



LAND USE CONSULTANTS
Design · Planning · Management
3605 Colby Ave – Everett, WA 98201
(Office) 425-258-4438 (Fax) 425-258-1616

Project Narrative
November 2, 2023

Project Information

Project Name: Linscott-Kirk SP
Site Address: 9803 48th Drive NE
Parcel Number: 00538500001200
S/T/R: SE ¼ of S16, T30N, R5E, WM, Snohomish County, WA
Zoning: R 6.5
Area: .77 acres
Topography: Generally flat

Linscott SP is being proposed as a 3-lot short plat with 1 single-family and 2 duplex units using City of Marysville Development Standards. This project will be developed in one phase. The current owner of this property is Leo A. Bietz. On behalf of our client, Robert Linscott, located at 9622 48th Drive NE, Marysville, WA 98270, we would like to submit the following project narrative.

Project Contact

Jen Haugen ~ Land Resolutions (425) 258-4438 jen@orcalandsurveying.com

City of Marysville density calculations are as follows:

Total Site Area: 33,577 sf / .77 ac
Minus Flood Plains: 0
Minus Utility Easements Over 30': 0
Minus Public Owned Facility & ROW: 0
Minus Storm Water Detention Tracts or Easements: 0
Minus Private Road or Access Easements: 3,897 sf / .09 ac
Minus Critical Areas Under Water: 0
Minus Panhandles: 800 sf / .02 ac
Net Site Area: 28,880 sf / .66 ac

Duplex units (Lots 1 & 3) = 20,379 sf = 0.47 acres x 8du/acre = 3.76 units
SFR unit (Lot 2) = 8,500 sf = 0.19 acres x 6.5du/acre = 1.27 units
Total = 3.76 + 1.27 = 5.03 = 5 units maximum

We are proposing 5 units with this application.

The smallest lot being proposed is 8,679 square feet and we are showing a lot size average of 11,192 square feet.

Surrounding Land Use

The properties that surround the project are single-family residences to the north, south and east, and 48th Drive NE to the west. This type of project on this site will in no way be detrimental to public safety health or wellbeing of the surrounding communities.

Critical Areas

There are no critical areas within this subdivision.

Access

Access shall be taken via 48th Drive NE onto private road Tract 999.

Water/Sewer

The site is currently serviced by City of Marysville Water and Sewer.

Drainage

Drainage for the site shall be infiltrated under private road tract 999. See civil plans and drainage report provided by Omega engineering for additional information.

Thank you in advance for reviewing this project with us. We look forward to working with you to complete this application. If you have any questions or comments concerning this application, please contact me at (425) 258-4438 office, or via email: jen@orcalandsurveying.com

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jen Haugen', with a stylized flourish at the end.

Jen Haugen
Planner