



ADMINISTRATIVE SITE PLAN APPROVAL

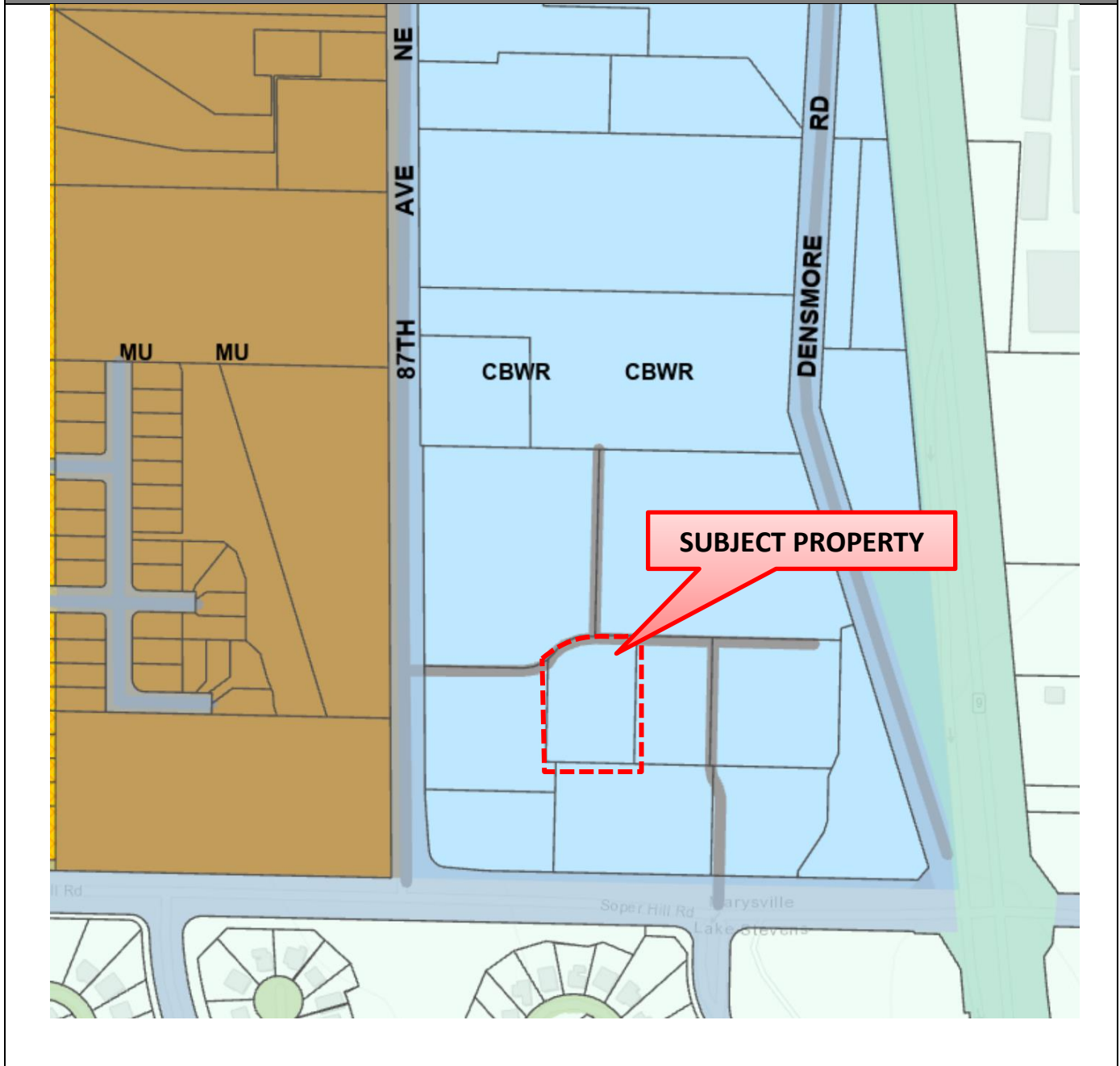
Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ Office Hours: Mon - Fri 7:30 AM - 4:00 PM

PROJECT INFORMATION									
Project Title	White Barn Dental			Date of Report	September 20, 2022				
File Number	PA22-029			Attachments	Preliminary Site Plan (Exhibit 24)				
Administrative Recommendation	Approve the preliminary Commercial Site Plan, subject to the conditions of approval contained in Section 2.0 of this Administrative Site Plan Approval.								
BACKGROUND SUMMARY									
Applicant	Titanium Office, LLC								
Request	The applicant is seeking Administrative Commercial Site Plan Approval for the construction of an approximately 9,900 sq. ft. building. The proposed building would be comprised of (3) tenant spaces, with (1) space dedicated for a dental office. The site would be accessed via an internal roadway off of 87 th Ave NE and Soper Hill Road.								
Site Address	8813 Soper Hill Rd. Lot 6 of White Barn BSP			APN(s)	00590700031804				
Acreage (SF)	1.02 acres (44,645 sq. ft.)			Section	01	Township	29N	Range	05E
Comprehensive Plan	CB	Zoning	WR-CB	Shoreline Environment			N/A		
Water Supply	Current	Proposed		Sewer Supply	Current		Proposed		
	None	Marysville			None	Marysville			
Present Use of Property	Undeveloped								
REVIEWING AGENCIES									
Marysville	Local Agencies & Districts		State & Federal		County		Other		
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> Land Development <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works <input type="checkbox"/>	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input checked="" type="checkbox"/> Comcast <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lakewood SD 306 <input type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 <input checked="" type="checkbox"/> Ziplly		<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 checked="" type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works <input type="checkbox"/> <input type="checkbox"/>		<input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Stillaguamish Tribe <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	September 20, 2022	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Continued					
STAFF CONTACT									
Name Emily Morgan	Title Senior Planner	Phone 360.363.8216	E-mail emorgan@marysvillewa.gov						

SURROUNDING USES

	Comprehensive Plan	Zoning	Land Use
North	Community Business	CB-WR	Undeveloped and medical office under construction
East	Community Business	CB-WR	Densmore Road and State Route 9
South	Community Business	CB-WR	Soper Hill Road and City of Lake Stevens jurisdiction
West	Mixed Use	MU-WR	87th Avenue NE and future residential development, Firerock (PA20048)

VICINITY MAP



FINDINGS OF FACT

1. **Type of Review.** The proposed commercial site plan review is an Administrative decision.
2. **Project Description.** On July 13, 2022, Land Pro Group, Inc. on behalf of Titanium Office, LLC (applicant), requested an Administrative Commercial Site Plan Approval for the construction of an approximately 9,900 sq. ft. building.
 - 2.1. The proposed building includes a total of (3) tenant spaces with (1) space dedicated for a dental office.
3. **Site Description.** The subject property is Lot 6 of the 9-lot non-project action binding site plan (BSP) and is 44,645 sq. ft. in size. The overall site has been modified with fill to level and raise grade to prepare for development.
4. **Letter of Completeness.** The application was determined to be complete on July 13, 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.
6. **Request for Review.** A *Request for Review* of the proposed development was sent to the Local, County, State & Federal Agencies and Districts referenced on Page 1. The following comments were received:

	Nature of Comment
Public Works, Developmental Services	<ul style="list-style-type: none"> • <i>Provided information regarding the required improvements which are to be further reviewed with Civil Plan Review.</i> • <i>Capital facility fees would be required to be paid prior to issuance of the building permit.</i>
Public Works, Operations	<i>No water details or irrigation meter/backflow assembly were shown on plans; further review and comment would be provided at time of Civil Plan Review.</i>
Public Works, Waste Water	<ul style="list-style-type: none"> • <i>All plumbing is subject to MMC Chapter 14, Water and Sewers</i> • <i>Install an approved amalgam separator for mercury removal; the discharge of mercury is 0.10 mg/l.</i>
Marysville Fire District	<ul style="list-style-type: none"> • <i>Fire alarm and sprinkler systems will be required for the shell building and tenant suites.</i> • <i>Access for fire apparatus appears to be acceptable.</i> • <i>The fire sprinkler FDC shall be located within 3 to 10 ft. from a fire hydrant.</i>
Building Department	<i>Provided requirements for the building permit submittal.</i>
Snohomish County Public Works	<i>Concurs with the distribution and the conclusion that this development would not impact any county capital improvement projects or county roads; therefore, no mitigation or offer is required for this development.</i>
Snohomish County PUD	<i>Snohomish County PUD has adequate system capacity to serve the proposed development, but upgrades may be needed. Securing of easements for the necessary utilities would be required, if applicable.</i>

7. **SEPA Review.** The proposed development is exempt from SEPA Review pursuant to MMC 22E.030.090(1)(d).
8. **Access.** The subject property is proposed to be accessed by a private roadway system within the White Barn BSP. The overall development currently has (2) access points, one from Soper Hill Road and one from 87th Ave NE. The internal road system dead ends to the north to allow for future connectivity.

9. **Traffic Impacts.** A traffic impact analysis (TIA) was prepared by Kimley Horn dated June 3, 2022. According to the TIA, the proposed development would generate approximately 360 Average Daily Trips (ADT), 31 AM peak hour trips (AMPHT) and 39.30 PM peak hour trips (PMPHT).

The City Engineer and Traffic Engineer reviewed the TIA, and issued a written concurrency recommendation dated August 15, 2022 informing the developer of the project's impacts and mitigation obligation pursuant to MMC 22D.030, *Traffic Impact Fees and Mitigation*. Pursuant to MMC 22D.030.070(1)(d), an applicant is required to make a written proposal for mitigation of traffic impacts to the Public Works Director based on the concurrency recommendation. The applicant accepted the traffic concurrency recommendation on August 17, 2022. The conditions of the concurrency determination are as follows:

- 9.1. In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3), for the development. Traffic impact fees shall be vested at a rate of \$2,220.00, per PMPHT ($\$2,220 \times 39.3$), totaling \$87,246.
- 9.2. Based on Section 4.2 of the TIA, the proposed development would generate 26 PMPHT affecting the intersection of 87th Ave NE and Soper Hill Road. The applicant shall be required to contribute on a proportionate share basis towards the construction of a compact, urban roundabout at the intersection of 87th Avenue NE and Soper Hill Road. The proportionate share mitigation shall be vested at a rate of \$1,700 per PMPHT ($\$1,700 \times 26$), totaling \$44,200.
- 9.3. Based on Section 4.3 of the TIA and comments received from Snohomish County Public Works, the proposed development would not impact any Snohomish County capital improvement projects; therefore, the payment of Snohomish County traffic mitigation fees shall not be required for the proposed development.
- 9.4. Based on Section 4.4 of the TIA, there are no WSDOT improvement projects in the vicinity of the proposed development that would be directly impacted by (3) or more PM peak hour trips generated by the proposed White Barn medical office; therefore, WSDOT traffic mitigation fees shall not be required for the proposed development
10. **Utilities.** There are no existing utilities on site. However, utilities, including water, sewer, and stormwater, are being provided by the overall site construction of the White Barn BSP.

All utility and street improvements are to be extended along the street frontages of the proposed project site. Review of required utilities would be addressed during civil construction plan review to ensure compliance with all of the applicable MMCs.

11. **Site Plan Review.** MMC 22G.010.140(3) requires the City to determine whether or not the project is consistent with the following items described in the applicable plans and regulations:

11.1. *Type of land use permitted at the site, including uses that may be allowed under certain circumstances, such as planned residential development and conditional uses, if the criteria for their approval have been satisfied.*

Staff Comment: The site is currently zoned Whiskey Ridge – Community Business (WR-CB). Pursuant to MMC 22C.020.060 dental clinics are permitted outright in the WR-CB zone. All future tenants of the additional spaces in the proposed building would be reviewed for use compliance at time of tenant improvement.

11.2. *Density of residential development in urban growth areas.*

Staff Comment: The proposed use does not include residential development; therefore, this provision would not apply.

11.3. *Availability and adequacy of public facilities identified in the Comprehensive Plan.*

Staff Comment: The proposed development has been reviewed for compliance with the Comprehensive Plan to ensure consistency with the goals and policies related to Community

Business designation, including the specific criteria for the East Sunnyside – Whiskey Ridge Neighborhood of Planning Area 4.

Pursuant to the Planning Area 4 for East Sunnyside – Whiskey Ridge Neighborhood of the Land Use Element, identifies the Community Business designation as an area to develop commercial uses, auxiliary to downtown, to serve the needs of various areas. Per Land Use Figures 4-58 and 4-59, the proposed development is located in an area to be provided with upgraded water and sewer systems to adequately serve the project.

Staff finds that the proposed development, as conditioned, is consistent with the City of Marysville Comprehensive Plan.

11.4. *Development Standards.*

Staff Comment: The project site is currently zoned CB-WR (Community Business-Whiskey Ridge). The purpose of the CB-WR zone is to provide convenience and comparison retail and personal services for local service areas which exceeds 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.

The proposed development and subsequent use of the property would comply with the intent of the CB-WR zone, and as conditioned herein, would meet all of the applicable development standards outlined in Title 22 MMC, *Unified Development Code*. The proposed development, as conditioned herein, would make appropriate provisions for the public use and interest, health, safety, and general welfare.

12. **In House Days.** Pursuant to MMC 22G.010.200, a decision on this application was made within 120 days from the date of the letter of completeness. A decision on this application was made (53) in-house calendar days from the date of completeness.

CONDITIONS OF APPROVAL

Based on the foregoing findings and conclusions, review of the environmental documents submitted by the applicant, and the City's regulatory authority to implement the policies, standards, and regulations of the Comprehensive Plan and MMC, the Community Development Department hereby grants preliminary Commercial Site Plan approval for the White Barn Dental development, subject to the following conditions:

1. The preliminary site plan received by the Community Development Department on August 24, 2022 (Exhibit 24) shall be the approved preliminary site plan layout or as amended and approved during civil plan or building permit review.
2. All power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed underground either by direct burial or by means of conduit or ducts providing service to each building.
3. Prior to civil construction plan approval, a FINAL Landscape Plan shall be approved and designed in accordance with the applicable Landscaping and Screening Standards outlined in Section F of the East Sunnyside/Whiskey Ridge Design Standards and Guidelines.
4. Pedestrian pathways that traverse a parking area or drive-aisle are required to be constructed with concrete pavers or decorative colored, or stamped concrete clearly denoting the pedestrian pathway. This detail shall be required to be provided on the civil construction plans.
5. Pursuant to MMC 22D.030.070(6)(a)(ii), the traffic concurrency determination and the project's impacts and mitigation obligations shall expire 6 years from date of this decision.

6. Prior to civil construction plan approval, an illumination plan shall be approved and designed in accordance with applicable lighting standards outlined in Section D.3 of the East Sunnyside/Whiskey Ridge Design Standards and Guidelines.
7. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Building Design Standards outlined in Section E of the East Sunnyside/Whiskey Ridge Design Standards and Guidelines.
8. Prior to building permit issuance, the applicant shall be required to demonstrate all mechanical equipment located on the roof, façade or external portions of a building are architecturally screened so as not to be visible from adjacent properties at street level or the public street in accordance with Section F.2 of the East Sunnyside/Whiskey Ridge Design Standards and Guidelines. Mechanical equipment shall be screened by a primary building element or structure.
9. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility to the public. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened by landscaping, fences, or walls.
10. In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3), for the development. Traffic impact fees shall be vested at a rate of \$2,220.00, per PMPHT (\$2,220 X 39.3), totaling \$87,246.
11. The proposed development would generate 26 PMPHT affecting the intersection of 87th Ave NE and Soper Hill Road. The applicant shall be required to contribute on a proportionate share basis towards the construction of a compact, urban roundabout at the intersection of 87th Avenue NE and Soper Hill Road. The proportionate share mitigation shall be vested at a rate of \$1,700 per PMPHT (\$1,700 x 26), totaling \$44,200.

Prepared by: *Emily*

Reviewed by: *Chris*

DETERMINATION

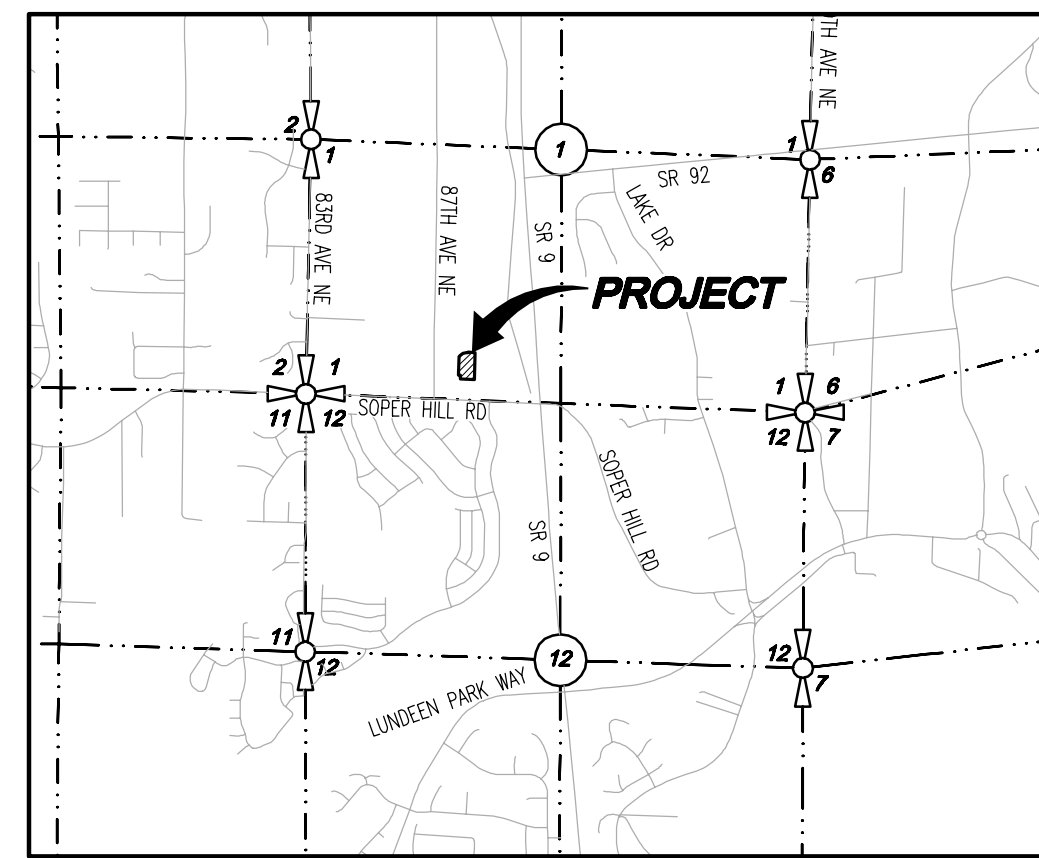
This **Administrative Commercial Site Plan APPROVAL** is issued under MMC 22G.010.150(h). Administrative decisions may be appealed to the Hearing Examiner in accordance with MMC Chapter 22G.010, Article VIII Appeals. Appeals must be filed within fourteen (14) calendar days of the date of Administrative Site Plan Approval.

Signature: *Haylie Miller* Date: September 20, 2022
Haylie Miller, CD Director

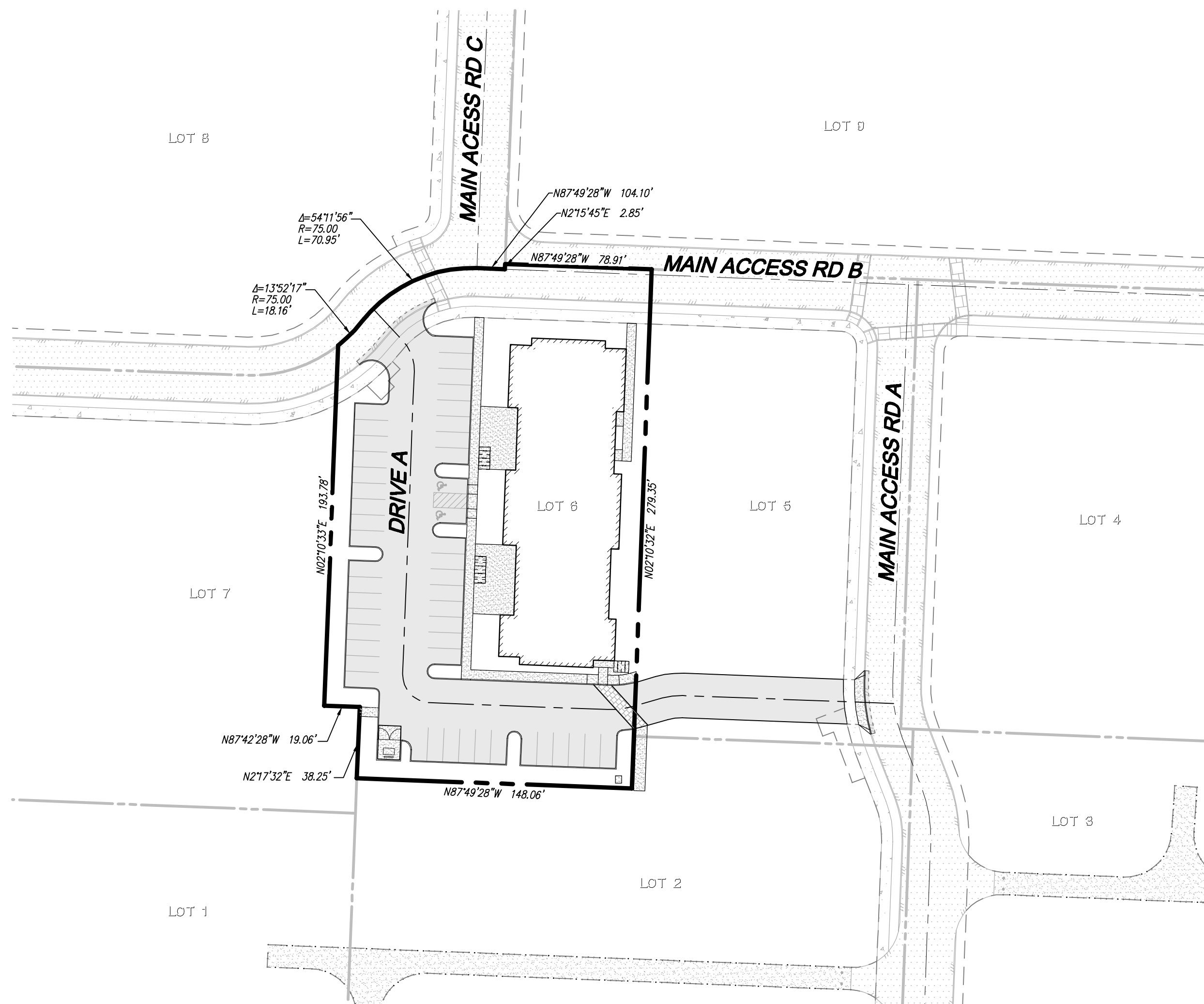
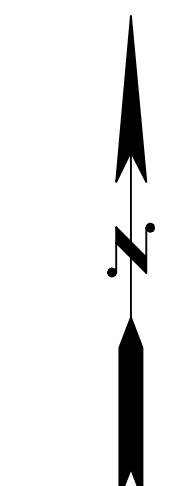
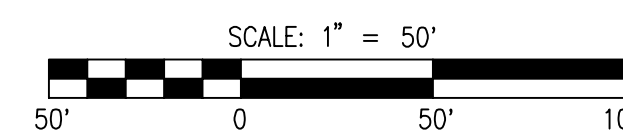
The above recommendation, including conditions of preliminary approval, are subject to change if the proposed phasing parameters, land uses or any other information provided by the applicant or their authorized representative proves inaccurate.

DENTAL OFFICE - WHITE BARN

PRELIMINARY PLANS



VICINITY MAP
SCALE: 1" = 1000'



LEGEND AND ABBREVIATIONS

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

SURVEY INFORMATION

LEGAL DESCRIPTION

PARCEL B, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA22003 RECORDED UNDER AUDITOR'S FILE NO. 2022205135001 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.

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

WATER:

SEWER:

POWER:

GAS:

TELEPHONE:

CABLE:

SCHOOL DISTRICT:

FIRE DISTRICT:

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| 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, AA
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

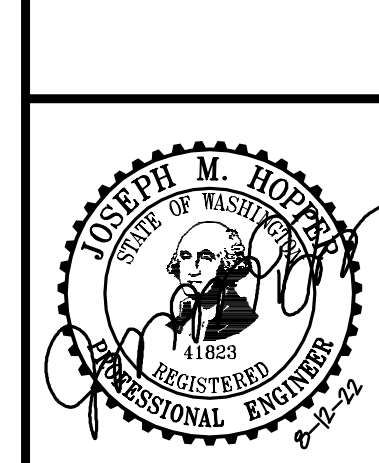
NO.	DATE	REVISION	DESCRIPTION	BY
1	8-12-22	REVISED PER 8-5-2022 CITY OF MARYSVILLE TECHNICAL REVIEW	1 COMMENTS	JMH

LDC
Surveying
Engineering
Planning

Kent
1851 Central Rd S, #101
Kent, WA 98030
www.LDCcorp.com

Olympia
F 425-482-2893

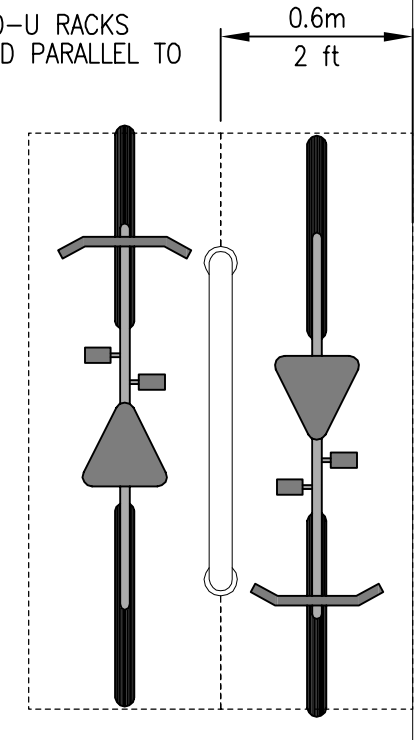
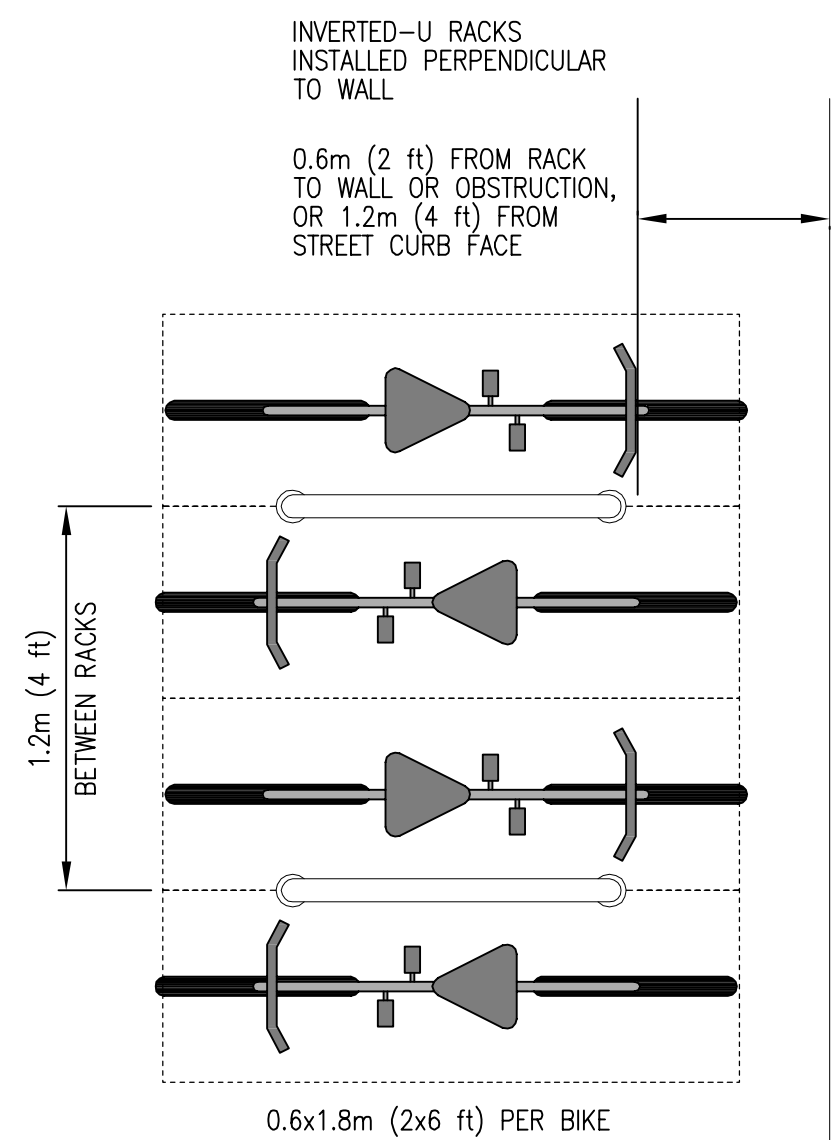
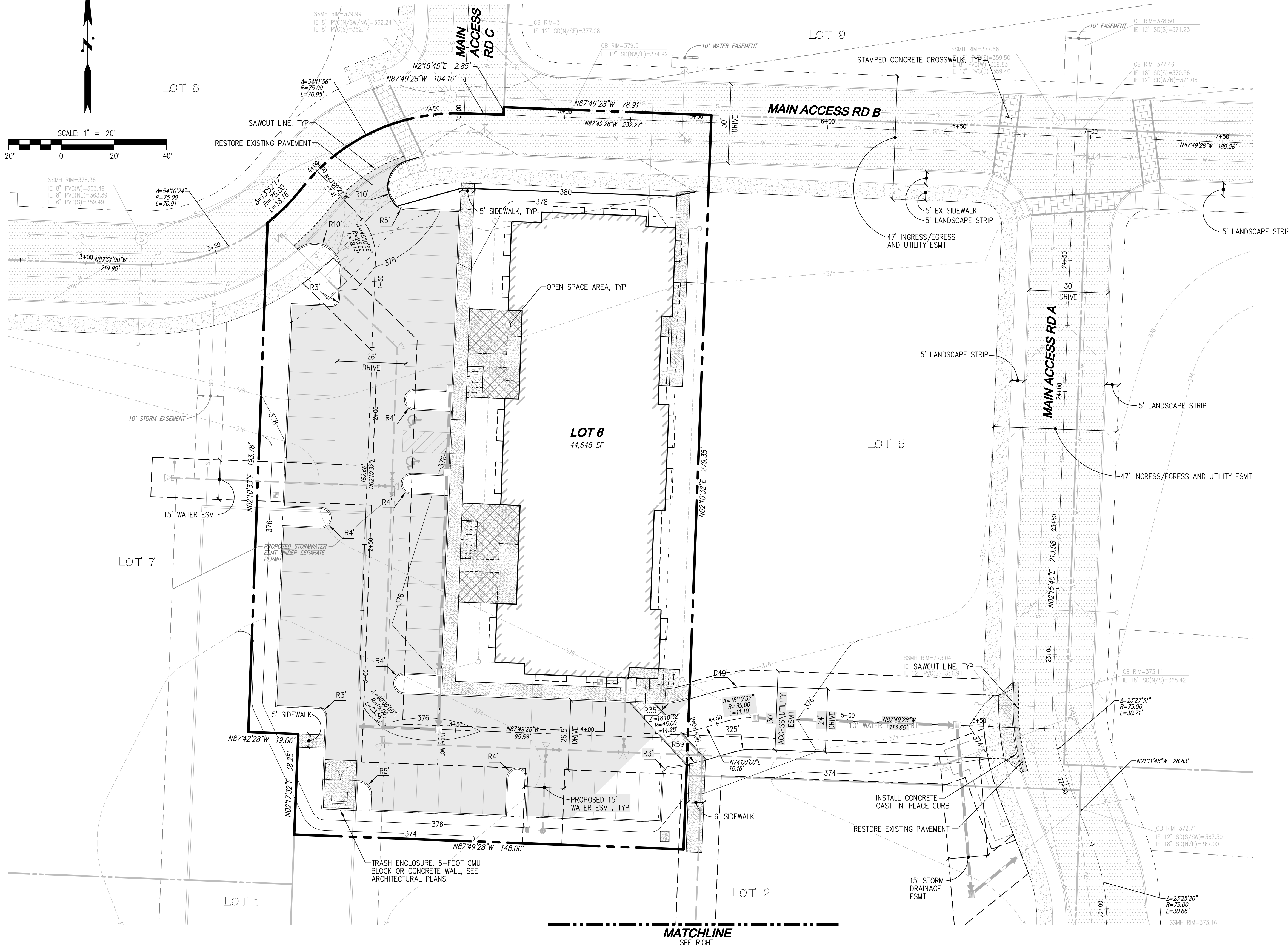
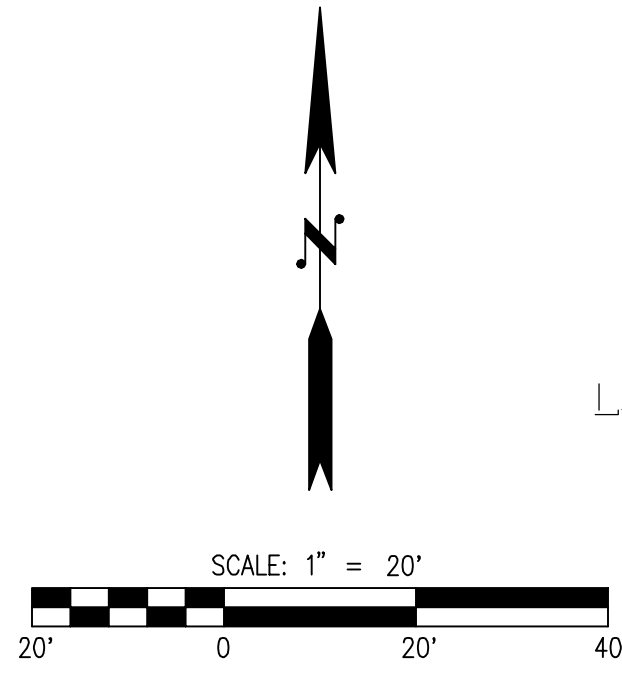
TITANIUM OFFICE, LLC
DENTAL OFFICE - WHITE BARN
COVER SHEET



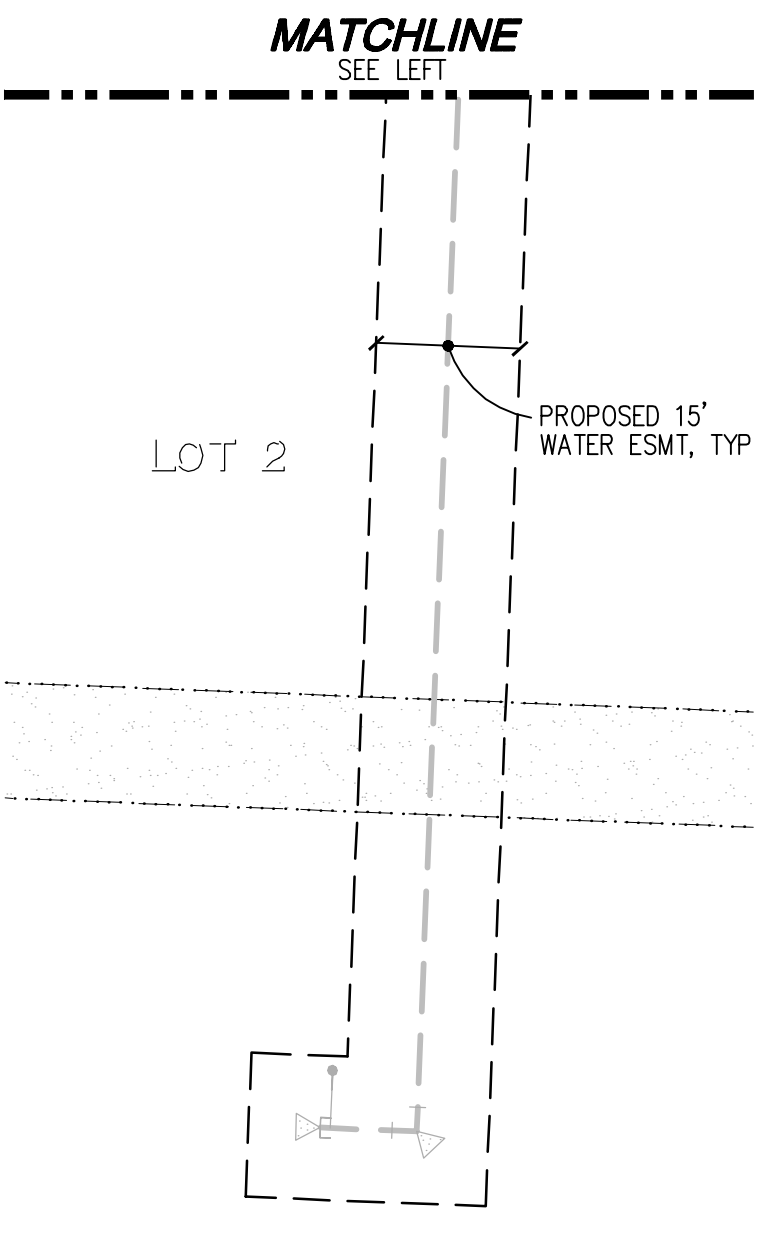
JOB NUMBER: C22-179
DRAWING NAME: C22179SP-CS-PL
DESIGNER: JMH
DRAFTING BY: PO
DATE: 6-23-22
SCALE: 1"=50'
JURISDICTION: CITY OF MARYSVILLE

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

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

LDC | Surveying Engineering Planning

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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