

**CITY OF ARLINGTON - LOT 2 AT THE DISTRICT SUP - PLN #  
PORTION SW1/4, SW1/4, SEC.24, TWP.31N, RGE.5E, W.M.**

**LEGEND:**

---	PROPERTY LINE		EXISTING SIDEWALK
- - -	SECTION LINE		PROPOSED CONCRETE
- · - · -	EASEMENT		PROPOSED ASPHALT
- · - · -	ADJACENT PROPERTY LINE		PROPOSED LANDSCAPING / OPEN SPACE
- · - · -	ROAD CL (PLATTED)		PROPOSED EDGE OF PAVEMENT
- · - · -	ROAD CL (AS-BUILT)		PROPOSED BUILDING W/ BRICK FACADE
- · - · -	EXISTING EDGE OF PAVEMENT		PROPOSED WHEEL STOP
- · - · -	EXISTING EDGE OF CONCRETE		PROPOSED BIKE RACK
- · - · -	EXISTING CURB		PROPOSED ADA PARKING STALL
- · - · -	EXISTING GAS LINE		PROPOSED PEDESTRIAN CROSSWALK
- · - · -	EXISTING UNDERGROUND POWER LINE		
- · - · -	EXISTING UNDERGROUND TELEPHONE LINE		
- · - · -	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		

**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:**

STUDIO APARTMENT 42  
TOTAL 42

**MINI PARKS CALCULATION:**

65 SF PER RESIDENT PER SECTION 20.52.010  
NUMBER OF RESIDENTS = 42(1.4) = 59  
MINI PARKS REQUIRED = 59x0.5 = 29.5 SF  
MINI PARKS PROVIDED = 3,835 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 = 41,988 x 0.05 = 2,099 SF  
OPEN SPACE PROVIDED = ±8,677 SF  
PER THE AMENDED BINDING SITE PLAN RECORDED UNDER AFN 202303025002

**AREAS ON SITE:**

BUILDING FOOTPRINTS 12,597 SF  
ASPHALT PARKING/DRIVE 9,964 SF  
CONCRETE SIDEWALK 2,546 SF  
LANDSCAPING/OPEN SPACE 16,881 SF

**PARKING CALCULATIONS:**

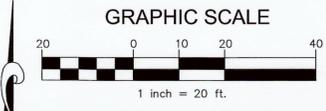
REQUIRED:  
COMMERCIAL - 2 SPACES/1,000 SF = 24  
RESIDENTIAL - 42 X 1.25 = 53  
REQUIRED PARKING = 77 SPACES

**PROPOSED PARKING:**

ON-SITE = 24  
OFF-SITE = 53 (PER AFN 202303025002)

**BIKE RACK CALCULATIONS:**

REQUIRED BIKE STALLS = 1 PER 4 BEDROOMS  
REQUIRED BIKE STALLS = 42 / 4 = 11 STALLS  
PROPOSED BIKE RACK SPACES:  
ON-SITE = 10  
OFF-SITE = 80 (PER AFN 202303025002)



DATUM: NAVD 88

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

NOTE:  
CONTOURS ESTABLISHED FROM FIELD MEASUREMENTS.  
ACCURACY 1/2 CONTOUR INTERVAL.  
BOUNDARY ESTABLISHED PER PLAT OF ZAHRADNIK.  
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 2 OF THE AMENDED ZAHRADNIK BINDING SITE PLAN RECORDED UNDER AUDITOR'S FILE NUMBER 202303025002 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

**TAX PARCEL NUMBER:**

31052400303100

**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

**LANDSCAPE ARCHITECT:**

PATRIK DYLAN, PLA  
ECCOS DESIGN LLC  
505 S. 1ST STREET, SUITE B  
MOUNT VERNON, WA 98273  
360 419 7400

**CIVIL ENGINEER:**

KIMBERLY BUSTEED, P.E.  
CASCADE SURVEYING & ENGINEERING, INC.  
P.O. BOX 326  
ARLINGTON, WA. 98223  
PHONE: (360)435-5551

**SURVEYOR:**

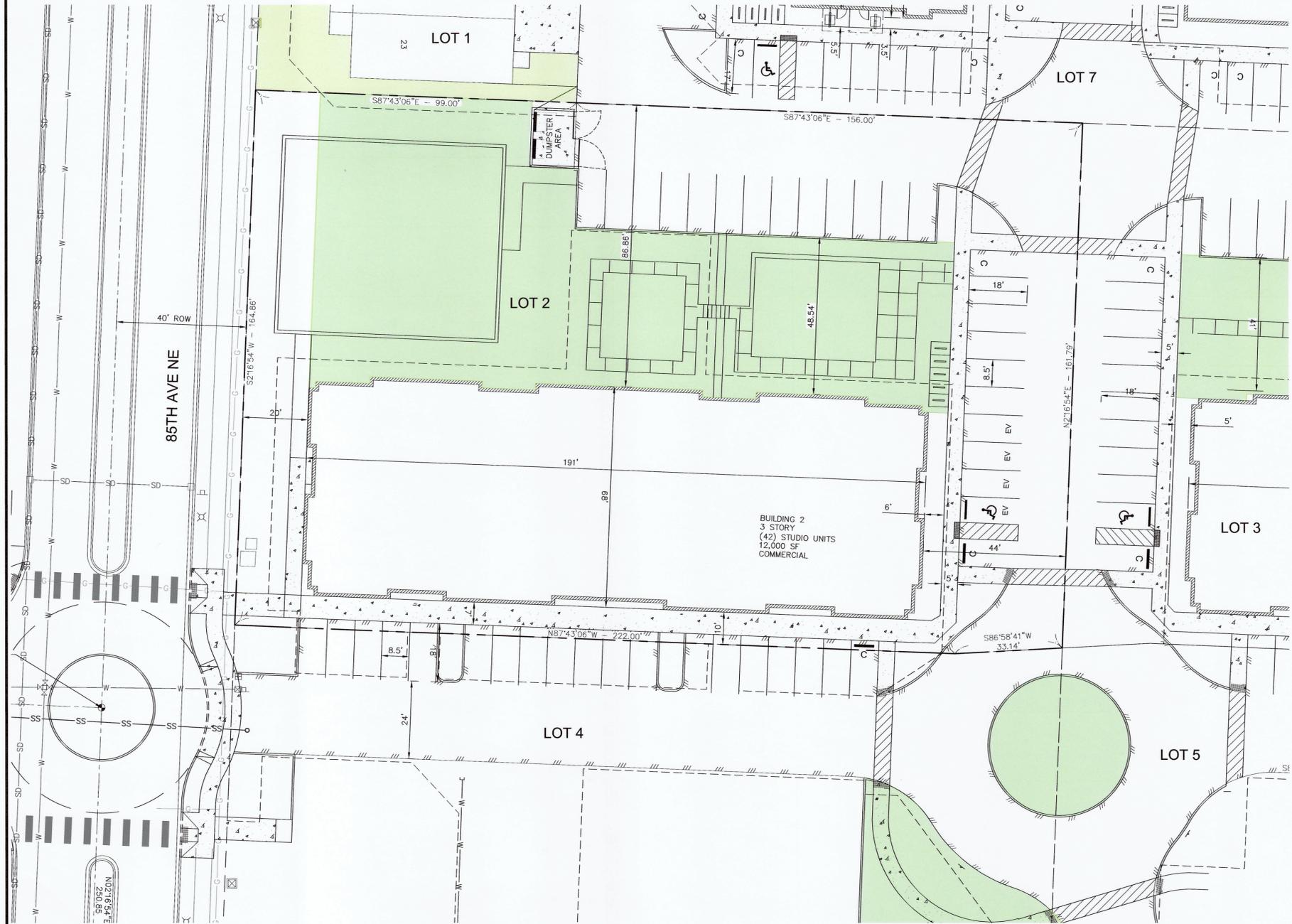
FREDERICK F. POYNER, P.E., P.L.S.  
CASCADE SURVEYING & ENGINEERING, INC.  
P.O. BOX 326  
ARLINGTON, WA. 98223  
PHONE: (360)435-5551

**CONTACT PERSON(S):**

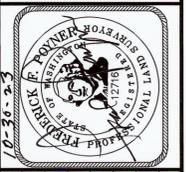
RANDY DEVOIR  
CASCADE SURVEYING & ENGINEERING, INC.  
P.O. BOX 326  
ARLINGTON, WA. 98223  
PHONE: (360)435-5551  
RANDY@CASCADESURVEYING.COM

**SITE INFORMATION:**

SITE AREA:	41,988 SF (0.96 AC)
PROPOSED BUILDING HEIGHT:	45 FT
PROPOSED DWELLING UNITS:	42 RESIDENTIAL UNITS
TOTAL LOT COVERAGE:	25,107 SF (59.8%)
ZONING CLASSIFICATION:	GENERAL COMMERCIAL MIXED USE OVERLAY
PROPOSED SCREENING:	LANDSCAPED AREAS AND FENCES
AIRPORT PROTECTION DISTRICT SUBDISTRICT:	APD SUBDISTRICT C/D
USE CLASSIFICATION:	MIXED USE
DENSITY:	43.75 DU/AC
BUILDING SETBACKS: FRONT & SIDES REAR	10 FT 20 FT
WATER PROVIDER:	CITY OF ARLINGTON
SEWER PROVIDER:	CITY OF ARLINGTON
SCHOOL DISTRICT:	ARLINGTON 16
FIRE PROTECTION DISTRICT:	NORTH COUNTY FIRE
PLAGE TYPE:	MIXED USE COMMUNITY CENTER
TRANSECT:	T4N-MV



**CASCADE SURVEYING & ENGINEERING, INC.**  
Planners  
Engineers  
Surveyors  
P.O. BOX 326  
ARLINGTON, WASHINGTON 98223  
WWW.CASCADESURVEYING.COM  
FAX: (360)435-4012  
1-800-893-5551  
(360) 435-5551



NO.	REVISION	DATE	BY

DESIGNED	JH	DATE	11/22
DRAWN	JH	DATE	11/22
CHECKED		DATE	
FIELD BOOK		ARL 141	
REF:			

**GRANDVIEW NORTH LLC**  
LOT 2 AT THE DISTRICT  
SPECIAL USE PERMIT  
SITE PLAN  
CITY OF ARLINGTON  
CITY FILE NO.: PLN #