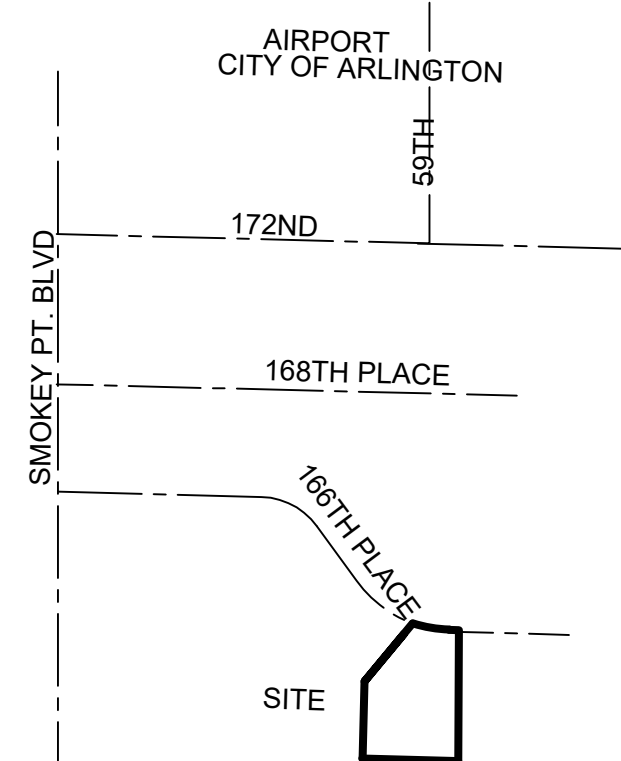


SW¹/₄, NW¹/₄, SECT.28 T 31N R5E W.M.

10' SETBACK IN HC ZONING IF BUILDING IS LESS THEN 10,000 SQ.FT

FRANCIOS PRODUCTIONS
 ARCHITECTURE
 DESIGN BUILD
 INTERIOR DESIGN
 Original Sheet Date
 32 172ND PL SW
 MILLCREEK, WA 98012
 425.359.1034



Vicinity Map

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@paceengr.com

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

ADDRESS: 3806 166TH PLACE NE, ARLINGTON WA 98223

TAX PARCEL NUMBER: 310552800205500

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: GENERAL MERCHANTILE 2.111

LOT AREA: 90,130/2.69 ACRE

ZONING: HC

AIRPORT PROTECTION DISTRICT: D

IBC USE CLASS: S.B

TOTAL BUILDING AREA: 26,050 SQ.FT.

TOTAL IMPERVIOUS SURFACE: 71,690 SQ./FT--79.5%

LANDSCAPED: 18,445 SQ./FT--19.5%

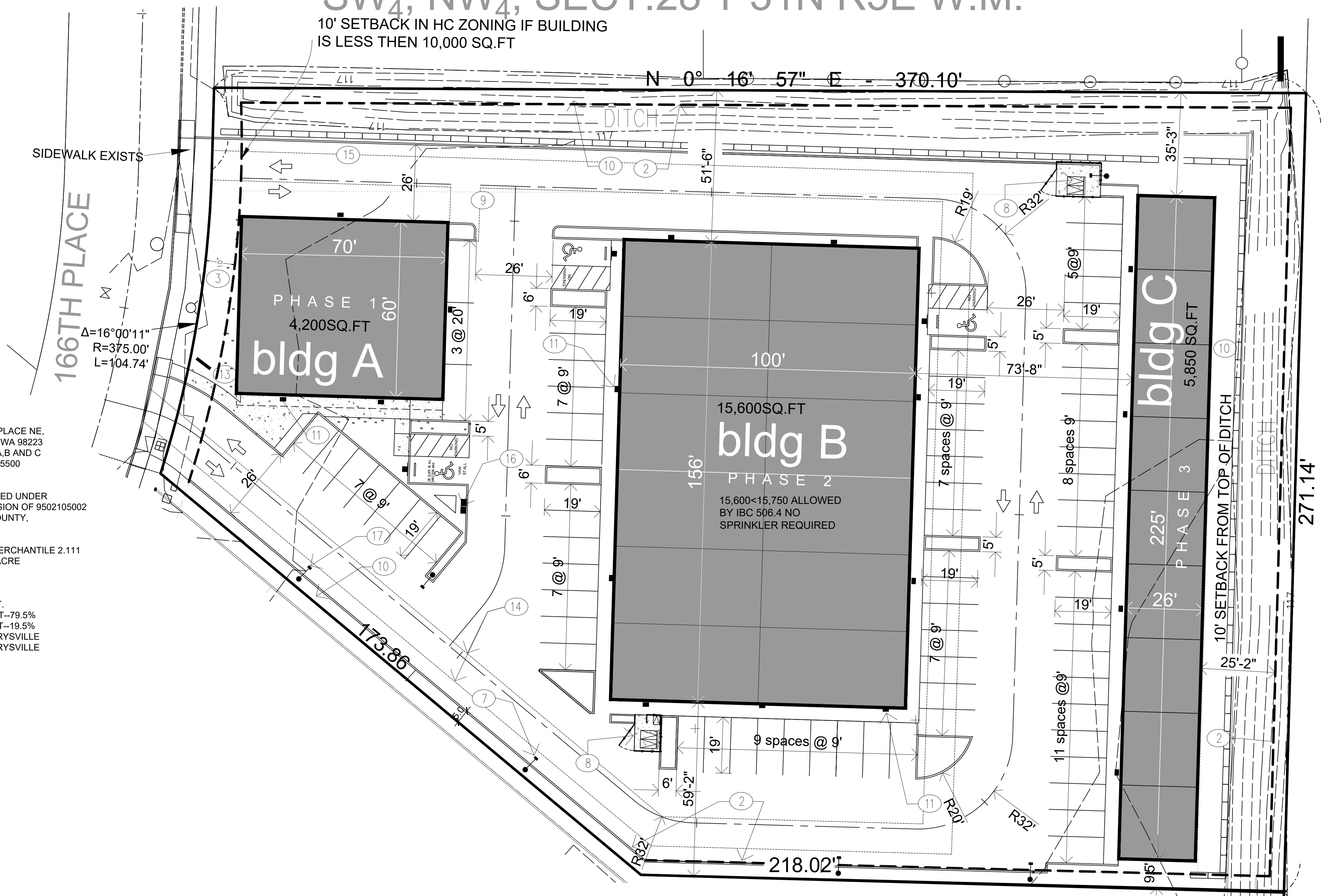
WATER: CITY OF MARYSVILLE

SEWER: CITY OF MARYSVILLE

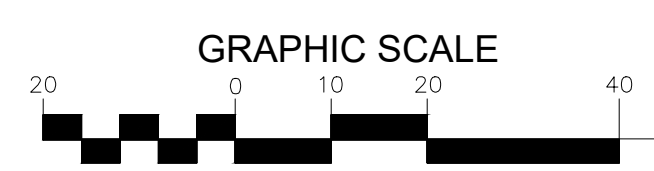
BUILDING USE: S-1/B

BUILDING HEIGHT: 40' IBC

SCREENING: TYPE C



- #### 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 BOUNDRY.
 - 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 U 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)
 - POLE MOUNTED LIGHTING (OPTIONAL)



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	9,500 CU YDS

Parking Calculations (Use: General Mercantile 2.110)

BUILDING	SIZE	SQ.FT	PARKING REQ.	PARKING PROVIDED
A	70'x60'	4,200	10.50	10.00
B	100x156'	15600	39.00	37
C	225'X26	5850	15	24
TOTAL		26,650	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
 DESIGN PERMIT REV 09.23.19
 DESIGN REVIEW REV 10.21.19
 DESIGN REVIEW REV 03.13.20
 Sheet Content
 ARCHITECTURAL SITE PLAN
 PROJECT INFO

RAMO
The Park
Lot 15

A1.0



Building C North Elevation