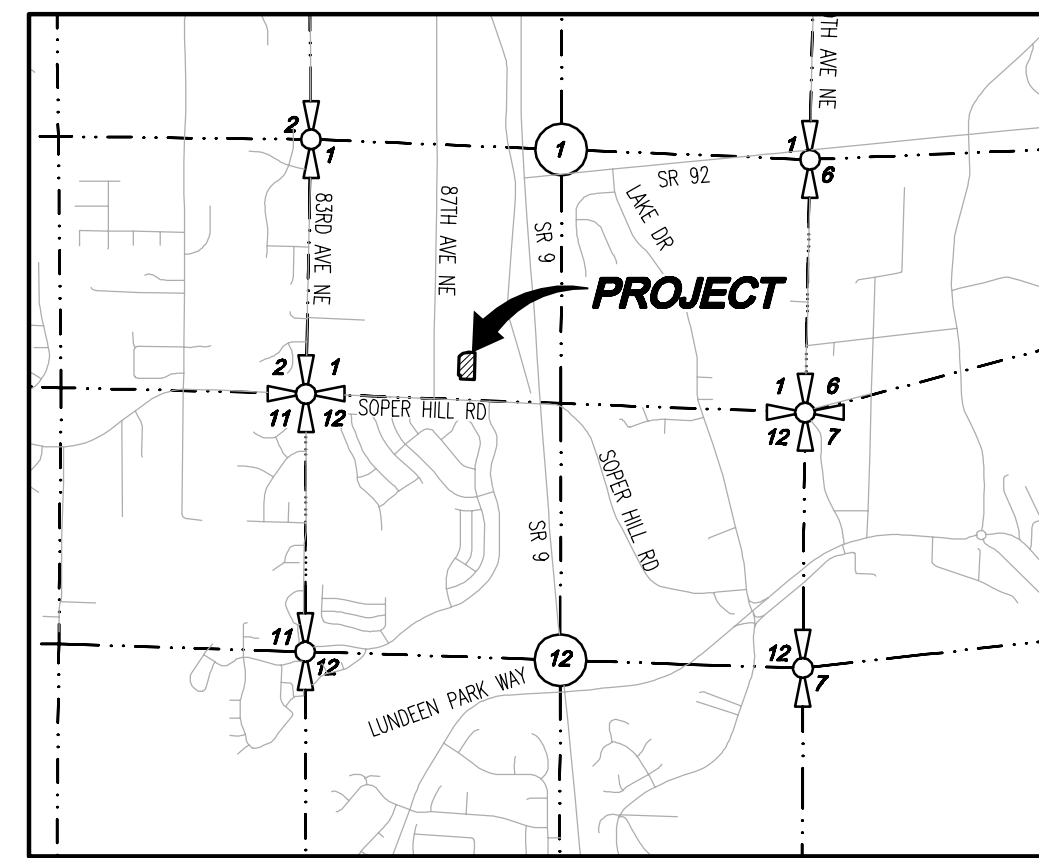
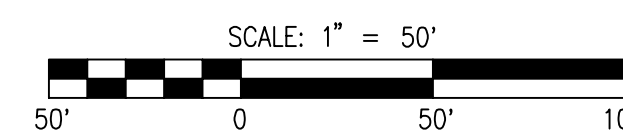


DENTAL OFFICE - WHITE BARN

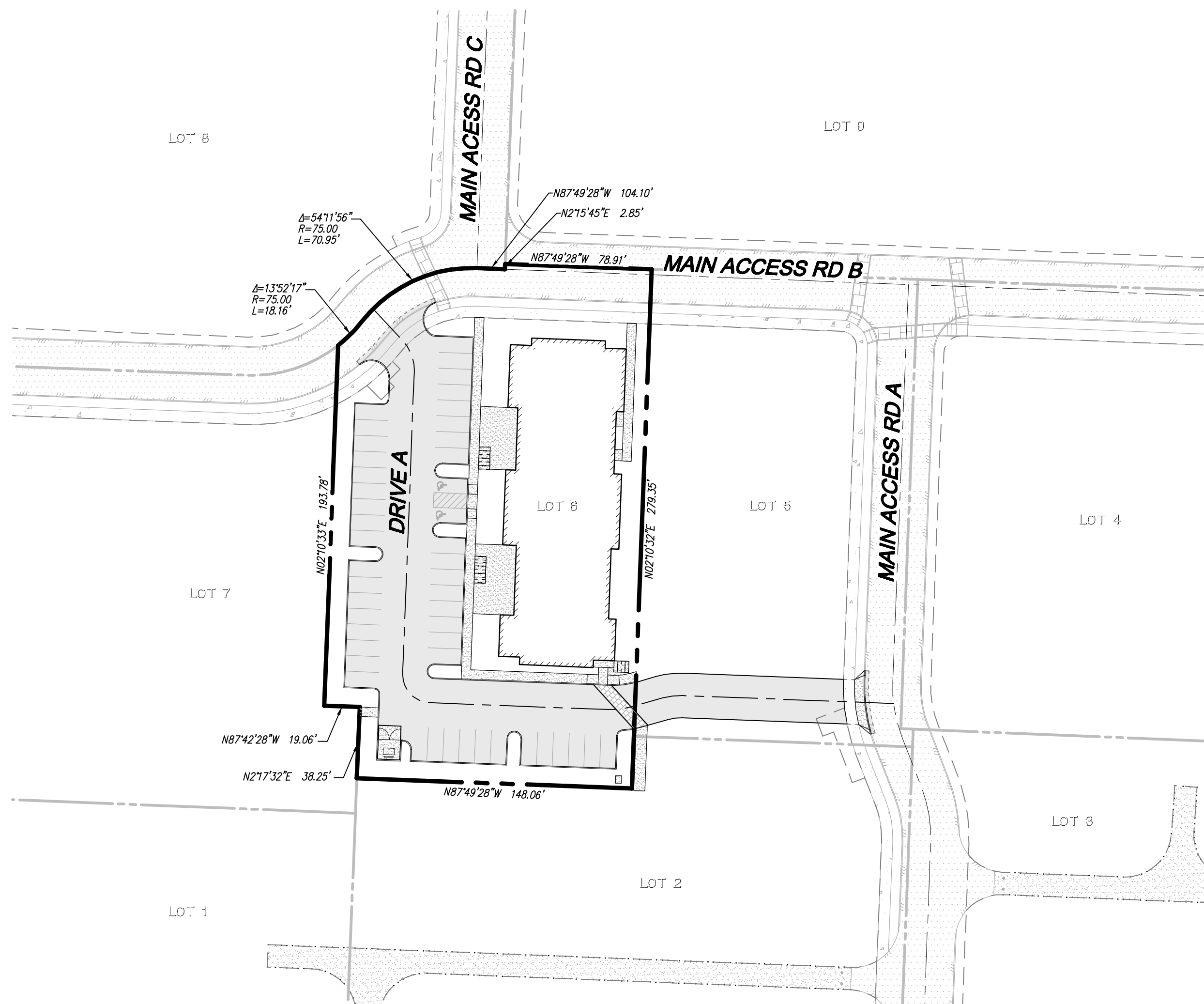
PRELIMINARY PLANS



VICINITY MAP
SCALE: 1" = 1000'



SCALE: 1" = 50'



LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS	DESCRIPTION	ABBREVIATIONS	DESCRIPTION
	SECTION CORNER	CB	CATCH BASIN
	1/4 SECTION CORNER	CL	CENTERLINE
	MONUMENT	CMP	CORRUGATED METAL PIPE
	SET REBAR/CAP LS#46315	CP	CONCRETE PIPE
	FOUND REBAR	EL	ELEVATION
	TELEPHONE VAULT	EXIST.	EXISTING
	POWER VAULT	E	FLOWLINE
	LUMINAIRE	IE	INVERT ELEVATION
	WATER VALVE	LCPE	LINED CORRUGATED POLYETHYLENE PIPE
	BOLLARD	R	PROPERTY LINE
	SIGN (AS NOTED)	PP	POWER POLE
	JUNCTION BOX	PVC	POLYVINYL CHLORIDE PIPE
	CATCH BASIN	R/W	RIGHT-OF-WAY
	STORM MANHOLE	STA	STATION
	TRAFFIC SIGNAL	SD	STORM DRAIN
	TRAVERSE POINT	SS	SANITARY SEWER
	POWER POLE	SSMH	SANITARY SEWER MANHOLE
	SEPTIC TANK LID	SWPE	SOLID WALL POLYETHYLENE PIPE
	WATER LINE	TYP	TYPICAL
	POWER LINE	TBR	TO BE REMOVED
	GAS LINE		
	TELEPHONE LINE		
	BARBED WIRE FENCE		
	WOOD FENCE		
PROPOSED WATER SYMBOLS		PROPOSED WATER SYMBOLS	
	WATER CAP		CONCRETE BLOCKING
	BUTTERFLY VALVE		11" BEND
	45° BEND		90° BEND
	22" BEND		VALVE
	HYDRANT ASSEMBLY		BLOW-OFF VALVE
	REDUCER		AIR-VAC ASSEMBLY
	WATER METER		WATER PIPE
PROPOSED STORM SYMBOLS		PROPOSED SEWER SYMBOLS	
	SD CAP		SEWER CAP
	TYPE 1 CATCH BASIN, GRATED LID		SEWER CLEANOUT
	TYPE 1 CATCH BASIN, SOLID LID		SEWER MANHOLE
	TYPE 2 CATCH BASIN, GRATED LID		SEWER PIPE
	TYPE 2 CATCH BASIN, SOLID LID		
	BEEHIVE MANHOLE COVER		
	SQUARE YARD DRAIN		
	ROUND YARD DRAIN		
	STORM CLEAN OUT		
	STORM PIPE		

SURVEY INFORMATION

LEGAL DESCRIPTION
 PARCEL B, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. 0422003 RECORDED UNDER AUDITOR'S FILE NO. 202205135001 IN THE RECORDS OF SNOHOMISH COUNTY 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.

SITUADE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

VERTICAL DATUM
 THE VERTICAL DATUM FOR THIS PROJECT IS NAVD88. THE BENCHMARK USED IS WSDOT POINT GP31009-196, EAST OF THE SITE NEAR SR-9, BEING 362.84 FEET AS SHOWN.

HORIZONTAL DATUM - BASIS OF BEARINGS
 BASIS OF BEARINGS FOR THIS PROJECT IS NAD83/91 AS ESTABLISHED BY A LINE HELD BETWEEN W.C.C.S. POINT 328 AND W.C.C.S. POINT 326, BEING NORTH 01°10'09" EAST.

EQUIPMENT & PROCEDURES
 METHOD OF SURVEY: SURVEY PERFORMED BY A FIELD TRAVERSE USING A "TRIMBLE S6" ROBOTIC TOTAL STATION, TRIMBLE 5800 GPS AND A "TDS RANGER" DATA COLLECTOR SUPPLEMENTED WITH FIELD NOTES WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS.

PRECISION: MEETS OR EXCEEDS STATE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090

SURVEY NOTES

- BARBED WIRE FENCE ENCROACHES AT THE SOUTHEAST AND SOUTHWEST CORNERS OF THE SITE.
- THERE IS A POWER LINE AERIAL ENCROACHMENT AT THE SOUTHEAST AND SOUTHWEST CORNER OF THE SITE.
- REFERENCE MAP - RECORD OF SURVEY AFN 200403035222
- REFERENCE MAP - SUNNY SIDE FIVE ACRE TRACTS, VOLUME 7 OF PLATS, PAGE 19
- REFERENCE MAP - SNOHOMISH ROAD MAP DATED MAY 13, 1913 (SURVEY NO 477)

FLOOD INFORMATION

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 5306100740 PANEL 740 OF 1575, DATED NOVEMBER 8, 1999. THE SUBJECT PROPERTY IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN)

PROJECT INFORMATION

SITE ADDRESS: 00590700032001: 8833 SOPER HILL ROAD MARYSVILLE, WASHINGTON

SITE AREA: 44,645 SF 1.02 AC

CURRENT ZONING: CD

PROPOSED ZONING: CD

PROPOSED LAND USE: COMMERCIAL

PROPOSED LOTS: 1

BUILDING SETBACKS: 5' FRONT 10' SIDE/REAR

CITY OF MARYSVILLE
 SNOHOMISH COUNTY PUD NO. 1
 PUGET SOUND ENERGY
 FRONTIER
 COMCAST
 LAKE STEVENS SCHOOL DISTRICT NO. 4
 MARYSVILLE FIRE DISTRICT RFA

TABLE OF CONTENTS

- | | |
|---|-----------------------|
| 1 | COVER SHEET |
| 2 | PRELIMINARY SITE PLAN |

EARTHWORK QUANTITIES

CUT: 1,600 CY
FILL: 1,600 CY
NET: 0 CY
DISTURBED AREA: 44,645 SF (1.02 AC)

CONTACT LIST

OWNER/APPLICANT:
 TITANIUM OFFICE, LLC
 10515 20TH ST SE SUITE 202
 LAKE STEVENS, WASHINGTON 98258
 CONTACT: PATRICK MCCOURT
 PHONE: (425) 308-5101
 FAX: (425) 645-8103
 EMAIL: pmccourt@landprogrp.com

OWNER REPRESENTATIVE:
 LAND PRO GROUP, INC.
 10515 20TH ST SE SUITE 202
 LAKE STEVENS, WASHINGTON 98258
 CONTACT: RYAN LARSEN
 PHONE: (425) 551-7600
 FAX: (425) 645-8103
 EMAIL: rlarsen@landprogrp.com

LANDSCAPE ARCHITECT:
 ORIGIN DESIGN GROUP
 1031 185TH AVENUE NE
 SNOHOMISH, WASHINGTON 98290
 CONTACT: KRISTAL LOWE
 PHONE: (425) 346-9105
 EMAIL: origindg@gmail.com

CIVIL ENGINEER:
 LDC, INC.
 20210 142ND AVE NE
 WOODINVILLE, WA 98072
 CONTACT: JOSEPH HOPPER, PE
 PHONE: (425) 806-1869
 FAX: (425) 482-2893
 EMAIL: jhopper@ldcorp.com

SURVEYOR:
 PACIFIC COAST SURVEYS, INC.
 16300 MILL CREEK BLVD, STE C4
 MILL CREEK, WASHINGTON 98082
 CONTACT: DARREN RIDDLE, PLS
 PHONE: (425) 508-4951
 FAX: (425) 645-8103
 EMAIL: darren@pcsurveys.net

ARCHITECT:
 MJ NEAL AND ASSOCIATES
 P.O. BOX 1945
 WENATCHEE, WASHINGTON 98807
 CONTACT: MARK NEAL, AIA
 PHONE: (509) 663-6455
 EMAIL: mjn@mjnealia.com

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

SURVEY DISCLAIMER

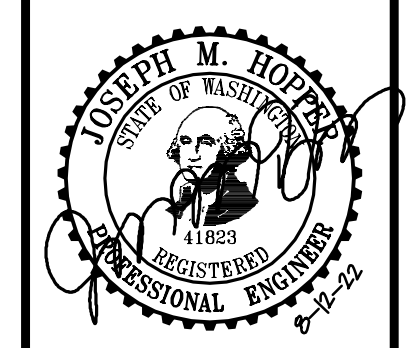
THE SURVEY DATA SHOWN CONSISTS OF A COMBINATION OF SURVEY DATA FROM PACIFIC COAST SURVEYS AND THE ASSUMPTION THAT THE WHITE BARN COMMERCIAL PROJECT (PERMIT G21-0053) WAS CONSTRUCTED PER PLAN. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF DATA THAT HAS BEEN SOURCED FROM PACIFIC COAST SURVEYS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
 Utilities Underground Location Center

NO.	DATE	REVISIONS	DESCRIPTION	BY
1	8-12-22	REVISED PER 8-5-2022 CITY OF MARYSVILLE TECHNICAL REVIEW	1 COMMENTS	JMH

LDC
 Surveying
 Engineering
 Planning
 Olympia
 Kent
 Kent, WA 98030
 Woodinville
 1851 Central Ex S, #101
 Kent, WA 98030
 T 425.806.1869
 www.LDCorp.com
 F 425.482.2893

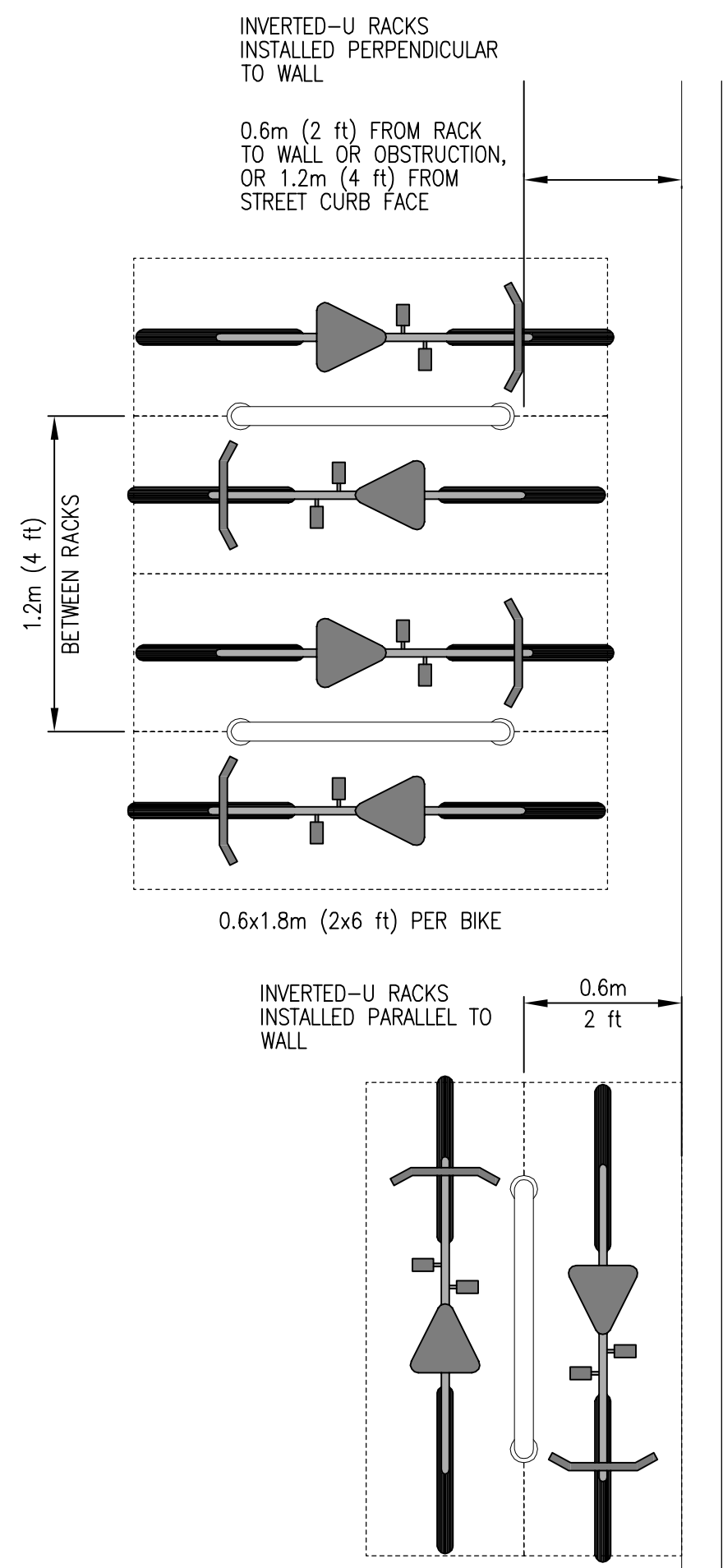
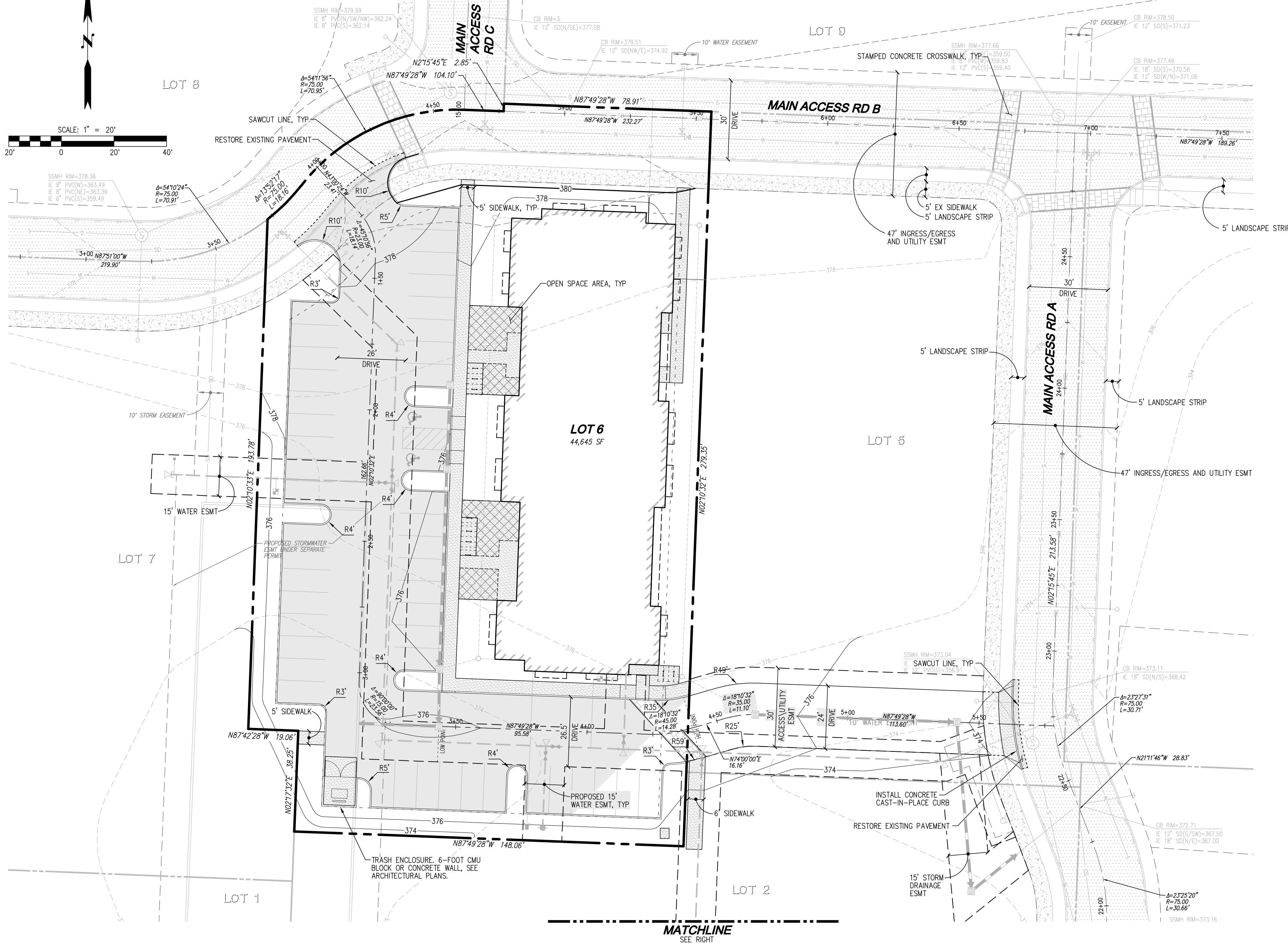
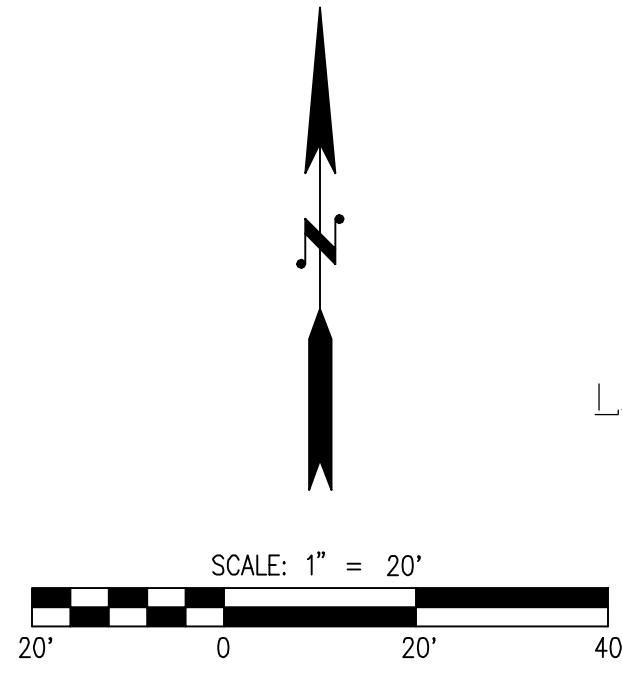
TITANIUM OFFICE, LLC
DENTAL OFFICE - WHITE BARN
 COVER SHEET



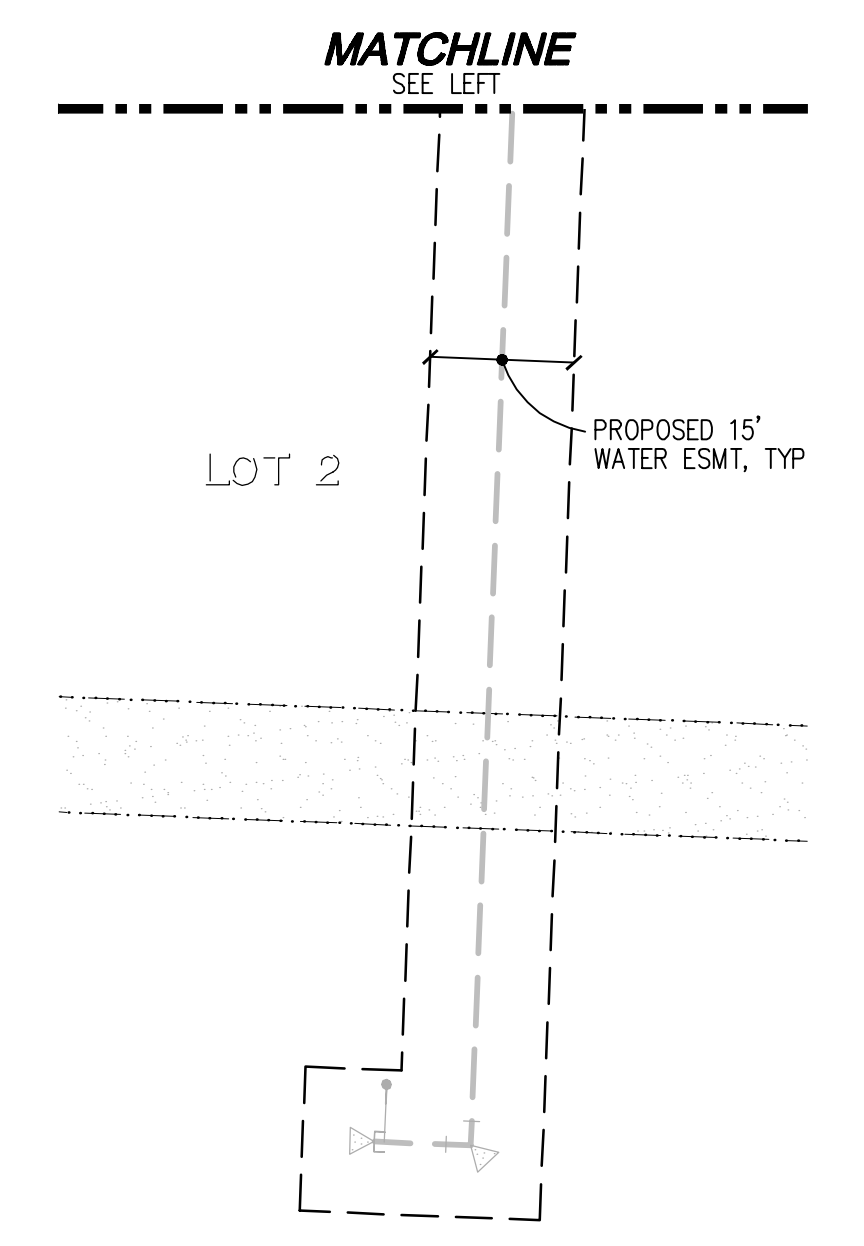
JOB NUMBER: C22-179
 DRAWING NAME: C22179SP-CS-PL
 DESIGNER: JMH
 DRAFTING BY: PO
 DATE: 6-23-22
 SCALE: 1"=50'
 JURISDICTION: CITY OF MARYSVILLE

SP-01
 SHEET 1 OF 2

A PORTION OF THE SE 1/4, SW 1/4, SEC 1, TWN 29 N, RGE 5 E, W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



BIKE RACK DETAILS
NOT TO SCALE



PARKING NOTES

PARKING REQUIRED:	BASE=50 SPACES REDUCTION=3 SPACES TOTAL REQUIRED=47 SPACES
PARKING PROVIDED:	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 REQUIRED PARKING SPACES)
BICYCLE SPACES PROVIDED:	18 SPACES (3 REQUIRED SPACES + 15 ADDITIONAL SPACES FOR PARKING REDUCTION)

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED:	2% OF APPLICABLE SITE AND 1% OF BUILDING FLOOR AREA
APPLICABLE SITE:	39,532 SF x 2% = 791 SF
BUILDING FLOOR AREA:	9,989 SF x 1% = 100 SF
TOTAL REQUIRED:	891 SF
OPEN SPACE PROVIDED:	940 SF

LEGEND

	STORM PIPE
	DRAIN PIPE
	SEWER PIPE
	WATER PIPE

IMPERVIOUS AREAS CALCULATIONS

TOTAL SITE AREA:	44,645 SF	1.02 AC
TOTAL ON-SITE IMPERVIOUS AREA:	30,512 SF	0.70 AC
PERCENTAGE ON-SITE IMPERVIOUS:	68.34%	

UTILITY NOTE
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

SURVEY DISCLAIMER
THE SURVEY DATA SHOWN CONSISTS OF A COMBINATION OF SURVEY DATA FROM PACIFIC COAST SURVEYS AND THE ASSUMPTION THAT THE WHITE BARN COMMERCIAL PROJECT (PERMIT G21-0053) WAS CONSTRUCTED PER PLAN. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF DATA THAT HAS BEEN SOURCED FROM PACIFIC COAST SURVEYS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

PFN: PA22-029

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION
1	8-12-22	REVISED PER 8-5-2022 CITY OF MARYSVILLE TECHNICAL REVIEW 1 COMMENTS JMH

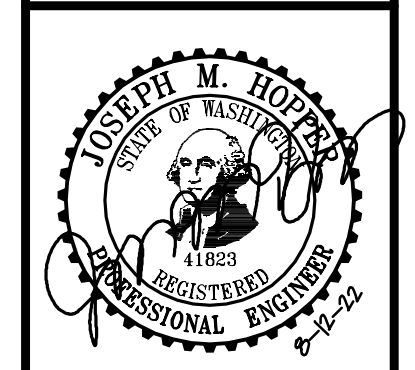
LDC
Surveying
Engineering
Planning

Kent
Woodinville

Olympia
Kent, WA 98030
www.LDCcorp.com

T 425.806.1869
F 425.482.2893

TITANIUM OFFICE, LLC
DENTAL OFFICE - WHITE BARN
PRELIMINARY SITE PLAN



JOB NUMBER: C221-179
DRAWING NAME: C22179SP-SP-PL
DESIGNER: JMH
DRAFTING BY: PO
DATE: 6-23-22
SCALE: 1"=20'
JURISDICTION: CITY OF MARYSVILLE

Drawing: P:\Civil\2022\C221-179 Dental Office - White Barn\Drawings\Preliminary\C22179SP-SP-PL.dwg Plotted: Aug 12, 2022 - 8:31am