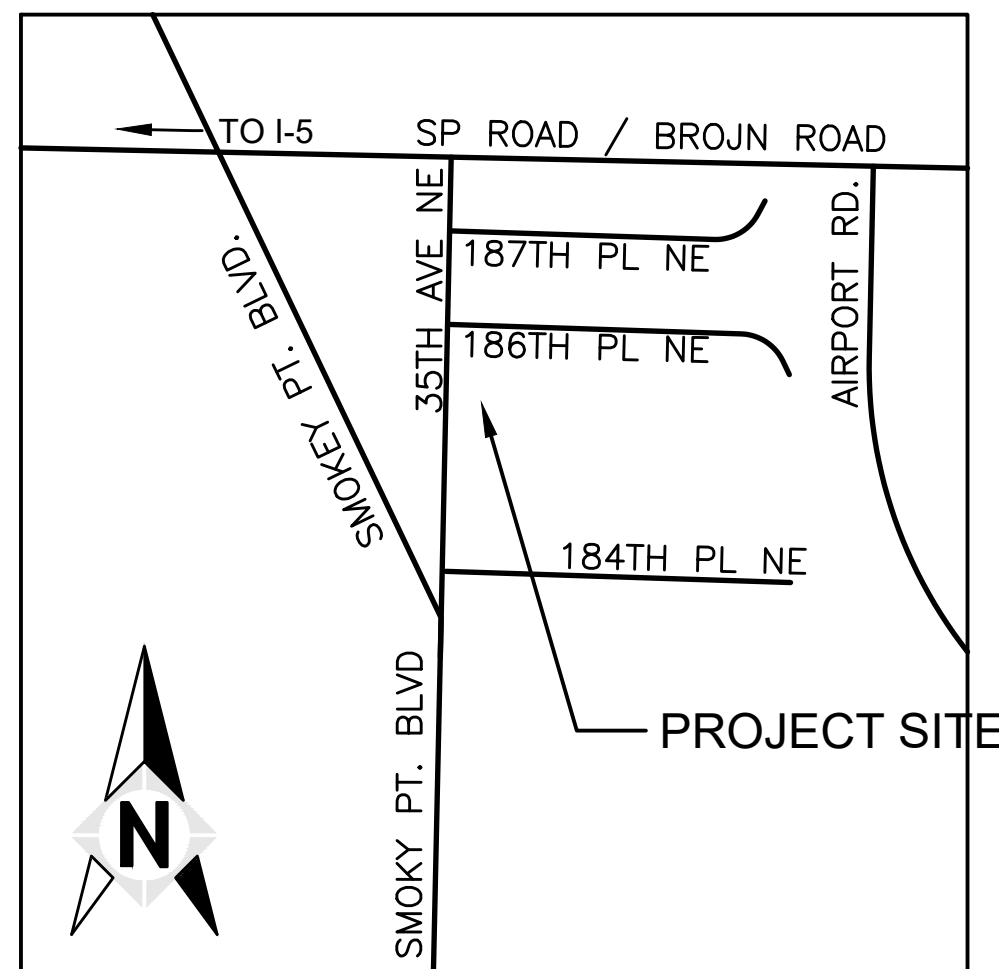


**CITY OF ARLINGTON
PRELIMINARY ARQOZB SHORT PLAT
FILE NUMBER PWD 3244
PORTION OF NW 1/4 SEC. 21, TWP. 31N, RGE. 05E, W.M.**

SINGLE FAMILY PROJECT DESIGN INFORMATION



ZONING REGULATIONS

RESIDENTIAL MODERATE DENSITY ZONE

IMPACT FEES AND CREDIT DEFINITION

EXISTING UNIT: 1 EACH
PROPOSED UNITS: 12 EACH

MINI PARK / RECREATIONAL AREAS

IN-LIEU FEE REQUIRED

ZONING DEVELOPMENT CRITERIA

LOT SIZE: 4,000 ~ 6,200 SQ. FT
DENSITY: 7 - 11 DWELLING UNITS PER ACRE
ROW SETBACK: 20 FEET
LOT BOUNDARY SETBACK: 5 FEET
MAXIMUM HEIGHT: 35 FEET
MAXIMUM LOT COVERAGE: 35%

SITE ADDRESS

18601 35TH AVE NE
ARLINGTON, WA 98223

EXISTING PROPERTY LEGAL DESCRIPTION

THE SOUTH 132 FEET OF THE WEST HALF OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.; THENCE NORTH 582 FEET TO POINT OF BEGINNING; THENCE NORTH 198TH; THENCE EAST 660 FEET, MORE OR LESS TO THE EAST LINE OF SUBDIVISION; THENCE SOUTH 198 FEET; THENCE WEST 660 FEET, MORE OR LESS, TO POINT OF BEGINNING, IN SNOHOMISH COUNTY, WASHINGTON;

EXCEPT 35TH AVENUE NORTHEAST;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PROPOSED LOTS LEGAL DESCRIPTION

TBD

ZONING CLASSIFICATION

R-MOD

AIRPORT PROTECTION DISTRICT SUBDISTRICT

C & D

USE CLASSIFICATION

28.200

TAX PARCEL ID NUMBER

310521-002-010-00

EXISTING PARCEL SIZE

SEE SHT. G2 - TOPO MAP

PROPOSED NUMBER OF LOTS

6

PROPOSED PARK SPACE / STORMWATER TRACT

2,640 SQ FT

PARKING CALCULATIONS

PROPOSED: 2 ENCLOSED PER UNIT

BICYCLE RACK SPACE

TBD

SCREENING TYPE PROVIDED

SEE SHT. L1

SCHOOL DISTRICT

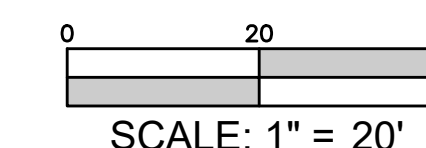
LAKEWOOD SCHOOL DISTRICT

UTILITY PROVIDERS

CITY OF ARLINGTON
WATER /WASTEWATER
UTILITIES DEPARTMENT

FIRE DISTRICT

NORTH COUNTY FIRE
AUTHORITY



PLAN SHEET INDEX

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- 5 TOPO SURVEY, REMOVAL & TESC PLAN
- 6 CIVIL SITE PLAN
- 7 ROADWAY PROFILES
- 8 STORMWATER PLAN

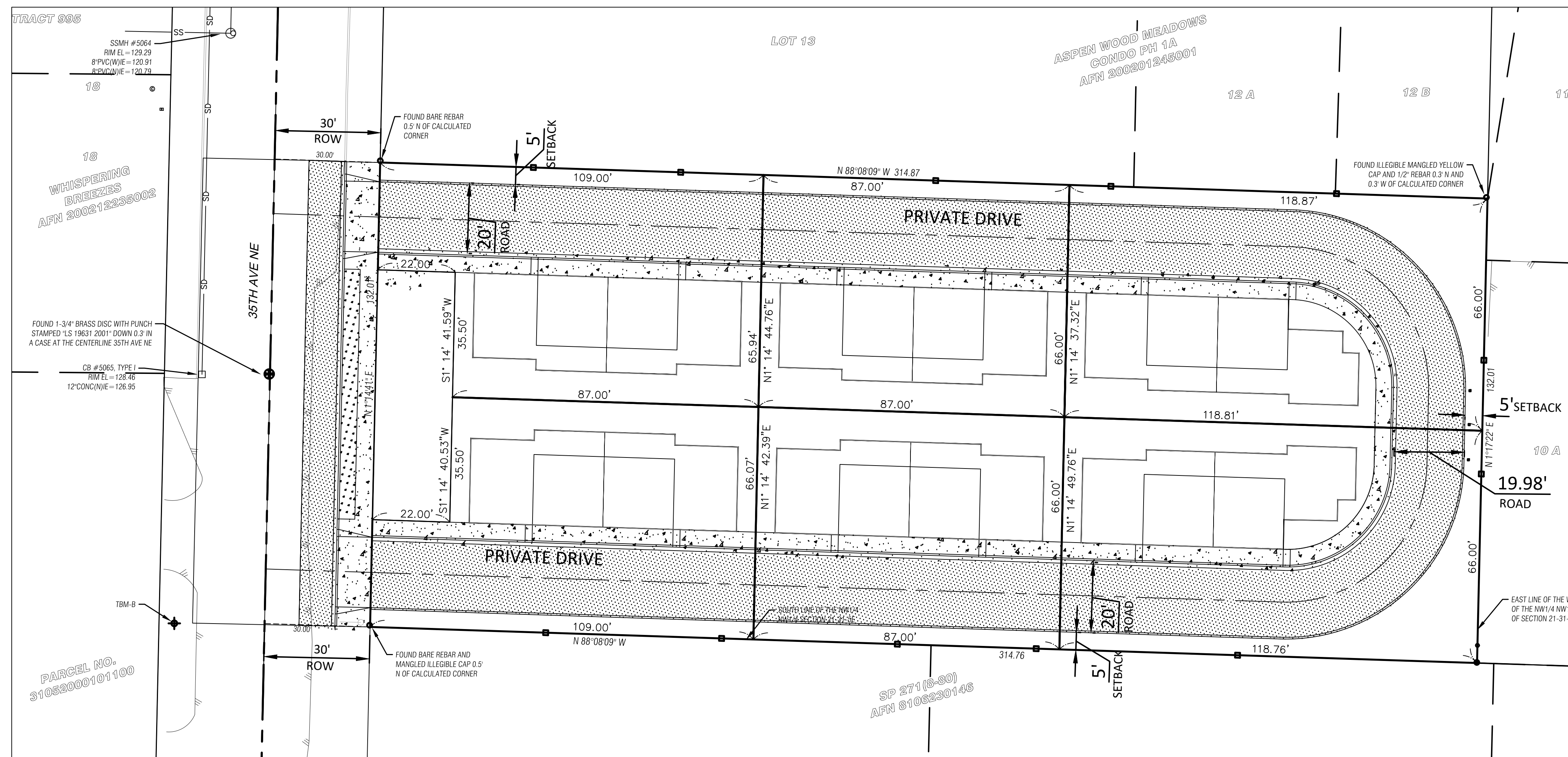
- 9 WATER EXTENSION PLAN
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**CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT**

THIS PLAN HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE CITY OF ARLINGTON CODES AND ORDINANCES. CONFORMANCE OF THE DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGEMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRE OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS AND/OR AUTHORIZATION WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WSDFW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ARMY CORP OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

BY: _____ DATE: _____
Development Services Manager

THIS APPROVED CONSTRUCTION PLANS EXPIRE AFTER 18 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY OR SITE PLAN APPROVAL.



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	OWNER/DEVELOPER ARQOZB LLC CONTACT: PAUL BERNDT & WEIMING BIAN PO BOX 60147 SHORELINE, WA 98160-0147 T: 425-440-9238 E: WEIMING.BIAN@OUTLOOK.COM	SURVEYOR MEAD GILMAN LAND SURVEYORS CONTACT: MARK PENDERGRAFT, PL TEL: 425-486-1252 EMAIL: MARK@MEADGILMAN.COM ENGINEER NORTHWEST CIVIL ENGINEERS PLLC CONTACT: WEIMING BIAN, PE TEL: 425-440-9238 EMAIL: WEIMING.BIAN@OUTLOOK.COM		ENDORSEMENTS SIGNATURE _____ DATE _____ DRAWN: _____ CHECK: WB 07/18/2023		PROJECT NAME TOTEMWOOD TOWNHOMES - PWD 3244 PROJECT ADDRESS 18601 35TH AVE NE ARLINGTON, WA 98223 SHEET DESCRIPTION GENERAL INFORMATION	SHEET 1 OF 17 CLASS \ SHEET G1 CITY ARLINGTON SCALE REV. NO. 3
	NORTHWEST CIVIL ENGINEERS, PLLC CONTACT: WEIMING BIAN, PE (425) 440-9238 weiming.bian@outlook.com						