

BINDING SITE PLAN APPROVAL - White Barn Lot 8

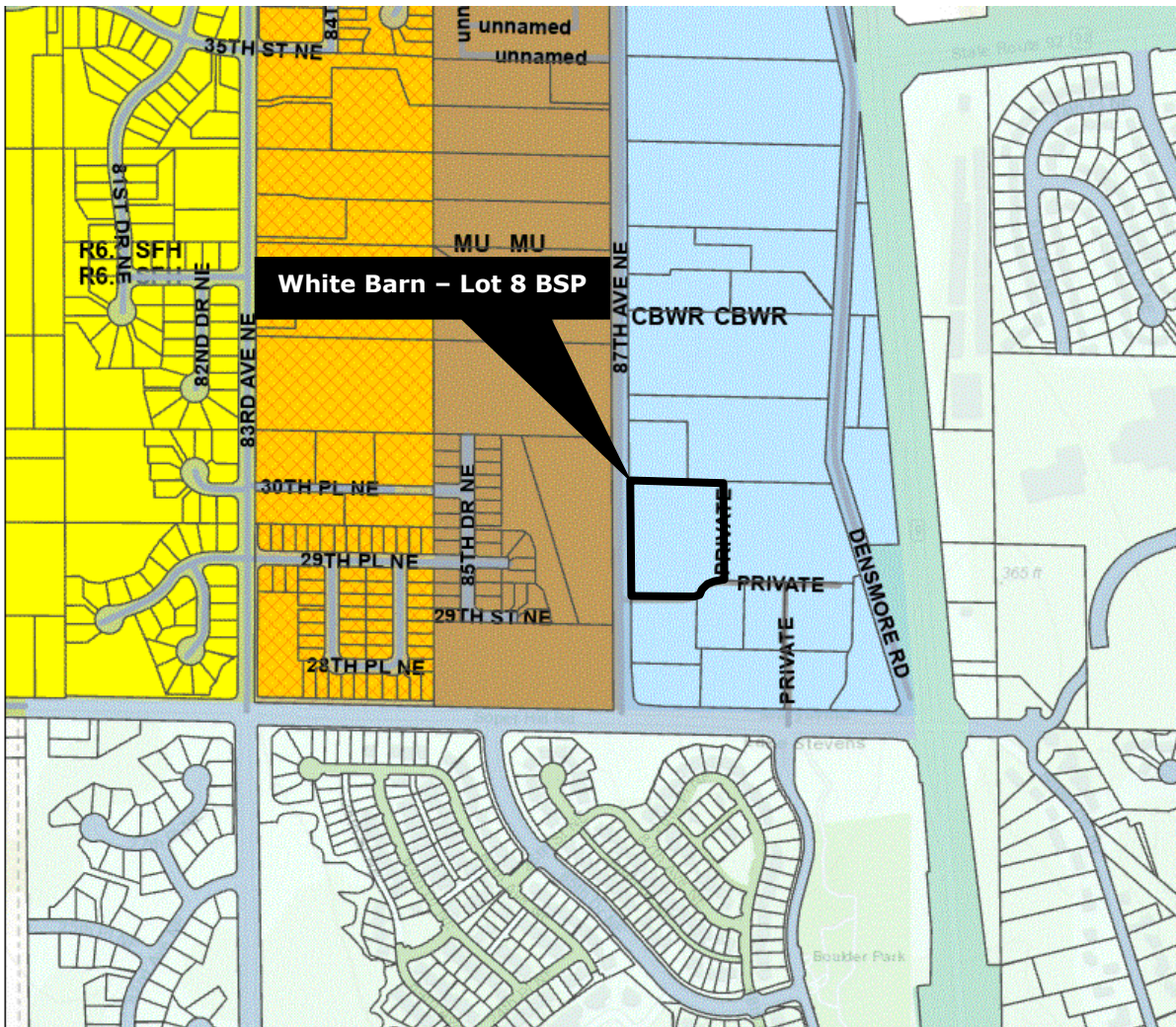
Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION									
Project Title	White Barn – Lot 8 BSP			Date of Report	December 7, 2022				
File Number	PA 22043			Attachments	Preliminary BSP (Exhibit 004)				
Staff Recommendation	Approve the preliminary NON-PROJECT action Binding Site Plan, subdividing Lot 8 of the original White Barn NON-PROJECT action Binding Site Plan recorded under AFN 202107205003.								
BACKGROUND SUMMARY									
Applicant	Natural 9 Holdings, LLC								
Request	NON-PROJECT action Binding Site Plan, subdividing Lot 8 of the original White Barn NON-PROJECT action Binding Site Plan recorded under AFN 202107205003 into two (2) lots.								
SEPA Status	The proposal is exempt in accordance with WAC 197-11-800(6)(d).								
General Location	8727 Soper Hill Road			APNs	00590700030501				
Acreage (SF)	3.01-acres (131,407 SF)			Section	01	Township	29N	Range	05E
Comprehensive Plan	WR-CB	Zoning	WR-CB	Shoreline Environment			N/A		
Water Supply	Current	Proposed		Sewer Supply	Current		Proposed		
	None	None			None	None			
Present Use of Property	Property is currently being graded and utilities installed for future commercial development, approved under File No. PA 20051 <i>White Barn Grading & Utilities</i> .								
REVIEWING AGENCIES									
Marysville	Local Agencies & Districts			State & Federal		County		Other	
<input type="checkbox"/> Building <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input checked="" type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lakewood SD 306 <input checked="" type="checkbox"/> MSVL Fire District <input type="checkbox"/> PUD No. 1 (electric)			<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DAHP <input type="checkbox"/> DOE <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC <input type="checkbox"/>		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> Tulalip Tribes <input type="checkbox"/> Stillaguamish Tribe <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
ACTION									
<input checked="" type="checkbox"/> Administrative	<input type="checkbox"/> City Council	<input type="checkbox"/> Quasi-Judicial		<input type="checkbox"/> Planning Commission					
Date of Action	December 7, 2022		<input checked="" type="checkbox"/> Approved		<input type="checkbox"/> Denied		<input type="checkbox"/> Continued		
STAFF CONTACT									
Name Chris Holland	Title Planning Manager	Phone 360.363.8207		E-mail cholland@marysvillewa.gov					

SURROUNDING USES

	Comprehensive Plan	Zoning	Land Use
Site	Whiskey Ridge-Community Business	WR-CB	Vacant and currently being graded for future commercial uses
North	Whiskey Ridge-Community Business	WR-CB	Single-family residences
East	Whiskey Ridge - Community Business	WR-CB	Everett Clinic is currently under construction
South	Whiskey Ridge - Community Business	WR-CB	Vacant and currently being graded for future commercial uses
West	Whiskey Ridge-Mixed Use	WR-MU	87 th Avenue NE

Vicinity Map



1.0 FINDINGS AND CONCLUSIONS

- 1. **Project Description:** Natural 9 Holdings, LLC (applicant), submitted an application requesting approval of a NON-PROJECT Action Binding Site Plan (BSP), subdividing Lot 8 of the original White Barn NON-PROJECT Action BSP recorded under AFN 202107205003 into two (2) lots.
- 2. **Location:** The NON-PROJECT Action BSP is located at a site address of 8727 Soper Hill Road and is identified as APN 00590700030501.
- 3. **Site Description:** The NON-PROJECT Action BSP site is currently vacant and grading has occurred on-site for future commercial development. Any future commercial development activity on-site will be processed through a separate land use application.
- 4. **Letter of Completeness:** The application was determined to be complete on October 26, 2022, and a letter of completeness was provided to the applicant in accordance with MMC 22G.010.050.
- 5. **Public Notice:** Public notice of the development application was provided in accordance with MMC 22G.010.090. No public comments have been received on the application.
- 6. **Request for Review:** A *Request for Review* of the proposed NON-PROJECT Action BSP was sent to the City of Lake Stevens for review. The City of Marysville received an e-mail from Melissa Place, Senior Planner, on November 17, 2022. Lake Stevens provided the following comments:
 - a. The City of Lake Stevens respectfully requests to review the traffic report(s) when submitted for the project specific application(s) to understand potential impacts upon city roads and may provide further comments at that time.
City Response: Upon submittal of a Project Action development application, the City will provide a copy of the application materials, including the Traffic Impact Analysis (TIA).
 - b. At the time of project specific application, if runoff is being channeled to City of Lake Stevens drainage facilities, please coordinate with City of Lake Stevens Public Works at 425-622-9403 or email pw-info@lakestevenswa.gov to determine drainage impact fees.
City Response: Upon submittal of a Project Action development application, the City will provide a copy of the application materials, including the stormwater report and civil construction plans.
 - c. At the time of project specific application, please coordinate with the Lake Stevens Sewer District if those facilities are being impacted by increased usage as a result of this development.
City Response: Any future development on-site will be served by connecting to the City of Marysville sanitary sewer mains.
- 7. **Application Review:** MMC 22G.100.100(3) requires the City to determine whether or not the BSP complies with the following criteria:
 - a. Whether the proposed BSP and development of the parcel(s) relate to all elements of the Marysville Comprehensive Plan.
Staff Comment: The Comprehensive Plan designation for the subject property is Whiskey Ridge-Community Business (WR-CB). The current proposal is a NON-PROJECT action Binding Site Plan, subdividing approximately 3.01-acres of WR-CB zoned property into two (2) lots. No development activity is proposed at this time.

The following development policies outlined in the Comprehensive Plan that are specifically pertinent to this request, and were used to establish appropriate conditions, are as follows:

LAND USE ELEMENT

Commercial Land Use Goals & Policies

Policies: LU-62

ENVIRONMENTAL ELEMENT

General Environmental Goals and Policies

Policies: EN-1

Environmentally Sensitive Lands Goals and Policies

Policies: EN-9, EN-10

Wildlife Goals and Policies

Policies: EN-41, EN-44, EN-45

- b. Whether the proposed BSP meets the zoning regulations.

Staff Comment: The proposed NON-PROJECT action BSP is zoned WR-CB. The purpose of the WR-CB zone is to provide convenience and comparison retail and personal services for local service areas which exceed the daily convenience needs of adjacent neighborhoods but which cannot be served conveniently by larger activity centers, and to provide retail and personal services in locations within activity centers that are not appropriate for extensive outdoor storage or auto-related and industrial uses.

After review of the NON-PROJECT action BSP, and other supporting documentation and materials submitted with the application, the proposal has been determined to comply with all of the applicable development standards outlined in Title 22 MMC, *Unified Development Code*.

- c. Whether the binding site plan properly takes into account the topography, drainage, vegetation, soils and any other relevant physical elements of the site.

Staff Comment: The current proposal is a NON-PROJECT action BSP. Future development of the site shall be required to comply with all of the applicable design and development regulations related to topography, drainage, vegetation, soils and any other relevant physical elements of the site.

- d. Public Services:

- i. Adequate water supply

Staff Comment: The current proposal is a NON-PROJECT action BSP. Future PROJECT action development shall require compliance with all applicable Marysville Municipal Codes (MMC) related to extending public water service to the site.

- ii. Adequate sewage disposal

Staff Comment: The current proposal is a NON-PROJECT action BSP. Future PROJECT action development shall require compliance with all applicable Marysville Municipal Codes (MMC) related to extending public sewer service to the site.

- iii. Appropriate storm drainage improvements

Staff Comment: The current proposal is a NON-PROJECT action BSP. Future PROJECT action development shall require storm drainage improvements to be designed in accordance with the Stormwater Management Manual for Western Washington (SMMWW) and applicable provisions of the MMC.

- iv. Adequate fire hydrants
Staff Comment: The current proposal is a NON-PROJECT action BSP. Future PROJECT action development shall require fire hydrants to be installed in accordance with the applicable MMC.
 - v. Appropriate access to all anticipated uses within the site
Staff Comment: The current proposal is a NON-PROJECT action BSP. Future PROJECT action development shall require access to comply with the applicable MMC.
 - vi. Provisions for all appropriate deeds, dedications, and/or easements
Staff Comment: Final deeds, dedication, and/or easements shall be required in accordance with the applicable provisions in the MMC and reviewed and approved prior to recording the final NON-PROJECT action BSP.
 - vii. Examination of the existing streets and utilities and how the proposed BSP relates to them.
Staff Comment: The current proposal is a NON-PROJECT action BSP. Future PROJECT action development shall require road and utility improvements in accordance with the applicable MMC.
 - e. Examination of the project through the SEPA process and a determination of whether the proposed binding site plan complies with the SEPA requirements.
Staff Comment: The proposal is exempt in accordance with WAC 197-11-800(6)(d).
 - f. Binding site plans shall comply with the critical areas land division requirements of MMC 22E.010.350.
Staff Comment: There are no critical areas located within the boundary of the proposed NON-PROJECT action BSP. Therefore, compliance with MMC 22E.010.350 is not applicable.
8. **Public Health, Safety and Welfare:** After evaluation of the application materials and other supporting documentation available to the City, Staff concludes that, as conditioned, the proposed NON-PROJECT action BSP is beneficial to the public health, safety and welfare and is in the public interest.
9. **Final Decision:** Pursuant to MMC 22G.010.200, a decision on the application shall be made within 120 days from the date of the letter of completeness. A decision on this application was made twenty-seven (27) calendar days from the date of completeness.

2.0 RECOMMENDATION

Based on the foregoing findings and conclusions, review of the existing environmental documents, and the City's regulatory authority to implement the policies, standards, and regulations of the Marysville Comprehensive Plan and MMC, the Community Development Department hereby grants **Preliminary NON-PROJECT Action BSP Approval** subject to the following conditions:

1. The preliminary BSP received by the Community Development Department on October 26, 2022 (Exhibit 004) shall be the approved preliminary BSP layout.
2. Prior to recording the FINAL BSP, the applicant shall be required to comply with MMC Chapter 22G.100, *Binding Site Plan – Article III. Final Review Process*.

Prepared by: *Chris*

Reviewed by: *Angela*

This **Preliminary NON-PROJECT Action BSP APPROVAL** is issued under MMC 22G.010.160. Administrative decisions may be appealed to the Hearing Examiner in accordance with MMC 22G.010, Article VIII. Appeals. Appeals must be filed within fourteen (14) calendar days of the date of administrative approval.

Date: December 7, 2022 **Signature:** 
Haylie Miller, CD Director

The above recommendation, including conditions of preliminary approval, are subject to change if the proposed phasing parameters, land uses or any other information provided by the applicant or their authorized representative proves inaccurate.

WHITE BARN LOT 8 BINDING SITE PLAN

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 29 N, RANGE 5 E, W.M.,
CITY OF MARYSVILLE, SNOHOMISH COUNTY, STATE OF WASHINGTON

DEDICATION

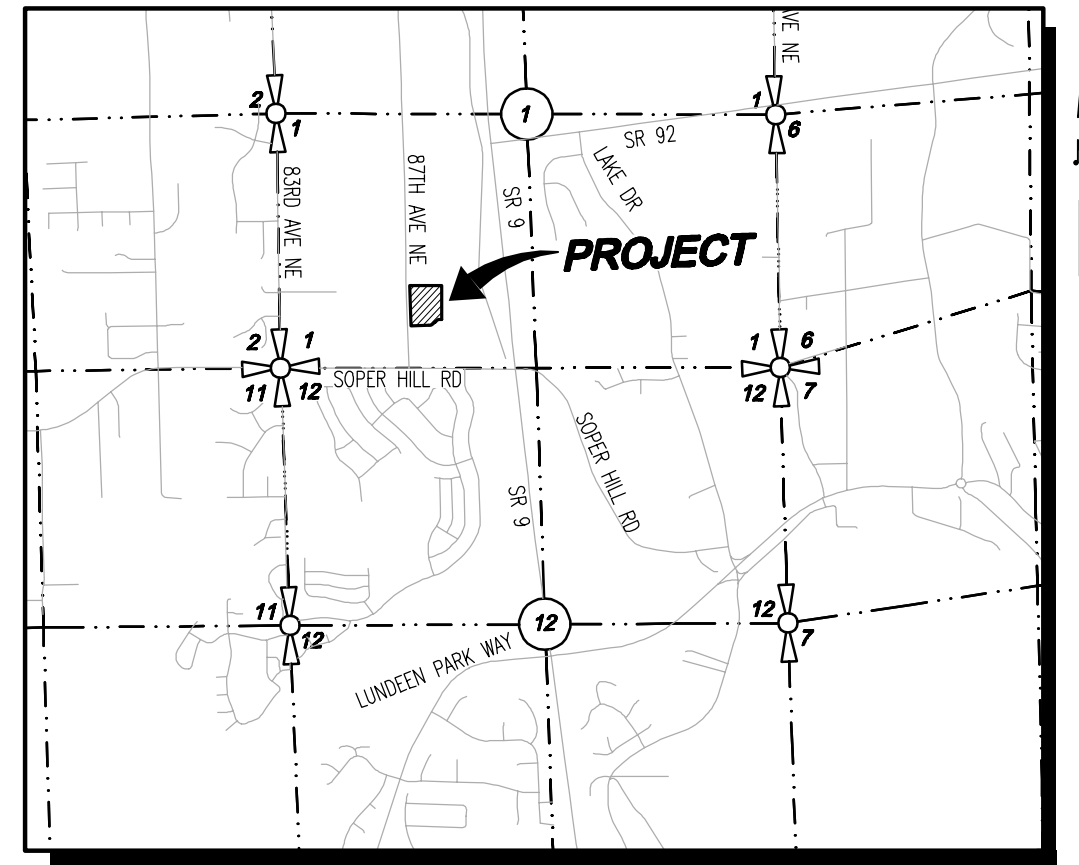
KNOW ALL PERSONS BY THESE PRESENTS THAT NATURAL 9 HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER(S), IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS BINDING SITE PLAN AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE BINDING SITE PLAN AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS BINDING SITE PLAN IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE BINDING SITE PLAN, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 2022.

MANUEL B. ECO

ITS:



VICINITY MAP
SCALE: 1" = 1000'

COMMUNITY DEVELOPMENT APPROVAL

EXAMINED, AND APPROVED THIS ____ DAY OF _____, 20__

COMMUNITY PLANNING AND DEVELOPMENT DIRECTOR

CITY ENGINEER APPROVAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2022.

CITY OF MARYSVILLE CITY ENGINEER

MAYOR APPROVAL

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS _____ DAY OF _____, 2022.

MAYOR

ATTEST: CITY CLERK

REPRESENTATIVE ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF NATURAL 9 HOLDINGS, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

SIGNATURE: _____

(PRINT NAME) _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

EASEMENTS AND RESTRICTIONS

- SUBJECT TO EASEMENT FOR ELECTRICAL TRANSMISSION AND DISTRIBUTION, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS THEREIN AS RECORDED UNDER RECORDING NUMBER 301077 (DOES NOT IMPACT SITE, NOT PLOTTED)
- SUBJECT TO EASEMENT FOR ELECTRICAL TRANSMISSION AND DISTRIBUTION, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS THEREIN AS RECORDED UNDER RECORDING NUMBER 985224 (DOES NOT IMPACT SITE, NOT PLOTTED)
- SUBJECT TO EASEMENT FOR ELECTRICAL TRANSMISSION AND DISTRIBUTION, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS THEREIN AS RECORDED UNDER RECORDING NUMBER 992286 (DOES NOT IMPACT SITE, NOT PLOTTED)
- SUBJECT TO EASEMENT FOR PIPELINE, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS THEREIN AS RECORDED UNDER RECORDING NUMBER 200311190242 AND MODIFIED BY RECORDING NUMBERS 200411010774 AND 200412290602 (DOES NOT IMPACT SITE, NOT PLOTTED)
- SUBJECT TO EASEMENT FOR PIPELINE, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS THEREIN AS RECORDED UNDER RECORDING NUMBER 200311190243 WITH ADDITIONAL INTEREST ADDED PER RECORDING NUMBER 200312100717 (DOES NOT IMPACT SITE, NOT PLOTTED)
- SUBJECT COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS AND OTHER MATTERS, IF ANY, AS SET FORTH ON RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 200403035222 (NO ADDITIONAL ENCUMBRANCES)
- SUBJECT TO EASEMENT FOR GAS PIPELINE, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS THEREIN AS RECORDED UNDER RECORDING NUMBER 200403180002 (DOES NOT IMPACT SITE, NOT PLOTTED)
- SUBJECT TO RELINQUISHMENT OF ACCESS TO STATE ROUTE 9 AND OF LIGHT, VIEW AND AIR BY DEED RECORDED UNDER RECORDING NUMBER 201102160549 (DOES NOT IMPACT SITE, NOT PLOTTED)
- SUBJECT COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS AND OTHER MATTERS, IF ANY, AS SET FORTH ON DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS RECORDED UNDER RECORDING NUMBER 202107200226 AND MODIFIED BY RECORDING NUMBER 202107205003 (ALL PLOTTABLE EASEMENTS SHOWN HEREON)
- SUBJECT COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS AND OTHER MATTERS, IF ANY, AS SET FORTH ON BINDING SITE PLAN RECORDED UNDER RECORDING NUMBER 20202107205003 (ALL PLOTTABLE EASEMENTS SHOWN HEREON)
- SUBJECT TO EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR BROADBAND DISTRIBUTION, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS THEREIN AS RECORDED UNDER RECORDING NUMBER 202206010410 (PLOTTED HEREON)

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING _____ TAXES.
TAX ID(S) OF EXISTING PARCEL(S): 00590700030501

TREASURER, SNOHOMISH COUNTY

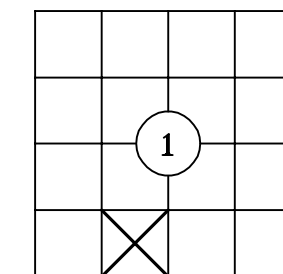
BY: _____
DEPUTY COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF VINCE TOWNSEND THIS _____ DAY OF _____, 2022, AT _____ MINUTES PAST _____ M. AND RECORDED IN VOLUME _____ OF SHORTS PLATS, PAGE(S) _____
AFN _____ RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY

BY: _____
DEPUTY COUNTY AUDITOR



SECTION INDEX
SECTION 1, TOWNSHIP 29 N, RANGE 5E

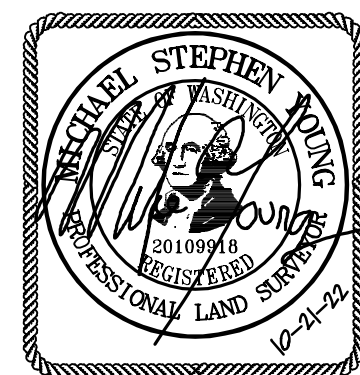
SNOHOMISH COUNTY A.F. NO. _____

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BINDING SITE PLAN FOR NATURAL 9 HOLDINGS, LLC, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 1 TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M. AS REQUIRED BY STATE STATUTES, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, THAT THE MONUMENTS ARE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, AND THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

MICHAEL STEPHEN YOUNG
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 20109918

DATE



DRAFT FOR REVIEW

LDC | Surveying
Engineering
Planning

Woodinville Kent
20210 142nd Avenue NE 1851 Central Pl S, #101
Woodinville, WA 98072 Kent, WA 98030
T 425.806.1869 www.LDCcorp.com F 425.482.2893

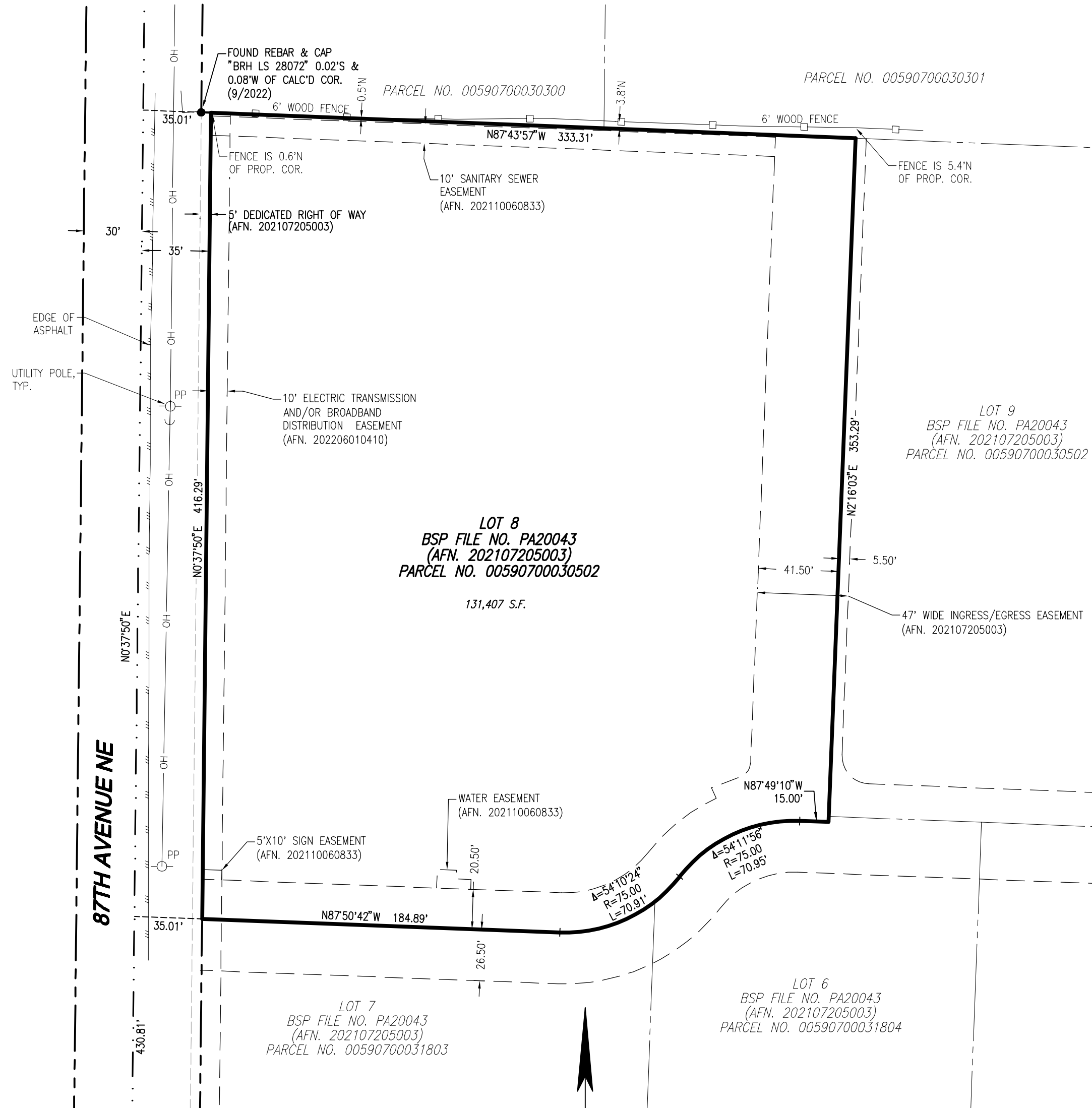
WHITE BARN LOT 8 BSP

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF
SECTION 1, TOWNSHIP 29 N, RANGE 5 E, W.M.,
CITY OF MARYSVILLE, SNOHOMISH COUNTY, STATE OF WASHINGTON

DRAWN BY:	DATE:	DRAWING FILE NAME:	SCALE:	JOB NUMBER:	SHEET:
NSY	10-21-22	C22-256V-BSP	N.T.S	C22-256	1 OF 3

WHITE BARN LOT 8 BINDING SITE PLAN

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 29 N, RANGE 5 E, W.M.,
CITY OF MARYSVILLE, SNOHOMISH COUNTY, STATE OF WASHINGTON



LEGAL DESCRIPTION

PARCEL A:

LOT 8 OF BINDING SITE PLAN, RECORDED UNDER AUDITOR'S FILE NO. 202107205003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, 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.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN AND CREATED BY BINDING SITE PLAN, UPON AND SUBJECT TO THE PROVISIONS THEREIN CONTAINED, RECORDED UNDER AUDITOR'S FILE NO. 202107205003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, EXCEPT ANY PORTION THEREOF LYING WITHIN PARCEL A. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

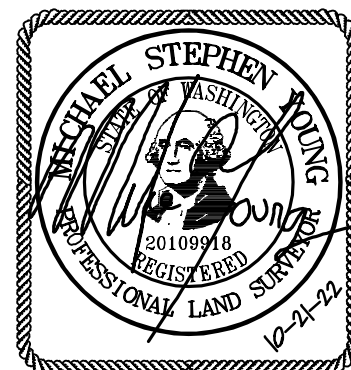
PARCEL C:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, PARKING, UTILITIES, DRAINAGE AND MONUMENT SIGNS CREATED BY AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, UPON AND SUBJECT TO THE PROVISIONS THEREIN CONTAINED, DATED OCTOBER 6, 2021, RECORDED ON OCTOBER 6, 2021, UNDER AUDITOR'S FILE NO. 202110060833, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, EXCEPT ANY PORTION THEREOF LYING WITHIN PARCEL A. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LEGEND

	BOUNDARY LINE		POWER POLE
	SECTION LINE		GUY ANCHOR
	EASEMENT LINE		MAILBOX
	RIGHT-OF-WAY LINE		CALCULATED
	RIGHT-OF-WAY CENTERLINE		MEASURED
	ADJACENT PROPERTY LINE		MONUMENT FOUND
	OVERHEAD POWER LINE		FOUND REBAR & CAP AS NOTED
	RETAINING WALL		
	EXISTING PAVEMENT		
	EXISTING CONCRETE		
	EXISTING BUILDING		

DRAFT FOR REVIEW



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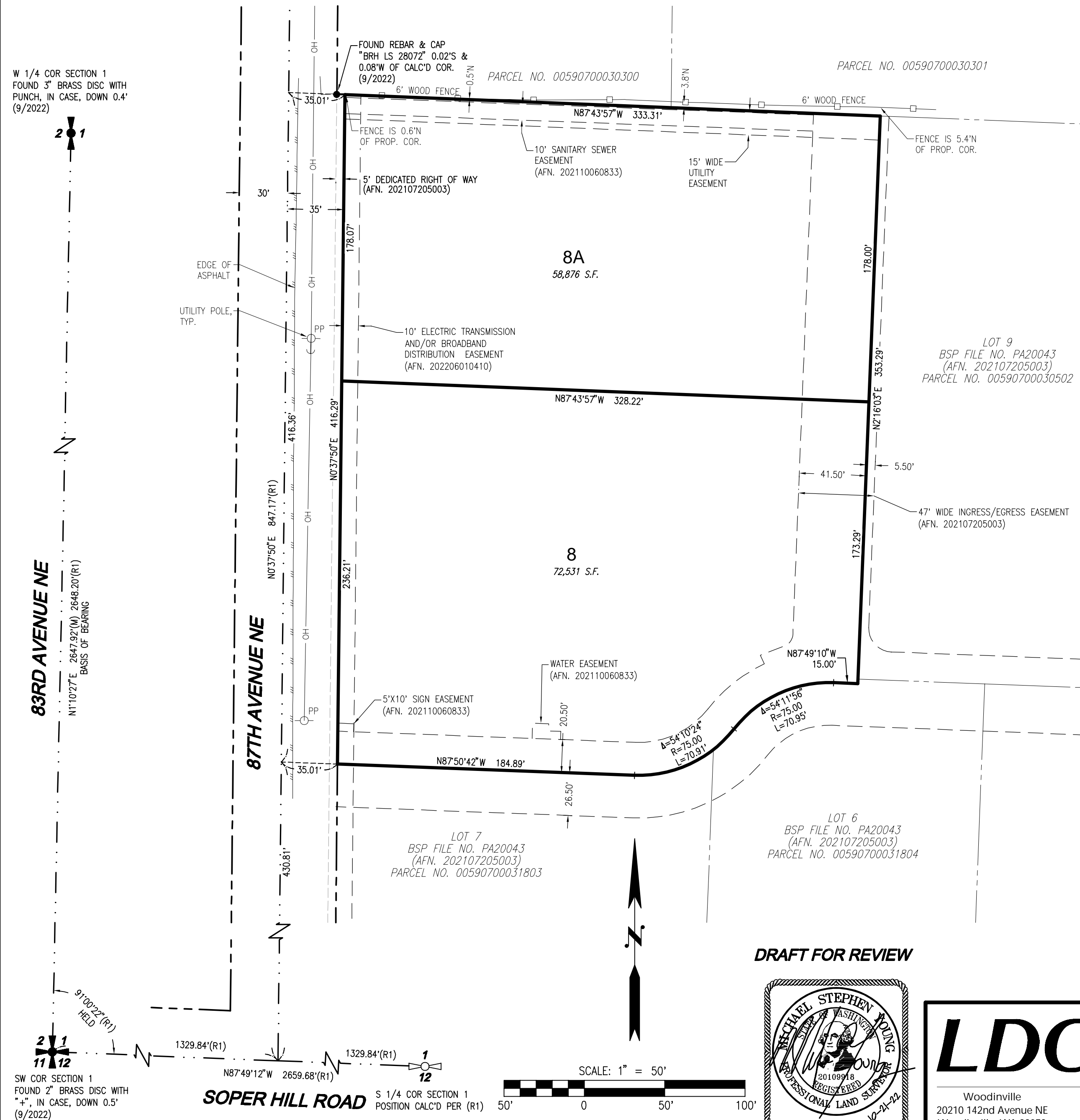
WHITE BARN LOT 8 BSP

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF
SECTION 1, TOWNSHIP 29 N, RANGE 5 E, W.M.,
CITY OF MARYSVILLE, SNOHOMISH COUNTY, STATE OF WASHINGTON

DRAWN BY:	DATE:	DRAWING FILE NAME:	SCALE:	JOB NUMBER:	SHEET:
NSY	10-21-22	C22-256V-BSP	1"=50'	C22-256	2 OF 3

WHITE BARN LOT 8 BINDING SITE PLAN

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 29 N, RANGE 5 E, W.M.,
CITY OF MARYSVILLE, SNOHOMISH COUNTY, STATE OF WASHINGTON



UTILITY EASEMENT NOTE

A 15 FOOT WIDE UTILITY EASEMENT IS HEREBY GRANTED TO THE PUBLIC

SURVEY INFORMATION

HORIZONTAL DATUM:

NAD 83/91
WASHINGTON STATE COORDINATES-NORTH ZONE

BASIS OF BEARING

NAD83/91 FROM GPS OBSERVATION
WEST LINE OF THE SW QUARTER OF SECTION 1,
T29N, R5E, W.M. (BEARING = N 1°10'27" W)

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND LEICA GS-14 GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURERS SPECIFICATIONS AS REQUIRED BY WAC 332-130-100

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS
WAC 332-130-090

SURVEY REFERENCES

(R1) WHITE BARN NON-PROJECT
BINDING SITE PLAN FILE NO. PA20043
(AF NO. 202107205003)

LOT AREAS

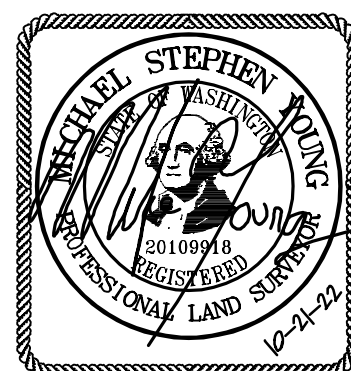
EXISTING LOT AREAS:
LOT 8 = 131,407 SF (3.02 AC)

REVISED LOT AREAS:
LOT 8A = 58,876 SF (1.35 AC)
LOT 8 = 72,531 SF (1.67 AC)

LEGEND

	BOUNDARY LINE		POWER POLE
	SECTION LINE		GUY ANCHOR
	EASEMENT LINE		MAILBOX
	RIGHT-OF-WAY LINE		CALCULATED
	RIGHT-OF-WAY CENTERLINE		MEASURED
	ADJACENT PROPERTY LINE		MONUMENT FOUND
	OVERHEAD POWER LINE		FOUND REBAR & CAP AS NOTED
	RETAINING WALL		
	EXISTING PAVEMENT		
	EXISTING CONCRETE		
	EXISTING BUILDING		

DRAFT FOR REVIEW



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A PORTION OF THE SE 1/4 OF THE SW 1/4 OF
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CITY OF MARYSVILLE, SNOHOMISH COUNTY, STATE OF WASHINGTON

DRAWN BY:	DATE:	DRAWING FILE NAME:	SCALE:	JOB NUMBER:	SHEET:
NSY	10-21-22	C22-256V-BSP	1"=50'	C22-256	3 OF 3