

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

LEGEND	
	PROJECT BOUNDARY
	R/W LINE, EXIST
	UTILITY EASEMENT
	BUILDING SETBACK
	SEWER MAIN, EXIST
	STORM LINE, EXIST
	PROPOSED STORM CULVERT
	WATER LINE, EXIST
	GAS LINE, EXIST
	PROPOSED PAVED AREA
	SEWER MANHOLE, EXIST
	STORM CATCH BASIN, EXIST
	FIRE HYDRANT, EXIST
	POWER POLE, EXIST
	BUS STOP SIGN, EXIST

DEVELOPMENT STANDARDS

Zoning	GC
Minimum Street Setback	None
Minimum Interior Setback	35'
Maximum Base Height	35'
Maximum Impervious Surface	85%
Landscape Setbacks:	
Public Right-of-Way & Private Access	15'
Public Arterial Right-of-Way	15'

LANDSCAPE DATA

Total Site Area	129,163 sf (2.97 ac)
Landscape Required	
Total Required	19,348 sf
(15% of Total Area)	
Landscape Provided	
Total Landscaping	27,278 sf

LAND DISTURBING AREA

Total Site Area	129,163 sf (2.97 ac)
Impervious Area	
Parking	74,812 sf
Sidewalk	3,016 sf
Decorative Walk	930 sf
Trash/Recycle Area	196 sf
PGIS Total	78,954 sf
Roof	
Total Impervious	101,885 sf (78.8%)
Land Disturbing Activity	
Conceptual Area of Disturbance	129,163 sf (2.97 ac)
Site Grading	
Cut	-cy
Fill	3,000 cy

PARKING CALCULATIONS

Commercial Use Building (Floor Area)	21,858 sf
Motor Vehicle Sales and Service Land Use	
Service Bays (1 space/1-Service Bay)	6
	12 Spaces
Outdoor Display Area (1 space/1,000sf)	23,126sf
	24 Spaces
Office Space (1 space/400sf)	3,000 sf
	8 Spaces
Parking Required	44 Spaces
Parking Provided	233 Spaces
ADA Spaces Provided	2 Spaces

BICYCLE PARKING CALCULATIONS

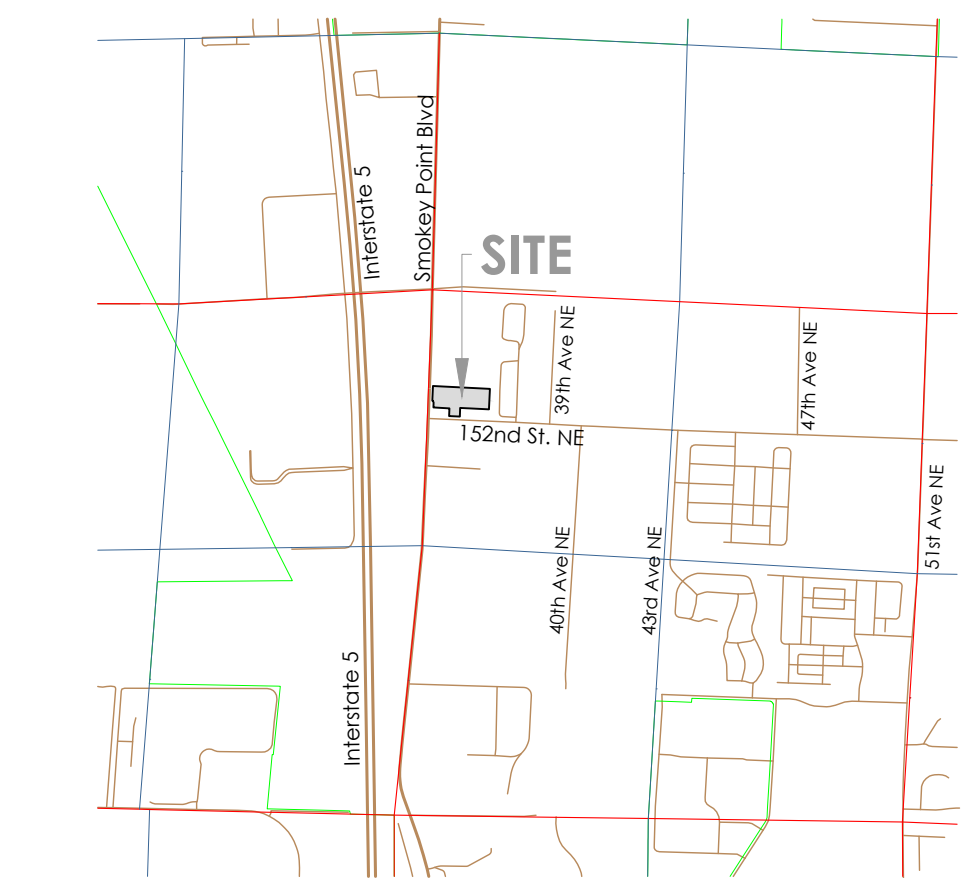
Bicycle Parking (5% of Vehicle Spaces)	5% of 44 Spaces
Bicycle Parking Provided	2.2 Bicycle Stalls
	3 Bicycle Stalls

BUILDING DESIGNATIONS (Interior Area)

Building	Office	3,000 sf*
	Sales & Service Support	21,858 sf*
	Total	24,858 sf

*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 22G.020.340(2) any mechanical equipment located on roof or external portions of a building shall be architecturally screened.



VICINITY MAP

LEGAL DESCRIPTION

PARCEL A:
LOT 4 OF SHORT PLAT NO. SP-10215-82) RECORDED UNDER RECORDING NO. 821129093, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER RECORDING NO. 9412080055.

PARCEL B:
PARCEL B OF CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA20-008, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 2021-3255002.

DATUM & BENCHMARK

DATUM:
HORIZONTAL DATUM: NAD 83/2011
VERTICAL DATUM: NAVD 88

BENCHMARK:

GENERAL NOTES

- PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC 332-130-090.
- FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) AND/OR A 5 SECOND DIRECT READING TOTAL STATION. METHOD: GPS, TRAVERSE AND RADIAL SURVEY.
- ALL DISTANCES ARE IN FEET.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 4, 2020. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MARCH OF 2020.

SUBSTRUCTURES

BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES CRITICAL TO DESIGN, CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER

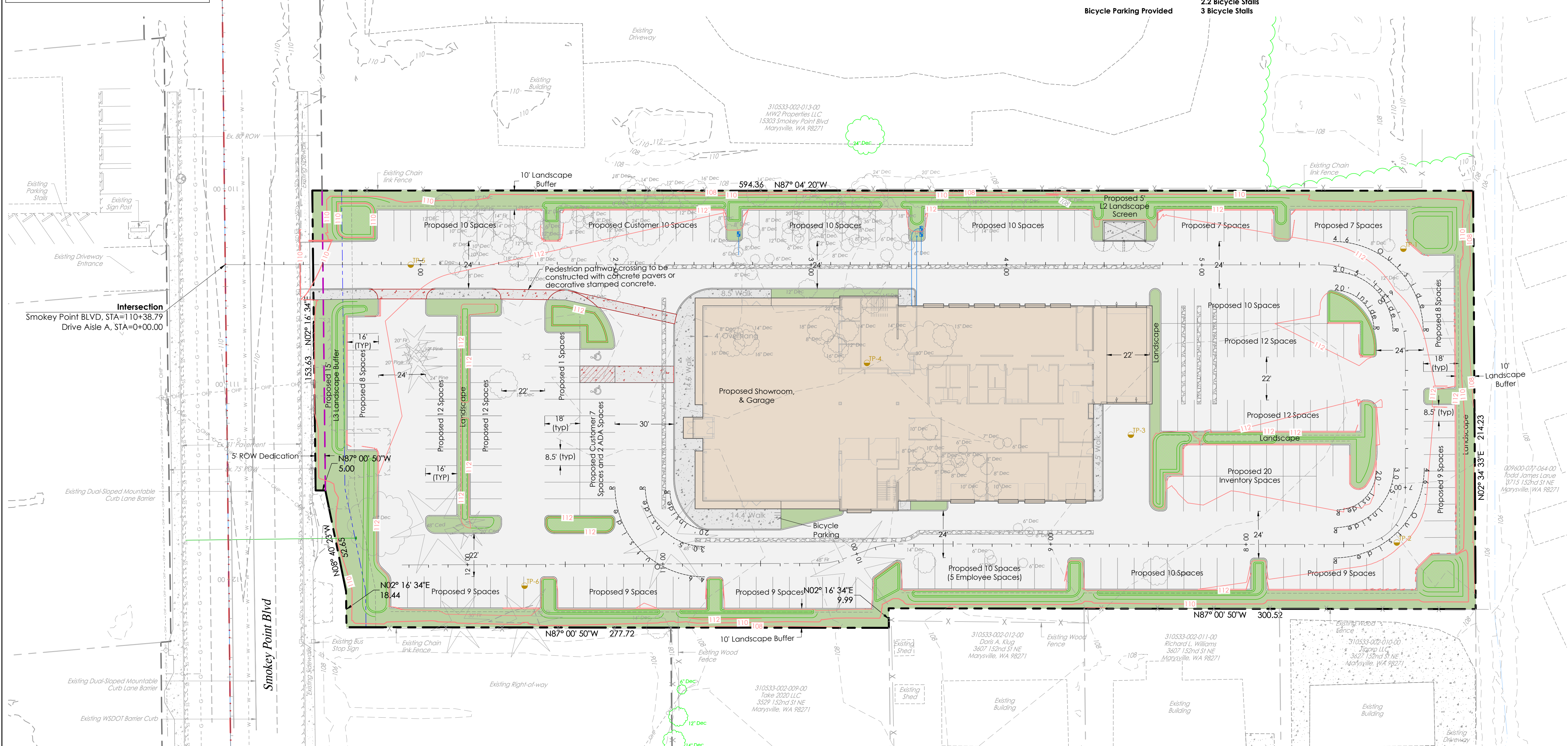
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. NORTH PEAK ASSOCIATES LLC HAS NOT CONTACTED EACH OF THE MANY COMPANIES IN THE COURSE OF THIS SURVEY WHICH MAY HAVE UNDERGROUND LINES WITHIN THE ADJACENT RIGHTS-OF-WAY. NORTH PEAK ASSOCIATES LLC DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION.

PROJECT INFORMATION

Tax Parcel Numbers	310533-002-052-00 & 310533-002-053-00
Total Area	129,163.97
GPP Designation	GC (General Commercial)
Existing Zoning	Undeveloped
Existing Land Use	General Commercial
Proposed Land Use	General Commercial

LOCAL SERVICES

Sewage Disposal:	City of Marysville
Water District:	City of Marysville
School District:	Marysville #25
Fire District:	City of Marysville
Post Office:	City of Marysville
Electric:	Snohomish County PUD
Phone:	Frontier
Cable:	Comcast
Gas:	PSE



PRELIMINARY SITE PLAN

SIGNS

All signs shall comply with MMC 22C.160.160 S/ons

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 external 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.
- 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.120.270.
- Prior to Civil Construction plan approval, the applicant shall be required to demonstrate compliance with the applicable landscaping standards outlined in MMC 22C.020.250(4).
- Prior to Building Permit issuance, the applicant shall be required to demonstrate compliance with the Building Design - Human Scale Standards outlined in MMC 22C.020.250(4).
- Prior to Building Permit issuance, the applicant shall be required to demonstrate compliance with the Building Design - Architectural Scale Standards outlined in MMC 22C.020.250(7).
- Prior to Building Permit issuance, the applicant shall be required to demonstrate compliance with the Building Design Details Standards outlined in MMC 22C.020.250(9).
- Prior to Building Permit issuance, the applicant shall be required to demonstrate compliance with the Building Materials Standards outlined in MMC 22C.020.250(10).
- Prior to Building Permit issuance, the applicant shall be required to demonstrate compliance with the Blank Walls Standards outlined in MMC 22C.020.250(11).
- Prior to Building Permit issuance, the applicant shall be required to demonstrate compliance with the Building Entrance Standards outlined in MMC 22C.020.250(12).
- Prior to Building Permit issuance, the applicant shall be required to demonstrate compliance with the Storage Space and Collection Points for Recyclables Standards outlined in MMC 22C.020.320.
- 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 with vegetation or by architectural features.

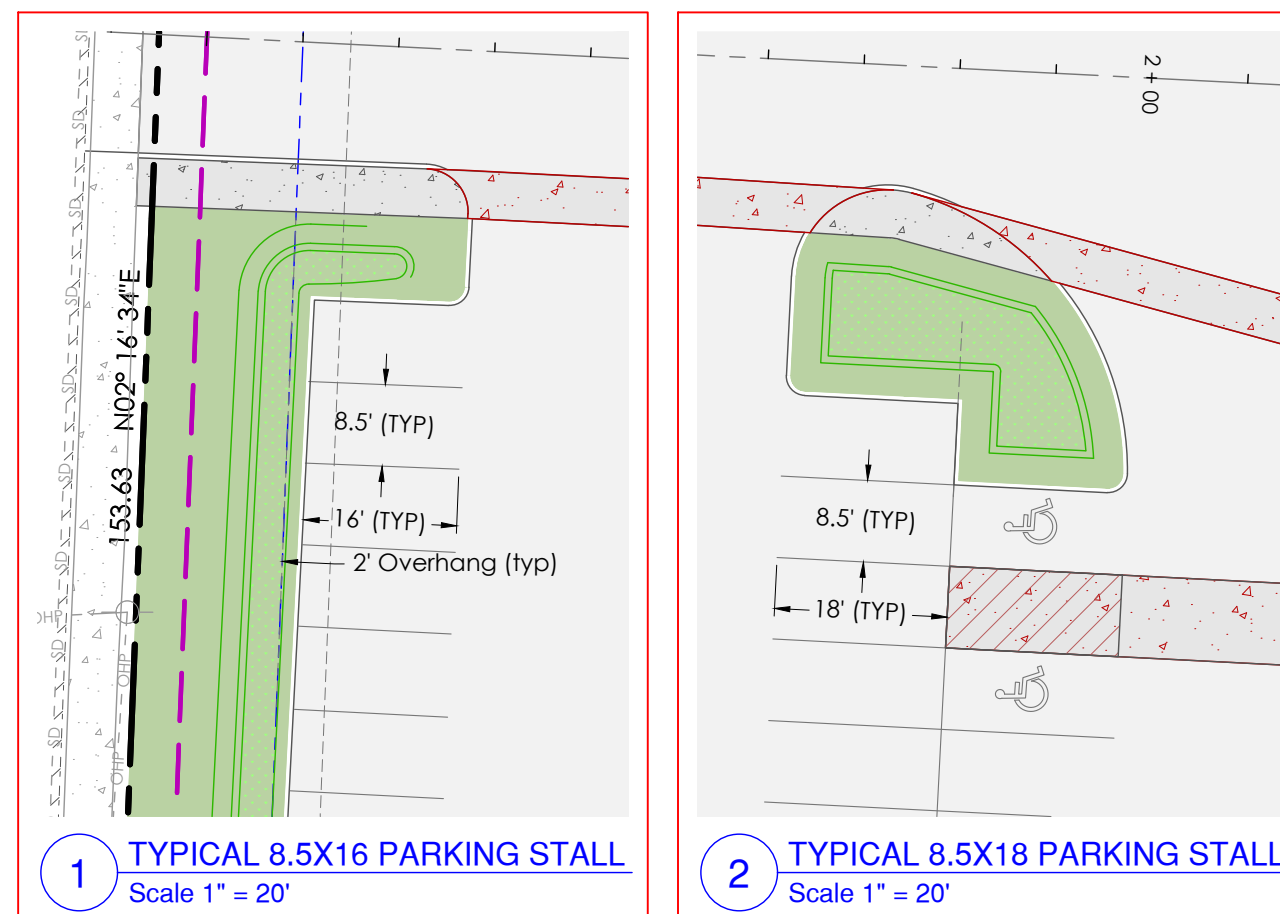
AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low, Over 100

SOILS

Custer Fine Sandy Loam;
Hydrologic Soil Group: C/D
Compact Fill Area to 95%
Modified Proctor

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



Sheet List Table

Sheet Number	Sheet Title
Planning: P2	
P1	Preliminary Site Plan
P2	Survey Existing Conditions
P3	Vehicle Tracking Site Plan
Construction: C11	
C1	Civil Site Plan
C2	Construction Notes
C3	Existing Conditions, Clearing & TESC Plan
C4	Grading Plan
C5	Grading & TESC Details
C6	Site Cross Sections
C7	Site Cross Sections
C8	Paving Plan
C9	Stormwater Management Overview Plan
C10	Stormwater Management Details
C11	Composite Utility Plan

CONTACT PERSON

Land Technologies Inc.
Merle Ash
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
mete@landtechway.com

SITE ADDRESS

15223 Smokey Point Blvd
Marysville, WA 98271

ENGINEER

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

APPLICANT/OWNER

Quality Auto Center
15223 Smokey Point Blvd
Marysville, WA 98271

SURVEYOR

North Peak Associates LLC
Steven C. Berg, PLS
17270 Woodville-Redmond Rd
Woodinville, WA 98072
206.601.4682

CERTIFIED EROSION CONTROL SPECIALIST

-
-
-

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

LAND TECHNOLOGIES
MAKING A WAY OUT OF NO WAY

PROJECT LEAD: Merle Ash
CHECKED BY: Tyler Foster
DRAWN BY: Merle Ash
DATE: 11/15/2023
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

Quality Auto Center Marysville
15223 Smokey Point Blvd, Marysville, WA 98271
A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Quality Auto Center
15223 Smokey Point Blvd, Marysville, WA 98271

PRELIMINARY SITE PLAN

SHEET P1 of P2
24x36
PA 22-005

NW 1/4 OF THE NW 1/4, SEC. 33, TWP. 31 N., RGE. 5 E., W.M.

SITE NOTES
ADDRESS:
 15223 SMOKEY POINT BLVD
 MARYSVILLE, WA 98271
PARCEL NO.:
 31053300205200 & 31053300205300
FLOOD ZONE:
 THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED NOVEMBER 8, 1999, COMMUNITY PANEL NO. 53061C0395E, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.
ZONING AGENCY:
 MARYSVILLE CITY HALL
 1049 STATE AVENUE
 MARYSVILLE, WA 98270
ZONING:
 GC GENERAL COMMERCIAL
HORIZONTAL DATUM:
 NAD 83/2011
VERTICAL DATUM:
 NAVD 88
AREA:
 SITE AREA AS SHOWN CONTAINS 129,163 SQUARE FEET OR 2.9652 ACRES, MORE OR LESS.

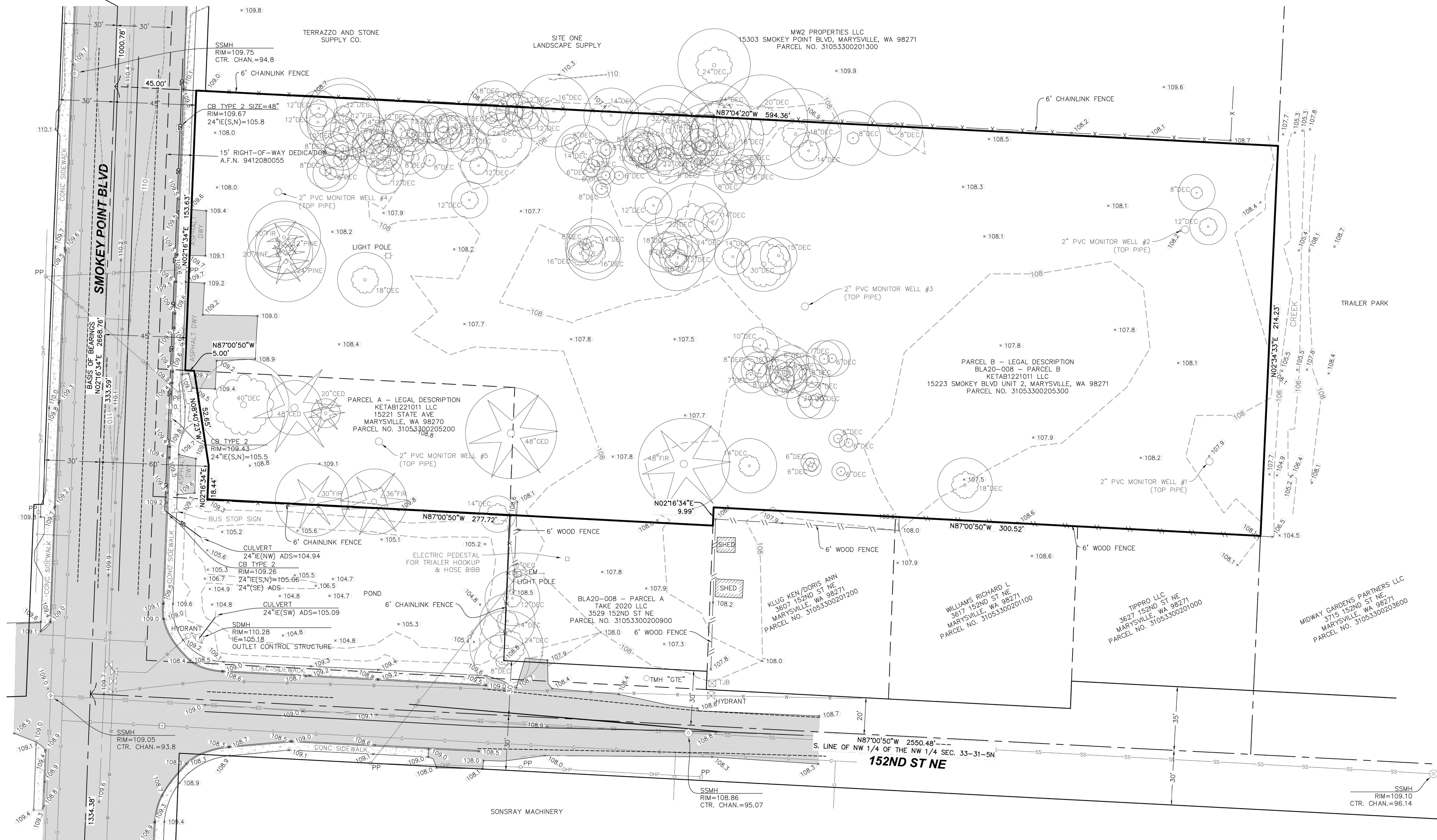
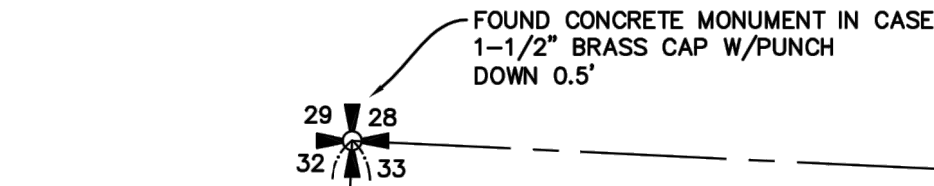
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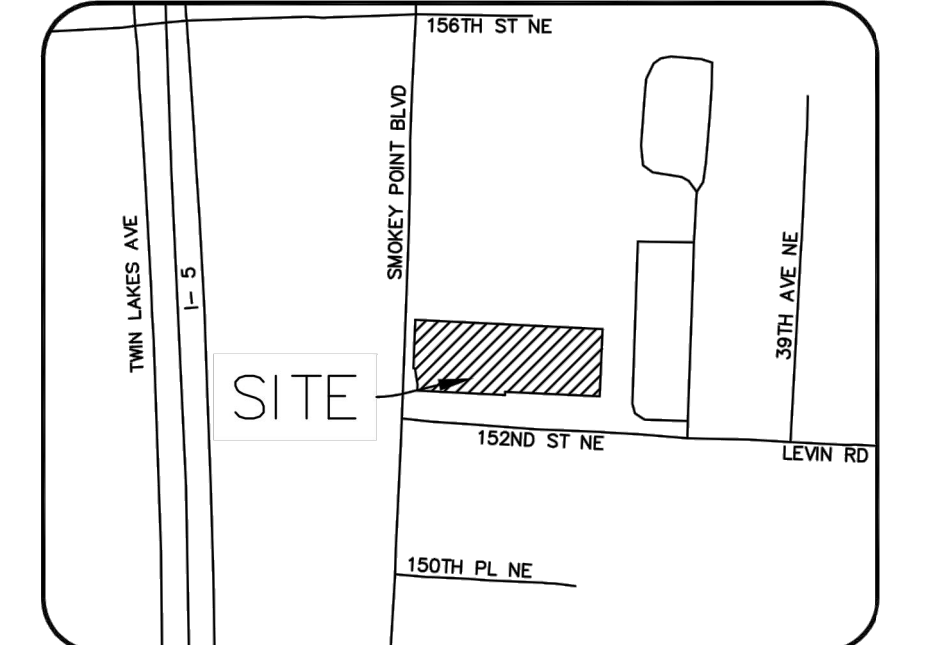
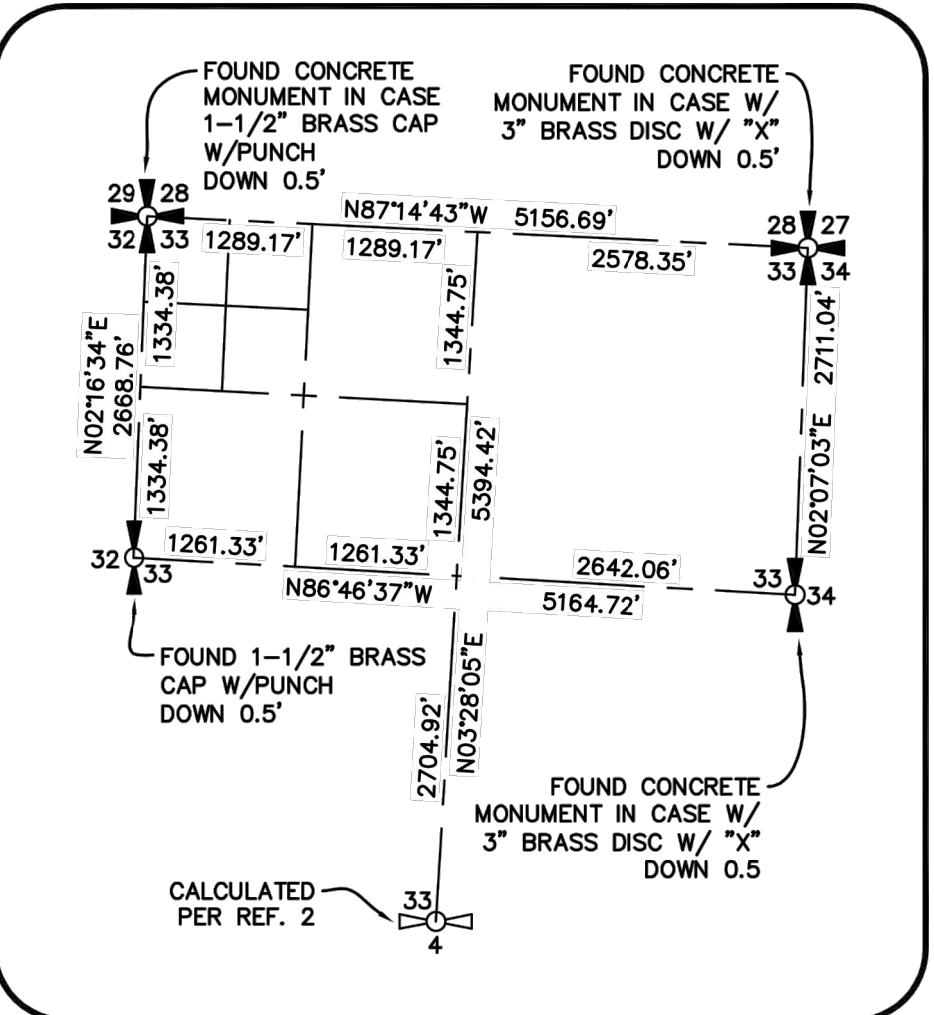
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 EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER RECORDING NO. 9412080055.

PARCEL B:
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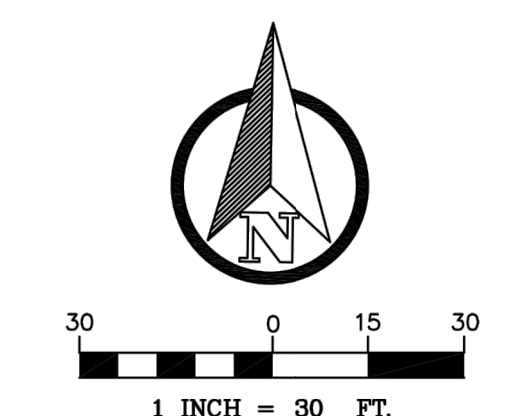


SECTION BREAKDOWN
 1" = 1500'



LEGEND

SS	SANITARY SEWER	OHP/OHT	OVERHEAD POWER/TELEPHONE
CIP	IRON PIPE	SD	STORM DRAIN
EM	ELECTRICAL METER	W	WATER MAIN
⊙	FIRE HYDRANT	⊕	WATER MANHOLE
⊙	FOUND NAIL	WM	WATER METER
⊙	FOUND MONUMENT IN CASE	⊗	WATER VALVE
●	FOUND REBAR	WF	WOOD FENCE
G	GAS MAIN	CED	CEDAR TREE
GM	GAS METER	FIR	FIR TREE
⊙	GAS VALVE	MAP	MAPLE TREE
⊙	MANHOLE		

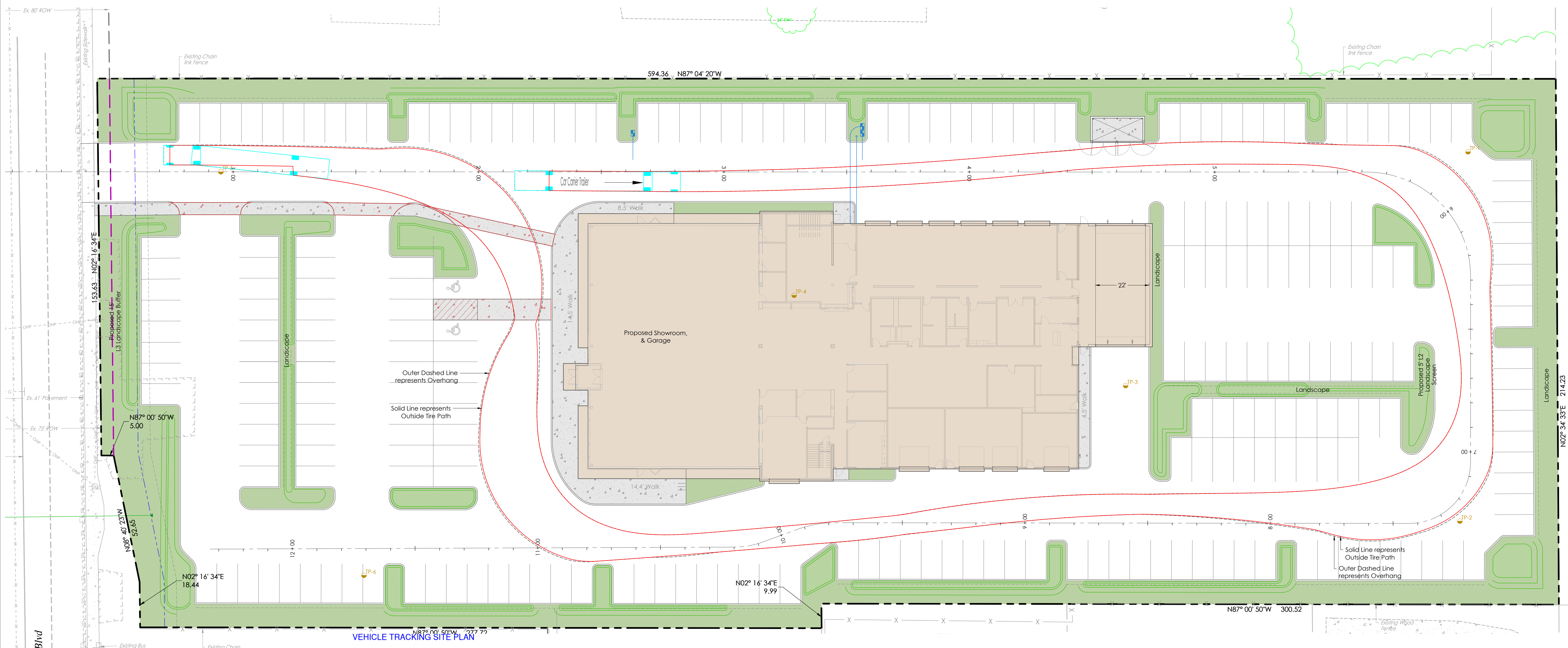


DATE	03/17/20	SCALE	1" = 30'	DRAWN BY	ES	CHECKED BY	SB	
NORTH PEAK ASSOCIATES LLC PROFESSIONAL LAND SURVEYORS 17270 WOODINVILLE REDMOND ROAD, NE, SUITE 705 WOODINVILLE, WA 98072 (206) 607-4682 WWW.NORTHPEAKASSOCIATES.COM								
BOUNDARY AND TOPOGRAPHIC SURVEY QUALITY AUTO CENTER				WASHINGTON SNOHOMISH MARYSVILLE				
JOB NO.	20-12							
SHEET	P2 OF P2							

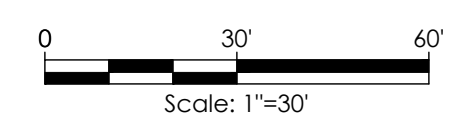
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	FIRE HYDRANT, EXIST
	POWER POLE, EXIST
	BUS STOP SIGN, EXIST



VEHICLE TRACKING SITE PLAN



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

PROJECT LEAD: *Merie*
 CHECKED BY: *Tyler*
 DRAWN BY: *Merrilee*
 DATE: *4/2/2022*
 REVISION 1: *-*
 REVISION 2: *-*
 REVISION 3: *-*
 REVISION 4: *-*
 AS-BUILT: *-*

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