

SITE INFORMATION:

SITE AREA: 41,834 SF (0.96 AC)
PROPOSED BUILDING HEIGHT: APPROX 42 FT (3 STORIES)
PROPOSED DWELLING UNITS: 40 STUDIO APARTMENTS
TOTAL LOT COVERAGE: 38,427 SF (91.9%)(BUILDING & PARKING)
ZONING CLASSIFICATION: OTBD - 1
PROPOSED SCREENING: LANDSCAPED AREAS
AIRPORT PROTECTION DISTRICT SUBDISTRICT: APD SUBDISTRICT D
USE CLASSIFICATION: 1.115 SINGLE FAMILY APARTMENT ABOVE PERMITTED NON-RESIDENTIAL USE
WATER PROVIDER: CITY OF ARLINGTON
SEWER PROVIDER: CITY OF ARLINGTON
SCHOOL DISTRICT: ARLINGTON 16
FIRE PROTECTION DISTRICT: ARLINGTON

AREAS ON SITE:

BUILDING FOOTPRINT 19,263 SF
ASPHALT PARKING/DRIVE 16,526 SF
CONCRETE SIDEWALK 2,398 SF
DUMPSTER PAD 240 SF
LANDSCAPING 3,407 SF

PARKING CALCULATIONS:

40 STUDIO APARTMENTS
40 UNITS X 1.25 SPACES/UNIT = 50
10% REDUCTION FOR TRANSIT: 50 - 5 = 45
REQUIRED PARKING = 45 SPACES

PROPOSED PARKING:

PARKING SPACES ON LOT = 67
PARKING ALONG FRONTAGE:
370' (EAST FRONTAGE)/26' (PER SPACE) = 14 SPACES
70' (SOUTH FRONTAGE)/26' (PER SPACE) = 2 SPACES
TOTAL PROPOSED/AVAILABLE PARKING: 83 SPACES

SHADING CALCULATION:

TOTAL PARKING SPACE AREA = 9,263 SF
SHADED PARKING SPACES AREA = 2,079 SF
PERCENTAGE OF PARKING SPACES TO BE SHADED:
2,079 SF/9,263 SF = 22%

CITY OF ARLINGTON - EMORY LOFTS
FILE NO.: PWD1333
PORTION OF SEC. 11, TWP. 31 N., RGE. 05 E., W.M.

BIKE RACK CALCULATIONS:

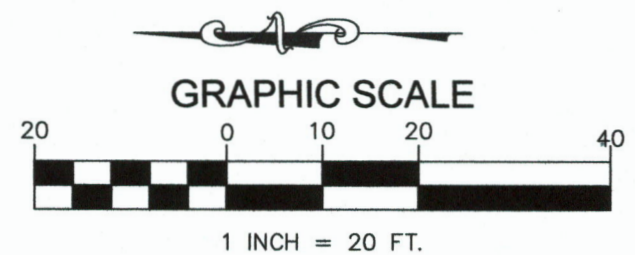
REQUIRED BIKE STALLS = 10% OF REQUIRED PARKING SPACES
REQUIRED BIKE STALLS = 45 X 0.1 = 4.5 = 5 STALLS

PROPOSED BIKE RACK SPACES:

40 SPACES (INDOOR BIKE RACK)

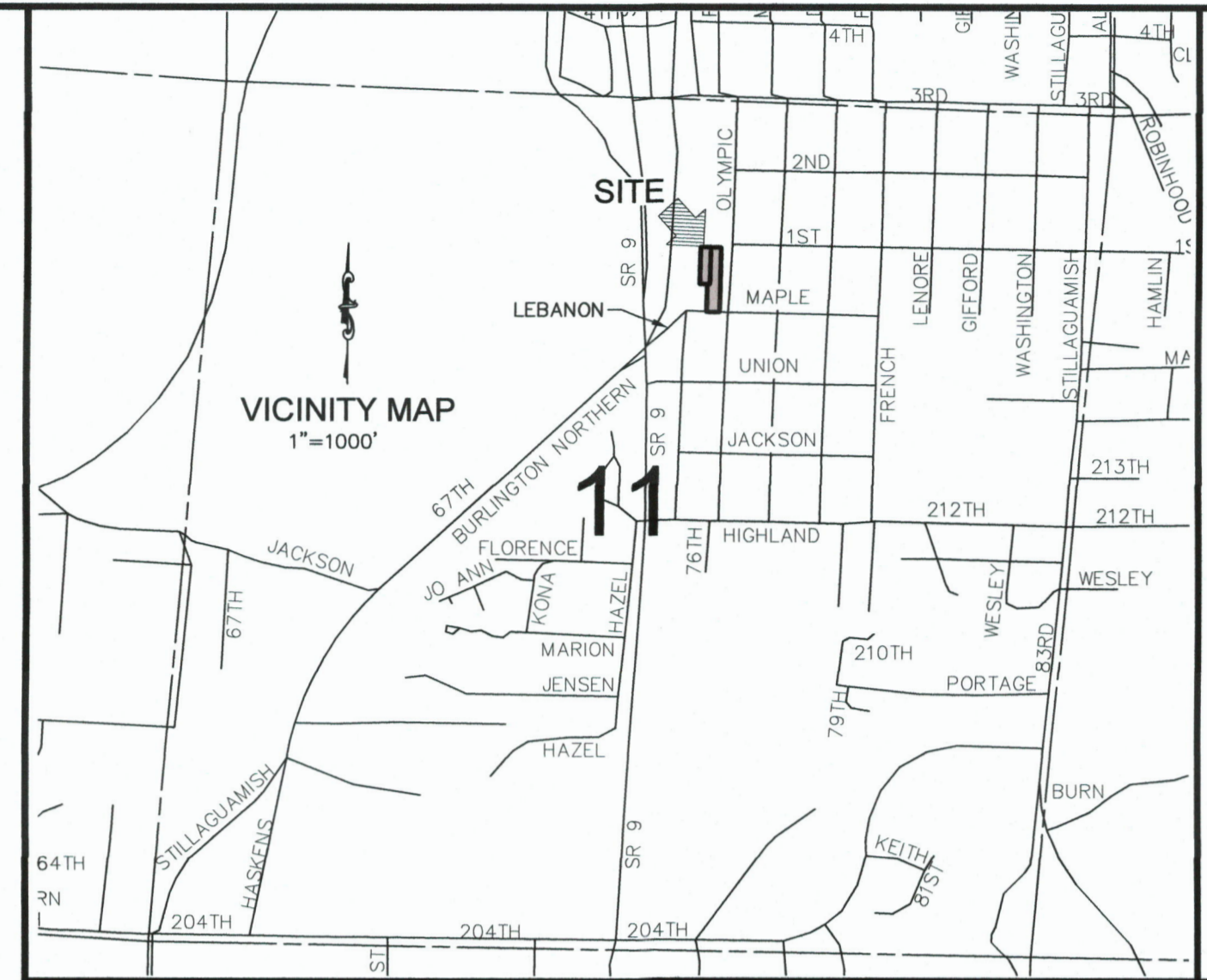
NOTES:

- 1. PARKING LOT LIGHTING WILL BE PLACED ON THE BACK FACE OF THE BUILDING.
- 2. ALL SDMH, SSMH, SSCO, AND CB SHOWN ARE EXISTING.
- 3. ACCESS AND UTILITIES EASEMENT GRANTED TO THE CITY RECORDED UNDER AUDITOR'S FILE NUMBER 2018
- 4. NEW PROPERTY LINE IS BASED ON THE PROPOSED BLA.



DATUM: NAVD 88

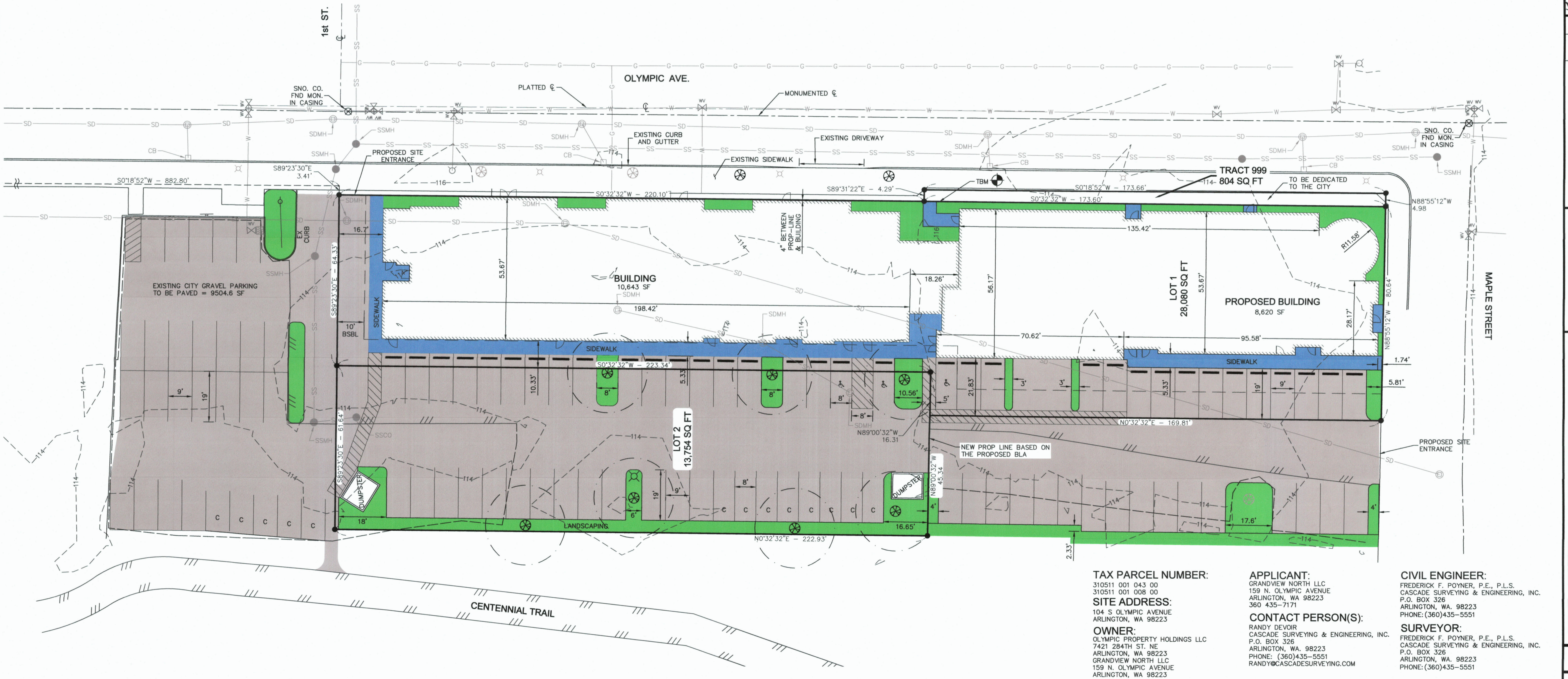
ON SITE TBM 134-2-1
FND BAR & CAP L.S. #19631
SE CORNER OF PROPERTY
ELEV=114.45'



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

LEGEND:

- PROPERTY LINE
- PROPOSED EDGE OF SIDEWALK
- PROPOSED PARKING LOT/DRIVEWAY
- PROPOSED PARKING STALL
- PROPOSED BUILDING
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING SANITARY SEWER LINE
- EXISTING WATER MAIN
- EXISTING STORM LINE
- EXISTING GAS LINE
- BUILDING SETBACK LINE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE SHADE (15' RADIUS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED LANDSCAPING
- EXISTING WATER METER
- EXISTING POWER POLE
- PROPOSED LIGHT POLE
- REBAR L.S. 12716 R.O.S./A.F.#9709245001
- EXISTING CONTOUR
- EXISTING BLOW-OFF ASSEMBLY
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE



DESIGNED	DATE	RD	BY
	01/18		
DRAWN	DATE	RD	BY
	03/18		
CHECKED	DATE	RD	BY
	03/18		
FIELD BOOK	REF.	ARL	BY
	134		
REVISION	DATE	BY	
	10/18		
	12/18		

GRANDVIEW NORTH LLC
EMORY LOFTS
SITE PLAN
CITY FILE NO.: PWD1333

TAX PARCEL NUMBER:
310511 001 043 00
310511 001 008 00
SITE ADDRESS:
104 S OLYMPIC AVENUE
ARLINGTON, WA 98223
OWNER:
OLYMPIC PROPERTY HOLDINGS LLC
7421 284TH ST. NE
ARLINGTON, WA 98223
PHONE: (360)435-5551
APPLICANT:
GRANDVIEW NORTH LLC
159 N. OLYMPIC AVENUE
ARLINGTON, WA 98223
360 435-7171
CONTACT PERSON(S):
RANDY DEVOR
CASCADE SURVEYING & ENGINEERING, INC.
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RANDY@CASCADESURVEYING.COM
CIVIL ENGINEER:
FREDERICK F. POYNER, P.E., P.L.S.
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