



PORT'N GOV'T LOT 11, SEC.2, TWP.31N, RGE.5E, W.M.

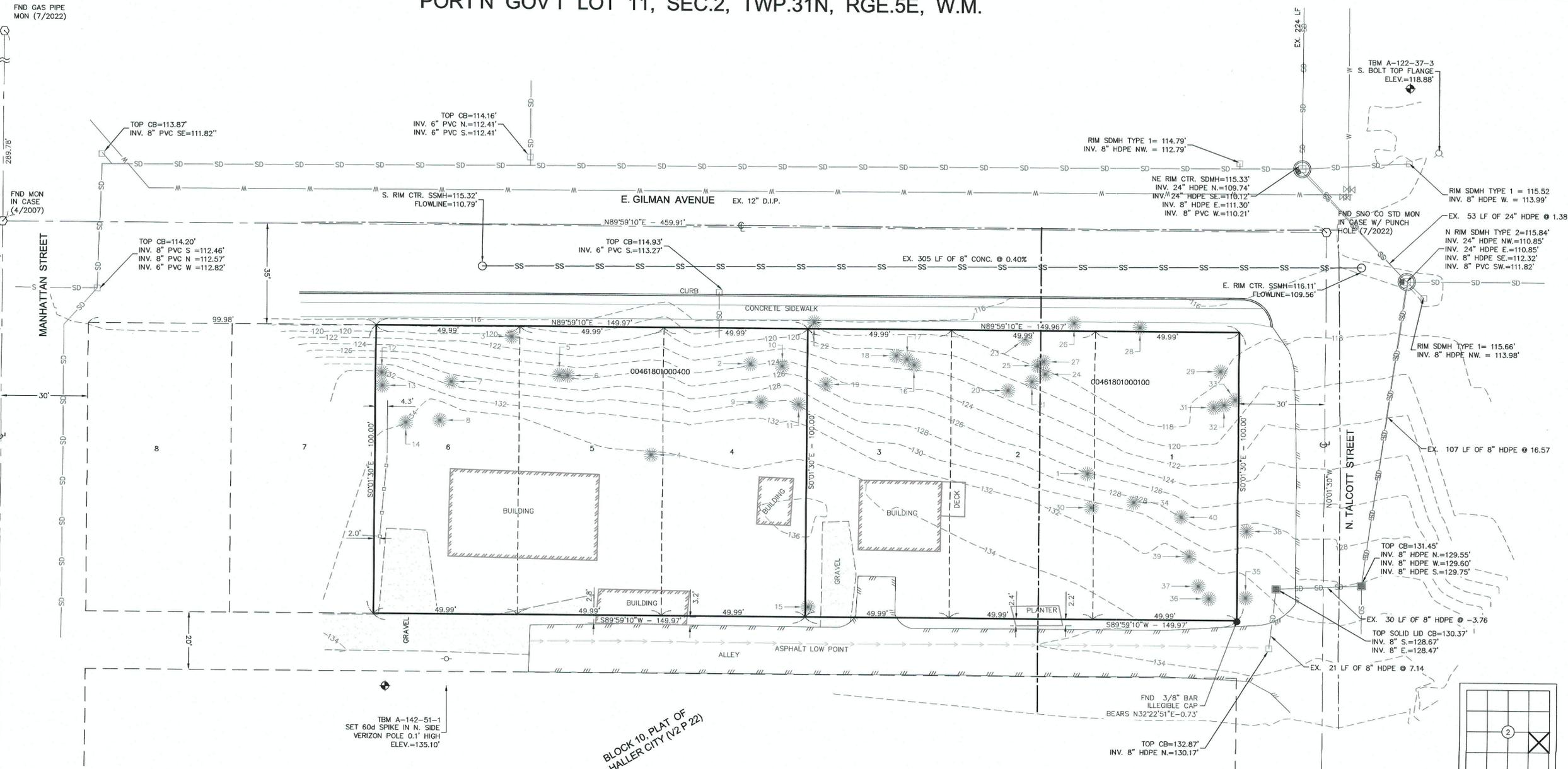
**CASCADE ENGINEERING & SURVEYING, INC.**  
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 ARLINGTON, WASHINGTON 98223  
 WWW.CASCADESURVEYING.COM  
 (360) 435-4072  
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DESIGNED	DATE	BY
DRAWN	DATE	BY
CHECKED	DATE	BY
FIELD BOOK	REF.	

REVISION	DATE	BY

**RIVERTOWN TOWNHOMES**  
 UNIT LOT SUBDIVISION  
**EXISTING SURVEY & TREE PLAN**  
 CITY OF ARLINGTON



**TREE TABLE**

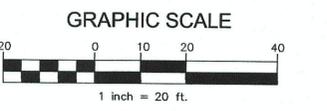
NUMBER	SIZE & TYPE
1	52" FIR
2	8" 'SCHOOLMARM' MAPLE
3	6x 10" MAPLE
4	30" CEDAR
5	16" MAPLE
6	9" MAPLE
7	52" FIR
8	9" HOLLY
9	20" CEDAR
10	18" CEDAR
11	28" CEDAR
12	3x 16" CHERRY
13	17" CHERRY
14	10" ALDER
15	9" APPLE
16	15" MAPLE
17	25" MAPLE
18	12" MAPLE
19	18" MAPLE

20	14" MAPLE
21	32" CEDAR
22	9" CHESTNUT
23	11" MAPLE
24	4x 10" MAPLE
25	2x 13" MAPLE
26	17" MAPLE
27	16" MAPLE
28	28" COTTONWOOD
29	36" COTTONWOOD
30	26" CEDAR
31	22" COTTONWOOD
32	28" COTTONWOOD
33	24" COTTONWOOD
34	34" CEDAR
35	14" FIR
36	7"-27"-30" COTTONWOODS
37	12" FIR
38	12" MAPLE
39	10" MAPLE
40	14" COTTONWOOD

- LEGEND:**
- FOUND PLAT MONUMENT
  - EX TREE (SEE TABLE)
  - EX SEWER MANHOLE
  - EX CATCH BASIN
  - EX CATCH BASIN TYPE 2
  - EX HYDRANT
  - EX WATER/WELL VALVE
  - EX POWER POLE
  - EXISTING STORM DRAIN LINE
  - EXISTING SANITARY SEWER LINE
  - EXISTING WOOD FENCE
  - EXISTING EDGE OF ASPHALT
  - EX PROPERTY BOUNDARY
  - ADJACENT/PLATTED PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - EXISTING CURB
  - EXISTING CONTOURS
  - CENTERLINE AS-BUILT
  - EXISTING SIDEWALK
  - EXISTING GRAVEL
  - EXISTING ASPHALT
  - EXISTING BUILDING
  - EXISTING DECK
  - EXISTING PLANTER
  - ROW CENTERLINE

**LEGAL DESCRIPTION:**  
 TAX PARCEL 00461801000400  
 AFN 201501280585  
 LOTS 4, 5, 6, BLOCK 10, HALLER CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 22, IN SNOHOMISH COUNTY, WASHINGTON  
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON  
 TAX PARCEL 00461801000100  
 AFN 201501280587  
 LOTS 1, 2, 3, BLOCK 10, HALLER CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 22, IN SNOHOMISH COUNTY, WASHINGTON  
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON  
**SURVEY REFERENCES:**  
 (R1) PLAT OF HALLER CITY AS RECORDED IN VOLUME 2 PAGE 22 UNDER AUDITOR'S FILE No. 189004245001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.  
 (R2) SURVEY FOR STEVE HALVORSON, AS RECORDED UNDER AUDITOR'S FILE No. 200909305005, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.  
 (R3) CITY OF ARLINGTON BLA MAP, AS RECORDED UNDER AUDITOR'S FILE No. 201606245001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

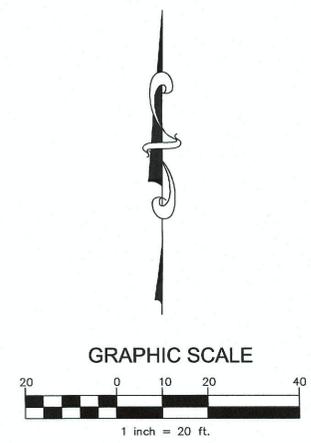
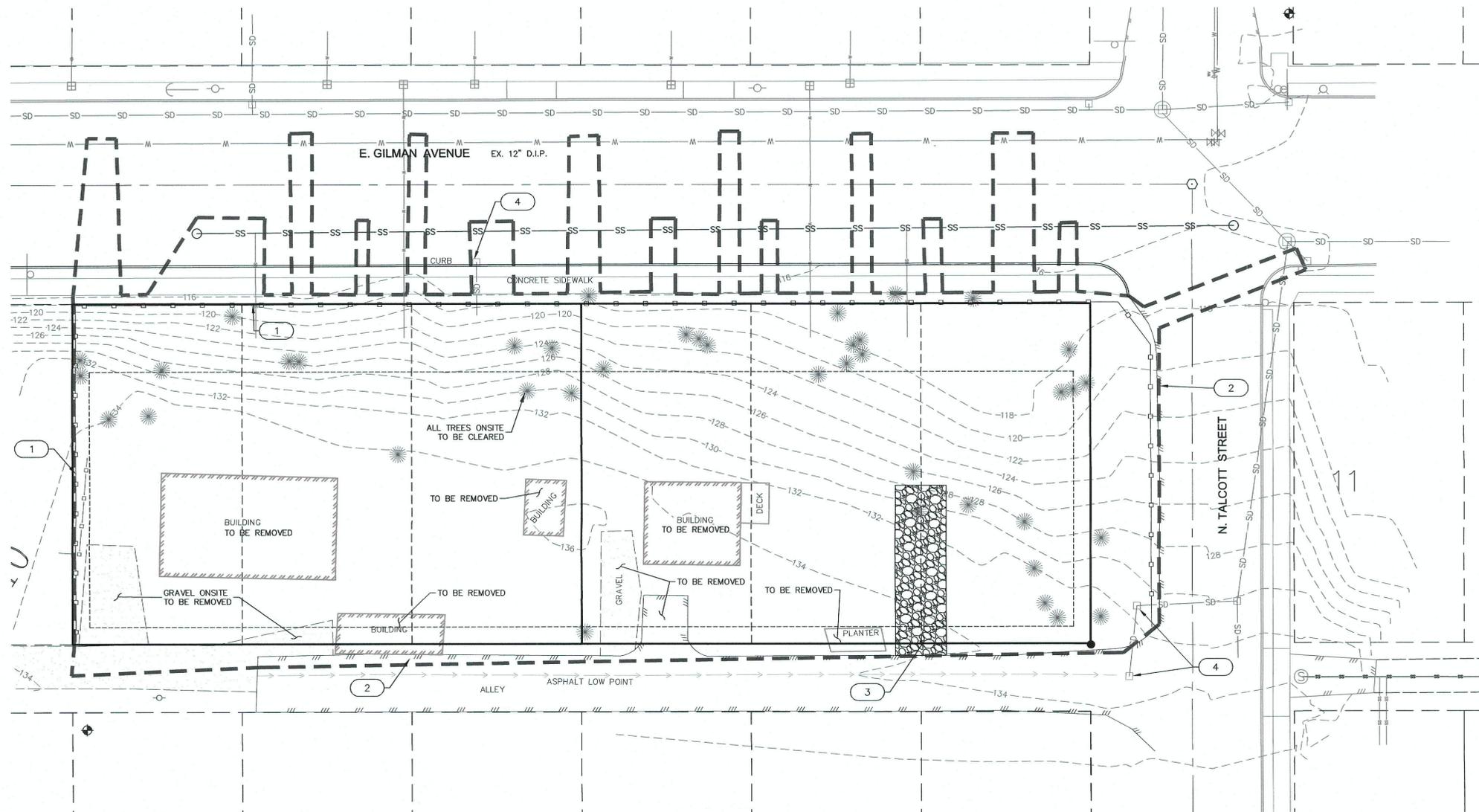
BASIS OF BEARINGS: MONUMENTED CENTERLINE OF MANHATTAN STREET PER (R2)  
 SURVEY INSTRUMENT USED: SOKKIA SET 5  
 SURVEY INSTRUMENT USED: TOPCON DS  
 SURVEY INSTRUMENT USED: TOPCON HIPERSR  
 SURVEY INSTRUMENT USED: SOKKIA IX 603  
 SURVEY INSTRUMENT USED: SOKKIA RC PRSA  
 SURVEY INSTRUMENT USED: NIKON N SERIES  
 SURVEY PROCEDURE: CLOSED TRAVERSE  
 SURVEY PRECISION: THIS SURVEY EXCEEDS FIELD TRAVERSE REQUIREMENTS OF WAC 332-150-090



**VERTICAL DATUM:**  
 NAVD 88 WASHINGTON DEPARTMENT OF TRANSPORTATION MONUMENT ID: 1611 DESIGNATION: BM31530-10 PUBLISHED ELEV.: 116.102'

- NOTES:**
- BOUNDARIES ESTABLISHED PER THIS SURVEY MAY NOT CONFORM TO EXISTING LINES OF OCCUPATION AND FENCE LINES AND COULD RESULT IN POSSIBLE BOUNDARY DISPUTES.
  - THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. NO ABSTRACTING HAS BEEN PERFORMED BY THE SURVEYOR. EASEMENTS, ENCROACHMENTS AND/OR ENCUMBRANCES MAY EXIST OF WHICH THE SURVEYOR IS UNAWARE AND THEREFORE NOT SHOWN HEREON.
  - DIMENSIONS TO AS-BUILT FEATURES ARE PERPENDICULAR TO OR PARALLEL WITH REFERENCED LINES, UNLESS OTHERWISE NOTED.
  - BOUNDARY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY. THEY HAVE NOT BEEN VERIFIED BY THE SURVEYOR. THIS SHOULD IN NO WAY BE CONSTRUED AS A BOUNDARY SURVEY OF ANY KIND.

PORT'N GOV'T LOT 11, SEC.2, TWP.31N, RGE.5E, W.M.



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**SWPPP NOTES:**

- ALL EXPOSED SOILS SHALL BE STABILIZED BY APPLICATION OF EFFECTIVE BMP'S THAT PROTECT THE SOIL FROM 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)

**SWPPP KEY NOTES**

- INSTALL SILT FENCE (BMP C233)
- LIMITS OF SITE DISTURBANCE SHALL BE CLEARLY MARKED WITH HIGH VISIBILITY FENCE (BMP C103)
- INSTALL BMP C105, STABILIZED CONSTRUCTION ENTRANCE.
- INSTALL INLET PROTECTION ON EXISTING DRAINAGE STRUCTURES IN VICINITY OF SITE AND ONCE PROPOSED CATCH BASINS AND YARD DRAINS ARE CONSTRUCTED (BMP C220)

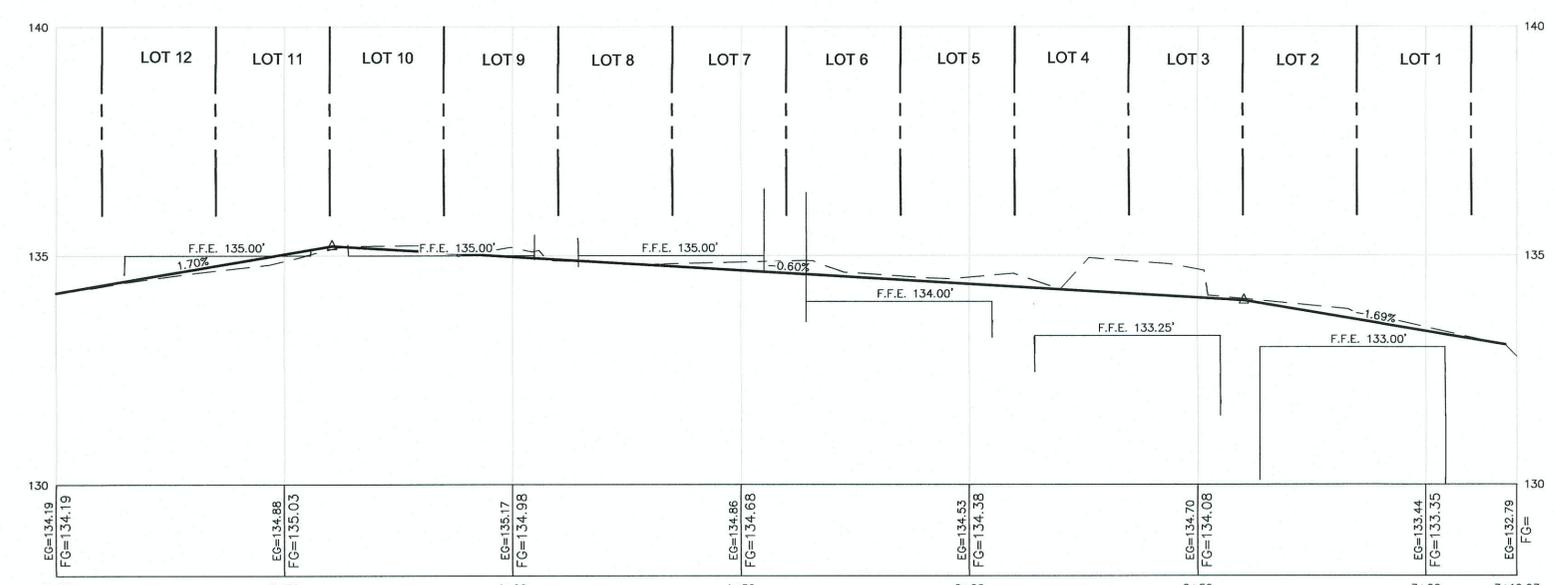
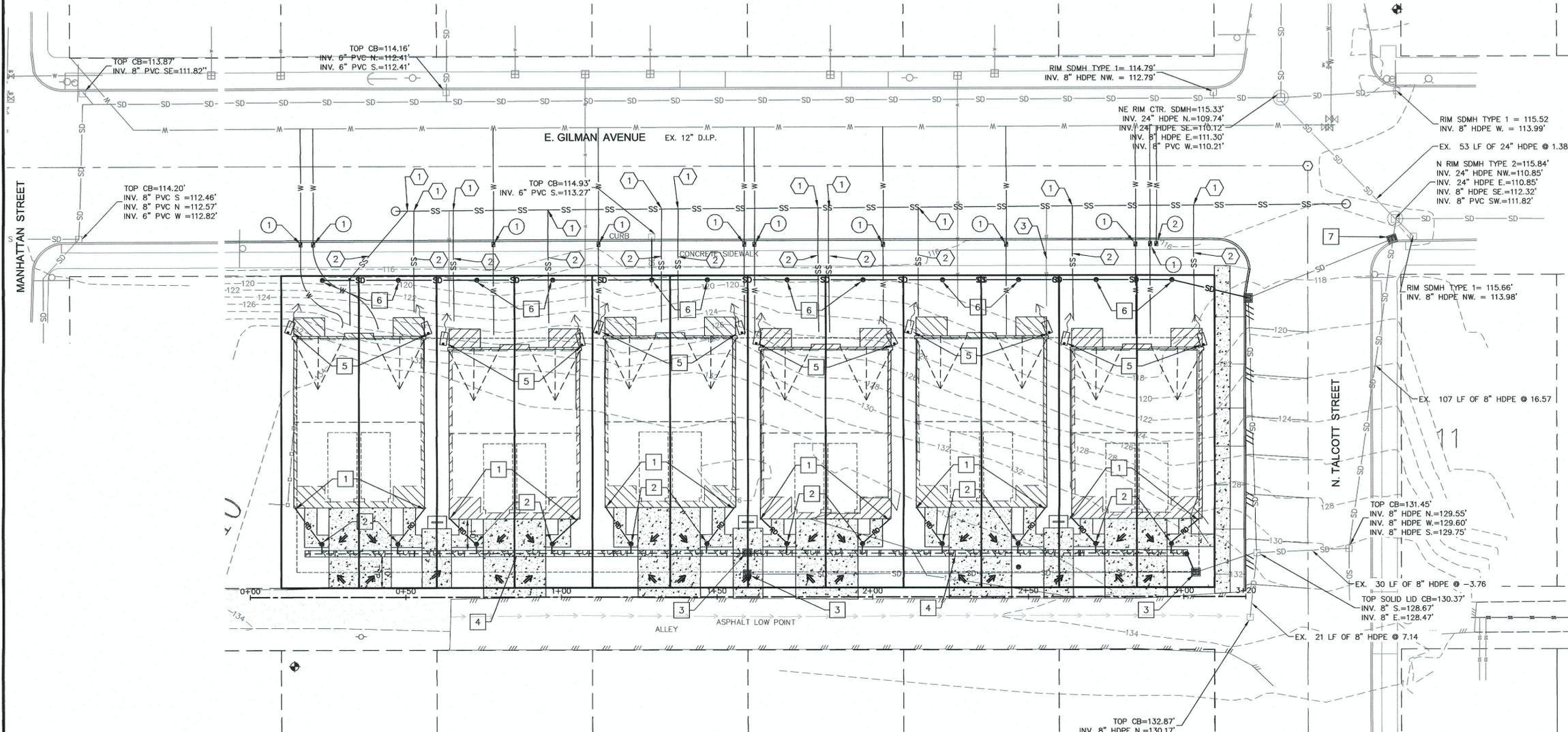
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NO.	REVISION	DATE	BY

DESIGNED	JH	DATE	3/23
DRAWN	BH	DATE	2/23
CHECKED	KB	DATE	5/23
FIELD BOOK		ARL 142	
		REF.	

**RIVERTOWN TOWNHOMES**  
 UNIT LOT SUBDIVISION  
**SWPPP**  
 CITY OF ARLINGTON

PORT'N GOV'T LOT 11, SEC.2, TWP.31N, RGE.5E, W.M.



**ALLEY PROFILE**  
@ NORTH EDGE OF ASPHALT

**LEGEND:**

-W-	W	PROPOSED WATER LINE
-SS-	SS	PROPOSED SANITARY SEWER LINE
■		PROPOSED WATER METER
-RD-	RD	PROPOSED ROOF DRAIN
-SD-	SD	EXISTING CURB
▨		PROPOSED INFILTRATION TRENCH
◀		PROPOSED SPLASH BLOCK
●		PROPOSED YARD DRAIN
▭		PROPOSED BUILDING
---		PROPOSED BSBL
□		PROPOSED BIKE RACK
▨		PROPOSED CONCRETE SIDEWALK/PAR

**GRAPHIC SCALE**  
1 inch = 20 ft.

**VERTICAL DATUM:**  
NAVD 88 WASHINGTON DEPARTMENT OF TRANSPORTATION MONUMENT ID: 1611 DESIGNATION: BM31530-10 PUBLISHED ELEV.: 116.102'

- SEWER KEY NOTES**
- INSTALL SIDE SEWER SADDLE TEE
  - 6" SIDE SEWER 2% MIN.
  - EXISTING SERVICE
- WATER KEY NOTES**
- RESIDENTIAL WATER SERVICE (W-040)
  - IRRIGATION METER
- DRAINAGE KEY NOTES**
- ROUTE DOWNSPOUTS FROM SOUTH HALF TO PERFORATE STUB-OUT CONNECTION
  - YARD DRAIN AT DRIVEWAY LOW POINT. CONVEY TO PERFORATED STUB-OUT CONNECTION
  - OVERFLOW CB FROM PERFORATE STUB OUT CONNECTION. DISCHARGE TO EXISTING CATCH BASIN ON TALCOTT ST.
  - PERFORATE STUB-OUT CONNECTION (BMP T5.10C) FOR SOUTH HALF OF BUILDINGS. DRIVEWAY AND SIDEWALK-STANDARD TRENCHES COMBINED 2 @ 140 LF 2' OF TRENCH DEPTH PROPOSED
  - SPLASH BLOCKS AT DOWNSPOUTS FROM NORTH HALF OF BUILDINGS (BMP T5.10B)
  - YARD DRAINS TO COLLECT RUNOFF FROM LAWN & SPLASHBLOCK DISCHARGE. YARD DRAINS DISCHARGE TO EXISTING CATCH BASIN ON E. GILMAN AVE.
  - INSTALL NEW CATCH BASIN ON EAST SIDE OF TALCOTT STREET. TIE INTO EXISTING 8" HDPE.

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**RIVERTOWN TOWNHOMES**  
UNIT LOT SUBDIVISION  
**GRADING & UTILITIES PLAN**  
CITY OF ARLINGTON

4 OF 4  
23305

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JH	3/23	BH	2/23	KB	5/23	ARL 142	REF.
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