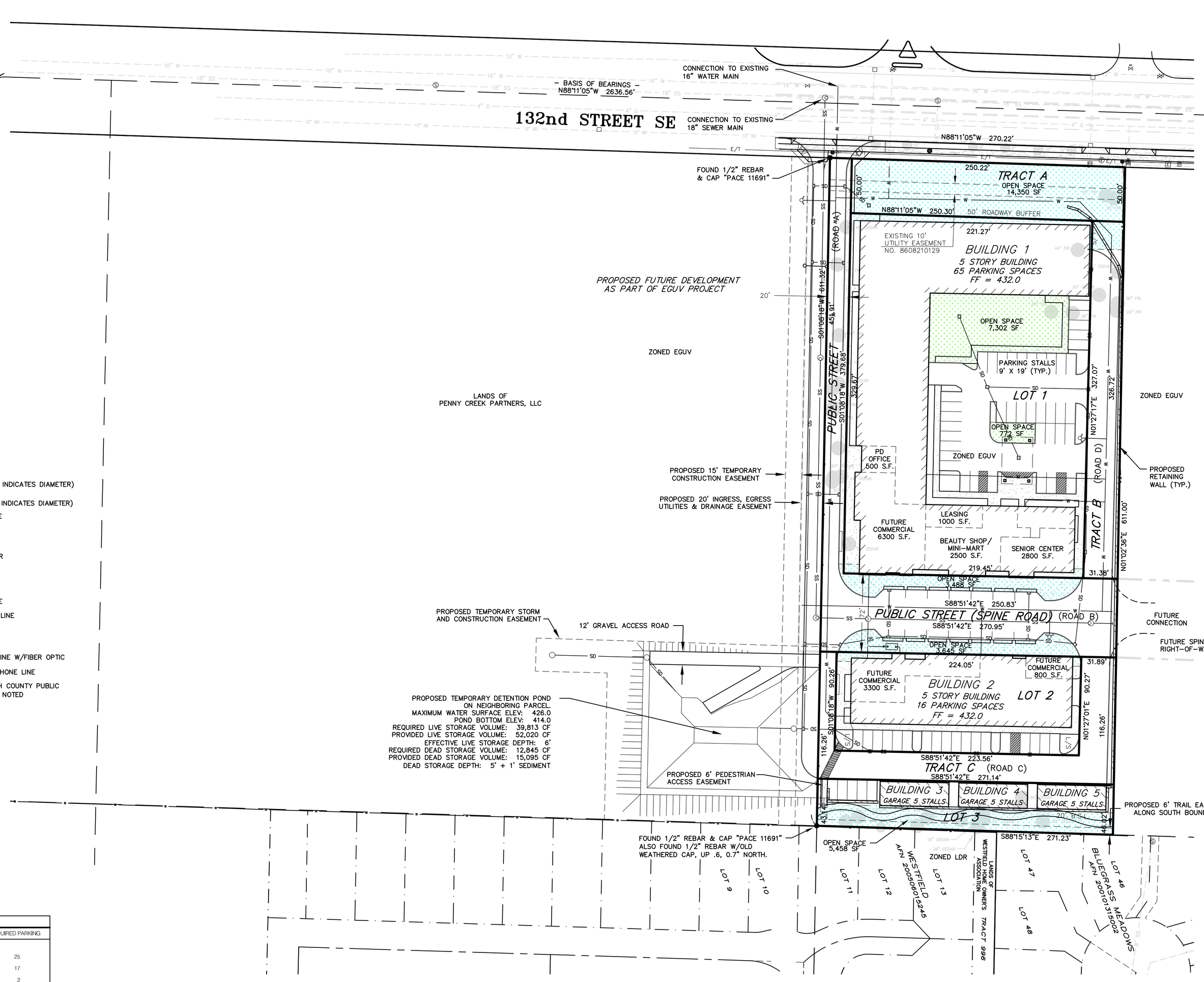


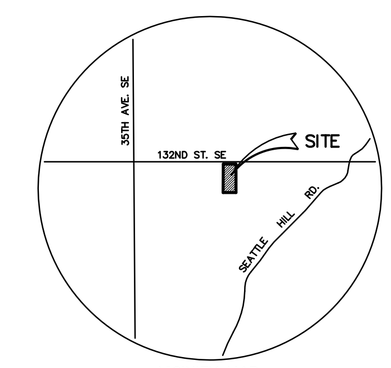
LEGEND:

- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE (B.S.L.)
- CENTERLINE
- 6" CONCRETE CURB
- EDGE OF ASPHALT
- FENCE AS NOTED
- FENCE AS NOTED
- CONCRETE SURFACE
- OUTDOOR PUBLIC OPEN SPACE
- OUTDOOR PRIVATE OPEN SPACE
- FIRE HYDRANT
- WATER/GAS VALVE
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- CATCH BASIN
- POWER POLE
- POWER POLE W/GUY WIRE
- ELECTRIC VAULT
- POWER TRANSFORMER
- STORM DRAIN VAULT
- EVERGREEN TREE (NUMBER INDICATES DIAMETER)
- DECIDUOUS TREE (NUMBER INDICATES DIAMETER)
- PROPOSED SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PAINT STRIPES
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING COMMUNICATION LINE W/FIBER OPTIC
- OVERHEAD ELECTRIC/TELEPHONE LINE
- 3" BRASS CAP "SNOHOMISH COUNTY PUBLIC WORKS PLS 21599" OR AS NOTED

NOTE:

TRACT A IS FOR A 50' ROADWAY BUFFER.

TRACTS B & C ARE PRIVATE DRIVEWAY AISLES



VICINITY MAP
NOT TO SCALE

N

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

OPEN SPACE CALCULATION			
REQUIRED			
250 S.F. PER UNIT			
216 UNITS @ 250 S.F. = 54,000 S.F. OPEN SPACE REQUIRED			
PROVIDED			
UNIT DECKS	6x12 (72 S.F.)	PRIVATE	15552
SITE AREAS	SEE PLAN	PRIVATE	8074
SITE AREAS	SEE PLAN	PUBLIC	19808
INDOOR AMENITY		PRIVATE	7000
PLAZA	SEE PLAN	PUBLIC	6948
			57382

PARKING CALCULATION			
LAND USE	SIZE	MINIMUM PARKING SUPPLY RATE	REQUIRED PARKING
COMMERCIAL SPACE.			
BUILDING 1 COMMERCIAL	6,300 SF	1 STALL / 250 SF	25
BUILDING 2 COMMERCIAL	4,100 SF	1 STALL / 250 SF	17
POLICE DEPT. OFFICE	500 SF	1 STALL / 250 SF	2
BEAUTY SHOP & MINI-MART	2,500 SF	1 STALL / 250 SF	10
TOTAL COMMERCIAL SPACE	13,400 SF		54 STALLS
SENIOR APARTMENTS			
DWELLING UNITS	216 DU	0.5 STALLS / DU	108
EMPLOYEES	3	1 STALL / EMPLOYEE	3
LEASING OFFICE	1,000 SF	-	0
TOTAL SENIOR APARTMENTS			111 STALLS
SENIOR CENTER	2,800 SF	1 STALL / 100 SF	28 STALLS
TOTAL REQUIRED SPACES			193 STALLS
TOTAL CONSTRUCTED PARKING			174 STALLS
PROPOSED ON-SITE PARKING SUPPLY			160 STALLS
PROPOSED ON-STREET PARKING SUPPLY			14 STALLS

LEGAL DESCRIPTION:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;
EXCEPT THE EASTERLY 389 FEET AS MEASURED ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER;
EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 219641;
EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON FOR ROAD PURPOSE THROUGH DEED RECORDED MARCH 27, 1992 UNDER RECORDING NO. 9203270216, RE-RECORDED BY DEED RECORDED JUNE 3, 1992 UNDER RECORDING NO. 9206030420.

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER NCS-684900-PHX1 DATED AUGUST 6, 2014.

SURVEYOR'S CERTIFICATION:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE AT THE REQUEST OF RYAN PATTERSON IN MARCH, 2015.

MITCHELL DURYEA
STATE OF WASHINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR

Mitchell Duryea
LS 33658
Exp. 9/17/17

4/1/2016
Date

Exp 9-17-17

LAND AREA:

TOTAL LAND AREA:
165,446 SQUARE FEET OR 3.80± ACRES

LOT 1 = 72,357 SQUARE FEET OR 1.66± ACRES
LOT 2 = 20,202 SQUARE FEET OR 0.46± ACRES
LOT 3 = 12,089 SQUARE FEET OR 0.28± ACRES
TRACT A = 12,513 SQUARE FEET OR 0.29± ACRES
TRACT B = 9,874 SQUARE FEET OR 0.23± ACRES
TRACT C = 11,311 SQUARE FEET OR 0.26± ACRES

Attachment 5

PRELIMINARY

BINDING SITE PLAN

VINTAGE AT MILL CREEK
NE 1/4 of the NW 1/4 of Section 33,
Township 28 North, Range 5 East, W.M.
City of Mill Creek, Snohomish County, Washington
Revised : April 1, 2016
SHEET 1 OF 1

DURYEA & ASSOCIATES, P.S.
2702 N. Perry Street, Spokane WA 99207
tel: (509) 465-8007
www.duryea-associates.com

JOB NO. 15-1921