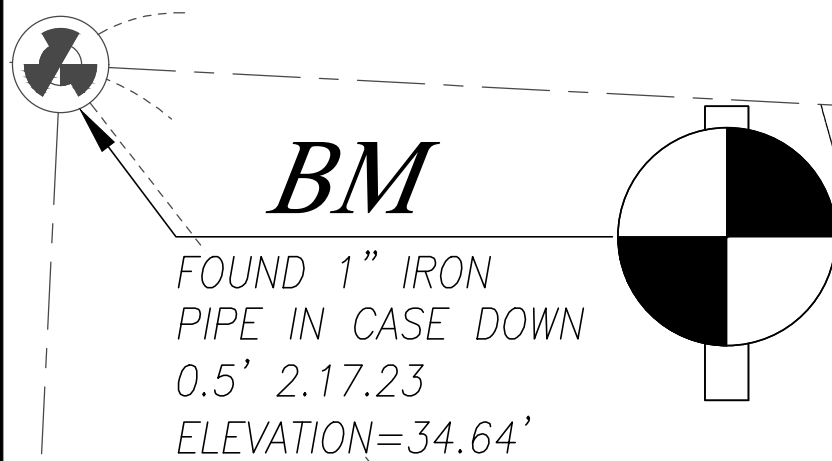


SW 1/4, NE 1/4, SEC.28, T.30N., R.5E., W.M.
SNOHOMISH COUNTY, WASHINGTON

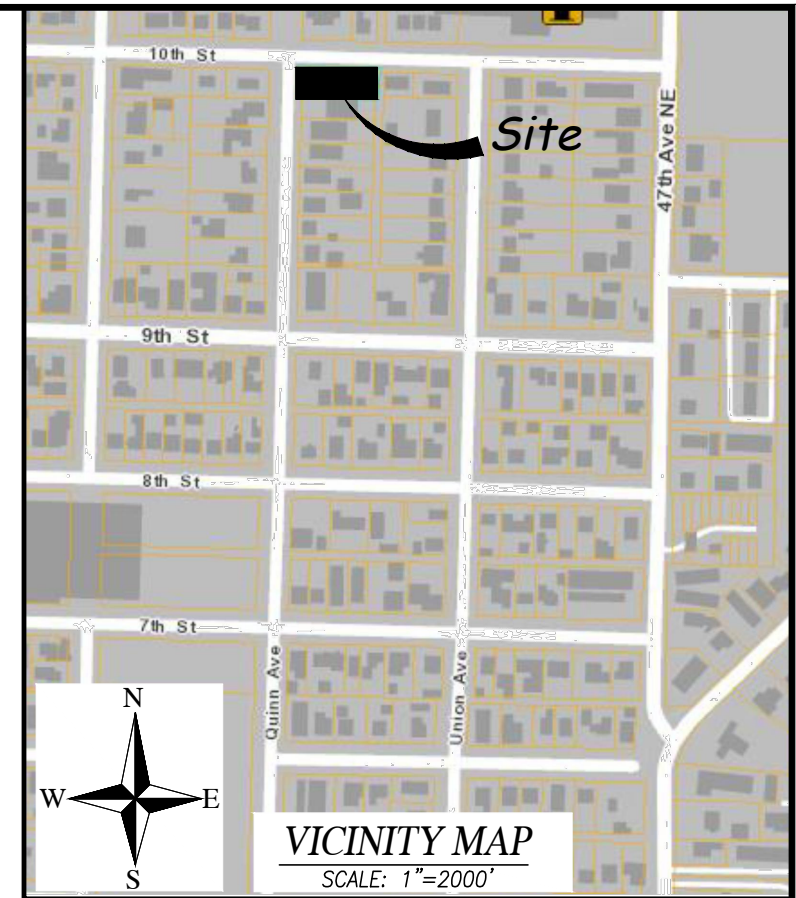
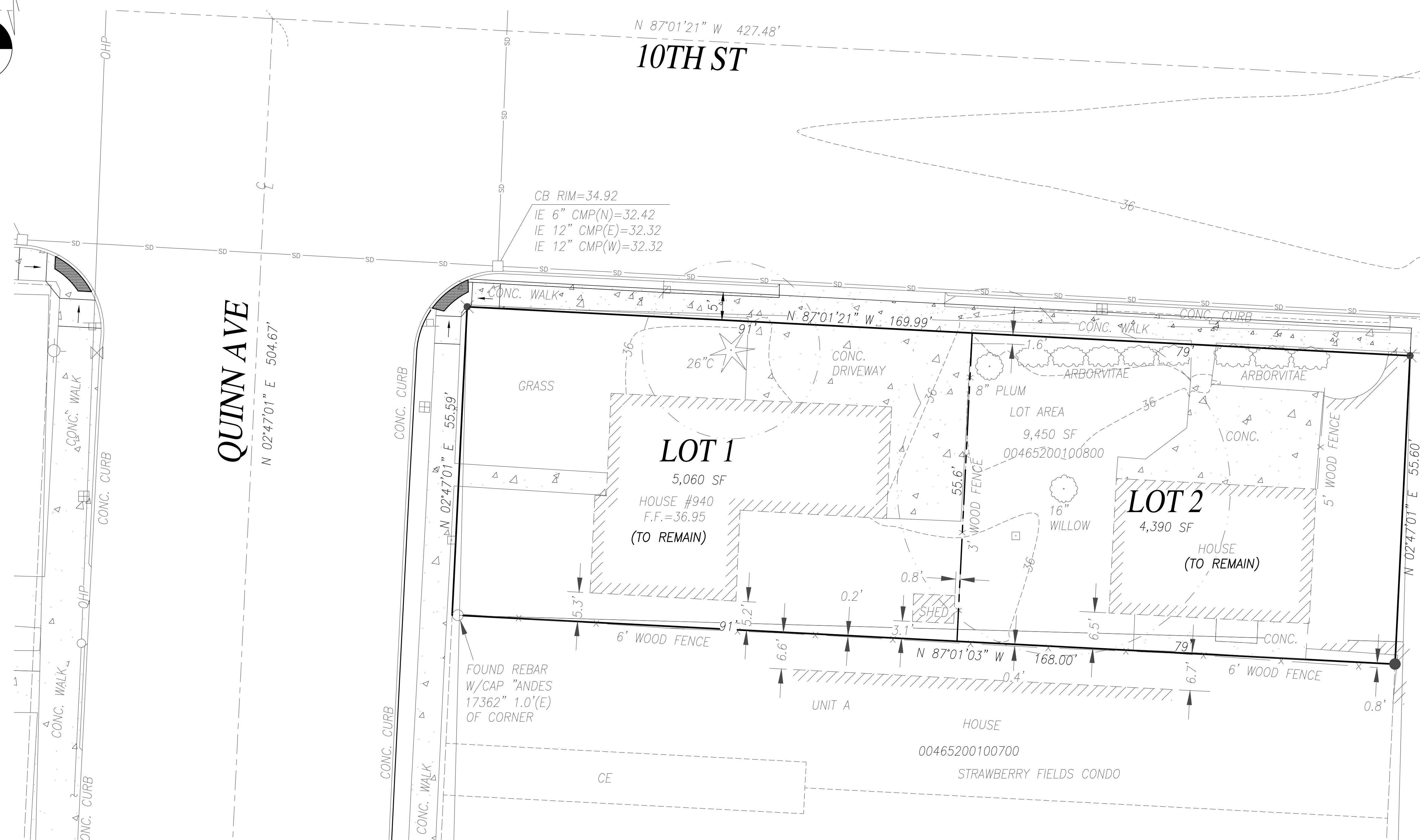


SITE DATA:
 SITE ADDRESS - 940 QUINN ST. MARYSVILLE, WA 98270
 PARCEL NUMBERS: 00465200100800
 SITE AREA: 9,450 S.F. = 0.22 AC.
 ZONING: MH1 (MIDDLE HOUSING 1)
 DENSITY: 0.22 X 18 = 3.96 LOTS
 EXISTING USE: SINGLE FAMILY RESIDENCE
 PROPOSED USE: 2 LOT SINGLE FAMILY DETACHED

DENSITY CALCULATIONS:
 GROSS PROJECT AREA = 9,450 SF
 LESS: AREA WITHIN PANHANDLES = 0 SF
 TOTAL = 9,450 SF = 0.22 AC
 NET PROJECT AREA = 0.22 AC
 DENSITY = 0.22 AC X 18 = 3.96 LOTS
 2 LOTS ARE PROPOSED

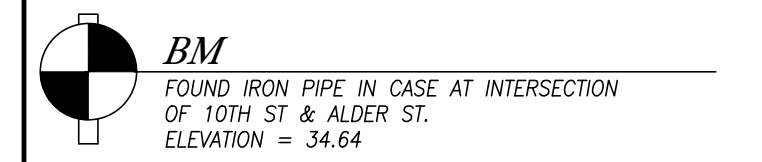
DEVELOPMENT STANDARDS:
 MAXIMUM BASE DENSITY: 4
 MINIMUM LOT AREA: NONE
 MINIMUM LOT WIDTH: NONE
 BUILDING SETBACKS:
 STREET: 20'
 SIDE: 5'
 REAR: 5'
 MINIMUM DRIVEWAY LENGTH: 20 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET
 MAXIMUM BUILDING COVERAGE: NONE
 MAXIMUM IMPERVIOUS AREA: NONE
 MINIMUM PARKING: 2 PER DWELLING UNIT FOR RESIDENTS
 MAXIMUM CURB CUT: 20 FEET WIDTH

SERVICE AREA:
 SEWER: CITY OF MARYSVILLE
 WATER: CITY OF MARYSVILLE
 POWER: SNOHOMISH COUNTY P.U.D.
 TELEPHONE: VERIZON
 SCHOOL: MARYSVILLE
 FIRE: MARYSVILLE FIRE DISTRICT



PROJECT NOTE:
 ALL INTERIOR FENCES ARE TO BE REMOVED OR RELOCATED.
 SEPTIC SYSTEMS & DRAINFIELD LOCATIONS SHOWN ARE APPROXIMATE.
 ALL EXISTING SEPTIC SYSTEMS & DRAINFIELDS TO BE ABANDONED (PER SNO. CO. STANDARDS).

EQUIPMENT AND PROCEDURE
 METHOD OF SURVEY: SURVEY PERFORMED BY FIELD TRAVERSE
 INSTRUMENTATION: LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION
 PRECISION: MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090
 BASIS OF BEARING: THE DRAWN LINE BETWEEN TWO CENTER OF ROAD MONUMENTS, AS THE BEARING OF N 37°53'30\"/>



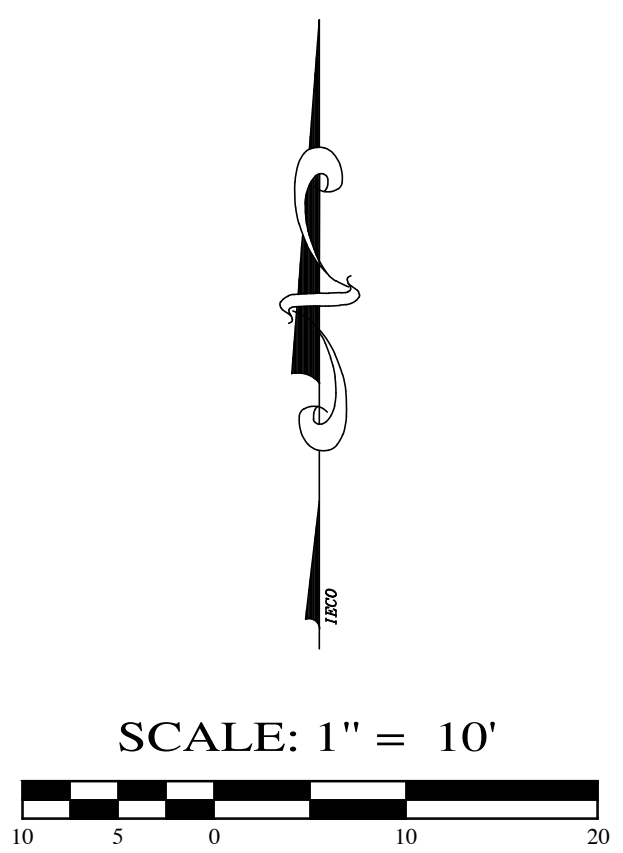
DATUM:
 NAVD 1988
 NAVD '88-3.62 = NVD '29 (MSL)

ENGINEER/CONTACT SURVEYOR
INSIGHT ENGINEERING COMPANY
 P.O. BOX 1478
 EVERETT, WA 98206
 CONTACT: BRIAN R. KALAB, P.E.
 PH: (425) 303-9363
 EMAIL: INFO@INSIGHTENGINEERING.NET

APPLICANT/OWNER
GRIFFIN RHONDA L & STEVEN J
 940 QUINN ST.
 MARYSVILLE, WA 98270
 EMAIL: RHONDAL@GMAIL.COM

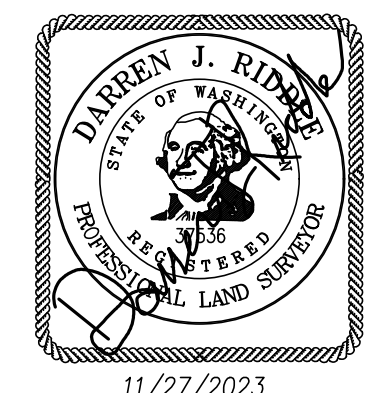
LEGAL DESCRIPTION
 LOT 8, BLOCK 1, HARRINGTON'S 2ND ADDITION TO MARYSVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 29, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

- LEGEND**
- ✦ EXISTING MONUMENT (AS SHOWN)
 - ✕ SECTION 1/4 CORNER NOT FOUND
 - ✕ SECTION CORNER NOT FOUND
 - FOUND REBAR/CAP OR I.P. (IRON PIPE)
 - (C) CALCULATED
 - (P) PLAT
 - (M) MEASURED
 - TBR TO BE REMOVED
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - CL CENTERLINE
 - CLF CHAIN LINK FENCE
 - WDF WOOD FENCE
 - W.S. WATER SURFACE
 - EOP EDGE OF PAVEMENT
 - BOW BACK OF WALK
 - SDM STORM DRAIN CATCH BASIN (CB)
 - SD STORM DRAIN MANHOLE (SDMH)
 - _{SS} SANITARY SEWER MANHOLE (SSMH)
 - _{CO} SANITARY SEWER CLEAN OUT (CO)
 - _P POWER POLE
 - _{GP} GUY POLE
 - _{WM} WATER METER
 - _{WV} WATER VALVE
 - _{MB} MAILBOX
 - _{UPA} UTILITY POLE ANCHOR
 - _{FH} FIRE HYDRANT (2 NOZZLE)
 - _{T1} TYPE 1 NGPA SIGN
 - PROPOSED WATER
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM DRAINAGE
 - PROPERTY LINE
 - X — X — EXISTING FENCE LINE
 - EDGE OF PAVEMENT
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PRE-EXISTING DRAINAGE PATTERN



QUINN SHORT PLAT

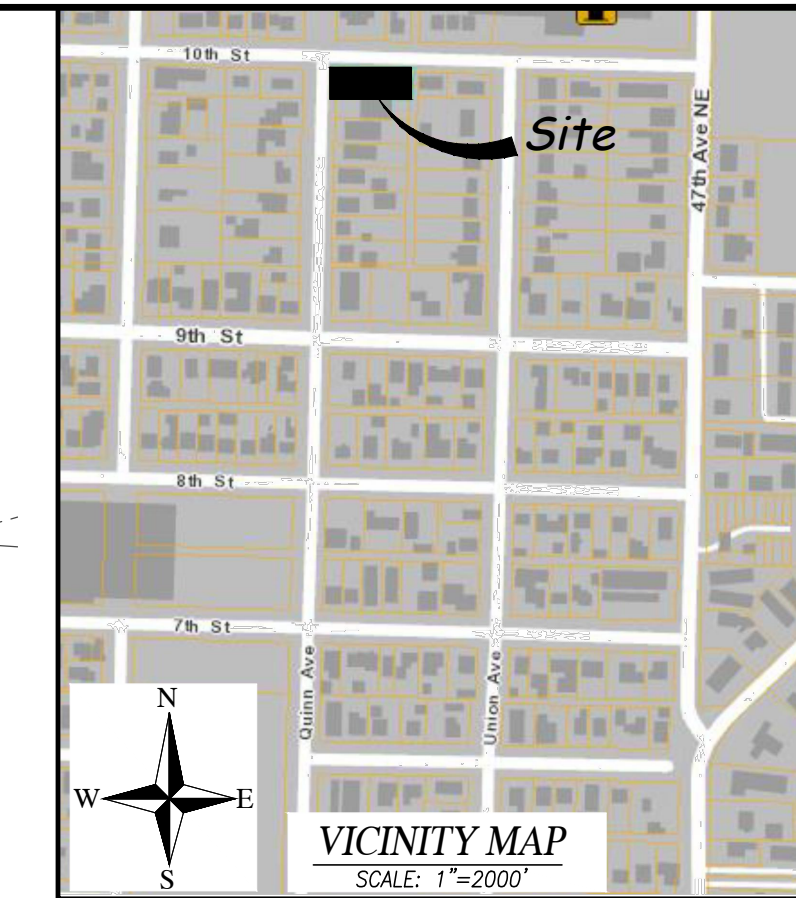
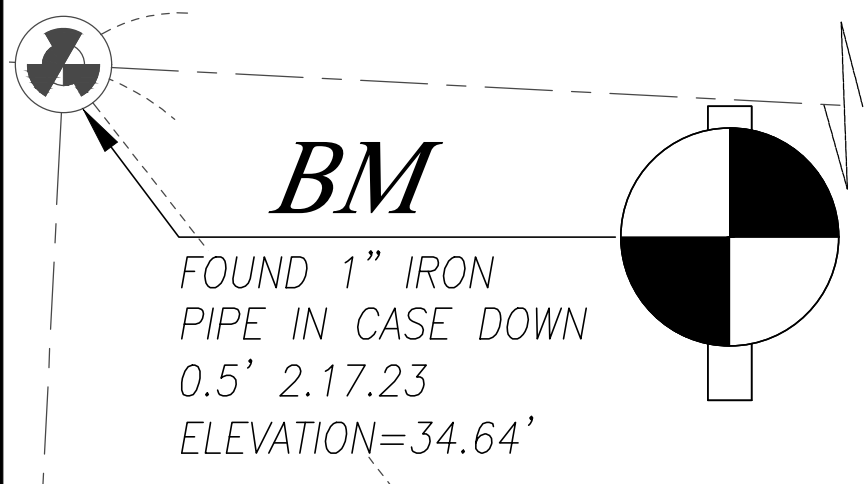
REV. NO.	DESCRIPTION	INITIALS	DATE



IECO
INSIGHT ENGINEERING CO.
 P.O. BOX - 1478
 EVERETT, WA 98206
 (425) 303-9363 (425) 303-9362 FAX
 INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: 940 QUINN ST. MARYSVILLE, WA 98270
 TAX ACCOUNT NO.'S: 00465200100800
 SP23-002
 SW 1/4, NE 1/4, SEC.28, T.30N., R.5E., W.M.
QUINN SHORT PLAT
 DWG FILENAME: 231265-PRELIM.DWG DESIGNED BY: DNK DATE: 05/02/2023 SCALE: 1"=10' JOB NO.: 23-1265
 PRELIMINARY SHORT PLAT MAP SHEET SPI of 1
 11/27/2023

SW 1/4, NE 1/4, SEC.28, T.30N., R.5E., W.M.
SNOHOMISH COUNTY, WASHINGTON

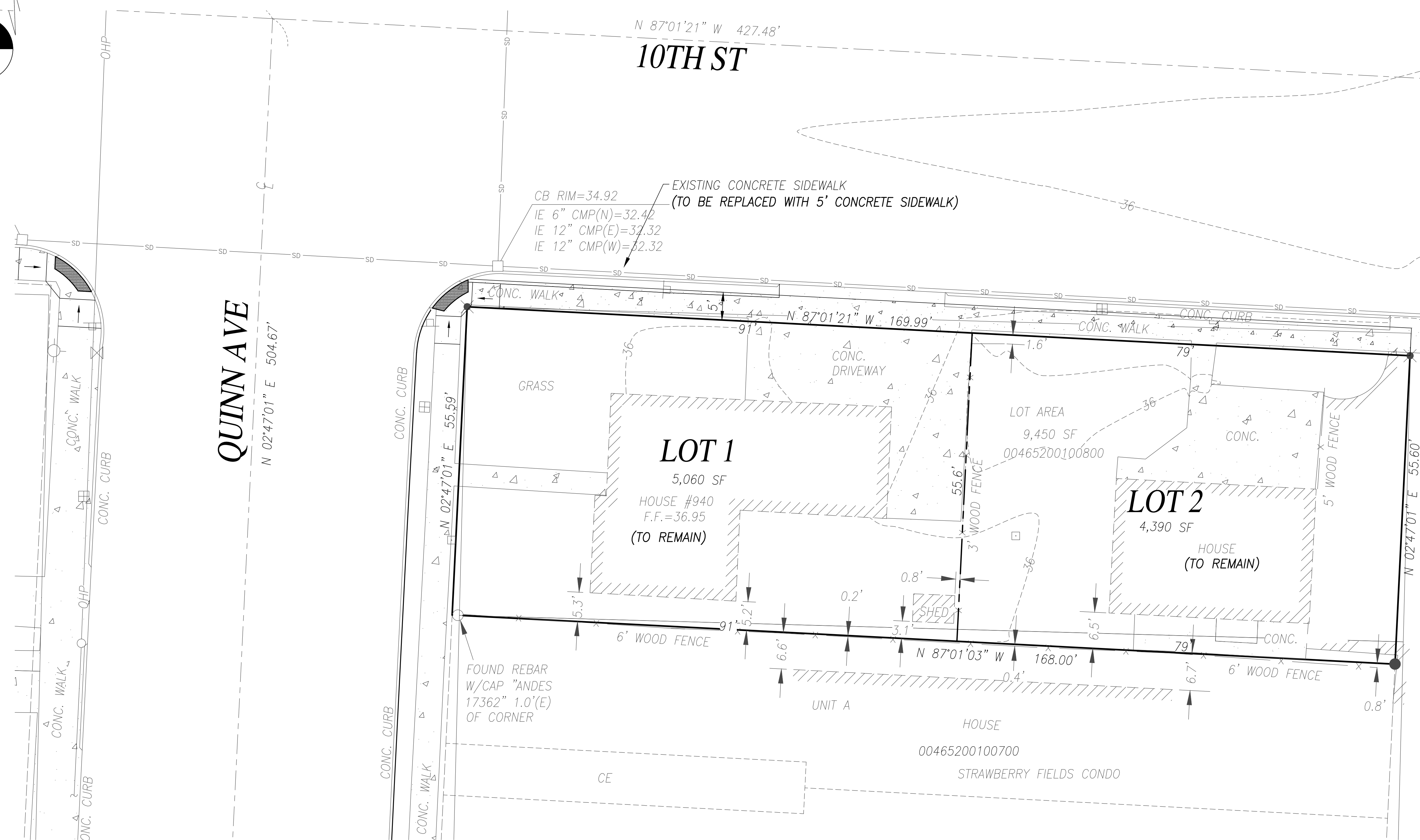


SITE DATA:
SITE ADDRESS - 940 QUINN ST. MARYSVILLE, WA 98270
PARCEL NUMBERS: 00465200100800
SITE AREA: 9,450 S.F. = 0.22 AC.
ZONING: MH1 (MIDDLE HOUSING 1)
DENSITY: 0.22 X 18 = 3.96 LOTS
EXISTING USE: SINGLE FAMILY RESIDENCE
PROPOSED USE: 2 LOT SINGLE FAMILY DETACHED

DENSITY CALCULATIONS:
GROSS PROJECT AREA = 9,450 SF
LESS: AREA WITHIN PANHANDLES = 0 SF
TOTAL = 9,450 SF = 0.22 AC
NET PROJECT AREA = 0.22 AC
DENSITY = 0.22 AC X 18 = 3.96 LOTS
2 LOTS ARE PROPOSED

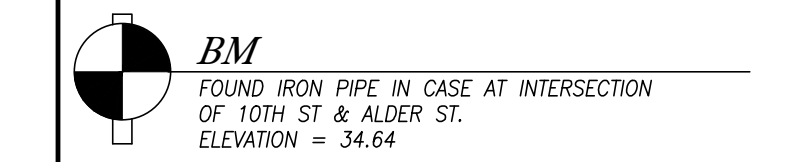
DEVELOPMENT STANDARDS:
MAXIMUM BASE DENSITY: 4
MINIMUM LOT AREA: NONE
MINIMUM LOT WIDTH: NONE
BUILDING SETBACKS:
STREET: 20'
SIDE: 5'
REAR: 5'
MINIMUM DRIVEWAY LENGTH: 20 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: NONE
MAXIMUM IMPERVIOUS AREA: NONE
MINIMUM PARKING: 2 PER DWELLING UNIT FOR RESIDENTS
MAXIMUM CURB CUT: 20 FEET WIDTH

SERVICE AREA:
SEWER: CITY OF MARYSVILLE
WATER: CITY OF MARYSVILLE
POWER: SNOHOMISH COUNTY P.U.D.
TELEPHONE: VERIZON
SCHOOL: MARYSVILLE
FIRE: MARYSVILLE FIRE DISTRICT



PROJECT NOTE:
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SEPTIC SYSTEMS & DRAINFIELD LOCATIONS SHOWN ARE APPROXIMATE.
ALL EXISTING SEPTIC SYSTEMS & DRAINFIELDS TO BE ABANDONED (PER SNO. CO. STANDARDS).

EQUIPMENT AND PROCEDURE
METHOD OF SURVEY: SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION: LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION
PRECISION: MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090
BASIS OF BEARING: THE DRAWN LINE BETWEEN TWO CENTER OF ROAD MONUMENTS, AS THE BEARING OF N 37°53'30" W.



DATUM:
NAVD 1988
NAVD '88-3.62 = NGVD '29 (MSL)

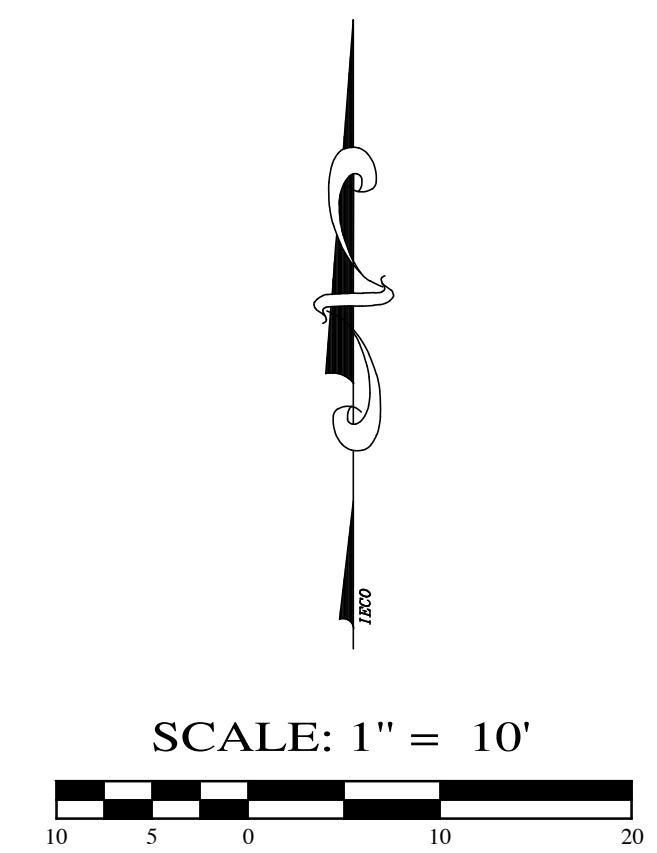
ENGINEER/CONTACT SURVEYOR
INSIGHT ENGINEERING COMPANY
P.O. BOX 1478
EVERETT, WA 98206
CONTACT: BRIAN R. KALAB, P.E.
PH: (425) 303-9363
EMAIL: INFO@INSIGHTENGINEERING.NET

PACIFIC COAST SURVEYS, INC.
P.O. BOX 13619
MILLCREEK, WA 98082
CONTACT: DARREN J. RIDDE, PLS
PHONE: (425) 508-4951
FAX: (425) 357-3577

APPLICANT/OWNER
GRIFFIN RHONDA L & STEVEN J
940 QUINN ST.
MARYSVILLE, WA 98270
EMAIL: RHONDAL@GMAIL.COM

LEGAL DESCRIPTION
LOT 8, BLOCK 1, HARRINGTON'S 2ND ADDITION TO MARYSVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 29, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

- LEGEND**
- ✦ EXISTING MONUMENT (AS SHOWN)
 - ✦ SECTION 1/4 CORNER NOT FOUND
 - ✦ SECTION CORNER NOT FOUND
 - FOUND REBAR/CAP OR I.P. (IRON PIPE)
 - (C) CALCULATED
 - (P) PLAT
 - (M) MEASURED
 - TBR TO BE REMOVED
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - CLF CENTERLINE
 - CLF CHAIN LINK FENCE
 - WDF WOOD FENCE
 - W.S. WATER SURFACE
 - EOP EDGE OF PAVEMENT
 - BOW BACK OF WALK
 - SD STORM DRAIN CATCH BASIN (CB)
 - SD STORM DRAIN MANHOLE (SDMH)
 - _{SS} SANITARY SEWER MANHOLE (SSMH)
 - _{CO} SANITARY SEWER CLEAN OUT (CO)
 - _P POWER POLE
 - _{GP} GUY POLE
 - _{WM} WATER METER
 - _{WV} WATER VALVE
 - _{MB} MAILBOX
 - _{UPA} UTILITY POLE ANCHOR
 - _{FH} FIRE HYDRANT (2 NOZZLE)
 - TYPE 1 NGPA SIGN
 - PROPOSED WATER
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM DRAINAGE
 - PROPERTY LINE
 - - - EXISTING FENCE LINE
 - - - EDGE OF PAVEMENT
 - - - EXISTING CONTOURS
 - - - PROPOSED CONTOURS
 - PRE-EXISTING DRAINAGE PATTERN



REV. NO.	DESCRIPTION	INITIALS	DATE

11/27/2023

QUINN SHORT PLAT

INSIGHT ENGINEERING CO.
P.O. BOX - 1478
EVERETT, WA 98206
(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

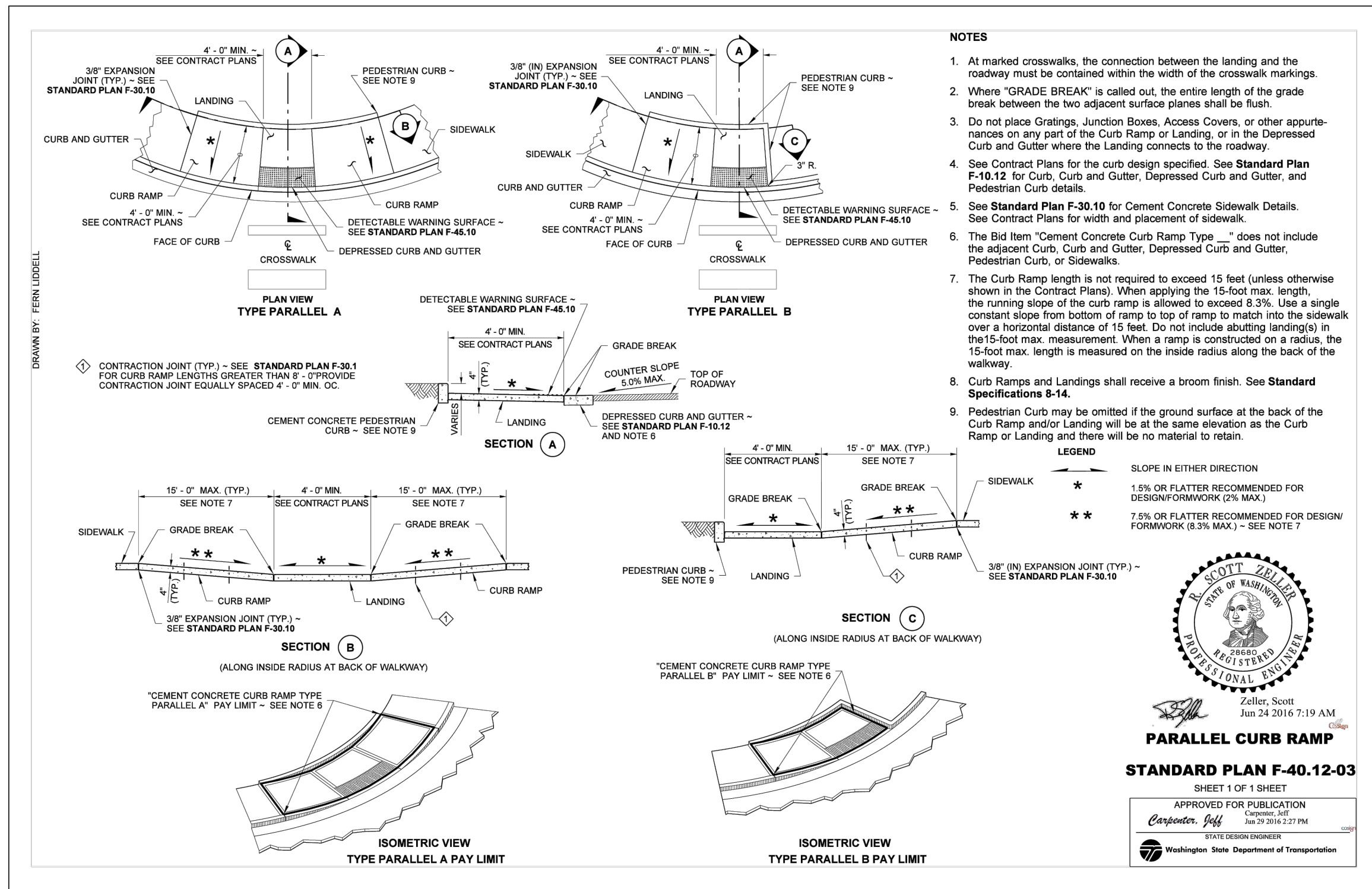
SITE ADDRESS: 940 QUINN ST. MARYSVILLE, WA 98270
TAX ACCOUNT NO.'S: 00465200100800

SP23-002
SW 1/4, NE 1/4, SEC.28, T.30N., R.5E., W.M.
QUINN SHORT PLAT

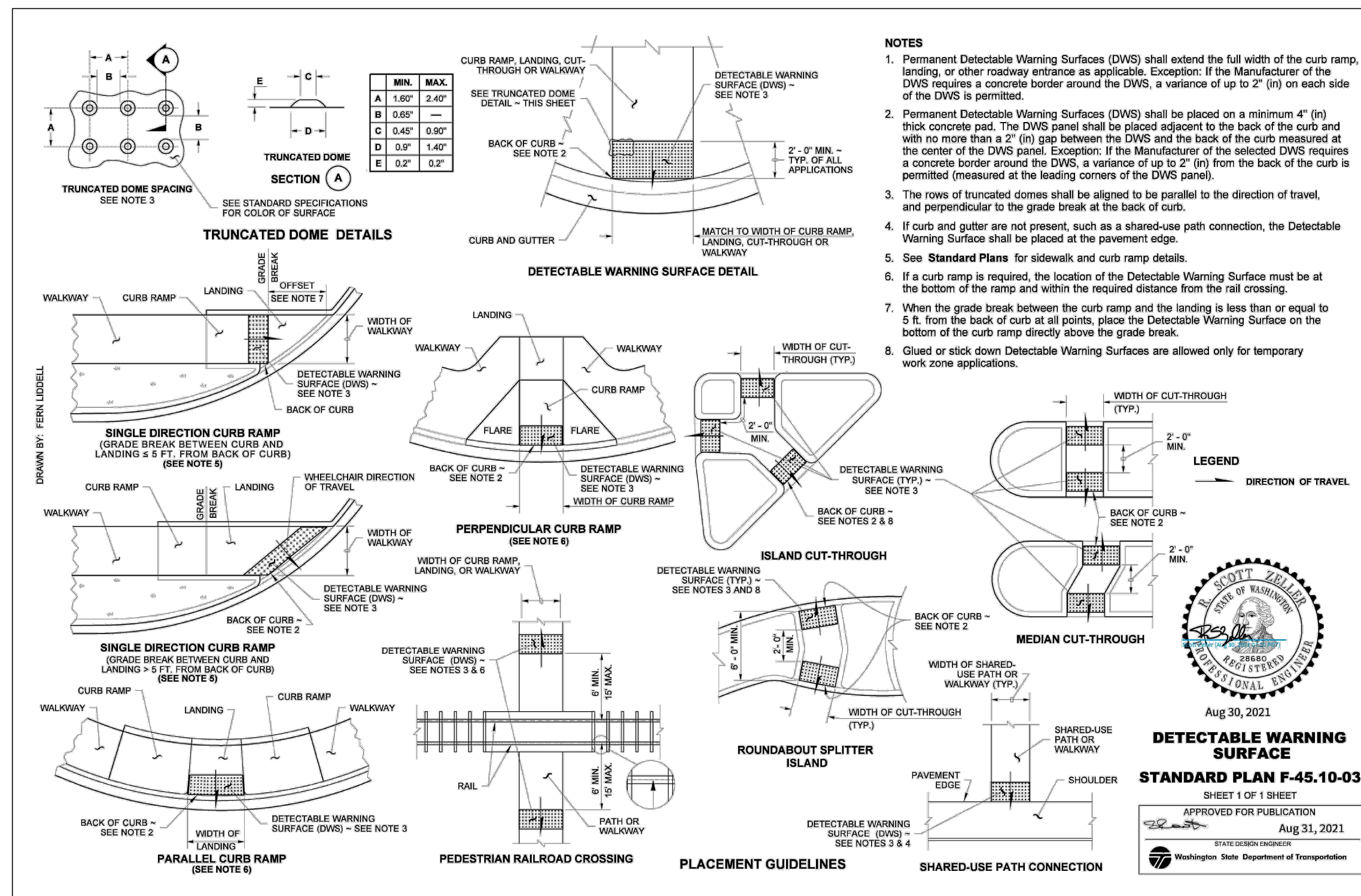
DWG FILENAME: 231265-PRELIM.DWG	DESIGNED BY: DNK	DATE: 05/02/2023	SCALE: 1"=10'	JOB NO.: 23-1265
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PRELIMINARY SITE PLAN

SHEET 51 of 1



1
C1
PARALLEL CURB RAMP DETAIL
NTS
WSDOT STD. PL. F-40.12-03



2
C1
DETECTABLE WARNING SURFACE DETAIL
NTS
WSDOT STD. PL. F-45.10-03

QUINN SHORT PLAT

PROJECT NOTE:
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EQUIPMENT AND PROCEDURE
METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION:
LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION
PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090
BASIS OF BEARING:
THE DRAWN LINE BETWEEN TWO CENTER OF ROAD MONUMENTS, AS THE BEARING OF N 37°53'30" W.

BM
FOUND IRON PIPE IN CASE AT INTERSECTION OF 10TH ST & ALDER ST.
ELEVATION = 34.64

DATUM:
NAVD 1988
NAVD '88-3.62 = NGVD '29 (MSL)

ENGINEER/CONTACT SURVEYOR
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LEGAL DESCRIPTION
LOT 8, BLOCK 1, HARRINGTON'S 2ND ADDITION TO MARYSVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 29, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.



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TAX ACCOUNT NO.'S: 00465200100800

SP23-002
SW 1/4, NE 1/4, SEC.28, T.30N., R.5E., W.M.
QUINN SHORT PLAT

DWG FILENAME: 231265-PRELIM.DWG
DESIGNED BY: DNK
DATE: 05/02/2023
SCALE: 1"=10'
JOB NO.: 23-1265

NOTES AND DETAILS
SHEET
C1
of
1

REV. NO.	DESCRIPTION	INITIALS	DATE

11/27/2023