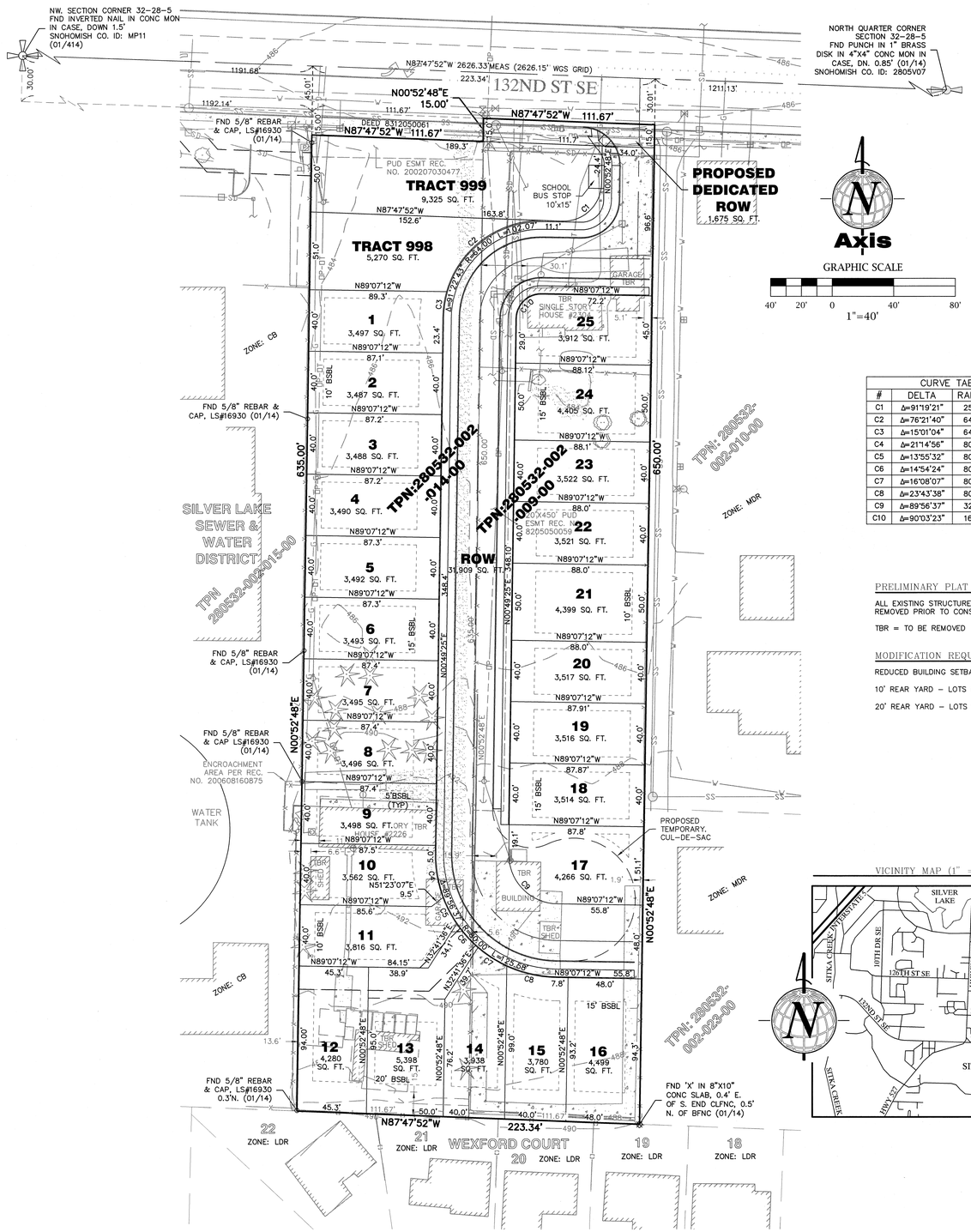
CRESTVIEW VILLAGE PRELIMINARY PLAT



CURVE TABLE			
#	DELTA	RADIUS	LENGTH
C1	Δ=91°19'21"	25.00'	39.85'
C2	Δ=76°21'40"	64.00'	85.30'
C3	Δ=15°01'04"	64.00'	16.77'
C4	Δ=21°14'56"	80.00'	29.67'
C5	Δ=13°55'32"	80.00'	19.44'
C6	Δ=14°54'24"	80.00'	20.81'
C7	Δ=16°08'07"	80.00'	22.53'
C8	Δ=23°43'38"	80.00'	33.13'
C9	Δ=89°56'37"	32.00'	50.23'
C10	Δ=90°03'23"	16.00'	25.15'

PRELIMINARY PLAT NOTES

ALL EXISTING STRUCTURES SHALL BE REMOVED PRIOR TO CONSTRUCTION

TBR = TO BE REMOVED

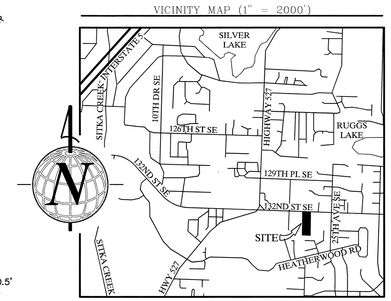
MODIFICATION REQUEST

REDUCED BUILDING SETBACKS:

10' REAR YARD – LOTS 1–11 & 17–25

20' REAR YARD – LOTS 12–16

VICINITY MAP (1" = 2000')



BASIS OF BEARINGS

WASHINGTON COORDINATE SYSTEM NAD83/91, NORTH ZONE
BASED ON GPS RTK TIES TO:
SNOHOMISH CONTROL POINTS:
MP11 (DB ID 22386) N) 323340.197, E) 1303376.091
(HELD FOR POSITION)
2805V07 (DB ID 22578) N) 323239.283, E) 1306000.302

DISTANCES ARE GROUND US SURVEY FEET WITH AN APPLIED COMBINED SCALE FACTOR OF 0.99993187503

VERTICAL DATUM

ORIGINATING BENCHMARK:

SNOHOMISH COUNTY MONUMENT ID. 22562, AS PUBLISHED IN WGS SURVEY DATA WAREHOUSE.

VERTICAL DATUM: NAVD '88

ELEVATION: 483.23'

TEMPORARY BENCHMARKS:

TBM 'A' SET RR SPIKE IN NORTH FACE, UP 1.5', IN POWER POLE W/TRANSFORMER AND LIGHT ON CTR LOT LINE FRONTAGE

ELEVATION: 488.22'

TBM 'B' SET RR SPIKE IN NORTH FACE, UP 1.0', IN POWER POLE W/TRANSFORMER AND LIGHT ON S. SIDE OF FRONTAGE, EAST OF SITE

ELEVATION: 487.19'

LEGAL DESCRIPTION

PARCEL A

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 5 EAST W.M. LYING NORTHERLY OF BLOCK 2, HEATHERWOOD GARDEN TRACTS NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 23, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 32 WHICH IS 30 FEET SOUTH OF THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 89°30'30" EAST ALONG THE SOUTH MARGIN OF COUNTY ROAD FOR 1303.81 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 89°30'30" EAST FOR 111.67 FEET;

THENCE SOUTH 00°49'50" EAST FOR 650 FEET TO THE NORTH LINE OF SAID BLOCK 2, HEATHERWOOD GARDEN TRACTS NO. 3;

THENCE NORTH 89°30'30" WEST ALONG SAID NORTH LINE OF BLOCK 2 FOR 111.67 FEET;

THENCE NORTH 00°49'50" WEST 650 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE NORTH 15 FEET AS CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8402290223, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL B

A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 5 EAST W.M., LYING NORTHERLY OF BLOCK 2, HEATHERWOOD GARDEN TRACTS NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 23, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION, 30.00 FEET SOUTH OF THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 89°30'30" EAST ALONG THE SOUTH MARGIN OF THE COUNTY ROAD FOR 1192.14 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 89°30'30" EAST 111.67 FEET;

THENCE SOUTH 0°49'50" EAST FOR 650.00 FEET TO THE NORTH LINE OF SAID BLOCK 2, HEATHERWOOD GARDEN TRACTS NO. 3;

THENCE NORTH 89°30'30" WEST ALONG SAID NORTH LINE OF BLOCK 2 FOR 111.67 FEET;

THENCE NORTH 0°49'50" WEST FOR 650 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT PORTION CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8312050061.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SITE INFORMATION

CURRENT ZONING:	MDR – MEDIUM DENSITY RESIDENTIAL
PROPOSED ZONING:	MDR – MEDIUM DENSITY RESIDENTIAL
PRESENT USE:	SINGLE FAMILY RESIDENCE
COMP PLAN DESIGN:	MDR – MEDIUM DENSITY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENCE
PROPOSED DUPLEX LOTS:	NONE
SANITARY SEWAGE:	SILVER LAKE
WATER:	SILVER LAKE
ELECTRICITY:	SNOHOMISH COUNTY PUD
TELEPHONE:	FRONTIER
NATURAL GAS:	PUGET SOUND ENERGY
PUBLIC SCHOOLS:	EVERETT SCHOOL DISTRICT NO. 2
POLICE:	MILL CREEK POLICE DEPARTMENT
FIRE:	SNOHOMISH CO. FIRE DISTRICT NO. 7

TRACT OWNERSHIP AND MAINTENANCE

OWNERSHIP OF ALL OPEN SPACE TRACTS SHALL BE GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE CRESTVIEW VILLAGE HOMEOWNERS ASSOCIATION, UPON RECORDING OF THE PLAT.

TRACT DESIGNATION

TRACT 998:	OPEN SPACE/DETENTION/RECREATION	±5,270 SQ. FT.
TRACT 999:	OPEN SPACE/DETENTION/RECREATION	±9,325 SQ. FT.

DEVELOPMENT DATA

APPLICANT:	CREST VUE VILLAGE 24, LLC 15 LAKE BELLEVUE DRIVE, SUITE 102 BELLEVUE, WA 98005
ENGINEER/PLANNER:	ANDREW REAVES, PE S.D.A. ENGINEERS, INC. 1724 W. MARINE VIEW DR, STE.140 EVERETT, WA 98201
SURVEYOR:	MITCH T. S. EVANS AXIS SURVEYING AND MAPPING 13005 NE 126TH PL KIRKLAND, WA 98034

NOTES

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SYSTEM 1200 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC 1201 TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332-130-080/090.

LEGAL DESCRIPTION AND EASEMENTS SHOWN PER FIRST AMERICAN TITLE REPORT ORDER NO'S 4229-2188530 AND 4229-2187734 DATED:
DECEMBER 6, 2013 AT 7:30 A.M.
DECEMBER 5, 2013 AT 7:30 A.M.
MARCH 26, 2014 AT 8:00 A.M.

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONCLUDED ON JANUARY 21, 2014 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

REFERENCES

(R1) RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 200604285001, RECORDS OF SNOHOMISH COUNTY, WA.
(R2) PLAT OF WEXFORD COURT RECORDED UNDER RECORDING NUMBER 8708195004, RECORDS OF SNOHOMISH COUNTY, WA.
(R3) ASBUILTS FOR SEWER AND WATER PROVIDED BY CLIENT.

LOT YIELD & AREA

TOTAL AREA OF SUBDIVISION:	±143,457 SQ. FT. ±3.29 ACRES
NUMBER OF LOTS PROPOSED:	25
NUMBER OF TRACTS PROPOSED:	2
GROSS LOT AREA:	±143,457 SQ. FT.
GROSS DENSITY AREA:	25 LOTS/±3.29 ACRES = 7.6 DU/AC
NET LOT AREA:	±7.6 DU/AC
NET DENSITY:	±9.91 DU/AC
AVERAGE LOT SIZE:	±3,811 SQ. FT.
SMALLEST LOT ALLOWED:	NO MINIMUM LOT SIZE
SMALLEST LOT PROPOSED:	±3,487 SQ. FT.
LOT AVERAGING CALCULATION	
AREA IN LOTS:	±95,279 SQ. FT.
AREA IN TRACTS:	±14,595 SQ. FT.
TOTAL:	±109,874 SQ. FT./25 = ±4395 SQ. FT.
NET DENSITY CALCULATION	
NET SITE AREA:	±143,457 SQ. FT.
20% GROSS SITE AREA:	– ±28,691 SQ. FT.
LESS WETLANDS/STREAM/BUFFER:	±114,766 SQ. FT.
	±114,766 SQ. FT. = ±2.63 ACRES
NET DENSITY:	25 LOTS/±2.63 ACRES = ±9.49 DU/AC
LENGTH OF PUBLIC ROAD:	±698 LF
AREA OF PUBLIC ROAD:	±31,909 SQ. FT. = 21.68%
AREA OF ROW DEDICATION:	±1,675 SQ. FT. = 1.14%
AREA OF PRIVATE ROAD:	0 SQ. FT.
AREA OF OPEN SPACE:	±14,595 SQ. FT. = 9.92%

LEGEND

- FOUND MONUMENT IN CASE
- FOUND REBAR AND CAP AS NOTED
- SEWER MANHOLE
- CATCH BASIN
- STORM DRAIN MANHOLE
- CULVERT
- TELEPHONE RISER
- POWER VAULT
- POWER METER
- GUY ANCHOR
- UTILITY POLE WITH TRANSFORMER
- UTILITY POLE W/ LIGHT & TRANSFORMER
- HOSE BIB
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- GAS METER
- SIGN
- MAILBOX
- THERMAL ARROW
- BSBL BUILDING SETBACK LINE
- 12"F FIR
- 12"H HEMLOCK
- 12"P PINE
- 12"D DECIDUOUS
- 12"M MAPLE

FOR CLARITY REASONS SPOT ELEVATIONS ARE NOT SHOWN HEREON. THEY WILL BE PROVIDED VIA ELECTRONIC FILES

- CONCRETE PAVING
- ASPHALT PAVING
- BUILDINGS
- GRAVEL SURFACE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- OP — OVERHEAD POWER LINE
- P — POWER LINE
- T — TELECOMMUNICATIONS LINE
- OP-OT — OVERHEAD POWER AND TELECOMMUNICATIONS
- W — WATER LINE
- G — GAS LINE
- X — CHAIN LINK FENCE LINE
- O — WOOD FENCE LINE
- I — WIRE FENCE LINE

NW 1/4, NW 1/4, SEC. 32, TWP. 28 N., RGE. 5 E., W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WA

REV#	DESCRIPTION OF REVISION	DATE	BY
#1	ADDITIONAL OFFSITE TOPOGRAPHY	3/15/14	ERM
#2	ADDITIONAL OFFSITE TOPOGRAPHY	6/24/14	ERM
#3	REAR SETBACK EDITS & SIDEWALK ADDITION	6/30/14	ERM
#4	ZONING AND MODIFICATION REQUEST EDITS	7/23/14	ERM
#5	EDIT APPLICANT LLC NAME	7/30/14	ERM
#6			
#7			

CRESTVIEW VILLAGE
PRELIMINARY PLAT OF
2226 & 2304 132ND ST. SE
MILL CREEK, WA 98012

Axis Survey & Mapping
13005 NE 126th PL
KIRKLAND, WA 98034
TEL 425.823-5700
FAX 425.823-6700
www.axismap.com

JOB NO.	DATE	DRAWN BY	CHECKED BY	SCALE	SHEET
14-019	7/22/14	ERM	MTSE	1" = 40'	1 OF 1

CRESTVIEW VILLAGE 24, LLC
15 LAKE BELLEVUE DR, SUITE 102
BELLEVUE, WA 98005