CITY OF ARLINGTON - ASHFORD PLACE - FILE #1002
PORTION SW1/4, NW1/4, SEC.28, TWP.31N, RGE.5E, W.M.

SITE INFORMATION:

SITE AREA:	89,845 SF (2.06 AC) (POST DEDICATION)
DEDICATED AREA:	9,051 SF (0.21 AC)
PROPOSED BUILDING HEIGHT:	APPROX 32 FT (3 STORIES)
PROPOSED DWELLING UNITS:	103 RESIDENTIAL UNITS
TOTAL LOT COVERAGE:	65,280 SF (72.7%)(TOTAL IMPERVIOUS)
ZONING CLASSIFICATION:	COMMERCIAL CORRIDOR DISTRICT
PROPOSED SCREENING	LANDSCAPED AREAS AND FENCES
AIRPORT PROTECTION DISTRICT SUBDISTRICT:	APD SUBDISTRICT C
USE CLASSIFICATION:	MIXED-USE
WATER PROVIDER:	CITY OF MARYSVILLE
SEWER PROVIDER:	CITY OF MARYSVILLE
SCHOOL DISTRICT:	LAKEWOOD SCHOOL DISTRICT 306
FIRE PROTECTION DISTRICT:	NORTH COUNTY FIRE
PLACE TYPE:	MIXED USE URBAN CENTER
TRANSECT:	T5-F
RESIDENTIAL DENSITY:	50 DU/AC
BUILDING SETBACKS:	0 FT

AREAS ONSITE:

BUILDING FOOTPRINT & AWNINGS	27,275	SF
ASPHALT PARKING/DRIVE	36,542	SF
CONCRETE SIDEWALK	3,086	SF
DUMPSTER PAD	257	SF
SPORTS COURT	950	SF
LANDSCAPING/OPEN SPACE	21,735	SF

AREAS OFFSITE:

ASPHALT PARKING/DRIVE	6,463	SF
CONCRETE SIDEWALK	2,178	SF
DUMPSTER PAD	238	SF
LANDSCAPING/OPEN SPACE	3,602	SF

RESIDENTIAL UNIT MIX:

2BED	8
1BED	27
1BED W/DEN	7
STUDIO	37
STUDIO W/DEN	24
TOTAL	103

PARKING CALCULATIONS:

PROPOSED PARKING:
ONSITE PARKING SPACES = 132
FRONTAGE PARKING SPACES = 12
TOTAL PARKING SPACES = 144
1.40 PARKING SPACES PER UNIT

ADA PARKING:
REQUIRED (101-150 SPACES) = 5 SPACES
PROVIDED = 5 SPACES

PARKING STALLS ONSITE:
107 FULL SIZE (18'X8' MIN.)
20 COMPACT SIZE (15'X8' MIN.)
5 ADA STALLS (18'X8' MIN.)

PARKING LANDSCAPE CALCULATION:

TOTAL OUTSIDE PARKING SPACE AREA = 18,336 SF
LANDSCAPE REQUIRED (16%) = 2,934 SF
LANDSCAPE AREA PROVIDED = 5,223 SF

MINI PARKS CALCULATION:

65 SF PER RESIDENT PER SECTION 20.52.010
NUMBER OF RESIDENTS = 8(2.2)+34(1.4)+61(1.4) =151
MINI PARKS REQUIRED = 151x65 = 9,815 SF
MINI PARKS PROVIDED = 9,229 SF
FEE IN LIEU OF MINI PARKS TO BE PAID FOR EXCESS REQUIRED.

OPEN SPACE CALCULATION:

5% OF TOTAL PROPERTY PER SECTION 20.110.014(H)
OPEN SPACE REQUIRED = 89,845 x 0.05 = 4,492 SF
OPEN SPACE PROVIDED = 4,492 SF

BIKE RACK CALCULATIONS:

REQUIRED BIKE STALLS = 1 PER 4 BEDROOMS
REQUIRED BIKE STALLS = 111 / 4 = 28 STALLS
PROPOSED BIKE RACK SPACES:
28 SPACES PROVIDED

GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.

DATUM: NAVD 88

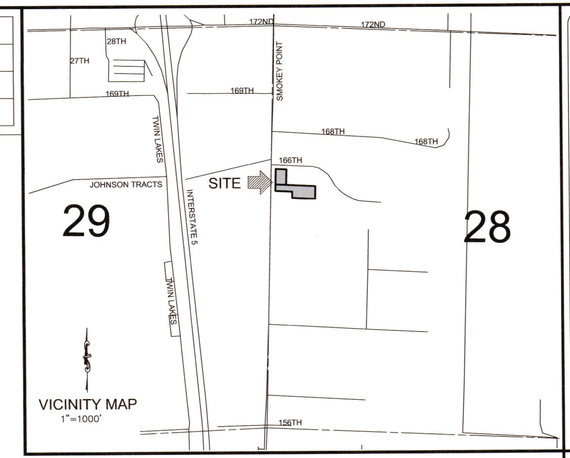
TBM SN987-62-1
N. BOLT TOP FLANGE
OF HYDRANT
ELEV.=123.11

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

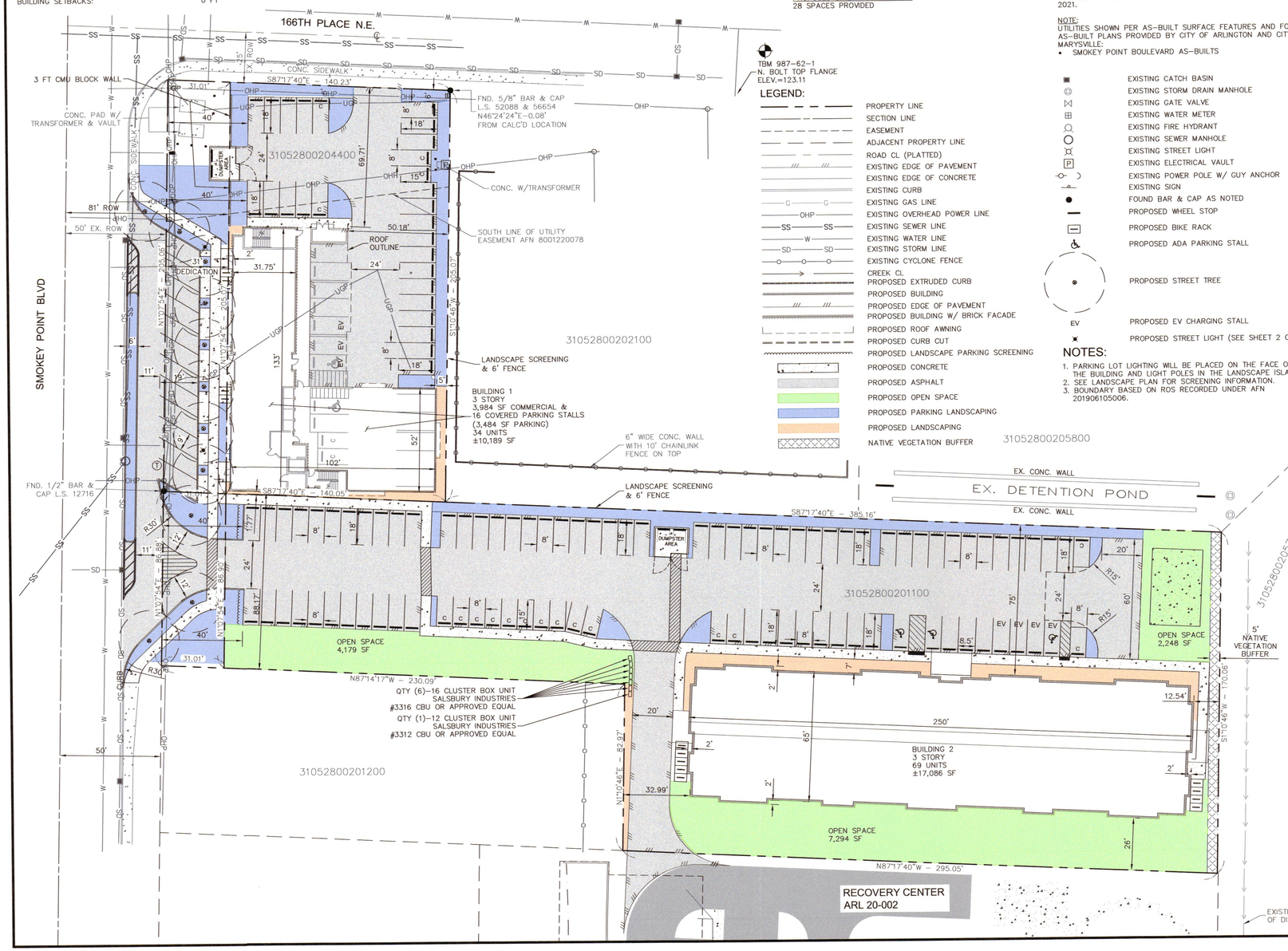
BOUNDARY ESTABLISHED PER RECORD OF SURVEY AFN 201906105006.

TOPOGRAPHY SURVEY BY CASCADE SURVEYING & ENGINEERING, OCTOBER, 2021.

NOTE:
UTILITIES SHOWN PER AS-BUILT SURFACE FEATURES AND FOLLOWING AS-BUILT PLANS PROVIDED BY CITY OF ARLINGTON AND CITY OF MARYSVILLE:
- SMOKEY POINT BOULEVARD AS-BUILTS



VICINITY MAP
1"=1000'



TBM 987-62-1
N. BOLT TOP FLANGE
ELEV.=123.11

LEGEND:

- PROPERTY LINE
- SECTION LINE
- EASEMENT
- ADJACENT PROPERTY LINE
- ROAD CL (PLATTED)
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF CONCRETE
- EXISTING CURB
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM LINE
- EXISTING CYCLONE FENCE
- CREEK CL
- PROPOSED EXTRUDED CURB
- PROPOSED BUILDING
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BUILDING W/ BRICK FACADE
- PROPOSED ROOF AWNING
- PROPOSED CURB CUT
- PROPOSED LANDSCAPE PARKING SCREENING
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED OPEN SPACE
- PROPOSED PARKING LANDSCAPING
- PROPOSED LANDSCAPING
- NATIVE VEGETATION BUFFER
- EXISTING CATCH BASIN
- EXISTING STORM DRAIN MANHOLE
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING STREET LIGHT
- EXISTING ELECTRICAL VAULT
- EXISTING POWER POLE W/ GUY ANCHOR
- EXISTING SIGN
- FOUND BAR & CAP AS NOTED
- PROPOSED WHEEL STOP
- PROPOSED BIKE RACK
- PROPOSED ADA PARKING STALL
- PROPOSED STREET TREE
- EV — PROPOSED EV CHARGING STALL
- PROPOSED STREET LIGHT (SEE SHEET 2 OF 2)

NOTES:

1. PARKING LOT LIGHTING WILL BE PLACED ON THE FACE OF THE BUILDING AND LIGHT POLES IN THE LANDSCAPE ISLANDS.
2. SEE LANDSCAPE PLAN FOR SCREENING INFORMATION.
3. BOUNDARY BASED ON ROS RECORDED UNDER AFN 201906105006.

OPEN SPACE & MINI PARKS

COLOR	DESCRIPTION	REQ'D AREA	PROVIDED AREA
BLUE	ONSITE PARKING LANDSCAPE	2,704 SF	5,223 SF
GREEN	OPEN SPACE & MINI PARKS	4,492 SF 9,815 SF	4,492 SF 9,229 SF
ORANGE	UNNASSIGNED LANDSCAPING	–	2,791 SF

LEGAL DESCRIPTION:

31052800201100
THE NORTH 170 FEET OF THE WEST 7 ACRES OF THE SOUTH 528 FEET NORTH OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

EXCEPT THAT PORTION THEREOF CONVEYED TO GEORGE F. WALKER AND GENEVA K. WALKER, HUSBAND AND WIFE, BY INSTRUMENT RECORDED NOVEMBER 25, 1966 UNDER RECORDING NUMBER 1914663, DESCRIBED AS FOLLOWS:

THE NORTH 85 FEET OF THE WEST 250 FEET OF ALL THAT PORTION OF THE SOUTH 443 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. LYING EAST OF THE COUNTY ROAD

AND EXCEPT THAT PORTION THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 88040065010 AND AMENDED NO. 9502105002 AND NO. 9507105005, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 31, NORTH, RANGE 5 EAST, W.M.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

31052800204400
LOT 4 OF BINDING SITE PLAN RECORDED UNDER AUDITOR'S FILE NUMBER 8804065010 AND AMENDED NO. 9502105002 AND NO. 9507105005, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 31, NORTH, RANGE 5 EAST, W.M.

EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY FOR SMOKEY POINT BOULEVARD BY STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 9309150185.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TAX PARCEL NUMBER:

31052800201100
31052800204400

SITE ADDRESS:

16517 & 16523 SMOKEY POINT BLVD
ARLINGTON, WA 98223

OWNER/APPLICANT:

GRANDVIEW NORTH LLC
P.O. BOX 159
ARLINGTON, WA 98223
360 435-7171
GV@GRANDVIEWNC.NET

CIVIL ENGINEER:

KIMBERLY E. BUSTEED, P.E.,
CASCADE SURVEYING & ENGINEERING, INC.
P.O. BOX 326
ARLINGTON, WA. 98223
PHONE: (360)435-5551
KIMBERLY@CASCADESURVEYING.COM

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):

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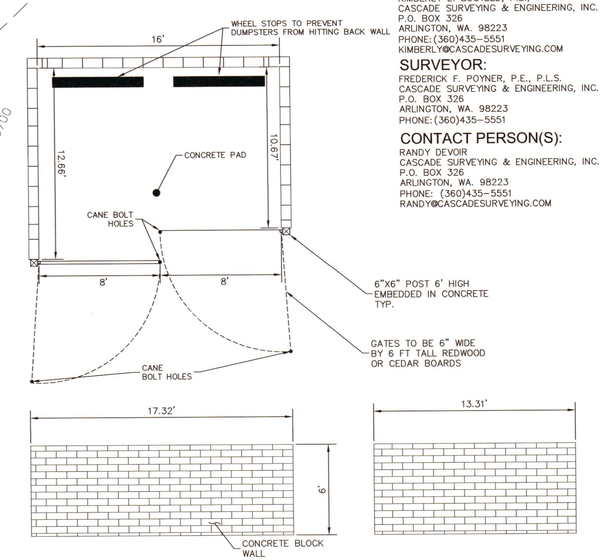
CASCADE SURVEYING & ENGINEERING, INC.
Engineers Surveyors Planners
P.O. BOX 326
ARLINGTON, WASHINGTON 98223
WWW.CASCADESURVEYING.COM
FAX: (360)435-4012
1-800-993-5551
(360) 435-5551



DUMPSTER ENCLOSURE DETAIL

NO SCALE

X:\22868\DWG\PRELIMINARY\22868 SITE PLAN.DWG (SITE PLAN) 12/4/2023 3:50 PM

12-4-23
KIMBERLY E. BUSTEED
STATE OF WASHINGTON
20106040
REGISTERED PROFESSIONAL ENGINEER

BY	DATE	REVISION
JH	07/23	REVIEW COMMENTS I

DESIGNED JH DATE 1/22
DRAWN JH DATE 1/22
CHECKED KB DATE 9/23
FIELD BOOK SN #987 REF:

GRANDVIEW NORTH LLC
ASHFORD PLACE
SITE PLAN
CITY OF ARLINGTON
CITY FILE NO.: PLN#1002

1 OF 2

22868