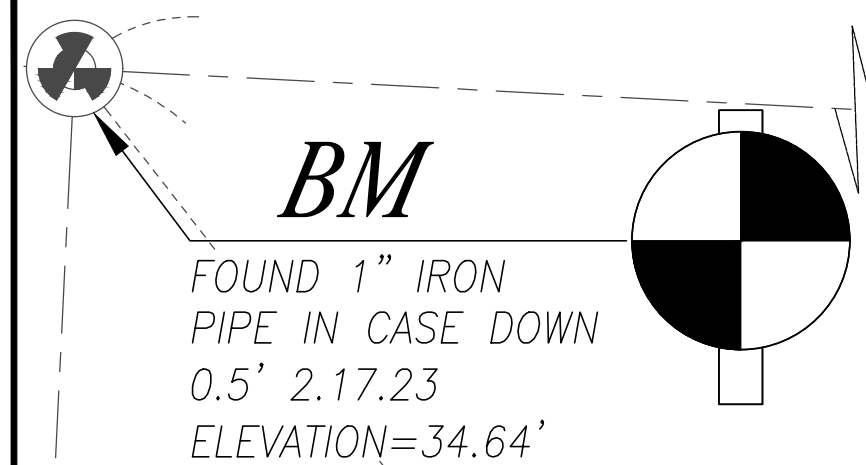


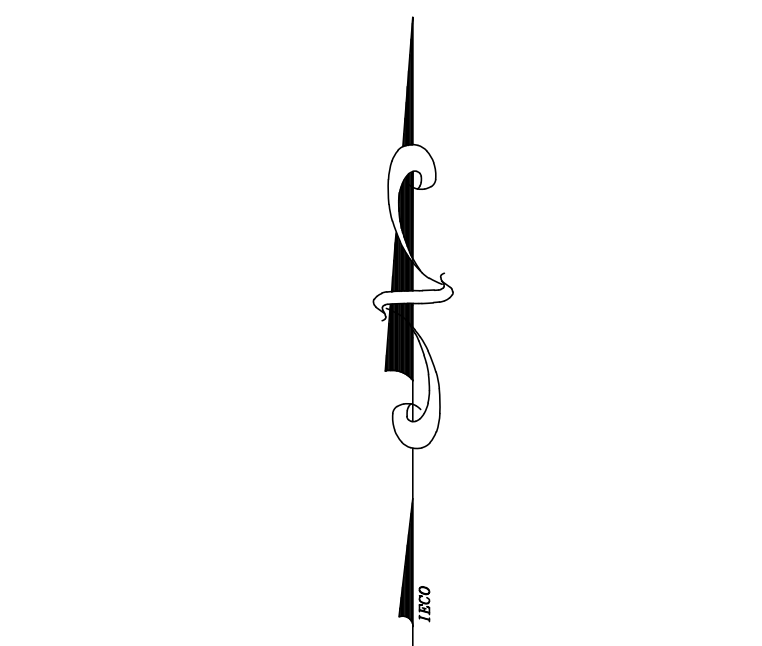
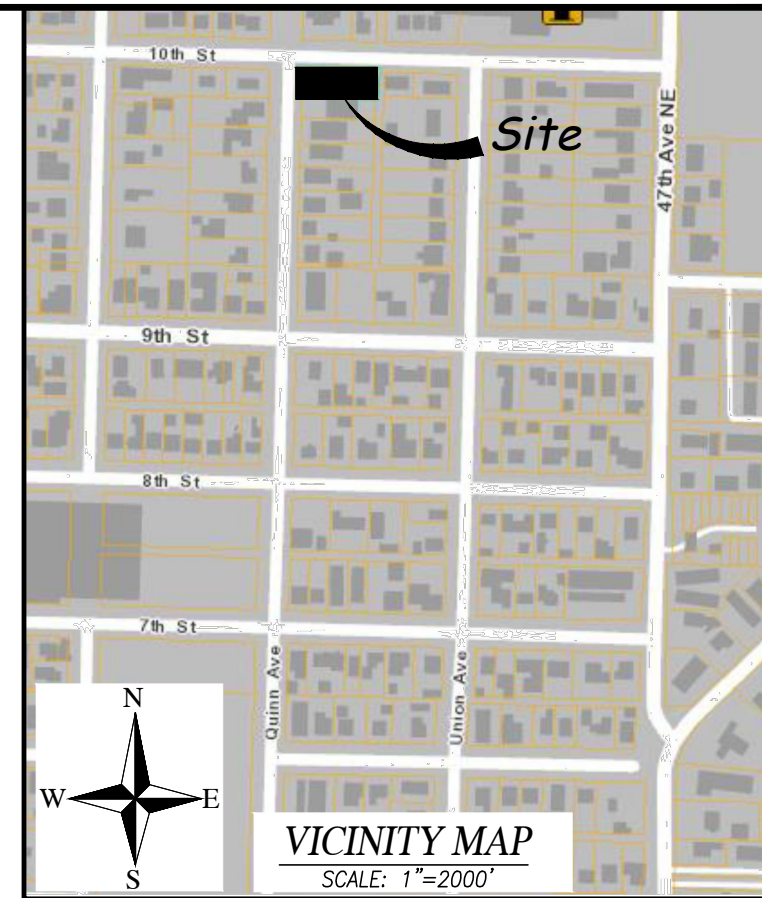
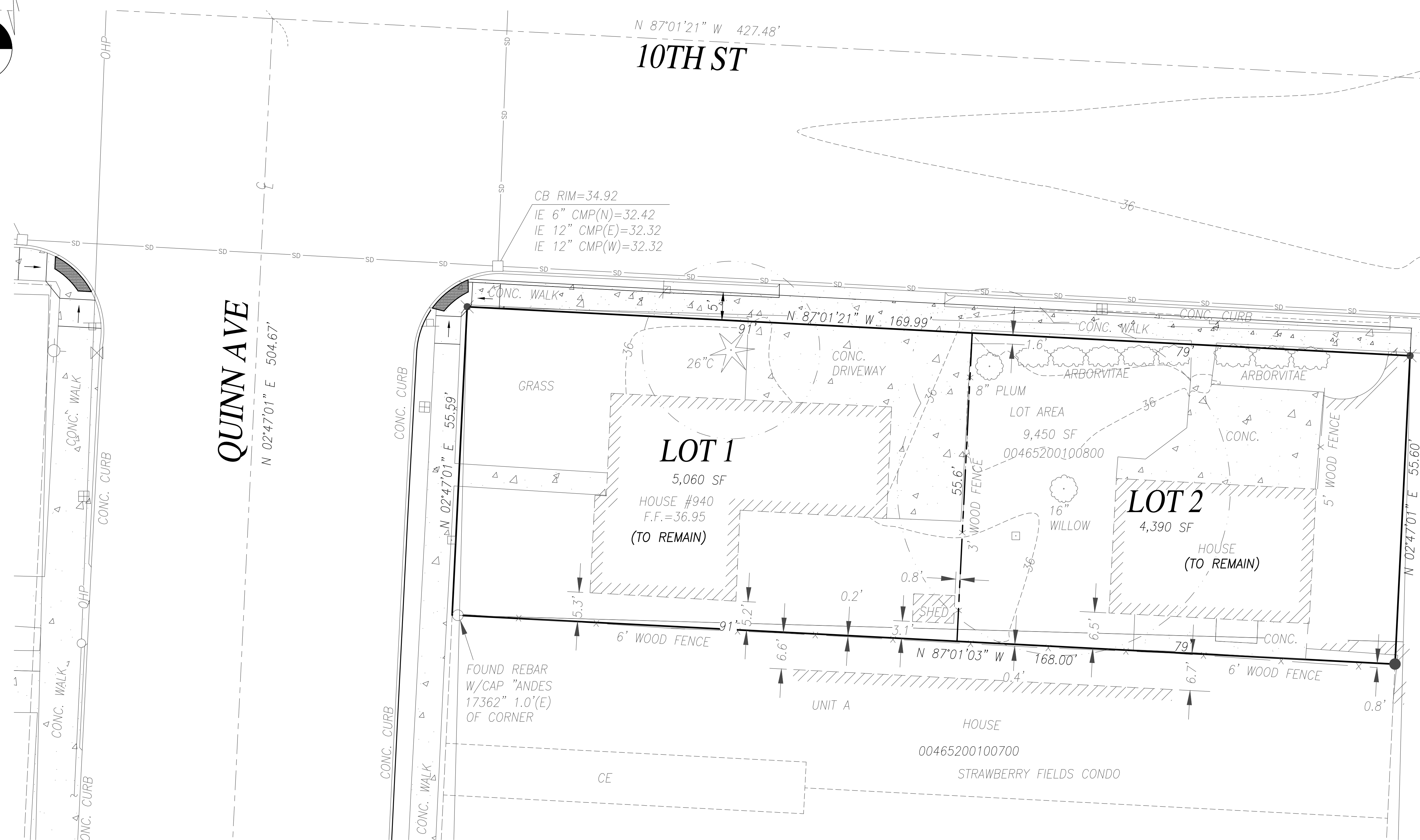
SW 1/4, NE 1/4, SEC.28, T.30N., R.5E., W.M.
SNOHOMISH COUNTY, WASHINGTON



BM
FOUND 1" IRON
PIPE IN CASE DOWN
0.5' 2.17.23
ELEVATION=34.64'

LEGEND

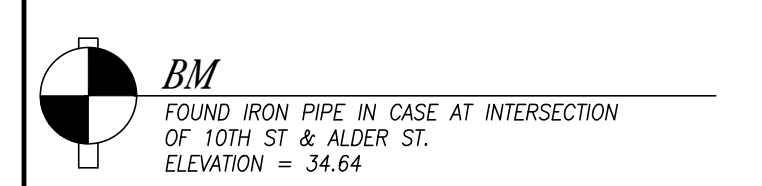
- EXISTING MONUMENT (AS SHOWN)
- SECTION 1/4 CORNER NOT FOUND
- SECTION CORNER NOT FOUND
- FOUND REBAR/CAP OR I.P. (IRON PIPE)
- (C) CALCULATED
- (P) FLAT
- (M) MEASURED
- TBR TO BE REMOVED
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- CLF CENTERLINE
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-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



SCALE: 1" = 10'

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.



DATUM:
NAVD 1988
NAVD '88-3.62 = NGVD '29 (MSL)

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

SURVEYOR
PACIFIC COAST SURVEYS, INC.
P.O. BOX 13619
MILLCREEK, WA 98082
CONTACT: DARREN J. RIDDE, PLS
PHONE: (425) 508-4957
FAX: (425) 357-3577

APPLICANT/OWNER
GRIFFIN RHONDA L & STEVEN J
940 QUINN ST.
MARYSVILLE, WA 98270
EMAIL: RHONDAL@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.



INSIGHT ENGINEERING CO.
P.O. BOX - 1478
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(425) 303-9363 (425) 303-9362 FAX
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SITE ADDRESS: 940 QUINN ST
MARYSVILLE, WA 98270
TAX ACCOUNT NO.'S: 00465200100800

SP23-002
SW 1/4, NE 1/4, SEC.28, T.30N., R.5E., W.M.
QUINN SHORT PLAT

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

PRELIMINARY SHORT PLAT MAP
SHEET SPI of 1

SITE DATA:

SITE ADDRESS - 940 QUINN ST.
MARYSVILLE, WA 98270
PARCEL NUMBER: 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

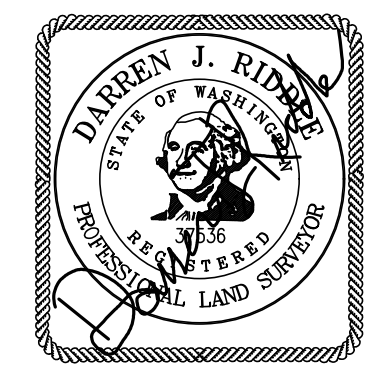
SERVICE AREA:

SEWER: CITY OF MARYSVILLE
WATER: CITY OF MARYSVILLE
POWER: SNOHOMISH COUNTY P.U.D.
TELEPHONE: VERIZON
SCHOOL: MARYSVILLE
FIRE: MARYSVILLE FIRE DISTRICT

NOTES:

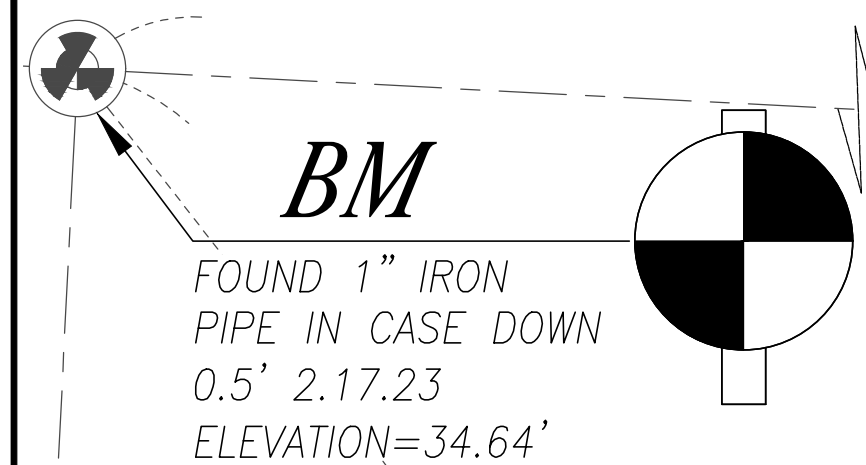
1. EXISTING SEPTIC SYSTEM AND WELL TO BE DECOMMISSIONED PER SNOHOMISH COUNTY HEALTH DISTRICT STANDARD.
2. THE EXISTING STRUCTURES ARE CONSIDERED LEGAL NONCONFORMING STRUCTURES AND USES ARE SUBJECT TO THE PROVISIONS OUTLINED IN MMC 22C.100, NONCONFORMING STRUCTURES.
3. THE SHED ON LOT 1 WILL BE EITHER MOVED WITHIN THE SETBACKS OR REMOVED PRIOR TO RECORDING OF THE FINAL SHORT PLAT.

REV. NO.	DESCRIPTION	INITIALS	DATE



QUINN SHORT PLAT

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

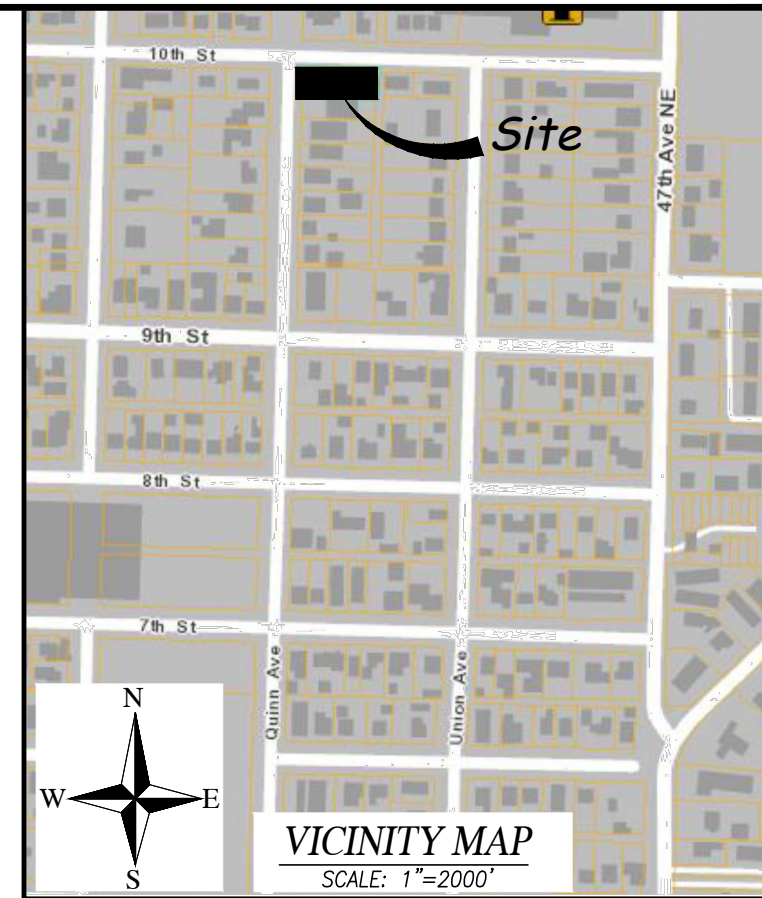
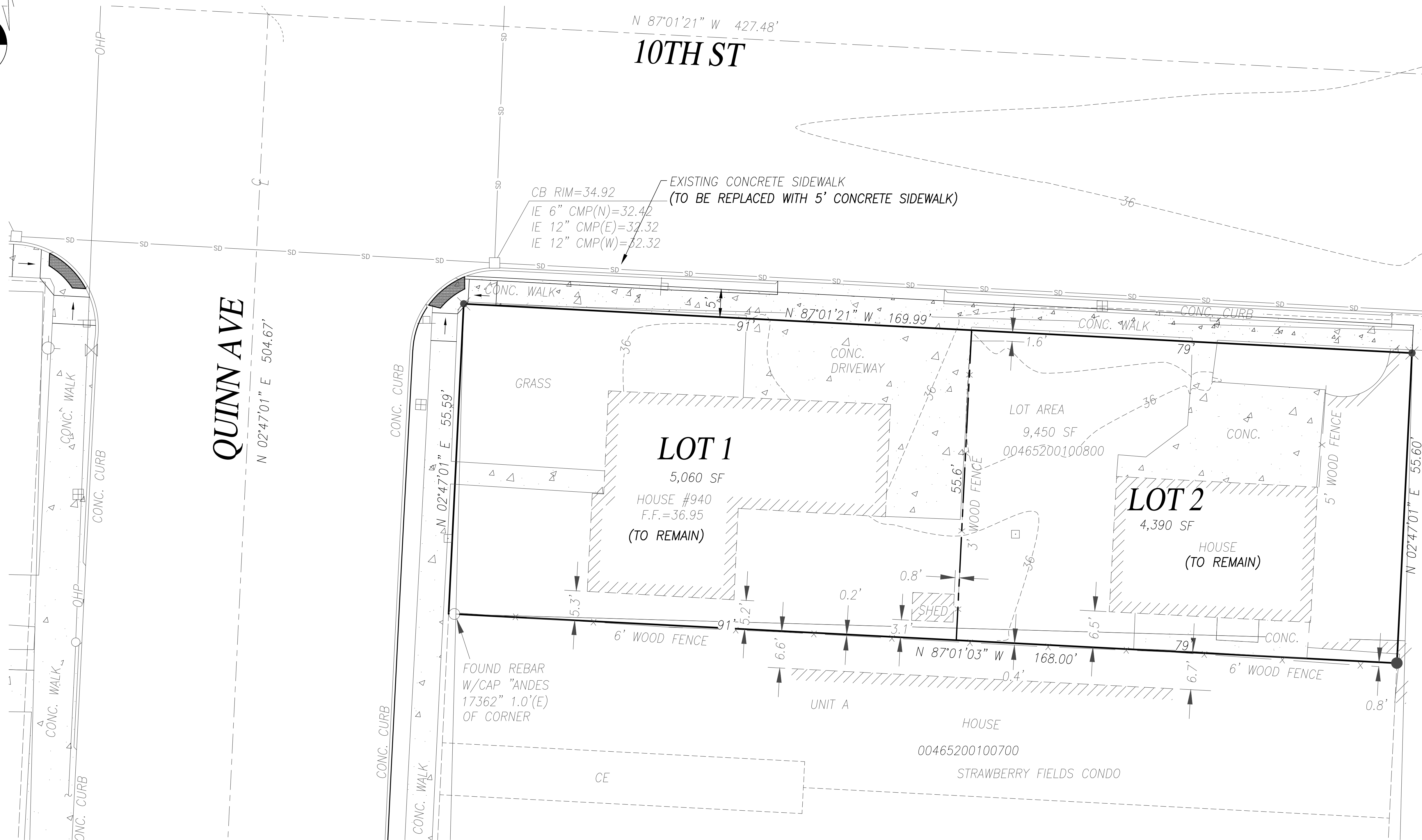


BM

FOUND 1" IRON PIPE IN CASE DOWN
0.5' 2.17.23
ELEVATION=34.64'

LEGEND

- EXISTING MONUMENT (AS SHOWN)
- SECTION 1/4 CORNER NOT FOUND
- SECTION CORNER NOT FOUND
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- UA UTILITY POLE ANCHOR
- FH FIRE HYDRANT (2 NOZZLE)
- TS TYPE 1 NGPA SIGN
- PW PROPOSED WATER
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- PSD PROPOSED STORM DRAINAGE
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- EOP EDGE OF PAVEMENT
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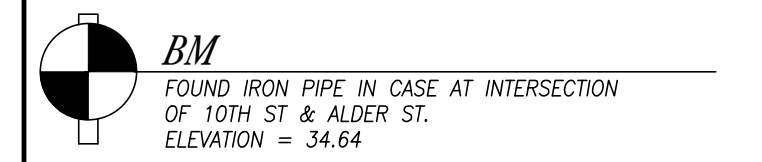


SCALE: 1" = 10'



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INSTRUMENTATION:
LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION
PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090
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REV. NO.	DESCRIPTION	INITIALS	DATE



QUINN SHORT PLAT

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SP23-002
SW 1/4, NE 1/4, SEC.28, T.30N., R.5E., W.M.
QUINN SHORT PLAT

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

PRELIMINARY SITE PLAN

SHEET 11 of 1