

**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'

**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
- SEWER LINE
- SD STORM LINE
- WATER LINE

**EQUIPMENT & PROCEDURES**

**INSTRUMENTATION:** LEICA TORM1205 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. 332-130-090 REQUIREMENTS.  
**DATUM:** WASHINGTON STATE PLANE (NAD 83-2011), AN OBSERVED BEARING OF N 01°13'15" W BETWEEN FOUND MONUMENTS ON 48TH DRIVE NE.

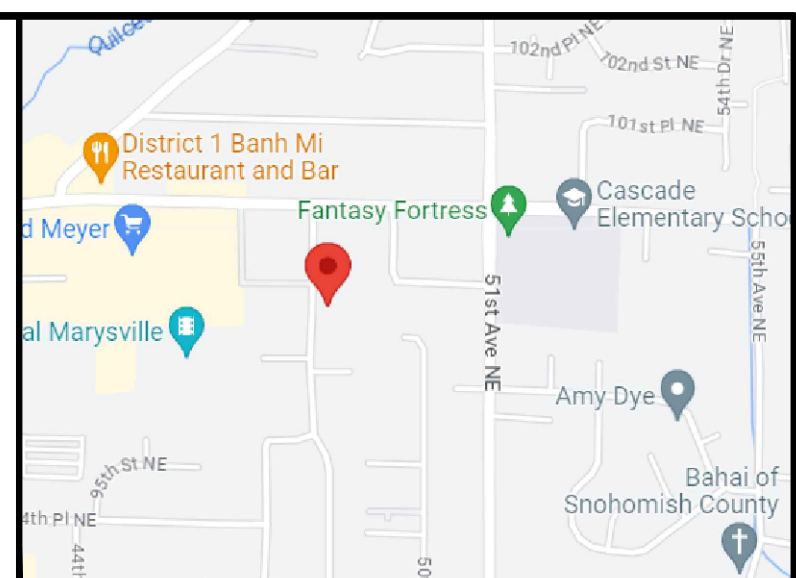
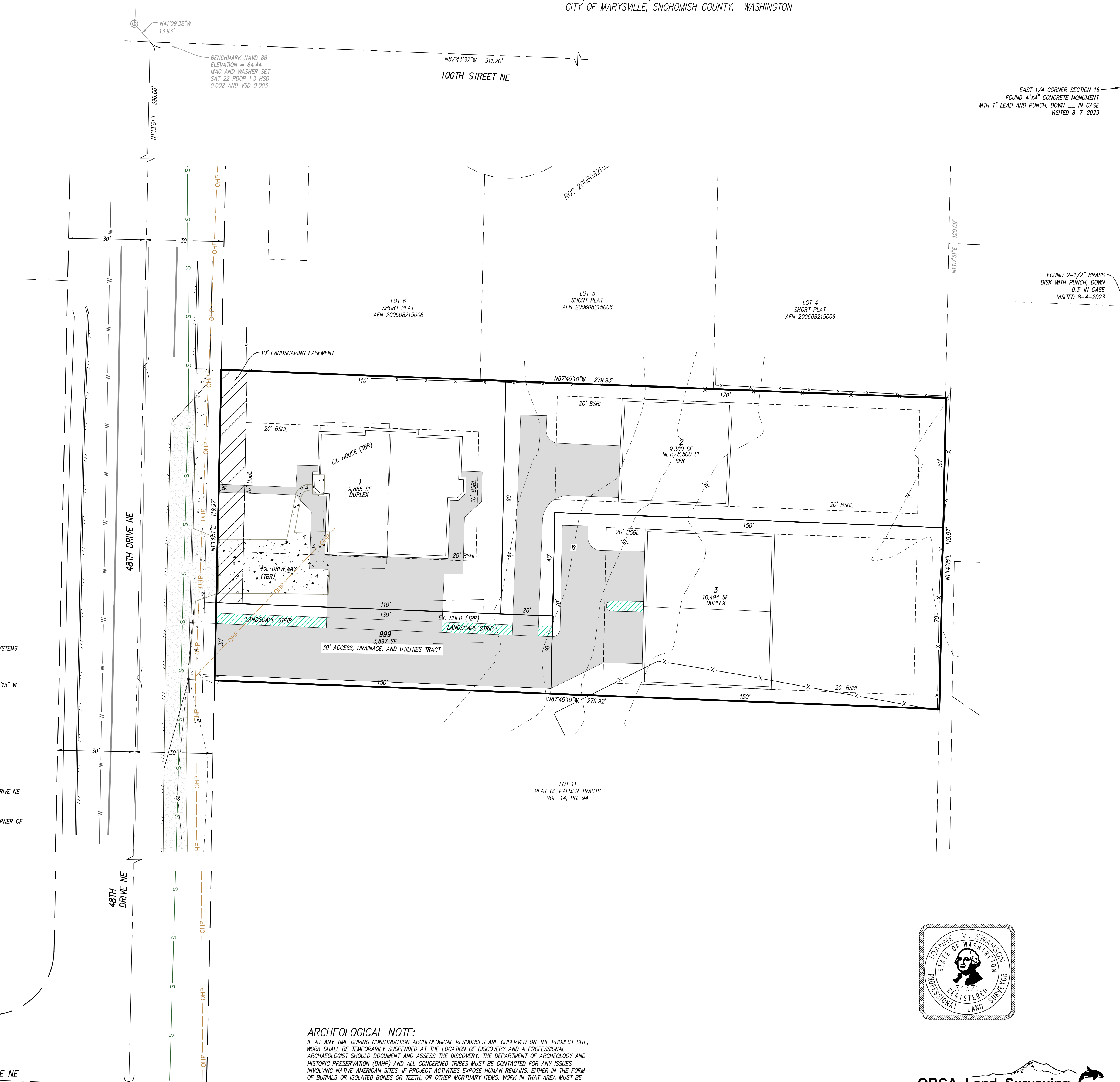
**REFERENCES:**  
 RECORD OF SURVEY, AFN 9606055005  
 RECORD OF SURVEY, AFN 9406025005  
 RECORD OF SURVEY, AFN 200003225003  
 PLAT OF ANISSA PLACE, SPN 200312115006  
 PLAT OF PALMER TRACT, VOLUME 14, PAGE 94  
 FIRST ADDITION TO PALMER TRACT, VOLUME 16, PAGE 120

**VERTICAL DATUM:** NAVD 88, AS OBTAINED BY (GNSS) OBSERVATION.  
**VERTICAL DATUM:** NAVD 88 (CONVERSION TO NGVD29 -3.74')

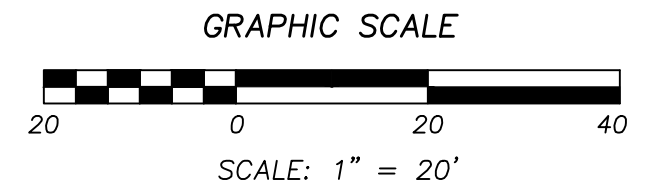
- ⊕ **BENCH MARK:** TOP OF BRASS DISK IN CASE LOCATED IN THE INTERSECTION OF 48TH DRIVE NE AND 97TH PLACE NE, ELEVATION = 62.34'
- ⊕ **TEMPORARY BENCH MARK:** FOUND 1" IRON PIPE LOCATED IN THE SOUTHWEST CORNER OF SITE. ELEVATION = 61.80'

FOUND 4"x4" MONUMENT WITH 2" BRASS DISK WITH PUNCH "4" (TRI-COUNTY LS 14460), DOWN 0.6' IN CASE, VISITED 8-4-2023

**PRELIMINARY SHORT PLAT MAP  
 FOR  
 LINSOTT - 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'



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

**APPLICANT:**  
ROBERT LINSOTT  
9622 48TH DRIVE NE  
MARYSVILLE, WASHINGTON 9827  
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**GEOTECH:**  
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**LANDSCAPE ARCHITECT:**  
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KRISTAL@ORIONDESIGNGROUP.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**

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

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

|                                     |  |            |
|-------------------------------------|--|------------|
| <b>GROSS PROJECT AREA</b>           | 33,577 SF                                      | 0.77 ACRES |
| <b>LESS ACCESS EASEMENTS</b>        | 3,897 SF                                       | 0.09 ACRES |
| <b>LESS PARHANDLES</b>              | 800 SF   | 0.02 ACRES |
| <b>NET PROJECT AREA</b>             | 28,880 SF                                      | 0.66 ACRES |
| <b>LOTS 1 &amp; 3 (DUPLEX LOTS)</b> | 20,379 SF                                      | 0.47 ACRES |
| <b>DENSITY</b>                      | .47 ACRES X 864/ACRE = 3.76 UNITS              |            |
| <b>LOT 2 (SINGLE FAMILY)</b>        | 8,500 SF                                       | .19 ACRES  |
| <b>DENSITY</b>                      | .19 ACRES X 6.564/ACRE = 1.27 UNITS            |            |
| <b>TOTAL LOT YIELD</b>              | 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.
  - EXISTING DRIVEWAY TO BE REMOVED & RELOCATED TO NEW ACCESS TRACT.

**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.



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**PRELIMINARY SHORT PLAT MAP  
 FOR  
 LINSOTT-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