

Project Title:

**Undi Commerce Park
SEPA Plan**

Client:

Smokey Point Investments, LLC
4122 Factoria Blvd S.E.
Suite 402
Bellevue, WA 98006
Shale Undi
425-746-5333

Job Number:

13-007

Issue Set and Date:

Issue for Agency Review
November 30, 2016
Amendment March 01, 2022

NOT FOR CONSTRUCTION



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- Revisions:

Sheet Title:

**OVERALL
SITE PLAN**

Designed by: B. Edwards

Drawn by: S. Phillips, J. Eaves

Checked by: P. McCormick

Sheet Number:

A0.1
of Sheets



VICINITY MAP

NOT TO SCALE



SITE INFORMATION

Gross Site:	2,088,697 SF± (47.95 AC)
Parcels:	31053300302500, 31053300302300, 31053300301900, 31053300302700, 31053300300300, 31053300300900, 31053300301000, 31053300300500, 31053300302200, 31053300203000, 31053300203100, 31053300301100, 31053300302600, 31053300301200
Zoning:	Light Industrial (LI)
Utilities:	Water and Sewer, City of Marysville
Fire Service:	Marysville Fire District
Comp Plan:	Urban Growth Area, Light Industrial
Basin:	Edgecomb Creek
Building Setback:	0' (subject to sight-distance review)
Base Height:	65'
Maximum Impervious Surface:	85%
Proposed Impervious Surface:	1,737,794 S.F. w/ Bldg. (83.20%)
Proposed Non-Pollution Generating Surface (Sidewalks):	55,144 S.F. (2.64%)
Parking Landscaping Minimum Required:	10%
Parking (Vehicle Maneuvering) Area:	225,226 S.F.
Parking Landscaping Proposed:	117,190 S.F. (12.78%)
Perimeter Landscaping Proposed:	178,569 S.F. (8.55%)
Maximum Fence Height:	10'
Minimum Stall Width:	8.5'
Minimum Stall Depth:	18'
Minimum 2-way Aisle Width:	22' (26' for fire apparatus access roads)
Turning Radii:	20' (inside)
Turning Radii (fire/ solid waste):	30.5' (inside) 46' (outside)

SITE SUMMARY

NORTH (9 ACRES)	MAIN (28.9 ACRES)	SOUTH (10 ACRES)
3 BUILDINGS =	6 BUILDINGS =	2 BUILDINGS =
146,000 SQ. FT.	521,084 SQ. FT.	148,400 SQ. FT.

OVERALL SEPA BUILDING TOTAL AREA = 815,484 SQ. FT.
OVERALL SEPA TOTAL SITE AREA = 2,088,697 SF± (47.95 AC)

Parking	Required	Provided
Office = 2.5 : 1,000	Warehouse = 1 : 2,000	
Bldg A (10k Office)	57	99
Bldg B (7.5k Office)	46	82
Bldg C (10k Office)	65	97
Bldg D (10k Office)	73	110
Bldg E (10k Office)	67	107
Bldg F (10k Office)	70	109
Bldg G (10k Office)	58	140
Bldg H (10k Office)	58	134
Bldg I (2.5K Office)	30	76
Bldg J (2.5K Office)	29	67
Bldg K (2.5K Office)	29	68
Total	582	1089

ILLUMINATION NOTES:

- Parking lot lighting fixtures shall be full cut-off, dark sky rated and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a human scale;
- All fixtures over 15 feet in height shall be fitted with a full cut-off shield;
- Pedestrian scale lighting (light fixtures no taller than 15 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrian to identify a face 45 feet away in order to promote safety;
- Parking lot lighting shall be designed to provide security lighting to all parking spaces;
- Lighting shall be shielded in a manner that does not disturb residential uses or pose a hazard to passing traffic. Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line.

SITE PLAN

SCALE: 1" = 80'

GENERAL NOTES:

- Electric vehicle (EV) parking and charging stations (if proposed) shall comply with Chapter 22C.150 MMC.
- Signage shall comply with Chapter 22C.160 MMC.
- All mechanical equipment shall be organized, proportioned, detailed, screened, landscaped and/or colored to be an integral element of the building and minimize visual impacts from the ground level of adjacent streets and properties. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.