

NOTE: THIS SHEET FOR CONTIGUOUS VIEW OF ENTIRE SITE. SEE SHEETS A1.1- A1.3 FOR 1"=50' DRAWINGS WITH NOTES.

SITE INFORMATION

GROSS SITE: 2,089,042 SF± (47.96 AC)
 PARCELS: 31053300302500, 31053300302300, 31053300301900, 31053300302700, 31053300300300, 31053300300900, 31053300301000
 ZONING: LIGHT INDUSTRIAL (L1)
 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: 1,544,339 S.F. (INCL. SIDEWALKS) (73.92%)
 PARKING LANDSCAPING MINIMUM REQUIRED: 10%
 PARKING AREA: 329,916 S.F.
 PARKING LANDSCAPING PROPOSED: 94,845 S.F. (28.74%)
 MAXIMUM FENCE HEIGHT: 10'
 MINIMUM STALL WIDTH: 8.5'
 MINIMUM STALL DEPTH: 18'
 STALL SIZE SHOWN: 9'x18'
 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)

PARKING OFFICE = 1 : 400 WAREHOUSE = 1 : 2,000	REQUIRED	PROVIDED
BLDG A (10K OFFICE):	57	99
BLDG B (7.5K OFFICE):	46	70
BLDG C (10K OFFICE):	65	83
BLDG D (10K OFFICE):	72	111
BLDG E (10K OFFICE):	72	107
BLDG F (10K OFFICE):	70	109
BLDG G (10K OFFICE):	57	128
BLDG H (10K OFFICE):	57	134
BLDG I (2.5K OFFICE):	30	94
BLDG J (2.5K OFFICE):	29	49
BLDG K (2.5K OFFICE):	29	67
TOTAL ONSITE PARKING SPACES	582	1,051

BICYCLE PARKING PER MMC 22C.130.060: 29 REQUIRED, 40 PROVIDED
 (5% OF REQUIRED PARKING. BICYCLE PARKING LOCATIONS DEPICTED ON SITE PLANS WITH DESIGNATION B/P)
 CARPOOL PARKING PER MMC 22C.130.030(3): 5 REQUIRED, 37 PROVIDED
 (5 SPACES OR 5% OF THE REQUIRED PARKING, WHICHEVER IS LESS. (CARPOOL PARKING LOCATIONS DEPICTED ON SITE PLANS WITH DESIGNATION C/P)

BUILDING AREA SUMMARY

NORTH (9 ACRES)		MAIN (28.9 ACRES)		SOUTH (10 ACRES)	
3 BUILDINGS =	6 BUILDINGS =	146,000 SQ. FT.	521,284 SQ. FT.	2 BUILDINGS =	148,400 SQ. FT.
BUILDING A: 73,270 S.F.	BUILDING B: 61,900 S.F.	BUILDING C: 90,224 S.F.	BUILDING D: 104,300 S.F.	BUILDING E: 92,820 S.F.	BUILDING F: 98,770 S.F.
BUILDING G: 74,200 S.F.	BUILDING H: 74,200 S.F.	BUILDING I: 50,000 S.F.	BUILDING J: 48,000 S.F.	BUILDING K: 48,000 S.F.	
TOTAL SEPA BUILDING AREA		815,684 S.F.			

MARYSVILLE 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.
- 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.
- 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.120.270.

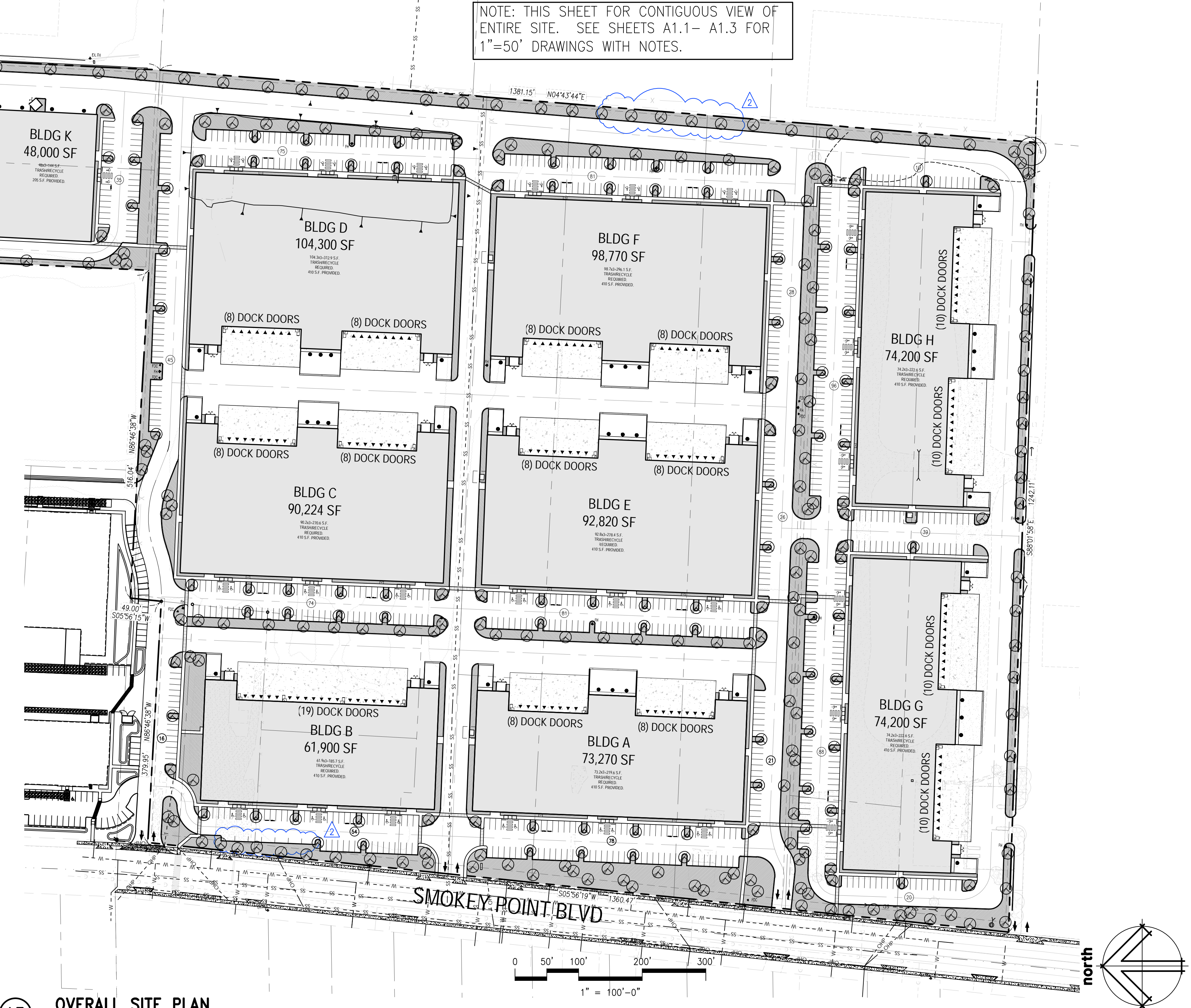
PROJECT TEAM

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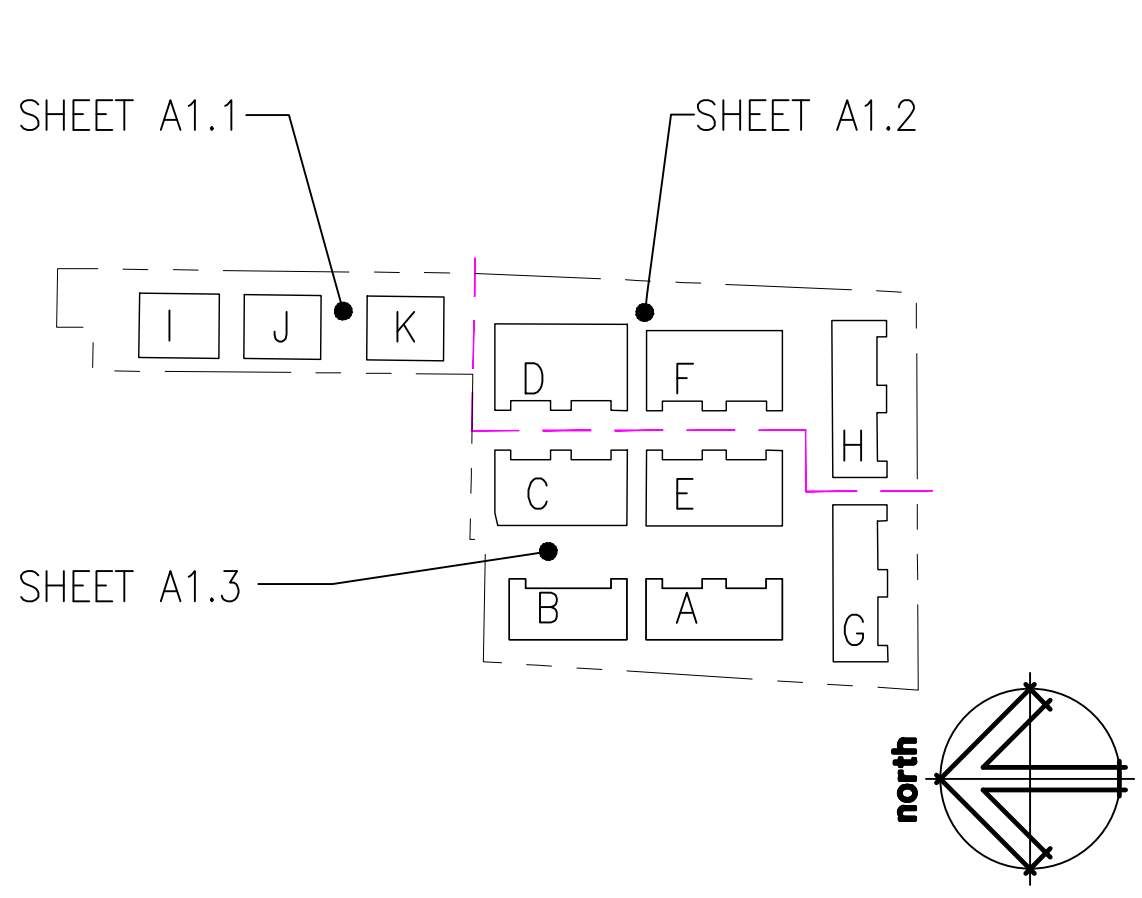


13 OVERALL SITE PLAN
 Scale: 1"=100'-0"

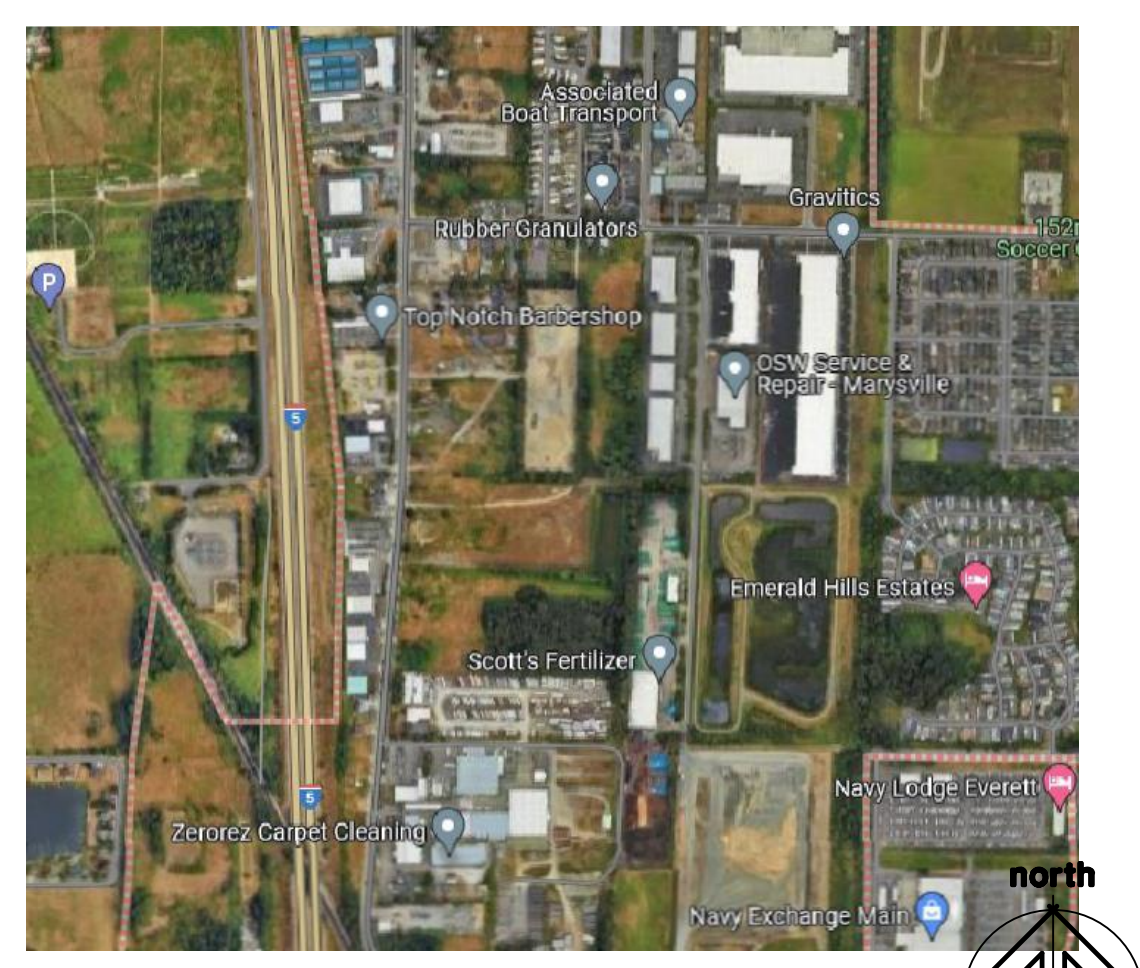
DRAWING INDEX

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 - A1.2 PARTIAL SITE PLAN - SOUTHEAST END
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 - C3 EXISTING CONDITIONS, CONCEPT CLEARING, & TESC PLAN
 - C4 CONCEPT GRADING PLAN
 - C5 CONCEPT PAVING PLAN
 - C6 CONCEPT STORMWATER MANAGEMENT PLAN
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 - L6 LANDSCAPE PLAN

SITE KEY



VICINITY MAP



Proposed Buildings for
Undi Commerce Park
 SEPA Plans
 Marysville File #PA22008
 Marysville, WA

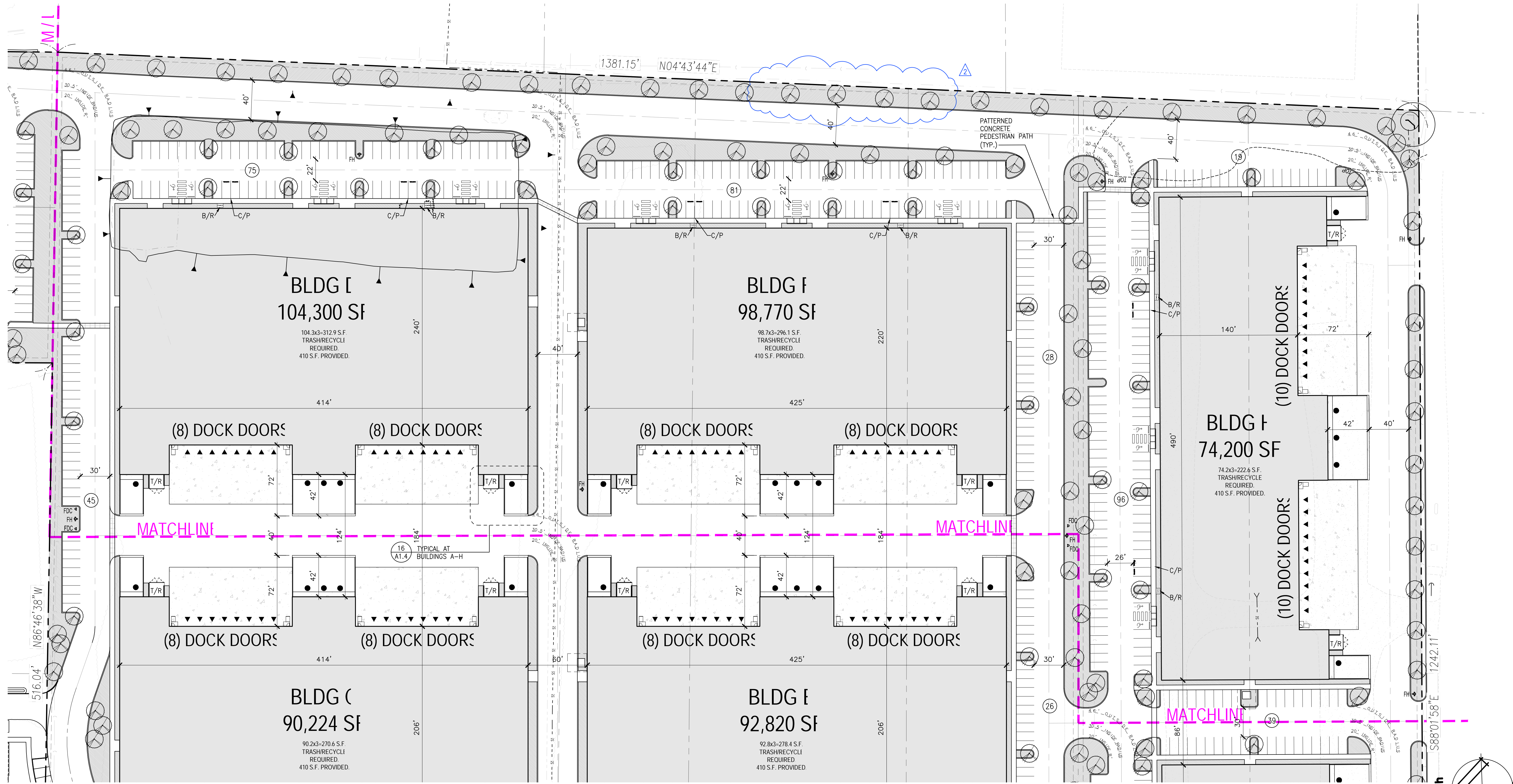
202480 job no.
 HAROLD C. CHRISTENSEN
 checked
 1-8-24 date

2386 REGISTERED ARCHITECT
 LANCE MUELLER
 LANCE MUELLER ARCHITECTS
 STATE OF WASHINGTON

2 TECHNICAL REVIEW #2 RESPONSE
 no. revision
 1-8-24 date

OVERALL SITE PLAN / COVER SHEET
 LANCE MUELLER & ASSOCIATES
 ARCHITECTS
 130 LAKESIDE • SUITE 250 • SEATTLE, WA 98122 • (206) 325-2553
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11 PARTIAL SITE PLAN - SOUTHEAST END
Scale: 1"=50'-0"

B/R = BICYCLE RACK. SEE 4/A1.4
C/P = CARPOOL PARKING. SEE 9/A1.4
T/R = TRASH/RECYCLE ENCLOSURE. SEE A1.4

PARTIAL SITE PLAN - SOUTHEAST END

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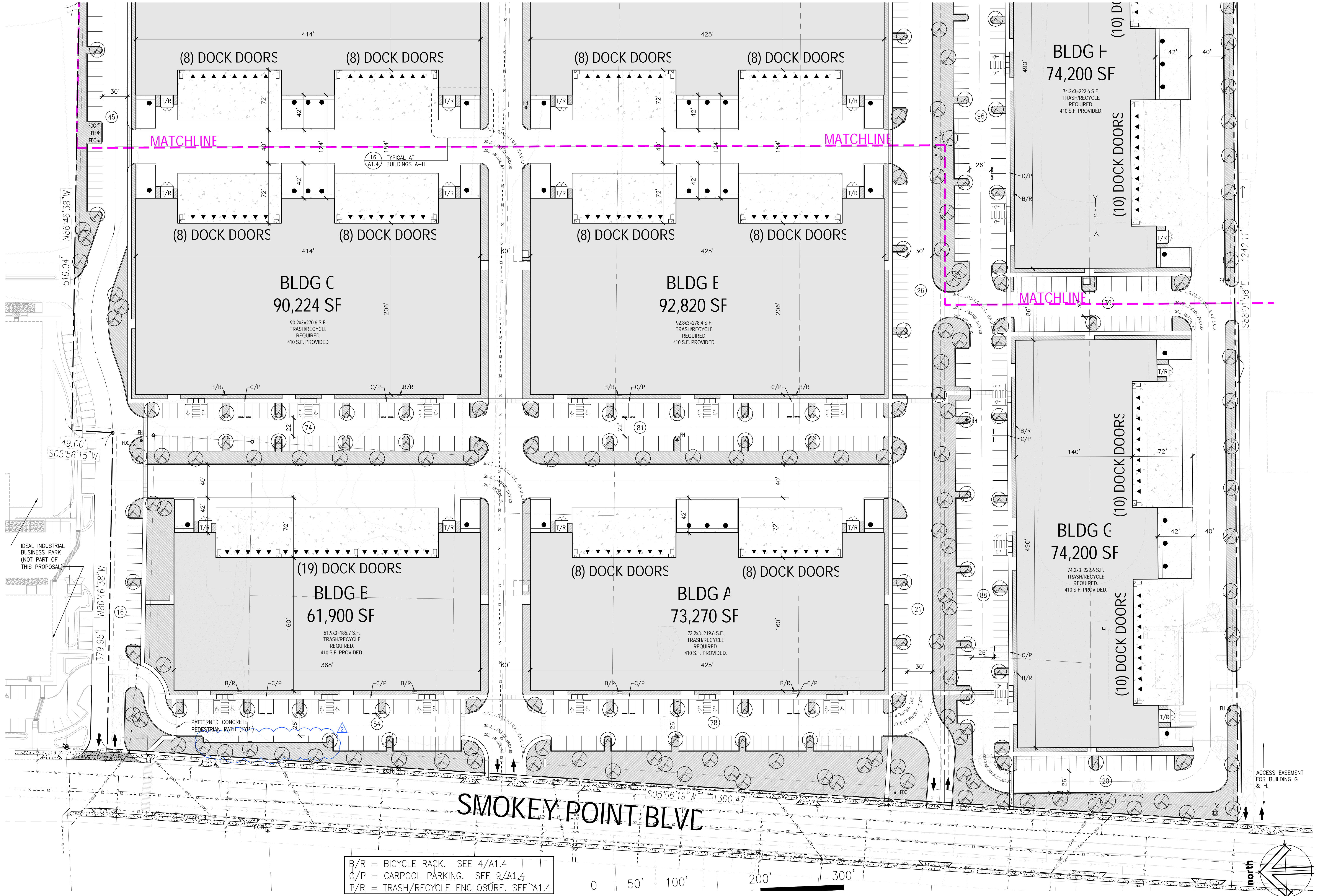
Proposed Buildings for
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SEPA Plans
Marysville File #PA22008
Marysville, WA

2386 REGISTERED ARCHITECT
LANGE MUELLER & ASSOCIATES
STATE OF WASHINGTON

22080	job no.	checked	4-24-23	date
HAROLD C.	drawn	checked	4-24-23	date
2	TECHNICAL REVIEW #2 RESPONSE		1-8-24	
	TECHNICAL REVIEW #1 RESPONSE		4-24-23	
	no.	revision		date

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A1.2

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PARTIAL SITE PLAN - SOUTHWEST END

Proposed Buildings for
Undi Commerce Park
SEPA Plans
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Marysville, WA

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22-080 job no.
HAROLD C. drawn
checked
4-24-23 date

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LANCE MUELLER
STATE OF WASHINGTON

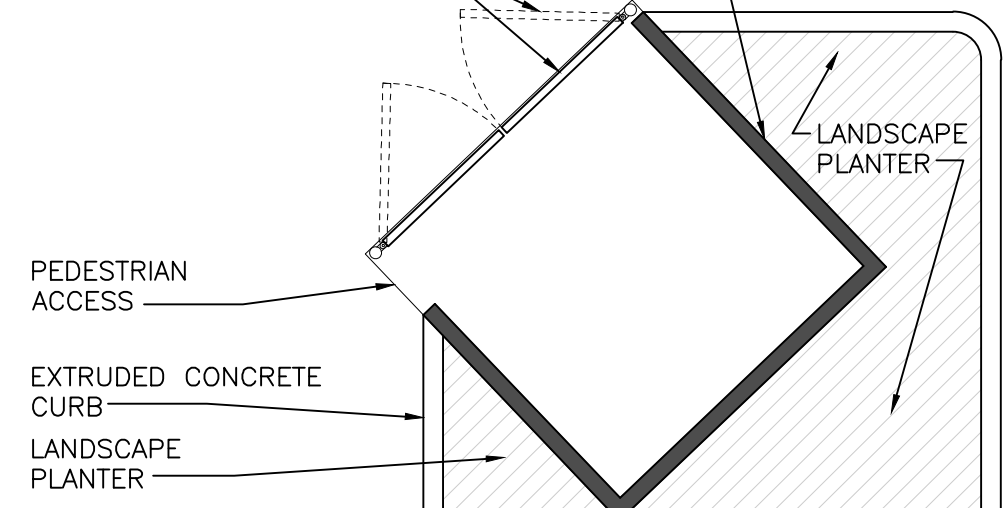
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	TECHNICAL REVIEW #1 RESPONSE	

sheet **A1.3**

EACH TRASH/RECYCLE ENCLOSURE PROVIDES 205 S.F. STORAGE AREA

DUMPSTER ENCLOSURE, CONSTRUCTED OF 6" C.I.P. CONCRETE.

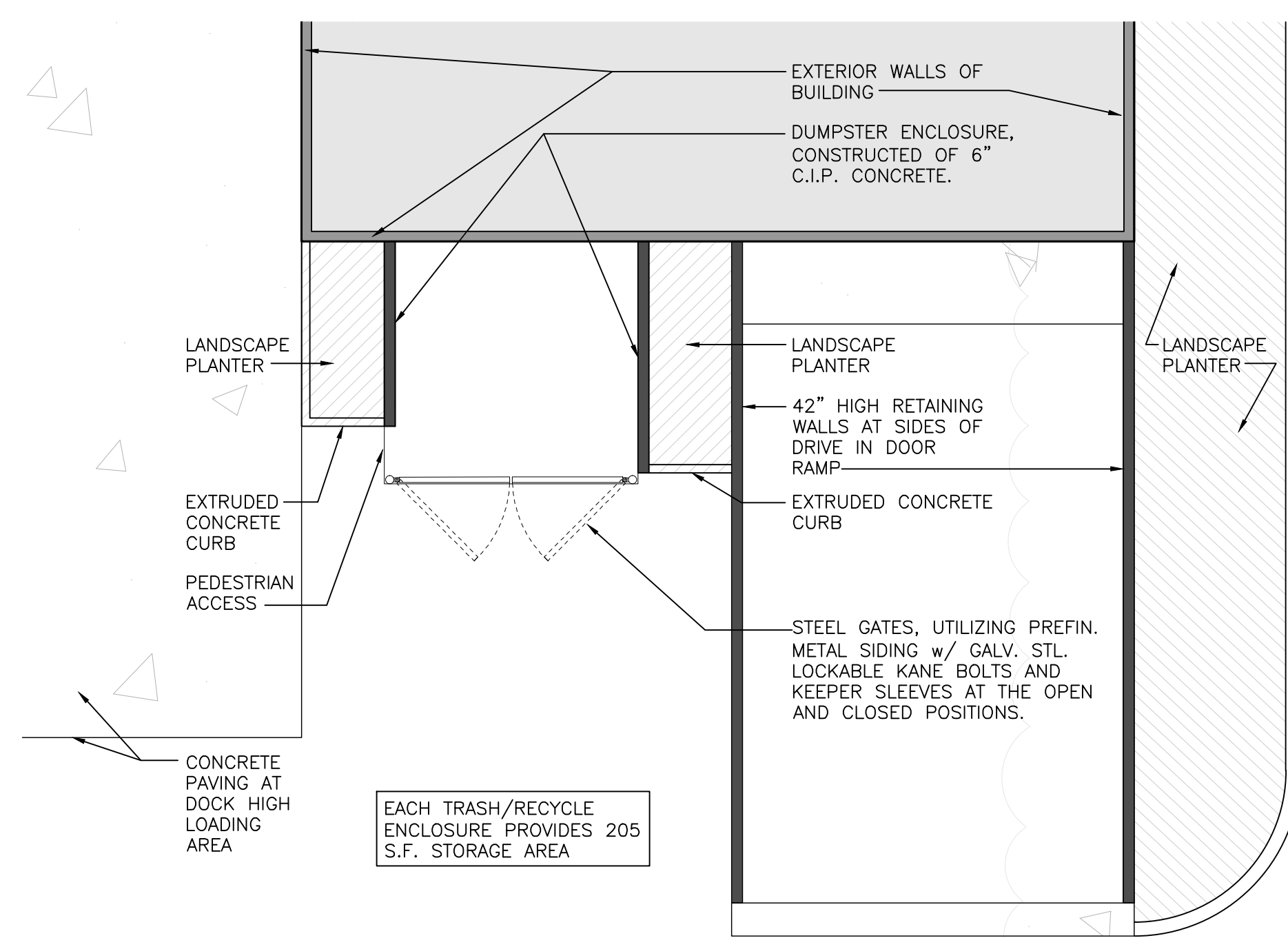
STEEL GATES, UTILIZING PREFIN. METAL SIDING w/ GALV. STL. LOCKABLE KANE BOLTS AND KEEPER SLEEVES AT THE OPEN AND CLOSED POSITIONS.



PEDESTRIAN ACCESS
EXTRUDED CONCRETE CURB
LANDSCAPE PLANTER

TYPICAL ENCLOSURE AT BUILDINGS I, J AND K. SEE 16/A1.4 FOR DETAILS

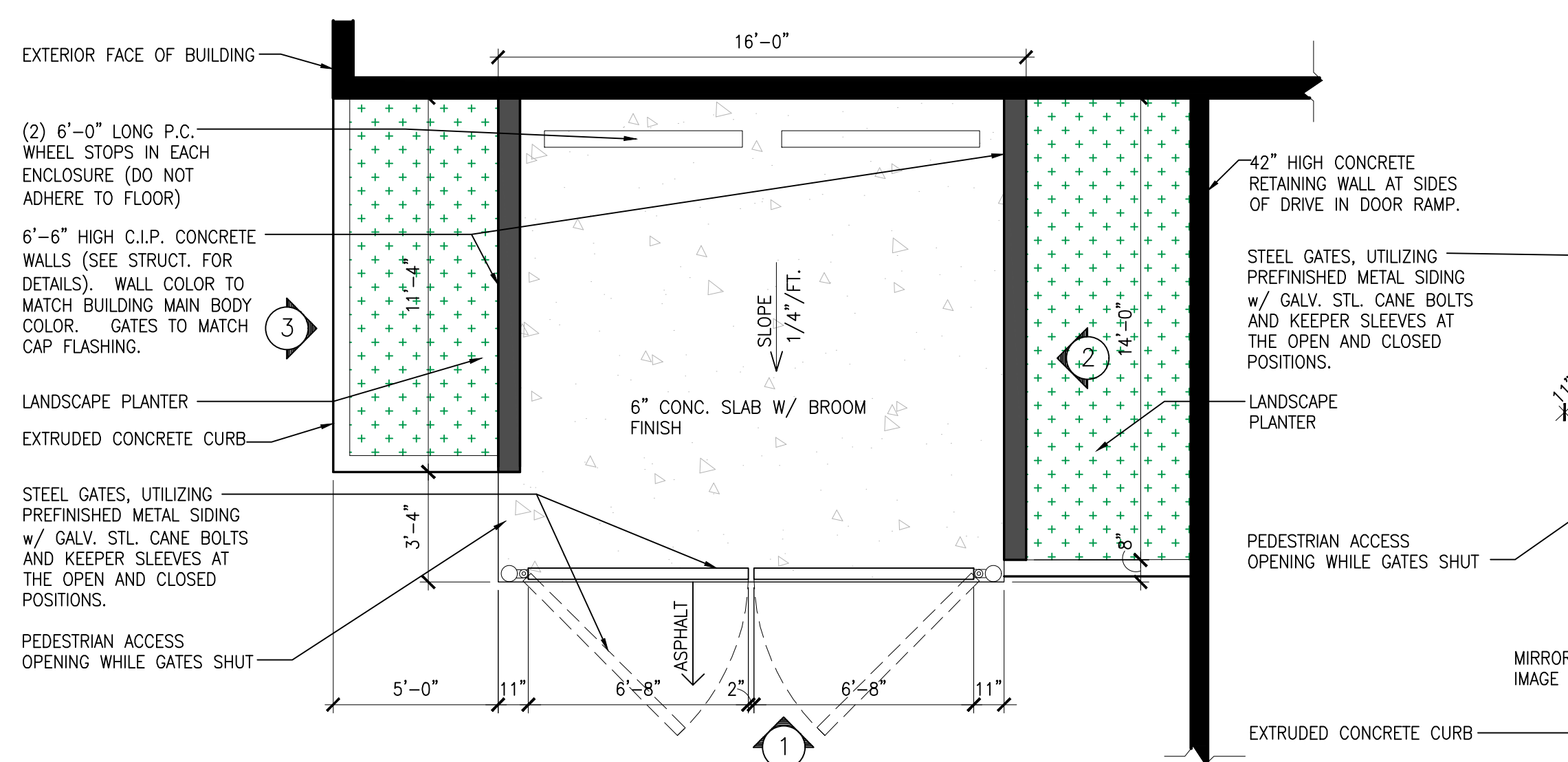
6 TRASH/RECYCLE ENCLOSURE
Scale: 1/8"=1'-0"



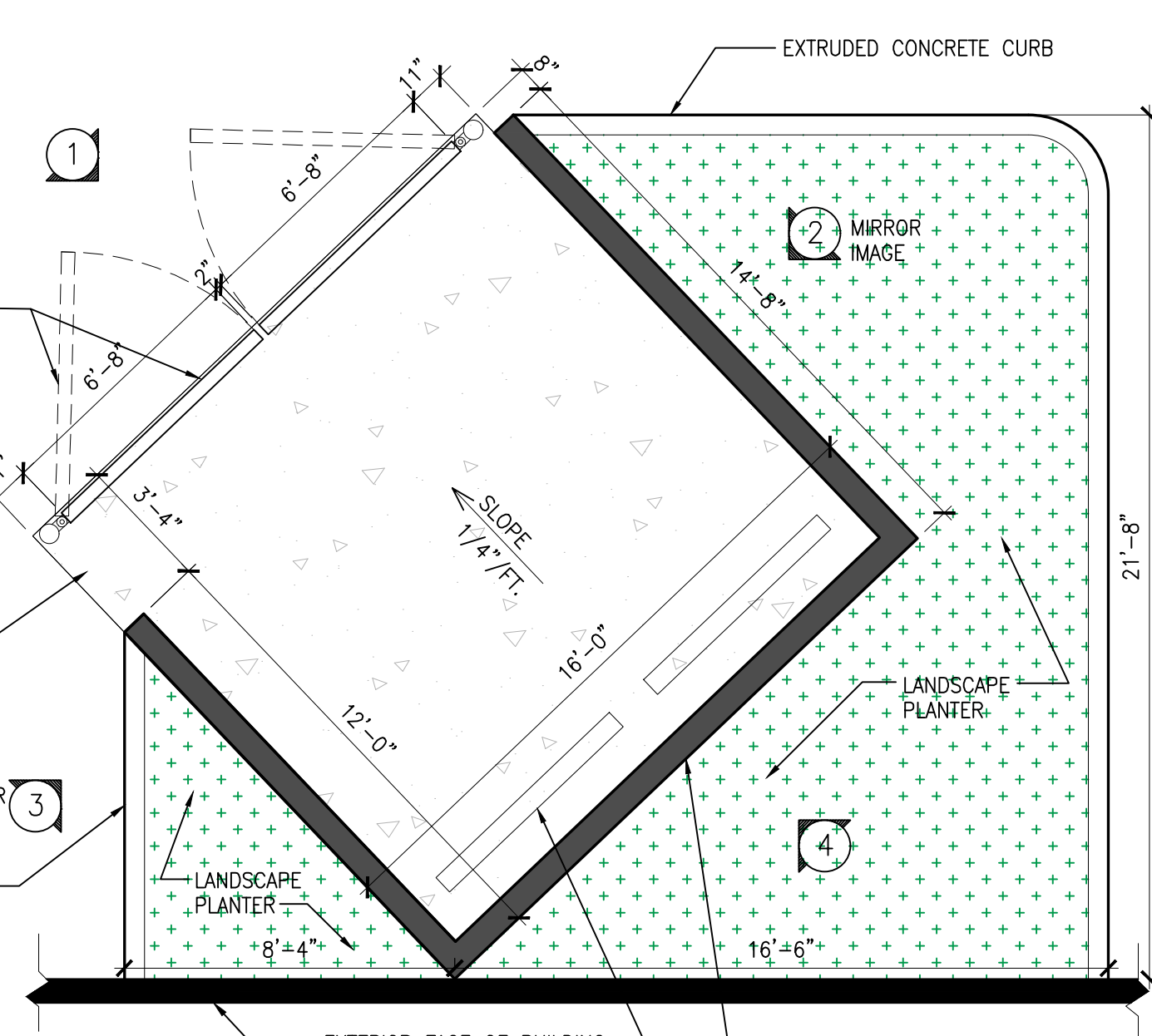
EACH TRASH/RECYCLE ENCLOSURE PROVIDES 205 S.F. STORAGE AREA

TYPICAL ENCLOSURE AT BUILDINGS A-H. SEE 16/A1.4 FOR DETAILS

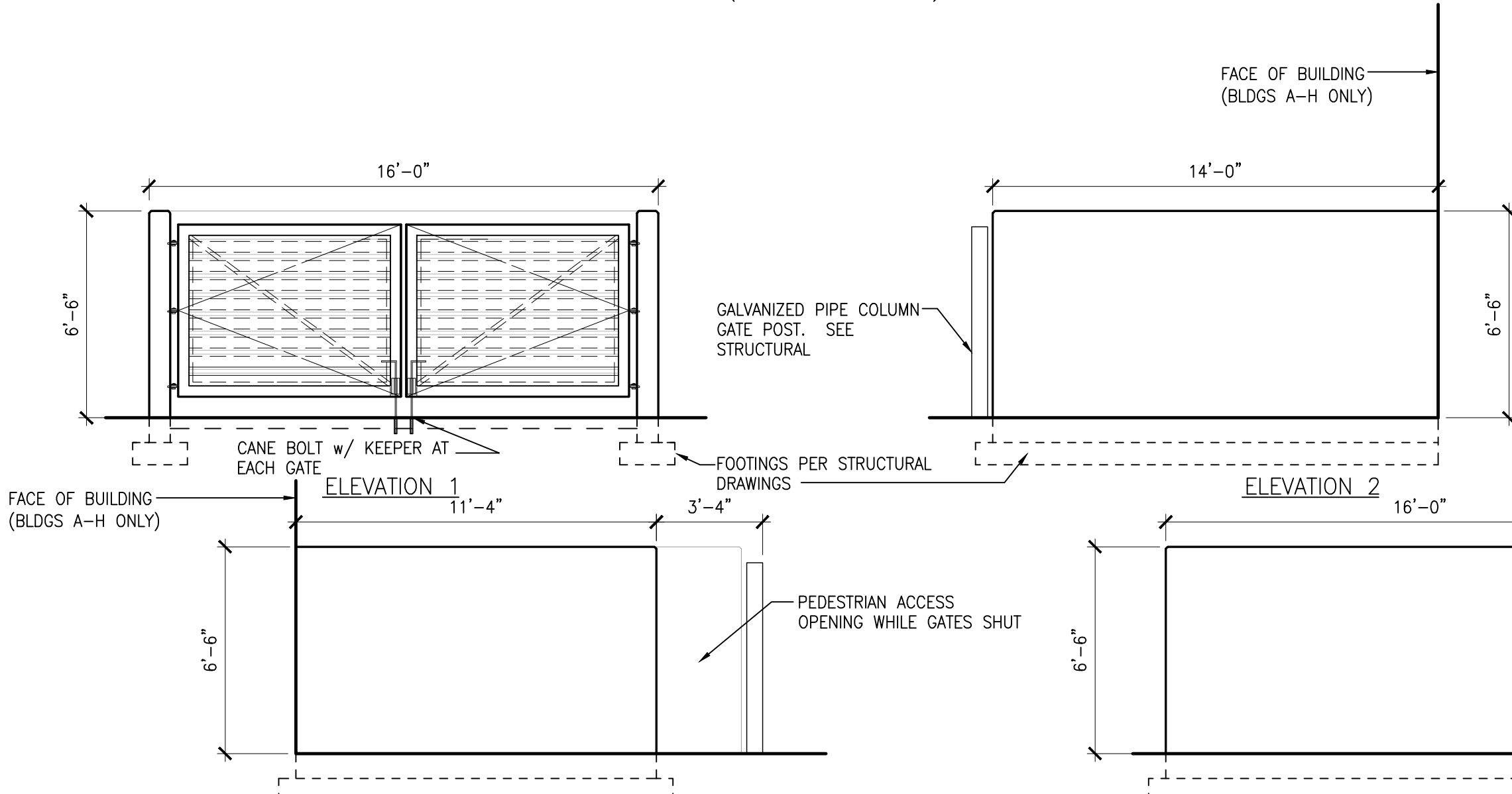
7 TRASH/RECYCLE ENCLOSURE
Scale: 1/8"=1'-0"



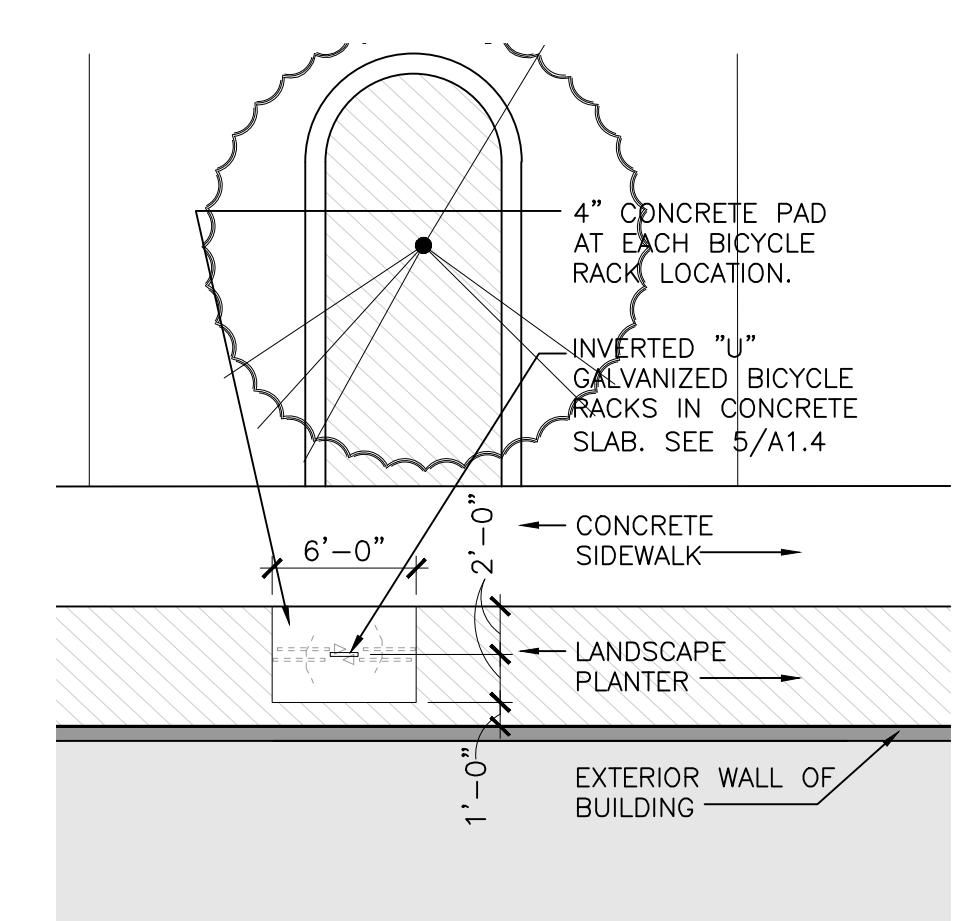
ENCLOSURE PLAN AT (BLDGS A-H ONLY)



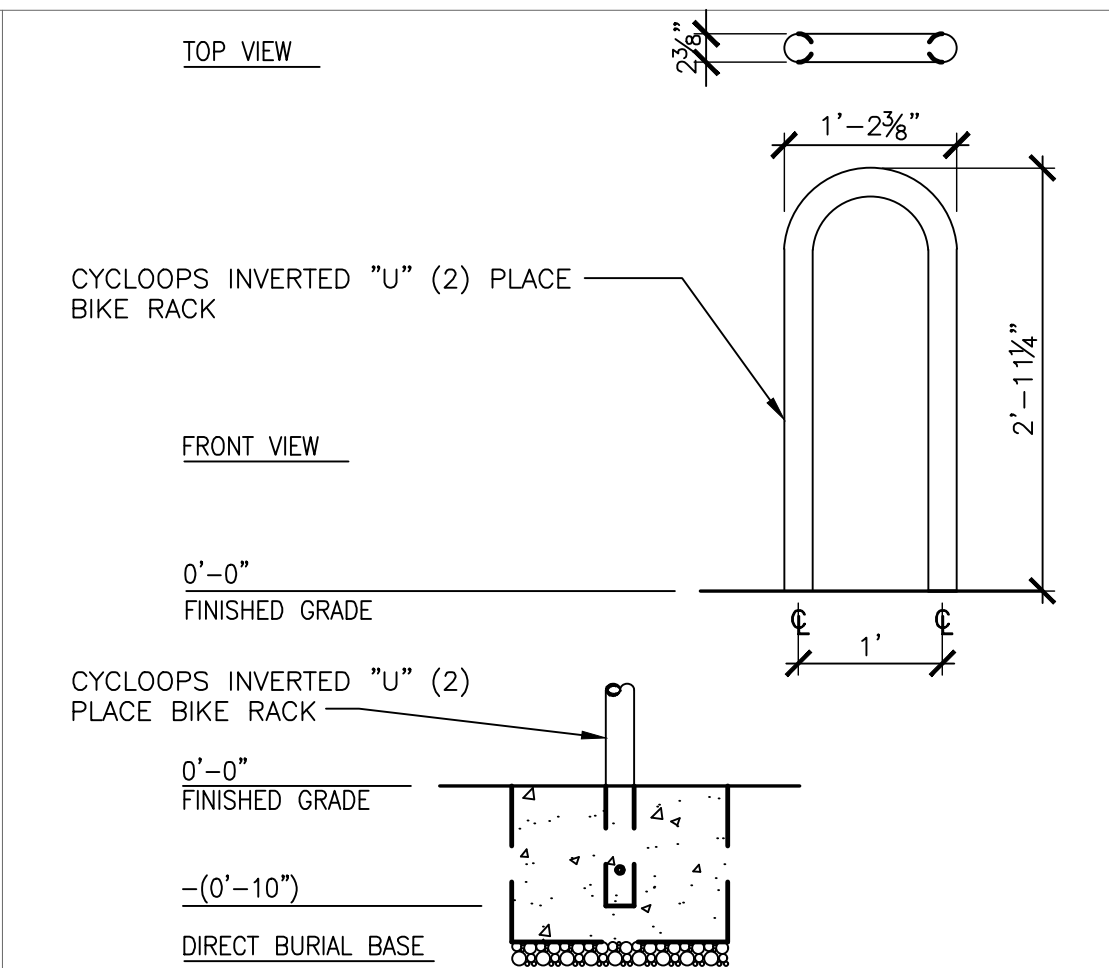
ENCLOSURE PLAN AT (BLDGS I, J, K ONLY)



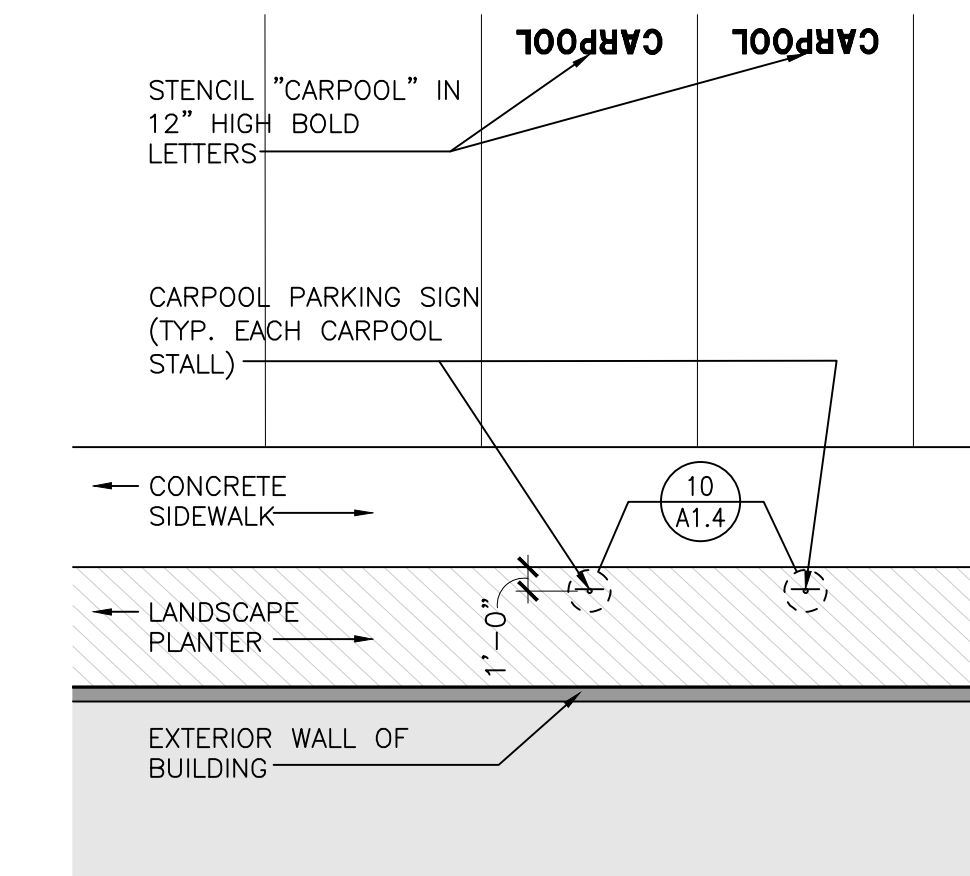
16 TRASH/RECYCLE ENCLOSURES
Scale: 1/4"=1'-0"



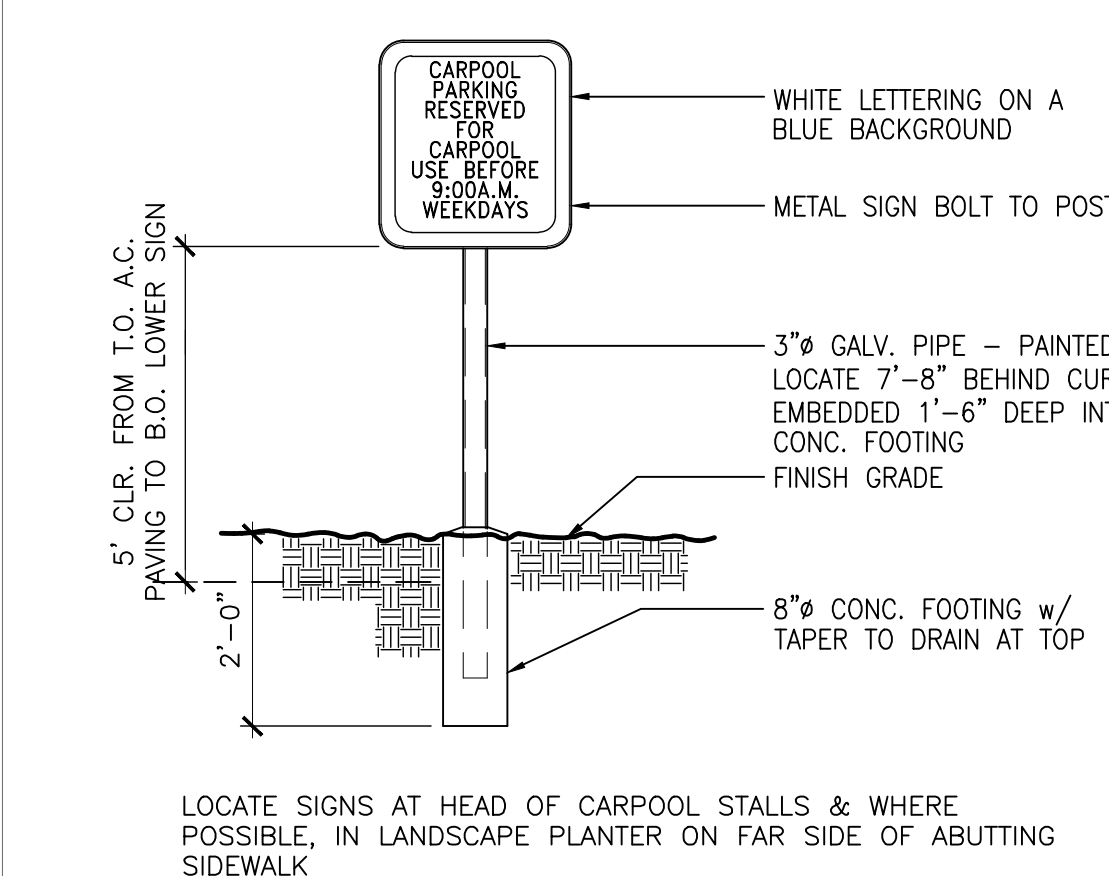
4 BICYCLE PARKING AT BUILDING FRONT
Scale: 1/8"=1'-0"



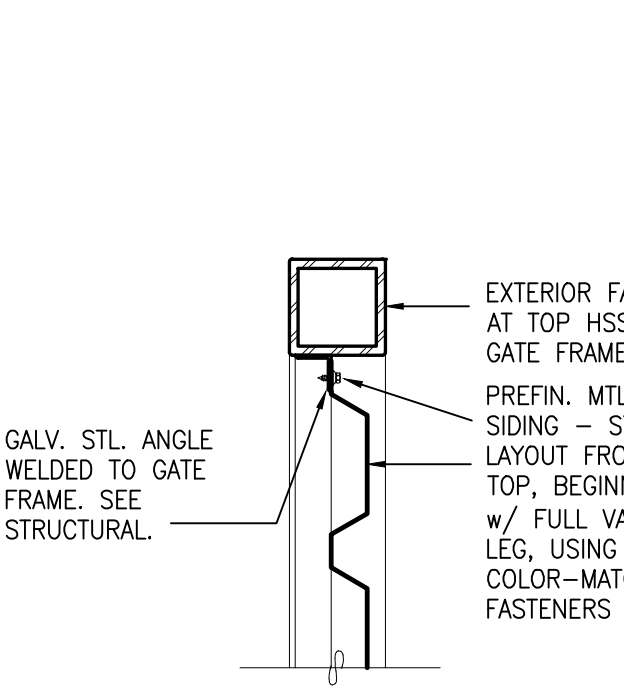
5 BICYCLE RACK
Scale: N.T.S.



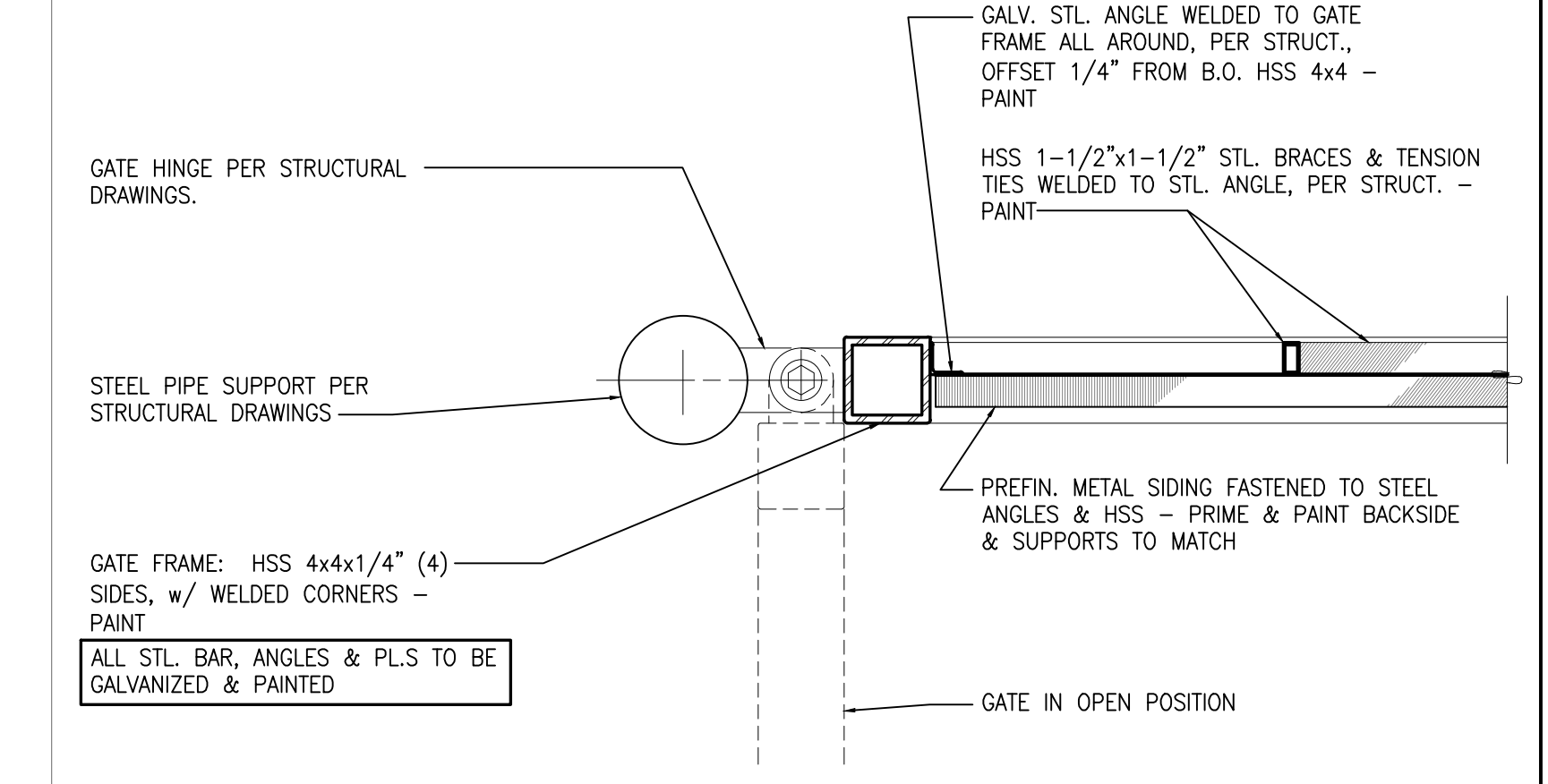
9 CARPOOL DESIGNATION AND SIGNAGE
Scale: 1/8"=1'-0"



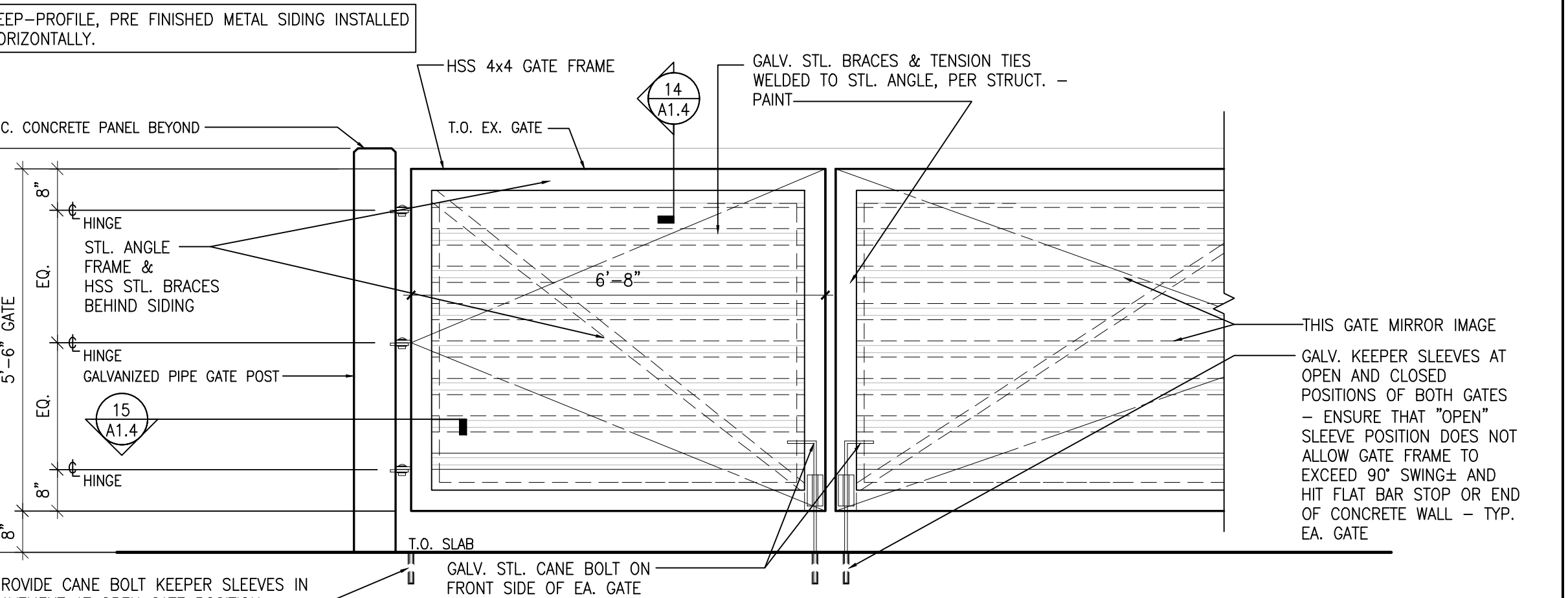
10 CARPOOL PARKING SIGN
Scale: N.T.S.



14 T.O. GATE SECTION (JAMB SIM.)
Scale: 1 1/2"=1'-0"



15 GATE HINGE DETAIL - PLAN VIEW
Scale: 1 1/2"=1'-0"



19 ENLARGED GATE ELEVATION AT TRASH ENCLOSURE
Scale: 1/2"=1'-0"

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sheet **A1.4**