CITY OF ARLINGTON - RECOVERY CENTER
FILE NO.: _ _ _
PORTION OF NW 1/4, OF SEC. 28, TWP. 31N., RGE. 05 N., W.M.

LEGEND:

- EXISTING CONTOUR
- SECTION LINE
- ORIGINAL R-O-W LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING DITCH CENTERLINE
- EXISTING EASEMENT
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING GUTTER FLOW LINE
- EXISTING CYCLONE FENCE
- EXISTING WATER TREATMENT CELL
- EXISTING 12" HDPE CULVERT
- EXISTING EDGE OF PAVEMENT
- EXISTING PERFORATED PIPE
- PROPOSED ONSITE PARKING STRIPES
- PROPOSED BUILDING
- PROPOSED CURB
- BUILDING SETBACK LINE
- FOUND 1/2" BAR & CAP AS NOTED
- EXISTING WELL
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING POLE
- EXISTING SEWER MANHOLE
- EXISTING 8" PVC w/CAP
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATCH BASIN
- EXISTING SIGN
- PROPOSED ADA PARKING STALL
- PROPOSED ECOLOGY BLOCK WALL w/WOOD FENCE
- PROPOSED TREE w/SHADING OUTLINE
- EXISTING GRAVEL
- PROPOSED ASPHALT PARKING AREA/SPORTS COURT
- PROPOSED LANDSCAPE AREA
- PROPOSED CONCRETE SIDEWALK/DUMPSTER AREA

NOTES:

1. PARKING LOT LIGHTING WILL BE PLACED ON THE BUILDING FACADE AND IN THE LANDSCAPE AREA.
2. 5 FT BUILDING SETBACK REQUIRED FOR ALL PROPERTY LINES EXCEPT THE PROPERTY LINE BORDERIING SMOKEY POINT BLVD WHICH REQUIRES 25 FT.

PROPOSED SITE NOTES:

1. PROPOSED ECOLOGY BLOCK WALL W/WOOD FENCE
2. PROPOSED COVERED PATIO
3. COVERED AWNING
4. PROPOSED CONCRETE DUMPSTER PAD
5. PROPOSED GARDEN AREA
6. PROPOSED ASPHALT SPORTS COURT
7. PROPOSED SIDEWALK
8. PROPOSED BIKE RACK (x2)
9. PROPOSED COVERED SHELTER
10. PROPOSED PICNIC TABLE AREA
11. PROPOSED GRAVEL PAD FOR RAISED GARDEN BEDS

EXISTING SITE NOTES:

- (A) EXISTING INFILTRATION BED
- (B) EXISTING WATER QUALITY TREATMENT CELL
- (C) EXISTING CONCRETE WALL W/4' HIGH CHAINLINK FENCE ON TOP
- (D) EXISTING 8" PVC W/CAP, TYPICAL
- (E) EXISTING EMERGENCY OVERFLOW

AREAS ON SITE:

PROPOSED BUILDING FOOTPRINT (WITHOUT COVERED PATIO & AWNINGS)	±13,936 SF
PROPOSED COVERED PATIO, SHELTER & ROOF AWNINGS	±1,697 SF
PROPOSED ASPHALT PARKING/DRIVE, CURBS & SPORTS COURT	±22,014 SF
PROPOSED CONCRETE SIDEWALK/DUMPSTER PAD	±8,712 SF
PROPOSED ECOLOGY BLOCK WALL	±2,533 SF
PROPOSED LANDSCAPING	±27,174 SF
EXISTING ASPHALT DRIVE AISLE	±4,536 SF
EXISTING WATER QUALITY TREATMENT CELL	±4,635 SF
TOTAL	85,057 SF

PROPOSED SHADING CALCULATION (ON SITE):

TOTAL PARKING SPACE AREA = ±5,301 SF
SHADED PARKING SPACES AREA = ±1,737 SF

PERCENTAGE OF PARKING SPACES TO BE SHADED:
±1,737 SF/±5,301 SF = 32.8%

PROPOSED PARKING CALCULATIONS (ON SITE):

REQUIRED PARKING SPACES = 22 SPACES (SEE MEMORANDUM BY GIBSON TRAFFIC CONSULTANTS INC., OCTOBER 14, 2019)

PROPOSED PARKING:
TOTAL PROPOSED PARKING: 31 SPACES

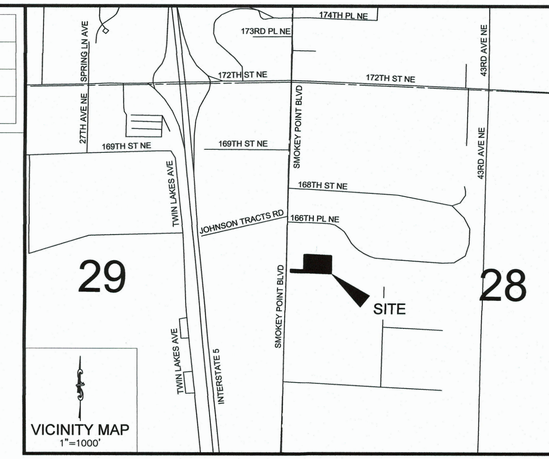
PROPOSED BIKE RACK CALCULATIONS (ON SITE):

REQUIRED BIKE STALLS = 10% OF REQUIRED PARKING SPACES
REQUIRED BIKE STALLS = 22 X 0.1 = 2.2 = 2 STALLS

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FT.

NOTE:
TOPOGRAPHIC SURVEY BY
CASCADE SURVEYING & ENGINEERING, INC.
DATED AUGUST 2019

DATUM: NAVD 88
TBM WEST QUARTER CORNER
SECTION 28
CONC. MON IN CASE
ELEV.=118.33'



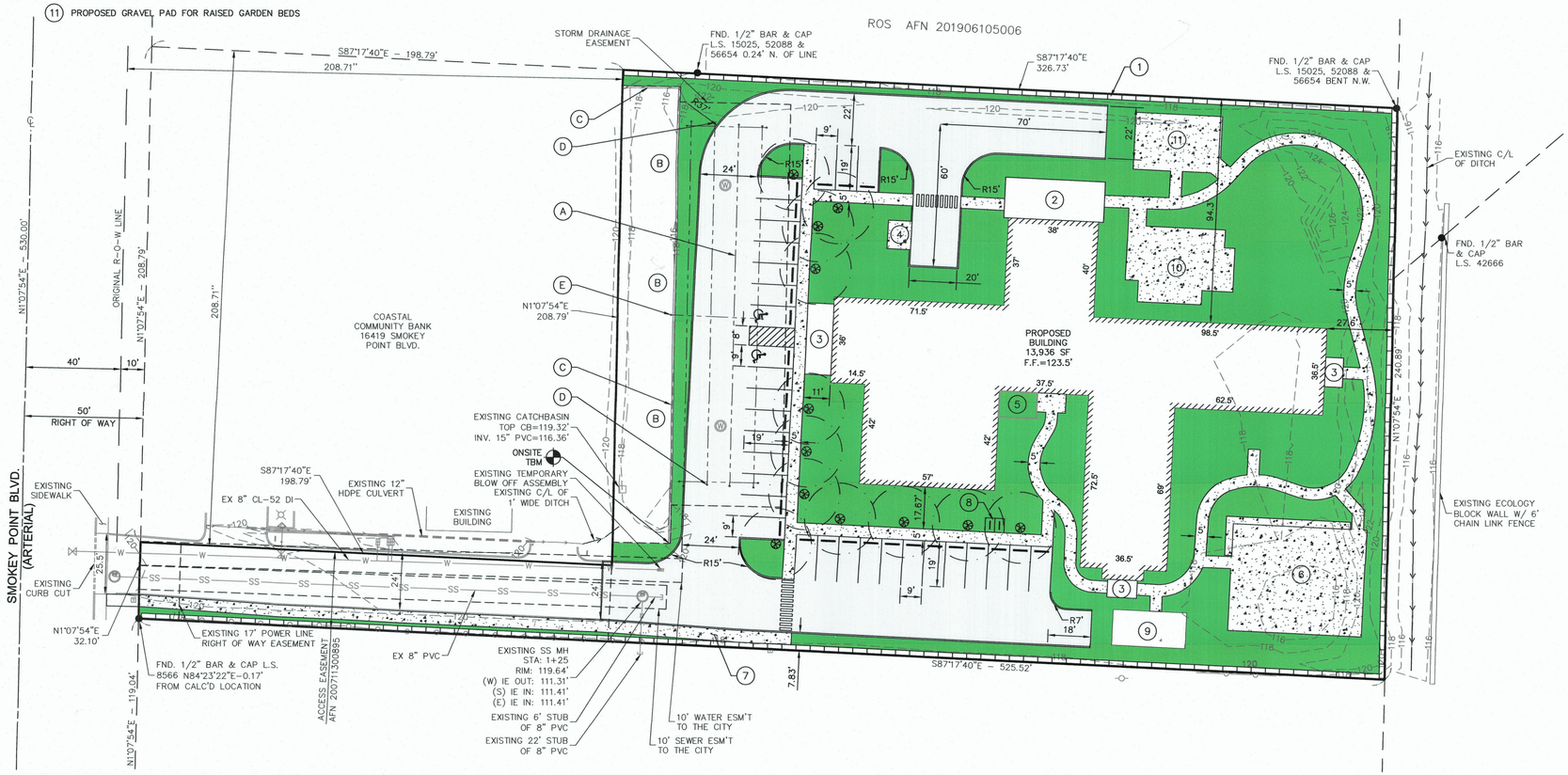
LEGAL DESCRIPTION

THE WEST 7 ACRES OF THE SOUTH 528 FEET OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.;
EXCEPT THE NORTH 170 FEET THEREOF;
EXCEPT THE SOUTH 119 FEET THEREOF, AND,
EXCEPT THE SOUTH 208.71 FEET OF THE NORTH 378.71 FEET OF THE WEST 208.71 FEET THEREOF; EXCEPT COUNTY ROAD.

SUBJECT TO: EASEMENT, RESTRICTIONS, RESERVATIONS AND AGREEMENTS OF RECORD, IF ANY.

SITE INFORMATION:

SITE AREA:	±85,057 SF (1.95 AC)
PROPOSED BUILDING HEIGHT:	(1 STORY)
PROPOSED DWELLING UNITS:	N/A
TOTAL LOT COVERAGE:	±15,633 SF (18.4%) (INCLUDES: BUILDING, COVERED PATIO, SHELTER & AWNINGS)
TOTAL IMPERVIOUS:	±53,797 SF (63.2%) ONSITE IMPERVIOUS CONVEYED TO DRAINAGE SYSTEM)
ZONING CLASSIFICATION:	HIGHWAY COMMERCIAL
AIRPORT PROTECTION DISTRICT SUBDISTRICT:	APD SUBDISTRICT C
USE CLASSIFICATION:	7.200 NURSING CARE INSTITUTIONS, INTERMEDIATE CARE INSTITUTIONS, HANDICAPPED OR INFIRM INSTITUTIONS, CHILD CARE INSTITUTIONS
PROPOSED SCREENING:	ECOLOGY BLOCK WALL W/ WOOD FENCE
WATER PROVIDER:	CITY OF MARYSVILLE
SEWER PROVIDER:	CITY OF MARYSVILLE
SCHOOL DISTRICT:	LAKEWOOD SCHOOL DISTRICT # 306
FIRE PROTECTION DISTRICT:	CITY OF ARLINGTON
BUILDING SETBACKS:	5' FROM LOT BOUNDARY LINE 25' FROM RIGHT OF WAY LINE



TAX PARCEL NUMBER:
31052800201500

SITE ADDRESS:
UNASSIGNED
LOCATED ON SMOKEY POINT BLVD
BEHIND 16419 SMOKEY POINT BLVD
ARLINGTON, WA 98223

OWNER:
RGB LLC
220 146TH PL SE
MILL CREEK, WA 98012

APPLICANT:
GRANDVIEW NORTH LLC
P.O. BOX 159
ARLINGTON, WA 98223
(360) 435-7171

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

CIVIL ENGINEER:
FREDERICK F. POYNER, P.E., P.L.S.
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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CALL TWO BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555

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12-17-19

REVISION	DATE	BY

DESIGNED RLD DATE 09/19
DRAWN JBT DATE 09/19
CHECKED RLD DATE 09/19
FIELD BOOK SN. 951 REF:

3105280020150O
RECOVERY CENTER
UNASSIGNED ADDRESS
ARLINGTON, WA 98223
SITE PLAN
SNOHOMISH COUNTY
19-

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PRESENTATION art STUDIO LLC