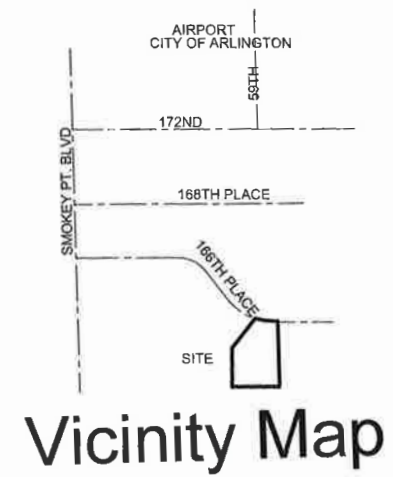


SW<sub>4</sub>, NW<sub>4</sub>, SECT.28 T 31N R5E W.M.  
 10' SETBACK IN HC ZONING IF BUILDING IS LESS THEN 10,000 SQ.FT



**PROJECT INFORMATION**

**ARCHITECT OF RECORD**  
 TODD BORSETH  
 CONTACT: TODD BORSETH  
 425.359.1034  
 TODDBORSETH@GMAIL.COM

**OWNER/APPLICANT**  
 RAMO  
 3710 168TH STREET  
 ARLINGTON, WA 98223  
 CONTACT: ARRON  
 425.508.2704

**CIVIL ENGINEER**  
 PACE ENGINEERING  
 1724 WEST MAINE DRIVE  
 EVERETT, WA 98201  
 425.486.6598  
 KenM@paceengrs.com

**LANDSCAPING:**  
 TODD BORSETH  
 CONTACT: TODD BORSETH  
 425.359.1034  
 TODDBORSETH@GMAIL.COM

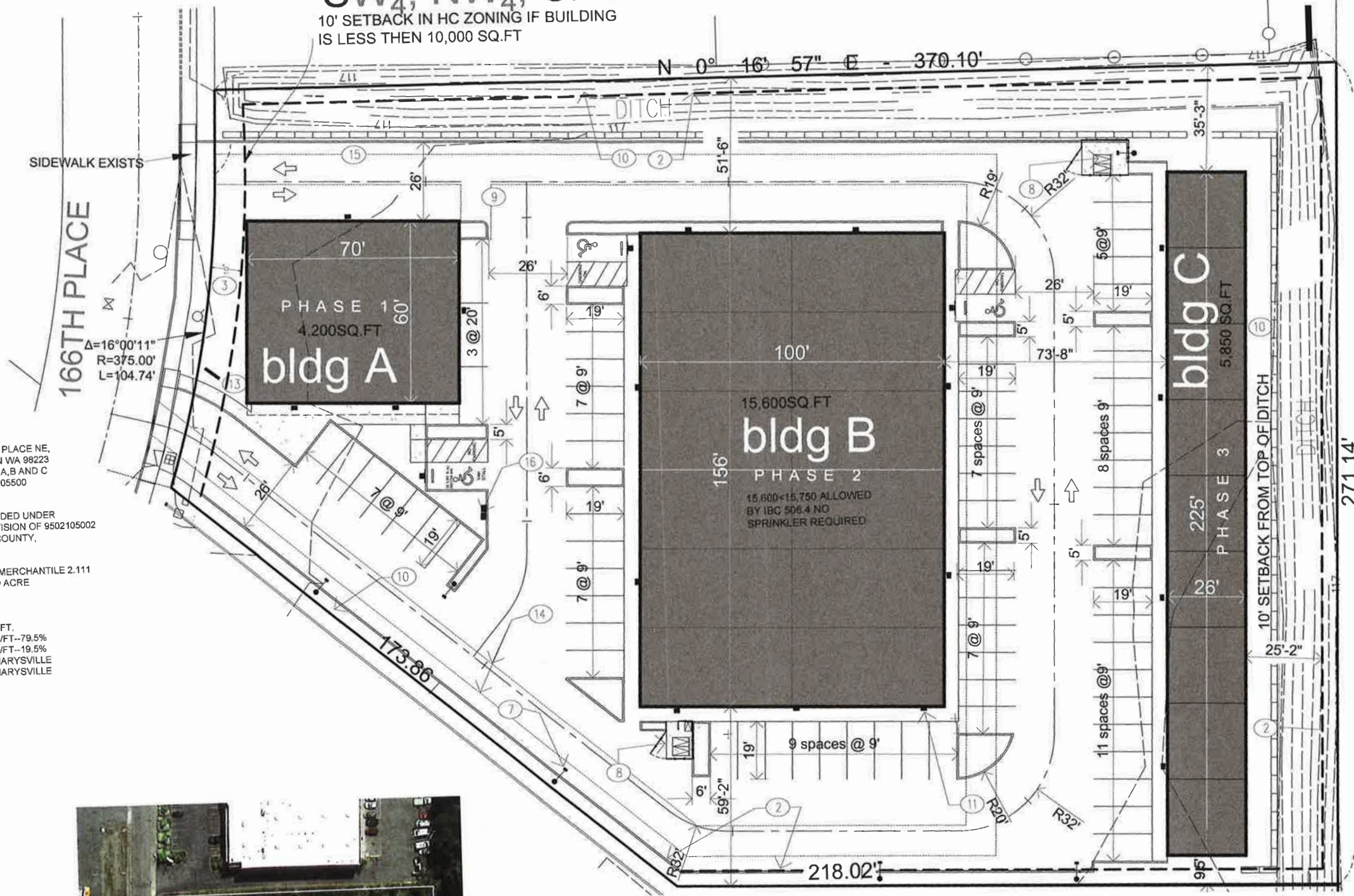
**ADDRESS:**  
 3806 166TH PLACE NE,  
 ARLINGTON WA 98223  
 BUILDINGS A, B AND C  
 310552800205500

**TAX PARCEL NUMBER:**

**LEGAL DESCRIPTION:**  
 LOT 15, THE PARK BINDING SITE PLAN RECORDED UNDER  
 AUDITOR'S FILE NO. 9507105005, BEING A REVISION OF 9502105002  
 AND 8804065010, RECORDS OF SNOHOMISH COUNTY,  
 WASHINGTON.

**USE CLASSIFICATION:**  
 LOT AREA: 90,130/2.69 ACRE  
 HC  
 AIRPORT PROTECTION DISTRICT: D  
 S,B  
 IBC USE CLASS: 26,050 SQ.FT.  
 TOTAL BUILDING AREA: 71,690 SQ.FT--79.5%  
 TOTAL IMPERVIOUS SURFACE 18,445 SQ.FT--19.5%  
 LANDSCAPED  
 WATER  
 SEWER  
 BUILDING USE: S-1/B  
 BUILDING HEIGHT: 40' IBC  
 SCREENING: TYPE C

**GENERAL MERCHANTILE 2.111**



- KEY NOTES**
- STORM ESMT. AREA MAINTAINED NATIVE GRASS NO PLANT STOCK IN THIS AREA
  - 5' SETBACK AREA
  - 10' TYPE C LANDSCAPE SCREENING AT FRONTAGE
  - A 6' CHAIN LINK SECURITY FENCE TO BE INSTALLED AT THE BOUNDARY. BLANK
  - MAINTAINED LAWN
  - 25' EXTERIOR LIGHT POLE
  - ENCLOSED DUMPSTER SEE SHEET A1.1
  - NO RIGHT TURN SIGN
  - 5' TYPE C LANDSCAPE SCREENING
  - ALL EXTERIOR LIGHTING TO BE SURFACED MOUNTED ON BUILDING FRONTS. ALL EXTERIOR LIGHTING TO BE ENERGY EFFICIENT PER WSEC 2015 AND SHIELDED. PROVIDE TIMER.
  - PROVIDE (1) LOW VOLTAGE UP LAMP AT EA FRONTAGE TREE.
  - 4'X12' MONUMENT SIGN W/ ADDRESS
  - 10' UTILITY ESMT
  - TOP OF EXISTING DITCH
  - (2) TYPE IV USPS MAIL BOXES (VERIFY LOCATION WITH USPS).



**Architectural Site Plan**



THE PARK LOT 15 WRITTEN NARRATIVE: (Revised 09.23.2019)

The proposed project consists of a new commercial site development for a 90,000 square foot site comprising of three new buildings. We are proposing to construct the individual buildings in three phases being Phase 1 Building A - 4,200 sq.ft., Phase 2 Building B -15,600 sq.ft. and Phase 3 Building C - 5,850 sq.ft. In this, all site development will be completed in Phase 1. Presently, sewer and water are available and will be serviced from City of Marysville.

The uses will be consistent with the current City of Arlington Code for General Mercantile. Currently the proposal will produce 71 on-site parking spaces which feed onto 166th. We propose to match the frontage landscaping to the adjacent mini storage project to allow for a consistent frontage image along 166th.

**GRADING QUANTITIES:**

CUT	FILL
TOTAL 4.23 CU YDS	19.500 CU YDS

**Parking Calculations (Use: General Mercantile 2.110)**

BUILDING	SIZE	SQ.FT	PARKING REQ.	PARKING PROVIDED
A	70'x80'	4,200	10.50	10.00
B	100'x156'	15800	39.00	37
C	225'x26'	5850	15	24
TOTAL		26,850	64.5	71
			4 ACCESSIBLE	

**ZONING PERMIT PLAN SHEET**  
 Checked By \_\_\_\_\_ Date \_\_\_\_\_  
 Job Number \_\_\_\_\_ Drawn By \_\_\_\_\_  
 Revision  
 SITE PLAN REVIEW 11-01-18  
 DESIGN REVISION 03-26-19  
 ZONING PERMIT 07-08-19  
 ZONING PERMIT REV 09.23.19  
 Sheet Content  
 ARCHITECTURAL SITE PLAN  
 PROJECT INFO

**RAMO**  
**The Park**  
**Lot 15**

Received  
 SEP 27 2019

**A1.0**

