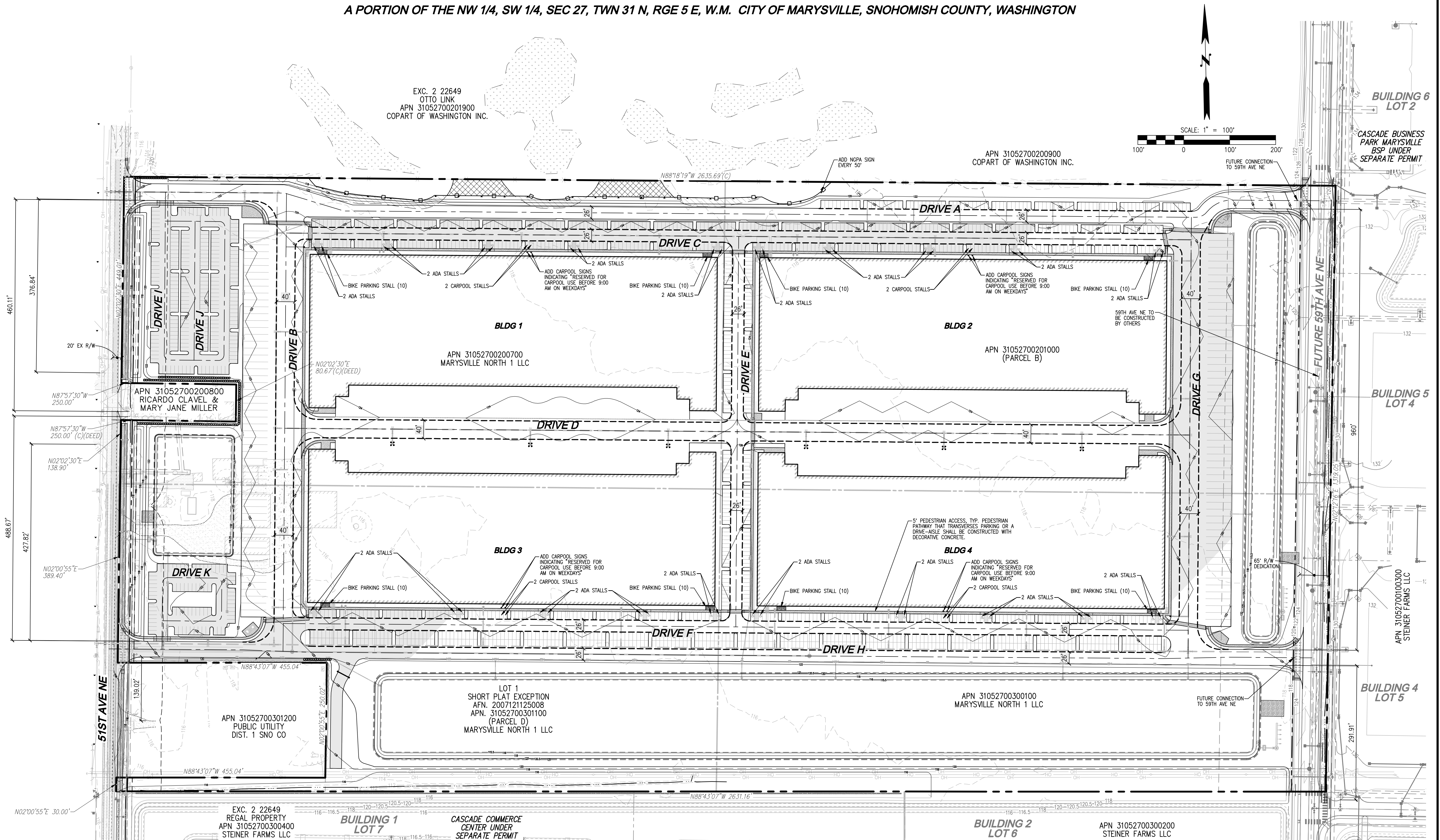


A PORTION OF THE NW 1/4, SW 1/4, SEC 27, TWN 31 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



NO.	DATE	DESCRIPTION
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M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
PRELIMINARY BINDING SITE PLAN

JOHN A. STURTEVANT
PROFESSIONAL ENGINEER
34883

JOB NUMBER: C21170
DRAWING NAME: C21170P-BSP-PL
DESIGNER: JAS
DRAFTING BY: DPN
DATE: 6-30-23
SCALE: 1"=200'
JURISDICTION: CITY OF MARYSVILLE

FILE #: PA23014

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

BSP-01
SHEET 2 OF 43

LEGEND

- STORM PIPE
- TRENCH DRAIN
- SEWER PIPE
- WATER PIPE
- TYPE II CB W/ SOLID LOCKING LID
- TYPE II CB W/ BEEHIVE GRATE
- TYPE I CB
- SSMH
- FIRE HYDRANT
- ROCKERY WALL
- SIGN
- STREET LIGHT APPROXIMATE LOCATION. SNO-PUD TO PROVIDE FINAL LIGHTING DESIGN.

PROJECT INFORMATION

SITE ADDRESS: UNKNOWN
PARCEL NUMBERS: 31052700200700, 31052700201000, 31052700300100, 31052700301100, 3,321,415 SF (76.25 AC)
TOTAL SITE AREA: 3,321,415 SF (76.25 AC)
EXISTING ZONING: LIGHT INDUSTRIAL
PROPOSED ZONING: LIGHT INDUSTRIAL
COMPREHENSIVE PLAN DESIGNATION: LIGHT INDUSTRIAL
PRESENT USE: AGRICULTURAL/RESIDENTIAL
PROPOSED USE: LIGHT INDUSTRIAL

UTILITIES / SURVEYORS:

WATER: CITY OF MARYSVILLE
SEWER: CITY OF MARYSVILLE
POWER: SNOHOMISH COUNTY PUD NO.1
NATURAL GAS: PSE
SCHOOL DISTRICT: ARLINGTON SCHOOL DISTRICT 16
FIRE DISTRICT: MARYSVILLE FIRE DISTRICT

EARTHWORK QUANTITIES

CUT: 6,945 CY
FILL: 764,846 CY
STRIPPINGS: 112,693 CY
DISTURBED AREA: 3,042,254 SF (69.84 AC)

IMPERVIOUS AREA QUANTITIES

SITE AREA: 3,321,415 SF (76.25 AC)
PROPOSED IMPERVIOUS: 2,161,273 SF (49.61 AC)
MAX IMPERVIOUS COVERAGE: 2,823,203 SF (64.81 AC) 85%
ROAD: 1,086,822 SF (24.95 AC)
ROOF: 1,036,728 SF (23.80 AC)
SIDEWALK: 37,723 SF (0.86 AC)

IBC TABLE 1106.1

TOTAL PARKING SPACES PROVIDED IN PARKING FACILITIES	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1,000	2% OF TOTAL
1,001 AND OVER	20, PLUS ONE FOR EACH 100, OR FRACTION THEREOF, OVER 1,000

PARKING CALCULATIONS

GROSS FLOOR AREA	1,035,560 SF
REQUIRED PARKING STALLS*	1,381(1,035,560 SF/750 SF)
PROVIDED PARKING STALLS	1,503
REQUIRED CARPOOL STALLS**	5
PROVIDED CARPOOL STALLS	8
REQUIRED ADA STALLS***	35 (20 + PROPOSED PARKING STALLS x 0.01)
PROVIDED ADA STALLS	40
REQUIRED BICYCLE STALLS****	70 (5% OF SITE PARKING) (BICYCLE STALL - 2'x6')
PROVIDED BICYCLE STALLS	80

*PER 22C.130.030 TABLE 1: MANUFACTURING & INDUSTRIAL REQUIREMENTS - 1 STALL PER 750 SF GFA PLUS OFFICE SPACE REQUIREMENTS
**PER 22C.130.030(3): 5 SPACES OR 5% OF PARKING SITE, WHICHEVER LESS
***PER IBC TABLE 1106.1
****PER 22C.130.060 (1(A)): 5% OF THE NUMBER OF REQUIRED SPOTS

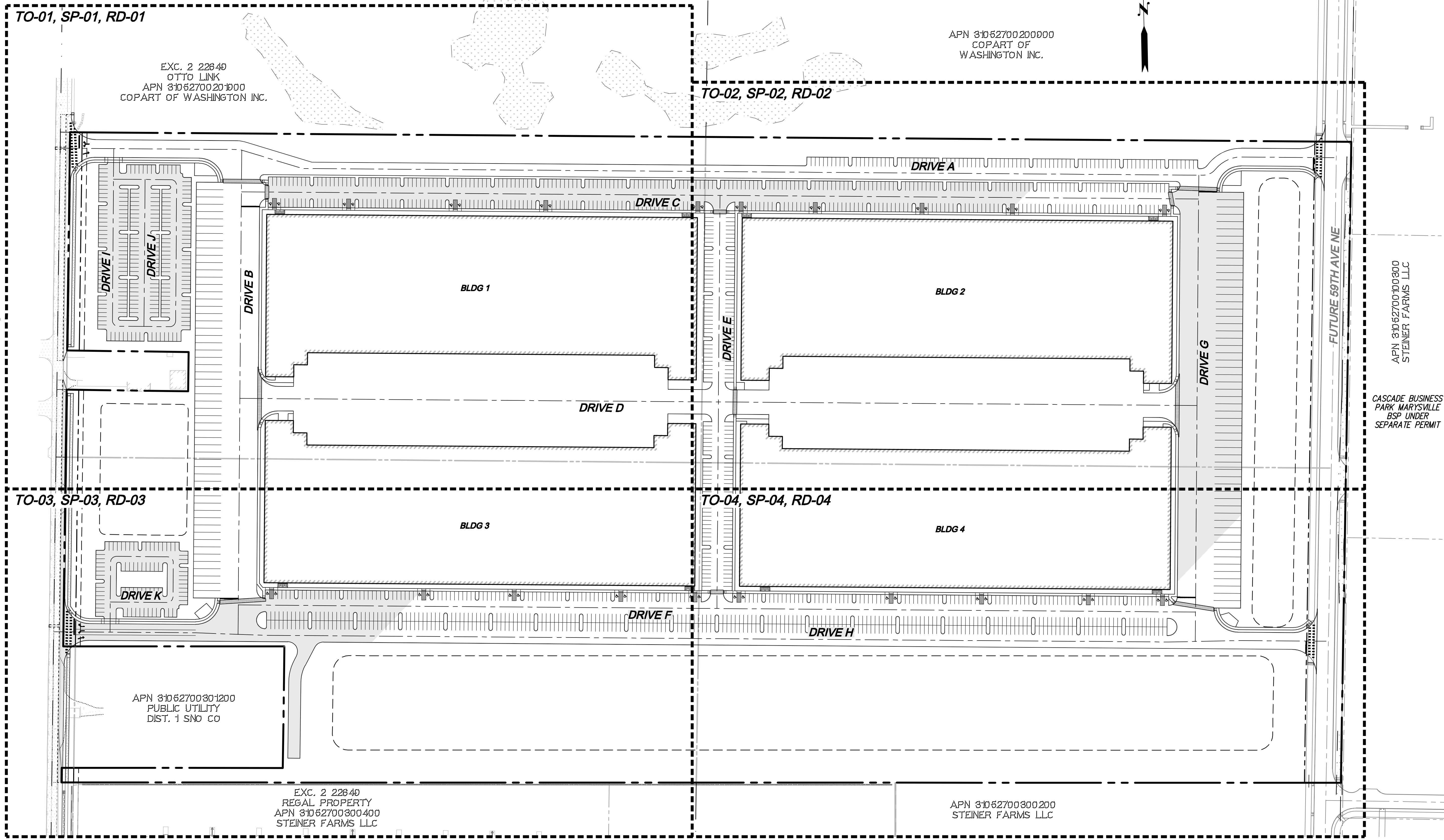
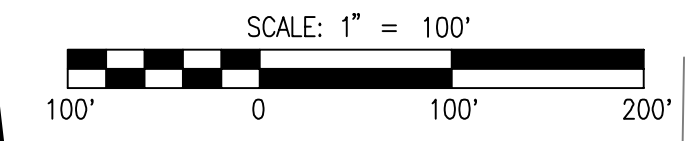
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APN 31052700200800
RICARDO
CLAVEL &
MARY JANE
MILLER

EXC. 2 22840
OTTO LINK
APN 31052700201000
COPART OF WASHINGTON INC.

APN 31052700200900
COPART OF
WASHINGTON INC.

APN 31052700100300
STEINER FARMS LLC

CASCADE BUSINESS
PARK MARYSVILLE
BSP UNDER
SEPARATE PERMIT

APN 31052700301200
PUBLIC UTILITY
DIST. 1 SNO CO

EXC. 2 22640
REGAL PROPERTY
APN 31052700300400
STEINER FARMS LLC

APN 31052700300200
STEINER FARMS LLC

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M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
SHEET INDEX



JOB NUMBER: C21170
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JURISDICTION: CITY OF MARYSVILLE

IDX-01
SHEET 3 OF 43

FILE #: PA23014



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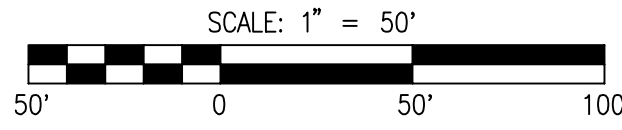
A PORTION OF THE NW 1/4, SW 1/4, SEC 27, TWN 31 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

SPECIAL EXCEPTIONS

- RIGHT TO ENTER SAID PREMISES TO CUT DOWN ALL TREES DANGEROUS TO THE OPERATION OF THE MARYSVILLE AND NORTHERN RAILROAD RIGHT OF WAY AS CONTAINED IN INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 97421 AND 97708 (200' EASEMENT, AS WELL AS CONVEYANCE SHOWN ON EAST LINE OF PARCEL B).
- DRAINAGE DITCH AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: RECORDING NO.: 226649 (AGREEMENT TO MAINTAIN DITCHES-NOT PLOTTABLE)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUBLIC UTILITY DISTRICT NO 1 OF SNOHOMISH COUNTY AND GENERAL TELEPHONE CO OF THE NORTHWEST, INC
PURPOSE: A SINGLE LINE OF POLES AND/OR STRUCTURES WITH NECESSARY BRACES, GUYS AND ANCHORS
RECORDING NO.: 1990898 (BLANKET EASEMENT OVER PARCEL A-NOT PLOTTABLE)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF MARYSVILLE, WASHINGTON, A MUNICIPAL CORPORATION
PURPOSE: SEWER PIPELINE
RECORDING NO.: 2091334 (AS SHOWN ON PARCEL D)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUBLIC UTILITY DISTRICT NO 1 OF SNOHOMISH COUNTY PURPOSE: ELECTRIC DISTRIBUTION LINE FACILITIES CONSISTING OF POLES AND/OR STRUCTURES AND/OR UG FACILITIES, OR COMBINATIONS THEREOF
RECORDING NO.: 9005110536 (BLANKET EASEMENT-APPROXIMATELY AS SHOWN PER SKETCH AND FACILITIES ON PARCEL A) AFFECTS: PORTION OF SAID PREMISES
- HEALTH OFFICER'S ORDER NO. 02-90: CLANDESTINE DRUG LABORATORY, INCLUDING THE TERMS AND PROVISIONS THEREOF:
RECORDING DATE: SEPTEMBER 26, 2002
RECORDING NO.: 200209260702 (NOT PLOTTABLE-AFFECTS PARCELS A AND D)
AMENDED HEALTH OFFICER'S ORDER NO. 02-90 RECORDED UNDER RECORDING NUMBER 200805080590 (NOT PLOTTABLE)
PARTIAL REVISION OF HEALTH OFFICER'S ORDER NO. 02-90 RECORDED UNDER RECORDING NUMBER 200805200345 (NOT PLOTTABLE-STILL AFFECTS PARCEL A)
- COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS ON CITY OF MARYSVILLE SHORT PLAT:
RECORDING NO.: 200712125008 (NO PLOTTABLE EASEMENT)
- HEALTH OFFICER'S ORDER NO. 08-074 - ORDER PROHIBITING USE AND REQUIRING DECONTAMINATION OF CONTAMINATED PROPERTY, INCLUDING THE TERMS AND PROVISIONS THEREOF:
RECORDING NO.: 200807160351 (NOT PLOTTABLE- AFFECTS PARCEL A)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
PURPOSE: HIGH-VOLTAGE DISTRIBUTION LINE AND FACILITIES
RECORDING NO.: 201002230776 (AS SHOWN ON PARCELS C AND D)
SAID EASEMENT IS A RE-RECORDING OF EASEMENT RECORDED UNDER RECORDING NUMBER 200906170737.
- RIGHTS OF THE PUBLIC TO THAT PORTION OF 51ST AVENUE NORTHEAST, AKA SHOULTES ROAD THAT HAS NOT BEEN CONVEYED TO THE COUNTY.
20. TAX, FINANCIAL AND GENERAL EXCEPTIONS NOT APPLICABLE TO BE SHOWN ON THIS SURVEY

EXC. 2 22649 APN 3105270020100
OTTO LINK COPART OF WASHINGTON INC.

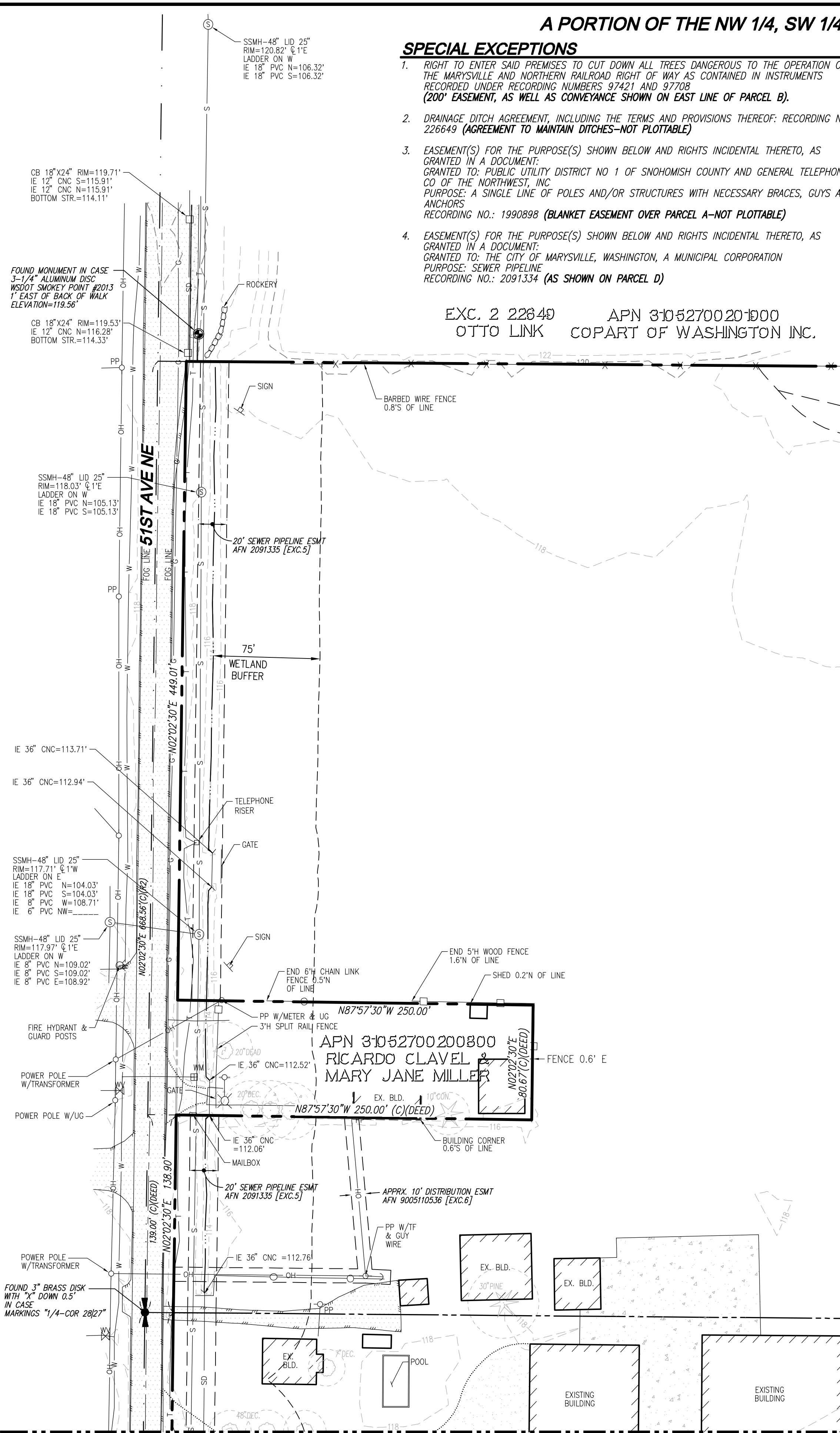
APN 31052700200700
MARYSVILLE NORTH 1 LLC



REFERENCE LINE
SEE SHEET TO-02

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DISCLAIMER
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LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS	EXISTING SYMBOLS	EXISTING SYMBOLS	ABBREVIATIONS	ABBREVIATIONS	ABBREVIATIONS
SECTION CORNER (AS NOTED)	SANITARY SEWER MANHOLE	ROCKERY	CB	IE	SD
SURVEY MONUMENT (AS NOTED)	FIRE HYDRANT	DECIDUOUS TREE	?	LOPE	SS
FOUND REBAR/CAP (AS NOTED)	WATER METER	CONIFEROUS TREE	CMP	?	SSMH
POWER POLE	WATER VALVE		CP	PP	SWPE
POWER VAULT	STORM CATCH BASIN		EL	EL	TYP
GUY POLE	CULVERT		EXIST.	R/W	TBR
			?	STA	

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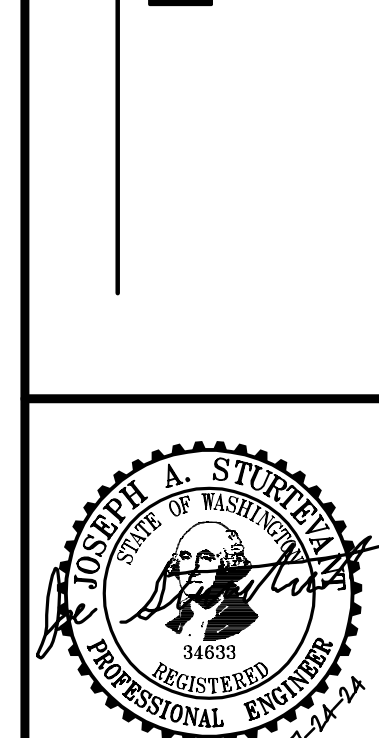
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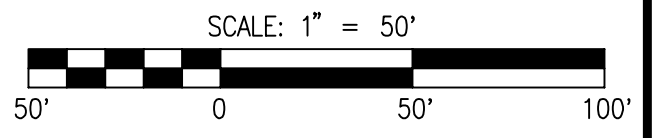
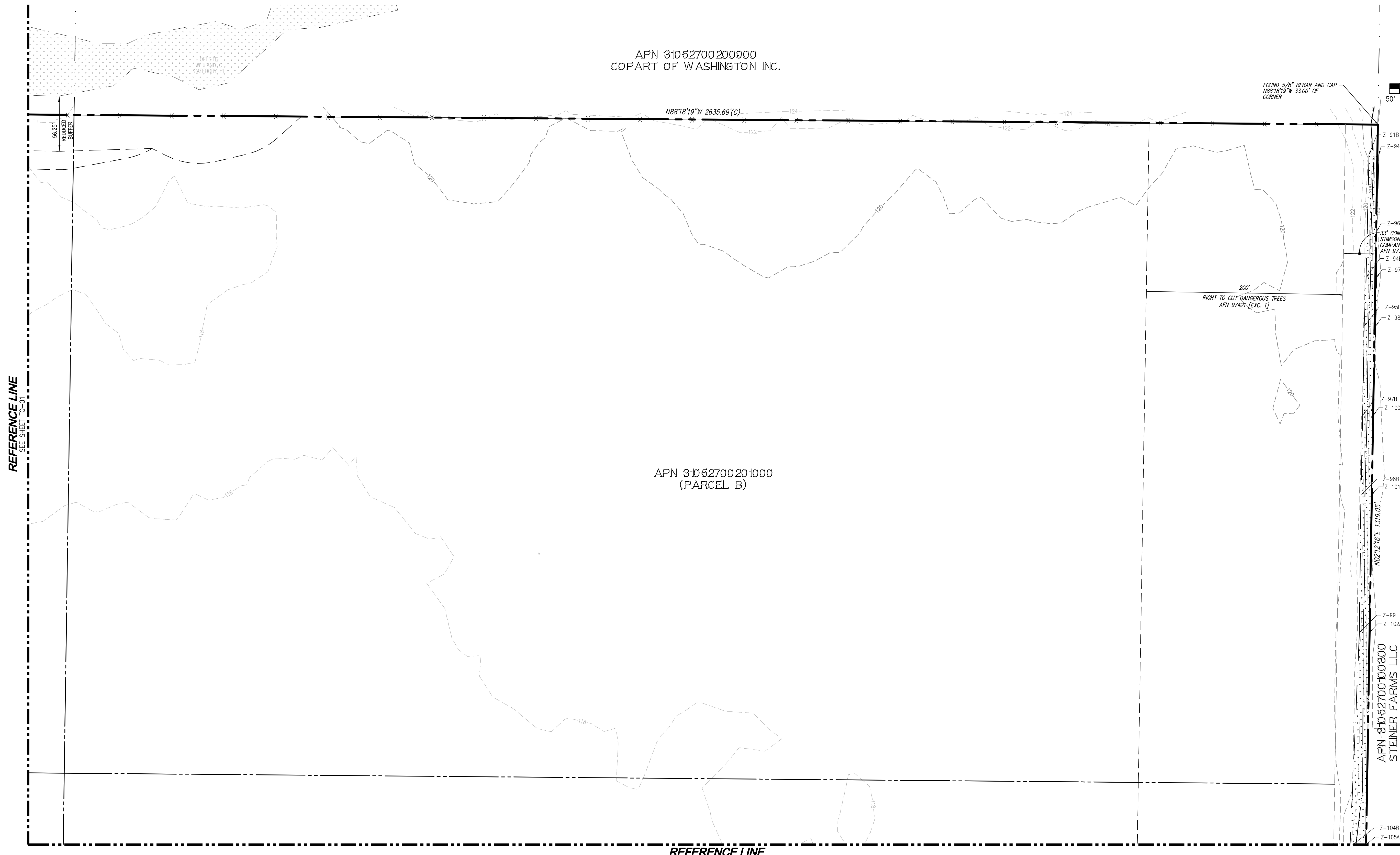
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M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
EXISTING CONDITIONS MAP



JOB NUMBER:	C21170
DRAWING NAME:	C21170P-TO-PL
DESIGNER:	JAS
DRAFTING BY:	DPN
DATE:	6-30-23
SCALE:	1"=50'
JURISDICTION:	CITY OF MARYSVILLE

A PORTION OF THE NW 1/4, SW 1/4, SEC 27, TWN 31 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



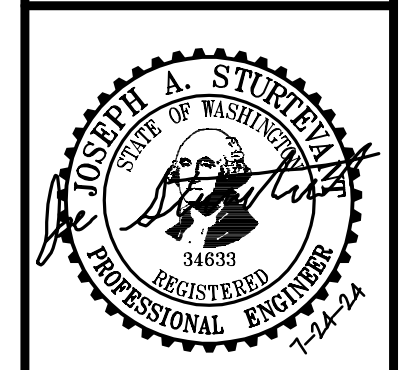
REFERENCE LINE
SEE SHEET TO-01

REFERENCE LINE
SEE SHEET TO-04

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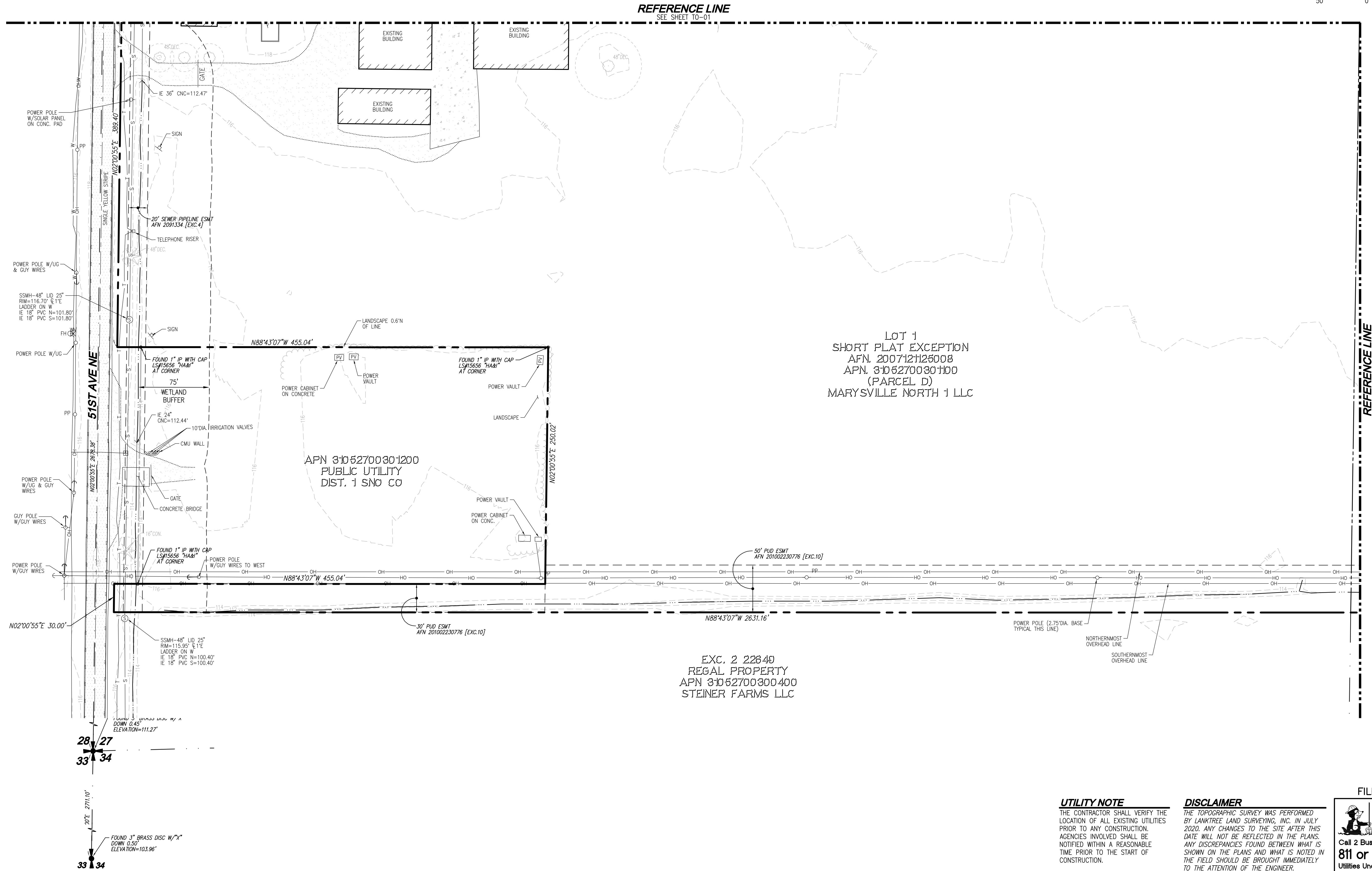
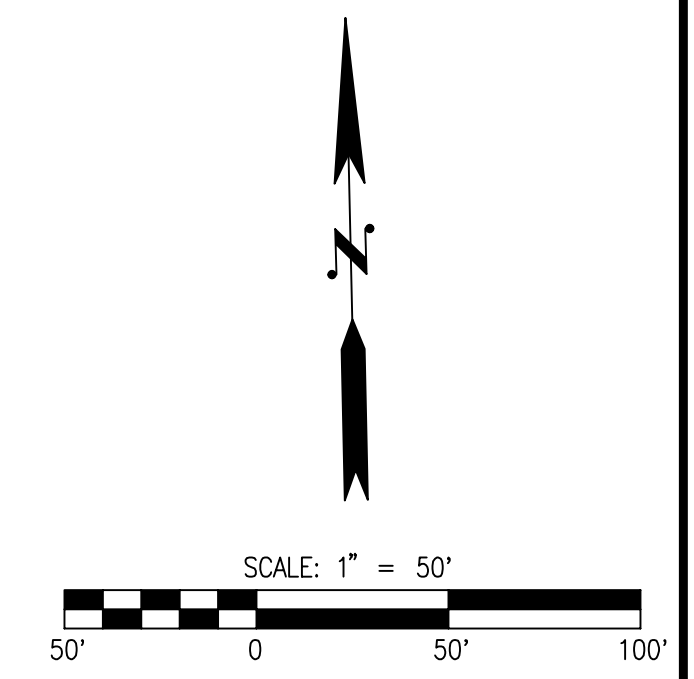
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Drawing: P:\cvt\2023\C21-170 M-51 - Early Offer and Grade Permit\Drawings\Preliminary\BSP\C21170P-TO-PL.dwg Plotted: Jul 24, 2024 - 2:18pm

A PORTION OF THE NW 1/4, SW 1/4, SEC 27, TWN 31 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



REFERENCE LINE
SEE SHEET TO-01

REFERENCE LINE
SEE SHEET TO-04

LOT 1
SHORT PLAT EXCEPTION
APN. 200712126008
APN. 31052700301100
(PARCEL D)
MARYSVILLE NORTH 1 LLC

APN 31052700301200
PUBLIC UTILITY
DIST. 1 SNO CO

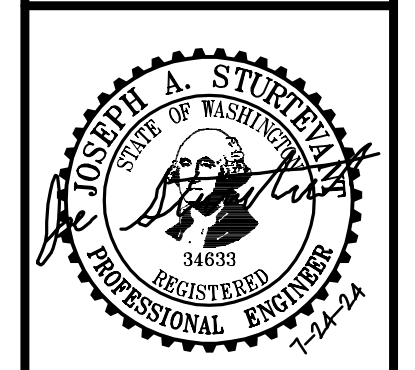
EXC. 2 22840
REGAL PROPERTY
APN 31052700300400
STEINER FARMS LLC

Drawing: P:\cadd\2023\23-170 M-51 - Early Clear and Grade Permit\Drawings\Preliminary\BSP\231709-10-PL.dwg Plotted: Jul 24, 2024 - 2:19pm

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M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
 EXISTING CONDITIONS MAP



JOB NUMBER: C21170
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 DRAFTING BY: DPN
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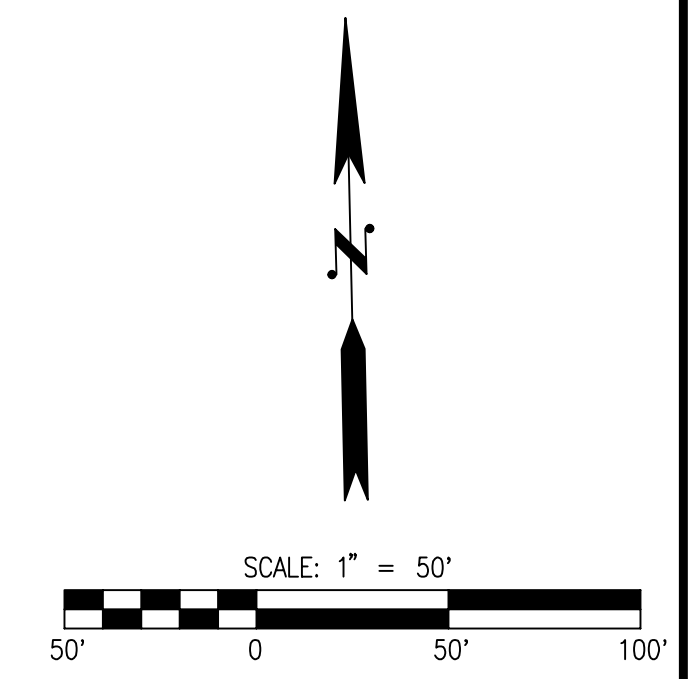
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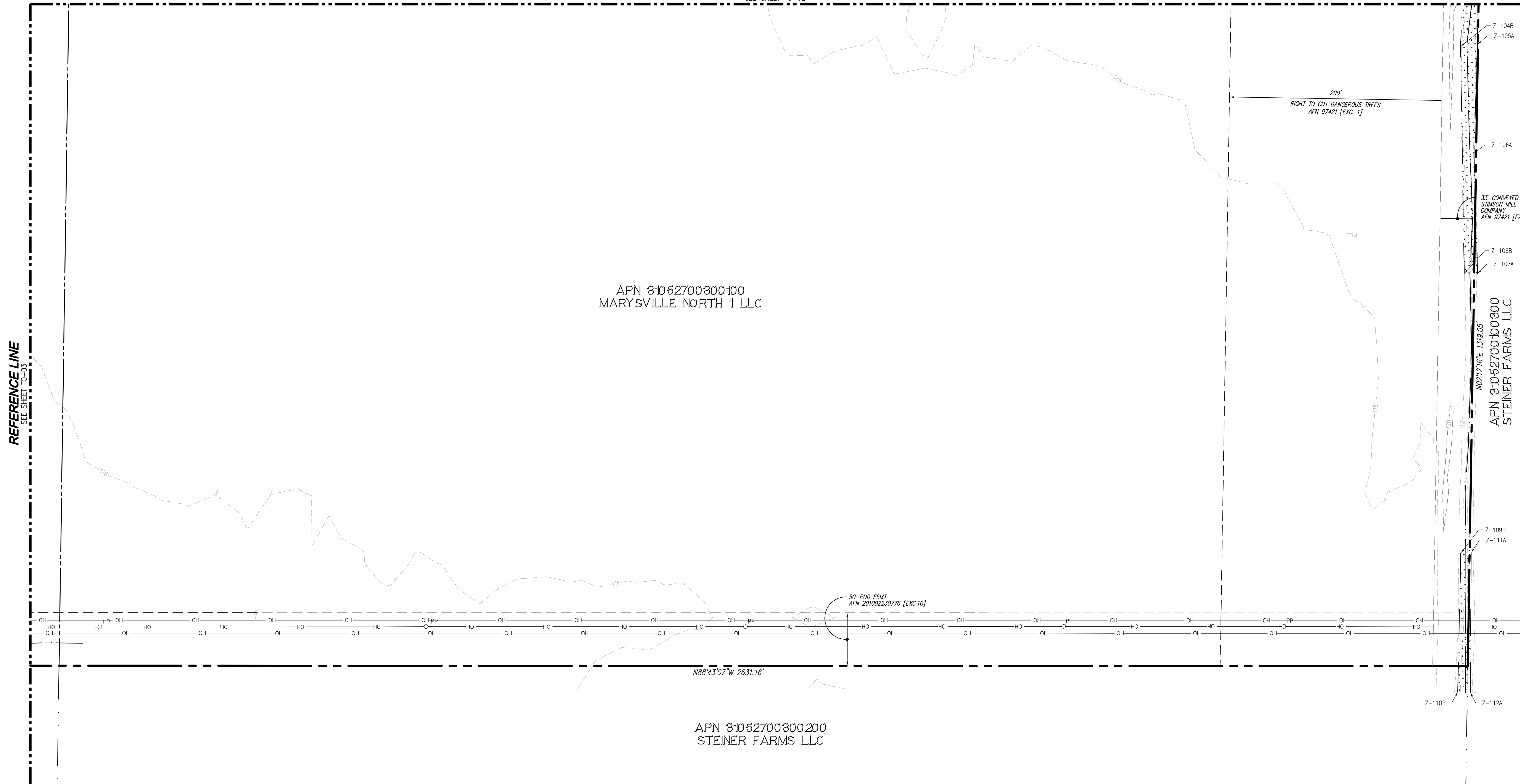
REFERENCE LINE
SEE SHEET TO-02

REFERENCE LINE
SEE SHEET TO-03

APN 31052700300100
MARYSVILLE NORTH 1 LLC

APN 31052700100300
STEINER FARMS LLC

APN 31052700300200
STEINER FARMS LLC



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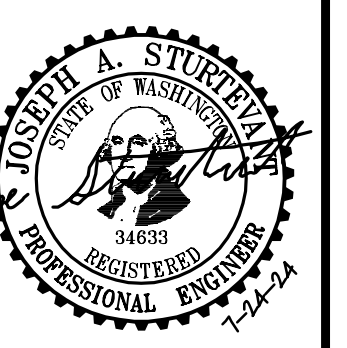


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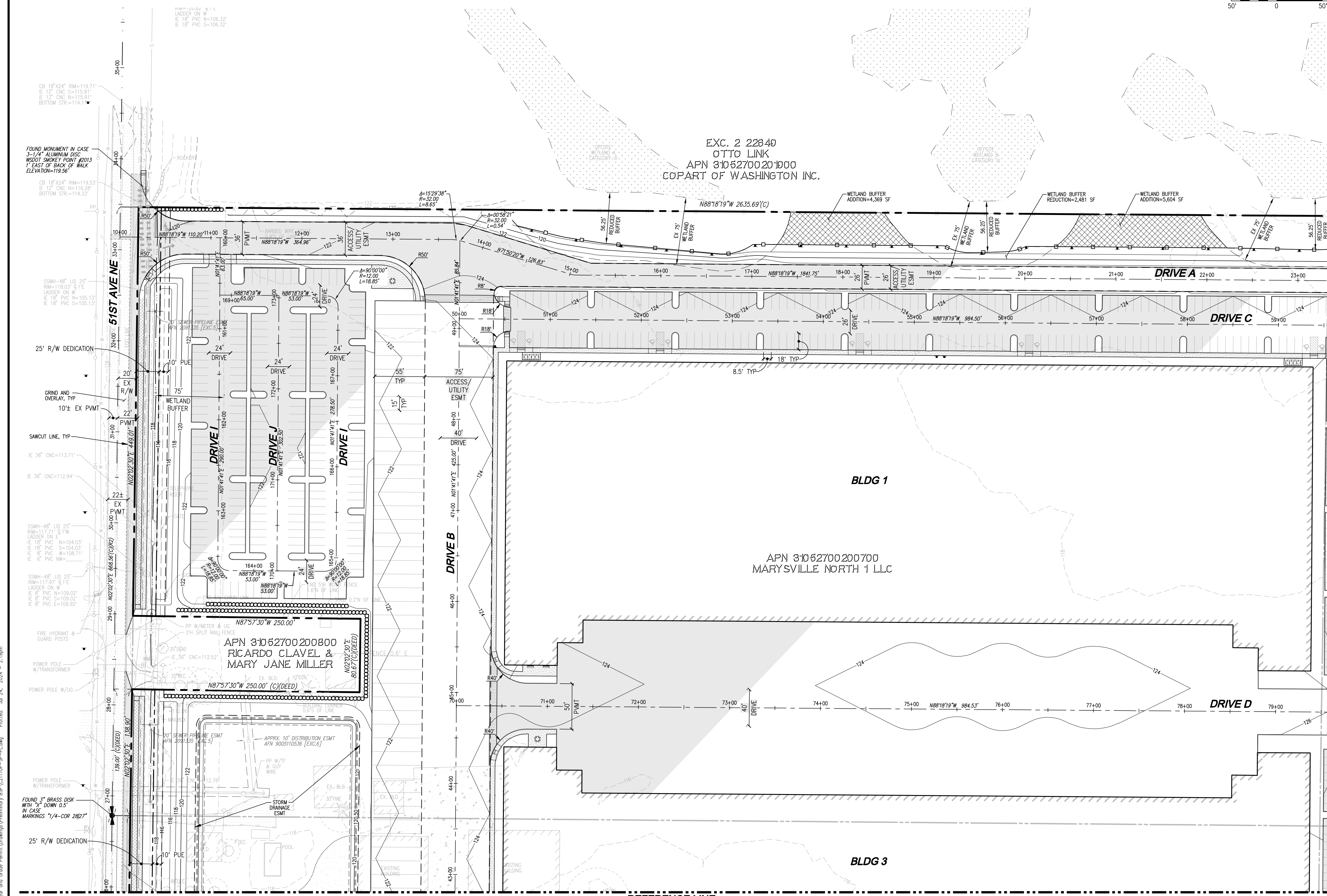
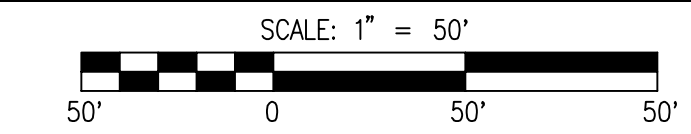
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TO-04
SHEET 7 OF 43

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LEGEND

- STORM PIPE
- DRAIN LINE
- TRENCH DRAIN
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- ROCKERY WALL
- SIGN

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M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
 PRELIMINARY SITE PLAN



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REFERENCE LINE
 SEE SHEET SP-03

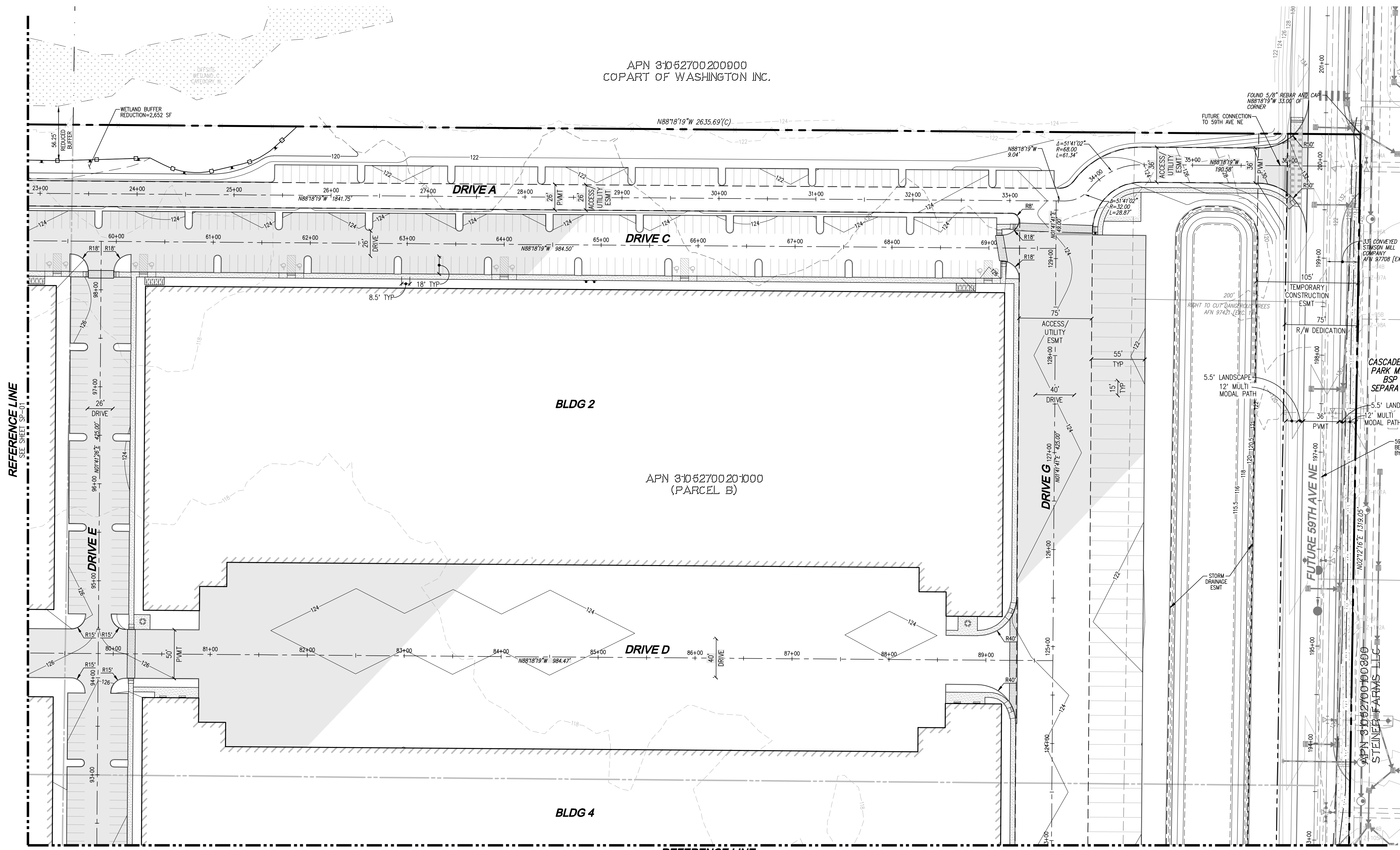
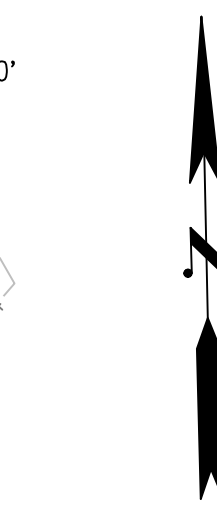
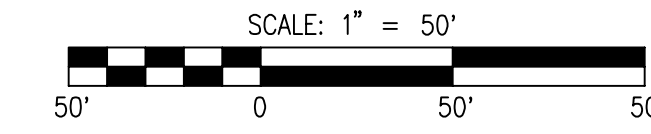
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DISCLAIMER
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FILE #: PA23014

Call 2 Business Days Before You Dig
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 Utilities Underground Location Center

A PORTION OF THE NW 1/4, SW 1/4, SEC 27, TWN 31 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



LEGEND

	STORM PIPE
	DRAIN LINE
	TRENCH DRAIN
	SEWER PIPE
	WATER PIPE
	BIOSWALE
	ROCKERY WALL
	SIGN

APN 3105270020000
COPART OF WASHINGTON INC.

APN 3105270020100
(PARCEL B)

CASCADE BUSINESS PARK MARYSVILLE
BSP UNDER SEPARATE PERMIT

APN 31052700400800
STEINER FARMS-LLC

REFERENCE LINE
SEE SHEET SP-01

REFERENCE LINE
SEE SHEET SP-04

REVISIONS

NO.	DATE	DESCRIPTION
1	4-19-24	REVISED PER CITY OF MARYSVILLE TECHNICAL REVIEW #1
2	7-24-24	REVISED PER REVIEW COMMENTS DATED 5-24-24

LDC
Woodinville
20210 142nd Avenue NE 1851 Central Pl. S., #101
Woodinville, WA 98072
T 425.806.1869 www.LDCcorp.com F 425.482.2893

M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
PRELIMINARY SITE PLAN



JOB NUMBER: C21170
DRAWING NAME: C21170P-SP-PL
DESIGNER: JAS
DRAFTING BY: DPN
DATE: 6-30-23
SCALE: 1"=50'
JURISDICTION: CITY OF MARYSVILLE

FILE #: PA23014

UTILITY NOTE

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DISCLAIMER

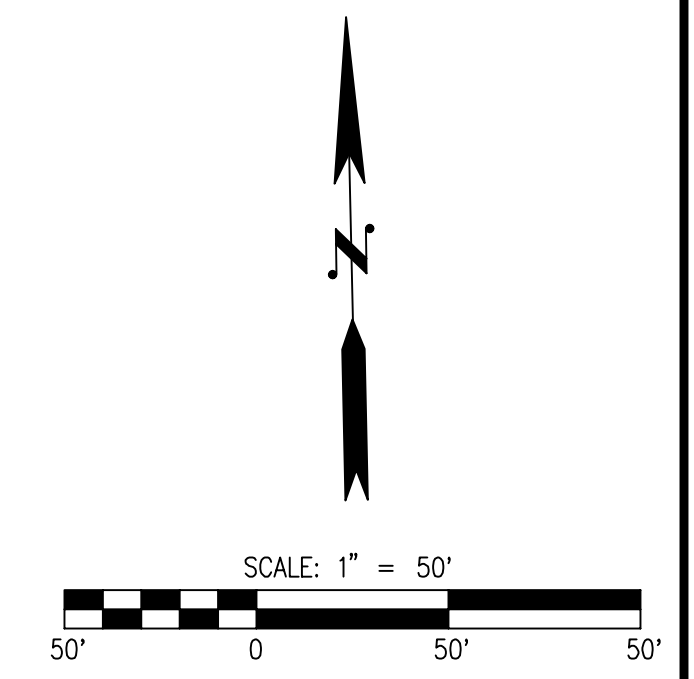
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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

SP-02
SHEET 9 OF 43

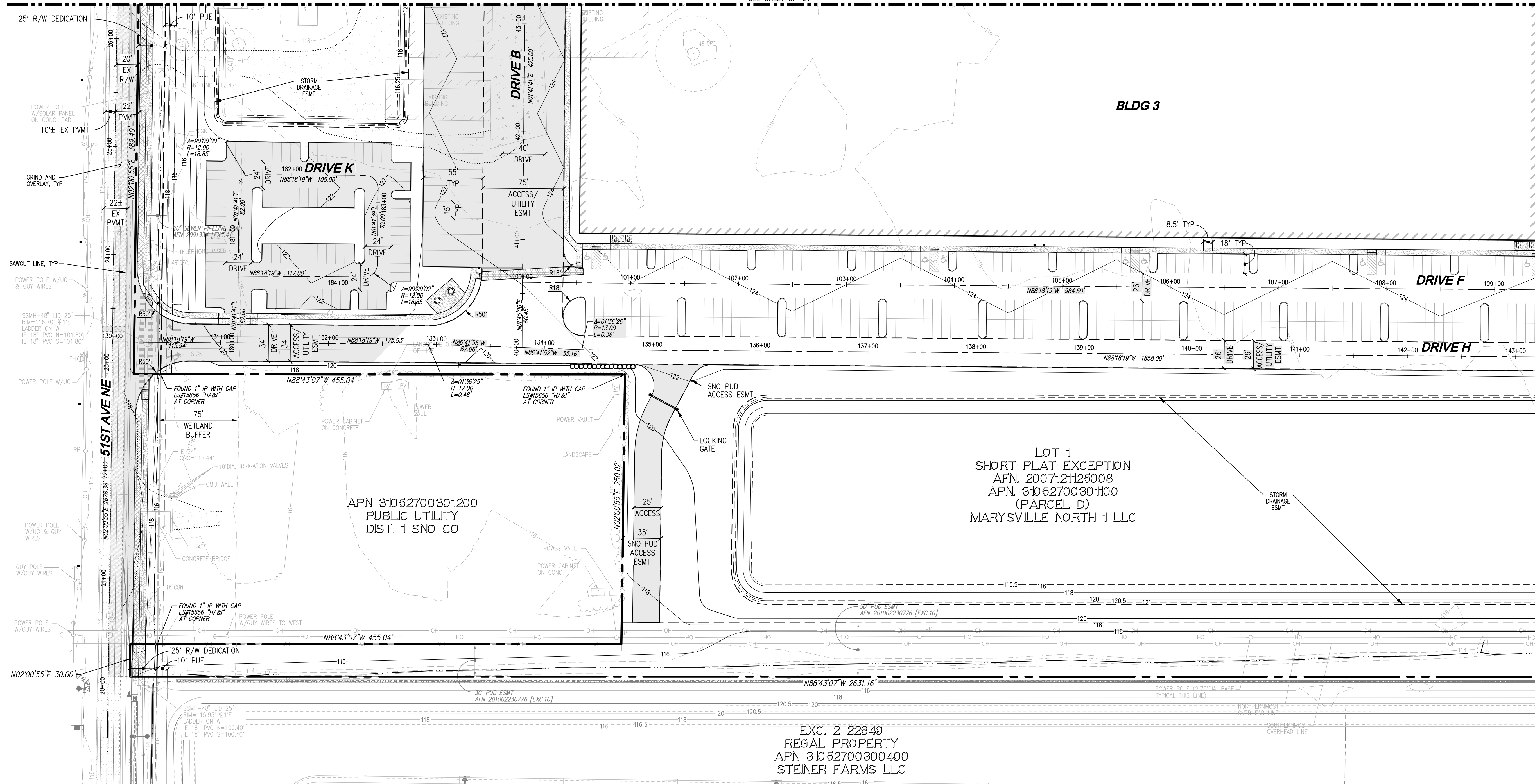
A PORTION OF THE NW 1/4, SW 1/4, SEC 27, TWN 31 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



REFERENCE LINE
SEE SHEET SP-01

LEGEND

	STORM PIPE
	DRAIN LINE
	TRENCH DRAIN
	SEWER PIPE
	WATER PIPE
	BIOSWALE
	ROCKERY WALL SIGN



APN 31052700301200
PUBLIC UTILITY
DIST. 1 SNO CO

LOT 1
SHORT PLAT EXCEPTION
AFN. 2007121125008
APN. 31052700301100
(PARCEL D)
MARYSVILLE NORTH 1 LLC

EXC. 2 2284D
REGAL PROPERTY
APN 31052700300400
STEINER FARMS LLC

28 27
33 34

UTILITY NOTE
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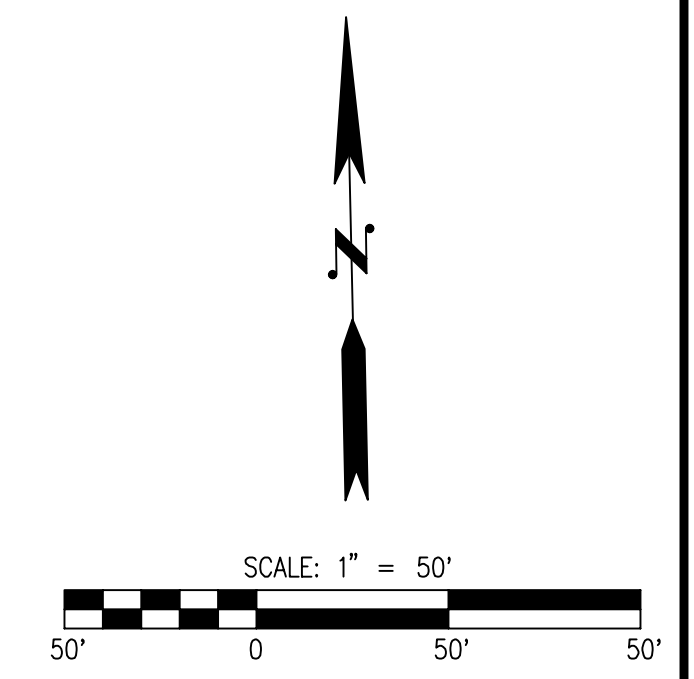
M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
PRELIMINARY SITE PLAN



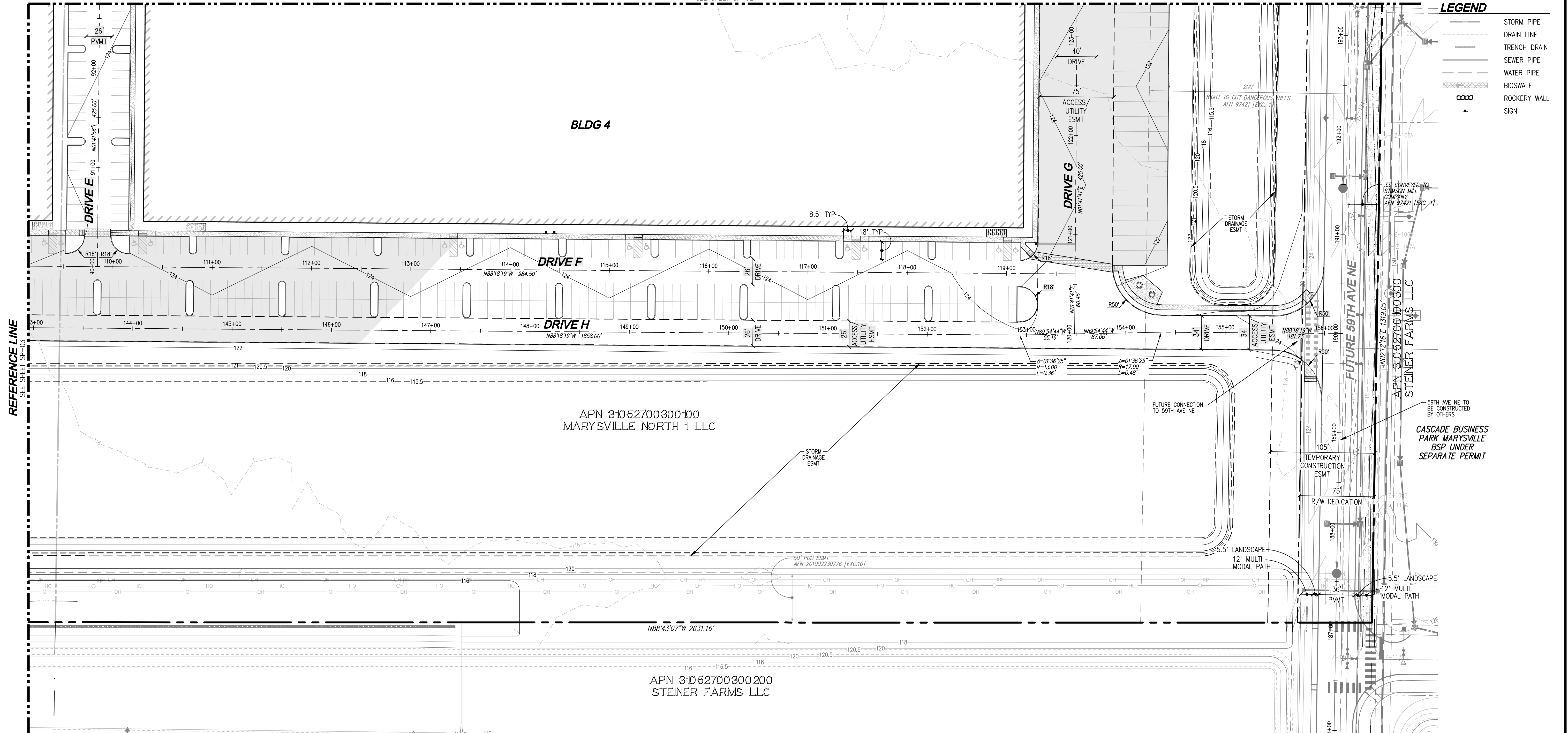
JOB NUMBER: C21170
DRAWING NAME: C21170P-SP-PL
DESIGNER: JAS
DRAFTING BY: DPN
DATE: 6-30-23
SCALE: 1"=50'
JURISDICTION: CITY OF MARYSVILLE

SP-03
SHEET 10 OF 43

A PORTION OF THE NW 1/4, SW 1/4, SEC 27, TWN 31 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



REFERENCE LINE
SEE SHEET SP-02



LEGEND

	STORM PIPE
	DRAIN LINE
	TRENCH DRAIN
	SEWER PIPE
	WATER PIPE
	BIOSWALE
	ROCKERY WALL
	SIGN

BLDG 4

DRIVE F

DRIVE H

APN 31052700300100
MARYSVILLE NORTH 1 LLC

APN 31052700300200
STEINER FARMS LLC

CASCADE BUSINESS
PARK MARYSVILLE
BSP UNDER
SEPARATE PERMIT

5.5' LANDSCAPE
12" MULTI
MODAL PATH

5.5' LANDSCAPE
12" MULTI
MODAL PATH

UTILITY NOTE

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REVISIONS

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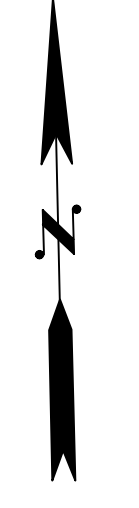
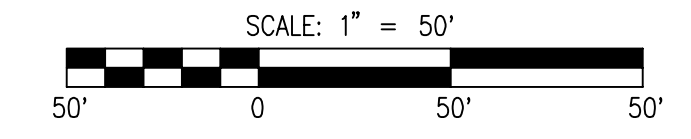
M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
PRELIMINARY SITE PLAN



JOB NUMBER: C21170
DRAWING NAME: C21170P-SP-PL
DESIGNER: JAS
DRAFTING BY: DPN
DATE: 6-30-23
SCALE: 1"=50'
JURISDICTION: CITY OF MARYSVILLE

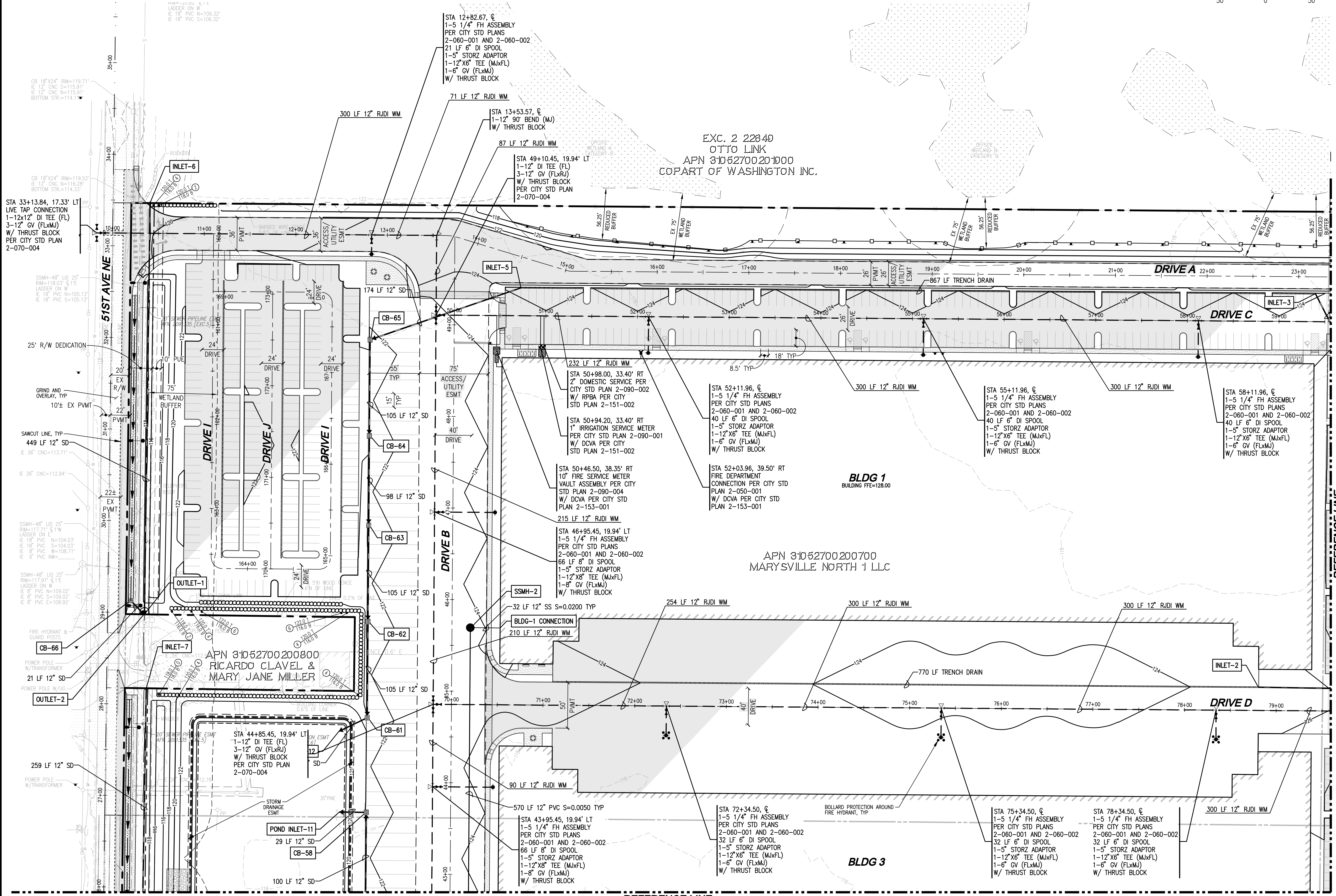
SP-04
SHEET 11 OF 43

A PORTION OF THE NW 1/4, SW 1/4, SEC 27, TWN 31 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



LEGEND

	STORM PIPE
	TRENCH DRAIN
	SEWER PIPE
	WATER PIPE
	BIOSWALE
	ROCKERY WALL
	SIGN

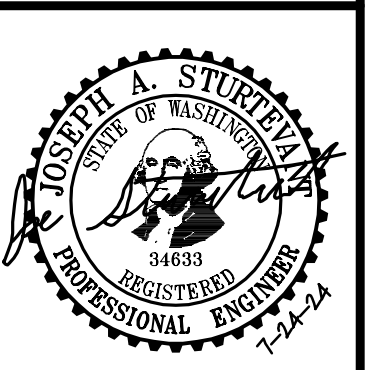


REVISIONS

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M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
 PRELIMINARY COMBINED UTILITY AND GRADING PLAN



JOB NUMBER: C21170
 DRAWING NAME: C21170P-RD-PL
 DESIGNER: JAS
 DRAFTING BY: DPN
 DATE: 6-30-23
 SCALE: 1"=50'
 JURISDICTION: CITY OF MARYSVILLE

FILE #: PA23014

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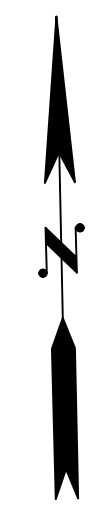
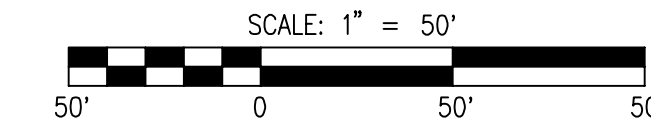


Call 2 Business Days Before You Dig
811 or 1-800-424-5555
 Utilities Underground Location Center

REFERENCE LINE
 SEE SHEET RD-03

Drawing: P:\Civil\2023\C21-170 M-51 - Early Clear and Grade Permit\Drawings\Preliminary\BSP\C21170P-RD-PL.dwg
 Plotted: Jul 24, 2024 - 2:20pm
 User: JAS

A PORTION OF THE NW 1/4, SW 1/4, SEC 27, TWN 31 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

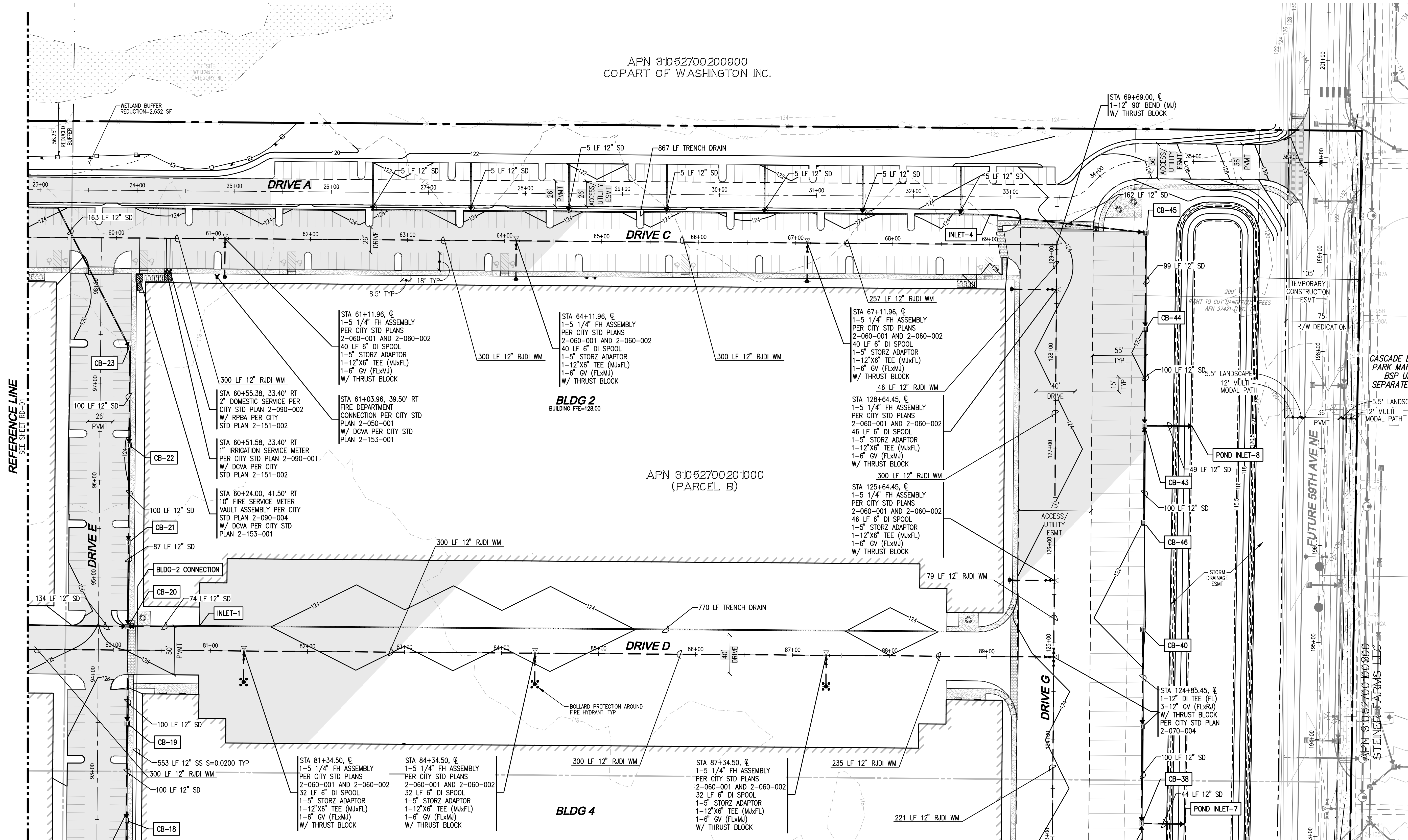


APN 3105270020000
COPART OF WASHINGTON INC.

APN 3105270020100
(PARCEL B)

LEGEND

	STORM PIPE
	DRAIN LINE
	TRENCH DRAIN
	SEWER PIPE
	WATER PIPE
	BIOSWALE
	ROCKERY WALL
	SIGN



REFERENCE LINE
SEE SHEET RD-01

REFERENCE LINE
SEE SHEET RD-04

REVISIONS

NO.	DATE	DESCRIPTION
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Woodinville
20210 142nd Avenue NE, 1851 Central Pl. S., #101
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T 425.806.1869 www.LDCcorp.com F 425.482.2893

M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
PRELIMINARY COMBINED UTILITY AND GRADING PLAN



JOB NUMBER: C21170
DRAWING NAME: C21170P-RD-PL
DESIGNER: JAS
DRAFTING BY: DPN
DATE: 6-30-23
SCALE: 1"=50'
JURISDICTION: CITY OF MARYSVILLE

FILE #: PA23014

UTILITY NOTE

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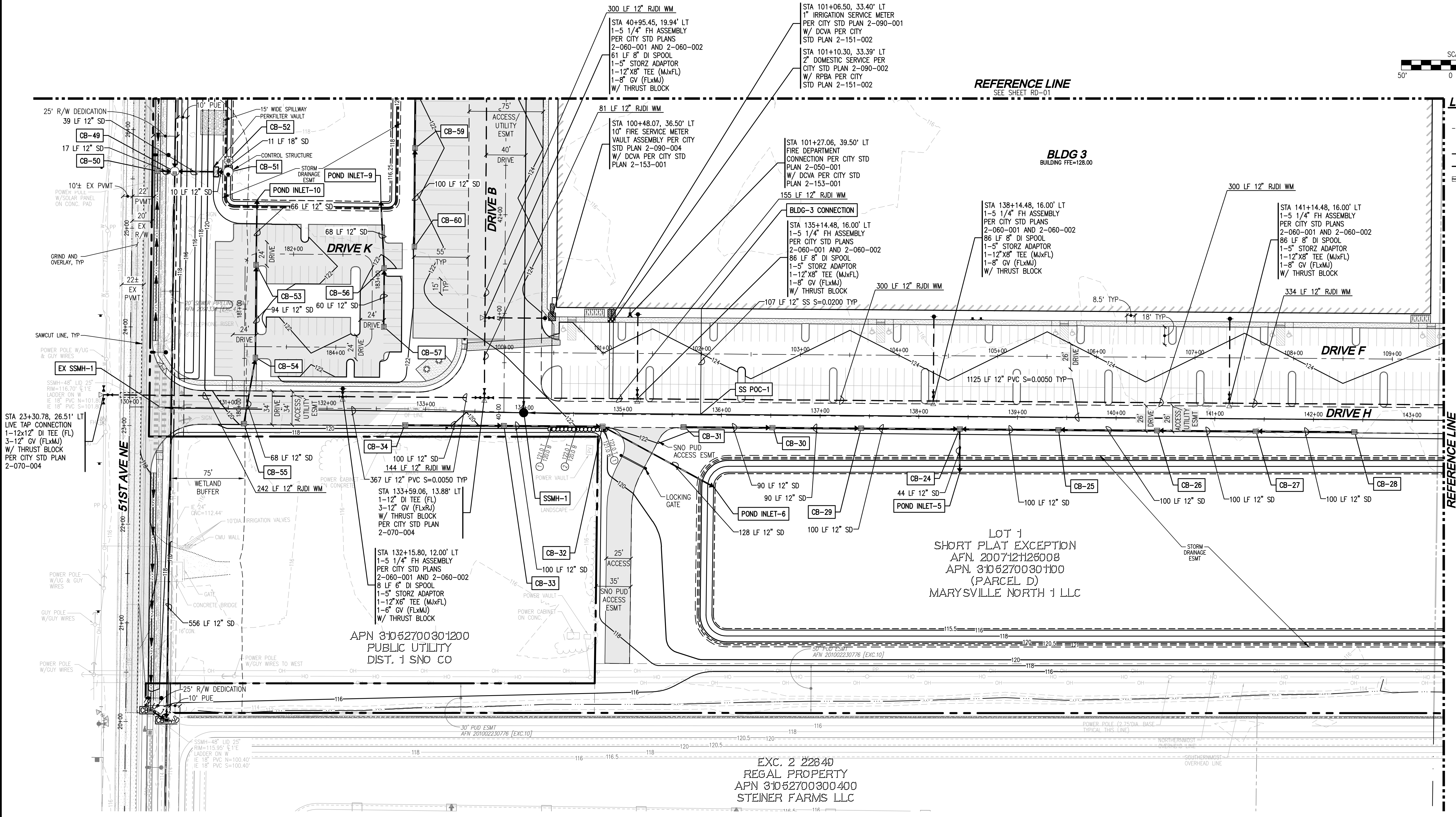
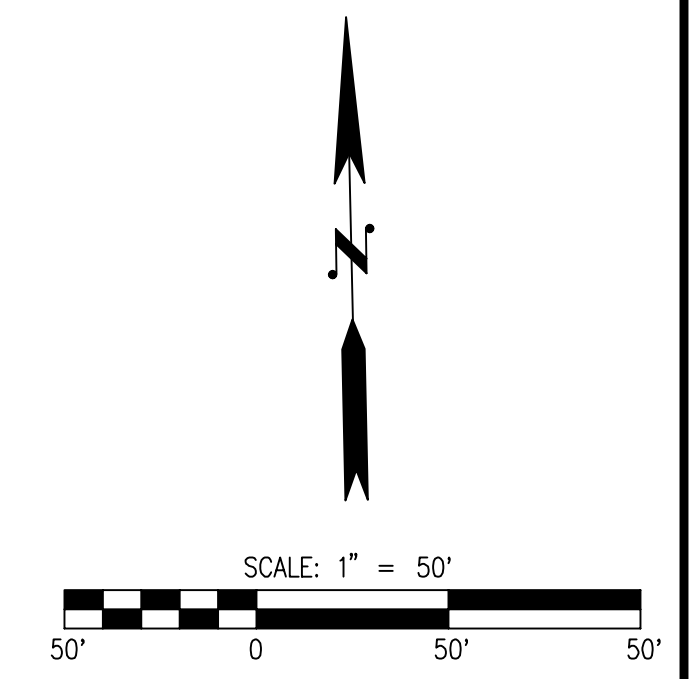
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Utilities Underground Location Center

RD-02
SHEET 13 OF 43

Drawing: P:\Civil\2023\C21-170 M-51 - Early Clear and Grade Permit\Drawings\Preliminary BSP\C21170P-RD-PL.dwg Plotted: Jul 24, 2024 - 2:20pm

A PORTION OF THE NW 1/4, SW 1/4, SEC 27, TWN 31 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



LEGEND

	STORM PIPE
	DRAIN LINE
	TRENCH DRAIN
	SEWER PIPE
	WATER PIPE
	BIOSWALE
	ROCKERY WALL
	SIGN

REVISIONS

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M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
 PRELIMINARY COMBINED UTILITY AND GRADING PLAN



JOB NUMBER: C21170
 DRAWING NAME: C21170P-RD-PL
 DESIGNER: JAS
 DRAFTING BY: DPN
 DATE: 6-30-23
 SCALE: 1"=50'
 JURISDICTION: CITY OF MARYSVILLE

Drawing: P:\Civil\2023\C21170 M-51 - Early Clear and Grade Permit\Drawings\Preliminary\BSP\C21170P-RD-PL.dwg Plotted: Jul 24, 2024 - 2:20pm

EXC. 2 2284D
 REGAL PROPERTY
 APN 31052700300400
 STEINER FARMS LLC

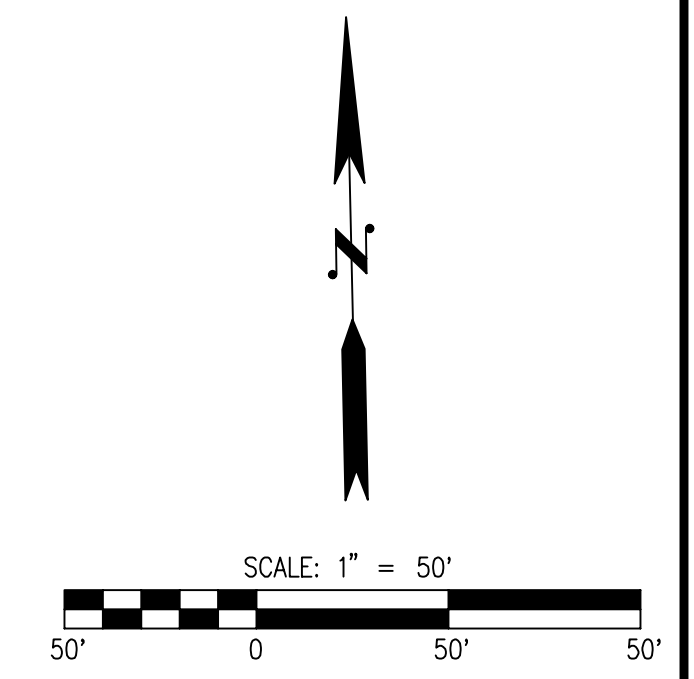
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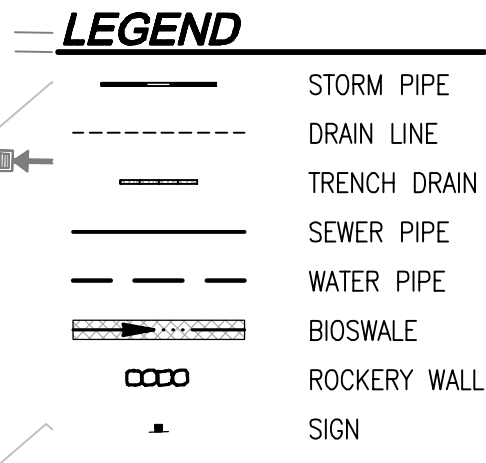
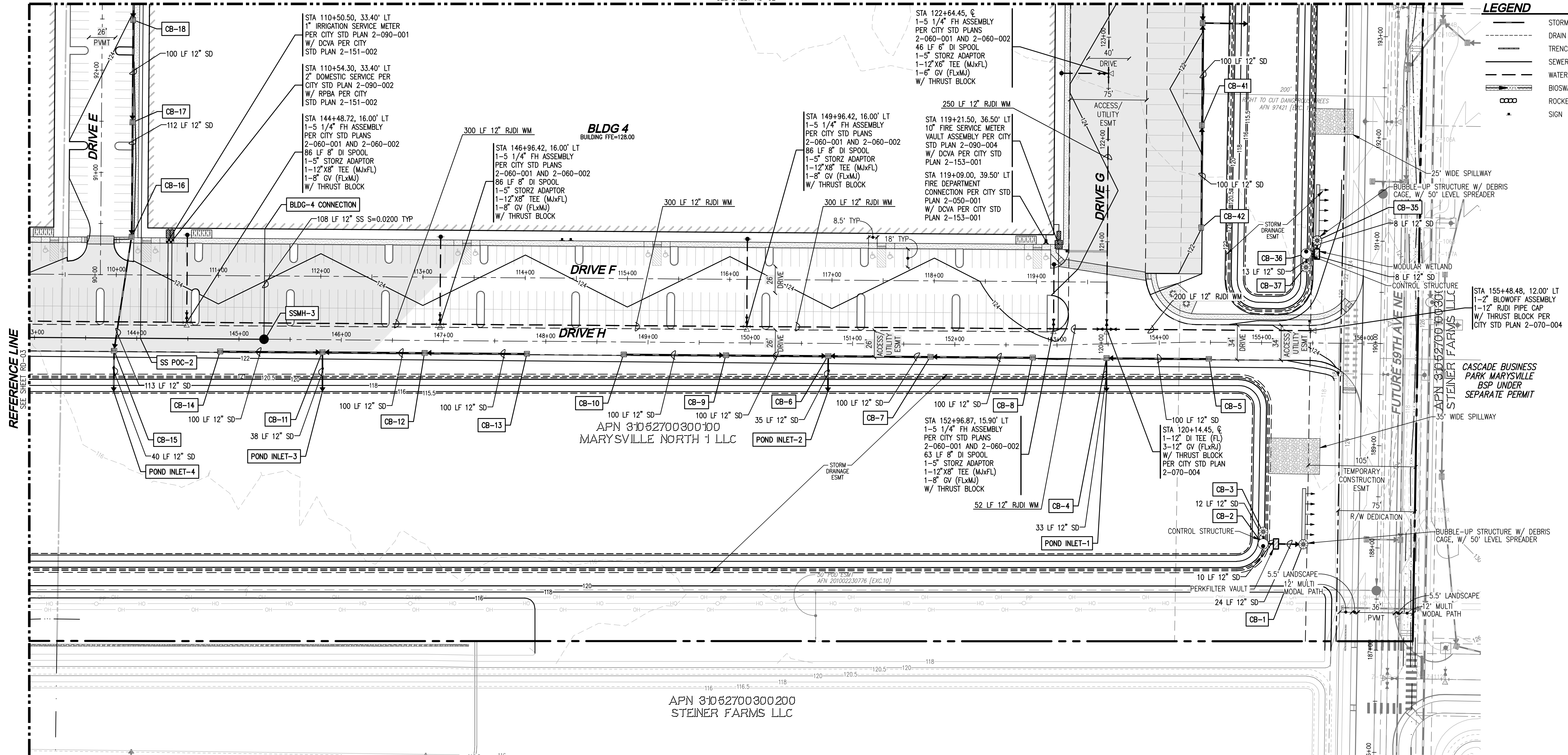
FILE #: PA23014

 Call 2 Business Days Before You Dig
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 Utilities Underground Location Center

A PORTION OF THE NW 1/4, SW 1/4, SEC 27, TWN 31 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



REFERENCE LINE
SEE SHEET RD-02



REFERENCE LINE
SEE SHEET RD-03

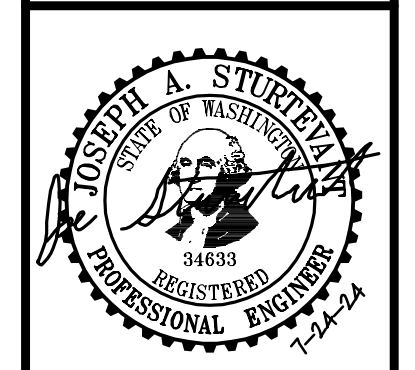
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REVISIONS

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M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
 PRELIMINARY COMBINED UTILITY AND GRADING PLAN



JOB NUMBER: C21170
 DRAWING NAME: C21170P-RD-PL
 DESIGNER: JAS
 DRAFTING BY: DPN
 DATE: 6-30-23
 SCALE: 1"=50'
 JURISDICTION: CITY OF MARYSVILLE

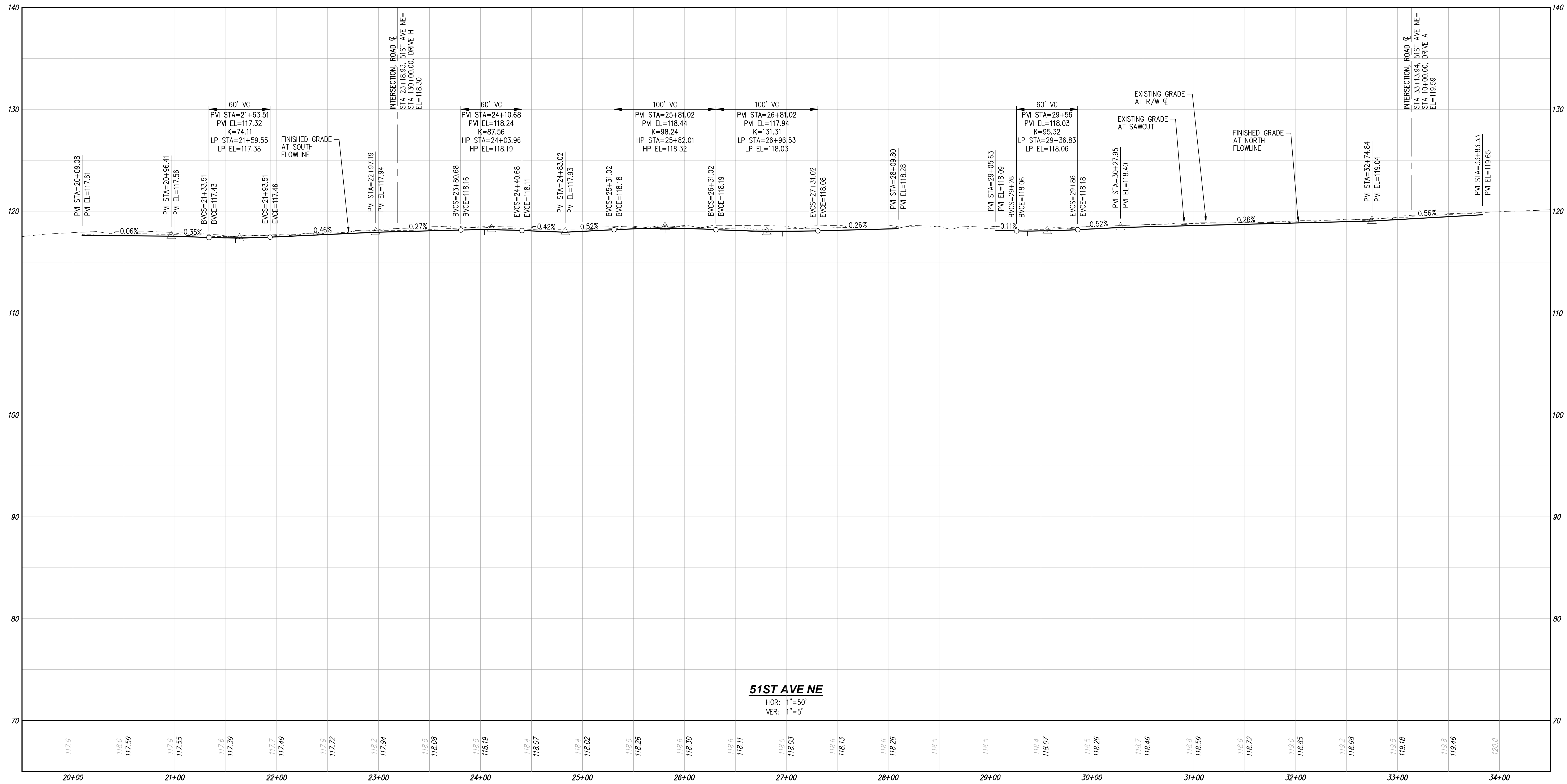
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51ST AVENUE
 HOR: 1"=50'
 VER: 1"=5'

Drawing: P:\civil\2023\C21-170 M-51 - Early Ocer and Grade Permit\Drawings\Preliminary\BSP\C21170P-RD-PR.dwg
 Plotted: Jul 24, 2024 - 2:20pm

NO.	DATE	DESCRIPTION
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M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
 PRELIMINARY ROAD PROFILES



JOB NUMBER: C21170
 DRAWING NAME: C21170P-RD-PR
 DESIGNER: JAS
 DRAFTING BY: DPN
 DATE: 6-30-23
 SCALE: 1"=50'
 JURISDICTION: CITY OF MARYSVILLE

FILE #: PA23014

UTILITY NOTE

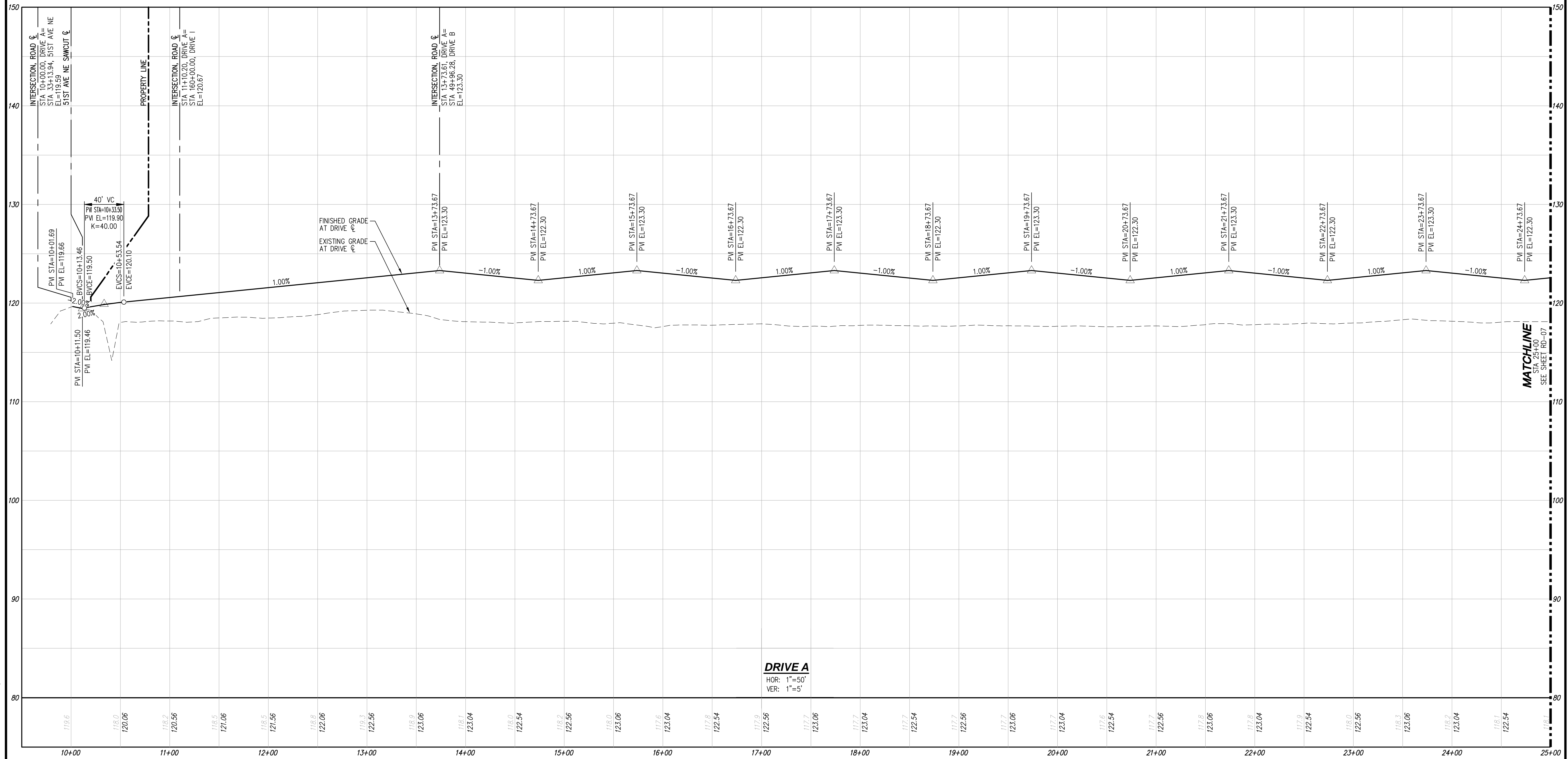
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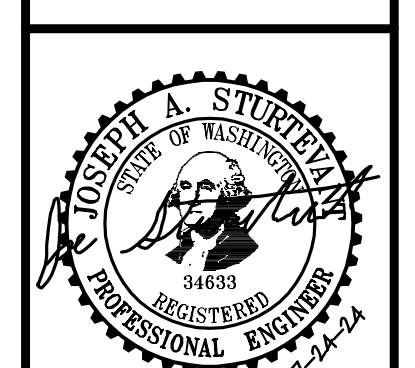


Drawing: P:\cva\2024\C21-170 M-51 - Early Ocer and Grade Permit\Drawings\Preliminary\BSP\C21170P-RD-PR.dwg Plotted: Jul 24, 2024 - 2:21pm

NO.	DATE	DESCRIPTION
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M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
 PRELIMINARY ROAD PROFILES



JOB NUMBER: C21170
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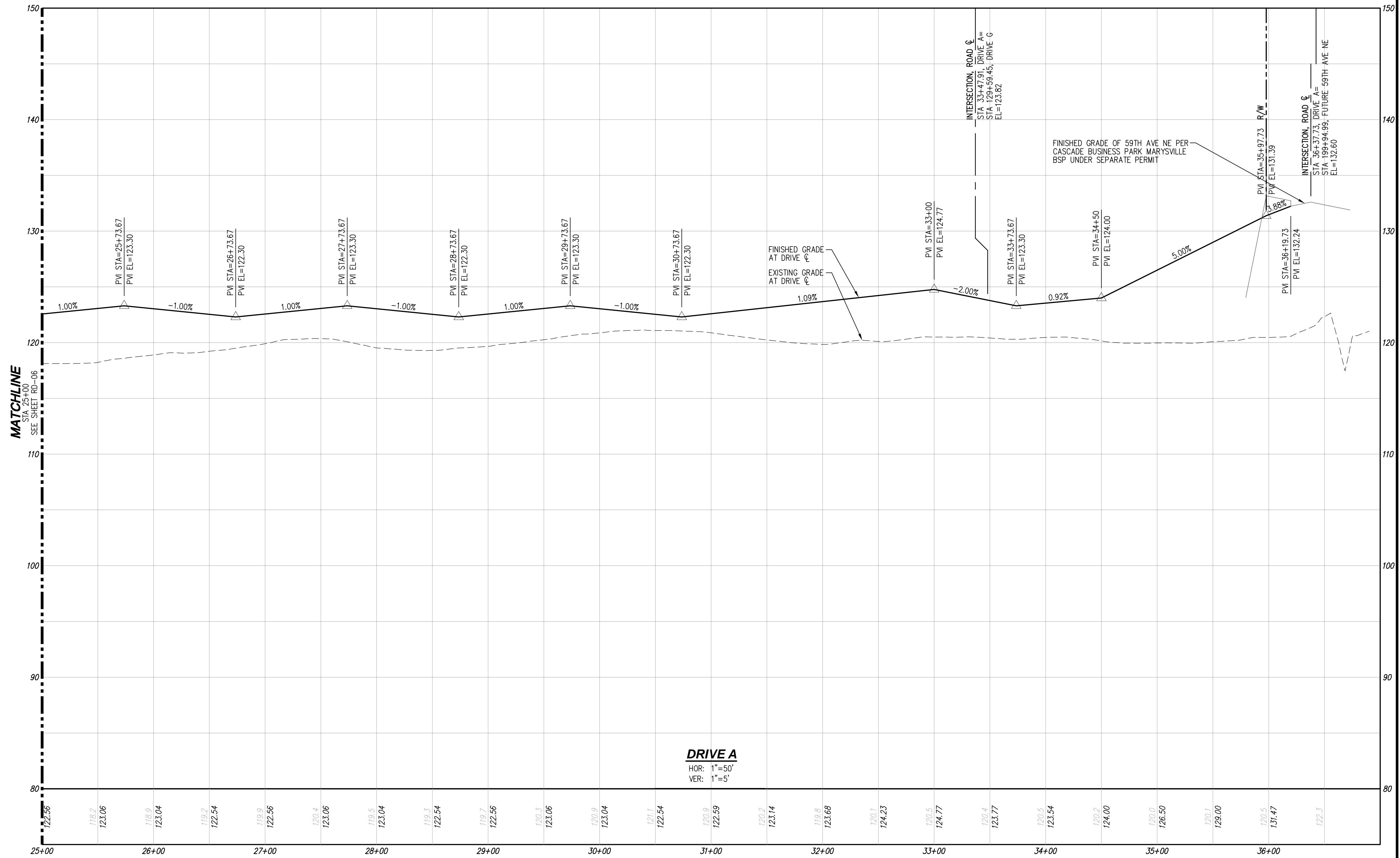
UTILITY NOTE
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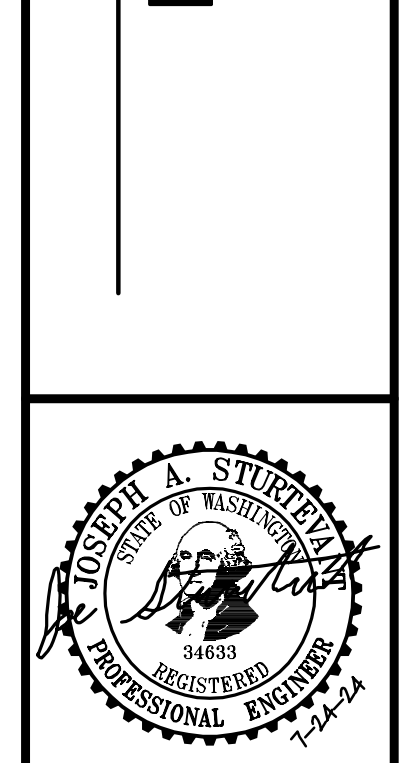
A PORTION OF THE NW 1/4, SW 1/4, SEC 27, TWN 31 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



REVISIONS	
NO.	DATE
1	4-19-24
2	7-24-24

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M-51 INDUSTRIAL, LLC
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JOB NUMBER:	C21170
DRAWING NAME:	C21170P-RD-PR
DESIGNER:	JAS
DRAFTING BY:	DPN
DATE:	6-30-23
SCALE:	1"=50'
JURISDICTION:	CITY OF MARYSVILLE

FILE #: PA23014

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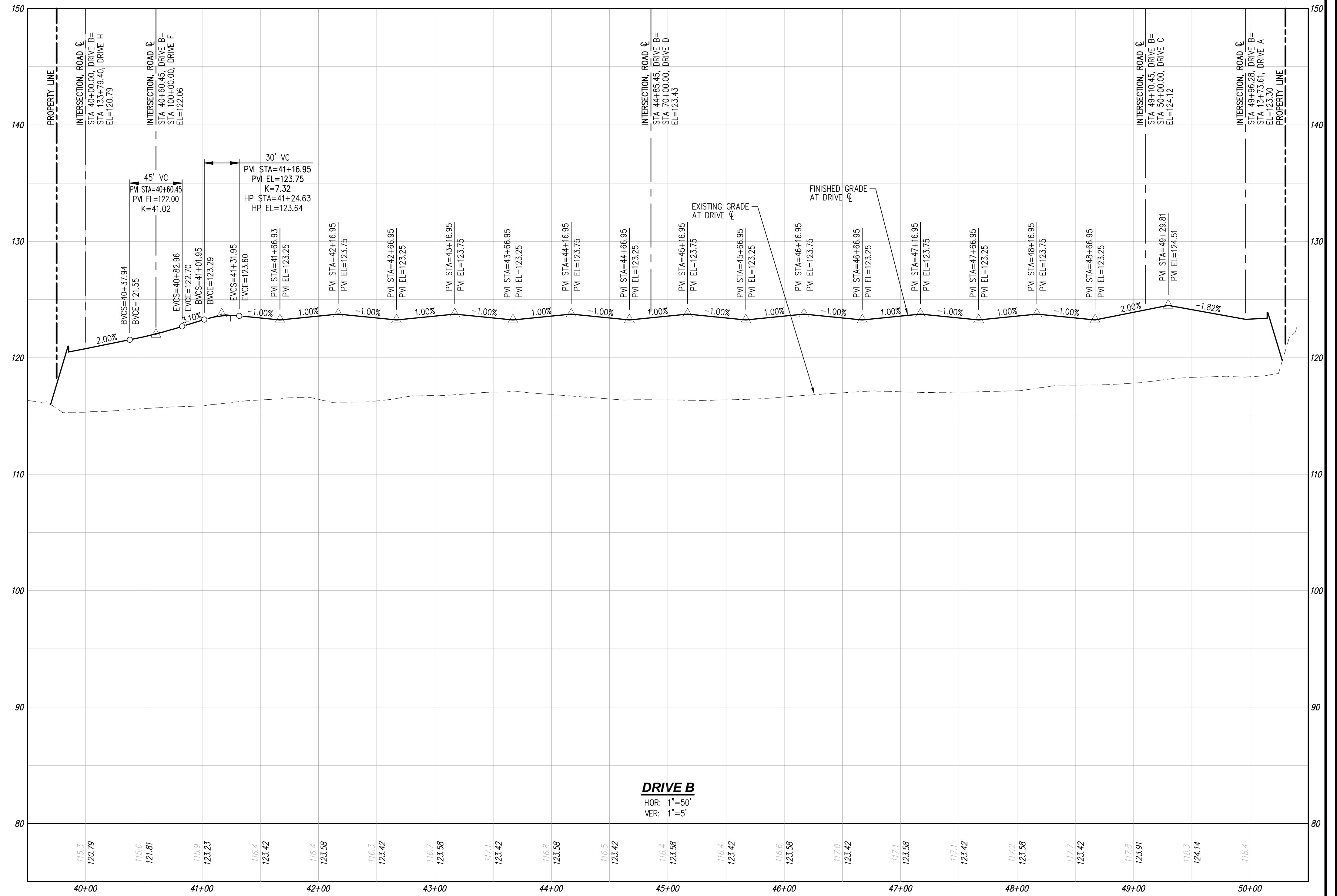
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REVISIONS

NO.	DATE	DESCRIPTION
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JOB NUMBER: C21170
 DRAWING NAME: C21170P-RD-PR
 DESIGNER: JAS
 DRAFTING BY: DPN
 DATE: 6-30-23
 SCALE: 1"=50'
 JURISDICTION: CITY OF MARYSVILLE

FILE #: PA23014

UTILITY NOTE

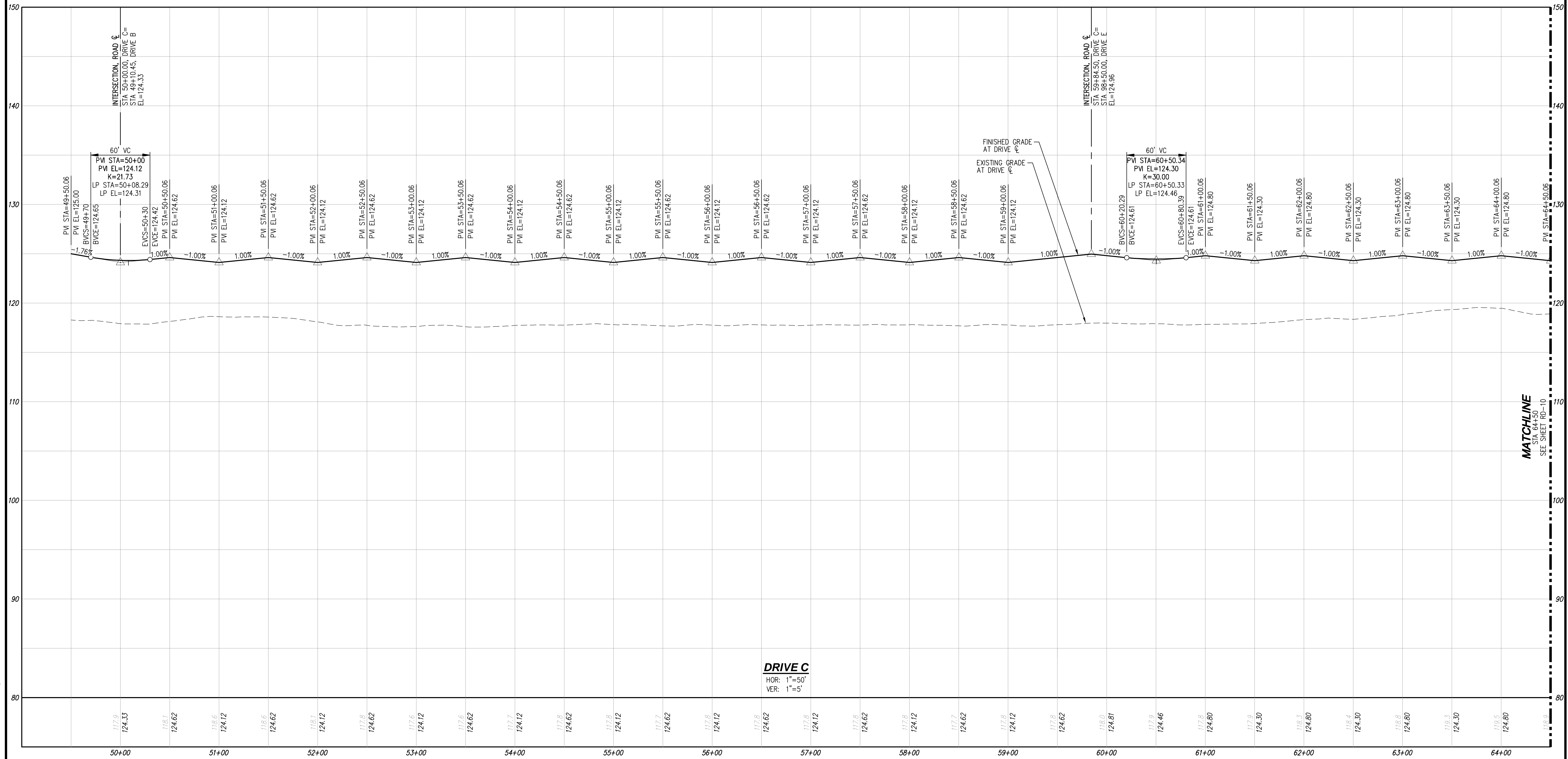
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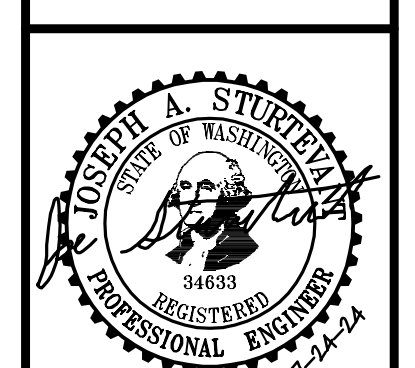


Drawing: P:\civil\2023\C21-170 M-51 - Early Ocr and Grade Permit\Drawings\Preliminary\BSP\C21170P-RD-PR.dwg Plotted: Jul 24, 2024 - 2:21pm

NO.	DATE	DESCRIPTION
1	4-19-24	REVISED PER CITY OF MARYSVILLE TECHNICAL REVIEW #1
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JOB NUMBER: C21170
 DRAWING NAME: C21170P-RD-PR
 DESIGNER: JAS
 DRAFTING BY: DPN
 DATE: 6-30-23
 SCALE: 1"=50'
 JURISDICTION: CITY OF MARYSVILLE

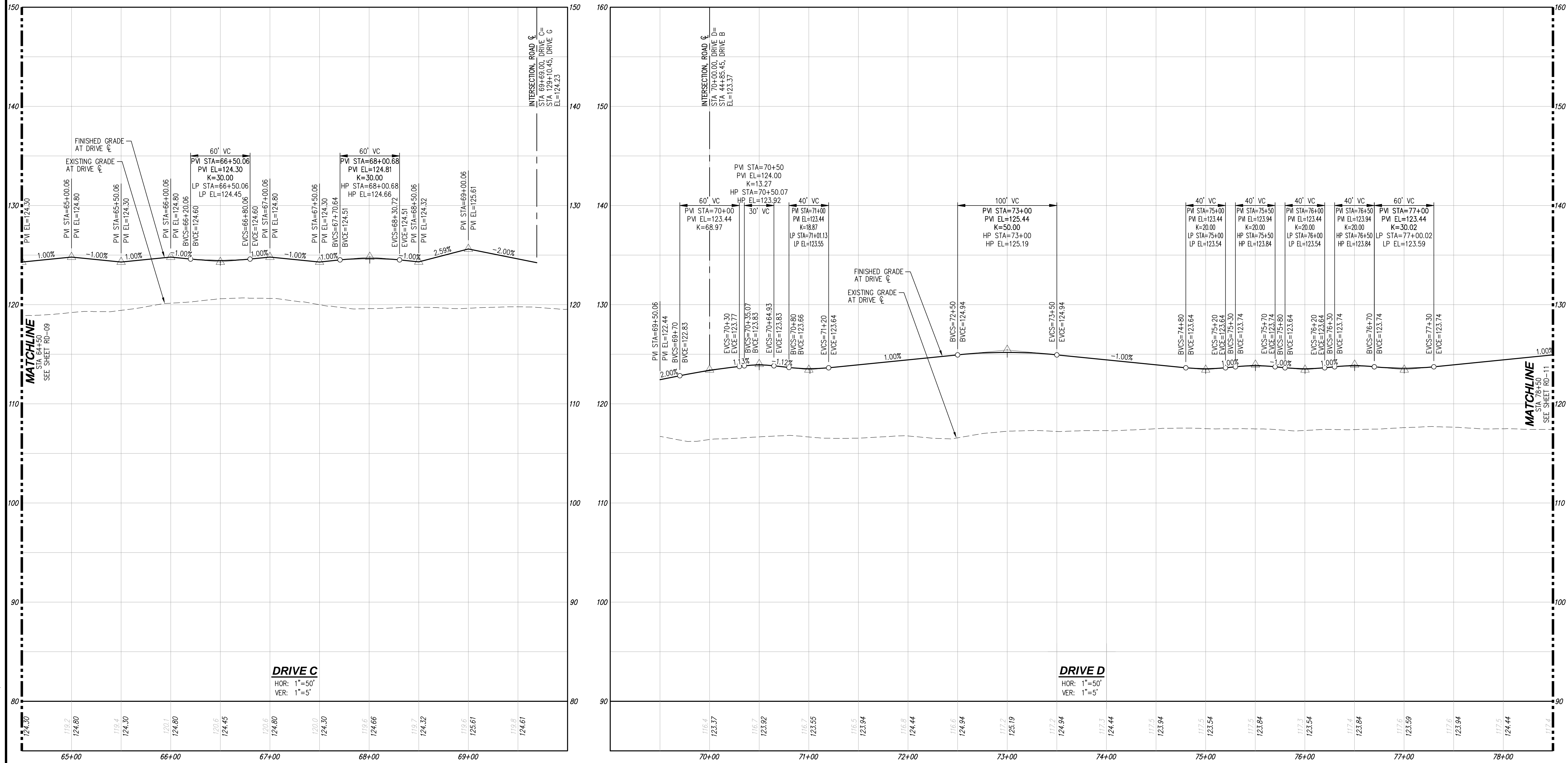
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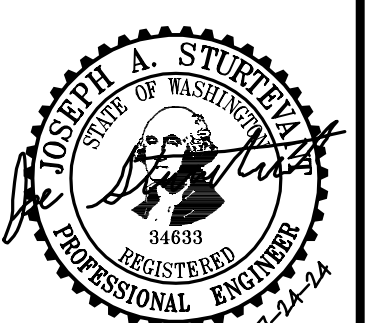
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JOB NUMBER: C21170
DRAWING NAME: C21170P-RD-PR
DESIGNER: JAS
DRAFTING BY: DPN
DATE: 6-30-23
SCALE: 1"=50'
JURISDICTION: CITY OF MARYSVILLE

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1	4-19-24	REVISED PER CITY OF MARYSVILLE TECHNICAL REVIEW #1
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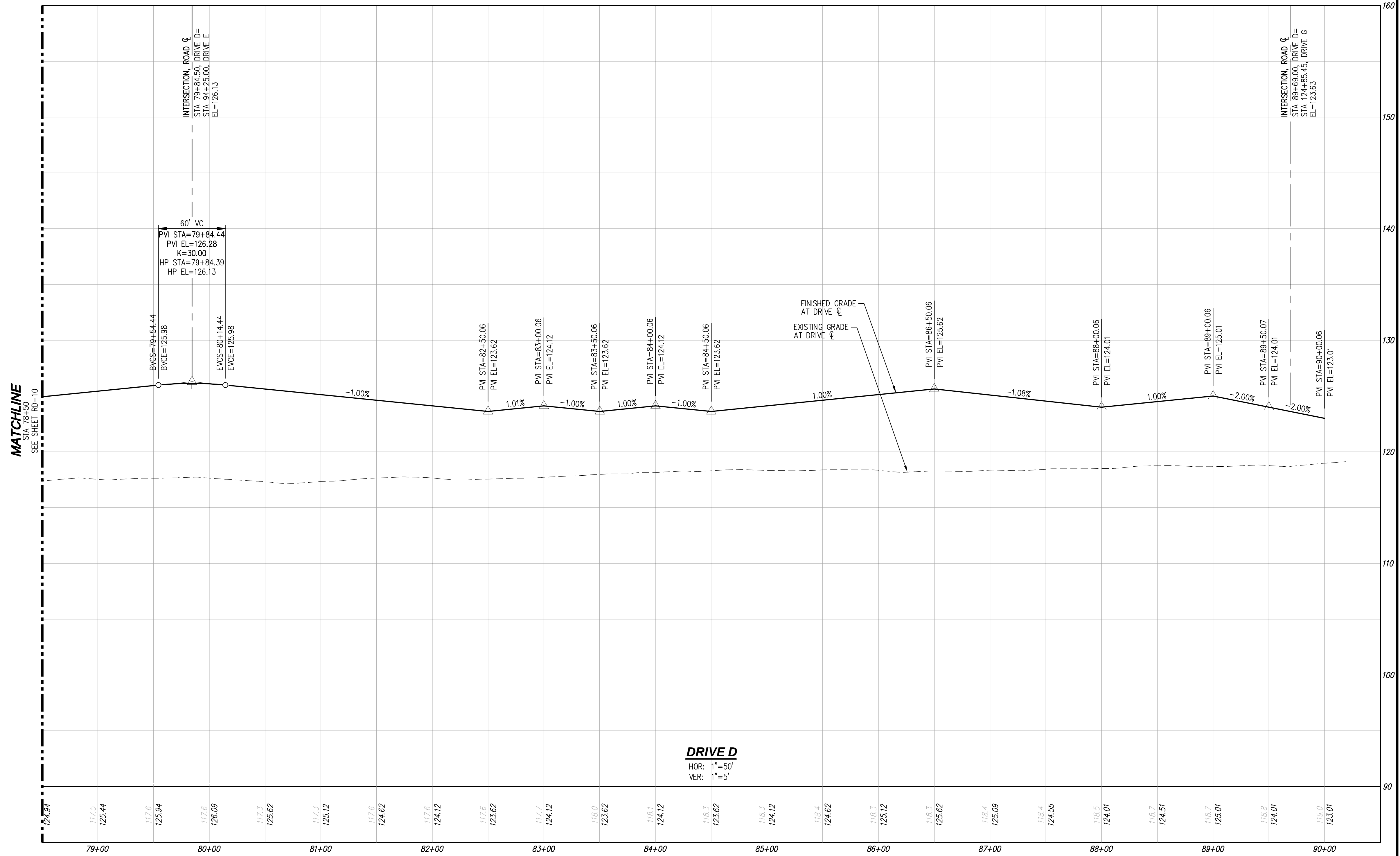
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JAS		

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 VER: 1"=5'

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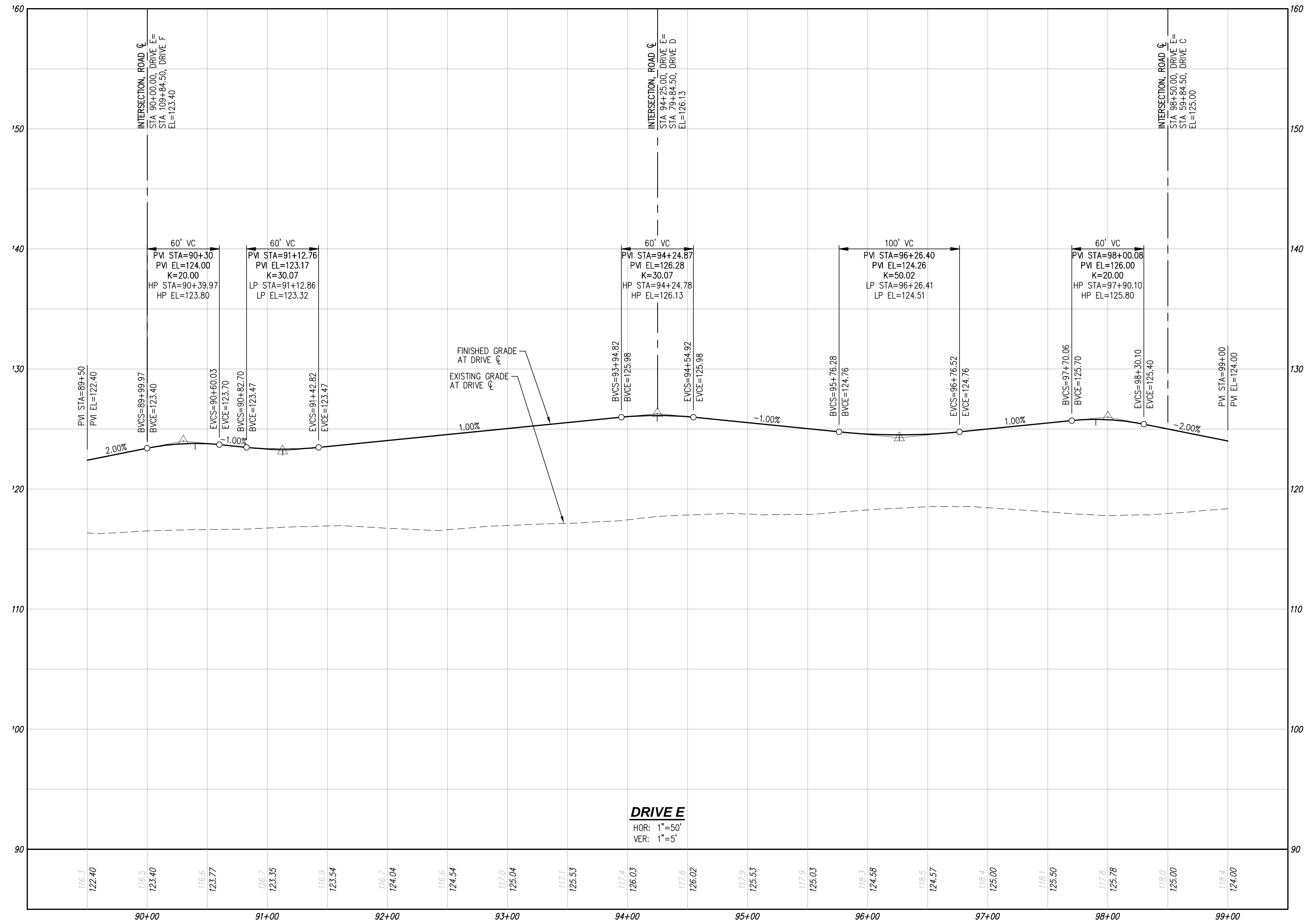
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JOB NUMBER: C21170
 DRAWING NAME: C21170P-RD-PR
 DESIGNER: JAS
 DRAFTING BY: DPN
 DATE: 6-30-23
 SCALE: 1"=50'
 JURISDICTION: CITY OF MARYSVILLE

RD-11
 SHEET 22 OF 43

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Drawing: P:\cva\2023\C21-170 M-51 - Early Ocer and Grade Permit\Drawings\Preliminary\BSP\C21170P-RD-PR.dwg Plotted: Jul 24, 2024 - 2:22pm

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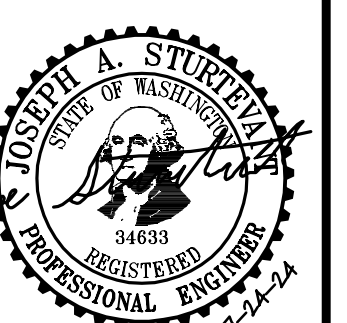
FILE #: PA23014

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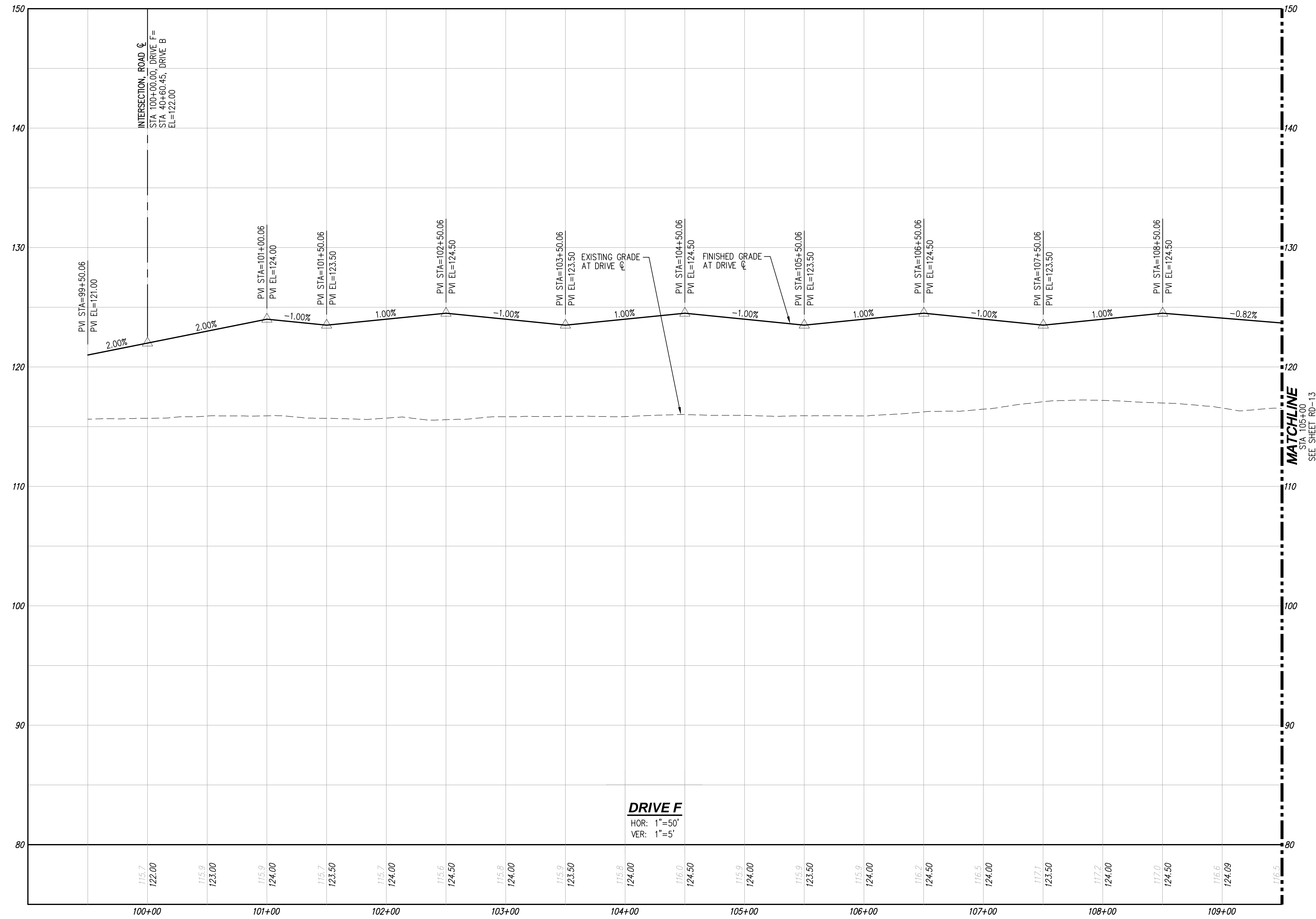
M-51 INDUSTRIAL, LLC
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JOB NUMBER: C21170
 DRAWING NAME: C21170P-RD-PR
 DESIGNER: JAS
 DRAFTING BY: DPN
 DATE: 6-30-23
 SCALE: 1"=50'
 JURISDICTION: CITY OF MARYSVILLE

RD-12
 SHEET 23 OF 43

A PORTION OF THE NW 1/4, SW 1/4, SEC 27, TWN 31 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



DRIVE F
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Drawing: P:\cva\2023\C21-170 M-51 - Early Ocr and Grade Permit Drawings\Preliminary\BSP\C21170P-RD-PR.dwg Plotted: Jul 24, 2024 - 2:22pm

UTILITY NOTE

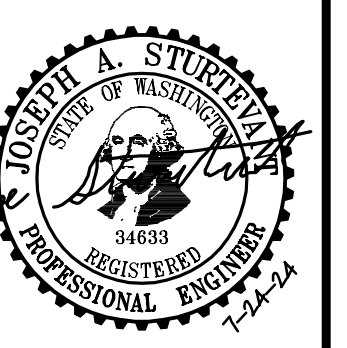
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JOB NUMBER: C21170
 DRAWING NAME: C21170P-RD-PR
 DESIGNER: JAS
 DRAFTING BY: DPN
 DATE: 6-30-23
 SCALE: 1"=50'
 JURISDICTION: CITY OF MARYSVILLE

RD-13
 SHEET 24 OF 43

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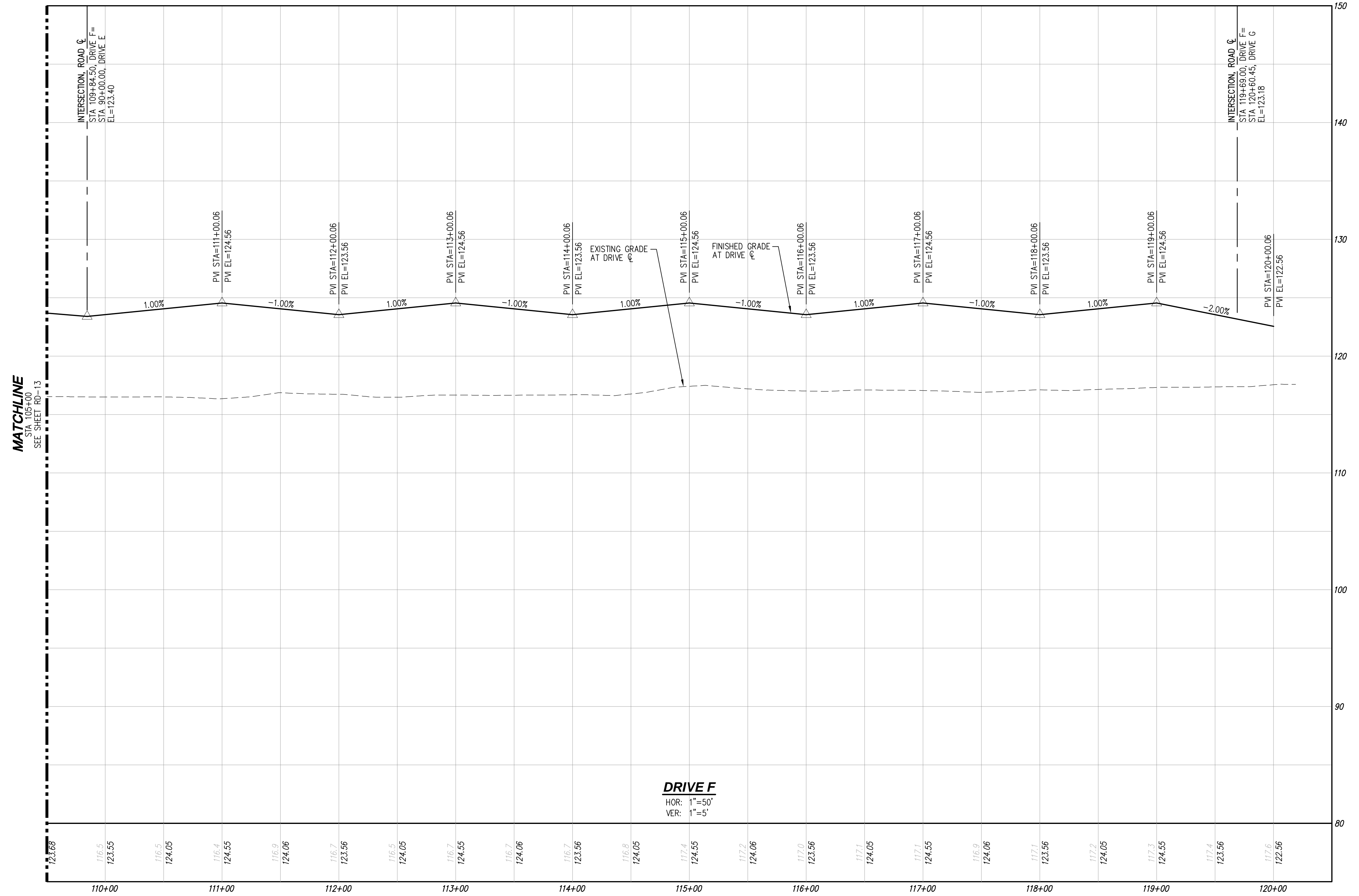
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NO.	DATE	DESCRIPTION
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2	7-24-24	REVISED PER REVIEW COMMENTS DATED 5-24-24

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UTILITY NOTE

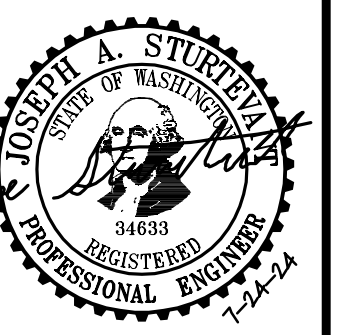
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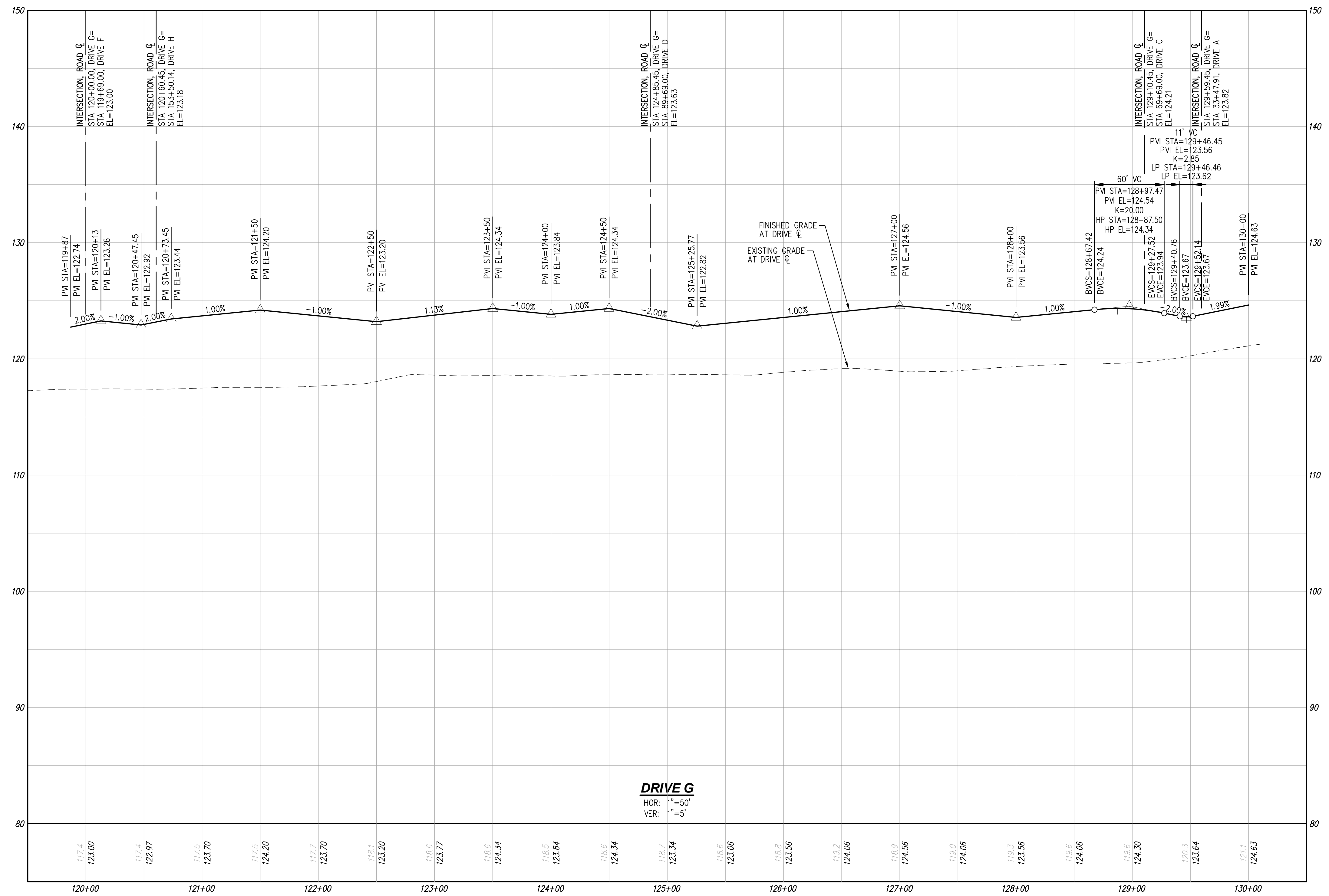
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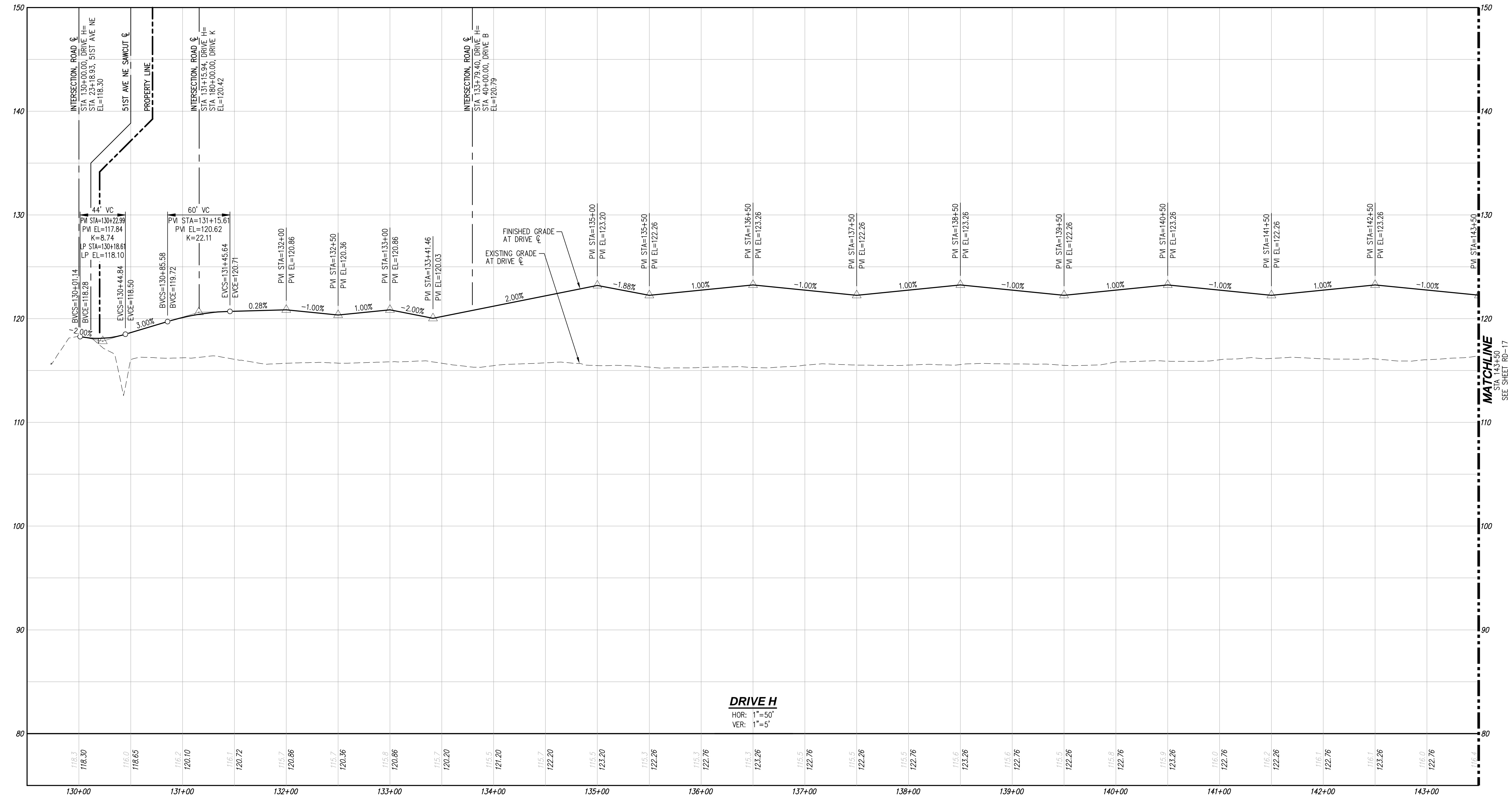
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JOB NUMBER:	C21170
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DESIGNER:	JAS
DRAFTING BY:	DPN
DATE:	6-30-23
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JURISDICTION:	CITY OF MARYSVILLE

Drawing: P:\cva\2023\C21-170 M-51 - Early Offer and Grade Permit\Drawings\Preliminary\BSP\C21170P-RD-PR.dwg Plotted: Jul 24, 2024 - 2:22pm

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UTILITY NOTE

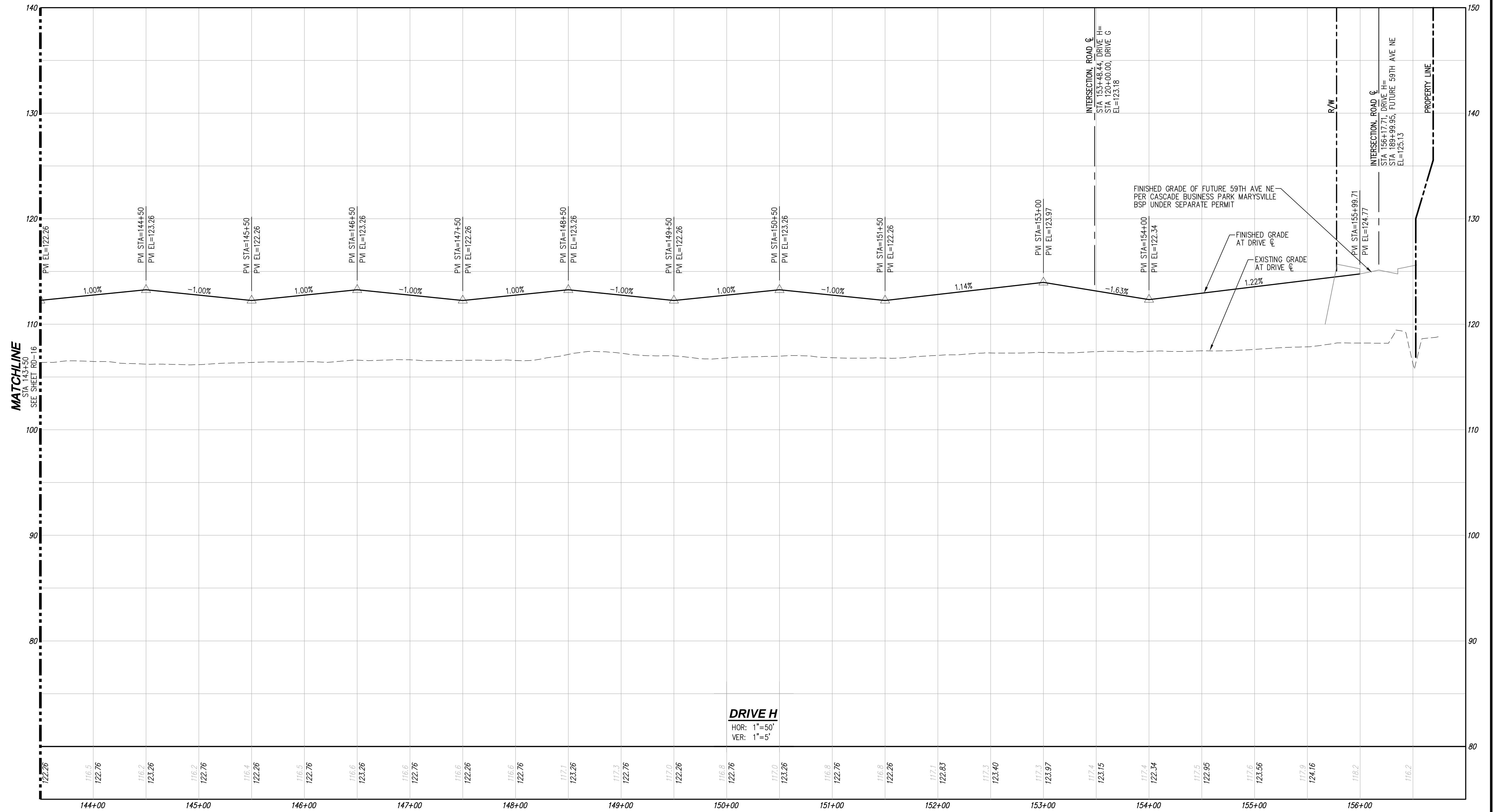
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UTILITY NOTE

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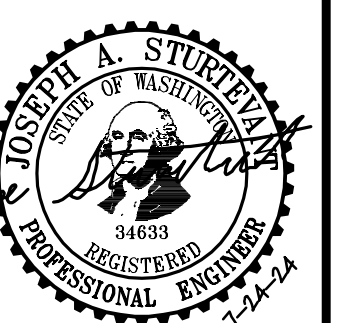
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DATE: 6-30-23
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JURISDICTION: CITY OF MARYSVILLE

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SHEET 28 OF 43

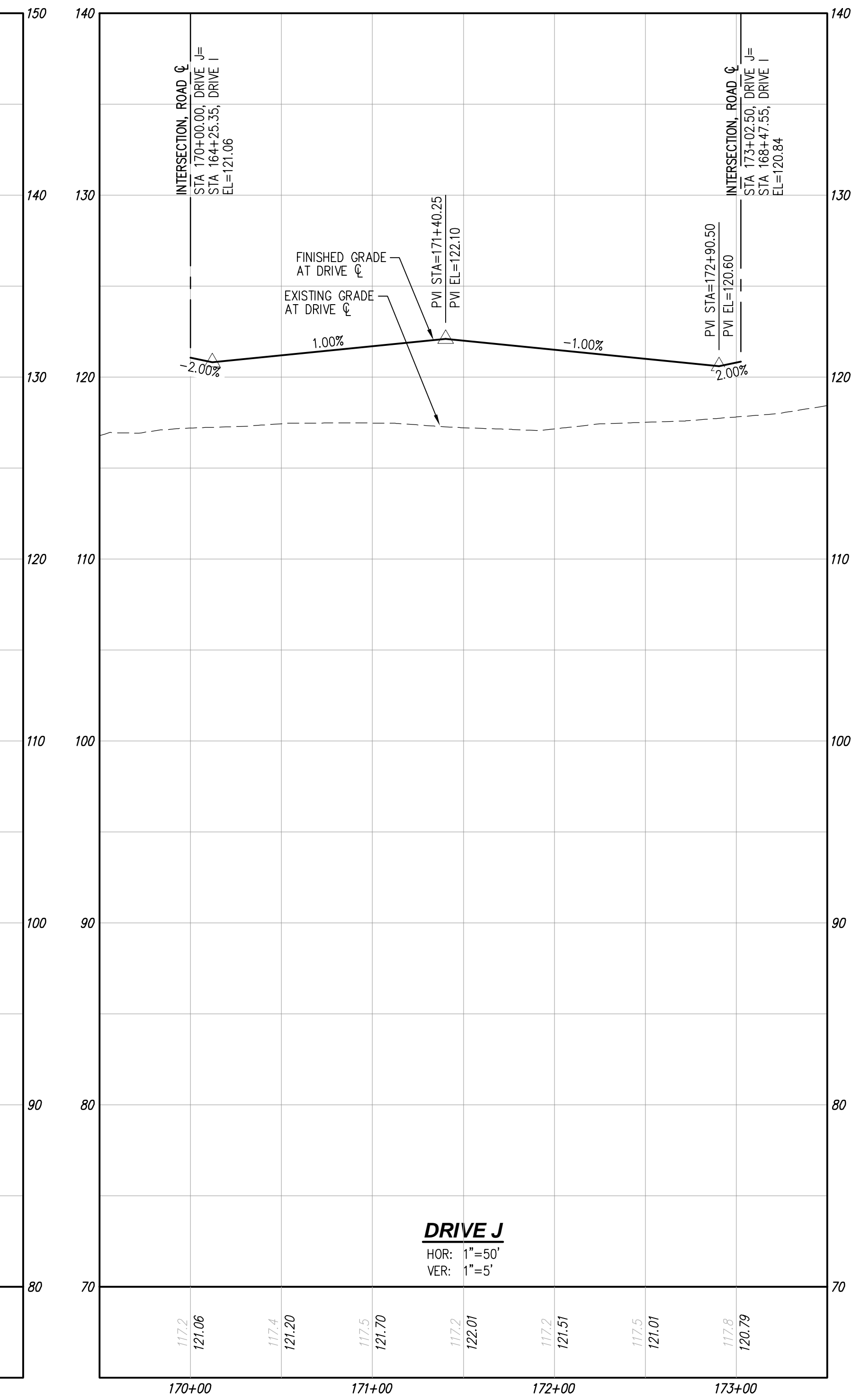
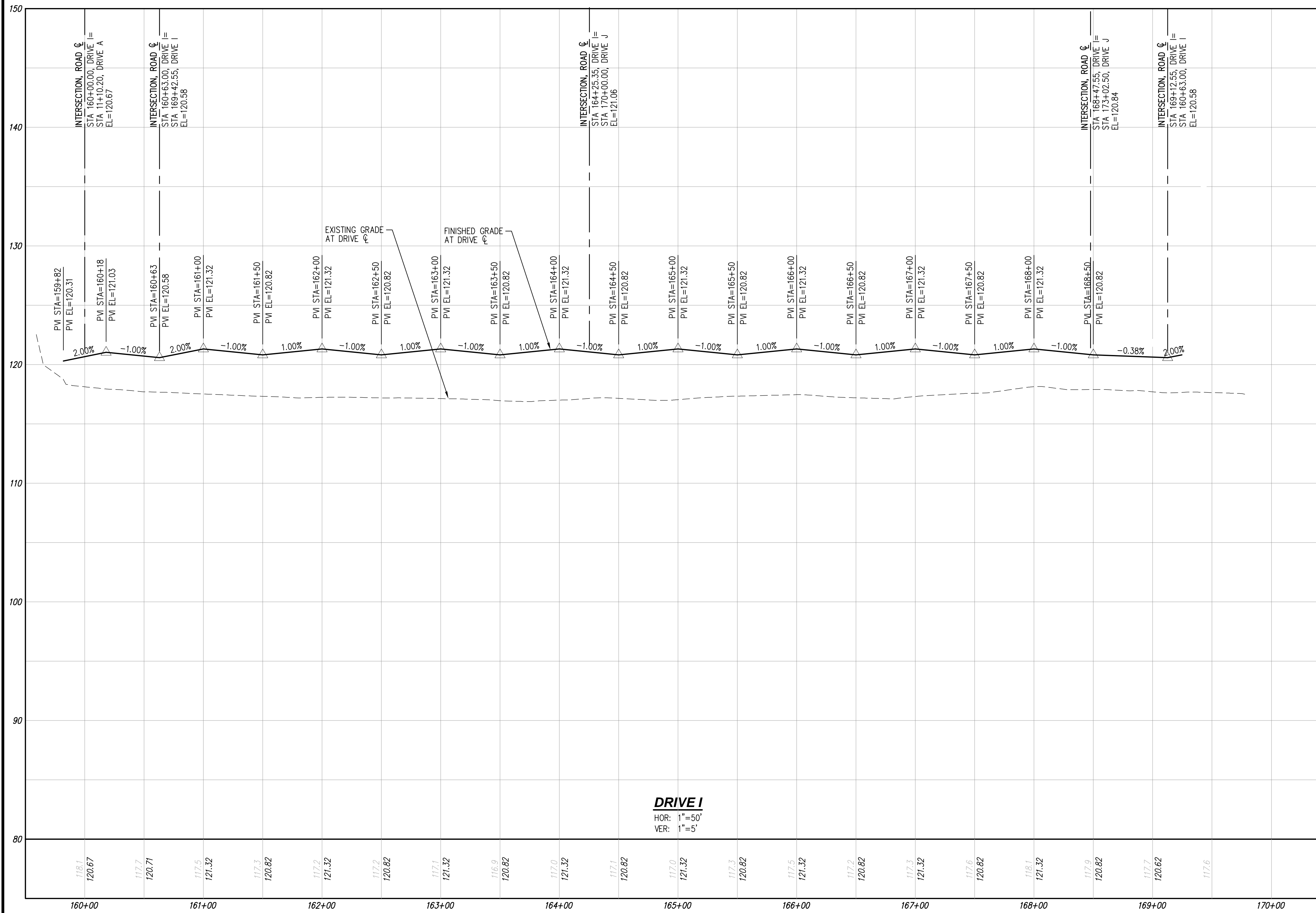
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A PORTION OF THE NW 1/4, SW 1/4, SEC 27, TWN 31 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



UTILITY NOTE

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DISCLAIMER

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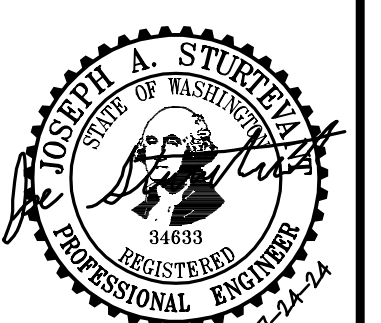
FILE #: PA23014

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 Utilities Underground Location Center

NO.	DATE	DESCRIPTION
1	4-19-24	REVISED PER CITY OF MARYSVILLE TECHNICAL REVIEW #1
2	7-24-24	REVISED PER REVIEW COMMENTS DATED 5-24-24

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M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
 PRELIMINARY ROAD PROFILES

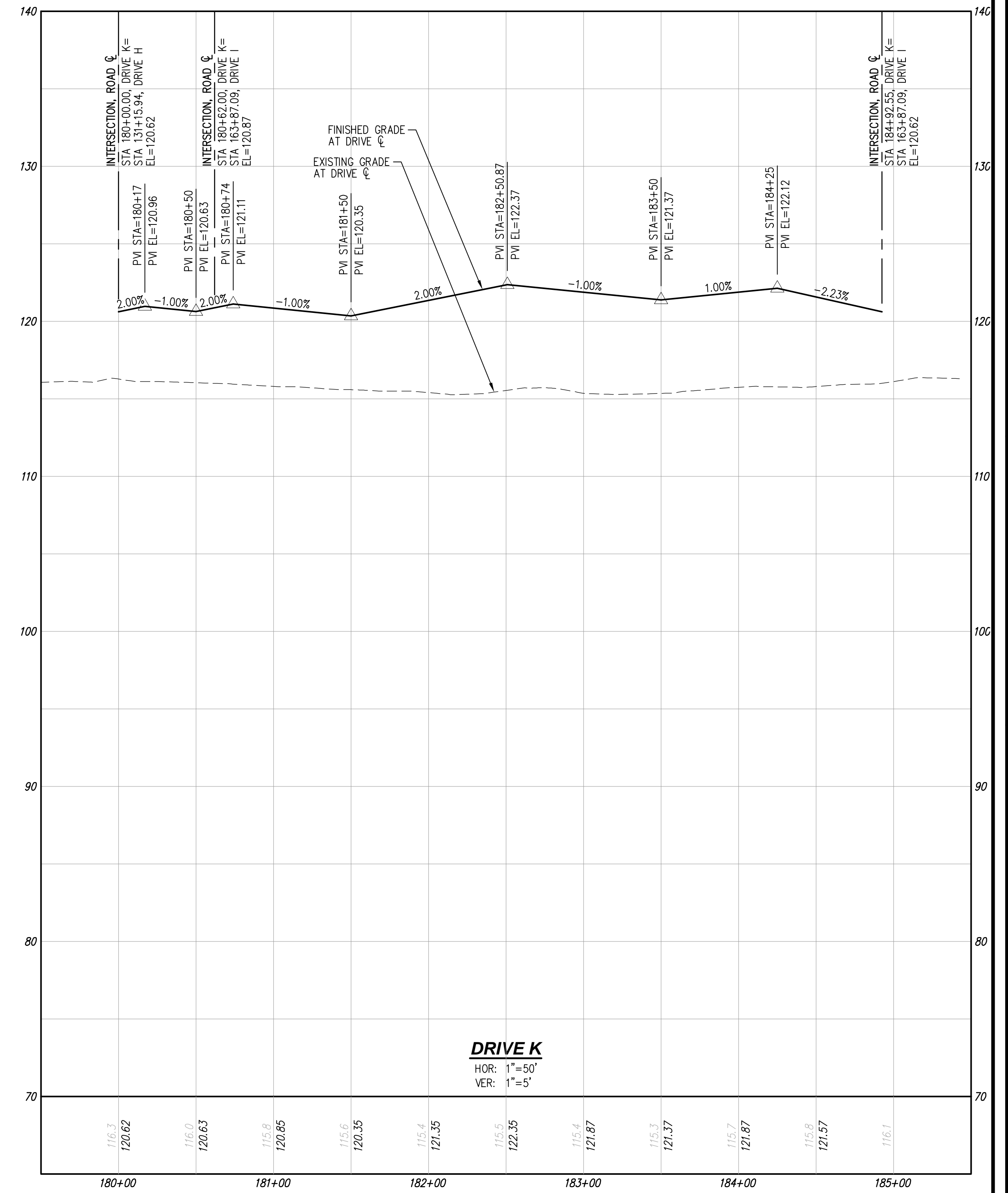


JOB NUMBER: C21170
 DRAWING NAME: C21170P-RD-PR
 DESIGNER: JAS
 DRAFTING BY: DPN
 DATE: 6-30-23
 SCALE: 1"=50'
 JURISDICTION: CITY OF MARYSVILLE

RD-18
 SHEET 29 OF 43

Drawing: P:\cva\2023\C21-170 M-51 - Early Offer and Grade Permit Drawings\Preliminary\BSP\C21170P-RD-PR.dwg Plotter: Jul 24, 2024 - 2:22pm

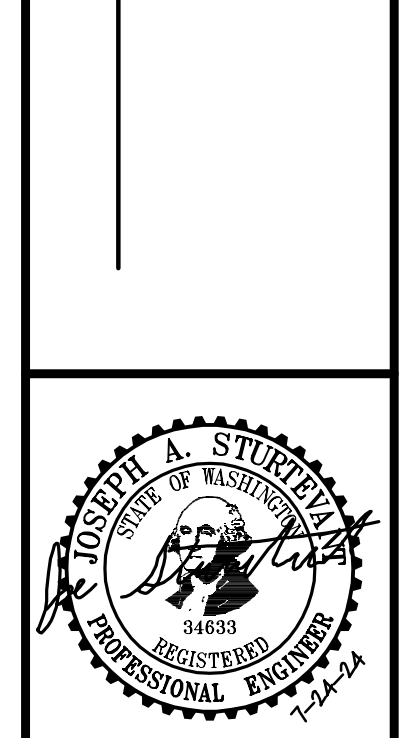
A PORTION OF THE NW 1/4, SW 1/4, SEC 27, TWN 31 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



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M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
 PRELIMINARY ROAD PROFILES



JOB NUMBER: C21170
 DRAWING NAME: C21170P-RD-PR
 DESIGNER: JAS
 DRAFTING BY: DPN
 DATE: 6-30-23
 SCALE: 1"=50'
 JURISDICTION: CITY OF MARYSVILLE

RD-19
 SHEET 30 OF 43

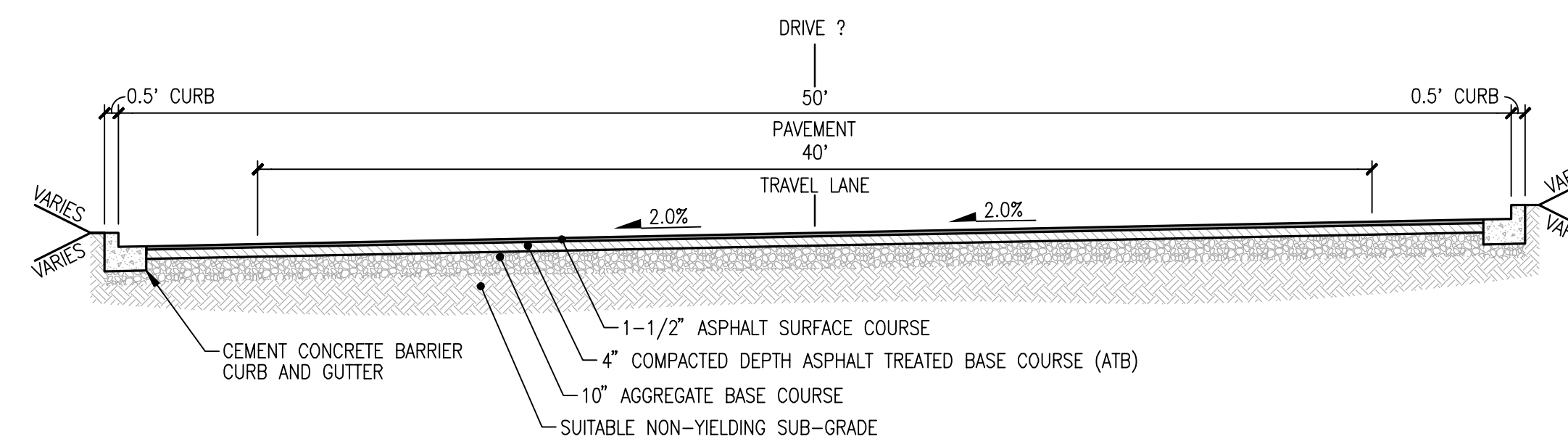
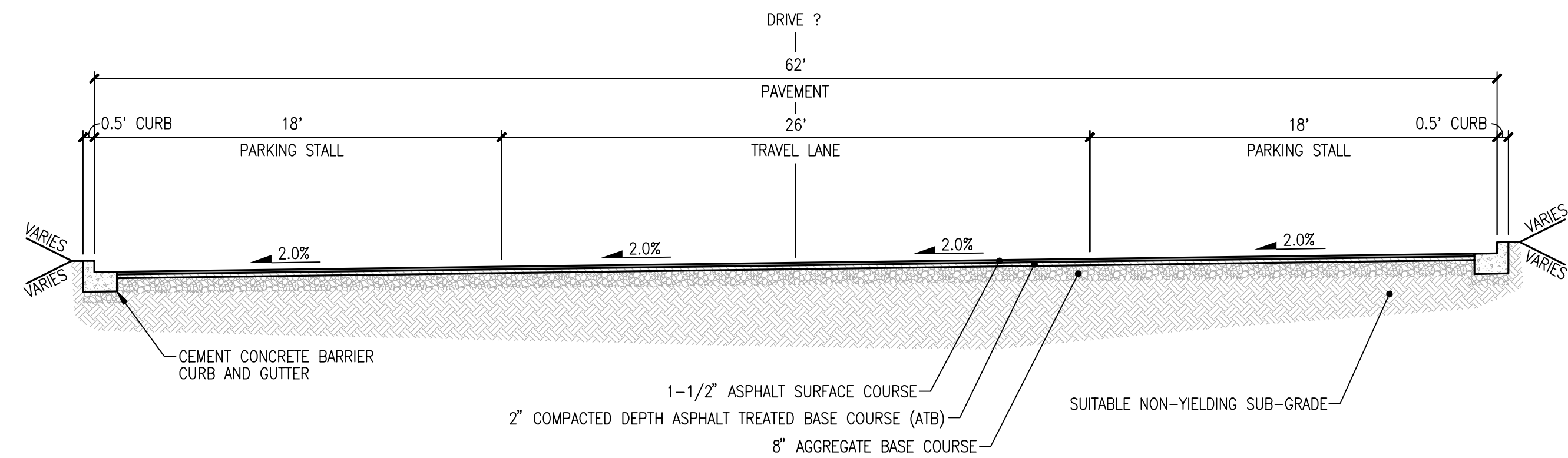
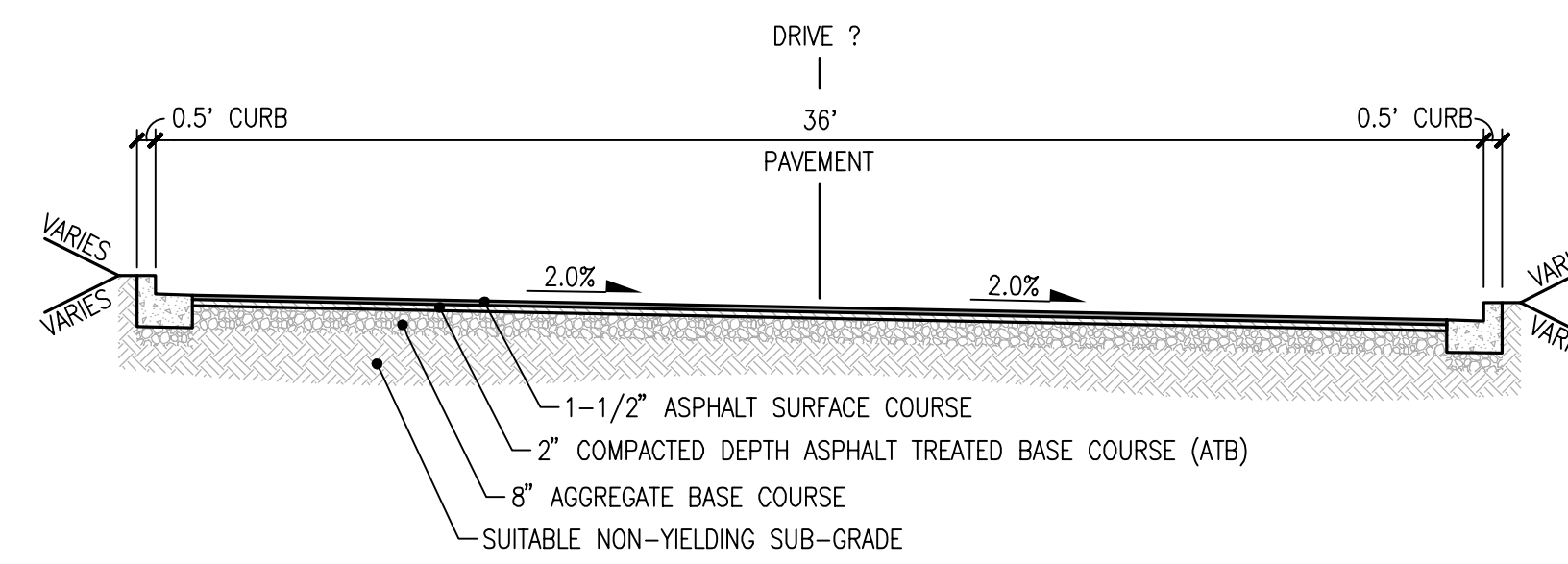
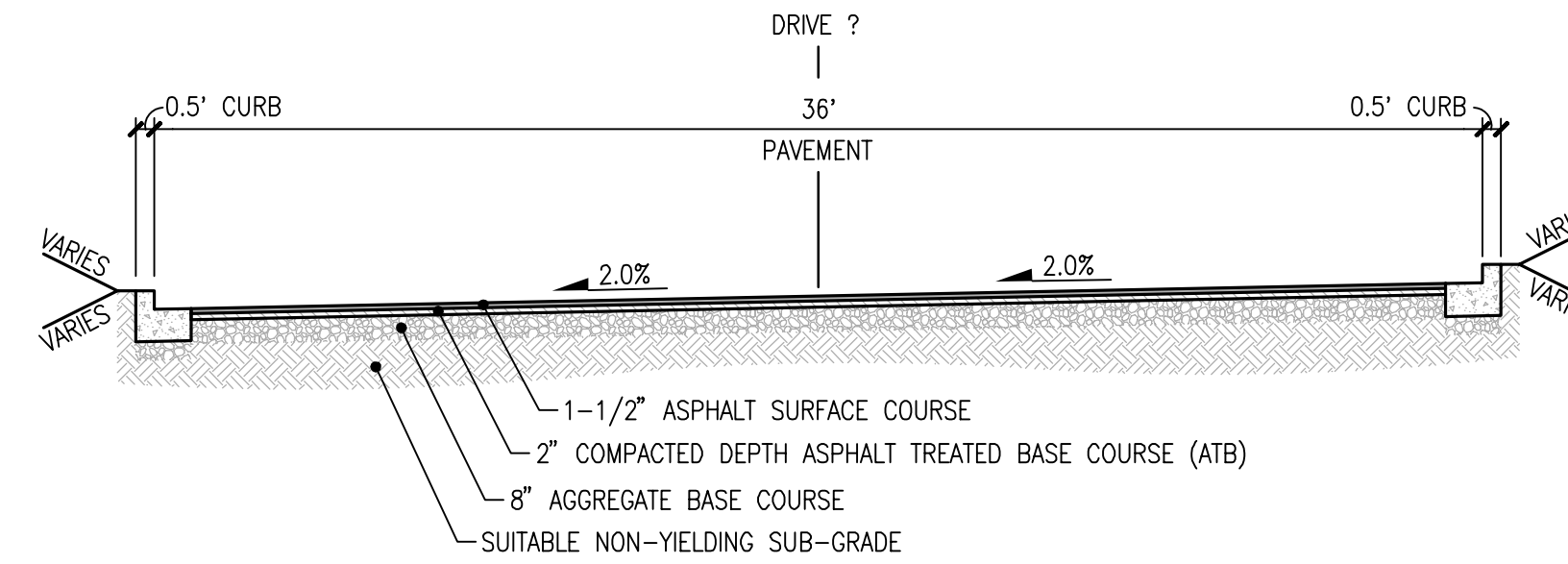
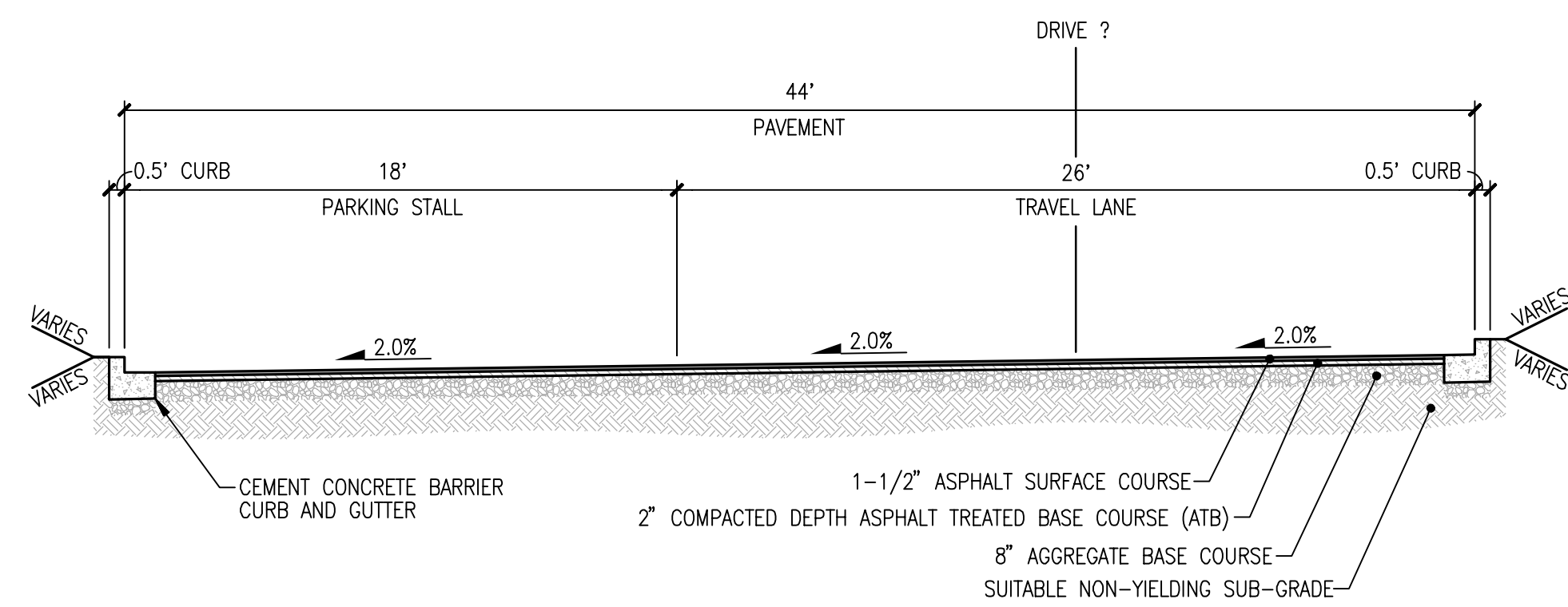
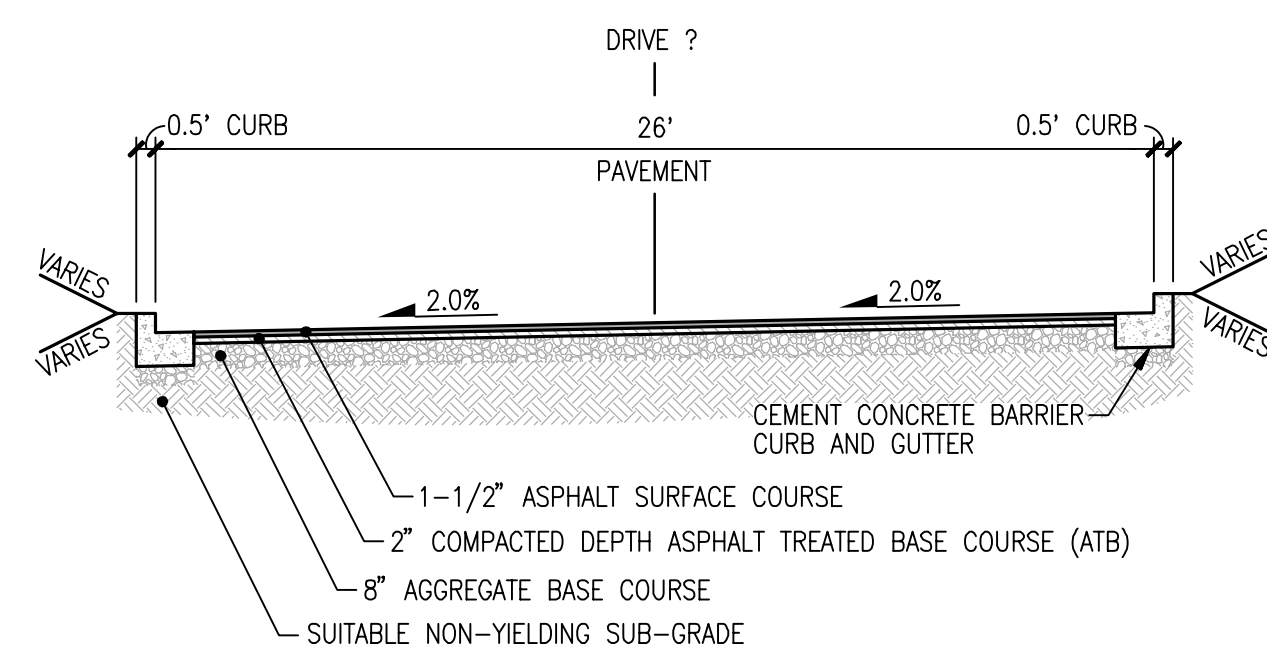
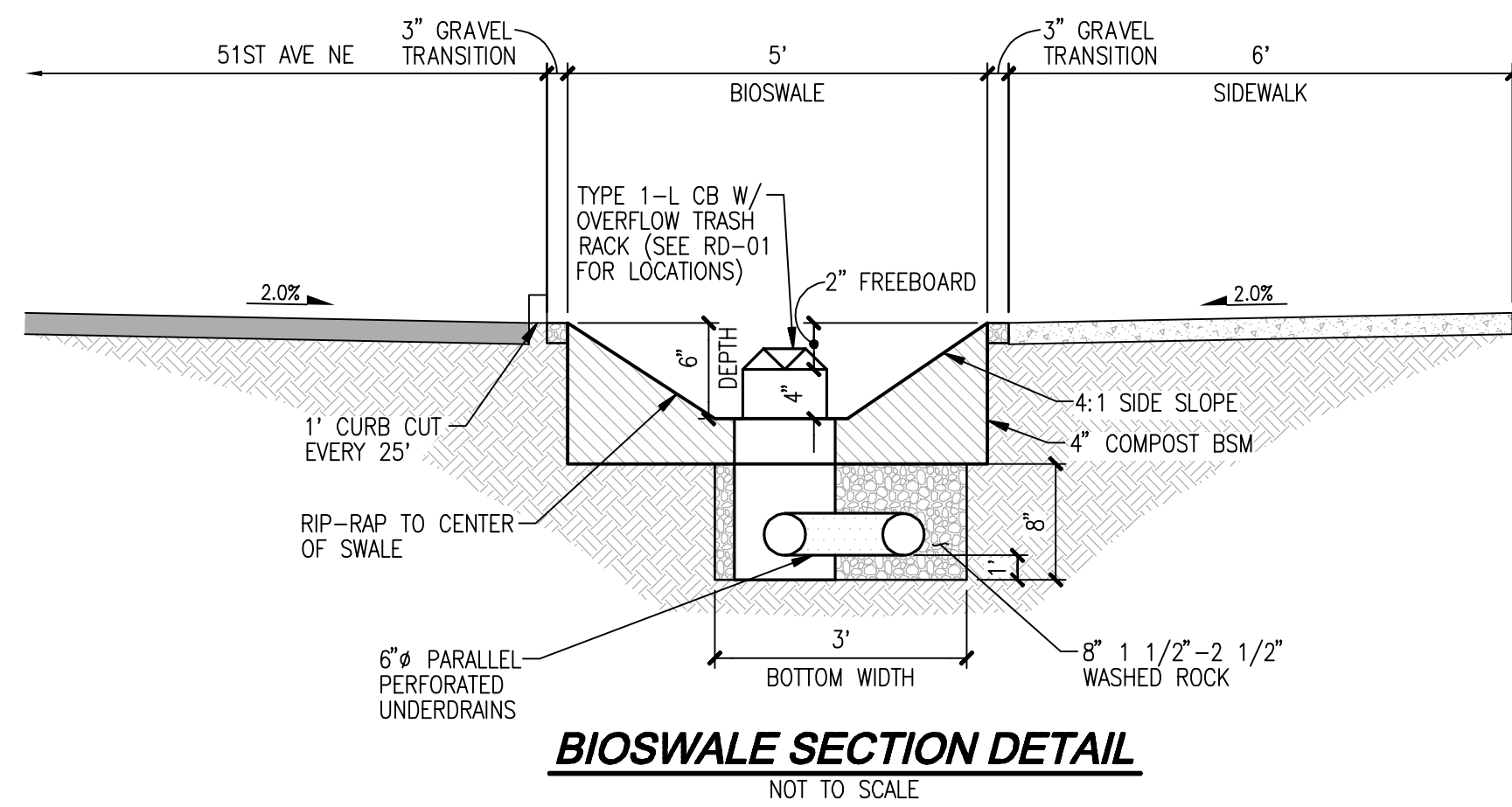
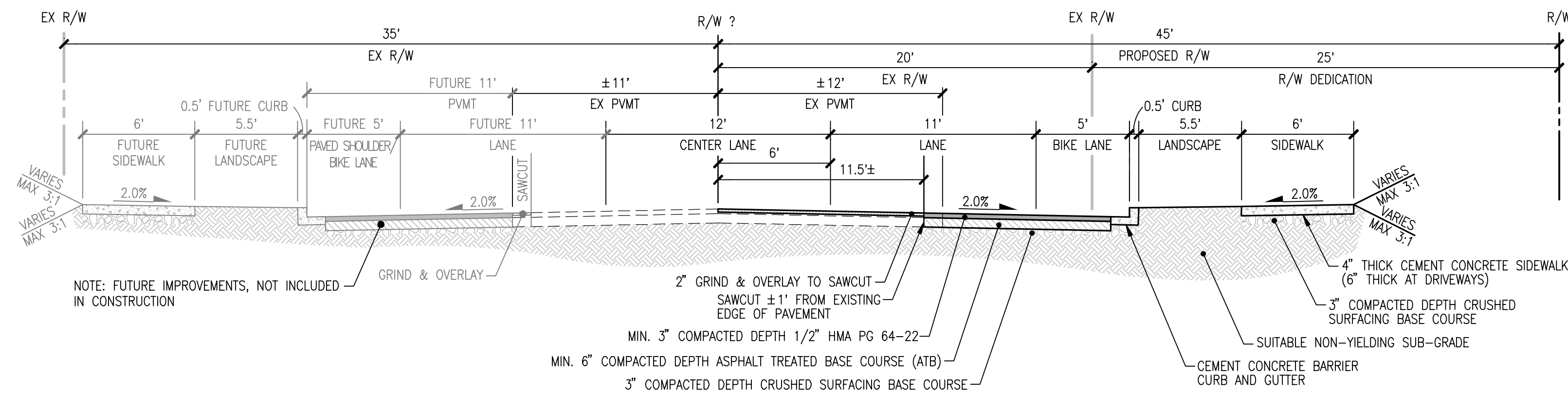
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FILE #: PA23014

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REVISIONS

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T 425.806.1869 www.LDCcorp.com F 425.482.2893

M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
PRELIMINARY ROAD SECTIONS

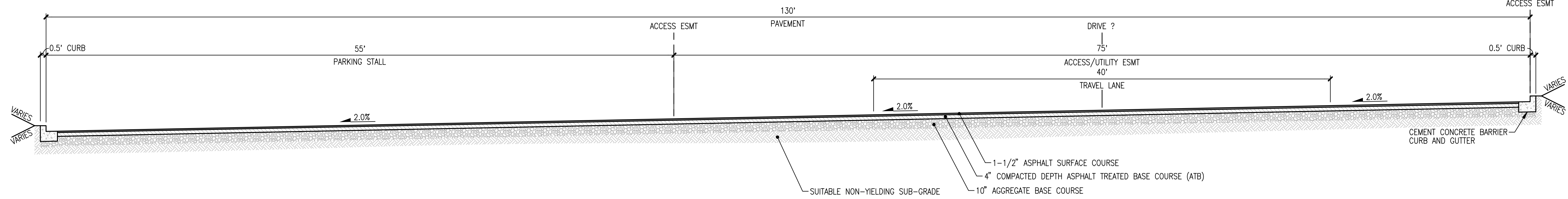


JOB NUMBER: C21170
DRAWING NAME: C21170P-RD-PR
DESIGNER: JAS
DRAFTING BY: DPN
DATE: 6-30-23
SCALE: 1"=50'
JURISDICTION: CITY OF MARYSVILLE

RD-20
SHEET 31 OF 43

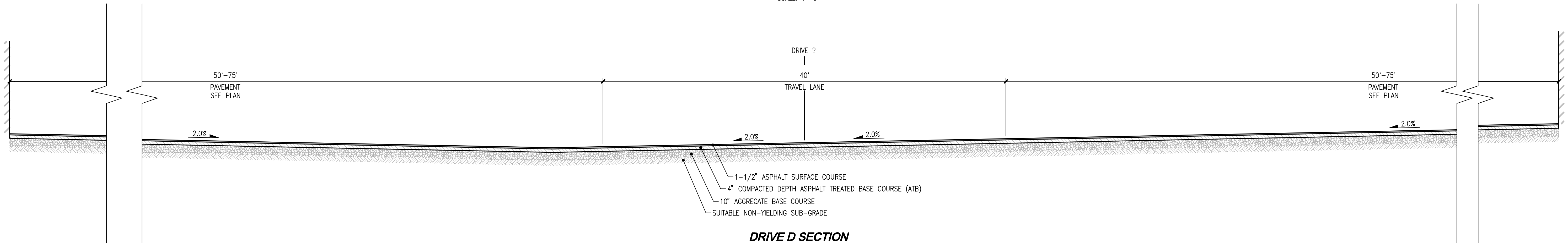
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A PORTION OF THE NW 1/4, SW 1/4, SEC 27, TWN 31 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



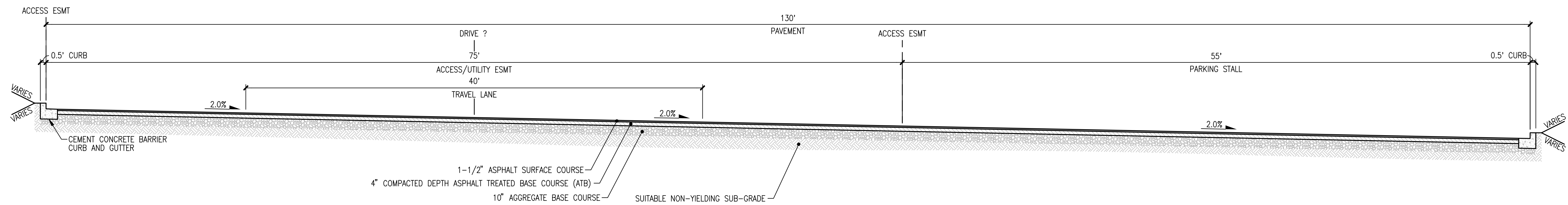
DRIVE B SECTION

SCALE: 1"=5'



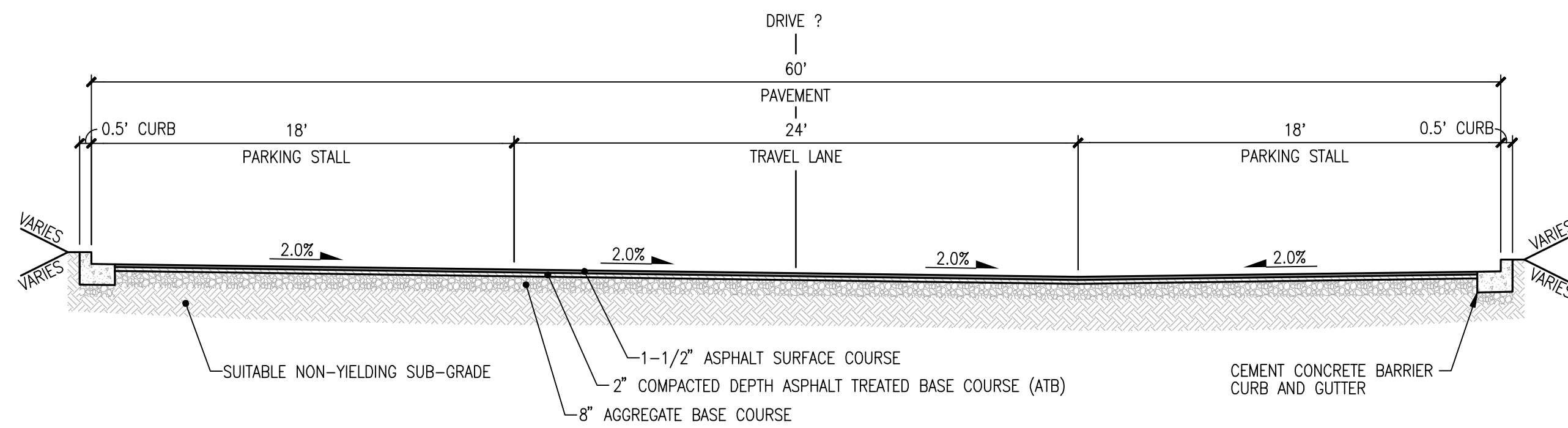
DRIVE D SECTION
STA 71+10.50 - STA 78+80.50
STA 80+88.50 - STA 88+58.50

SCALE: 1"=5'



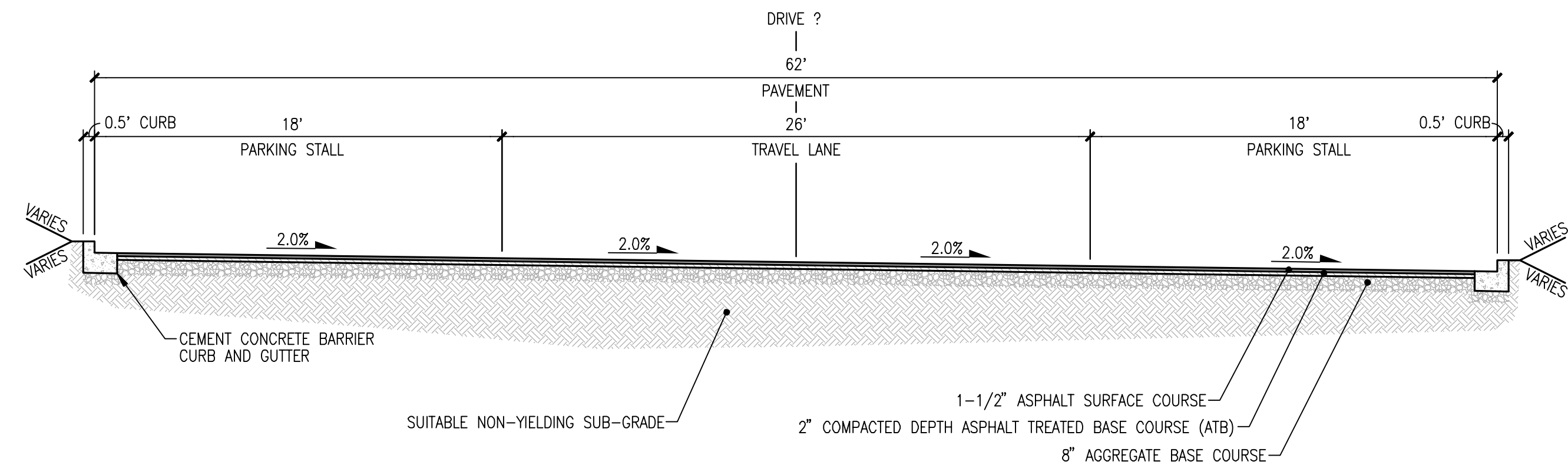
DRIVE G SECTION

SCALE: 1"=5'



24' DRIVE TYPICAL SECTION

SCALE: 1"=5'



DRIVE E, F, H TYPICAL SECTION

SCALE: 1"=5'

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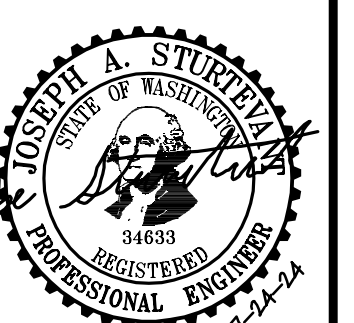
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M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
PRELIMINARY ROAD SECTIONS

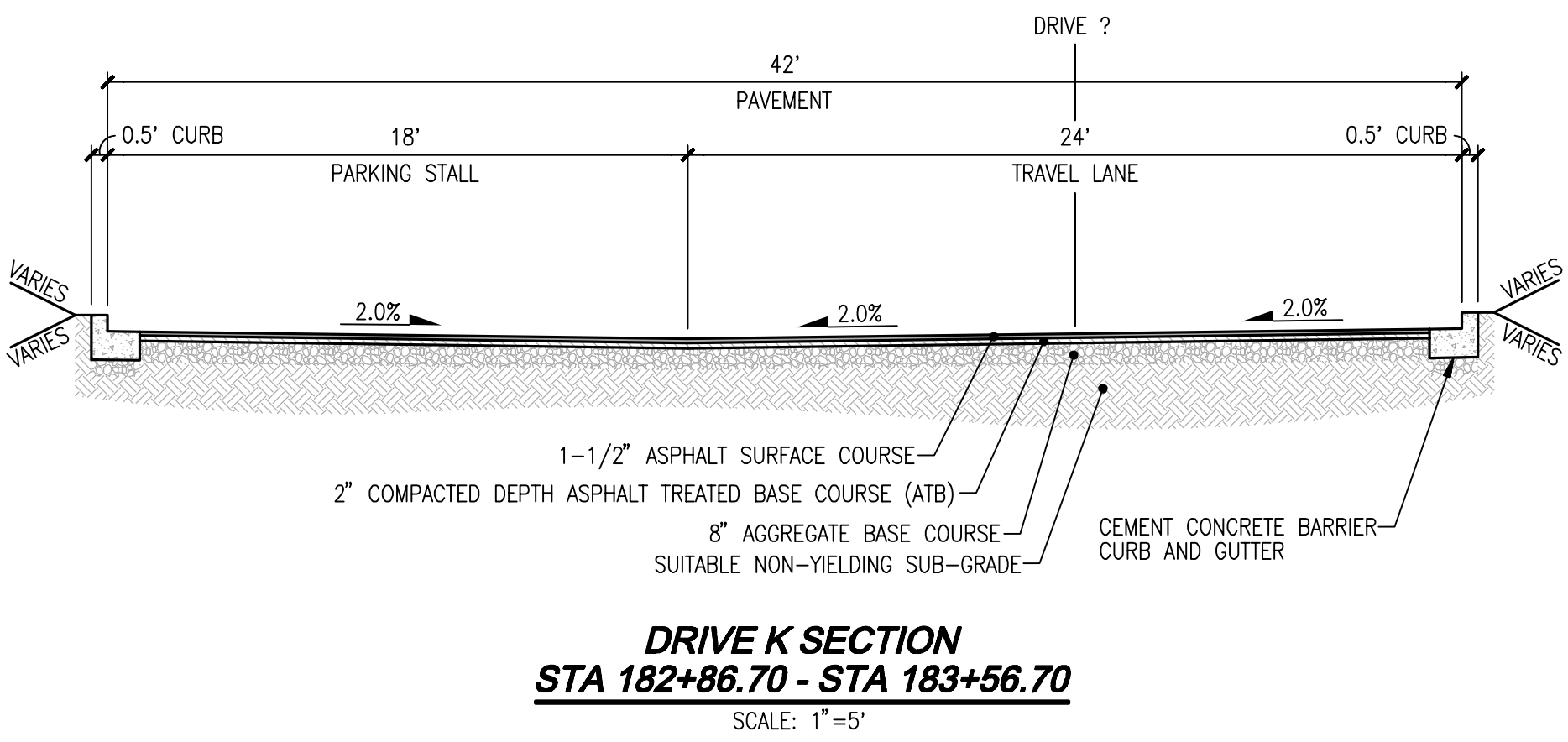
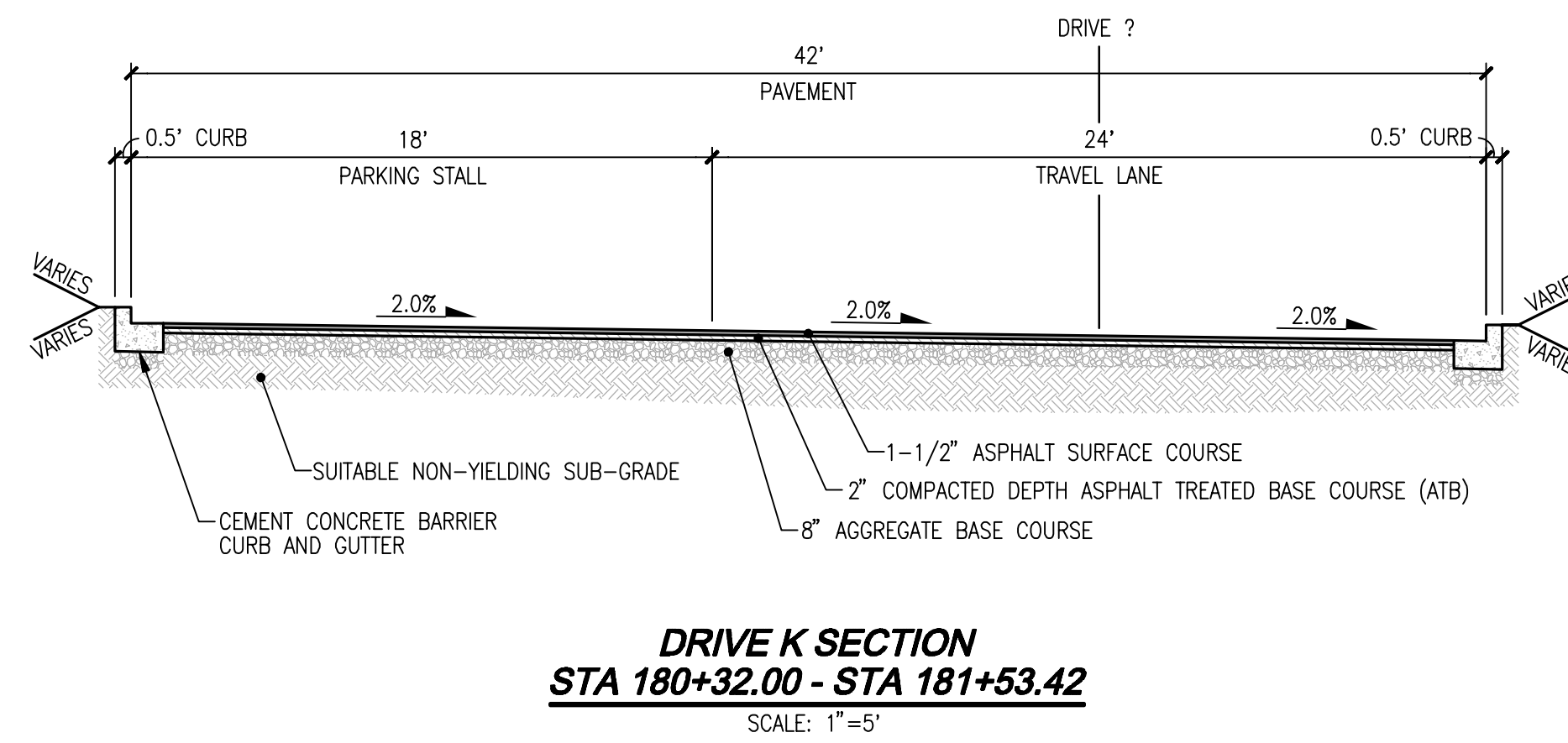
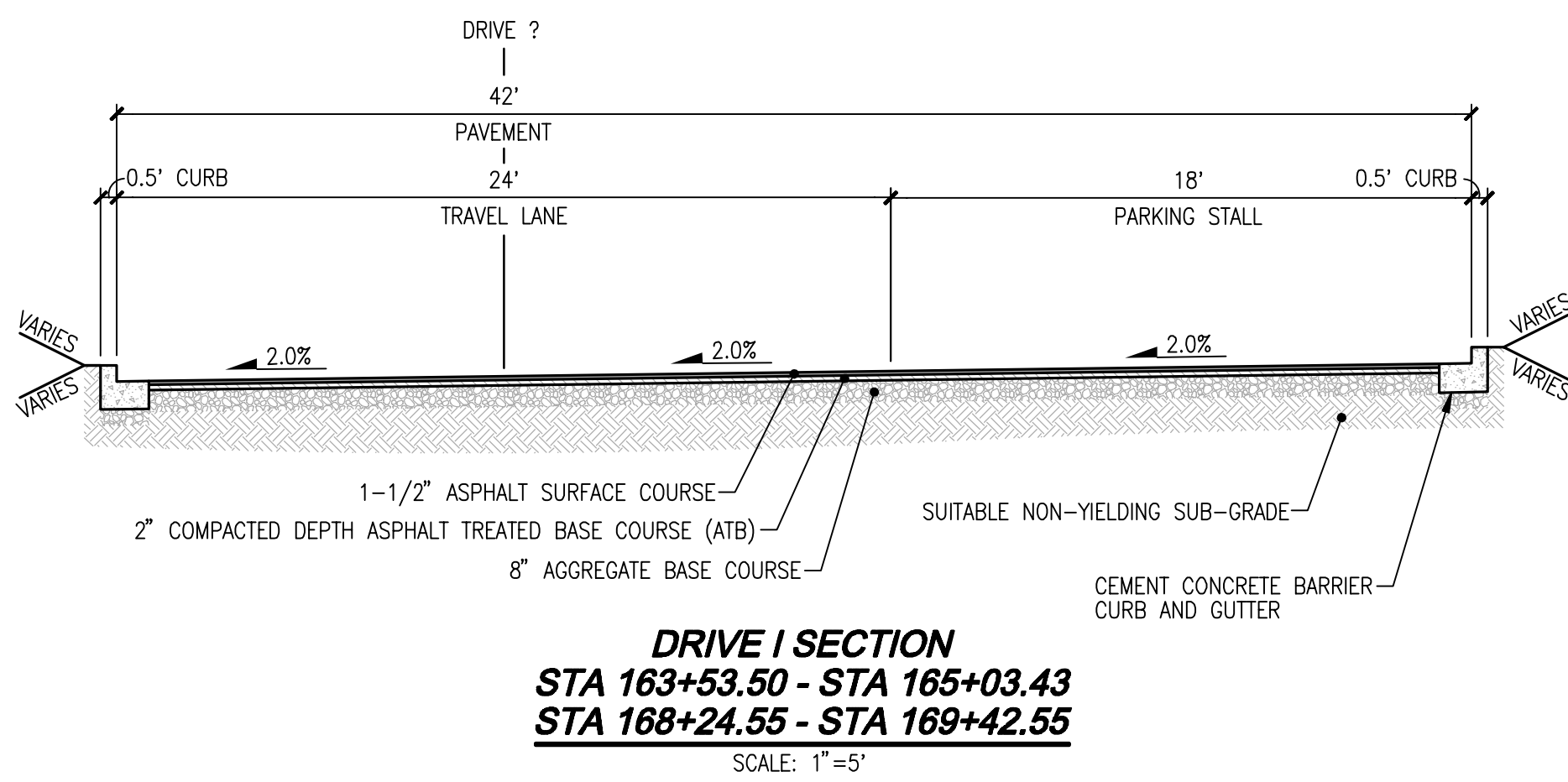
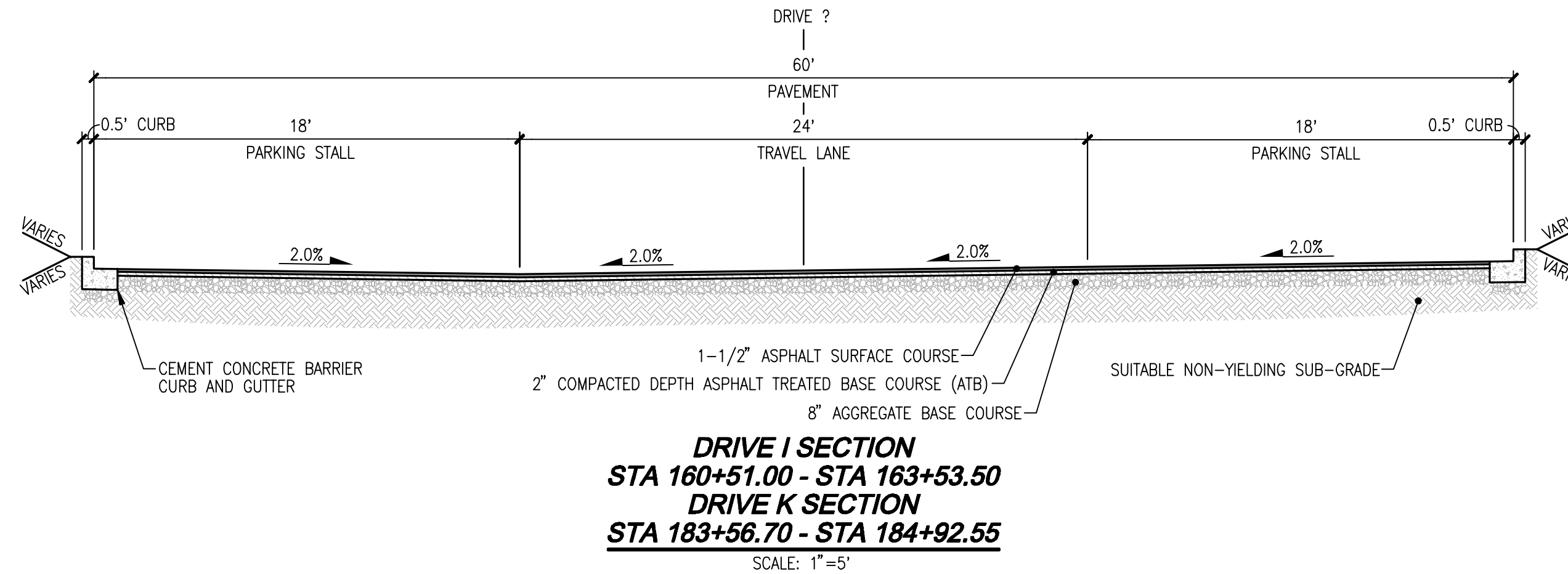
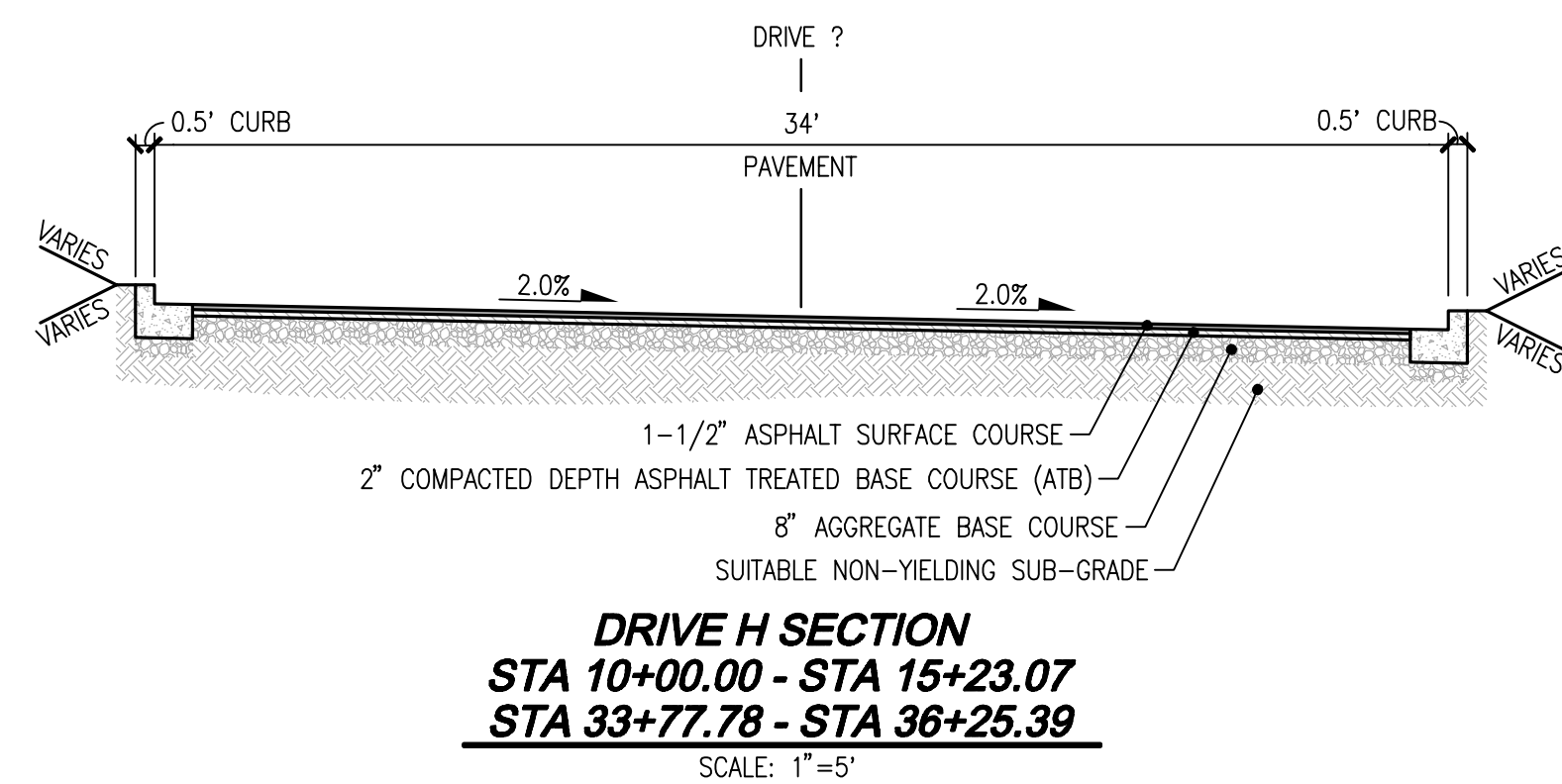
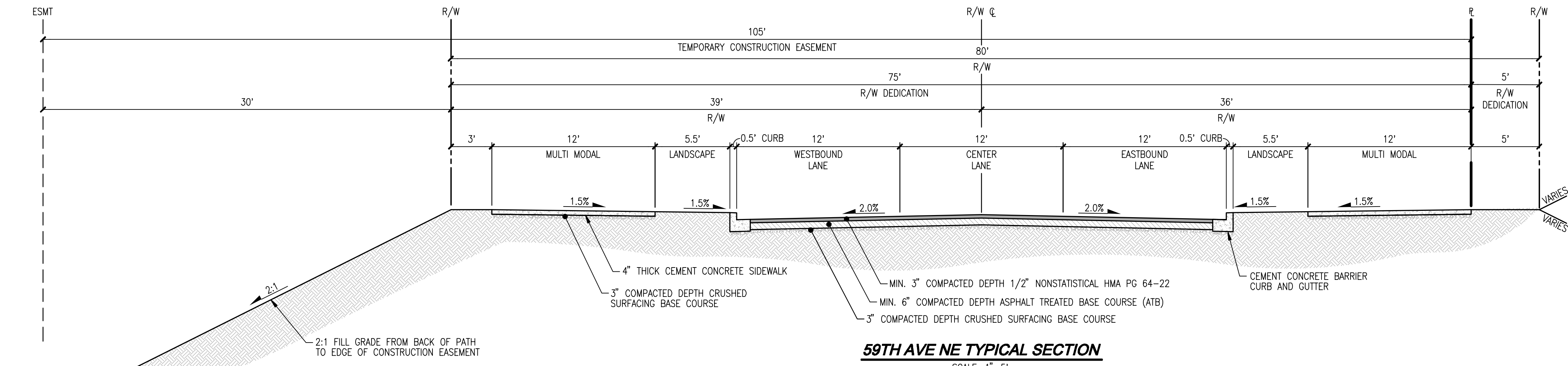


JOB NUMBER:	C21170
DRAWING NAME:	C21170P-RD-PR
DESIGNER:	JAS
DRAFTING BY:	DPN
DATE:	6-30-23
SCALE:	1"=5'
JURISDICTION:	CITY OF MARYSVILLE

RD-21
SHEET 32 OF 43

Drawing: P:\cva\2023\C21-170 M-51 - Early Clear and Grade Permit\Drawings\Preliminary\BSP\C21170P-RD-PR.dwg Plotted: Jul 24, 2024 - 2:23pm

A PORTION OF THE NW 1/4, SW 1/4, SEC 27, TWN 31 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



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FILE #: PA23014

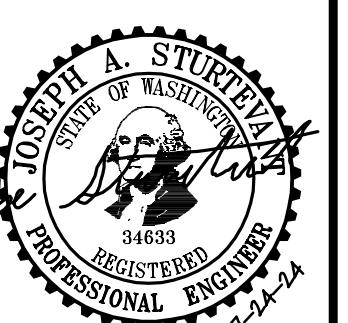
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M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
 PRELIMINARY ROAD SECTIONS

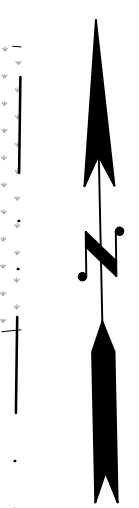
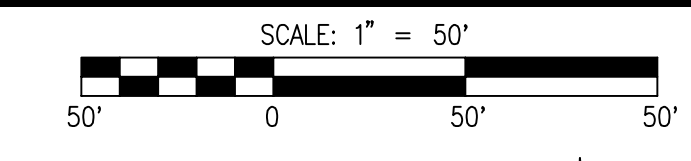


JOB NUMBER: C21170
 DRAWING NAME: C21170P-RD-PR
 DESIGNER: JAS
 DRAFTING BY: DPN
 DATE: 6-30-23
 SCALE: 1"=5'
 JURISDICTION: CITY OF MARYSVILLE

RD-22
 SHEET 33 OF 43

Drawing: P:\cva\2023\C21-170 M-51 - Early Clear and Grade Permit\Drawings\Preliminary\BSP\C21170P-RD-PR.dwg Plotted: Jul 24, 2024 - 2:23pm

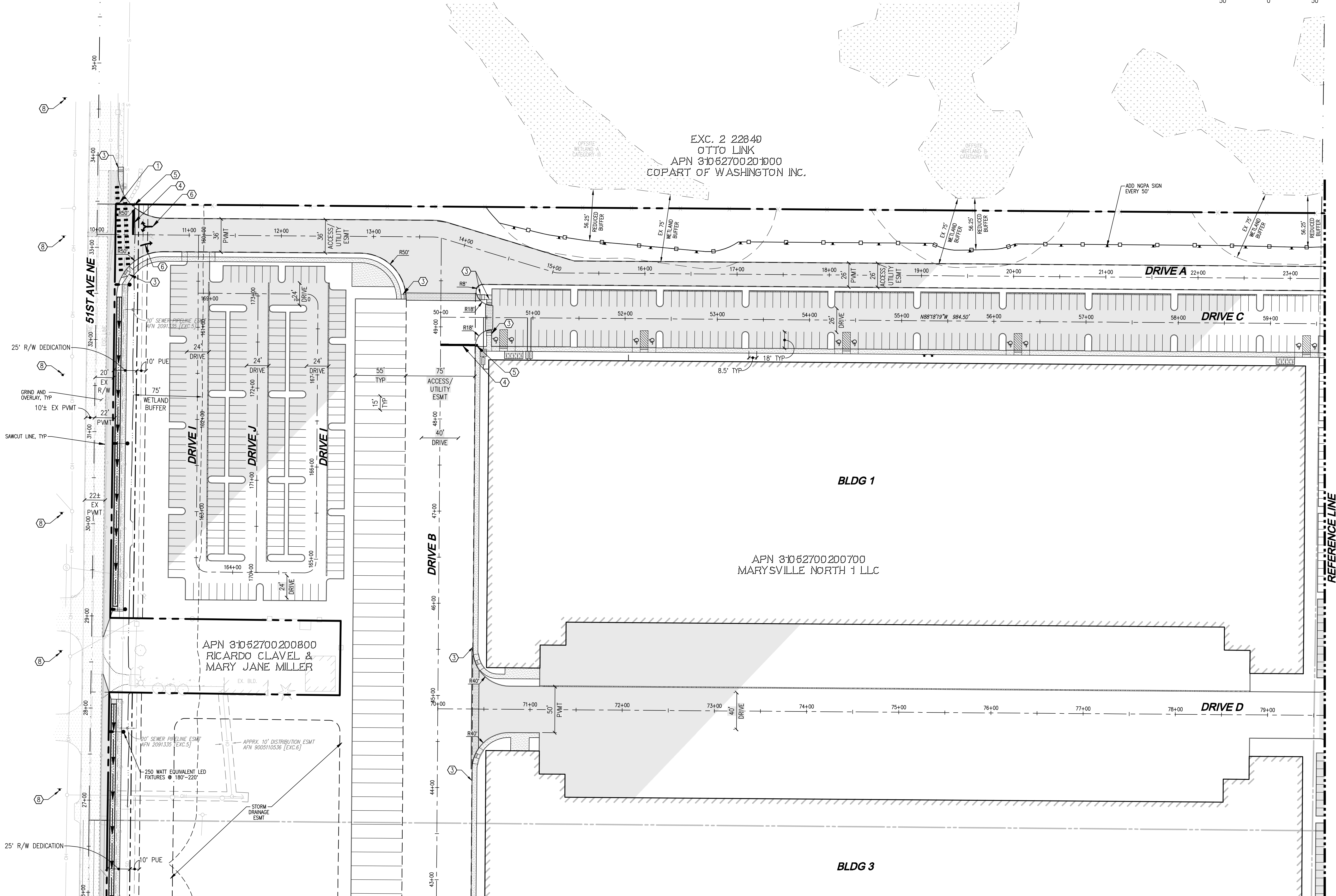
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EXC. 2 22849
OTTO LINK
APN 31052700201000
COPART OF WASHINGTON INC.

APN 31052700200700
MARYSVILLE NORTH 1 LLC

APN 31052700200800
RICARDO CLAVEL &
MARY JANE MILLER



LEGEND	
■	SIGNS AS NOTED
●	STREET LIGHT APPROXIMATE LOCATION SNOPLUD TO PROVIDE FINAL LIGHTING DESIGN
①	CROSSWALK PER CITY OF MARYSVILLE STD PLAN 3-406-001
②	CURB RAMP PER WSDOT, TYP
③	STOP BAR PER WSDOT STD M-24.60-24
④	STOP SIGN WITH STREET NAMES PER CITY STANDARD 3-805-001
⑤	TURN ARROW PER WSDOT STD M-24.40-02 & M-3.10-03 TO BE THERMOPLASTIC
⑥	DOUBLE YELLOW CENTERLINE STRIP PER WSDOT
⑦	"NO PARKING" SIGNS
⑧	25 MPH SPEED LIMIT SIGN PER MUTCD (R2-1)
⑨	STOP SIGN PER STD 3-805-001
⑩	TWO-WAY LEFT TURN CENTERLINE STRIPE-YELLOW TO BE MMA MATERIAL PER MARYSVILLE SPECIFICATIONS
⑪	TWO-WAY LEFT TURN CENTERLINE STRIPE-YELLOW PER WSDOT
⑫	4" WHITE EDGE LINE TO BE MMA MATERIAL PER MARYSVILLE SPECIFICATIONS

REFERENCE LINE
SEE SHEET CH-03

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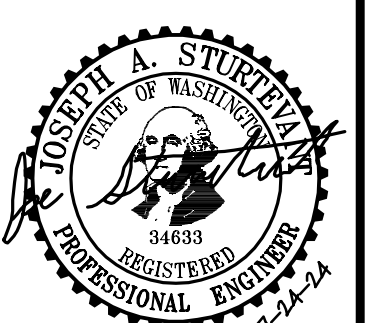
FILE #: PA23014

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Woodinville, WA 98072
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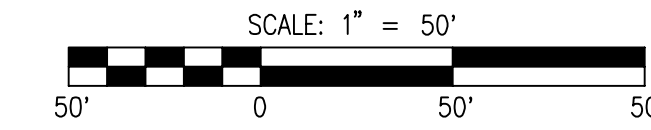
M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
PRELIMINARY CHANNELIZATION PLAN



JOB NUMBER:	C21170
DRAWING NAME:	C21170P-CH-PL
DESIGNER:	JAS
DRAFTING BY:	DPN
DATE:	6-30-23
SCALE:	1"=50'
JURISDICTION:	CITY OF MARYSVILLE

Drawing: P:\cva\2023\C21-170 M-51 - Early Offer and Grade Permit Drawings\Preliminary BSP\C21170P-CH-PL.dwg Plotted: Jul 24, 2024 - 2:24pm

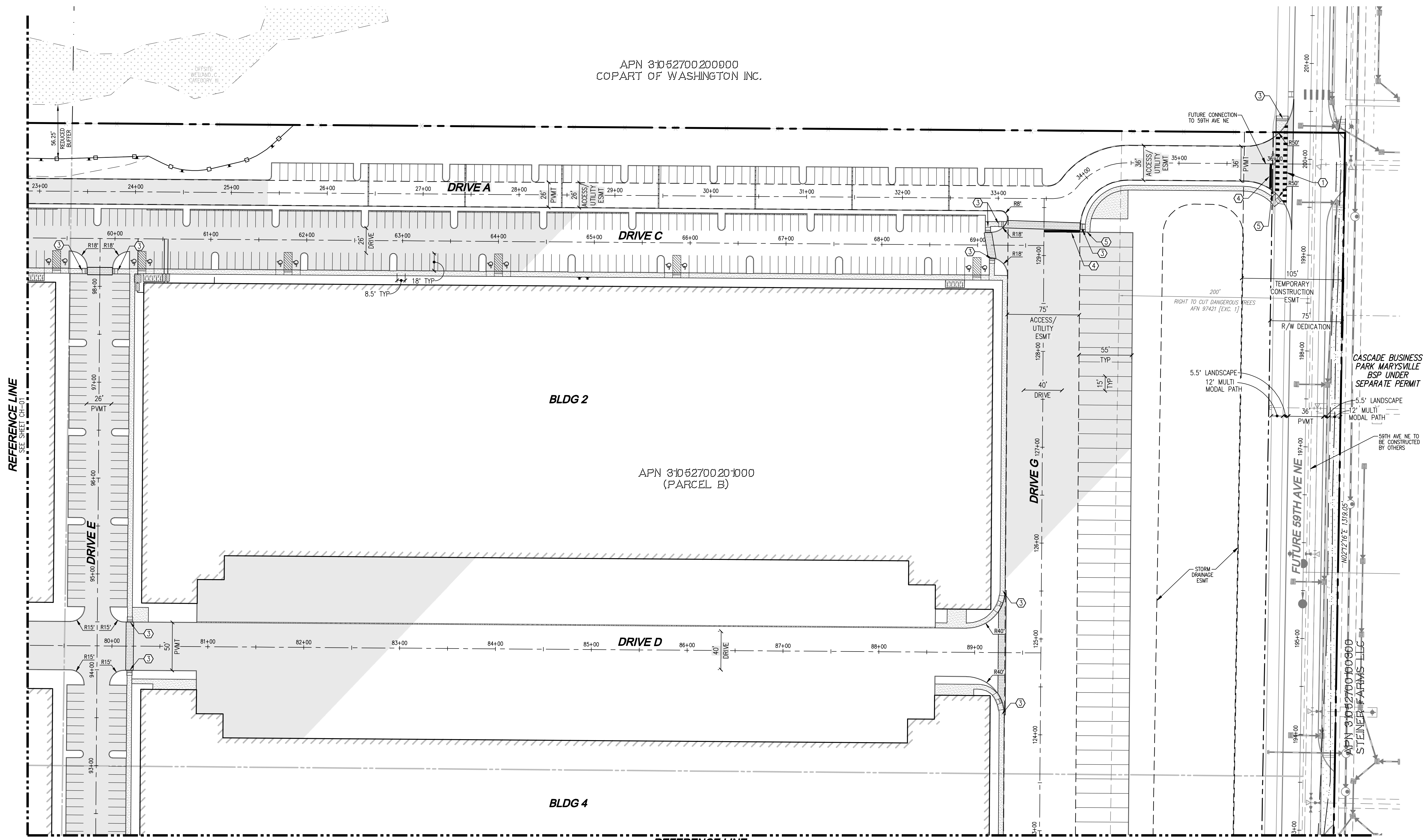
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APN 3105270020000
COPART OF WASHINGTON INC.

APN 3105270020100
(PARCEL B)

REFERENCE LINE
SEE SHEET CH-04



LEGEND			
■	SIGNS AS NOTED	⑥	TURN ARROW PER WSDOT STD M-24.40-02 & M-3.10-03 TO BE THERMOPLASTIC
●	STREET LIGHT APPROXIMATE LOCATION SNOPLUD TO PROVIDE FINAL LIGHTING DESIGN	⑦	DOUBLE YELLOW CENTERLINE STRIP PER WSDOT
①	CROSSWALK PER CITY OF MARYSVILLE STD PLAN 3-406-001	⑧	"NO PARKING" SIGNS
②	CURB RAMP PER WSDOT, TYP	⑨	25 MPH SPEED LIMIT SIGN PER MUTCD (R2-1)
③	STOP BAR PER WSDOT STD M-24.60-24	⑩	STOP SIGN PER STD 3-805-001
④	STOP SIGN WITH STREET NAMES PER CITY STANDARD 3-805-001	⑪	TWO-WAY LEFT TURN CENTERLINE STRIPE-YELLOW TO BE MMA MATERIAL PER MARYSVILLE SPECIFICATIONS
		⑫	TWO-WAY LEFT TURN CENTERLINE STRIPE-YELLOW PER WSDOT
		⑬	4" WHITE EDGE LINE TO BE MMA MATERIAL PER MARYSVILLE SPECIFICATIONS

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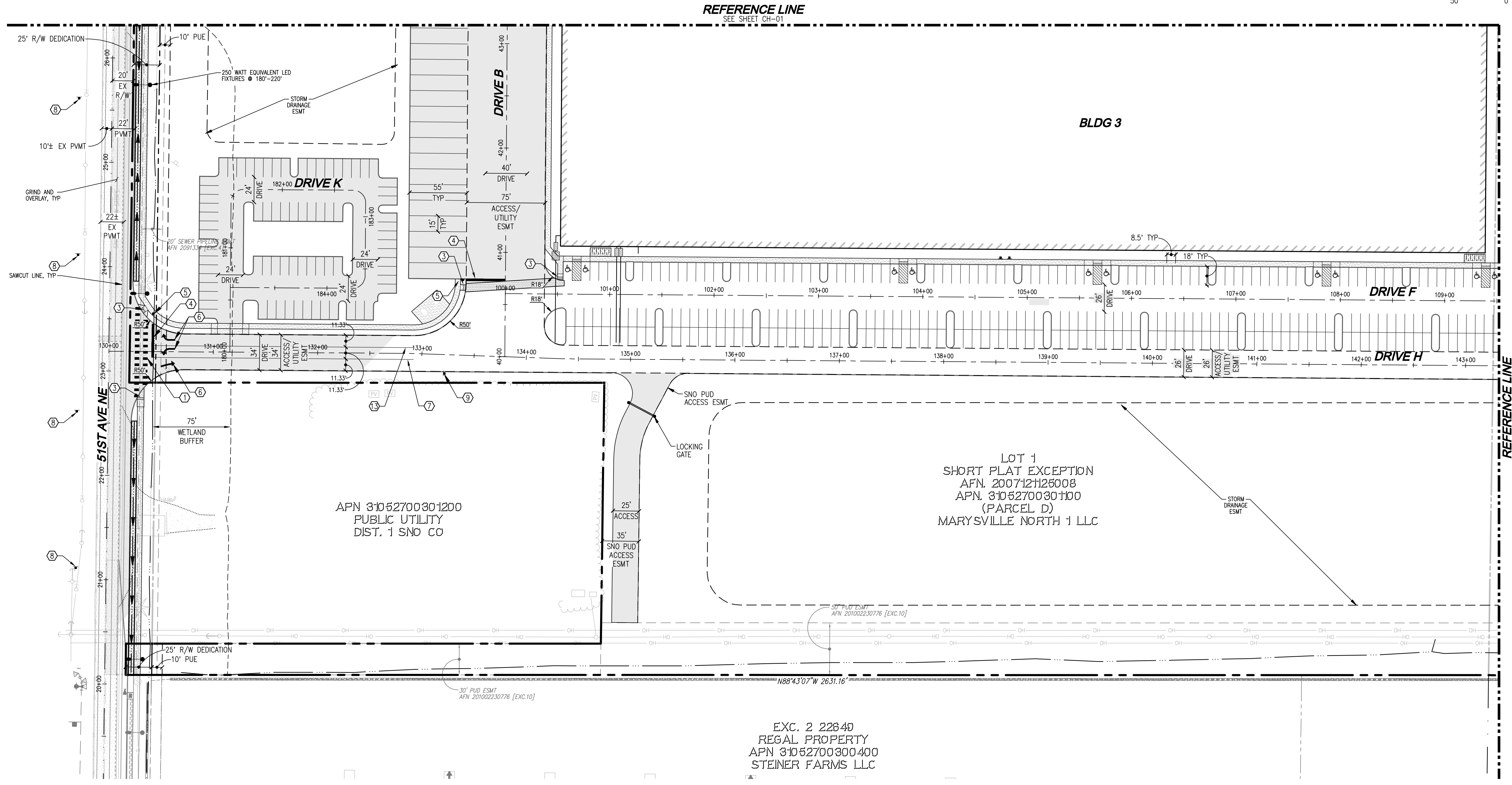
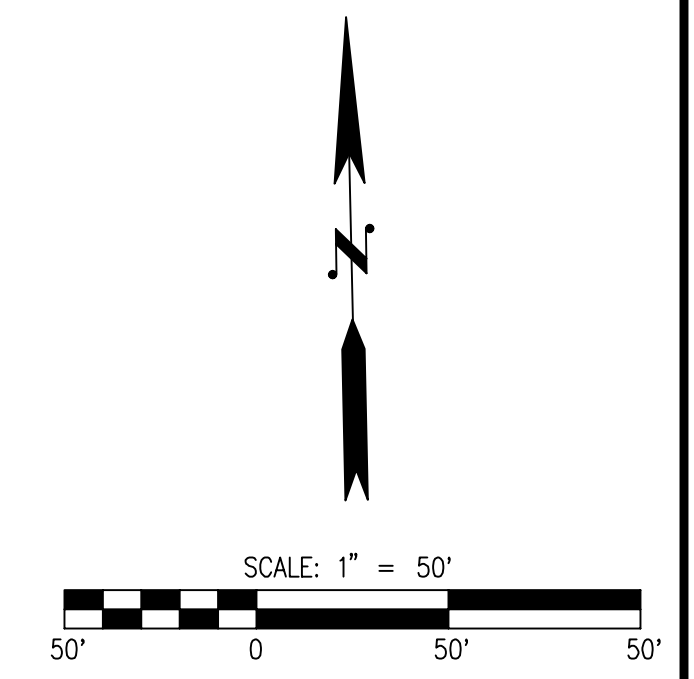
M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
PRELIMINARY CHANNELIZATION PLAN



JOB NUMBER:	C21170
DRAWING NAME:	C21170P-CH-PL
DESIGNER:	JAS
DRAFTING BY:	DPN
DATE:	6-30-23
SCALE:	1"=50'
JURISDICTION:	CITY OF MARYSVILLE

Drawing: P:\cadd\2023\C21-170 M-51 - Early Clear and Grade Permit\Drawings\Preliminary BSP\C21170P-CH-PL.dwg Plotted: Jul 24, 2024 - 2:26pm

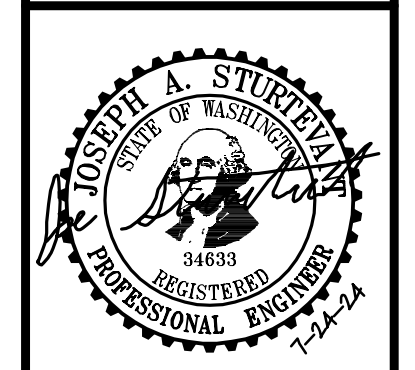
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REVISIONS	
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 PRELIMINARY CHANNELIZATION PLAN



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DESIGNER:	JAS
DRAFTING BY:	DPN
DATE:	6-30-23
SCALE:	1"=50'
JURISDICTION:	CITY OF MARYSVILLE

CH-03
 SHEET 36 OF 43

Drawing: P:\csl\2023\C21-170 M-51 - Early Clear and Grade Permit Drawings\Preliminary\BSP\C21170P-CH-PL.dwg Plotted: Jul 24, 2024 - 2:24pm

LEGEND			
■	SIGNS AS NOTED	⑬	4" WHITE EDGE LINE TO BE MMA MATERIAL PER MARYSVILLE SPECIFICATIONS
●	STREET LIGHT APPROXIMATE LOCATION SNO PUD TO PROVIDE FINAL LIGHTING DESIGN	⑭	DOUBLE YELLOW CENTERLINE STRIP PER WSDOT
①	CROSSWALK PER CITY OF MARYSVILLE STD PLAN 3-406-001	⑮	"NO PARKING" SIGNS
②	CURB RAMP PER WSDOT, TYP	⑯	25 MPH SPEED LIMIT SIGN PER MUTCD (R2-1)
③	STOP BAR PER WSDOT STD M-24.60-24	⑰	STOP SIGN PER STD 3-805-001
④	STOP SIGN WITH STREET NAMES PER CITY STANDARD 3-805-001	⑱	TWO-WAY LEFT TURN CENTERLINE STRIPE-YELLOW TO BE MMA MATERIAL PER MARYSVILLE SPECIFICATIONS
⑤		⑲	TWO-WAY LEFT TURN CENTERLINE STRIPE-YELLOW PER WSDOT

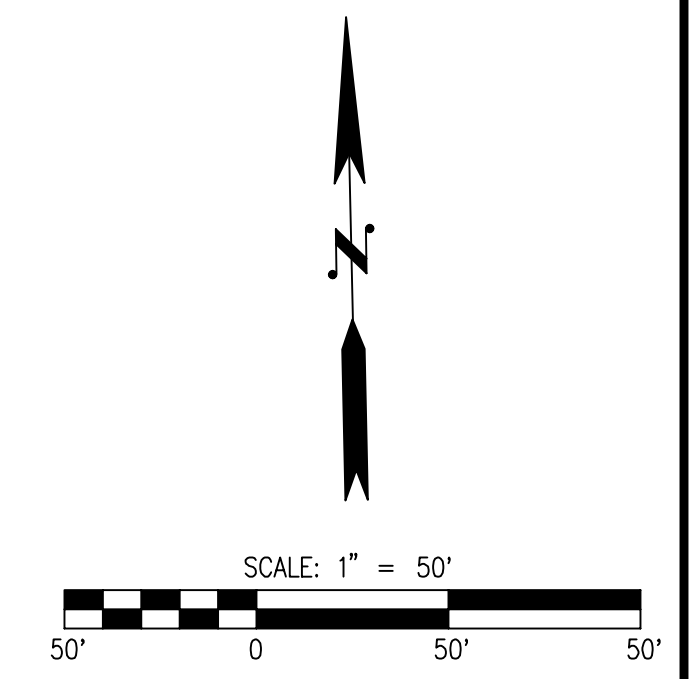
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DISCLAIMER
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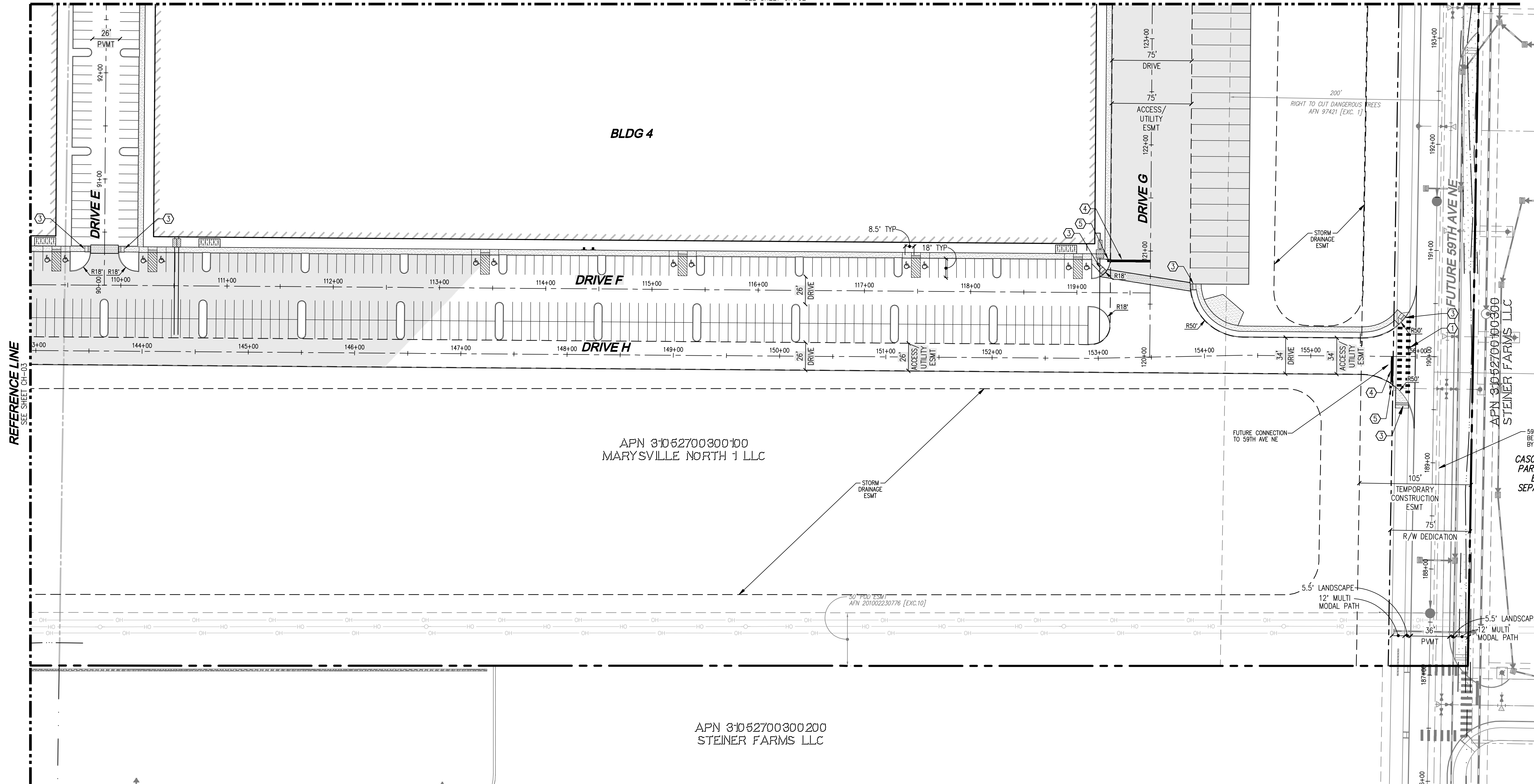
FILE #: PA23014

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A PORTION OF THE NW 1/4, SW 1/4, SEC 27, TWN 31 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



REFERENCE LINE
SEE SHEET CH-02



REFERENCE LINE
SEE SHEET CH-03

LEGEND			
■	SIGNS AS NOTED	⑬	4" WHITE EDGE LINE TO BE MMA MATERIAL PER MARYSVILLE SPECIFICATIONS
●	STREET LIGHT APPROXIMATE LOCATION SNOPLUD TO PROVIDE FINAL LIGHTING DESIGN	⑭	TURN ARROW PER WSDOT STD M-24.40-02 & M-3.10-03 TO BE THERMOPLASTIC
①	CROSSWALK PER CITY OF MARYSVILLE STD PLAN 3-406-001	⑮	DOUBLE YELLOW CENTERLINE STRIP PER WSDOT
②	CURB RAMP PER WSDOT, TYP	⑯	"NO PARKING" SIGNS
③	STOP BAR PER WSDOT STD M-24.60-24	⑰	25 MPH SPEED LIMIT SIGN PER MUTCD (R2-1)
④	STOP SIGN PER WSDOT STD M-24.60-24	⑱	STOP SIGN PER STD 3-805-001
⑤	STOP SIGN WITH STREET NAMES PER CITY STANDARD 3-805-001	⑲	TWO-WAY LEFT TURN CENTERLINE STRIPE-YELLOW TO BE MMA MATERIAL PER MARYSVILLE SPECIFICATIONS
		⑳	TWO-WAY LEFT TURN CENTERLINE STRIPE-YELLOW PER WSDOT

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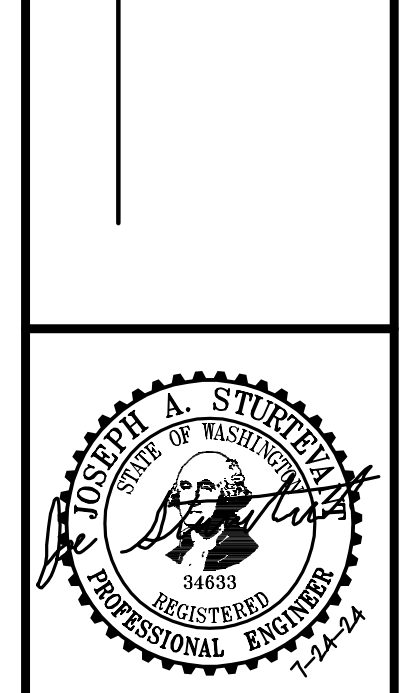
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M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
PRELIMINARY CHANNELIZATION PLAN

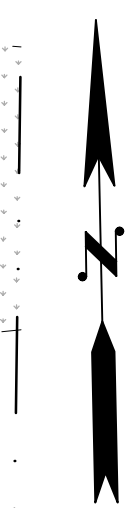
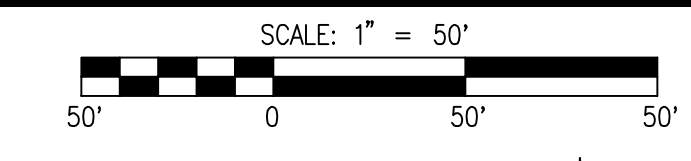


JOB NUMBER: C21170
DRAWING NAME: C21170P-CH-PL
DESIGNER: JAS
DRAFTING BY: DPN
DATE: 6-30-23
SCALE: 1"=50'
JURISDICTION: CITY OF MARYSVILLE

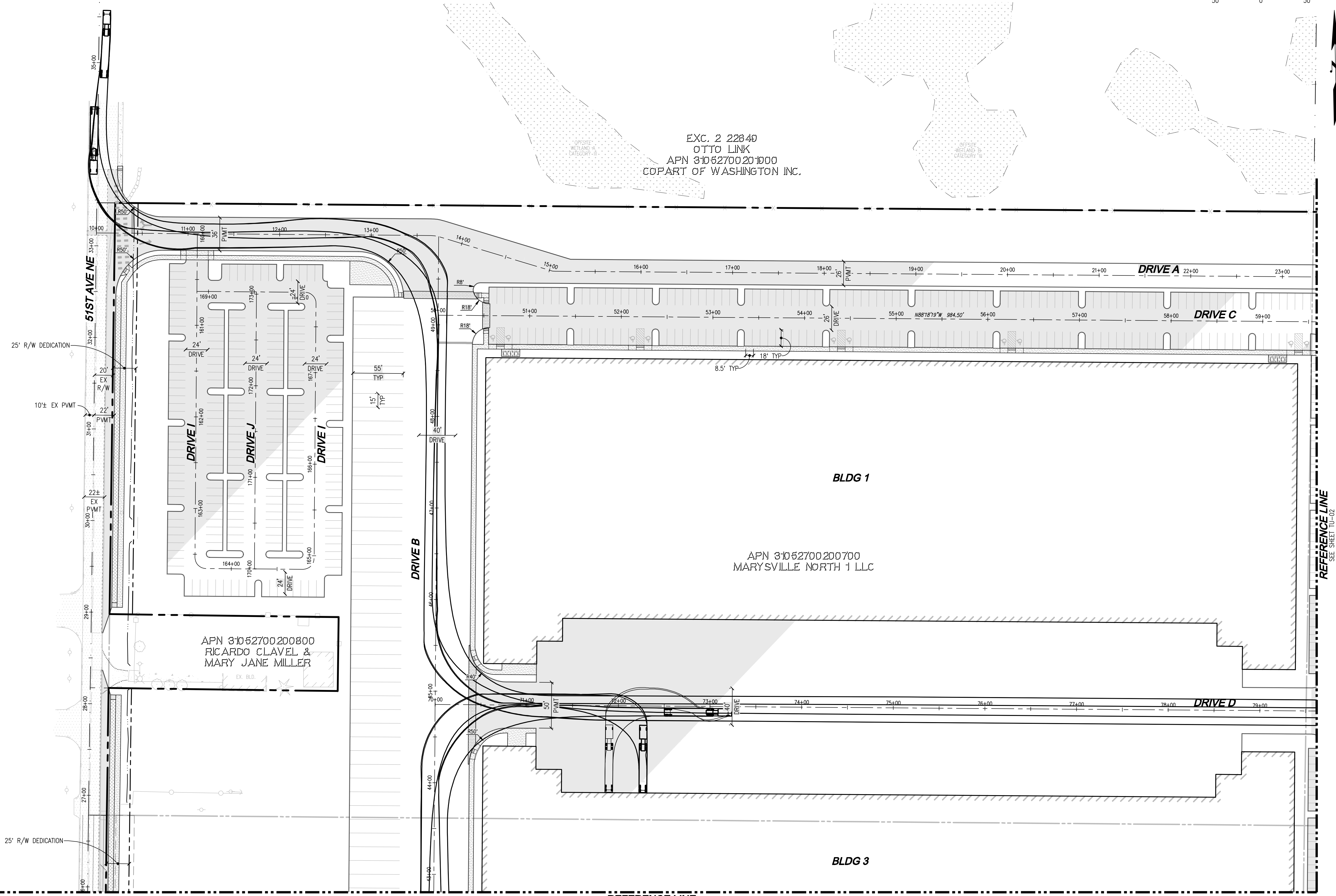
CH-04
SHEET 37 OF 43

Drawing: P:\csl\2023\C21-170 M-51 - Early Offer and Grade Permit\Drawings\Preliminary\BSP\C21170P-CH-PL.dwg Plotted: Jul 24, 2024 - 2:26pm

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EXC. 2 22849
OTTO LINK
APN 31052700201000
COPART OF WASHINGTON INC.



APN 31052700200800
RICARDO CLAVEL &
MARY JANE MILLER

BLDG 1

APN 31052700200700
MARYSVILLE NORTH 1 LLC

BLDG 3

REFERENCE LINE
SEE SHEET TU-03

REFERENCE LINE
SEE SHEET TU-02

Drawing: P:\civil\2023\C21-170 M-51 - Early Oper and Grade Permit Drawings\Preliminary\BSP\C211709-TU-PL.dwg Plotted: Jul 24, 2024 - 2:26pm

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M-51 INDUSTRIAL
TURNING MOVEMENT PLAN



JOB NUMBER: C21170
DRAWING NAME: C211709-TU-PL
DESIGNER: JAS
DRAFTING BY: DPN
DATE: 6-30-23
SCALE: 1"=50'
JURISDICTION: CITY OF MARYSVILLE

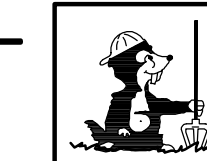
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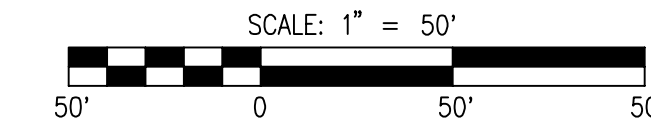
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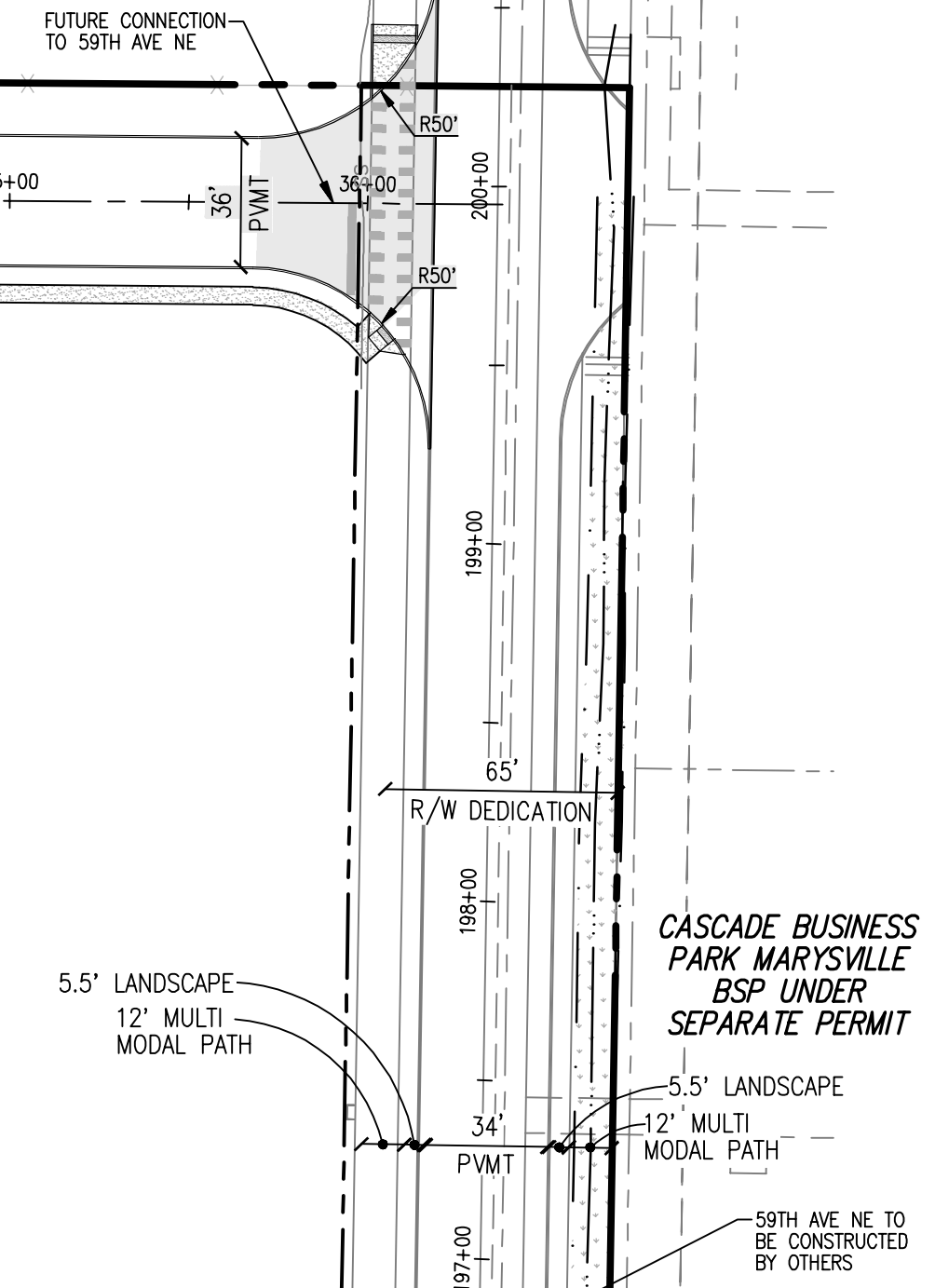
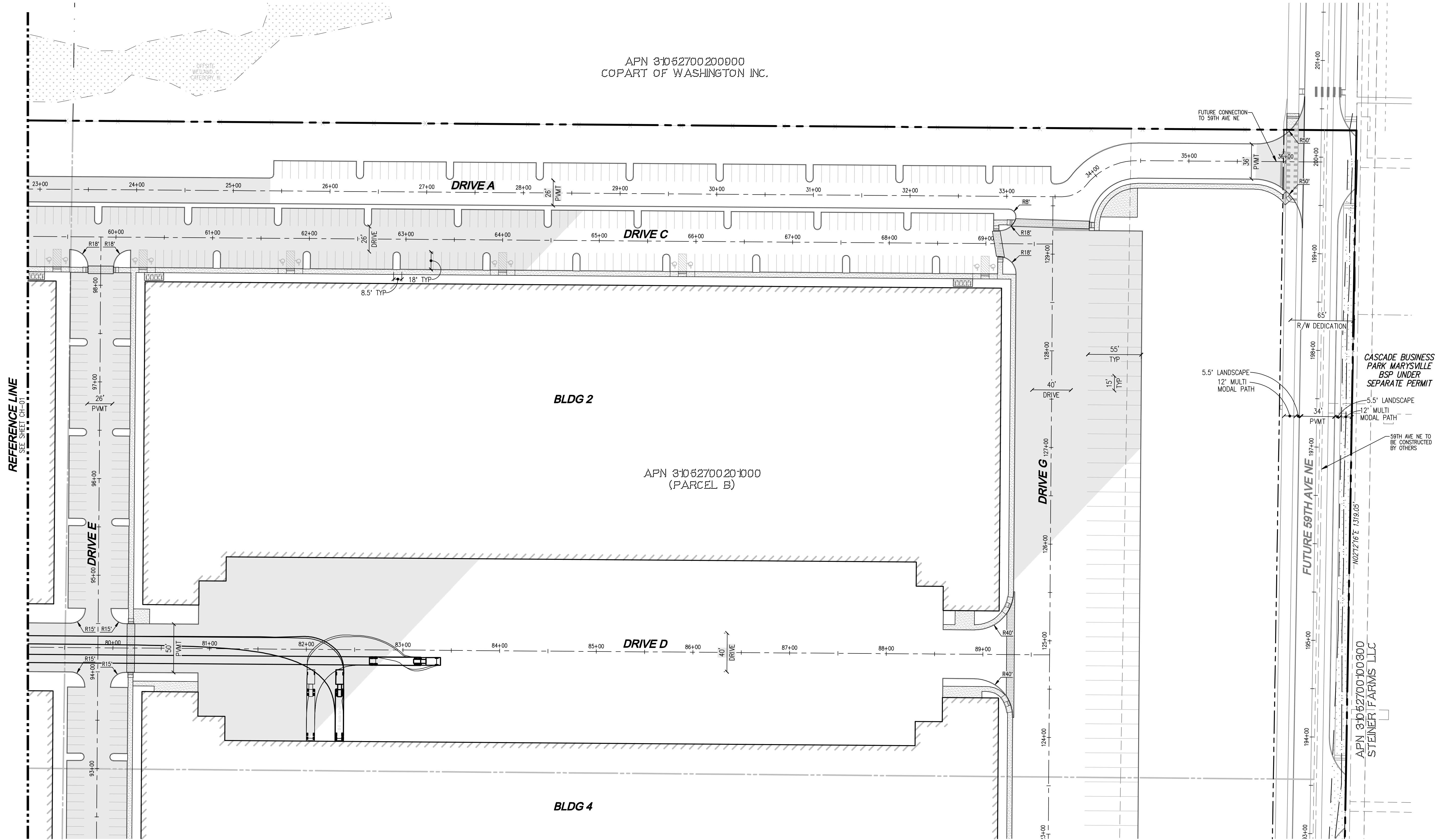
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APN 3105270020000
COPART OF WASHINGTON INC.

APN 31052700201000
(PARCEL B)



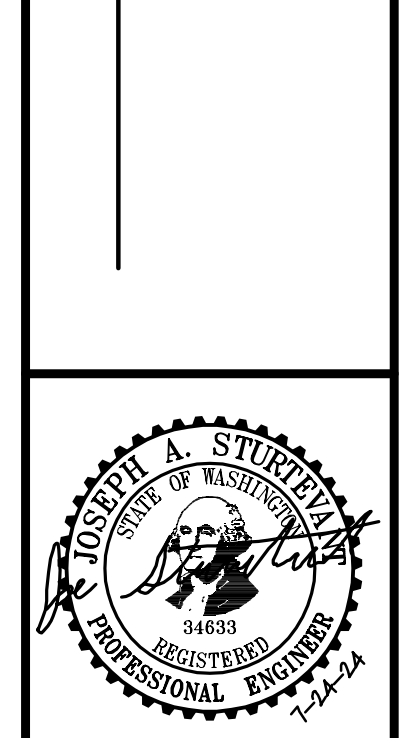
REFERENCE LINE
SEE SHEET CH-01

Drawing: P:\cva\2023\C21-170 M-51 - Early Offer and Grade Permit Drawings\Preliminary BSP\C211709-TU-PL.dwg Plotted: Jul 24, 2024 - 2:26pm

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M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
TURNING MOVEMENT PLAN



JOB NUMBER: C21170
DRAWING NAME: C211709-TU-PL
DESIGNER: JAS
DRAFTING BY: DPN
DATE: 6-30-23
SCALE: 1"=50'
JURISDICTION: CITY OF MARYSVILLE

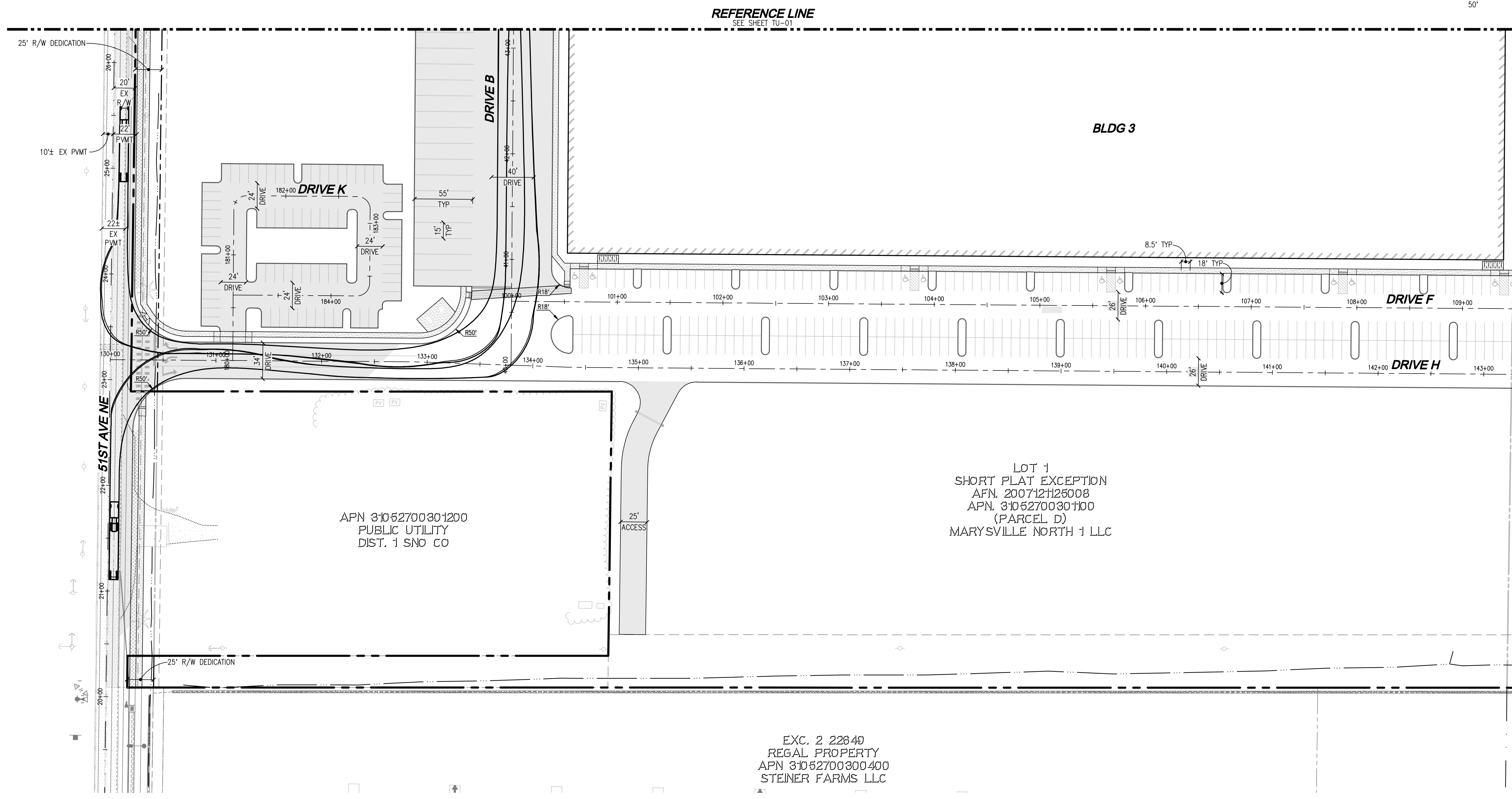
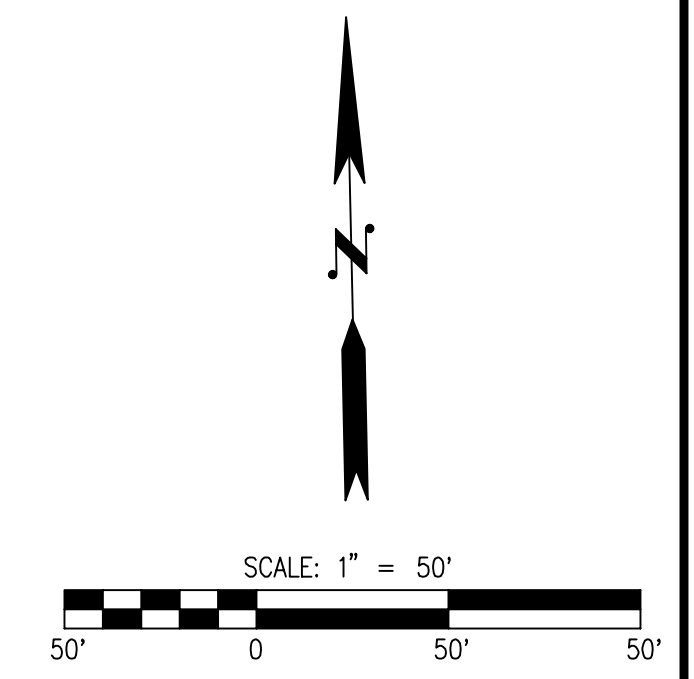
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APN 31052700301200
PUBLIC UTILITY
DIST. 1 SNO CO

LOT 1
SHORT PLAT EXCEPTION
AFN. 2007121125008
APN. 31052700301100
(PARCEL D)
MARYSVILLE NORTH 1 LLC

EXC. 2 22849
REGAL PROPERTY
APN 31052700300400
STEINER FARMS LLC

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M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
TURNING MOVEMENT PLAN



JOB NUMBER: C21170
DRAWING NAME: C21170P-TU-PL
DESIGNER: JAS
DRAFTING BY: DPN
DATE: 6-30-23
SCALE: 1"=50'
JURISDICTION: CITY OF MARYSVILLE

FILE #: PA23014

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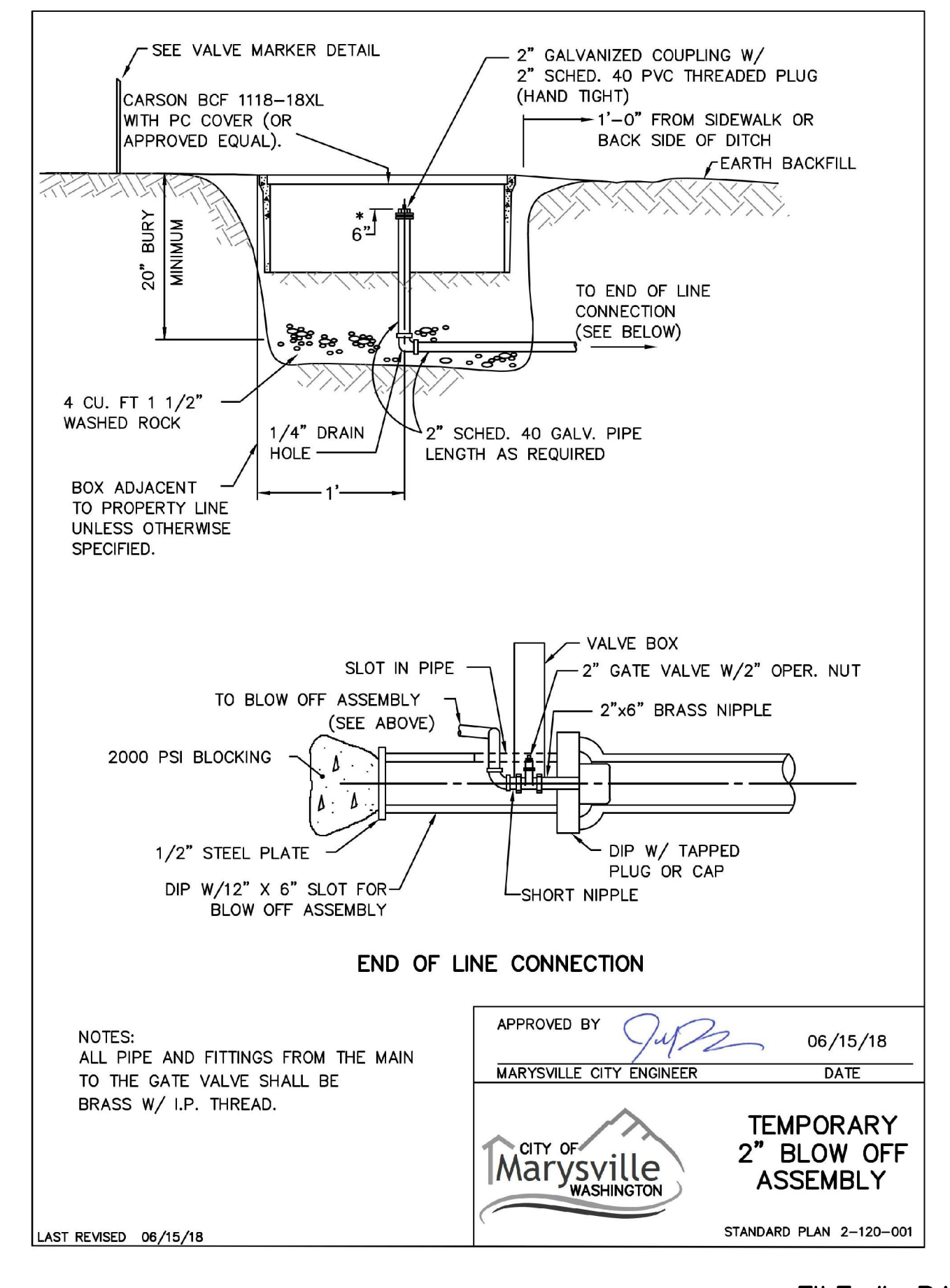
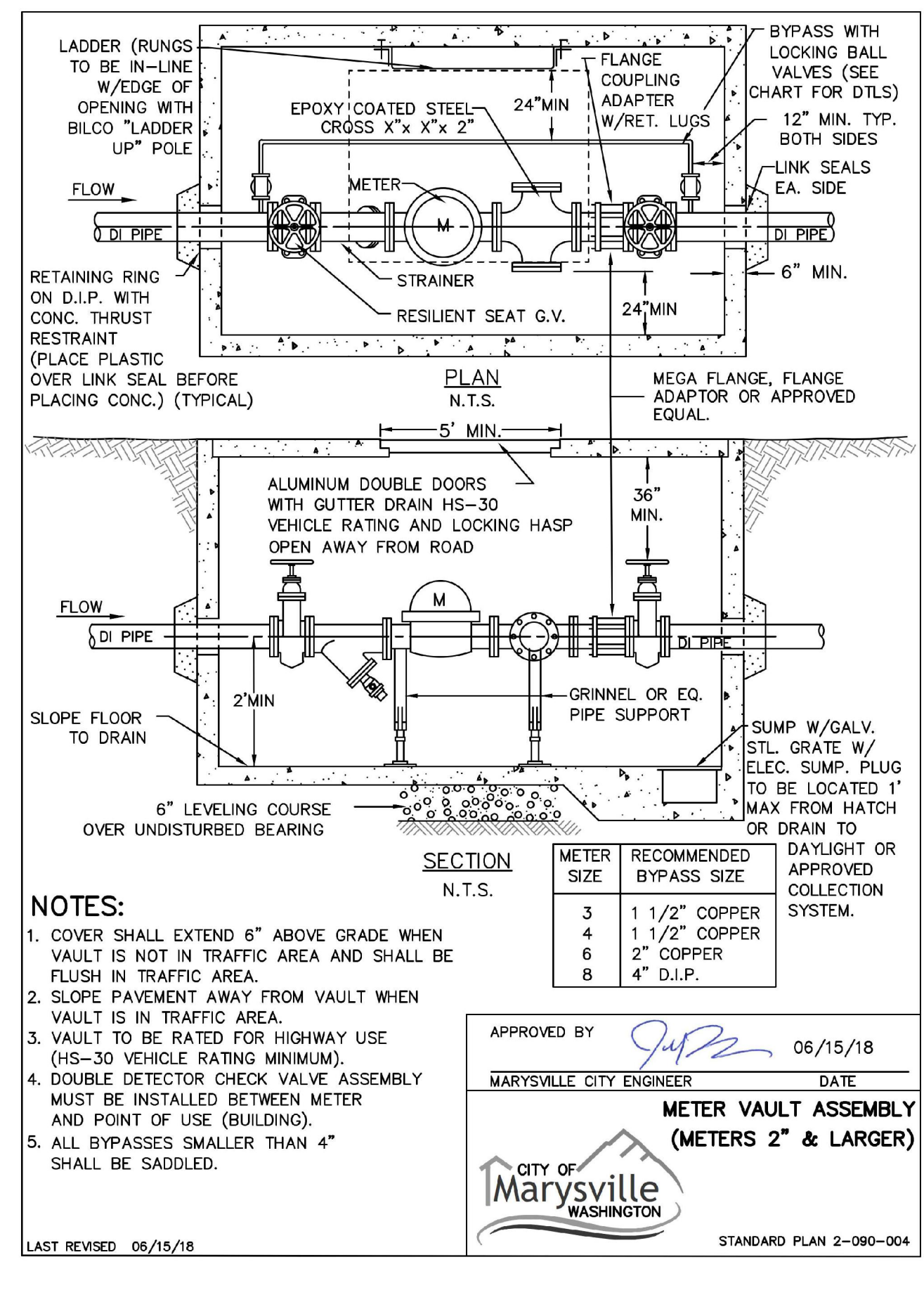
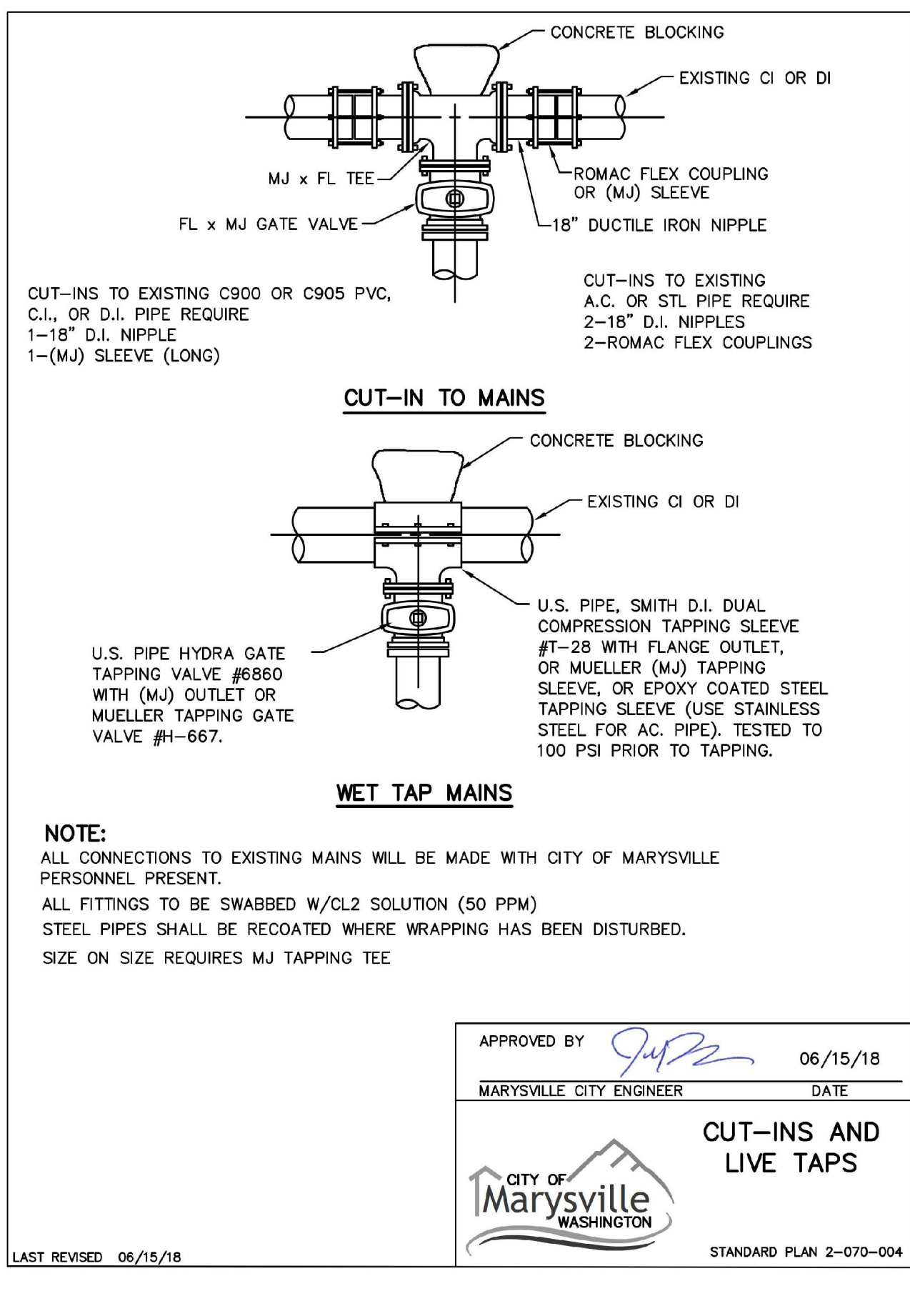
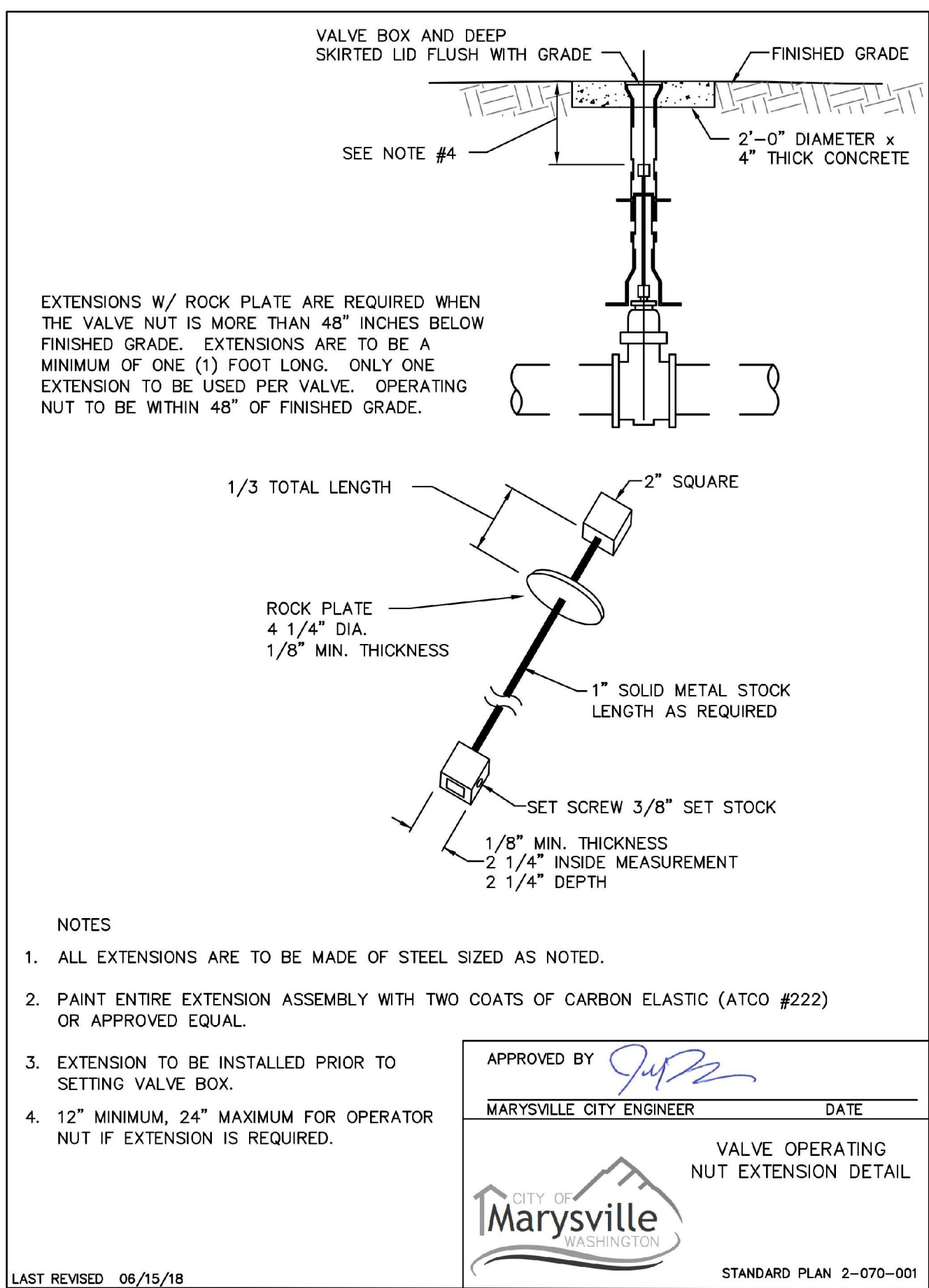
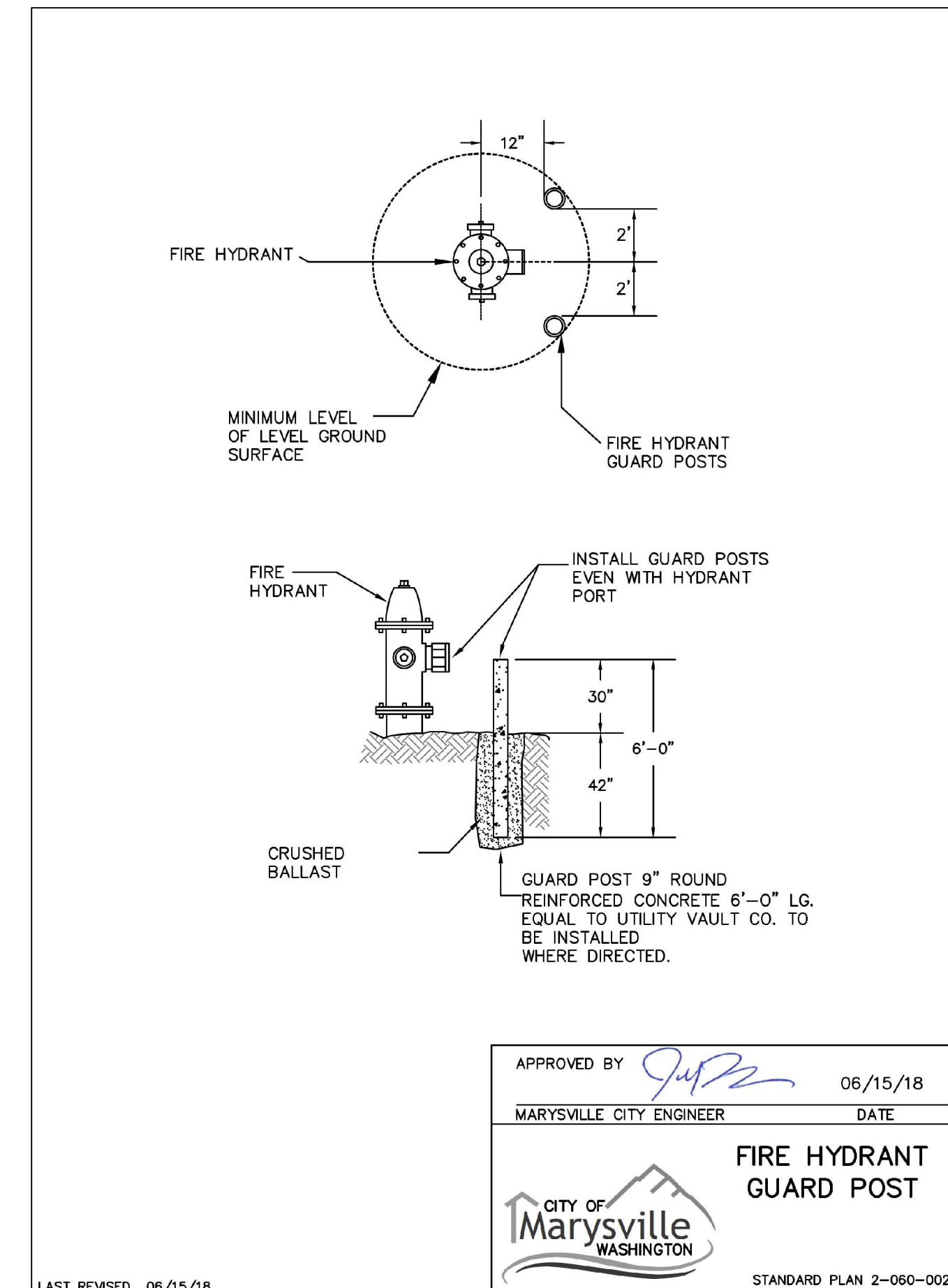
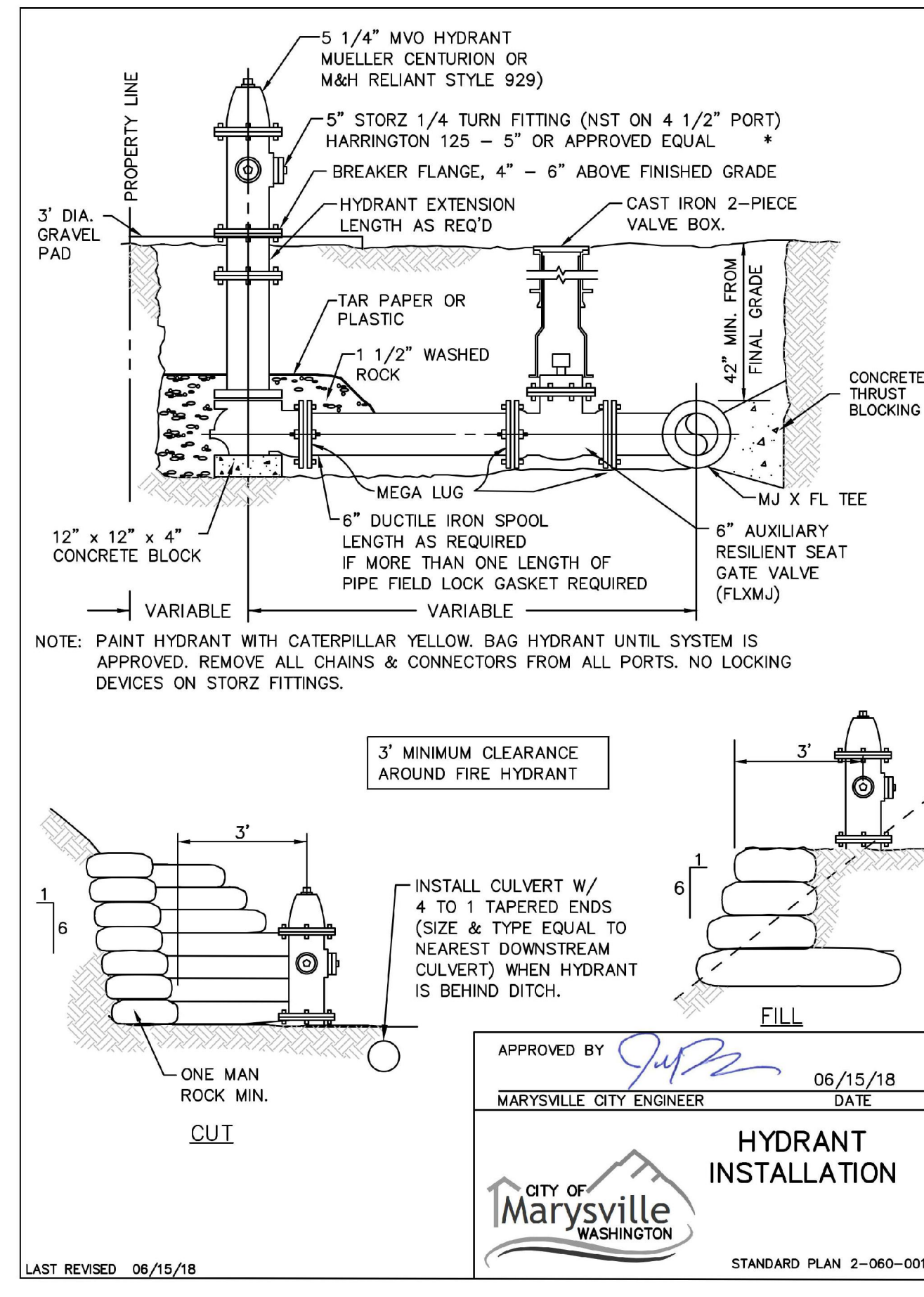
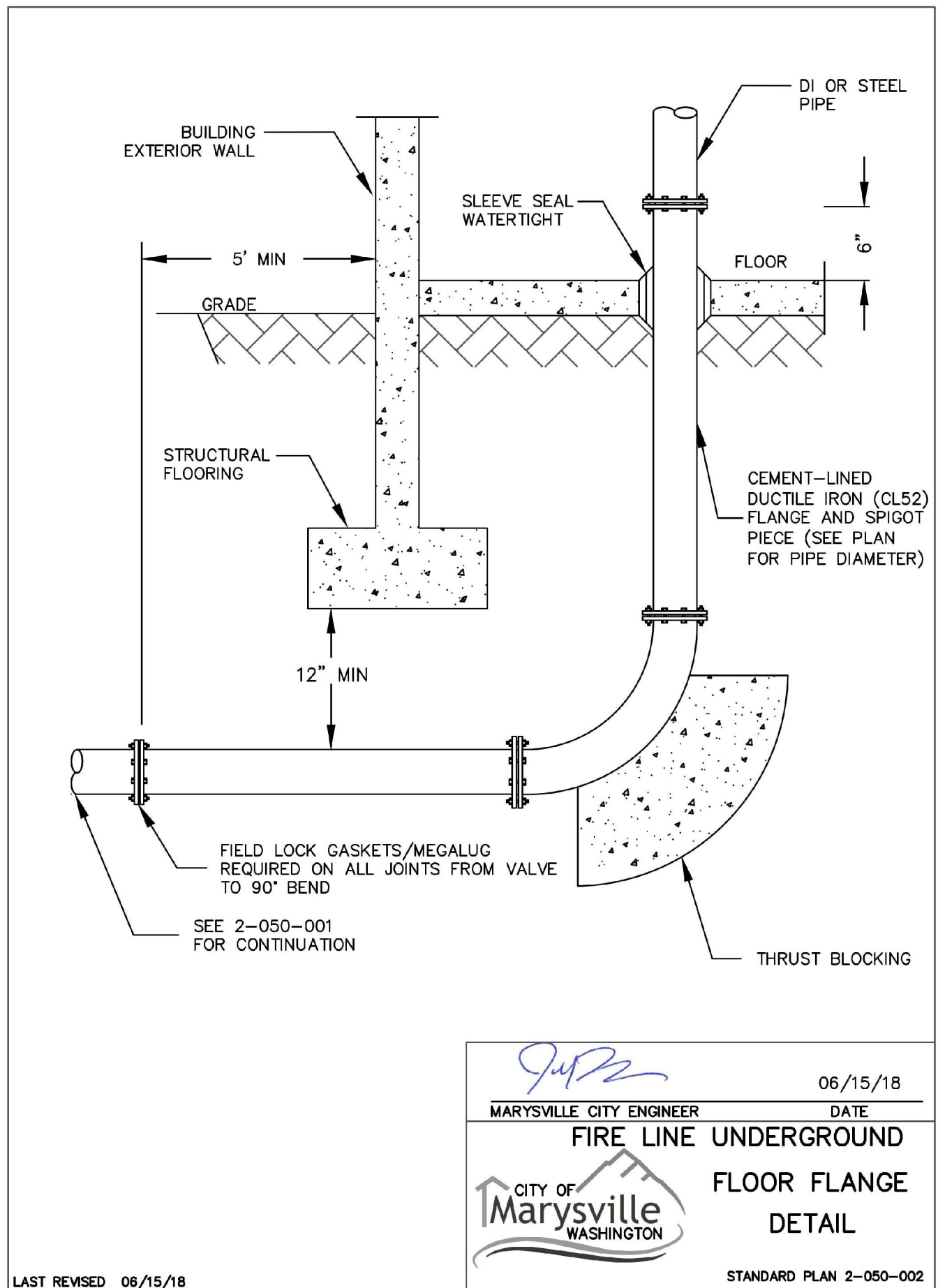
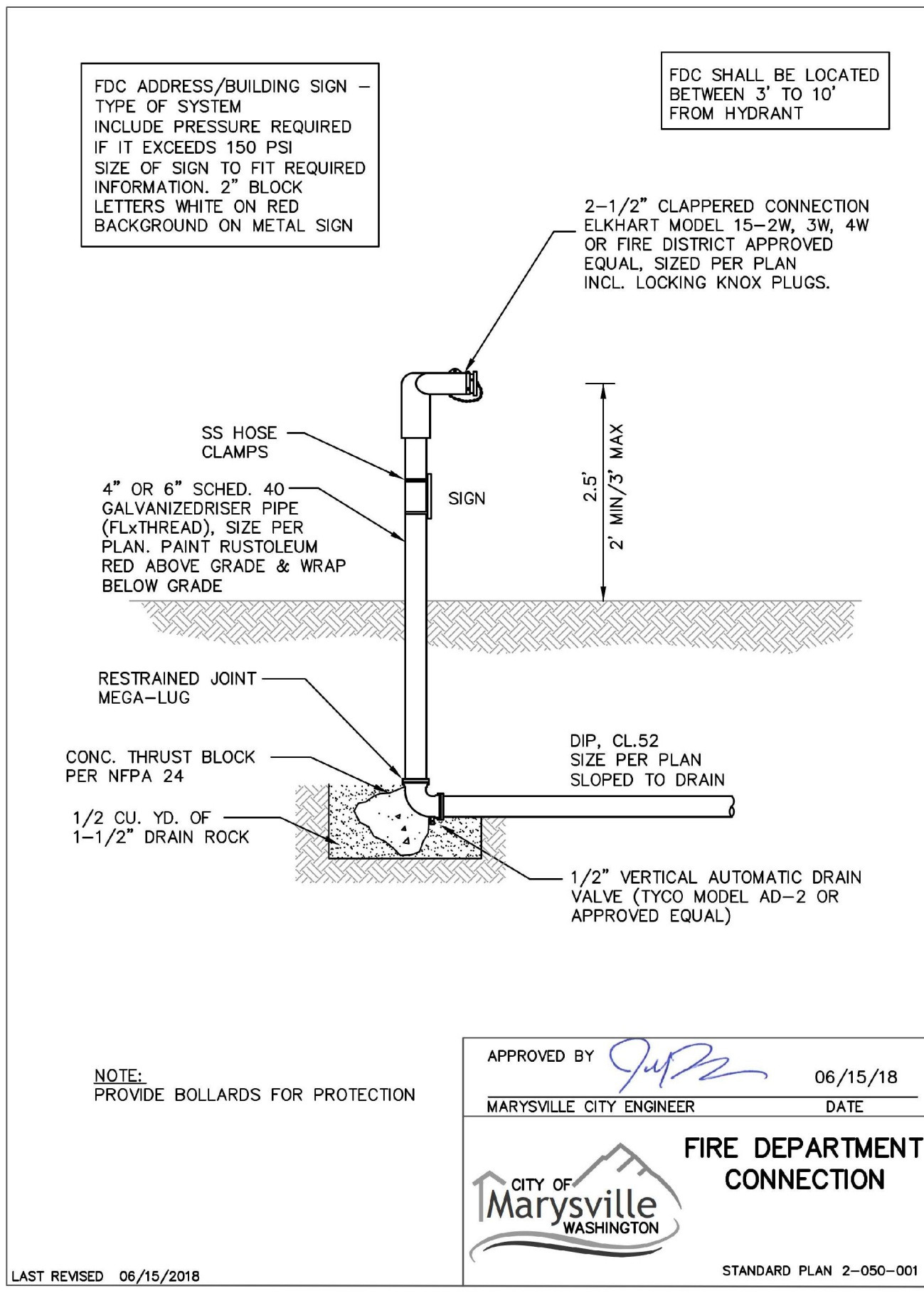


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TU-03

SHEET 40 OF 43

Drawing: P:\cva\2023\C21-170 M-51 - Early Offer and Grade Permit Drawings\Preliminary\BSP\C21170P-TU-PL.dwg Plotted: Jul 24, 2024 - 2:26pm



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BY: JAS
JMH
JAS

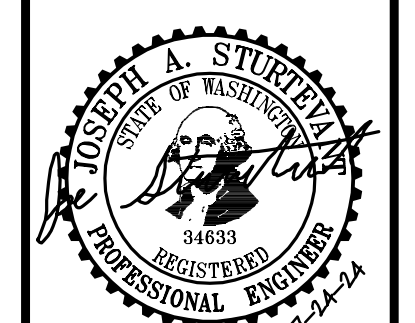
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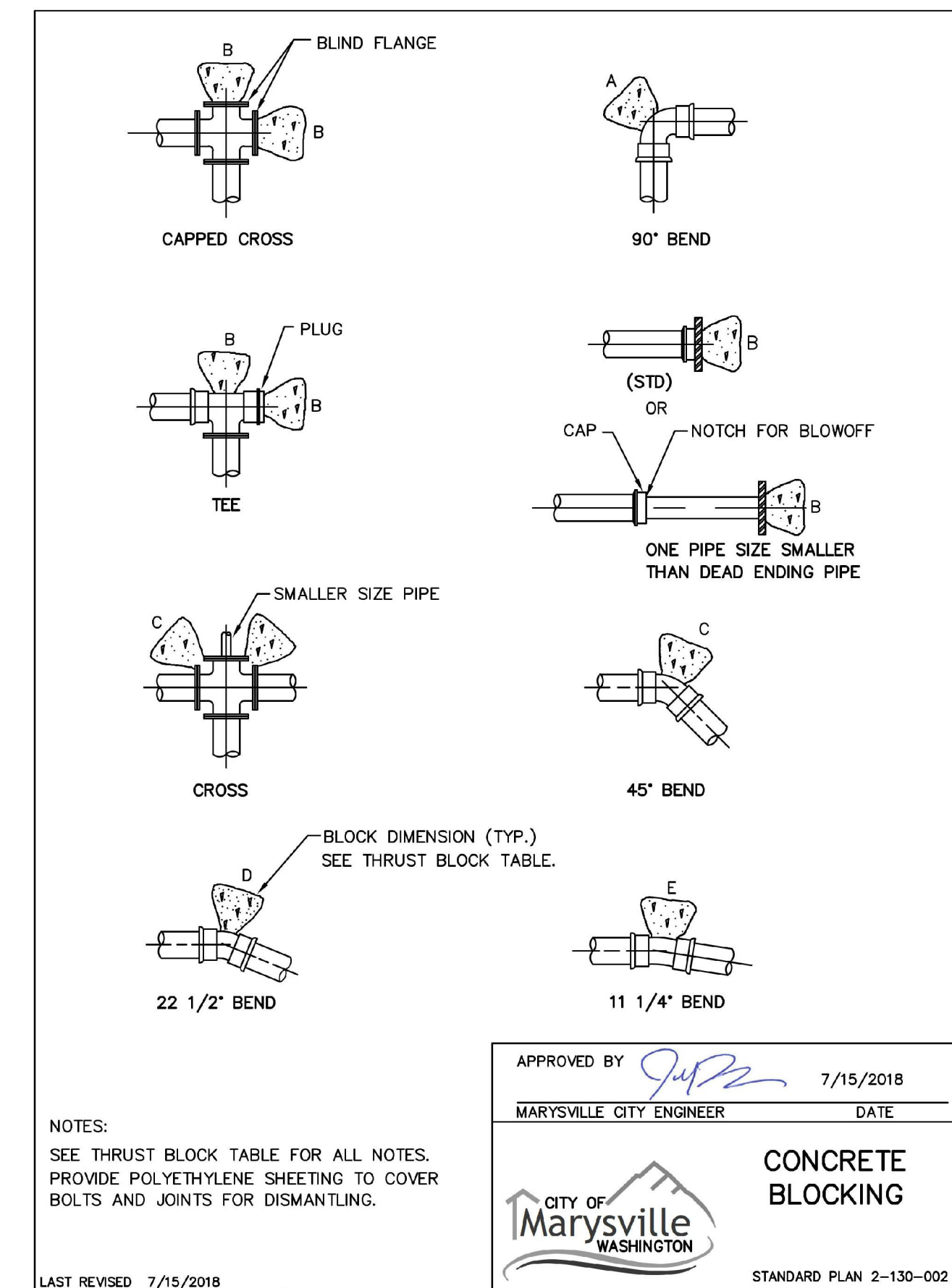
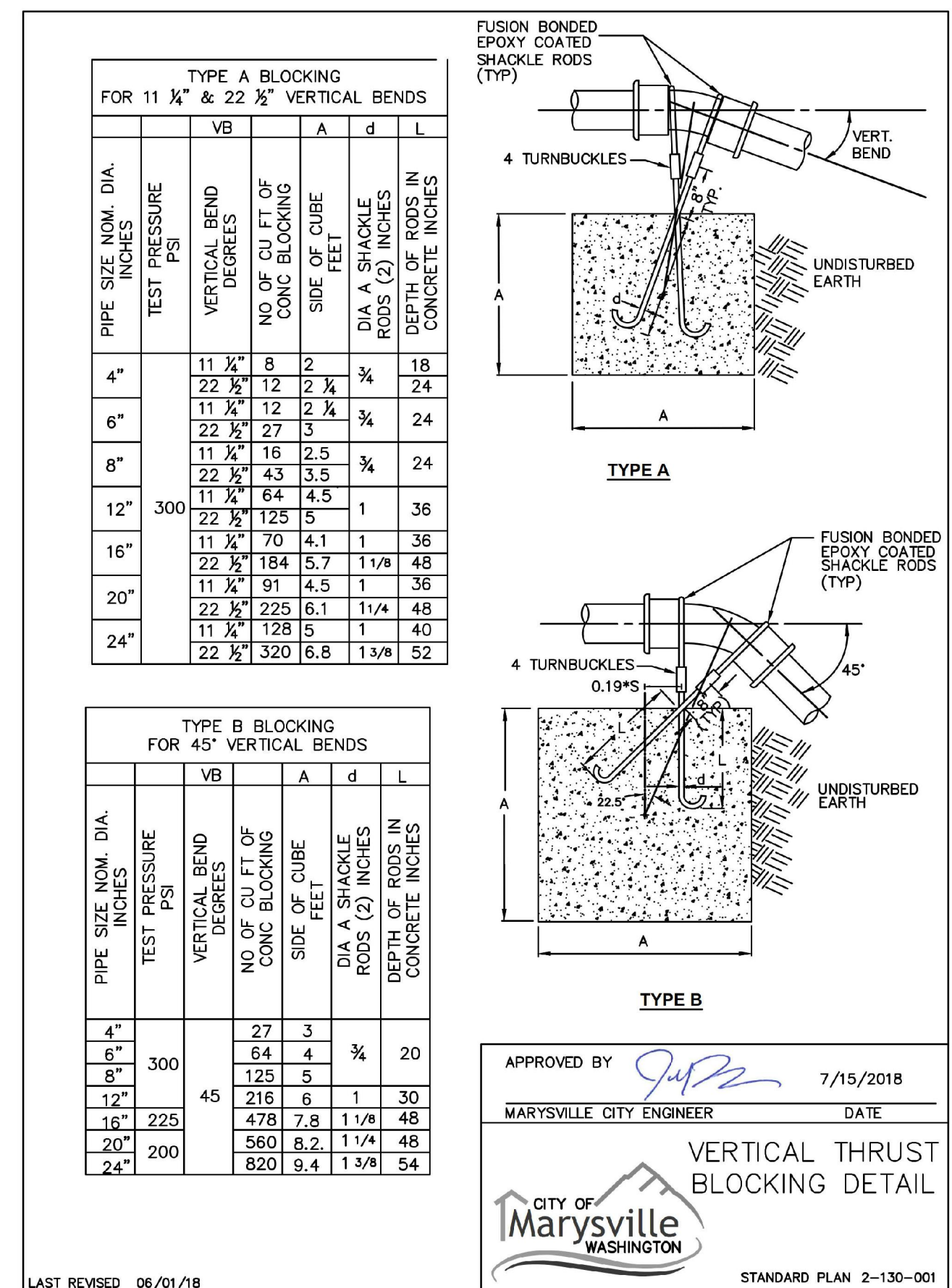
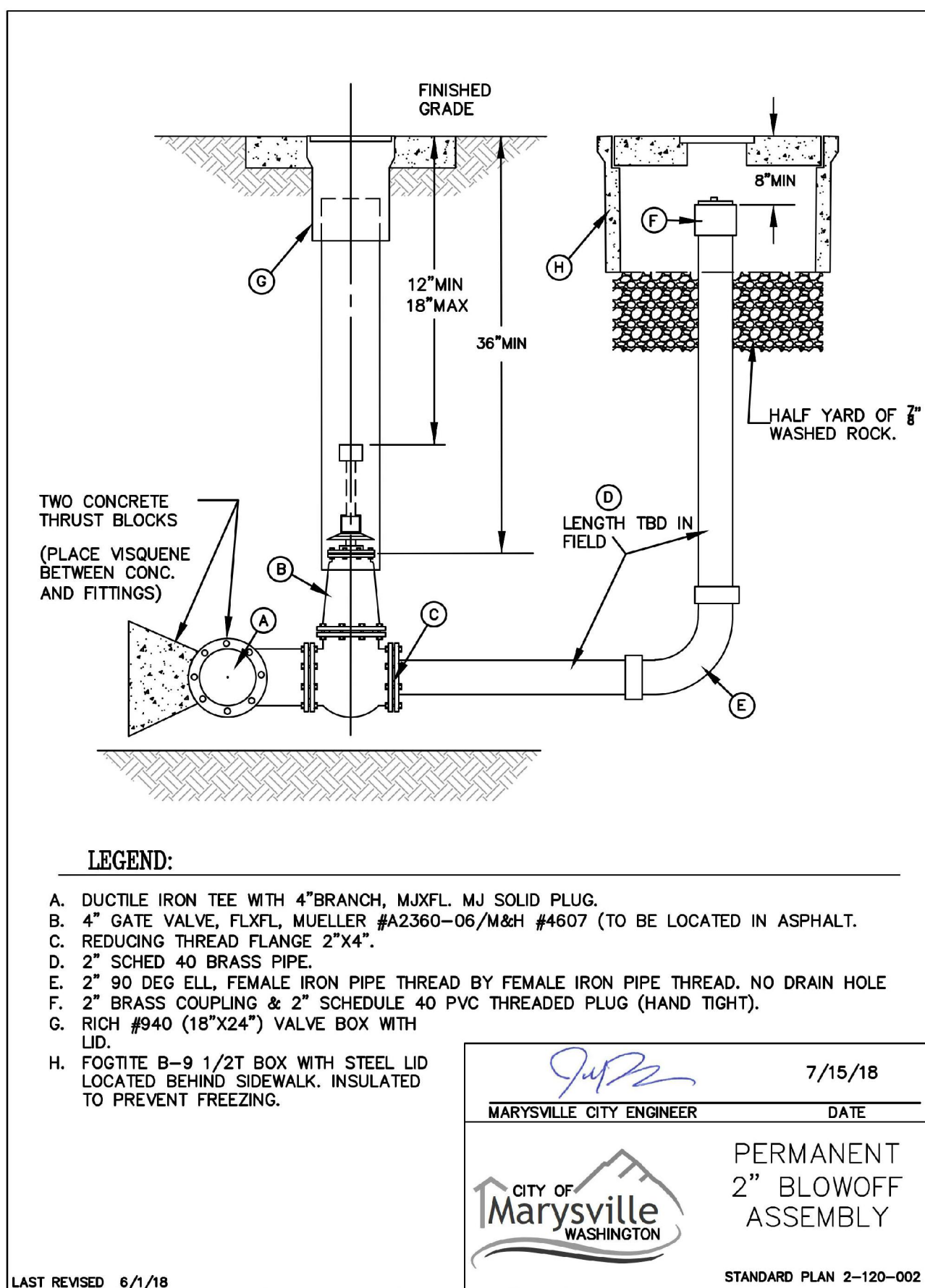
Woodville
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M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
NOTES AND DETAILS



JOB NUMBER: C21170
DRAWING NAME: C21170P-RD-01
DESIGNER: JAS
DRAFTING BY: DPN
DATE: 6-30-23
SCALE: AS NOTED
JURISDICTION: CITY OF MARYSVILLE

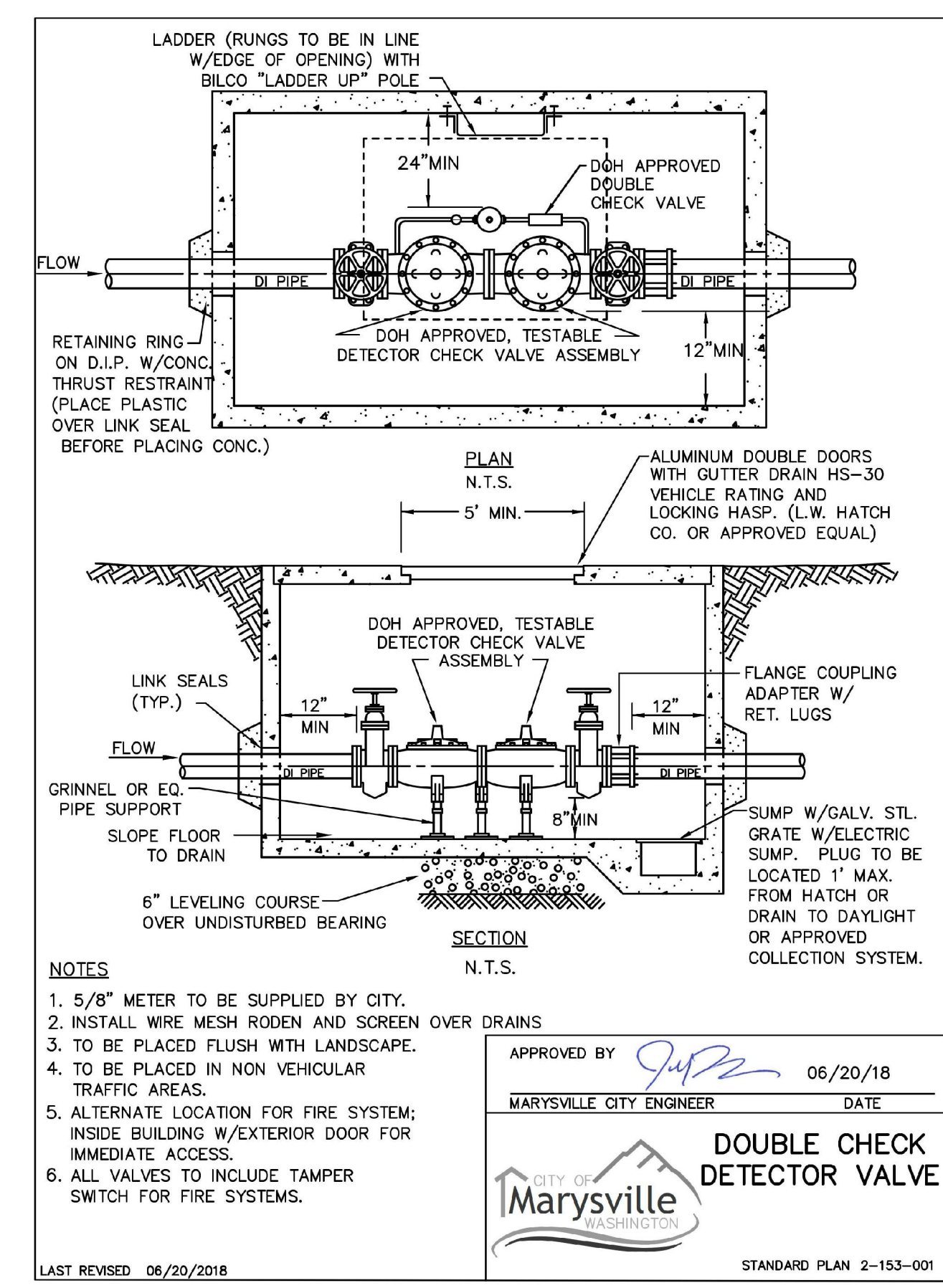
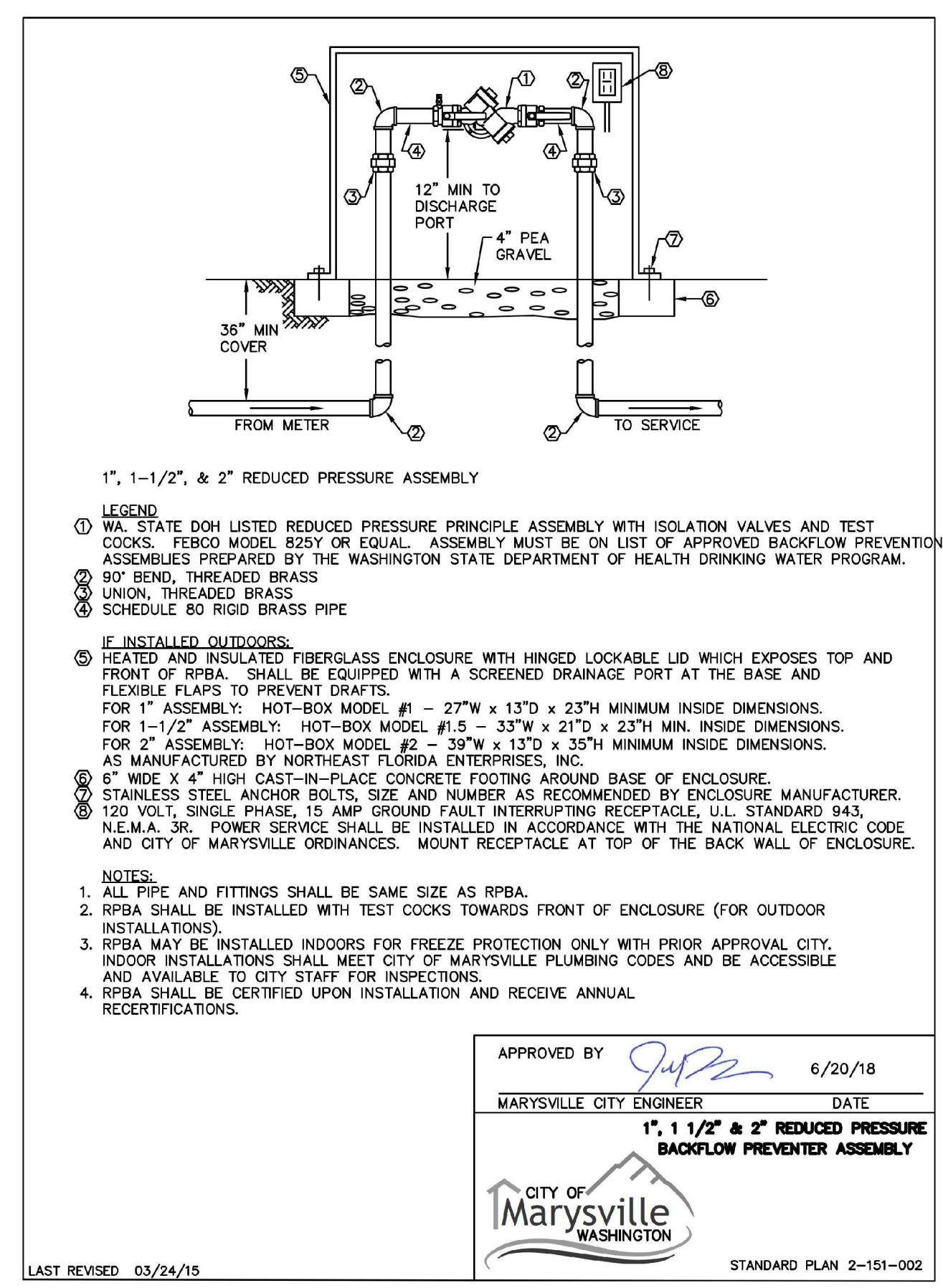
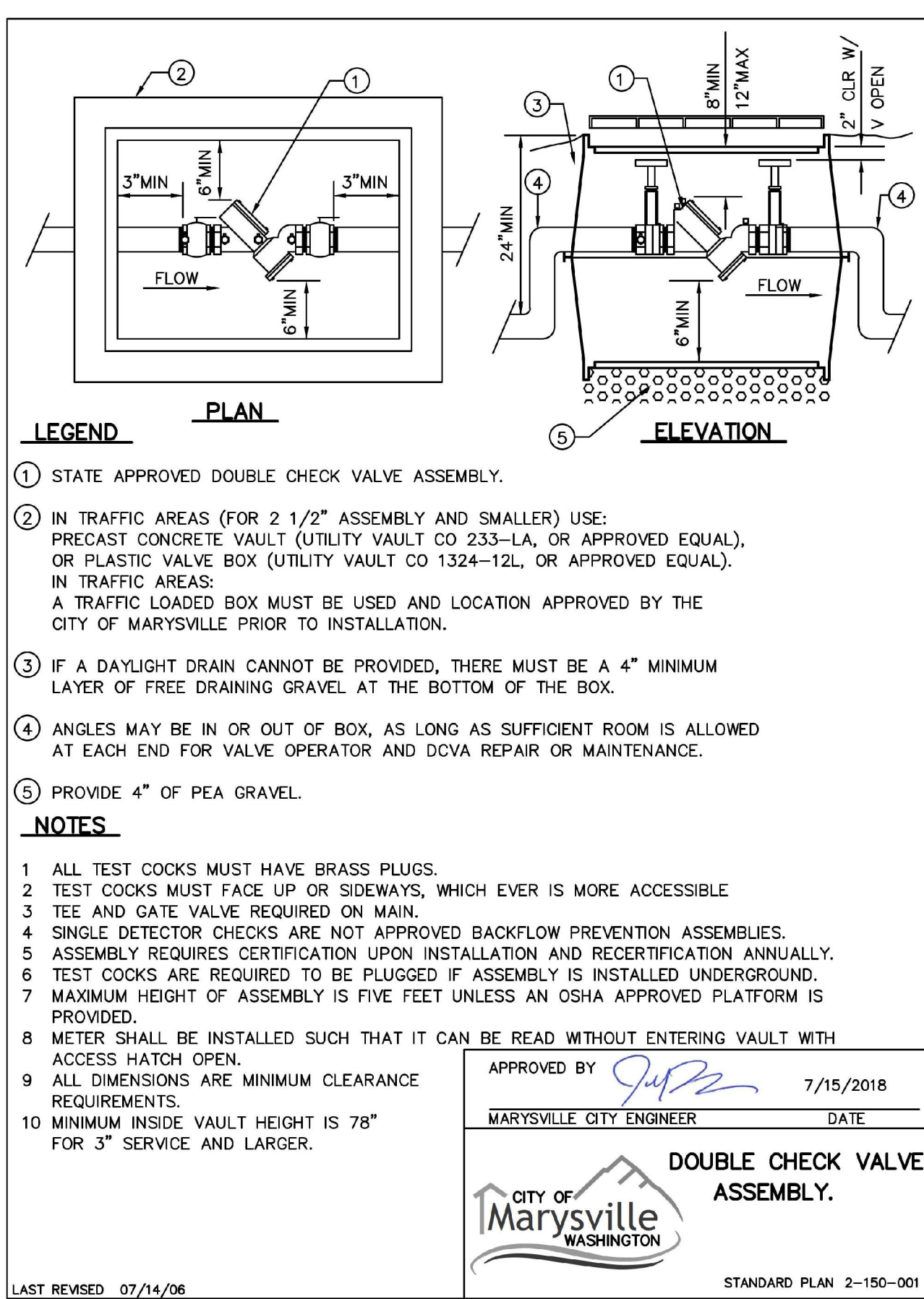
Drawing: P:\Civil\2023\C21-170 M-51 - Early Clear and Grade Permit\Drawings\Preliminary\BSP\C21170P-RD-01.dwg Plotted: Jul 24, 2024 - 2:26pm



THRUST BLOCK - TABLE
MIN. BEARING AREA AGAINST UNDISTURBED SOIL SQUARE FEET

PIPE SIZE	A (FT.2)	B (FT.2)	C (FT.2)	D (FT.2)	E (FT.2)
3"	3	2	2	2	2
4"	4	4	2	2	2
6"	7	6	4	2	2
8"	11	10	6	3	2
10"	16	14	9	5	3
12"	22	19	12	6	3
14"	29	25	16	8	4
16"	36	31	20	10	5
20"	45	39	24	13	6
22"	54	47	29	15	8
24"	64	56	35	18	9
28"	87	76	48	24	12
30"	101	87	55	28	14
36"	145	125	78	40	20
42"	197	171	107	55	27
48"	257	223	140	71	36

NOTES:
1. BEARING AREA OF CONC. THRUST BLOCK BASED ON 200 PSI PRESSURE AND SAFE SOIL BEARING LOAD OF 2,000 POUNDS PER SQUARE FOOT.
2. AREAS MUST BE ADJUSTED FOR OTHER PIPE SIZES, PRESSURES AND SOIL CONDITIONS.
3. CONCRETE BLOCKING SHALL BE CAST IN PLACE AND HAVE A MINIMUM BEARING SURFACE OF 6" X 6" SQUARE AGAINST THE FITTING.
4. BLOCK SHALL BEAR AGAINST FITTINGS ONLY AND SHALL BE CLEAR OF JOINTS TO PERMIT TAKING UP OR DISMANTLING OF JOINT.
5. CONTRACTOR SHALL INSTALL BLOCKING ADEQUATE TO WITHSTAND FULL TEST PRESSURE AS WELL AS TO CONTINUOUSLY WITHSTAND OPERATION PRESSURE UNDER ALL CONDITIONS OF SERVICE.
6. ALL BOLTS AND NUTS SHALL BE POLYWRAPPED PRIOR TO POURING CONCRETE.



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JMH
JAS

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M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
NOTES AND DETAILS

JOSEPH A. STUART
PROFESSIONAL ENGINEER
34683
WASHINGTON
1984

JOB NUMBER: C21170
DRAWING NAME: C21170P-RD-01
DESIGNER: JAS
DRAFTING BY: DPN
DATE: 6-30-23
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DT-02
SHEET 42 OF 43

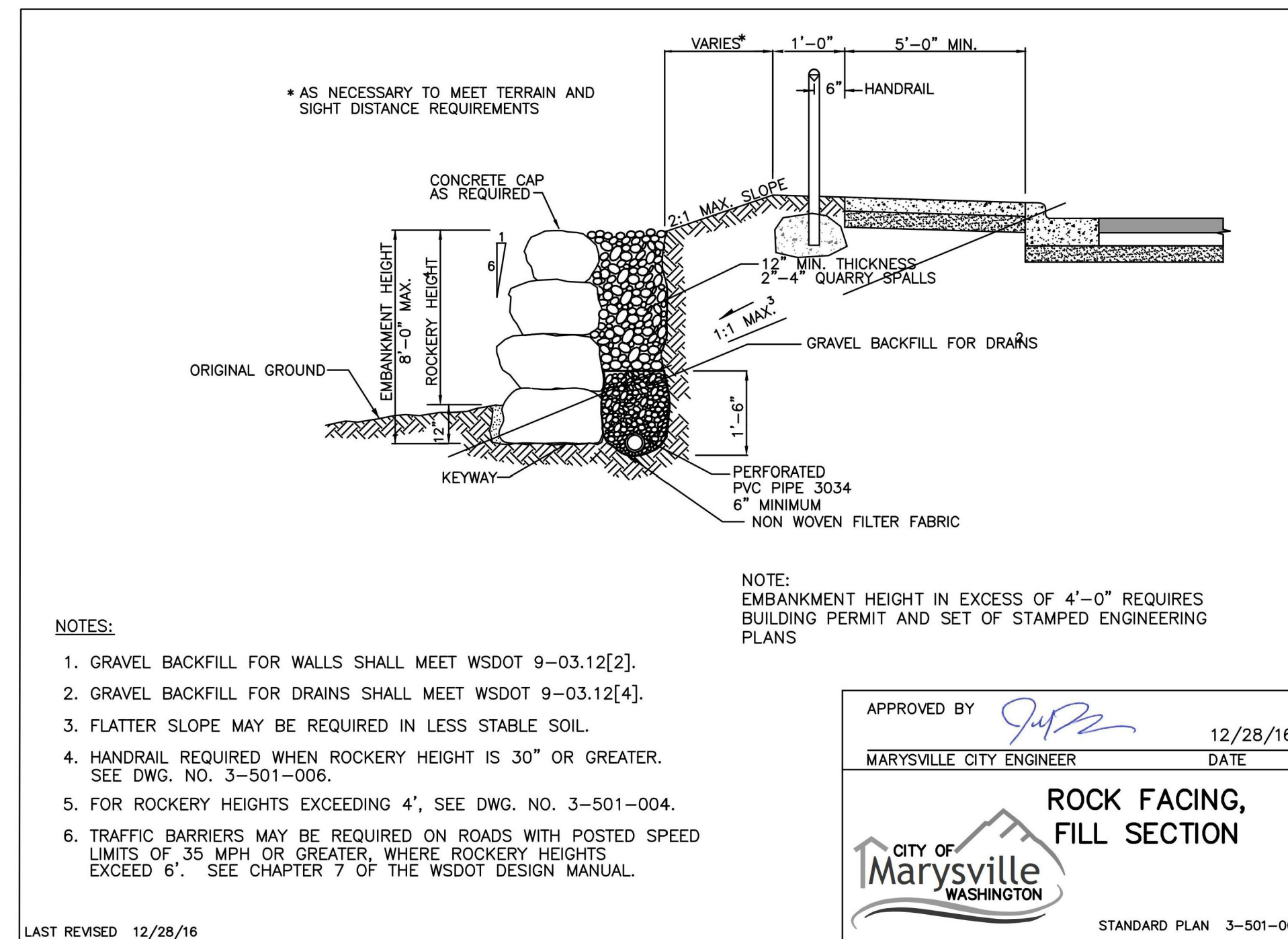
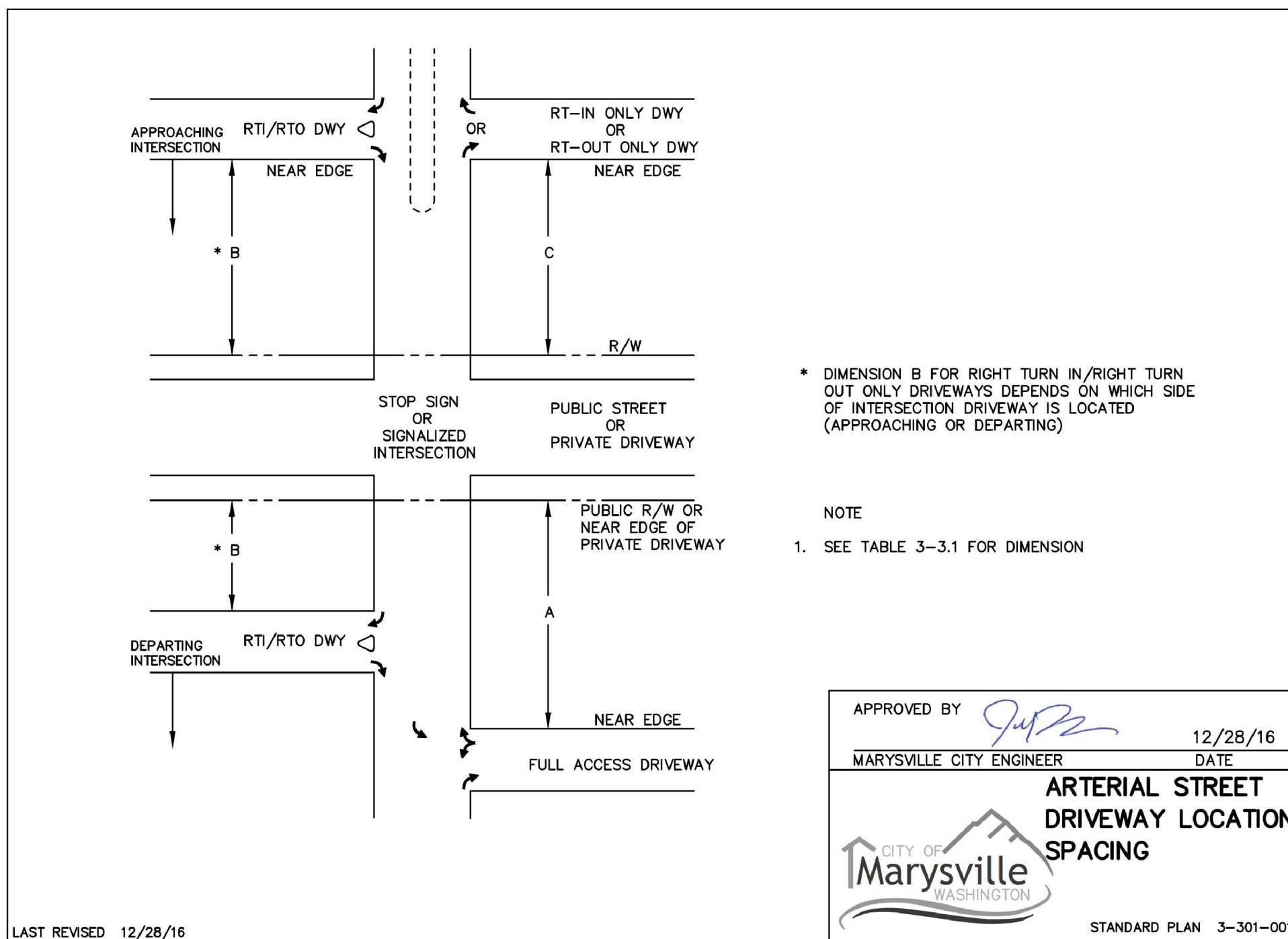
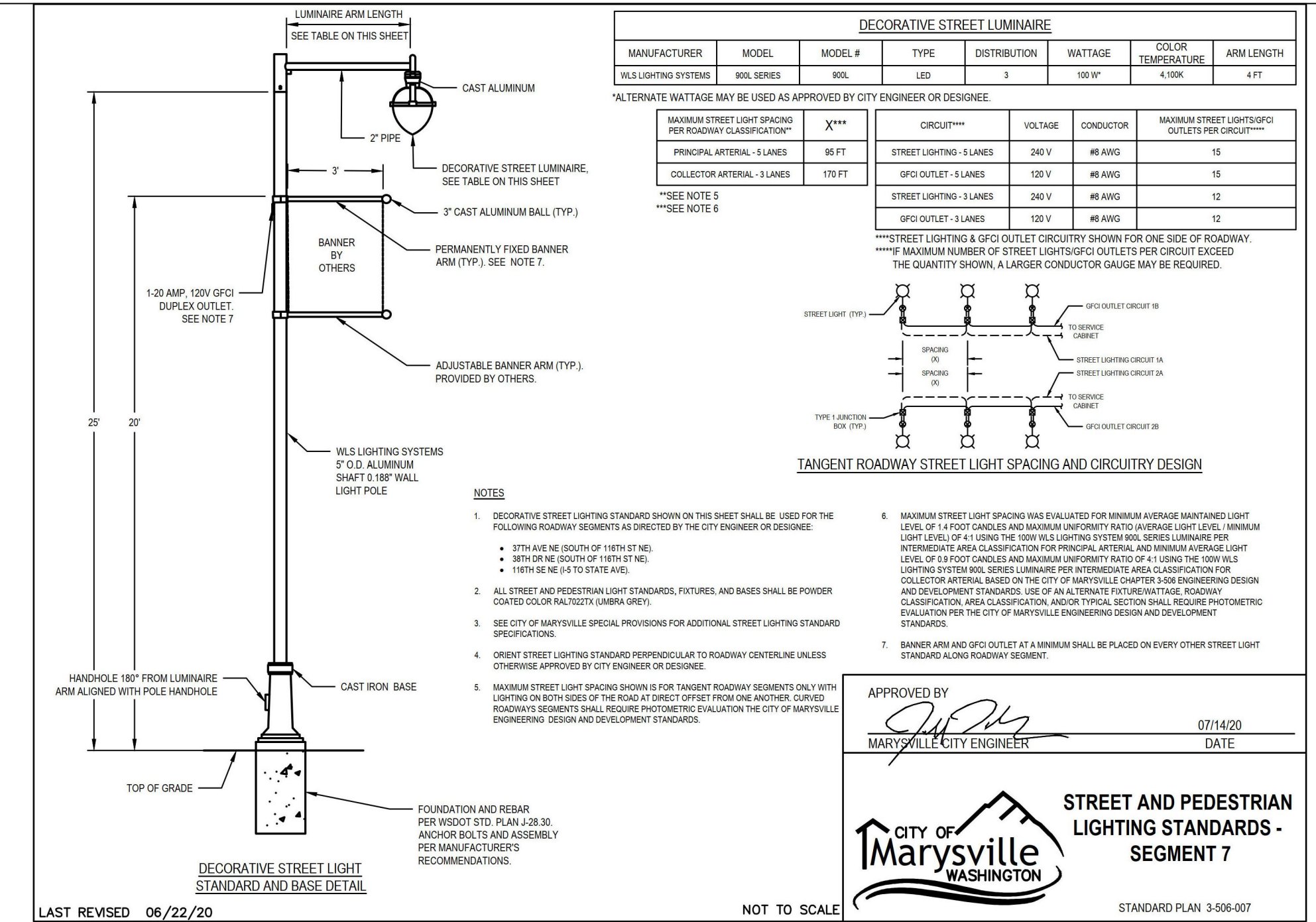
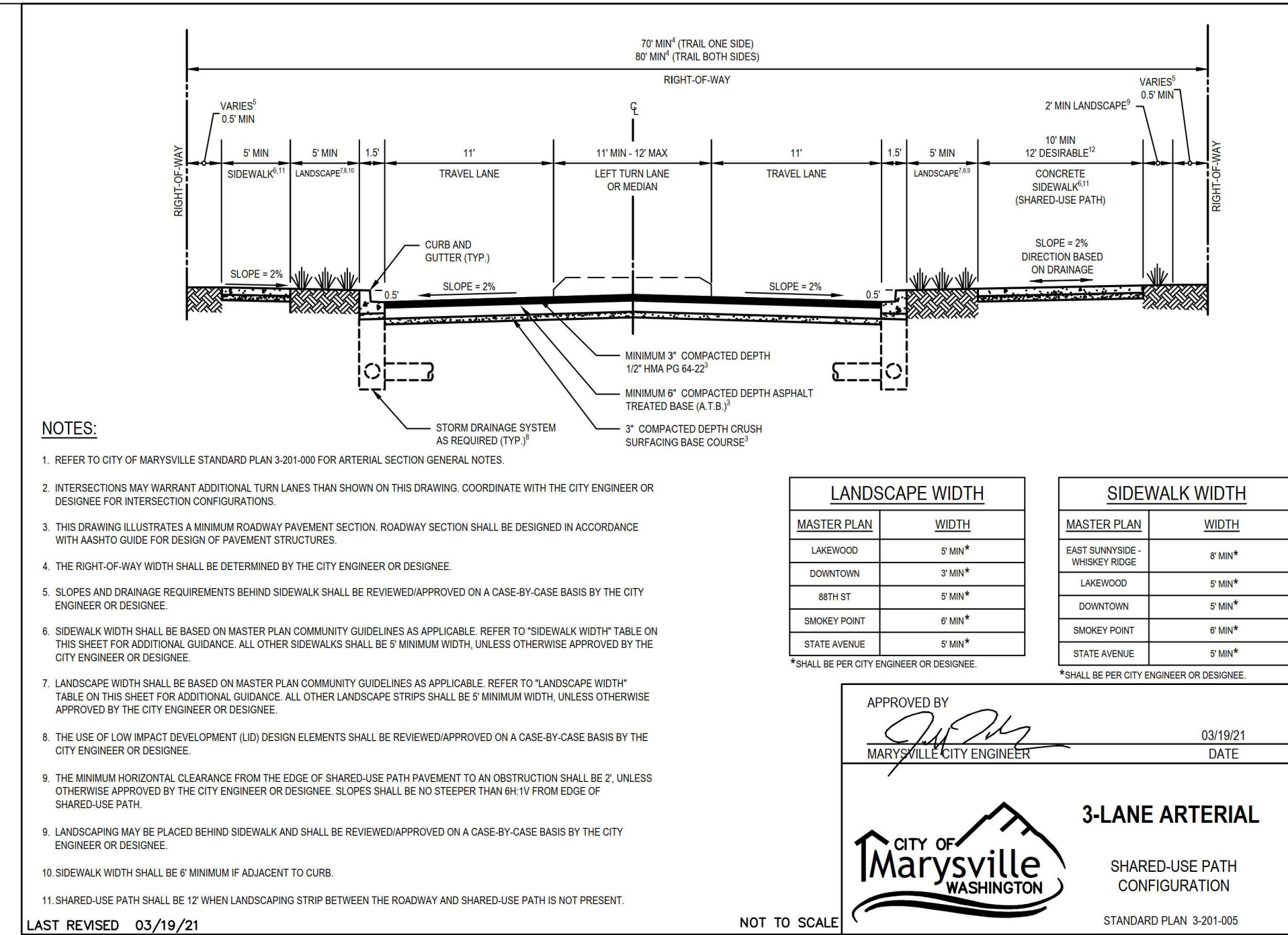
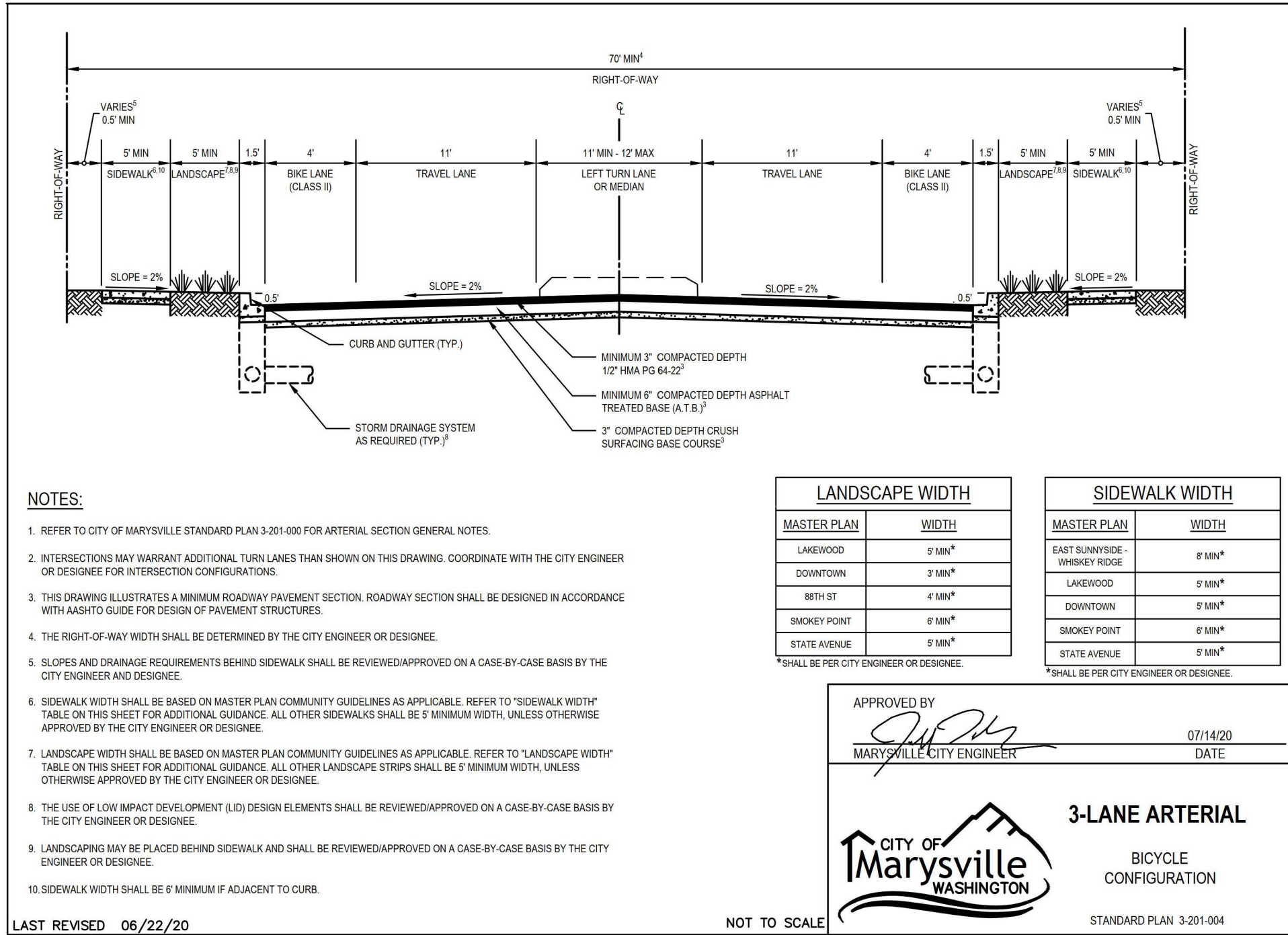
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 Woodville, WA 98072
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M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL
 NOTES AND DETAILS

JOSEPH A. STURTEVANT
 STATE OF WASHINGTON
 34683
 PROFESSIONAL ENGINEER

JOB NUMBER: C21170
 DRAWING NAME: C21170P-RD-01
 DESIGNER: JAS
 DRAFTING BY: DPN
 DATE: 6-30-23
 SCALE: AS NOTED
 JURISDICTION: CITY OF MARYSVILLE

FILE #: PA23014

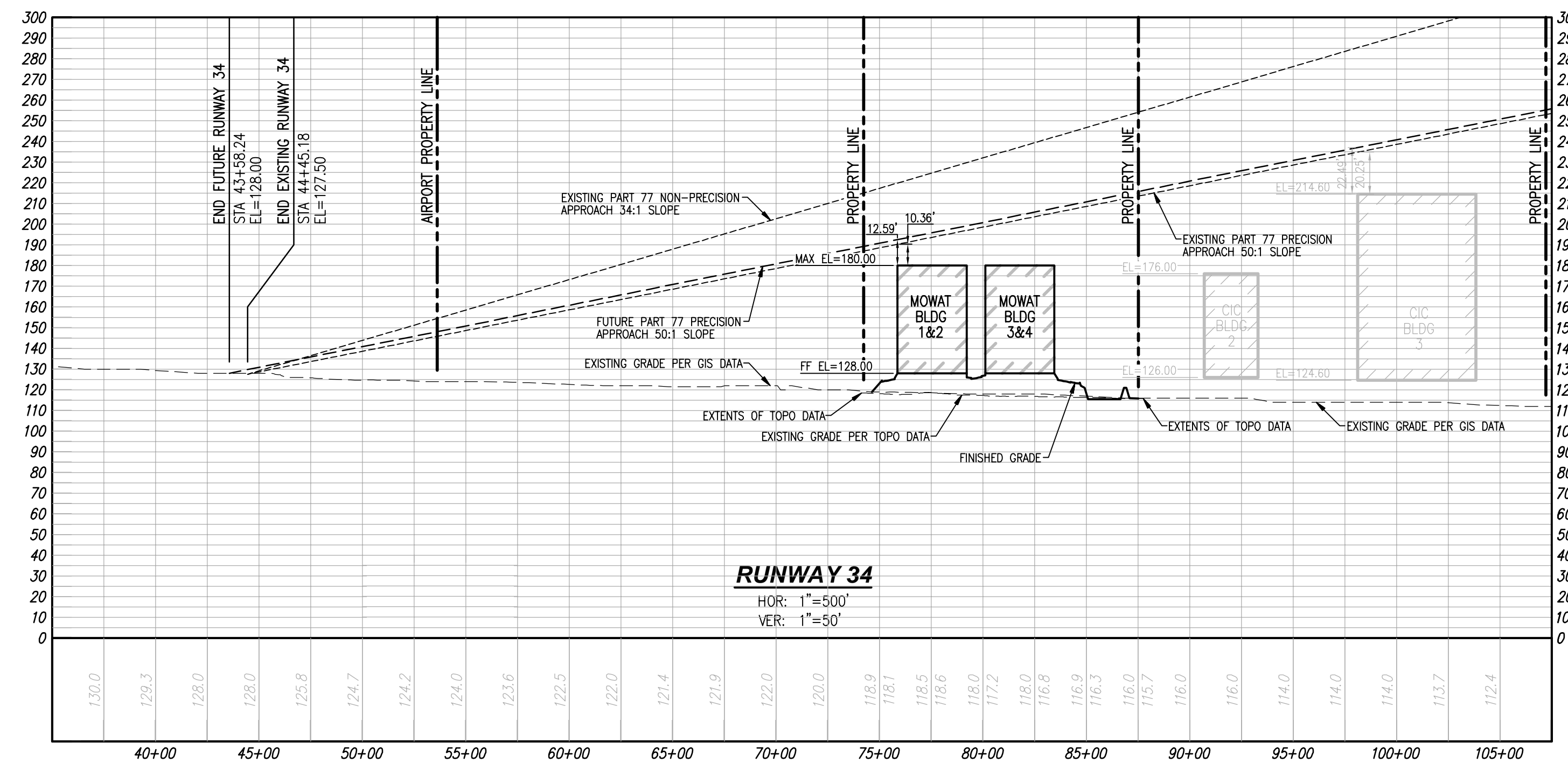
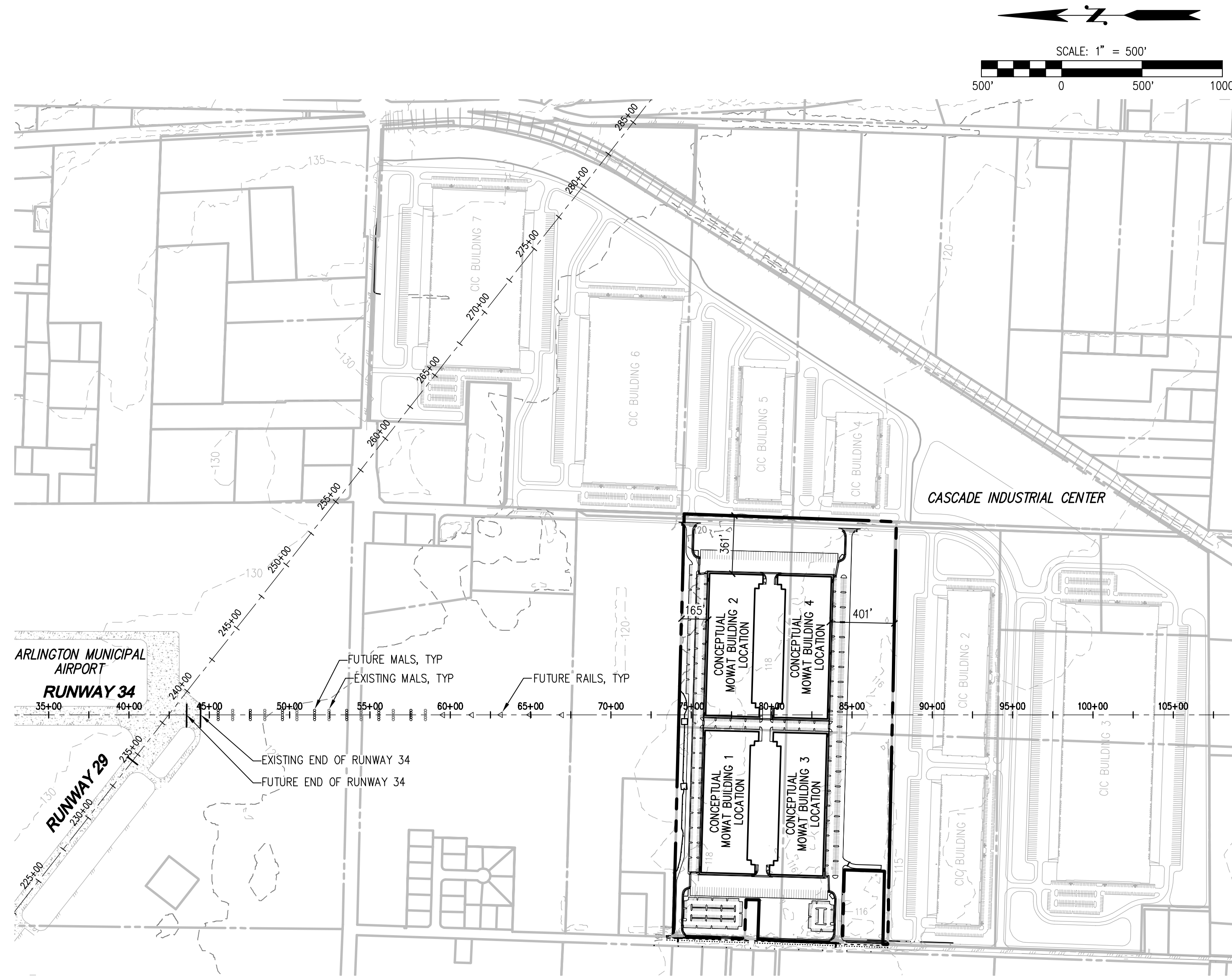
UTILITY NOTE
 THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER
 THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LAWTRICE LAND SURVEYING, INC. IN JULY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
 Utilities Underground Location Center

DT-03
 SHEET 43 OF 43

A PORTION OF THE NW 1/4, SW 1/4, SEC 27, TWN 31 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



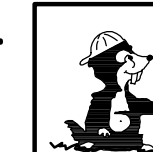
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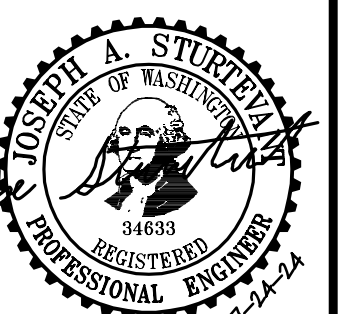
FILE #: PA23014



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M-51 INDUSTRIAL, LLC
M-51 INDUSTRIAL

AVIATION PLAN



JOB NUMBER: C21170
DRAWING NAME: C21170E-AV-PL
DESIGNER: JAS
DRAFTING BY: DPN
DATE: 6-30-23
SCALE: 1"=500'
JURISDICTION: CITY OF MARYSVILLE

AV-01

SHEET 1 OF 1

REVISIONS

NO.	DATE	DESCRIPTION
1	4-19-24	REVISED PER CITY OF MARYSVILLE TECHNICAL REVIEW #1
2	7-24-24	REVISED PER REVIEW COMMENTS DATED 5-24-24

Surveying
Engineering
Planning

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