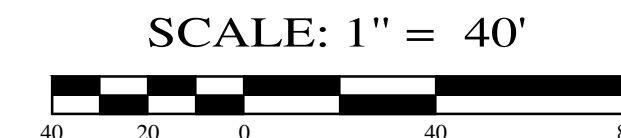
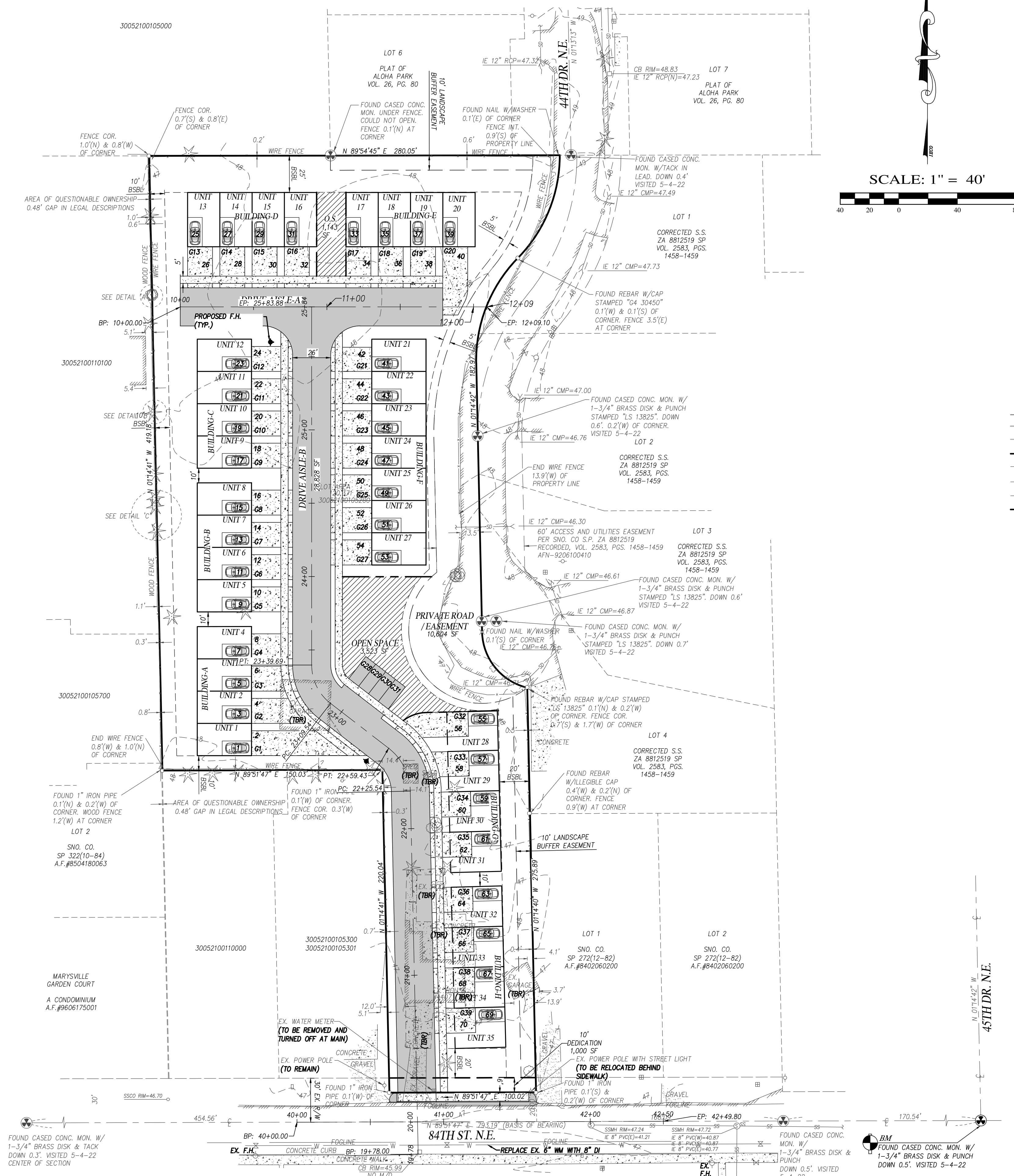


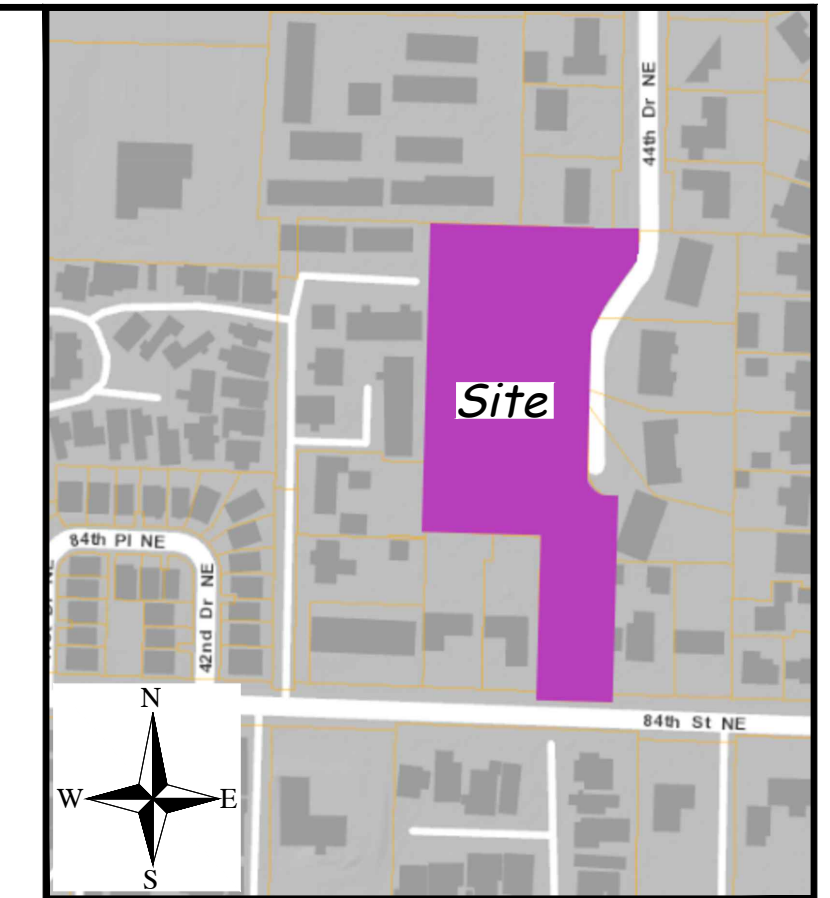
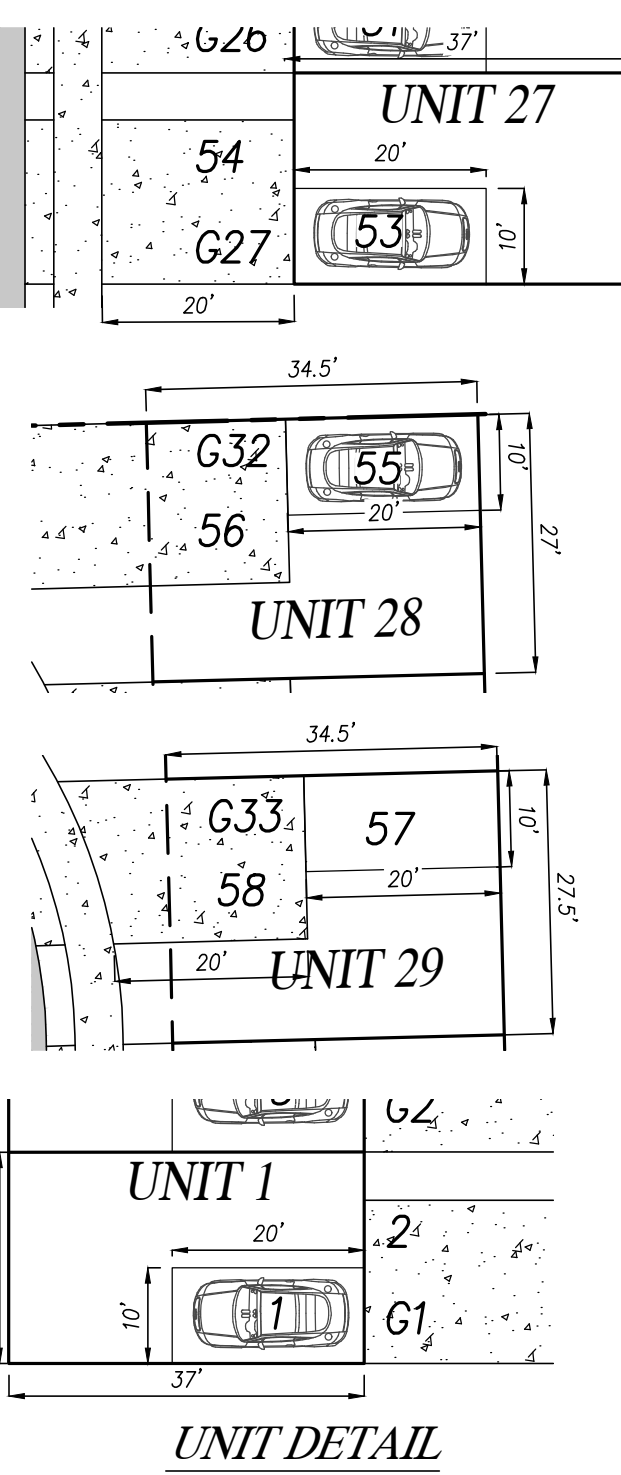
SW 1/4, NE 1/4, SEC.21, T.30N., R.5E., W.M.
SNOHOMISH COUNTY, WASHINGTON



LEGEND

- ✦ EXISTING MONUMENT (AS SHOWN)
- ⊕ SECTION 1/4 CORNER NOT FOUND
- ⊖ SECTION CORNER NOT FOUND
- FOUND REBAR/CAP OR I.P. (IRON PIPE)
- (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
- CB STORM DRAIN CATCH BASIN (CB)
- SDM STORM DRAIN MANHOLE (SDMH)
- SS SANITARY SEWER MANHOLE (SSMH)
- CO SANITARY SEWER CLEAN OUT (CO)
- POWER POLE
- GUY POLE
- WM WATER METER
- WV WATER VALVE
- MB MAILBOX
- UVA UTILITY POLE ANCHOR
- FZ FIRE HYDRANT (2 NOZZLE)
- TS 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

- NOTES:**
- PROPOSED FIRE HYDRANTS SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
 - SIGNAGE OR PAVEMENT STRIPING SHALL BE PROVIDED ALONG THE DRIVE AISLE FOR "NO PARKING-FIRE LANE" AT THE TIME OF COMPLETION.
 - ALL UTILITIES SHALL BE PLACED UNDERGROUND.



VICINITY MAP
SCALE: 1"=2000'

SLOPE INFORMATION
AVERAGE SLOPES DO NOT EXCEED 15% ON THIS SITE.
MAXIMUM SLOPES DO NOT EXCEED 25% ON THIS SITE.

DENSITY CALCULATIONS

GROSS AREA:	2.76 AC
NET AREA:	2.76 x 0.8 = 2.208 AC
BASE DENSITY:	12 DU/AC
BASE YIELD:	26.49 UNITS
MAXIMUM DENSITY:	18 DU/AC
MAXIMUM YIELD:	39.77, OR 40 UNITS
UNITS PROPOSED:	35
35 - 26.49 = 9 BONUS UNITS NEEDED	

PROJECT NOTE:
WITHIN A QUARTER MILE OF A TRANSIT ROUTE AND WITHIN A MILE OF FIRE, MEDICAL, SHOPPING, OR SERVICES:
5% BONUS DENSITY OVER BASE 1.32 UNITS, OR 1 UNIT FENCING/LANDSCAPING WHERE NOT NEEDED 1.82 UNITS, OR 1 UNIT PEDESTRIAN FACILITY FEE IN LEU-7 UNITS = \$175,000 (PER SNO. CO. STANDARDS).

PARKING INDEX

REQUIRED PER UNIT	TOTAL REQUIRED	TOTAL PROVIDED
2	70	70

GUEST PARKING

REQUIRED PER UNIT	TOTAL REQUIRED	TOTAL PROVIDED
1	35	39

SITE DATA AREA BREAKDOWN

TOTAL SITE AREA	120,371 SF = 2.76 AC
UNITS PROPOSED	35
EXISTING ZONING	R12
MAXIMUM HEIGHT	35'

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

LEGAL DESCRIPTION
THE EAST 250 FEET OF THE WEST 454.48 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE EAST 1/4 SECTION 21, T.30N., R.5E., W.M. SNOHOMISH COUNTY, WASHINGTON.
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 OUT 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;
THENCE WESTERLY AND NORTHERLY ALONG SAID CURVE THAT HAS A RADIAL CENTER WHICH BEARS N 131°34'3" E 40 FEET THROUGH A CENTRAL ANGLE OF 75°31'21" 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 OF SNOHOMISH, STATE OF WASHINGTON.

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

MSR TUSCANY WOODS
DWG FILENAME: 221215-PRELIM.DWG DESIGNED BY: JTK DATE: 05-10-2023 SCALE: 1"=40' JOB NO.: 22-1215 SHEET: S1

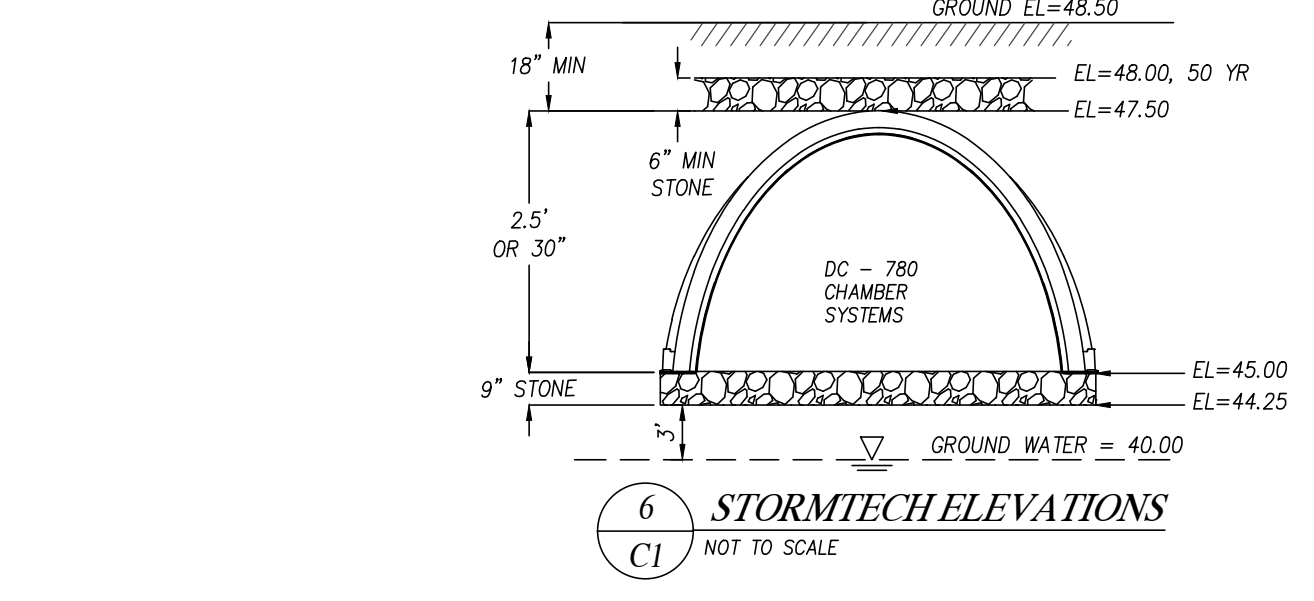
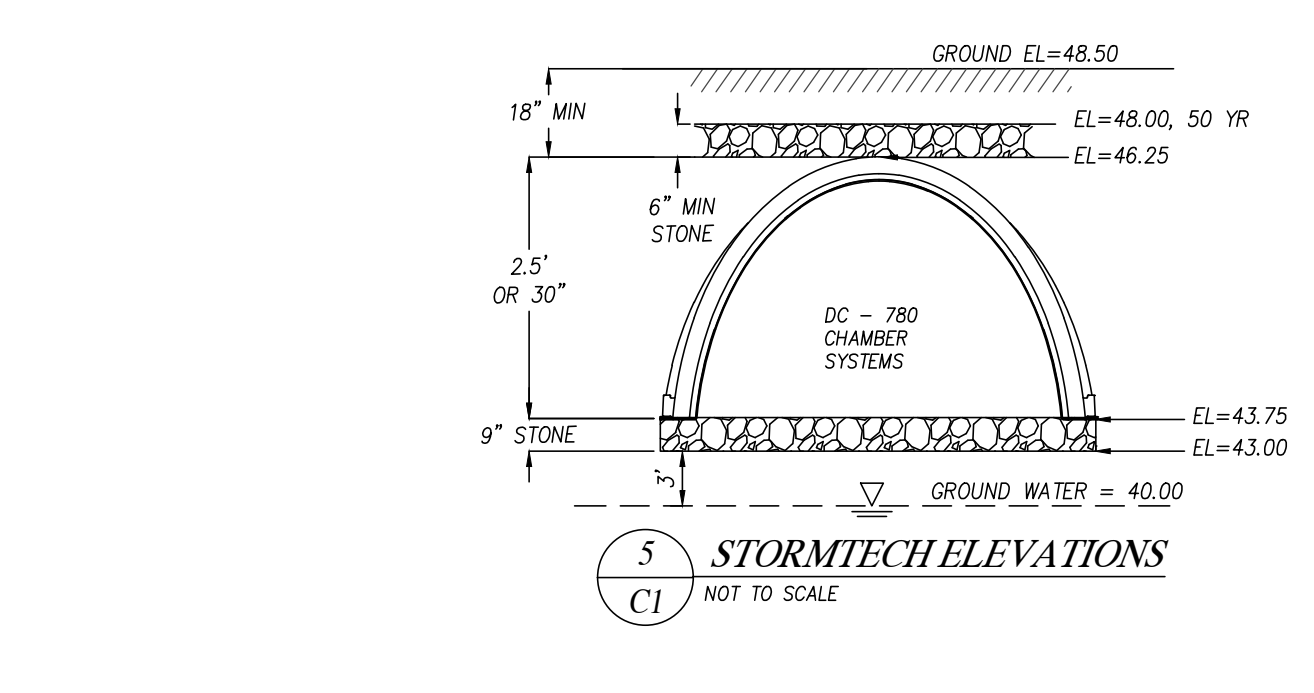
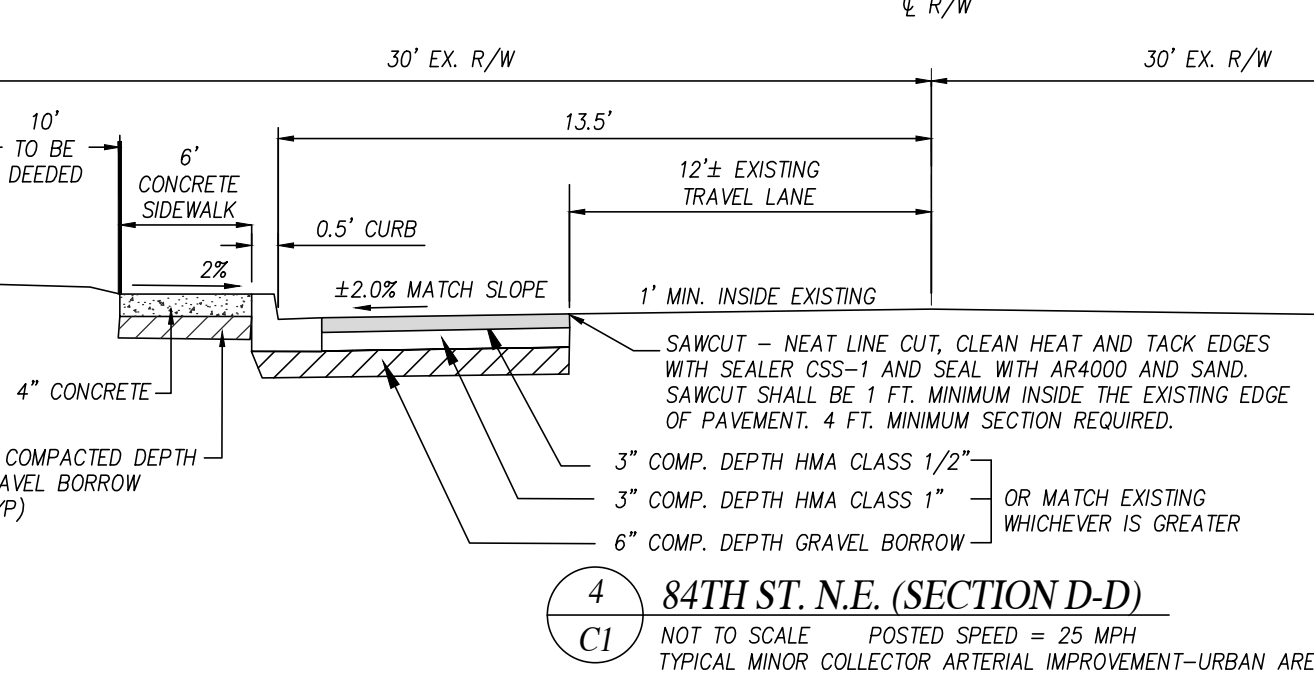
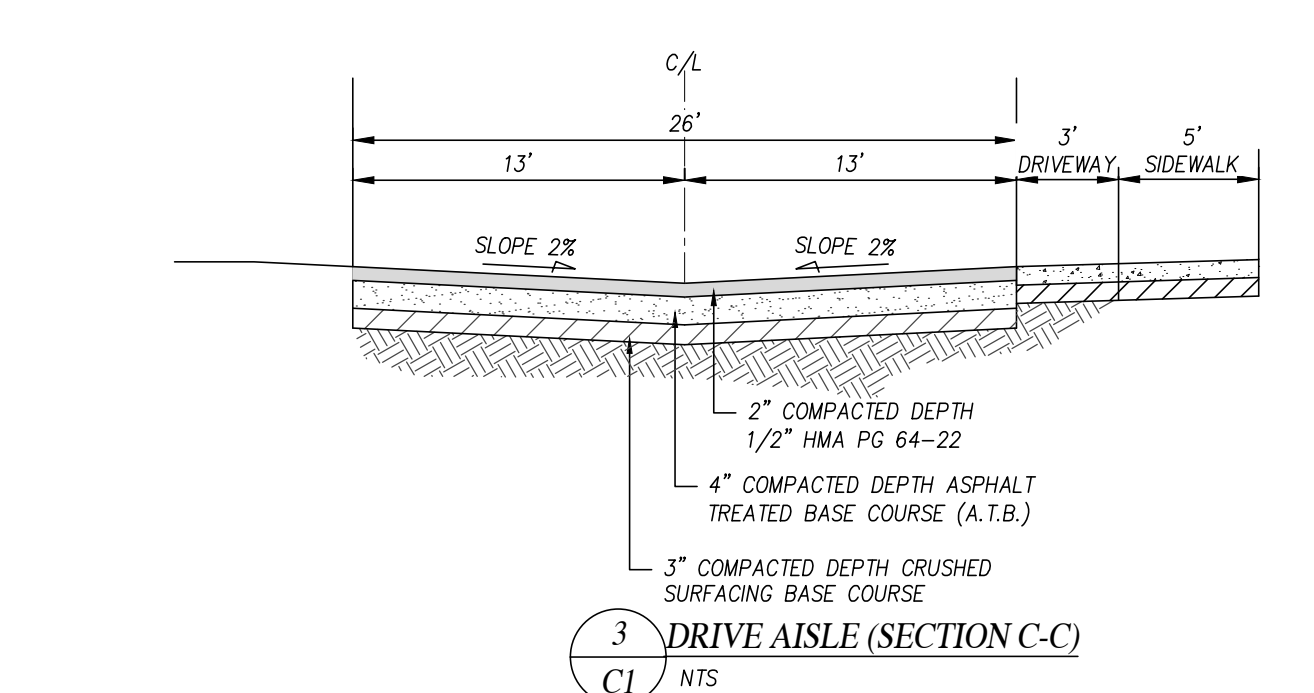
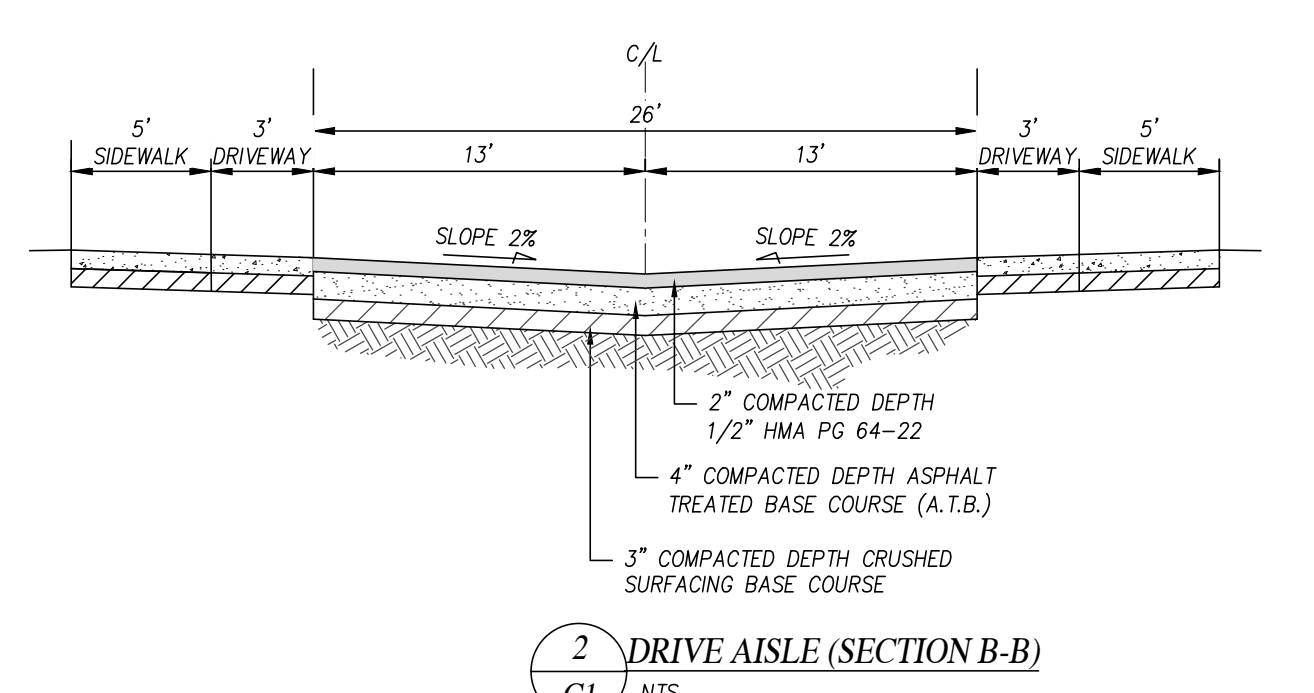
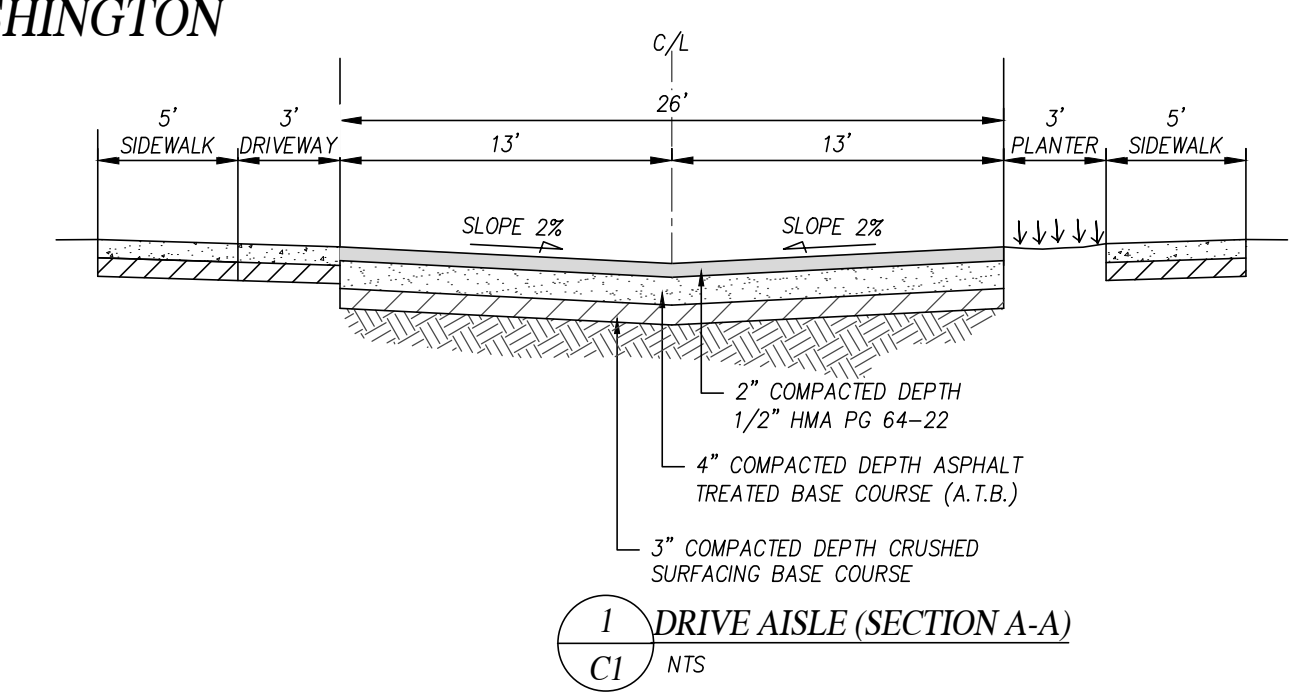
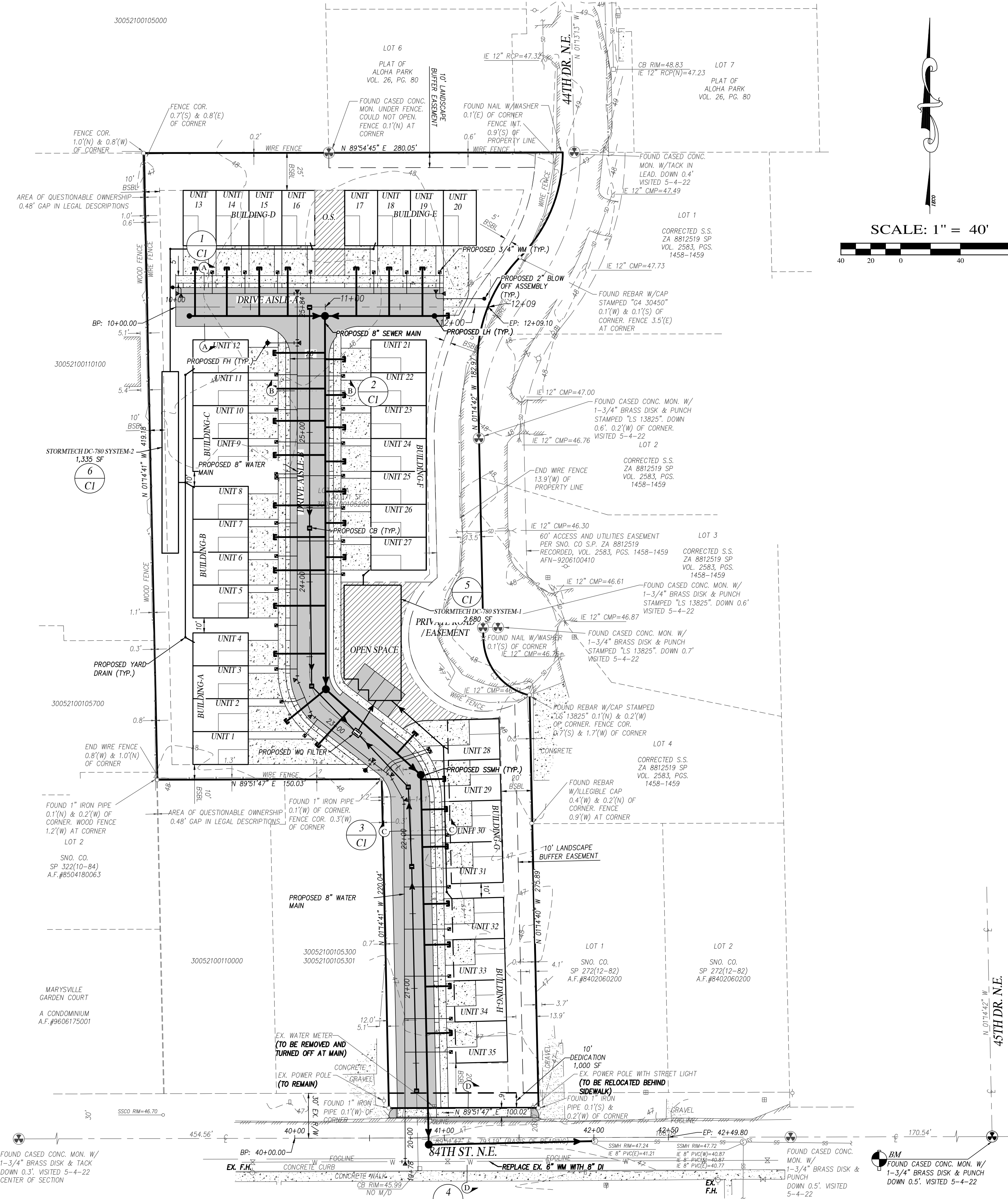
811
Know what's below.
Call before you dig.
UTILITY CONFLICT NOTE:
CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOILING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5055 POT-HOILING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WITH INSIGHT ENGINEERING COMPANY TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

MSR TUSCANY WOODS



12/06/2023
SITE PLAN

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)
 - (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
 - WF WOOD FENCE
 - W.S. WATER SURFACE
 - EOP EDGE OF PAVEMENT
 - BOW 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)
 - PP POWER POLE
 - GP GUY POLE
 - WM WATER METER
 - WV WATER VALVE
 - MB MAILBOX
 - UFA UTILITY POLE ANCHOR
 - FH FIRE HYDRANT (2 NOZZLE)
 - NS TYPE I NPGA 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

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.EV. = 48.51'
PER GPS OBSERVATIONS

ENGINEER/CONTACT SURVEYOR
INSIGHT ENGINEERING COMPANY
P.O. BOX 1478
EVERETT, WA 98206
CONTACT: BRIAN R. KALAB, P.E.
EMAIL: INFO@INSIGHTENGINEERING.NET
PH: (425) 357-3577

APPLICANT
MSR COMMUNITIES 5
2019 156TH AVE. NE, STE. 100, BLDG. F
BELLEVUE, WA 98007
CONTACT: SIVA GOPAL MODADUGULA

OWNERS/OWNERSHIP INTREST
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 QUIT CLAIM DEED RECORDED IN VOLUME 428 ON PAGE 162, TO SNOHOMISH COUNTY FOR ROAD;
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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;
THENCE WESTERLY AND NORTHERLY ALONG SAID CURVE THAT HAS A RADIAL CENTER WHICH BEARS N 137°3'43" E 40 FEET THROUGH A CENTRAL ANGLE OF 75°31'21", 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:
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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 OF SNOHOMISH, STATE OF WASHINGTON.



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

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

DWG FILENAME: 221215-PRELIM.DWG DESIGNED BY: JTK DATE: 05-10-2023 SCALE: 1"=40' JOB NO.: 22-1215 SHEET

PRELIMINARY ROAD, DRAINAGE AND UTILITY PLAN
C1

SHEET INDEX

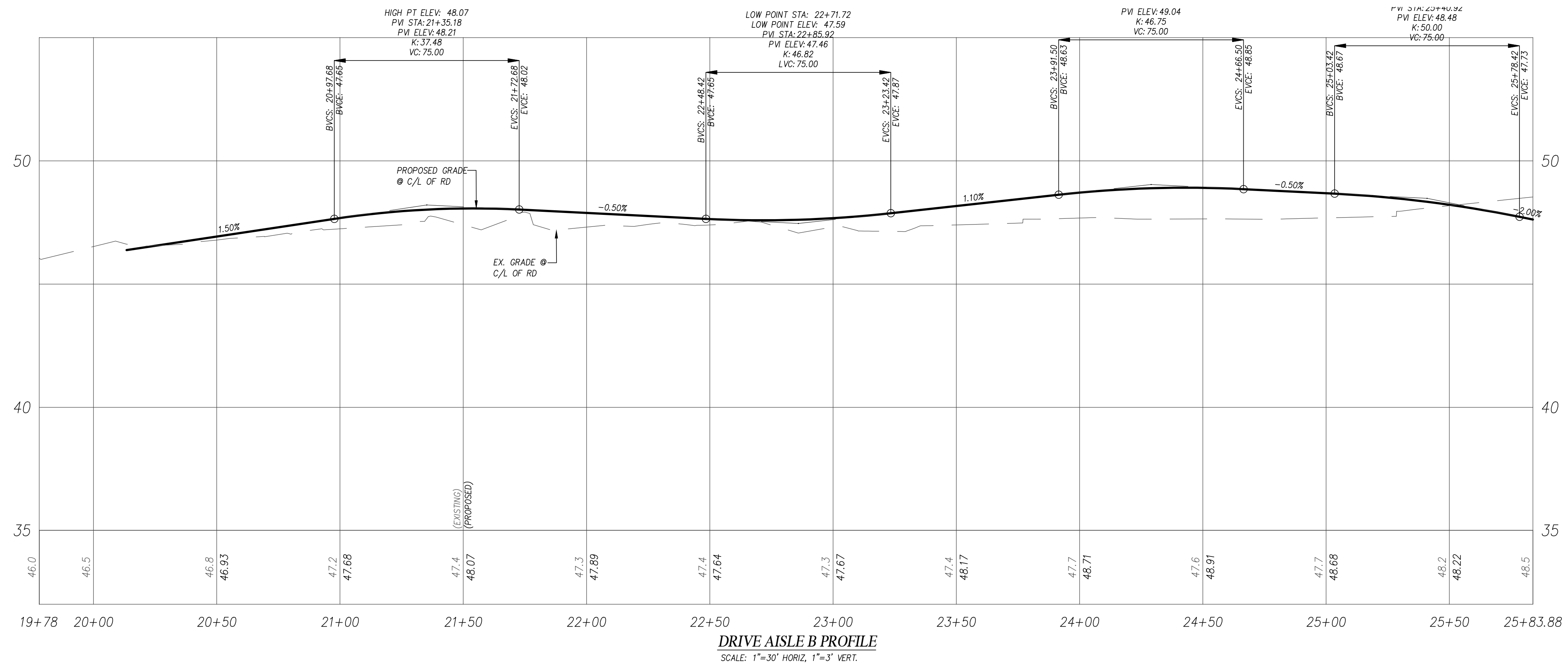
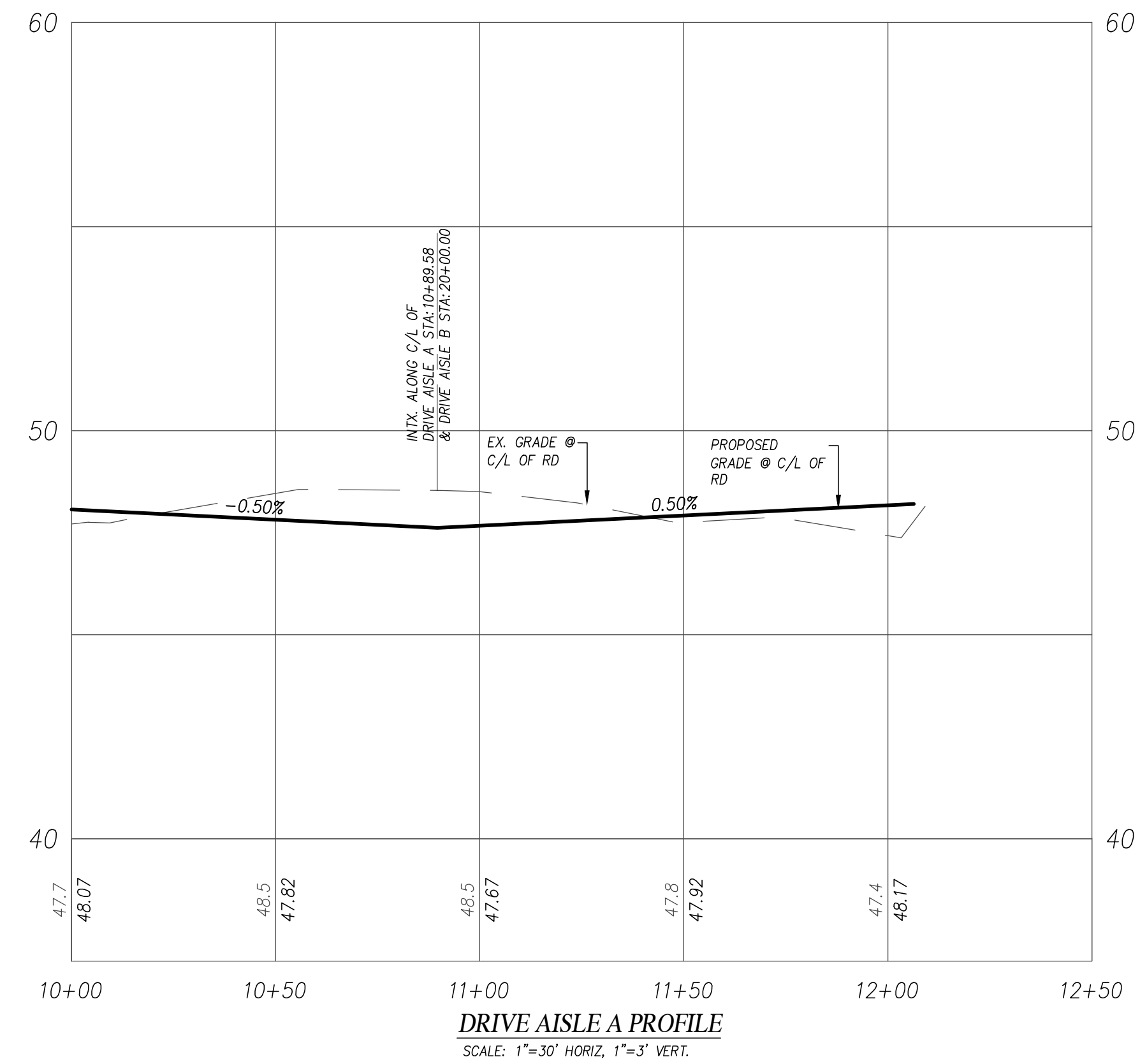
- S1 SITE PLAN
- C1 PRELIMINARY ROAD, DRAINAGE AND UTILITY PLAN
- C2 PRELIMINARY ROAD, DRAINAGE AND UTILITY PROFILES
- C3 PRELIMINARY GRADING AND TESC PLAN
- C4 EXISTING FEATURES MAP

REV. NO.	DESCRIPTION	INITIALS	DATE



12/06/2023

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



REV. NO.	DESCRIPTION	INITIALS	DATE



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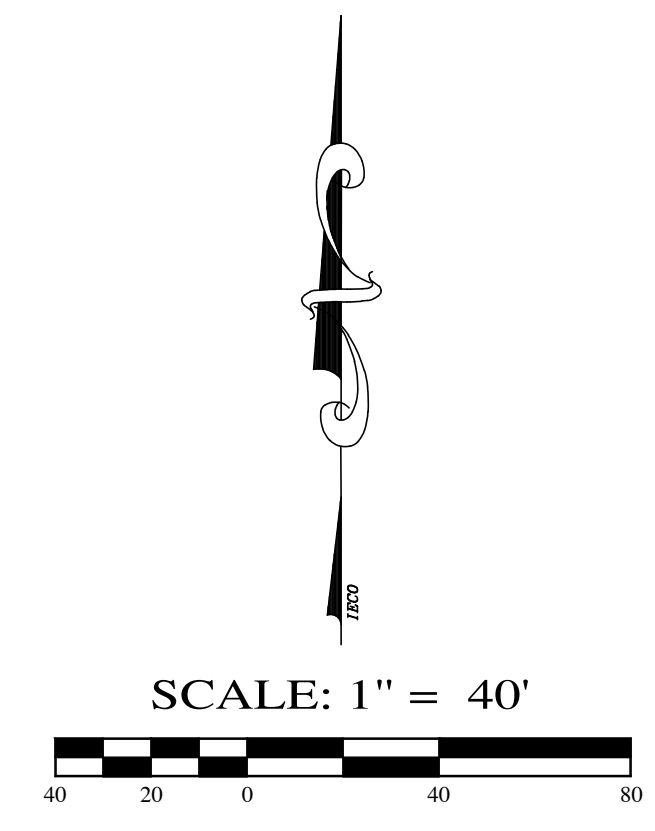
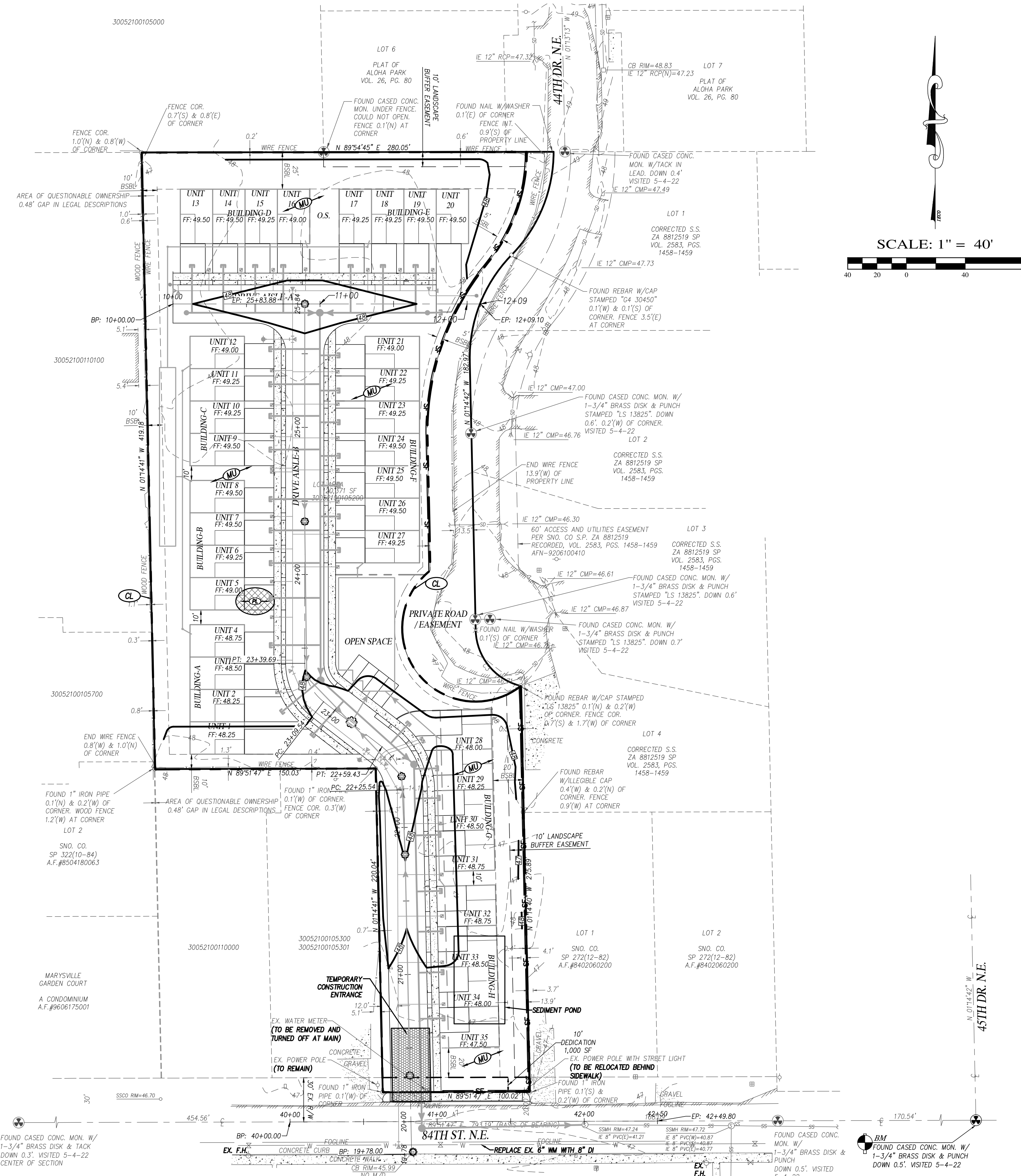
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SW 1/4, NE 1/4, SEC.21, T.30N., R.5E., W.M.
MSR TUSCANY WOODS

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

	SILT FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	CATCH BASIN INSERT PROTECTION (TYP.)
	CLEARING LIMITS
	MULCH &/OR STRAW MATTING
	PLASTIC COVER
	FLOW ARROW (EX.)



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SITE ADDRESS: 4407 84TH ST NE, MARYSVILLE, WA 98270
TAX ACCOUNT NO.'S: 30052100105200

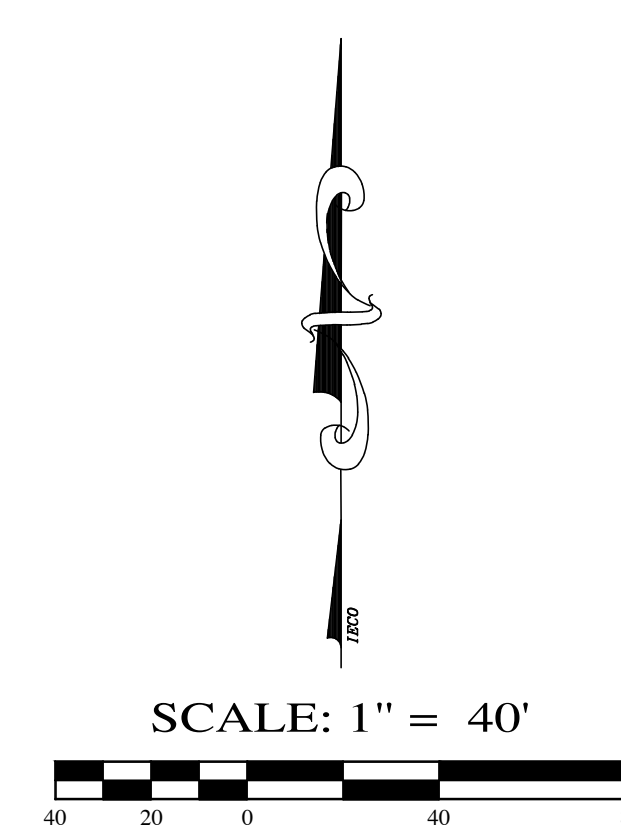
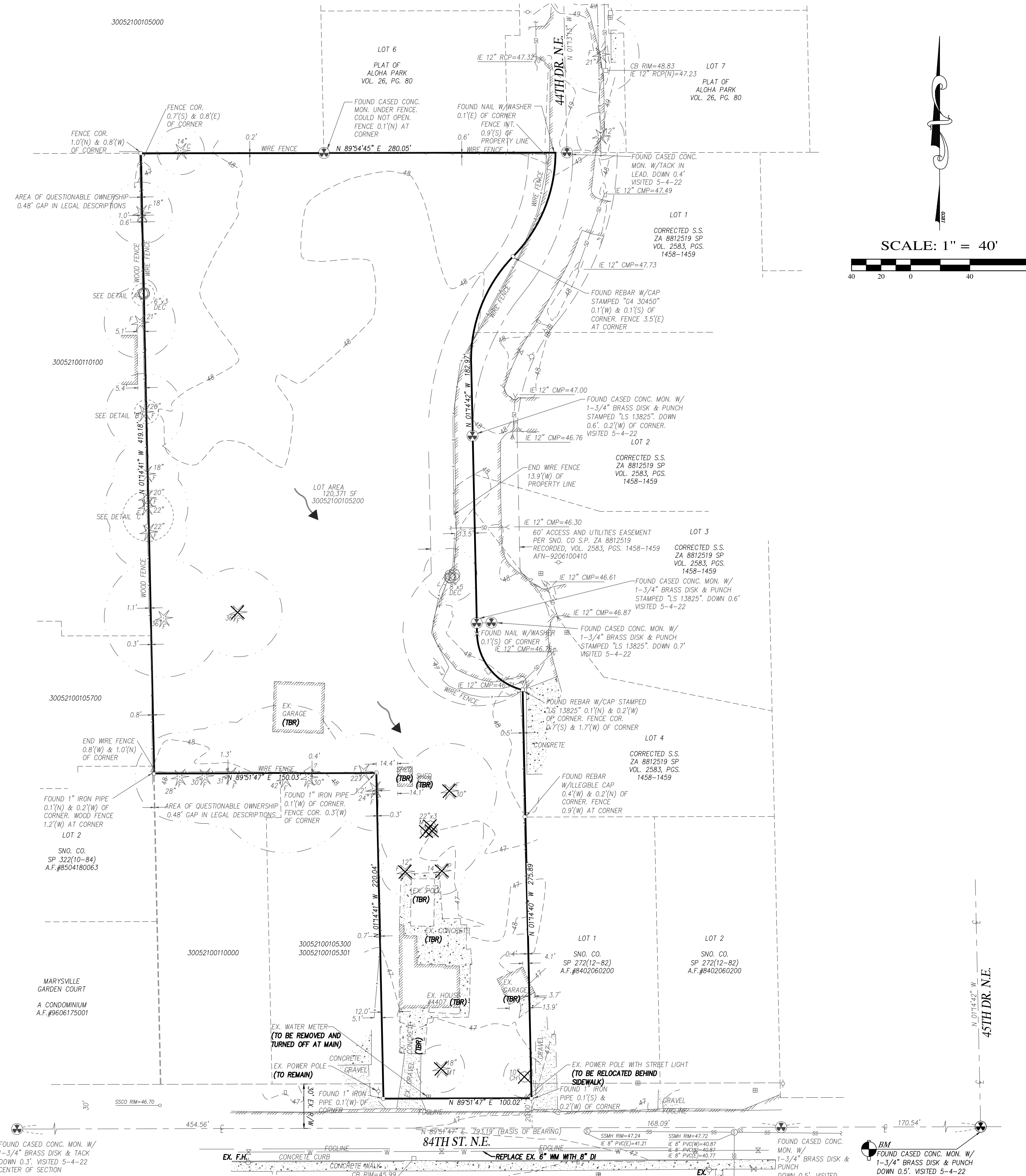
SW 1/4, NE 1/4, SEC.21, T.30N., R.5E., W.M.
MSR TUSCANY WOODS

DWG FILENAME: 221215-PRELM.DWG DESIGNED BY: JTK DATE: 05-10-2023 SCALE: 1"=40' JOB NO.: 22-1215

PRELIMINARY GRADING AND TESC PLAN SHEET C3

REV. NO.	DESCRIPTION	INITIALS	DATE

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

NOTE:
EXISTING SEPTIC SYSTEM WILL BE DECOMMISSIONED ON
SNOHOMISH HEALTH STANDARDS.

REV. NO.	DESCRIPTION	INITIALS	DATE

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MSR TUSCANY WOODS

DWG FILENAME: 221215-PRELM.DWG DESIGNED BY: JTK DATE: 05-10-2023 SCALE: 1"=40' JOB NO.: 22-1215

EXISTING FEATURES MAP C4

