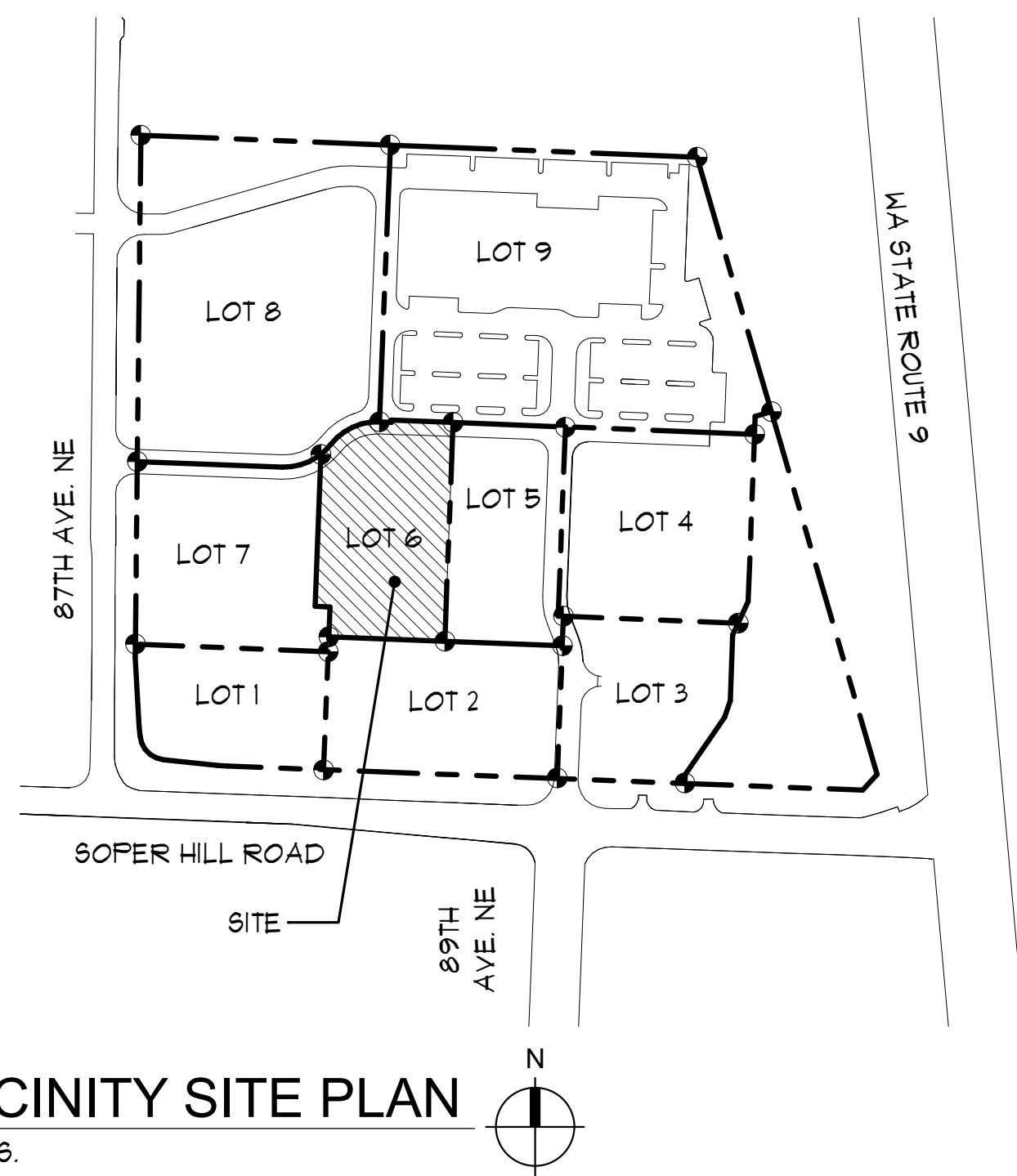


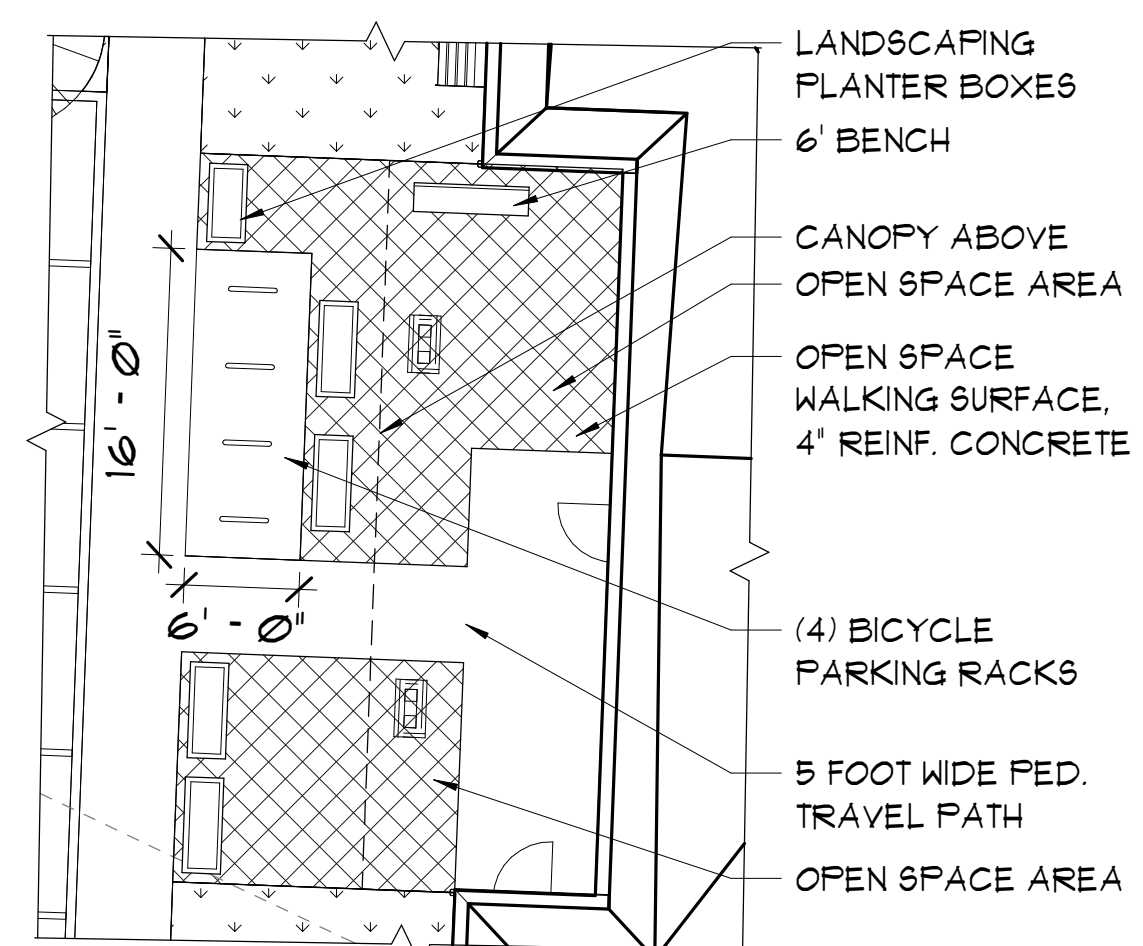
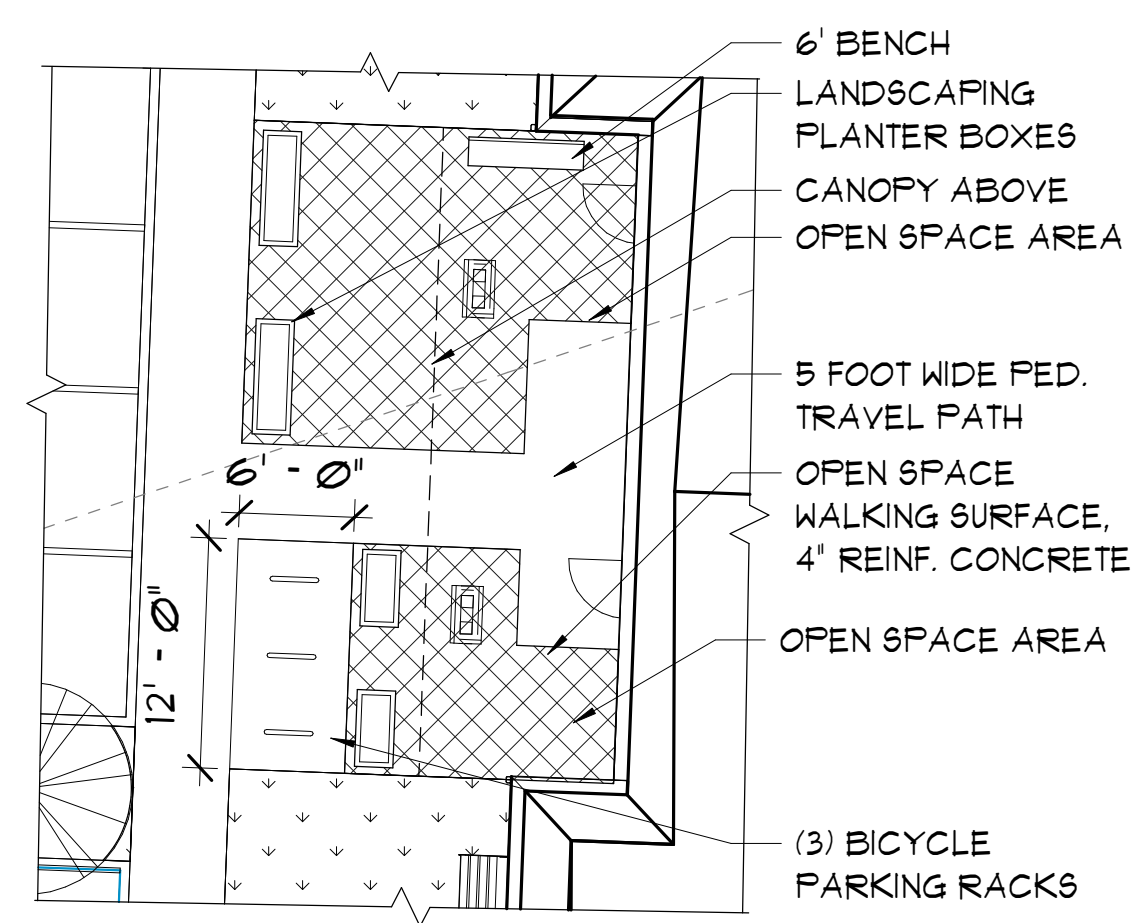
# GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE AND COORDINATE PLACEMENT, SIZE AND LOCATION OF ALL UNDERGROUND SLEEVE.
2. ALL DIMENSIONS TO CURBS ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS TO BUILDING ARE PERPENDICULAR TO PROPERTY LINES UNLESS NOTED OTHERWISE.
4. VERIFY ALL LOCATIONS OF PROPERTY LINES, UTILITY LINES AND EXISTING STRUCTURES.
5. SEE GEOTECH REPORT FOR SUITABILITY OF EXCAVATED MATERIAL FOR FILL.
6. REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO EXISTING SURFACES AND STRUCTURES. PROVIDE APPROPRIATE TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING CONDITIONS. EXTEND CONCRETE OR ASPHALT REPLACEMENT TO A UNIFORM TRANSITION OR THE NEAREST EXISTING JOINT.

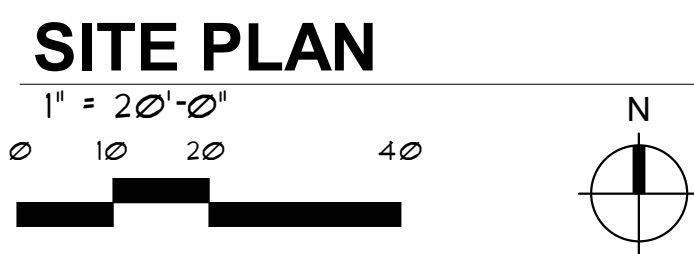
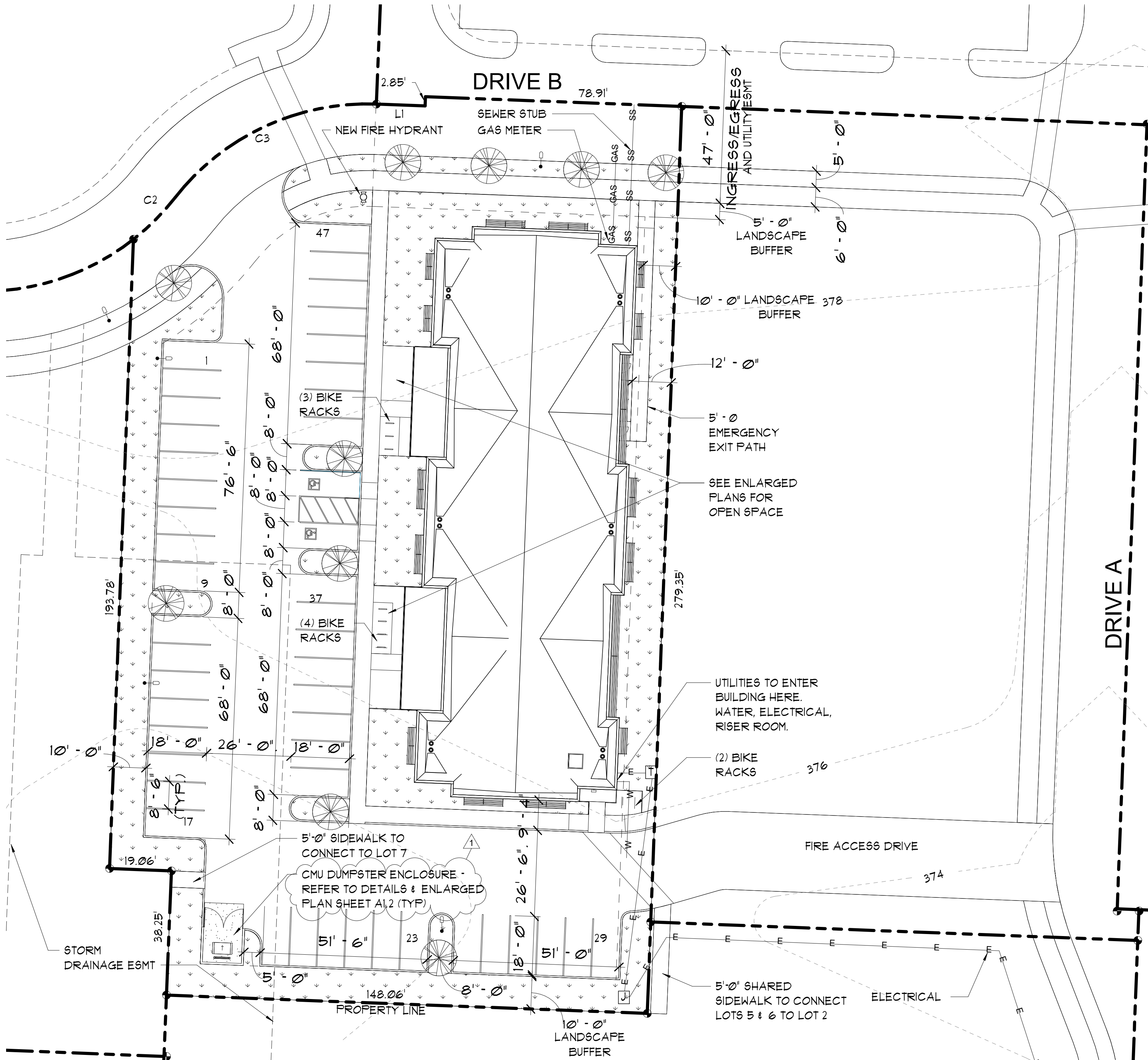
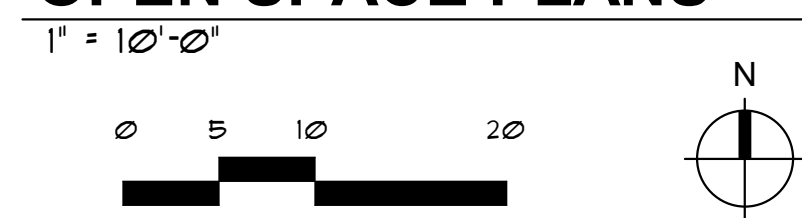


# SITE DESIGN CRITERIA

PROJECT ADDRESS:	8833 SOPER HILL RD MARYSVILLE, WASHINGTON 98270
OWNER:	DOUGLAS BRAJICICH 18216 NE 146TH WAY WOODINVILLE, WASHINGTON 98072
ASSESSOR'S PARCEL NO.:	00590700031800
JURISDICTION:	CITY OF MARYSVILLE
ZONING:	CB-4R
PROPOSED USE:	BUSINESS
MAXIMUM BUILDING HEIGHT:	55'
BUILDING HEIGHT:	20'
SETBACKS:	
STREET:	0 FEET
INTERIOR:	0 FEET
SITE AREA:	44,645 SF
MAXIMUM LOT COVERAGE:	85%
IMPERVIOUS SURFACE AREA:	77.1%
BUILDINGS:	9,989 S.F.
PARKING/PAVED AREA:	24,443 S.F.
TOTAL IMPERVIOUS SURFACE AREA:	34,432 S.F.
LANDSCAPE AREA:	10,213 S.F.
PARKING REQUIRED:	BASE = 50 SPACES REDUCTION = 3 SPACES TOTAL REQ. = 47 SPACES
PARKING PROVIDER:	47 SPACES (45 SPACES + 2 ADA SPACES)
PARKING REDUCTION:	PROVIDE ADDITIONAL 5 BICYCLE SPACES TO REDUCE VEHICLE PARKING BY 1 SPACE
BICYCLE SPACES REQUIRED:	3 SPACES (5% OF REQ. PARKING SPACES)
BICYCLE SPACES PROVIDER:	18 SPACES (3 REQ. SPACES + 15 ADD. SPACES FOR PARKING REDUCTION)
OPEN SPACE REQUIRED:	2% OF APPLICABLE SITE & 1% OF BUILDING FLOOR AREA
APPLICABLE SITE:	39,532 S.F. x 2% = 791 S.F.
BUILDING FLOOR AREA:	9,989 S.F. x 1% = 100 S.F.
TOTAL REQUIRED:	891 S.F.
OPEN SPACE PROVIDED:	940 S.F.



# OPEN SPACE PLANS



# CODE SITE PLAN LEGEND

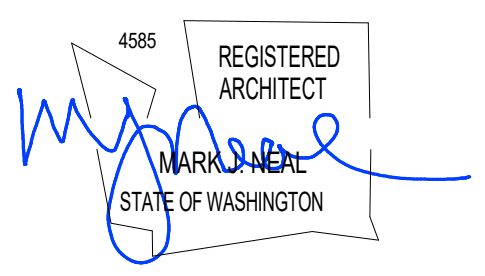
---	PROPERTY LINE	⊗	HYDRANT
---	SETBACK OR EASEMENT	⊗	FIRE DEPARTMENT CONNECTION (FDC)
---	CONTOUR - NEW	⊗	POST INDICATOR VALVE (PIV)
---	CONTOUR - EXISTING	⊗	SINGLE POST MOUNTED LIGHTING FIXTURE
---	PROJECT LIMITS	⊗	DOUBLE POST MOUNTED LIGHTING FIXTURE
---	CONTRACTOR STAGING AREA	⊗	WATER METER
---	LANDSCAPED AREA	⊗	ELECTRICAL TRANSFORMER
---	LANDSCAPING BUFFER AREA	⊗	
---	CONCRETE	⊗	
---	GRAVEL	⊗	
---	ASPHALT PAVEMENT	⊗	

REVISIONS	BY
1 City Comments	2022-08-15



509.663.6455  
MJNEAL@MJNEAL.AIA.COM  
WWW.MJNEAL.AIA.COM  
P.O. BOX 1945  
WENATCHEE, WA 98807

© Copyright 2022



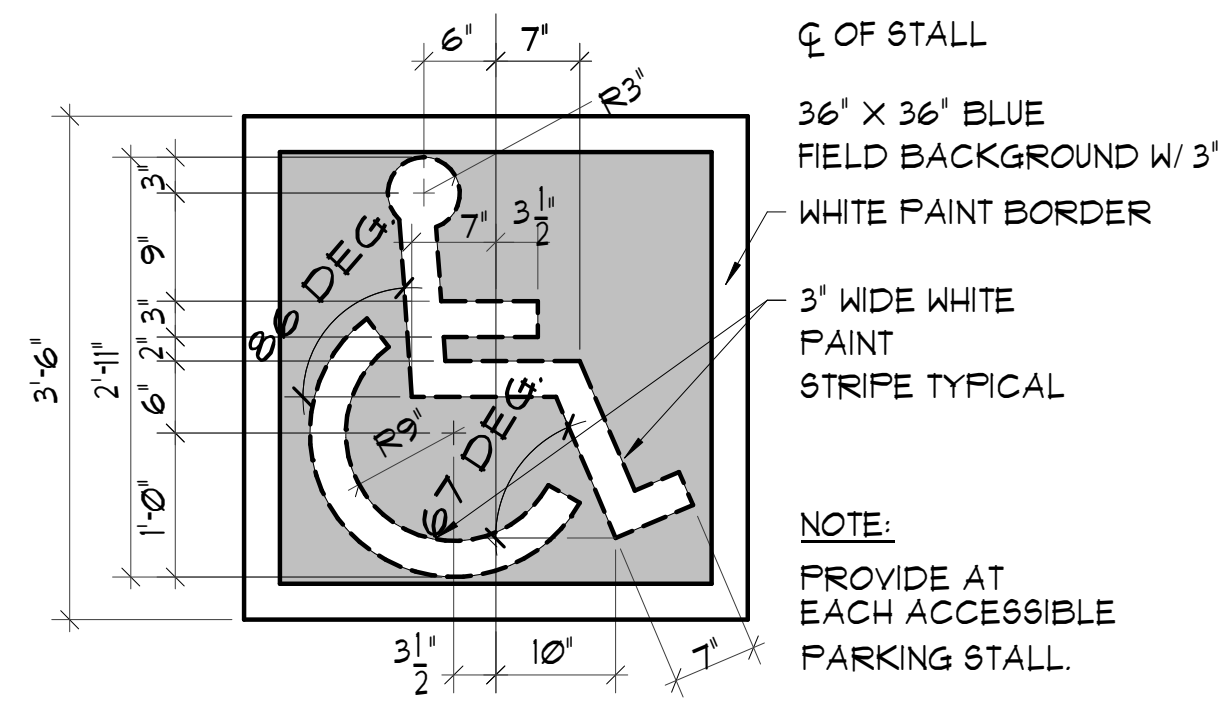
MARYSVILLE DENTAL OFFICES  
DENTAL OFFICE  
MARYSVILLE, WASHINGTON

Date:	2022-07-18
Scale Factor:	1
Drawn:	NM/HE
File:	20479

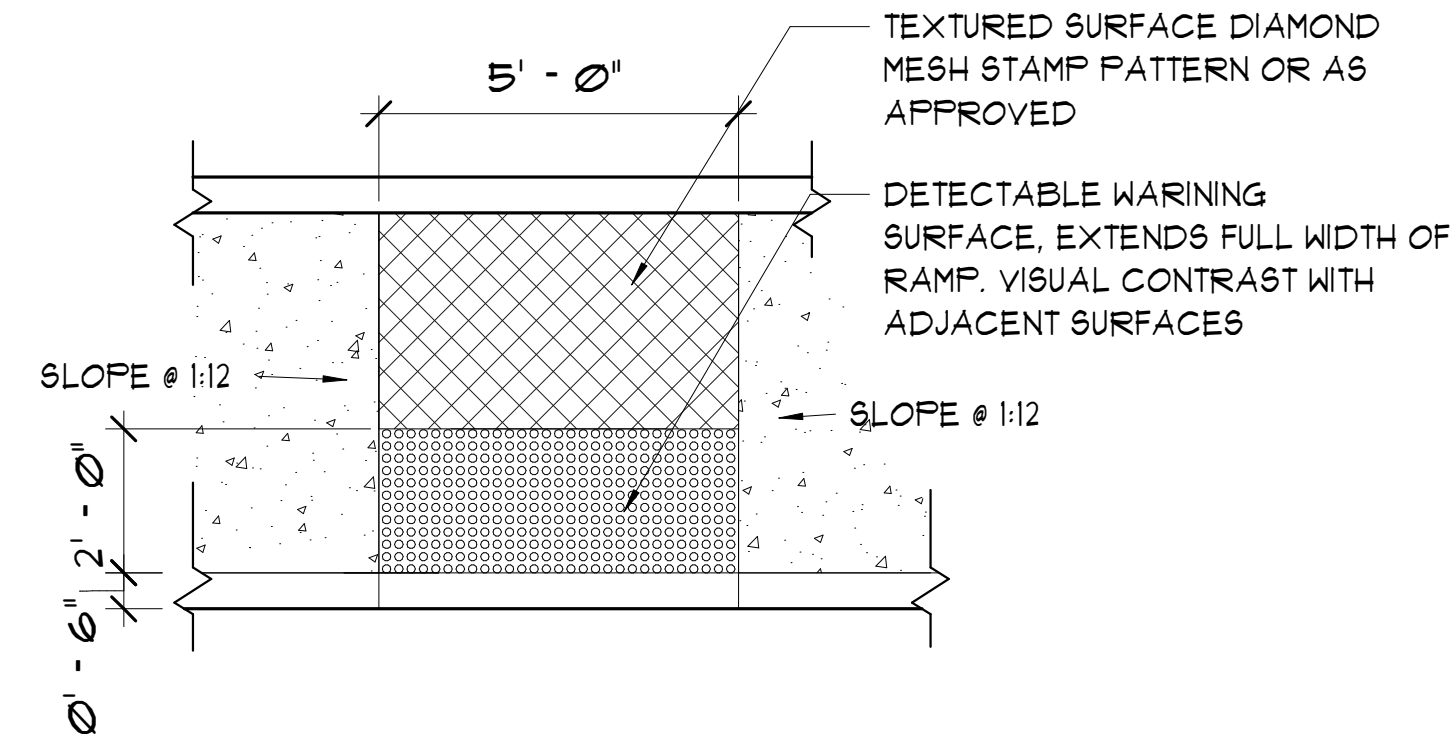
Sheet  
**A1.1**

8/24/2022 11:10:55 AM M:\2024\7920 Site Design\20479 Marysville Dental Site Plan.rvt

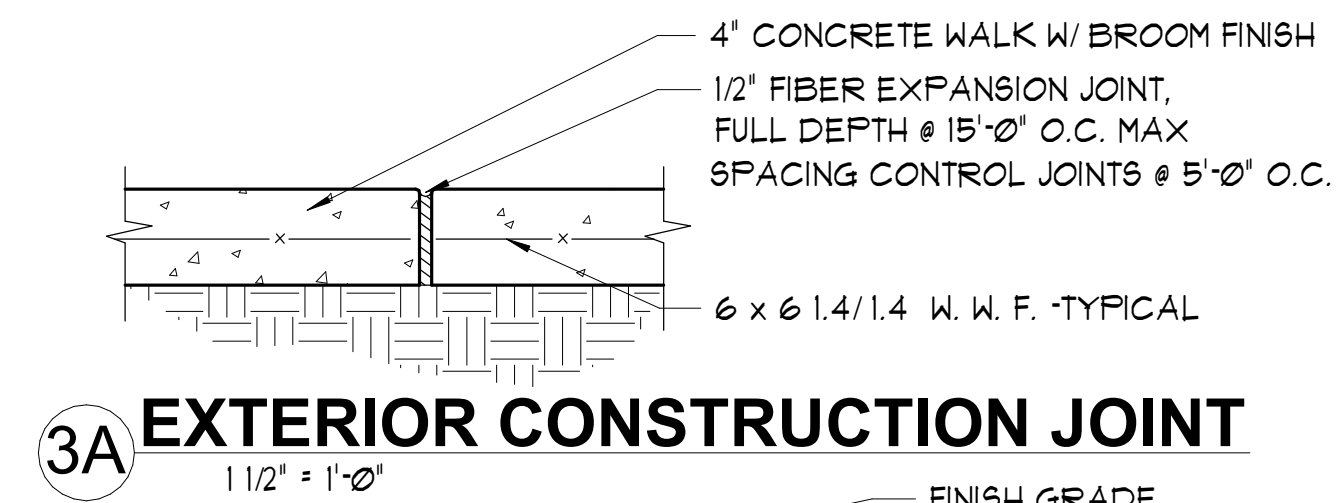




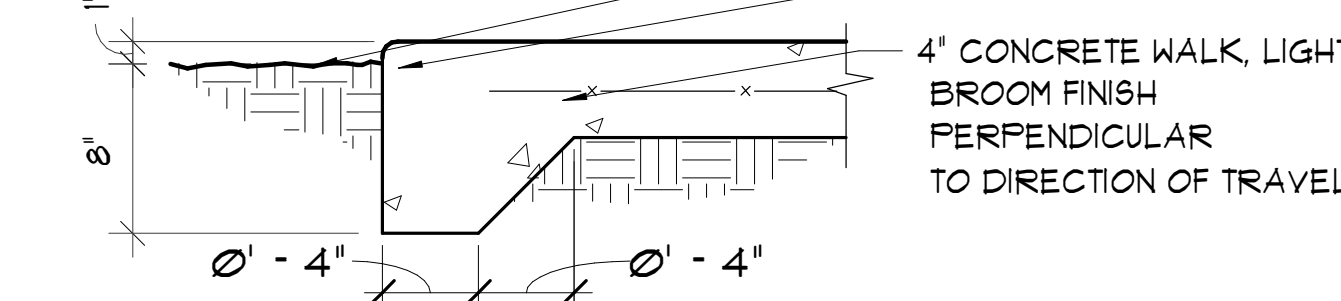
**1 INTERN'L SYMBOL OF ACCESSIBILITY**  
3/4" = 1'-0"



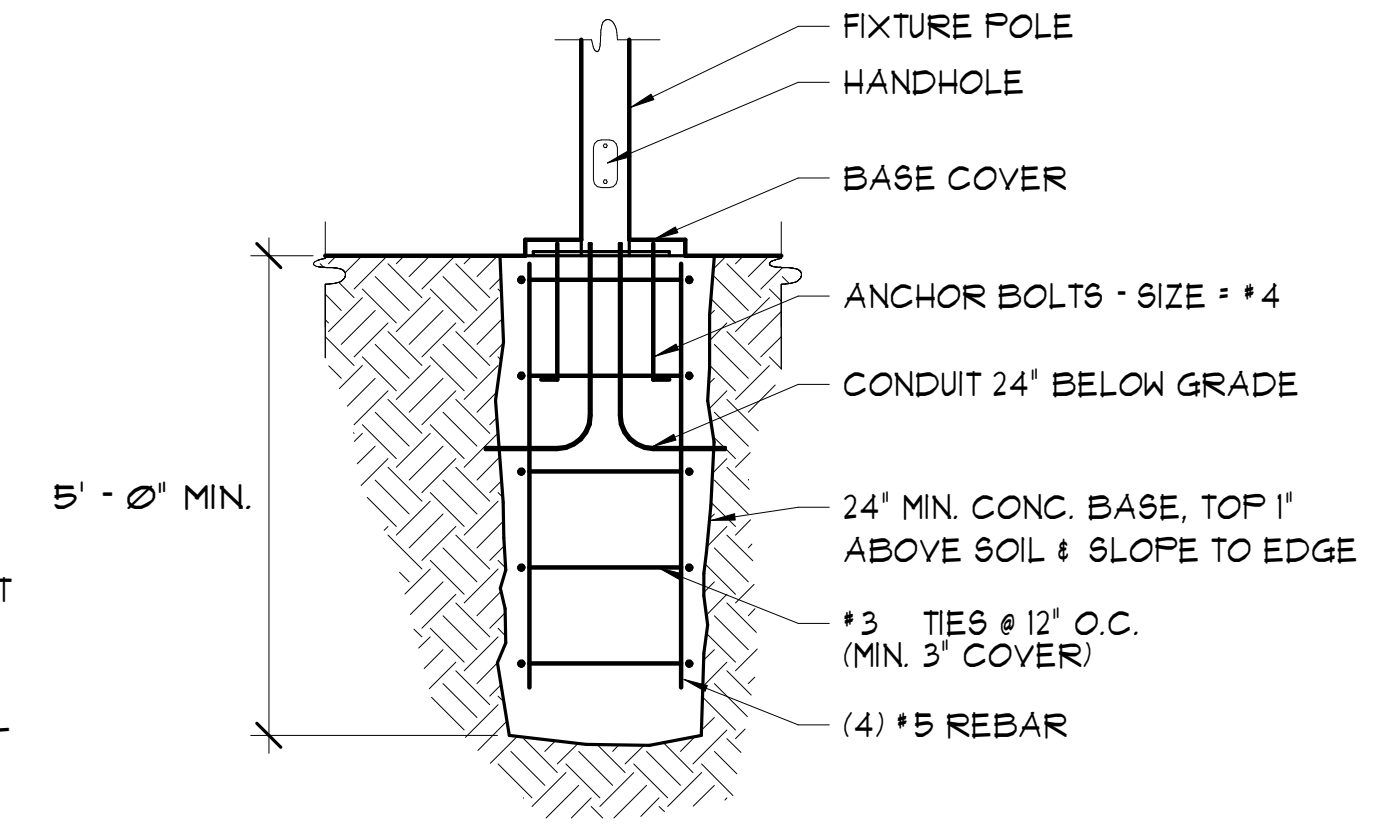
**2 CURB RAMP LANDING**  
3/8" = 1'-0"



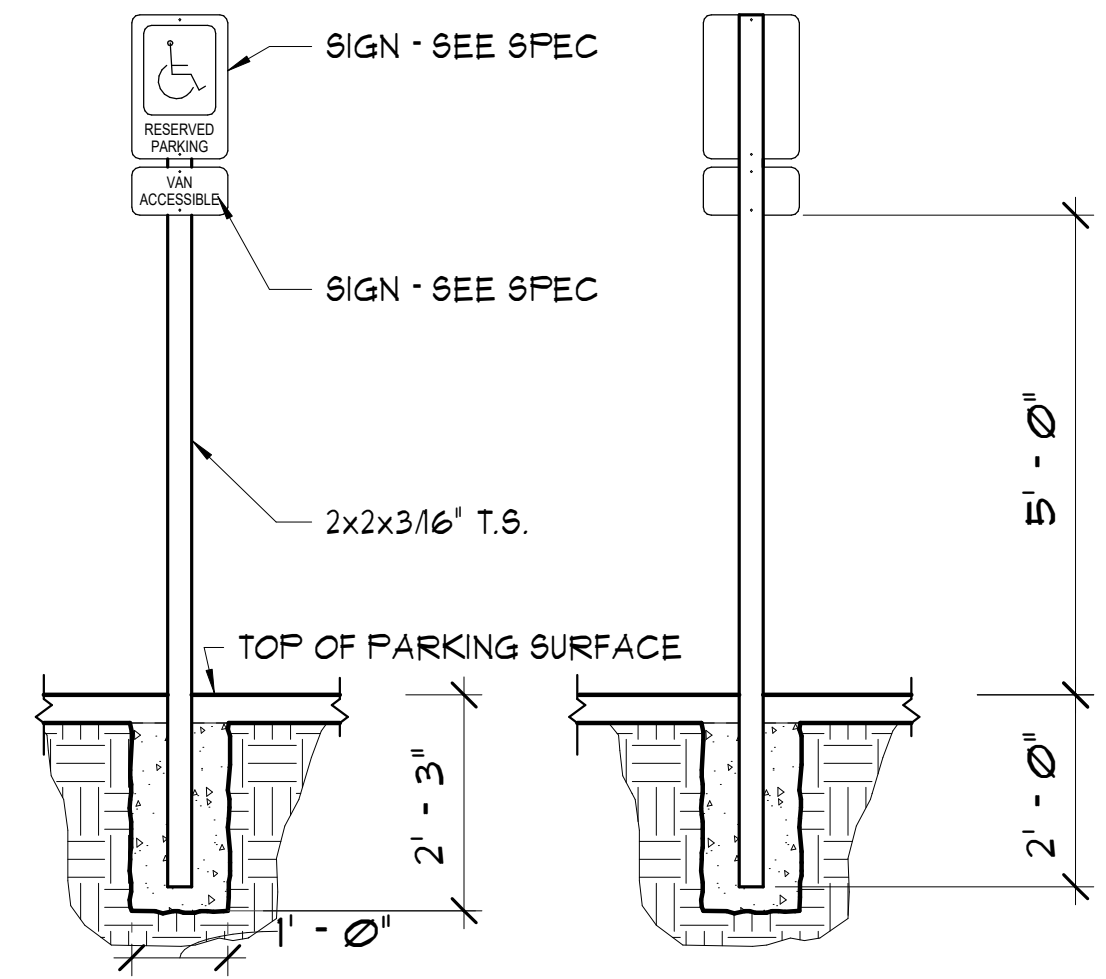
**3A EXTERIOR CONSTRUCTION JOINT**  
1 1/2" = 1'-0"



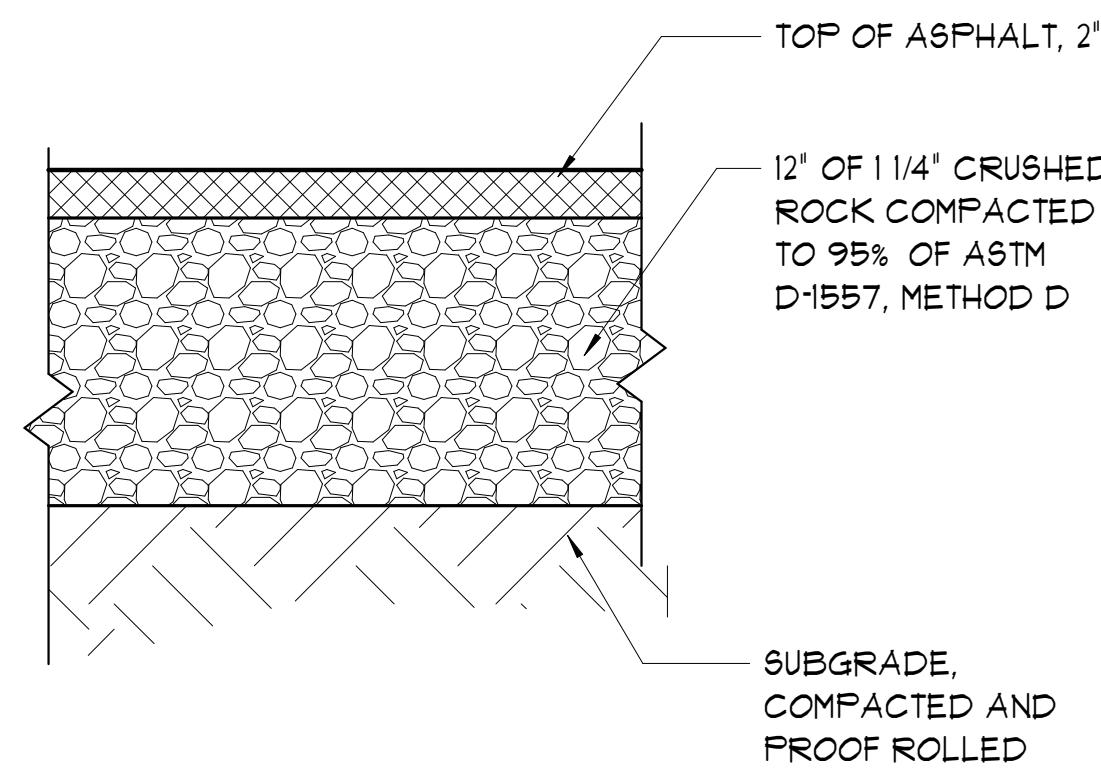
**3 WALK EDGE & PLANTER LAWN**  
1 1/2" = 1'-0"



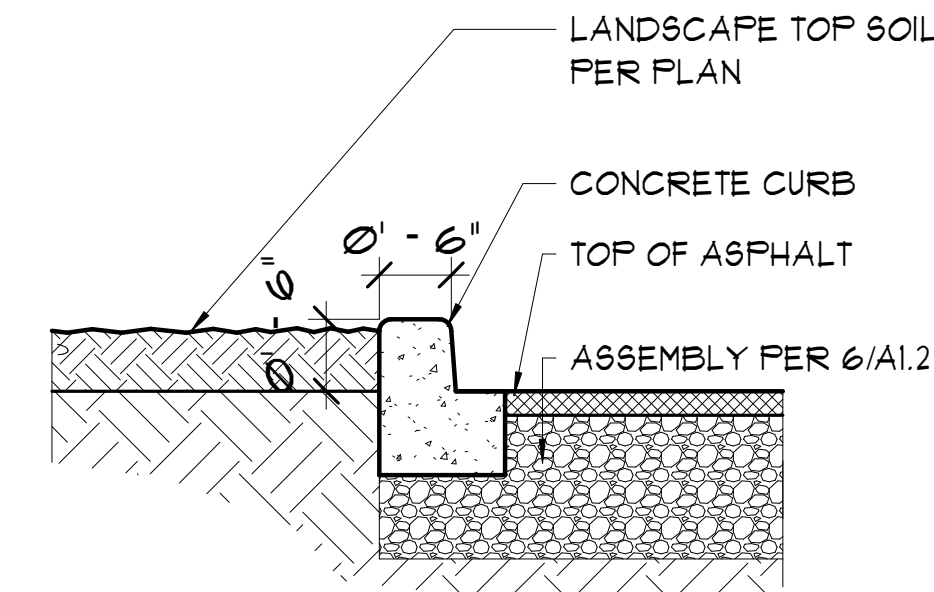
**4 POLE BASE DETAIL - 20'-0" MAX.**  
1/2" = 1'-0"



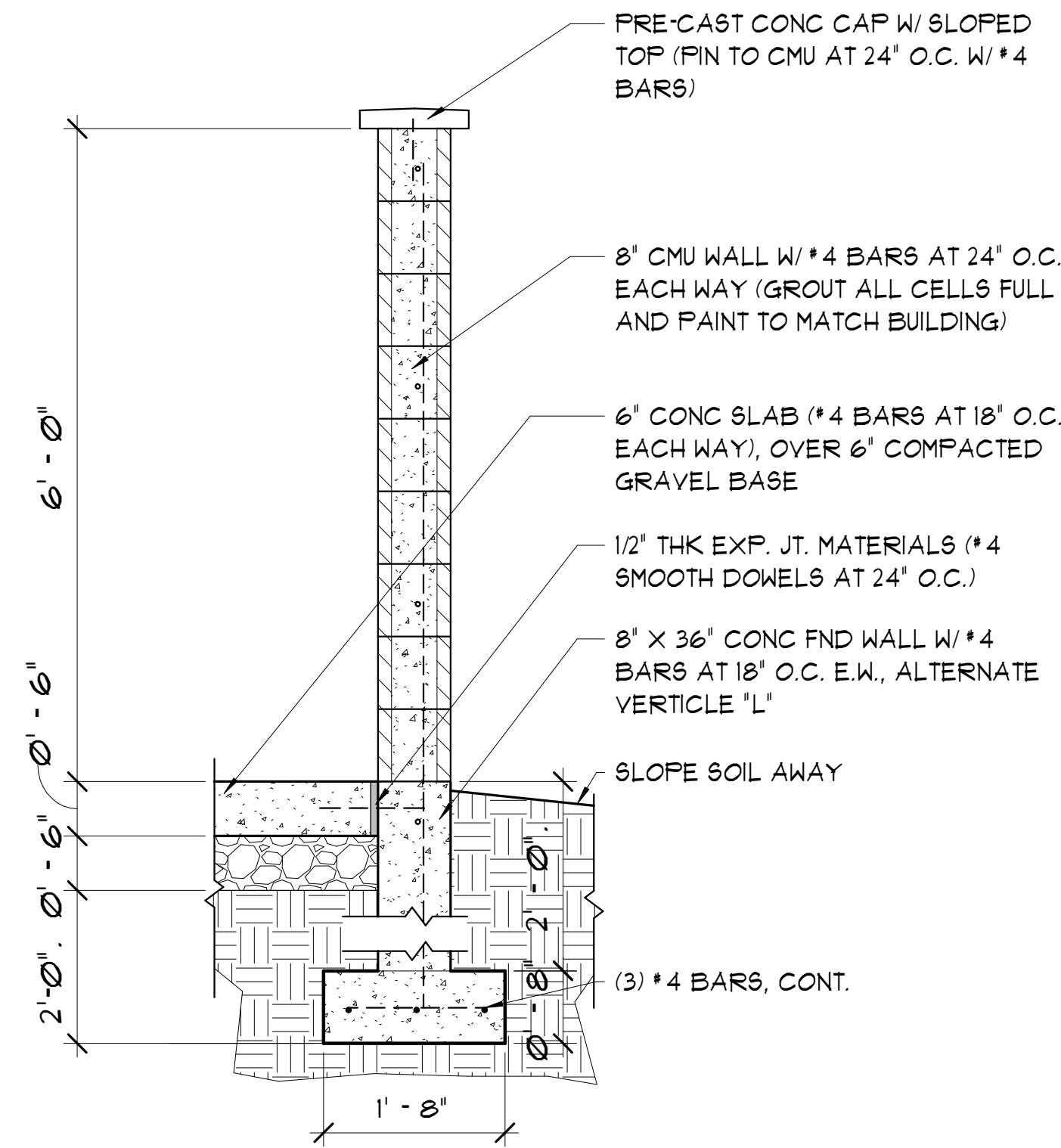
**5 ACCESSIBLE SIGNAGE**  
1/2" = 1'-0"



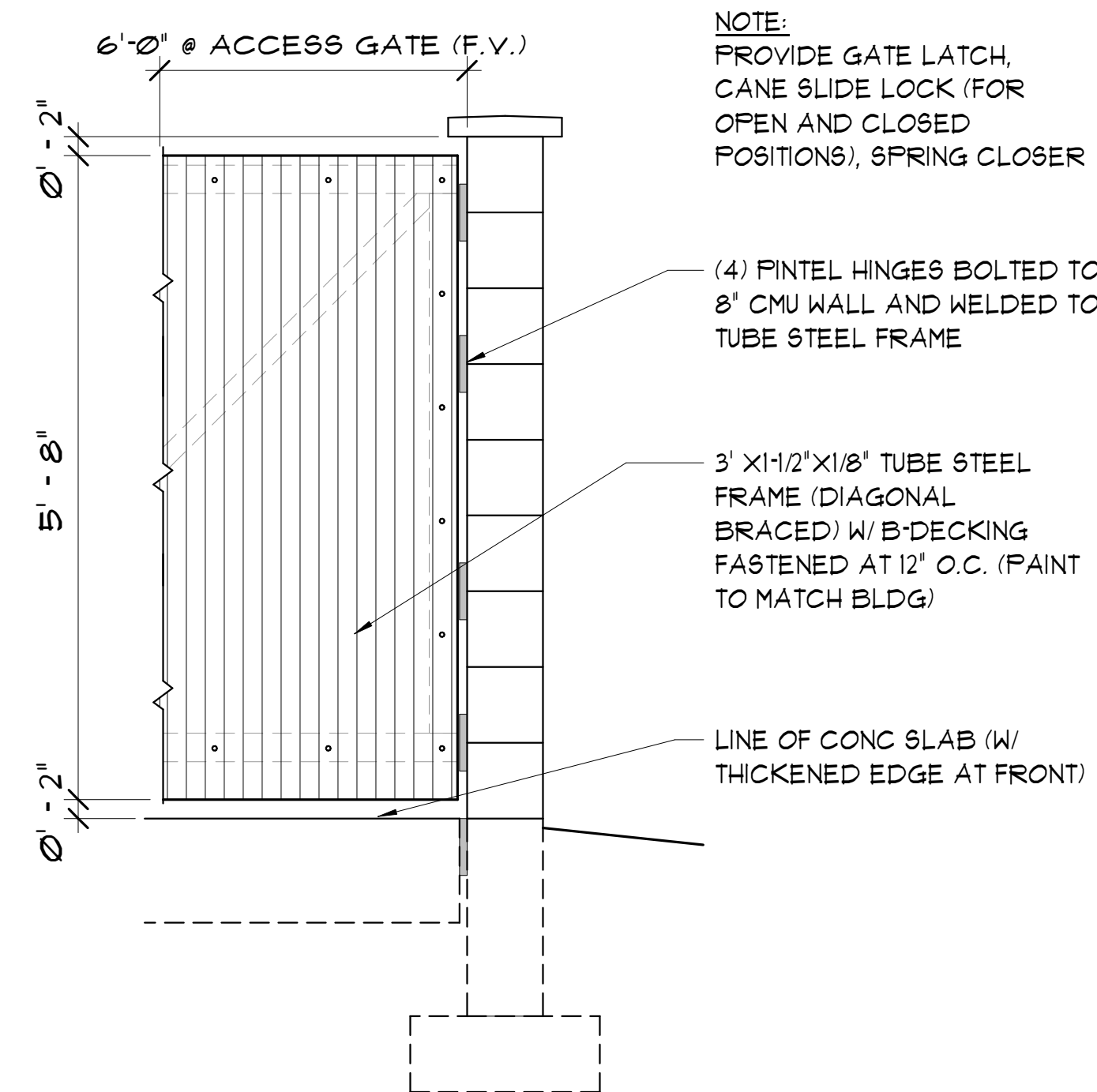
**6 ASPHALT DETAIL**  
1 1/2" = 1'-0"



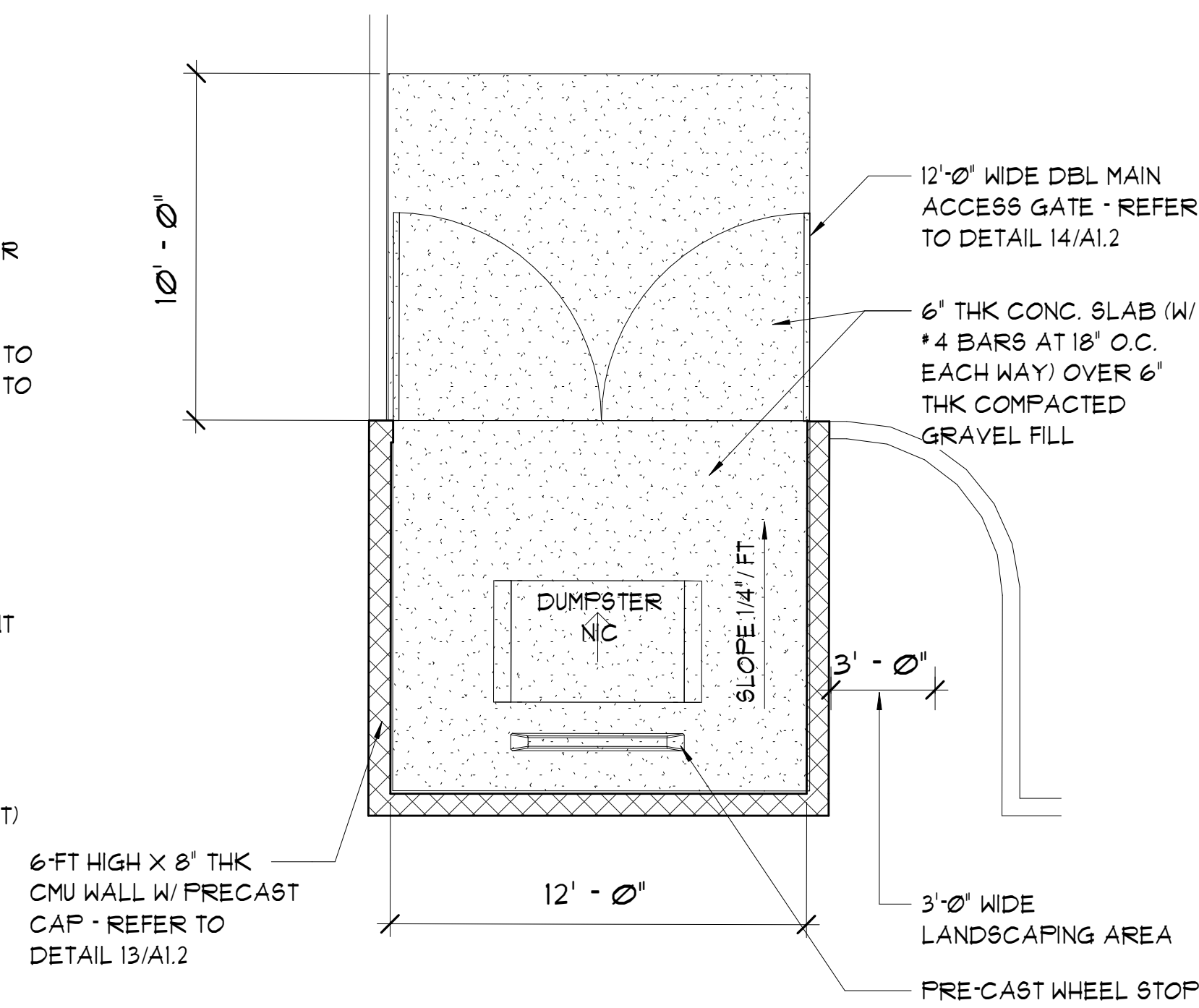
**7 ASPHALT & CURB DETAIL**  
3/4" = 1'-0"



**13 DUMPSTER ENCLOSURE**  
3/4" = 1'-0"



**14 DUMPSTER GATE ELEVATION**  
3/4" = 1'-0"



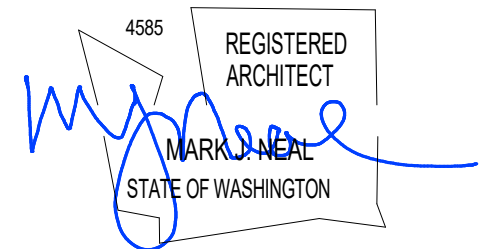
**15 ENLARGED PLAN ENCLOSURE**  
1/4" = 1'-0"

REVISIONS	BY



509.663.6455  
MJNEAL@MJNEALALA.COM  
WWW.MJNEALALA.COM  
P.O. BOX 1945  
WENATCHEE, WA 98807

© Copyright 2022



8/24/2022 11:10:56 AM M:\2020479\20 Site Design\20479 Marysville Dental Site Plan.rvt

**MARYSVILLE DENTAL OFFICES  
DENTAL OFFICE  
MARYSVILLE, WASHINGTON**

Date: 2022-07-18  
Scale Factor: 1  
Drawn: NM/HE  
File: 20479

Sheet  
**A1.2**