

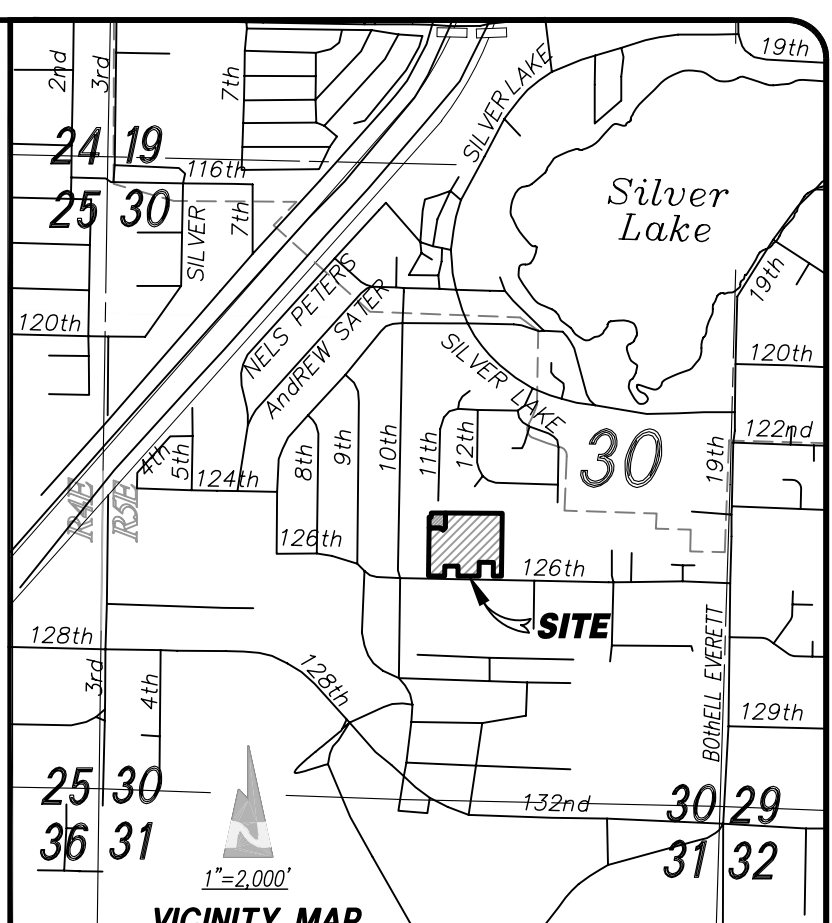
| CURVE | DELTA     | LENGTH | RADIUS | TANGENT |
|-------|-----------|--------|--------|---------|
| C1    | 24°02'36" | 83.93  | 200.00 | 42.59   |
| C2    | 23°28'21" | 81.93  | 200.00 | 41.55   |
| C3    | 15°45'34" | 82.52  | 300.00 | 41.52   |
| C4    | 15°45'34" | 82.52  | 300.00 | 41.52   |
| C5    | 90°33'42" | 71.92  | 45.50  | 45.85   |
| C6    | 89°46'11" | 289.85 | 185.00 | 184.26  |
| C7    | 90°29'06" | 71.86  | 45.50  | 45.89   |

**NOTE:**  
SILVER LAKE WATER DISTRICT HAS THE RIGHT TO UTILIZE THE INDICATED 100' UTILITY EASEMENT ALONG THE ROADS FOR THE PURPOSE OF INSTALLING AND MAINTAINING THE WATER SERVICE LINES & METERS

**NOTE:**  
GEOTECH IS TO BE ON-SITE DURING BUILDING CONSTRUCTION

**HEARING EXAMINER DECISION CONDITIONS:**  
(BELLA PARK, FILE NO. 05-127554 SD, DATED JUNE 6, 2007)

- B.** THE PLATTOR SHALL MARK WITH TEMPORARY MARKERS IN THE FIELD THE BOUNDARY OF ALL NATIVE GROWTH PROTECTION AREAS (NGPA) REQUIRED BY CHAPTER 30.02 S.C.C. OR THE LIMITS OF THE PROPOSED SITE DISTURBANCE OUTSIDE OF THE NGPA, USING METHODS AND MATERIALS ACCEPTABLE TO THE COUNTY.
- Cv.** IN ACCORDANCE WITH SDC 30.42B(5)(c), FLOOR PLANS AND STREET ELEVATIONS OF THE PROPOSED SINGLE FAMILY HOMES IN THE PLAT SHALL BE DESIGNED TO REDUCE THE VISUAL IMPACT OF THE GARAGE DOORS AND EMPHASIZE THE ENTRY LIVING SPACE.
- Dv.** NATIVE GROWTH PROTECTION AREA BOUNDARIES (NGPA) SHALL HAVE BEEN PERMANENTLY MARKED ON THE SITE PRIOR TO FINAL INSPECTION BY THE COUNTY, WITH BOTH NGPA SIGNS AND ADJACENT MARKERS WHICH CAN BE MAGNETICALLY LOCATED (E.G.: REBAR, PIPE, 20 PENNY NAILS, ETC.). THE PLATTOR MAY USE OTHER PERMANENT METHODS AND MATERIALS PROVIDED THEY ARE FIRST APPROVED BY THE COUNTY, WHERE AN NGPA BOUNDARY CROSSES ANOTHER BOUNDARY (E.G.: LOT, TRACT, PLAT, ROAD, ETC.), A REBAR MARKER WITH SURVEYOR'S CAP AND LICENSE NUMBER MUST BE PLACED AT THE LINE CROSSING.
- N.** NGPA SIGNS SHALL HAVE BEEN PLACED NO GREATER THAN 100 FEET APART AROUND THE PERIMETER OF THE NGPA. MINIMUM PLACEMENT SHALL INCLUDE ONE TYPE 1 SIGN PER WETLAND, AND AT LEAST ONE TYPE 1 SIGN SHALL BE PLACED IN ANY LOT THAT BORDERS THE NGPA, UNLESS OTHERWISE APPROVED BY THE COUNTY BIOLOGIST. THE DESIGN AND PROPOSED LOCATIONS FOR THE NGPA SIGNS SHALL BE SUBMITTED TO THE LAND USE DIVISION FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- Dv.** THE FINAL CRITICAL AREAS MITIGATION PLAN SHALL HAVE BEEN SATISFACTORILY IMPLEMENTED.
- E.** PRIOR TO OCCUPANCY OF ANY UNIT IN THE PROJ. THE APPLICANT SHALL PROVIDE A MAINTENANCE BOND FOR REQUIRED LANDSCAPE IMPROVEMENTS, IN AN AMOUNT AND FORM SATISFACTORY TO FDS.



**BELLA PARK / PFN: 05-127554 SD**

**LEGAL DESCRIPTION:**  
PARCEL A:  
LOTS 5 AND 6, BLOCK 1, GRANT BESSE'S SILVER LAKE 2-1/2 ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 15, RECORDS OF SAID COUNTY.  
EXCEPT THE SOUTH 100 FEET OF SAID LOT 6.  
PARCEL B:  
THE EAST 30 FEET OF THE SOUTH 100 FEET OF LOT 6, BLOCK 1, GRANT BESSE'S SILVER LAKE 2-1/2 ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 15, RECORDS OF SAID COUNTY.  
PARCEL C:  
THE NORTH 471 FEET AND THE WEST 20 FEET OF THE SOUTH 140 FEET OF LOT 4, BLOCK 1, GRANT BESSE'S SILVER LAKE 2-1/2 ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 15, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.  
PARCEL D:  
LOT 7, BLOCK 1, GRANT BESSE'S SILVER LAKE 2 1/2 ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 15, IN SNOHOMISH COUNTY, WASHINGTON.  
EXCEPT THE EAST 150.20 FEET AS MEASURED ALONG THE NORTH LINE OF THE NORTH 150 FEET, AS MEASURED ALONG THE EAST LINE OF SAID LOT 7.  
PARCEL E:  
THE WEST 82 1/2 FEET OF LOT 3, BLOCK 1, GRANT BESSE'S SILVER LAKE SOUTH 2 1/2 ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 15, IN SNOHOMISH COUNTY, WASHINGTON.  
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**SITE DATA:**  
TOTAL SITE AREA: 417,128 SF / 9.58 AC  
EXISTING/PROPOSED ZONING: R-9600 / R-7200-PRO  
WATER SUPPLY: SILVER LAKE WATER DISTRICT  
SEWER DISPOSAL: SILVER LAKE WATER DISTRICT  
SCHOOL DISTRICT: EVERETT SCHOOL DISTRICT NO. 2  
FIRE DISTRICT: NO. 01

**SITE ADDRESS'S:** 1123 1215 1307 & 1319 126th ST SE  
EVERETT, WA 98208-6569

**TAX PARCEL NO.'S:** 00459700100701, 00459700100601, 00459700100500, 00459700100401, & 00459700100301

**OWNERS:**  
MICHAEL RADICH LEO G. CLARK SIMON PIERRE SMITH  
1123 126th ST SE 1215 126th ST SE 1319 126th ST SE  
EVERETT, WA 98208-6569 EVERETT, WA 98208-6569 EVERETT, WA 98208-6569

**BELLA SIDEKICK / PFN: 06-133454 SP**

**LEGAL DESCRIPTION:**  
THE EAST 150.20 FEET, AS MEASURED ALONG THE NORTH LINE OF THE NORTH 150 FEET, AS MEASURED ALONG THE EAST LINE OF LOT 7, BLOCK 1, GRANT BESSE'S SILVER LAKE 2-1/2 ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE(S) 15, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.  
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**SITE DATA:**  
TOTAL SITE AREA: 25,083 SF / 0.58 AC  
EXISTING/PROPOSED ZONING: R-9600 / R-7200-PRO  
WATER SUPPLY: SILVER LAKE WATER DISTRICT  
SEWER DISPOSAL: SILVER LAKE WATER DISTRICT  
SCHOOL DISTRICT: EVERETT SCHOOL DISTRICT NO. 2  
FIRE DISTRICT: NO. 01

**SITE ADDRESS:** 12405 11th DR SE  
EVERETT, WA 98205-6515

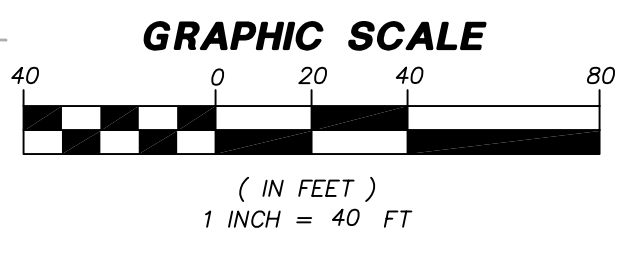
**TAX PARCEL NO.:** 00459700100702

**PLANNER CONTACT:** BELLA PARK LLC (JULIE STIVERS, MEMBER)  
601 DELTA AVE  
MARYSVILLE, WA 98270  
TEL: 360-658-6986  
FAX: 360-658-7826

**APPLICANT:** BELLA PARK LLC (JULIE STIVERS, MEMBER)  
10505-19th AVE SE, SUITE A  
EVERETT, WA 98208  
TEL: 425-508-2009

**WETLAND BIOLOGIST:** ASSOCIATED EARTH SCIENCES, INC.  
9505 19th AVE SE, SUITE 106  
EVERETT, WA 98208  
TEL: 425-337-3174

**GEOTECHNICAL ENGR.:** KIRKLAND, WA 98033  
TEL: 425-827-7701



**DATUM:** NAVD 88  
**PROJECT BENCH:** NGSD SURVEY CONTROL MONUMENT BEA1988  
ELEV = 478.98'  
**SITE BENCH:** EX. SSM, CENTER OF CHANNEL  
E=473.18'  
**CONVERSION:** SUBTRACT 3.67' FROM NAVD 88 = NGVD 29

**NOTE:**  
FRONT BUILDING SETBACK LINES SHOWN AT 20'. GARAGES CAN BE AT 18'.  
SIDE & REAR SETBACK LINES ARE 5' UNLESS OTHERWISE INDICATED.

**NOTE:**  
THE BSBL ALONG THE BACK OF LOT 1, LOTS 6-11 AND LOTS 13-16 ALSO REPRESENTS THE PROTECTION AREA REQUIRED FOR THE WALL GEGRID REINFORCEMENT.

**SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES APPROVED FOR CONSTRUCTION**

| DATE     | REVISION/ISSUED                    |
|----------|------------------------------------|
| 2/26/07  | ISSUED                             |
| 5/15/07  | PER COUNTY & DISTRICT MARKUPS      |
| 6/6/07   | REVISED TO INCLUDE H.E. CONDITIONS |
| 02/21/08 | UPDATE PLAN SHEETS                 |

**PFN: 05-127554 SD & 06-133454 SP**

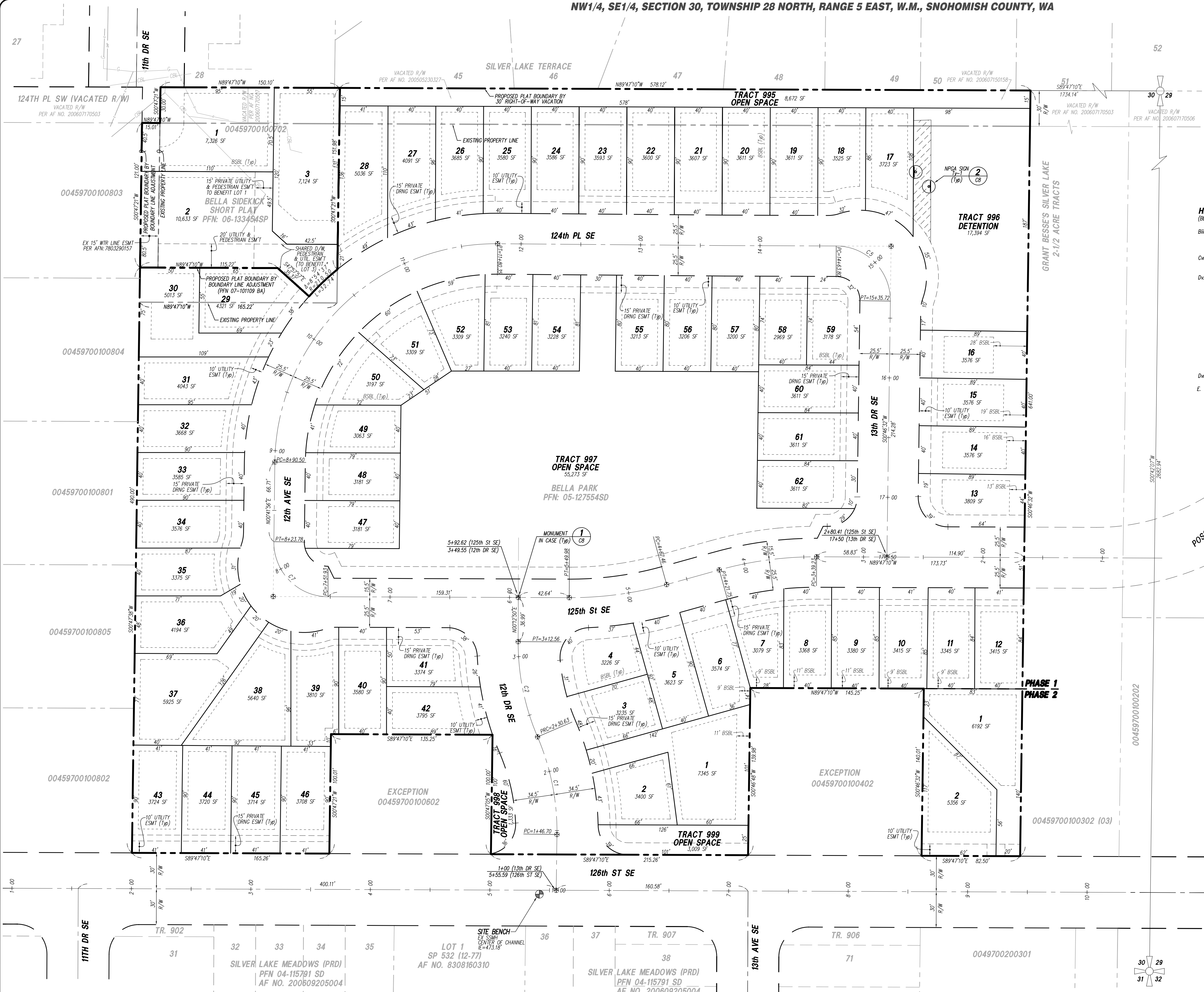
# BELLA PARK BELLA SIDEKICK S.P.

## PLANNED RESIDENTIAL DEVELOPMENT

### SITE PLAN

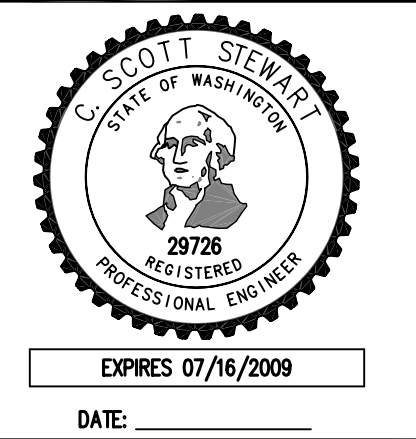
**PROJECT NO. 05623**

**DWG C1 OF 9**



**PEAK ENGINEERING INC.**

601 DELTA AVENUE, MARYSVILLE, WASHINGTON 98270  
(360) 658-6986 FAX: (360) 658-7826  
E-MAIL: PEAK@PEAK-ENGINEERING.NET



**SURVEY & TOPOGRAPHIC INFORMATION PROVIDED BY:**

PEAK ENGINEERING, INC.  
601 DELTA AVENUE  
MARYSVILLE, WASHINGTON 98270  
360-658-6986

- DRAWING INDEX:**
- S1) STRUCTURAL NOTES TYP DETAILS
  - S2) VAULT LID & FOUNDATION PLANS
  - S3) WALL SECTIONS
  - S4) SITE PLAN
  - S5) 126th ST SE, 12th DR SE SANITARY SEWER PLAN & PROFILES
  - S6) 126th ST SE & 12th DR SE ROAD PROFILES
  - S7) 125th ST SE, 11th ST SE, 124th PL SE & 13th DR SE ROAD PROFILES & NOTES
  - S8) DETAILS
  - S9) VAULT PLAN, SECTIONS & DETAILS
  - W1) WATER PLAN
  - 1 OF 1) ULTRA BLOCK WALL DESIGN
  - L1) LANDSCAPE COVER SHEET/SITE PLAN
  - L2) LANDSCAPE PLAN
  - L3) LANDSCAPE PLAN
  - L4) LANDSCAPE PLAN
  - L5) LANDSCAPE PLAN
  - L6) TREE RETENTION PLAN
  - L7) LANDSCAPE DETAILS
  - 1/1) FINAL WETLAND MITIGATION PLAN

**RECORD DRAWING SUBMITTAL**

WE HEREBY DECLARE THAT THE ROAD, STORM DRAINAGE, GRADING AND OTHER IMPROVEMENTS ARE LOCATED AS SHOWN ON THESE RECORD DRAWINGS AND THAT THESE RECORD DRAWINGS ARE SUBMITTED ON A TRUE COPY OF THE COUNTY APPROVED CONSTRUCTION PLANS SIGNED FOR APPROVAL ON \_\_\_\_\_

PROJECT ENGINEER/SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
PROJECT DEVELOPER/OWNER \_\_\_\_\_ DATE \_\_\_\_\_

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

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.