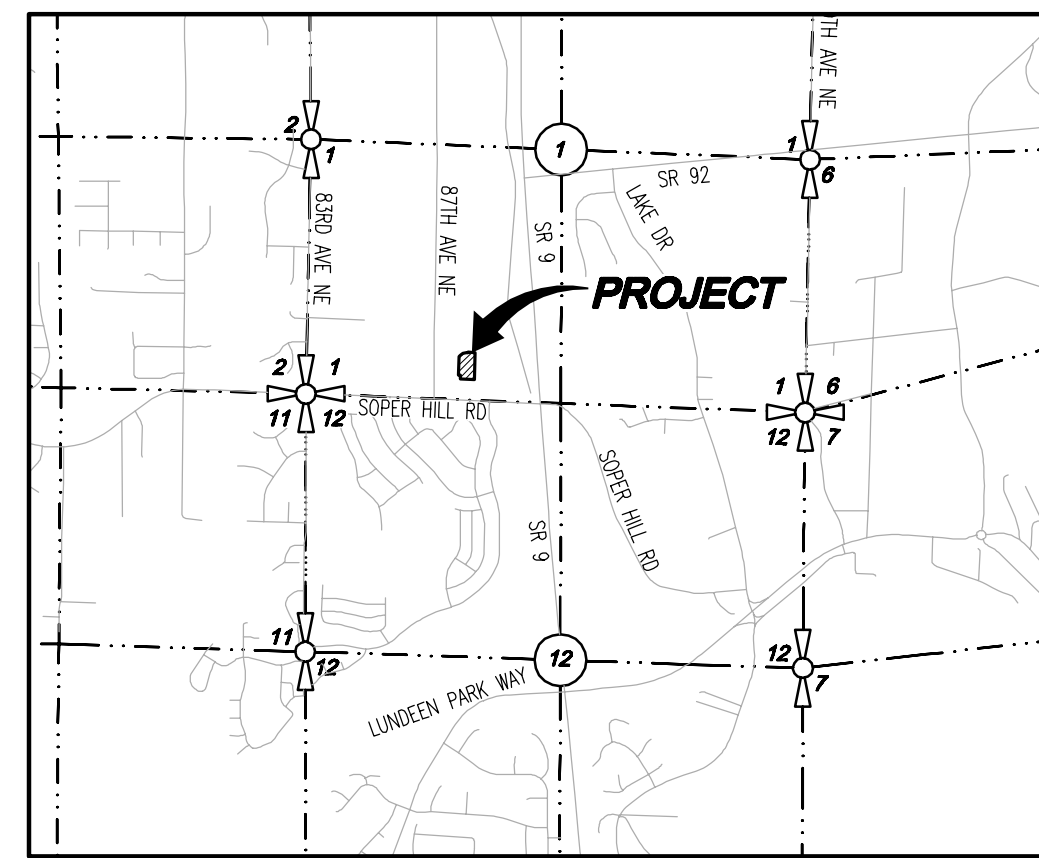
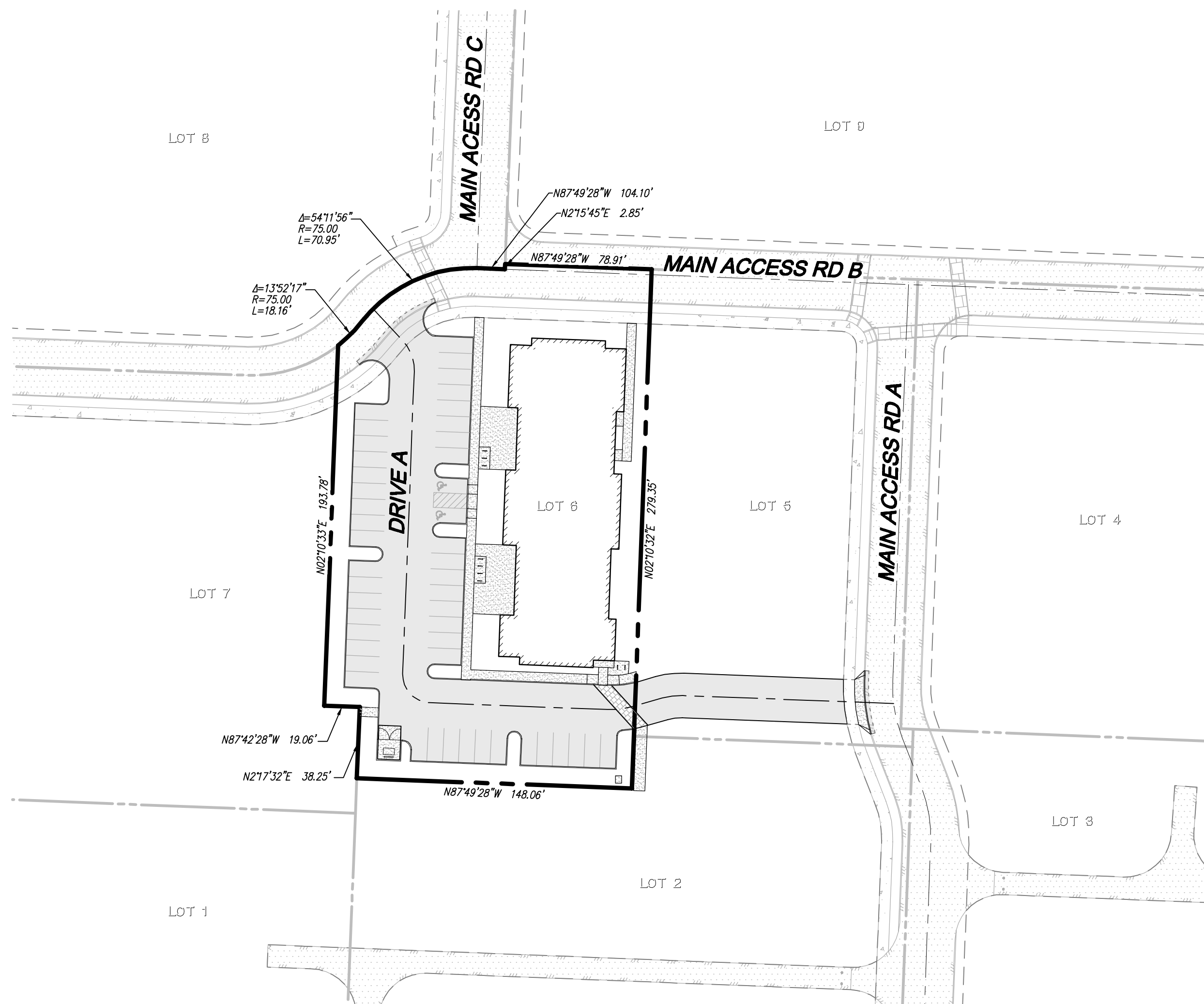
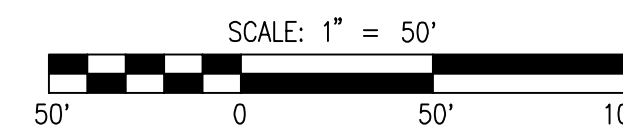


DENTAL OFFICE - WHITE BARN

PRELIMINARY PLANS



VICINITY MAP
SCALE: 1" = 1000'



LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION	CB	CATCH BASIN
	SECTION CORNER	CL	CENTERLINE
	1/4 SECTION CORNER	CMP	CORRUGATED METAL PIPE
	MONUMENT	CP	CONCRETE PIPE
	SET REBAR/CAP LS#46315	EL	ELEVATION
	FOUND REBAR	EXIST.	EXISTING
	TELEPHONE VAULT	E	FLOWLINE
	POWER VAULT	IE	INVERT ELEVATION
	LUMINAIRE	LOPE	LINED CORRUGATED POLYETHYLENE PIPE
	WATER VALVE	R	PROPERTY LINE
	BOLLARD	PP	POWER POLE
	SIGN (AS NOTED)	PVC	POLYVINYL CHLORIDE PIPE
	JUNCTION BOX	R/W	RIGHT-OF-WAY
	CATCH BASIN	STA	STATION
	STORM MANHOLE	SD	STORM DRAIN
	TRAFFIC SIGNAL	SS	SANITARY SEWER
	TRAVERSE POINT	SSMH	SANITARY SEWER MANHOLE
	POWER POLE	SWPE	SOLID WALL POLYETHYLENE PIPE
	SEPTIC TANK LID	TYP	TYPICAL
	WATER LINE	TBR	TO BE REMOVED
	POWER LINE		
	GAS LINE		
	TELEPHONE LINE		
	BARBED WIRE FENCE		
	WOOD FENCE		
PROPOSED WATER SYMBOLS		PROPOSED SEWER SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	WATER CAP		SEWER CAP
	CONCRETE BLOCKING		SEWER CLEANOUT
	BUTTERFLY VALVE		SEWER MANHOLE
	11" BEND		SEWER PIPE
	45° BEND		
	90° BEND		
	22" BEND		
	VALVE		
	HYDRANT ASSEMBLY		
	BLOW-OFF VALVE		
	REDUCER		
	AIR-VAC ASSEMBLY		
	WATER METER		
	WATER PIPE		

SURVEY INFORMATION

LEGAL DESCRIPTION

PARCEL B, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. 0422003 RECORDED UNDER AUDITOR'S FILE NO. 202205135001 IN THE RECORDS OF SNOHOMISH COUNTY BEING A PORTION OF LOTS 305, 318, AND 319 SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 19. RECORDS OF SNOHOMISH COUNTY.

SITUA IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

VERTICAL DATUM

THE VERTICAL DATUM FOR THIS PROJECT IS NAVD88. THE BENCHMARK USED IS WSDOT POINT GP31009-196, EAST OF THE SITE NEAR SR-9, BEING 362.84 FEET AS SHOWN.

HORIZONTAL DATUM - BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS PROJECT IS NAD83/91 AS ESTABLISHED BY A LINE HELD BETWEEN W.C.C.S. POINT 328 AND W.C.C.S. POINT 326, BEING NORTH 01°10'09" EAST.

EQUIPMENT & PROCEDURES

METHOD OF SURVEY: A FIELD TRAVERSE USING A "TRIMBLE S6" ROBOTIC TOTAL STATION, TRIMBLE 5800 GPS AND A "TDS RANGER" DATA COLLECTOR SUPPLEMENTED WITH FIELD NOTES WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS.

PRECISION: MEETS OR EXCEEDS STATE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090

SURVEY NOTES

- BARBED WIRE FENCE ENCRONES AT THE SOUTHEAST AND SOUTHWEST CORNERS OF THE SITE.
- THERE IS A POWER LINE AERIAL ENCRONCHMENT AT THE SOUTHEAST AND SOUTHWEST CORNER OF THE SITE.
- REFERENCE MAP - RECORD OF SURVEY AFN 200403035222
- REFERENCE MAP - SUNNY SIDE FIVE ACRE TRACTS, VOLUME 7 OF PLATS, PAGE 19
- REFERENCE MAP - SNOHOMISH ROAD MAP DATED MAY 13, 1913 (SURVEY NO 477)

FLOOD INFORMATION

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 5306100740 PANEL 740 OF 1575, DATED NOVEMBER 8, 1999. THE SUBJECT PROPERTY IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN)

PROJECT INFORMATION

SITE ADDRESS:	00590700032001: 8833 SOPER HILL ROAD MARYSVILLE, WASHINGTON
SITE AREA:	44,645 SF 1.02 AC
CURRENT ZONING:	CD
PROPOSED ZONING:	CD
PROPOSED LAND USE:	COMMERCIAL
PROPOSED LOTS:	1
BUILDING SETBACKS:	5' FRONT 10' SIDE/REAR CITY OF MARYSVILLE SNOHOMISH COUNTY PUD NO. 1 PUGET SOUND ENERGY FRONTIER COMCAST LAKE STEVENS SCHOOL DISTRICT NO. 4 MARYSVILLE FIRE DISTRICT RFA
WATER:	
SEWER:	
POWER:	
GAS:	
TELEPHONE:	
CABLE:	
SCHOOL DISTRICT:	
FIRE DISTRICT:	

TABLE OF CONTENTS

1	COVER SHEET
2	PRELIMINARY SITE PLAN

EARTHWORK QUANTITIES

CUT:	1,600 CY
FILL:	1,600 CY
NET:	0 CY
DISTURBED AREA:	44,645 SF (1.02 AC)

CONTACT LIST

OWNER/APPLICANT: TITANIUM OFFICE, LLC 10515 20TH ST SE SUITE 202 LAKE STEVENS, WASHINGTON 98258 CONTACT: PATRICK MCCOURT PHONE: (425) 308-5101 FAX: (425) 645-8103 EMAIL: pmccourt@landprogrp.com	CIVIL ENGINEER: LDC, INC. 20210 142ND AVE NE WOODINVILLE, WA 98072 CONTACT: JOSEPH HOPPER, PE PHONE: (425) 806-1869 FAX: (425) 482-2893 EMAIL: jhopper@ldcorp.com
OWNER REPRESENTATIVE: LAND PRO GROUP, INC. 10515 20TH ST SE SUITE 202 LAKE STEVENS, WASHINGTON 98258 CONTACT: RYAN LARSEN PHONE: (425) 551-7600 FAX: (425) 645-8103 EMAIL: rlarsen@landprogrp.com	SURVEYOR: PACIFIC COAST SURVEYS, INC. 16300 MILL CREEK BLVD, STE C4 MILL CREEK, WASHINGTON 98082 CONTACT: DARREN RIDDLE, PLS PHONE: (425) 508-4951 FAX: (425) 357-3577 EMAIL: darren@pcsurveys.net
LANDSCAPE ARCHITECT: ORIGIN DESIGN GROUP 1031 185TH AVENUE NE SNOHOMISH, WASHINGTON 98290 CONTACT: KRISTAL LOWE PHONE: (425) 346-9105 EMAIL: origindg@gmail.com	ARCHITECT: MJ NEAL AND ASSOCIATES P.O. BOX 1945 WENATCHEE, WASHINGTON 98807 CONTACT: MARK NEAL, AIA PHONE: (509) 663-6455 EMAIL: mjn@mjnealia.com

DISCLAIMER

THE SURVEY DATA SHOWN CONSISTS OF A COMBINATION OF SURVEY DATA FROM PACIFIC COAST SURVEYS AND THE ASSUMPTION THAT THE WHITE BARN COMMERCIAL PROJECT (PERMIT G21-0053) WAS CONSTRUCTED PER PLAN LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF DATA THAT HAS BEEN SOURCED FROM PACIFIC COAST SURVEYS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

BY	
NO.	
DATE	
REVISIONS	
DESCRIPTION	
NO.	
DATE	
REVISIONS	
DESCRIPTION	

TITANIUM OFFICE, LLC
DENTAL OFFICE - WHITE BARN
COVER SHEET

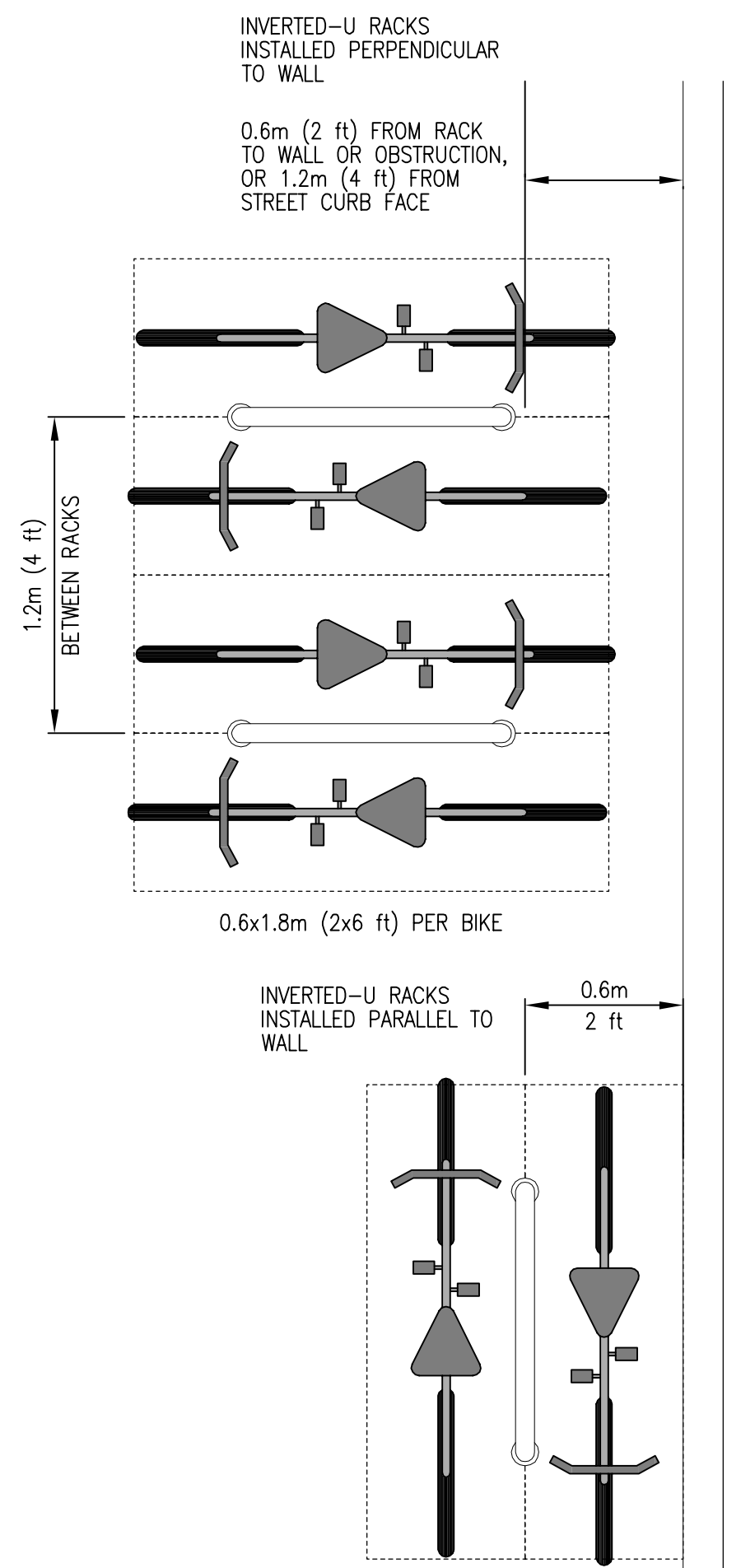
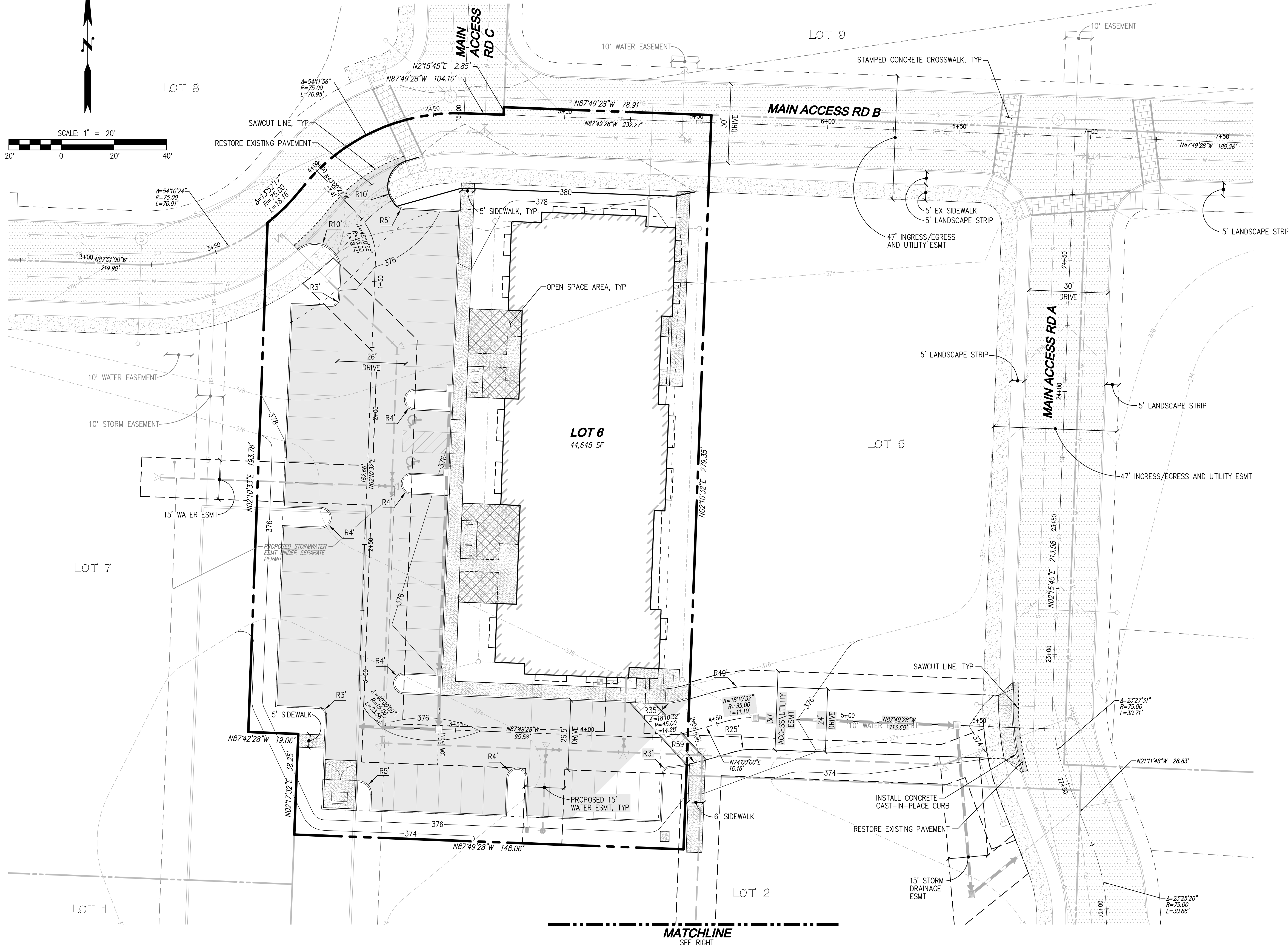
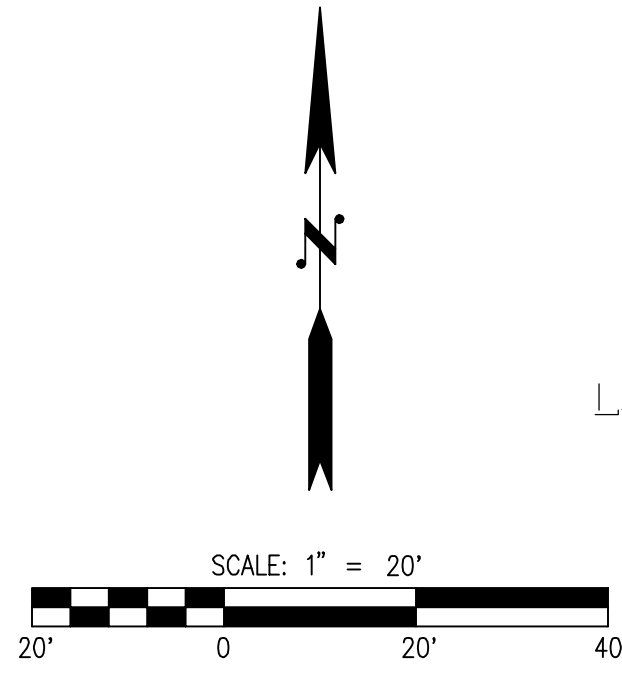
LDC
Surveying
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Woodinville
Kent
Kent, WA 98030
T 425.806.1869
www.LDCcorp.com

JOSEPH M. HOPPER
LICENSED PROFESSIONAL ENGINEER
1983

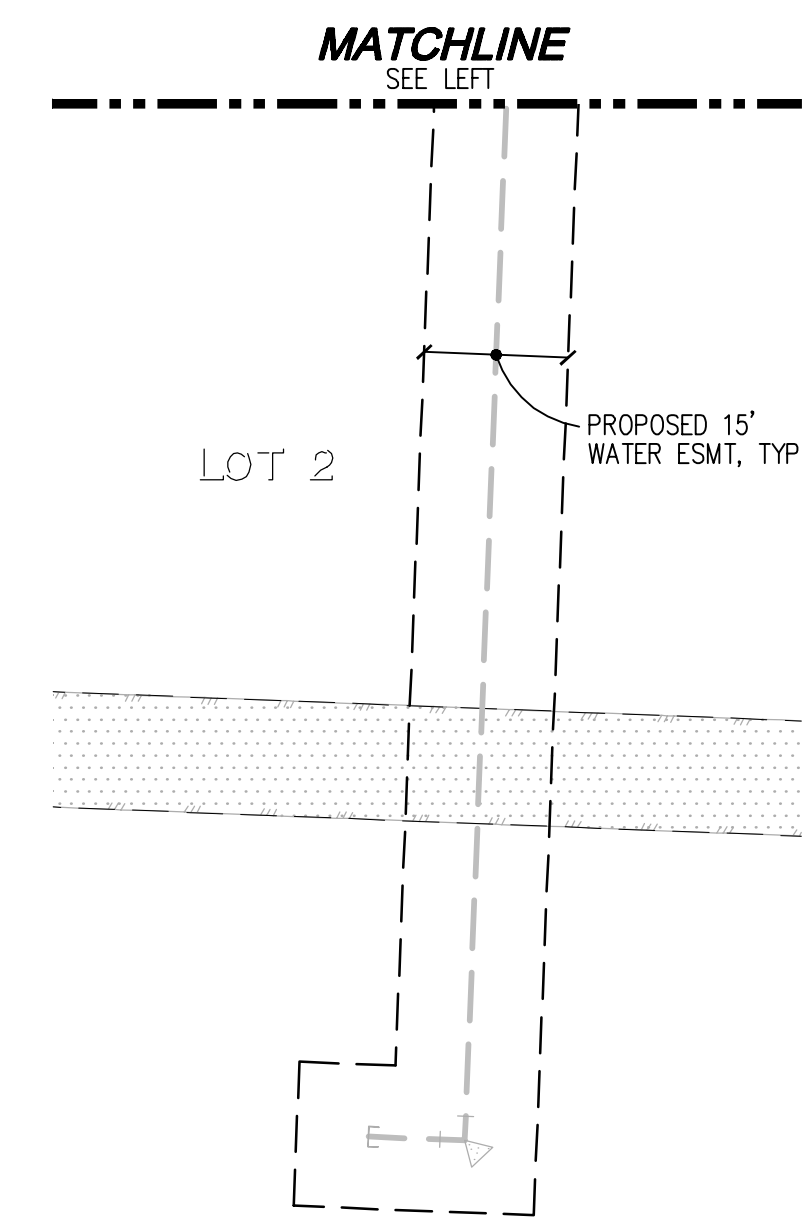
JOB NUMBER: C22-179
DRAWING NAME: C22179SP-CS-PL
DESIGNER: JMH
DRAFTING BY: PO
DATE: 6-23-22
SCALE: 1"=50'
JURISDICTION: CITY OF MARYSVILLE

SP-01
SHEET 1 OF 2

A PORTION OF THE SE 1/4, SW 1/4, SEC 1, TWN 29 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



BIKE RACK DETAILS
NOT TO SCALE



PARKING NOTES

PARKING REQUIRED: BASE=50 SPACES
REDUCTION=3 SPACES
TOTAL REQUIRED=47 SPACES

PARKING PROVIDED: 47 SPACES
(45 SPACES + 2 ADA SPACES)

PARKING REDUCTION: PROVIDE ADDITIONAL 5 BICYCLE SPACES TO REDUCE VEHICLE PARKING BY 1 SPACE

BICYCLE SPACES REQUIRED: 3 SPACES (5% OF REQUIRED PARKING SPACES)

BICYCLE SPACES PROVIDED: 18 SPACES (3 REQUIRED SPACES + 15 ADDITIONAL SPACES FOR PARKING REDUCTION)

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED: 2% OF APPLICABLE SITE AND 1% OF BUILDING FLOOR AREA

APPLICABLE SITE: 39,532 SF x 2% = 791 SF
BUILDING FLOOR AREA: 9,989 SF x 1% = 100 SF
TOTAL REQUIRED: 891 SF

OPEN SPACE PROVIDED: 941 SF

LEGEND

- STORM PIPE
- DRAIN PIPE
- SEWER PIPE
- WATER PIPE

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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

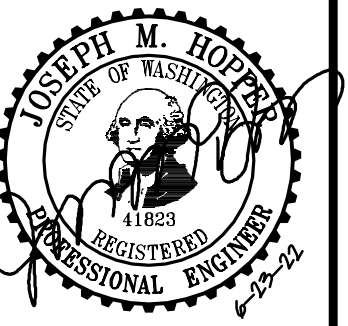
REVISIONS

NO.	DATE	DESCRIPTION

LDC | Surveying Engineering Planning

Kent Olympia
Woodinville Kent, WA 98030
T 425.806.1869 www.LDCcorp.com F 425.482.2893

TITANIUM OFFICE, LLC
DENTAL OFFICE - WHITE BARN
PRELIMINARY SITE PLAN



JOB NUMBER: C221-179
DRAWING NAME: C22179SP-SP-PL
DESIGNER: JMH
DRAFTING BY: PO
DATE: 6-23-22
SCALE: 1"=20'
JURISDICTION: CITY OF MARYSVILLE