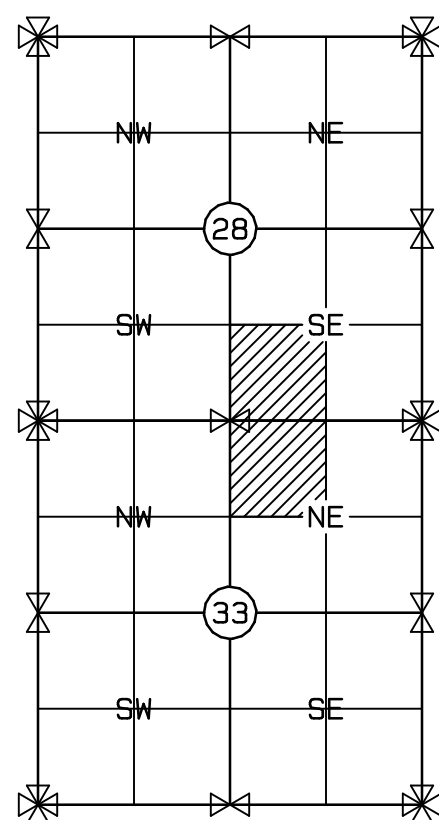
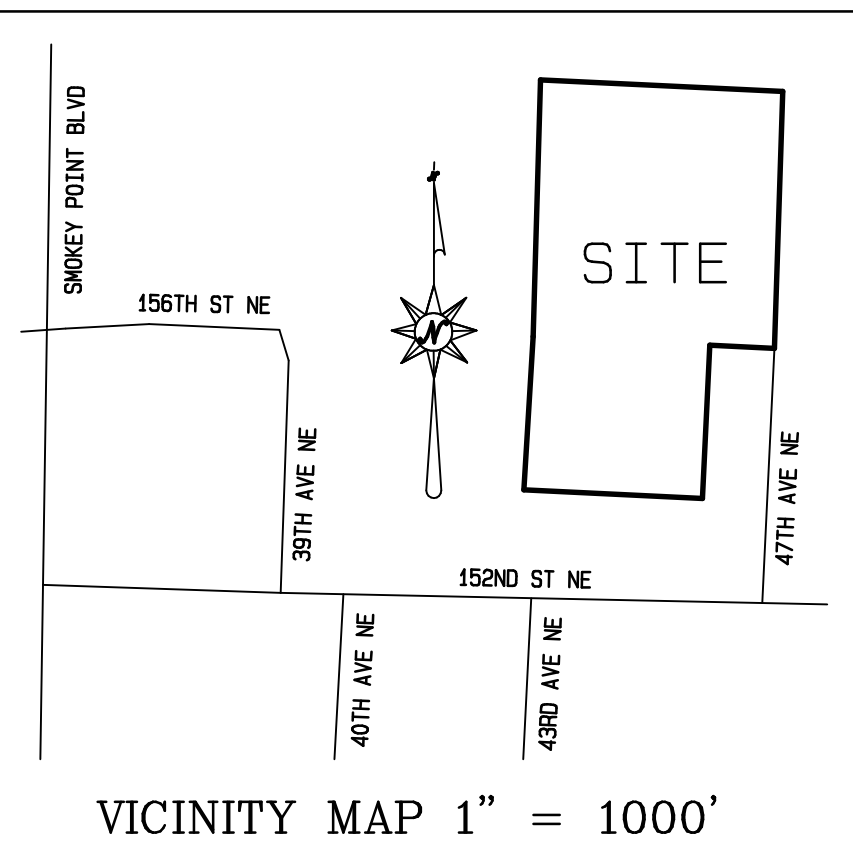


MARYSVILLE CORPORATE CENTER FINAL BINDING SITE PLAN FILE NO. PA22004

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



SECTION INDEX

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT PACIFIC REALTY ASSOCIATES, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, THEREOF HEREBY DECLARE THIS BINDING SITE PLAN AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE BINDING SITE PLAN AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS BINDING SITE PLAN IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE THE OWNER OF ANY LOT OR LOTS. PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE BINDING SITE PLAN, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 2024.

PACIFIC REALTY ASSOCIATES, LP
A DELAWARE LIMITED PARTNERSHIP

ACKNOWLEDGEMENT:

STATE OF WASHINGTON)
COUNTY OF _____) SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE _____ OF PACIFIC REALTY ASSOCIATES, A DELAWARE LIMITED PARTNERSHIP, THE COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED, IF ANY, IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON, RESIDING IN _____
MY COMMISSION EXPIRES: _____

PRINT NOTARY NAME

CITY ENGINEER APPROVAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

CITY ENGINEER, CITY OF MARYSVILLE

COMMUNITY DEVELOPMENT APPROVAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

COMMUNITY DEVELOPMENT DIRECTOR, CITY OF MARYSVILLE

MAYOR APPROVAL

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS _____ DAY OF _____, 20____

MAYOR ATTEST: CITY CLERK

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF _____

THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____

AUDITOR'S RECORDING NO. _____

RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SNOHOMISH COUNTY AUDITOR DEPUTY AUDITOR

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAS BEEN FULLY PAID AND DISCHARGED, INCLUDING _____ TAXES.

TREASURER, SNOHOMISH COUNTY

LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT MARYSVILLE CORPORATE CENTER FINAL BINDING SITE PLAN IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 28 AND 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY THE STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

STEPHEN H. WOODS, P.L.S. 38965

5/16/24
DATE

DEDICATION

156TH STREET NE, 160TH STREET NE AND 47TH AVENUE NE IS HEREBY DEDICATED TO THE CITY OF MARYSVILLE AS PUBLIC RIGHT OF WAY WITH THE RECORDING OF THIS BINDING SITE PLAN.

RESTRICTIONS:

- NO FURTHER SUBDIVISION OF ANY LOT WITHOUT RESUBMITTING FOR FORMAL BINDING SITE PLAN PROCEDURE.
- ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE DEVELOPER AND HIS SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY ROAD PURPOSES.
- THE LOCATION AND HEIGHT OF ALL FENCES AND OTHER OBSTRUCTIONS WITHIN AN EASEMENT AS DEDICATED ON THIS BINDING SITE PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE.

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 B:

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:

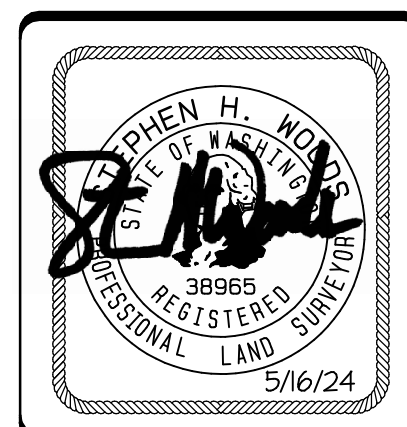
BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 87°14'35" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION FOR 950.79 FEET;
THENCE SOUTH 2°42'38" WEST 800 FEET;
THENCE NORTH 87°11'28" WEST TO THE WEST LINE OF SAID SUBDIVISION;
THENCE NORTH 3°17'55" EAST ALONG SAID WEST LINE TO THE POINT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

BINDING SITE PLAN NOTE:

ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY, TOWN, OR COUNTY HAVING JURISDICTION OVER THE DEVELOPMENT OF SUCH LAND, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. UPON COMPLETION, THE IMPROVEMENTS ON THE LAND SHALL BE INCLUDED IN ONE OR MORE CONDOMINIUMS OR OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE OWNERS OF UNITS THEREIN OR THEIR OWNERS ASSOCIATIONS HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTEREST. THIS BINDING SITE PLAN SHALL BE BINDING UPON ALL NOW OR HEREAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.



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: MAY 16, 2024	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 9

VOLUME/PAGE

MARYSVILLE CORPORATE CENTER FINAL BINDING SITE PLAN FILE NO. PA22004

TITLE REPORT ITEM NOTES:

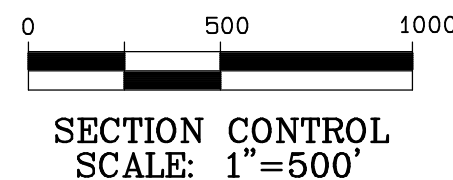
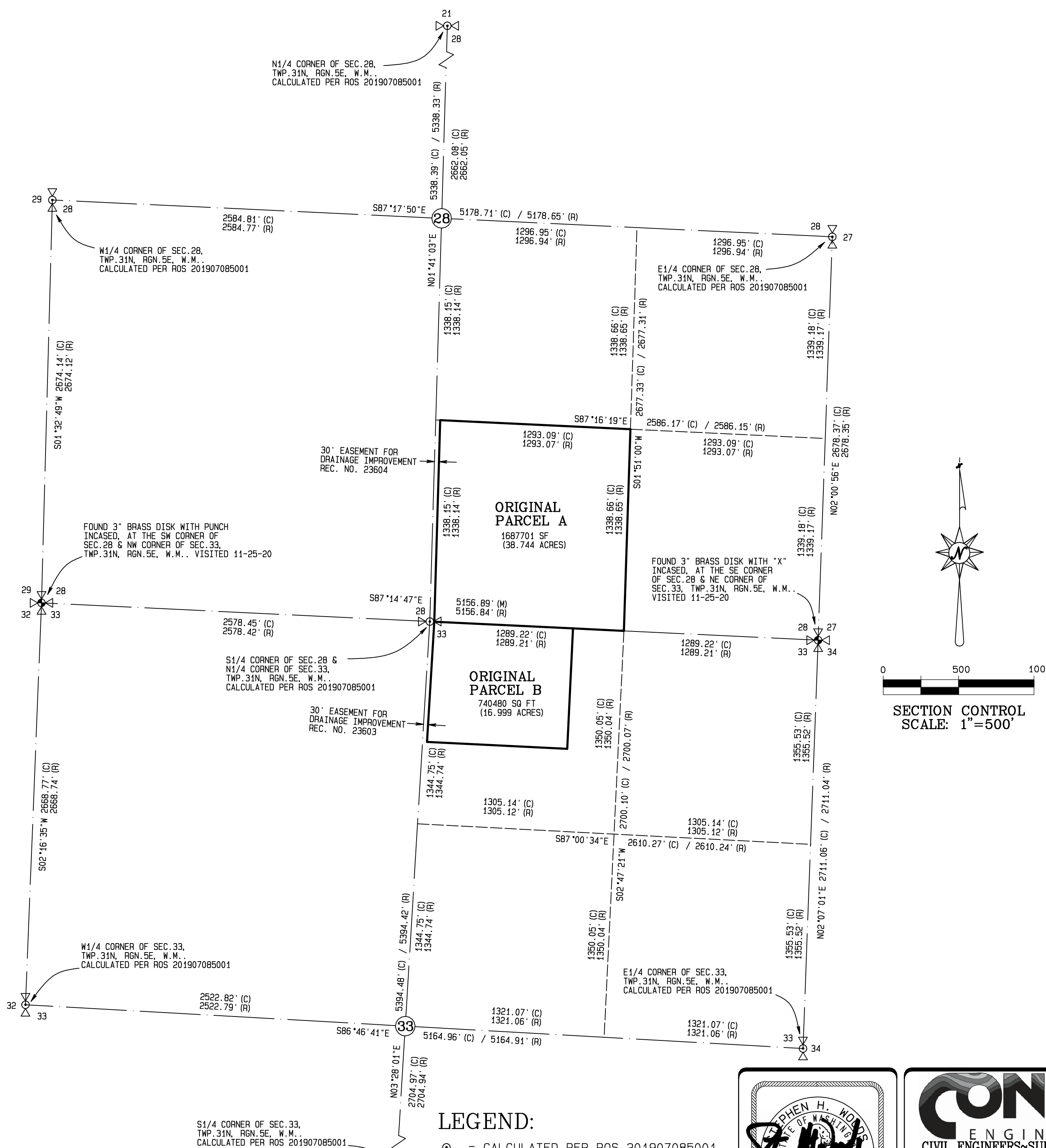
- 1) TITLE COMPANY CONCERN. NON-SURVEY RELATED ITEM.
- 2) 30' WIDE EASEMENT FOR DRAINAGE IMPROVEMENT RECORDED UNDER RECORDING NO. 236003. SHOWN HEREON.
- 3) 30' WIDE EASEMENT FOR DRAINAGE IMPROVEMENT RECORDED UNDER RECORDING NO. 236004. SHOWN HEREON.
- 4) CITY OF MARYSVILLE LOCAL IMPROVEMENTS DISTRICT NO.71 AGREEMENT RECORDED UNDER RECORDING NO. 201007170535. NON-SURVEY RELATED.
- 5) ITEM CONCERNING AN EARLIER VERSION OF THIS SURVEY PREPARED BY CONTOUR ENGINEERING LLC.
- 6) AN AVIGATION EASEMENT RECORDED UNDER RECORDING NO. 202305230107. DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO SHOW AN EXACT LOCATION AND THEREFORE CANNOT BE SHOWN.
- 7) A GAS EASEMENT RECORDED UNDER RECORDING NO. 202308150173, AFFECTS PARCEL A. THIS IS AN AS-CONSTRUCTED EASEMENT THEREFORE AN EXACT LOCATION CANNOT BE SHOWN.
- 8) A POWER EASEMENT RECORDED UNDER RECORDING NO. 202309250108, AFFECTS PARCELS A AND B. EASEMENT NO.1 IS AN AS-CONSTRUCTED EASEMENT THEREFORE AN EXACT LOCATION CANNOT BE SHOWN. EASEMENT NO.2 SHOWN HEREON.
- 9) TITLE COMPANY CONCERN. NON-SURVEY RELATED ITEM.
- 10) ARLINGTON AIRPORT PROTECTION DISTRICT DISCLOSURE STATEMENT RECORDED UNDER RECORDING NO.202402010260. NON-SURVEY RELATED ITEM.

SURVEYOR'S NOTES:

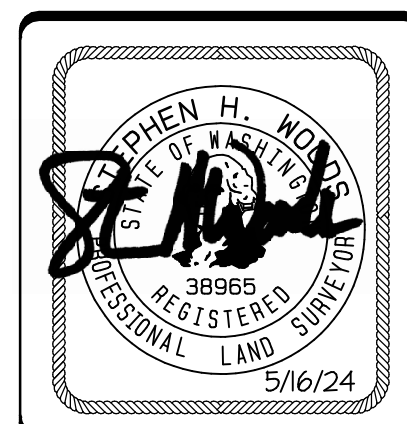
- 1) THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A TWO (2) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (TRIMBLE S6) AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (TRIMBLE R10). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET 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. 500146736, DATED OCTOBER 18, 2023. 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.



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



CONTOUR ENGINEERING LLC
 CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS
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DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: MAY 16, 2024	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 2 OF 9

MARYSVILLE CORPORATE CENTER FINAL BINDING SITE PLAN FILE NO. PA22004

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

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

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 22C.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.



NATIVE GROWTH PROTECTION AREA

TRACTS A & H ARE NATIVE GROWTH PROTECTION AREAS (NGPA) TRACTS THAT SHALL BE LEFT PERMANENTLY UNDISTURBED IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION, OR PLACEMENT OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR WITHIN SAID TRACT EXCEPT REMOVAL OF HAZARDOUS TREES, AND THOSE ACTIVITIES SET FORTH IN MMC CHAPTER 22E.010, CRITICAL AREAS MANAGEMENT, ARE ALLOWED WHEN AUTHORIZED BY THE CITY OF MARYSVILLE.

THE GRANTOR, ITS SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR OPERATING, MAINTAINING, REPAIRING, AND RESTORING THE CONDITION OF THE NGPAS IF ANY UNAUTHORIZED DISTURBANCE OCCURS.

THE CITY OF MARYSVILLE, ITS SUCCESSORS, AND ASSIGNS, SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID TRACTS FOR THE PURPOSE OF MONITORING AND ENFORCING PROPER OPERATION AND MAINTENANCE OF THE NGPAS.



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DRAWN BY: L. Nguyen	CHECKED BY: S. Woods
DATE: MAY 16, 2024	JOB NAME: 20-195
SCALE: 1" = 200'	JOB NO.: 20-195B

INDEX DATA:
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15908 47TH AVE NE
MARYSVILLE, WA 98271

SNOHOMISH COUNTY, WASHINGTON

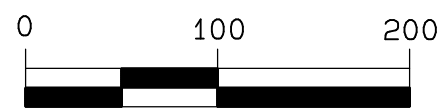
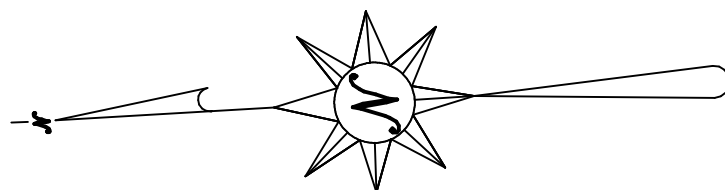
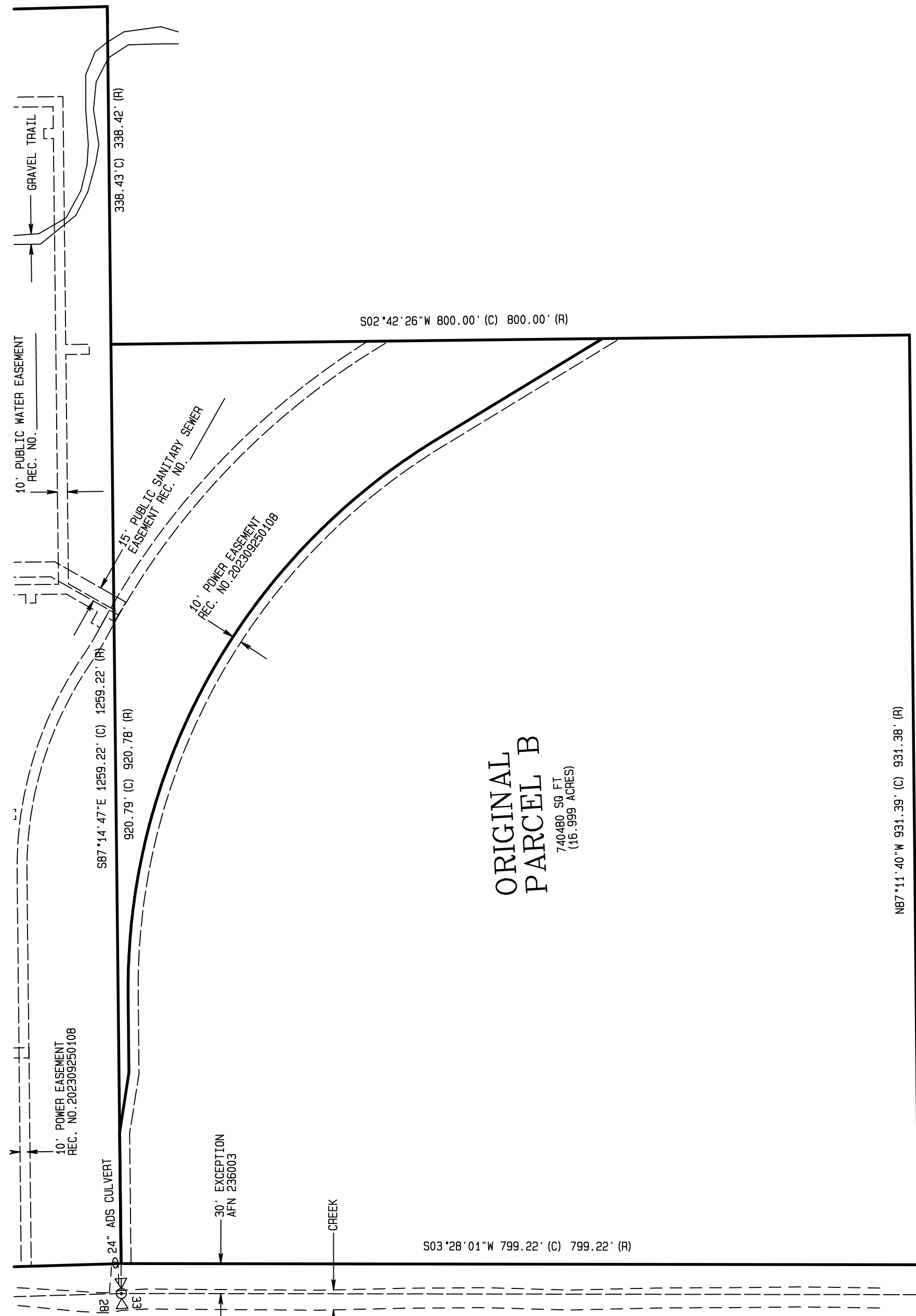
SHEET 3 OF 9

MARYSVILLE CORPORATE CENTER FINAL BINDING SITE PLAN FILE NO. PA22004

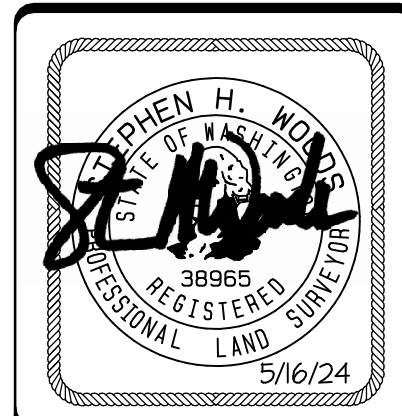
VOLUME/PAGE

EXISTING CONDITION

SEE SHEET 5 OF 9



Scale:
1" = 100'



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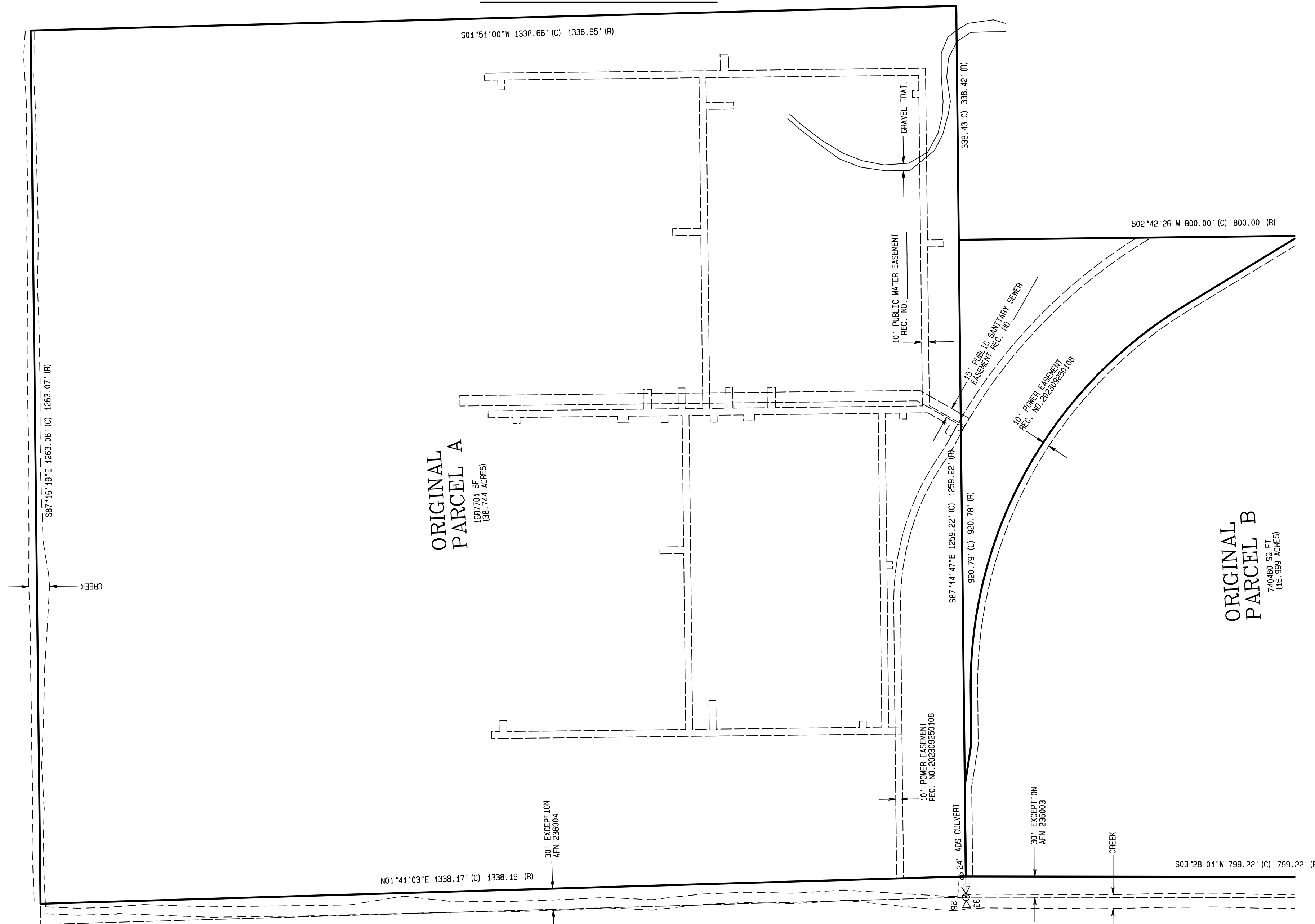
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SNOHOMISH COUNTY, WASHINGTON	
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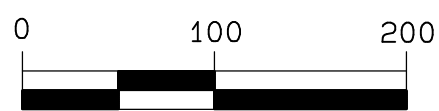
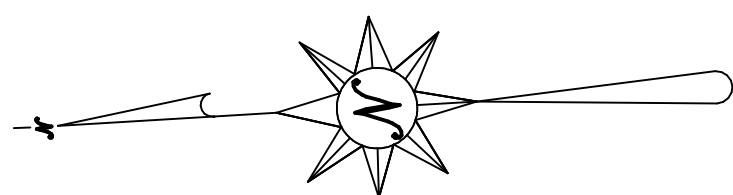
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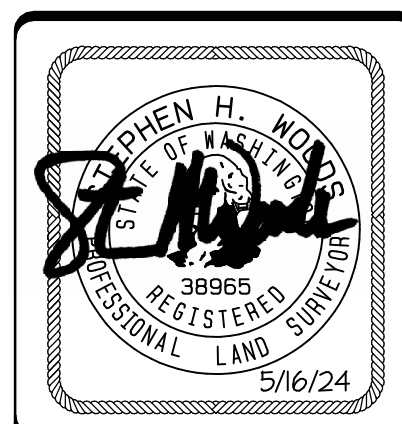
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SEE SHEET 4 OF 9



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SHEET 5 OF 9

MARYSVILLE CORPORATE CENTER FINAL BINDING SITE PLAN FILE NO. PA22004

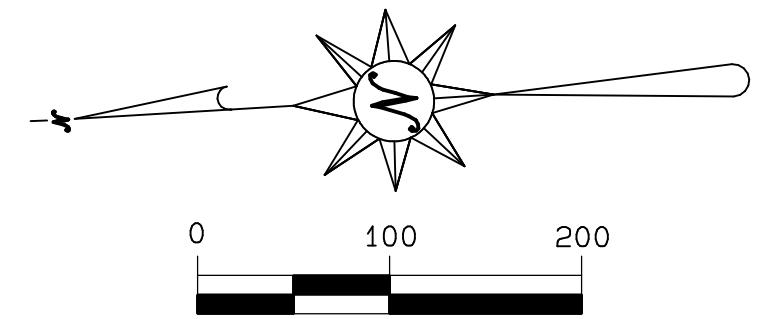
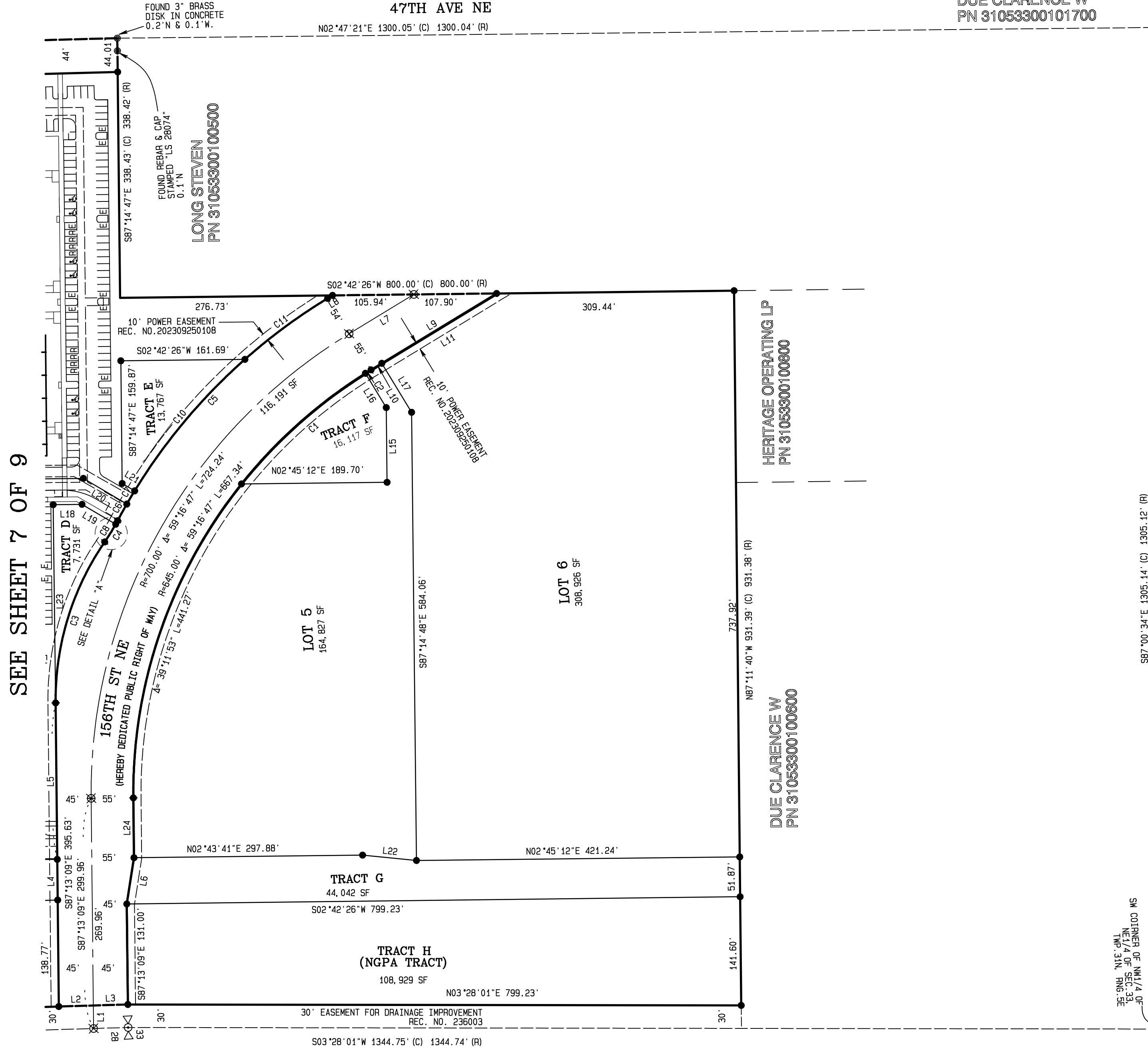
VOLUME/PAGE

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

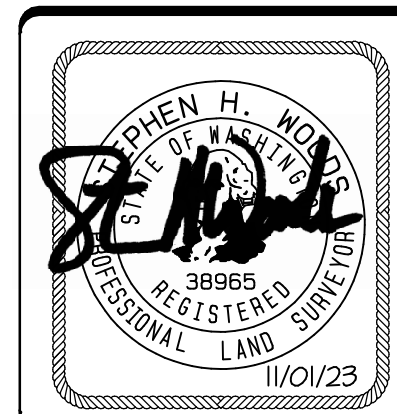
LINE	BEARING	DISTANCE
L1	S87°13'09"E	30.00'
L2	N01°41'03"E	45.01'
L3	N01°41'03"E	45.01'
L4	S87°13'09"E	52.98'
L5	S87°13'09"E	203.88'
L6	S77°46'30"E	60.94'
L7	S27°56'21"E	98.68'
L8	S27°56'21"E	7.54'
L9	S27°56'21"E	191.51'
L10	S27°56'21"E	16.37'
L11	S27°56'21"E	175.13'
L12	S42°42'39"E	14.25'
L13	S87°16'19"E	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'



Scale:
1" = 100'

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"
- ♿ = ACCESSIBLE PARKING SPACE



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: MAY 16, 2024 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 9

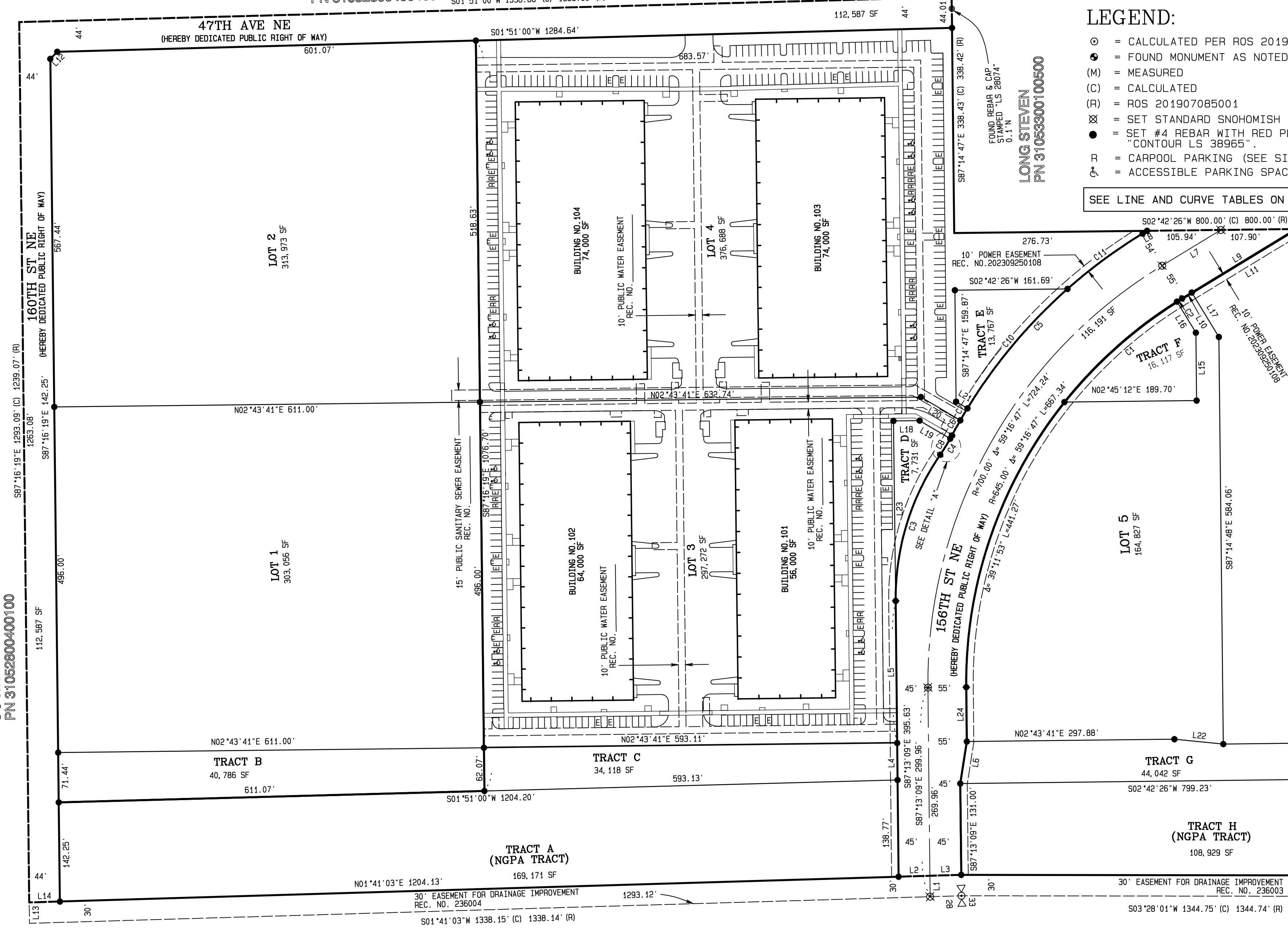
VOLUME/PAGE

MARYSVILLE CORPORATE CENTER FINAL BINDING SITE PLAN FILE NO. PA22004

VOLUME/PAGE

5 J WILLIAMS FAMILY LLC
PN 31052800400400

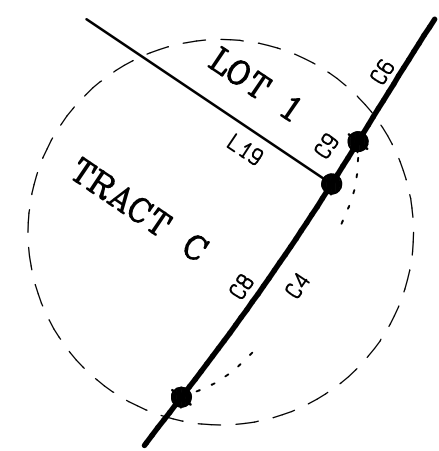
47TH AVE NE



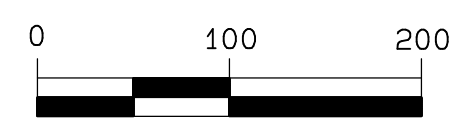
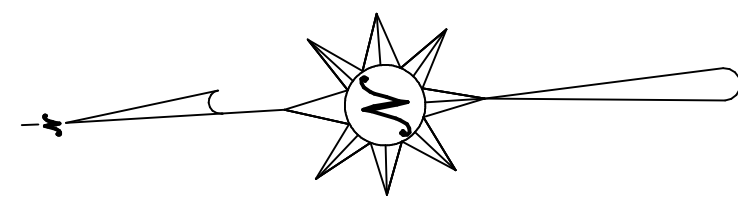
- LEGEND:**
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 - = FOUND MONUMENT AS NOTED
 - (M) = MEASURED
 - (C) = CALCULATED
 - (R) = ROS 201907085001
 - ⊗ = SET STANDARD SNOHOMISH COUNTY MONUMENT
 - = SET #4 REBAR WITH RED PLASTIC CAP STAMPED "CONTOUR LS 38965"
 - R = CARPOOL PARKING (SEE SIGN DIMENSION ON SHEET 6)
 - ♻️ = ACCESSIBLE PARKING SPACE

SEE LINE AND CURVE TABLES ON SHEET 6 OF 9

SEE SHEET 6 OF 9



DETAIL "A"
SCALE 1" = 20'



Scale:
1" = 100'



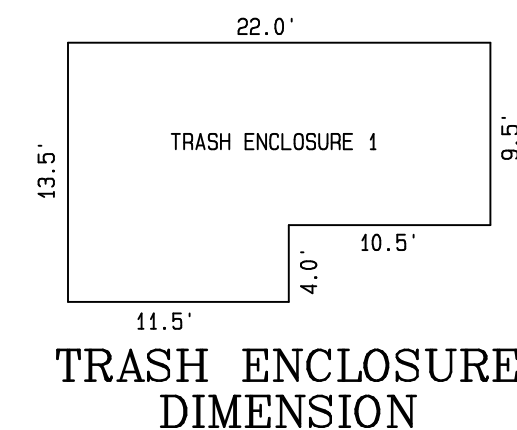
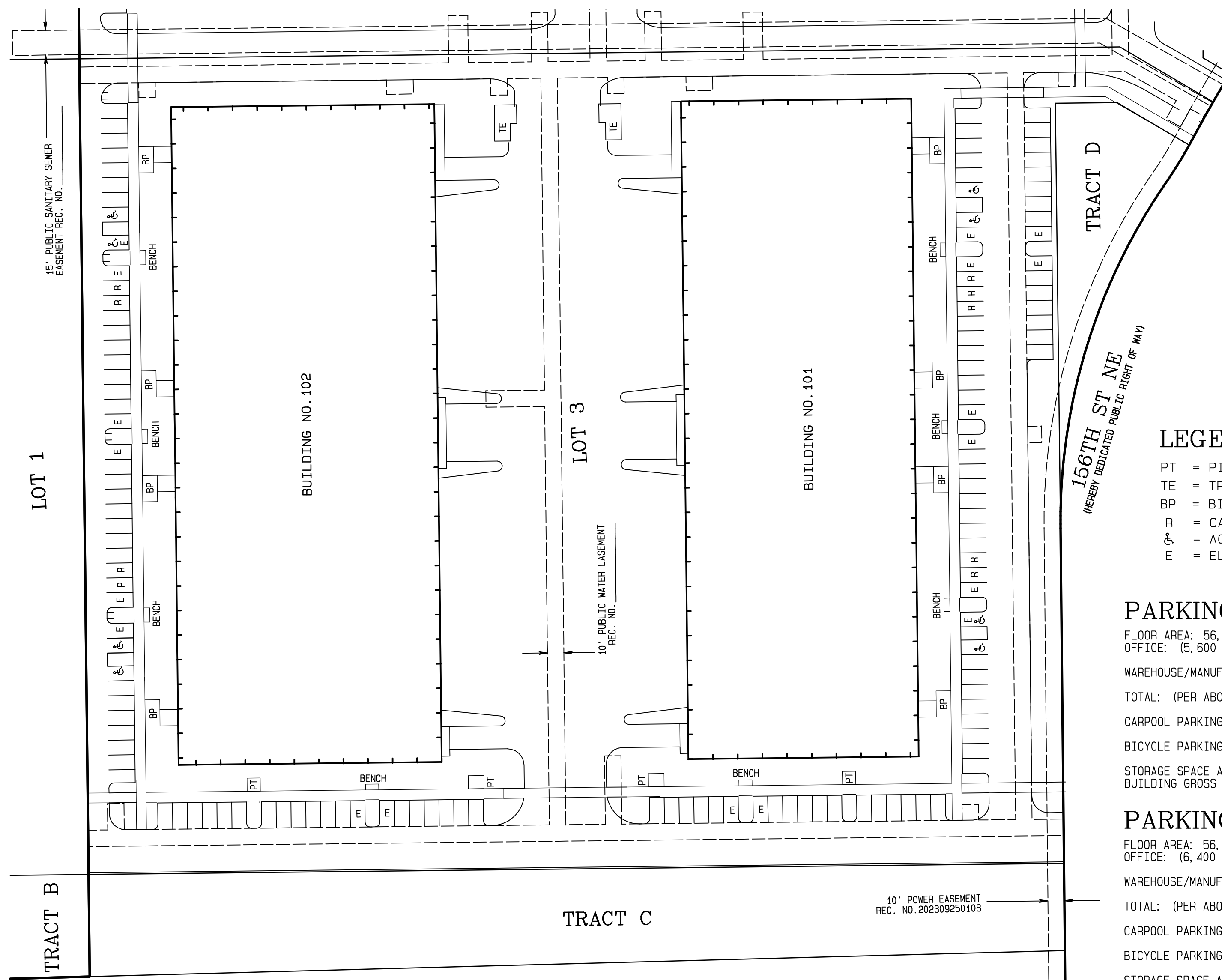
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ENGINEERING • LLC
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Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: MAY 16, 2024	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 7 OF 9

VOLUME/PAGE

SEE SHEET 9 OF 9



LEGEND:

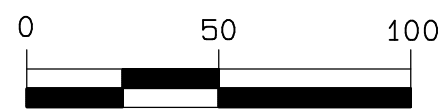
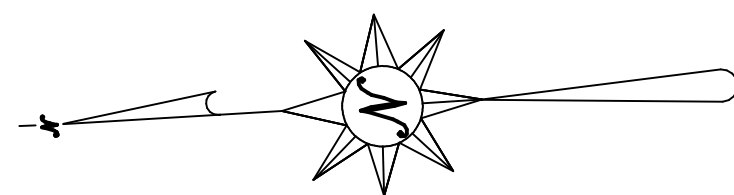
- PT = PICNIC TABLE
- TE = TRASH ENCLOSURE
- BP = BICYCLE PARKING
- R = CARPOOL PARKING (SEE SIGN DIMENSION ON SHEET 6)
- ♿ = ACCESSIBLE PARKING SPACE
- E = ELECTRIC VEHICLE CHARGING SPACE

PARKING COMPLIANCE – BLDG 101

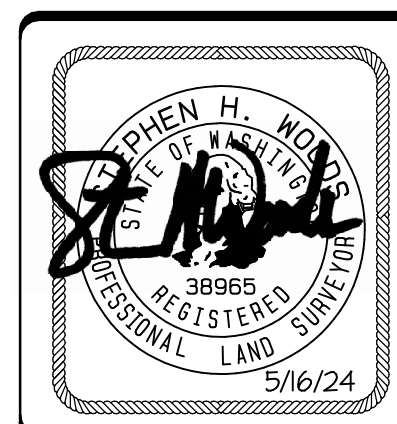
FLOOR AREA: 56,000 SF
 OFFICE: (5,600 SF X 1 STALL PER 400 SF) = 14 REQUIRED 28 PROVIDED
 WAREHOUSE/MANUFACTURING: (50,400 SF X 1 STALL PER 2,000 SF) = 26 REQUIRED 55 PROVIDED
 TOTAL: (PER ABOVE) 40 REQUIRED 82 PROVIDED
 CARPOOL PARKING SPACES: (5% OF 82 OR 5, WHICHEVER IS LESS=5 REQUIRED) 5 PROVIDED
 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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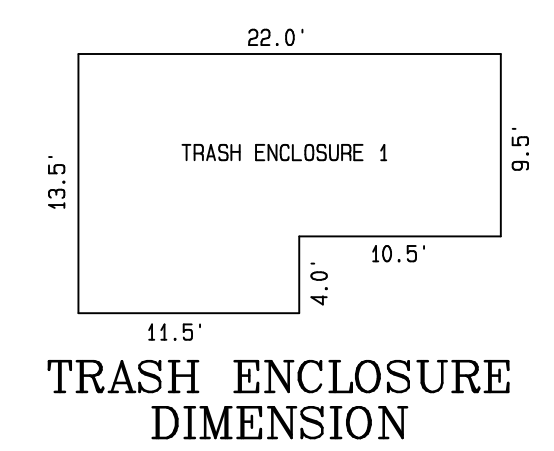
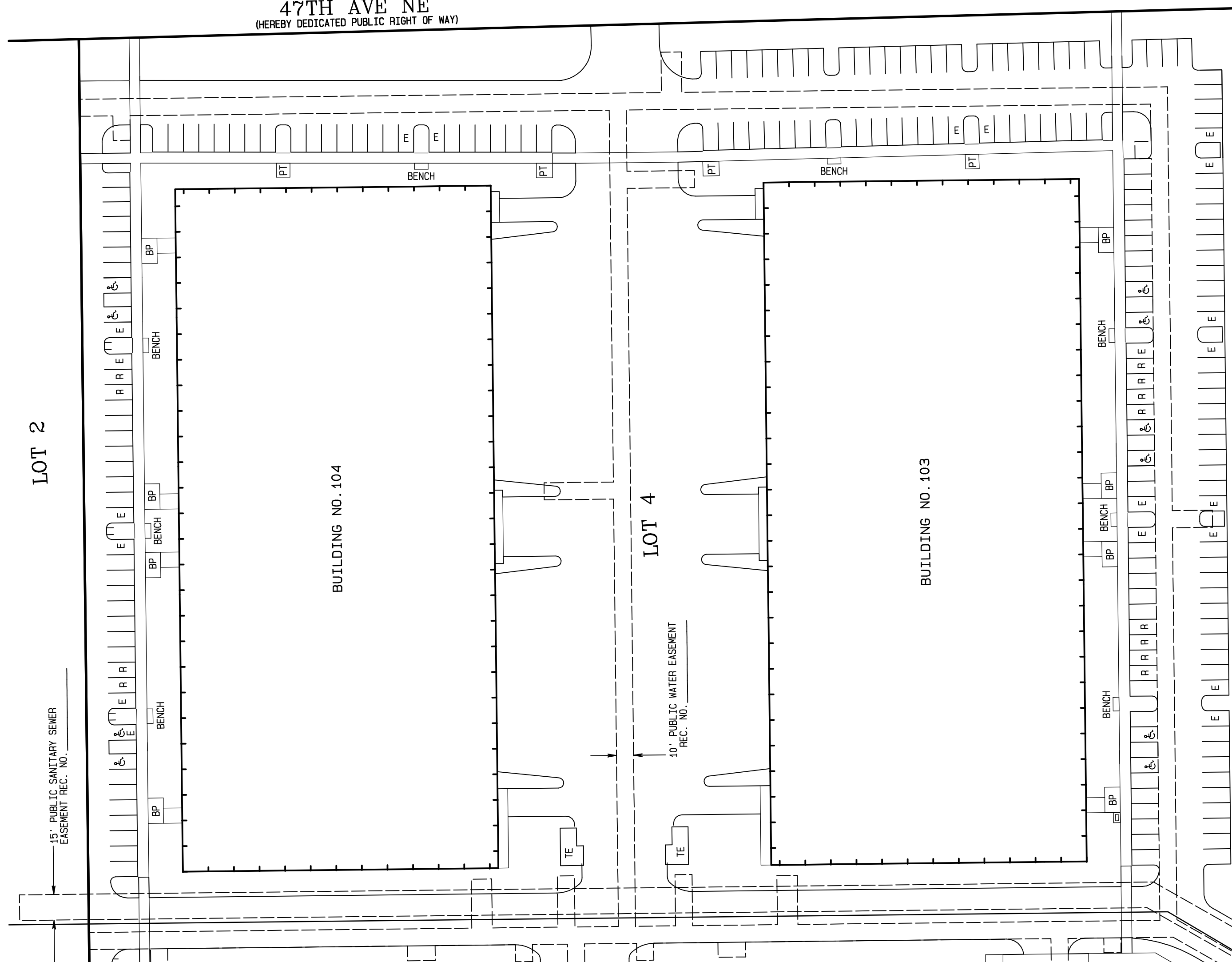
DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: MAY 16, 2024	JOB NAME: 20-195
SCALE: 1" = 50'	JOB NO.: 20-195B

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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MARYSVILLE CORPORATE CENTER FINAL BINDING SITE PLAN FILE NO. PA22004

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47TH AVE NE
(HEREBY DEDICATED PUBLIC RIGHT OF WAY)



- LEGEND:**
- PT = PICNIC TABLE
 - TE = TRASH ENCLOSURE
 - BP = BICYCLE PARKING
 - R = CARPOOL PARKING (SEE SIGN DIMENSION ON SHEET 6)
 - ♿ = ACCESSIBLE PARKING SPACE
 - E = ELECTRIC VEHICLE CHARGING 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

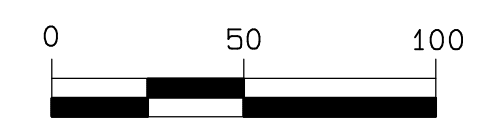
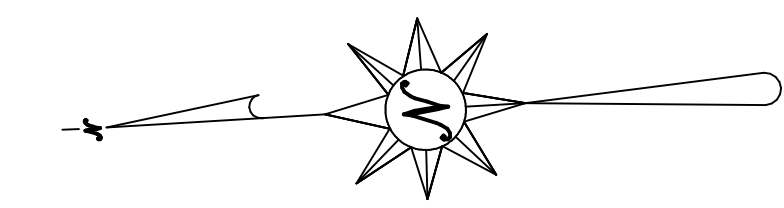
PARKING COMPLIANCE – BLDG 104

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

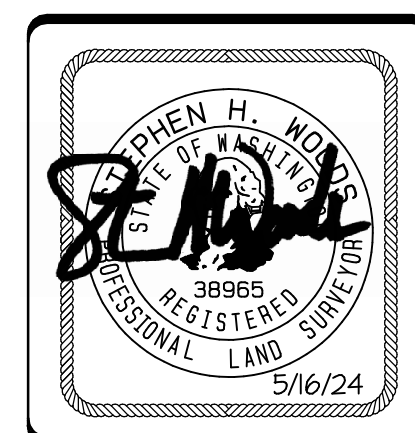
SEE SHEET 8 OF 9

10' POWER EASEMENT
REC. NO. 202309250108

TRACT E
156TH ST NE
(HEREBY DEDICATED PUBLIC RIGHT OF WAY)



Scale:
1" = 50'



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SHEET 9 OF 9

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