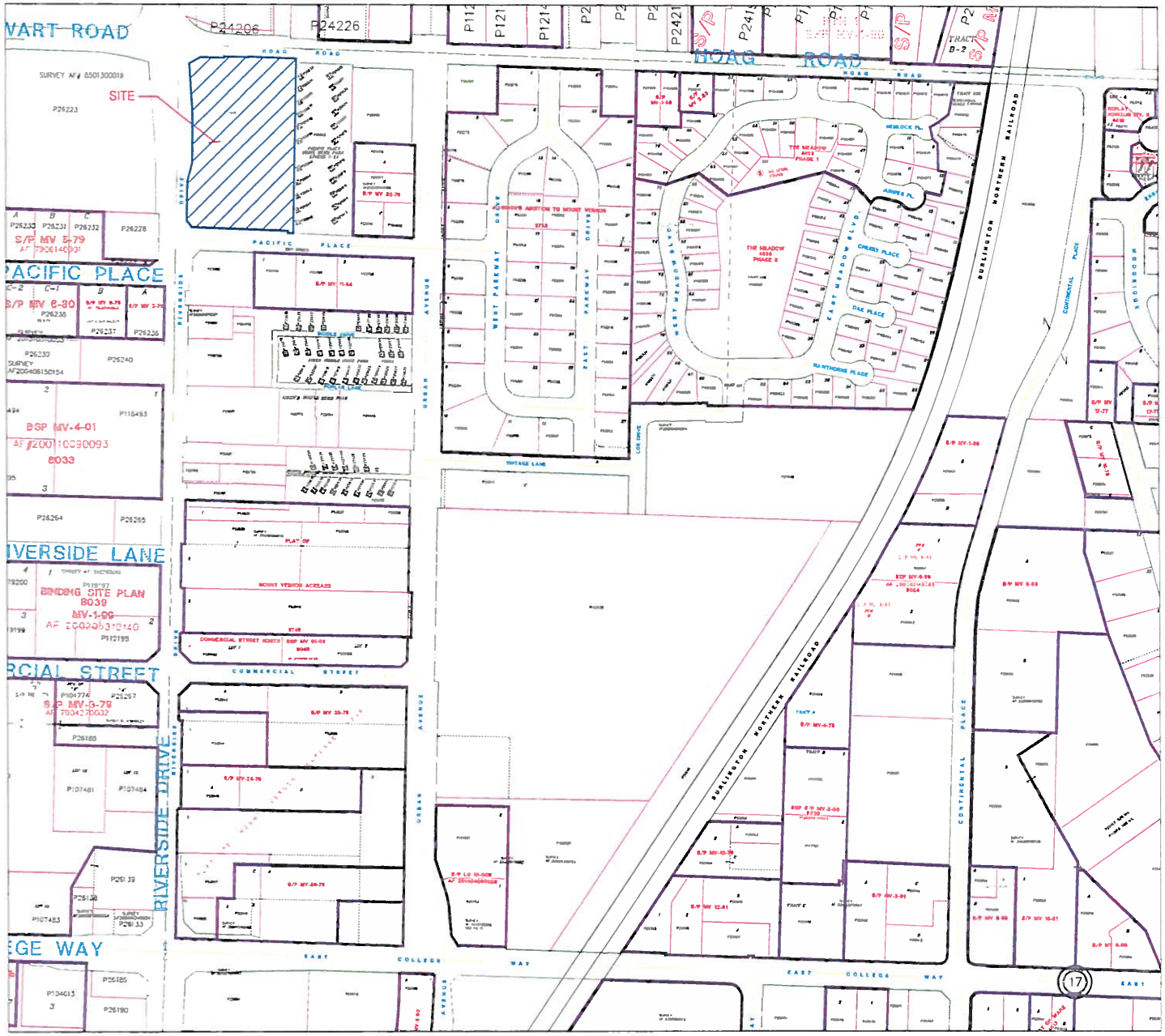


SKAGIT COUNTY

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

T 34 N R 04 E

NW	NE
SW	SE

Section 17

0 200
Scale in feet

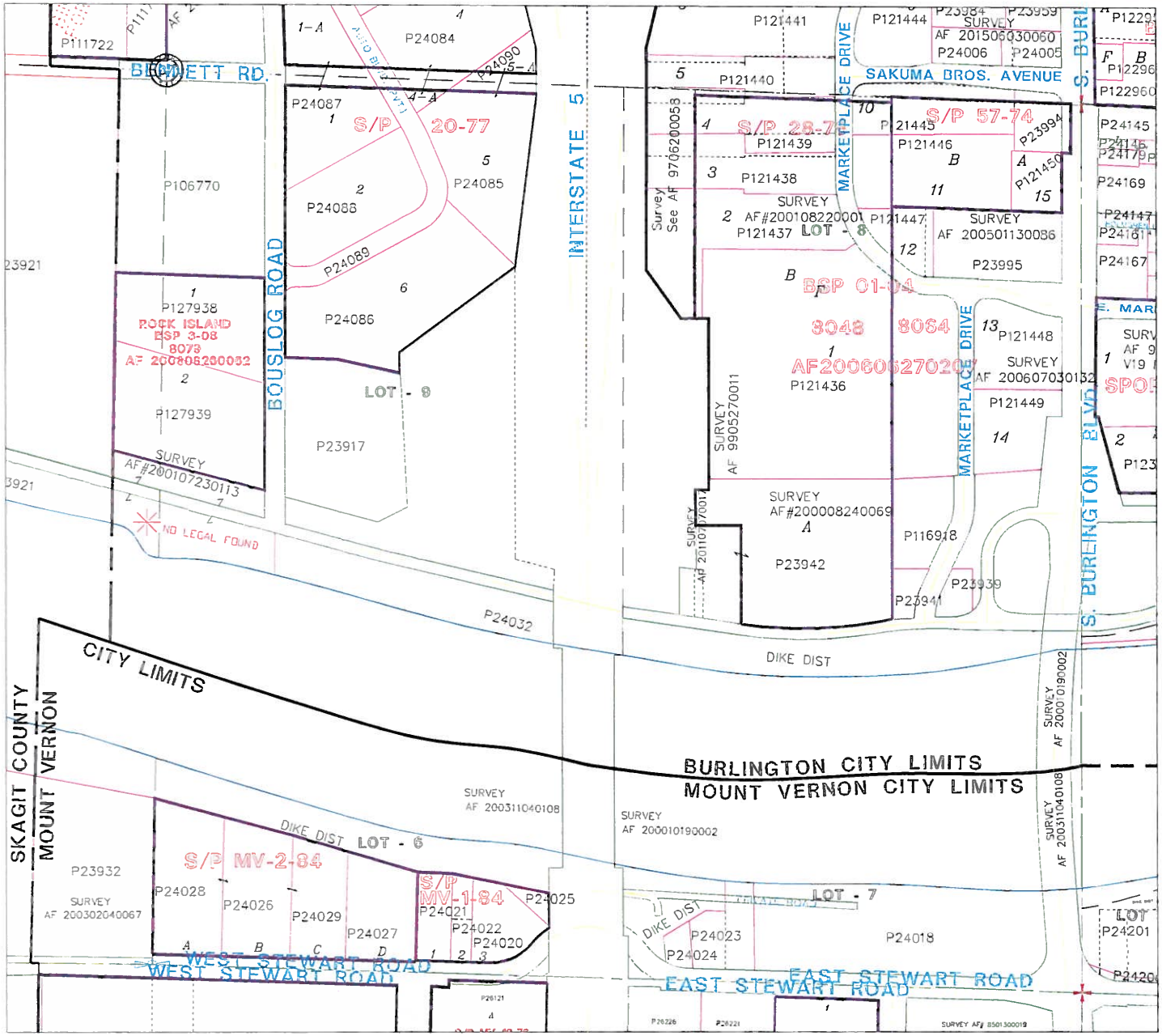
These maps were created from available public records and available map sources, not from field surveys. Map features from all sources have been adjusted to achieve a "best fit" registration to the Ownership Parcels map. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. The relative positioning of map features to one another results from compositing different map sources without field "ground truthing."

* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

	DATE	INIT.
DRAWN BY:	3/18/94	K.F.M.
REVISED	8/17/16	DP
PLOTTED	8/17/16	DP

MAP PRODUCED BY SKAGIT COUNTY MAPPING SERVICES

NW 1/4
Section 17
T 34 N R 04 E



SKAGIT COUNTY

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

T 34 N R 4 E

NW	NE
SW	SE

Section 7

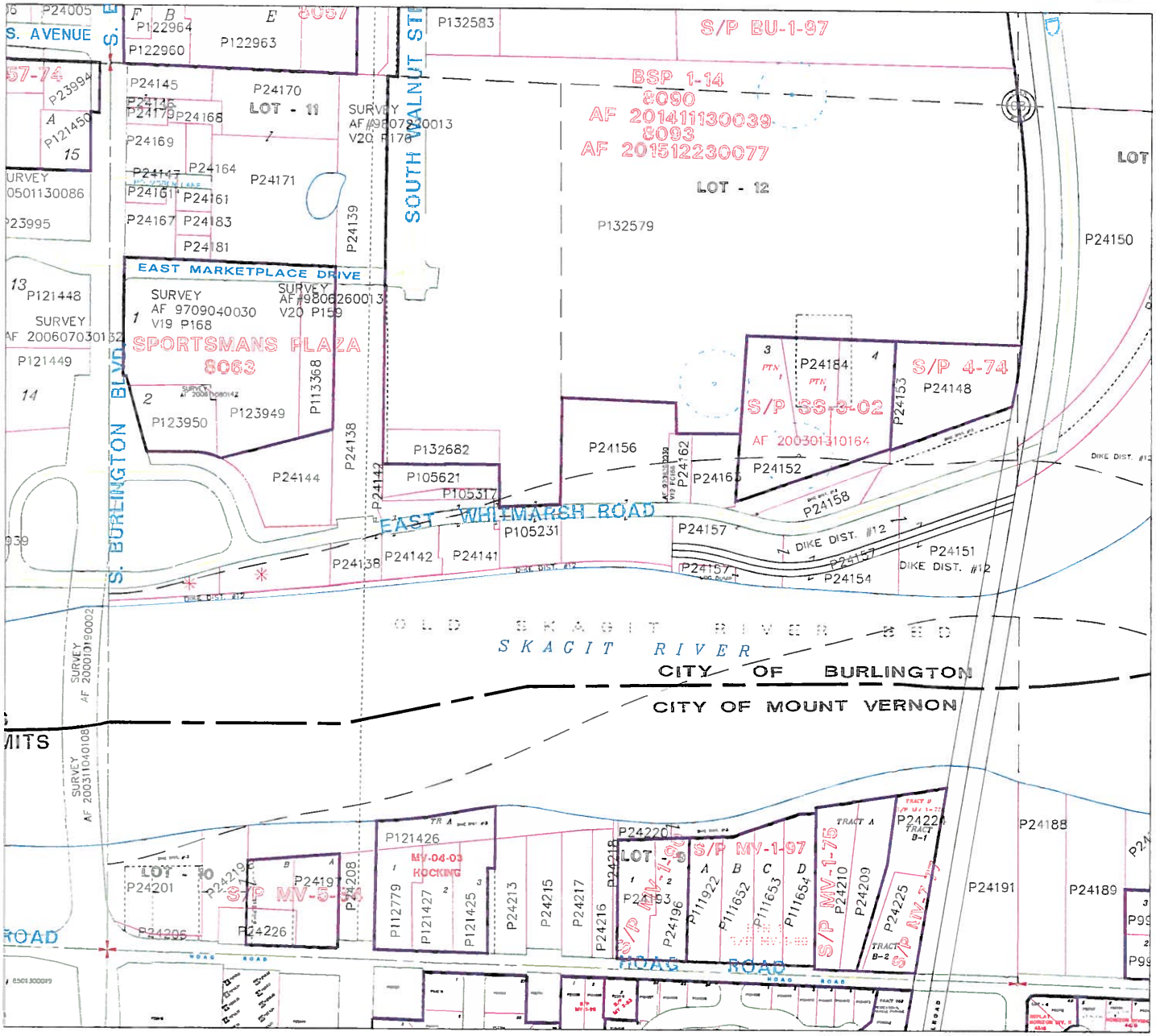
Scale in feet

These maps were created from available public records and existing map sources, not from field surveys. Map features from all sources have been adjusted to achieve a "best fit" registration to the Ownership Parcels map. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. The relative positioning of map features to one another results from combining different map sources without field ground truthing.

• THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY •

	DATE	INIT.
DRAWN BY:	10/21/10	DP
REVISED	1/13/16	DP
PLOTTED	1/13/16	DP
MAP PRODUCED BY SKAGIT COUNTY MAPPING SERVICES		

SE 1/4
Section 7
T 34 N R 4 E



SKAGIT COUNTY

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

T 34 N R 4 E

NW	NE
SW	SE

Section 8

ATTENTION

THIS MAP CONTAINS A PARCEL ACCOUNT THAT HAS BEEN PLACED WITH THE BEST AVAILABLE INFORMATION. THE EXACT LOCATION OF THIS PARCEL IS UNKNOWN

0 200
Scale in feet

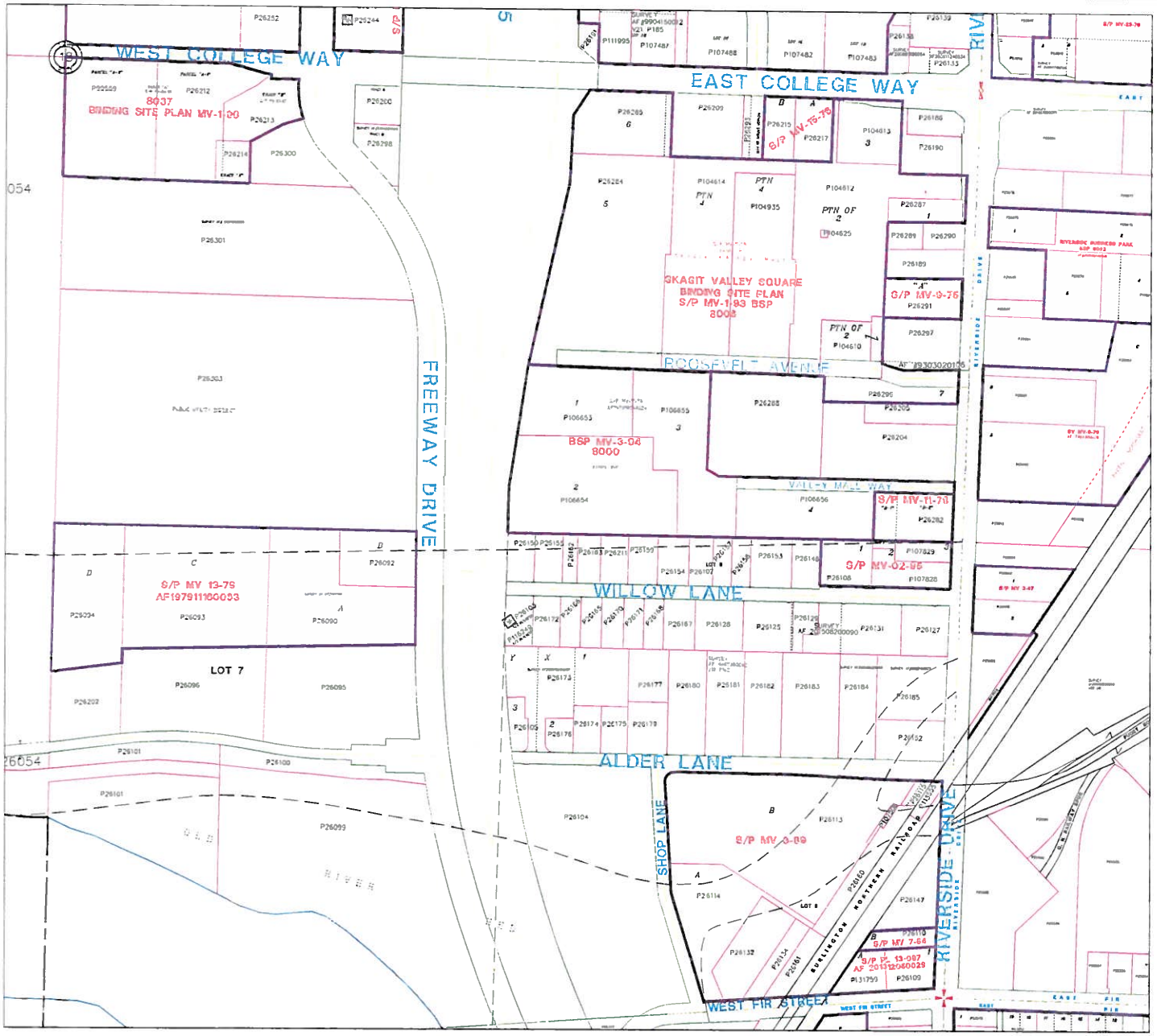
These maps were created from available public records and existing map sources, not from field surveys. Map features from all sources have been adjusted to achieve a "best fit" registration to the Ownership Parcels map. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. The relative positioning of map features to one another results from combining different map sources without both "ground truthing".

• THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY •

	DATE	INIT.
DRAWN BY:	10/20/10	DP
REVISED	3/2/16	DP
PLOTTED	3/2/16	DP

MAP PRODUCED BY SKAGIT COUNTY MAPPING SERVICES

SW 1/4
Section 8
T 34 N R 4 E



SKAGIT COUNTY

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

T 34 N R 04 E

NW	NE
SW	SE

Section 18

0 200

Scale in feet

These maps were created from available public records and existing map sources, not from field surveys. Map features from all sources have been adjusted to achieve a "best fit" registration to the Ownership Parcels map. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. The relative positioning of map features in one another results from combining different map sources without field "ground truthing".

* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

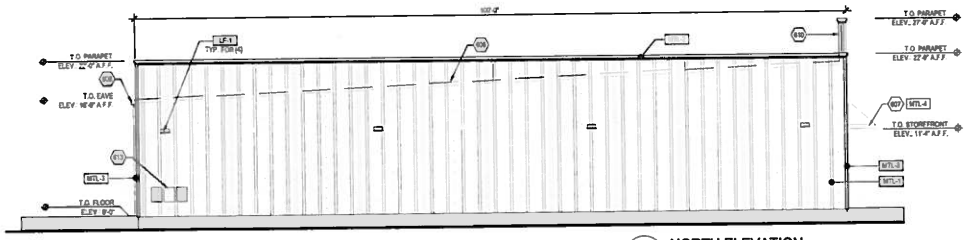
	DATE	INIT.
DRAWN BY:	10/21/93	K.F.M.
REVISED	9/14/15	DP
PLOTTED	9/14/15	DP

MAP PRODUCED BY SKAGIT COUNTY MAPPING SERVICES

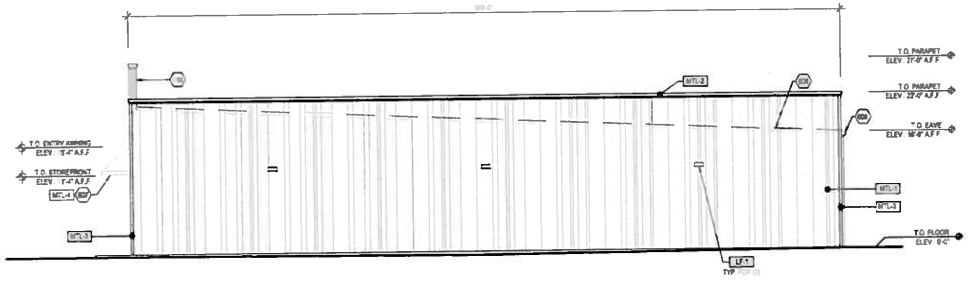
SE 1/4

Section 18

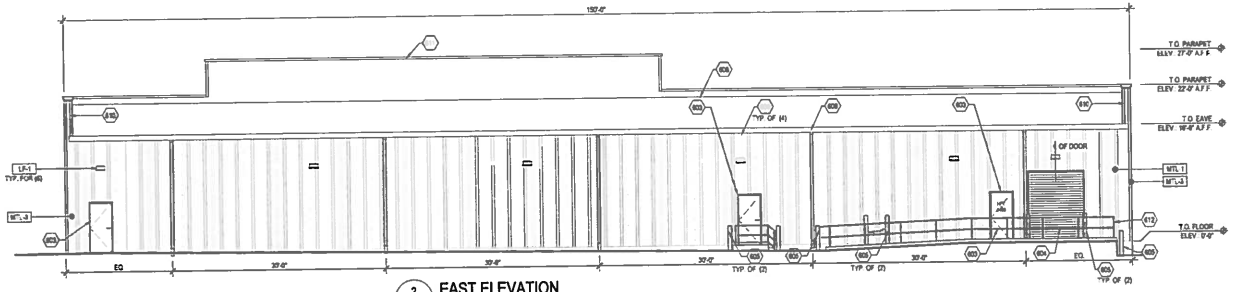
T 34 N R 04 E



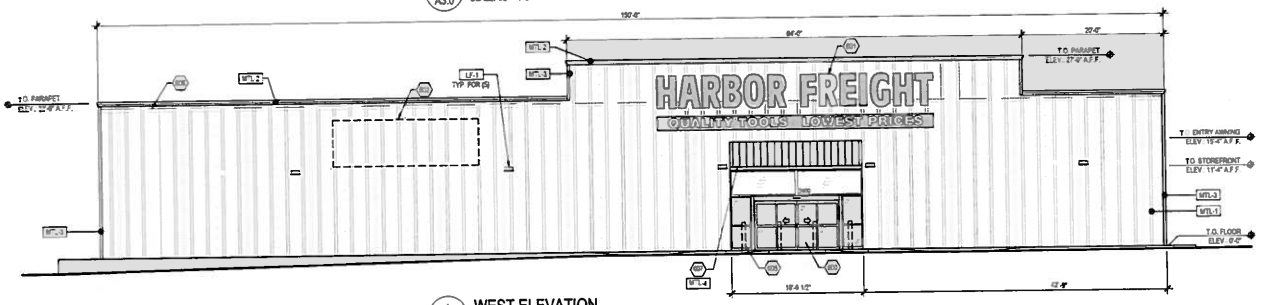
4 A3.0 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 A3.0 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



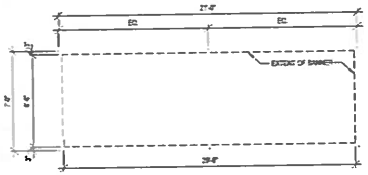
2 A3.0 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 A3.0 WEST ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
DO TO VERIFY WITH HFT P.M. IF EYELETS ARE ALLOWED PRIOR TO INSTALLATION.

NOTES:
1. EYELETS TO REMAIN PERMANENTLY AFTER TEMPORARY BANNERS ARE REMOVED FOR FUTURE USE.
2. EYELETS FOR THIS BANNER TO BE GALVANIZED.



4 A3.0 BANNER DETAILS
SCALE: 1/4" = 1'-0"

ELEVATION GENERAL NOTES

1. ALL BLANK IS REINFORCED
2. ALL MATERIALS NOT LABELED ARE TYPICAL FOR ALL SIMILAR LOCATIONS. QUESTIONS SHALL BE REFERRED TO THE ARCHITECT.

600 SERIES ELEVATION KEY NOTES

603. BI-PARTING STOREFRONT ENTRY DOOR.
601. APPROXIMATE LOCATION OF HFT EXTERIOR BUILDING SIGN. BUILDING SIGNAGE PROVIDED AND INSTALLED BY HFT SIGN CONTRACTOR - HFT GENERAL CONTRACTOR TO COORDINATE LOCATION AND SIZE SHOWN IS APPROXIMATE. ALL SIGNAGE IS BY SEPARATE PERMIT.
602. TEMPORARY SIGNAGE BANNER. SEE DETAIL 4/A3.0
603. HOLLOW METAL DOOR AND FRAME. PAINT TO MATCH ADJACENT WALL FINISH.
604. OVERHEAD DOOR.
605. PIPE BOLLARD.
606. LINE OF ROOF BEYOND
607. METAL AWNING. SEE PEMB DRAWINGS FOR ADDITIONAL INFORMATION
608. GUTTER.
609. DOWNSPOUT PROVIDED AND INSTALLED BY P.E.M.B.
610. PARAPET PROFILE.
611. PARAPET BEYOND.
612. NEW RAILING. SEE SHEET A4.3
613. NEW ELECTRICAL EQUIPMENT. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

MATERIAL LEGEND

SYMBOL	DESCRIPTION
MTL-1	PRE-FINISHED METAL BUILDING PANELS BY ABC STEEL. BUILDING - COLOR TO BE SMARTKOTE "POLAR WHITE" IR.62 SR.81
MTL-2	PRE-FINISHED METAL COPING BY ABC STEEL. BUILDING - COLOR TO BE SMARTKOTE "SLATE GRAY" IR.36 SR.37
MTL-3	PRE-FINISHED METAL CORNER TRIM BY ABC STEEL. BUILDING - COLOR TO BE SMARTKOTE "SLATE GRAY" IR.36 SR.37
MTL-4	STANDING SEAM METAL ROOF BY ABC STEEL. BUILDING - COLOR TO BE PAINTED SHERWIN WILLIAMS SW6011 "HONORABLE BLUE"
LF-1	EXTERIOR WALL LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION

ADA ARCHITECTS, INC.
11710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-1134 Fax (216) 521-4824
www.adaarchitects.net

HARBOR FREIGHT TOOLS

MT. VERNON, WA 98273
2400 RIVERSIDE DRIVE

This document ("Instrument of Service") was prepared by ADA Architects, Inc. ("ADA") specifically for the referenced project and is not intended for any other use. ADA retains all common law, statutory and other reserved rights, including copyright. The Owner shall be deemed the owner of the Instruments of Service for the referenced project, but shall not have the right to use, sell, deliver or otherwise transfer the Instruments of Service to third parties without the prior written consent of ADA. ADA makes no warranties, express or implied, of merchantability or fitness for a particular purpose.

REVISIONS

NO.	DATE	TYPE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

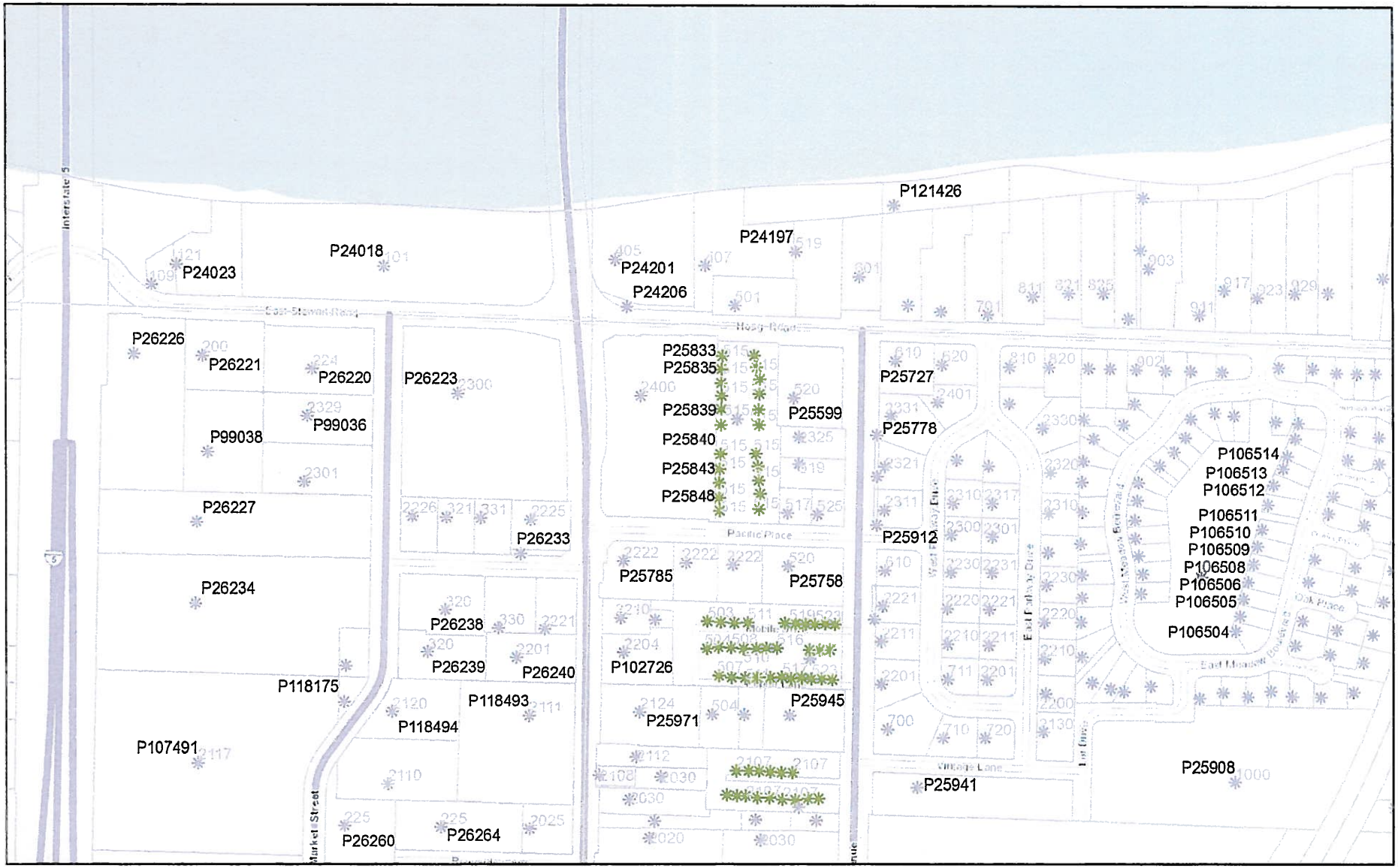
EXTERIOR ELEVATIONS

DATE 03/07/17

JOB NO. 16096

A3.0
SHEET NO.

Neighborhood Detail Map



January 18, 2017

1" = 376'

0 205 410 820 Ft

0 0.05 0.1 0.2 km

Legend

County Boundary

Address

Tax Parcel Numbers

Land Accounts

Senior Citizen Accounts

Mobile Home Only Accounts

Building Only Accounts

Tax Parcels

Pre Tax Account Property

Data Accuracy Warning: All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.

jgrant

Copyright 2016

CITY OF MOUNT VERNON

MAR 2 1 2017

C.E.D. DEPARTMENT

BY_____

17-035

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

PARCEL "A":
THAT PORTION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., LYING SOUTHERLY OF THE COUNTY ROAD ALONG THE NORTH LINE THEREOF, LYING EASTERLY OF OLD HIGHWAY 99 ALONG THE WEST LINE THEREOF, LYING NORTHERLY OF A 60 FOOT STRIP CONVEYED TO THE CITY OF MOUNT VERNON BY DEED DATED JULY 3, 1959 AND RECORDED JULY 10, 1959, AS AUDITOR'S FILE NO. 582991 AND LYING WESTERLY OF THE WEST LINE (AND SOUTHERLY EXTENSION OF SAID WEST LINE) OF A TRACT CONVEYED TO KEITH S. JOHNSON, ET AL, BY DEED DATED OCTOBER 9, 1957 AND RECORDED OCTOBER 15, 1957, UNDER AUDITOR'S FILE NO. 557246, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION DEEDED TO THE CITY OF MOUNT VERNON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8511050003.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON

PARCEL "B":
A STRIP OF LAND 10 FEET IN WIDTH LYING EASTERLY OF AND ADJACENT TO THE EAST LINE OF THAT CERTAIN TRACT IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., CONVEYED TO HINTON OLDSMOBILE – G.M.C. TRUCK, INC., A CORPORATION, BY DEED DATED MAY 28, 1968, RECORDED JUNE 3, 1968, UNDER AUDITOR'S FILE NO. 714268.
EXCEPTING FROM PARCELS "A" AND "B" ABOVE DESCRIBED, THOSE PORTIONS DEEDED TO THE CITY OF MOUNT VERNON BY INSTRUMENT RECORDED MARCH 28, 2008, UNDER AUDITOR'S FILE NO. 200803280001, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

BASIS OF BEARINGS

N01°02'23"E BETWEEN SURVEY MONUMENTS FOUND ON THE CENTERLINE OF RIVERSIDE DRIVE, PER GPS OBSERVATIONS, WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

REFERENCES

R1 JOHNSONS ADDITION, RECORDED IN VOLUME 2 OF PLATS PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON.

R2 THE MEADOW, PHASE 2, RECORDED IN VOLUME 16 OF PLATS, PAGES 1 – 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

R3 SHP MV-32-76, RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 188, RECORDS OF SKAGIT COUNTY, WASHINGTON.

R4 RECORD OF SURVEY, RECORDED UNDER AUDITOR'S FILE NO. 200609140105, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SCHEDULE B ITEMS

A. TERMS AND CONDITIONS OF THE CITY OF MOUNT VERNON ORDINANCE NO. 3039, AS RECORDED FEBRUARY 28, 2001, UNDER AUDITOR'S FILE NO. 200102290025. (PLOTTED)

VERTICAL DATUM

NAVD(88) PER GPS OBSERVATIONS

LEGEND

AREA DRAIN
ASPHALT SURFACE
BOL BOLLARD
BUILDING
CONTOURLINE ROW
SS CLEANOUT
CONCRETE SURFACE
CONCRETE WALL
DECK
FENCE LINE (CHAIN LINK)
FENCE LINE (WOOD)
FIRE HYDRANT
GAS LINE
GAS METER
GUY POLE
HAND HOLE (AS NOTED)
LIGHT POLE
MAILBOX (RESIDENTIAL)
MONUMENT IN CASE (FOUND)
PST POST
P POWER METER
POWER (OVERHEAD)
STORM CATCH BASIN (SOLID)
PP POWER POLE
POWER POLE W/ LIGHT
SEWER LINE
SEWER MAINTENANCE
SIGN (AS NOTED)
STORM DRAIN MANHOLE
STORM DRAIN LINE
TELEPHONE (OVERHEAD)
TEL SENTRY TELEPHONE SENTRY
SIZE TYPE TREE (AS NOTED)
UTILITY LINE
WATER LINE
WM WATER METER
WV WATER VALVE
PARKING SPACES
FIBER OPTIC VAULT ACCESS
TEL MANHOLE/TRAFFIC SIGNAL
TRAFFIC SIGNAL POLE W/LIGHT
RCE BX RECORDING BOX
TRAFFIC SIGNAL BOX
POWER (UNDERGROUND)
STORM CATCH BASIN (T-1)

SURVEYOR'S CERTIFICATE

TO HINTON FAMILY, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND GREGORY T. HINTON, HARBOR FREIGHT TOOLS AND LAND TITLE COMPANY OF SKAGIT COUNTY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, AND 16, OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 15, 2016.

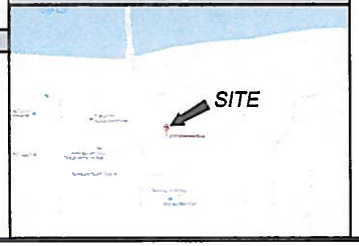
9/29/16

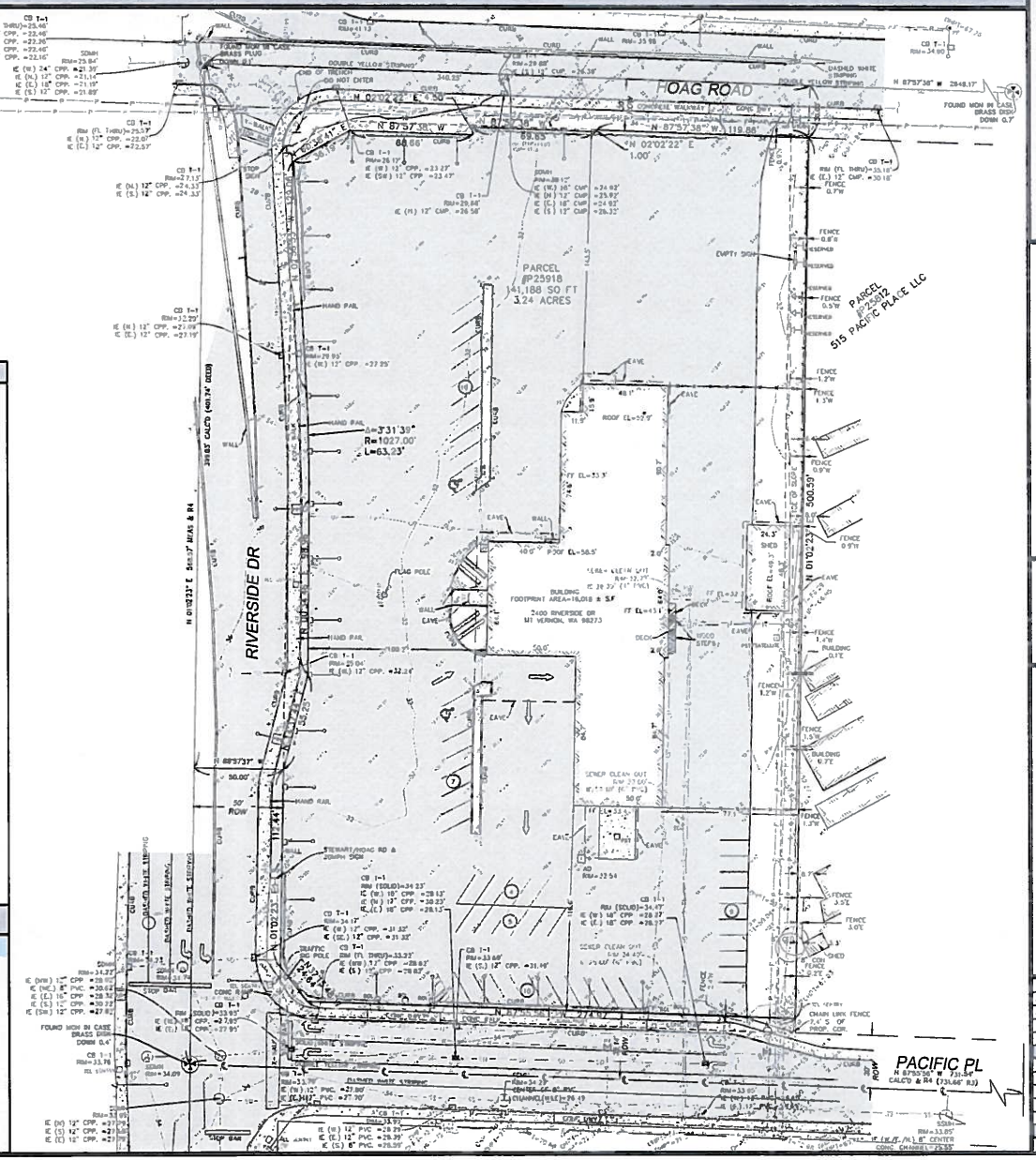
MARK A. BORYS, PLS# 46876 DATE

SURVEYOR'S NOTES

1. THE SURVEY SHOWN HEREON WAS PERFORMED IN SEPTEMBER OF 2016. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. SUBJECT PROPERTY TAX PARCEL NO. P25918.
4. APPROXIMATE SUBJECT PROPERTY AREA IS: 1.4 , 88 SQ FT +/- (3.24 ACRES)
5. INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES. NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN LAND TITLE COMPANY OF SKAGIT COUNTY, COMMITMENT NO 15-538-S, WITH AN EFFECTIVE DATE OF JANUARY 15, 2016 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO US HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
7. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AO", PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 53015800000B, WITH AN EFFECTIVE DATE OF JANUARY 3, 1985 FOR COMMUNITY NO. 530158, IN SKAGIT COUNTY, STATE OF WASHINGTON, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
8. SUBJECT PARCEL ZONING INFORMATION WAS NOT PROVIDED
9. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 45, INCLUDING 2 DESIGNATED DISABLED SPACES.
10. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
11. THERE WAS NO INFORMATION PROVIDED TO US BY THE CONTROLLING JURISDICTION OF PROPOSED CHANGES TO STREET RIGHT OF WAY LINES, NOR ANY OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF OUR SURVEY.
12. THERE WAS NO OBSERVED EVIDENCE OF WETLANDS OR WETLAND DELINEATION MARKERS FOUND AT THE TIME OF OUR SURVEY.

VICINITY MAP





measure success

ALTA/NSPS LAND TITLE SURVEY
NW 1/4 OF NW 1/4 SEC 17, TWP. 34 N., RGE 04 E., W.M.
TAX PARCEL NO. P25918

HARBOR FREIGHT TOOLS
2400 RIVERSIDE DR
MT VERNON, WA 98273

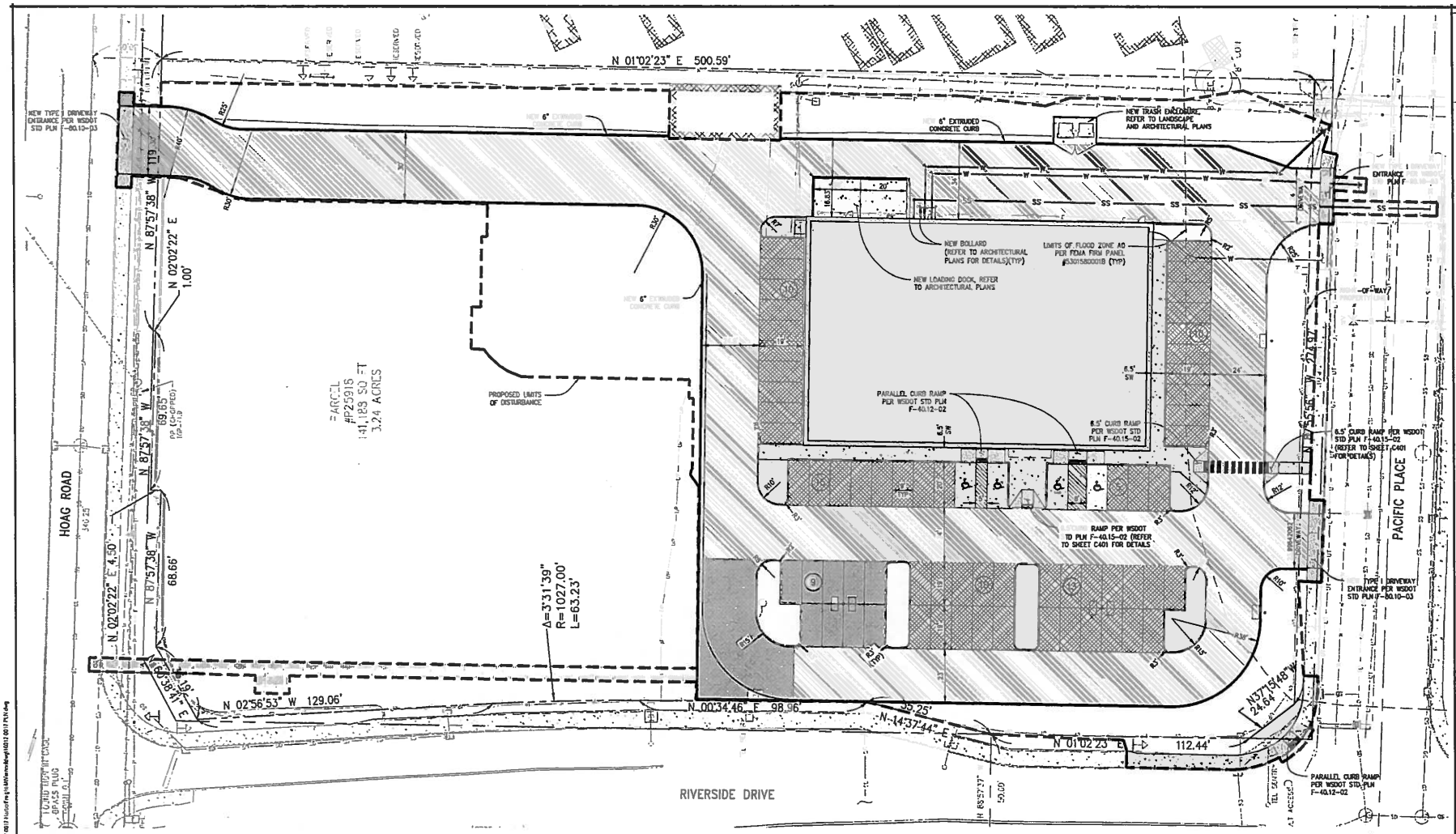
Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER:	160944
DATE:	9/23/16
DRAFTED BY:	KW-SAB
CHECKED BY:	MABRLS
SCALE:	1"= 30'

REVISION HISTORY

SHEET NUMBER
1 OF 1

RECEIVED



PROPOSED LEGEND

- RETAIN EXISTING PAVEMENT, OVERLAY 1" ASPHALT
- FULL DEPTH PAVEMENT (4" ASPHALT, OVER 8" CRUSHED ROCK BASE)
- PARKING AREA PAVEMENT (3" ASPHALT, OVER 6" CRUSHED ROCK BASE)
- CONCRETE PAVEMENT (5" CONCRETE, OVER 4" CRUSHED ROCK BASE)
- CONCRETE SIDEWALK

CONTRACTOR NOTE

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

DCI ENGINEERS

ARCHITECTS, INC.

17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-134 F (216) 521-4
www.dciarchitects.com

HARBOR FREIGHT TOOLS

2400 RIVERSIDE DRIVE

MT. VERNON A 98273

This document, instruments of service prepared by DCI Architects, Inc. ("DCI") is copyrighted by the owner and protected by all applicable laws. DCI retains all and other reserved rights, including copyrights. This document or any part thereof may not be used for any purpose not specifically authorized in writing by DCI. Unauthorized use of this document or any part thereof is prohibited and shall be at the user's sole risk and without liability to DCI. Unauthorized reproduction of this document, in whole or in part, is a violation of applicable laws.

REVISIONS

#	DATE	TYPE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

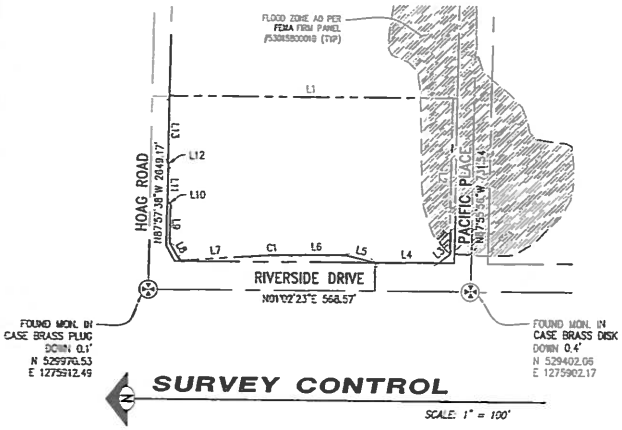
DATE 03/07/17

JOB NO. 16096

CIVIL SITE PLAN

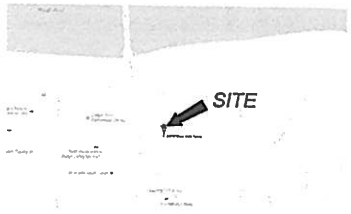
SHEET NO. C-200

HARBOR FREIGHT TOOLS
MOUNT VERNON, WASHINGTON



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	500.59	N01° 02' 23"E
L2	274.97	N87° 55' 56"W
L3	24.64	N37° 15' 48"W
L4	112.44	N01° 02' 23"E
L5	55.25	N14° 37' 44"E
L6	98.96	N00° 34' 46"E
L7	129.06	N02° 56' 53"W
L8	38.19	N60° 38' 41"E
L9	68.66	N87° 57' 38"W
L10	4.50	N02° 02' 22"E
L11	69.65	N87° 57' 38"W
L12	1.00	N02° 02' 22"E
L13	119.86	N87° 57' 38"W

CURVE TABLE			
CURVE #	LENGTH	DELTA	RADIUS
C1	63.23	03°31'39"	1027.00



VICINITY MAP

SCALE: N.T.S.

LEGAL DESCRIPTION

PARCEL "A":
THAT PORTION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., LYING SOUTHERLY OF THE COUNTY ROAD ALONG THE NORTH LINE THEREOF, LYING EASTERLY OF OLD HIGHWAY 99 ALONG THE WEST LINE THEREOF, LYING NORTHERLY OF A 60 FOOT STRIP CONVEYED TO THE CITY OF MOUNT VERNON BY DEED DATED JULY 3, 1959 AND RECORDED JULY 10, 1959, AS AUDITOR'S FILE NO. 582951 AND LYING WESTERLY OF THE WEST LINE (AND SOUTHERLY EXTENSION OF SAID WEST LINE) OF A TRACT CONVEYED TO KEITH S. JOHNSON, ET AL. BY DEED DATED OCTOBER 9, 1957 AND RECORDED OCTOBER 15, 1957, UNDER AUDITOR'S FILE NO. 557246, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION DEEDED TO THE CITY OF MOUNT VERNON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8511050003.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":
A STRIP OF LAND 10 FEET IN WIDTH LYING EASTERLY OF AND ADJACENT TO THE EAST LINE OF THAT CERTAIN TRACT IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., CONVEYED TO HINTON OLDSMOBILE – G.M.C. TRUCK, INC., A CORPORATION, BY DEED DATED MAY 28, 1968, RECORDED JUNE 3, 1968, UNDER AUDITOR'S FILE NO. 714268.
EXCEPTING FROM PARCELS "A" AND "B" ABOVE DESCRIBED, THOSE PORTIONS DEEDED TO THE CITY OF MOUNT VERNON BY INSTRUMENT RECORDED MARCH 28, 2008, UNDER AUDITOR'S FILE NO. 200803280001, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

VERTICAL DATUM – BASIS OF ELEVATION

NAVD(88) PER GPS OBSERVATIONS

BASIS OF BEARINGS

N01°02'23"E BETWEEN SURVEY MONUMENTS FOUND ON THE CENTERLINE OF RIVERSIDE DRIVE, PER GPS OBSERVATIONS, WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

REFERENCES

R1 JOHNSONS ADDITION, RECORDED IN VOLUME 2 OF PLATS PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON.

R2 THE MEADOW, PHASE 2, RECORDED IN VOLUME 16 OF PLATS, PAGES 1 – 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

R3 SHP MV-32-76, RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 188, RECORDS OF SKAGIT COUNTY, WASHINGTON.

R4 RECORD OF SURVEY, RECORDED UNDER AUDITOR'S FILE NO. 200609140105, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PROJECT TEAM:

OWNER / DEVELOPER
HARBOR FREIGHT TOOLS
26541 AGOURA ROAD
CALABASAS, CA 91302
(818) 836-5111
CONTACT: MIGUEL DON

ARCHITECT
ADA ARCHITECTS
17710 DETROIT AVENUE
CLEVELAND, OH 44107
(216) 521-5134
CONTACT: JEFF EVANS

PERMIT EXPEDITOR
PERMIT ADVISORS
8370 WILSHIRE BLVD #330
BEVERLY HILLS, CA 90211
(310) 275-7774
CONTACT: ADAM VAN DALE

STRUCTURAL ENGINEER
TAMARACK GROVE
812 LA CASSIA DR.
BOISE, ID 83705
(208) 345-8941
CONTACT: JOSE LOPEZ

LANDSCAPE ARCHITECT
ASPEN DESIGN GROUP
3746 257TH AVE SE
ISSAQUAH, WA 98029
(425) 292-9845
CONTACT: PAUL DIX

CIVIL ENGINEER
DCI ENGINEERS
818 STEWART STREET, SUITE 1000
SEATTLE, WA 98101
(206) 332-1900
CONTACT: DARREN SIMPSON

GEOTECHNICAL ENGINEER
PROFESSIONAL SERVICE INDUSTRIES, INC.
20508 56TH AVE W. SUITE A
LYNNWOOD, WA 98036
(425) 409-2504
CONTACT: MICHAEL S. PLACE

SURVEYOR
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
(425) 458-4488
CONTACT: DANNY SLAGER

MECHANICAL ENGINEER
POINT ONE DESIGN
9941 YORK THETA DRIVE
NORTH ROYALTON, OH 44133
(440) 230-1800
CONTACT: DEBBIE HERBERT

SHEET INDEX

TITLE SHEET AND VICINITY MAP C001
T.E.S.C. & DEMOLITION PLAN C100
T.E.S.C. & DEMOLITION NOTES AND DETAILS C101
CIVIL SITE PLAN C200
HORIZONTAL CONTROL PLAN C201
GRADING PLAN C300
STORM DRAINAGE AND UTILITY PLAN C400
NOTES AND DETAILS C500

PROPOSED LEGEND

- WATER LINE
- SANITARY SIDE SEWER
- STORM SIDE SEWER
- GAS LINE
- ELECTRIC CONDUIT
- SIDE SEWER CLEANOUT
- 4" WATER METER VAULT
- FIRE METER VAULT
- FIRE DEPARTMENT CONNECTION
- GAS METER
- SILT FENCE
- 2" ASPHALT GRIND AND OVERLAY
- FULL DEPTH PAVEMENT RESTORATION
- CONCRETE SIDWEALK

DCI ENGINEERS
818 STEWART STREET • SUITE 1000
SEATTLE, WASHINGTON 98101
PHONE: (206) 332-1900 • FAX: (206) 332-1999
WEBSITE: www.dciengineers.com
CIVIL / STRUCTURAL

ADA ARCHITECTS, INC.
17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4824
www.adaarchitects.com

HARBOR FREIGHT TOOLS
2400 RIVERSIDE DRIVE
MT. VERNON, WA 98273

This document is the property of and shall remain property of ADA Architects, Inc. (ADA) and is protected by the international copyright and all other laws. ADA retains all common law, statutory and other reserved rights, including the copyright. This document is intended for the specified project and shall not be used on any other project, for additions to this project or for completion of this project by others without ADA's prior written consent. Any reproduction of this document or any part thereof and any use of this document on any other project without ADA's prior written consent is prohibited. Visual contact with these documents shall constitute acceptance of these restrictions. Any unauthorized use of this document or any part thereof shall be at the user's sole risk and without liability to ADA. Written dimensions shall have precedence over scaled dimensions. Do not scale drawings. Verify all dimensions, report all errors and discrepancies to ADA before proceeding. For contractor's purposes.

REVISIONS

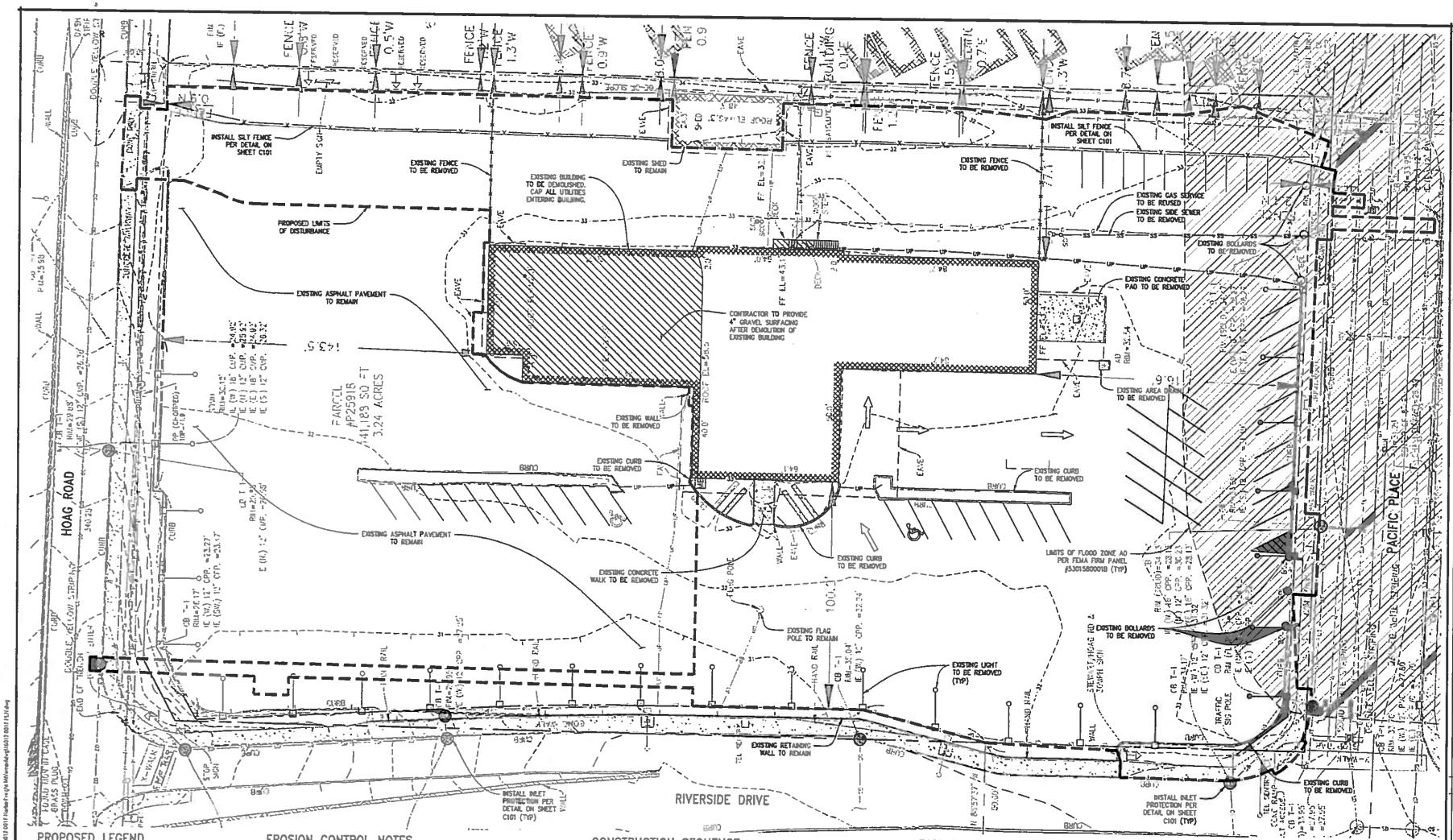
#	DATE	TYPE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE 03/07/17
JOB NO. 16096

COVER SHEET

SHEET NO. C-001

Plot Date: 12/11/2017
File Location: D:\0170-Saddle Ridge\CAD\16096\C012 2017 Harbor Freight MV\Vicinity\Vicinity\C012 2017 Plot.dwg



PROPOSED LEGEND

- SILT FENCE
- INLET PROTECTION
- LIMITS OF DISTURBANCE
- 4" GRAVEL SURFACING

EROSION CONTROL NOTES

1. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SILT FENCE, STRAW WATTLES, OR OTHER APPROVED MATERIALS.
2. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO STREET SWEEPING AND VACUUMING, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

CONSTRUCTION SEQUENCE

1. HOLD AN ON-SITE PRE-CONSTRUCTION MEETING.
2. ALL BASE EROSION CONTROL MEASURES MUST BE IN PLACE, FUNCTIONAL AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
3. DEMOLISH EXISTING BUILDING.
4. PROVIDE 4" GRAVEL SURFACING OVER THE WESTERN PORTION OF THE DEMOLISHED BUILDING.
5. ROUGH GRADE SITE.
6. CONSTRUCT NEW BUILDING.
7. INSTALL WATER SERVICES ON PACIFIC PLACE; CONNECT WATER AND SEWER TO BUILDING
8. INSTALL CURBS IN PLACE OF ABANDONED DRIVEWAYS. COMPLETE PAVEMENT RESTORATION AND OVERLAY IN PACIFIC PLACE.
9. COMPLETE WALKS, STAIRS, LOADING DOCK, AND LANDSCAPING AROUND NEW BUILDING.
10. COMPLETE CONSTRUCTION. ONCE SITE IS STABILIZED, REMOVE TEMPORARY EROSION CONTROL MEASURES.

EARTHWORK QUANTITIES

CUT: 261 CY
FILL: 2325 CY
NET: 2065 CY (IMPORT)

CONTRACTOR NOTE

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

DCI ENGINEERS
818 STEWART STREET • SUITE 1000
SEATTLE, WASHINGTON 98101
PHONE (206) 623-1849 • FAX (206) 623-5693
WEBSITE: www.dciengineers.com
CIVIL / STRUCTURAL

ADA ARCHITECTS, INC.
17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4624
www.adaarchitects.net

HARBOR FREIGHT TOOLS

MT. VERNON, WA 98273

2400 RIVERSIDE DRIVE

This document is the property of and may be used by ADA Architects, Inc. / ADA Engineering for any purpose deemed fit by ADA Architects, Inc. / ADA Engineering without compensation to the architect/engineer. This document is not to be reproduced or altered in any way, nor is it to be assigned to any third party without written consent. Any unauthorized use of this instrument of Service shall be at the User's sole risk and without liability to ADA. ADA makes no warranties, express or implied, of merchantability or of fitness for a particular purpose.

REVISIONS

#	DATE	TYPE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE 03/07/17
JOB NO. 16096

T.E.S.C & DEMOLITION PLAN

SHEET NO. C-100

ESC-1 STANDARD ESC NOTES

1. PRIOR TO COMMENCING CONSTRUCTION, ALL CRITICAL AREAS, INCLUDING WETLAND BUFFERS, STREAM BUFFER, LANDFILL AREAS, AND CONDITIONS AS DETERMINED BY THE CITY INSPECTOR SHALL BE CONTINUOUSLY DEMARCATED IN THE FIELD USING FLAGGING TAPE OR FENCING. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF MOUNT VERNON STANDARDS AND SPECIFICATIONS.

2. EROSION CONTROL METHODS AND MATERIALS SHALL MEET REQUIREMENTS OF THE APWA/WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (CURRENT EDITION) AND REQUIREMENTS SET FORTH IN VOLUME II OF THE "STORMWATER MANAGEMENT MANUAL FOR THE PUGET SOUND BASIN (THE TECHNICAL MANUAL)", BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY, EDITION CURRENTLY ADOPTED BY THE CITY OF MOUNT VERNON. THE CONTRACTOR SHALL FOLLOW RECOMMENDATIONS MADE BY SUPPLIERS AND MANUFACTURERS OF MATERIALS AND EQUIPMENT USED.

3. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE INSTALLED AND IN OPERATION IN ADVANCE OF ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.

4. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY, MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.

5. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY.

6. A COPY OF THE APPROVED EROSION CONTROL PLANS MUST BE KEPT ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

7. A CLEARING CONTROL FENCE SHALL BE INSTALLED AT THE DRIP LINE OF TREES TO BE SAVED WHEREVER THE TREE CANOPIES EXTEND INTO THE AREA TO BE CLEARED.

8. OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET SYSTEM, THE STREET SHALL BE IMMEDIATELY CLEANED WITH POWER SWEEPER OR OTHER APPROVED EQUIPMENT. ALL ADJACENT OFF-SITE PROPERTIES AND DRAINAGE FACILITIES SHALL BE PROTECTED FROM DAMAGE. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION ENTRANCE AND SHALL BE CLEANED OF ALL DIRT THAT WOULD BE DEPOSITED ON THE PUBLIC STREETS.

9. ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF. DO NOT FLUSH SEDIMENT OR CONCRETE BY-PRODUCTS OR CLEAN TRUCKS NEAR OR INTO THE STORM DRAINAGE OR SEWER SYSTEMS.

10. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE FACILITIES IS THE RESPONSIBILITY OF THE OWNER/APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.

11. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS.

12. ANY AREA NEEDING ESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN FIFTEEN (15) CALENDAR DAYS.

13. THE ESC FACILITIES ON ACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH AND WITHIN FORTY-EIGHT (48) HOURS FOLLOWING A STORM EVENT.

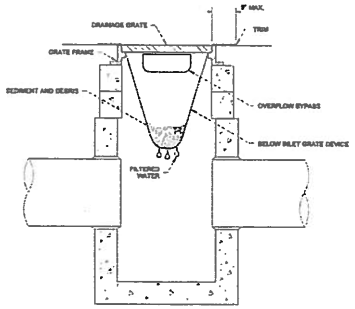
14. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEARED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT —LADEN WATER INTO THE DOWNSTREAM SYSTEM.

15. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL OFF-SITE PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

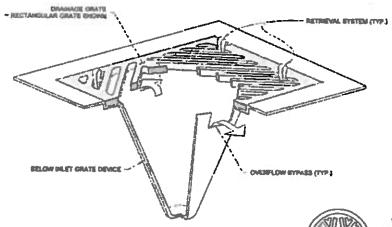
16. PRIOR TO THE BEGINNING OF THE WET SEASON THE CONTRACTOR SHALL DETERMINE BMP MEASURES. ALL DISTURBED AREAS SHALL BE INSPECTED BY THE CONTRACTOR TO IDENTIFY WHICH AREAS SHALL BE STABILIZED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE STABILIZED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

NOTES

1. Size the Below Inlet Grate Device (BIGD) for the storm water structure it will serve.
2. The BIGD shall have a built-in high-flow relief system (overflow bypass).
3. The retrieval system must allow removal of the BIGD without spilling the collected material.
4. Perform maintenance in accordance with Standard Specification 8-01.3(15).



SECTION VIEW
NOT TO SCALE



ISOMETRIC VIEW

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
MARK W. MAURER
CERTIFICATE NO. 000898

STORM DRAIN INLET PROTECTION

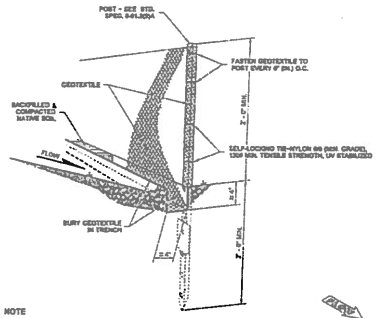
STANDARD PLAN I-40.20-00

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Pasco Sakotch III 09-20-07
PUBLIC WORKS ENGINEER DATE
Washington State Department of Transportation

NOTES

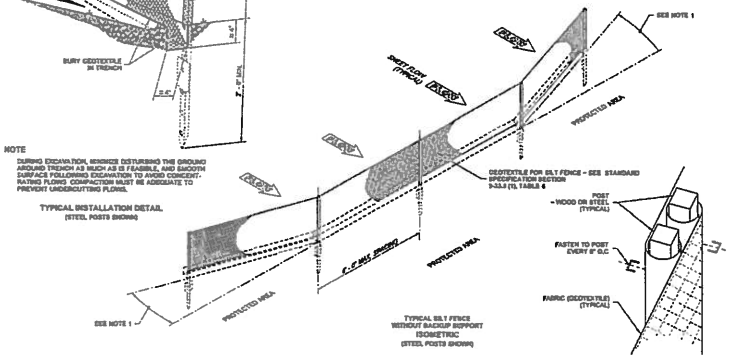
1. Install the ends of the silt fence to point slightly upslope to prevent sediment from flowing around the ends of the fence.
2. Perform maintenance in accordance with Standard Specifications 8-01.3(9)A and 8-01.3(16).
3. Splices shall never be placed in low spots or sump locations. If splices are located in low or sump areas, the fence may need to be relocated unless the Project Engineer approves the installation.
4. Install silt fencing parallel to mapped contour lines.



NOTE

DURING EXCAVATION, MINIMIZE DISTURBING THE GROUND AROUND TRENCH AS MUCH AS IS FEASIBLE, AND SMOOTH SURFACE FOLLOWING EXCAVATION TO AVOID CONCENTRATING FLOWS. COMPACTION MUST BE ADEQUATE TO PREVENT UNDERCUTTING FLOWS.

TYPICAL INSTALLATION DETAIL
(STEEL POSTS SHOWN)



TYPICAL SILT FENCE WITHOUT BACKUP SUPPORT
ISOMETRIC
(STEEL POSTS SHOWN)

SPLICE DETAIL
(WOOD POSTS SHOWN)

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
SANDRA L. SALISBURY
CERTIFICATE NO. 000893

SILT FENCE

STANDARD PLAN I-30.15-02

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Pasco Sakotch III 3/23/12
PUBLIC WORKS ENGINEER DATE
Washington State Department of Transportation

DCI ENGINEERS
818 STEWART STREET • SUITE 1000
SEATTLE, WASHINGTON 98101
PHONE (206) 623-1635 • FAX (206) 623-1635
WEBSITE: www.dci-engineers.com
CIVIL / STRUCTURAL

ARCHITECTS, INC.
17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5254 Fax (216) 521-4824
www.pdparchitects.com

HARBOR FREIGHT TOOLS

2400 RIVERSIDE DRIVE

MT. VERNON, WA 98273

This document (including all forms) was prepared by DCI Engineers, Inc. ("DCI") specifically for its associated project and is not intended for any other use. DCI retains all ownership rights and other reserved rights, including copyrights. This document or any part of it may not be used on other projects, for additional phases of this project by others without DCI's prior written consent. Any unauthorized use of this instrument of Service shall be at the User's own risk and without liability to DCI. DCI makes no warranties, express or implied, or merchantability or of fitness for any purpose.

REVISIONS

	DATE	TYPE
0		
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

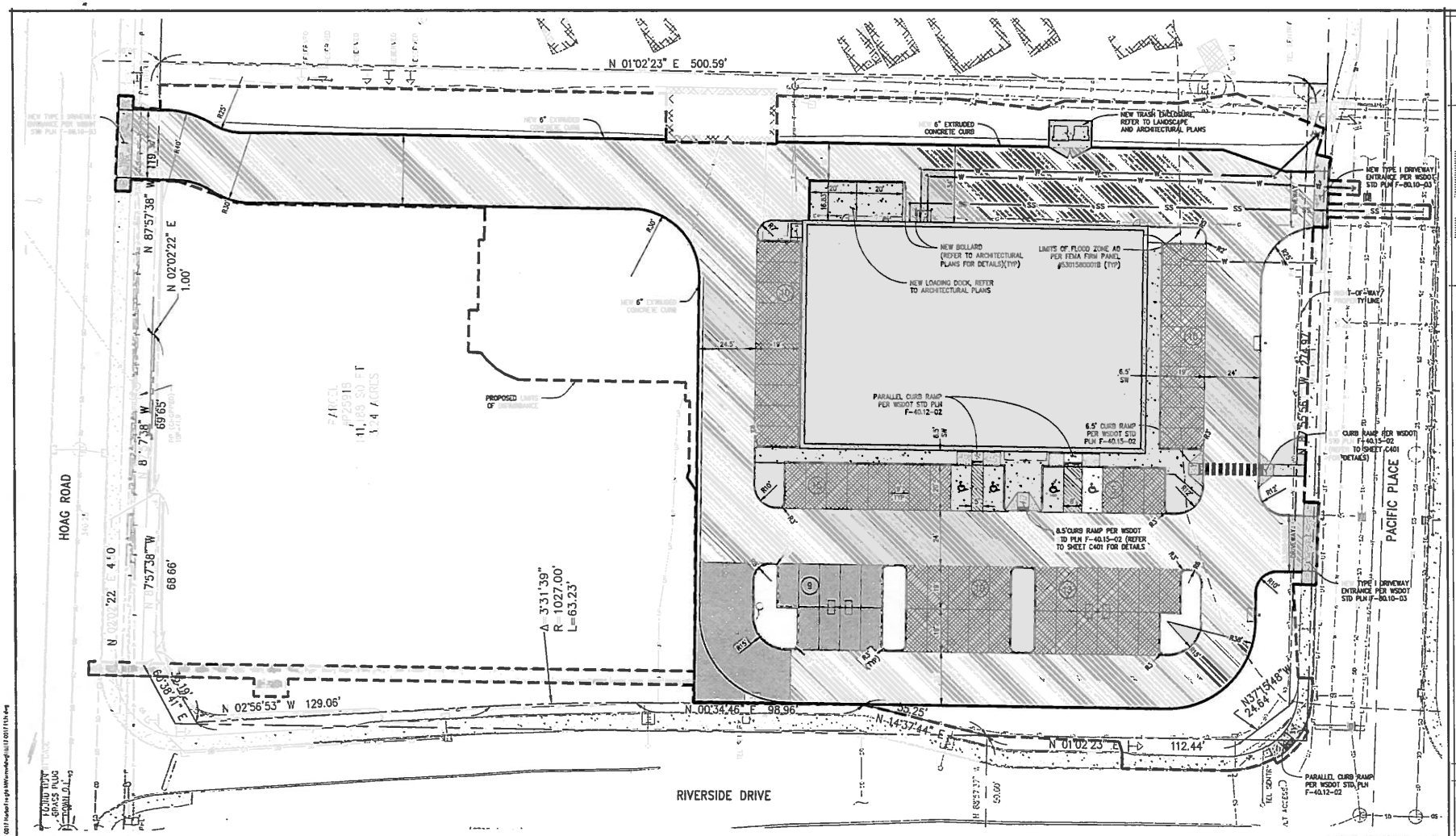
DATE 03/07/17

JOB NO. 16096

T.E.S.C NOTES & DETAILS

SHEET NO. C-101

Plot Date: 2017-03-07 File Location: C:\0120-Seattle-Fox CIA\20161012-2017 Harbor Freight Mt Vernon\dwg\C101 ESC.dwg



PROPOSED LEGEND

- RETAIN EXISTING PAVEMENT, OVERLAY 1" ASPHALT
- FULL DEPTH PAVEMENT (4" ASPHALT, OVER 8" CRUSHED ROCK BASE)
- PARKING AREA PAVEMENT (3" ASPHALT, OVER 6" CRUSHED ROCK BASE)
- CONCRETE PAVEMENT (5" CONCRETE, OVER 4" CRUSHED ROCK BASE)
- CONCRETE SIDEWALK

CONTRACTOR NOTE

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

DCI ENGINEERS
PHONE (206) 323-9160 • FAX (206) 323-9129
WEBSITE www.dciengineers.com
CIVIL / STRUCTURAL

ARCHITECTS, INC.
17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5154 Fax (216) 521-4524
www.dparchitects.co

HARBOR FREIGHT TOOLS

MT. VERNON, WA 98273

2400 RIVERSIDE DRIVE

This document is instrument of service, it was prepared by D.P.A. ARCHITECTS, INC. (D.P.A.) specifically for this commercial project and is not copyright for any other use. D.P.A. retains all copyright and other reserved rights, including copyrights. This instrument of service shall not be used on other projects, for additions to this project or for completion of this project by others without D.P.A.'s prior written consent. Any unauthorized use of this instrument of service and the ideas and designs contained therein, by any and all persons, is prohibited. Ownership of all these rights is exclusively D.P.A.

REVISIONS

#	DATE	TYPE
0		
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

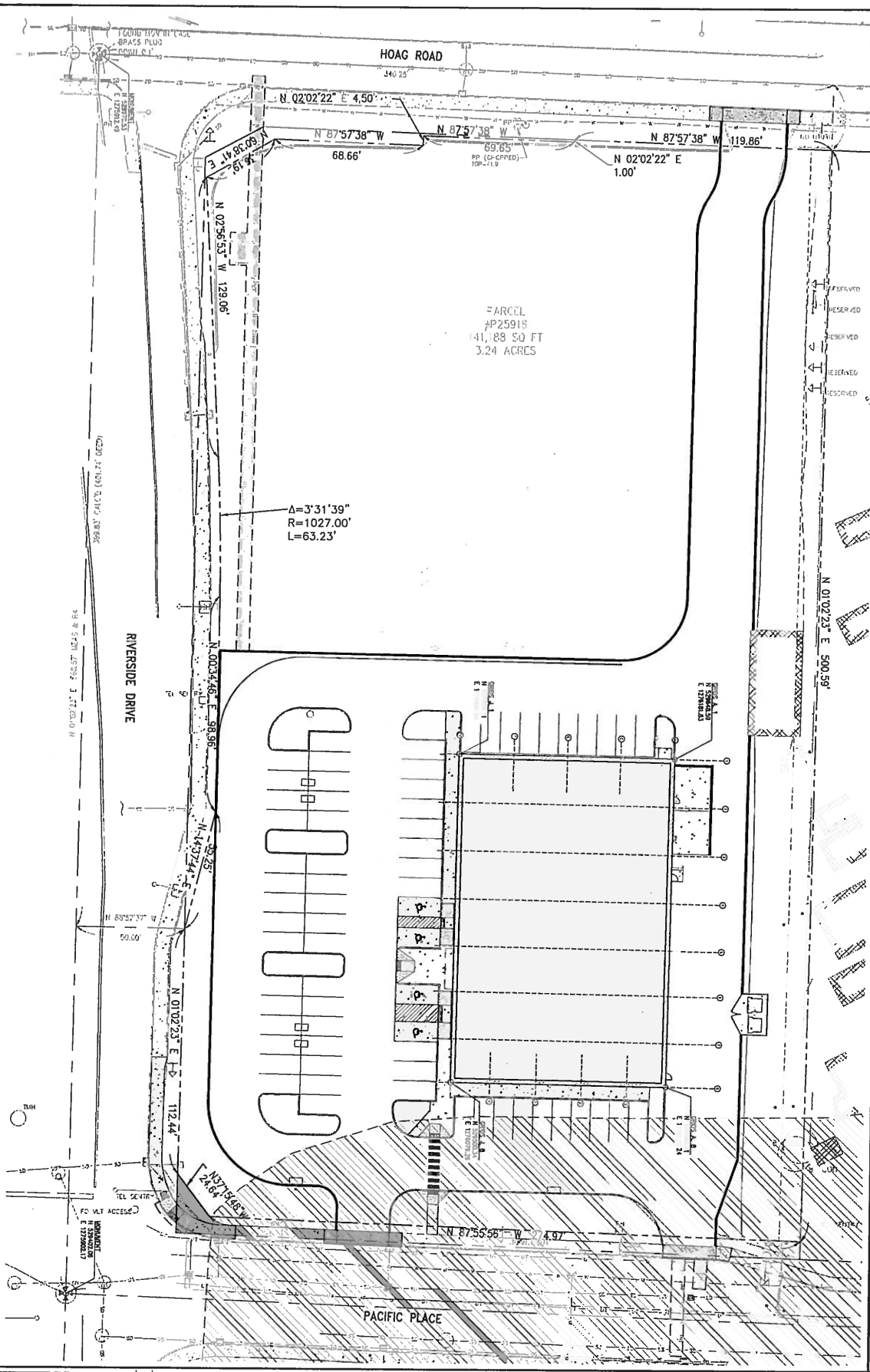
DATE 03/07/17

JOB NO. 16096

CIVIL SITE PLAN

SHEET NO. C-200

Plot Date: 2017-03-07 File Location: O:\0125 Seattle Dir CM\2016\16012 0017 Harbor Freight MV\cmsite\16012-0017 PLN.dwg



DATE	03/07/17
JOB NO.	16096
HORIZONTAL CONTROL PLAN	
SHEET NO.	C-201

#	DATE	TYPE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS

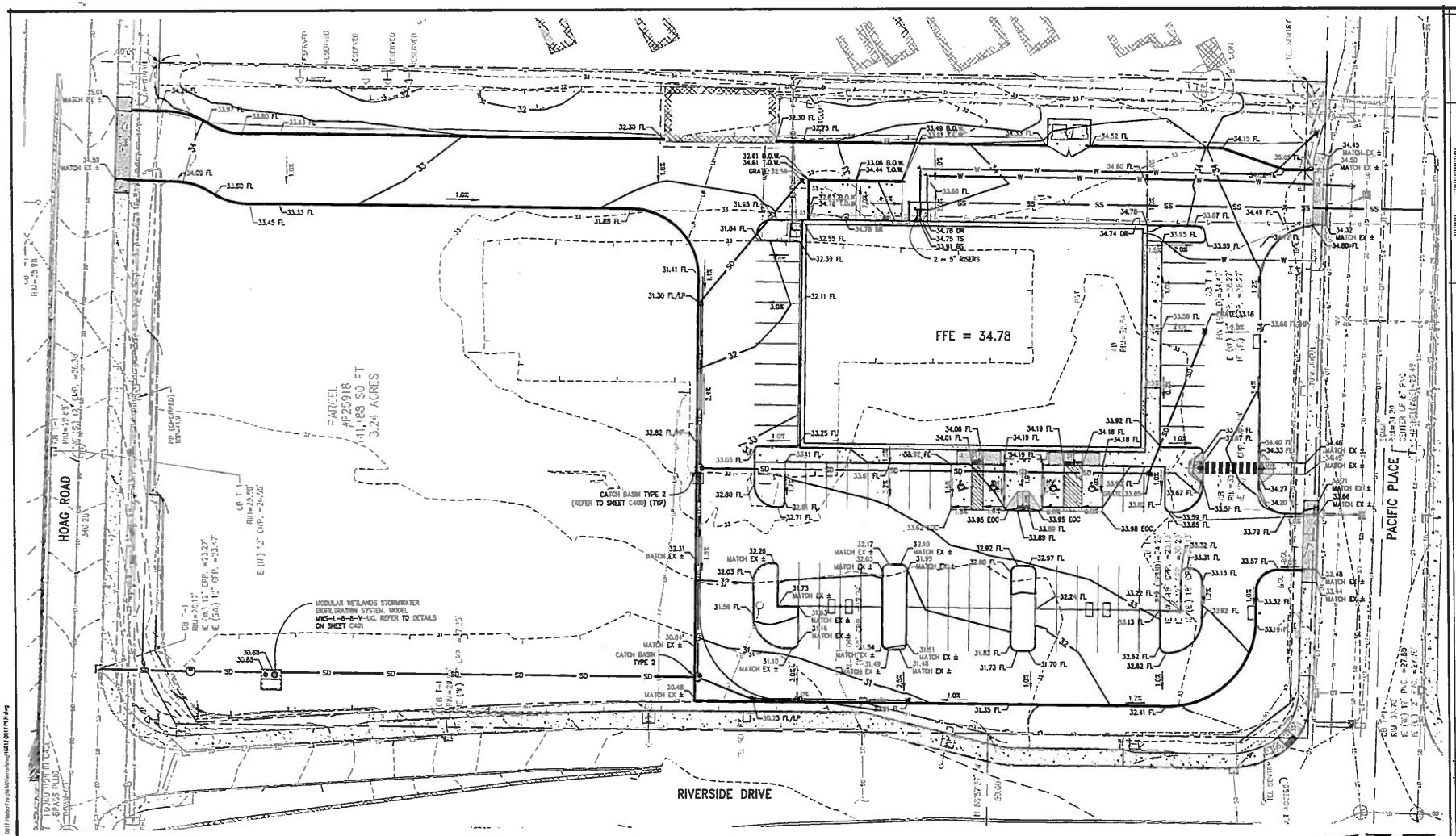
HARBOR FREIGHT TOOLS

2400 RIVERSIDE DRIVE MT. VERNON, WA 98273

This document / instrument of Service / was prepared by ADA Architects, Inc. (ADA) specifically for the referenced project and is not intended for any other use. ADA and other reserved rights, including copyrights. This instrument of Service shall not be used on other projects, for additions to this project or for completion of this project by others, unless written consent. Any unauthorized use of this Instrument of Service shall be at the User's sole risk and without liability to ADA. ADA makes no warranties, express or implied, of fitness for a particular purpose.

ADA ARCHITECTS, INC.
17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4624
www.adaarchitects.cc

DCI ENGINEERS



CONTRACTOR NOTE

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

DCI ENGINEERS
818 STEWART STREET • SUITE 1000
SEATTLE, WASHINGTON 98101
PHONE (206) 268-1800 • FAX (206) 223-0326
WEBSITE: www.dci-engineers.com
CIVIL / STRUCTURAL

ARCHITECTS, INC.
17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4824
www.ARCHITECTS-INC.COM

HARBOR FREIGHT TOOLS

MT. VERNON, WA 98273

2400 RIVERSIDE DRIVE

This document, instrument of service, was prepared by ARA ARCHITECTS, INC. ("ARA") exclusively for and intended solely for the original client. ARA retains all ownership and property rights in this document and other original digitals, including copyrights. This instrument of Service shall not be used on other projects, for additions to this project or for completion of this project by others without ARA's prior written consent. Any reproduction or use of this instrument of Service shall be at the User's sole risk and without liability to ARA. ARA makes no warranties, express or implied, of merchantability and fitness for a particular purpose.

REVISIONS

#	DATE	TYPE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

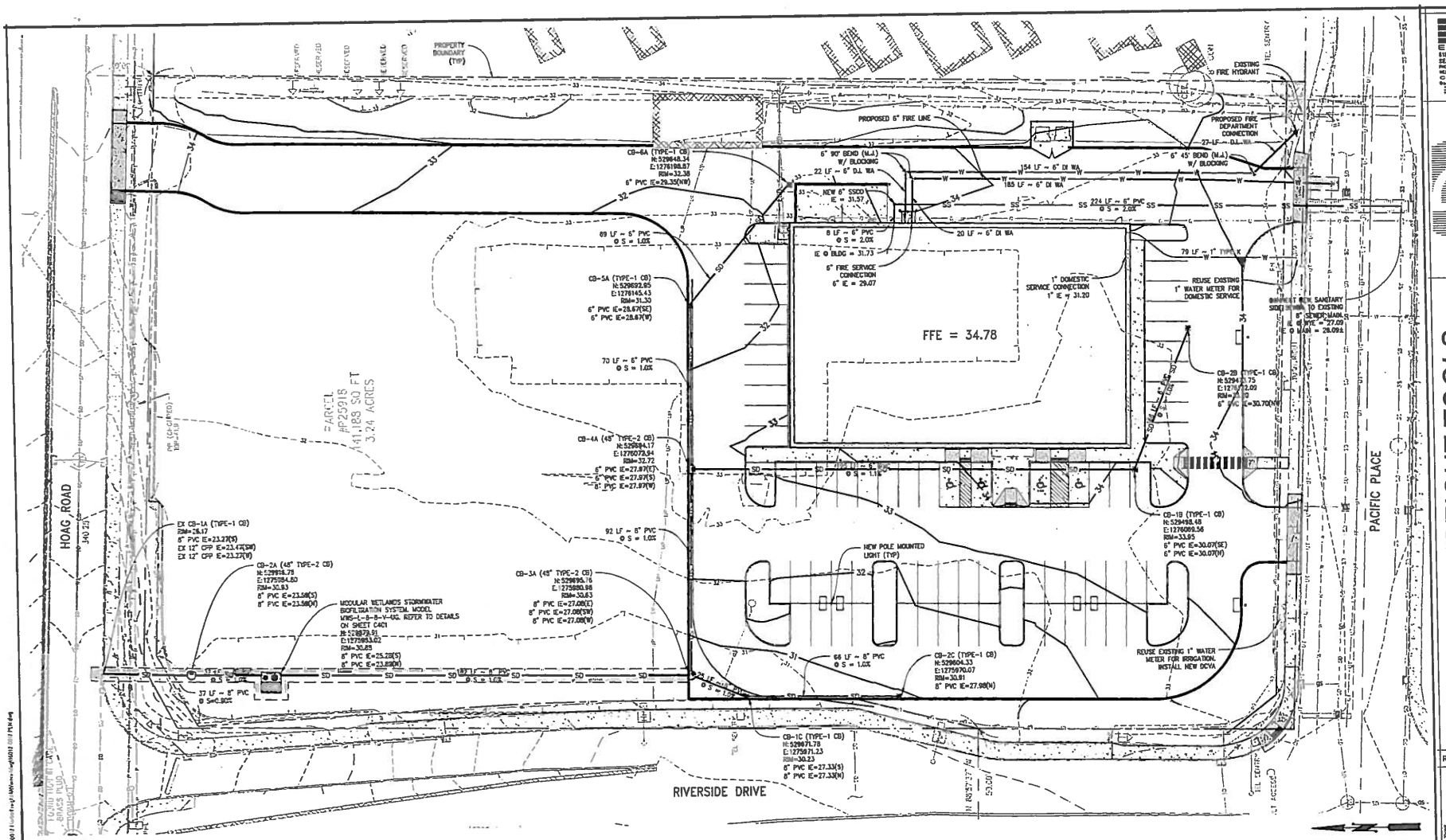
DATE 03/07/17

JOB NO. 16096

GRADING PLAN

SHEET NO. C-300

Plot Date: 03/17/2017 Plot Location: Q:\0100-Seattle-Dci\CAD\16100\16096 Harbor Freight\Plot\16096 Harbor Freight.dwg



CONTRACTOR NOTES

1. ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEY FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THOSE OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION. CONTACT THE UTILITY OWNER/ AGENCY.
2. CONTRACTOR TO SECURE SITE WITH APPROPRIATE CONSTRUCTION FENCING. PROVIDE PEDESTRIAN PROTECTION PLAN PER IBC CHAPTER 33.

CONTRACTOR NOTE

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

DCI ENGINEERS
518 STEWART STREET • SUITE 1000
SEATTLE, WASHINGTON 98101
PHONE: (206) 623-1849 • FAX: (206) 623-4609
WEBSITE: www.dci-engineers.com
CIVIL / STRUCTURAL

ARCHITECTS, INC.
17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4824
www.aldesarchitects.com

HARBOR FREIGHT TOOLS

MT. VERNON, WA 98273

2400 RIVERSIDE DRIVE

Any dimensions, measurements of spaces or areas, specified materials, and other manufactured items, including construction methods, shown on these drawings are approximate and are not guaranteed for any purpose or use. Contractors or Engineers are responsible for verifying all dimensions, measurements of spaces or areas, specified materials, and other manufactured items, including construction methods, shown on these drawings before ordering materials or beginning construction. Any representations made by Aldes Architects, Inc. (AAI) in connection with these drawings are made in good faith and to the best of AAI's knowledge and belief. Such representations are not guaranteed or warranted by AAI. AAI makes no warranties, express or implied, of merchantability or of fitness for a particular purpose.

REVISIONS

	DATE	TYPE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

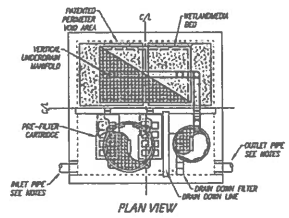
DATE 03/07/17

JOB NO. 16096

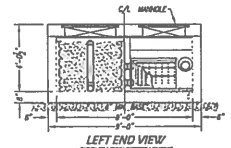
STORM DRAINAGE & UTILITY PLAN

SHEET NO. C-400

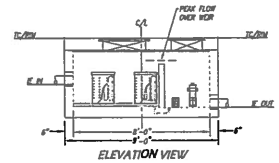
SITE SPECIFIC DATA			
PROJECT NAME		SW SUBSTATION POLE YARD	
PROJECT LOCATION		TACOMA, WA	
STRUCTURE ID			
TREATMENT REQUIRED			
VOLUME BASED (CF)		FLOW BASED (CFS)	
		0.169	
TREATMENT HGL AVAILABLE (FT)			2.50
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE			0.99
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	235.46	PVC	6"
INLET PIPE 2			
OUTLET PIPE	234.87	PVC	6"
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION	238.20		
SURFACE LOAD	H20 DIRECT	H20 DIRECT	H20 DIRECT
FRAME & COVER	4.25"	34"X58" NINGED	24"
WETLANDMEDIA VOLUME (CY)			TBD
WETLANDMEDIA DELIVERY METHOD			TBD
ORIFICE SIZE (DIA. INCHES)			TBD
MAXIMUM PICK WEIGHT (LBS)			TBD
NOTES:			



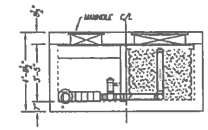
PLAN VIEW



LEFT END VIEW
BIOFILTRATION/PRETREATMENT



ELEVATION VIEW



RIGHT END VIEW
DISCHARGE/BIOFILTRATION

INSTALLATION NOTES

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
2. UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
3. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
4. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES.
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
6. DRIP OR SPRAY IRRIGATION REQUIRED ON ALL UNITS WITH VEGETATION.

GENERAL NOTES

1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS INCLUDING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.

THE VARIOUS DESIGNS AND USE OF PRACTICES BY BMP ARE AS NOTED BY THE REFERENCE OF PROJECT, THE ENGINEER OF RECORD, AND CONTRACTOR. ALL RIGHTS RESERVED INCLUDING THE RIGHT TO REPRODUCE WITHOUT PERMISSION.

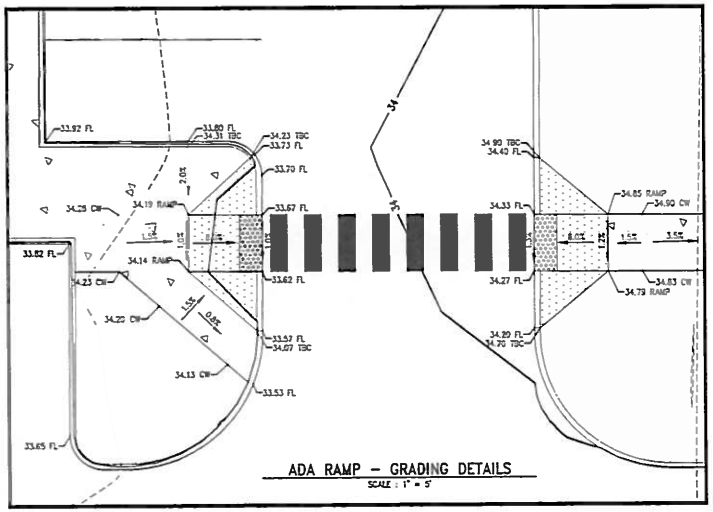
PROPRIETARY AND CONFIDENTIAL

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF AMERICAN WETLANDS SYSTEMS, AND REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF AMERICAN WETLANDS SYSTEMS IS PROHIBITED.

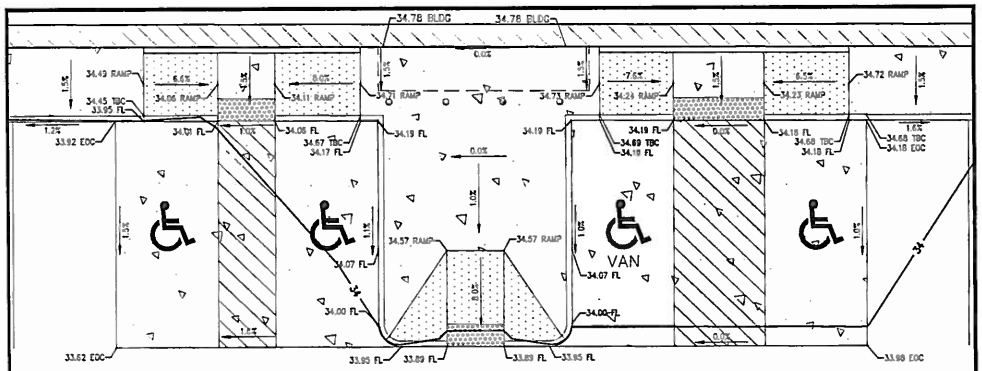
AMERICAN WETLANDS

TREATMENT FLOW (CFS)	0.172
OPERATING HEAD (FT)	2.5
PRETREATMENT LOADING RATE (GPM/SF)	1.54
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0

MWS-L-8-8-V-UG
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL



ADA RAMP – GRADING DETAILS
SCALE : 1" = 5'



FRONT ENTRANCE – GRADING DETAILS
SCALE : 1" = 5'

DCI ENGINEERS
CIVIL / STRUCTURAL

ARCHITECTS, INC.
17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4824
www.jdparchitects.com

HARBOR FREIGHT TOOLS

MT. VERNON, WA 98273

2400 RIVERSIDE DRIVE

REVISIONS

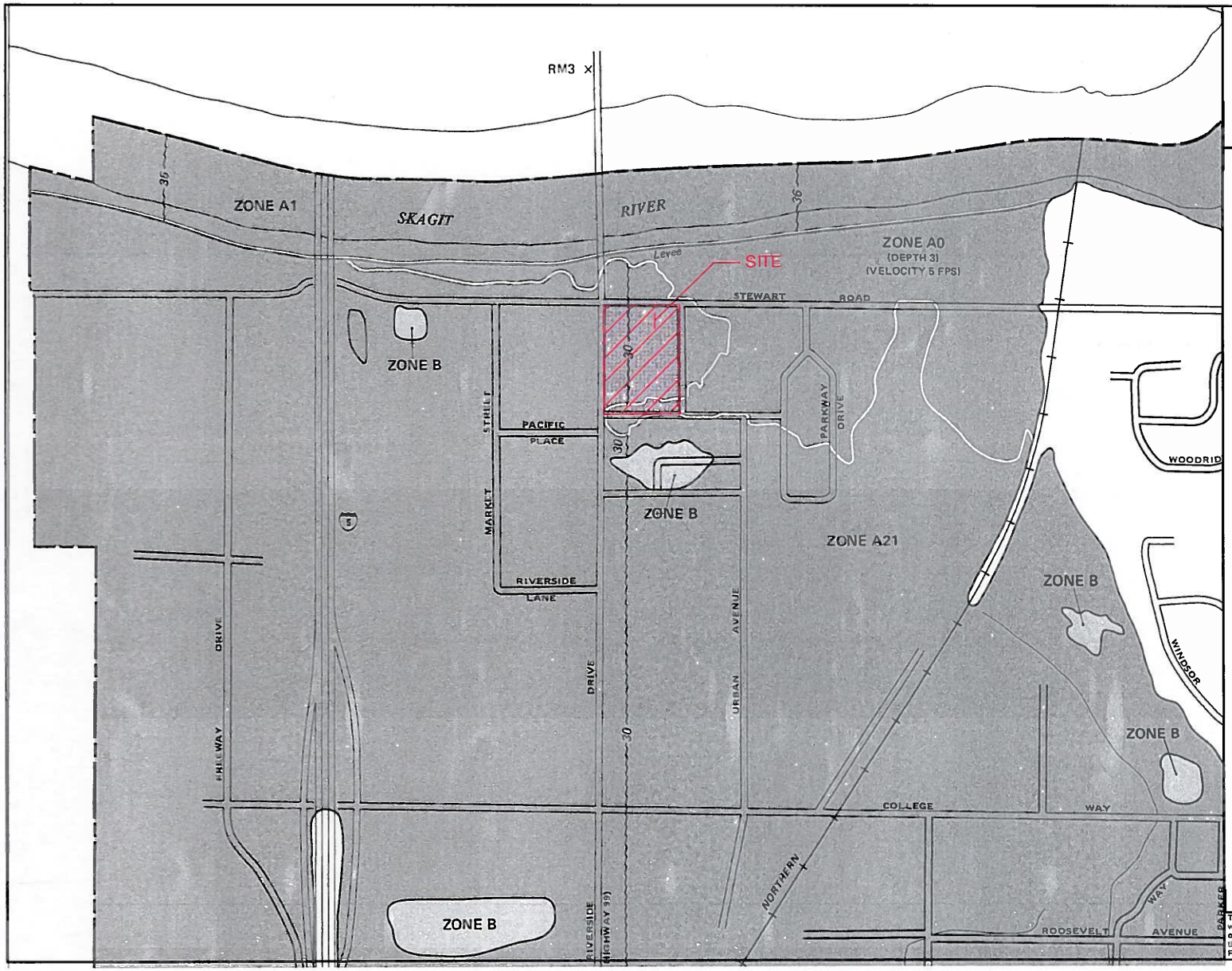
#	DATE	TYPE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE 03/07/17
JOB NO. 16096

NOTES & DETAILS

SHEET NO. C-500

Plot Date: 2017.03.07 File Location: G:\BIDS\Bastian Fix\CAD\2016\1012.0017 Harbor Freight\16MWsamsRing\10012.0017.FKM.dwg



APPROXIMATE SCALE

500 0 500 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
MOUNT VERNON, WASHINGTON
SKAGIT COUNTY

PANEL 1 OF 4
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
530158 0001 B

EFFECTIVE DATE:
JANUARY 3, 1985

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov