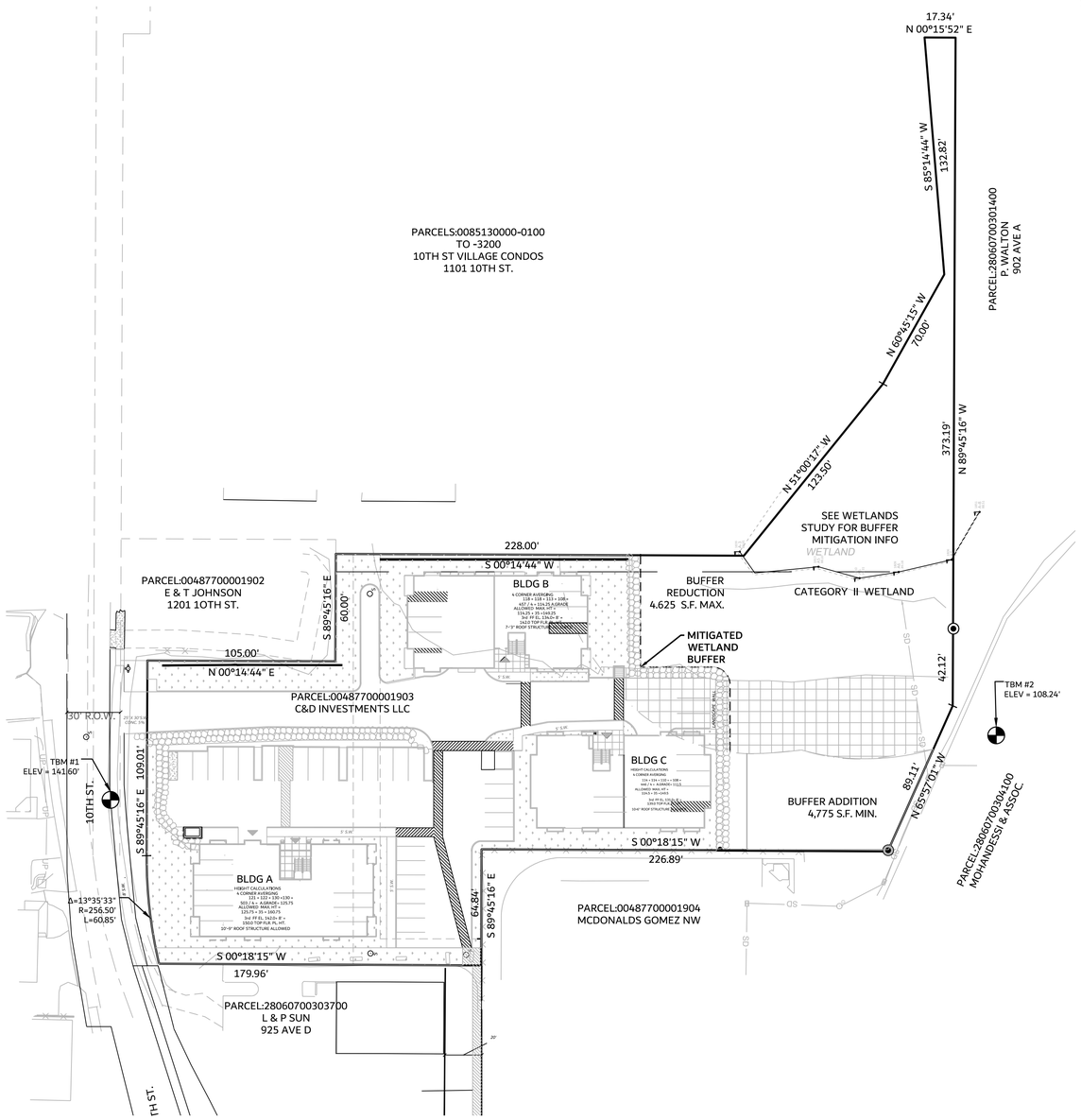
SW ¼, SECTION 07, TOWNSHIP 28 NORTH, RANGE 06 EAST, W.M.

10TH STREET RESIDENCES
1209 10TH STREET



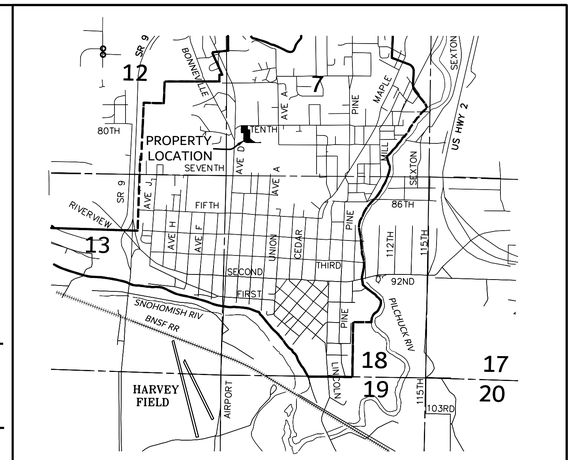
PROJECT CONTACTS

OWNER / APPLICANT / CONTACT
MATT ECHELBARKER
16304 BROADWAY AVE.
SNOHOMISH, WA 98290
425-210-5472

ARCHITECT
JIM THOMAS
ARCHITECTURAL DESIGN ASSOCIATES
2221 EVERETT AVE. SUITE 101
EVERETT, WA 98201

CIVIL ENGINEER
DAVID HARMSEN, PE
HARMSEN AND ASSOCIATES, INC
125 EAST MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272
(360) 794-7811
davidh@harmseninc.com

LAND SUVEYOR
RICHARD CARPENTER, PLS
HARMSEN AND ASSOCIATES, INC
125 EAST MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272
(360) 794-7811
rinkc@harmseninc.com



VICINITY MAP

LEGAL DESCRIPTION

(PER QUIT CLAIM DEED, AUDITOR'S FILE NO. 201211290778, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.)

TRACT 19, THE LAKE ADDITION TO SNOHOMISH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 10, RECORDS OF THE AUDITOR OF THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 19; RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID TRACT, 350 FEET; THENCE SOUTH 120 FEET; THENCE EAST 60 FEET; THENCE SOUTH 228 FEET; THENCE SOUTH 51 DEGREES 15' EAST 123.5 FEET; THENCE SOUTH 61 DEGREES EAST 70 FEET; THENCE NORTH 85 DEGREES EAST TO THE EAST LINE OF SAID TRACT 19; THENCE NORTH 448 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH EAST HALF OF STREET ADJOINING LOT 19 ON THE WEST.

LESS AND EXCEPT RIGHT, TITLE AND INTEREST OF THE NORTHERN PACIFIC RAILWAY CO. IN AND TO THE SOUTH HALF OF VACATED STREET ADJACENT TO AND ABUTTING ON THEIR RIGHT OF WAY.

ALSO EXCEPT THAT PORTION OF TRACT 19, LAKE ADDITOIN TO SNOHOMISH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 10, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 19, WHICH IS EAST, 389.62 FEET FROM THE NORTHWEST CORNER OF GOVERNMENT LOT 5, SECTION 7, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; THENCE EAST 138.99 FEET TO A POINT WHICH IS 350.00 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 19; THENCE SOUTH 15.00 FEET; THENCE WEST 109.01 FEET; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 256.50 FEET, A DISTANCE OF 30.05 FEET TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 16.76 FEET TO BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SAID VACATED STREET AND THE NORTH LINE OF SAID NORTHERN PACIFIC RAILROAD RIGHT OF WAY THE TRUE POINT OF BEGINNING; THENCE SOUTH 66 DEGREES 10' EAST ALONG SAID RIGHT OF WAY 70.85 FEET THENCE NORTH 00 DEGREES 02'42" EAST 227.14 FEET THENCE WEST 64.84 FEET TO A POINT LYING NORTH 00 DEGREES 02'42" EAST OF THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 02'42" WEST 199.14 FEET TO THE TRUE POINT OF BEGINNING.

UTILITY NOTE

ALL UNDERGROUND UTILITY LOCATIONS ARE BASED ON STRUCTURES LOCATED BY FIELD MEASUREMENTS IN APRIL, 2017 AND LOCATIONS PROVIDED BY:

APPLIED PROFESSIONAL SERVICES
43530 SE NORTH BEND WAY
NORTH BEND, WA 98045
(425) 888-2590

THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION.

0 40 80 Feet

VERTICAL DATUM
NAVD 88 GEOID 12A
ESTABLISHED BY GPS

BENCHMARKS

TBM #1 - FOUND 4'x4" CONCRETE MONUMENT WITH LEAD PLUG AND TACK AT BACK OF WALK.
ELEV = 141.60'

TBM #2 - PK NAIL END OF PARKING STRIPE, 3 STALLS E OF GOODWILL HUT IN DOLLAR GENERAL PARKING LOT.
ELEV = 108.24'

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C2.0	SWPP & DEMO PLAN
C3.0	SEWER & WATER PLAN
C4.0	STORM DRAINAGE PLAN
C5.0	GRADING & PAVING PLAN

LEGEND

- FOUND MONUMENT IN CASE
- FOUND IRON PIPE AS NOTED
- FOUND REBAR AS NOTED
- FOUND PLAT MONUMENT
- BENCH MARK
- CONTROL POINT
- CATCH BASIN
- WATER VALVE
- GAS VALVE
- LUMINAIRE
- TRANSFORMER PAD
- MAILBOX
- SIGN POST
- SEWER MANHOLE
- TELEPHONE PEDESTAL
- JUNCTION BOX
- POWER POLE W/ U.G. FEED
- POWER POLE
- FIRE HYDRANT
- WATER METER
- GROUND SHOT
- FENCE LINE
- GAS LINE
- POWER LINE
- POWER LINE (UNDERGROUND)
- SEWER LINE
- STORM DRAIN LINE
- TELEPHONE LINE
- TELEPHONE LINE (UNDERGROUND)
- WATER LINE
- TO BE DEMOLISHED
- CLEARING LIMITS (BMP C101)
- FILTER FABRIC FENCE
- TEMPORARY INLET PROTECTION (BMP C220)
- CONVEYANCE SWALE

RECEIVED 11/21/2019 PLANNING

REVISIONS
2 REVISED PER CITY REVIEW
1 REVISED PER CITY REVEIW

HARMSEN & ASSOCIATES INC
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 P. HARMSEN STATE OF WASHINGTON 53745 REGISTERED PROFESSIONAL ENGINEER 11-17-2019

10TH STREET RESIDENCES
1209 10TH STREET
SNOHOMISH, WA 98290

LAND USE REVIEW
COVER SHEET

DATE: 9-9-2019
JOB #: 18-038

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

C1.0

P:\WORK\PROJECTS\2018\18-038 ECHELBARGER\CE\DWG\SHEETS\C1.0 COVER.DWG 11/19/2019

UNPUBLISHED WORK COPYRIGHT © 2019 BY HARMSEN & ASSOCIATES INC.

SW ¼, SECTION 07, TOWNSHIP 28 NORTH, RANGE 06 EAST, W.M.

STABILIZATION NOTES

TEMPORARY

1. STABILIZE PAVED AREAS WITH CRUSHED ROCK PER PAVING SECTION
2. STABILIZE ALL FUTURE LANDSCAPE AREAS WITH SEEDING & 4" STRAW MULCH

PERMANENT

1. STABILIZE PAVED AREAS WITH ASPHALT PAVING PER PAVING SECTION
2. STABILIZE PERVIOUS AREAS WITH LANDSCAPING AND/OR HYDROSEED

LEGEND

DEMOLITION EXISTING SIDEWALK

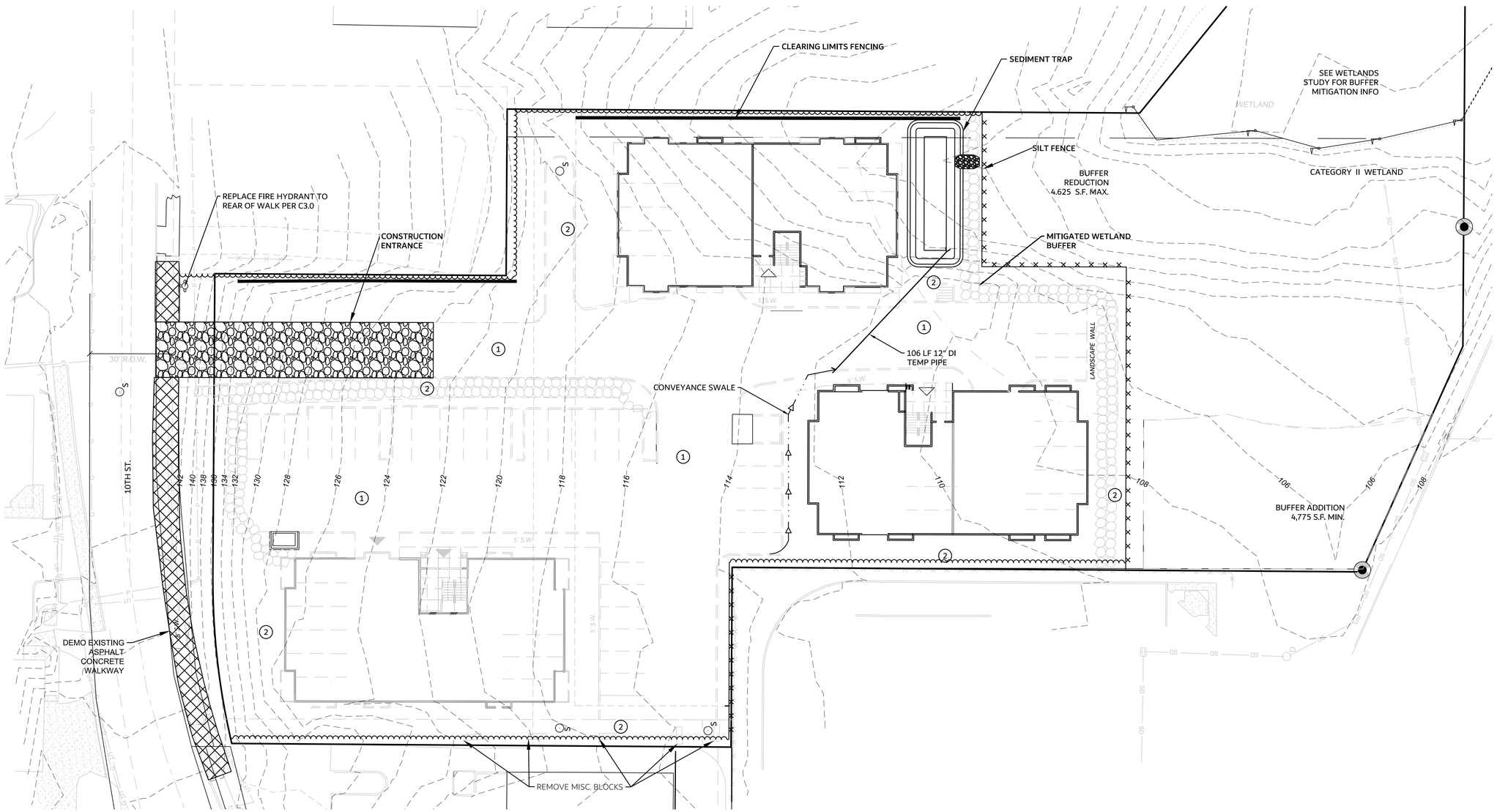
BENCHMARKS

TBM #1 - FOUND 4'x4" CONCRETE MONUMENT WITH LEAD PLUG AND TACK AT BACK OF WALK.
ELEV = 141.60'

TBM #2 - PK NAIL END OF PARKING STRIPE, 3 STALLS E OF GOODWILL HUT IN DOLLAR GENERAL PARKING LOT.
ELEV = 108.24'

0 20 40 Feet

VERTICAL DATUM
NAVD 88 GEOID 12A
ESTABLISHED BY GPS



REVISIONS
1 REVISED PER CITY REVIEW
2 REVISED PER CITY REVEIW

HARMSEN & ASSOCIATES INC
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 P. HARMSEN
STATE OF WASHINGTON
33745
REGISTERED PROFESSIONAL ENGINEER
9-9-2019

10TH STREET RESIDENCES
1209 10TH STREET
SNOHOMISH, WA 98290

LAND USE REVIEW
SWPP & DEMO PLAN

DATE: 9-9-2019

JOB #: 18-038

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

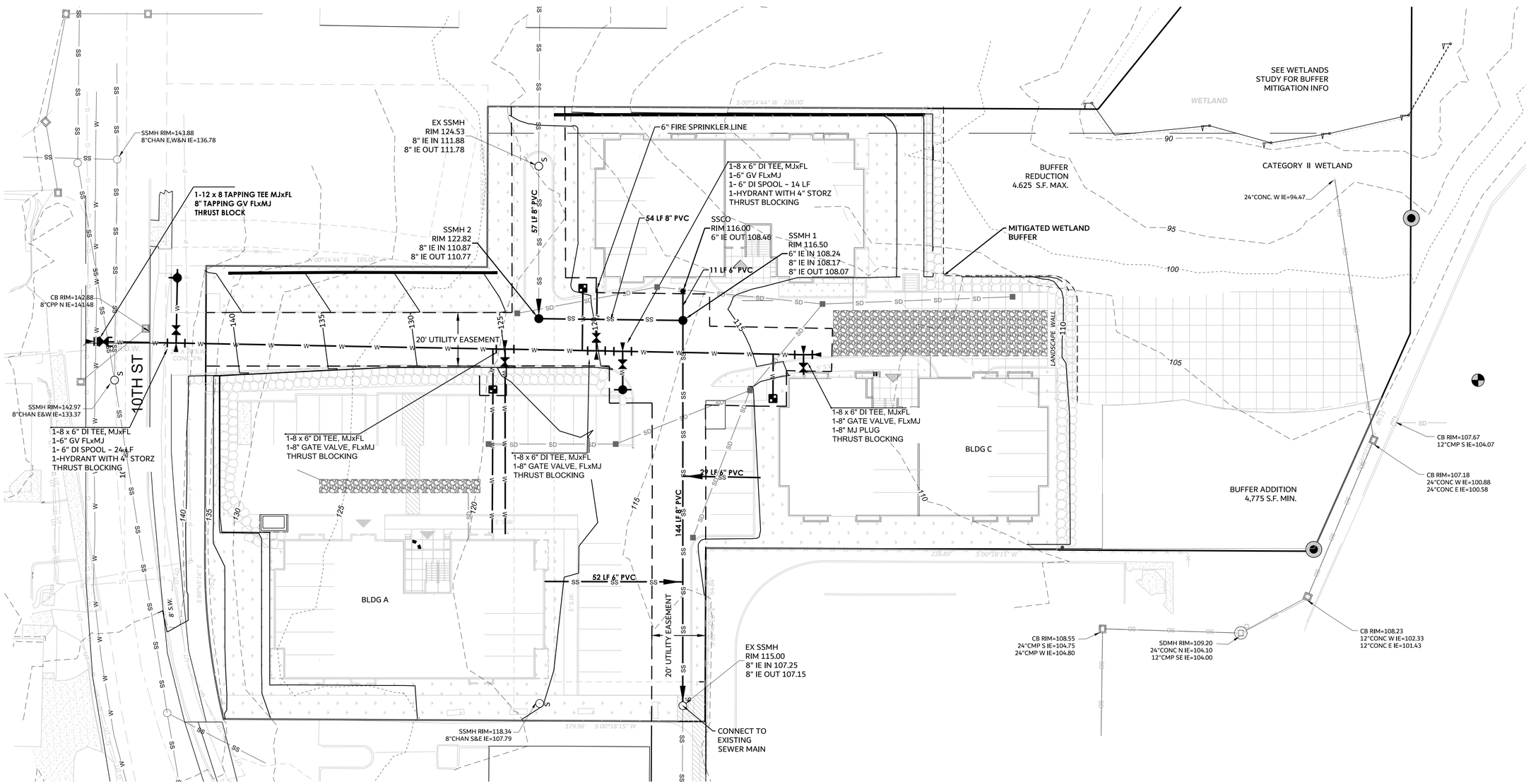
C2.0

P:\WORK\PROJECTS\2018\18-038 ECHELBARGER\CE\DWG\SHEETS\C2.0 SWPP DEMO.DWG 11/19/2019

UNPUBLISHED WORK COPYRIGHT © 2019 BY HARMSEN & ASSOCIATES INC.

SW ¼, SECTION 07, TOWNSHIP 28 NORTH, RANGE 06 EAST, W.M.

NOTES:
1. WATER SERVICE TO BUILDINGS WILL BE REQUIRED TO HAVE PRESSURE REDUCING VALVES.
2. WATER MAINS THAT ARE PLACED IN FILL SECTIONS SHALL BE A RESTRAINED JOINT



REVISIONS
1 REVISED PER CITY REVIEW
2 REVISED PER CITY REVEIW

HARMSEN & ASSOCIATES INC
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 P. HARMSEN
STATE OF WASHINGTON
33745
REGISTERED PROFESSIONAL ENGINEER
9-9-2019

10TH STREET RESIDENCES
1209 10TH STREET
SNOHOMISH, WA 98290

LAND USE REVIEW
SEWER & WATER PLAN

DATE: 9-9-2019
JOB #: 18-038

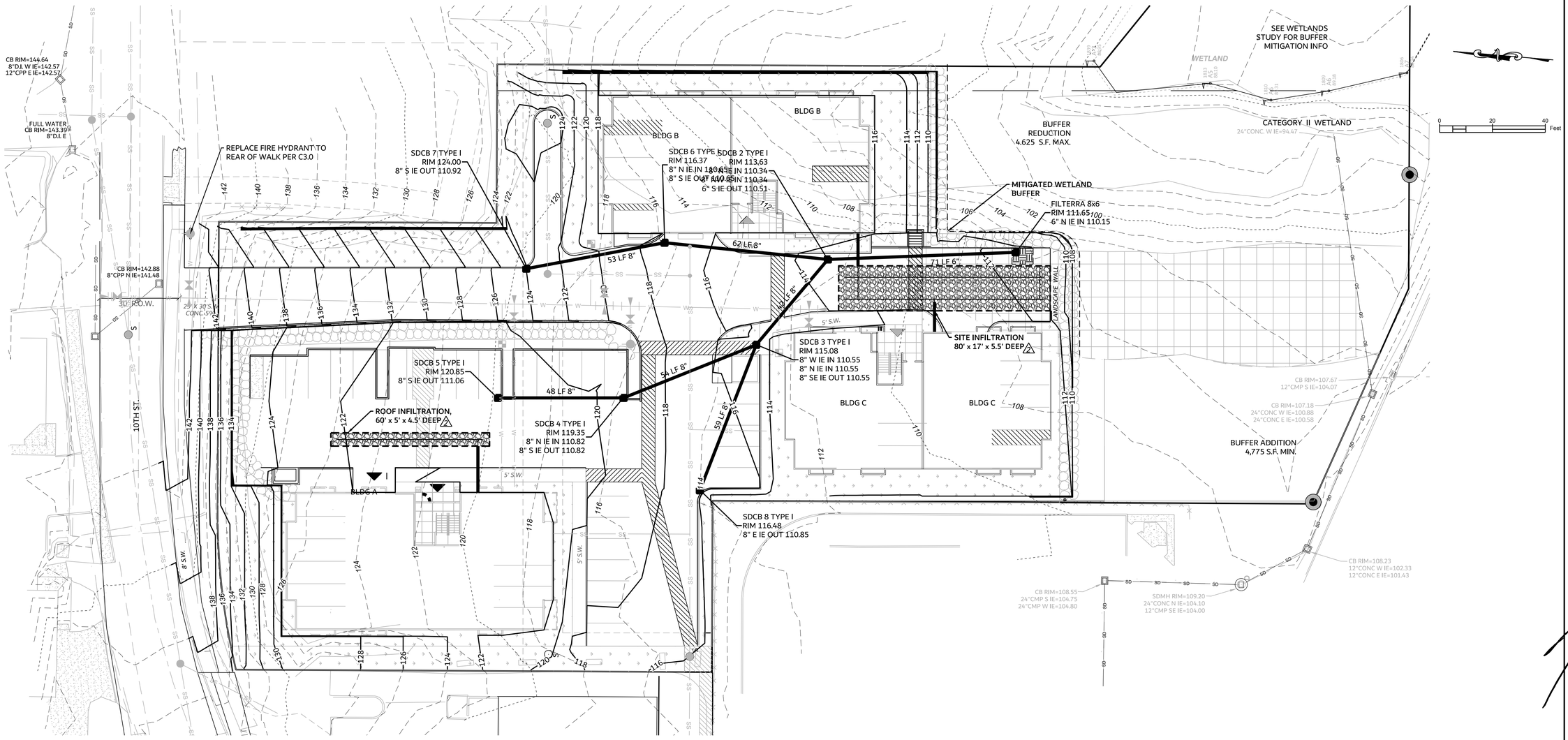
811 Know what's below. Call before you dig.

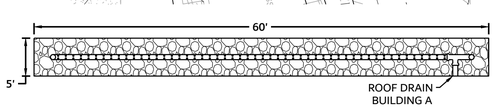
C3.0

P:\WORK\PROJECTS\2018\18-038 ECHELBARGER\CE\DWG\SHEETS\C3.0 SEWER WATER.DWG 11/19/2019

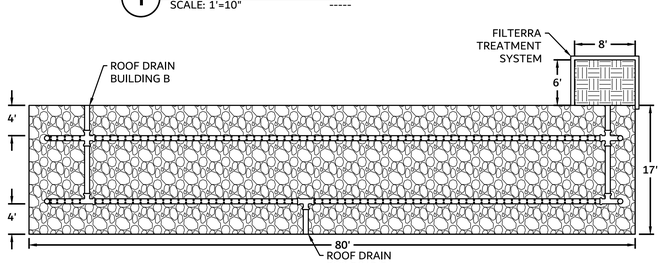
UNPUBLISHED WORK COPYRIGHT © 2019 BY HARMSEN & ASSOCIATES INC.

SW ¼, SECTION 07, TOWNSHIP 28 NORTH, RANGE 06 EAST, W.M.

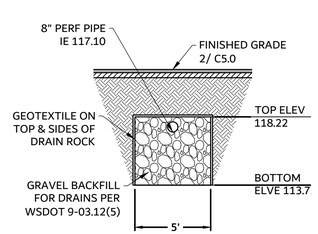




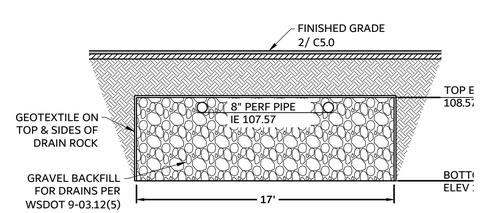
1 BUILDING A INFILTRATION TRENCH
SCALE: 1'=10'



2 SITE INFILTRATION TRENCH
SCALE: 1'=10'



3 BUILDING A TRENCH SECTION
SCALE: NONE



4 SITE TRENCH SECTION
SCALE: NONE

P:\WORK\PROJECTS\2018\18-038 ECHELBARGER\CE\DWG\SHEETS\C4.0 STORM.DWG 11/19/2019

UNPUBLISHED WORK COPYRIGHT © 2019 BY HARMSEN & ASSOCIATES INC.

REVISIONS
2 REVISED PER CITY REVIEW
1 REVISED PER CITY REVEIW

HARMSEN & ASSOCIATES INC
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 M. HARMSEN
STATE OF WASHINGTON
35745
REGISTERED PROFESSIONAL ENGINEER
9-9-2019

10TH STREET RESIDENCES
1209 10TH STREET
SNOHOMISH, WA 98290

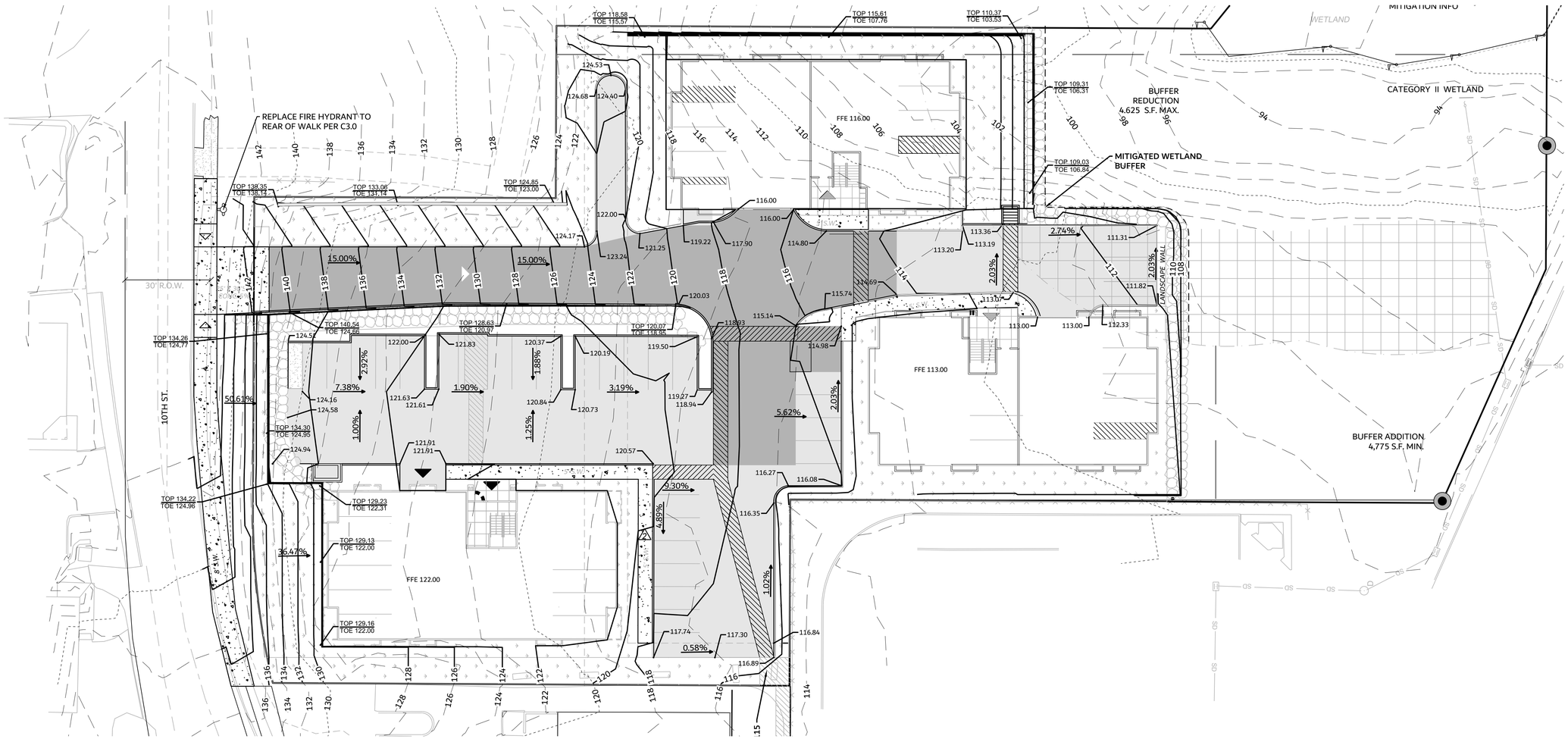
LAND USE REVIEW
STORM DRAINAGE PLAN

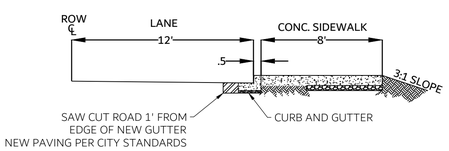
DATE: 9-9-2019
JOB #: 18-038

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

C4.0

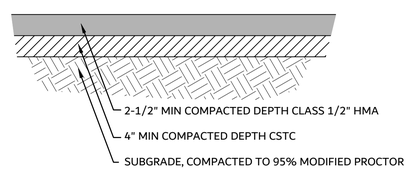
SECTION 07, TOWNSHIP 28 NORTH, RANGE 06 EAST, W.M.





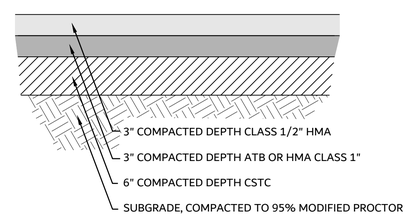
1 FRONTAGE SECTION A-A
SCALE: 1"=5' -----

NOTES:
1. SITE CURBING WILL BE EXTRUDED CONCRETE CURB
2. CURB LINES ALONG SIDEWALK WILL BE MONOLITHIC CURB AND SIDEWALK

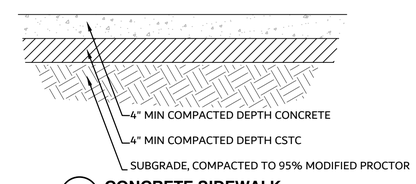


PAVING ALTERNATE:
4" CSTC MAY BE REPLACED WITH 3" ATB

2 PARKING PAVING
SCALE: ----- -----



3 FIRELANE PAVING
SCALE: ----- -----



4 CONCRETE SIDEWALK
SCALE: ----- -----

0 20 40 Feet

PAVEMENT LEGEND

- FIRELANE
- PARKING
- SIDEWALK

P:\WORK\PROJECTS\2018\18-038 ECHELBARGER\CE\DWG\SHEETS\C5.0 PAVING PLAN.DWG 11/19/2019

UNPUBLISHED WORK COPYRIGHT © 2019 BY HARMSEN & ASSOCIATES INC.

REVISIONS
2 REVISED PER CITY REVIEW
1 REVISED PER CITY REVEIW

HARMSEN & ASSOCIATES INC
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 M. HARMSEN STATE OF WASHINGTON 33745 REGISTERED PROFESSIONAL ENGINEER 9-9-2019

10TH STREET RESIDENCES
1209 10TH STREET
SNOHOMISH, WA 98290

PAVING PLAN

DATE: 9-9-2019
JOB #: 18-038

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

C5.0