

**CITY OF ARLINGTON - LOT 1 AT THE DISTRICT - PLN # 1207
PORTION SW1/4, SW1/4, SEC.24, TWP.31N, RGE.5E, W.M.**

PARKING LANDSCAPE CALCULATION:
 TOTAL OUTSIDE PARKING SPACE AREA = 8,478 SF
 CONCRETE PARKING/SIDEWALK = 1,091 SF
 LANDSCAPING/OPEN SPACE = 1,356 SF
 LANDSCAPE AREA PROVIDED = 1,356 SF

RESIDENTIAL UNIT MIX:
 TOWNHOMES = 23
 TOTAL = 23

MINI PARKS CALCULATION:
 IN LIEU FEE 23 X \$484 = \$11,132
 OPEN SPACE PROVIDED = 7,714.8 SF

PRIVATE OPEN SPACE CALCULATION:
 15% OF EACH LOT OPEN SPACE REQUIRED = 7,714.8 SF
 OPEN SPACE PROVIDED = 7,714.8 SF

AREAS ON SITE:
 BUILDING FOOTPRINTS = 23,540 SF
 CONCRETE PARKING/SIDEWALK = 1,091 SF
 LANDSCAPING/OPEN SPACE = 1,356 SF

PARKING CALCULATIONS:
 REQUIRED PARKING = 52 SPACES
 PROVIDED PARKING = 52 SPACES
 TOWNHOUSE = 46 (GARAGE + DRIVEWAY)
 GUEST PARKING = 6



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

NOTE:
 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

SITE INFORMATION:

SITE AREA:
 51,432 SF (1.18 AC)
 45 FT

PROPOSED DWELLING HEIGHT:
 23 RESIDENTIAL UNITS

TOTAL LOT COVERAGE:
 34,631 SF (67.3%) (TOTAL IMPERVIOUS)

ZONING CLASSIFICATION:
 GENERAL COMMERCIAL
 MIXED USE OVERLAY

PROPOSED SCREENING:
 LANDSCAPED AREAS AND FENCES

AIRPORT PROTECTION DISTRICT SUBDISTRICT:
 APD SUBDISTRICT C/D

USE CLASSIFICATION:
 TOWNHOUSES

DENSITY:
 19.49 DU/AC

BUILDING SETBACK:
 10 FT MIN. 20' MAX.
 10 FT (REDUCED TO 0 FOR TOWNHOMES)
 20 FT MIN.

WATER PROVIDER:
 CITY OF ARLINGTON

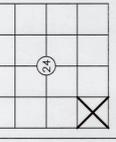
SEWER PROVIDER:
 CITY OF ARLINGTON

SCHOOL DISTRICT:
 ARLINGTON 16

FIRE PROTECTION DISTRICT:
 NORTH COUNTY FIRE

PLACE TYPE:
 MIXED USE COMMUNITY CENTER

TRANSECT:
 T4N-MV



SITE
 1"=1000'

LEGAL DESCRIPTION:
 LOT 1 OF THE AMENDED ZARRADNIK BINDING SITE PLAN RECORDED UNDER AUDITOR'S FILE NUMBER 202303025002 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

ENGINEER / SURVEYOR:
 FREDERICK F. POYNER, P.E., P.L.S.
 CASCADE SURVEYING & ENGINEERING, INC.
 1750 17TH ST NE
 ARLINGTON, WA 98223
 PHONE: (360)435-5551
 FRED@CASCADESURVEYING.COM

CONTACT PERSON(S):
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 1750 17TH ST NE
 ARLINGTON, WA 98223
 PHONE: (360)435-5551
 RANDY@CASCADESURVEYING.COM

TAX PARCEL NUMBER:
 3105240303000

SITE ADDRESS:
 UNASSIGNED
 INTERSECTION OF
 SR 81 AND 172ND ST NE
 ARLINGTON, WA 98223

OWNER/APPLICANT:
 GRANDVIEW NORTH LLC
 P.O. 158 N. OLYMPIC AVENUE
 ARLINGTON, WA 98223
 360 435-7171

ARCHITECT:
 CARL J. COLSON - ARCHITECT, P/LLC
 2502 WASHINGTON BLVD
 SUITE 100
 ARLINGTON, WA 98224
 425 773-4392
 CARL@CARLJCOLSONARCHITECT.COM

**GRANDVIEW NORTH LLC
 LOT 1 AT THE DISTRICT
 UNIT LOT SUBDIVISION
 SITE PLAN**

**1 OF 1
 # 22867**

**CITY OF ARLINGTON
 CITY FILE NO.: PLN #**

DESIGNED	JH	DATE 09/23
DRAWN	JH	DATE 09/23
CHECKED		
FIELD BOOK	ARL 141	

REVISION		
DATE		
BY		

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