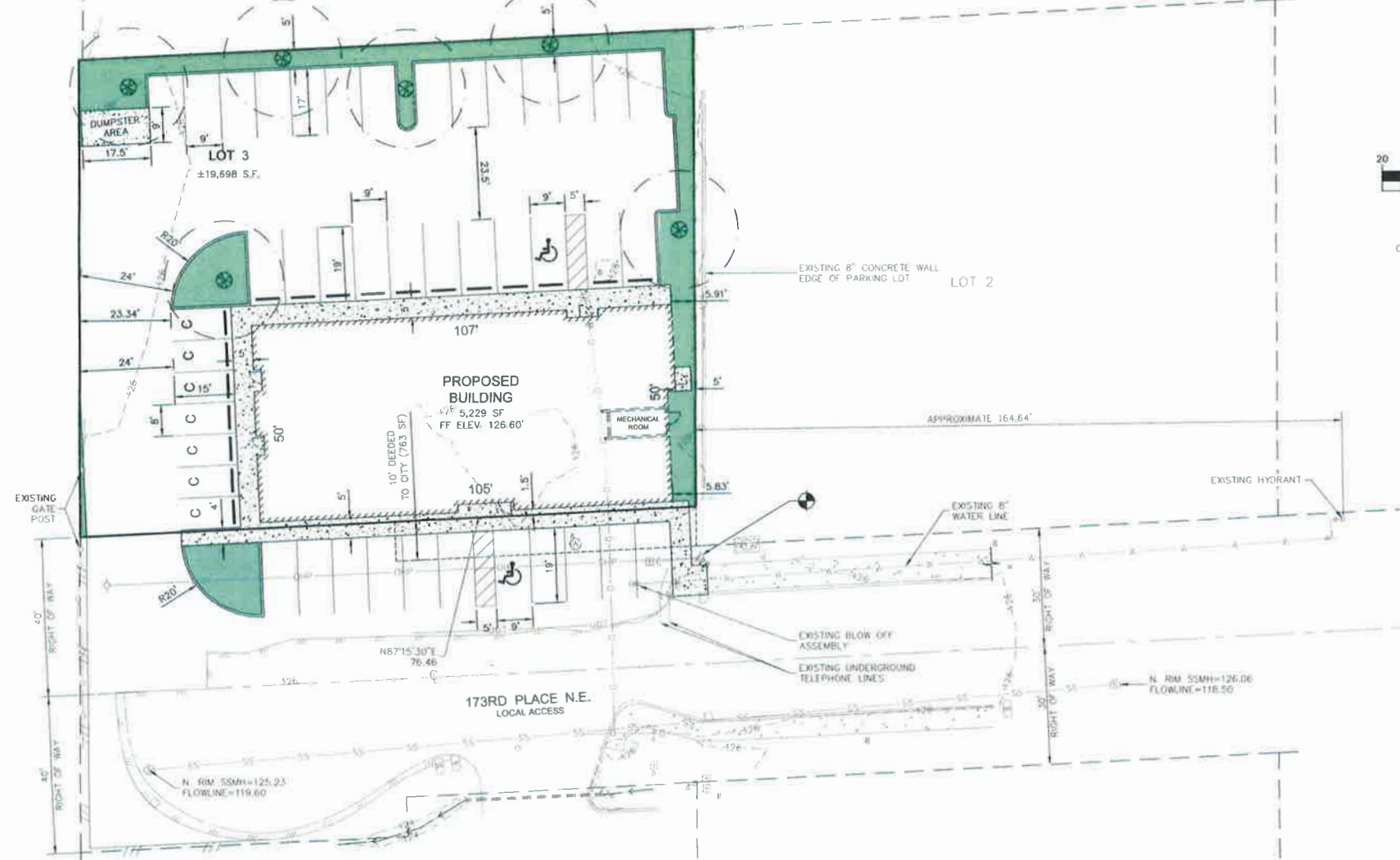


CITY OF ARLINGTON - VAN LEUVEN BUILDING
FILE NO.: _____
PORTION OF SE 1/4, OF SEC. 20, TWP. 31N., RGE. 05 E., W.M.



- LEGEND:**
- FINISHED CONTOUR
 - EXISTING CONTOUR
 - RIGHT OF WAY CENTERLINE
 - EXISTING PROPERTY LINE
 - EXISTING PROPERTY LINE DEEDED TO CITY
 - ADJACENT PROPERTY LINE
 - EXISTING SEWER LINE
 - EXISTING GAS LINE
 - EXISTING OVERHEAD POWER
 - EXISTING UNDERGROUND TELEPHONE LINE
 - EXISTING EDGE OF PAVEMENT
 - EXISTING EDGE OF PAVEMENT TO BE REMOVED
 - EXISTING DITCH CENTERLINE
 - EXISTING CYCLONE FENCE
 - EXISTING CYCLONE FENCE TO BE REMOVED
 - EXISTING WOOD FENCE TO BE REMOVED
 - EXISTING POLE
 - EXISTING POLE w/GUY WIRE
 - EXISTING GAS METER
 - EXISTING WELL
 - EXISTING HOSE BIB
 - EXISTING IRRIGATION CONTROL VALVE
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING SEWER MANHOLE
 - EXISTING SEWER CLEANOUT
 - EXISTING SIGNS
 - EXISTING CATCH BASIN
 - EXISTING MAILBOX
 - EXISTING FIRE HYDRANT

- EXISTING 12" HDPE CULVERT
- PROPOSED BUILDING
- PROPOSED ONSITE PARKING STRIPES
- PROPOSED OFFSITE PARKING STRIPES
- PROPOSED EXTRUDED CURB
- EXISTING SIDEWALK & CURB
- PROPOSED CONCRETE SIDEWALK/DRIVEWAY/DUMPSTER AREA
- PROPOSED ASPHALT PARKING AREA
- PROPOSED LANDSCAPE AREA
- EXISTING ELECTRICAL VAULT IN CONCRETE

NOTES:

- PARKING LOT LIGHTING WILL BE PLACED ON THE BUILDING FACADE AND IN THE LANDSCAPE AREA.

PARKING CALCULATIONS:

REQUIRED PARKING: 2 SPACES PER UNIT PLUS 1 ADDITIONAL UNIT FOR EVERY FOUR UNITS IN THE DEVELOPMENT - USE CODE 1,340 (AMC, TABLE 20.72-1 PARKING REQUIREMENT)

18 UNITS X 2 = 36
 18 UNITS / 4 = 4.5
 REQUIRED PARKING = 41 SPACES

PROPOSED PARKING:
 PARKING SPACES ON LOT = 32 SPACES
 PARKING ALONG FRONTAGE = 12 SPACES
 TOTAL PROPOSED/AVAILABLE PARKING = 44 SPACES

OPEN SPACE CALCULATION:

OPEN SPACE REQUIRED = 65 SQ FT PER PERSON EXPECTED TO RESIDE IN DEVELOPMENT

(12) 1 BEDROOM UNITS X 1.4 PERSONS/UNIT = 16.8 PERSONS
 (6) STUDIO UNITS X 1 PERSONS/UNIT = 6 PERSONS
 TOTAL PERSONS = 23 PERSONS
 TOTAL OPEN SPACE REQUIRED = 1,495 SQ FT
 MINI PARK IN LEU FEE \$ 436 / UNIT = \$ 7,848

PROPOSED BIKE RACK CALCULATIONS:

REQUIRED BIKE SPACES = 10% OF REQUIRED PARKING SPACES
 REQUIRED BIKE SPACES = 41 X 0.1 = 4 SPACES

PROPOSED AREAS (ON SITE):

BUILDING FOOTPRINT 5,229 SF
 ASPHALT PARKING/DRIVE/CURB 10,560 SF
 CONCRETE SIDEWALK/DUMPSTER PAD 1,235 SF
 LANDSCAPING 1,911 SF

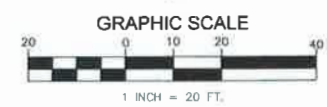
FRONTAGE IMPROVEMENT AREAS (OFF SITE):

ASPHALT PARKING/DRIVE 4,479 SF
 CONCRETE SIDEWALK/DRIVEWAY APPROACH 576 SF
 LANDSCAPING 270 SF

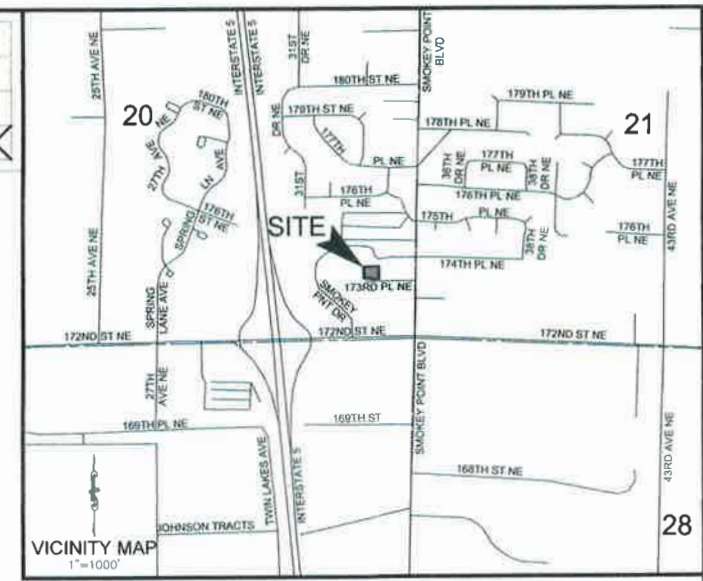
PROPOSED SHADING CALCULATION (ON SITE):

TOTAL PARKING SPACE AREA = 4,863 SF
 SHADED PARKING SPACES AREA = 1,510 SF

PERCENTAGE OF PARKING SPACES TO BE SHADED:
 1,510 SF / 4,863 SF = 31%



DATUM: NAVD 88
 TBM A136-9-1
 SET 600 W/RED CAP IN SOUTH SIDE POWER POLE 0.0' HIGH ELEV.=126.09



LEGAL DESCRIPTION
 LOT 3, DUBOIS PLAT AS RECORDED UNDER AUDITOR'S FILE NUMBER 1641822 RECORDS OF SNOHOMISH COUNTY, WASHINGTON BEING A PORTION OF THE SOUTHEAST QUARTER, SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

SITE INFORMATION:

SITE AREA:	±19,898 SF (0.45 AC)
PROPOSED BUILDING HEIGHT:	APPROX 42' (3 STORIES)
PROPOSED DWELLING UNITS:	18 APARTMENTS: (12) 1 BEDROOM & (6) STUDIO
TOTAL LOT COVERAGE:	5,229 SF (26.5%) (PROPOSED BUILDING)
ZONING CLASSIFICATION:	HIGHWAY COMMERCIAL
AIRPORT PROTECTION DISTRICT SUBDISTRICT:	APD SUBDISTRICT C
USE CLASSIFICATION:	681 NURSERY, PRIMARY & SECONDARY SCHOOL
PROPOSED USE CLASSIFICATION:	1,340 ANY 1,300 USE ABOVE A PERMITTED NON-RESIDENTIAL USE (MIXED USE)
PROPOSED SCREENING:	LANDSCAPE AREAS
WATER PROVIDER:	CITY OF MARYSVILLE
SEWER PROVIDER:	CITY OF MARYSVILLE
SCHOOL DISTRICT:	LAKEWOOD SCHOOL DISTRICT # 306
FIRE PROTECTION DISTRICT:	ARLINGTON FIRE DISTRICT

TAX PARCEL NUMBER: 00430200000300

SITE ADDRESS: 3321 173RD PLACE NE ARLINGTON, WA 98223

OWNER: MARTIN & JOANNE VAN LEUVEN 5821 94TH ST SW MUKILTEO, WA 98275 (425) 876-7222

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. P.O. BOX 326 ARLINGTON, WA 98223 PHONE: (360)435-5551

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 1-800-932-5551
 (360) 435-5551

DESIGNED	RD.	DATE	05/19
DRAWN	BT	DATE	05/19
CHECKED	RD.	DATE	05/19
FIELD BOOK	ARL 135	REF:	
REVISION			
DATE BY			

00430200000300
VAN LEUVEN BUILDING
3321 173RD PLACE NE
ARLINGTON, WA 98223
SITE PLAN
SNOHOMISH COUNTY

