

10/10/2022 1:55 PM
Z:\Y:\back_jeel\Delis Nursery\Sheets\P1 Preliminary Site Plan.dwg

LEGEND	
	PROJECT BOUNDARY
	PROPOSED R/W LINE
	EXIST R/W LINE
	UNIT AIR SPACE FOR SFDU
	EASEMENT LINE
	EXIST. PARCEL LINE
	BUILDING SETBACK
	CONTOUR MAJOR, EXIST
	CONTOUR MINOR, EXIST
	EXIST POWERLINE
	EXIST WATERLINE
	PROPOSED FENCE LINE
	EXISTING BUILDING
	PROPOSED PAVED AREA
	OPEN SPACE
	SANITARY SEWER MANHOLE
	RIGHT OF WAY CENTERLINE
	INVERT/CULVERT
	CATCH BASIN
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	POWER TRANSFORMER
	CONIFEROUS TREE
	DECIDUOUS TREE
	MAILBOX
	SIGN POST
	UTILITY/POWER POLE
	GUY ANCHOR

NET PROJECT AREA

Description	Square Feet/Acreage
Dell's Nursery Office and Warehouse	139,003 sf (3.19 ac)
Gross Site Area	139,003 sf (3.19 ac)
-Right of Way	- (0.00 ac)
-Private Roads	11,997 sf (0.28 ac)
-Parhandles	- (0.00 ac)
Total Actual Roads	11,997 sf (0.28 ac)
Total Deduction Option @20%	27,801 sf (0.64 ac)
-50% LD Stormwater Facilities	3,150 sf (0.07 ac)
-Non-Transferable Crit. Areas (Stream Beds, etc.)	- (0.00 ac)
-Community Facilities	- (0.00 ac)
-Flood Plains	- (0.00 ac)
Total Deduction (Using total deduct for roads)	15,147 sf (0.35 ac)
Net Project Area	123,856 sf (2.84 ac)

**AQUIFER RECHARGE/
WELL HEAD PROTECTION**

SOILS
 Norma Loam:
 Hydrologic Soil Group: B/D
 Ragnar Fine Sandy Loam:
 Hydrologic Soil Group: A
 Compact Fill Area to 95% Modified Proctor

VEGETATIVE ANALYSIS

EXISTING:

Forested areas=	134,637 sf (3.09 ac)	96.86%
Building & Gravel areas=	4,366 sf (0.10 ac)	3.09%
Total=	139,003 sf (3.19 ac)	100.00%

PROPOSED:

Landscape	75,441 sf (1.73 ac)	54.27%
Parking & Aisles	27,712 sf (0.64 ac)	19.94%
Roof	31,492 sf (0.72 ac)	22.66%
Sidewalk	4,358 sf (0.10 ac)	3.14%
Total	139,003 sf (3.19 ac)	100.00%

LAND DISTURBING AREA

Total Site Area	139,003 sf (3.19 ac)
Impervious Area	63,562 sf (1.46 ac)
Parking & Aisles	27,712 sf (0.64 ac)
Roof	31,492 sf (0.72 ac)
Sidewalk	4,358 sf (0.10 ac)
Total Impervious	63,562 sf (1.46 ac)

Land Disturbing Activity

Conceptual Area of Disturbance	76,310 sf (1.75 ac)
Site Grading (Finished Grading)	
Cut	cy
Fill	11,470 cy

DEVELOPMENT STANDARDS

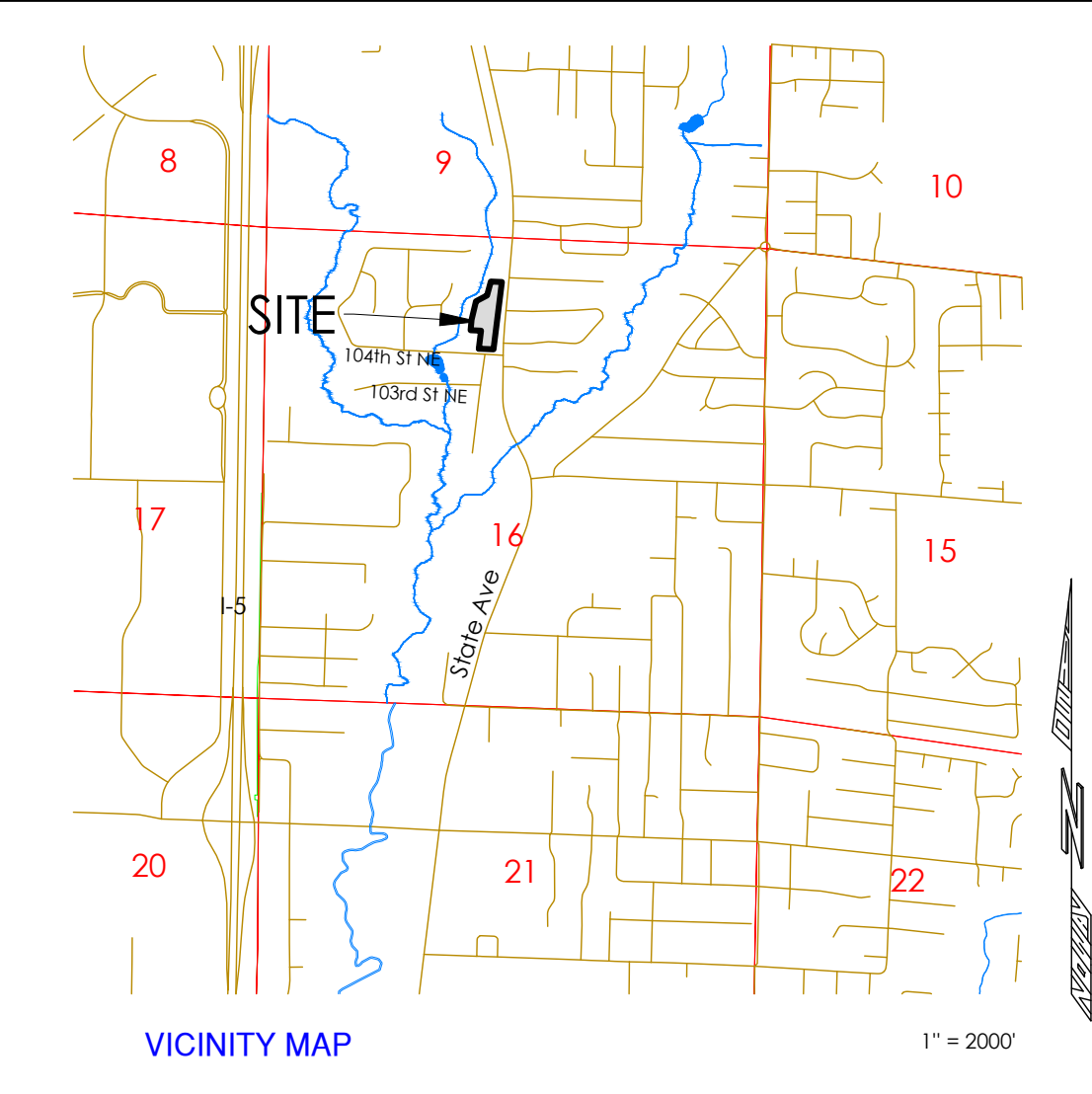
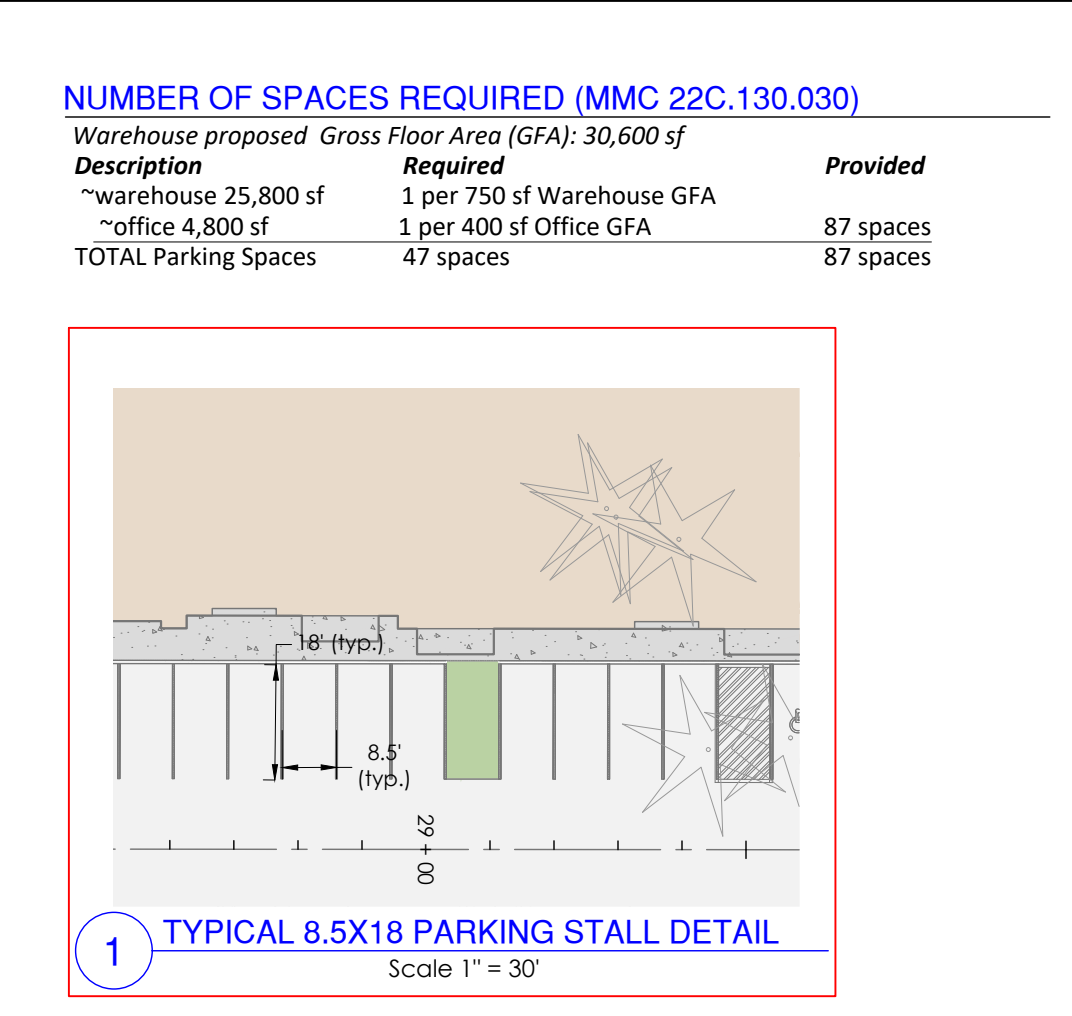
Zoning	GC
Minimum Street Setback	None
Minimum Interior Setback	None
Maximum Base Height	35'
Maximum Impervious Surface	85%

LANDSCAPE DATA

Total Site Area	139,003 sf (3.19 ac)
Landscaping Required	20,850 sf (15% of Total Area)
Landscaping Provided	75,441 sf

IMPERVIOUS AREAS

Existing driveway area	4,366 sf (0.10 ac)
New Parking/ Aisles Area	27,712 sf (0.64 ac)
New Roof Area	31,492 sf (0.72 ac)
New Sidewalk	4,358 sf (0.10 ac)
Total Impervious Area	63,562 sf (1.46 ac)



LEGAL DESCRIPTION
 LOT 1, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT BLA 20-004, RECORDED UNDER AUDITOR'S FILE NUMBER . RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

DATUM & BENCHMARK
 VERTICAL DATUM: MONUMENT, W.G.S. SURVEY DATA
 WAREHOUSE DESIGNATION 2706-13-6, DATA BASE ID: 23044
 ELEV. = 64.11 N.A.V.D. 88

BENCHMARK:
 TOP W.M. BOLT OF RAILWAY SIGNAL LIGHT AS SHOWN HEREON
 ELEVATION = 66.70' N.A.V.D. 88.
 N.G.V.D. 29 CONVERSION IS N.A.V.D. -3.73 FEET = N.G.V.D. 29.

BASIS OF BEARING

- WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE
- HELP MONUMENT FOR COORDINATE BASE: W.G.S. SURVEY DATA WAREHOUSE DESIGNATION 2706-13-7, DATA BASE ID: 21080

MONUMENT FOR ROTATION: W.G.S. SURVEY DATA
 WAREHOUSE DESIGNATION 27-06-13-6, DATA BASE ID: 23044
 DISTANCES SHOWN HEREON ARE GROUND DISTANCES
 GRID X 1.00037655 TO GROUND.
 GROUND C 0.999942349 TO GRID.

FIELD PROCEDURES AND INSTRUMENTATION
 THE METHOD OF SURVEY WAS FIELD TRAVERSE WITH A LEICA TS12, ROBOTIC TOTAL STATION.
 THE LINEAR AND ANGULAR CLOSURE OF THIS SURVEY MEETS OR EXCEEDS THIS STANDARDS SET FORTH IN W.A.C. 332-130-090

PROJECT INFORMATION

Tax Parcel Numbers	300516-002-001-00, 300516-002-003-00
Total Area	139,003 sf (3.19 ac)
GPP Designation	Incorporated City
Existing Zoning	R4.5 SFM (Single Family Medium)
Existing Land Use	Single Family Residential
Proposed Land Use	General Commercial

LOCAL SERVICES

Sewage Disposal:	Not in A Sewer District
Water District:	Not in A Water District
School District:	Marysville School District 25
Fire District:	Marysville Fire District RFA
Post Office:	
Electric:	
Phone:	
Cable:	
Gas:	

CONTACT PERSON
 Land Technologies Inc.
 Merle Ash
 18820 3rd Ave. NE
 Arlington, WA 98223
 360.652.9727
 merle@landtechway.com

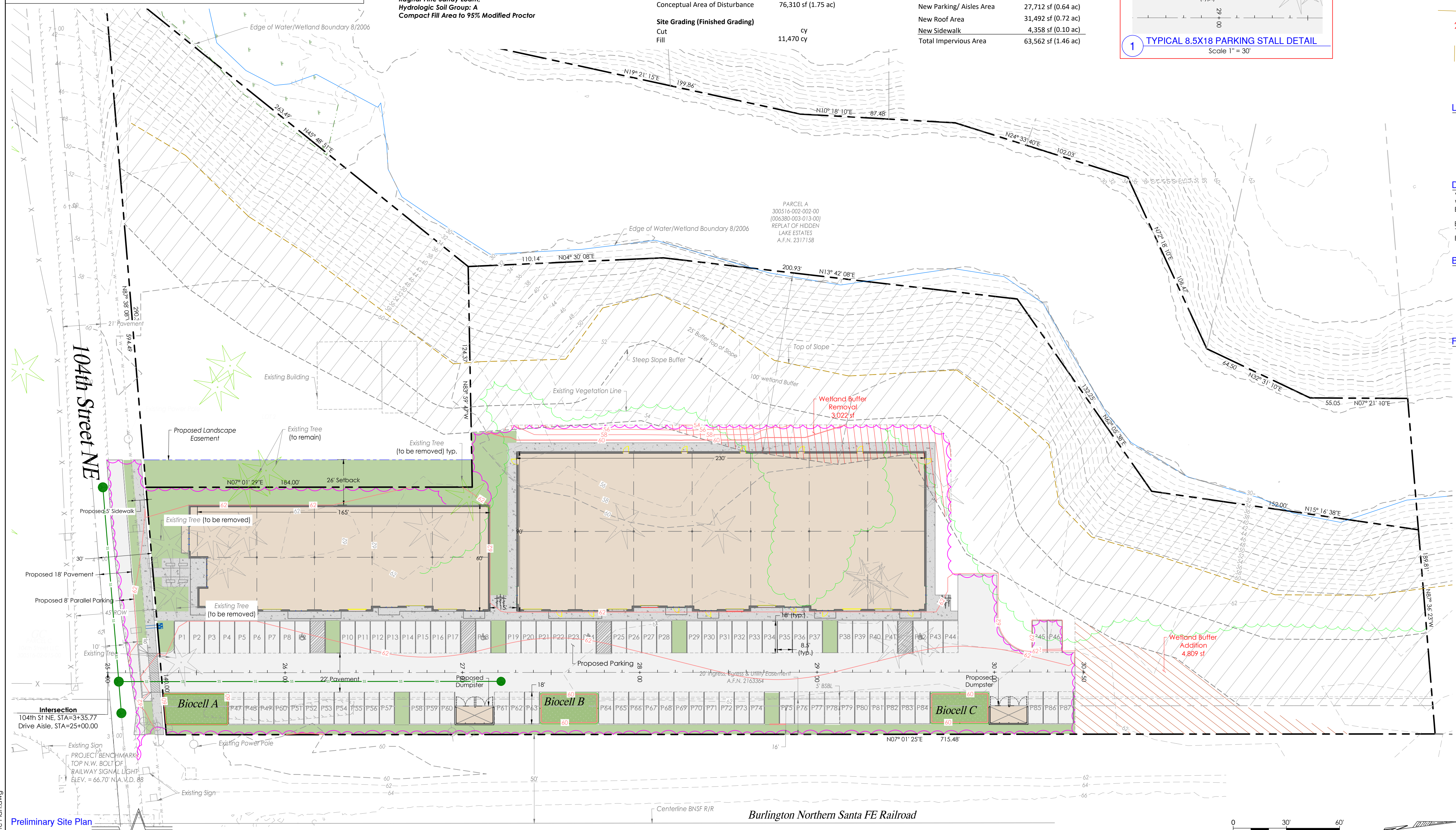
SITE ADDRESS
 4131 104th St NE
 MARYSVILLE, WA 98271

ENGINEER
 Land Technologies Inc.
 Tyler Foster, PE
 18820 3rd Ave. NE
 Arlington, WA 98223
 360.652.9727
 Tyler@landtechway.com

APPLICANT
 104th St LLC
 16720 Smokey Point Blvd, Ste 3
 Arlington, WA 98223

SURVEYOR
 Andes Land Surveying
 JSM, ISA
 1523 10th St.
 Clinton, WA 98236
 360.659.6639

CERTIFIED EROSION CONTROL SPECIALIST
 .
 .
 .



LAND TECHNOLOGIES
 18820 Third Avenue, N.E.
 Arlington, WA 98223
 360-652-9727

MAKING A WAY OUT OF NO WAY™

PROJECT LEAD: Merle
 CHECKED BY: Merle
 DRAWN BY: .
 DATE: .
 REVISION 1: .
 REVISION 2: .
 REVISION 3: .
 REVISION 4: .
 AS-BUILT: .

104th St LLC
 16720 Smokey Point Blvd, Ste 3, Arlington, WA 98223

A PORTION OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.

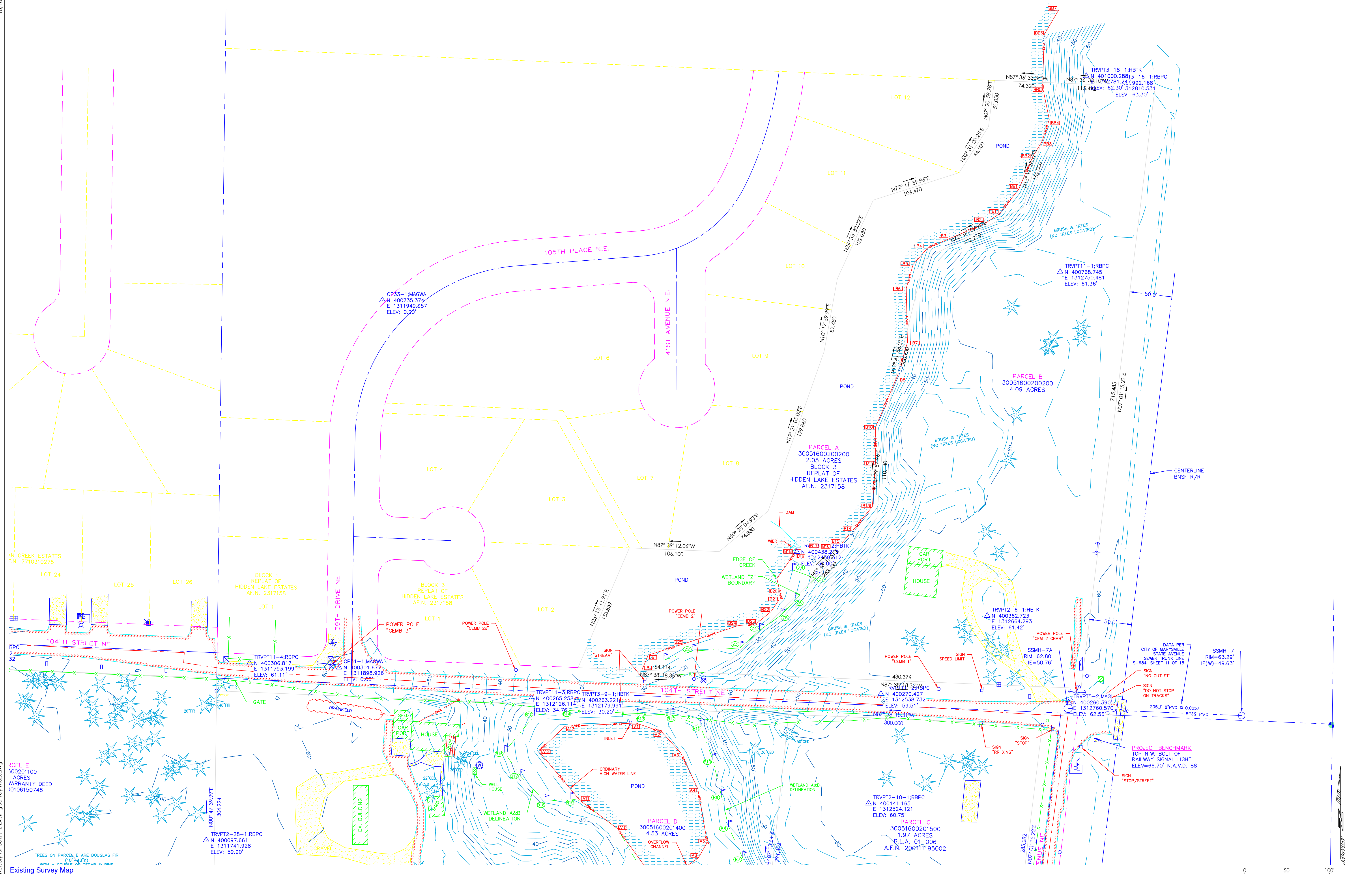
Preliminary Site Plan

104th St LLC
 16720 Smokey Point Blvd, Ste 3, Arlington, WA 98223

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG
 1-800-424-5555

A PORTION OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.

10/10/2022 1:58 PM
Z:\MyBackup..._Joel\Delis Nursery\Sheets\F2 Existing Survey Map.dwg



Existing Survey Map
TREE E
300201100
1.0 ACRES
WARRANTY DEED
0106150748
TRVPT2-28-1:RBPC
N 400097.661
E 1311741.928
ELEV: 59.90'
CP31-1:MAGWA
N 400735.374
E 1311949.657
ELEV: 0.00'
TRVPT11-4:RBPC
N 400306.817
E 1311793.199
ELEV: 61.11'CP31-1:MAGWA
N 400301.677
E 1311898.926
ELEV: 0.00'TRVPT11-5:RBPC TRVPT3-9-1:HBTK
N 400265.258
E 1312126.114
ELEV: 34.76'
N 400263.221
E 1312179.991
ELEV: 30.20'TRVPT11-1:RBPC
N 400768.745
E 1312750.481
ELEV: 61.36'
TRVPT3-18-1:HBTK
N 401000.288
E 1312781.247
ELEV: 62.30'
N 401000.288
E 1312810.531
ELEV: 63.30'TRVPT11-1:RBPC
N 400768.745
E 1312750.481
ELEV: 61.36'
TRVPT2-6-1:HBTK
N 400362.723
E 1312664.293
ELEV: 61.42'
SSM-7A
RIM=62.80'
IE=50.76'
TRVPT5-2:MAG
N 400280.390
E 1312760.570
ELEV: 62.56'
PROJECT BENCHMARK
TOP N.W. BOLT OF
RAILWAY SIGNAL LIGHT
ELEV=66.70' N.A.V.D. 88
SIGN "STOP/STREET"
SIGN "STOP"
SIGN "RR XING"
SIGN "NO OUTLET"
SIGN "DO NOT STOP ON TRACKS"
DATA PER
CITY OF MARYSVILLE
STATE AVENUE
SEWER TRUNK LINE
S-684, SHEET 11 OF 15
205LF 8" PVC @ 0.0057
8" 55 PVC
SSM-7
RIM=63.29'
IE(W)=49.63'Scale: 1"=50'

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727

LAND TECHNOLOGIES
MAKING A WAY OUT OF NO WAY

104th St LLC
16720 Smokey Point Blvd, Ste 3, Arlington, WA 98223

104th Rezone Delis Nursery
4131 104th St NE, Marysville, WA 98271

A PORTION OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.

Existing Survey Map

PROJECT LEAD: Merle
CHECKED BY: Merle
DRAWN BY: -
DATE: -
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

SHEET
P2 of P2
24x36

© Copyright 1993-2022