

**LEGAL DESCRIPTIONS :**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

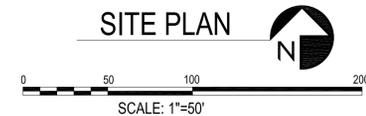
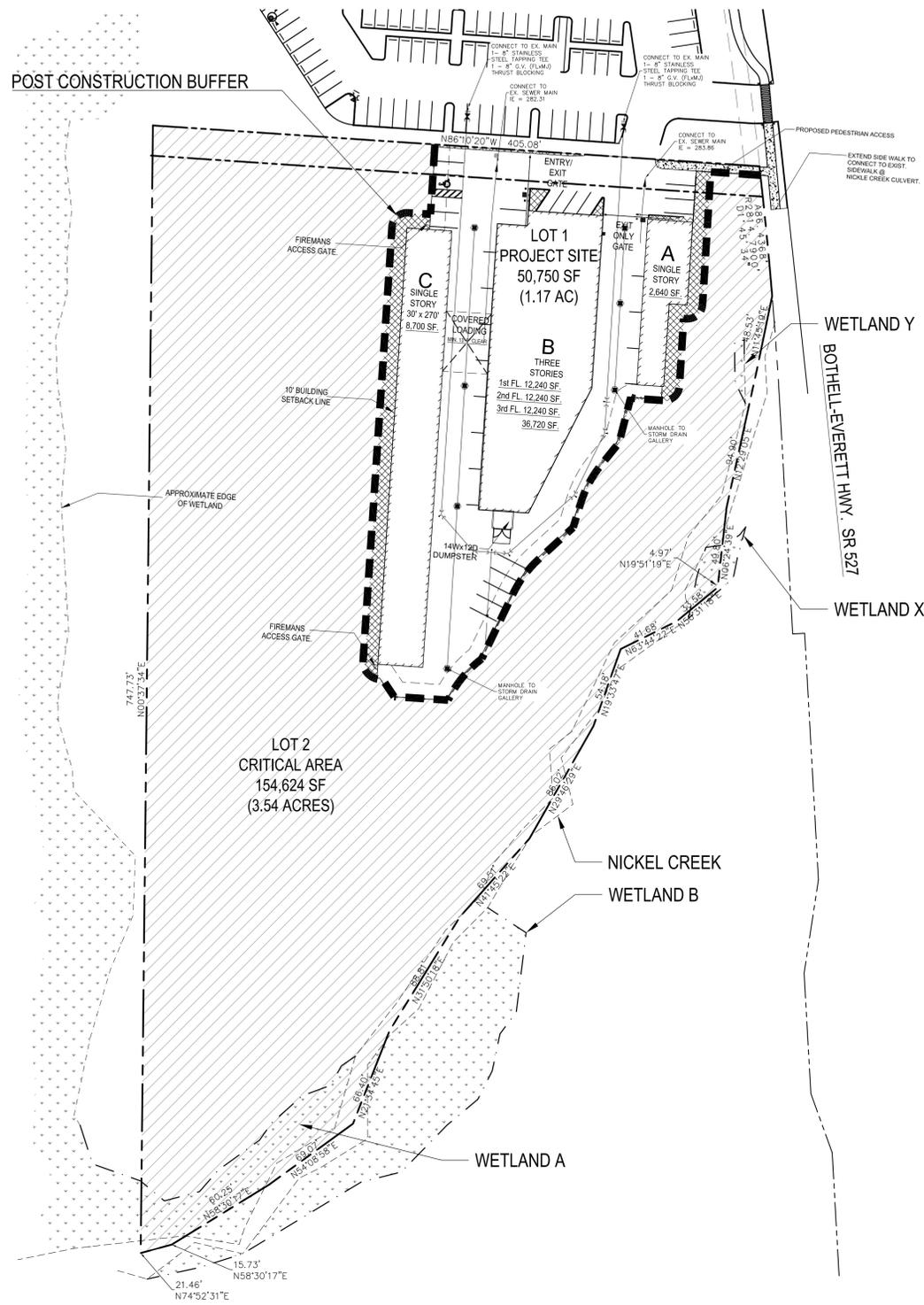
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SUBDIVISION 426 FEET, MORE OR LESS, TO THE WEST LINE OF THE PACIFIC HIGHWAY;  
 THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PACIFIC HIGHWAY TO A POINT 44 RODS AND 4 1/2 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;  
 THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;  
 THENCE NORTHERLY ALONG SAID WEST LINE 44 RODS AND 4 1/2 FEET TO THE POINT OF BEGINNING.  
 EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 9204080377.

EXCEPT ALL THAT PORTION THEREOF LYING SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6, TWIN VALLEY GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 21, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AS DISPLAYED IN RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER #9602085001;  
 THENCE SOUTH 86°10'20" EAST ALONG THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 34.02 FEET TO THE CENTERLINE OF NICKEL CREEK AND THE TRUE POINT OF BEGINNING OF THIS DESCRIBED LINE;  
 THENCE FOLLOWING THE CENTERLINE OF NICKEL CREEK THE FOLLOWING COURSES AND DISTANCES: NORTH 58°30'17" EAST A DISTANCE OF 60.25 FEET;  
 THENCE NORTH 54°08'58" EAST A DISTANCE OF 69.07 FEET; THENCE NORTH 21°34'45" EAST A DISTANCE OF 66.40 FEET;  
 THENCE NORTH 31°50'18" EAST A DISTANCE OF 88.81 FEET; THENCE NORTH 41°45'22" EAST A DISTANCE OF 69.51 FEET;  
 THENCE NORTH 29°46'29" EAST A DISTANCE OF 86.02 FEET; THENCE NORTH 19°33'47" EAST A DISTANCE OF 54.18 FEET;  
 THENCE NORTH 63°44'22" EAST A DISTANCE OF 41.68 FEET; THENCE NORTH 50°31'18" EAST A DISTANCE OF 33.58 FEET;  
 THENCE NORTH 19°51'19" EAST A DISTANCE OF 4.97 FEET; THENCE NORTH 06°24'39" EAST A DISTANCE OF 49.80 FEET;  
 THENCE NORTH 12°29'05" EAST A DISTANCE OF 94.90 FEET; THENCE NORTH 11°45'19" EAST A DISTANCE OF 48.53 FEET MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT OF WAY OF SR-527 (BOTHELL-EVERETT HIGHWAY) AND THE TERMINUS OF DESCRIBED LINE.

TOGETHER WITH THAT PORTION OF LOT 6, TWIN VALLEY GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 21, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6, THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 86°10'20" EAST ALONG THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 34.02 FEET TO THE CENTERLINE OF NICKEL CREEK;  
 THENCE FOLLOWING THE CENTERLINE OF NICKEL CREEK THE FOLLOWING COURSES AND DISTANCES: SOUTH 58°30'17" WEST A DISTANCE OF 15.73 FEET; THENCE SOUTH 74°52'31" WEST A DISTANCE OF 21.46 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF SAID LOT 6; THENCE NORTH 00°37'34" EAST ALONG THE WEST LINE OF SAID LOT 6 A DISTANCE OF 16.09 FEET TO THE NORTHWEST CORNER OF SAID LOT 6 AND THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



**PRELIMINARY BINDING SITE PLAN**  
 CLOCK TOWER SELF STORAGE PHASE II  
 Mill Creek Commons Phase II, LLC  
 A Portion of the SW 1/4 of the NE 1/4 of Section 7,  
 Township 27 North, Range 5 East, W.M.

Revisions	Mark	Date
		07-25-2016

**OWNER AND CONSULTANT LIST**

**OWNER / APPLICANT**  
 Mill Creek Commons Phase II, LLC  
 12214 SE 18TH Place  
 Bellevue, WA 98005  
 Contact : David Lee  
 C: 425-957-1411

**CIVIL / SURVEYOR**  
 Omega Engineering, Inc.  
 2707 Wetmore Ave.  
 Everett, WA 98201  
 Contact : Joseph Smeby, P.E.  
 C: 425-387-3820

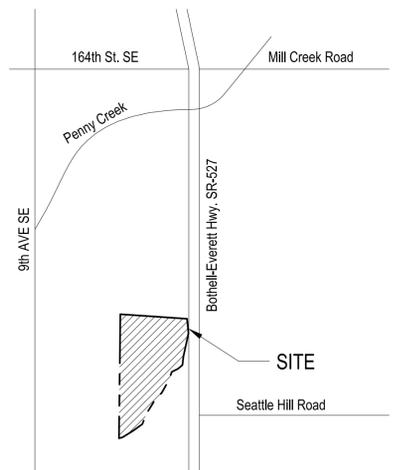
**SURVEYOR**  
 Alpha Subdivision Pros, Inc.  
 4532-B Evergreen Way  
 Everett, WA 98203  
 Contact: Harley Pawley, PLS  
 C: 424-252-1884

**ENVIRONMENTAL CONSULTANT**  
 Talasaea Consultants, Inc.  
 15020 Bear Creek Road NE  
 Woodinville, WA 98077  
 Contact: Ann Olsen  
 Project Ecologist: Jennifer Marriot  
 O: 425-861-7550

**ARCHITECT**  
 Moore Design Associates  
 15504 SE 18TH Street  
 Bellevue, WA 98007  
 Contract: Greg Moore  
 O: 425-941-1040

KEY	OPEN SPACE CALCULATION / LAND AREA
	SITE AREA = 210,067 S.F. = 4.82 AC.
	LOT 1 (PROJECT SITE) = 50,750 SF (1.17 AC)
	IMPERVIOUS AREA = 49,943 SF
	BUILDING "A" = 2,640 SF
	BUILDING "B" = 36,720 SF (3 STORY)
	BUILDING "C" = 8,700 SF
	LANDSCAPE AREA = 5,500 SF
	LANDSCAPING INCLUDES: SERVICEBERRY, HINOKI CYPRESS, KOUSA DOGWOOD, RED-OSIER DOGWOOD, NANDINA, OREGON GRAPE, ORNAMENTAL GRASS, DWARF CHERRY LAUREL, SNOWBERRY, VIBURNUM.
	LOT 2 (CRITICAL AREA TRACT) = 154,429 SF (3.54 ACRES)

PARKING CALCULATION
AS PER MCMC SECTION 17.27.020 SECTION D NON RESIDENTIAL #19. 1: 50 UNITS (& 1 PER 300 S.F. OFFICE DOES NOT APPLY)
TOTAL PROJECTED # UNITS = 480 480/50 = 10 STALLS REQUIRED. 30 STALLS PROVIDED.
TOTAL PARKING LOT AREA: 26,823 SF



Vicinity Map  
 SCALE: N.T.S.