PRELIMINARY HARMS SUBDIVISION / PRD

PFN ___-_____ SD

A PLANNED RESIDENTIAL DEVELOPMENT

A PORTION OF THE NW. 1/4 OF THE NW. 1/4, SECTION 4, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON

RECORDING NO.	VOL./PAGE

LEGAL DESCRIPTION:

THE SOUTH HALF OF THE NORTHWEST QUARTER OF GOVERNMENT LOT 4 AND THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF GOVERNMENT LOT 4, LYING NORTH OF COUNTY ROAD IN SECTION 4, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M.;

EXCEPT THAT PORTION THEREOF CONVEYED TO SCHOOL DISTRICT NO. 28 BY DEED RECORDED FEBRUARY 24, 1928 UNDER RECORDING NO. 421063 AND RECORDED IN VOLUME 240 OF DEEDS AT PAGE 344, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 00°23' EAST ALONG THE WEST LINE OF SAID SECTION, 1,061.49 FEET TO AN INTERSECTION WITH THE CENTERLINE OF THE COUNTY ROAD AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 54°37' EAST ALONG THE CENTERLINE OF SAID ROAD, 216.85 FEET; THENCE NORTH 00°23' WEST, PARALLEL WITH THE WEST LINE OF SAID SECTION 4 A DISTANCE OF 182.79 FEET; THENCE SOUTH 89°37' WEST, 178.0 FEET TO THE SECTION LINE; THENCE SOUTH 00°23' EAST ALONG SAID SECTION LINE 306.85 FEET TO THE POINT OF BEGINNING;

EXCEPT SAID COUNTY ROAD; ALSO EXCEPT THAT PORTION CONVEYED TO COUNTY OF SNOHOMISH BY DEED RECORDED FEBRUARY 20, 2009 UNDER RECORDING NO. 200902200512.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SURVEYOR'S NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 611082152 REPORT 3, DATED AUGUST 11, 2015. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON FIDELITY NATIONAL TITLE INSURANCE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON DECEMBER 04, 2014. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN DECEMBER, 2014.

3. PROPERTY AREA = 310,617± SQUARE FEET (7.131± ACRES).

4. ALL DISTANCES ARE IN FEET.

5. THIS IS A COMBINED FIELD TRAVERSE AND GLOBAL POSITIONING SYSTEM SURVEY. A LEICA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION AND A LEICA SERIES 1200 GLOBAL POSITIONING SYSTEM WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

7. SECTION BREAKDOWN PER A COMBINATION OF FIELD TRAVERSE AND GPS OBSERVATION UTILIZING NAD 83-2011 EPOCH 2010.00.

8. THERE ARE ADDITIONAL RIGHT-OF-WAY MONUMENTS ON SEATTLE HILL ROAD OPPOSITE THE SUBJECT PARCEL WHICH WERE NOT LOCATED OR SHOWN ON THIS SURVEY.

TITLE RESTRICTIONS:

1. MISCELLANEOUS TAX ISSUES MENTIONED WITHIN TITLE COMMITMENT.

2. THIS SITE HAS BEEN CLASSIFIED AS OPEN SPACE AND IS SUBJECT TO THE PROVISIONS OF RCW 84.34. NOTICE OF APPLICATION RECORDED UNDER RECORDING NO. 201011170237.

3. THIS SITE IS SUBJECT TO LIABILITY FOR SURFACE WATER ASSEMENTS LEVIED BY THE CITY OF MILL CREEK, AS DISCLOSED BY ORDINANCE NO 2000-498 RECORDED UNDER RECORDING NO. 200107120191.

4. PENDING PROBATE PROCEEDINGS. SNOHOMISH COUNTY SUPERIOR COURT, CASE NO. 13-4-01212-5

5. THIS SITE IS SUBJECT TO MATTERS DISCLOSED BY RECORD OF SURVEY RECORDED UNDER RECORDING NO. 9112305011.

6. THIS SITE IS SUBJECT TO A TEMPORARY USE PERMIT BINDER RECORDED UNDER RECORDING NO. 9811160535.

7. THIS SITE IS SUBJECT TO A CRITICAL AREA SITE PLAN RECORDED UNDER RECORDING NO. 9811200245.

8. THIS SITE IS SUBJECT TO AN EASEMENT FOR ELECTRIC DISTRIBUTION LINE FACILITIES IN FAVOR OF PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST, INC. RECORDED UNDER RECORDING NO. 200905270704.

REFERENCES:

1. PLAT OF BURLEY'S GARDEN TRACTS, RECORDED IN VOLUME 1928 OF OFFICIAL RECORDS, PAGE 435, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

2. PLAT OF REMLINGER PARK, RECORDED UNDER AUDITOR'S FILE NO. 200206265002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

3. PLAT OF SHAUNESSY PHASE 1, RECORDED UNDER RECORDING NO. 200312105001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

4. PLAT OF PARKWOOD MEADOWS, RECORDED UNDER RECORDING NO. 200412225131, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

DOUGLAS J. COOMBES
STATE OF WASHINGTON
35974
REGISTERED
PROFESSIONAL LAND SURVEYOR
10/08/15

D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

STR NW 1/4, NW 1/4, 4-27-5

DATE 08/24/15		DRAWN DAS	JOB NO. 14087

PRELIMINARY HARMS SUBDIVISION / PRD

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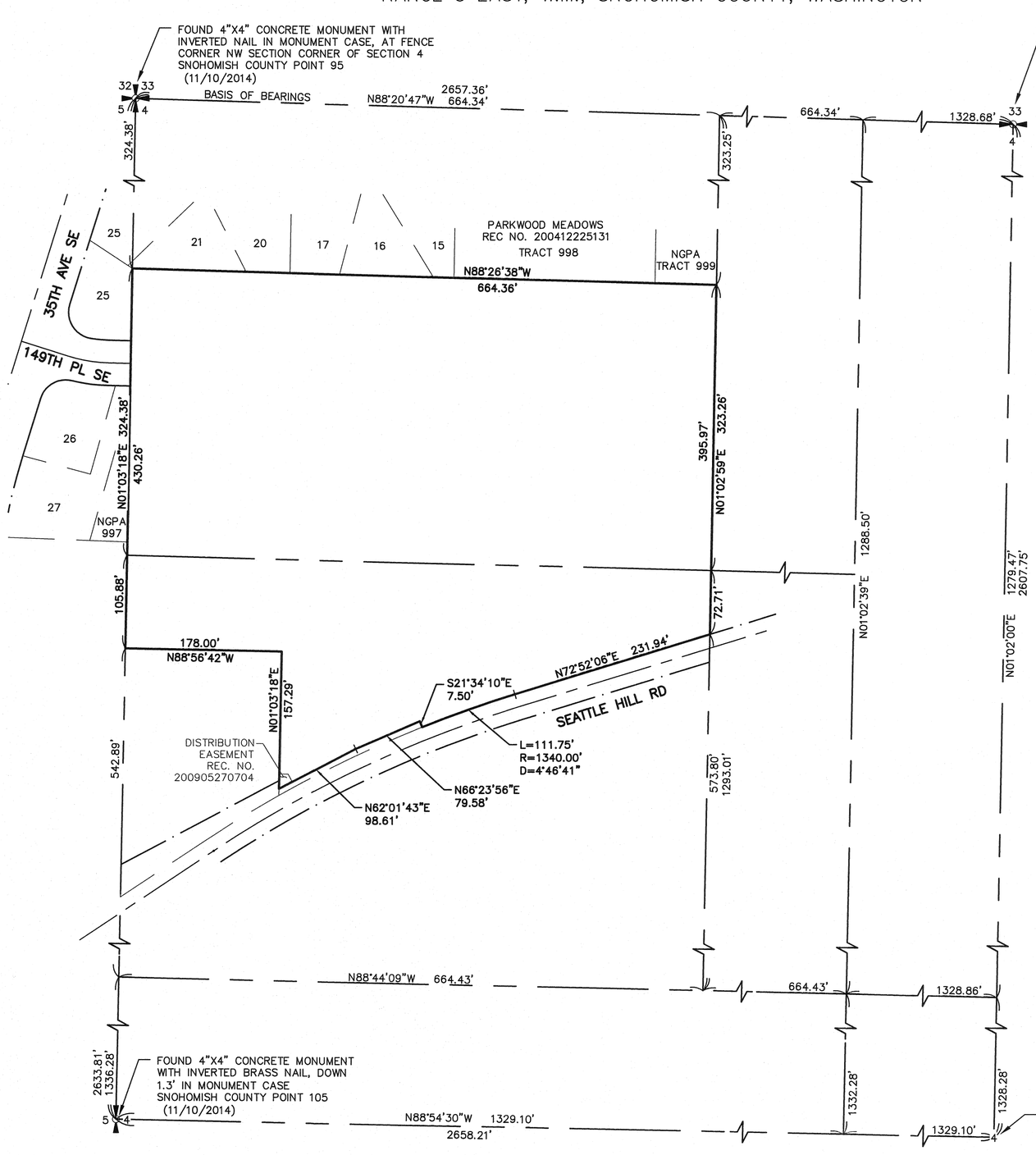

EASEMENT NOTES

1. THE 20 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 2, 3, 4, 5, AND 6 IS FOR THE BENEFIT OF LOTS 1, 2, 3, 4, AND 5 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 1, 2, 3, 4, 5, AND 6 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

2. THE 20 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 8, AND 9 IS FOR THE BENEFIT OF LOTS 7, AND 8 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 7, 8 AND 9 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

3. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 11 IS FOR THE BENEFIT OF LOTS 10 AND 12 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 10, 11 AND 12 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

4. THE 20 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 26 IS FOR THE BENEFIT OF LOTS 25 AND 27 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 25, 26 AND 27 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

5. THE 20 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 22 AND 23 IS FOR THE BENEFIT OF LOTS 23 AND 24 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 22, 23 AND 24 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

6. THE 20 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 19 AND 20 IS FOR THE BENEFIT OF LOTS 18 AND 19 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 18, 19, AND 20 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

7. THE 20 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 22 IS FOR THE BENEFIT OF LOT 21 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 21 AND 22 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

PROJECT INFORMATION:

ADDRESS.....3601 SEATTLE HILL RD MILL CREEK WA 98012

PARCEL NUMBER .....27050400201600 AND 27050400201602

EXISTING ZONING.....LOW DENSITY RESIDENTIAL, 4 DU/ACRE

PROPOSED USE.....SINGLE FAMILY DETACHED HOUSING

SURROUNDING ZONING.....LOW DENSITY RESIDENTIAL, URBAN LOW DENSITY RESIDENTIAL, NEIGHBORHOOD BUSINESS

SEWER AND WATER DISTRICT.....SILVER LAKE WATER AND SEWER DISTRICT

FIRE DISTRICT.....SNOHOMISH COUNTY FIRE DISTRICT NO. 7

SCHOOL DISTRICT.....EVERETT SCHOOL DISTRICT NO. 2

TELEPHONE SERVICE.....FRONTIER

POWER SERVICE.....PUGET SOUND ENERGY

SITE DATA CALCULATIONS:

TOTAL SITE AREA.....7.131 ACRES (310,617 SF)

MAXIMUM COMP PLAN DENSITY (4 DU/ACRE)..... 28.5 D.U.

TOTAL PROPOSED LOTS.....28

PROPOSED GROSS DENSITY.....3.265 D.U. PER ACRE

PROPOSED DEDICATION FOR PUBLIC ROAD..... 1.093 ACRES (47,626 SF)

PROPOSED ROW DEDICATION (SEATTLE HILL RD).....0.197 ACRES (8,572 SF)

TOTAL ROW DEDICATION.....1.290 ACRES (56,198 SF)

20% MAX ROW DEDICATION FOR DENSITY CALC..... 1.426 ACRES (62,123 SF)

UNBUILDABLE AREA (WETLAND).....0.108 ACRES (4,712 SF)

NET AREA.....5.732 ACRES (249,703 SF)

MIMIMUM LOT SIZE (MCMC 17.06.040).....8,400 SF

MAX NUMBER OF UNITS (243,778 / 8,400).....29.02 D.U.

PROPOSED NUMBER OF UNITS ..... 28 D.U.

AVERAGE LOT SIZE.....5,209 SF

SMALLEST LOT SIZE.....4,175 SF

OPEN SPACE PROVIDED .....0.410 ACRES (17,860 SF) (TRACTS 993, 997 & 999)

NGPA AND BUFFER TRACTS.....2.019 ACRES (87,939 SF) (TRACTS 994, 996 & 998)

REQUESTED MODIFICATIONS:

PROJECT REQUESTS THE FOLLOWING MODIFICATIONS (MCMC 16.12):

1. REDUCTION OF MINIMUM LOT SIZE.

2. REDUCED BUILDING SETBACKS AS FOLLOWS:

SETBACK:	REQUIRED	REQUESTED
FRONT YARD:	20'	20' FOR GARAGE SIDE, 10' ON NON-GARAGE SIDE FOR CORNER LOTS
REAR YARD:	20'	10' (LOTS 1-2) AND 15' (LOTS 3-28)
SIDE YARD:	20' (TOTAL, 5' MIN)	10' (TOTAL, 5' MIN)
CRITICAL AREA:	10'	10'

LEGEND

- SECTION CORNER AS NOTED
- QUARTER SECTION CORNER AS NOTED
- ● 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "DRS 35974" TO BE SET AT FINAL PLAT

NORTH

GRAPHIC SCALE

0 50' 100' 200'

1 INCH = 100 FT.

BASIS OF BEARINGS:

HORIZONTAL DATUM: NAD 83/2007
N88°20'47"W BETWEEN SNOHOMISH COUNTY POINTS 95 AND 96 FOUND IN PLACE ALONG THE NORTH LINE OF NW 1/4 4-27-5

DOUGLAS J. COOMBES STATE OF WASHINGTON 35974 REGISTERED PROFESSIONAL LAND SURVEYOR

DRS D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
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O 425.827.3063 F 425.827.2423

STR NW 1/4, NW 1/4, 4-27-5

DATE 08/17/15	SCALE 1"=100'	DRAWN CCF/DAS	JOB NO. 14087

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CITY OF MILL CREEK ZONING:

LDR	LOW DENSITY RESIDENTIAL
NB	NEIGHBORHOOD BUSINESS

LEGEND:

	FOUND SECTION MONUMENT AS NOTED
	FOUND MONUMENT AS NOTED
O	FOUND CORNER MONUMENT, 1/2 REBAR WITH 1-3/4" ORANGE PLASTIC CAP STAMPED "MEAD GILMAN AND ASSOC. 29276 36811 35145 32434" (TYP), UNLESS OTHERWISE AS NOTED
	ROAD SIGNAGE
	MAIL BOX
	POWER METER
	POWER POLE
	JUNCTION BOX, SIZE VARIES
	LIGHT POLE NO ARM
	GUY WIRE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	TYPE 1 CATCH BASIN
	STORM DRAIN MANHOLE
	SANITARY MANHOLE
	ROCKERY
C.O.R.	CITY OF RENTON
A4 •	WETLAND FLAG
DP2 ⊕	DATA POINT
VBF	VERTICAL BOARD FENCE
HBF	HORIZONTAL BOARD FENCE
	DECIDOUS TREE
	EVERGREEN TREE
	SANITARY SEWER LINE
	STORM LINE
OP	OVERHEAD POWER
P	UNDERGROUND POWER
W	UNDERGROUND WATER
G	UNDERGROUND GAS
T	UNDERGROUND TELEPHONE
C	UNDERGROUND CABLE
	EDGE OF PAVEMENT
X X	FENCE
	GRAVEL
	CONCRETE

NORTH

GRAPHIC SCALE

0 30' 60' 120'

1 INCH = 60 FT.

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VERTICAL DATUM:

NAVD 88, PER SNOHOMISH COUNTY VERTICAL CONTROL

BENCHMARK:

SNOHOMISH COUNTY CONTROL POINT 95, FOUND 4" SQUARE CONCRETE MONUMENT WITH INVERTED NAIL IN MONUMENT CASE AT FENCE CORNER OF INTERSECTION 148TH STREET SE. AND 35TH AVENUE SE. ELEVATION = 421.886 FEET.

SURVEYOR'S NOTES

1. ADDITIONAL TOPOGRAPHIC INFORMATION SHOWN BEYOND PROPOSED PLAT BOUNDARY IS COMPILED FROM PUBLIC RECORDS: SNOSCAPE, SNOHOMISH COUNTY LANDSCAPE IMAGING MAPS AND SNOHOMISH COUNTY DEPARTMENT OF PUBLIC WORKS PROJECT NO. RC 1635, REFENCE SHEET CP1. ONLY THOSE BUILDINGS WITHIN 50' OF THE SUBJECT BOUNDARY HAVE BEEN DEPICTED HEREON.

2. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST BEYOND THE PROPOSED PLAT BOUNDARY. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF PUBLIC RECORDS.

DOUGLAS J. COMBES STATE OF WASHINGTON 35974 REGISTERED PROFESSIONAL LAND SURVEYOR 10/06/15

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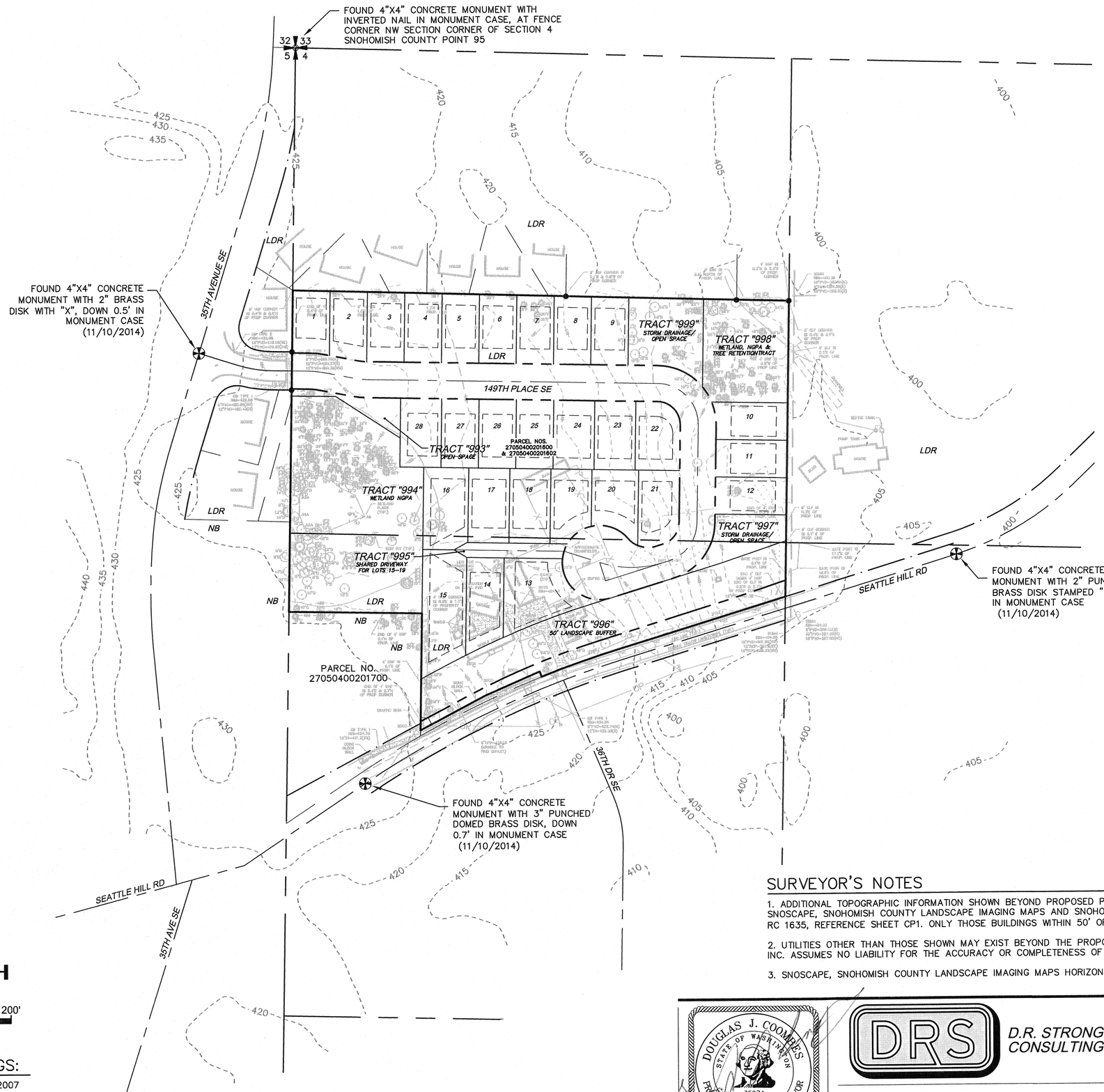

CITY OF MILL CREEK ZONING:

LDR	LOW DENSITY RESIDENTIAL
NB	NEIGHBORHOOD BUSINESS

LEGEND:

	FOUND SECTION MONUMENT AS NOTED
	FOUND MONUMENT AS NOTED
	FOUND CORNER MONUMENT, 1/2 REBAR WITH 1-3/4" ORANGE PLASTIC CAP STAMPED "MEAD GILMAN AND ASSOC. 29276 36811 35145 32434" (TYP), UNLESS OTHERWISE AS NOTED
	ROAD SIGNAGE
	MAIL BOX
	POWER METER
	POWER POLE
	JUNCTION BOX, SIZE VARIES
	LIGHT POLE NO ARM
	GUY WIRE
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X X	FENCE
	GRAVEL
	CONCRETE

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3. SNOSCAPE, SNOHOMISH COUNTY LANDSCAPE IMAGING MAPS HORIZONTAL AND VERTICAL DATA BASED ON LIDAR IMAGERY.

DOUGLAS J. COOMBES STATE OF WASHINGTON 35974 REGISTERED PROFESSIONAL LAND SURVEYOR 10/20/15

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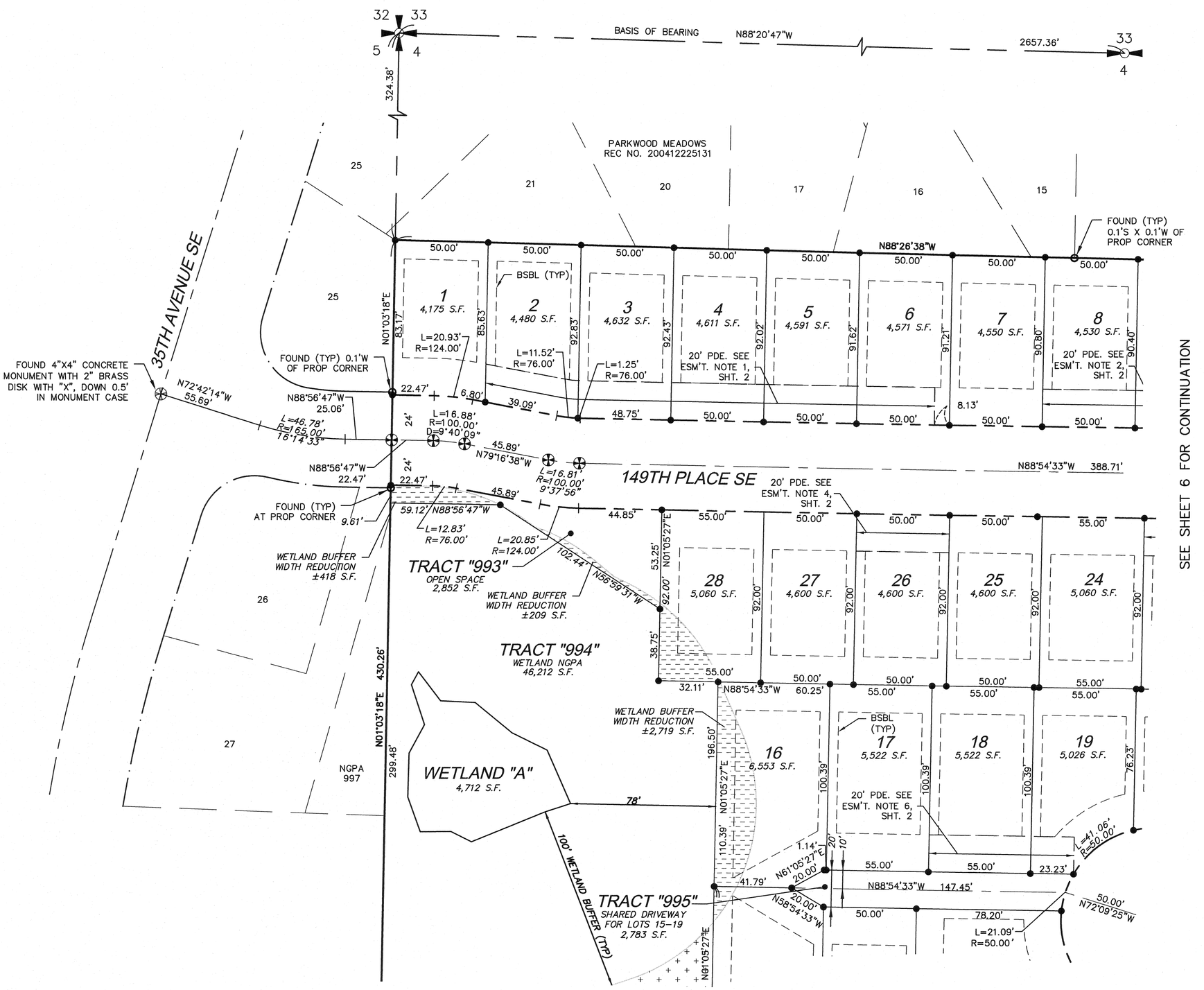

LEGEND

- FOUND MONUMENT AS NOTED
- CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED 35974 IN MONUMENT CASE TO BE SET AT FINAL PLAT
- O FOUND CORNER MONUMENT, 1/2 REBAR WITH 1-3/4" ORANGE PLASTIC CAP STAMPED "MEAD GILMAN AND ASSOC. 29276 36811 35145 32434" (TYP), UNLESS OTHERWISE AS NOTED
- ● 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "DRS 35974" TO BE SET AT FINAL PLAT

PDE PRIVATE STORM DRAIN EASEMENT

BSBL BUILDING SETBACK LINE

BSBL LEGEND

- (F) FRONT SETBACK: 20' MEASURED FROM PROPERTY LINE
- (S) SIDE SETBACK: 5' MEASURED FROM PROPERTY LINE (TYP) 10' MEASURED FROM PROPERTY LINE (CRITICAL AREAS)
- (R) REAR SETBACK: 15' MEASURED FROM PROPERTY LINE (TYP) 10' MEASURED FROM PROPERTY LINE (LOTS 1 & 2)

NORTH

GRAPHIC SCALE

0 20' 40' 80'

1 INCH = 40 FT.

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DOUGLAS J. COOMBES STATE OF WASHINGTON 35974 REGISTERED PROFESSIONAL LAND SURVEYOR 10/28/15

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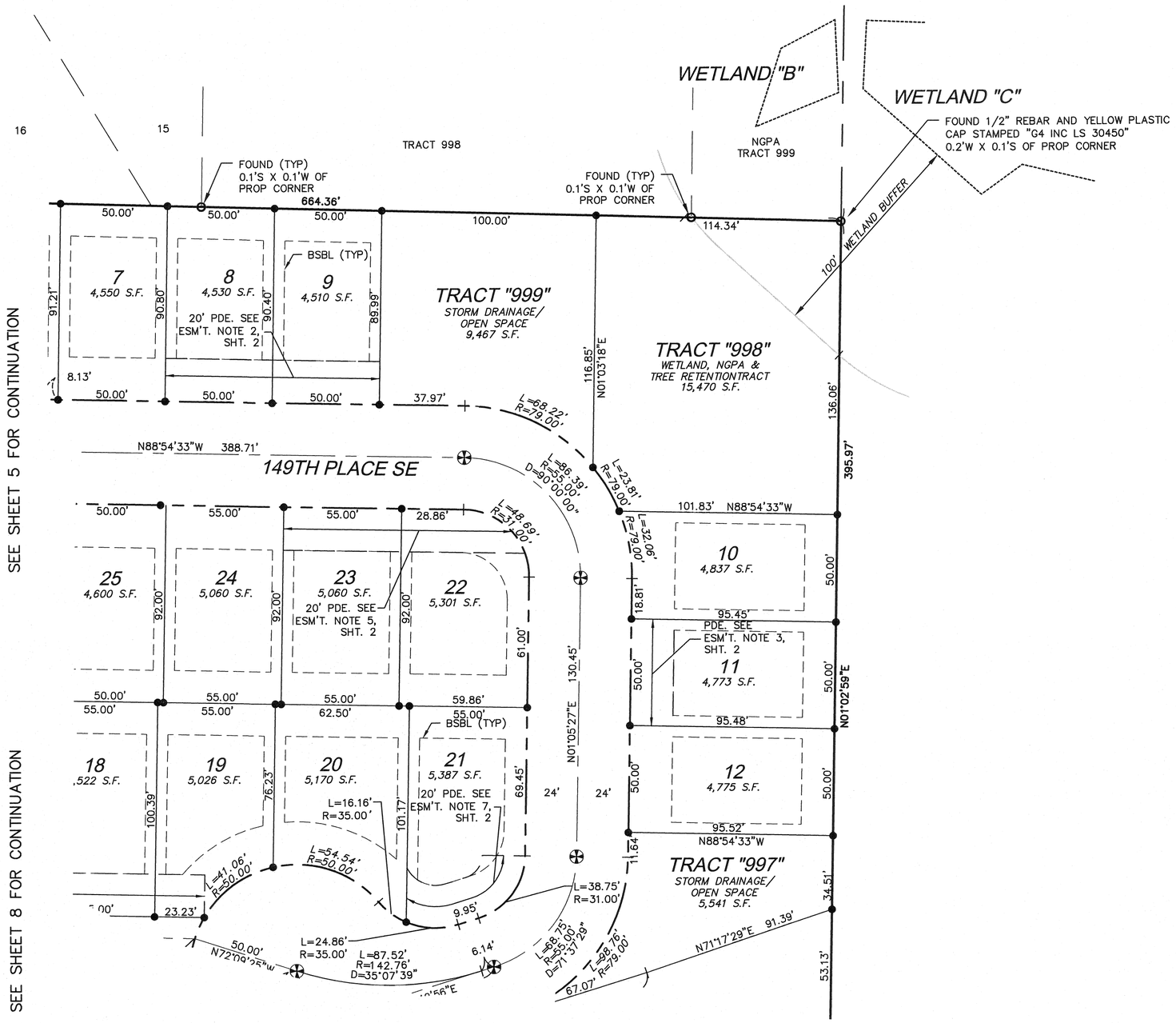

SEE SHEET 7 FOR CONTINUATION

LEGEND

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- CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED 35974 IN MONUMENT CASE TO BE SET AT FINAL PLAT
- FOUND CORNER MONUMENT, 1/2 REBAR WITH 1-3/4" ORANGE PLASTIC CAP STAMPED "MEAD GILMAN AND ASSOC. 29276 36811 35145 32434" (TYP), UNLESS OTHERWISE AS NOTED
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10/08/15

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PFN ___-_____ SD

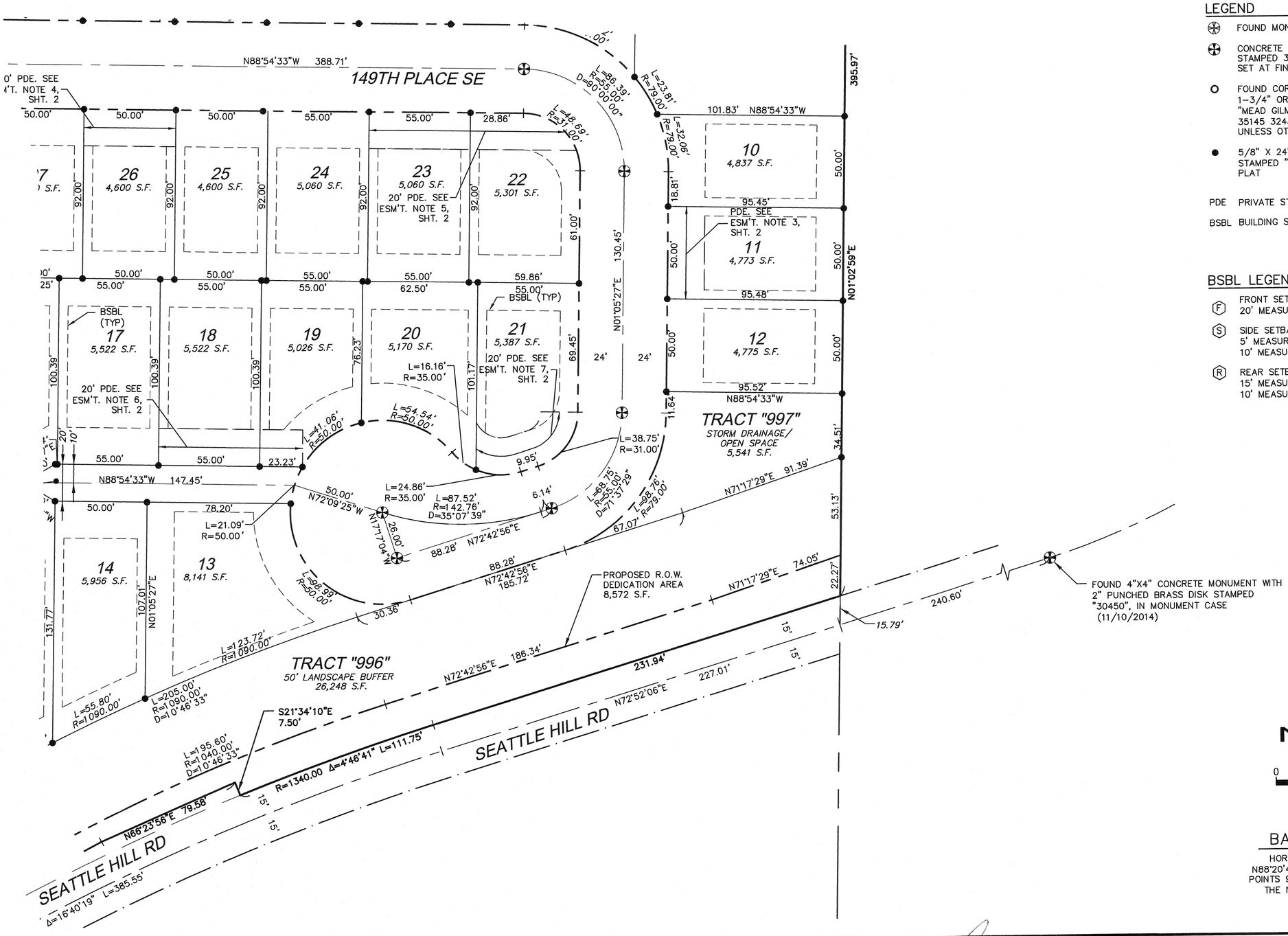
A PLANNED RESIDENTIAL DEVELOPMENT

A PORTION OF THE NW. 1/4 OF THE NW. 1/4, SECTION 4, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON

SEE SHEET 6 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

SEE SHEET 8 FOR CONTINUATION



LEGEND

- FOUND MONUMENT AS NOTED
- CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED 35974 IN MONUMENT CASE TO BE SET AT FINAL PLAT
- FOUND CORNER MONUMENT, 1/2 REBAR WITH 1-3/4" ORANGE PLASTIC CAP STAMPED "MEAD GILMAN AND ASSOC. 29276 36811 35145 32434" (TYP), UNLESS OTHERWISE AS NOTED
- 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "DRS 35974" TO BE SET AT FINAL PLAT

PDE PRIVATE STORM DRAIN EASEMENT

BSBL BUILDING SETBACK LINE

BSBL LEGEND

- (F) FRONT SETBACK: 20' MEASURED FROM PROPERTY LINE
- (S) SIDE SETBACK: 5' MEASURED FROM PROPERTY LINE (TYP) 10' MEASURED FROM PROPERTY LINE (CRITICAL AREAS)
- (R) REAR SETBACK: 15' MEASURED FROM PROPERTY LINE (TYP) 10' MEASURED FROM PROPERTY LINE (LOTS 1 & 2)

NORTH

GRAPHIC SCALE

0 20' 40' 80'

1 INCH = 40 FT.

BASIS OF BEARINGS:

HORIZONTAL DATUM: NAD 83/2007
N88°20'47"W BETWEEN SNOHOMISH COUNTY POINTS 95 AND 96 FOUND IN PLACE ALONG THE NORTH LINE OF NW 1/4 4-27-5

DOUGLAS J. GOOMBERS STATE OF WASHINGTON 35974 REGISTERED PROFESSIONAL LAND SURVEYOR

D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

STR NW 1/4, NW 1/4, 4-27-5

DATE 08/17/15	SCALE 1"=40'	DRAWN CCF/DAS	JOB NO. 14087

PRELIMINARY HARMS SUBDIVISION / PRD

PFN ___-_____ SD

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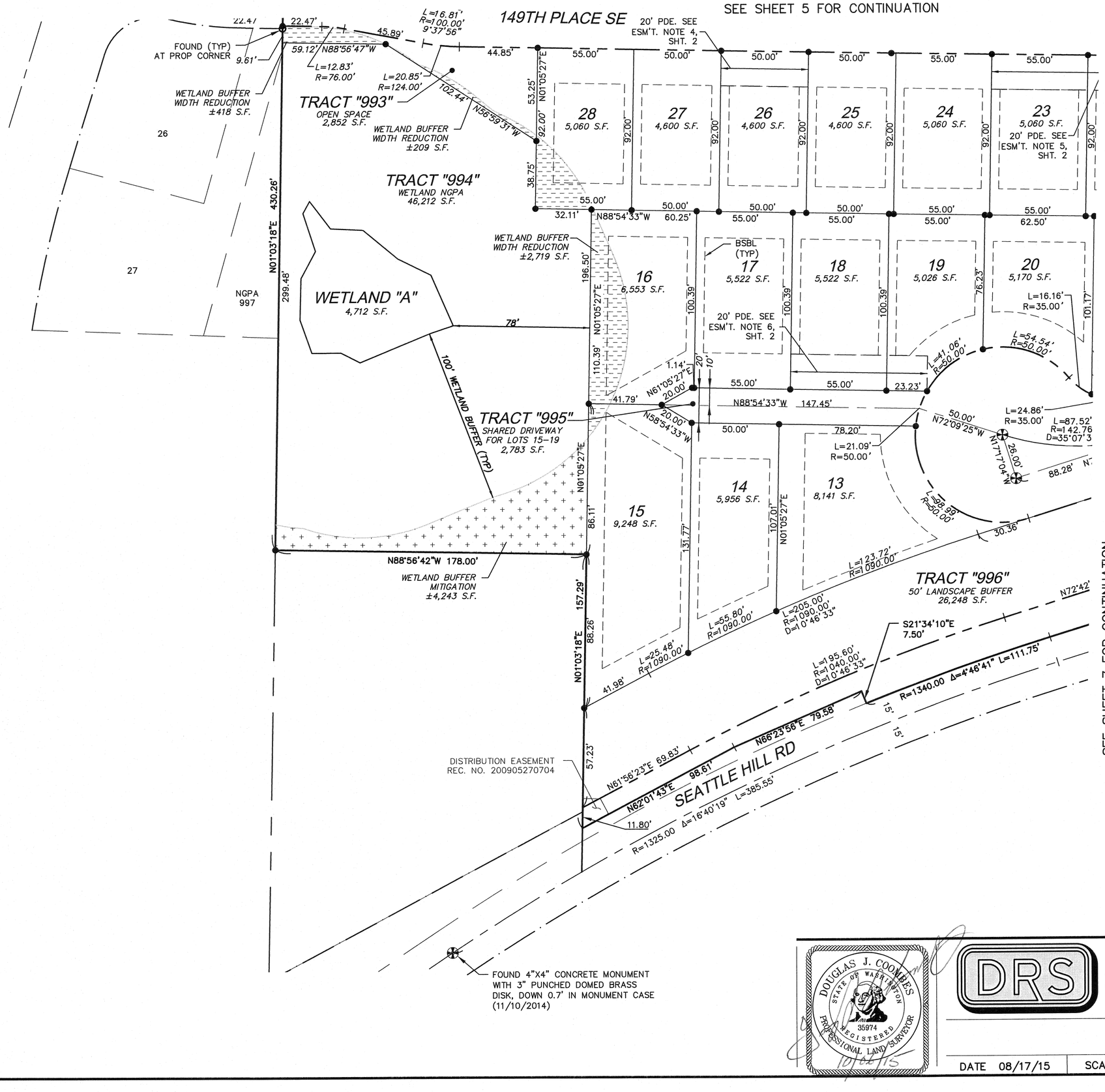
RECORDING NO.	VOL./PAGE

SEE SHEET 5 FOR CONTINUATION



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DOUGLAS J. COOMBES STATE OF WASHINGTON 35974 REGISTERED PROFESSIONAL LAND SURVEYOR 10/22/15

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DATE 08/17/15 | SCALE 1"=40' | DRAWN CCF/DAS | JOB NO. 14087