

**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: 1.340 MULTI-FAMILY ABOVE A PERMITTED NON-RESIDENTIAL 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: 872 SF/DU (0.02 AC/DU)  
 BUILDING SETBACKS: 0 FT

**AREAS ONSITE:**

BUILDING FOOTPRINT & AWNINGS 27,275 SF  
 ASPHALT PARKING/DRIVE 36,798 SF  
 CONCRETE SIDEWALK 3,224 SF  
 DUMPSTER PAD 257 SF  
 SPORTS COURT 950 SF  
 LANDSCAPING/OPEN SPACE 21,341 SF

**PARKING CALCULATIONS:**

PROPOSED PARKING:  
 ONSITE PARKING SPACES = 133  
 FRONTAGE PARKING SPACES = 10  
 TOTAL PARKING SPACES = 143  
 1.29 PARKING SPACES PER UNIT  
 ADA PARKING:  
 REQUIRED (101-150 SPACES) = 5 SPACES  
 PROVIDED = 5 SPACES

**AREAS OFFSITE:**

ASPHALT PARKING/DRIVE 6,219 SF  
 CONCRETE SIDEWALK 1,664 SF  
 DUMPSTER PAD 238 SF  
 LANDSCAPING/OPEN SPACE 3,352 SF

**RESIDENTIAL UNIT MIX:**

2BED 8  
 1BED 27  
 1BED W/DEN 7  
 STUDIO 37  
 MIXED USE URBAN CENTER 24  
 TOTAL 103

**PARKING LANDSCAPE CALCULATION:**

TOTAL OUTSIDE PARKING SPACE AREA = 16,926 SF  
 LANDSCAPE REQUIRED (16%) = 2,708 SF  
 LANDSCAPE AREA PROVIDED = 3,968 SF

**MINI PARKS CALCULATION:**

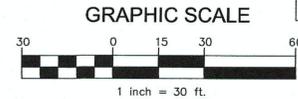
65 SF PER RESIDENT PER SECTION 20.52.010  
 NUMBER OF RESIDENTS = 8(2.2)\*341(1.4)+61(1.4) = 51  
 MINI PARKS REQUIRED = 151\*65 = 9,815 SF  
 MINI PARKS PROVIDED = 9,930 SF

**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 = 4,503 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



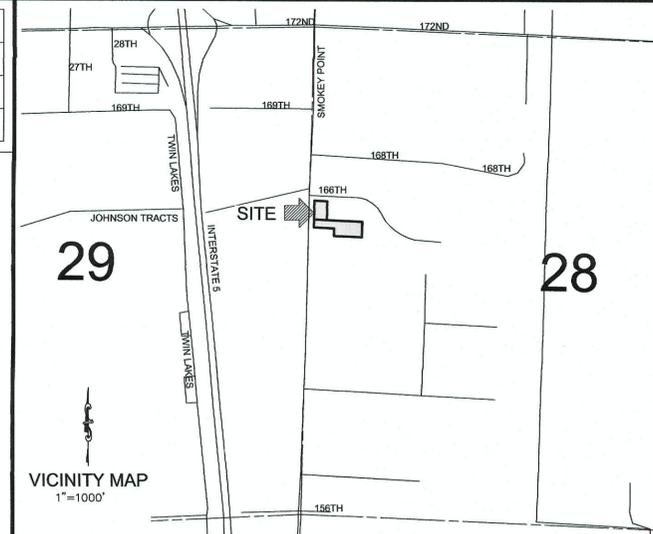
DATUM: NAVD 88

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



**CASCADE SURVEYING & ENGINEERING, INC.**  
 Planners  
 Surveyors  
 Engineers  
 P.O. BOX 326 ARLINGTON, WA 98223  
 (360) 435-5551  
 WWW.CASCADESURVEYING.COM  
 (360) 435-9551

**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 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.  
 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.

**OPEN SPACE & MINI PARKS**

COLOR	DESCRIPTION	REQ'D AREA	PROVIDED AREA
BLUE	ONSITE PARKING LANDSCAPE	2,708 SF	3,968 SF
GREEN	OPEN SPACE & MINI PARKS	4,492 SF 9,815 SF	4,503 SF 9,819 SF
ORANGE	UNASSIGNED LANDSCAPING	—	3,051 SF

**TAX PARCEL NUMBER:**

31052800201100  
 31052800204400

**SITE ADDRESS:**

16517 & 16523 SMOKEY POINT BLVD  
 ARLINGTON, WA 98223

**OWNER/APPLICANT:**

GRANDVIEW NORTH LLC  
 P.O. BOX 158  
 ARLINGTON, WA 98223  
 360 435-7171  
 GV@GRANDVIEWNORTH.COM

**CIVIL ENGINEER:**

KIMBERLY E. BUSTEED, P.E.,  
 CASCADE SURVEYING & ENGINEERING, INC.  
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 PHONE: (360)435-5551  
 KIMBERLY@CASCADESURVEYING.COM

**SURVEYOR:**

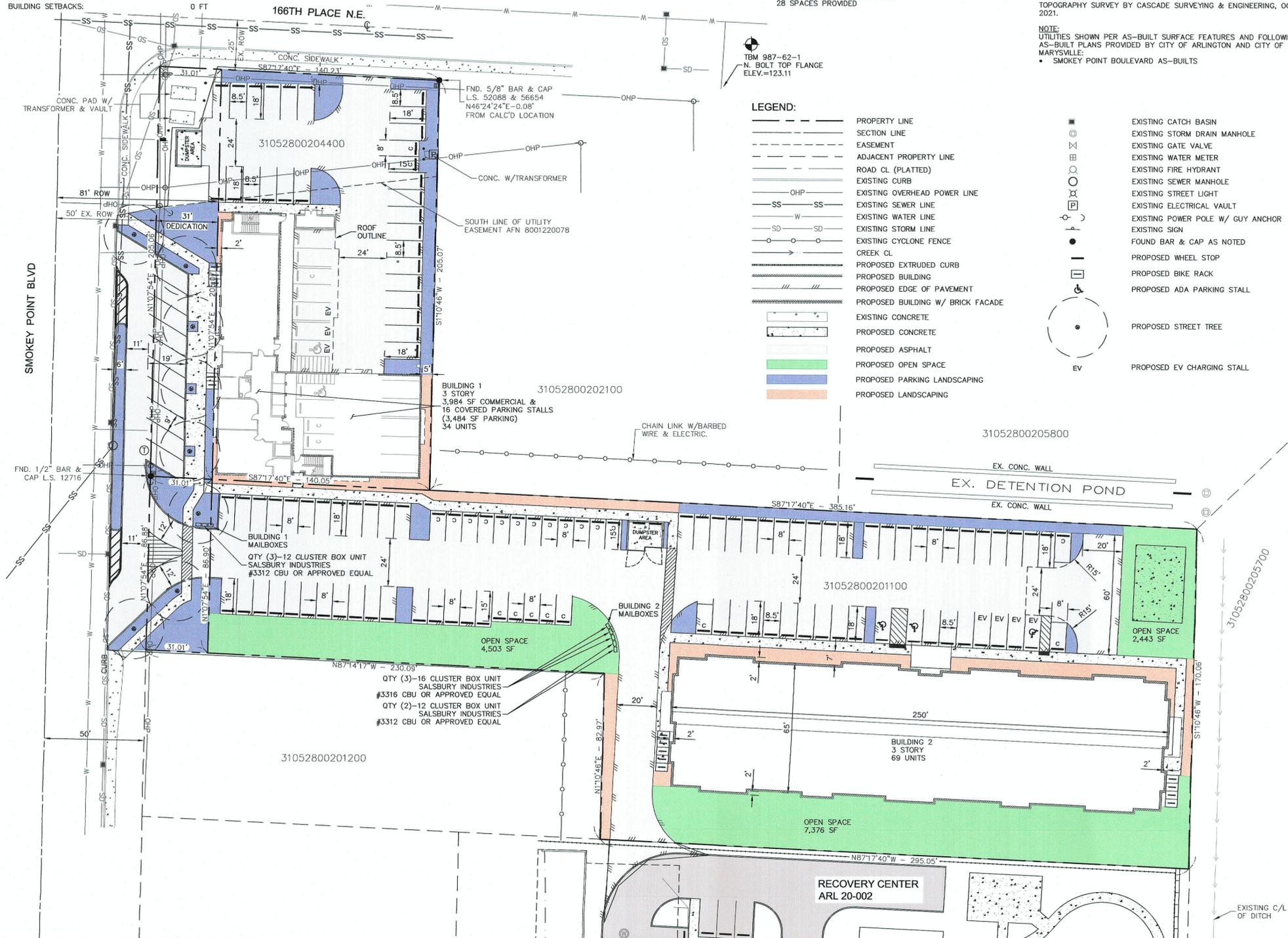
FREDERICK F. POYNER, P.E., P.L.S.  
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**CONTACT PERSON(S):**

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 RANDY@CASCADESURVEYING.COM

**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.



**LEGEND:**

- PROPERTY LINE
- SECTION LINE
- EASEMENT
- ADJACENT PROPERTY LINE
- ROAD CL. (PLATTED)
- EXISTING CURB
- OHP
- EXISTING OVERHEAD POWER LINE
- SS
- EXISTING SEWER LINE
- W
- EXISTING WATER LINE
- SD
- EXISTING STORM LINE
- EXISTING CYCLONE FENCE
- CREEK CL
- PROPOSED EXTRUDED CURB
- PROPOSED BUILDING
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BUILDING W/ BRICK FACADE
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED OPEN SPACE
- PROPOSED PARKING LANDSCAPING
- PROPOSED LANDSCAPING
- 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 SIGN
- 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

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

**GRANDVIEW NORTH LLC**  
**SMOKEY POINT**  
**SITE PLAN**  
 CITY OF ARLINGTON  
 CITY FILE NO.: PLN#  
 1 OF 2  
 # 22868

