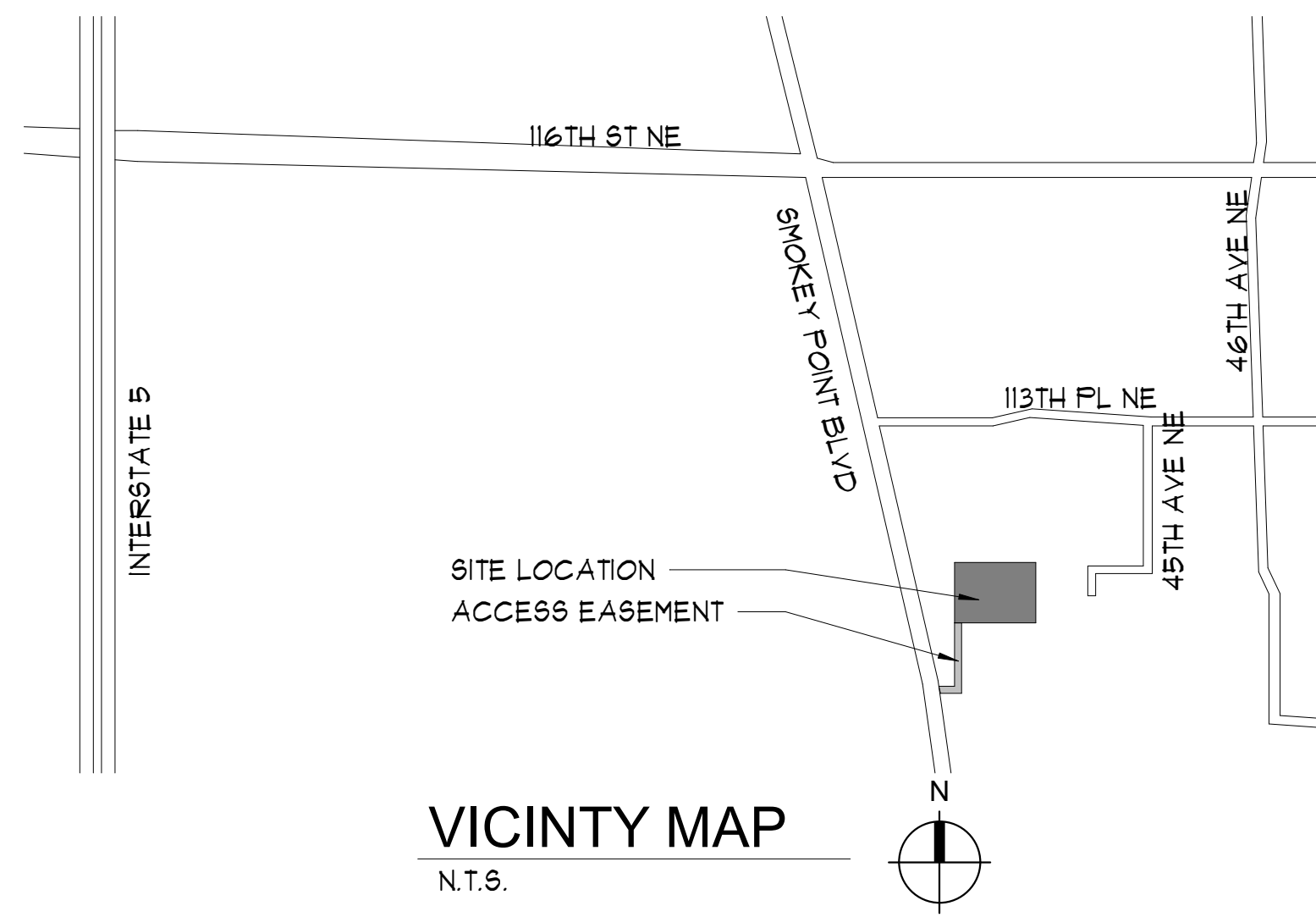


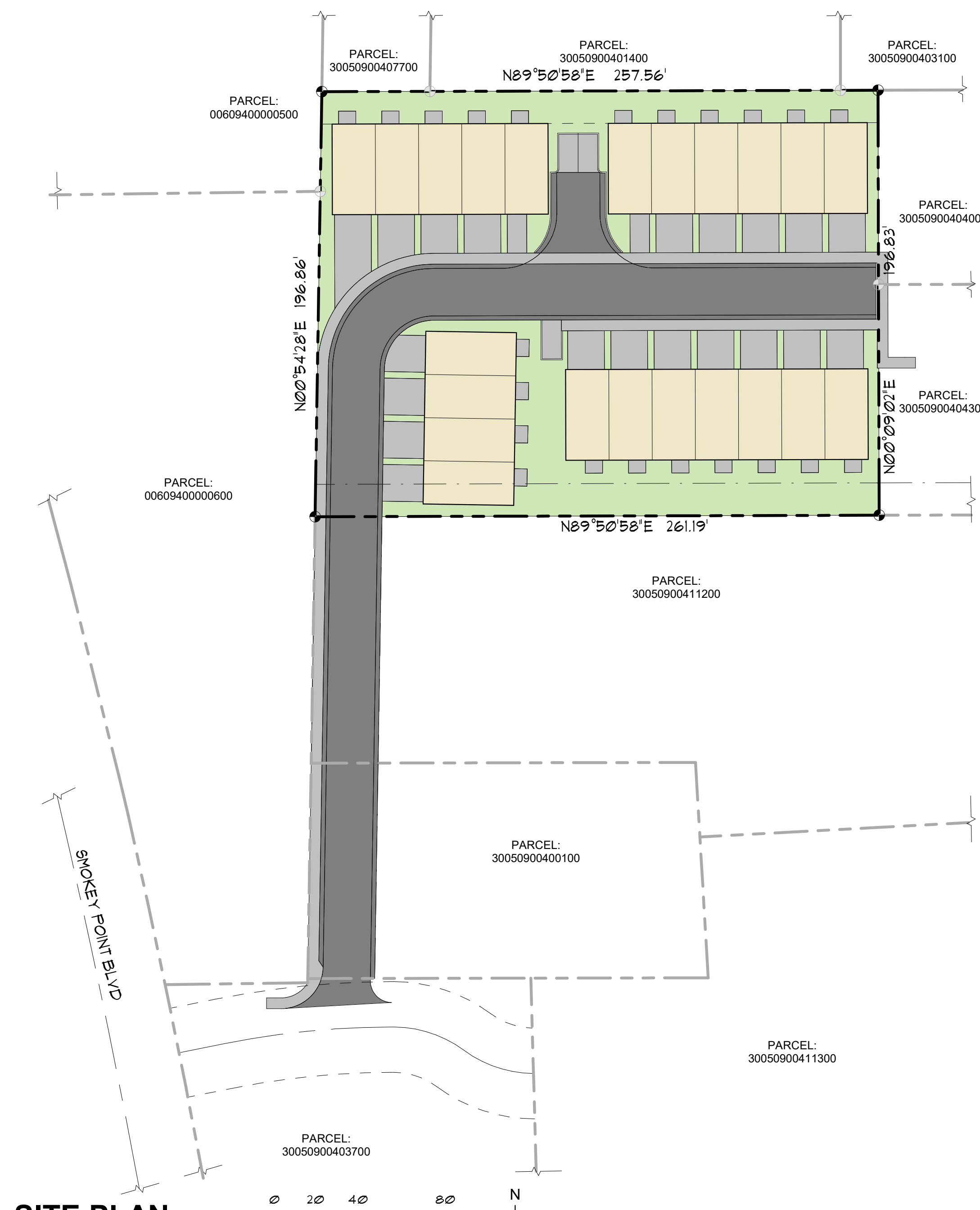
10/18/2022 2:24:31 PM M:\2222474\20 Site Design\22474 Marysville 22unit - Site.rvt



ENLARGED SITE PLAN
1" = 20'-0"



VICINITY MAP
N.T.S.



SITE PLAN
1" = 40'-0"

PROJECT/ZONING INFORMATION

SITE ADDRESS: 1115 SMOKEY POINT BLVD NE, MARYSVILLE WA, 98271
 ZONING: MU (MIXED USE)
 MINIMUM SETBACKS:
 STREET: 0 FT (20 FT SETBACK IS REQ. FOR MULTIFAMILY STRUCTURES OUTSIDE OF THE DOWNTOWN PORTION OF PLANNING AREA I)
 INTERIOR: 0 FT (15 FT SETBACK IS REQ. FOR (A) COMMERCIAL OR MULTI-FAMILY STRUCTURES ON PROPERTY LINES ADJOINING SINGLE-FAMILY DESIGNATED PROPERTY, AND (B) A REAR YEARD OF A MULTI-STORY RESIDENTIAL STRUCTURE...)
 MAXIMUM BUILDING HEIGHT: 45' - 0"
 PROPOSED BUILDING HEIGHT: 25' - 11 7/8"
 MAXIMUM LOT COVERAGE: 75%
 PROPOSED LOT COVERAGE: 65%
 BASE MAXIMUM DENSITY: 28 UNITS PER ACRE
 DENSITY PROVIDED: 18.6 UNITS PER ACRE
 LOT COVERAGE: AC TO SF
 PARCEL SIZE: (1.18 AC) 51,053 S.F.
 PARCEL NUMBER: 30050900400300

LEGAL DESCRIPTION:

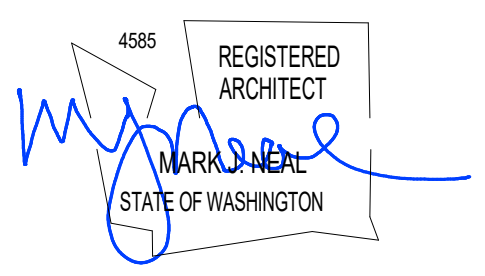
SEC 09 TWP 30 RGE 05RT-35A-14 37D-1A) BEG 81/4 COR TH N00°50'30W ALG N 4 S C/L 1305.27FT TO NW COR SW1/4 SE1/4 TH S89°13'14E ALG N LN SW1/4 SE1/4 19.23FT TO WLY MGN OLD MARYS- ARLINGTON RW R/W TFB TH CONT S89°13'14E ALG N LN SW1/4 SE1/4 257.52FT TH S 00°46'46W 201.25FT TH N89°13'14W 261.06FT TO NXN WLY MGN OLD MARYS-ARL RW R/W TH N01°47'07E TFB

REVISIONS	BY
1 City Comments	2021-11-19



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**NEW BUILDING FOR:
 22-UNIT TOWNHOMES
 MARYSVILLE, WA**

Date:	2022-06-24
Scale Factor:	1
Drawn:	NM
File:	22474

Sheet
A1.1