

SITE INFORMATION:

SITE AREA: 108,855 SF (2.50 AC)
 PROPOSED BUILDING HEIGHT: APPROX 32 FT (3 STORIES)
 PROPOSED DWELLING UNITS: 102 RESIDENTIAL UNITS
 TOTAL LOT COVERAGE: 78,623 SF (72.2%)(TOTAL IMPERVIOUS)
 ZONING CLASSIFICATION: NEIGHBORHOOD COMMERCIAL MIXED USE OVERLAY
 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 ARLINGTON
 SEWER PROVIDER: CITY OF ARLINGTON
 SCHOOL DISTRICT: ARLINGTON 16
 FIRE PROTECTION DISTRICT: CITY OF ARLINGTON

PARKING LANDSCAPE CALCULATION:

TOTAL PARKING SPACE AREA = 18,662 SF
 LANDSCAPE REQUIRED (16%) = 2,986 SF
 LANDSCAPE AREA PROVIDED = 3,852 SF

RESIDENTIAL UNIT MIX:

2 BED 21
 1 BED 28
 1 BED W/DEN 12
 STUDIO 13
 STUDIO W/DEN 28
 TOTAL 102

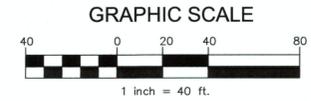
**CITY OF ARLINGTON - APPLE BUILDERS - FILE #
 PORTION NW1/4, NW1/4, SEC.23, TWP.31N, RGE.5E, W.M.**

MINI PARKS CALCULATION:

65 SF PER RESIDENT PER SECTION 20,52,010
 NUMBER OF RESIDENTS = 21(2.2)+40(1.4)+41(1.4) = 159.6
 MINI PARKS REQUIRED = 159.6x65 = 10,374 SF
 MINI PARKS PROVIDED = 10,374 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 = 6,600 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/ PONCH 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.

LEGEND:

- PROPERTY LINE
- SECTION LINE
- EASEMENT
- ADJACENT PROPERTY LINE
- ROAD CL (PLATTED)
- ROAD CL (AS-BUILT)
- EXISTING EDGE OF PAVEMENT
- 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
- PROPOSED BUILDING
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BUILDING W/ BRICK FACADE
- PROPOSED ROOF AWNING
- PROPOSED CURB
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED OPEN SPACE
- PROPOSED PARKING LANDSCAPING
- PROPOSED WHEEL STOP
- PROPOSED BIKE RACK
- PROPOSED ADA PARKING STALL

BUILDING 1

- 1ST FLOOR
 - 12,870 SOFT COMMERCIAL
 - 1,350 SOFT TENANT AMENITIES
 - 3- 2 BEDROOM
 - 6- 1 BEDROOM
 - 6- STUDIO
- 2ND FLOOR
 - 5- 2 BEDROOM
 - 12- 1 BEDROOM
 - 16- STUDIO
- 3RD FLOOR
 - 5- 2 BEDROOM
 - 12- 1 BEDROOM
 - 16- STUDIO

BUILDING 2

- 1ST FLOOR
 - 2- 2 BEDROOM
 - 2- 1 BEDROOM
 - 1- STUDIO
- 2ND FLOOR
 - 3- 2 BEDROOM
 - 4- 1 BEDROOM
 - 1- STUDIO
- 3RD FLOOR
 - 3- 2 BEDROOM
 - 4- 1 BEDROOM
 - 1- STUDIO

ONSITE AREAS:

BUILDING FOOTPRINT & AWNINGS 30,811 SF
 ASPHALT PARKING/DRIVE 42,956 SF
 CONCRETE SIDEWALK 3,065 SF
 DUMPSTER PAD 501 SF
 SPORTS COURT 1,290 SF
 LANDSCAPING/OPEN SPACE 30,232 SF

OFFSITE AREAS:

ASPHALT PARKING/DRIVE 30,898 SF
 CONCRETE SIDEWALK 4,042 SF
 LANDSCAPING 8,890 SF

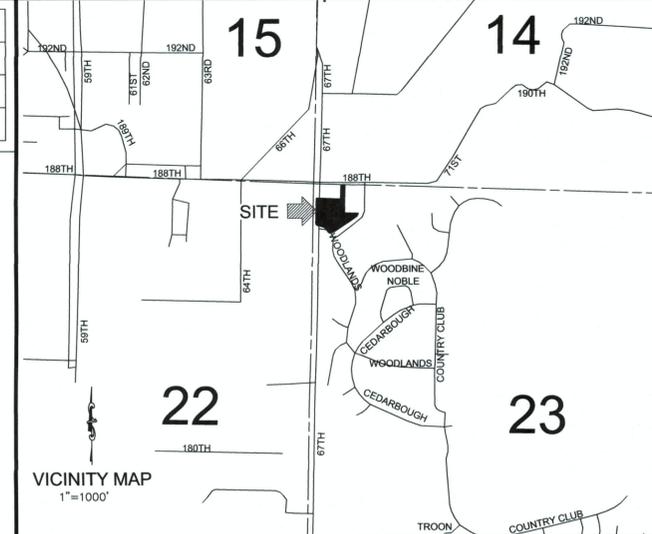
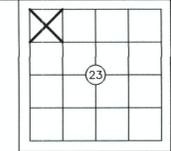
PARKING CALCULATIONS:

RESIDENTIAL: 1.25 STALL / UNIT
 COMMERCIAL: 1 STALL / 1,500 SF
 COMM. FLOOR AREA = 12,870 SF
 REQUIRED PARKING = 137 SPACES
 PROPOSED PARKING:
 PARKING SPACES ONSITE = 124
 PARKING ALONG FRONTAGE = 32
 PARKING SPACES OFFSITE = 30

BIKE RACK CALCULATIONS:

REQUIRED BIKE STALLS = 1 PER 4 BEDROOMS
 REQUIRED BIKE STALLS = 123 / 4 = 31 STALLS
 PROPOSED BIKE RACK SPACES:
 32 SPACES PROVIDED

ADA PARKING:
 REQUIRED (101-150 SPACES) = 5 SPACES
 PROVIDED = 6 SPACES



LEGAL DESCRIPTION:

31052300200500
 LOT 2 AS SHOWN ON SURVEY RECORDED IN VOLUME 35 OF SURVEYS, PAGE 130, UNDER RECORDING NUMBER 9106275002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

00738500103100

LOT A-31 OF THE PLAT OF THE WOODLANDS, SECTOR 1 AS RECORDED IN VOLUME 46 OF PLATS AT PAGES 37, 38, 39, 40, 41 AND 42, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

OPEN SPACE & MINI PARKS

COLOR	DESCRIPTION	REQ'D AREA	PROVIDED AREA
BLUE	PARKING LANDSCAPE	2,986 SF	3,852 SF
GREEN	OPEN SPACE / MINI PARKS	15,817 SF	16,974 SF

DRAWING SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	SITE PLAN
2	LIGHTING PLAN

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
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 PHONE: (360)435-5551

SURVEYOR:

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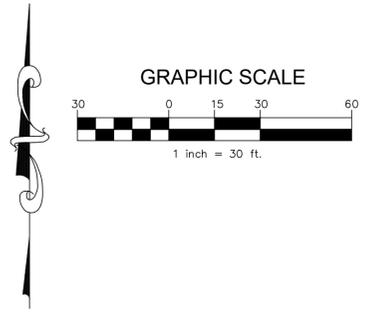
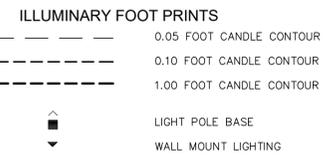
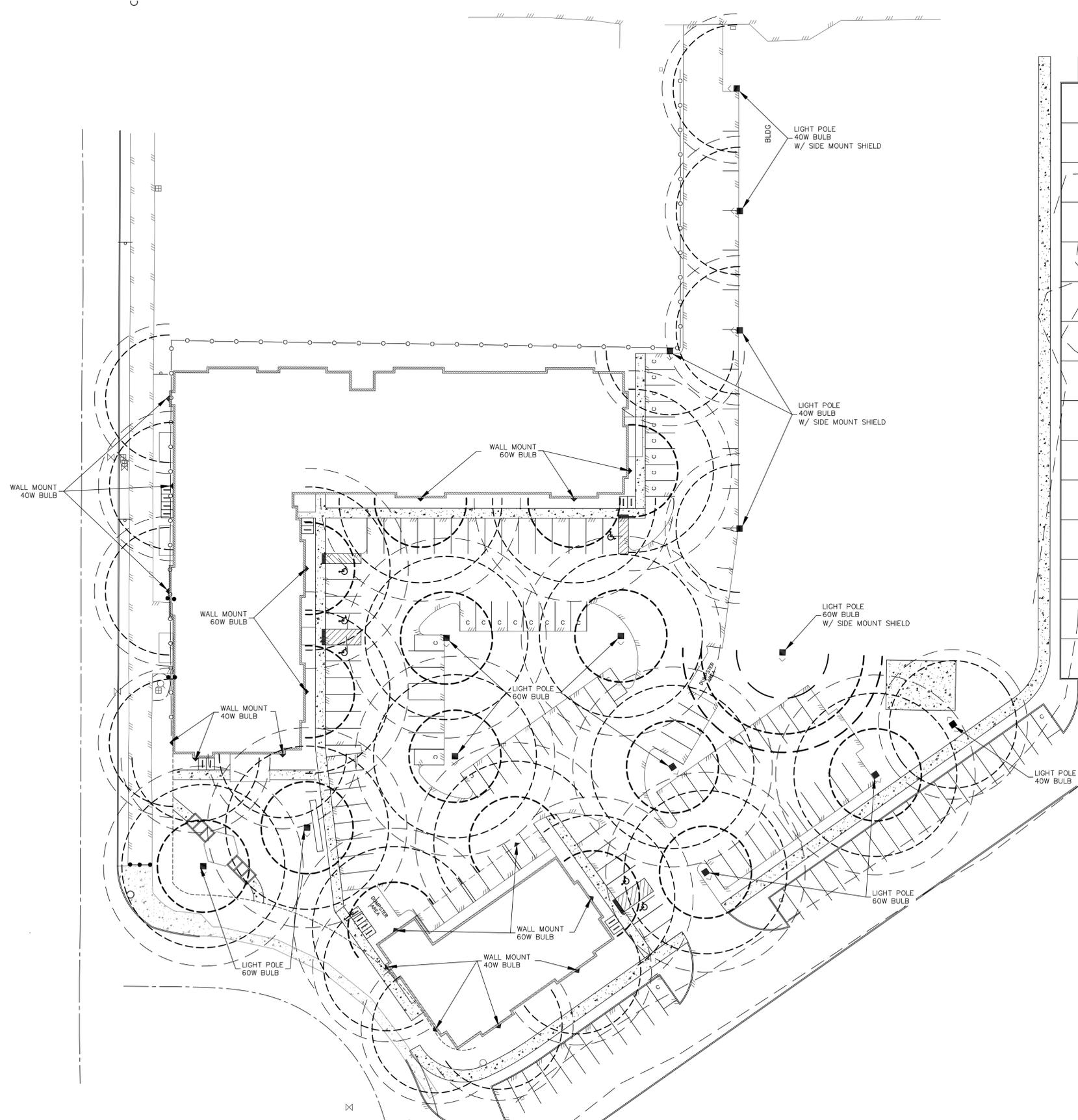
DESIGNED	JH	DATE	11/21
DRAWN	JH	DATE	11/21
CHECKED	RLD	DATE	11/21
FIELD BOOK	ARL 141	REF:	

REVISION	DATE	BY

**GRANDVIEW NORTH LLC
 APPLE BUILDERS
 SITE PLAN**

CITY OF ARLINGTON CITY FILE NO.: PL1#

CITY OF ARLINGTON - APPLE BUILDERS - FILE #
 PORTION NW1/4, NW1/4, SEC.23, TWP.31N, RGE.5E, W.M.



Product Specifications

Residential grade classic turn of the century lighting

Brand: Belle Chase Yard Lights
Stock Number: 9015 - 7 1/2 overall height
Base Diameter: 13"
Height: 7 1/2"
Mount Style: surface
Luminair Dims: 11" wide x 16" height
Post Material: Filled Tapered Shaft
Globe Material: Standard: Clear Lexan Polycarbonate

Installation Instructions
 The base pad should be poured cylindrically with a width of not less than 2" larger than diameter of base. 1/2" x 12" to 18" L-Shape bolts are necessary for installation (not included)

Additional Information
 Mei Northey lights run on standard household current of 120v, unless otherwise specified.

1 LIGHT POLE DETAIL (NTS)

TALISTA MODEL CLI-FRT1027-01-32DZ

2 WALL MOUNT DETAIL (NTS)

CASCADE SURVEYING & ENGINEERING, INC.
 Engineers Surveyors Planners
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 ARLINGTON, WASHINGTON 98223
 WWW.CASCADESURVEYING.COM

FAX: (360) 435-4012
 1-800-595-5551
 (360) 435-3551

NO.	REVISION	DATE	BY

DESIGNED	JH	DATE	11/21
DRAWN	JH	DATE	11/21
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GRANDVIEW NORTH LLC
APPLE BUILDERS
LIGHTING PLAN

CITY OF ARLINGTON CITY FILE NO.: PLN#