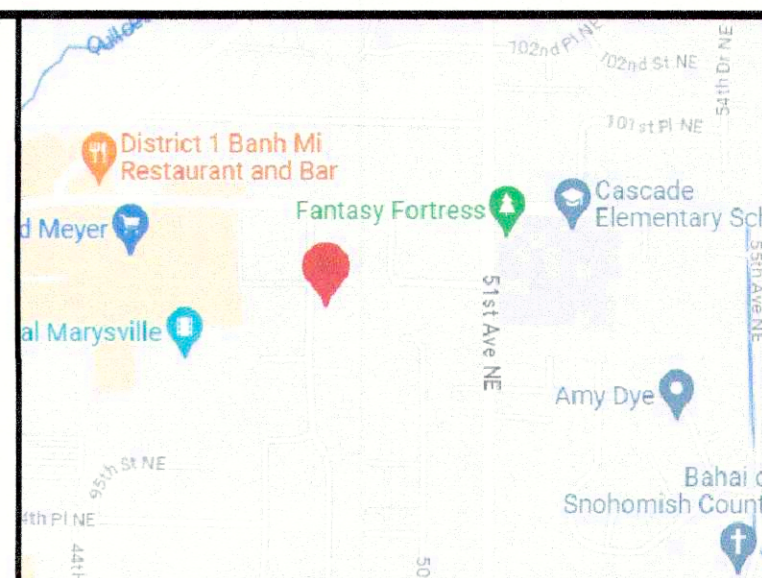


**ZONING NOTES:**  
 R6.5  
 MINIMUM LOT AREA 5,000 SF  
 MINIMUM DUPLEX AREA 7,200 SF  
 MINIMUM LOT WIDTH 50'  
 MINIMUM LOT FRONTAGE ON PANHANDLE 20'  
 MAXIMUM BUILDING HEIGHT 30'  
 MAXIMUM BUILDING COVERAGE 40%  
 MAXIMUM IMPERVIOUS SURFACES 50%  
 FRONT YARD SETBACK 20'  
 STREET SETBACK 10'  
 REAR YARD SETBACK 20'  
 SIDE YARD SETBACK 5'  
 CORNER LOT SETBACK 10'

PRELIMINARY SHORT PLAT MAP  
 FOR  
**LINSCOTT - KIRK SP**  
 IN THE SE 1/4 OF THE SE 1/4 OF SECTION 16, TWP.30 N., R.5 E., W.M.  
 CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



VICINITY MAP  
 SCALE: 1" = 1000'

- LEGEND**
- ⊕ BENCHMARK
  - FOUND REBAR, AS NOTED
  - ⊙ FOUND MONUMENT, AS NOTED
  - ⊠ POWER VAULT
  - UTILITY POLE
  - ⊕ UTILITY POLE WITH TRANSFORMER
  - UTILITY POLE WITH CONDUIT FOR UTILITY DROP
  - ⊕ STREET LIGHT WITH CONDUIT
  - ⊕ GUIDE ANCHOR
  - ⊠ ELECTRIC/UTILITY JUNCTION BOX
  - ⊠ TELECOM PEDESTAL
  - ⊕ SANITARY SEWER MANHOLE
  - ⊠ CATCH BASIN: TYPE 1 WITH GRATE
  - ⊠ GAS VALVE
  - ⊠ GAS METER
  - ⊕ WATER VALVE
  - ⊕ FIRE HYDRANT
  - ⊠ WATER METER
  - ⊕ SIGN
  - ⊠ CONCRETE (WALKS, SLABS, CURB)

- LEGEND**
- (M) MEASURED DIMENSION
  - (C) CALCULATED DIMENSION
  - EDGE OF ASPHALT
  - OHP OVERHEAD POWER/UTILITY LINES
  - S SEWER LINE
  - SD STORM LINE
  - W WATER LINE

**EQUIPMENT & PROCEDURES**

**INSTRUMENTATION:** LEICA TCM1205 TOTAL STATION OR STONEX S900 GNSS

**METHOD OF SURVEY:** COMBINED FIELD TRAVERSE AND GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) OBSERVATION

**PRECISION:** MEETS OR EXCEEDS W.A.C. 332-130-080 REQUIREMENTS.

**DATUM:** WASHINGTON STATE PLANE (NAD 83-2011), AN OBSERVED BEARING OF N 011°15'15" W BETWEEN FOUND MONUMENTS ON 48TH DRIVE NE.

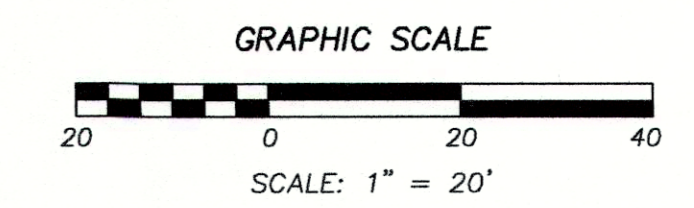
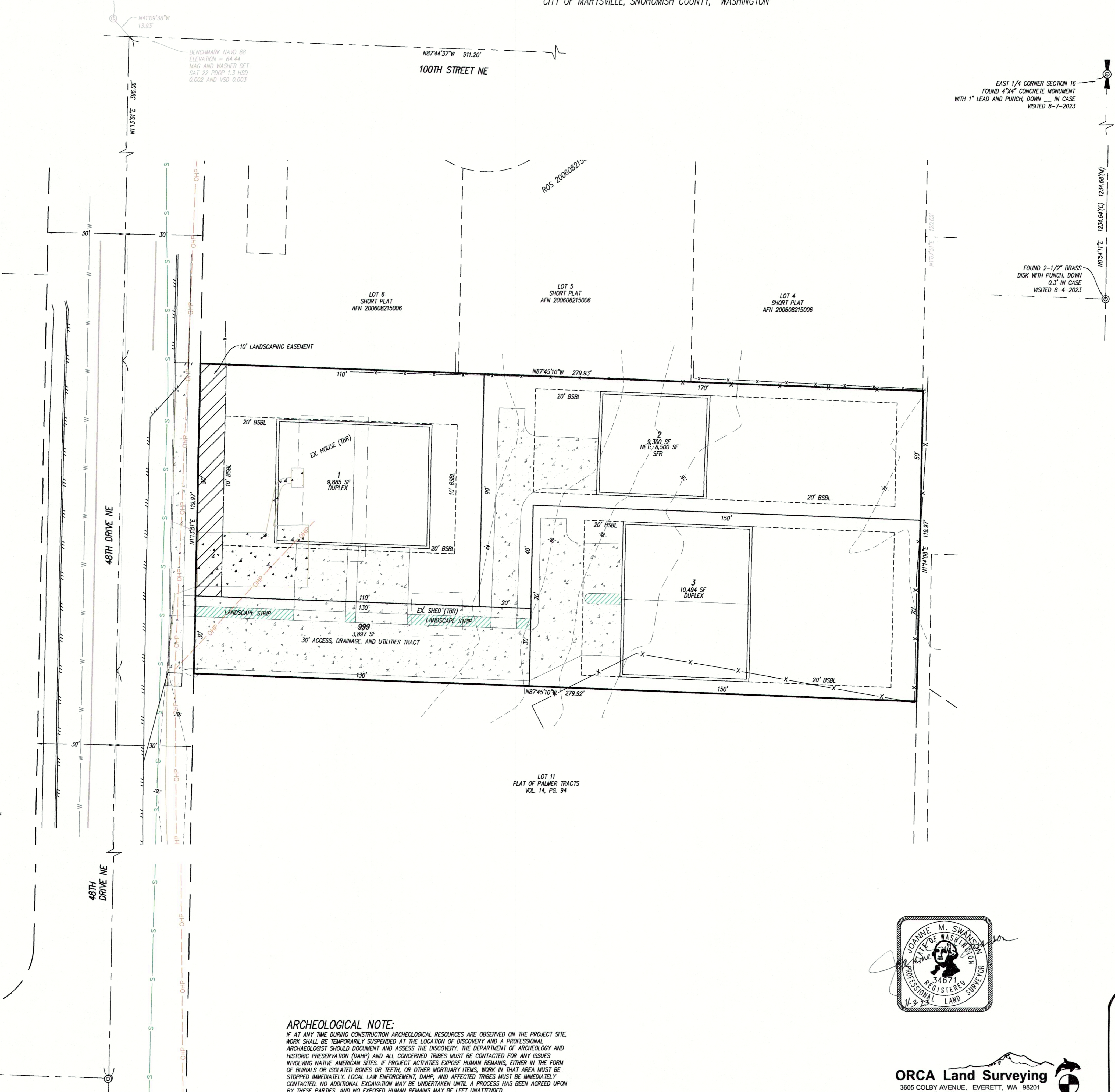
**REFERENCES:**  
 RECORD OF SURVEY, AFN 9606055005  
 RECORD OF SURVEY, AFN 9406025005  
 RECORD OF SURVEY, AFN 20003225003  
 PLAT OF ANESSA PLACE, SW 200312115006  
 PLAT OF PALMER TRACT, VOLUME 14, PAGE 94  
 FIRST ADDITION TO PALMER TRACT, VOLUME 16, PAGE 120

**VERTICAL DATUM:** NAVD 88, AS OBTAINED BY (GNSS) OBSERVATION.

**VERTICAL DATUM:** NAVD 88 (CONVERSION TO NGVD29 = -3.74')

**BENCH MARK:** TOP OF BRASS DISK IN CASE LOCATED IN THE INTERSECTION OF 48TH DRIVE NE AND 97TH PLACE NE. ELEVATION = 62.34'

**TEMPORARY BENCH MARK:** FOUND 1" IRON PIPE LOCATED IN THE SOUTHWEST CORNER OF SITE. ELEVATION = 61.80'



**OWNER:**  
 LEO A. BIETZ  
 9803 48TH DRIVE NE  
 MARYSVILLE, WA 98270

**APPLICANT:**  
 ROBERT LINSCOTT  
 9622 48TH DRIVE NE  
 MARYSVILLE, WASHINGTON 9827  
 (425) 232-2040  
 EMAIL: LINSCOTT56@HOTMAIL.COM

**PLANNER CONTACT:**  
 LAND RESOLUTIONS  
 ATTN: JEN HAUGEN  
 3605 COLBY AVENUE  
 EVERETT, WASHINGTON 98201  
 (425) 258-4438  
 EMAIL: JEN@ORCALANDSURVEYING.COM

**ENGINEER:**  
 OMEGA ENGINEERING  
 ATTN: JOSEPH SNEYBY, P.E.  
 2707 WETMORE AVE  
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**SURVEYOR:**  
 ORCA LAND SURVEYING  
 ATTN: JOHANN M. SWANSON, PLS CFEDS.  
 3605 COLBY AVENUE  
 EVERETT, WASHINGTON 98201  
 (425) 258-3400  
 EMAIL: JOHANN@ORCALANDSURVEYING.COM

**GEOTECH:**  
 NELSON GEOTECHNICAL  
 ATTN: ALEX RIVALDI, LG  
 17311 - 135TH AVE NE #A500  
 WOODINVILLE, WASHINGTON 98072  
 (425) 523-8642  
 EMAIL: ALEX@NELSONGEOTECH.COM

**LANDSCAPE ARCHITECT:**  
 ORIGIN DESIGN GROUP  
 ATTN: KRISTAL LOWE  
 1031 - 185TH AVENUE NE  
 SNOHOMISH, WASHINGTON 98290  
 (425) 346-1905  
 KRISTAL@ORIGINDESIGNGROUP.COM

**LEGAL DESCRIPTION**

LOT 12, PALMER TRACTS, AS PER PLAT RECORDED IN VOLUME 94 OF PLATS, PAGE 94, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

SITUATE IN THE CITY OF MARYSVILLE, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**PROJECT INFORMATION**

SITE ADDRESS:	9803 48TH DRIVE NE MARYSVILLE, WASHINGTON 98270-2313
TAX NUMBER:	0053850001200
PROPOSED LAND USE:	HIGH DENSITY SINGLE FAMILY RESIDENTIAL R 6.5
EXISTING ZONING:	CITY OF MARYSVILLE SEWER DEPARTMENT
SEWAGE DISPOSAL:	CITY OF MARYSVILLE WATER DEPARTMENT
WATER SUPPLY:	MARYSVILLE SCHOOL DISTRICT NO. 25
SCHOOL DISTRICT:	MARYSVILLE FIRE DISTRICT RFA
FIRE DISTRICT:	
AVERAGE LOT SIZE:	11,192 SF 0.26 ACRES
SMALLEST LOT SIZE:	8,679 SF 0.22 ACRES

**CITY OF MARYSVILLE DENSITY CALCULATIONS PER MMC 6.5**

GROSS PROJECT AREA	33,577 SF	0.77 ACRES
LESS ACCESS EASEMENTS	3,897 SF	0.09 ACRES
LESS PANHANDLES	800 SF	0.02 ACRES
NET PROJECT AREA	28,880 SF	0.66 ACRES
LOTS 1 & 3 (DUPLEX LOTS)	20,379 SF	0.47 ACRES
DENSITY	.47 ACRES X 800/ACRE = 3.76 UNITS	
LOT 2 (SINGLE FAMILY)	8,500 SF	.19 ACRES
DENSITY	.19 ACRES X 6.500/ACRE = 1.27 UNITS	
TOTAL LOT YIELD	2 DUPLEX LOT AND 1 SINGLE FAMILY LOT (5 UNITS)	

TOTAL = 5 UNITS MAXIMUM  
 WE ARE PROPOSING 5 UNITS WITH THIS APPLICATION.

- PROJECT NOTES:**
- EXISTING HOUSE AND OUTBUILDINGS TO BE REMOVED.
  - PROJECT SHALL BE CONSTRUCTED IN ONE PHASE.
  - HOUSE AND DRIVEWAY LOCATIONS ARE APPROXIMATE. ACTUAL LOCATIONS WITHIN PERMITTED BUILDING SETBACKS TO BE DETERMINED AT TIME OF BUILDING PERMIT.
  - ENTIRE SITE LIES OUTSIDE OF FLOOD HAZARD AND LANDSLIDE HAZARD AREAS.
  - THERE ARE NO CRITICAL AREAS ON SITE.

**ARCHEOLOGICAL NOTE:**

IF AT ANY TIME DURING CONSTRUCTION ARCHEOLOGICAL RESOURCES ARE OBSERVED ON THE PROJECT SITE, WORK SHALL BE TEMPORARILY SUSPENDED AT THE LOCATION OF DISCOVERY AND A PROFESSIONAL ARCHEOLOGIST SHOULD DOCUMENT AND ASSESS THE DISCOVERY. THE DEPARTMENT OF ARCHEOLOGY AND HISTORIC PRESERVATION (DAHP) AND ALL CONCERNED TRIBES MUST BE CONTACTED FOR ANY ISSUES INVOLVING NATIVE AMERICAN SITES. IF PROJECT ACTIVITIES EXPOSE HUMAN REMAINS, EITHER IN THE FORM OF BURIALS OR ISOLATED BONES OR TEETH, OR OTHER MORTUARY ITEMS, WORK IN THAT AREA MUST BE STOPPED IMMEDIATELY. LOCAL LAW ENFORCEMENT, DAHP, AND AFFECTED TRIBES MUST BE IMMEDIATELY CONTACTED. NO ADDITIONAL EXCAVATION MAY BE UNDERTAKEN UNTIL A PROCESS HAS BEEN AGREED UPON BY THESE PARTIES, AND NO EXPOSED HUMAN REMAINS MAY BE LEFT UNATTENDED.



**ORCA Land Surveying**  
 3605 COLBY AVENUE, EVERETT, WA 98201  
 425-259-3400 FAX: 425-258-1616

**LAND RESOLUTIONS**  
 LAND USE CONSULTANTS  
 Design • Planning • Management

PRELIMINARY SHORT PLAT MAP  
 FOR  
**LINSCOTT-KIRK SP**  
 CITY FILE NO.

IN THE SE 1/4 OF THE SE 1/4 OF  
 SECTION 16, TWP.30 N., R.5 E., W.M. &  
 CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

SHEET 1 OF 1

PROJECT: 2023-050 DWG BY: ORG/JLH DATE: 11/1/2023 REV: