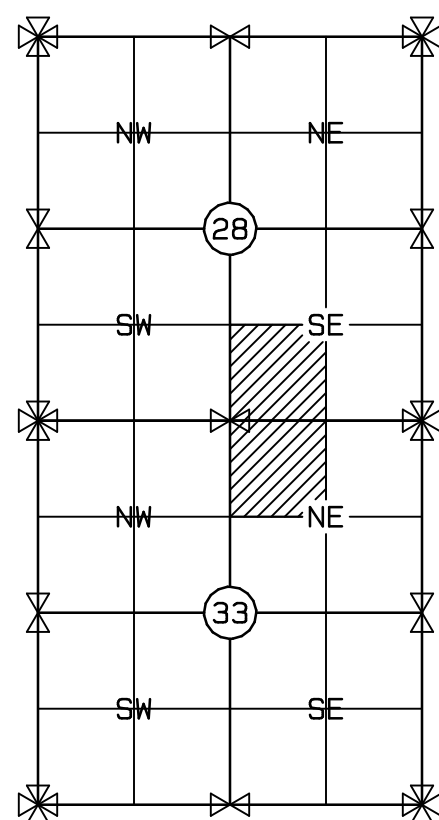
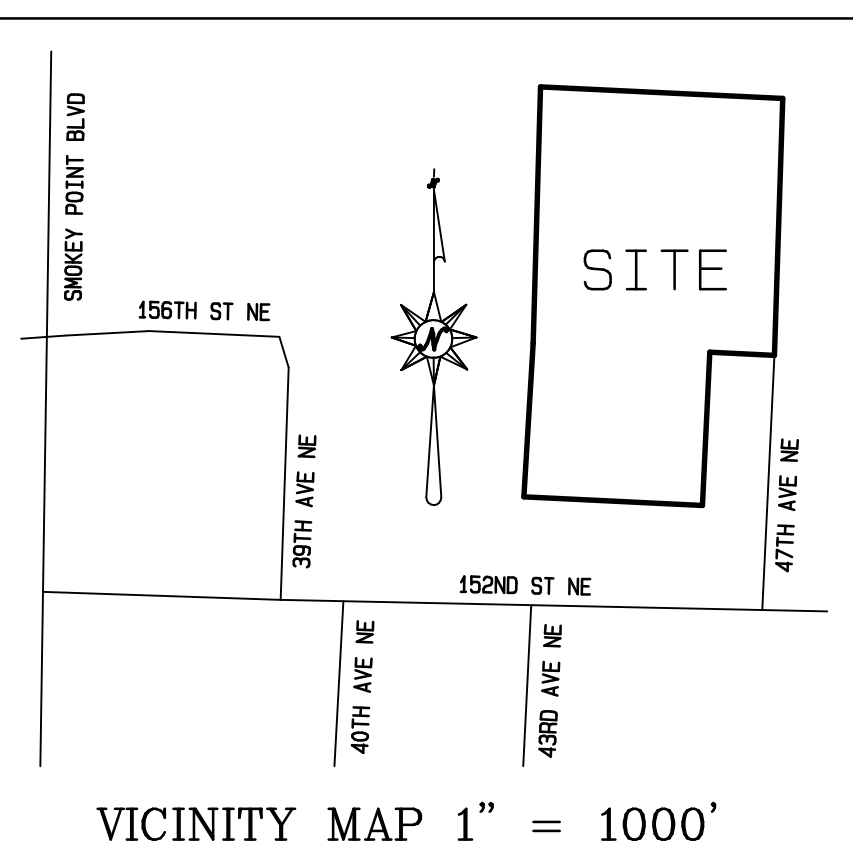


# MARYSVILLE CORPORATE CENTER FINAL BINDING SITE PLAN FILE NO. \_\_\_\_\_

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, AND \_\_\_\_\_, THE MORTGAGEE 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 \_\_\_\_\_, 2023.

PACIFIC REALTY ASSOCIATES, A DELAWARE LIMITED PARTNERSHIP

## ACKNOWLEDGEMENTS:

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

11/01/23 DATE

## 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.

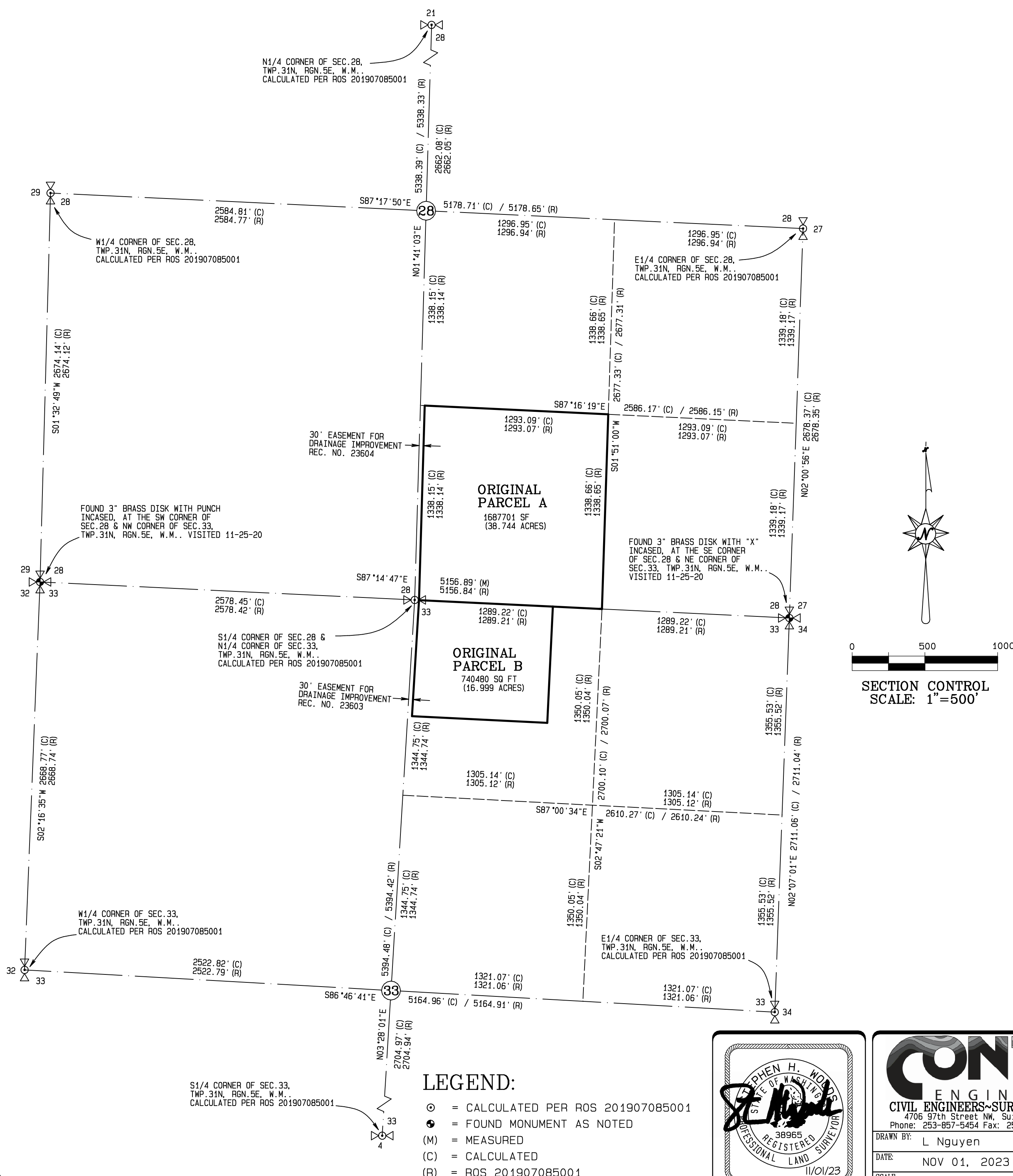


**CONTOUR**  
 ENGINEERING • LLC  
 CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS  
 4706 97th Street NW, Suite 100, Gig Harbor, WA 98335  
 Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

DRAWN BY: L. Nguyen	CHECKED BY: S. Woods
DATE: NOV 01, 2023	JOB NAME: 20-195
SCALE: N/A	JOB NO.: 20-195B

INDEX DATA: <b>SEC 28-33 T 31N R 5E WM</b>
SURVEY FOR: PACIFIC REALTY ASSOCIATES, L.P. 15908 47TH AVE NE MARYSVILLE, WA 98271
<b>SNOHOMISH COUNTY, WASHINGTON</b>
<b>SHEET 1 OF 13</b>

# MARYSVILLE CORPORATE CENTER FINAL BINDING SITE PLAN FILE NO. \_\_\_\_\_



### TITLE REPORT ITEM NOTES:

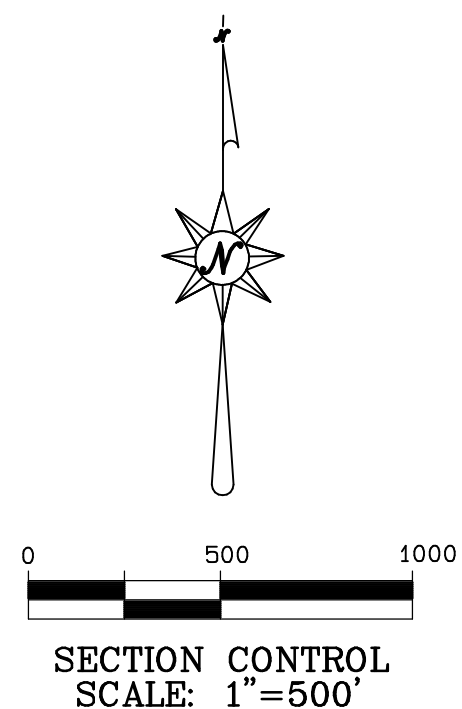
- 1) TITLE COMPANY CONCERN. NON-SURVEY RELATED ITEM.
- 2) 30' WIDE EASEMENT FOR DRAINAGE IMPROVEMENT RECORDED UNDER RECORDING NO. 236003. SHOWN HEREON.
- 3) 30' WIDE EASEMENT FOR DRAINAGE IMPROVEMENT RECORDED UNDER RECORDING NO. 236004. SHOWN HEREON.
- 4) CITY OF MARYSVILLE LOCAL IMPROVEMENTS DISTRICT 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. THIS IS AN AS-CONSTRUCTED EASEMENT THEREFORE AN EXACT LOCATION CANNOT BE SHOWN.
- 9) TITLE COMPANY CONCERN. 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

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

DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: NOV 01, 2023	JOB NAME: 20-195
SCALE: 1" = 500'	JOB NO.: 20-195B

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



MARYSVILLE CORPORATE CENTER FINAL BINDING SITE PLAN FILE NO. \_\_\_\_\_

ZONING COMPLIANCE – TOTAL PHASE

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

TRACTS TABLE

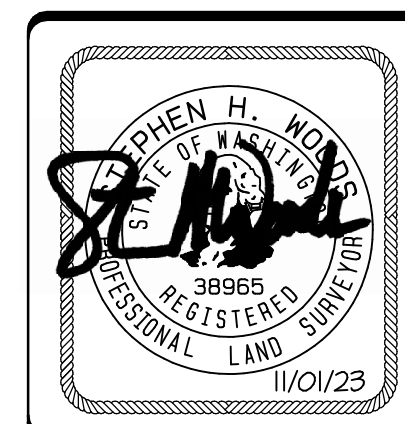
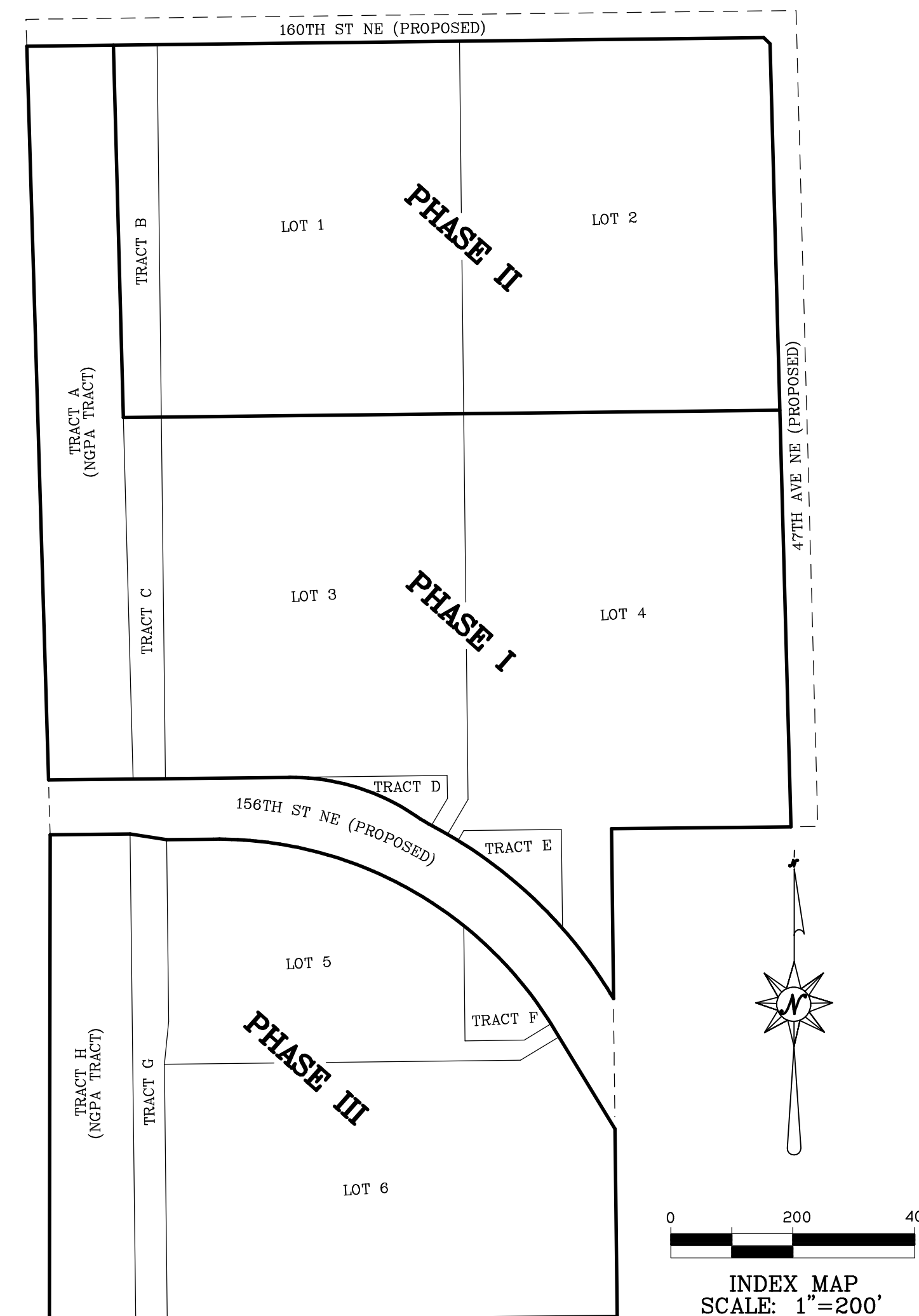
TRACT	SQUARE FOOTAGE	PROPOSED USE
TRACT A	169, 171 SF	NGPA TRACT
TRACT B	40, 786 SF	STORMWATER TRACT
TRACT C	34, 118 SF	STORMWATER TRACT
TRACT D	7, 731 SF	STORMWATER TRACT
TRACT E	13, 767 SF	STORMWATER TRACT
TRACT F	16, 117 SF	FUTURE DEVELOPMENT TRACT
TRACT G	44, 042 SF	STORMWATER TRACT
TRACT H	108,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

- 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.
- 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.
- 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).
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.



**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: NOV 01, 2023	JOB NAME: 20-195
SCALE: 1" = 200'	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**

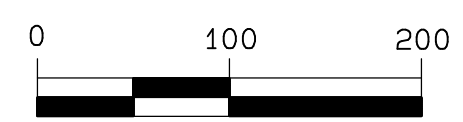
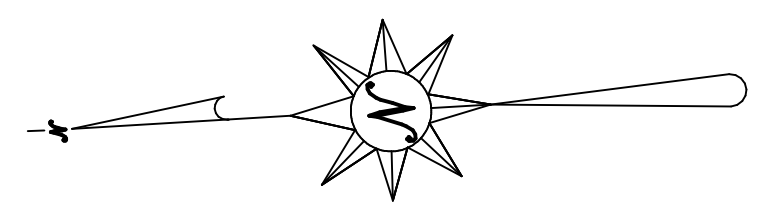


# MARYSVILLE CORPORATE CENTER FINAL BINDING SITE PLAN FILE NO. \_\_\_\_\_

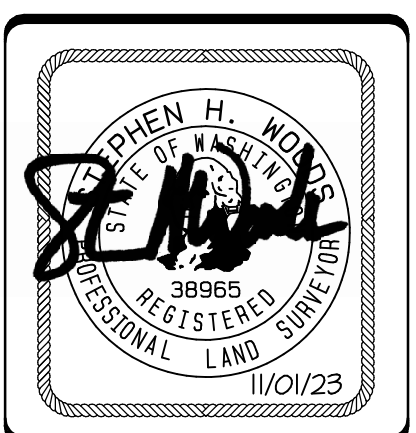
## EXISTING CONDITION



SEE SHEET 4 OF 13



Scale:  
1" = 100'



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 4706 97th Street NW, Suite 100, Gig Harbor, WA 98335  
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SURVEY FOR:	PACIFIC REALTY ASSOCIATES, L.P. 15908 47TH AVE NE MARYSVILLE, WA 98271
SNOHOMISH COUNTY, WASHINGTON	
SHEET 5 OF 13	

VOLUME/PAGE



# MARYSVILLE CORPORATE CENTER FINAL BINDING SITE PLAN FILE NO. \_\_\_\_\_

## PROPOSED IMPROVEMENT

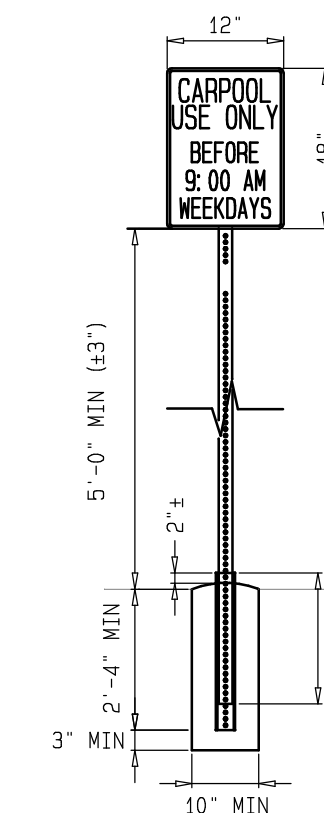
DUE CLARENCE W  
PN 31053300101700

### CURVE TABLE

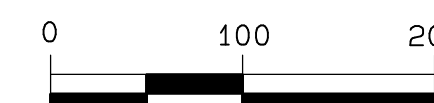
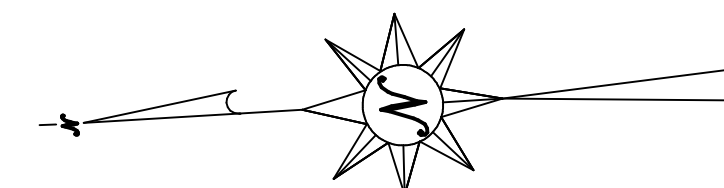
CURVE	ARC	DELTA	RADIUS
C1	217.44'	19°18'55"	645.00'
C2	8.63'	0°45'59"	645.00'
C3	222.76'	35°06'46"	363.50'
C4	32.38'	6°28'30"	286.50'
C5	403.25'	30°38'32"	754.00'
C6	24.82'	1°53'10"	754.00'
C7	20.00'	1°31'11"	754.00'
C8	27.19'	5°26'13"	286.50'
C9	5.19'	1°02'18"	286.50'
C10	224.43'	17°03'16"	754.00'
C11	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	S86°44'23"E	1076.90'
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'



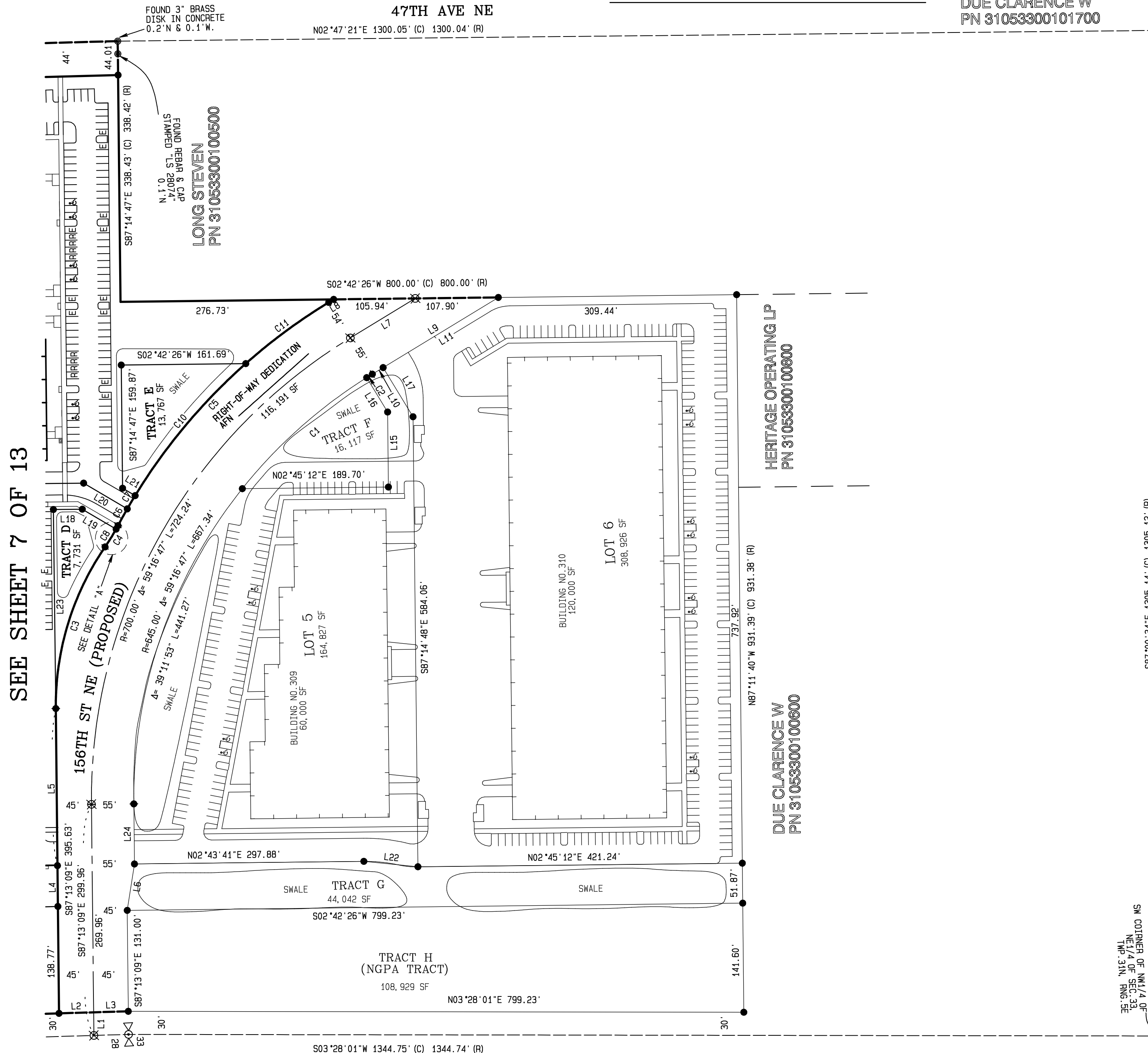
CARPOOL PARKING SIGN  
(NOT TO SCALE)



Scale:  
1" = 100'

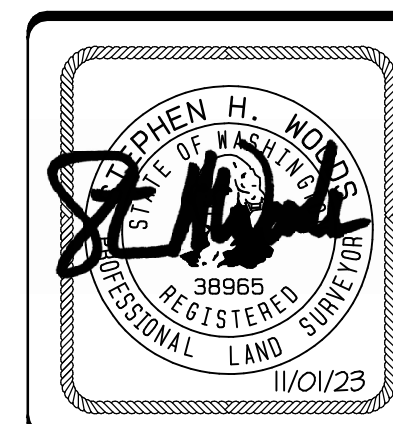
### LEGEND:

- ⊙ = 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"
- R = CARPOOL PARKING (DETAIL ON SHEET 5)
- ♿ = ACCESSIBLE PARKING SPACE



SEE SHEET 7 OF 13

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



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

DRAWN BY: L. Nguyen	CHECKED BY: S. Woods
DATE: NOV 01, 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**

# MARYSVILLE CORPORATE CENTER FINAL BINDING SITE PLAN FILE NO. \_\_\_\_\_

## PROPOSED IMPROVEMENT

5 J WILLIAMS FAMILY LLC  
PN 31052800400400

S01°51'00"W 1338.66' (C) 1338.65' (R)

FOUND 3" BRASS  
DISK IN CONCRETE  
0.2' N & 0.1' W

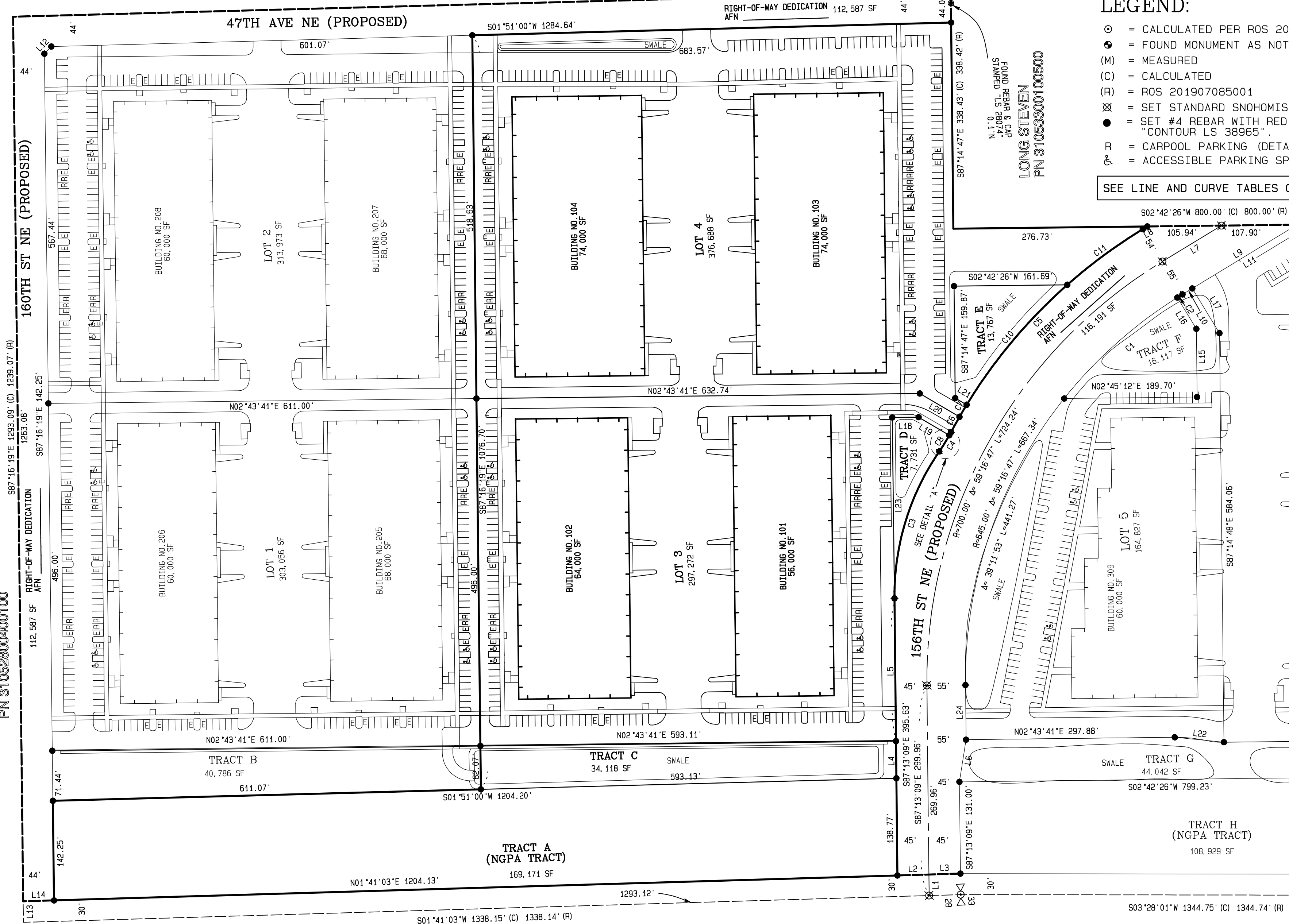
47TH AVE NE

N02°47'21"E 1300.05' (C) 1300.04' (R)

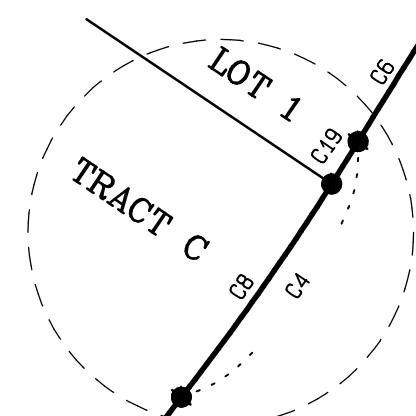
### LEGEND:

- ⊙ = 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

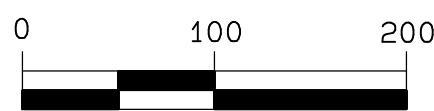
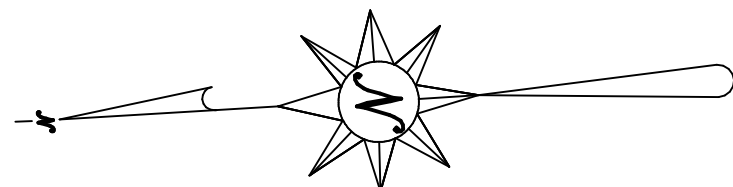
SEE LINE AND CURVE TABLES ON SHEET 6 OF 13



SEE SHEET 6 OF 13

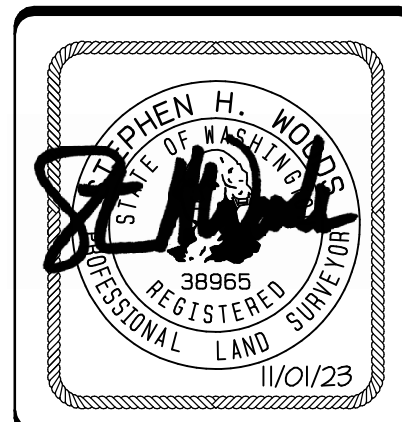


DETAIL "A"  
SCALE 1" = 20'



Scale:  
1" = 100'

ALL PARKING STALLS AND DRIVE AISLES SHOWN HEREON  
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DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: NOV 01, 2023	JOB NAME: 20-195
SCALE: 1" = 100'	JOB NO.: 20-195B

INDEX DATA:  
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SNOHOMISH COUNTY, WASHINGTON

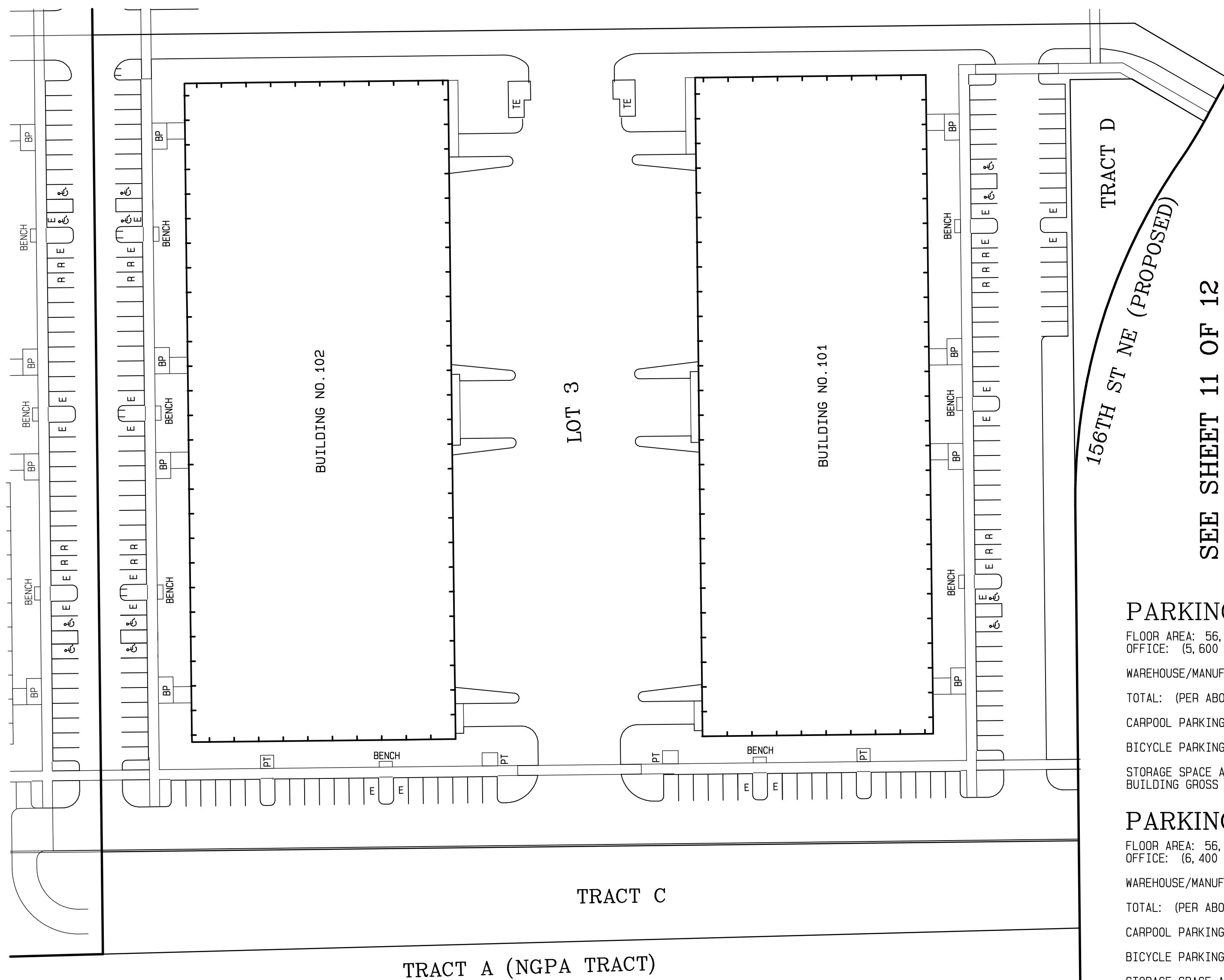
SHEET 7 OF 13



MARYSVILLE CORPORATE CENTER FINAL BINDING SITE PLAN FILE NO. \_\_\_\_\_

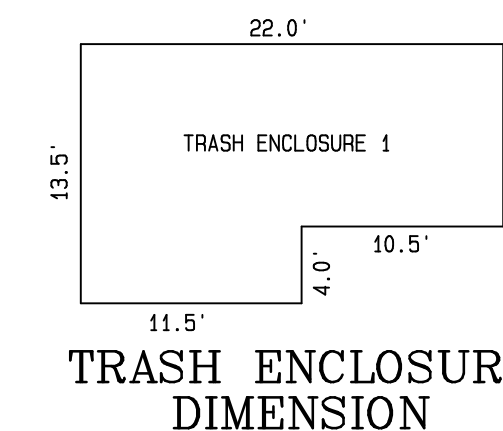
SEE SHEET 9 OF 13

SEE SHEET 9 OF 12



LEGEND:

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



SEE SHEET 11 OF 12

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

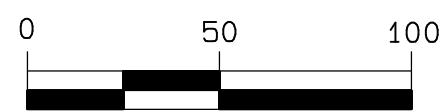
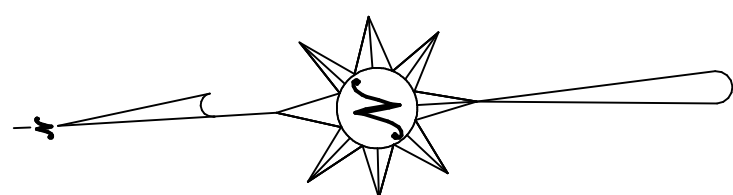
TOTAL: (PER ABOVE) 45 REQUIRED 61 PROVIDED

CARPOOL PARKING SPACES: (5% OF 61 OR 5, WHICHEVER IS LESS = 4 REQUIRED) 4 PROVIDED

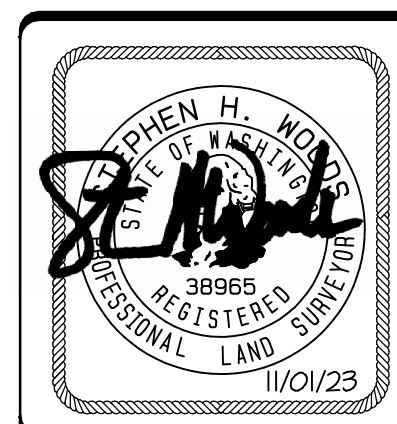
BICYCLE PARKING: (5% OF 45 = 3 REQUIRED) 8 PROVIDED

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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DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: NOV 01, 2023	JOB NAME: 20-195
SCALE: 1" = 50'	JOB NO.: 20-195B

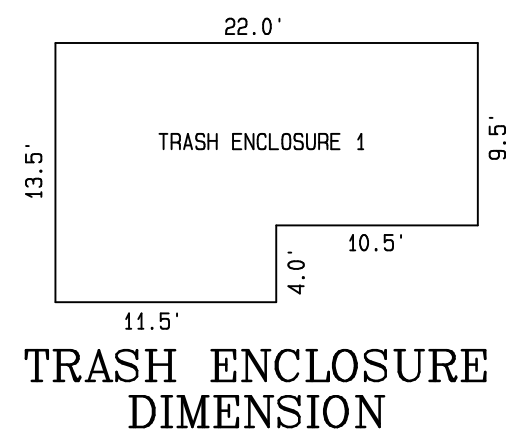
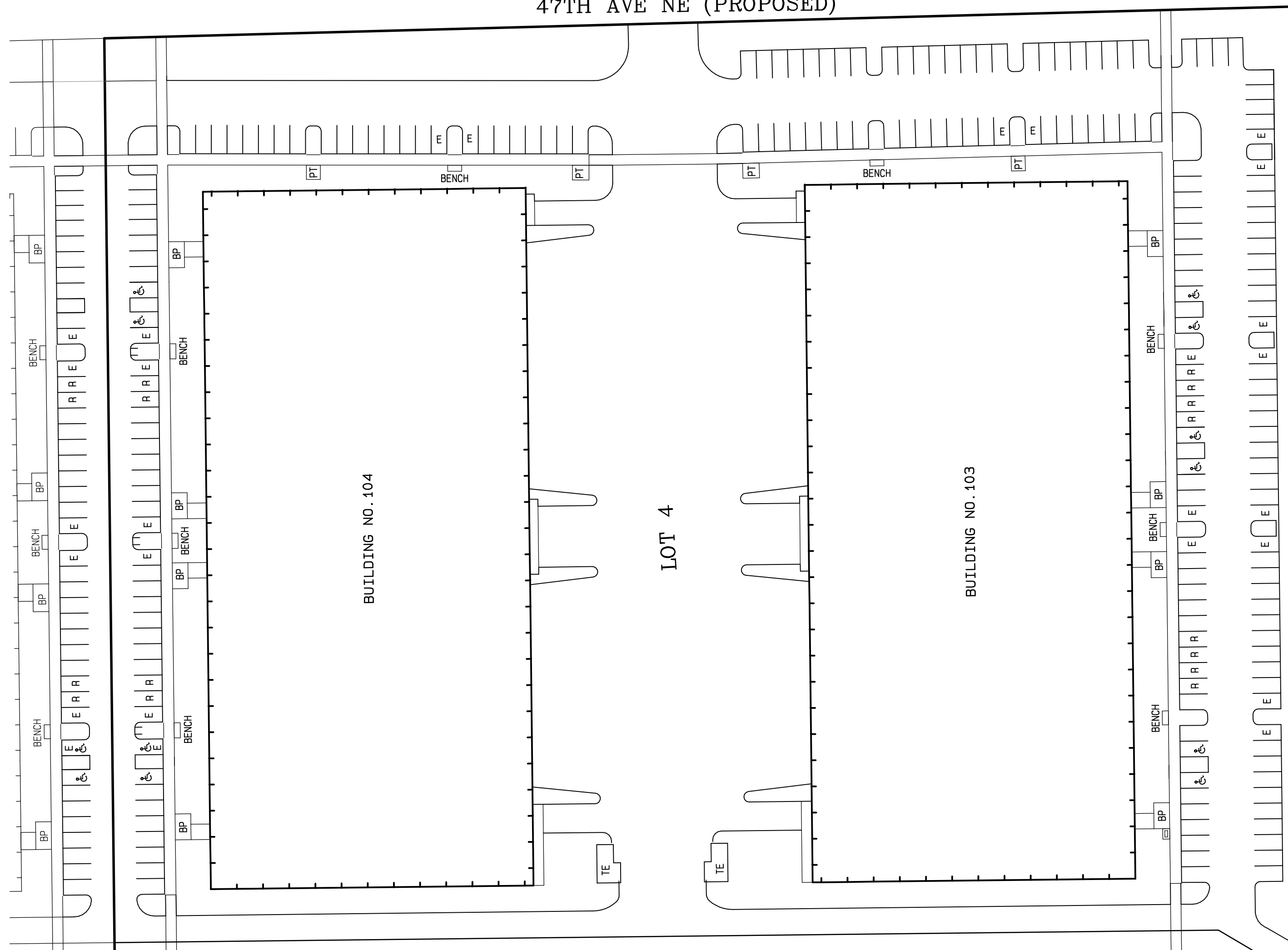
INDEX DATA:	SEC 28-33 T 31N R 5E WM
SURVEY FOR:	PACIFIC REALTY ASSOCIATES, L.P. 15908 47TH AVE NE MARYSVILLE, WA 98271
SNOHOMISH COUNTY, WASHINGTON	
SHEET 8 OF 13	



# MARYSVILLE CORPORATE CENTER FINAL BINDING SITE PLAN FILE NO. \_\_\_\_\_

## 47TH AVE NE (PROPOSED)

SEE SHEET 10 OF 12



TRASH ENCLOSURE DIMENSION

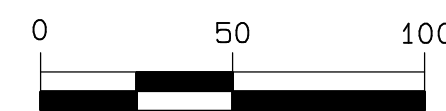
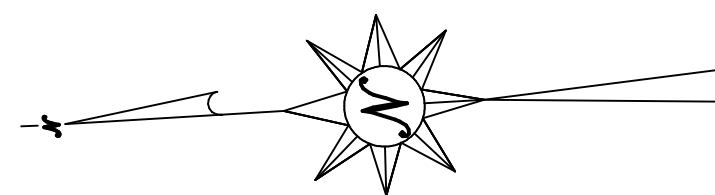
### LEGEND:

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

SEE SHEET 11 OF 12

TRACT E

156TH ST NE (PROPOSED)



Scale:  
1" = 50'

### PARKING COMPLIANCE – BLDG 103

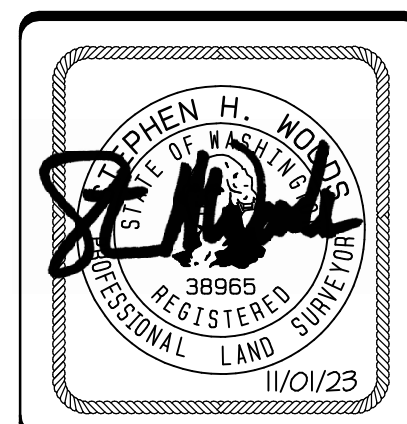
FLOOR AREA: 74,000 SF  
 OFFICE: (7,400 SF X 1 STALL PER 400 SF) = 19 REQUIRED 19 PROVIDED  
 WAREHOUSE/MANUFACTURING: (66,600 SF X 1 STALL PER 2,000 SF) = 34 REQUIRED 119 PROVIDED  
 TOTAL: (PER ABOVE) 53 REQUIRED 138 PROVIDED  
 CARPOOL PARKING SPACES: (5% OF 138 OR 5, WHICHEVER IS LESS=5 REQUIRED)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

SEE SHEET 8 OF 13

### PARKING COMPLIANCE – BLDG 104

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

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



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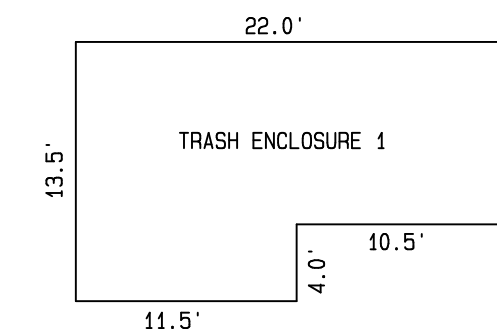
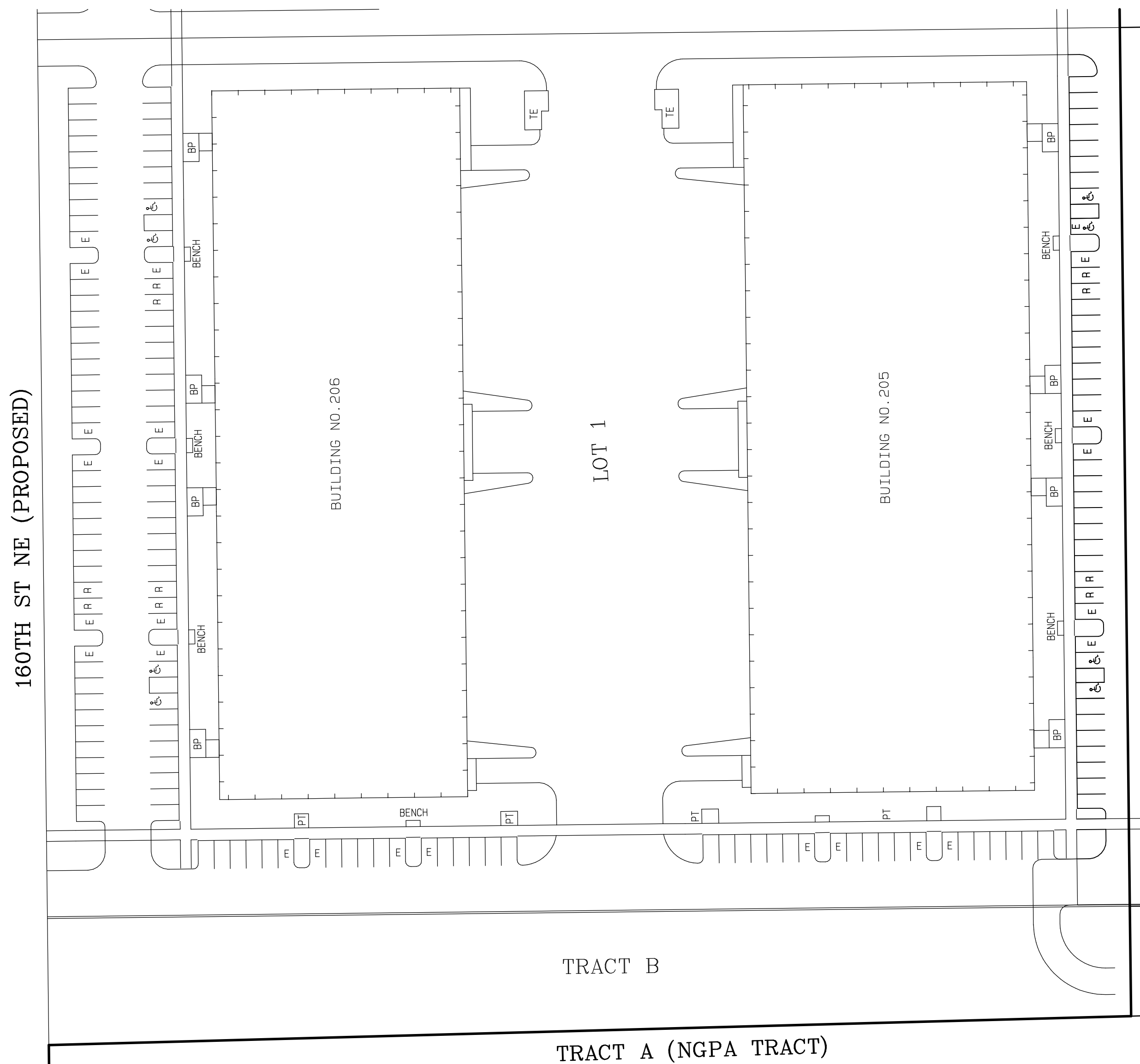
DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: NOV 01, 2023	JOB NAME: 20-195
SCALE: 1" = 50'	JOB NO.: 20-195B

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 9 OF 13

VOLUME/PAGE

# MARYSVILLE CORPORATE CENTER FINAL BINDING SITE PLAN FILE NO. \_\_\_\_\_

SEE SHEET 11 OF 13



TRASH ENCLOSURE 1 DIMENSION

### PARKING COMPLIANCE – BLDG 205

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

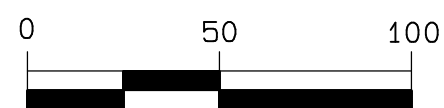
### PARKING COMPLIANCE – BLDG 206

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

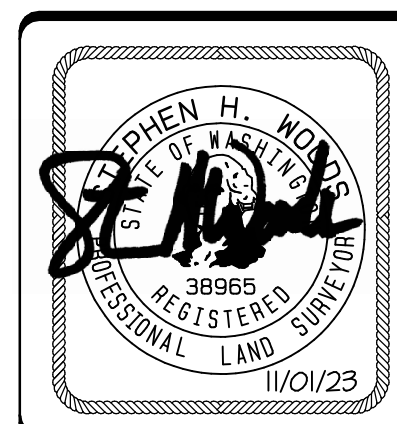
SEE SHEET 8 OF 13

### LEGEND:

- PT = PICNIC TABLE
- TE = TRASH ENCLOSURE
- BP = BICYCLE PARKING
- R = CARPOOL PARKING (DETAIL ON SHEET 5)
- ⊕ = ACCESSIBLE PARKING SPACE
- E = ELECTRIC VEHICLE CHARGING SPACE



Scale:  
 1" = 50'



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DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: NOV 01, 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
SHEET 10 OF 13

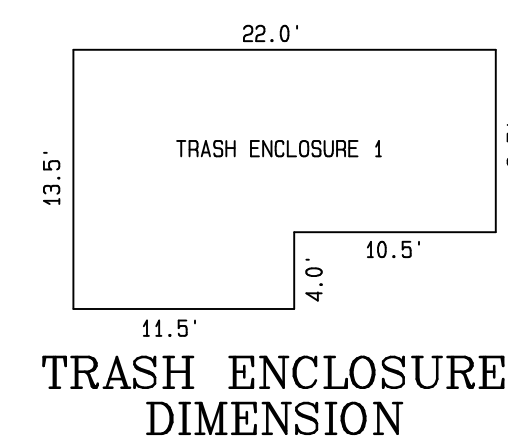
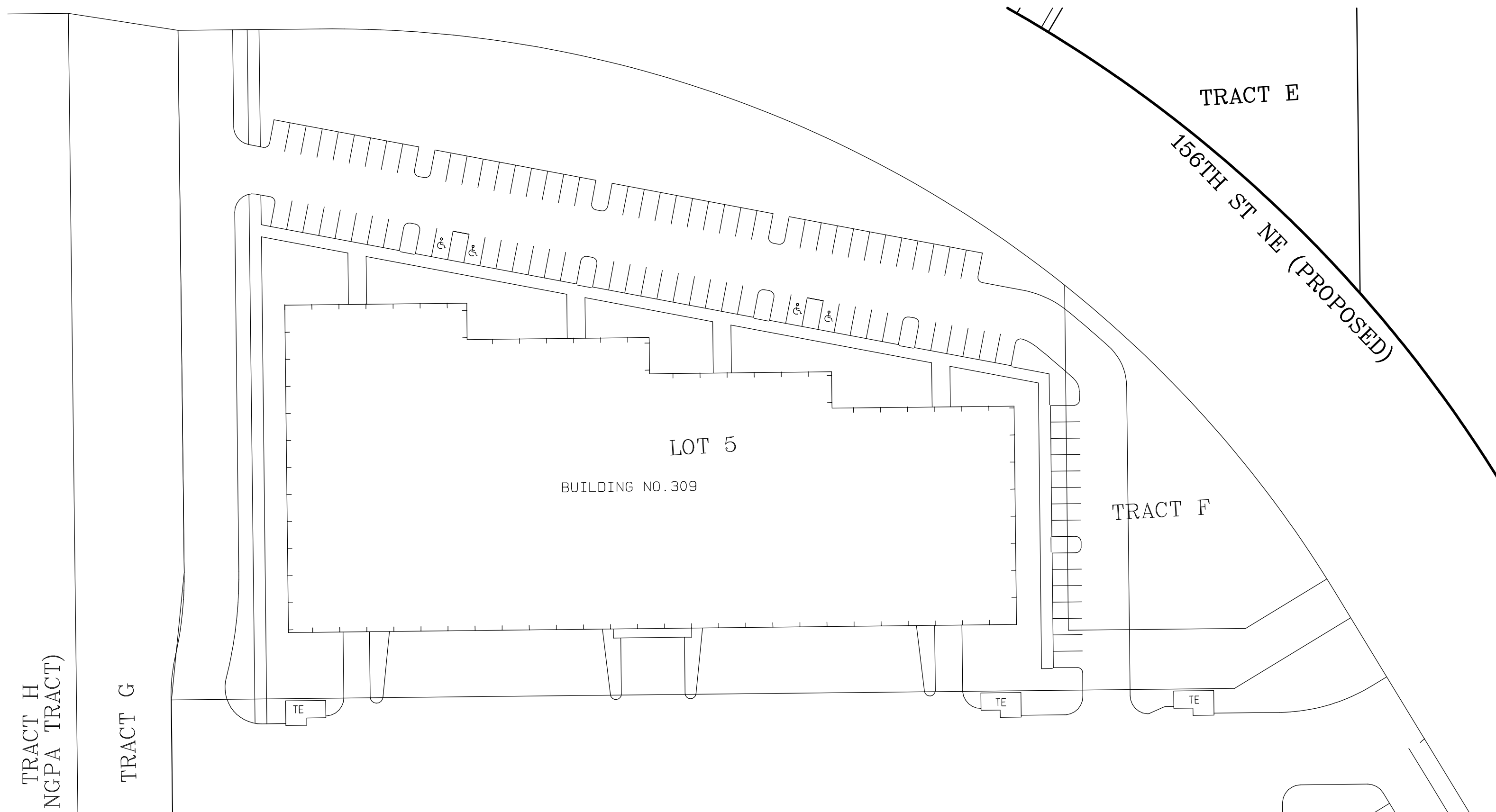




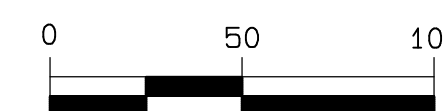
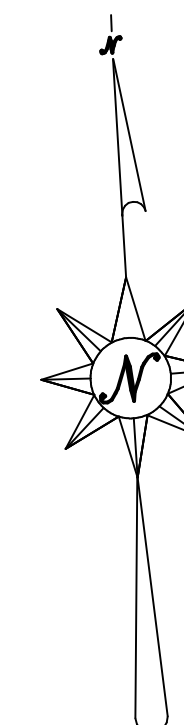
# MARYSVILLE CORPORATE CENTER FINAL BINDING SITE PLAN FILE NO. \_\_\_\_\_

SEE SHEET 8 OF 13

SEE SHEET 9 OF 13



SEE SHEET 13 OF 13



Scale:  
1" = 50'

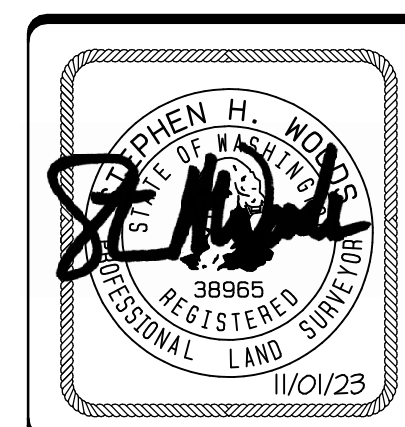
### PARKING COMPLIANCE — BLDG 309

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

### LEGEND:

- PT = PICNIC TABLE
- TE = TRASH ENCLOSURE
- 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.



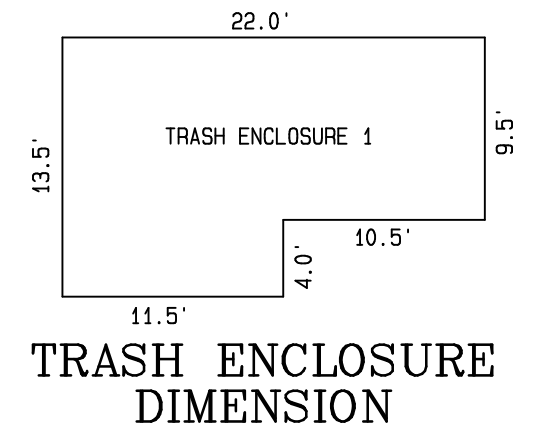
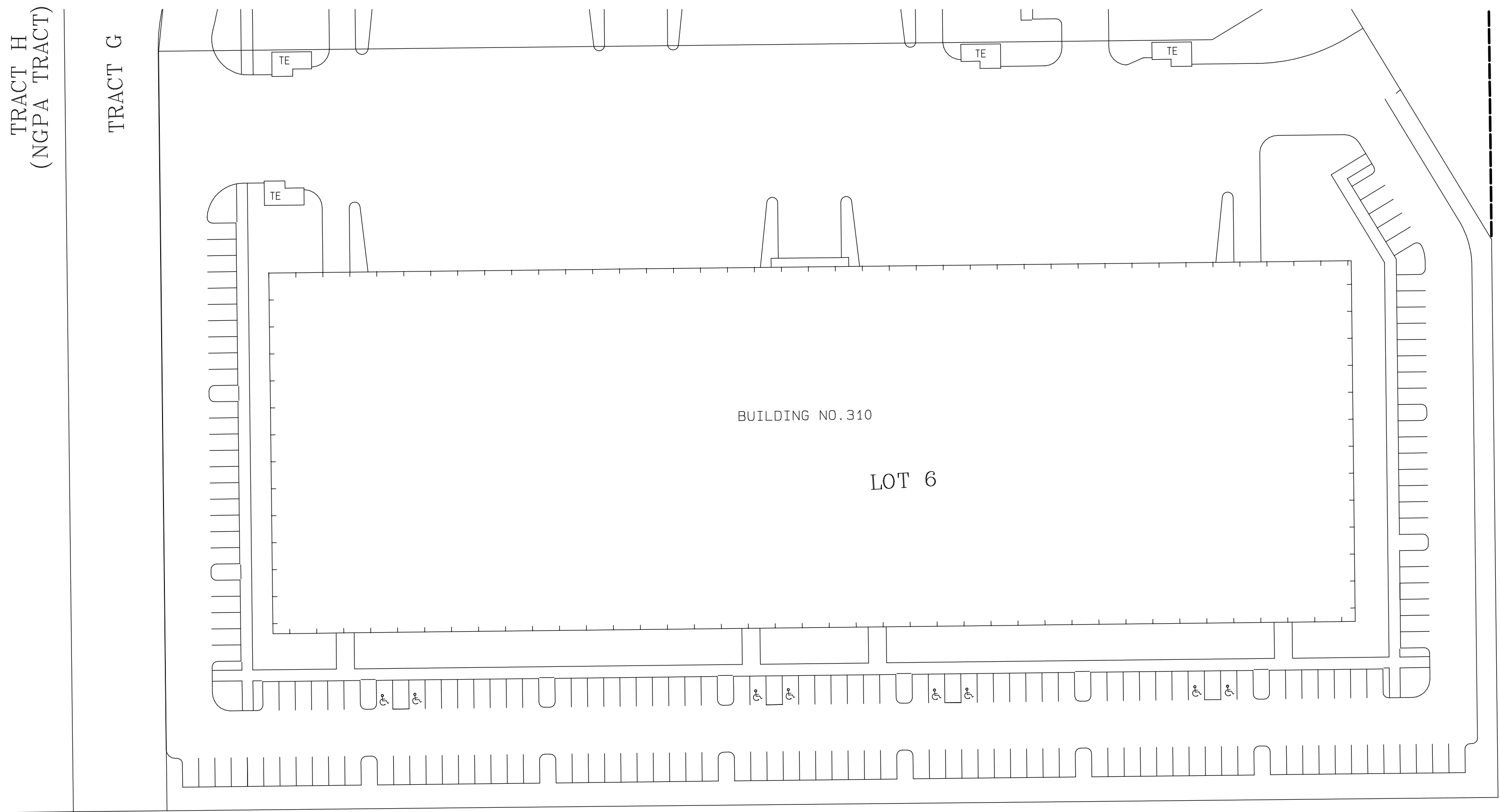
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DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: NOV 01, 2023	JOB NAME: 20-195
SCALE: 1" = 50'	JOB NO.: 20-195B

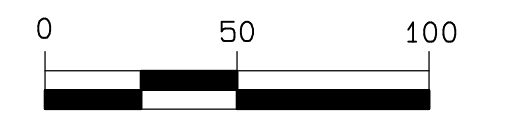
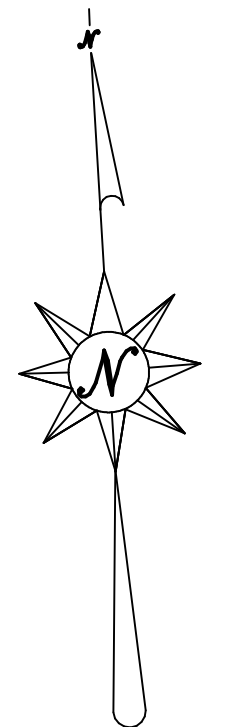
INDEX DATA:	SEC 28-33 T 31N R 5E WM
SURVEY FOR:	PACIFIC REALTY ASSOCIATES, L.P. 15908 47TH AVE NE MARYSVILLE, WA 98271
SNOHOMISH COUNTY, WASHINGTON	
SHEET 12 OF 13	



SEE SHEET 12 OF 13



TRASH ENCLOSURE DIMENSION



Scale:  
1" = 50'

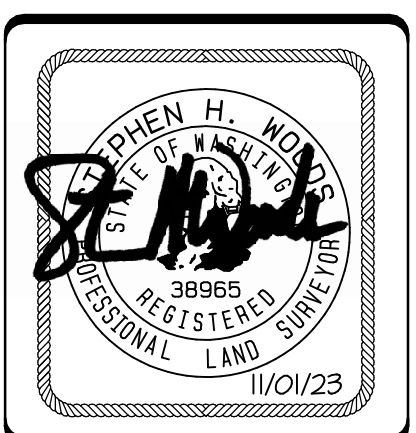
LEGEND:

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

PARKING COMPLIANCE — BLDG 310

FLOOR AREA: 120,000 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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SNOHOMISH COUNTY, WASHINGTON	
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