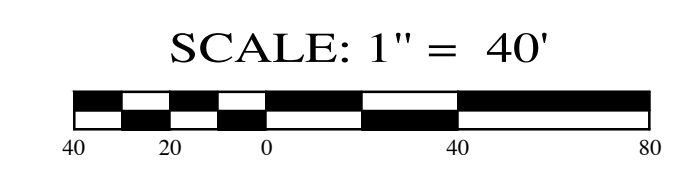
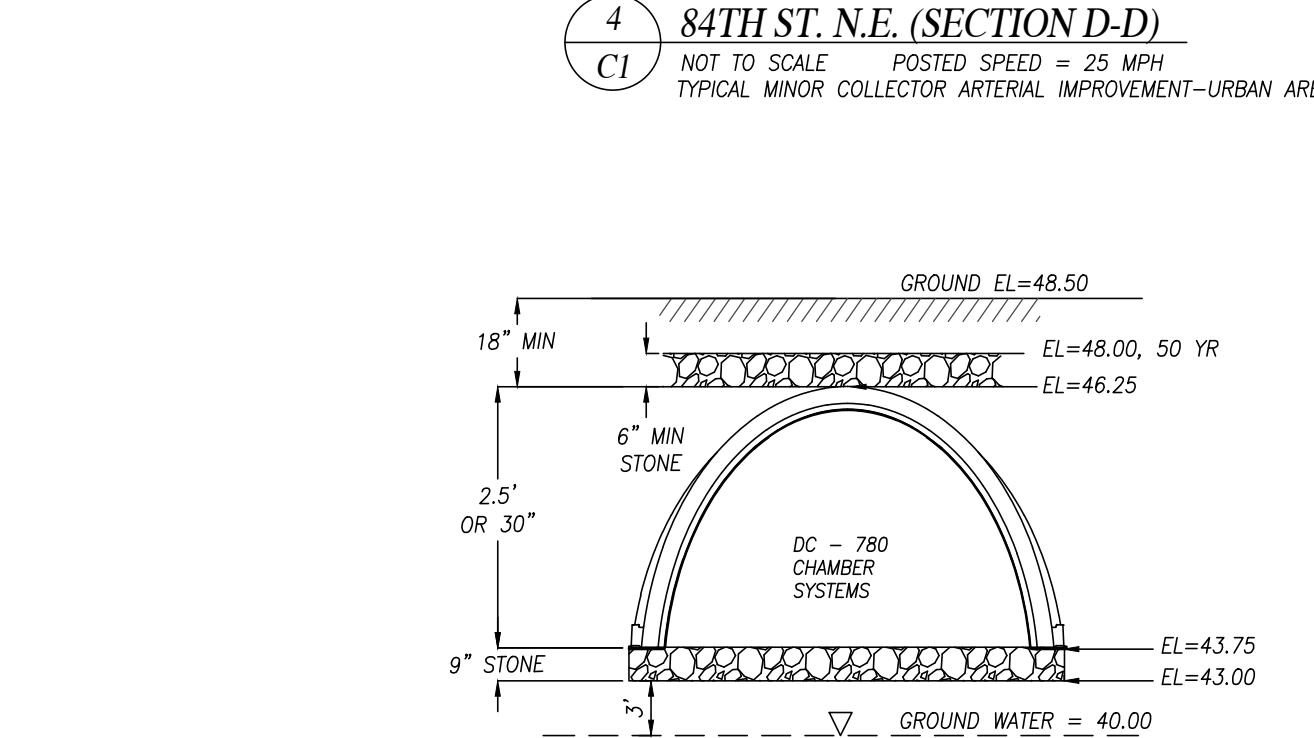
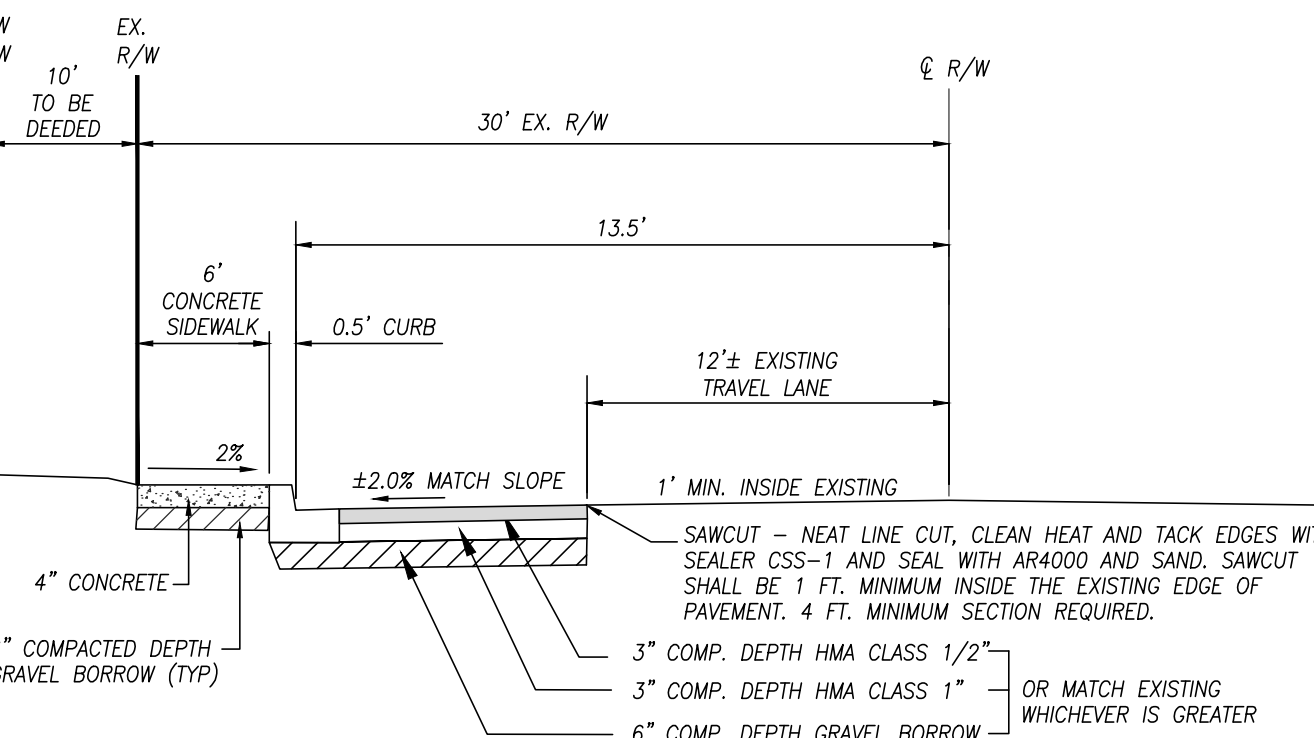
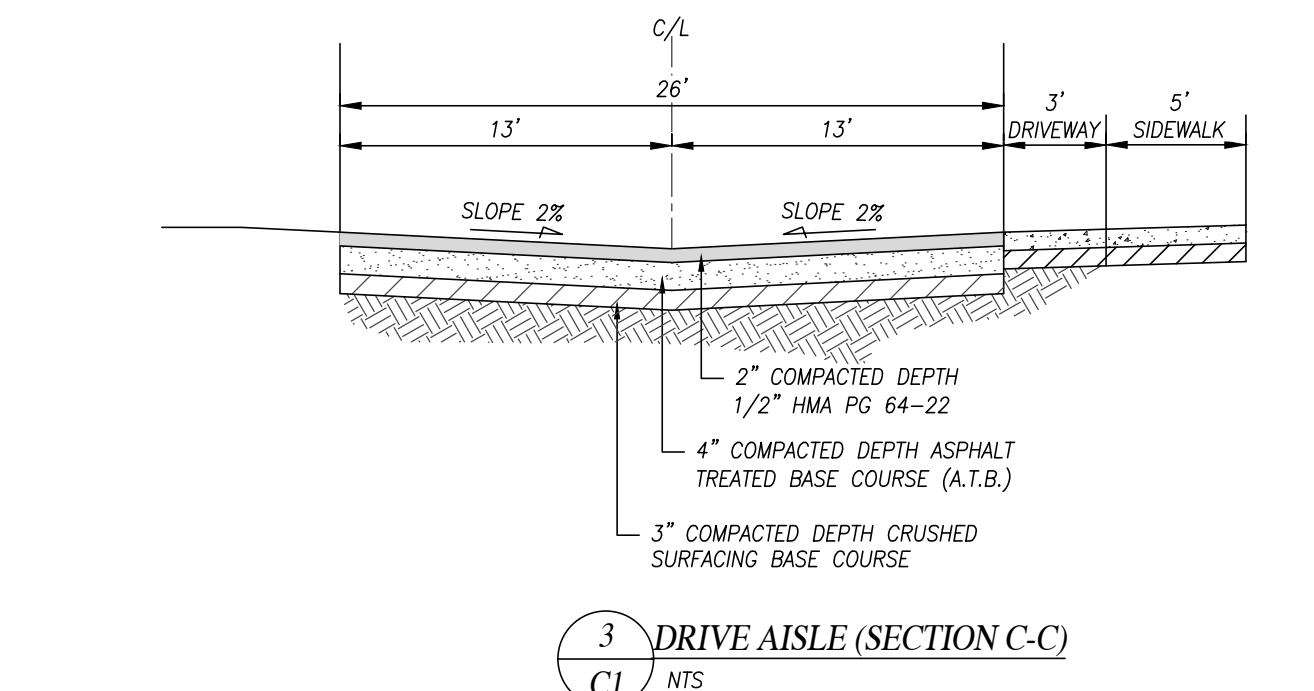
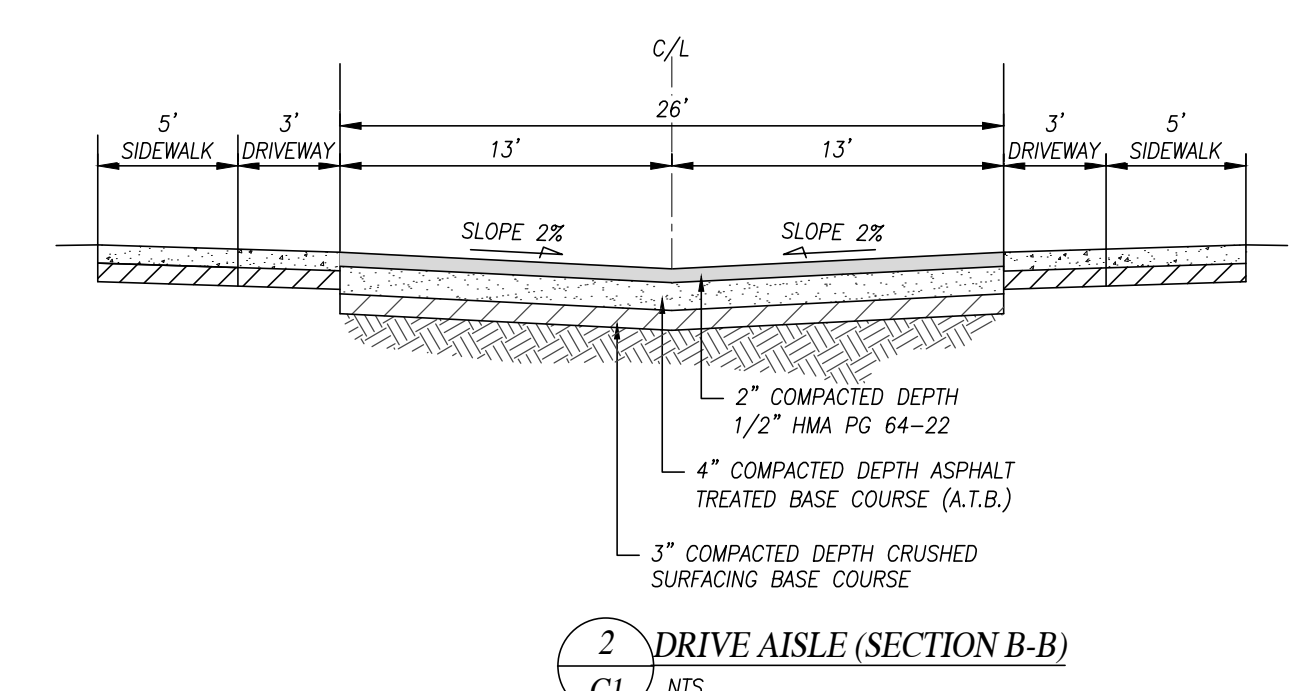
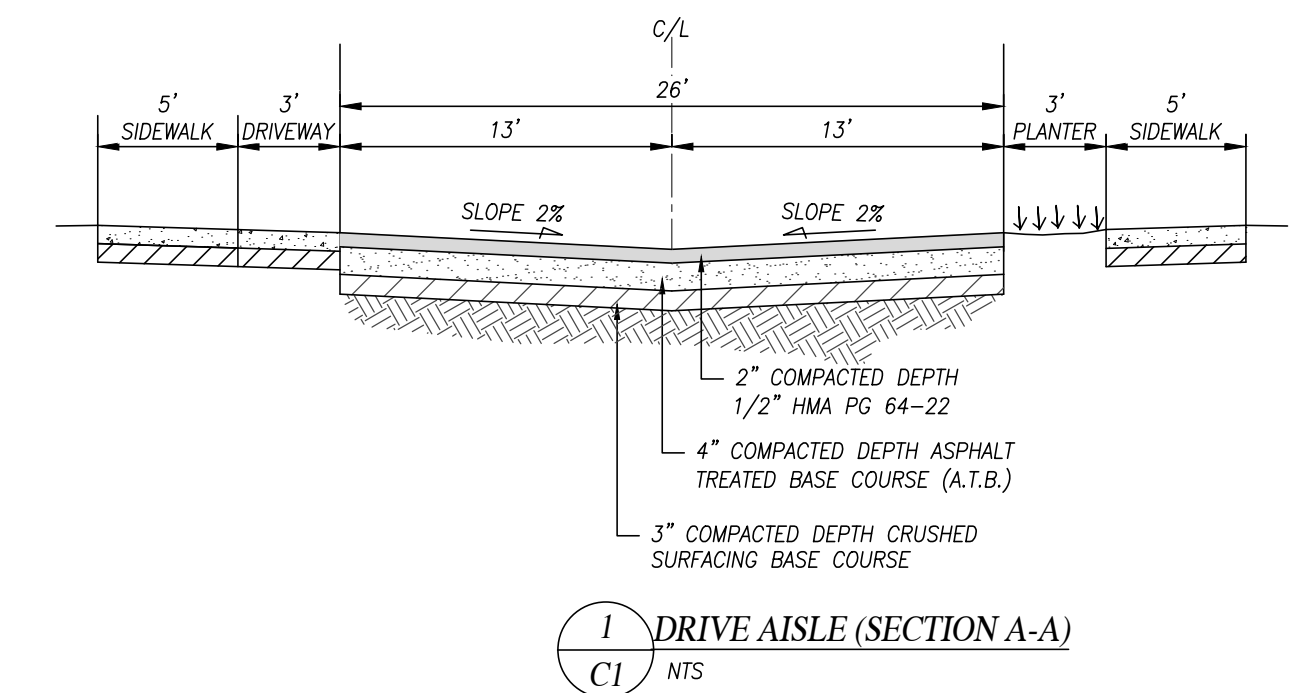
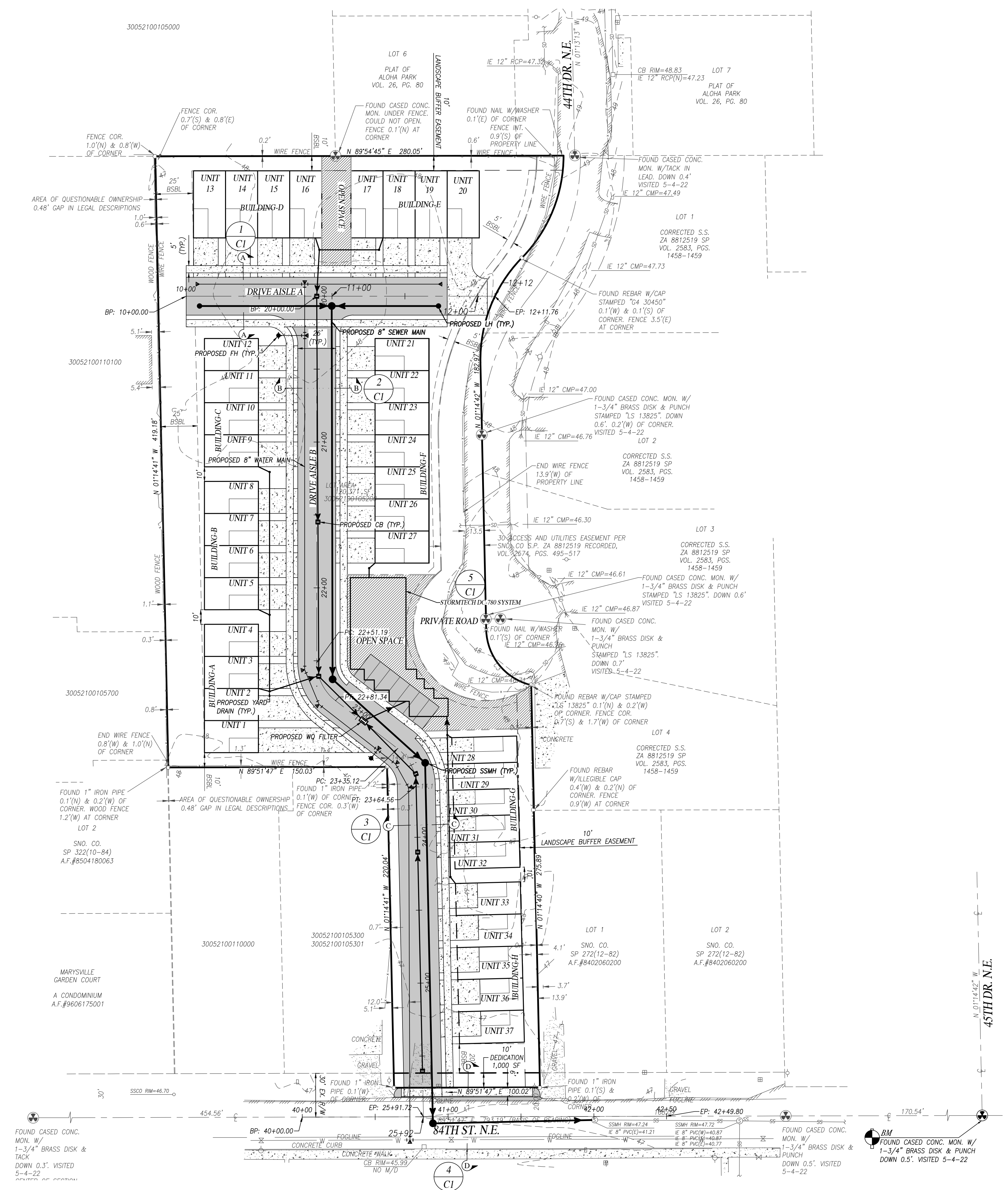


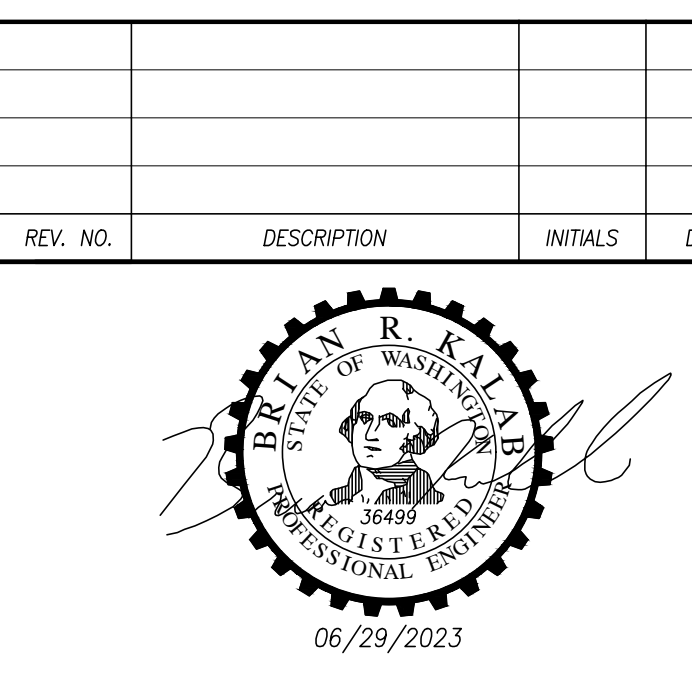
SW 1/4, NE 1/4, SEC.21, T.30N., R.5E., W.M.  
SNOHOMISH COUNTY, WASHINGTON



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

**SHEET INDEX**

REV. NO.	DESCRIPTION	INITIALS	DATE
S1	SITE PLAN		
C1	PRELIMINARY ROAD, DRAINAGE AND UTILITY PLAN		
C2	PRELIMINARY ROAD, DRAINAGE AND UTILITY PROFILES		
C3	PRELIMINARY GRADING AND TESC PLAN		
C4	EXISTING FEATURES MAP		



**EQUIPMENT AND PROCEDURE**  
METHOD OF SURVEY: SURVEY PERFORMED BY FIELD TRAVERSE  
INSTRUMENTATION: LEICA TS15 ROBOTIC ELECTRONIC TOTAL STATION  
PRECISION: MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090  
BASIS OF BEARING: THE MONUMENTED CENTERLINE OF 84TH ST. N.E., AS THE BEARING OF N 89°51'47" E.  
BM TOP MAG NAIL EL=XXXX  
FOUND CASED CONC. MON. AT THE INTERSECTION OF 45TH DR. N.E. AND 84TH ST. N.E. EL=48.51' PER GPS OBSERVATIONS  
DATUM: NAVD 88 N.A.V.D. 88-3.64' NGVD '29 (MSL)

**ENGINEER/CONTACT SURVEYOR**  
INSIGHT ENGINEERING COMPANY  
P.O. BOX 1478  
EVERETT, WA 98206  
CONTACT: BRIAN R. KALAB, P.E.  
EMAIL: INFO@INSIGHTENGINEERING.NET  
PACIFIC COAST SURVEYS, INC.  
P.O. BOX 13619  
MILLCREEK, WA 98002  
CONTACT: DARREN J. RIDGLE, PLS  
FAX: (425) 508-4951  
PH: (425) 357-3577

**APPLICANT**  
MSR COMMUNITIES 5  
2018 156TH AVE. NE, STE. 100, BLDG. F  
BELLEVUE, WA 98007  
CONTACT: SIVA GOPAL MODADUGULA

**OWNERS/OWNERSHIP INTEREST**  
4407 ROBINSON RD LLC  
8900 NE 10TH ST  
BELLEVUE, WA 98004

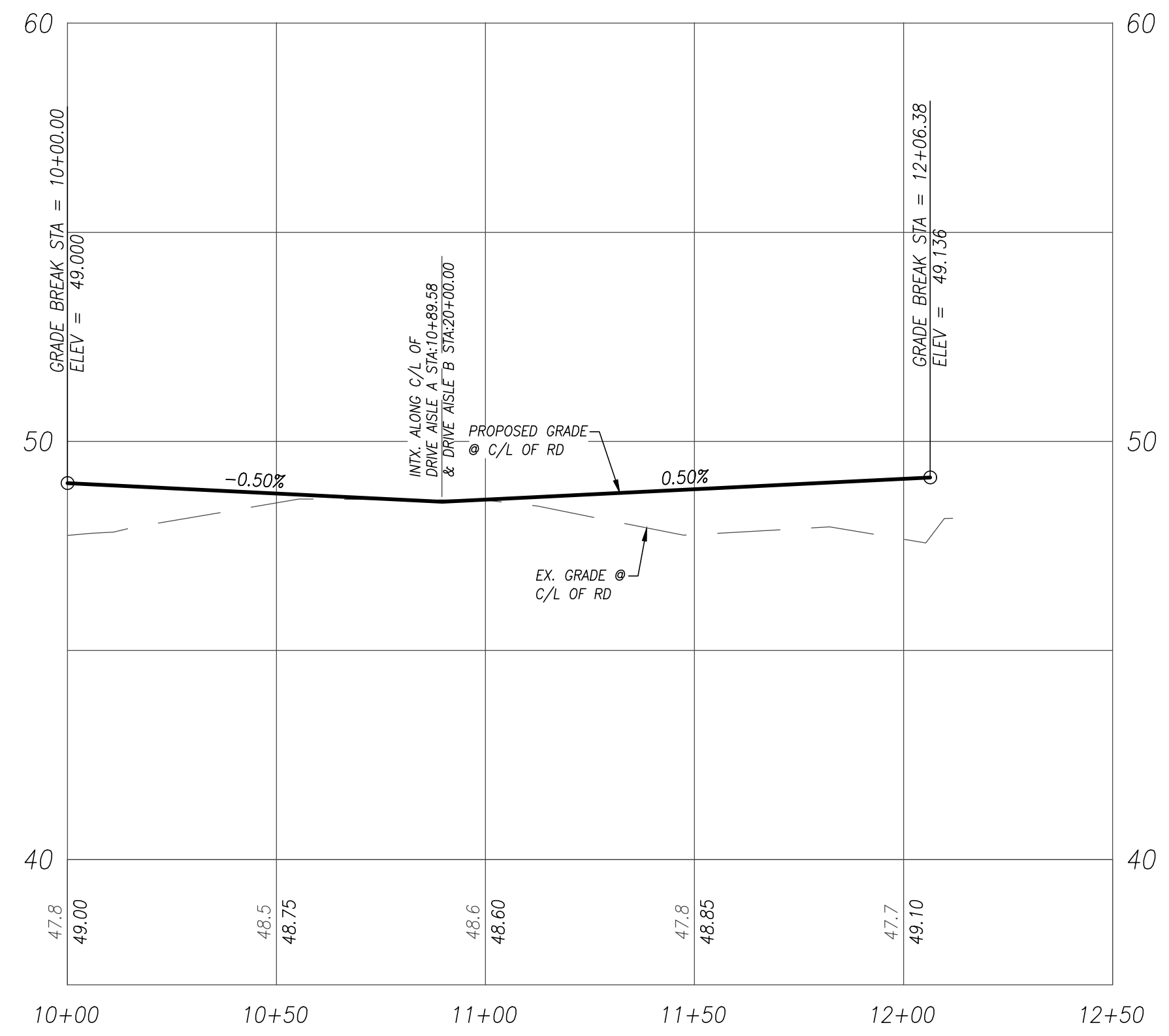
**LEGAL DESCRIPTION**  
THE EAST 250 FEET OF THE WEST 454.48 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; LESS THE SOUTH 20 FEET FOR ROAD PURPOSES; ALSO LESS THE NORTH 220 FEET OF THE SOUTH 240 FEET OF THE WEST 150 FEET OF THE EAST 250 FEET OF THE WEST 454.48 FEET; ALSO LESS QUOT CLAIM DEED RECORDED IN VOLUME 428 ON PAGE 162, TO SNOHOMISH COUNTY FOR ROAD; ALSO EXCLUDING ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:  
COMMENCING AT THE NORTHEAST CORNER OF THE WEST 454.48 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;  
THENCE S 01°14'56" E ALONG THE EAST LINE, SAID WEST 454.48 FEET OF SAID SUBDIVISION 70.01 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUE S 01°14'56" E ALONG SAID EAST LINE 293.11 FEET TO A NON-TANGENT CURVE THAT HAS A RADIAL CENTER WHICH BEARS N 13°13'43" E 40 FEET THROUGH A CENTRAL ANGLE OF 75°51'21" AN ARC DISTANCE OF 52.72 FEET TO THE EAST LINE OF THE WEST 454.48 FEET, SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;  
THENCE N 01°14'56" W ALONG SAID EAST LINE 182.97 FEET TO A CURVE TO THE RIGHT;  
THENCE NORTHERLY AND EASTERLY ALONG SAID CURVE THAT HAS A RADIAL CENTER WHICH BEARS N 88°45'04" E 100 FEET THROUGH A CENTRAL ANGLE 45°34'23" A DISTANCE OF 79.54 FEET TO THE POINT OF BEGINNING;  
TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:  
BEGINNING AT THE NORTHEAST CORNER OF THE WEST 454.48 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;  
THENCE S 01°14'56" E ALONG THE EAST LINE, SAID WEST 454.48 FEET, 70.01 FEET TO A NON-TANGENT CURVE;  
THENCE NORTHERLY ALONG SAID CURVE THAT HAS A RADIAL CENTER WHICH BEARS N 45°40'00" W 100 FEET THROUGH A CENTRAL ANGLE OF 44°25'42" AN ARC DISTANCE OF 77.54 FEET TO THE NORTH LINE, SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;  
THENCE S 89°54'18" W ALONG SAID NORTH LINE 30 FEET TO THE POINT OF BEGINNING.  
SITUATE IN THE COUNTY IF SNOHOMISH, STATE OF WASHINGTON.

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

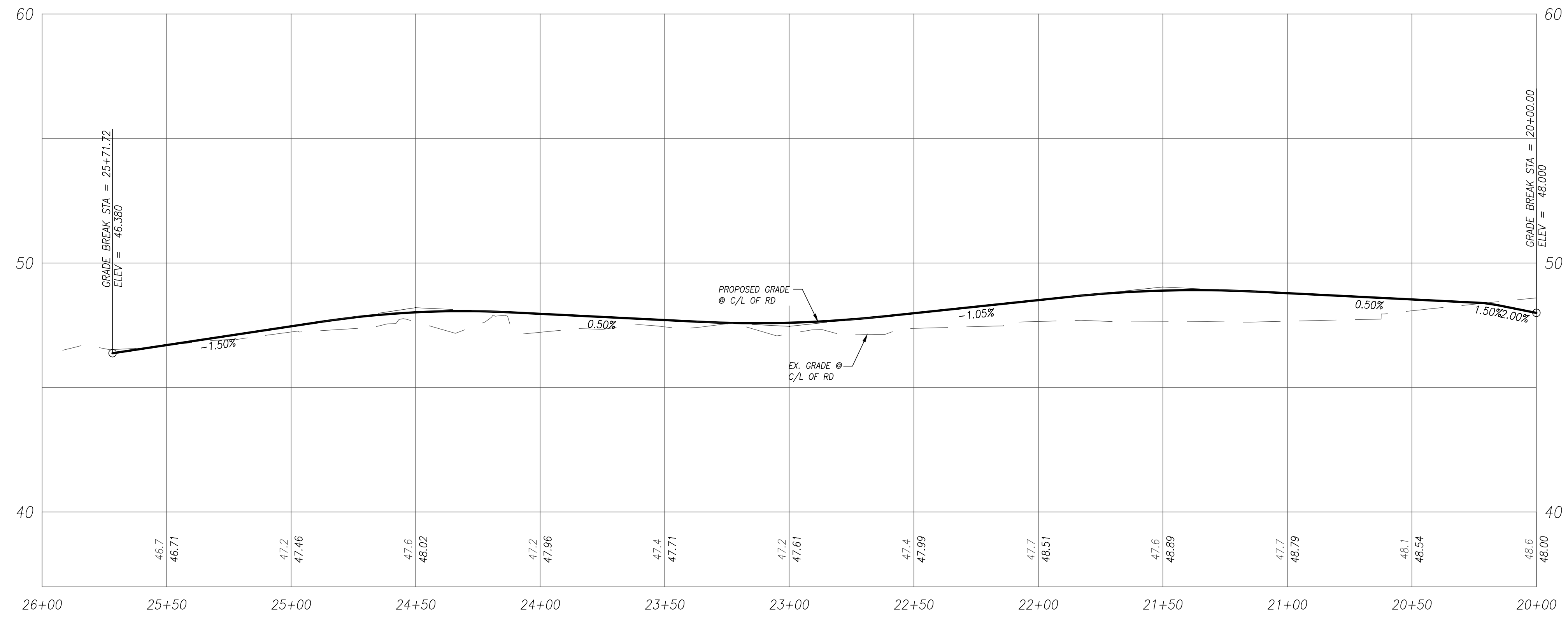
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MARYSVILLE, WA 98270  
TAX ACCOUNT NO.'S: 30052100105200

SW 1/4, NE 1/4, SEC.21, T.30N., R.5E., W.M.  
**MSR TUSCANY WOODS**  
DWG FILENAME: 221215-PRELIM.DWG DESIGNED BY: DJK DATE: 05-10-2023 SCALE: 1"=40' JOB NO.: 22-1215 SHEET  
PRELIMINARY ROAD, DRAINAGE AND UTILITY PLAN  
CI

SW 1/4, NE 1/4, SEC.21, T.30N., R.5E., W.M.  
SNOHOMISH COUNTY, WASHINGTON




**DRIVE AISLE A PROFILE**  
SCALE: 1"=30' HORIZ, 1"=3' VERT.



**DRIVE AISLE B PROFILE**  
SCALE: 1"=30' HORIZ, 1"=3' VERT.

REV. NO.	DESCRIPTION	INITIALS	DATE

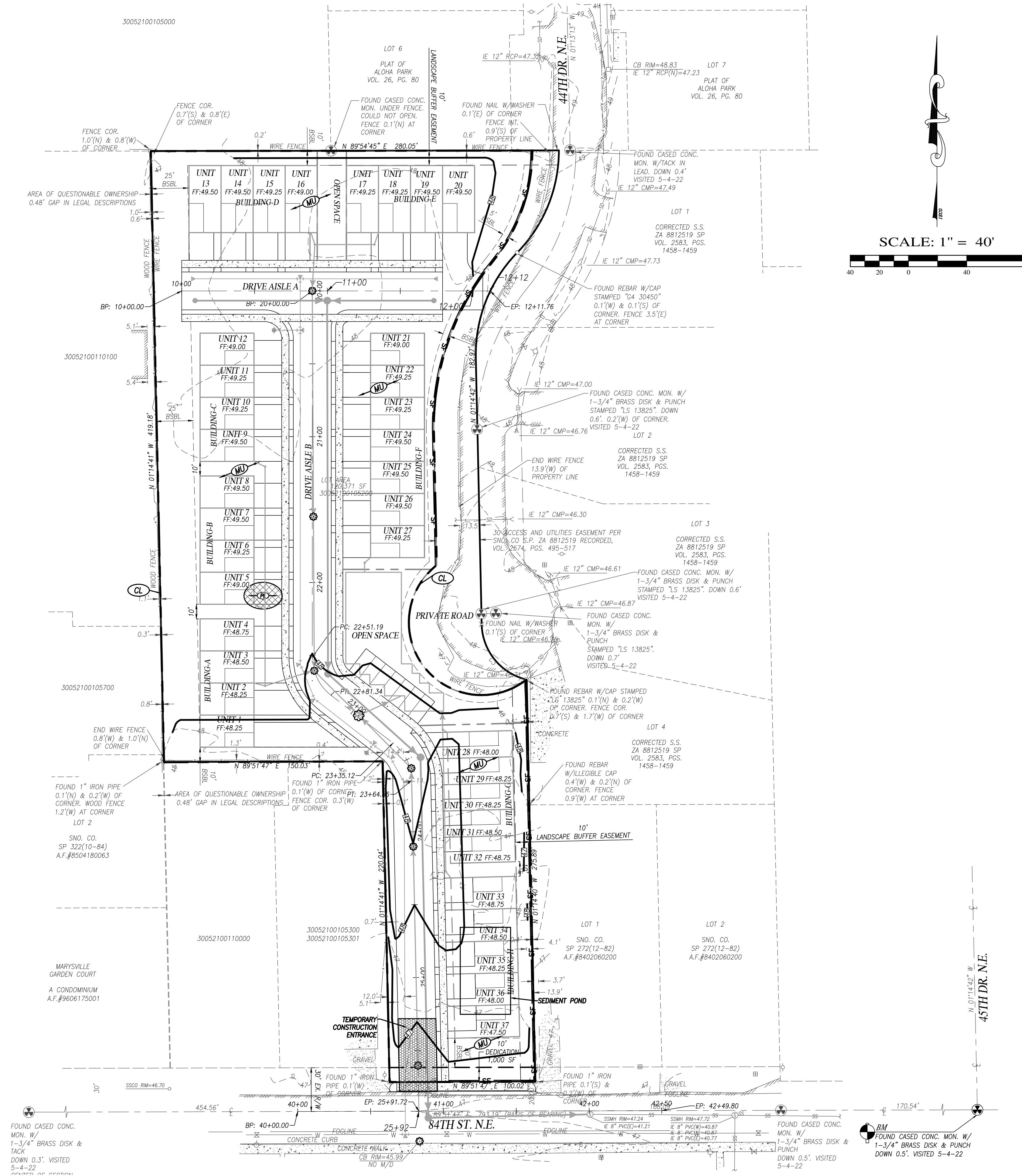




**INSIGHT ENGINEERING CO.**  
P.O. BOX - 1478  
EVERETT, WA 98206  
(425) 303-9363 (425) 303-9362 FAX  
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SITE ADDRESS: 4407 84TH ST NE MARYSVILLE, WA 98270	
TAX ACCOUNT NO.'S: 30052100105200	
SW 1/4, NE 1/4, SEC.21, T.30N., R.5E., W.M. <b>MSR TUSCANY WOODS</b>	
DWG FILENAME: 221215-PRELIM.DWG	DESIGNED BY: JTK
DATE: 05-10-2023	SCALE: 1"=30'
JOB NO.: 22-1215	SHEET: C2
PRELIMINARY ROAD, DRAINAGE AND UTILITY PROFILES	

SW 1/4, NE 1/4, SEC.21, T.30N., R.5E., W.M.  
SNOHOMISH COUNTY, WASHINGTON



**SOIL TYPE**  
RAGNAR FINE  
SANDY LOAM

**GRADING QUANTITIES:**  
CUT: 200 Cu.Yds.  
FILL: 500 Cu.Yds.  
(GRADING QUANTITIES WERE CALCULATED USING THE LAND DEVELOPMENT DESKTOP COMPOSITE METHOD. CALCULATIONS DO NOT ACCOUNT FOR SOIL SWELLING AND SHRINKAGE.)

- T.E.S.C. LEGEND**
- SF — SF — SILT FENCE
  - TEMPORARY CONSTRUCTION ENTRANCE
  - CATCH BASIN INSERT PROTECTION (TYP.)
  - CL — CLEARING LIMITS
  - MU — MULCH &/OR STRAW MATTING
  - PL — PLASTIC COVER
  - FLOW ARROW (EX.)



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EVERETT, WA 98206  
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SITE ADDRESS: 4407 84TH ST NE  
MARYSVILLE, WA 98270

TAX ACCOUNT NO.'S: 30052100105200

SW 1/4, NE 1/4, SEC.21, T.30N., R.5E., W.M.  
**MSR TUSCANY WOODS**

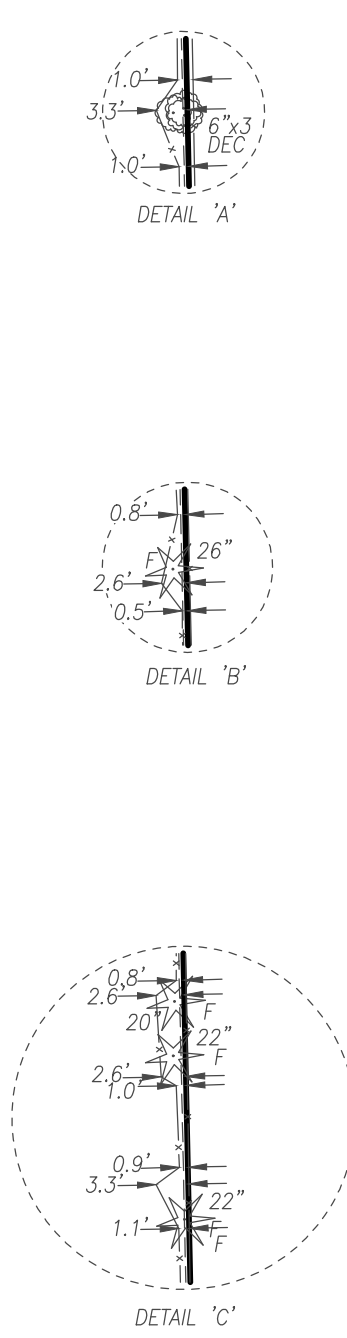
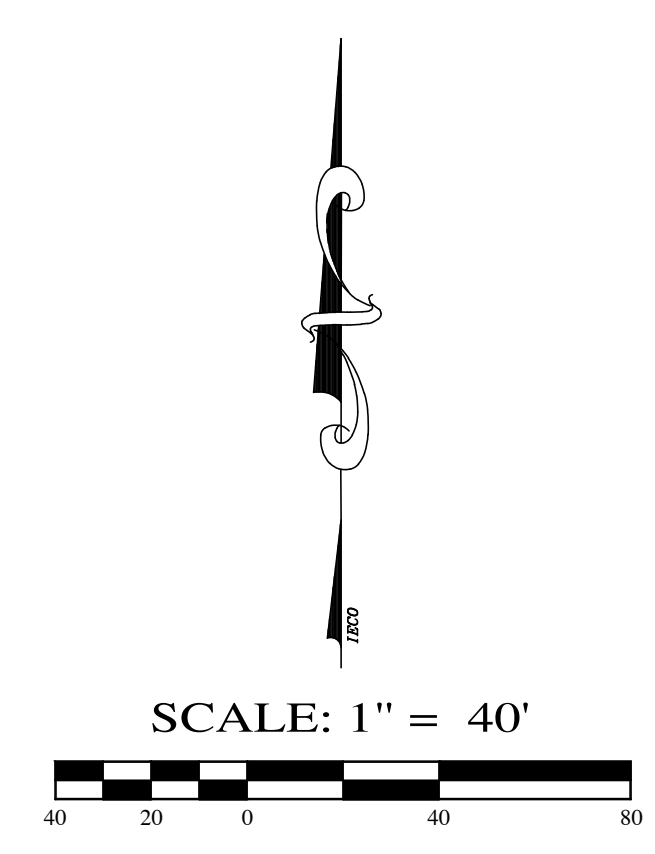
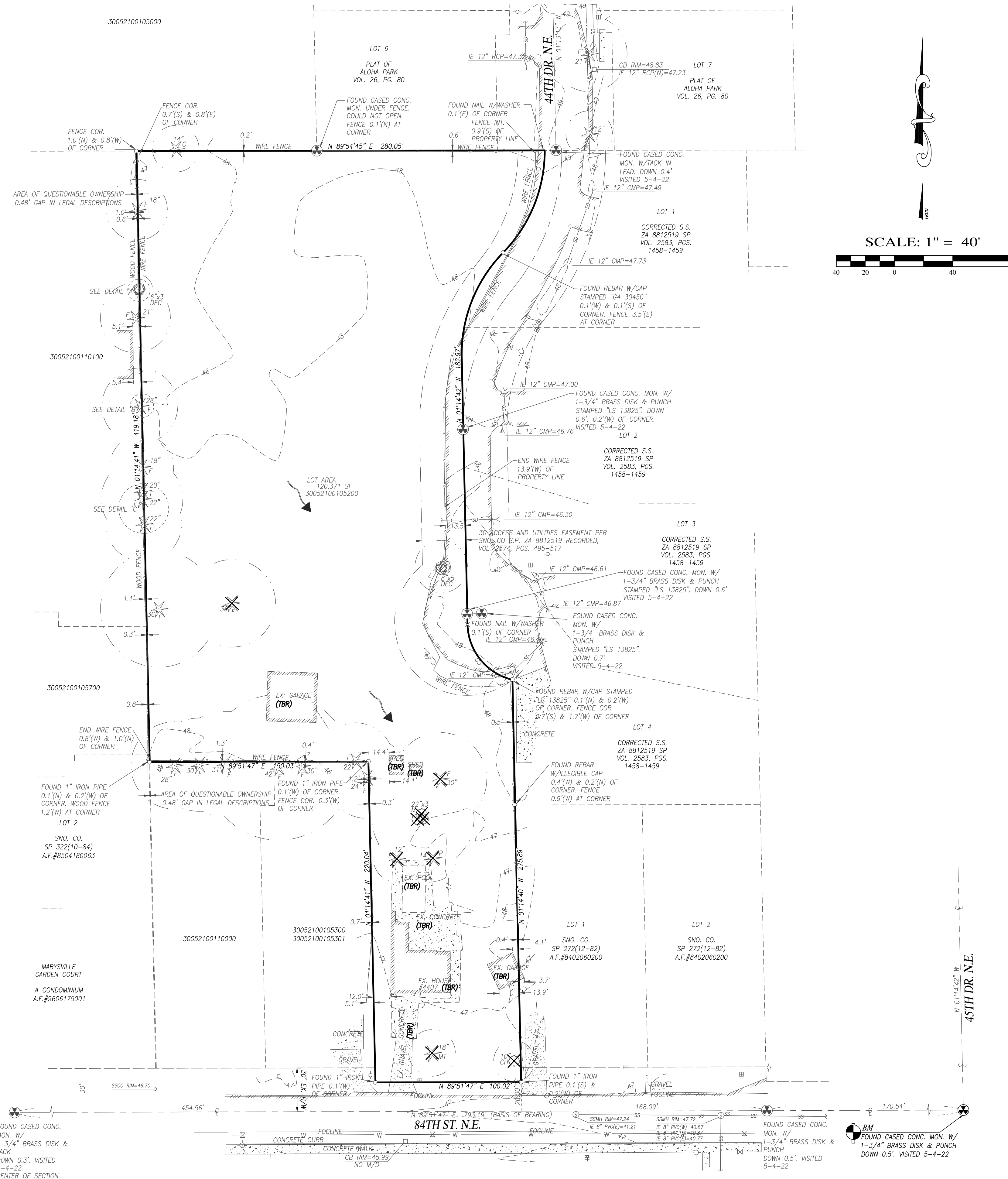
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PRELIMINARY GRADING AND TESC PLAN SHEET C3

REV. NO.	DESCRIPTION	INITIALS	DATE

06/29/2023

SW 1/4, NE 1/4, SEC.21, T.30N., R.5E., W.M.  
SNOHOMISH COUNTY, WASHINGTON



- EX. FLOW PATTERN
- EX. TREES
- EX. TREES TO BE REMOVED
- EX. TREES TO REMAIN



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EVERETT, WA 98206  
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REV. NO.	DESCRIPTION	INITIALS	DATE

SITE ADDRESS: 4407 84TH ST. NE MARYSVILLE, WA 98270	
TAX ACCOUNT NO.'S: 30052100105200	
SW 1/4, NE 1/4, SEC.21, T.30N., R.5E., W.M. <b>MSR TUSCANY WOODS</b>	
DWG FILENAME: 221215-PRELIM.DWG	DESIGNED BY: JTK
DATE: 05-10-2023	SCALE: 1"=40'
JOB NO.: 22-1215	SHEET: C4

