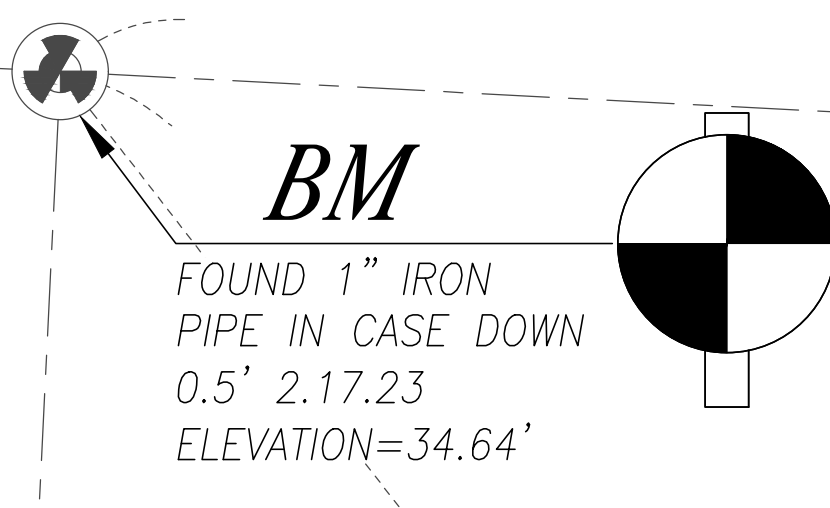
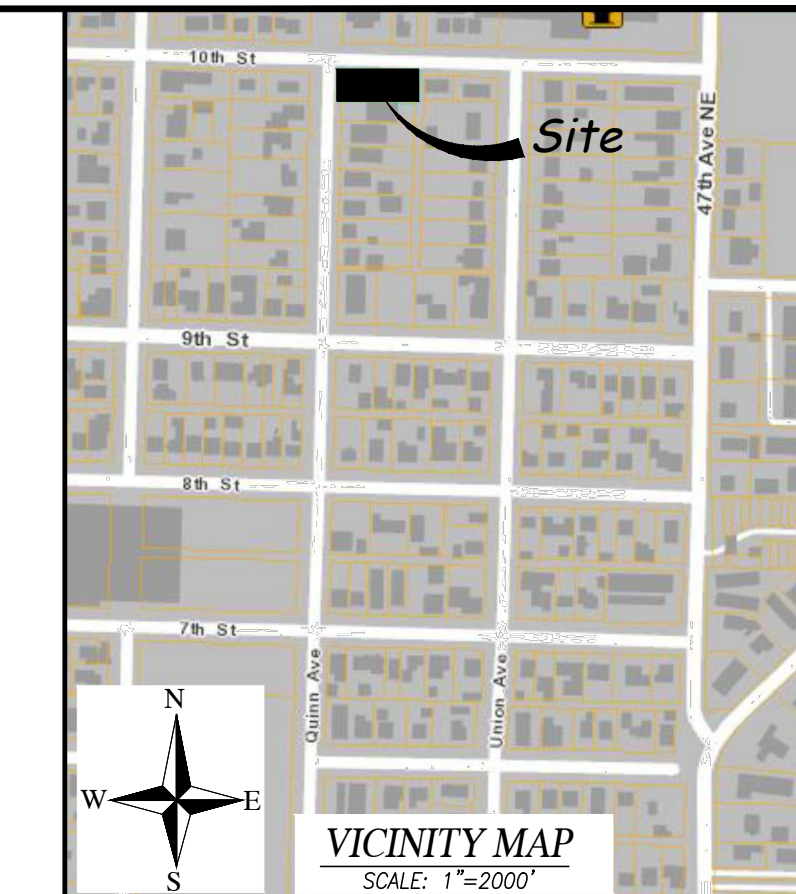


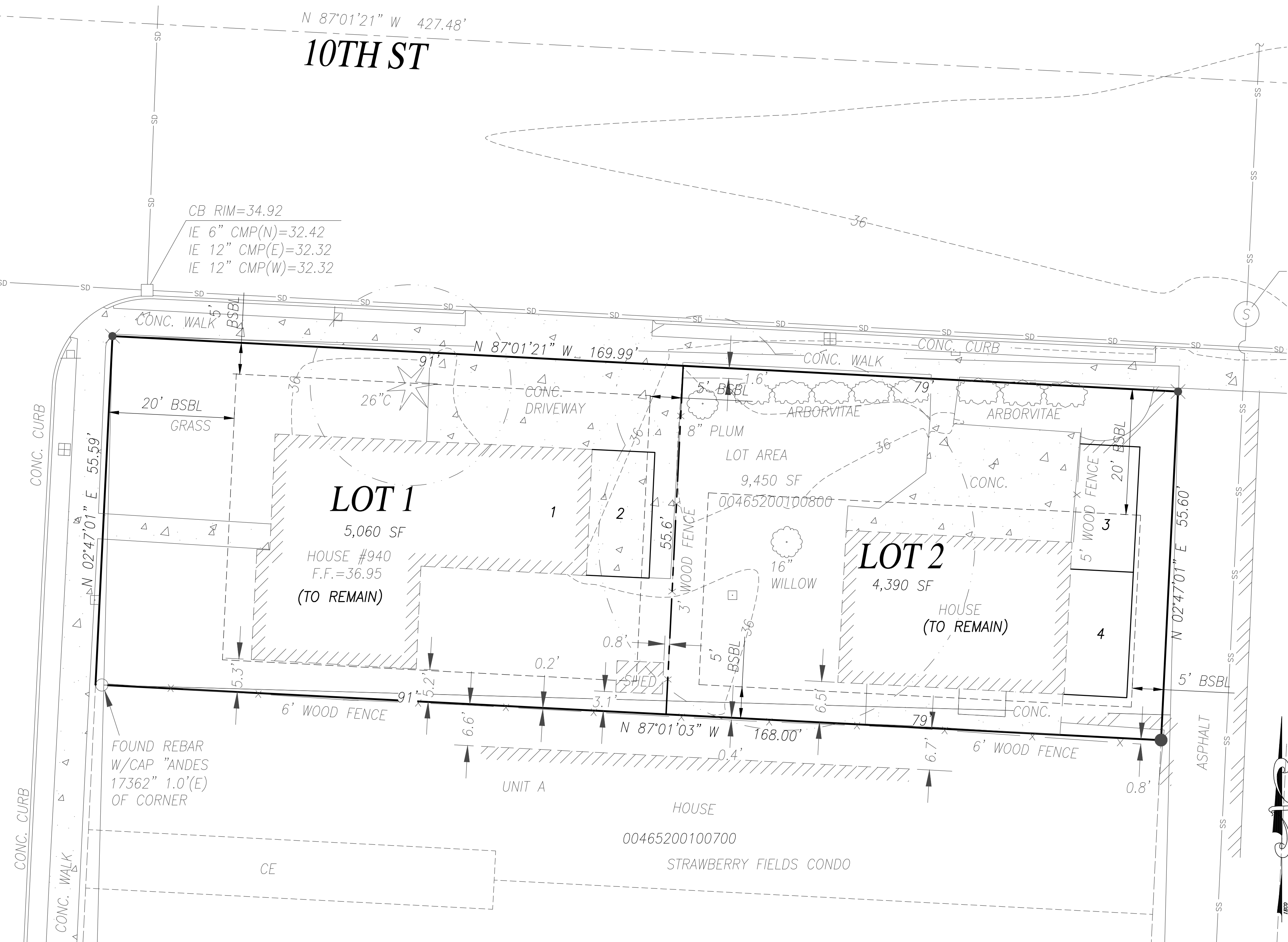
SW 1/4, NE 1/4, SEC.28, T.30N., R.5E., W.M.  
SNOHOMISH COUNTY, WASHINGTON



**LEGEND**

- ✚ EXISTING MONUMENT (AS SHOWN)
- ⊕ SECTION 1/4 CORNER NOT FOUND
- ⊗ SECTION CORNER NOT FOUND
- FOUND REBAR/CAP OR I.P. (IRON PIPE)
- (C) CALCULATED
- (P) PLAT
- (M) MEASURED
- TBR TO BE REMOVED
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- CLF CENTERLINE
- CLF CHAIN LINK FENCE
- WDF WOOD FENCE
- W.S. WATER SURFACE
- EOP EDGE OF PAVEMENT
- BOW BACK OF WALK
- CB STORM DRAIN CATCH BASIN (CB)
- SD STORM DRAIN MANHOLE (SDMH)
- SS SANITARY SEWER MANHOLE (SSMH)
- CO SANITARY SEWER CLEAN OUT (CO)
- P POWER POLE
- GP GUY POLE
- WM WATER METER
- WV WATER VALVE
- MB MAILBOX
- UA UTILITY POLE ANCHOR
- FH FIRE HYDRANT (2 NOZZLE)
- α TYPE 1 NGPA SIGN
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAINAGE
- PROPERTY LINE
- x-x- EXISTING FENCE LINE
- EDGE OF PAVEMENT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PRE-EXISTING DRAINAGE PATTERN

QUINN AVE  
N 02°47'01" E 504.67'



**SITE DATA:**

SITE ADDRESS - 940 QUINN ST.  
MARYSVILLE, WA 98270

PERCEL NUMBERS: 00465200100800

SITE AREA: 9,450 S.F. = 0.22 AC.

ZONING: MH1 (MIDDLE HOUSING 1)  
DENSITY: 0.22 X 18 = 3.96 LOTS

EXISTING USE: SINGLE FAMILY RESIDENCE

PROPOSED USE: 2 LOT SINGLE FAMILY DETACHED

**DENSITY CALCULATIONS:**

GROSS PROJECT AREA = 9,450 SF  
LESS: AREA WITHIN PANHANDLES = 0 SF  
TOTAL = 9,450 SF = 0.22 AC

NET PROJECT AREA = 0.22 AC  
DENSITY = 0.22 AC x 18 = 3.96 LOTS  
2 LOTS ARE PROPOSED

**DEVELOPMENT STANDARDS:**

MAXIMUM BASE DENSITY: 4

MINIMUM LOT AREA: NONE

MINIMUM LOT WIDTH: NONE

BUILDING SETBACKS:  
STREET: 20'  
SIDE: 5'  
REAR: 5'

MINIMUM DRIVEWAY LENGTH: 20 FEET

MAXIMUM BUILDING HEIGHT: 35 FEET

MAXIMUM BUILDING COVERAGE: NONE

MAXIMUM IMPERVIOUS AREA: NONE

MINIMUM PARKING: 2 PER DWELLING UNIT FOR RESIDENTS

MAXIMUM CURB CUT: 20 FEET WIDTH

**SERVICE AREA:**

SEWER: CITY OF MARYSVILLE

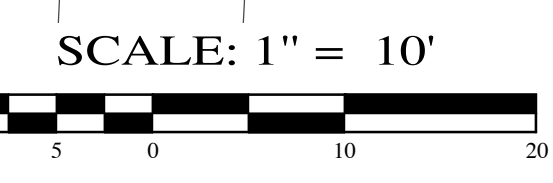
WATER: CITY OF MARYSVILLE

POWER: SNOHOMISH COUNTY P.U.D.

TELEPHONE: VERIZON

SCHOOL: MARYSVILLE

FIRE: MARYSVILLE FIRE DISTRICT



**NOTE:**

1. EXISTING SEPTIC SYSTEM AND WELL TO BE DECOMMISSIONED PER SNOHOMISH COUNTY HEALTH DISTRICT STANDARD.

**PROJECT NOTE:**

ALL INTERIOR FENCES ARE TO BE REMOVED OR RELOCATED.  
SEPTIC SYSTEMS & DRAINFIELD LOCATIONS SHOWN ARE APPROXIMATE.  
ALL EXISTING SEPTIC SYSTEMS & DRAINFIELDS TO BE ABANDONED (PER SNO. CO. STANDARDS).

**EQUIPMENT AND PROCEDURE**

METHOD OF SURVEY:  
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:  
LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:  
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

BASIS OF BEARING:  
THE DRAWN LINE BETWEEN TWO CENTER OF ROAD MONUMENTS,  
AS THE BEARING OF N 37°53'30" W.

**BM**

FOUND IRON PIPE IN CASE AT INTERSECTION  
OF 10TH ST & ALDER ST.  
ELEVATION = 34.64

**ENGINEER/CONTACT SURVEYOR**

**INSIGHT ENGINEERING COMPANY**  
P.O. BOX 1478  
EVERETT, WA 98206  
CONTACT: BRIAN R. KALAB, P.E.  
PH: (425) 303-9363  
EMAIL: INFO@INSIGHTENGINEERING.NET

**PACIFIC COAST SURVEYS, INC.**  
P.O. BOX 13619  
MILLCREEK, WA 98022  
CONTACT: DARREN J. RIDDLER, PLS  
PHONE: (425) 508-4951  
FAX: (425) 357-3577

**APPLICANT/OWNER**

**GRIFFIN RHONDA L & STEVEN J**  
940 QUINN ST.  
MARYSVILLE, WA 98270  
EMAIL: RHONDALEE@GMAIL.COM

**LEGAL DESCRIPTION**

LOT 8, BLOCK 1, HARRINGTON'S 2ND ADDITION TO MARYSVILLE,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS,  
PAGE 29, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Snohomish County Planning Development Services

APPROVED CONSTRUCTION

BY: \_\_\_\_\_

R/W Permit No. \_\_\_\_\_



**INSIGHT ENGINEERING CO.**  
P.O. BOX - 1478  
EVERETT, WA 98206  
(425) 303-9363 (425) 303-9362 FAX  
INFO@INSIGHTENGINEERING.NET

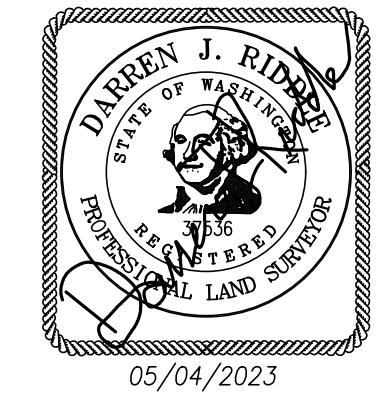
SITE ADDRESS: 940 QUINN ST  
MARYSVILLE, WA 98270

TAX ACCOUNT NO.'S: 00465200100800

SW 1/4, NE 1/4, SEC.28, T.30N., R.5E., W.M.  
**QUINN SHORT PLAT**

DWG FILENAME: 231265-PRELIUM.DWG DESIGNED BY: DNK DATE: 05/02/2023 SCALE: 1"=10' JOB NO.: 23-1265

PRELIMINARY SHORT PLAT MAP SHEET SP1 of 1



# QUINN SHORT PLAT