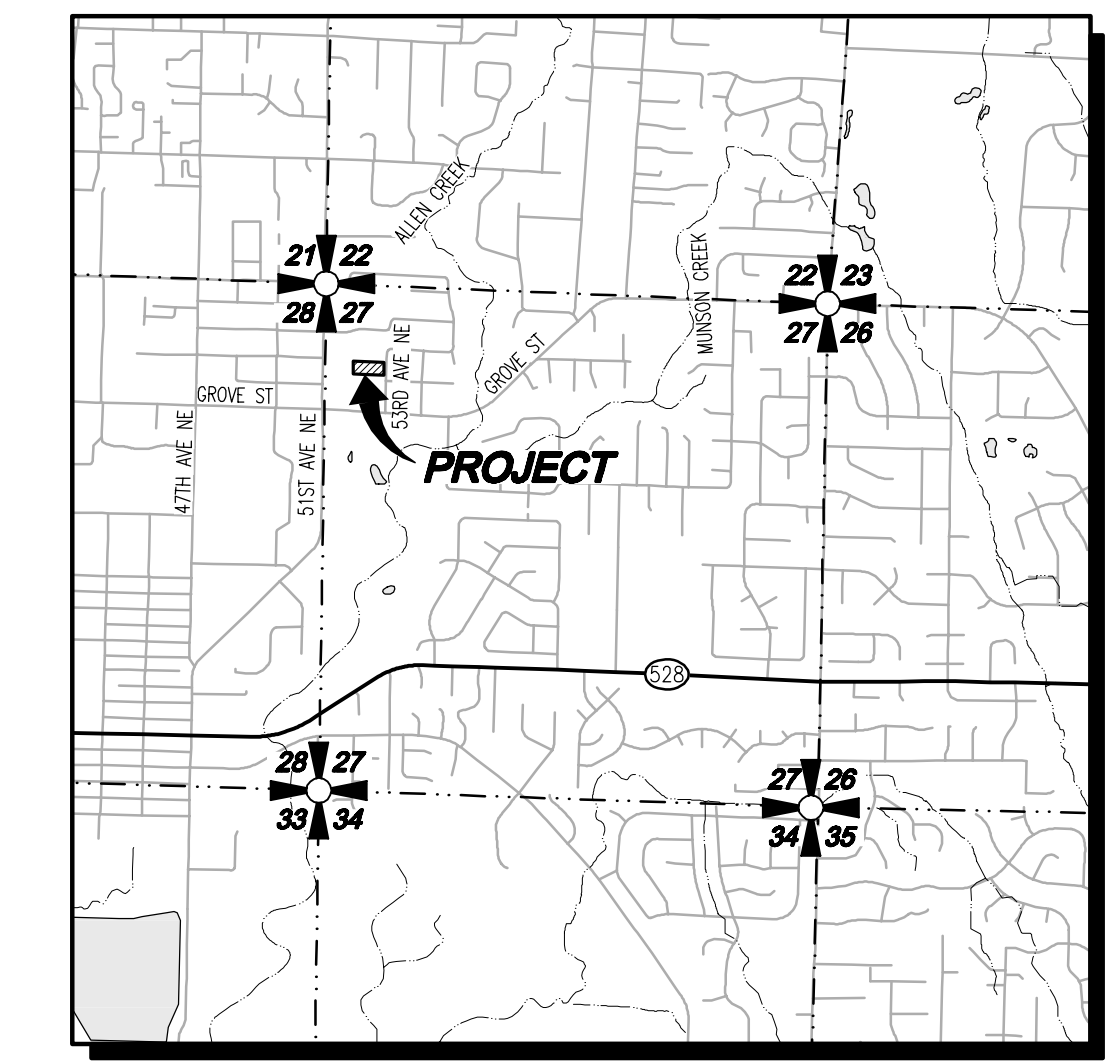
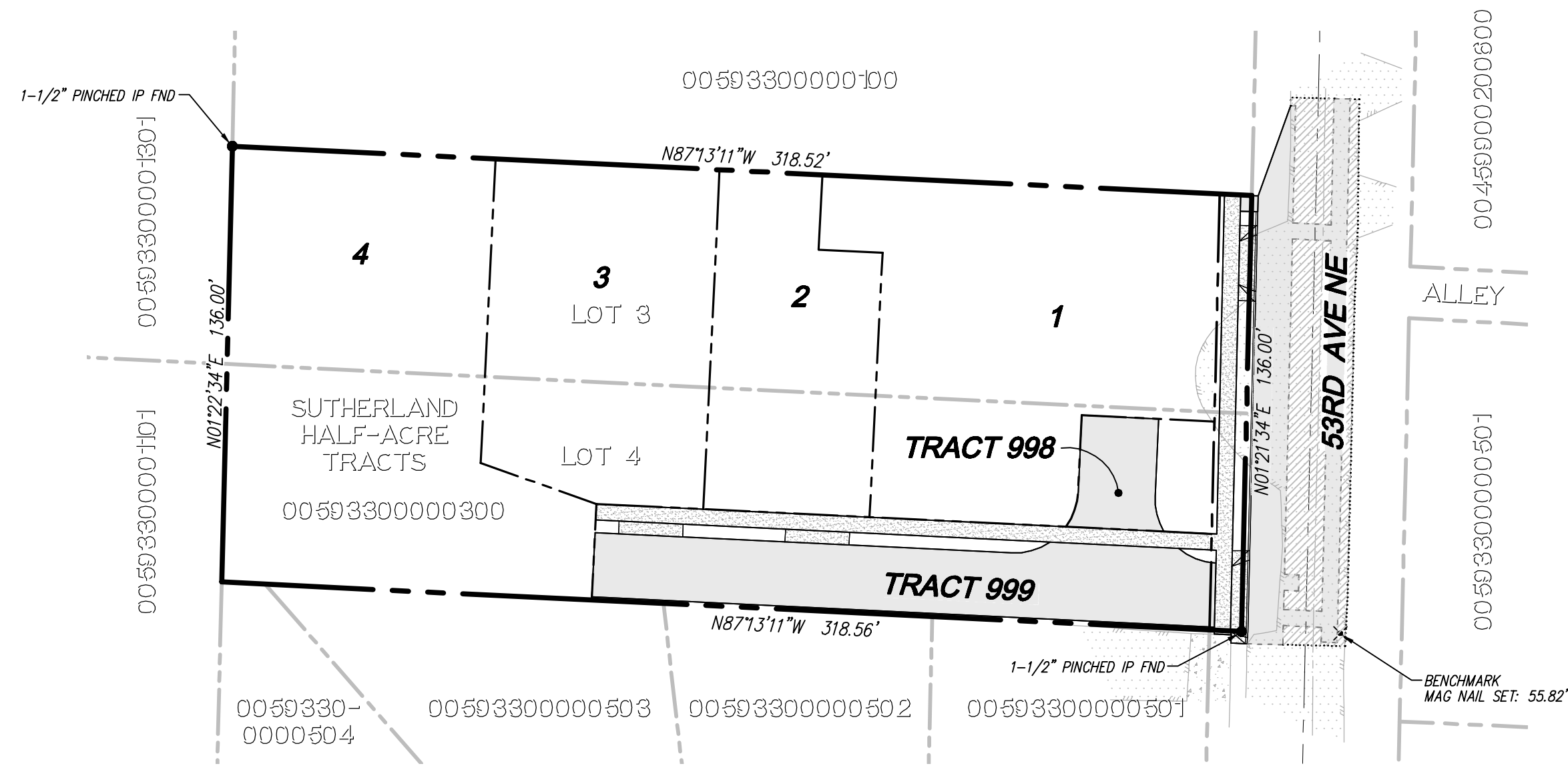
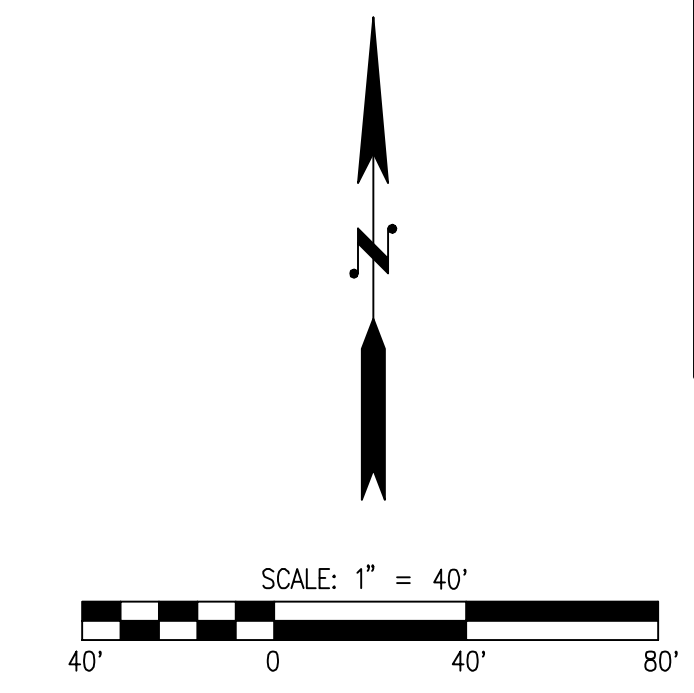


A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 27, TWP. 30 N, R. 5 E, W.M. MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

# 53RD AVE NE SHORT PLAT PRELIMINARY PLAT



VICINITY MAP  
SCALE: 1" = 2000'



### LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION	AC	ASPHALT CONCRETE
●	FOUND REBAR & CAP AS NOTED	BWF	BARBED WIRE FENCE
○	SET REBAR & CAP (PLS 52841 & 20109918)	CB	CATCH BASIN
⊙	MONUMENT FOUND	℄	CENTERLINE
□	CATCH BASIN	CMP	CORRUGATED METAL PIPE
⊙	SANITARY SEWER MANHOLE	CPP	CORRUGATED POLYETHYLENE PIPE
⊙	WATER VALVE	CP	CONCRETE PIPE
⊙	WATER METER	EL	ELEVATION
⊙	FIRE HYDRANT	EX	EXISTING
⊙	TREE CONIFEROUS	℄	FLOWLINE
⊙	TREE DEODIOUS	FN	FENCE
⊙		HWF	HOG WIRE FENCE
⊙		IE	INVERT ELEVATION
⊙		LCPE	LINED CORRUGATED POLYETHYLENE PIPE
PROPOSED STORM SYMBOLS			
SYMBOL	DESCRIPTION		
⊙	SD CAP		
⊙	TYPE 1 CATCH BASIN, GRATED LID		
⊙	TYPE 1 CATCH BASIN, SOLID LID		
⊙	TYPE 2 CATCH BASIN, GRATED LID		
⊙	TYPE 2 CATCH BASIN, SOLID LID		
⊙	BEEHIVE MANHOLE COVER		
⊙	SQUARE YARD DRAIN		
⊙	ROUND YARD DRAIN		
⊙	STORM CLEAN OUT		
⊙	STORM PIPE		
PROPOSED SEWER SYMBOLS			
SYMBOL	DESCRIPTION		
⊙	SEWER CAP		
⊙	SEWER CLEANOUT		
⊙	SEWER MANHOLE		
⊙	SEWER PIPE		
PROPOSED WATER SYMBOLS			
SYMBOL	DESCRIPTION		
⊙	WATER CAP		
⊙	CONCRETE BLOCKING		
⊙	BUTTERFLY VALVE		
⊙	11" BEND		
⊙	45" BEND		
⊙	90" BEND		
⊙	22" BEND		
⊙	VALVE		
⊙	HYDRANT ASSEMBLY		
⊙	BLOW-OFF VALVE		
⊙	REDUCER		
⊙	AIR-VAC ASSEMBLY		
⊙	WATER METER		
⊙	WATER PIPE		

### PROJECT INFORMATION

**SITE ADDRESS:** 7312 53RD AVE MARYSVILLE, WA 98271  
**TAX PARCELS:** 0059330000300  
**GROSS SITE AREA:** 43,308 SF 0.99 AC  
**ROW DEDICATION AND ACCESS:** 1,360 SF + 7,251 SF = 8,611 SF  
**NET SITE AREA:** GROSS AREA - ROW/ACCESS = 34,697 SF (0.80 AC)  
**EXISTING USE:** RESIDENTIAL  
**PROPOSED USE:** RESIDENTIAL  
**CURRENT ZONING:** R6.5  
**PROPOSED ZONING:** R6.5  
**WATER:** CITY OF MARYSVILLE  
**SEWER:** CITY OF MARYSVILLE  
**POWER:** SNOHOMISH COUNTY PUD  
**GAS:** PUGET SOUND ENERGY  
**TELEPHONE:** VERIZON  
**CABLE:** COMCAST  
**SCHOOL DISTRICT:** MARYSVILLE SCHOOL DISTRICT NO. 25  
**FIRE DISTRICT:** MARYSVILLE FIRE DISTRICT  
**SETBACKS:**  
 REAR: 20'  
 SIDE: 5'  
 ADU SETBACKS: 5' (ALL SIDES)

### CONTACT LIST

**OWNER:**  
 TODD DUITSMAN  
 1027 STATE AVE, #102  
 MARYSVILLE, WASHINGTON 98270  
 CONTACT: TODD DUITSMAN  
 PHONE: (425) 343-5040  
 EMAIL: todd.tb@gmail.com

**CIVIL ENGINEER:**  
 LDC, INC.  
 20210 142ND AVE NE  
 WOODINVILLE, WASHINGTON 98072  
 CONTACT: TOM ABBOTT, PE  
 PHONE: (425) 806-1869  
 FAX: (425) 482-2893  
 EMAIL: tabbotl@ldccorp.com

**SURVEYOR:**  
 LDC, INC.  
 20210 142ND AVE NE  
 WOODINVILLE, WASHINGTON 98072  
 CONTACT: VINCE TOWNSEND, PLS  
 PHONE: (425) 806-1869  
 FAX: (425) 482-2893  
 EMAIL: vtownsend@ldccorp.com

**GEOTECHNICAL ENGINEER:**  
 COBALT GEOSCIENCES, LLC.  
 P.O. 1792  
 NORTH BEND, WASHINGTON 98045  
 CONTACT: PHIL HABERMAN, PE, LG  
 PHONE: (206) 331-1097  
 EMAIL: phil@cobaltgeo.com

### TABLE OF CONTENTS

- 1 COVER SHEET
- 2 PRELIMINARY PLAT PLAN

### SURVEY INFORMATION

#### LEGAL DESCRIPTION

QUIT CLAIM DEED RECORDING NO. 135909  
 LOTS 3 & 4 OF THE SUTHERLAND HALF ACRE TRACTS, RECORDED ON PAGE 6, VOLUME 12 OF PLATS, RECORDS OF SNOHOMISH COUNTY, WASHINGTON  
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

#### VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM-1988

#### HORIZONTAL DATUM

NAD83/11 WASHINGTON STATE COORDINATES-NORTH ZONE

#### SITE BENCHMARK

PROJECT BENCHMARK:  
 MAG NAIL SET IN 53RD AVE NE (SEE DWG)  
 ELEVATION = 55.82 FEET

#### BASIS OF BEARING

NAD83/11 FROM GPS OBSERVATION  
 MONUMENTED CENTERLINE OF 51ST AVE NE BETWEEN GROVE ST AND 76TH PL NE OF THE NE 1/4 OF THE NW 1/4 OF SEC 27, TWP 30 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON  
 (BEARING = N 01°13'59" E)

#### EQUIPMENT & PROCEDURES

**METHOD OF SURVEY:**  
 SURVEY PERFORMED BY FIELD TRAVERSE  
**INSTRUMENTATION:**  
 LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND LEICA GS-16 GPS  
 MAINTAINED IN ADJUSTMENT TO MANUFACTURERS SPECIFICATIONS AS REQUIRED BY WAC 332-130-100  
**PRECISION:**  
 MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

#### REFERENCES

- (R1) SUTHERLAND HALF-ACRE TRACTS APN: 783672
- (R2) QUIT CLAIM DEED APN: 135909
- (R3) RECORD OF SURVEY FOR MEADOW PARK APARTMENTS APN: 201812285005
- (R4) RECORD OF SURVEY FOR RICHARD PRIDE & JANET PRIDE APN: 202105285007
- (R5) RECORD OF SURVEY FOR LINDA WHITE APN: 202203225004

#### SURVEY NOTES:

1. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR RECORD.
2. BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS. OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO ENCUMBER TITLE OR USE OF SUBJECT PROPERTY.
3. THIS SURVEY WAS CONDUCTED ON 08/16/2022.

#### EARTHWORK QUANTITIES

QUIT: 1,500 CY  
 FILL: 1,500 CY  
 DISTURBED AREA: 39,407 SF (0.90 AC)

#### UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

#### DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN SEPTEMBER 2022. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

PA -----

NO.	DATE	DESCRIPTION

**LDC** | Surveying Engineering Planning

Woodinville Olympia  
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 Woodinville, WA 98072  
 www.LDCcorp.com

Kent T 425.806.1869 F 425.482.2893

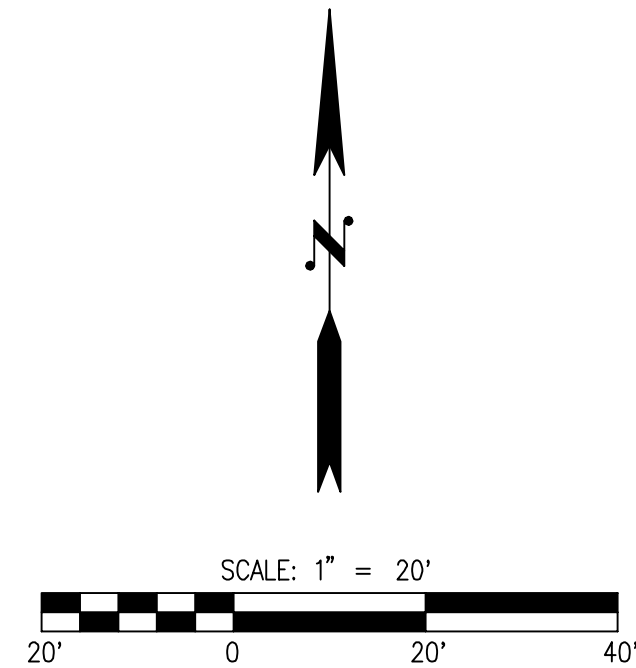
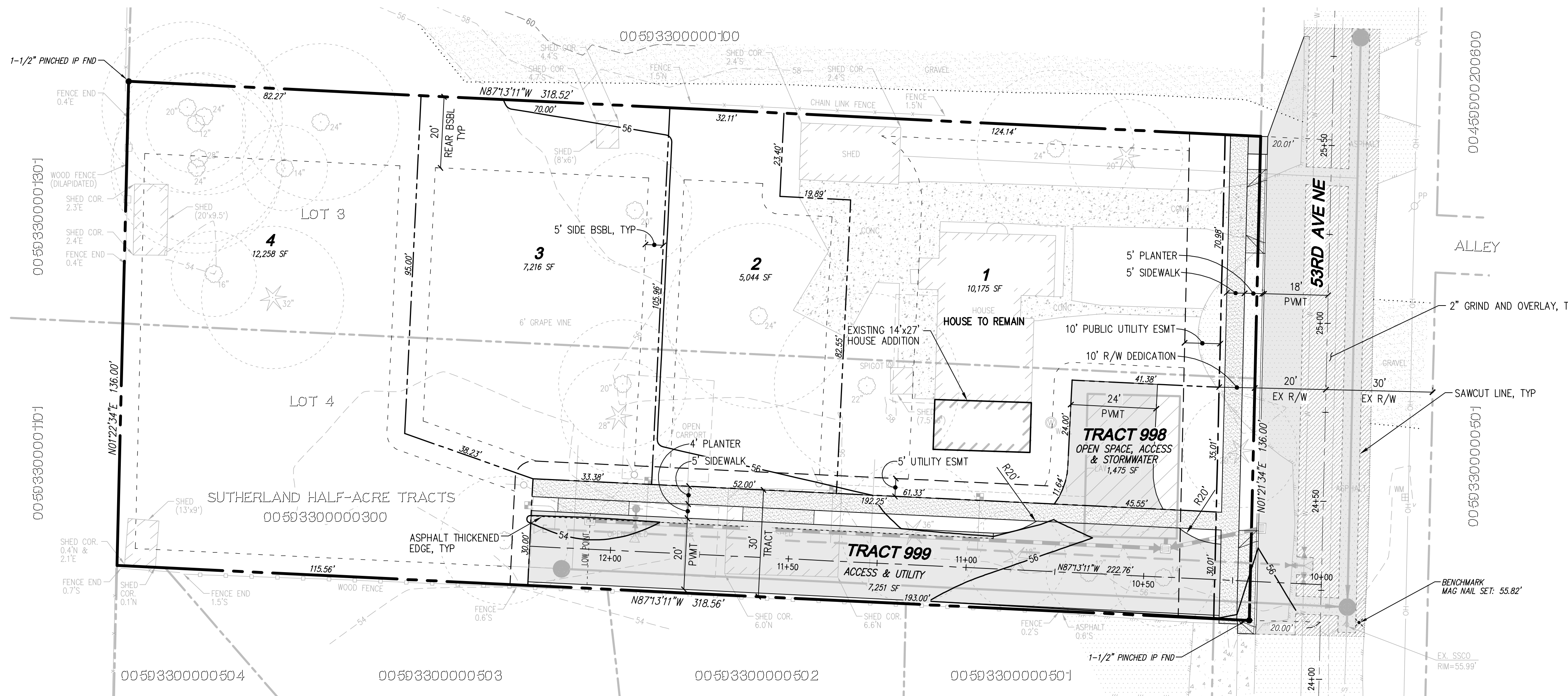
TODD DUITSMAN  
**53RD AVE NE SHORT PLAT**  
 COVER SHEET

JOB NUMBER: C22-238  
 DRAWING NAME: C22238PP-CS-PL  
 DESIGNER: TPA  
 DRAFTING BY: BJN  
 DATE: 7-18-23  
 SCALE: 1"=40'  
 JURISDICTION: MARYSVILLE

**PP-01**  
 SHEET 1 OF 2

Drawing: \\fd\lcc\p\Projects\Civil\2022\C22-238\53rd Ave Short Plat\Drawings\PP-CS-PL.dwg Plotfile: Jul 18, 2023 - 2:00pm

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 27, TWP. 30 N, R. 5 E, W.M. MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



- LEGEND**
- STORM PIPE
  - SEWER PIPE
  - WATER PIPE
  - DRAIN PIPE
  - CONCRETE
  - FULL DEPTH ASPHALT
  - 2" GRIND AND OVERLAY

**SINGLE FAMILY DENSITY CALCULATIONS**

LOTS 1 AND 2 TOTAL AREA: 15,222 SF (0.35 AC)  
 DENSITY: 6.5 DU/AC x 0.35 AC = 2.28 DU = 2 UNITS (2 SINGLE FAMILY LOTS)  
 PROPOSED UNITS: 2 SINGLE FAMILY LOTS  
 MINIMUM LOT SIZE: 5,000 SF  
 PROPOSED MINIMUM LOT SIZE: 5,044 SF (LOT 2)

**DUPLEX LOT DENSITY CALCULATIONS**

LOTS 3 AND 4 TOTAL AREA: 19,474 SF (0.45 AC)  
 DENSITY: 8 DU/AC x 0.45 AC = 3.6 DU = 4 UNITS (2 DUPLEXES)  
 PROPOSED UNITS: 4 UNITS (2 DUPLEXES)  
 MINIMUM LOT SIZE: 7,200 SF  
 PROPOSED MINIMUM LOT SIZE: 7,216 SF (LOT 3)

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**DISCLAIMER**

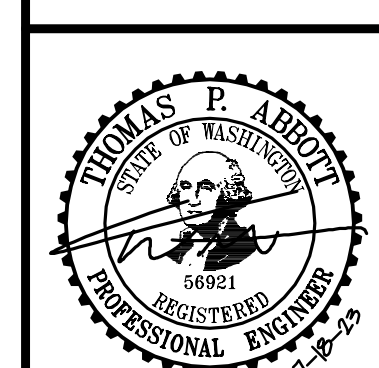
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TODD DUTSMAN  
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 DESIGNER: TPA  
 DRAFTING BY: BJN  
 DATE: 7-18-23  
 SCALE: 1"=20'  
 JURISDICTION: MARYSVILLE

**PP-02**  
 SHEET 2 OF 2

Drawing: \\dfs\local\Videos\PROJECTS\Golf\2022\22-238 53rd Ave Short Plat\Drawings\Fire Plat\C2238PP-PP-PL.dwg Printed: Jul 18, 2023 - 2:00pm