

PROJECT INFO:

JURISDICTION: MARYSVILLE

ZONING: LI (LIGHT INDUSTRIAL)

PARCEL NO(S): PARCEL A: 31052800400100 PARCEL B: 31052800400400

PARCEL "A": 43.46 ACRES (1,871,284 SF)

SITE AREA: 52.21 ACRES (2,274,050 SF)

BLOCK "B": 21.11 ACRES (918,821 SF) WETLAND TRACT AND BUFFERS

TRACT "A": 0.86 ACRES (37,343 SF)

TRACT "B": 11.08 ACRES (482,644 SF)

LOT "1": 13.16 ACRES (573,084 SF)

LOT "4": 11.72 ACRES (511,925 SF)

LOT "5": 15.62 ACRES (680,451 SF)

LOT "6": 2.92 ACRES (127,401 SF)

PARCEL "B": 0.13 ACRES (563,964 SF)

LOT "7": 14.91 ACRES (652,846 SF)

LOT "8": 12.56 ACRES (547,140 SF)

BUILDING FOOTPRINT AREAS: PARCEL "A"

BLDG. "A": 245,676 SF

BLDG. "B": 254,098 SF

BLDG. "C": 180,000 SF

BLDG. "D": 25,000 SF

BUILDING FOOTPRINT AREAS: PARCEL "B"

BLDG. "E": 215,342 SF

BLDG. "F": 463,601 SF

BUILDING PARKING TABULATION - 3% - 5% OFFICE AREA ASSUMED. (SEE THIS SHEET BELOW)

BUILDING LOT COVERAGE TABULATION BY LOT:

LOT 1	0.91343 = 0%
LOT 2	245,676 / 482,344 = 50.93%
LOT 3	254,098 / 513,084 = 49.52%
LOT 4	342,248 / 711,925 = 48.09%
LOT 5	345,666 / 680,445 = 50.65%
LOT 6	25,000 / 121,401 = 20.60%
LOT 7	213,981 / 353,984 = 60.46%
LOT 8	215,342 / 652,846 = 32.98%
LOT 9	245,984 / 547,141 = 44.96%

INTERVENEY COVERAGE TABULATION BY LOT:

LOT 1	23,343 / 30,850 = 75.68%
LOT 2	412,084 / 482,344 = 85.44%
LOT 3	513,329 / 531,584 = 96.57%
LOT 4	64,228 / 161,946 = 39.72%
LOT 5	313,613 / 683,261 = 45.90%
LOT 6	80,415 / 160,754 = 50.02%
LOT 7	316,622 / 362,418 = 87.39%
LOT 8	526,380 / 662,113 = 79.50%
LOT 9	434,616 / 381,471 = 114.20%

ANTICIPATED OCCUPANCY TYPES: B - BUSINESS/OFFICE
S/52 - WAREHOUSE STORAGE

TYPE OF CONSTRUCTION: III-B SPRINKLED

BUILDING HEIGHT: 1 OR 2 STORY, 45 FT MAX HEIGHT, 36 FT CLEAR HEIGHT
65 FT ALLOWABLE HEIGHT

THE RONHOVDE ARCHITECTS LLC

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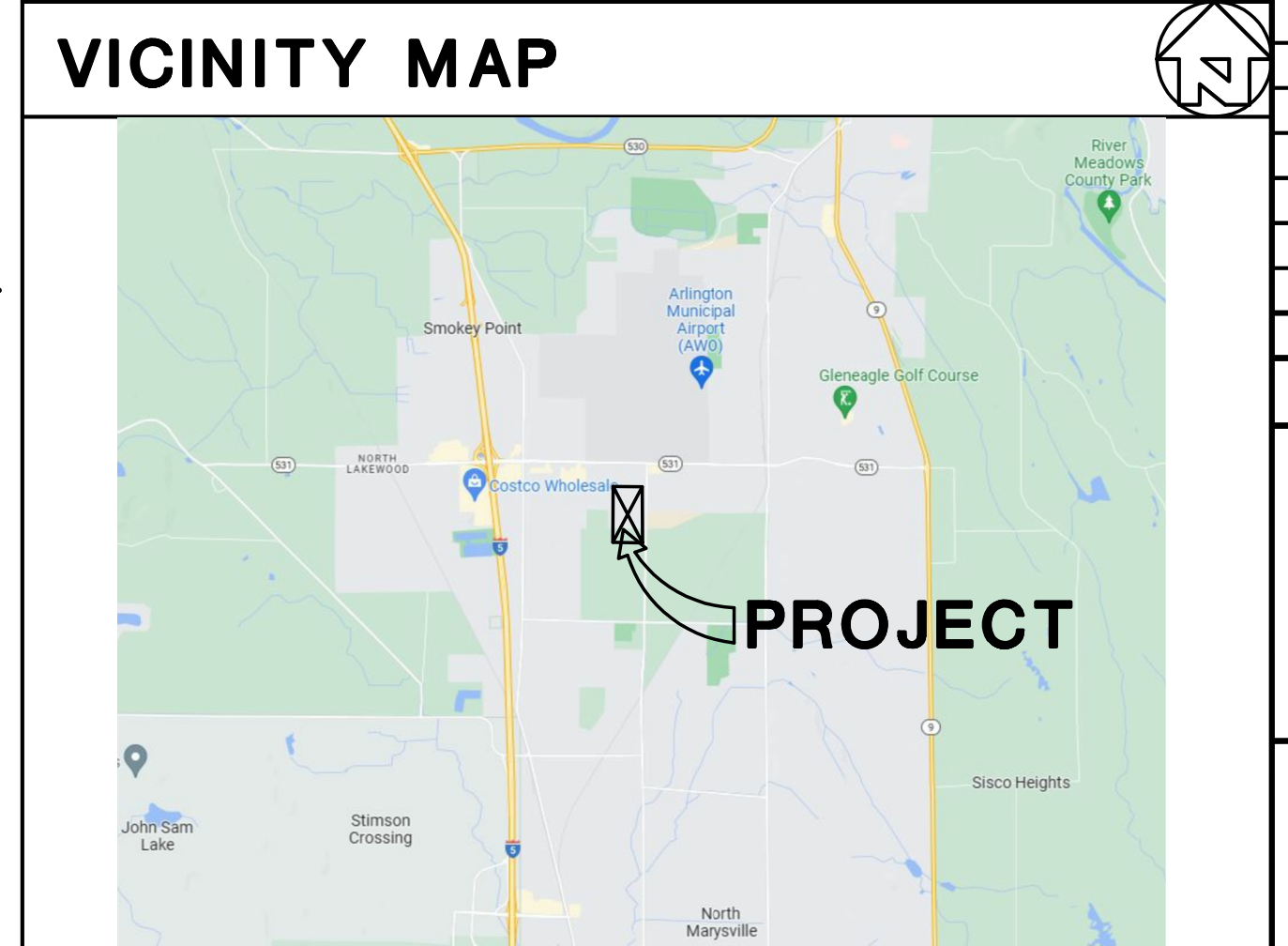
4344 REGISTERED ARCHITECT

TOR-JAN RONHOVDE
STATE OF WASHINGTON

WILLIAMS INVESTMENT INDUSTRIAL PARK

MARYSVILLE, WA

- ### KEYNOTES
- 1 ADA STALL 8'x12'
 - 2 ADA VAN-STALL 16'x12'
 - 3 ADA STALL SIGN
 - 4 PARKING LOT STRIPING
 - 5 CONC. SIDEWALK
 - 6 GRADE DOOR ENTRANCE
 - 7 ASPHALT DRIVE TYPICAL
 - 8 PROPOSED INGRESS/EGRESS ACCESS
 - 9 TRASH/RECYCLING ENCLOSURE - SEE DETAIL 4 THIS SHEET
 - 10 LANDSCAPE AREA
 - 11 ENTRANCE AREA
 - 12 PROPOSED STORM VAULT/CHAMBERS
 - 13 PEDESTRIAN PLAZA
 - 14 PEDESTRIAN R.O.M. CONNECTION
 - 15 ELECTRIC CHARGING STALLS 8'x12'
 - 16 BIKE RACK
 - 17 BP PIPELINE EASEMENT
 - 18 -



PARKING TABULATION

Marysville	97% or 95% WSE @ 1/2000	Office Parking	WSE Parking	Total Stalls Req'd	Total Stalls Prov'd
Building "A"	12,284	238,391	119,1524	137,578	179 car stalls
Building "B"	12,705	246,477	123,2385	142,296	247 car stalls
Building "C"	39,405	764,459	382,2295	441,3371	518 car plus 78 trailer stalls
Building "D"	1,255	24,347	12,1735	14,056	15 06 car stalls
Building "E"	13,972	271,063	135,5313	156,4898	210 car stalls
Building "F"	23,132	448,767	224,3833	259,0818	249 car plus 50 trailer stalls

SITE PLAN
SCALE: 1"=50'-0"

PROJECT:

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NO.	DATE	DESCRIPTION

REVISIONS:

SHEET CONTENTS:

SITE PLAN

JOB NO.:	2022120	SHEET NO.:	A0.1ab
DRAWN BY:	LWS	CHECKED BY:	TJR
DATE:	10/30/23		

**WILLIAMS INVESTMENT
INDUSTRIAL PARK**

MARYSVILLE, WA



SITE PLAN
SCALE: 1"=50'-0"

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REVISIONS

SHEET CONTENTS:

SITE PLAN

JOB NO.: 2022126
DRAWN BY: LWS
CHECKED BY: TJR
DATE: 10/20/23

SHEET NO.
A0.1ef



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4344 REGISTERED ARCHITECT
 TOR-JAN RONHOVDE STATE OF WASHINGTON

WILLIAMS INVESTMENT INDUSTRIAL PARK

MARYSVILLE, WA

SITE PLAN
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JOB NO.: 2022120 SHEET NO.:
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