

A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.

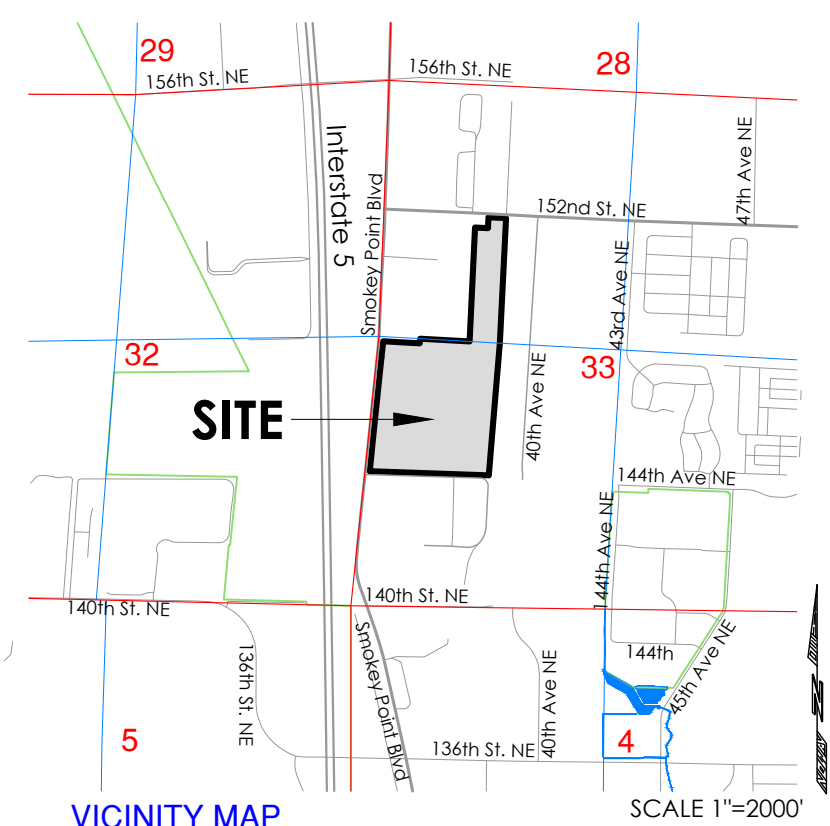
**LEGEND**

PROJECT BOUNDARY	PROPOSED CONTOUR MAJOR	EXISTING BUILDING
EXIST R/W LINE	PROPOSED CONTOUR MINOR	PROPOSED PAVED AREA
SECTION LINE	CONTOUR MAJOR, EXIST	POWER POLE, EXIST
1/4 SECTION LINE	CONTOUR MINOR, EXIST	FENCE, EXIST
EXIST EASEMENT LINE	CLEARING LIMIT	EXIST. TREES TO REMAIN
EASEMENT LINE	EXIST POWERLINE	ROAD MONUMENT
EXIST. PARCEL LINE	EXIST WATERLINE	
EXIST PAVEMENT		

**DATUM & BENCHMARK**

DATUM: NAVD 88 (NGVD 29 = NAVD 88-3.71)  
BENCHMARK:

- TBM - A:** FIRE HYDRANT AT E SIDE SMOKEY POINT 182 SLY OF NW PROP CORNER AND 16.7' NE OF CB # 7207. ELEV.=106.75.
- TBM - B:** ROAD SIDE CAP BOLT OF FH AT E SIDE SMOKEY POINT 64' NLY OF SW PROP CORNER AND 20' NE OF CB # 7174 AND OPPOSITE BUILDING ADDRESS #14506. EL=105.24.
- TBM - C:** ROAD SIDE CAP BOLT AT FH AT E SIDE SMOKEY POINT AT OPPOSITE SIDE ANDERSON FIRE PLACE 40' SOUTH. EL=106.82



**LEGAL DESCRIPTION**

**Parcel A (Parcel #310533-002-030-00 & 310533-002-031-00)**  
The East half of the East half of the Southwest quarter of the Northwest quarter of Section 33, Township 31 North, Range 5 East, W.M.,  
Except the North 150 feet of the West 135 feet; and  
Except the North 30 feet conveyed to Snohomish County for Roads under Auditor's file number 7909100215; and  
Except the North 5 feet thereof conveyed to Snohomish County for Road by Deed recorded under Auditor's File Number 9302010652.

**Parcel B (Parcel #310533-003-019-00)**  
That portion of the Northwest quarter of the Southwest quarter of Section 33, Township 31 North, Range 5 East, W.M. Described as follows:  
Commencing at the Northwest corner of said subdivision;  
Thence South 5°56'15" West along the West line of said Subdivision A distance of 217.00 feet;  
Thence South 86°46'37" East parallel with the North line of said Subdivision A distance of 50.05 feet to a point on the East margin of Smokey Point Boulevard (Old Highway 99) which point is 50.00 feet East of the West line of said Subdivision as measured at right angles thereto; and which point is the True Point of Beginning;  
Thence continuing South 86°46'37" East parallel with the North line of said Subdivision A distance of 195.00 feet;  
Thence South 3°13'23" West a distance of 245.00 feet;  
Thence North 87°08'28" West a distance of 85.61 feet;  
Thence 2°51'32" East a distance of 20.00 feet;  
Thence 87°08'28" West a distance of 120.045 feet to a point on the East margin of said road;  
Thence North 5°56'15" East parallel with and 50.00 feet East of the West line of said Subdivision as measured at right angles thereto, a distance of 226.56 feet to the True Point of Beginning;  
Also known as Lot 1 of Boundary Line Adjustment No. 191-92 recorded under Auditor's File Number 9211100432, Records of Snohomish County, Washington.

**Parcel C (Parcel #310533-003-023-00)**  
That portion of the Northwest quarter of the Southwest quarter of Section 33, Township 31 North, Range 5 East, W.M. Described as follows:  
Commencing at the Northwest corner of said subdivision;  
Thence South 5°56'15" West along the West line of said Subdivision A distance of 217.00 feet;  
Thence South 86°46'37" East parallel with the North line of said Subdivision A distance of 245.05 feet to the True Point of Beginning;  
Thence continuing South 86°46'37" East parallel with the North line of said Subdivision A distance of 184.95 feet;  
Thence South 5°56'15" West parallel with the West line of said Subdivision A distance of 173.38 feet;  
Thence North 3°13'23" East a distance of 245.00 feet to the True Point of Beginning;  
Also known as Lot 2 of Boundary Line Adjustment No. 191-92 recorded under Auditor's File Number 9211100432, Records of Snohomish County, Washington.

**Parcel D (Parcel #310533-003-025-00)**  
That portion of the Northwest quarter of the Southwest quarter of Section 33, Township 31 North, Range 5 East, W.M. Described as follows:  
Commencing at the Northwest corner of said subdivision;  
Thence South 5°56'15" West along the West line of said Subdivision A distance of 524.00 feet;  
Thence South 87°08'28" East a distance of 50.07 feet to a point on the East margin of Smokey Point Boulevard (Old Highway 99) which point is 50.00 feet East of the West line of said subdivision as measured at right angles thereto and which point is the True Point of Beginning;  
Thence continuing South 87°08'28" East a distance of 1222.61 feet to a point on the East line of said subdivision which point bears South 4°43'40" West a distance of 515.50 feet from the Northeast corner of said subdivision;  
Thence North 86°46'37" West along the North line of said Subdivision A distance of 631.37 feet to a point that bears South 86°46'37" East a distance of 430.00 feet from the Northwest corner of said subdivision;  
Thence South 5°56'15" West parallel with the West line of said Subdivision A distance of 461.17 feet;  
Thence North 87°08'28" East a distance of 258.99 feet;  
Thence North 2°51'32" East a distance of 20.00 feet;  
Thence North 87°08'28" West a distance of 120.00 feet to a point on the East margin of said road;  
Thence South 5°56'15" West parallel with 50.00 feet east of the West line of said subdivision as measured at right angles thereto along the East margin of said road a distance of 80.12 feet to the True Point of Beginning.  
Also known as Lot 3 of Boundary Line Adjustment No. 191-92 recorded under Auditor's File Number 92111432, Records of Snohomish County, Washington.

**Parcel E (Parcel #310533-003-003-00 & 310533-003-027-00)**  
Beginning at a point on the West line of the North half of the Northwest quarter of the Southwest quarter of Section 33, Township 31 North, Range 5 East, W.M.,  
Records of Snohomish County, Washington, 524 feet South of the Northwest corner thereof;  
Thence Easterly 1320 feet, more or less, to a point on the East line of said North half of the Northwest quarter of the Southwest quarter of said Section, Township and Range aforesaid, which is 515.5 feet South of the Northeast corner thereof;  
Thence South 132 feet;  
Thence West 1320 feet, more or less, to the West line of said Section 33, at a point 132 feet South of the Point of Beginning;  
Thence North to the Point of Beginning;  
Except the West 30 feet thereof for road;  
And except the West 20.00 feet thereof conveyed to City of Marysville by Deed recorded under Auditor's File Number 200901150046.

**Parcel F (Parcel #310533-003-009-00)**  
All that portion of the Northwest quarter of the Southwest quarter of Section 33, Township 31 North, Range 5 East, W.M., Records of Snohomish County, Washington, Described as follows:  
Beginning at the point on the West line of said Northwest quarter of the Southwest quarter, 656 feet South of the Northwest corner thereof;  
Thence Easterly 1320 feet, more or less, to a point on the East line of said Northwest quarter of the Southwest quarter which is 647.5 feet South of the Northeast corner thereof;  
Thence South to the Northeast corner of the South half of the North half of the Southwest quarter of the Southwest quarter of said Section 33;  
Thence West 1320 feet, more or less, to the West line of said Section 33;  
Thence along said West line to the Point of Beginning;  
Except the West 30 feet for road, conveyed to Snohomish County by Quit Claim Deed recorded under Auditor's File Number 200902250046.

**Parcel G (Parcel #310533-003-010-00)**  
The South half of the North half of the South half of the Southwest quarter of Section 33, Township 31 North, Range 5 East, W.M., Records of Snohomish County, Washington;  
Except the West 30.00 feet for road;  
And except the West 20.00 feet thereof conveyed to City of Marysville by Deed recorded under Auditor's File Number 200902250045.  
All situate in the County of Snohomish, State of Washington.

**LAND DISTURBING AREA**

Total Site Area	2,088,697 sf 47.95ac
Impervious Area (Maximized per Underlying Zone)	
Rooftop	18.7 ac
Asile, Parking, Drive	15.4 ac
Total Impervious	34.1 ac (85%max)
<b>Land Disturbing Activity</b>	
Conceptual Area of Disturbance	2,088,697 sf

**WATER RECHARGE / WELL HEAD PROTECTION**

Low, Over 100 ft.

**SOILS**

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

**Site Grading**

Net Fill 230,000 cy

**ARCHAEOLOGICAL RESOURCE DISCOVERY:**  
If at any time during construction archaeological resources are observed on the project site, work shall be temporarily suspended at the location of discovery and a professional archaeologist should document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes must be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area must be stopped immediately. Local law enforcement, DAHP, and affected tribes must be immediately contacted. No additional excavation may be undertaken until a process has been agreed upon by these parties, and no exposed human remains may be left unattended.

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

**NOTES**

- An adequate access route for fire apparatus must be in service prior to any building construction.
- Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5" Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.
- Access for firefighting operations along all sides of all buildings is required. A minimum 10' wide access is required for commercial and industrial buildings. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 150 feet of a minimum 26' wide fire apparatus access.
- A radio signal strength survey of the bare ground should be completed prior to construction to determine the existing signal strength for compliance with IFC 510 Emergency Responder Radio Coverage requirements. Additional testing is required after sheetrock and glass has been installed, and required for final building acceptance.

**Sheet List Table**

Sheet Number	Sheet Title
Concept Civil Plans: C13	
C1	Concept Civil Site Plan
C2	Construction Notes
C3	Existing Conditions, Concept Clearing, & TESC Plan
C4	Concept Grading Plan
C5	Concept Paving Plan
C6	Concept Stormwater Management Plan
C7	Concept Sanitary Sewer Plan
C8	Concept Water Plan
C9	Concept Water Details
C10	Turning Movements Plan
C11	Concept Sight Distance, Signing and Marking
C12	Frontage Modification Plan
C13	152nd St NE Frontage Improvement Plan

**PROJECT INFORMATION**

Tax Parcel Numbers 310533-002-030-00, 310533-002-031-00, 310533-003-003-00, 310533-003-005-00, 310533-003-009-00, 310533-003-010-00, 310533-003-011-00, 310533-003-012-00, 310533-003-019-00, 310533-003-022-00, 310533-003-023-00, 310533-003-025-00, 310533-003-026-00, 310533-003-027-00

Total Area 2,088,697 sf (47.95 ac)  
GPP Designation Incorporated City  
Existing Zoning Light Industrial  
Existing Land Use Commercial/Industrial  
Proposed Land Use Commercial/Industrial

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

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

**SURVEYOR**  
Mead Gilman & Assoc.  
Edward D. Anderson, P.L.S.  
Smokey Point  
Snohomish County P.U.D.  
Woodinville, WA 98072  
425.486.1252

**LOCAL SERVICES**  
Sewage Disposal: City of Marysville  
Water District: City of Marysville  
School District: Marysville #25  
Fire District: Marysville District 12/63  
Post Office: Smokey Point  
Electric: Snohomish County P.U.D.  
Phone: Verizon  
Cable: Comcast  
Gas: Comcast

**CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT**

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE BUT ARE NOT LIMITED TO: WASH. HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILE PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT. THIS DAY OF 2022.

KEN MCINTYRE, P.E., ASSISTANT CITY ENGINEER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL PER MMC 22A.040.020 & 22A.040.030.

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

**Undi Commerce Park**  
14xx Smokey Point Blvd, Marysville, WA 98271

**Undi Development LLC**  
4122 Factoria Blvd, Ste 402, Bellevue, WA 98015

**PROJECT LEAD:** Merle Ash  
**CHECKED BY:** Tyler Ash  
**DRAWN BY:** Tyler Ash  
**APPLICATION DATE:** March 23, 2022  
**SITE APPROVAL DATE:** January 8, 2024  
**REVISION DATE:**  
**LDA APPROVAL:**  
**AS-BUILT:**

**STATE OF WASHINGTON**  
REGISTERED PROFESSIONAL ENGINEER  
03/06/2024

**CONCEPT CIVIL SITE PLAN**

**SHEET**  
C1 of C13

24x36  
PA22-008  
G2



A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.

LEGEND

Table with 2 columns: Legend symbols and descriptions. Includes Boundary Line, Design Right-of-Way Line, Existing Right-of-Way Line, Design Major Contour Line, Existing Major Contour Line, Design Minor Contour Line, Existing Minor Contour Line, Phase Line, Design Tract Line, Design Lot Line, Existing Lot Line, Design Easement Line, Existing Easement Line, Design Road Centerline, Existing Road Centerline, Existing Edge of Asphalt, Existing Sidewalk, Existing Storm Drainage Line, Existing Type 1 Catch Basin, Design Swale Line, Existing Ditch Line, Existing Sanitary Sewer Manhole, Existing Water Hydrant, Existing Water Fittings, Existing Fence, Existing Section Line, Existing Section Symbol, Existing Power Line, Existing Power Symbol, Existing Telephone Line, Existing Telephone Symbol, Existing Gas Line, Existing Gas Symbol, Existing Flow Path, Design Area of Disturbance, Design Temporary Silt Fence, Temporary Construction Entrance, Existing Soil Log, BMP Designations.

GENERAL NOTES

- 1. All work in City right-of-way requires a permit from the City of Marysville. Prior to any work commencing, the general contractor shall arrange for a preconstruction meeting at the Development Services Center to be attended by all contractors that will perform work shown on the approved engineering plans...
2. After completion of all items shown on these plans and before acceptance of the project the contractor shall obtain a "punch list" prepared by the City Inspector detailing the work remaining to be completed...
3. All materials and workmanship shall conform to the Standard Specifications for Road, Bridge, and Municipal Construction...
4. All work within the development and City right-of-way shall be subject to the inspection of the City engineer or designated representative...
5. Prior to any site construction including clearing/grading or grading, the site clearing limits shall be located and field identified by the project surveyor...
6. The Developer, contractor and project engineer is responsible for water quality as determined by the monitoring program established by the project engineer...
7. The contractor shall be responsible for obtaining all permits for utility, road, and right-of-way construction...
8. The Construction Stormwater Pollution Prevention Plan (SWPPP) Best Management Practices (BMP's) shall be constructed in accordance with the approved SWPPP...
9. The contractor shall keep two sets of plans on site at all times for recording record drawing information...
10. Prior to construction the owner and/or contractor shall notify the project engineer and the City engineer when conflicts exist between the plans and field conditions...
11. Any revisions made to these plans, or changes to the design must be reviewed and approved by the developer's engineer and the City prior to any implementation in the field...
12. The contractor shall have all utilities verified on the ground prior to any construction...
13. City of Marysville horizontal datum shall be NAD 83, and the vertical datum shall be NAVD 88...
14. Temporary street patching shall be allowed for as approved by the City Engineer...
15. Provide traffic control plan(s) in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) as required...
16. It shall be the responsibility of the Contractor to have a copy of these approved plans on construction site at all times...
17. Any structure and/or obstruction that requires removal or relocation relating to this project shall be done so at the developer's expense...
18. Locations of existing utilities are approximate...
19. The contractor shall install, replace, or relocate all signs, as shown on the plans or as affected by construction...
20. Power, street light, cable, and telephone lines shall be in a trench located within a 10-foot utility easement adjacent to public right-of-way...
21. All construction surveying for extensions of public facilities shall be done under the direction of a Washington State licensed land surveyor...
22. During construction, all public streets adjacent to this project shall be kept clear of all material deposits...
23. Certified record drawings are required prior to project acceptance...
24. A NPDES Stormwater General Permit may be required by the Department of Ecology for this project...
25. Any disturbance or damage to Critical Areas and associated buffers, or significant trees designated for preservation and protection shall be mitigated in accordance with a Mitigation Plan...
26. A grading permit issued pursuant to the current adopted International Building Code, and approval of the temporary erosion and sedimentation control plan shall be obtained from the Community Development Department...
27. Prior to commencement of framing, final drainage inspection and approval of the roof leader and positive footing systems shall be completed by the Building Department...
28. The Department of Archaeology and Historic Preservation's (DAHP) Inadvertent Discovery Plan shall be followed during site construction...
29. A street sweeper is required to be onsite while hauling is taking place as to clean the City street...
30. To provide the best protection for street trees during the construction stage, the applicant shall install a temporary, five-foot high, orange clearing limits construction fence...
31. If at any time during construction archaeological resources are observed on the project site, work shall be temporarily suspended at the location of discovery and a professional archaeologist should document and assess the discovery...

CONTRACTOR NOTE:

It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities.

GRADING, EROSION AND SEDIMENTATION CONTROL NOTES

- 1. All limits of clearing and areas of vegetation preservation as prescribed on the plans shall be clearly flagged in the field and observed during construction...
2. All required sedimentation and erosion control facilities must be constructed and in operation prior to any land clearing and/or other construction to ensure that sediment laden water does not enter the natural drainage system...
3. The erosion and sedimentation control system facilities depicted on these plans are intended to be minimum requirements to meet anticipated site conditions...
4. Approval of these plans is for grading, temporary drainage, erosion and sedimentation control only...
5. Any disturbed area which has been stripped of vegetation and where no further work is anticipated for the time period set forth by the SWPPP, must be immediately stabilized with mulching, grass planting, or other approved erosion control treatment...
6. In case erosion or sedimentation occurs to adjacent properties, all construction work within the development that will further aggravate the situation must cease...
7. Stockpiles are to be located in safe areas adequately protected by temporary seeding and mulching...
8. Non-compliance with the requirements for erosion controls, water quality, and clearing limits may result in revocation of project permit, plan approval, and bond forfeitures...
9. All earth work shall be performed in accordance with City Standards...
10. If cut and fill slopes exceed a maximum of two feet horizontal to one foot vertical, a rock or concrete retaining wall may be required...
11. The Surface of all slopes shall be compacted. This may be accomplished by over-building the slopes...
12. Upon completion of work, final reports must be submitted to the City in conformance with the current City adopted International Building Code...

MAINTENANCE OF SILTATION BARRIERS

- 1. Siltation barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Close attention shall be paid to the repair of damaged bates, and runs and undercutting beneath bates...
2. Gravel shall be crushed ballast rock, 8" to 12" in depth and installed to the specified dimensions at the entrance...
3. The gravel ballast rock shall be 4" to 8" in diameter and placed across the full width of the vehicular ingress and egress area...
4. If conditions on the site are such that most of the mud is not removed from vehicle tires by contact with the gravel, then the tires must be washed before vehicles enter onto a public road...
5. The entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way...

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

- 1. The temporary construction entrance should be cleared of all vegetation, roots, and other objectionable material...
2. Gravel shall be crushed ballast rock, 8" to 12" in depth and installed to the specified dimensions at the entrance...
3. The gravel ballast rock shall be 4" to 8" in diameter and placed across the full width of the vehicular ingress and egress area...
4. If conditions on the site are such that most of the mud is not removed from vehicle tires by contact with the gravel, then the tires must be washed before vehicles enter onto a public road...
5. The entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way...
6. Backfill shall comply with Section 7-08.3(3) of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction...

HYDROSEEDING GENERAL NOTES

- 1. Construction Acceptance: Will be subject to a well established ground cover that fulfills the requirements of the approved construction plans and City of Marysville Standards...
2. All disturbed areas such as retention facilities, roadway backlopes, etc., shall be seeded with a perennial ground cover grass to minimize erosion...
3. Preparation of Surface: All areas to be seeded shall be cultivated to the satisfaction of the City Inspector...
4. Immediately following final grading permanent vegetation shall be applied consistent with the design and maintenance standards for temporary and permanent seeding in the City adopted Department of Ecology Stormwater Management Manual for Western Washington...
5. All hydroseeding firms shall have a printout of the application rate for each job readily available for inspection by the Construction Inspection Division of Community Development...
6. The City of Marysville Construction Inspection Division of Community Development shall be notified of potential hydroseeding prior to the commencement of same to ensure compliance of these specifications...

CONSTRUCTION SEQUENCE

- 1. Arrange and attend a pre-construction meeting with City staff, the on-site erosion control specialist, the design engineer, and owner...
2. Identify clearing limits and stream/wetland NGA areas as required with flagging and/or temporary orange construction fence...
3. Install construction zone road signs...
4. Grade and install construction entrance(s)...
5. Place silt fence, etc. as necessary to prevent sediment-laden runoff from leaving site...
6. Provide protection for existing offsite catch basins and other drainage facilities...
7. Grade and stabilize roads and interceptor swales in conjunction with clearing and grading activity...
8. Install temporary sedimentation measures...
9. Clear and grub site. Complete mass grading. Reconstruct sediment-trapping measures as grading progresses...
10. Final grade, construct and pave roadways...
11. Remove any temporary sediment controls when permanent drainage is complete and erosion measures are in place and functional...
12. Remove remaining temporary erosion control measures when danger of erosion has passed and site is stabilized with final City approval...

WET WEATHER GRADING NOTES

Grading from October 1 to March 31st is not permitted without specific approval. If permitted, soil may be exposed for not more than two (2) days. If wet weather grading has been permitted by city, from May 1 to September 30, soil shall not be exposed for more than seven (7) days. Ground cover BMPs shall be used to stabilize the soil including but not limited to PVC cover, straw or other BMPs approved by the City.

STORMWATER NOTES

- 1. During construction, all existing and newly installed drainage structures shall be protected from sediments...
2. All storm manholes shall conform to City Standard Detail No.4-08-009. Flow control manhole/oil water separator shall conform to City Standard Detail No. 4-040-004...
3. Manhole ring and catch basin shall conform to City Standard Detail 4-08-009 and 4-080-15 thru 4-080024...
4. Catch basins shall by Type I unless otherwise approved by the City Engineer or Designated representative...
5. Catch basins Type I shall conform to City Standard Detail No. 4-08-009 and shall be used for depths greater than 5 feet from top of the grate to the invert of the storm pipe...
6. Cast iron or ductile iron frame and grate shall conform to City Standard Detail No.4-080-022...
7. All catch basins and manholes located outside of paved areas, shall be placed in a six foot square by four inch thick concrete pad...
8. All catch basins and manholes shall have locking lids...
9. Contractor shall be responsible for adjusting all manhole, inlet and catch basin frames and grates to grade just prior to curb installation and/or paving...
10. Trenching, bedding, and backfill for pipe shall conform to City Standard Detail No. 3-703-002 and-003...
11. Trench backfill of new utilities and stormwater drainage system features shall be compacted to 95% maximum density...
12. Storm pipe shall be a minimum of 10 feet away from building foundations and/or roof lines...
13. After all other utilities are installed and prior to asphalt work, all storm pipe shall pass a low pressure air test in accordance with Section 7-04.3(1) E & F of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction...
14. All temporary sedimentation and erosion control measures, and protective measures for critical areas, preserved native vegetation and significant trees shall be installed prior to initiating any construction activities...
15. Stormwater facilities with side slopes steeper than 3:1 or with a maximum water depth greater than 3 feet shall require a powder or vinyl coated chain link perimeter fence...
16. Prior to sidewalk construction, lot drainage systems, stub-outs and any behind sidewalk drains must be installed as required...
17. Storm water retention/detention facilities, storm drainage pipe and catch basins shall be flushed and cleaned by the developer prior to City of Marysville final acceptance...
18. Unless otherwise noted, all storm sewer pipe shall be: (CP) non-reinforced concrete, ASTM C-14; (RCP) reinforced concrete for concrete pipe diameters 24" or greater...
19. Compugated Polyethylene Pipe (CPP)...
A. All pipe shall be smooth interior. CPP shall be double-walled...
B. Upon request by the City inspector, all pipe runs shall pass the low pressure air test requirements of Section 7-04.3(1) E & F of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction...
C. Upon request by the City inspector, pipe shall be subject to mandrel testing...
D. Pipe shall be stored on site in shipping bunks on a flat level surface...
E. Minimum depth of cover shall be 2 feet...
F. Couplings shall be integral bell and spigot or double bell separate couplings...
G. Backfill shall comply with Section 7-08.3(3) of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction...
The second paragraph of Section 7-08.3(3) is deleted and replaced with the following:
The material used for backfilling around and to a point 1 foot above the top of the pipe shall be clean earth or sand, free from clay. Any gravel or stones included in the backfill shall pass through a 1 inch sieve.

- 20. All non-perforated metal pipe shall have neoprene gaskets at the joints...
21. Culvert ends shall be beveled to match side slopes...
22. All field cut culvert pipe shall be treated as required in the Standard Specifications or General Special Provisions...
23. All pipe shall be placed on stable earth...
24. All landscaped and lawn areas, except areas within the dipline of preserved trees, shall be amended per BMP T5.13 Post Construction Soil Quality and Depth in Chapter 5, Volume V of the Stormwater Manual...

CONVEYANCE DITCH - BIOFILTER SWALE PLANTING NOTES

Final engineering approval is contingent on swale inspection by the City of Marysville Construction Inspection Division of Community Development. Inspection must be requested by calling the City of Marysville Construction Inspection Division of Community Development at 360.363.8100 at least 24 hours prior to inspection date. Erosion control seed mix or shingle-weave sod, as determined by the City Engineer or designated representative, shall be placed above the design water surface for the 6-month, 24-hour storm event. A minimum topsoil depth of 4" shall be placed within the swale. The topsoil surface shall be at design grade for the swale. An erosion control blanket shall cover the topsoil to prevent erosion of topsoil and seed mix until a well defined ground cover is established. The wetted surface area as defined by the 6-month, 24-hour storm event shall be planted with wet tolerant plant species.

RECOMMENDED SEED MIX FOR BIOWALES:

Table with 4 columns: Seed Type, % Weight, % Purity, % Germination. Rows include Tall or meadow fescue, Festuca arundinacea or festuca elatior, Seaside/Creeping bentgrass, Redtop bentgrass, and Agrostis palustris.

INFILTRATION FACILITY NOTES

- 1. Infiltration facility installations shall be directed/overseen by a licensed geotechnical engineer if directed by the City Engineer or designee...
2. The geotechnical engineer will prescribe corrective action for soil that does not meet the design specification, soil that has been over compacted or for soil that has been contaminated by turbidity...
3. Performance testing and verification for a facility shall be conducted before final construction approval by the City, or prior to construction of other project impacts...

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL...

KEN MCINTYRE, P.E., ASSISTANT CITY ENGINEER
THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL PER MMC 22A.040.020 & 22A.040.030.

3/16/2024 1:07 PM
Z:\Undi Properties - Undi Commerce Park\Sheets\C2 Construction Notes.dwg
Undi Development LLC
Undi Commerce Park
1400 Sincere Point Blvd, Marysville, WA 98271
A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.
4122 Factoria Blvd, Ste 402, Bellevue, WA 98015

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

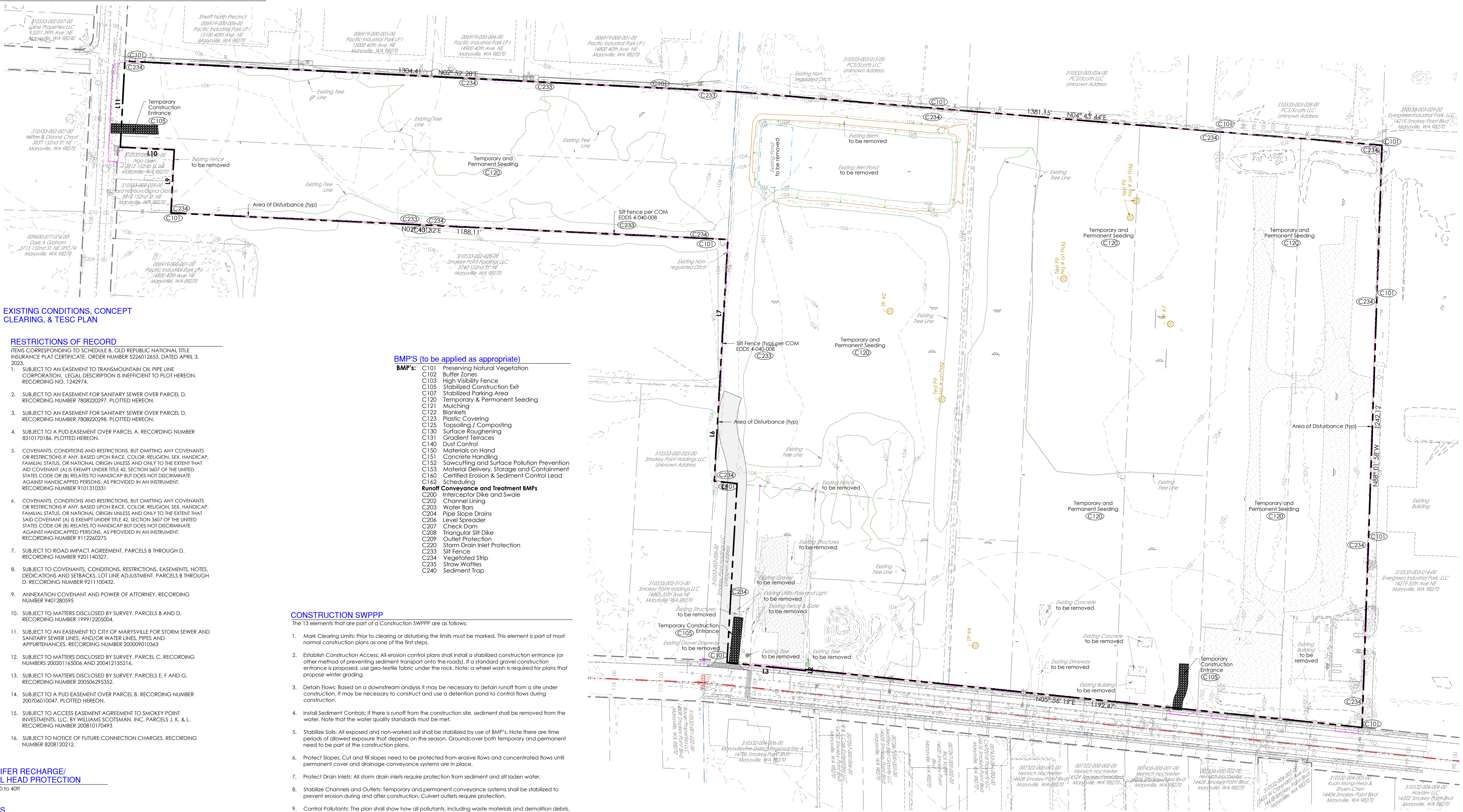
GENERAL NOTE: It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities. The contractor shall verify the location of all existing utilities prior to any construction. Agencies shall be notified within a reasonable time prior to the start of construction.

LAND TECHNOLOGIES logo and contact info: 18820 Third Avenue, N.E., Arlington, WA 98223, 360-652-9727. Project lead: Merle Tyler, Alex Tyler. Application date: March 23, 2022. Site approval date: March 23, 2022. Revision date: January 8, 2024. LDA approval date: January 8, 2024. AS-BUILT. Undi Commerce Park. Undi Development LLC. SHEET C2 of C13. 24x36. PA22-008 G2.



**LEGEND**

--- PROJECT BOUNDARY	--- EXISTING VEGETATION LINE
--- SECTION LINE	--- CONTOUR MAJOR, EXIST
--- 1/4 SECTION LINE	--- CONTOUR MINOR, EXIST
--- EXISTING R/W LINE	--- CLEARING LIMIT
--- EXISTING PARCEL LINE	--- PROPOSED SILT FENCE
--- EXISTING EDGE OF PAVEMENT	--- EXISTING BUILDING
--- CHP --- CHP ---	--- EXISTING CONCRETE
--- G --- G --- G ---	--- EXISTING FLOW LINE
--- EXISTING POWERLINE	--- EXISTING FENCE
--- EXISTING GAS LINE	--- EXISTING POWER POLE
--- EXISTING FLOW LINE	
--- EXISTING FENCE	



**EXISTING CONDITIONS, CONCEPT CLEARING, & TESC PLAN**

**RESTRICTIONS OF RECORD**

- ITEMS CORRESPONDING TO SCHEDULE B, OLD REPUBLIC NATIONAL TITLE INSURANCE PLAT CERTIFICATE, ORDER NUMBER S224012653, DATED APRIL 3, 2023.
- SUBJECT TO AN EASEMENT TO TRANSMOUNTAIN OIL PIPE LINE CORPORATION. LEGAL DESCRIPTION IS INEFFICIENT TO PLOT HEREON. RECORDING NO. 1242974.
  - SUBJECT TO AN EASEMENT FOR SANITARY SEWER OVER PARCEL D. RECORDING NUMBER 7808220297. PLOTTED HEREON.
  - SUBJECT TO AN EASEMENT FOR SANITARY SEWER OVER PARCEL D. RECORDING NUMBER 7808220298. PLOTTED HEREON.
  - SUBJECT TO A PUD EASEMENT OVER PARCEL A. RECORDING NUMBER 8310170186. PLOTTED HEREON.
  - COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS PROVIDED IN AN INSTRUMENT. RECORDING NUMBER 9101310331.
  - COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS PROVIDED IN AN INSTRUMENT. RECORDING NUMBER 9112260275.
  - SUBJECT TO ROAD IMPACT AGREEMENT, PARCELS B THROUGH D. RECORDING NUMBER 9201140327.
  - SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS. LOT LINE ADJUSTMENT, PARCELS B THROUGH D. RECORDING NUMBER 9211100432.
  - ANNEXATION COVENANT AND POWER OF ATTORNEY. RECORDING NUMBER 9401280595.
  - SUBJECT TO MATTERS DISCLOSED BY SURVEY, PARCELS B AND D. RECORDING NUMBER 199912205004.
  - SUBJECT TO AN EASEMENT TO CITY OF MARYSVILLE FOR STORM SEWER AND SANITARY SEWER LINES, AND/OR WATER LINES, PIPES AND APPURTENANCES. RECORDING NUMBER 200099010363.
  - SUBJECT TO MATTERS DISCLOSED BY SURVEY, PARCEL C. RECORDING NUMBERS 200201165006 AND 200412135216.
  - SUBJECT TO MATTERS DISCLOSED BY SURVEY, PARCELS E, F AND G. RECORDING NUMBER 200502629532.
  - SUBJECT TO A PUD EASEMENT OVER PARCEL B. RECORDING NUMBER 200706010047. PLOTTED HEREON.
  - SUBJECT TO ACCESS EASEMENT AGREEMENT TO SMOKEY POINT INVESTMENTS, LLC, BY WILLIAMS SCOTSMAN, INC. PARCELS J, K, & L. RECORDING NUMBER 200810170493.
  - SUBJECT TO NOTICE OF FUTURE CONNECTION CHARGES. RECORDING NUMBER 92081220212.

**BMP'S (to be applied as appropriate)**

- BMP'S:**
- C101 Preserving Natural Vegetation
  - C102 Buffer Zones
  - C103 High Visibility Fence
  - C105 Stabilized Construction Exit
  - C107 Stabilized Parking Area
  - C120 Temporary & Permanent Seeding
  - C121 Mulching
  - C122 Blankets
  - C123 Plastic Covering
  - C125 Topsoiling / Composting
  - C130 Surface Roughening
  - C131 Gradient Terraces
  - C140 Dust Control
  - C150 Materials on Hand
  - C151 Concrete Handling
  - C152 Sawcutting and Surface Pollution Prevention
  - C153 Material Delivery, Storage and Containment
  - C160 Certified Erosion & Sediment Control Lead
  - C162 Scheduling
- Runoff Conveyance and Treatment BMP's**
- C200 Interceptor Dike and Swale
  - C202 Channel Lining
  - C203 Water Bars
  - C204 Pipe Slope Drains
  - C206 Level Spreader
  - C207 Check Dam
  - C208 Triangular Silt Dike
  - C209 Outlet Protection
  - C220 Storm Drain Inlet Protection
  - C233 Silt Fence
  - C234 Vegetated Strip
  - C235 Straw Wattles
  - C240 Sediment Trap

**CONSTRUCTION SWPPP**

- The 13 elements that are part of a Construction SWPPP are as follows:
- Mark Clearing Limits: Prior to clearing or disturbing the limits must be marked. This element is part of most normal construction plans as one of the first steps.
  - Establish Construction Access: All erosion control plans shall install a stabilized construction entrance (or other method of preventing sediment transport onto the roads). If a standard gravel construction entrance is proposed, use geo-textile fabric under the rock. Note: a wheel wash is required for plans that propose winter grading.
  - Detain Flows: Based on a downstream analysis it may be necessary to detain runoff from a site under construction. It may be necessary to construct and use a detention pond to control flows during construction.
  - Install Sediment Controls: If there is runoff from the construction site, sediment shall be removed from the water. Note that the water quality standards must be met.
  - Stabilize Soils: All exposed and non-worked soil shall be stabilized by use of BMP's. Note there are time periods of allowed exposure that depend on the season. Groundcover both temporary and permanent need to be part of the construction plans.
  - Protect Slopes: Cut and fill slopes need to be protected from erosive flows and concentrated flows until permanent cover and drainage conveyance systems are in place.
  - Protect Drain Inlets: All storm drain inlets require protection from sediment and silt laden water.
  - Stabilize Channels and Outlets: Temporary and permanent conveyance systems shall be stabilized to prevent erosion during and after construction. Culvert outlets require protection.
  - Control Pollutants: The plan shall show how all pollutants, including waste materials and demolition debris, will be handled. This includes maintenance of construction equipment, fertilizers, application of chemicals, and water treatment systems.
  - Control De-Watering: The water from de-watering systems for trenches, vaults and foundations shall be discharged into a controlled system.
  - Maintain BMP's: The plan shall provide for inspection and maintenance of the planned and installed construction BMP's as well as their removal at the end of the project.
  - Manage the Project: The plan shall outline how the site shall be managed for erosion control and identify the management team. It needs to cover phasing, training, pre-construction conference, coordination with utilities and contractors, monitoring and reporting. It shall provide for notice of problems, revisions during construction and contingency planning. One of the most important elements in the management of the project is planning for contingencies based on the risk of exposure during phases of the development. It is essential that planning is ongoing throughout the life of the project.
  - Protect on-Site stormwater management BMP's for runoff from roofs and other hard surfaces. On-site Stormwater Management BMP's shall be protected at all times during the construction process. This may mean that stormwater management BMP's will be installed towards the end of the construction process to avoid station and compaction.

**AQUIFER RECHARGE/ WELL HEAD PROTECTION**

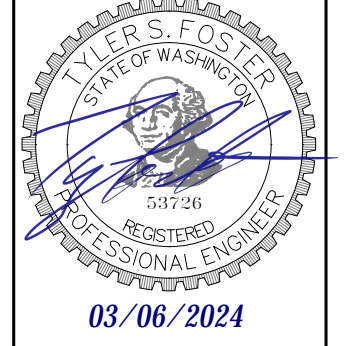
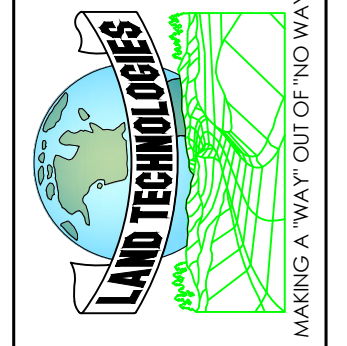
High: 0 to 40ft

**SOILS**

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

**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: Alex Tyler  
CHECKED BY: Alex Tyler  
DRAWN BY: Alex Tyler  
APPLICATION DATE: March 23, 2022  
SITE APPROVAL DATE: March 23, 2022  
REVISION DATE: January 8, 2024  
LDA APPROVAL DATE: AS BUILT

**Undi Commerce Park**  
1400x Smokey Point Blvd, Marysville, WA 98271

**Undi Development LLC**  
4122 Factoria Blvd, Ste 402, Bellevue, WA 98015

SHEET **C3** of **C13**  
24x36  
PA22-008  
G2

**CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT**

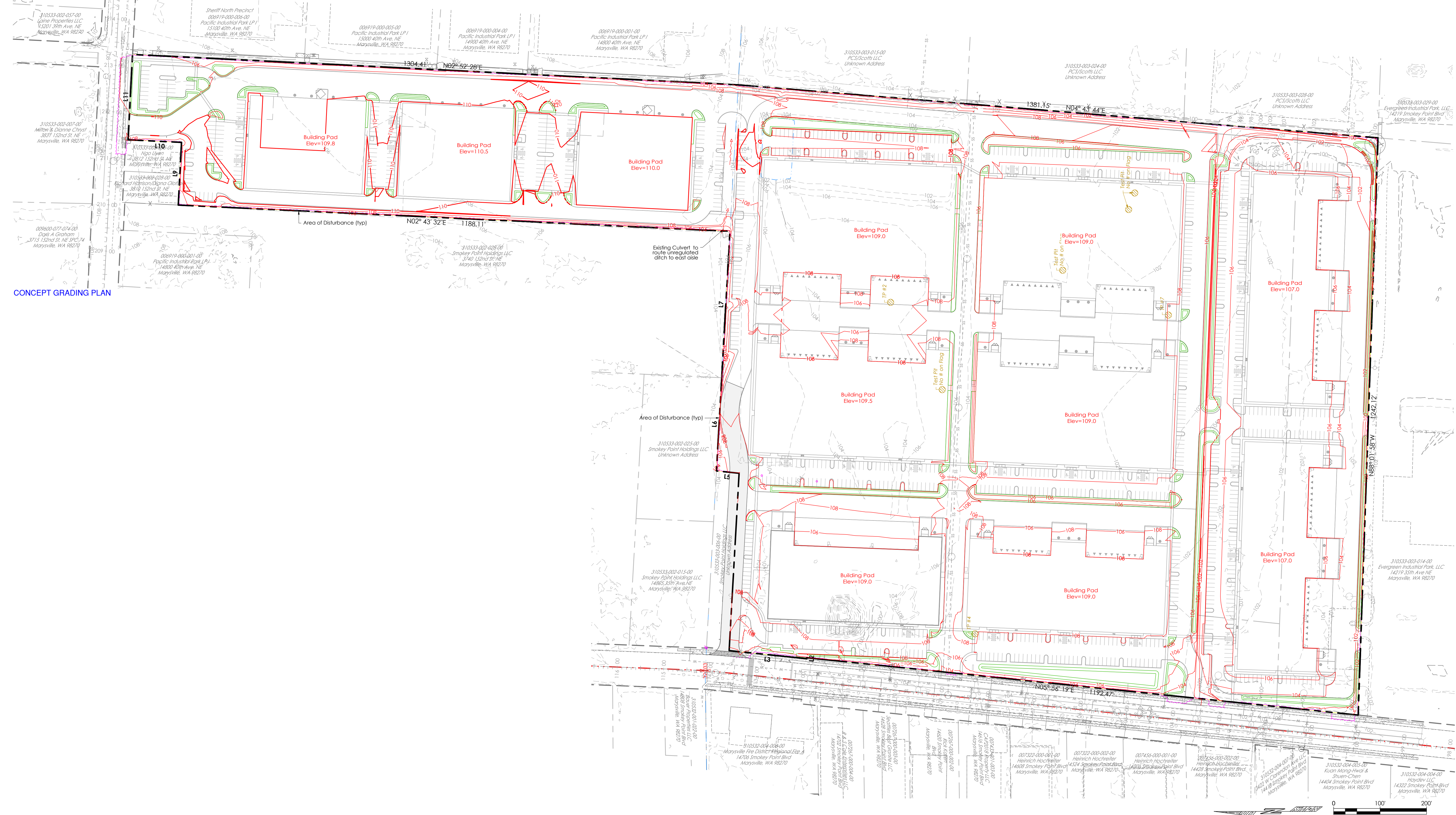
THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE BUT ARE NOT LIMITED TO: WSDPW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT. THIS DAY OF 2022.

KEN MCINTYRE, P.E., ASSISTANT CITY ENGINEER  
THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL PER MMC 22A.040.020 & 22A.040.030.



A PORTION OF SECTION 33, TOWNSHIP - NORTH, RANGE 05 EAST, W.M.

LEGEND	
	PROJECT BOUNDARY
	1/4 SECTION LINE
	EXISTING R/W LINE
	EXISTING PARCEL LINE
	EXISTING EDGE OF PAVEMENT
	CHP
	EXISTING POWERLINE
	EXISTING GAS LINE
	EXISTING FLOW LINE
	EXISTING FENCE
	EXISTING VEGETATION LINE
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	CONTOUR MAJOR, EXIST
	CONTOUR MINOR, EXIST
	CLEARING LIMIT
	PROPOSED SILT FENCE
	EXISTING BUILDING
	EXISTING CONCRETE
	EXISTING POWER POLE



CONCEPT GRADING PLAN

**AQUIFER RECHARGE/  
WELL HEAD PROTECTION**  
High, 0 to 40ft

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

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

**CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT**  
THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE BUT ARE NOT LIMITED TO: WSDPW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT. THIS DAY OF 202.

KEN MCINTYRE, P.E., ASSISTANT CITY ENGINEER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL PER MMC 22A.04.020 & 22A.04.030.

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

**LAND TECHNOLOGIES**  
MAKING A WAY OUT OF NO WAY

**STATE OF WASHINGTON**  
REGISTERED PROFESSIONAL ENGINEER  
03/06/2024

PROJECT LEAD: Merie  
CHECKED BY: Tyler  
DRAWN BY: Tyler, Alex  
APPLICATION DATE: March 23, 2022  
SITE APPROVAL DATE: March 23, 2022  
REVISION DATE: January 8, 2024  
LDA APPROVAL:  
AS BUILT:

**Undi Commerce Park**  
14xx Smokey Point Blvd, Marysville, WA 98271  
A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.

**Undi Development LLC**  
4122 Factoria Blvd, Ste 402, Bellevue, WA 98015

**Concept Grading Plan**

SHEET  
C4 of C13  
24x36  
PA22-008  
G2







**LEGEND**

- Rooftop Rock Gallery, 1ft thick 110,000sf minimum footprint
- Bioretention Cell Rock Bed, 0.5ft thick 90,000sf minimum footprint

**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  
 CHECKED BY: Tyler  
 DRAWN BY: Tyler, Alex  
 APPLICATION DATE: March 23, 2022  
 SITE APPROVAL DATE: March 23, 2022  
 REVISION DATE: January 8, 2024  
 LDA APPROVAL: [Stamp]  
 AS-BUILT:

Undi Commerce Park  
 1400 Smokey Point Blvd, Marysville, WA 98271  
 A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.

Undi Development LLC  
 4122 Factoria Blvd, Ste 402, Bellevue, WA 98015

CONCEPT Stormwater Management Plan

SHEET  
 C6 of C13  
 24x36  
 PA22-008  
 G2



**3 TRAFFIC RATED COVER**  
 SCALE: NTS

Removable 6" Clean-out Plug [4]  
 Pavement  
 3000 PSI conc. collar, cast in place, 8" min thickness  
 Structural Solt  
 Rock-bed  
 PVC Sleeve, 12" min length. See Table 1.

Removable cover [1]  
 Cast iron or HD polymer ring and cover per Table-2. See note [1]  
 2" min  
 5" min depth coarse sand or pea gravel  
 Riser pipe w/ removable plug

**SECTION**

**TABLE-1 PVC Sleeves**

Riser Pipe Dia (in)	Ring & Cover Dia (in)	PVC sleeve Dia (in)
6	10	12
8	12	12
12	12	18

**TABLE-2 RING AND COVERS**

Riser Dia (in)	Mfg. Material	Part-No	Description	Dsgn-Load	Rating
6"	Carson, HDPE	910	9" Dia 10"-deep	300 lb/sf	Ped
8"	Fibrelyte, composite	FL08	9" Dia Valve box, 12"-deep	8,000 lb/sf	Tier-8
8"	H-Series, polymer	910	9" Dia Valve box, 10"-deep	15,000 lb/sf	Tier-15
8"	H-Series, polymer	910	9" Dia Valve box, 10"-deep	22,500 lb/sf	Tier-22
12"	Carson, plastic	1419	14"x19" 12"-deep	300 lb/sf	Ped
12"	Synertech, composite	Duo-13x24	13"x24" box 12"-deep	15,000 lb/sf	Tier-15

**NOTES:**  
 1. Ring and cover must be rated HS-20 if used in paved areas. See table for sizes and recommended parts. Equivalent or higher grade parts may be used.  
 2. Cover for shall read "DRAIN" or be blank (no label).  
 3. All bolts shall be 5/8"-11 nc 304 Stainless Steel socket (Allen) head.  
 4. 6" Clean-out Plug, (Cheme 6" Original Gripper PN: 270261 or equiv)  
 5. Cover to be flush or 1" max below grade in landscape areas.  
 6. Riser to be plugged at all times during and after construction activities.

**7 ROOF DRAIN DEBRIS SCREEN**  
 SCALE: NTS

Removable CAP with 3" Vents  
 4", 6", 8" Tee  
 1/4" mesh screen; rust-proof hardware cloth (SS or galvanized); 4" min exposed height (8" typ band width).  
 SS straps/band clamps - or - #12 SS sheet metal screws with 3" fender washers (as needed)  
 4" or 8" Dia galvanized sheet metal round cap/plug for HVAC (Master Flow, model # BDC or 4DC - or - equivalent)

**Roof Drain Infiltration Chamber**  
 SCALE: NTS

Pavement  
 Minimum cumulative Footprint = 130,000 sf  
 Top of Rock Elevation 106.0  
 6" Perf. Distribution Pipe  
 1.0' Rock Bed Depth  
 3" Min. Separation to GW  
 Wrap Top and Sides w/ 30mil PVC Impermeable Liner or equivalent  
 Uniformly graded coarse aggregate, with a wash loss of no more than 0.5%, WSDOT spec 9-33.12(5) Gravel Backfill for Drywalls, (or equivalent)  
 Overexcavated to facilitate connection to clean outwash soils.  
 Soils placed beneath rock bed shall be similar composition of Native outwash sands which provide equivalent saturated hydraulic conductivity.

**5 ROCK INFILTRATION TRENCH**  
 NTS

**PLAN**

Roof Downspout, isolated from facing drain  
 Flow  
 Sump w/ Solid Lid  
 Infiltration Trench  
 Cleanout pipe end  
 Per Plan

**PROFILE**

Building  
 Type 1-CB w/ Solt at each downspout  
 Solid wall pipe to be used from CB to trench  
 Smooth bend joints if needed  
 24" min  
 Road Drain Debris Screen  
 10' Min

**1 Bioretention Cell**  
 SCALE: 1"=4'

20' (typ.)  
 Min Cumulative Floor Area = 21,000sf  
 100 Year storm  
 2" Fine Sand w/Compost  
 0.5' Freeboard  
 8" Clean chip, coarse sediment filter  
 1.5' Compost Amended Soils [1]  
 2" Sand  
 Expanded Rock Bed, min. cumulative area 105,000sf (15ft wide)  
 0.5' Gravel  
 3" Min. Separation to GW  
 Native or Structural Soils

Soils placed beneath rock bed shall be similar composition of Native outwash sands which provide equivalent saturated hydraulic conductivity and uninterrupted connectivity to clean outwash sands below.

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

**CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT**

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE BUT ARE NOT LIMITED TO: WSDPW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT. THIS DAY OF 202.

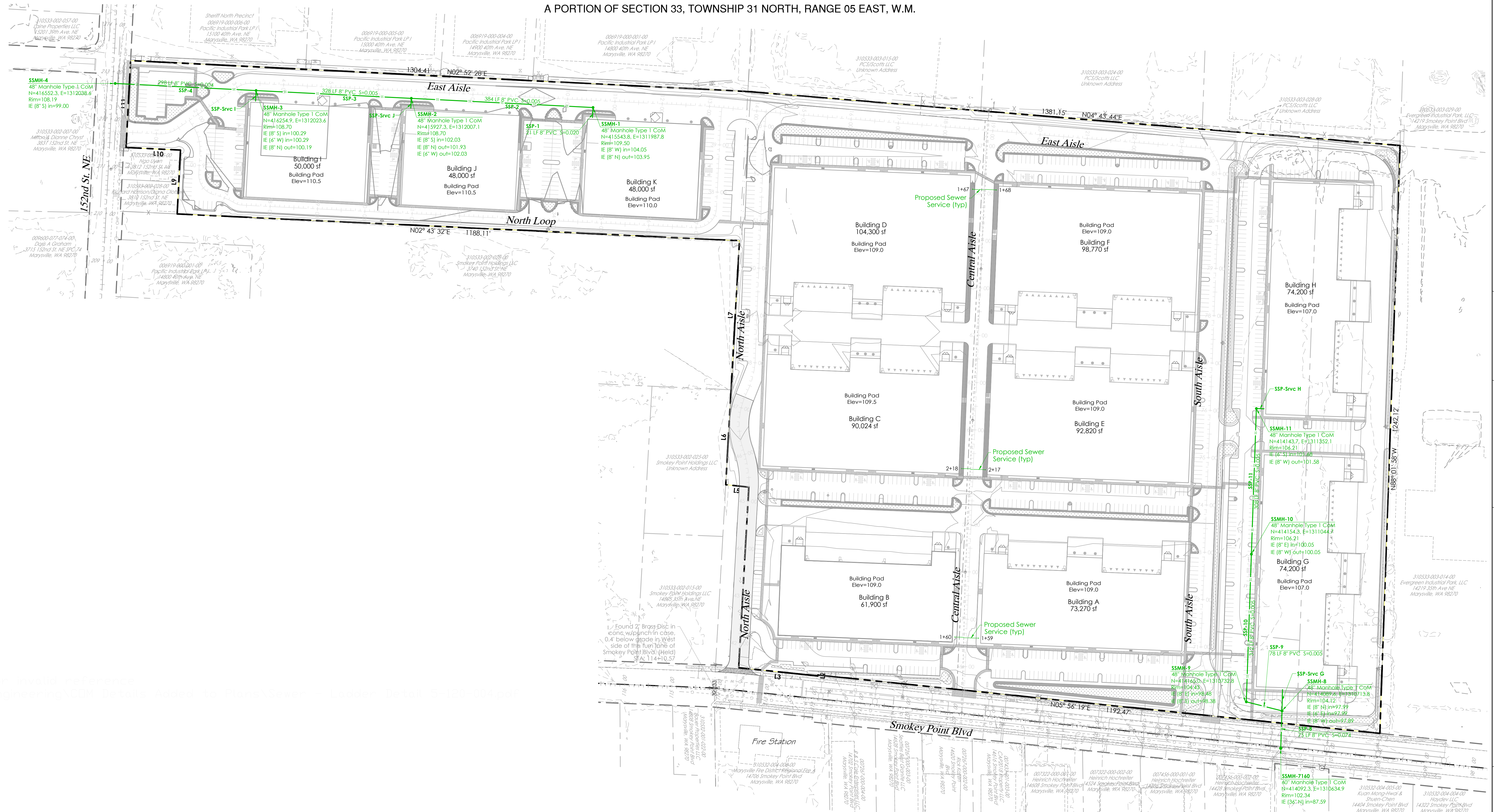
KEN MCINTYRE, P.E., ASSISTANT CITY ENGINEER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL PER MMC 22A.040.020 & 22A.040.030.

3/16/2024 1:11 PM  
 Z:\Undi Properties - Undi Commerce Park\Sheets\C6 Concept Stormwater Management Plan.dwg



A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.



GENERAL NOTES FOR SANITARY SEWER

- All workmanship and materials shall be in accordance with City of Marysville standards and the most recent copy of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction (WSDOT/APWA).
- City of Marysville datum (NGVD, 1960 supplemental adjustment) shall be used for all vertical control. A list of benchmarks is available at the Public Works Department.
- All approvals and permits required by the City of Marysville shall be obtained by the Contractor prior to the start of construction. All sanitary improvements shall be constructed in accordance with these approved plans. Any deviation from these plans shall require prior approval from the Owner, the City Engineer, and other appropriate public agencies.
- If construction is to take place in the County right-of-way, the Contractor shall contact the City Public Works Department to obtain all the required approvals and permits.
- A preconstruction meeting shall be held with the City of Marysville Department of Public Works prior to the start of construction.
- The City of Marysville Department of Public Works shall be notified a minimum of 48 hours in advance of a tap or connection to an existing sanitary sewer main. The Inspector shall be present at the time of the tap or connection.
- The Contractor shall be fully responsible for the location and protection of all existing utilities. The Contractor shall verify all utility locations prior to construction by calling the Underground Locates Line at 1-800-424-5555 a minimum of 48 hours prior to any excavation.
- Sanitary sewer main shall be PVC, ASTM D 3034 SDR 35 or ASTM F 799 with joints and rubber gaskets conforming to ASTM D 3012 and ASTM F 407.
- Precast manholes shall meet the requirements of ASTM C 478. Manholes shall be Type 148" manhole unless otherwise specified on the plans. Joints shall be rubber gasketed conforming to ASTM C 443 and shall be gasketed from the inside. Lift holes shall be gasketed from the outside and inside of the manhole.
- Side sewer services shall be PVC, ASTM D 3034 SDR 35 with flexible gasketed joints. Side sewer connections shall be made by a tap to an existing main or a tee from a new main connected above the lifting line of the pipe. The contractor shall provide the City with accurate As-Built Drawings of all side sewer locations.
- All sewer mains shall be field staked for grade and alignment prior to construction by a licensed engineer or surveying firm qualified to perform such work. Prior to constructing any sewer, the lot corners shall be staked and sewer line location established by survey, cost of which shall be borne by the Developer.
- All plastic pipe and services shall be installed with continuous tracer tape installed 12" to 18" under the proposed finished sub grade. The tracer shall be plastic non-biodegradable, metal core or bonding marked sewer which can be detected by a standard metal detector.
- Each side sewer lateral shall have a 2" x 4" wood "marker" at the termination of the stub. The "marker" shall extend from the trench to above finished grade. Above the ground surface, it shall be painted "green" with "S/S" and the depth, in feet, stenciled in black letters 2" high.
- Side sewers shall be installed by the Developer and coordinated for clearance with power, telephone, and other utilities. All side sewers to be installed 10 feet into lot served and staked and marked as shown on these plans.
- Pipe bedding shall be in accordance with WSDOT Standard Plan B-18c Class F. Pea gravel is an acceptable bedding material. All pipe shall be laid on a properly prepared foundation according to Standard Specification 7.52.2(1). This shall include necessary leveling of the trench bottom or the top of the foundation materials as well as placement and compaction of required bedding material to uniform grade so that the entire length of the pipe will be supported on a uniformly dense unyielding base.
- A 3-foot square x 4-inch thick asphalt or concrete pad shall be installed around all cleanouts that are not in a pavement area.
- Temporary street patching shall be allowed for as approved by the City Engineer. Temporary street patching shall be provided by placement and compaction of 1-inch maximum asphalt concrete cold mix. Contractor shall be responsible for maintenance as required.
- Erosion control measure shall be taken by the Contractor during construction to prevent infiltration and inflow into existing and proposed sanitary sewer facilities.
- Provide traffic control plan(s) in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) as required.
- It shall be the responsibility of the Contractor to have a copy of these approved plans on construction site at all times.
- Any changes to the design shall first be reviewed and approved by the project engineer and the City of Marysville.
- All lines shall be cleaned and pressure tested prior to paving in conformance with the above referenced specifications. (See note 1.) Testing of the sanitary sewer shall include TV inspection of the main by the Contractor. Immediately prior to TV inspection enough water shall be run down the line so it comes out the sewer manhole. A copy of the video tape shall be submitted to the City of Marysville. Acceptance of the line will be made after the tape has been reviewed and approved by Public Works. A water test of all manholes in accordance with Marysville standard may also be required. Testing shall take place after all underground utilities are installed and composition of the roadway sub grade is completed.
- Prior to backfill all manholes and appurtenances shall be inspected and approved by the City of Marysville Department of Public Works. Approval shall not relieve the Contractor for correction of any deficiencies and/or failures as determined by subsequent testing and inspections. It shall be the Contractor's responsibility to notify the City of Marysville for the required inspections.

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

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE BUT ARE NOT LIMITED TO: WADSWORTH HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILE PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT. THIS DAY OF 2022.

KEN MCINTYRE, P.E., ASSISTANT CITY ENGINEER  
THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL PER MMC 22A.040.020 & 22A.040.030.

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

**LAND TECHNOLOGIES**  
MAKING A WAY OUT OF NO WAY

**UNDI DEVELOPMENT LLC**  
4122 Factoria Blvd Ste 402, Bellevue, WA 98015

**UNDI COMMERCIAL PARK**  
1400 Smokey Point Blvd, Marysville, WA 98271

**CONCEPT SANITARY SEWER PLAN**

A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.

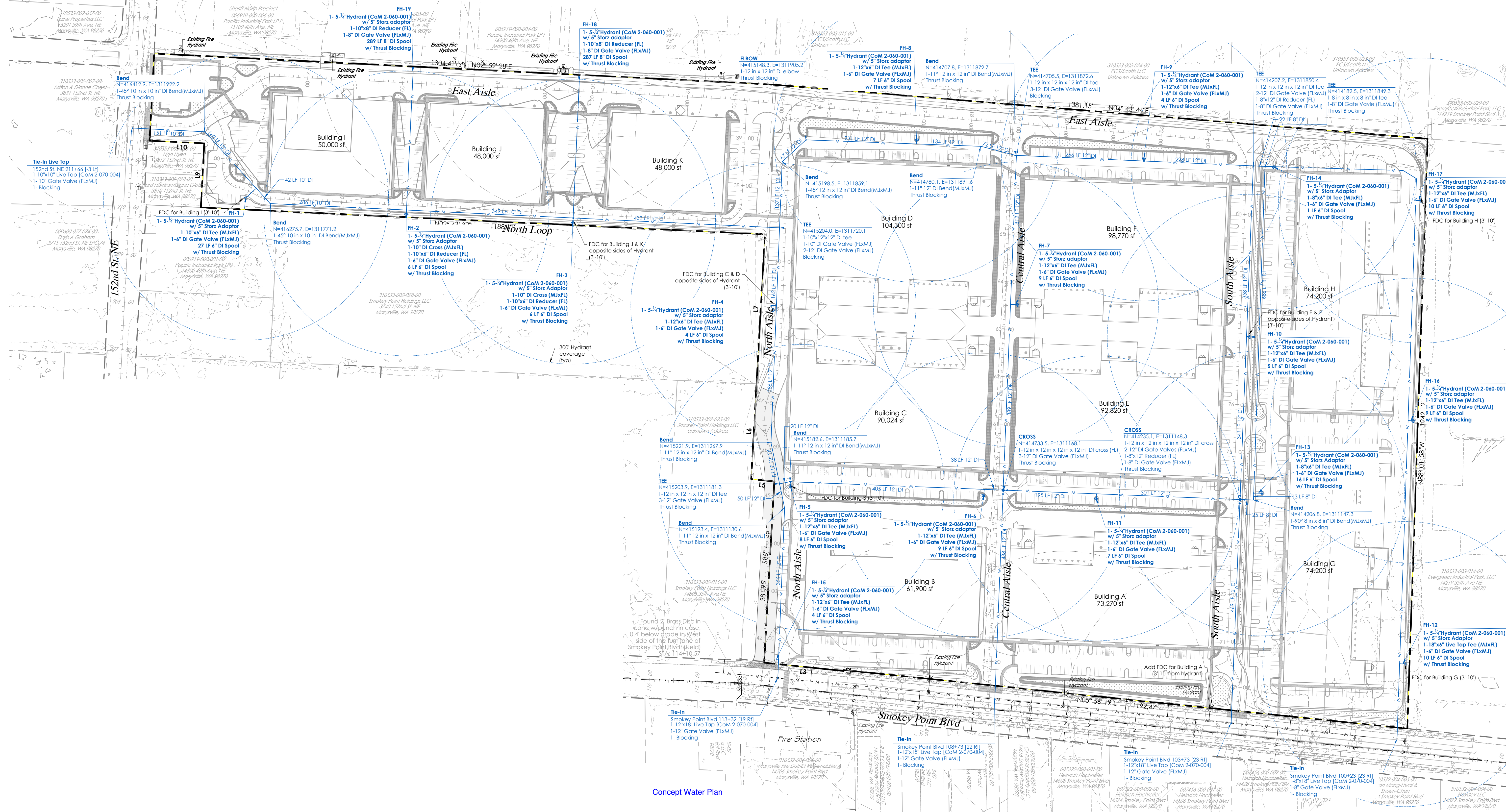
PROJECT LEAD: Merice  
CHECKED BY: Tyler  
DRAWN BY: Tyler, Alex  
APPLICATION DATE: March 23, 2022  
SITE APPROVAL: March 23, 2022  
REVISION DATE: January 8, 2024  
LDA APPROVAL:  
AS-BUILT:

03/06/2024

PROJECT: 24x36  
SHEET  
C7 of C13  
PA22-008  
G2



A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.



Concept Water Plan

GENERAL NOTES FOR WATER

- Biological test samples will be taken by the City (for FMWC, VW or ICW when served by that purveyor) and paid for by the contractor.
- Water mains shall have a minimum cover of 36 inches in improved right-of-way and a minimum of 48 inches in unimproved right-of-way and easements.
- Pipe for water mains shall be ductile iron conforming to Section 7-09 of the Standard Specifications, Class 52 with nylon or approved equal joints. Pipe shall be cement lined in accordance with A.S.A. Specification A 21.4-1964.
- Connections to existing water mains shall typically be wet tapped through a tapping "tee" and tapping valve and shall be made by a City-approved contractor. The tapping sleeve shall be epoxy coated or ductile iron. Stainless sleeves shall only be used on AC pipe. The City (for FMWC, VW or ICW when served by that purveyor) shall approve the time and location for these connections.
- All water mains and appurtenances shall be hydrostatically tested at 200 psi in accordance with City Standards.
- Fire hydrants shall be installed in accordance with City Standard Detail 2-040-001 and as directed by the City of Marysville Fire Code Official.
- Valve marker posts shall be installed where valve boxes are hidden from view in unimproved areas.
- Resilient seated wedge gate valves shall be used for 10-inch mains and smaller. Butterfly valves shall be used for mains greater than 10 inches.
- Pipe fitting for water mains shall be ductile iron and shall be mechanical joint conforming to AWWA Specification C111-72.
- Water main pipe and service connections shall be a minimum of 10 feet away from building foundations and/or roof lines. Where a water main crosses the Northwest Gas pipeline, the water line shall be cased with PVC pipe a minimum of 10 feet beyond each side of the gas line easement. Contact Williams Northwest Pipeline before the crossing is made.
- Trenching, bedding, and backfill for water mains shall be installed in accordance with City Standard Detail 3-703-002 and -003.
- All commercial and industrial developments, irrigation systems, and multi-family water service connections shall be protected by a double check valve assembly or a reduced pressure backflow assembly as directed by the City conforming to City Standard Details 2-153-001.
- Any lead joint fitting disturbed during construction shall be replaced with a mechanical joint fitting at the contractor's expense.

NOTE

- Bollards are required for all Hydrant installations in truck court per CoM Std Plan 2-040-002.
- A Reduced Pressure Backflow Assembly (RPBA) is required immediately downstream of any irrigation meter and in an above ground hotbox if a chemical/fertilizer injection system is installed. If the irrigation system is not chemically injected, a DCVA is sufficient for this application. The DCVA may be installed in an in-ground meter type box or vault.
- Domestic water meter will be required for each building. Meter size and requirements will be determined with site plan approval and building permit coterms for each intended use.
- Existing water meters shall be abandoned at the main and removed if not used.
- All new and existing hydrants shall include 5' Storz adaptor.

FIRE MARSHAL NOTES

- All work to meet or exceed City of Marysville adopted fire code, city design standards, and applicable NFPA Standards.
- The estimated fire flow that will be required for this building is 3,500 gpm (without sprinkler reduction). Required fire flow will depend on building size, type of construction, and reduction for sprinkler systems (estimated 1,500 gpm with sprinkler reduction).
- For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of the required fire-flow, and the automatic sprinkler system demand including hose stream allowance (IFC Appendix B).
- The site requires a water system assessment of fire flow availability. The existing fire hydrants shall be flow tested by the City with results sent to the fire marshal for evaluation.
- The new hydrants shall be flow tested by the City and available fire flow determined. Provide test results to the fire marshal for approval prior to final approval of the water system extension, and prior to placing hydrant in service (IFC 507.4).
- Existing fire hydrants shall be upgraded as needed to comply with city Water Design Standard 2-040 Hydrants, including 5' Storz fitting.
- Hydrant locations shall be marked with blue reflective hydrant markers in the roadway, located four inches off the centerline on the hydrant side of the road.
- Underground fire mains shall be tested and flushed prior to connection to aboveground sprinkler system piping. Installer shall be WA State "U" licensed, and provide contractor certification of the installation materials and tests upon completion. An approved plan of the underground sprinkler system piping shall be available on the job site.
- Contact MFD at (360) 363-8525 to schedule fire inspections and testing. Allow a minimum of two business days lead time for scheduling. Inspections are required for thrust blocks (pre- and post-pour) hydrostatic pressure testing of fire mains, and fire flow flushing of the piping system shall be pretested and in good working order prior to scheduling testing.

GENERAL NOTE:

It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities. The contractor shall verify the location of all existing utilities prior to any construction. Agencies shall be notified within a reasonable time prior to the start of construction.

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. PERFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE BUT ARE NOT LIMITED TO: WSP/W HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT. THIS DAY OF \_\_\_\_\_, 202\_\_.

KEN MCINTYRE, P.E., ASSISTANT CITY ENGINEER  
 THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL PER MMC 22A.040.020 & 22A.040.030.

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

**UNDI COMMERCIAL ENGINEERS**  
 1400x Smokey Point Blvd, Marysville, WA 98271  
 A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.  
 Concept Water Plan

**UNDI DEVELOPMENT LLC**  
 4122 Factoria Blvd, Ste 402, Bellevue, WA 98015

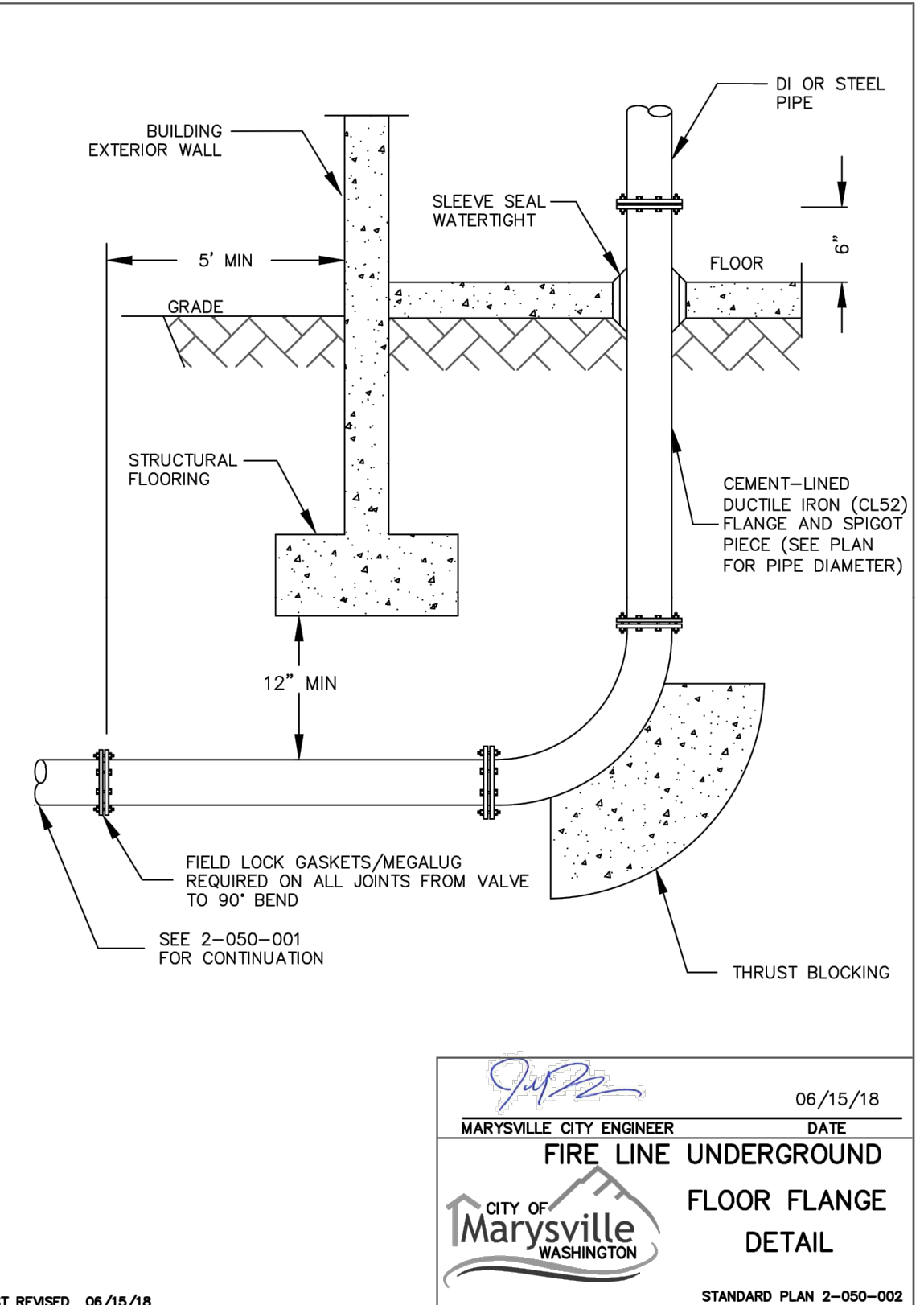
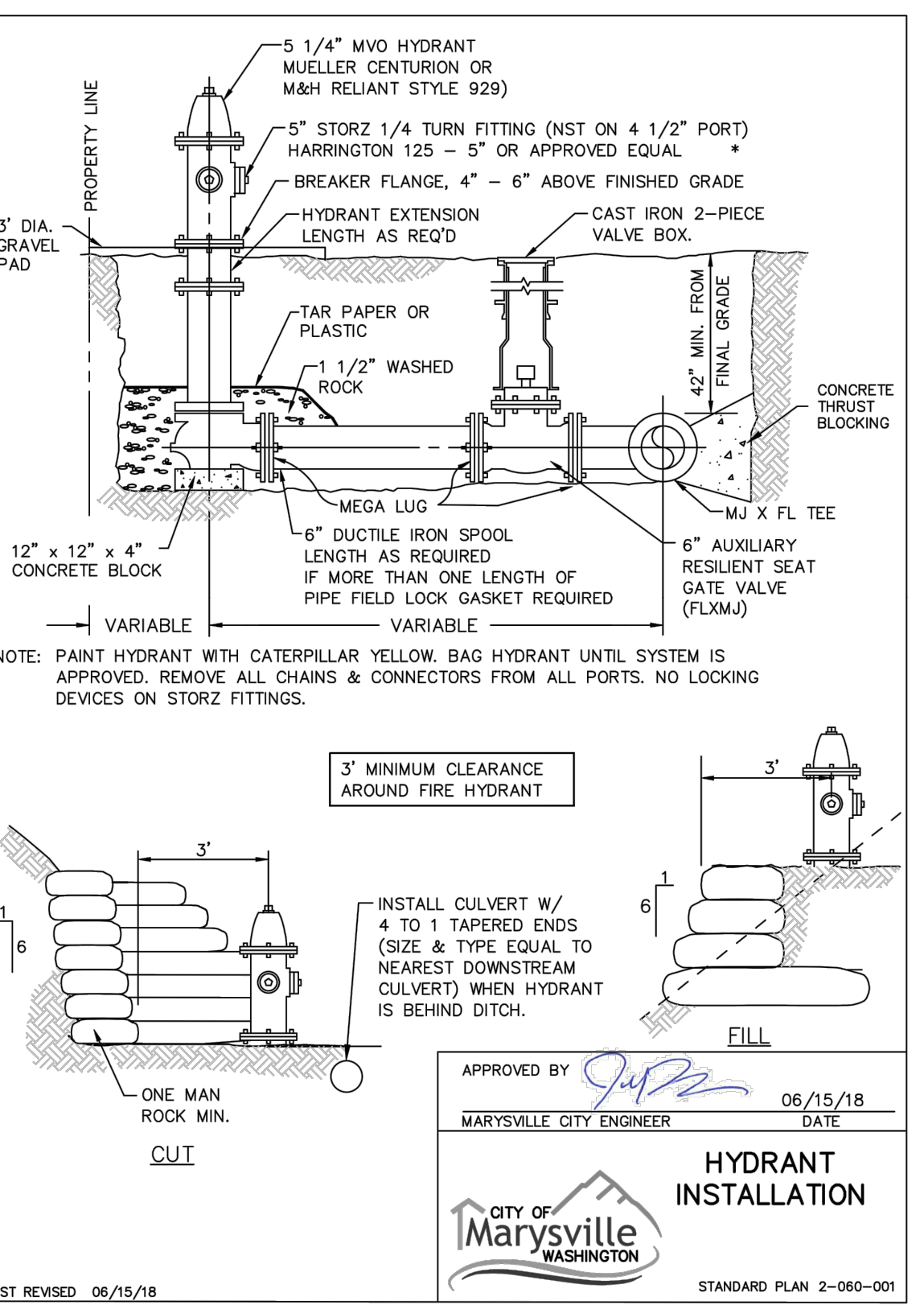
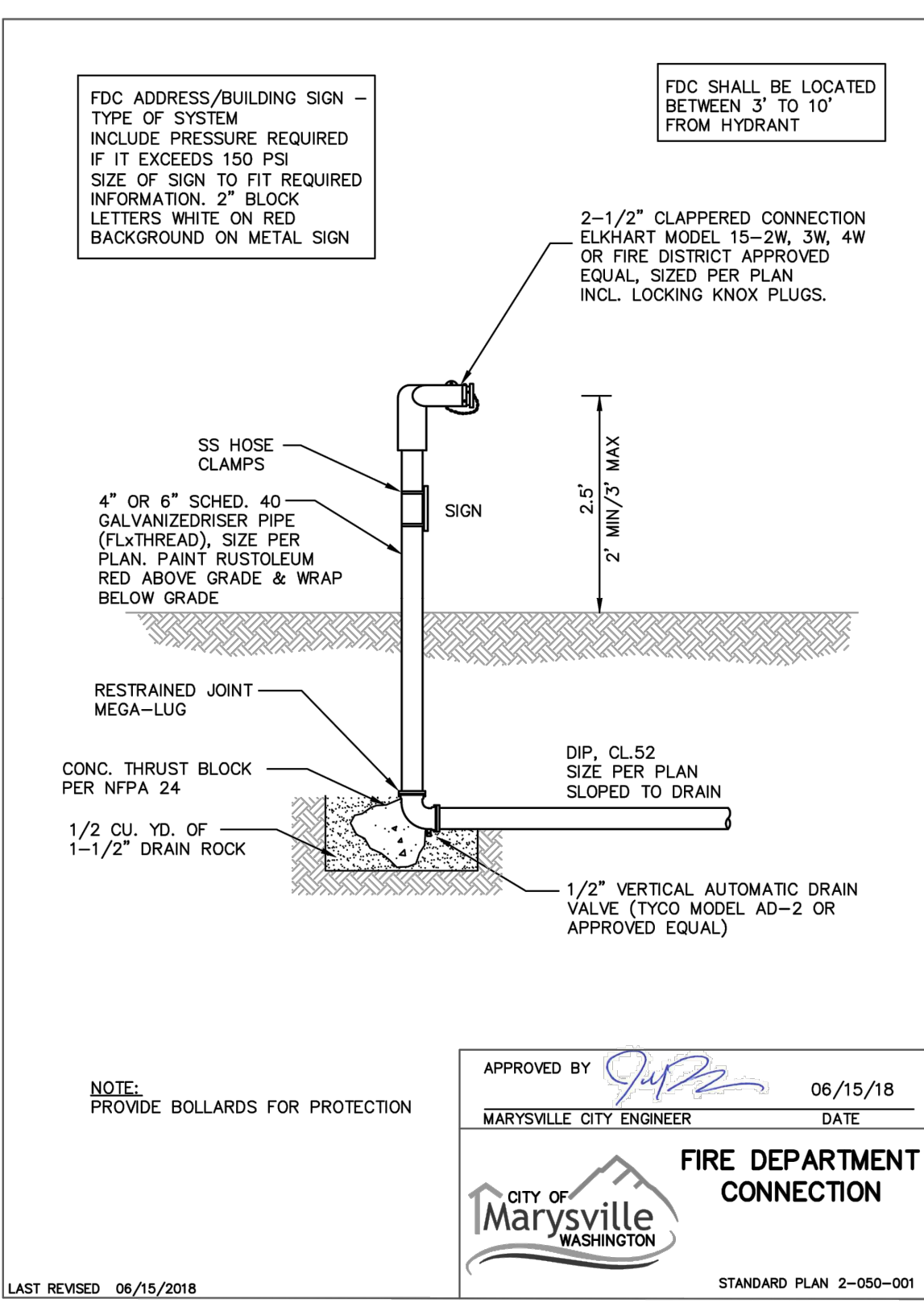
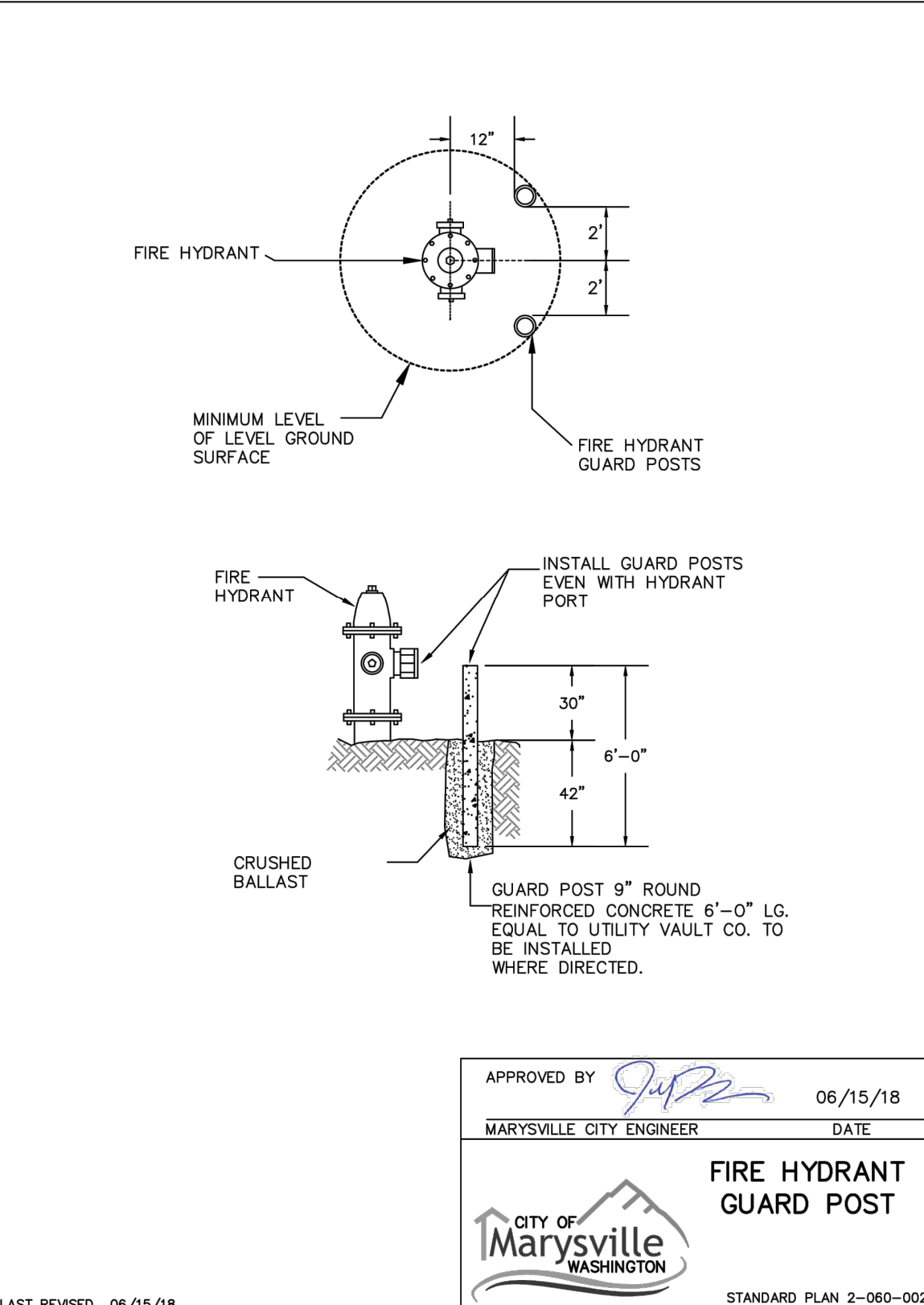
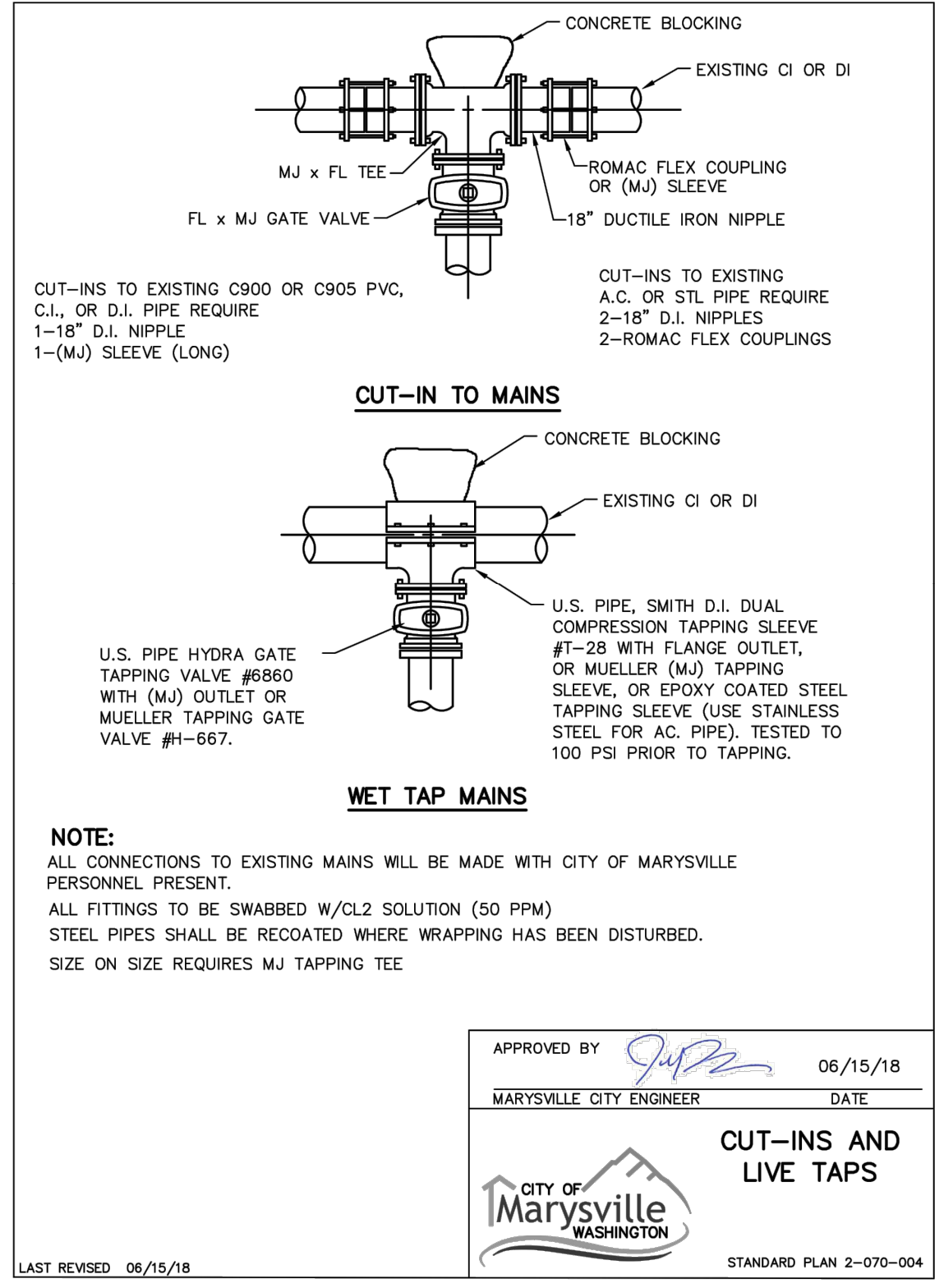
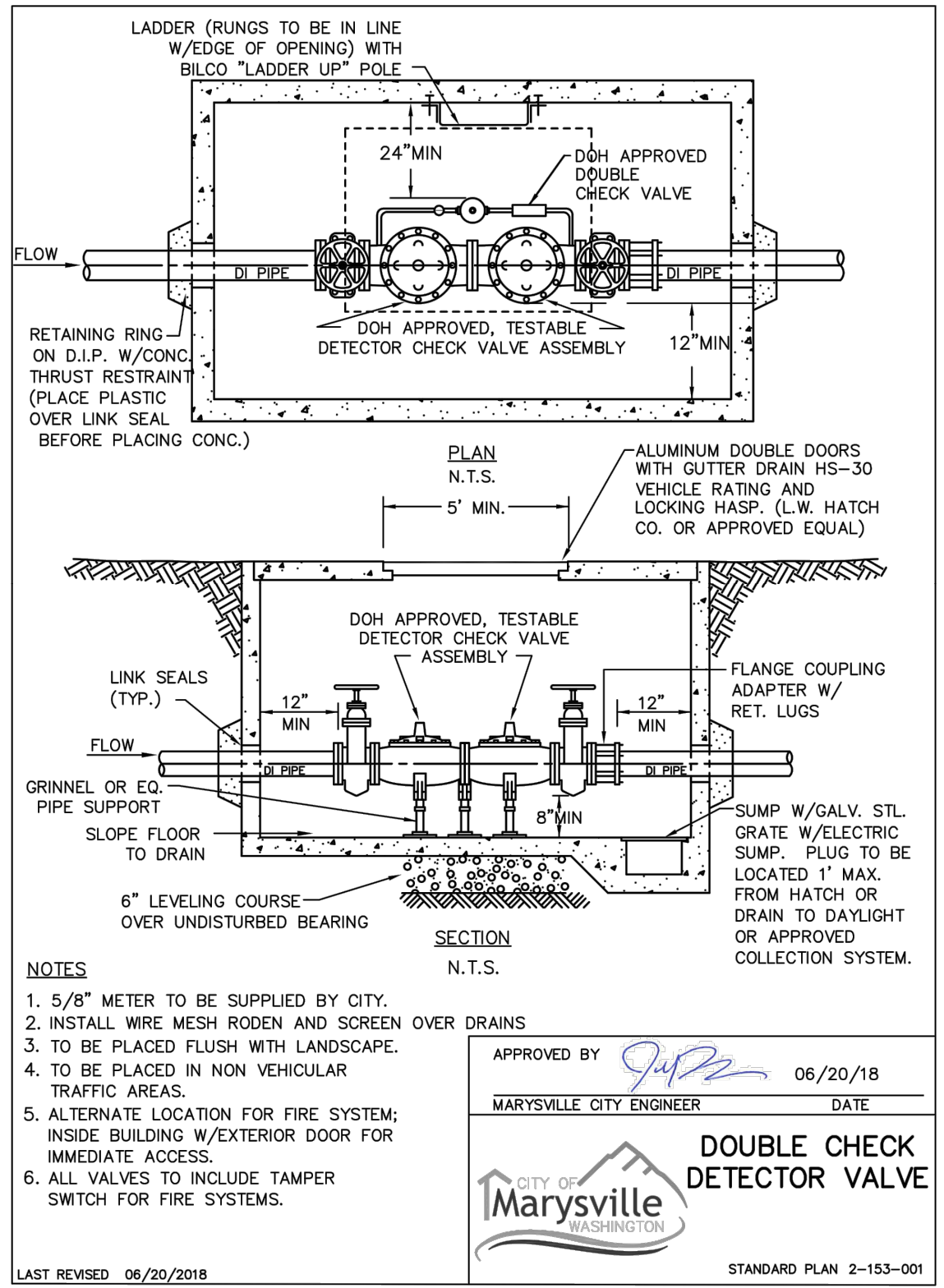
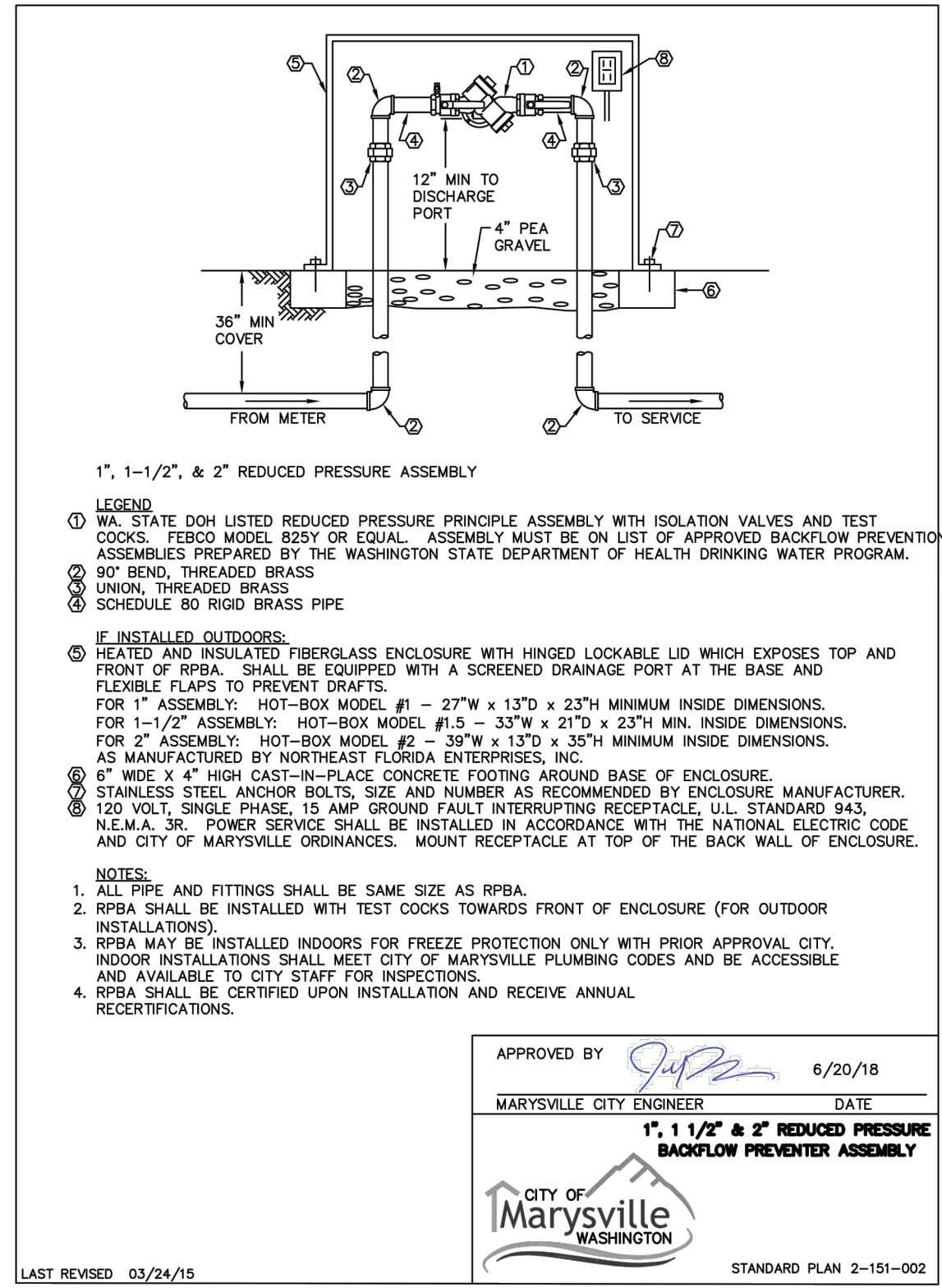
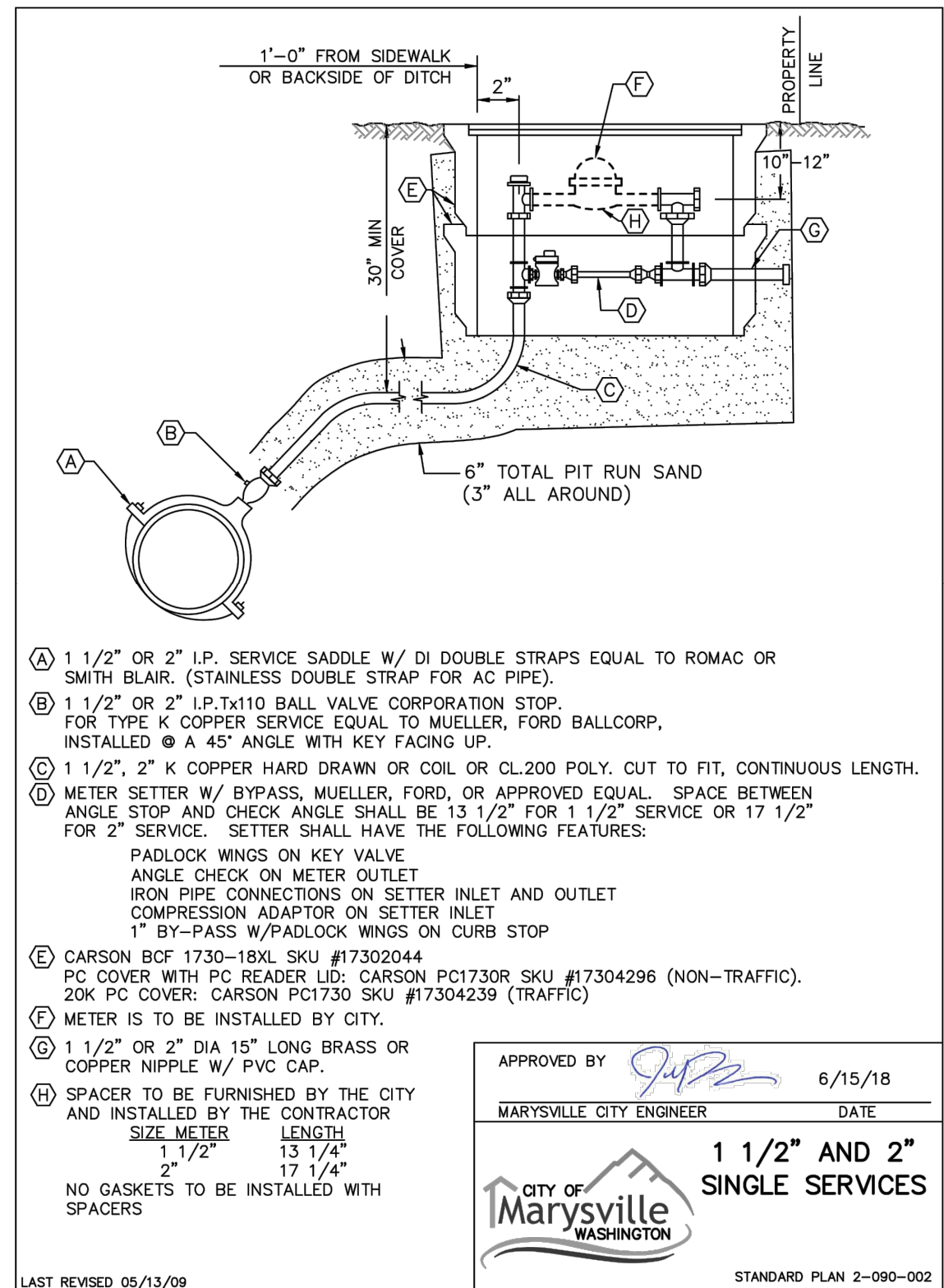
PROJECT LEAD: Merle  
 CHECKED BY: Tyler  
 DRAWN BY: Tyler, Alex  
 APPLICATION DATE: March 23, 2022  
 SITE APPROVAL DATE: March 23, 2022  
 REVISION DATE: January 8, 2024  
 LDA & APPROVAL:  
 AS BUILT:

03/06/2024

SHEET  
 C8  
 of  
 C13

24x36  
 PA22-008  
 G2\_





**CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT**

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE BUT ARE NOT LIMITED TO: WSDPW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT. THIS DAY OF \_\_\_\_\_, 202\_\_.

KEN MCINTYRE, P.E., ASSISTANT CITY ENGINEER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL PER MMC 22A.040.020 & 22A.040.030.

**GENERAL NOTE:**

It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities. The contractor shall verify the location of all existing utilities prior to any construction. Agencies shall be notified within a reasonable time prior to the start of construction.

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

**LAND TECHNOLOGIES**  
MAKING A WAY OUT OF TWO WAYS

**PROJECT LEAD:** Merie  
**CHECKED BY:** Tyler  
**DRAWN BY:** Tyler, Alex  
**APPLICATION DATE:** March 23, 2022  
**SITE APPROVAL DATE:** March 23, 2022  
**REVISION DATE:** January 8, 2024  
**LDA APPROVAL:** January 8, 2024  
**AS-BUILT:**

**Undi Commerce Park**  
1400x Sinskey Point Blvd, Marysville, WA 98271

**Undi Development LLC**  
4122 Factoria Blvd, Ste 402, Bellevue, WA 98015

**CONCEPT WATER DETAILS**

**CITY OF Marysville WASHINGTON**

**APPROVED BY** *[Signature]* 06/15/18  
**MARYSVILLE CITY ENGINEER** DATE

**CITY OF Marysville WASHINGTON**

**PA22-008**

**SHEET**  
C9 of C13

24x36





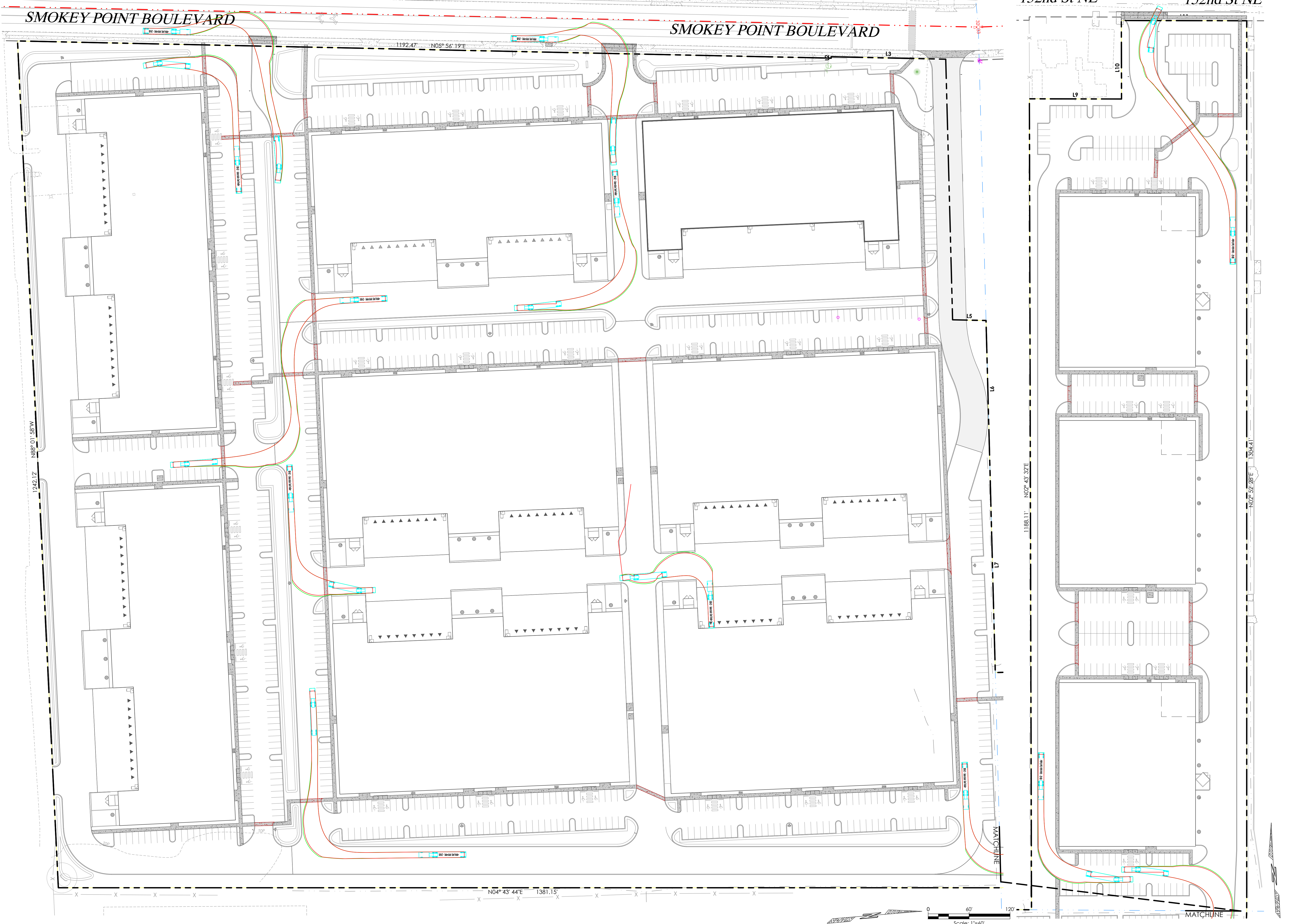
SMOKEY POINT BOULEVARD

SMOKEY POINT BOULEVARD

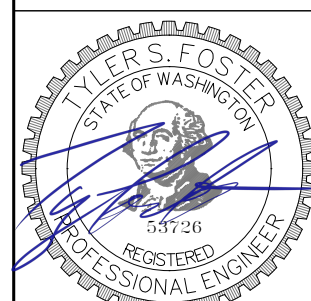
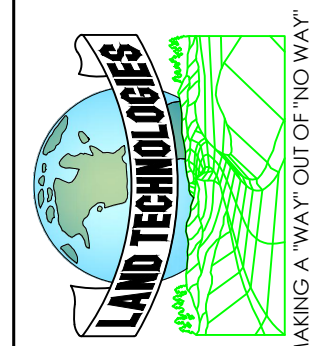
152nd St NE

152nd St NE

3/6/2024 11:15 PM  
Z:\Undi Properties - Undi Commerce Park\Sheeha\_C10 Turning Movements Plan.dwg



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



03/06/2024  
 PROJECT LEAD: Merie  
 CHECKED BY: Tyler  
 DRAWN BY: Tyler, Alex  
 APPLICATION DATE: March 23, 2022  
 SITE APPROVAL: March 23, 2022  
 REVISION DATE: January 8, 2024  
 LDA APPROVAL:  
 AS-BUILT:

Undi Commerce Park  
 14xx Smokey Point Blvd, Marysville, WA 98271  
 A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.

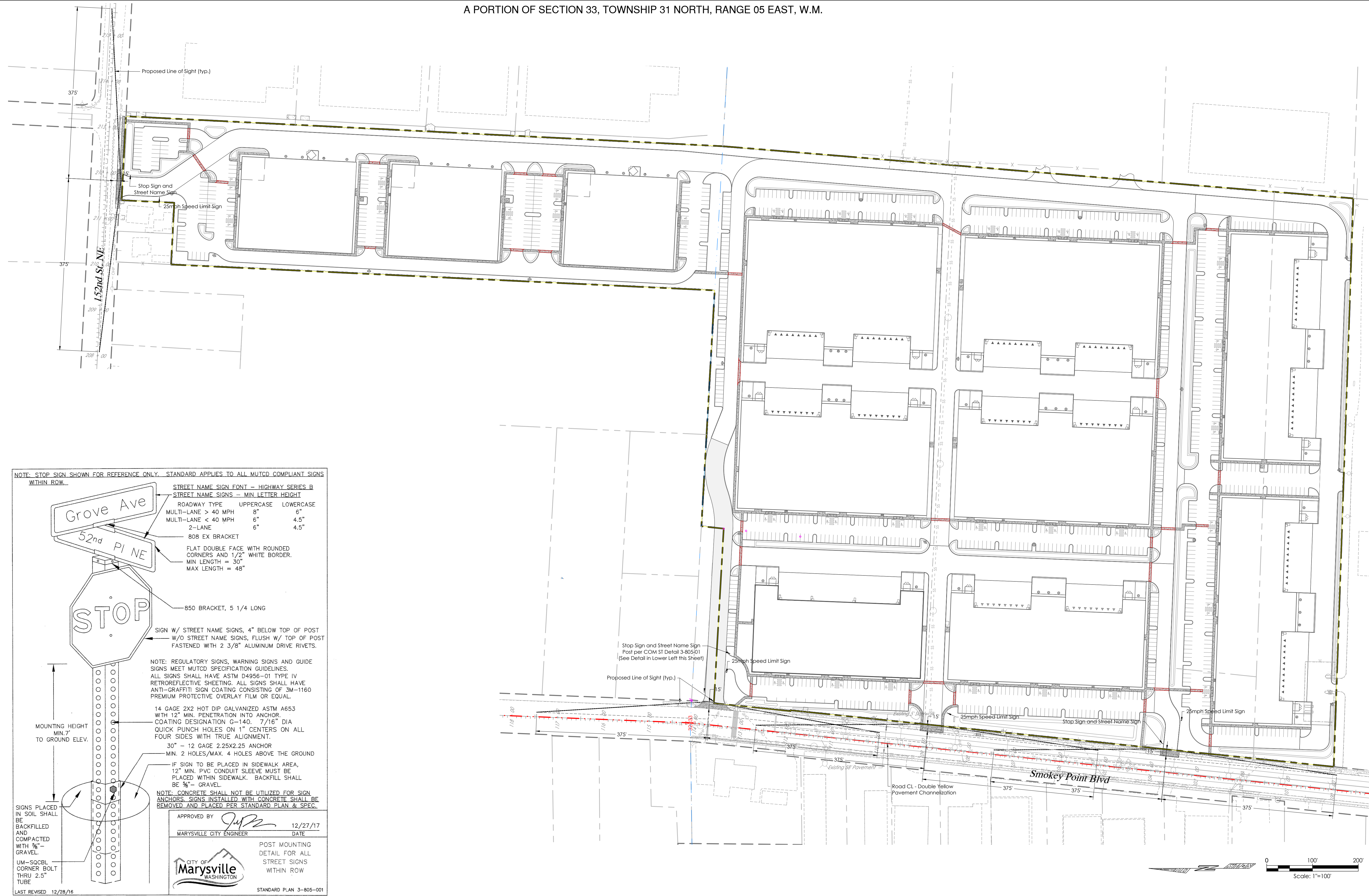
Undi Development LLC  
 4122 Factoria Blvd, Ste 402, Bellevue, WA 98015

SHEET  
**C10** of **C13**  
 24x36  
 PA22-008  
 G2

Turning Movements Plan

© Copyright 1993-2024





NOTE: STOP SIGN SHOWN FOR REFERENCE ONLY. STANDARD APPLIES TO ALL MUTCD COMPLIANT SIGNS WITHIN ROW.

ROADWAY TYPE	UPPERCASE	LOWERCASE
MULTI-LANE > 40 MPH	8"	6"
MULTI-LANE < 40 MPH	6"	4.5"
2-LANE	6"	4.5"

808 EX BRACKET  
FLAT DOUBLE FACE WITH ROUNDED CORNERS AND 1/2" WHITE BORDER.  
MIN LENGTH = 30"  
MAX LENGTH = 48"

850 BRACKET, 5 1/4 LONG

SIGN W/ STREET NAME SIGNS, 4" BELOW TOP OF POST  
W/O STREET NAME SIGNS, FLUSH W/ TOP OF POST  
FASTENED WITH 2 3/8" ALUMINUM DRIVE RIVETS.

NOTE: REGULATORY SIGNS, WARNING SIGNS AND GUIDE SIGNS MEET MUTCD SPECIFICATION GUIDELINES. ALL SIGNS SHALL HAVE ASTM D4956-01 TYPE IV RETROREFLECTIVE SHEETING. ALL SIGNS SHALL HAVE ANTI-GRAFFITI SIGN COATING CONSISTING OF 3M-1160 PREMIUM PROTECTIVE OVERLAY FILM OR EQUAL.

14 GAGE 2X2 HOT DIP GALVANIZED ASTM A653 WITH 12" MIN. PENETRATION INTO ANCHOR  
COATING DESIGNATION G-140, 7/16" DIA QUICK PUNCH HOLES ON 1" CENTERS ON ALL FOUR SIDES WITH TRUE ALIGNMENT.  
30" - 12 GAGE 2.25X2.25 ANCHOR  
MIN. 2 HOLES/MAX. 4 HOLES ABOVE THE GROUND

IF SIGN TO BE PLACED IN SIDEWALK AREA, 12" MIN. PVC CONDUIT SLEEVE MUST BE PLACED WITHIN SIDEWALK. BACKFILL SHALL BE 3/4" GRAVEL.

NOTE: CONCRETE SHALL NOT BE UTILIZED FOR SIGN ANCHORS. SIGNS INSTALLED WITH CONCRETE SHALL BE REMOVED AND PLACED PER STANDARD PLAN & SPEC.

APPROVED BY *[Signature]* 12/27/17  
MARYSVILLE CITY ENGINEER DATE

POST MOUNTING DETAIL FOR ALL STREET SIGNS WITHIN ROW

CITY OF MARYSVILLE WASHINGTON

STANDARD PLAN 3-805-001

LAST REVISED 12/28/16

SIGNS PLACED IN SOIL SHALL BE BACKFILLED AND COMPACTED WITH 3/4" GRAVEL.  
UM-SQCBL CORNER BOLT THRU 2.5" TUBE

**CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT**

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRE OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE BUT ARE NOT LIMITED TO: WSDOT HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT. THIS DAY OF 202.

KEN MCINTYRE, P.E., ASSISTANT CITY ENGINEER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL PER MMC 22A.040.020 & 22A.040.030.

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

**LAND TECHNOLOGIES**  
MAKING A WAY OUT OF NO WAY

STATE OF WASHINGTON  
REGISTERED PROFESSIONAL ENGINEER  
03/06/2024

PROJECT LEAD: Merie  
CHECKED BY: Tyler  
DRAWN BY: Tyler, Alex  
APPLICATION DATE: March 23, 2022  
SITE APPROVAL DATE: March 23, 2022  
REVISION DATE: January 8, 2024  
LDA APPROVAL:  
AS-BUILT:

Undi Commerce Park  
14xx Smokey Point Blvd, Marysville, WA 98271  
A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.

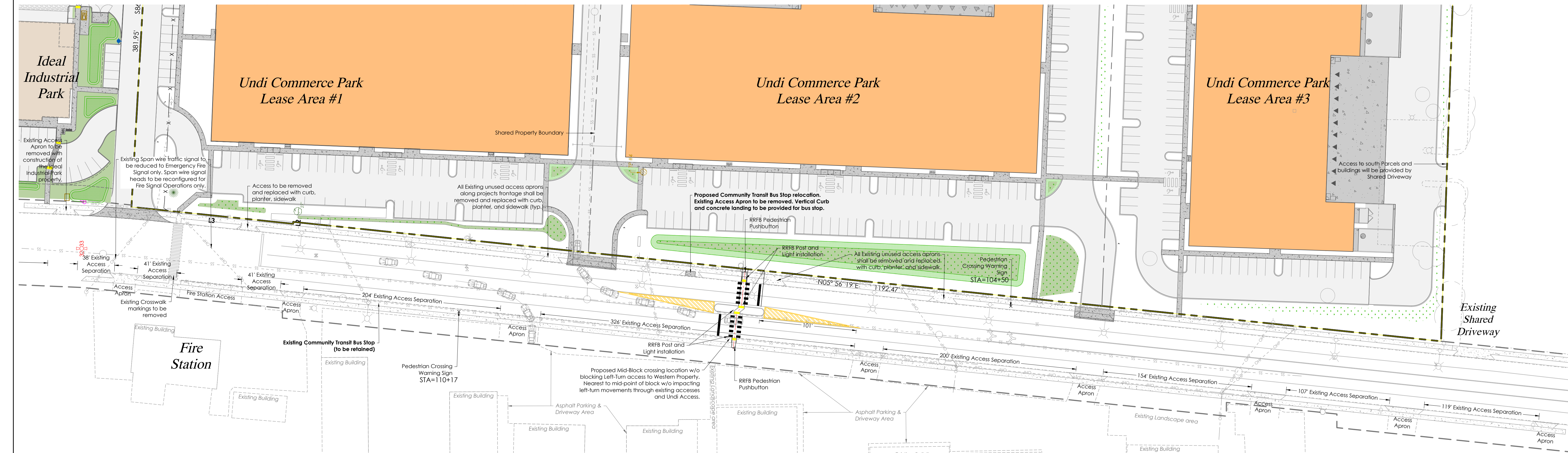
Undi Development LLC  
4122 Factoria Blvd, Ste 402, Bellevue, WA 98015

CONCEPT SIGN DISTANCE, SIGNING AND MARKING

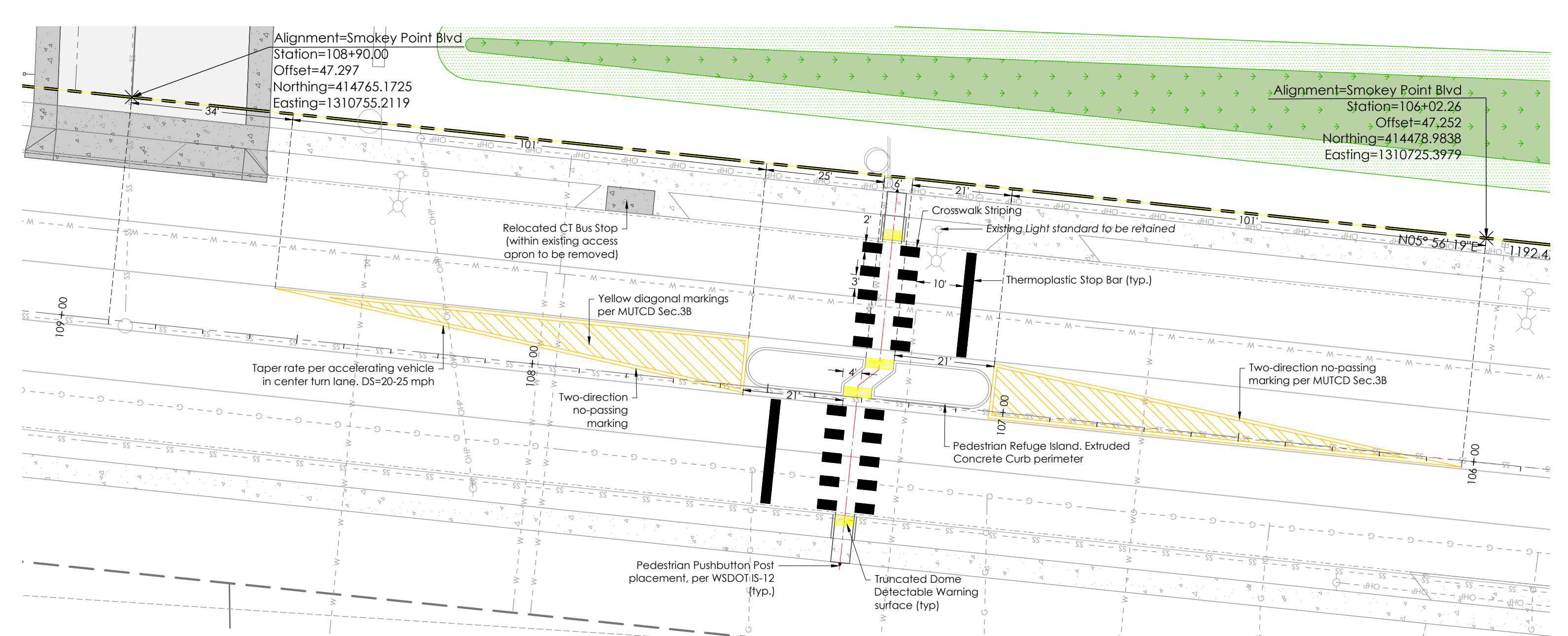
C11 of C13  
24x36  
PA22-008  
G2



3/6/2024 11:16 PM



Frontage Modification Plan



Conceptual Midblock Crossing Layout

**NOTE**  
Construction of the Midblock Pedestrian Crossing, shared driveway, Bus Stop relocation, and RRFB installation shall be provided by the Ideal Industrial Park (PA23 - 010) or Undi Commerce Park (PA22 - 008).

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

**LAND TECHNOLOGIES**  
MAKING A WAY OUT OF NO WAY

**PROFESSIONAL ENGINEER**  
03/06/2024

PROJECT LEAD: Alex  
CHECKED BY: Tyler  
DRAWN BY: Tyler, Alex  
APPLICATION DATE: March 23, 2022  
SITE APPROVAL DATE: March 23, 2022  
REVISION DATE: January 8, 2024  
LDA APPROVAL: AS-BUILT: ###

**Undi Commerce Park**  
14xx Smokey Point Blvd, Marysville, WA 98271  
A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.

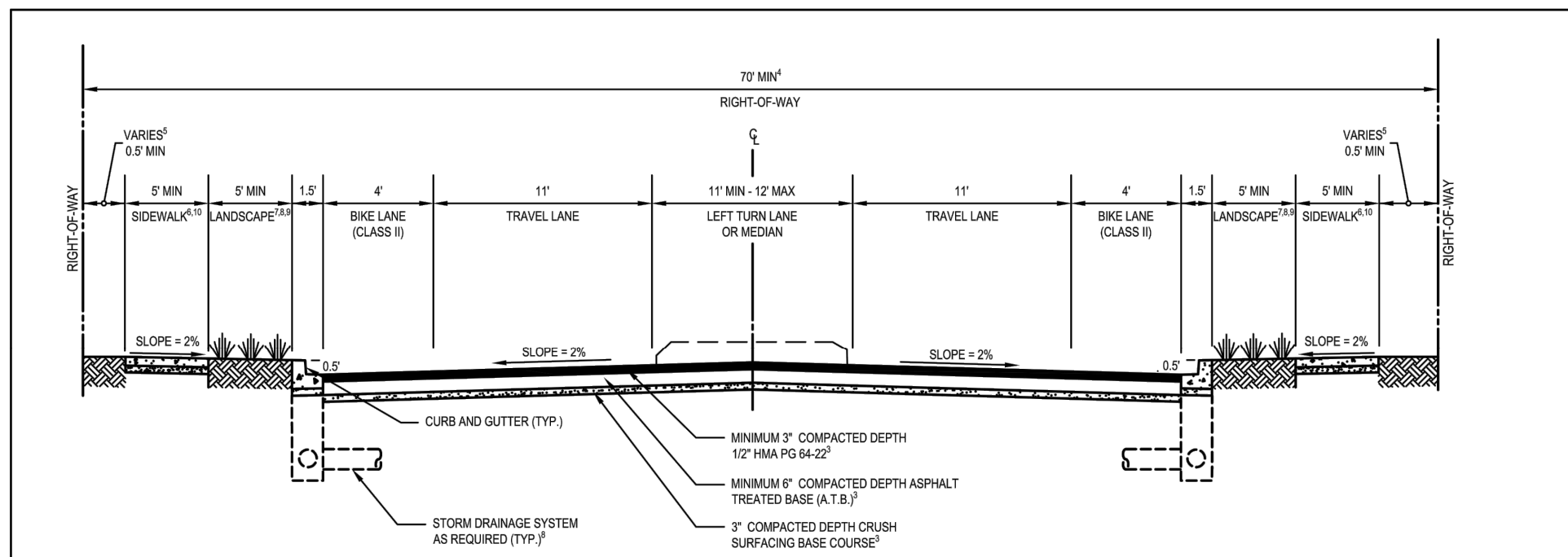
**Undi Development LLC**  
4122 Factoria Blvd, Ste 402, Bellevue, WA 98015

SHEET  
**C12** of **C13**  
24x36  
PA22-008  
G2

**Frontage Modification Plan**



A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.



- NOTES:**
- REFER TO CITY OF MARYSVILLE STANDARD PLAN 3-201-006 FOR ARTERIAL SECTION GENERAL NOTES.
  - INTERSECTIONS MAY WARRANT ADDITIONAL TURN LANES THAN SHOWN ON THIS DRAWING. COORDINATE WITH THE CITY ENGINEER OR DESIGNER FOR INTERSECTION CONFIGURATIONS.
  - THIS DRAWING ILLUSTRATES A MINIMUM ROADWAY PAVEMENT SECTION. ROADWAY SECTION SHALL BE DESIGNED IN ACCORDANCE WITH ASHOTO GUIDE FOR DESIGN OF PAVEMENT STRUCTURES.
  - THE RIGHT-OF-WAY WIDTH SHALL BE DETERMINED BY THE CITY ENGINEER OR DESIGNER.
  - SLOPES AND DRAINAGE REQUIREMENTS BEHIND SIDEWALK SHALL BE REVIEWED/APPROVED ON A CASE-BY-CASE BASIS BY THE CITY ENGINEER OR DESIGNER.
  - SIDEWALK WIDTH SHALL BE BASED ON MASTER PLAN COMMUNITY GUIDELINES AS APPLICABLE. REFER TO "SIDEWALK WIDTH" TABLE ON THIS SHEET FOR ADDITIONAL GUIDANCE. ALL OTHER SIDEWALKS SHALL BE 5' MINIMUM WIDTH UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNER.
  - LANDSCAPE WIDTH SHALL BE BASED ON MASTER PLAN COMMUNITY GUIDELINES AS APPLICABLE. REFER TO "LANDSCAPE WIDTH" TABLE ON THIS SHEET FOR ADDITIONAL GUIDANCE. ALL OTHER LANDSCAPE STRIPS SHALL BE 2' MINIMUM WIDTH UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNER.
  - THE USE OF LOW IMPACT DEVELOPMENT (LID) DESIGN ELEMENTS SHALL BE REVIEWED/APPROVED ON A CASE-BY-CASE BASIS BY THE CITY ENGINEER OR DESIGNER.
  - LANDSCAPING MAY BE PLACED BEHIND SIDEWALK AND SHALL BE REVIEWED/APPROVED ON A CASE-BY-CASE BASIS BY THE CITY ENGINEER OR DESIGNER.
  - SIDEWALK WIDTH SHALL BE 5' MINIMUM IF ADJACENT TO CURB.

LANDSCAPE WIDTH		SIDEWALK WIDTH	
MASTER PLAN	WIDTH	MASTER PLAN	WIDTH
LAKESIDE	2 MIN'	EAST SUNNYSIDE WISKEY RIDGE	8 MIN'
DOWNTOWN	3 MIN'	LAKESIDE	5 MIN'
BETH ST	4 MIN'	DOWNTOWN	5 MIN'
SHONEY POINT	5 MIN'	SHONEY POINT	5 MIN'
STATE AVENUE	5 MIN'	STATE AVENUE	5 MIN'

\* SHALL BE PER CITY ENGINEER OR DESIGNER.

APPROVED BY: DATE: 07/14/20

MARYSVILLE CITY ENGINEER

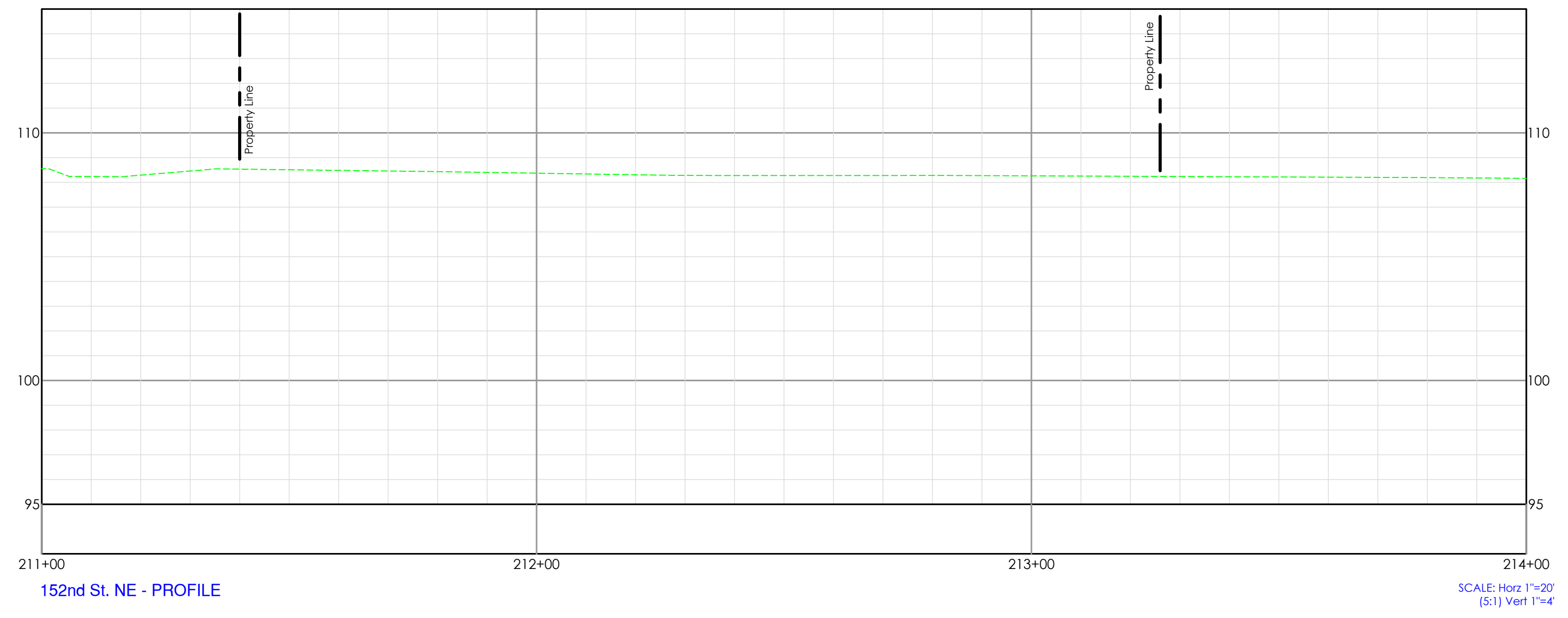
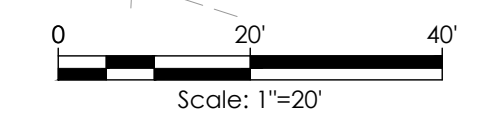
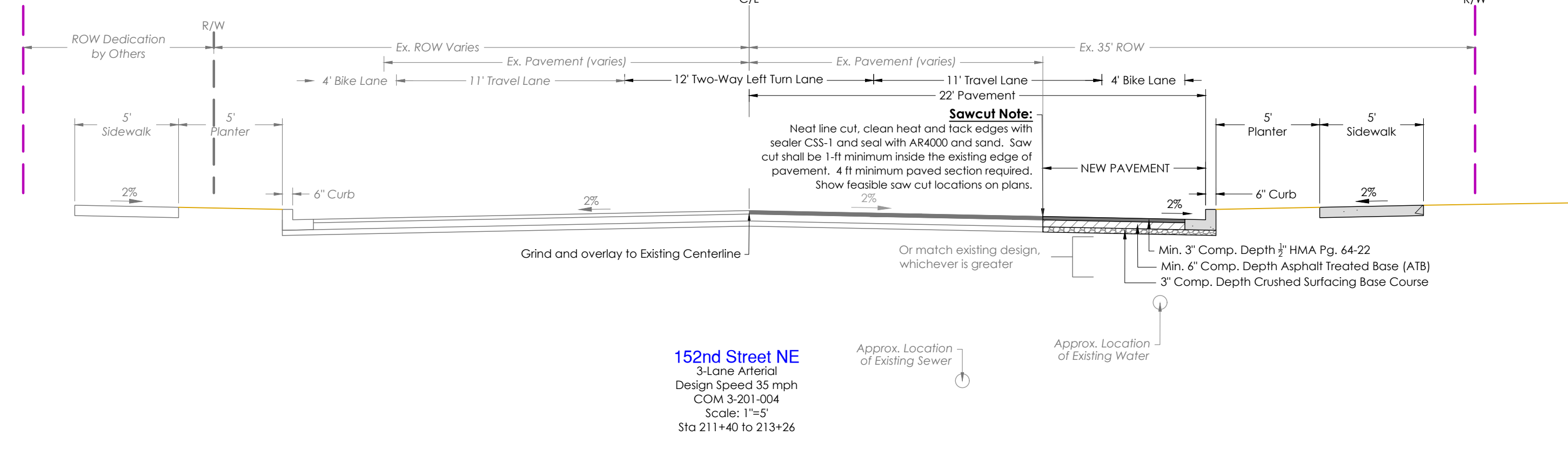
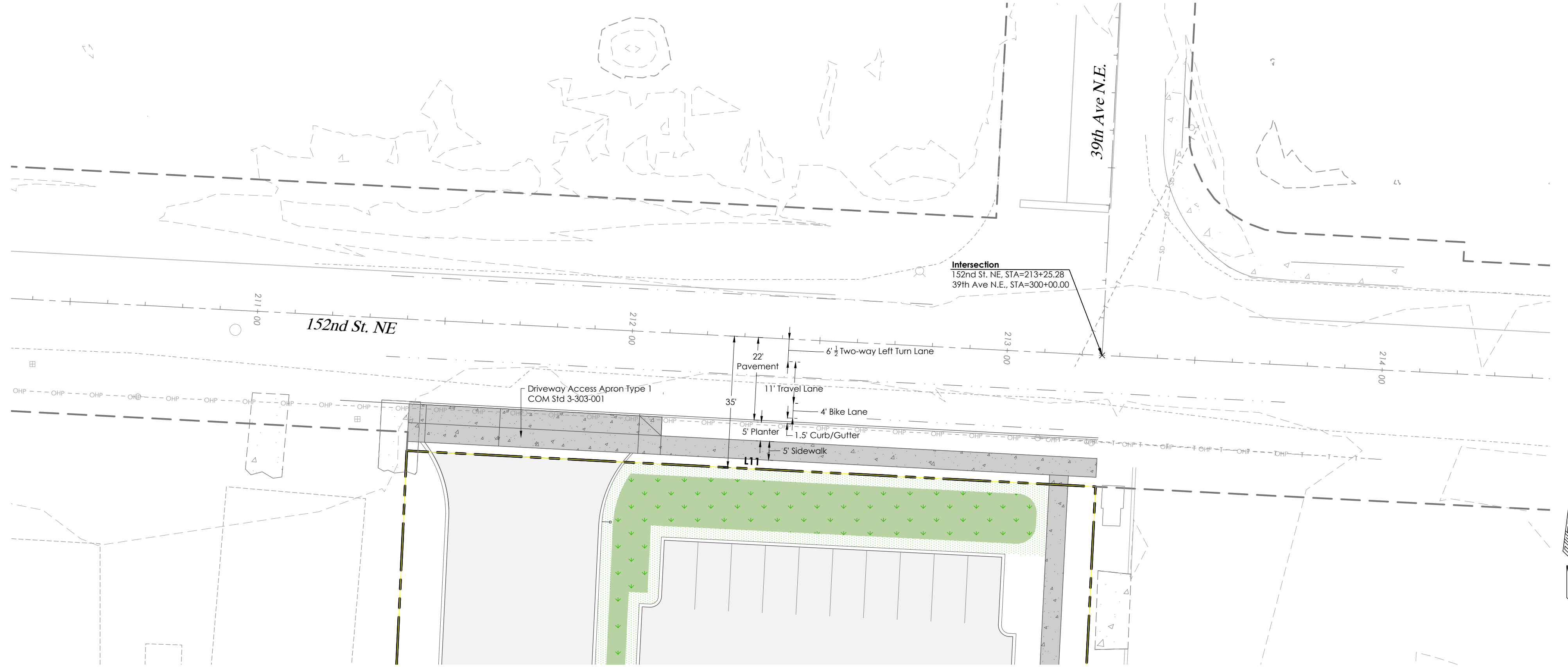
**CITY OF Marysville WASHINGTON**

**3-LANE ARTERIAL BICYCLE CONFIGURATION**

STANDARD PLAN 3-201-004

LAST REVISED 06/22/20

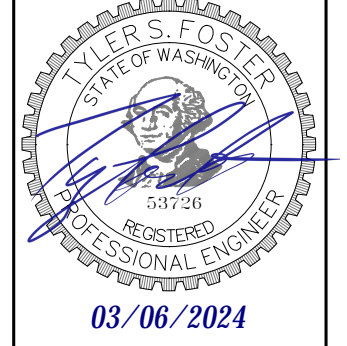
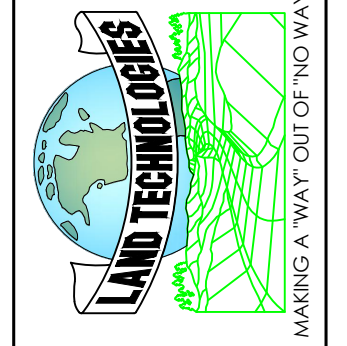
NOT TO SCALE



152nd St. NE - PROFILE

SCALE: Horiz 1"=20' (S:1) Vert 1"=4'

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



PROJECT LEAD: Merie  
 CHECKED BY: Tyler  
 DRAWN BY: Tyler, Alex  
 APPLICATION DATE: March 23, 2022  
 SITE APPROVAL: March 23, 2022  
 REVISION DATE: January 8, 2024  
 LDA APPROVAL: January 8, 2024  
 AS-BUILT: ###

Undi Commerce Park  
 1400x Samskey Point Blvd, Marysville, WA 98271  
 A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.

Undi Development LLC  
 4122 Factoria Blvd, Ste 402, Bellevue, WA 98015

152nd St NE Frontage Improvement Plan

SHEET  
**C13** of C13  
 24x36  
 PA22-008  
 G2

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