

SW 1/4, SW 1/4, SECTION 23, TOWNSHIP 31 NORTH, RANGE 3 EAST, W.M.

CENTENNIAL PARK PARKING ADDITION

17327 67TH AVE NE
ARLINGTON, WA 98223

OWNER

CENTENNIAL PARK SJ LLC
2515 COLBY AVE
EVERETT, WA 98201
425-750-7926
CONTACT: RYAN KILBY

CONSULTANTS

ARCHITECT
DYKEMAN ARCHITECTS
1716 WEST MARINE VIEW DRIVE
EVERETT, WA 98201
425.259.3161
CONTACT: MICHAEL STEVENS

CIVIL ENGINEER
CG ENGINEERING
250 4TH AVE S, SUITE 200
EDMONDS, WA 98020
425.778.8500 FAX 778.5536
CONTACT: JARED UNDERBRINK

SOIL/GEOTECH ENGINEER
GEOENGINEERS
554 W BAKERVIEW RD
BELLINGHAM, WA 98226
360.647.1510
CONTACT: AARON HARTVIGSEN

UTILITIES

WATER/SEWER/STORM
CITY OF ARLINGTON
238 N OLYMPIC AVE
ARLINGTON, WA 98223

NATURAL GAS
CASCADE NATURAL GAS

WETLAND ECOLOGIST
SOUNDVIEW CONSULTANTS, LLC
2907 HARBORVIEW DR., SUITE D
GIG HARBOR, WA 98335
253.514.8952 FAX: 514.8954
CONTACT: JON PICKETT

SURVEYOR
ORCA LAND SURVEYING
3605 COLBY AVENUE
EVERETT, WA 98221
425.259.3400 FAX: 425.258.1616

POWER
SNOHOMISH PUD
210 E DIVISION ST
ARLINGTON, WA 98223

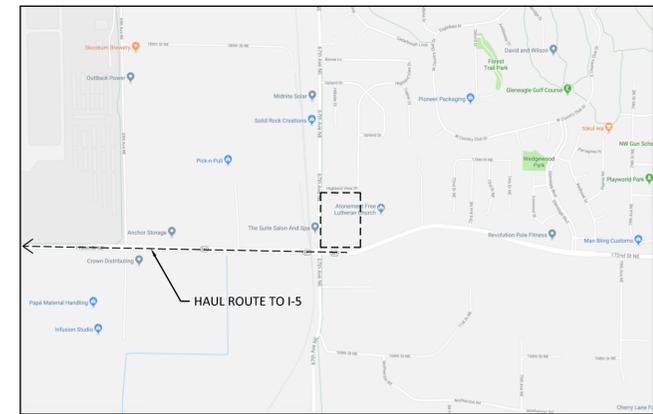
TELEPHONE
COMCAST

**CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT**

THIS PLAN HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE CITY OF ARLINGTON CODES AND ORDINANCES. CONFORMANCE OF THE DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGEMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRE OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS AND/OR AUTHORIZATION WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WSDFW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ARMY CORP OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE (NOI), ENDANGERED SPECIES ACT.

BY: _____ DATE: _____
Development Services Manager

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER 18 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAN RO SITE PLAN APPROVAL.



VICINITY MAP

NTS ★ = PROJECT SITE

ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536



BENCHMARK

CONCRETE MON IN CASE WITH BRASS DISK
LOCATED AT THE INTERSECTION OF 67TH AVE. N.E.
AND 172ND ST. N.E. ELEVATION = 139.29'

DATUM

NAVD 88

PARCEL NUMBER

310523-003-008-00

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 21 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT ANY PORTION THEREOF LYING WITHING 172ND STREET
N.E.(KINNER GREENWOOD ROAD) AND 67TH AVENUE N.E.(M
BRICKENMIER - STILLGUAMIXH ROAD); AND

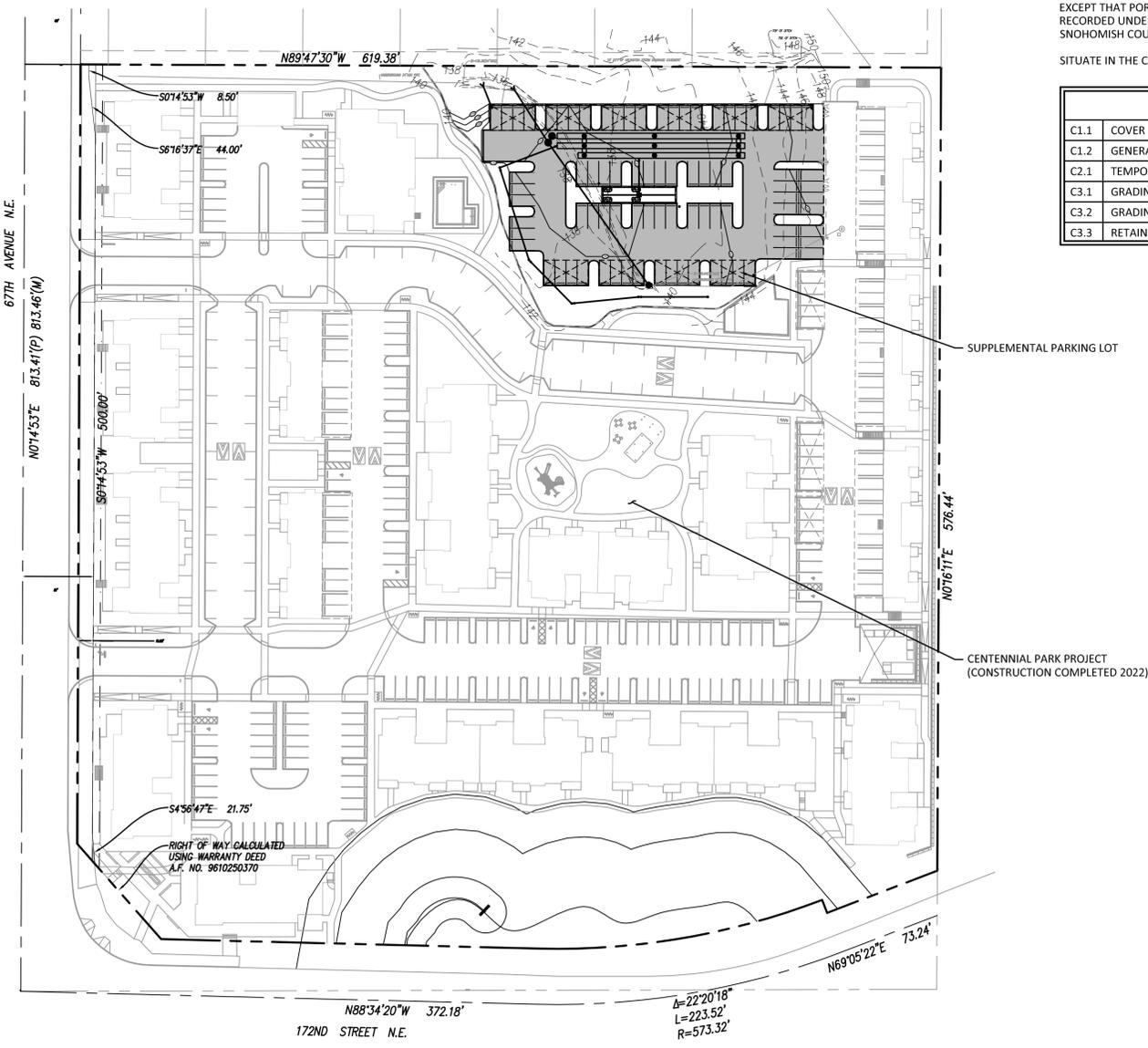
EXCEPT ANY PORTION THEREOF LYING SOUTH OF 17TH STREET N.E.; AND

EXCEPT THAT PORTION CONVEYED TO THE CITY OF ARLINGTON BY DEED
RECORDED UNDER AUDITOR'S FILE NO. 9610250370, RECORDS OF
SNOHOMISH COUNTY, WASHINGTON

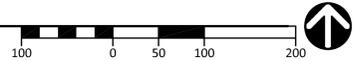
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

SHEET INDEX	
C1.1	COVER SHEET & SITE PLAN
C1.2	GENERAL NOTES
C2.1	TEMPORARY EROSION CONTROL PLAN & DETAILS
C3.1	GRADING & DRAINAGE PLAN & DETAILS
C3.2	GRADING & DRAINAGE DETAILS
C3.3	RETAINING WALL DETAILS

DESCRIPTION	EXISTING	PROPOSED	ABBREVIATIONS			
			ABN	MIN		
PROPERTY LINE	---	---	ABN	ABANDONED	MIN	MINIMUM
ADJACENT PROPERTY LINE	---	---	BLDG	BUILDING	MJ	MECHANICAL JOINT
CENTERLINE	---	---	BOW	BOTTOM OF WALL	MON	MONUMENT
CLEARING LIMITS	---	---	CL	CENTERLINE	NTS	NOT TO SCALE
SILT FENCE	X X	X X	CB	CATCH BASIN	OC	ON CENTER
CONTOUR LINE	---100---	---100---	CMP	CORRUGATED METAL PIPE	PC	POINT OF CURVATURE
FENCE	□ □	□ □	CO	CLEANOUT	PI	POINT OF INTERSECTION
SANITARY SEWER LINE	→-SS-→-SS-	→-SS-→-SS-	CONC	CONCRETE	PIV	POST INDICATOR VALVE
MANHOLE	⊙	⊙	CONST	CONSTRUCTION	PL	PROPERTY LINE
STORM DRAIN MAIN	→-SD-→-SD-	→-SD-→-SD-	CP	CONCRETE PIPE	PT	POINT OF TANGENCY
STORM DRAIN PIPE	→-SD-→-SD-	→-SD-→-SD-	CU YD	CUBIC YARD	PVC	POLYVINYL CHLORIDE PIPE
ROOF DRAIN	---R---R---	---R---R---	DDCVA	DOUBLE DETECTOR CHECK VALVE ASSEMBLY	PVI	POINT OF VERTICAL INTERSECTION
FOOTING DRAIN	---F---F---	---F---F---	DI	DUCTILE IRON PIPE	PVMT	PAVEMENT
PRESSURE LINE	---P---P---	---P---P---	DIA	DIAMETER	PVT	POINT OF VERTICAL TANG.
CATCH BASIN (TYPE 1)	□	□	DIP	DUCTILE IRON PIPE	R	RADIUS
CATCH BASIN (TYPE 2)	□	□	EA	EACH	REINF	REINFORCEMENT
CLEANOUT	⊙	⊙	EJ	EXPANSION JOINT	RJ	RESTRAINED JOINT
CLEANOUT AND WYE	⊙	⊙	ELEV	ELEVATION	RET	RETAINING
GRADE BREAK	---	---	EOP	EDGE OF PAVEMENT	RT	RIGHT
SURFACE SWALE	→-S-→-S-	→-S-→-S-	EX	EXISTING	SD	STORM DRAIN
DRAINAGE ARROW	→	→	FDC	FIRE DEPT. CONNECTION	SECT	SECTION
WATER LINE	---WA---WA---	---WA---WA---	FFE	FINISHED FLOOR ELEVATION	SDMH	STORM DRAIN MANHOLE
WATER METER	⊙	⊙	FH	FIRE HYDRANT	SIM	SIMILAR
FIRE HYDRANT	⊙	⊙	FL	FLANGE	SQ	SQUARE
FDC	⊙	⊙	FT	FEET/FOOT	SS	SANITARY SEWER
PIV	⊙	⊙	GV	GATE VALVE	SSMH	SANITARY SEWER MANHOLE
GATE VALVE	⊙	⊙	HP	HIGH POINT	STA	STATION
TEE	⊥	⊥	HT	HEIGHT	STD	STANDARD
90° BEND	⊥	⊥	ID	INSIDE DIAMETER	STL	STEEL
THRUST BLOCKING	△	△	IE	INVERT ELEVATION	TB	THRUST BLOCK
CAP	⊥	⊥	L	LENGTH/LINE	TOC	TOP OF CURB
CONCRETE PAVEMENT	▨	▨	LCPE	LINED CORRUGATED POLYETHYLENE PIPE	TOW	TOP OF WALL
ASPHALT PAVEMENT	▨	▨	LF	LINEAL FOOT	TOP	TOP ELEVATION
CRUSHED SURFACING	▨	▨	LP	LOW POINT	TYP	TYPICAL
ROCKERY	⊙	⊙	LT	LEFT	VC	VERTICAL CURVE
SPOT ELEVATION	20.0	20.0	MAX	MAXIMUM	W/	WITH
TELEPHONE LINE	---T---T---	---T---T---	MECH	MECHANICAL	WM	WATER METER
POWER LINE	---E---E---	---E---E---	MH	MANHOLE		
GAS LINE	---G---G---	---G---G---				
SIGN	⊥	⊥				



1 SITE PLAN
SCALE: 1" = 60'



811

CAUTION!
CALL BEFORE YOU DIG!

BURIED UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY NOT BE COMPLETE. CONTACT THE ONE-CALL UTILITY LOCATE SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION

1-800-424-5555

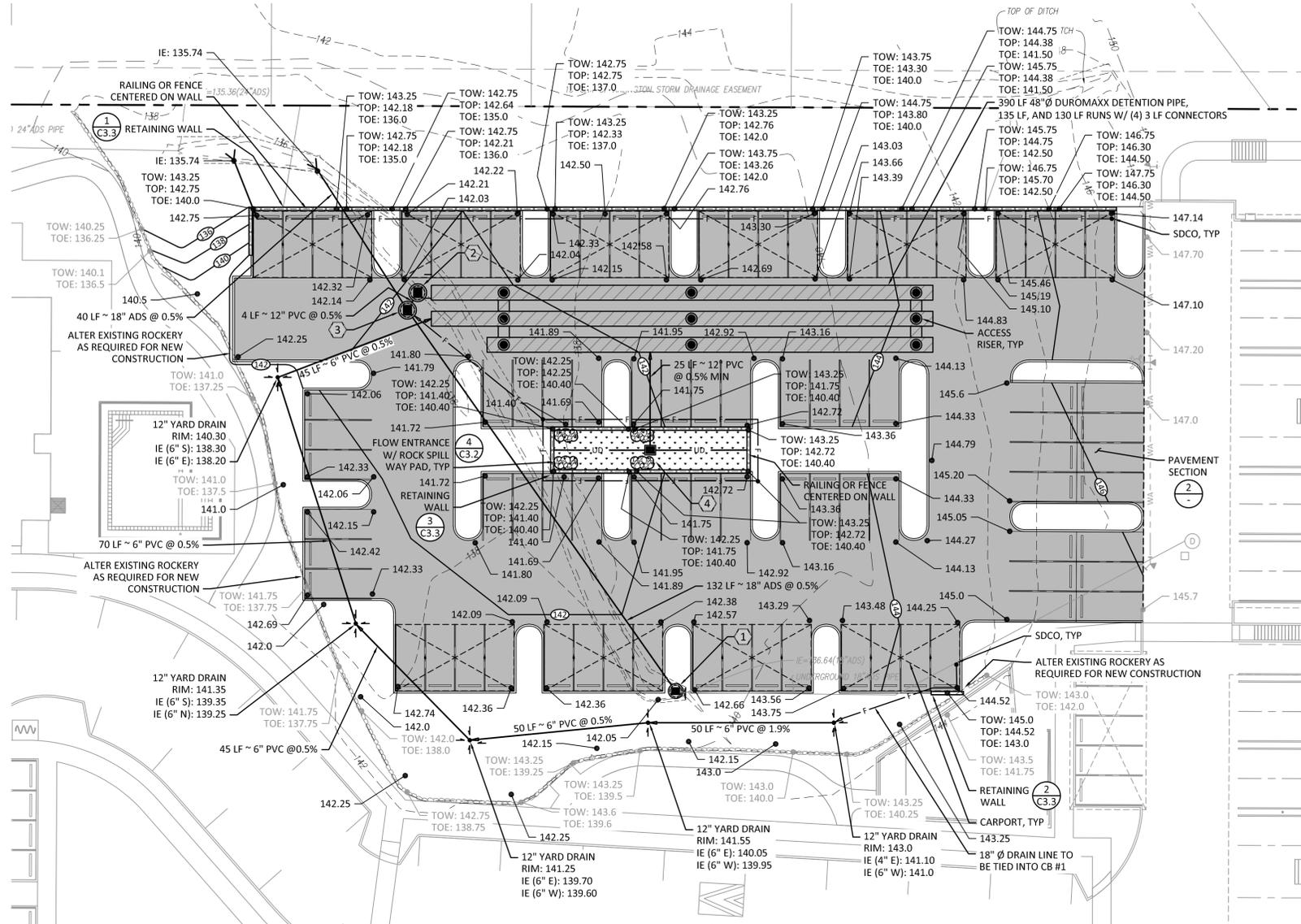
MARK	DATE	DESCRIPTION
	04/18/23	PERMIT SUBMITTAL

DESIGN: JPU
DRAWN: ATD
CHECK: JPU
JOB NO: 23069.20
DATE: 04/18/23

CENTENNIAL PARK PARKING ADDITION
17327 67TH AVE NE
ARLINGTON, WA 98223
COVER SHEET
AND SITE PLAN

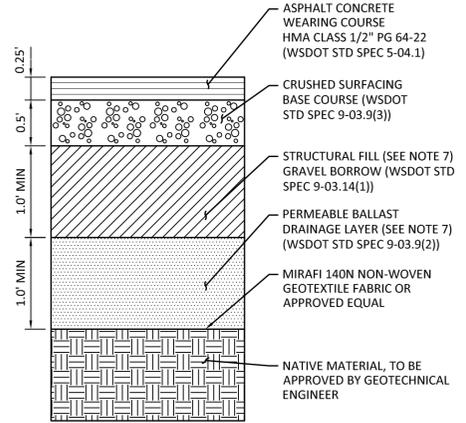
SHEET:
C1.1

SW 1/4, SW 1/4, SECTION 23, TOWNSHIP 31 NORTH, RANGE 3 EAST, W.M.



CATCH BASIN SCHEDULE

- ① 54" Ø TYPE II W/ SOLID LID
RIM: 143.16
IE: 136.64 (18" E)
IE: 136.64 (18" NW)
- ② 54" Ø TYPE II W/ SOLID LID
RIM: 141.95
IE: 136.0 (36" E)
IE: 136.0 (12" SW)
FLOW CONTROL STRUCTURE
- ③ 54" Ø TYPE II W/ SOLID LID
RIM: 141.95
IE: 135.98 (18" SE)
IE: 135.98 (18" NW)
IE: 135.98 (12" NE)
- ④ TYPE I CB
RIM: 141.40 (RAIN GARDEN OVERFLOW)
IE: 138.50 (6" PERF PVC E & W)
IE: 138.50 (12" N)



1 GRADING AND DRAINAGE PLAN

2 TYPICAL PAVEMENT SECTION

SCALE: 1" = 20'

SCALE: 1" = 1'-0"

GRADING AND DRAINAGE PLAN NOTES:

1. SOILS REPORT
REPORT NUMBER: 22450-002-01
PREPARED BY: GEOENGINEERS
DATED: APRIL 5, 2023
2. ALL DISTURBED AREAS ON AND OFF-SITE SHALL BE COMPOST- AMENDED PER THE REQUIREMENTS OF BMP T5.13 IN THE STORMWATER MANUAL VOLUME V, CHAPTER 11.
3. TOW REFERS TO THE TOP OF THE CONCRETE WALL. TOP AND TOE REFER TO FINISHED GRADE AT THE TOP AND BOTTOM OF THE WALLS, RESPECTIVELY.
4. A TYPE II CATCH BASIN IS REQUIRED WHENEVER RIM TO INVERT EXCEEDS 5'.
5. A MINIMUM OF 2' OF COVER IS REQUIRED FOR ALL PIPES LOCATED UNDER DRIVEABLE SURFACES AND 1' OF COVER UNDER LANDSCAPE SURFACES.
6. NEW/REPLACED IMPERVIOUS SURFACE: 24,437 SF. RUNOFF ROUTED TO BIORETENTION/DETENTION SYSTEM THROUGH SHEET FLOW.
7. CONTRACTOR SHALL PROVIDE FOOTING AND PAVEMENT SUBSTRATE PREPARATION, FILL, COMPACTION, AND DRAINAGE PER GEOTECHNICAL REPORT. GEOTECHNICAL ENGINEER SHALL OBSERVE EXCAVATED SOIL CONDITIONS DURING CONSTRUCTION (AND GROUNDWATER CONDITIONS) AS REQUIRED, AND PROVIDE ADDITIONAL RECOMMENDATIONS IF NECESSARY BASED ON ACTUAL SITE CONDITIONS.

PAVING LEGEND

	NEW ASPHALT/UTILITY SAWCUT
	OVERLAY EXISTING ASPHALT
	NEW CONCRETE

GRADING QUANTITIES

TOTAL EXCAVATION (CUT) -	2,600 CU YDS TOTAL
EMBANKMENT (FILL) -	7,000 CU YDS
TOTAL	9,600 CU YDS

THE QUANTITIES SHOWN ABOVE ARE FOR THE PERMIT PROCESS ONLY. THESE VALUES ARE APPROXIMATE. DO NOT USE FOR BIDDING, PAYMENT, OR ESTIMATING PURPOSES.

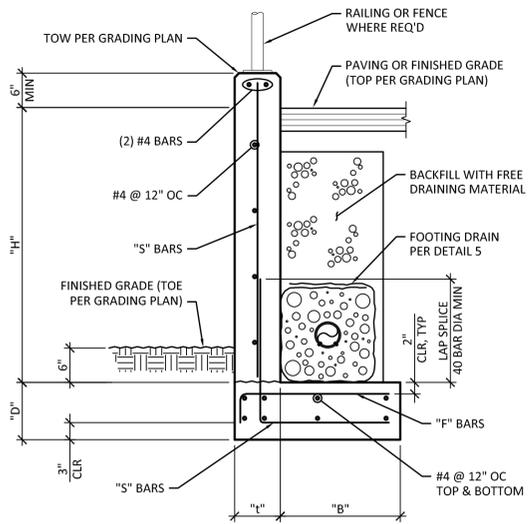


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DATE	04/18/23
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CENTENNIAL PARK PARKING ADDITION
17327 67TH AVE NE
ARLINGTON, WA 98223
GRADING AND DRAINAGE
PLAN AND DETAILS

SHEET:

C3.1

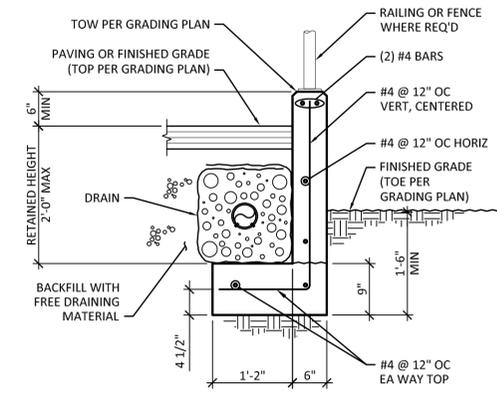


NOTE:
 SEE DETAIL 4 FOR
 TYPICAL STEPPED
 FOOTING DETAIL

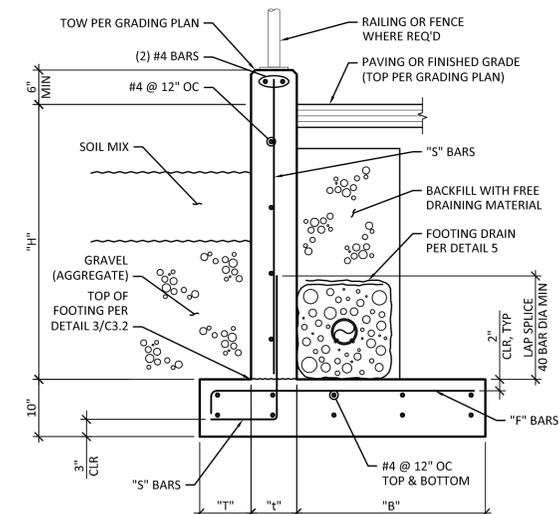
WALL GEOMETRY				WALL REINFORCING	
MAX "H"	"t"	"B"	"D"	"S" BARS	"F" BARS
2'-0"	8"	1'-0"	10"	#4 @ 12"	NOT REQ'D
4'-0"	8"	1'-10"	10"	#5 @ 15"	#5 @ 15"
6'-0"	8"	3'-4"	10"	#5 @ 12"	#5 @ 12"
8'-0"	8"	5'-8"	12"	#5 @ 9"	#5 @ 9"

NOTES:
 1. FOUNDATIONS SHALL BEAR ON COMPACTED FILL AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
 2. BEARING CAPACITY = 1500 PSF.
 3. EQUIVALENT FLUID PRESSURE = 35 PCF (ACTIVE).
 4. SOIL PASSIVE PRESSURE = 135 PCF.
 5. CONCRETE STRENGTH F_c = 4000 PSI.
 6. STEEL REINFORCEMENT STRENGTH F_y = 60 KSI.
 7. SURCHARGE = 100 PSF.

1 RETAINING WALL DETAIL
 SCALE: 3/4" = 1'-0"



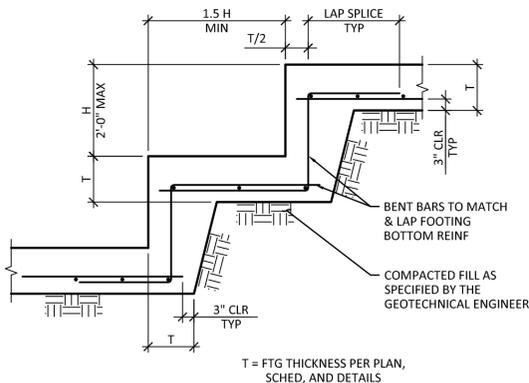
2 RETAINING WALL SECTION
 SCALE: 3/4" = 1'-0"



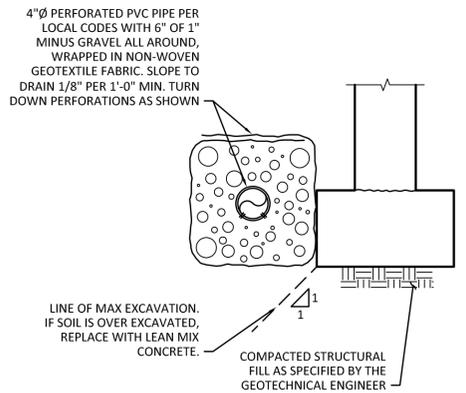
WALL GEOMETRY				WALL REINFORCING	
MAX "H"	"t"	"B"	"D"	"S" BARS	"F" BARS
4'-0"	0'-10"	8"	1'-2"	#5 @ 15"	#5 @ 15"
5'-6"	1'-0"	8"	2'-4"	#5 @ 12"	#5 @ 12"

NOTES:
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 2. BEARING CAPACITY = 1500 PSF.
 3. EQUIVALENT FLUID PRESSURE = 35 PCF (ACTIVE).
 4. SOIL PASSIVE PRESSURE = 135 PCF.
 5. CONCRETE STRENGTH F_c = 4000 PSI.
 6. STEEL REINFORCEMENT STRENGTH F_y = 60 KSI.
 7. SURCHARGE = 100 PSF.

3 RETAINING WALL @ BIORETENTION
 SCALE: 3/4" = 1'-0"



4 TYPICAL STEPPED WALL FOOTING
 SCALE: 1/2" = 1'-0"



5 TYPICAL FOOTING DRAIN
 SCALE: 1" = 1'-0"

DESCRIPTION	DATE	MARK
PERMIT SUBMITTAL	04/18/23	

DESIGN: JPU
 DRAWN: ATD
 CHECK: JPU
 JOB NO: 23069.20
 DATE: 04/18/23

CENTENNIAL PARK PARKING ADDITION
 17327 67TH AVE NE
 ARLINGTON, WA 98223

RETAINING WALL DETAILS