

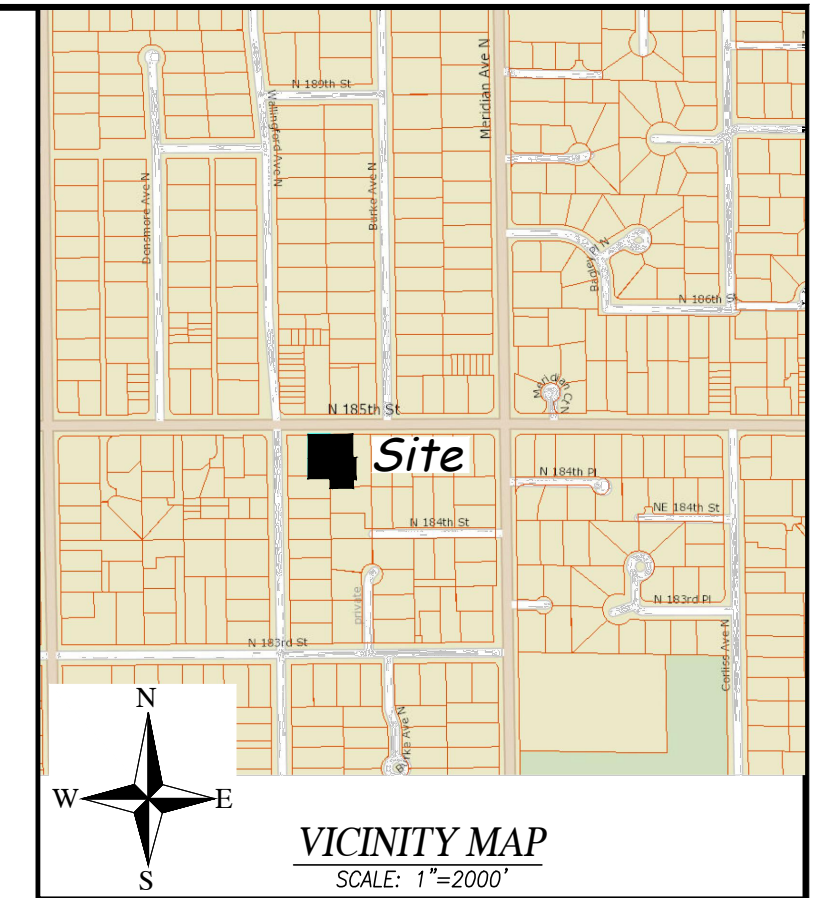
NE 1/4, NE 1/4, SEC.7, T.26N., R.4E., W.M
KING COUNTY, WASHINGTON

SEE ROW23-1523
FOR ROW WORK

REVISION
7/02/2024
PCD

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
- EX. CATCH BASIN
- EX. WATER VALVE
- ⊗ EX. FIRE HYDRANT
- ⊗ EX. WATER METER
- ⊗ EX. SANITARY SEWER MANHOLE
- ⊗ EX. MAILBOX
- ⊗ EX. SIGN POST
- ⊗ EX. UTILITY/POWER POLE
- ⊗ EX. YARD LIGHT
- ⊗ EX. GAS VALVE
- ⊗ EX. UTILITY POLE ANCHOR
- EXISTING EDGE OF PAVEMENT
- X-X- EXISTING FENCE LINE
- W- EXISTING WATER
- SS- EXISTING SANITARY SEWER
- SD- EXISTING STORM DRAINAGE
- SS- PROPOSED SANITARY SEWER
- SD- PROPOSED STORM DRAINAGE
- W- PROPOSED WATER MAIN
- - - PROPERTY LINE
- - - EXISTING CONTOURS
- - - PROPOSED CONTOURS
- - - PRE-EXISTING DRAINAGE PATTERN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED MAILBOX
- TYPE I NGPA SIGN
- (TBR) TO BE REMOVED
- ▨ PLANTER
- ▨ LANDSCAPE
- ▨ ASPHALT
- ▨ CONCRETE
- ▨ CONCRETE PAVEMENT
- PROPOSED WALL



GRADING QUANTITIES:
CUT: 100 Cu.Yds.
FILL: 800 Cu.Yds.
(GRADING QUANTITIES WERE CALCULATED USING THE LAND DEVELOPMENT DESKTOP COMPOSITE METHOD. CALCULATIONS DO NOT ACCOUNT FOR SOIL SWELLING AND SHRINKAGE.)

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 MONUMENTED CENTERLINE OF 185TH ST. N.W.,
AS THE BEARING OF N 89°49'39" E.

TBM
SSMH RIM=435.09
IE 8" PVC(W)=420.34
IE 8" PVC(E)=420.24

BM
FOUND CITY OF SEATTLE BRASS CAP STAMPED "8001".
IN THE TOP BACK OF PEDESTRIAN CURB IN FRONT OF
A FIRE HYDRANT, IN THE S.E. QUADRANT, INT. OF N.
185TH ST. & MERIDIAN AVE. N.
ELEV. = 433.72'

DATE:
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.
PH: (425) 303-9363
EMAIL: INFO@INSIGHTENGINEERING.NET

PACIFIC COAST SURVEYS, INC.
P.O. BOX 13619
MILLCREEK, WA 98082
CONTACT: DARREN J. RIDOLE, PLS
PH: (425) 508-4661
PH: (425) 357-3577

OWNER/APPLICANT
MSR HIGHLAND LLC
18232 BOTHELL-EVERETT HWY
UNIT 310
BOTHELL, WA 98012
CONTACT: NETHAJI TUMMURU

LEGAL DESCRIPTION
PARCEL A:
370590-0025

THE EAST HALF OF THE NORTH 120 FEET OF TRACT 5, JERSEY SUMMER HOMES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 21 OF PLATS, PAGE 96, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B:
370590-0021

LOT 1, SHORT PLAT NUMBER 780013 AS RECORDED UNDER RECORDING NUMBER 8108280819, BEING A PORTION OF THE NORTH 150 FEET OF TRACT 4, JERSEY SUMMER HOMES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21 OF PLATS, PAGE 96, IN RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TOTAL AREA = 17,036 SF, 0.39 ACRES

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

SITE ADDRESS: 1809 & 1815 N 185TH ST.
SHORELINE, WA 98133

TAX ACCOUNT NO.'S: 3705900025 & 3705900021

NE 1/4, NE 1/4, SEC.7, T.26N., R.4E., W.M
MSR SHORELINE

DWG FILENAME: 21117-FINAL.DWG
DESIGNED BY: JTK
DATE: 02-28-2022
SCALE: 1"=20'
JOB NO.: 21-1177
SHEET

SITE PLAN S2

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.

PARKING INDEX

REQUIRED PER UNIT	TOTAL REQUIRED	TOTAL PROVIDED
1	13	13

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

BASE DENSITY CALCULATIONS
NO MAX DENSITY
13 UNITS ARE PROPOSED

SITE DATA

AREA BREAKDOWN

TOTAL SITE AREA	UNITS PROPOSED	EXISTING ZONING	MAXIMUM HEIGHT
17,035 SQ. FT. - 0.39 ACRES	13	MUR-45	45'

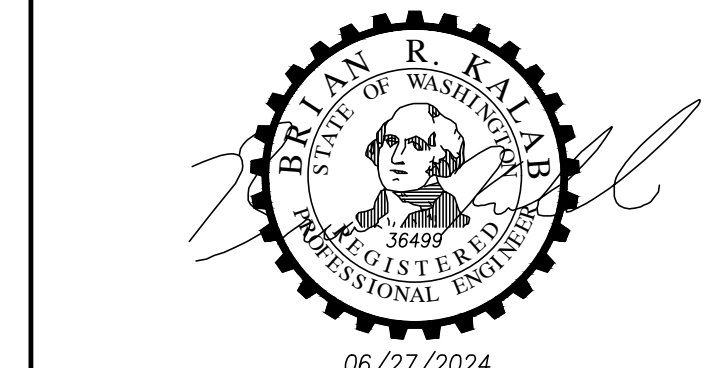
UTILITIES

SEWER	CITY OF SHORELINE
WATER	SEATTLE PUBLIC UTILITY
POWER	SEATTLE CITY LIGHT
TELEPHONE	FRONTIER
SCHOOLS	SHORELINE PUBLIC SCHOOLS
FIRE DISTRICT	CITY OF SHORELINE

CITY OF SHORELINE
APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____

REV. NO.	DESCRIPTION	INITIALS	DATE



HARDSCAPE CALCULATIONS (INDIVIDUAL LOTS)

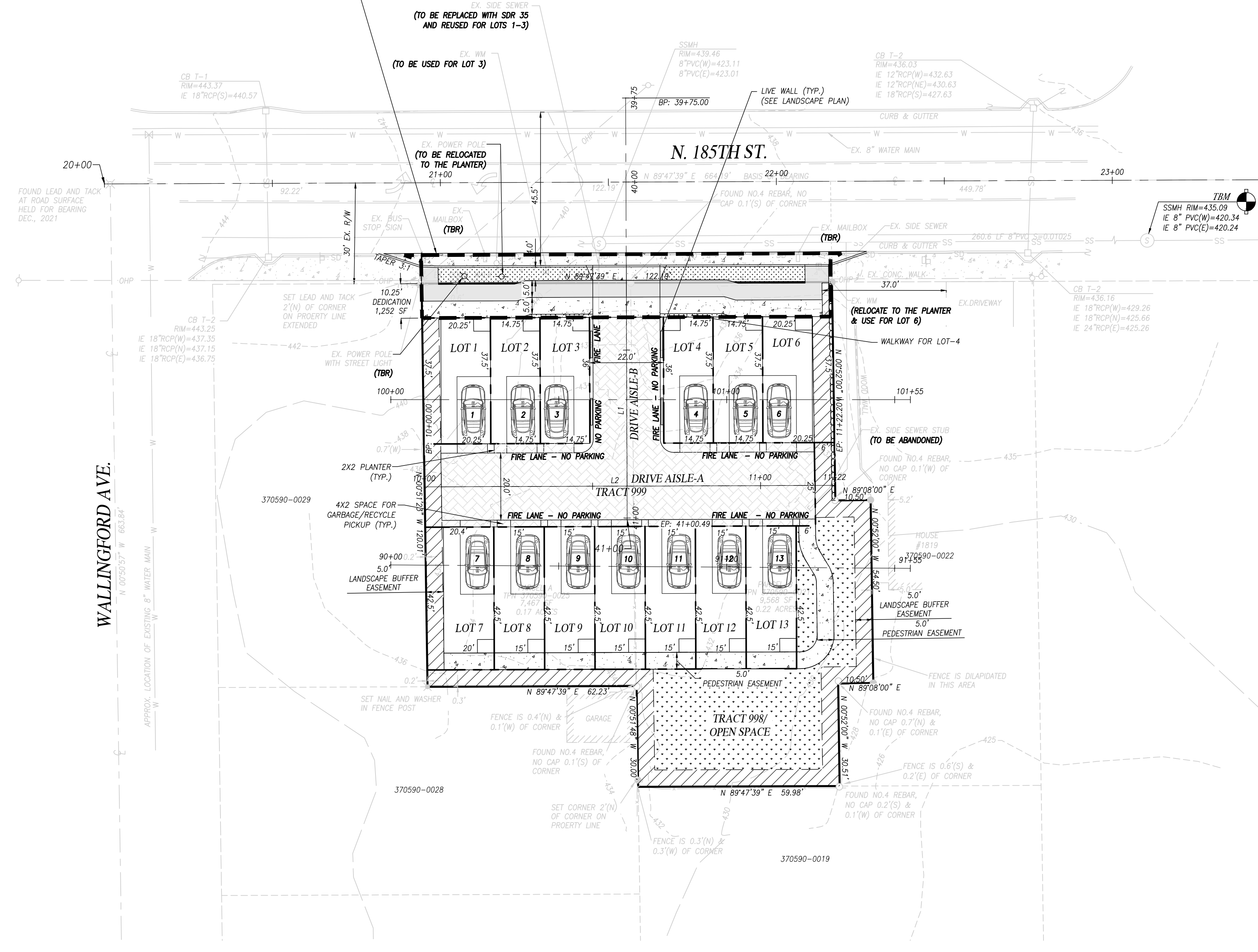
LOT #	EX. IMPERVIOUS	PROPOSED BUILDING	PROPOSED 0/W & S/W	PROPOSED TOTAL
LOT 1	267 SF (32.8%)	553 SF	0 SF	553 SF (73.2%)
LOT 2	340 SF (56.3%)	553 SF	0 SF	553 SF (100.0%)
LOT 3	464 SF (76.8%)	553 SF	0 SF	553 SF (100.0%)
LOT 4	412 SF (68.2%)	553 SF	0 SF	553 SF (100.0%)
LOT 5	503 SF (83.3%)	553 SF	0 SF	553 SF (100.0%)
LOT 6	176 SF (26.0%)	553 SF	0 SF	553 SF (70.0%)
LOT 7	0 SF (0%)	563 SF	74 SF	637 SF (74.2%)
LOT 8	69 SF (10.3%)	563 SF	74 SF	637 SF (100.0%)
LOT 9	75 SF (11.2%)	563 SF	74 SF	637 SF (100.0%)
LOT 10	7 SF (1.0%)	563 SF	74 SF	637 SF (100.0%)
LOT 11	0 SF (0%)	563 SF	74 SF	637 SF (100.0%)
LOT 12	470 SF (70.4%)	563 SF	74 SF	637 SF (100.0%)
LOT 13	541 SF (75.8%)	563 SF	74 SF	637 SF (100.0%)

BUILDING COVERAGE (INDIVIDUAL LOTS)

LOT 1	553 / 755	= 73.2% PROPOSED
LOT 2	553 / 553	= 100.0% PROPOSED
LOT 3	553 / 553	= 100.0% PROPOSED
LOT 4	553 / 553	= 100.0% PROPOSED
LOT 5	553 / 553	= 100.0% PROPOSED
LOT 6	553 / 790	= 70.0% PROPOSED
LOT 7	563 / 858	= 65.6% PROPOSED
LOT 8	563 / 637	= 88.4% PROPOSED
LOT 9	563 / 637	= 88.4% PROPOSED
LOT 10	563 / 637	= 88.4% PROPOSED
LOT 11	563 / 637	= 88.4% PROPOSED
LOT 12	563 / 637	= 88.4% PROPOSED
LOT 13	563 / 637	= 88.4% PROPOSED

NOTE
1. ALL UNITS WILL BE SERVED BY NFPA 13D SPRINKLERS.

MSR SHORELINE



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-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.