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
- EXISTING GAS LINE
- EXISTING UNDERGROUND POWER LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING SEWER 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 SIDEWALK
- PROPOSED CONCRETE
- PROPOSED OPEN SPACE
- PROPOSED TOWNHOME YARD

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:

TOWNHOMES	23
TOTAL	23

MINI PARKS CALCULATION:

65 SF PER RESIDENT PER SECTION 20.52.010
NUMBER OF RESIDENTS = 23(3.2) =74
MINI PARKS REQUIRED = 74x65 = 4,810 SF
MINI PARKS PROVIDED = 4,810 SF
PER THE AMENDED BINDING SITE PLAN RECORDED UNDER AFN 202303025002

OPEN SPACE CALCULATION:

5% OF TOTAL PROPERTY PER SECTION 20.110.014(H)
OPEN SPACE REQUIRED = 51,432 x 0.05 = 2,572 SF
OPEN SPACE PROVIDED = ±2,572 SF
PER THE AMENDED BINDING SITE PLAN RECORDED UNDER AFN 202303025002

AREAS ON SITE:

BUILDING FOOTPRINTS	26,792	SF
CONCRETE PARKING/SIDEWALK	8,252	SF
LANDSCAPING/OPEN SPACE	16,388	SF

PARKING CALCULATIONS:

REQUIRED: 2 SPACES/UNIT + 1 SPACE/4 UNITS
REQUIRED PARKING = 52 SPACES

PROPOSED PARKING:
TOWNHOUSE = 46 (GARAGE + DRIVEWAY)
OFFSITE = 6 (PER THE AMENDED BINDING SITE PLAN RECORDED UNDER AFN 202303025002)

GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.

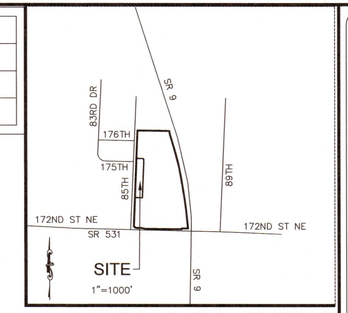
DATUM: NAVD 88

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

NOTE:
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 OF THE AMENDED ZAHRADNIK BINDING SITE PLAN RECORDED UNDER AUDITOR'S FILE NUMBER 202303025002 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITE INFORMATION:

SITE AREA:	51,432 SF (1.18 AC)
PROPOSED BUILDING HEIGHT:	45 FT
PROPOSED DWELLING UNITS:	23 RESIDENTIAL UNITS
TOTAL LOT COVERAGE:	35,044 SF (68.1%)(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:	1.320 MULTI-FAMILY TOWNHOUSES
DENSITY:	2,236 SF/DU (0.05 AC/DU)
BUILDING SETBACK: FRONT SIDE REAR	 10 FT MIN. 20' MAX. 10 FT (REDUCED TO 0 FOR TOWNHOMES) 20 FT MIN.
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:	T4N-MV

TAX PARCEL NUMBER:

31052400303000

SITE ADDRESS:

UNASSIGNED
NORTHWEST OF INTERSECTION OF
SR 9 AND 172ND ST NE
ARLINGTON, WA 98223

OWNER/APPLICANT:

GRANDVIEW NORTH LLC
P.O. 159 N. OLYMPIC AVENUE
ARLINGTON, WA 98223
360 435-7171

ARCHITECT

CARL J. COLSON –ARCHITECT, PPLLC
2502 WASHINGTON BLVD
ANACORTES, WA 98221
425 773-4392
CARL@CARLCOLSONARCHITECT.COM

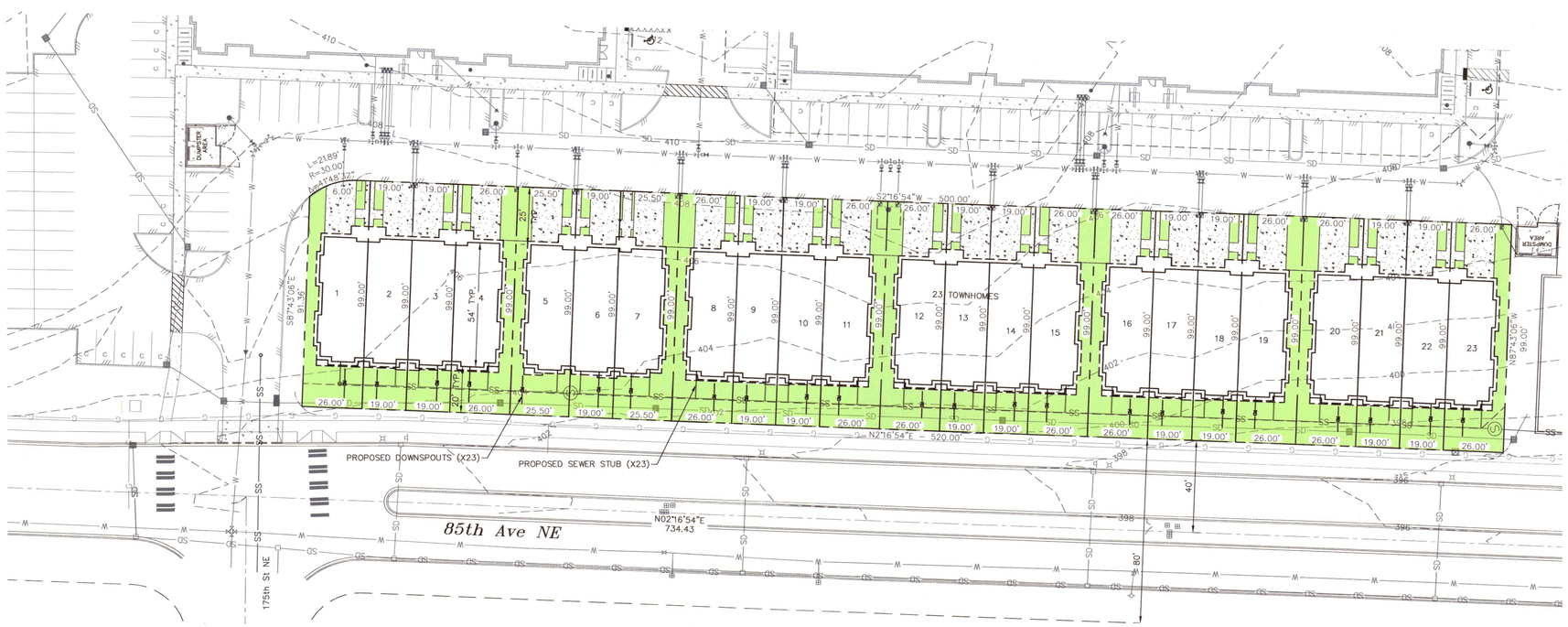
ENGINEER / SURVEYOR:

FREDERICK F. POYNER, P.E., P.L.S.
CASCADE SURVEYING & ENGINEERING, INC.
P.O. BOX 326
ARLINGTON, WA. 98223
PHONE: (360)435-5551
FRED@CASCADESURVEYING.COM

CONTACT PERSON(S):

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

PROPOSED LOTS		
LOT #	Area (SF)	AREA (AC)
1	2,574	0.0591
2	2,574	0.0591
3	1,881	0.0432
4	1,881	0.0432
5	2,574	0.0591
6	2,574	0.0591
7	1,881	0.0432
8	1,881	0.0432
9	2,574	0.0591
10	2,574	0.0591
11	1,881	0.0432
12	1,881	0.0432
13	1,881	0.0432
14	2,574	0.0591
15	1,881	0.0432
16	1,881	0.0432
17	2,574	0.0591
18	2,524	0.0580
19	1,881	0.0432
20	2,524	0.0580
22	2,526	0.0580
23	1,881	0.0432



CASCADE SURVEYING & ENGINEERING, INC.
Engineers Surveyors Planners
P.O. BOX 326
ARLINGTON, WASHINGTON 98223
WWW.CASCADESURVEYING.COM
FAX:(360)435-4012
1-800-593-5551
(360) 435-5551

REVISION	DATE	BY

DESIGNED JH DATE 05/23
DRAWN JH DATE 05/23
CHECKED DATE
FIELD BOOK ARL 141
REF:

GRANDVIEW NORTH LLC
LOT 1 AT THE DISTRICT
UNIT LOT SUBDIVISION
SITE PLAN
CITY OF ARLINGTON
CITY FILE NO.: PLN #

X:\22867\DWG\LOT DEVELOPMENT PLANS\LOT 1\PRELIMINARY\22867 SITE PLAN LOT 1.DWG (SITE PLAN) 3/11/2024 11:31 AM