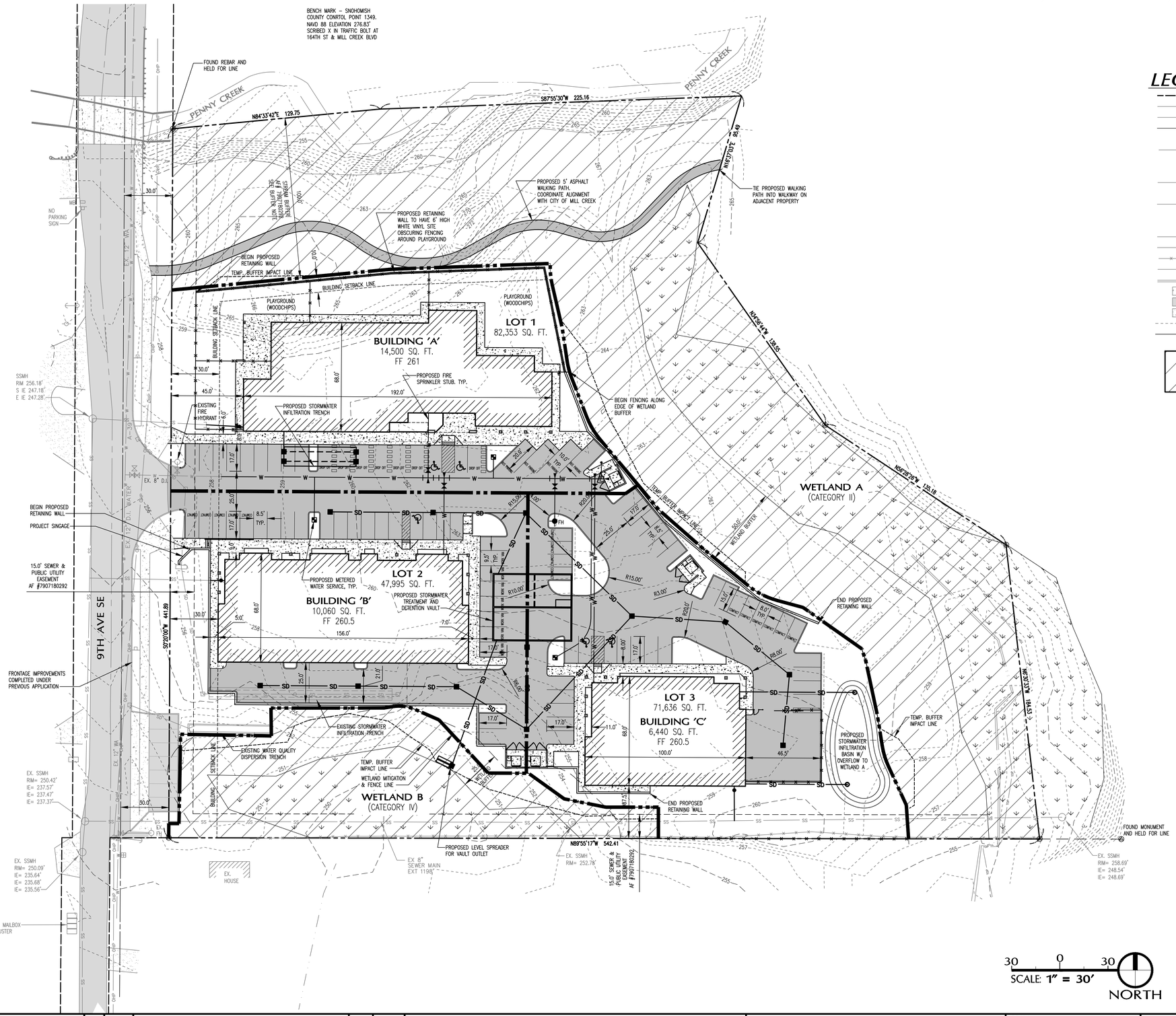
IN A PORTION OF NW 1/4 OF THE NW 1/4, SECTION 7, TOWNSHIP 27 N., RANGE 5 E., W.M.



LEGEND

EXISTING RIGHT OF WAY LINE	PROPOSED PROPERTY BOUNDARY
ASBUILT ROAD CENTERLINE	PROPOSED ROAD RIGHT OF WAY
EXISTING ROAD CENTERLINE	PROPOSED ROAD CENTERLINE
EXISTING PROPERTY LINE	PROPOSED PROPERTY LINE (INTERIOR)
EXISTING PROPERTY CORNER	PROPOSED SIGN
EXISTING STORM DRAIN	PROPOSED STORM DRAIN
EXISTING TYPE 2 CB	PROPOSED STORM CATCH BASIN TYPE II
EXISTING TYPE 1 CB	PROPOSED STORM CATCH BASIN
EXISTING SANITARY SEWER	PROPOSED SANITARY SEWER
EXISTING SANITARY MANHOLE	PROPOSED SANITARY MANHOLE
EXISTING WATERLINE	PROPOSED SANITARY SEWER CLEANOUT
EXISTING WATER VALVE	PROPOSED WATERLINE
EXISTING FIRE HYDRANT	PROPOSED WATER VALVE
EXISTING GAS LINE	PROPOSED FIRE HYDRANT
EXISTING POWERLINE	PROPOSED AIR-VAC RELEASE ASSEMBLY
EXISTING FENCELINE	PROPOSED BLOW-OFF ASSEMBLY
EXISTING EDGE OF ASPHALT	PROPOSED UTILITY TRENCH
EXISTING CURB & GUTTER	PROPOSED GAS LINE
EXISTING CONCRETE	PROPOSED POWERLINE
EXISTING ASPHALT	PROPOSED CURB AND GUTTER
EXISTING GRAVEL	PROPOSED CONCRETE
EXISTING CONTOUR	PROPOSED ASPHALT
PROPOSED CONTOUR	

WETLAND TRACT NOTE

WETLANDS AND THEIR CORRESPONDING BUFFERS SHALL BE LOCATED IN DEDICATED TRACTS.

LEGAL DESCRIPTION

NEW PARCEL B OF CITY OF MILL CREEK BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO.199911305005, BEING A PORTION OF LOT 31, MILL CREEK PLAZA, ACCORDING TO THE PLAT THEREOF RECORDED INVOLUME 40 OF PLATS, PAGES 59 THROUGH 63, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARKING CALCULATIONS

BUILDING "A" - DAYCARE CENTER

CODE REQUIREMENT: 1 PARKING STALL PER 300 SQ. FT.

14,500 SQ. FT. DIVIDED BY 300 = **48 STALLS REQUIRED**

BUILDING "B" - MULTI-TENANT OFFICE/WAREHOUSE

CODE REQUIREMENT: 1 PARKING STALL PER 400 SQ. FT. (OFFICE WITH CUSTOMER SERVICE)
1 PARKING STALL PER EMPLOYEE (SHOP/WAREHOUSE)

4,386 SQ. FT. OFFICE WITH CUSTOMER SERVICE DIVIDED BY 400 = **11 STALLS REQUIRED**

5,674 SQ. FT. SHOP/WAREHOUSE WITH 14 EMPLOYEES = **14 STALLS REQUIRED**

TOTAL = 25 STALLS REQUIRED

BUILDING "C" - CORPORATE OFFICE WITH SHOP/WAREHOUSE

CODE REQUIREMENT: 1 PARKING STALL PER 800 SQ. FT. (OFFICE WITHOUT CUSTOMER SERVICE)
1 PARKING STALL PER EMPLOYEE (SHOP/WAREHOUSE)

3,940 SQ. FT. OFFICE WITHOUT CUSTOMER SERVICE DIVIDED BY 800 = **5 STALLS REQUIRED**

2,500 SQ. FT. SHOP/WAREHOUSE WITH 2 EMPLOYEES = **2 STALLS REQUIRED**

TOTAL = 7 STALLS REQUIRED

TOTAL PROJECT PARKING REQUIRED: 80 STALLS

TOTAL PROJECT PARKING PROVIDED: 85 STALLS

PATRICK L. SEVERIN
STATE OF WASHINGTON
32226
REGISTERED
PROFESSIONAL ENGINEER

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

NO.	DATE	REVISIONS	BY	APRVD

Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

SHEET DESCRIPTION: BINDING SITE PLAN

SCALE:	1" = 30'
DRAWN BY:	P.LAU
DESIGNED BY:	P.SEVERIN
CHECKED BY:	P.SEVERIN
FIELD BOOK/PAGE:	
DATE:	11.11.15

PROJECT: MILL CREEK PARK VISTA FOR LJB MILL CREEK, LLC

IN A PORTION OF SECTION 7, TOWNSHIP 27 N, RANGE 5 E, W.M. — MILL CREEK, WASHINGTON

JOB NO. 15048
DRAWING NAME 15048ENG.dwg
SHEET 1 OF 1