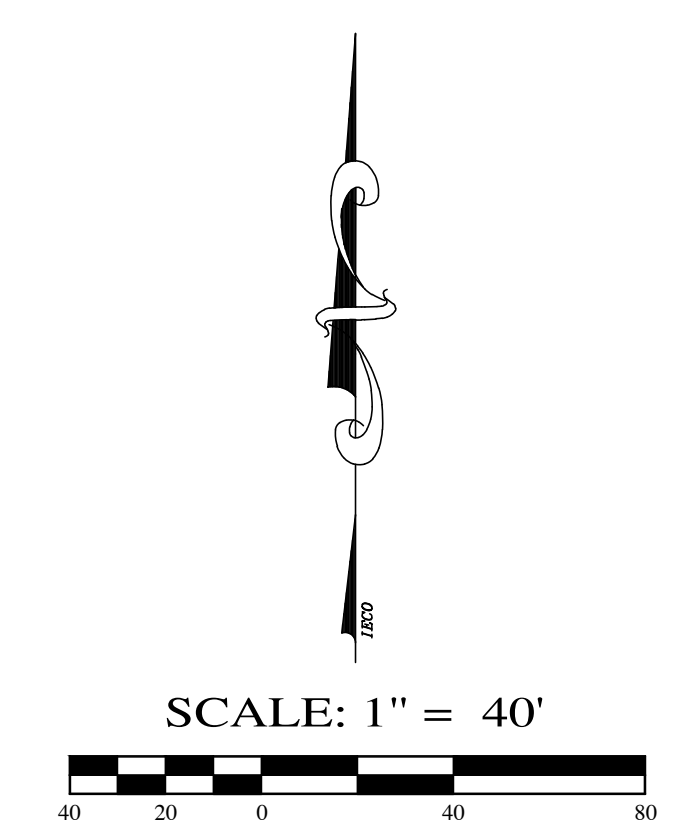
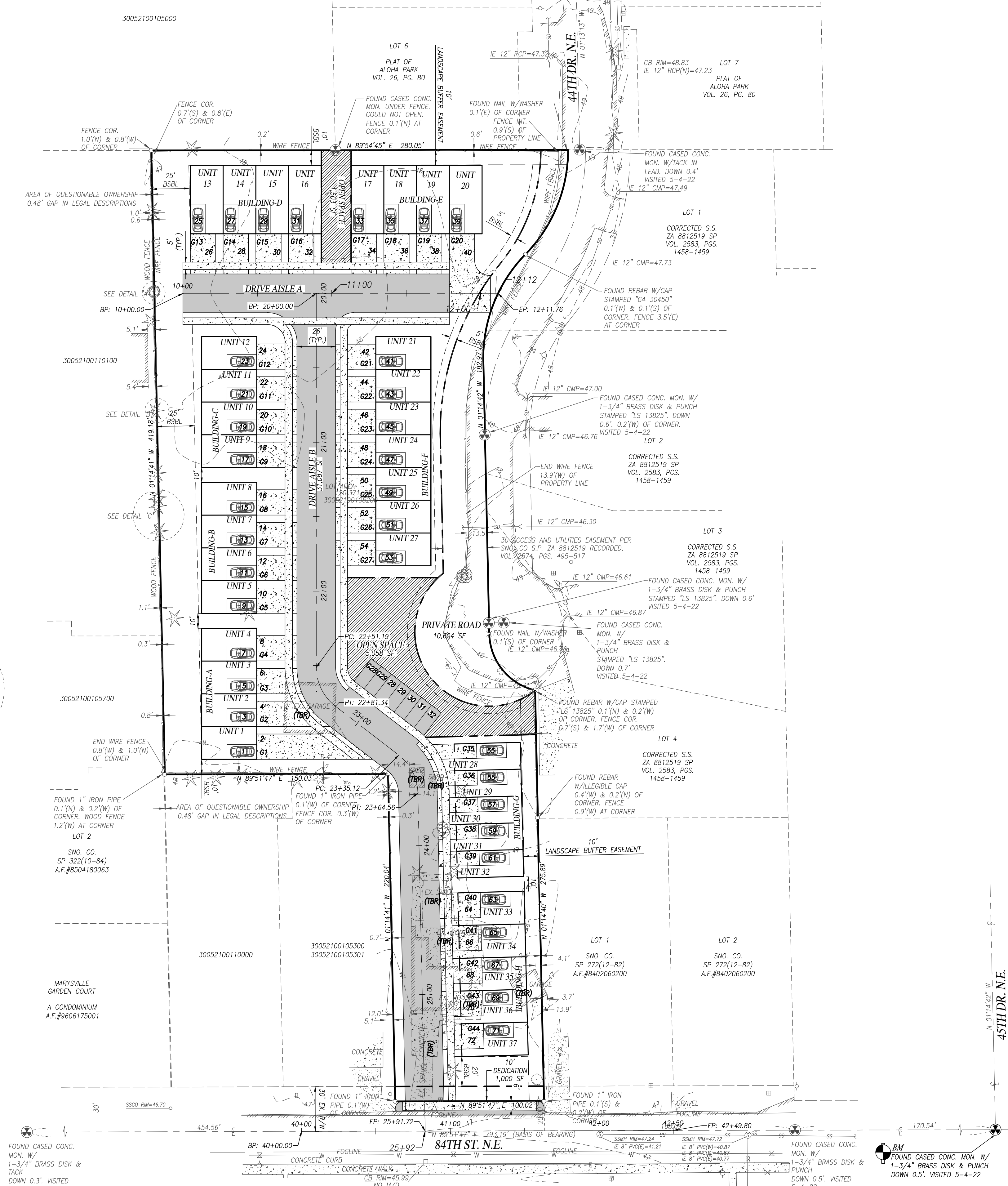
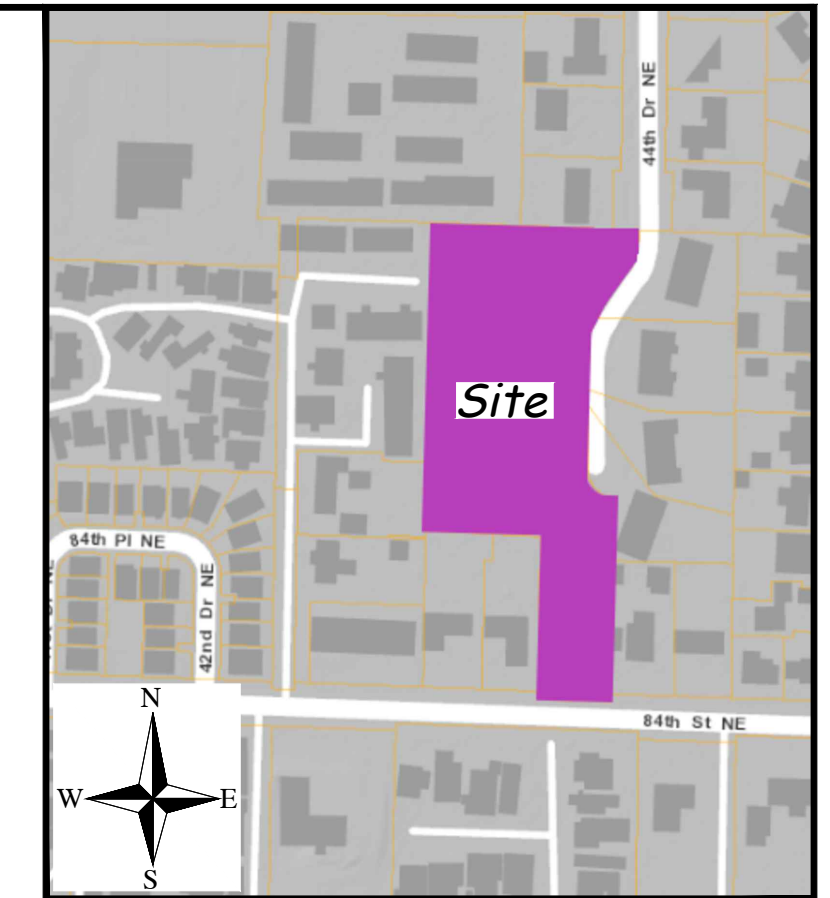


SW 1/4, NE 1/4, SEC.21, T.30N., R.5E., W.M.
SNOHOMISH COUNTY, WASHINGTON



- 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)
 - SD STORM DRAIN MANHOLE (SDMH)
 - SS SANITARY SEWER MANHOLE (SSMH)
 - CO SANITARY SEWER CLEAN OUT (CO)
 - GP POWER POLE
 - GUY GUY POLE
 - WM WATER METER
 - WV WATER VALVE
 - MB MAILBOX
 - UP UTILITY POLE ANCHOR
 - FD FIRE HYDRANT (2 NOZZLES)
 - 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



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 × 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:	37
37 - 26.49 = 10 BONUS UNITS NEEDED	

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
FENCING/LANDSCAPING WHERE NOT NEEDED 1.82 UNITS
PRIVATE PARK 6,561 SF/0.15 AC = 0.75 UNITS
PEDESTRIAN FACILITY FEE IN LIEU-6.5 UNITS = \$162,500
TOTAL BONUS UNITS: 10.39
26.49 + 10.39 = 36.88 UNIT YIELD
37 UNITS ALLOWED

FIRE MARSHAL'S NOTES:

- PROVIDE BLUE STREET REFLECTOR(S) ON THE HYDRANT SIDE OF CENTERLINE TO INDICATE HYDRANT LOCATIONS.
- THE TOPS OF THE HYDRANT(S) SHALL BE COLORED GREEN.

THE CERTIFIED EROSION SEDIMENTATION CONTROL LEAD (CESCL) FOR THIS PROJECT SITE IS **BRIAN KALAB** PHONE NO. **425-303-9363**.

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).

PARKING INDEX

REQUIRED PER UNIT	TOTAL REQUIRED	TOTAL PROVIDED
2	74	74

GUEST PARKING

REQUIRED PER UNIT	TOTAL REQUIRED	TOTAL PROVIDED
1	37	39

UTILITIES

SEWER	CITY OF MARYSVILLE
WATER	CITY OF MARYSVILLE
POWER	SNOHOMISH COUNTY PUD
TELEPHONE	VERIZON
SCHOOLS	MARYSVILLE SCHOOL DIST. 25
FIRE DISTRICT	CITY OF MARYSVILLE

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 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:

SITE DATA

AREA BREAKDOWN

TOTAL SITE AREA	120,371 SF = 2.76 AC
UNITS PROPOSED	37
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

BM TOP MAG. NAIL EL=XXXX

THE MONUMENTED CENTERLINE OF 84TH ST. N.E., AS THE BEARING OF N 89°51'47" E,
ELEV. = 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 98082 CONTACT: DARREN J. RIDDLE, PLS FAX: (425) 508-4951 PH: (425) 357-3577
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APPLICANT

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

OWNERS/OWNERSHIP INTEREST

4407 ROBINSON RD LLC
8800 NE 10TH ST
BELLEVUE, WA 98004



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

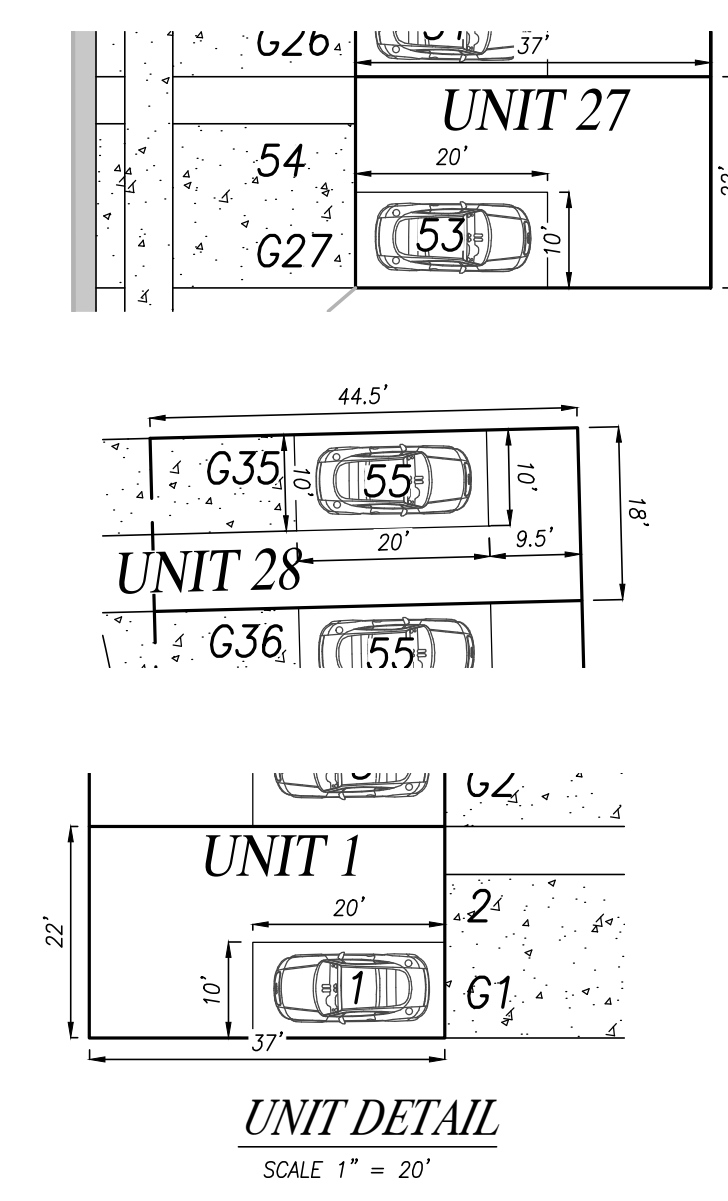
DWG FILENAME: 221215-PRELU.DWG DESIGNED BY: DJK DATE: 05-10-2023 SCALE: 1"=40' JOB NO.: 22-1215 SHEET

SITE PLAN **S1**



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-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 POT-HOLING 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



06/29/2023