

BINDING SITE PLAN APPROVAL - Marysville Corporate Center

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION									
Project Title	Marysville Corporate Center			Date of Report	March 30, 2023				
File Number	PA22004			Attachments	Preliminary BSP (Exhibit 34) SEPA MDNS (Exhibit 37)				
Staff Recommendation	Approve the preliminary Binding Site Plan, subdividing approximately 56.2 acres of Light Industrial (LI) zoned property into six (6) lots, and construction of approximately 725,250 SF of industrial warehouse space within ten (10) buildings, subject to the conditions outlined in Section 2.0.								
BACKGROUND SUMMARY									
Applicant	Michael Chen, Mackenzie								
Request	Binding Site Plan (BSP), subdividing approximately 56.2 acres of Light Industrial (LI) zoned property into six (6) lots, and construction of approximately 725,250 SF of industrial warehouse space within ten (10) buildings.								
SEPA Status	A Mitigated Determination of Non-Significance (MDNS) was issued March 15, 2023, which included nine (9) mitigation measures (see attached). The appeal period expired on March 29, 2023. No appeals were filed.								
General Location	5013 152 nd Street NE; 15908 47 th Avenue NE			APNs	31052800400300, 31053300100700 & 31053300100400				
Acreage (SF)	56.2-acres (2,448,072 SF)			Section	33	Township	31N	Range	05E
Comprehensive Plan	LI	Zoning	LI	Shoreline Environment			N/A		
Water Supply	Current		Proposed		Sewer Supply	Current		Proposed	
	None		Marysville			None		Marysville	
Present Use of Property	The site is currently being graded in order to import structural fill for future construction. Grading was approved under File No. PA19011.								
REVIEWING AGENCIES									
Marysville	Local Agencies & Districts		State & Federal		County		Other		
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> Engineering Services <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works	<input checked="" type="checkbox"/> Arlington (city) <input checked="" type="checkbox"/> Arlington Airport <input checked="" type="checkbox"/> Comcast <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lakewood SD 306 <input checked="" type="checkbox"/> PUD No. 1 <input checked="" type="checkbox"/> Ziplly		<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DAHP <input type="checkbox"/> DOE <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Stillaguamish Tribe		
ACTION									
<input checked="" type="checkbox"/> Administrative	<input type="checkbox"/> City Council	<input type="checkbox"/> Quasi-Judicial	<input type="checkbox"/> Planning Commission						
Date of Action	March 30, 2023	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Continued					
STAFF CONTACT									
Name Chris Holland	Title Planning Manager	Phone 360.363.8207	E-mail cholland@marysvillewa.gov						

SURROUNDING USES

	Comprehensive Plan	Zoning	Land Use
Site	Light Industrial	LI	Currently being graded, importing structure fill for future construction
North	Light Industrial	LI	Vacant farmland
East	Light Industrial	LI	Farmland with farmhouses
South	Light Industrial	LI	Vacant farmland and Heritage Propane
West	Open Space LI w/GC Overlay	Open LI-GC	Hayho Creek and industrial businesses

Vicinity Map



1.0 FINDINGS AND CONCLUSIONS

- 1. **Project Description:** Mackenzie (applicant), has requested preliminary Binding Site Plan (BSP) approval, for a project known as Marysville Corporate Center, subdividing approximately 56.2 acres of Light Industrial (LI) zoned property into six (6) lots, and construction of approximately 725,250 SF of industrial warehouse space within ten (10) buildings.
- 2. **Location:** Marysville Corporate Center is located at 5013 152nd Street NE and 15908 47th Avenue NE, Assessor’s Parcel Numbers (APNs) 31052800400300, 31053300100700 & 31053300100400.
- 3. **Site Description:** The site is currently being graded in order to import structural fill for future construction of the proposed industrial buildings. Grading was approved under File No. PA19011 and included approximately importing approximately 500,000 cubic yards of structural fill.
- 4. **Letter of Completeness:** The application was determined to be complete on March 28, 2022, and a letter of completeness was provided to the applicant in accordance with MMC 22G.010.050.
- 5. **Public Notice:** Public notice of the BSP was provided in accordance with MMC 22G.010.090. No comments from the general public have been received as of the date of this Preliminary BSP Approval.
- 6. **Request for Review:** A *Request for Review* (RFR) of the proposed development was sent to the following Local, County, State & Federal Agencies and Districts:
 - a. *City of Arlington:* No comments received.
 - b. *Arlington Airport:* An e-mail was received from Marty Wray, Arlington Airport Operations Manager, on April 18, 2022, requesting the applicant submit an FAA Form 7460-1, *Notice of Proposed Construction or Alteration*, a minimum of 45-days prior to proposed construction.

Additionally, the applicant was requested to record an “Arlington Airport Protection District Disclosure Statement” with the Snohomish County Auditor.

The MDNS issued for this proposal conditioned the applicant to provide the FAA Form and record the Protection District Disclosure Statement with the Snohomish County Auditor.
 - c. *Comcast:* No comments received.
 - d. *Snohomish County PUD No. 1:* No comments received.
 - e. *Ziply:* No comments received.
 - f. *Snohomish County Public Works – Land Development:* An e-mail was received from Gurpreet Dhaliwal, Engineer II, dated April 16, 2022, requesting the applicant complete a traffic offer form for mitigation on Snohomish County roads. The MDNS issued for this proposal requires the applicant to make payment to Snohomish County for traffic mitigation prior to issuing building permits.
 - g. *Stillaguamish Tribe:* No comments received.
 - h. *Tulalip Tribes:* The Tulalip Tribes responded to the RFR stating they have no comments.

7. **Access:** The applicant is proposing to extend 156th Street NE to provide primary access to the proposed development. The site also abuts future road extensions of 160th Street NE and 47th Avenue NE. 156th Street NE and a portion of 47th Avenue NE is proposed to be constructed with Phase 1 of the development. 160th Street NE and the remaining portion of 47th Avenue NE is proposed to be constructed with Phase 2.

The site also features a series of private access drives providing both pedestrian and motor vehicle access to each building within the proposed development.

8. **Traffic Concurrency:** The applicant submitted a Traffic Impact Analysis (TIA), prepared by Transpo Group, dated March 2022 (Exhibit 09) and amended January 2023 (Exhibit 21). According to the TIA, the proposed development would generate 2,511 average daily trips (ADT), 253 AM peak hour trips (AMPHT) and 253 PM peak hour trips (PMHPT).

Based on a review of existing conditions and the TIA, as well as other applicable supplemental information submitted with the application and on file with the City, the City Engineer made a traffic concurrency recommendation, which includes the following conditions to mitigate traffic impacts:

- a. The applicant shall be required to construct full street frontage improvements along 156th Street NE, prior to issuing occupancy permits for Phase 1. Roadway improvements, channelization, site access, channelization and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
- b. The applicant shall be required to construct half street frontage improvements along 160th Street NE and 47th Avenue NE, prior to issuing occupancy permits for each phase fronting 160th Street NE and 47th Avenue NE. Roadway improvements, channelization, site access, and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
- c. The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements along 156th Street NE, 160th Street NE and 47th Avenue NE, in accordance with MMC 12.02A.110(1)(c), *Dedication of Road right-of-way – Required setbacks*. Right-of-way widths and required dedication shall be determined by the City Engineer. Right-of-way dedication shall be required concurrently with the recording of the Binding Site Plan.
- d. In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3), for the development. Traffic impact fees shall be vested at a rate of \$2,220 per PMPHT.

Pursuant to MMC Chapter 22D.010, traffic impact fee credits are allowed for the design, dedication and construction of frontage improvements on 156th Street NE. The amount of credit for these improvements shall be approved by the City Engineer.

- e. Pursuant to the ILA with Snohomish County, the applicant is obligated to pay traffic mitigation based on 20% of the average daily trips generated from the proposed project multiplied by the County mitigation fee of \$157 for commercial developments. The total traffic impact fees for this proposal is estimated to be \$78,845 (2,511 ADT x 20% x \$157).

The recommended concurrency measures are included as Mitigation Measures 5 – 9 of the MDNS that was issued for Marysville Corporate Center.

9. **Critical Areas:** The applicant submitted a *Stream Determination Report*, prepared by Wetland Resources, dated June 20, 2022. Hayho Creek is located along the western boundary of the site and is classified as a Type F stream. Mitigation measures and buffer enhancement of the stream corridor were approved under a separate grading permit (PA19011).

The purpose of the *Stream Determination Report* was to classify an off-site channel that occurs along the northern boundary of the site. The lateral drainage ditch along the northern portion of the site was constructed to convey surface water to Hayho Creek for historic farming operations. The off-site lateral drainage ditch does not meet the City of Marysville's definition of a stream and is not regulated by the Marysville Municipal Code, therefore, no buffer is required. No impacts are proposed to this channel. If work in the channel becomes necessary, permits and/or approval from Washington State Department of Fish and Wildlife and US Army Corps of Engineers may be required.

10. **State Environmental Policy Act Review:** After evaluation of the applicant's environmental checklist submitted with the application, and other supporting documentation and application materials, a State Environmental Policy Act (SEPA) Mitigated Determination of Non-Significance (MDNS), which includes nine (9) mitigation measures, was issued on March 15, 2023. The appeal period for the MDNS expired on March 29, 2022. No appeals were filed.

11. **Application Review:** MMC 22G.100.100(3) requires the City to determine whether or not the BSP complies with the following criteria:

- a. Whether the proposed BSP and development of the parcel(s) relate to all elements of the Marysville Comprehensive Plan.

Staff Comment: The proposed development has been reviewed for compliance with the Comprehensive Plan to ensure consistency with the goals and policies related to the Light Industrial designation, including the specific criteria for the Smokey Point Neighborhood Planning Area 10.

Staff finds that the proposed development, as conditioned, is consistent with the City of Marysville Comprehensive Plan.

- b. Whether the proposed BSP meets the zoning regulations.

Staff Comment: The purpose of the LI zone is to provide for the location and grouping of non-nuisance-generating industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, warehousing and limited retail uses. It is also a purpose of this zone to protect the industrial land base for industrial economic development and employment opportunities.

The proposed development and subsequent use of the property will comply with the intent of the LI zone, and as conditioned herein, will meet all of the applicable development standards outlined in MMC Title 22, *Unified Development Code*.

- c. Whether the binding site plan properly takes into account the topography, drainage, vegetation, soils and any other relevant physical elements of the site.

Staff Comment: The applicant submitted a Geotechnical Engineering Report (GER) prepared by NV5. The purpose of the GER is to provide geotechnical engineering services, assess subsurface conditions and provide geotechnical recommendations for the construction of the proposed industrial buildings. The applicant/contractor shall be required to adhere to the recommendations outlined in the GER.

The applicant also submitted a Preliminary Stormwater Report prepared by MacKenzie, dated March 18, 2022. According to the stormwater report, runoff from

buildings, roofs, pavement and sidewalks are proposed to be routed to newly constructed below grade infiltration vaults and bioretention swales and ponds discharging treated water to Hayho Creek.

After review of the BSP application, and other supporting documentation and materials submitted with the application, as conditioned, the proposal has been determined to take into account the topography, drainage, vegetation, soils and other physical element of the site.

d. Public Services:

i. Adequate water supply

Staff Comment: The applicant is proposing to extend water from the existing terminus of 156th Street NE in order to serve the development. The applicant shall be required to install new water mains within, and loop throughout the site, in order to serve the development and provide adequate fire flow.

Water improvements will be designed in accordance with the applicable provisions of the MMC, which will be specifically addressed during civil construction plan review.

ii. Adequate sewage disposal

Staff Comment: The applicant is proposing to extend sewer from the existing manhole located at the terminus of 156th Street NE in order to serve the development. The applicant shall be required to install new sewer mains with development of the new roadway improvements to serve the site.

Sewer improvements will be designed in accordance with the applicable provision of the MMC, which will be specifically addressed during civil construction plan review.

iii. Appropriate storm drainage improvements

Staff Comment: Stormwater runoff from the buildings' roofs, pavement, and sidewalks is proposed to be routed to newly constructed below-grade infiltration vaults and bioretention swales and ponds discharging treated water to Hayho Creek.

Storm drainage improvements will be designed in accordance with the 2019 Stormwater Management Manual for Western Washington (SMMWW) and applicable provisions of the MMC. Storm drainage improvements will be specifically addressed during civil construction plan review.

iv. Adequate fire hydrants

Staff Comment: Hydrants shall be spaced a maximum of 300 feet apart. Further evaluation of hydrant locations will be part of the civil plan review, and shall be approved by the Marysville Fire Authority prior to approval of the civil construction plans.

v. Appropriate access to all anticipated uses within the site

Staff Comment: After review of the preliminary BSP, it has been determined that, as conditioned herein, the proposed motor vehicle and pedestrian accesses generally comply with the applicable provisions outlined in the MMC and the Marysville Engineering Design and Development Standards (EDDS). Final motor vehicle and pedestrian

access improvements will be specifically addressed during civil construction plan review.

- vi. Provisions for all appropriate deeds, dedications, and/or easements

Staff Comment: Final deeds, dedication, and/or easements shall be required in accordance with the applicable provisions in the MMC and reviewed and approved prior to recording the FINAL BSP.

- vii. Examination of the existing streets and utilities and how the proposed BSP relates to them.

Staff Comment: After review of the preliminary BSP, it has been determined that, as conditioned herein, the proposed streets and utilities generally comply with the applicable provisions outlined in the MMC and the Marysville Engineering Design and Development Standards (EDDS). Final street and utility improvements will be specifically addressed during civil construction plan review.

- e. Examination of the project through the SEPA process and a determination of whether the proposed binding site plan complies with the SEPA requirements.

Staff Comment: After evaluation of the environmental checklist submitted with the application, and other supporting documentation and application materials, a SEPA Mitigated Determination of Non-Significance (MDNS) was issued on March 15, 2023 and includes nine (9) mitigation measures. The appeal period for the MDNS expired on March 29, 2023. No appeal was filed.

- f. Binding site plans shall comply with the critical areas land division requirements of MMC 22E.010.350.

Staff Comment: The applicant is proposing to place the existing critical area (Hayho Creek) and associated buffers within Native Growth Protection Area (NGPA) Tracts A & B in accordance with MMC 22E.010.350. No impacts to critical areas and associated buffers is anticipated.

- 12. After evaluation of the application materials and other supporting documentation available to the City, Staff concludes that, as conditioned, the proposed BSP is beneficial to the public health, safety and welfare and is in the public interest.
- 13. After evaluation of the application materials and other supporting documentation available to the City, Staff concludes that, as conditioned, the proposed BSP does not lower the level of service of transportation and/or neighborhood park facilities below the minimum standards established within the comprehensive plan.
- 14. Pursuant to MMC 22G.010.200, a decision on the application shall be made within 120 days from the date of the letter of completeness. A decision on this application was made seventy-six (76) calendar days from the date of completeness.

2.0 RECOMMENDATION

Based on the foregoing findings and conclusions, review of the existing environmental documents, and the City's regulatory authority to implement the policies, standards, and regulations of the Marysville Comprehensive Plan and MMC, the Community Development Department hereby grants **Preliminary BSP Approval** for Marysville Corporate Center subject to the following conditions:

- 1. The preliminary BSP (Exhibit 34) shall be the approved preliminary BSP layout (attached).
- 2. 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 Section 22G.100.430.

3. Pedestrian pathways that traverse a parking area or drive-aisle are required to be constructed with concrete pavers, or decorative colored or stamped concrete clearly denoting the pedestrian pathway. This detail shall be required to be provided on the civil construction plans.
4. Prior to civil construction plan approval, a FINAL Landscape Plan shall be approved and designed in accordance with the applicable landscaping standards outlined in the Smokey Point Master Plan and MMC Chapter 22C.120 *Landscaping and Screening*.
5. Prior to civil construction plan approval, an illumination plan shall be approved and designed in accordance with applicable lighting standards outlined in the Smokey Point Master Plan and MMC 22C.130.050(3)(d).
6. 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.
7. Prior to building permit issuance the applicant shall be required to demonstrate compliance with the Section 9.8 *Pedestrian Amenities* outlined in the Smokey Point Master Plan.
8. 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.
9. 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 or common open space area, they shall be screened with vegetation or by architectural features.
10. Bicycle parking design features shall comply with MMC 22C.130.060, and a detail shall be provided on the civil construction or architectural plans.
11. Proposed fencing shall comply with Section 10.5.2 *Fences* of the Smokey Point Master Plan. Fence materials between the front property line and the front façade of the building shall consist of metal, wood, and/or masonry units, and will be consistent with the architectural character of adjacent structures. Chain link fences will only be allowed around rear and side yard storage areas and then, only black vinyl coat or black painted chain link is allowed. The maximum allowable height for fences is eight (8) feet. Adjoining, adjacent, and connecting fences will be similar in design and constructed from like materials.
12. All phases of the Marysville Corporate Center shall be required to comply with the nine (9) mitigation measures outlined in the State Environmental Policy Act (SEPA) Mitigated Determination of Non-Significance (MDNS) issued on March 15, 2023 (Exhibit 37).
13. Prior to recording the FINAL BSP, the applicant shall be required to comply with MMC Chapter 22G.100, *Binding Site Plan*, Article III, *Final Review Process*.

Prepared by: *Chris*

Reviewed by: *Angela*

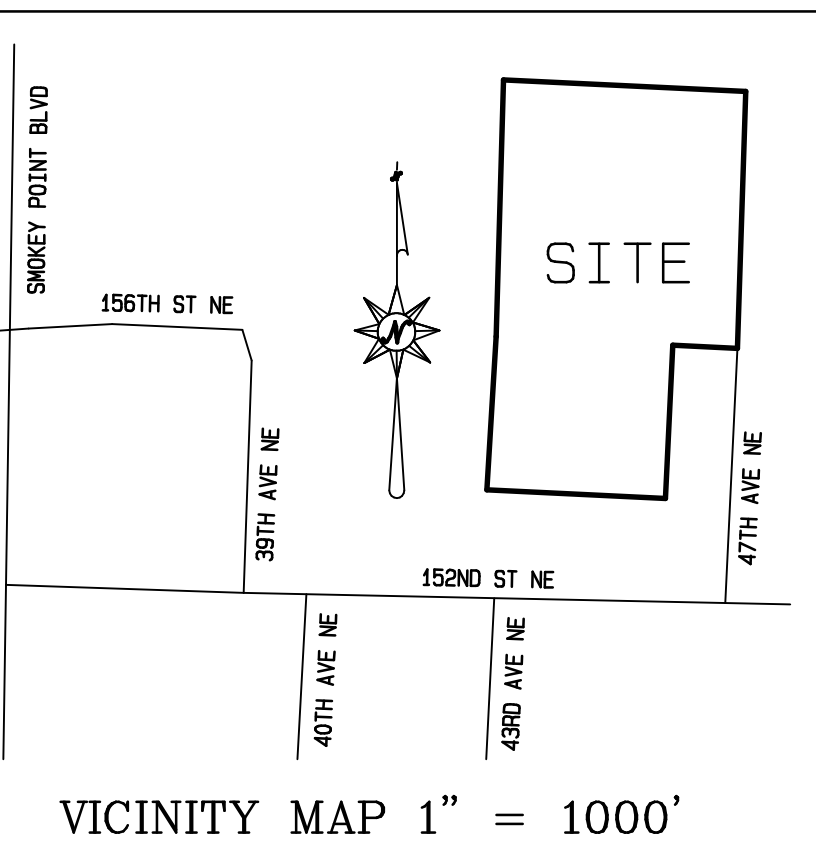
This **Administrative Preliminary BSP APPROVAL** is issued under MMC 22G.010.160. Administrative decisions may be appealed to the Hearing Examiner in accordance with MMC 22G.010, Article VIII. Appeals. Appeals must be filed within fourteen (14) calendar days of the date of administrative approval.

Date: March 30, 2023 **Signature:** 
Haylie Miller, CD Director

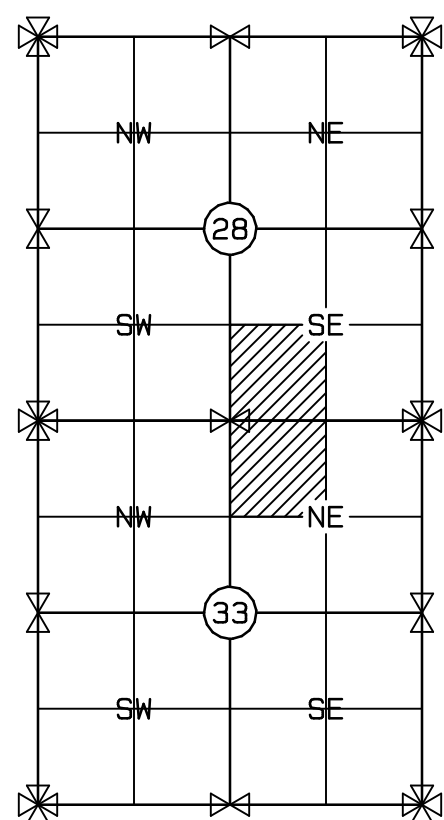
The above recommendation, including conditions of preliminary approval, are subject to change if the proposed phasing parameters, land uses or any other information provided by the applicant or their authorized representative proves inaccurate.

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

ACCESSIBLE PARKING SPACES

BUILDING NO.	ACCESSIBLE PARKING SPACES	
	REQUIRED	PROVIDED
101	2	4
102	2	4
103	5	6
104	3	4
205	2	4
206	2	4
207	2	4
208	2	4
309	2	4
310	5	6

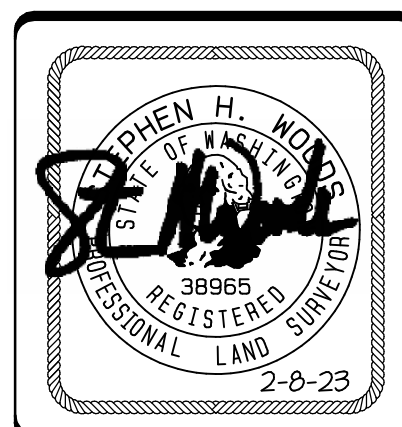
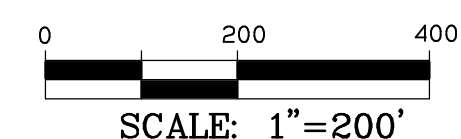


ZONING COMPLIANCE – TOTAL PHASE

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%
PHASE I		
LANDSCAPE COVERAGE	354,827 SF	
BUILDING COVERAGE	268,000 SF	
PHASE II		
LANDSCAPE COVERAGE	141,638 SF	
BUILDING COVERAGE	240,000 SF	
PHASE III		
LANDSCAPE COVERAGE	247,924 SF	
BUILDING COVERAGE	221,250 SF	

TRACTS TABLE

TRACT	SQUARE FOOTAGE	PROPOSED USE
TRACT A	169,171 SF	NGPA TRACT
TRACT B	40,786 SF	STORMWATER TRACT
TRACT C	34,118 SF	STORMWATER TRACT
TRACT D	7,731 SF	STORMWATER TRACT
TRACT E	13,767 SF	STORMWATER TRACT
TRACT F	16,117 SF	FUTURE DEVELOPMENT TRACT
TRACT G	44,042 SF	STORMWATER TRACT
TRACT H	108,929 SF	NGPA TRACT



CONTOUR
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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:	FEB 8, 2023	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

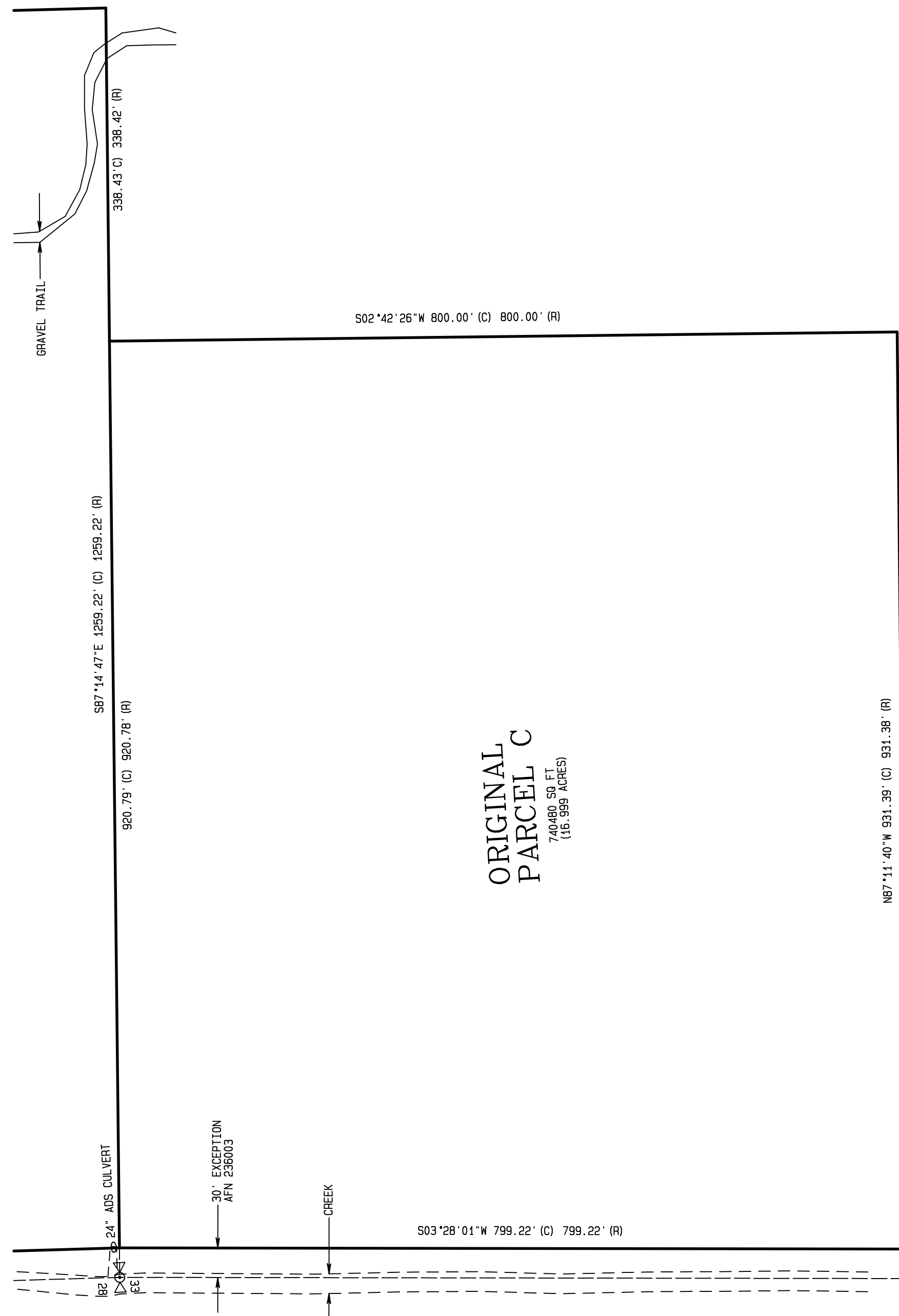
SHEET 1 OF 13

PRELIMINARY MARYSVILLE CORPORATE CENTER BINDING SITE PLAN FILE NO. PA22004

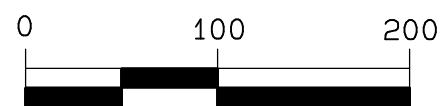
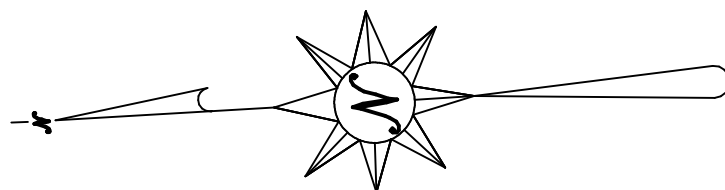
VOLUME/PAGE

EXISTING CONDITION

SEE SHEET 3 OF 13



ORIGINAL
PARCEL C
740,480 SQ FT
(16.999 ACRES)



Scale:
1" = 100'

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.

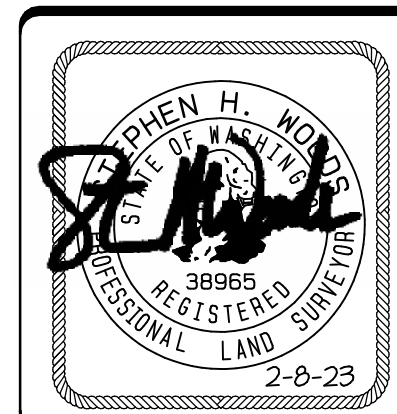
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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.



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: FEB 8, 2023	JOB NAME: 20-195
SCALE: 1" = 100'	JOB NO.: 20-195B

INDEX DATA:	SEC 28-33 T 31N R 5E WM
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SNOHOMISH COUNTY, WASHINGTON	
SHEET 2 OF 13	

VOLUME/PAGE

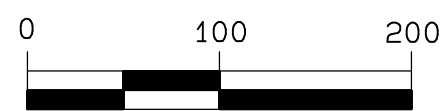
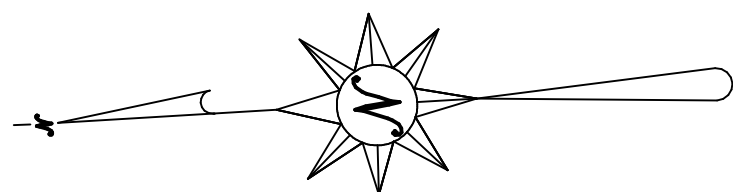
PRELIMINARY MARYSVILLE CORPORATE CENTER BINDING SITE PLAN FILE NO. PA22004

VOLUME/PAGE

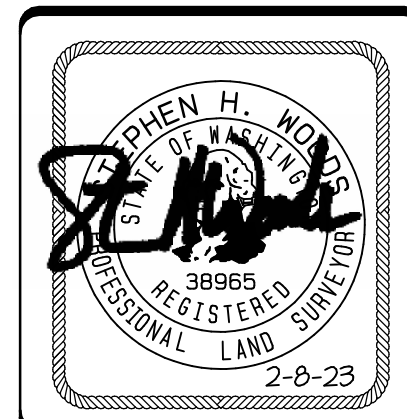
EXISTING CONDITION



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: FEB 8, 2023	JOB NAME: 20-195
SCALE: 1" = 100'	JOB NO.: 20-195B

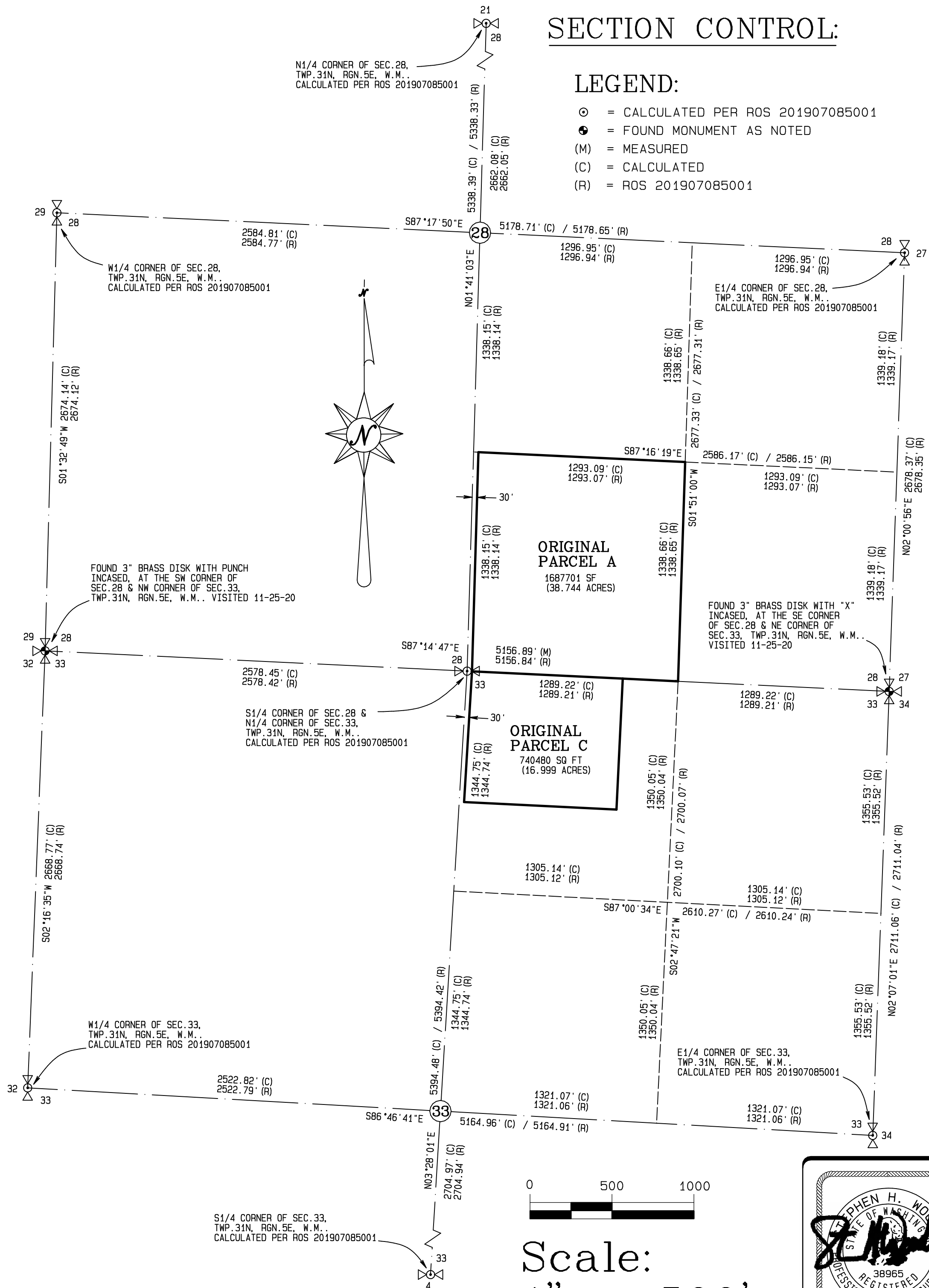
INDEX DATA:	SEC 28-33 T 31N R 5E WM
SURVEY FOR:	PACIFIC REALTY ASSOCIATES, L.P. 15908 47TH AVE NE MARYSVILLE, WA 98271
SNOHOMISH COUNTY, WASHINGTON	
SHEET 3 OF 13	

VOLUME/PAGE

SECTION CONTROL:

LEGEND:

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



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 Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

DRAWN BY: L. Nguyen	CHECKED BY: S. Woods
DATE: FEB 8, 2023	JOB NAME: 20-195
SCALE: 1" = 500'	JOB NO.: 20-195B

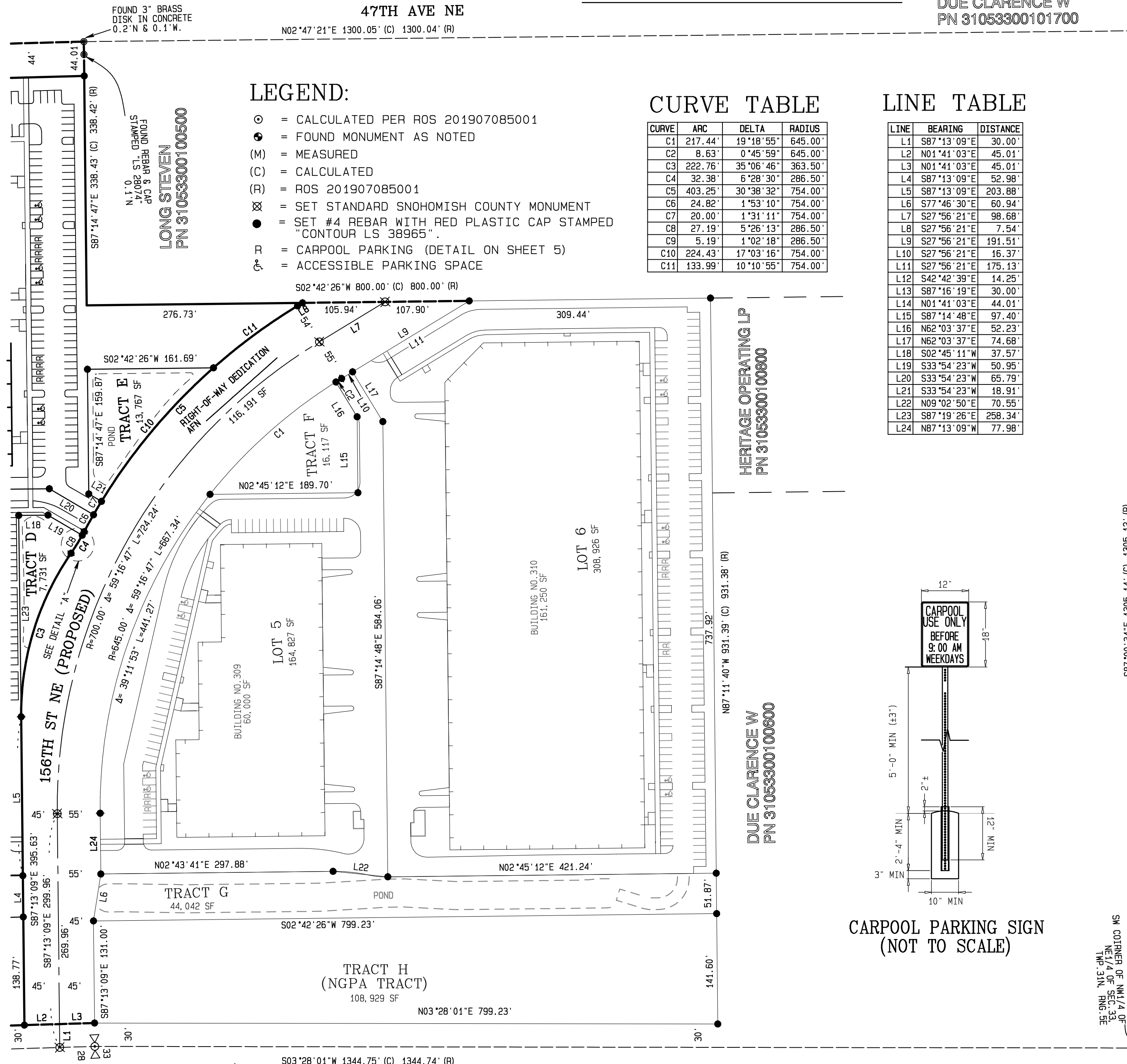
INDEX DATA: SEC 28-33 T 31N R 5E WM
SURVEY FOR: PACIFIC REALTY ASSOCIATES, L.P. 15908 47TH AVE NE MARYSVILLE, WA 98271
SNOHOMISH COUNTY, WASHINGTON
SHEET 4 OF 13

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)
- ⊕ = ACCESSIBLE PARKING SPACE

CURVE TABLE

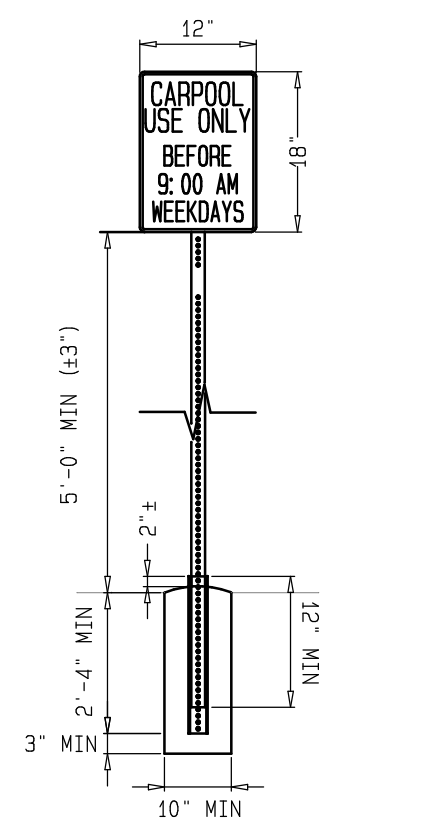
CURVE	ARC	DELTA	RADIUS
C1	217.44'	19°18'55"	645.00'
C2	8.63'	0°45'59"	645.00'
C3	222.76'	35°06'46"	363.50'
C4	32.38'	6°28'30"	286.50'
C5	403.25'	30°38'32"	754.00'
C6	24.82'	1°53'10"	754.00'
C7	20.00'	1°31'11"	754.00'
C8	27.19'	5°26'13"	286.50'
C9	5.19'	1°02'18"	286.50'
C10	224.43'	17°03'16"	754.00'
C11	133.99'	10°10'55"	754.00'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S87°13'09"E	30.00'
L2	N01°41'03"E	45.01'
L3	N01°41'03"E	45.01'
L4	S87°13'09"E	52.98'
L5	S87°13'09"E	203.88'
L6	S77°46'30"E	60.94'
L7	S27°56'21"E	98.68'
L8	S27°56'21"E	7.54'
L9	S27°56'21"E	191.51'
L10	S27°56'21"E	16.37'
L11	S27°56'21"E	175.13'
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	52.23'
L17	N62°03'37"E	74.68'
L18	S02°45'11"W	37.57'
L19	S33°54'23"W	50.95'
L20	S33°54'23"W	65.79'
L21	S33°54'23"W	18.91'
L22	N09°02'50"E	70.55'
L23	S87°19'26"E	258.34'
L24	N87°13'09"W	77.98'

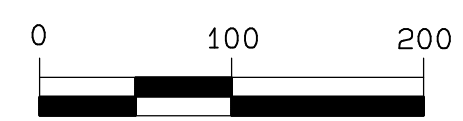
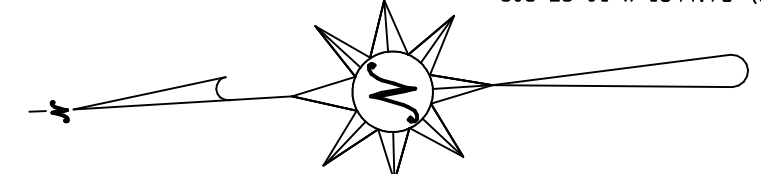
NOTES:

- 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 & S 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.

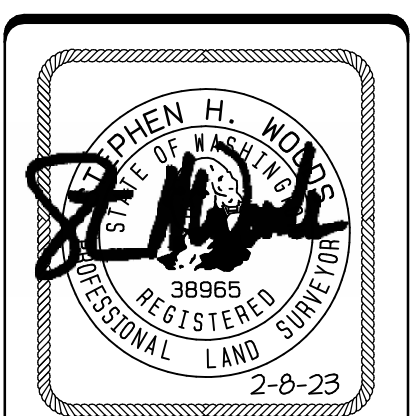


SEE SHEET 6 OF 13

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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Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

DRAWN BY: L Nguyen
CHECKED BY: S Woods
DATE: FEB 8, 2023
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

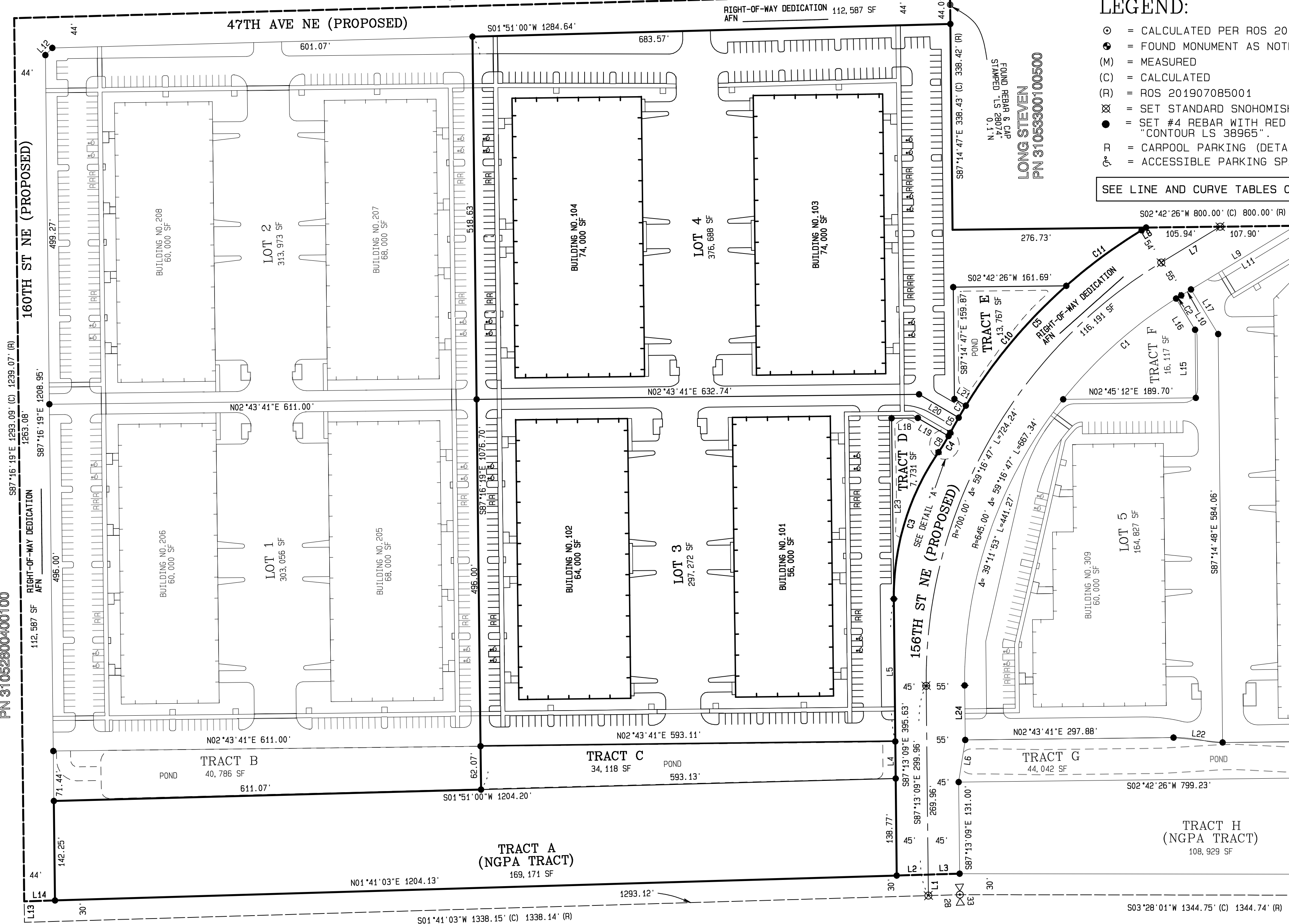
PRELIMINARY MARYSVILLE CORPORATE CENTER BINDING SITE PLAN FILE NO. PA22004

5 J WILLIAMS FAMILY LLC
PN 31052800400400

PROPOSED IMPROVEMENT

47TH AVE NE

N02°47'21"E 1300.05' (C) 1300.04' (R)

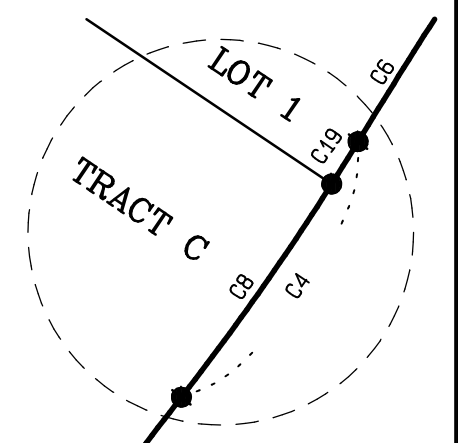


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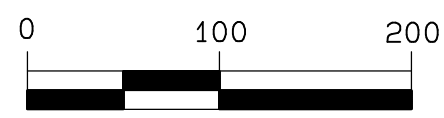
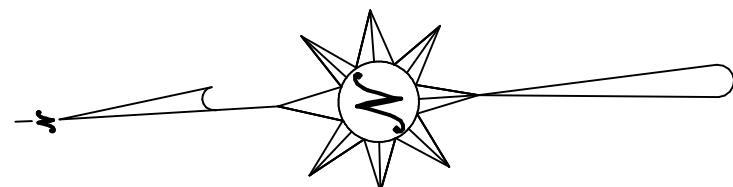
- ⊙ = CALCULATED PER ROS 201907085001
- = FOUND MONUMENT AS NOTED
- (M) = MEASURED
- (C) = CALCULATED
- (R) = ROS 201907085001
- ⊗ = SET STANDARD SNOHOMISH COUNTY MONUMENT
- = SET #4 REBAR WITH RED PLASTIC CAP STAMPED "CONTOUR LS 38965"
- R = CARPOOL PARKING (DETAIL ON SHEET 5)
- ⊕ = ACCESSIBLE PARKING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

SEE LINE AND CURVE TABLES ON SHEET 5 OF 13

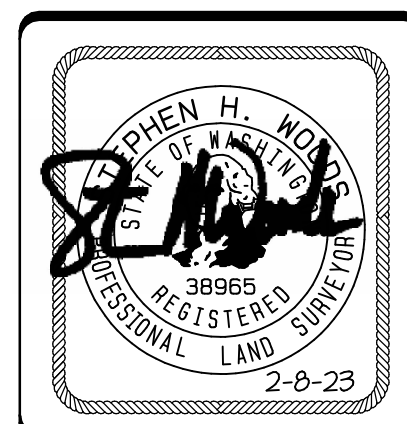
SEE SHEET 5 OF 13



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



Scale:
1" = 100'



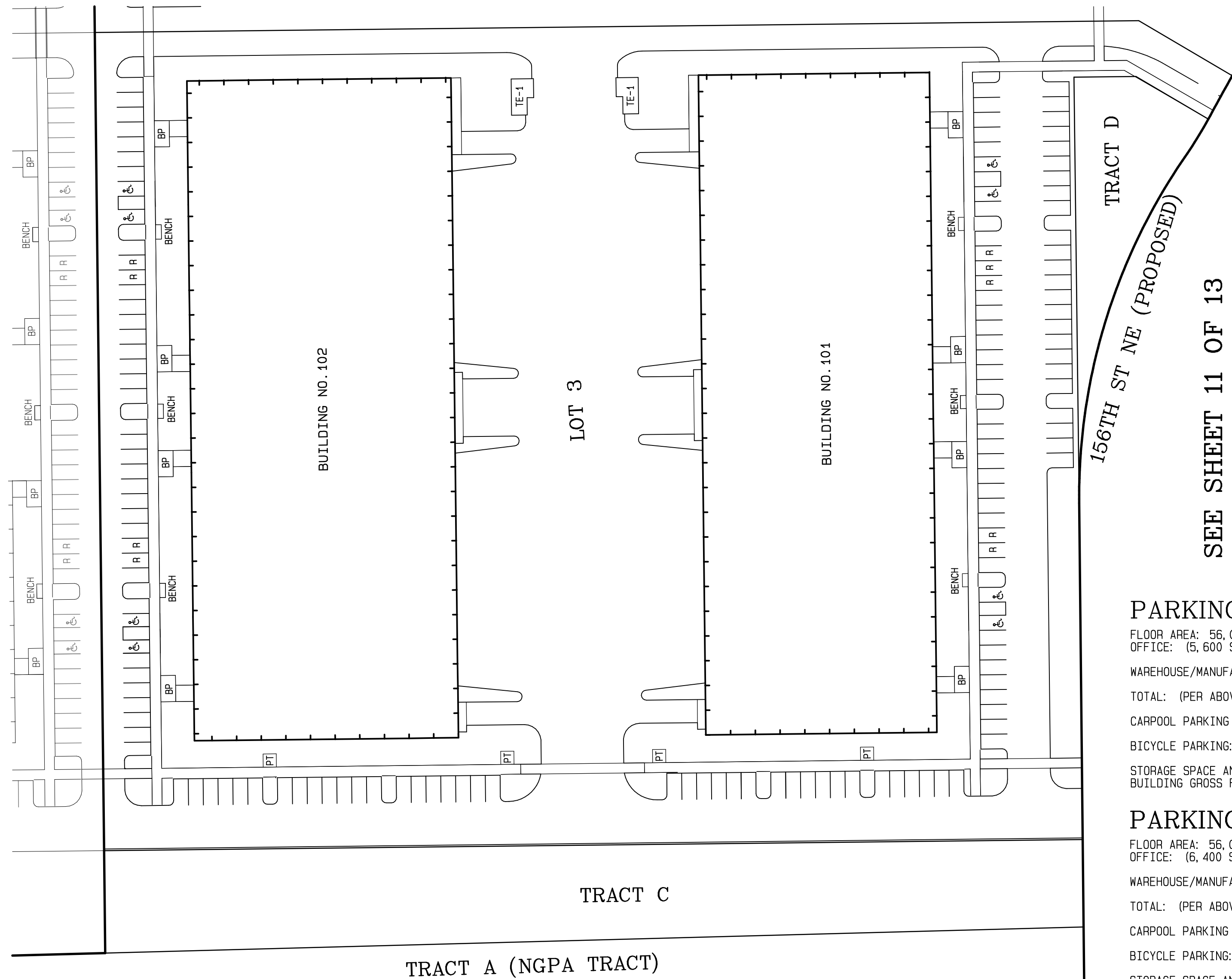
CONTOUR ENGINEERING LLC
CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS
4706 97th Street NW, Suite 100, Gig Harbor, WA 98335
Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: FEB 8, 2023	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

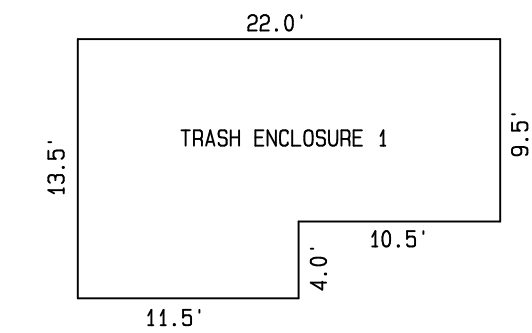
SEE SHEET 8 OF 13

SEE SHEET 9 OF 13



LEGEND:

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



TRASH ENCLOSURE 1 DIMENSION

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

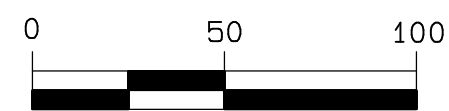
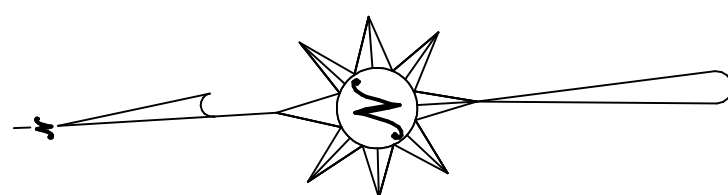
STORAGE SPACE AND COLLECTION POINTS FOR RECYCLABLES (3 SF PER 1000 SF OF BUILDING GROSS FLOOR AREA): (168 REQUIRED) 255 PROVIDED

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

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



Scale:
1" = 50'



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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: FEB 8, 2023	JOB NAME: 20-195
SCALE: 1" = 50'	JOB NO.: 20-195B

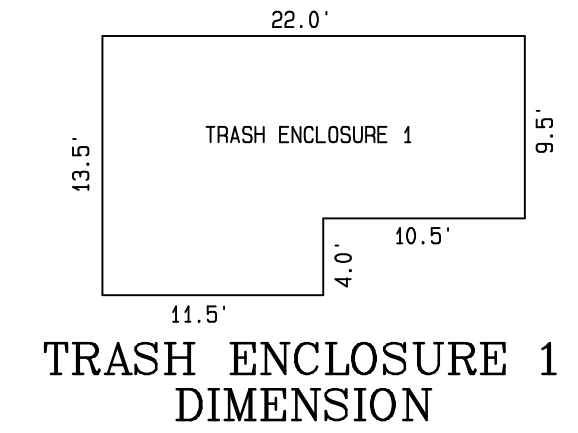
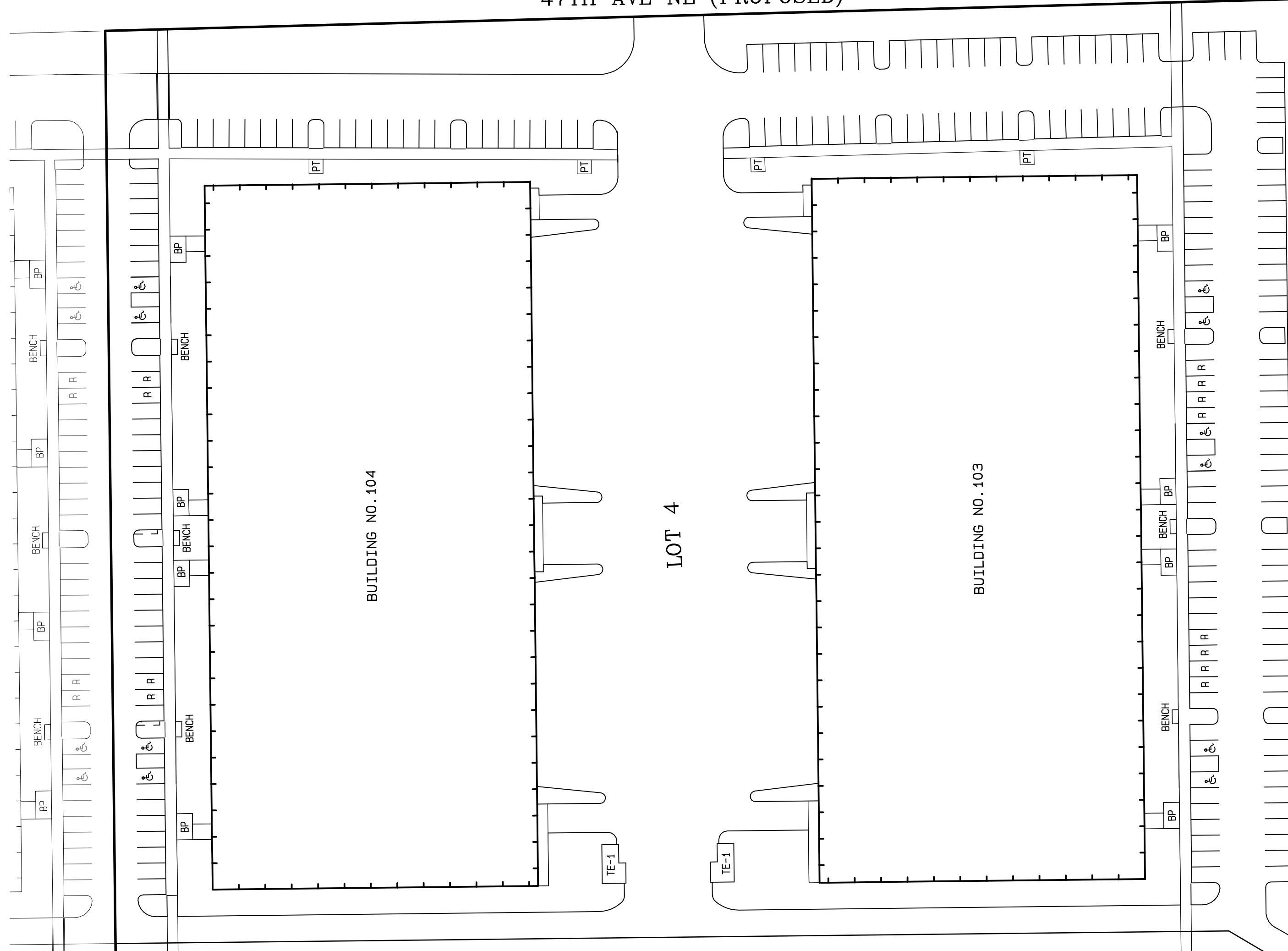
INDEX DATA:	SEC 28-33 T 31N R 5E WM
SURVEY FOR:	PACIFIC REALTY ASSOCIATES, L.P. 15908 47TH AVE NE MARYSVILLE, WA 98271
SNOHOMISH COUNTY, WASHINGTON	
SHEET 7 OF 13	

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)
- ♿ = ACCESSIBLE PARKING SPACE

PARKING COMPLIANCE – BLDG 103

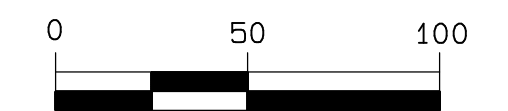
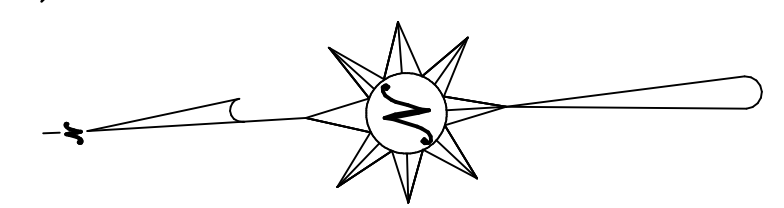
FLOOR AREA: 74,000 SF
 OFFICE: (7,400 SF X 1 STALL PER 400 SF) = 19 REQUIRED 19 PROVIDED
 WAREHOUSE/MANUFACTURING: (66,600 SF X 1 STALL PER 2,000 SF) = 34 REQUIRED 119 PROVIDED
 TOTAL: (PER ABOVE) 53 REQUIRED 138 PROVIDED
 CARPOOL PARKING SPACES: (5% OF 138 OR 5, WHICHEVER IS LESS=5 REQUIRED) 8 PROVIDED
 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

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

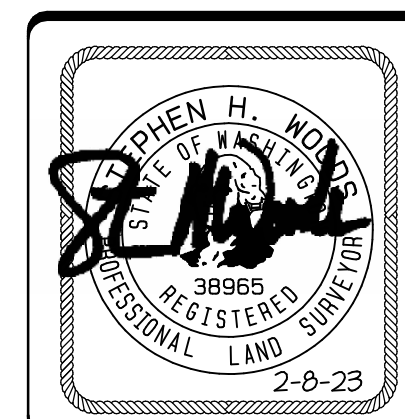
SEE SHEET 7 OF 13

TRACT E
 156TH ST NE (PROPOSED)



Scale:
 1" = 50'

SEE SHEET 11 OF 13



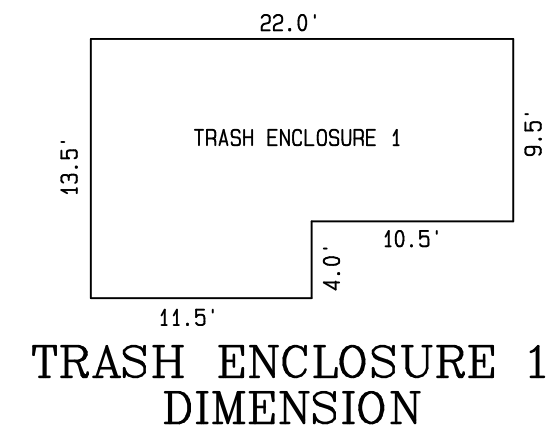
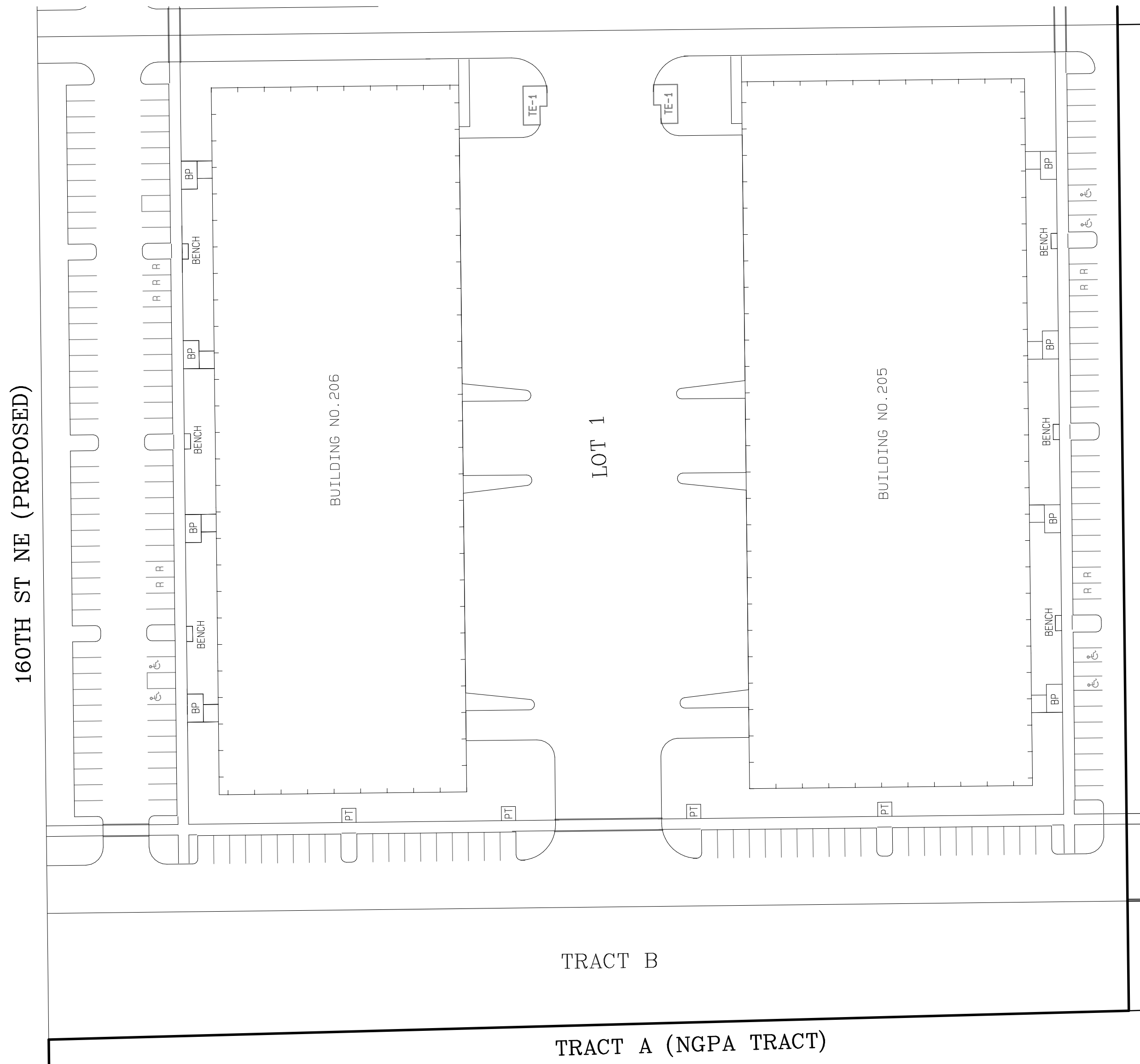
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 4706 97th Street NW, Suite 100, Gig Harbor, WA 98335
 Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: FEB 8, 2023	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	
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SEE SHEET 7 OF 13

PARKING COMPLIANCE – BLDG 205

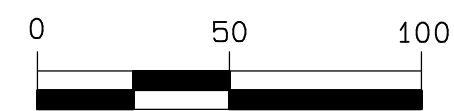
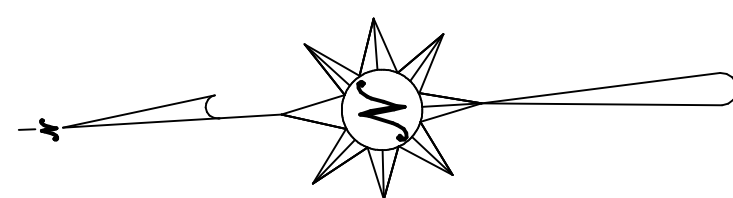
FLOOR AREA: 68,000 SF
 OFFICE: (6,800 SF X 1 STALL PER 400 SF) = 17 REQUIRED 17 PROVIDED
 WAREHOUSE/MANUFACTURING: (61,200 SF X 1 STALL PER 2,000 SF) = 31 REQUIRED 47 PROVIDED
 TOTAL: (PER ABOVE) 48 REQUIRED 64 PROVIDED
 CARPOOL PARKING SPACES: (5% OF 64 OR 5, WHICHEVER IS LESS = 4 REQUIRED) 4 PROVIDED
 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

LEGEND:

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



Scale:
1" = 50'



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DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: FEB 8, 2023	JOB NAME: 20-195
SCALE: 1" = 50'	JOB NO.: 20-195B

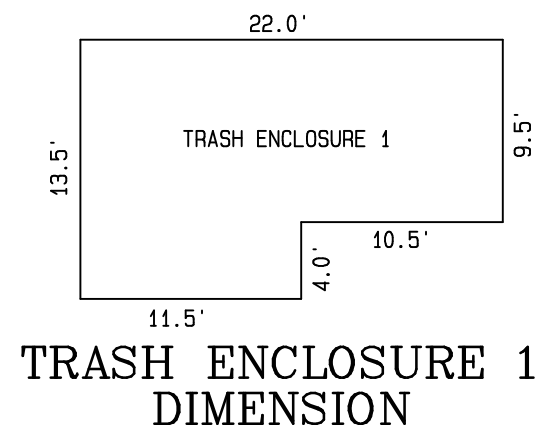
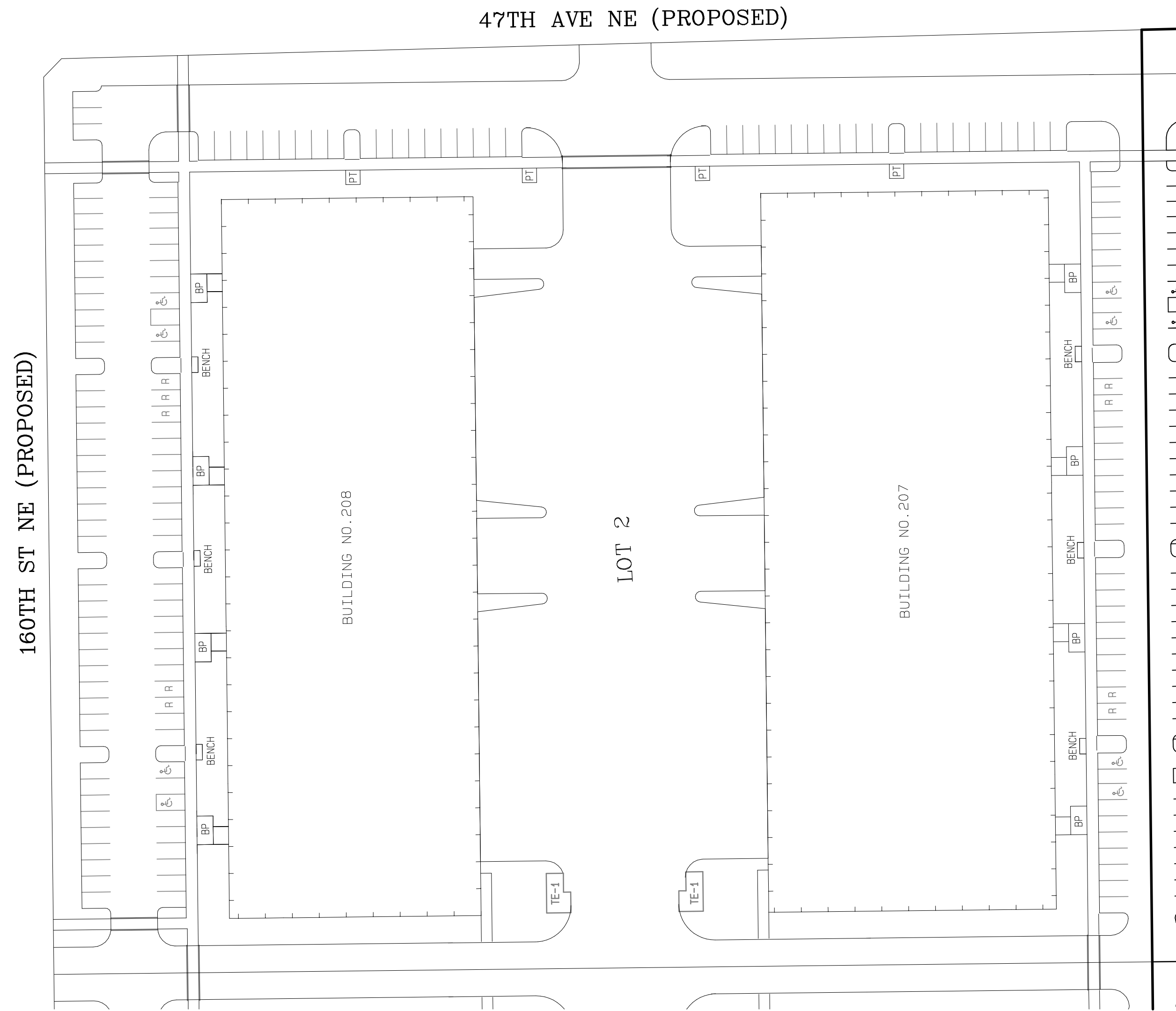
ALL PARKING STALLS AND DRIVE AISLES SHOWN HEREON ARE A MINIMUM OF 8.5' X 18' AND 22', RESPECTIVELY.

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

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VOLUME/PAGE



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

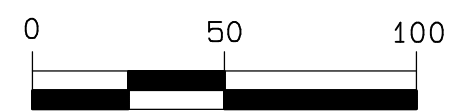
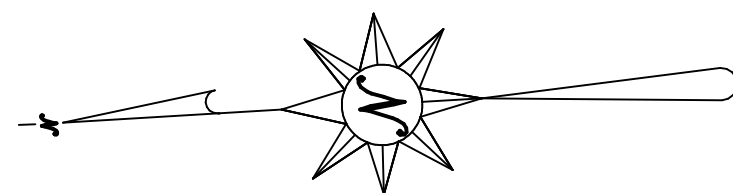
SEE SHEET 8 OF 13

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LEGEND:

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

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



Scale:
1" = 50'



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DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: FEB 8, 2023	JOB NAME: 20-195
SCALE: 1" = 50'	JOB NO.: 20-195B

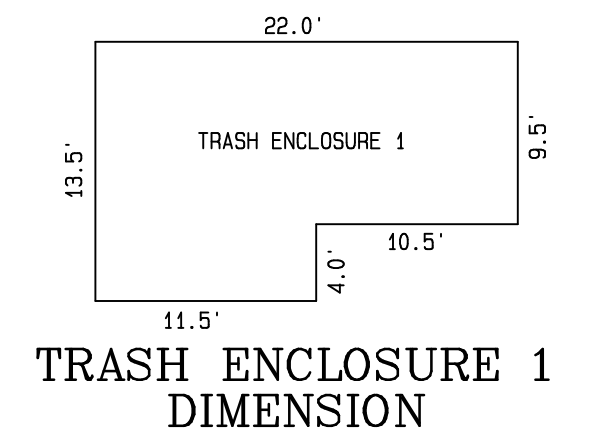
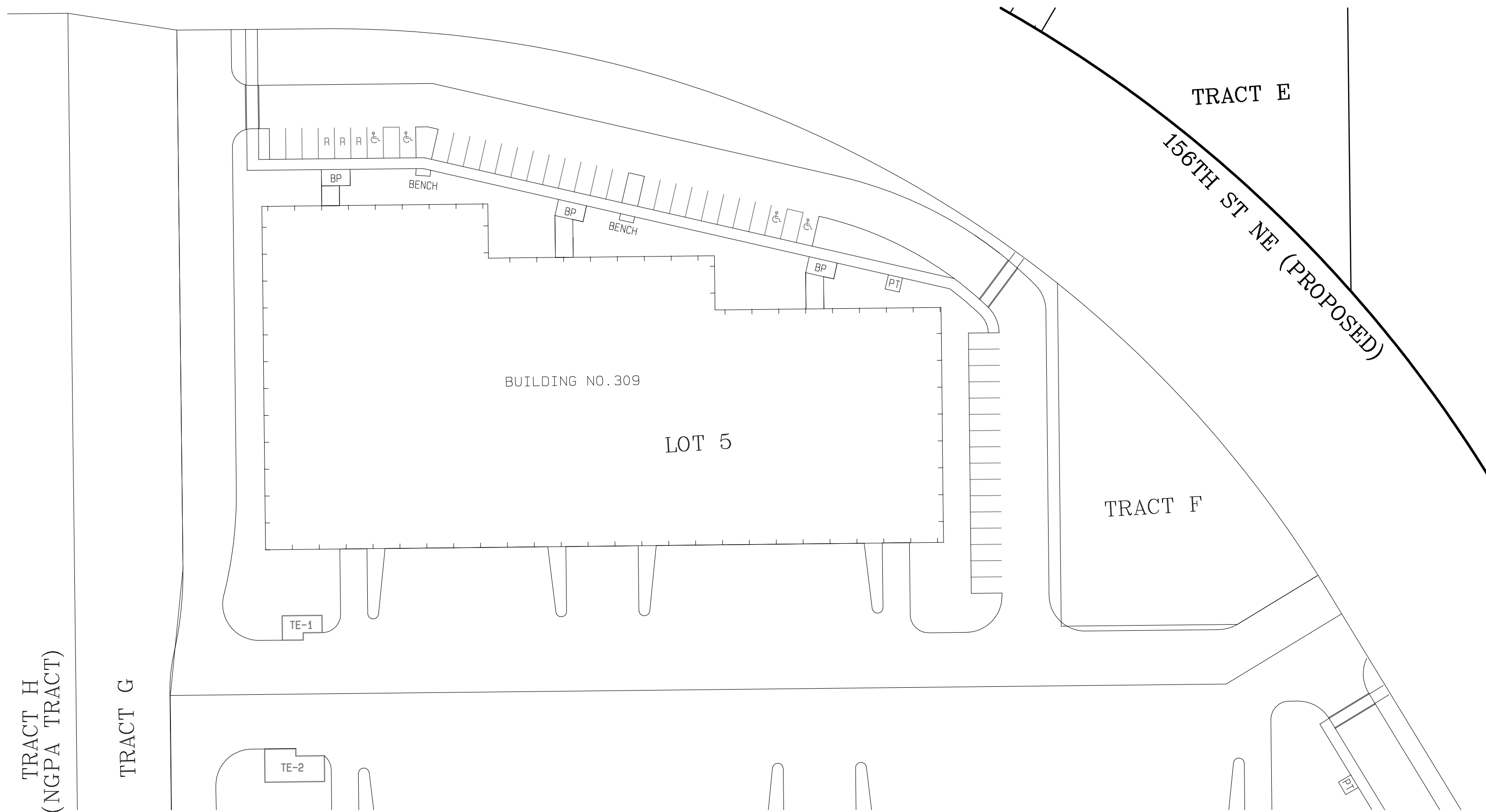
INDEX DATA: SEC 28-33 T 31N R 5E WM
SURVEY FOR: PACIFIC REALTY ASSOCIATES, L.P. 15908 47TH AVE NE MARYSVILLE, WA 98271
SNOHOMISH COUNTY, WASHINGTON
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PRELIMINARY MARYSVILLE CORPORATE CENTER BINDING SITE PLAN FILE NO. PA22004

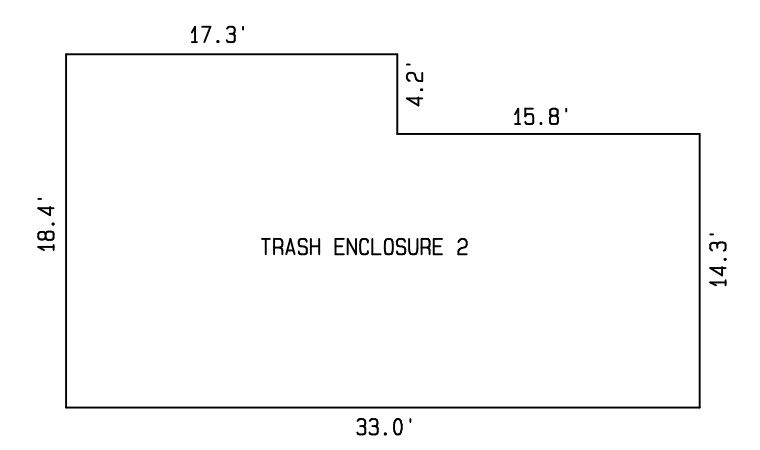
VOLUME/PAGE

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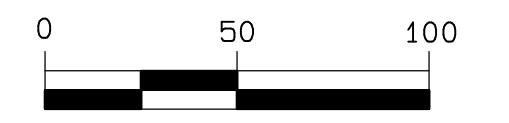
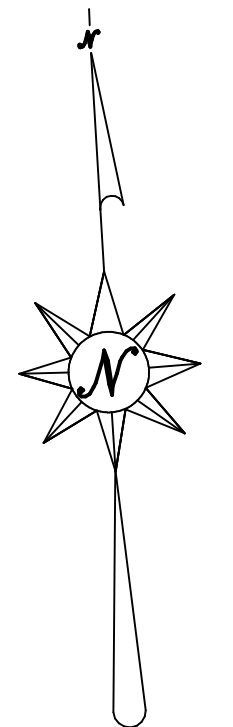
SEE SHEET 8 OF 13



TRASH ENCLOSURE 1 DIMENSION



TRASH ENCLOSURE 2 DIMENSION



Scale:
1" = 50'

SEE SHEET 12 OF 13

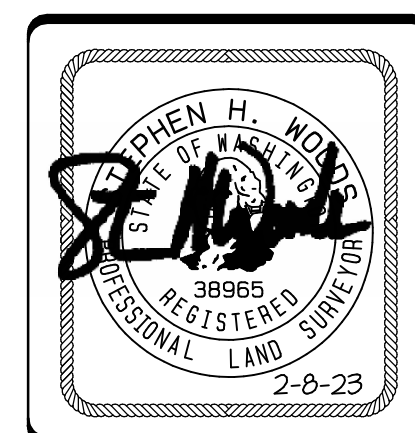
PARKING COMPLIANCE — BLDG 309

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

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

LEGEND:

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



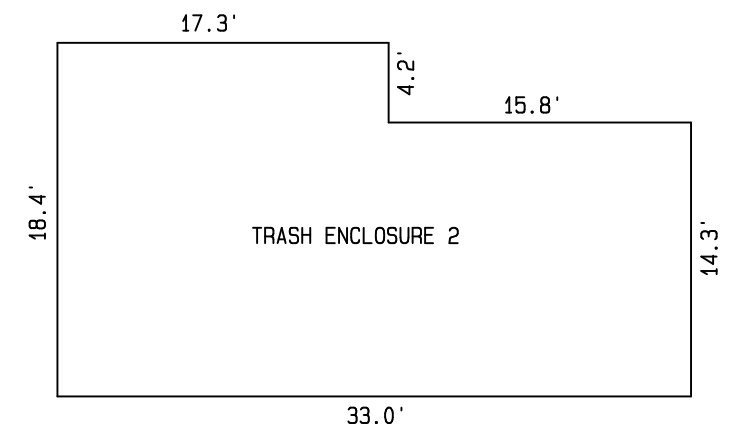
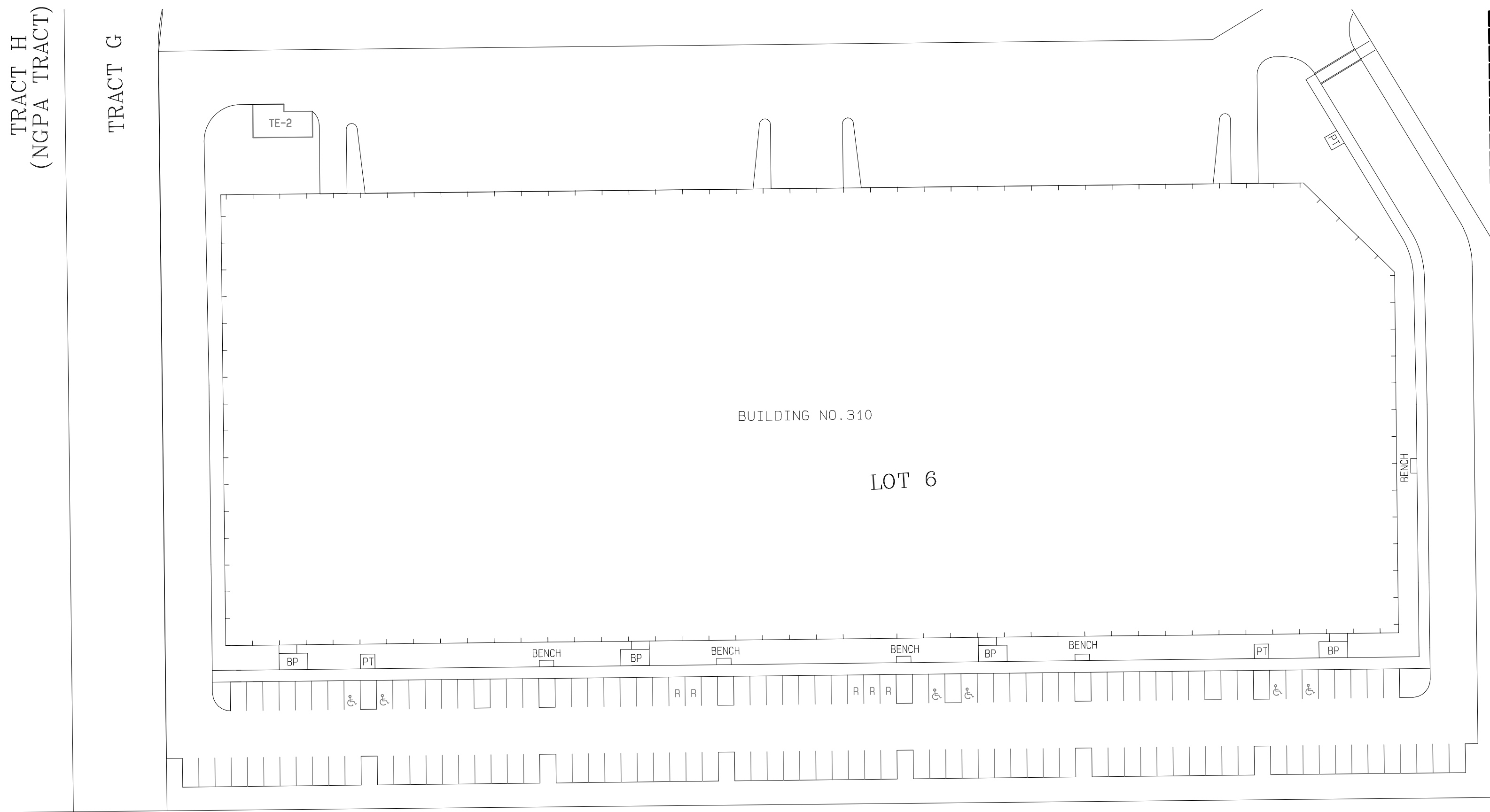
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DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: FEB 8, 2023	JOB NAME: 20-195
SCALE: 1" = 50'	JOB NO.: 20-195B

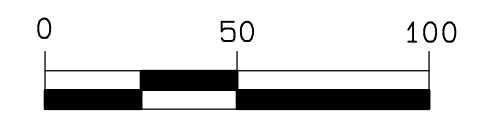
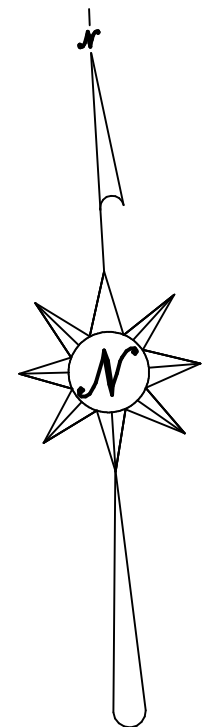
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SURVEY FOR: PACIFIC REALTY ASSOCIATES, L.P. 15908 47TH AVE NE MARYSVILLE, WA 98271
SNOHOMISH COUNTY, WASHINGTON
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TRASH ENCLOSURE 2 DIMENSION



Scale:
1" = 50'

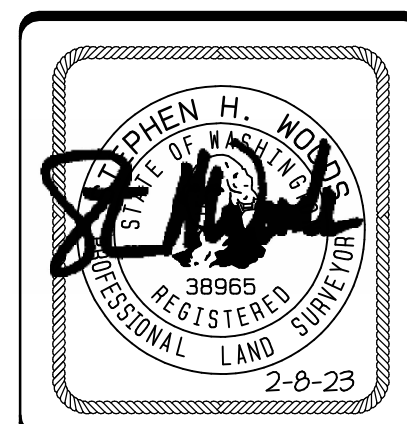
LEGEND:

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

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

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



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DATE: FEB 8, 2023	JOB NAME: 20-195
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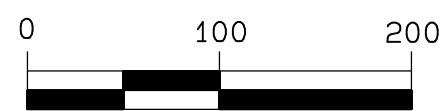
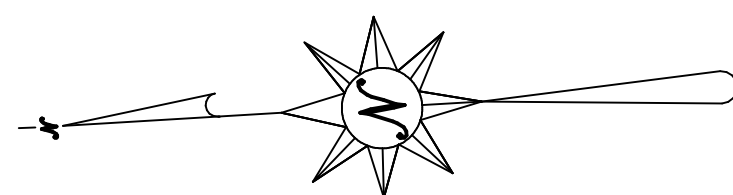
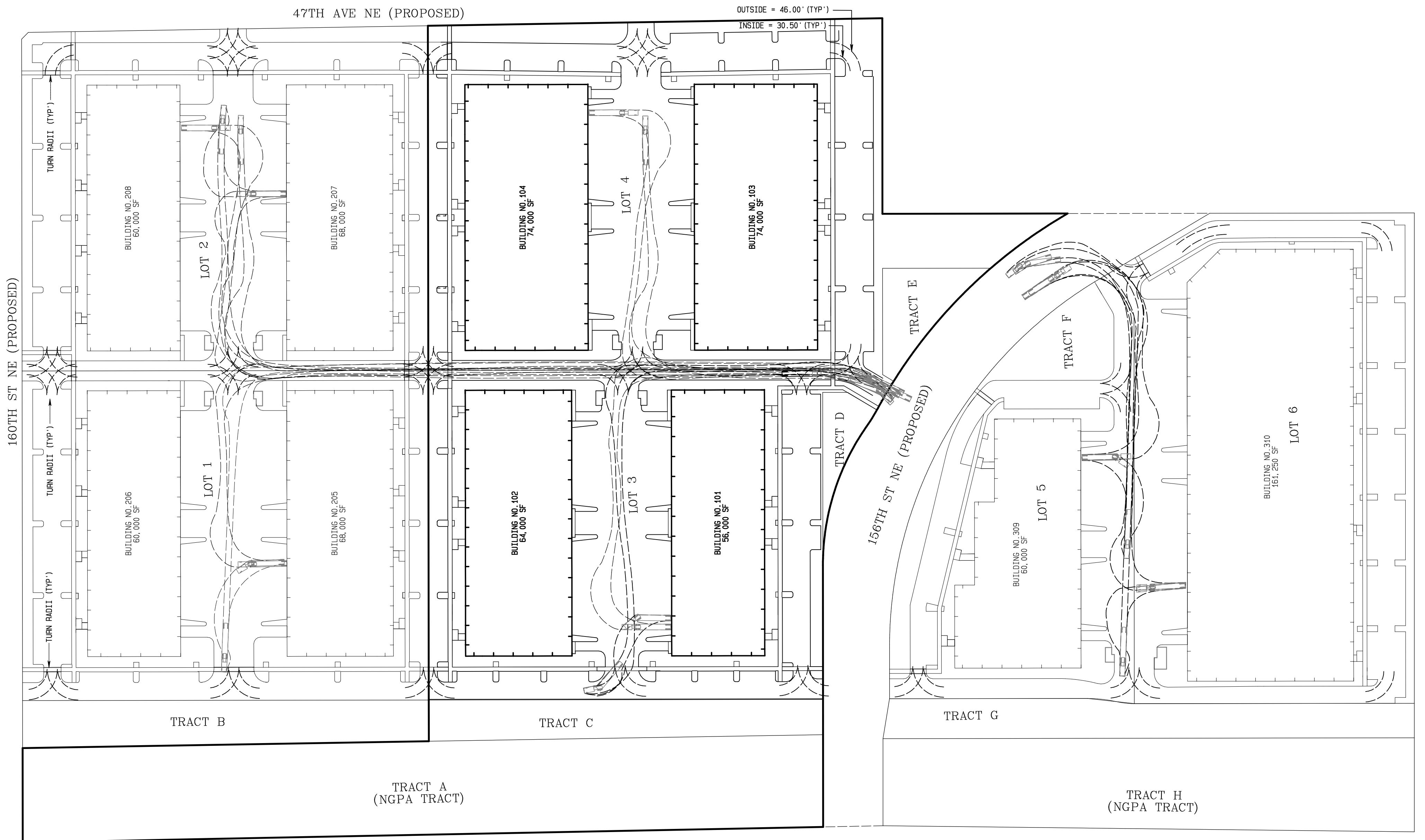
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SURVEY FOR: PACIFIC REALTY ASSOCIATES, L.P. 15908 47TH AVE NE MARYSVILLE, WA 98271
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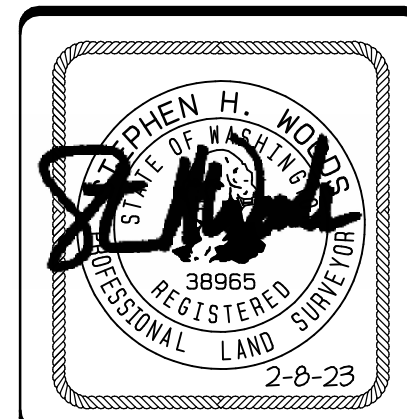
PRELIMINARY MARYSVILLE CORPORATE CENTER BINDING SITE PLAN FILE NO. PA22004

VOLUME/PAGE

PROPOSED AUTO-TURN & TURNING RADII PLAN



Scale:
1" = 100'



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DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: FEB 8, 2023	JOB NAME: 20-195
SCALE: 1" = 100'	JOB NO.: 20-195B

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

SNOHOMISH COUNTY, WASHINGTON

SHEET 13 OF 13

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MITIGATED DETERMINATION OF NON-SIGNIFICANCE AND TRAFFIC CONCURRENCY DETERMINATION

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION			
Project Title	Marysville Corporate Center	File No.	PA22004
Detailed Project Description	Phased Binding Site Plan (BSP), subdividing approximately 56.2 acres of Light Industrial (LI) zoned property into six (6) lots and construction of approximately 725,250 SF of industrial warehouse space within ten (10) buildings.		
Project Location	5013 152 nd Street NE; 15908 47 th Avenue NE	APN(s)	31052800400300, 31053300100700 & 31053300100400
Legal Description (abbreviated)	See File No. PA22004		
	OWNER	APPLICANT	CONTACT
Name	Matthew Oyen PacTrust	Michael Chen Mackenzie	Michael Chen Mackenzie
Address	15350 SW Sequoia, Suite 300	500 Union Street, Suite 410	500 Union Street, Suite 410
City, State, ZIP	Portland, OR 97224	Seattle, WA 98101	Seattle, WA 98101
THRESHOLD DETERMINATION			
Lead Agency	<input checked="" type="checkbox"/> City of Marysville		
<p>The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.</p> <p><input type="checkbox"/> There is no comment period for this DNS</p> <p><input type="checkbox"/> This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.</p> <p><input type="checkbox"/> This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by:</p> <p><input checked="" type="checkbox"/> This MITIGATED DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by: March 29, 2023</p>			
SEPA CONTACT			
Name	Chris Holland	Title	Planning Manager
Phone	360.363.8207	E-mail	cholland@marysvillewa.gov
RESPONSIBLE OFFICIAL			
Name	Haylie Miller	Title	CD Director
Address	501 Delta Avenue, WA 98270		


Haylie Miller, CD Director

March 15, 2023
Date

ENVIRONMENTAL IMPACTS

The proposed construction and subsequent use of the property could result in the following adverse environmental impacts:

1.	Increase in the amount and rate of stormwater runoff and attendant pollutants from the introduction of paved and building roof surfaces.
2.	Increase in erosion, surface water pollutants, siltation and sedimentation as a result of site preparation and construction.
3.	Increase in demand for police, fire protection, parks and other public services generated as a result of the development.
4.	Increase in noise, dust, light and glare from construction activity and subsequent use of the site.
5.	Increase in vehicular traffic on 156 th Street NE and Smokey Point Boulevard, as well as other City streets and arterials in the vicinity.
6.	Change in character of the site from farming into an urban industrial development.

MITIGATION MEASURES

The following mitigation measures are required to minimize the probable significant adverse environmental impacts as a result of the proposed development activity:

1.	<p>Prior to civil construction plan approval, the applicant shall be required to submit a FINAL Geotechnical Assessment, prepared by a Professional Engineer registered in the State of Washington. Additionally, the applicant/contractor shall be required to adhere to the recommendations of the FINAL Geotechnical Assessment.</p> <p>Prior to granting occupancy permits, the applicant shall provide a letter from the project engineer to verify that final project grading has been completed consistent with the approved grading plans; that all recommendations outlined in the geotechnical assessment and subsequent amendments have been followed; and that all fill has been properly placed.</p>
2.	If at any time during construction archaeological resources are observed in the project area, work shall be temporarily suspended at that location and a professional archaeologist shall document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes shall be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area shall be stopped immediately. Local law enforcement, DAHP, and affected tribes shall be immediately contacted. No additional excavation shall be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.
3.	The applicant shall be required to submit to the Federal Aviation Administration (FAA) a completed FAA Form 7460-1, <i>Notice of Proposed Construction or Alteration</i> , a minimum of 45-days prior to proposed construction.
4.	The applicant shall be required to submit an "Arlington Airport Protection District Disclosure Statement" with a legal description and map to the Arlington Airport for review before recording with the Snohomish County Auditor. Prior to granting occupancy permits, a recorded conformed copy of the "Arlington Airport Protection District Disclosure Statement" shall be provided to the Arlington Airport and City of Marysville.
5.	The applicant shall be required to construct full street frontage improvements along 156 th Street NE, prior to issuing occupancy permits for Phase 1. Roadway improvements, channelization, site access, channelization and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
6.	The applicant shall be required to construct half street frontage improvements along 160 th Street NE and 47 th Avenue NE, prior to issuing occupancy permits for each phase fronting 160 th Street NE and 47 th Avenue NE. Roadway improvements, channelization, site access, channelization and lighting

	plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
7.	The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements along 156 th Street NE, 160 th Street NE and 47 th Avenue NE, in accordance with MMC 12.02A.110(1)(c), <i>Dedication of Road right-of-way – Required setbacks</i> . Right-of-way widths and required dedication shall be determined by the City Engineer. Right-of-Way dedication shall be required concurrently with the recording of the Binding Site Plan.
8.	In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3), for the development. Traffic impact fees shall be vested at a rate of \$2,220 per PMPHT. Pursuant to MMC Chapter 22D.010, traffic impact fee credits are allowed for the design, dedication and construction of frontage improvements on 156 th Street NE. The amount of credit for these improvements shall be approved by the City Engineer.
9.	Pursuant to the ILA with Snohomish County, the applicant is obligated to pay traffic mitigation based on 20% of the average daily trips generated from the proposed project multiplied by the County mitigation fee of \$157 for commercial developments. The total traffic impact fees for this proposal is estimated to be \$78,845 (2,511 ADT x 20% x \$157). Snohomish County reserves the right to adjust the impact fee if there is a change of use or increase in square feet to the proposed seafood processing facility.

APPEALS

- This DNS may be appealed pursuant to the requirements of MMC 22E.030.180. There is a 14 day appeal period on the DNS that commences from the date the DNS was issued. Any appeal must be addressed to the responsible official, accompanied by a filing fee of \$500.00, and be filed in writing at the City of Marysville Community Development Department, 501 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4:30 p.m., **March 29, 2023**. The appeal must contain the items set forth in MMC 22G.010.530.
- There is no agency appeal.

DISTRIBUTION

Marysville	Local Agencies & Districts	State & Federal	County	Other
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> PW – Engineering <input checked="" type="checkbox"/> PW – Engineering Services <input checked="" type="checkbox"/> PW – Operations <input checked="" type="checkbox"/> PW – Sanitation <input type="checkbox"/> PW – Streets <input checked="" type="checkbox"/> PW – Traffic Eng. <input checked="" type="checkbox"/> PW – Water Res.	<input checked="" type="checkbox"/> Arlington (city) <input checked="" type="checkbox"/> Arlington Airport <input checked="" type="checkbox"/> Comcast <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 <input checked="" type="checkbox"/> Ziplly	<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DAHP <input type="checkbox"/> DOE (Bellevue) <input type="checkbox"/> DOE (Olympia - Env. Review) <input type="checkbox"/> DOE (SEPA – Greta Stough) <input type="checkbox"/> DOE (Shorelands – G. Tallent) <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC	<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes