

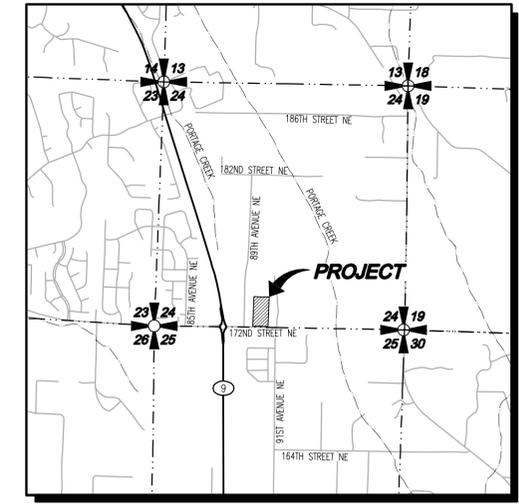
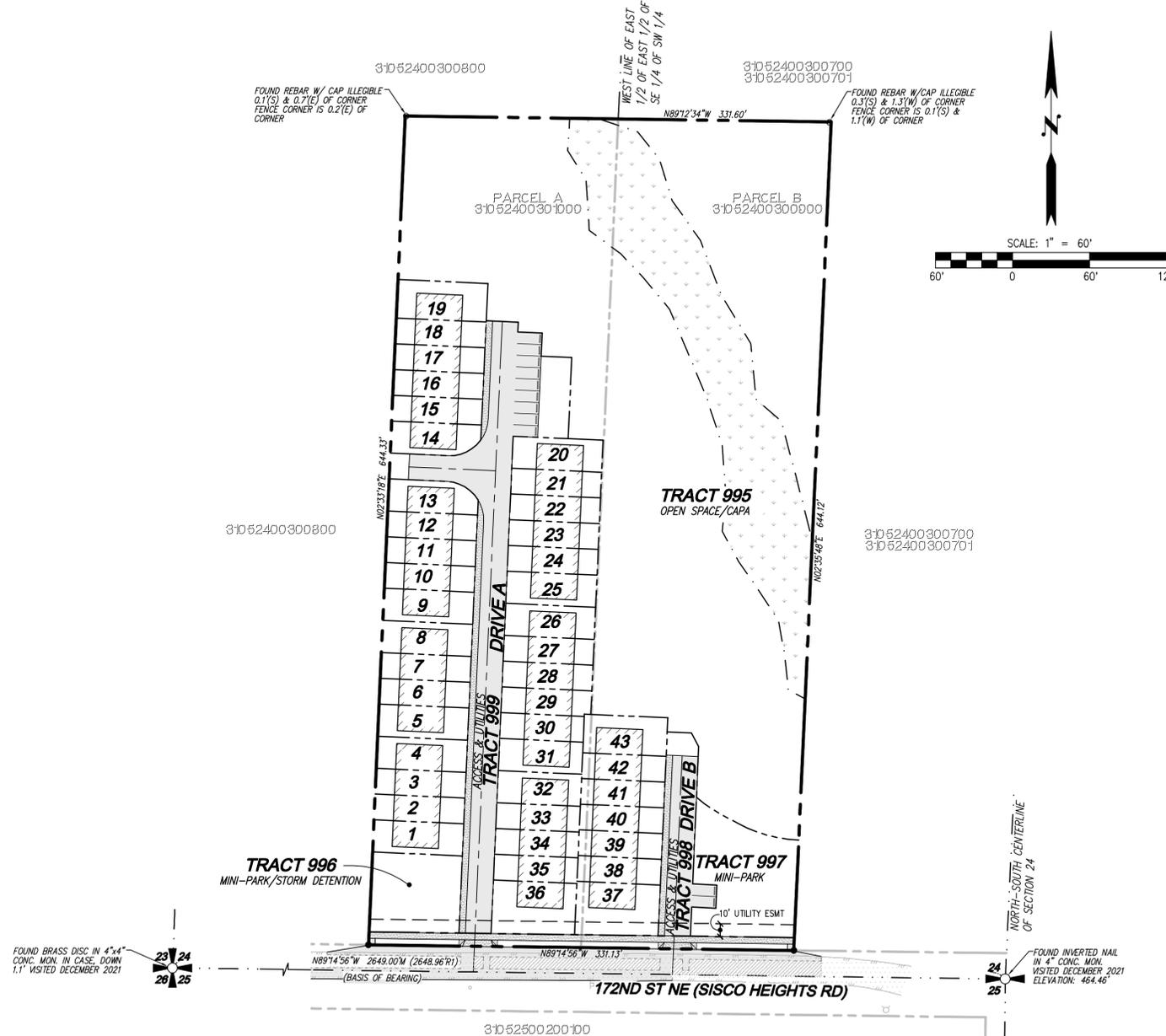
ALLEN TOWNHOMES PRELIMINARY UNIT LOT SUBDIVISION

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
●	SET 1/2"x24" REBAR W/CAP STAMPED "PCS 37536"	HB	HOSE BIB
○	EXISTING REBAR W/CAP, AS NOTED	GPM	GAS PAINT MARK
⊕	WATER VALVE	TR	TELEPHONE RISER
⊕	FIRE HYDRANT	CB	CATCH BASIN
⊕	BLOWOFF VALVE	℄	CENTERLINE
⊕	MAILBOX	CMP	CORRUGATED METAL PIPE
⊕	SIGN POST	CP	CONCRETE PIPE
⊕	UTILITY/POWER POLE	EL	ELEVATION
⊕	GUY ANCHOR	EXIST.	EXISTING
⊕	POWER VAULT	E	FLOWLINE
⊕	LUMINAIRE	IE	INVERT ELEVATION
⊕	CONIFEROUS TREE	LCPE	LINE CORRUGATED POLYETHYLENE
⊕	DECIDUOUS TREE	℄	PROPERTY LINE
⊕		PP	POWER POLE
⊕		PVC	POLYVINYL CHLORIDE PIPE
⊕		R/W	RIGHT-OF-WAY
⊕		STA	STATION
⊕		SD	STORM DRAIN
⊕		SS	SANITARY SEWER
⊕		SSMH	SANITARY SEWER MANHOLE
⊕		SWPE	SOLID WALL POLYETHYLENE PIPE
⊕		TYP	TYPICAL
⊕		TBR	TO BE REMOVED

PROPOSED STORM SYMBOLS		PROPOSED WATER SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊕	SD CAP	⊕	WATER CAP
⊕	TYPE 1 CATCH BASIN, GRATED LID	⊕	CONCRETE BLOCKING
⊕	TYPE 1 CATCH BASIN, SOLID LID	⊕	BUTTERFLY VALVE
⊕	TYPE 2 CATCH BASIN, GRATED LID	⊕	11" BEND
⊕	TYPE 2 CATCH BASIN, SOLID LID	⊕	45° BEND
⊕	BEEHIVE MANHOLE COVER	⊕	90° BEND
⊕	SQUARE YARD DRAIN	⊕	22" BEND
⊕	ROUND YARD DRAIN	⊕	VALVE
⊕	STORM CLEAN OUT	⊕	HYDRANT ASSEMBLY
⊕	STORM PIPE	⊕	BLOW-OFF VALVE
⊕		⊕	REDUCER
⊕		⊕	AIR-VAC ASSEMBLY
⊕		⊕	WATER METER
⊕		⊕	WATER PIPE

PROPOSED SEWER SYMBOLS	
SYMBOL	DESCRIPTION
⊕	SEWER CAP
⊕	SEWER CLEANOUT
⊕	SEWER MANHOLE
⊕	SEWER PIPE



VICINITY MAP
SCALE: 1" = 2000'

PROJECT INFORMATION

TAX PARCELS:	31052400301000, 31052400300900
SITE ADDRESS:	8927 172ND STREET NE ARLINGTON, WA 98223 213,367 SF (4.89 AC)
SITE AREA:	213,367 SF (4.89 AC)
CURRENT ZONING:	RESIDENTIAL HIGH CAPACITY
ZONING:	RESIDENTIAL HIGH CAPACITY
USE:	43 TOWNHOMES
NET DEVELOPABLE AREA:	103,803 SF (2.38 AC)
PROPOSED NET DENSITY:	17.9 DU/AC
MINI-PARK AREA PROVIDED:	11,049 SF (0.25 AC)
WATER:	CITY OF ARLINGTON
SEWER:	CITY OF ARLINGTON
POWER:	SNOHOMISH COUNTY PUD
GAS:	CASCADE NATURAL GAS
TELEPHONE:	COMCAST
CABLE:	COMCAST
SCHOOL DISTRICT:	ARLINGTON SCHOOL DISTRICT NO. 16
FIRE DISTRICT:	NORTH COUNTY FIRE & EMS
REQUIRED MINIMUM SETBACKS:	
FRONT:	20'
REAR:	15'

MINI-PARK AND OPEN SPACE

MINI PARK REQUIREMENT 20.52.010	
3x6 AND 5x5:	43 UNITS
3.2 PERSONS PER UNIT:	137.6 PERSONS
MINI-PARK AREA (137.6 x 65 SF/PERSON):	8,944 SF REQUIRED
MINI-PARK AREA PROVIDED:	
TRACT 996:	4,277 SF
TRACT 997:	6,707 SF
TOTAL:	10,984 SF
USABLE OPEN SPACE REQUIREMENT 20.52.030	
5.0% TOTAL DEVELOPMENT AREA REQUIRED	
DEVELOPMENT AREA:	103,091 SF
TOTAL USABLE OPEN SPACE REQUIRED:	5,155 SF
OPEN SPACE PROVIDED:	
TRACT 996:	4,277 SF
TRACT 997:	6,707 SF
TOTAL:	10,984 SF (10.65%)

PARKING SPACE REQUIREMENTS

REQUIRED SPACES:	97 (2 SPACES PER UNIT PLUS 1 ADDITIONAL SPACE EVERY 4 UNITS)
PROVIDED UNIT SPACES:	86
PROVIDED GUESTS SPACES:	11
PROVIDED TOTAL SPACES:	97

NOTES

1. SEE SHEET PP-02 FOR SURVEY INFORMATION

CONTACT LIST

OWNER/APPLICANT: LAND PRO GROUP 10515 20TH ST SE, SUITE #202 LAKE STEVENS, WASHINGTON 98258 CONTACT: RYAN LARSEN PHONE: (360) 631-1820 EMAIL: rlarsen@landprogrp.com	CIVIL ENGINEER: LDC, INC. 20210 142ND AVE NE WOODINVILLE, WASHINGTON 98072 CONTACT: TOM ABBOTT, PE PHONE: (425) 806-1869 FAX: (425) 482-2893 EMAIL: tabbott@ldccorp.com
SURVEYOR: PACIFIC COAST SURVEYS, INC. P.O. BOX 13619 MILL CREEK, WASHINGTON 98082 CONTACT: DARREN RIDDLE, PLS PHONE: (425) 512-709 FAX: (425) 357-3577 EMAIL: darren@pcsurveys.net	GEOTECHNICAL ENGINEER: COBALT GEOSCIENCES, LLC P.O. BOX 1792 NORTH BEND, WASHINGTON 98045 CONTACT: PHIL HABERMAN, PE PHONE: (206) 331-1097 EMAIL: phil@cobaltgeo.com
LANDSCAPE ARCHITECT: ORIGIN DESIGN GROUP 1031 185TH AVENUE NE SNOHOMISH, WASHINGTON 98290 CONTACT: KRYSTAL LOWE PHONE: (425) 346-9105 EMAIL: origindg@gmail.com	

PROJECT INFORMATION

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TELEPHONE:	COMCAST
CABLE:	COMCAST
SCHOOL DISTRICT:	ARLINGTON SCHOOL DISTRICT NO. 16
FIRE DISTRICT:	NORTH COUNTY FIRE & EMS
REQUIRED MINIMUM SETBACKS:	
FRONT:	20'
REAR:	15'

TABLE OF CONTENTS

1-2	COVER SHEET
3	PRELIMINARY UNIT LOT SUBDIVISION

EARTHWORK QUANTITIES

CUT:	5,000 CY
FILL:	8,000 CY
DISTURBED/CLEARING AREA:	121,236 SF (2.78 AC)

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

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NO.	DATE	DESCRIPTION

LDC Surveying Engineering Planning
Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
www.LDCcorp.com
Kent
20210 142nd Avenue NE
Woodinville, WA 98072
www.LDCcorp.com
F 425.482.2893
T 425.806.1869

ALLEN TOWNHOMES

JM1 HOLDINGS, LLC. COVER SHEET

JOB NUMBER:	C21-213
DRAWING NAME:	C21213P-CS-ASP
DESIGNER:	TPA
DRAFTING BY:	BJN
DATE:	10-10-22
SCALE:	1"=60'
JURISDICTION:	ARLINGTON

PP-01

SHEET 1 OF 3

Drawing: P:\Civil\2021\213-Allen Townhomes\Drawings\Administrative\Site Plan\21213P-CS-ASP.dwg Plotted: Oct 10, 2022 - 2:24pm

SURVEY INFORMATION

LEGAL DESCRIPTION

EXISTING PARCEL A:
THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. EXCEPT ANY PORTION IN SISCO HEIGHTS ROAD.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EXISTING PARCEL B:
THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. EXCEPT ANY PORTION IN SISCO HEIGHTS ROAD.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TRACT 996:
THAT PORTION OF SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 24, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.;

DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 89°14'56" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 496.68 FEET; THENCE NORTH 02°33'18" EAST A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°33'18" EAST A DISTANCE OF 62.20 FEET; THENCE SOUTH 87°26'42" EAST A DISTANCE OF 70.00 FEET; THENCE SOUTH 02°33'18" WEST A DISTANCE OF 60.00 FEET; THENCE NORTH 89°14'56" WEST A DISTANCE OF 70.03 FEET TO THE POINT OF BEGINNING;

SITUATE IN THE COUNTY ON SNOHOMISH, STATE OF WASHINGTON.

TRACT 997:
THAT PORTION OF SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 24, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.;

DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 89°14'56" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 165.56 FEET; THENCE NORTH 02°35'48" EAST A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 02°35'48" EAST A DISTANCE OF 75.72 FEET TO A POINT ON A NON-TANGENT WITH A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS THAT BEARS NORTH 02°24'50" EAST A DISTANCE OF 110.00 FEET AND HAVING A CENTRAL ANGLE OF 26°04'46"; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 50.07 FEET; THENCE NORTH 61°30'24" WEST A DISTANCE OF 14.70 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST WITH A CENTRAL ANGLE OF 11°56'36" AND A RADIUS OF 110.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 22.93 FEET; THENCE SOUTH 02°33'18" WEST A DISTANCE OF 67.27 FEET; THENCE SOUTH 87°26'42" EAST A DISTANCE OF 19.00 FEET; THENCE SOUTH 02°33'18" WEST A DISTANCE OF 18.00 FEET; THENCE NORTH 87°26'42" WEST A DISTANCE OF 19.00 FEET; THENCE SOUTH 02°33'18" WEST A DISTANCE OF 22.59 FEET; THENCE SOUTH 89°14'16" EAST A DISTANCE OF 81.02 FEET; TO THE POINT OF BEGINNING;

SITUATE IN THE COUNTY ON SNOHOMISH, STATE OF WASHINGTON.

TRACT 998:
THAT PORTION OF SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 24, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.;

DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 89°14'56" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 165.56 FEET; THENCE NORTH 02°35'48" EAST A DISTANCE OF 30.01 FEET; THENCE NORTH 89°14'16" WEST A DISTANCE OF 81.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°17'06" WEST A DISTANCE OF 25.01 FEET; THENCE NORTH 02°33'18" EAST A DISTANCE OF 140.41 FEET; THENCE SOUTH 87°26'42" EAST A DISTANCE OF 25.00 FEET; THENCE SOUTH 02°33'18" WEST A DISTANCE OF 99.02 FEET; THENCE SOUTH 87°26'42" EAST A DISTANCE OF 19.00 FEET; THENCE SOUTH 02°33'18" WEST A DISTANCE OF 18.00 FEET; THENCE NORTH 87°26'42" WEST A DISTANCE OF 19.00 FEET; THENCE SOUTH 02°33'18" WEST A DISTANCE OF 22.59 FEET; TO THE POINT OF BEGINNING;

SITUATE IN THE COUNTY ON SNOHOMISH, STATE OF WASHINGTON.

TRACT 999:
THAT PORTION OF SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 24, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.;

DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 89°14'56" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 165.56 FEET; THENCE NORTH 02°35'48" EAST A DISTANCE OF 30.01 FEET; THENCE NORTH 89°14'56" WEST A DISTANCE OF 236.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°14'56" WEST A DISTANCE OF 25.01 FEET; THENCE NORTH 02°33'18" EAST A DISTANCE OF 336.58 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A CENTRAL ANGLE OF 56°26'34" AND A RADIUS THAT BEARS SOUTH 58°59'52" WEST A DISTANCE OF 30.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 29.55 FEET; THENCE NORTH 87°26'42" WEST A DISTANCE OF 45.00 FEET; THENCE NORTH 02°33'18" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 87°26'42" EAST A DISTANCE OF 45.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST WITH A CENTRAL ANGLE OF 56°26'34" AND A RADIUS OF 30.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 29.55 FEET; THENCE NORTH 02°33'18" EAST A DISTANCE OF 92.58 FEET; THENCE SOUTH 87°26'42" EAST A DISTANCE OF 25.00 FEET; THENCE SOUTH 02°33'18" WEST A DISTANCE OF 7.59 FEET; THENCE SOUTH 87°26'42" EAST A DISTANCE OF 19.00 FEET; THENCE SOUTH 02°33'18" WEST A DISTANCE OF 81.00 FEET; THENCE NORTH 87°26'42" WEST A DISTANCE OF 19.00 FEET; THENCE SOUTH 02°33'18" WEST A DISTANCE OF 386.62 FEET TO THE POINT OF BEGINNING;

SITUATE IN THE COUNTY ON SNOHOMISH, STATE OF WASHINGTON.

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM-1988

BENCHMARK

FOUND INVERTED NAIL IN 4" CONC. MON.

ELEVATION = 464.46 FEET.

BASIS OF BEARING

THE MONUMENTED CENTERLINE OF 172ND STREET NORTHEAST, AS THE BEARING OF NORTH 89°14'56" WEST, ALSO BEING THE SOUTH LINE OF SECTION 24, PER THE ARLINGTON ROUNDABOUT PLAZA BINDING SITE PLAN, RECORDED UNDER AUDITOR'S FILE NUMBER 201808315011.

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION:
LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION
PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 3.32-130-090

REFERENCES

(R1) ARLINGTON ROUNDABOUT PLAZA BINDING SITE PLAN, AFN 201808

(R2) VERIZON BINDING SITE PLAN NO. 002-05
AF NO. 200705085171

SURVEY NOTES

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 L SURVEYOR OF RECORD.

BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIO OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRE; OR IMPLIED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTI, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE OR USE SUBJECT PROPERTY.

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REVISIONS

NO.	DATE	DESCRIPTION

Surveying
Engineering
Planning

LDC
Kent
Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
www.LDCcorp.com
T 425.806.1869
Olympia
F 425.462.2893

JM1 HOLDINGS, LLC.
ALLEN TOWNHOMES

COVER SHEET



JOB NUMBER: C21-213
DRAWING NAME: C21213P-CS-ASP
DESIGNER: TPA
DRAFTING BY: BJN
DATE: 10-10-22
SCALE: AS NOTED
JURISDICTION: ARLINGTON

PP-02

PRIVATE OPEN SPACE TABLE

Table with 5 columns: Lot, Lot Area SF, Private Open Space (Yard) SF, Total Private Open Space SF, Private Open Space % of Lot. Rows 1-43.

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TAX PARCELS: 31052400301000, 31052400300900
SITE ADDRESS: 8927 172ND STREET NE, ARLINGTON, WA 98223
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MINI-PARK AND OPEN SPACE

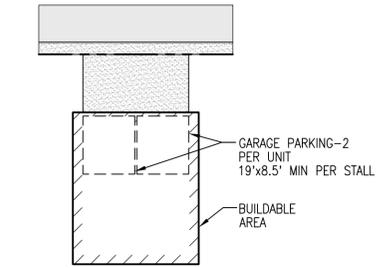
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MINI-PARK AREA PROVIDED:
TRACT 996: 4,277 SF
TRACT 997: 6,707 SF
TOTAL: 10,984 SF

PARKING

PARKING REQUIRED (2 PER UNIT + 1 PER 4 GUEST): 96.75
43 UNITS = 2 GARAGE STALLS + 2 DRIVEWAY STALLS: 86 STALLS
GUEST PARKING STALLS (43/4 = 10.75): 11 STALLS

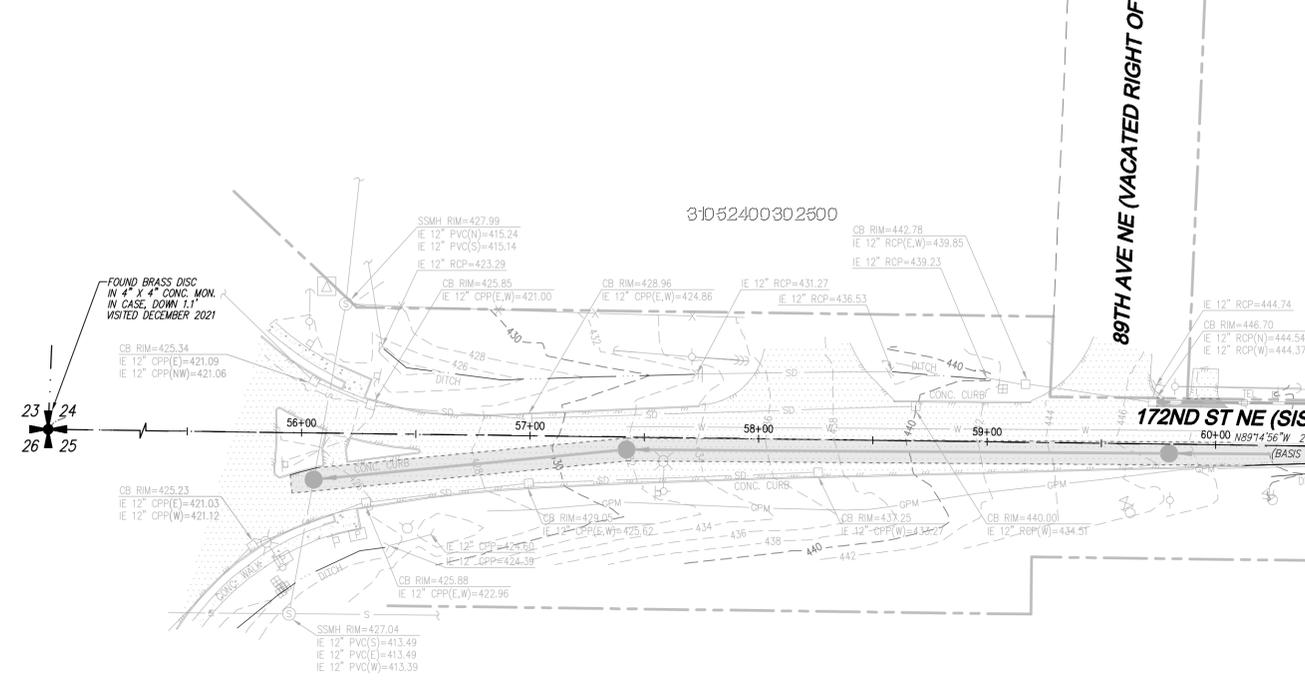
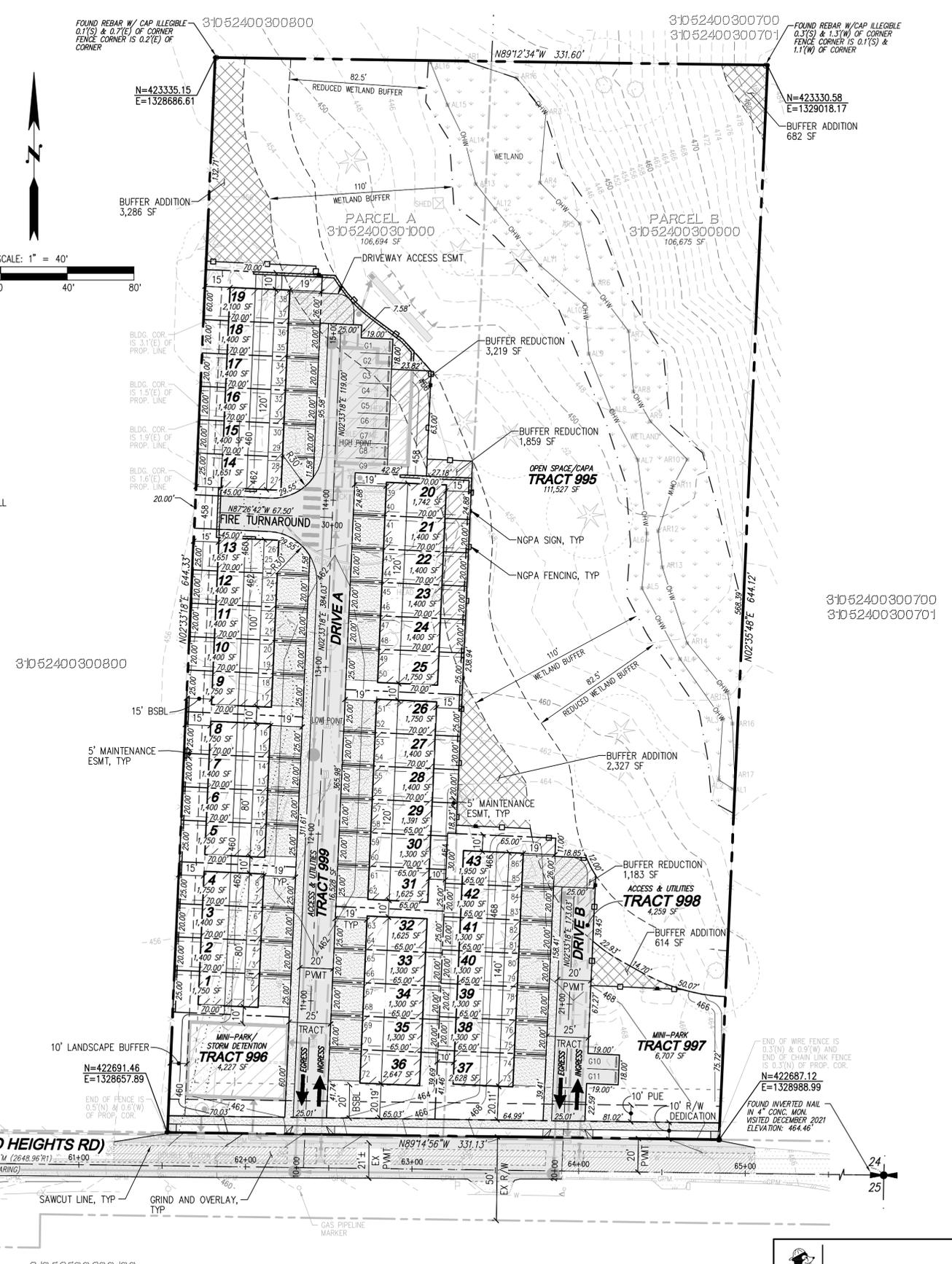
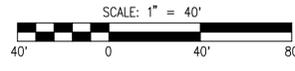
LEGEND

- STORM PIPE
SEWER PIPE
WATER PIPE
RETAINING WALL
BUFFER REDUCTION - 6,261 SF
BUFFER ADDITION - 6,909 SF
CONCRETE
FULL DEPTH ASPHALT PAVEMENT
GRIND AND OVERLAY



PARKING SPACE DETAIL

NOT TO SCALE



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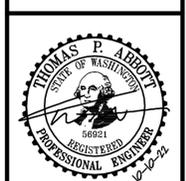
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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS table with columns: NO., DATE, DESCRIPTION.

LDC logo and contact information: Woodinville, WA 98072, www.LDCcorp.com

JM1 HOLDINGS, LLC. ALLEN TOWNHOMES PERLMINARY UNIT LOT SUBDIVISION



JOB NUMBER: C21-213
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DATE: 10-10-22
SCALE: 1"=40'
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Drawing: P:\CWA\2021\213-Allen Townhomes\Drawings\Administrative\Site Plan\21213P-ASP-PL.dwg Plotted: Oct 10, 2022 - 2:24pm