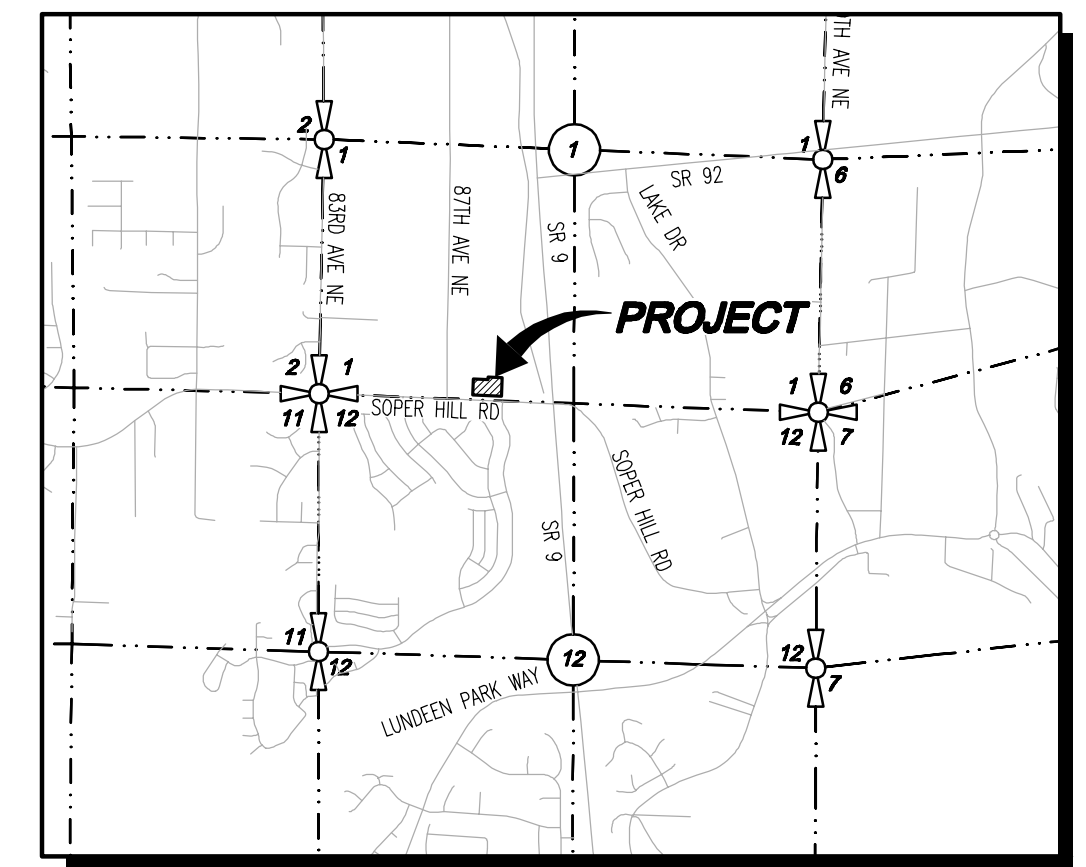
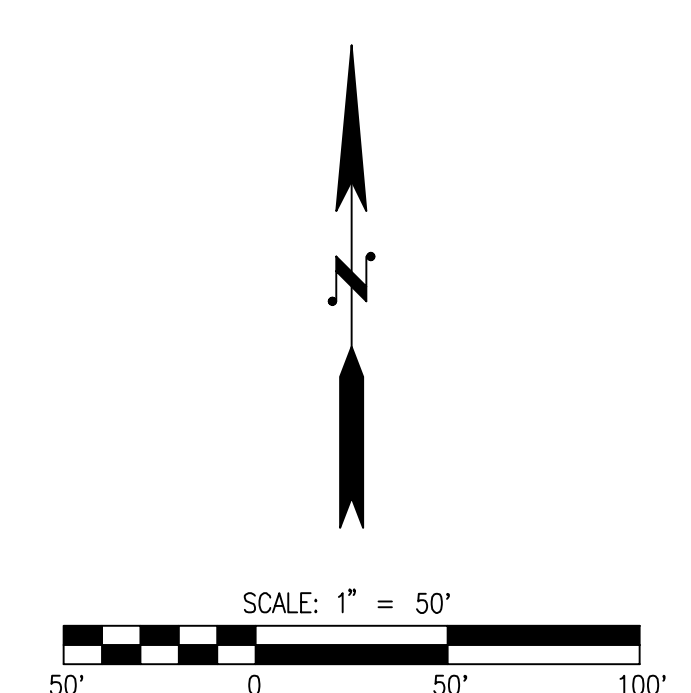
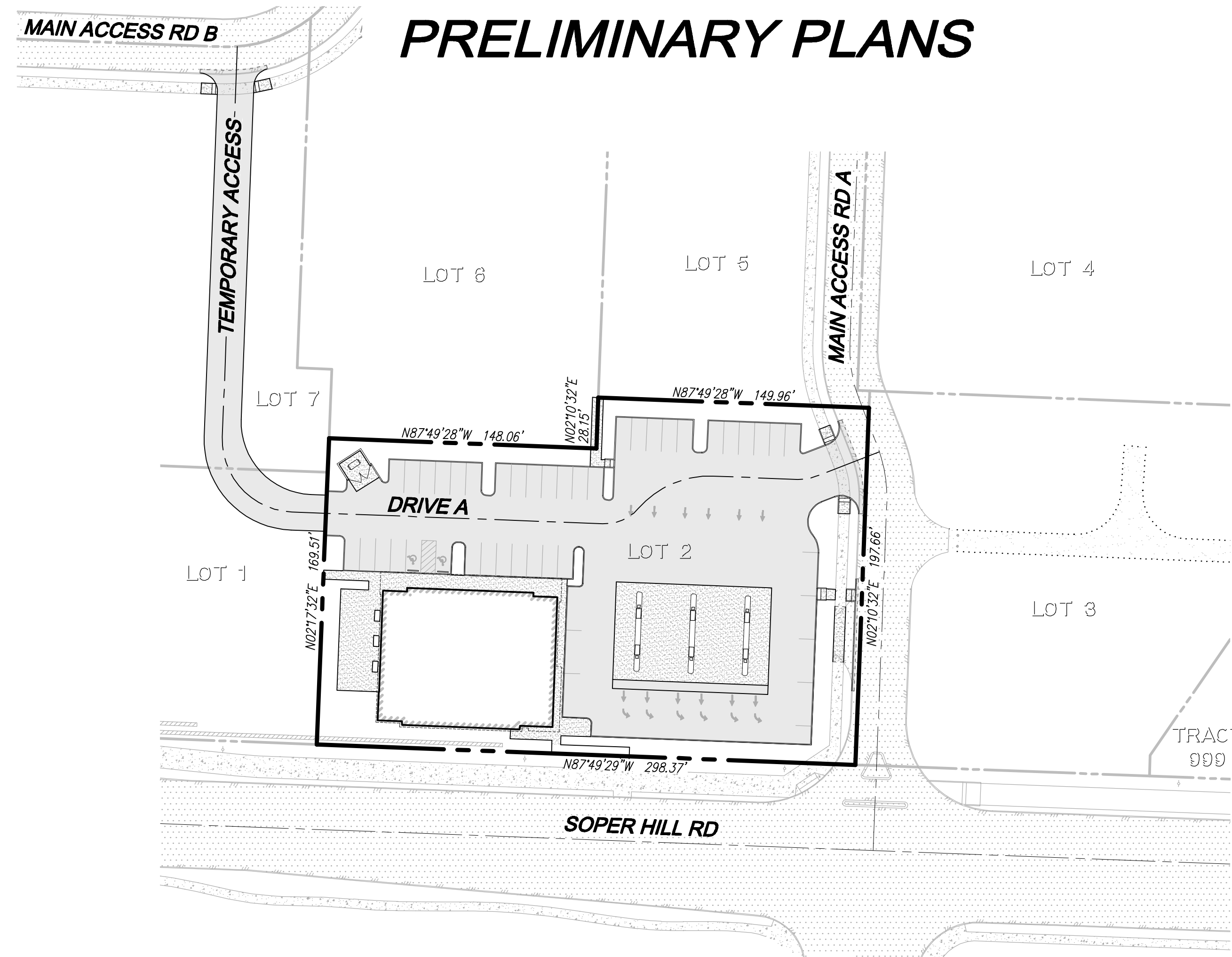


WHITE BARN - LOT 2

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	CM	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	LCP	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	○	TYPE 1 CATCH BASIN, GRATED LID
○	CONCRETE BLOCKING	○	TYPE 1 CATCH BASIN, SOLID LID
○	BUTTERFLY VALVE	○	TYPE 2 CATCH BASIN, GRATED LID
○	11° BEND	○	TYPE 2 CATCH BASIN, SOLID LID
○	45° BEND	○	BEEHIVE MANHOLE COVER
○	90° BEND	○	SQUARE YARD DRAIN
○	22° BEND	○	ROUND YARD DRAIN
○	VALVE	○	STORM CLEAN OUT
○	HYDRANT ASSEMBLY	○	STORM PIPE
○	BLOW-OFF VALVE		
○	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.

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	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
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 G4 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@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 EXISTING CONDITIONS MAP
- 3 PRELIMINARY SITE PLAN
- 4 PRELIMINARY ROAD AND UTILITY PLAN
- 5-7 PRELIMINARY ROAD PROFILES
- 8 PRELIMINARY ROAD SECTIONS
- 9 TURNING MOVEMENT PLAN
- L-1 - L-3 LANDSCAPE PLANS

EARTHWORK QUANTITIES

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

DISCLAIMER

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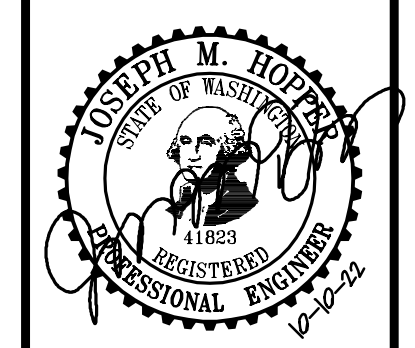
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WHITE BARN - LOT 2

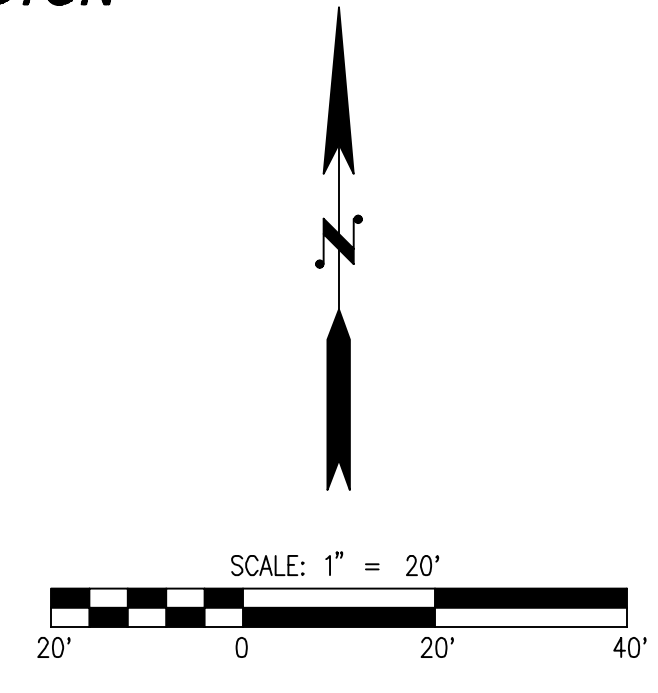
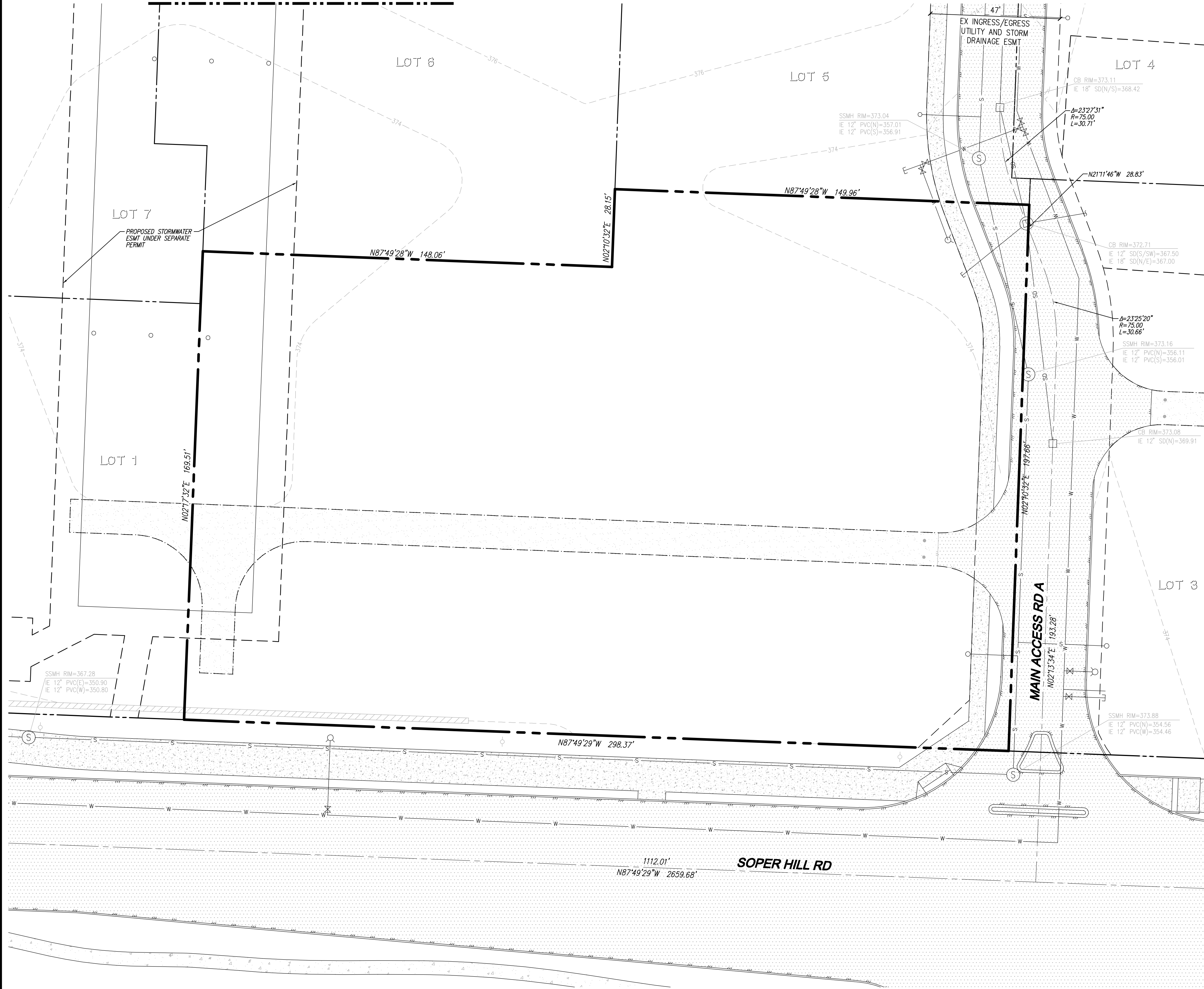
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JOB NUMBER:	C22-141
DRAWING NAME:	C22141P-CS-PL
DESIGNER:	JMH
DRAFTING BY:	DPN
DATE:	6-27-22
SCALE:	1"=50'
JURISDICTION:	CITY OF MARYSVILLE

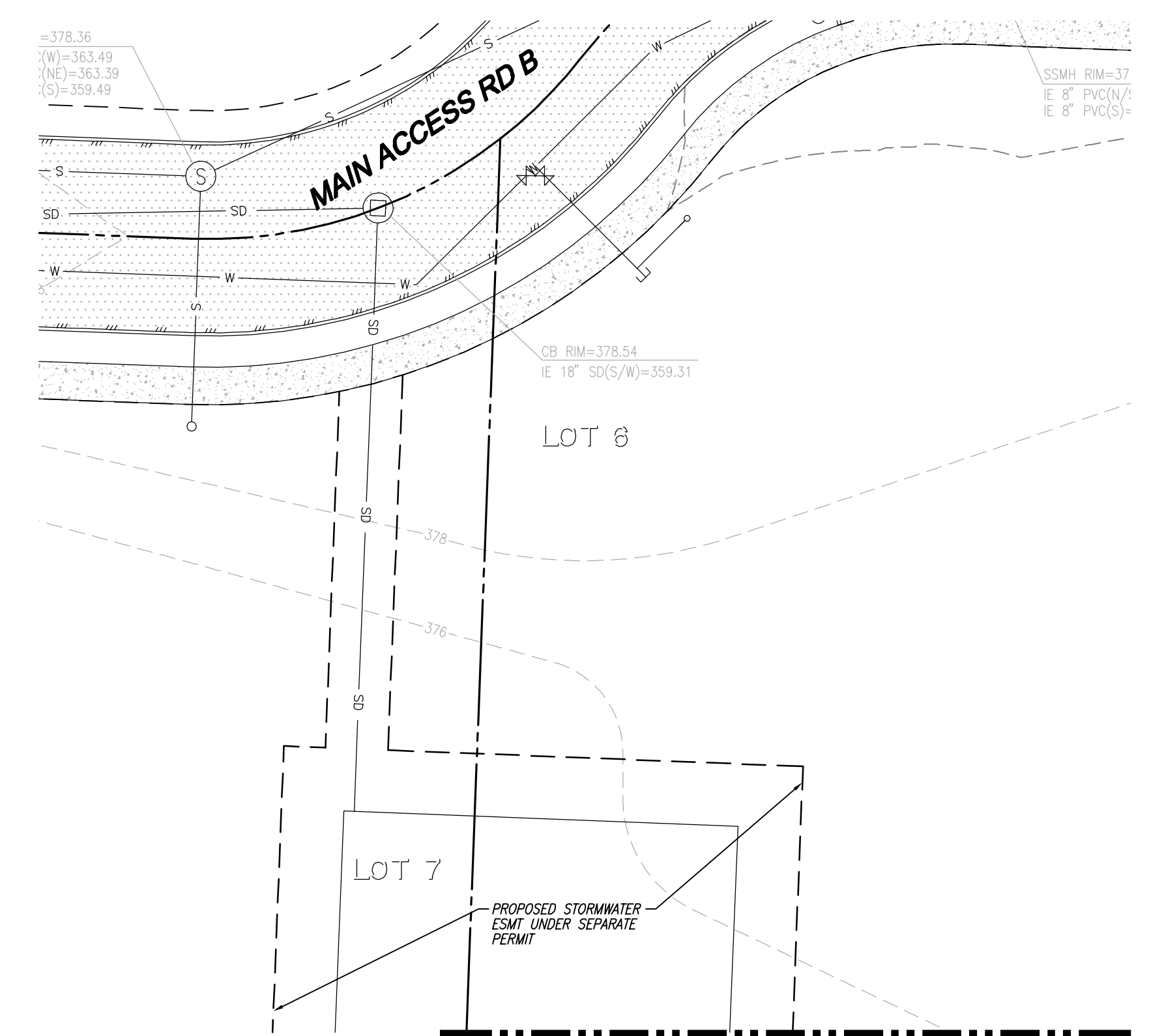
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LEGEND AND ABBREVIATIONS

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

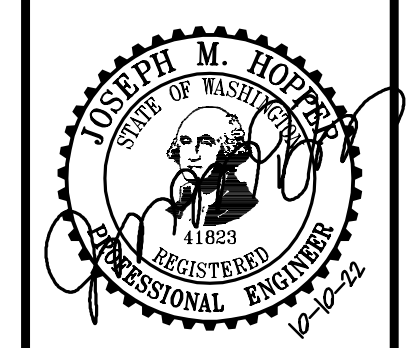


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TITANIUM OFFICE, LLC
WHITE BARN - LOT 2
 EXISTING CONDITIONS MAP



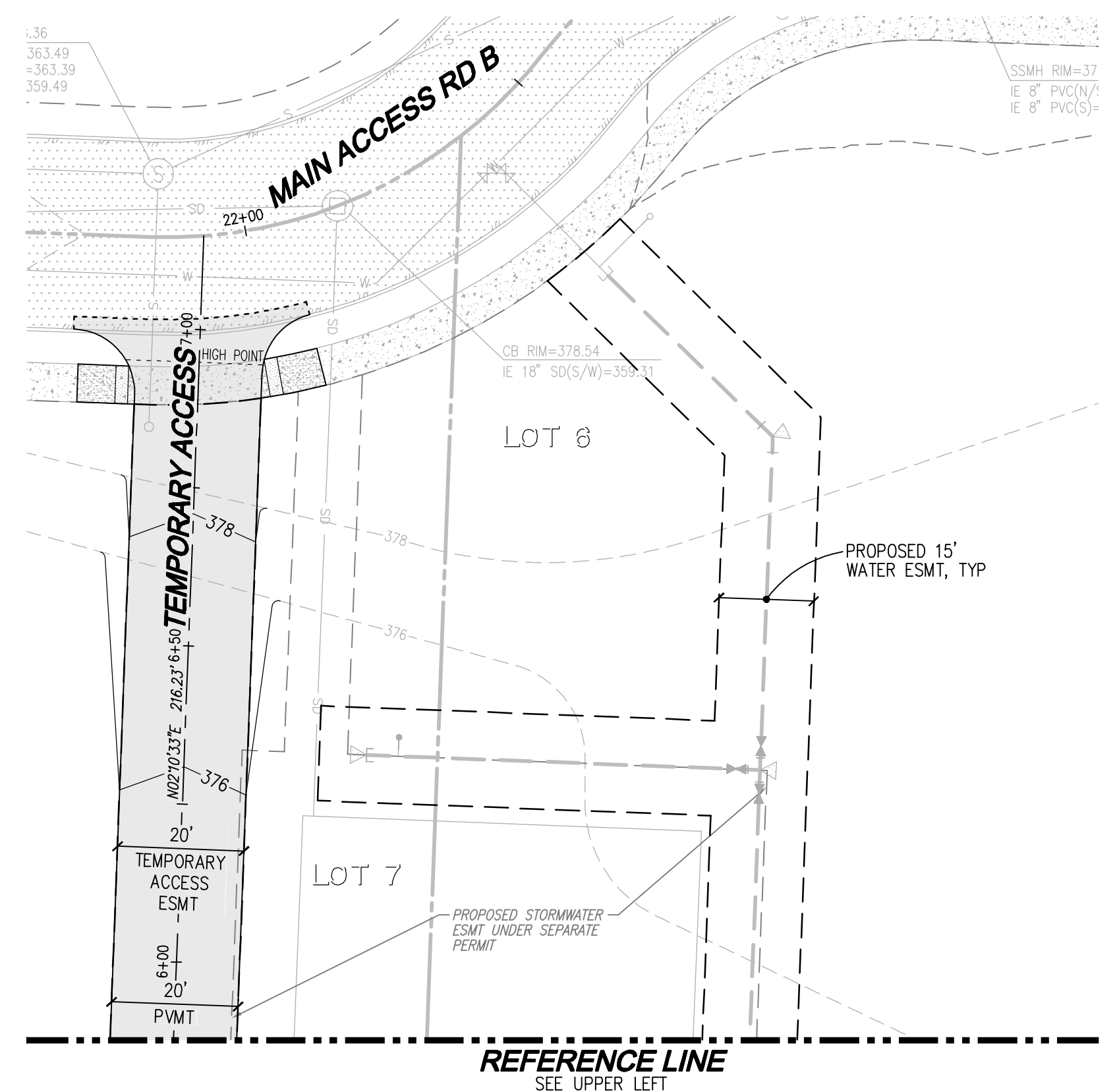
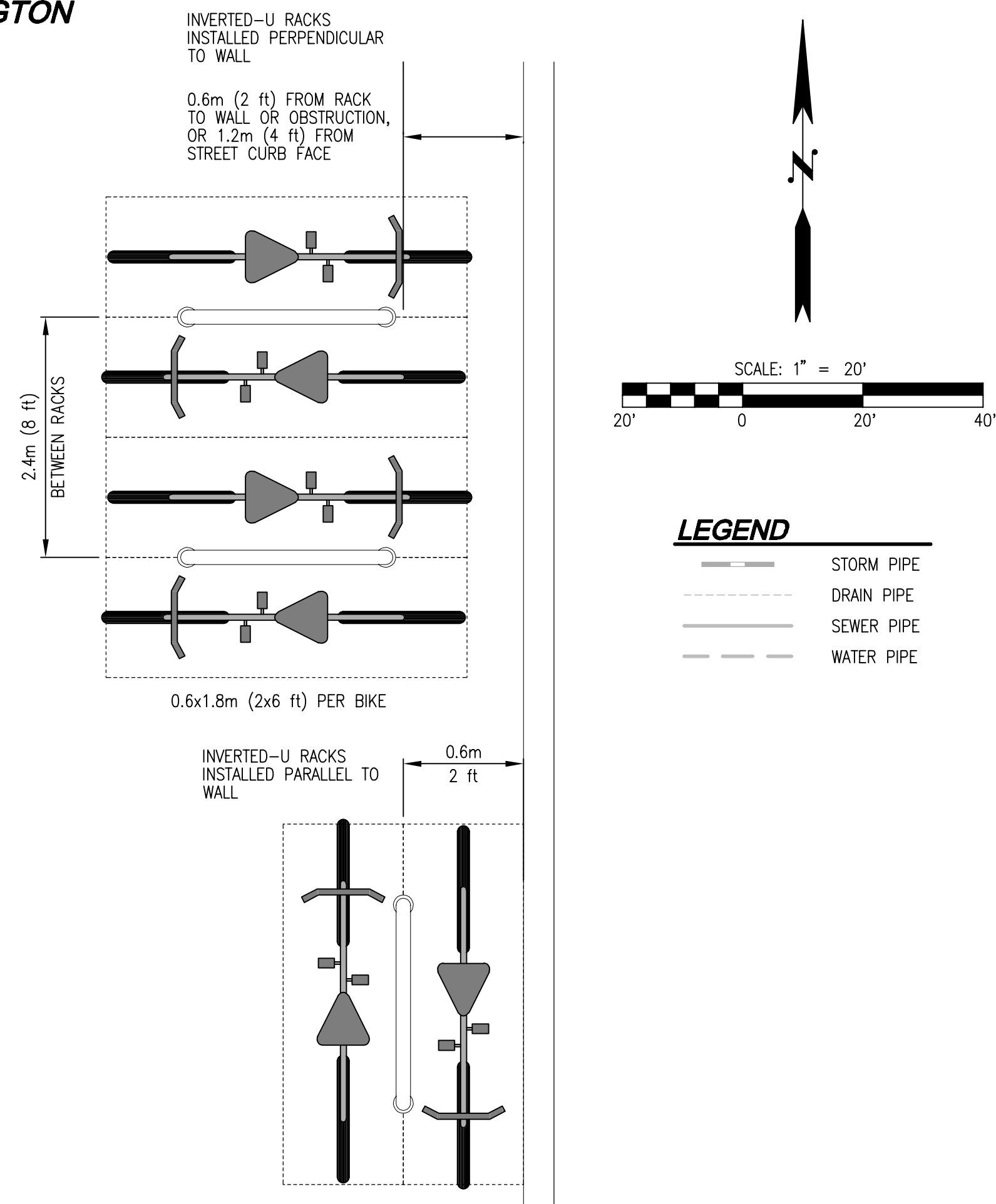
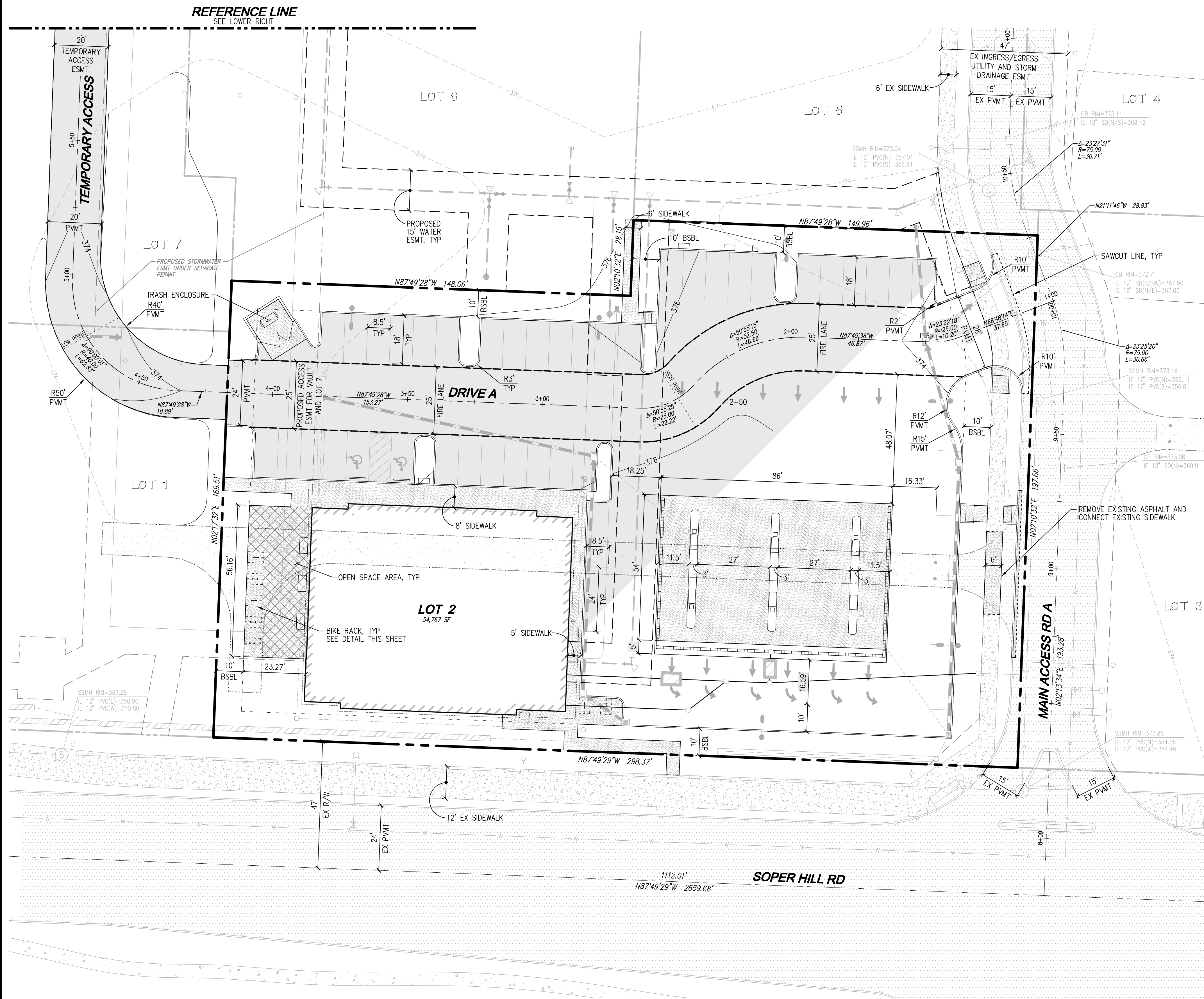
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 DESIGNER: JMH
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DISCLAIMER

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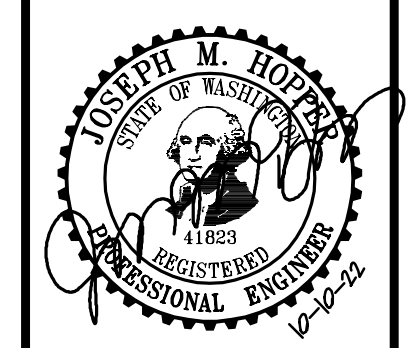
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WHITE BARN - LOT 2
PRELIMINARY SITE PLAN



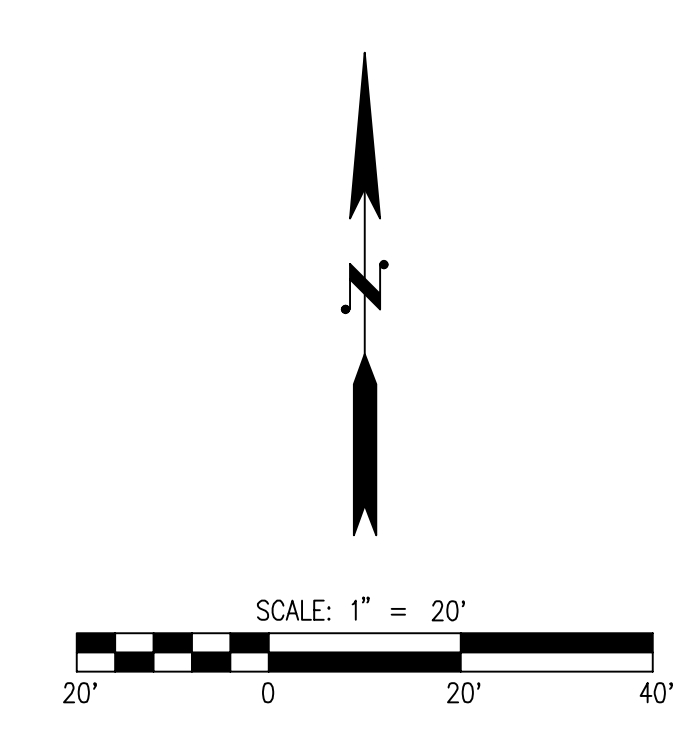
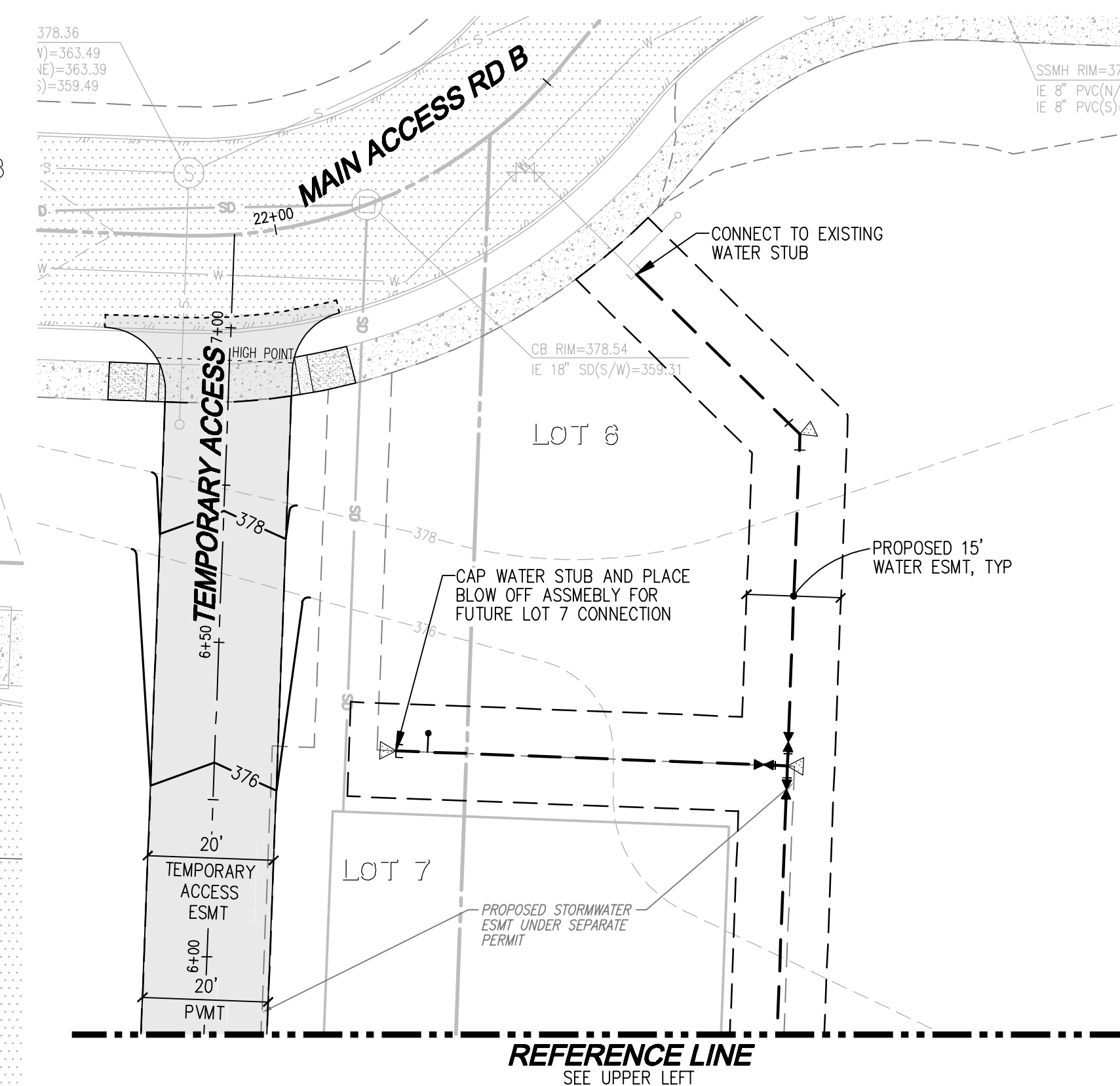
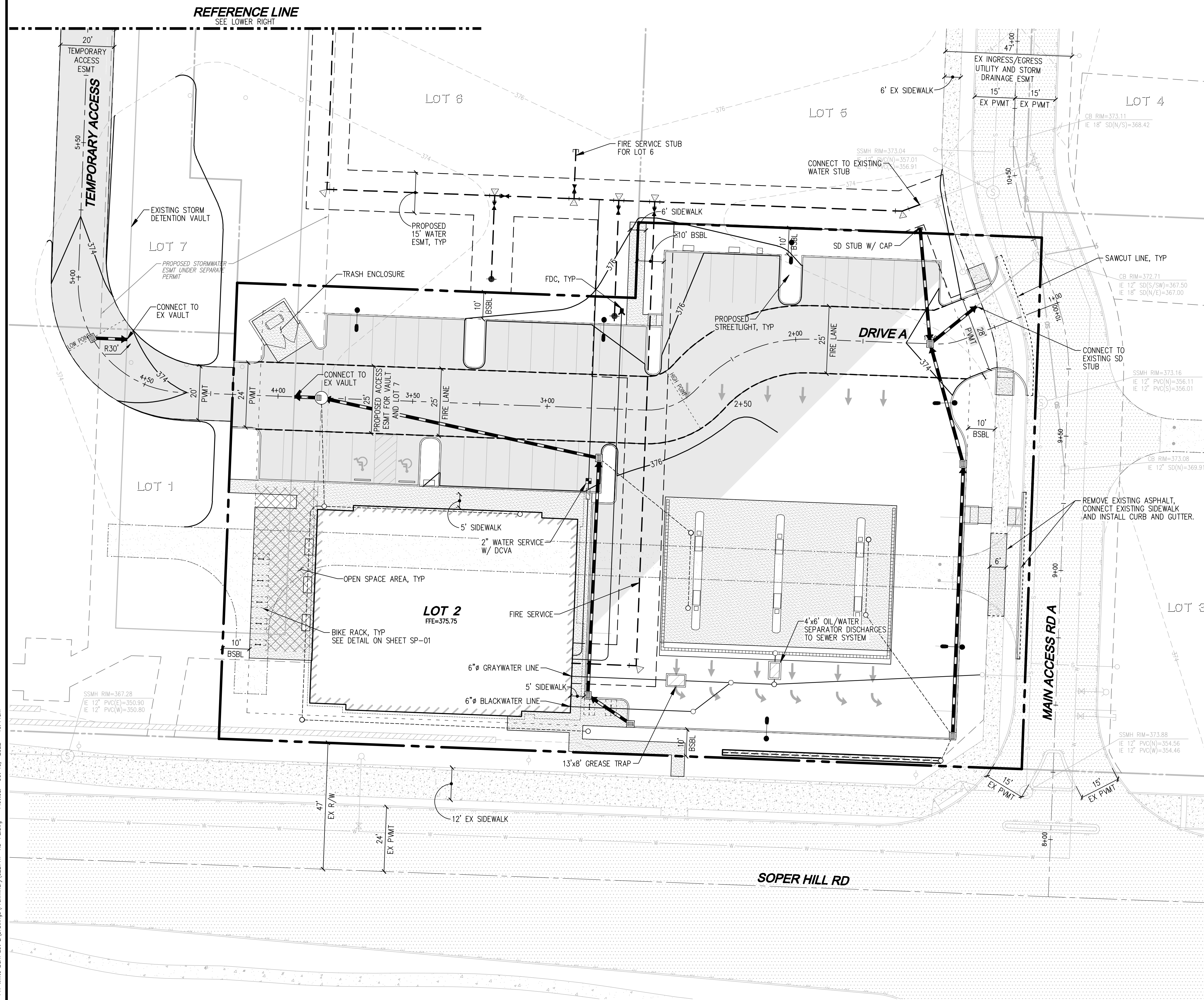
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LEGEND

	STORM PIPE
	DRAIN PIPE
	FRENCH DRAIN
	TYPE 1 CB
	SDCO
	SEWER PIPE
	TRENCH DRAIN
	SSCO
	WATER PIPE
	FIRE HYDRANT
	WATER METER
	DCVA

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WHITE BARN - LOT 2
 PRELIMINARY ROAD AND UTILITY PLAN

JOSEPH M. HOPKES
 STATE OF WASHINGTON
 1983
 PROFESSIONAL ENGINEER

JOB NUMBER: C22-141
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 DESIGNER: JMH
 DRAFTING BY: DPN
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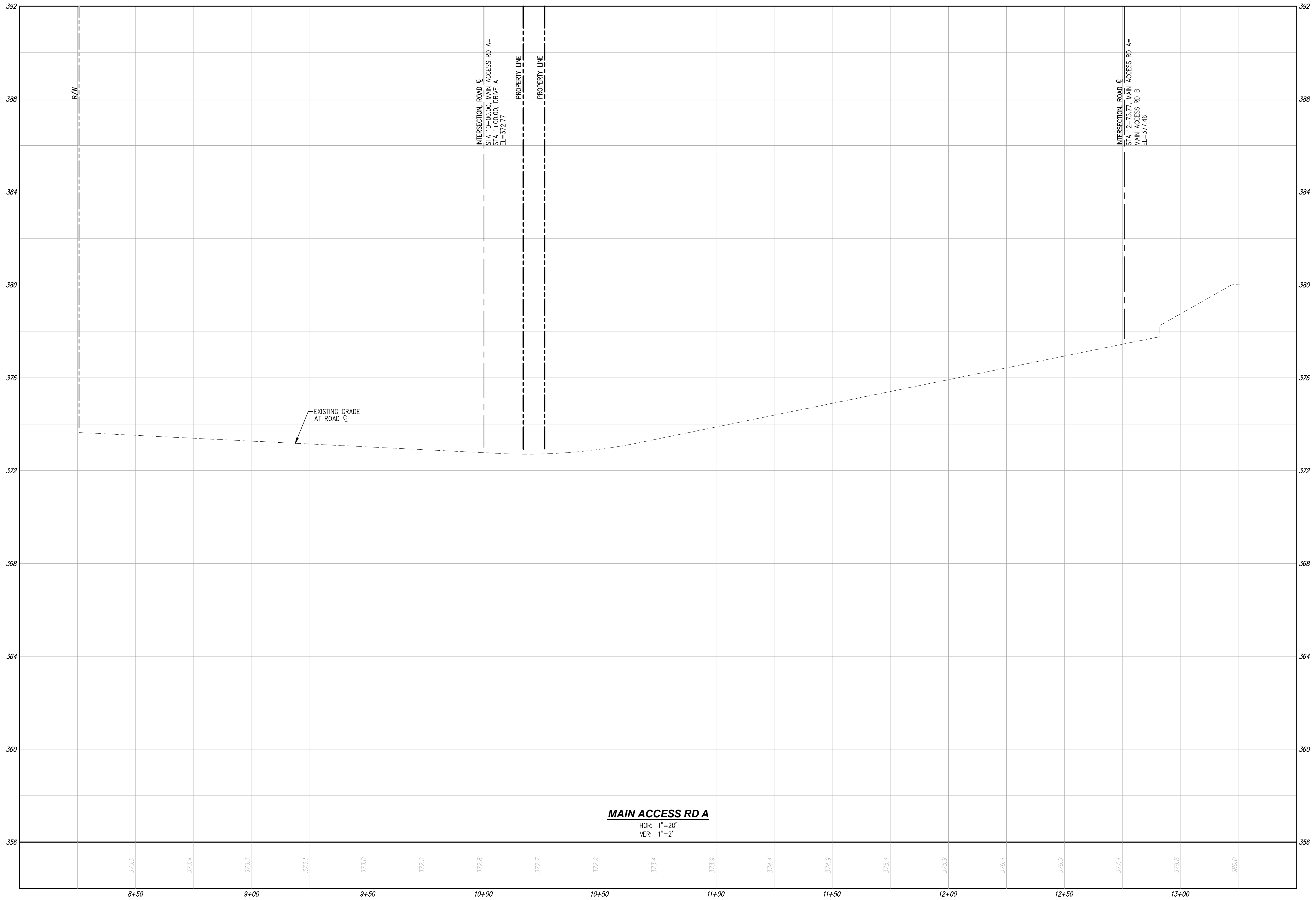
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MAIN ACCESS RD A
 HOR: 1"=20'
 VER: 1"=2'

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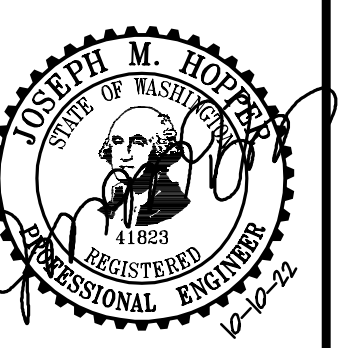
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 PRELIMINARY ROAD PROFILES

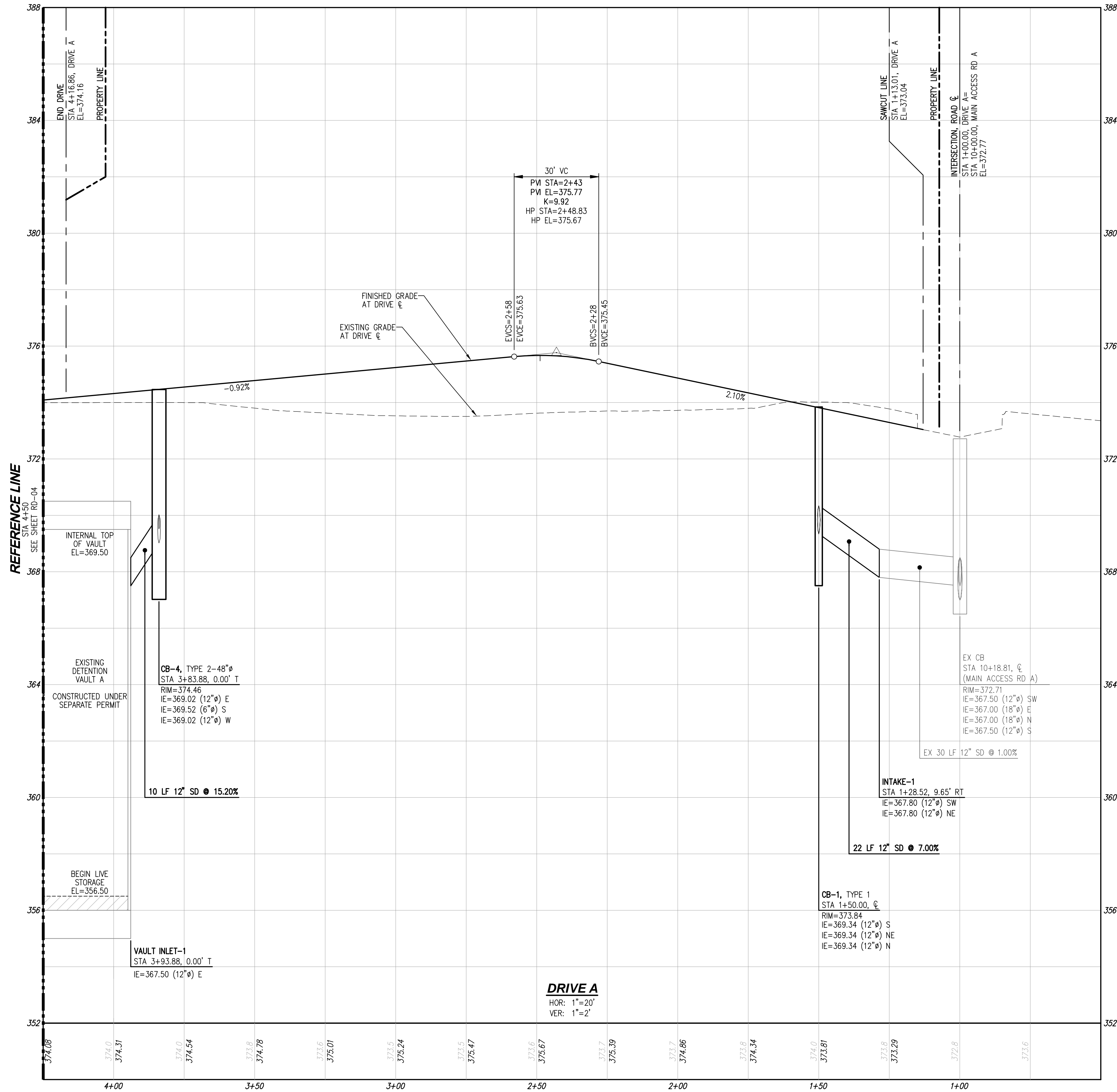


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 DRAWING NAME: C22141P-RD-PR
 DESIGNER: JMH
 DRAFTING BY: DPN
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RD-02
 SHEET 5 OF 9

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WHITE BARN - LOT 2
 PRELIMINARY ROAD PROFILES



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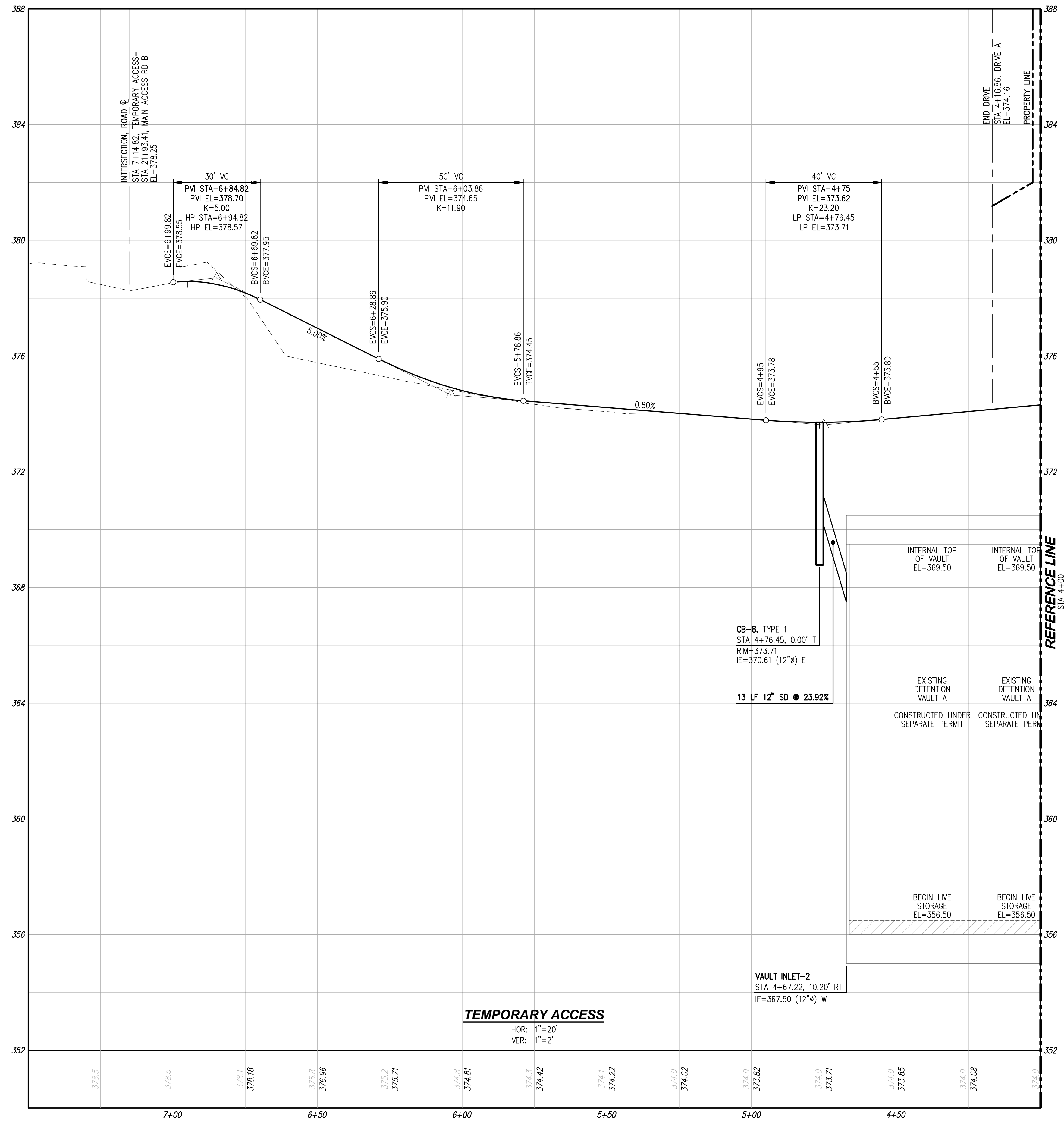
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RD-03
 SHEET 6 OF 9

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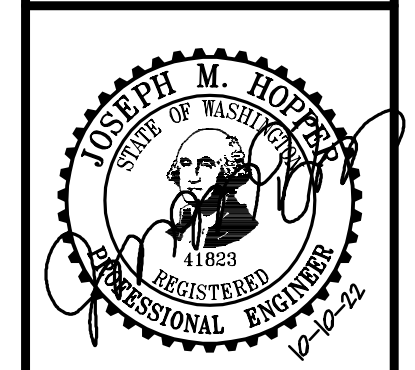
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TITANIUM OFFICE, LLC
WHITE BARN - LOT 2
PRELIMINARY ROAD PROFILES



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SCALE: 1"=20'
JURISDICTION: CITY OF MARYSVILLE

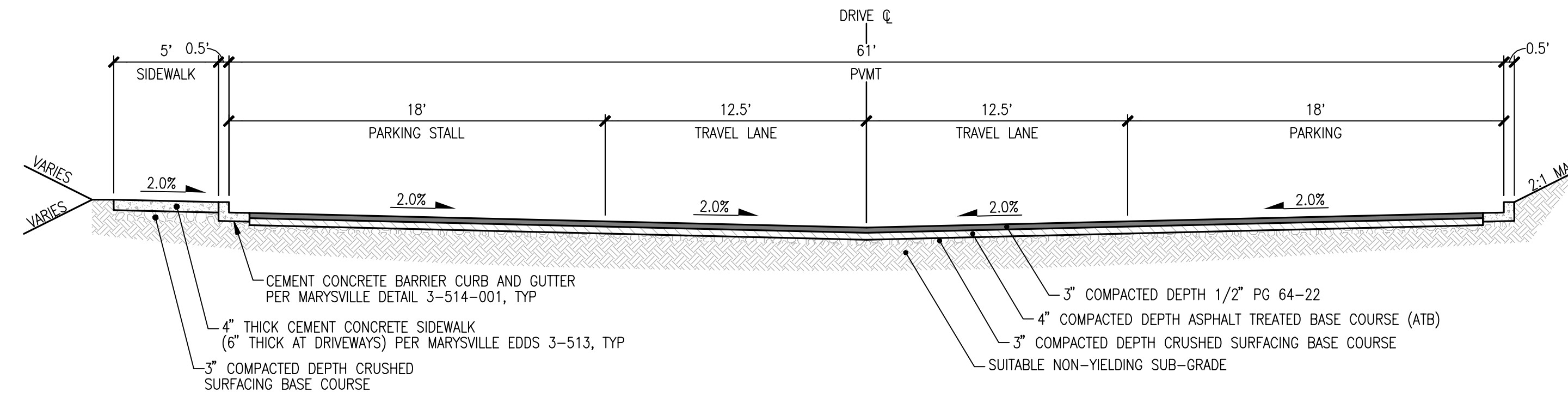
FILE NUMBER: PA 22-030

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

DISCLAIMER

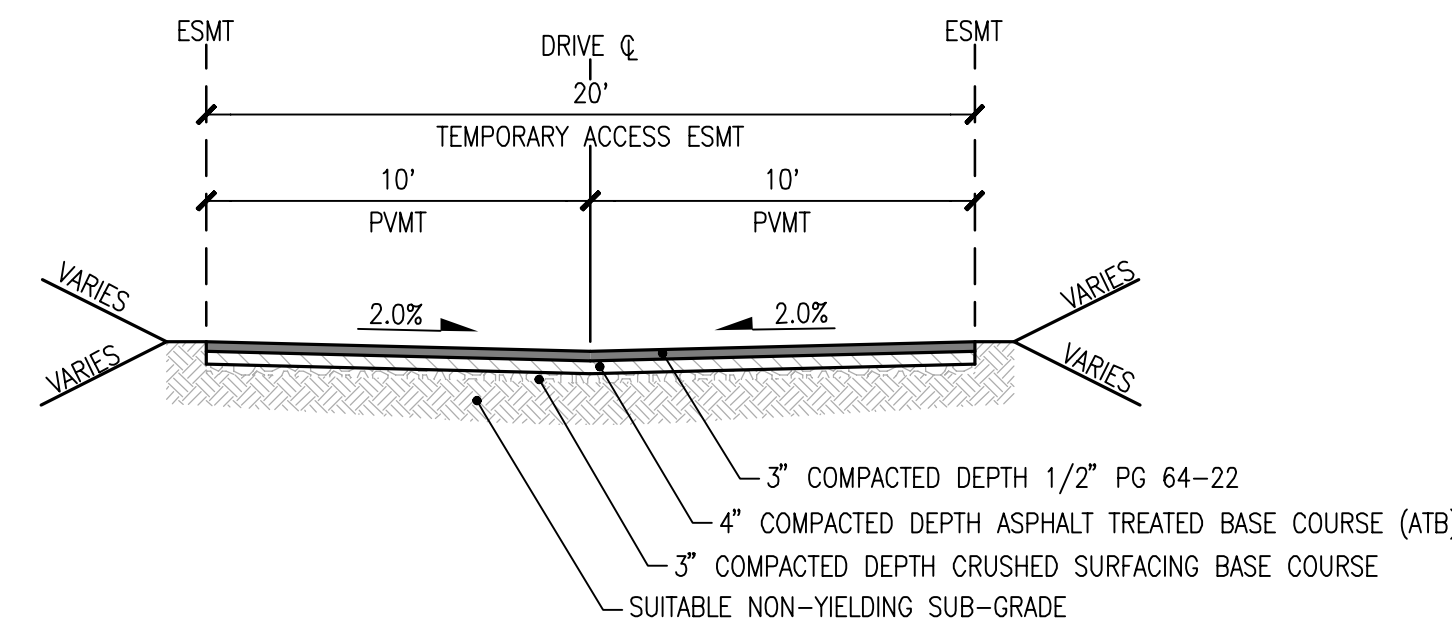
THE SURVEY DATA SHOWN CONSISTS OF A COMBINATION OF SURVEY DATA FROM PACIFIC COAST SURVEYS AND THE ASSUMPTION THAT THE WHITE BARN COMMERCIAL PROJECT (PERMIT 621-0053) WAS CONSTRUCTED PER PLAN. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF DATA 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.

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



DRIVE A TYPICAL SECTION

SCALE: 1"=5'



TEMPORARY ACCESS TYPICAL SECTION

SCALE: 1"=5'

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

LDC | Surveying
Engineering
Planning

Woodinville
Kent
Kent, WA 98030
T 425.806.1869
www.LDCorp.com

Olympia
Kent Central P.S. #101
Kent, WA 98030
F 425.482.2893

TITANIUM OFFICE, LLC
WHITE BARN - LOT 2
PRELIMINARY ROAD SECTIONS



JOB NUMBER: C22-141
DRAWING NAME: C22141P-RD-PR
DESIGNER: JMH
DRAFTING BY: DPN
DATE: 6-27-22
SCALE: 1"=5'
JURISDICTION: CITY OF MARYSVILLE

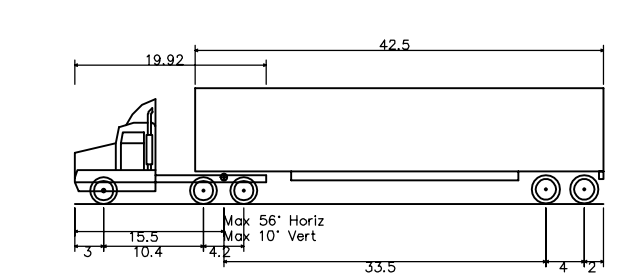
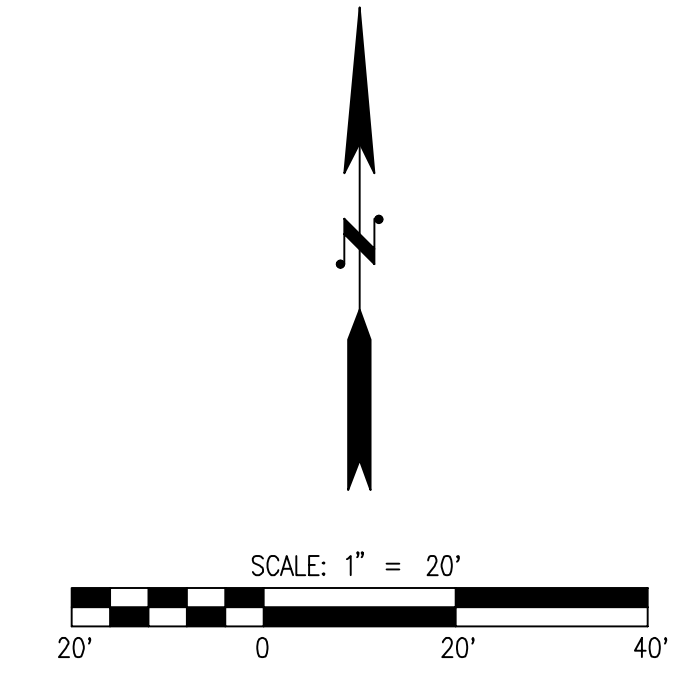
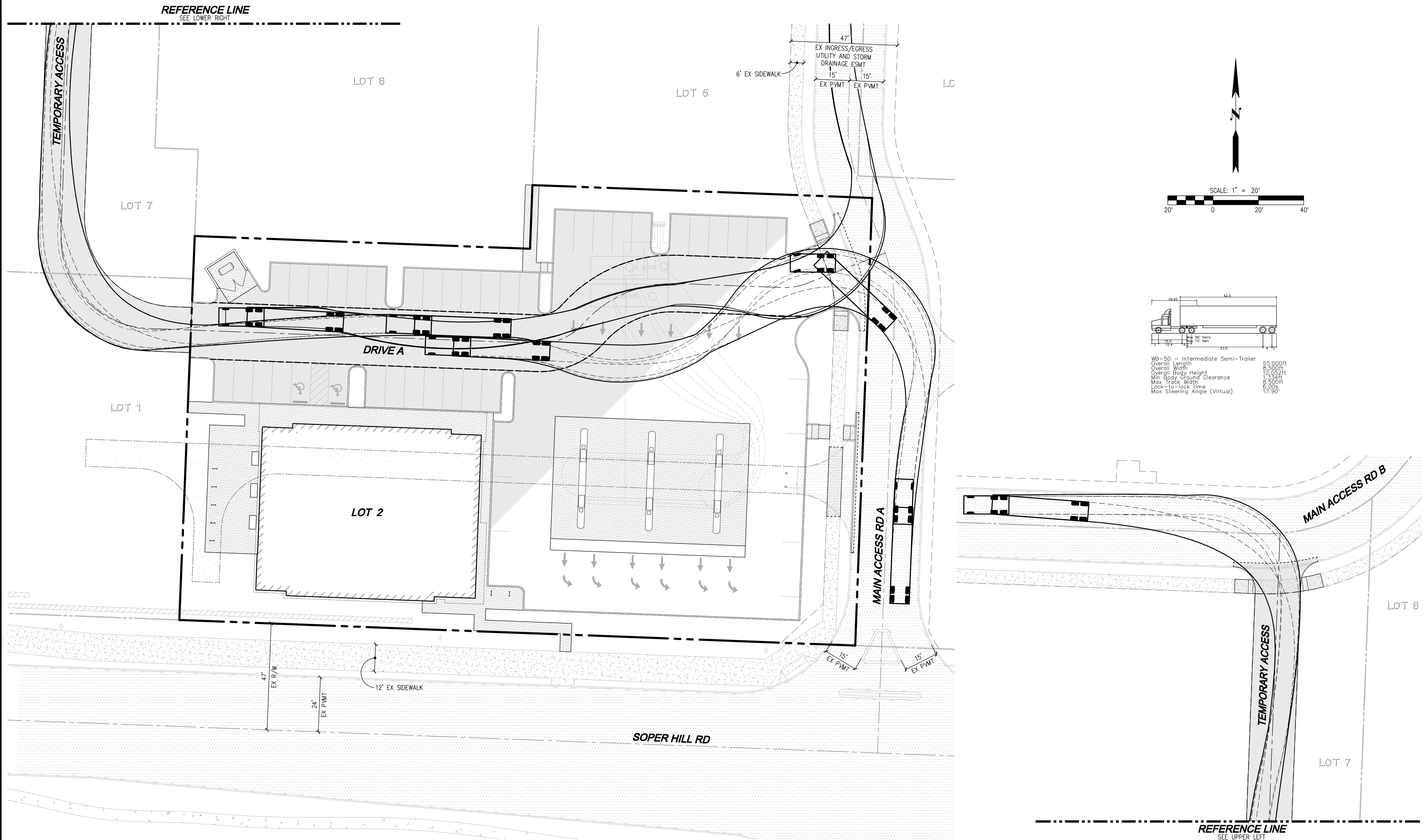
RD-05
SHEET 8 OF 9

FILE NUMBER: PA 22-030

DISCLAIMER

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Drawing: \\lfs.local\lfsdata\Projects\Civil\2022\C22-141 White Barn Lot 2\Drawings\Preliminary\C22141P-RD-PR.dwg Plotted: Oct 10, 2022 - 10:44am



Drawing: \\dfs\local\vidalia\PROJECTS\Call\2022\C22-141 White Barn Lot 2 Drawings\Preliminary\C22141P-RD-TM.dwg Plotdate: Oct 10, 2022 - 10:45am

UTILITY NOTE
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

SURVEY 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

CITY OF MARYSVILLE 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, WSDRW HYDRAULIC PROJECT APPROVAL (HPS), WSDOE NOTICE OF INTENT (NOI), ANY CORPUS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

THIS DAY OF _____

BY: _____
KEN MCINTYRE, P.E., DEVELOPMENT SERVICES MANAGER

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 15.09.080.

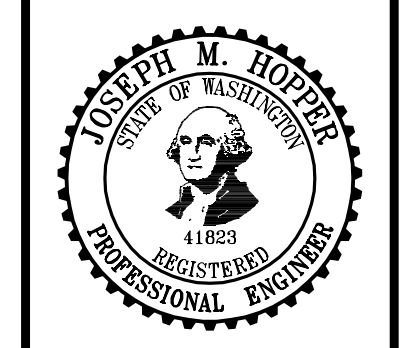
NO.	DATE	DESCRIPTION
1	9-30-22	REVISED PER CITY OF MARYSVILLE TECHNICAL REVIEW 1

LDC | Surveying Engineering Planning

Woodinville
1857 Central Ex. S, #101
Kent, WA 98030
www.LDCcorp.com

Olympia
Kent, WA 98030
F 425-482-2893

TITANIUM OFFICE, LLC
WHITE BARN - LOT 2
TURNING MOVEMENT PLAN



JOB NUMBER: C22-141
DRAWING NAME: C22141P-RD-TM
DESIGNER: JMH
DRAFTING BY: DPN
DATE: 7-14-22
SCALE: 1"=20'
JURISDICTION: CITY OF MARYSVILLE

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, WA

GENERAL NOTES

All rough grading shall be positive, draining away from all structures.

All stones larger than 1.5" diameter shall be removed from the growing medium.

Topsoil shall be provided in accordance to BMP T5.13 WSDOE Stormwater Management Manual for Western Washington.

All bed areas to receive 2" of fine ground fir or hemlock bark, composition mulches are not an acceptable alternative.

Trees and shrubs are to be planted at a depth 3/4" higher than the level that they were grown in the nursery.

Bark mulch is not to be placed above the root crown.

All plants shall at least conform to the minimum standard established by the American Association of Nurserymen.

Lawn areas are to be hydroseeded per manufacturer's specifications, OR EQUIVALENT. Remove all stones larger than 1" from lawn areas.

Equivalent plant material substitutions may be allowed with prior approval by the Landscape Architect.

If the site work is different than shown on the Landscape Plan, or poor soils and debris are discovered, requiring changes to the Landscape Plan, contact the Landscape Architect for instruction.

The Landscape Contractor is responsible for maintaining the landscape during installation, until final acceptance by the owner's representative.

The Landscape Contractor shall warranty all materials and workmanship for a period of one year, from the time of final acceptance.

During the warranty period, the Landscape Contractor will not be responsible for plant death caused by unusual climatic conditions, vandalism, theft, fire, or poor maintenance practices. The Landscape Architect shall have sole authority to determine the cause of death.

Planting plan takes precedent when there is a discrepancy between plant quantities in the plant schedule and the plan.

IRRIGATION ASSESSMENT

Automatic irrigation system shall be provided with final landscape plan.

OPEN SPACE AND RECREATION REQUIRED

B.3.1 Open Space for Non-Residential Uses
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: 1,180 SF

B.3.2. Pedestrian-Oriented Spaces

At least 2 lf of seating area or one individual seat, per 60 sf of plaza or open space required.

1,168 SF x 2 lf / 60 SF = 39 lf

OR
1,168 SF / 60 SF = 20 individual seats

48 LF Provided (3 picnic tables, 16 lf of seating per table)

PARKING LOT LANDSCAPING

PER MMC 22C.120.130
Parking Lot Area = 30,469 SF
10% landscaping required = 3,045 SF
Landscaping Provided = 6,552 SF

WATER CONSERVATION STANDARDS

MMC 22C.120.050

(c)(i) Turf, high-water-use plantings and water features shall be considered high-water uses and shall be limited to not more than 40 percent of the project's landscaped area if nondrought resistant grass is used, and no more than 50 percent of the landscaped area if drought resistant grass is used.

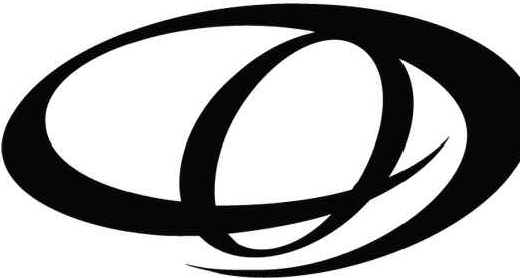
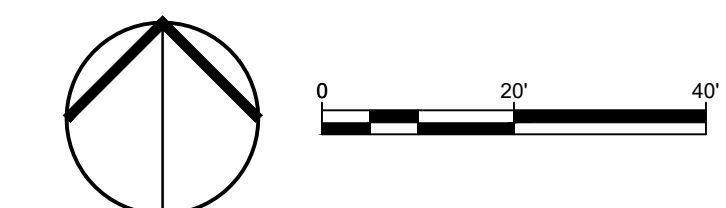
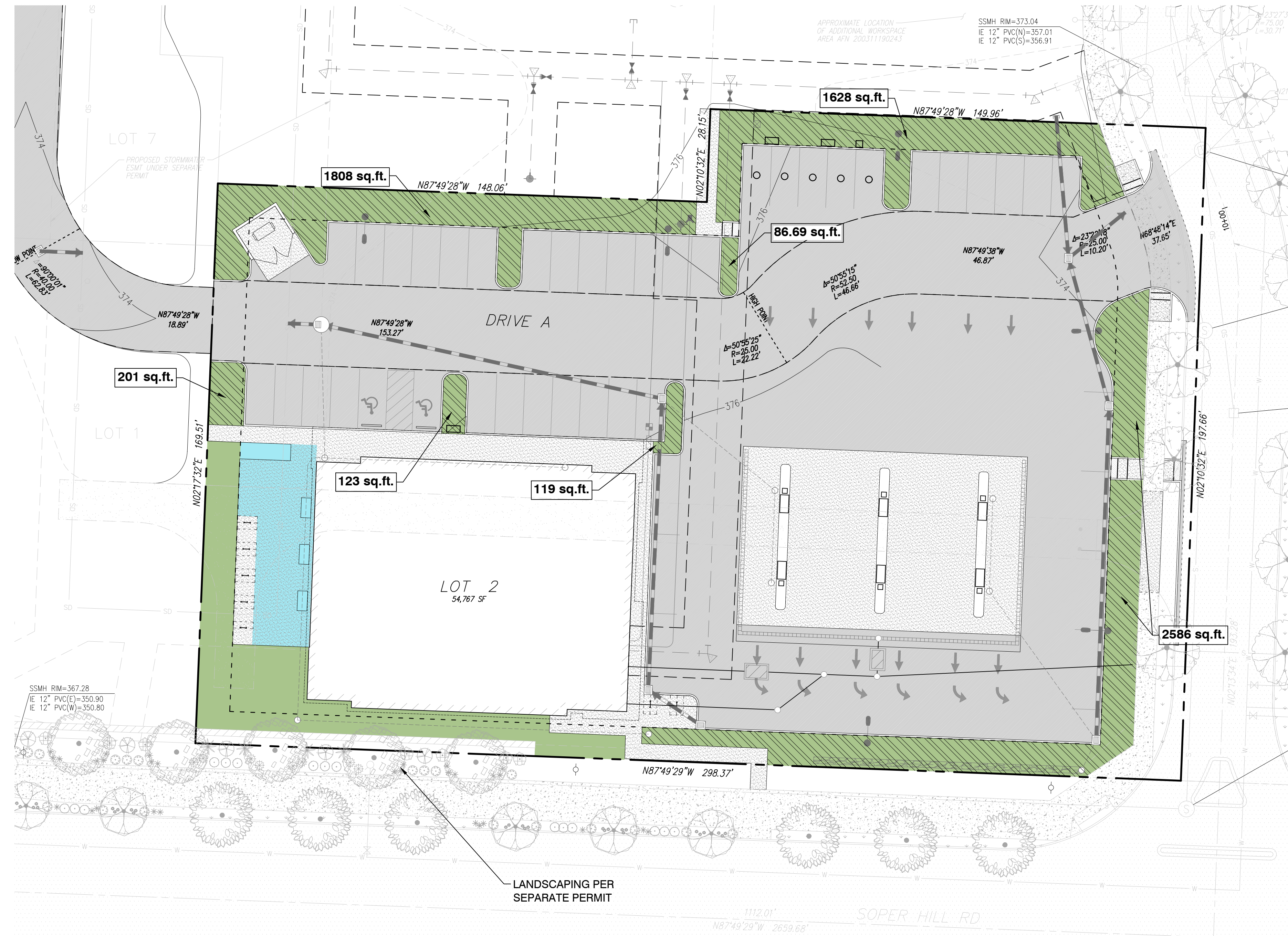
(c)(ii) Plants selected in all areas not identified for turf or high-water-use plantings shall be well suited to the climate, soils and topographic conditions of the site, and shall be low-water-use plants once established.

(c) (iii) Newly landscaped areas should have soils amended with either four inches of appropriate organic material with the first two-inch layer filled into existing soils, or as called for in a soil amendment plan for the landscape.

Landscaped area: 6,809 sf
Turf area: 731 sf
731 sf / 6,809 sf = 10.7%

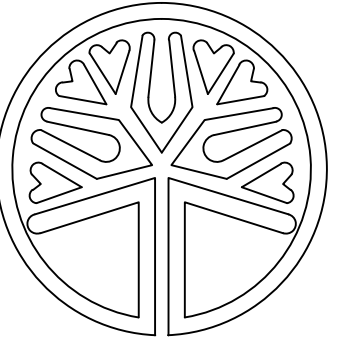
NOTE

F.2.5 Utility meters, electrical conduit, and other service utility apparatus. These elements shall be located and/or designed to minimize their visibility to the public. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.



ORIGIN
DESIGN GROUP

1031 185TH AVE NE
SNOHOMISH, WA 98290
TEL: 425.346.1905



STATE OF WASHINGTON
LICENSED LANDSCAPE ARCHITECT
KRISTAL LOWE
LICENCE NO. 1206

REVISIONS		
#	DESCRIPTION	DATE
#	SET TO NO PLOT	XXXX/XX

PA22030
WHITE BARN - LOT 2
8833 SOPER HILL ROAD
MARYSVILLE, WASHINGTON
PARCEL: 00590700032001

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:
TITANIUM OFFICE, LLC
10515 20TH ST SE SUITE 202
LAKE STEVENS, WA 98258
CONTACT: PATRICK MCCOURT
(425) 308-5101

DRAWING INFORMATION
ODG PROJECT #: 22-430
DRAWN BY: KL
CHECKED BY: KL

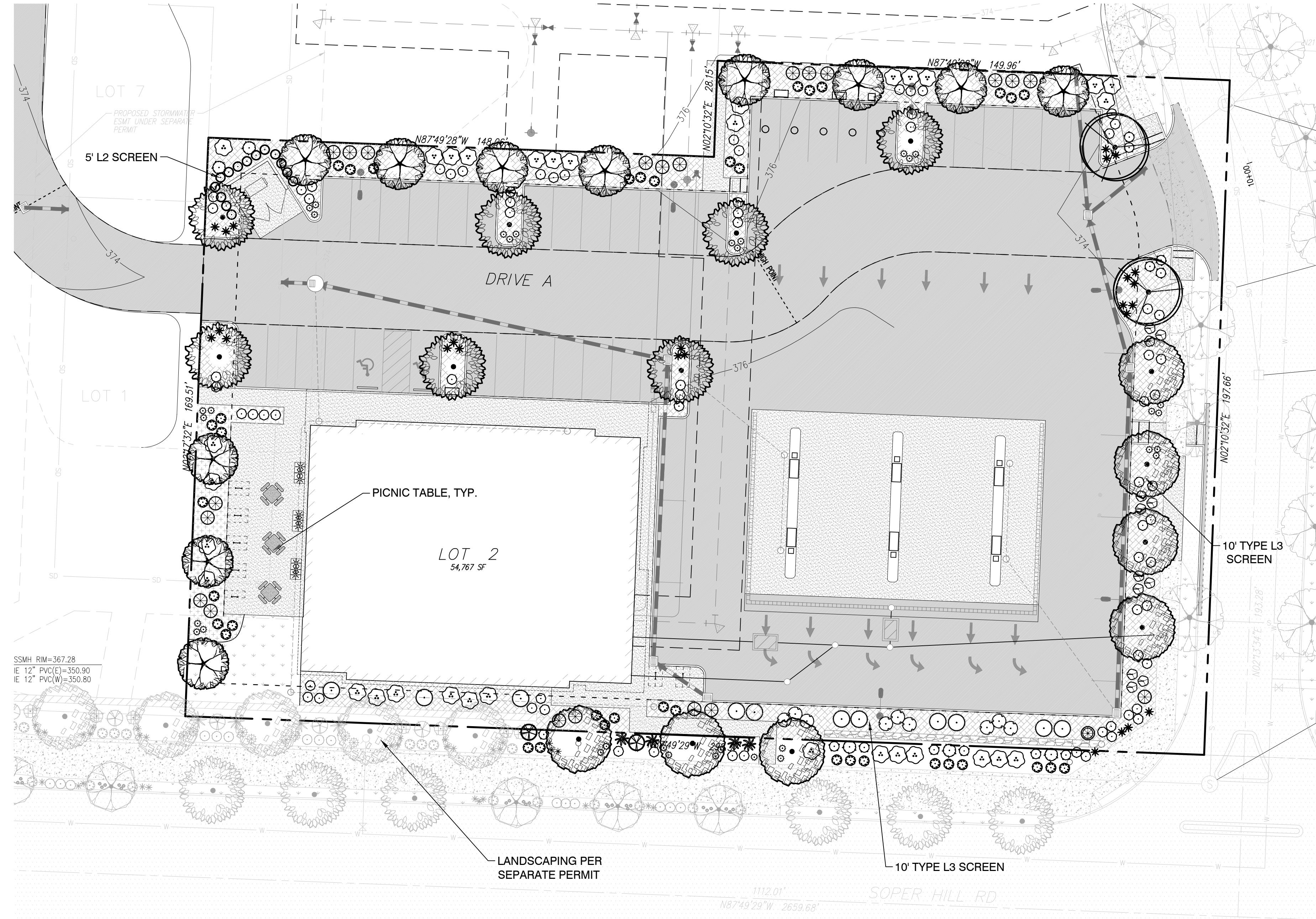
DATE:
JUNE 30, 2022

SHEET NO.
L-1
OF 3

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, WA

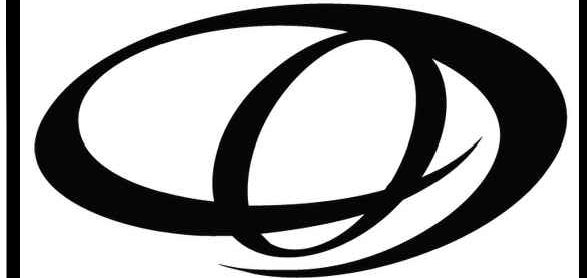
PLANT SCHEDULE

	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES					
	2	Acer rubrum 'Bowhall'	Bowhall Red Maple	2" Cal.	B&B
	7	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	2" Cal.	B&B
	7	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2" Cal.	B&B
	11	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	2" Cal.	B&B
EVERGREEN TREES					
	2	Chamaecyparis obtusa 'Gracilis'	Slender Hinoki False Cypress	6" Ht.	B&B
	14	Thuja occidentalis 'Emerald'	Emerald Arborvitae	6" HT	B&B
SHRUBS					
	12	Abelia x 'SRPapeper'	Peach Perfection® Glossy Abelia	2 gal.	Pot
	33	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	2 gal.	Pot
	11	Berberis thunbergii 'Rose Glow'	Rosy Glow Barberry	2 gal.	Pot
	9	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Pot
	12	Euonymus japonicus 'Microphylla Variegata'	Variegated Boxleaf Euonymus	2 gal.	Pot
	4	Miscanthus sinensis 'Gracillimus'	Maiden Grass	2 gal.	Pot
	71	Nandina domestica 'Gulf Stream' TM	Gulf Stream Heavenly Bamboo	2 gal.	Pot
	3	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	2 gal.	Pot
	25	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	2 gal.	Pot
	5	Physocarpus opulifolius 'SMPOTW' TM	Tiny Wine Ninebark	2 gal.	Pot
	22	Pinus mugo 'Mops'	Mugo Pine	2 gal.	Pot
	1	Pinus mugo 'Slowmound'	Mugo Pine	2 gal.	Pot
	32	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	2 gal.	Pot
	9	Rhaphiolepis indica 'Clara'	Clara Indian Hawthorn	2 gal.	Pot
	38	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	2 gal.	Pot
GROUND COVERS					
	2,312	Arctostaphylos uva-ursi	Kinnikinnick	4"	Pot
	150	Calluna vulgaris 'White Lawn'	White Lawn Prostrate Heather	1 gal.	Pot
	731 sf	Turf Hydroseed	Pacific Northwest Sun/Shade Mix	---	---



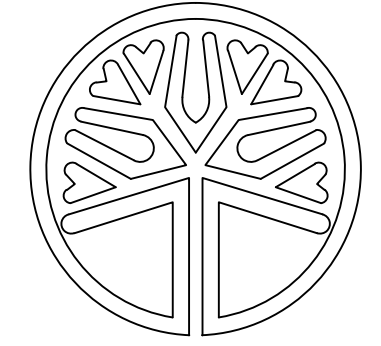
LANDSCAPE MAINTENANCE PER MMC 22C.120.180

- All landscaped areas and plants required by this chapter must be permanently maintained in a healthy growing condition in order to accomplish the purpose for which they were required.
- Dead or diseased plants must be replaced within 30 days of notification, or as soon as practical in regard to freezing weather, or complex situations involving the removal and replacement of large trees.
- All landscaped areas must be kept free of debris and weeds.
- Plant material must not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard.
- Planted areas next to pedestrian walkways and sidewalks shall be maintained or plant material chosen to maintain a clear zone between three and eight feet from ground level.
- The owners, their agents and assigns are responsible for providing, protecting, and maintaining all landscaping material in a healthy and growing condition, replacing it when necessary, and keeping it free of refuse and debris.
- All fencing, walls and other features used for screening purposes shall be kept free of litter, debris, and weeds.



ORIGIN
DESIGN GROUP

1031 185TH AVE NE
SNOHOMISH, WA 98290
TEL: 425.346.1905



STATE OF WASHINGTON
LICENSED LANDSCAPE ARCHITECT
KRISTAL LOWE
LICENCE NO. 1206

REVISIONS

#	DESCRIPTION	DATE
1	SITE PLAN CHANGES	10-10-22

PA22030
WHITE BARN - LOT 2
8833 SOPER HILL ROAD
MARYSVILLE, WASHINGTON
PARCEL: 00590700032001

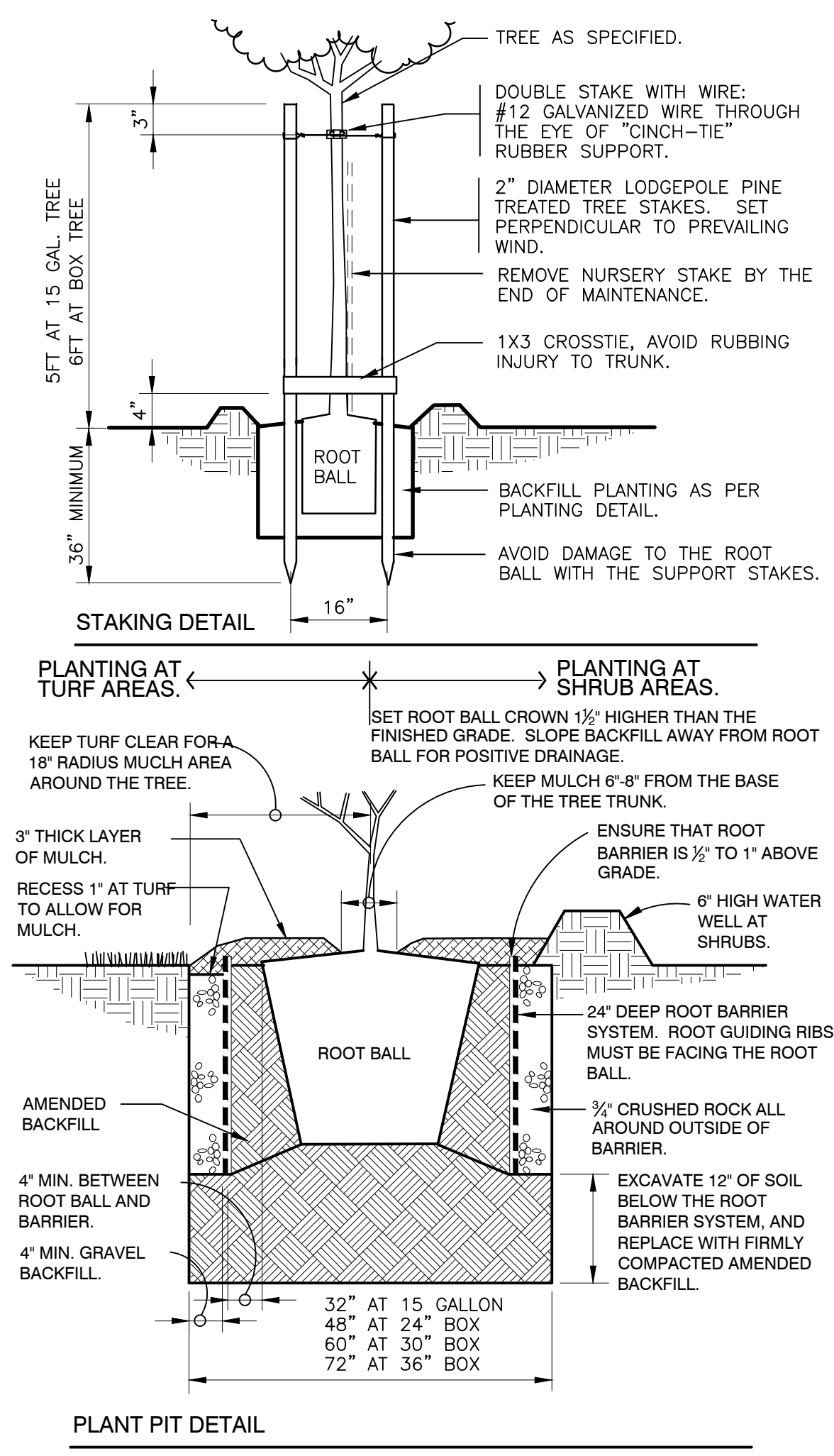
DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:
TITANIUM OFFICE, LLC
10515 20TH ST SE SUITE 202
LAKE STEVENS, WA 98258
CONTACT: PATRICK MCCOURT
(425) 308-5101

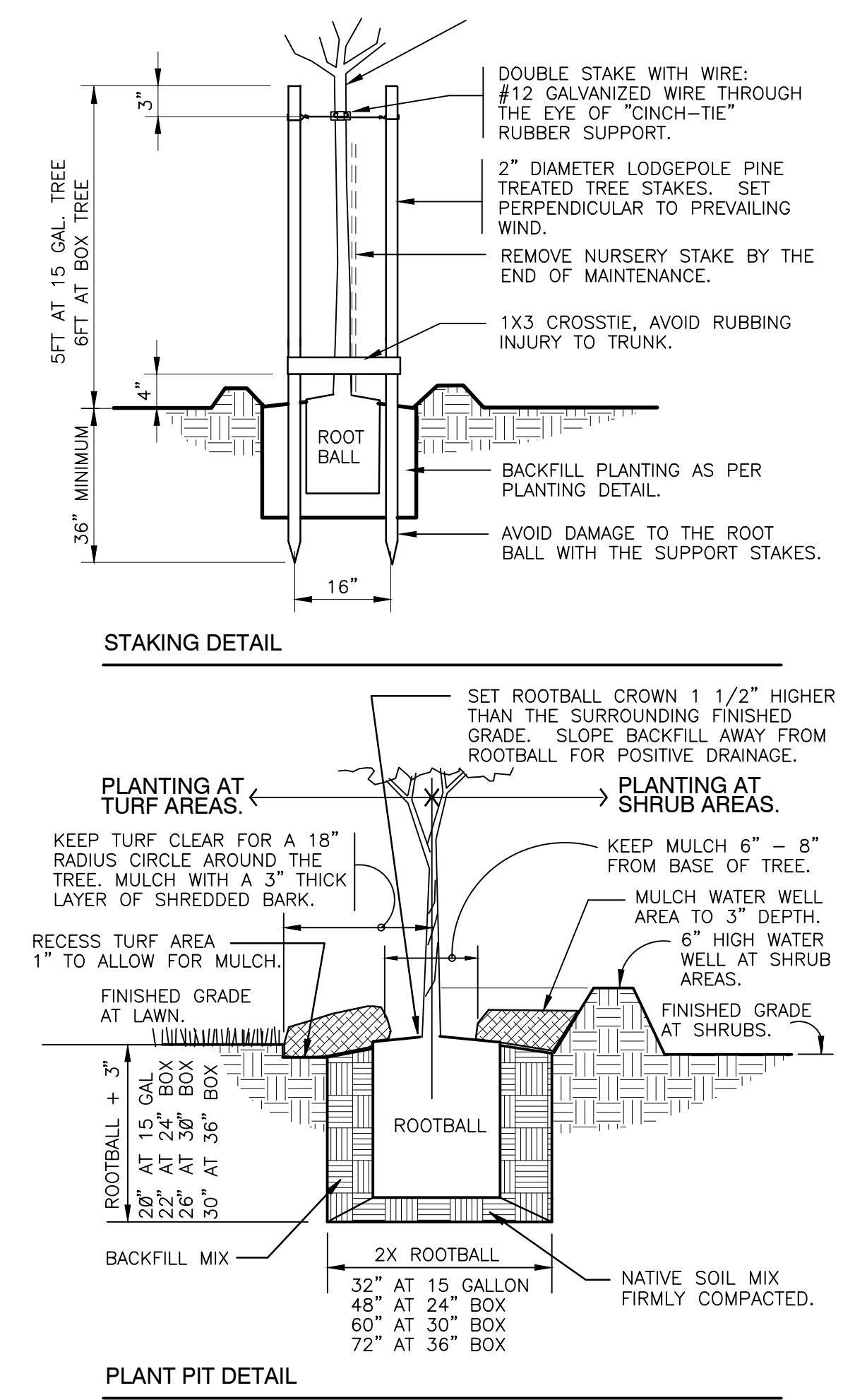
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ODG PROJECT #: 22-429
DRAWN BY: KL
CHECKED BY: KL

DATE:
JUNE 30, 2022

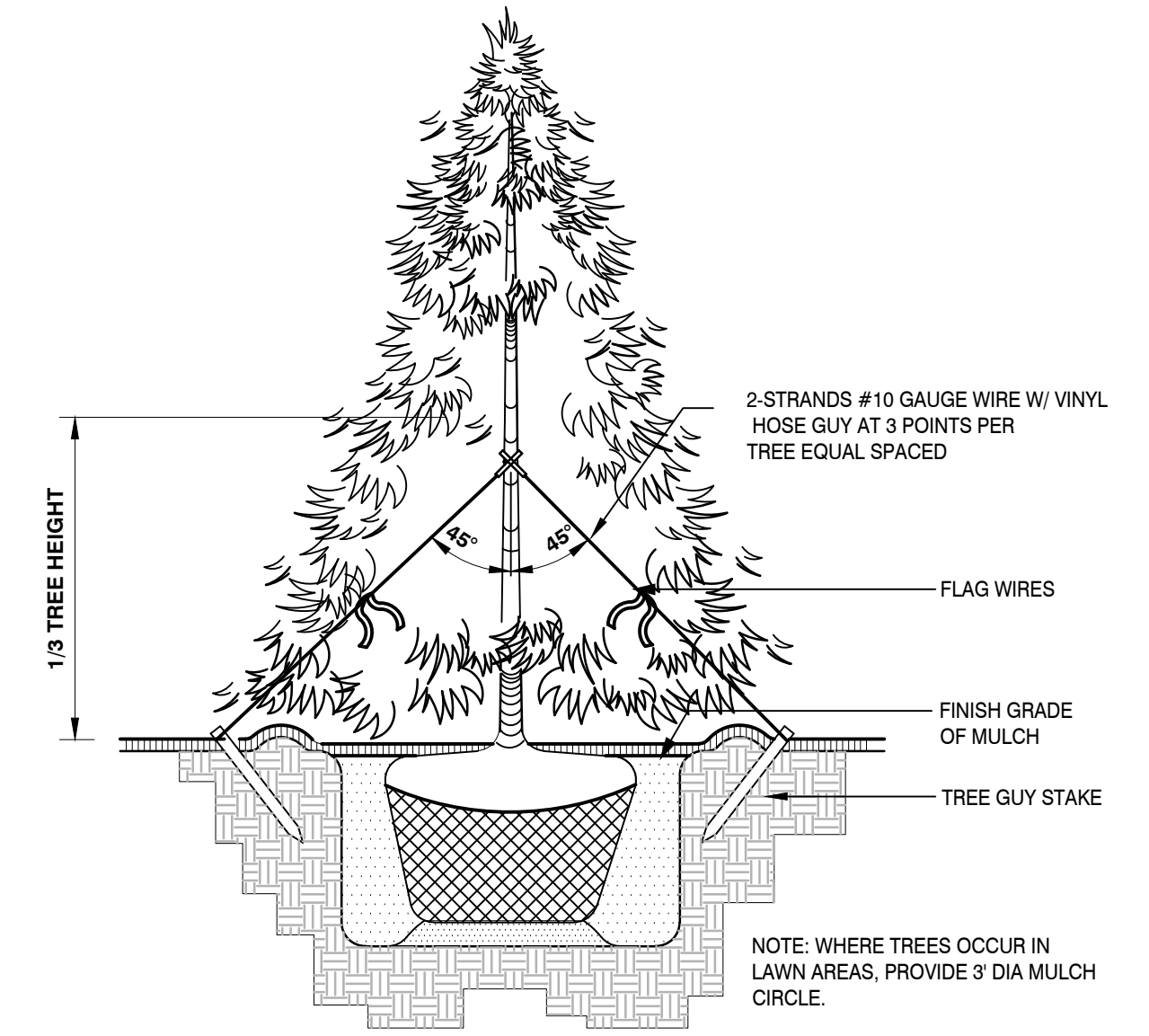
SHEET NO.:
L-2
OF 3



1 ROOT BARRIER TREE PLANTING
1" = 1'-0"
FX-PL-FX-TREE-12

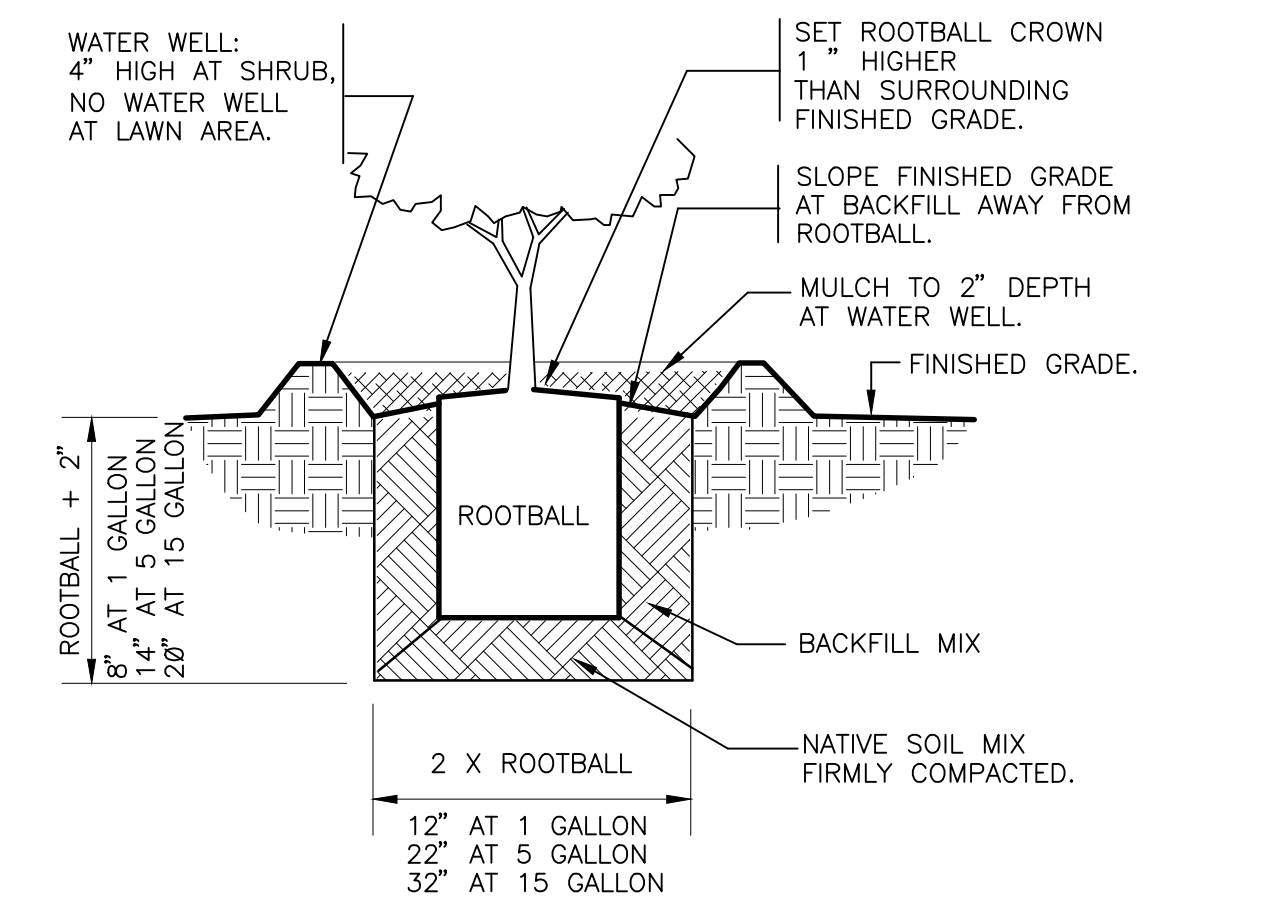


2 TREE PLANTING DOUBLE STAKE
1" = 1'-0"
FX-PL-FX-TREE-10



3 CONIFER TREE PLANTING & GUYING
1/2" = 1'-0"
SECTION VIEW:
2-3" thick layer of mulch, Finished grade, Modified soil, Existing soil.
PLAN:
Groundcover plants to be triangularly spaced, Mulch, Pavement, 6" min. spacing.

5 GROUNDCOVER
3/4" = 1'-0"



4 SHRUB PLANTING
1" = 1'-0"
PICNIC TABLE
PACIFIC OUTDOOR PRODUCTS
PRODUCT CODE: SE-5335
COLOR: BLACK
QUANTITY: 3
(425) 432-6000
OR EQUIVALENT

6 PICNIC TABLE

REVISIONS		
#	DESCRIPTION	DATE
1	SITE PLAN CHANGES	10-10-22