

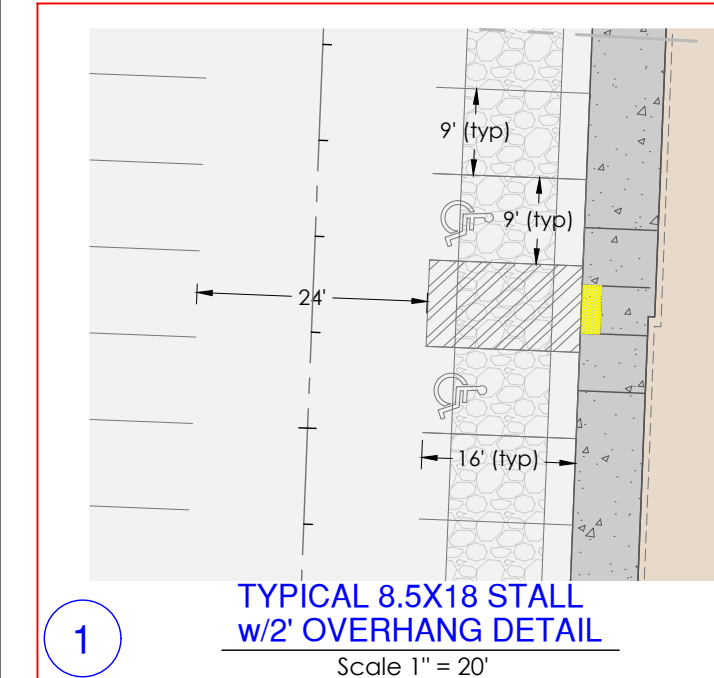
A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

**LEGEND**

- PROJECT BOUNDARY
- PROPOSED R/W DEDICATION
- EXIST R/W LINE
- 1/4 SECTION LINE
- 1/4 SECTION LINE
- EXIST PARCEL LINE
- EXIST PAVEMENT
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- CONTOUR MAJOR, EXIST
- CONTOUR MINOR, EXIST
- CLEARING LIMIT
- TEMPORARY SILT FENCE
- EXIST FENCE
- EXIST SEWERLINE
- EXIST WATERLINE
- EXIST POWERLINE
- EXISTING BUILDING
- ROAD MONUMENT
- POWER POLE, EXIST
- EXIST TREES TO REMAIN
- EXIST TREES TO BE REMOVED

**PARKING CALCULATIONS**

Building	Required	Provided
Office Building (1 space/400sf)	21,413 sf	54 Spaces
Manufacturing/Industrial (1 space/750 sf)	63,827 sf	85 Spaces
Warehouse Use (1 space/2,000)	96,230 sf	48 Spaces
Building A	35 Stalls	41 Stalls
Office	8 Stalls	8 Stalls
Manufacturing/Industrial	27 Stalls	27 Stalls
Carpool Parking Required	2 Stalls	4 Stalls
Bicycle Parking Required	2 Stalls	2 Stalls
Building B	79 Stalls	106 Stalls
Office	20 Stalls	23 Stalls
Manufacturing/Industrial	59 Stalls	4 Stalls
Carpool Parking Required	4 Stalls	6 Stalls
Bicycle Parking Required	4 Stalls	4 Stalls
Building C	76 Stalls	104 Stalls
Office	27 Stalls	27 Stalls
Manufacturing/Industrial	49 Stalls	4 Stalls
Carpool Parking Required	4 Stalls	6 Stalls
Bicycle Parking Required	4 Stalls	4 Stalls
Total Required Parking	190 Stalls	
Total Proposed Parking		251 Stalls



**BICYCLE PARKING CALCULATIONS**

Bicycle Parking	Required	Provided
(5% of Vehicle Spaces)	9.6 Stalls	4 Bicycle Stalls
5% of 192 Spaces		
Bicycle Parking Provided		4 Bicycle Stalls

**DEVELOPMENT STANDARDS**

Zoning	LI
Minimum Street Setback	None
Minimum Interior Setback	None
Maximum Base Height	65'
Maximum Impervious Surface	85%

**Landscape Setbacks:**  
Public Right-of-Way & Private Access 15'  
Public Arterial Right-of-Way 15'

**LANDSCAPE DATA**

Category	Area
Total Site Area	442,419 sf (10.16 ac)
Walkways	14,124 sf (0.33 ac)
Landscape Required (15% of Total Area)	66,363 sf (1.52 ac)
Landscape Provided	97,485 sf (2.24 ac)

**SIGNS**  
All signs are to comply with MMC 22C.160.160(1)



**BUILDING DESIGNATIONS (Interior Area)**

Building	Office	Warehouse	Total
Building A	3,013 sf	20,000 sf	23,013 sf
Building B	7,700 sf	43,827 sf	51,527 sf
Building C	10,700 sf	96,230 sf	106,930 sf

**LAND DISTURBING AREA**

Category	Area
Total Site Area	442,244 sf (10.15 ac)
Impervious Area	150,239 sf
Roof A	23,000 sf
Roof B	51,520 sf
Roof C	106,930 sf
Total Impervious	349,450 sf (94%)
Land Disturbing Activity	435,271 sf (10.15 ac)
Conceptual Area of Disturbance	

**NOTES**

- 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. Residential zoning is located to the east of the proposed development.
- Mechanical equipment located on the roof, facade or exterior portions of a building shall be architecturally screened so as not to be visible from adjacent properties at street level or the public street.
- Equipment or vents which generate noise or air emissions shall be located on the opposite side of the building from adjoining residentially designated properties.
- 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.
- 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.

**LEGAL DESCRIPTION**

**PARCEL A**  
THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;  
EXCEPT THE EAST 311.5 FEET THEREOF; AND  
EXCEPT STATE RIGHT OF WAY ON WEST LINE OF SAID TRACT;  
EXCEPT THE WEST 18.00 FEET FOR ROAD RIGHT-OF-WAY CONVEYED TO THE CITY OF MARYSVILLE PER DEED RECORDING NO. 200709250285.  
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**PARCEL B**  
TRACT 2 OF SNOHOMISH COUNTY SHORT PLAT NO. SP 89 (5-73) RECORDED UNDER AUDITOR'S FILE NUMBER 2295163, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;  
EXCEPT THE WEST 8.00 FEET FOR ROAD RIGHT-OF-WAY CONVEYED TO THE CITY OF MARYSVILLE PER DEED RECORDING NO. 200709180474.  
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**PARCEL C**  
TRACT 1 OF SNOHOMISH COUNTY SHORT PLAT NO. SP 89 (5-73) RECORDED UNDER AUDITOR'S FILE NUMBER 2295163, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;  
EXCEPT THE WEST 8.00 FEET FOR ROAD RIGHT-OF-WAY CONVEYED TO THE CITY OF MARYSVILLE PER DEED RECORDING NO. 200709180474.  
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**PARCEL D**  
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;  
THENCE EAST ALONG THE NORTH LINE OF THE ABOVE SUBDIVISION FOR 660 FEET;  
THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER FOR 495 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUE IN THE SAME DIRECTION FOR 165 FEET;  
THENCE AT RIGHT ANGLE ALONG THE SOUTH LINE OF SUBDIVISION FOR 311.5 FEET;  
THENCE NORTH AT RIGHT ANGLE FOR 165 FEET;  
THENCE EAST 430 FEET;  
THENCE NORTH 98 FEET;  
THENCE WEST 430 FEET TO THE POINT OF BEGINNING;  
EXCEPT 35TH AVENUE NORTHEAST.  
EXCEPT THE WEST 20.00 FEET FOR ROAD RIGHT-OF-WAY CONVEYED TO CITY OF MARYSVILLE PER DEED RECORDING NO. 200709250285.  
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**PARCEL E**  
LOT 1 OF BOUNDARY LINE ADJUSTMENT FILE NO. BLA19-008 RECORDED UNDER AUDITOR'S FILE NO. 201911215001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER AND LOTS 8 AND 9 OF SEARS ADDITION TO THE PLAT THEREOF RECORDED IN VOLUME 28 OF PLATS, PAGE 72.  
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**Line Table**

Line #	Length	Direction
L1	49.00	N05° 56' 19"E
L2	1.80	N86° 46' 38"W
L4	2.05	N79° 26' 52"E
L11	49.00	S05° 56' 15"W

**Curve Table**

Curve #	Length	Radius	Delta
C1	39.63	25.00	090.825

**LAND DISTURBING AREA**

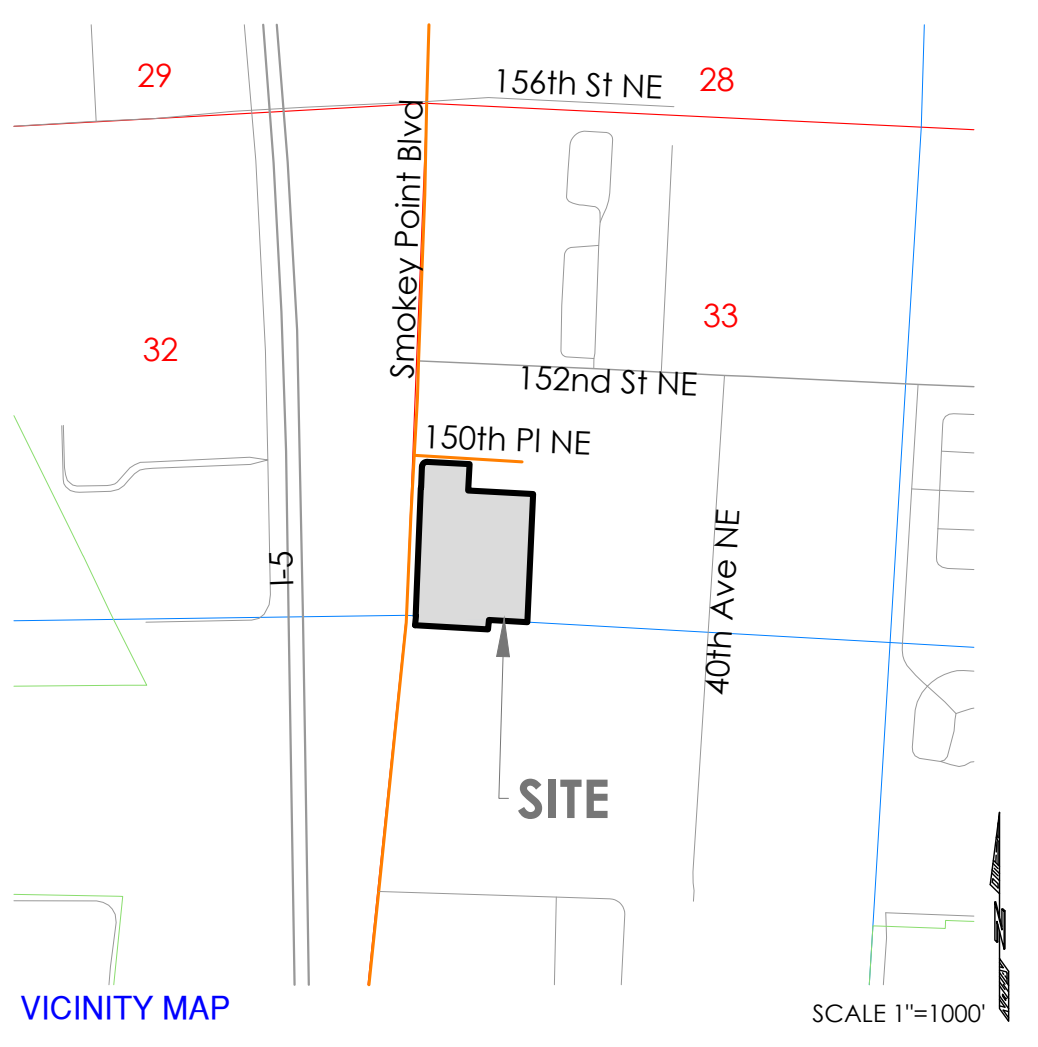
Category	Area
Total Site Area	442,244 sf (10.15 ac)
Impervious Area	150,239 sf
Roof Top Area	181,450 sf
Drive Aisle/Parking Area	150,239 sf
Walkway Area	14,124 sf
Trash/Recycling Area	34,905 sf
Total Impervious	349,934 sf
Land Disturbing Activity	435,271 sf
Conceptual Area of Disturbance	

**Site Grading**

Category	Volume
Cut	0 cy
Fill	86,041 cy

**AQUIFER RECHARGE/ WELL HEAD PROTECTION**  
Low, Over 100

**SOILS**  
Custer fine sandy loam;  
Hydrologic Soil Group: C/D  
Compact Fill Area to 95% Modified Proctor



**DATUM & BENCHMARK**

**DATUM:**  
NAVD 88 (INGVD 29 = NAVD 88-3.71)

**BENCHMARK:**  
FOUND CASED CONC. MON. W/1-3 4" BRASS DISK & PUNCH ON CENTERLINE. SMOKEY POINT BLVD.  
WGS SURVEY DATA WAREHOUSE I.D.#22645  
ELEV. = 104.98

**BASIS OF BEARING:**  
THE MONUMENTED CENTERLINE OF SMOKEY POINT BLVD, AS THE BEARING OF N 02°16'15" E.

**SURVEYOR NOTES**

- ALL EXISTING STRUCTURES TO BE DEMOLISHED.
- NO RECORDS OF WELLS WERE FOUND ON THIS PROPERTY OR WITHIN 150' OF ITS BORDERS.

**PROJECT INFORMATION**

Tax Parcel Numbers: 310533-002-022-00, 310533-002-024-00, 310533-002-025-00, 310533-002-023-00, 310533-002-015-00, 310533-003-006-00  
442,244 sf (10.15 ac)

Total Area: 442,244 sf (10.15 ac)  
GPP Designation: LI (Light Industrial)  
Existing Zoning: Auto Repair, Single Family Residence, Lumber Yard, Vacant  
Proposed Land Use: General Industrial

**LOCAL SERVICES**

Sewage Disposal: City of Marysville  
Water District: City of Marysville  
School District: Marysville School District No.25  
Fire District: City of Marysville  
Post Office: City of Marysville  
Electric: Snohomish County PUD  
Phone: Verizon  
Cable: Comcast  
Gas: Comcast

**CONTACT PERSON**  
Land Technologies Inc.  
Merle Ash  
18820 3rd Ave, NE  
Arlington, WA 98223  
360.652.9727  
merle@landtechway.com

**SITE ADDRESS**  
14805, 14821, 14919 & 1425 Smokey Pt Blvd, Marysville, WA 98270  
1425 Smokey Pt Blvd  
Marysville, WA 98270

**ENGINEER**  
Land Technologies Inc.  
Tyler S. Foster, P.E.  
18820 3rd Ave NE  
Arlington, WA 98223  
360.652.9727  
tyler@landtechway.com

**APPLICANT**  
Ryan Wear  
2732 Grand Ave, Suite 122  
Everett, WA 98201  
360.652.9727

**SURVEYOR**  
Pacific Coast Surveys, Inc  
Darren J. Riddle, PLS  
P.O. Box 13619  
Mill Creek, WA 98082  
425.512.7099

**CERTIFIED EROSION CONTROL SPECIALIST**

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

\*Note: Areas tabulated are for the interior portion of the buildings consistent with architectural plans. Building Footprint Areas are represented on site plan for stormwater management calculations.  
Note: Per MMC 22C.020.340(2) any mechanical equipment located on roof or external portions of a building shall be architecturally screened.

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

**ADMINISTRATIVE SITE PLAN**

PROJECT LEAD: Merle Ash  
CHECKED BY: Tyler Foster  
DRAWN BY: Merle Ash  
APPLICATION DATE: -  
SITE APPROVAL: -  
REVISION DATE: -  
LDA APPROVAL: -  
AS BUILT: -

Ideal Industrial Park  
14805, 14821, 14919 & 1425 Smokey Pt Blvd, Marysville, WA 98270  
A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Ryan Wear  
2732 Grand Ave, Suite 122, Everett, WA 98201

SHEET  
P1 of P2  
24x36  
G22-0038  
PA22-039

A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND	
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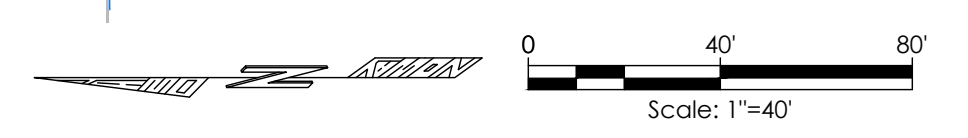


EXISTING CONDITIONS MAP

**Note:** All Onsite Existing Structures and Hardscape to be removed with Early Grading LDA Application xx-xxxxx LDA.

**AQUIFER RECHARGE/  
WELL HEAD PROTECTION**  
Low, Over 100

**SOILS**  
Cluster fine sandy loam;  
Hydrologic Soil Group: C/D  
Compact Fill Area to 95% Modified Proctor



Z:\Ideal Property Investments - Ideal Industrial Park Smokey Pt Blvd\Sheets\PA Existing Conditions Map.dwg 4/27/2023 8:56 AM

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

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

PROJECT LEAD: Merie  
CHECKED BY: Tyler  
DRAWN BY: Meri, Alex  
APPLICATION DATE: -  
SITE APPROVAL DATE: -  
REVISION DATE: -  
LDA APPROVAL: -  
AS BUILT: ###

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SHEET  
P2 of P2  
24x36  
G22-0038  
PA22-039

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MAKING A WAY OUT OF NO WAY