

A PORTION OF THE NE 1/4 AND NW 1/4 OF SECTION 33, TWP. 28 N., RGE. 5 E., W.M., SNOHOMISH COUNTY, WASHINGTON

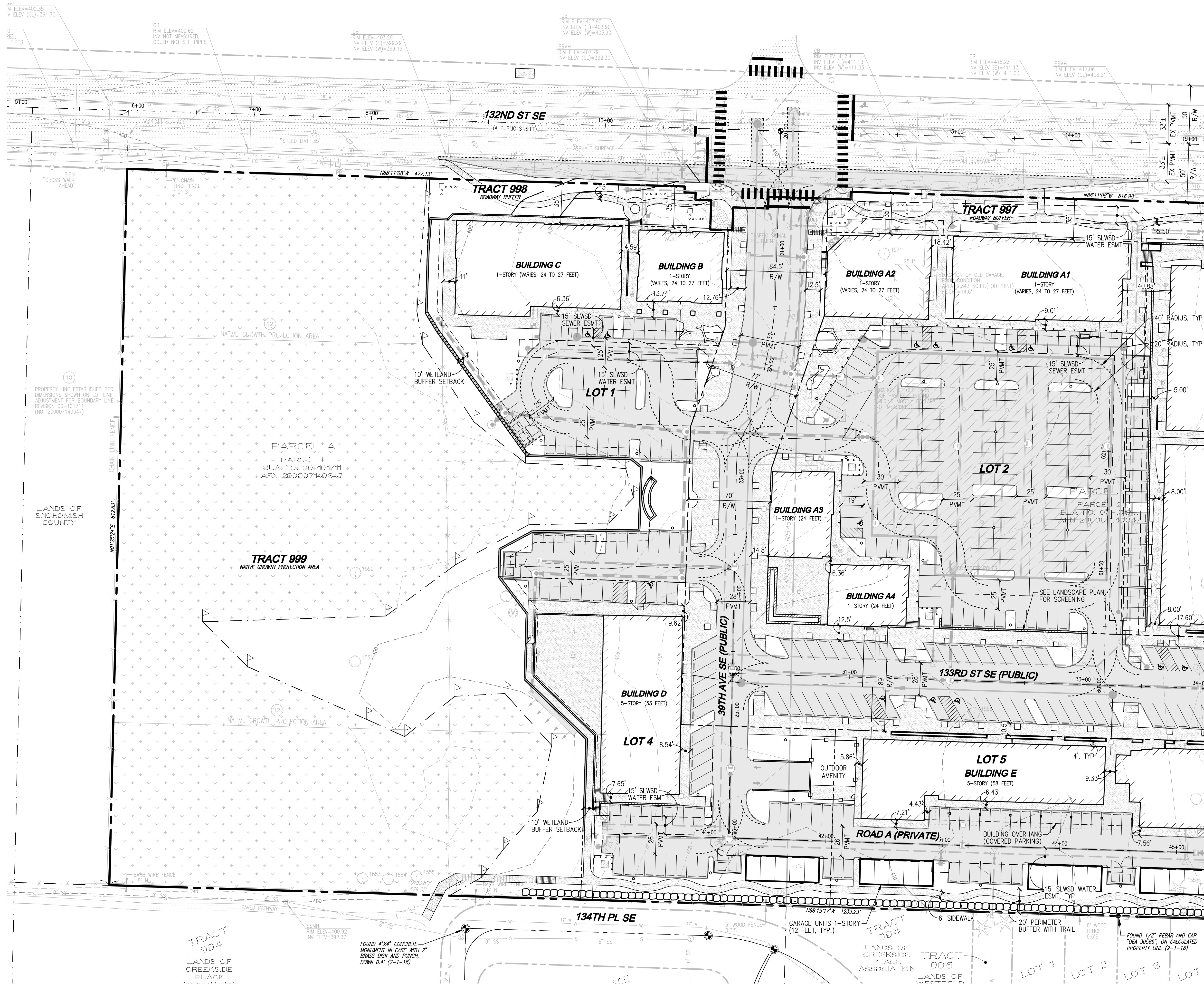


Exhibit 1b

DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY DURYEA & ASSOCIATES, LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.



Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

VINTAGE DEVELOPMENT, INC.

THE FARM AT MILL CREEK

CITY FILE NO: PL2018-0004

PRELIMINARY BINDING SITE PLAN



JOB NUMBER: 17127B
DRAWING NAME: 17127B-SP-PL
DESIGNER: MEV
DRAFTING BY: CAF
DATE: 1/18/18
SCALE: 1"=40'
JURISDICTION: MILL CREEK

SP-01

SHEET 8 OF 13

A PORTION OF THE NE 1/4 AND NW 1/4 OF SECTION 33, TWP. 28 N., RGE. 5 E., W.M., SNOHOMISH COUNTY, WASHINGTON

PARKING SUMMARY FOR COMMERCIAL SPACE

LOT #	AREA	BUILDING	BUILDING FOOTPRINT	BUILDING USE	COMMERCIAL USE AREA	PARKING SPACES RATIO REQUIRED PER MCMC 17.27.020	PARKING SPACES REQUIRED	COMMERCIAL PARKING SPACES PROPOSED	PARKING RATIO FOR LOT
1	53,094 SF	B	4,272 SF	RESTAURANT	4,272 SF	20 SPACES + 1/100 SF IN EXCESS OF 4,000 SF	23	23	5.4/1000
		C	10,513 SF	DAYCARE	10,513 SF	1 SPACE/300 SF	36	36	3.4/1000
2	98,012 SF	A1	10,024 SF	RESTAURANT	5,088 SF	20 SPACES + 1/100 SF IN EXCESS OF 4,000 SF	31	31	6.1/1000
		A2	6,079 SF	RETAIL SHOPS	4,936 SF	1 SPACE/250 SF	20	20	4.1/1000
		A3	3,742 SF	Winery	3,742 SF	1 SPACE/250 SF	15	15	4.0/1000
		A4	3,277 SF	Winery	3,277 SF	1 SPACE/250 SF	14	14	4.3/1000
3	118,428 SF	F	51,797 SF	MEDICAL OFFICES	15,590 SF	1 SPACE/200 SF	78	78	5.0/1000
				LEASING OFFICE	0 SF	1 SPACE/400 SF	0	0	0/1000
4	48,738 SF	D	10,292 SF	GROCERY	6,130 SF	1 SPACE/250 SF	25	25	4.1/1000
				RETAIL SHOPS	1,286 SF	1 SPACE/250 SF	6	6	4.7/1000
5	91,235 SF	E	28,763 SF	RETAIL SHOPS	22,351 SF	1 SPACE/250 SF	90	90	4.0/1000
PHASE 1		OVERFLOW					0	51	
TOTAL					95,764 SF ²		363	414	5.0/1000

1. A PARKING MANAGEMENT PLAN REGULATES THE USE AND MANAGEMENT OF PARKING PER THE APPROVED BINDING SITE PLAN.
2. 12,500 SF OF COMMERCIAL SPACE IS INCLUDED FOR 25 LIVE WORK UNITS (500 SF/UNIT). PARKING FOR THESE IS ACCOUNTED FOR WITHIN THE RESIDENTIAL TABLE.

PARKING SUMMARY FOR RESIDENTIAL LIVING SPACE

LOT	BUILDING	UNIT TYPE	NUMBER OF UNITS	TOTAL AREA	PARKING SPACES RATIO REQUIRED PER MCMC 17.27.020 (C)	PARKING SPACES REQUIRED	PARKING SPACES PROPOSED
4	D	1 BED	8	5,371 SF	1.5 SPACES/UNIT	12	12
		2 BED	24	24,124 SF	2.5 SPACES/UNIT	60	60
		3 BED	0	0	2.5 SPACES/UNIT	0	0
5	E	1 BED	20	11,236 SF	1.5 SPACES/UNIT	30	30
		2 BED	48	48,291 SF	2.5 SPACES/UNIT	120	120
		3 BED	48	55,232 SF	2.5 SPACES/UNIT	120	120
3	F	1 BED	74	53,389 SF	1.5 SPACES/UNIT	111	111
		2 BED	92	93,101 SF	2.5 SPACES/UNIT	230	230
		3 BED	40	46,069 SF	2.5 SPACES/UNIT	100	100
TOTAL			354 ¹	336,813 SF		783	783 ²

1. A PARKING MANAGEMENT PLAN REGULATES THE USE AND MANAGEMENT OF PARKING PER THE APPROVED BINDING SITE PLAN.
2. INCLUDES 630 STALLS IN RESIDENTIAL PARKING GARAGE, 115 STALLS IN UNDERGROUND PARKING, 20 STALLS IN SURFACE GARAGES, AND 18 SURFACE STALLS.
3. 25 LIVE WORK UNITS ARE PROPOSED AND INCLUDED WITHIN THE UNIT COUNT.
SEE PARKING MANAGEMENT PLAN.

MINIMUM STANDARDS FOR OFF STREET PARKING (MCMC 17.27.040, TABLE 17-1)

PARKING LAYOUT	PARKING ANGLE	CONVENTIONAL CAR STALL AND AISLE SPECIFICATIONS				ONE WAY		TWO WAY	
		STALL WIDTH	CURB LENGTH	STALL DEPTH	AILSE WIDTH	SECTION WIDTH	AILSE WIDTH	SECTION WIDTH	PARKING WIDTH
ANGULAR	60°	8.5 FEET	9.8 FEET	20.7 FEET	18.5 FEET	59.9 FEET	22 FEET	63.4 FEET	
PERPENDICULAR	90°	8.5 FEET	8.5 FEET	19 FEET	25 FEET	63 FEET	25 FEET	63 FEET	

PROJECT INFORMATION

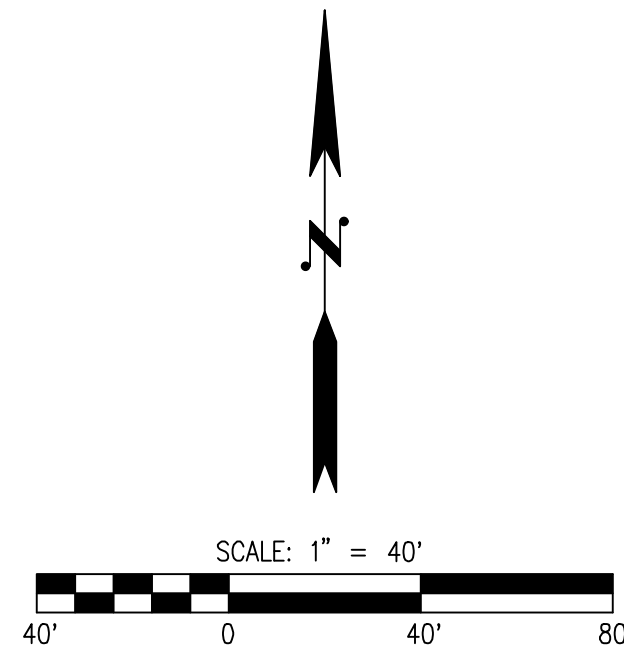
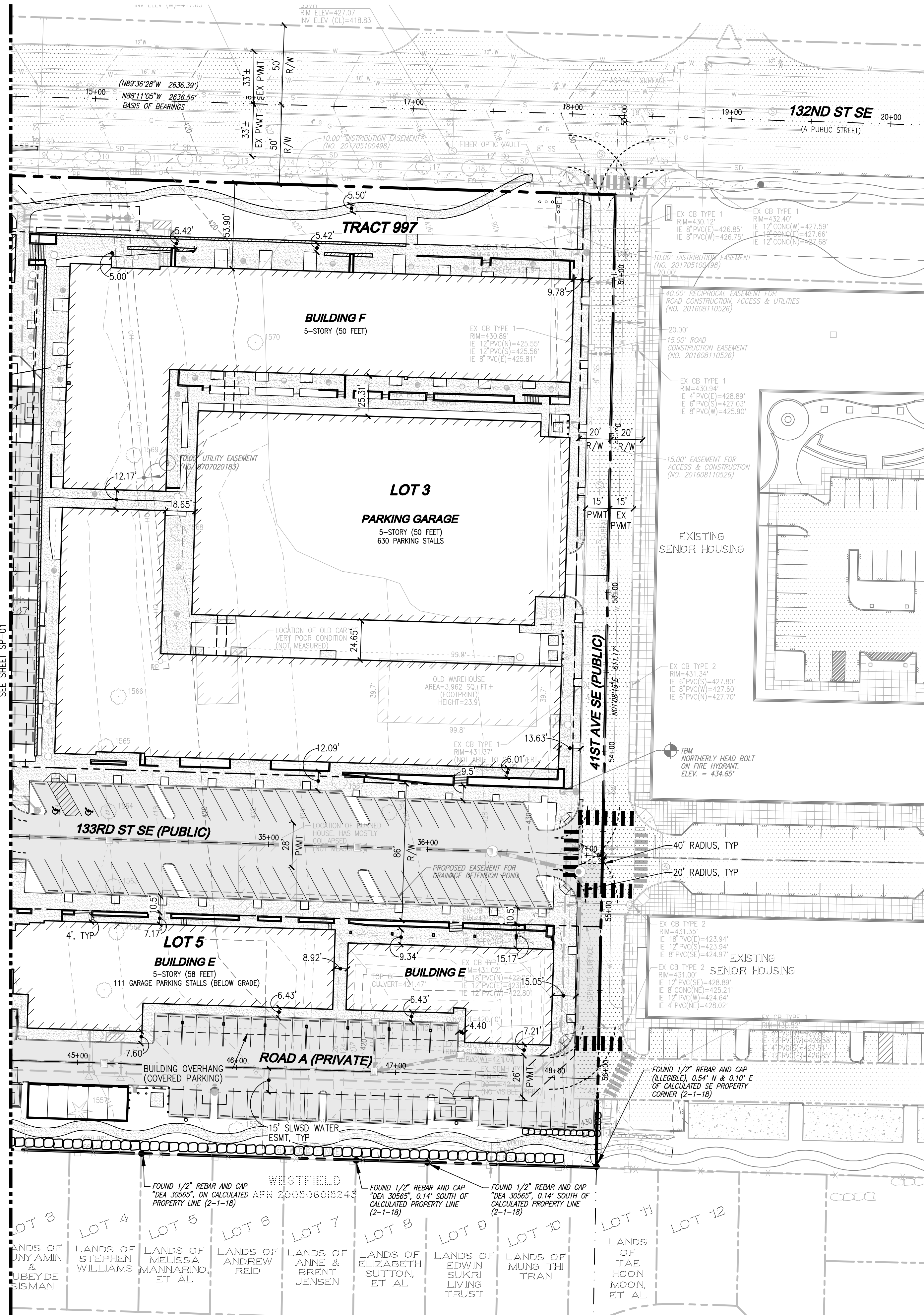
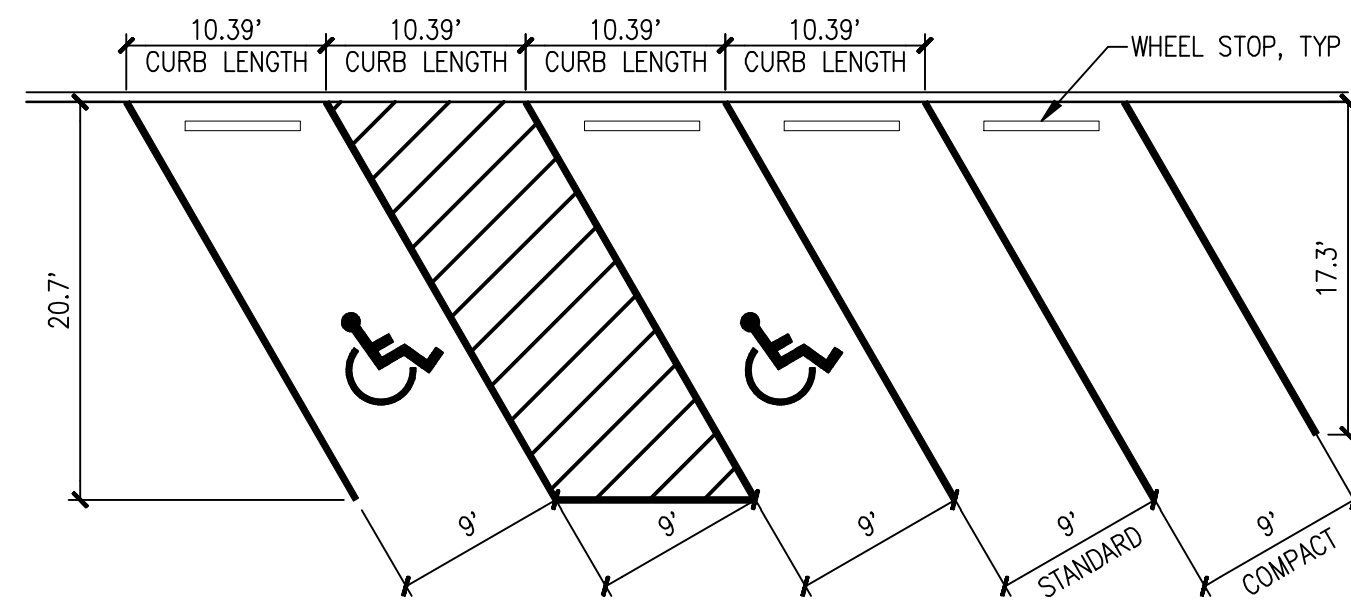
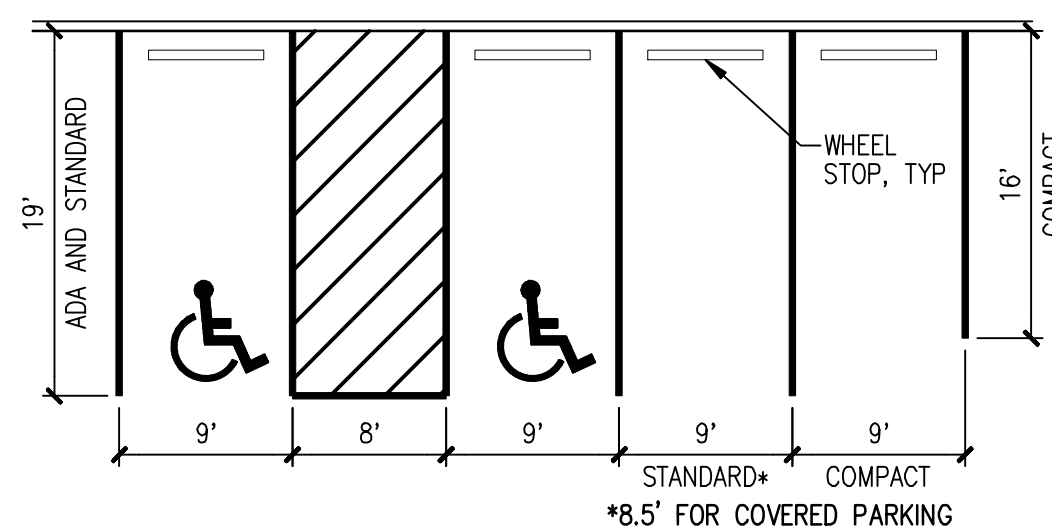
PROJECT TYPE:	PRINCIPAL USE: MIXED USE 17.34 ACRES (755,493 SF) EAST GATEWAY URBANE VILLAGE	TAX PARCEL #:	28053300200300 28053300200200
SITE AREA:		COMPLIES?	
ZONING:		CODE REFERENCE	
MAX BUILDING COVERAGE:	REQUIRED/PROPOSED NONE SPECIFIED		
HEIGHT LIMIT:	MAX ALLOWED: 60 FT PROPOSED: 58 FT MAX ALLOWED ADJACENT TO LDR ZONE: 35 FT PROPOSED: 12 FT	COMPLIES	MCMC 17.19.070
SETBACKS:		COMPLIES	MCMC 17.19.070
FRONT:	35 FT ROADWAY BUFFER	COMPLIES	MCMC 17.19.085
REAR:	NONE SPECIFIED		
SIDE:	NONE SPECIFIED		
BUFFER:			
WETLAND:	100 FT (REDUCED BUFFERS PROPOSED MODIFICATION, SEE CRITICAL AREA REPORT AND CONCEPTUAL MITIGATION PLAN)	MODIFICATION REQUESTED	MCMC 18.06.930
LANDSCAPE:	20 FT PERIMETER BUFFER/TRAIL ALONG SOUTHERN BOUNDARY	COMPLIES	EGUV, PAGE 13
LANDSCAPE REQUIREMENTS:			
TREES:	1 TREE PER 4 PARKING SPACES 472 SURFACE SPACES/4 = 118 TREES NO MORE THAN 10 SPACES BETWEEN LANDSCAPE ISLANDS OR MEDIANS	COMPLIES	MCMC 17.34.040(H)2d
PARKING:		COMPLIES	MCMC 17.34.040(H)2e
LANDSCAPE ISLANDS:	MUST BE MIN 5 FEET WIDE MUST BE MIN 6 FEET WIDE	COMPLIES	MCMC 17.34.040(H)1e
END AISLE PLANTERS		COMPLIES	EGUV, PAGE 23
PARKING:	REQUIRED: 1,146 SPACES (SEE PARKING SUMMARY TABLES) PROPOSED: 1,197 SPACES	COMPLIES	MCMC 17.27.020. C.2, D.1, D.4, D.6, D.12, AND G
SURFACE STANDARD:	338 (INCLUDES 42 COVERED)		
SURFACE COMPACT:	85		
SURFACE ADA:	12		
GARAGE STANDARD:	745		
GARAGE COMPACT:	0		
GARAGE ADA:	17		
TOTAL:	1,197		
OPEN SPACE:	REQUIRED: 88,500 SF (354 DWELLING UNITS x 250 SF/DU) PROPOSED: 88,645 SF (SEE SEPARATE OPEN SPACE EXHIBIT)	COMPLIES	MCMC 17.19.110 MCMC 17.22.060
TRACTS:	999 NATIVE GROWTH PROTECTION AREA: 4.86 ACRES (211,520 SF) 998 ROADWAY BUFFER: 0.19 ACRES (8,247 SF) 997 ROADWAY BUFFER: 0.49 ACRES (21,455 SF)		

DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY DURYEA & ASSOCIATES, LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.



Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REFERENCE LINE
SEE SHEET SP-01Drawing: P:\CWA\2017\17-127 Gateway at Mill Creek\Drawings\BSP\17127B-SP-PL.dwg
Plotter: Mar 28, 2019 - 4:46pmPROPOSED ANGULAR TWO WAY PARKING AISLE DETAIL
NOT TO SCALEPROPOSED ANGULAR PARKING SPACE DETAIL
NOT TO SCALEPROPOSED PERPENDICULAR PARKING SPACE DETAIL
NOT TO SCALE

REVISIONS

NO.	DATE	DESCRIPTION
1	8-30-18	REVISED PER CITY COMMENTS DATED 5-25-18
2	1-3-19	REVISED PER CITY COMMENTS DATED 10-24-18
3	2-26-19	REVISED PARKING
4	3-28-19	REVISED PER CITY COMMENTS DATED 3-27-19

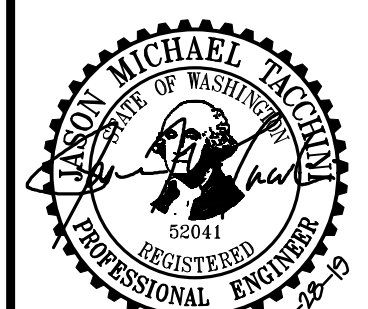
15th ANNIVERSARY

LDC
Surveying
Engineering
Planning20210 142nd Avenue NE
Woodinville, WA 98072
Ph: 425.886.1869
Fax: 425.882.2995
www.LDCcorp.com

VINTAGE DEVELOPMENT, INC.

THE FARM AT MILL CREEK
CITY FILE NO: PL2018-0004

PRELIMINARY BINDING SITE PLAN



JOB NUMBER: 17127B
DRAWING NAME: 17127B-SP-PL
DESIGNER: MEV
DRAFTING BY: CAF
DATE: 1/18/18
SCALE: 1"=40'
JURISDICTION: MILL CREEK

SP-02

SHEET 9 OF 13