

CITY OF ARLINGTON - LOT 3 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 = 59x85 = 3,835 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 = 40,065 x 0.05 = 2,003 SF
 OPEN SPACE PROVIDED = ±2,003 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:

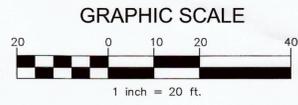
REQUIRED:
 COMMERCIAL - 2 SPACES/1,000 SF = 24
 RESIDENTIAL - 42 X 1.25 = 53
 REQUIRED PARKING = 77 SPACES

PROPOSED PARKING:

ONSITE = 34
 OFFSITE = 43 (PER AFN 202303025002)

BIKE RACK CALCULATIONS:

REQUIRED BIKE STALLS = 1 PER 4 BEDROOMS
 REQUIRED BIKE STALLS = 42 / 4 = 11 STALLS
 PROPOSED BIKE RACK SPACES:
 ONSITE = 10
 OFFSITE = 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 3 OF THE AMENDED ZAHRADNIK BINDING SITE PLAN RECORDED UNDER AUDITOR'S FILE
 NUMBER 202303025002 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

TAX PARCEL NUMBER:
 31052400303200

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
 EGOS DESIGN LLC.
 505 S. 1ST STREET, SUITE B
 MOUNT VERNON, WA 98273
 360 419 7400

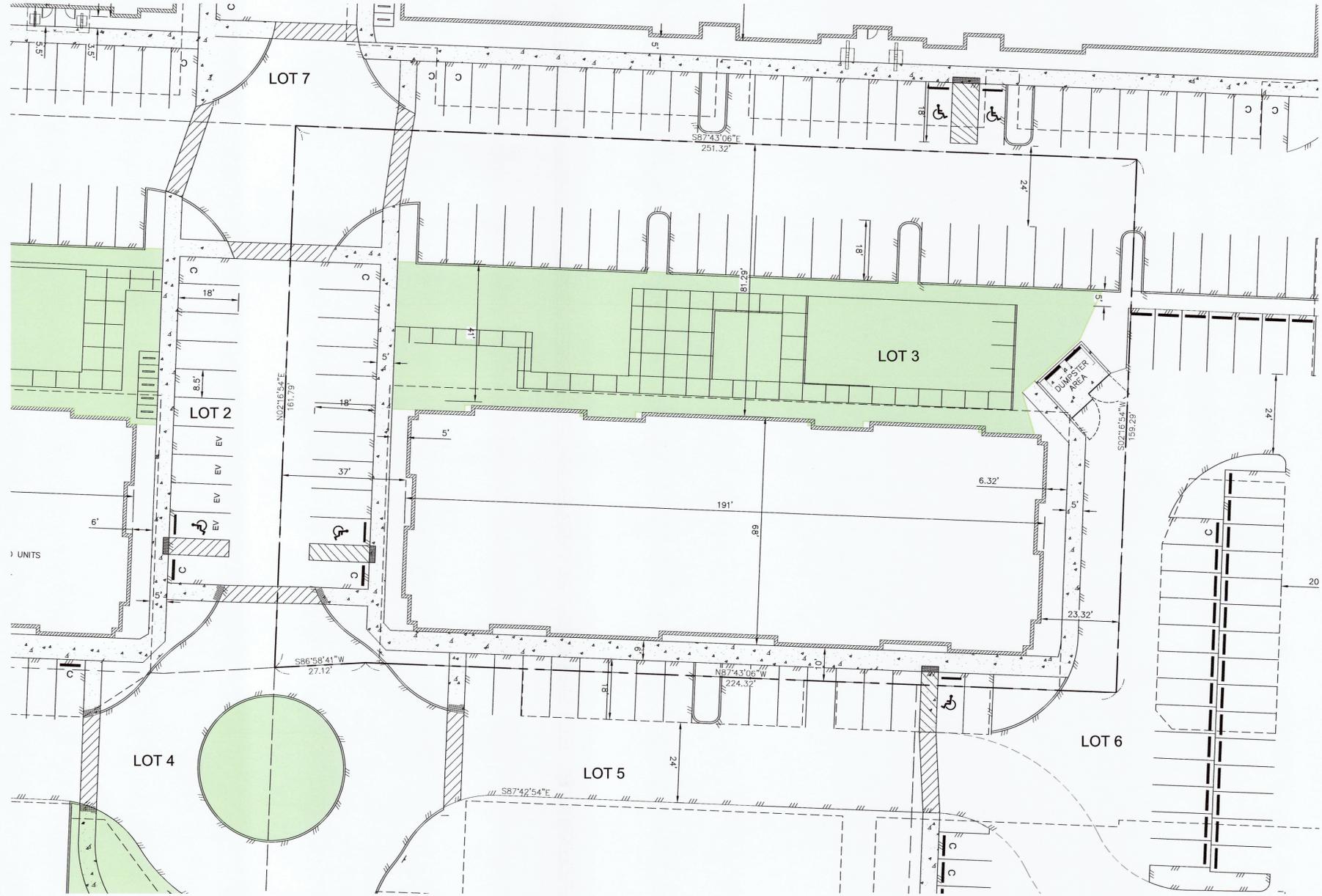
CIVIL ENGINEER:
 KIMBERLY BUSTED, P.E.
 CASCADE SURVEYING & ENGINEERING, INC.
 P.O. BOX 326
 ARLINGTON, WA 98223
 PHONE: (360)435-5551

SURVEYOR:
 FREDERICK F. POYNER, P.E., P.L.S.
 CASCADE SURVEYING & ENGINEERING, INC.
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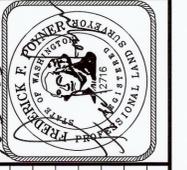
CONTACT PERSON(S):
 RANDY DEVOIR
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 PHONE: (360)435-5551
 RANDY@CASCADESURVEYING.COM

SITE INFORMATION:

SITE AREA:	40,065 SF (0.92 AC)
PROPOSED BUILDING HEIGHT:	45 FT
PROPOSED DWELLING UNITS:	42 RESIDENTIAL UNITS
TOTAL LOT COVERAGE:	29,562 SF (73.8%)
ZONING CLASSIFICATION:	GENERAL COMMERCIAL MIXED USE OVERLAY
PROPOSED SCREENING:	LANDSCAPED AREAS
AIRPORT PROTECTION DISTRICT SUBDISTRICT:	APD SUBDISTRICT C/D
USE CLASSIFICATION:	MIXED USE
DENSITY:	45.66 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
PLACE TYPE:	MIXED USE COMMUNITY CENTER
TRANSECT:	T4M-MV



CASCADE SURVEYING & ENGINEERING, INC.
 Engineers Surveyors Planners
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 ARLINGTON, WASHINGTON 98223
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 1-800-893-5551
 (360) 435-5551



NO.	REVISION	DATE	BY

DESIGNED	JH	DATE	07/23
DRAWN	JH	DATE	07/23
CHECKED		DATE	
FIELD BOOK		AREL	141
REF:			

GRANDVIEW NORTH LLC
 LOT 3 AT THE DISTRICT
 SPECIAL USE PERMIT
 SITE PLAN
 CITY OF ARLINGTON CITY FILE NO.: PLN #