

PEDESTRIAN ORIENTED SPACE:  
REQUIRED:  
150 S.F. PER 100' OF BLDG. FACADE.  
1,306 L.F. / 100 = 13.9 x 150 = 2,085 S.F.  
PROVIDED:  
4,128 S.F.

6' HIGH  
ORNAMENTAL  
FENCE

8' HIGH  
CHAIN LINK  
FENCE FENCE

CHAIN LINK  
FENCE FENCE

8' HIGH  
CHAIN LINK  
FENCE FENCE

NEW SUBARU DEALERSHIP  
69,881 G.S.F.

PARCEL C  
NO DEVELOPMENT

FUTURE 160TH ST

PUBLIC ARTERIAL  
RIGHT OF WAY.  
15 FOOT WIDE  
BUFFER WITH  
LANDSCAPING

PUBLIC ARTERIAL  
RIGHT OF WAY.  
15 FOOT WIDE  
BUFFER WITH L3  
LANDSCAPING

PUBLIC RIGHT-OF-WAY AND PRIVATE  
ACCESS ROADS 30 FEET WIDE OR  
GREATER. 10 FOOT WIDE BUFFER  
WITH L3 LANDSCAPING

POINT OF BEGINNING FOR  
BUILDING AND SITE LAYOUT.

ALL SITE AND BUILDING ELEMENTS  
PARALLEL TO THIS PROPERTY LINE.

SITE PLAN  
1" = 50'-0"



PROJECT CRITERIA

SCOPE OF WORK  
NEW SUBARU DEALERSHIP

TAX ACCOUNT NO. 31052800300600; 31052800301200  
LEGAL DESCRIPTION  
31052800301200: Section 28 Township 31 Range 05 Quarter SW COM NW  
COR SW1/4 SD SEC 28 TH S87°17' 40E ALG N LN SD SUB 530.11FT TH  
S01°32' 24W PLT W LN SD SUB 572.15FT TO TPB TH S87°17' 36E 761.72FT  
TH S01°36' 58W 572.75FT TH N87°17' 32W 760.97FT TH N01°32' 24E PLT W  
LN SD SUB 572.75FT TO TPB AKA LOTS 2 & 3 OF SURV REC UND AFN  
7804170304  
31052800300600: SEC 28 TWP 31 R6E 05RT-12B) TH S 375FT OF N  
1135FT OF W 530FT OF NW1/4 SW1/4 LESS PTN TO SNO CO FOR RD PER AF  
NO. 191651 & ALSO LESS AN ADD W 20FT FOR RD PER ND REC IN VOL  
1760 P6 594 AF NO. 8209220118  
31052800300900: Section 28 Township 31 Range 05 Quarter SW LOT  
1 PER CITY OF MAR BLA 16-006 REC UND AFN 201703065001 BEING PTN  
OF N1/2 SW1/4 SD SEC

PARKING CALCULATIONS  
REQUIRED PARKING:  
Motor vehicle sales and service  
2 per service bay plus 1 per 1,000 S.F.  
of outdoor display

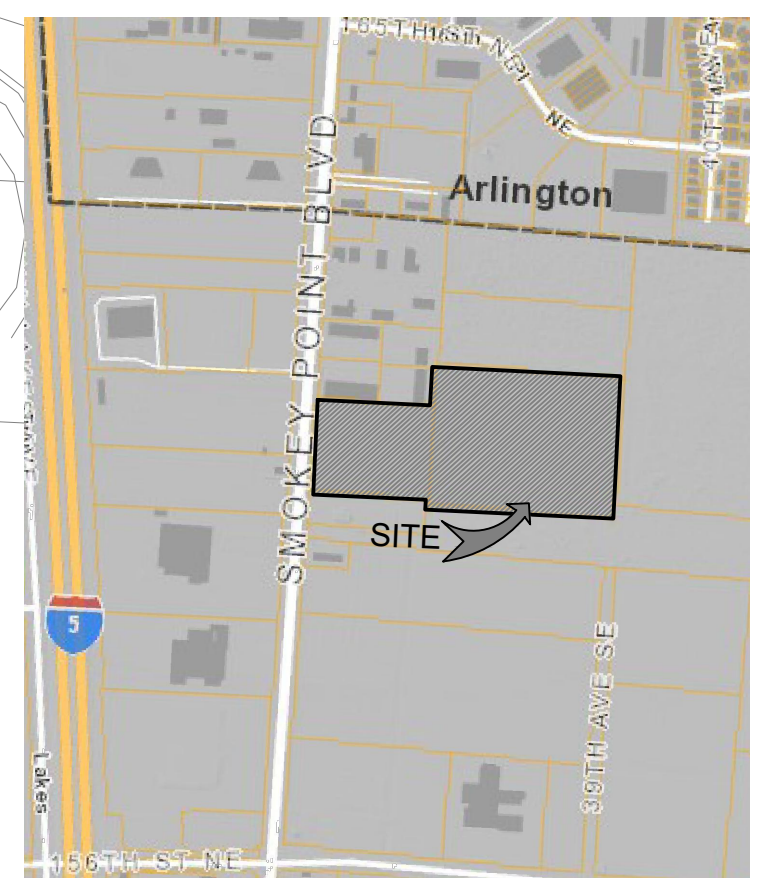
57 SERVICE BAYS X 2 = 114 PARKING STALLS  
125,180 S.F. OF DISPLAY / 1000 = 125 PARKING STALLS  
PARKING STALLS REQUIRED = 239  
PARKING STALLS PROVIDED = 906

IMPERVIOUS SURFACE CALCULATIONS  
TOTAL SITE AREA: 506,498 S.F.  
MAXIMUM IMPERVIOUS SURFACE (85%): 430,523 S.F.  
TOTAL IMPERVIOUS SURFACE: 429,521 S.F.

IMPERVIOUS SURFACE PERCENTAGE: 84.8%  
LANDSCAPING CALCULATIONS (22c.120.130)  
REQUIRED LANDSCAPING: 10% OF THE PARKING AREA IN  
ADDITION TO THE REQUIRED BUFFER AREAS.  
PARKING/DISPLAY AREA: 179,600 S.F.  
LANDSCAPE AREA REQUIRED: 17,960 S.F.  
LANDSCAPE AREA PROVIDED: 65,540 S.F.

SITE PLAN KEYNOTES

- ① CONC. CURB PER DET. 2 DWG A1.2.
- ② 4" WIDE WHITE PAVEMENT STRIPING.
- ③ FLAG POLE W/ CONCEALED CHAIN. PROVIDE BUILDING OR POLE MOUNTED FLOOD LIGHTS FOR FLAG ILLUMINATION. COORDINATE HEIGHT OF POLE AND FLAG SIZE WITH OWNER. PROVIDE FOUNDATION DRAWINGS AND CALCULATIONS FOR FOOTING TO ARCHITECT FOR REVIEW. DET. 11 DWG A1.2
- ④ ACCESSIBLE PARKING STALLS, SIGNS AND RAMP. SEE DET. 12 DWG A1.2.
- ⑤ CMU TRASH ENCLOSURE PER DET. 7/A1.2 & 8/A1.2.
- ⑥ CONCRETE SIDEWALK CONSTRUCTION. REFER DET. 3/A1.2.
- ⑦ ACCESSIBLE CURB RAMP PER DET. 6/A1.2
- ⑧ ACCESSIBIL CURB RAMP PER DET. 14/A1.2.
- ⑨ ASPHALT PAVEMENT PER DET. 1/A1.2. PROVIDE HEAVY PAVING WHERE SHADED.
- ⑩ LIGHT POLE AND BASE. SEE DET 9/A1.2. CONFIRM LOCATIONS WITH ELECTRICAL.
- ⑪ GUARD POST PER DET. 10/A1.2. SEE FLOOR PLAN FOR LOCATIONS.
- ⑫ BUMPER CURBS PER DET. 2/A1.2.
- ⑬ ELECTRICAL VEHICLE STALL. PROVIDE CHARGING STATION AS SPECIFIED BY OWNER.
- ⑭ SUBARU PYLON SIGN
- ⑮ CONCRETE WALKWAY DET.13 DWG A1.2
- ⑯ CONCRETE FLUSH WITH ASPHALT
- ⑰ BIKE PARKING 9 SPOTS DET 15. DWG A1.2

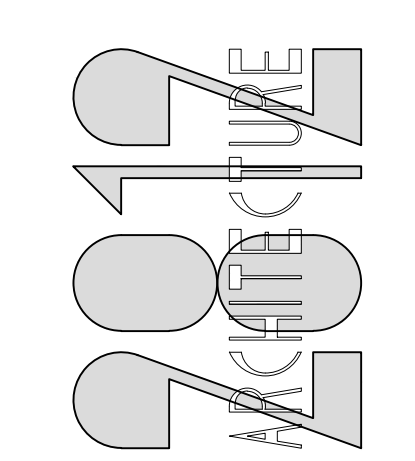


VICINITY MAP

CITY OF MARYSVILLE  
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT  
THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE ORDINANCES AND ORDINANCES. COMPLIANCE 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. ACKNOWLEDGEMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRE OTHER COUNTY, STATE OR FEDERAL PERMITS, REVIEW AND APPROVAL. THE DESIGNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY BE REQUIRED, BUT ARE NOT LIMITED TO, KEEPING VISIBLE PROJECT APPROVAL. APPROVAL NOTICE OF INTENT (NEED), ANY CORP OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENGINEER'S SPECIFIC ACT.  
THIS DRAWING WAS PREPARED BY: KEN MONTYRE, PE, 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 WA RCW 85A.030 AND 85A.040.

Date:	08 AUG 2022 ISSUE FOR PERMIT
For:	17 AUG 2022 SITE & DESIGN REVIEW
	28 OCT 2022 CONTRACTOR PRICING
	16 NOV 2022 CONTRACTOR PRICING
	14 DEC 2022 SITE & DESIGN REVIEW RESUBMITTAL

REGISTERED ARCHITECT  
STATE OF WASHINGTON  
2812 Colby Avenue  
Everett WA 98201  
(425) 252-2153 p  
www.2812architecture.com



City Project Number: PA22-035  
New Auto Dealership for: KENDALL SUBARU  
XXX SMOKEY POINT BLVD.  
Marysville, WA 98223  
Drawing: A1.1  
Job Number: 21c-4339  
SHEET TITLE: SITE PLAN