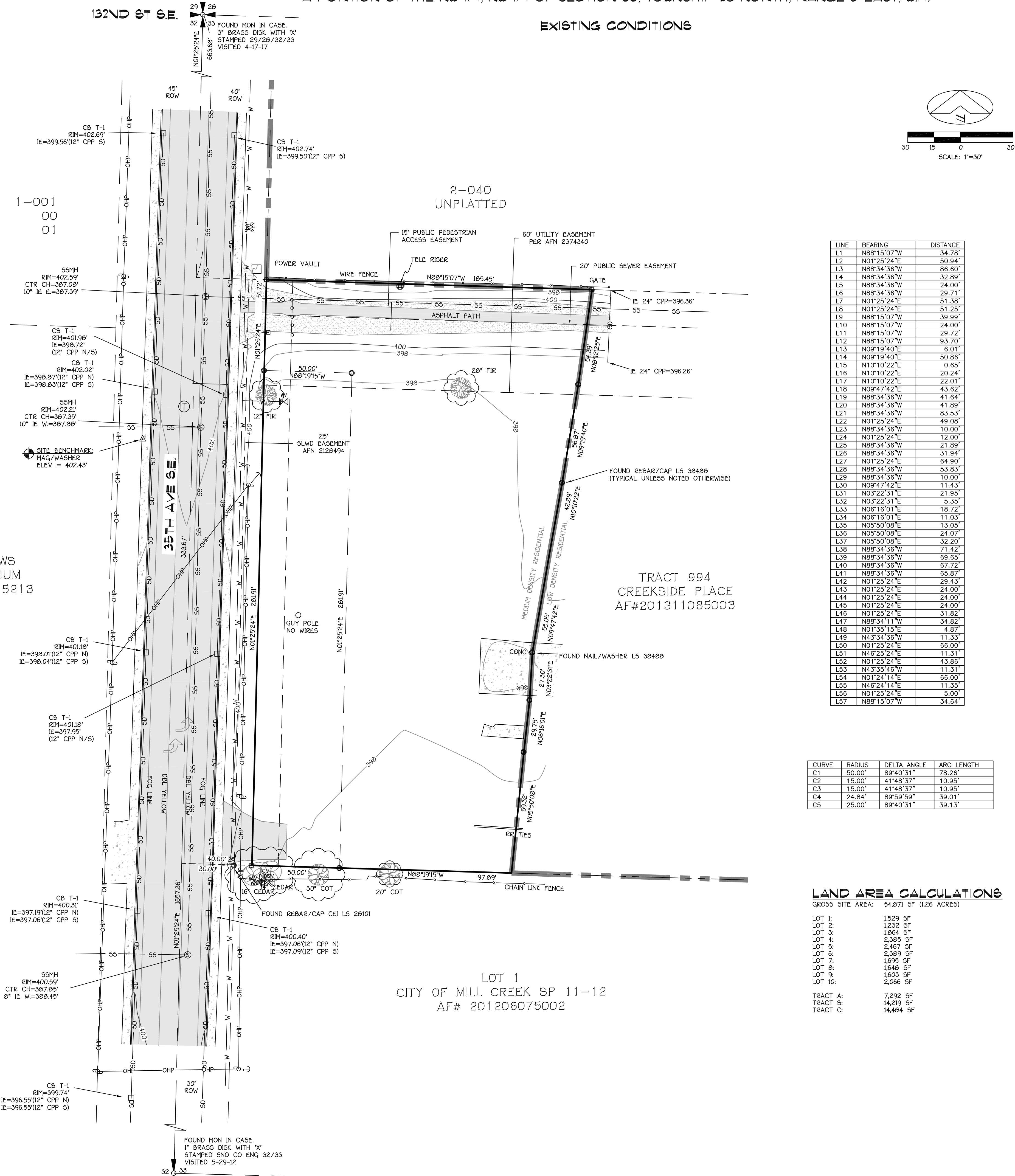


EXISTING CONDITIONS



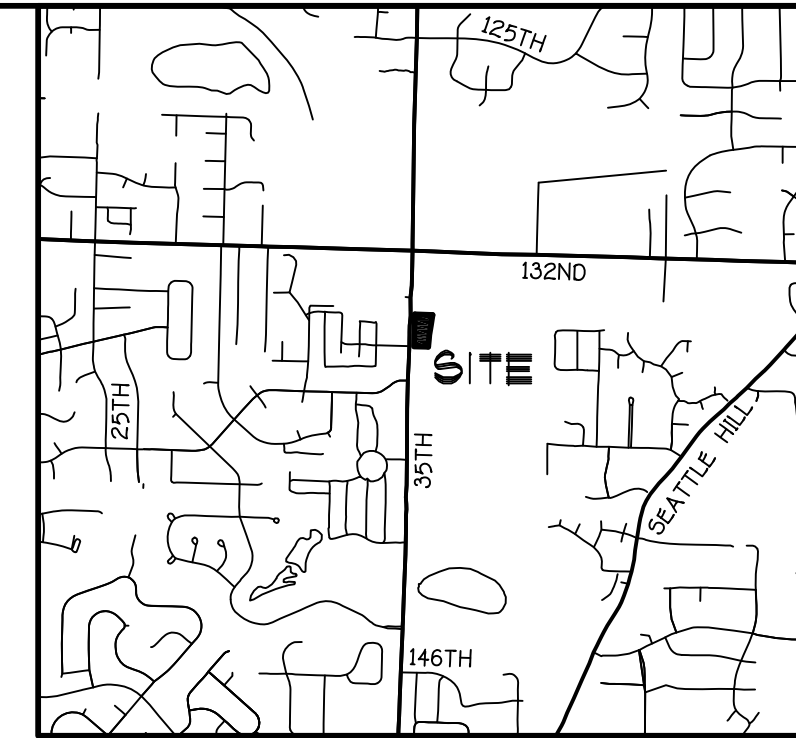
LINE	BEARING	DISTANCE
L1	N88°15'07"W	34.78'
L2	N01°25'24"E	50.94'
L3	N88°34'36"W	86.60'
L4	N88°34'36"W	32.89'
L5	N88°34'36"W	24.00'
L6	N88°34'36"W	29.71'
L7	N01°25'24"E	51.38'
L8	N01°25'24"E	51.25'
L9	N88°15'07"W	39.99'
L10	N88°15'07"W	24.00'
L11	N88°15'07"W	29.72'
L12	N88°15'07"W	93.70'
L13	N09°19'40"E	6.01'
L14	N09°19'40"E	50.86'
L15	N10°10'22"E	0.65'
L16	N10°10'22"E	20.24'
L17	N10°10'22"E	22.01'
L18	N09°47'42"E	43.62'
L19	N88°34'36"W	41.64'
L20	N88°34'36"W	41.89'
L21	N88°34'36"W	83.53'
L22	N01°25'24"E	49.08'
L23	N88°34'36"W	10.00'
L24	N01°25'24"E	12.00'
L25	N88°34'36"W	21.89'
L26	N88°34'36"W	31.94'
L27	N01°25'24"E	64.90'
L28	N88°34'36"W	53.83'
L29	N88°34'36"W	10.00'
L30	N09°47'42"E	11.43'
L31	N03°22'31"E	21.95'
L32	N03°22'31"E	5.35'
L33	N06°16'01"E	18.72'
L34	N06°16'01"E	11.03'
L35	N05°50'08"E	13.05'
L36	N05°50'08"E	24.07'
L37	N05°50'08"E	32.20'
L38	N88°34'36"W	71.42'
L39	N88°34'36"W	69.65'
L40	N88°34'36"W	67.72'
L41	N88°34'36"W	65.87'
L42	N01°25'24"E	29.43'
L43	N01°25'24"E	24.00'
L44	N01°25'24"E	24.00'
L45	N01°25'24"E	24.00'
L46	N01°25'24"E	31.82'
L47	N88°34'11"W	34.82'
L48	N01°35'15"E	4.87'
L49	N43°34'36"W	11.33'
L50	N01°25'24"E	66.00'
L51	N46°25'24"E	11.31'
L52	N01°25'24"E	43.86'
L53	N43°55'46"W	11.31'
L54	N01°24'14"E	66.00'
L55	N46°24'14"E	11.35'
L56	N01°25'24"E	5.00'
L57	N88°15'07"W	34.64'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	50.00'	89°40'31"	78.26'
C2	15.00'	41°48'37"	10.95'
C3	15.00'	41°48'37"	10.95'
C4	24.84'	89°59'59"	39.01'
C5	25.00'	89°40'31"	39.13'

**LAND AREA CALCULATIONS**

GROSS SITE AREA: 54,871 SF (1.26 ACRES)

LOT 1:	1,529 SF
LOT 2:	1,232 SF
LOT 3:	1,864 SF
LOT 4:	2,395 SF
LOT 5:	2,467 SF
LOT 6:	2,389 SF
LOT 7:	1,695 SF
LOT 8:	1,648 SF
LOT 9:	1,603 SF
LOT 10:	2,068 SF
TRACT A:	7,292 SF
TRACT B:	14,219 SF
TRACT C:	14,844 SF



**LEGAL DESCRIPTION**  
 (PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE/CERTIFICATE NUMBER 500056521, DATED APRIL 21, 2017)  
 LOT 26 AND TRACT 993, CREEKSIDE PLACE, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NUMBER 20131085003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.  
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**BASIS OF BEARING**  
 N 1°25'24" E BETWEEN THE FOUND MONUMENTS AT THE WEST 1/4 COR AND NW COR OF SECTION 33, T 28 N, R 5 E, W.M. PER THE PLAT OF CREEKSIDE PLACE REFERENCED BELOW.

**DATUM BENCHMARK**  
 NAVD 88  
 PROJECT BENCHMARK: WGS SURVEY DATA WAREHOUSE CONTROL POINT ID# 1643, IT'S A WSDOT BRASS CAP IN SIDEWALK SOUTH SIDE OF 132ND ST SE (SR 96), EAST OF 35TH AVE SE, EL=498.43'  
 SITE BENCHMARK: SET MAG & WASHER AT BACK OF SIDEWALK ON THE WEST SIDE OF 35TH ST SE, APPROX. 27' SOUTH OF A TYPE I CB AND APPROX. 93' SOUTH OF THE NORTH LINE OF TRACT 26 EXTENDED WESTERLY.  
 EL=402.43'

**SURVEY REFERENCES**  
 CREEKSIDE PLACE, AFN 20131085003  
 THE MEADOWS, A CONDOMINIUM, AFN 20050315213  
 CITY OF MILL CREEK SHORT PLAT NO. SP 11-12, AFN 201206075002

**SURVEY NOTES**  
 EQUIPMENT: 3" OR LESS TOTAL STATION AND/OR GNSS NETWORK ROVER  
 METHOD: FIELD TRAVERSE AND/OR WASHINGTON STATE REFERENCE NETWORK GNSS  
 THE CLOSURES OF THIS FIELD TRAVERSE CONDUCTED DURING THIS SURVEY MEET OR EXCEED THE MINIMUM CLOSURE STANDARDS STATED IN WAC 332-130-090.

**SITE DATA**  
 SITE ADDRESS: 13407 35TH AVE. SE, MILL CREEK, WA. 98012  
 TAX ACCOUNT NUMBER: 01354-000-026-00  
 EXISTING ZONING: MDR MEDIUM DENSITY RESIDENTIAL  
 PROPOSED ZONING: MDR MEDIUM DENSITY RESIDENTIAL  
 COMPREHENSIVE PLAN: MDR MEDIUM DENSITY RESIDENTIAL  
 PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL  
 GROSS SITE AREA: 54,871 SF (1.26 ACRES)  
 NUMBER OF UNITS PROPOSED: 10  
 UNITS PER ACRE OF LAND: 10 UNITS/1.26 ACRES = 7.94 UNITS PER GROSS ACRE  
 AVERAGE SIZE OF LOTS: 1,868 SF  
 SMALLEST LOT PROPOSED: 1,232 SF  
 LARGEST LOT PROPOSED: 2,467 SF  
 WATER SOURCE/PURVEYOR: PUBLIC/SILVER LAKE WATER & SEWER DISTRICT  
 SEWAGE DISPOSAL/PURVEYOR: PUBLIC/SILVER LAKE WATER & SEWER DISTRICT  
 TELEPHONE PURVEYORS: XFINITY  
 POWER/GAS PURVEYOR: PUD NO. 1/PUGET SOUND ENERGY  
 FIRE DISTRICT: SNOHOMISH COUNTY FIRE DISTRICT NO. 7  
 SCHOOL DISTRICT: EVERETT SCHOOL DISTRICT NO. 2

**PARKING REQUIREMENTS**  
 PARKING STALLS REQUIRED PER DWELLING: 25 STALLS PER DWELLING UNIT  
 PROPOSED DWELLING UNITS: 10  
 PARKING STALLS REQUIRED: 250  
 GUEST PARKING REQUIRED: 25% OF REQUIRED PARKING STALLS MUST BE FOR GUEST PARKING (25 X 25 = 6 STALLS)  
 PARKING STALLS PROPOSED: 26 TOTAL STALLS (20 PRIVATE STALLS/6 GUEST STALLS)

**OPEN SPACE REQUIREMENTS**  
 OPEN SPACE REQUIRED PER DWELLING: 250 SF PER DWELLING UNIT  
 PROPOSED DWELLING UNITS: 10  
 OPEN SPACE REQUIRED: 2,500 SF  
 OPEN SPACE PROPOSED: 21,776 SF

**ENGINEER**  
 JOSEPH SNEY, P.E.  
 OMEGA ENGINEERING, INC.  
 2707 WETMORE AVE.  
 EVERETT, WA. 98201  
 (425) 387-3820

**SURVEYOR**  
 MATTHEW SCHNEIDERS, P.L.S.  
 A.S.P.I. LAND SURVEYING  
 5205 S 2ND AVE, SUITE A  
 EVERETT, WA. 98203  
 (425) 252-1884

**OWNER/APPLICANT**  
 WILCOX GROUP, LLC.  
 19018 92ND AVE. W  
 EDMONDS, WA. 98020

**CONTACT**  
 CHER ANDERSON  
 VILLAGE LIFE  
 19020 33RD AVE. W #450  
 LYNNWOOD, WA. 98036  
 (425) 778-4111

- LEGEND**
- ⊕ FOUND MONUMENT IN CASE
  - FOUND REBAR AS NOTED
  - Ⓜ MAIL BOX
  - Ⓢ SEWER MANHOLE
  - Ⓜ JUNCTION BOX
  - Ⓡ UTILITY POLE
  - Ⓜ TELEPHONE PEDESTAL
  - Ⓜ WATER METER
  - Ⓜ CATCH BASIN
  - Ⓢ EXISTING FIRE HYDRANT
  - SS— SEWER LINE
  - X— FENCE
  - W— WATER LINE
  - SD— STORM DRAIN
  - T— TELEPHONE
  - OHP— OVERHEAD POWER
  - G— GAS LINE
  - BSBL— BUILDING SETBACK LINE
  - ▒ PAVEMENT
  - ▒ CONCRETE
  - ▒ GRAVEL
  - Ⓢ CEDAR
  - Ⓢ CHERRY
  - Ⓢ COT COTTONWOOD
  - Ⓢ HEM HEMLOCK
  - Ⓢ MAP MAPLE

REVISIONS:

**A.S.P.I.**  
 LAND SURVEYING  
 PLANNING

5205 S 2ND AVE SUITE A  
 EVERETT, WA 98203  
 (425) 252-1884

**CREEKSIDE WEST**  
 PRELIMINARY BINDING SITE PLAN  
 PPN: 188 17

A PORTION OF THE NW 1/4, NW 1/4 OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M.  
**CITY OF MILL CREEK**  
 SNOHOMISH COUNTY, WASHINGTON

DRAWN BY: ASL  
 DATE: 4/25/2017  
 PROJECT NO: 217056  
 SHEET NO: 1 OF 1