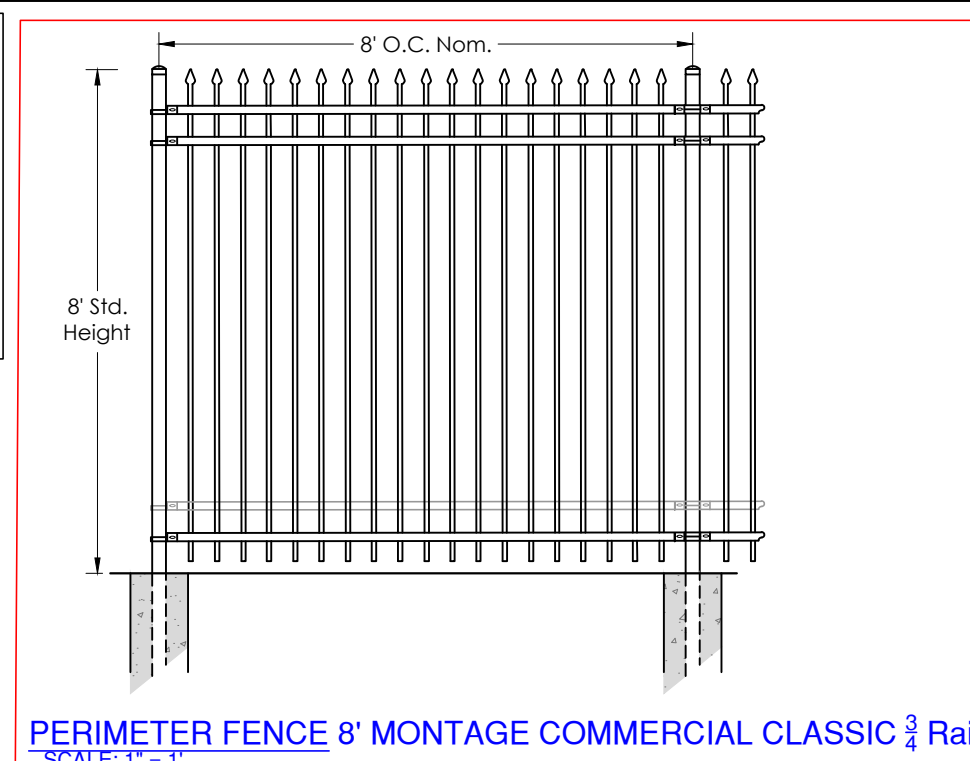
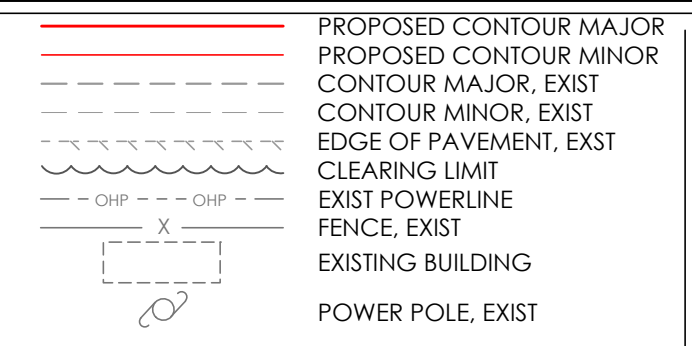


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**LEGEND**

	PROJECT BOUNDARY
	ZONING LINE
	PROPOSED R/W LINE
	EXIST R/W LINE
	1/4 SECTION LINE
	UNIT AIR SPACE FOR SFDU
	EXIST EASEMENT LINE
	EXIST. PARCEL LINE
	PROPOSED BUFFER LINE
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	CONTOUR MAJOR, EXIST
	CONTOUR MINOR, EXIST
	EDGE OF PAVEMENT, EXIST
	CLEARING LIMIT
	EXIST POWERLINE
	FENCE, EXIST
	EXISTING BUILDING
	POWER POLE, EXIST



**A PORTION OF SECTION 04, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.**

**BUILDING DESIGNATIONS (Interior Area)**

Office	1,960 sf
Warehouse	22,400 sf
<b>Total</b>	<b>24,360 sf</b>

\*Note: Areas tabulated are for the interior portion of the buildings consistent with County Assessor.

Note: Per MMC 22C.020.340(2) any mechanical equipment located on roof or external portions of a building shall be architecturally screened.

**PARKING CALCULATIONS**

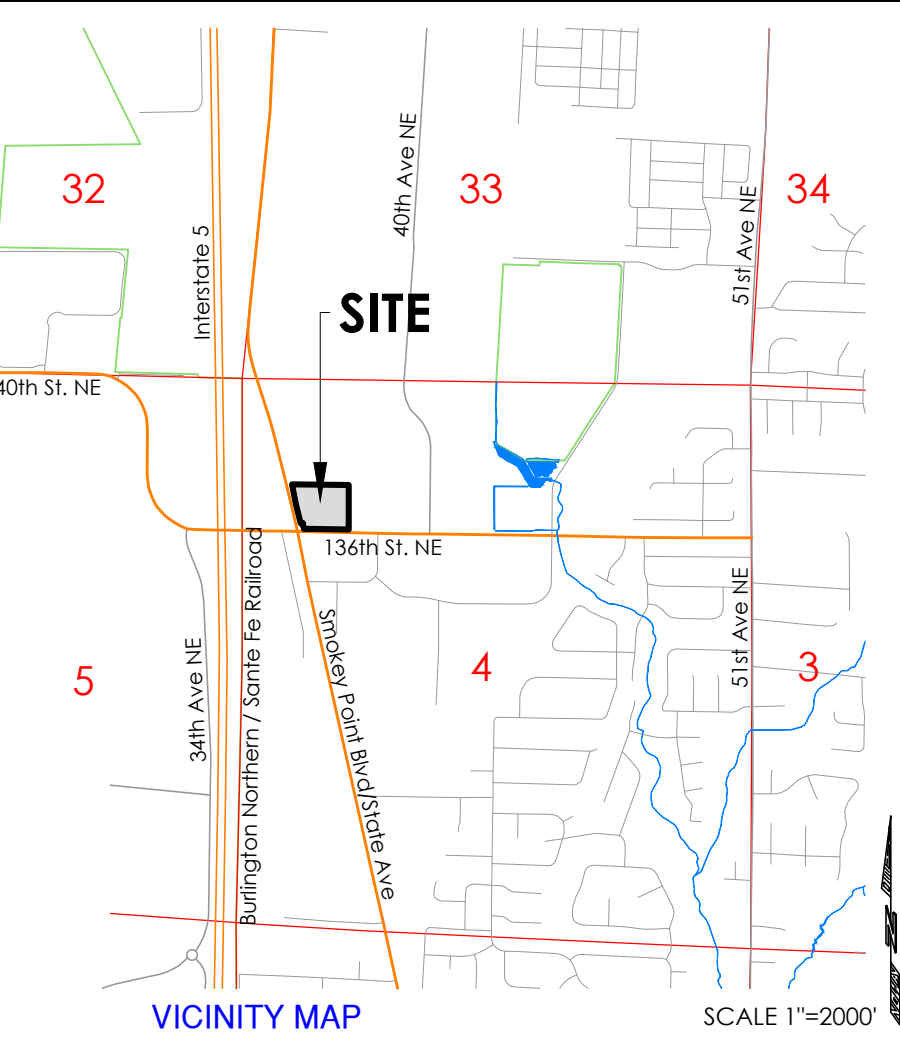
Warehouses, storage and wholesale businesses (Auction) (1 space/2,000)	22,400 sf	11 Spaces
Office Building (1 space/400sf)	1,960 sf	5 Spaces
<b>Parking Required</b>		<b>16 Spaces</b>
<b>Parking Provided</b>		<b>19 Spaces</b>
ADA Accessible Parking		1 Space
<b>Total Parking</b>		<b>20 Spaces</b>

**NOTES & SPECIAL LIMITATIONS IN INDUSTRIAL ZONES (MMC 22C.020.350)**

- Where illuminated signs and illuminated areas are permitted, such illuminating devices shall be shaded and/or directed so as not to visibly create a nuisance to any property in a residential zone classification. Residential zoning is located to the east of the proposed development.
- Mechanical equipment located on the roof, facade or external portions of a building shall be architecturally screened so as not to be visible from adjacent properties of street level or the public street.
- Equipment or vents which generate noise or air emissions shall be located on the opposite side of the building from adjoining residentially designated properties.
- Industrial and exterior lighting shall not be used in such a manner that it produces glare on public highways. Arc welding, oxyacetylene torch cutting, or similar processes shall be performed so as not to be seen from any point beyond the outside of the property.
- The storage and handling of inflammable liquids, liquefied petroleum, gases, and explosives shall comply with rules and regulations falling under the jurisdiction of the city's fire chief, and the laws of the state of Washington. Bulk storage of inflammable liquids below ground shall be permitted, and the tanks shall be located not closer to the property line than the greatest dimension (diameter, length or height) of the tank.
- Provisions shall be made for necessary shielding or other preventive measures against interference as occasioned by mechanical, electrical and nuclear equipment, and uses or processes with electrical apparatus in nearby buildings or land uses.
- Liquid and solid wastes and storage of animal or vegetable waste which attract insects or rodents or otherwise create a health hazard shall be prohibited. No waste products shall be exposed to view from eye level from any property line in an industrial district.
- All necessary power lines, telephones wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed in underground location either by direct burial or by means of conduit or duct. All such underground installations or systems shall be approved by the appropriate utility company and shall adhere to all governing applicable regulations including, but not limited to, the applicable City and State regulations and specific requirements of the appropriate utility pursuant to MMC Section 22C.120.270.

**LANDSCAPE MAINTENANCE (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 practicable 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 near 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.



**LEGAL DESCRIPTION**

PARCEL A: THE EAST 209 FEET OF THE SOUTH 268 FEET OF GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., EXCEPT THAT PORTION LYING WITHIN 136th STREET NORTHEAST, SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B: THAT PORTION OF GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4; THENCE WEST 209 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 525 FEET, MORE OR LESS, TO THE NORTH LINE OF TRACT CONVEYED TO MOSS PIKE BY DEED RECORDED MAY 19, 1909 UNDER RECORDING NUMBER 141643; THENCE WEST TO THE EAST LINE OF COUNTY ROAD 42 KNOWN AS HIGHWAY 99, SAID ROAD BEING DESCRIBED IN DEED RECORDED JUNE 17, 1913 UNDER RECORDING NUMBER 190204; THENCE SOUTHERLY ALONG EAST LINE OF SAID HIGHWAY 99 TO THE SOUTH LINE OF SAID GOVERNMENT LOT 4; THENCE EAST TO THE TRUE POINT OF BEGINNING.

EXCEPT COUNTY ROAD ALONG THE SOUTHERLY LINE OF SAID PREMISES KNOWN AS 136th STREET CONVEYED TO SNOHOMISH COUNTY BY DEEDS RECORDED UNDER RECORDING NUMBER 2164391 AND RECORDING NUMBER 8301280241; AND EXCEPT ADDITIONAL RIGHT OF WAY BORDERING SAID HIGHWAY 99 AND 136th STREET AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED JUNE 24, 1952 UNDER RECORDING NUMBER 1038087; AND EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 9208070367; AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF MARYSVILLE BY DEED RECORDED UNDER RECORDING NUMBER 200712110343.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**BASIS OF BEARING, DATUM & BENCHMARK**

BASIS OF BEARING: NORTH 87°34'30" WEST, BETWEEN TWO FOUND MONUMENTS AT THE SOUTHWEST SECTION CORNER AND THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

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

BENCHMARK: Monument at intersection of 136th St NE & Smokey Point Blvd. No On-Site Benchmarks established.

**PROJECT INFORMATION**

Tax Parcel Numbers	300504-002-005-00-002-00
Total Area	296,924 sf 6.82 acres
GPP Designation	Incorporated City
Existing Zoning	Light Industrial
Existing Land Use	Commercial/Industrial
Proposed Land Use	Commercial/Industrial
Number of Lots	

**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 PUD
Phone:	Frontier
Cable:	Comcast
Gas:	

**CONTACT PERSON**

Land Technologies Inc.  
Marie Ash  
18820 3rd Ave. NE  
Arlington, WA 98223  
360.652.9727  
marie@landtechway.com

**APPLICANT**

James G Murphy Auctioneers  
PO Box 82160  
Kenmore, WA 98028

**ENGINEER**

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

**SURVEYOR**

North Peak Associates LLC  
Steven C. Berg, PLS  
17270 Woodrilles Road  
NE Ste 708  
Woodinville, WA 98072  
206.354.7015

**Sheet List Table**

Sheet Number	Sheet Title
Planning: P1	
P1	Administrative Site Plan
Construction: C9	
C1	
C2	Construction Notes
C3	Clearing & TESC Plan
C4	Grading Plan
C5	Grading & TESC Details
C6	Site Cross Sections
C7	Site Cross Sections
C8	Stormwater Management Overview Plan
C9	Stormwater Management Details

**DEVELOPMENT STANDARDS**

Zoning	LI
Minimum Street Setback	None
Minimum Interior Setback	None
Maximum Base Height	65'
Maximum Impervious Surface	85%

**Landscape Setbacks:**

Public Right-of-Way & Private Access	15'
Public Arterial Right-of-Way	15'
Neighboring Property w/ similar Use	5'

**LANDSCAPE DATA**

Total Site Area	296,924 sf (6.82 ac)
Landscaping Required	43,837 sf (15% of Total Area, less ROW Ded.)
Landscaping Provided	51,820 sf

**SIGNS**

All signs are to comply with MMC 22C.160.160(1)

**LAND DISTURBING AREA**

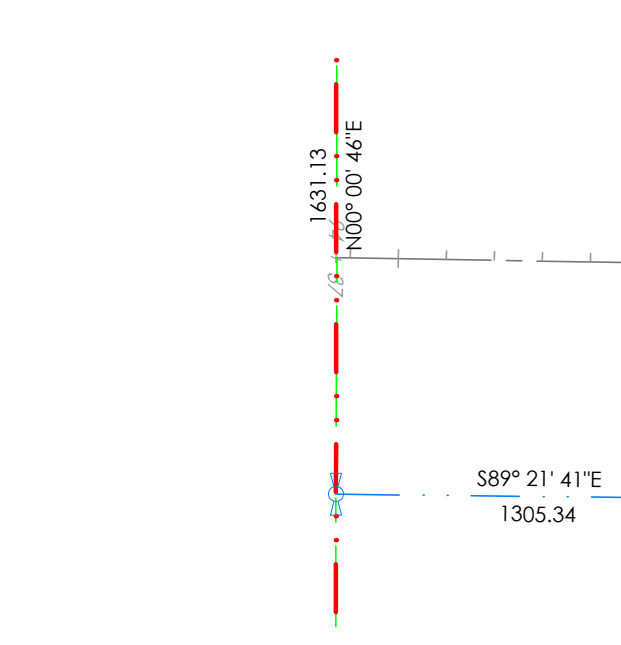
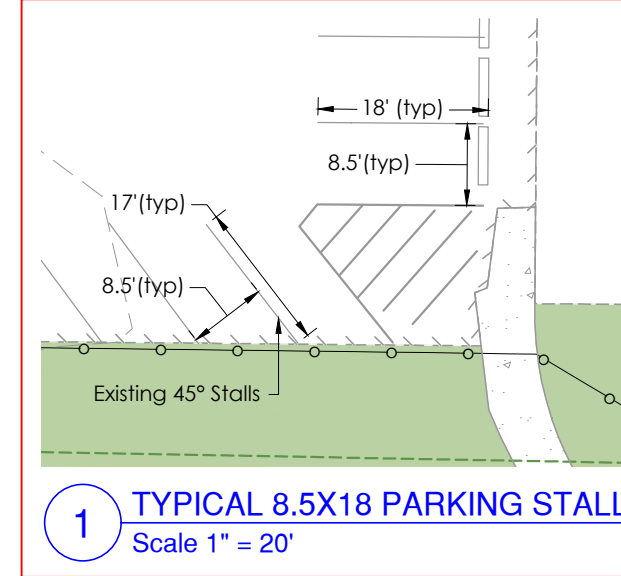
Total Site Area	296,924 sf (6.82 ac)
Impervious Area	
New Parking, Aisle, Layout yard	199,478 sf (4.58 ac)
Existing Roof	23,550 sf
Existing Asphalt	17,400 sf
Total Impervious	240,428 sf (81%)

**Land Disturbing Activity**

Conceptual Area of Disturbance	248,631 sf (5.7 ac)
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**Site Grading**

Cut	3,600 cy
Fill	23,450 cy



**AQUIFER 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

**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.

**Line Table**

Line #	Length	Direction
L1	60.06	N12° 30' 01"W
L3	10.00	N00° 16' 18"E
L11	22.00	N77° 29' 59"E

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

PROJECT LEAD: Marie Ash  
CHECKED BY: Tyler, Alex  
DRAWN BY: Tyler, Alex  
APPLICATION DATE: 2022  
SITE APPROVAL: 2022  
REVISION DATE: 2022  
LDA APPROVAL: ###  
AS-BUILT: ###

136th And Smokey Pnt Blvd  
3803 & 3821 136th St NE, Marysville, WA 98270  
A PORTION OF SECTION 04, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.

James G Murphy Auctioneers  
PO Box 82160, Kenmore, WA 98028

**ADMINISTRATIVE SITE PLAN**

SHEET P1 of P1  
24x36  
PreApp 22-020 G22