



GENERAL SITE INFORMATION	
ASSESSORS PARCEL NUMBER	31051400302800
ZONING	G1 ZONE (GENERAL INDUSTRIAL)
USE CLASSIFICATION	AIRPORT PROTECTION DISTRICT: SUBDISTRICT "C"
SITE AREA	9.43 ACRES (410,770 S.F.)
TOTAL LOT COVERAGE	6.99 ACRES (340,494 S.F.)
UTILITY PROVIDER (SEWER & WATER)	CITY OF ARLINGTON

GENERAL BUILDING INFORMATION	
BUILDING FLOOR AREA --- TERMINAL/OFFICE	45,000 SF (HEIGHT AT 28'-9")
BUILDING FLOOR AREA --- MAINTENANCE SHOP	9,540 SF (HEIGHT AT 21'-9")
BUILDING FLOOR AREA --- FUEL STATION	1,300 SF (HEIGHT AT 18'-8")

PARKING					
SPACES	STANDARD	ACCESSIBLE	TOTAL	BICYCLE	LOADING
PROVIDED	72	3	75	8	60
REQUIRED MINIMUM	72	3	75	8	2
NOTES	A, B	C	--	D	E

NOTES:  
 A. 1 SPACE PER 400 SF OF OFFICE AREA PLUS 1 SPACE PER 800 FOR TERMINAL AND ADDITIONAL USES ON SITE.  
 B. MINIMUM STALL SIZE FOR PERPENDICULAR PARKING IS 9'X19' WITH A 24' ISLE (2-WAY TRAFFIC.) PER SECTION 20.72.030 & 20.72.040 OF CITY OF ARLINGTON ZONING CODE.  
 C. ACCESSIBLE PARKING PER SECTION 1106 OF IBC AND SECTION 20.72.064 OF CITY OF ARLINGTON ZONING CODE.  
 D. BICYCLE PARKING REQUIRED FOR 10% OF VEHICLE PARKING SPACES PER SECTION 20.72.110 OF CITY OF ARLINGTON ZONING CODE.  
 E. LOADING AREAS REQUIRED PER SECTION 20.72.100 - 20,000 TO 79,999 SF: 2 SPACES

**LANDSCAPING, SCREENING & LIGHTING NOTES**

- 20% OF SITE PARKING SHADING AREA TO BE LANDSCAPED
- ALL GROUND-MOUNTED MECHANICAL EQUIPMENT, TRASH AREAS, AND RECYCLE BINS SHALL BE COMPLETELY SCREENED FROM SURROUNDING PROPERTIES.
- ABOVE-GROUND UTILITIES WITHIN PUBLIC VIEW SHALL BE SCREENED TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT
- PARKING ADJACENT TO STREET RIGHT-OF-WAY LINES ARE REQUIRED TO HAVE A 10'-0" WIDE LANDSCAPED AREA
- LIGHTING SHALL BE ARRANGED TO PREVENT OFF-SITE GLARE OR DIRECT ILLUMINATION. ALL LIGHTING SHALL BE DIRECTED DOWNWARD AND BE CUT-OFF DESIGN PER CITY OF ARLINGTON ZONING STANDARDS

**GENERAL NOTES**

- THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES
- THE CONTRACTOR SHALL COMPLY WITH LOCAL UTILITY PROVIDERS REQUIRING NOTIFICATION OF INTENDED EXCAVATION.
- ALL WORK SHALL COMPLY WITH THE LOCAL JURISDICTION REQUIREMENTS AND THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN OR IMPLIED WHICH MAY AFFECT THE WORK PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES.
- EXISTING CONDITIONS BASED ON DRAWINGS BY G4 GROUP FOUR, INC. DATED 9/6/2018
- SOME OF THE UTILITIES HAVE BEEN SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR INFORMATION.

**LEGEND**

(E)	EXISTING		EXTERIOR LIGHTING -- SEE ELECTRICAL FOR ADDITIONAL INFORMATION
	EXISTING FIRE HYDRANT		FIRE HYDRANT
	8" DIAMETER CONCRETE FILLED BOLLARD -- PAINT TRAFFIC YELLOW		LIGHT DUTY PAVING
	HEAVY DUTY PAVING		CONCRETE PAD/ SIDEWALK
	RIGHT-OF-WAY IMPROVEMENTS AREA (SEE KEYNOTE 29)		VEHICULAR TRAFFIC
F.O.B.	FACE OF BUILDING		
F.O.C.	FACE OF CURB		
E.O.P.	EDGE OF PAVING		

NOTE:  
 SEE FLOOR PLANS FOR ADDITIONAL BOLLARDS' LOCATIONS ON TERMINAL/OFFICE BUILDING, MAINTENANCE SHOP BUILDING AND FUEL STATION

**KEY NOTES**

1	TERMINAL ACCESS RAMP	20	MONOLITHIC CURB AND SIDEWALK
2	TRASH COMPACTOR	21	EXTRUDED CURB
3	GENERATOR	22	ADA PARKING SIGN
4	CANOPY ABOVE	23	ADA CURB RAMP/ TRANSITION & LOADING AREA
5	(2) 1,000 GALLON PROPANE TANKS WITH CRASH PROTECTION BOLLARDS AROUND	24	LIGHT POLE -- SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
6	55'-0" CONCRETE APRON	25	FLAG POLE & CONCRETE PAD
7	120'-0" MANEUVERING CLEARANCE	26	OFFICE ENTRY ACCESSIBLE RAMP
8	BLOCK HEATERS AND PARKING FOR 36 TRACTORS	27	PROPERTY LINE
9	CONCRETE APRON	28	CONDENSER UNITS
10	VERTICAL CONCRETE CURB	29	RIGHT-OF-WAY IMPROVEMENTS -- 6'-0" WIDE PAVED WALKWAY WITH GRAVEL SHOULDER VARYING FROM 1'-0" TO 2'-0" WIDE INSTALLED OVER A BIO-INFILTRATION TRENCH
11	6'-0" HIGH SECURITY CHAIN LINK FENCE WITH BARBED WIRE	30	CARD PEDESTAL FOR GATE ACCESS
12	DRAIN SUMP SYSTEM W/ 20'X20' CONCRETE PAD	31	FIRE HYDRANT
13	TRUCK SCALE		
14	(2) POWER OPERATED VERTICAL SWING GATES WITH ENTRY SYSTEM -- PROVIDE KNOX BOX AT GATE FOR FIRE TRUCK ACCESS		
15	TRAILER PARKING AREA		
16	EASEMENT PER SURVEY		
17	25'-0" BUILDING SETBACK		
18	10'-0" BUILDING SETBACK		
19	10'-0" PARKING SETBACK		

# DATE DESC.

1	11/06/18	DESIGN REVIEW
2	11/20/18	SPECIAL USE PERMIT

10088 REGISTERED ARCHITECT  
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Livermore A&E  
 JOB NO: 218048.00

NEW BUILDINGS FOR  
**R+L CARRIERS ARLINGTON, WA**  
 VERIFY SITE ADDRESS  
 ARLINGTON, WA 98223

DRAWING TITLE:  
**MASTER SITE PLAN**

DRAWN BY: HT  
 CHECKED BY: GML

**ST1.00**

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