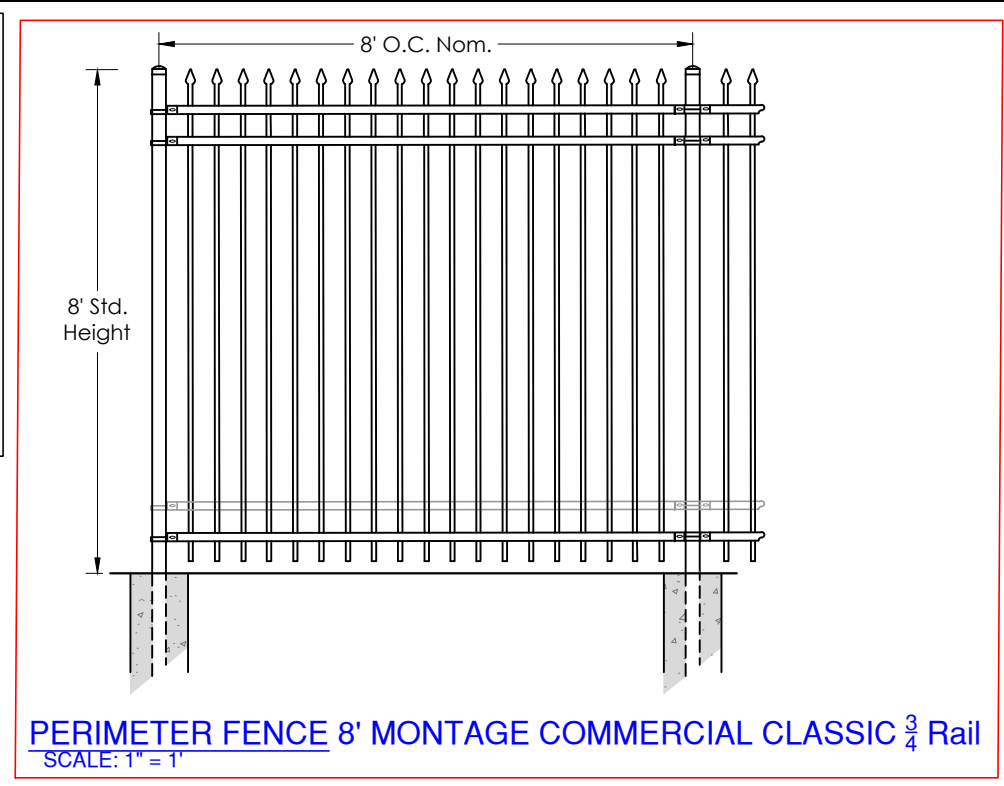


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Z:\Murphy_James_G\136th and Smokey Pnt Blvd\Sheets\PI Administrative Site Plan.dwg

LEGEND

	PROJECT BOUNDARY		EDGE OF PAVEMENT, EXST
	PROPOSED R/W LINE		EXIST POWERLINE
	EXIST R/W LINE		FENCE, EXST
	1/4 SECTION LINE		EXISTING BUILDING
	EXIST EASEMENT LINE		POWER POLE, EXST
	EXIST PARCEL LINE		(A1) STREET LIGHT
	PROPOSED BUFFER LINE		(A2) STREET LIGHT
	PROPOSED CONTOUR MAJOR		(W1) BUILDING FLOOD LAMP
	CONTOUR MAJOR, EXST		(B1) PEDESTRIAN PATH LIGHT
	CONTOUR MINOR, EXST		
	ASPHALT (NEW + EXST)		



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

BUILDING DESIGNATIONS (Interior Area)

Building B	Office	1,960 sf*
	Warehouse	24,400 sf*
Total		24,340 sf*

*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
Parking Required		16 Spaces
Parking Provided		19 Spaces
ADA Accessible Parking		1 Space
Total Parking		20 Spaces

NOTES & SPECIAL LIMITATIONS IN INDUSTRIAL ZONES (MMC 22C.120.350)

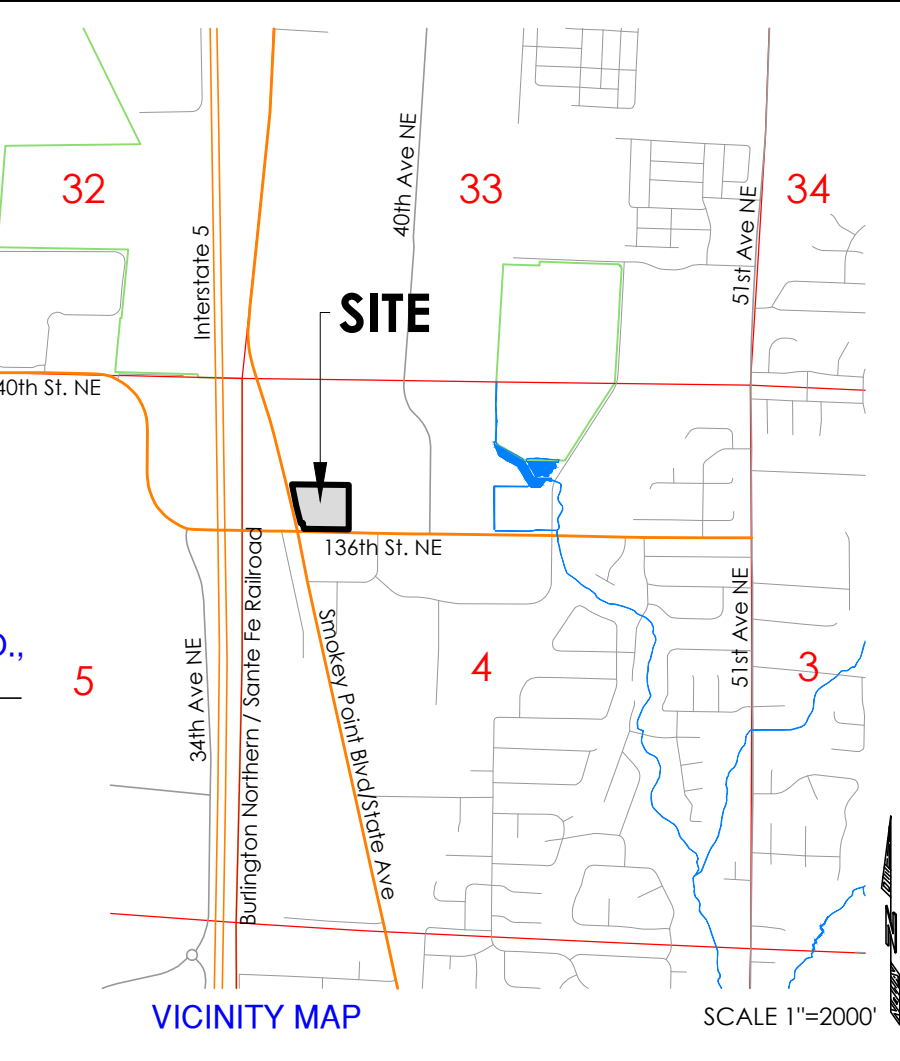
- Where illuminated signs and illuminated areas are permitted, such illuminating devices shall be shaded and/or directed so as not to visibly create a nuisance to any property in a residential zone classification. Residential zoning is located to the east of the proposed development.
- Mechanical equipment located on the roof, facade or external portions of a building shall be architecturally screened so as not to be visible from adjacent properties at 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.

ENCUMBRANCES (CHICAGO TITLE INSURANCE CO., SEPTEMBER 28, 2022)

See sheet C4 of the Construction Plans for Encumbrances.



DEVELOPMENT STANDARDS

Zoning	LI	None
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	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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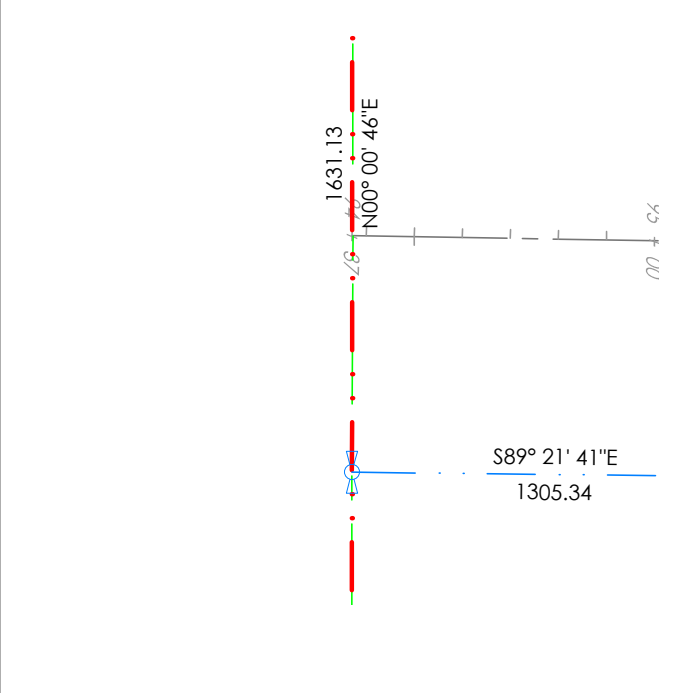
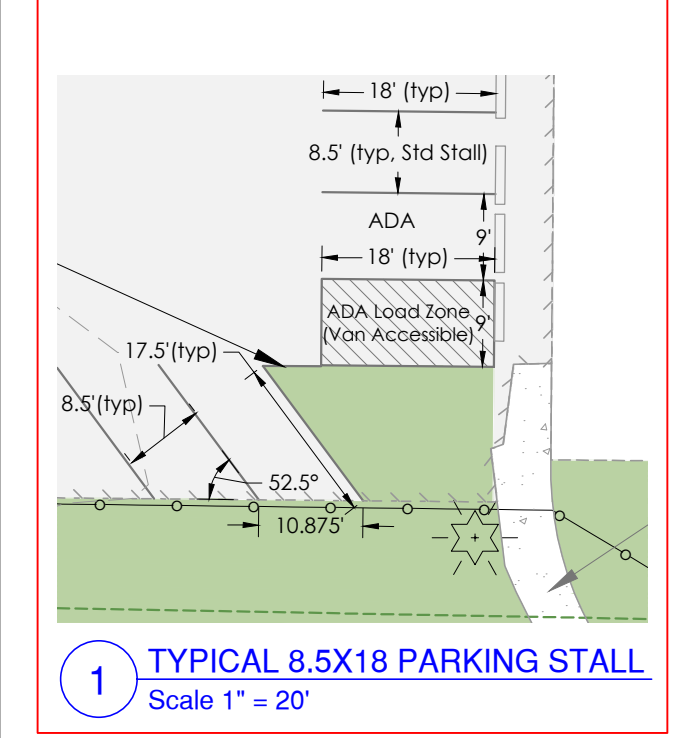
Site Grading

Cut	3,600 cy
Fill	23,450 cy

Min. Parking Dimensions (interpolated)

Angle	Width	Curb Length	Stall Depth
45	8 ft, 6 in	7 ft	17
52.5	8 ft, 6 in	10 ft 10.5 in	17.5
60	8 ft, 6 in	9 ft, 9 in	18

per MMC 22C.130.050 (5), (b), (i) - Table 2



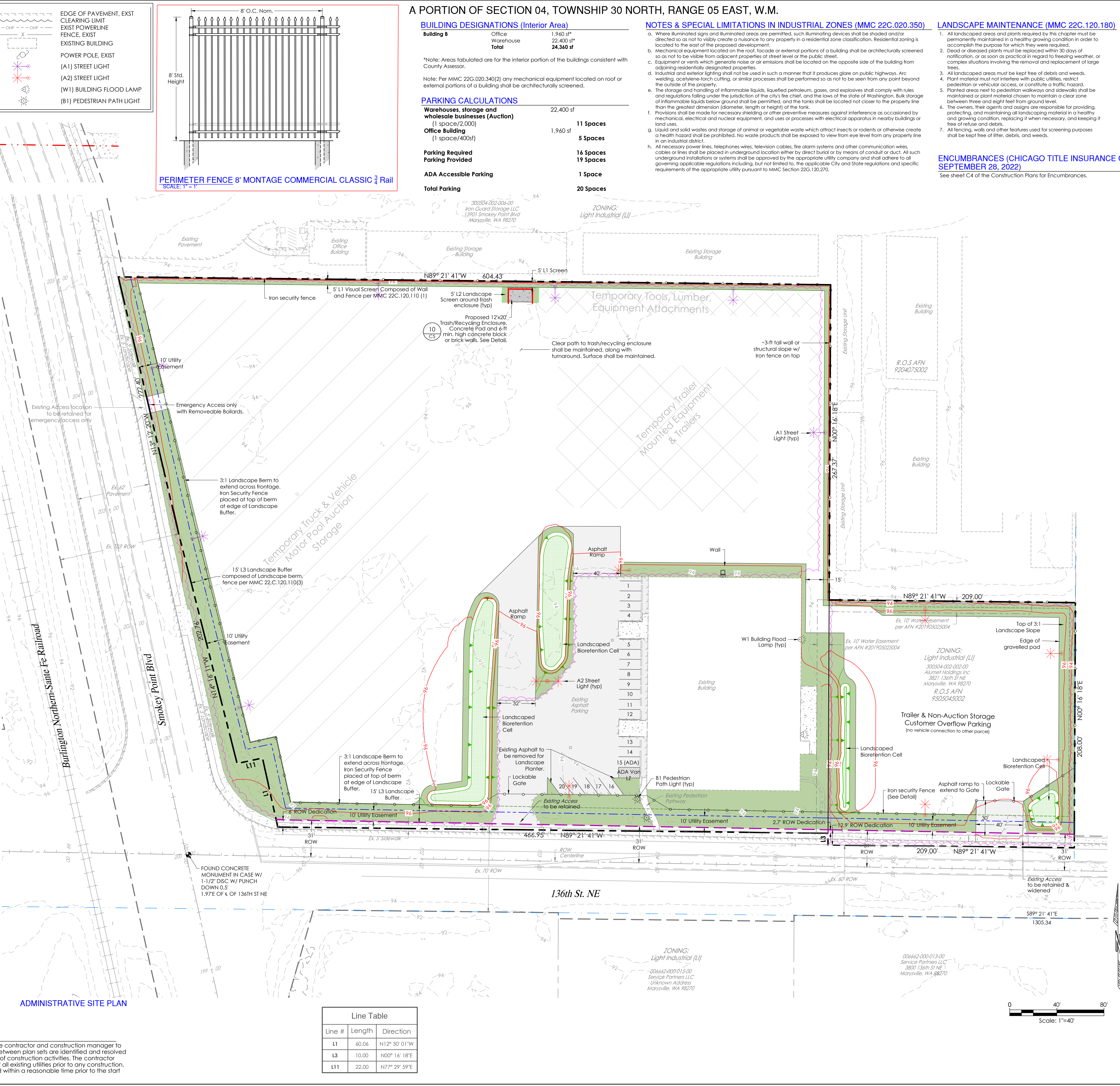
AQUIFER RECHARGE/ WELL HEAD PROTECTION

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



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. 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 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.

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 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 2166391 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 103807; 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 & S. 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

SITE ADDRESS

3803 & 3821 136th St. NE
Marysville, WA 98270

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

OWNER

Wallace H Peterson
3803 136th St. NE
Marysville, WA 98270

CERTIFIED EROSION CONTROL SPECIALIST

SURVEYOR

North Peak Associates LLC
Steven C. Berg, PLS
17270 Woodville-Radmond Rd
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

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

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LAND TECHNOLOGIES
MAKING A WAY OUT OF NO WAY

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: ###

James G Murphy Auctioneers
3803 & 3821 136th St. NE, Marysville, WA 98270
A PORTION OF SECTION 04, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.

ADMINISTRATIVE SITE PLAN

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

SHEET
P1
of **P1**

24x36

PA22-037
G22-0046