

SURVEY INFORMATION

LEGAL DESCRIPTION

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

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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

DESCRIBED AS FOLLOWS:

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

SITUATE IN THE COUNTY ON SNOHOMISH, STATE OF WASHINGTON.

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

DESCRIBED AS FOLLOWS:

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

SITUATE IN THE COUNTY ON SNOHOMISH, STATE OF WASHINGTON.

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

DESCRIBED AS FOLLOWS:

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

SITUATE IN THE COUNTY ON SNOHOMISH, STATE OF WASHINGTON.

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

DESCRIBED AS FOLLOWS:

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

SITUATE IN THE COUNTY ON SNOHOMISH, STATE OF WASHINGTON.

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM-1988

BENCHMARK

FOUND INVERTED NAIL IN 4" CONC. MON.

ELEVATION = 464.46 FEET.

BASIS OF BEARING

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

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION:
LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION
PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

REFERENCES

(R1) ARLINGTON ROUNDABOUT PLAZA BINDING SITE PLAN, AFN 201808315011

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

SURVEY NOTES

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

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

UTILITY NOTE

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

DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY PACIFIC COAST SURVEYS, INC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

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

REVISIONS

NO.	DATE	DESCRIPTION
1	9-18-23	REVISED PER CITY 1ST COMMENTS
2	10-4-23	REVISED PER 2ND CITY COMMENTS

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

JM1 HOLDINGS, LLC.
ALLEN TOWNHOMES

COVER SHEET



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

PP-02

PRIVATE OPEN SPACE TABLE

Lot	Lot Area SF	Private Open Space (Yard) SF	Total Private Open Space SF	Private Open Space % of Lot
1	1,495	320	320	21%
2	1,040	205	205	20%
3	1,040	205	205	20%
4	1,040	205	205	20%
5	1,495	290	290	19%
6	1,495	290	290	19%
7	1,040	205	205	20%
8	1,040	205	205	20%
9	2,061	330	330	16%
10	1,861	1,038	1,038	56%
11	1,040	205	205	20%
12	1,040	205	205	20%
13	1,040	205	205	20%
14	1,495	290	290	19%
15	1,495	290	290	19%
16	1,040	205	205	20%
17	1,040	205	205	20%
18	1,948	990	990	51%
19	1,955	1,020	1,020	52%
20	1,050	205	205	20%
21	1,050	205	205	20%
22	1,510	290	290	19%
23	1,510	290	290	19%
24	1,050	205	205	20%
25	1,489	262	262	18%
26	1,501	516	516	34%
27	1,031	205	205	20%
28	1,579	290	290	18%
29	1,579	290	290	18%
30	1,031	205	205	20%
31	1,916	987	987	52%
32	1,658	700	700	42%
33	1,153	286	286	25%
34	1,153	286	286	25%
35	1,150	286	286	25%
36	1,957	982	982	50%

PROJECT INFORMATION

TAX PARCELS: 31052400301000, 31052400300900
 SITE ADDRESS: 8927 172ND STREET NE, ARLINGTON, WA 98223
 SITE AREA: 213,367 SF (4.89 AC)
 CURRENT ZONING: RESIDENTIAL HIGH CAPACITY
 ZONING: RESIDENTIAL HIGH CAPACITY
 USE: 36 TOWNHOMES
 NET DEVELOPABLE AREA: 96,778 SF (2.22 AC)
 PROPOSED NET DENSITY: 16.22 DU/AC
 MINI-PARK AREA PROVIDED: 11,049 SF (0.25 AC)
 WATER: CITY OF ARLINGTON
 SEWER: CITY OF ARLINGTON
 POWER: SNOHOMISH COUNTY PUD
 GAS: CASCADE NATURAL GAS
 TELEPHONE: COMCAST
 CABLE: COMCAST
 SCHOOL DISTRICT: ARLINGTON SCHOOL DISTRICT NO. 16
 FIRE DISTRICT: NORTH COUNTY FIRE & EMS
 AIRPORT PROTECTION DISTRICT: SUB-DISTRICT D
 REQUIRED MINIMUM SETBACKS:
 FRONT: 20'
 REAR: 15'

MINI-PARK AND OPEN SPACE

MINI PARK REQUIREMENT 20.52.010
 UNIT COUNT: 36 UNITS
 3.2 PERSONS PER UNIT: 115.2 PERSONS
 MINI-PARK AREA (115.2 x 65 SF/PERSON): 7,488 SF REQUIRED
 MINI-PARK AREA PROVIDED: 8,249 SF

USABLE OPEN SPACE REQUIREMENT 20.52.030

5.0% TOTAL DEVELOPMENT AREA REQUIRED
 DEVELOPMENT AREA: 96,778 SF (PRIOR TO BUFFER AVERAGING)
 TOTAL USABLE OPEN SPACE REQUIRED: 4,839 SF
 OPEN SPACE PROVIDED: 9,816 SF (10.1%)

PARKING SPACE REQUIREMENTS

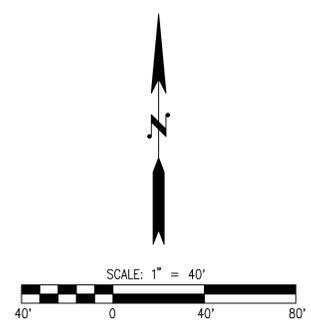
REQUIRED SPACES: 81 (2 SPACES PER UNIT PLUS 1 ADDITIONAL SPACE EVERY 4 UNITS)
 PROVIDED UNIT SPACES: 72
 PROVIDED GUESTS SPACES: 10
 PROVIDED TOTAL SPACES: 82

ROW DEDICATION

ROW DEDICATION AREA: 18,067 SF (0.41 AC)

LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- NGPA FENCING AND SIGNAGE
- MONUMENT
- "NO-PARKING FIRE LANE" SIGN
- STREET LIGHT
- CONCRETE
- FULL DEPTH ASPHALT PAVEMENT
- GRIND AND OVERLAY

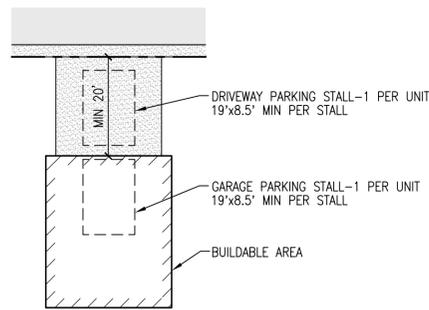


PARKING NOTE:

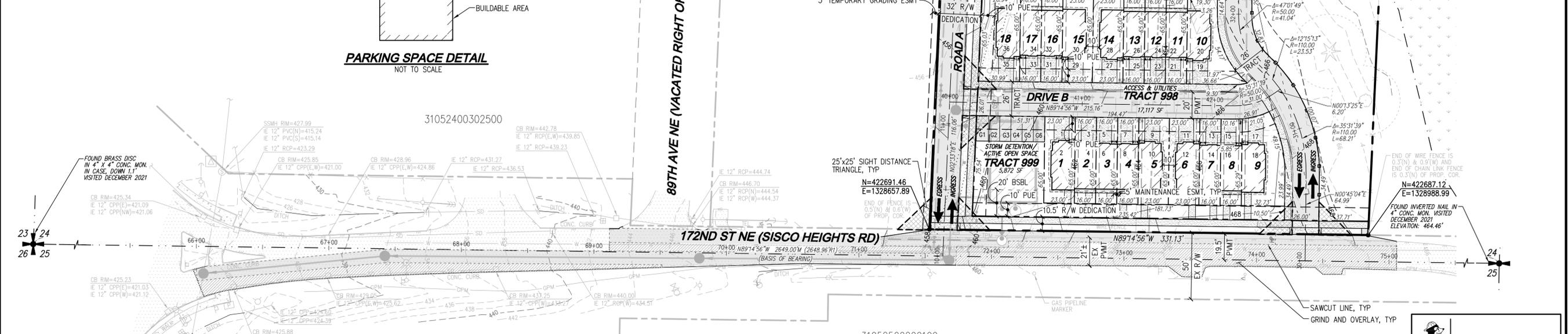
TANDEM STALLS ARE PROPOSED TO MEET PARKING COUNTS. ONE STALL PER UNIT IS TO BE LOCATED WITHIN THE PROPOSED GARAGE AND ONE STALL IS TO BE LOCATED ON THE PROPOSED DRIVEWAY.

PRIVATE OPEN SPACE NOTE:

PRIVATE OPEN SPACE INCLUDES 5'x6' FRONT PORCH AREA. SEE BUILDING PERMIT PLANS FOR DETAILS OF PORCH AREA.



PARKING SPACE DETAIL
NOT TO SCALE



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THOMAS P. BRIDGES
 REGISTERED PROFESSIONAL ENGINEER
 No. 422687.12
 E. 1328888.99

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

REVISIONS

NO.	DATE	DESCRIPTION
1	9-18-23	REVISED PER CITY LIST COMMENTS
2	10-4-23	REVISED PER 2ND CITY COMMENTS

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

JM1 HOLDINGS, LLC.
ALLEN TOWNHOMES
 PRELIMINARY UNIT LOT SUBDIVISION

JOB NUMBER: C21-213
 DRAWING NAME: C21213P-ASP-PL
 DESIGNER: TPA
 DRAFTING BY: BJN
 DATE: 10-10-22
 SCALE: 1"=40'
 JURISDICTION: ARLINGTON

PP-03

SHEET 3 OF 3