

BIKE RACK CALCULATIONS:

REQUIRED BIKE STALLS = 1 PER 4 BEDROOMS
 REQUIRED BIKE STALLS = 124 / 4 = 31 STALLS
 PROPOSED BIKE RACK SPACES:
 32 SPACES PROVIDED

PARKING LANDSCAPE CALCULATION:

TOTAL PARKING SPACE AREA = 19,660 SF
 LANDSCAPE REQUIRED (16%) = 3,146 SF
 LANDSCAPE AREA PROVIDED = 4,436 SF

PARKING CALCULATIONS:

REQUIRED PARKING:
 COMMERCIAL - 8,990 x (2/1000) = 18
 RESIDENTIAL - 102 x 1.25 = 128
 TOTAL PARKING SPACES = 146
 SHARED PARKING FACTOR(1.4) = 105

PROPOSED PARKING:
 FULL SIZE = 101
 TANDEM = 6
 COMPACT = 25
 ADA = 5
 TOTAL PARKING SPACES = 137

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

NOTE:
 TANDEM PARKING STALLS ARE
 COUNTED AS ONE STALL AND WILL
 BE ASSIGNED TO A SINGLE UNIT

SITE INFORMATION:

SITE AREA: 108,855 SF (2.50 AC)
 PROPOSED BUILDING HEIGHT: APPROX 45 FT (3 STORIES)
 PROPOSED DWELLING UNITS: 102 RESIDENTIAL UNITS
 TOTAL LOT COVERAGE: 80,767 SF (74.2%)(TOTAL IMPERVIOUS)
 DENSITY: 40.8 DU/AC
 ZONING CLASSIFICATION: NEIGHBORHOOD COMMERCIAL MIXED USE OVERLAY
 PROPOSED SCREENING: LANDSCAPED AREAS AND FENCES
 AIRPORT PROTECTION DISTRICT SUBDISTRICT: APD SUBDISTRICT C
 USE CLASSIFICATION: MIXED USE
 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

CITY OF ARLINGTON - IRONWOOD PLACE - PLN # 912
PORTION NW1/4, NW1/4, SEC.23, TWP.31N, RGE.5E, W.M.

MINI PARKS CALCULATION:

65 SF PER RESIDENT PER SECTION 20.52.010
 NUMBER OF RESIDENTS = 21(2.2)+42(1.4)+39(1.4) = 160
 MINI PARKS REQUIRED = 160x65 = 10,400 SF
 MINI PARKS PROVIDED = 10,923 SF

OPEN SPACE CALCULATION:

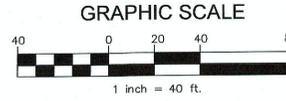
5% OF TOTAL PROPERTY PER SECTION 20.110.014(H)
 OPEN SPACE REQUIRED = 108,855 x 0.05 = 5,443 SF
 OPEN SPACE PROVIDED = 5,443 SF

RESIDENTIAL UNIT MIX:

2 BED 21
 1 BED 26
 1 BED W/DEN 16
 STUDIO 13
 STUDIO W/DEN 26
 TOTAL 102

ONSITE AREAS:

BUILDING FOOTPRINT & AWNINGS 29,691 SF
 ASPHALT PARKING/DRIVE 43,765 SF
 CONCRETE SIDEWALK 3,980 SF
 DUMPSTER PAD 461 SF
 SPORTS COURT 1,290 SF
 LANDSCAPING/OPEN SPACE 29,668 SF



DATUM: NAVD 88 ADJUSTED TO SITE

SITE ELEVATION ADJUSTED TO MATCH 67TH AVE NE IMPROVEMENTS ASBUILTS
 WSDOT MON. ID. 3771
 PUBLISHED ELEV. 160.393'
 SURVEYED ELEV. 161.573'

TBM A141-3-A
 FND. BRASS 1/2" PIN W/ PUNCH
 SET IN 4X4 CONC. BASE
 ELEV.=152.37

NOTE:
 TOPOGRAPHY & EXISTING FEATURES PER CASCADE SURVEYING & ENGINEERING, MAY 2021 & OCTOBER 2021.
 CONTOURS ESTABLISHED FROM FIELD MEASUREMENTS. ACCURACY 1/2' CONTOUR INTERVAL.

UTILITIES SHOWN PER FIELD MEASUREMENT OF SURFACE FEATURE OBSERVABLE AND FOLLOWING ASBUILT PLANS PROVIDED BY CITY OF ARLINGTON:
 • 67TH AVE NE IMPROVEMENTS ASBUILTS
 • THE WOODLANDS ASBUILTS

NOTES:

- PARKING LOT LIGHTING WILL BE PLACED ON THE FACE OF THE BUILDING AND LIGHT POLES IN THE LANDSCAPE ISLANDS.
- SEE LANDSCAPE PLAN FOR SCREENING INFORMATION.
- SEE SHEET 3 FOR EXISTING CONTOURS.

LEGEND:

- PROPERTY LINE
- SECTION LINE
- EASEMENT
- ADJACENT PROPERTY LINE
- ROAD CL (PLATTED)
- ROAD CL (AS-BUILT)
- EXISTING EDGE OF PAVEMENT (TRAIL)
- EXISTING EDGE OF CONCRETE
- EXISTING CURB
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM LINE
- 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
- FND. MON. AS NOTED
- SET 1/2" X 24" REBAR & CAP L.S. 12716 U.N.O.
- SET MAG NAIL & WASHER L.S. 12716

LEGAL DESCRIPTION:

31052300200500
 LOT 2 AS SHOWN ON SURVEY RECORDED IN VOLUME 35 OF SURVEYS, PAGE 130, UNDER RECORDING NUMBER 9106275002, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THAT PORTION DEEDED TO THE CITY OF ARLINGTON BY STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NO. 200109050122.

00738500103100
 LOT A-31, THE WOODLANDS, SECTOR 1, ALSO KNOWN AS GLENEAGLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 46 OF PLATS AT PAGES 37 THROUGH 42, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THAT PORTION DEEDED TO THE CITY OF ARLINGTON BY STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NO. 200109050123.

BOTH SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

- PROPOSED BUILDING
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BUILDING W/ BRICK FACADE
- PROPOSED ROOF AWNING
- PROPOSED CURB
- PROPOSED WOOD FENCE
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED OPEN SPACE & LANDSCAPING
- PROPOSED PARKING LANDSCAPING
- PROPOSED WHEEL STOP
- PROPOSED BIKE RACK
- PROPOSED ADA PARKING STALL
- PROPOSED ELECTRIC VEHICLE STALL
- PROPOSED STREET LIGHT (SEE SHEET 2 OF 3)

TAX PARCEL NUMBER:

31052300200500
 00738500103100

SITE ADDRESS:

18625 & 18705 67TH AVE NE
 ARLINGTON, WA 98223

OWNER/APPLICANT:

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

CIVIL ENGINEER:

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

SURVEYOR:

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 CASCADE SURVEYING & ENGINEERING, INC.
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 PHONE: (360)435-5551

CONTACT PERSON(S):

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 RANDY@CASCADESURVEYING.COM

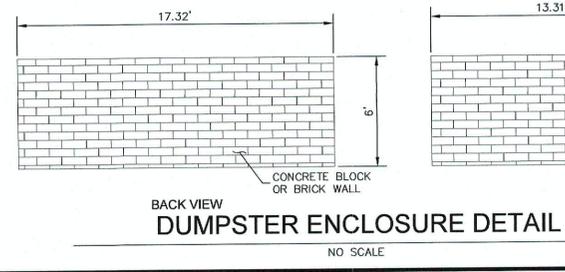
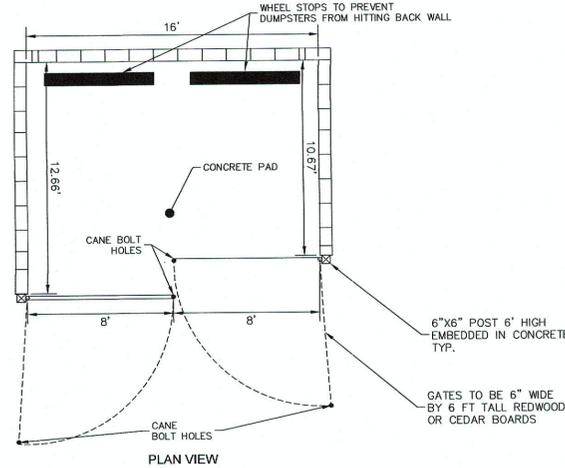
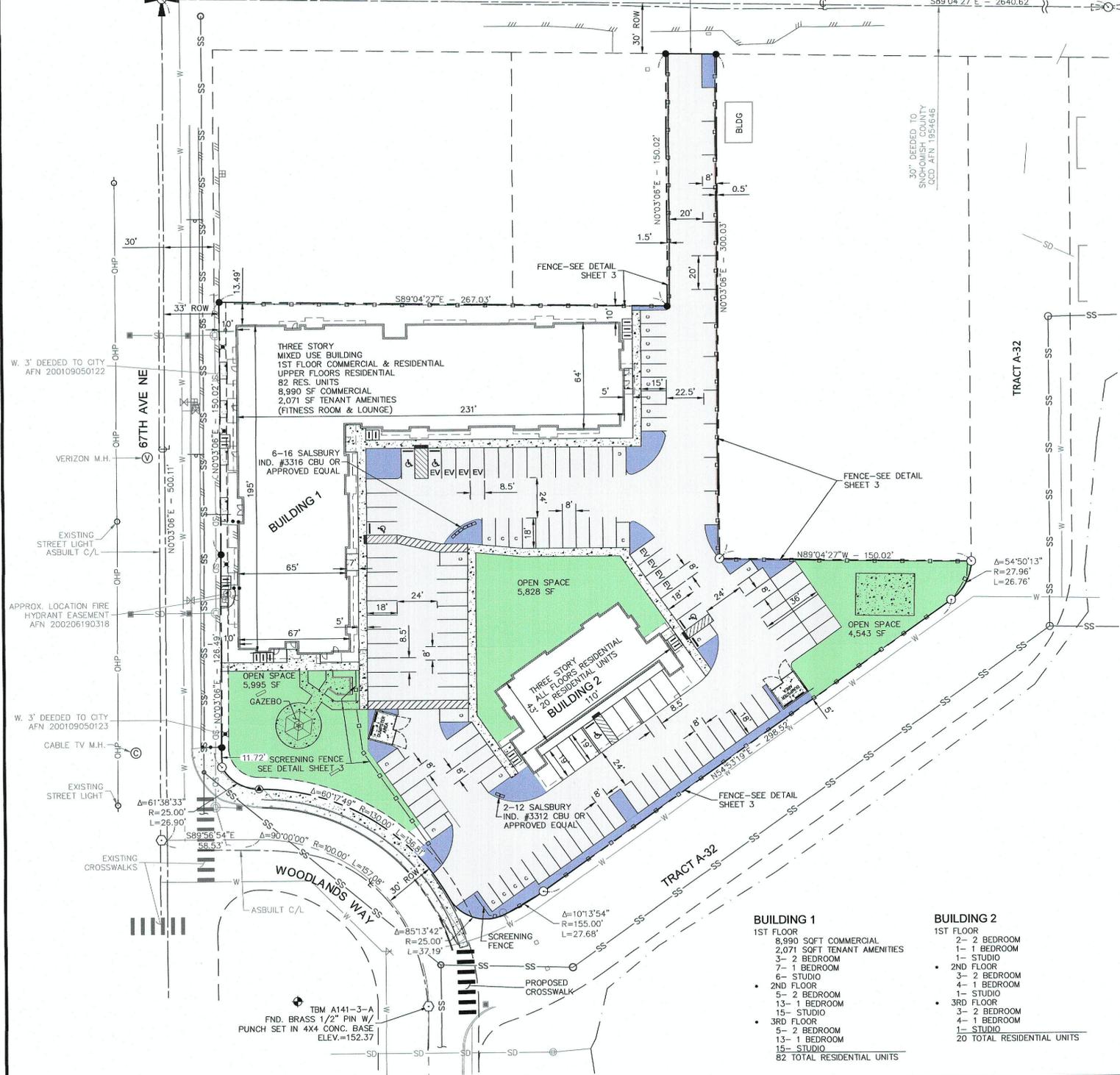
OPEN SPACE & MINI PARKS

COLOR	DESCRIPTION	REQ'D AREA	PROVIDED AREA
BLUE	PARKING LANDSCAPE	3,146 SF	4,498 SF
GREEN	OPEN SPACE / MINI PARKS	15,908 SF	16,366 SF

NOTE: PROVIDED OPEN SPACE/MINI PARKS SHOWN DOES NOT INCLUDE TENANT AMENITIES INSIDE BUILDING 1 (LOUNGE, FITNESS ROOM, GAME ROOM)

DRAWING SHEET INDEX

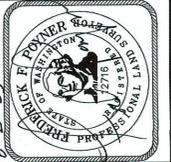
SHEET NUMBER	SHEET TITLE
1	SITE PLAN
2	LIGHTING PLAN
3	EX. CONDITIONS & TREE SURVEY



BUILDING 1
 1ST FLOOR
 8,990 SQFT COMMERCIAL
 2,071 SQFT TENANT AMENITIES
 3- 2 BEDROOM
 7- 1 BEDROOM
 6- STUDIO
 2ND FLOOR
 5- 2 BEDROOM
 13- 1 BEDROOM
 15- STUDIO
 3RD FLOOR
 5- 2 BEDROOM
 13- 1 BEDROOM
 15- STUDIO
 82 TOTAL RESIDENTIAL UNITS

BUILDING 2
 1ST FLOOR
 2- 2 BEDROOM
 1- 1 BEDROOM
 1- STUDIO
 2ND FLOOR
 3- 2 BEDROOM
 4- 1 BEDROOM
 1- STUDIO
 3RD FLOOR
 3- 2 BEDROOM
 4- 1 BEDROOM
 1- STUDIO
 20 TOTAL RESIDENTIAL UNITS

CASCADE SURVEYING & ENGINEERING, INC.
 Engineers Surveyors Planners
 P.O. BOX 326
 ARLINGTON, WASHINGTON 98223
 1-800-953-5551
 WWW.CASCADESURVEYING.COM
 FAX: (360)435-4012



DESIGNED	DATE	BY
JH	11/21	
DRAWN	DATE	BY
JH	11/21	
CHECKED	DATE	BY
RLD	11/21	
FIELD BOOK	REF.	DATE
ARL 141		

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FIELD BOOK	REF.	DATE
ARL 141		

GRANDVIEW NORTH LLC
IRONWOOD PLACE
SITE PLAN
 CITY FILE NO.: PLN#912
1 OF 3
22865

