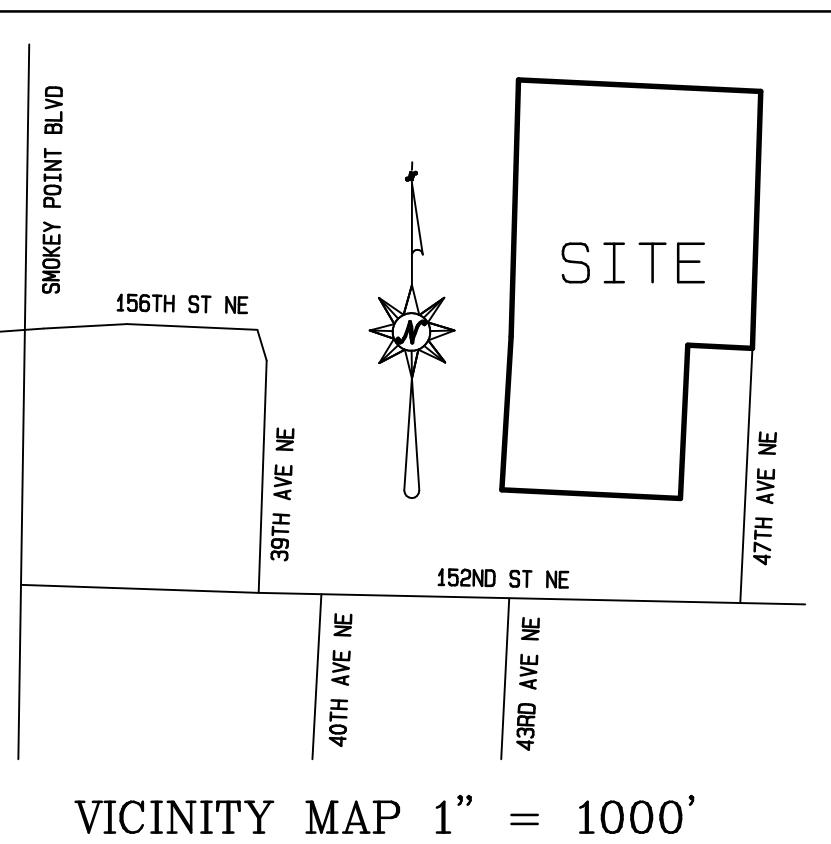
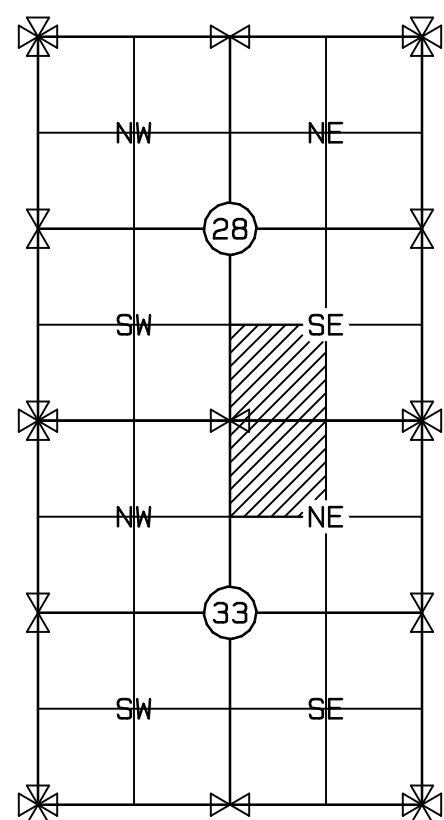


# PRELIMINARY MARYSVILLE CORPORATE CENTER BINDING SITE PLAN FILE NO. PA22004

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 28 & THE NW 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 31 N., RANGE 5 E., W.M.  
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



VICINITY MAP 1" = 1000'



SECTION INDEX

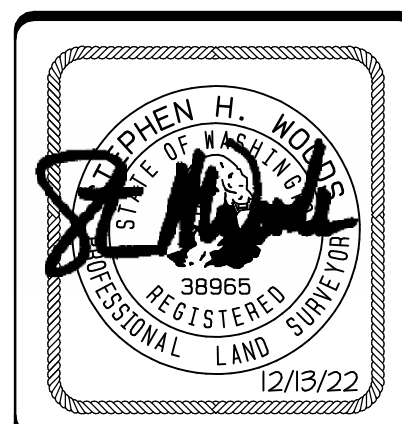
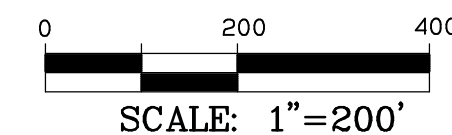


## ZONING COMPLIANCE – TOTAL PHASE

ZONE	LI	
	REQUIRED	PROVIDED
BASE DENSITY: DWELLING UNIT/ACRE	0	0
MAXIMUM DENSITY: DWELLING UNIT/ACRE	0	0
MINIMUM STREET SETBACK	NONE	90.5'
MINIMUM INTERIOR SETBACK	NONE	30'
BASE HEIGHT	65' MAX	
MAX. IMPERVIOUS SURFACE: PERCENTAGE	85%	70.40%
LANDSCAPE AREA		29.60%
SIDEWALK/DRIVE AISLE AREA		29.80%
BUILDING AREA		40.60%
<b>PHASE I</b>		
LANDSCAPE COVERAGE	354,827 SF	
BUILDING COVERAGE	268,000 SF	
<b>PHASE II</b>		
LANDSCAPE COVERAGE	141,638 SF	
BUILDING COVERAGE	240,000 SF	
<b>PHASE III</b>		
LANDSCAPE COVERAGE	247,924 SF	
BUILDING COVERAGE	221,250 SF	

## TRACTS TABLE

TRACT	SQUARE FOOTAGE	PROPOSED USE
TRACT A	169,168 SF	OPEN SPACE & STORM POND
TRACT B-1	34,114 SF	OPEN SPACE & STORM POND
TRACT B-2	40,786 SF	OPEN SPACE & STORM POND
TRACT C	7,836 SF	OPEN SPACE & STORM POND
TRACT D	108,931 SF	OPEN SPACE & STORM POND
TRACT E	44,047 SF	OPEN SPACE & STORM POND



**CONTOUR**  
ENGINEERING • LLC  
CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS  
4706 97th Street NW, Suite 100, Gig Harbor, WA 98335  
Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: DEC 13, 2022	JOB NAME: 20-195
SCALE: N/A	JOB NO.: 20-195B

INDEX DATA:  
**SEC 28-33 T 31N R 5E WM**  
SURVEY FOR:  
PACIFIC REALTY ASSOCIATES, L.P.  
15908 47TH AVE NE  
MARYSVILLE, WA 98271

SNOHOMISH COUNTY, WASHINGTON

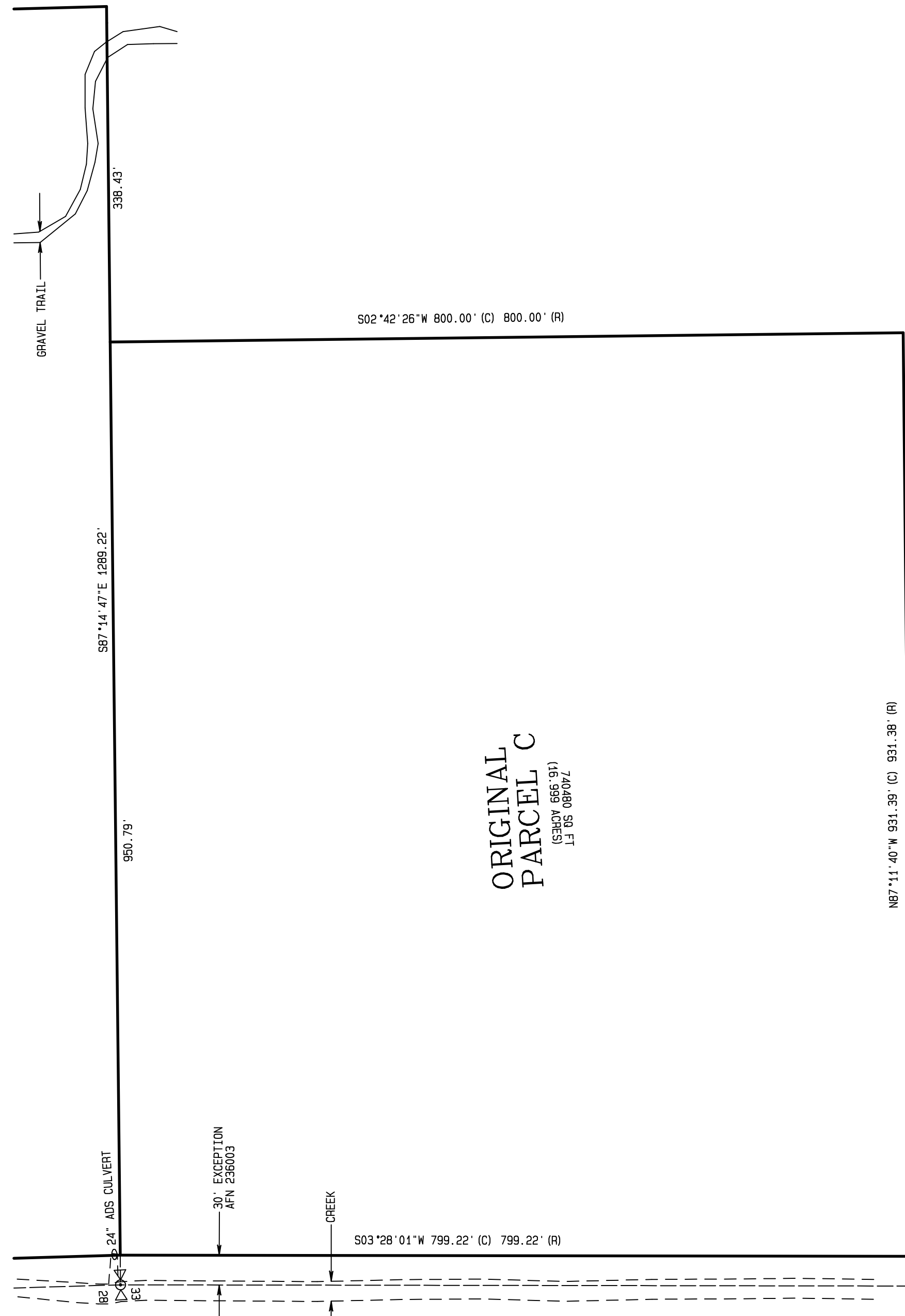
**SHEET 1 OF 13**

# PRELIMINARY MARYSVILLE CORPORATE CENTER BINDING SITE PLAN FILE NO. PA22004

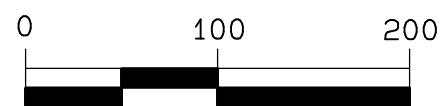
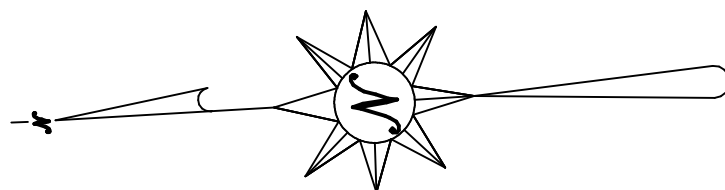
VOLUME/PAGE

## EXISTING CONDITION

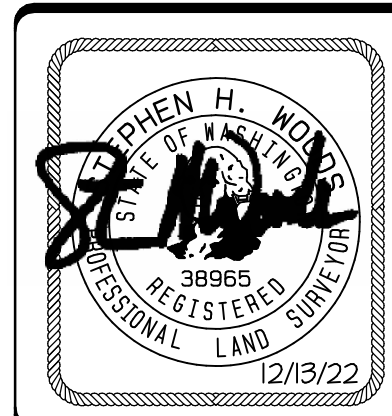
SEE SHEET 3 OF 13



ORIGINAL  
PARCEL C  
740,480 SQ. FT.  
(16,999 ACRES)



Scale:  
1" = 100'



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4706 97th Street NW, Suite 100, Gig Harbor, WA 98335  
Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

DRAWN BY: L. Nguyen	CHECKED BY: S. Woods
DATE: DEC 13, 2022	JOB NAME: 20-195
SCALE: 1" = 100'	JOB NO.: 20-195B

### ORIGINAL LEGAL DESCRIPTIONS:

#### PARCEL A:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;  
EXCEPT THE WEST 30 FEET FOR DRAINAGE DITCH CONVEYED UNDER AUDITOR'S FILE NUMBER 236004.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

#### PARCEL C:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;  
THENCE SOUTH 87°14'35" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION FOR 950.79 FEET;  
THENCE SOUTH 2°42'38" WEST 800 FEET;  
THENCE NORTH 87°11'28" WEST TO THE WEST LINE OF SAID SUBDIVISION;  
THENCE NORTH 3°17'55" EAST ALONG SAID WEST LINE TO THE POINT OF BEGINNING;

EXCEPT THE WEST 30 FEET FOR DRAINAGE DITCH CONVEYED UNDER AUDITOR'S FILE NO. 236003.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

### SURVEYOR'S NOTES:

- 1) THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A TWO (2) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (TRIMBLE S6) AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (TRIMBLE R10). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF WAC 33 2-130-090. IN ADDITION, THIS SURVEY MEETS THE TOPOGRAPHIC STANDARDS SET FORTH IN WAC 332-130-145.
- 2) THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED DECEMBER 04, 2020, THE DATE OF THIS FIELD SURVEY.
- 3) FULL RELIANCE FOR LEGAL DESCRIPTIONS AND RECORDED EASEMENTS HAVE BEEN PLACED ON THE TITLE REPORT FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT ORDER NO. 500132205, DATED FEBRUARY 24, 2022. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- 4) UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE WHICH ARE VISIBLE OR HAVING VISIBLE EVIDENCE OF THEIR INSTALLATION ARE SHOWN HEREON.
- 5) OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.

### BASIS OF BEARING:

GRID NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE NORTH ZONE COORDINATES. THE NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011 EPOCH 2010.00) GRID COORDINATES WERE FOUND TO BE 417707.01 / 1316019.15 AT A 3" BRASS DISK WITH "X" IN A MONUMENT CASE AT THE NE CORNER OF SEC. 33, TWP. 31N, RGN. 5E, W.M.. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.9999982646 AND THE GRID SCALE FACTOR OF 0.9999423114 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

INDEX DATA:	SEC 28-33 T 31N R 5E WM
SURVEY FOR:	PACIFIC REALTY ASSOCIATES, L.P. 15908 47TH AVE NE MARYSVILLE, WA 98271
SNOHOMISH COUNTY, WASHINGTON	
SHEET 2 OF 13	

VOLUME/PAGE

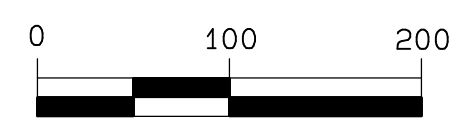
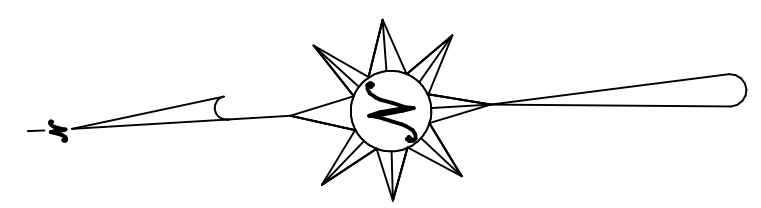
PRELIMINARY MARYSVILLE CORPORATE CENTER BINDING SITE PLAN FILE NO. PA22004

VOLUME/PAGE

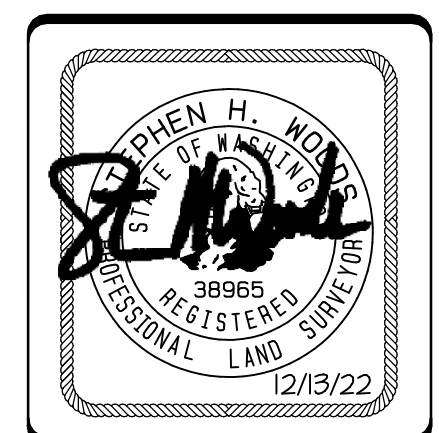
EXISTING CONDITION



SEE SHEET 2 OF 13



Scale:  
1" = 100'



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4706 97th Street NW, Suite 100, Gig Harbor, WA 98335  
Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: DEC 13, 2022	JOB NAME: 20-195
SCALE: 1" = 100'	JOB NO.: 20-195B

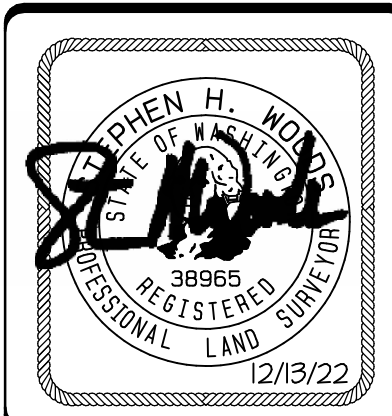
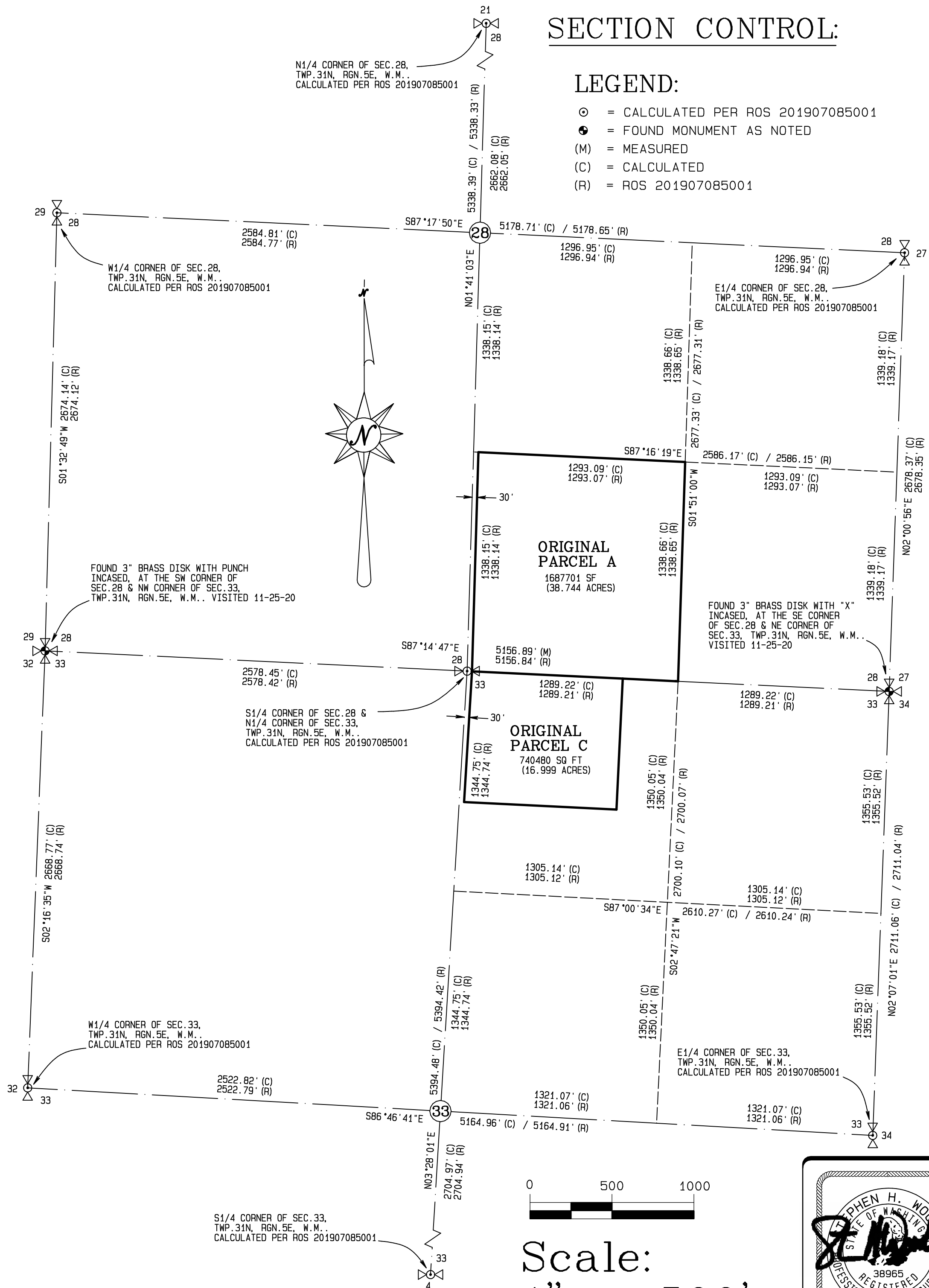
INDEX DATA:	SEC 28-33 T 31N R 5E WM
SURVEY FOR:	PACIFIC REALTY ASSOCIATES, L.P. 15908 47TH AVE NE MARYSVILLE, WA 98271
SNOHOMISH COUNTY, WASHINGTON	
SHEET 3 OF 13	

VOLUME/PAGE

SECTION CONTROL:

LEGEND:

- ⊙ = CALCULATED PER ROS 201907085001
- = FOUND MONUMENT AS NOTED
- (M) = MEASURED
- (C) = CALCULATED
- (R) = ROS 201907085001



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 CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS  
 4706 97th Street NW, Suite 100, Gig Harbor, WA 98335  
 Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: DEC 13, 2022	JOB NAME: 20-195
SCALE: 1" = 500'	JOB NO.: 20-195B

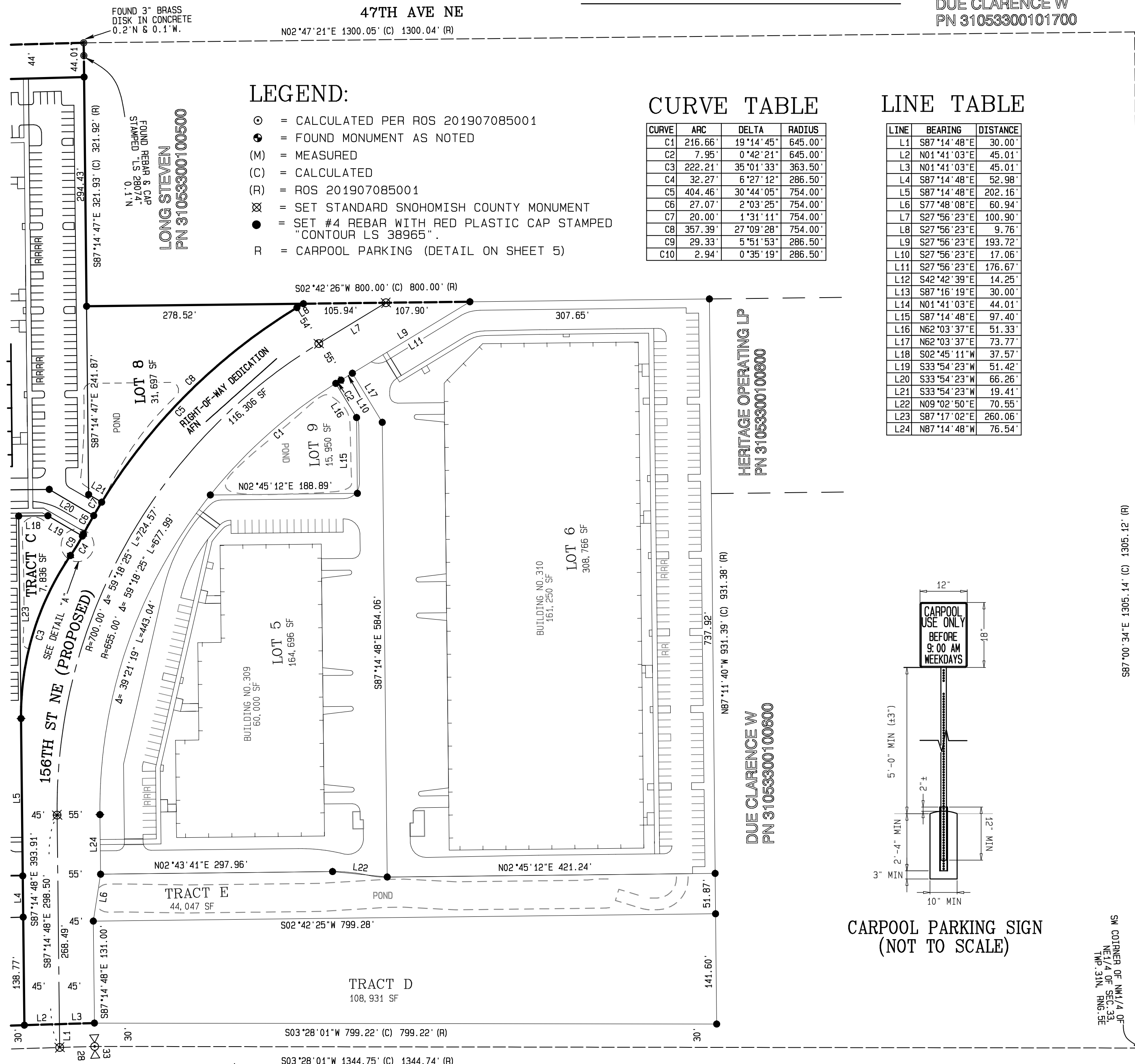
INDEX DATA: <b>SEC 28-33 T 31N R 5E WM</b>
SURVEY FOR: PACIFIC REALTY ASSOCIATES, L.P. 15908 47TH AVE NE MARYSVILLE, WA 98271
<b>SNOHOMISH COUNTY, WASHINGTON</b>
<b>SHEET 4 OF 13</b>

VOLUME/PAGE

# PRELIMINARY MARYSVILLE CORPORATE CENTER BINDING SITE PLAN FILE NO. PA22004

## PROPOSED IMPROVEMENT

DUE CLARENCE W  
PN 31053300101700



### LEGEND:

- ⊙ = CALCULATED PER ROS 201907085001
- = FOUND MONUMENT AS NOTED
- (M) = MEASURED
- (C) = CALCULATED
- (R) = ROS 201907085001
- ⊗ = SET STANDARD SNOHOMISH COUNTY MONUMENT
- = SET #4 REBAR WITH RED PLASTIC CAP STAMPED "CONTOUR LS 38965"
- R = CARPOOL PARKING (DETAIL ON SHEET 5)

### CURVE TABLE

CURVE	ARC	DELTA	RADIUS
C1	216.66'	19°14'45"	645.00'
C2	7.95'	0°42'21"	645.00'
C3	222.21'	35°01'33"	363.50'
C4	32.27'	6°27'12"	286.50'
C5	404.46'	30°44'05"	754.00'
C6	27.07'	2°03'25"	754.00'
C7	20.00'	1°31'11"	754.00'
C8	357.39'	27°09'28"	754.00'
C9	29.33'	5°51'53"	286.50'
C10	2.94'	0°35'19"	286.50'

### LINE TABLE

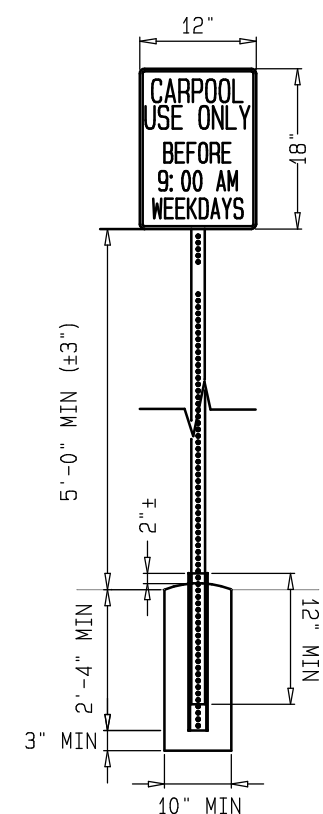
LINE	BEARING	DISTANCE
L1	S87°14'48"E	30.00'
L2	N01°41'03"E	45.01'
L3	N01°41'03"E	45.01'
L4	S87°14'48"E	52.98'
L5	S87°14'48"E	202.16'
L6	S77°48'08"E	60.94'
L7	S27°56'23"E	100.90'
L8	S27°56'23"E	9.76'
L9	S27°56'23"E	193.72'
L10	S27°56'23"E	17.06'
L11	S27°56'23"E	176.67'
L12	S42°42'39"E	14.25'
L13	S87°16'19"E	30.00'
L14	N01°41'03"E	44.01'
L15	S87°14'48"E	97.40'
L16	N62°03'37"E	51.33'
L17	N62°03'37"E	73.77'
L18	S02°45'11"W	37.57'
L19	S33°54'23"W	51.42'
L20	S33°54'23"W	66.26'
L21	S33°54'23"W	19.41'
L22	N09°02'50"E	70.55'
L23	S87°17'02"E	260.06'
L24	N87°14'48"W	76.54'

### NOTES:

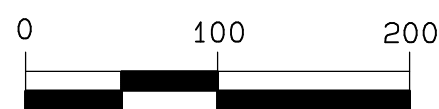
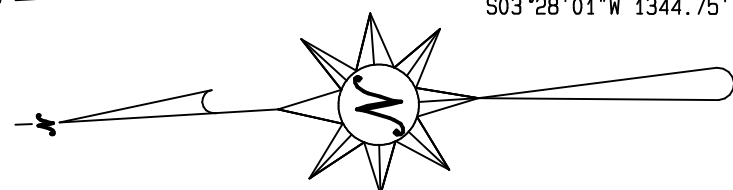
- 1) ALL NECESSARY POWER LINES, TELEPHONES WIRES, TELEVISION CABLES, FIRE ALARM SYSTEMS AND OTHER COMMUNICATION WIRES, CABLES OR LINES SHALL BE PLACED IN UNDERGROUND LOCATION EITHER BY DIRECT BURIAL OR BY MEANS OF CONDUIT OR DUCT. ALL SUCH UNDERGROUND INSTALLATIONS OR SYSTEMS SHALL BE APPROVED BY THE APPROPRIATE UTILITY COMPANY AND SHALL ADHERE TO ALL GOVERNING APPLICABLE REGULATIONS INCLUDING, BUT NOT LIMITED TO, THE APPLICABLE CITY AND STATE REGULATIONS AND SPECIFIC REQUIREMENTS OF THE APPROPRIATE UTILITY PURSUANT TO MMC 22G.100.430.
- 2) PRIOR TO CIVIL CONSTRUCTION PLAN APPROVAL, THE APPLICANT SHALL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH THE APPLICABLE LANDSCAPING STANDARDS OUTLINED IN THE SMOKEY POINT MASTER PLAN AND MMC CHAPTER 22C.120 LANDSCAPING AND SCREENING.
- 3) PRIOR TO CIVIL CONSTRUCTION PLAN APPROVAL, THE APPLICANT SHALL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH THE PARKING LOT ILLUMINATION STANDARDS OUTLINED IN MMC 22C.130.050 (3) (D).
- 4) PRIOR TO CIVIL CONSTRUCTION PLAN APPROVAL, THE APPLICANT SHALL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH SMOKEY POINT MASTER PLAN SECTION 10.5.1 TRASH, RECYCLING AND STORAGE AREAS.
- 5) PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT SHALL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH THE ARCHITECTURAL DESIGN STANDARDS OUTLINED IN THE SMOKEY POINT MASTER PLAN.
- 6) WHERE ILLUMINATED SIGNS AND ILLUMINATED AREAS ARE PERMITTED, SUCH ILLUMINATING DEVICES SHALL BE SHADED AND/OR DIRECTED SO AS NOT TO VISIBLY CREATE A NUISANCE TO ANY PROPERTY IN A RESIDENTIAL ZONE CLASSIFICATION.
- 7) PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT SHALL BE REQUIRED TO DEMONSTRATE ALL MECHANICAL EQUIPMENT LOCATED ON THE ROOF, FAÇADE OR EXTERNAL PORTIONS OF A BUILDING ARE ARCHITECTURALLY SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PROPERTIES AT STREET LEVEL OR THE PUBLIC STREET. MECHANICAL EQUIPMENT SHALL BE SCREENED BY A PRIMARY BUILDING ELEMENT OR STRUCTURE.
- 8) UTILITY METERS, ELECTRICAL CONDUIT, AND OTHER SERVICE UTILITY APPARATUS SHALL BE LOCATED AND/OR DESIGNED TO MINIMIZE THEIR VISIBILITY TO THE PUBLIC. IF SUCH ELEMENTS ARE MOUNTED IN A LOCATION VISIBLE FROM THE STREET, PEDESTRIAN PATHWAY, COMMON OPEN SPACE, OR SHARED AUTO COURTYARDS, THEY SHALL BE SCREENED BY LANDSCAPING, FENCES, OR WALLS.
- 9) EQUIPMENT OR VENTS WHICH GENERATE NOISE OR AIR EMISSIONS SHALL BE LOCATED ON THE OPPOSITE SIDE OF THE BUILDING FROM ADJOINING RESIDENTIALLY DESIGNATED PROPERTIES.
- 10) INDUSTRIAL AND EXTERIOR LIGHTING SHALL NOT BE USED IN SUCH A MANNER THAT IT PRODUCES GLARE ON PUBLIC HIGHWAYS. ARC WELDING, ACETYLENE-TORCH CUTTING, OR SIMILAR PROCESSES SHALL BE PERFORMED SO AS NOT TO BE SEEN FROM ANY POINT BEYOND THE OUTSIDE OF THE PROPERTY.
- 11) THE STORAGE AND HANDLING OF INFLAMMABLE LIQUIDS, LIQUEFIED PETROLEUM, GASES, AND EXPLOSIVES SHALL COMPLY WITH RULES AND REGULATIONS FALLING UNDER THE JURISDICTION OF THE CITY AND FIRE CHIEF, AND THE LAWS OF THE STATE OF WASHINGTON. BULK STORAGE OF INFLAMMABLE LIQUIDS BELOW GROUND SHALL BE PERMITTED, AND THE TANKS SHALL BE LOCATED NOT CLOSER TO THE PROPERTY LINE THAN THE GREATEST DIMENSION (DIAMETER, LENGTH OR HEIGHT) OF THE TANK.
- 12) PROVISIONS SHALL BE MADE FOR NECESSARY SHIELDING OR OTHER PREVENTIVE MEASURES AGAINST INTERFERENCE AS OCCASIONED BY MECHANICAL, ELECTRICAL AND NUCLEAR EQUIPMENT, AND USES OR PROCESSES WITH ELECTRICAL APPARATUS IN NEARBY BUILDINGS OR LAND USES.
- 13) LIQUID AND SOLID WASTES AND STORAGE OF ANIMAL OR VEGETABLE WASTE WHICH ATTRACT INSECTS OR RODENTS OR OTHERWISE CREATE A HEALTH HAZARD SHALL BE PROHIBITED. NO WASTE PRODUCTS SHALL BE EXPOSED TO VIEW FROM EYE LEVEL FROM ANY PROPERTY LINE IN AN INDUSTRIAL DISTRICT.

SEE SHEET 6 OF 13

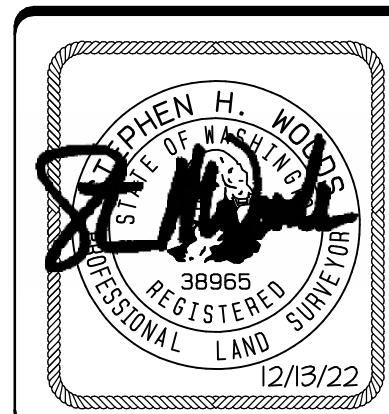
CARPOOL PARKING SIGN  
(NOT TO SCALE)



ALL PARKING STALLS AND DRIVE AISLES SHOWN HEREON ARE A MINIMUM OF 8.5' X 18' AND 22', RESPECTIVELY.



Scale:  
1" = 100'



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4706 97th Street NW, Suite 100, Gig Harbor, WA 98335  
Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

DRAWN BY: L Nguyen      CHECKED BY: S Woods  
DATE: DEC 13, 2022      JOB NAME: 20-195  
SCALE: 1" = 100'      JOB NO.: 20-195B

INDEX DATA:  
**SEC 28-33 T 31N R 5E WM**

SURVEY FOR:  
PACIFIC REALTY ASSOCIATES, L.P.  
15908 47TH AVE NE  
MARYSVILLE, WA 98271

**SNOHOMISH COUNTY, WASHINGTON**

**SHEET 5 OF 13**

# PRELIMINARY MARYSVILLE CORPORATE CENTER BINDING SITE PLAN FILE NO. PA22004

5 J WILLIAMS FAMILY LLC  
PN 31052800400400

## PROPOSED IMPROVEMENT

47TH AVE NE

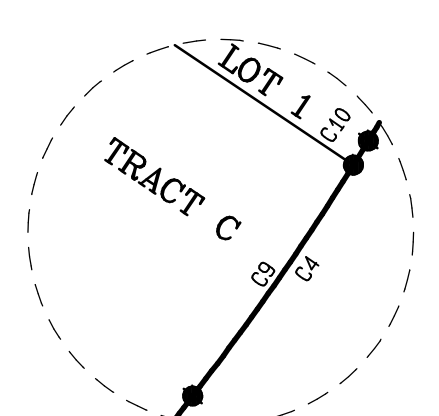
N02°47'21"E 1300.05' (C) 1300.04' (R)

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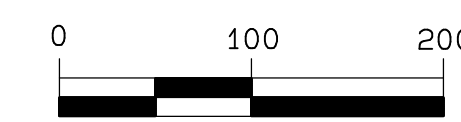
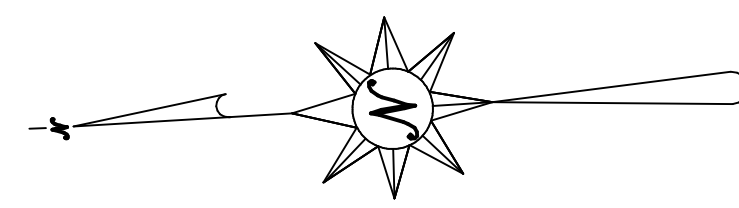
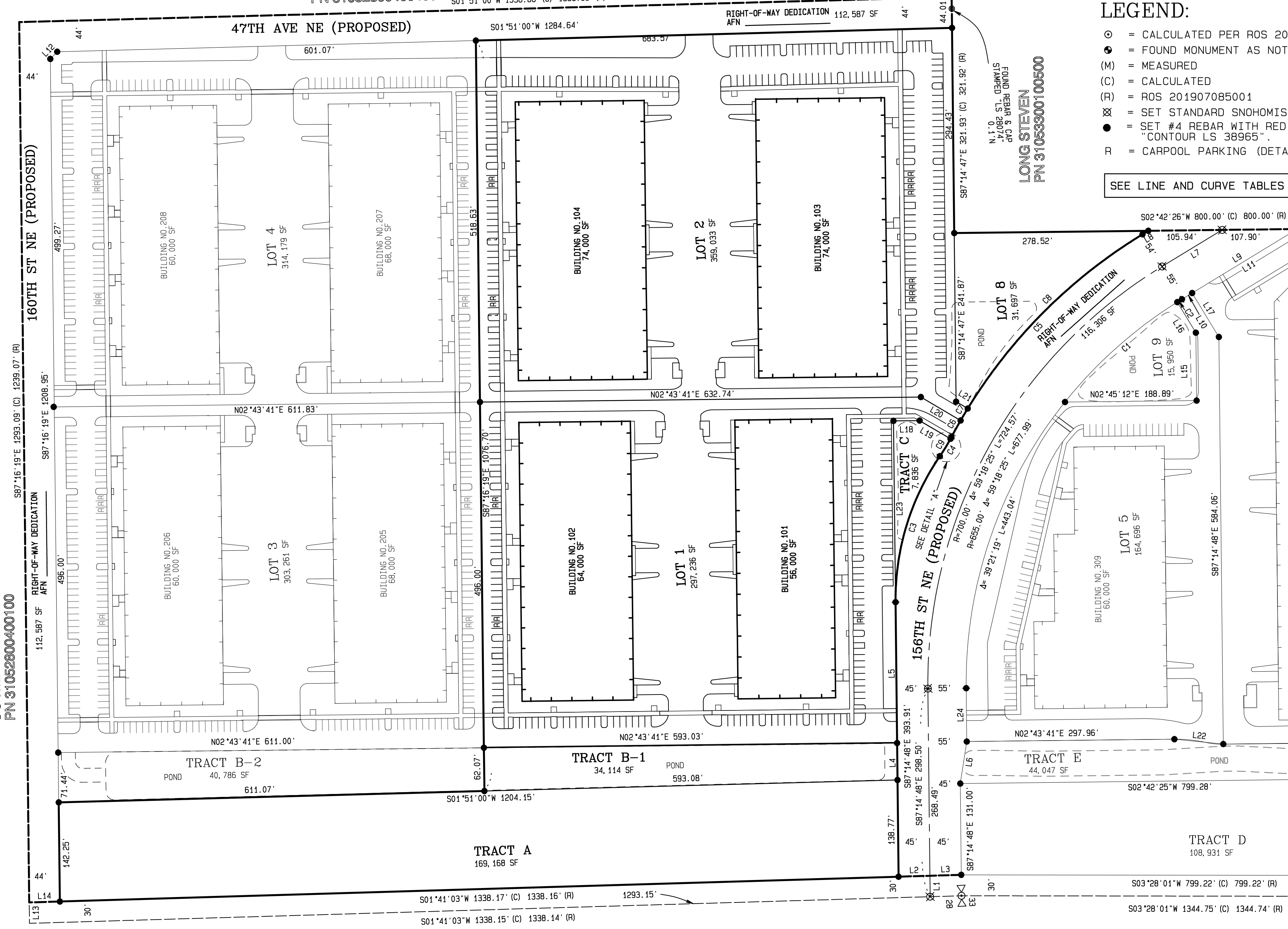
- ⊙ = CALCULATED PER ROS 201907085001
- = FOUND MONUMENT AS NOTED
- (M) = MEASURED
- (C) = CALCULATED
- (R) = ROS 201907085001
- ⊗ = SET STANDARD SNOHOMISH COUNTY MONUMENT
- = SET #4 REBAR WITH RED PLASTIC CAP STAMPED "CONTOUR LS 38965"
- R = CARPOOL PARKING (DETAIL ON SHEET 5)

SEE LINE AND CURVE TABLES ON SHEET 5 OF 13

SEE SHEET 5 OF 13

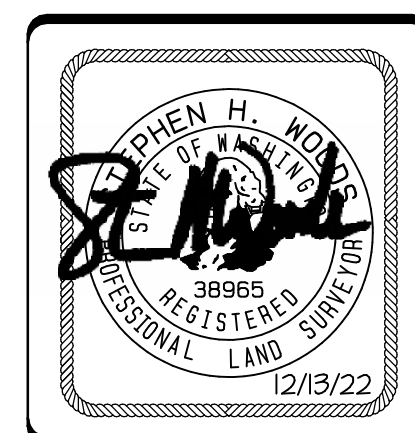


DETAIL "A"  
SCALE 1" = 20'



Scale:  
1" = 100'

ALL PARKING STALLS AND DRIVE AISLES SHOWN HEREON ARE A MINIMUM OF 8.5' X 18' AND 22', RESPECTIVELY.



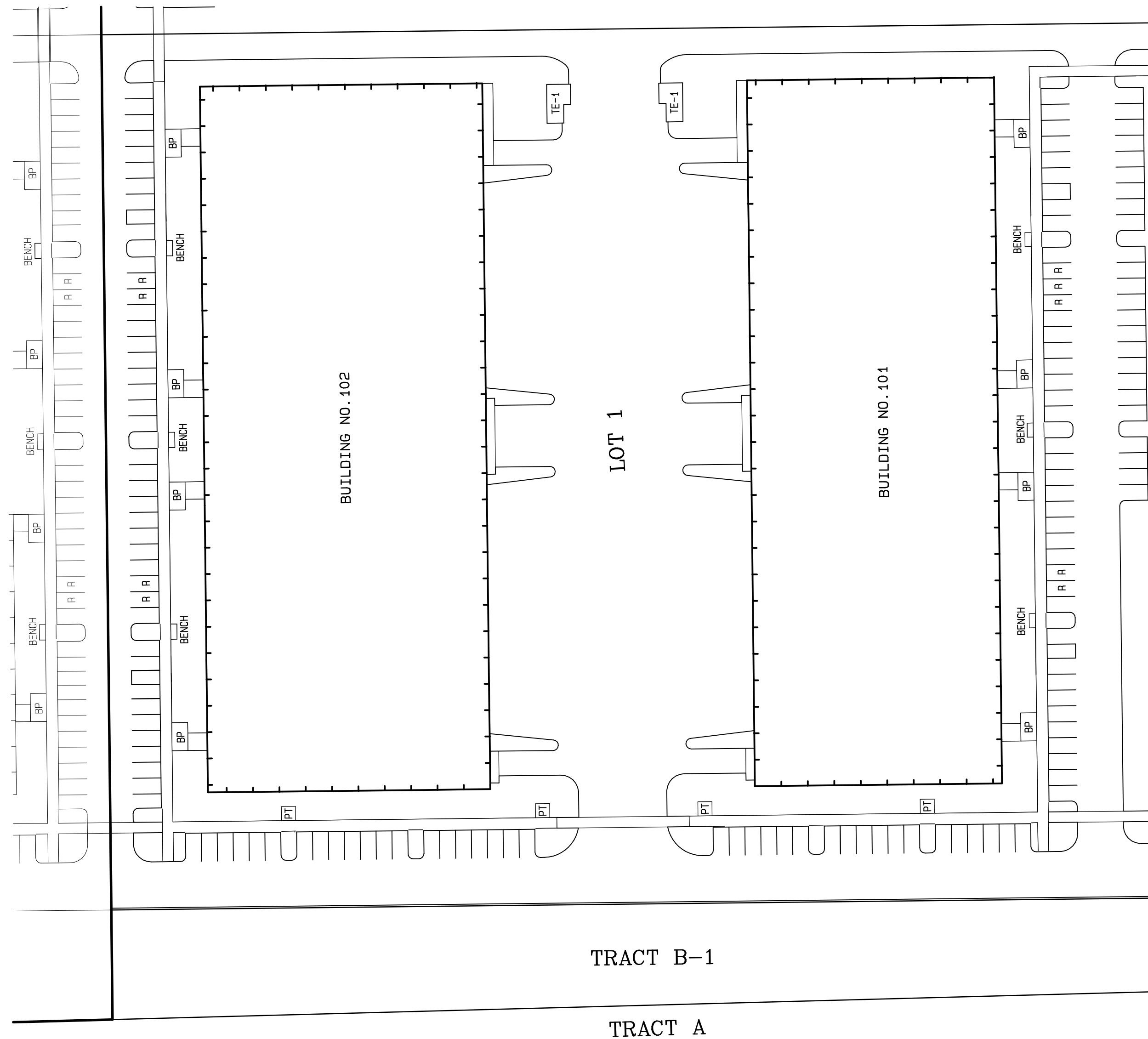
**CONTOUR**  
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CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS  
4706 97th Street NW, Suite 100, Gig Harbor, WA 98335  
Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: DEC 13, 2022	JOB NAME: 20-195
SCALE: 1" = 100'	JOB NO.: 20-195B

INDEX DATA: SEC 28-33 T 31N R 5E WM
SURVEY FOR: PACIFIC REALTY ASSOCIATES, L.P. 15908 47TH AVE NE MARYSVILLE, WA 98271
SNOHOMISH COUNTY, WASHINGTON
SHEET 6 OF 13

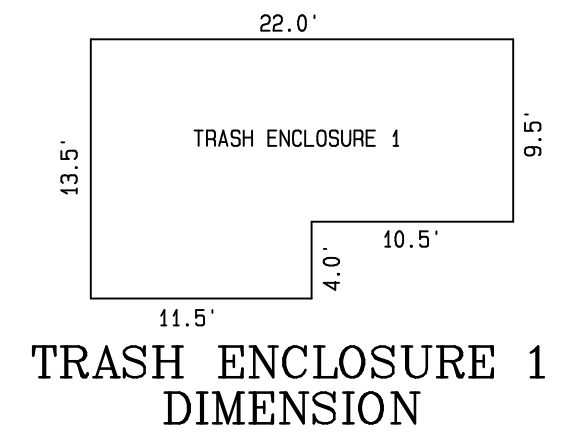
SEE SHEET 8 OF 13

SEE SHEET 9 OF 13



LEGEND:

- PT = PICNIC TABLE
- TE-1 = TRASH ENCLOSURE 1
- BP = BICYCLE PARKING
- R = CARPOOL PARKING (DETAIL ON SHEET 5)



SEE SHEET 11 OF 13

PARKING COMPLIANCE – BLDG 101

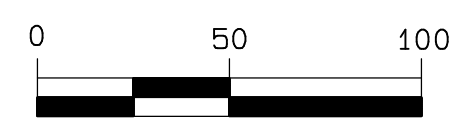
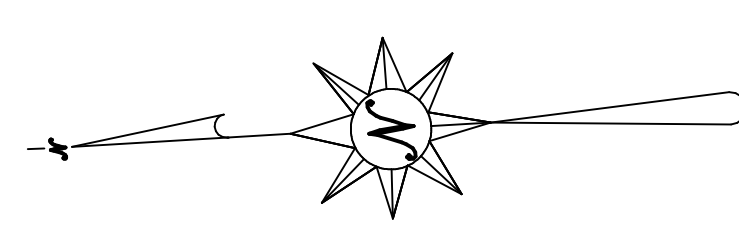
FLOOR AREA: 56,000 SF  
 OFFICE: (5,600 SF X 1 STALL PER 400 SF) = 14 REQUIRED 28 PROVIDED  
 WAREHOUSE/MANUFACTURING: (50,400 SF X 1 STALL PER 2,000 SF) = 26 REQUIRED 55 PROVIDED  
 TOTAL: (PER ABOVE) 40 REQUIRED 82 PROVIDED  
 CARPOOL PARKING SPACES: (5% OF 82 OR 5, WHICHEVER IS LESS=5 REQUIRED) 5 PROVIDED  
 BICYCLE PARKING: (5% OF 40 = 3 REQUIRED) 8 PROVIDED

STORAGE SPACE AND COLLECTION POINTS FOR RECYCLABLES (3 SF PER 1000 SF OF BUILDING GROSS FLOOR AREA): (168 REQUIRED) 255 PROVIDED

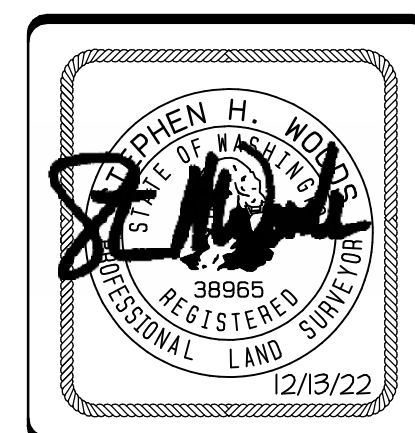
PARKING COMPLIANCE – BLDG 102

FLOOR AREA: 56,000 SF  
 OFFICE: (6,400 SF X 1 STALL PER 400 SF) = 16 REQUIRED 16 PROVIDED  
 WAREHOUSE/MANUFACTURING: (57,600 SF X 1 STALL PER 2,000 SF) = 29 REQUIRED 45 PROVIDED  
 TOTAL: (PER ABOVE) 45 REQUIRED 61 PROVIDED  
 CARPOOL PARKING SPACES: (5% OF 61 OR 5, WHICHEVER IS LESS = 4 REQUIRED) 4 PROVIDED  
 BICYCLE PARKING: (5% OF 45 = 3 REQUIRED) 8 PROVIDED

STORAGE SPACE AND COLLECTION POINTS FOR RECYCLABLES (3 SF PER 1000 SF OF BUILDING GROSS FLOOR AREA): (192 REQUIRED) 255 PROVIDED



Scale:  
1" = 50'



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DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: DEC 13, 2022	JOB NAME: 20-195
SCALE: 1" = 50'	JOB NO.: 20-195B

INDEX DATA:	SEC 28-33 T 31N R 5E WM
SURVEY FOR:	PACIFIC REALTY ASSOCIATES, L.P. 15908 47TH AVE NE MARYSVILLE, WA 98271
SNOHOMISH COUNTY, WASHINGTON	
SHEET 7 OF 13	

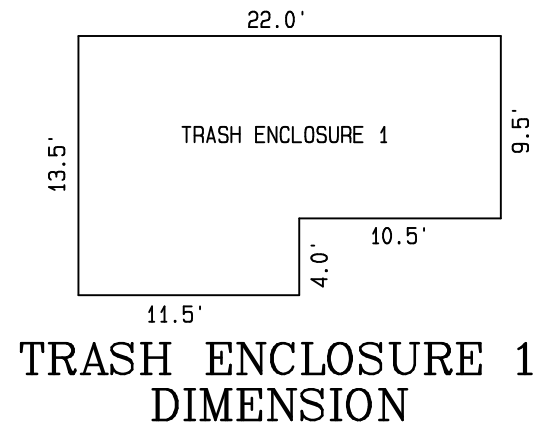
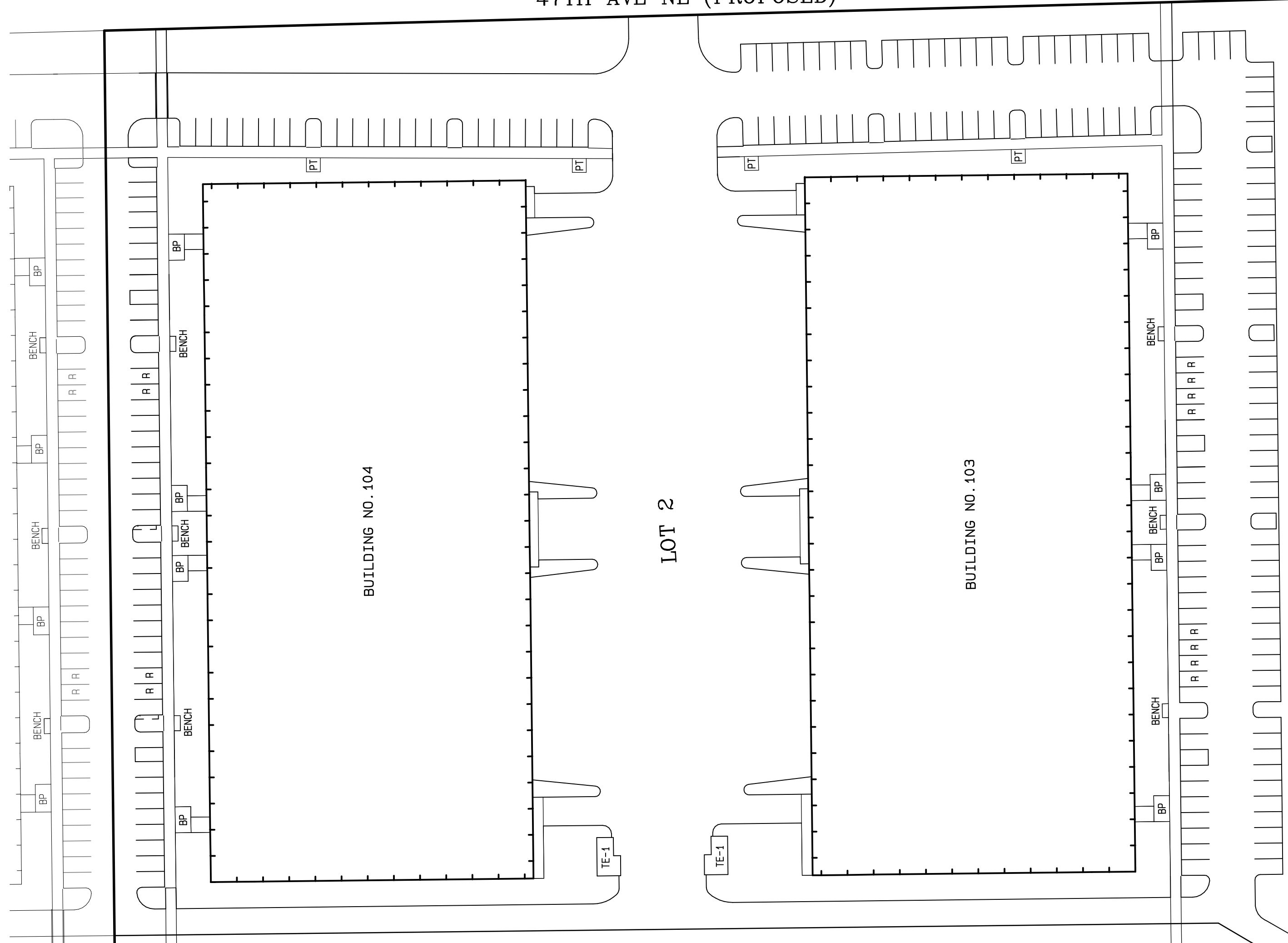
VOLUME/PAGE

PRELIMINARY MARYSVILLE CORPORATE CENTER BINDING SITE PLAN FILE NO. PA22004

VOLUME/PAGE

47TH AVE NE (PROPOSED)

SEE SHEET 10 OF 13



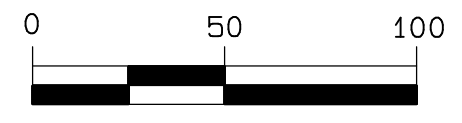
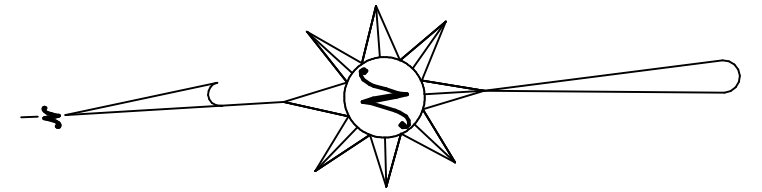
TRASH ENCLOSURE 1 DIMENSION

LEGEND:

- PT = PICNIC TABLE
- TE-1 = TRASH ENCLOSURE 1
- BP = BICYCLE PARKING
- R = CARPOOL PARKING (DETAIL ON SHEET 5)

SEE SHEET 11 OF 13

LOT 8  
156TH ST NE (PROPOSED)



Scale:  
1" = 50'

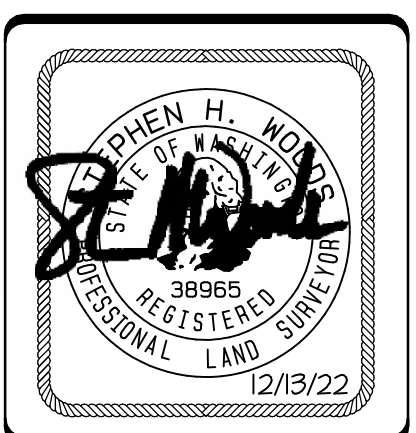
PARKING COMPLIANCE – BLDG 103

FLOOR AREA: 74,000 SF  
 OFFICE: (7,400 SF X 1 STALL PER 400 SF) = 19 REQUIRED 19 PROVIDED  
 WAREHOUSE/MANUFACTURING: (66,600 SF X 1 STALL PER 2,000 SF) = 34 REQUIRED 119 PROVIDED  
 TOTAL: (PER ABOVE) 53 REQUIRED 138 PROVIDED  
 CARPOOL PARKING SPACES: (5% OF 138 OR 5, WHICHEVER IS LESS=5 REQUIRED) 8 PROVIDED  
 BICYCLE PARKING: (5% OF 67 = 4 REQUIRED) 8 PROVIDED  
 STORAGE SPACE AND COLLECTION POINTS FOR RECYCLABLES (3 SF PER 1000 SF OF BUILDING GROSS FLOOR AREA): (222 REQUIRED) 255 PROVIDED

SEE SHEET 7 OF 13

PARKING COMPLIANCE – BLDG 104

FLOOR AREA: 74,000 SF  
 OFFICE: (7,400 SF X 1 STALL PER 400 SF) = 19 REQUIRED 19 PROVIDED  
 WAREHOUSE/MANUFACTURING: (66,600 SF X 1 STALL PER 2,000 SF) = 34 REQUIRED 45 PROVIDED  
 TOTAL: (PER ABOVE) 53 REQUIRED 64 PROVIDED  
 CARPOOL PARKING SPACES: (5% OF 64 OR 5, WHICHEVER IS LESS=4 REQUIRED) 4 PROVIDED  
 BICYCLE PARKING: (5% OF 48 = 3 REQUIRED) 8 PROVIDED  
 STORAGE SPACE AND COLLECTION POINTS FOR RECYCLABLES (3 SF PER 1000 SF OF BUILDING GROSS FLOOR AREA): (222 REQUIRED) 255 PROVIDED



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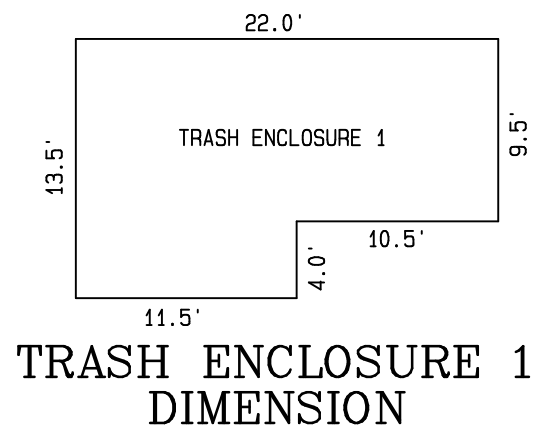
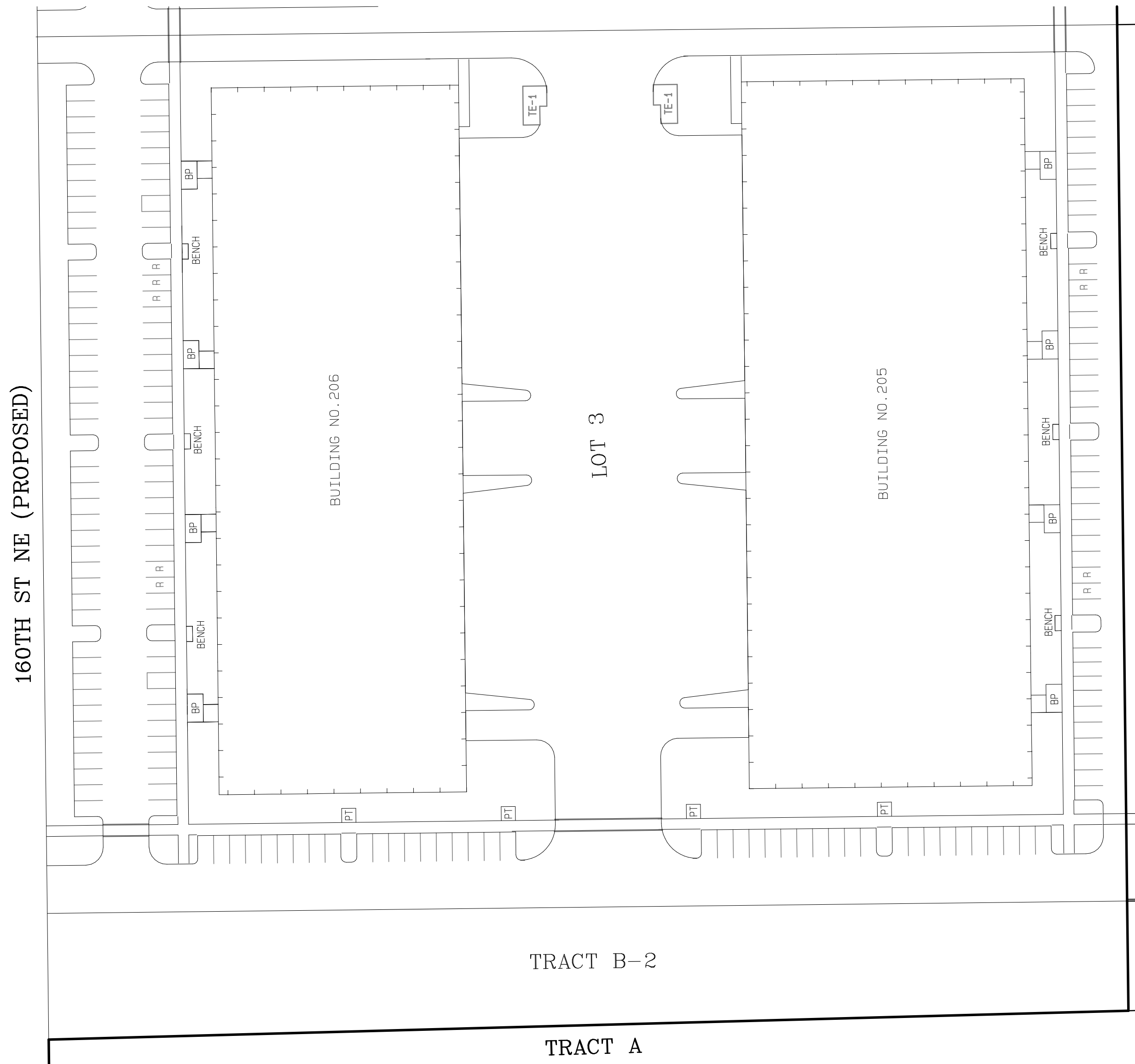
DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: DEC 13, 2022	JOB NAME: 20-195
SCALE: 1" = 50'	JOB NO.: 20-195B

INDEX DATA: SEC 28-33 T 31N R 5E WM
SURVEY FOR: PACIFIC REALTY ASSOCIATES, L.P. 15908 47TH AVE NE MARYSVILLE, WA 98271
SNOHOMISH COUNTY, WASHINGTON
SHEET 8 OF 13

VOLUME/PAGE



SEE SHEET 10 OF 13



TRASH ENCLOSURE 1 DIMENSION

**PARKING COMPLIANCE – BLDG 205**

FLOOR AREA: 68,000 SF  
 OFFICE: (6,800 SF X 1 STALL PER 400 SF) = 17 REQUIRED 17 PROVIDED  
 WAREHOUSE/MANUFACTURING: (61,200 SF X 1 STALL PER 2,000 SF) = 31 REQUIRED 47 PROVIDED  
 TOTAL: (PER ABOVE) 48 REQUIRED 64 PROVIDED  
 CARPOOL PARKING SPACES: (5% OF 64 OR 5, WHICHEVER IS LESS = 4 REQUIRED) 4 PROVIDED  
 BICYCLE PARKING: (5% OF 48 = 3 REQUIRED) 8 PROVIDED  
 STORAGE SPACE AND COLLECTION POINTS FOR RECYCLABLES (3 SF PER 1000 SF OF BUILDING GROSS FLOOR AREA): (204 REQUIRED) 255 PROVIDED

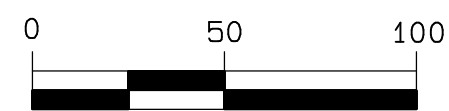
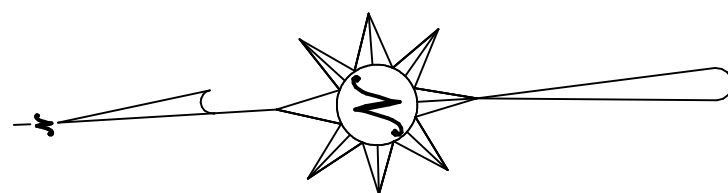
**PARKING COMPLIANCE – BLDG 206**

FLOOR AREA: 60,000 SF  
 OFFICE: (6,000 SF X 1 STALL PER 400 SF) = 15 REQUIRED 15 PROVIDED  
 WAREHOUSE/MANUFACTURING: (54,000 SF X 1 STALL PER 2,000 SF) = 27 REQUIRED 88 PROVIDED  
 TOTAL: (PER ABOVE) 42 REQUIRED 103 PROVIDED  
 CARPOOL PARKING SPACES: (5% OF 103 OR 5, WHICHEVER IS LESS = 5 REQUIRED) 5 PROVIDED  
 BICYCLE PARKING: (5% OF 42 = 3 REQUIRED) 8 PROVIDED  
 STORAGE SPACE AND COLLECTION POINTS FOR RECYCLABLES (3 SF PER 1000 SF OF BUILDING GROSS FLOOR AREA): (180 REQUIRED) 255 PROVIDED

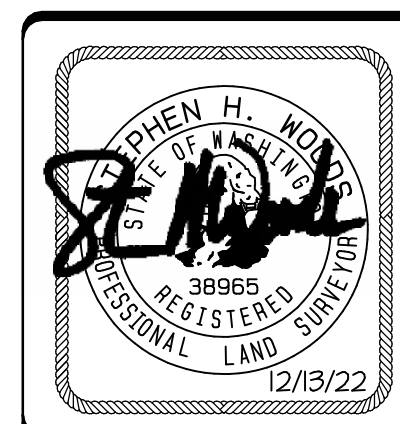
SEE SHEET 7 OF 13

**LEGEND:**

- PT = PICNIC TABLE
- TE-1 = TRASH ENCLOSURE 1
- BP = BICYCLE PARKING
- R = CARPOOL PARKING (DETAIL ON SHEET 5)



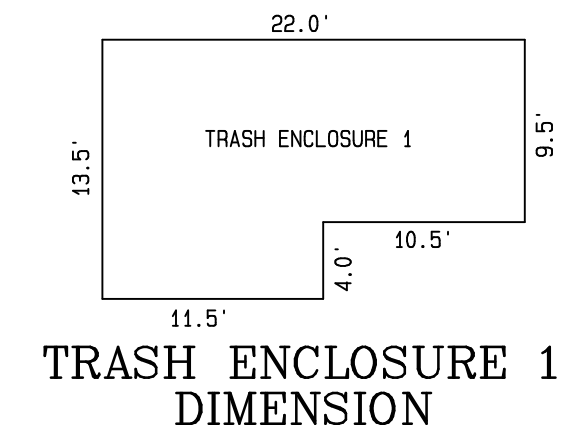
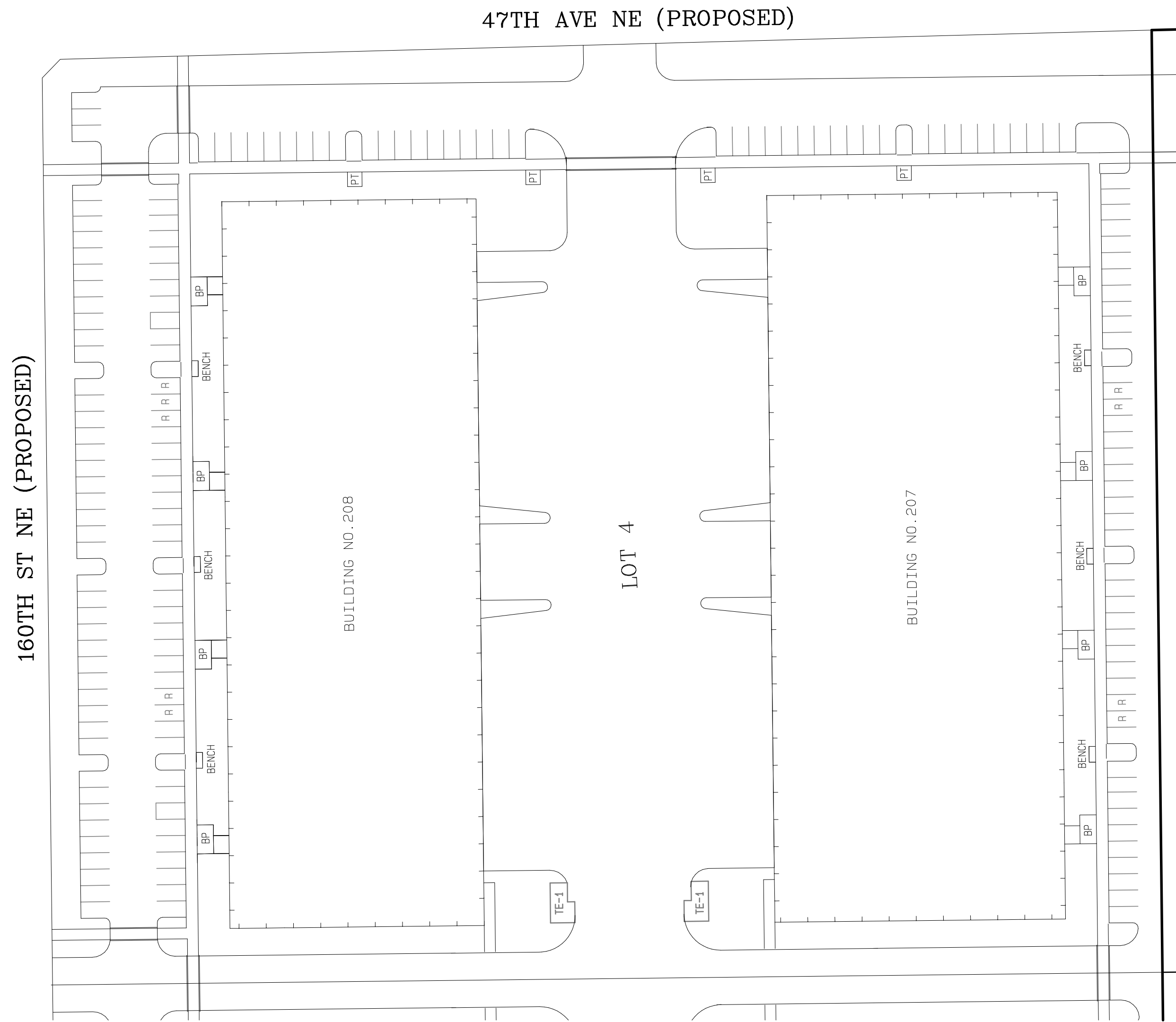
Scale:  
1" = 50'



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DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: DEC 13, 2022	JOB NAME: 20-195
SCALE: 1" = 50'	JOB NO.: 20-195B

INDEX DATA: <b>SEC 28-33 T 31N R 5E WM</b>
SURVEY FOR: PACIFIC REALTY ASSOCIATES, L.P. 15908 47TH AVE NE MARYSVILLE, WA 98271
<b>SNOHOMISH COUNTY, WASHINGTON</b>
<b>SHEET 9 OF 13</b>



**PARKING COMPLIANCE – BLDG 207**

FLOOR AREA: 68,000 SF  
 OFFICE: (6,800 SF X 1 STALL PER 400 SF) = 17 REQUIRED 17 PROVIDED  
 WAREHOUSE/MANUFACTURING: (61,200 SF X 1 STALL PER 2,000 SF) = 31 REQUIRED 47 PROVIDED  
 TOTAL: (PER ABOVE) 48 REQUIRED 64 PROVIDED  
 CARPOOL PARKING SPACES: (5% OF 64 OR 5, WHICHEVER IS LESS=4 REQUIRED) 4 PROVIDED  
 BICYCLE PARKING: (5% OF 48 = 3 REQUIRED) 8 PROVIDED  
 STORAGE SPACE AND COLLECTION POINTS FOR RECYCLABLES (3 SF PER 1000 SF OF BUILDING GROSS FLOOR AREA): (204 REQUIRED) 255 PROVIDED

**PARKING COMPLIANCE – BLDG 208**

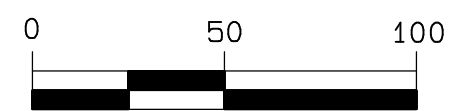
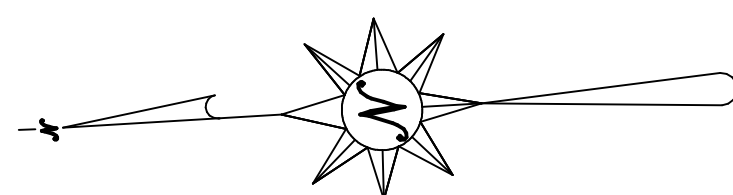
FLOOR AREA: 60,000 SF  
 OFFICE: (6,000 SF X 1 STALL PER 400 SF) = 15 REQUIRED 15 PROVIDED  
 WAREHOUSE/MANUFACTURING: (54,000 SF X 1 STALL PER 2,000 SF) = 27 REQUIRED 89 PROVIDED  
 TOTAL: (PER ABOVE) 42 REQUIRED 104 PROVIDED  
 CARPOOL PARKING SPACES: (5% OF 104 OR 5, WHICHEVER IS LESS=5 REQUIRED) 5 PROVIDED  
 BICYCLE PARKING: (5% OF 42 = 3 REQUIRED) 8 PROVIDED  
 STORAGE SPACE AND COLLECTION POINTS FOR RECYCLABLES (3 SF PER 1000 SF OF BUILDING GROSS FLOOR AREA): (180 REQUIRED) 255 PROVIDED

SEE SHEET 8 OF 13

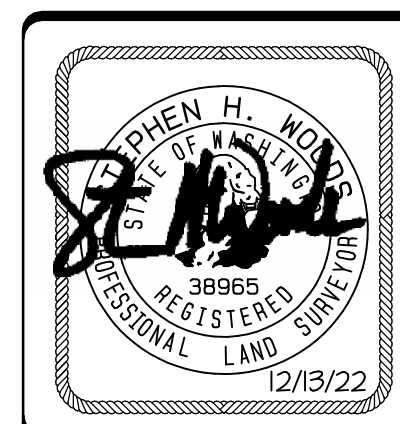
SEE SHEET 9 OF 13

**LEGEND:**

- PT = PICNIC TABLE
- TE-1 = TRASH ENCLOSURE 1
- BP = BICYCLE PARKING
- R = CARPOOL PARKING (DETAIL ON SHEET 5)



Scale:  
1" = 50'



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DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: DEC 13, 2022	JOB NAME: 20-195
SCALE: 1" = 50'	JOB NO.: 20-195B

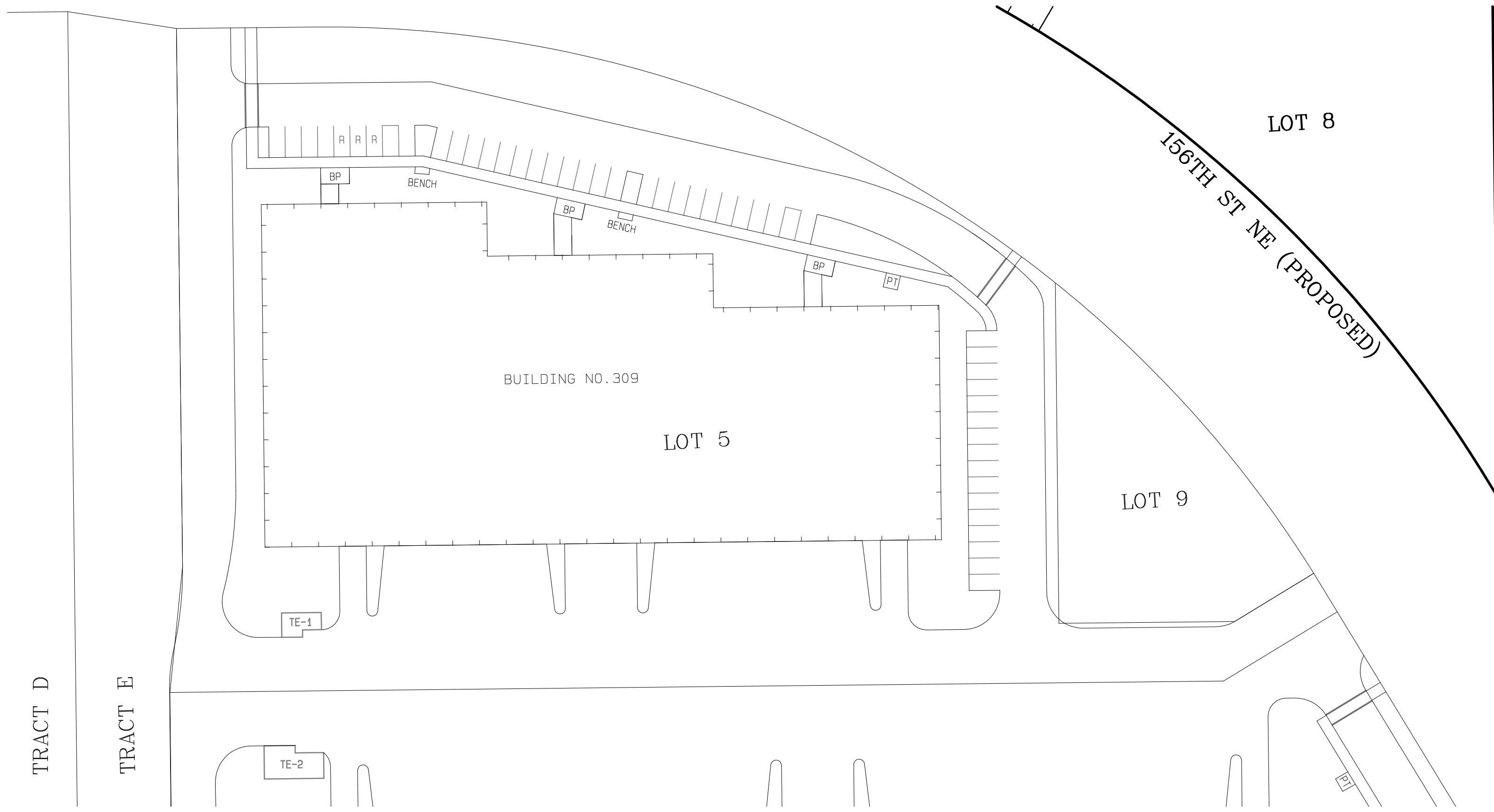
INDEX DATA:	SEC 28-33 T 31N R 5E WM
SURVEY FOR:	PACIFIC REALTY ASSOCIATES, L.P. 15908 47TH AVE NE MARYSVILLE, WA 98271
SNOHOMISH COUNTY, WASHINGTON	
SHEET 10 OF 13	

PRELIMINARY MARYSVILLE CORPORATE CENTER BINDING SITE PLAN FILE NO. PA22004

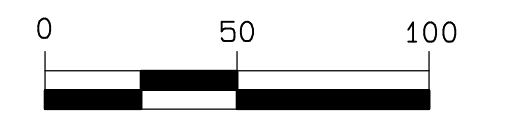
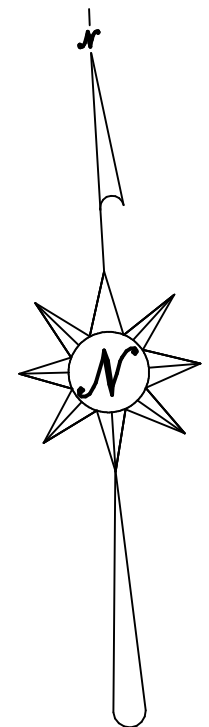
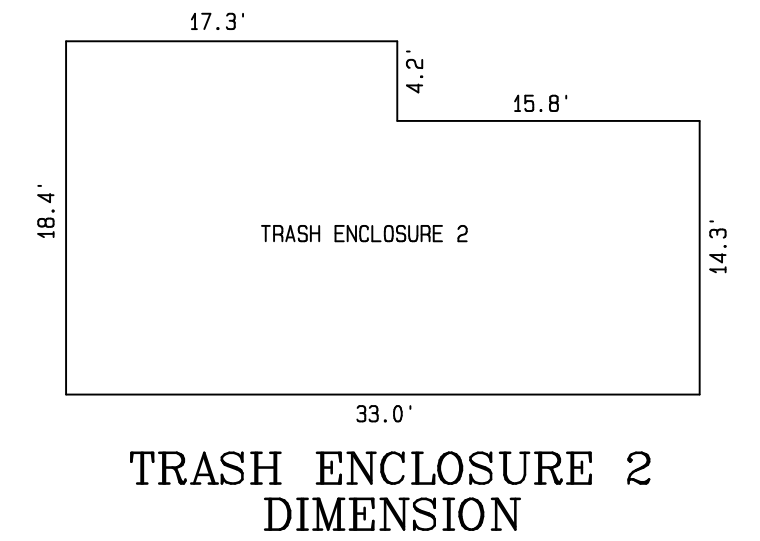
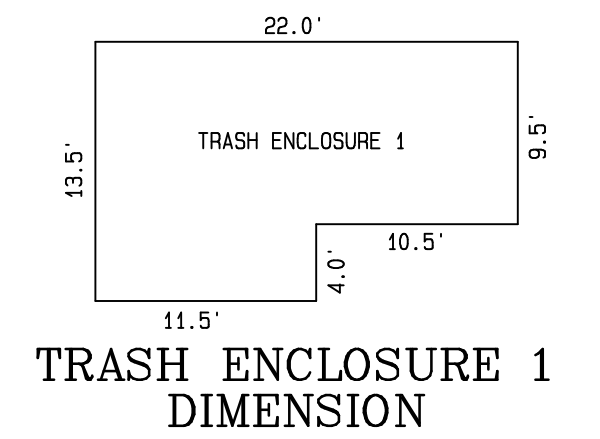
VOLUME/PAGE

SEE SHEET 7 OF 13

SEE SHEET 8 OF 13



SEE SHEET 12 OF 13



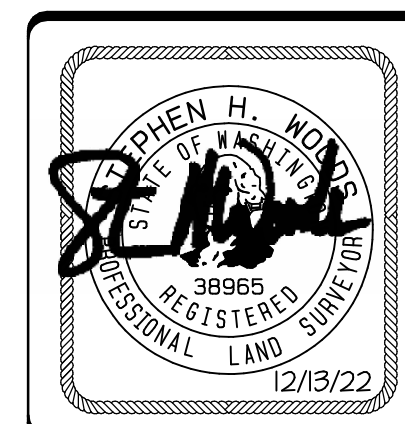
Scale:  
1" = 50'

LEGEND:

- PT = PICNIC TABLE
- TE-1 = TRASH ENCLOSURE 1
- TE-2 = TRASH ENCLOSURE 2
- BP = BICYCLE PARKING
- R = CARPOOL PARKING (DETAIL ON SHEET 5)

PARKING COMPLIANCE — BLDG 309

FLOOR AREA: 60,000 SF  
 OFFICE: (6,000 SF X 1 STALL PER 400 SF) = 15 REQUIRED 15 PROVIDED  
 WAREHOUSE/MANUFACTURING: (54,000 SF X 1 STALL PER 2,000 SF) = 27 REQUIRED 31 PROVIDED  
 TOTAL: (PER ABOVE) 42 REQUIRED 46 PROVIDED  
 CARPOOL PARKING SPACES: (5% OF 46 OR 5, WHICHEVER IS LESS = 3 REQUIRED) 3 PROVIDED  
 BICYCLE PARKING: (5% OF 42 = 3 REQUIRED) 6 PROVIDED  
 STORAGE SPACE AND COLLECTION POINTS FOR RECYCLABLES (3 SF PER 1000 SF OF BUILDING GROSS FLOOR AREA): (180 REQUIRED) 255 PROVIDED



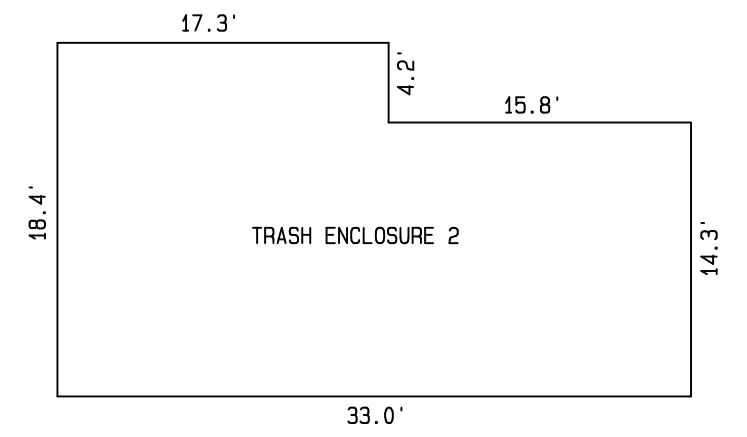
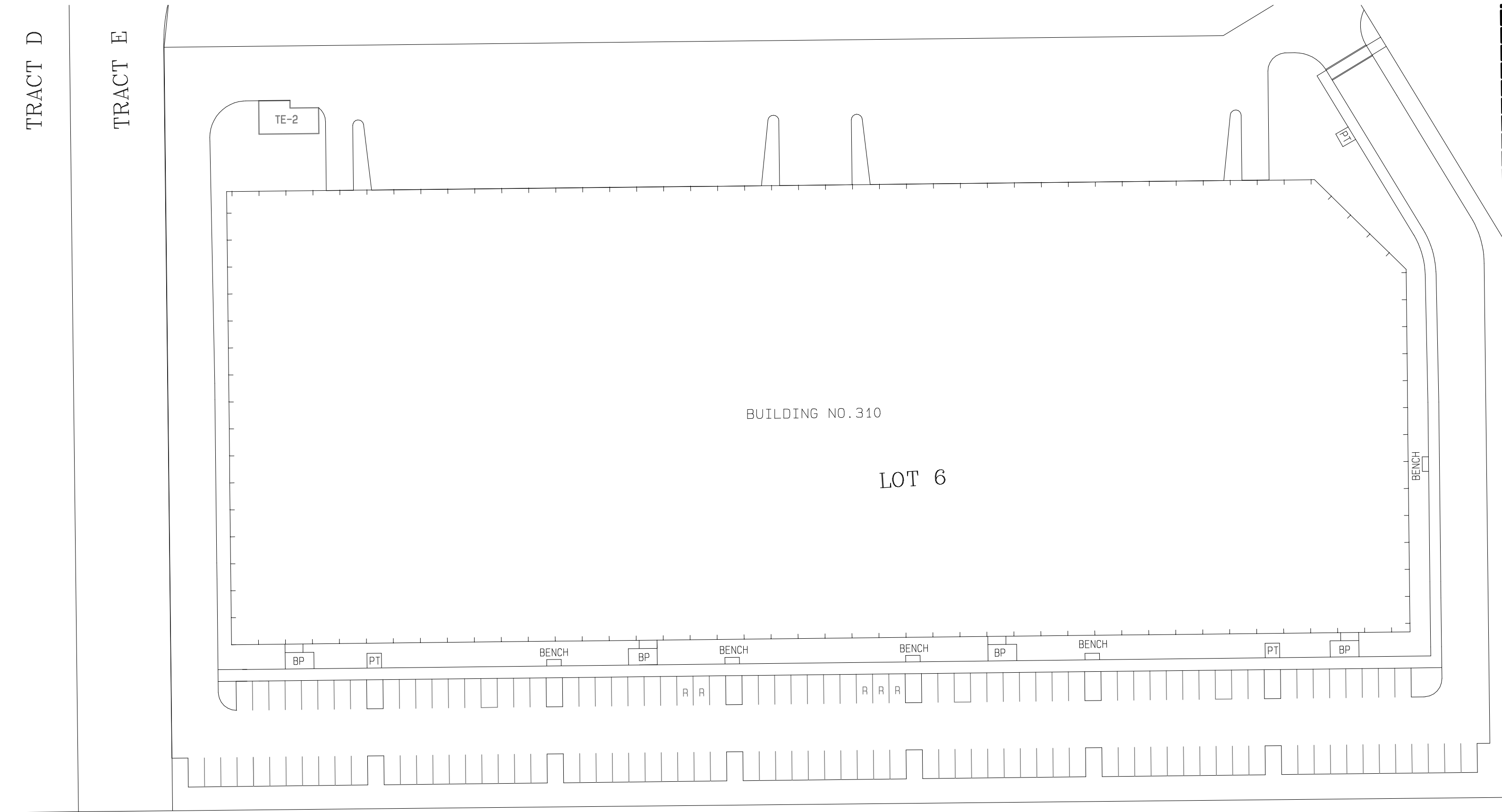
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DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: DEC 13, 2022	JOB NAME: 20-195
SCALE: 1" = 50'	JOB NO.: 20-195B

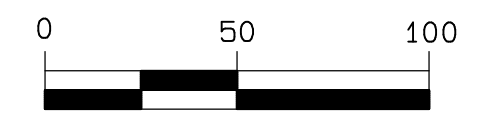
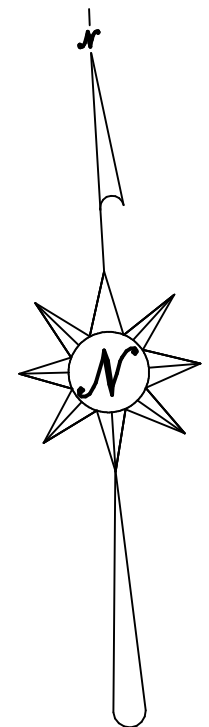
INDEX DATA: SEC 28-33 T 31N R 5E WM
SURVEY FOR: PACIFIC REALTY ASSOCIATES, L.P. 15908 47TH AVE NE MARYSVILLE, WA 98271
SNOHOMISH COUNTY, WASHINGTON
SHEET 11 OF 13

VOLUME/PAGE

SEE SHEET 11 OF 13



TRASH ENCLOSURE 2  
DIMENSION



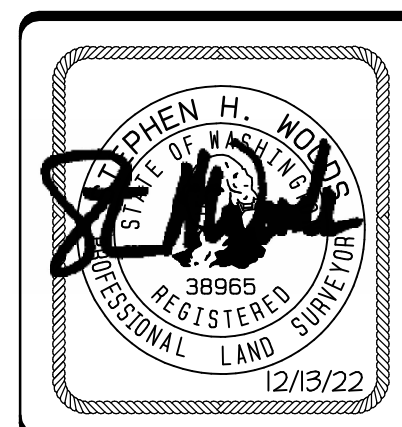
Scale:  
1" = 50'

LEGEND:

- PT = PICNIC TABLE
- TE-2 = TRASH ENCLOSURE 2
- BP = BICYCLE PARKING
- R = CARPOOL PARKING (DETAIL ON SHEET 5)

PARKING COMPLIANCE — BLDG 310

FLOOR AREA: 161,250 SF  
 OFFICE: (16,125 SF X 1 STALL PER 400 SF) = 41 REQUIRED 41 PROVIDED  
 WAREHOUSE/MANUFACTURING: (145,125 SF X 1 STALL PER 2,000 SF) = 73 REQUIRED 95 PROVIDED  
 TOTAL: (PER ABOVE) 114 REQUIRED 136 PROVIDED  
 CARPOOL PARKING SPACES: (5% OF 136 OR 5, WHICHEVER IS LESS =5 REQUIRED) 5 PROVIDED  
 BICYCLE PARKING: (5% OF 114 = 6 REQUIRED) 8 PROVIDED  
 STORAGE SPACE AND COLLECTION POINTS FOR RECYCLABLES (3 SF PER 1000 SF OF BUILDING GROSS FLOOR AREA): (484 REQUIRED) 255 PROVIDED



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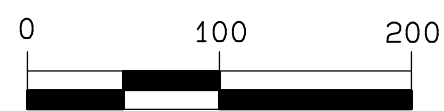
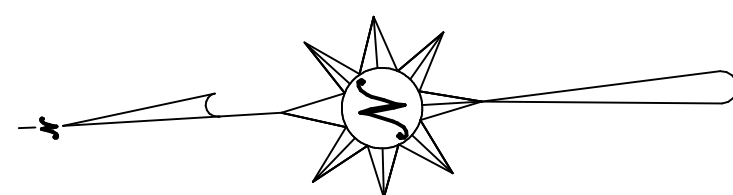
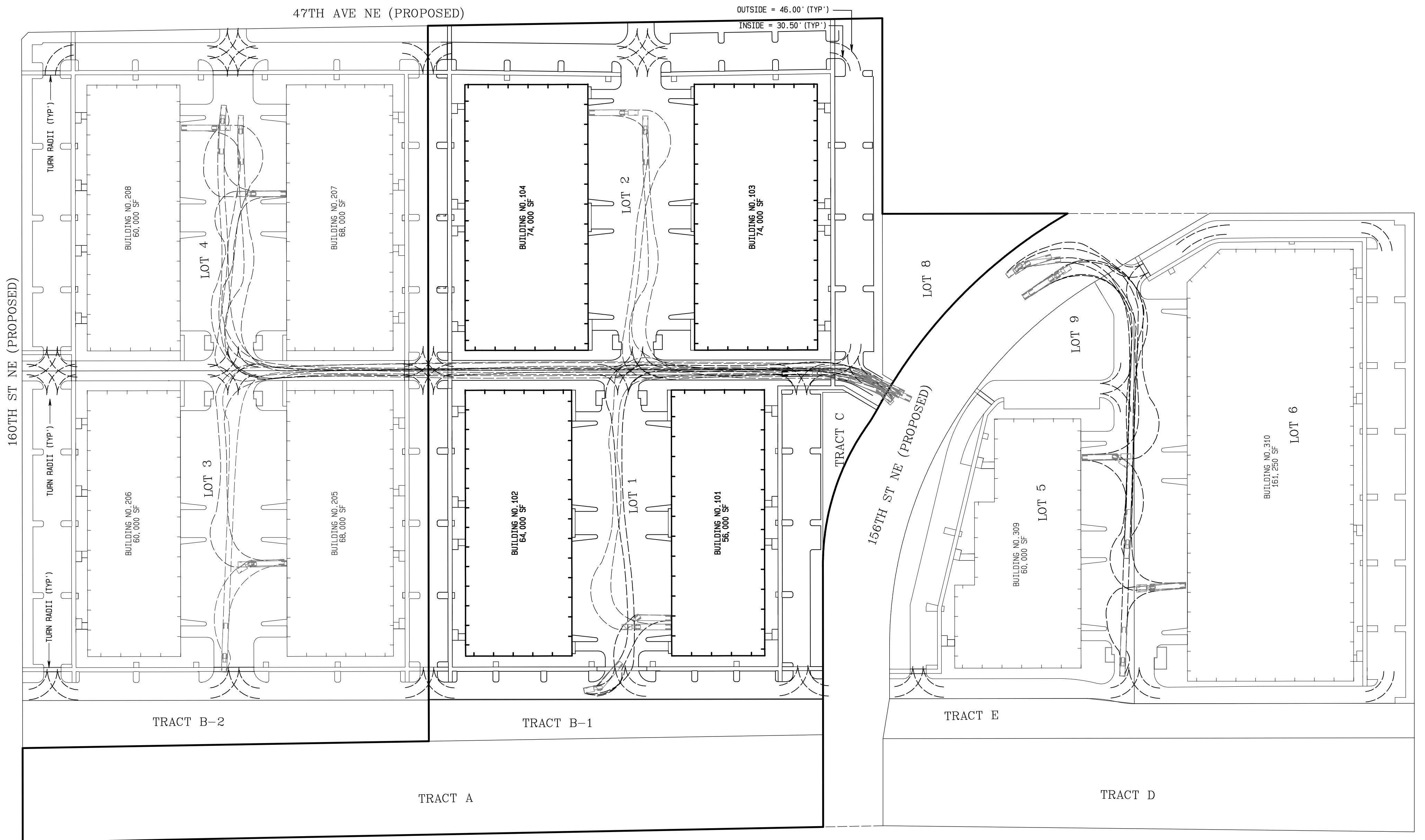
DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: DEC 13, 2022	JOB NAME: 20-195
SCALE: 1" = 50'	JOB NO.: 20-195B

INDEX DATA: SEC 28-33 T 31N R 5E WM
SURVEY FOR: PACIFIC REALTY ASSOCIATES, L.P. 15908 47TH AVE NE MARYSVILLE, WA 98271
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SHEET 12 OF 13

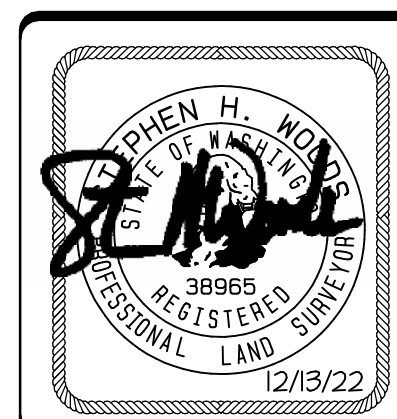
# PRELIMINARY MARYSVILLE CORPORATE CENTER BINDING SITE PLAN FILE NO. PA22004

VOLUME/PAGE

## PROPOSED AUTO-TURN & TURNING RADII PLAN



Scale:  
1" = 100'



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INDEX DATA:  
SEC 28-33 T 31N R 5E WM

SURVEY FOR:  
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SHEET 13 OF 13

VOLUME/PAGE