CITY OF ARLINGTON - LOT 7 AT THE DISTRICT CONDITIONAL USE - PLN
PORTION SW1/4, SW1/4, SEC.24, TWP.31N, RGE.5E, W.M.

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 GAS LINE
- 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
- EXISTING SIDEWALK
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED LANDSCAPING / OPEN SPACE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BUILDING W/ BRICK FACADE
- PROPOSED WHEEL STOP
- PROPOSED BIKE RACK
- PROPOSED ADA PARKING STALL
- PROPOSED PEDESTRIAN CROSSWALK

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft.

DATUM: NAVD 88

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

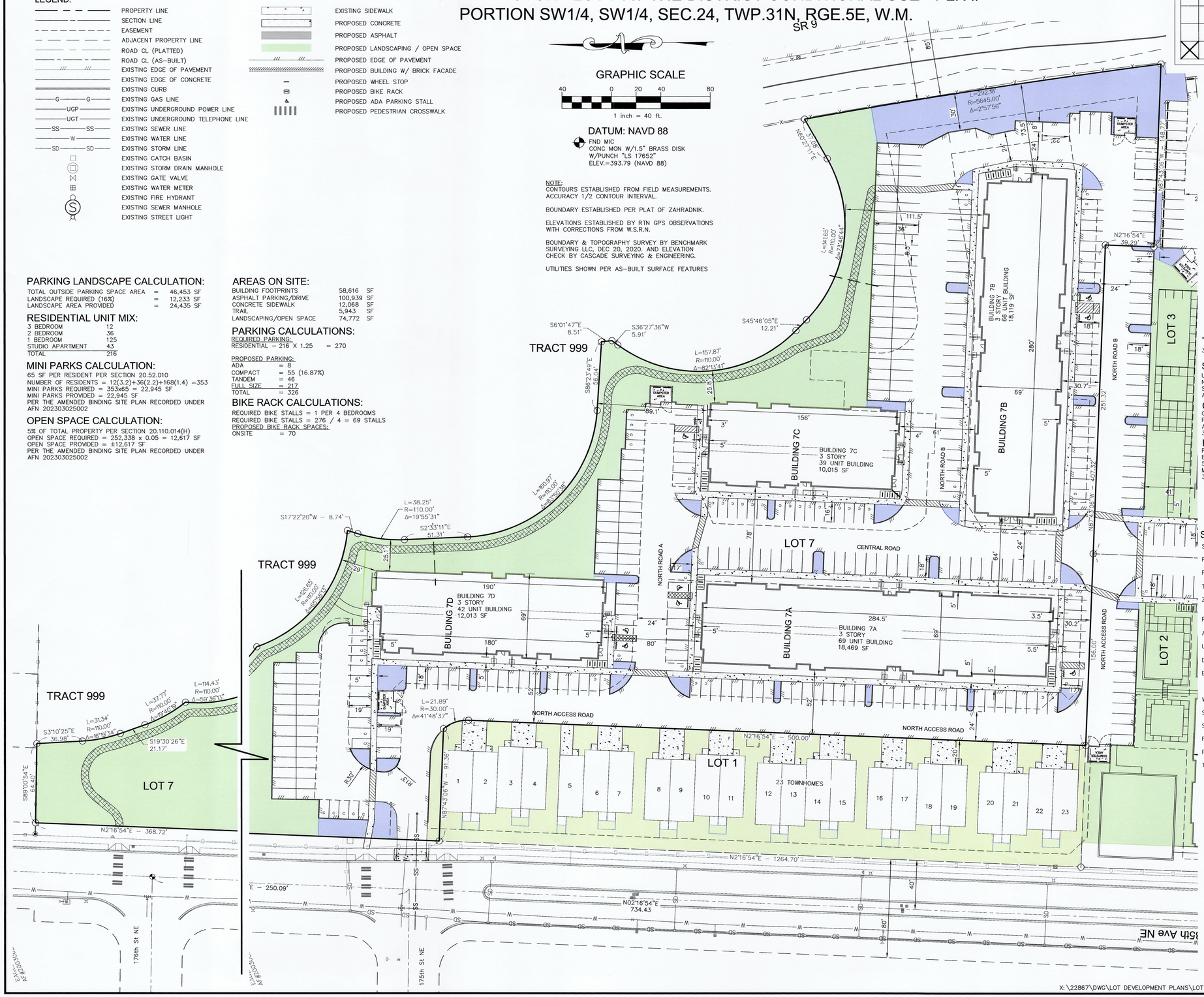
NOTE:
CONTOURS ESTABLISHED FROM FIELD MEASUREMENTS. ACCURACY 1/2 CONTOUR INTERVAL.

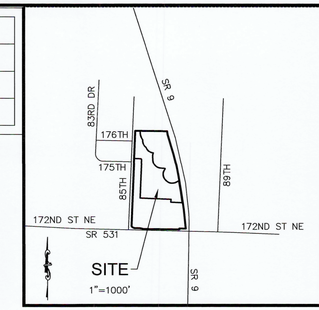
BOUNDARY ESTABLISHED PER PLAT OF ZAHRADNIK.

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 7 OF THE AMENDED ZAHRADNIK BINDING SITE PLAN RECORDED UNDER AUDITOR'S FILE NUMBER 202303025002 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

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:

3 BEDROOM	12
2 BEDROOM	36
1 BEDROOM	125
STUDIO APARTMENT	43
TOTAL	216

MINI PARKS CALCULATION:

65 SF PER RESIDENT PER SECTION 20.52.010
NUMBER OF RESIDENTS = 12(3.2)+36(2.2)+168(1.4) =353
MINI PARKS REQUIRED = 353x65 = 22,945 SF
MINI PARKS PROVIDED = 22,945 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 = 252,338 x 0.05 = 12,617 SF
OPEN SPACE PROVIDED = ±12,617 SF
PER THE AMENDED BINDING SITE PLAN RECORDED UNDER AFN 202303025002

AREAS ON SITE:

BUILDING FOOTPRINTS	58,616	SF
ASPHALT PARKING/DRIVE	100,939	SF
CONCRETE SIDEWALK	12,068	SF
TRAIL	5,943	SF
LANDSCAPING/OPEN SPACE	74,772	SF

PARKING CALCULATIONS:

REQUIRED PARKING:
RESIDENTIAL – 216 X 1.25 = 270

PROPOSED PARKING:
ADA = 8
COMPACT = 55 (16.87%)
TANDEM = 46
FULL SIZE = 217
TOTAL = 326

BIKE RACK CALCULATIONS:

REQUIRED BIKE STALLS = 1 PER 4 BEDROOMS
REQUIRED BIKE STALLS = 276 / 4 = 69 STALLS
PROPOSED BIKE RACK SPACES:
ONSITE = 70

TAX PARCEL NUMBER:
31052400302000

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
P.O. BOX 326
ARLINGTON, WA. 98223
PHONE: (360)435-5551

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

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

SITE INFORMATION:

SITE AREA:	252,338 SF (5.79 AC)
PROPOSED BUILDING HEIGHT:	45 FT
PROPOSED DWELLING UNITS:	216 RESIDENTIAL UNITS
TOTAL LOT COVERAGE:	172647 SF (68.4%)
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:	37.31 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:	T4N-MV

Sheet List Table

Sheet Number	Sheet Title
1	SITE PLAN
2	LIGHTING PLAN 1
3	LIGHTING PLAN 2

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

10-30-23

REVISION	DATE	BY

DESIGNED JH DATE 8/23
DRAWN JH DATE 8/23
CHECKED DATE
FIELD BOOK ARL. 141
REF:

GRANDVIEW NORTH LLC
LOT 7 AT THE DISTRICT
CONDITIONAL USE PERMIT
SITE PLAN
CITY OF ARLINGTON
CITY FILE NO.: PLN #

X:\22867\DWG\LOT DEVELOPMENT PLANS\LOT 7\PRELIMINARY\22867 SITE PLAN LOT 7.DWG (SITE PLAN) 10/30/2023 11:11 AM