

# LAND USE REVIEW

## ARLINGTON AIRPORT INDUSTRIAL PARK NORTH

### 43RD AVENUE NE, ARLINGTON, WA 98223



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- 1 OF 10 BOUNDARY AND TOPOGRAPHIC SURVEY
  - 2 OF 10 BOUNDARY AND TOPOGRAPHIC SURVEY
  - 3 OF 10 BOUNDARY AND TOPOGRAPHIC SURVEY
  - 4 OF 10 BOUNDARY AND TOPOGRAPHIC SURVEY
  - 5 OF 10 BOUNDARY AND TOPOGRAPHIC SURVEY
  - 6 OF 10 BOUNDARY AND TOPOGRAPHIC SURVEY
  - 7 OF 10 BOUNDARY AND TOPOGRAPHIC SURVEY
  - 8 OF 10 BOUNDARY AND TOPOGRAPHIC SURVEY
  - 9 OF 10 BOUNDARY AND TOPOGRAPHIC SURVEY
  - 10 OF 10 BOUNDARY AND TOPOGRAPHIC SURVEY
- SURVEY SHEET COUNT: 10

##### LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., LIVING 55.00 FEET SOUTHWESTERLY OF THE CENTER LINE OF 51ST AVE NE (AIRPORT BOULEVARD) AND EXCEPT THE WEST 235.00 THEREOF;

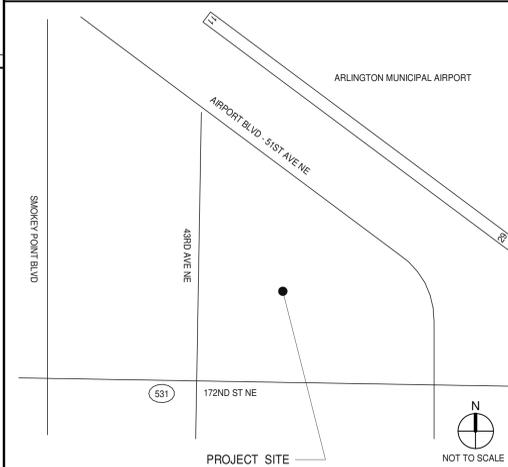
AND EXCEPT THE SOUTH 1019.00 FEET OF SAID SOUTHEAST QUARTER.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

(CONTAINING APPROXIMATELY 2,155,722 SQ. FT. / 49.49 ACRES)

TAX PARCEL: 31052100400100

#### VICINITY MAP



#### OWNER

**SMARTCAP GROUP**  
8201 164TH AVE NE  
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REDMOND, WA 98052  
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425.415.0551

PRIMARY CONTACT: KRISTINA M. WELLER  
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EMAIL:

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JAKE TRAFFIC ENGINEERING, INC  
2014 39TH AVE SW  
SEATTLE, WA 98116  
206.782.1978

PRIMARY CONTACT: MARK JACOBS  
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10194 REGISTERED ARCHITECT  
ADAM SEGALL  
STATE OF WASHINGTON

**SMARTCAP**

ARLINGTON AIRPORT  
INDUSTRIAL PARK NORTH

43RD AVENUE NE, ARLINGTON, WA 98223

DATE	REVISIONS
09/07/2022	Respond City Comments - 1st Review
11/22/2022	Respond City Comments - 2nd Review
12/05/2022	Respond City Comments - 3rd Review

City of Arlington  
Planning Division  
**APPROVED**

PAPM: AJ  
DRAWN BY: DC  
JOB NO.: SEA21-0068-00

SHEET  
**A0.1**

File Number: PLN #954



PROJECT SITE

AERIAL VIEW - EXISTING ①  
SCALE: 12" = 1'-0"

City of Arlington  
Planning Division  
**APPROVED**

**WARE MALCOMB**  
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ADAM SEGALL  
STATE OF WASHINGTON

**SMARTCAP**

**ARLINGTON AIRPORT  
INDUSTRIAL PARK NORTH  
(PHASE 1)**  
43RD AVENUE NE, ARLINGTON, WA 98223

DATE	REMARKS

PAPM: AJ  
DRAWN BY: DC  
JOB NO.: SE421-0068-00

SHEET  
**A0.11**





AERIAL VIEW - PROPOSED  
SCALE: 1/2" = 1'-0" 1

City of Arlington  
Planning Division  
**APPROVED**

Amy Rusko  
Digitally signed by Amy Rusko  
DN: cn=Amy Rusko,  
ou=City of Arlington, ou=Community & Economic  
Development, cn=Amy Rusko,  
Date: 2022.12.14 15:04:08-0800

**WARE MALCOMB**  
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ADAM SEGALL  
STATE OF WASHINGTON

SMARTCAP

ARLINGTON AIRPORT  
INDUSTRIAL PARK NORTH  
43RD AVENUE NE, ARLINGTON, WA 98223

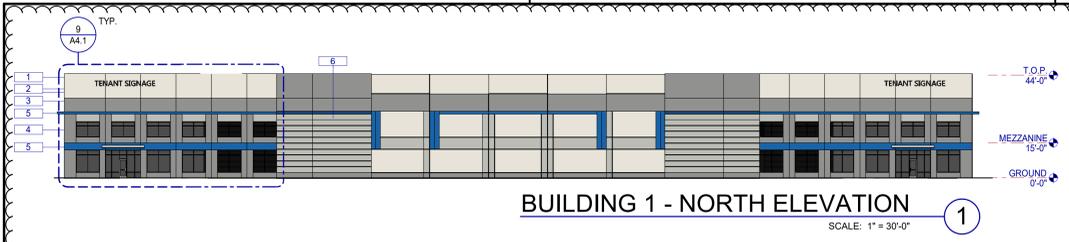
AERIAL VIEW - PROPOSED	
DATE	REMARKS
09/07/2022	Respond City Comments - 1st Review
1	

P/APP:	AJ
DRAWN BY:	DC
JOB NO.:	SEA21-0068-00

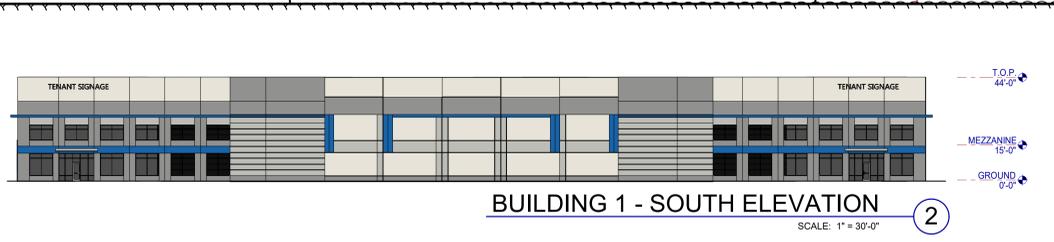
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**A0.13**



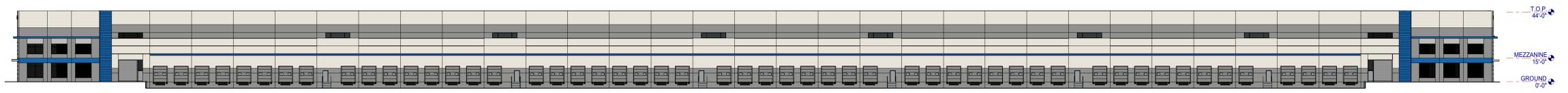




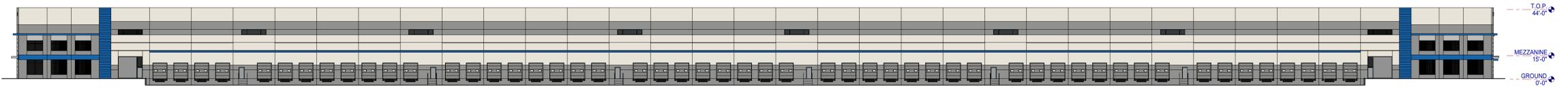
**BUILDING 1 - NORTH ELEVATION**  
SCALE: 1" = 30'-0" ①



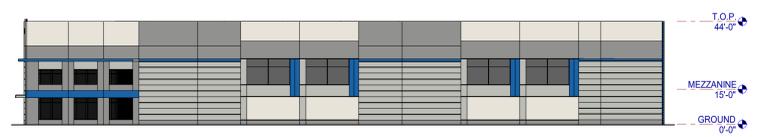
**BUILDING 1 - SOUTH ELEVATION**  
SCALE: 1" = 30'-0" ②



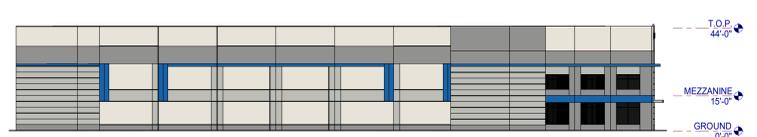
**BUILDING 1 - EAST ELEVATION**  
SCALE: 1" = 30'-0" ③



**BUILDING 1 - WEST ELEVATION**  
SCALE: 1" = 30'-0" ④



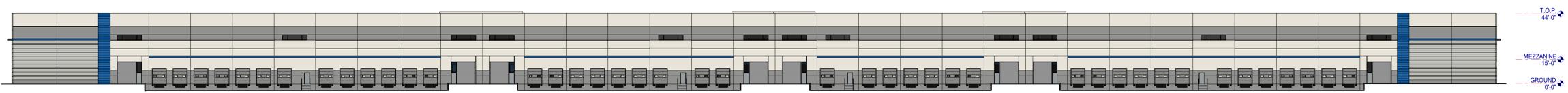
**BUILDING 2 - NORTH ELEVATION**  
SCALE: 1" = 30'-0" ⑤



**BUILDING 2 - SOUTH ELEVATION**  
SCALE: 1" = 30'-0" ⑥



**BUILDING 2 - EAST ELEVATION**  
SCALE: 1" = 30'-0" ⑦



**BUILDING 2 - WEST ELEVATION**  
SCALE: 1" = 30'-0" ⑧



**TYP. CORNER OFFICE PERSPECTIVE**  
SCALE: 1" = 80'-0" ⑨



**TYP. MID BLDG OFFICE PERSPECTIVE**  
SCALE: 1" = 80'-0" ⑩

**FINISH LEGEND**

- 1 TILT UP CONCRETE PANEL - APPLIED FORMLINER  
PAINT: PPG1162-7 "DRAGONFLY"
- 2 TILT UP CONCRETE PANEL  
PAINT: PPG1100-1 "MOTHER OF PEARL"
- 3 TILT UP CONCRETE PANEL  
PAINT: PPG1005-4 "SLATE PEBBLE"
- 4 STOREFRONT GLASS SYSTEM  
NOTE: SILVER ANODIZED ALUM. MULLIONS
- 5 COMPOSITE METAL PANEL  
PAINT: PPG1161-6 "STARRY NIGHT"
- 6 TILT UP CONCRETE PANEL  
PAINT: PPG1003-2 "BALANCED"
- 7 TILT UP CONCRETE PANEL - APPLIED FORMLINER  
PAINT: PPG1002-3 "COOL SLATE"

City of Arlington  
Planning Division  
**APPROVED**

Amy Rusko  
Digitally signed by Amy Rusko  
DN: cn=Amy Rusko, o=City of  
Arlington, ou=Community & Economic  
Development, c=Washington  
Date: 2022.12.15 14:15:04 -08'00'

**WARE MALCOMB**  
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**SMARTCAP**

**ARLINGTON AIRPORT  
INDUSTRIAL PARK NORTH  
(PHASE 1)**  
43RD AVENUE NE, ARLINGTON, WA 98223

EXTERIOR ELEVATIONS	
DATE	REMARKS
11.22.2022	Revised City Comments-2nd Review
2	

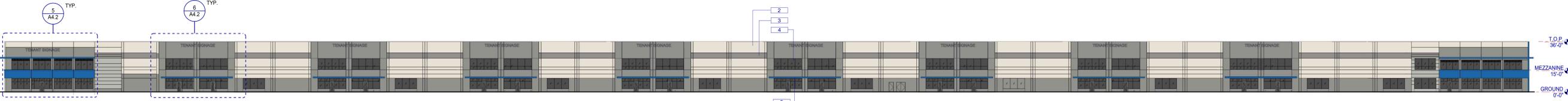
PA/PM: Approver  
DRAWN BY: Author  
JOB NO.: SE421-0068-00

SHEET  
**A4.1**



**BUILDING 3 - NORTH ELEVATION** ①

SCALE: 1" = 30'-0"



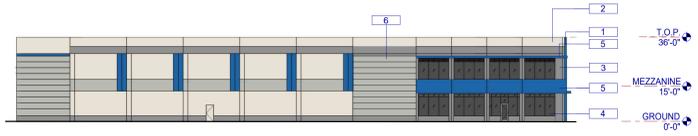
**BUILDING 3 - SOUTH ELEVATION** ②

SCALE: 1" = 30'-0"



**BUILDING 3 - EAST ELEVATION** ③

SCALE: 1" = 30'-0"



**BUILDING 3 - WEST ELEVATION** ④

SCALE: 1" = 30'-0"



**TYP. CORNER OFFICE PERSPECTIVE** ⑤

SCALE: 1" = 80'-0"



**TYP. MID BLDG OFFICE PERSPECTIVE** ⑥

SCALE: 1" = 80'-0"

**FINISH LEGEND**

- 1 TILT UP CONCRETE PANEL - APPLIED FORMLINER  
PAINT: PPG1162-7 "DRAGONFLY"
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- 4 STOREFRONT GLASS SYSTEM  
NOTE: SILVER ANODIZED ALUM. MULLIONS
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10194 REGISTERED ARCHITECT  
ADAM SEGALL  
STATE OF WASHINGTON

**SMARTCAP**

**ARLINGTON AIRPORT  
INDUSTRIAL PARK NORTH  
(PHASE 1)  
43RD AVENUE NE, ARLINGTON, WA 98223**

EXTERIOR ELEVATIONS	
DATE	REMARKS
11.22.2022	Respond City Comments-2nd Review
2	

PA/PM: AJ  
DRAWN BY: DC  
JOB NO.: SEAZ1-0068-00

SHEET  
**A4.2**

City of Arlington  
Planning Division  
**APPROVED**

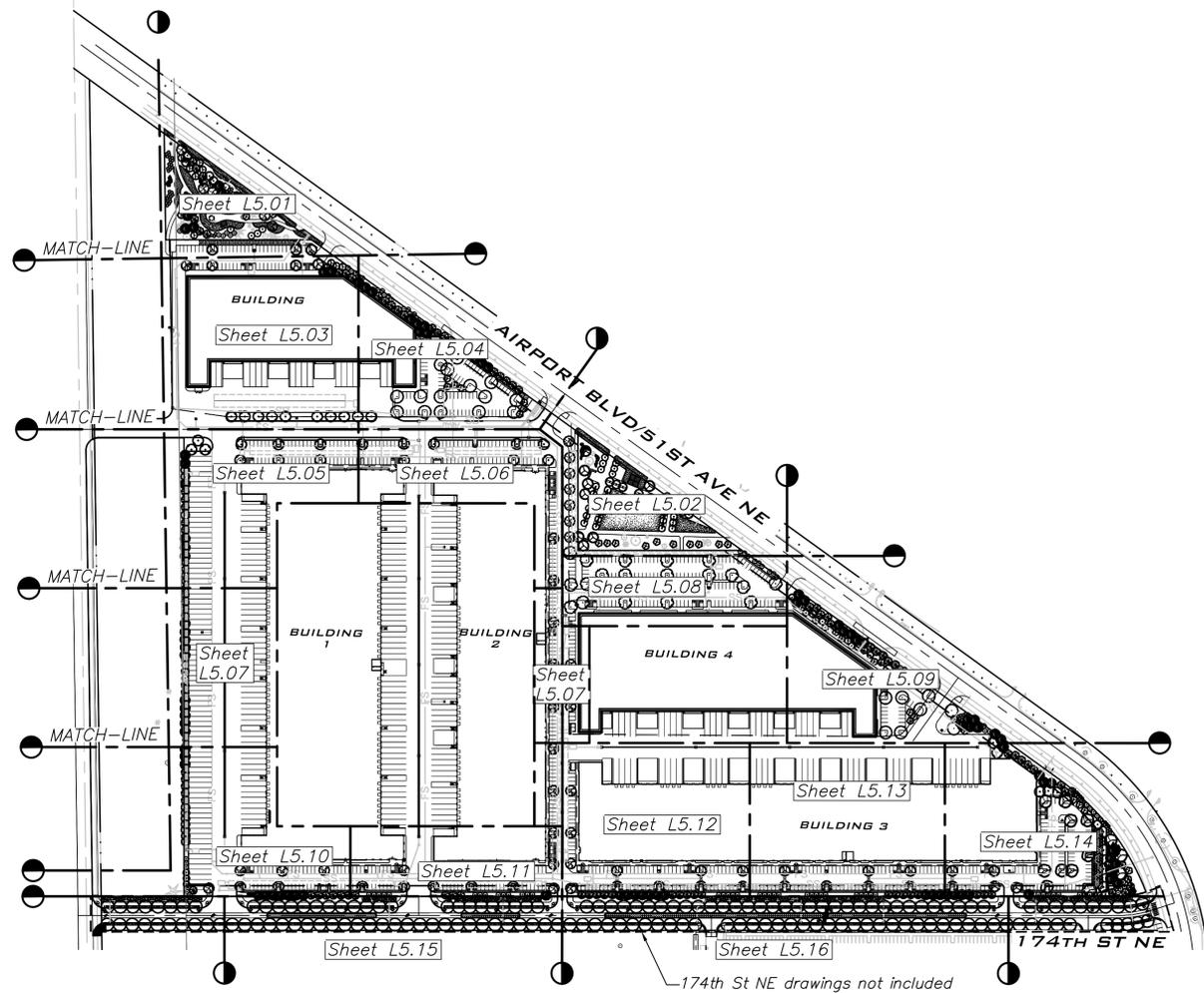
Amy Rusko  
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Arlington, ou=Community & Economic  
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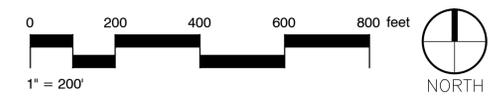


**GENERAL NOTES:**

1. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL SITE UTILITIES PRIOR TO LANDSCAPE IMPLEMENTATION. PLANT LOCATIONS MAY BE ADJUSTED TO AVOID CONFLICT.
2. LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE IMPROVEMENTS, PAVING, WALLS, AND UNDERGROUND UTILITIES. DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT NO ADDITIONAL COST.
3. PLANT COUNT IS FOR THE CONTRACTOR'S CONVENIENCE; IF THERE IS A DISCREPANCY, THE PLAN SHALL GOVERN. ACTUAL PLANT QUANTITIES TO BE DETERMINED BY REQUIRED PLANT SPACING.
4. SUBSTITUTION OF PLANT VARIETIES DUE TO LACK OF AVAILABILITY SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
5. FINISH GRADE OF MULCHED LANDSCAPE AREAS SHALL BE GRADED TO 1/2" MAX. BELOW CONCRETE OR OTHER PAVED SURFACES.
6. ALL LANDSCAPE AREAS ARE TO BE MAINTAINED BY A LICENSED PROFESSIONAL LANDSCAPE MAINTENANCE COMPANY.
7. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR MINIMUM FROM SUBSTANTIAL COMPLETION TO INCLUDE ONE FULL GROWING SEASON (THROUGH SEPT. 30).
8. ALL AREAS LEFT UNPLANTED SHALL BE DRESSED WITH 3" DEPTH BARK MULCH.
9. BARK MULCH SHALL BE MEDIUM BARK MULCH CONSISTING OF DOUGLAS FIR, PINE, OR HEMLOCK BARK. IT SHALL BE GROUND SO THAT ON A LOOSE VOLUME BASIS, A MINIMUM OF 95% PASSES A 2-INCH SIEVE AND NO MORE THAN 30 PERCENT PASSES A NO. 4 SIEVE. THE BARK MULCH SHALL NOT CONTAIN SALTS, RESIN, TANNIN, OR ANY OTHER DELETERIOUS MATERIAL IN QUANTITIES THAT WOULD BE DETRIMENTAL TO PLANT LIFE.
10. IMPORT TOPSOIL FOR PLANTING BEDS AND RAISED PLANTERS ON-GRADE SHALL CONSIST OF APPROX. 33-50% COMPOST AND 50-65% SAND OR SANDY LOAM AND MEET THE FOLLOWING SPECIFICATIONS:  
 ORGANIC MATTER (DRY WEIGHT): 15-20%  
 CONDUCTIVITY (MMHS/CM): <3  
 pH: 6.0-7.5  
 CEC: >10 meg/100g  
 USDA TEXTURE: SANDY LOAM  
 WAC METALS: PASS  
 (CEDAR GROVE 3-WAY TOPSOIL IS AN APPROVED PRODUCT MEETING THIS SPEC.)  
 ON-GRADE PLANTING BEDS SHALL RECEIVE 8-INCH MIN. COMPACTED DEPTH (85% COMPACT) IMPORT TOPSOIL. FIRST TWO-INCH LIFT SHALL BE THOROUGHLY MIXED INTO EXISTING SUBSOIL TO A 4" MIN. DEPTH.
11. IRRIGATION: ONSITE LANDSCAPING TO BE FULLY IRRIGATED. PARKS TO RECEIVE TEMPORARY IRRIGATION FOR DURATION OF PLANT ESTABLISHMENT.

**PLANT SCHEDULE ON-SITE**

TREES	QTY	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	37	<i>Acer griseum</i> / Paperbark Maple	B & B	2" Cal.		3,734	<i>Berberis nervosa</i> / Cascade Barberry	1 gal	9" Spr		4,462	<i>Arctostaphylos uva-ursi</i> / Kinnikinnick	1 Gal	24" O.C.
	43	<i>Cercidiphyllum japonicum</i> / Katsura Tree	B & B	2" Cal.		322	<i>Choisya x dewitteana</i> 'Aztec Pearl' / Aztec Pearl Mexican Orange	2 gal.	18" Ht		1,939	<i>Carex elata</i> 'Bowles Golden' / Bowles Golden Sedge	1 Gal	24" O.C.
	114	<i>Chamaecyparis nootkatensis</i> 'Pendula' / Weeping Nootka Cypress	B & B	2" Cal.		960	<i>Escallonia x 'Compacta'</i> / Compact Escallonia	2 gal.	15" Ht		3,737	<i>Carex marrowii</i> 'Ice Dance' / Ice Dance Japanese Sedge	1 Gal	24" O.C.
	19	<i>Cornus kousa</i> 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	B & B	1.5" Cal.		770	<i>Leucothoe fontanesiana</i> 'Zebid' / Scarletta Fetterbush	2 gal.	12" Spr		3,850	<i>Fragaria chilensis</i> / Coastal Strawberry	1 Gal	24" O.C.
	15	<i>Fraxinus oxycarpa</i> 'Raywood' / Raywood Ash	B & B	2.5" Cal.		874	<i>Lonicera pileata</i> / Privet Honeysuckle	2 gal.	12" Spr		451	<i>Pennisetum alopecuroides</i> 'Hamelii' / Hamelii Fountain Grass	1 Gal	48" O.C.
	27	<i>Liriodendron tulipifera</i> / Tulip Poplar	B & B	2.5" Cal.		1,736	<i>Nandina domestica</i> 'Gulf Stream' / Gulf Stream Heavenly Bamboo	2 gal.	18" Ht	<b>SOD/SEED</b>	<b>QTY</b>	<b>BOTANICAL / COMMON NAME</b>	<b>SIZE</b>	<b>SPACING</b>
	37	<i>Nyssa sylvatica</i> / Tupelo	B & B	1.5" Cal.		688	<i>Pittosporum tobira</i> 'Wheeler's Dwarf' / Wheeler's Dwarf Pittosporum	2 gal.	12" Spr		29,234 sf	Turf Hydroseed / Drought Tolerant Rye/Fescue Blend	---	---
	36	<i>Parrotia persica</i> / Persian Parrotia	B & B	2" Cal.		2,086	<i>Polystichum munitum</i> / Western Sword Fern	1 gal						
	36	<i>Prunus x yedoensis</i> 'Akebono' / Akebono Yoshino Cherry	B & B	2" Cal.		2,059	<i>Prunus laurocerasus</i> 'Mount Vernon' / Mount Vernon English Laurel	1 gal	9" Spr					
	90	<i>Pseudotsuga menziesii</i> / Douglas Fir	B & B	2" Cal.		1,193	<i>Rhododendron x 'Gumpo Pink'</i> / Gumpo Pink Satsuki Azalea	3 Gal	18" Spr					
	22	<i>Quercus acutissima</i> / Sawtooth Oak	B & B	2" Cal.		385	<i>Rhus aromatica</i> 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal.	15" Ht					
	90	<i>Thuja plicata</i> 'Excelsa' / Western Red Cedar	B & B	2" Cal.		1,005	<i>Viburnum davidii</i> / David Viburnum	2 gal.	15" Ht					
	34	<i>Zelkova serrata</i> 'Green Vase' / Green Vase Sawleaf Zelkova	B & B	2" Cal.										
<b>SHRUBS</b>	<b>QTY</b>	<b>BOTANICAL / COMMON NAME</b>	<b>ROOT COND.</b>	<b>SIZE</b>										
	174	<i>Abelia x 'Edward Goucher'</i> / Edward Goucher Abelia	2 Gal	18" Ht										
	5	<i>Cornus sericea</i> 'Farrow' / Arctic Fire Red Twig Dogwood	2 gal.	18" Ht										
	234	<i>Philadelphus lewisii</i> / Wild Mockorange	2 Gal	18" Ht										
	59	<i>Physocarpus capitatus</i> / Pacific Ninebark	2 Gal	18" Ht										



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SCALE:  
 AS NOTED

PROJECT MANAGER:  
 ALAN MCWAIN, PLA

LANDSCAPE ARCHITECT:  
 CHRIS PETERSEN, PLA

DESIGNER:  
 GRACE MANNING

ISSUE DATE:  
 11/22/2022

NO	DATE	BY	REVISIONS

OVERALL SITE PLANTING PLAN  
**SMARTCAP AIRNORTH**  
 LAND USE PERMIT SET  
 CITY OF ARLINGTON WASHINGTON

City of Arlington  
 Planning Division  
**APPROVED**

City of Arlington  
 Planning Division  
 11/22/2022

JOB NUMBER:  
**21-414**

SHEET NAME:  
**L5.00**

**27 OF 46**

24x36  
 Dec 05, 2022 - 3:50pm - User: cpetersen  
 E:\Projects\21414\Drawings\Landscaping\21414-APP.dwg

Digitally signed by Amy Rusko  
 DN: cn=Amy Rusko, o=City of Arlington, ou=City of Arlington, ou=Community & Economic Development, cn=Amy Rusko  
 Date: 2022.12.15 14:15:04 -0800



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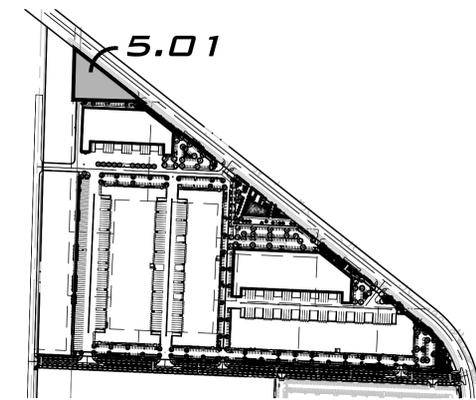
SCALE:  
AS NOTED

PROJECT MANAGER:  
ALAN MCWAIN, PLA

LANDSCAPE ARCHITECT:  
CHRIS PETERSEN, PLA

DESIGNER:  
GRACE MANNING

ISSUE DATE:  
11/22/2022

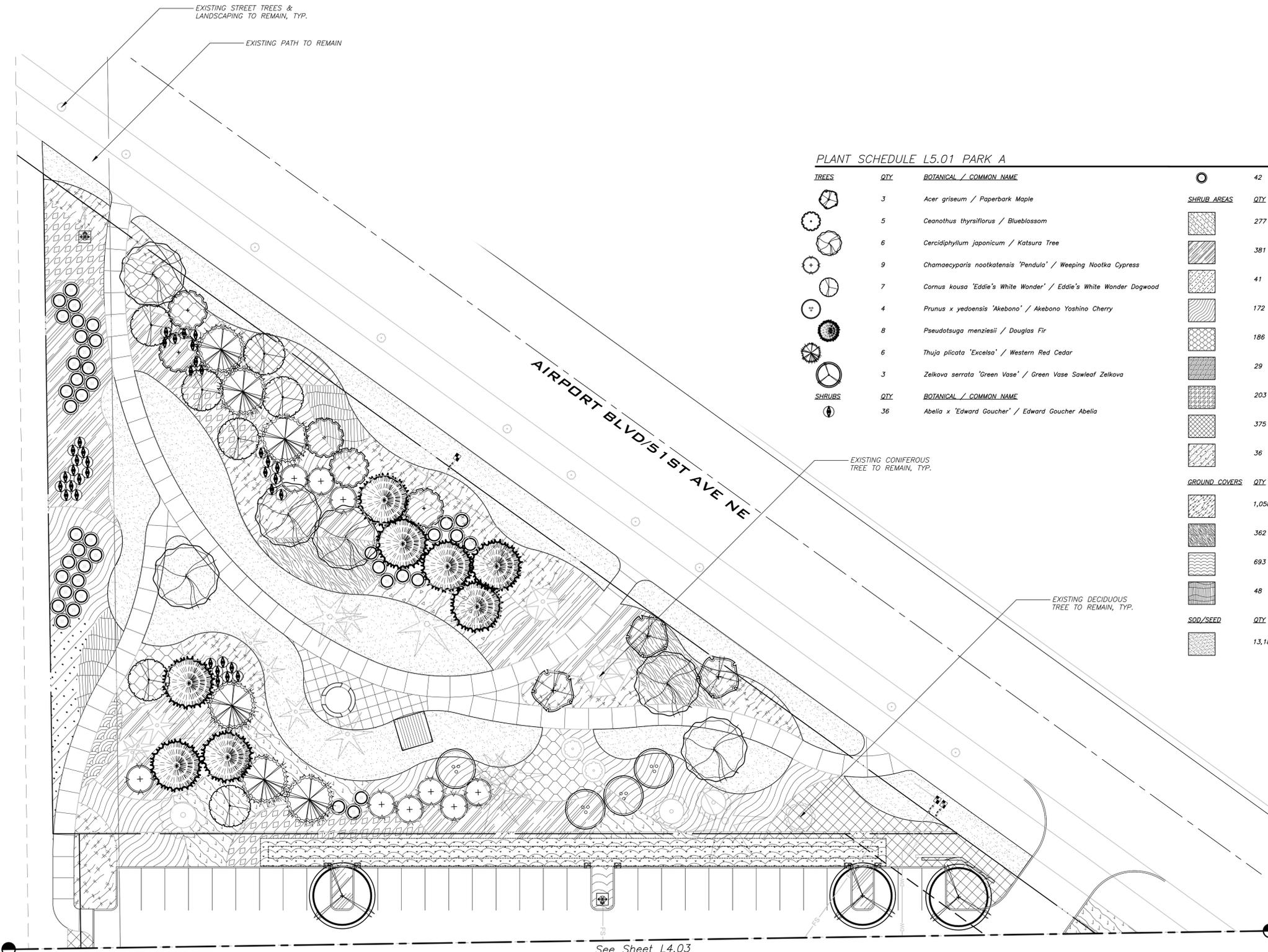


**KEY MAP**

SCALE: 1" = 500'

**PLANT SCHEDULE L5.01 PARK A**

TREES	QTY	BOTANICAL / COMMON NAME	QTY	BOTANICAL / COMMON NAME
	3	<i>Acer griseum</i> / Paperbark Maple	42	<i>Philadelphus lewisii</i> / Wild Mockorange
	5	<i>Ceanothus thyrsiflorus</i> / Blueblossom	277	<i>Berberis nervosa</i> / Cascade Barberry
	6	<i>Cercidiphyllum japonicum</i> / Katsura Tree	381	<i>Escallonia x 'Compacta'</i> / Compact Escallonia
	9	<i>Chamaecyparis nootkatensis</i> 'Pendula' / Weeping Nootka Cypress	41	<i>Leucothoe fontanesiana</i> 'Zebild' / Scarlett Fetterbush
	7	<i>Cornus kousa</i> 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	172	<i>Lonicera pileata</i> / Privet Honeysuckle
	4	<i>Prunus x yedoensis</i> 'Akebono' / Akebono Yoshino Cherry	186	<i>Nandina domestica</i> 'Gulf Stream' / Gulf Stream Heavenly Bamboo
	8	<i>Pseudotsuga menziesii</i> / Douglas Fir	29	<i>Pittosporum tobira</i> 'Wheeler's Dwarf' / Wheeler's Dwarf Pittosporum
	6	<i>Thuja plicata</i> 'Excelsa' / Western Red Cedar	203	<i>Polystichum munitum</i> / Western Sword Fern
	3	<i>Zelkova serrata</i> 'Green Vase' / Green Vase Sawleaf Zelkova	375	<i>Prunus laurocerasus</i> 'Mount Vernon' / Mount Vernon English Laurel
	36	<i>Abelia x 'Edward Goucher'</i> / Edward Goucher Abelia	36	<i>Viburnum davidii</i> / David Viburnum
SHRUBS	QTY	BOTANICAL / COMMON NAME	QTY	BOTANICAL / COMMON NAME
			1,058	<i>Arctostaphylos uva-ursi</i> / Kinnikinnick
			362	<i>Carex elata</i> 'Bowles Golden' / Bowles Golden Sedge
			693	<i>Fragaria chiloensis</i> / Coastal Strawberry
			48	<i>Pennisetum alopecuroides</i> 'Hamel's' / Hamel's Fountain Grass
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	QTY	BOTANICAL / COMMON NAME
			13,183 sf	Turf Hydroseed / Drought Tolerant Rye/Fescue Blend
SOD/SEED	QTY	BOTANICAL / COMMON NAME		



See Sheet L4.03

**PARK A**



REVISIONS

NO	DATE	BY

**PARK A PLANTING PLAN**  
**SMARTCAP AIRNORTH**  
**LAND USE PERMIT SET**  
CITY OF ARLINGTON WASHINGTON



11/22/2022

JOB NUMBER:  
**21-414**

SHEET NAME:  
**L5.01**

**28 OF 46**

City of Arlington  
Planning Division  
**APPROVED**

Amy Rusko  
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DN: cn=US,  
E=arusko@arlingtonwa.gov, o=City of  
Arlington, ou=Community & Economic  
Development, cn=Amy Rusko  
Date: 2022.12.15 14:15:04-0800'





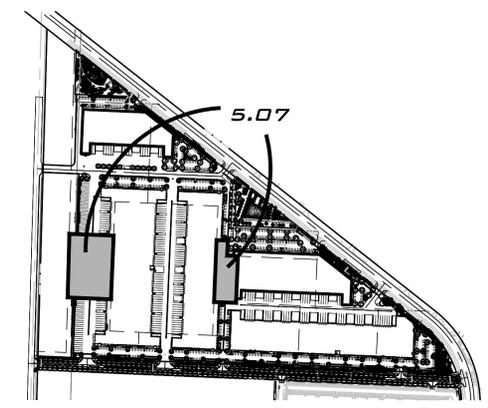
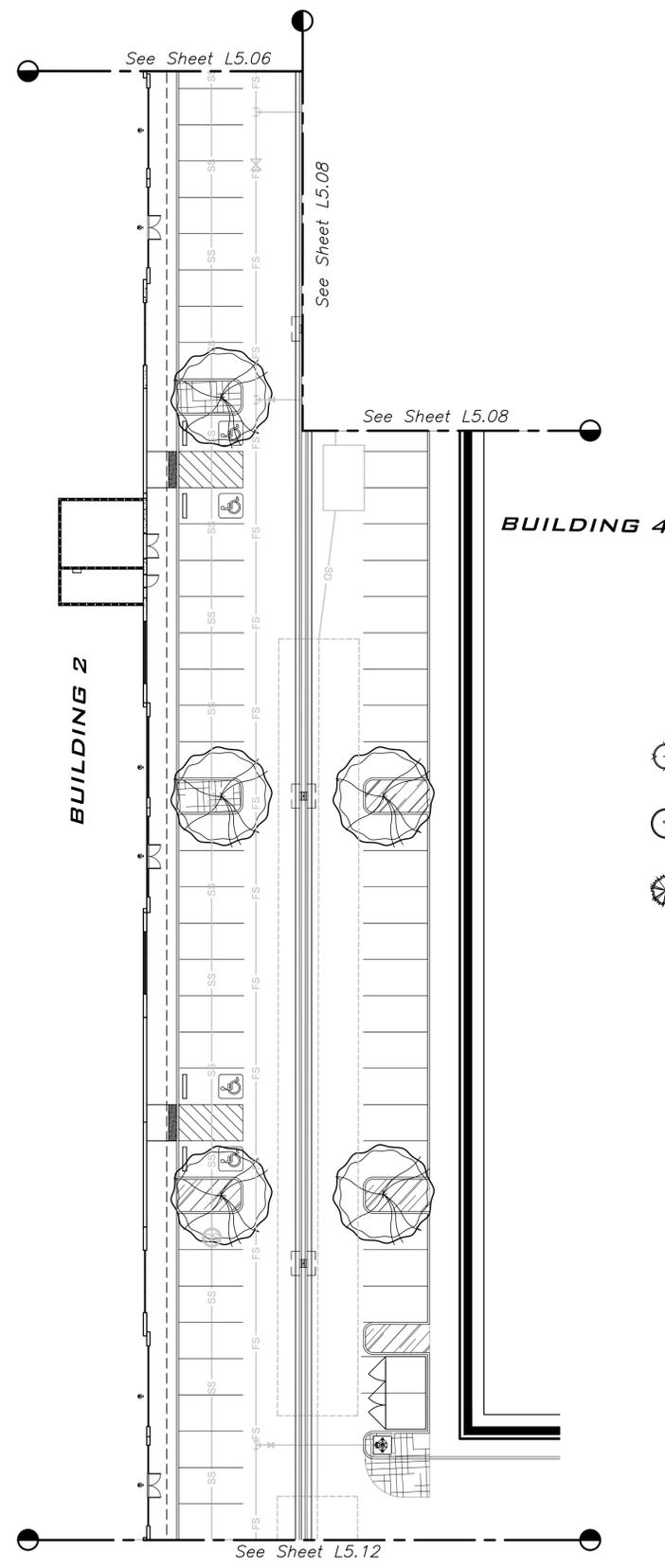
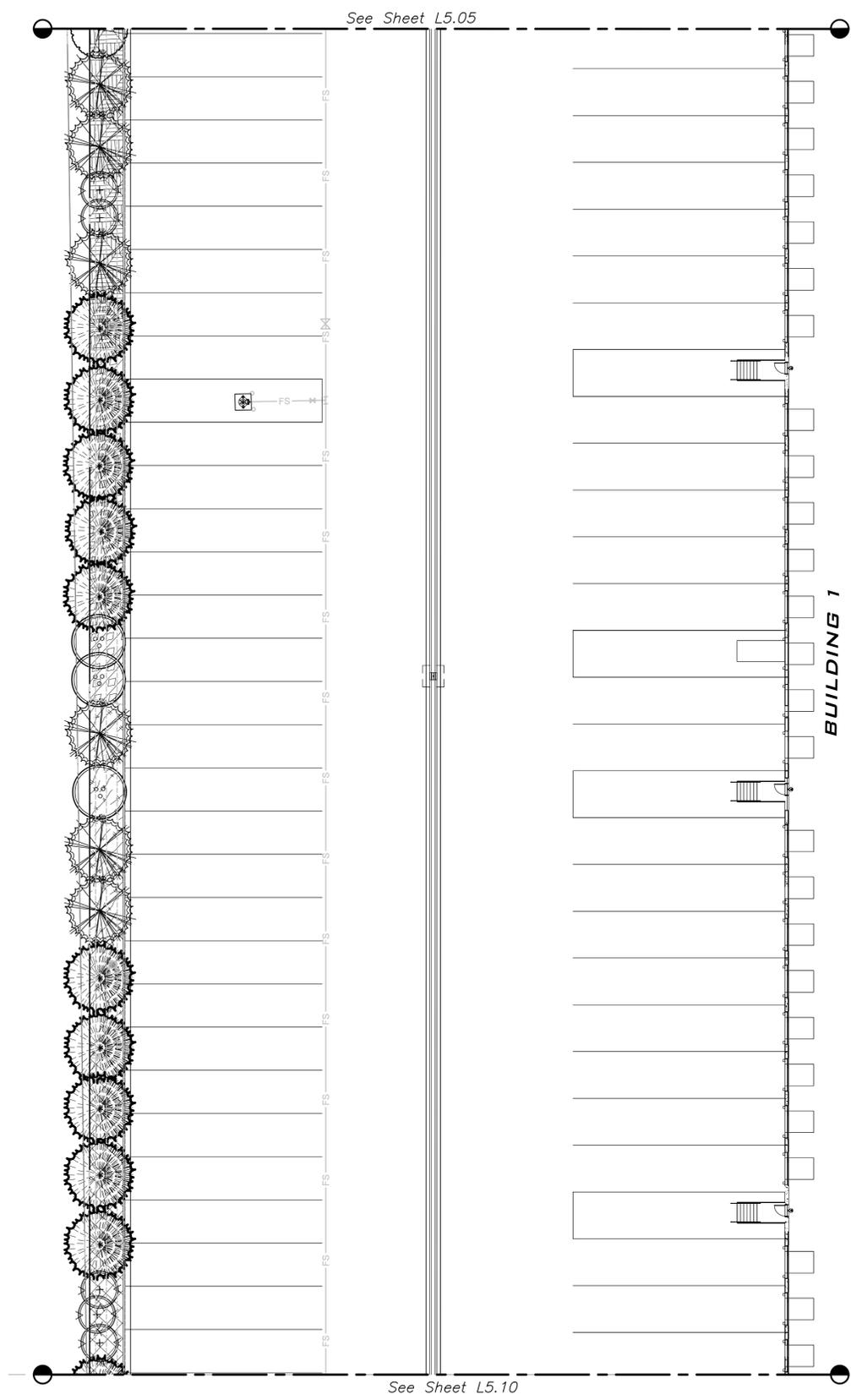






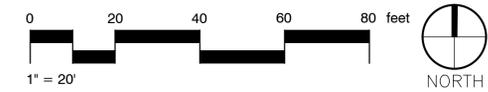
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Nov 22, 2022 - 4:43pm - User: gmann  
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PLANT SCHEDULE L5.07

TREES	QTY	BOTANICAL / COMMON NAME
	5	<i>Cercidiphyllum japonicum</i> / Katsura Tree
	5	<i>Chamaecyparis nootkatensis</i> 'Pendula' / Weeping Nootka Cypress
	1	<i>Cornus kousa</i> 'Eddie's White Wonder' / Eddie's White Wonder Dogwood
	3	<i>Prunus x yedoensis</i> 'Akebono' / Akebono Yoshino Cherry
	10	<i>Pseudotsuga menziesii</i> / Douglas Fir
	6	<i>Thuja plicata</i> 'Excelsa' / Western Red Cedar
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME
	61	<i>Choisya x dewitteana</i> 'Aztec Pearl' / Aztec Pearl Mexican Orange
	35	<i>Escallonia x 'Compacta'</i> / Compact Escallonia
	106	<i>Polystichum munitum</i> / Western Sword Fern
	108	<i>Prunus laurocerasus</i> 'Mount Vernon' / Mount Vernon English Laurel
	21	<i>Rhus aromatica</i> 'Gro-Low' / Gro-Low Fragrant Sumac
GROUND COVERS	QTY	BOTANICAL / COMMON NAME
	242	<i>Arctostaphylos uva-ursi</i> / Kinnikinnick



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SCALE:  
AS NOTED  
PROJECT MANAGER:  
ALAN MCWAIN, PLA  
LANDSCAPE ARCHITECT:  
CHRIS PETERSEN, PLA  
DESIGNER:  
GRACE MANNING  
ISSUE DATE:  
11/22/2022

NO	DATE	BY	REVISIONS

PLANTING PLAN  
SMARTCAP AIRNORTH  
LAND USE PERMIT SET  
CITY OF ARLINGTON WASHINGTON

STATE OF WASHINGTON  
ALAN R. MCWAIN  
No. 9248 EXP. 04/08/2023  
LICENSED LANDSCAPE ARCHITECT

11/22/2022

JOB NUMBER:  
**21-414**

SHEET NAME:  
**L5.07**

**34 OF 46**

City of Arlington  
Planning Division  
**APPROVED**  
Amy Rusko  
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DN: cn=Amy Rusko  
E=amy.rusko@arlingtonwa.gov, o=City of  
Arlington, ou=Community & Economic  
Development, cn=Amy Rusko  
Date: 2022.12.15 14:15:04-0800'



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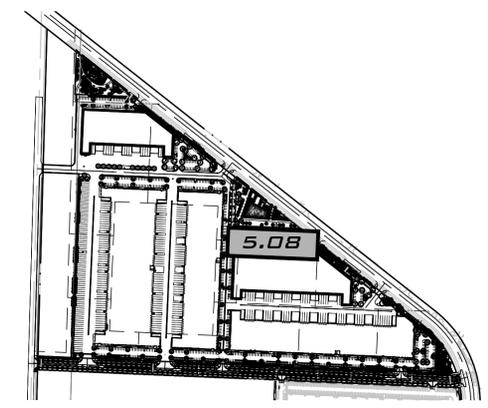
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AS NOTED

PROJECT MANAGER:  
ALAN MCWAIN, PLA

LANDSCAPE ARCHITECT:  
CHRIS PETERSEN, PLA

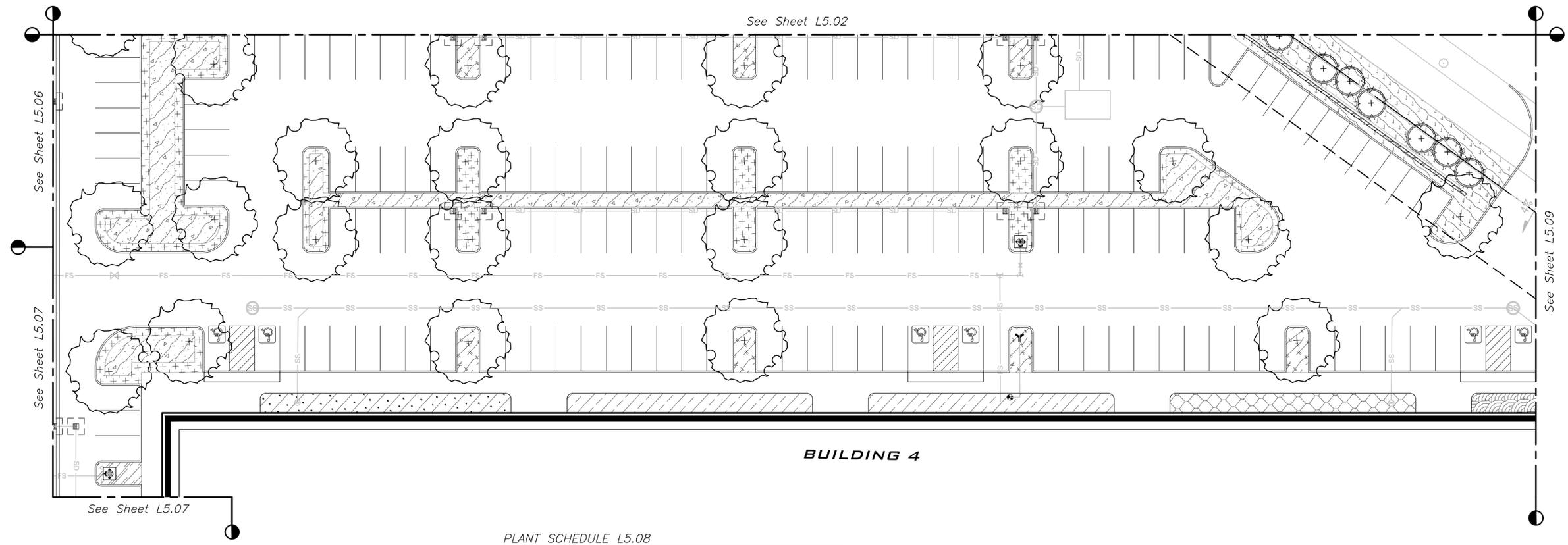
DESIGNER:  
GRACE MANNING

ISSUE DATE:  
11/22/2022



**KEY MAP**

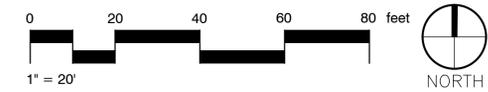
SCALE: 1" = 500'



**BUILDING 4**

**PLANT SCHEDULE L5.08**

TREES	QTY	BOTANICAL / COMMON NAME
	7	<i>Chamaecyparis nootkatensis</i> 'Pendula' / Weeping Nootka Cypress
	21	<i>Quercus acutissima</i> / Sawtooth Oak
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME
	322	<i>Berberis nervosa</i> / Cascade Barberry
	7	<i>Escallonia x 'Compacta'</i> / Compact Escallonia
	41	<i>Leucothoe fontanesiana</i> 'Zebid' / Scarletta Fetterbush
	71	<i>Nandina domestica</i> 'Gulf Stream' / Gulf Stream Heavenly Bamboo
	142	<i>Rhododendron x 'Gumpo Pink'</i> / Gumpo Pink Satsuki Azalea
	236	<i>Viburnum davidii</i> / David Viburnum
GROUND COVERS	QTY	BOTANICAL / COMMON NAME
	231	<i>Arctostaphylos uva-ursi</i> / Kinnikinnick
	570	<i>Carex morrowii</i> 'Ice Dance' / Ice Dance Japanese Sedge



REVISIONS

NO	DATE	BY

**PLANTING PLAN  
SMARTCAP AIRNORTH  
LAND USE PERMIT SET**

CITY OF ARLINGTON WASHINGTON



11/22/2022

JOB NUMBER:  
**21-414**

SHEET NAME:  
**L5.08**

**35 OF 46**

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Amy Rusko

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Date: 2022.12.15 14:15:04 -0800





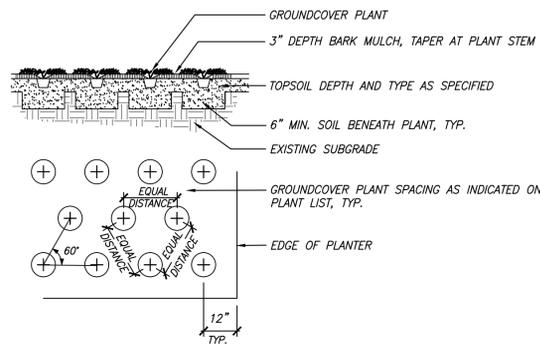






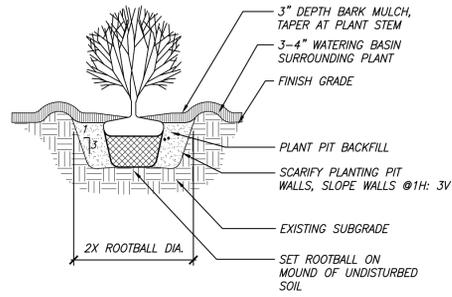






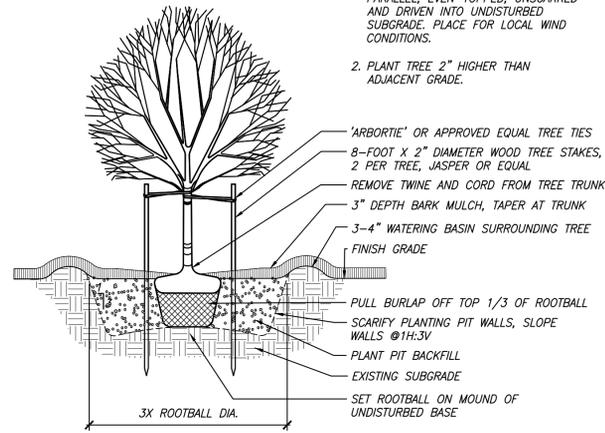
**1 GROUNDCOVER PLANTING**  
1/2" = 1'-0"

P-CO-ARL-06



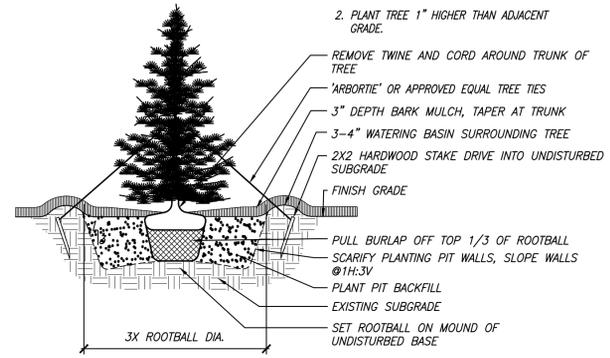
**2 SHRUB PLANTING**  
1/2" = 1'-0"

P-CO-ARL-05



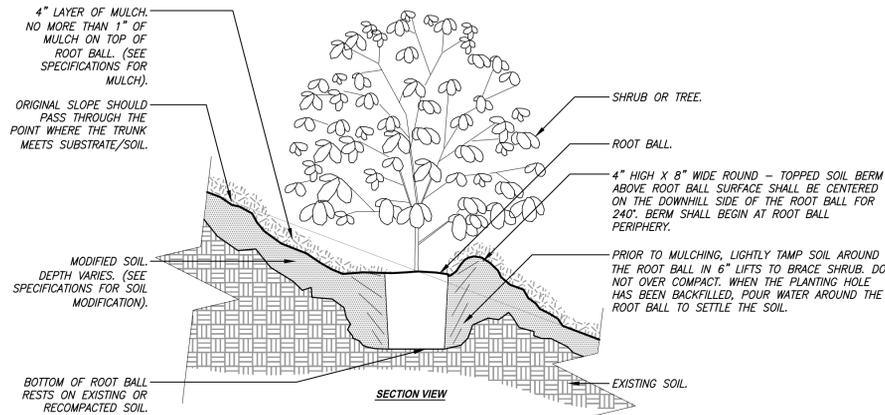
**3 DECIDUOUS TREE PLANTING**  
1/2" = 1'-0"

P-CO-ARL-02



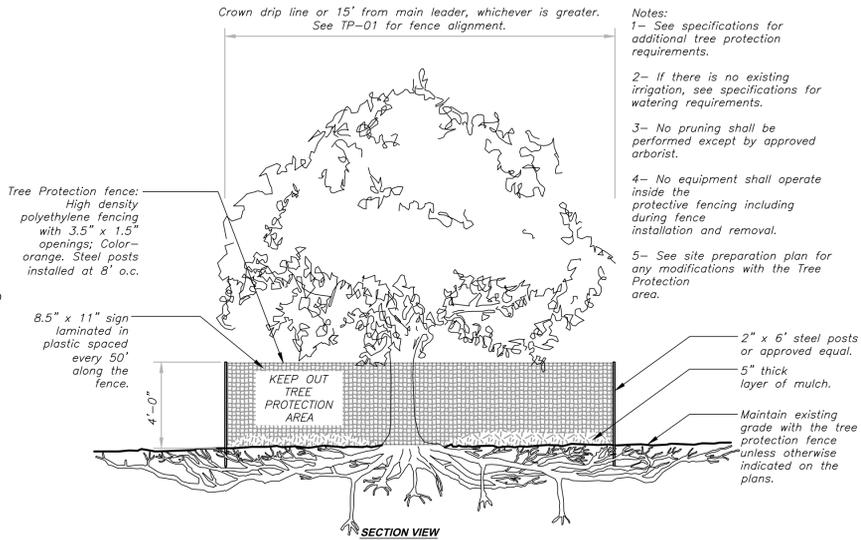
**4 EVERGREEN TREE PLANTING**  
1/2" = 1'-0"

P-CO-ARL-04



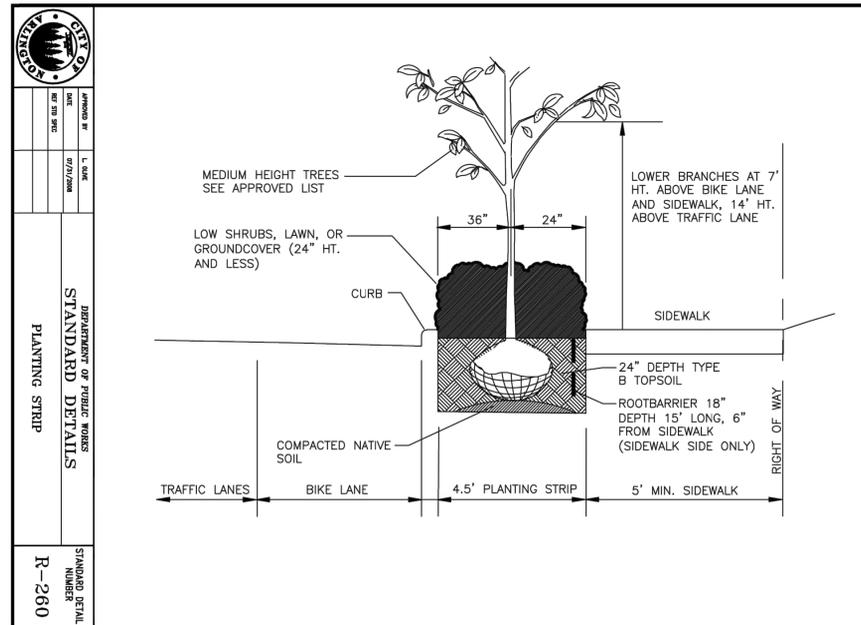
**5 PLANTING ON SLOPE 5% (20:1) TO 50% (2:1)**  
3/4" = 1'-0"

P-CO-ARL-65

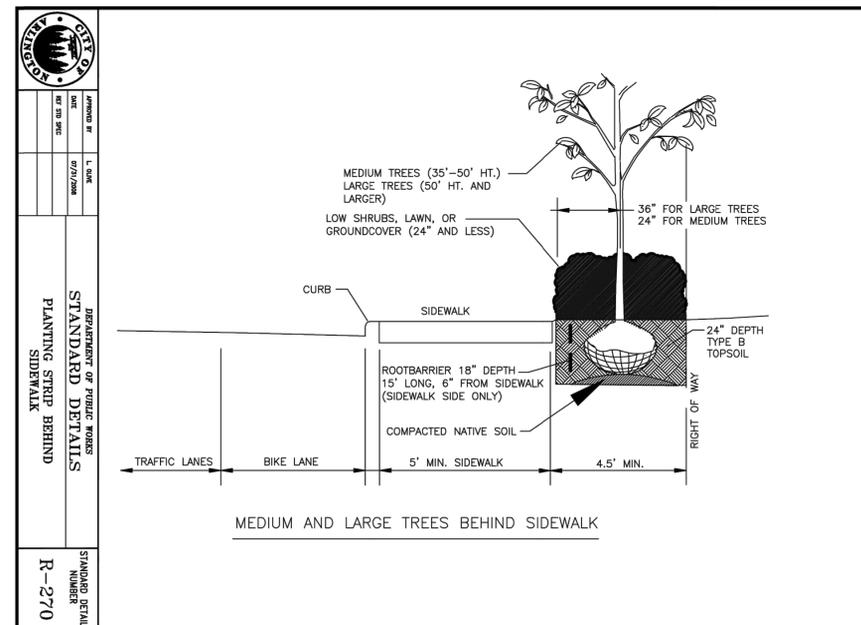


**6 TREE PROTECTION**  
1/4" = 1'-0"

P-CO-ARL-64

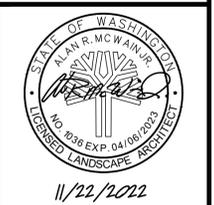


**STANDARD PLANTING STRIP**  
R-260



**STANDARD PLANTING STRIP BEHIND SIDEWALK**  
R-270

NO	DATE	BY	REVISIONS



City of Arlington  
Planning Division  
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Date: 2022.12.15 14:15:04-0800

# SPECIAL USE PERMIT ARLINGTON NORTH - INDUSTRIAL PARK NORTH

43RD AVENUE NE, ARLINGTON WA, 98223  
A PORTION OF SE 1/4, SEC. 21, TWP. 31 N., RGE. 5 E., W.W.

## CONTACT INFORMATION

**OWNER**

SMARTCAP  
8201 164TH AVE SE  
SUITE 105  
REDMOND, WA 98052

CONTACT: TIM SHOULTZ  
(425) 898-4222  
TIMSH@THESMARTCAPGROUP.COM

**CIVIL ENGINEER**

**WARE MALCOMB**  
3015 112TH AVE NE, SUITE  
205 BELLEVUE, WA, 98004  
P 425.670.6706  
CONTACTS:  
MICHAEL HERSETH, PE  
MHERSETH@WAREMALCOMB.COM

**ARCHITECT**

**WARE MALCOMB**  
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AJAFF@WAREMALCOMB.COM

**LANDSCAPE ARCHITECT**

**BLUELINE** | THEBLUELINEGROUP.COM  
DIRECT 425.250.7276 | MAIN 425.216.4051  
CONTACT:  
DAVE BRAMER, PLA  
DBRAMER@THEBLUELINEGROUP.COM

**CONTRACTOR**

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(425) 896-8561  
TYSON@SMARTCAPCONSTRUCTION.COM

**SURVEYOR**

STEVE BERG  
NORTH PARK ASSOCIATES, LLC  
17270 WOODINVILLE REDMOND RD NE  
SUITE 705  
WOODINVILLE, WA 98072  
(206) 601-4682  
STEVENB@NORTH PARKASSOCIATES.COM

**FLOOD ZONE NOTE**

THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 53061C0391F, DATED JUNE 19, 2020 AS BEING LOCATED IN FLOOD ZONE "X".

## LEGEND

DEFINITION	NEW	EXISTING
PROPERTY LINE	---	---
ADJACENT PROPERTY LINE	---	---
CENTERLINE	---	---
MONUMENT LINE	---	---
EASEMENT	---	---
BUILDING LINE	---	---
FOUND MONUMENT AS NOTED	---	---
STREET LIGHT		
TRAFFIC SIGNAL POLE		
TRANSFORMER		
SANITARY SEWER MANHOLE		
STORM DRAIN MANHOLE		
CATCH BASIN		
CLEAN OUT		
FIRE HYDRANT		
WATER METER		
BACKFLOW PREVENTER		
FIRE DEPARTMENT CONNECTION		
DOUBLE CHECK DETECTOR ASSEMBLY		
POST INDICATOR VALVE		
BLOW-OFF VALVE		
AUTOMATIC SPRINKLER RISER SIGN		
TREE W/ SIZE AND ELEVATION		
SPOT ELEVATION		
INDEX CONTOUR		
CURB		
CURB & GUTTER		
SANITARY SEWER		
STORM DRAIN		
PERFORATED PIPE		
WATER		
FIRE SERVICE		
IRRIGATION LINE		
AC PAVEMENT		
CONCRETE AREA		
BIO-RETENTION AREA		
FENCE		

## UTILITY PROVIDERS

SEWER	CITY OF ARLINGTON
WATER	CITY OF ARLINGTON
STORM	CITY OF ARLINGTON
GAS	CASCADE NATURAL GAS
ELECTRIC	SNOHOMISH COUNTY PUD

**PROJECT SITE**

LAND AREA: 49.90 AC, ~ 2,173,700± SF

CURRENT ZONING DESIGNATION : BP (BUSINESS PARK)

CURRENT LAND USE : VACANT

**PROJECT LEGAL DESCRIPTION**

THAT PORTION OF THE NORTHEAST AND SOUTHEAST QUARTER'S OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., LYING 55.00 FEET SOUTHWESTERLY OF THE CENTER LINE OF 51ST AVE NE (AIRPORT BOULEVARD) AND EXCEPT THE WEST 235.00 THEREOF;

AND EXCEPT THE SOUTH 1019.00 FEET OF SAID SOUTHEAST QUARTER.

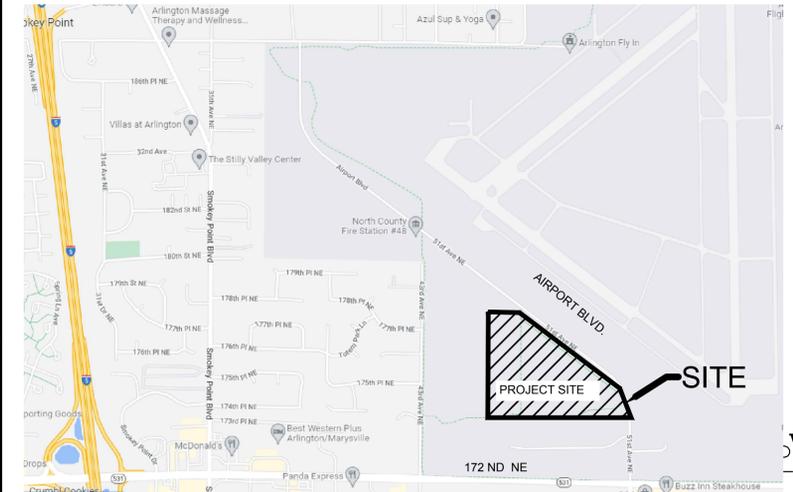
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

## ABBREVIATIONS

AB	AGGREGATE BASE ROCK	IB	IRRIGATION BOX
AC	ASPHALTIC CONCRETE PAVING	ICB	IRRIGATION CONTROL BOX
CB	CATCH BASIN	INV	INVERT ELEVATION
COA	CITY OF ARLINGTON	INT	INTERCONNECT BOX
CTV	CABLE TELEVISION	LIP	LIP OF GUTTER
DI	DROP INLET	LP	LOW POINT
DIA	DIAMETER	NTS	NOT FOR SCALE
DS	DOWNSPOUT	MON	MONUMENT
DWG	DRAWING	PCC	PORTLAND CEMENT CONCRETE
EB	ELECTRIC BOX	PED	PEDESTAL
EM	ELECTRIC METER	PV	PAVEMENT
ESMT	EASEMENT	RW	RIGHT OF WAY
EV	ELECTRIC VAULT	SDM	STANDARD
EW	EACH WAY	SDMH	STORM DRAIN MANHOLE
FG	FINISH GRADE	STD	STANDARD
FL	FLOW LINE	SLB	STREET LIGHT BOX
FND	FOUND	SSMH	SANITARY SEWER MANHOLE
FOB	FIBER OPTIC BOX	TB	TELEPHONE BOX
FOMH	FIBER OPTIC MANHOLE	TI	TRAFFIC INDEX
FS	FINISH SURFACE	TC	TOP OF CURB
GV	GAS VALVE	TSB	TRAFFIC SIGNAL BOX
HP	HIGH POINT	TYP	TYPICAL

## SHEET INDEX

Sheet Number	Sheet Title
C1.0	COVER SHEET & NOTES
C2.0	EXISTING CONDITIONS AND SITE DEMOLITION PLAN
C3.0	OVERALL UTILITY PLAN
C4.0	OVERALL PAVING PLAN



VICINITY MAP  
SCALE: N.T.S.

**PLANS PREPARED UNDER THE DIRECTION OF:**

MICHAEL HERSETH, P.E.  
WA # 55580

DATE

**GEOTECHNICAL ENGINEER'S STATEMENT**

RILEY GROUP  
17522 BOTHELL WAY NORTHEAST  
BOTHELL, WA 98011  
(425)415-0551

DATE

BY:  
RCE #

## DESCRIPTION OF PROPOSED ACTIVITIES

THE PROPOSED PROJECT INCLUDES GROUND-UP CONSTRUCTION OF 5 BUILDINGS AND RELATED SITE IMPROVEMENTS ON 49.9 ACRES.

**PROJECT SITE INFORMATION**

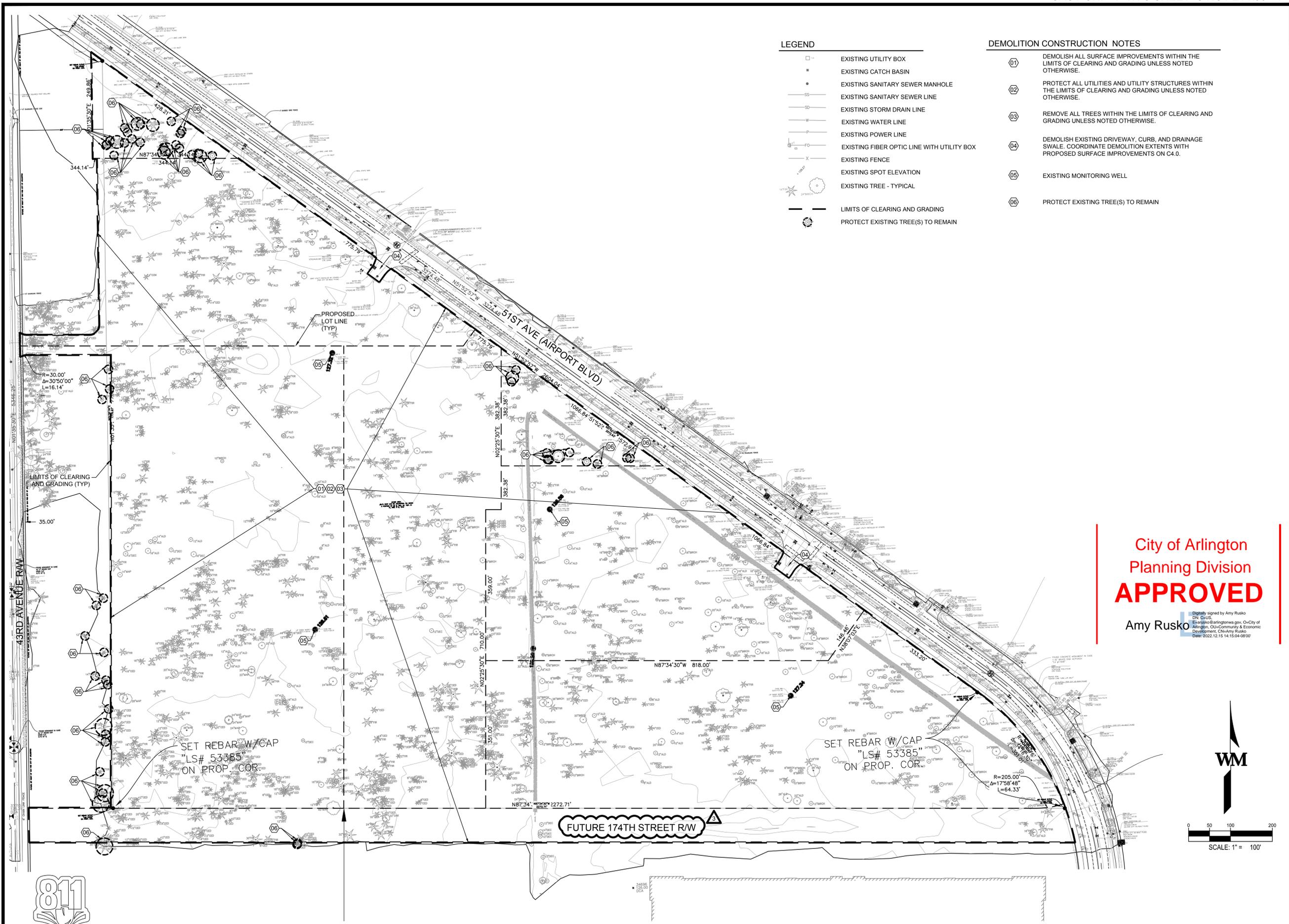
**SURVEY REFERENCE:**

BASE INFORMATION PROVIDED BY NORTHPEAK ASSOCIATES LLC, CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

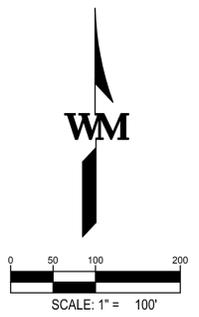
**DATUM**

- LEGEND**
- EXISTING UTILITY BOX
  - EXISTING CATCH BASIN
  - EXISTING SANITARY SEWER MANHOLE
  - SS — EXISTING SANITARY SEWER LINE
  - SD — EXISTING STORM DRAIN LINE
  - W — EXISTING WATER LINE
  - P — EXISTING POWER LINE
  - FO — EXISTING FIBER OPTIC LINE WITH UTILITY BOX
  - X — EXISTING FENCE
  - EXISTING SPOT ELEVATION
  - EXISTING TREE - TYPICAL
  - — — LIMITS OF CLEARING AND GRADING
  - PROTECT EXISTING TREE(S) TO REMAIN

- DEMOLITION CONSTRUCTION NOTES**
- 01 DEMOLISH ALL SURFACE IMPROVEMENTS WITHIN THE LIMITS OF CLEARING AND GRADING UNLESS NOTED OTHERWISE.
  - 02 PROTECT ALL UTILITIES AND UTILITY STRUCTURES WITHIN THE LIMITS OF CLEARING AND GRADING UNLESS NOTED OTHERWISE.
  - 03 REMOVE ALL TREES WITHIN THE LIMITS OF CLEARING AND GRADING UNLESS NOTED OTHERWISE.
  - 04 DEMOLISH EXISTING DRIVEWAY, CURB, AND DRAINAGE SWALE. COORDINATE DEMOLITION EXTENTS WITH PROPOSED SURFACE IMPROVEMENTS ON C4.0.
  - 05 EXISTING MONITORING WELL
  - 06 PROTECT EXISTING TREE(S) TO REMAIN



City of Arlington  
Planning Division  
**APPROVED**  
Amy Rusko



**WARE MALCOMB**  
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

3015 112th Ave NE  
Suite 205  
Bellevue, WA 98004  
p 425.670.6706  
waremalcomb.com

MICHAEL D. HERSHBERG  
STATE OF WASHINGTON  
Professional Engineer  
55580  
PROFESSIONAL ENGINEER

12/06/2022

FOR AND ON BEHALF  
OF WARE MALCOMB

**ARLINGTON NORTH**  
**INDUSTRIAL PARK NORTH**  
43RD AVENUE NE, ARLINGTON WA 98223

EXISTING CONDITIONS AND SITE DEMOLITION PLAN	
NO.	REMARKS
1	DATE 9/6/2022 SPECIAL USE PERMIT
2	DATE 11/18/2022 SPECIAL USE RESUBMITTAL
3	DATE 12/2/2022 SPECIAL USE RESUBMITTAL

JOB NO.:	SEA21-0068
PA / PM:	MH
DESIGNED:	CM
DATE:	12/2/2022
PLOT DATE:	12/06/22

SHEET  
**C2.0**  
Sheet 2 of 4

W:\SEA21\0068\01\CAD\CDD\Sheets\Special Use Permit\SEA21-0068\_C2.0\_TOPO.dwg 12/06/22 2:27 PM MHERSETH 1:1



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**WATER NOTES**

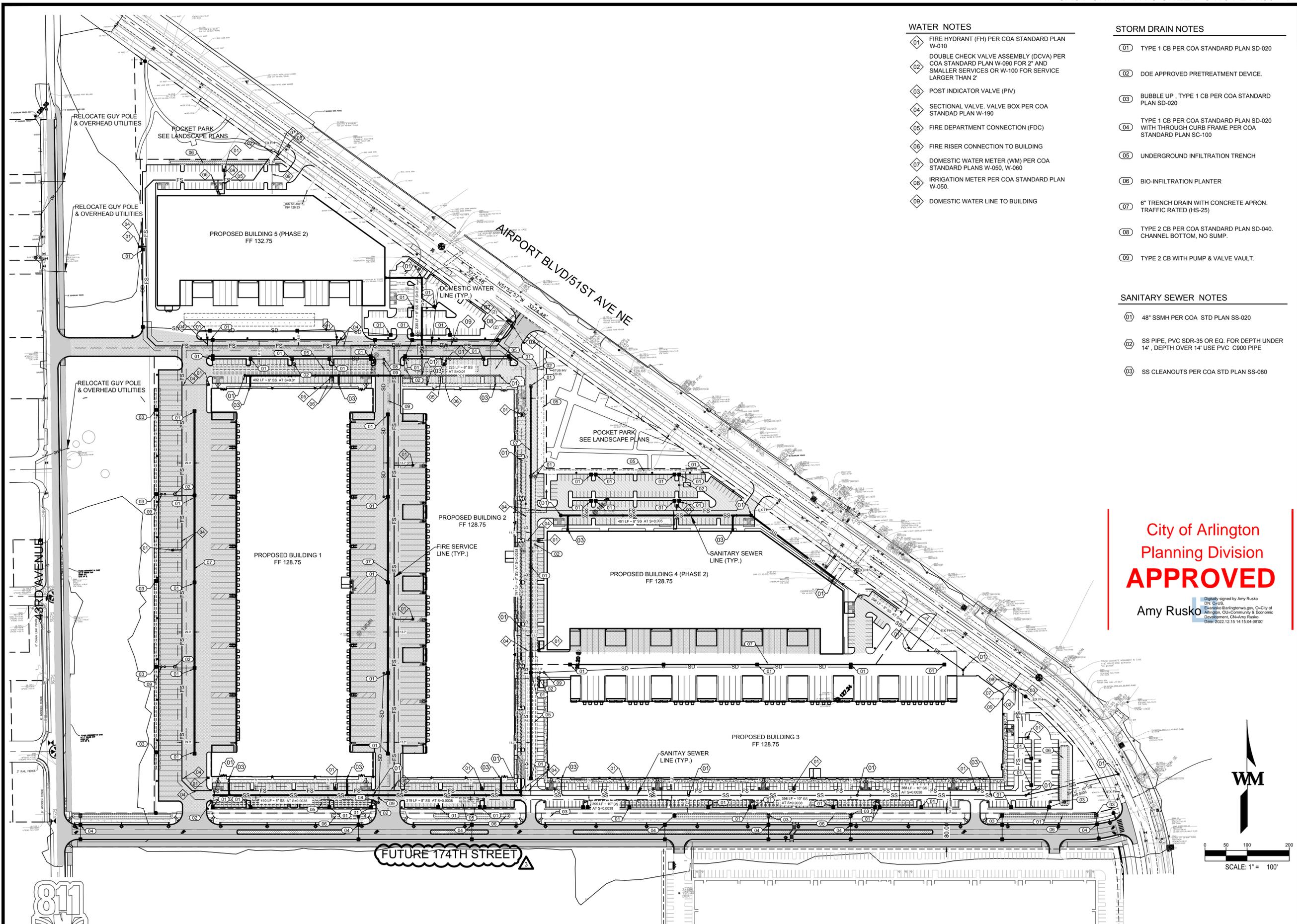
- 01 FIRE HYDRANT (FH) PER COA STANDARD PLAN W-010
- 02 DOUBLE CHECK VALVE ASSEMBLY (DCVA) PER COA STANDARD PLAN W-090 FOR 2" AND SMALLER SERVICES OR W-100 FOR SERVICE LARGER THAN 2"
- 03 POST INDICATOR VALVE (PIV)
- 04 SECTIONAL VALVE, VALVE BOX PER COA STANDARD PLAN W-190
- 05 FIRE DEPARTMENT CONNECTION (FDC)
- 06 FIRE RISER CONNECTION TO BUILDING
- 07 DOMESTIC WATER METER (WM) PER COA STANDARD PLANS W-050, W-060
- 08 IRRIGATION METER PER COA STANDARD PLAN W-050.
- 09 DOMESTIC WATER LINE TO BUILDING

**STORM DRAIN NOTES**

- 01 TYPE 1 CB PER COA STANDARD PLAN SD-020
- 02 DOE APPROVED PRETREATMENT DEVICE.
- 03 BUBBLE UP, TYPE 1 CB PER COA STANDARD PLAN SD-020
- 04 TYPE 1 CB PER COA STANDARD PLAN SD-020 WITH THROUGH CURB FRAME PER COA STANDARD PLAN SC-100
- 05 UNDERGROUND INFILTRATION TRENCH
- 06 BIO-INFILTRATION PLANTER
- 07 6" TRENCH DRAIN WITH CONCRETE APRON, TRAFFIC RATED (HS-25)
- 08 TYPE 2 CB PER COA STANDARD PLAN SD-040, CHANNEL BOTTOM, NO SUMP.
- 09 TYPE 2 CB WITH PUMP & VALVE VAULT.

**SANITARY SEWER NOTES**

- 01 48" SSMH PER COA STD PLAN SS-020
- 02 SS PIPE, PVC SDR-35 OR EQ. FOR DEPTH UNDER 14', DEPTH OVER 14' USE PVC C900 PIPE
- 03 SS CLEANOUTS PER COA STD PLAN SS-080



City of Arlington  
 Planning Division  
**APPROVED**

Amy Rusko  
 Digitally signed by Amy Rusko  
 DN: cn=Amy Rusko, o=City of Arlington, ou=City of Arlington, cn=Amy Rusko  
 Date: 2022.12.15 14:15:04-0800



**WARE MALCOMB**  
 LEADING DESIGN FOR COMMERCIAL REAL ESTATE

3015 112th Ave NE  
 Suite 205  
 Bellevue, WA 98004  
 p 425.670.6706  
 waremalcomb.com

12/06/2022  
 FOR AND ON BEHALF OF WARE MALCOMB

**ARLINGTON NORTH**  
**INDUSTRIAL PARK NORTH**  
 43RD AVENUE NE, ARLINGTON WA 98223

**OVERALL UTILITY PLAN**

NO.	DATE	REMARKS
1	9/6/2022	SPECIAL USE PERMIT
2	11/18/2022	SPECIAL USE RESUBMITTAL
3	12/2/2022	SPECIAL USE RESUBMITTAL

JOB NO.:	SEA21-0068
PA / PM:	MH
DESIGNED:	CM
DATE:	12/2/2022
PLOT DATE:	12/06/22

SHEET  
**C3.0**  
 Sheet 3 of 4

W:\SEA21\0068\010\CAD\CDS\Sheets\Special Use Permit\Sea\SEA21-0068\_C3.0\_UTIL.dwg 12/06/2022 2:28 PM MHERSETH 11



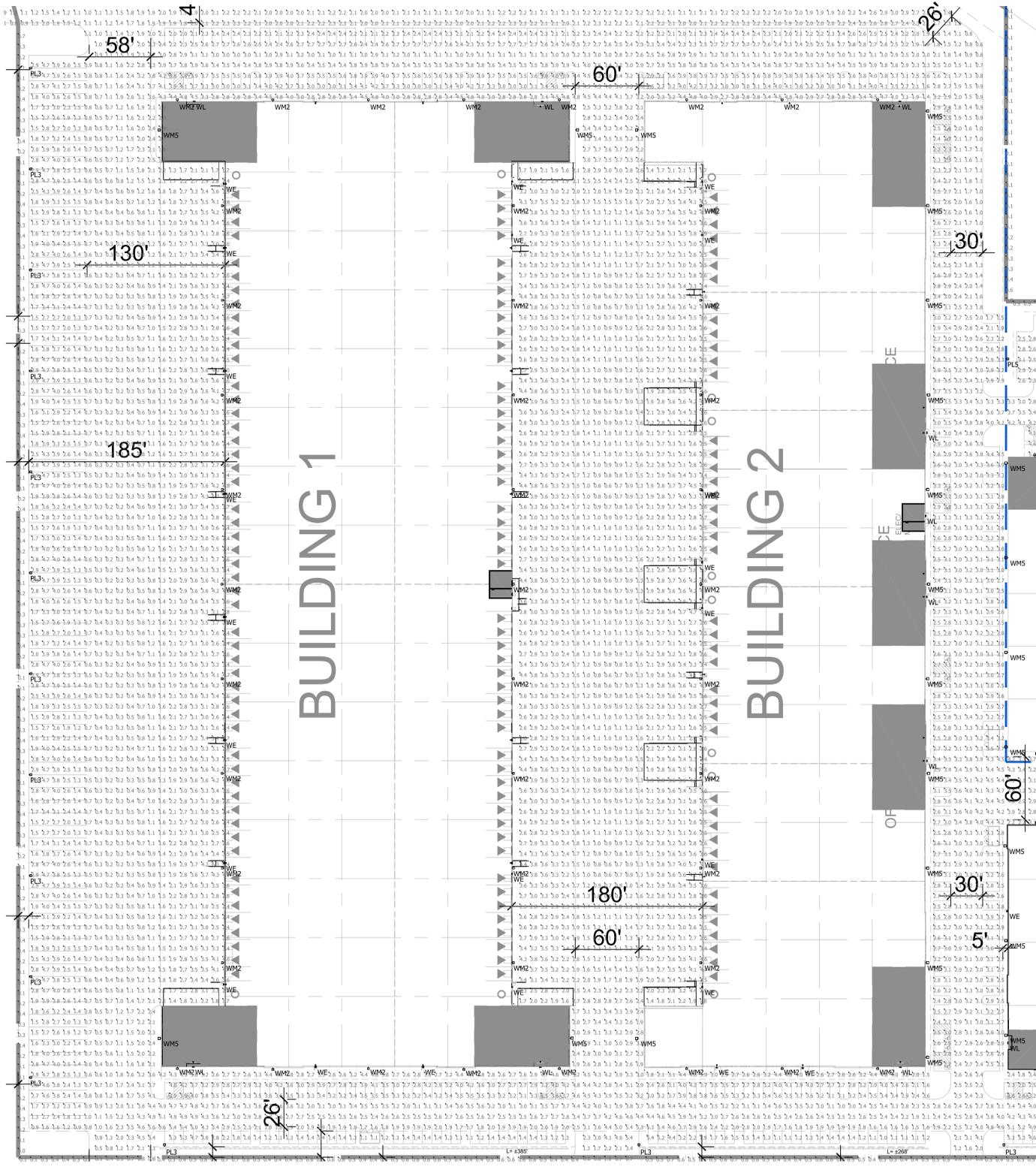
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NOT FOR CONSTRUCTION





T:\Projects\2022\12-152-SMARTCAP 5 WAREHOUSE BLDGS\A. SITE PHOTOMETRIC Drawings\Electrical\22-152 E. SITE PLANS.dwg



**A PARTIAL PHOTOMETRIC PLAN**  
 SCALE: 1"=50'-0"

SCALE: 1" = 50'-0"

**WARE MALCOMB**  
 ARCHITECTURE  
 PLANNING  
 BUILDING  
 INTERIORS  
 CIVIL ENGINEERING  
 3015 152nd Avenue NE, Suite 4025  
 Bellevue, WA 98005  
 P: 425.670.6706



**SMARTCAP  
 ARLINGTON NORTH**  
 43RD AVENUE NE  
 ARLINGTON, WA 98223

**PHOTOMETRIC PLAN - BUILDINGS 1,2**

DATE	REMARKS

PA/PM: JJ  
 DRAWN BY: JJ  
 JOB NO.: SEAZ1-0068-00

SHEET  
**ES1.2**

City of Arlington  
 Planning Division  
**APPROVED**  
 Amy Rusko  
 Digitally signed by Amy Rusko  
 DN: cn=Amy Rusko, o=City of Arlington, ou=Community & Economic Development, email=amy.rusko@arlingtonwa.gov, Date: 2022.12.16 14:15:04-0800



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A PORTION OF SE 1/4, SEC. 21, TWP. 31 N., RGE. 5 E., W.M.

SITE NOTES

ADDRESS:  
#N/A 51ST AVE NE  
ARLINGTON, WA 98199

PARCEL NO.:  
N/A

FLOOD ZONE:  
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED JUNE 19, 2020, COMMUNITY PANEL NO. 53061C0391F (NORTH HALF) & NOVEMBER 8, 1999, COMMUNITY PANEL 53061C0390E (SOUTH HALF), AND IS SITUATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING AGENCY:  
CITY OF ARLINGTON  
COMMUNITY & ECONOMIC DEVELOPMENT  
238 N OLYMPIC AVENUE  
ARLINGTON, WA 98223

ZONING:  
BP BUSINESS PARK

HORIZONTAL DATUM:  
NAD 83/2011

VERTICAL DATUM:  
NAVD 88

VERTICAL BENCHMARK:  
WSDOT DESIGNATION: GP31531-162 MONUMENT ID: 3325  
2" BRASS DISK CEMENTED INTO A DRILL HOLE AND SET LEVEL WITH THE CONCRETE SURFACE. IT IS LOCATED IN THE NORTHEAST QUADRANT OF THE SR 531 INTERSECTION WITH 51ST AVE NE, NEAR TO THE SOUTHERLY END OF A CONCRETE SIDEWALK, 15.3 METERS @ 80 DEGREES FROM THE APPROXIMATE CENTERLINE OF 51ST AVE NE  
ELEVATION = 125.06

AREA:  
SITE AREA AS SHOWN CONTAINS 2,156,056 SQUARE FEET OR 49.4962 ACRES, MORE OR LESS.

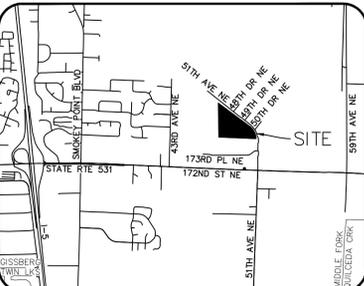
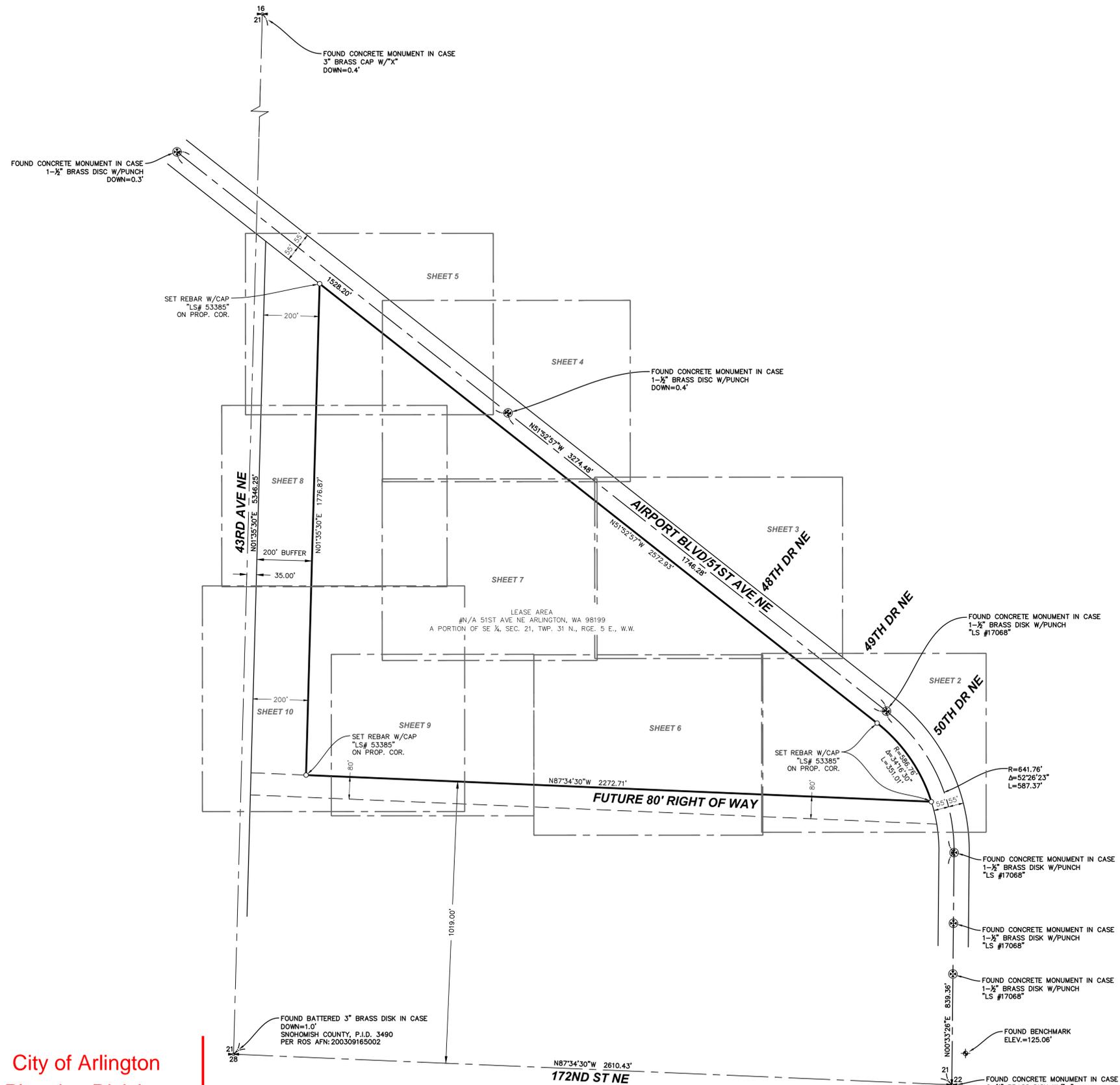
SUBSTRUCTURES:  
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES CRITICAL TO DESIGN, CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:  
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. NORTH PEAK ASSOCIATES LLC HAS NOT CONTACTED EACH OF THE MANY COMPANIES IN THE COURSE OF THIS SURVEY WHICH MAY HAVE UNDERGROUND LINES WITHIN THE ADJACENT RIGHTS-OF-WAY. NORTH PEAK ASSOCIATES LLC, DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION.

LEGAL DESCRIPTION:  
THAT PORTION OF THE NORTHEAST AND SOUTHEAST QUARTER'S OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., LYING 55.00 FEET SOUTHWESTERLY OF THE CENTER LINE OF 51ST AVE NE (AIRPORT BOULEVARD) AND EXCEPT THE WEST 235.00 THEREOF;

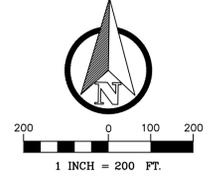
AND EXCEPT THE SOUTH 1019.00 FEET OF SAID SOUTHEAST QUARTER. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

- GENERAL NOTES:
1. PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC 332-130-090.
  2. FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) AND/OR A 5 SECOND DIRECT READING TOTAL STATION. METHOD: GPS, TRAVERSE AND RADIAL SURVEY.
  3. ALL DISTANCES ARE IN FEET.
  4. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON DECEMBER 1, 2021. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN DECEMBER OF 2021.
  5. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT PURPORT TO SHOW ALL EASEMENTS OR ENCUMBRANCES FOUND DURING A FULL TITLE SEARCH.



City of Arlington  
Planning Division  
**APPROVED**

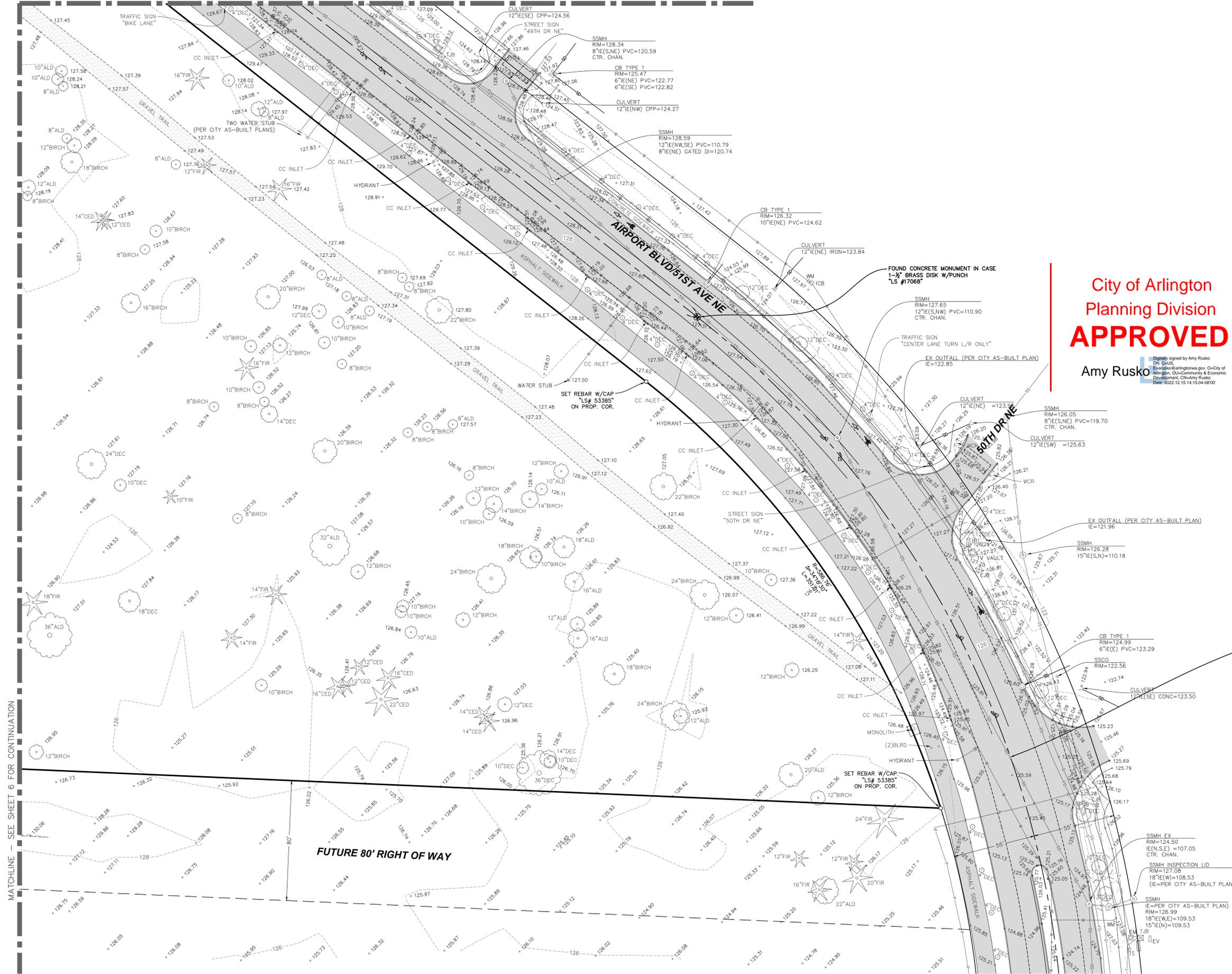
Amy Rusko  
Digitally signed by Amy Rusko  
DN: cn=Amy Rusko, o=City of Arlington, ou=Community & Economic Development, email=Amy.Rusko@arlingtonwa.gov, date=2022.12.15 14:16:54-0800



DATE	01/04/22	SCALE	1" = 200'	DRAWN BY	ES	CHECKED BY	SB
NO.							
REVISION							
<b>NORTH PEAK ASSOCIATES LLC</b> PROFESSIONAL LAND SURVEYORS 17270 WOODINVILLE REDMOND ROAD NE, SUITE 705 WOODINVILLE, WA 98072 (206) 607-4682 WWW.NORTHPEAKASSOCIATES.COM							
BOUNDARY AND TOPOGRAPHIC SURVEY <b>SMARTCAP AIRNORTH</b> AIRPORT BLVD / 51ST AVE NE				WASHINGTON SNOHOMISH ARLINGTON			
JOB NO.	21-117						
SHEET	1 OF 10						

A PORTION OF SE 1/4, SEC. 21, TWP. 31 N., RGE. 5 E., W.M.

MATCHLINE - SEE SHEET 3 FOR CONTINUATION



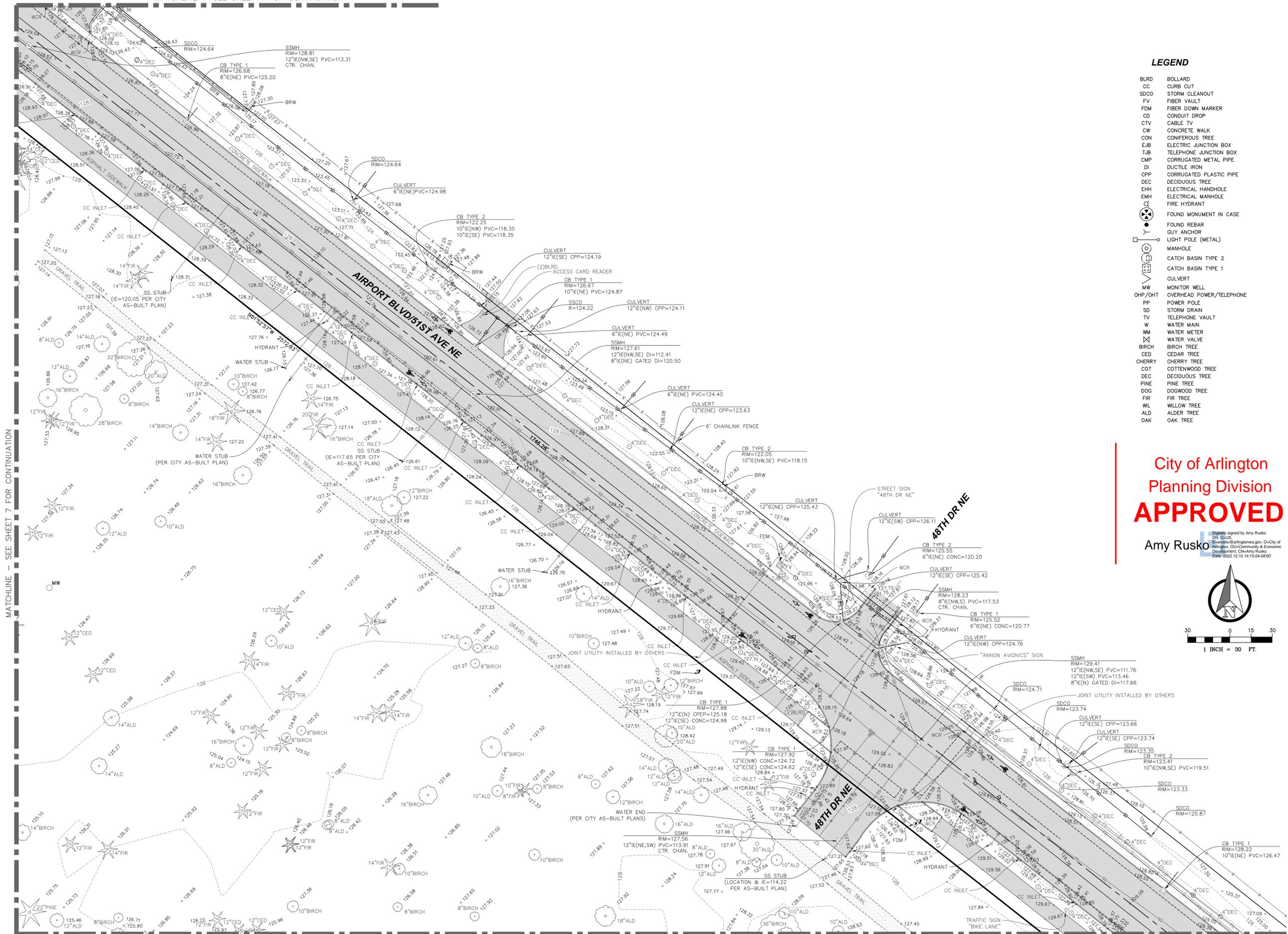
LEGEND

- BLRD BOLLARD
- CC CURB CUT
- SDCO STORM CLEANOUT
- FV FIBER VAULT
- FDM FIBER DOWN MARKER
- CD CONDUIT DROP
- CTV CABLE TV
- CW CONCRETE WALK
- CON CONFEROUS TREE
- EJB ELECTRIC JUNCTION BOX
- TJB TELEPHONE JUNCTION BOX
- CMP CORRUGATED METAL PIPE
- DI DUCTILE IRON
- CPP CORRUGATED PLASTIC PIPE
- DEC DECIDUOUS TREE
- EHH ELECTRICAL HANDHOLE
- EMH ELECTRICAL HANDHOLE
- FIR FIRE HYDRANT
- FM FOUND MONUMENT IN CASE
- FR FOUND REBAR
- GA GUY ANCHOR
- LP LIGHT POLE (METAL)
- MN MANHOLE
- CB CATCH BASIN TYPE 2
- CB CATCH BASIN TYPE 1
- CULVERT
- MW MONITOR WELL
- OHP/OHT OVERHEAD POWER/TELEPHONE
- PP POWER POLE
- SD STORM DRAIN
- TV TELEPHONE VAULT
- W WATER MAIN
- WM WATER METER
- WV WATER VALVE
- BIRCH BIRCH TREE
- CED CEDAR TREE
- CHERRY CHERRY TREE
- COT COTTENWOOD TREE
- DEC DECIDUOUS TREE
- PINE PINE TREE
- DOG DOGWOOD TREE
- FIR FIR TREE
- WL WILLOW TREE
- ALD ALDER TREE
- OAK OAK TREE

City of Arlington  
Planning Division  
**APPROVED**  
Amy Rusko

DATE 01/04/22	SCALE 1" = 30'	DRAWN BY ES	CHECKED BY SB	NO.
				
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BOUNDARY AND TOPOGRAPHIC SURVEY		WASHINGTON		
<b>SMARTCAP AIRNORTH</b>		ARLINGTON		
AIRPORT BLVD / 51ST AVE NE		SHOHOMISH		
JOB NO. 21-117				
SHEET 2 OF 10				

MATCHLINE - SEE SHEET 4 FOR CONTINUATION

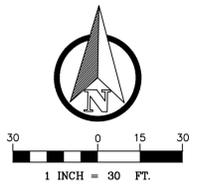


**LEGEND**

- BLRD BOLLARD
- CC CURB CUT
- SDCO STORM CLEANOUT
- FV FIBER VAULT
- FDM FIBER DOWN MARKER
- CD CONDUIT DROP
- CTV CABLE TV
- CW CONCRETE WALK
- CON CONIFEROUS TREE
- EJB ELECTRIC JUNCTION BOX
- TJB TELEPHONE JUNCTION BOX
- CMP CORRUGATED METAL PIPE
- DI DUCTILE IRON
- CPP CORRUGATED PLASTIC PIPE
- DEC DECIDUOUS TREE
- EHH ELECTRICAL HANDHOLE
- EMH ELECTRICAL MANHOLE
- FIRE HYDRANT
- FOUND MONUMENT IN CASE
- FOUND REBAR
- GUY ANCHOR
- LIGHT POLE (METAL)
- MANHOLE
- CATCH BASIN TYPE 2
- CATCH BASIN TYPE 1
- CULVERT
- MW MONITOR WELL
- OHP/OHT OVERHEAD POWER/TELEPHONE
- PP POWER POLE
- SD STORM DRAIN
- TV TELEPHONE VAULT
- W WATER MAIN
- WM WATER METER
- WV WATER VALVE
- BIRCH BIRCH TREE
- CED CEDAR TREE
- CHERRY CHERRY TREE
- COT COTTONWOOD TREE
- DEC DECIDUOUS TREE
- PINE PINE TREE
- DOG DOGWOOD TREE
- FIR FIR TREE
- WIL WILLOW TREE
- ALD ALDER TREE
- OAK OAK TREE

City of Arlington  
 Planning Division  
**APPROVED**

Amy Rusko  
Digitally signed by Amy Rusko  
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 Development, cn=Amy Rusko  
 Date: 2022.12.15 14:15:04-0800



MATCHLINE - SEE SHEET 7 FOR CONTINUATION

MATCHLINE - SEE SHEETS 6 AND 2 FOR CONTINUATION

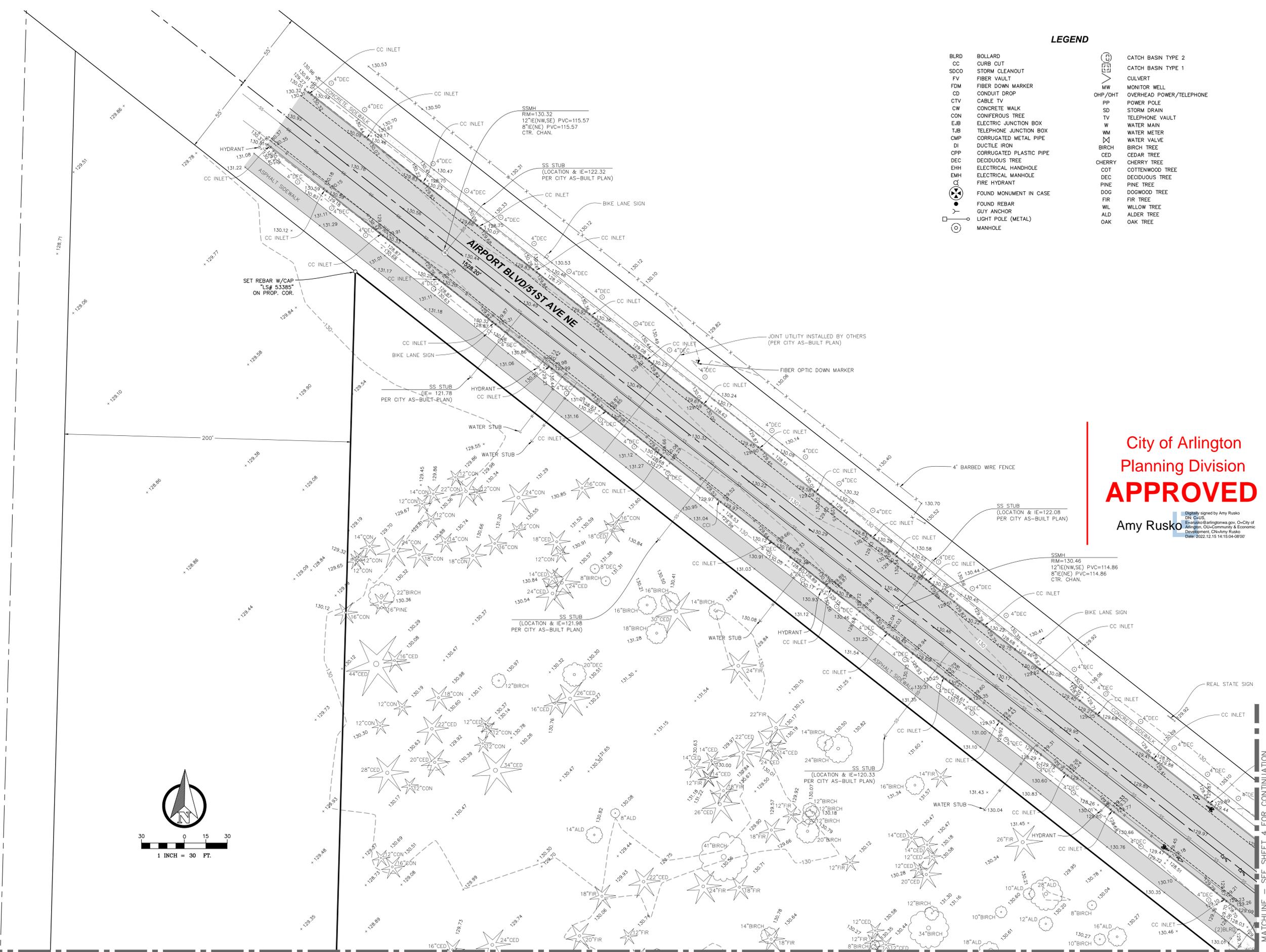
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<b>NORTH PEAK ASSOCIATES LLC</b> PROFESSIONAL LAND SURVEYORS 17270 WOODINVILLE REDMOND ROAD, NE, SUITE 705 WOODINVILLE, WA 98072 (206) 607-4682 WWW.NORTHPEAKASSOCIATES.COM							
BOUNDARY AND TOPOGRAPHIC SURVEY <b>SMARTCAP AIRNORTH</b> AIRPORT BLVD / 51ST AVENUE				WASHINGTON SNOHOMISH ARLINGTON			
JOB NO. 21-117							
SHEET 3 OF 10							



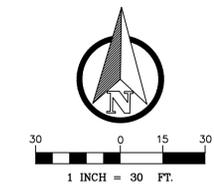
A PORTION OF SE 1/4, SEC. 21, TWP. 31 N., RGE.5 E., W.M.

LEGEND

- |      |                         |  |                          |
|------|-------------------------|--|--------------------------|
| BLRD | BOLLARD                 |  | CATCH BASIN TYPE 2       |
| CC   | CURB CUT                |  | CATCH BASIN TYPE 1       |
| SDCO | STORM CLEANOUT          |  | CULVERT                  |
| FV   | FIBER VAULT             |  | MONITOR WELL             |
| FDM  | FIBER DOWN MARKER       |  | OVERHEAD POWER/TELEPHONE |
| CD   | CONDUIT DROP            |  | POWER POLE               |
| CTV  | CABLE TV                |  | STORM DRAIN              |
| CW   | CONCRETE WALK           |  | TELEPHONE VAULT          |
| CON  | CONIFEROUS TREE         |  | WATER MAIN               |
| EJB  | ELECTRIC JUNCTION BOX   |  | WATER METER              |
| TJB  | TELEPHONE JUNCTION BOX  |  | WATER VALVE              |
| CMP  | CORRUGATED METAL PIPE   |  | BIRCH TREE               |
| DI   | DUCTILE IRON            |  | CEDAR TREE               |
| CPP  | CORRUGATED PLASTIC PIPE |  | CHERRY TREE              |
| DEC  | DECIDUOUS TREE          |  | COTTONWOOD TREE          |
| EHH  | ELECTRICAL HANDHOLE     |  | DECIDUOUS TREE           |
| EMH  | ELECTRICAL MANHOLE      |  | PINE TREE                |
| CH   | FOUND MONUMENT IN CASE  |  | DOGWOOD TREE             |
|      | FOUND REBAR             |  | FIR TREE                 |
|      | GUY ANCHOR              |  | WILLOW TREE              |
|      | LIGHT POLE (METAL)      |  | ALDER TREE               |
|      | MANHOLE                 |  | OAK TREE                 |



City of Arlington  
Planning Division  
**APPROVED**  
Amy Rusko



MATCHLINE - SEE SHEETS 8 AND 4 FOR CONTINUATION

DATE	01/04/22	SCALE	1" = 30'	DRAWN BY	ES
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BOUNDARY AND TOPOGRAPHIC SURVEY <b>SMARTCAP AIRNORTH</b> AIRPORT BLVD / 51ST AVE			WASHINGTON	SHOHOMISH	
JOB NO. 21-117					
SHEET 5 OF 10					

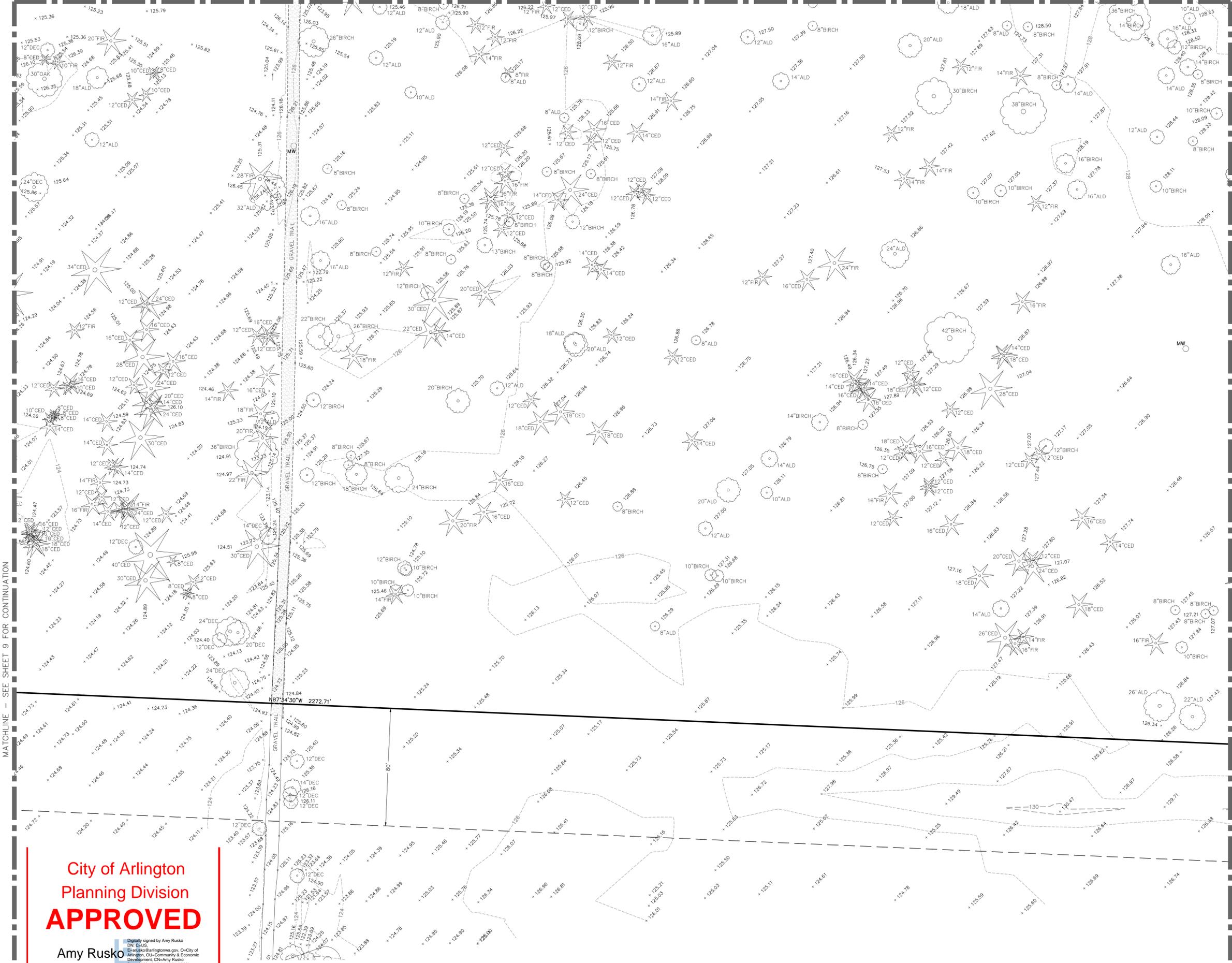
A PORTION OF SE 1/4, SEC. 21, TWP. 31 N., RGE. 5 E., W.M.

MATCHLINE - SEE SHEETS 7 AND 3 FOR CONTINUATION

- LEGEND**
- BLRD BOLLARD
  - CC CURB CUT
  - SDCO STORM CLEANOUT
  - FV FIBER VAULT
  - FDM FIBER DOWN MARKER
  - CD CONDUIT DROP
  - CTV CABLE TV
  - CW CONCRETE WALK
  - CON CONIFEROUS TREE
  - EJB ELECTRIC JUNCTION BOX
  - TJB TELEPHONE JUNCTION BOX
  - CMP CORRUGATED METAL PIPE
  - DI DUCTILE IRON
  - CPP CORRUGATED PLASTIC PIPE
  - DEC DECIDUOUS TREE
  - EHM ELECTRICAL HANDHOLE
  - EMH ELECTRICAL MANHOLE
  - FH FIRE HYDRANT
  - FOUND MONUMENT IN CASE
  - FOUND REBAR
  - GUY ANCHOR
  - LIGHT POLE (METAL)
  - MANHOLE
  - CATCH BASIN TYPE 2
  - CATCH BASIN TYPE 1
  - CULVERT
  - MW MONITOR WELL
  - OHP/OHT OVERHEAD POWER/TELEPHONE
  - PP POWER POLE
  - SD STORM DRAIN
  - TV TELEPHONE VAULT
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  - WM WATER METER
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  - PINE PINE TREE
  - DOG DOGWOOD TREE
  - FIR FIR TREE
  - WIL WILLOW TREE
  - ALD ALDER TREE
  - OAK OAK TREE

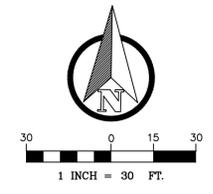
MATCHLINE - SEE SHEET 9 FOR CONTINUATION

MATCHLINE - SEE SHEET 2 FOR CONTINUATION

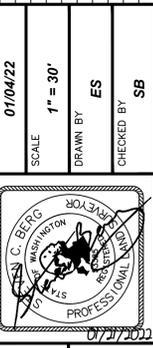


City of Arlington  
Planning Division  
**APPROVED**

Amy Rusko  
Digitally signed by Amy Rusko  
DN: cn=US, email=arusko@arlingtonva.gov, o=City of Arlington, ou=Community & Economic Development, cn=Amy Rusko  
Date: 2022.12.15 14:15:04-08'07'



DATE	01/04/22
SCALE	1" = 30'
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NO.	
REVISION	

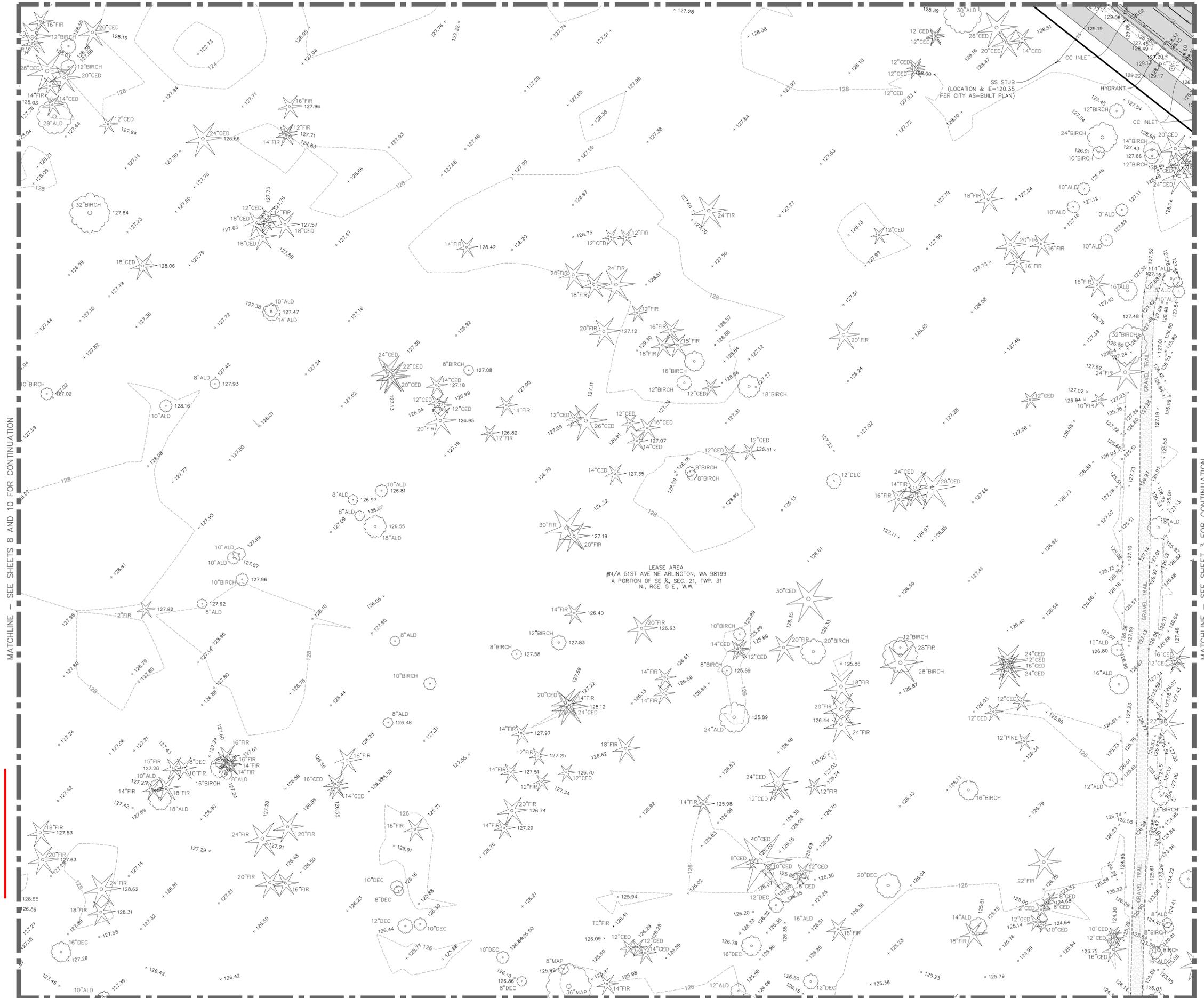


**NORTH PEAK ASSOCIATES LLC**  
PROFESSIONAL LAND SURVEYORS  
17270 WOODINVILLE REDMOND ROAD, NE, SUITE 705  
WOODINVILLE, WA 98072  
WWW.NORTHPEAKASSOCIATES.COM

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
**SMARTCAP AIRNORTH**  
AIRPORT BLVD / 51ST AVE NE  
WASHINGTON  
SHOHOMISH  
ARLINGTON

A PORTION OF SE 1/4, SEC. 21, TWP. 31 N., RGE. 5 E., W.M.

MATCHLINE — SEE SHEET 4 FOR CONTINUATION



- LEGEND**
- BLRD BOLLARD
  - CC CURB CUT
  - SDCO STORM CLEANOUT
  - FV FIBER VAULT
  - FD FIBER DOWN MARKER
  - CD CONDUIT DROP
  - CTV CABLE TV
  - CW CONCRETE WALK
  - CON CONIFEROUS TREE
  - EJB ELECTRIC JUNCTION BOX
  - TJB TELEPHONE JUNCTION BOX
  - CMP CORRUGATED METAL PIPE
  - DI DUCTILE IRON
  - CPP CORRUGATED PLASTIC PIPE
  - DEC DECIDUOUS TREE
  - EHH ELECTRICAL HANDHOLE
  - EMH ELECTRICAL MANHOLE
  - FR FIRE HYDRANT
  - FM FOUND MONUMENT IN CASE
  - FR FOUND REBAR
  - GA GUY ANCHOR
  - LP LIGHT POLE (METAL)
  - MN MANHOLE
  - CB2 CATCH BASIN TYPE 2
  - CB1 CATCH BASIN TYPE 1
  - CULV CULVERT
  - MW MONITOR WELL
  - OHP/OHT OVERHEAD POWER/TELEPHONE
  - PP POWER POLE
  - SD STORM DRAIN
  - TV TELEPHONE VAULT
  - W WATER MAIN
  - WM WATER METER
  - WV WATER VALVE
  - BIRCH BIRCH TREE
  - CED CEDAR TREE
  - CHERRY CHERRY TREE
  - COT COTTENWOOD TREE
  - DEC DECIDUOUS TREE
  - PINE PINE TREE
  - DOG DOGWOOD TREE
  - FIR FIR TREE
  - WL WILLOW TREE
  - ALD ALDER TREE
  - OAK OAK TREE

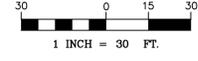
MATCHLINE — SEE SHEETS 8 AND 10 FOR CONTINUATION

MATCHLINE — SEE SHEET 3 FOR CONTINUATION

MATCHLINE — SEE SHEETS 9 AND 6 FOR CONTINUATION

City of Arlington  
 Planning Division  
**APPROVED**

Amy Rusko  
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 DN: cn=Amy Rusko, o=City of Arlington, ou=Community & Economic Development, cn=Amy Rusko  
 Date: 2022.12.15 14:15:04-0800



DATE	01/04/22	SCALE	1" = 30'	DRAWN BY
				ES
				CHECKED BY
				SB
<b>NORTH PEAK ASSOCIATES LLC</b> PROFESSIONAL LAND SURVEYORS 17270 WOODINVILLE REDMOND ROAD NE, SUITE 705 WOODINVILLE, WA 98072 (206) 607-4682 WWW.NORTHPEAKASSOCIATES.COM				
BOUNDARY AND TOPOGRAPHIC SURVEY <b>SMARTCAP AIRNORTH</b> AIRPORT BLVD / 51ST AVE NE		WASHINGTON SNOHOMISH ARLINGTON		
JOB NO.		21-117		
SHEET		7 OF 10		

A PORTION OF SE 1/4, SEC. 21, TWP. 31 N., RGE. 5 E., W.M.

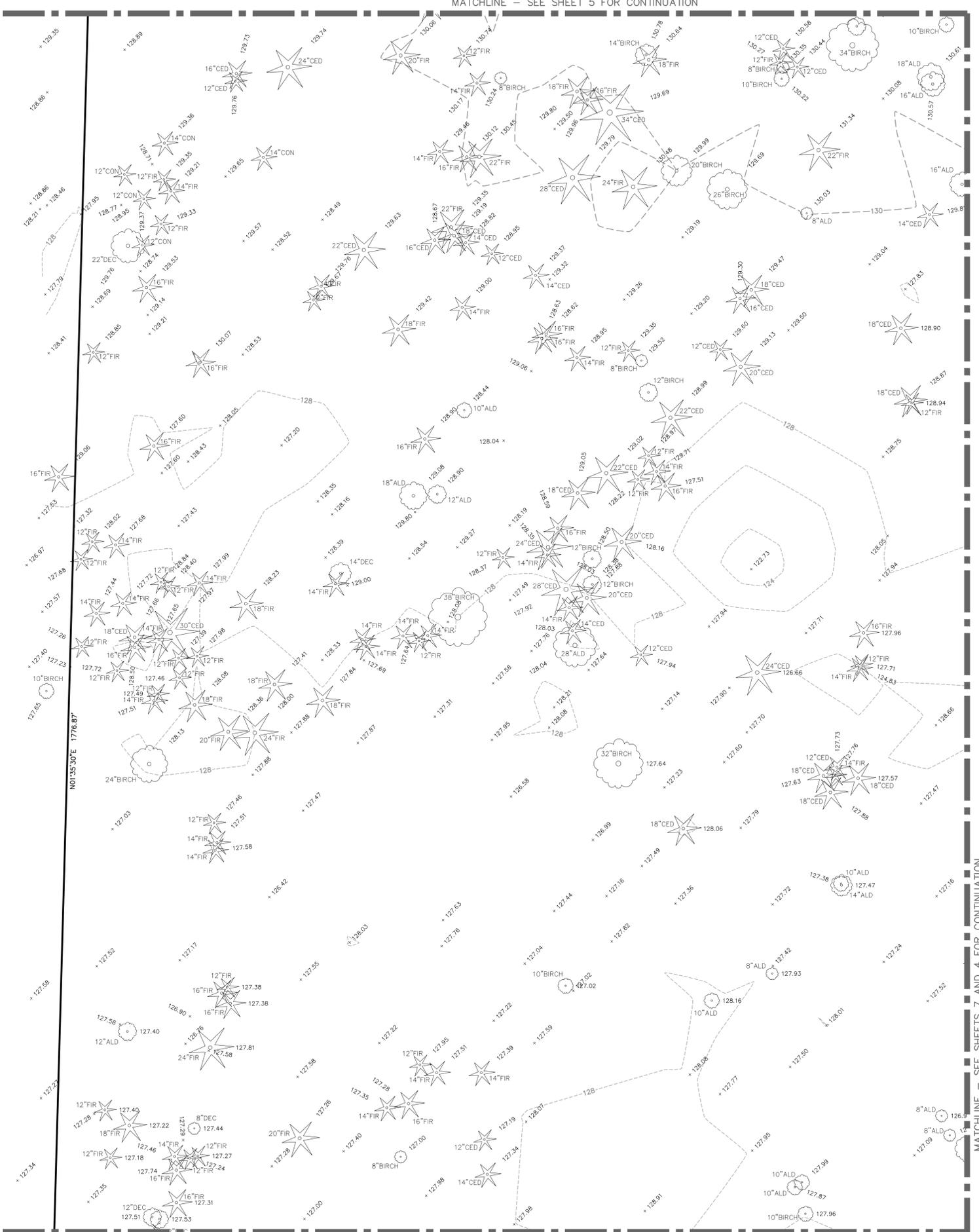
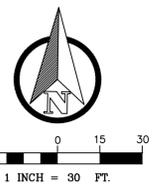
MATCHLINE - SEE SHEET 5 FOR CONTINUATION

**LEGEND**

- BLRD BOLLARD
- CC CURB CUT
- SDCO STORM CLEANOUT
- FV FIBER VAULT
- FDM FIBER DOWN MARKER
- CD CONDUIT DROP
- CTV CABLE TV
- CW CONCRETE WALK
- CON CONIFEROUS TREE
- EJB ELECTRIC JUNCTION BOX
- TJB TELEPHONE JUNCTION BOX
- CMP CORRUGATED METAL PIPE
- DI DUCTILE IRON
- CPP CORRUGATED PLASTIC PIPE
- DEC DECIDUOUS TREE
- EHH ELECTRICAL HANDHOLE
- EMH ELECTRICAL MANHOLE
- FHY FIRE HYDRANT
- FMC FOUND MONUMENT IN CASE
- FRB FOUND REBAR
- GA GUY ANCHOR
- LPM LIGHT POLE (METAL)
- M MANHOLE
- CBT2 CATCH BASIN TYPE 2
- CBT1 CATCH BASIN TYPE 1
- CULV CULVERT
- MW MONITOR WELL
- OHP/OT OVERHEAD POWER/TELEPHONE
- PP POWER POLE
- SD STORM DRAIN
- TV TELEPHONE VAULT
- W WATER MAIN
- WM WATER METER
- WV WATER VALVE
- BIRCH BIRCH TREE
- CED CEDAR TREE
- CHERRY CHERRY TREE
- COT COTTENWOOD TREE
- DEC DECIDUOUS TREE
- PINE PINE TREE
- DOGWOOD DOGWOOD TREE
- FIR FIR TREE
- WIL WILLOW TREE
- ALD ALDER TREE
- OAK OAK TREE

43RD AVE NE  
N01°35'30"E 5346.25'

City of Arlington  
Planning Division  
**APPROVED**  
Amy Rusko  
Digitally signed by Amy Rusko  
DN: cn=Amy Rusko, o=City of  
Arlington, ou=Community & Economic  
Development, c=Washington, email=Amy.Rusko@arlingtonva.gov



MATCHLINE - SEE SHEET 10 FOR CONTINUATION

MATCHLINE - SEE SHEETS 7 AND 4 FOR CONTINUATION

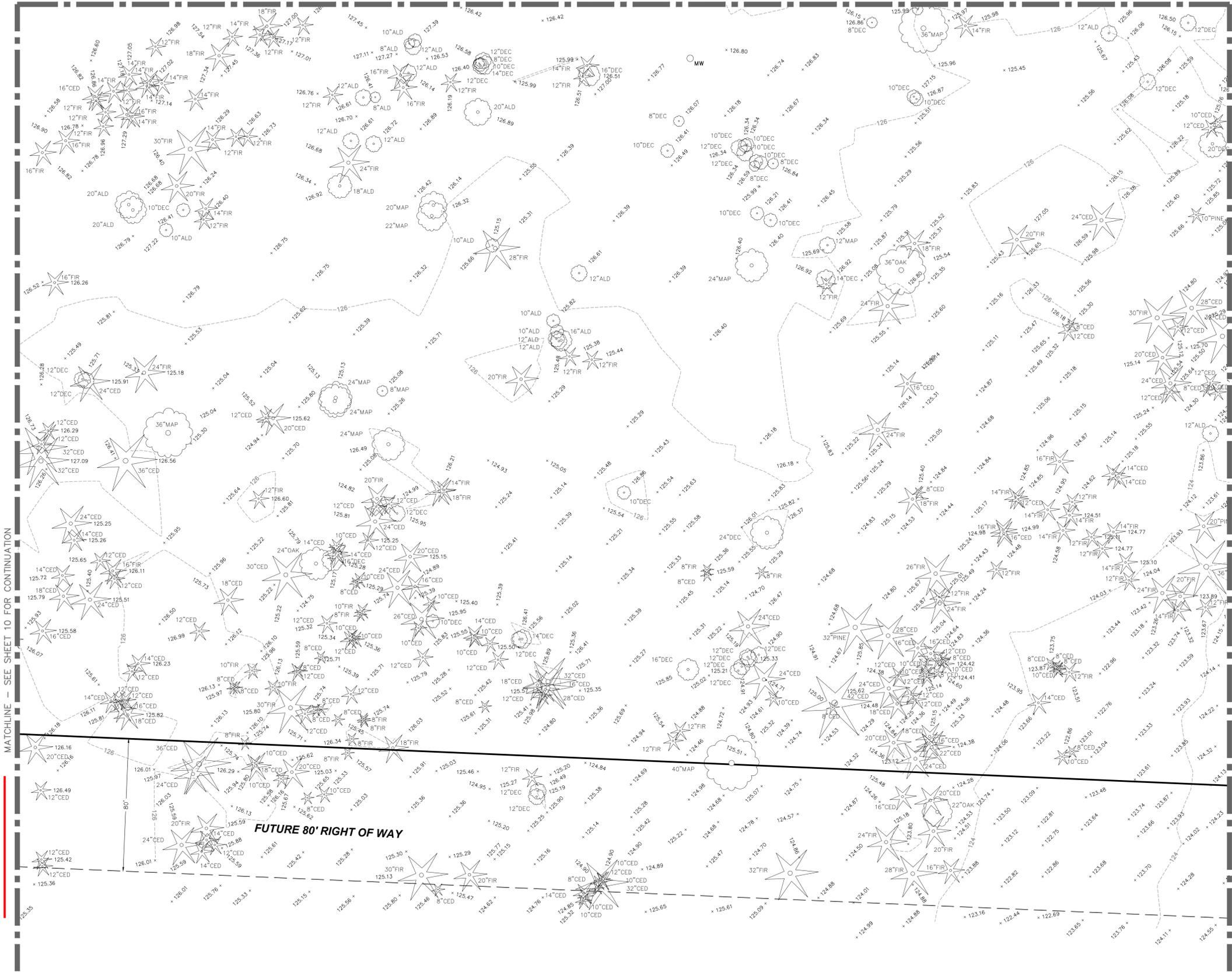
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				ES
			CHECKED BY	SB
<b>NORTH PEAK ASSOCIATES LLC</b> PROFESSIONAL LAND SURVEYORS 17270 WOODINVILLE REDMOND ROAD, NE, SUITE 705 WOODINVILLE, WA 98072 (206) 601-4682 WWW.NORTHPEAKASSOCIATES.COM				
BOUNDARY AND TOPOGRAPHIC SURVEY <b>SMARTCAP AIRNORTH</b> AIRPORT BLVD / 51ST AVE NE		WASHINGTON SNOHOMISH ARLINGTON		
JOB NO.		21-117		
SHEET		8 OF 10		

A PORTION OF SE 1/4, SEC. 21, TWP. 31 N., RGE. 5 E., W.M.

MATCHLINE - SEE SHEETS 7 AND 10 FOR CONTINUATION

LEGEND

- BLRD BOLLARD
- CC CURB CUT
- SDCO STORM CLEANOUT
- FV FIBER VAULT
- FDM FIBER DOWN MARKER
- CD CONDUIT DROP
- CTV CABLE TV
- CON CONCRETE WALK
- CON CONIFEROUS TREE
- EJB ELECTRIC JUNCTION BOX
- TJB TELEPHONE JUNCTION BOX
- CMP CORRUGATED METAL PIPE
- DI DUCTILE IRON
- CPP CORRUGATED PLASTIC PIPE
- DEC DECIDUOUS TREE
- EHH ELECTRICAL HANDHOLE
- EMH ELECTRICAL MANHOLE
- FIRE FIRE HYDRANT
- FOUND FOUND MONUMENT IN CASE
- FOUND FOUND REBAR
- GUY GUY ANCHOR
- LIGHT LIGHT POLE (METAL)
- MANHOLE MANHOLE
- CATCH CATCH BASIN TYPE 2
- CATCH CATCH BASIN TYPE 1
- CULVERT CULVERT
- MW MONITOR WELL
- OHP/OHT OVERHEAD POWER/TELEPHONE
- PP POWER POLE
- SD STORM DRAIN
- TV TELEPHONE VAULT
- W WATER MAIN
- WM WATER METER
- WV WATER VALVE
- BIRCH BIRCH TREE
- CED CEDAR TREE
- CHERRY CHERRY TREE
- COT COTTENWOOD TREE
- DEC DECIDUOUS TREE
- PINE PINE TREE
- DOG DOGWOOD TREE
- FIR FIR TREE
- WL WILLOW TREE
- ALD ALDER TREE
- OAK OAK TREE

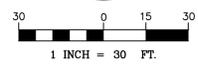


MATCHLINE - SEE SHEET 10 FOR CONTINUATION

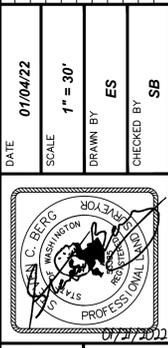
MATCHLINE - SEE SHEET 6 FOR CONTINUATION

City of Arlington  
 Planning Division  
**APPROVED**

Amy Rusko  
 Digitally signed by Amy Rusko  
 DN: cn=Amy Rusko, o=City of Arlington, ou=Community & Economic Development, c=Washington  
 Date: 2022.12.15 14:15:04-0800'



DATE	01/04/22
SCALE	1" = 30'
DRAWN BY	ES
CHECKED BY	SB
NO.	
REVISION	



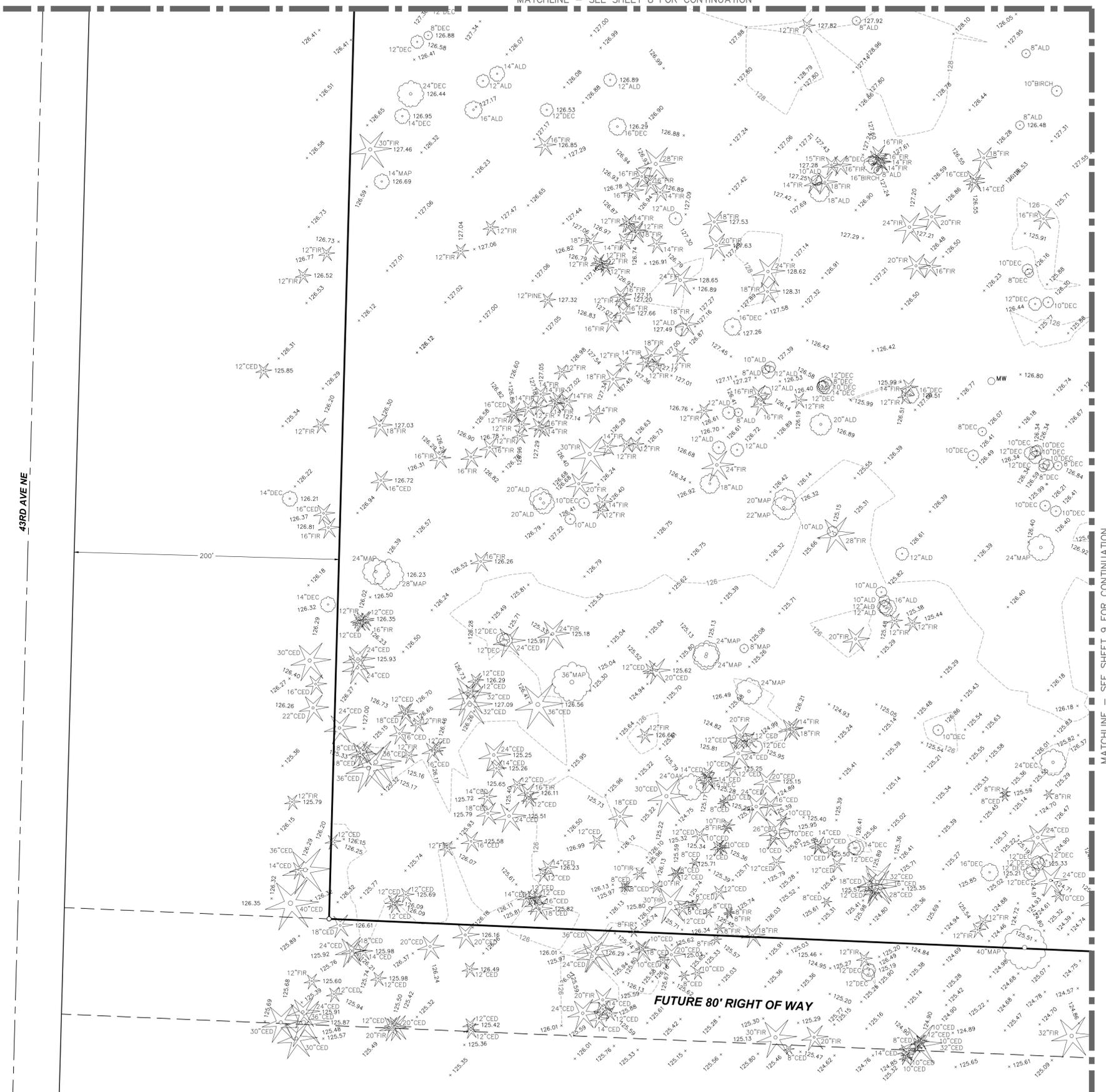
**NORTH PEAK ASSOCIATES LLC**  
 PROFESSIONAL LAND SURVEYORS  
 17270 WOODINVILLE REDMOND ROAD, NE, SUITE 705  
 WOODINVILLE, WA 98072  
 (206) 601-4682  
 WWW.NORTHPEAKASSOCIATES.COM

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
**SMARTCAP AIRNORTH**  
 AIRPORT BLVD / 51ST AVE NE  
 WASHINGTON  
 SNOHOMISH

MATCHLINE - SEE SHEET 8 FOR CONTINUATION

**LEGEND**

- BLRD BOLLARD
- CC CURB CUT
- SDCO STORM CLEANOUT
- FV FIBER VAULT
- FDM FIBER DOWN MARKER
- CD CONDUIT DROP
- CTV CABLE TV
- CW CONCRETE WALK
- CON CONIFEROUS TREE
- EJB ELECTRIC JUNCTION BOX
- TJB TELEPHONE JUNCTION BOX
- CMP CORRUGATED METAL PIPE
- DI DUCTILE IRON
- CPP CORRUGATED PLASTIC PIPE
- DEC DECIDUOUS TREE
- EHH ELECTRICAL HANDHOLE
- EMH ELECTRICAL MANHOLE
- FIRE FIRE HYDRANT
- FM FOUND MONUMENT IN CASE
- FR FOUND REBAR
- GA GUY ANCHOR
- LP LIGHT POLE (METAL)
- MAN MANHOLE
- CB1 CATCH BASIN TYPE 1
- CB2 CATCH BASIN TYPE 2
- CUL CULVERT
- MW MONITOR WELL
- OPHT OVERHEAD POWER/TELEPHONE
- PP POWER POLE
- SD STORM DRAIN
- TV TELEPHONE VAULT
- W WATER MAIN
- WM WATER METER
- WV WATER VALVE
- BIRCH BIRCH TREE
- CED CEDAR TREE
- CHERRY CHERRY TREE
- COT COTTENWOOD TREE
- DEC DECIDUOUS TREE
- PINE PINE TREE
- DOGWOOD DOGWOOD TREE
- FIR FIR TREE
- WIL WILLOW TREE
- ALD ALDER TREE
- OAK OAK TREE



MATCHLINE - SEE SHEET 9 FOR CONTINUATION



40 0 20 40  
1 INCH = 40 FT.

City of Arlington  
Planning Division  
**APPROVED**

Amy Rusko  
Digitally signed by Amy Rusko  
DN: cn=Amy Rusko, o=City of Arlington, ou=Community & Economic Development, cn=Amy Rusko  
Date: 2022.12.15 14:15:04-0800

DATE 01/04/22	SCALE 1" = 40'	DRAWN BY ES	CHECKED BY SB	NO.	REVISION
<b>NORTH PEAK ASSOCIATES LLC</b> PROFESSIONAL LAND SURVEYORS 17270 WOODINVILLE REDMOND ROAD, NE, SUITE 705 WOODINVILLE, WA 98072 (206) 607-4682 WWW.NORTHPEAKASSOCIATES.COM					
BOUNDARY AND TOPOGRAPHIC SURVEY <b>SMARTCAP AIRNORTH</b> AIRPORT BLVD / 51ST AVE NE			WASHINGTON SNOHOMISH ARLINGTON		
JOB NO. 21-117					
SHEET 10 OF 10					