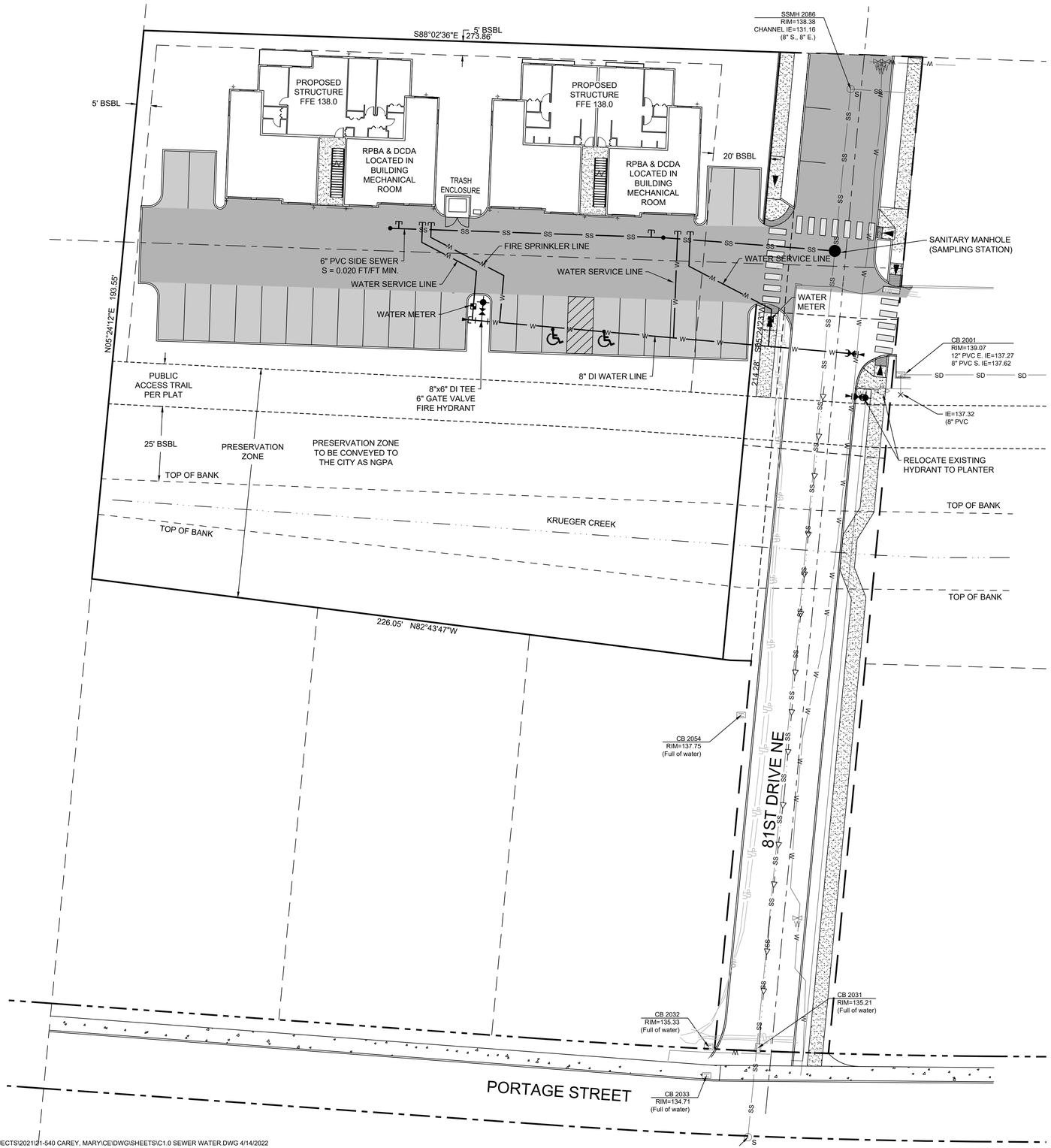
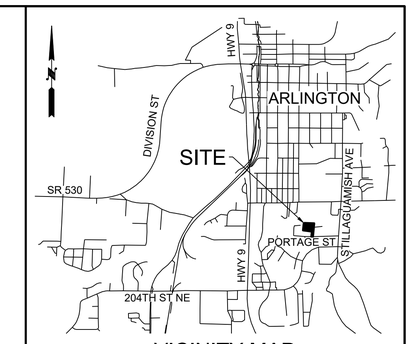
SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



VERTICAL DATUM
NAVD 88 GEOID 12A
ESTABLISHED BY GPS

0 20 40 Feet

MERIDIAN: NAD 83/91
ROTATE BEARINGS COUNTER-CLOCKWISE
02°16'13" FOR PLAT MERIDIAN



VICINITY MAP
SCALE: 1" - 2000'

LEGEND

- FOUND MONUMENT IN CASE
- SET 1/2" X 24" IRON REBAR #28074
- SET 2x2 WOOD HUB
- SET MAG NAIL AT PROPERTY CORNER
- CONTROL POINT
- BENCHMARK
- CATCH BASIN
- WATER VALVE
- POWER VAULT
- SEWER MANHOLE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE OF R/W
- EASEMENT
- TRAIL EASEMENT
- ADJOINING PROPERTY LINE
- FLOWLINE (SWALE)
- WATERLINE (SIZE UNKNOWN)
- UNDERGROUND TELEPHONE
- UNDERGROUND POWER
- SANITARY SEWER LINE
- PROPOSER SANITARY SEWER LINE
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE LINE

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LEGAL DESCRIPTION:

(PER FIRST AMERICAN GUARANTEE 3862004, DATED NOVEMBER 12, 2021)

PARCEL A:
LOT 23, KENT PRAIRIE ESTATES, AS PER PLAT RECORDED IN VOLUME 49 OF PLATS, PAGES 240 AD 241, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:
A NON-EXCLUSIVE EASEMENT OVER THE EAST APPROXIMATELY 50 FEET OF THE SOUTH APPROXIMATELY 210 FEET OF LOT 23, PLAT OF KENT PRAIRIE ESTATES AS MORE PARTICULARLY SHOWN ON THE EAST OF THE PLAT FOR INGRESS, EGRESS, ACCESS, AND UTILITIES.

NOTE: PARCEL B'S DESCRIPTION AND LOCATION IS AMBIGUOUS.

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
C1.0	SEWER & WATER PLAN
C2.0	STORM DRAINAGE PLAN
C3.0	GRADING & PAVING PLAN

CONTACT PERSON

MARY CAREY
CAREY PROPERTY MANAGEMENT, LLC
3631 COLBY AVE
EVERETT, WA 98201
PH: 206-714-9554
EMAIL: mlcarey47@yahoo.com

CIVIL ENGINEER

DAVID HARMSEN, PE
HARMSEN LLC
125 E MAIN ST SE, STE 104
MONROE, WA 98272
PH: 360-794-7811
EMAIL: davidh@harmsenllc.com

SITE INFORMATION

SITE ADDRESS	**81ST DR NE** **ARLINGTON, WA 98223**
TAX ACCOUNT NO.	**00776800002300**
PROPERTY AREA:	1.42 AC
EXISTING IMPERVIOUS	8,079 SF (81ST DRIVE NE)
NEW IMPERVIOUS	16,103 SF (PAVEMENT) 7,065 SF (BUILDINGS) 23,168 SF (TOTAL)
REPLACED IMPERVIOUS	167 SF
NEW + REPLACED IMPERVIOUS	23,335 SF
DISTURBED AREA	0.58 AC
PROVIDED PARKING:	28 STALLS

REVISIONS

HARMSEN ENGINEERS SURVEYORS
125 EAST MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272
(360) 794-7811
(206) 343-5903
FAX: (360) 805-9732

DAVID W. HARMSEN STATE OF WASHINGTON 35745 REGISTERED PROFESSIONAL ENGINEER
4/14/22

PORTAGE CREEK VILLAGE
81ST DRIVE NE
ARLINGTON, WA

SEWER & WATER PLAN

DATE: 4/14/2022

JOB #: 21-540

811 Know what's below. Call before you dig.

C1.0

P:\WORK\PROJECTS\2021\21-540 CAREY, MARY\CE\DWG\SHEETS\C1.0 SEWER WATER.DWG 4/14/2022

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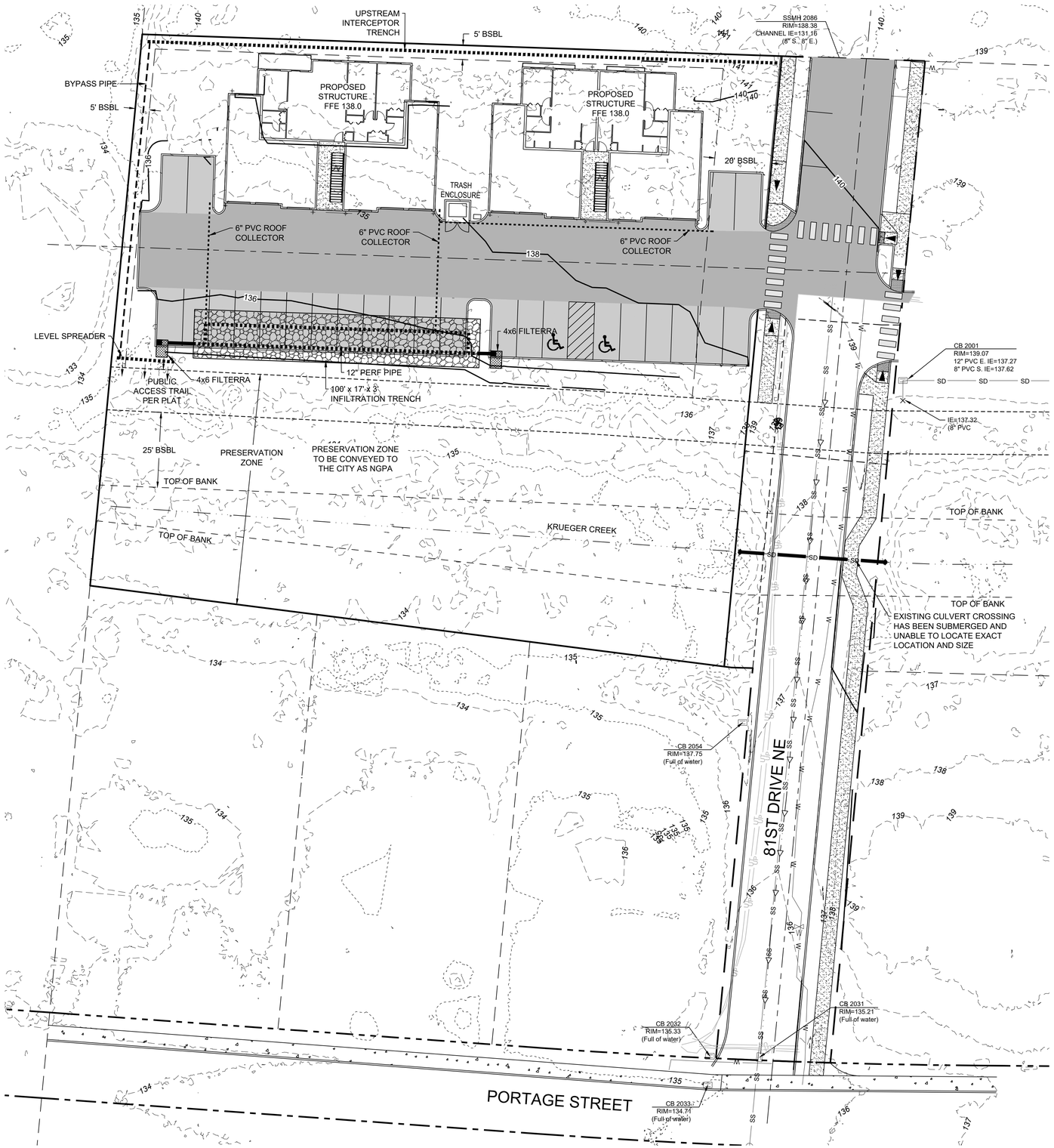
SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



NOTES

1. CITY OF ARLINGTON CONSTRUCTION STANDARDS CAN BE FOUND ONLINE AT THE CITY'S WEBSITE.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN REASONABLE TIME PRIOR TO START OF CONSTRUCTION.
3. CALL FOR INSPECTION OF THE EXISTING STORM DRAINAGE SYSTEM WHEN THE POINT OF CONNECTION HAS BEEN EXCAVATED.

FOOTING DRAIN NOTES

1. CONNECT BUILDING PERIMETER DRAINS TO INFILTRATION TRENCH.
2. PROVIDE 6" PVC PIPE WITH MINIMUM PIPE SLOPE OF 0.5% FROM BOTTOM OF FOOTING DRAIN ELEVATION AT BUILDING TO CONNECTION AT INFILTRATION.

ROOF DRAIN NOTES

1. VERIFY DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS.
2. ROOF DRAINS FROM EACH BUILDING TO BE 6" PERF PIPE AT 1% SLOPE.
3. INSTALL CLEANOUTS AT TEES, BENDS 45° OR GREATER AND AT INTERVALS NO GREATER THAN 150 LF.
4. PROVIDE NECESSARY FITTINGS TO CONNECT ROOF STUB TO DOWNSPOUT.

IMPERVIOUS COVERAGE

NEW IMPERVIOUS	12,990 SF
REPLACED IMPERVIOUS	45 SF
NEW & REPLACED	13,035 SF
DISTURBED AREA	28,500 SF

VERTICAL DATUM
NAVD 88 GEOID 12A
ESTABLISHED BY GPS

0 20 40 Feet

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02°16'13" FOR PLAT MERIDIAN

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- PROPOSED STORM DRAINAGE LINE
- PARKING AREA PAVING
- HEAVY ASPHALT PAVING
- CONCRETE WALKWAY PAVING

THIS SURFACE IS DERIVED FROM AN ACTUAL SURVEY ON THE GROUND SUPPLEMENTED WITH LOW ALTITUDE AERIAL LiDAR DATA COLLECTED BY HARMSEN, LLC ON 11-17-2021.

CONTOURS ARE SHOWN AT 2' INTERVALS.

VERTICAL ACCURACY IS PER UNITED STATES NATIONAL MAP ACCURACY STANDARDS.

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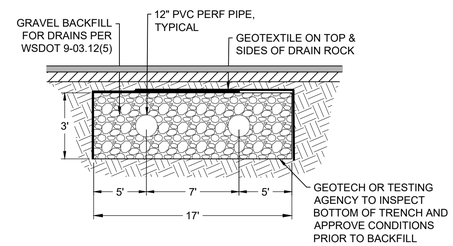
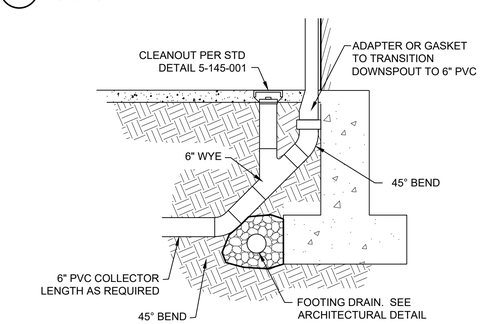
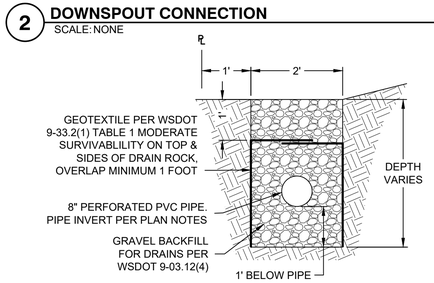


1 INFILTRATION TRENCH SECTION
SCALE: NONE



2 DOWNSPOUT CONNECTION
SCALE: NONE



3 INTERCEPTOR TRENCH
SCALE: NONE

REVISIONS

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PORTAGE CREEK VILLAGE
81ST DRIVE NE
ARLINGTON, WA

STORM DRAINAGE PLAN

DATE: 4/14/2022

JOB #: 21-540

Know what's below. Call before you dig.

C2.0

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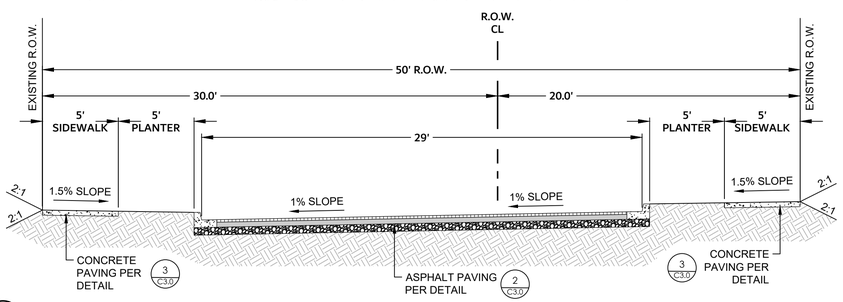
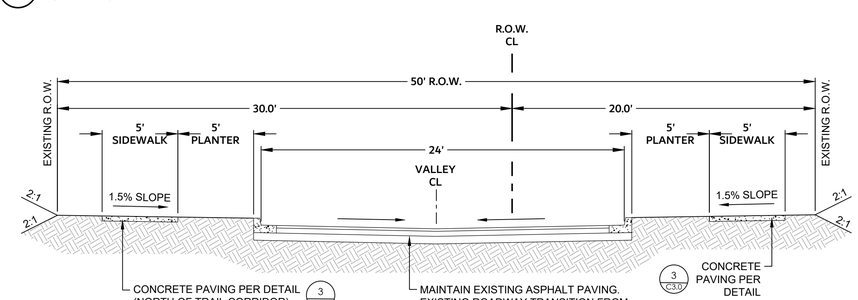
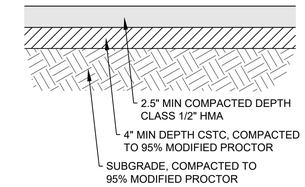


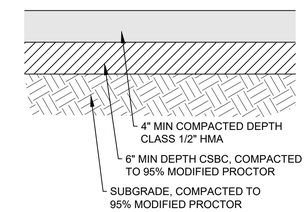
4 ROAD SECTION A
SCALE: 1" = 5'



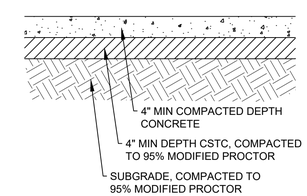
5 ROAD SECTION B
SCALE: 1" = 5'



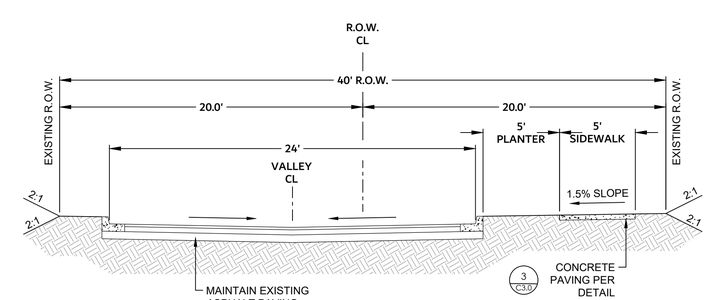
1 PARKING AREA PAVING SECTION
SCALE: NONE



2 HEAVY ASPHALT PAVING SECTION
SCALE: NONE



3 CONCRETE WALKWAY SECTION
SCALE: NONE



6 ROAD SECTION C
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PORTAGE CREEK VILLAGE
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C3.0

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