEMENT
	ASPHALT GRIND AND OVERLAY
	CONCRETE PAVEMENT
	FALL PROTECTION FENCING
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	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE
	FRENCH DRAIN
	FIRE HYDRANT
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	SEWER MANHOLE
	SEWER CLEANOUT
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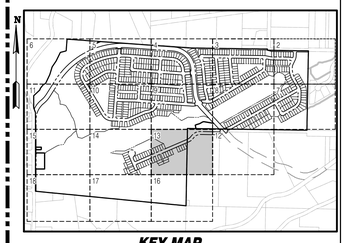
	TYPE 2 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN W/ OPEN GRATE
	STORM CLEAN OUT



KEY MAP
SCALE: NOT TO SCALE

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Redmond, WA 98052

PRELIMINARY UTILITY PLAN

ARLINGTON 360, LLC
ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION:	CITY OF ARLINGTON
JOB NUMBER:	24-0016

UT-13
113 OF 116

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SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET UT-10

REFERENCE LINE SEE SHEET UT-15

REFERENCE LINE SEE SHEET UT-13

LANDSLIDE HAZARD LINE, TYP.

80' LANDSLIDE HAZARD AREA BUFFER

15' BUILDING SETBACK

50' LANDSLIDE HAZARD AREA BUFFER

OPEN SPACE TRACT 954

CRITICAL AREAS/ DRAINAGE/UTILITIES TRACT 993

ACCESS/UTILITIES TRACT 965

OPEN SPACE TRACT 952

ROAD F

ROAD R

10' PUE, TYP

5' PLANTER, TYP

5' SIDEWALK, TYP

635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 627 628 629 630 631 632 633 634

LEGEND

SYMBOLS	DESCRIPTION
	REMOVABLE BOLLARD
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	SEWER MAIN PIPE
	WATER MAIN PIPE
	DRAIN PIPE
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	WATER CAP
	SEWER MANHOLE
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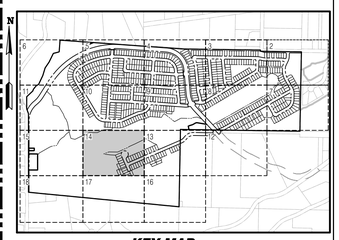
	SEWER CAP
	TYPE 1 CATCH BASIN W/ SOLID LID
	TYPE 1 CATCH BASIN W/ OPEN GRATE
	TYPE 2 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN W/ OPEN GRATE
	STORM CLEAN OUT

0 40' 80'



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ARLINGTON EAST HILL
ARLINGTON, WA

DRAWN BY:	AJP
CHECKED BY:	TPA
DATE:	12-1-25
JURISDICTION: CITY OF ARLINGTON	
JOB NUMBER:	24-0016

UT-14
114 OF 116

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SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

REFERENCE LINE SEE SHEET UT-11

N

0 40' 80'

LEGEND

SYMBOLS	DESCRIPTION
	REMOVABLE BOLLARD
	'NO PARKING' SIGN UNLESS OTHERWISE NOTED
	RETAINING WALL
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	TYPE 2 CATCH BASIN W/ OPEN GRATE
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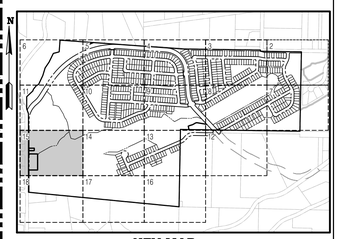

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UT-15
115 OF 116

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SEC 13, TWP 31 N, RGE 5 E, WM, ARLINGTON, WASHINGTON

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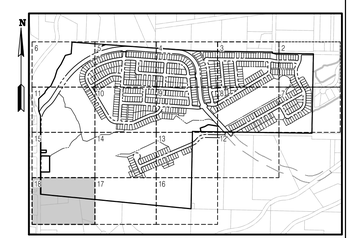

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UT-16
116 OF 116

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