

A PORTION OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

- PROJECT BOUNDARY
- EXIST. R/W LINE
- PROPOSED R/W LINE
- EXIST. PARCEL LINE
- PROPOSED TRACT LINE
- PROPOSED LOT LINE
- UNIT AIR SPACE FOR SFDU
- EXIST. EASEMENT LINE
- EASEMENT LINE
- BUILDING SETBACK
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- CONTOUR MAJOR, EXIST
- CONTOUR MINOR, EXIST
- EXIST. EDGE OF PAVEMENT
- EXIST. WATER LINE
- EXIST. SEWER LINE
- EXIST. STORM LINE
- EXIST. STORM CULVERT
- EXIST. POWERLINE
- EXIST / PROP. POWER POLE
- EXIST. GAS LINE
- ROCK WALL
- EXIST. FENCE
- PROPOSED METAL FENCE
- PROPOSED MIN. CHAIN FENCE
- EXIST. BUILDING
- PROPOSED PAVED AREA
- WETLAND BUFFER
- ADDITIONAL WETLAND BUFFER

LANDSCAPE DATA

Total site area 435,940 sf (10.01 ac)

Landscaping required
Total required (15% of Total Area) 65,391 sf (1.50 ac)

Landscaping provided
Total landscaping 71,901 sf (1.65 ac)

AQUIFER RECHARGE/ WELL HEAD PROTECTION

SOILS
Custer Fine Sandy Loam;
Hydrologic Soil Group: C/D
Compact Fill Area to 95% Modified Proctor

LAND DISTURBING AREA

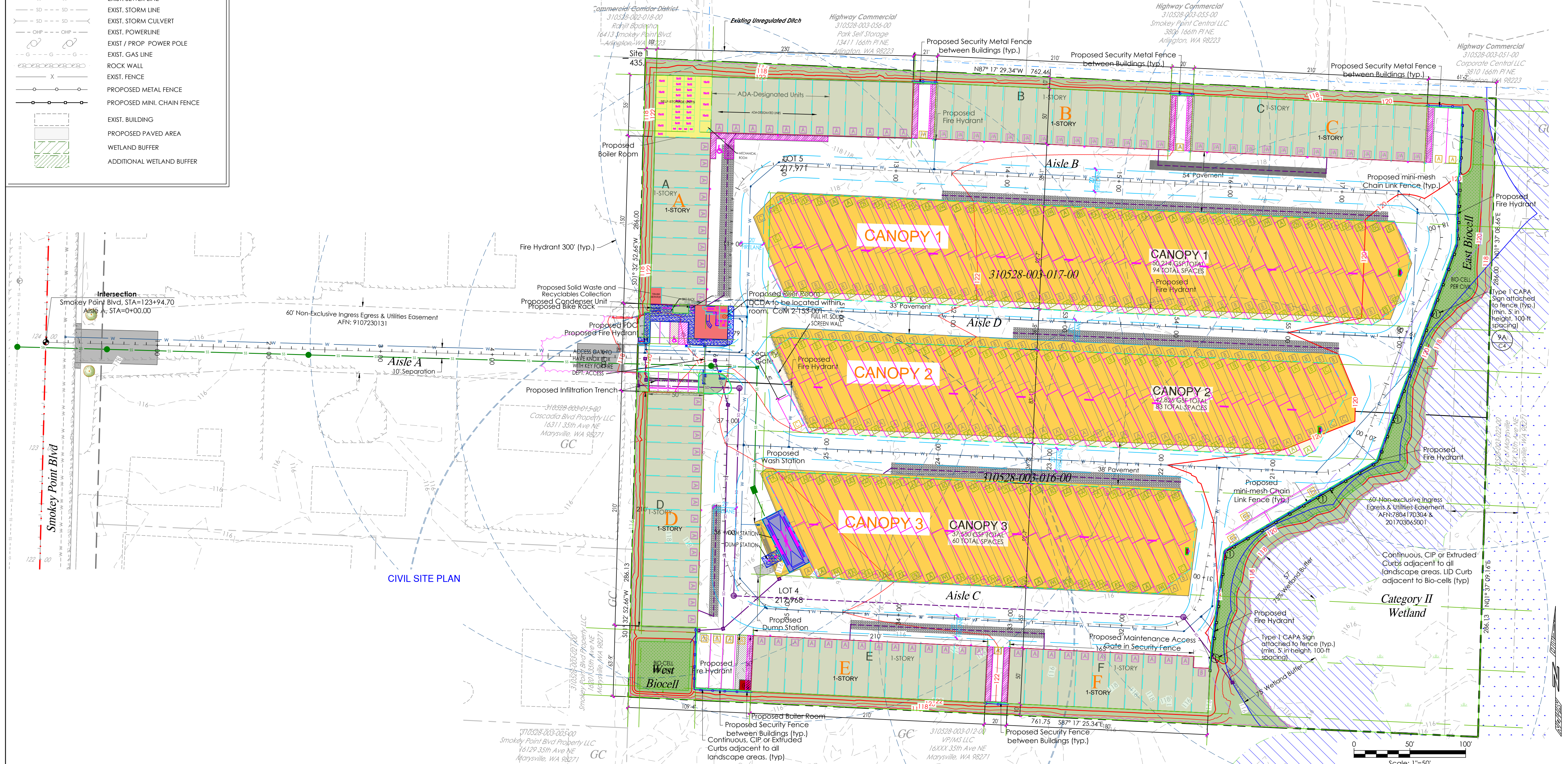
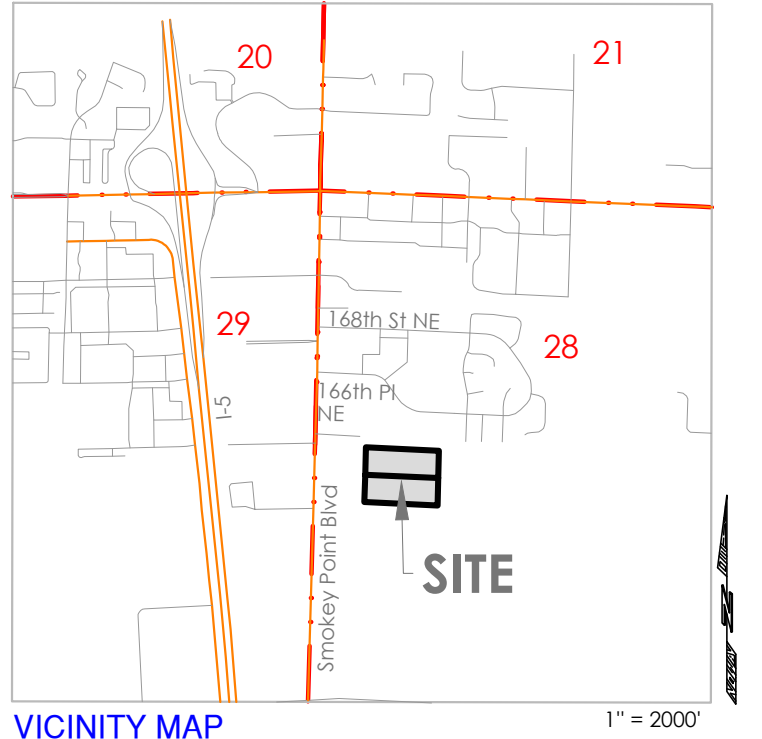
Total site area 435,940 sf (10.01 ac)

Impervious area

Drive aisle 143,611 sf (3.30 ac)
Sidewalk 600 sf (0.01 ac)
PGIS total 144,211 sf (3.31 ac)
Roof 200,291 sf (4.60 ac)
Max. impervious coverage 370,549 sf (8.51 ac)
Total impervious 344,502 sf (7.91 ac)

Land disturbing activity
Conceptual area of disturbance 387,895 sf (8.90 ac)

Site grading
Cut 0 cy
Fill 57,843 cy



LEGAL DESCRIPTION

310528-003-016-00
SEC 28 TWP 31 RGE 05PTN N1/2 SW1/4 BEING LOT 4 OF SURV REC UNDER AUD FILE NO. 7804170304 VOL 7 OF SURVEYS PG 87

310528-003-017-00
SEC 28 TWP 31 RGE 05PTN N1/2 SW1/4 BEING LOT 5 OF SURV REC UNDER AUD FILE NO. 7804170304 VOL 7 OF SURVEYS PG 87

DATUM & BENCHMARK

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

BENCHMARK: None yet established.

SURVEY NOTES

1. Benchmark survey note: this is a feasibility map with wetlands for site development layout only and is not a boundary survey. The boundary shown was calculated from the record of survey AFN: 7804170304.

PROJECT INFORMATION

Tax Parcel Numbers 310528-003-016-00, 310528-003-017-00
Total Area 435,940 sf (10.01 ac)
GPP Designation General Commercial
Existing Zoning Vacant
Proposed Land Use Vacant

LOCAL SERVICES

Sewage Disposal: City of Marysville Sewer System
Water District: City of Marysville Water System
School District: Lakewood School District 306
Fire District: Marysville Fire District RFA
Post Office: Marysville
Electric: Snohomish County PUD
Phone: Frontier
Cable: Comcast
Gas: Comcast

CONTACT PERSON **SITE ADDRESS**

Land Technologies Inc.
Merle Ash
18820 3rd Ave. NE
Arlington, WA 98223
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merle@landtechway.com

163 BUSINESS PARK LLC
13420 NE 53rd St
Redmond, WA 98052

ENGINEER **APPLICANT**

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Richard Peterson
170 120th Ave NE Ste 203
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SURVEYOR **OWNER**

Benchmark Surveying LLC
11915 44th Drive SE
Everett, WA 98208
206.459.7010

Richard Peterson
170 120th Ave NE Ste 203, Bellevue, WA 98005

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
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360-652-9727

PROJECT LEAD: Merle Ash
CHECKED BY: Tyler Foster
DRAWN BY: Tyler Foster
APPLICATION DATE: 11/15/23
SITE APPROVAL DATE: 11/15/23
REVISION DATE: 11/15/23
LDA APPROVAL: 11/15/23
AS-BUILT: 11/15/23

163 RV Storage
163XX Smokey Point Blvd, Marysville, WA 98271
A PORTION OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

CIVIL SITE PLAN

Richard Peterson
170 120th Ave NE Ste 203, Bellevue, WA 98005

SHEET C1 of C20
24x36
PA23016

- High Security for Industrial, Commercial & Residential Safety

When maximum security and protection are required, chain link mini mesh fencing is the perfect solution. Mini mesh chain link fabric is woven and smaller links compared with average chain link fences. Mini mesh opening forms an impenetrable barrier between your property and intruders, which is extremely difficult to cut through with bolt cutters or get a foothold to climb it. Besides, the mini mesh chain link fencing is durable, corrosion resistant, high security to keep your valuables safe.

SIZE OPTIONS

Recommended Use	Mesh Size	Gauge Size	Height of Fence Fabric
Industrial Security	1"	6	24" - 144"
	1"	9	
	1"	11	
Security (Silver or Black)	3/4"	9	24" - 144"
	5/8"	11	
	1/2"	11	

CHAINLINK MINI-MESH FENCING

22 MINI-MESH CHAINLINK FENCE
SCALE: NTS

PERIMETER SECURITY FENCE - 8" TALL COMMERCIAL

FENCING NOTES:

- Security fence shall be placed between buildings and along western boundary entrance.
- Mini-mesh fencing is placed along eastern pavement boundary of storm facility and wetland buffer.

21 SECURITY METAL FENCE
SCALE: NTS

Sheet List Table

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C8	Drive Aisle B Plan and Profile Sta 0+00 - 18+00
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C10	Drive Aisle C Plan and Profile
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C20	AutoTurn - Vehicle Tracking

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: WSPW, HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT. THIS DAY OF 2023.

JOSH KING, 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 22A.040.020 & 22A.040.030.

APPROVED
Emily Morgan 10/27/2024
CITY OF MARYSVILLE
PLANNING DIVISION

