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Grandview North's Smokey Point Development CUP Narrative

The proposal is to construct a multi-use development with two buildings onsite consisting of 103 residential units and 3,984 sf commercial. The three story building along Smokey Point frontage will consist of commercial and tenant amenities with sixteen covered parking stalls on the ground floor with residential units on the upper floors. The three story building on the back of the south lot will consist of residential units on all floors. Onsite improvements will include 133 parking stalls, pickleball court, sidewalk, open space, and landscaping. Frontage improvements along Smokey Point will include median, drive aisle, ten angled parking spaces, curb, gutter, sidewalk, and street trees. Additional offsite improvements will connect the onsite drive aisle, west of Building 2, to the existing drive aisle on parcel 31052800201500 to the south.

Stormwater runoff from the proposed development will be managed through detention. All runoff will be conveyed to a detention facility located under the parking area. The system will be sized to meet flow control requirements and will outlet to City of Arlington stormwater infrastructure in Smokey Point ROW.

Regards,

Josh Hogan

Josh Hogan, E.I.T.

Cascade Surveying & Engineering.