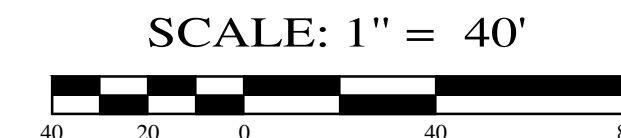
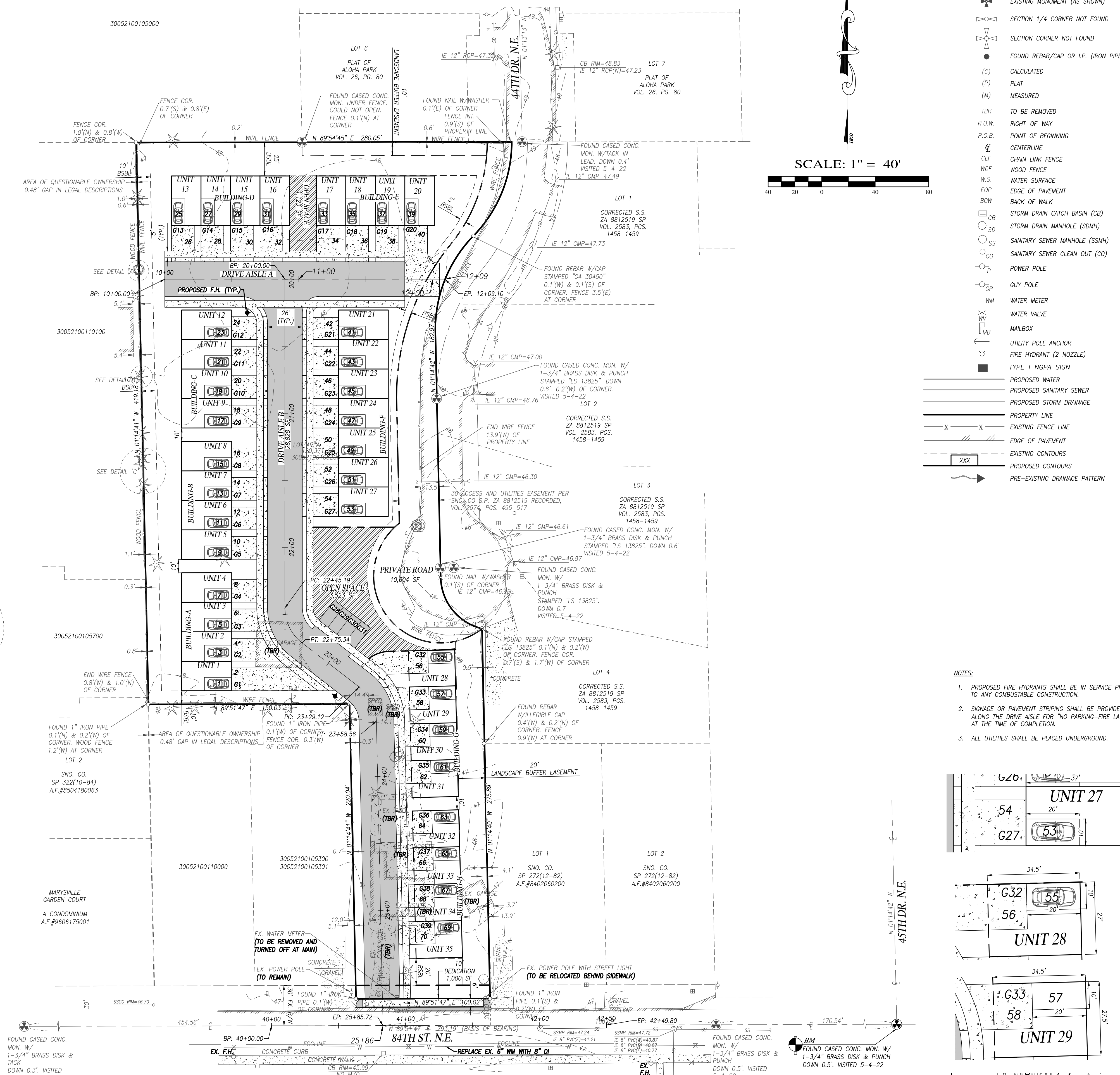


SW 1/4, NE 1/4, SEC.21, T.30N., R.5E., W.M.
SNOHOMISH COUNTY, WASHINGTON



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)
- POWER POLE
- GP GUY POLE
- WM WATER METER
- WV WATER VALVE
- MB MAILBOX
- UVA UTILITY POLE ANCHOR
- FN FIRE HYDRANT (2 NOZZLE)
- TYPE 1 INPGA 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

FIRE MARSHAL'S NOTES:

- PROVIDE BLUE STREE 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	70	70

GUEST PARKING

REQUIRED PER UNIT	TOTAL REQUIRED	TOTAL PROVIDED
1	35	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:
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' 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 80°54'18" W ALONG SAID NORTH LINE 30 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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	

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 LIEU-7 UNITS = \$175,000 (PER SNO. CO. STANDARDS).
26.49 + 9 = 35.49 UNIT YIELD
35 UNITS ALLOWED

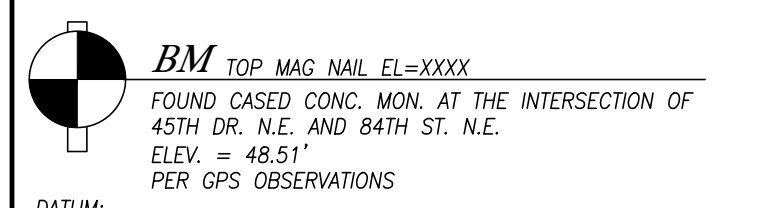
SITE DATA

REQUIRED PER UNIT	TOTAL REQUIRED	TOTAL PROVIDED
1	35	39

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.



DATE: NAVD 88
N.A.S.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. RIDDLE, 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 PH: (425) 357-3577

OWNERS/OWNERSHIP INTREST

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

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: DJT DATE: 05-10-2023 SCALE: 1"=40' JOB NO.: 22-1215

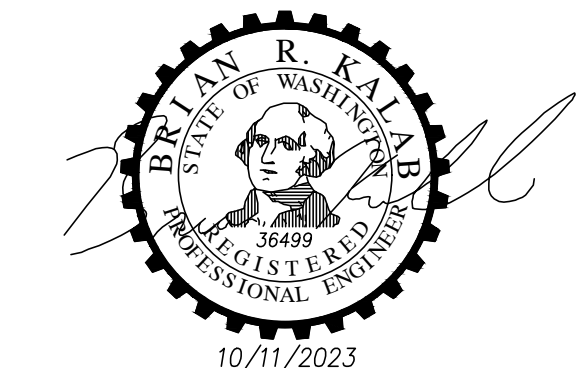
DATE: 10/11/2023 SHEET: S1

SITE PLAN

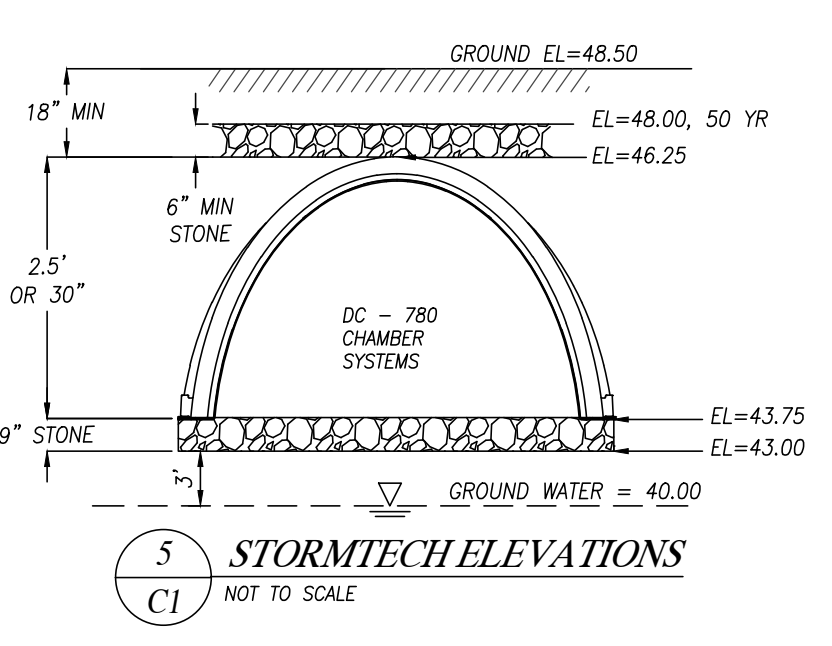
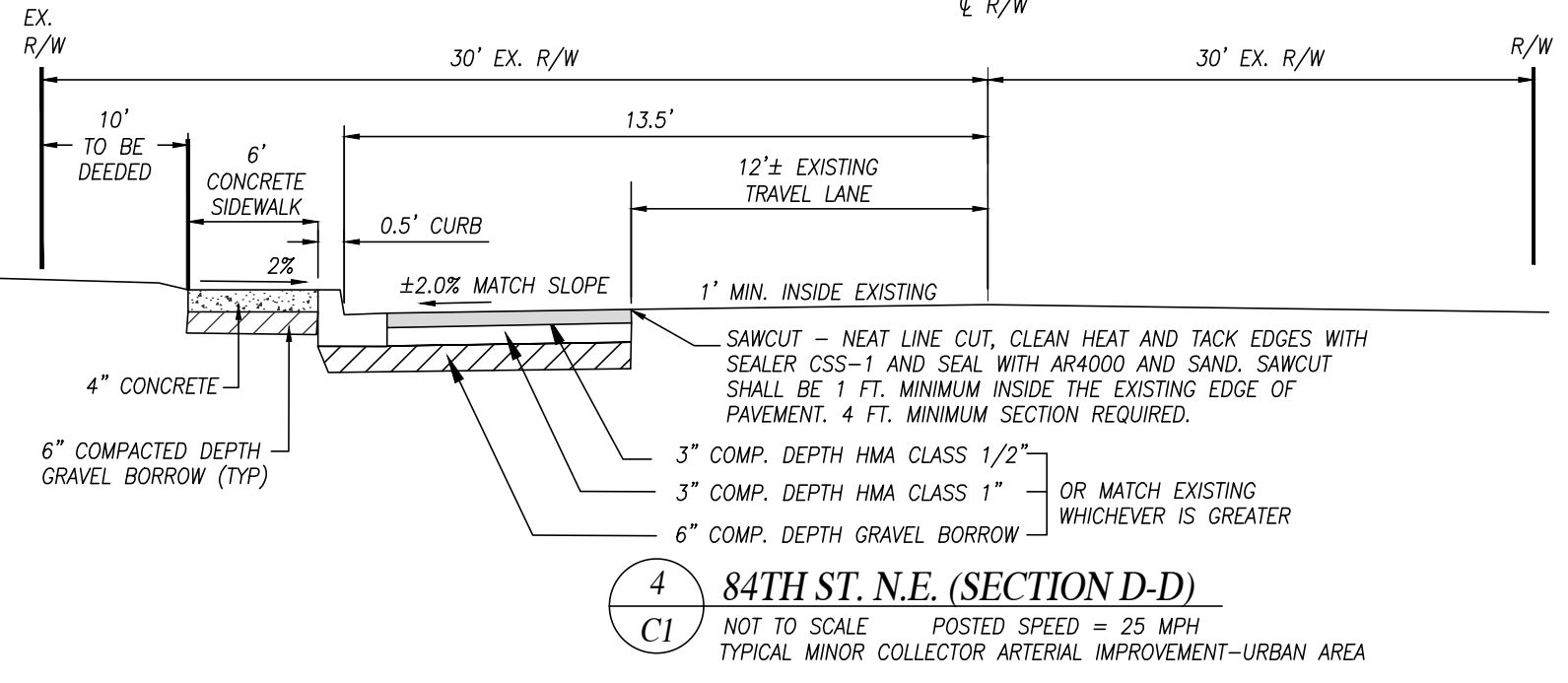
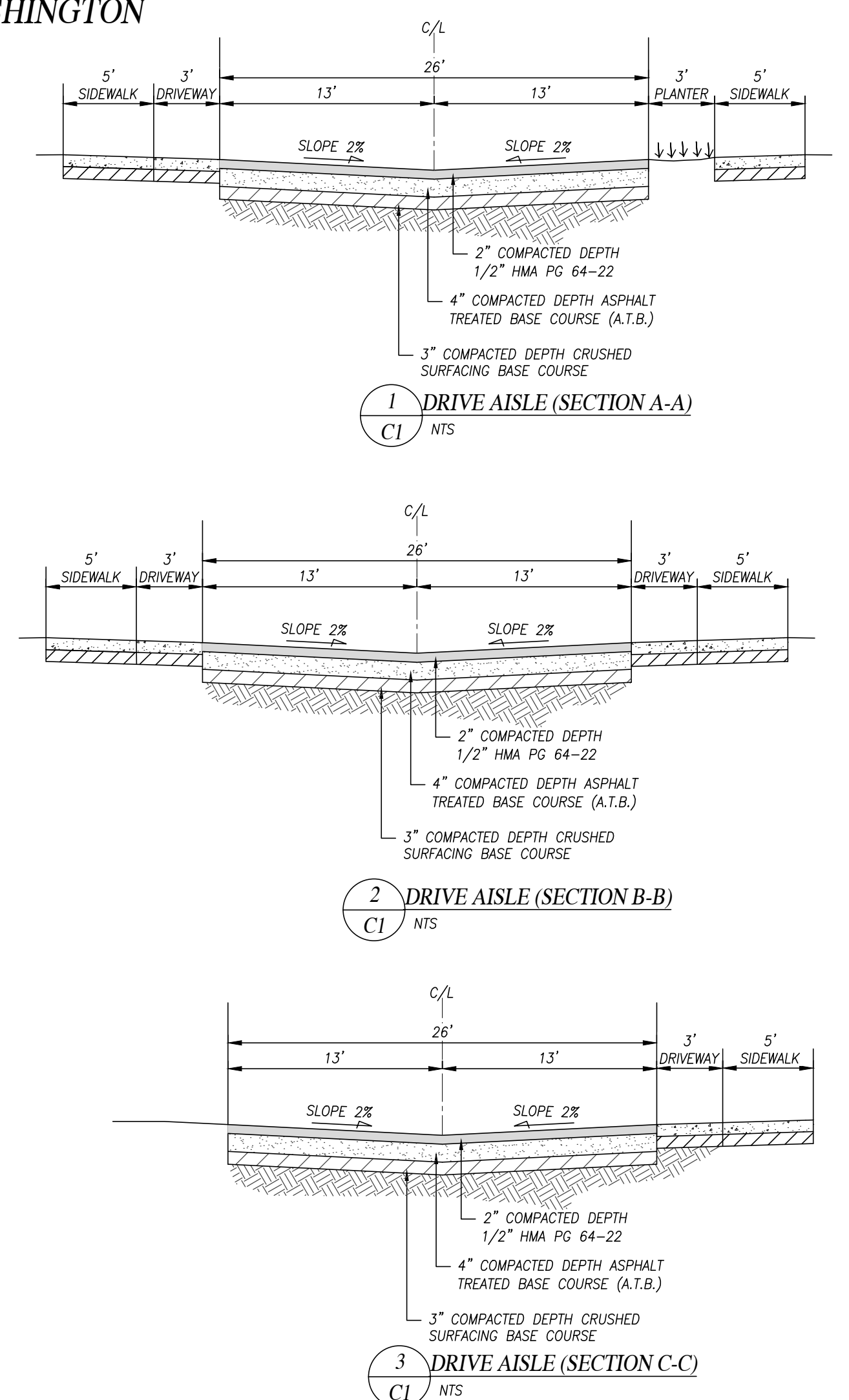
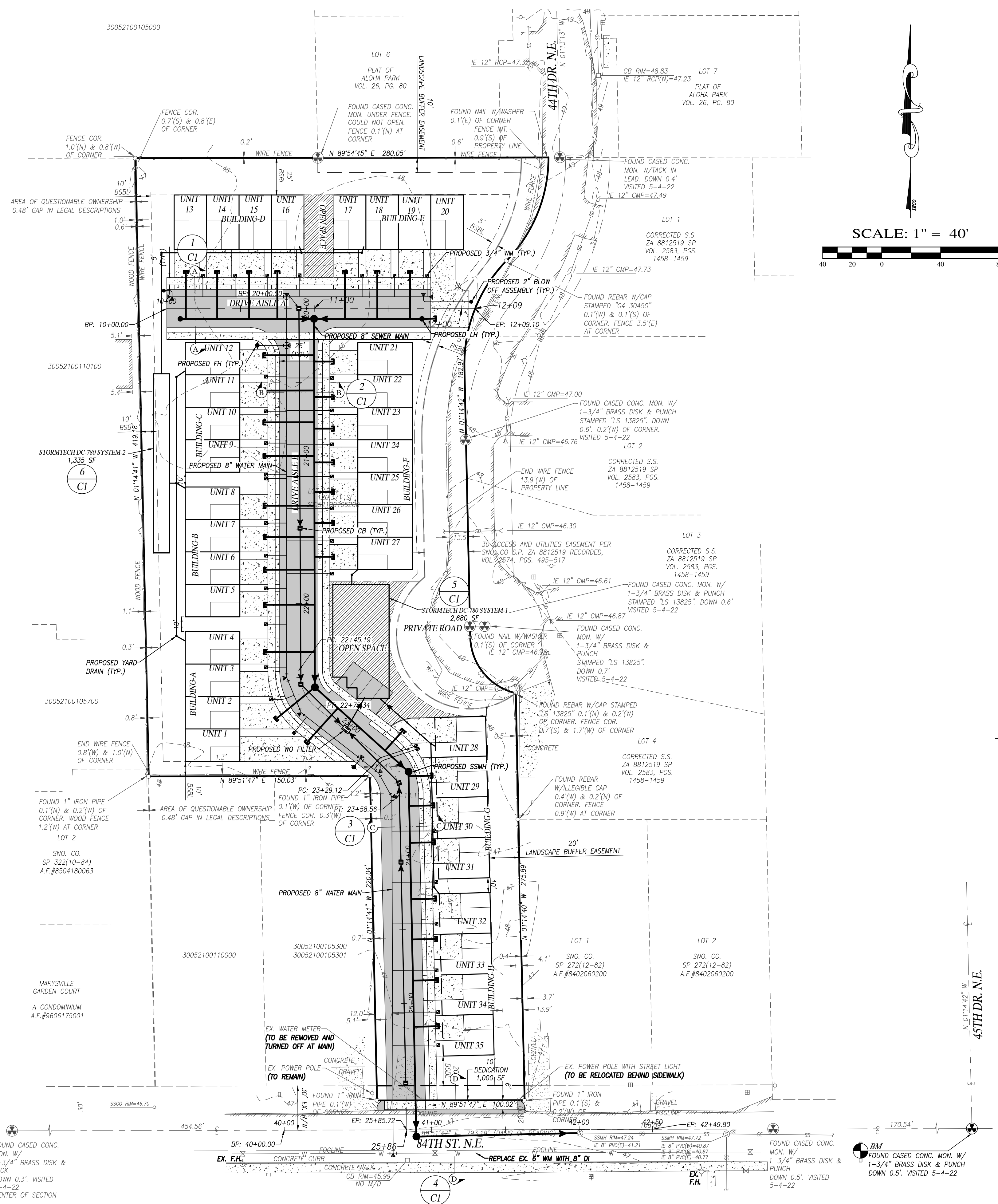
MSR TUSCANY WOODS



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.



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
 - WLF 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 GUY POLE
 - WM WATER METER
 - WV WATER VALVE
 - MB MAILBOX
 - UPA UTILITY POLE ANCHOR
 - FDH FIRE HYDRANT (2 NOZZLE)
 - NSP TYPE 1 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 WEST 150 FEET OF THE EAST 250 FEET OF THE WEST 454.48 FEET;
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;
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 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 13°13'43" 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:
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.



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

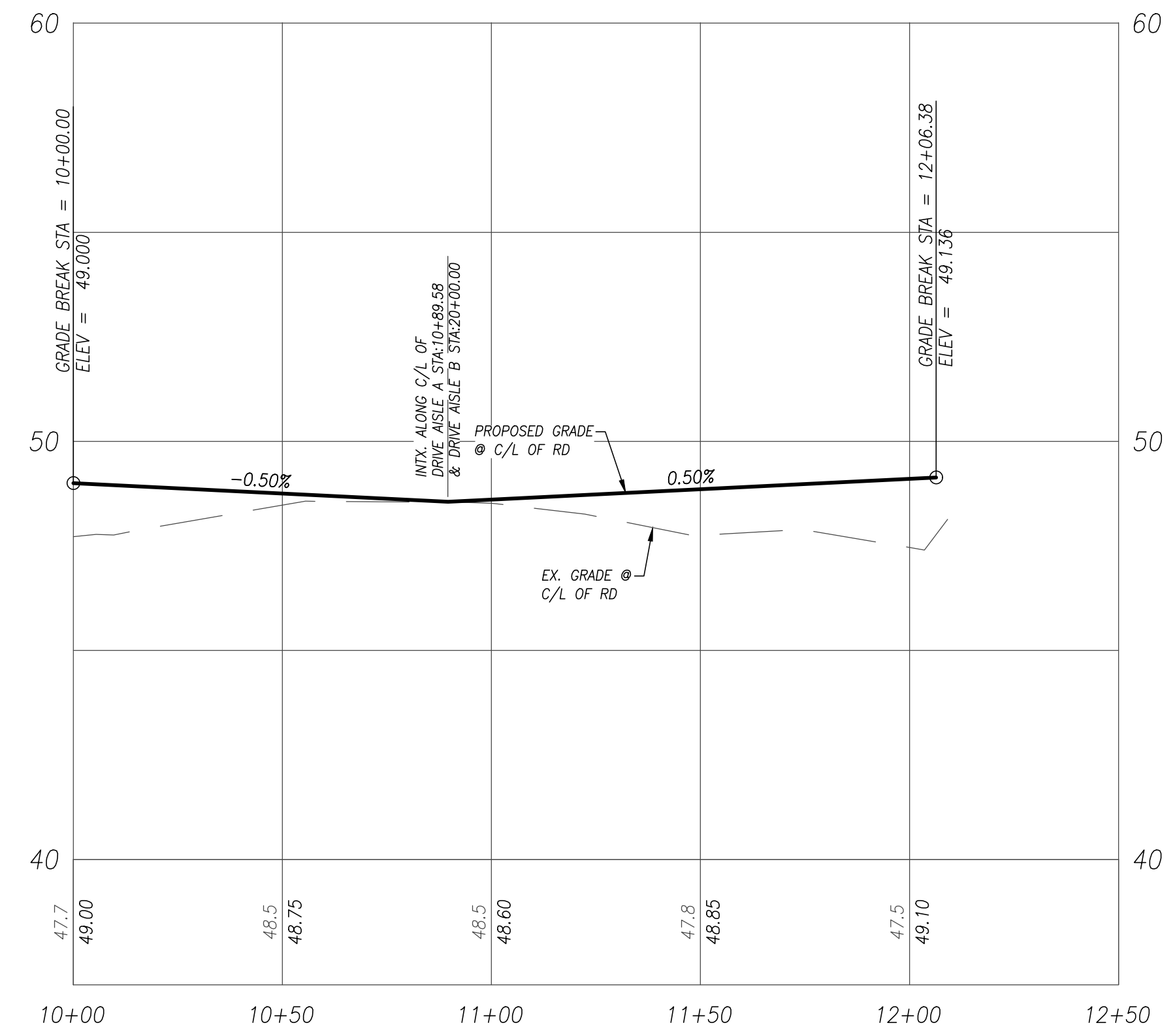
- S1 SITE PLAN
- C1 PRELIMINARY ROAD, DRAINAGE AND UTILITY PLAN
- C2 PRELIMINARY ROAD, DRAINAGE AND UTILITY PROFILES
- C3 PRELIMINARY GRADING AND TESC PLAN
- C4 EXISTING FEATURES MAP

REV. NO.	DESCRIPTION	INITIALS	DATE

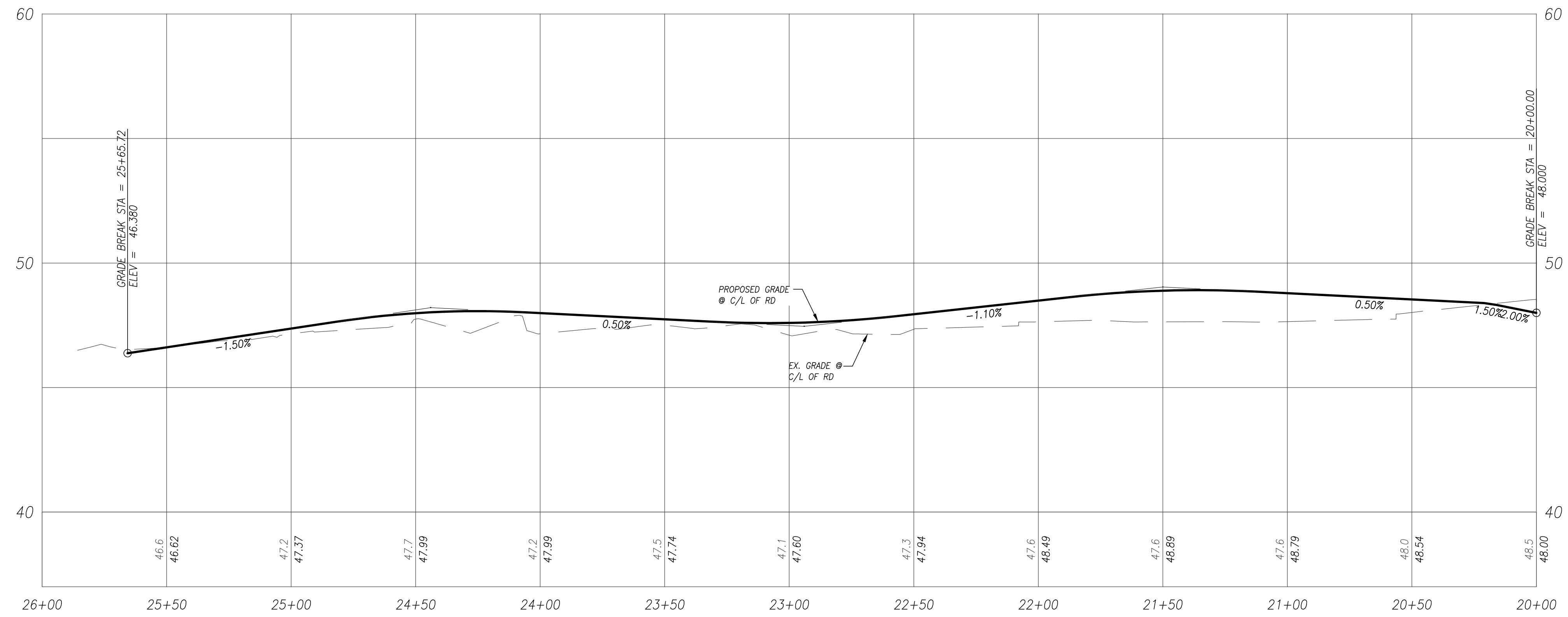


10/11/2023

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

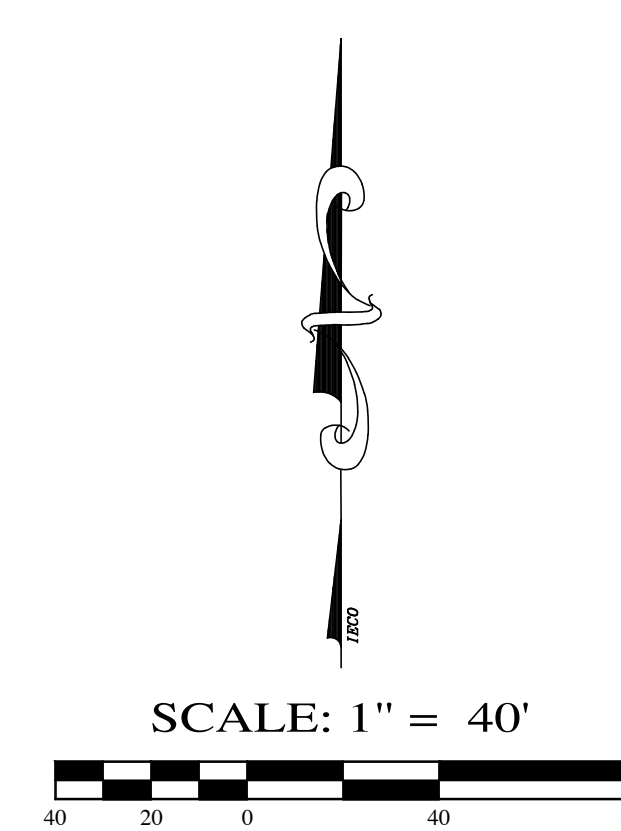
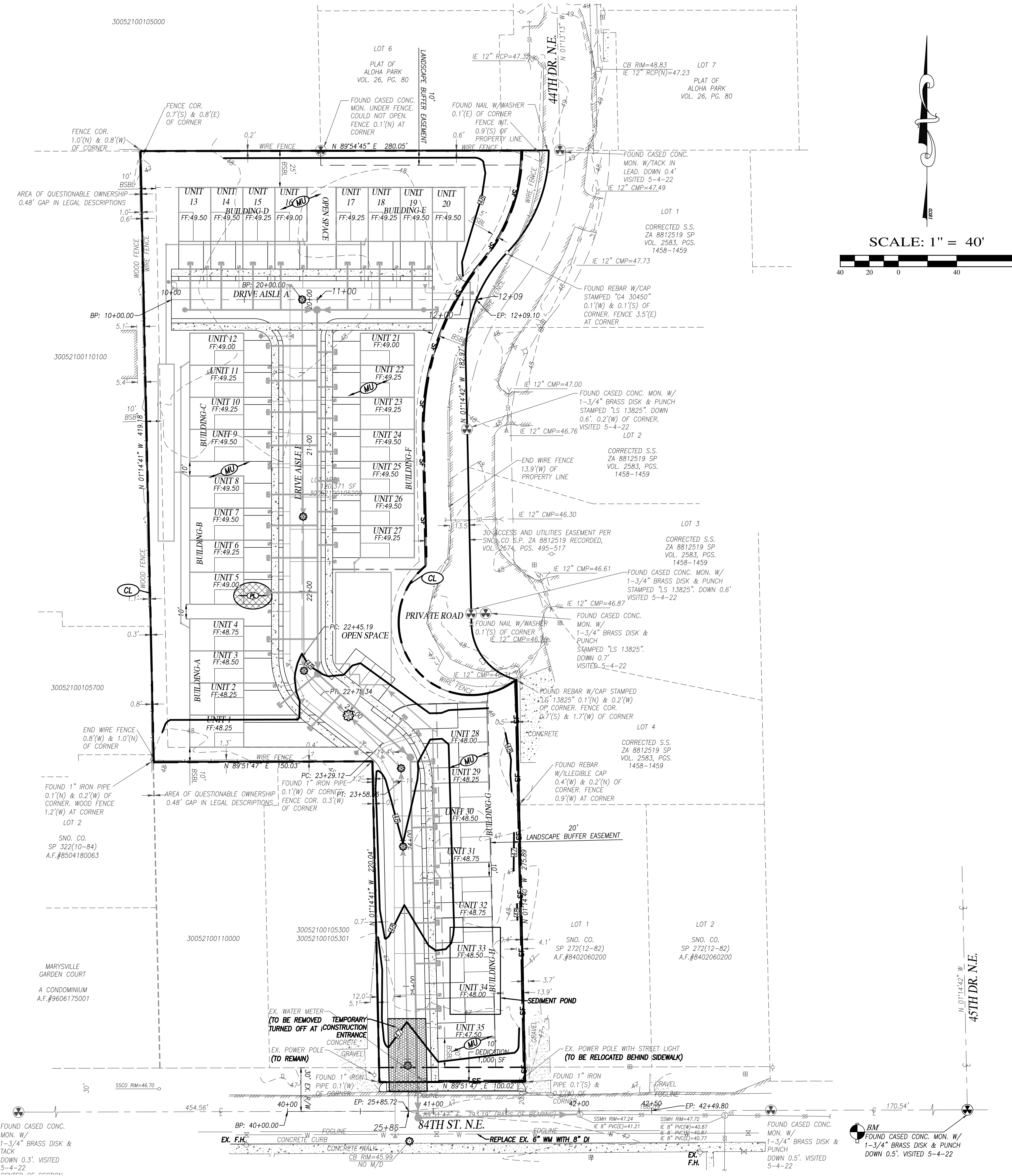




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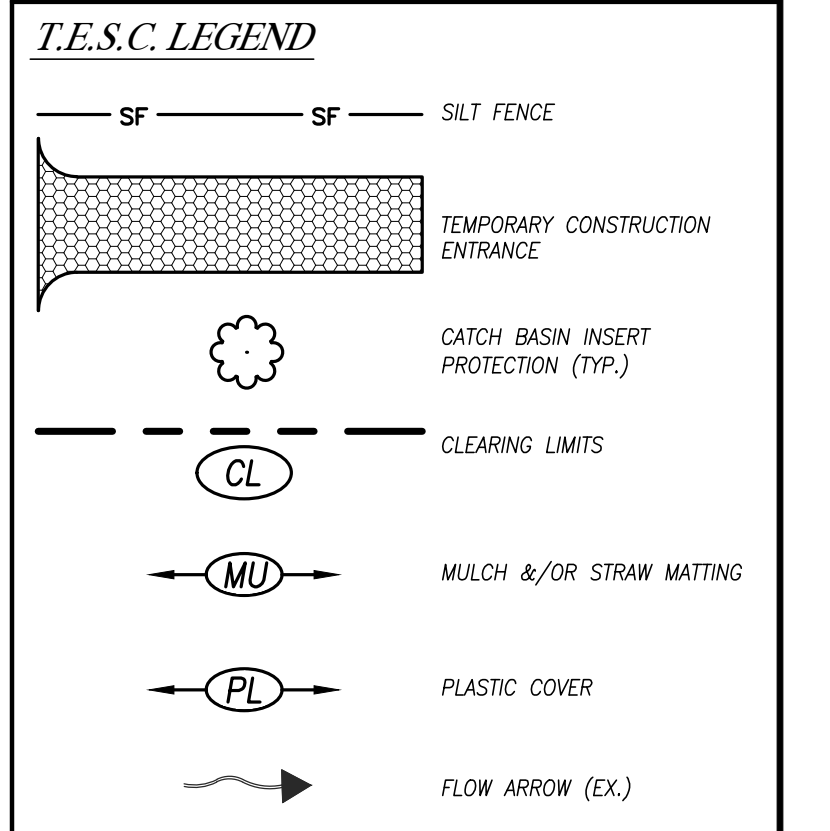
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DWG FILENAME: 221215-PRELIM.DWG	DESIGNED BY: JTK
DATE: 05-10-2023	SCALE: 1"=30'
JOB NO.: 22-1215	SHEET: C2
PRELIMINARY ROAD, DRAINAGE AND UTILITY PROFILES	

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.)



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TAX ACCOUNT NO.'S: 30052100105200

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

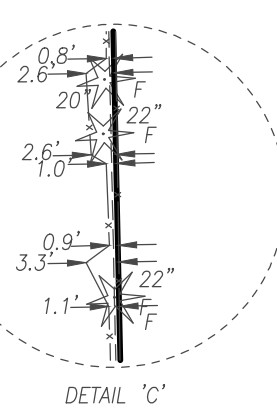
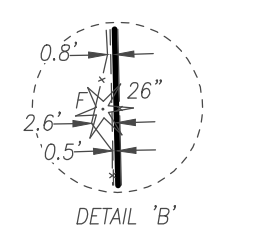
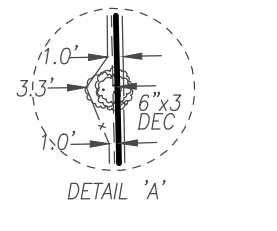
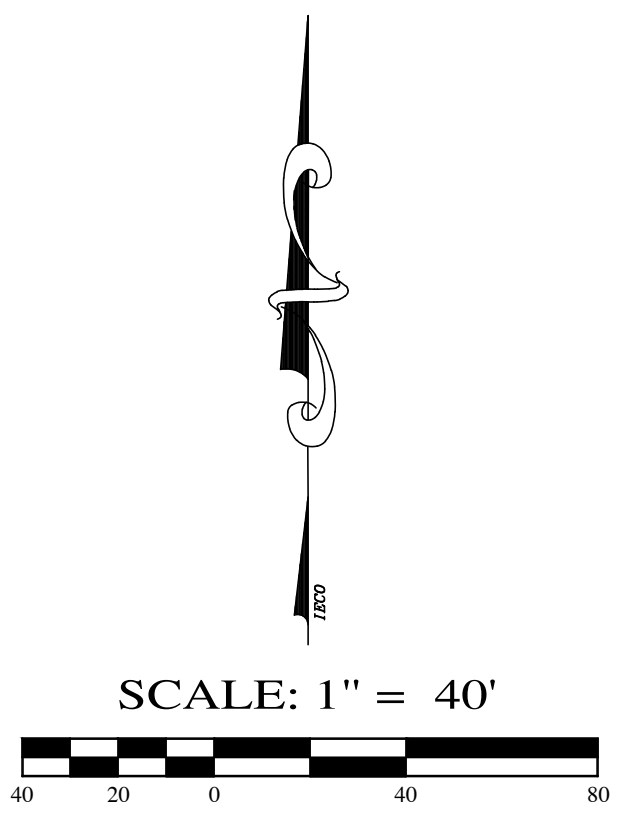
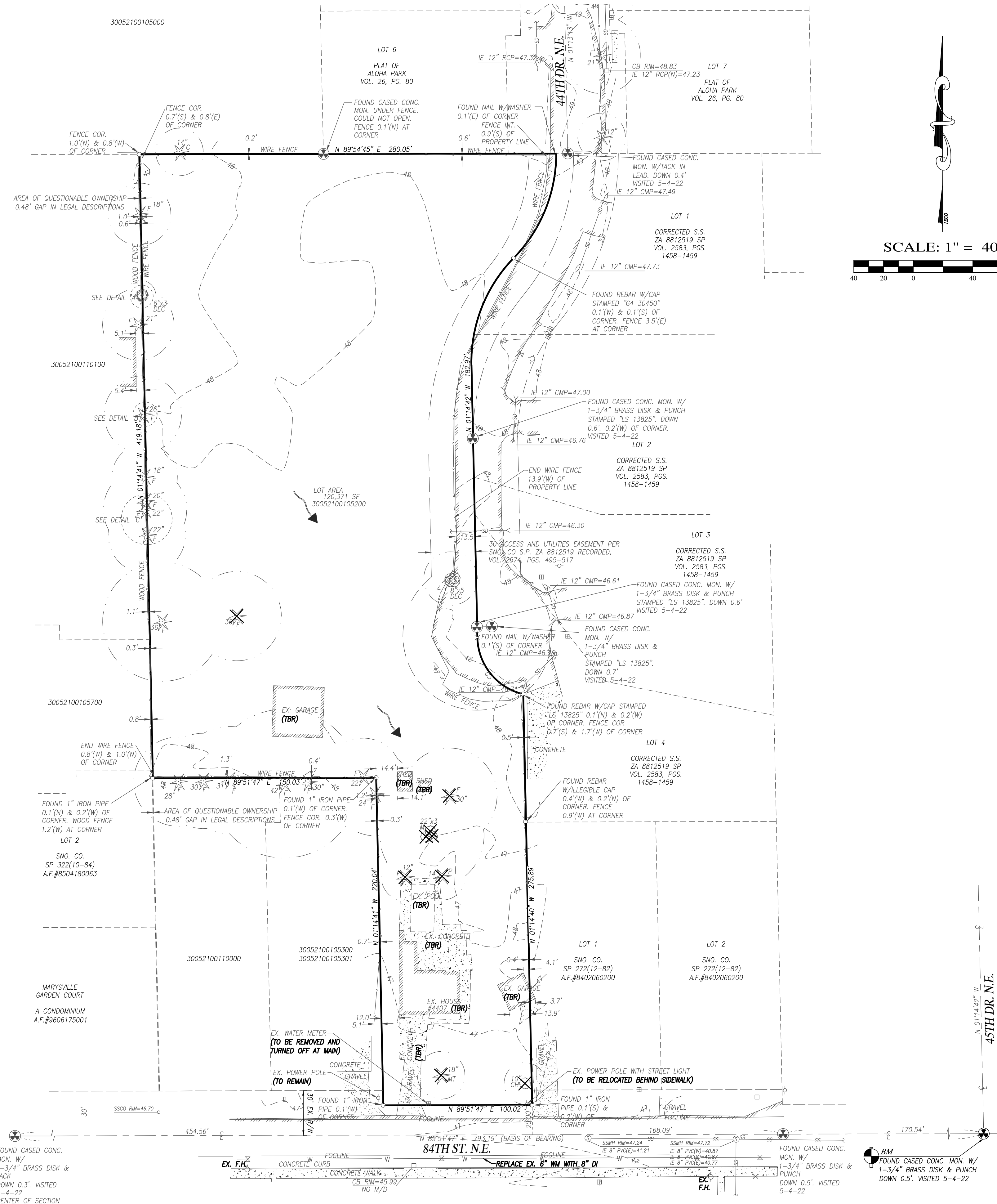
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PRELIMINARY GRADING AND TESC PLAN SHEET C3

REV. NO.	DESCRIPTION	INITIALS	DATE

10/11/2023


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

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

REV. NO.	DESCRIPTION	INITIALS	DATE



INSIGHT ENGINEERING CO.
P.O. BOX - 1478
EVERETT, WA 98206
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SW 1/4, NE 1/4, SEC.21, T.30N., R.5E., W.M.
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EXISTING FEATURES MAP C4



10/11/2023