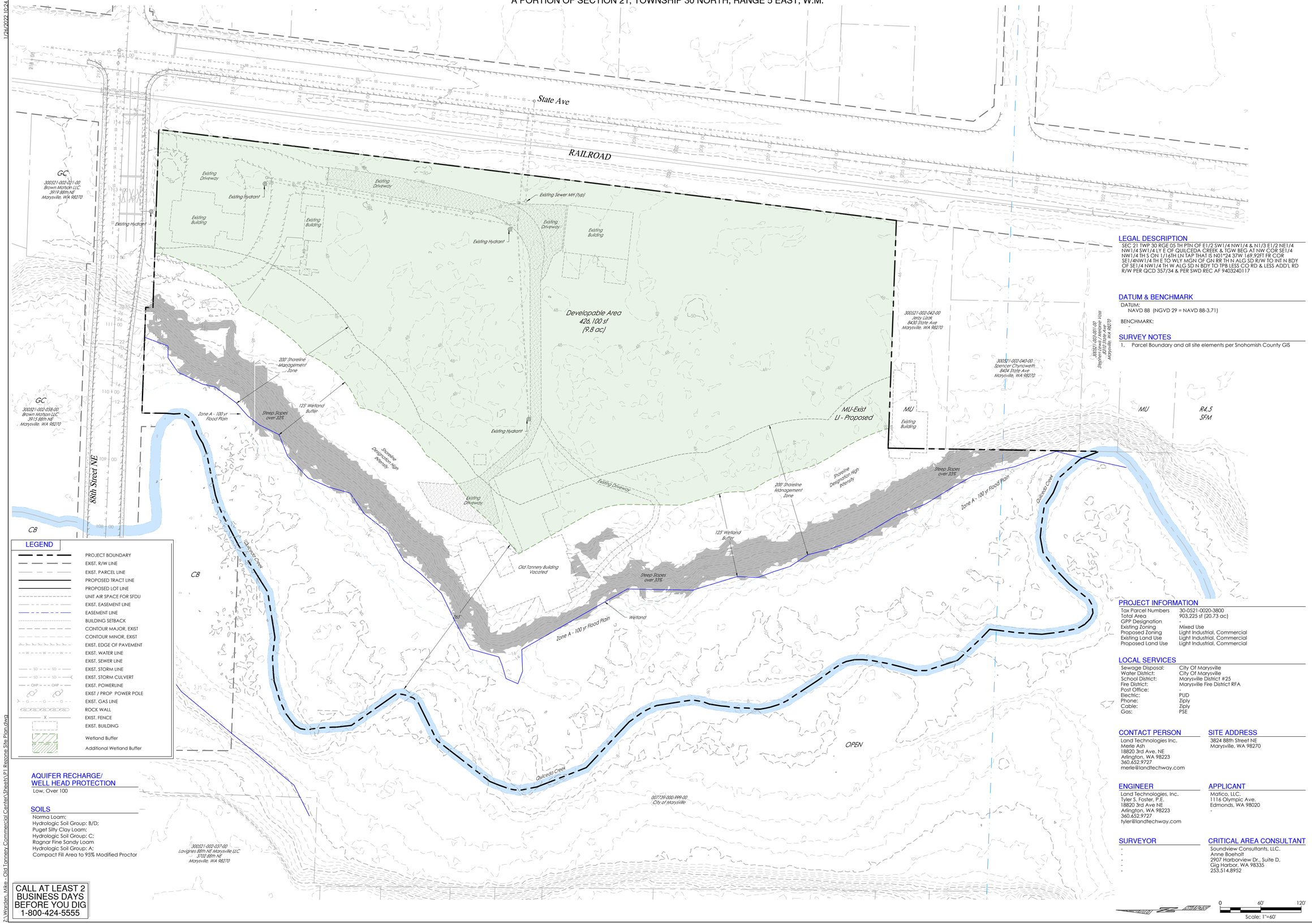
A PORTION OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.



LEGAL DESCRIPTION

SEC 21 TWP 30 RGE 05 TH PTN OF E1/2 SW1/4 NW1/4 & N1/3 E1/2 NE1/4 NW1/4 SW1/4 LY E OF QUILCEDA CREEK & TGW BEG AT NW COR SE1/4 NW1/4 TH S ON 1/16TH LN TAP THAT IS N01*24 37W 169.92FT FR COR SE1/4NW1/4 TH E TO WLY MGN OF GN RR TH N ALG SD R/W TO INT N BDY OF SE1/4 NW1/4 TH W ALG SD N BDY TO TPB LESS CO RD & LESS ADD'L RD R/W PER QCD 357/34 & PER SWD REC AF 9403240117

DATUM & BENCHMARK

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

BENCHMARK:
-

SURVEY NOTES

1. Parcel Boundary and all site elements per Snohomish County GIS

LEGEND

- PROJECT BOUNDARY
- EXIST. R/W LINE
- EXIST. PARCEL LINE
- PROPOSED TRACT LINE
- PROPOSED LOT LINE
- UNIT AIR SPACE FOR SFDU
- EXIST. EASEMENT LINE
- EASEMENT LINE
- BUILDING SETBACK
- 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
- EXIST. BUILDING
- Wetland Buffer
- Additional Wetland Buffer

AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low, Over 100

SOILS

Norma Loam;
Hydrologic Soil Group: B/D;
Puget Silty Clay Loam;
Hydrologic Soil Group: C;
Ragnar Fine Sandy Loam
Hydrologic Soil Group: A;
Compact Fill Area to 95% Modified Proctor

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

PROJECT INFORMATION

Tax Parcel Numbers	30-0521-0020-3800
Total Area	903,225 sf (20.73 ac)
GPP Designation	-
Existing Zoning	Mixed Use
Proposed Zoning	Light Industrial, Commercial
Existing Land Use	Light Industrial, Commercial
Proposed Land Use	Light Industrial, Commercial

LOCAL SERVICES

Sewage Disposal:	City Of Marysville
Water District:	City Of Marysville
School District:	Marysville District #25
Fire District:	Marysville Fire District RFA
Post Office:	-
Electric:	PUD
Phone:	Ziply
Cable:	Ziply
Gas:	PSE

CONTACT PERSON

Land Technologies Inc.
Merle Ash
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
merle@landtechway.com

SITE ADDRESS

3824 88th Street NE
Marysville, WA 98270

ENGINEER

Land Technologies, Inc.
Tyler S. Foster, P.E.
18820 3rd Ave NE
Arlington, WA 98223
360.652.9727
tyler@landtechway.com

APPLICANT

Matico, LLC.
1116 Olympic Ave.
Edmonds, WA 98020
-

SURVEYOR

-
-
-
-
-

CRITICAL AREA CONSULTANT

Soundview Consultants, LLC.
Anne Boeholt
2907 Harborview Dr., Suite D,
Gig Harbor, WA 98335
253.514.8952

0 60' 120'
Scale: 1"=60'

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727
MAKING A "WAY OUT OF NO WAY"

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PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: Mom, Alex
PRELIMINARY APPROVAL DATE: -
SITE APPROVAL: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: ####

Quil Ceda Tanning Company

3824 88th Street NE, Marysville, WA 98270
A PORTION OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.

Matico, LLC.
1116 Olympic Ave., Edmonds, WA 98020

REZONE SITE PLAN

SHEET P1 of P1

24x36

REZ22-____
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1/24/2022 10:24 AM

Z:\Warden, Mike - Old Tannery Commercial Center\Sheets\P1 Rezone Site Plan.dwg