

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

Dell's Nursery Office and Warehouse		
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 @20%	27,801 sf (0.64 ac)	
-50% LID 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 Parking & Aisles	76,620 sf (1.76 ac)	55.12%
-50% LID Stormwater Facilities	26,533 sf (0.61 ac)	19.09%
Sidewalk	4,358 sf (0.10 ac)	3.14%
Roof	31,492 sf (0.72 ac)	22.66%
Total	139,003 sf (3.19 ac)	100.00%

LAND DISTURBING AREA

Total Site Area 139,003 sf (3.19 ac) 100.00%

Impervious Area Parking & Aisles	26,533 sf (0.61 ac)	19.09%
Roof	31,492 sf (0.72 ac)	22.66%
Sidewalk	4,358 sf (0.10 ac)	3.14%
Total Impervious	62,383 sf (1.43 ac)	44.88%

Land Disturbing Activity

Conceptual Area of Disturbance 76,310 sf (1.75 ac) 54.90%

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 Setbacks:

Public Right-of-Way & Private Access	15'
Public Arterial Right-of-Way	15'

LANDSCAPE DATA

Total Site Area 139,003 sf (3.19 ac)

Landscaping Required (Total 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	26,533 sf (0.61 ac)
New Roof Area	31,492 sf (0.72 ac)
New Sidewalk	4,358 sf (0.10 ac)
Total Impervious Area	62,383 sf (1.43 ac)

NUMBER OF SPACES REQUIRED

Description	Required	Provided
Warehouse proposed Gross Floor Area (GFA): 30,600 sf		
Warehouse 25,800 sf	1 per 750 sf Warehouse GFA	87 spaces
Office 4,800 sf	1 per 400 sf Office GFA	87 spaces (MMC 22C.130.030)
TOTAL Parking Spaces		47 spaces
Required Bicycle Parking	3 spaces (5% of required parking)	6 spaces (MMC 22C.130.060)
Required Carpool Parking	5 spaces	5 spaces (MMC 22C.130.030(3))

RESERVED PARKING
CARPOOL PARKING ONLY BEFORE 9 AM

CARPOOL PARKING - DETAIL

1 TYPICAL 8.5X18 PARKING STALL DETAIL
Scale 1" = 30'

VICINITY MAP

1" = 2000'

ENCUMBRANCES

(CHICAGO TITLE INSURANCE CO., September 15, 2022)

- Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed in favor of Snohomish County Recording Date: January 31, 1966 Recording No.: 1841514
- Waiver of any claims for damages to said land by reason of the location, construction, landscaping or maintenance of a public road captioned as contained in the deed to County/City/State: Snohomish County Recording Date: January 15, 1925 and January 31, 1966 Recording No.: 349331 and 1841514
- Easement for road purposes over the East 16 feet of said premises as disclosed by deeds recorded under Auditor's File No. B28311 and 1180544.
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document Reserved by: Ken Sather and Carol Sather, his wife, and Louis Schuler, a single man Purpose: ingress, egress, and utilities Recording Date: September 9, 1970 Recording No.: 2143364
- Affects East 20 feet adjacent to Great Northern Railway Reservations and reverts contained in the Deed. Grantor: Ken Sather and Carol Sather, his wife, and Louis Schuler, a single man Grantee: Lawrence H. Roberts and Mary Ann Roberts, his wife Dated: August 12, 1970 Recording Date: September 9, 1970 Recording No.: 2143364

Said document provides for, among other things, the following: The grantee, their heirs or assigns shall not cut growing trees within a strip of land 10 feet east of the line of the bluff, and adjacent to Hidden Lake, on subject property adjacent to Great Northern Railway. Affects: Parcel A and B and other property.
- Covenants, conditions, restrictions, reverts, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements and other matters, if any, but limiting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, marital status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal law, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in City of Marysville B.L.A. No. 20-204. Recording No.: 20201264502

LEGAL DESCRIPTION

LOT 1, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT B.L.A. 20-004, RECORDED UNDER AUDITOR'S FILE NUMBER _____ RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION 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 GRID X: 1.00025655 TO GRID. GROUND C: 0.999942349 TO GRID.

FIELD PROCEDURES AND INSTRUMENTATION

THE METHOD OF SURVEY WAS FIELD TRAVERSE WITH A LEICA 1512, ROBTOC 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

Trax 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
 16720 Smokey Point Blvd, Ste 3
 Arlington, WA 98223
 360.652.9727
 tyler@landtechway.com

APPLICANT

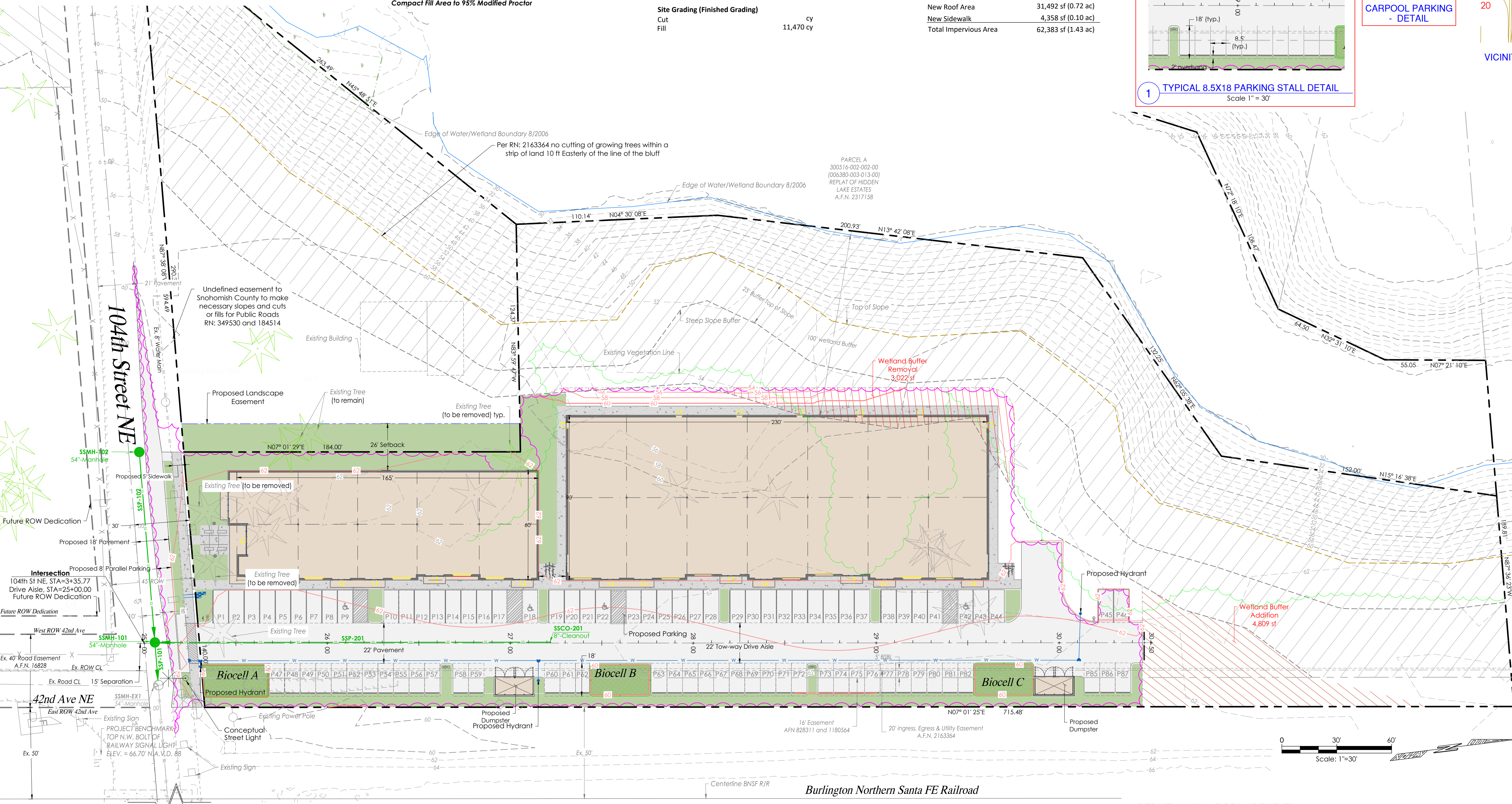
104th St LLC
 16720 Smokey Point Blvd, Ste 3
 Arlington, WA 98223

SURVEYOR

Ardes Land Surveying
 JSM, IRA
 1523 10th St.
 Clinton, WA 98234
 360.659.6639

CERTIFIED EROSION CONTROL SPECIALIST

JSM, IRA



Preliminary Site Plan

Sheet List Table

Sheet Number	Sheet Title
Planning: P2	
P1	Preliminary Site Plan
P2	Existing Survey Map
Construction: C16	
C1	Civil Site Plan
C2	Construction Notes
C3	Existing Conditions Clearing & TESC Plan
C4	Grading
C5	Grading & TESC Details
C6	Site Cross Sections
C7	Drive Aisle Plan & Profile
C8	104th Frontage Improvements Plan and Profile
C9	Sight Distance Plan
C10	Road Details
C11	Stormwater Management Overview Plan
C12	Stormwater Management Plan and Profile
C13	Stormwater Management Details
C14	Sanitary Sewer and Water Plan
C15	Sewer and Water Details
C16	Signing Plan

LAND TECHNOLOGIES

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

MAKING A WAY OUT OF NO WAY

PROJECT LEAD: Merle Ash
 CHECKED BY: Tyler Foster
 DRAWN BY: Tyler Foster

APPLICATION DATE: _____
 SITE APPROVAL DATE: _____
 REVISION DATE: _____
 LDA APPROVAL DATE: _____

104th Rezone Dell's Nursery
 4131 104th St NE, Marysville, WA 98271
 A PORTION OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

Preliminary Site Plan

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

1 of 2 SHEET
 24x36
 PA220241

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

ENCUMBRANCES (CHICAGO TITLE INSURANCE CO., September 15, 2022)

A PORTION OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

- Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed in favor of Snohomish County
Recording Date: January 31, 1966
Recording No: 1841514
- Waiver of any claims for damages to said land by reason of the location, construction, landscaping or maintenance of a public road adjoining said land, as contained in the deed to County/City/State: Snohomish County
Recording Date: January 15, 1925 and January 31, 1966
Recording No: 349530 and 1841514
- Easement for road purposes over the East 1/4 of Section 16, Township 30 North, Range 5 East, as granted in deed recorded under Auditor's File No. 828311 and 1180564.
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Reserved by: Ken Sather and Carol Sather, his wife, and Louis Schuler, a single man
Purpose: Ingress, egress, and utilities
Recording Date: September 9, 1970
Recording No: 216364
Affects: East 20 feet adjacent to Great Northern Railway
- Reservations and recitals contained in the Deed:
Grantor: Ken Sather and Carol Sather, his wife, and Louis Schuler, a single man
Grantee: Lawrence H. Roberts and Mary Ann Roberts, his wife
Dated: August 12, 1970
Recording Date: September 9, 1970
Recording No: 216364
Said document provides for, among other things, the following:
The grantees, their heirs or assigns shall not cut growing trees within a strip of land 10 feet Easterly of the line of the bluff, and adjacent to Hidden Lake, or subject property adjacent to Great Northern Railway.
Affects: Parcel A and B and other property
- Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, marital status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on City of Marysville B.L.A. No. 20004.
Recording No: 202012045002
- Any question that may arise due to shifting and changing in the course, boundaries or high water line of Indian Creek.
- Any question that may arise due to shifting or change in the course, boundaries or high water line of Indian Creek or due to prior shifting or changing of the course, boundaries or high water line, and rights of the State of Washington in and to that portion of said land, if any, lying in the bed or former bed of Indian Creek.
- Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
- Paramount rights and easement in favor of the United States for commerce, navigation, fisheries and the production of power.



Existing Survey Map

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



PROJECT LEAD: *Arcis*
CHECKED BY: *Fyler*
DRAWN BY: *-*
APPLICATION DATE: *-*
SITE APPROVAL: *-*
REVISION DATE: *-*
LDA APPROVAL: *-*
AS-BUILT: *-*

104th Rezone Dells Nursery
4131 104th St NE, Marysville, WA 98271
A PORTION OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

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

MAKING A WAY OUT OF NO WAY

Existing Survey Map