

PORTION SW1/4, SW1/4, SEC.24, TWP.31N, RGE.5E, W.M.

**LEGEND:**

---	PROPERTY LINE
---	SECTION LINE
---	EASEMENT
---	ADJACENT PROPERTY LINE
---	ROAD CL
---	EXISTING EDGE OF PAVEMENT
---	EXISTING EDGE OF CONCRETE
---	EXISTING CURB
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---	EXISTING OVERHEAD POWER LINE
---	EXISTING WATER LINE
---	EXISTING STORM LINE
---	EDGE OF WETLAND
---	WETLAND BUFFER
---	EXISTING FENCE - BARBED WIRE
---	EXISTING FENCE - WOOD
---	PROPOSED BUILDING
---	PROPOSED EDGE OF PAVEMENT

○	EXISTING CATCH BASIN
○	EXISTING STORM DRAIN MANHOLE
○	EXISTING GATE VALVE
○	EXISTING WATER METER
○	EXISTING FIRE HYDRANT
○	EXISTING SEWER MANHOLE
○	EXISTING STREET LIGHT
○	EXISTING DECIDUOUS TREE
○	EXISTING CONIFER TREE
○	EXISTING SIDEWALK
○	PROPOSED CONCRETE
○	PROPOSED ROCKERY
○	PROPOSED WOODCHIP TRAIL
○	PROPOSED PARKING LANDSCAPE
○	PROPOSED OPEN SPACE
○	PROPOSED TOWNHOME YARD
○	PROPOSED WHEEL STOP
○	PROPOSED BIKE RACK
○	PROPOSED ADA PARKING STALL
○	PROPOSED PEDESTRIAN CROSSWALK

**PARKING LANDSCAPE CALCULATION:**  
 TOTAL OUTSIDE PARKING SPACE AREA = 46,453 SF  
 LANDSCAPE REQUIRED (16%) = 12,233 SF  
 LANDSCAPE AREA PROVIDED = 24,435 SF

**RESIDENTIAL UNIT MIX:**  
 2BED 45  
 1BED 68  
 1BED W/DEN 26  
 STUDIO 94  
 STUDIO W/DEN 78  
 TOWNHOMES 23  
**TOTAL 334**

**MINI PARKS CALCULATION:**  
 65 SF PER RESIDENT PER SECTION 20.52.010  
 NUMBER OF RESIDENTS = 23(3.2)+45(2.2)+94(1.4)+172(1.4) = 545  
 MINI PARKS REQUIRED = 545x65 = 35,425 SF  
 MINI PARKS PROVIDED = 35,425 SF

**OPEN SPACE CALCULATION:**  
 5% OF TOTAL PROPERTY PER SECTION 20.110.014(H)  
 OPEN SPACE REQUIRED = 731,788 x 0.05 = 36,589 SF  
 OPEN SPACE PROVIDED = ±51,329 SF

**MINI PARKS / OPEN SPACE PROVIDED:**  
 TRAIL OPEN SPACE = 55,097 SF  
 OPEN SPACE (DEVELOPED) = 31,657 SF

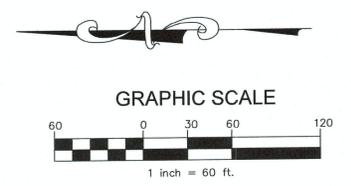
**AREAS ON SITE:**  
 BUILDING FOOTPRINTS 140,749 SF  
 ASPHALT PARKING/DRIVE 206,954 SF  
 CONCRETE SIDEWALK 33,310 SF  
 LANDSCAPING/OPEN SPACE 163,228 SF  
 TRACT 999 187,547 SF

**PARKING CALCULATIONS:**  
 COMMERCIAL: 2 STALL / 1,000 SF  
 COMM. FLOOR AREA = 52,600 SF  
 REQUIRED PARKING = 105 SPACES

**PROPOSED PARKING:**  
 PARKING SPACES ON LOT = 553  
 FULL SIZE 436  
 COMPACT 57  
 ADA 14  
 TOWNHOMES 46

**ADA PARKING:**  
 REQUIRED (500+ SPACES) = 11 SPACES (2% TOTAL)  
 PROVIDED = 14 SPACES

**BIKE RACK CALCULATIONS:**  
 REQUIRED BIKE STALLS = 1 PER 4 BEDROOMS  
 REQUIRED BIKE STALLS = 356 / 4 = 89 STALLS  
 PROPOSED BIKE RACK SPACES = 90  
 90 SPACES PROVIDED AS SHOWN ON PLANS



**DATUM: NAVD 88**  
 FND MC  
 CONC MON W/1.5" BRASS DISK  
 W/PUNCH "LS 17652"  
 ELEV.=393.79 (NAVD 88)



**NOTES:**  
 1. PARKING LOT LIGHTING WILL BE PLACED ON THE FACE OF THE BUILDINGS AND LIGHT POLES IN THE LANDSCAPE ISLANDS.  
 2. SEE LANDSCAPE PLAN FOR SCREENING INFORMATION.  
 3. SITE LAYOUT SHOWS PRELIMINARY BUILDING PLACEMENT. EACH LOT WILL REQUIRE ITS OWN PERMIT WHERE IT WILL BE REVIEWED FOR COMPLIANCE WITH CODE.  
 4. LOCATE FUTURE WESTBOUND TRANSIT STOP ON 172ND ST NE. COORDINATE WITH COMMUNITY TRANSIT ON DESIGN AND LOCATION.  
 5. ELECTRIC VEHICLE PARKING / CHARGING STALLS WILL BE REQUIRED FOR EACH INDIVIDUAL LOT DEVELOPMENT.  
 NOTE:  
 CONTOURS ESTABLISHED FROM FIELD MEASUREMENTS. ACCURACY 1/2 CONTOUR INTERVAL.  
 BOUNDARY ESTABLISHED PER PLAT OF ZAHRADNIK.  
 ELEVATIONS ESTABLISHED BY RTN GPS OBSERVATIONS WITH CORRECTIONS FROM W.S.R.N.  
 BOUNDARY & TOPOGRAPHY SURVEY BY BENCHMARK SURVEYING LLC, DEC 20, 2020, AND ELEVATION CHECK BY CASCADE SURVEYING & ENGINEERING.  
 UTILITIES SHOWN PER AS-BUILT SURFACE FEATURES

**LEGAL DESCRIPTION:**  
 LOT 1, CITY OF ARLINGTON SHORT PLAT NO. MN-01-058-FSP RECORDED UNDER RECORDING NO. 20011295004 AND CORRECTION THEREOF RECORDED UNDER RECORDING NO. 200306120426, RECORDS OF SNOHOMISH COUNTY, WASHINGTON BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;  
 EXCEPT THAT PORTION THEREOF DEDICATED FOR 85TH AVENUE IN THE PLAT OF EAGLE HEIGHTS RECORDED UNDER RECORDING NO. 200308295002;  
 ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON, ACTING BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEED RECORDED SEPTEMBER 30, 2010 UNDER SNOHOMISH COUNTY RECORDING NUMBER 201009300686.  
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

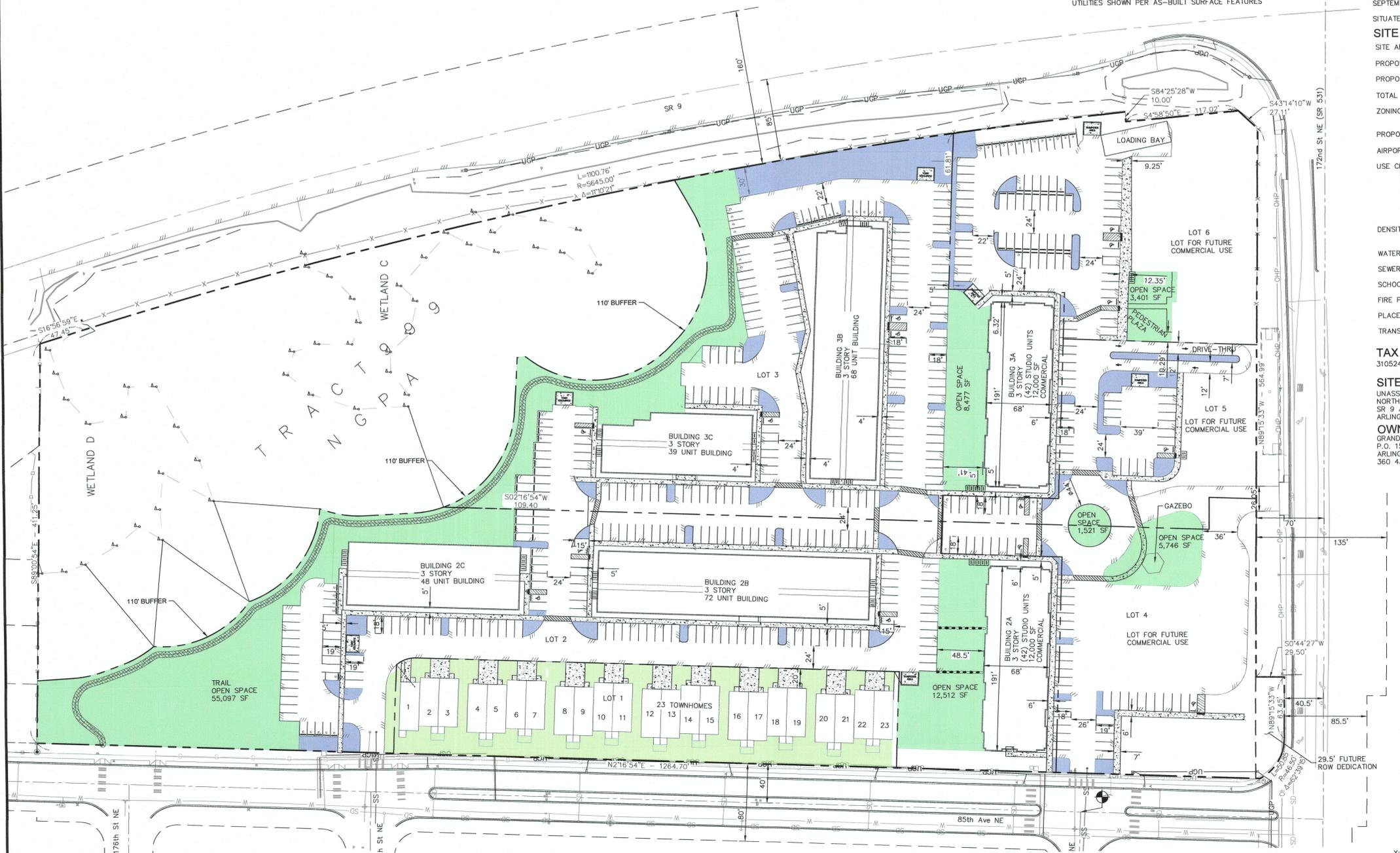
**SITE INFORMATION:**  
 SITE AREA: 731,788 SF (16.80 AC)  
 PROPOSED BUILDING HEIGHT: 45 FT (3 STORIES MAX.)  
 PROPOSED DWELLING UNITS: 334 RESIDENTIAL UNITS  
 TOTAL LOT COVERAGE: 381,013 SF (52.1%) (TOTAL IMPERVIOUS)  
 ZONING CLASSIFICATION: GENERAL COMMERCIAL MIXED USE OVERLAY  
 PROPOSED SCREENING: LANDSCAPED AREAS AND FENCES  
 AIRPORT PROTECTION DISTRICT SUBDISTRICT: APD SUBDISTRICT C/D

**USE CLASSIFICATION:**  
 LOT 1 TOWNHOMES  
 LOT 2 MIXED-USE & APARTMENTS.  
 LOT 3 MIXED-USE & APARTMENTS.  
 LOT 4 COMMERCIAL RETAIL  
 LOT 5 COMMERCIAL RETAIL  
 LOT 6 COMMERCIAL RETAIL  
**DENSITY:**  
 NET: 19.88 DU/AC  
 GROSS: 49.70 DU/AC  
**WATER PROVIDER:** CITY OF ARLINGTON  
**SEWER PROVIDER:** CITY OF ARLINGTON  
**SCHOOL DISTRICT:** ARLINGTON 16  
**FIRE PROTECTION DISTRICT:** NORTH COUNTY FIRE  
**PLACE TYPE:** MIXED USE COMMUNITY CENTER  
**TRANSECT:** T4M-MV

**TAX PARCEL NUMBER:** 31052400302000  
**SITE ADDRESS:** UNASSIGNED NORTHWEST OF INTERSECTION OF SR 9 AND 172ND ST NE ARLINGTON, WA 98223  
**OWNER/APPLICANT:** GRANDVIEW NORTH LLC P.O. BOX 326 159 N. OLYMPIC AVENUE ARLINGTON, WA 98223 360 435-7171  
**CIVIL ENGINEER:** KIMBERLY BUSTEED, P.E. CASCADE SURVEYING & ENGINEERING, INC. P.O. BOX 326 ARLINGTON, WA 98223 PHONE: (360)435-5551  
**SURVEYOR:** FREDERICK F. POYNER, P.E., P.L.S. CASCADE SURVEYING & ENGINEERING, INC. P.O. BOX 326 ARLINGTON, WA 98223 PHONE: (360)435-5551  
**CONTACT PERSON(S):** RANDY DEVOIR CASCADE SURVEYING & ENGINEERING, INC. P.O. BOX 326 ARLINGTON, WA 98223 PHONE: (360)435-5551 RANDY@CASCADESURVEYING.COM

**DRAWING SHEET INDEX**

SHEET NUMBER	SHEET TITLE
1	SITE PLAN
2	EXISTING CONDITIONS & SWPPP 1
3	EXISTING CONDITIONS & SWPPP 2
4	GRADING - SOUTH ACCESS ROAD
5	GRADING-NORTH ACCESS ROAD 1
6	GRADING-NORTH ACCESS ROAD 2
7	GRADING - CENTRAL ROAD
8	BUILDING 4 & 5 ENTRIES
9	DRAINAGE - NORTH SITE
10	DRAINAGE - VAULTS A-C
11	DRAINAGE - SOUTH SITE
12	SEWER - NORTH ACCESS ROAD
13	SEWER - SOUTH ACCESS ROAD
14	SEWER - CENTRAL ROAD
15	WATER - SOUTH SITE
16	WATER - NORTH SITE
17	TREE SURVEY



**CASCADE SURVEYING & ENGINEERING, INC.**  
 Engineers Surveyors Planners  
 P.O. BOX 326 ARLINGTON, WASHINGTON 98223  
 1-800-593-5551 (360) 435-5551  
 WWW.CASCADESURVEYING.COM

DESIGNED	DATE	DATE	DATE	DATE	DATE	DATE	DATE
JH	03/22	JH	03/22	KB	04/22	REF	

**GRANDVIEW NORTH LLC**  
**ZAHRADNIK**  
**SITE PLAN**  
 CITY FILE NO.: PLN #941

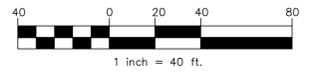
**1 OF 17**  
**# 22867**

PORTION SW1/4, SW1/4, SEC.24, TWP.31N, RGE.5E, W.M.

KEY NOTES:

- 1 LIMITS OF SITE DISTURBANCE SHALL BE CLEARLY MARKED BEFORE LAND DISTURBING ACTIVITIES BEGIN. (BMP C103)
- 2 STABILIZED CONSTRUCTION ENTRANCE (BMP C105)
- 3 STORM DRAIN INLET PROTECTION (BMP 220). IMPLEMENT AFTER PROPOSED CATCH BASINS WITH STD. GRATES ARE INSTALLED AND MAINTAIN UNTIL CONSTRUCTION IS FINISHED. ADD TO ANY EXISTING CATCH BASINS IN THE STREET NEAR A CONSTRUCTION ENTRANCE OR EXIT.
- 4 INSTALL SILT FENCE AS REQUIRED (BMP C233)
- 5 REMOVE TOPSOIL LAYER FROM WHOLE SITE. STOCK PILE TO AMEND LAWN AND LANDSCAPE AREAS PER BMP T5.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH. SEE SOIL AMENDMENT NOTES THIS SHEET
- 6 STOCK PILE AREAS.
- 7 PRESERVE NATURAL VEGETATION PER BMP C101

GRAPHIC SCALE



DATUM: NAVD 88

FND MIC  
CONC MON W/1.5" BRASS DISK  
W/PUNCH "LS 17652"  
ELEV.=393.79 (NAVD 88)

NOTE:  
CONTOURS ESTABLISHED FROM FIELD MEASUREMENTS.  
ACCURACY 1/2 CONTOUR INTERVAL.

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ELEVATIONS ESTABLISHED BY RTN GPS OBSERVATIONS WITH CORRECTIONS FROM W.S.R.N.

BOUNDARY & TOPOGRAPHY SURVEY BY BENCHMARK SURVEYING LLC, DEC 20, 2020. AND ELEVATION CHECK BY CASCADE SURVEYING & ENGINEERING.

UTILITIES SHOWN PER AS-BUILT SURFACE FEATURES

SOIL AMENDED NOTES:

1. TOPSOIL IS TO BE TAKEN AS THE TOP 12 INCHES OF SOIL AND THE DUFF LAYER.
2. COVER SOIL AND DUFF PILES WITH WOVEN WEED BARRIER (AVAILABLE FROM NURSERY SUPPLY STORES) THAT SHEDS MOISTURE YET ALLOWS AIR FLOW.
3. TOPSOIL AND DUFF IS TO BE STOCKPILED SEPARATELY FROM THE REST OF THE EXCAVATED SOILS.
4. REPLACE TOPSOIL IN SOIL AMENDMENT AREAS PRIOR TO PLANTING A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF TEN PERCENT DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A pH FROM FROM 6.0 TO 8.0 OR MATCHING THE pH OF THE ORIGINAL UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS WHERE FEASIBLE.
5. PLANTING BEDS MUST BE MULCHED WITH 2 INCHES OF ORGANIC MATERIAL.
6. QUALITY OF COMPOST AND OTHER MATERIALS USED TO MEET THE ORGANIC CONTENT REQUIREMENTS:
  - A. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST THAT MEETS THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220. THIS CODE IS AVAILABLE ONLINE AT:  
[HTTP://WWW.ECY.WA.GOV/PROGRAMS/SWFA/FACILITIES/350.HTML](http://www.ecy.wa.gov/programs/swfa/facilities/350.html)  
THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 35% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. FOR THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
  - B. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS AS DEFINED ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON AND NITROGEN RATIO REQUIREMENTS, AND MEETING THE CONTAMINANT STANDARDS OF GRADE A COMPOST.

- ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY AN APPLICATION OF EFFECTIVE BMP'S THAT PROTECT THE SOIL FROM EROSION FORCES OF RAINDROP IMPACT AND FLOWING WATER. SUCH BMP'S INCLUDE BUT ARE NOT LIMITED TO:
  - BMP C120 (TEMPORARY AND PERMANENT SEEDING)
  - BMP C121 (MULCHING)
  - BMP C122 (NETS AND BLANKETS)
  - BMP C123 (PLASTIC COVERING)
  - BMP C124 (SODDING)
  - BMP C125 (TOPSOILING)
  - BMP C130 (SURFACE ROUGHENING)

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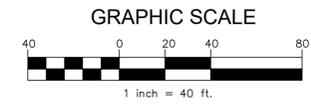
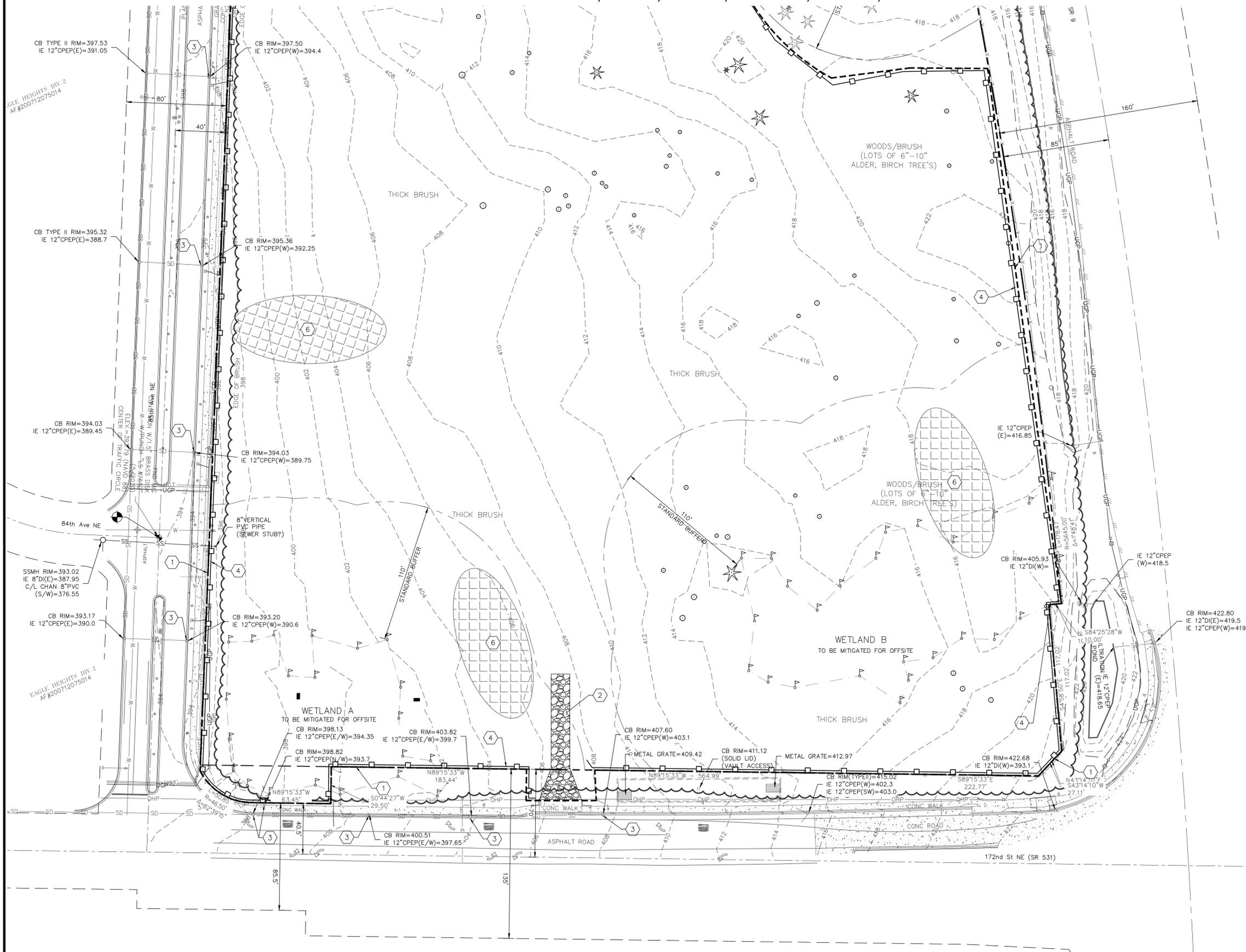
**CASCADE SURVEYING & ENGINEERING, INC.**  
Engineers Surveyors Planners  
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NO.	REVISION	DATE	BY

DESIGNED	DATE	DRAWN	DATE	CHECKED	DATE	FIELD BOOK	REF.
JH	03/22	JH	03/22	KB	04/22	ARL141	

**GRANDVIEW NORTH LLC**  
ZAHRADNIK  
**EXISTING CONDITIONS & SWPPP 1**  
CITY FILE NO.: PLN #941

PORTION SW1/4, SW1/4, SEC.24, TWP.31N, RGE.5E, W.M.



DATUM: NAVD 88

FND MIC CONC MON W/1.5" BRASS DISK W/PUNCH "LS 17652" ELEV.=393.79 (NAVD 88)

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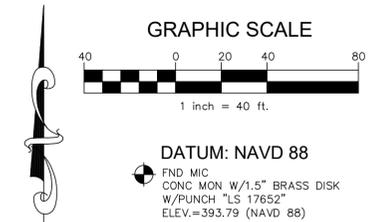
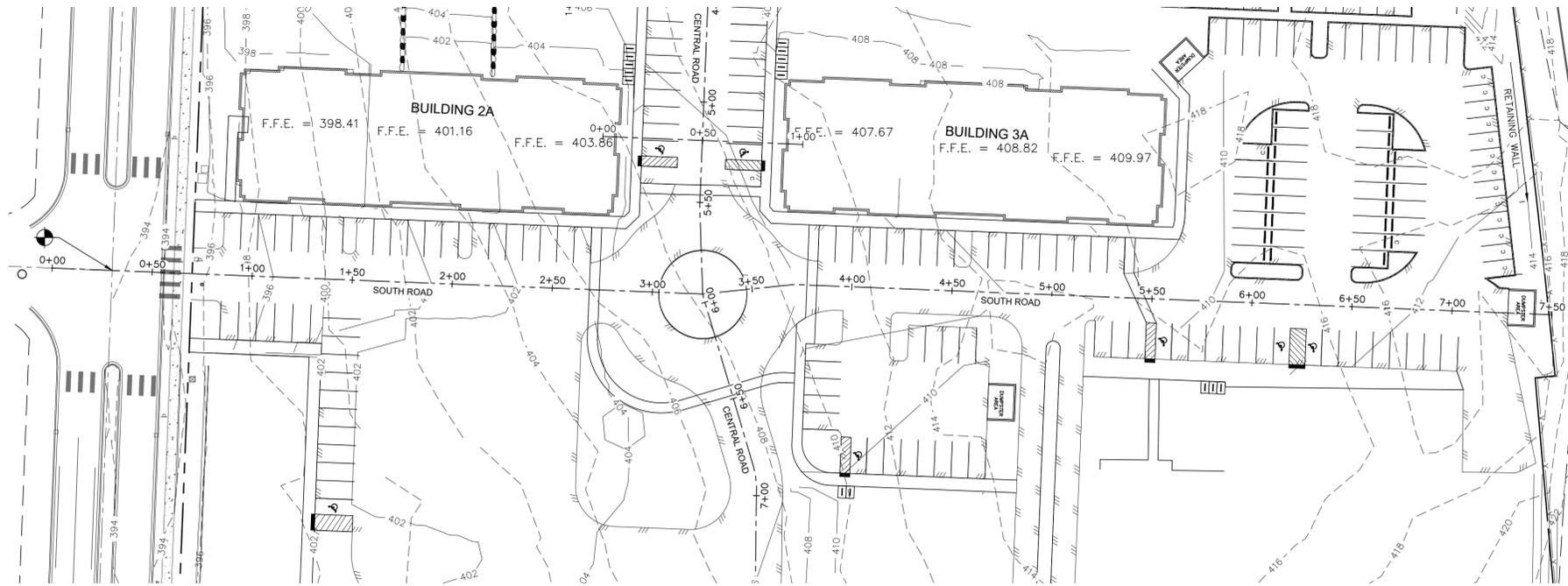


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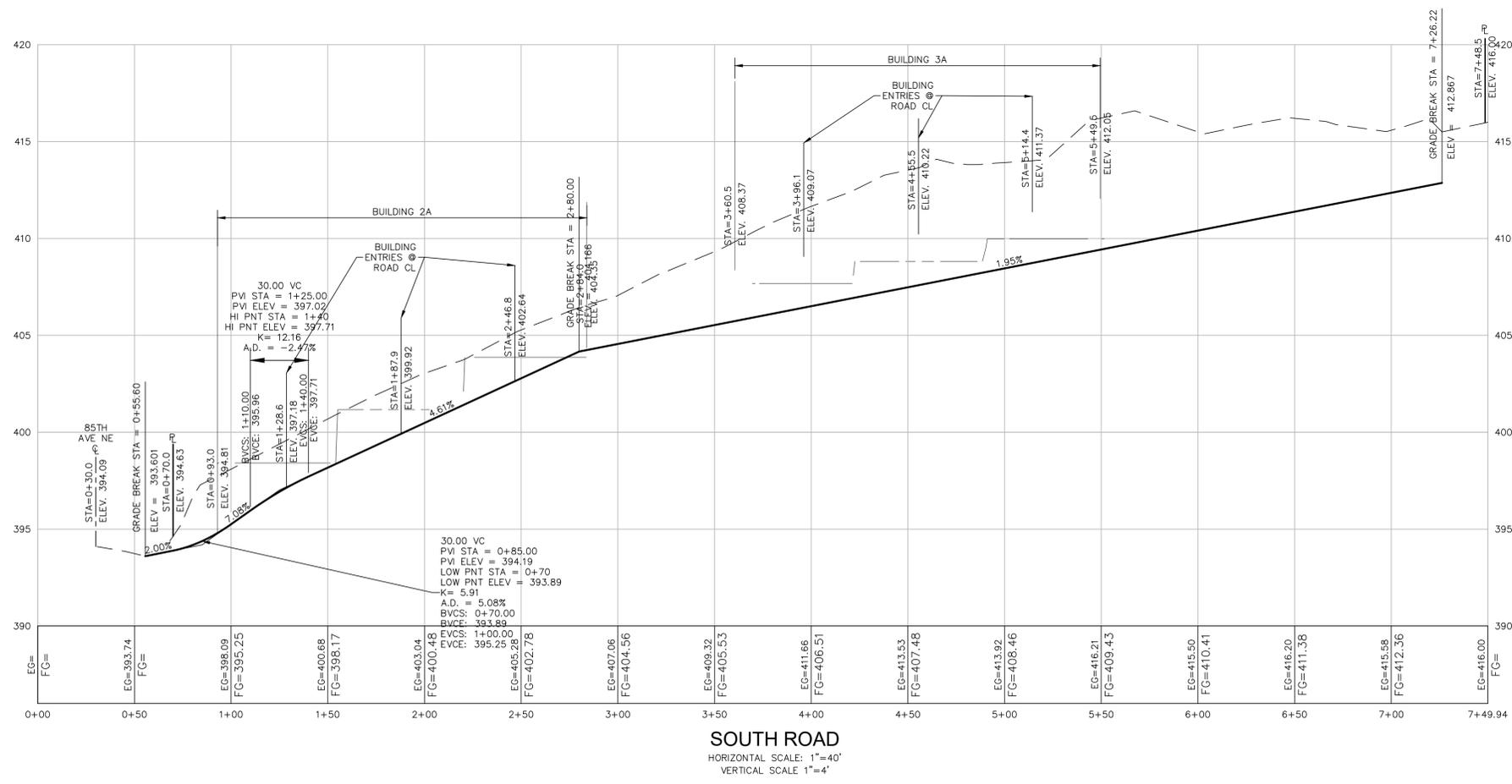
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**GRANDVIEW NORTH LLC**  
**ZAHRADNIK**  
**EXISTING CONDITIONS & SWPPP 2**  
CITY FILE NO.: PLN #941

PORTION SW1/4, SW1/4, SEC.24, TWP.31N, RGE.5E, W.M.



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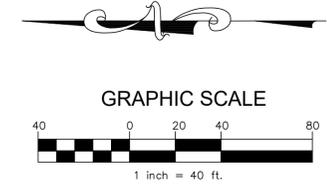
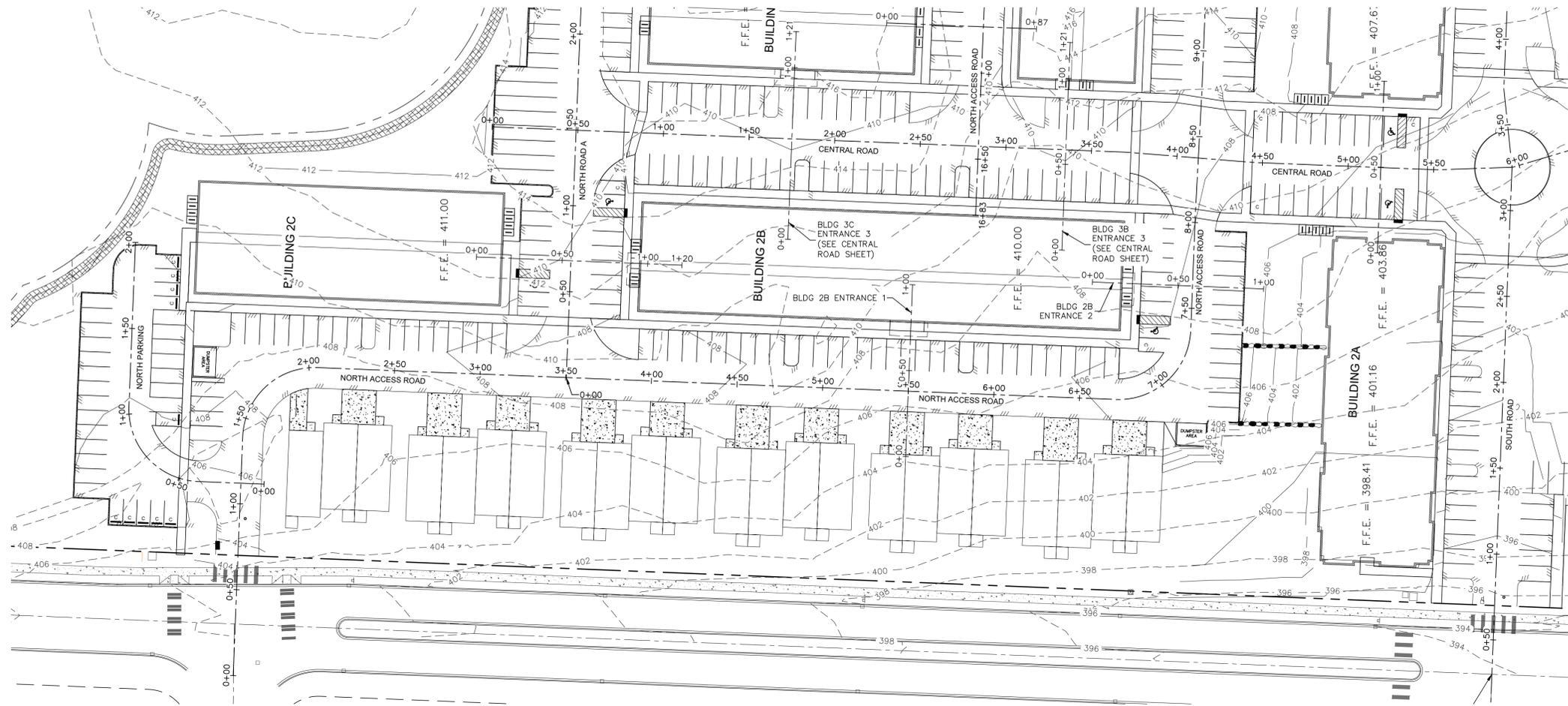


NO.	REVISION	DATE	BY
1	2ND REVIEW COMMENTS	12/22	JH

DESIGNED	DATE	DATE
JH	03/22	03/22
JH	03/22	03/22
KB	04/22	04/22

**GRANDVIEW NORTH LLC**  
**ZAHRADNIK**  
**GRADING - SOUTH ACCESS ROAD**  
 CITY OF ARLINGTON  
 CITY FILE NO.: PLN #941

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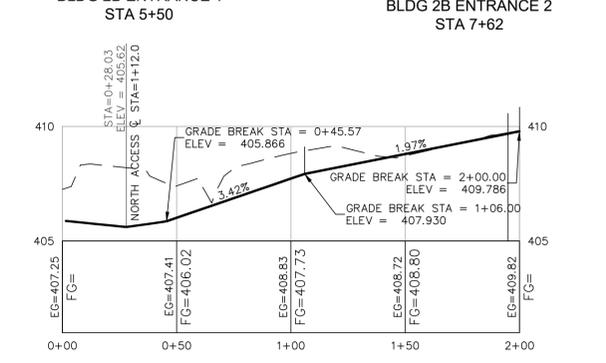
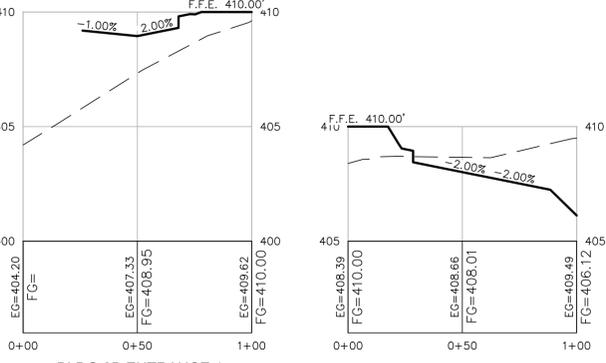
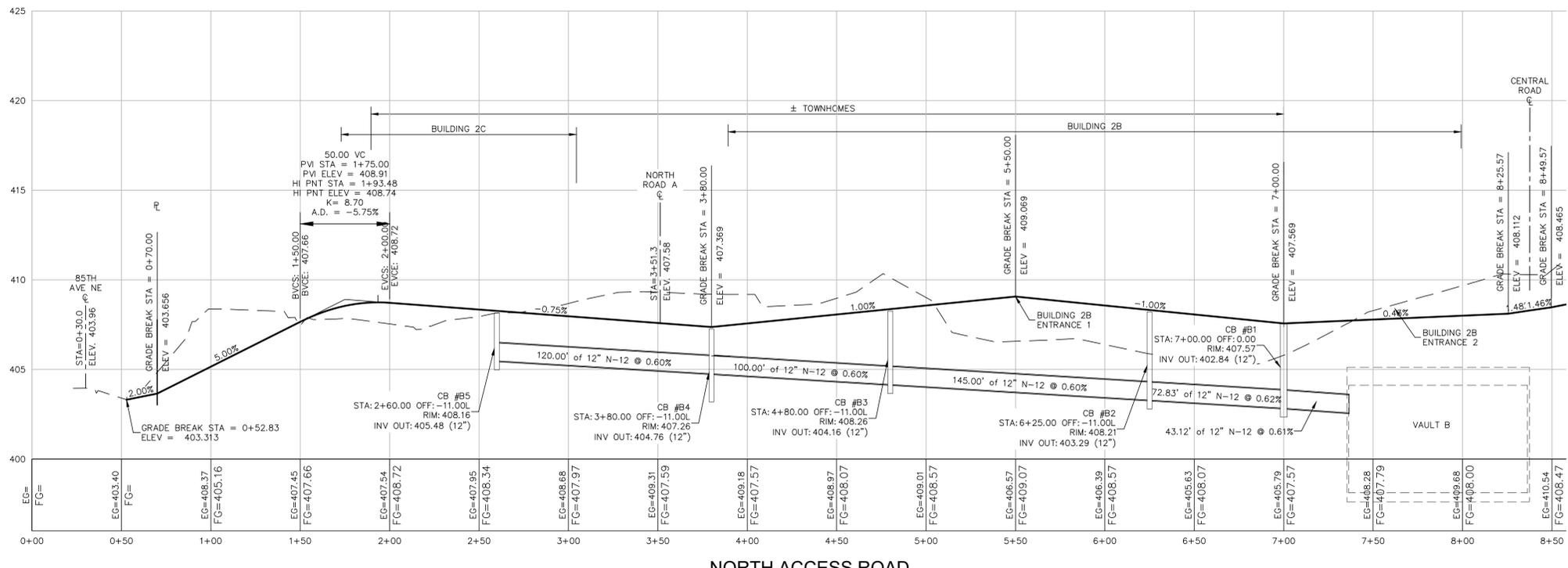


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1	12/22	JH
2	12/22	JH

REVISION

DESIGNED	DATE
JH	03/22
DRAWN	DATE
JH	03/22
CHECKED	DATE
KB	04/22
FIELD BOOK	REF.
ARL 141	

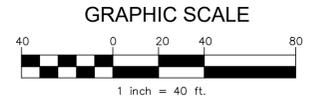
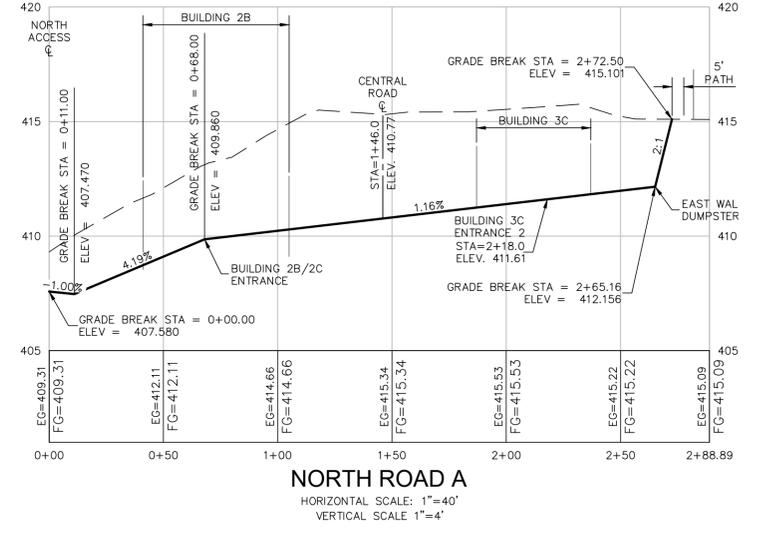
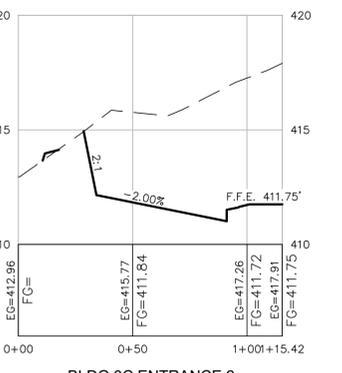
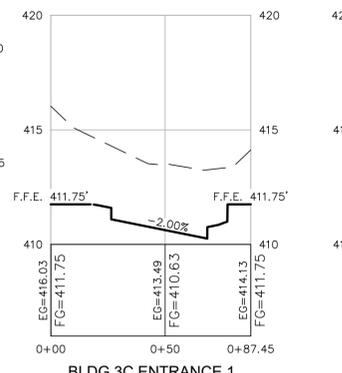
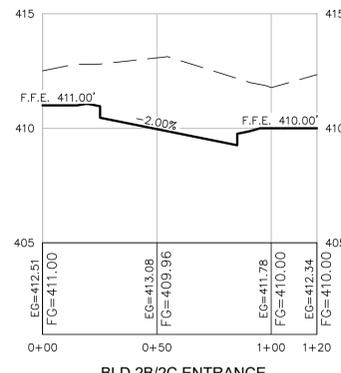
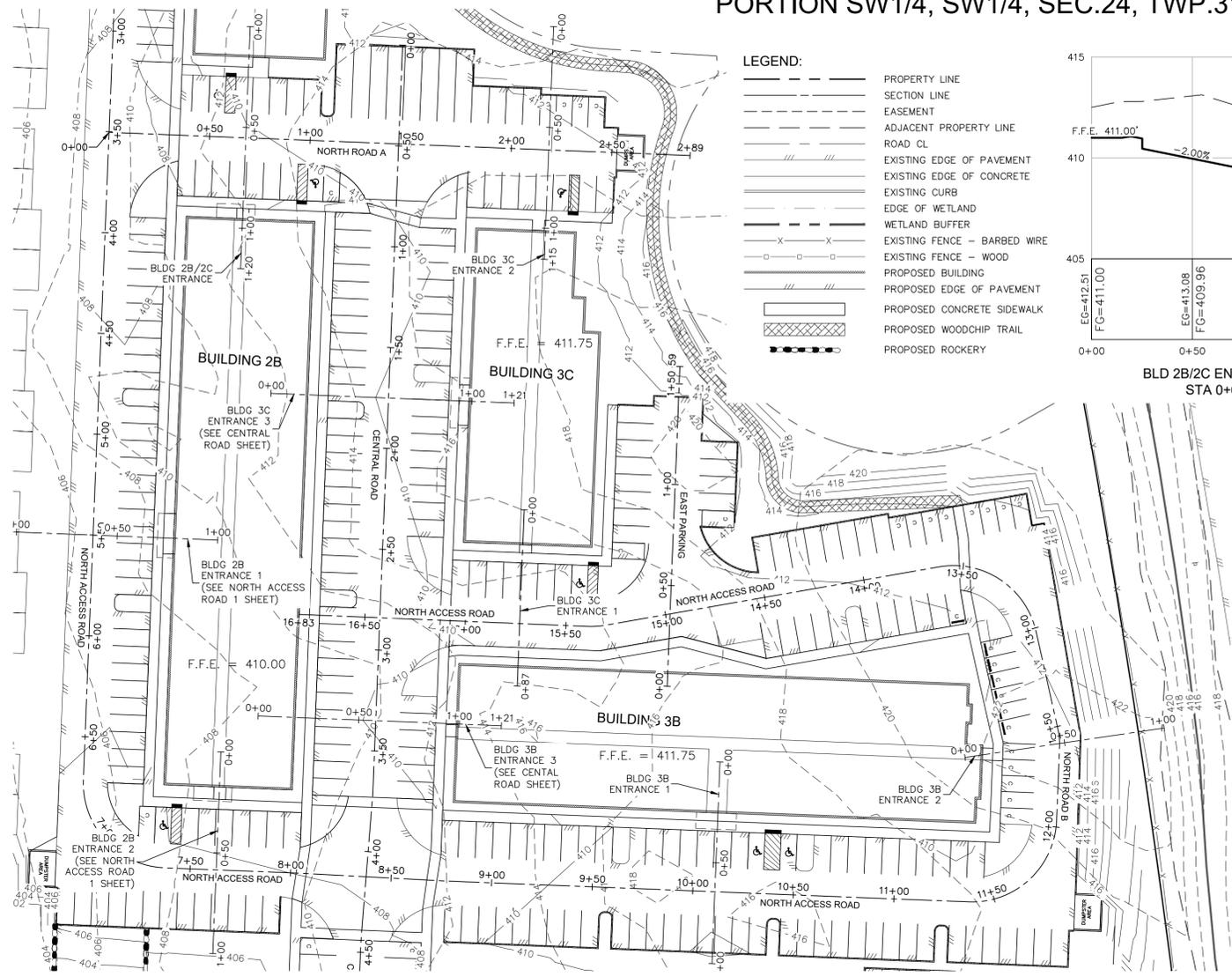
**GRANDVIEW NORTH LLC**  
**ZAHRADNIK**  
**GRADING-NORTH ACCESS ROAD 1**  
 CITY OF ARLINGTON  
 CITY FILE NO.: PLN #941



**NORTH ACCESS ROAD**  
 HORIZONTAL SCALE: 1"=40'  
 VERTICAL SCALE: 1"=4'

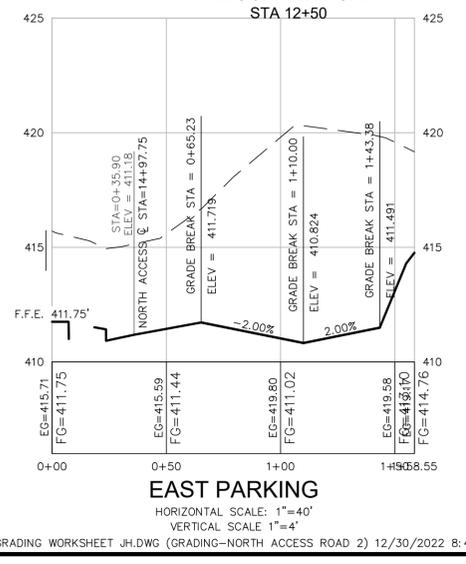
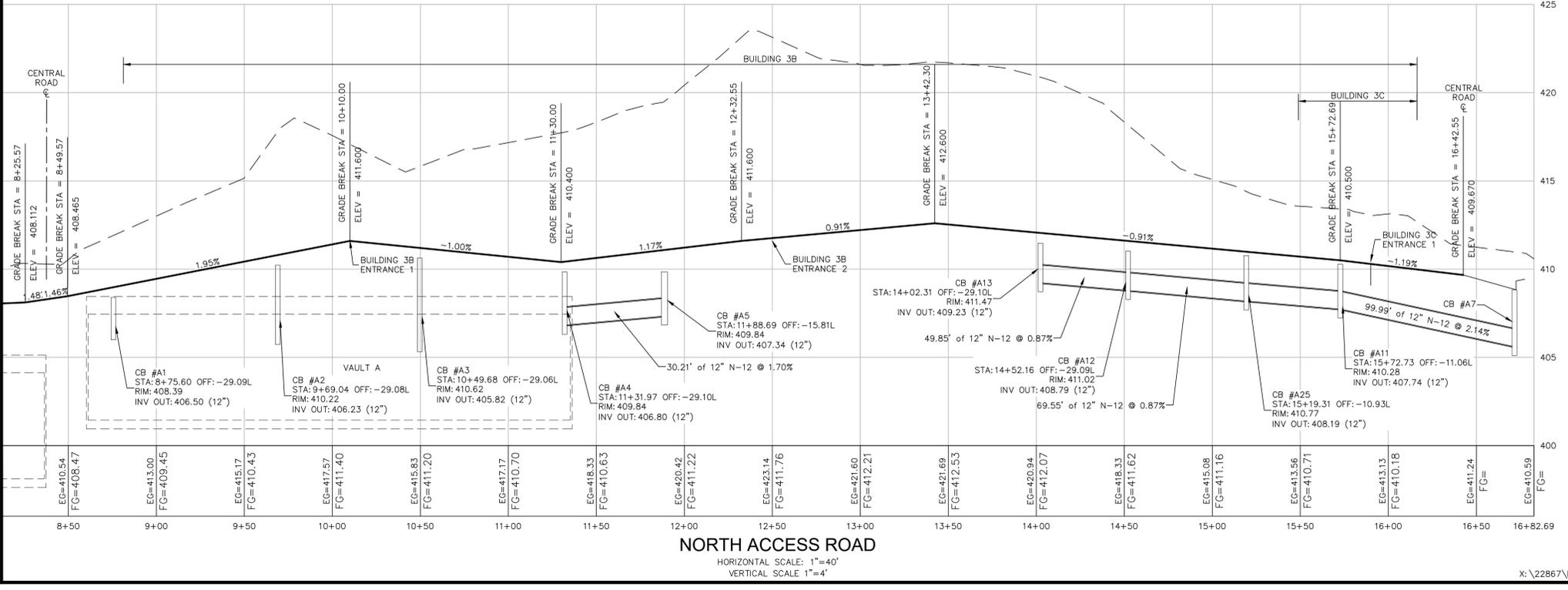
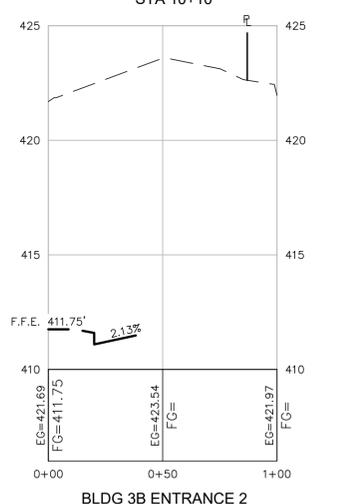
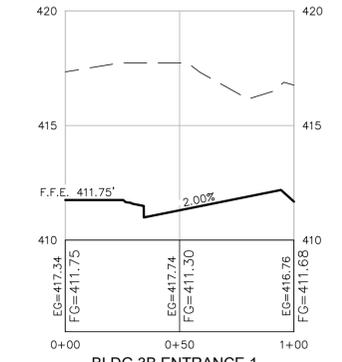
**NORTH PARKING**  
 HORIZONTAL SCALE: 1"=40'  
 VERTICAL SCALE: 1"=4'

PORTION SW1/4, SW1/4, SEC.24, TWP.31N, RGE.5E, W.M.



**DATUM: NAVD 88**  
FIND MIC CONC MON W/1.5" BRASS DISK W/PUNCH "LS 17652" ELEV.=393.79 (NAVD 88)

**NOTE:** CONTOURS ESTABLISHED FROM FIELD MEASUREMENTS. ACCURACY 1/2 CONTOUR INTERVAL.  
BOUNDARY ESTABLISHED PER PLAT OF ZAHRADNIK.  
ELEVATIONS ESTABLISHED BY RTN GPS OBSERVATIONS WITH CORRECTIONS FROM W.S.R.I.V.  
BOUNDARY & TOPOGRAPHY SURVEY BY BENCHMARK SURVEYING LLC, DEC 20, 2020. AND ELEVATION CHECK BY CASCADE SURVEYING & ENGINEERING.  
UTILITIES SHOWN PER AS-BUILT SURFACE FEATURES



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1-800-595-5551  
(360) 435-3551

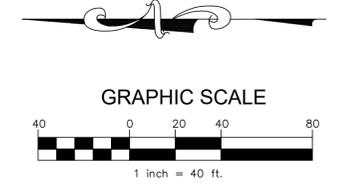
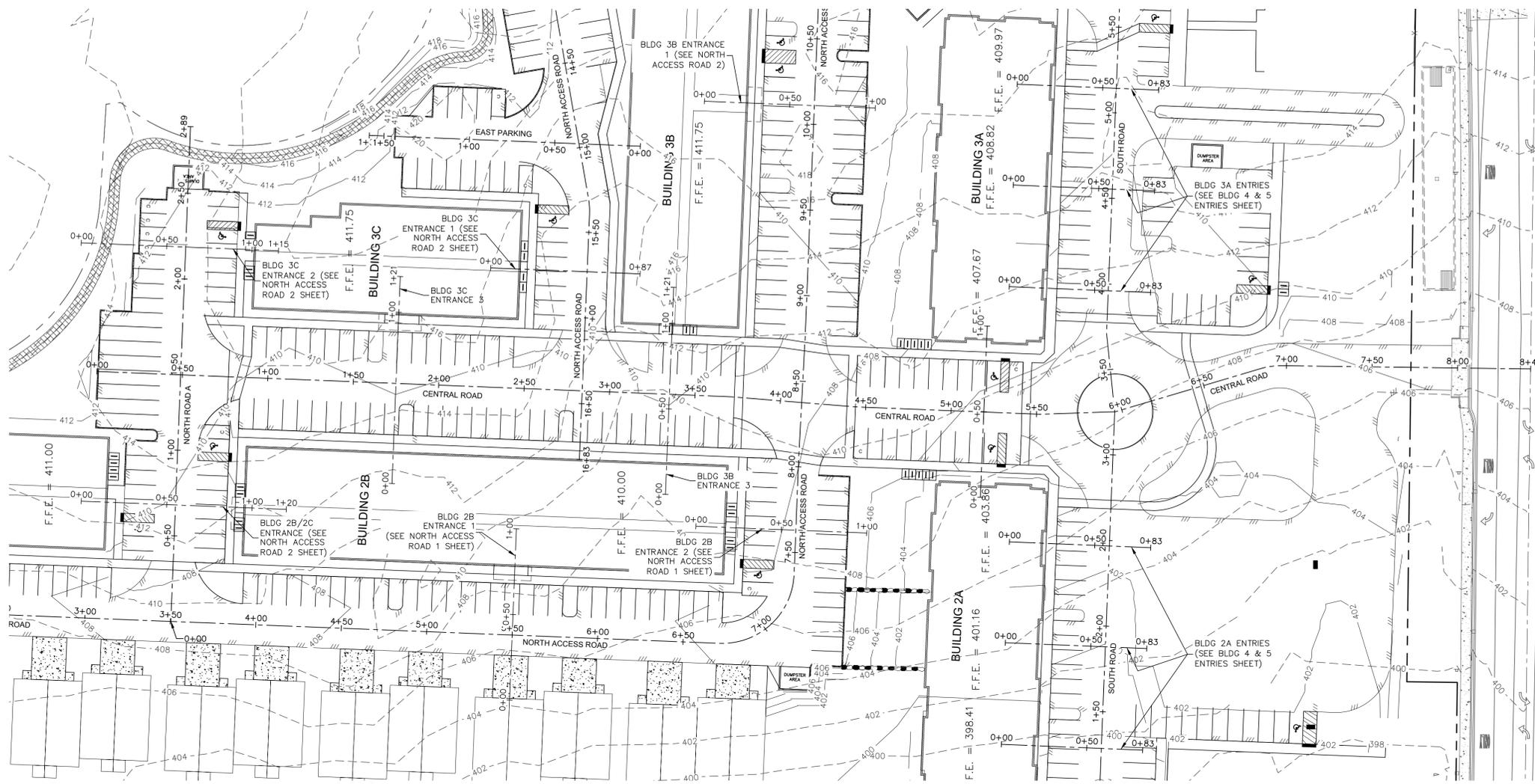


DESIGNED	DATE	BY
JH	03/22	JH
DRAWN	DATE	DATE
JH	03/22	JH
CHECKED	DATE	DATE
KB	04/22	JH
FIELD BOOK	REF.	DATE
ABL 141		12/22

REVISION	DATE	BY

**GRANDVIEW NORTH LLC**  
**ZAHRADNIK**  
**GRADING-NORTH ACCESS ROAD 2**  
CITY OF ARLINGTON  
CITY FILE NO.: PLN #941

PORTION SW1/4, SW1/4, SEC.24, TWP.31N, RGE.5E, W.M.



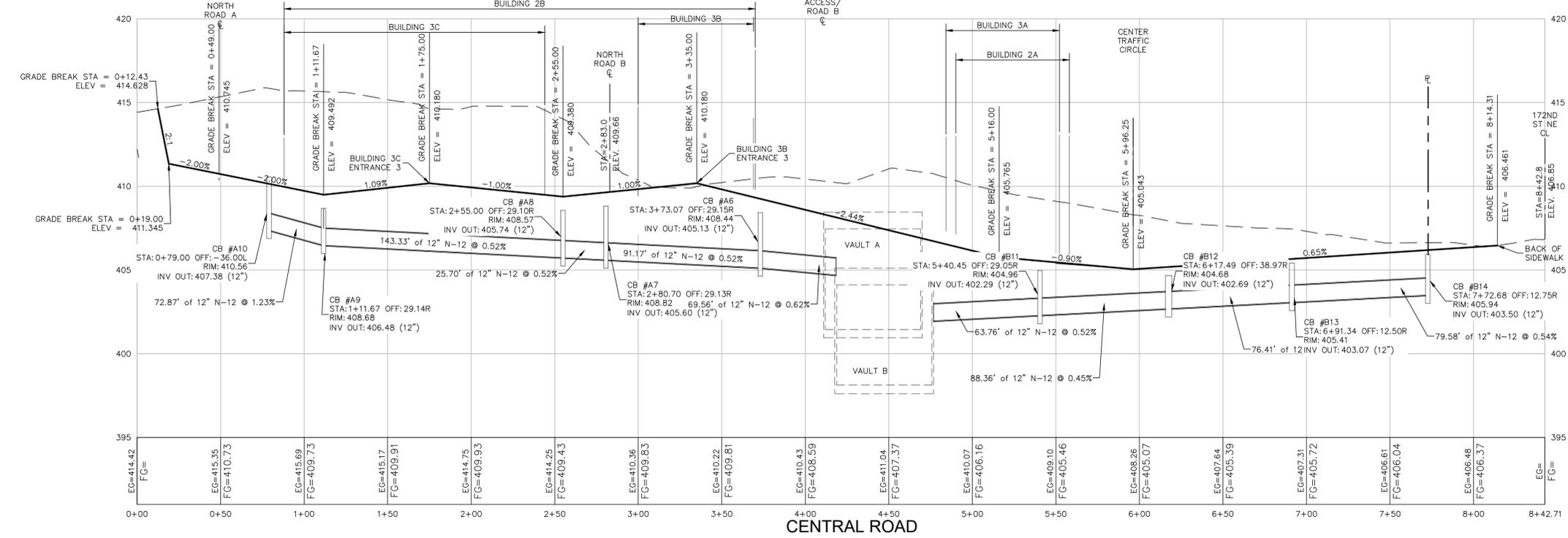
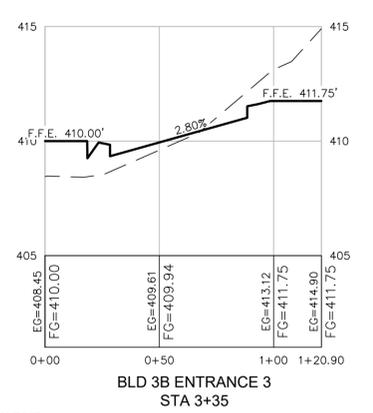
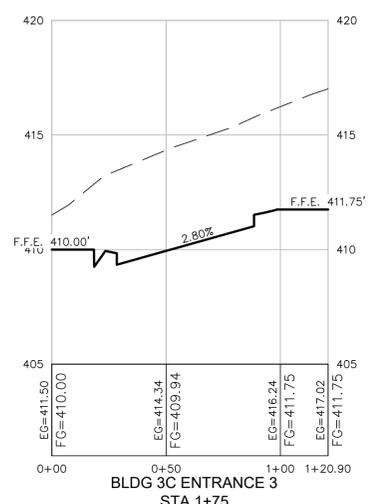
NOTE:  
CONTOURS ESTABLISHED FROM FIELD MEASUREMENTS. ACCURACY 1/2 CONTOUR INTERVAL.

BOUNDARY ESTABLISHED PER PLAT OF ZAHRADNIK.

ELEVATIONS ESTABLISHED BY RTN GPS OBSERVATIONS WITH CORRECTIONS FROM W.S.R.N.

BOUNDARY & TOPOGRAPHY SURVEY BY BENCHMARK SURVEYING LLC, DEC 20, 2020. AND ELEVATION CHECK BY CASCADE SURVEYING & ENGINEERING.

UTILITIES SHOWN PER AS-BUILT SURFACE FEATURES



LEGEND:

- PROPERTY LINE
- SECTION LINE
- EASEMENT
- ADJACENT PROPERTY LINE
- ROAD CL
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF CONCRETE
- EXISTING CURB
- EDGE OF WETLAND
- WETLAND BUFFER
- EXISTING FENCE - BARBED WIRE
- EXISTING FENCE - WOOD
- PROPOSED BUILDING
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED WOODCHIP TRAIL
- PROPOSED ROCKERY

**CASCADE SURVEYING & ENGINEERING, INC.**  
Engineers, Surveyors, Planners

1-800-595-5551  
(360) 435-3551

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ARLINGTON, WASHINGTON 98223  
WWW.CASCADESURVEYING.COM

NO.	DATE	BY
1	12/22	JH
2	12/22	JH

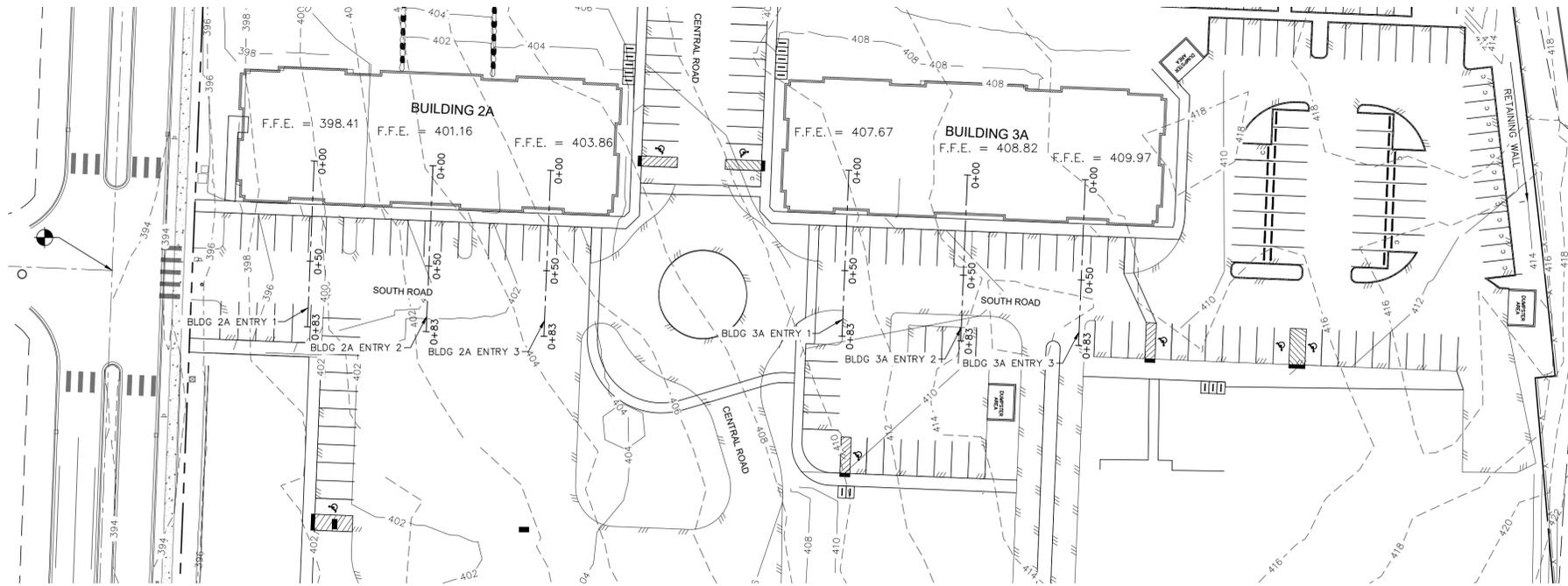
REVISION

DESIGNED	DATE	DATE
JH	03/22	03/22
JH	03/22	03/22
KB	04/22	04/22

FIELD BOOK REF: ARL 141

**GRANDVIEW NORTH LLC**  
ZAHRADNIK  
**GRADING - CENTRAL ROAD**  
CITY FILE NO.: PLN #941

PORTION SW1/4, SW1/4, SEC.24, TWP.31N, RGE.5E, W.M.



GRAPHIC SCALE



1 inch = 40 ft.

DATUM: NAVD 88

FND MIC  
CONC MON W/1.5" BRASS DISK  
W/PUNCH "LS 17652"  
ELEV.=393.79 (NAVD 88)

NOTE:  
CONTOURS ESTABLISHED FROM FIELD MEASUREMENTS.  
ACCURACY 1/2 CONTOUR INTERVAL.

BOUNDARY ESTABLISHED PER PLAT OF ZAHRADNIK.

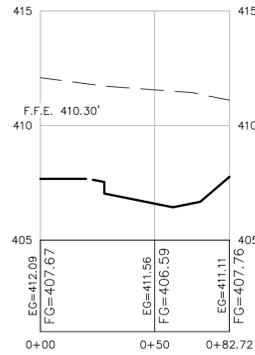
ELEVATIONS ESTABLISHED BY RTN GPS OBSERVATIONS WITH  
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BOUNDARY & TOPOGRAPHY SURVEY BY BENCHMARK  
SURVEYING LLC, DEC 20, 2020, AND ELEVATION CHECK BY  
CASCADE SURVEYING & ENGINEERING.

UTILITIES SHOWN PER AS-BUILT SURFACE FEATURES

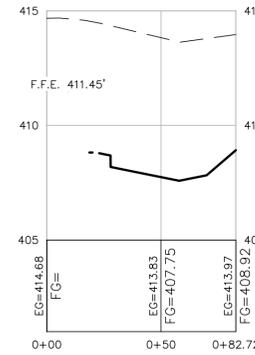
LEGEND:

- PROPERTY LINE
- SECTION LINE
- - - EASEMENT
- - - ADJACENT PROPERTY LINE
- ROAD CL
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF CONCRETE
- EXISTING CURB
- EDGE OF WETLAND
- WETLAND BUFFER
- x - x - EXISTING FENCE - BARBED WIRE
- o - o - EXISTING FENCE - WOOD
- PROPOSED BUILDING
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED WOODCHIP TRAIL
- PROPOSED ROCKERY



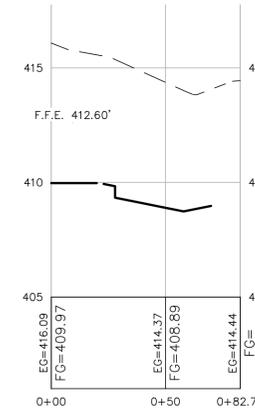
BLDG 3A ENTRY 1

HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE 1"=4'



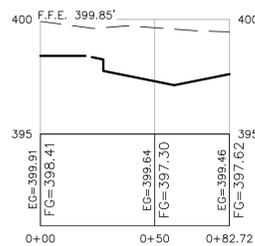
BLDG 3A ENTRY 2

HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE 1"=4'



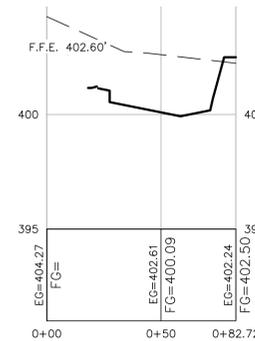
BLDG 3A ENTRY 3

HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE 1"=4'



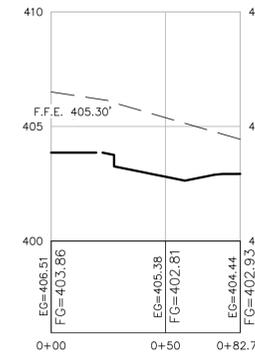
BLDG 2A ENTRY 1

HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE 1"=4'



BLDG 2A ENTRY 2

HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE 1"=4'



BLDG 2A ENTRY 3

HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE 1"=4'

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Engineers Surveyors Planners

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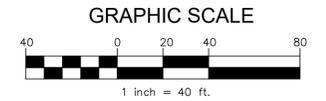


DESIGNED	JH	DATE	03/22
DRAWN	JH	DATE <td>03/22</td>	03/22
CHECKED	KB	DATE <td>04/22</td>	04/22
FIELD BOOK	ARL 141	REF.	
2ND REVIEW COMMENTS			DATE
REVISION			BY

DESIGNED JH DATE 03/22  
DRAWN JH DATE 03/22  
CHECKED KB DATE 04/22  
FIELD BOOK ARL 141 REF.

GRANDVIEW NORTH LLC  
ZAHRADNIK  
BUILDING 4 & 5 ENTRIES  
CITY OF ARLINGTON  
CITY FILE NO.: PLN #941

PORTION SW1/4, SW1/4, SEC.24, TWP.31N, RGE.5E, W.M.



DATUM: NAVD 88  
 FND MIC  
 CONC MON W/1.5" BRASS DISK  
 W/PUNCH "LS 17652"  
 ELEV.=393.79 (NAVD 88)

NOTE:  
 CONTOURS ESTABLISHED FROM FIELD MEASUREMENTS.  
 ACCURACY 1/2' CONTOUR INTERVAL.  
 BOUNDARY ESTABLISHED PER PLAT OF ZAHRADNIK.  
 ELEVATIONS ESTABLISHED BY RTN GPS OBSERVATIONS WITH  
 CORRECTIONS FROM W.S.R.N.  
 BOUNDARY & TOPOGRAPHY SURVEY BY BENCHMARK  
 SURVEYING LLC, DEC 20, 2020, AND ELEVATION CHECK BY  
 CASCADE SURVEYING & ENGINEERING.  
 UTILITIES SHOWN PER AS-BUILT SURFACE FEATURES

LEGEND:

	PROPERTY LINE
	SECTION LINE
	EASEMENT
	ADJACENT PROPERTY LINE
	ROAD CL
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF CONCRETE
	EXISTING CURB
	EXISTING FENCE - BARBED WIRE
	EXISTING FENCE - WOOD
	PROPOSED BUILDING
	PROPOSED EDGE OF PAVEMENT
	PROPOSED STORM PIPE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED WOODCHIP TRAIL
	PROPOSED ROCKERY
	PROPOSED STORMTANK DETENTION VAULT
	PROPOSED CATCH BASIN
	PROPOSED OUTLET CONTROL STRUCTURE
	PROPOSED STORMFILTER CATCHBASIN
	PROPOSED HYDRANT
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER CLEANOUT

NOTE:  
 REFER TO NORTH ACCESS ROAD AND  
 CENTRAL ROAD SHEETS FOR DRAINAGE  
 PROFILE INFORMATION.

**CASCADE SURVEYING & ENGINEERING, INC.**  
 Engineers Surveyors Planners  
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 ARLINGTON, WASHINGTON 98223  
 WWW.CASCADESURVEYING.COM  
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 1-800-595-5551  
 (360) 435-3551

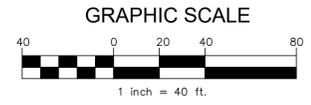
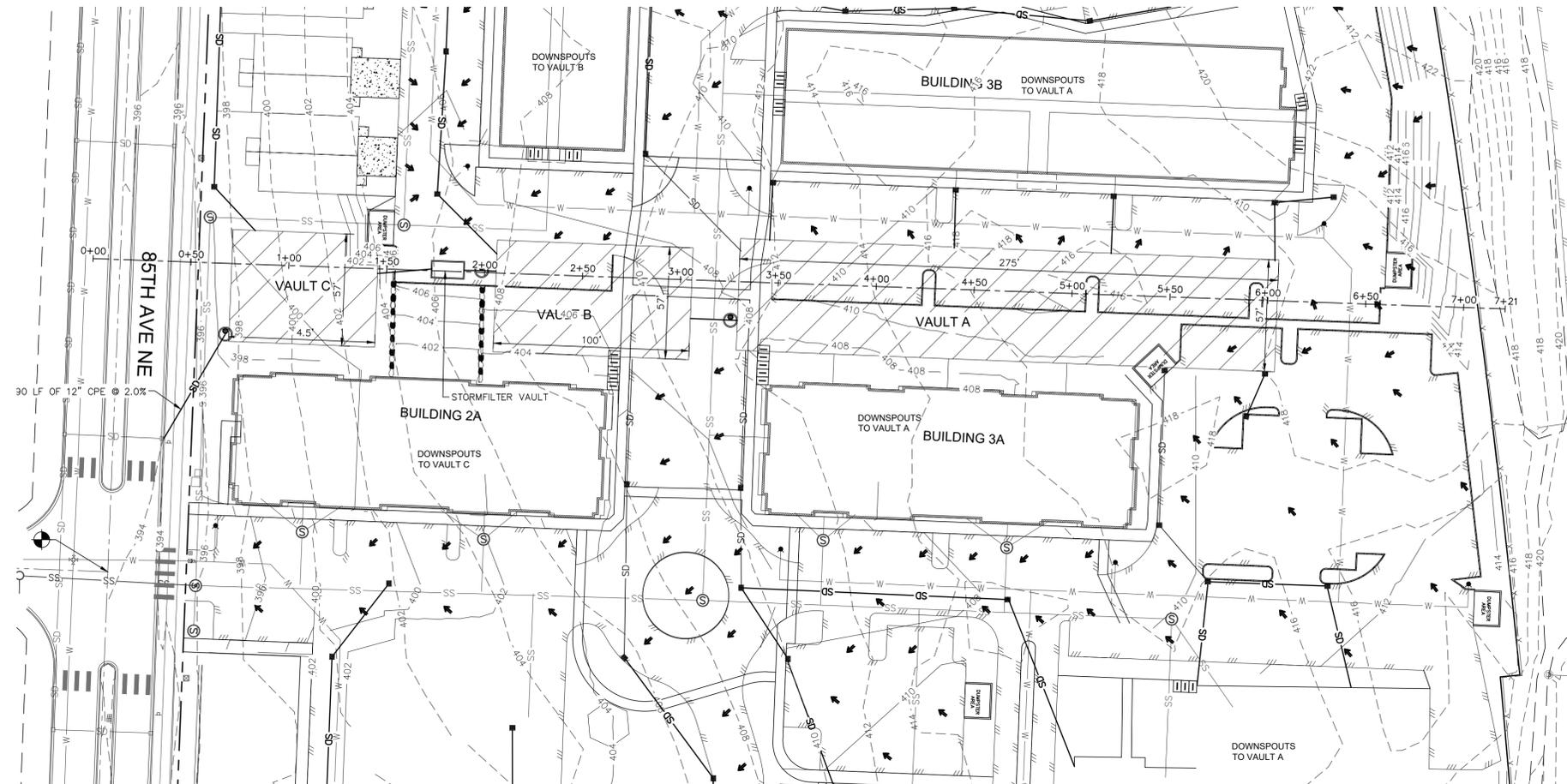


DATE	BY
12/22	JH

DESIGNED	DATE	DATE	DATE	DATE	DATE
JH	03/22	JH	03/22	KB	04/22
REF:	ARL 141				

**GRANDVIEW NORTH LLC**  
**ZAHRADNIK**  
**DRAINAGE - NORTH SITE**  
 CITY OF ARLINGTON  
 CITY FILE NO.: PLN #941

PORTION SW1/4, SW1/4, SEC.24, TWP.31N, RGE.5E, W.M.



DATUM: NAVD 88

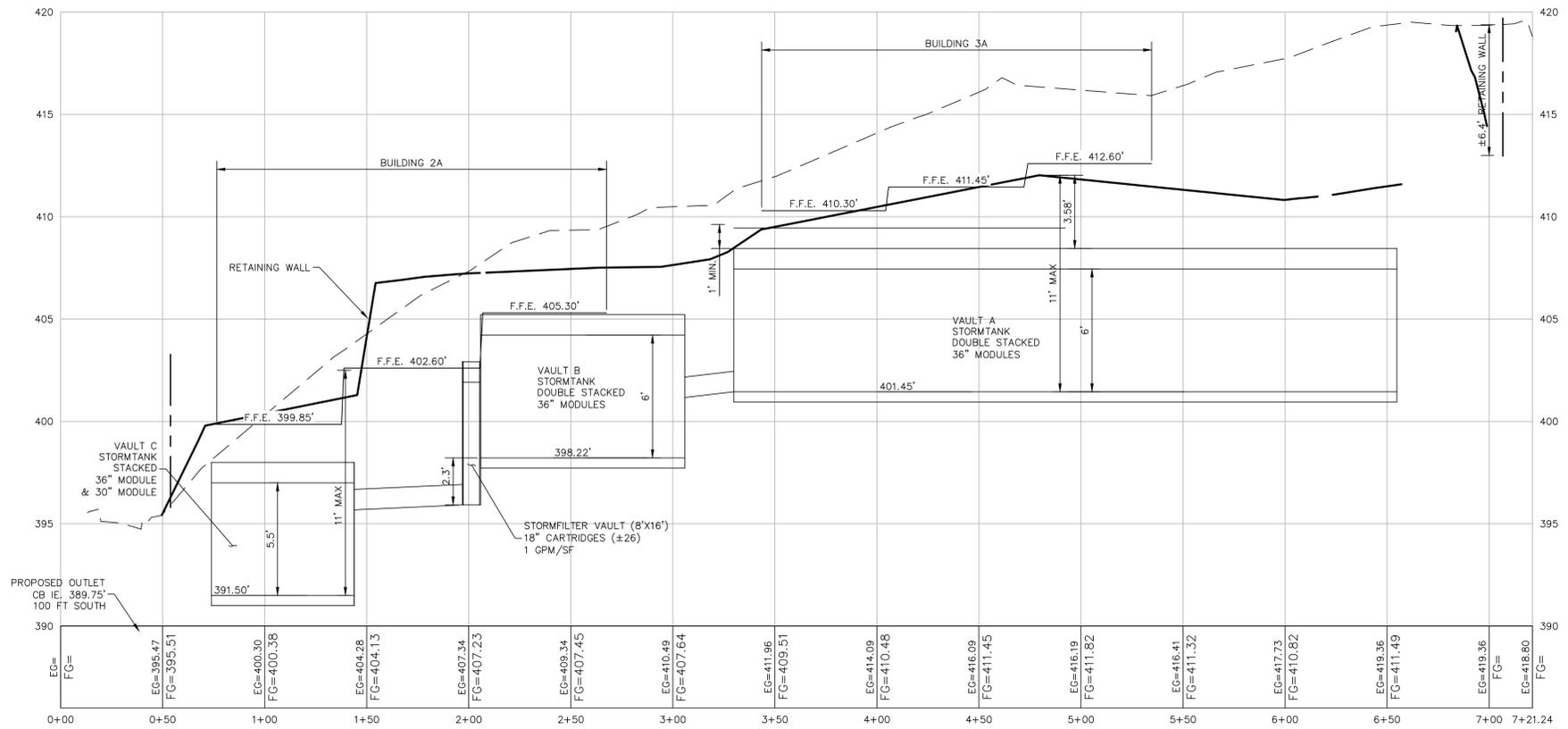
FND MIC  
CONC MON W/1.5" BRASS DISK  
W/PUNCH "LS 17652"  
ELEV.=393.79 (NAVD 88)

NOTE:  
CONTOURS ESTABLISHED FROM FIELD MEASUREMENTS.  
ACCURACY 1/2 CONTOUR INTERVAL.  
BOUNDARY ESTABLISHED PER PLAT OF ZAHRADNIK.  
ELEVATIONS ESTABLISHED BY RTN GPS OBSERVATIONS WITH  
CORRECTIONS FROM W.S.R.N.  
BOUNDARY & TOPOGRAPHY SURVEY BY BENCHMARK  
SURVEYING LLC, DEC 20, 2020. AND ELEVATION CHECK BY  
CASCADE SURVEYING & ENGINEERING.  
UTILITIES SHOWN PER AS-BUILT SURFACE FEATURES

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- LEGEND:**
- PROPERTY LINE
  - SECTION LINE
  - - - EASEMENT
  - - - ADJACENT PROPERTY LINE
  - ROAD CL
  - EXISTING EDGE OF PAVEMENT
  - EXISTING EDGE OF CONCRETE
  - EXISTING CURB
  - EDGE OF WETLAND
  - WETLAND BUFFER
  - x-x- EXISTING FENCE - BARBED WIRE
  - o-o- EXISTING FENCE - WOOD
  - PROPOSED BUILDING
  - PROPOSED EDGE OF PAVEMENT
  - SD --- PROPOSED STORM PIPE
  - W --- PROPOSED WATER LINE
  - SS --- PROPOSED SEWER LINE
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED WOODCHIP TRAIL
  - PROPOSED ROCKERY
  - PROPOSED STORMTANK DETENTION VAULT
  - PROPOSED CATCH BASIN
  - PROPOSED OUTLET CONTROL STRUCTURE
  - PROPOSED STORMFILTER CATCHBASIN
  - PROPOSED HYDRANT
  - PROPOSED SEWER MANHOLE
  - PROPOSED SEWER CLEANOUT



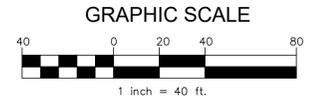
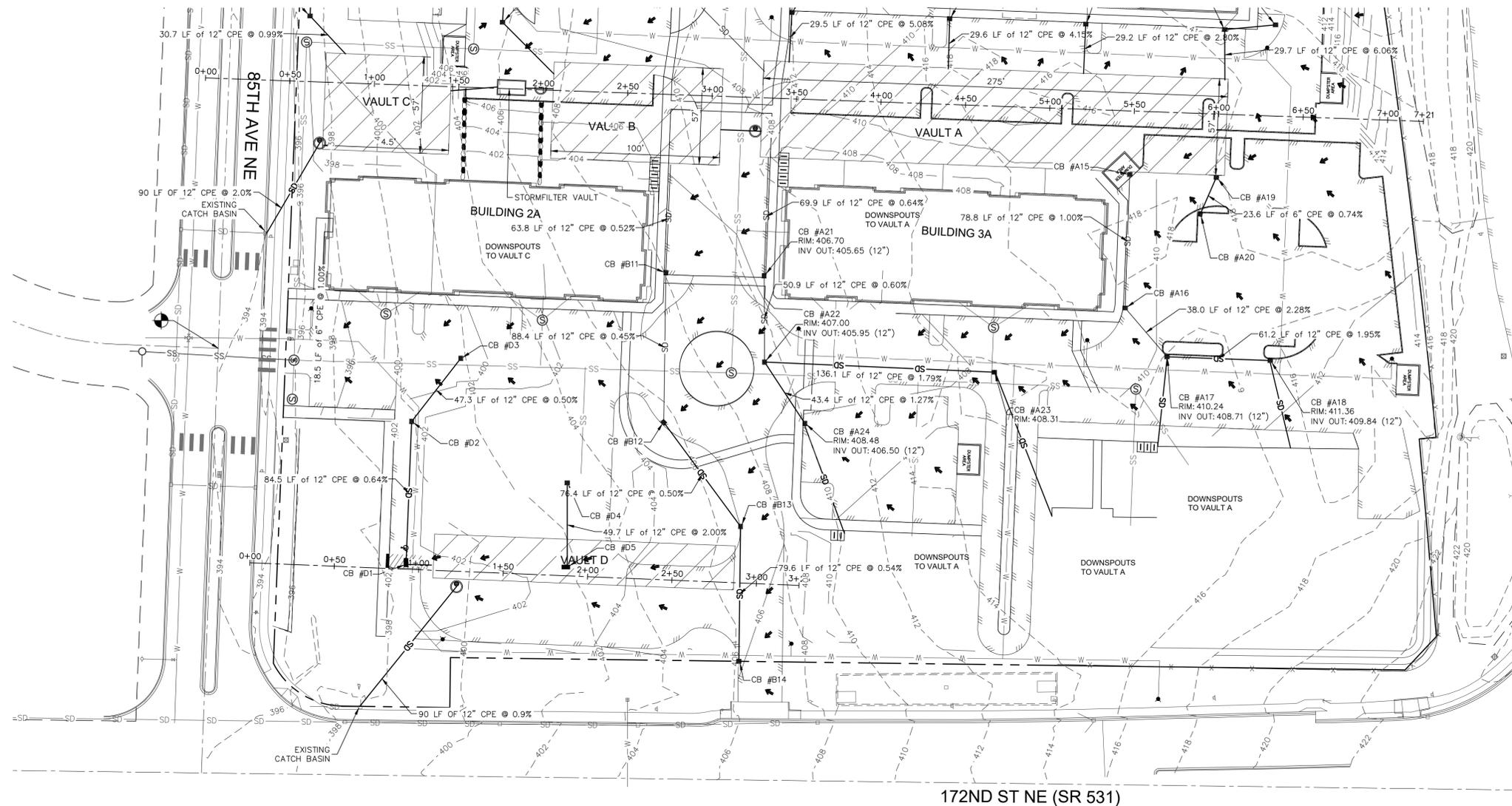
VAULTS A-C SECTION

NO.	DATE	BY
1	12/22	JH

DESIGNED	DATE	DATE	DATE	DATE
JH	03/22	JH	03/22	JH
CHECKED	04/22	REF.		

GRANDVIEW NORTH LLC  
ZAHRADNIK  
DRAINAGE - VAULTS A-C  
CITY FILE NO.: PLN #941

PORTION SW1/4, SW1/4, SEC.24, TWP.31N, RGE.5E, W.M.

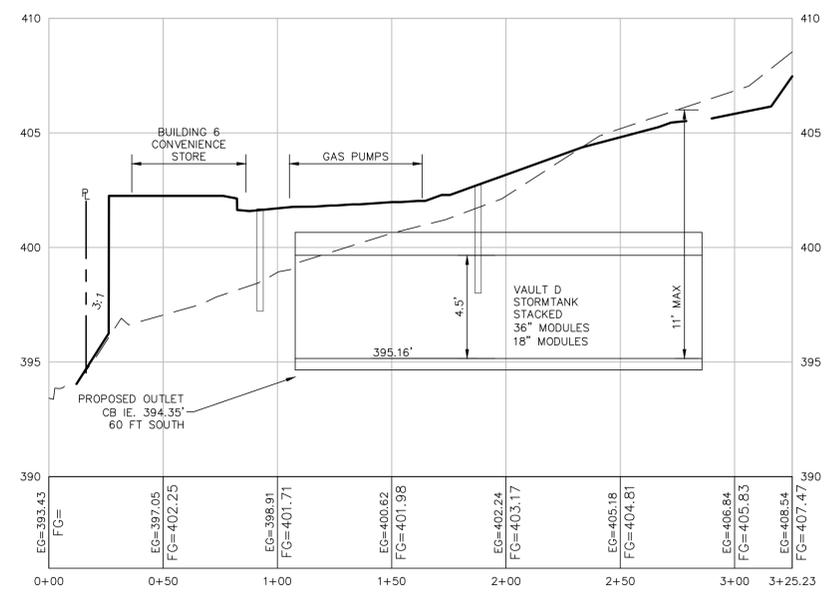


DATUM: NAVD 88  
FND MIC  
CONC MON W/1.5" BRASS DISK  
W/PUNCH "LS 17652"  
ELEV.=393.79 (NAVD 88)

NOTE:  
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ACCURACY 1/2 CONTOUR INTERVAL.  
BOUNDARY ESTABLISHED PER PLAT OF ZAHRADNIK.  
ELEVATIONS ESTABLISHED BY RTN GPS OBSERVATIONS WITH  
CORRECTIONS FROM W.S.R.N.  
BOUNDARY & TOPOGRAPHY SURVEY BY BENCHMARK  
SURVEYING LLC, DEC 20, 2020, AND ELEVATION CHECK BY  
CASCADE SURVEYING & ENGINEERING.  
UTILITIES SHOWN PER AS-BUILT SURFACE FEATURES

- LEGEND:
- PROPERTY LINE
  - SECTION LINE
  - EASEMENT
  - ADJACENT PROPERTY LINE
  - ROAD CL
  - EXISTING EDGE OF PAVEMENT
  - EXISTING EDGE OF CONCRETE
  - EXISTING CURB
  - EXISTING FENCE - BARBED WIRE
  - EXISTING FENCE - WOOD
  - PROPOSED BUILDING
  - PROPOSED EDGE OF PAVEMENT
  - SD--- PROPOSED STORM PIPE
  - W--- PROPOSED WATER LINE
  - SS--- PROPOSED SEWER LINE
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED WOODCHIP TRAIL
  - PROPOSED ROCKERY
  - PROPOSED STORMTANK DETENTION VAULT
  - PROPOSED CATCH BASIN
  - PROPOSED OUTLET CONTROL STRUCTURE
  - PROPOSED STORMFILTER CATCHBASIN
  - PROPOSED HYDRANT
  - PROPOSED SEWER MANHOLE
  - PROPOSED SEWER CLEANOUT

NOTE:  
REFER TO NORTH ACCESS ROAD AND  
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PROFILE INFORMATION.



LOT 4 PROFILE

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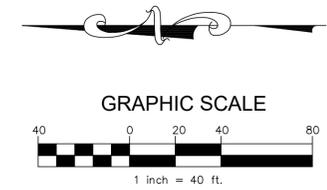


DATE	BY
12/22	JH
REVISION	
2ND REVIEW COMMENTS	

DESIGNED	DATE
JH	03/22
DRAWN	DATE
JH	03/22
CHECKED	DATE
KB	04/22
FIELD BOOK	REF.
ARL 141	

**GRANDVIEW NORTH LLC**  
**ZAHRADNIK**  
**DRAINAGE - SOUTH SITE**  
CITY OF ARLINGTON  
CITY FILE NO.: PLN #941

PORTION SW1/4, SW1/4, SEC.24, TWP.31N, RGE.5E, W.M.



DATUM: NAVD 88

FND MIC  
CONC MON W/1.5" BRASS DISK  
W/PUNCH "LS 17652"  
ELEV.=393.79 (NAVD 88)

NOTE:  
CONTOURS ESTABLISHED FROM FIELD MEASUREMENTS.  
ACCURACY 1/2 CONTOUR INTERVAL.

BOUNDARY ESTABLISHED PER PLAT OF ZAHRADNIK.

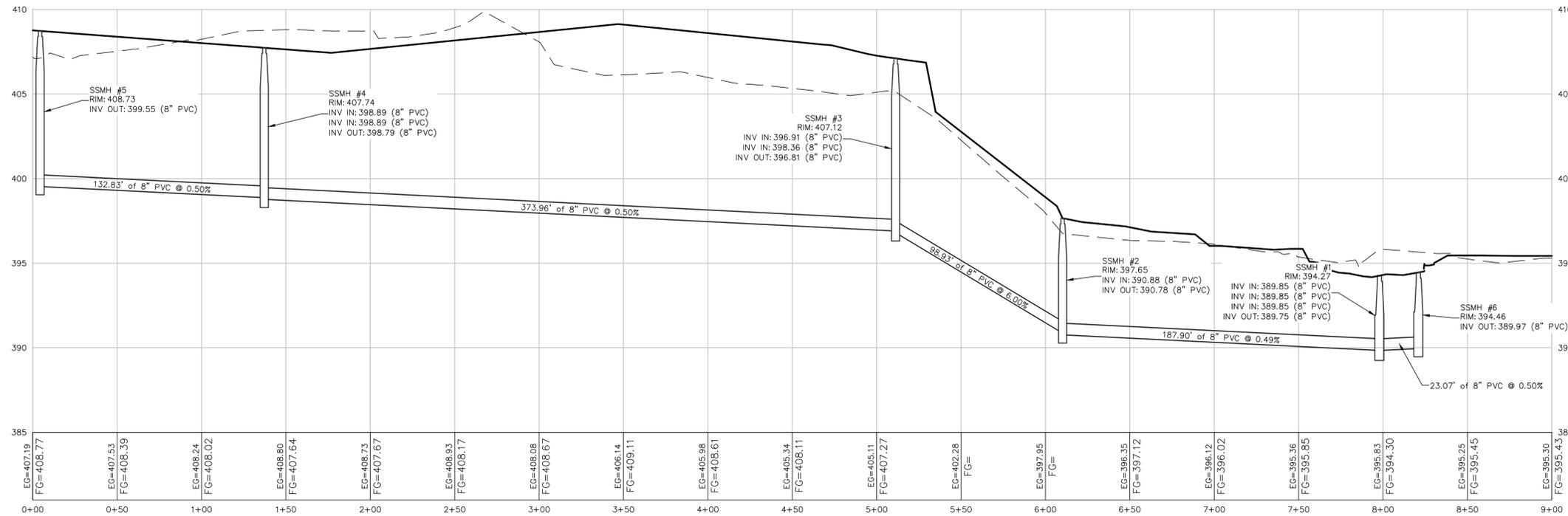
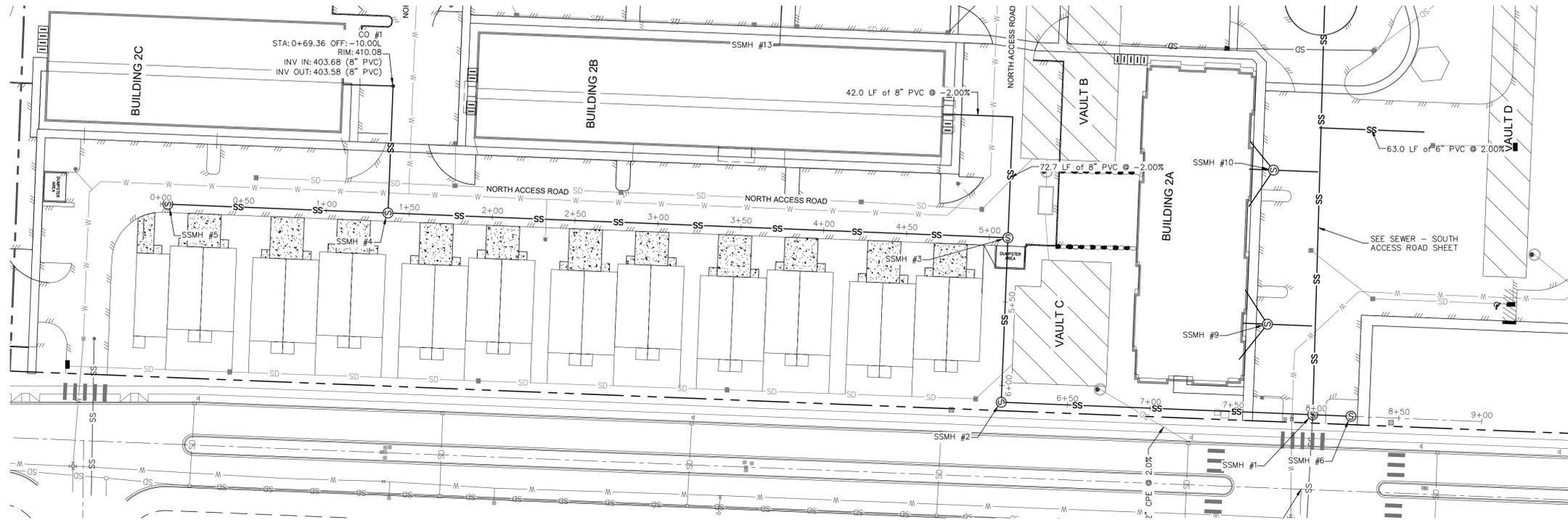
ELEVATIONS ESTABLISHED BY RTN GPS OBSERVATIONS WITH CORRECTIONS FROM W.S.R.N.

BOUNDARY & TOPOGRAPHY SURVEY BY BENCHMARK SURVEYING LLC, DEC 20, 2020, AND ELEVATION CHECK BY CASCADE SURVEYING & ENGINEERING.

UTILITIES SHOWN PER AS-BUILT SURFACE FEATURES

LEGEND:

- PROPERTY LINE
- - - SECTION LINE
- - - EASEMENT
- - - ADJACENT PROPERTY LINE
- - - ROAD CL
- - - EXISTING EDGE OF PAVEMENT
- - - EXISTING EDGE OF CONCRETE
- - - EXISTING CURB
- - - EDGE OF WETLAND
- - - WETLAND BUFFER
- - - EXISTING FENCE - BARBED WIRE
- - - EXISTING FENCE - WOOD
- - - PROPOSED BUILDING
- - - PROPOSED EDGE OF PAVEMENT
- - - PROPOSED STORM PIPE
- - - PROPOSED WATER LINE
- - - PROPOSED SEWER LINE
- - - PROPOSED CONCRETE SIDEWALK
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- - - PROPOSED ROCKERY
- - - PROPOSED STORMTANK DETENTION VAULT
- - - PROPOSED CATCH BASIN
- - - PROPOSED OUTLET CONTROL STRUCTURE
- - - PROPOSED STORMFILTER CATCHBASIN
- - - PROPOSED HYDRANT
- - - PROPOSED SEWER MANHOLE
- - - PROPOSED SEWER CLEANOUT



SEWER PROFILE - NORTH ROAD

HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE 1"=4'

**CASCADE SURVEYING & ENGINEERING, INC.**  
Engineers, Surveyors, Planners

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1-800-595-5551  
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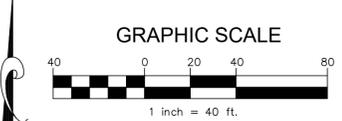
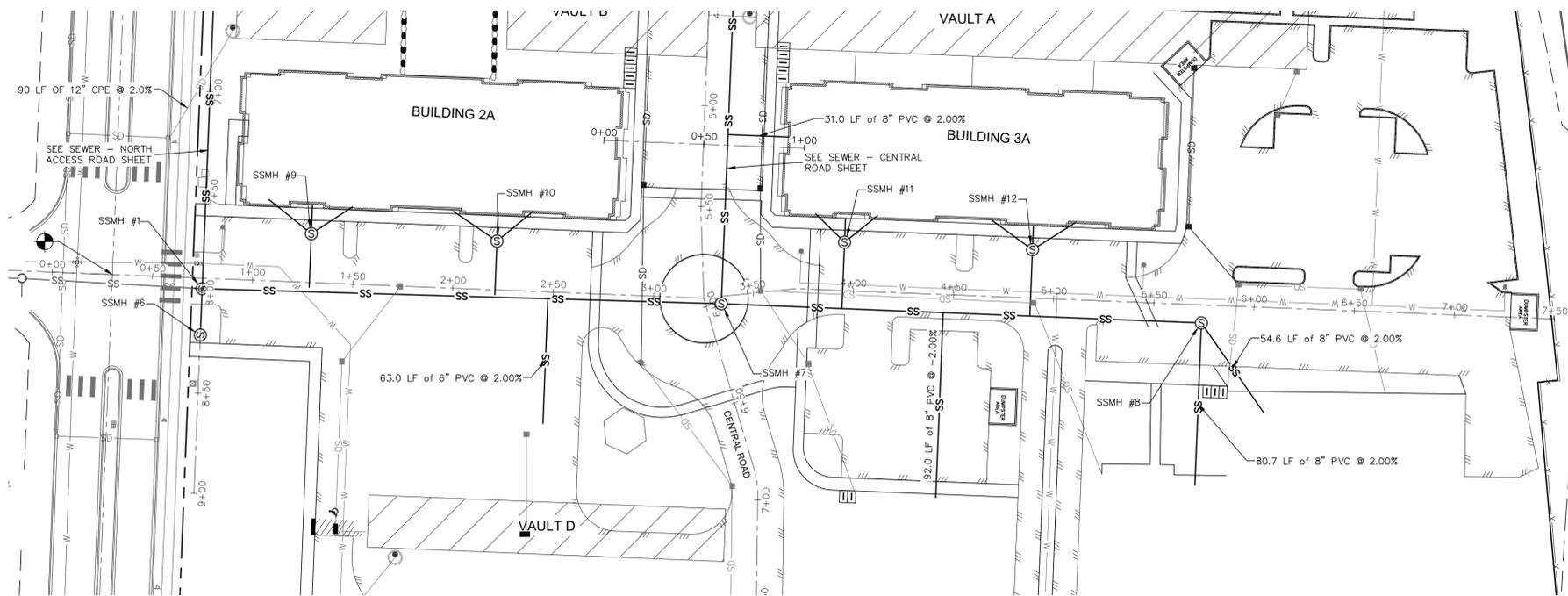


DATE	BY
12/22	JH

DESIGNED	DATE	DATE
JH	03/22	03/22
JH	03/22	03/22
KB	04/22	04/22

**GRANDVIEW NORTH LLC**  
**ZAHRADNIK**  
**SEWER - NORTH ACCESS ROAD**  
CITY FILE NO.: PLN #941

PORTION SW1/4, SW1/4, SEC.24, TWP.31N, RGE.5E, W.M.



DATUM: NAVD 88

FND MIC  
CONC MON W/1.5" BRASS DISK  
W/PUNCH "LS 1765"  
ELEV.=393.79 (NAVD 88)

NOTE:  
CONTOURS ESTABLISHED FROM FIELD MEASUREMENTS.  
ACCURACY 1/2 CONTOUR INTERVAL.

BOUNDARY ESTABLISHED PER PLAT OF ZAHRADNIK.

ELEVATIONS ESTABLISHED BY RTN GPS OBSERVATIONS WITH CORRECTIONS FROM W.S.R.N.

BOUNDARY & TOPOGRAPHY SURVEY BY BENCHMARK SURVEYING LLC, DEC 20, 2020, AND ELEVATION CHECK BY CASCADE SURVEYING & ENGINEERING.

UTILITIES SHOWN PER AS-BUILT SURFACE FEATURES

**CASCADE SURVEYING & ENGINEERING, INC.**  
Engineers Surveyors Planners

AX: 360)435-4012  
FAX: 360)435-4012  
1-800-595-5551  
P.O. BOX 326  
ARLINGTON, WASHINGTON 98223  
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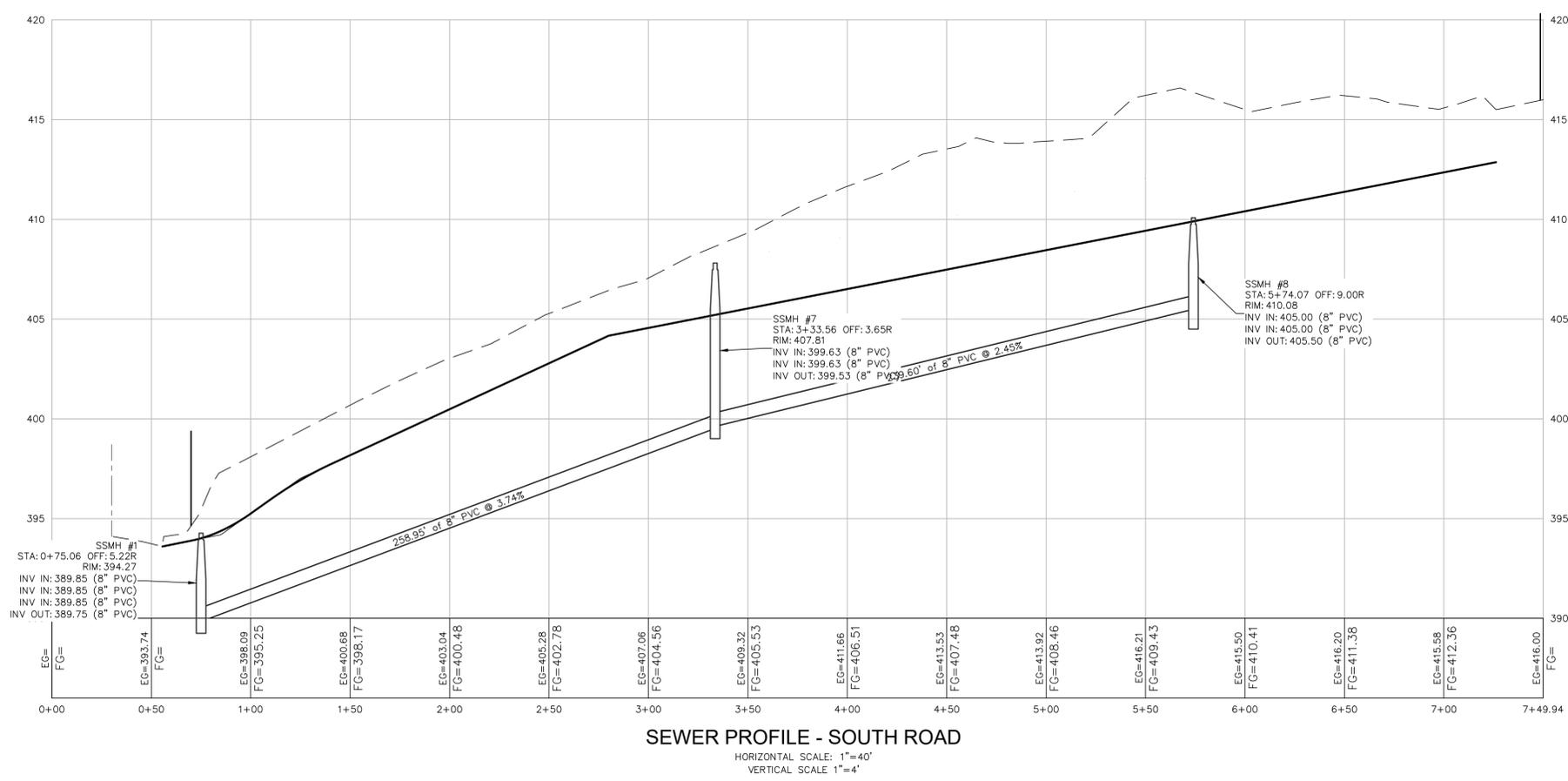
DATE	BY
12/22	JH

2ND REVIEW COMMENTS

R E V I S I O N

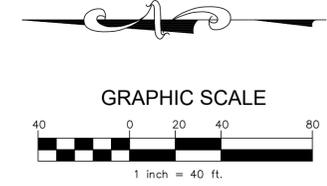
DESIGNED	JH	DATE	03/22
DRAWN	JH	DATE	03/22
CHECKED	KB	DATE	04/22
FIELD BOOK	ABL 141	REF.	

**GRANDVIEW NORTH LLC**  
ZAHRADNIK  
**SEWER - SOUTH ACCESS ROAD**  
CITY OF ARLINGTON  
CITY FILE NO.: PLN #941



- LEGEND:**
- PROPERTY LINE
  - SECTION LINE
  - EASEMENT
  - ADJACENT PROPERTY LINE
  - ROAD CL
  - EXISTING EDGE OF PAVEMENT
  - EXISTING EDGE OF CONCRETE
  - EXISTING CURB
  - EDGE OF WETLAND
  - WETLAND BUFFER
  - x-x- EXISTING FENCE - BARBED WIRE
  - o-o- EXISTING FENCE - WOOD
  - PROPOSED BUILDING
  - PROPOSED EDGE OF PAVEMENT
  - SD PROPOSED STORM PIPE
  - W PROPOSED WATER LINE
  - SS PROPOSED SEWER LINE
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED WOODCHIP TRAIL
  - PROPOSED ROCKERY
  - PROPOSED STORMTANK DETENTION VAULT
  - PROPOSED CATCH BASIN
  - PROPOSED OUTLET CONTROL STRUCTURE
  - PROPOSED STORMFILTER CATCHBASIN
  - PROPOSED HYDRANT
  - PROPOSED SEWER MANHOLE
  - PROPOSED SEWER CLEANOUT

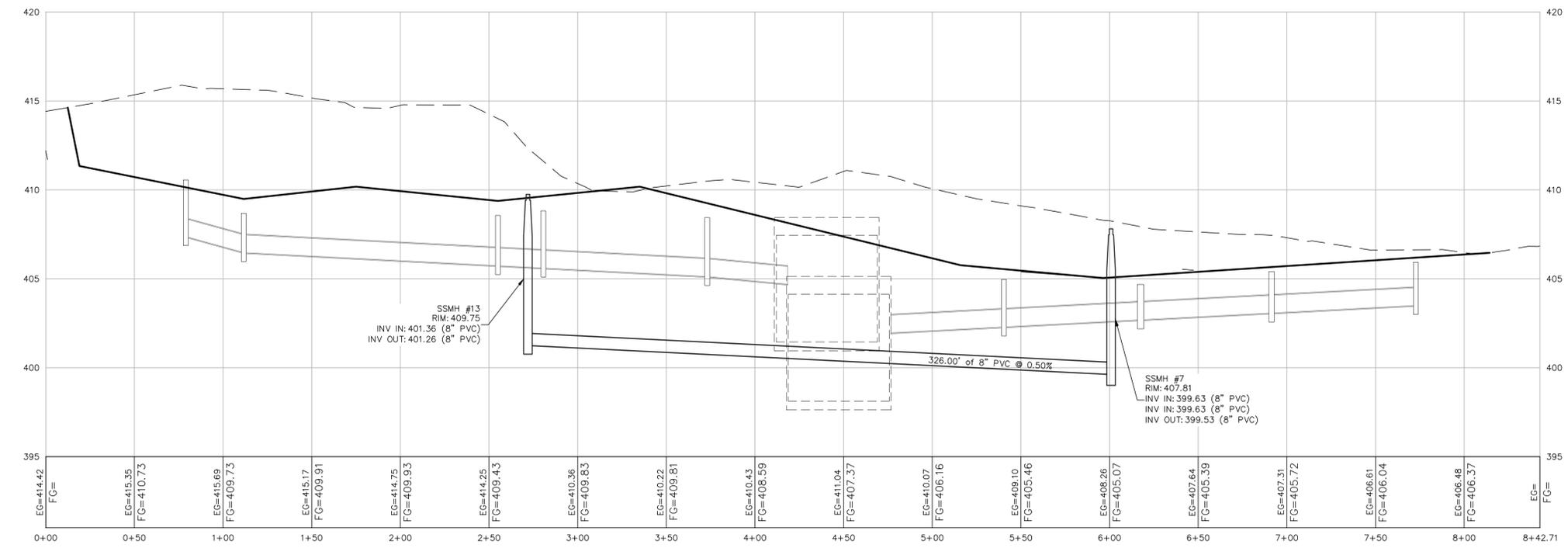
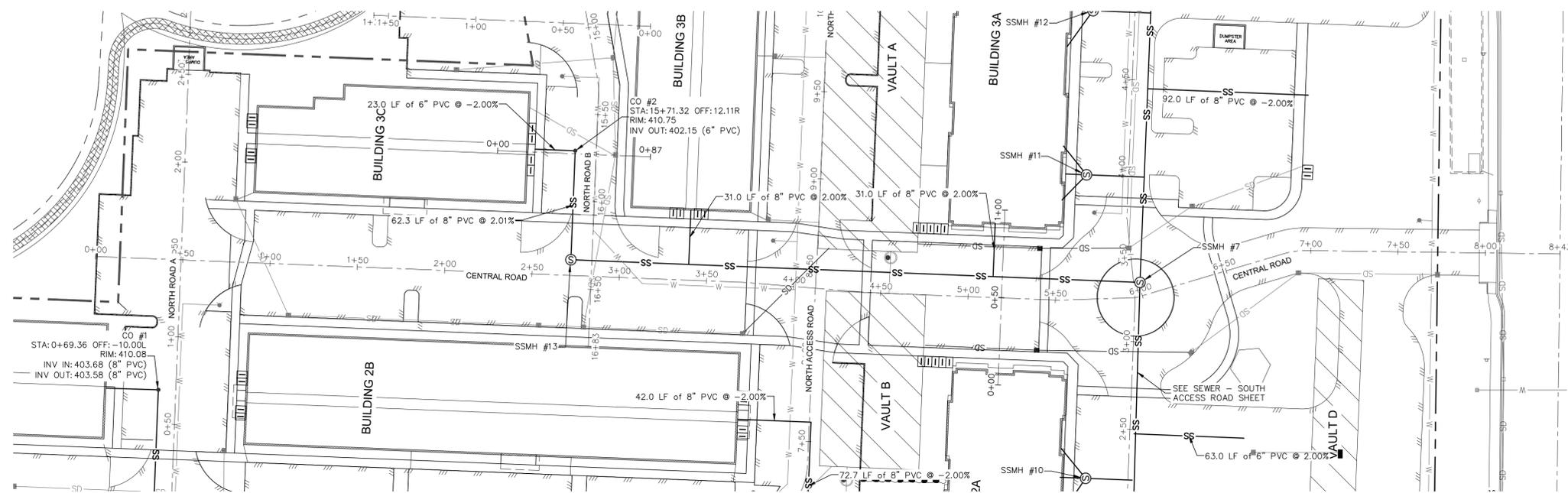
PORTION SW1/4, SW1/4, SEC.24, TWP.31N, RGE.5E, W.M.



DATUM: NAVD 88

FND I/C:  
CONC MON W/1.5" BRASS DISK  
W/PUNCH "LS 17652"  
ELEV.=393.79 (NAVD 88)

NOTE:  
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BOUNDARY & TOPOGRAPHY SURVEY BY BENCHMARK  
SURVEYING LLC, DEC 20, 2020. AND ELEVATION CHECK BY  
CASCADE SURVEYING & ENGINEERING.  
UTILITIES SHOWN PER AS-BUILT SURFACE FEATURES



SEWER PROFILE - CENTRAL ROAD  
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE 1"=4'

- LEGEND:**
- PROPERTY LINE
  - - - SECTION LINE
  - - - EASEMENT
  - - - ADJACENT PROPERTY LINE
  - ROAD CL
  - EXISTING EDGE OF PAVEMENT
  - EXISTING EDGE OF CONCRETE
  - EXISTING CURB
  - EDGE OF WETLAND
  - WETLAND BUFFER
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  - o-o- EXISTING FENCE - WOOD
  - PROPOSED BUILDING
  - PROPOSED EDGE OF PAVEMENT
  - SD --- PROPOSED STORM PIPE
  - W --- PROPOSED WATER LINE
  - SS --- PROPOSED SEWER LINE
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED WOODCHIP TRAIL
  - PROPOSED ROCKERY
  - PROPOSED STORMTANK DETENTION VAULT
  - PROPOSED CATCH BASIN
  - PROPOSED OUTLET CONTROL STRUCTURE
  - PROPOSED STORMFILTER CATCHBASIN
  - PROPOSED HYDRANT
  - --- PROPOSED SEWER MANHOLE
  - --- PROPOSED SEWER CLEANOUT

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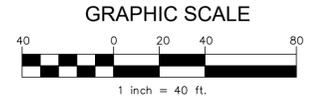
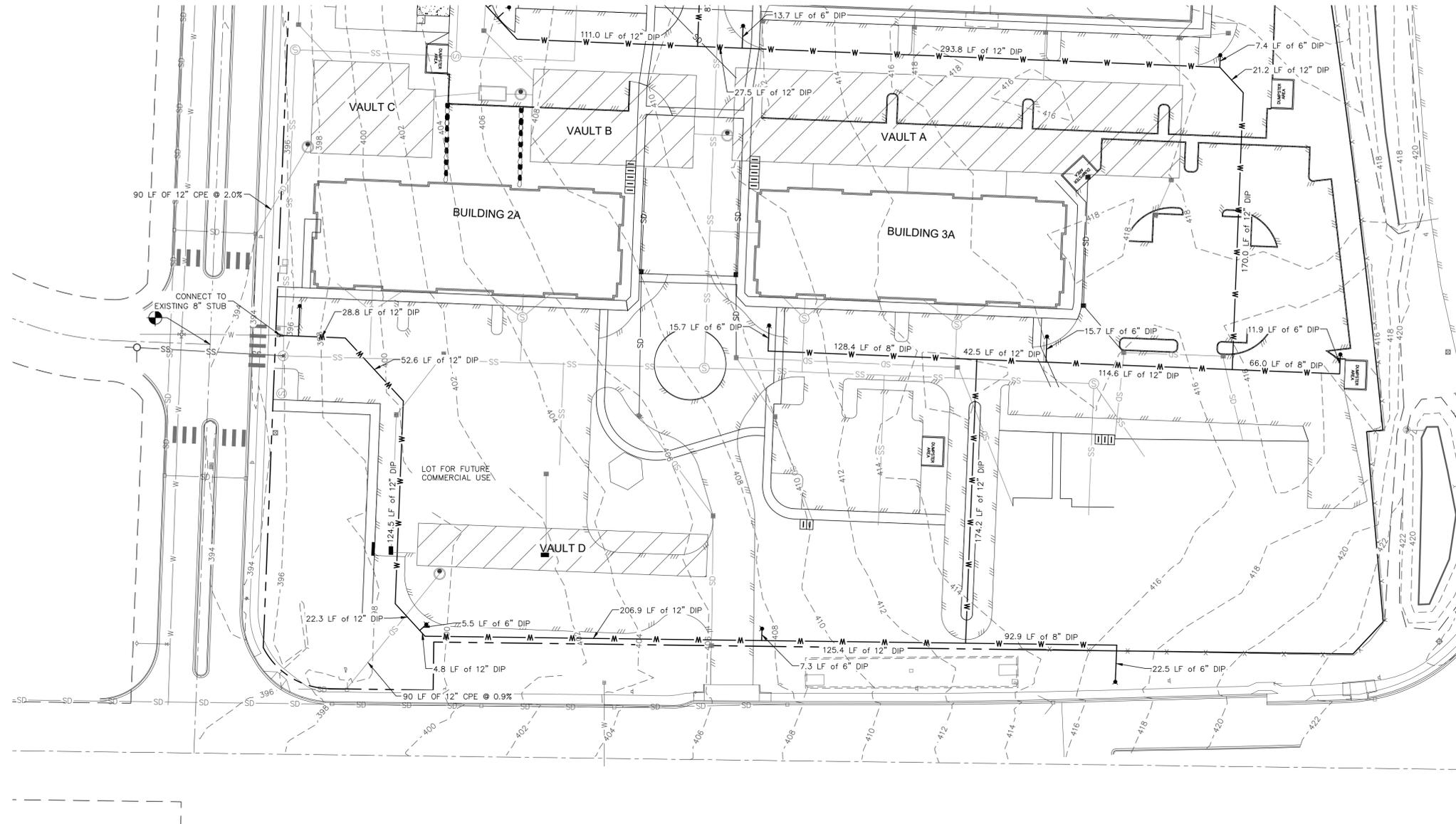


NO.	REVISION	DATE	BY
2	2ND REVIEW COMMENTS	12/22	JH

DESIGNED	DATE	DRAWN	DATE	CHECKED	DATE	FIELD BOOK	REF.
JH	03/22	JH	03/22	KB	04/22	ARL 141	

**GRANDVIEW NORTH LLC**  
**ZAHRADNIK**  
**SEWER - CENTRAL ROAD**  
CITY FILE NO.: PLN #941

PORTION SW1/4, SW1/4, SEC.24, TWP.31N, RGE.5E, W.M.



DATUM: NAVD 88  
 FND MIC  
 CONC MON W/1.5" BRASS DISK  
 W/PUNCH "LS 17652"  
 ELEV.=393.79 (NAVD 88)

NOTE:  
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 SURVEYING LLC, DEC 20, 2020, AND ELEVATION CHECK BY  
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 UTILITIES SHOWN PER AS-BUILT SURFACE FEATURES

LEGEND:

- PROPERTY LINE
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- EASEMENT
- ADJACENT PROPERTY LINE
- ROAD CL
- EXISTING EDGE OF PAVEMENT
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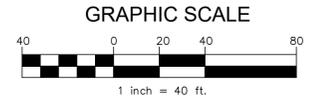


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**GRANDVIEW NORTH LLC**  
**ZAHRADNIK**  
**WATER - SOUTH SITE**  
 CITY OF ARLINGTON  
 CITY FILE NO.: PLN #941

PORTION SW1/4, SW1/4, SEC.24, TWP.31N, RGE.5E, W.M.



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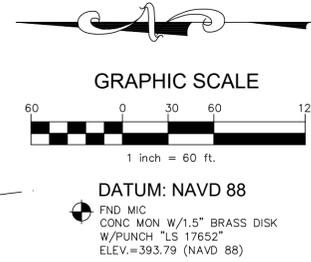
REVISION	DATE	BY
2ND REVIEW COMMENTS	12/22	JH

**GRANDVIEW NORTH LLC**  
**ZAHRADNIK**  
**WATER - NORTH SITE**  
 CITY OF ARLINGTON  
 CITY FILE NO.: PLN #941

PORTION SW1/4, SW1/4, SEC.24, TWP.31N, RGE.5E, W.M.

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  - ROAD CL
  - /// EXISTING EDGE OF PAVEMENT
  - EXISTING EDGE OF CONCRETE
  - EXISTING CURB
  - EXISTING DECIDUOUS TREE
  - EXISTING CONIFER TREE
  - EXISTING DECIDUOUS TREE TO BE CLEARED
  - EXISTING CONIFER TREE TO BE CLEARED

**TREE MITIGATION:**  
 NUMBER OF SIGNIFICANT TREES TO BE CLEARED - 93 TREES  
 NUMBER OF TREES TO BE PLANTED (3:1) - 279 TREES  
 118 TREES TO BE PLANTED PER LANDSCAPE PLAN  
 161 ADDITIONAL TREES TO BE PLANTED ONSITE OR PAY A FEE IN LIEU FOR MITIGATION.



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**GRANDVIEW NORTH LLC**  
**ZAHRADNIK**  
**TREE SURVEY**  
 CITY FILE NO.: PLN #941  
 CITY OF ARLINGTON