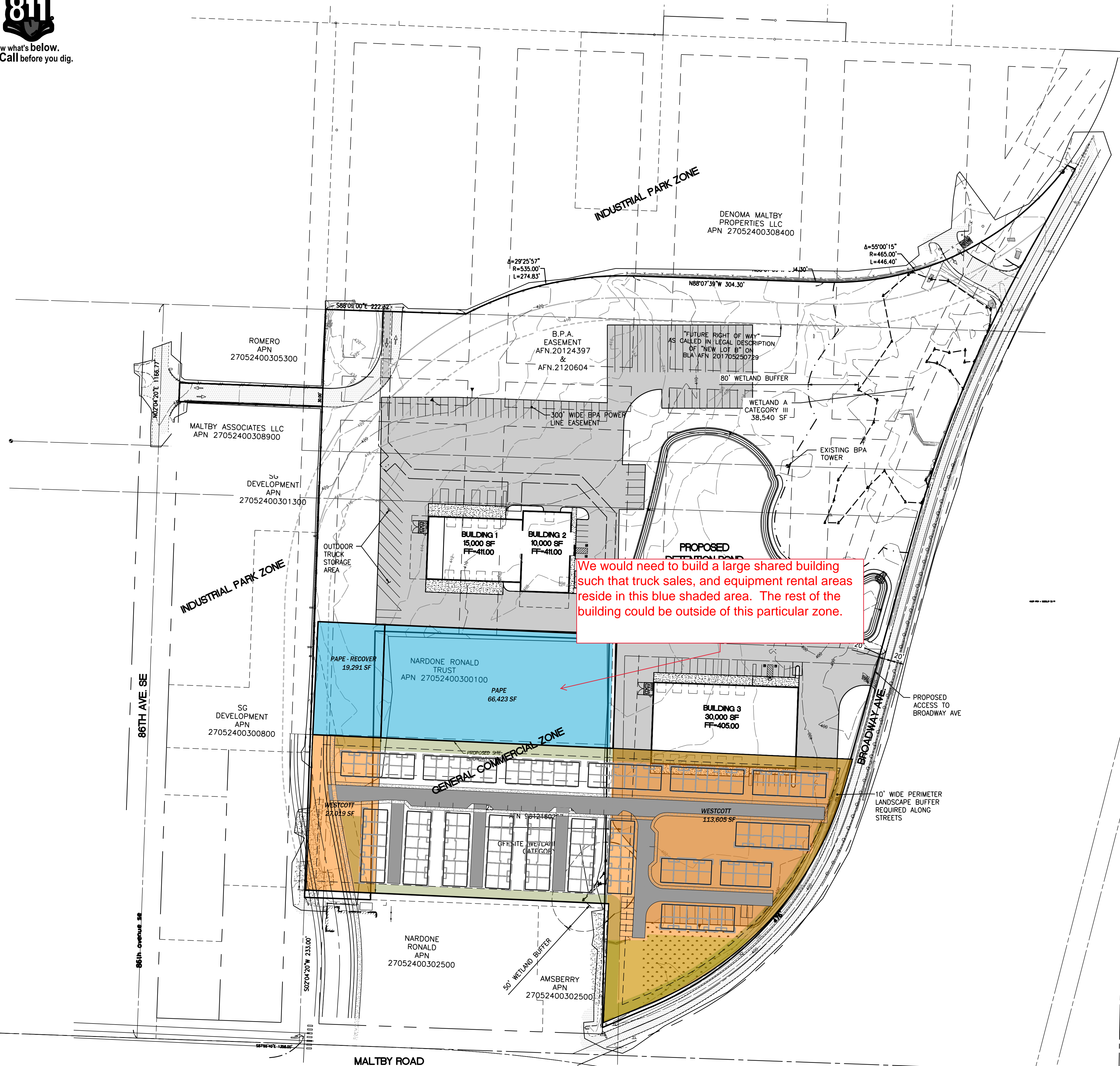
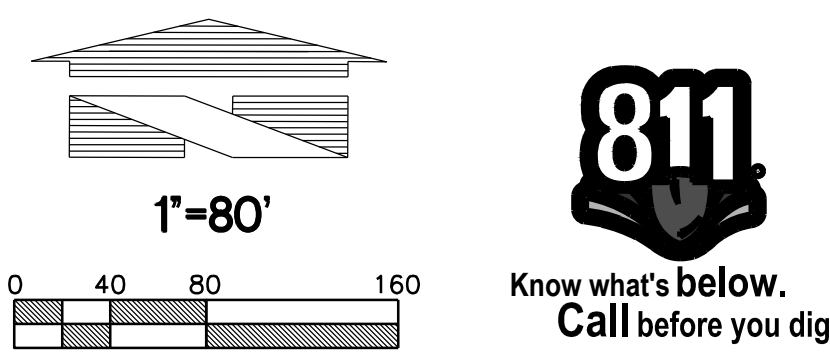


PRELIMINARY SITE PLAN



We would need to build a large shared building such that truck sales, and equipment rental areas reside in this blue shaded area. The rest of the building could be outside of this particular zone.

SITE DATA

APN: 27052400308500
 SITE ADDRESS:
 JURISDICTION: SNOHOMISH COUNTY
 ZONING: IP:PCB--INDUSTRIAL PARK; PLANNED COMMUNITY BUSINESS
 FUTURE L.U.: URBAN COMMERCIAL; URBAN INDUSTRIAL UGA: MALTY UGA

BULK STANDARDS:	PCB	IP
MAX. BLD HEIGHT:	40'	65'
MIN. LOT AREA:	NONE	NONE
MIN. LOT WIDTH:	NONE	NONE
BLD SETBACKS:	NONE	NONE
BLD SETBACKS FROM RESIDENTIAL:	10'	25'
MAX. LOT COVERAGE:	NONE	50%

LANDSCAPING:

PERIMETER:	NONE	NONE
ALONG STREETS:	10' B	10' B

PARKING:

- OFFICE: 2.5/1,000SF GFA
- GEN. RETAIL: 3/1,000SF GFA
- VEHICLE EQUIP. SALES: 1/1,000SF GFA OF SALES OFFICE + 2/1,000SF GFA OF SERVICE OR REPAIR SPACE + 1/4,000SF GFA OUTDOOR DISPLAY AREA

STALL DIM'S: STANDARD = 8.5' x 19'
 COMPACT = 8' x 16'; UP TO 40% OF TOTAL
 DRIVE AISLES = 25'

IMPROVEMENT AREAS

NEW ASPHALT =	217,384 SF (4.99 AC)
NEW BUILDING (ROOF) =	59,665 SF (1.37 AC)
NEW CONCRETE =	12,405 SF (0.29 AC)
NEW LANDSCAPE =	44,402 SF (1.02 AC)
STORMWATER POND =	64,999 SF (1.49 AC)
TOTAL:	398,858 SF (9.16 ACRES)

Revision		Title: PRELIMINARY SITE PLAN	
No.	Date	By	Appr.
Scale:		Horizontal 1"=80' Vertical N/A	
Designed: BE		Date: 12/29/22	
Drawn: MB		Approved: DMB	
Checked: BE		Date: 12/29/22	
Approved: DMB		Date: 12/29/22	
Date: 12/29/22		Date: 12/29/22	
Job Number: 21451		Sheet: SITE	
Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com			
Title: PAPE - MALTY		Title: PRELIMINARY SITE PLAN	

File: C:\Users\jgomes\AppData\Local\Temp\AcPublish_2648\21451-site-2022-09-27.dwg Date/Time: Dec 29, 2022 5:14pm Scale: 1"=80' 0jones Xref: