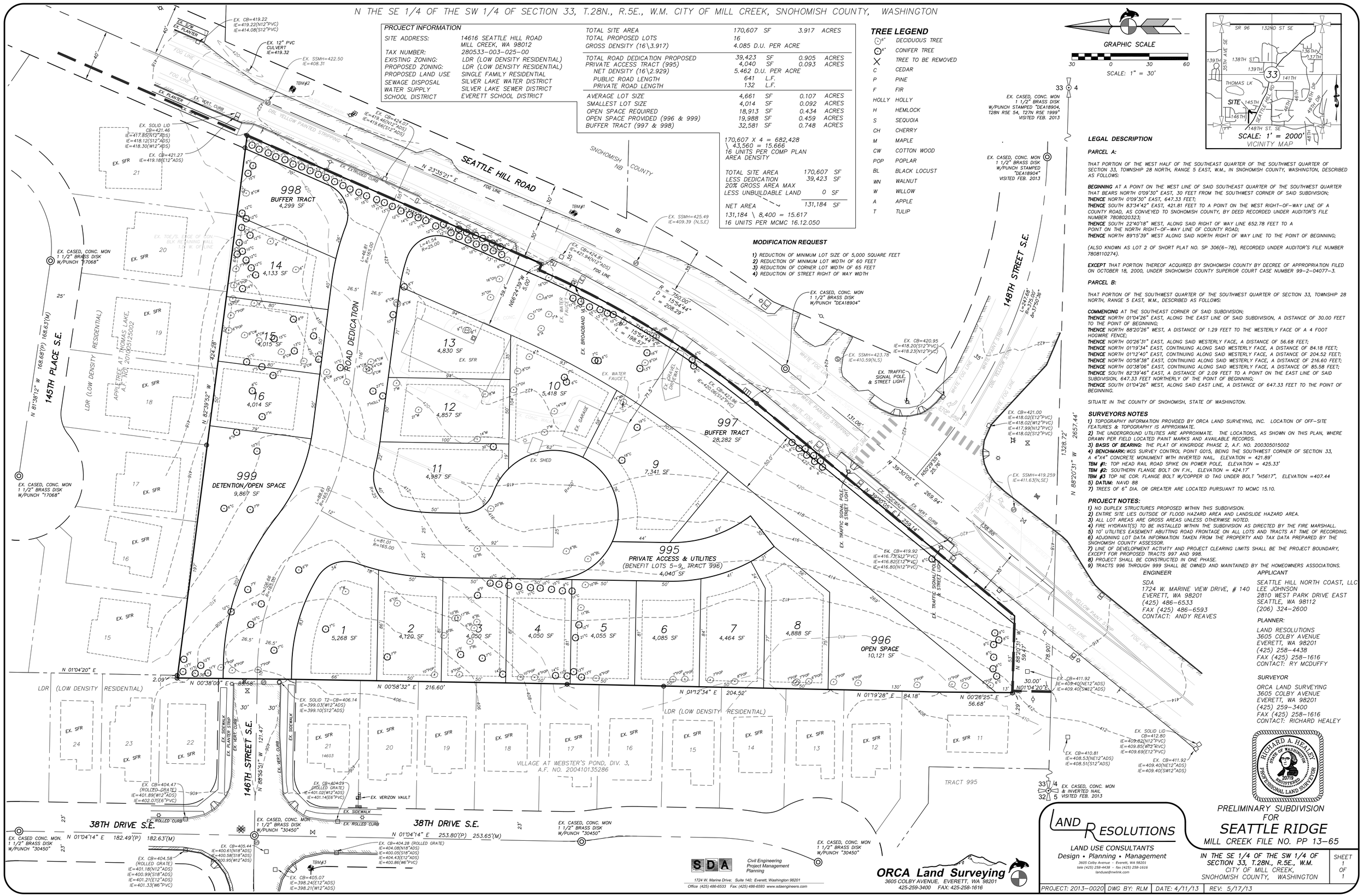
N THE SE 1/4 OF THE SW 1/4 OF SECTION 33, T.28N., R.5E., W.M. CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON



PROJECT INFORMATION

SITE ADDRESS:	14616 SEATTLE HILL ROAD MILL CREEK, WA 98012
TAX NUMBER:	280533-003-025-00
EXISTING ZONING:	LDR (LOW DENSITY RESIDENTIAL)
PROPOSED ZONING:	LDR (LOW DENSITY RESIDENTIAL)
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
SEWAGE DISPOSAL	SILVER LAKE WATER DISTRICT
WATER SUPPLY	SILVER LAKE SEWER DISTRICT
SCHOOL DISTRICT	EVERETT SCHOOL DISTRICT

TOTAL SITE AREA	170,607 SF	3.917	ACRES
TOTAL PROPOSED LOTS	16		
GROSS DENSITY (16\3.917)	4.085 D.U. PER ACRE		
TOTAL ROAD DEDICATION PROPOSED	39,423 SF	0.905	ACRES
PRIVATE ACCESS TRACT (995)	4,040 SF	0.093	ACRES
NET DENSITY (16\2.929)	5.462 D.U. PER ACRE		
PUBLIC ROAD LENGTH	641 L.F.		
PRIVATE ROAD LENGTH	132 L.F.		
AVERAGE LOT SIZE	4,661 SF	0.107	ACRES
SMALLEST LOT SIZE	4,014 SF	0.092	ACRES
OPEN SPACE REQUIRED	18,913 SF	0.434	ACRES
OPEN SPACE PROVIDED (996 & 999)	19,988 SF	0.459	ACRES
BUFFER TRACT (997 & 998)	32,581 SF	0.748	ACRES

170,607 X 4 = 682,428
\ 43,560 = 15.666
16 UNITS PER COMP PLAN
AREA DENSITY

TOTAL SITE AREA	170,607	SF
LESS DEDICATION	39,423	SF
20% GROSS AREA MAX		
LESS UNBUILDABLE LAND	0	SF
NET AREA	131,184	SF

131,184 \ 8,400 = 15.617
16 UNITS PER MCMC 16.12.050

MODIFICATION REQUEST

1) REDUCTION OF MINIMUM LOT SIZE OF 5,000 SQUARE FEET
2) REDUCTION OF MINIMUM LOT WIDTH OF 60 FEET
3) REDUCTION OF CORNER LOT WIDTH OF 65 FEET
4) REDUCTION OF STREET RIGHT OF WAY WIDTH

TREE LEGEND

6"	DECIDUOUS TREE
6"	CONIFER TREE
X	TREE TO BE REMOVED
C	CEDAR
P	PINE
F	FIR
HOLLY	HOLLY
H	HEMLOCK
S	SEQUOIA
CH	CHERRY
M	MAPLE
CW	COTTON WOOD
POP	POPLAR
BL	BLACK LOCUST
WN	WALNUT
W	WILLOW
A	APPLE
T	TULIP

GRAPHIC SCALE

30 0 30 60

SCALE: 1" = 30'

LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER THAT BEARS NORTH 0°09'30" EAST, 30 FEET FROM THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 0°09'30" EAST, 647.33 FEET;
THENCE SOUTH 83°34'42" EAST, 421.81 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A COUNTY ROAD, AS CONVEYED TO SNOHOMISH COUNTY, BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 7808020323;
THENCE SOUTH 22°40'18" WEST, ALONG SAID RIGHT OF WAY LINE 652.78 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD;
THENCE NORTH 89°15'39" WEST ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT 2 OF SHORT PLAT NO. SP 306(6-78), RECORDED UNDER AUDITOR'S FILE NUMBER 7808110274).

EXCEPT THAT PORTION THEREOF ACQUIRED BY SNOHOMISH COUNTY BY DECREE OF APPROPRIATION FILED ON OCTOBER 18, 2000, UNDER SNOHOMISH COUNTY SUPERIOR COURT CASE NUMBER 99-2-04077-3.

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°04'26" EAST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 88°20'26" WEST, A DISTANCE OF 1.29 FEET TO THE WESTERLY FACE OF A 4 FOOT HOGWIRE FENCE;
THENCE NORTH 00°26'31" EAST, ALONG SAID WESTERLY FACE, A DISTANCE OF 56.68 FEET;
THENCE NORTH 01°19'34" EAST, CONTINUING ALONG SAID WESTERLY FACE, A DISTANCE OF 84.18 FEET;
THENCE NORTH 01°12'40" EAST, CONTINUING ALONG SAID WESTERLY FACE, A DISTANCE OF 204.52 FEET;
THENCE NORTH 00°58'38" EAST, CONTINUING ALONG SAID WESTERLY FACE, A DISTANCE OF 216.60 FEET;
THENCE NORTH 00°38'06" EAST, CONTINUING ALONG SAID WESTERLY FACE, A DISTANCE OF 85.58 FEET;
THENCE SOUTH 82°39'46" EAST, A DISTANCE OF 2.09 FEET TO A POINT ON THE EAST LINE OF SAID SUBDIVISION, 647.33 FEET NORTHERLY OF THE POINT OF BEGINNING;
THENCE SOUTH 01°04'26" WEST, ALONG SAID EAST LINE, A DISTANCE OF 647.33 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SURVEYORS NOTES

1) TOPOGRAPHY INFORMATION PROVIDED BY ORCA LAND SURVEYING, INC. LOCATION OF OFF-SITE FEATURES & TOPOGRAPHY IS APPROXIMATE.
2) THE UNDERGROUND UTILITIES ARE APPROXIMATE. THE LOCATIONS, AS SHOWN ON THIS PLAN, WHERE DRAWN PER FIELD LOCATED PAINT MARKS AND AVAILABLE RECORDS.
3) **BASIS OF BEARING:** THE PLAT OF KINGRIDGE PHASE 2, A.F. NO. 200305015002
4) **BENCHMARK:** WGS SURVEY CONTROL POINT G015, BEING THE SOUTHWEST CORNER OF SECTION 33, A 4"X4" CONCRETE MONUMENT WITH INVERTED NAIL, ELEVATION = 421.89'
TBM #1: TOP HEAD RAIL ROAD SPIKE ON POWER POLE, ELEVATION = 425.33'
TBM #2: SOUTHERN FLANGE BOLT ON F.H., ELEVATION = 424.17'
TBM #3 TOP NE COR. FLANGE BOLT W/COPPER ID TAG UNDER BOLT "H5617", ELEVATION =407.44
5) **DATUM:** NAVD 88
7) TREES OF 6" DIA. OR GREATER ARE LOCATED PURSUANT TO MCMC 15.10.

PROJECT NOTES:

1) NO DUPLEX STRUCTURES PROPOSED WITHIN THIS SUBDIVISION.
2) ENTIRE SITE LIES OUTSIDE OF FLOOD HAZARD AREA AND LANDSLIDE HAZARD AREA.
3) ALL LOT AREAS ARE GROSS AREAS UNLESS OTHERWISE NOTED.
4) FIRE HYDRANT(S) TO BE INSTALLED WITHIN THE SUBDIVISION AS DIRECTED BY THE FIRE MARSHALL.
5) 10' UTILITIES EASEMENT ABUTTING ROAD FRONTAGE ON ALL LOTS AND TRACTS AT TIME OF RECORDING.
6) ADJOINING LOT DATA INFORMATION TAKEN FROM THE PROPERTY AND TAX DATA PREPARED BY THE SNOHOMISH COUNTY ASSESSOR.
7) LINE OF DEVELOPMENT ACTIVITY AND PROJECT CLEARING LIMITS SHALL BE THE PROJECT BOUNDARY, EXCEPT FOR PROPOSED TRACTS 997 AND 998.
8) PROJECT SHALL BE CONSTRUCTED IN ONE PHASE.
9) TRACTS 996 THROUGH 999 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATIONS.

ENGINEER

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1724 W. MARINE VIEW DRIVE, # 140
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FAX (425) 486-6593
CONTACT: ANDY REAVES

APPLICANT

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2810 WEST PARK DRIVE EAST
SEATTLE, WA 98112
(206) 324-2600

PLANNER:

LAND RESOLUTIONS
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(425) 258-4438
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CONTACT: RY MCDUFFY

SURVEYOR

ORCA LAND SURVEYING
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CONTACT: RICHARD HEALEY

RICHARD A. HEALEY — STATE OF WASHINGTON — 40719 — REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY SUBDIVISION FOR

SEATTLE RIDGE

MILL CREEK FILE NO. PP 13-65

LAND RESOLUTIONS
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IN THE SE 1/4 OF THE SW 1/4 OF SECTION 33, T.28N., R.5E., W.M.
CITY OF MILL CREEK,
SNOHOMISH COUNTY, WASHINGTON

SHEET 1 OF 1

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PROJECT: 2013-0020 | DWG BY: RLM | DATE: 4/11/13 | REV: 5/17/13