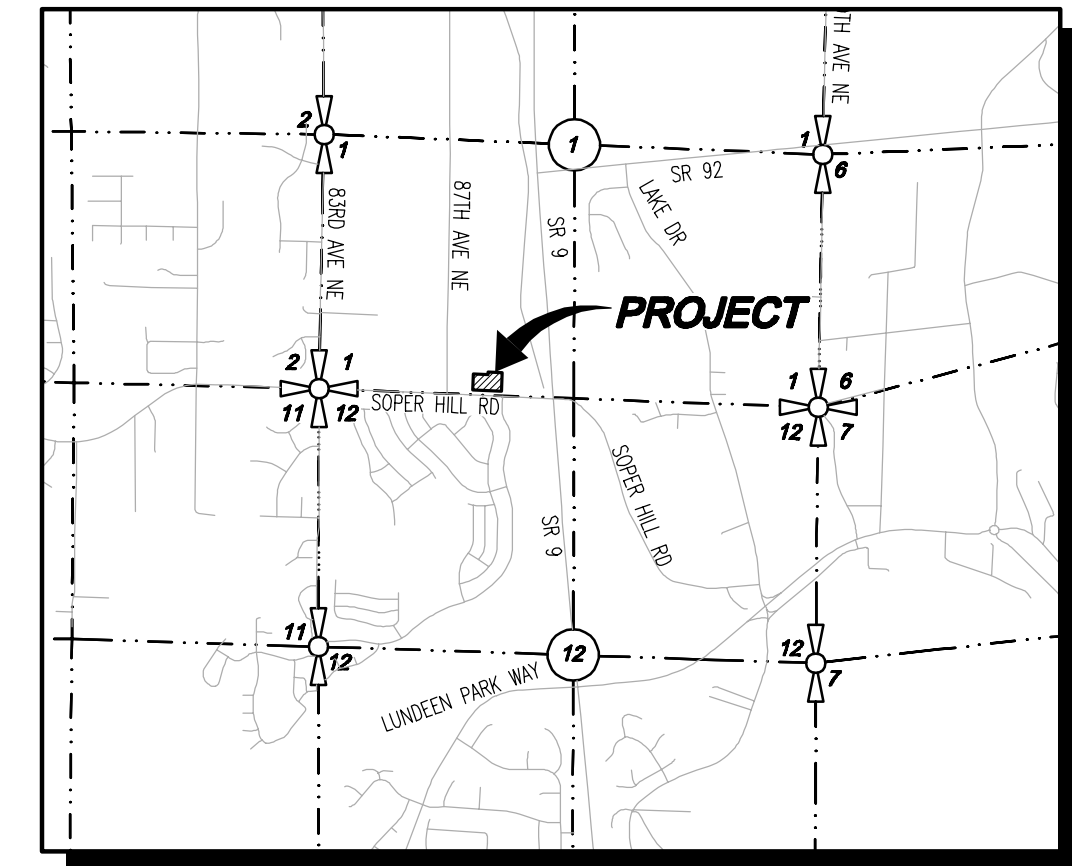
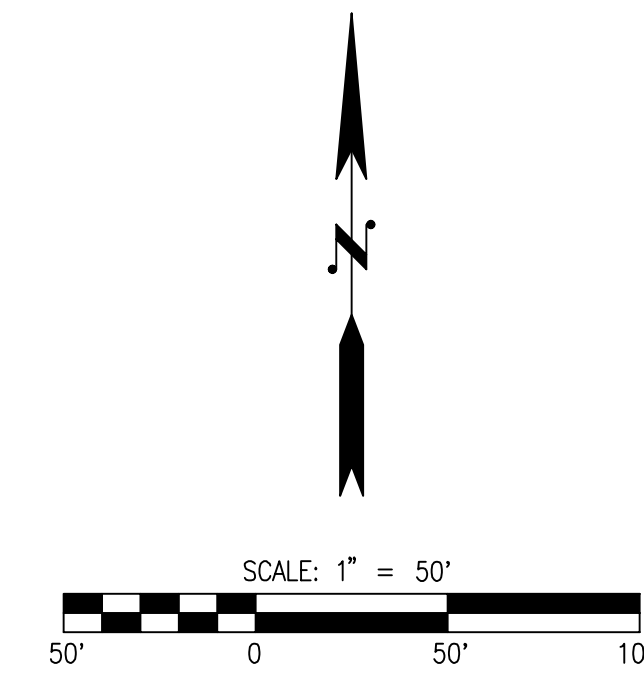
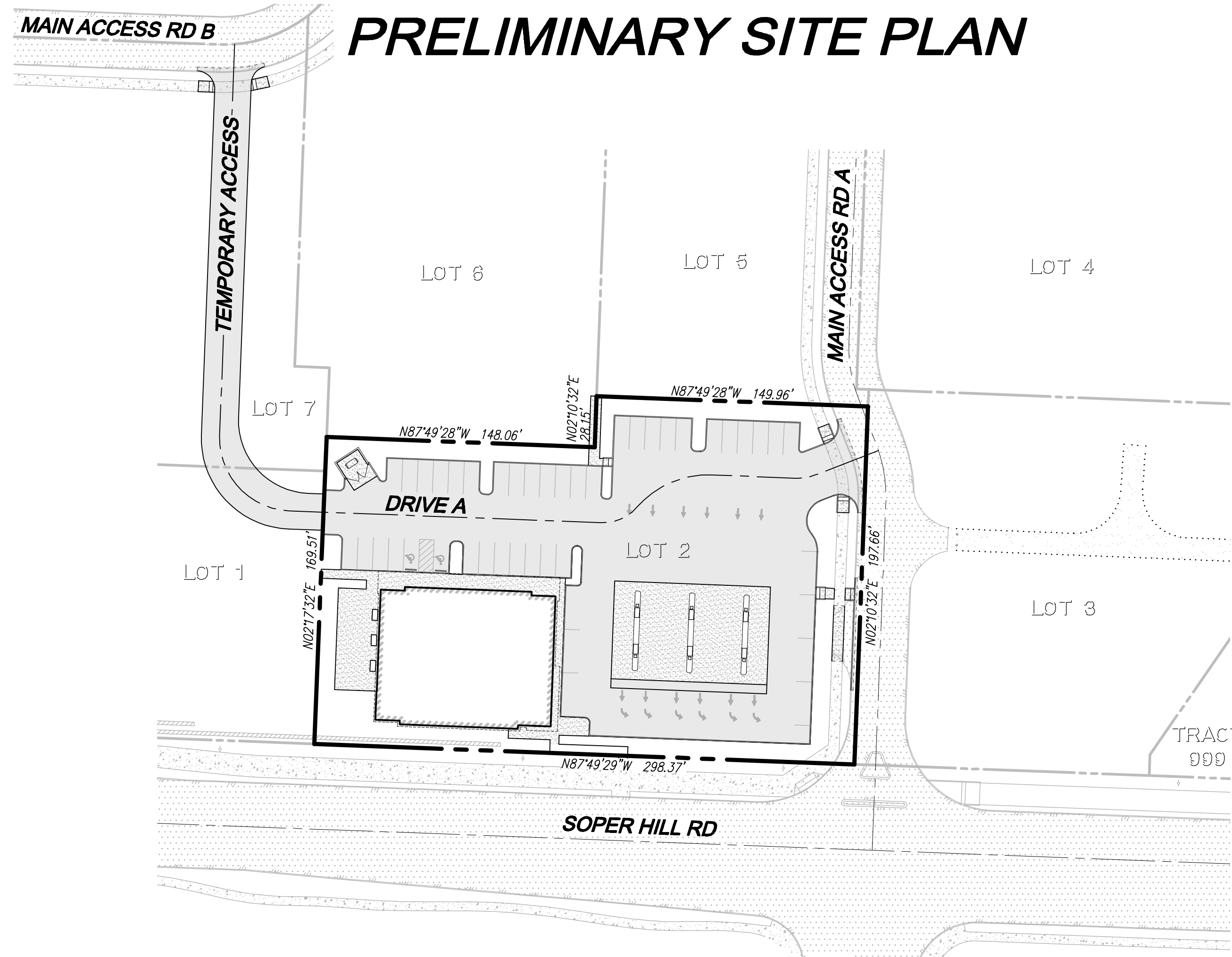


WHITE BARN - LOT 2

PRELIMINARY SITE PLAN



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	FL	FLOWLINE
	POWER VAULT	IE	INVERT ELEVATION
	LUMINAIRE	LCPPE	LINED CORRUGATED POLYETHYLENE PIPE
	WATER VALVE	PL	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 STORM SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	WATER CAP		SD CAP
	CONCRETE BLOCKING		TYPE 1 CATCH BASIN, GRATED LID
	BUTTERFLY VALVE		TYPE 1 CATCH BASIN, SOLID LID
	11° BEND		TYPE 2 CATCH BASIN, GRATED LID
	45° BEND		TYPE 2 CATCH BASIN, SOLID LID
	90° BEND		BEEHIVE MANHOLE COVER
	22° BEND		SQUARE YARD DRAIN
	VALVE		ROUND YARD DRAIN
	HYDRANT ASSEMBLY		STORM CLEAN OUT
	BLOW-OFF VALVE		STORM PIPE
	REDUCER		
	AIR-VAC ASSEMBLY		
	WATER METER		
	WATER PIPE		
PROPOSED SEWER SYMBOLS			
SYMBOL	DESCRIPTION		
	SEWER CAP		
	SEWER CLEANOUT		
	SEWER MANHOLE		
	SEWER PIPE		

SURVEY INFORMATION

LEGAL DESCRIPTION

PARCEL A, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA22003 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.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

VERTICAL DATUM

THE VERTICAL DATUM FOR THIS PROJECT IS NAVD83. 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: SURVEY PERFORMED BY 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

1. BARBED WIRE FENCE ENCROACHES AT THE SOUTHEAST AND SOUTHWEST CORNERS OF THE SITE
2. THERE IS A POWER LINE AERIAL ENCROACHMENT AT THE SOUTHEAST AND SOUTHWEST CORNER OF THE SITE
3. REFERENCE MAP - RECORD OF SURVEY AFN 200403035222
4. REFERENCE MAP - SUNNY SIDE FIVE ACRE TRACTS, VOLUME 7 OF PLATS, PAGE 19
5. 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. 53061C0740 PANEL 740 OF 1575, DATED NOVEMBER 8, 1999. THE SUBJECT PROPERTY IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN)

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

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

LANDSCAPE ARCHITECT:
ORIGIN DESIGN GROUP
1031 185TH AVENUE NE
SNOHOMISH, WASHINGTON 98290
CONTACT: KRISTAL LOWE
PHONE: (425) 346-9105
EMAIL: origindg@gmail.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@ldccorp.com

SURVEYOR:
PACIFIC COAST SURVEYS, INC.
16300 MILL CREEK BLVD, STE G4
MILL CREEK, WASHINGTON 98082
CONTACT: DARREN RIDDLE, PLS
PHONE: (425) 508-4951
FAX: (425) 357-3577
EMAIL: darren@pcsurveys.net

ARCHITECT:
MJ NEAL AND ASSOCIATES
P.O. BOX 1945
WENATCHEE, WASHINGTON 98807
CONTACT: MARK NEAL, AIA
PHONE: (509) 663-6455
EMAIL: mjn@mjneal.com

PROJECT INFORMATION

SITE ADDRESS: 8833 SOPER HILL ROAD, MARYSVILLE, WASHINGTON
TAX PARCEL: 00590700032001
SITE AREA: 54,767 SF 1.26 AC
CURRENT ZONING: CD
PROPOSED ZONING: CD
PROPOSED LAND USE: COMMERCIAL
PROPOSED LOTS: 1
BUILDING SETBACKS: 10' PERIMETER
WATER: CITY OF MARYSVILLE
SEWER: CITY OF MARYSVILLE
POWER: SNOHOMISH COUNTY PUD NO. 1
GAS: PUGET SOUND ENERGY
TELEPHONE: FRONTIER
CABLE: COMCAST
SCHOOL DISTRICT: LAKE STEVENS SCHOOL DISTRICT NO. 4
FIRE DISTRICT: MARYSVILLE FIRE DISTRICT RFA

TABLE OF CONTENTS

- 1 COVER SHEET
- 2 PRELIMINARY SITE PLAN

EARTHWORK QUANTITIES

CUT: 2,100 CY
FILL: 2,100 CY
NET: 0 CY
DISTURBED AREA: 71,170 SF (1.63 AC)

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.

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

FILE NUMBER: PA 22-030

TITANIUM OFFICE, LLC
WHITE BARN - LOT 2

COVER SHEET

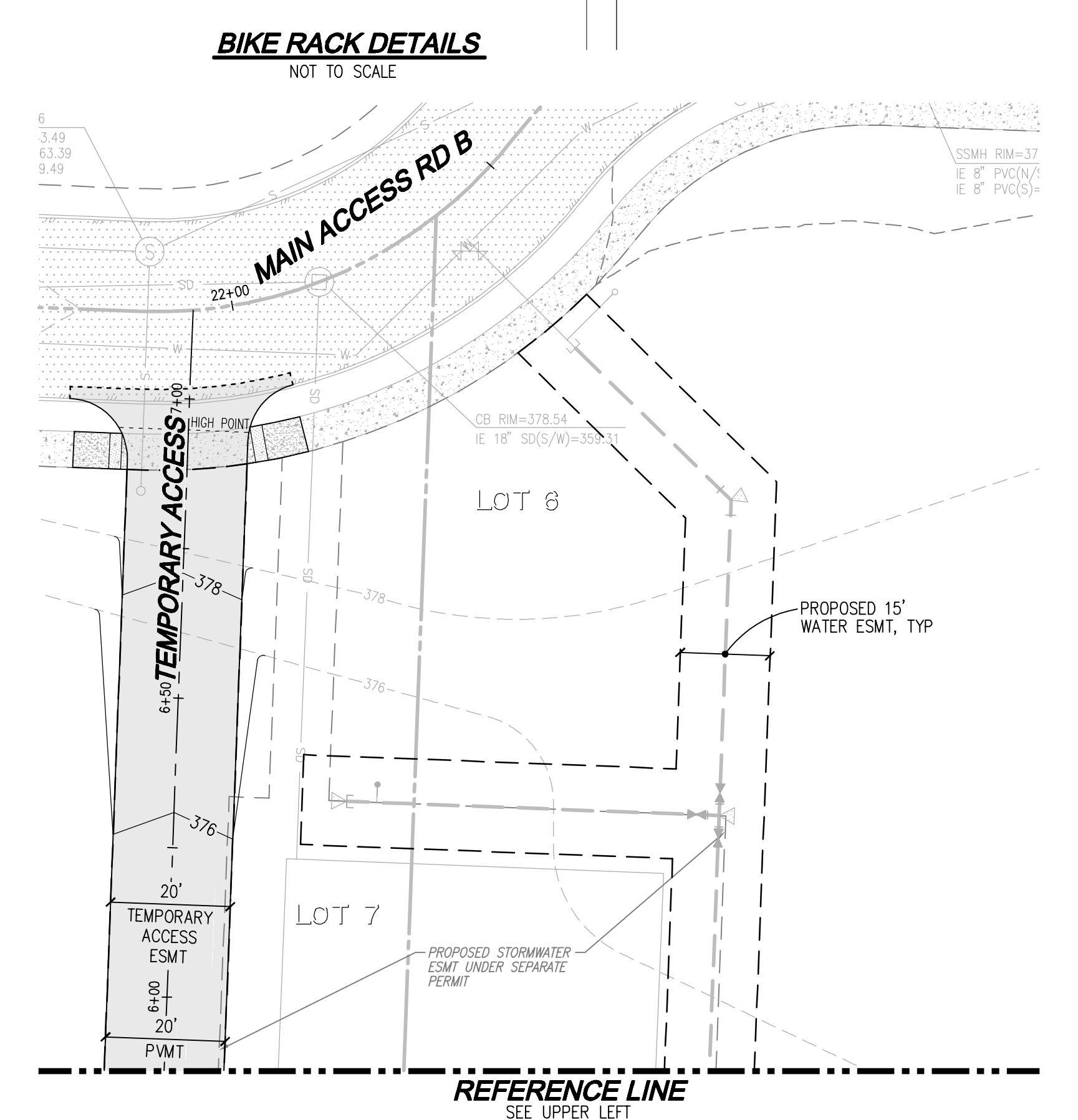
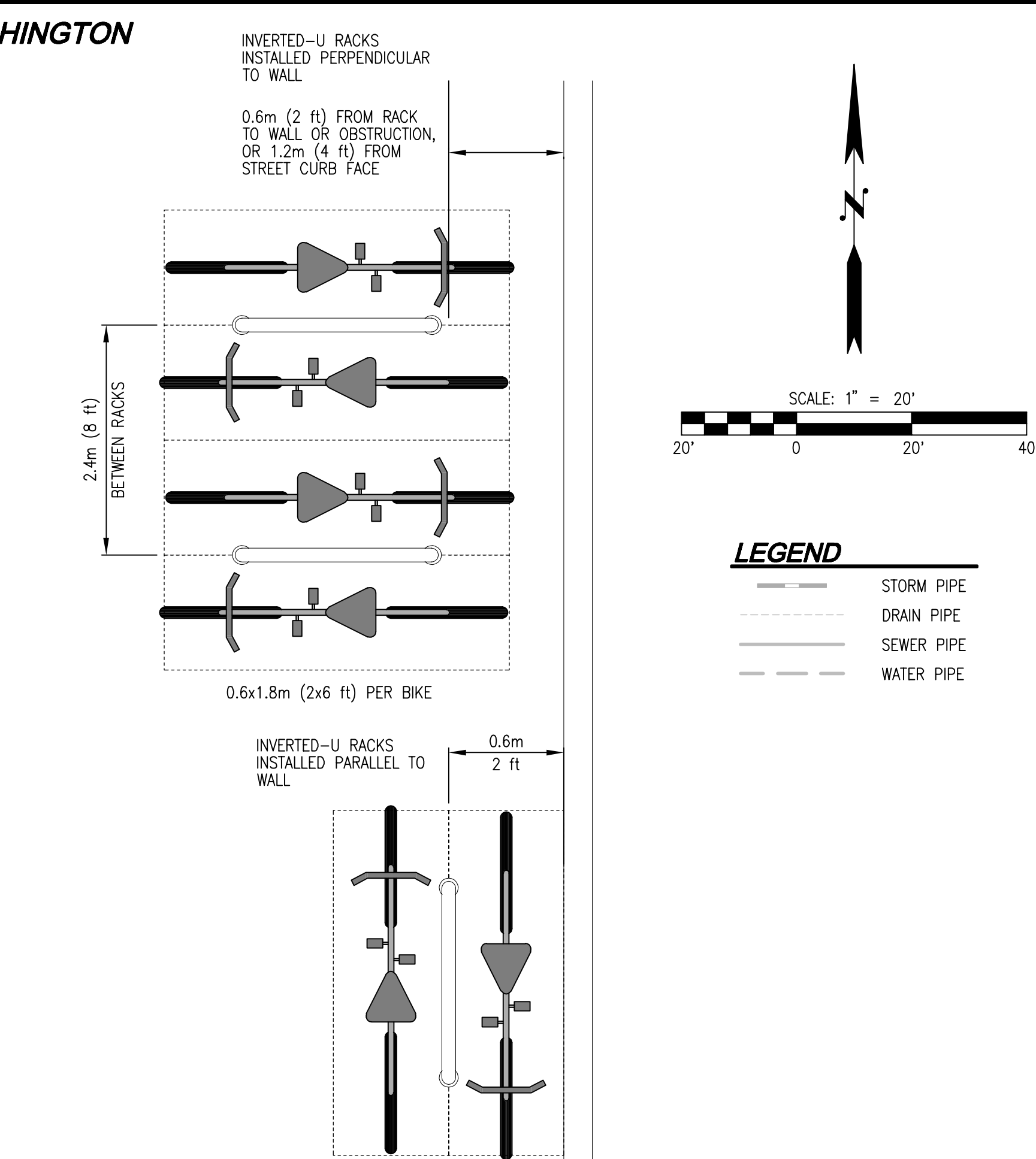
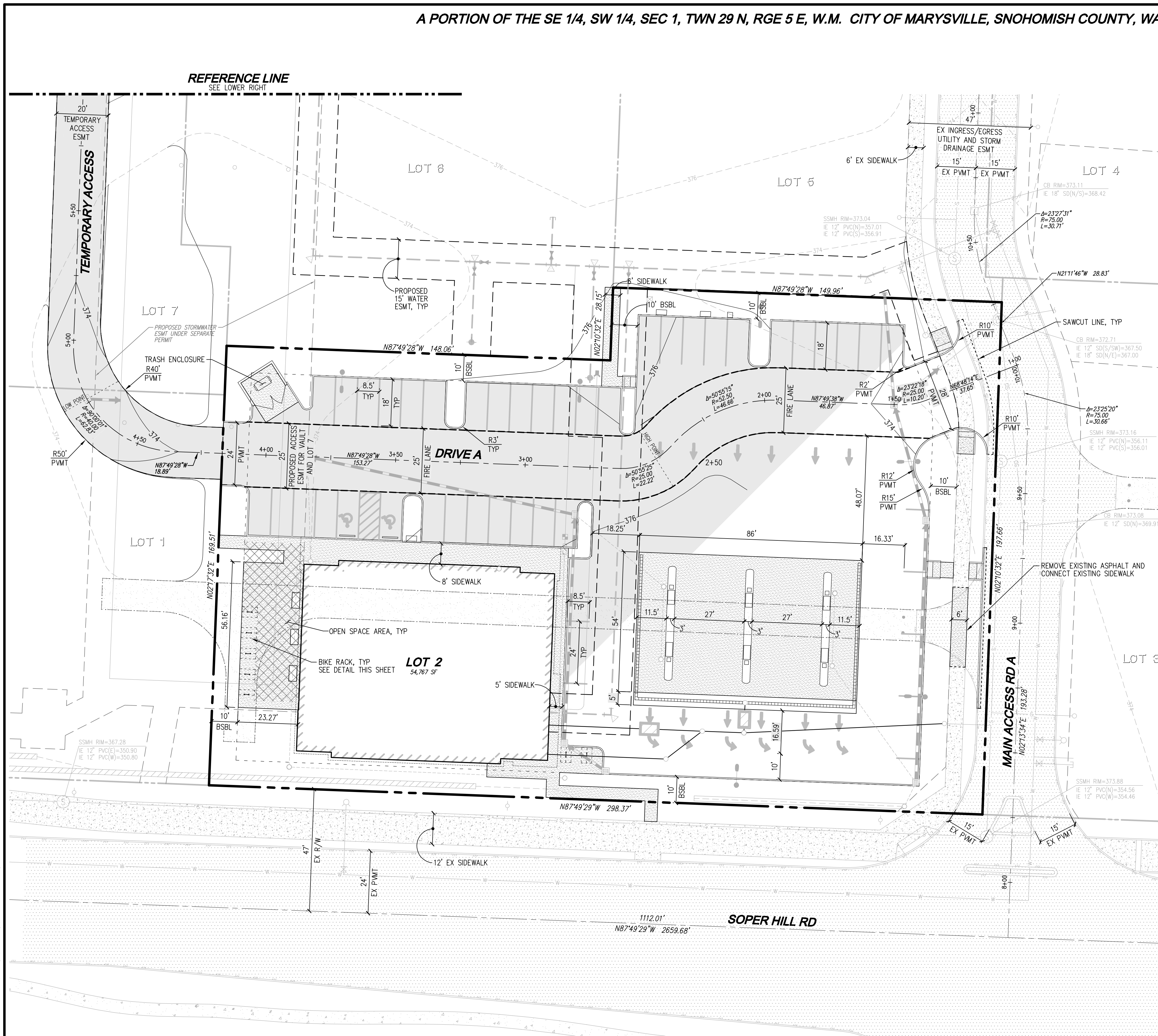


JOB NUMBER: C22-141
DRAWING NAME: C22141SP-CS-PL
DESIGNER: JMH
DRAFTING BY: DPN
DATE: 6-27-22
SCALE: 1"=50'
JURISDICTION: CITY OF MARYSVILLE

SP-01
SHEET 1 OF 2

Drawing: \\jdc\local\jdc\data\PROJECTS\G\White Barn Lot 2\Drawings\Preliminary\C22141SP-CS-PL.dwg Plotter: Oct 10, 2022 - 10:48am

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



PARKING CALCULATIONS

GASOLINE/ SERVICE STATIONS WITH GROCERY:
1 PER EMPLOYEE PLUS 1 PER 200 SF GROSS FLOOR AREA
7,000 SF / 200 SF. = 35 STALLS + 3 FOR EMPLOYEES = 38 STALLS

OFFICE:
ASDAS
ADAS
ADSA

1 PER 400 SF GROSS FLOOR AREA 3,000 SF / 400 SF. = 8 STALLS
-2 STALLS FOR BICYCLE PARKING REDUCTION
TOTAL REQUIRED: 44 STALLS
44 STALLS PROVIDED

BICYCLE PARKING:
BICYCLE PARKING REDUCTION UP TO 10% OF REQUIRED PARKING, 5 BICYCLE SPACES FOR EACH PARKING SPACE REDUCED = 10 BICYCLES FOR 2 SPACES REDUCED 13 PROVIDED TO INCLUDE 5% REQUIRED

LOADING SPACES:
LESS THAN 20,000 SF GFA = 0 STALLS REQ.

OPEN SPACE CALCULATIONS

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

APPLICABLE SITE: 54,767 SF x 2% = 1,095 SF
BUILDING FLOOR AREA: 7,258 SF x 1% = 73 SF
TOTAL REQUIRED: 1,168 SF

OPEN SPACE PROVIDED: 1,204 SF

IMPERVIOUS AREA CALCULATIONS

TOTAL LOT AREA: 1.26 AC.
BASIN A (WEST): 0.71 AC.
BASIN B (EAST): 0.55 AC.
TOTAL IMPERVIOUS SURFACE: 1.26 AC.
BASIN A (WEST): 0.56 AC.
BASIN B (EAST): 0.44 AC.
REQUIRED MAXIMUM IMPERVIOUS AREA: 85%
BASIN A (WEST): 78% - BELOW
BASIN B (EAST): 80% - BELOW

DISCLAIMER

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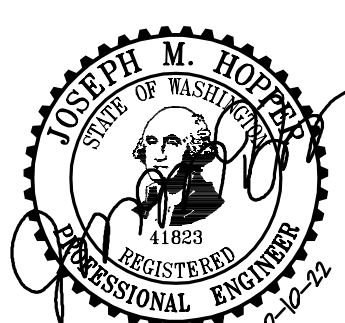
REVISIONS

NO.	DATE	DESCRIPTION
1	10-10-22	REVISED PER CITY OF MARYSVILLE 8-19-22 TECHNICAL REVIEW 1

LDC
Surveying
Engineering
Planning

Woodinville
Kent
1851 Central Pl S, #101
Kent, WA 98030
www.LDCcorp.com
T 425.806.1869
F 425.482.2893

TITANIUM OFFICE, LLC
WHITE BARN - LOT 2
PRELIMINARY SITE PLAN



JOB NUMBER: C22-141
DRAWING NAME: C22141SP-PL
DESIGNER: JMH
DRAFTING BY: DPN
DATE: 6-27-22
SCALE: 1"=20'
JURISDICTION: CITY OF MARYSVILLE

SP-02
SHEET 2 OF 2

Drawing: \\file\local\workspace\Projects\C22\22-141 White Barn Lot 2\Drawings\Preliminary\C22141SP-PL.dwg Plotted: Oct 10, 2022 - 10:49am