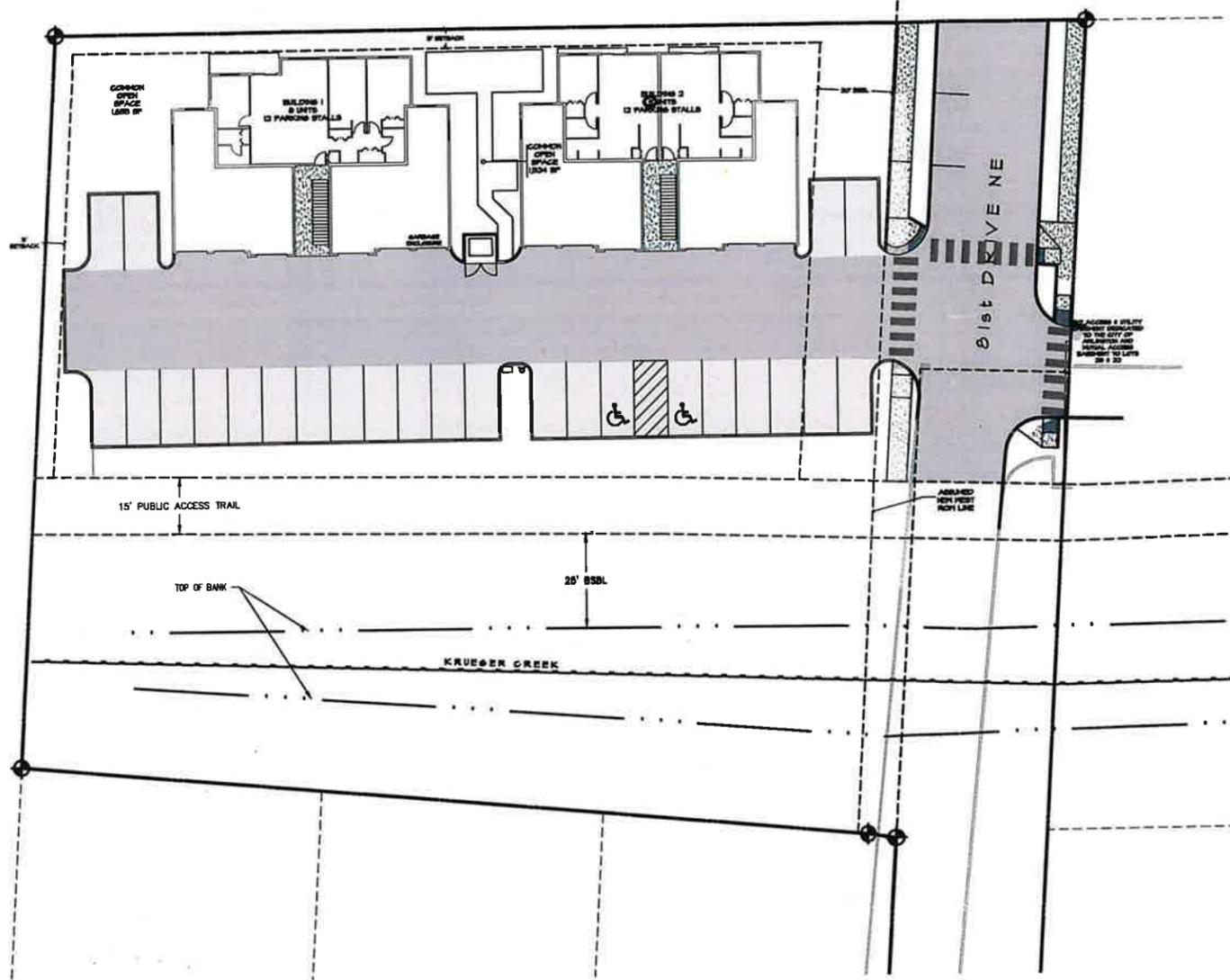




VICINITY MAP
NO SCALE



PROPOSED SITE PLAN
SCALE 1" = 20'



OWNER
 CAREY PROPERTY MANAGEMENT
 C/O DON WHITFIELD
 3631 COLBY AVE
 EVERETT, WA 98201
 DON.WHITFIELD@HOTMAIL.COM
 MARY CAREY, 206-714-9554 MLCAREY47@YAHOO.COM

LANDSCAPE ARCHITECT
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 RUBENKONIG PLANNING AND LANDSCAPE ARCHITECTURE, PLLC
 8218 210TH PLACE SW, EDMONDS, WA 98026
 206.491.9621
 RUBENKONIGPLA@MSN.COM

ARCHITECT
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 CD FEY ARCHITECTS
 101 E. BROADWAY STREET
 MISSOULA, MT. 59802
 DAVIDF@CDFEYARCHITECTS.COM 206.979.2994

SURVEYOR
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 P.O. BOX 516
 MONROE, WA 98272
 360.794.7811

ENGINEER
 DAVID HARMSEN
 HARMSEN LLC
 125 EAST MAIN ST, SUITE 104
 MONROE, WA 98272
 360.794.7811

SITE DATA
 21XXX 81st DR NE, ARLINGTON, WA 98228
 TAX ID #00716800002300

LEGAL DESCRIPTION
PARCEL A:
 LOT 23, KENT PRAIRIE ESTATES, AS PER PLAT RECORDED IN VOLUME 44 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.

SHEET INDEX
 L1 - PROPOSED SITE PLAN
 L2 - LANDSCAPE PLANTING PLAN
 L3 - LANDSCAPE NOTES & DETAILS

Received

JUL 12 2022
 PUN-881
 JUNE 2, 2022

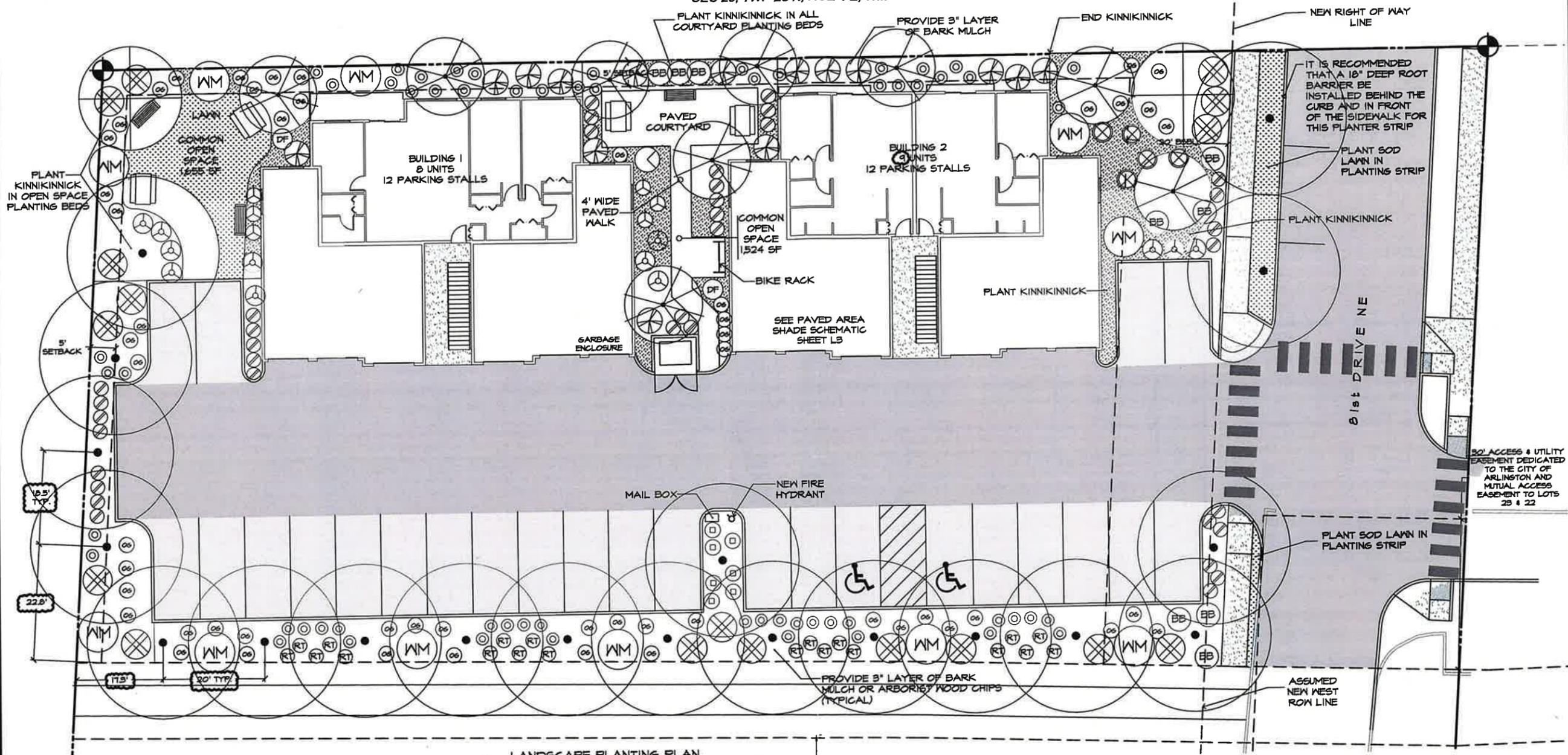
NO.	DATE	REVISION
1	8/19/22	FOR CITY REVIEW
2	8/19/22	FOR CITY REVIEW
3	8/19/22	FOR CITY REVIEW
4	8/19/22	FOR CITY REVIEW
5	8/19/22	FOR CITY REVIEW
6	8/19/22	FOR CITY REVIEW

PROPOSED SITE PLAN
 MARY CAREY ARLINGTON APARTMENTS
 21XXX 81st DRIVE NE
 ARLINGTON, WA
 WASHINGTON
 SNOHOMISH COUNTY



STATE OF WASHINGTON
 REGISTERED
 LANDSCAPE ARCHITECT
 John E. Rubenkong
 CERTIFICATE NO. 574
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 UNLESS SIGNED AND DATED

JOB NUMBER **CAREY**
 SHEET NUMBER **L1 of 3**



LANDSCAPE PLANTING PLAN
SCALE 1" = 10'

AREA NOTES

- AREAS CALCULATED ON SITE WEST OF NEW 81st DRIVE NE ROW LINE
- ON-SITE PAVEMENT, INCLUDING THE ADJACENT CURBS IS ABOUT 10,714 SF. PAVEMENT SHADING EQUALS 2,809 SF. REQUIRED PAVEMENT SHADING IS 20% MINIMUM OR 2,147.4 SF. PROPOSED PAVEMENT SHADING EQUALS 26.9%.
 - THE GROSS SITE AREA EQUALS 61,710 SF. REQUIRED OPEN SPACE EQUALS TO 9% OF THE SITE AREA OR 5,084 SF. PROPOSED OPEN SPACE IS 5,174 SF.
 - WE RECOMMEND THAT AN 18" DEEP ROOT BARRIER BE PLACED BEHIND THE CURB FOR ALL PAVEMENT AREAS ON SITE.

FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	BENCH	5
	PICNIC TABLE	4
	BIKE RACK	1
	MAIL BOX	1

LANDSCAPE PLANTING SCHEDULE

SYMBOL	BOTANICAL and COMMON NAME	SIZE	QUANTITY	SPACING	EVER / DECID / NATIVE
	ACER CIRCINATUM	VINE MAPLE	4	5 STEM MIN SUM OF STEMS TO EQUAL 9" MINIMUM	AS SHOWN DECIDUOUS / NATIVE
	ACER RUBRUM	RED MAPLE	14	2" MIN. AT 6" ABOVE GRADE	AS SHOWN DECIDUOUS
	THUJA PLICATA	WESTERN RED CEDAR	2	8" MINIMUM	AS SHOWN EVERGREEN / NATIVE

FEATURE	AREA
GRASS LAWN	1,071 S.F.
PLANTING BEDS	7,000 S.F.
SHRUBS	256 TOTAL 1 PER 27 S.F.
KINNIKINNICK	2,453 S.F.

SHRUBS

SYMBOL	BOTANICAL	COMMON NAME	SIZE	QTY	SPACING	EVER / DECID / NATIVE
	ABELIA GRANDIFLORA	ABELIA	5 GAL	5	AS SHOWN	EVERGREEN
	ARBUTUS UNEDO	DWARF STRAWBERRY TREE	5 GAL	15	AS SHOWN	EVERGREEN
	CEANOTHUS VICTORIA'	VICTORIA CALIFORNIA LILAC	5 GAL	1	AS SHOWN	EVERGREEN / NATIVE
	CORNUS SERICEA	RED TWIG DOGWOOD	1 GAL	20	AS SHOWN	DECIDUOUS / NATIVE
	EUONYMUS ALATUS	BURNING BUSH	5 GAL	4	AS SHOWN	DECIDUOUS
	GALThERIA SHALLON	SALAL	1 GAL	60	AS SHOWN	EVERGREEN / NATIVE
	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	2 GAL	54	AS SHOWN	EVERGREEN / NATIVE
	MYRTICA CALIFORNICA	PACIFIC MAX MYRTLE	5 GAL	11	AS SHOWN	EVERGREEN / NATIVE
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	5 GAL	97	AS SHOWN	EVERGREEN / NATIVE
	PHILADELPHUS LENSISII	WILD MOCK ORANGE	5 GAL	17	AS SHOWN	DECIDUOUS / NATIVE
	RIBES SANGUINEUM	RED FLOWERING CURRANT	MIN. 18"	6	AS SHOWN	DECIDUOUS / NATIVE
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL	7	AS SHOWN	EVERGREEN / NATIVE
	VIBURNUM TINUS	'SPRING BOUQUET' VIBURNUM	5 GAL	12	AS SHOWN	EVERGREEN
	VIBURNUM TOMENTOSUM	DOUBLE FILE VIBURNUM	5 GAL	2	AS SHOWN	DECIDUOUS

GROUND COVER

	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	4" POT	1465	18" O.C.	ABOUT 2,453 SF
	GRASS LAWN	INSTALL SOD LAWN IN AREAS SHOWN.				ABOUT 1,071 SQUARE FEET



JUNE 2, 2022

NO.	DATE / REVISION	BY	CHKD	APP'D
1	08/19/2022	J.R.	J.R.	J.R.
2	08/19/2022	J.R.	J.R.	J.R.
3	08/19/2022	J.R.	J.R.	J.R.
4	08/19/2022	J.R.	J.R.	J.R.
5	08/19/2022	J.R.	J.R.	J.R.

LANDSCAPE PLANTING PLAN

MARY CAREY ARLINGTON APARTMENTS
21XXX 81st DRIVE NE
ARLINGTON, WA

WASHINGTON

SNOHOMISH COUNTY

RUBENKONG PLANNING AND LANDSCAPE ARCHITECTURE, PLLC
8218 210TH PLACE SW
EDMONDS, WA 98026
PH: (206) 491-9821

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
John E. Rubenking

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER CAREY
SHEET NUMBER L2 OF 3

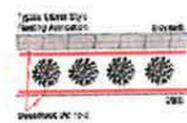
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WASHINGTON: Woodinville 425-415-8113 | Fife 253-922-8641
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Deep Root Partners, L.P. www.deeroot.com 1-800-458-7668



18" Universal Barrier - UB 18-2



Applications: Linear, Surround & Root Pruning

Pruning. Our UB 18-2 panels include our patented, integrated zipper joining mechanism for easy assembly. The 18" height is ideal for protection from invasive roots in sidewalk, driveway, patio and many other planting situations.

Features

- Instant assembly-Slide one panel into the next
- Universal Barrier - Use either in linear or surround application
- Sizing adjustable in 2' modules
- 1/2 inch raised 90° molded root deflecting ribs
- Patented ground lock tabs to prevent lifting by tree
- Patented double top edge for strength, safety, appearance and root overgrowth protection
- Manufactured in USA with 50% post-consumer recycled plastic
- DeepRoot products are patented under one or more of the following U.S. Patents: 5,070,642; 5,305,549 and 5,528,857.

Panel Dimensions

UB 18-2: 18"H x 24"W (46cm x 61 cm)

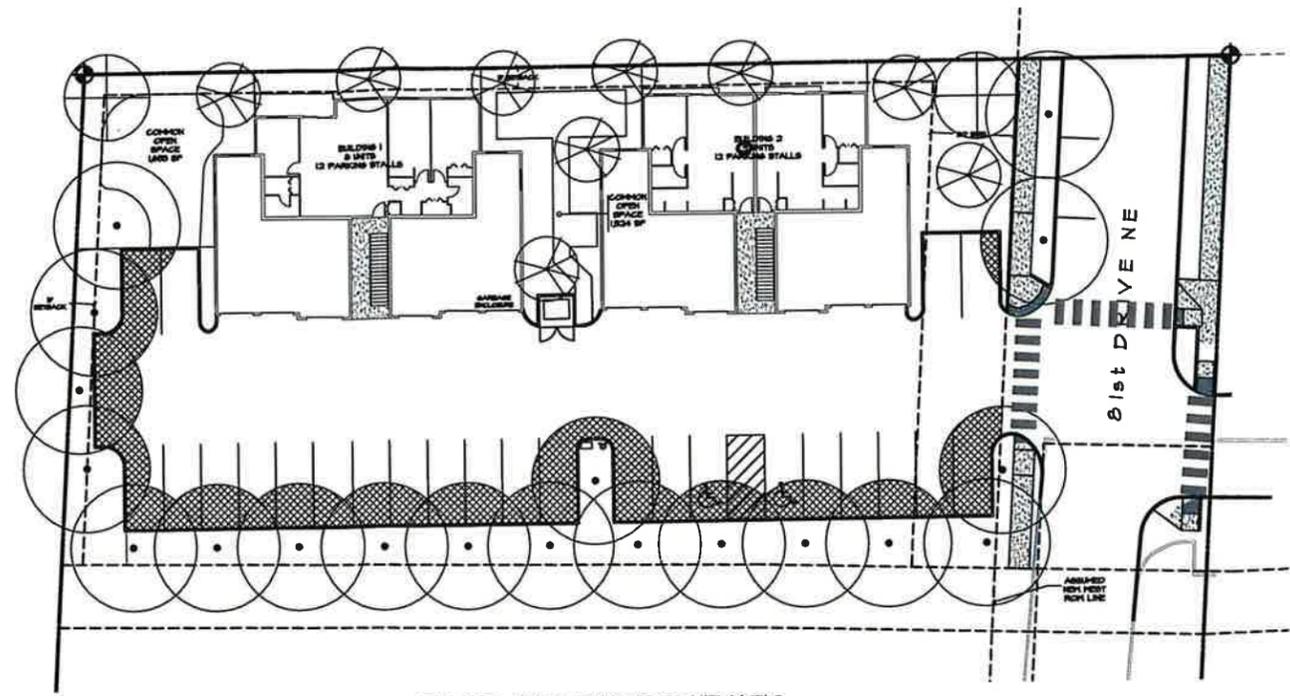
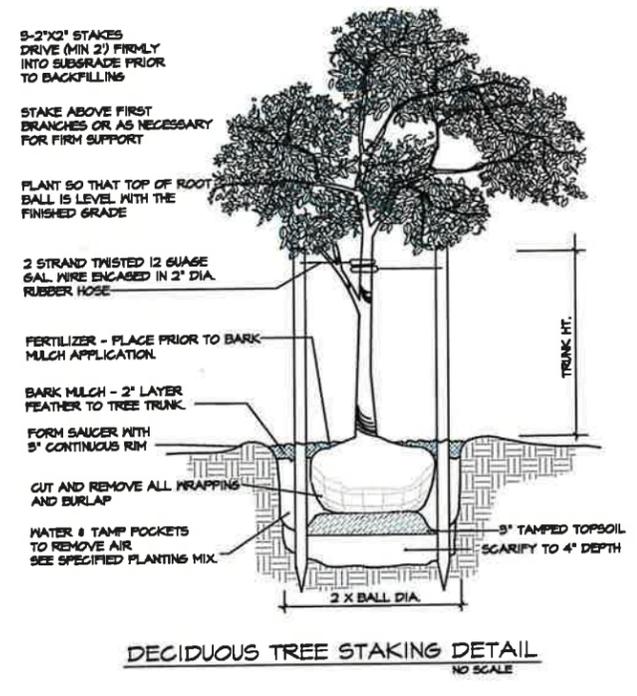
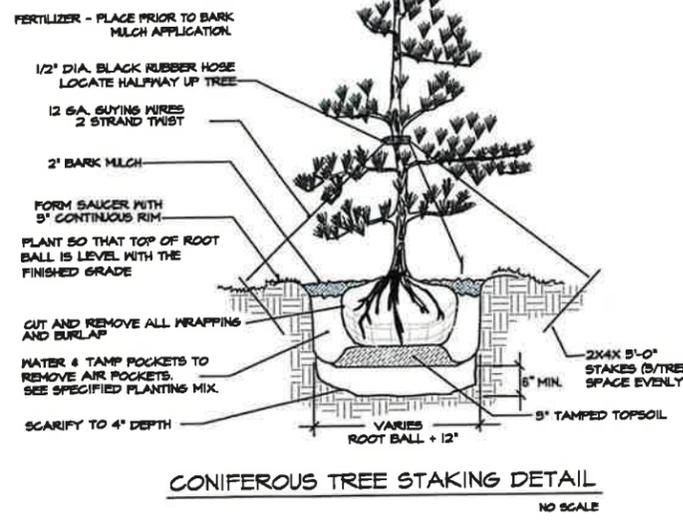
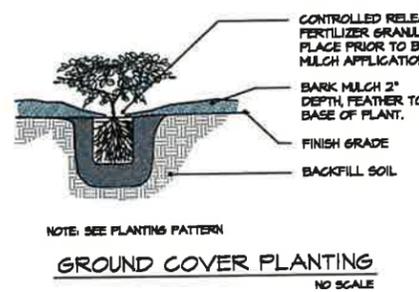
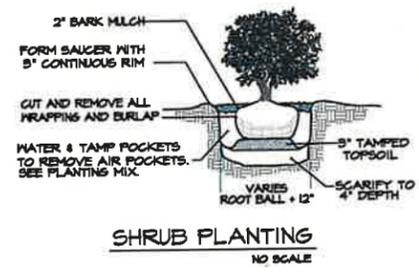
Material and Manufacturing Process:

- Copolymer Polypropylene of 0.080" (2.032 mm) thickness
- 50% Post-consumer recycled plastic
- Injection molded
- ISO 9002 certified
- Made in USA



LANDSCAPE NOTES

1. ALL TECHNIQUES AND METHODS USED DURING CONSTRUCTION OF THE LANDSCAPE PORTION OF THIS PROJECT SHALL BE OF THE FIRST QUALITY AS COMPARED TO THE STANDARDS OF THE INDUSTRY. ALL ASPECTS OF THIS WORK WILL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT AND CITY OF ARLINGTON.
2. COORDINATE ALL WORK WITH OTHER CONTRACTORS ON SITE. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR THAT PORTION OF THIS PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, RUBBISH AND EXCESS MATERIAL INCURRED BY THIS PROJECT.
4. DISCREPANCIES BETWEEN PLANS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING.
5. VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO PLAN INSTALLATION. NO TREES SHALL BE PLANTED CLOSER THAN 5 FEET TO UNDERGROUND UTILITIES IF AT ALL POSSIBLE.
6. VERIFY EXISTING GRADING IN FIELD PRIOR TO CONSTRUCTION. IF CONDITIONS ARE OTHER THAN EXPECTED, CONTACT THE ARCHITECT IMMEDIATELY.
7. EXISTING TOPSOIL SHOULD BE STRIPPED FROM CONSTRUCTION LOCATIONS, SAFELY STORED ON SITE, AND REUSED IN PLANTING BED PREPARATION. AUGMENT WHERE NECESSARY WITH "STERGO", PACIFIC TOPSOILS MIXTURE OR AN APPROVED EQUIVALENT. TILL THOROUGHLY INTO PLANTING BEDS AND LAWN AREAS FOR A MINIMUM DEPTH OF 6 INCHES. REMOVE ROCKS AND DEBRIS LARGER THAN 1 INCH. SEE SOIL AMENDMENT NOTE BELOW.
8. COVER ALL TREE, SHRUB AND GROUND COVER PLANTING AREAS WITH A 3-INCH MINIMUM THICKNESS OF MULCH.
9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE PORTION OF THIS PROJECT DURING CONSTRUCTION AND FOR A MINIMUM OF 30 DAYS AFTER FINAL ACCEPTANCE. THIS WORK SHALL TAKE THE FORM OF WATERING WHERE NECESSARY, DEBRIS PICKUP, WEEDING AND ANY PRUNING NEEDED TO KEEP THE LANDSCAPE IN FIRST CLASS CONDITION.
10. ALL PLANT MATERIAL SHALL BE IN GOOD GROWING CONDITION AT THE TIME OF PLANTING AND SHALL BE GUARANTEED FOR ONE FULL YEAR OR UNTIL THE NEXT GROWING SEASON (WHICHEVER TIME PERIOD IS LONGER) AFTER FINAL ACCEPTANCE. ANY REPLACEMENT PLANT MATERIAL REQUIRED SHALL BE EXACTLY THE SAME AS ORIGINALLY SPECIFIED AS TO TYPE AND SIZE. THE CONTRACTOR SHALL RE-DO ANY TREE STAKING AS IS APPROPRIATE DURING THIS TIME PERIOD.
11. DIS, PACK, TRANSPORT AND HANDLE ALL PLANTS WITH CARE TO ENSURE PROTECTION FROM ILLURY. STORE PLANTS IN THE MANNER NECESSARY TO ACCOMMODATE THEIR HORTICULTURAL REQUIREMENTS. HEEL-IN PLANTS AND IRRIGATE AS NEEDED TO KEEP FROM DRYING OUT.
12. INSTALL APPROPRIATE TRANSPLANTER FERTILIZER TO ALL PLANTING PITS AS SPECIFIED BY MANUFACTURER.
13. STAKE ALL TREES AS SHOWN IN DETAIL.
14. THE CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANTS TO ENSURE THEIR SURVIVAL UNTIL FINAL ACCEPTANCE AND/OR IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATIONAL.



AREA NOTES

- AREAS CALCULATED ON SITE WEST OF NEW 81st DRIVE NE ROW LINE
1. ON-SITE PAVEMENT, INCLUDING THE ADJACENT CURBS IS ABOUT 10,714 SF. PAVEMENT SHADING EQUALS 9,011 SF. REQUIRED PAVEMENT SHADING IS 20% MINIMUM OR 2,143 SF. PROPOSED PAVEMENT SHADING EQUALS 28.10%.
 2. THE GROSS SITE AREA EQUALS 61,716 SF. REQUIRED OPEN SPACE EQUALS TO 3% OF THE SITE AREA OR 1,851 SF. PROPOSED OPEN SPACE IS 3.17%.
 3. WE RECOMMEND THAT AN 18" DEEP ROOT BARRIER BE PLACED BEHIND THE CURB FOR ALL PAVEMENT AREAS ON SITE.

NO.	DATE	REVISION
1	8/19/22	ISSUE FOR PERMITS
2	8/19/22	FOR CITY REVIEW
3	8/19/22	FOR CITY REVIEW
4	8/19/22	FOR CITY REVIEW
5	8/19/22	FOR CITY REVIEW
6	8/19/22	FOR CITY REVIEW
7	8/19/22	FOR CITY REVIEW
8	8/19/22	FOR CITY REVIEW
9	8/19/22	FOR CITY REVIEW
10	8/19/22	FOR CITY REVIEW

LANDSCAPE NOTES & DETAILS

MARY CAREY ARLINGTON APARTMENTS
21XXX 81st Drive NE
ARLINGTON, WA

WASHINGTON

SNOHOMISH COUNTY

RUBENKOWSKI PLANNING AND LANDSCAPE ARCHITECTURE, PLLC
9218 210TH PLACE SW
EDMUNDS, WA 98026
PH: (206) 487-9821

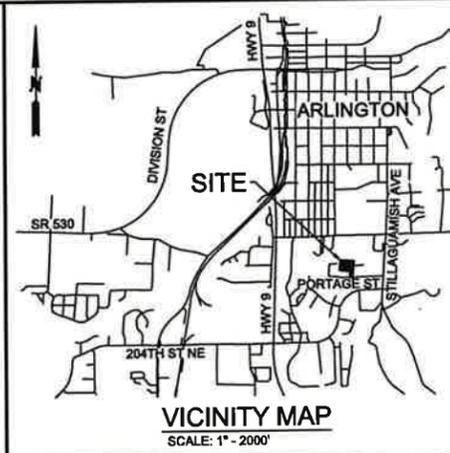
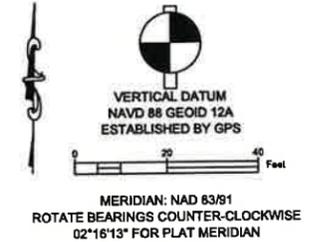
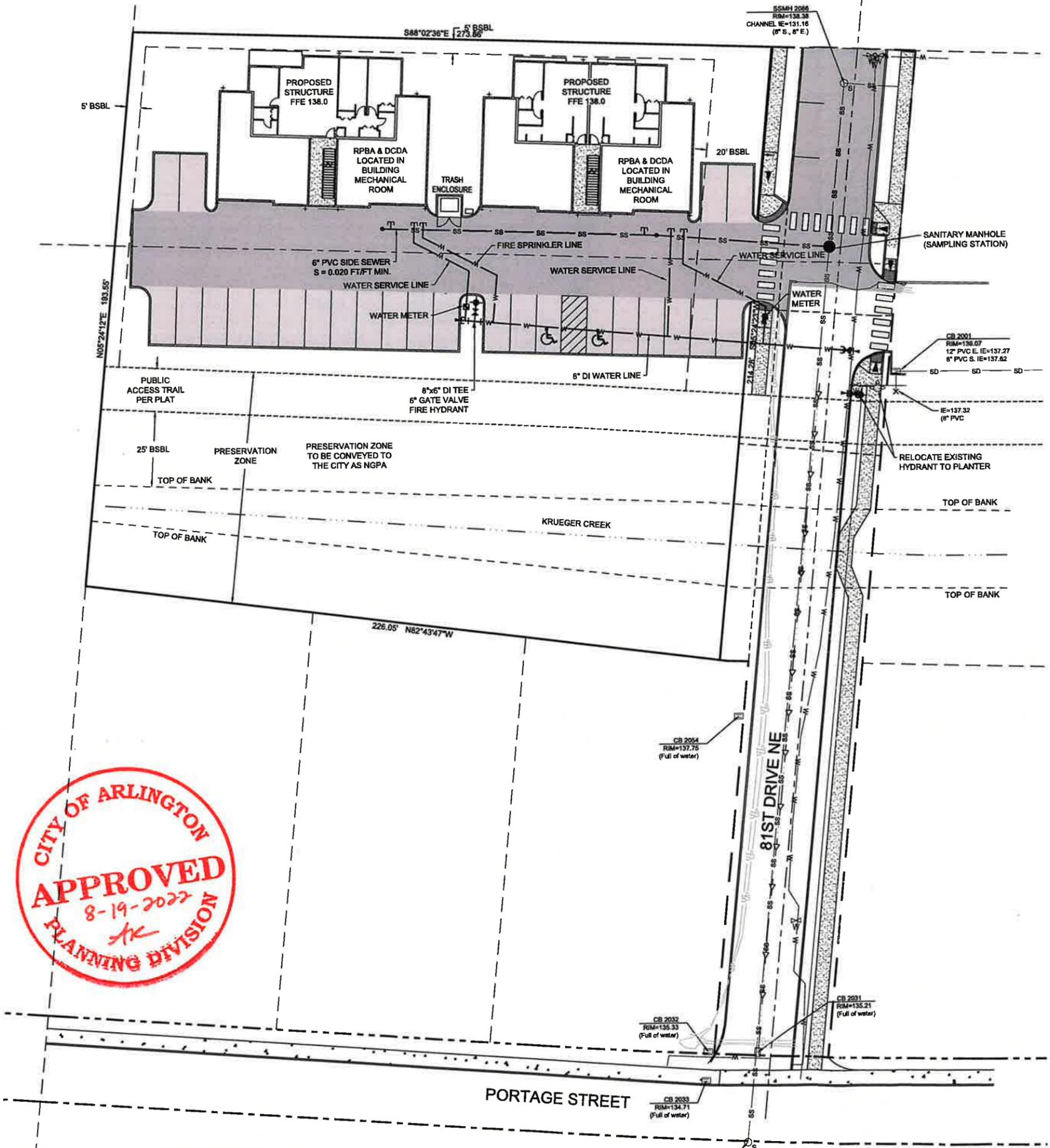
STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
John E. Rubenkowski

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JOB NUMBER **CAREY**

SHEET NUMBER **L3 of 3**

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



- 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 RW
 - EASEMENT
 - TRAIL EASEMENT
 - ADJOINING PROPERTY LINE
 - FLOWLINE (SWALE)
 - WATERLINE (SIZE UNKNOWN)
 - UT — UT UNDERGROUND TELEPHONE
 - UP — UP UNDERGROUND POWER
 - SS — SS SANITARY SEWER LINE
 - SS — SS PROPOSED SANITARY SEWER LINE
 - W — W PROPOSED WATERLINE
 - SD — SD PROPOSED STORM DRAINAGE LINE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

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

SITE INFORMATION

SITE ADDRESS	81ST DR NE ARLINGTON, WA 98223
TAX ACCOUNT NO.	00776800002300
PROPERTY AREA:	1.42 AC
EXISTING IMPERVIOUS	8,078 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

ENGINEERS SURVEYORS
 (360) 794-7811
 (206) 343-5903
 FAX: (360) 805-9732

HARMSEN
 125 EAST MAIN STREET, SUITE 104
 P.O. BOX 516
 MONROE, WA 98272



PORTAGE CREEK VILLAGE
 81ST DRIVE NE
 ARLINGTON, WA
 SEWER & WATER PLAN

DATE: 4/14/2022
 JOB #: 21-540



C1.0

Received
 JUL 18 2022
 PLN-081

