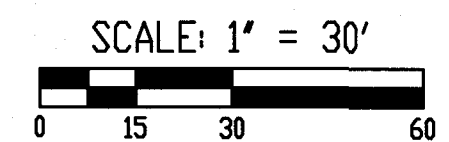


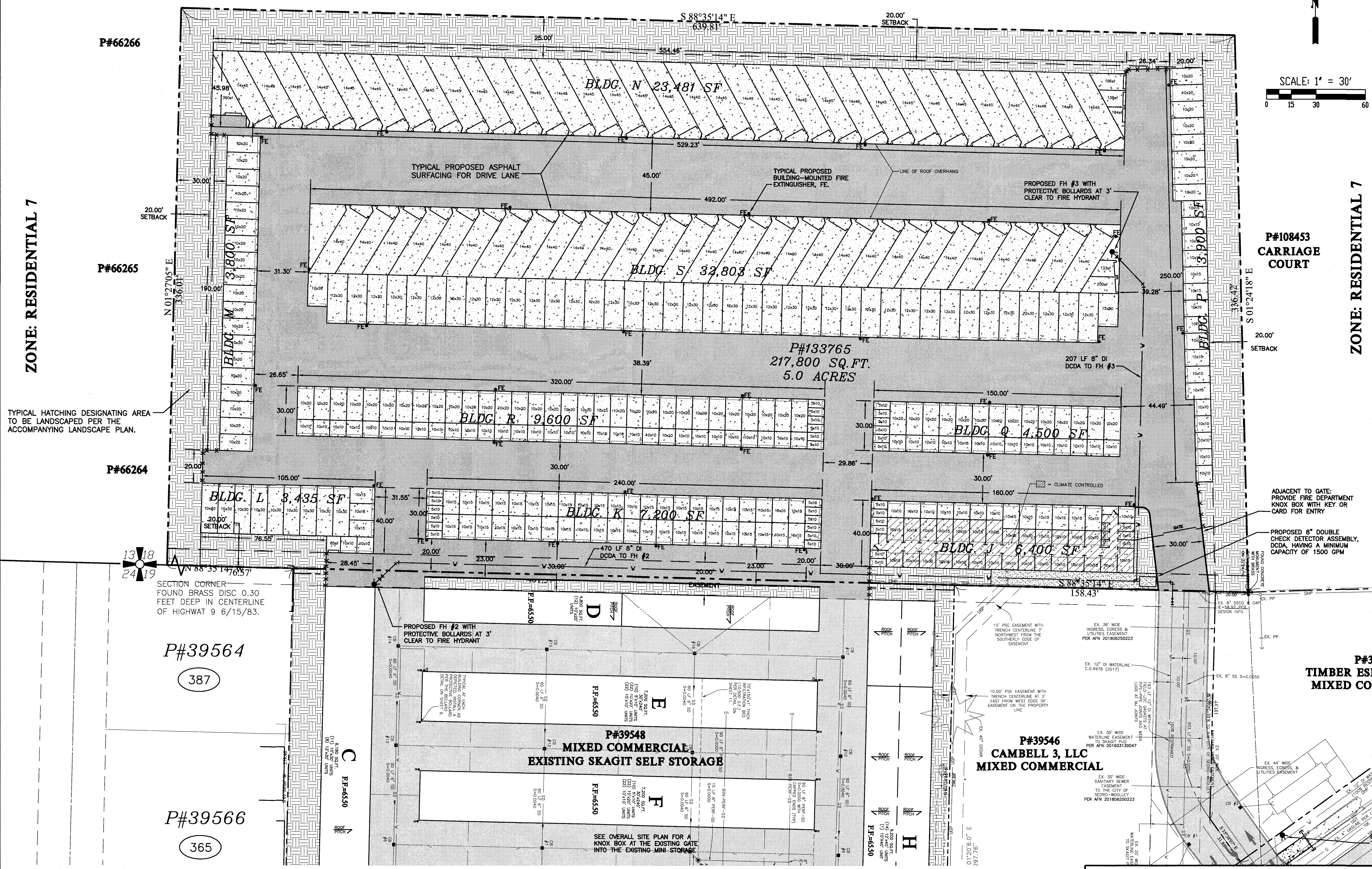
P#39374
ZONE: RESIDENTIAL 7

P#133765
ZONE: MIXED COMMERCIAL
PROJECT AREA = 217,800 SQ.FT. (5.0 ACRES)
SETBACKS: 20' BUILDING SETBACK WHERE ADJACENT TO RESIDENTIAL ZONE
GROSS BUILDING FOOTPRINT AREA = 95,119 SQ.FT. (43.68% OF SITE)
GROSS IMPERVIOUS DRIVE SURFACE = 88,363 SQ.FT. (40.57% OF SITE)
LANDSCAPING: 15% OF GROSS SITE
REQUIRED = 32,670 SQ.FT.
PROVIDED = 33,310 SQ.FT. = 15.29%
LANDSCAPE SCREENING REQUIRED WHERE PROPERTY LINE IS ADJACENT TO RESIDENTIAL ZONE.
EXISTING SKAGIT SELF STORAGE LANDSCAPING
15% OF GROSS SITE
PROJECT AREA = 121,968 SQ.FT. (2.8 ACRES)
REQUIRED LANDSCAPE = 18,295 SQ.FT.
PROVIDED LANDSCAPE = 19,463 SQ.FT. = 15.95%
EXISTING AND PROPOSED LANDSCAPE COMBINED
PROJECT AREA = 339,768 SQ.FT. (7.8 ACRES)
REQUIRED LANDSCAPE = 50,965 SQ.FT.
EXISTING LANDSCAPE TO BE REMOVED = 1,651 SQ.FT. (FOR (2) DRIVELANE ACCESSES)
TOTAL PROVIDED LANDSCAPE = 51,122 SQ.FT. = 15.04%



ZONE: RESIDENTIAL 7

ZONE: RESIDENTIAL 7



TYPICAL HATCHING DESIGNATING AREA TO BE LANDSCAPED PER THE ACCOMPANYING LANDSCAPE PLAN.

SECTION CORNER FOUND BRASS DISC 0.30 FEET DEEP IN CENTERLINE OF HIGHWAY 9 6/15/83.

ADJACENT TO GATE: PROVIDE FIRE DEPARTMENT KNOX BOX WITH KEY OR CARD FOR ENTRY

PROPOSED 8" DOUBLE CHECK DETECTOR ASSEMBLY, DCDA, HAVING A MINIMUM CAPACITY OF 1500 GPM

- FIRE PROTECTION REQUIREMENTS:
1. INSTALL THREE FIRE HYDRANTS EACH SERVED BY A MINIMUM 8" DI PIPE HAVING A CAPACITY NOT LESS THAN 1,500 GPM TO EACH FIRE HYDRANT.
 2. PROVIDE KNOX BOX AT GATED POINTS OF ENTRY.
 3. INSTALL FIRE EXTINGUISHERS AT 75'-FOOT INTERVALS DOWN EACH AISLE, ALTERNATING SIDES.
 4. BUILDINGS "N" & "S" WILL HAVE 2-HOUR FIRE WALLS TO CORDON OFF BUILDING AREAS NO LARGER THAN 12,000 SQ.FT. ON THE EXTERIOR FACE OF THE BUILDING, AT THE FIRE WALLS, PROVIDE A DISTINCTIVE MARKER SUCH AS WIDE REFLECTIVE TAPE FULL HEIGHT OF THE WALL OR DIFFERENT COLOR METAL SIDING SO THE FIRE DEPARTMENT IS AWARE OF THE FIRE WALL'S LOCATION.

PLAN STATUS: SEPA & C.U.P.

REV. NO.	REVISION	DATE	BY	APPROVED

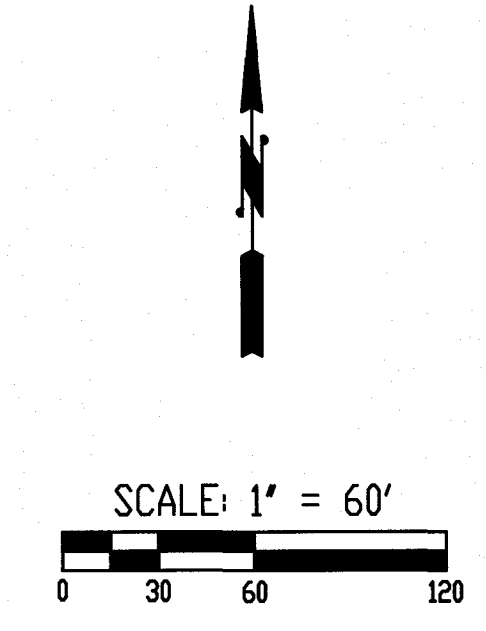
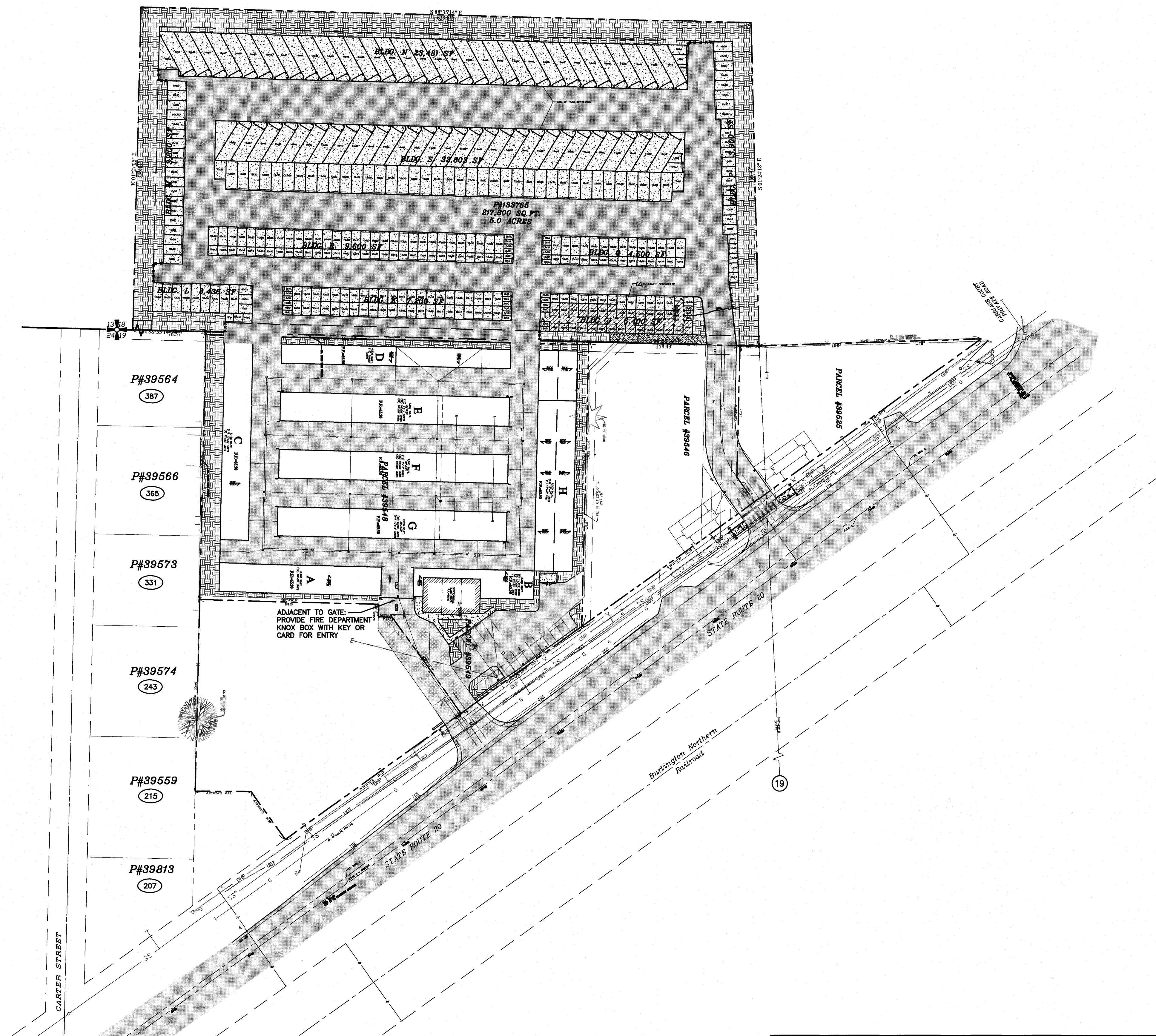
Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/PO. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:
PRELIMINARY SITE PLAN

SCALE: 1"=30'
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 02.04.2020

SHEET TITLE:
**SKAGIT SELF STORAGE
FOR
LANCE CAMPBELL, DBA
SECTION 18 T. 35 N., R. 5 E., W.M.**

DRAWING NO.
19012.SEPA.CUP.dwg
JOB NO.
19012
SHEET NO.
1 OF 2

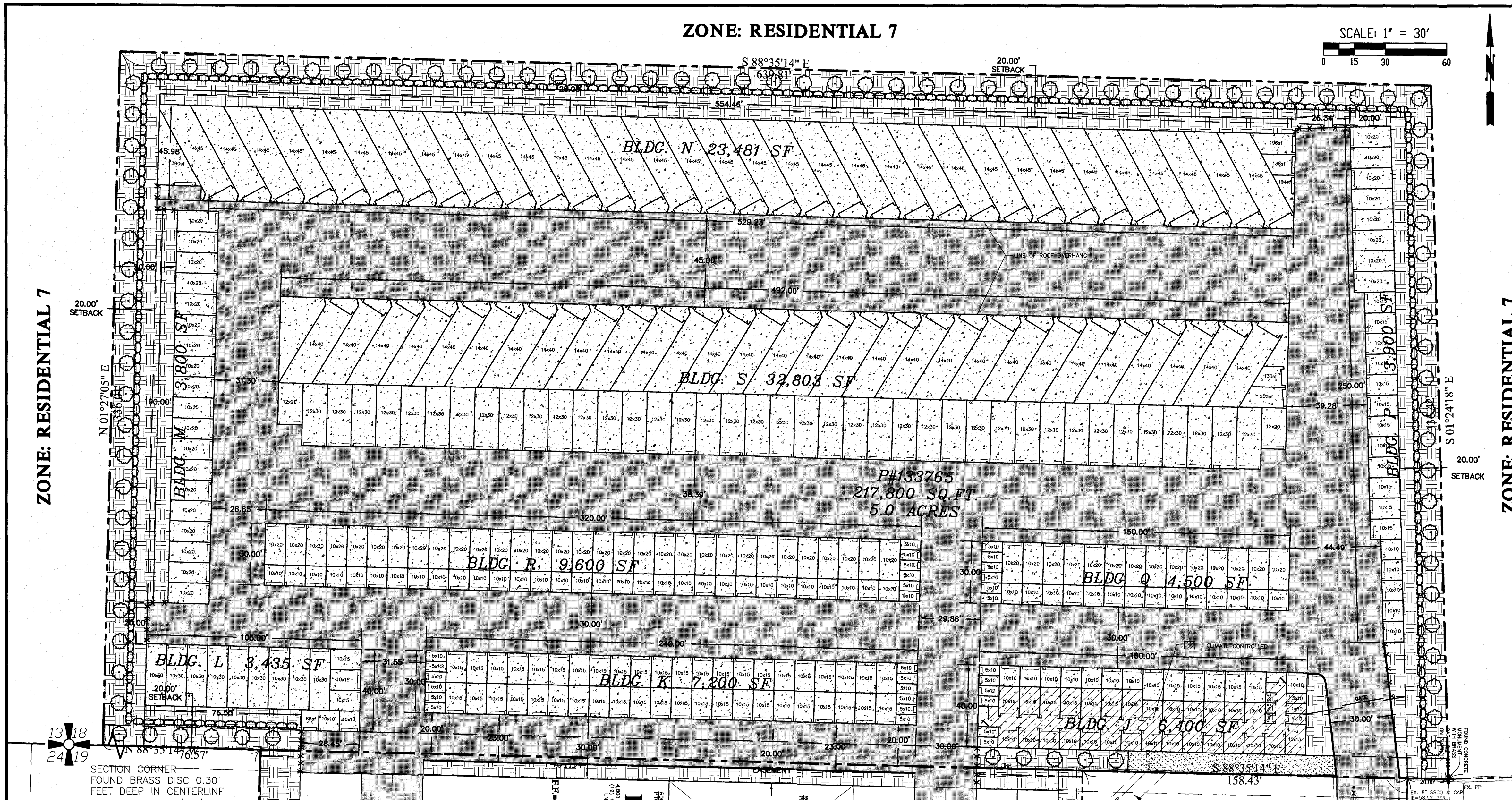


REV. NO.	REVISION	DATE	BY	APPROVED

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 BURLINGTON, WA 98233
 PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:
OVERALL SITE PLAN

PLAN STATUS: SEPA & C.U.P.		DRAWING NO. 19012.SEP.A.CUP.dwg
SCALE: 1"=60'	SHEET TITLE: SKAGIT SELF STORAGE FOR LANCE CAMPBELL, DBA SECTION 18 T. 35 N., R. 5 E., W.M.	JOB NO. 19012
DRAWN BY: D. REMSEN		SHEET NO. 2 OF 2
CHECKED BY: J. RAVNIK		
DATE: 02.04.2020		



PER SWMC 17.50.040
 - IN NO CASE SHALL THE TOTAL AMOUNT OF LANDSCAPING BE LESS THAN TEN PERCENT OF THE TOTAL SITE AREA. FOR SUBDIVISIONS, THE TOTAL AMOUNT OF LANDSCAPING SHALL BE NOT LESS THAN 10% PERCENT OF THE COMBINED NET LOT AREA PLUS 10% OF THE SITE OPEN SPACE. DEVELOPMENTS MAY INCLUDE ANY CRITICAL AREA AND/OR SHORELINE BUFFER AREAS WHEN CALCULATING LANDSCAPE AREA IF NATIVE VEGETATION IS ENHANCED.

-ZONING/USE CLASSIFICATION-PERCENT OF GROSS SITE AREA.
 -MIXED COMMERCIAL (EXCLUDING THE CBD) LANDSCAPE PERCENTAGE IS 15% OF GROSS SITE AREA.

LANDSCAPE MATERIAL SPECIFICATIONS (PER SWMC 17.50.070)
 - THE APPLICANT SHALL UTILIZE PLANT MATERIALS THAT COMPLEMENT THE NATURAL CHARACTER OF THE PACIFIC NORTHWEST THAT ARE DROUGHT TOLERANT AND ARE ADAPTABLE TO THE CLIMATIC, TOPOGRAPHIC, AND HYDROLOGIC CHARACTERISTICS OF THE SITE.
 - THE APPLICANT SHOULD UTILIZE PLANT MATERIALS THAT REDUCE OR ELIMINATE THE NEED FOR FERTILIZERS, HERBICIDES, OR OTHER CHEMICAL CONTROLS.

SCREENING REQUIREMENTS (PER SWMC 17.50.120)
 - THE REQUIREMENTS OF THIS SECTION ARE INTENDED TO REDUCE THE VISUAL IMPACTS AND INCOMPATIBLE CHARACTERISTICS OF:
 1. ADJUTING PROPERTIES WITH DIFFERENT LAND USE CLASSIFICATIONS
 2. SERVICE AREAS AND FACILITIES, INCLUDING LOADING AND STORAGE AREAS
 3. ANY OTHER USE OR AREA AS REQUIRED UNDER THIS SECTION OR BY THE PLANNING COMMISSION
 4. ONCOMING OR GLARING HEADLIGHTS WHEN REQUIRED BY THE PUBLIC WORKS DEPARTMENT

- LANDSCAPING SCREEN PLANTING SHALL CONSIST OF EVERGREEN TREES PLANTED A MAXIMUM OF FIFTEEN FEET ON CENTER; DECIDUOUS TREES FOR SEASONAL COLOR AND TEXTURE PLANTED A MAXIMUM OF FIFTEEN FEET ON CENTER; AND MEDIUM-SIZED SHRUBS (THREE TO FIVE FEET AT MATURITY) AT FIVE FEET ON CENTER AND GROUND COVER PLANTS AT A DENSITY TO FORM AN EFFECTIVE BARRIER TO COVER EIGHTY-FIVE PERCENT OF THE GROUND SURFACE WITHIN TWO YEARS.

-FENCE ALTERNATIVE. IF A FENCE THAT EXTENDS A MINIMUM OF SIX FEET ABOVE THE ADJACENT SIDEWALK OR ROAD RIGHT-OF-WAY IS INCORPORATED INTO THE SCREENING PLAN, THE WIDTH OF THE SCREENING AREA MAY BE REDUCED TO FIFTEEN FEET WITH LANDSCAPING PER SUBSECTION B OF THIS SECTION.

**MINIMUM LANDSCAPING SITE REQUIREMENTS
 PER CITY OF SEDRO-WOOLLEY**

P#133765
 ZONE: MIXED COMMERCIAL
 PROJECT AREA = 217,800 SQ.FT. (5.0 ACRES)

SETBACKS: 20' BUILDING SETBACK WHERE ADJACENT TO RESIDENTIAL ZONE

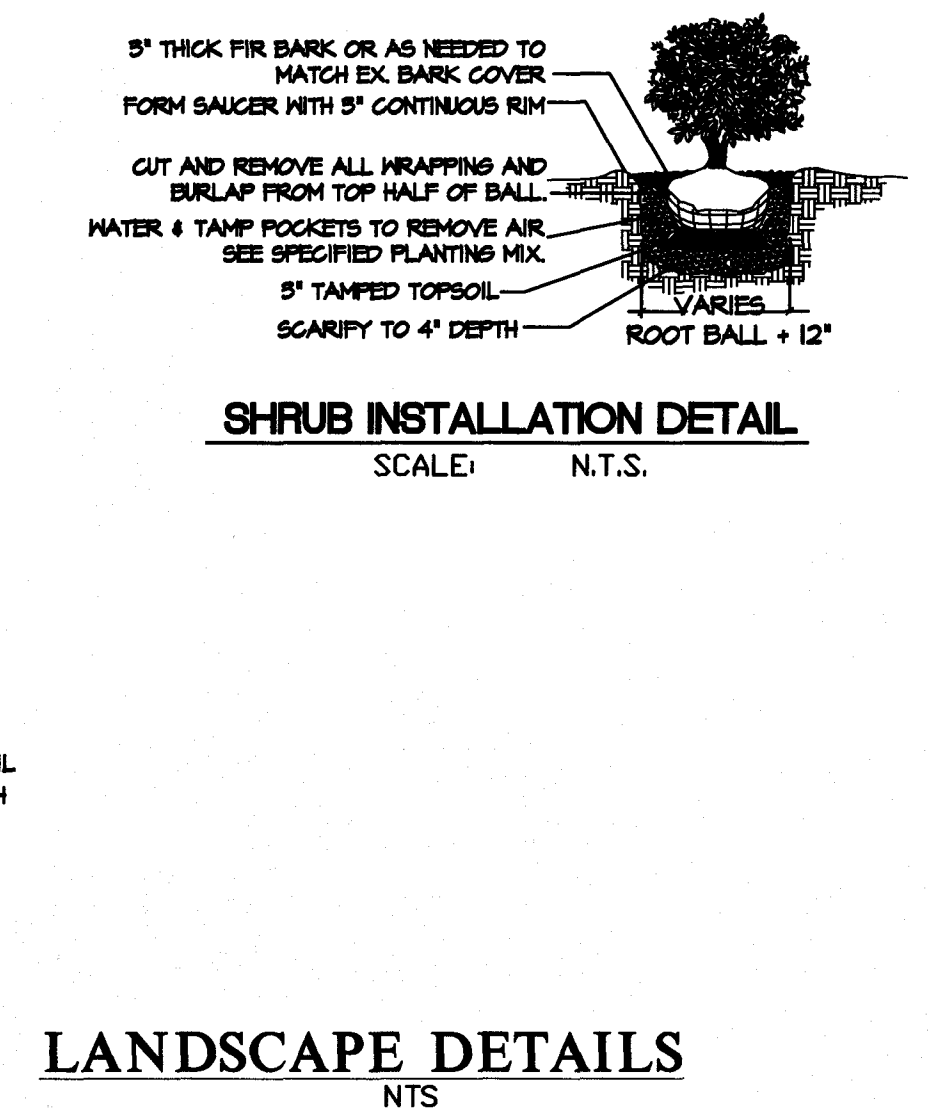
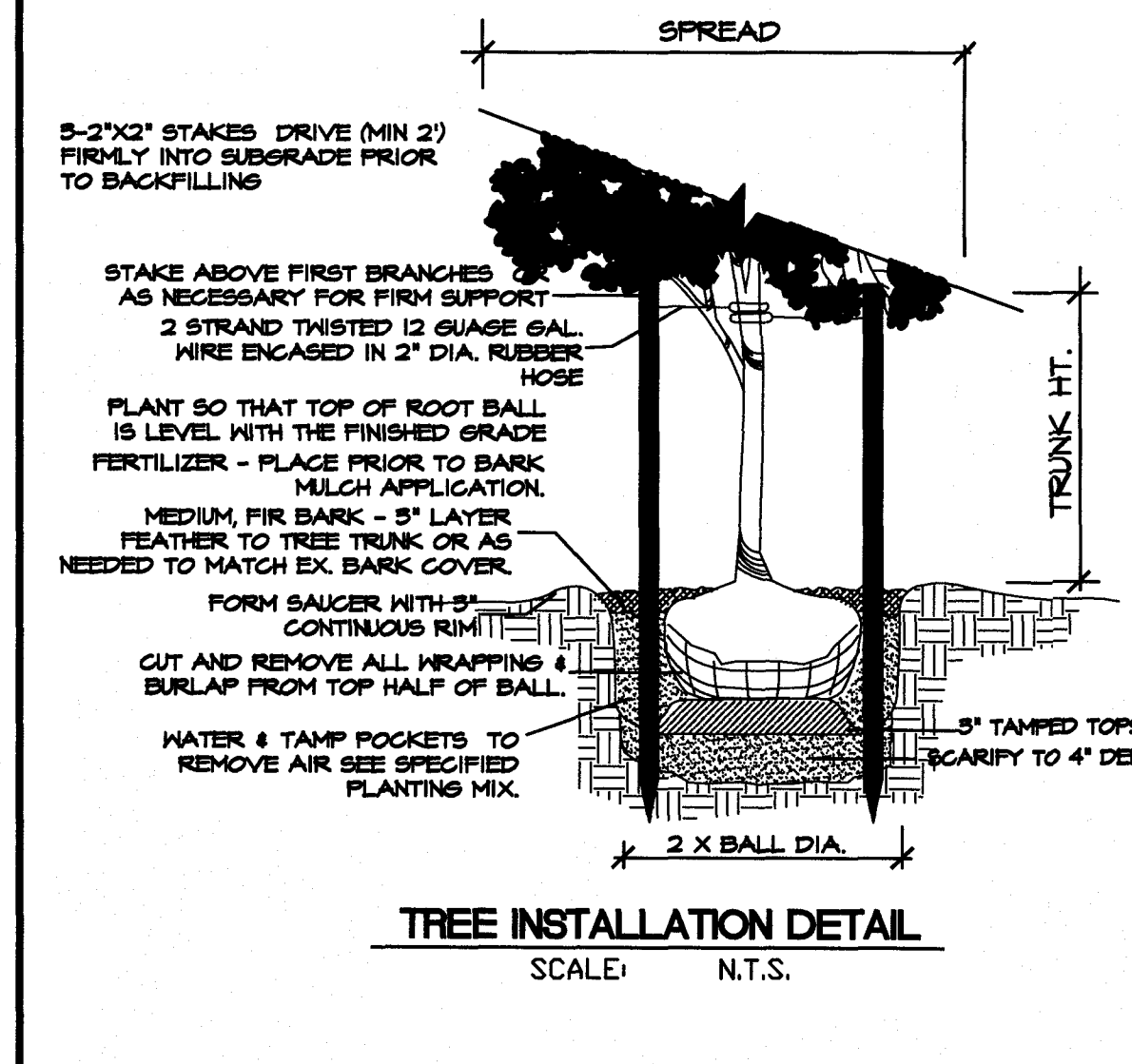
LANDSCAPING: 15% OF GROSS SITE
 REQUIRED = 32,670 SQ.FT.
 PROVIDED = 33,310 SQ.FT. = 15.29%
 LANDSCAPE SCREENING REQUIRED WHERE PROPERTY LINE IS ADJACENT TO RESIDENTIAL ZONE.

EXISTING SKAGIT SELF STORAGE LANDSCAPING
 15% OF GROSS SITE
 PROJECT AREA = 121,988 SQ.FT. (2.8 ACRES)
 REQUIRED LANDSCAPE = 18,295 SQ.FT.
 PROVIDED LANDSCAPE = 19,463 SQ.FT. = 15.95%

EXISTING AND PROPOSED LANDSCAPE COMBINED
 PROJECT AREA = 339,768 SQ.FT. (7.8 ACRES)
 REQUIRED LANDSCAPE = 50,965 SQ.FT.

EXISTING LANDSCAPE TO BE REMOVED = 1,651 SQ.FT.
 (FOR (2) DRIVEWAY ACCESSSES)

TOTAL PROVIDED LANDSCAPE = 51,122 SQ.FT. = 15.04%



THE FOLLOWING CONDITIONS SHALL APPLY TO ALL OF THE PLANT MATERIAL AND THE LANDSCAPE BEDS INSTALLED ON THE PROJECT SITE WHERE NEW PLANTINGS ARE PROPOSED.

1. ALL PLANTING AREAS ARE TO BE CLEARED OF ALL CONSTRUCTION MATERIAL, ROCKS AND STICKS LARGER THAN 2-INCHES IN DIAMETER.
2. ORGANIC TOPSOILS ON SITE SHALL BE UTILIZED FOR PLANTINGS. ANY ADDITIVES NECESSARY FOR SOIL TO MEET STANDARDS WILL BE ADDED.
3. ALL LANDSCAPE BEDS ARE TO BE SEEDED WITH GRASS. COORDINATE WITH THE OWNER FOR ANY EXTENT OF BARK-COVERED LANDSCAPE RING AROUND TREES AND SHRUBS WHICH SHALL COMPRISE A MINIMUM OF 3-INCH DEPTH OF MEDIUM GRADE FIR BARK.
4. ALL LANDSCAPE BEDS WILL BE FERTILIZED AS RECOMMENDED BY PLANT SUPPLIERS/MANUFACTURERS.
5. ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. ALL PLANT MATERIALS SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. THEY SHALL BE FULL, WALL-BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS, WELL-DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS. TREE, SHRUBS, AND GROUND COVERS ARE TO BE HEALTHY, VIGOROUS, WELL-FOLIATED WHEN IN LEAF AND FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS AND ALL WEEDS.

A FINAL DETAILED LANDSCAPE PLAN WILL BE PREPARED BY ECCOS DESIGN FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION AS REQUIRED BY THE CITY OF SEDRO-WOOLLEY WITH CONSTRUCTION PLANS FOR THIS SITE

LEGEND

TREE	PROPOSED FLOWERING ASH STREET TREE INSTALLED AT 15- FEET ON CENTER (OR EQUAL).														
SHRUB	<table border="0"> <tr> <td>"CORNUS STOLONIFERA 'ISANTI'</td> <td>"ISANTI REDTWIG DOGWOOD"</td> </tr> <tr> <td>"GAULTHERIA SHALLON"</td> <td>"SALAL"</td> </tr> <tr> <td>"MAHONIA AQUIFOLIUM"</td> <td>"OREGON GRAPEHOLLY"</td> </tr> <tr> <td>"MYRTICA CALIFORNICA"</td> <td>"PACIFIC WAX MYRTLE"</td> </tr> <tr> <td>"OEMLERIA CERASIFORMIS"</td> <td>"INDIAN PLUM"</td> </tr> <tr> <td>"RIBES SANGUINEUM"</td> <td>"PINK WINTER CURRANT"</td> </tr> <tr> <td>"ROSA RUGOSA 'ALBA'"</td> <td>"RUGOSA ROSE"</td> </tr> </table>	"CORNUS STOLONIFERA 'ISANTI'	"ISANTI REDTWIG DOGWOOD"	"GAULTHERIA SHALLON"	"SALAL"	"MAHONIA AQUIFOLIUM"	"OREGON GRAPEHOLLY"	"MYRTICA CALIFORNICA"	"PACIFIC WAX MYRTLE"	"OEMLERIA CERASIFORMIS"	"INDIAN PLUM"	"RIBES SANGUINEUM"	"PINK WINTER CURRANT"	"ROSA RUGOSA 'ALBA'"	"RUGOSA ROSE"
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SHEET DESCRIPTION:
PRELIMINARY LANDSCAPE PLAN

PLAN STATUS: SEPA & C.U.P.	SCALE: 1"=30'	SHEET TITLE: SKAGIT SELF STORAGE FOR LANCE CAMPBELL, DBA SECTION 18 T. 35 N., R. 5 E., W.M.	DRAWING NO. 19012.SEPA.CUP.dwg
DATE: 02.04.2020	DRAWN BY: D. REMSEN	JOB NO. 19012	SHEET NO. 1 OF 1
	CHECKED BY: J. RAWNIK		