CITY OF MOUNT VERNON
COUNCIL MEETING
AGENDA
March 11, 2026, 7:00 p.m.

Police Court Campus, 1805 Continental Place

To virtually attend the meeting, the public may:

1. **Watch the meeting live on TV10:** Comcast/Xfinity Channel 10
2. **Watch the meeting live, online:** https://www.youtube.com/channel/UCUob_hcQUmd4S93YkletdrA

1. OPENING CEREMONIES

A. Call to Order
B. Pledge of Allegiance
C. Roll Call of Councilmembers

2. APPROVAL OF AGENDA

3. COMMUNITY COMMENTS

(This is an opportunity for Mount Vernon residents to address their City Council. Please provide your information on the guest sign-in sheet located on the table near the entrance to the Council Chambers prior to speaking, and limit comments to three minutes or less. Under normal circumstances, the Mayor and Council will not respond immediately to Community Comments. If you would like someone to follow up with you regarding the topic of your comments, please leave your name and contact information on the form at the entrance of the Council Chambers. If you are unable to attend the meeting and would like to make your comments via Zoom, please submit a request to speak via email to communitycomments@mountvernonwa.gov or by telephone at 360-336-6211. Requests must be received by 4 p.m. on the meeting date.)

Interpretation services for Community Comments are available on request. Please contact the City at mvmayor@mountvernonwa.gov or 360-336-6211 at least two business days prior to the meeting if you would like an interpreter to share your comments with City Council.

4. CONSENT AGENDA

A. Approval of February 25, 2026, Regular Council Meeting minutes
B. Approval of March 5, 2026, Payroll checks numbered 113315 - 113326, direct deposit checks numbered 111513 - 111777, and wire transfers numbered 1544 - 1548, in the amount of $1,618,205.51
C. Approval of March 11, 2026, Claims numbered 33160 - 33285 in the amount of $1,032,112.34

5. REPORTS

A. Councilmember Comments
B. Mayor's Report

6. NEW BUSINESS

A. Approval of Resolution – Name Crosswalk in Honor of James Lippert
(Staff is requesting approval of Resolution 1090, naming a crosswalk after James Lippert.)
(required action – resolution)
(staff contact – Mayor Donovan)

B. Presentation – Mount Vernon Downtown Association (MVDA)
(MVDA Executive Director Ellen Gamson will update Council on recent developments in Mount Vernon's historic downtown.)
(required action – none)
(staff contact – Peter Donovan)

C. Public Hearing and Approval of Resolution – South Village Preliminary Platt PLAN25-0277
(This is a public hearing and request for approval of Resolution 1091, of the South Village Preliminary Plat PLAN25-0277)
(required action – resolution)
(staff contact – Rebecca Lowell)

D. Public Hearing and Approval of Resolution – 2026 Comprehensive Plan Docket
(This is a public hearing and request for approval of Resolution 1092, setting the 2026 Comprehensive Plan docket)
(required action – resolution)
(staff contact – Rebecca Lowell)

E. Public Hearing and Presentations - 2026 Community Development Block Grant (CDBG) Funding
(This is a public hearing and presentations from five applicants for 2026 CDBG funding.)
(required action – none)
(staff contact – Steve Sexton)

F. Public Hearing and Approval of Ordinance – Mount Vernon Municipal Code (MVMC), Chapters 17.06, 17.73, 17.102 Accessory Swelling Units (ADU)
(This is a public hearing and request for approval of Ordinance 3937 amending MVMC Chapters 17.06, 17.73, and 17.102, ADU)
(required action – ordinance)
(staff contact – Rebecca Lowell)

G. Resolution – Procedures for Opioid Settlement Funds
(Staff is requesting approval of Resolution 1093 establishing procedures for opioid settlement funds.)
(required action – resolution)
(staff contact – Kevin Rogerson)

H. Approval of Purchase – Hillcrest Park ADA/Inclusive Playground Equipment
(Staff is requesting approval to purchase ADA/Inclusive playground equipment for Hillcrest Park.)
(required action – motion)
(staff contact – Jennifer Berner)

I. Approval of Agreement – HDR Engineering, Inc.
(Staff is requesting approval of an agreement with Transpo Group, USA, Inc. for ……..)
(required action – agreement)
(staff contact – Frank Reinart)

7. EXECUTIVE SESSION

8. ADJOURNMENT

CONSENT ITEM: A

City of Mount Vernon
City Council Meeting Minutes
February 25, 2026
Police Court Campus, 1805 Continental Place

DRAFT

Present	
Mayor Donovan	
Councilmembers:	Beaton, Daman, Hudson, Oliver, Tercero, Vander Stoep, West
Absent:	Hudson (excused)
Staff:	Finance Director Volesky, City Attorney Rogerson, Parks and Recreation Director Berner, City Clerk Jensen, Development Services Director Sexton, Police Chief Christman

1. OPENING CEREMONIES

A. Mayor Donovan called the meeting to order at 7:03 p.m.
B. Mayor Donovan lead the pledge of allegiance
C. City Clerk Jensen called roll of Councilmembers

2. APROVAL OF AGENDA

Councilmember Tercero moved to approve the agenda as presented. Motion seconded by Councilmember Vander Stoep. Motion passed 6-0.

3. COMMUNITY COMMENTS

- Jason Wells, Anacortes resident and Executive Director of Skagit Friendship House, spoke about the services it provides shared his goals.

4. CONSENT AGENDA

A. Approval of February 11, 2026, Regular Council Meeting minutes

B. Approval of February 20, 2026, Payroll checks numbered 113315 - 113326, direct deposit checks numbered 111513 - 111777, and wire transfers numbered 1544 - 1548, in the amount of $1,618,205.51
C. Approval of February 25, 2026, Claims numbered 33022 - 33149 in the amount of $863,395.42

Councilmember Beaton moved to approve Consent Agenda Items A – C, with a correction to the February 11, 2026, Council meeting minutes, New Business Item C: Motion was seconded by Councilmember Hudson. Motion seconded by Councilmember Vander Stoep. Motion passed 6-0.

5. REPORTS

A. Councilmember Comments
- Councilmember Tercero announced that there will be a Ward 1 and At-Large meeting March 2nd, from 6-8 pm at Mount Vernon Senior Center.
- Councilmember Oliver thanked all that attended the Ward 2 meeting.
- Councilmember West thanked the Mayor for allowing Kerri to assist with the logistics of the ward meetings.

B. Mayor's Report
- Mayor Donovan thanked the staff of the Mount Vernon Postal employees for their work and acknowledged US Post Office Week.
- Mayor Donovan recognized the Mount Vernon Future Farmers of America Chapter and National FFA Week.
- Mayor Donovan shared that Senior Planner Marianne Manville-Ailles passed away on February 24, 2026.

6. NEW BUSINESS

A. Approval of Ordinance – Municipal Code Chapter 6.04, Animal Cruelty: Mr. Rogerson requested approval of Ordinance 3936, updating Chapter 6.04 of the Municipal Code related to animal cruelty, adopting the state statutes.

Councilmember Beaton moved to adopt Ordinance 3936, updating Chapter 6.04 of the Municipal Code related to animal cruelty. Motion seconded by Councilmember Vander Stoep. Motion passed 6-0.

7. EXECUTIVE SESSION

The meeting was adjourned into Executive Session at 7:15 p.m. for a period of twenty minutes to consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price. However, final action, selling or leasing public property shall be taken in a meeting open to the public pursuant to RCW 42.30.110 (1) (b). And to discuss with counsel matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency pursuant to RCW 42.30.110 (1) (i). No final action will be taken. The meeting will reconvene at 7:35 p.m.

8. ADJOURNMENT

The meeting reconvened and adjourned at 7:35 p.m.

Submitted by: Becky Jensen, City Clerk

Approved: March 11, 2026

NEW BUSINESS ITEM: A

MEETING DATE: March 11, 2026

SUBJECT: Approval of Resolution - Name Crosswalk in Honor of James Lippert

PRESENTER:

RECOMMENDED ACTION:
Approve Resolution 1090

EXECUTIVE SUMMARY:
Resolution 1090 names the crosswalk in front of Washington Elementary School in honor of Jim Lippert.

APPLICABLE DEPARTMENTAL REVIEW
Legal

ATTACHMENTS:
1. Resolution 1090 Jim Lippert

RESOLUTION NO. 1090

A RESOLUTION OF THE CITY OF MOUNT VERNON, WASHINGTON NAMING A PUBLIC CROSSWALK WITHIN THE CITY RIGHT OF WAY IN HONOR OF JAMES "JIM" LIPPERT.

WHEREAS, James "Jim" Lippert was a beloved community member who served numerous charitable causes; and

WHEREAS, for 32 years Jim served at Washington Elementary School; acting as a volunteer coordinator, yearbook editor, safety expert, playground manager, and dedicated crosswalk patrol guard; and

WHEREAS Jim's most prominent crossing guard post was in the Washington Elementary School area; and

WHEREAS, the naming of the public crosswalk, located on McLean Road, north of Washington Elementary School is an appropriate recognition for such a distinguished person.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON that the City Council of the City of Mount Vernon hereby name the public crosswalk located at McLean Road, in front of Washington Elementary School in honor of James "Jim" Lippert; and

BE IT FURTHER RESOLVED, that the City Council directs that an appropriate ceremony be held to mark the naming of the crosswalk.

PASSED AND ADOPTED by the City Council of the City of Mount Vernon at a regular meeting thereof this 11th day of March, 2026.

SIGNED IN AUTHENTICATION OF ITS PASSAGE this ____, of March, 2026.

_____

Peter Donovan, Mayor

Attest:

_____

Becky Jensen, City Clerk

Approved as to form:

_____

Kevin Rogerson, City Attorney

NEW BUSINESS ITEM: B

MEETING DATE: March 11, 2026

SUBJECT: Presentation - Mount Vernon Downtown Association (MVDA)

PRESENTER:

RECOMMENDED ACTION:
none

EXECUTIVE SUMMARY:
MVDA Executive Director Ellen Gamsom will update City Council on recent developments in Mount Vernon's historic downtown

APPLICABLE DEPARTMENTAL REVIEW

ATTACHMENTS:
None

MEETING DATE: March 11, 2026

SUBJECT: Closed Record Hearing – South Village Preliminary Plat Approval

PRESENTER: Rebecca Lowell, Development Services

RECOMMENDED ACTION:

Hold a closed record public hearing and approve the Resolution for the South Village preliminary plat.

EXECUTIVE SUMMARY:

The South Village Preliminary Plat project proposes to subdivide the existing 11.44-acre property into 20 single family residential lots and 6 tracts (2 landscaping tracts, a stormwater tract, a tract to accommodate an access easement to the neighbor where their driveway encroaches onto the property and 2 NGPA tracts). There are currently two homes located on the property The existing home at 2437 East Blackburn Road will be demolished and the existing home at 2601 East Blackburn Road will be retained. The site includes Maddox Creek and 93,751squre feet of category III wetland. The project will include the construction of new roads (1,031 linear feet) and associated utilities to access and serve the subdivision.

The property is located at 2437 East Blackburn Road and is parcel P135481.

The proposal is found to be consistent with the Mount Vernon Municipal Code and the Comprehensive Plan. The proposed preliminary plat was considered at a duly advertised public hearing before the Hearing Examiner who recommended approval of the application with conditions.

APPLICABLE DEPARTMENTAL REVIEW:

Legal: ☐	H.R.: ☐	Fire: ☐	D.S.: ☒
Finance: ☐	Police: ☐	Parks: ☐	Library: ☐
I.T.: ☐			

ATTACHMENTS:

Proposed Resolution that includes all of the following:

- Hearing Examiner's Recommendation;
- Staff Report with its associated Exhibits; and,
- Notice of Reconsideration and the Request for Reconsideration

RESOLUTION NO. 1091

A RESOLUTION PERTAINING TO SUBDIVISION CONTROL AND ACCEPTING THE PRELIMINARY PLAT OF SOUTH VILLAGE (CITY FILE PLAN25-0277) PURSUANT TO CHAPTER 16.08 OF THE MOUNT VERNON MUNICIPAL CODE (MVMC) AND REVISED CODE OF WASHINGTON (RCW) 58.17

WHEREAS, an application for approval of a Preliminary Plat of a proposed 20-lot and 6 tract subdivision has been made pursuant to Chapter 16.08 of the MVMC by the owner of the real property described in Exhibit "AA" which comprises approximately 11.44-acres in Mount Vernon, Washington; and

WHEREAS, pursuant to Chapters 14.05 and 16.08 of the Mount Vernon Municipal Code, an open record public hearing was conducted before the Mount Vernon Hearing Examiner on February 2, 2026; and

WHEREAS, the Hearing Examiner recommended conditional approval of the preliminary plat in a document dated February 23, 2026. The Hearing Examiner's recommendation was transmitted to the Applicant and parties of record and no requests for reconsideration were received within the 10-day timeframe within which such requests can be made; and

WHEREAS, a Preliminary Plat map, Exhibit "BB", has been reviewed and recommended for approval with conditions by the Hearing Examiner; and

WHEREAS, the Hearing Examiner recommended, based on Findings of Fact, Conclusions of Law listed within his recommendation, Preliminary Plat approval with the conditions and restrictions listed in the accompanying Exhibit "CC"; and

WHEREAS, a closed record public hearing was held by the Mount Vernon City Council on March 11, 2026 to consider the Hearing Examiner's recommendation on the South Village preliminary plat; and

WHEREAS, notice of the time, location and purpose of the closed record public hearing before the City Council on March 11, 2026 for the purpose of giving approval, conditional approval or disapproval of the Preliminary Plat was distributed to the applicant and parties of record pursuant to Chapter 14.05.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON AS FOLLOWS:

That said Preliminary Plat known and described as **SOUTH VILLAGE** has been presented for acceptance and conditional approval and is hereby accepted and approved subject to the restrictions and conditions listed in Exhibit "CC".

The real property comprising such plat is described in Exhibit "AA" and shown in Exhibit "BB".

The Hearing Examiner's Recommendation dated February 23, 2026, and the staff report this recommendation is based upon are contained in Exhibit "DD".

The above-identified Exhibits AA – DD are hereby incorporated into this Resolution in full by reference as if set forth in this Resolution verbatim.

Dated this 11th day of March, 2026:

Signed in Authentication this _____day of March, 2026

_____
Peter Donovan, Mayor

Attest:

_____
Becky Jensen, City Clerk

Approved as to form:

_____
Kevin Rogerson, City Attorney

EXHIBIT "AA":
SOUTH VILLAGE PRELIMINARY PLAT
LEGAL DESCRIPTION

LOT 8, EAST VILLAGE PLAT COMMUNITY, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 2, 2021 UNDER RECORDING NO. 202102020112, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXHIBIT "BB"
SOUTH VILLAGE PRELIMINARY PLAT
PRELIMINARY PLAT MAP – PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

This map has been included in this Resolution for illustrative purposes only. Changes to what is shown on this map will be required prior to final plat approval.

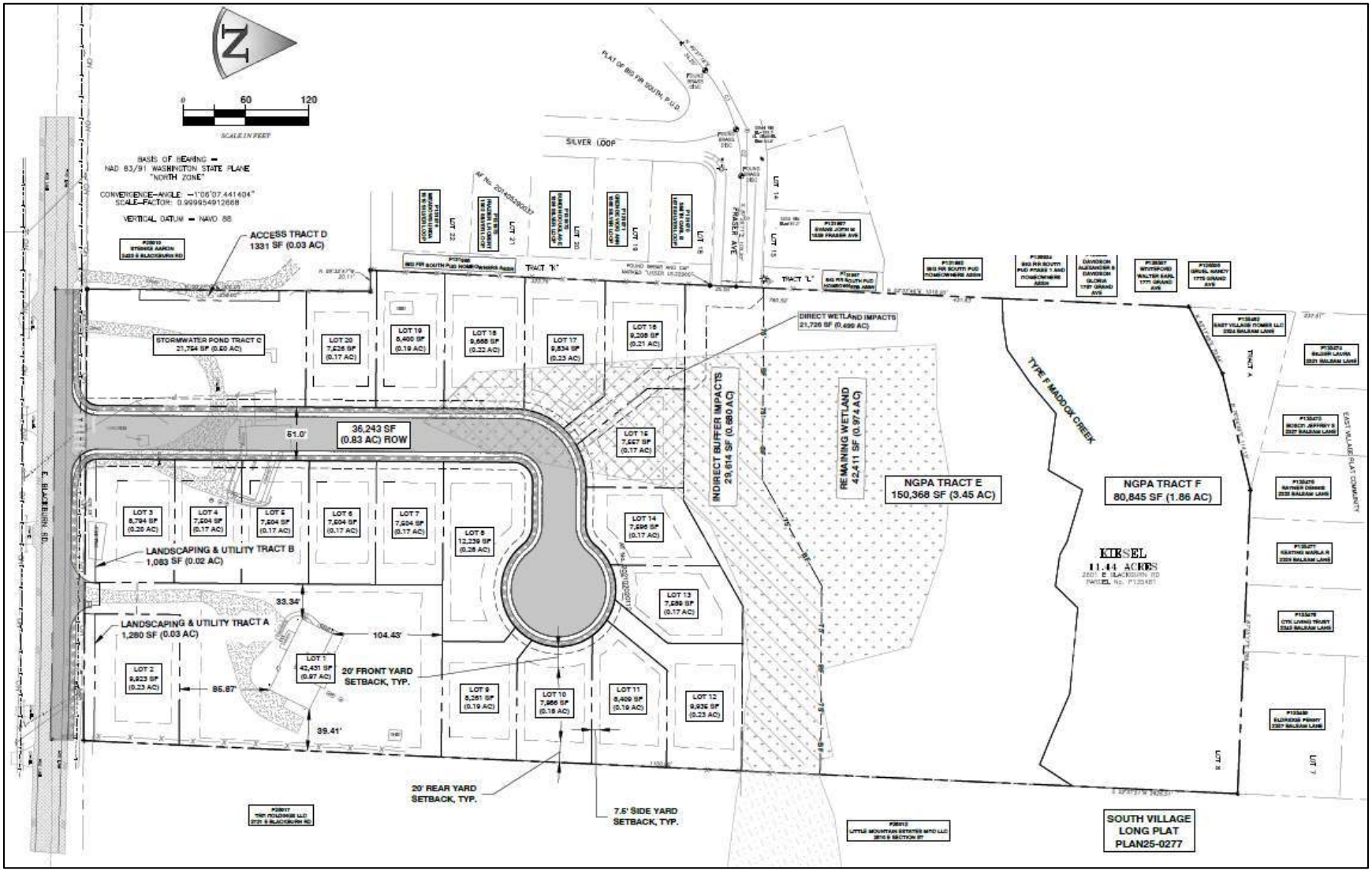

EXHIBIT "CC":

CONDITIONS OF APPROVAL
SOUTH VILLAGE PRELIMINARY PLAT

1. The MDNS issued (Exhibit 4c of the Staff Report attached in Exhibit DD) pursuant to SEPA and the mitigation measures, as stated therein must be satisfied.

2. The Traffic Concurrency Recommendations, as set forth in the Transportation Concurrency Review completed by Transportation Solutions, Inc (Exhibit 13 of the Staff Report attached in Exhibit DD) shall be completed prior to final plat approval and payment of the requisite traffic impact fees shall occur consistent with MVMC Chapter 3.36.

3. Blackburn road frontage improvements shall consist of the following: 3/4 street improvements (Arterial road section, City engineering detail 3-1) along the project frontage and continuing west to connect to the existing frontage improvements fronting parcel P28006 (2381 E Blackburn Rd)

4. The proposal must pay all required impact fees prior to issuance of building permits for residential structures.

5. Potable water from PUD must be provided to serve each of the proposed residential lots

6. The proposal is required to comply with the 2019 Stormwater Management Manual for Western Washington (SWMM), including any subsequent updates or amendments and Mount Vernon Municipal Code Chapter 13.33.

7. As part of the final engineering for the project the stormwater pond will be designed to meet with all of the City's engineering standards.

8. The proposal must comply with standard building setbacks found in MVMC Chapter 17.15.

9. All utilities (sanitary and storm sewers, potable water, fiber, natural gas, and electric) must be installed and stubbed to each building lot prior to final plat approval

10. A homeowner's association be created for the development that shall be responsible for the maintenance all landscape areas, fencing around the perimeter of the plat and around the stormwater ponds, the wetland and associated buffer (NGPA Tract E), sidewalks and street trees installed adjacent to sidewalks. The City will not be maintaining any of the areas the homeowner's association is required to maintain.

11. Codes, Covenants & Restrictions (CC&Rs) for the development shall be submitted to the Development Services Department for review and approval prior to final plat approval. The CC&Rs shall include a map that clearly shows the areas within the plat that the homeowner's association is responsible for maintaining. Evidence that sufficient funds will be collected from each of the future residents shall be supplied to the City to ensure proper maintenance of these areas. The City approved CC&Rs shall be recorded with, and cross-referenced on, the face of the final plat.

EXHIBIT "DD":

HEARING EXAMINER'S RECOMMENDATION,
REQUEST FOR RECONSIDERATION, &
STAFF REPORT WITH ITS ASSOCIATED EXHIBITS

City of MOUNT VERNON
DEVELOPMENT SERVICES

NOTICE OF HEARING EXAMINER RECOMMENDATION & NOTICE OF PUBLIC HEARING

PROJECT NAME/NUMBER East Village Preliminary Plat, SEPA & Critical Areas PLAN25-0277

PROJECT DESCRIPTION: The South Village Preliminary Plat project proposes to subdivide the existing 11.44-acre property into 20 single family residential lots and 6 tracts (2 landscaping tracts, a stormwater tract, a tract to accommodate an access easement to the neighbor where their driveway encroaches onto the property and 2 NGPA tracts).

PROJECT LOCATION: The property is located at 2437 East Blackburn Road and is parcel P135481. The property is Lot 8 of the previous East Village Plat. It is a portion of the Northwest quarter of Section 28, Township 35 N, Range 04 E W.M.

On February 2, 2026 the Mount Vernon Hearing Examiner held an open record public hearing on the above described project. On February 23, 2026 the Hearing Examiner rendered a recommendation on this project and on February 27, 2026 the Examiner's recommendation is being distributed.

Mount Vernon Municipal Code (MVMC) 14.05.110(H)(4) states that an applicant or party of record feeling that the recommendation of the examiner is based on an erroneous procedure, errors of law or fact, err in judgment, or the discovery of new evidence, which could not be reasonably available at the public hearing, may make a written application for review within 10 days. As such, the applicant and parties of record have until **MARCH 9, 2026** to submit a request for reconsideration.

City staff have created a page on the City's permit portal where the site plans, technical reports, and other pertinent information can be viewed by following these directions: navigate to: https://ci-mountvernon-wa.smartgovcommunity.com/Public/Home once on this webpage click on the brown "GO" link under the heading "Public Notices". Type in the project number identified in this notice into the search bar near the top of the screen. Click on the project number listed below the search bar when it appears.

PUBLIC HEARING: A closed record public hearing on the above described project will be held by the Mount Vernon City Council on **MARCH 11, 2026.** This hearing will be held at the City's Police/Court Campus located at 1805 Continental Place and the Council's agenda for this evening will begin at 7PM.

CITY CONTACT: Further information can be obtained by contacting the following:
City of Mount Vernon, Development Services Department
Contact: Rebecca Lowell
910 Cleveland Ave.
Mount Vernon, WA 98273
(360) 336-6214

ISSUED: 02/27/2026

BEFORE THE HEARING EXAMINER FOR THE CITY OF MOUNT VERNON

RE: South Village Preliminary Plat PLAN25-0277	FINDINGS OF FACT, CONCLUSIONS OF LAW AND RECOMMENDATION

SUMMARY

Samish Bay Land Co. requests approval of a preliminary plat to subdivide 11.44 acres into 20 single family lots for a parcel located at 2437 East Blackburn Road. It is recommended that the City Council approve the application with City staff recommended conditions of approval.

All impacts of the proposed subdivision are adequately addressed by the City's detailed subdivision standards. The one slightly unique feature of the proposal is that a large portion of the project area is encumbered by a Category III wetland and a Type F stream, Maddox Creek. To properly protect these environmentally sensitive areas, the Applicant has set aside 5.31 acres of the 11.44-acre project site for a native growth protection area (NGPA). To ensure that all impacts are properly mitigated, City staff subjected the Applicant's wetland analysis to two rounds of peer review. The Applicant proposes to fill 21,726 square feet of the wetland and to convert another 29,614 square feet of wetland to buffer. This wetland impacts are mitigated in part by contributing to the City's off-site wetland bank.

The proposal generated a couple public comment letters and one letter from the Washington State Department of Fish and Wildlife (WDFW). One of the public comment letters from the East Village Homeowner's Association (HOA). The East Village subdivision adjoins the project site on its north side. The wetland and stream and/or associated buffers extend into the East Village subdivision and

the East Village HOA is currently responsible for maintain the stream and wetland and associated buffers. The East Village HOA requested that the residents of the HOA for the proposed subdivision be responsible for the maintenance of the wetland, wetland buffer and Maddox Stream buffer located on the south side of Maddox Creek. Since the south side of Maddox Creek is located on the project site, the South Village HOA will be responsible for maintenance as requested by the East Village HOA once the developer for the East Village HOA has completed its monitoring and maintenance responsibilities.

Aaron Steinke, an adjoining property owner, expressed several concerns about stormwater impacts and encroachments upon his property. As detailed in Finding of Fact No. 6B below, the proposal should not increase any stormwater flow rates on his property. As acknowledged by staff during the hearing, the proposal will not and cannot result in any setback encroachments on the Steinke property. Mr. Steinke also was concerned about continued use of a driveway access to his property. The Applicant noted that the driveway in question is located on the project site, but that the Applicant has nonetheless created a separate tract to maintain that driveway access.

The WDFW letter asserted that the 150-foot buffer imposed by the City's stream regulations was insufficient to protect Maddox Creek and that best available science supported a 189-foot buffer. The NGPA creates a buffer that exceeds the 189-foot buffer recommended by WDFW.

Exhibits

Exhibits 1-13 identified at Page 2 of the staff report were entered into the record during the February 2, 2026 hearing.

Testimony

A computer-generated transcript of the hearing has been prepared to provide an overview of the hearing testimony. The transcript is provided for informational purposes only as Appendix A. Since the transcript is computer generated, it is not 100% accurate, but does provide a useful indication of what testimony was presented during the hearing.

Findings of Fact

Procedural:

1. Applicant. The Applicant is Dave Prutzman/Samish Bay Land Co, 4215 Montgomery Pl, Mount Vernon, WA 98274

2. Hearing**.** A virtual hearing on the application was held at 10:00 am on February 2, 2026.

3. Project Description. Samish Bay Land Co. requests approval of a preliminary plat to subdivide 11.44 acres into 20 single family lots for a parcel located at 2437 East Blackburn Road. The plat also includes 6 tracts composed of 2 landscaping tracts, a stormwater tract, and a tract to accommodate an access easement to the neighbor where their driveway encroaches onto the property and 2 NGPA tracts.

There are currently two homes located on the project site. The existing home at 2437 East Blackburn Road will be demolished and the existing home at 2601 East Blackburn Road will be retained.

The site includes Maddox Creek and 93,751squre feet of a Category III wetland. The proposal would fill 21,726 square feet of the wetland (Direct Impacts) and convert 29,614 square feet of wetland to buffer (Indirect/Conversion Impacts). These impacts would be mitigated by purchasing credits at a local wetland bank. In addition, a total of 29,614 square feet of upland buffer and converted wetland buffer would be enhanced with new plantings.

The project will include the construction of new roads (1,031 linear feet) and associated utilities to access and serve the subdivision. Approximately 6 acres of the site will be disturbed, and it is anticipated that this will result in approximately 19,200 cubic yards of grading (cut and fill).

Substantive:

4. Surrounding Uses. The project site is surrounded by single-family development on all sides with Blackburn Road abutting it to the south.

5. Adverse Impacts. The proposal will not create any significant adverse impacts as mitigated. A State Environmental Policy Act (SEPA) Mitigated Determination of Non-Significance was issued on January 16, 2026 (Exhibit 4c). Adequate public facilities and drainage control are proposed to be provided as determined in Finding of Fact No. 6. Pertinent impacts are addressed as follows:

A. Critical Areas. The proposal will not adversely affect critical areas because it is developed in conformance with the City's critical area regulations.

The site includes Maddox Creek and 93,751squre feet of a Category III wetland. The proposal would fill 21,726 square feet of the wetland (Direct Impacts) and convert 29,614 square feet of wetland to buffer (Indirect/Conversion Impacts). These impacts would be mitigated by purchasing credits at a local wetland bank. In addition, a total of 29,614 square feet of upland buffer and converted wetland buffer would be enhanced with new plantings.

To establish conformance to the City's wetland and stream standards, the Applicant submitted a Critical Area Site Assessment and a Mitigation/Wetland Bank Use Plan. Ex. 7 and 8. These reports identify, categorize and outline the Applicant's proposed mitigation related to the on-site wetland, its associated buffers, and the wetland areas proposed to be

filled. The Applicant's wetland assessment and mitigation was subject to two rounds of peer review. Ex. 5e.

Maddox Creek is classified as a Type F water, subject to a 150-foot buffer and 15-foot building setback. WDFW expressed concern about the creek, stating ideally that the buffer should be 189 feet to adequately protect the stream's functions. Ex. 5c. However, as noted in the Applicant's comment response, Ex. 4c, the wetland buffer creates a stream buffer that exceeds the 189 foot buffer recommended by WDFW.

6. Adequacy of Infrastructure/Public Services. The proposal provides for adequate and appropriate infrastructure. The City's Public Works department has reviewed the proposal for preliminary compliance with all City infrastructure and utility standards and has found the preliminary design to meet those standards. Infrastructure/Services are more specifically addressed as follows:

A. Parks and Open Space. The proposal provides for adequate and appropriate parks and open space.

Adequacy of open space is ascertained by evaluating conformance to the City's parks and open space standards. The city cannot require any dedication of open space absent a well justified and documented need for such an amenity. *See Isla Verde Int'l Holdings, Inc. v. City of Camas*, 146 Wash. 2d 740, 49 P.3d 867 (2002), *abrogated on other grounds by Yim v. City of Seattle*, 194 Wash. 2d 682, 451 P.3d 694 (2019)(finding that unsubstantiated open space requirement violated RCW 82.02.020, which is construed as requiring mitigation requirements to be related and proportional to the impacts of development). No one has requested or documented a need for recreational on-site open space for the project.

In the absence of any adopted open space requirements, open space for projects such as South Village are limited to those resulting from setback and critical area buffer requirements. The proposal sets aside 5.31 acres of the 11.44 project area for the on-site wetland and Maddox Creek.

The City's development regulations also require that developers pay impact fees for Parks, Open Space and Recreation Facilities per MVMC Chapter 3.40. This impact fee provides mitigation for the proposal's proportionate share impact to the City's parks system. The fees will be required to be paid prior to building permits being issued by the City.

B. Drainage (Stormwater). The proposal provides for adequate and appropriate stormwater management. As conditioned, the proposal will not adversely affect drainage both within the site and in the surrounding area because stormwater facilities will be designed and established

consistent with the 2019 edition of the "*Stormwater Management Manual for Western Washington*" prepared and published by the Washington State Department of Ecology (DOE) as adopted in MVMC Chapter 13.33. The Manual incorporates stringent water quality control and stormwater flow measures as required by DOE that incorporates all known, available and reasonable methods of stormwater prevention, control and treatment (AKART) that applied at the time the manual was released in 2019. See RCW 90.52.040 and RCW 90.48.010.

The Stormwater Management Manual requires the Applicant to establish through detailed calculations and engineering design that the proposal will not increase off-site stormwater flows beyond predevelopment, forested conditions. The Manual also imposes rigorous water quality treatment standards. To establish preliminary compliance with the Manual to the satisfaction of the City's Public Works staff, the Applicant has submitted a *Preliminary Storm Drainage Report* (Exhibit 9) prepared by a registered professional engineer. This report recommends a stormwater management design to accommodate new impervious surfaces associated with new roads, sidewalks, driveways and residences. The recommended design is to collect all stormwater from the proposed development, and convey it to a stormwater treatment and detention pond, where it will be treated and detained before releasing it to the existing downstream stormwater conveyance system that drains to the West, thereby preserving the natural drainage system that currently exists.

C. Streets. The proposal provides for adequate and appropriate streets. Public works has reviewed the proposal against the City's street standards and has determined that the proposed street system and associated improvements conforms to those standards for this conceptual stage of review.

i. Street Design. Streets, alleys, and other public ways are regulated within the MVMC with Chapters 14.10 (Concurrency Management), Chapter 12.04 (Public Works Specifications), and 16.16, (Design Standards for Nonarterial streets). MVMC 16.16.030 outlines the minimum street design standards for nonarterial streets. The preliminary plat is a residential use creating less than 20 peak hour trips, which means that Type 3 street is required as imposed by MVMC 16.16.030B. A Type 3 Street consists of a fifty-one (51) foot right-of-way with a 32 foot paved travel width, 0.5-foot concrete curbs, four (4) foot planter strips and five (5) foot wide concrete sidewalks on both sides.

Frontage improvements are also required along Blackburn Road. Blackburn Road abuts the south side of the preliminary plat and is an existing City minor arterial road. Required improvements to the road include 3/4 street improvements (Arterial

road section, City engineering detail 3-1) continuing west to connect to the existing frontage improvements fronting parcel P28006 (2381 E BLACKBURN RD).

ii. Trip Generation/Congestion. The proposal will generate traffic within adopted congestion levels. City development standards set standards for acceptable traffic volumes and intersection function and all such standards have been met.

The Applicant has prepared a Traffic Concurrency Report (Exhibit 10) that evaluates the proposals estimated increase in existing vehicle volumes and its effect on both roads and intersections serving the area. All development is subject to concurrency requirements per Mount Vernon Municipal Code (MVMC) Chapter 14.10 and must meet development standards for on-site Level of Service (LOS), transit LOS, nonmotorized transportation LOS and pavement condition LOS.

The criteria for determining the applicable standard for determining compliance with pedestrian safety LOS, traffic capacity LOS and street design standard LOS concurrency requirements includes, but is not limited to, the volume of traffic generated or to be generated on the arterial street system from the subject development at full build-out during the most critical or highest volume hour of the day. The peak hour volume was established with the traffic analysis submitted by the Applicant. Compliance with the concurrency LOS standards is based on the number of peak hour trips generated by the subject development as determined in MVMC Chapter 14.10. The proposed development of the site will result in 19 new PM peak hour traffic trips being generated requiring Traffic Concurrency determination.

The City's Development Services Department has issued a Transportation Concurrency Determination, Ex. 13, which concluded that the proposed project with recommended conditions of approval would not adversely impact area traffic and would meet the City's transportation LOS. Additionally, the City's development regulations require that developers pay traffic impact fees per MVMC Chapter 3.40. This impact fee will be required to be paid prior to building permits being issued by the City for new residential structures once final plat approval is granted. Payment of this impact fee is intended to pay for a proportionate share of the cost of public streets and roads needed to serve new growth and development.

D. Water and Sewer Service. The proposal provides for adequate water and sewer service.

Water service in the City is provided through Public Utility District #1 (PUD) of Skagit County that is a municipal corporation of the State of Washington, established to supply public utility service in the form of potable water per RCW 54. The subject preliminary plat is conditioned

such that potable water from PUD must be provided to serve each of the proposed residential lots.

Sanitary wastes are regulated with MVMC Chapters 13.08, 13.12, 13.16, and 13.32. The Applicant will be required to design and install sanitary sewers to serve each of the proposed residential lots. The Applicant's site plans submitted as part of the preliminary plat show where the sanitary sewers are proposed to be located (see the accompanying Exhibit 3). The Applicant will pay connection chargers per MVMC 13.32 once the preliminary plat is finalized and building permits are issued.

City Public Works Staff have analyzed the sewer and water plans submitted by the Applicant and have determined that the proposal as conditioned will be in compliance with the portions of the MVMC that regulate sanitary wastes thus demonstrating that appropriate provisions have been included for sanitary wastes.

E. Sites for Schools and Safe Walking Routes. The proposal provides for adequate and appropriate school sites through payment of impact fees for School Facilities per MVMC 3.36. With the requirements of the transportation concurrency determination that Blackburn Road frontage must be improved to include a sidewalk across the proposal extending west to the point it joins with the existing sidewalk, that adequate safe walking route to school is provided.

Conclusions of Law

1. Authority. The Mount Vernon Municipal Code (MVMC) Section 14.04 classifies preliminary plat applications as Type IV permits. As outlined in Section 14.05 MVMC, the Hearing Examiner is authorized to hold an open record hearing and make recommendations to the City Council, who hold a closed record hearing and make final decisions on Type IV applications. Appeal of the final decision is to Superior Court.

2. Zoning/Comprehensive Plan Designations. The subject property is zoned Single-Family Residential with a maximum density of 4.54 dwelling units per acre (R-1, 4.0). The project is designated Medium Density Single Family (SF-MED) in the Comprehensive Plan.

3. Review Criteria. MVMC 16.08.040 provides the City's criteria for preliminary plat review. Applicable standards are quoted below in italics and applied through corresponding conclusions of law. All applicable criterion quoted below are met for the reasons identified in the corresponding conclusions of law.

MVMC 16.08.040: *At the open record predecision hearing, the hearing examiner shall inquire into the public interest to be served by the establishment of the subdivision and dedication. The hearing examiner shall determine if appropriate provisions have been included in the preliminary plat for, but not limited to, the public health, safety and general welfare, open spaces, drainage ways, critical areas, streets, alleys, other public ways, water supplies, sanitary wastes, parks, playgrounds and sites for schools.*

> *A. If the hearing examiner finds that the public use and interest will be served by the platting of such subdivision, then the hearing examiner shall recommend approval. If the hearing examiner finds that the proposed plat does not make such appropriate provisions or that the public use and interest will not be served, then the hearing examiner may recommend disapproval of the preliminary plat…*

4. Criteria met. The criterion is met. The proposal provides for adequate and appropriate infrastructure for the reasons identified in Finding of Fact No. 6. The proposal makes appropriate provision for public health, safety and welfare and serves the public use and interest because it provides for adequate and appropriate infrastructure while not creating any significant adverse impacts as determined in Finding of Fact No. 5.

RECOMMENDATION

The proposed preliminary plat complies with all the subdivision standards quoted above for the reasons identified in the Conclusions of Law. It is therefore recommended that the City Council approve the preliminary plat application subject to the following conditions of approval recommended by City staff:

1. The MDNS issued (**Exhibit 4c**) pursuant to SEPA and the mitigation measures, as stated therein must be satisfied.

2. The Traffic Concurrency Recommendations, as set forth in the Transportation Concurrency Review completed by Transportation Solutions, Inc (**Exhibit 13**) shall be completed prior to final plat approval and payment of the requisite traffic impact fees shall occur consistent with MVMC Chapter 3.36.

3. Blackburn road frontage improvements shall consist of the following: 3/4 street improvements (Arterial road section, City engineering detail 3-1) along the project frontage and continuing west to connect to the existing frontage improvements fronting parcel P28006 (2381 E Blackburn Rd)

4. The proposal must pay all required impact fees prior to issuance of building permits for residential structures.

5. Potable water from PUD must be provided to serve each of the proposed residential lots

6. The proposal is required to comply with the 2019 Stormwater Management Manual for Western Washington (SWMM), including any subsequent updates or amendments and Mount Vernon Municipal Code Chapter 13.33.

7. As part of the final engineering for the project the stormwater pond will be designed to meet with all of the City's engineering standards for

8. The proposal must comply with standard building setbacks found in MVMC Chapter 17.15.

9. All utilities (sanitary and storm sewers, potable water, fiber, natural gas, and electric) must be installed and stubbed to each building lot prior to final plat approval

10. A homeowner's association be created for the development that shall be responsible for the maintenance all landscape areas, fencing around the perimeter of the plat and around the stormwater ponds, the wetland and associated buffer (NGPA Tract E), sidewalks and street trees installed adjacent to sidewalks. The City will not be maintaining any of the areas the homeowner's association is required to maintain.

11. Codes, Covenants & Restrictions (CC&Rs) for the development shall be submitted to the Development Services Department for review and approval prior to final plat approval. The CC&Rs shall include a map that clearly shows the areas within the plat that the homeowner's association is responsible for maintaining. Evidence that sufficient funds will be collected from each of the future residents shall be supplied to the City to ensure proper maintenance of these areas. The City approved CC&Rs shall be recorded with, and cross-referenced on, the face of the final plat.

DATED this 23rd day of February, 2026.

Phil Olbrechts

City of Mount Vernon Hearing Examiner

City Council Review

A preliminary plat is a Type IV permit per Mount Vernon Municipal Code (MVMC) Chapter 14.05 that requires the City's Hearing Examiner make a recommendation, at an open record public hearing that will be forwarded to the City Council, who will make a final decision at a closed record public hearing.

A closed record hearing does not allow for new evidence and is defined at MVMC 14.05.22(C)(4) as:

"Closed record hearing" means a hearing or discussion by city council where only the existing record is considered. This record generally comes from either the hearing examiner or planning commission.

Appendix A

February 2, 2026, Hearing Transcript

PLAN25-0277 Preliminary Plat

Note: This is a computer-generated transcript provided for informational purposes only. The reader should not take this document as 100% accurate or take offense at errors created by the limitations of the programming in transcribing speech. A recording of the hearing is available from the City should anyone need an accurate rendition of the hearing testimony.

Examiner Olbrechts (00:31):

Welcome everybody. My name is Phil Alre. I'm the hearing examiner for the City of Mount Hernan Vernon holding a hearing today on a preliminary plat application and associated critical areas review file number plan 25 dash 0 2 7 7. As Ms. Lowell said, she'll be giving us an overview of what the project is about. Ms. Manville ISS had prepared the staff report. Ms. Lowell will be kind of summarizing that staff recommendation for approval after Ms. Lowell's presentation. Then we'll move on to the applicant if they want to make any comments. That would be the time to do it. It's not required, but if you want to say something in support of your project and be sure to speak up after Ms. Lowell's finished. Then after that, after we hear from the applicant, we move on to the reason for the hearing today, which is to hear from the public.

(01:19):

Sometimes no public shows up actually, but it looks like we might have somebody, one or two people here today and you'll certainly have an opportunity to speak. We'll make sure to explain how you can be heard once we get to that portion of the hearing. So don't worry, we will get to you for sure after public comments. Then we go back to Ms. Lowell so she has a chance to answer questions that were raised during the public testimony and to provide any rebuttal evidence she finds necessary to complete the record for a reason. Decision applicant gets final word, final opportunity for rebuttal and I get 10 business days, which is usually around a couple of weeks to issue a final decision. If any of you watching today, you don't want a copy of that decision, if you haven't sent an email to the city before with your email address, be sure that you send out your email address so that staff can email you that decision.

(02:10):

If you just put your email address in the chat, I believe staff can then use that email address to email you the decision. And if you want a hard copy with this so you can send out hard copies if that's necessary. Just when you testify, be sure to let us know what your mailing address is so that can be done as well. So now by state law, I'm only allowed to consider evidence that's put into the record today. That way everyone who's involved in the hearing process knows what information is being used to make a final decision. And if you see some information that has been put in the record that you disagree with, you have an opportunity to contest that information. I'm going to share my screen at this point. Let's see. Where's that share button? Not there it is. Okay.

(03:00):

All right. That should be okay. So hopefully you're all seeing what's marked as an exhibit list. This is on I think probably page two. Yep. With the staff report, these are the documents that Ms. Menville Isles had used to come up with their staff recommendation and put together the staff report composed of the application project narrative and civil plans, which show how all the lots are laid out, that kind of stuff.

And we got some correspondence between the city and the applicant. We got some comment letters, a total of five. If you don't see your comment letter on there, be sure to let us know during your comments and I guess email the letter again to the city so we make sure that gets in the record. CIPA is the State Environmental Policy Act. That's the review used to identify whether an environmental impact statement is necessary.

(03:52):

Staff usually finds, especially for projects of this size that an environmental impact statement is not necessary. That findings based on the fact that the project is mitigated doesn't create any probable significant adverse environmental impacts Critical area assessment. That's a review of the stream and the wetlands on the site mitigation plan is addresses how the scream wetlands are protected. We have drainage report which deals with drainage impacts infiltration, which is part of that drainage review. Cultural resources arbor report to assess the trees traffic to assess traffic impacts. So we have a total of 13 exhibits at this point. I just want to ask if anyone needs to see any of those documents, has any objection to their entry in the record? If you do click on the raise hand button, which is located on the upper right hand side of your screen and objections would be based on you don't find the document relevant or maybe the document's not authentic. It's not a time to disagree with the assessment made in those reports. So I don't see any objections. So I'll go ahead and admit exhibits one through 13 as well as the staff report. So with that, let's jump over to Ms. Lowell. Finally, Ms. Lowell, just raise your right hand so I can swear you in. Do you swear affirm to tell the truth, nothing but the truth in this proceeding?

Ms. Lowell (05:06):

I do.

Examiner Olbrechts (05:06):

Okay, great. Go ahead.

Ms. Lowell (05:09):

Yes, thank you. The South Village consists of four separate permits that are before the hearing examiner this morning. We've got a preliminary PLA for the CPA process and critical area of permit. Those were filed under permit number PLAN two five dash 0 2 77. In addition, we also have a traffic concurrency permit that is identified as Exhibit 13 and attached to the staff report also before the examiner. And that has got a different file number, which is ENGR two five dash one 20. So before the hearing examiner this morning, we've got these four separate permits. This development is located at 24 37 East Blackburn Road and is described as lot eight of the previous East Village Plat. If it's alright with the examiner, I thought I might pull up just a map in the staff report. So we've got, all right, so is that showing the, can everyone see map one?

Mr. Steinke: (06:26):

Yes.

Ms. Lowell (06:27):

Perfect. Okay. So as you can see from site, from map one, we've got the overall city boundary shown on this map with North being towards the top of the page. And you can see the location of the site in the lower the southern middle portion of the city. This plat will subdivide the existing 11.4 acre property

into 20 single family residential lots and six tracks. There are currently two homes located on the property. The home at 24 37 East Blackburn Road will be demolished in the existing home at 26 0 1 East Blackburn Road plans to be retained. But I'm just going to scroll to the, again, this is another map that I'm showing on the screen now, which is map three and aerial map of the site. And again, north is towards the top of the page. And you can see the two existing homes on this property.

(07:34):

The site has a portion of Maddox Creek and approximately two acres of category three wetland on and through the site. This development would fill about half an acre of the wetland, which we would classify as direct impacts and convert about two third of an acre to buffer, which is an indirect or the conversion impact. And these impacts will be mitigated by purchasing credits at a local mitigation bank and enhancing portions of remaining buffer review planting consistent with the city's critical areas code, the site is zoned for single family detached residential homes. It is what we call our R one 4.0 district, which allows a minimum density of, or excuse me, a maximum density of 4.54 dwelling units an acre. The site is also consistent with its single family medium comprehensive plan designation. The preliminary flat review criteria and staff analysis were found and are outlined in detail on pages 12 to 17 of the staff report. And in some staff finds that as conditioned this project will meet all of these criterion. There is also proposed findings of facts and conclusions of law for the hearing examiner's consideration contained on pages 17 and 18 and with that staff is recommending approval of these permits with the 11 specific conditions that are found on pages 18 and 19 of the staff report. And with that I'm happy to provide more detail on any of the staff analysis findings, the fact or the recommended conditions of approval.

Examiner Olbrechts (09:26):

Okay. Yeah, I got a couple engineering questions for you, which you may not be able to answer because they're engineering, but we'll give it a shot. So there was one of the concerns raised in the comment letters was that the installation of stormwater facilities would create some setbacks that extend onto their property. And in general, I don't think that's ever the case. I mean, I know for wellhead protection easements that can happen if someone puts in a well possibly. But I mean, are you aware of any setbacks that might be enlarged onto a neighbor's property because of infrastructure put onto this lot?

Ms. Lowell (10:02):

And I'll preface this with, and the site engineer I know is on the call, but from what I've read in the file and what I recall Ms. Manville a describing to me, there is a stormwater pond proposed at the southwest corner of the site. And you can see on the aerial map, and I'll blow it up just a little bit here, you can see down at the southwest corner you've got an existing, I dunno if you can see my cursor here. Yes.

Mr. Steinke: (10:33):

Yeah,

Ms. Lowell (10:34):

You can see where this access is. That is actually for this, the property immediately abutting the west side of the site. I believe that the stormwater pond had to be moved or maybe there was an easement granted because there could have been potentially some impacts to the neighbor's property. I also believe that perhaps one of the exhibits shows that, but I'm going to have to defer to the engineer here

to see if, I wasn't sure if that was just a condition or if they actually submitted a revised engineering plan for that or not.

Examiner Olbrechts (11:12):

Okay. Alright. And then another issue, just something I've been kind of curious actually over the years was I read over the traffic impact report and it said that there'd be some added delay, albeit marginal to three intersections that were operating in the LOSF already. And I mean we all know that the Growth Management Act standard is thou shalt not reduce level of service of an intersection below the adopted level. It appears to me most jurisdictions do take the position, which apparently Mount Vernon does that. If you're already failing LOS and you're not reducing LOS from one category to another, then you can keep adding delay. I mean, that's what's happening here. Do you know, is that how Mount Vernon assesses a situation like this where you have a failing intersection and you've got, you're adding delay to that intersection, but since it's already failed you can keep doing it? Is that what's going on here or?

Ms. Lowell (12:12):

That would be correct Mr. Examiner. Yeah. So if the intersections are already failing, requiring this project would always to fix those historic deficiency wouldn't be

Examiner Olbrechts (12:26):

Proportional

Ms. Lowell (12:26):

To their impact.

Examiner Olbrechts (12:27):

Oh, okay. Yeah, I mean they could fix their proportionate impact, but in this case it's like 1:00 PM trip I think, which is almost nothing. I mean, are these intersections slated for any improvements in the six year TIP or long-term at all or under the impact fee program? I

Ms. Lowell (12:46):

Could look at that. The part of the transportation report should have an indication of if it's in our CIP or our transportation comp plan or not. And I'm happy to follow up with that, but I don't recall off the top of my head what it says for this project.

Examiner Olbrechts (13:02):

Okay. Sounds good. Yeah, as I said, they're engineering questions, so that's not your department. Alright, I appreciate your answers. Alright, well let's move on to the applicant now. If the applicants want to add anything, now's your chance, just put a little raise hand or something or any takers out there? No, no takers. Ms. Lull. Oh, it's like Mr. Russell. Okay, Ms. Russell, you're muted. So you'll have to unmute yourself and then I'll swear you in. Okay. So raise your right hand. Do you swear affirm to tell the truth, nothing but the truth in this proceeding?

Mr. Russell: (13:37):

Yes, I do.

Examiner Olbrechts (13:37):

Okay, great. Go ahead.

Mr. Russell: (13:40):

Yeah, so Aaron Russell with AX Engineering preparing the civil engineering and stormwater design plans for the project proponents. So I thought I'd jump in and just speak to that one comment that was raised real quick about the stormwater pond and the setback.

(13:57):

So quick answer is no. The stormwater pond that we're designing in that area that Rebecca was pointing out on the map will not be creating any additional setbacks or hindrances to the neighboring property. And in fact, we have revised the plans as this concern came up with the letter from the neighbor and the concern that the stormwater pond was going to impact their existing driveway. We had additional surveyors go out there and identify that the driveway, the existing driveway does encroach onto this property instead of proposing that the driveway is moved off of the property. I think the project proponents have decided to be very accommodating and worked out with the neighbor that that driveway can stay. Exactly. It is, and we're going to provide a separate tract that encompasses that driveway encroachment and allows the driveway to remain exactly as is. We have looked at rearranging the design of the pond to stay in appropriate distance away from that tract and away from that driveway. So once complete, the pond construction will not impact that driveway in any way or any setbacks past that property line. And the plans have been updated to show that. So I know the preliminary PLA maps and the preliminary civil engineering plans that are provided in the exhibits do show that on a couple of the pages. I don't know if we want to look at those later or not, but I can help point those out. Okay. Anything else,

Examiner Olbrechts (15:44):

Mr. Russell?

Mr. Russell: (15:46):

That's it for now. And then myself and Kyle Basar from Acts engineering are on the call and then I know Dave Presman as the project proponent is on the call as well.

Examiner Olbrechts (15:58):

Okay, fantastic. That's it for me for now. Sounds good, Ms. Little, I forgot to actually ask you another question just about the lot size in general. They're pretty comparable to the developed subdivisions that are surrounding the lot. Do you know, it looks like those subdivisions are fairly new, so that's probably going to be the case,

Ms. Lowell (16:18):

Correct? Yes. And actually the lots in this new subdivision are actually a little bit larger than the pla, at least the bickford north and south. It's immediately to the west, a little bit removed from this lot. These lots with the smallest lot is around, well 7,500 square feet, a little over 7,500 square feet. And I've got several lots that are over 9,000 square feet, close to 10,000

Mr. Steinke: (16:46):

Square feet. Okay.

Examiner Olbrechts (16:46):

Alright.

Ms. Lowell (16:47):

Oh actually I've got 12,000, excuse

Examiner Olbrechts (16:49):

Me. Oh wow. Really one. Alright, so no big compatibility problems there. That's great. Okay. Alright, well let's move on to public comments. At this point, this is opportunity for those of you who live in the community or anywhere really who wanted to comment on the proposal, just click on that virtual raise hand button at the top right hand of your screen. Like I said, all your comment letters have been read. If you saw your comment letter on the list that I showed at the beginning of the hearing, your concerns have already been noted. But I'd be glad to hear from you again, not seeing any takers there.

Ms. Lowell (17:21):

So I think I've got one. Aaron?

Examiner Olbrechts (17:24):

Yeah, this is Aaron Ste. Okay, Mr. Stike, let, can you swear me in? Let me swear in. Yeah, just raise your right hand. Do you swear affirm to tell the truth, nothing but the truth in this proceeding?

Mr. Steinke: (17:33):

Yes,

Examiner Olbrechts (17:33):

And sir, your video's not on and that's perfectly okay. I don't know. Ms. Loken, we make the video visible if sometimes they have to be Oh, there you go. Oh, there you go. Okay. Alright. Alright, go ahead sir.

Mr. Steinke: (17:45):

Yeah, I just had a question for Mr. Russell. I appreciate everything that Maggie Wallace and David UND has accommodated in regards to the stormwater pond secondary, just the regrading of the whole property. It's my understanding that everything's going to grade now towards the south, towards the pond. I'm just concerned about additional sheep flow as well and redirection of, because if you stand in my yard, there's a huge crown in the middle of the property. And I just, I'd like a little more clarification on, and then not only clarification, just make sure that we're not redirecting any of that water. My property currently is very dry, it's gravelly. And I know David and I spoke about this shortly and he kind of eased my mind on all that. But I just wanted to hear maybe your thoughts on that area right through there as well. From the corner of my property to Blackburn, if you guys foresee any redirection of water off of your property on mine.

Examiner Olbrechts (18:56):

Okay. Well let Mr. Russell answer one. We go back to the applicant comments. Did you have any other questions or any other comments Mr. Steinke?

Mr. Steinke: (19:06):

No, not at this time.

Examiner Olbrechts (19:07):

Okay. Alright. Let me just real quick before we go back to Mr. Russ, I'll ask you, was there anyone else out there who wanted to make any comments? Again, just click on your raise hand button, not seeing any takers there. If there's somebody out there who wants to say something and for whatever reason you can't figure out how to get that raise hand button up or we're not seeing it, go ahead and email your comments by 5:00 PM tomorrow to Ms. Lowell and identify only for people who weren't able to participate today, because there's some technical reason just to identify the al problem and then make your comments and I'll give staff and applicant a chance to respond. So with that, let's go back to Mr. Russell. If you could answer Mr. Stein's question, that'd be helpful.

Mr. Russell: (19:51):

Yes, for sure. Thank you, Aaron. That is a valid concern whenever people see development happening, they want to make sure stormwater runoff is one of the major items impacting properties here in Western Washington, as we've seen with all the flooding, et cetera over this last year. So quickly to answer your question, yeah, the civil grading plan and the stormwater plan that we've put together so far in the preliminary stages and then which we'll be finalizing the design for post preliminary plat approval, we'll go to great lengths to make sure that we are dealing with all stormwater runoff on onsite that that occurs from this development. And even if it weren't for your concerns, those are the rules that we have to adhere to as we do any kind of development is make sure that all stormwater runoff increase in stormwater runoff from a development is captured and either treated and detained on site before it leaves the site. So the reason the stormwater pond is located in the location that it is, is because that is the lowest corner of the site where stormwater currently is sheep flowing towards that corner. We can now capture and detain that stormwater in that location providing detention and flow control before it outlets to the ditch in the street.

(21:35):

And regarding your comment about the high point and the grading, the majority of the grading is going to be keeping the existing topography of the site in place. We're not going to do a major mass grade of cut and fill and now change the whole topography to slope towards your site. The design of the subdivision will be to make sure all stormwater runoff from the lots will be captured on lot from the house, the driveway, and directed to the road that's going to be down the middle. Of course, all storm runoff from the road will also be captured. All of that water that's getting captured will now be routed to the pond that will keep it from going across property lines and towards your property. So at the very least, there should be no difference from stormwater runoff leaving this property onto your property post-development as it currently does. And if anything, there probably will be a substantial decrease or a net benefit of more of that water will now be getting captured that currently is not captured. So that will be the goal of the entire stormwater design and the watts will be graded so that they're not sloping towards your property line but away towards the road. I hope that answers

Examiner Olbrechts (23:05):

Your questions.

Speaker 5 (23:05):

No, it does. Yeah. Thank you. I appreciate it.

Examiner Olbrechts (23:08):

Alright, any other final comments? Mr. Russell? I,

Mr. Russell: (23:14):

Oh, let me, I believe that's it at this time, but I'm happy to answer any other questions. Thank you.

Examiner Olbrechts (23:18):

Okay. And Ms. Lowell, any final comments?

Ms. Lowell (23:22):

None from me. Thank you.

Examiner Olbrechts (23:23):

Okay. Pretty straightforward. I'll go ahead and close the hearing and yeah, and just for Mr. Tyke's benefit, the city's stormwater regulations, which were adopted from the Department of Ecology Stormwater manual. That's something that ecology's been working on. I can't remember when the first manual came out, but for at least 20 years they've been refining and update dating that manual with all the most available reasonable current technology. And one of the core requirements, I think the most important one is that new development is not allowed to change offsite stormwater flows. They have to be at the forest. That pre-developed condition of the project site are better, basically. I mean, volumes can increase, but the flow rates cannot in the places where that water goes. Can't change either. So a lot of times people see improvements over current conditions because of those regulations. And Mr. Sankey, if you really want to get into the nitty gritty exhibit nine, Ms. Low, that in the city's website, all the exhibits to the project or not,

Ms. Lowell (24:27):

They should be, I can double check that just to make sure.

Examiner Olbrechts (24:30):

Yeah, it's called the preliminary.

Ms. Lowell (24:32):

We should,

Examiner Olbrechts (24:33):

Yeah, it's called the preliminary drainage report. The part of ecology when you follow their requirements requires that use this computer programming to model the offsite flows and stuff. And so there's a lot of engineered calculations and reports like a couple hundred pages usually or something, which identifies all the work that goes into that. So when it comes to drainage, I mean the regulations have done a pretty good job of addressing those impacts and beyond those, it's happy to see Ms. Lull that the city was able to accommodate the homeowner's association concern. They were worried that they didn't have access on one side of the creek, and it looks like that's been fixed basically that this project's going to be required to do the maintenance on the south side. So it looks like everything's pretty well covered, so I should be able to get that approval out within the next couple of weeks then. So thanks all for participating this morning. Have a great rest of the day.

City of MOUNT VERNON DEVELOPMENT SERVICES

STAFF REPORT *for*
PRELIMINARY PLAT

STAFF REPORT SUMMARY & CONTENTS

DATE OF PUBLIC HEARING: February 2, 2026

STAFF RECOMMENDATION: Staff recommends **APPROVAL** with conditions.

PROJECT NAME/FILE #: East Village Preliminary Plat, SEPA & Critical Areas PLAN25-0277

PROJECT SUMMARY: The South Village Preliminary Plat project proposes to subdivide the existing 11.44-acre property into 20 single family residential lots and 6 tracts (2 landscaping tracts, a stormwater tract, a tract to accommodate an access easement to the neighbor where their driveway encroaches onto the property and 2 NGPA tracts).

		¼ SEC.	SEC.	TWP.	RGE.
ADDRESS:	2437 East Blackburn Road				
PARCEL #:	P135481	NW	28	34N	04E

PROPERTY OWNER:

Mary Margaret Kiesel
Attn: Margaret Wallace
2601 E Blackburn Rd
Mount Vernon WA, 98274

APPLICANT:

Dave Prutzman/Samish Bay Land Co
4215 Montgomery Pl
Mount Vernon, WA 98274

VICINITY MAP:

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A. PROJECT DESCRIPTION & LOCATION

PROJECT DESCRIPTION: The South Village Preliminary Plat project proposes to subdivide the existing 11.44-acre property into 20 single family residential lots and 6 tracts (2 landscaping tracts, a stormwater tract, a tract to accommodate an access easement to the neighbor where their driveway encroaches onto the property and 2 NGPA tracts). There are currently two homes located on the property The existing home at 2437 East Blackburn Road will be demolished and the existing home at 2601 East Blackburn Road will be retained.

The site includes Maddox Creek and 93,751squre feet of category III wetland. The proposal would fill 21,726 square feet of the wetland (Direct Impacts) and convert 29,614 square feet of wetland to buffer (Indirect/Conversion Impacts). These impacts would be mitigated by purchasing credits at a local wetland bank. In addition, a total of 29,614 square feet of upland buffer and converted wetland buffer would be enhanced with new plantings.

The project will include the construction of new roads (1,031 linear feet) and associated utilities to access and serve the subdivision. Approximately 6 acres of the site will be disturbed, and it is anticipated that this will result in approximately 19,200 cubic yards of grading (cut and fill).

PROJECT LOCATION: The property is located at 2437 East Blackburn Road and is parcel P135481. The property is Lot 8 of the previous East Village Plat. It is a portion of the Northwest quarter of Section 28, Township 35 N, Range 04 E W.M.

B. EXHIBIT LIST:

1. Master Land Use Application

2. Project Narrative

3. Plat Maps and Preliminary Civil Plans

4. City's Notices and Correspondence:
- **4a**. Technically Compete Letter dated July 28, 2025
- **4b.** Notice of Application and Proposed Optional MDNS issued and published on 12/04/2025 with Land Use Sign Posting photos, and proof of publication
- **4c.** MDNS, Notice of Public Hearing, and the SEPA Environmental Staff Report issued January 16, 2026 and published on January 16, 2026, with an Affidavit of Mailing and proof of publication

5. Comment Letters
- **5a.** A. Steinke comment letter received 12/6/2025
- **5b.** P. Anderson East Village HOA letter dated December 18, 2025
- **5c.** C. Caldwell Department of Fish & Wildlife letter dated December 18, 2025
- **5d.** Applicant Response
- **5e.** Comments from City Critical Area Consultant 7K Environmental, LLC dated August 20,2025 and November 20,2025

6 SEPA Checklist prepared by Dave Prutzman and dated February 2019

7. Critical Area Assessment prepared by Green Earth Operations and dated May 6, 2025

8. Mitigation Plan prepared by Greem Earth Operations and dated June 19,2025; Revision 1 September 19, 2025; Revision 2 December 1, 2025

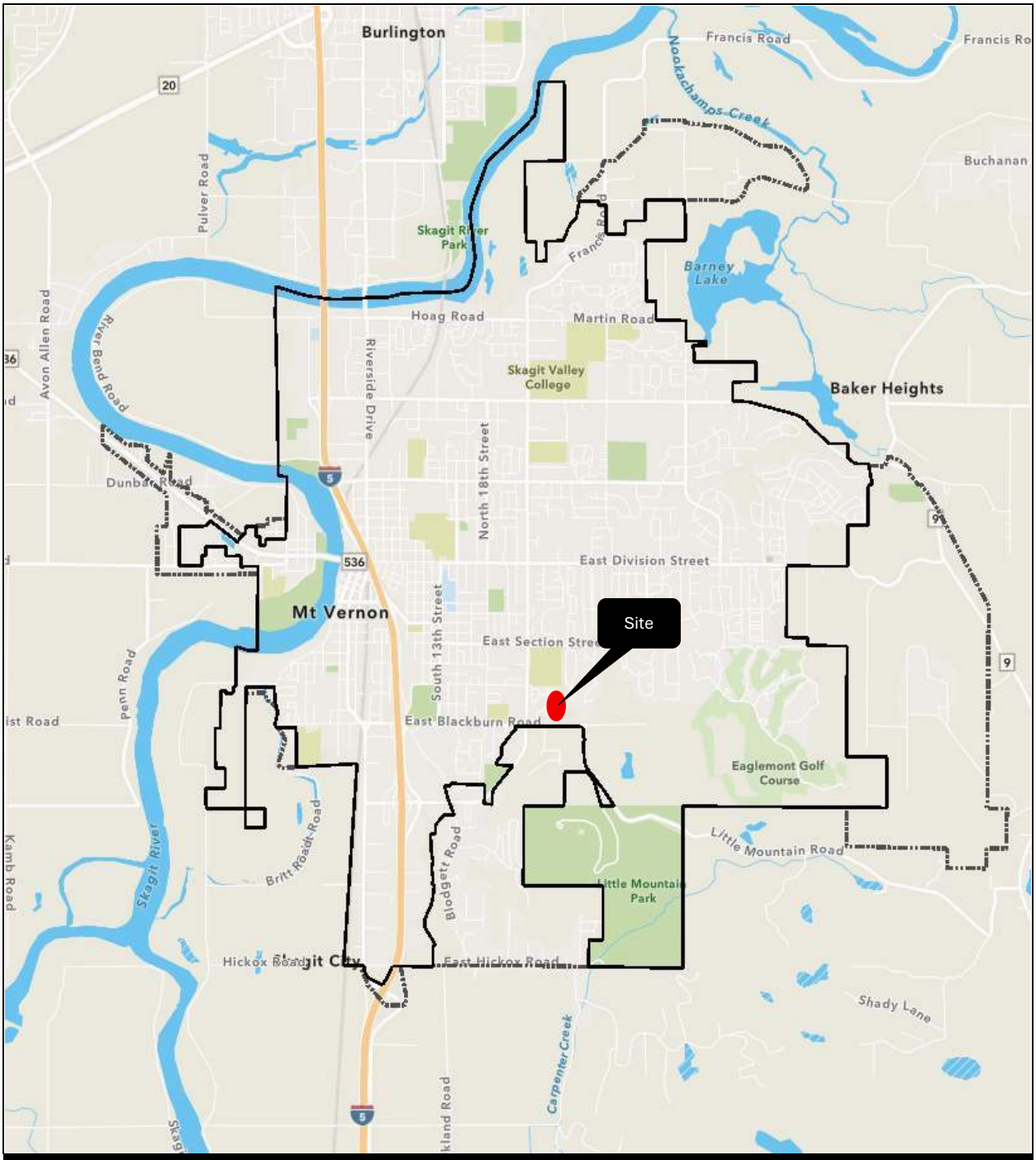
9. Preliminary Drainage Report prepared by Axe Engineering and dated May 16,2025

10. Infiltration Testing prepared by MTC and dated January 7, 2025

11. A Cultural Resources Review prepared by Cultural Resources Consultant—David Carlson and dated March 7, 2025—**Not a Public Record**.

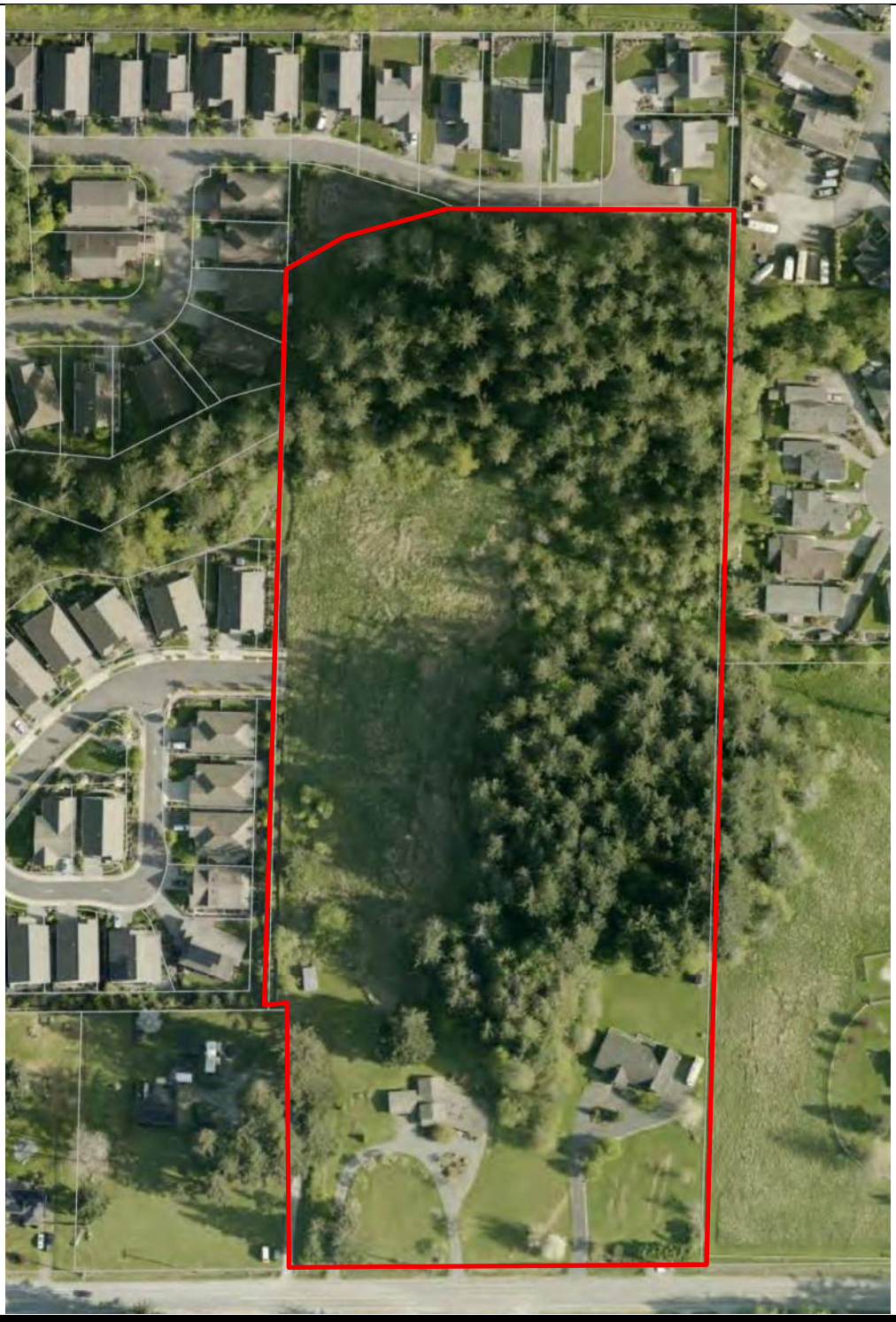
12. Arborist Report prepared by Urban Forestry Services | Bartlett Consulting dated January 28, 205; Revised October 23, 2025

13. Traffic Concurrency Report prepared by TSI and dated March 22, 2019



MAP 1.0 SITE LOCATION WITHIN CITY BOUNDARIES

City of MOUNT VERNON



MAP 3.0 AERIAL MAP

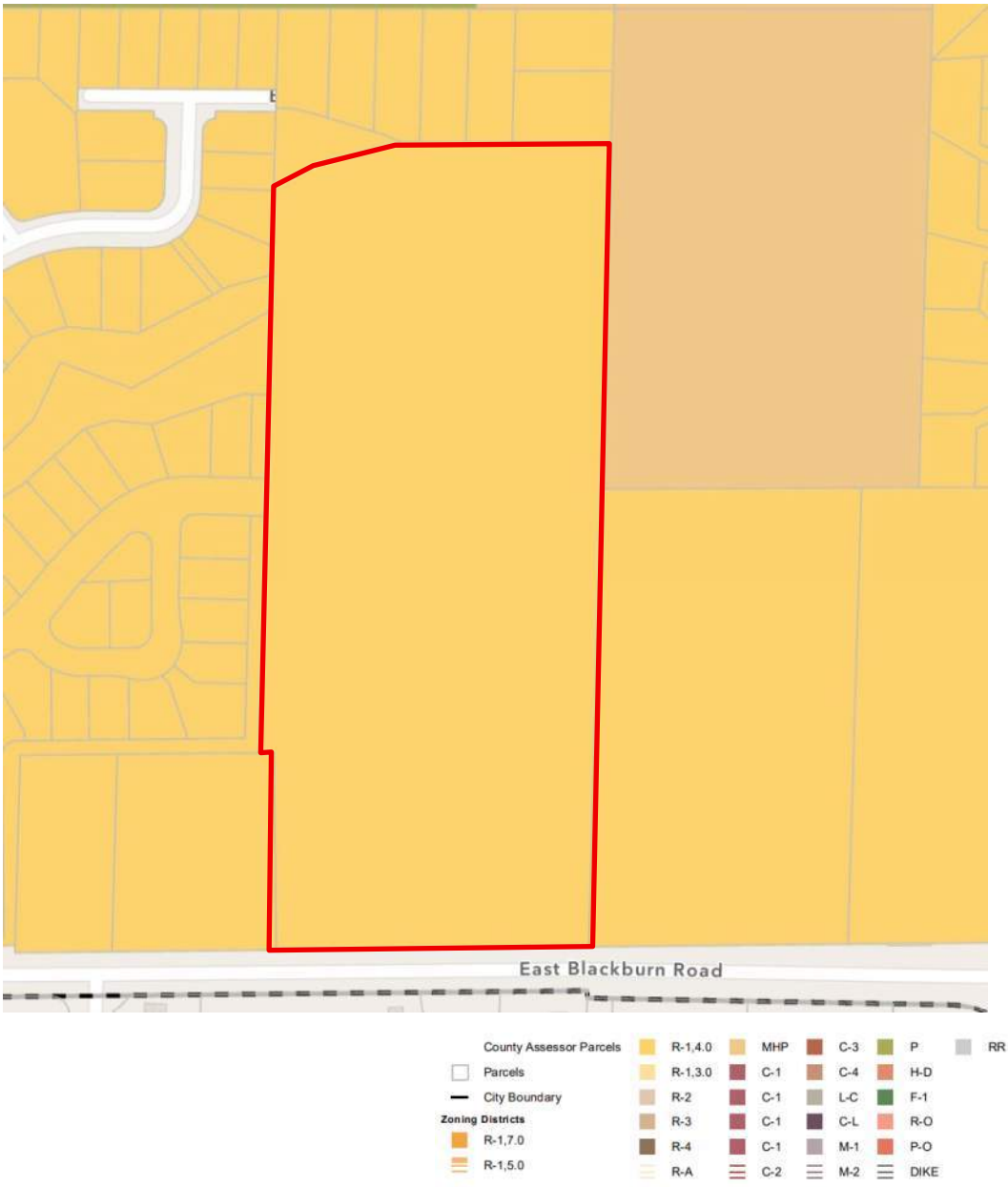
City of MOUNT VERNON

City Limits

Approximate Site Boundaries

N

Not to Scale



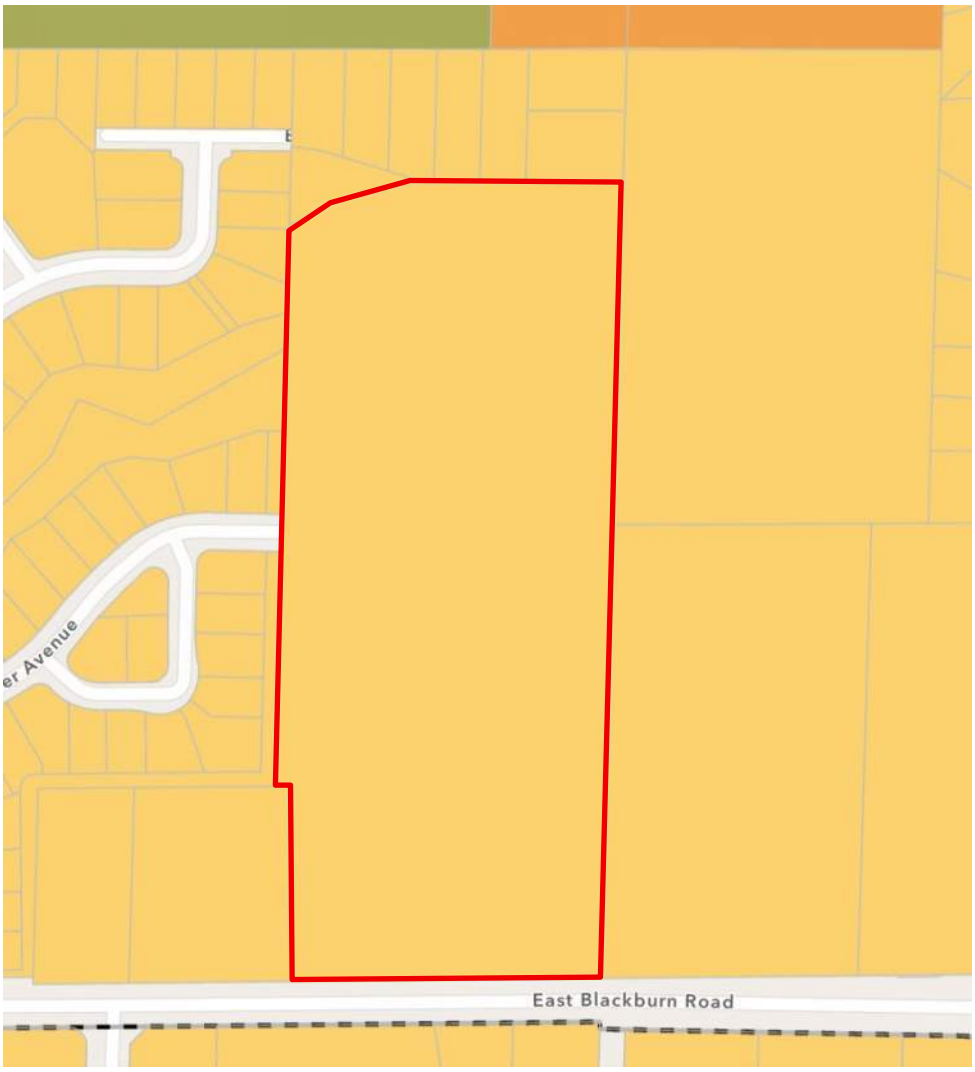
MAP 5.0 ZONING MAP OF SITE AND SURROUNDING AREAS

City of MOUNT VERNON

Approximate Site Boundaries

N

Not to Scale



MAP 6.0 COMPREHENSIVE PLAN MAP OF SITE AND SURROUNDING AREAS

City of MOUNT VERNON

Approximate Site Boundaries

N

Not to Scale

C. EXISTING CONDITIONS

SITE ZONING	Single Family Detached Residential (R-1 4.0)	**SITE COMPREHENSIVE PLAN DESIGNATION**	Medium Density Single Family (R-1 3.0 or R-1 4.0)
SITE ACREAGE	11.44 acres	**EXISTING SITE USE & IMPROVEMENTS**	There are currently 2 homes on the property, one will remain and the other will be demolished.

SURROUNDING LAND USES	North	Single Family residential subdivision.
	East	Single family residential subdivision and large lot singe family.
	South	Blackburn Road.
	West	Single family residential subdivision.

MVMC APPLICABLE TO THE PROPOSED PROJECT:

Title 13: Sewers

Title 14: Land Use and Development
- Chapter 14.05 Procedures
- Chapter 14.10 Concurrency

Title 15: Buildings and Construction
- Chapter 15.06 Environmental Policies
- Chapter 15.40 Additional SEPA Guidelines

Title 16: Subdivisions
- Chapter 16.08 Preliminary Plat
- Chapter 16.16 Design Standards
- Chapter 16.20 Improvements

Title 17: Zoning
- Chapter 17.06 Definitions
- Chapter 17.15 R-1 Single-Family Detached Residential District
- Chapter 17.93 Landscaping

APPLICABLE CHAPTERS OF THE COMPREHENSIVE PLAN
- Land Use Element;
- Housing Element;
- Capital Facilities Element; and,
- Transportation Element.

On September 14, 2016 the Mount Vernon City Council approved Ordinance 3690 adopting a revised and updated Comprehensive Plan for the City consistent with RCW 36.70A. The subject preliminary plat has been found to be consistent with the City's Comprehensive Plan. Additionally, the following Goals, Objectives and Policies from the Land Use, Housing, and Transportation Elements of the Comprehensive Plan are provided because they directly relate to the subject project.

Applicable Goals, Objectives, and Policies from the **Land Use Element** of the Comprehensive Plan:

Policy 1.1.6: Encourage infill development on vacant properties with existing public services and public utilities.

LAND USE GOAL 2: PROVIDE for orderly development within the City of Mount Vernon that is consistent with adopted plans and development regulations.

OBJECTIVE 2.1: Implement the Comprehensive Plan Land Use Map.

LAND USE GOAL 5: Enhance and improve the quality of single-family living environments throughout the city.

OBJECTIVE 5.1: Ensure that new developments in the single-family residential designations are designed to provide quality homes and neighborhoods for residents and take care to mitigate impacts of new development on existing neighborhoods.

Policy 5.1.1: A minimum net density of 4.0 dwelling units per acre for Single Family Residential neighborhoods shall be implemented unless: sensitive areas are documented on the site, it can be shown that sensitive areas near the site will be adversely affected with the proposed development, where designated resources lands exist, where areas are designated as special flood risk areas, where access is restricted, where other physical site constraints limit the number of lots that could be created, or where the existing neighborhoods identified on Map LU-5 would be negatively impacted. The neighborhoods identified on Map LU-5 shall not have a net density of greater than 3.23 dwelling units per acre.

Policy 5.1.3: Support site plans for new residential developments that transition to and blend with existing development patterns using techniques such as lot size, depth and width, access points, building location setbacks, and landscaping. Sensitivity to unique features and differences among established neighborhoods should be reflected in site plan design. Interpret development standards to support coordinated structural design, private yards and substantial common space areas.

Policy 5.1.6: Zoning and subdivision regulations should ensure adequate setbacks, landscaping, and buffering when development of different types of housing are proposed abutting one another.

Policy 5.1.8: Interpret development standards to support plats designed to incorporate vehicular and pedestrian connections between plats and neighborhoods.

Policy 5.1.9: Support projects that create neighborhoods with diverse housing types that achieve continuity through the organization of roads, sidewalks, blocks, setbacks, community gathering places, and amenity features.

Policy 5.1.10: Support residential development incorporating a hierarchy of streets. Street networks should connect through the development to existing streets, avoid “cul-de-sac” or dead-end streets, and be arranged in a grid street pattern (or a flexible grid street system if there are environmental constraints).

Policy 5.1.11: A range and variety of lot sizes and building densities should be encouraged throughout the City.

LAND USE GOAL 16: Retain and enhance the existing natural features and sensitive areas that are essential to a high quality of life in the community of Mount Vernon.

OBJECTIVE 16.1: Meet GMA requirements for designation and protection of critical areas in the context of Mount Vernon’s community vision for growth management.

Policy 16.1.3: With development regulations, support retention of natural areas and include design criteria to achieve subdivision and site layouts which will be sensitive to the environmental constraints and optimize open space and views. Key areas of consideration and emphasis for development include:
- Steep slopes;
- Streams with associated wetlands;
- Habitat areas; and,
- Natural vegetation.

Programs should be expanded for non-detrimental access to these areas and opportunities for interpretation and education be provided.

LAND USE GOAL 18: Maintain, and improve where possible, water quality.

Policy 18.1.2: Require adequate water controls for new development.

Policy 22.1.1: Determine wetland boundaries using the procedures provided in the following manuals: U.S. Army Corps of Engineers, 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U.S. Army Engineer Research and Development Center. And all applicable guidance not superseded by more recent guidance in: Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, Miss. Or the scientifically accepted replacement methodology based on better technical criteria and field indicators as directed by the City following consultation with the WA State Department of Ecology and U.S. Corps of Engineers.

Applicable Goals, Objectives, and Policies from the **Housing Element** of the Comprehensive Plan:

HOUSING GOAL 1: Enhance Mount Vernon's cultural and economic vitality by encouraging the development of housing solutions of all types that provide for varied densities, sizes, costs and locations that are safe, decent, accessible, attractive, appealing and affordable to a diversity of ages, incomes, and cultural backgrounds.

OBJECTIVE 1.1: In City plans and zoning regulations, accommodate a variety of housing types that are attractive and compatible in design, and available to all economic segments of the community.

Policy 1.1.2: In recognition of community needs, the City shall maintain a variety of future land use classifications and implement zoning to accommodate a range of housing types with varying densities and sizes.

Policy 1.1.3: Continue the use of opportunities and incentives through the Planned Unit Development (PUD) process for a variety of housing types and site planning techniques that can achieve the maximum housing potential of the site while being designed in consideration of surrounding properties and the natural environment.

Policy 1.1.5: Continue to promote plans and regulations that allow incentives such as bonus densities and flexible design standards that support and promote the construction of new innovative or affordable housing styles, compatible with the planned uses of surrounding sites. Ground related

housing types such as cottages, townhouses, zero lot line developments and other types are examples of housing choices that promote individuality and ownership opportunities. Consider adopting new development regulations that would offer new ways to encourage these types of housing choices.

HOUSING GOAL 4: Encourage safe, decent, accessible, attractive and affordable housing development that meets community needs and is integrated into, and throughout, the community including areas of higher land cost where greater subsidies may be needed.

OBJECTIVE 4.1: Encourage the creation of ownership and rental housing that is affordable for all households within the City, with a particular emphasis on low, very-low, and extremely-low income households as defined by the U.S. Department of Housing and Urban Development (HUD).

Policy 4.1.1: Evaluate the adoption of zoning regulations targeted at otherwise market-rate developments that require *or* incentivize a minimum percentage of new dwelling units and/or lots that are created (whether multi-family or single-family) be income restricted.

Policy 4.1.3: Evaluate the adoption of zoning regulations that provide bonuses in density for developments that create income restricted units aimed at those earning less than 80% of the area median income (AMI) with greater bonuses provided to housing reserved for those earning 60% of the AMI and below.

Policy 4.1.5: Where affordable housing is proposed together with market rate housing, affordable housing units should be comparable in design, integrated into the whole development, and should match the tenure of the whole development.

Policy 35.1.1: Adequate sewer service capacity should be assured prior to the approval of any new development application.

Policy 35.1.3: Development should be conditioned on the orderly and timely provision of sanitary sewers.

Applicable Goals, Objectives, and Policies from the **Capital Facilities Element** of the Comprehensive Plan:

CAPITAL FACILITIES GOAL 39: Provide, maintain and upgrade surface water management systems to minimize impacts on natural systems and to protect the public, property, surface water bodies, and groundwater from changes in the quantity and quality of stormwater runoff due to land use changes.

OBJECTIVE 39.1: Provide storm drainage collection and discharge systems that protect public and private property and the natural environment. Ensure that existing and future stormwater systems are properly operated and maintained.

Policy 39.1.1: Design storm drainage systems to minimize potential erosion and sedimentation problems, and to preserve natural drainage systems including rivers, streams, flood plains, lakes, ponds and wetlands.

Policy 41.1.5: Where appropriate require landscape screening of utilities.

OBJECTIVE 1.4: Ensure robust infrastructure and utilities exist to foster economic growth and prosperity.

Applicable Goals, Objectives, and Policies from the **Transportation Element** of the Comprehensive Plan:

TRANSPORTATION GOAL 1: Contribute to a well-designed transportation system through reasonable, planned, economically feasible transportation improvements that support adopted land use plans, protect or improve business access, and protect the city's neighborhoods.

OBJECTIVE 1.1: Create a comprehensive street system that provides reasonable vehicular circulation throughout the City while enhancing the safety and function of the local transportation system.

Policy 1.1.1 Access management, such as restricting left turns and excessive use of driveways, should be coordinated with design standards and land use plans to enhance public safety and preserve traffic carrying capacity.

Policy 1.1.3 Streets and pedestrian paths in residential neighborhoods should be arranged as an interconnecting network that serves local traffic and facilitates pedestrian circulation.

Policy 1.1.4 Provide a balance between protecting neighborhoods from increased through traffic while maintaining access to neighborhoods.

Policy 1.2.2 Manage access along all principal and minor arterial corridors, and access points to residential, commercial, and industrial development. Utilize adopted Access Management techniques to preserve the flow of traffic on the road system while providing adequate access to adjacent land uses. These could include: limit the number of driveways (usually one per parcel); locate driveways away from intersections; and connect parking lots and consolidate driveways to create more pedestrian-oriented street design and encourage efficiency of both land uses and the adjacent transportation system.

OBJECTIVE 1.4: Design transportation facilities to preserve and to be consistent with the natural and built environments.

Policy 1.4.1 Landscape transportation facilities to complement neighborhood character and amenities. Where appropriate, incorporate street trees in planting strips to improve air quality and visual aesthetics, and implement traffic calming effects.

Policy 1.4.2 Arrange streets and pedestrian paths in residential neighborhoods to form a grid or flexible grid network where feasible.

Policy 1.4.3 Foster connectivity of new development with the surrounding neighborhood, allowing cul-de-sacs only where it can be clearly demonstrated that a future connection will not be necessary.

TRANSPORTATION GOAL 3: Maintain, enhance, and increase pedestrian and bicycle travel by providing safe and convenient routes for the commuting and recreating public.

OBJECTIVE 3.1: Provide a non-motorized transportation system that effectively serves the needs of pedestrian and bicycle users and encourages non-motorized travel and provides a continuous network of attractive sidewalks, footpaths, bike routes, pathways, and trails throughout the City.

Policy 3.1.1 Encourage pedestrian and bicycle connections between residential developments, neighborhood commercial centers, recreation areas. Use incentives or regulations to encourage new construction to promote pedestrian and bicycle connections to schools, parks, community centers, public transit services and facilities, neighborhoods and other services.

Policy 3.1.3 Improve the safety of crossings for pedestrians and bicycles where streets intersect with rail facilities, trails, paths and all areas where pedestrians and/or bicycle movements are encouraged.

Policy 3.1.6 Implement policies and procedures regarding design standards for bike routes, pathways, and trails. ADA standards will be considered, where appropriate.

D. PROCEDURAL REQUIREMENTS:

DATE	DESCRIPTION	REQUIRED BY
July 2, 2025	Application Submitted	MVMC 14.05.110(C)(1) to (3)
July 28, 2025	Application Deemed Technically Complete	MVMC 14.05.110(D) RCW 36.70B.070
December 4, 2025	NOA/Optional MDNS Issued	MVMC 14.05.150(A) RCW 36.70B.110 WAC 197-11-355
December 19, 2025	NOA/Optional MDNS Comment Period Ended	MVMC 15.06.120 WAC 197-11-355 RCW 43.21C.110
January 16, 2026	MDNS Issued with Appeal Period – Accompanied by Environmental Report	MVMC 15.06.215 WAC 197-11-355(4)
January 16, 2026	Notice of Public Hearing Issued	MVMC 14.05.150

E. PRELIMINARY PLAT REVIEW CRITERIA & STAFF ANALYSIS

Consistent with MVMC 16.08.030, the Hearing Examiner is required to determine if appropriate provisions have been included in the preliminary plat for, but not limited to, the public health, safety and general welfare, open spaces, drainage ways, critical areas, streets, alleys, other public ways, water supplies, sanitary wastes, parks, playgrounds and sites for schools. Following is the Staff Analysis with regard to this criteria for the Examiner's consideration.

1. **Are appropriate provisions included in the preliminary plat for public health, safety and general welfare?**
   MVMC Chapters 16.04, 16.08, 13.33, and 15.40 all have intent/purpose statements that specifically state they are to promote public health, safety and general welfare [see 16.04.010(B), 16.08.040, 13.33.010, 15.40.0140(A)(1)].

   The City ensures that projects are promoting public health, safety and general welfare by requiring compliance with these MVMC regulations.

2. **Are appropriate provisions included in the preliminary plat for open spaces?**
   Open spaces are regulated within the MVMC with building setbacks and critical area buffer requirements.

This preliminary plat is conditioned such that the building setbacks from MVMC 17.15.070 must be observed when structures are built following final plat approval.

This preliminary plat complies with the buffer requirements found in MVMC 15.40.090(F)(1) standard buffer requirements for wetlands and 15.40.090(F)(8) that allows the use of wetland mitigation banks. Supplemental plantings of the buffer are also included as part of the mitigation plan for the project.

The City's development regulations require that developers pay impact fees for Parks, Open Space and Recreation Facilities per MVMC Chapter 3.40. This impact fee will be required to be paid prior to building permits being issued by the City. Payment of this impact fee is intended to pay for a proportionate share of the cost of new parks, open space and recreation facilities needed to serve new growth and development.

Compliance with the above-listed sections of the MVMC demonstrates that appropriate provisions have been included for open spaces.

3. **Are appropriate provisions included in the preliminary plat for drainage ways?**

Drainage ways are regulated within the MVMC with stormwater and critical area requirements.

The subject development will be required to comply with the 2019 Stormwater Management Manual for Western Washington (SWMM), including any subsequent updates or amendments and Mount Vernon Municipal Code Chapter 13.33.

This preliminary plat will also be required to comply with MVMC Chapter 15.40 that regulates the identification, buffers, and conditions under which the on-site wetlands can be altered.

The applicant has submitted a Drainage Analysis prepared by a registered professional engineer. This report shows that the preliminary plat will be designed to attenuate and clean stormwater per code. The Critical Area Assessment and the Mitigation/Wetland Bank Use Plan submitted with the preliminary plat shows that the preliminary plat will comply with the City's adopted critical area code. Accompanying this Staff Report labeled as **Exhibits 7, 8 and 9** are the referenced Critical Area Reports and Drainage Analysis.

The final layout and design of the stormwater facilities to meet the City's Engineering standards including access and appropriate setbacks from property lines and easements will be finalized as part of final construction plan design.

As conditioned, the applicant will comply with the portions of the MVMC that regulate drainage ways thus demonstrating appropriate provisions for drainage ways have been provided.

4. **Are appropriate provisions included in the preliminary plat for critical areas?**

Critical areas are regulated with MVMC Chapter 15.40, Critical Areas.

The Applicant has submitted a Critical Area Site Assessment and a Mitigation/Wetland Bank Use Plan (accompanying this Staff Report labeled as **Exhibits 7 and 8**). These reports identify, categorize and outline the applicant's proposed mitigation related to the wetlands, their associated buffers, and the wetland areas proposed to be filled.

The site includes Maddox Creek and 93,751squre feet of category III wetland. The proposal would fill 21,726 square feet of the wetland (Direct Impacts) and convert 29,614 square feet of wetland to buffer (Indirect/Conversion Impacts). These impacts would be mitigated by purchasing credits at a local wetland bank. In addition, a total of 29,614 square feet of upland buffer and converted wetland buffer would be enhanced with new plantings.

As conditioned, the applicant will comply with the portions of the MVMC related to critical areas thus demonstrating appropriate provisions for critical areas have been met.

5. **Are appropriate provisions included in the preliminary plat for streets, alleys, and other public ways?**

Streets, alleys, and other public ways are regulated within the MVMC with Chapters 14.10 (Concurrency Management), Chapter 12.04 (Public Works Specifications), and 16.16, (Design Standards for Nonarterial streets).

The traffic concurrency review that was prepared for the proposal concludes:

1. At the Blackburn Road frontage, provide curb, gutter, planter strip, and minimum 22-foot paved width on the Project side of the right-of-way.
2. The existing pavement condition on Blackburn Road should be reviewed prior to approval.
3. Any new or modified pedestrian facilities, including sidewalks, driveway pads, curb ramps, and on-site facilities, must satisfy current Americans with Disabilities Act (ADA) standards.

The project will be subject to appropriate impact fees at the time of building permit issuance.

Additionally, the Concurrency determination is conditioned that:

Blackburn road frontage improvements shall consist of the following:
3/4 street improvements (Arterial road section, City engineering detail 3-1) along the project frontage and continuing west to connect to the existing frontage improvements fronting parcel P28006 (2381 E BLACKBURN RD).

As conditioned, the applicant will comply with the portions of the MVMC related to streets, alleys, and other public ways thus demonstrating appropriate provisions for access have been met.

6. **Are appropriate provisions included in the preliminary plat for water supplies?**

Water service in the City is provided through Public Utility District #1 (PUD) of Skagit County that is a municipal corporation of the State of Washington, established to supply public utility service in the form of potable water per RCW 54. The subject preliminary plat will be conditioned such that potable water from PUD must be provided to serve each of the proposed residential lots.

The applicant will be required to design, permit, and install potable water facilities per the requirements of Skagit PUD #1 and thus appropriate provisions for water supplies have been made.

7. **Are appropriate provisions included in the preliminary plat for sanitary wastes?**

Sanitary wastes are regulated with MVMC Chapters 13.08, 13.12, 13.16, and 13.32. The applicant will be required to design and install sanitary sewers to serve each of the proposed residential lots. The applicant's site plans submitted as part of the preliminary plat show where the sanitary sewers are proposed to be located (see the accompanying **Exhibit 3**). The applicant will pay connection chargers per MVMC 13.32 once the preliminary plat is finalized and building permits are issued.

The applicant complies with the portions of the MVMC that regulate sanitary wastes thus demonstrating that appropriate provisions have been included for sanitary wastes.

8. **Are appropriate provisions included in the preliminary plat for parks, playgrounds and sites for schools?**

The City's development regulations require that developers pay impact fees for Parks, Open Space and Recreation Facilities per MVMC Chapter 3.40 along with impact fees for School Facilities per MVMC 3.36. Both sets of impact fees will be required to be paid prior to building permits being issued by the City for new residential structures built after the preliminary plat is finalized.

Payment of both the school and the Parks, Open Space and Recreation Facilities is intended per the referenced portions of the MMVC to pay for a proportionate share of the cost of new school facilities and new parks, open space and recreation facilities needed to serve new growth and development.

With the requirements of the transportation concurrency determination that Blackburn Road frontage must be improved to include a sidewalk across the proposal extending west to the point it joins with the existing sidewalk, that adequate safe walking route to school is provided.

The applicant will be required to pay both school and parks, open space and recreational impact fees and with this required payment appropriate provisions will be included for parks, playgrounds and sites for schools. Frontage improvements will ensure that a save walking route to school is provided.

In addition to the Hearing Examiner Approval Criteria staff is also responsible for ensuring that the preliminary plat complies with the zoning and subdivision code requirements outlined below.

1. **Preliminary plat is consistent with the City's adopted Concurrency Management codified in MVMC Chapter 14.10.**
   Exhibit 13 contains a copy of the Transportation Concurrency Report completed for this project. This report documents all the requirements outlined within MVMC Chapter 14.10. The findings and recommendations found in this report have been incorporated throughout this Staff Report.

2. **The preliminary plat is consistent with the City's adopted zoning regulations:**
   A. **Lots shall adhere to the dimensional and area standards of the zoning ordinance (Chapter 17.15 MVMC):**
   The subject preliminary plat proposes the creation of single-family residential lots that will range in size from 7,504 to 42,431 square feet in size with an average lot size of 10, 286 square feet (8,576 square feet when lot 1 is excluded).

   The proposed preliminary plat lots will be conditioned such that they comply with standard building setbacks found in MVMC Chapter 17.15 that consists of front and rear yards having 20-foot setbacks and the side yards having no less than 5-foot setbacks and needing to total no less than 15 feet (for example, one side yard could be 10 feet with the opposite side yard being 5 feet to total 15 feet. Lot coverage of no more than 35% will also be required.

4. **The preliminary plat must be consistent with the Standards applicable to all land divisions and lots found in MVMC 16.04.030 that follows:**

   A. **Every lot shall abut on a dedicated street or access easement except as provided for in MVMC 17.15.060(A).**
   Every lot within the preliminary plat abuts a dedicated street and has no less than 20 feet of frontage on said streets.

   B. **The ratio of the depth of a lot to its width shall not be greater than three to one unless unusual site circumstances preclude adherence to this standard, and in which case the community and economic development director can administratively waive this requirement.**
   The ratio of the depth to width of the proposed lots that will have homes built are all less than three-to-one. The NGPA and stormwater Tracts may exceed this requirement but they a site amenity not required as part of the plat; and as such, the Director has waived the requirement for the three-to-one ratio for these tracts.

   C. **Side lot lines shall be within 20 percent of perpendicular to the front property line with which it intersects.**
   The lot lines within the plat all appear to comply with this requirement.

   D. **Side and rear lot lines shall be straight, or composed of straight line elements.**

   The side and rear lot lines within this plat are all composed of straight or straight line elements.

E. Lots shall be subdivided in conformity to requirements of the zoning ordinance and comprehensive plan designations in effect at time of subdividing.
The zoning designation of the subject site allows a maximum density of 4.54 dwelling units per net acre with building lots all required to be 7,500 square feet or more in size. Following is the density calculation for this plat demonstrating compliance with this portion of the zoning code. All of the proposed lots are 7,500 square feet or larger.

Density calculation:

Gross Total Lot Area: 11.44 acres
Net Total Lot Area: 8.46 acres (right-of-way = 0.83 acres, critical areas = 2.15 acres)
4.54 (maximum density) x 8.46 = 38 units allowed
20 units are proposed

The Comprehensive Plan designation of the subject site is Single-Family Medium Density (SF-MED) that is implemented by the R-1, 4.0 and R-1, 3.0 zoning designations. Compliance with the site zoning means this site conforms with the Comprehensive Plan designation of the site.

F. Utilities required to be installed prior to final plat approval shall be extended to each building site and the boundary of the subject plat as directed by the public works director.
Exhibit 3 contains civil plans for the preliminary plat that show storm, sanitary and potable water being stubbed to each of the proposed lots. Staff recommends the preliminary plat be conditioned such that all utilities (sanitary and storm sewers, potable water, fiber, natural gas, and electric) be installed and stubbed to each building lot prior to final plat approval.

G. Unless the PDS director makes an administrative determination otherwise, all critical areas, critical area buffers, stormwater drainage facilities and easements, landscaping areas such as forested buffers, and landscaping required between a lot and a street shall be located within separate tracts and shall not be part of lots.
All buffers, drainage facilities and easements, and landscaping areas are shown in separate tracts.

Following is a summary of all the comments received regarding the subject preliminary plat. Following the summary of each comment is a response from staff.

1. Letter from Aaron Steinke received December 6, 2025—Wants to make sure that construction form the proposal will not create any issues on his property. (See Ex 5a)

Letter from Paul Anderson, President East Village Homeowner's Association dated December 18, 2025—Concerns about the East village HOA having to maintain portion of NGPA south of Maddox Creek. (See Ex 5b)

Letter form Christine Caldwell; Department of Fish and Wildlife dated December 18, 2025—Concerns about creek buffers (See Ex 5c)

Letter from Erin Russell; AXE Engineering Services; dated January 7, 2026—Applicant response to Public/Agency Comment (See Ex 5d)

Staff Response:

Steinke—The plat was revised to include an access easement tract to protect Mr. Steinke's current driveway where it encroaches onto the plat.

Anderson—The plat was revised to include two NGPAs one north of Maddox Creek and one south of it. The East Village HOA will retain maintenance responsibility for the northern NGPA and the South Village HOA will be responsible for the maintenance of the southern NGPA.

Caldwell—The applicant and their critical area consultant provided response to Ms. Caldwell showing that the requested stream buffers will remain intact and have no tree removal.

2. Two comment letters were received from the City's critical area consultant in response to review of the applicants wetland report and mitigation plan. (See Ex 5e)

Staff Response:
The critical are reports and plat map were revised to comply with City consultant comments.

F. FINDINGS & CONCLUSIONS

Following is staff's proposed Findings of Fact and Conclusions for the Hearing Examiner's Consideration:

1. **Project Summary:** The Applicant has requested approval of a subdivision of 11.44 acres into 20 lots and six tracts on property located at 2437 Blackburn Road in Mount Vernon, WA. The 20 lots will be developed with single-family residential homes. The Tracts include—2 landscaping tracts, a stormwater tract, a tract to accommodate an access easement to the neighbor where their driveway encroaches onto the property and 2 NGPA tracts.

2. **Project Background/Process:** The subject preliminary plat application was submitted to the Development Services Department on July 2, 2025 and was determined to be technically complete on July 28, 2025. On December 4, 2025 the City issued a Notice of Application and Proposed Mitigated Determination of Non-Significance (MDNS) for the project. On January 16, 2026 the City issued a Final MDNS and a Notice of Public Hearing with an appeal period that tolled on January 27, 2026. No SEPA appeals were filed.

3. **Stormwater:** The Applicant has submitted a Preliminary Drainage Report and Infiltration Testing (**Exhibits 9 and 10**) with the preliminary plat application in conformance with the code requirements found in MVMC Chapters 14.05 and 13.33. Rainwater runoff from the site will be collected and transported via catch basins and pipes to stormwater facilities located in proposed Tracts A and D. Stormwater will be released at a controlled rate from Tract C into the existing drainage system in Blackburn Road. Prior to issuance of a Fill and Grade Permit, a complete Drainage Report and accompanying civil plans must be approved by the City pursuant to 14.05 and 13.33.

4. **Critical Areas:** The Applicant has submitted a Critical Area Assessment and a Mitigation Plan (**Exhibits 7 and 7**) with the preliminary plat application in conformance with MVMC Chapter 15.40.

   The proposal would fill 21,726 square feet of the wetland (Direct Impacts) and convert 29,614 square feet of wetland to buffer (Indirect/Conversion Impacts). These impacts would be mitigated by purchasing credits at a local wetland bank. In addition, a total of 29,614 square feet of upland buffer and converted wetland buffer would be enhanced with new plantings.

   Prior to issuance of any Permit that would authorize the disturbance of the site, the Applicant will be required to: 1) submit copies of permits required by the Corps of Engineers and WA Department of Ecology authorizing the wetland fill; 2) comply with the SEPA mitigation measures regarding buffer impacts and make arrangements to have a biologist on-site when work near the on-site wetlands occurs pursuant to MVMC Chapter 15.40 and the substantive authority under SEPA granted to the City.

5. **Zoning:** Single-family dwellings are a permitted use in the Single-Family Residential 4.0 (R-1, 4.0) district the project site is located in. The number of lots proposed complies with the maximum density limitations and the minimum lot sizes prescribed in the zoning code. Prior to the issuance of building permits for the proposed dwellings, City staff will verify that the building setbacks, building height, and lot coverage requirements outlined in the zoning code will be met.

6. **Traffic Concurrency:** The City's traffic review process is a regulatory framework that is consistent with the Growth Management Act of Washington (RCW 36.70.A) and the State Environmental Policy Act (RCW

43.21C). The system adopted by the City provides accurate information and predictability. A key element of the process is that it considers the cumulative impacts related to traffic.

The proposed development of the site will result in 19 new PM peak hour traffic trips being generated thereby requiring Traffic Concurrency determination. MVMC Chapter 14.10 sets forth the City's system for determining traffic concurrency requirements. The City's evaluation process for development proposals is on a case-by-case basis. When an application is submitted to the City, instead of having an applicant submit a traffic impact study prepared by a traffic expert, the City requires that a detailed project narrative and site plan be provided. Upon receipt of specific information submitted by the applicant, the City, or its traffic engineering consultant prepares a concurrency evaluation, to ensure consistency with previously approved and pending developments and compliance with the city code. The City's consultant has provided a detailed report that has considered the traffic generation use, the existing traffic conditions on arterials and non-arterial streets. The resulting data is a cumulative report that considers existing conditions as required by the City of Mount Vernon. The report is timely and provides valid information for setting the amount of traffic, the projected new traffic from the site, and the impact of that traffic.

7. **Approval Criteria:** The criteria for approval of preliminary plats in Mount Vernon is set forth in Mount Vernon Municipal Code (MVMC) 16.08.040(A) that requires that if the public use and interest are served by the preliminary plat, approval should be granted. The means of determining whether the public use and interest are served by the preliminary plat is the presentation and consideration of certain information that is outlined in MVMC 16.08.040. The required information has been presented and reviewed in the Staff Report and the proposed preliminary plat, as conditioned, satisfies the City's criteria.

8. **Approval Criteria:** The public health, safety and general welfare has been considered. The plat will have all of the required utilities, traffic improvements, stormwater control, and adequate drainage ways for a residential subdivision.

E. RECOMMENDATION

Staff recommends **APPROVAL** of the **SOUTH VILLAGE PRELIMINARY PLAT File No. PLAN25-0277** subject to compliance with the Mount Vernon Municipal Code and the following specific **CONDITIONS OF APPROVAL:**

1. The MDNS issued (**Exhibit 4c**) pursuant to SEPA and the mitigation measures, as stated therein must be satisfied.

2. The Traffic Concurrency Recommendations, as set forth in the Transportation Concurrency Review completed by Transportation Solutions, Inc (**Exhibit 13**) shall be completed prior to final plat approval and payment of the requisite traffic impact fees shall occur consistent with MVMC Chapter 3.36.

3. Blackburn road frontage improvements shall consist of the following: 3/4 street improvements (Arterial road section, City engineering detail 3-1) along the project frontage and continuing west to connect to the existing frontage improvements fronting parcel P28006 (2381 E Blackburn Rd)

4. The proposal must pay all required impact fees prior to issuance of building permits for residential structures.

5. Potable water from PUD must be provided to serve each of the proposed residential lots

6. The proposal is required to comply with the 2019 Stormwater Management Manual for Western Washington (SWMM), including any subsequent updates or amendments and Mount Vernon Municipal Code Chapter 13.33.

7. As part of the final engineering for the project the stormwater pond will be designed to meet with all of the City's engineering standards for

8. The proposal must comply with standard building setbacks found in MVMC Chapter 17.15.

9. All utilities (sanitary and storm sewers, potable water, fiber, natural gas, and electric) must be installed and stubbed to each building lot prior to final plat approval

10. A homeowner's association be created for the development that shall be responsible for the maintenance all landscape areas, fencing around the perimeter of the plat and around the stormwater ponds, the wetland and associated buffer (NGPA Tract E), sidewalks and street trees installed adjacent to sidewalks. The City will not be maintaining any of the areas the homeowner's association is required to maintain.

11. Codes, Covenants & Restrictions (CC&Rs) for the development shall be submitted to the Development Services Department for review and approval prior to final plat approval. The CC&Rs shall include a map that clearly shows the areas within the plat that the homeowner's association is responsible for maintaining. Evidence that sufficient funds will be collected from each of the future residents shall be supplied to the City to ensure proper maintenance of these areas. The City approved CC&Rs shall be recorded with, and cross-referenced on, the face of the final plat.

SIGNATURE:

Maine Maynille-Hille

(insert) **(insert)** 1/27/2026

Date

F. NOTES TO THE APPLICANT AND PARTIES OF RECORD

1. The applicant will be required to complete the final plat process before this preliminary plat can be finished and recorded. Please see MVMC 16.12 and MVMC 16.20.
2. The preliminary plat is a Type IV permit per Mount Vernon Municipal Code (MVMC) Chapter 14.05 that requires the City's Hearing Examiner make a recommendation, at an open record public hearing that will be forwarded to the City Council, who will make a final decision at a closed record public hearing.
2. The written recommendation for this project will be issued by the Hearing Examiner within 10 days after the date the record closes unless this timeframe is extended per MVMC 14.05.110(H)(2).
3. The Hearing Examiner shall reconsider his/her recommendation if a written request is properly filed by the applicant or a party of record within 10 days of the date of the initial recommendation. A party wishing to file a request for reconsideration of the Hearing Examiner's recommendation shall follow the process outlined within MVMC 14.05.110(H)(4). A copy of this portion of the MVMC can be obtained by contacting the Development Services Department; or it can be downloaded on the City's web site at: http://www.mountvernonwa.gov.
4. The approval of a preliminary plat shall be effective for five years from the date of preliminary plat approval. If the developer fails to receive final approval within this period, the preliminary plat approval shall expire. Any applicant who files a written request with the Development Services Department, at least 30 days before the expiration date may be granted a one-year extension upon a showing that the applicant has attempted in good faith to submit the final plat within the five-year period. There shall be allowed only one such extension, and any such extensions shall be conditioned upon the plat meeting all subdivision requirements which are in effect at the time the extension is granted (or any additional requirements which may be imposed at the time the extension is granted) [MVMC 16.08.060].

TRANSMITTED this (27th) day of (January 2026) to the applicant and parties of record.

Exhibit 1

City of MOUNT VERNON Received 7/16/2025

City of MOUNT VERNON DEVELOPMENT SERVICES

MASTER LAND USE APPLICATION FORM

① PROPERTY WHERE WORK IS OCCURRING

ADDRESS:	2601 E. BLACKBURN RD
PARCEL NUMBER(S):	P135481

② PROPERTY OWNER INFORMATION

NAME:	MARGARET WALLACE			
ADDRESS:	2601 E. Blackburn (HOUSE # AND STREET)	Mt. Vernon (CITY)	WA (STATE)	98274 (ZIP)
TELEPHONE:		CELL:	EMAIL: maggiewallace55@gmail.com	

③ APPLICANT (THIS IS THE PERSON RECEIVING ALL CITY COORESPONDENCE)

☐ CHECK HERE IF THE OWNER LISTED ABOVE IS ALSO THE APPLICANT AND LEAVE THE INFORMATION BELOW BLANK

NAME:	DAVE PRITZMAN / SAMISH BAY LAND COMPANY			
ADDRESS:	4215 Montgomery Pl. (HOUSE # AND STREET)	Mt. Vernon (CITY)	WA (STATE)	98274 (ZIP)
TELEPHONE:		CELL: 425-308-9397	EMAIL: samishbay@gmail.com	

④ PERMITS & APPROVALS BEING SUBMITTED

TYPE OF PROJECT (CHECK ALL THAT APPLY):

- ☐ Accessory Dwelling Unit (ADU)
- ☐ Boundary Line Adjustment
- ☐ Comprehensive Plan Amendment
- ☐ Conditional Use Permit (Administrative)
- ☐ Conditional Use Permit (Hearing Examiner)
- ☒ Critical Area Permit
- ☐ Design Review (Administrative)
- ☐ Design Review (Hearing Examiner)
- ☐ Design Review (Modification per MVMC 17.70.080)
- ☒ Environmental Review (SEPA)
- ☐ Major Modification
- ☐ Master Plan for Public Zoned Properties
- ☐ Model Home permit
- ☐ Non-Conforming Use - Special Permission
- ☒ Preliminary Plat (> 9 lots/tracts)
- ☐ Preliminary Short Plat (< 9 lots/tracts)
- ☐ Preliminary Binding Site Plan
- ☐ Rezone
- ☐ Shoreline Exemption
- ☐ Shoreline Substantial Development Permit
- ☐ Shoreline Conditional Use
- ☐ Shoreline Variance
- ☐ Special Use Permit
- ☐ Street Vacation per MVMC Chapter 12.40
- ☐ Variance (Hearing Examiner)
- ☐ Variance (Administrative)
- ☐ Other, list here:

⑥ READ, INITIAL AND SIGN WHERE INDICATED

Read and initial each of the following statements prior to signing this application:

DP — I understand that land use and/or planning permits do not authorize earth disturbing activities, the removal of vegetation, or the construction of buildings. I understand that additional permits will be required after my land use and/or planning permitting process is completed. I understand that no earth disturbing activities (including the removal vegetation) may take place until after my land use and/or planning process is complete, and only after I have received additional permits such as Fill & Grade, Building Utility, or Right-of-Way permit(s).

DP — I understand that if critical areas (wetlands, streams, steep slopes, et cetera) are found on or near my property I am not authorized to impact these areas in any way and will be required to leave an undisturbed buffer area around the critical area. I also understand that depending upon the size and scope of my project that I may be required to enhance a critical area buffer.

DP — I understand that depending upon the size and scope of my project, I may be required to provide maintenance and/or performance bonds for items such as landscaping, critical areas, public roads and/or public utilities that I construct or install.

DP — I understand that I am solely responsible for providing complete and accurate information to the City. I understand that if my application is missing information or if inaccurate materials are submitted, my permits will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the Development Services Department could require an entirely new application be submitted. I understand that when and if conditions change from that which my application originally represented, I am responsible for letting the City staff person assigned to my project know.

DP — I understand that I am applying for permits from the City of Mount Vernon only; and that additional permits from other Federal and State agencies could be required. I understand that the City of Mount Vernon cannot advise me of permits that are required from other agencies, and that I must contact these agencies to make sure I comply with their requirements. These agencies include (but are in no way limited to): Corps of Engineers, Department of Natural Resources, Department of Ecology, and Northwest Clean Air Agency.

DP — I understand that I may be required to properly and timely post a pink land use sign on my property during land use and/or planning permitting process. I understand that I am responsible for making sure that this sign continues to be posted on my property until my land use and/or planning process is completed; and I understand that I am responsible for removing and disposing of this sign once my land use process is completed.

DP — I understand that I will be responsible for paying consultants that the City may deem necessary to review certain aspects of my application. I understand that these consultant reviews could include special inspections, traffic concurrency, critical area, landscaping, et cetera.

By affixing my signature hereto, I certify that I am the owner, or am acting as the Owner's authorized agent, and that the application and documents contained with this submittal are complete and accurate to the best of my knowledge and abilities. If your title report lists a company, partnership or other owners you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed.

If you are an authorized representative you must download, complete and submit an **AGENT AUTHORIZATION FORM**.

Please attach additional signature sheets if there is more than one owner.

UNDER PENALTY OF PERJURY I SWEAR THAT ALL INFORMATION PROVIDED IS TRUE AND CORRECT.

Signature

7/15/2025
Date

DAVID PRUITZMAN
Printed Name

⑤ SITE AND PROJECT INFORMATION

EXISTING ZONING DESIGNATION:	R-1,4.
EXISTING COMPREHENSIVE PLAN DESIGNATION:	Medium Density Residential
SITE AREA (IN SQUARE FEET AND ACRES):	496,1815.F.

PROJECT DESCRIPTION:

(ATTACH ADDITIONAL SHEETS FOR THE PROJECT DESCRIPTION, IF NECESSARY)

20 lot sfr development

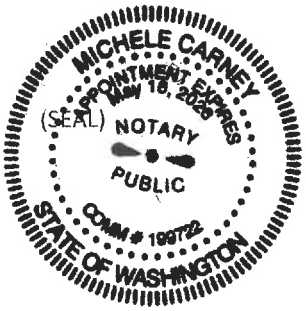
A.	IS WORK WITHIN THE CITY'S RIGHT-OF-WAY PROPOSED? IF YES, YOU WILL BE REQUIRED TO SUBMIT A RIGHT-OF-WAY APPLICATION.	[X] YES	[ ] NO
B.	IS THE PROPERTY LOCATED IN A FLOOD ZONE?	[ ] YES	[X] NO
C.	ARE THERE SLOPES IN EXCESS OF 15% ON OR ABUTTING THE SITE? IF YES, A GEOTECHNICAL REPORT WILL LIKELY NEED TO BE SUBMITTED.	[ ] YES	[X] NO
D.	ARE THERE CRITICAL AREAS OR BUFFERS ON OR ABUTTING THE PROJECT SITE? IF YES, CRITICAL AREA REPORTS WILL LIKELY NEED TO BE SUBMITTED.	[X] YES	[ ] NO
E.	WILL MORE THAN 2-ACRES BE CLEARED AND/OR MORE THAN 5,000 BOARD FEET OF TIMBER BE HARVESTED? IF YES, YOU WILL BE REQUIRED TO SUBMIT A LAND CLEARING PERMIT.	[X] YES	[ ] NO
F.	IS THIS PROJECT SUBJECT TO THE SEPA PROCESS? IF YES, YOU WILL BE REQUIRED TO SUBMIT A SEPA CHECKLIST.	[X] YES	[ ] NO
G.	IS THE PROJECT SUBJECT TO DESIGN REVIEW? IF YES, YOU WILL NEED TO PROVIDE PLANS AND OTHER MATERIALS TO COMPLY WITH DESIGN REVIEW.	[ ] YES	[X] NO

Exhibit 1

STATE OF WASHINGTON
} ss.
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that David Prutzman is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Master land use application to be the free and voluntary act and deed of said Parcel P135481, for the uses and purposes therein mentioned.

Given under my hand and official seal this 15 day of July, 2025



Michele Carney
Notary Public

Residing at Skagit

My appointment expires May 16, 2026

Notary Public

Exhibit 1

City of MOUNT VERNON DEVELOPMENT SERVICES

AGENT AUTHORIZATION FORM FOR MASTER LAND USE APPLICATIONS

Use this form to authorize someone other than the property owner to apply for permits for the subject property. This form only needs to be completed when an owner wants someone else to represent them through the permitting process.

PROJECT NAME: SOUTH VILLAGE

PROJECT ADDRESS: 2601E. BLACKBURN RD.

PROJECT PARCEL NUMBER(S): P135481

CITY, STATE, ZIP: MT. VERNON, WA. 98274

AUTHORIZATION STATEMENT

I/we, as the owners of the property identified above, authorize the below listed individual(s) to act as our agent to submit applications, receive correspondence regarding the above-listed application, sign or otherwise receive notices on my/our behalf, and other related activities commonly taken as permit(s) are. processed.

DESIGNATED AGENT(S):

Agent #1 Name: DAVE PRUTZMAN

Agent #1 Address: 4215 MONTGOMERY PLACE

Agent #1 City, State, Zip: MT. VERNON, WA 98274

Agent #2 Name: _____

Agent #2 Address: _____

Agent #2 City, State, Zip: _____

The correct signature and notary pages need to be filled out next. Attached are three different types of signature blocks with associated notary acknowledgements. Please read below and fill out the correct signature/notary acknowledgement:

- For Individual(s) – not a corporation or a limited liability company - complete pages 2 and 3 only
- For Corporation(s) – complete pages 4 and 5 only
- For Limited Liability Companies: complete pages 6 and 7 only

Exhibit 1

Fill this page out only if the project property is owned by one or more individuals - do not use this page is the owner is a corporation or limited liability company

PROPERTY OWNER SIGNATURE(S) WHEN A CORPORATION OR LIMITED LIABILITY COMPANY IS NOT THE OWNER**

Signature: Margaret E Wallace **Signature:** _____

Printed Name: Margaret E. Wallace **Printed Name:** _____

Date: 3/27/25 **Date:** _____

**Each property owner must have their signature notarized

NOTARY ACKNOWLEDGEMENT(S) FOR AN INDIVIDUAL

STATE OF WASHINGTON
} ss.
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Margaret E. Wallace [Name of Person] is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 27th day of March, 2025

MICHELE CARNEY
NOTARY PUBLIC
STATE OF WASHINGTON
APPOINTMENT EXPIRES MAY 16, 2026
COMM # 190972

Michele Carney
Notary Public

Residing at Skagit

My appointment expires May 16, 2026

Exhibit 1

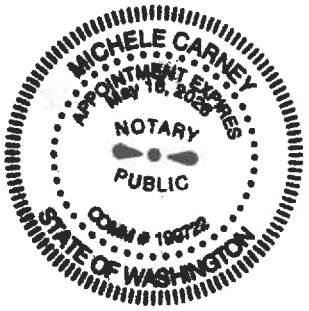
Fill this page out only if the project property is owned by one or more individuals - do not use this page is the owner is a corporation or limited liability company

ADDITIONAL NOTARY ACKNOWLEDGEMENT FOR AN INDIVIDUAL

STATE OF WASHINGTON
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Margaret E. Wallace [Name of Person] is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 27th day of March, 2025



Michele Carney
Notary Public

Residing at Skagit

My appointment expires May 14, 2026

Exhibit 2

City of MOUNT VERNON DEVELOPMENT SERVICES Received 10/10/2025

SOUTH VILLAGE: SITE DESCRIPTION

The site is 11.39 acres (496,181 s.f.), legally described as Lot 8, East Village Short Plat (PL16-150).

The site is bisected by Maddox Creek 150' from the north property line. The 150' serves as a Critical Area Buffer. Similarly, there will be a 150' Critical Area Buffer on the south side of Maddox Creek.

Additionally, there is a 2.1 acre (93,213 s.f., Wetland A) on the north half of the site. We will be filling .5 acre (21,750) of that wetland and mitigating it via a Wetland Bank credit through Skagit Environmental Bank. The enclosed site plan illustrates the plan.

The site consists of 2%-4% slopes; pasture grasses; wetland vegetation (identified in wetland analysis completed in 2009, revisited in 2016 and enclosed). Eastern portion of the property has 2nd growth evergreens, which those within the Critical Area Buffer and wetland area will be retained. We will work with arborist (Urban Forestry/Bartlett) to determine what trees on the eastern property line can/should be saved as part of a Transition Buffer.

The attached maps show locations of City sanitary and storm sewer system locations.

We will be connecting to utilities (sanitary, storm) in Blackburn Road. PUD water is in Blackburn Road and we anticipate connecting to the existing system in Fraser Avenue to facilitate "looping". Fiber optic will be installed with development.

Also, the improvement of the north side of Blackburn Road frontage, which was deferred as part of East Village, will be completed and extended to the West connecting to existing City improvements on the north side of Blackburn Road at the Big Fir South development.

A public street will be installed to serve the lots per the site plan and will require removal of the home at 2437 East Blackburn. Elementary and Middle Schools are within safe walking distance as is a major Transit stop.

Enclosed please find maps, studies, etc. for East Village of which this site was a part as Lot 8.

Our intention is to develop a single phase sfr community including 20 single-family residential lots. No re-zoning will be required. Timeline targets are: entitlement - 2025, development construction - 2026 and home construction - 2027.

Exhibit 3

SOUTH VILLAGE LONG PLAT

A PORTION OF THE EAST 1/2 OF THE SE 1/4 OF THE NW 1/4 OF
SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M.
WITHIN THE CITY OF MOUNT VERNON, WASHINGTON

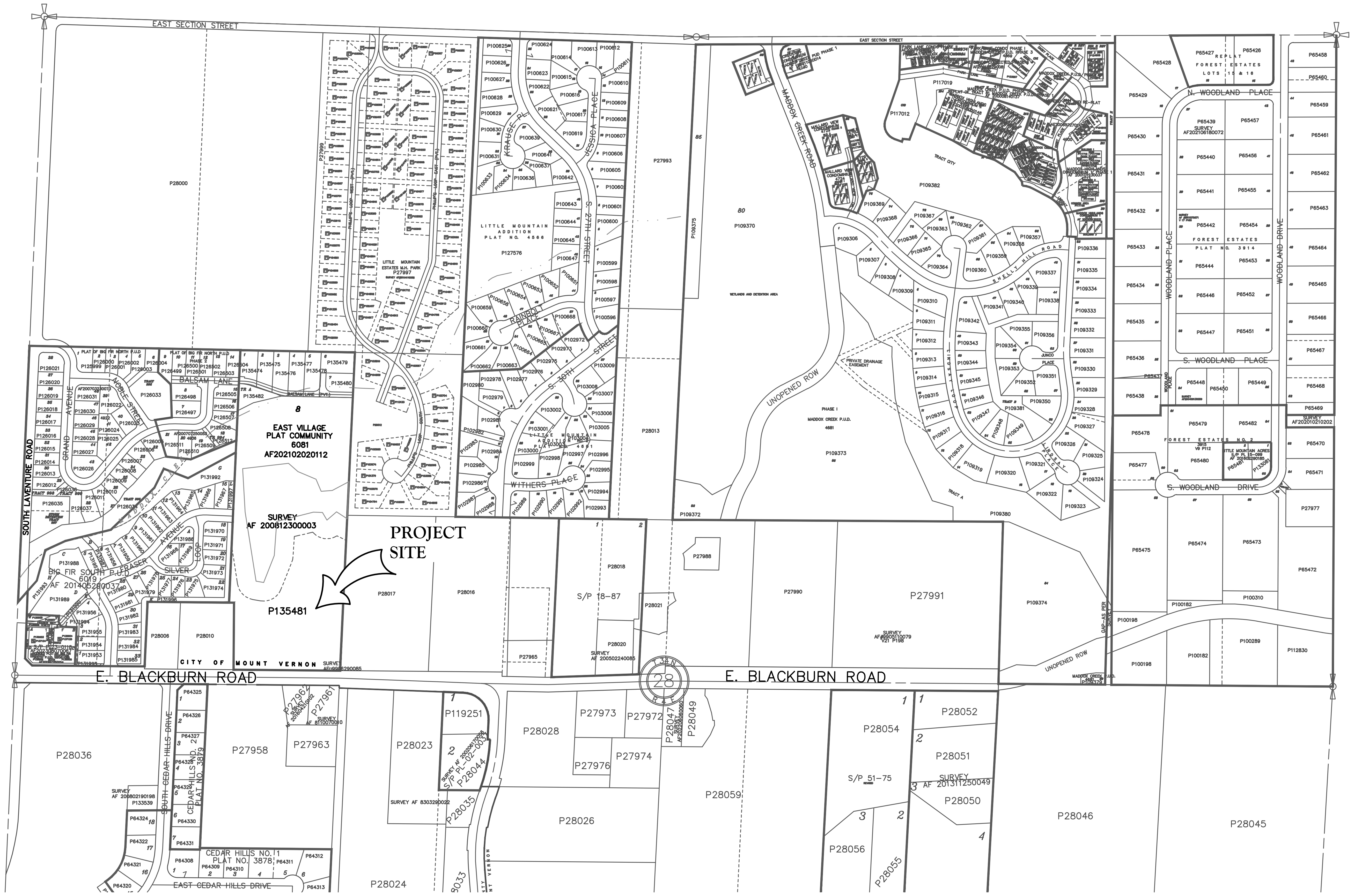
LAND USE:

- PRESENT: RESIDENTIAL PROPERTY WITH 2 EXISTING SINGLE FAMILY RESIDENCES
- PROPOSED: 20 LOT SUBDIVISION PRESERVING ONE EXISTING SINGLE FAMILY RESIDENCE
- ZONING: SINGLE FAMILY RESIDENTIAL (R-1,4.0)
- COMPREHENSIVE PLAN DESIGNATION: SINGLE-FAMILY MEDIUM DENSITY (SF-MED)

LEGAL DESCRIPTION:

LOT 8, EAST VILLAGE PLAT COMMUNITY, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 2, 2021 UNDER RECORDING NO. 202102020112, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



City of MOUNT VERNON DEVELOPMENT SERVICES Received 01/08/2026

DENSITY CALCULATIONS:

(PROPOSED 20 LOTS & 4 TRACTS)	ACRES & SQUARE FOOTAGE:	PERCENTAGE:
OVERALL PARCEL AREA:	498,345 SF (11.44 AC)	100.00%
PUBLIC RIGHT OF WAY:	36,243 SF (0.83 AC)	7.27%
TOTAL LOT AREA:	205,372 SF (4.71 AC)	41.21%
AVERAGE LOT SIZE:	10,269 SF (0.24 AC)	2.06%
STORMWATER POND/ ACCESS / LANDSCAPING & UTILITY TRACTS:	25,448 SF (0.58 AC)	5.11%
NGPA TRACTS:	231,214 SF (5.31 AC)	46.40%

SOURCE OF WATER:

SKAGIT PUD NO. 1

METHOD OF SEWAGE DISPOSAL:

CITY OF MOUNT VERNON

METHOD OF SURFACE WATER DISPOSAL:

ON SITE DETENTION AND TREATMENT

OWNER:

THE HEIRS AND DEVISEES OF MARY MARGARET KIESEL, DECEASED
ATTN MARGARET WALLACE
12360 GULL DR.
BURLINGTON, WA 98233

ENGINEER:

ERIN RUSSELL, PE
AXE ENGINEERING SERVICES, LLC
851 COHO WAY STE 306
BELLINGHAM, WA 98225
(360) 922-0549

SURVEYOR:

JEROMY DEMEYER
NORTHWEST SURVEYING & GPS
407 5TH ST.
LYNDEN, WA 98264
(360)354-1950

VICINITY MAP
N.T.S.

SHEET INDEX:

1. COVER SHEET
2. EXISTING CONDITIONS
3. PLAT OVERVIEW
4. LOT & TRACT DIMENSIONS
5. LOT & TRACT DIMENSIONS
6. LOT & TRACT DIMENSIONS
7. LOT & TRACT DIMENSIONS
8. LOT & TRACT DIMENSIONS
9. LOT & TRACT DIMENSIONS
10. LOT & TRACT DIMENSIONS
11. LOT & TRACT DIMENSIONS

SOUTH VILLAGE LONG PLAT PLAN25-0277

AUDITOR'S CERTIFICATE

Filed for record this____day of____, 20____at ________

in official records under Auditor's File Number

____

at the request of ______________________________

____
County Auditor

AXE ENGINEERING Services — CIVIL • STORMWATER • STRUCTURAL — axeengineering.com

AXE ENGINEERING SERVICES, LLC
"CUTTING THROUGH PROJECT BARRIERS"
851 COHO WAY #306
BELLINGHAM, WA 98225
360 - 922 - 0549
www.axeengineering.com

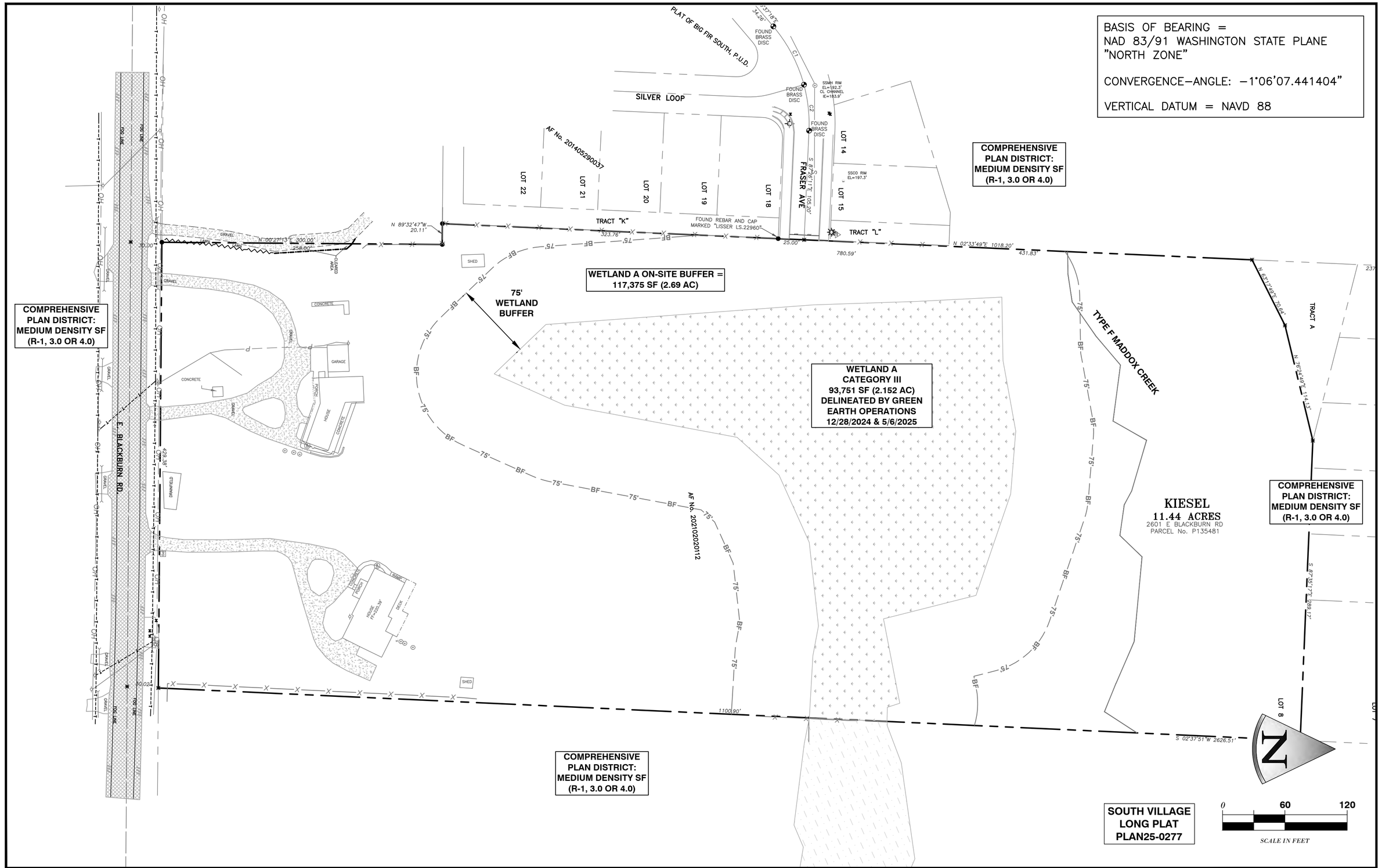
JEROMY M. DEMEYER — STATE OF WASHINGTON — 50982 — REGISTERED PROFESSIONAL LAND SURVEYOR — PRELIMINARY

NORTHWEST SURVEYING & GPS, INC.
Jeromy M. DeMeyer, L.S. No.50982
Brett W. De Vries, L.S. No.49276
407 5TH STREET, LYNDEN WASHINGTON, 98264
PH.(360) 354-1950 NWSURVEY.COM

A PORTION OF THE EAST 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M. WITHIN THE CITY OF MOUNT VERNON, WASHINGTON

COVER SHEET PRELIMINARY PLAT FOR MARGARET WALLACE		AXE PROJECT#: 24040
DRAWN BY: KJB	DATE: 12/30/2025	NWSURVEY JOB#:
CHECKED BY: ELR	SCALE: AS SHOWN	SHEET: 1 OF 11

Exhibit 3



AUDITOR'S CERTIFICATE

Filed for record this ____ day of ____, 20____ at _____

in official records under Auditor's File Number

_____

at the request of _____

_____

County Auditor

AXE ENGINEERING SERVICES, LLC
"CUTTING THROUGH PROJECT BARRIERS"
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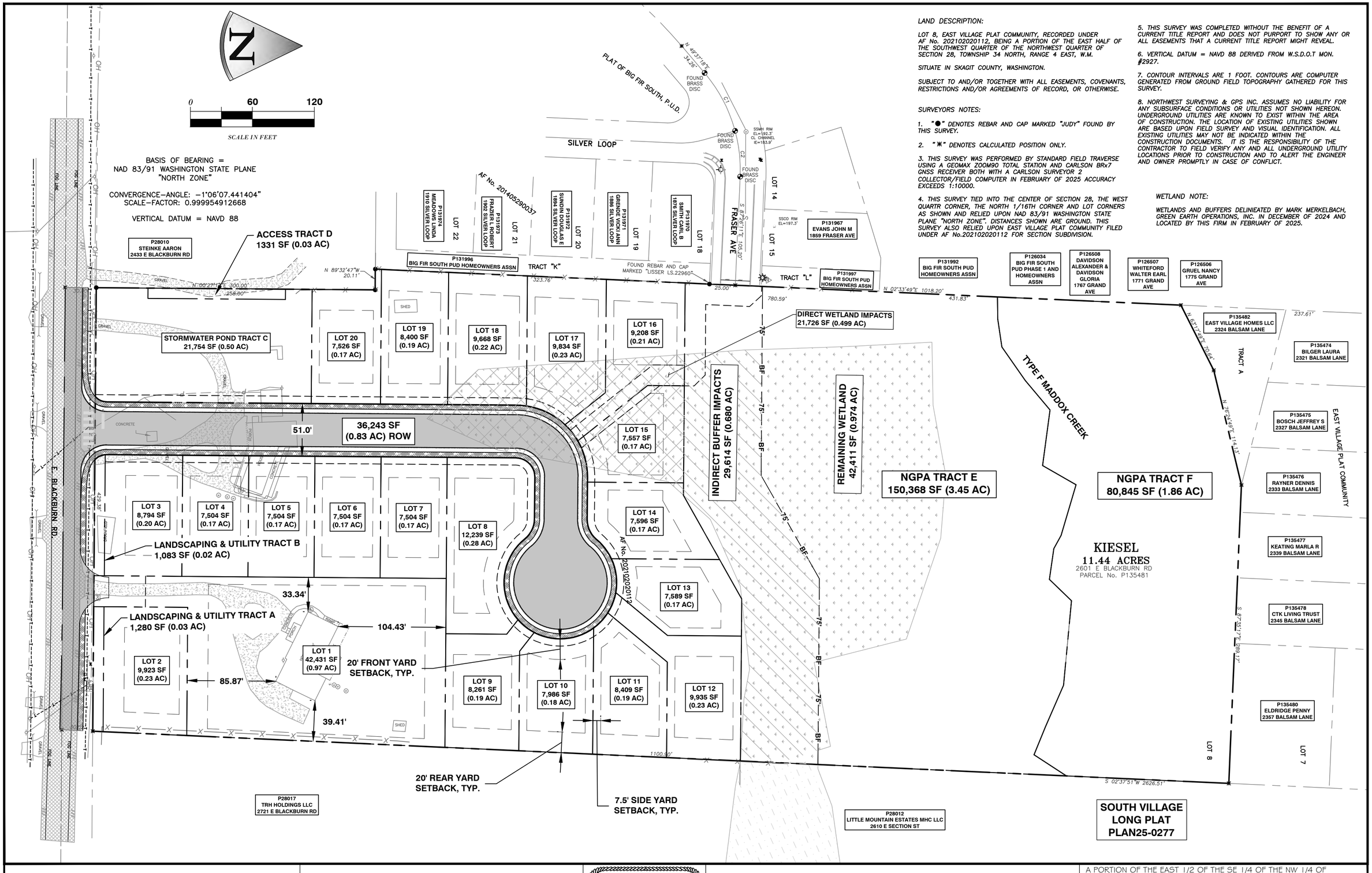
A PORTION OF THE EAST 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M. WITHIN THE CITY OF MOUNT VERNON, WASHINGTON

EXISTING CONDITIONS
PRELIMINARY PLAT
FOR MARGARET WALLACE

		AXE PROJECT#: 24040
DRAWN BY: KJB	DATE: 12/30/2025	NWSURVEY JOB#:
CHECKED BY: ELR	SCALE: AS SHOWN	SHEET: 2 OF 11

Exhibit 3



LAND DESCRIPTION:

LOT 8, EAST VILLAGE PLAT COMMUNITY, RECORDED UNDER AF No. 202102020112, BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO AND/OR TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD, OR OTHERWISE.

SURVEYORS NOTES:

1. "●" DENOTES REBAR AND CAP MARKED "JUDY" FOUND BY THIS SURVEY.

2. "✱" DENOTES CALCULATED POSITION ONLY.

3. THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A GEOMAX ZOOM90 TOTAL STATION AND CARLSON BRx7 GNSS RECEIVER BOTH WITH A CARLSON SURVEYOR 2 COLLECTOR/FIELD COMPUTER IN FEBRUARY OF 2025 ACCURACY EXCEEDS 1:10000.

4. THIS SURVEY TIED INTO THE CENTER OF SECTION 28, THE WEST QUARTR CORNER, THE NORTH 1/16TH CORNER AND LOT CORNERS AS SHOWN AND RELIED UPON NAD 83/91 WASHINGTON STATE PLANE "NORTH ZONE". DISTANCES SHOWN ARE GROUND. THIS SURVEY ALSO RELIED UPON EAST VILLAGE PLAT COMMUNITY FILED UNDER AF No.202102020112 FOR SECTION SUBDIVISION.

5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.

6. VERTICAL DATUM = NAVD 88 DERIVED FROM W.S.D.O.T MON. #2927.

7. CONTOUR INTERVALS ARE 1 FOOT. CONTOURS ARE COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY.

8. NORTHWEST SURVEYING & GPS INC. ASSUMES NO LIABILITY FOR ANY SUBSURFACE CONDITIONS OR UTILITIES NOT SHOWN HEREON. UNDERGROUND UTILITIES ARE KNOWN TO EXIST WITHIN THE AREA OF CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHOWN ARE BASED UPON FIELD SURVEY AND VISUAL IDENTIFICATION. ALL EXISTING UTILITIES MAY NOT BE INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ANY AND ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND TO ALERT THE ENGINEER AND OWNER PROMPTLY IN CASE OF CONFLICT.

WETLAND NOTE:

WETLANDS AND BUFFERS DELINIEATED BY MARK MERKELBACH, GREEN EARTH OPERATIONS, INC. IN DECEMBER OF 2024 AND LOCATED BY THIS FIRM IN FEBRUARY OF 2025.

AUDITOR'S CERTIFICATE

Filed for record this ____ day of ____, 20____ at _____

in official records under Auditor's File Number

_____

at the request of _____

_____

County Auditor

AXE ENGINEERING SERVICES, LLC
"CUTTING THROUGH PROJECT BARRIERS"
851 COHO WAY #306
BELLINGHAM, WA 98225
360 - 922 - 0549
www.axeengineering.com

JEROMY M. DEMEYER — STATE OF WASHINGTON — 50982 — REGISTERED PROFESSIONAL LAND SURVEYOR — PRELIMINARY

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Brett W. De Vries, L.S. No.49276
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A PORTION OF THE EAST 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M. WITHIN THE CITY OF MOUNT VERNON, WASHINGTON

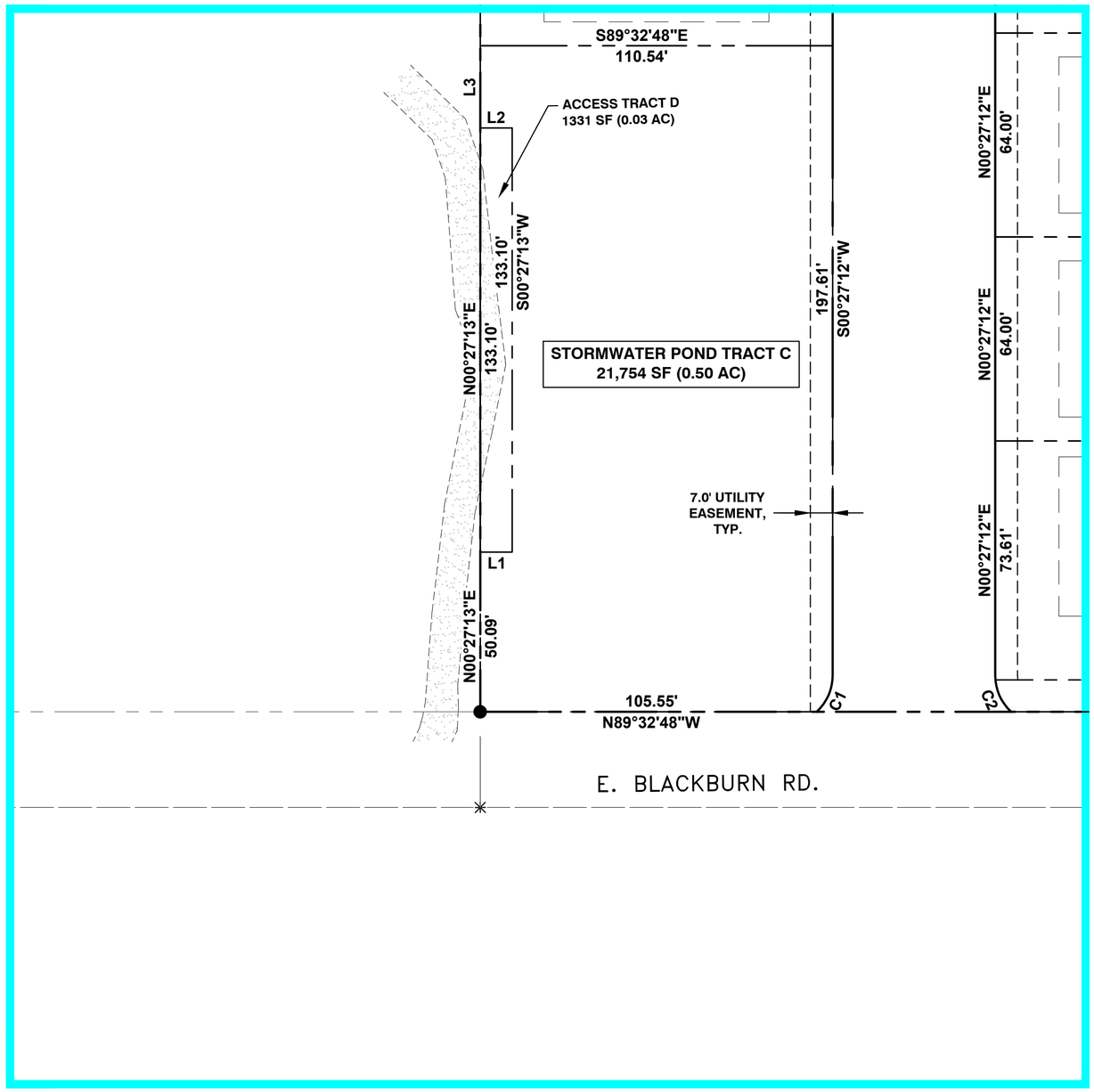
PLAT OVERVIEW PRELIMINARY PLAT FOR MARGARET WALLACE		AXE PROJECT#: 24040
DRAWN BY: KJB	DATE: 12/30/2025	NWSURVEY JOB#:
CHECKED BY: ELR	SCALE: AS SHOWN	SHEET: 3 OF 11

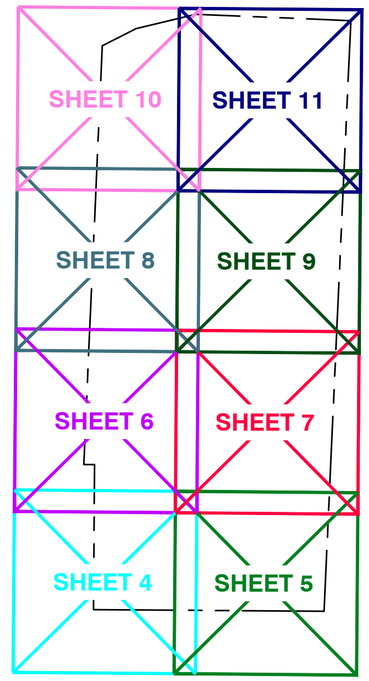
Exhibit 3

SOUTH VILLAGE
LONG PLAT
PLAN25-0277

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	15.5'	12.80'	47°18'42"
C2	15.5'	12.80'	47°18'42"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	10.00'	N89°32'47"W
L2	10.00'	S89°32'47"E
L3	25.81'	N00°27'13"E





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SHEET LEGEND

N

0 30 60

SCALE IN FEET

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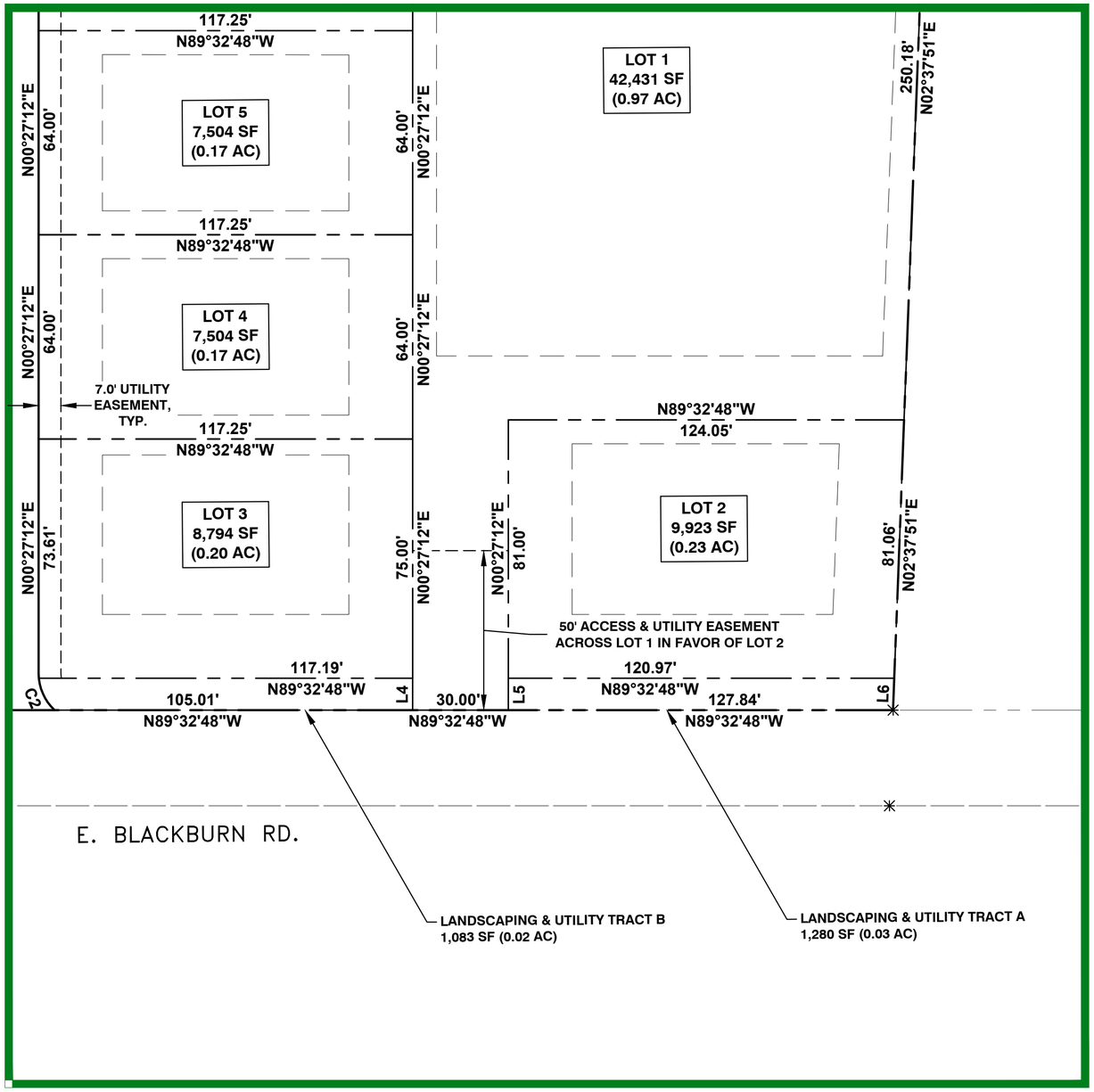
LOT DIMENSIONS
PRELIMINARY PLAT
FOR MARGARET WALLACE

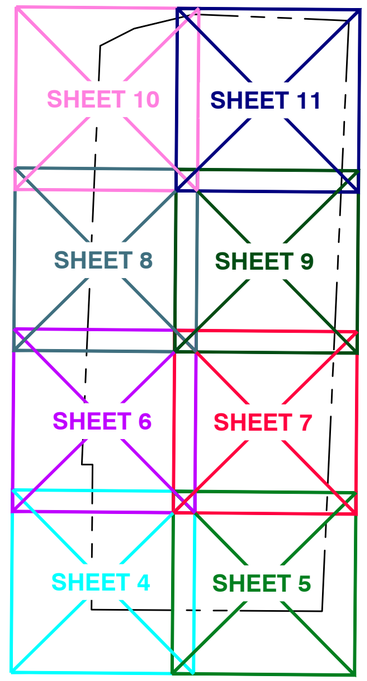
AXE PROJECT#:	
24040	
DRAWN BY: KJB	DATE: 12/30/2025
NWSURVEY JOB#:	
CHECKED BY: ELR	SCALE: AS SHOWN
SHEET: 4 OF 11	

Exhibit 3

SOUTH VILLAGE
LONG PLAT
PLAN25-0277

LINE TABLE		
LINE #	LENGTH	BEARING
L4	10.00'	N00°27'12"E
L5	10.00'	S00°27'12"W
L6	10.01'	N02°37'51"E





SHEET LEGEND

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LOT DIMENSIONS
PRELIMINARY PLAT
FOR MARGARET WALLACE

AXE PROJECT#:	NWSURVEY JOB#:	SHEET:
24040		5 OF 11

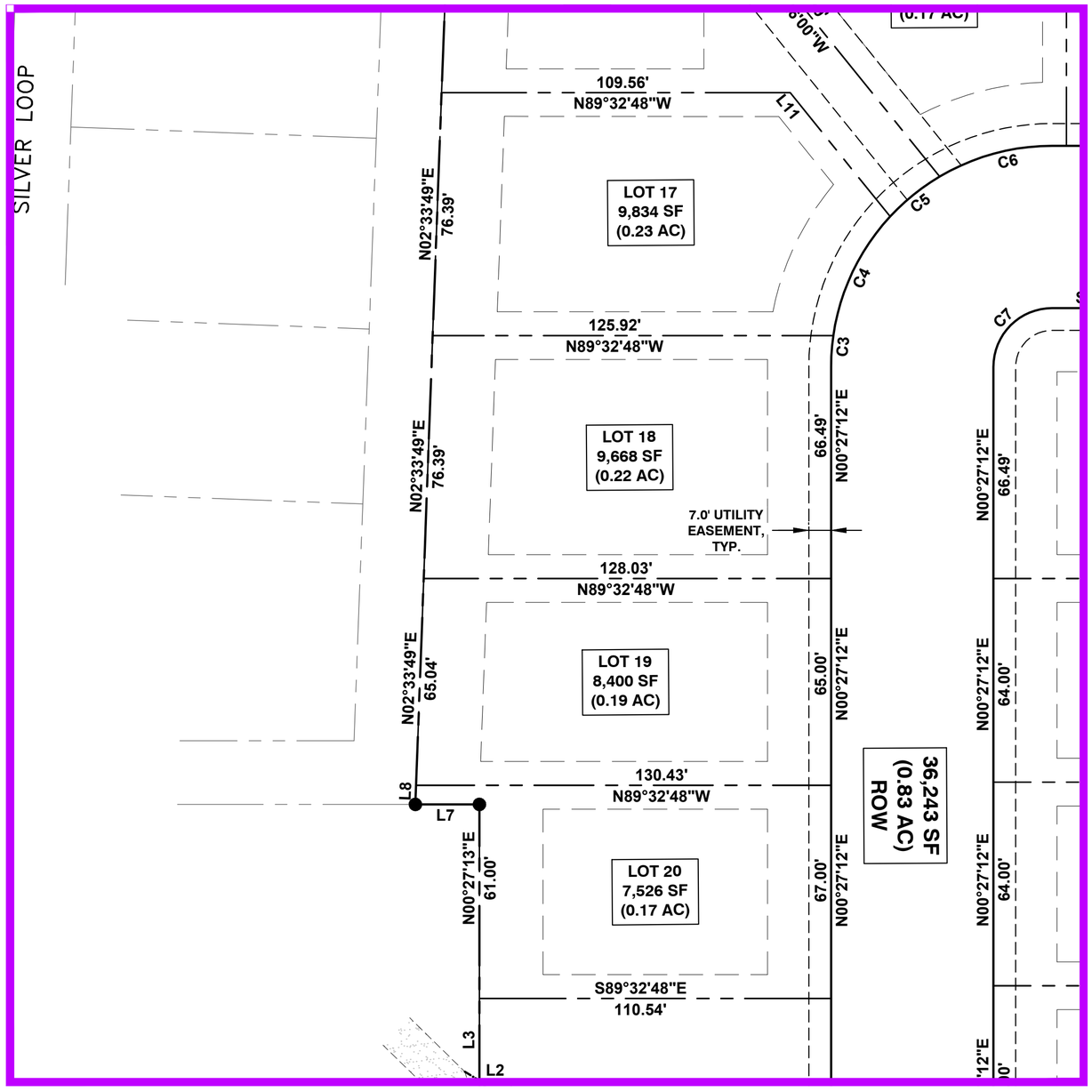
DRAWN BY:	DATE:	CHECKED BY:	SCALE:
KJB	12/30/2025	ELR	AS SHOWN

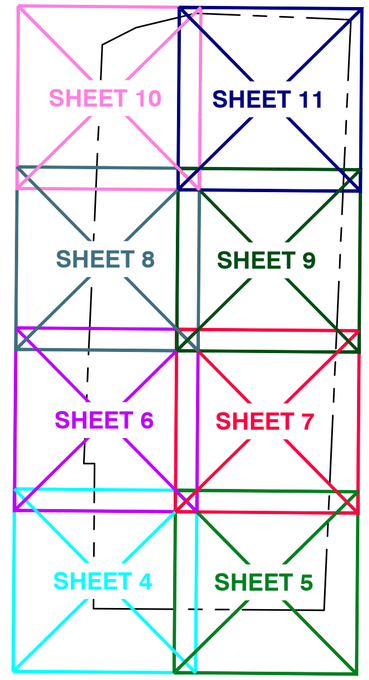
Exhibit 3

SOUTH VILLAGE
LONG PLAT
PLAN25-0277

LINE TABLE		
LINE #	LENGTH	BEARING
L2	10.00'	S89°32'47"E
L3	25.81'	N00°27'13"E
L7	20.11'	N89°32'47"W
L8	6.00'	N02°33'49"E
L11	50.00'	N38°26'00"W

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C3	69.5'	9.87'	8°08'24"
C4	69.5'	42.09'	34°42'03"
C5	69.5'	20.07'	16°32'44"
C6	69.5'	37.13'	30°36'50"
C7	18.5'	29.06'	90°00'00"





SHEET LEGEND

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0 30 60

SCALE IN FEET

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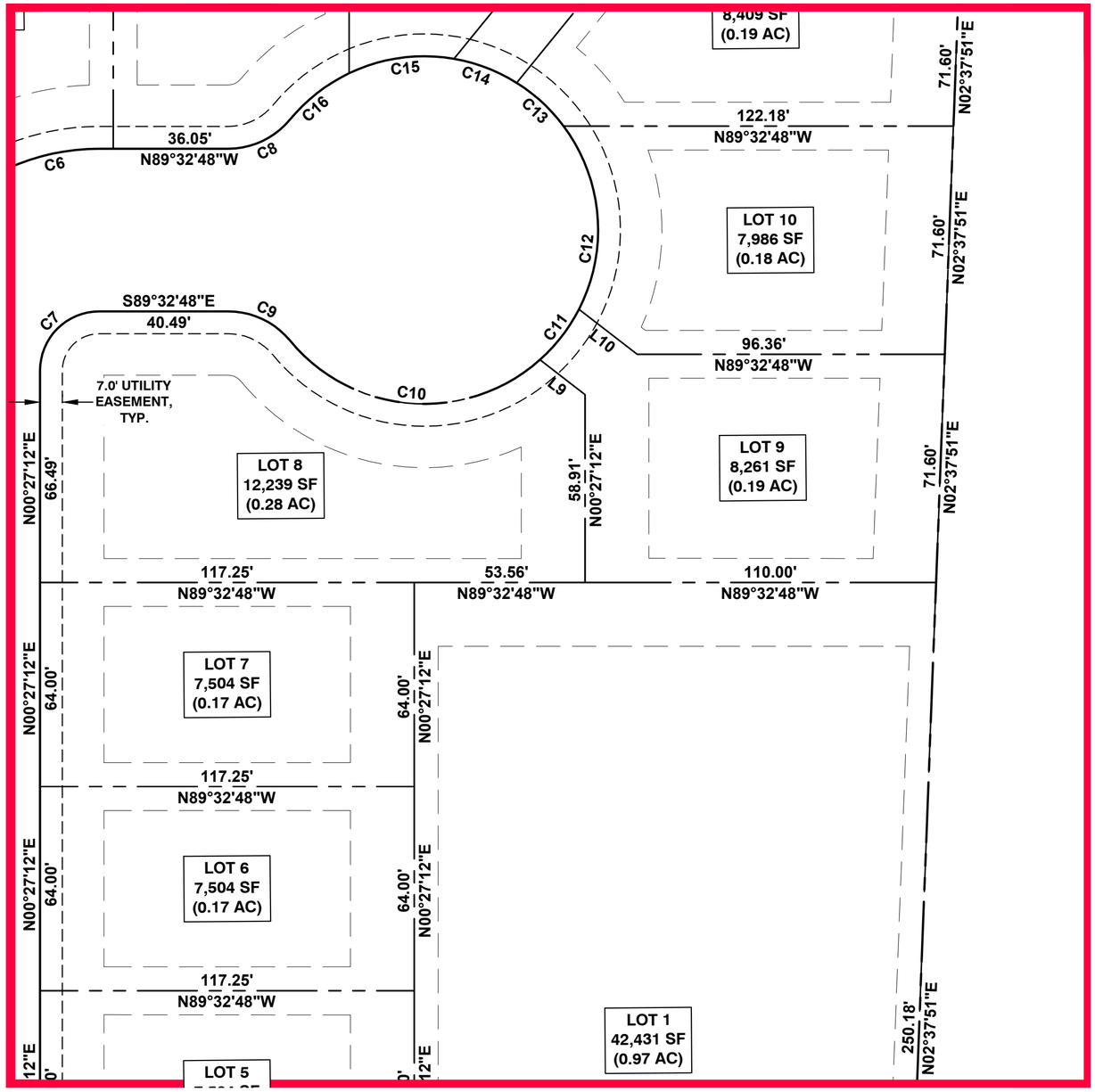
LOT DIMENSIONS PRELIMINARY PLAT FOR MARGARET WALLACE		AXE PROJECT#: 24040
DRAWN BY: KJB	DATE: 12/30/2025	NWSURVEY JOB#:
CHECKED BY: ELR	SCALE: AS SHOWN	SHEET: 6 OF 11

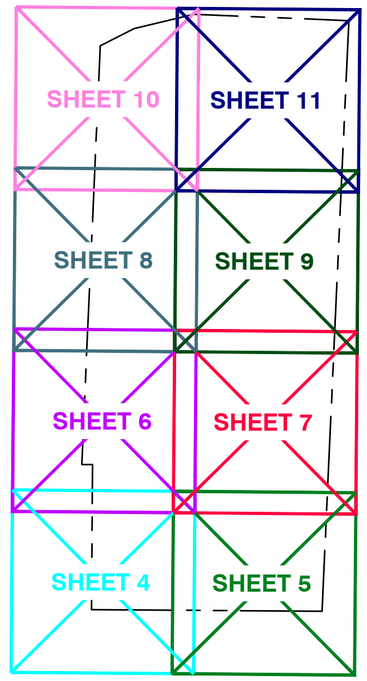
Exhibit 3

SOUTH VILLAGE
LONG PLAT
PLAN25-0277

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C6	69.5'	37.13'	30°36'50"
C7	18.5'	29.06'	90°00'00"
C8	25.0'	22.06'	50°33'49"
C9	25.0'	22.06'	50°33'49"
C10	54.5'	87.80'	92°18'15"
C11	54.5'	20.11'	21°08'45"
C12	54.5'	60.73'	63°50'53"
C13	54.5'	20.11'	21°08'21"
C14	54.5'	21.18'	22°16'10"
C15	54.5'	33.69'	35°25'18"
C16	54.5'	23.78'	24°59'56"

LINE TABLE		
LINE #	LENGTH	BEARING
L9	17.86'	N51°51'37"W
L10	23.08'	N51°51'37"W





SHEET LEGEND

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LOT DIMENSIONS
PRELIMINARY PLAT
FOR MARGARET WALLACE

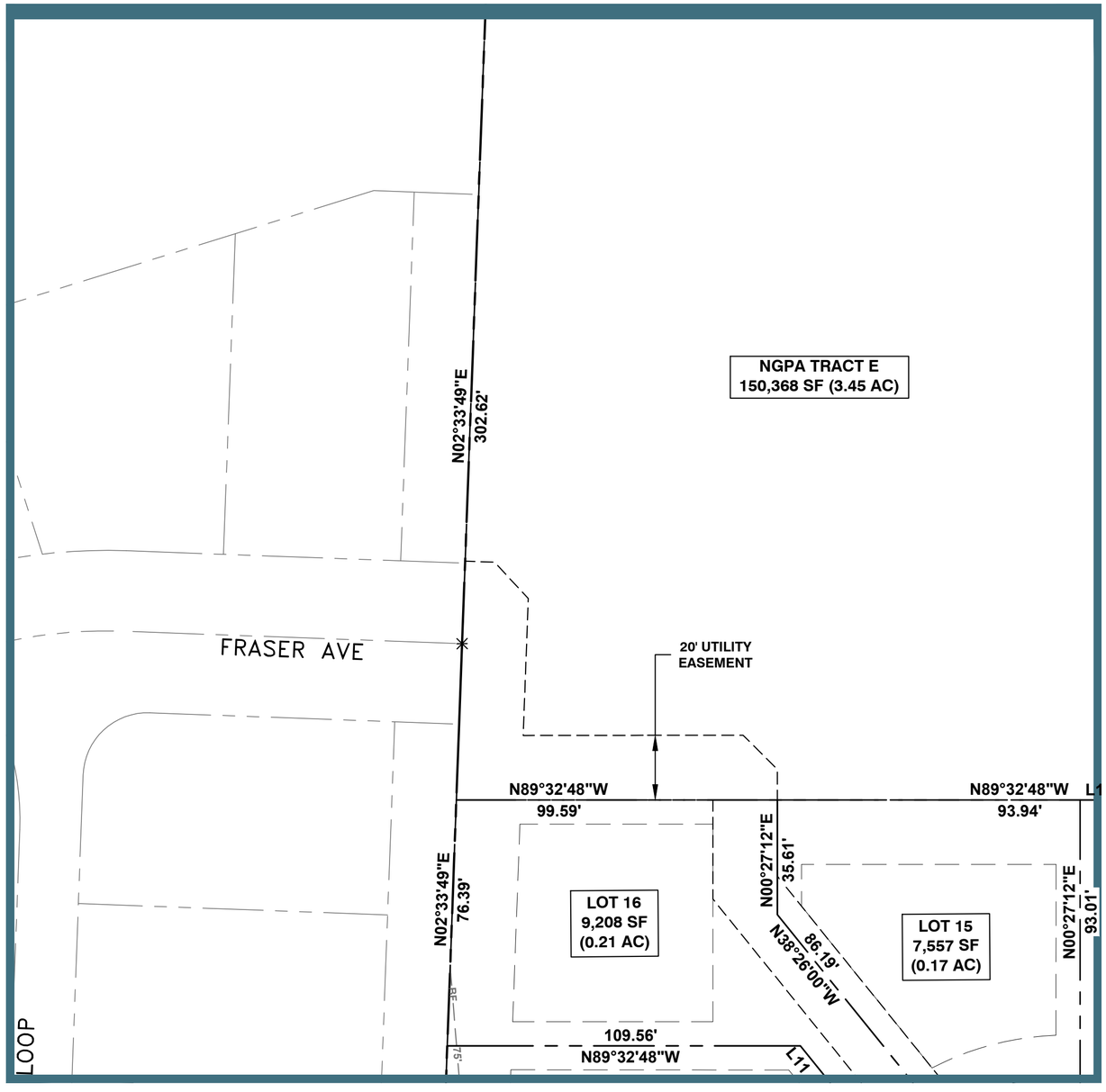
AXE PROJECT#: 24040

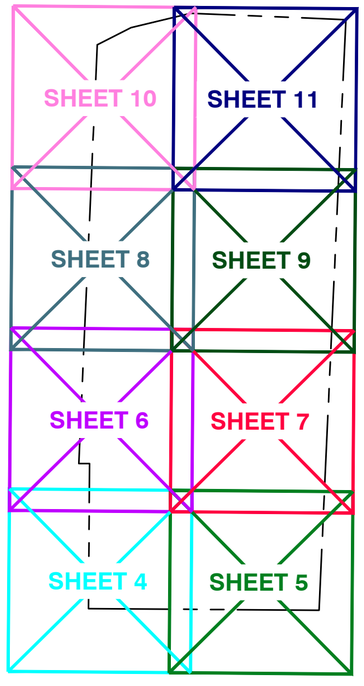
DRAWN BY:	DATE:	NWSURVEY JOB#:
KJB	12/30/2025	
CHECKED BY:	SCALE:	SHEET:
ELR	AS SHOWN	7 OF 11

Exhibit 3

SOUTH VILLAGE
LONG PLAT
PLAN25-0277

LINE TABLE		
LINE #	LENGTH	BEARING
L11	50.00'	N38°26'00"W





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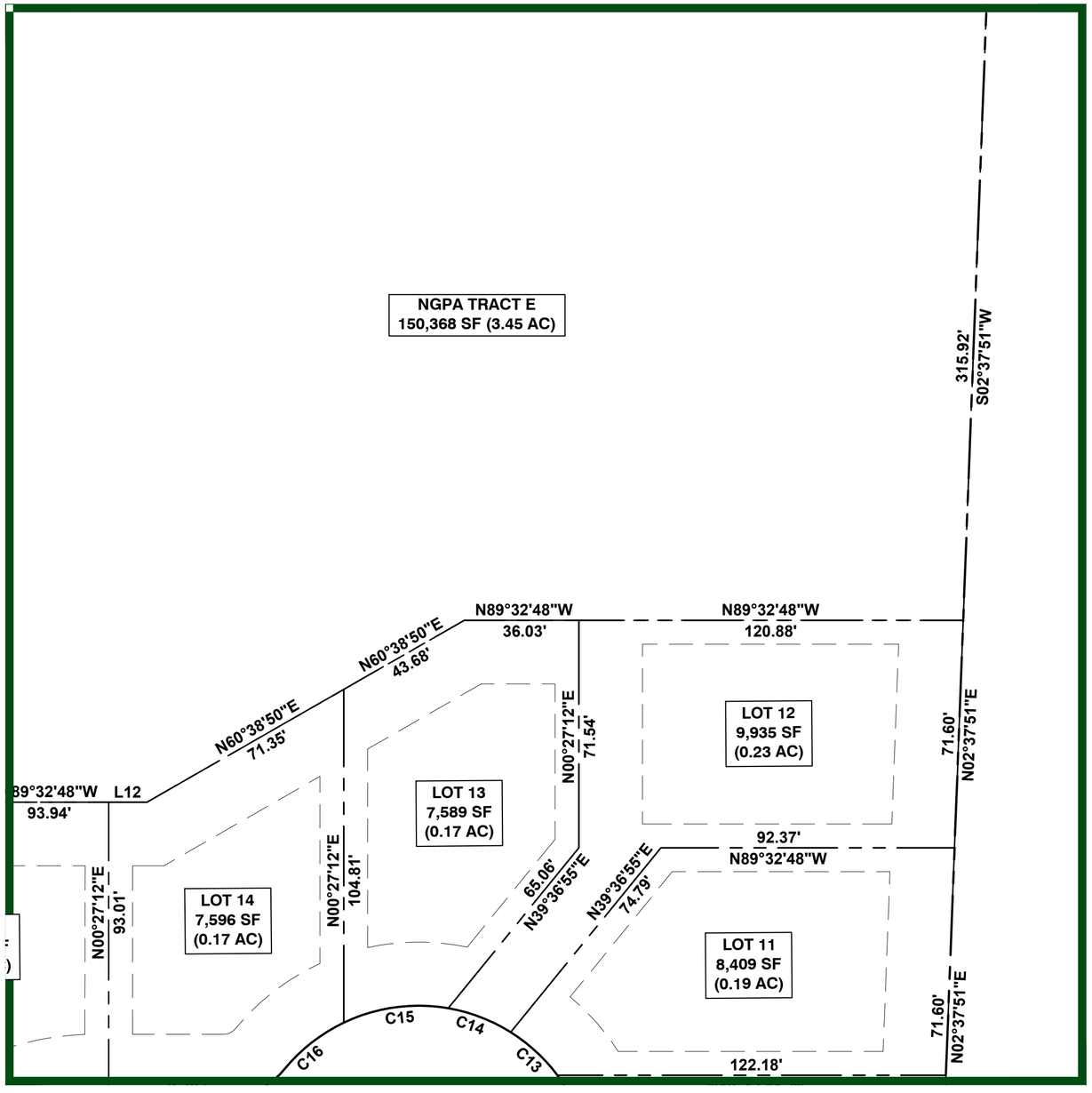
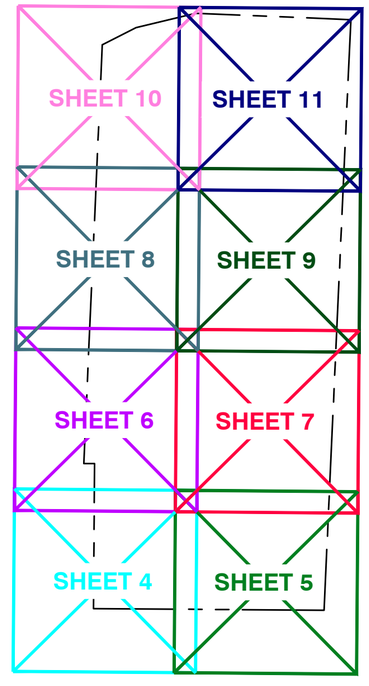
LOT DIMENSIONS PRELIMINARY PLAT FOR MARGARET WALLACE		AXE PROJECT#: 24040
DRAWN BY: KJB	DATE: 12/30/2025	NWSURVEY JOB#:
CHECKED BY: ELR	SCALE: AS SHOWN	SHEET: 8 OF 11

Exhibit 3

SOUTH VILLAGE
LONG PLAT
PLAN25-0277

LINE TABLE		
LINE #	LENGTH	BEARING
L12	12.03'	S89°32'48"E





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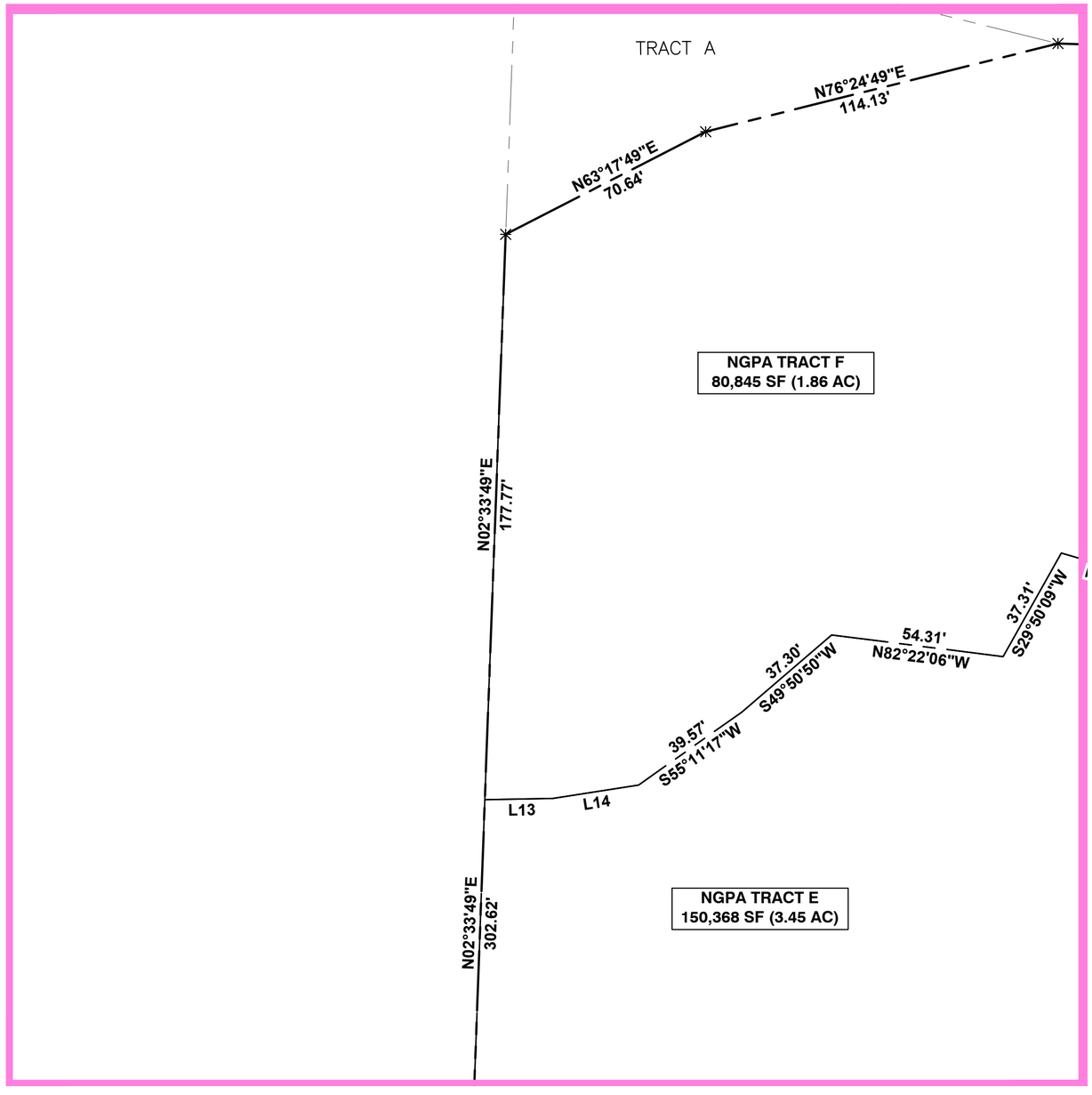
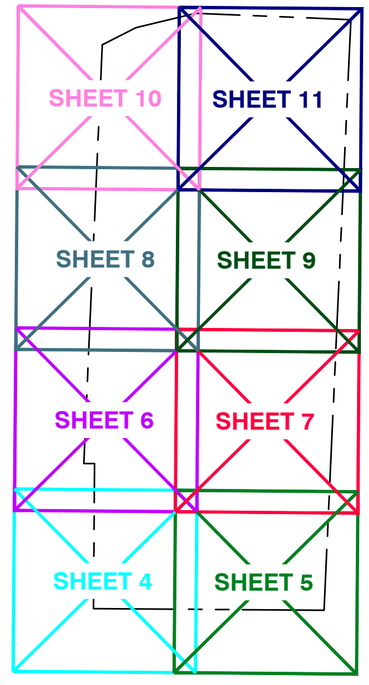
DRAWN BY: KJB	DATE: 12/30/2025	NWSURVEY JOB#:
CHECKED BY: ELR	SCALE: AS SHOWN	SHEET: 9 OF 11

Exhibit 3

SOUTH VILLAGE
LONG PLAT
PLAN25-0277

LINE TABLE		
LINE #	LENGTH	BEARING
L13	21.39'	S89°19'05"W
L14	27.29'	S81°34'06"W





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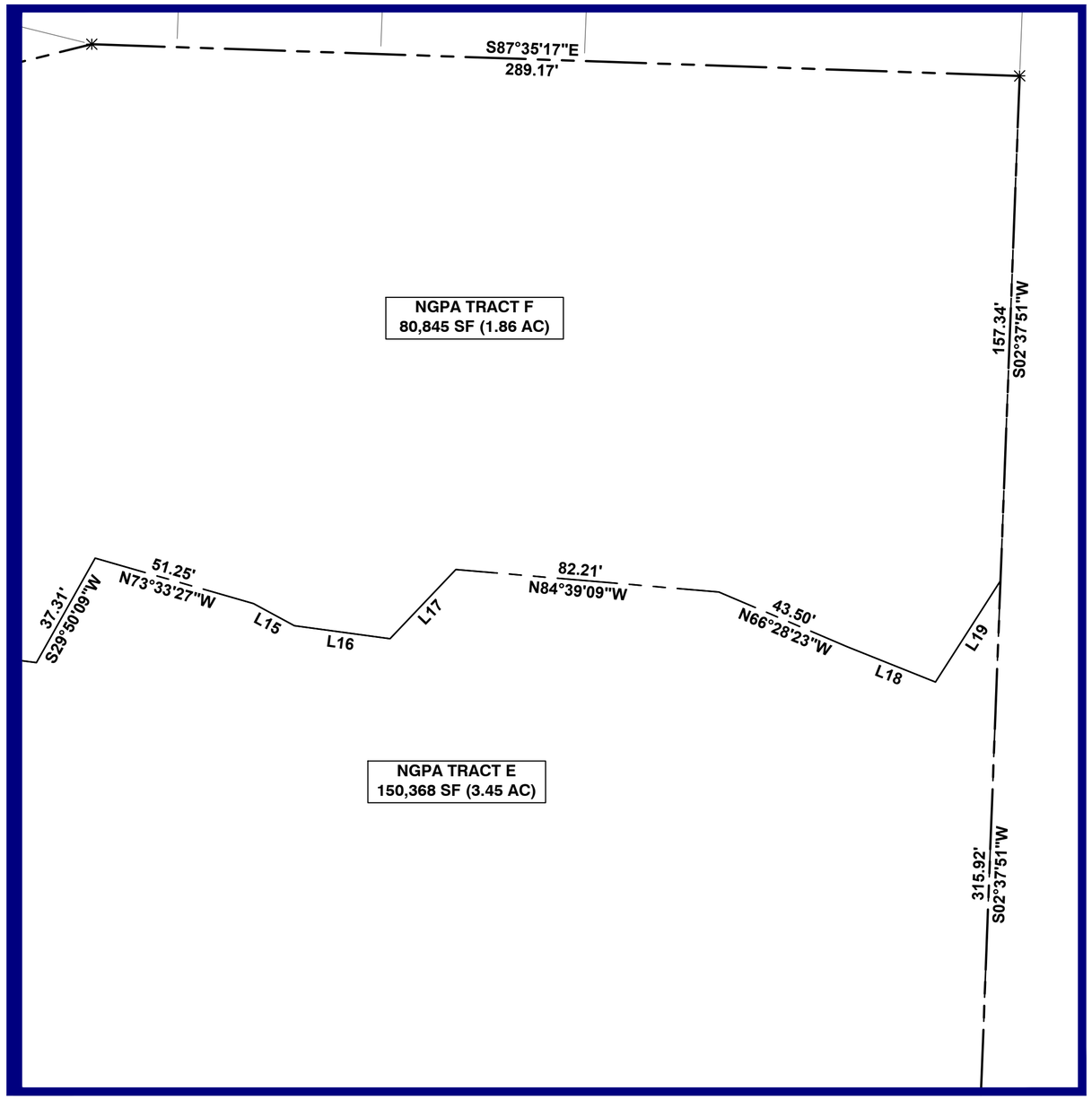
LOT DIMENSIONS
PRELIMINARY PLAT
FOR MARGARET WALLACE

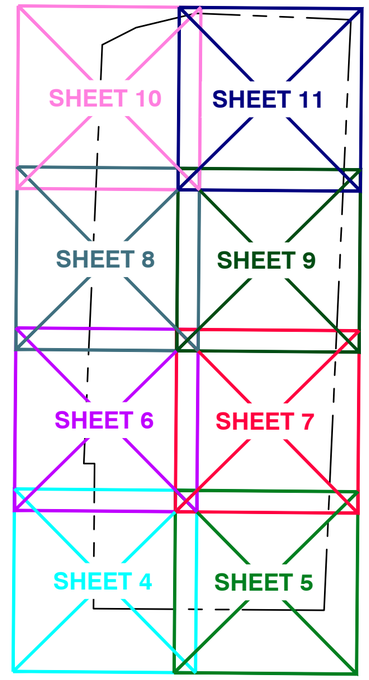
AXE PROJECT#:	
24040	
DRAWN BY: KJB	DATE: 12/30/2025
NWSURVEY JOB#:	
CHECKED BY: ELR	SCALE: AS SHOWN
SHEET: 10 OF 11	

Exhibit 3

SOUTH VILLAGE LONG PLAT PLAN25-0277

LINE TABLE		
LINE #	LENGTH	BEARING
L15	14.51'	N61°11'12"W
L16	30.06'	N81°47'20"W
L17	29.74'	S43°59'59"W
L18	29.58'	N67°45'57"W
L19	37.49'	S33°10'22"W





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AXE PROJECT#:	
24040	
DRAWN BY: KJB	DATE: 12/30/2025
NWSURVEY JOB#:	
CHECKED BY: ELR	SCALE: AS SHOWN
SHEET: 11 OF 11	

SOUTH IAGE PAT

PREIINAR ENGINEERING

CIT O OUNT ERNON ASHINGTON

SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

PROJECT CONTACTS

WATER:
SKAGIT PUD NO. 1
CONTACT: MIKE DEMERS
360.424.7104

SEWER:
CITY OF MT. VERNON PUBLIC WORKS
CONTACT: GARY DURANCEAU
360.336.6219

POWER:
PUGET SOUND ENERGY
CONTACT: CONSTRUCTION SERVICES
1.888.321.7779

INTERNET:
XFINITY
CONTACT: CUSTOMER SUPPORT
1.800.934.6489

SURVEYOR:
NORTHWEST SURVEYING & GPS
CONTACT: BRETT DE VRIES, PLS
360.354.1950

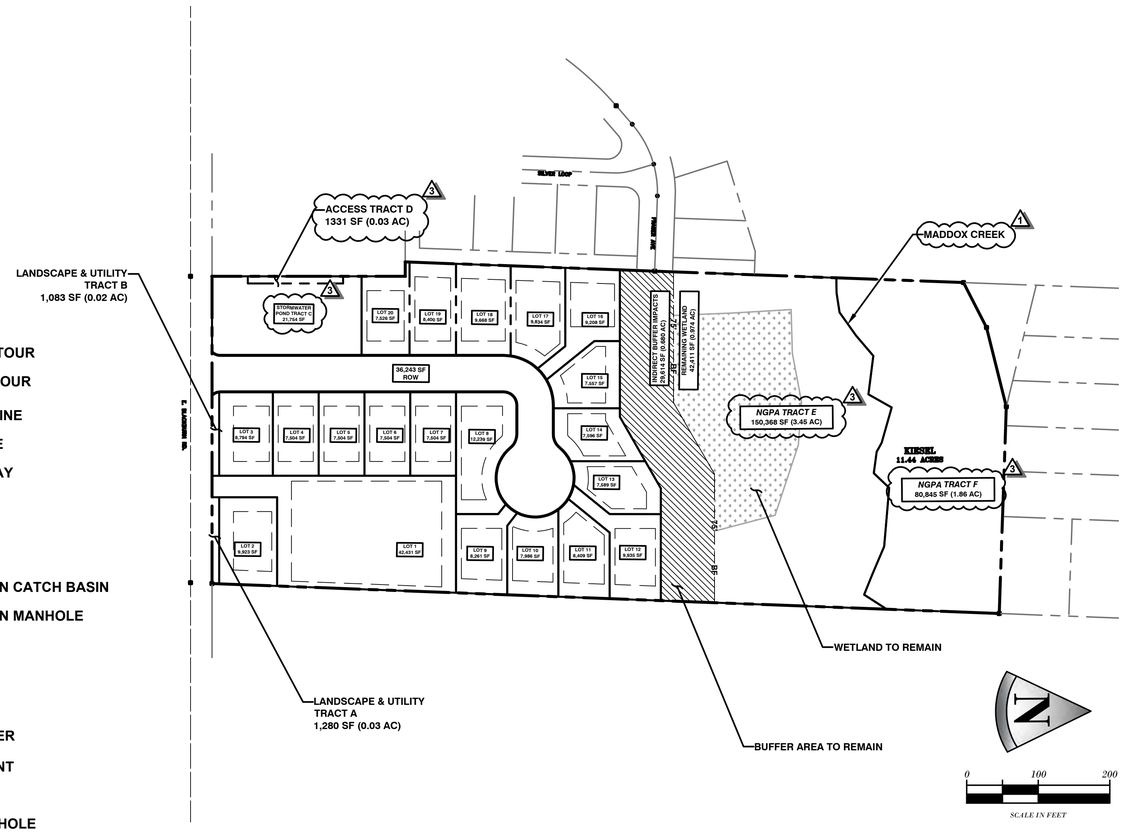
GAS:
CASCADE NATURAL GAS
CONTACT: JIM HOBBS
360.336.6155

CRITICAL AREAS CONSULTANT:
GREEN EARTH OPERATIONS
CONTACT: MARK MERKLEBACH
206.323.1865

CITY CIVIL INSPECTION:
CONTACT: JOHN TORGERSON
360.661.2146

LEGEND

EXISTING	PROPOSED	
100	100	MAJOR CONTOUR
101	101	MINOR CONTOUR
		PROPERTY LINE
		CENTER LINE
		RIGHT OF WAY
		EASEMENT
	FO FO	FIBER OPTIC
D D	SD SD	STORM LINE
		STORM DRAIN CATCH BASIN
		STORM DRAIN MANHOLE
W W	WA WA	WATER LINE
	FW FW	FIRE LINE
		GATE VALVE
		WATER METER
		FIRE HYDRANT
S S	SS SS	SEWER LINE
S	SS	SEWER MANHOLE
		SEWER CLEANOUT
		ASPHALT
		CONCRETE SIDEWALK
# / ##		DETAIL NUMBER / DETAIL SHEET NUMBER
X / ##		SECTION LETTER / SECTION SHEET NUMBER



CONTRACT RAINGS OR

ARGARET AACE
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CONSUTING ENGINEER

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T
ERINAEENGINEERINGCO

City of MOUNT VERNON DEVELOPMENT SERVICES
Received
01/08/2026

ABBREVIATIONS

CBI	CATCH BASIN INSERT
EG	EXISTING GROUND
ELEV	ELEVATION
EXST	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FG	FINISHED GRADE
FT	FEET
GV	GATE VALVE
INV	INVERT
LF	LENGTH FEET
MAX	MAXIMUM
MIN	MINIMUM
PIV	POST INDICATOR VALVE
SDCB	STORM DRAIN CATCH BASIN
SSMH	SANITARY SEWER MANHOLE
TYP	TYPICAL

SHEET INDEX

C1	COVER, LEGEND & VICINITY MAP
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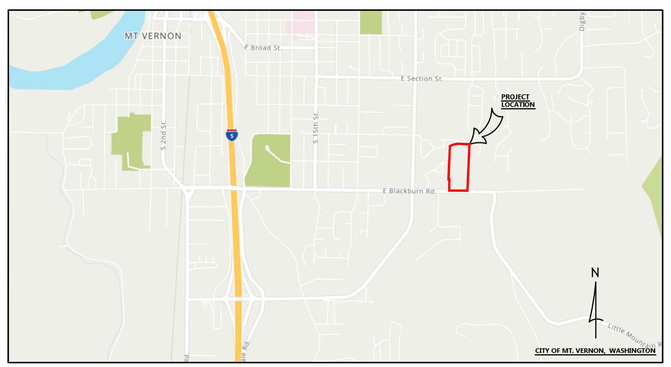
C13	SEWER DETAILS
C14	LIGHTING PLAN
C15	CHANNELIZATION & SIGNAGE PLAN
C16	STRIPING & SIGNAGE DETAILS



VICINITY MAP
(nts)

REVISIONS	DATE	BY
1 CITY COMMENTS - UPDATED PLAN	12/30/2025	KJB
2 CITY COMMENTS - UPDATED PLAN	12/04/2025	KJB
3 CITY COMMENTS - UPDATED PLAN	09/30/2025	MDS

AXE ENGINEERING SERVICES, LLC
"CUTTING THROUGH PROJECT BARRIERS"
851 COHO WAY #306
BELLINGHAM, WA. 98225
360 - 922 - 0549
AXE ENGINEERING Services
CIVIL • STORMWATER • STRUCTURES
axengineering.com

BRIAN L. RUSSELL
STATE OF WASHINGTON
54316
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
12/30/2025

CIT O OUNT ERNON A
SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
COVER SHEET

DATE: 12/30/2025
DESIGN: ELR
DRAWN: KJB
SCALE: AS SHOWN

PROJECT # 24040

SHEET # C1 OF 16 REV # 3

CIT O OUNT ERNON CII PAN NOTES

GENERAL/GRADING:

1. AT THE DISCRETION OF THE CITY, ANY ERRORS OR OMISSIONS IN THE APPROVED PLANS OR INFORMATION USED AS A BASIS FOR SUCH APPROVALS MAY CONSTITUTE GROUNDS FOR WITHDRAWAL OF ANY APPROVALS AND/OR STOPPAGE OF ANY OR ALL PERMITTED WORK. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO SHOW CAUSE WHY SUCH WORK SHOULD RESUME AND MAKE SUCH CHANGES IN PLANS THAT MAY BE REQUIRED BY THE CITY PRIOR TO RE-APPROVAL OF THE PLANS.
2. AN ENGINEERING INSPECTION CARD IS PROVIDED WITH THE ISSUANCE OF EACH PERMIT. THESE ARE THE MINIMUM REQUIRED INSPECTIONS. OTHER INSPECTIONS MIGHT BE REQUIRED AS DETERMINED BY THE CITY INSPECTOR AND THE SCOPE OF THE WORK.
3. THE CONTRACTOR SHALL CALL FOR REQUIRED INSPECTIONS BY CALLING THE INSPECTION LINE NUMBER (360)336-6243. FAILURE TO PROPERLY NOTIFY THE CITY OF REQUIRED INSPECTION MIGHT RESULT ON NON-ACCEPTANCE OF THE WORK.
4. ALL CONTRACTORS WORKING IN THE CITY OF MOUNT VERNON MUST HAVE A CITY OF MOUNT VERNON BUSINESS LICENSE.
5. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTACT "ONE CALL": 1-800 424-5555 (OR 811)
6. ALL CONTRACTORS, SUBCONTRACTORS, TRADES AND CRAFTS PERFORMING WORK DURING CONSTRUCTION MUST ADHERE TO THE SAFETY REGULATIONS FOR CONTRACTORS AND OWNER'S EMPLOYEES IN ACCORDANCE WITH CURRENT WISHA STANDARDS AND REQUIREMENTS.
7. IN ADDITION TO MEETING THE CURRENT CITY OF MOUNT VERNON ENGINEERING STANDARD, ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARDS AND PRACTICES.
8. TRAFFIC CONTROL SHALL STRICTLY ADHERE TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS. BEFORE ISSUANCE OF A RIGHT-OF WAY PERMIT, THERE IS TO BE AN APPROVED TRAFFIC CONTROL PLAN BY THE CITY'S DEVELOPMENT SERVICES ENGINEERING DIVISION. NO FULL ROAD CLOSURES WILL BE ALLOWED UNLESS APPROVED BY THE PUBLIC WORKS DIRECTOR.
9. 72 HOUR NOTICE IS REQUIRED FOR LANE CLOSURE NOTIFICATIONS
10. SURVEY STAKING IS REQUIRED FOR ALL UTILITIES AND LOT CORNERS.
11. SCHEDULE ALL INSPECTIONS 24 HOURS IN ADVANCE.
12. WORKING HOURS ARE FROM 7 AM TO 9 PM MONDAY THROUGH FRIDAY.
13. THE PERMITEE IS RESPONSIBLE FOR DAMAGES TO CITY PROPERTY, PAVEMENT, WALKS, UTILITIES, STREET STRIPING, THERMOPLASTICS OR UNDERGROUND CABLES. TRAFFIC SIGNAL DETECTION LOOPS DAMAGED BY CONSTRUCTION WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNLESS DIRECTED OTHERWISE BY THE PUBLIC WORKS DIRECTOR.
14. COATED 12 GAUGE OR 14 GAUGE LOCATION WIRE MUST BE INSTALLED OVER ALL UNDERGROUND PVC OR OTHER NON-METALLIC PIPE UNLESS DIRECTED OTHERWISE BY THE INSPECTOR.
15. REVISIONS TO THE APPROVED CIVIL PLANS MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE DEVELOPMENT SERVICES ENGINEERING MANAGER.
16. CONSTRUCTION AS-BUILT REQUIREMENTS ARE AS FOLLOWS: THE SITE SHALL BE RESURVEYED AND PLANS APPROPRIATELY MODIFIED BY THE ENGINEER OF RECORD. SUBMIT 1 RED LINED COPY OF PLANS TO APPROVE FOR AS-BUILT.
17. AFTER APPROVAL AND RETURN OF RED LINE PLANS, NEED 1 HARD COPY PLUS 1 AUTOCAD, 1 PDF AND 1 TIF FILE OF FINAL AS-BUILT ON CD, PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION.
18. ALL GRADING DESIGN AND CONSTRUCTION ACTIVITY SHALL COMPLY TITLE 15.16, ALL MOUNT VERNON MUNICIPAL CODE, INCLUDING BUT NOT LIMITED TO 13.33 STORMWATER DRAINAGE UTILITY AND 15.40 CRITICAL AREAS.
19. ALL GRADING DESIGN AND CONSTRUCTION ACTIVITY SHALL COMPLY WITH THE CITY OF MOUNT VERNON ENGINEERING STANDARDS AND THE CURRENT WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
20. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITY.
21. A COPY OF THE FILL & GRADE PERMIT AND APPROVED PLANS SHALL BE KEPT ON-SITE DURING CONSTRUCTION.
22. DEVIATION AND REVISIONS TO THE APPROVED PLANS SHALL BE APPROVED BY THE PROJECT'S ENGINEER AND THE CITY OF MOUNT VERNON.
23. RETAINING WALL GREATER THAN 4-FEET IN HEIGHT REQUIRE SEPARATE BUILDING PERMIT.
24. NO GRADING ACTIVITY MAY OCCUR WITHIN A CRITICAL AREA OR CRITICAL AREA BUFFER WITHOUT SPECIFIC APPROVAL.
25. IT SHALL BE THE RESPONSIBILITY OF BOTH THE PERMITTEE AND THE PROPERTY OWNER TO ADVISE THE CITY IMMEDIATELY OF ANY DISCREPANCIES, HAZARDOUS CONDITIONS OR PROBLEMS AFFECTING SAFETY AND STABILITY OF THE PROJECT
26. UNLESS OTHERWISE RECOMMENDED IN THE GEOTECHNICAL REPORT: THE SLOPE OF CUT SURFACES SHALL BE NO STEEPER THAN IS SAFE FOR THE INTENDED USE, AND SHALL NOT BE STEEPER THAN THREE UNITS HORIZONTAL TO ONE UNIT VERTICAL (3:1).
27. ALL FILL MATERIAL SHALL MEET THE STANDARD FOR THE INTENDED FUTURE USE. MATERIAL TO BE PLACE IN AREAS OF FUTURE BUILDING SITE SHALL BE STRUCTURAL FILL MATERIAL. TESTING SHALL BE REQUIRED AS DEEMED NECESSARY BY THE CITY OF MOUNT VERNON.
28. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING THE GROUND TO PROVE A BOND WITH THE FILL MATERIAL.
29. FILL MATERIAL SHALL NOT INCLUDE ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIALS. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL GREATER THAN 12-INCHES IN ANY DIMENSION SHALL BE INCLUDED IN FILLS.
30. ALL FILL MATERIAL SHALL BE COMPACTED AT A MINIMUM TO 90 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY ASTMD 1557 MODIFIED PROCTOR, IN LIFTS NOT EXCEEDING 12-INCHES IN DEPTH. TESTS TO DETERMINE THE DENSITY OF COMPACTED FILLS SHALL BE MADE ON THE BASIS OF NOT LESS THAN ONE TEST PER 7000 SQUARE FEET OF COMPACTED AREA PER 2-FOOT VERTICAL LIFT. ADDITIONAL TESTING MAY BE REQUIRED AT THE DIRECTION OF THE CITY INSPECTOR.
31. COMPACTION OF TEMPORARY STOCKPILE FILLS SHALL NOT BE REQUIRED, EXCEPT WHERE THE BUILDING OFFICIAL DETERMINES THAT COMPACTION IS NECESSARY AS A SAFETY MEASURE.
32. PROPERTY LOCATION AND APPROVED SETBACKS MUST BE ESTABLISHED AND STAKES SET UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR WHEN GRADING ACTIVITIES OCCUR. THOSE STAKES MUST BE MAINTAINED IN PLACE UNTIL FINAL INSPECTION OF WORKS SO THAT THE INSPECTOR CAN DETERMINE AT ANY TIME IF THE EXCAVATION IS PROPERLY LOCATED AS RELATED TO PROPERTY LINES.
33. SETBACK DIMENSIONS SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
34. THE SETBACK AT THE TOP OF A CUT SLOPE SHALL NOT BE LESS THAN 5-FEET OR THAN IS REQUIRED TO ACCOMMODATE ANY REQUIRED INTERCEPTOR DRAINS, WHICHEVER IS GREATER.
35. THE TOE OF A SLOPE DISTANCE TO PROPERTY AND EASEMENT LINES SHALL BE AS FOLLOWS: FOR SLOPES LESS THAN 11-FEET IN HEIGHT THE MINIMUM DISTANCE SHALL BE 5-FEET. FOR SLOPES 11-FEET IN HEIGHT OR GREATER THE MINIMUM DISTANCE SHALL BE HEIGHT/2
36. THE TOP OR TOE OF A SLOPE DISTANCE TO A STRUCTURE SHALL BE NOT LESS THAN 10 FEET.
37. DRAINAGE SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF MOUNT VERNON MUNICIPAL CODE 13.33 AND ENGINEERING STANDARDS AS THEY ARE CURRENTLY WRITTEN OR AS THEY MAY BE AMENDED IN THE FUTURE.
38. TERRACING AND BENCHING SHALL BE PROVIDED AS RECOMMENDED IN THE GEOTECHNICAL REPORT
39. INTERCEPTOR DRAINS SHALL BE INSTALLED ALONG THE TOP OF CUT SLOPES RECEIVING DRAINAGE FROM A TRIBUTARY WIDTH GREATER THAN 40-FEET, MEASURE HORIZONTALLY. DRAINS SHALL BE CONSTRUCTED OF SOLID, NOT FLEXIBLE, PIPE.
40. DOWN DRAINS SHALL TERMINATE INTO A CATCH BASIN OR OTHER APPROVED RECEIVER TO PREVENT SCOURING AT THE OUTFALL.
41. FOR CONSTRUCTION SITE 1-ACRE OR LARGER A CERTIFIED EROSION & SEDIMENT CONTROL LEAD SHALL BE IDENTIFIED FOR THE PROJECT AND SHALL BE ON-CALL AT ALL TIMES. THE NAME AND PHONE NUMBER OF THE CONTACT PERSON SHALL BE POSTED ON SITE.
42. NO TRACKING OF MUD OR DEBRIS ON TO PUBLIC STREETS IS ALLOWED.
43. ALL GRADING ACTIVITY IS LIMITED TO THE HOURS BETWEEN 7:00 AM AND 9:00 PM MONDAY THROUGH FRIDAY AND 8:00 AM AND 9:00 PM SATURDAY AND SUNDAY. THE BUILDING OFFICIAL IS AUTHORIZED TO GRANT AN EXTENSION OF WORKING HOURS.
44. PROJECTS SHALL BE INSPECTED AT VARIOUS STAGES OF THE WORK TO DETERMINE THAT ADEQUATE CONTROL IS BEING EXERCISED. STAGES OF WORK SUBJECT TO INSPECTION INCLUDE, BUT ARE NOT LIMITED TO: PRE-CONSTRUCTION, EROSION CONTROL, GRADING ACTIVITIES, INSTALLATION OF UTILITIES, STORMWATER FACILITIES, RETAINING WALLS, LANDSCAPING AND COMPLETION OF PROJECT.

STORM SEWER

1. ALL PIPE MATERIAL, JOINTS AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH WSDOT SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.
2. ON SITE-CONVEYANCE PIPE SHALL BE RIGID GASKETED PIPES
3. STORM PIPE SHALL BE A MINIMUM OF 12 INCHES DIAMETER UNLESS OTHERWISE SPECIFIED
4. WYES OR TEES WILL BE ALLOWED ON ROOF/YARD DRAIN SYSTEMS WITH CLEAN-OUTS UPSTREAM. CLEAN-OUTS MUST BE LOCATED OUTSIDE CITY ROW.
5. ALL CONNECTIONS TO STORM STRUCTURES MUST HAVE SAND COLLARS IF SMOOTH OUTSIDE WALL PVC AND MUST BE INSPECTED PRIOR TO BACKFILLING. CONNECTIONS TO THE STORM WATER SYSTEM SHALL BE MADE ONLY AT STRUCTURES UNLESS OTHERWISE APPROVED.
6. STORM SEWER STUB TO BE IDENTIFIED WITH A PAINTED WHITE PRESSURE TREATED 2" X 4" MARKER BOARD INDICATING THE DEPTH TO THE TOP OF THE PIPE WITH A CLEAN OUT AT THE PROPERTY LINE.
7. PIPE COVER SHALL BE 24" MINIMUM UNLESS OTHERWISE SPECIFIED.
8. RESTRICTOR ORIFICE/ FLOW CONTROL ASSEMBLY MUST BE INSPECTED PRIOR TO INSTALLATION.
9. NEW STORM SEWER SYSTEMS AND RECONNECTION TO EXISTING SYSTEMS MUST BE VACTORED, SCREENED AND FLUSHED PRIOR TO FINAL ACCEPTANCE.
10. DETENTION PONDS DESIGNED FOR USE AS SEDIMENT PONDS SHALL BE CLEANED OF SEDIMENT ACCUMULATION BEFORE CONNECTION TO CITY STORMWATER SYSTEM AND BEFORE ACCEPTANCE OF THE PROJECT
11. PVC PIPE SHALL BE ENCASED IN A STEEL OR DUCTILE IRON CASING WHEN CROSSING UNDER IMPROVEMENTS WHERE THE ABILITY TO REMOVE AND REPLACE PIPE WITHOUT DISTURBANCE TO THE IMPROVEMENT IS NEEDED
12. CASINGS SHALL EXTEND A MINIMUM OF 5' PAST EACH EDGE OF THE IMPROVEMENT, OR A DISTANCE EQUAL TO THE DEPTH OF PIPE, WHICHEVER IS GREATER. THE CARRIER PIPE SHALL BE SUPPORTED BY CASING SPACERS WHERE CASING LENGTH EXCEEDS 10'

SANITARY SEWER

1. APPROVED SANITARY SEWER PIPE: SDR 35 PVC (ASTM 3034) WITH FLEXIBLE GASKETED JOINTS UNLESS OTHERWISE SPECIFIED.
2. DEPTH OF COVER SHALL BE 2 FOOT MINIMUM AND 20 FOOT MAXIMUM.
3. MINIMUM MANHOLE DEPTH IS 5 FOOT MINIMUM WITH APPROVAL BY PUBLIC WORKS DIRECTOR
4. ALL MANHOLE CONNECTIONS MUST BE INSPECTED PRIOR TO BACKFILL. EACH BARREL SECTION TO BE GROUTED INSIDE AND OUTSIDE.
5. NEW SANITARY SEWER SYSTEMS AND RECONNECTION TO EXISTING SYSTEMS MUST BE SCREENED, FLUSHED, VIDEO INSPECTED AND A COPY OF THE INSPECTION PROVIDED TO THE CITY PRIOR TO FINAL ACCEPTANCE.
6. SEWER PIPE 8 INCHES OR LARGER MUST BE VIDEO INSPECTED BY AN APPROVED CONTRACTOR AND PRESSURES TESTED AT 4 POUNDS PER SQUARE INCH FOR 15 MINUTES.
7. ALL BUILDING SIDE SEWERS SHALL BE PRESSURE TESTED FROM THE LOT STUB/CLEAN-OUT TO THE BUILDING PER MVMC 13.16. TESTING METHOD WILL DEPEND ON SITE CONDITIONS AND AS DETERMINED BY CITY INSPECTOR. HYDROSTATIC PRESSURE TESTING IS PREFERRED.
8. SANITARY SEWER MANHOLE CHANNELS SHALL BE ½ TO ¾ DIAMETER OF THE PIPE.
9. SANITARY SEWER STUB TO BE IDENTIFIED WITH A 2" X4" PAINTED GREEN PRESSURE TREATED MARKER BOARD INDICATING THE DEPTH TO THE TOP OF THE PIPE WITH A CLEAN OUT AT THE PROPERTY LINE.
10. THE CONTRACTOR SHALL PLUG THE OUTLET OF THE NEW SEWER CONNECTION DISCHARGING TO AN EXISTING SANITARY SEWER SYSTEM UNTIL FINAL ACCEPTANCE OF THE NEW SYSTEM.
11. THE CONTRACTOR SHALL VERIFY MINIMUM 2% SLOPE AND INVERT ELEVATIONS OF SEWER LATERAL. A MINIMUM OF 3 FEET SHALL BE PROVIDED FROM THE PROPOSED BUILDING FF ELEVATION TO THE SEWER MAIN TO ENSURE POSITIVE FLOW.
12. THE CONTRACTOR IS REQUIRED TO KEEP RECORDS OF SEWER INVERT ELEVATIONS AT EACH LOT FOR AS-BUILT PLANS.
13. DUCTILE IRON SLEEVE REQUIRED UNDER ROCK WALL FOUNDATIONS.

STREETS

1. CONCRETE SUB GRADE MUST BE INSPECTED PRIOR TO PAVEMENT REPLACEMENT.
2. CURBS, GUTTERS AND SIDEWALKS TO HAVE EXPANSION JOINT EVERY 15 FEET FULL THICKNESS OF SIDEWALK.
3. EXPANSION MATERIAL REQUIRED BETWEEN BACK OF CURB AND SIDEWALK.
4. SIDEWALK RAMPS MUST MEET AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS.
5. TRUNCATED DOMES SHALL BE IMBEDDED AND NOT GLUED.
6. ALL ASPHALT SEAMS MUST BE SAW CUT AND CRACK SEALED AND SAND HEAT IMMEDIATELY APPLIED TO PREVENT FROM PEELING DUE TO TRAFFIC
7. ALL STRIPING AND SIGNAGE (NEW AND REPLACEMENT) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/PERMITEE.
8. ALL EARTHWORKS UNDER PAVING AND SIDEWALKS TO BE USED BY VEHICULAR TRAFFIC SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557-70 (PROCTOR). ALL OTHER AREAS SHALL BE COMPACTED TO 90%. REPORTS SHALL BE PROVIDED TO THE CITY
9. SUB GRADE DENSITIES WILL BE REQUIRED ON SITE. DENSITY AND SPECIAL INSPECTION REPORTS SHALL BE PROVIDED TO THE CITY.
10. BACKFILL MATERIAL IN CITY RIGHT-OF-WAY IS TO BE GRAVEL BASE PLACED ON LOOSE LIFTS NOT TO EXCEED 8" IN DEPTH. NO NATIVE FILL IS ALLOWED.
11. CONTROL DENSITY FILL IS REQUIRED ON ARTERIAL STREETS AND ON AREAS OF DIFFICULT COMPACTION WHEN APPROVED BY THE CITY.
12. FINAL ASPHALT RESTORATION SHALL BE COMPLETED WITHIN 14 DAYS OF COMMENCING STREET/TRENCH WORK. EXTENSION MIGHT BE GRANTED BY DEVELOPMENT SERVICES ENGINEERING MANAGER.
13. "POT HOLING" IS GENERALLY NOT ALLOWED.

REVISIONS	DATE	BY
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1 CITY COMMENTS - NO CHANGES	12/30/2025	KJB
2 CITY COMMENTS - NO CHANGES	12/04/2025	KJB
3 CITY COMMENTS - NO CHANGES	09/30/2025	MDS

AXE ENGINEERING SERVICES, LLC
"CUTTING THROUGH PROJECT BARRIERS"
851 COHO WAY #306
BELLINGHAM, WA 98225
360 - 922 - 0549

ENGINEERING Services
CIVIL • STORMWATER • STRUCTURAL
axeengineering.com

ERIN L. RUSSELL
STATE OF WASHINGTON
54316
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
12/30/2025

CIT O OUNT ERNON A
SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
CONSTRUCTION NOTES

DATE: 12/30/2025
DESIGN: ELR
DRAWN: KJB
SCALE: AS SHOWN

PROJECT # 24040

SHEET # C2 OF 16 REV # 3

Exhibit 3

BASIS OF BEARING =
NAD 83/91 WASHINGTON STATE PLANE
"NORTH ZONE"

CONVERGENCE–ANGLE: –1°06'07.441404"

VERTICAL DATUM = NAVD 88

LAND DESCRIPTION:

LOT 8, EAST VILLAGE PLAT COMMUNITY, RECORDED UNDER AF No. 202102020112, BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO AND/OR TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD, OR OTHERWISE.

SURVEYORS NOTES:

1. "●" DENOTES REBAR AND CAP MARKED "JUDY" FOUND BY THIS SURVEY.
2. "■" DENOTES CALCULATED POSITION ONLY.
3. THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A GEOMAX ZOOM90 TOTAL STATION AND CARLSON BRx7 GNSS RECEIVER BOTH WITH A CARLSON SURVEYOR 2 COLLECTOR/FIELD COMPUTER IN FEBRUARY OF 2025 ACCURACY EXCEEDS 1:10000.
4. THIS SURVEY TIED INTO THE CENTER OF SECTION 28, THE WEST QUARTR CORNER, THE NORTH 1/16TH CORNER AND LOT CORNERS AS SHOWN AND RELIED UPON NAD 83/91 WASHINGTON STATE PLANE "NORTH ZONE". DISTANCES SHOWN ARE GROUND. THIS SURVEY ALSO RELIED UPON EAST VILLAGE PLAT COMMUNITY FILED UNDER AF No.202102020112 FOR SECTION SUBDIVISION.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.
6. VERTICAL DATUM = NAVD 88 DERIVED FROM W.S.D.O.T MON. #2927.
7. CONTOUR INTERVALS ARE 1 FOOT. CONTOURS ARE COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY.
8. NORTHWEST SURVEYING & GPS INC. ASSUMES NO LIABILITY FOR ANY SUBSURFACE CONDITIONS OR UTILITIES NOT SHOWN HEREON. UNDERGROUND UTILITIES ARE KNOWN TO EXIST WITHIN THE AREA OF CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHOWN ARE BASED UPON FIELD SURVEY AND VISUAL IDENTIFICATION. ALL EXISTING UTILITIES MAY NOT BE INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ANY AND ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND TO ALERT THE ENGINEER AND OWNER PROMPTLY IN CASE OF CONFLICT.

WETLAND NOTE:

WETLANDS AND BUFFERS DELINIEATED BY MARK MERKELBACH, GREEN EARTH OPERATIONS, INC. IN DECEMBER OF 2024 AND LOCATED BY THIS FIRM IN FEBRUARY OF 2025.

Curve	Radius	Length	Delta
C1	145.00'	63.93'	25°15'47"
C2	145.00'	44.74'	17°40'44"

KIESEL
11.44 ACRES
2601 E BLACKBURN RD
PARCEL No. P135481

SCALE IN FEET

CALL BEFORE YOU DIG
Call: TOLL FREE
1-800-424-5555

REVISIONS	DATE	BY
CITY COMMENTS - NO CHANGES	12/30/2025	KJB
CITY COMMENTS - NO CHANGES	12/04/2025	KJB
CITY COMMENTS - NO CHANGES	09/30/2025	MDS

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axeengineering.com

ERIN L. RUSSELL
STATE OF WASHINGTON
54316
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
12/30/2025

CITY OF ENUMCLAW
SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
EXISTING CONDITIONS

DATE: 12/30/2025
DESIGN: ELR
DRAWN: KJB
SCALE: AS SHOWN

PROJECT # 24040

SHEET # C3 OF 16 REV # 3

THIS STORMWATER POLLUTION PREVENTION PLAN IS PROVIDED IN GENERAL ACCORDANCE WITH THE TERMS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS ADVISED THAT THE PROJECT AREA MAY DRAIN TO WETLANDS AND/OR STATE WATERS AND THAT THE CONTRACTOR IS RESPONSIBLE TO PROTECT THE RECEIVING WATERS FROM DELETERIOUS EFFECTS OF CONSTRUCTION.

THE CONTRACTOR IS REQUIRED TO HAVE A COPY OF THE SWPP PLAN ONSITE AT ALL TIMES.

THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL BMPs SHOWN OR DESCRIBED IN THE CONTRACT DOCUMENTS.

THE FOLLOWING DESCRIBES HOW THE CONSTRUCTION SWPP PLAN MAY ADDRESS EACH OF THE 13 REQUIRED ELEMENTS. REFER TO THE PROJECT CONSTRUCTION PLANS FOR A DETAILED SWPP SITE PLAN, VICINITY MAP, CONVEYANCE SYSTEMS, EROSION AND SEDIMENT CONTROL MEASURES, AND EROSION AND SEDIMENT CONTROL DETAILS. THE BMPs SHOWN ON THE SWPP SITE PLAN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS, AND THE SWPP PLAN SHALL BE MODIFIED BY THE CONTRACTOR USING THE FOLLOWING SUGGESTED BMPs AS REQUIRED TO MEET THE ACTUAL SITE CONDITIONS ENCOUNTERED DURING CONSTRUCTION AND TO PREVENT VIOLATION OF SURFACE WATER QUALITY, GROUND WATER QUALITY, OR SEDIMENT MANAGEMENT STANDARDS. THE CONTRACTOR SHALL MAINTAIN THESE BMPs UNTIL ALL CONSTRUCTION IS APPROVED AND/OR THE SITE HAS BEEN PERMANENTLY STABILIZED.

THE BMP's NOTED ON THIS SHEET MAY BE FOUND IN THE WASHINGTON STATE DEPARTMENT OF ECOLOGY *STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON VOLUME II, CONSTRUCTION STORMWATER POLLUTION PREVENTION*.

ELEMENT #1: MARK CLEARING LIMITS

PRIOR TO BEGINNING LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRADING, ALL CLEARING LIMITS, SENSITIVE AREAS AND THEIR BUFFERS, AND TREES THAT ARE TO BE PRESERVED WITHIN THE CONSTRUCTION AREA SHOULD BE CLEARLY MARKED, BOTH IN THE FIELD AND ON THE PLANS, TO PREVENT DAMAGE AND OFF-SITE IMPACTS. PLASTIC, METAL, OR STAKE WIRE FENCE MAY BE USED TO MARK THE CLEARING LIMITS.

SUGGESTED BMPs:

BMP C101 : PRESERVING NATURAL VEGETATION

[redacted]

BMP C103: HIGH VISIBILITY PLASTIC OR METAL FENCE

BMP C233: SILT FENCE

ELEMENT #2: ESTABLISH CONSTRUCTION ACCESS

(A) CONSTRUCTION VEHICLE ACCESS AND EXIT SHALL BE LIMITED TO ONE ROUTE IF POSSSIBLE.

(B) ACCESS POINTS SHALL BE STABILIZED WITH QUARRY SPALL OR CRUSHED ROCK TO MINIMIZE THE TRACKING OF SEDIMENT ONTO PUBLIC ROADS.

(C) WHEEL WASH OR TIRE BATHS SHOULD BE LOCATED ON SITE, IF APPLICABLE.

(D) PUBLIC ROADS SHALL AT A MINIMUM BE CLEANED THOUROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR PICKUP SWEEPING AND SHALL BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA. STREET WASHING WILL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.

(E) STREET WASH WASTEWATER SHALL BE CONTROLLED BY PUMPING BACK ON-SITE, OR OTHERWISE BE PREVENTED FROM DISCHARGING INTO SYSTEMS TRIBUTARY TO STATE SURFACE WATERS.

SUGGESTED BMPs:

BMP C105: STABILIZED CONSTRUCTION ENTRANCE/EXIT

BMP C106: WHEEL WASH

[redacted]

ELEMENT #3: CONTROL FLOW RATES

(A) PROPERTIES AND WATERWAYS DOWNSTREAM OF DEVELOPMENT SITES SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY, AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM THE PROJECT SITE. PROPERTIES SUBJECT TO MINIMUM REQUIREMENT NO. 5 (ON-SITE STORMWATER MANAGEMENT) AND/OR NO. 7 (FLOW CONTROL) SHALL IMPLEMENT CONTROLS AS EARLY IN THE DEVELOPMENT AS IS PRACTICABLE TO MITIGATE FOR FLOW RATES.

(B) DOWNSTREAM ANALYSIS IS NECESSARY IF CHANGES IN FLOWS COULD IMPAIR OR ALTER CONVEYANCE SYSTEMS, STREAM BANKS, BED SEDIMENT OR AQUATIC HABITAT. SEE THE ECOLOGY MANUAL FOR OFF-SITE ANALYSIS GUIDANCE.

(C) WHERE NECESSARY TO COMPLY WITH MINIMUM REQUIREMENT NO. 7 (FLOW CONTROL), STORMWATER RETENTION/DETENTION FACILITIES SHALL BE CONSTRUCTED AS ONE OF THE FIRST STEPS IN GRADING. DETENTION FACILITIES SHALL BE FUNCTIONAL PRIOR TO CONSTRUCTION OF SITE IMPROVEMENTS (E.G., IMPERVIOUS SURFACES).

(D) IF PERMANENT INFILTRATION PONDS ARE USED FOR FLOW CONTROL DURING CONSTRUCTION, THESE FACILITIES SHOULD BE PROTECTED FROM SILTATION DURING THE CONSTRUCTION PHASE.

SUGGESTED BMPs:

BMP C203: WATER BARS
BMP C207: CHECK DAMS
BMP C209: OUTLET PROTECTION
BMP C235: WATTLES

[redacted]

ELEMENT #4: INSTALL SEDIMENT CONTROLS

(A) THE DUFF LAYER, NATIVE TOPSOIL, AND NATURAL VEGETATION SHALL BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICABLE.

(B) PRIOR TO LEAVING A CONSTRUCTION SITE, OR PRIOR TO DISCHARGE TO AN INFILTRATION FACILITY, STORMWATER RUNOFF FROM DISTURBED AREAS SHALL PASS THROUGH A SEDIMENT POND OR OTHER APPROPRIATE SEDIMENT REMOVAL BMP. RUNOFF FROM FULLY STABILIZED AREAS MAY BE DISCHARGED WITHOUT A SEDIMENT REMOVAL BMP, BUT MUST MEET THE FLOW CONTROL PERFORMANCE STANDARD OF ELEMENT 3 (A). FULL STABILIZATION MEANS CONCRETE OR ASPHALT PAVING; QUARRY SPALLS USED AS DITCH LINING; OR THE USE OF ROLLED EROSION PRODUCTS, A BONDED FIBER MATRIX PRODUCT, OR VEGETATIVE COVER IN A MANNER THAT WILL FULLY PREVENT SOIL EROSION. SEDIMENT PONDS, VEGETATED BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, AND OTHER BMPS INTENDED TO TRAP SEDIMENT ON SITE SHALL BE CONSTRUCTED AS ONE OF THE FIRST STEPS IN GRADING. THESE BMPs SHALL BE FUNCTIONAL BEFORE OTHER LAND-DISTURBING ACTIVITIES TAKE PLACE.

(C) EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS SHALL BE SEEDED AND MULCHED ACCORDING TO THE TIMING INDICATED IN ELEMENT 5 BELOW.

SUGGESTED BMPs:

BMP C231: BRUSH BARRIER
BMP C232: GRAVEL FILTER BERM
BMP C233: SILT FENCE
BMP C234: VEGETATED STRIP
BMP C235: WATTLES

[redacted]

ELEMENT #5: STABILIZE SOILS

(A) ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY APPLICATION OF EFFECTIVE BMPs THAT PROTECT THE SOIL FROM THE EROSIVE FORCES OF RAINDROP IMPACT AND FLOWING WATER, AND WIND EROSION.

(B) FROM OCTOBER 1st THROUGH APRIL 30th OF EACH YEAR, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN TWO DAYS. FROM MAY 1st TO SEPTEMBER 30th OF EACH YEAR, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN SEVEN DAYS. THIS CONDITION APPLIES TO ALL SOILS ON SITE, WHETHER AT FINAL GRADE OR NOT.

(C) APPLICABLE PRACTICES INCLUDE, BUT ARE NOT LIMITED TO, TEMPORARY AND PERMANENT SEEDING, SODDING, MULCHING, PLASTIC COVERING, SOIL APPLICATION OF POLYACRYLAMIDE (PAM), EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED, AND DUST CONTROL.

(D) SOIL STABILIZATION MEASURES SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, ESTIMATED DURATION OF USE, AND POTENTIAL WATER QUALITY IMPACTS THAT STABILIZATION AGENTS MAY HAVE ON DOWNSTREAM WATERS OR GROUND WATER.

(E) SOIL STOCKPILES MUST BE STABILIZED AND PROTECTED WITH SEDIMENT TRAPPING MEASURES.

(F) WORK ON LINEAR CONSTRUCTION SITES AND ACTIVITIES, INCLUDING RIGHT-OF-WAY AND EASEMENT CLEARING, ROADWAY DEVELOPMENT, PIPELINES, AND TRENCHING FOR UTILITIES, SHALL NOT EXCEED THE CAPABILITY OF THE INDIVIDUAL CONTRACTOR FOR HIS PORTION OF THE PROJECT TO INSTALL THE BEDDING MATERIALS, ROADBEDS, STRUCTURES, PIPELINES, AND/OR UTILITIES, AND TO RESTABILIZE THE DISTURBED SOILS, MEETING THE TIMING CONDITIONS LISTED ABOVE.

(G) IN ADDITION, AT THE DISCRETION OF THE PUBLIC WORKS DIRECTOR, THOSE SITES UNABLE TO MAINTAIN THE QUALITY OF THEIR STORMWATER DISCHARGE MAY BE REQUIRED TO PROVIDE SOIL STABILIZATION TO ALL EXPOSED SOIL AREAS REGARDLESS OF THE WORKING STATUS OF THE AREA. UPON WRITTEN NOTIFICATION, THE PROPERTY OWNER SHALL PROVIDE FULL STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 24 HOURS.

SUGGESTED BMPs/BMPs TO BE USED:

BMP C120: TEMPORARY AND PERMANENT SEEDING
BMP C121: MULCHING
BMP C122: NETS AND BLANKETS
BMP C123: PLASTIC COVERING
BMP C124: SODDING
BMP C125: TOPSOILING/COMPOSTING
BMP C126: POLYACRYLAMIDE FOR SOIL EROSION PROTECTION
BMP C130: SURFACE ROUGHENING
BMP C131: GRADIENT TERRACES
BMP C140: DUST CONTROL

ELEMENT #6: PROTECT SLOPES

(A) CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION.

(B) CONSIDER SOIL TYPE AND ITS POTENTIAL FOR EROSION.

(C) REDUCE SLOPE RUNOFF VELOCITIES BY REDUCING THE CONTINUOUS LENGTH OF SLOPE WITH TERRACING AND DIVERSIONS, REDUCE SLOPE STEEPNESS, AND ROUGHEN SLOPE SURFACE.

(D) DIVERT UPSLOPE DRAINAGE AND RUN-ON WATERS FROM OFF SITE WITH INTERCEPTORS AT TOP OF SLOPE. OFF-SITE STORMWATER SHOULD BE HANDLED SEPARATELY FROM STORMWATER GENERATED ON THE SITE. DIVERSION OF OFF-SITE STORMWATER AROUND THE SITE MAY BE A VIABLE OPTION. DIVERTED FLOWS SHALL BE REDIRECTED TO THE NATURAL DRAINAGE LOCATION AT OR BEFORE THE PROPERTY BOUNDARY.

(E) CONTAIN DOWN SLOPE COLLECTED FLOWS IN PIPES, SLOPE DRAINS, OR PROTECTED CHANNELS.

(F) PROVIDE DRAINAGE TO REMOVE GROUND WATER INTERSECTING THE SLOPE SURFACE OF EXPOSED SOIL AREAS.

(G) EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES, CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS.

(H) CHECK DAMS SHALL BE PLACED AT REGULAR INTERVALS WITHIN TRENCHES THAT ARE CUT DOWN A SLOPE.

(I) STABILIZE SOILS ON SLOPES, AS SPECIFIED IN ELEMENT NO. 5

SUGGESTED BMPs:

BMP C120: TEMPORARY AND PERMANENT SEEDING
BMP C121: MULCHING
BMP C122: NETS AND BLANKETS
BMP C123: PLASTIC COVERING
BMP C124: SODDING
BMP C130: SURFACE ROUGHENING
BMP C131: GRADIENT TERRACES
BMP C200: INTERCEPTOR DIKE AND SWALE
BMP C201: GRASS-LINED CHANNELS
BMP C203: WATER BARS
BMP C204: PIPE SLOPE DRAINS
BMP C205: SUBSURFACE DRAINS
BMP C206: LEVEL SPREADER
BMP C207: CHECK DAMS
BMP C208: TRIANGULAR SILT DIKE (GEOTEXTILE-ENCASED CHECK DAM)

ELEMENT #7: PROTECT DRAIN INLETS

(A) ALL STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT STORMWATER RUNOFF SHALL NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE SEDIMENT.

(B) ALL APPROACH ROADS SHALL BE KEPT CLEAN, AND ALL SEDIMENT AND STREET WASH WATER SHALL NOT BE ALLOWED TO ENTER STORM DRAINS WITHOUT PRIOR AND ADEQUATE TREATMENT UNLESS TREATMENT IS PROVIDED BEFORE THE STORM DRAIN DISCHARGES TO WATERS OF THE STATE.

SUGGESTED BMPs:

BMP C220: STORM DRAIN INLET PROTECTION

ELEMENT #8: STABILIZE CHANNELS AND OUTLETS

(A) ALL TEMPORARY ON-SITE CONVEYANCE CHANNELS SHALL BE DESIGNED, CONSTRUCTED AND STABILIZED TO PREVENT EROSION FROM THE EXPECTED VELOCITY OF FLOW FROM A TWO-YEAR, 24-HOUR FREQUENCY STORM FOR THE DEVELOPED CONDITION.

(B) STABILIZATION, INCLUDING ARMORING MATERIAL, ADEQUATE TO PREVENT EROSION OF OUTLETS, ADJACENT STREAM BANKS, SLOPES AND DOWNSTREAM REACHES SHALL BE PROVIDED AT THE OUTLETS OF ALL CONVEYANCE SYSTEMS.

SUGGESTED BMPs:

BMP C202: CHANNEL LINING
BMP C122: NETS AND BLANKETS
BMP C207: CHECK DAMS
BMP C209: OUTLET PROTECTION

ELEMENT #9: CONTROL POLLUTANTS

(A) ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS, THAT OCCUR ON SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER.

(B) COVER, CONTAINMENT, AND PROTECTION FROM VANDALISM FOR ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCTS, AND NON-INERT WASTES PRESENT ON THE SITE (SEE CHAPTER 173-304 WAC FOR THE DEFINITION OF INERT WASTE)

(C) MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM DRAIN DOWN, SOLVENT AND DE-GREASING CLEANING OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF MUST BE CONDUCTED USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. CONTAMINATED SURFACES SHALL BE CLEANED IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT. EMERGENCY REPAIRS MAY BE PERFORMED ON SITE USING TEMPORARY PLASTIC PLACED BENEATH AND, IF RAINING, OVER THE VEHICLE.

(D) WHEEL WASH, OR TIRE BATH WASTEWATER, SHALL BE DISCHARGED TO A SEPARATE ON-SITE TREATMENT SYSTEM OR TO THE SANITARY SEWER.

(E) APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES, SHALL BE CONDUCTED IN A MANNER AND AT APPLICATION RATES THAT WILL NOT RESULT IN LOSS OF CHEMICAL TO STORMWATER RUNOFF. MANUFACTURERS' RECOMMENDATIONS SHALL BE FOLLOWED FOR APPLICATION RATES AND PROCEDURES.

(F) MANAGEMENT OF pH-MODIFYING SOURCES SHALL PREVENT CONTAMINATION OF RUNOFF AND STORMWATER COLLECTED ON THE SITE. THESE SOURCES INCLUDE, BUT ARE NOT LIMITED TO, BULK CEMENT, CEMENT KILN DUST, FLY ASH, NEW CONCRETE WASHING AND CURING WATERS, WASTE STREAMS GENERATED FROM CONCRETE GRINDING AND SAWING, EXPOSED AGGREGATE PROCESSES, AND CONCRETE PUMPING AND MIXER WASHOUT WATERS.

SUGGESTED BMPs:

BMP C151: CONCRETE HANDLING

[redacted]

BMP C153: MATERIAL DELIVERY, STORAGE AND CONTAINMENT
BMP C154: CONCRETE WASHOUT AREA
BMP C250: CONSTRUCTION STORMWATER CHEMICAL TREATMENT
BMP C251: CONSTRUCTION STORMWATER FILTRATION
BMP C252: HIGH pH NEUTRALIZATION USING CO2
BMP C253: pH CONTROL FOR HIGH pH WATER

ELEMENT #10: CONTROL DE-WATERING

(A) ALL FOUNDATION, VAULT, AND TRENCH DEWATERING WATER, WHICH HAS SIMILAR CHARACTERISTICS TO STORMWATER RUNOFF AT THE SITE, SHALL BE DISCHARGED INTO A CONTROLLED CONVEYANCE SYSTEM, PRIOR TO DISCHARGE TO A SEDIMENT TRAP OR SEDIMENT POND. CHANNELS MUST BE STABILIZED, AS SPECIFIED IN ELEMENT NO. 8.

(B) CLEAN, NON-TURBID DEWATERING WATER, SUCH AS WELL-POINT GROUND WATER, CAN BE DISCHARGED TO SYSTEMS TRIBUTARY TO STATE SURFACE WATERS, AS SPECIFIED IN ELEMENT NO. 8, PROVIDED THE DEWATERING FLOW DOES NOT CAUSE EROSION OR FLOODING OF THE RECEIVING WATERS. THESE CLEAN WATERS SHOULD NOT BE ROUTED THROUGH SEDIMENT PONDS WITH STORMWATER.

(C) HIGHLY TURBID OR OTHERWISE CONTAMINATED DEWATERING WATER, SUCH AS FROM CONSTRUCTION EQUIPMENT OPERATION, CLAMSHELL DIGGING, CONCRETE TREMIE POUR, OR WORK INSIDE A COFFERDAM, SHALL BE HANDLED SEPARATELY FROM STORMWATER AT THE SITE.

(D) OTHER DISPOSAL OPTIONS, DEPENDING ON SITE CONSTRAINTS, MAY INCLUDE, BY WAY OF EXAMPLE:

1) INFILTRATION.

2) TRANSPORT OFF-SITE IN VEHICLE, SUCH AS A VACUUM FLUSH TRUCK, FOR LEGAL DISPOSAL IN A MANNER THAT DOES NOT POLLUTE STATE WATERS.

3) ON-SITE TREATMENT USING CHEMICAL TREATMENT OR OTHER SUITABLE TREATMENT TECHNOLOGIES.

SUGGESTED BMPs:

BMP C203: WATER BARS
BMP C236: VEGETATIVE FILTRATION

ELEMENT #11: MAINTAIN BMPs

(A) ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMPs SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL MAINTENANCE AND REPAIR SHALL BE CONDUCTED IN ACCORDANCE WITH BMPs.

(B) SEDIMENT CONTROL BMPs SHALL BE INSPECTED WEEKLY OR AFTER A RUNOFF-PRODUCING STORM EVENT DURING THE DRY SEASON AND DAILY DURING THE WET SEASON. ALL PROJECTS THAT DISTURB AN AREA GREATER THAN ONE ACRE SHALL HAVE A CERTIFIED EROSION CONTROL LEAD AVAILABLE TO THE SITE. THIS EROSION CONTROL LEAD SHALL BE RESPONSIBLE TO PROVIDE OVERVIEW OF ONGOING DAY-TO-DAY EROSION CONTROL REQUIREMENTS. THE EROSION CONTROL LEAD SHALL (WITHIN 24 HOURS) REPORT TO THE CITY AND DEPARTMENT OF ECOLOGY ANY SITE DISCHARGES THAT EXCEED STATE WATER QUALITY STANDARDS THAT HAVE OR ARE LIKELY TO HAVE ENTERED WATERS OF THE STATE.

(C) ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMPs SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMPs ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL OF BMPs OR VEGETATION SHALL BE PERMANENTLY STABILIZED.

SUGGESTED BMPs:

BMP C150: MATERIALS ON HAND
BMP C160: CERTIFIED EROSION AND SEDIMENT CONTROL LEAD

ELEMENT #12: MANAGE THE PROJECT

(A) PHASING OF CONSTRUCTION. DEVELOPMENT PROJECTS SHALL BE PHASED WHERE FEASIBLE IN ORDER TO PREVENT, TO THE MAXIMUM EXTENT PRACTICABLE, THE TRANSPORT OF SEDIMENT FROM THE DEVELOPMENT SITE DURING CONSTRUCTION. REVEGETATION OF EXPOSED AREAS AND MAINTENANCE OF THAT VEGETATION SHALL BE AN INTEGRAL PART OF THE CLEARING ACTIVITIES FOR ANY PHASE.

(B) WHEN ESTABLISHING THESE PERMITTED CLEARING AND GRADING AREAS, CONSIDERATION SHOULD BE GIVEN TO MINIMIZING REMOVAL OF EXISTING TREES AND MINIMIZING DISTURBANCE/COMPACTION OF NATIVE SOILS EXCEPT AS NEEDED FOR BUILDING PURPOSES. PERMITTED CLEARING AND GRADING AREAS AND ANY OTHER AREAS REQUIRED TO PRESERVE CRITICAL OR SENSITIVE AREAS, BUFFERS, NATIVE GROWTH PROTECTION EASEMENTS, OR TREE RETENTION AREAS, SHALL BE DELINEATED ON THE SITE PLANS AND THE DEVELOPMENT SITE.

(C) COORDINATION WITH UTILITIES AND OTHER CONTRACTORS. THE PRIMARY PROJECT PROPONENT SHALL EVALUATE, WITH INPUT FROM UTILITIES AND OTHER CONTRACTORS, THE STORMWATER MANAGEMENT REQUIREMENTS FOR THE ENTIRE PROJECT, INCLUDING THE UTILITIES, WHEN PREPARING THE CONSTRUCTION SWPPP.

(D) INSPECTION AND MONITORING. ALL BMPs SHALL BE INSPECTED, MAINTAINED, AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

(E) FOR ANY PROJECT DISTURBING MORE THAN ONE ACRE, A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL SHALL BE IDENTIFIED IN THE CONSTRUCTION SWPPP AND SHALL BE ON SITE OR ON CALL AT ALL TIMES. CERTIFICATION MAY BE THROUGH THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION/ASSOCIATED GENERAL CONTRACTORS (WSDOT/AGC) CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL CERTIFICATION PROGRAM OR ANY EQUIVALENT LOCAL OR NATIONAL CERTIFICATION AND/OR TRAINING PROGRAM, IN THE CITY'S DISCRETION.

(F) WHENEVER INSPECTION AND/OR MONITORING REVEALS THAT THE BMPs IDENTIFIED IN THE CONSTRUCTION SWPPP ARE INADEQUATE, DUE TO THE ACTUAL DISCHARGE OF OR POTENTIAL TO DISCHARGE A SIGNIFICANT AMOUNT OF ANY POLLUTANT, THE SWPPP SHALL BE MODIFIED, AS APPROPRIATE, IN A TIMELY MANNER.

(G) MAINTENANCE OF THE CONSTRUCTION SWPPP. THE CONSTRUCTION SWPPP SHALL BE RETAINED ON SITE. THE CONSTRUCTION SWPPP SHALL BE MODIFIED WHENEVER THERE IS A SIGNIFICANT CHANGE IN THE DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF ANY BMP.

SUGGESTED BMPs:

BMP C150: MATERIALS ON HAND
BMP C160: CERTIFIED EROSION AND SEDIMENT CONTROL LEAD
BMP C162: SCHEDULING

ELEMENT #13: PROTECT LOW IMPACT DEVELOPMENT BMPs

1. PROTECT ALL BIORETENTION AND RAIN GARDEN BMPs FROM SEDIMENTATION THROUGH INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL BMPs ON PORTIONS OF THE SITE THAT DRAIN INTO THE BIORETENTION AND/OR RAIN GARDEN BMPs. RESTORE THE BMPs TO THEIR FULLY FUNCTIONING CONDITION IF THEY ACCUMULATE SEDIMENT DURING CONSTRUCTION. RESTORING THE BMP MUST INCLUDE REMOVAL OF SEDIMENT AND ANY SEDIMENT-LADEN BIORETENTION/RAIN GARDEN SOILS, AND REPLACING THE REMOVED SOILS WITH SOILS MEETING THE DESIGN SPECIFICATIONS.

2. PREVENT COMPACTING BIORETENTION AND RAIN GARDEN BMPs BY EXCLUDING CONSTRUCTION EQUIPMENT AND FOOT TRAFFIC. PROTECT COMPLETED LAWN AND LANDSCAPED AREAS FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT.

3. CONTROL EROSION AND AVOID INTRODUCING SEDIMENT FROM SURROUNDING LAND USES ONTO PERMEABLE PAVEMENTS. DO NOT ALLOW MUDDY CONSTRUCTION EQUIPMENT ON THE BASE MATERIAL OR PAVEMENT. DO NOT ALLOW SEDIMENT-LADEN RUNOFF ONTO PERMEABLE PAVEMENTS OR BASE MATERIALS.

4. PAVEMENT FOULED WITH SEDIMENTS OR NO LONGER PASSING AN INITIAL INFILTRATION TEST MUST BE CLEANED USING PROCEDURES IN ACCORDANCE WITH THIS MANUAL OR THE MANUFACTURER'S PROCEDURES.

5. KEEP ALL HEAVY EQUIPMENT OFF EXISTING SOILS UNDER LID FACILITIES THAT HAVE BEEN EXCAVATED TO FINAL GRADE TO RETAIN THE INFILTRATION RATE OF THE SOILS.

SUGGESTED BMPs:

BMP C102: BUFFER ZONE
BMP C103: HIGH VISIBILITY FENCE
BMP C200: INTERCEPTOR DIKE AND SWALE
BMP C201: GRASS-LINED CHANNELS
BMP C207: CHECK DAMS
BMP C208: TRIANGULAR SILT DIKE (GEOTEXTILE-ENCASED CHECK DAM)
BMP C231: BRUSH BARRIER
BMP C233: SILT FENCE
BMP C234: VEGETATED STRIP

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BY	DATE	REVISIONS
MDS	09/30/2025	CITY COMMENTS - NO CHANGES
KJB	12/04/2025	CITY COMMENTS - NO CHANGES
KJB	12/30/2025	CITY COMMENTS - NO CHANGES
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PRELIMINARY
12/30/2025

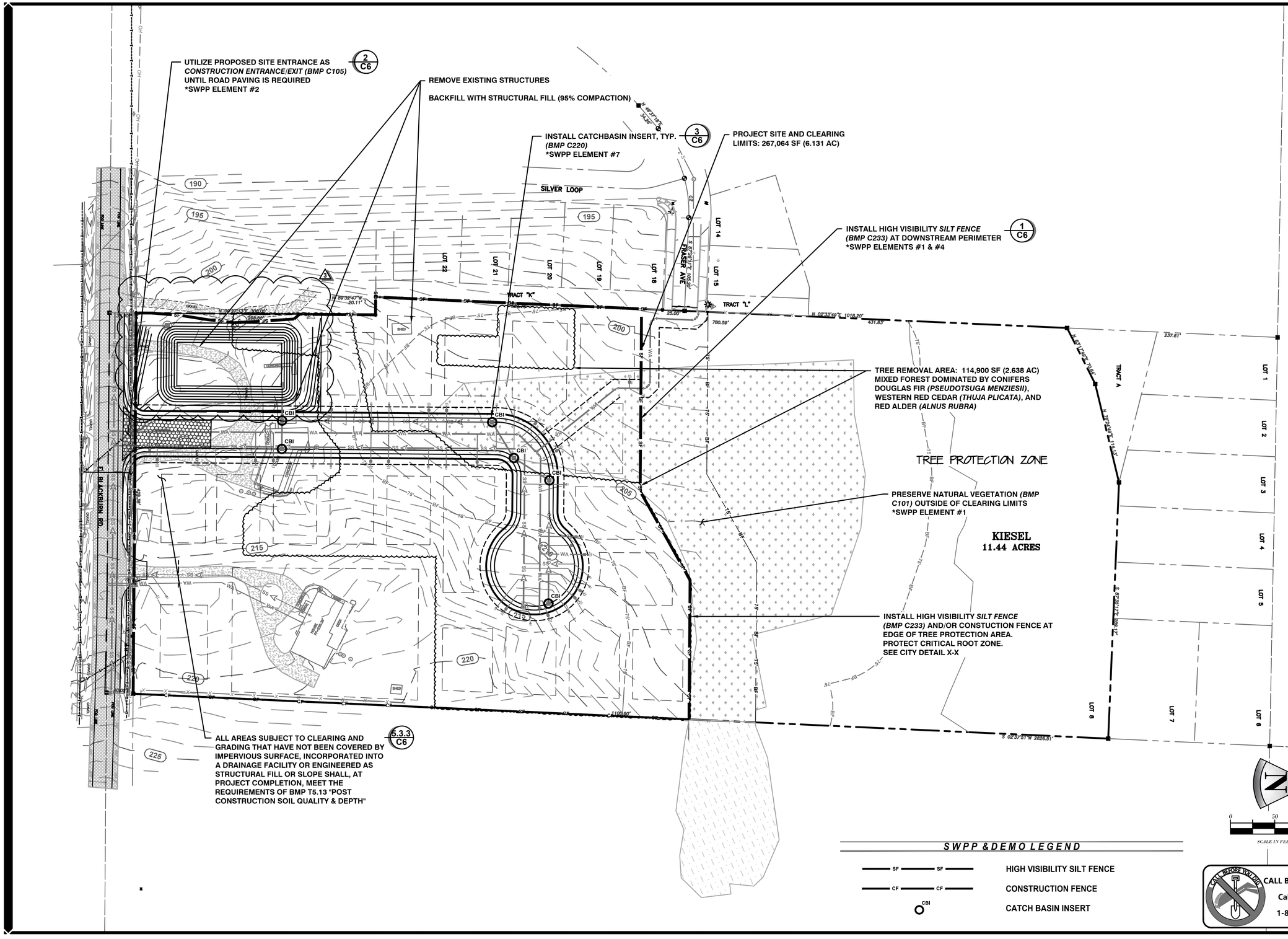
CIT O OUNT ERNON A
SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
SWPP PLAN NOTES

DATE: 12/30/2025
DESIGN: ELR
DRAWN: KJB
SCALE: AS SHOWN

PROJECT # 24040

SHEET # C4 OF 16 REV # 3

Exhibit 3



BY	DATE	REVISIONS
MDS	09/30/2025	1 CITY COMMENTS - NO CHANGES
KJB	12/04/2025	2 CITY COMMENTS - NO CHANGES
KJB	12/30/2025	3 CITY COMMENTS - UPDATED PLAN
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PRELIMINARY
12/30/2025

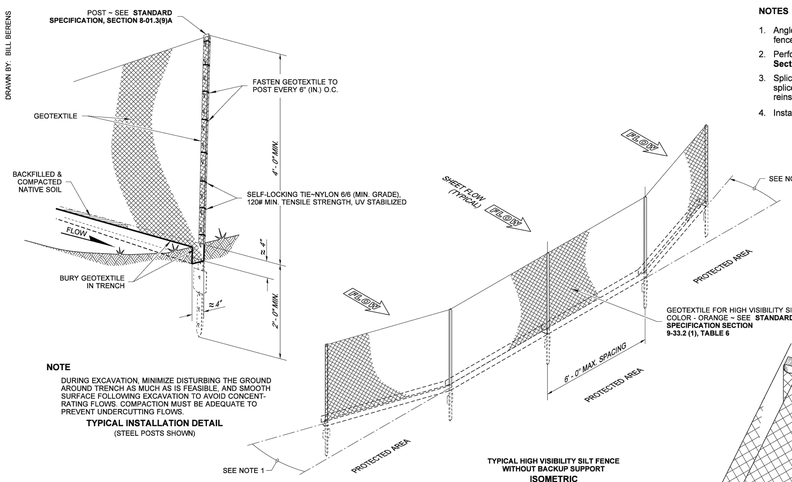
CIT O OUNT ERNON A
SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
SWPP PLAN

DATE: 12/30/2025
DESIGN: ELR
DRAWN: KJB
SCALE: AS SHOWN

PROJECT # 24040

SHEET # C5 OF 16 REV # 3

DRAWN BY: BILL BERENS

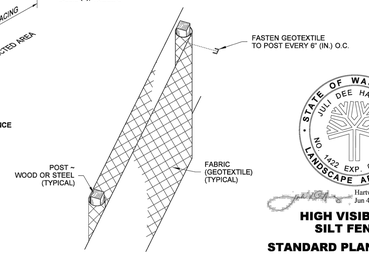


NOTE

DURING EXCAVATION, MINIMIZE DISTURBING THE GROUND AROUND TRENCH AS MUCH AS IS FEASIBLE, AND SMOOTH SURFACE FOLLOWING EXCAVATION TO AVOID CONCENTRATING FLOWS. COMPACTION MUST BE ADEQUATE TO PREVENT UNDERCUTTING FLOWS.

TYPICAL INSTALLATION DETAIL
(STEEL POSTS SHOWN)

TYPICAL HIGH VISIBILITY SILT FENCE WITHOUT BACKUP SUPPORT ISOMETRIC
(STEEL POSTS SHOWN)



SPLICED FENCE SECTIONS SHALL BE CLOSE ENOUGH TOGETHER TO PREVENT SILT LADEN WATER FROM ESCAPING THROUGH THE FENCE AT THE OVERLAP. JOINING SECTIONS SHALL NOT BE PLACED IN LOW SPOTS OR IN SUMP LOCATIONS.

SPLICE DETAIL
(WOOD POSTS SHOWN)

NOTES

1. Angle Terminal end uphill 24" (in) to 48" (in) to prevent flow around fence (Typical).
2. Perform maintenance in accordance with **Standard Specification, Sections 8-01.3(9)A and 8-01.3(15)**.
3. Splices shall never be placed in low spots or sump locations. If splices are located in low or sump areas, the fence may need to be reinstalled unless the Project Engineer approves the installation.
4. Install silt fencing parallel to mapped contour lines.

STATE OF WASHINGTON · JULI DEE HARTWIG · 3422 EXP. 09/21/2021 · LANDSCAPE ARCHITECT

Hartwig, Juli
Jun 4 2019 10:48 AM

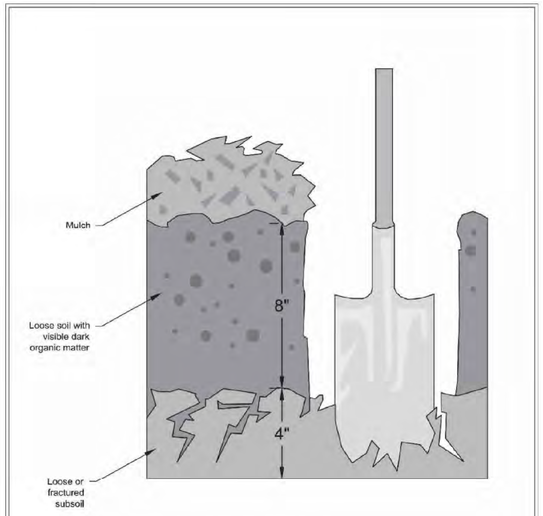
HIGH VISIBILITY SILT FENCE

STANDARD PLAN I-30.17-01

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Roach, Steve
Jun 12 2019 7:42 AM
STATE DESIGN ENGINEER
Washington State Department of Transportation

1 **SILT FENCE**
DOE MANUAL BMP C233 N.T.S.



Reprinted from *Guidelines and Resources For Implementing Soil Quality and Depth BMP T5.13 in WDOE Stormwater Management Manual for Western Washington*, 2010, Washington Organic Recycling Council

NOT TO SCALE

DEPARTMENT OF ECOLOGY State of Washington

Figure V-5.3.3
Planting Bed Cross-Section
Revised January 2016

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ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, SHALL DEMONSTRATE THE FOLLOWING:

SOIL QUALITY:
A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 AND 8.0 OR MATCHING THE pH OF THE UNDISTURBED SOIL. USE COMPOST AND OTHER MATERIALS THAT MEET THE COMPOST GUIDELINES.

SOIL DEPTH:
THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS WHERE FEASIBLE. PLANTING BEDS SHOULD HAVE 2 INCHES OF ORGANIC MATERIAL AS WELL.

COMPOST GUIDELINES:
MUST MEET THE DEFINITION OF "COMPOSTED MATERIAL" IN WAC 173-350-100 AND COMPLIES WITH TESTING PARAMETERS AND OTHER STANDARDS IN WAC 173-350-220. MUST BE PRODUCED AT A PERMITTED COMPOSTING FACILITY. ORGANIC MATTER CONTENT SHALL BE 40% TO 65%. CARBON TO NITROGEN RATIO OF MUST BE LESS THAN THAN 25:1. THE C:N RATIO MAY BE UP TO 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PUGET SOUND LOWLAND NATIVE SPECIES AND UP TO 40:1 FOR COARSE COMPOST TO BE USED AS A SURFACE MULCH (NOT IN A SOIL MIX).

IMPLEMENTATION OPTIONS

1) LEAVE AS MUCH NATIVE VEGETATION AND SOIL AS POSSIBLE AND PROTECT FROM COMPACTION DURING CONSTRUCTION.

2) AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT RATES OR AT A CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.

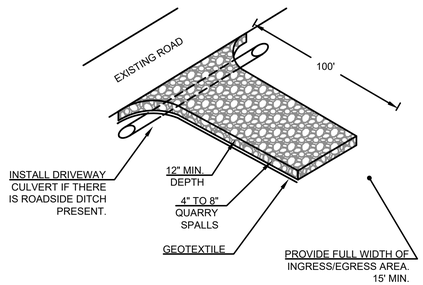
3) IN AREAS REQUIRING CLEARING AND GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJECT TO PUBLIC RESOURCES AND CRITICAL AREAS. REPLACE IT PRIOR TO PLANTING AND AMEND IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS.

4) IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS.

MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE.

DRIVEWAY SHALL MEET THE REQUIREMENTS OF THE PERMITTING AGENCY.

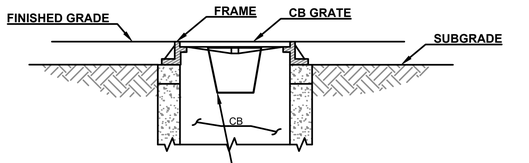
IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THE RUNOFF DRAINS OFF THE PAVEMENT.



2 **STABILIZED CONSTRUCTION ENTRANCE/EXIT**
DOE MANUAL BMP C105 N.T.S.

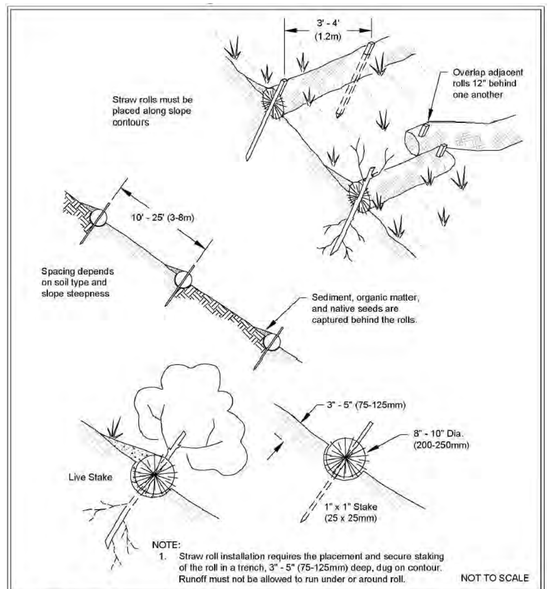
NOTE:

CATCH BASIN INSERTS SHALL BE CLEANED OR REPLACED PRIOR TO REACHING 75% CAPACITY SEDIMENT LOAD.



CATCH BASIN INSERT AS MANUFACTURED BY NORTHWEST HAZMAT (NORTHWEST LININGS & GEOTEXTILE PRODUCTS, INC.)
NWH TYPE OS OR EQUIVALENT
NORTHWEST LININGS & GEOTEXTILE PRODUCTS, INC.
21000 77TH AVE. S
KENT, WA 98032
(253) 872-0244

3 **CATCH BASIN INLET PROTECTION**
DOE MANUAL BMP C220 N.T.S.



NOT TO SCALE

DEPARTMENT OF ECOLOGY State of Washington

Wattles
Revised December 2016

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BMP C235 - WATTLES

WATTLES ARE TYPICALLY 8 TO 10 INCHES IN DIAMETER AND 25 TO 30 FEET IN LENGTH.

INSTALL WATTLES PERPENDICULAR TO THE FLOW DIRECTION AND PARALLEL TO THE SLOPE CONTOUR.

PLACE WATTLES IN SHALLOW TRENCHES, STAKED ALONG THE CONTOUR OF DISTURBED OR NEWLY CONSTRUCTED SLOPES. DIG NARROW TRENCHES ACROSS THE SLOPE (ON CONTOUR) TO A DEPTH OF 3- TO 5-INCHES ON CLAY SOILS AND SOILS WITH GRADUAL SLOPES. ON LOOSE SOILS, STEEP SLOPES, AND AREAS WITH HIGH RAINFALL, THE TRENCHES SHOULD BE DUG TO A DEPTH OF 5- TO 7-INCHES, OR $\frac{1}{2}$ TO $\frac{2}{3}$ OF THE THICKNESS OF THE WATTLE.

START BUILDING TRENCHES AND INSTALLING WATTLES FROM THE BASE OF THE SLOPE AND WORK UP. SPREAD EXCAVATED MATERIAL EVENLY ALONG THE UPHILL SLOPE AND COMPACT IS USING HAND TAMPING OR OTHER METHODS.

CONSTRUCT TRENCHES AT INTERVALS OF 10- TO 25-FEET DEPENDING ON THE STEEPNESS OF THE SLOPE, SOIL TYPE, AND RAINFALL. THE STEEPER THE SLOPE THE CLOSER TOGETHER THE TRENCHES.

INSTALL THE WATTLES SNUGLY INTO THE TRENCHES AND OVERLAP THE ENDS OF THE ADJACENT WATTLES 12 INCHES BEHIND ONE ANOTHER.

INSTALL STAKES AT EACH END OF THE WATTLE, AND AT 4-FOOT CENTERS ALONG ENTIRE LENGTH OF WATTLE.

IF REQUIRED, INSTALL PILOT HOLES FOR THE STAKES USING A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE AND INTO THE SOIL.

WOODEN STAKES SHOULD BE APPROXIMATELY 0.75 x 0.75 x 24 INCHES MIN. WILLOW CUTTING OR 3/8-INCH REBAR CAN ALSO BE USED FOR STAKES.

STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2 TO 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE.

BY	DATE	REVISIONS
MDS	09/30/2025	CITY COMMENTS - NO CHANGES
KJB	12/04/2025	CITY COMMENTS - NO CHANGES
KJB	12/30/2025	CITY COMMENTS - NO CHANGES
....	....	....
....	....	....
....	....	....

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PRELIMINARY
12/30/2025

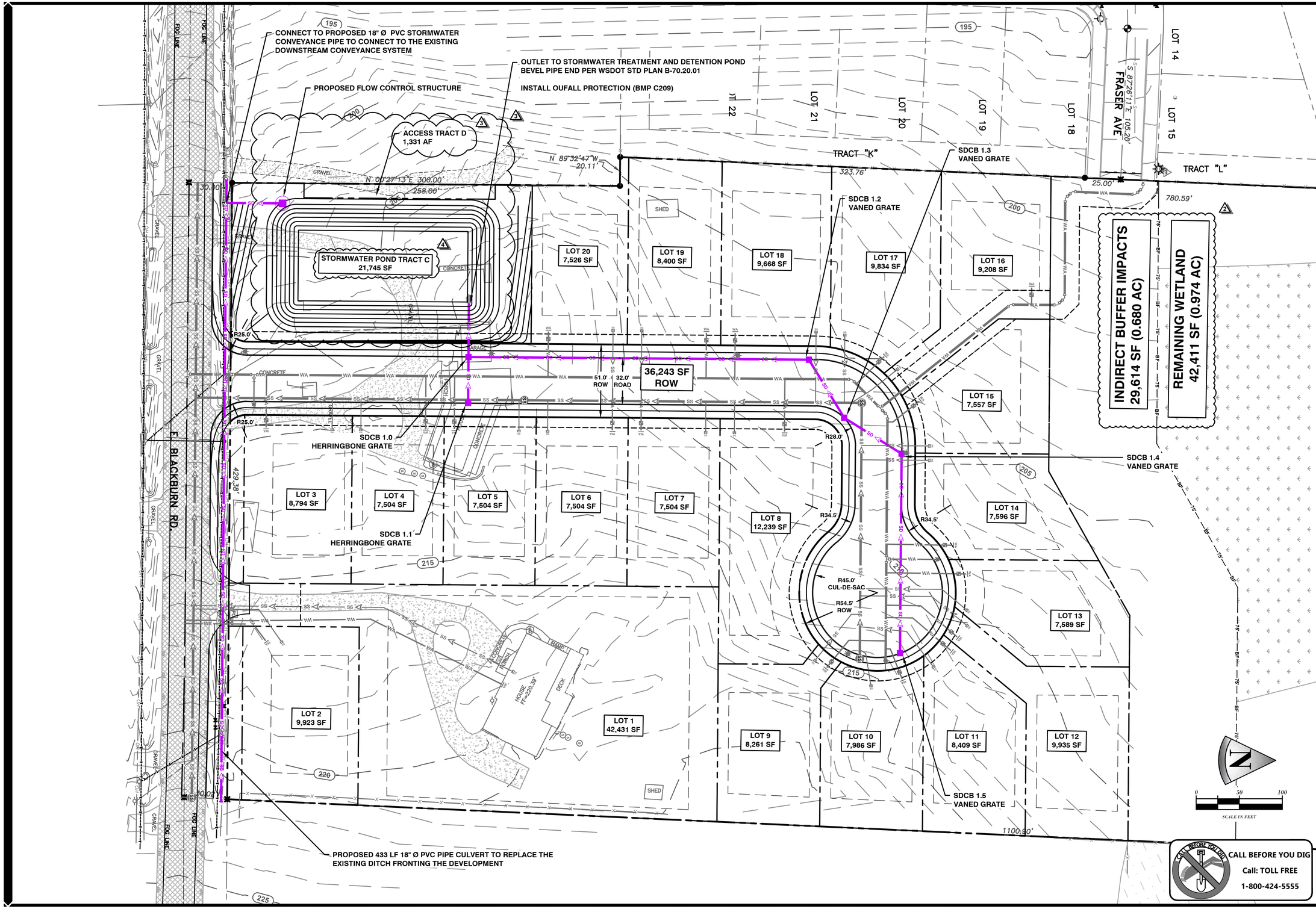
CIT O OUNT ERNON A
SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
SWPP PLAN DETAILS

DATE: 12/30/2025
DESIGN: ELR
DRAWN: KJB
SCALE: AS SHOWN

PROJECT # 24040

SHEET # C6 OF 16 REV # 3

Exhibit 3



BY	DATE	REVISIONS
MDS	09/30/2025	CITY COMMENTS - UPDATED PLAN
KJB	12/04/2025	CITY COMMENTS - UPDATED PLAN
KJB	12/30/2025	CITY COMMENTS - UPDATED PLAN

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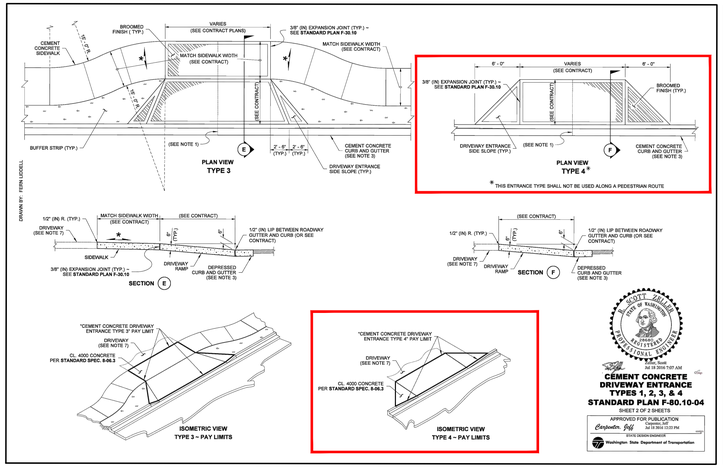
PRELIMINARY ENGINEERING
OVERALL GRADING & DRAINAGE

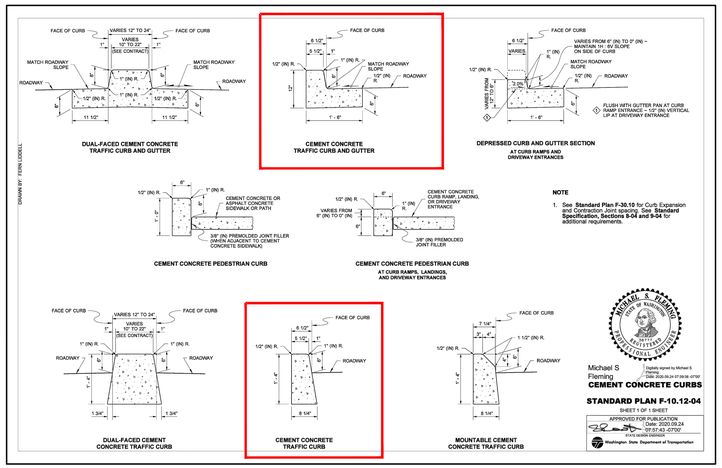
DATE: 12/30/2025
DESIGN: ELR
DRAWN: KJB
SCALE: AS SHOWN

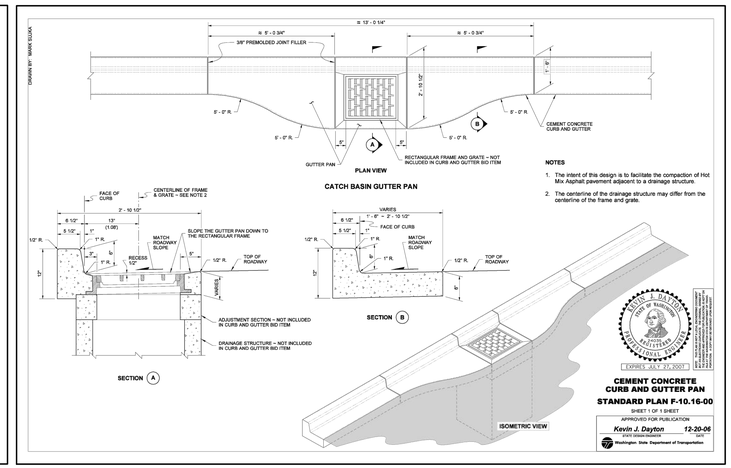
PROJECT # 24040

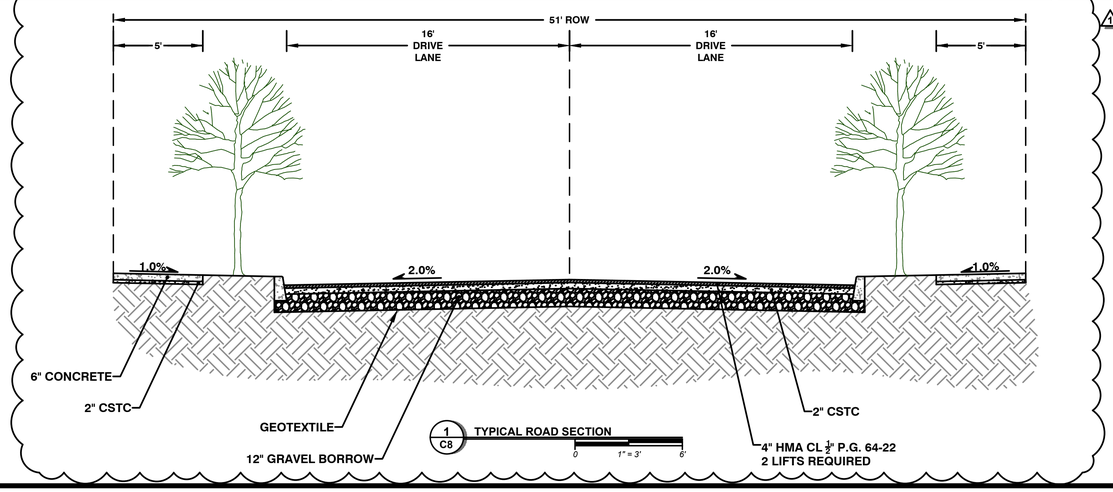
SHEET # C7 OF 16 REV # 3

Exhibit 3









1	----	----	----
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3	CITY COMMENTS - NO CHANGES	12/30/2025	KJB
2	CITY COMMENTS - NO CHANGES	12/04/2025	KJB
1	CITY COMMENTS - ADDED DETAIL	09/30/2025	MDS
	REVISIONS	DATE	BY

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12/30/2025

CIT O OUNT ERNON A
SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
GRADING DETAILS

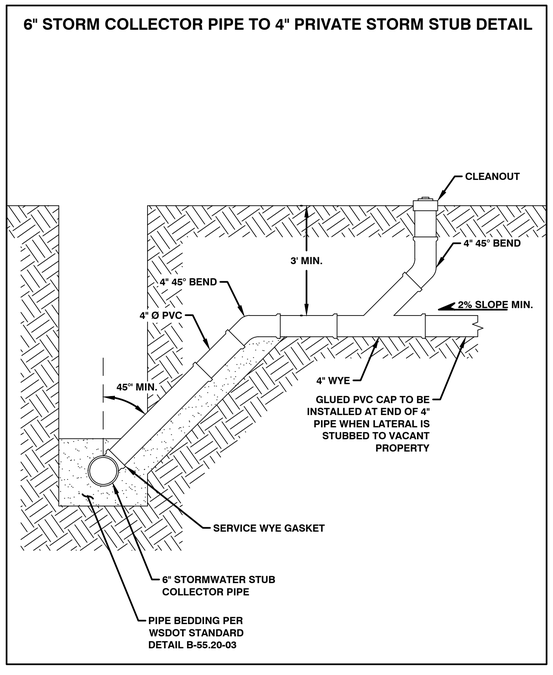
DATE: 12/30/2025
DESIGN: ELR
DRAWN: KJB
SCALE: AS SHOWN

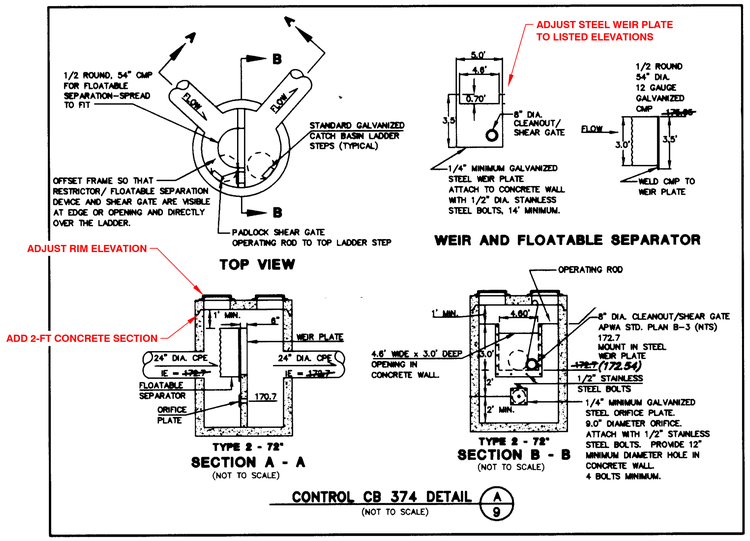
PROJECT # 24040

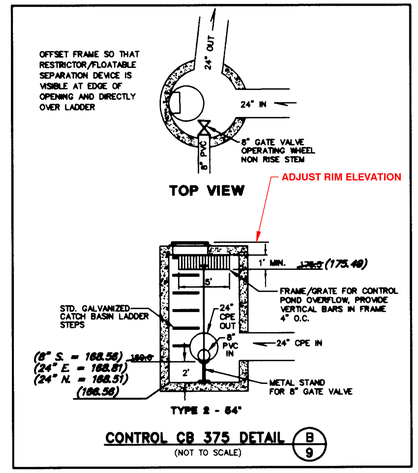
SHEET # C8 OF 16 REV # 3

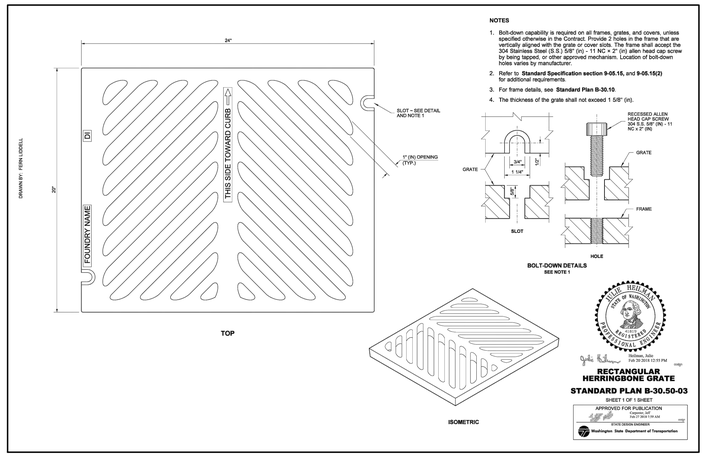
Exhibit 3

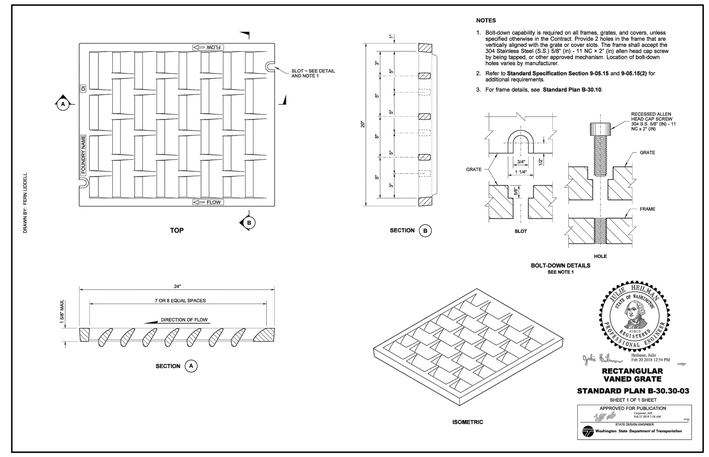
6" STORM COLLECTOR PIPE TO 4" PRIVATE STORM STUB DETAIL

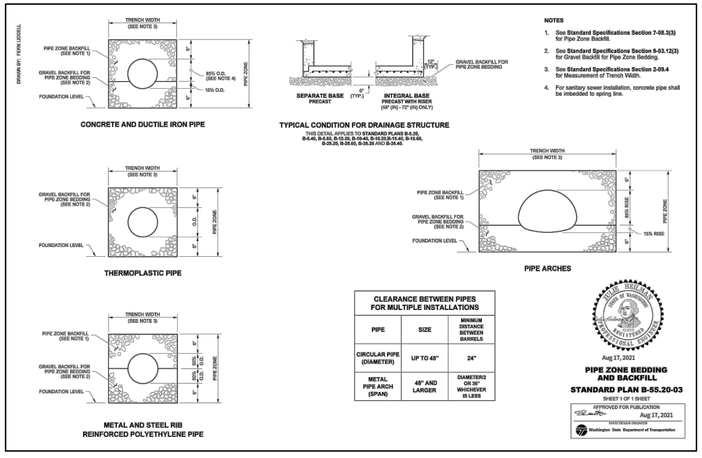


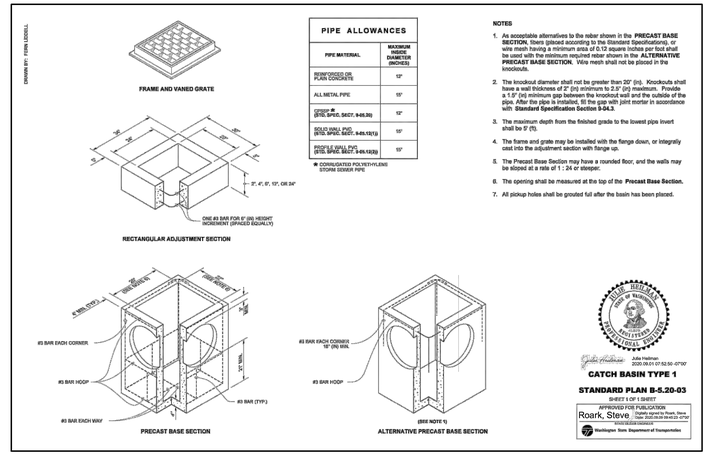












REVISIONS	DATE	BY
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CITY COMMENTS - NO CHANGES	12/30/2025	KJB
CITY COMMENTS - NO CHANGES	12/04/2025	KJB
CITY COMMENTS - NO CHANGES	09/30/2025	MDS

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12/30/2025

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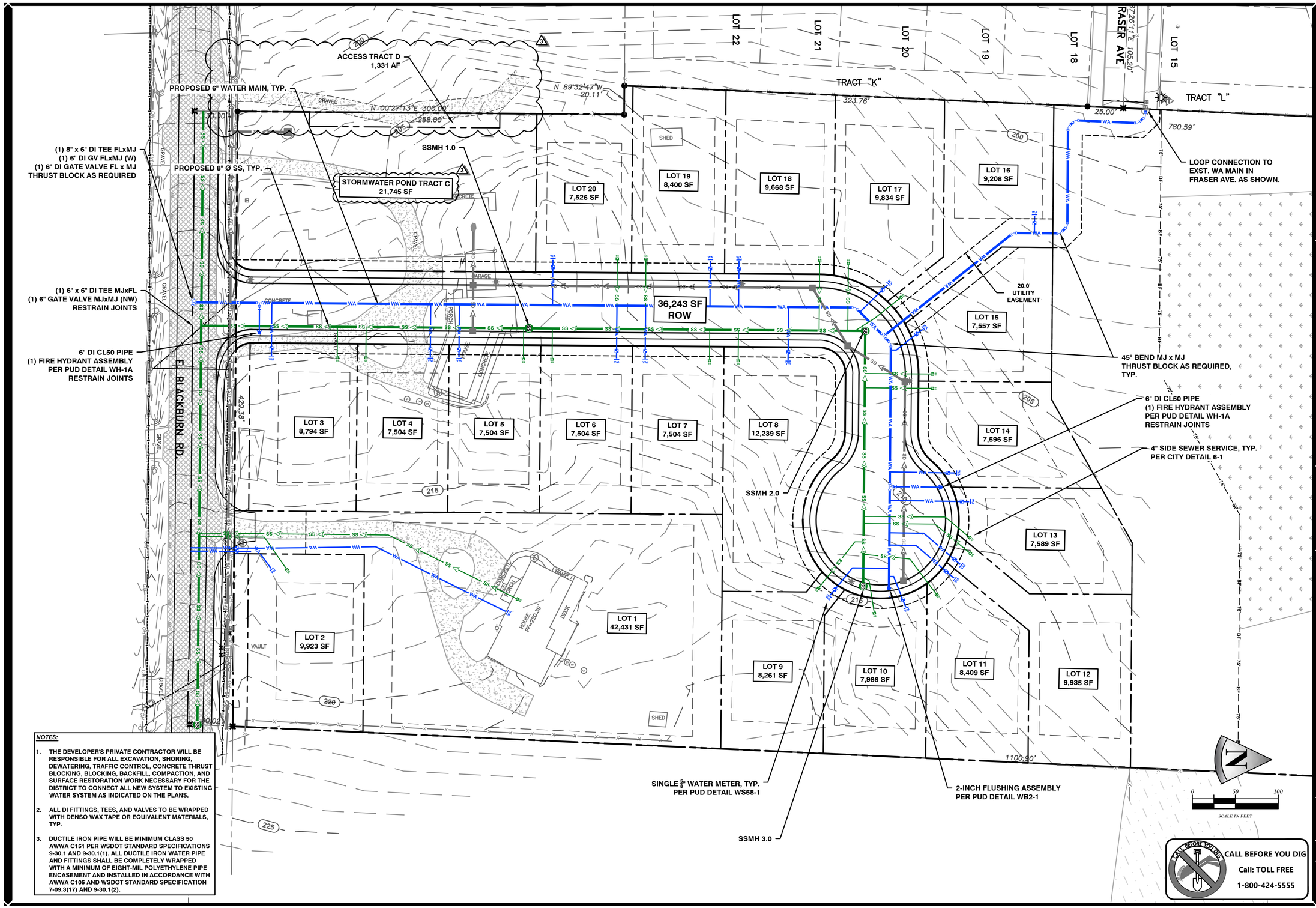
SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
DRAINAGE DETAILS

DATE: 12/30/2025
DESIGN: ELR
DRAWN: KJB
SCALE: AS SHOWN

PROJECT # 24040

SHEET # C9 OF 16 REV # 3

Exhibit 3



NOTES:

1. THE DEVELOPER'S PRIVATE CONTRACTOR WILL BE RESPONSIBLE FOR ALL EXCAVATION, SHORING, DEWATERING, TRAFFIC CONTROL, CONCRETE THRUST BLOCKING, BLOCKING, BACKFILL, COMPACTION, AND SURFACE RESTORATION WORK NECESSARY FOR THE DISTRICT TO CONNECT ALL NEW SYSTEM TO EXISTING WATER SYSTEM AS INDICATED ON THE PLANS.
2. ALL DI FITTINGS, TEES, AND VALVES TO BE WRAPPED WITH DENSO WAX TAPE OR EQUIVALENT MATERIALS, TYP.
3. DUCTILE IRON PIPE WILL BE MINIMUM CLASS 50 AWWA C151 PER WSDOT STANDARD SPECIFICATIONS 9-30.1 AND 9-30.1(1). ALL DUCTILE IRON WATER PIPE AND FITTINGS SHALL BE COMPLETELY WRAPPED WITH A MINIMUM OF EIGHT-MIL POLYETHYLENE PIPE ENCASEMENT AND INSTALLED IN ACCORDANCE WITH AWWA C105 AND WSDOT STANDARD SPECIFICATION 7-09.3(17) AND 9-30.1(2).

CALL BEFORE YOU DIG
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1-800-424-5555

REVISIONS	DATE	BY
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----	----	----
3 CITY COMMENTS - UPDATED PLAN	12/30/2025	KJB
2 CITY COMMENTS - UPDATED PLAN	12/04/2025	KJB
1 CITY COMMENTS - UPDATED PLAN	09/30/2025	MDS

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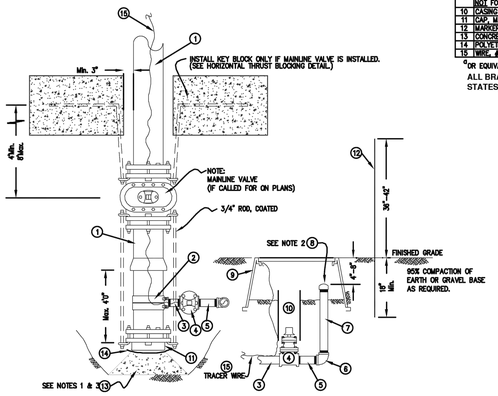
SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
OVERALL WATER & SEWER PLAN

DATE: 12/30/2025
DESIGN: ELR
DRAWN: KJB
SCALE: AS SHOWN

PROJECT # 24040

SHEET # C10 OF 16 REV # 3

Exhibit 3



BILL OF MATERIALS		
NO.	NOMENCLATURE	REQ'D
1	WATER MAIN (4", 6", OR 8")	
2	CLAMP, SERVICE, DOUBLE STRAP X 2" I.P.T., ALL BRASS, (FORD #202B) [b]	1
3	NIPPLE, 2" X 2", BRASS	1
4	VALVE, 2" CAST IRON, RESILIENT WEDGE	1
5	NIPPLE, 2" X 5", GALVANIZED	1
6	ELL, 2" 90° GALVANIZED	1
7	PIPE, 2" GALVANIZED, THREAD BOTH ENDS	1
8	CAP, 2" PLASTIC, THREADED	1
9	TRAFFIC RATED METER BOX AND LID (MID-STATES PLASTIC, INC. MSBCF 1324-18 NDT FOR THROUGH-WAY TRAFFIC APPLICATION) [b]	1
10	CASING, 6" P.V.C. SERIES PIPE	1
11	CAP, M.I. BLIND	1
12	MARKER, BLUE, CARSONITE #CMV-118	1
13	CONCRETE BLOCKING (OR KEY BLOCK IF REQUIRED)	
14	POLYETHYLENE SHEETING, 8 MIL THICKNESS	
15	TWINE, #10 SOLID COPPER, BLUE COATED, EXTEND MIN.18" INTO BOX, NEAR LID	

[a] OR EQUIVALENT APPROVED BY THE DISTRICT

ALL BRASS FITTINGS TO BE LEAD FREE DOMESTIC BRASS PER UNITED STATES BILL S.3874.

NOTES:

1. BLOCK AS PER P.U.D. HORIZONTAL THRUST BLOCKING DETAIL. BEARING AREA TO BE AGAINST UNDISTURBED EARTH AND TO BE DETERMINED BY THE ENGINEER. USE FORMING AS NECESSARY TO PREVENT CONCRETE FROM INTERFERING WITH CAP (#11), CLAMP (#2) OR VALVE (#4).
2. PLASTIC THREADED CAP (#8) TO BE HAND TIGHT ONLY.
3. IF A MAINLINE VALVE IS INSTALLED UPSTREAM OF FLUSHING ASSEMBLY, KEY BLOCK VALVE AND CAP. SEE THRUST BLOCKING DETAIL.
4. KEY BLOCK TO BE INSTALLED ONLY IF PIPE IS EXPECTED TO EXTEND WITHIN TEN (10) YEARS OF INSTALLATION. SEE HORIZONTAL THRUST BLOCKING DETAIL.

PUD NO. 1 OF SKAGIT COUNTY ENGINEERING MANAGER

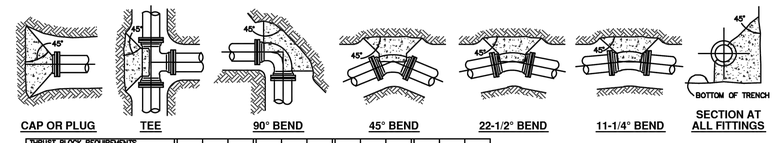
APPROVED ON: MAY 6, 2014

Skagit PUD PUBLIC UTILITY DISTRICT

STANDARD 2-INCH FLUSHING ASSEMBLY

SCALE: 1" = 2' | DATE: 3-25-05 | REVISED: 5/6/14 | DRAWN BY: CAS | APPROVED BY: GJS

STANDARD WB2-1



CAP OR PLUG | TEE | 90° BEND | 45° BEND | 22-1/2° BEND | 11-1/4° BEND | SECTION AT ALL FITTINGS

THRUST BLOCK REQUIREMENTS

		BEARING AREA REQUIRED IN SQUARE FEET														
		KEY BLOCK[a] & TEE/CAP OR PLUG test pressures			90 Degree BEND test pressures			45 Degree BEND test pressures			22.5 Degree BEND test pressures			11.25 Degree BEND test pressures		
PIPE SIZE nominal	PIPE SIZE outside dia.	200 psi	225 psi	250 psi	200 psi	225 psi	250 psi	200 psi	225 psi	250 psi	200 psi	225 psi	250 psi	200 psi	225 psi	250 psi
4	4.80	1.6	2.0	2.3	2.6	2.9	3.2	1.4	1.6	1.7	0.7	0.8	0.9	0.4	0.4	0.4
6	6.90	3.7	4.2	4.7	5.3	5.9	6.6	2.9	3.3	3.6	1.5	1.6	1.8	0.7	0.8	0.9
8	9.05	6.4	7.2	8.0	9.1	10.2	11.4	4.9	5.5	6.2	2.5	2.8	3.1	1.3	1.4	1.6
12	13.20	13.7	15.4	17.1	19.4	21.8	24.2	10.5	11.8	13.1	5.3	6.0	6.7	2.7	3.0	3.4
16	17.40	23.8	26.8	29.7	33.6	37.8	42.0	18.2	20.5	22.7	9.3	10.4	11.6	4.7	5.2	5.8
18	19.50	29.9	33.6	37.3	42.2	47.5	52.8	22.9	25.7	28.6	11.7	13.1	14.6	5.9	6.6	7.3
24	25.80	52.3	58.8	65.3	73.9	83.2	92.4	40.0	45.0	50.0	20.4	22.9	25.5	10.2	11.5	12.8

NOTES:

1. ALL CONCRETE BLOCKING SHALL BE POURED AGAINST DRY, UNDISTURBED SUBGRADE. TABLE IS BASED ON 2000 POUNDS PER SQUARE FOOT ALLOWABLE SOIL BEARING. WEAKER SOIL WILL REQUIRE INCREASED BEARING AREA. SEE SOIL BEARING LOAD CHART.
2. KEEP CONCRETE CLEAR OF JOINTS AND ACCESSORIES. USE FORMING AS NECESSARY.
3. HORIZONTAL ANCHOR BLOCKING CONFIGURATIONS FOR FITTINGS NOT SHOWN SHALL HAVE APPROVAL OF THE P.U.D.
4. THE SQUARE FOOT AREAS REQUIRED FOR BEARING ARE CALCULATED BY THE FOLLOWING FORMULAS:
   FORMULA AT TEE & CAP OR PLUG:
   T = PA
   T ÷ K = BEARING AREA REQUIRED IN SQUARE FEET
   FORMULA AT ALL PIPE BENDS:
   T = 2PA (SIN 1/2 ANGLE) WHERE ANGLE = THE DEGREE BEND OF THE FITTING
   T ÷ K = BEARING AREA REQUIRED IN SQ. FEET
   WHEN:
   T = THRUST IN POUNDS
   P= TEST PRESSURE IN PSI
   A= CROSS-SECTIONAL AREA OF PIPE IN SQ. INCHES
   K= ASSUMED 2000 PSF SOIL BEARING PRESSURE
5. FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE ENCASEMENT WITH A MIN. OF 8-MIL THICKNESS. IT MUST BE INSTALLED AS PER W.S.D.O.T. STANDARDS AND IN ACCORDANCE WITH A.W.W.A. C105.

BEARING AREA REQUIRED IN SQUARE FEET

THE SAFE SOIL BEARING LOADS SHOWN BELOW ARE FOR HORIZONTAL THRUSTS WHEN THE DEPTH OF COVER OVER THE PIPE EXCEEDS 2 FEET.

SOIL	SAFE BEARING LOAD LBS/SQ. FT.
*MUCK, PEAT, ETC.	0
SOFT CLAY, SILT	1,000
SAND, SANDY SILT	2,000
SAND AND GRAVEL	3,000
SAND AND GRAVEL CEMENTED W/ CLAY	4,000
HARD SHALE	10,000

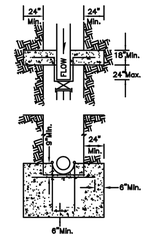
*IN MUCK OR PEAT, ALL THRUSTS SHALL BE RESTRAINED BY PILES OR TIE RODS TO SOLID FOUNDATIONS OR BY REMOVAL OF MUCK OR PEAT AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THRUSTS.

KEY BLOCK USE

THE INSTALLATION OF A KEY BLOCK IS TO BE CONSIDERED ONLY FOR TEMPORARY BLOCKING FOR 5-10 YEARS. IF THE PIPELINE IS TO REMAIN A DEADEND OR AN EXTENSION IS LIKELY TO BE MORE THAN 10 YEARS AWAY, THEN A STANDARD BLOCK FOR CAP OR PLUG WILL BE INSTALLED. USE OF KEY BLOCK IS TO BE APPROVED BY THE DISTRICT.

"KEY BLOCKING SPECIFICATION:

MATERIALS SHALL INCLUDE 3/4-INCH RESTRAINING RODS, HEX NUTS AND WASHERS OF HIGH STRENGTH LOW ALLOY STEEL MEETING AWWA C-111-90 COMPOSITION SPECIFICATIONS, ROMAC "DUCTILE LUG" OR 90° EYE BOLTS AND "600" SERIES PIPE RESTRAINING SYSTEM. THRUST RESTRAINT TO BE CALCULATED AT 7500 POUNDS PER BOLT OR AS RECOMMENDED BY ENGINEER. ALL RODS, EYE BOLTS AND PIPE RESTRAINTS ARE TO BE CLEAN, TWO SEPARATE BRUSH COATS OF ASPHALT COATING AS APPROVED BY THE ENGINEER TO BE APPLIED. A 3-INCH MINIMUM CLEARANCE IS REQUIRED BETWEEN WATER PIPE AND CONCRETE. SOIL IS TO BE COMPACTED TO 95% REBAR TO BE MINIMUM #6 (3/4") SIZE AND HAVE A MINIMUM 9-INCH CLEARANCE FROM ANY CONCRETE SURFACE.



KEY BLOCK

PUD NO. 1 OF SKAGIT COUNTY ENGINEERING MANAGER

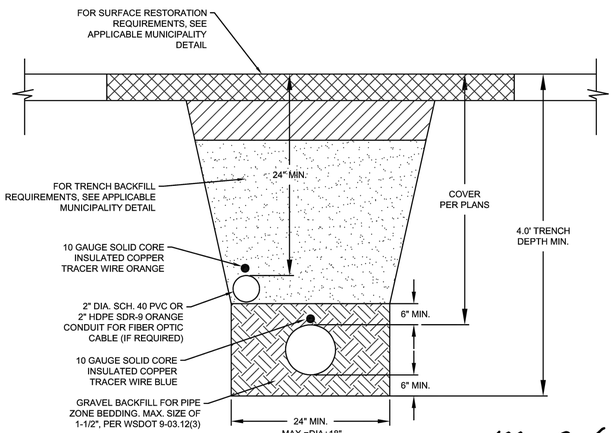
APPROVED ON: MAY 6, 2014

Skagit PUD PUBLIC UTILITY DISTRICT

HORIZONTAL THRUST BLOCKING DETAILS

SCALE: NTS | DATE: 3-05-05 | REVISED: 5/6/14 | DRAWN BY: CAS | APPROVED BY: GJS

STANDARD WT-1



NOTES:

1. DEPTH OF BEDDING BELOW PIPE DEPENDANT ON SOIL CONDITIONS. CONSULT WITH ENGINEER.

PUD NO. 1 OF SKAGIT COUNTY ENGINEERING MANAGER

APPROVED ON: SEPTEMBER 9, 2022

Skagit PUD PUBLIC UTILITY DISTRICT

TYPICAL TRENCH SECTION

SCALE: 1" = 1' | DATE: 11-15-11 | REVISED: 9/8/22 | DRAWN BY: JLB | APPROVED BY: MCH

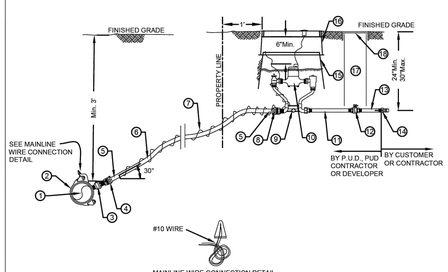
STANDARD WT1-1

BILL OF MATERIALS					
NO.	NOMENCLATURE	REQ'D	NO.	NOMENCLATURE	REQ'D
1.	WATER MAIN		10.	METER, BADGER MODEL M25 (5/8") OR M35 (3/4") BRONZE METER(BY PUD)	1
2.	CLAMP, SERVICE, DOUBLE STRAP x 1" I.P.T., ALL BRASS, (FORD #202B)[a]	1	11.	NIPPLE, BRASS 1" x 12"	1
3.	CORP, 1", (FORD #FB500-4)[a]	1	12.	BALL VALVE, BRASS 1"(FORD B11-444R-NL)[a]	1
4.	ADAPTER, BRASS PAC JOINT, 1" F.I.P.T. x 1" COP (FORD #C14-44-NL)[a]	1	13.	NIPPLE, BRASS 1" x 6"	1
5.	INSERT, STIFFENER, 3/4" (FORD #71)[a]	2	14.	ADAPTER, BRASS, 1" F.I.P.T. x 1" INSERT	1
6.	PIPE, 1" REHAU MUNICIPEX TYPE A, 200 P.S.I.		15.	METER BOX & COVER, CARSON L SERIES 1419-12 W/COVER 1419-4159 [a]	1
7.	WIRE, #10 SOLID COPPER, BLUE COATED, EXTEND MIN. 18" INTO BOX, NEAR LID		16.	EXTENSION, METER BOX, CARSON L SERIES 1419-0K(WHEN REQUIRED BY SITE CONDITIONS)	1
8.	ADAPTER, BRASS PAC JOINT, 1" M.I.P.T. x 1" COP (FORD #C84-44-NL)[a][b]	1	17.	CASING, 6" PVC SEWER PIPE	
9.	COPPERSETTER, 3/4"(FORD #VBHC72-9W-11-44-NL FP) W/1" DBL PURPOSE UNION SWIVELS.[a]	1	18.	6" PVC CAP	1

[a] OR EQUIVALENT APPROVED BY THE DISTRICT

[b] ELL, 90° STREET, 1" M X F.I.P.T. (IF NEEDED)

ALL BRASS FITTINGS TO BE LEAD FREE DOMESTIC BRASS



MAINLINE WIRE CONNECTION DETAIL
NTS

NOTE: ALL THREE WIRES ARE TO BE TIED TOGETHER IN AN OVERHAND KNOT APPROMATELY 6" FROM WIRE NUT. BARE 5/8" OF WIRES. CONNECT WITH #62325 KING WATERPROOF WIRE CONNECTOR.[a]

NOTES

1. CORP TO BE IN FULL OPEN POSITION BEFORE BACKFILL.
2. INSTALL SERVICE LINE PERPENDICULAR TO MAIN UNLESS OTHERWISE SHOWN ON WATER CONSTRUCTION PLAN.
3. SERVICE LINE IS TYPICALLY 1' 6" TO NORTH OR WEST OF PROPERTY CORNER OR AS OTHERWISE SPECIFIED.
4. PUD OWNERSHIP ENDS AT THE METER AND METER BOX. WATER SERVICES TO BE CONNECTED TO AN ACTIVE WATERLINE ARE REQUIRED TO BE INSTALLED BY PUD. WATER SERVICES INSTALLED WITH A NEW WATERLINE OR WATERLINE EXTENSION WILL BE PERFORMED BY THE CONTRACTOR/DEVELOPER PRIOR TO CONNECTION OF THE NEW WATERLINE TO THE PUD SYSTEM. THE PUD IS REQUIRED TO SET ALL METERS. IF A NEW WATER SERVICE IS INSTALLED BY THE PUD, PUD WILL INCLUDE THE PRIVATE SHUT-OFF VALVE AFTER THE METER. AFTER INSTALLATION THE OWNER IS RESPONSIBLE FOR ALL FUTURE MAINTENANCE, REPAIR AND REPLACEMENT OF THE PRIVATE SHUT-OFF VALVE.
5. IF METER IS NOT INSTALLED IN COPPERSETTER, INSTALL A PVC NIPPLE BETWEEN METER CONNECTIONS. IF CONNECTION IS NOT MADE TO CUSTOMER'S PLUMBING, INSTALL A WATERTIGHT WRAP OF ELECTRICAL TAPE OVER END OF ADAPTER(#14). SET COPPERSETTER FLUSH, PLUMB AND CENTERED IN BOX.
6. FLUSH OUT SERVICE TUBING AND COPPERSETTER BEFORE INSTALLING METER. DO NOT ALLOW MUD OR FOREIGN MATERIAL TO ENTER ANY TUBING OR FITTINGS.
7. FILL BOX WITH FINE DIRT TO TOP OF METER.
8. IF THE METER BOX IS LOCATED IN ASPHALT OR CONCRETE AREA, A TRAFFIC BOX, CARSON 1324-2520 W/COVER 1324-4526 WILL BE REQUIRED. NOT FOR THROUGH-WAY TRAFFIC APPLICATIONS.
9. IF THERE IS PETROLEUM-BASED CONTAMINATED SOIL PRESENT, THE SERVICE PIPELINE SHALL BE OF TYPE K COPPER WITH BRASS AND COPPER FITTINGS.
10. IF SERVICE LINE HAS LESS THAN 2' 0" OF COVER, CONTACT DISTRICT ENGINEERING DEPARTMENT FOR FREEZE PROTECTION REQUIREMENTS.
11. BACKFLOW PROTECTION AT THE SERVICE CONNECTION IS REQUIRED FOR NON-RESIDENTIAL, AGRICULTURAL, AND IRRIGATION USES, ON LARGE SIZED PROPERTIES, PROPERTIES WITH EXITING WELLS AND BOOSTER/SEWAGE PUMPS, AND IN OTHER SITUATIONS AS DESCRIBED IN THE DISTRICT'S CROSS CONNECTION CONTROL MANUAL.

PUD NO. 1 OF SKAGIT COUNTY ENGINEERING MANAGER

APPROVED ON: SEPTEMBER 9, 2022

Skagit PUD PUBLIC UTILITY DISTRICT

STANDARD INSTALLATION OF SINGLE 5/8" OR 3/4" METERED SERVICE WITH 200 P.S.I. REHAU SERVICE LINE

SCALE: 1" = 2' | DATE: 11/14/14 | REVISED: 12/7/22 | DRAWN BY: KAN | APPROVED BY: MCH

STANDARD WS58-1

BY	DATE	REVISIONS
MDS	09/30/2025	CITY COMMENTS - NO CHANGES
KJB	12/04/2025	CITY COMMENTS - NO CHANGES
KJB	12/30/2025	CITY COMMENTS - NO CHANGES
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AXE ENGINEERING SERVICES, LLC
"CUTTING THROUGH PROJECT BARRIERS"
851 COHO WAY #306
BELLINGHAM, WA 98225
360 - 922 - 0549
axeengineering.com

BRIAN L. RUSSELL — STATE OF WASHINGTON — 54316 — REGISTERED PROFESSIONAL ENGINEER — PRELIMINARY — 12/30/2025

CITY OF ERNON A

SOUTH VILLAGE PLAT

PRELIMINARY ENGINEERING

WATER DETAILS 1

DATE: 12/30/25
DESIGN: ELR
DRAWN: KJB
SCALE: AS SHOWN

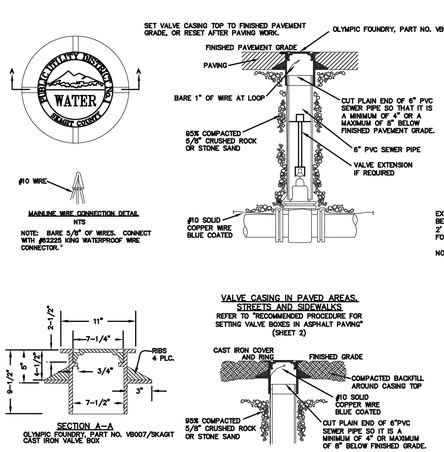
PROJECT # 24040

SHEET # C11 OF 16 REV # 3

DISTRICT STANDARD GENERAL NOTES
(Minimum Requirements)

1. Unless stated otherwise, all work is to be performed in accordance with the most current Washington State Department of Transportation (WSDOT) Standard Specifications for road, bridge and municipal construction and the District requirements as outlined in the District's Water Policy Manual.
2. The contractor shall schedule a pre-construction conference with the District Engineering Department, (360) 424-7104, a minimum of 48 hours prior to construction.
3. All permits necessary for the installation of the proposed water system improvements will be the responsibility of the Developer, Engineer, or Contractor to acquire. A copy of the permits will be submitted to the District, prior to construction. All rights shall be granted to, or transferred to, the District.
4. District reference documents, such as Standard Details, Water Policy Manual, Drawing Standards, etc., can be found on the District website at www.skagitpud.org.
5. All tie-ins, shutdown, flushing, and health samples shall be coordinated with the District. The contractor shall not operate any valves.
6. A list of all materials, indicating the manufacturer, model, and size, for the water system improvements will be approved by the District prior to construction. Contact District for submittal requirements.
7. Ductile Iron pipe will be minimum class 50 AWWA C151 per WSDOT standard specifications 9-30.1 and 9-30.1(1). All Ductile Iron water pipe and fittings shall be completely wrapped with a minimum of eight-mil polyethylene pipe encasement and installed in accordance with AWWA C105 and WSDOT standard specifications 7-09.3(17) and 9-30.1(2).
8. All bolts used in buried flanges shall be ASTM A307 Grade B unfinished with nuts to ASTM A563 Grade A and washers to ASTM F8444, or ASTM A325 Type 3 (corten steel) unfinished, with nuts to ASTM A563C3 or A563DH3 and washers to ASTM F436-1. All bolts, nuts and washers used in exposed or above ground locations shall be ASTM A307 Grade B unfinished or hot-dip galvanized.
9. All gate valves to be resilient seated gate valves, AWWA C515 or C509 (ductile iron body only) with stainless steel nuts, bolts and trim.
10. All butterfly valves to be rubber seated butterfly valves, AWWA C504 with stainless steel nuts, bolts and trim.
11. Restrained joints may be used in place of concrete blocking as directed by the Project's Design Engineer and accepted by the District.
12. All fire hydrants shall conform to AWWA C502 with Storz adaptors. Acceptable fire hydrants include Clow Medallion, Mueller Centurion or Super Centurion, American Darling B62B and American AVK Nostalgic.
13. A #10 solid copper wire with blue insulation is to be installed with/and attached to all new water pipelines and service pipelines. Refer to District Details for installation requirements.
14. Unless otherwise specified, all water pipeline installations require a 36-inch minimum cover and 48-inch typical trench depth to existing or future finish grade and a minimum of 1-foot vertical and 5-foot horizontal clearance between water pipeline and all other utilities unless otherwise specified.
15. When installing water pipeline across existing or proposed sanitary sewer, a full length of pipe shall be installed with mid-span of the water pipe over the sewer. A minimum 10-foot horizontal separation and 18-inch vertical separation between water pipelines and sanitary sewer pipelines is required, unless an alternative proposal from the design engineer is submitted to and approved by the District.
16. Bedding material for waterlines shall be a maximum size of 1 1/2-inches and per WSDOT Specification 7-09.3(9) and 9-03.12(3). Pea gravel and buckshot are not acceptable.
17. Backfill trenches in pavement areas with pit-run gravel compacted to at least 95 percent minimum density per WSDOT Specification 7-09.3(11) and 9-03.14(1). The contractor shall make all pavement repairs and perform all restoration.
18. Disinfection and flushing of the water pipelines are to be per WSDOT Specifications and AWWA C651-14. Use de- chlorination equipment when flushing or, with permission of the appropriate sewer utility, flush into sanitary sewer manholes. Do not flush into or allow chlorinated water to drain into any creek, wetland, or catch basin. The Contractor will submit a Pressure Testing, Disinfection, and Flushing plan to the District prior to construction.
19. All salvaged usable District owned materials are to be delivered to the District Office at 1415 Freeway Drive, Mount Vernon, or as directed by the District.
20. The utility locations marked on this map are approximate. The contractor is to verify actual location and depth prior to construction. Call the underground utility locate center at 800- 424-5555.
21. All private fire sprinklers or private fire hydrant pipelines are required to be installed with a Washington State Department of Health (WSDOH) approved double check detector assembly(ies) or reduced pressure detector assembly(ies), located immediately after the fire service connection. A Badger Recordall meter with a remote touch-read pad will be supplied and installed by the District within 6-inches of the vault lid's hinge and brass plugs in the test ports. Meter supply and installation will be included with the charges in the Work Order.
22. A lead free, Washington State approved, reduced pressure backflow prevention assembly shall be installed at temporary connections between the existing District pipelines and new water pipelines for filling, flushing and pressure testing of the improvements. Upon temporary connection, and prior to filling, the assembly shall have been successfully tested by a backflow assembly tester (BAT) and the test report is to be provided to the District.
23. Before final connection to the existing District system, all new water pipelines and repaired portions of/or extension to existing pipelines shall be adequately disinfected and a satisfactory bacteriological report obtained.
24. Molecularly Oriented Polyvinyl Chloride (PVCO) pipe will be pressure class 235 C909 per AWWA C909-16 and per WSDOT standard specification 9-30.1 and 9-30.1(5)A. Fittings for PVCO pipe shall be the same as specified for ductile iron per WSDOT standard specifications 9-30.2 and 9-30.2(1). All ductile iron fittings shall be completely wrapped with DENSO or equivalent Wax Tape System. Use EBAA Iron Series 1900 and 19MJ00, or equivalent, to retrain pipe joints for C909 PVCO pipe. Installation of PVCO pipe shall be in accordance with AWWA C605, current version of WSDOT Standard Specifications, and pipe manufactures recommendations.
25. Pressure test new pipeline, including fire hydrants and service lines as per WSDOT standards.

Test Date	_____	Test Pressure	_____
Time Start	_____	Time End	_____
Pressure Drop	_____	Make-Up Water	_____
Test Date	_____	Test Pressure	_____
Time Start	_____	Time End	_____
Pressure Drop	_____	Make-Up Water	_____
Test Date	_____	Test Pressure	_____
Time Start	_____	Time End	_____
Pressure Drop	_____	Make-Up Water	_____
Test Date	_____	Test Pressure	_____
Time Start	_____	Time End	_____
Pressure Drop	_____	Make-Up Water	_____
Test Date	_____	Test Pressure	_____
Time Start	_____	Time End	_____
Pressure Drop	_____	Make-Up Water	_____



EXTENSIONS ARE REQUIRED WHEN THE VALVE NUT IS MORE THAN THREE (3) FEET BELOW FINISHED GRADE. THE FINISH ELEVATION OF THE OPERATING NUT IS TO BE 2' – 3' BELOW FINISH GRADE. EXTENSIONS ARE TO BE A MINIMUM OF ONE (1) FOOT LONG, ONLY ONE EXTENSION TO BE USED PER VALVE.

NOTE: 1) ALL EXTENSIONS ARE TO BE MADE OF STEEL SIZED AS NOTED, AND PAINTED WITH TWO COATS OF METAL PAINT. WELD ALL PARTS.
2) A CARSONITE CWV-118 BLUE MARKER POST MILL BE INSTALLED AT ALL VALVE(S) LOCATIONS UNLESS DIRECTED OTHERWISE BY DISTRICT REPRESENTATIVE.

VALVE CASING IN PAVED AREAS, STREETS AND SIDEWALKS
REFER TO "RECOMMENDED PROCEDURE FOR SETTING VALVE BOXES IN ASPHALT PAVING" (SHEET 2)

VALVE CASING EXTENSION

IF THE 6" PVC VALVE CASING PIPE DOES NOT EXTEND HIGH ENOUGH TO SUPPORT THE CAST IRON VALVE BOX, AN EXTENSION CAN BE ADDED FOLLOWING THE PROCEDURE BELOW.

1. CUT A 6" PVC SEWER PIPE 6" – 8" LONGER THAN THE RISE NECESSARY.
2. SPLIT THE 6" PVC SEWER PIPE THE FULL LENGTH.
3. CURL CASING EXTENSION INTO ITSELF AND PLACE INSIDE EXISTING PVC VALVE CASING THE 6"–8" ALLOWED FOR IN STEP 1. INSTALL VALVE BOX.

PUD NO. 1 OF SKAGIT COUNTY ENGINEERING MANAGER

APPROVED ON: MAY 6, 2014

Skagit PUD PUBLIC UTILITY DISTRICT	STANDARD INSTALLATION OF CAST IRON VALVE BOX & VALVE OPERATING NUT EXTENSION	SCALE: NTS DATE: 3-25-05 REVISED: 5/6/14 DRAWN BY: CAS APPROVED BY: GJS	STANDARD WV-1a
	SHEET 1/2		

RECOMMENDED PROCEDURE FOR RAISING AND SETTING CAST IRON VALVE BOX IN ASPHALT PAVING

1. LOCATE BURIED VALVE BOX USING REFERENCE MEASUREMENTS AND/OR ELECTRONIC OR MAGNETIC LOCATOR. MARK LOCATION WITH WHITE PAINT.
2. BREAK OUT SMALL HOLE IN PAVEMENT AND LOCATE THE VALVE BOX COVER.
3. CAREFULLY BREAK OUT AN 18–INCH DIAMETER HOLE WITH 9–INCH RADIUS FROM THE CENTER OF THE VALVE BOX. A CIRCLE TEMPLATE 18 INCHES IN DIAMETER IS HANDY TO MARK OUT THE PERIMETER OF THIS HOLE. USE A CURVED SPADE WITH A JACKHAMMER TO CUT A NEAT VERTICAL FACE HOLE IN THE ASPHALTIC CONCRETE PAVEMENT. DO NOT CRACK OR DAMAGE THE PAVEMENT BEYOND THIS HOLE. IF IT IS SUSPECTED THE VALVE CASING IS NOT VERTICAL OR CENTERED OVER THE VALVE OPERATING NUT, REMOVE JUST ENOUGH PAVEMENT TO ALLOW REMOVAL OF THE VALVE BOX LID SO IT CAN BE DETERMINED IF CASING ADJUSTMENT IS NEEDED. IT IS VERY IMPORTANT TO NOT REMOVE ANY MORE FINISHED PAVEMENT THAN ABSOLUTELY NECESSARY.
4. COMPLETELY REMOVE THE WHOLE VALVE BOX. DO NOT DISTURB THE SURROUNDING EARTH ANY MORE THAN NECESSARY. EXAMINE THE CASING PIPE. MAKE SURE IT IS VERTICAL, SYMMETRICAL AROUND THE VALVE NUT AND CLEAN OF ALL ROCKS, DEBRIS AND DIRT. CLEAN AND CORRECT AS NECESSARY. CHECK WITH A VALVE WRENCH TO VERIFY OPERATION IS SMOOTH.
5. TRIM OR ADD TO THE CASING PIPE (6–INCH PVC PLASTIC OR CONCRETE) AS NEEDED SO THE TOP OF THE CASING PIPE IS A MINIMUM OF 6 INCHES TO MAXIMUM OF 8 INCHES BELOW THE FINISHED PAVEMENT GRADE. THE LID WILL NOT FIT TIGHT IF THE CASING IS HIGHER. VALVE BOX WILL HAVE POOR SUPPORT IF THE CASING PIPE IS LOWER. TO ADD CASING PIPE, USE A PIECE OF 6–INCH PVC PLASTIC SEWER PIPE CUT 12 INCHES LONGER THAN NEEDED. SAW–CUT THIS PIECE ALONG ONE SIDE IN A STRAIGHT LINE THE FULL LENGTH. FOLD THE PIPE OVER AND CUT AWAY THE INSIDE OF THE CASING PIPE IN THE GROUND. SLIDE UP OR DOWN TO ACHIEVE DESIRED LEVEL.
6. IF THE VALVE OPERATING NUT IS OVER 3 FEET BELOW FINISH PAVEMENT GRADE, INSTALL A STANDARD VALVE OPERATING EXTENSION, PER STANDARD SPECIFICATIONS.
7. USING A 1–INCH ROD OR CAPPED 3/4–INCH PIPE, THOROUGHLY POUND THE EARTH ALL AROUND THE CASING PIPE TO OBTAIN MAXIMUM EARTH COMPACTION.
8. FILL THE VOID BETWEEN THE CASING PIPE AND EARTH WALL UP TO EXACTLY 12 INCHES (1 FOOT) BELOW FINISH PAVEMENT GRADE WITH 5/8–INCH MINUS CRUSHED ROCK AND THOROUGHLY COMPACT USING ROD OR PIPE AS IN STEP 7. KEEP ADDING AND COMPACTING CRUSHED ROCK UNTIL HARD, TIGHT LEVEL SURFACE IS EXACTLY 12 INCHES BELOW PAVEMENT GRADE.
9. INSERT THE VALVE BOX. USING A STRAIGHT BOARD OR ROD, CHECK THAT THE TOP RIM OF THE VALVE BOX IS EXACTLY LEVEL WITH THE FINISHED PAVEMENT. THE BOX MUST SET EVENLY ON THE CRUSHED ROCK BASE. IT MUST NOT ROCK OR WIGGLE. REMOVE THE BOX AND ADJUST THE CRUSHED ROCK AS OFTEN AS NECESSARY TO ACHIEVE EXACT GRADE WITH PAVEMENT AND UNIFORM BOX SUPPORT. PUT CAST IRON LID ON THE BOX. MAKE SURE IT FITS CORRECTLY AND IS FLUSH WITH THE BOX RIM. REPLACE LID IF INCORRECT FIT. REPLACE ENTIRE VALVE BOX IF BOX RIM PREVENTS A SNUG FIT OF THE LID.
10. ADD 5/8–INCH MINUS CRUSHED ROCK UNIFORMLY IN THE SPACE BETWEEN THE VALVE BOX AND OUTSIDE EARTH WALL IN MAXIMUM 4–INCH LIFTS. COMPACT EACH LIFT COMPLETELY WITH 1–INCH ROD OR PIPE AS BEFORE. FILL AND COMPACT THE SPACE UP TO 2 INCHES BELOW FINISHED PAVEMENT GRADE.
11. ADD HOT MIX ASPHALTIC CONCRETE MATERIAL AND THOROUGHLY COMPACT WITH ROD OR PIPE TO THE FINISH PAVEMENT GRADE. SMOOTH OFF THE SURFACE AS MUCH AS POSSIBLE.
12. USING A BRUSH, PAINT THE SURFACE OF THE PATCH WITH ASPHALT TACK MATERIAL EXTENDING MINIMUM OF 1 INCH OVER PAVEMENT AND ONTO EDGE OF VALVE BOX METAL RIM. DO NOT ALLOW ANY TACK MATERIAL TO FLOW INTO METAL RIM OR ON BOX COVER. USE A BRUSH TO CONTROL APPLICATION OF THIS TACK COAT AND PROVIDE A NEAT SEAL SURFACE.
13. CHECK AGAIN THAT VALVE CASING IS CLEAR, THAT VALVE WRENCH CAN BE PUT ON OPERATING NUT AND VALVE CAN BE OPERATED PROPERLY.
14. SPREAD CLEAN FINE SAND OVER THE TACK COAT SO THAT VEHICLE TIRES WILL NOT LIFT THE TACK MATERIAL BEFORE IT CURES AND SETS UP.
15. EACH VALVE BOX IN A CLUSTER OF TWO TO FOUR VALVES MUST BE ADJUSTED INDEPENDENTLY AS OUTLINED ABOVE. CUTTING OUT TRIANGLES OR SQUARES OF FINISHED PAVEMENT RESULTS IN VALVE BOXES THAT DO NOT REMAIN EVEN WITH PAVEMENT, LEAN TOGETHER, AND BREAK OUT UNDER TRAFFIC BEATING.

CAREFULLY FOLLOWING THIS OUTLINED PROCEDURE RESULTS IN VALVE BOX SETTINGS THAT WILL REMAIN FIRM AND IN PLACE, AND ARE VIRTUALLY UNNOTICED BY THE PUBLIC PASSING OVER THEM IN THEIR VEHICLES.

PUD NO. 1 OF SKAGIT COUNTY ENGINEERING MANAGER

APPROVED ON: MAY 6, 2014

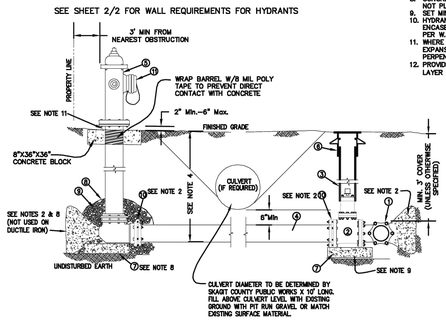
Skagit PUD PUBLIC UTILITY DISTRICT	STANDARD INSTALLATION OF CAST IRON VALVE BOX & VALVE OPERATING NUT EXTENSION	SCALE: NTS DATE: 3-25-05 REVISED: 5/6/14 DRAWN BY: CAS APPROVED BY: GJS	STANDARD WV-1b
	SHEET 2/2		

BILL OF MATERIALS

NO.	NOMENCLATURE	REQ'D.
1	TEE WITH FLANGED BRANCH	1
2	6" VALVE WITH FLOJAU CONNECTIONS (SEE NOTE 6)	1
3	CASING, 6" PVC SEWER PIPE	1
4	PIPE, 6" CLASS 50 DUCTILE IRON, FIELD CUT	
5	FIRE HYDRANT WITH PUMPER PORT, CLOW MEDALLION, OR AS APPROVED BY JURISDICTIONAL FIRE DEPARTMENT DISTRICT	1
6	VALVE BOX, CAST IRON OLYMPIC FOUNDRY W007/SKAGIT (SEE P.U.D. DETAIL)	1
7	BLOCK, PRECAST CONCRETE, SEE NOTE 8.	1
8	FABRIC, GEOTEXTILE, NON–WOVEN (MIRAFI 140N)*	
9	1/4 CY DRAIN ROCK, 1–1/2"–3/4", NO FINES	
10	MEG–A–LUG, 6"/8PSP RING 6"	2
11	HYDRANT ADAPTER, STORZ STYLE S–37 W/SC CAP & CABLE, 5"x4"PCT	1

*OR EQUIVALENT APPROVED BY THE DISTRICT

SEE SHEET 2/2 FOR WALL REQUIREMENTS FOR HYDRANTS



NOTES:

1. ALL MATERIALS AND BRANDS MUST BE APPROVED BY P.U.D.
2. BLOCK TEE AND HYDRANT WITH POURED CONCRETE ON ALL WATER MAINS OTHER THAN DUCTILE IRON AND ON ALL TAPPING SLEEVES AS REQUIRED PER DISTRICT BLOCKING DETAIL. IN ADDITION, 6" "MEGALUGS" (OR APPROVED EQUIVALENT) ARE TO BE INSTALLED AT VALVE AND HYDRANT M.J. OUTLETS. RESTRAIN ANY JOINTS IN THE PIPELINE WITH "FIELD LOK" GASKETS (OR APPROVED EQUIVALENT) INSTALLED IN THE BELLS OF TYTON JOINT PIPE OR "MEGALUGS" ON M.J. BELLS.
NO THRUST BLOCK REQUIRED BEHIND TEE ON 6" DUCTILE IRON OR LARGER MAINS.
3. PROTECTIVE BARRIER POSTS MAY BE NECESSARY AT SOME HYDRANT INSTALLATIONS. CONTACT FIRE DEPARTMENT/DISTRICT FOR SPECIFIC REQUIREMENTS.
4. HYDRANT LENGTH AND TRENCH DEPTH SHALL BE SO AS TO PROVIDE FOR HYDRANT SETTING AT 2" MIN. AND 6" MAX. ELEVATION ABOVE FINISH GRADE.
5. SET HYDRANT VERTICAL. USE LEVEL. COMPACT ALL BACKFILL.
6. VALVE SHALL BE AWWA STANDARD GATE, "O" RING PACKING, NON–RISING STEM, 2" OPERATING NUT, RESILIENT WEDGE.
7. HYDRANT LOCATIONS ARE DETERMINED BY THE FIRE MARSHAL WITH AUTHORITY FOR AREA CONCERNED.
8. CONCRETE BLOCK WILL BE BELOW THE DRAIN HOLES AND DRAIN ROCK. TAKE CARE TO NOT PLUG DRAIN HOLES OR CONTAMINATE DRAIN ROCK.
9. SET MINIMUM 1 SQ.FT. CONCRETE SUPPORT TIGHT UP UNDER VALVE AND HYDRANT.
10. HYDRANT BARREL, LEAD, TEE, AND VALVE MUST BE WRAPPED WITH POLYETHYLENE PIPE ENCASEMENT TAPE WHICH IS A MINIMUM OF 8–MIL THICK. IT MUST BE INSTALLED AS PER W.S.D.O.T. STANDARDS AND IN ACCORDANCE WITH A.W.W.A. C105.
11. WHERE HYDRANTS ARE INSTALLED IN THE SIDEWALK, THERE SHALL BE A MINIMUM 3/8" EXPANSION JOINT AROUND THE BARREL OF THE HYDRANT AND AN EXPANSION JOINT PERPENDICULAR ACROSS THE SIDEWALK, INTERSECTING THE HYDRANT BARREL.
12. PROVIDE A MINIMUM OF 2'–0" LEVEL WORKING AREA AROUND HYDRANT USING 6" THICK LAYER OF 5/8" MINUS CRUSHED ROCK COMPACTED TO 95%

ALL FIRE HYDRANTS SHALL COMPLY WITH THE STANDARDS ISSUED BY THE SKAGIT COUNTY FIRE MARSHAL. HYDRANTS SHALL BE THE DRY BARREL TYPE WITH TWO HOSE OUTLETS WITH AN INSIDE DIAMETER OF 2–1/2 INCHES AND ONE LARGE PUMPER OUTLET WITH AN INSIDE DIAMETER OF 4 INCHES. SMALL PORTS SHALL HAVE NATIONAL STANDARD THREADS MEASURING 3.0625 INCHES OUTSIDE DIAMETER AT 7–1/2 THREADS PER INCH. PUMPER PORTS SHALL BE NO. 3 PACIFIC COAST THREADS MEASURING 4.828 INCHES OUTSIDE DIAMETER AT 6 THREADS PER INCH. THE OPERATING NUT SHALL BE 1–1/4 INCH PENTAGON.

A STORZ QUICK COUPLER CONNECTED TO THE PUMPER PORT MAY BE REQUIRED. CONTACT FIRE DISTRICT/DEPARTMENT.

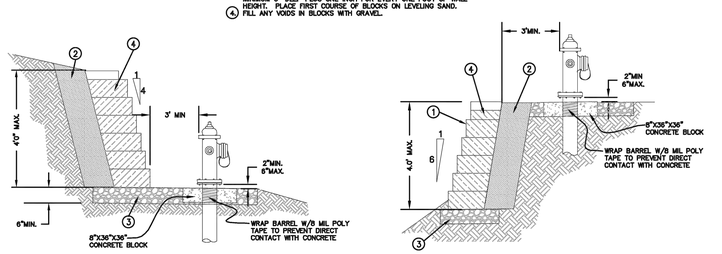
PUD NO. 1 OF SKAGIT COUNTY ENGINEERING MANAGER

APPROVED ON: May 6, 2014

Skagit PUD PUBLIC UTILITY DISTRICT	STANDARD INSTALLATION OF FIRE HYDRANT "CENTER STEM TYPE"	SCALE: NTS DATE: 3-25-05 REVISED: 5/6/14 DRAWN BY: CAS APPROVED BY: GJS	STANDARD WH-1a
	SHEET 1/2		

LEGEND

1. INSTALL CORNERSTONE F100 BLOCK UNITS WITH CAPS. STACK TO DESIRED HEIGHT (4' MAX.) ADHERE CAPS TO THE BLOCK UNITS WITH A CONCRETE ADHESIVE.
2. COMPACTED SELECT FILL MATERIAL AS REQUIRED BY THE DISTRICT'S INSPECTOR.
3. ESTABLISH A COMPACTED AGGREGATE LEVELING PAD USING 5/8" MINUS CRUSHED ROCK COMPACTED TO 95%. BASE SHALL BE A MINIMUM 6" DEEP PLUS ONE INCH FOR EVERY ONE FOOT OF WALL HEIGHT. PLACE FIRST COURSE OF BLOCKS ON LEVELING SAND.
4. FILL ANY VOIDS IN BLOCKS WITH GRAVEL.



PUD NO. 1 OF SKAGIT COUNTY ENGINEERING MANAGER

APPROVED ON: MAY 16, 2014

Skagit PUD PUBLIC UTILITY DISTRICT	STANDARD INSTALLATION OF FIRE HYDRANT "CENTER STEM TYPE"	SCALE: NTS DATE: 3-25-05 REVISED: 5/27/14 DRAWN BY: KDM APPROVED BY: GJS	STANDARD WH-1b
	SHEET 2/2		

REVISIONS	DATE	BY
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CITY COMMENTS - NO CHANGES	12/30/2025	KJB
CITY COMMENTS - NO CHANGES	12/04/2025	KJB
CITY COMMENTS - NO CHANGES	09/30/2025	MDS

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BRIAN L. RUSSELL, STATE OF WASHINGTON, 54316, REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
12/30/2025

CITY OF MOUNT VERNON
SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
WATER DETAILS 2

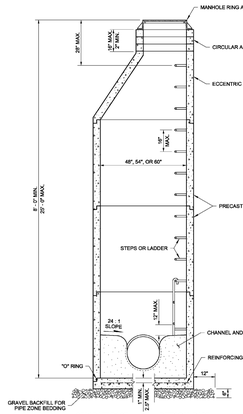
DATE: 12/30/2025
DESIGN: ELR
DRAWN: KJB
SCALE: AS SHOWN

PROJECT # 24040

SHEET # C12 OF 16 REV # 3

Exhibit 3

DRAWN BY: LISA CYFORD



NOTES

1. Knockouts shall have a wall thickness of 2" minimum to 2.5" maximum.
2. For pipe allowances, see **Standard Plan B-10.20.**

MANHOLE DIMENSION TABLE				
DIAM.	MIN. WALL THICKNESS	MIN. BASE THICKNESS	MAXIMUM KNOCKOUT SIZE	MINIMUM DISTANCE BETWEEN KNOCKOUTS
48"	4"	6"	36"	8"
54"	4.5"	8"	42"	8"
60"	5"	8"	48"	8"

MANHOLE TYPE 1

STANDARD PLAN B-15.20-01

SHEET 1 OF 1 SHEET

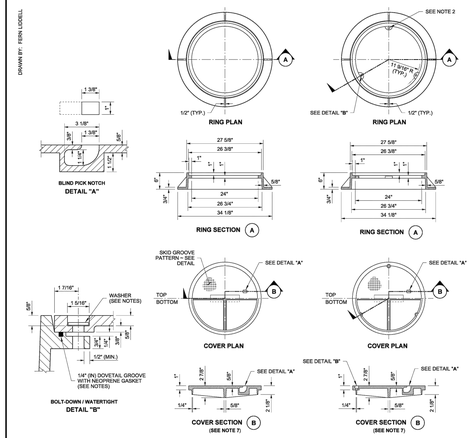
APPROVED FOR PUBLICATION

Pasco Bakotich III 02-07-12

STATE DESIGN ENGINEER DATE

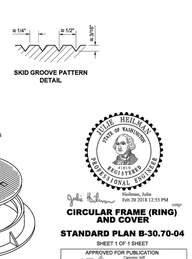
Washington State Department of Transportation

DRAWN BY: KERN LODELL



NOTES

1. The gasket and groove may be in the seat (frame) or in the underside of the cover. The gasket may be "T" shaped in section. The groove may be cast or machined.
2. Bolt-down capability is required on all frames, grates, and covers, unless specified otherwise in the Contract. Provide 3 holes in the frame that are vertically aligned with the grate or cover slots. The frame shall accept the 304 Stainless Steel (S.S) 5/8" - 11 NC x 2" (in) allen head cap screw by being tapped, or other approved mechanism. Location of bolt down holes varies by manufacturer.
3. For bolt-down manhole ring and covers that are not designated "Watertight," the neoprene gasket, groove, and washer are not required.
4. Washer shall be neoprene (Detail "B").
5. In lieu of blind pick notch for manhole covers, a single 1" (in) pick hole is acceptable. Hole location and number of holes may vary by manufacturer.
6. Alternative reinforcing designs are acceptable in lieu of the rib design.
7. For clarity, the vertical scale of the Cover Section has been exaggerated, it is 1.5 times the horizontal scale (1H:1.5V).



ISOMETRIC VIEW

SKID GROOVE PATTERN DETAIL

Aaron Hollis
Nov 29 2018 12:51 PM

CIRCULAR FRAME (RING) AND COVER

STANDARD PLAN B-30.70-04

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION

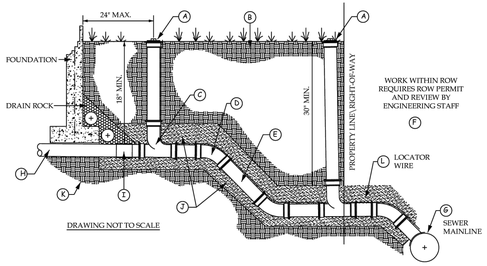
Pasco Bakotich III 11-28-18

STATE DESIGN ENGINEER DATE

Washington State Department of Transportation

GENERAL NOTES

1. CALL 811 FOR LOCATES.
2. NO DISCHARGE OF SEDIMENT OR TURBID WATER TO CITY STORMWATER SYSTEM OR OFF-SITE.
3. NO DOWN SPOUTS OR OUTSIDE DRAINS ARE ALLOWED TO CONNECT TO THE SANITARY SEWER.
4. SIDE SEWER PIPE SHALL CONFORM TO PVC PLASTIC ASTM 3034. ALL BELLS MUST BE FACING IN THE UPHILL DIRECTION. ALL JOINTS SHALL BE RUBBER GASKETS; NO GLUE JOINTS ALLOWED.
5. MAXIMUM DISTANCE BETWEEN CLEAN-OUTS IS 100'. CLEAN-OUTS ARE REQUIRED FOR ANY BENDS GREATER THAN 45° ALONG WITH PRIOR APPROVAL FROM THE INSPECTOR. CLEAN-OUTS SHALL BE A CAPPED "Y". THERE SHALL BE A CLEAN-OUT A MAXIMUM OF 24' OUTSIDE OF FOUNDATION AND A CLEAN-OUT AT THE PROPERTY LINE.
6. PIPE SHALL BE BEDDED WITH PEA GRAVEL OR SAND, WITH 6" OF MATERIAL UNDER THE PIPE AND 6" OF MATERIAL OVER THE PIPE. THE BEDDING MATERIAL SHALL BE FREE FROM ORGANIC SUBSTANCES AND ROCKS GREATER THAN ½ ". THE SEWER PIPE SHALL BE AT LEAST 30" BELOW THE FINISHED GRADE AT PROPERTY LINE AND 18" MINIMUM COVER ON PRIVATE PROPERTY.
7. PARALLEL WATER AND SEWER LINES SHALL BE SEPARATED BY A MINIMUM 5' HORIZONTALLY OR 18" VERTICALLY. SEWER LINES AT ALL TIMES SHALL BE BELOW WATER LINES.
8. ALL SIDE SEWERS SHALL BE INSPECTED BY THE CITY INSPECTOR PRIOR TO TRENCH BACKFILL AND SHALL PASS A HYDROSTATIC AIR OR WATER TEST.



DRAWING NOT TO SCALE

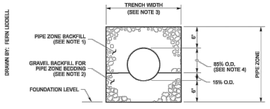
A. CLEANOUT - SHALL HAVE A SCREW-ON CAP
B. BACKFILL MATERIAL - TRENCH SHALL BE BACKFILLED WITH MATERIAL APPROVED BY THE INSPECTOR AND IN ACCORDANCE WITH THE U.P.C.
C. SWEEPING TEE
D. 45° BEND - THIS IS THE MAXIMUM ANGLE WITHOUT HAVING A CLEANOUT
E. 4" SEWER PIPE - A MINIMUM OF ¼" PER FOOT FALL IS REQUIRED
F. EXCAVATION AND RESTORATION IN CITY RIGHT-OF-WAY - REQUIRES SEPARATE PERMIT AND SHALL FOLLOW STREET CUT AND RESTORATION STANDARDS
G. CONNECTION TO THE MAINLINE - UNLESS A STUB-OUT IS PROVIDED, CONNECTION TO THE MAIN SHALL BE A PVC SANITARY "Y" SADDLE WITH STAINLESS STEEL STRAPS, CHANNELED TO DROP INTO THE MAIN LINE AT THE FLOWLINE
H. BUILDING SANITARY SEWER DRAIN LINE
I. APPROVED ADAPTER - GASKETED RIGID COUPLER
J. BEDDING MATERIAL - SEE NOTE #6 IN GENERAL NOTES ABOVE
K. UNDISTURBED EARTH
L. LOCATOR WIRE

City of MOUNT VERNON

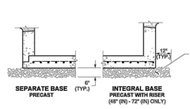
SIDE SEWER DETAIL

STANDARD DETAIL	6-1
SCALE	NONE
REVISION DATE	4/18/16

DRAWN BY: KERN LODELL



CONCRETE AND DUCTILE IRON PIPE

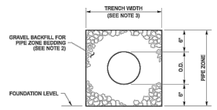


TYPICAL CONDITION FOR DRAINAGE STRUCTURE

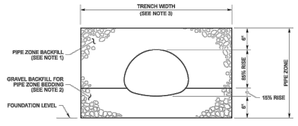
THIS DETAIL APPLIES TO **STANDARD PLANS B-8.20, B-8.40, B-8.60, B-10.20, B-10.40, B-10.60, B-14.20,B-14.40, B-14.60, B-20.20, B-20.40, B-28.20 AND B-28.40.**

NOTES

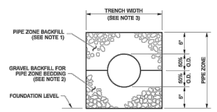
1. See **Standard Specifications Section 7-08.3(3)** for Pipe Zone Backfill.
2. See **Standard Specifications Section 9-03.12(3)** for Gravel Backfill for Pipe Zone Bedding.
3. See **Standard Specifications Section 3-09.4** for Measurement of Trench Width.
4. For sanitary sewer installation, concrete pipe shall be imbedded to spring line.



THERMOPLASTIC PIPE



PIPE ARCHES



METAL AND STEEL RIB REINFORCED POLYETHYLENE PIPE

CLEARANCE BETWEEN PIPES FOR MULTIPLE INSTALLATIONS		
PIPE	SIZE	MINIMUM DISTANCE BETWEEN BARRELS
CIRCULAR PIPE (DIAMETER)	UP TO 48"	24"
	48" AND LARGER	DIAMETER/2 OR 36" WHICHEVER IS LESS
METAL PIPE ARCH (SPAN)		

Aug 17, 2021

PIPE ZONE BEDDING AND BACKFILL

STANDARD PLAN B-55.20-03

SHEET 1 OF 1 SHEET

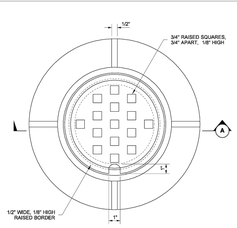
APPROVED FOR PUBLICATION

Aug 17, 2021

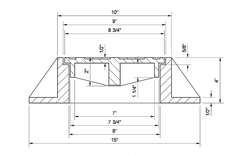
STATE DESIGN ENGINEER DATE

Washington State Department of Transportation

DRAWN BY: ADAM COCHRAN

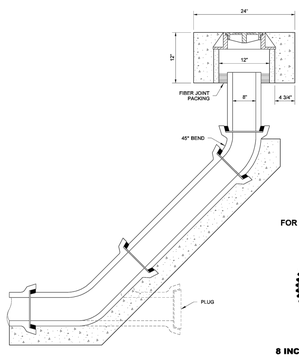


PLAN



SECTION (A)

CAST IRON RING AND COVER



FOR SANITARY SEWER USE

EXPIRES JULY 1, 2007

8 INCH SEWER CLEAN-OUT

STANDARD PLAN B-85.40-00

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION

Harold J. Peterfeso 06-08-06

STATE DESIGN ENGINEER DATE

Washington State Department of Transportation

REVISIONS	DATE	BY
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----	----	----
----	----	----
1 CITY COMMENTS - NO CHANGES	12/30/2025	KJB
2 CITY COMMENTS - NO CHANGES	12/04/2025	KJB
3 CITY COMMENTS - NO CHANGES	09/30/2025	MDS

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360 - 922 - 0549

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ERIN L. RUSSELL — STATE OF WASHINGTON — 54316 — REGISTERED PROFESSIONAL ENGINEER — PRELIMINARY — 12/30/2025

CIT O OUNT ERNON A

SOUTH VILLAGE PLAT

PRELIMINARY ENGINEERING

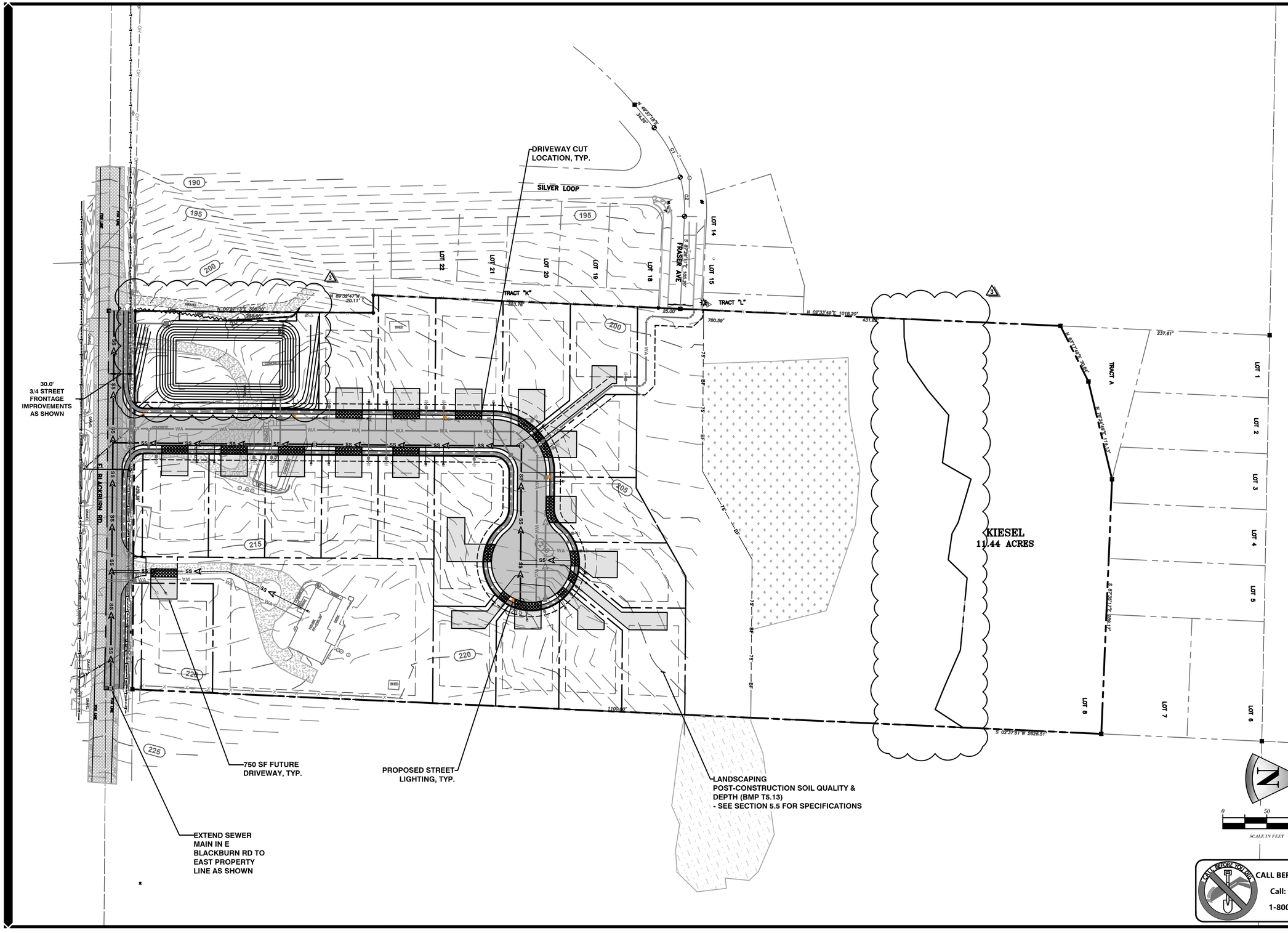
SEWER DETAILS

DATE: 12/30/2025
DESIGN: ELR
DRAWN: KJB
SCALE: AS SHOWN

PROJECT # 24040

SHEET # C13 OF 16 REV # 3

Exhibit 3



REVISIONS	DATE	BY
CITY COMMENTS - UPDATED PLAN	12/30/2025	KJB
CITY COMMENTS - NO CHANGES	12/04/2025	KJB
CITY COMMENTS - REMOVED TREES	09/30/2025	MDS

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STATE OF WASHINGTON
54316
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
12/30/2025

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SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
LIGHTING & FRONTAGE IMPVTS

CALL BEFORE YOU DIG
Call: TOLL FREE
1-800-424-5555

DATE: 12/30/2025
DESIGN: ELR
DRAWN: KJB
SCALE: AS SHOWN

PROJECT # 24040

SHEET # C14 OF 16 REV # 3

Exhibit 3

NOTES:

1. THE CONTRACTOR IS REQUIRED TO REMOVE THE ROADWAY STRIPING AT THE INTERSECTION. STRIPING SHOULD BE REMOVED AT THE POINTS OF TANGENCY ALONG EAST BLACKBURN ROAD.
2. FUTURE BUILDING FOOTPRINTS AND DRIVEWAY LOCATIONS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. EXACT LOCATIONS ARE TO BE DETERMINED AT TIME OF INDIVIDUAL LOT BUILD-OUT.
3. CURBS SHALL BE PAINTED DARK RED ON THE FACE AND TOP OF THE CURB. 4-INCH TALL WHITE LETTERS, BLOCK STYLE SHALL BE STENCILED OVER THE DARK RED PAINT ON THE FACE SIDE OF THE CURB. THE LETTER READING "NO PARKING FIRE LANE" SHALL BE STENCILED EVERY 30 FEET.

STOP SIGN & STREET NAME SIGN PER CITY DETAIL 3-7

PROPOSED METAL NDCBU MAILBOX - SEE MAILBOX ADA GRADING DETAIL

ADA RAMP w/ DETECTABLE WARNING SURFACING PER WSDOT STD PLAN F-45.10-02

STOP BAR AND CROSSWALK PER WSDOT STD PLAN M-15.10-02

NO PARKING FIRE LANE

PROPOSED FIRE LANE SIGNAGE PER CITY DETAILS 3-8 & 3-9, TYP.

INSTALL BLUE REFLECTIVE RAISED PAVEMENT MARKERS TO INDICATE ADJACENT HYDRANT LOCATIONS

NO PARKING FIRE LANE

PROPOSED DIRECTIONAL SIGNAGE PER CITY DETAILS 3-8 & 3-9, TYP.

SILVER LOOP

FRASER AVE

TRACT "K"

TRACT "L"

TRACT A

KIESEL
11.44 ACRES

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 14
LOT 15
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22

LEGEND

-"NO PARKING FIRE LANE" PAINTED CURB

-> STRIPING SHALL BEGIN 15-FT FORWARD OF THE HYDRANT AND END 15-FT BEYOND THE HYDRANT.

-"NO PARKING FIRE LANE" SIGNAGE

N

0 50 100

SCALE IN FEET

CALL BEFORE YOU DIG
Call: TOLL FREE
1-800-424-5555

BY	DATE	REVISIONS
KJB	12/30/2025	CITY COMMENTS - UPDATED PLAN
KJB	12/04/2025	CITY COMMENTS - NO CHANGES
MDS	09/30/2025	CITY COMMENTS - NO CHANGES

AXE ENGINEERING SERVICES, LLC
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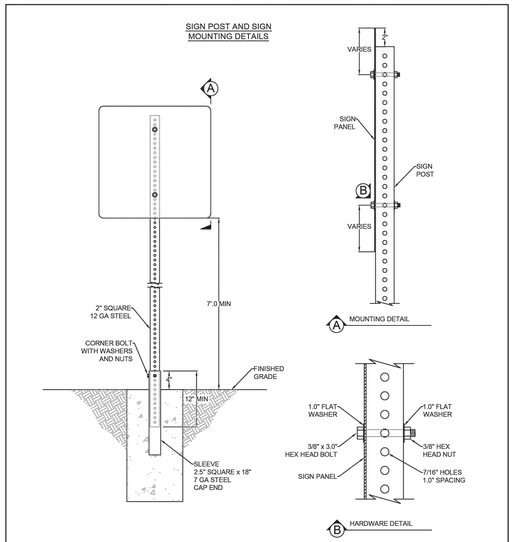
ERIN L. RUSSELL
STATE OF WASHINGTON
54316
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
12/30/2025

CIT O OUNT ERNON A
SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
STRIPING & SIGNAGE PLAN

DATE: 12/30/2025
DESIGN: ELR
DRAWN: KJB
SCALE: AS SHOWN

PROJECT # 24040

SHEET # C15 OF 16 REV # 3

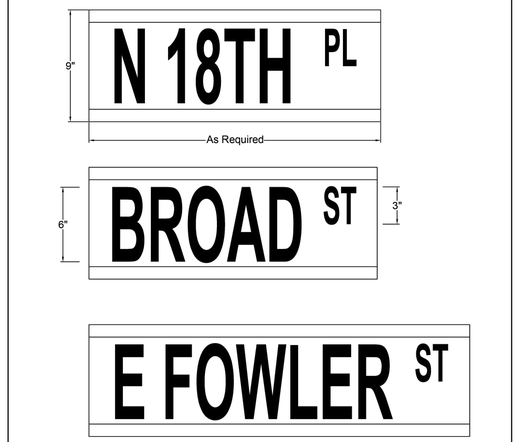


NOTES:
1. POST - 2" x 3" SQUARE 12 GAUGE, LENGTH AS NECESSARY.
2. SIGN POST TO BE INSERTED INTO SLEEVE 12" MINIMUM. USE CORNER BOLT TO CONNECT.
3. ALL POSTS, SLEEVES AND HARDWARE TO BE HOT DIP GALVANIZED STEEL.
4. POST AND SLEEVES TO BE ULTI-MATE MANUFACTURED BY ULTIMATE HIGHWAY PRODUCTS OR APPROVED EQUAL.
5. SEE STANDARD PLAN 3-8 FOR SLEEVE DETAILS.

City of MOUNT VERNON

SIGN POST AND SIGN MOUNTING DETAILS

STANDARD DETAIL	3-9
SCALE	NONE
REVISION DATE	05/16

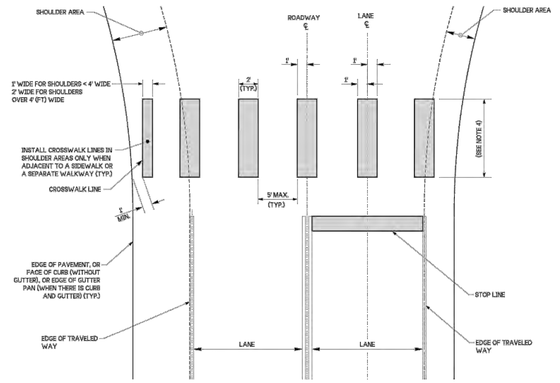


NOTES:
1. 9" EXTRUDED BLADE - .080 ALUMINUM WITH HIGH INTENSITY PRISMATIC SHEETING - DOUBLE SIDED - GREEN.
2. LETTERS - 6" AND 3" TALL CAPITAL WHITE HIGH INTENSITY PRISMATIC - FHWA SERIES C.
3. BOTH SIDES OF SIGN TO BE THE SAME.
4. LETTERING AND BACKGROUND SHALL BE HIGH INTENSITY PRISMATIC SHEETING PER FHWA SHEETING GUIDE LINES ASTM D4956-04 "TYPE" DESIGNATIONS.
5. MOUNTING HARDWARE - ZUMAR 812EX2R AND 812EX90X OR APPROVED EQUAL.
6. PRIVATE STREET SIGNS TO BE BLACK LETTERS ON YELLOW BACKGROUND.

City of MOUNT VERNON

STREET NAME SIGN DETAILS

STANDARD DETAIL	3-7
SCALE	NONE
REVISION DATE	04/16



CROSSWALK DETAIL

NOTES:
1. See Contract Plans for crosswalk locations.
2. To the maximum extent possible, curb ramp centerline should be perpendicular to the crosswalk centerline.
3. To the maximum extent possible, crosswalks should be perpendicular to the traveled way centerline.
4. See Contract plans for crosswalk width.
5. To maximim extent possible, place crosswalk bars out of the wheel paths.

Jul 17, 2023

CROSSWALK LAYOUT

STANDARD PLAN M-15.10-02

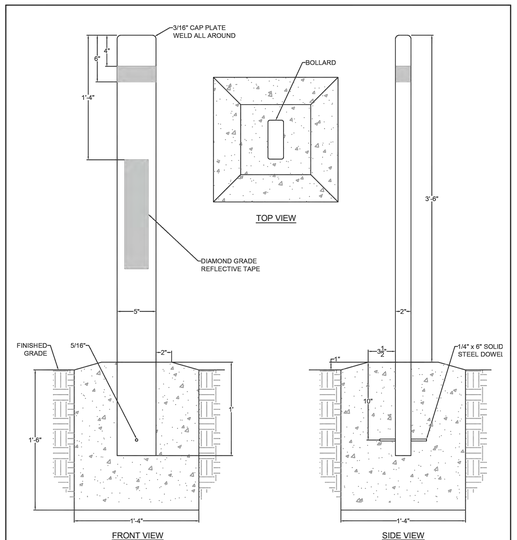
SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION

Jul 17, 2023

STATE DESIGN ENGINEER

Washington State Department of Transportation

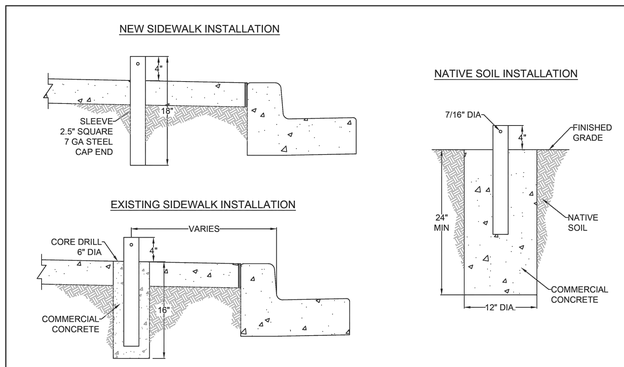


NOTES:
1. ALL STEEL SHALL BE 3/16" A36 STRUCTURAL STEEL UNLESS OTHERWISE NOTED.
2. ALL STEEL SHALL BE POWDER COATED FOREST GREEN USING CARDINAL BRAND FINISH GN03 OR APPROVED EQUAL.
3. FOOTING - COMMERCIAL CLASS (3000 psi) CONCRETE.
4. REFLECTIVE TAPE SHALL BE WHITE DIAMOND GRADE. 2" TAPE ON ALL SIDES. 3" x 14" ON TRAFFIC SIDE ONLY.

City of MOUNT VERNON

FIXED BOLLARD DETAIL

STANDARD DETAIL	3-10
SCALE	NONE
REVISION DATE	04/16

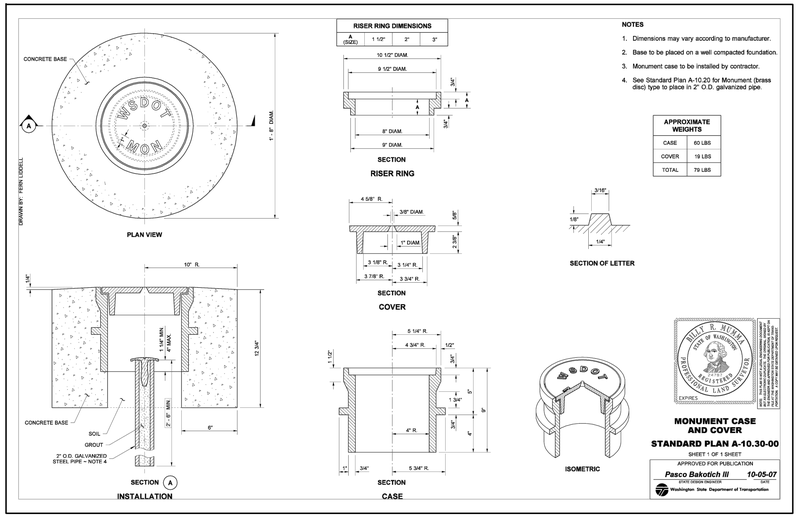


NOTES:
1. SLEEVE - 2.5" x 2.5" SQUARE x 18", 7 GAUGE, CAP END.
2. MOUNTING HOLES (4) - 7/16" DIAMETER.
3. CORE DRILL 6" DIAMETER HOLE FOR INSTALLATION IN EXISTING CONCRETE.
4. FOUNDATION TO BE COMMERCIAL CONCRETE (3000 PSI).
5. FOR POST, SIGN MOUNTING AND HARDWARE DETAILS SEE STANDARD PLAN 3-9.

City of MOUNT VERNON

SIGN POST SLEEVE DETAIL

STANDARD DETAIL	3-8
SCALE	NONE
REVISION DATE	05/16



BRIAN L. RUSSELL STATE OF WASHINGTON 54316 REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY

12/30/2025

MONUMENT CASE AND COVER

STANDARD PLAN A-10.30-00

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION

Pasco Bakotich III 10-05-07

STATE DESIGN ENGINEER DATE

Washington State Department of Transportation

BRIAN L. RUSSELL STATE OF WASHINGTON 54316 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES

CALL BEFORE YOU DIG

CALL BEFORE YOU DIG

Call: TOLL FREE

1-800-424-5555

BY	DATE	
KJB	12/30/2025	CITY COMMENTS - NO CHANGES
KJB	12/04/2025	CITY COMMENTS - NO CHANGES
MDS	09/30/2025	CITY COMMENTS - NO CHANGES
		REVISIONS

AXE ENGINEERING SERVICES, LLC
"CUTTING THROUGH PROJECT BARRIERS"
851 COHO WAY #306
BELLINGHAM, WA. 98225
360 - 922 - 0549

ENGINEERING Services
CIVIL • STORMWATER • STRUCTURAL
axeengineering.com

CIT O OUNT ERNON A

SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
STRIPING & SIGNAGE DETAILS

DATE: 12/30/2025
DESIGN: ELR
DRAWN: KJB
SCALE: AS SHOWN

PROJECT # 24040

SHEET # C16 OF 16 REV # 3

Exhibit 4a

DEVELOPMENT SERVICES DEPARTMENT
910 Cleveland Ave, Mount Vernon, WA 98273
360-336-6214 | PermitTech@mountvernonwa.gov

July 28, 2025

Dave Prutzman
Samish Bay Land Company
415 Montgomery Place
Mount Vernon, WA 98274

Reference: **Technically Complete Determination – PLAN25-0177**

Dear Dave:

Thank you for submitting the above-identified permit to the City.

This letter is sent to advise you that upon review of the application materials submitted to the City on **July 2, 2025**[1] staff has deemed this application 'technically complete' for processing[2] as of the date of this letter. A determination of technical completeness means the items you submitted meet the submission requirements contained within the City's development regulations.[3]

There will likely be additional information that staff will request as the review of this application progresses; however, at this point staff has enough information to commence the technical review of your application materials.

We look forward to working with you on this project. If you have any questions about the contents of this letter; or if you need additional information, please do not hesitate to call me at (360) 336-6214; or to email me at: mariannem@mountvernonwa.gov.

Thank you,

Development Services Department

Marianne Manville-Ailles, Senior Planner

[1] This is the date all of your required submittals (including fees) were received by the City.
[2] Please see Mount Vernon Municipal Code (MVMC) MVMC 14.05.110(D) for additional information regarding Technically Complete determinations
[3] As per MVMC 14.05.110(D)(2)(a)

City of MOUNT VERNON
DEVELOPMENT SERVICES

NOTICE OF APPLICATION & PROPOSED OPTIONAL MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

PUBLIC COMMENTS ACCEPTED: 12/4/2025 *to* 12/19/2025 at 4:30 pm

APPLICATION NAME & NUMBER: East Village Preliminary Plat, SEPA & Critical Areas PLAN25-0277

SEPA ENVIRONMENTAL REVIEW & ISSUANCE OF AN OPTIONAL MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS): The City has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-significance (MDNS). This determination is based on the following findings and conclusions:

- The City (who is the lead agency) has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed with the City's existing development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.

As permitted under the WAC 197-11-350 and 355, the City of Mount Vernon is using the Optional DNS process to give notice that an MDNS is likely to be issued. Comment periods for the project and the proposed MDNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Mitigated Determination of Non-Significance (MDNS). A 10-day appeal period will follow the issuance of this MDNS. **THIS MAY BE YOUR ONLY OPPORTUNITY TO COMMENT ON THE ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.**

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the date noted in this document to the above-identified Lead Agency Contact.

The below-listed conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal. These conditions are in addition to mitigation required by the City's development regulations.

CONDITIONS BEING CONSIDERED TO MITIGATE ENVIRONMENTAL IMPACTS:

1. A copy of the Inadvertent Discovery Protocol (IDP) is to be kept on site at all times. (Copy of the IDP is attached to the Environmental Review Staff Report)
2. In the event that any ground-disturbing activities or other project activities related to this development or in any future development uncover protected archaeological objects or sediments (e.g., old bottles or cans, charcoal, bones, shell, stone, horn or antler tools or weapons), all work in the immediate vicinity should stop, the area should be secured, and any equipment moved to a safe distance away from the location. The on-site superintendent should then follow the steps specified in the IDP.
3. In the event that any ground-disturbing activities or other project activities related to this development or in any future development uncover human remains, all work in the immediate vicinity should stop, the area should be secured, and any equipment moved to a safe distance away from the location. The on-site superintendent should then follow the steps specified in the IDP.
4. During construction, the contractor shall maintain a copy of the SWPP Plan on-site and shall update or modify the SWPP Plan as necessary as construction progresses.
5. During the construction phase of the project, source control measures will be implemented as included int the SWPP.
6. The application of BMP T5.13 as outlined in the DOE Manual, Volume V Chapter 11 is feasible and will be implemented for this project, for all areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope.
7. Roof drains and other hard surfaces will be connected to the proposed stormwater treatment wetland and detention pond.

8. The stormwater management system will use the appropriate protection measures from the DOE Manual flow chart for determining wetland protection level requirements (Figure I-3.5) for a Category III wetland with a habitat score of 5.
9. All planting completed within the on-site wetland buffers shall comply with all the following conditions:
    a. The applicant's biologist shall monitor this work and shall submit reports documenting the progress and completion of these activities to the City.
    b. The biologist monitoring this work is responsible for ensuring construction activities do not result in adverse impacts to the wetland or it's buffer except those area expressly identified to be filled (direct impacts) As such, if while monitoring construction activities the biologist deems it necessary to have the applicant install or implement additional mitigation measures to protect the functions and values of the wetland, the applicant shall be responsible for completing these requests in a timely manner.
    c. The applicant shall be responsible for all costs associated with this work.
10. The City's consultant biologist shall review and approve the overall project goals, and associated project targets, project standards/success criteria, performance standards, measurement methods, and contingency measures for the wetland buffer areas proposed by the Applicant. The overall project goals, targets and standards shall be based on project attributes that directly, or indirectly, measure Hydrologic, Biogeochemical, Plant Community and Faunal Habitat/Support functions according to current best available science.
    a. The applicant shall be responsible for maintaining, monitoring, and using adaptive management techniques to ensure the identified buffers comply with the overall project goals, project targets and project standards that will be established for these areas.
11. Monitoring to document compliance with the project goals, targets and standards for the identified buffers shall be completed at baseline (time zero) and in years 1, 2, 3, 5, and 7. In addition, monitoring using the City's hydrogeomorphic approach to the assessment of functions of waters/wetlands shall be completed at baseline and at the end of years 3 and 7. All monitoring reports shall be completed by qualified biologists and shall be submitted to the City.
12. Prior to final plat approval being issued a monitoring and maintenance agreement shall be executed by the applicant and a financial security to guarantee completion of said maintenance and monitoring shall be submitted to the City. The agreement and security shall comply with the following:
    a. The maintenance and monitoring agreement shall incorporate the project goals, targets, standards and success criteria, performance standards measurement methods, and contingency measures.
    b. The identified buffers shall be maintained and monitored for not less than seven years in the years stipulated in mitigation measure 11 above.
13. An NGPA tract must be established on the plat map and the final plat must include the City's standard plat note relating to NGPAs.
14. A split rail fence and critical area signage must be located along the NGPA boundary.
15. All retained trees be assessed for risk in an ISA Level 1 Limited Visual assessment one (1) year after the conclusion of development activities.
16. Follow recommendations included in the October 23, 2025, Urban Forestry Services | Bartlett Consulting "South Village Development Tree& Site Evaluation and Tree Protection Plan" pages 10-12 (copy attached to Environmental Review Staff Report)

PROJECT DESCRIPTION: The South Village Preliminary Plat project proposes to subdivide the existing 11.39 acre property into 20 single family residential lots and 4 tracts (2 landscaping tracts, a stormwater tract and an NGPA tract). There are currently two homes located on the property The existing home at 2437 East Blackburn Road will be demolished and the existing home at 2601 East Blackburn Road will be retained.

The project will include the construction of new roads (1,031 linear feet) and associated utilities to access and serve the subdivision. Approximately 6 acres of the site will be disturbed, and it is anticipated that this will result in approximately 19,200 cubic yards of grading (cut and fill).

The northern 2/3 of the property is critical area and its buffer (Maddox Creek, a 2.14-acre Category III wetland, and associated buffers). The proposal would fill 0.5 acres of the southernmost portion of the wetland. There would be indirect impacts to 0.67 acres of the wetland that would be converted to wetland buffer. Wetland impacts would be mitigated using credits purchased from a local wetland bank.

Exhibit 4b

PROJECT LOCATION: The property is located at 2437 East Blackburn Road and is parcel P135481. The property is Lot 8 of the previous East Village Plat. It is a portion of the Northwest quarter of Section 28, Township 35 N, Range 04 E W.M.

The approximate boundaries of the site are shown on the map below.

VICINITY MAP

APPLICANT:
Dave Prutzman/Samish Bay Land Co
4215 Montgomery Pl
Mount Vernon, WA 98274

PROPERTY OWNER:
Mary Margaret Kiesel
Attn: Margaret Wallace
2601 E Blackburn Rd
Mount Vernon WA, 98274

LEAD AGENCY CONTACT:
Marianne Manville-Ailles, Senior Planner
Development Services Department
910 Cleveland Avenue, Mount Vernon WA 98273
360-336-6214

DETAILS:

Permit Application Date: 07.02.2025 **Determination of Completeness Date:** 07.28.2025
Permits/Review Required/Requested: Preliminary Plat, SEPA and Critical Area Review
Other Permits that may be Required: Fill and Grade Permit, Right-of-Way Permit, Land Clearing Permit, Final Plat, Stormwater Permit from the State Department of Ecology (DOE), Permits from the US Army Corps of Engineers and State DOE to fill the on-site wetlands.

CONSISTENCY OVERVIEW:

Zoning: Single Family Residential R-1 4.0 **Comprehensive Plan**: Medium Density Single Family
Environmental Documents/Studies that Evaluate the Proposed Project: Critical Area Assessment and Mitigation/ Wetland Bank Use Plan both prepared by Green Earth Operations and dated May 6, 2025 and September 19, 2025 respectively; Arborist Report prepared by Urban Forestry | Bartlett Consulting and dated October 23, 2025; Infiltration Testing Field Report prepared by MTC and dated January 7, 2025; Preliminary Drainage Plan prepared Axe Engineering and dated May 16, 2025; Preliminary Plat Maps prepared by Axe Engineering; A Cultural Resources Review prepared by culture Resources Consultants and dated March 7, 2025; Traffic Concurrency; and a SEPA Checklist.

Development Regulations Used for Project Mitigation and Consistency: The project is subject to the City's SEPA Code, Critical Areas Ordinance, the Comprehensive Plan, Subdivision and Zoning Code, Drainage, Engineering and Concurrency Requirements and other applicable local, state and federal regulations as appropriate.

Comments on the Notice of Application and Proposed Mitigated Determination of Non-Significance (MDNS) must be submitted, in writing, no later than **December 19, 2025**. Comments should be as specific as possible and those submitting comments are required to comply with the following:

- All comments must include: (1) your full name, (2) your mailing address, and (3) the name of the proposal you are commenting on.
- If you wish to submit comments electronically you must upload your comments into the city's online permit portal because comments are NOT accepted via email. To upload comments into the City's permit portal navigate to: https://ci-mountvernon-wa.smartgovcommunity.com/Public/Home, once on this page you must create a user account by clicking "Sign Up" located at the upper right corner of the webpage. Once you have created and verified your user account log into the system and click on "Go" in the My Portal box, and then on the next page that appears click on "Apply" in the Apply Online box. On the new page that appears under Step 1 select "Public Comments" and on Step 2 select "Public Comments for Land Use Permits"
- Comments submitted on paper are required to be mailed to the address provided for the Staff Person listed within this notice.

PUBLIC COMMENTS ARE NOT ACCEPTED BY THE DEPARTMENT THROUGH EMAIL. Items submitted not meeting the requirements of this section are considered as not being received by the city. Any person may comment on the application, receive notice, participate in hearing(s) if there are any, and request a copy of the decision once it is made. Final decisions on the permits described in this Notice can be appealed. To receive additional information regarding this project – including how, when, and the time limitations should you wish to submit an appeal - contact the Development Services Department and ask to become a party of record.

DOCUMENT COPIES:
The Environmental Checklist and associated technical reports, plans, and other materials are available for public viewing by following the directions below:

1. Navigate to: https://ci-mountvernon-wa.smartgovcommunity.com/Public/Home
2. Click on the brown "GO" link under the heading "Public Notices"
3. Accept the Disclaimer
4. Type the project number (PLAN25-0277) into the search bar at the top of the screen
5. Click on the project number below the search bar

The project materials are also available by emailing the City at PermitTech@mountvernonwa.gov or calling (360) 336-6214 and requesting copies of these documents.

RESPONSIBLE PERSON: Steve Sexton (signature on file)

ISSUED : 12/04/2025
PUBLISHED: 12/04/2025

SENT TO: CORPS OF ENGINEERS, WA AGRICULTURE, DAHP, WA COMMERCE, WA CORRECTIONS, WA EFSEC, WDFW, WA HEALTH, DNR, STATE PARKS, PARKS COMMISSION, PSP, PSRC, WA DOT, DOE, DSHS, NW CLEAN AIR, SKAT, COUNTY PDS, COUNTY ASSESSOR, DIKE AND DRAINAGE DISTRICT, SCOG, PORT OF SKAGIT, MVSD, SVC, SKAGIT COOP, SWINOMISH, UPPER SKAGIT, SAMISH, SAUK-SUIATTLE, TULALIP, AND STILLAGUAMISH TRIBES, SKAGIT PUD, PSE, ZIPLY, CNG AND COMCAST

Exhibit 4b

Exhibit 4b

ADVERTISING PROOF

1215 Anderson Rd,
Mount Vernon,WA 98274
Ph. 360-424-4567

SKAGIT PUBLISHING STANWOOD CAMANO NEWS

BILLING DATE:	ACCOUNT NO:
12/02/25	46903

City of Mount Vernon
910 CLEVELAND AVE
MOUNT VERNON, WA 98273

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
697380	SVH-697380 PLAN25-02	12/04/25	12/04/25	2	$414.26

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$414.26**
Paid Amount:**$0.00**

Amount Due:**$414.26**

We Appreciate Your Business!

AD# 697380

CITY OF MOUNT VERNON NOTICE OF APPLICATION & PROPOSED OPTIONAL MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

PUBLIC COMMENTS ACCEPTED: 12/4/2025 to 12/19/2025 at 4:30 pm

APPLICATION NAME & NUMBER: East Village Preliminary Plat, SEPA & Critical Areas PLAN25-0277

SEPA ENVIRONMENTAL REVIEW & ISSUANCE OF AN OPTIONAL MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS): The City has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-significance (MDNS). This determination is based on the following findings and conclusions:

· The City (who is the lead agency) has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed with the City's existing development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.

As permitted under the WAC 197-11-350 and 355, the City of Mount Vernon is using the Optional DNS process to give notice that an MDNS is likely to be issued. Comment periods for the project and the proposed MDNS are integrated into a single comment period. There will be no comment peri-

od following the issuance of the Threshold Mitigated Determination of Non-Significance (MDNS). A 10-day appeal period will follow the issuance of this MDNS. **THIS MAY BE YOUR ONLY OPPORTUNITY TO COMMENT ON THE ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT**.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the date noted in this document to the above-identified Lead Agency Contact.

Those wishing to see the mitigation measures applied to this project can follow the directions below and download a copy of this MDNS from the City's website; or interested parties can contact the City and request a copy, 360-336-6214 or PermitTech@mountvernonwa.gov.

PROJECT DESCRIPTION: The South Village Preliminary Plat project proposes to subdivide the existing 11.39 acre property into 20 single family residential lots and 4 tracts (2 landscaping tracts, a stormwater tract and an NGPA tract). There are currently two homes located on the property The existing home at 2437 East Blackburn Road will be demolished and the existing home at 2601 East Blackburn Road will be retained.

The project will include the construction of new roads (1,031 linear feet) and associated utilities to access and serve the subdivision. Approximately 6 acres of the site will be disturbed, and it is anticipated that this will result in approximately 19,200 cubic yards of grading (cut and fill).

The northern 2/3 of the property is critical area and its buffer (Maddox Creek, a 2.14-acre Category III wetland, and associated buffers). The proposal would fill 0.5 acres of the southernmost portion of the wetland. There would be indirect impacts to 0.67 acres of the wetland that would be converted to wetland buffer. Wetland impacts would be mitigated using credits purchased from a local wetland bank.

PROJECT LOCATION: The property is located at 2437 East Blackburn Road and is parcel P135481. The property is Lot 8 of the previous East Village Plat. It is a portion of the Northwest quarter of Section 28, Township 35 N, Range 04 E W.M.

APPLICANT: Dave Prutzman/Samish Bay Land Co; 4215 Montgomery Pl; Mount Vernon, WA 98274

PROPERTY OWNER: Mary Margaret Kiesel; Attn: Margaret Wallace; 2601 E Blackburn Rd; Mount Vernon WA, 98274

LEAD AGENCY CONTACT: Marianne Manville-Ailles, Senior Planner; Development Services Department; 910 Cleveland Avenue, Mount Vernon WA 98273; 360-336-6214

Comments on the Notice of Application and Proposed Mitigated Determination of Non-Significance (MDNS) must be submitted, in writing, no later than D**ecember 19, 2025**. Comments should be as specific as possible and those submitting comments are required to comply with the following:
· All comments must include: (1) your full name, (2) your mailing address, and (3) the name of the proposal you are commenting on.
· If you wish to submit comments electronically you must upload your comments into the city's online permit portal because comments are NOT accepted via email. To upload comments into the City's permit portal navigate to: https://ci-mountvernon-wa.smartgovcommunity.com/Public/Home, once on this page you must create a user account by clicking "Sign Up" located at the upper right corner of the webpage. Once you have created and verified your user account log into the system and click on "Go" in the My Portal box, and then on the next page that appears click on "Apply" in the Apply Online box. On the new page that appears under Step 1 select "Public Comments" and on Step 2 select "Public Comments for Land Use Permits"
· Comments submitted on paper are required to be mailed to the address provided for the Staff Person listed within this notice.

PUBLIC COMMENTS ARE NOT ACCEPTED BY THE DEPARTMENT THROUGH EMAIL. Items submitted not meeting the requirements of this section are considered as not being received by the city. Any person may comment on the application, receive notice, participate in hearing(s) if there are any, and request a copy of the decision once it is made. Final decisions on the permits described in this Notice can be appealed. To receive additional information regarding this project – including how, when, and the time limitations should you wish to submit an appeal - contact the Development Services Department and ask to become a party of record.

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4. Type the project number (PLAN25-0277) into the search bar at the top of the screen
5. Click on the project number below the search bar

The project materials are also available by emailing the City at PermitTech@mountvernonwa.gov or calling (360) 336-6214 and requesting copies of these documents.

RESPONSIBLE PERSON: Steve Sexton (signature on file)

Published
December 4, 2025
SVH-697380

City of MOUNT VERNON
DEVELOPMENT SERVICES

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)
AND
NOTICE OF PUBLIC HEARING

DATE OF ISSUANCE: January 16, 2026

APPLICATION NAME & FILE #: East Village Preliminary Plat, SEPA & Critical Areas- PLAN25-0277

DESCRIPTION OF PROPOSAL: The South Village Preliminary Plat project proposes to subdivide the existing 11.39 acre property into 20 single family residential lots and 6 tracts (2 landscaping tracts, a stormwater tract, a tract to accommodate an access easement to the neighbor where their driveway encroaches onto the property and 2 NGPA tracts). There are currently two homes located on the property The existing home at 2437 East Blackburn Road will be demolished and the existing home at 2601 East Blackburn Road will be retained.

The site includes Maddox Creek and 93,751squre feet of category III wetland. The proposal would fill 21,726 square feet of the wetland (Direct Impacts) and convert 29,614 square feet of wetland to buffer (Indirect/Conversion Impacts). These impacts would be mitigated by purchasing credits at a local wetland bank. In addition, a total of 29,614 square feet of upland buffer and converted wetland buffer would be enhanced with new plantings.

The project will include the construction of new roads (1,031 linear feet) and associated utilities to access and serve the subdivision. Approximately 6 acres of the site will be disturbed, and it is anticipated that this will result in approximately 19,200 cubic yards of grading (cut and fill).

PROJECT LOCATION: The property is located at 2437 East Blackburn Road and is parcel P135481. The property is Lot 8 of the previous East Village Plat. It is a portion of the Northwest quarter of Section 28, Township 35 N, Range 04 E W.M.

APPLICANT:
Dave Prutzman/Samish Bay Land Co
4215 Montgomery Pl
Mount Vernon, WA 98274

PROPERTY OWNER:
Mary Margaret Kiesel
Attn: Margaret Wallace
12360 Gull Dr
Burlington, WA 98233

AGENCY CONTACT:
Marianne Manville-Ailles, Senior Planner
Development Services Department,
910 Cleveland Avenue
Mount Vernon, WA 98273
360-336-6214

The Mount Vernon Development Services Department (the lead agency) has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030.

This determination is based on the following findings and conclusions: the optional DNS process (WAC 97-11-355) has been used after reviewing a completed environmental checklist and other information on file (and available to the public) with the lead agency.

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed with the mitigation measures listed below; in conjunction with, the City's existing development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. The Environmental Staff report accompanying this MDNS contains additional rationale supporting this determination.

THE MITIGATION MEASURES DEEMED NECESSARY FOR THIS PROJECT ARE LISTED BELOW:

1. A copy of the Inadvertent Discovery Protocol (IDP) is to be kept on site at all times. (Copy of the IDP is attached to the Environmental Review Staff Report)
2. In the event that any ground-disturbing activities or other project activities related to this development or in any future development uncover protected archaeological objects or sediments (e.g., old bottles or cans, charcoal, bones, shell, stone, horn or antler tools or weapons), all work in the immediate vicinity should stop, the area should be secured, and any equipment moved to a safe distance away from the location. The on-site superintendent should then follow the steps specified in the IDP.
3. In the event that any ground-disturbing activities or other project activities related to this development or in any future development uncover human remains, all work in the immediate vicinity should stop, the area should be secured, and any equipment moved to a safe distance away from the location. The on-site superintendent should then follow the steps specified in the IDP.
4. During construction, the contractor shall maintain a copy of the SWPP Plan on-site and shall update or modify the SWPP Plan as necessary as construction progresses.
5. During the construction phase of the project, source control measures will be implemented as included int the SWPP.
6. The application of BMP T5.13 as outlined in the DOE Manual, Volume V Chapter 11 is feasible and will be implemented for this project, for all areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope.
7. Roof drains and other hard surfaces will be connected to the proposed stormwater treatment wetland and detention pond.
8. The stormwater management system will use the appropriate protection measures from the DOE Manual flow chart for determining wetland protection level requirements (Figure I-3.5) for a Category III wetland with a habitat score of 5.
9. All planting completed within the on-site wetland buffers shall comply with all the following conditions:
    a. The applicant's biologist shall monitor this work and shall submit reports documenting the progress and completion of these activities to the City.
    b. The biologist monitoring this work is responsible for ensuring construction activities do not result in adverse impacts to the wetland or it's buffer except those area expressly identified to be filled (direct impacts) As such, if while monitoring construction activities the biologist deems it necessary to have the applicant install or implement additional mitigation measures to protect the functions and values of the wetland, the applicant shall be responsible for completing these requests in a timely manner.
    c. The applicant shall be responsible for all costs associated with this work.
10. The City's consultant biologist shall review and approve the overall project goals, and associated project targets, project standards/success criteria, performance standards, measurement methods, and contingency measures for the wetland buffer areas proposed by the Applicant. The overall project goals, targets and standards shall be based on project attributes that directly, or indirectly, measure Hydrologic, Biogeochemical, Plant Community and Faunal Habitat/Support functions according to current best available science.
    a. The applicant shall be responsible for maintaining, monitoring, and using adaptive management techniques to ensure the identified buffers comply with the overall project goals, project targets and project standards that will be established for these areas.
11. Monitoring to document compliance with the project goals, targets and standards for the identified buffers shall be completed at baseline (time zero) and in years 1, 2, 3, 5, and 7. In addition, monitoring using the City's hydrogeomorphic approach to the assessment of functions of waters/wetlands shall be completed at baseline and at the end of years 3 and 7. All monitoring reports shall be completed by qualified biologists and shall be submitted to the City.
12. Prior to final plat approval being issued a monitoring and maintenance agreement shall be executed by the applicant and a financial security to guarantee completion of said maintenance and monitoring shall be submitted to the City. The agreement and security shall comply with the following:

   a. The maintenance and monitoring agreement shall incorporate the project goals, targets, standards and success criteria, performance standards measurement methods, and contingency measures.
   b. The identified buffers shall be maintained and monitored for not less than seven years in the years stipulated in mitigation measure 11 above.
13. Two NGPA tracts must be established on the plat map and the final plat must include the City's standard plat note relating to NGPAs.
14. A split rail fence and critical area signage must be located along the southernmost NGPA boundary. No fencing or signage is necessary between the two NGPAs.
15. All retained trees be assessed for risk in an ISA Level 1 Limited Visual assessment one (1) year after the conclusion of development activities.
16. Follow recommendations included in the October 23, 2025, Urban Forestry Services | Bartlett Consulting "South Village Development Tree& Site Evaluation and Tree Protection Plan" pages 10-12 (copy attached to Environmental Review Staff Report)

HOW TO RECEIVE ADDITIONAL INFORMATION: The Environmental Checklist and associated technical reports, plans, and other materials are available for public viewing by following the directions below:

1. Navigate to: https://ci-mountvernon-wa.smartgovcommunity.com/Public/Home
2. Click on the brown "GO" link under the heading "Public Notices"
3. Accept the Disclaimer
4. Type the project number (**PLAN25-0277**) into the search bar at the top of the screen
5. Click on the project number below the search bar

The project materials are also available by emailing the City at PermitTech@mountvernonwa.gov or calling (360) 336-6214 and requesting copies of these documents.

PUBLIC HEARING: A public hearing on the above-described project will be held by the Mount Vernon Hearing Examiner on **Monday, February 2, 2026** starting at 10 am via video conferencing software. Those wishing to participate in this virtual hearing are asked to call 360-336-6214 or email: PermitTech@mountvernonwa.gov by **12 PM on January 30, 2026** to receive information needed to participate in this virtual hearing.

Any person may comment on the application at the hearing advertised herein, receive notice and request a copy of the decision or recommendation once it is made. To receive additional information regarding this project contact the Development Services Department and ask to become a party of record.

ENVIRONMENTAL DETERMINATION APPEAL PROCESS: Appeals of the environmental determination must be filed in writing on or before 4:30 pm on **January 27, 2026**.

Appeals must be filed in writing together with the required application fee to: Hearing Examiner, City of Mount Vernon, 910 Cleveland Ave, Mount Vernon, WA 98273. Appeals to the Examiner are governed by City of Mount Vernon Municipal Code (MVMC) 15.06.215. MVMC 15.06.215 outlines what an appeal is required to contain, appeal procedures, and other relevant information. Additional information regarding the appeal process may be obtained from the 'Agency Contact' listed above; or by downloading a copy of the referenced MVMC HERE and once this webpage open click the + symbol within the menu on the left side of the screen next to Title 15 BUILDINGS AND CONSTRUCTION and then click on Chapter 15.06 ENVIRONMENTAL POLICIES.

RESPONSIBLE PERSON: Steve Sexton, Director

1/16/2026

SIGNATURE: Marianne Manville-Ailles, signed under the direction of and with permission from the Director

DATE 1/16/2026

SENT TO: CORPS OF ENGINEERS, WA AGRICULTURE, DAHP, WA COMMERCE, WA CORRECTIONS, WA EFSEC, WDFW, WA HEALTH, DNR, STATE PARKS, PARKS COMMISSION, PSP, PSRC, WA DOT, DOE, DSHS, NW CLEAN AIR, SKAT, COUNTY PDS, COUNTY ASSESSOR, DIKE AND DRAINAGE DISTRICTS, SCOG, PORT OF SKAGIT, MVSD, SVC, SKAGIT COOP, SWINOMISH, UPPER SKAGIT, SAMISH, SAUK-SUIATTLE, TULALIP, AND STILLAGUAMISH TRIBES, SKAGIT PUD, PSE, ZIPLY, CNG AND COMCAST

SEPA ENVIRONMENTAL REVIEW
STAFF REPORT

A. BACKGROUND

APPLICANT & APPLICATION NAME/NUMBER: East Village Preliminary Plat, SEPA & Critical Areas- PLAN25-0277

PROJECT DESCRIPTION: The South Village Preliminary Plat project proposes to subdivide the existing 11.39 acre property into 20 single family residential lots and 6 tracts (2 landscaping tracts, a stormwater tract, a tract to accommodate an access easement to the neighbor where their driveway encroaches onto the property and 2 NGPA tracts).

See the accompanying MDNS for the full project description.

APPLICANT: Dave Prutzman/Samish Bay Land Co
4215 Montgomery Pl
Mount Vernon, WA 98274

PROJECT LOCATION: The property is located at 2437 East Blackburn Road and is parcel P135481. The property is Lot 8 of the previous East Village Plat. It is a portion of the Northwest quarter of Section 28, Township 35 N, Range 04 E W.M.

AGENCY CONTACT: Marianne Manville-Ailles, Senior Planner

B. ENVIRONMENTAL DETERMINATION

Based on analysis of probable impacts from the proposal, the Responsible Official has made the following Environmental Determination:

DETERMINATION OF NON-SIGNIFICANCE	
☐	Issue DNS with a 10-day Appeal Period.

DETERMINATION OF NON - SIGNIFICANCE - MITIGATED.	
☒	Issue DNS-M with a 10-day Appeal Period.
☐	Issue DNS-M with 14-day Comment Period followed by a 10-day Appeal Period.

C. SEPA PROCESS DOCUMENTATION

The information contained in the table below summarizes the SEPA process leading up to the final SEPA determination being issued for the proposed project.

BENCHMARK/PROCESS COMPLETED:	DATE:	AUTHORITY:
Application Submitted	07.02.2025	MVMC 14.05.110(C)(1) to (3)
Application Deemed Technically Complete	07.28.2025	MVMC 14.05.110(D) RCW 36.70B.070

NOA/Optional MDNS Issued	12.04.2025	MVMC 14.05.150(A) RCW 36.70B.110 WAC 197-11-355
NOA/Optional MDNS Comment Period Ended	12.19.2025	MVMC 15.06.120 WAC 197-11-355 RCW 43.21C.110
MDNS Issued with Comment and Appeal Period – Accompanied by Environmental Report	1.16.2026	MVMC 15.06.215 WAC 197-11-355(4)

D. MITIGATION MEASURES

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158.

The following conditions have been identified that will be used to mitigate the impacts of the proposal[1]:

1. A copy of the Inadvertent Discovery Protocol (IDP) is to be kept on site at all times. (Copy of the IDP is attached to the Environmental Review Staff Report)
2. In the event that any ground-disturbing activities or other project activities related to this development or in any future development uncover protected archaeological objects or sediments (e.g., old bottles or cans, charcoal, bones, shell, stone, horn or antler tools or weapons), all work in the immediate vicinity should stop, the area should be secured, and any equipment moved to a safe distance away from the location. The on-site superintendent should then follow the steps specified in the IDP.
3. In the event that any ground-disturbing activities or other project activities related to this development or in any future development uncover human remains, all work in the immediate vicinity should stop, the area should be secured, and any equipment moved to a safe distance away from the location. The on-site superintendent should then follow the steps specified in the IDP.
4. During construction, the contractor shall maintain a copy of the SWPP Plan on-site and shall update or modify the SWPP Plan as necessary as construction progresses.
5. During the construction phase of the project, source control measures will be implemented as included int the SWPP.
6. The application of BMP T5.13 as outlined in the DOE Manual, Volume V Chapter 11 is feasible and will be implemented for this project, for all areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope.
7. Roof drains and other hard surfaces will be connected to the proposed stormwater treatment wetland and detention pond.
8. The stormwater management system will use the appropriate protection measures from the DOE Manual flow chart for determining wetland protection level requirements (Figure I-3.5) for a Category III wetland with a habitat score of 5.
9. All planting completed within the on-site wetland buffers shall comply with all the following conditions:
   a. The applicant's biologist shall monitor this work and shall submit reports documenting the progress and completion of these activities to the City.

[1] These SEPA mitigation measures (conditions) are in addition to conditions and/or mitigation measures that will be applied through the City's existing development regulations.

   b. The biologist monitoring this work is responsible for ensuring construction activities do not result in adverse impacts to the wetland or it's buffer except those area expressly identified to be filled (direct impacts) As such, if while monitoring construction activities the biologist deems it necessary to have the applicant install or implement additional mitigation measures to protect the functions and values of the wetland, the applicant shall be responsible for completing these requests in a timely manner.
   c. The applicant shall be responsible for all costs associated with this work.
10. The City's consultant biologist shall review and approve the overall project goals, and associated project targets, project standards/success criteria, performance standards, measurement methods, and contingency measures for the wetland buffer areas proposed by the Applicant. The overall project goals, targets and standards shall be based on project attributes that directly, or indirectly, measure Hydrologic, Biogeochemical, Plant Community and Faunal Habitat/Support functions according to current best available science.
    a. The applicant shall be responsible for maintaining, monitoring, and using adaptive management techniques to ensure the identified buffers comply with the overall project goals, project targets and project standards that will be established for these areas.
11. Monitoring to document compliance with the project goals, targets and standards for the identified buffers shall be completed at baseline (time zero) and in years 1, 2, 3, 5, and 7. In addition, monitoring using the City's hydrogeomorphic approach to the assessment of functions of waters/wetlands shall be completed at baseline and at the end of years 3 and 7. All monitoring reports shall be completed by qualified biologists and shall be submitted to the City.
12. Prior to final plat approval being issued a monitoring and maintenance agreement shall be executed by the applicant and a financial security to guarantee completion of said maintenance and monitoring shall be submitted to the City. The agreement and security shall comply with the following:
    a. The maintenance and monitoring agreement shall incorporate the project goals, targets, standards and success criteria, performance standards measurement methods, and contingency measures.
    b. The identified buffers shall be maintained and monitored for not less than seven years in the years stipulated in mitigation measure 11 above.
13. Two NGPA tracts must be established on the plat map and the final plat must include the City's standard plat note relating to NGPAs.
14. A split rail fence and critical area signage must be located along the southernmost NGPA boundary. No fencing or signage is necessary between the two NGPAs.
15. All retained trees be assessed for risk in an ISA Level 1 Limited Visual assessment one (1) year after the conclusion of development activities.
16. Follow recommendations included in the October 23, 2025, Urban Forestry Services | Bartlett Consulting "South Village Development Tree& Site Evaluation and Tree Protection Plan" pages 10-12 (copy attached to Environmental Review Staff Report)

E. ENVIRONMENTAL IMPACTS AND MITIGATION

In compliance with RCW 43.21C. 240, project environmental review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations. The elements of the environment and the project related impacts, mitigation measures and nexus information are provided to document a portion of the environmental analysis completed in support of the issuance of this SEPA determination for the below-listed elements where there are multiple regulations different agencies administer.

1. EARTH

Impacts: The project will include the construction of new roads (1,031 linear feet) and associated utilities to access and serve the subdivision. Approximately 6 acres of the site will be disturbed, and it is anticipated that approximately 19,200 cubic yards of grading is proposed.

Mitigation Measures: Listed within the applicant's environmental checklist as well as required compliance with the City's existing standards and regulations for land disturbing. Construction best management practices will be utilized to minimize potential impacts from earthwork grading and clearing on the site.

The applicant's contractor(s) will be required to comply with the City's code requirements related to stormwater runoff and site grading. The applicant will also be required to obtain and comply with the WA State Department of Ecology's NPDES permit and their associated requirements.

Nexus: MVMC Chapters 13.33 (Storm Water Drainage Utility), 15.04 (Building Code), 15.16 (Grading, Excavation and Fill), 15.18 (Land Clearing), and Mount Vernon Engineering Standards.

2. STORMWATER

Impacts The proposed roads, sidewalks, and future driveways will create or preserve 51,459 square feet of new, pollution generating impervious surfaces. The proposed future building footprints are estimated to create or preserve 53,768 square feet of new, non-pollution generating impervious surfaces. In total, the South Village Plat project proposes to create 105,227 square feet of new impervious surfaces.

The project proposes to collect all stormwater from the proposed development, and convey it to a stormwater treatment and detention pond, where it will be treated and detained before releasing it to the existing downstream stormwater conveyance system that drains to the West, thereby preserving the natural drainage system that currently exists.

Mitigation Measures: Listed within the applicant's environmental checklist, detailed within their Stormwater Analysis prepared by a licensed Professional Engineer, shown on their construction plans, and the mitigation measures outlined with this MDNS. In addition, the applicant will comply with City, State and Federal regulations. Runoff during construction will be handled in conformance with the City's regulations and standards. A NPDES permit from the State of Washington Department of Ecology for construction activities could be required as part of this project.

Nexus: MVMC Chapters 13.33 (Storm Water Drainage Utility), 15.16 (Grading, Excavation and Fill), and Mount Vernon Engineering Standards.

3. CRITICAL AREAS

Impacts: The site includes Maddox Creek and 93,751squre feet of category III wetland. The proposal would fill 21,726 square feet of the wetland (Direct Impacts) and convert 29,614 square feet of wetland to buffer (Indirect/Conversion Impacts).

Mitigation Measures: These impacts would be mitigated by purchasing credits at a local wetland bank. In addition, a total of 29,614 square feet of upland buffer and converted wetland buffer would be enhanced with new plantings.

The applicant will be required to comply with the City's Critical Areas Code, the WA State Department of Ecology's rules/requirements and (potentially) the Federal Corps of Engineers rules/requirements.

Nexus: MVMC Chapter 15.06 (Environmental Policies), Chapter 15.40 (Critical Areas Code), RCW 90.48, 33 U.S. Code Chapter 26 (Federal Water Pollution Control Act)

4. TRAFFIC

Impacts: Insert Info, look at concurrency report for details, for example: An estimated 19 new PM peak hour traffic trips will be generated from the proposed project. A Transportation Concurrency Determination was completed for this project under City File No: ENGR25-0120.

Mitigation Measures: Compliance with the City's MVMC provisions. To include traffic impact fees and Blackburn road frontage improvements consisting of 3/4 street improvements (Arterial road section, City engineering detail 3-1) along the project frontage and continuing west to connect to the existing frontage improvements fronting parcel P28006 (2381 E BLACKBURN RD).

Nexus: MVMC Title 12, Chapter 14.10 (Concurrency Management), Chapter 3.40 (Impact Fees), 15.16 (Grading, Excavation and Fill), 16.16 (Design Standards for Non-arterial Streets) and Mount Vernon Engineering Standards.

5. HISTORIC AND CULTURAL PRESERVATION

Impacts: The Cultural Resources report prepared for the project identified no precontact archaeological resources within one mile. No archaeological material was identified during survey conducted as part of the assessment. The report concluded that no additional cultural resources investigation is recommended at this time.

Mitigation Measures: Compliance with mitigation measures 1-3 listed above in subsection D of this document.

Nexus: WAC 197-11: SEPA, RCW 27.53: Archaeological Sites and Resources, and RCW 27.44: Indian Graves and Records that strictly mandates the protection of human skeletal remains and imposes a duty to notify law enforcement in the case of inadvertent discovery.

F. PUBLIC CITY & AGENCY COMMENTS

The proposal has been circulated to the public, internally to applicable City Departments and to all the following agencies, tribes, districts, and utility companies:

Federal Army Corps of Engineers, WA State Department of Ecology, WA State Department of Agriculture, WA State Department of Corrections, WA Energy Facility Site Evaluation Council, WA State Department of Health, , WA State Department of Commerce, WA State Department of Fish and Wildlife, WA State Department of Natural Resources, WA State Department of Transportation, WA State Department of Archeology and Historic Preservation, WA State Parks, WA State Parks Commission, Puget Sound Partnership, Puget Sound Regional Council, WA State Department of Social and Health Services, NW Clean Air Agency, Skagit Council of Governments, Port of Skagit County, Skagit County Planning and Development Services, Skagit County Assessor, Skagit Valley College, Skagit Transit, Mount Vernon School District #320, Samish Tribe, Skagit River System Cooperative, Skagit River Systems, Swinomish Tribe, Upper Skagit Tribe , Sauk-Suiattle Tribe, Tulalip Tribe, Stillaguamish Tribe, Dike Districts: #1, #3, #17, #20, Drainage Districts: #17, #20, Cascade Natural Gas, Puget Sound Energy, Skagit Public Utility District #1, Comcast, and Ziply.

☐ Copies of all Comments are contained in the Official File

☒ Copies of Comments received from City Staff and Agencies and the Public are attached to this report

Following is a list of the comments received from the Public City Staff and Agencies:

- Letter from Paul Anderson, President East Village Homeowner's Association dated December 18, 2025—Concerns about the East village HOA having to maintain portion of NGPA south of Maddox Creek.
- Letter from Aaron Steinke received December 6, 2025—Wants to make sure that construction form the proposal will not create any issues on his property.
- Letter form Christine Caldwell; Department of Fish and Wildlife dated December 18, 2025—Concerns about creek buffers.
- Letter from Erin Russell; AXE Engineering Services; dated January 7, 2026—Applicant response to Public/Agency Comment

G. APPEAL PROCESS

The City is using its discretion under WAC 197-11-355(4) to issue a MDNS with a 10-day appeal period. Appeals of the environmental determination must be filed in writing on or before the date noted within the accompanying SEPA determination.

Appeals must be filed in writing together with the required $100.00 application fee to: Hearing Examiner, City of Mount Vernon, 910 Cleveland Ave, Mount Vernon, WA 98273. Appeals to the Examiner are governed by City of Mount Vernon Municipal Code (MVMC) 15.06.215. MVMC 15.06.215 outlines what an appeal is required to contain, appeal procedures, and other relevant information. Additional information regarding the appeal process may be obtained from the 'Agency Contact' listed above; or by downloading a copy of the referenced MVMC at www.mountvernonwa.gov and once this webpage open click the + symbol within the menu on the left side of the screen next to Title 15 BUILDINGS AND CONSTRUCTION and then click on Chapter 15.06 ENVIRONMENTAL POLICIES.

H. NOTES TO THE APPLICANT

There are no notes to the Applicant needed for this proposal.

Exhibit 4c

AXE Engineering Services

Civil ~ Stormwater ~ Structural

851 Coho Way, Suite #306
Bellingham, WA 98225
Office Main: 360.922.0549

Cutting Through Project Barriers

January 7, 2026

City of Mount Vernon
Development Services
910 Cleveland Avenue
Mount Vernon, WA 98273

Subject: South Village Preliminary Plat
Public Comments Response Letter

To: Development Services, Planning Department,

Please see the following written response to the December 18, 2025 public comments received for an explanation of how the plans address these comments, or have been revised to address these comments.

Letter from State of Washington Department of Fish & Wildlife (WDFW, Christie Caldwell):

1. Review Comment #1: *"The applicant's proposed reduced stream buffer for the stream-associated wetland of Maddox Creek does not allow for the system's most basic pollution removal functions and reduces vital riparian habitat on a fish bearing stream containing salmonids as identified by WDFW. Mount Vernon's Critical Areas code 15.40.080(D)(3) requires a buffer of at least 150 ft. for streams containing fish habitat, and a buffer of at least 75 ft. for Type III wetlands, as described in city code 15.40.090(F)(1).....To ensure no net loss of ecological functions and values occurs (WAC 365-190-080), WDFW recommends a buffer width of 189 ft. This buffer is based on best available science which considers soil type and the tallest dominant tree species after 200 years on the site—referred to as the 'site potential tree height' (SPTH200)."*

   AXE Engineering Response – Please see attached PDFs from Green Earth Operations, which have been updated to show the 150-foot buffer and 189-foot buffer setback line from Maddox Creek. These updates clearly illustrate that the proposed wetland buffer impacts remain well outside both these *required* 150-foot and *recommended* 189-foot buffer setbacks. In addition, a portion of the 189-foot recommended stream buffer will be enhanced along the west edge of the site, thereby improving the "system's most basic pollution removal functions." By

remaining outside of this recommended 189-foot buffer setback and providing enhancements through the proposed mitigation plan, this project will preserve and enhance the "vital riparian habitat on a fish bearing stream containing salmonids as identified by WDFW."

2. Review Comment #2: *"114,900 square feet of tree removal is proposed, from 6 inches to 40 inches dbh as stated in the project's Critical Area Site Assessment. The site is located in a heavily developed area and currently serves as important habitat for native wildlife, including PHS-listed cutthroat trout. The removal of these trees will decrease the shading necessary for salmonids and other species utilizing the stream to thrive. The proposed use of a mitigation bank instead of onsite mitigation does not allow for the protection of this crucial habitat in a fragmented landscape. WDFW strongly recommends the retention of these trees."*

   AXE Engineering Response – As outlined in the response above, all tree removal will occur well outside of the recommended 189-foot buffer setback, therefore this tree removal will not "decrease the shading necessary for salmonids and other species utilizing the stream to thrive."

   It should also be noted that all proposed tree removal is to occur in accordance with a plan prepared by an arborist (see attached PDF for the arborist report prepared by Urban Forestry Services/Bartlett Consulting). This plan recommends the removal of 511 trees (only 31 of which are located within the area of proposed wetland buffer impacts) and provides further recommendations for mitigating this tree removal. These recommendations include the creation of 5 Wildlife Snags, retaining and protecting an additional 49 trees, and planting 51 new mitigation tree plantings to mitigate any loss of ecosystem function that may occur from the recommended removals.

Letter from Paul S. Anderson (President of East Village Homeowner's Association):

1. Review Comment #1: *"Because development of the South Village subdivision will have direct and indirect impacts to the Category III wetland south of Maddox Creek, this development will abut the remaining wetland and buffer, and because South Village will also have direct access to the Maddox Creek NGPA from the south side of the creek, the East Village HOA respectfully requests that monitoring and maintenance of the critical areas and associated NGPA easement south of Maddox Creek be transferred to the South Village subdivision and homeowner's association, once established. East Village HOA would continue to be responsible for monitoring and maintenance of the NGPA easement north of Maddox Creek once the City has determined that the developer, Samish Bay Land Company, LLC, has met all of their monitoring and maintenance requirements for the approved East Village Plat."*

AXE Engineering Response – The NGPA for Maddox Creek is now being shown as two separate NGPA tracts in the Preliminary Plat Plan so that "NGPA Tract E" (located to the south of Maddox Creek) can be monitored and maintained by the South Village HOA while "NGPA Tract F" (located north of Maddox Creek) can continue to be monitored and maintained by the East Village HOA as requested.

Letter from Aaron Steinke:

1. Review Comment #1: *"That all stormwater detention, treatment, conveyance, and emergency overflow associated with the project shall be fully contained within the project site and/or within public right-of-way, and shall not discharge, backwater, overtop, infiltrate toward, or otherwise rely upon adjacent private properties for surface flow, subsurface flow, storage, or capacity."*

   AXE Engineering Response – The preliminary plat plans, preliminary engineering civil construction plans, and preliminary stormwater report prepared for this project provide a plan and details for how this project will capture, treat, and detain all stormwater runoff on-site (fully contained within the project site) and will not discharge onto adjacent properties or rely on adjacent properties in any way.

2. Review Comment #2: *"That no stormwater, access, utility, drainage, slope, or maintenance easements—temporary or permanent—shall be placed upon or implied across my property now or in the future as a result of this development."*

   AXE Engineering Response – All proposed stormwater, access, utility, drainage, slope, or maintenance easements necessary for this development plan are all shown within the project site property boundaries and will have no effect on the adjacent property located at 2433 E Blackburn Road.

3. Review Comment #3: *"That the design, capacity, location, and operation of any stormwater facilities, including ponds, vaults, pipes, and flow control structures, shall not be used as a basis to impose additional setbacks, grading limitations, building restrictions, fill restrictions, foundation requirements, or mitigation obligations on my property beyond those required by existing municipal code."*

   AXE Engineering Response – As stated above, no additional setbacks, grading limitations, building restrictions, fill restrictions, foundation requirements, or mitigation obligations are proposed for the adjacent property located at 2433 E Blackburn Road.

4. Review Comment 4: *"That frontage improvements, roadway modifications, sidewalk placement, or ADA upgrades associated with this project shall not alter, relocate, restrict,*

or eliminate my existing or future lawful driveway access, nor impose additional access spacing or sight-distance limitations on my parcel beyond current code standards.

AXE Engineering Response – The Preliminary Civil Engineering Plans illustrate how the proposed project will not have any effect on this adjacent driveway access, *even though this driveway access crosses inside the project site property boundaries*, a separate tract is being provided to preserve this driveway access as existing.

5. Review Comment #5: *"That future lawful development of my property shall not be conditioned, delayed, restricted, or denied due to the presence, operation, maintenance, or performance of the subject project's civil infrastructure."*

AXE Engineering Response – As stated above, the proposed development will have no effect on the future lawful development of the adjacent property located at 2433 E Blackburn Road.

We believe that this explanation, and the attached documents fully address all of the comments. Please contact us with any further questions you may have.

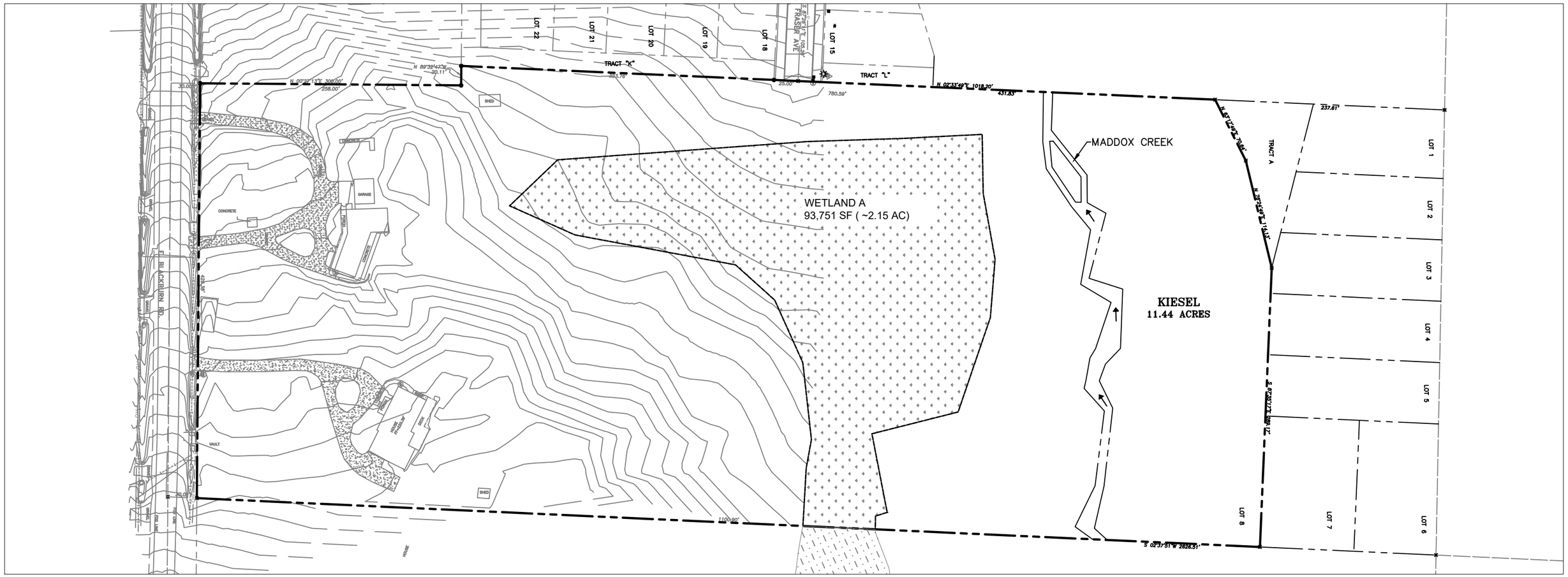
Sincerely,
AXE Engineering Services, LLC

Erin Russell, PE
Principal Engineer

Attachments:

1. **South Village Mitigation Plan Graphic 26.01.02 (4 pages)**
2. **Samish Bay Land Company South Village Arborist Report (24 pages)**

Exhibit 4c



PROPERTY BOUNDARY

DELINEATED WETLAND

NON–DELINEATED
WETLAND (OFFSITE)

N

50 0 25 50

SCALE HORIZONTAL SCALE FEET

GREEN EARTH OPERATIONS

ENVIRONMENTAL SCIENCE AND ENGINEERING
3201 1st AVE S., SUITE 212,
SEATTLE, WA 98134
TEL: 206.276.9178
EMAIL: MMERKELBACK@GREENEARTHOPS.COM
WWW.GREENEARTHOPS.COM

PROJECT # 24–165	DESIGNED:	DRAWN: SZ	SOUTH VILLAGE
CLIENT: SAMISH BAY LAND COMPANY	DESIGNED:	CHECKED: AC	
LOCATION: MOUNT VERNON, SKAGIT COUNTY, WA	DESIGNED:	APPROVED: MRM	

DRAWING TITLE: EXISTING CONDITION		SCALE: 1:50
CLASS\SHEET: SHEET 1	SHEET: 1 OF 4	DATE: 12/01/2025

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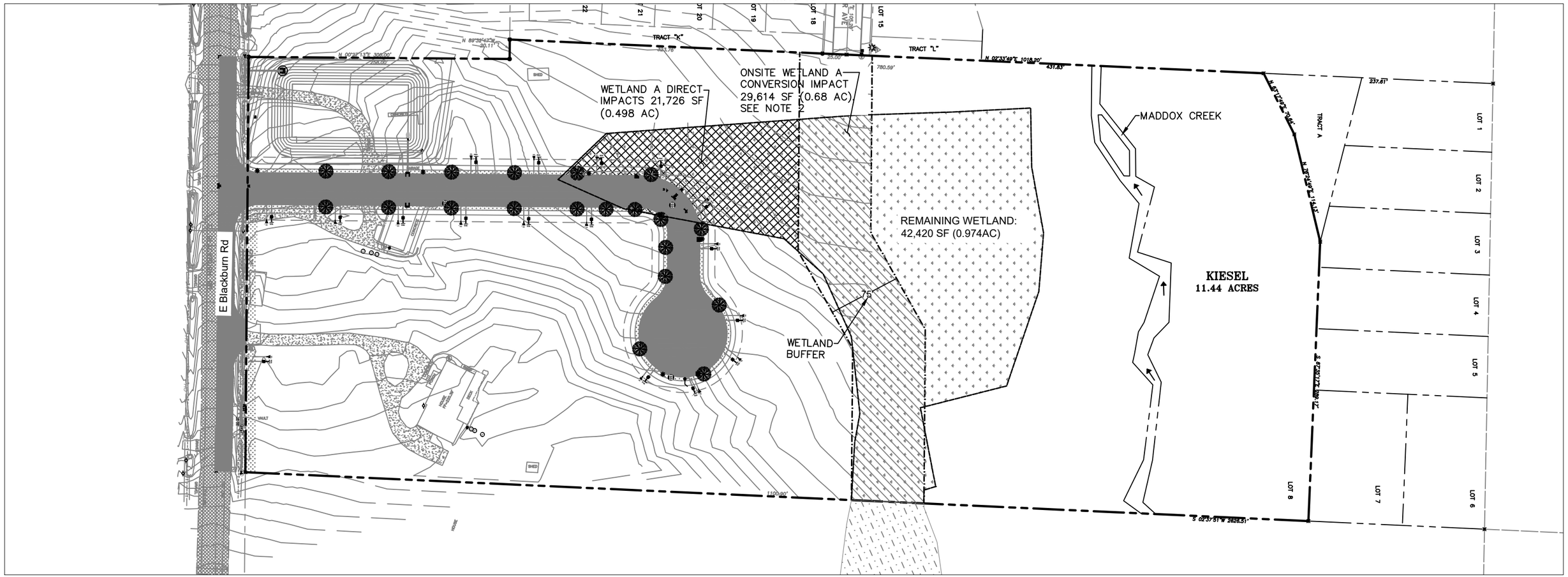
Exhibit 4c



NOTE:

1. EXISTING WETLAND AREA TO BE FILLED. CREDITS FROM A CERTIFIED WETLAND MITIGATION BANK WILL BE PURCHASED TO ACCOMPLISH THIS AND TO MITIGATE FOR THESE WETLAND IMPACTS.
2. EXISTING WETLAND AREA THAT WILL BE CONVERTED FROM A WETLAND TO A WETLAND BUFFER. CREDITS FROM A CERTIFIED WETLAND MITIGATION BANK WILL BE PURCHASED TO ACCOMPLISH THIS AND TO MITIGATE FOR THESE WETLAND IMPACTS.

IMPACTS	DIRECT	INDIRECT / CONVERSION
WETLAND A	21,726 SF	–
BUFFER	—	29,614 SF

LEGEND

- PROPERTY BOUNDARY
- DELINEATED WETLAND
- WETLAND BUFFER
- NON–DELINEATED WETLAND (OFFSITE)
- EXISTING WETLAND AREA TO BE FILLED (21,726 SF) SEE NOTE 1
- EXISTING WETLAND AREA THAT WILL BE CONVERTED FROM A WETLAND TO A WETLAND BUFFER (29,614 SF) SEE NOTE 2

N

50 0 25 50
SCALE HORIZONTAL SCALE FEET

GREEN EARTH OPERATIONS
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SEATTLE, WA 98134
TEL: 206.276.9178
EMAIL: MMERKELBACK@GREENEARTHOPS.COM
WWW.GREENEARTHOPS.COM

PROJECT # 24–165	DESIGNED:	DRAWN: SZ	SOUTH VILLAGE
CLIENT: SAMISH BAY LAND COMPANY	DESIGNED:	CHECKED: AC	
LOCATION: MOUNT VERNON, SKAGIT COUNTY, WA	DESIGNED:	APPROVED: MRM	

DRAWING TITLE: WETLAND IMPACTS		SCALE: 1:50
CLASS\SHEET: SHEET 2	SHEET: 2 OF 4	DATE: 12/01/2025

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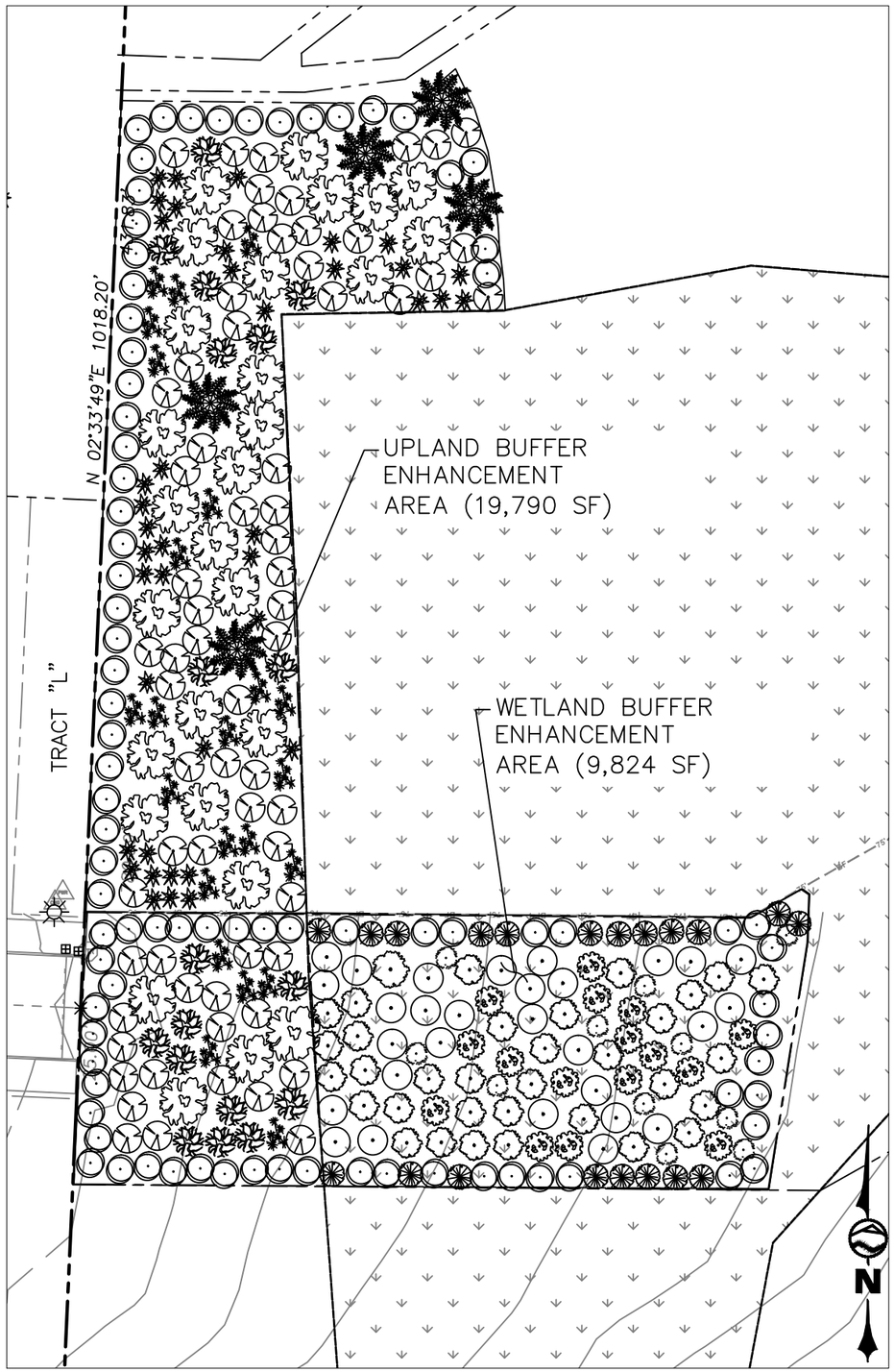
Exhibit 4c



SITE PREPARATION

1. THE ENHANCEMENT AREA IS CURRENTLY DOMINATED BY NON-NATIVE GRASSES, PRIMARILY REED CANARYGRASS (PHALARIS ARUNDINACEA). PRIOR TO PLANTING, SITE PREPARATION WILL FOCUS ON REDUCING EXISTING VEGETATIVE COMPETITION AND CREATING SUITABLE CONDITIONS FOR NATIVE WOODY SPECIES ESTABLISHMENT.

2. IN LATE SUMMER OR EARLY FALL, REED CANARYGRASS WILL BE MOWED OR BRUSH-CUT TO REDUCE STANDING BIOMASS AND FACILITATE ACCESS TO PLANTING ZONES. FOLLOWING MOWING, TARGETED HERBICIDE APPLICATIONS WILL BE CONDUCTED USING AN AQUATIC-APPROVED GLYPHOSATE FORMULATION, APPLIED IN ACCORDANCE WITH ALL STATE AND FEDERAL REGULATIONS. HERBICIDE TREATMENTS WILL BE TIMED DURING THE LATE GROWING SEASON WHEN REED CANARYGRASS IS TRANSLOCATING CARBOHYDRATES TO ITS RHIZOMES, THEREBY INCREASING ROOT-KILL EFFECTIVENESS.

3. LIGHT SCARIFICATION OF DENSE SOD MATS MAY BE CONDUCTED IN ACCESSIBLE UPLAND ZONES TO IMPROVE SOIL CONTACT FOR NEW PLANTINGS. CARE WILL BE TAKEN IN WETLAND SOILS TO AVOID SIGNIFICANT DISTURBANCE TO HYDROLOGY OR SOIL STRUCTURE.

PLANTING METHODS

1. NATIVE WOODY SPECIES WILL BE INSTALLED IN BOTH UPLAND AND WETLAND ZONES TO RE-ESTABLISH A STRUCTURALLY DIVERSE, NATIVE-DOMINATED PLANT COMMUNITY. SPECIES SELECTION WILL EMPHASIZE TREES AND SHRUBS ADAPTED TO THE SKAGIT VALLEY REGION, INCLUDING FAST-GROWING RIPARIAN PIONEERS SUCH AS SITKA WILLOW (SALIX SITCHENSIS), RED OSIER DOGWOOD (CORNUS SERICEA), AND PACIFIC WILLOW (SALIX LUCIDA), AS WELL AS LONG-LIVED TWINBERRY (LONICERA INVOLUCRATA), WESTERN RED CEDAR (THUJA PLICATA) AND ROSA SPECIES.

2. PLANTING WILL INCLUDE A MIX OF CONTAINER PLANTS AND LIVE STAKES, DEPENDING ON SPECIES AND SITE CONDITIONS. LIVE STAKES OF WILLOW AND DOGWOOD WILL BE DRIVEN INTO SATURATED SOILS WITHIN WETLAND ZONES, WHILE CONTAINERIZED SHRUBS AND TREES WILL BE INSTALLED INTO SOD-SCALPED POCKETS WITHIN WETLAND AND UPLAND AREAS. PLANTING DENSITY WILL BE DESIGNED TO ACHIEVE CANOPY CLOSURE WITHIN 5-10 YEARS, THEREBY SHADING OUT REED CANARYGRASS AND SUPPRESSING ITS LONG-TERM DOMINANCE.

PROTECTION OF NEW PLANTINGS

TO PREVENT PLANTED WOODY SPECIES FROM BEING OVERTOPPED BY REED CANARYGRASS AND OTHER NON-NATIVE GRASSES, EACH PLANTING WILL RECEIVE FOCUSED PROTECTION MEASURES:

- MULCHING: A 3-6 INCH LAYER OF COARSE WOOD CHIPS WILL BE APPLIED IN A 2-3 FOOT RADIUS AROUND EACH PLANTING, SUPPRESSING REGROWTH OF REED CANARYGRASS WHILE CONSERVING SOIL MOISTURE. MULCH WILL BE PLACED TO AVOID DIRECT CONTACT WITH STEMS.
- PROTECTIVE SLEEVES: TUBEX OR VEXAR SLEEVES WILL BE USED WHERE DEER, VOLES, OR OTHER HERBIVORES POSE A THREAT, WHILE ALSO LIMITING GRASS COMPETITION IMMEDIATELY ADJACENT TO STEMS.

MAINTENANCE AND MONITORING

FOR THE FIRST TWO GROWING SEASONS, THE SITE WILL BE MAINTAINED TO ENSURE THE SURVIVAL AND ESTABLISHMENT OF NATIVE WOODY VEGETATION. MAINTENANCE ACTIVITIES WILL INCLUDE:

- SPOT HERBICIDE TREATMENTS OR MANUAL WEEDING AROUND PLANTED STOCK TO CONTROL REED CANARYGRASS RE-SPROUTING.
- RE-APPLICATION OF MULCH AS NECESSARY
- INSPECTION AND ADJUSTMENT OF PROTECTIVE SLEEVES.

MONITORING WILL OCCUR ANNUALLY DURING THE GROWING SEASON TO ASSESS SURVIVAL, GROWTH, AND VIGOR OF WOODY PLANTINGS, AS WELL AS THE RELATIVE COVER OF REED CANARYGRASS AND OTHER NON-NATIVE SPECIES. SUPPLEMENTAL PLANTINGS WILL BE CONDUCTED WHERE SURVIVAL FALLS BELOW PERFORMANCE STANDARDS.

TOTAL ENHANCEMENT AREA =29,614 SF

	SCIENTIFIC NAME	COOMON NAME	PLANTS MATERIALS	ON CENTER SPACING (FT)	NUMBER OF PLANTS
	WETLAND SHRUBS				
	Cornus sericea	Red-osier dogwood	Stakes	3	11
	Lonicera involucrata	Black twinberry	2 Gallon Pots	3	16
	Salix lasiandra	Pacific willow	Stakes	3	29
	Salix sitchensis	Sitka willow	Stakes	3	34
	Rosa pisocarpa	Peafruit rose	2 Gallon Pots	3	21
	Rosa nutkana	Nootka rose	2 Gallon Pots	3	24
	UPLAND SHRUBS				
	Rosa nutkana	Nootka rose	2 Gallon Pots	3	62
	Rubus spectabilis	Salmonberry	2 Gallon Pots	4	71
	Thuja plicata	Western red cedar	5 Gallon Pots	12	28
	Pseudotsuga menziesii	Douglas fir	5 Gallon Pots	12	5
	Acer circinatum	Vine maple	2 Gallon Pots	4	18
	Vaccinium parvifolium	Red huckleberry	2 Gallon Pots	4	23
	Mahonia aquifolium	Oregon Grape	2 Gallon Pots	3	41

LEGEND

PROPERTY BOUNDARY

DELINEATED WETLAND

20 0 20 40
SCALE HORIZONTAL SCALE FEET

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PROJECT # 24-165	DESIGNED:	DRAWN: SZ	
CLIENT: SAMISH BAY LAND COMPANY	DESIGNED:	CHECKED: AC	
LOCATION: MOUNT VERNON, SKAGIT COUNTY, WA	DESIGNED:	APPROVED: MRM	

SOUTH VILLAGE

DRAWING TITLE: BUFFER PLANTING PLAN
SCALE: 1:20
CLASS\SHEET: SHEET 3
SHEET: 3 OF 4
DATE: 12/01/2025

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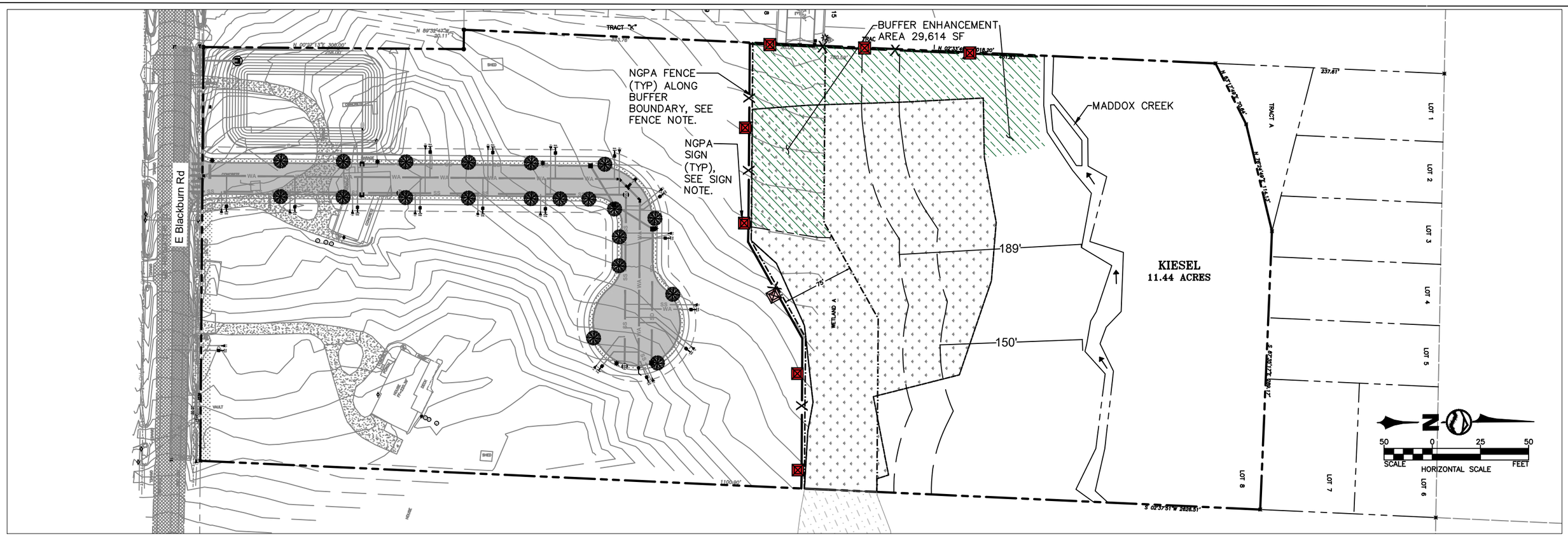
Exhibit 4c



SIGN NOTE:

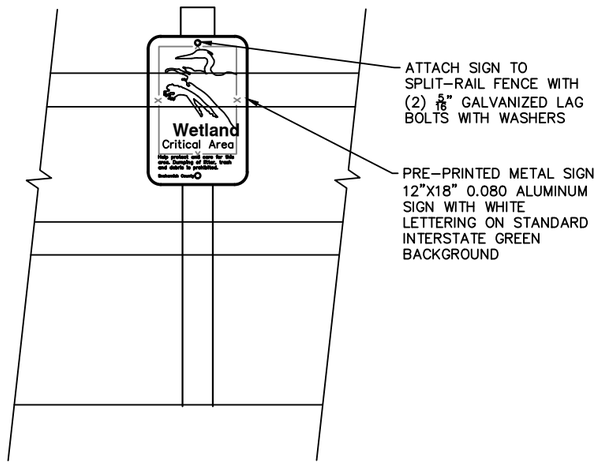
1. THE WETLAND/STREAM SIGN SHALL BE POSTED AT THE BOUNDARY BETWEEN THE LOT AND THE CRITICAL AREA.
2. ONE SIGN SHALL BE POSTED PER RESIDENTIAL LOT AND ONE SIGN PER 100 FOR ALL PUBLIC RIGHTS-OF WAY, TRAILS, PARKING AREAS, PLAYGROUNDS, AND ALL OTHER USES LOCATED ADJACENT TO WETLANDS AND ASSOCIATED BUFFERS.
3. PRE-PRINTED METAL SIGN AVAILABLE THROUGH:
   MORTENSON SIGNS
   PHONE: 1-360-424-5099

FENCE NOTE:

1. THE NGPA FENCE SHALL ALLOW FOR THE PASSAGE OF WILDLIFE, WITH A MINIMUM GAP OF ONE AND ONE HALF FEET AT THE BOTTOM OF THE FENCE, AND A MAXIMUM HEIGHT OF THREE AND ONE HALF FEET AT THE TOP.

LEGEND

- PROPERTY BOUNDARY
- DELINEATED WETLAND
- BUFFER ENHANCEMENT AREA
- NGPA FENCE (TYP)
- NON-DELINEATED WETLAND (OFFSITE)
- NGPA SIGN (TYP)
- STREAM BUFFER



CRITICAL AREA SIGN DETAIL

NOT TO SCALE

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PROJECT # 24-165	DESIGNED:	DRAWN: SZ	SOUTH VILLAGE
CLIENT: SAMISH BAY LAND COMPANY	DESIGNED:	CHECKED: AC	
LOCATION: MOUNT VERNON, SKAGIT COUNTY, WA	DESIGNED:	APPROVED: MRM	

DRAWING TITLE: NGPA SIGN AND FENCING		SCALE: 1:50	
CLASS\SHEET: SHEET 4	SHEET: 4 OF 4	DATE: 12/01/2025	

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City of Mount Vernon Development Services
Received
10/28/2025

Urban Forestry Services
BARTLETT CONSULTING
Divisions of The F.A. Bartlett Tree Expert Company

Arborist Report

Title: **South Village Development**
Tree & Site Evaluation and Tree Protection Planning

Prepared for: Samish Bay Land Company
C/o David Prutzman
4215 Montgomery Place
Mount Vernon, WA 98274

Prepared by: Urban Forestry Services | Bartlett Consulting
Josh Hollinger, Consulting Arborist
ISA Certified Arborist® No. WE-12135AU
ISA Tree Risk Assessment Qualified

Reviewed by: Thomas Cottrell, Consulting Arborist

Date: January 28, 2025

Revised October 23, 2025

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Methods 5
Findings 7
Construction Impacts 8
Recommendations 10
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Attachments:

Individual Tree Inventory Table
Tree Group Inventory Table
Tree Inventory Site Plan
UFS|BC General Tree Protection Guidelines & Critical Root Zone Explanation (GTPG)
UFS|BC Wildlife Tree Creation Detail

Summary

Urban Forestry Services | Bartlett Consulting (UFS|BC) inventoried and evaluated approximately 565 trees within and surrounding the planned South Village development located at Skagit County Parcel P135481 in Mount Vernon, Washington. Skagit County Parcel P135481 includes 2437 and 2601 East Blackburn Road in Mount Vernon, Washington.

The tree inventory and evaluation was completed on January 17, 2025.

Location

Of the approximately 565 inventoried trees, 531 are located within either 2437 or 2601 East Blackburn Road (both addresses comprise the project site), fifteen (15) are located within 2721 East Blackburn Road, four (4) are located within 2433 East Blackburn Road, and fifteen (15) are located within the Big Fir South Homeowners Association (HOA) buffer. The Big Fir South HOA buffer abuts the project site to the west.

Removal and Retention

Of the 565 trees included in this inventory and evaluation I recommend that 511 trees should be removed, and five (5) trees should be converted into wildlife snags due to expected impacts from development. All trees recommended for removal or snag creation are located within the project site.

I recommend retention with protection for forty-nine (49) trees. Of these, fifteen (15) are within the project site, fifteen (15) are within 2721 East Blackburn Road, four (4) are located within 2433 East Blackburn Road, and fifteen (15) are within the Big Fir South HOA buffer.

Through careful implementation of the tree protection measures that I recommend, development impacts are not expected to significantly affect the condition of trees recommended for retention.

Environmentally Critical Area

Samish Bay Land Company provided a memo (*South Village: Site Description*) that states there is a 2.1 acre wetland within the project site and that planned development will fill 0.5 acres of the wetland. Additionally, the memo states that trees located within the wetland are planned for retention though the developer will defer to an arborist as to what trees should be removed or retained.

Of the 513 trees I recommend for removal or conversion to wildlife snags, seventeen (17) are located within the wetland buffer. To mitigate the loss of ecosystem functions and benefits provided by these trees, I recommend planting fifty-one (51) trees within the critical area buffer.

Development Impact Evaluation

Development impacts were determined using a combination of our field observations and an evaluation of the plan set provided by Samish Bay Land Company. Of the 565 trees included in this inventory and evaluation I expect 545 to experience some level of impact from the proposed development. The remaining twenty (20) trees are not expected to incur impacts.

Risk Assessment

I recommend that all retained trees be assessed for risk in an ISA Level 1 Limited Visual assessment one (1) year after the conclusion of development activities.

Introduction

Project

Samish Bay Land Company contacted our office in December 2024 requesting an inventory of trees within and surrounding the project site and a tree protection plan that complies with City of Mount Vernon Municipal Code requirements.

The project site is located at Skagit County Parcel P135481 in Mount Vernon, Washington. The parcel is occupied by two (2) residential addresses – 2437 and 2601 East Blackburn Road. Samish Bay Land Company plans to improve the parcel by demolishing the existing residence located at 2437 East Blackburn Road and clearing a section of the parcel to allow for the construction of nineteen (19) residential lots. The existing residence at 2601 East Blackburn Road is to remain.

The planned development is expected to impact approximately 545 trees while twenty (20) trees are not expected to incur impacts.

Agency Requirements

As part of a complete land clearing permit Mount Vernon's Municipal Code (MVMC) Chapter 15.18 *Land Clearing* requires the following regarding trees:

- The general location, type, size range, and condition of trees.
- Identification by area, of trees that are to be removed or retained and information on how tree protection areas are delineated in the field.

MVMC 15.18.070 *Performance Standards* defines a tree's critical root zone[1] (CRZ) as a radius that extends one (1) foot out from the tree for every inch of trunk diameter. Additionally, tree protection areas are to extend three (3) feet beyond the CRZ of each retained tree.

City Comments

The City of Mount Vernon's Planning Department reviewed UFS|BC's report and requires an updated account of the number of replacement trees we have recommended to be planted as part of this project. The City stated that trees removed within a wetland buffer are to be replaced at a 3:1 ratio. Our original report recommended tree replacement at a 1:1 ratio.

This report reflects the City's requested revisions to account for additional replacement trees.

---

[1] Critical Root Zone (CRZ) – Current industry standards define the critical root zone as the area of soil around a tree where the minimum volume of roots critical to the health or stability of the tree are located. UFS|BC calculates this as six (6) inches for every inch of trunk diameter. For this project UFS|BC have used the current industry standard to calculate CRZ.

Purpose

The purpose of this report is to provide a general inventory of trees within and surrounding the project site, to evaluate expected impacts from the proposed development, to recommend retention or removal of impacted trees, and to provide recommendations for tree protection during development.

Methods

Plan Review

Samish Bay Land Company provided materials they submitted to the City of Mount Vernon as part of the pre-application for development process. These materials include:

- A topographic survey of the project site. The survey was completed by Herrigstad Engineering and Surveying. The survey is not dated, UFS|BC was provided with the survey by the client in December 2024.
- A general site plan completed by Herrigstad Engineering and Surveying, dated April 11, 2018.
- A wetland delineation map completed by Graham-Bunting and Associates, dated June 2009. From correspondence with the client in January 2025 and from our observations during our inventory, it is my understanding that the wetland delineation was surveyed and marked in the field in January 2025.
- A memo, titled *South Village: Site Description*, that provides a description of the project site and planned development including utility installation and improvements to East Blackburn Road.

After reviewing the material provided, it is my understanding that:

- The existing residence at 2437 East Blackburn Road will be demolished.
- The existing residence and associated asphalt driveway at 2601 East Blackburn Road are to remain. No soil disturbance is planned within this area. This address is identified as Lot 20 on the provided site plan.
- Land clearing and grading will occur from the southern boundary of the project site and continue north to approximately where Fraser Avenue abuts the project property.
- Land clearing and grading will occur within a section of the delineated wetland.
- A stormwater retention pond is to be located at the southeast corner of the project site.
- Utility connections will be installed at East Black Burn Road and at Fraser Avenue.

Tree Inventory & Evaluation

UFS|BC arborists were on-site on January 17, 2025, to inventory and evaluate approximately 565 trees potentially impacted by the proposed development.

Inventory data was collected for general tree groups and for single trees that warranted individual notation.

General data collected for tree groups includes tree count, species observed within the group, condition range, and size range (height and trunk diameter).

Trees identified in the field that warranted individual notation were marked with an aluminum tag. The tags are nailed to the trunk.

Trunk diameter was measured at 4.5 feet above grade (diameter at breast height (DBH)).

The dripline radius was estimated to the nearest foot.

Condition ratings are based on tree *health*, *structure*, and *form* as defined in the *Plant Appraisal Guide, 10th Edition*.

For trees located within and surrounding the wetland buffer that are recommended for retention and protection orange flagging was tied around the trunk (Photo 1).

Calculated Tree Protection Zones (CTPZ) are derived from a combination of three factors: trunk diameter of the tree, the species tolerance to construction[2], and the age-class of the tree. These factors are then used to determine the radius of the tree protection zone.

This method of determining tree protection areas uses current industry practices and meets City of Mount Vernon requirements.

Limitatons

The tree evaluation was performed from the ground for visual conditions. Landscape features such as dense understory vegetation obscured the view of the trunks of some trees, which may have hidden conditions of concern.

Photo 1. Individual trees recommended for retention and protection are identified in the field with orange flagging tied around the trunk.

[2] Species tolerance to construction is determined through a combination of personal professional experience and regional tree industry reference materials. This is species specific and is not based on tree condition or planned development.

Findings

Two (2) tree inventory tables are attached. The first, titled *Individual Tree Inventory Table*, provides details on each individual tree included in this inventory. The second, titled *Tree Group Inventory Table* provides general information on each tree group included in this inventory. A *Tree Inventory Site Plan* is also attached which shows the approximate location of recommended tree protection measures, inventoried trees, and tree groups.

Site Summary

The project site is located at Skagit County Parcel P135481 in Mount Vernon, Washington. The northern two-thirds of the parcel is occupied by critical wetlands and associated buffers. Two (2) residences are located near the southern limit of the parcel along East Blackburn Road. A forest stand is located north of the residences.

Inventory & Evaluation

Trees included in this inventory range in trunk diameter from three (3) to fifty (50) inches. The inventory population exhibits a full range for condition, with the majority of trees in *fair* condition. These ranges in condition and size are typical of a native forest stand.

Species

There are twelve (12) species represented in the inventory population including ornamental and native species. Table 1 below summarizes the tree species inventoried.

Table 1. Species summary

Species
Apple (*Malus spp.*)
Atlas cedar (*Cedrus atlantica*)
Bigleaf maple (*Acer macrophyllum*)
Birchbark cherry (*Prunus serrula*)
Bitter cherry (*Prunus emarginata*)
Douglas fir (*Pseudotsuga menziesii*)
English walnut (*Julgans regia*)
Japanese tree lilac (*Syringa reticulata*)
Paperbark birch (*Betula papyrifera*)
Red alder (*Alnus rubra*)
Red maple (*Acer rubrum*)
Western redcedar (*Thuja plicata*)

Inventoried Tree Location

Ninety-four (94) percent of inventoried trees are located within the project site. Table 2 below summarizes the approximate number of trees by location.

Table 2. Location and tree county summary

Location	***Tree Count***
Project Site	531
2721 E. Blackburn Road	15
2433 E. Blackburn Road	4
Big Fir HOA Buffer	15
Total	*565*

Construction Impacts

Construction Tolerance

The species included in this inventory exhibit a full range for tolerance to construction impacts. Table 3 below summarizes the construction tolerance of species in this population.

Table 3. Species construction impact tolerance summary

Tolerance Rating	***Species***
High	Red maple
Medium	Apple spp., Atlas cedar, Cherry spp., Douglas fir, Japanese tree lilac
Low	Bigleaf maple, English walnut, paperbark birch, red alder, western redcedar

Impact Classification

Trees classified as impacted in this inventory are those that are expected to incur impacts, direct or indirect, to their CTPZ based on the provided plan sets. Impacts are classified in the following ways:

Direct	a tree resides directly within the planned work limits and/or greater than 50% of the tree's CTPZ is expected to incur loss
Major	a tree resides outside the planned work limits, but a large portion (20%<50%) of the tree's CTPZ is expected incur loss.
Minor	a tree resides outside the planned work limits, and a small portion (5%<20%) of the tree's CTPZ is expected to incur loss.
Negligible	a tree resides outside the planned work limits to the degree that less than 5% loss is expected within the tree's CTPZ.
None expected	a tree resides outside of the planned work limits to the degree that no impacts are expected within the tree's CTPZ.

Impact Analysis

Through a combination of our field observations and GIS analysis, the proposed development was evaluated against each tree's CTPZ. I expect the majority of trees included in this inventory to experience some level of impact from the proposed development. Expected impacts are primarily from soil disturbance (clearing and grading) within the CTPZ of inventoried trees.

Specific trees were classified as potential candidates for removal or retention and protection. Table 4 below summarizes the number of trees recommended for removal or retention within each impact classification.

Table 4. Impact group summary.

Impact Group	Quantity Retained	Quantity Removed	Totals
Direct	0	502	502
Major	0	10*	10
Minor	34	2	36
Negligible	2	0	2
None expected	13	2*	15
Totals	***49***	***516****	***565***

** Includes trees recommended for wildlife snag conversion.*

Expected Impacts

Direct – 502 Trees

Eighty-eight (88) percent of trees in this inventory are expected to incur direct impacts from planned development. This includes Tree Groups 1 to 20 and thirty-four (34) individual trees. The attached *Individual Tree Inventory Table* provides details on the status of each tree. These trees are either located within the clearing and grading limits of the project or more than fifty (50) percent of their CTPZ is located within the clearing and grading limits.

All 502 trees are recommended for removal.

Major – Trees 8 to 10, 46, 47, 50 to 53, and 56

Ten (10) trees are expected to incur major impacts from planned development. These trees are located outside the clearing and grading limits though a large section of their CTPZ is expected to be impacted.

All ten (10) trees are recommended for either removal or conversion to wildlife snags.

Minor – Tree Groups 20 to 22, Trees 57 and 58

Thirty-six (36) trees are expected to incur minor impacts from planned development.

Tree Groups 20 to 22 are located outside of the project site and are recommended for retention with protection.

Trees 57 and 58 are located outside the clearing and grading limits of the project. Although these trees are expected to incur minor impacts to their CTPZs, they are recommended for

removal due to having *poor* structure and are not expected to be windfirm following forest clearing.

The remaining thirty-four (34) trees are recommended for retention with protection.

None Expected to Negligible – Trees 32 to 45, 48, 49, and 59

Seventeen (17) trees are expected to incur negligible to no impacts from planned development.

Trees 40 and 42 are located outside the clearing and grading limits of the project. Although these trees are expected to incur negligible impacts to their CTPZs, they are recommended for removal due to having *poor* structure and are not expected to be windfirm following forest clearing.

The remaining fifteen (15) trees are recommended for retention with protection.

Delineated Wetland Tree Removals

Seventeen (17) trees located within the delineated wetland are expected to incur unsustainable impacts from the proposed development are recommended to be converted into wildlife snags or removed.

The City of Mount Vernon requires replacement of trees within a critical area to be replaced at a 3:1 ratio. Fifty-one (51) replacement trees are required to be installed as part of this project to satisfy City requirements.

Recommendations

The following recommendations should occur in the order outlined below.

Attached with this report are UFS|BC's *General Tree Protection Guidelines* (*GTPG*). This document is being provided as a supplement to the below recommendations.

Pre-Construction Phase

1. Site Meeting
   The project arborist (or another qualified individual) should meet with the project team and pertinent contractors prior to the start of development activities. The arborist and project team should review recommended tree work, tree protection measures, and the site to ensure all protections are clearly laid out to align with this plan.

2. Tree Removal – 511 Trees
   511 trees are recommended for removal due to expected impacts from development.
   a. See section 3 of the *GTPG* for reference.
   b. All removal activities shall adhere to ANSI Z133 Safety Standards.
   c. Tree removal shall be done in a manner that does not damage above and below-ground parts of retained trees.
   d. If stump removal is necessary to facilitate grading, grind the stumps of these trees and take care not to pull or tear the roots of surrounding trees identified for retention.

e. Wetland Buffer Removals – 31 Trees.
    i. Trees 8 to 31, 51, 52, and 54 to 58. All logs and wood debris shall be left in the wetland buffer. Cut branches to 4-foot lengths and let the logs be in contact with the ground, when possible, to help with decomposition.

3. Wildlife Snag Creation – Five (5) Trees

Trees 40, 42, 46, 47, and 53 are recommended for conversion into live wildlife snags due to expected impacts from development.

a. See attached *Wildlife Snag Detail*.
b. All work shall adhere to ANSI Z133 Safety Standards and be performed by or directly supervised by an ISA Certified Arborist® with experience in pruning trees to create wildlife habitat.
c. Reduce the height of each tree to approximately thirty (30) feet.
d. All logs and wood debris shall be left in the wetland buffer. Cut branches to 4-foot lengths and let the logs be in contact with the ground, when possible, to help with decomposition.
e. This is not a recommendation to "top" these trees. Topping is the reduction of a tree's size by heading back stems or branches to stubs, without regard to their "natural" aesthetic or structure for stability or habitat. Wildlife snag creation is an approach that intentionally simulates the form of naturally occurring failed parts of trees or snags while allowing the tree to decline naturally.

4. Tree Protection Measures – Forty-nine (49) Trees

Trees 32 to 39, 41, 48, 49, 59 and Tree Groups 20 to 22 are recommended for retention with protection. Install the following tree protection measures prior to the beginning of construction.

Tree Protection Fencing – (*GTPG Sections 5 and 10)*

Tree Groups 20 and 22 - the existing fence is sufficient protection, do not install additional fencing for these trees.

Trees 32 to 39, 41, 48, 49, 53, 59, and Tree Group 21.

a. Install tree protection fencing at the locations illustrated on the attached *Tree Inventory Site Plan*.
b. Fencing shall be constructed with steel posts driven into the ground with 6-foot chain link cyclone fence attached.
c. Attach tree protection signs to the outside of the tree protection fencing at 15-foot intervals and on all sides/aspects.
d. Tree protection fencing should remain in place through the end of planned construction.
e. Keep all materials, equipment, and contractors out of the tree protection zones.

Construction Phase

1. Low-impact Methods

Root Pruning

Trees 48, 49, 59 and Tree Groups 20 to 22 – When soil disturbance is required within the CTPZ of these trees perform the following:

a. Remove soil with an air spade to expose roots. Removal of soil with hand tools is also acceptable, though incidental and minor damage to roots is possible.
b. If any roots smaller than four (4) inches in diameter are encountered, cleanly prune the root just outside (towards the trunk) of the excavation limit.
c. If roots larger than four (4) inches in diameter are encountered contact the project arborist (or another qualified arborist) for further guidance.
d. Have the project arborist (or another qualified arborist) on-site during excavation to monitor root loss and advise with root pruning.

2. Tree Protection Measures – Forty-nine (49) Trees

Continue to keep all materials, contractors, and equipment out of the tree protection zones.

3. Monitoring

The project arborist (or another qualified arborist) should make periodic site visits to ensure tree protection measures are being followed and to evaluate the condition of retained trees.

Post-construction Phase

The following should be performed after the project is complete, all materials and equipment have been removed from the site, and no further construction activities are expected.

1. Tree Protection Fencing
Remove all tree protection fencing once the project is complete.

2. Mitigation Plantings – Fifty-one(51) Trees
Install seventeen (17) trees to mitigate the loss of ecosystem function from recommended removals.
   a. All plant installation shall adhere to ANSI A300 Part 6 standards and be performed by or under the direct supervision of an ISA Certified Arborist® with experience in planting trees within environmentally critical areas.
   b. Install any combination of the following native species: Pacific dogwood (*Cornus* nutallii), paper birch (*Betula papyrifera*), and vine maple (*acer circinatum*).

3. Final Inspection

The project arborist (or another qualified arborist) should complete a final site visit to report on the condition of retained trees following the completed work to identify if any further post-construction treatments are necessary.

Let me know if you have any questions regarding this Tree Inventory, Site Evaluation, and Tree Protection Planning Report.

Josh Hollinger, Consulting Arborist
Telephone: 360-855-8515
Email: jhollinger@bartlett.com

Bibliography

ISA Best Management Practice, Managing Trees During Site Development and Construction, Matheny, N., Smiley, T., Gilpin, R. Haur, R., 2023 International Society of Arboriculture

Trees and Development: A Technical Guide to Preservation of Trees During Land Development, Matheny, N., Clark, J., 1998 International Society of Arboriculture.

Exhibit 4c
Samish Bay Land Company
South Village Development
Skagit County Parcel P135481

Thomas Cottrell, Josh Hollinger
ISA Certified Arborists
Tree Risk Assessment Qualified (TRAQ)

Individual Tree Inventory Table

Tree No.	Species	DBH (in.)	Canopy (ft.)	Height	Age Class	Condition	CTPZ Impacts	Action
1	Bitter cherry (*Prunus emarginata*)	15.1	12	Medium	Young	Fair	Direct	**Remove**
2	English walnut (*Juglans regia*)	10.4	15	Medium	Young	Fair	Direct	**Remove**
3	English walnut (*Juglans regia*)	8.6	15	Small	Young	Fair	Direct	**Remove**
4	Apple (*Malus domestica*)	14.6	12	Small	Young	Fair	Direct	**Remove**
5	English walnut (*Juglans regia*)	7.6	12	Small	Young	Good	Direct	**Remove**
6	Birchbark cherry (*Prunus serrula*)	6.3	6	Small	Young	Fair	Direct	**Remove**
7	Cutleaf crab apple (*Malus transitoria*)	6.9	10	Small	Young	Good	Direct	**Remove**
8	Western red cedar (*Thuja plicata*)	30.5	15	Medium	Semitmature	Fair	Major	**Remove**
9	Douglas fir (*Pseudotsuga menziesii*)	24.3	12	Large	Semitmature	Fair	Major	**Remove**
10	Western red cedar (*Thuja plicata*)	32.4	15	Medium	Semitmature	Poor	Major	**Remove**
11	Douglas fir (*Pseudotsuga menziesii*)	22.5	11	Large	Semitmature	Fair	Direct	**Remove**
12	Western red cedar (*Thuja plicata*)	6.0	8	Small	Young	Fair	Direct	**Remove**
13	Bitter cherry (*Prunus emarginata*)	11.9	15	Small	Young	Fair	Direct	**Remove**
14	Western red cedar (*Thuja plicata*)	5.1	7	Small	Young	Poor	Direct	**Remove**
15	Western red cedar (*Thuja plicata*)	16.7	8	Medium	Young	Fair	Direct	**Remove**
16	Western red cedar (*Thuja plicata*)	30.2	15	Large	Semitmature	Poor	Direct	**Remove**
17	Western red cedar (*Thuja plicata*)	8.6	9	Small	Young	Fair	Direct	**Remove**
18	Western red cedar (*Thuja plicata*)	18.3	14	Small	Young	Fair	Direct	**Remove**
19	Douglas fir (*Pseudotsuga menziesii*)	25.0	20	Large	Semitmature	Fair	Direct	**Remove**
20	Western red cedar (*Thuja plicata*)	7.0	8	Small	Young	Fair	Direct	**Remove**
21	Douglas fir (*Pseudotsuga menziesii*)	26.8	18	Large	Semitmature	Fair	Direct	**Remove**
22	Western red cedar (*Thuja plicata*)	10.6	9	Small	Young	Fair	Direct	**Remove**
23	Douglas fir (*Pseudotsuga menziesii*)	20.6	16	Large	Semitmature	Fair	Direct	**Remove**
24	Douglas fir (*Pseudotsuga menziesii*)	23.0	19	Large	Semitmature	Fair	Direct	**Remove**
26	Douglas fir (*Pseudotsuga menziesii*)	14.0	10	Large	Young	Fair	Direct	**Remove**
27	Western red cedar (*Thuja plicata*)	25.3	14	Large	Semitmature	Fair	Direct	**Remove**
28	Red alder (*Alnus rubra*)	11.9	0	Small	Young	Dead	Direct	**Remove**
29	Western red cedar (*Thuja plicata*)	6.1	9	Small	Young	Fair	Direct	**Remove**
30	Douglas fir (*Pseudotsuga menziesii*)	19.9	16	Large	Semitmature	Fair	Direct	**Remove**
31	Western red cedar (*Thuja plicata*)	3.5	5	Small	Young	Fair	Major	**Remove**
32	Red alder (*Alnus rubra*)	24.6	15	Medium	Mature	Fair	None	Retain
33	Bitter cherry (*Prunus emarginata*)	7.0	12	Medium	Young	Fair	None	Retain
34	Douglas fir (*Pseudotsuga menziesii*)	25.4	17	Large	Semitmature	Fair	None	Retain
35	Red alder (*Alnus rubra*)	4.5	8	Small	Young	Fair	None	Retain
36	Douglas fir (*Pseudotsuga menziesii*)	23.6	14	Large	Semitmature	Fair	None	Retain
37	Western red cedar (*Thuja plicata*)	13.6	12	Large	Young	Fair	None	Retain
38	Western red cedar (*Thuja plicata*)	14.6	12	Large	Young	Fair	None	Retain
39	Western red cedar (*Thuja plicata*)	22.9	12	Large	Semitmature	Fair	None	Retain
40	Western red cedar (*Thuja plicata*)	23.7	20	Large	Semitmature	Fair	None	**Snag**
41	Western red cedar (*Thuja plicata*)	10.4	11	Large	Young	Fair	None	Retain
42	Douglas fir (*Pseudotsuga menziesii*)	14.9	12	Large	Young	Fair	None	**Snag**
43	Bigleaf maple (*Acer macrophyllum*)	23.2	25	Large	Semitmature	Fair	Minor	Retain
44	Western red cedar (*Thuja plicata*)	6.5	12	Small	Young	Fair	None	Retain
45	Western red cedar (*Thuja plicata*)	4.0	12	Small	Young	Fair	None	Retain
46	Douglas fir (*Pseudotsuga menziesii*)	34.3	22	Large	Semitmature	Fair	Major	**Snag**
47	Douglas fir (*Pseudotsuga menziesii*)	36.2	22	Large	Semitmature	Fair	Major	**Snag**
48	Pacific crab apple (*Malus fusca*)	5.7	13	Small	Young	Poor	Negligible	Retain
49	Western red cedar (*Thuja plicata*)	5.7	9	Small	Young	Fair	None	Retain
50	Douglas fir (*Pseudotsuga menziesii*)	21.1	14	Large	Semitmature	Fair	Major	**Remove**
51	Western red cedar (*Thuja plicata*)	31.8	15	Large	Semitmature	Fair	Major	**Remove**
52	Douglas fir (*Pseudotsuga menziesii*)	21.0	18	Large	Semitmature	Fair	Major	**Remove**
53	Western red cedar (*Thuja plicata*)	32.7	16	Large	Semitmature	Fair	Major	**Snag**
54	Western red cedar (*Thuja plicata*)	13.2	11	Medium	Young	Good	Direct	**Remove**
55	Douglas fir (*Pseudotsuga menziesii*)	18.9	14	Large	Young	Fair	Direct	**Remove**
56	Douglas fir (*Pseudotsuga menziesii*)	23.5	18	Large	Semitmature	Fair	Major	**Remove**
57	Western red cedar (*Thuja plicata*)	4.0	18	Small	Young	Fair	Minorr	**Remove**
58	Douglas fir (*Pseudotsuga menziesii*)	22.2	16	Medium	Semitmature	Fair	Minorr	**Remove**
59	Douglas fir (*Pseudotsuga menziesii*)	28.9	23	Large	Semitmature	Good	None	Retain
60	Red maple (*Acer rubrum*)	6.6	9	Medium	Young	Fair	Direct	**Remove**
61	Atlas cedar (*Cedrus atlantica*)	9.6	9	Medium	Young	Fair	Direct	**Remove**
62	Lilac (*Syringa reticulata*)	6.7	4	Small	Young	Fair	Direct	**Remove**
63	Lilac (*Syringa reticulata*)	12.0	4	Small	Young	Fair	Direct	**Remove**
64	Paperbark birch (*Betula papyrifera*)	4.7	3	Small	Young	Fair	Direct	**Remove**

Exhibit 4c
Samish Bay Land Company
South Village
Skagit County Parcel P135481

Thomas Cottrell, Josh Hollinger
ISA Certified Arborists
ISA Tree Risk Assessment Qualified (TRAQ)

Tree Group Inventory Table

Tree Group	Species Mix	Tree Count	Species	Diameter Range (inches)	Condition Range	CTPZ Impacts	Action
1	Mix - Broadleaf Dominant	8	Cherry, apple	3 to 12	Fair	Direct	**Remove**
2	Single species	4	Douglas fir	18 to 28	Fair	Direct	**Remove**
3	Mix - Conifer Dominant	9	Douglas fir, English holly , arborvitae	4 to 50	Fair	Direct	**Remove**
4	Mix - Broadleaf Dominant	8	Douglas fir, apple, alder.	3 to 30	Fair	Direct	**Remove**
5	Mix - Conifer Dominant	14	Douglas fir, western red cedar	3 to 28	Fair to Good	Direct	**Remove**
6	Mix - Conifer Dominant	40	Douglas fir, western red cedar	3 to 35	Fair	Direct	**Remove**
7	Mix - Conifer Dominant	10	Douglas fir, western red cedar	3 to 36	Fair to Good	Direct	**Remove**
8	Mix - Conifer Dominant	16	Douglas fir, western red cedar	3 to 32	Fair to Good	Direct	**Remove**
9	Mix - Conifer Dominant	17	Douglas fir, big leaf maple, western red cedar	4 to 35	Fair to Good	Direct	**Remove**
10	Mix - Broadleaf Dominant	22	Douglas fir, western red cedar	3 to 30	Fair to Good	Direct	**Remove**
11	Mix - Conifer Dominant	40	Bitter cherry, Douglas fir, western red cedar, alder, big leaf maple, holly	3 to 27	Fair to Good	Direct	**Remove**
12	Mix - Conifer Dominant	29	Alder, Douglas fir, western red cedar, paper birch, bitter cherry	3 to 36	Dead to Good	Direct	**Remove**
13	Mix - Conifer Dominant	40	Douglas fir, western red cedar, bitter cherry, holly.	3 to 31	Very Poor to Good	Direct	**Remove**
14	Mix - Conifer Dominant	37	Douglas fir, western red cedar, alder	3 to 32	Very Poor to Good	Direct	**Remove**
15	Mix - Conifer Dominant	50	Douglas fir, western red cedar, holly, alder	3 to 48	Very Poor to Good	Direct	**Remove**
16	Mix - Conifer Dominant	50	Douglas fir, western red cedar, holly	3 to 30	Very Poor to Good	Direct	**Remove**
17	Mix - Conifer Dominant	60	Douglas fir, western red cedar,	5 to 35	Fair	Direct	**Remove**
18	Single species	4	Douglas fir	26 to 37	Fair	Direct	**Remove**
19	Mix - Broadleaf Dominant	10	Bitter cherry, alder, birch, Douglas fir, hawthorn,	4 to 12	Very Poor to Good	Direct	**Remove**
20	Mix - Conifer Dominant	15	Douglas fir, western redcedar, bigleaf maple	3 to 30	Poor to Good	Minor	Retain
21	Mix - Conifer Dominant	4	Douglas fir, western redcedar	20 to 30	Fair to Good	Minor	Retain
22	Mix - Conifer Dominant	15	Douglas fir, western redcedar	6 to 10	Fair to Good	Minor	Retain

Exhibit 4c

Tree Inventory Site Plan
Samish Bay Land Company - South Village Development

Skagit County Parcel P135481
Mount Vernon, Washington

Urban Forestry Services
BARTLETT CONSULTING
Divisions of The F.A. Bartlett Tree Expert Company
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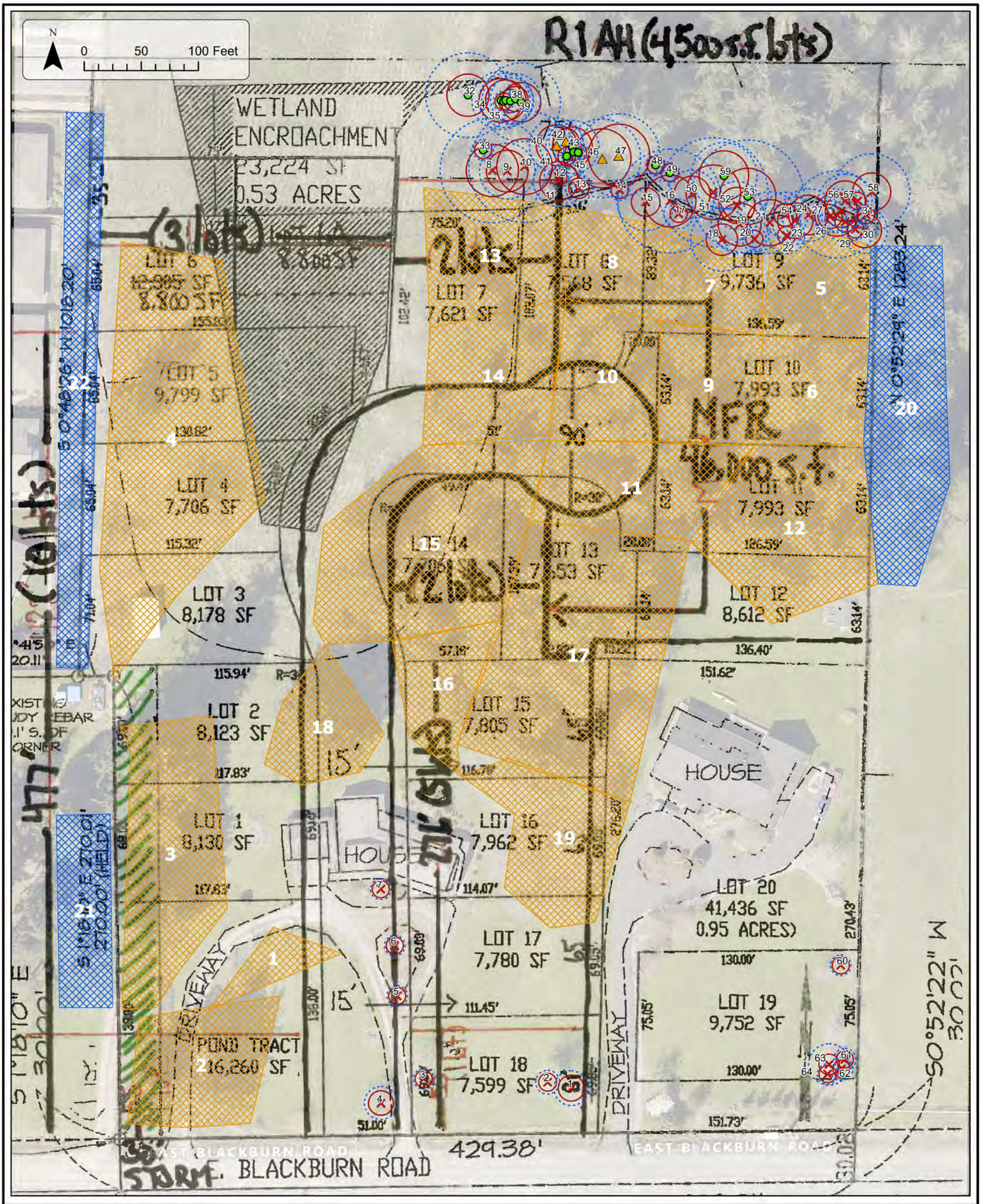

Symbols: **(Approximate location)**

- Inventoried tree recommended for retention
- Inventoried tree recommended for removal
- Inventoried tree recommended for snag creation
- Inventoried tree group recommended for retention
- Inventoried tree group recommended for removal

Tree Protection Area

- **Calculated Tree Protection Zone (CTPZ)**
- **Critical Root Zone (CRZ)**

**See the attached Critical Root Zone Explanation for details.*

Base plan produced by Herrigstad Engineering and Surveying and Provided by Samish Bay Land Company December 2024. 2021 Aerial imagery and parcel data retrieved from Skagit County GIS Portal.
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Urban Forestry Services
BARTLETT CONSULTING
Divisions of The F.A. Bartlett Tree Expert Company

GENERAL TREE PROTECTION GUIDELINES

With Tree Preservation Zone (TPZ) Explanation Attachment

This document is general guidance only. The guidelines below are not intended to be used in isolation outside of the direct guidance from a qualified arboricultural consultant. Detailed advice from an appropriate expert in relation to specific circumstances should always be sought before any tree protection action is taken or refrained from.

1. **Responsibilities**: These guidelines apply to work provided by all contractors and subcontractors on the project. These Guidelines pertain to any disturbance, use, or activity within the **Tree Preservation Zone (TPZ)** of any retained tree on this project. See the attached *Tree Preservation Zone (TPZ) Explanation* for reference.

   The owner's arborist, general contractor, and municipal representative shall meet on site before any site work begins to review the tree protection plan and confirm the planned methods to be used to protect the trees identified for preservation during construction.

   The project consulting arborist shall be contacted prior to any work that may need to enter the TPZ. Three (3) working days' notice shall be provided to the project consulting arborist. A proposed method for work near any retained trees shall be provided to the arborist. This method shall be reviewed by the project consulting arborist, and either approval and/or comments provided by the project consulting arborist prior to commencing works within the tree protection area. The project consulting arborist should be notified within 8 hours should any injury occur to any protected tree or its larger roots (greater than 2-inch diameter) so that appropriate assessment and/or treatment may be made.

2. **Soil Disturbance:** No soil disturbance shall take place before required soil treatments, mulch, and tree protection barriers are installed. All assessed trees to be retained within these areas shall be clearly illustrated in the final Site Plan(s).

3. **Designated Tree Removals:** The owner's arborist and contractor shall confirm on-site which trees are to be removed and those to be retained. Directional felling and removal of trees must be completed with great care to avoid any damage to the trunks, branches, and **Tree Protection Zones (TPZ)** of the retained trees.

4. **The Tree Assessment and Protection Site Plans and Clearing and Grading Plans** show the recommended location of the **Specified Tree Protection Zone (STPZ)**, Tree Protection Fencing, and any other tree protection treatments. Immediately after the clearing limits and grading stakes are set in the field, the owner's arborist, during review and discussion with the contractor, may make a final determination on the tree protection requirements depending on construction limits and impact on major roots and soil condition. The arborist

may adjust clearing limits in the field so that, in their opinion, tree roots and soils are protected while necessary work can proceed.

5. **The Tree Protection Fencing** (TPF) shall be installed in the locations shown on the *Tree Assessment and Protection Site Plan(s)*, with special consideration of the Specified Tree Protection Zone (STPZ) of trees to be preserved.

   The TPF shall be constructed with steel posts driven into the ground with 6-ft. chain link cyclone fence attached. Other methods and materials may be used if specified in the approved tree protection plan (TPP).

   Upon consultation with the contractor, the project consulting arborist shall determine the final placement of the fence and the extent and method of clearing that may be done near preserved trees. Additional follow-up determinations may be required as work progresses on the project.

   No parking, storage, dumping, or burning of materials is allowed beyond the clearing limits or within the TPF.

   The TPF shall not be moved without authorization by the project's consulting arborist or municipal representative/arborist. The TPF shall remain in place for the duration of the project, unless temporary adjustments are approved as part of the TPP.

   Tree protection signs shall be posted on all outer-facing sides of the fencing at 15-foot intervals. (See guideline 10 below for signage guidance)

   Work within the tree protection fencing area shall be reviewed with and approved by the project's consulting arborist. Call Urban Forestry Services | Bartlett Consulting at 360-399-1377 with questions.

6. **Trunk Protection:** In some restricted or tight areas of the site, standard TPF may not be feasible or effective. Construct plywood trunk protection around the retained trees where construction is near or within the Critical Root Zone (CRZ), as specified in the approved TPP and on the *Tree Assessment and Protection Site Plan(s)*. Construct the trunk protection out of four (4), 4-foot x 8-foot sheets of plywood, on end, fastened at the corners, forming a box around the trunk.

   Tree protection signs shall be posted on all sides of the plywood box structure. (See guideline 10 below for signage guidance)

7. **Branch Protection:** Install branch protection where the likelihood of heavy equipment or temporary infrastructure (i.e., scaffolding) damaging lateral branches of protected trees is high. Branch protection may consist of a closed-cell foam padding material wrapped around the exposed lateral branches above or within the vicinity of construction activity.

   Pruning may be allowed if approved by an ISA Certified Arborist® in advance. Alternatively, branches may be tied back out of the way of construction work.

8. **Silt Fence:** If a silt fence is required to be installed within the TPZ of a protected tree, the bottom of the silt fence shall not be buried in a trench but instead folded over and placed flat on the ground. The flat portion of the silt fence shall be covered with gravel or soil for anchorage.

9. **TPZ over Surfacing:** Where the STPZ includes an area covered by surfacing (concrete, asphalt, pavers, etc.), the TPF can be placed along the edge of the surfacing if or until it is removed or altered.

   After hardscape removal, the remaining TPZ should be backfilled with topsoil up to 6 inches deep and incorporated into the soil (if no roots will be damaged in the process), and protected with the TPF. The incorporation of topsoil into the existing subgrade shall be determined by the consulting arborist. Where applicable, a specification for topsoil can be provided or approved by UFS|BC.

   If alterations or improvements are being made to the existing surfacing, alternative no-dig, and low-impact development (LID) methods should be prioritized over traditional more impactful methods. All surfacing changes shall be reviewed and approved by the project's consulting arborist, and incorporated into the final approved TPP.

10. **Tree Protection Signs** shall be attached to the outside of tree protection fencing and plywood trunk protection at 15-foot intervals and on all sides/aspects. Signage shall be shown as required on the site plan(s). The signage should read "**TREE PROTECTION FENCE. DO NOT ENTER THIS AREA. DO NOT PARK OR STORE MATERIAL WITHIN THE PROTECTION AREA.**"

    Monetary Fines based on the appraised dollar value of the retained trees may also be included on these signs. Telephone contact details for the project consulting arborist should also be included on the signs.

    A bilingual UFS|BC branded sign is attached for ease of availability and production. This sign can be readily printed on weather-resistant sign material and fastened to the tree protection fencing or plywood trunk protection panels. Custom versions of this sign can be provided upon request to include alternative messaging, QR codes linking to specific project information/plans and interactive details, etc.

11. **Soil Protection within the Tree Preservation Zone (TPZ):** four (4) inches of wood chip mulch shall be placed over all exposed and protected soil within the STPZ of all retained and protected trees (not including hardscape surfaces).

    A biodegradable coir mat netting is recommended to be placed on the existing grade before woodchip placement to protect the condition and mark the location of the existing grade. The netting is a valuable benchmark that defines the original grade in the event that the woodchips within the STPZ are removed or altered. If left, coir netting will degrade over time.

    Where vehicular access, materials storage, or staging is required within the STPZ, temporary work pads or storage pads are required within the STPZ of all protected trees that are not already protected with hardscape; the soil shall be protected with 12 inches of woodchips and ¾-inch plywood or 1-inch metal sheets to protect from soil compaction and damage to roots of retained trees.

12. **Landscape Plans, Irrigation Design, and Installation Details:** Great care shall be exercised when landscaping within the TPZ of any tree. Roots of preserved trees and other vegetation shall not be damaged by planting or installation of irrigation lines. The owner's consulting arborist shall review the Landscape Plan for any potential design and tree preservation conflicts and approve related irrigation and landscape installation activities within the TPZ of retained trees. A proposed method for work shall be provided to and approved by the consulting arborist.

13. **Backfill and Grade Changes:** The owner's arborist will determine to what extent backfilling may be allowed within the STPZ of a preserved tree and if needed, the specific material which may be used. Grade cuts are usually more detrimental than grade filling within the TPZ and must be reviewed by the arborist well in advance of construction.

14. **Tree Maintenance and Pruning:** Trees recommended for maintenance and approved by the owner may be pruned to provide clearance, improve structure and form, mitigate risk, etc., as recommended for safety, site and construction access and building clearance, or aesthetics. Of specific concern are tree branches over construction access points; obstructing branches shall be properly pruned or tied back before damage can occur.

    An International Society of Arboriculture Certified Arborist® shall complete all pruning. *ANSI A300 American Standards for Pruning* shall be used.

    Branches of retained trees within 10 feet or less of any power line, depending on power line voltage, may only be pruned by a Utility Certified Arborist. This pruning must be coordinated with the local power company, as they may prefer to provide this pruning.

15. **Underground Utilities:** Utility installation within the STPZ of any protected tree shall be reviewed by the project consulting arborist. A less root-disturbing route or minimal-impact installation method of utility installation may be discussed and recommended (i.e., tunneling or trenchless excavation). Trenching through the CRZ of a retained tree is not typically allowed. **See TPZ Explanation to differentiate between the CRZ and other Tree Protection Zones**.

    An Air Spade or Air Knife and Vacuum Truck may be required when utility installation is mandatory near a retained tree or other methodology such as trenchless excavation. The method of utility installation shall be determined on a case-by-case basis after a review of the depth, width, and location of the proposed impact.

16. **Root Pruning:** Required work may result in the cutting of roots of protected trees. Cutting roots 2 inches or greater must be avoided. Potential root pruning needs must be reviewed in advance with the project consulting arborist to minimize potential root fracturing and other damage. Severed roots of retained trees shall be cut off cleanly with a sharp saw, pruning shears, or other appropriate cutting implements.

    Applying pruning paint on trunk or root wounds is not recommended. Severed roots shall be covered immediately after final pruning with moist soil or covered with mulch until covered with soil. Excavation equipment operators shall take extreme care not to hook roots and pull them back towards retained trees. In all cases, the excavator shall sit outside of the TPZ. Soil excavation within the STPZ shall be under the direct supervision of the project's consulting arborist.

17. **Supplemental Tree Irrigation:** If clearing is performed during the summer, supplemental watering and/or mulch over the root systems within the STPZ of protected trees may be required by the project's consulting arborist. The consulting arborist should be notified of the proposed schedule for clearing and grading work. Supplemental watering and mulching over the root systems of roots impacted or stressed trees are strongly recommended to compensate for root loss and initiate new fine root growth.

    Long periods of slow drip irrigation are typically the most effective and efficient, though watering bags may be an effective method for some street trees. A large coil of soaker hose starting at least 18 inches from the trunk and covering the Interior Tree Protection Zone area

City of Mount Vernon Development Services
Received
10/28/2025

Urban Forestry Services
BARTLETT CONSULTING
Divisions of The F.A. Bartlett Tree Expert Company

Arborist Report

Title: **South Village Development**
Tree & Site Evaluation and Tree Protection Planning

Prepared for: Samish Bay Land Company
C/o David Prutzman
4215 Montgomery Place
Mount Vernon, WA 98274

Prepared by: Urban Forestry Services | Bartlett Consulting
Josh Hollinger, Consulting Arborist
ISA Certified Arborist® No. WE-12135AU
ISA Tree Risk Assessment Qualified

Reviewed by: Thomas Cottrell, Consulting Arborist

Date: January 28, 2025

Revised October 23, 2025

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Attachments:

Individual Tree Inventory Table
Tree Group Inventory Table
Tree Inventory Site Plan
UFS|BC General Tree Protection Guidelines & Critical Root Zone Explanation (GTPG)
UFS|BC Wildlife Tree Creation Detail

Summary

Urban Forestry Services | Bartlett Consulting (UFS|BC) inventoried and evaluated approximately 565 trees within and surrounding the planned South Village development located at Skagit County Parcel P135481 in Mount Vernon, Washington. Skagit County Parcel P135481 includes 2437 and 2601 East Blackburn Road in Mount Vernon, Washington.

The tree inventory and evaluation was completed on January 17, 2025.

Location

Of the approximately 565 inventoried trees, 531 are located within either 2437 or 2601 East Blackburn Road (both addresses comprise the project site), fifteen (15) are located within 2721 East Blackburn Road, four (4) are located within 2433 East Blackburn Road, and fifteen (15) are located within the Big Fir South Homeowners Association (HOA) buffer. The Big Fir South HOA buffer abuts the project site to the west.

Removal and Retention

Of the 565 trees included in this inventory and evaluation I recommend that 511 trees should be removed, and five (5) trees should be converted into wildlife snags due to expected impacts from development. All trees recommended for removal or snag creation are located within the project site.

I recommend retention with protection for forty-nine (49) trees. Of these, fifteen (15) are within the project site, fifteen (15) are within 2721 East Blackburn Road, four (4) are located within 2433 East Blackburn Road, and fifteen (15) are within the Big Fir South HOA buffer.

Through careful implementation of the tree protection measures that I recommend, development impacts are not expected to significantly affect the condition of trees recommended for retention.

Environmentally Critical Area

Samish Bay Land Company provided a memo (*South Village: Site Description*) that states there is a 2.1 acre wetland within the project site and that planned development will fill 0.5 acres of the wetland. Additionally, the memo states that trees located within the wetland are planned for retention though the developer will defer to an arborist as to what trees should be removed or retained.

Of the 513 trees I recommend for removal or conversion to wildlife snags, seventeen (17) are located within the wetland buffer. To mitigate the loss of ecosystem functions and benefits provided by these trees, I recommend planting fifty-one (51) trees within the critical area buffer.

Development Impact Evaluation

Development impacts were determined using a combination of our field observations and an evaluation of the plan set provided by Samish Bay Land Company. Of the 565 trees included in this inventory and evaluation I expect 545 to experience some level of impact from the proposed development. The remaining twenty (20) trees are not expected to incur impacts.

Risk Assessment

I recommend that all retained trees be assessed for risk in an ISA Level 1 Limited Visual assessment one (1) year after the conclusion of development activities.

Introduction

Project

Samish Bay Land Company contacted our office in December 2024 requesting an inventory of trees within and surrounding the project site and a tree protection plan that complies with City of Mount Vernon Municipal Code requirements.

The project site is located at Skagit County Parcel P135481 in Mount Vernon, Washington. The parcel is occupied by two (2) residential addresses – 2437 and 2601 East Blackburn Road. Samish Bay Land Company plans to improve the parcel by demolishing the existing residence located at 2437 East Blackburn Road and clearing a section of the parcel to allow for the construction of nineteen (19) residential lots. The existing residence at 2601 East Blackburn Road is to remain.

The planned development is expected to impact approximately 545 trees while twenty (20) trees are not expected to incur impacts.

Agency Requirements

As part of a complete land clearing permit Mount Vernon's Municipal Code (MVMC) Chapter 15.18 *Land Clearing* requires the following regarding trees:

- The general location, type, size range, and condition of trees.
- Identification by area, of trees that are to be removed or retained and information on how tree protection areas are delineated in the field.

MVMC 15.18.070 *Performance Standards* defines a tree's critical root zone[1] (CRZ) as a radius that extends one (1) foot out from the tree for every inch of trunk diameter. Additionally, tree protection areas are to extend three (3) feet beyond the CRZ of each retained tree.

City Comments

The City of Mount Vernon's Planning Department reviewed UFS|BC's report and requires an updated account of the number of replacement trees we have recommended to be planted as part of this project. The City stated that trees removed within a wetland buffer are to be replaced at a 3:1 ratio. Our original report recommended tree replacement at a 1:1 ratio.

This report reflects the City's requested revisions to account for additional replacement trees.

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[1] Critical Root Zone (CRZ) – Current industry standards define the critical root zone as the area of soil around a tree where the minimum volume of roots critical to the health or stability of the tree are located. UFS|BC calculates this as six (6) inches for every inch of trunk diameter. For this project UFS|BC have used the current industry standard to calculate CRZ.

Purpose

The purpose of this report is to provide a general inventory of trees within and surrounding the project site, to evaluate expected impacts from the proposed development, to recommend retention or removal of impacted trees, and to provide recommendations for tree protection during development.

Methods

Plan Review

Samish Bay Land Company provided materials they submitted to the City of Mount Vernon as part of the pre-application for development process. These materials include:

- A topographic survey of the project site. The survey was completed by Herrigstad Engineering and Surveying. The survey is not dated, UFS|BC was provided with the survey by the client in December 2024.
- A general site plan completed by Herrigstad Engineering and Surveying, dated April 11, 2018.
- A wetland delineation map completed by Graham-Bunting and Associates, dated June 2009. From correspondence with the client in January 2025 and from our observations during our inventory, it is my understanding that the wetland delineation was surveyed and marked in the field in January 2025.
- A memo, titled *South Village: Site Description*, that provides a description of the project site and planned development including utility installation and improvements to East Blackburn Road.

After reviewing the material provided, it is my understanding that:

- The existing residence at 2437 East Blackburn Road will be demolished.
- The existing residence and associated asphalt driveway at 2601 East Blackburn Road are to remain. No soil disturbance is planned within this area. This address is identified as Lot 20 on the provided site plan.
- Land clearing and grading will occur from the southern boundary of the project site and continue north to approximately where Fraser Avenue abuts the project property.
- Land clearing and grading will occur within a section of the delineated wetland.
- A stormwater retention pond is to be located at the southeast corner of the project site.
- Utility connections will be installed at East Black Burn Road and at Fraser Avenue.

Tree Inventory & Evaluation

UFS|BC arborists were on-site on January 17, 2025, to inventory and evaluate approximately 565 trees potentially impacted by the proposed development.

Inventory data was collected for general tree groups and for single trees that warranted individual notation.

General data collected for tree groups includes tree count, species observed within the group, condition range, and size range (height and trunk diameter).

Trees identified in the field that warranted individual notation were marked with an aluminum tag. The tags are nailed to the trunk.

Trunk diameter was measured at 4.5 feet above grade (diameter at breast height (DBH)).

The dripline radius was estimated to the nearest foot.

Condition ratings are based on tree *health*, *structure*, and *form* as defined in the *Plant Appraisal Guide, 10th Edition*.

For trees located within and surrounding the wetland buffer that are recommended for retention and protection orange flagging was tied around the trunk (Photo 1).

Calculated Tree Protection Zones (CTPZ) are derived from a combination of three factors: trunk diameter of the tree, the species tolerance to construction[2], and the age-class of the tree. These factors are then used to determine the radius of the tree protection zone.

This method of determining tree protection areas uses current industry practices and meets City of Mount Vernon requirements.

Limitatons

The tree evaluation was performed from the ground for visual conditions. Landscape features such as dense understory vegetation obscured the view of the trunks of some trees, which may have hidden conditions of concern.

Photo 1. Individual trees recommended for retention and protection are identified in the field with orange flagging tied around the trunk.

[2] Species tolerance to construction is determined through a combination of personal professional experience and regional tree industry reference materials. This is species specific and is not based on tree condition or planned development.

Findings

Two (2) tree inventory tables are attached. The first, titled *Individual Tree Inventory Table*, provides details on each individual tree included in this inventory. The second, titled *Tree Group Inventory Table* provides general information on each tree group included in this inventory. A *Tree Inventory Site Plan* is also attached which shows the approximate location of recommended tree protection measures, inventoried trees, and tree groups.

Site Summary

The project site is located at Skagit County Parcel P135481 in Mount Vernon, Washington. The northern two-thirds of the parcel is occupied by critical wetlands and associated buffers. Two (2) residences are located near the southern limit of the parcel along East Blackburn Road. A forest stand is located north of the residences.

Inventory & Evaluation

Trees included in this inventory range in trunk diameter from three (3) to fifty (50) inches. The inventory population exhibits a full range for condition, with the majority of trees in *fair* condition. These ranges in condition and size are typical of a native forest stand.

Species

There are twelve (12) species represented in the inventory population including ornamental and native species. Table 1 below summarizes the tree species inventoried.

Table 1. Species summary

Species
Apple (*Malus spp.*)
Atlas cedar (*Cedrus atlantica*)
Bigleaf maple (*Acer macrophyllum*)
Birchbark cherry (*Prunus serrula*)
Bitter cherry (*Prunus emarginata*)
Douglas fir (*Pseudotsuga menziesii*)
English walnut (*Julgans regia*)
Japanese tree lilac (*Syringa reticulata*)
Paperbark birch (*Betula papyrifera*)
Red alder (*Alnus rubra*)
Red maple (*Acer rubrum*)
Western redcedar (*Thuja plicata*)

Inventoried Tree Location

Ninety-four (94) percent of inventoried trees are located within the project site. Table 2 below summarizes the approximate number of trees by location.

Table 2. Location and tree county summary

Location	***Tree Count***
Project Site	531
2721 E. Blackburn Road	15
2433 E. Blackburn Road	4
Big Fir HOA Buffer	15
Total	*565*

Construction Impacts

Construction Tolerance

The species included in this inventory exhibit a full range for tolerance to construction impacts. Table 3 below summarizes the construction tolerance of species in this population.

Table 3. Species construction impact tolerance summary

Tolerance Rating	***Species***
High	Red maple
Medium	Apple spp., Atlas cedar, Cherry spp., Douglas fir, Japanese tree lilac
Low	Bigleaf maple, English walnut, paperbark birch, red alder, western redcedar

Impact Classification

Trees classified as impacted in this inventory are those that are expected to incur impacts, direct or indirect, to their CTPZ based on the provided plan sets. Impacts are classified in the following ways:

Direct	a tree resides directly within the planned work limits and/or greater than 50% of the tree's CTPZ is expected to incur loss
Major	a tree resides outside the planned work limits, but a large portion (20%<50%) of the tree's CTPZ is expected incur loss.
Minor	a tree resides outside the planned work limits, and a small portion (5%<20%) of the tree's CTPZ is expected to incur loss.
Negligible	a tree resides outside the planned work limits to the degree that less than 5% loss is expected within the tree's CTPZ.
None expected	a tree resides outside of the planned work limits to the degree that no impacts are expected within the tree's CTPZ.

Impact Analysis

Through a combination of our field observations and GIS analysis, the proposed development was evaluated against each tree's CTPZ. I expect the majority of trees included in this inventory to experience some level of impact from the proposed development. Expected impacts are primarily from soil disturbance (clearing and grading) within the CTPZ of inventoried trees.

Specific trees were classified as potential candidates for removal or retention and protection. Table 4 below summarizes the number of trees recommended for removal or retention within each impact classification.

Table 4. Impact group summary.

Impact Group	Quantity Retained	Quantity Removed	Totals
Direct	0	502	502
Major	0	10*	10
Minor	34	2	36
Negligible	2	0	2
None expected	13	2*	15
Totals	***49***	***516****	***565***

** Includes trees recommended for wildlife snag conversion.*

Expected Impacts

Direct – 502 Trees

Eighty-eight (88) percent of trees in this inventory are expected to incur direct impacts from planned development. This includes Tree Groups 1 to 20 and thirty-four (34) individual trees. The attached *Individual Tree Inventory Table* provides details on the status of each tree. These trees are either located within the clearing and grading limits of the project or more than fifty (50) percent of their CTPZ is located within the clearing and grading limits.

All 502 trees are recommended for removal.

Major – Trees 8 to 10, 46, 47, 50 to 53, and 56

Ten (10) trees are expected to incur major impacts from planned development. These trees are located outside the clearing and grading limits though a large section of their CTPZ is expected to be impacted.

All ten (10) trees are recommended for either removal or conversion to wildlife snags.

Minor – Tree Groups 20 to 22, Trees 57 and 58

Thirty-six (36) trees are expected to incur minor impacts from planned development.

Tree Groups 20 to 22 are located outside of the project site and are recommended for retention with protection.

Trees 57 and 58 are located outside the clearing and grading limits of the project. Although these trees are expected to incur minor impacts to their CTPZs, they are recommended for

removal due to having *poor* structure and are not expected to be windfirm following forest clearing.

The remaining thirty-four (34) trees are recommended for retention with protection.

None Expected to Negligible – Trees 32 to 45, 48, 49, and 59

Seventeen (17) trees are expected to incur negligible to no impacts from planned development.

Trees 40 and 42 are located outside the clearing and grading limits of the project. Although these trees are expected to incur negligible impacts to their CTPZs, they are recommended for removal due to having *poor* structure and are not expected to be windfirm following forest clearing.

The remaining fifteen (15) trees are recommended for retention with protection.

Delineated Wetland Tree Removals

Seventeen (17) trees located within the delineated wetland are expected to incur unsustainable impacts from the proposed development are recommended to be converted into wildlife snags or removed.

The City of Mount Vernon requires replacement of trees within a critical area to be replaced at a 3:1 ratio. Fifty-one (51) replacement trees are required to be installed as part of this project to satisfy City requirements.

Recommendations

The following recommendations should occur in the order outlined below.

Attached with this report are UFS|BC's *General Tree Protection Guidelines* (*GTPG*). This document is being provided as a supplement to the below recommendations.

Pre-Construction Phase

1. Site Meeting
   The project arborist (or another qualified individual) should meet with the project team and pertinent contractors prior to the start of development activities. The arborist and project team should review recommended tree work, tree protection measures, and the site to ensure all protections are clearly laid out to align with this plan.

2. Tree Removal – 511 Trees
   511 trees are recommended for removal due to expected impacts from development.
   a. See section 3 of the *GTPG* for reference.
   b. All removal activities shall adhere to ANSI Z133 Safety Standards.
   c. Tree removal shall be done in a manner that does not damage above and below-ground parts of retained trees.
   d. If stump removal is necessary to facilitate grading, grind the stumps of these trees and take care not to pull or tear the roots of surrounding trees identified for retention.

e. Wetland Buffer Removals – 31 Trees.
    i. Trees 8 to 31, 51, 52, and 54 to 58. All logs and wood debris shall be left in the wetland buffer. Cut branches to 4-foot lengths and let the logs be in contact with the ground, when possible, to help with decomposition.

3. Wildlife Snag Creation – Five (5) Trees

Trees 40, 42, 46, 47, and 53 are recommended for conversion into live wildlife snags due to expected impacts from development.

a. See attached *Wildlife Snag Detail*.
b. All work shall adhere to ANSI Z133 Safety Standards and be performed by or directly supervised by an ISA Certified Arborist® with experience in pruning trees to create wildlife habitat.
c. Reduce the height of each tree to approximately thirty (30) feet.
d. All logs and wood debris shall be left in the wetland buffer. Cut branches to 4-foot lengths and let the logs be in contact with the ground, when possible, to help with decomposition.
e. This is not a recommendation to "top" these trees. Topping is the reduction of a tree's size by heading back stems or branches to stubs, without regard to their "natural" aesthetic or structure for stability or habitat. Wildlife snag creation is an approach that intentionally simulates the form of naturally occurring failed parts of trees or snags while allowing the tree to decline naturally.

4. Tree Protection Measures – Forty-nine (49) Trees

Trees 32 to 39, 41, 48, 49, 59 and Tree Groups 20 to 22 are recommended for retention with protection. Install the following tree protection measures prior to the beginning of construction.

Tree Protection Fencing – (*GTPG Sections 5 and 10)*

Tree Groups 20 and 22 - the existing fence is sufficient protection, do not install additional fencing for these trees.

Trees 32 to 39, 41, 48, 49, 53, 59, and Tree Group 21.

a. Install tree protection fencing at the locations illustrated on the attached *Tree Inventory Site Plan*.
b. Fencing shall be constructed with steel posts driven into the ground with 6-foot chain link cyclone fence attached.
c. Attach tree protection signs to the outside of the tree protection fencing at 15-foot intervals and on all sides/aspects.
d. Tree protection fencing should remain in place through the end of planned construction.
e. Keep all materials, equipment, and contractors out of the tree protection zones.

Construction Phase

1. Low-impact Methods

Root Pruning

Trees 48, 49, 59 and Tree Groups 20 to 22 – When soil disturbance is required within the CTPZ of these trees perform the following:

a. Remove soil with an air spade to expose roots. Removal of soil with hand tools is also acceptable, though incidental and minor damage to roots is possible.
b. If any roots smaller than four (4) inches in diameter are encountered, cleanly prune the root just outside (towards the trunk) of the excavation limit.
c. If roots larger than four (4) inches in diameter are encountered contact the project arborist (or another qualified arborist) for further guidance.
d. Have the project arborist (or another qualified arborist) on-site during excavation to monitor root loss and advise with root pruning.

2. Tree Protection Measures – Forty-nine (49) Trees

Continue to keep all materials, contractors, and equipment out of the tree protection zones.

3. Monitoring

The project arborist (or another qualified arborist) should make periodic site visits to ensure tree protection measures are being followed and to evaluate the condition of retained trees.

Post-construction Phase

The following should be performed after the project is complete, all materials and equipment have been removed from the site, and no further construction activities are expected.

1. Tree Protection Fencing
Remove all tree protection fencing once the project is complete.

2. Mitigation Plantings – Fifty-one(51) Trees
Install seventeen (17) trees to mitigate the loss of ecosystem function from recommended removals.
   a. All plant installation shall adhere to ANSI A300 Part 6 standards and be performed by or under the direct supervision of an ISA Certified Arborist® with experience in planting trees within environmentally critical areas.
   b. Install any combination of the following native species: Pacific dogwood (*Cornus* nutallii), paper birch (*Betula papyrifera*), and vine maple (*acer circinatum*).

3. Final Inspection

The project arborist (or another qualified arborist) should complete a final site visit to report on the condition of retained trees following the completed work to identify if any further post-construction treatments are necessary.

Let me know if you have any questions regarding this Tree Inventory, Site Evaluation, and Tree Protection Planning Report.

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Bibliography

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Trees and Development: A Technical Guide to Preservation of Trees During Land Development, Matheny, N., Clark, J., 1998 International Society of Arboriculture.

Exhibit 4c
Samish Bay Land Company
South Village Development
Skagit County Parcel P135481

Thomas Cottrell, Josh Hollinger
ISA Certified Arborists
Tree Risk Assessment Qualified (TRAQ)

Individual Tree Inventory Table

Tree No.	Species	DBH (in.)	Canopy (ft.)	Height	Age Class	Condition	CTPZ Impacts	Action
1	Bitter cherry (*Prunus emarginata*)	15.1	12	Medium	Young	Fair	Direct	**Remove**
2	English walnut (*Juglans regia*)	10.4	15	Medium	Young	Fair	Direct	**Remove**
3	English walnut (*Juglans regia*)	8.6	15	Small	Young	Fair	Direct	**Remove**
4	Apple (*Malus domestica*)	14.6	12	Small	Young	Fair	Direct	**Remove**
5	English walnut (*Juglans regia*)	7.6	12	Small	Young	Good	Direct	**Remove**
6	Birchbark cherry (*Prunus serrula*)	6.3	6	Small	Young	Fair	Direct	**Remove**
7	Cutleaf crab apple (*Malus transitoria*)	6.9	10	Small	Young	Good	Direct	**Remove**
8	Western red cedar (*Thuja plicata*)	30.5	15	Medium	Semitmature	Fair	Major	**Remove**
9	Douglas fir (*Pseudotsuga menziesii*)	24.3	12	Large	Semitmature	Fair	Major	**Remove**
10	Western red cedar (*Thuja plicata*)	32.4	15	Medium	Semitmature	Poor	Major	**Remove**
11	Douglas fir (*Pseudotsuga menziesii*)	22.5	11	Large	Semitmature	Fair	Direct	**Remove**
12	Western red cedar (*Thuja plicata*)	6.0	8	Small	Young	Fair	Direct	**Remove**
13	Bitter cherry (*Prunus emarginata*)	11.9	15	Small	Young	Fair	Direct	**Remove**
14	Western red cedar (*Thuja plicata*)	5.1	7	Small	Young	Poor	Direct	**Remove**
15	Western red cedar (*Thuja plicata*)	16.7	8	Medium	Young	Fair	Direct	**Remove**
16	Western red cedar (*Thuja plicata*)	30.2	15	Large	Semitmature	Poor	Direct	**Remove**
17	Western red cedar (*Thuja plicata*)	8.6	9	Small	Young	Fair	Direct	**Remove**
18	Western red cedar (*Thuja plicata*)	18.3	14	Small	Young	Fair	Direct	**Remove**
19	Douglas fir (*Pseudotsuga menziesii*)	25.0	20	Large	Semitmature	Fair	Direct	**Remove**
20	Western red cedar (*Thuja plicata*)	7.0	8	Small	Young	Fair	Direct	**Remove**
21	Douglas fir (*Pseudotsuga menziesii*)	26.8	18	Large	Semitmature	Fair	Direct	**Remove**
22	Western red cedar (*Thuja plicata*)	10.6	9	Small	Young	Fair	Direct	**Remove**
23	Douglas fir (*Pseudotsuga menziesii*)	20.6	16	Large	Semitmature	Fair	Direct	**Remove**
24	Douglas fir (*Pseudotsuga menziesii*)	23.0	19	Large	Semitmature	Fair	Direct	**Remove**
26	Douglas fir (*Pseudotsuga menziesii*)	14.0	10	Large	Young	Fair	Direct	**Remove**
27	Western red cedar (*Thuja plicata*)	25.3	14	Large	Semitmature	Fair	Direct	**Remove**
28	Red alder (*Alnus rubra*)	11.9	0	Small	Young	Dead	Direct	**Remove**
29	Western red cedar (*Thuja plicata*)	6.1	9	Small	Young	Fair	Direct	**Remove**
30	Douglas fir (*Pseudotsuga menziesii*)	19.9	16	Large	Semitmature	Fair	Direct	**Remove**
31	Western red cedar (*Thuja plicata*)	3.5	5	Small	Young	Fair	Major	**Remove**
32	Red alder (*Alnus rubra*)	24.6	15	Medium	Mature	Fair	None	Retain
33	Bitter cherry (*Prunus emarginata*)	7.0	12	Medium	Young	Fair	None	Retain
34	Douglas fir (*Pseudotsuga menziesii*)	25.4	17	Large	Semitmature	Fair	None	Retain
35	Red alder (*Alnus rubra*)	4.5	8	Small	Young	Fair	None	Retain
36	Douglas fir (*Pseudotsuga menziesii*)	23.6	14	Large	Semitmature	Fair	None	Retain
37	Western red cedar (*Thuja plicata*)	13.6	12	Large	Young	Fair	None	Retain
38	Western red cedar (*Thuja plicata*)	14.6	12	Large	Young	Fair	None	Retain
39	Western red cedar (*Thuja plicata*)	22.9	12	Large	Semitmature	Fair	None	Retain
40	Western red cedar (*Thuja plicata*)	23.7	20	Large	Semitmature	Fair	None	**Snag**
41	Western red cedar (*Thuja plicata*)	10.4	11	Large	Young	Fair	None	Retain
42	Douglas fir (*Pseudotsuga menziesii*)	14.9	12	Large	Young	Fair	None	**Snag**
43	Bigleaf maple (*Acer macrophyllum*)	23.2	25	Large	Semitmature	Fair	Minor	Retain
44	Western red cedar (*Thuja plicata*)	6.5	12	Small	Young	Fair	None	Retain
45	Western red cedar (*Thuja plicata*)	4.0	12	Small	Young	Fair	None	Retain
46	Douglas fir (*Pseudotsuga menziesii*)	34.3	22	Large	Semitmature	Fair	Major	**Snag**
47	Douglas fir (*Pseudotsuga menziesii*)	36.2	22	Large	Semitmature	Fair	Major	**Snag**
48	Pacific crab apple (*Malus fusca*)	5.7	13	Small	Young	Poor	Negligible	Retain
49	Western red cedar (*Thuja plicata*)	5.7	9	Small	Young	Fair	None	Retain
50	Douglas fir (*Pseudotsuga menziesii*)	21.1	14	Large	Semitmature	Fair	Major	**Remove**
51	Western red cedar (*Thuja plicata*)	31.8	15	Large	Semitmature	Fair	Major	**Remove**
52	Douglas fir (*Pseudotsuga menziesii*)	21.0	18	Large	Semitmature	Fair	Major	**Remove**
53	Western red cedar (*Thuja plicata*)	32.7	16	Large	Semitmature	Fair	Major	**Snag**
54	Western red cedar (*Thuja plicata*)	13.2	11	Medium	Young	Good	Direct	**Remove**
55	Douglas fir (*Pseudotsuga menziesii*)	18.9	14	Large	Young	Fair	Direct	**Remove**
56	Douglas fir (*Pseudotsuga menziesii*)	23.5	18	Large	Semitmature	Fair	Major	**Remove**
57	Western red cedar (*Thuja plicata*)	4.0	18	Small	Young	Fair	Minorr	**Remove**
58	Douglas fir (*Pseudotsuga menziesii*)	22.2	16	Medium	Semitmature	Fair	Minorr	**Remove**
59	Douglas fir (*Pseudotsuga menziesii*)	28.9	23	Large	Semitmature	Good	None	Retain
60	Red maple (*Acer rubrum*)	6.6	9	Medium	Young	Fair	Direct	**Remove**
61	Atlas cedar (*Cedrus atlantica*)	9.6	9	Medium	Young	Fair	Direct	**Remove**
62	Lilac (*Syringa reticulata*)	6.7	4	Small	Young	Fair	Direct	**Remove**
63	Lilac (*Syringa reticulata*)	12.0	4	Small	Young	Fair	Direct	**Remove**
64	Paperbark birch (*Betula papyrifera*)	4.7	3	Small	Young	Fair	Direct	**Remove**

Exhibit 4c
Samish Bay Land Company
South Village
Skagit County Parcel P135481

Thomas Cottrell, Josh Hollinger
ISA Certified Arborists
ISA Tree Risk Assessment Qualified (TRAQ)

Tree Group Inventory Table

Tree Group	Species Mix	Tree Count	Species	Diameter Range (inches)	Condition Range	CTPZ Impacts	Action
1	Mix - Broadleaf Dominant	8	Cherry, apple	3 to 12	Fair	Direct	**Remove**
2	Single species	4	Douglas fir	18 to 28	Fair	Direct	**Remove**
3	Mix - Conifer Dominant	9	Douglas fir, English holly , arborvitae	4 to 50	Fair	Direct	**Remove**
4	Mix - Broadleaf Dominant	8	Douglas fir, apple, alder.	3 to 30	Fair	Direct	**Remove**
5	Mix - Conifer Dominant	14	Douglas fir, western red cedar	3 to 28	Fair to Good	Direct	**Remove**
6	Mix - Conifer Dominant	40	Douglas fir, western red cedar	3 to 35	Fair	Direct	**Remove**
7	Mix - Conifer Dominant	10	Douglas fir, western red cedar	3 to 36	Fair to Good	Direct	**Remove**
8	Mix - Conifer Dominant	16	Douglas fir, western red cedar	3 to 32	Fair to Good	Direct	**Remove**
9	Mix - Conifer Dominant	17	Douglas fir, big leaf maple, western red cedar	4 to 35	Fair to Good	Direct	**Remove**
10	Mix - Broadleaf Dominant	22	Douglas fir, western red cedar	3 to 30	Fair to Good	Direct	**Remove**
11	Mix - Conifer Dominant	40	Bitter cherry, Douglas fir, western red cedar, alder, big leaf maple, holly	3 to 27	Fair to Good	Direct	**Remove**
12	Mix - Conifer Dominant	29	Alder, Douglas fir, western red cedar, paper birch, bitter cherry	3 to 36	Dead to Good	Direct	**Remove**
13	Mix - Conifer Dominant	40	Douglas fir, western red cedar, bitter cherry, holly.	3 to 31	Very Poor to Good	Direct	**Remove**
14	Mix - Conifer Dominant	37	Douglas fir, western red cedar, alder	3 to 32	Very Poor to Good	Direct	**Remove**
15	Mix - Conifer Dominant	50	Douglas fir, western red cedar, holly, alder	3 to 48	Very Poor to Good	Direct	**Remove**
16	Mix - Conifer Dominant	50	Douglas fir, western red cedar, holly	3 to 30	Very Poor to Good	Direct	**Remove**
17	Mix - Conifer Dominant	60	Douglas fir, western red cedar,	5 to 35	Fair	Direct	**Remove**
18	Single species	4	Douglas fir	26 to 37	Fair	Direct	**Remove**
19	Mix - Broadleaf Dominant	10	Bitter cherry, alder, birch, Douglas fir, hawthorn,	4 to 12	Very Poor to Good	Direct	**Remove**
20	Mix - Conifer Dominant	15	Douglas fir, western redcedar, bigleaf maple	3 to 30	Poor to Good	Minor	Retain
21	Mix - Conifer Dominant	4	Douglas fir, western redcedar	20 to 30	Fair to Good	Minor	Retain
22	Mix - Conifer Dominant	15	Douglas fir, western redcedar	6 to 10	Fair to Good	Minor	Retain

Appendix C. Inadvertent Discovery Plan (IDP)

In accordance with RCW 27.44 Indian Graves and Records Act, RCW 27.53 Archaeological Sites and Resources, RCW 68.50 Human Remains, and RCW 68.60 Abandoned and Historic Cemeteries and Historic Graves, the below procedures will be followed in the event that archaeological materials or human remains are discovered during ground disturbance.

C.1 Procedures for Discovery of Potential or Actual Cultural Resources

Upon discovery of a potential or actual archaeological site or cultural resources as defined by RCW 27.44 Indian Graves and Records Act and RCW 27.53 Archaeological Sites and Resources, the project proponent, its employees, contractors, and sub-contractors shall take the following steps.

a) Immediately halt ground disturbing, construction, or other activities around the area of the discovery and secure the area with a perimeter of not less than 30 feet until all procedures are completed and the parties agree that activities can resume. If such a perimeter would materially impact agency functions mandated by law related to health, safety, or environmental concerns, then the secured area shall be of a size and extent practicable to provide maximum protection to the resource under the circumstances. Project activities may continue outside the secured perimeter. No one shall excavate the discovery, which will be left in place, undisturbed and without analysis, until consultation with DAHP and affected Tribes regarding a final disposition of the discovery has been completed. In accordance with RCW 27.53.060, no one shall knowingly remove or collect any archaeological objects without obtaining a permit.

b) Notify the State Archaeologist at DAHP and affected Tribes of the discovery as soon as possible and no later than 24 hours of the discovery. If human remains are found, the project proponent shall follow the notification procedures specified below.

c) Arrange for the parties to conduct a joint viewing of the discovery within 48 hours of the notification or at the earliest possible time thereafter. After the joint viewing, DAHP, Tribes, and the project proponent shall discuss the significance, if any, of the discovery. If the discovery is deemed eligible or potentially eligible for listing on historic registers, additional investigation or mitigation may be necessary before ground disturbing activities may resume.

d) Consult with Tribes and DAHP on the transfer and final disposition of artifacts.

C.2 Procedures for Discovery of Human Skeletal Remains

Upon discovery of human skeletal remains on non-federal and non-Tribal land and in accordance with RCWs 68.50.645, 27.44.055, and 68.60.055, the project proponent, its employees, contractors, and sub-contractors shall take the following steps.

a) All activity that may cause further disturbance to the remains must cease. The area around the remains should be secured with a perimeter of not less than 30 feet and protected from further disturbance. The remains should not be touched or moved. Project activities may continue outside the secured perimeter.

b) The discovery of human skeletal remains must be reported to the Skagit County Coroner's Office and the Skagit County Sheriff's Office in the most expeditious manner possible.

c) The Skagit County Coroner's Office will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical examiner determines the remains are non-forensic, they will report that finding to DAHP, which will then take jurisdiction over the remains and report them to the appropriate cemeteries and affected Tribes. The State Physical Anthropologist will make a determination of whether the remains are Indian or non-Indian and report that finding to appropriate cemeteries and affected Tribes.

d) DAHP will handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains if no federal agency is involved.

Confidentiality of Information

The project proponent and their authorized representative recognizes that archaeological sites are sensitive cultural resources that can become targets of vandalism and illegal removal activities. The project proponent or their authorized representative shall keep and maintain confidential all information regarding any discovered cultural resources, particularly the location of known or suspected archaeological property, and exempt all such information from public disclosure consistent with RCW 42.56.300.

Contact Information

The lead representatives and primary contacts of each party under this plan are as identified below. The parties may identify other specific personnel before the commencement of any particular project element as the contacts.

Samish Indian Nation
2918 Commercial Ave.
Anacortes, WA 98221
Primary Contact: Jackie Ferry, THPO, 360-293-6404 x126, jferry@samishtribe.nsn.us

Sauk-Suiattle Tribe
5318 Chief Brown Lane
Darrington, WA 98241
Primary Contact: Kevin Joseph, THPO, 360-436-0333 (main tribal office), kJoseph@sauk-suiattle.com

Stillaguamish Tribe of Indians
3322 236th Street NE
Arlington, WA 98223
Primary Contact: Kerry Lyste, THPO, Cultural Resources, 360-652-7362 x226, klyste@stillaguamish.com

Swinomish Indian Tribal Community
11430 Moorage Way
La Conner, WA 98257
Primary Contact: Josephine Jefferson, CR Technician, 360-466-7352, jpeters@swinomish.nsn.us

Upper Skagit Tribe
25944 Community Plaza
Sedro Woolley, WA 98284
Primary Contact: Scott Schuyler, Cultural Resources, 360-854-7009, sschulyer@upperskagit.com

Washington Department of Archaeology and Historic Preservation (DAHP)
P.O. Box 48343
Olympia, WA 98504-8343
Primary Contact: Stephanie Jolivette, Local Government Archaeologist, 360-628-2755, Stephanie.Jolivette@dahp.wa.gov
Primary Contact for Human Remains: Guy Tasa, State Physical Anthropologist, 360-790-1633, Guy.Tasa@dahp.wa.gov

Skagit County Coroner
1700 Continental Place
Mount Vernon, WA 98273
Primary Contact: Haley L. Thompson, Skagit County Coroner, 360-416-1996

Skagit County Sheriff's Office
600 South Third Street
Mount Vernon, WA 98273
Primary Contact: Non-Emergency Line, 360-416-1911

Exhibit 4c

City of MOUNT VERNON DEVELOPMENT SERVICES Received 12/18/2025

State of Washington
Department of Fish and Wildlife, Region 4
Region 4 information: 16018 Mill Creek Blvd, Mill Creek, WA 98012 | phone: (425)-775-1311

December 18, 2025

City of Mount Vernon Development Services
Marianne Manville-Ailles
910 Cleveland Ave
Mount Vernon, WA 98273

Dear Marianne Manville-Ailles:

Thank you for the opportunity to comment on the 'South Village Preliminary Plat' project (202504968) located at 2437 E Blackburn Rd, Mount Vernon, WA 98274, as proposed by Dave Prutzman/Samish Bay Land Co. The Washington Department of Fish and Wildlife (WDFW) is dedicated to preserving, protecting, and perpetuating the state's fish, wildlife, and ecosystems while providing sustainable fish and wildlife recreational and commercial opportunities. In recognition of our responsibilities, we submit the following comments for 'South Village Preliminary Plat.' Other comments may be offered in the future.

Fish and Wildlife Resources and Recommendations:

- The applicant's proposed reduced stream buffer for the stream-associated wetland of Maddox Creek does not allow for the system's most basic pollution removal functions and reduces vital riparian habitat on a fish bearing stream containing salmonids as identified by WDFW. Mount Vernon's Critical Areas code 15.40.080(D)(3) requires a buffer of at least 150 ft. for streams containing fish habitat, and a buffer of at least 75 ft. for Type III wetlands, as described in city code 15.40.090(F)(1).

- To ensure no net loss of ecological functions and values occurs (WAC 365-190-080), WDFW recommends a buffer width of 189 ft. This buffer is based on best available science which considers soil type and the tallest dominant tree species after 200 years on the site—referred to as the 'site potential tree height' ($SPTH^{200}$).

  More information about recommended riparian management zones and $SPTH^{200}$ can be found in "Riparian Ecosystems, Volume 2: Management Recommendations" on the WDFW website.

- 114,900 square feet of tree removal is proposed, from 6 inches to 40 inches dbh as stated in the project's Critical Area Site Assessment. The site is located in a heavily developed area and currently serves as important habitat for native wildlife, including PHS-listed cutthroat trout. The removal of these trees will decrease the shading necessary for salmonids and other species utilizing the stream to thrive. The proposed use of a mitigation bank instead of onsite mitigation does not allow for the protection of this crucial habitat in a fragmented landscape. WDFW strongly recommends the retention of these trees.

The Washington Department of Fish and Wildlife provides our comments and recommendations in keeping with our legislative mandate to preserve, protect, and perpetuate fish and wildlife and their habitats - a mission we can only accomplish in partnership with local governments.
If you have any questions or concerns, please feel free to contact me or the local Habitat Biologist, Alex Richard, at Alexander.Richard@dfw.wa.gov.

Sincerely,

CHRISTIE CALDWELL
Habitat Biologist

Washington Department of Fish and Wildlife
North Puget Sound – Region 4
Christie.Caldwell@dfw.wa.gov
(564) 676-1383

Exhibit 4c

City of MOUNT VERNON DEVELOPMENT SERVICES Received 12/6/2025

To Whom It May Concern,

I am an adjacent property owner to the proposed development currently under SEPA review. My primary concern is ensuring that the proposed civil design, including but not limited to stormwater facilities, grading, frontage improvements, and utilities, does not create any present or future restrictions, obligations, easements, access limitations, or development constraints on my property.

Specifically, I request that the City condition any approval to confirm the following:

1. That all stormwater detention, treatment, conveyance, and emergency overflow associated with the project shall be fully contained within the project site and/or within public right-of-way, and shall not discharge, backwater, overtop, infiltrate toward, or otherwise rely upon adjacent private properties for surface flow, subsurface flow, storage, or capacity.

2. That no stormwater, access, utility, drainage, slope, or maintenance easements—temporary or permanent—shall be placed upon or implied across my property now or in the future as a result of this development.

3. That the design, capacity, location, and operation of any stormwater facilities, including ponds, vaults, pipes, and flow control structures, shall not be used as a basis to impose additional setbacks, grading limitations, building restrictions, fill restrictions, foundation requirements, or mitigation obligations on my property beyond those required by existing municipal code.

4. That frontage improvements, roadway modifications, sidewalk placement, or ADA upgrades associated with this project shall not alter, relocate, restrict, or eliminate my existing or future lawful driveway access, nor impose additional access spacing or sight-distance limitations on my parcel beyond current code standards.

5. That future lawful development of my property shall not be conditioned, delayed, restricted, or denied due to the presence, operation, maintenance, or performance of the subject project's civil infrastructure.

These protections are requested to ensure that the proposed development remains entirely self-contained with respect to stormwater management, access, and civil impacts, and that no off-site impacts are transferred to or imposed upon adjacent private property.
Thank you for your consideration and for ensuring that adjacent property owners are not adversely affected—directly or indirectly—by this development.

Sincerely,
Aaron Steinke
2433 E Blackburn
206-510-0136
aaronsteinke77@gmail.com

Exhibit 4c

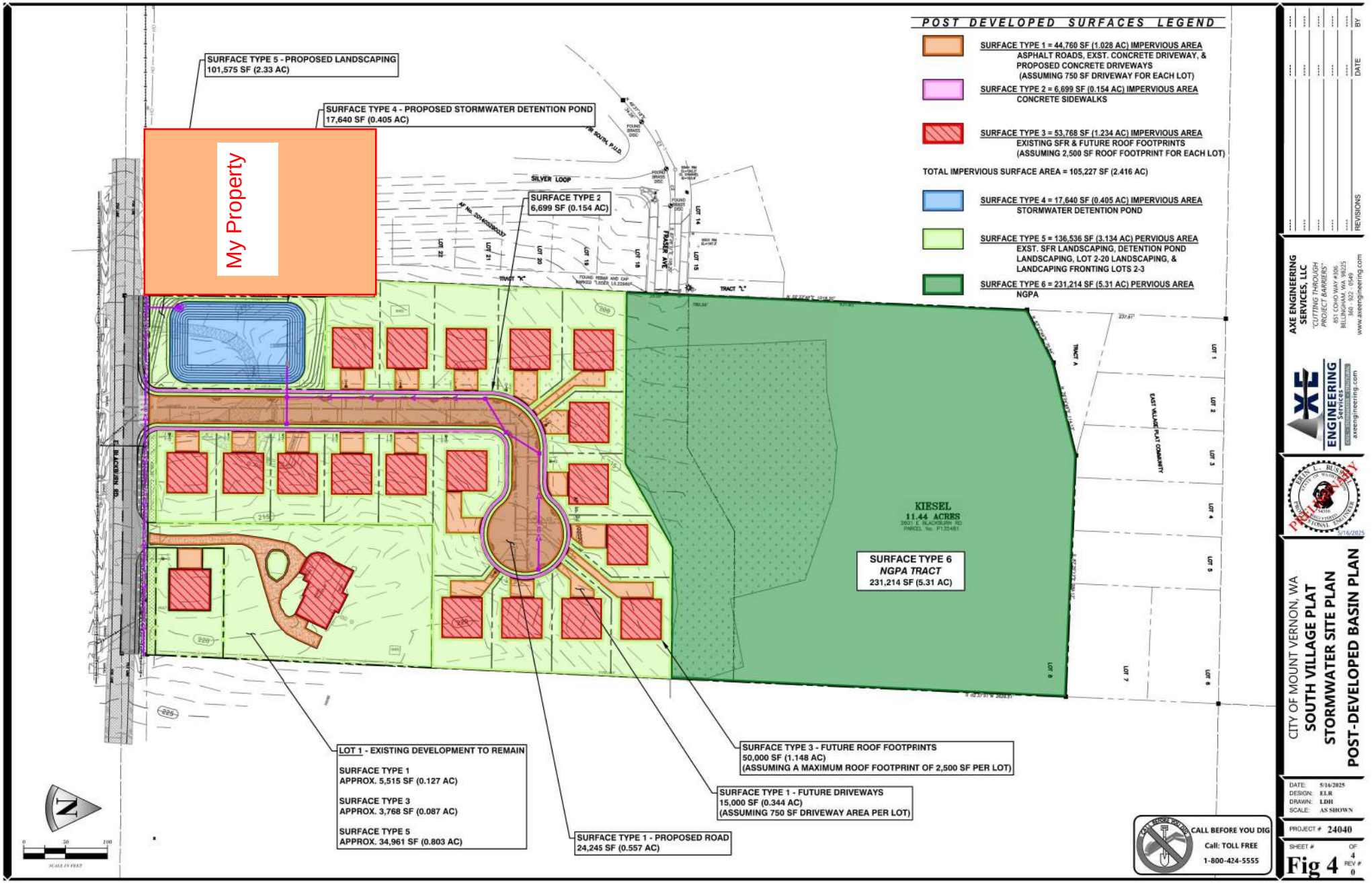

My Property
SURFACE TYPE 5 - PROPOSED LANDSCAPING
101,575 SF (2.33 AC)
SURFACE TYPE 4 - PROPOSED STORMWATER DETENTION POND
17,640 SF (0.405 AC)
SURFACE TYPE 2
6,699 SF (0.154 AC)
SILVER LOOP
FRASER AVE
TRACT "K"
TRACT "L"
TRACT A
EAST VILLAGE PLAT COMMUNITY
KIESEL
11.44 ACRES
SURFACE TYPE 6
NGPA TRACT
231,214 SF (5.31 AC)
POST DEVELOPED SURFACES LEGEND
SURFACE TYPE 1 = 44,760 SF (1.028 AC) IMPERVIOUS AREA
ASPHALT ROADS, EXST. CONCRETE DRIVEWAY, & PROPOSED CONCRETE DRIVEWAYS
(ASSUMING 750 SF DRIVEWAY FOR EACH LOT)
SURFACE TYPE 2 = 6,699 SF (0.154 AC) IMPERVIOUS AREA
CONCRETE SIDEWALKS
SURFACE TYPE 3 = 53,768 SF (1.234 AC) IMPERVIOUS AREA
EXISTING SFR & FUTURE ROOF FOOTPRINTS
(ASSUMING 2,500 SF ROOF FOOTPRINT FOR EACH LOT)
TOTAL IMPERVIOUS SURFACE AREA = 105,227 SF (2.416 AC)
SURFACE TYPE 4 = 17,640 SF (0.405 AC) IMPERVIOUS AREA
STORMWATER DETENTION POND
SURFACE TYPE 5 = 136,536 SF (3.134 AC) PERVIOUS AREA
EXST. SFR LANDSCAPING, DETENTION POND LANDSCAPING, LOT 2-20 LANDSCAPING, & LANDCAPING FRONTING LOTS 2-3
SURFACE TYPE 6 = 231,214 SF (5.31 AC) PERVIOUS AREA
NGPA
LOT 1 - EXISTING DEVELOPMENT TO REMAIN
SURFACE TYPE 1
APPROX. 5,515 SF (0.127 AC)
SURFACE TYPE 3
APPROX. 3,768 SF (0.087 AC)
SURFACE TYPE 5
APPROX. 34,961 SF (0.803 AC)
SURFACE TYPE 1 - PROPOSED ROAD
24,245 SF (0.557 AC)
SURFACE TYPE 1 - FUTURE DRIVEWAYS
15,000 SF (0.344 AC)
(ASSUMING 750 SF DRIVEWAY AREA PER LOT)
SURFACE TYPE 3 - FUTURE ROOF FOOTPRINTS
50,000 SF (1.148 AC)
(ASSUMING A MAXIMUM ROOF FOOTPRINT OF 2,500 SF PER LOT)
CALL BEFORE YOU DIG
Call: TOLL FREE
1-800-424-5555
AXE ENGINEERING SERVICES, LLC
"CUTTING THROUGH PROJECT BARRIERS"
851 COHO WAY #306
BELLINGHAM, WA 98225
360 922 0548
www.axengineering.com
ENGINEERING Services
axengineering.com
PRELIMINARY
5/16/2025
CITY OF MOUNT VERNON, WA
SOUTH VILLAGE PLAT
STORMWATER SITE PLAN
POST-DEVELOPED BASIN PLAN
DATE: 5/16/2025
DESIGN: ELR
DRAWN: LDH
SCALE: AS SHOWN
PROJECT # 24040
SHEET # 4 OF
Fig 4
REV # 0
REVISIONS
DATE
BY

Exhibit 4c

City of MOUNT VERNON DEVELOPMENT SERVICES
Received
12/18/2025

Ms. Marianne Manville-Ailles, Senior Planner

Development Services Department

City of Mount Vernon

910 Cleveland Avenue

Mount Vernon WA, 98274

December 18, 2025

East Village Homeowner's Association SEPA Comment Letter on Proposed Optional MDNS for East Village Preliminary Plat (Plan 25-0277)

Dear Ms. Manville-Ailles:

Thank you for providing East Village residents with copies of the SEPA notice for the proposed Optional MDNS for East Village Preliminary Plat (Plan 25-0277). We appreciate the effort the City of Mount Vernon (City) Development Services staff are making to keep adjoining property owners and potentially affected parties informed of the proposed South Village SFR subdivision. The East Village Homeowner's Association (East Village HOA) wishes to have the following comments entered into the record for the proposed South Village Plat.

The proposed South Village subdivision will occupy the southern portion of East Village Lot 8. Critical areas, a Category III wetland and Maddox Creek, a Type F stream, and their associated buffers lie immediately north of the South Village subdivision. Under the approved plat and recorded Conditions, Covenants and Restrictions (CCRs) for East Village, stipulates that the East Village HOA is responsible for monitoring and maintenance of the Native Growth Protection Area (NGPA) easement on Lot 8 (see CCRs Article XI [Common Ownership Responsibility…], ¶ 1, Bullet 2; and ¶ 2). Because Maddox Creek, flowing west, traverses the northern portion of the NGPA easement, the East Village HOA does not have direct access to the portion of the easement lying south of Maddox Creek without crossing through Big Fir South and accessing the southern portion of Lot 8 via Fraser Avenue or coming in through the Kiesel property from East Blackburn Road.

Because development of the South Village subdivision will have direct and indirect impacts to the Category III wetland south of Maddox Creek, this development will abut the remaining wetland and buffer, and because South Village will also have direct access to the Maddox Creek NGPA on the south side of the creek, the East Village HOA respectfully requests that monitoring and maintenance of the critical areas and associated NGPA easement south of Maddox Creek be transferred to the South Village subdivision and homeowner's association, once established. East Village HOA would continue to be responsible for monitoring and maintenance of the NGPA easement north of Maddox Creek once the City has determined that the developer, Samish Bay Land Company, LLC, has met all of their monitoring and maintenance requirements for the approved East Village Plat.

Thank you again for considering our comments. Please let me know if you have any questions or require any additional information regarding this comment letter.

Paul S. Anderson

President

East Village Homeowner's Association

Exhibit 4c

City of MOUNT VERNON

DEVELOPMENT SERVICES DEPARTMENT
910 Cleveland Ave, Mount Vernon, WA 98273
360-336-6214 | PermitTech@mountvernonwa.gov

AFFIDAVIT OF MAILING & EMAILING

I Delaney Knox , hereby declare as follows:

1. I am an employee of the City of Mount Vernon, Mount Vernon, Washington, a United States citizen, over the age of eighteen years, and am competent to testify to the matters set forth herein.

2. I scheduled mailing to the parties contained on the attached list and verified this mailing was postmarked on: 1/16/2026

3. I emailed the parties contained on the attached list a copy of the materials accompanying this Affidavit.

4. Attached to this notice is a copy of the items mailed and emailed to the attached lists.

By signing my name below I am certifying under penalty of perjury under the laws of the State of Washington that the statements and attachments contained in/to this Affidavit are true and correct.

This Affidavit was signed on 1/15/2026

Delaney Knox

Delaney Knox

After you created a PDF of this Affidavit complete the below-listed steps:

1. Attach a copy of the notice being mailed and emailed.
2. Attach a copy of the names and addresses the subject notice was mailed and emailed to.
3. Attach a copy of the email that was sent out.

Exhibit 4c

Delaney Knox

From:	Delaney Knox
Sent:	Wednesday, January 14, 2026 2:23 PM
To:	Kristin.M.Murray@usace.army.mil; kmclain@agr.wa.gov; sepa@dahp.wa.gov; reviewteam@commerce.wa.gov; darin.klein@doc1.wa.gov; sonia.bumpus@efsec.wa.gov; R4nplanning@dfw.wa.gov; sepa.reviewteam@doh.wa.gov; sepacenter@dnr.wa.gov; info@psp.wa.gov; eharris@psrc.org; roland.storme@wsdot.wa.gov; Sepa@parks.wa.gov; NWSEPA@ecy.wa.gov; Larry.Covey@dshs.wa.gov; Agatam@nwcleanairwa.gov; dobrien@skagittransit.org; jmacdonald@SkagitTransit.org; brandonb@co.skagit.wa.us; pds@co.skagit.wa.us; assessor@co.skagit.wa.us; Skagitdiid17@gmail.com; dhamburgs@msn.com; dkdist12@cnw.com; peter@ojalalaw.com; kevinm@scog.net; sara@portofskagit.com; vvergara@mvsd.org; timothy.wheeler@skagit.edu; chris@zervasgroup.com; nkammer@skagitcoop.org; tmitchell@swinomish.nsn.us; scotts@upperskagit.com; jferry@samishtribe.nsn.us; Kjoseph@sauk-suiattle.com; ryoung@tulaliptribes-nsn.gov; klyste@stillaguamish.com; trueman@skagitpud.org; demers@skagitpud.org; jeff.mcmeekin@pse.com; Robert.knoll@pse.com; David.Glein@ziply.com; Michael.merrill@ziply.com; michelle.schaedler@ziply.com; Addam.sad@cngc.com; Jacob_friedman@cable.comcast.com; Teresa_Stemler@comcast.com; Jonathon_Cox@cable.comcast.com; andrew_sauter@comcast.com; vicki_whitt-williams@comcast.com; Steve Sexton; DS-Planning; Permit Tech
Subject:	City of Mount Vernon, MDNS & NPH
Attachments:	PLAN25-0277 South Village Envt Rept.pdf; PLAN25-0277 South Village FINAL MDNS NPH ISSUED.pdf

TYPE OF DOCUMENT:	Mitigated Determination of Non-Significance (MDNS) & Notice of Public Hearing
DESCRIPTION OF PROPOSAL:	The South Village Preliminary Plat project proposes to subdivide the existing 11.39 acre property into 20 single family residential lots and 6 tracts (2 landscaping tracts, a stormwater tract, a tract to accommodate an access easement to the neighbor where their driveway encroaches onto the property and 2 NGPA tracts). There are currently two homes located on the property The existing home at 2437 East Blackburn Road will be demolished and the existing home at 2601 East Blackburn Road will be retained. The site includes Maddox Creek and 93,751squre feet of category III wetland. The proposal would fill 21,726 square feet of the wetland (Direct Impacts) and convert 29,614 square feet of wetland to buffer (Indirect/Conversion Impacts). These impacts would be mitigated by purchasing credits at a local wetland bank. In addition, a total of 29,614 square feet of upland buffer and converted wetland buffer would be enhanced with new plantings. The project will include the construction of new roads (1,031 linear feet) and associated utilities to access and serve the subdivision. Approximately 6 acres of the site will be disturbed, and it is anticipated that this will result in approximately 19,200 cubic yards of grading (cut and fill).
LOCATION:	2437 East Blackburn Rd P135481
APPLICANT:	Samish Bay Land Co

	Attn: Dave Prutzman
DATE OF ISSUANCE:	1/16/2026
APPEAL PERIOD:	1/16/2026 – 1/27/2026
PUBLIC HEARING:	2/2/2026
LEAD AGENCY CONTACT:	Marianne Manville-Ailles, Senior Planner
FOR MORE INFORMATION:	https://ci-mountvernon-wa.smartgovcommunity.com/PublicNotice/PublicNoticeDetail/Index/1d1d7e24-47a2-46c4-ab79-b30c010ca226?_conv=1

Thank you,

Delaney Boudreau-Knox
Senior Permit Technician

City of MOUNT VERNON
Development Services
910 Cleveland Ave
Mount Vernon, WA 98273

PHONE: (360) 336-6214 | **WEB:** www.mountvernonwa.gov

PERMIT PORTAL: https://ci-mountvernon-wa.smartgovcommunity.com

ICC Certified Permit Technician

WARNING: Please be advised the City of Mount Vernon is required to comply with Chapter 42.56 RCW, Public Records Act. This means that information you submit to the City via email (including personal information) is likely subject to disclosure as a public record.

City of MOUNT VERNON
DEVELOPMENT SERVICES

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)
AND
NOTICE OF PUBLIC HEARING

DATE OF ISSUANCE: January 16, 2026

APPLICATION NAME & FILE #: East Village Preliminary Plat, SEPA & Critical Areas- PLAN25-0277

DESCRIPTION OF PROPOSAL: The South Village Preliminary Plat project proposes to subdivide the existing 11.39 acre property into 20 single family residential lots and 6 tracts (2 landscaping tracts, a stormwater tract, a tract to accommodate an access easement to the neighbor where their driveway encroaches onto the property and 2 NGPA tracts). There are currently two homes located on the property The existing home at 2437 East Blackburn Road will be demolished and the existing home at 2601 East Blackburn Road will be retained.

The site includes Maddox Creek and 93,751squre feet of category III wetland. The proposal would fill 21,726 square feet of the wetland (Direct Impacts) and convert 29,614 square feet of wetland to buffer (Indirect/Conversion Impacts). These impacts would be mitigated by purchasing credits at a local wetland bank. In addition, a total of 29,614 square feet of upland buffer and converted wetland buffer would be enhanced with new plantings.

The project will include the construction of new roads (1,031 linear feet) and associated utilities to access and serve the subdivision. Approximately 6 acres of the site will be disturbed, and it is anticipated that this will result in approximately 19,200 cubic yards of grading (cut and fill).

PROJECT LOCATION: The property is located at 2437 East Blackburn Road and is parcel P135481. The property is Lot 8 of the previous East Village Plat. It is a portion of the Northwest quarter of Section 28, Township 35 N, Range 04 E W.M.

APPLICANT:
Dave Prutzman/Samish Bay Land Co
4215 Montgomery Pl
Mount Vernon, WA 98274

PROPERTY OWNER:
Mary Margaret Kiesel
Attn: Margaret Wallace
12360 Gull Dr
Burlington, WA 98233

AGENCY CONTACT:
Marianne Manville-Ailles, Senior Planner
Development Services Department,
910 Cleveland Avenue
Mount Vernon, WA 98273
360-336-6214

The Mount Vernon Development Services Department (the lead agency) has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030.

This determination is based on the following findings and conclusions: the optional DNS process (WAC 97-11-355) has been used after reviewing a completed environmental checklist and other information on file (and available to the public) with the lead agency.

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed with the mitigation measures listed below; in conjunction with, the City's existing development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. The Environmental Staff report accompanying this MDNS contains additional rationale supporting this determination.

THE MITIGATION MEASURES DEEMED NECESSARY FOR THIS PROJECT ARE LISTED BELOW:

1. A copy of the Inadvertent Discovery Protocol (IDP) is to be kept on site at all times. (Copy of the IDP is attached to the Environmental Review Staff Report)
2. In the event that any ground-disturbing activities or other project activities related to this development or in any future development uncover protected archaeological objects or sediments (e.g., old bottles or cans, charcoal, bones, shell, stone, horn or antler tools or weapons), all work in the immediate vicinity should stop, the area should be secured, and any equipment moved to a safe distance away from the location. The on-site superintendent should then follow the steps specified in the IDP.
3. In the event that any ground-disturbing activities or other project activities related to this development or in any future development uncover human remains, all work in the immediate vicinity should stop, the area should be secured, and any equipment moved to a safe distance away from the location. The on-site superintendent should then follow the steps specified in the IDP.
4. During construction, the contractor shall maintain a copy of the SWPP Plan on-site and shall update or modify the SWPP Plan as necessary as construction progresses.
5. During the construction phase of the project, source control measures will be implemented as included int the SWPP.
6. The application of BMP T5.13 as outlined in the DOE Manual, Volume V Chapter 11 is feasible and will be implemented for this project, for all areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope.
7. Roof drains and other hard surfaces will be connected to the proposed stormwater treatment wetland and detention pond.
8. The stormwater management system will use the appropriate protection measures from the DOE Manual flow chart for determining wetland protection level requirements (Figure I-3.5) for a Category III wetland with a habitat score of 5.
9. All planting completed within the on-site wetland buffers shall comply with all the following conditions:
    a. The applicant's biologist shall monitor this work and shall submit reports documenting the progress and completion of these activities to the City.
    b. The biologist monitoring this work is responsible for ensuring construction activities do not result in adverse impacts to the wetland or it's buffer except those area expressly identified to be filled (direct impacts) As such, if while monitoring construction activities the biologist deems it necessary to have the applicant install or implement additional mitigation measures to protect the functions and values of the wetland, the applicant shall be responsible for completing these requests in a timely manner.
    c. The applicant shall be responsible for all costs associated with this work.
10. The City's consultant biologist shall review and approve the overall project goals, and associated project targets, project standards/success criteria, performance standards, measurement methods, and contingency measures for the wetland buffer areas proposed by the Applicant. The overall project goals, targets and standards shall be based on project attributes that directly, or indirectly, measure Hydrologic, Biogeochemical, Plant Community and Faunal Habitat/Support functions according to current best available science.
    a. The applicant shall be responsible for maintaining, monitoring, and using adaptive management techniques to ensure the identified buffers comply with the overall project goals, project targets and project standards that will be established for these areas.
11. Monitoring to document compliance with the project goals, targets and standards for the identified buffers shall be completed at baseline (time zero) and in years 1, 2, 3, 5, and 7. In addition, monitoring using the City's hydrogeomorphic approach to the assessment of functions of waters/wetlands shall be completed at baseline and at the end of years 3 and 7. All monitoring reports shall be completed by qualified biologists and shall be submitted to the City.
12. Prior to final plat approval being issued a monitoring and maintenance agreement shall be executed by the applicant and a financial security to guarantee completion of said maintenance and monitoring shall be submitted to the City. The agreement and security shall comply with the following:

   a. The maintenance and monitoring agreement shall incorporate the project goals, targets, standards and success criteria, performance standards measurement methods, and contingency measures.
   b. The identified buffers shall be maintained and monitored for not less than seven years in the years stipulated in mitigation measure 11 above.
13. Two NGPA tracts must be established on the plat map and the final plat must include the City's standard plat note relating to NGPAs.
14. A split rail fence and critical area signage must be located along the southernmost NGPA boundary. No fencing or signage is necessary between the two NGPAs.
15. All retained trees be assessed for risk in an ISA Level 1 Limited Visual assessment one (1) year after the conclusion of development activities.
16. Follow recommendations included in the October 23, 2025, Urban Forestry Services | Bartlett Consulting "South Village Development Tree& Site Evaluation and Tree Protection Plan" pages 10-12 (copy attached to Environmental Review Staff Report)

HOW TO RECEIVE ADDITIONAL INFORMATION: The Environmental Checklist and associated technical reports, plans, and other materials are available for public viewing by following the directions below:

1. Navigate to: https://ci-mountvernon-wa.smartgovcommunity.com/Public/Home
2. Click on the brown "GO" link under the heading "Public Notices"
3. Accept the Disclaimer
4. Type the project number (**PLAN25-0277**) into the search bar at the top of the screen
5. Click on the project number below the search bar

The project materials are also available by emailing the City at PermitTech@mountvernonwa.gov or calling (360) 336-6214 and requesting copies of these documents.

PUBLIC HEARING: A public hearing on the above-described project will be held by the Mount Vernon Hearing Examiner on **Monday, February 2, 2026** starting at 10 am via video conferencing software. Those wishing to participate in this virtual hearing are asked to call 360-336-6214 or email: PermitTech@mountvernonwa.gov by **12 PM on January 30, 2026** to receive information needed to participate in this virtual hearing.

Any person may comment on the application at the hearing advertised herein, receive notice and request a copy of the decision or recommendation once it is made. To receive additional information regarding this project contact the Development Services Department and ask to become a party of record.

ENVIRONMENTAL DETERMINATION APPEAL PROCESS: Appeals of the environmental determination must be filed in writing on or before 4:30 pm on **January 27, 2026**.

Appeals must be filed in writing together with the required application fee to: Hearing Examiner, City of Mount Vernon, 910 Cleveland Ave, Mount Vernon, WA 98273. Appeals to the Examiner are governed by City of Mount Vernon Municipal Code (MVMC) 15.06.215. MVMC 15.06.215 outlines what an appeal is required to contain, appeal procedures, and other relevant information. Additional information regarding the appeal process may be obtained from the 'Agency Contact' listed above; or by downloading a copy of the referenced MVMC HERE and once this webpage open click the + symbol within the menu on the left side of the screen next to Title 15 BUILDINGS AND CONSTRUCTION and then click on Chapter 15.06 ENVIRONMENTAL POLICIES.

RESPONSIBLE PERSON: Steve Sexton, Director

1/16/2026

SIGNATURE: Marianne Manville-Ailles, signed under the direction of and with permission from the Director

DATE 1/16/2026

SENT TO: CORPS OF ENGINEERS, WA AGRICULTURE, DAHP, WA COMMERCE, WA CORRECTIONS, WA EFSEC, WDFW, WA HEALTH, DNR, STATE PARKS, PARKS COMMISSION, PSP, PSRC, WA DOT, DOE, DSHS, NW CLEAN AIR, SKAT, COUNTY PDS, COUNTY ASSESSOR, DIKE AND DRAINAGE DISTRICTS, SCOG, PORT OF SKAGIT, MVSD, SVC, SKAGIT COOP, SWINOMISH, UPPER SKAGIT, SAMISH, SAUK-SUIATTLE, TULALIP, AND STILLAGUAMISH TRIBES, SKAGIT PUD, PSE, ZIPLY, CNG AND COMCAST

SEPA ENVIRONMENTAL REVIEW
STAFF REPORT

A. BACKGROUND

APPLICANT & APPLICATION NAME/NUMBER: East Village Preliminary Plat, SEPA & Critical Areas- PLAN25-0277

PROJECT DESCRIPTION: The South Village Preliminary Plat project proposes to subdivide the existing 11.39 acre property into 20 single family residential lots and 6 tracts (2 landscaping tracts, a stormwater tract, a tract to accommodate an access easement to the neighbor where their driveway encroaches onto the property and 2 NGPA tracts).

See the accompanying MDNS for the full project description.

APPLICANT: Dave Prutzman/Samish Bay Land Co
4215 Montgomery Pl
Mount Vernon, WA 98274

PROJECT LOCATION: The property is located at 2437 East Blackburn Road and is parcel P135481. The property is Lot 8 of the previous East Village Plat. It is a portion of the Northwest quarter of Section 28, Township 35 N, Range 04 E W.M.

AGENCY CONTACT: Marianne Manville-Ailles, Senior Planner

B. ENVIRONMENTAL DETERMINATION

Based on analysis of probable impacts from the proposal, the Responsible Official has made the following Environmental Determination:

DETERMINATION OF NON-SIGNIFICANCE	
☐	Issue DNS with a 10-day Appeal Period.

DETERMINATION OF NON - SIGNIFICANCE - MITIGATED.	
☒	Issue DNS-M with a 10-day Appeal Period.
☐	Issue DNS-M with 14-day Comment Period followed by a 10-day Appeal Period.

C. SEPA PROCESS DOCUMENTATION

The information contained in the table below summarizes the SEPA process leading up to the final SEPA determination being issued for the proposed project.

BENCHMARK/PROCESS COMPLETED:	DATE:	AUTHORITY:
Application Submitted	07.02.2025	MVMC 14.05.110(C)(1) to (3)
Application Deemed Technically Complete	07.28.2025	MVMC 14.05.110(D) RCW 36.70B.070

NOA/Optional MDNS Issued	12.04.2025	MVMC 14.05.150(A) RCW 36.70B.110 WAC 197-11-355
NOA/Optional MDNS Comment Period Ended	12.19.2025	MVMC 15.06.120 WAC 197-11-355 RCW 43.21C.110
MDNS Issued with Comment and Appeal Period – Accompanied by Environmental Report	1.16.2026	MVMC 15.06.215 WAC 197-11-355(4)

D. MITIGATION MEASURES

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158.

The following conditions have been identified that will be used to mitigate the impacts of the proposal[1]:

1. A copy of the Inadvertent Discovery Protocol (IDP) is to be kept on site at all times. (Copy of the IDP is attached to the Environmental Review Staff Report)
2. In the event that any ground-disturbing activities or other project activities related to this development or in any future development uncover protected archaeological objects or sediments (e.g., old bottles or cans, charcoal, bones, shell, stone, horn or antler tools or weapons), all work in the immediate vicinity should stop, the area should be secured, and any equipment moved to a safe distance away from the location. The on-site superintendent should then follow the steps specified in the IDP.
3. In the event that any ground-disturbing activities or other project activities related to this development or in any future development uncover human remains, all work in the immediate vicinity should stop, the area should be secured, and any equipment moved to a safe distance away from the location. The on-site superintendent should then follow the steps specified in the IDP.
4. During construction, the contractor shall maintain a copy of the SWPP Plan on-site and shall update or modify the SWPP Plan as necessary as construction progresses.
5. During the construction phase of the project, source control measures will be implemented as included int the SWPP.
6. The application of BMP T5.13 as outlined in the DOE Manual, Volume V Chapter 11 is feasible and will be implemented for this project, for all areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope.
7. Roof drains and other hard surfaces will be connected to the proposed stormwater treatment wetland and detention pond.
8. The stormwater management system will use the appropriate protection measures from the DOE Manual flow chart for determining wetland protection level requirements (Figure I-3.5) for a Category III wetland with a habitat score of 5.
9. All planting completed within the on-site wetland buffers shall comply with all the following conditions:
   a. The applicant's biologist shall monitor this work and shall submit reports documenting the progress and completion of these activities to the City.

[1] These SEPA mitigation measures (conditions) are in addition to conditions and/or mitigation measures that will be applied through the City's existing development regulations.

   b. The biologist monitoring this work is responsible for ensuring construction activities do not result in adverse impacts to the wetland or it's buffer except those area expressly identified to be filled (direct impacts) As such, if while monitoring construction activities the biologist deems it necessary to have the applicant install or implement additional mitigation measures to protect the functions and values of the wetland, the applicant shall be responsible for completing these requests in a timely manner.
   c. The applicant shall be responsible for all costs associated with this work.
10. The City's consultant biologist shall review and approve the overall project goals, and associated project targets, project standards/success criteria, performance standards, measurement methods, and contingency measures for the wetland buffer areas proposed by the Applicant. The overall project goals, targets and standards shall be based on project attributes that directly, or indirectly, measure Hydrologic, Biogeochemical, Plant Community and Faunal Habitat/Support functions according to current best available science.
    a. The applicant shall be responsible for maintaining, monitoring, and using adaptive management techniques to ensure the identified buffers comply with the overall project goals, project targets and project standards that will be established for these areas.
11. Monitoring to document compliance with the project goals, targets and standards for the identified buffers shall be completed at baseline (time zero) and in years 1, 2, 3, 5, and 7. In addition, monitoring using the City's hydrogeomorphic approach to the assessment of functions of waters/wetlands shall be completed at baseline and at the end of years 3 and 7. All monitoring reports shall be completed by qualified biologists and shall be submitted to the City.
12. Prior to final plat approval being issued a monitoring and maintenance agreement shall be executed by the applicant and a financial security to guarantee completion of said maintenance and monitoring shall be submitted to the City. The agreement and security shall comply with the following:
    a. The maintenance and monitoring agreement shall incorporate the project goals, targets, standards and success criteria, performance standards measurement methods, and contingency measures.
    b. The identified buffers shall be maintained and monitored for not less than seven years in the years stipulated in mitigation measure 11 above.
13. Two NGPA tracts must be established on the plat map and the final plat must include the City's standard plat note relating to NGPAs.
14. A split rail fence and critical area signage must be located along the southernmost NGPA boundary. No fencing or signage is necessary between the two NGPAs.
15. All retained trees be assessed for risk in an ISA Level 1 Limited Visual assessment one (1) year after the conclusion of development activities.
16. Follow recommendations included in the October 23, 2025, Urban Forestry Services | Bartlett Consulting "South Village Development Tree& Site Evaluation and Tree Protection Plan" pages 10-12 (copy attached to Environmental Review Staff Report)

E. ENVIRONMENTAL IMPACTS AND MITIGATION

In compliance with RCW 43.21C. 240, project environmental review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations. The elements of the environment and the project related impacts, mitigation measures and nexus information are provided to document a portion of the environmental analysis completed in support of the issuance of this SEPA determination for the below-listed elements where there are multiple regulations different agencies administer.

1. EARTH

Impacts: The project will include the construction of new roads (1,031 linear feet) and associated utilities to access and serve the subdivision. Approximately 6 acres of the site will be disturbed, and it is anticipated that approximately 19,200 cubic yards of grading is proposed.

Mitigation Measures: Listed within the applicant's environmental checklist as well as required compliance with the City's existing standards and regulations for land disturbing. Construction best management practices will be utilized to minimize potential impacts from earthwork grading and clearing on the site.

The applicant's contractor(s) will be required to comply with the City's code requirements related to stormwater runoff and site grading. The applicant will also be required to obtain and comply with the WA State Department of Ecology's NPDES permit and their associated requirements.

Nexus: MVMC Chapters 13.33 (Storm Water Drainage Utility), 15.04 (Building Code), 15.16 (Grading, Excavation and Fill), 15.18 (Land Clearing), and Mount Vernon Engineering Standards.

2. STORMWATER

Impacts The proposed roads, sidewalks, and future driveways will create or preserve 51,459 square feet of new, pollution generating impervious surfaces. The proposed future building footprints are estimated to create or preserve 53,768 square feet of new, non-pollution generating impervious surfaces. In total, the South Village Plat project proposes to create 105,227 square feet of new impervious surfaces.

The project proposes to collect all stormwater from the proposed development, and convey it to a stormwater treatment and detention pond, where it will be treated and detained before releasing it to the existing downstream stormwater conveyance system that drains to the West, thereby preserving the natural drainage system that currently exists.

Mitigation Measures: Listed within the applicant's environmental checklist, detailed within their Stormwater Analysis prepared by a licensed Professional Engineer, shown on their construction plans, and the mitigation measures outlined with this MDNS. In addition, the applicant will comply with City, State and Federal regulations. Runoff during construction will be handled in conformance with the City's regulations and standards. A NPDES permit from the State of Washington Department of Ecology for construction activities could be required as part of this project.

Nexus: MVMC Chapters 13.33 (Storm Water Drainage Utility), 15.16 (Grading, Excavation and Fill), and Mount Vernon Engineering Standards.

3. CRITICAL AREAS

Impacts: The site includes Maddox Creek and 93,751squre feet of category III wetland. The proposal would fill 21,726 square feet of the wetland (Direct Impacts) and convert 29,614 square feet of wetland to buffer (Indirect/Conversion Impacts).

Mitigation Measures: These impacts would be mitigated by purchasing credits at a local wetland bank. In addition, a total of 29,614 square feet of upland buffer and converted wetland buffer would be enhanced with new plantings.

The applicant will be required to comply with the City's Critical Areas Code, the WA State Department of Ecology's rules/requirements and (potentially) the Federal Corps of Engineers rules/requirements.

Nexus: MVMC Chapter 15.06 (Environmental Policies), Chapter 15.40 (Critical Areas Code), RCW 90.48, 33 U.S. Code Chapter 26 (Federal Water Pollution Control Act)

4. TRAFFIC

Impacts: Insert Info, look at concurrency report for details, for example: An estimated 19 new PM peak hour traffic trips will be generated from the proposed project. A Transportation Concurrency Determination was completed for this project under City File No: ENGR25-0120.

Mitigation Measures: Compliance with the City's MVMC provisions. To include traffic impact fees and Blackburn road frontage improvements consisting of 3/4 street improvements (Arterial road section, City engineering detail 3-1) along the project frontage and continuing west to connect to the existing frontage improvements fronting parcel P28006 (2381 E BLACKBURN RD).

Nexus: MVMC Title 12, Chapter 14.10 (Concurrency Management), Chapter 3.40 (Impact Fees), 15.16 (Grading, Excavation and Fill), 16.16 (Design Standards for Non-arterial Streets) and Mount Vernon Engineering Standards.

5. HISTORIC AND CULTURAL PRESERVATION

Impacts: The Cultural Resources report prepared for the project identified no precontact archaeological resources within one mile. No archaeological material was identified during survey conducted as part of the assessment. The report concluded that no additional cultural resources investigation is recommended at this time.

Mitigation Measures: Compliance with mitigation measures 1-3 listed above in subsection D of this document.

Nexus: WAC 197-11: SEPA, RCW 27.53: Archaeological Sites and Resources, and RCW 27.44: Indian Graves and Records that strictly mandates the protection of human skeletal remains and imposes a duty to notify law enforcement in the case of inadvertent discovery.

F. PUBLIC CITY & AGENCY COMMENTS

The proposal has been circulated to the public, internally to applicable City Departments and to all the following agencies, tribes, districts, and utility companies:

Federal Army Corps of Engineers, WA State Department of Ecology, WA State Department of Agriculture, WA State Department of Corrections, WA Energy Facility Site Evaluation Council, WA State Department of Health, , WA State Department of Commerce, WA State Department of Fish and Wildlife, WA State Department of Natural Resources, WA State Department of Transportation, WA State Department of Archeology and Historic Preservation, WA State Parks, WA State Parks Commission, Puget Sound Partnership, Puget Sound Regional Council, WA State Department of Social and Health Services, NW Clean Air Agency, Skagit Council of Governments, Port of Skagit County, Skagit County Planning and Development Services, Skagit County Assessor, Skagit Valley College, Skagit Transit, Mount Vernon School District #320, Samish Tribe, Skagit River System Cooperative, Skagit River Systems, Swinomish Tribe, Upper Skagit Tribe , Sauk-Suiattle Tribe, Tulalip Tribe, Stillaguamish Tribe, Dike Districts: #1, #3, #17, #20, Drainage Districts: #17, #20, Cascade Natural Gas, Puget Sound Energy, Skagit Public Utility District #1, Comcast, and Ziply.

☐ Copies of all Comments are contained in the Official File

☒ Copies of Comments received from City Staff and Agencies and the Public are attached to this report

Following is a list of the comments received from the Public City Staff and Agencies:

- Letter from Paul Anderson, President East Village Homeowner's Association dated December 18, 2025—Concerns about the East village HOA having to maintain portion of NGPA south of Maddox Creek.
- Letter from Aaron Steinke received December 6, 2025—Wants to make sure that construction form the proposal will not create any issues on his property.
- Letter form Christine Caldwell; Department of Fish and Wildlife dated December 18, 2025—Concerns about creek buffers.
- Letter from Erin Russell; AXE Engineering Services; dated January 7, 2026—Applicant response to Public/Agency Comment

G. APPEAL PROCESS

The City is using its discretion under WAC 197-11-355(4) to issue a MDNS with a 10-day appeal period. Appeals of the environmental determination must be filed in writing on or before the date noted within the accompanying SEPA determination.

Appeals must be filed in writing together with the required $100.00 application fee to: Hearing Examiner, City of Mount Vernon, 910 Cleveland Ave, Mount Vernon, WA 98273. Appeals to the Examiner are governed by City of Mount Vernon Municipal Code (MVMC) 15.06.215. MVMC 15.06.215 outlines what an appeal is required to contain, appeal procedures, and other relevant information. Additional information regarding the appeal process may be obtained from the 'Agency Contact' listed above; or by downloading a copy of the referenced MVMC at www.mountvernonwa.gov and once this webpage open click the + symbol within the menu on the left side of the screen next to Title 15 BUILDINGS AND CONSTRUCTION and then click on Chapter 15.06 ENVIRONMENTAL POLICIES.

H. NOTES TO THE APPLICANT

There are no notes to the Applicant needed for this proposal.

Exhibit 4c

Name	Attention	OwnerAdd	City	State	Zip	Returned D
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET SPACE 32	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 72	MOUNT VERNON	WA	98274	
RAWSON SPECIAL NEEDS TRUST MAINERITCH ROBIN R TRUSTEE	PLAN25-0277	PO BOX 740	ENUMCLAW	WA	98022	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET SPACE NO 73	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 88	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST SP 22	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 80	MMOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610E SECTION ST UNIT 6	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 23	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST SP 120	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION STREET UNIT 34	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION STREET UNIT 82	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION STREET SPACE NO 84	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST SP 89	MOUNT VERNON	WA	98273	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST SPACE 8	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 57	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 85	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 81	MOUNT VENRON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 41	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET SPACE NO 45	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST SP 115	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 70	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST SP 25	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 18	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 69	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST SP 24	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION STREET UNIT 103	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION STREET SPACE NO 51	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION STREET UNIT 9	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 58	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET SPACE 113	MOUNT VERNON	WA	98274	
KANE FAMILY TRUST KANE LUCY LILLIAN TRUSTEE	PLAN25-0277	PO BOX 1181	LANGLEY	WA	98260	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET SPACE 87	MOUNT VERNON	WA	98273	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET SPACE 93	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 40	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION UNIT 110	MOUNT VERNON	WA	98274	
GRESO STEVEN VINCENT & LORRAINA MARIE	PLAN25-0277	PO BOX 1852	STANWOOD	WA	98292	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET SPACE 112	MOUNT VERNON	WA	98274	22-Dec
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 66	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET UNIT 67	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION STREET NO 30	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION STREET UNIT 65	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION UNIT 75	MOUNT VERNON	WA	98274	

Exhibit 4c

OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION STREET NO 48	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION SP 102	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 101	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION STREET UNIT 43	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION SP 92	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST SP 3	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 35	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET UNIT 95	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET NO 107	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET SP 21	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 11	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 2	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 53	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 5	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STEET UNIT 37	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 99	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 16	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION STREET SPACE NO 97	MOUNT VERNON	WA	98274	
WAKEMAN SUSAN C	PLAN25-0277	5900 64TH ST NE UNIT 219	MARYSVILLE	WA	98270	
GILBERT CAROL ANN	PLAN25-0277	400 GILKEY RD APT 330	BURLINGTON	WA	98233	22-Dec
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET NO 76	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 33	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST SP 106	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST SP 17	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET SPACE 14	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION STREET SPACE 119	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET SPACE 63	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 114	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 94	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION STREET SPACE 26	MOUNT VERNON	WA	98273	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET SPACE 61	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 118	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 77	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION STREET SPACE 10	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET NO 90	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION STREET SPACE 56	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET UNIT 55	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 79	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION STREET UNIT 4	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION STREET SPACE NO 36	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 46	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION STREET SPACE 62	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION STREET NO 83	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 96	MOUNT VERNON	WA	98274	

Exhibit 4c

OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 108	MOUNT VERNON	WA	98273
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 111	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 54	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET SP 52	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION STREET SPACE 42	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION STREET UNIT 39	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 38	MOUNT VERNON	WA	98274
SMALL THOMAS STEPHEN & MARIA DALE	PLAN25-0277	141 GLEN OAK LN	FRIDAY HARBOR	WA	98250
BRUDERS ROXANNE	PLAN25-0277	PO BOX 65	SILVANA	WA	98287
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST #1	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET NO 27	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET NO 100	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION STREET NO 98	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST SP 91	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1500 EAST COLLEGE WAY STE A PMB 305	MOUNT VERNON	WA	98273
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET NO 64	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION UNIT 60	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION STREET SPACE 59	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 50	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION STREET NO 109	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET SPACE 105	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET SPACE NO 104	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET UNIT 19	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 28	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1755 GRAND AVE	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1774 GRAND AVENUE	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1778 GRAND AVE	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2225 BALSAM AVE	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2229 BALSAM LN	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2233 BALSAM LN	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2237 BALSAM LN	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2241 BALSAM LN	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2245 BALSAM LANE	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1779 GRAND AVENUE	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1775 GRAND AVE	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1771 GRAND AVE	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1767 GRAND AVE	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1765 GRAND AVE	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1763 GRAND AVE	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1759 GRAND AVENUE	MOUNT VERNON	WA	98273
BIG FIR NORTH HOMEOWNERS ASSOCIATION	PLAN25-0277	32800 HWY 20 STE 2	OAK HARBOR	WA	98277
OWNER AND/OR RESIDENT	PLAN25-0277	1925 FRASER AVE	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1907 FRASER AVE	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1891 FRASER AVENUE	MOUNT VERNON	WA	98274

Exhibit 4c

OWNER AND/OR RESIDENT	PLAN25-0277	1883 FRASER AVE	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1875 FRASER AVE	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1867 FRASER AVE	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1859 FRASER AVE	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1935 SILVER LOOP	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1927 SILVER LOOP	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1876 SILVER LOOP	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1886 SILVER LOOP	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1894 SILVER LOOP	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1902 SILVER LOOP	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1910 SILVER LOOP	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1918 SILVER LOOP	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1926 SILVER LOOP	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1934 SILVER LOOP	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	1942 FRASER AVENUE	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST SP 15	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2321 BALSAM LANE	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2327 BALSAM LANE	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2333 BALSAM LANE	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2339 BALSAM LANE	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2345 BALSAM LN	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2351 BALSAM LANE	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2357 BALSAM LANE	MOUNT VERNON	WA	98274
KIESEL MARY MARGARET ATTN MARGARET WALLACE	PLAN25-0277	12360 GULL DR	BURLINGTON	WA	98233
OWNER AND/OR RESIDENT	PLAN25-0277	310 LEANN ST	MOUNT VERNON	WA	98274
BLACKBURN GYM PROPERTY LLC	PLAN25-0277	11141 VIEW RIDGE DRIVE	BURLINGTON	WA	98233
CLARIDGE DECLARATION OF TRUST CLARIDGE THEODORE D & LUCITA R TRUSTEES	PLAN25-0277	16960 PARKVIEW DRIVE	BROOKINGS	OR	97415
OWNER AND/OR RESIDENT	PLAN25-0277	2540 E BLACKBURN RD	MOUNT VERNON	WA	98273
OWNER AND/OR RESIDENT	PLAN25-0277	2578 E BLACKBURN RD	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	124 E LAWRENCE ST	MOUNT VERNON	WA	98273
OWNER AND/OR RESIDENT	PLAN25-0277	2381 E BLACKBURN RD	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2433 E BLACKBURN ROAD	MOUNT VERNON	WA	98274
LITTLE MOUNTAIN ESTATES MHC LLC ATTN BRIAN L FITTERER	PLAN25-0277	18006 SKY PARK CIR STE 200	IRVINE	CA	92614
TRH HOLDINGS LLC	PLAN25-0277	3314 200TH PL SW UNIT A	LYNNWOOD	WA	98036
HOBBS CAROLYN J	PLAN25-0277	19401 65TH AVE NE	KENMORE	WA	98028
DORGAN BRYON	PLAN25-0277	5845 LONE HORSE DR	RENO	NV	89502
OWNER AND/OR RESIDENT	PLAN25-0277	2000 S CEDAR HILLS DR	MOUNT VERNON	WA	98273
OWNER AND/OR RESIDENT	PLAN25-0277	2006 SOUTH CEDAR HILLS DRIVE	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2012 S CEDAR HILLS DR	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION STREET SPACE 12	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET SPACE 116	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST NO 29	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST SP 71	MOUNT VERNON	WA	98274
OWNER AND/OR RESIDENT	PLAN25-0277	2610 E SECTION ST UNIT 49	MOUNT VERNON	WA	98273

Exhibit 4c

OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION STREET SPACE 117	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2610 EAST SECTION ST SP 31	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2437 EAST BLACKBURN ROAD	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2324 BALSAM LANE	MOUNT VERNON	WA	98274	22-Dec
OWNER AND/OR RESIDENT	PLAN25-0277	2464 EAST BLACKBURN RD	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2572 BLACKBURN ROAD	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2308 E SECTION	MOUNT VERNON	WA	98274	29-Dec
OWNER AND/OR RESIDENT	PLAN25-0277	2721 BLACKBURN ROAD	MOUNT VERNON	WA	98274	
OWNER AND/OR RESIDENT	PLAN25-0277	2724 BLACKBURN ROAD	MOUNT VERNON	WA	98274	
AARON STEINKE	PLAN25-0277	2433 E Blackburn Rd	Mount Vernon	WA	98274	
PAUL ANDERSON	PLAN25-0277	2351 Balsam Ln	Mount Vernon	WA	98274	
CHRISTINE CALWELL	PLAN25-0277	111 Sherman St	La Conner	WA	98257	

Exhibit 4c

Returned Reason
vacant

Exhibit 4c

not deliverable as addressed

Exhibit 4c

Exhibit 4c

Exhibit 4c

no such number

no such number

Exhibit 4c

ADVERTISING PROOF

1215 Anderson Rd,
Mount Vernon,WA 98274
Ph. 360-424-4567

SKAGIT PUBLISHING STANWOOD CAMANO NEWS

BILLING DATE:	ACCOUNT NO:
01/14/26	46903

City of Mount Vernon
910 CLEVELAND AVE
MOUNT VERNON, WA 98273

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
708069	SVH-708069 PLAN25-02	01/16/26	01/16/26	2	$322.80

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$322.80**
Paid Amount:**$0.00**

Amount Due:**$322.80**

We Appreciate Your Business!

AD# 708069

CITY OF MOUNT VERNON MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS) AND NOTICE OF PUBLIC HEARING

DATE OF ISSUANCE: January 16, 2026

APPLICATION NAME & FILE: East Village Preliminary Plat, SEPA & Critical Areas- PLAN25-0277

DESCRIPTION OF PROPOSAL: The South Village Preliminary Plat project proposes to subdivide the existing 11.39-acre property into 20 single family residential lots and 6 tracts (2 landscaping tracts, a stormwater tract, a tract to accommodate an access easement to the neighbor where their driveway encroaches onto the property and 2 NGPA tracts). A more detailed project description can be found in full notice (see How to Receive More Information below).

PROJECT LOCATION: The property is located at 2437 East Blackburn Rd and is parcel P135481. The property is Lot 8 of the previous East Village Plat. It is a portion of the NW ¼ of Section 28, Township 35 N, Range 04 E W.M.

APPLICANT: Dave Prutzman/Samish Bay Land Co; 4215 Montgomery Pl; Mount Vernon, WA 98274

PROPERTY OWNER: Mary Margaret Kiesel; Attn: Margaret Wallace; 12360 Gull Dr; Burlington WA, 98233

AGENCY CONTACT: Marianne Manville-Ailles, Senior Planner; Development Services Department, 910 Cleveland Avenue; Mount Vernon, WA 98273; 360-336-6214

The Mount Vernon Development Services Department (the lead agency)

Exhibit 4c

has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030.

This determination is based on the following findings and conclusions: the optional DNS process (WAC 97-11-355) has been used after reviewing a completed environmental checklist and other information on file (and available to the public) with the lead agency.

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed with the mitigation measures listed below; in conjunction with, the City's existing development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. . The conditions that have been identified to mitigate the adverse environmental impacts of the proposal can be found in the full notice (see How to Receive More Information below). The Environmental Staff report accompanying this MDNS contains additional rationale supporting this determination.

HOW TO RECEIVE ADDITIONAL INFORMATION: The Environmental Checklist and associated technical reports, plans, and other materials are available for public viewing by following the directions below:
1. Navigate to: https://ci-mountvernon-wa.smartgovcommunity.com/Public/Home
2. Click on the brown "GO" link under the heading "Public Notices"
3. Accept the Disclaimer
4. Type the project number (**PLAN25-0277**) into the search bar at the top of the screen
5. Click on the project number below the search bar

The project materials are also available by emailing the City at PermitTech@mountvernonwa.gov or calling (360) 336-6214 and requesting copies of these documents.

PUBLIC HEARING: A public hearing on the above-described project will be held by the Mount Vernon Hearing Examiner on **Monday, February 2, 2026**, starting at 10 am via video conferencing software. Those wishing to participate in this virtual hearing are asked to call 360-336-6214 or email: PermitTech@mountvernonwa.gov by **12 PM on January 30, 2026** to receive information needed to participate in this virtual hearing.

Any person may comment on the application at the hearing advertised herein, receive notice and request a copy of the decision or recommendation once it is made. To receive additional information regarding this project, contact the Development Services Department and ask to become a party of record.

ENVIRONMENTAL DETERMINATION APPEAL PROCESS: Appeals of the environmental determination must be filed in writing on or before 4:30 pm on **January 27, 2026**.

Appeals must be filed in writing together with the required application fee to: Hearing Examiner, City of Mount Vernon, 910 Cleveland Ave, Mount Vernon, WA 98273. Appeals to the Examiner are governed by City of Mount Vernon Municipal Code (MVMC) 15.06.215. MVMC 15.06.215 outlines what an appeal is required to contain, appeal procedures, and other relevant information. Additional information regarding the appeal process may be obtained from the 'Agency Contact' listed above; or by downloading a copy of the referenced MVMC HERE and once this webpage open click the + symbol within the menu on the left side of the screen next to Title 15 BUILDINGS AND CONSTRUCTION and then click on Chapter 15.06 ENVIRONMENTAL POLICIES.

RESPONSIBLE PERSON: Steve Sexton, Director

Published
January 16, 2026
SVH-708069

Exhibit 5a

City of Mount Vernon Development Services
Received
12/6/2025

To Whom It May Concern,

I am an adjacent property owner to the proposed development currently under SEPA review. My primary concern is ensuring that the proposed civil design, including but not limited to stormwater facilities, grading, frontage improvements, and utilities, does not create any present or future restrictions, obligations, easements, access limitations, or development constraints on my property.

Specifically, I request that the City condition any approval to confirm the following:

1. That all stormwater detention, treatment, conveyance, and emergency overflow associated with the project shall be fully contained within the project site and/or within public right-of-way, and shall not discharge, backwater, overtop, infiltrate toward, or otherwise rely upon adjacent private properties for surface flow, subsurface flow, storage, or capacity.

2. That no stormwater, access, utility, drainage, slope, or maintenance easements—temporary or permanent—shall be placed upon or implied across my property now or in the future as a result of this development.

3. That the design, capacity, location, and operation of any stormwater facilities, including ponds, vaults, pipes, and flow control structures, shall not be used as a basis to impose additional setbacks, grading limitations, building restrictions, fill restrictions, foundation requirements, or mitigation obligations on my property beyond those required by existing municipal code.

4. That frontage improvements, roadway modifications, sidewalk placement, or ADA upgrades associated with this project shall not alter, relocate, restrict, or eliminate my existing or future lawful driveway access, nor impose additional access spacing or sight-distance limitations on my parcel beyond current code standards.

5. That future lawful development of my property shall not be conditioned, delayed, restricted, or denied due to the presence, operation, maintenance, or performance of the subject project's civil infrastructure.

These protections are requested to ensure that the proposed development remains entirely self-contained with respect to stormwater management, access, and civil impacts, and that no off-site impacts are transferred to or imposed upon adjacent private property.
Thank you for your consideration and for ensuring that adjacent property owners are not adversely affected—directly or indirectly—by this development.

Sincerely,
Aaron Steinke
2433 E Blackburn
206-510-0136
aaronsteinke77@gmail.com

Exhibit 5a

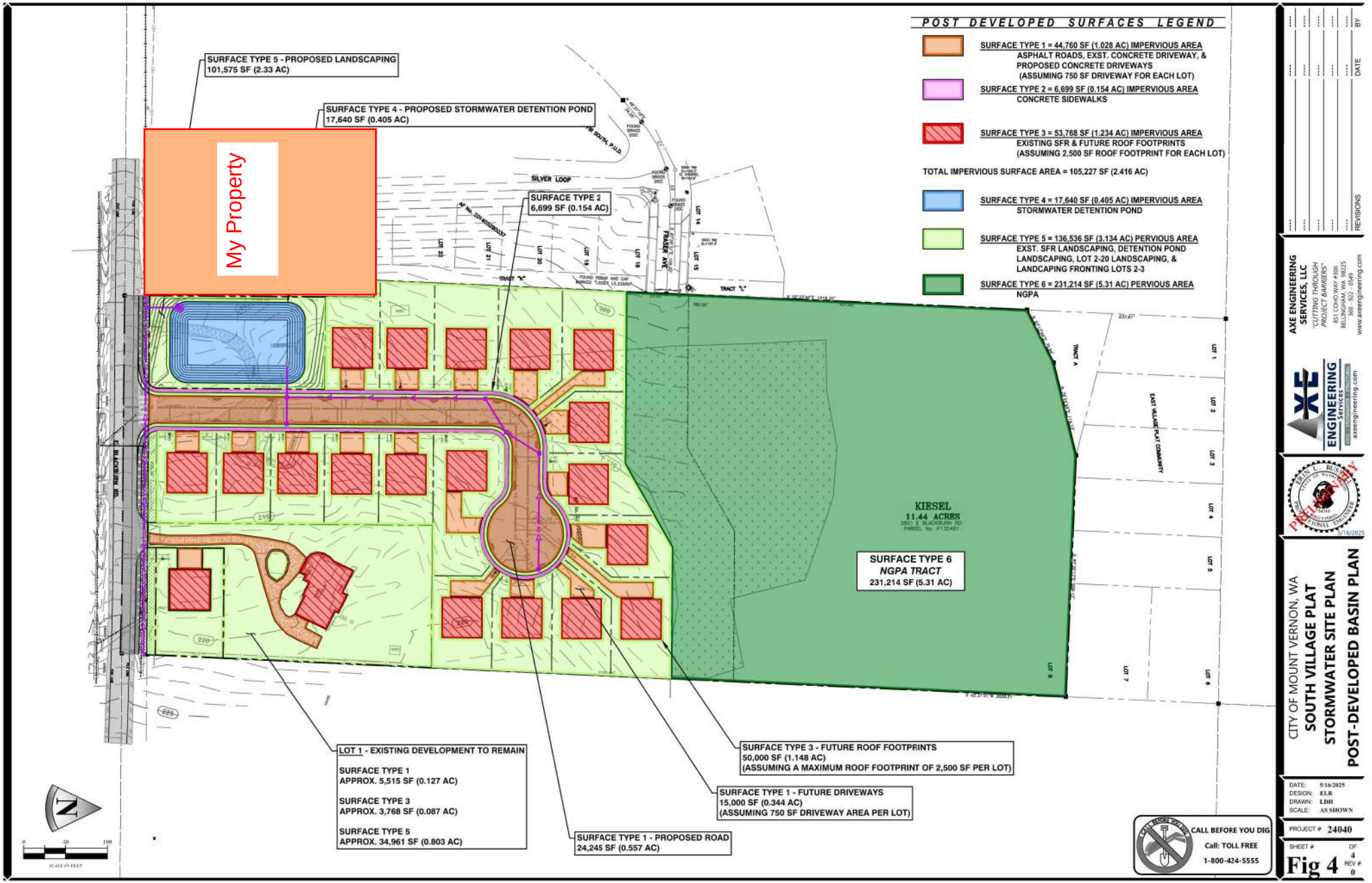

POST DEVELOPED SURFACES LEGEND
SURFACE TYPE 1 = 44,760 SF (1.028 AC) IMPERVIOUS AREA
ASPHALT ROADS, EXST. CONCRETE DRIVEWAY, & PROPOSED CONCRETE DRIVEWAYS
(ASSUMING 750 SF DRIVEWAY FOR EACH LOT)
SURFACE TYPE 2 = 6,699 SF (0.154 AC) IMPERVIOUS AREA
CONCRETE SIDEWALKS
SURFACE TYPE 3 = 53,768 SF (1.234 AC) IMPERVIOUS AREA
EXISTING SFR & FUTURE ROOF FOOTPRINTS
(ASSUMING 2,500 SF ROOF FOOTPRINT FOR EACH LOT)
TOTAL IMPERVIOUS SURFACE AREA = 105,227 SF (2.416 AC)
SURFACE TYPE 4 = 17,640 SF (0.405 AC) IMPERVIOUS AREA
STORMWATER DETENTION POND
SURFACE TYPE 5 = 136,536 SF (3.134 AC) PERVIOUS AREA
EXST. SFR LANDSCAPING, DETENTION POND LANDSCAPING, LOT 2-20 LANDSCAPING, & LANDCAPING FRONTING LOTS 2-3
SURFACE TYPE 6 = 231,214 SF (5.31 AC) PERVIOUS AREA
NGPA
SURFACE TYPE 5 - PROPOSED LANDSCAPING
101,575 SF (2.33 AC)
SURFACE TYPE 4 - PROPOSED STORMWATER DETENTION POND
17,640 SF (0.405 AC)
My Property
SURFACE TYPE 2
6,699 SF (0.154 AC)
SILVER LOOP
FISHER AVE
TRACT "K"
TRACT "L"
KIESEL
11.44 ACRES
SURFACE TYPE 6
NGPA TRACT
231,214 SF (5.31 AC)
LOT 1 - EXISTING DEVELOPMENT TO REMAIN
SURFACE TYPE 1
APPROX. 5,515 SF (0.127 AC)
SURFACE TYPE 3
APPROX. 3,768 SF (0.087 AC)
SURFACE TYPE 5
APPROX. 34,961 SF (0.803 AC)
SURFACE TYPE 1 - PROPOSED ROAD
24,245 SF (0.557 AC)
SURFACE TYPE 1 - FUTURE DRIVEWAYS
15,000 SF (0.344 AC)
(ASSUMING 750 SF DRIVEWAY AREA PER LOT)
SURFACE TYPE 3 - FUTURE ROOF FOOTPRINTS
50,000 SF (1.148 AC)
(ASSUMING A MAXIMUM ROOF FOOTPRINT OF 2,500 SF PER LOT)
CALL BEFORE YOU DIG
Call: TOLL FREE
1-800-424-5555
AXE ENGINEERING SERVICES, LLC
"CUTTING THROUGH PROJECT BARRIERS"
851 COHO WAY #306
BELLINGHAM, WA 98225
360 922 0548
www.axengineering.com
ENGINEERING Services
axengineering.com
PRELIMINARY
5/16/2025
CITY OF MOUNT VERNON, WA
SOUTH VILLAGE PLAT
STORMWATER SITE PLAN
POST-DEVELOPED BASIN PLAN
DATE: 5/16/2025
DESIGN: ELR
DRAWN: LDH
SCALE: AS SHOWN
PROJECT # 24040
SHEET # 4 OF
Fig 4
REV # 0
REVISIONS
DATE
BY

Exhibit 5b

City of MOUNT VERNON DEVELOPMENT SERVICES
Received
12/18/2025

Ms. Marianne Manville-Ailles, Senior Planner

Development Services Department

City of Mount Vernon

910 Cleveland Avenue

Mount Vernon WA, 98274

December 18, 2025

East Village Homeowner's Association SEPA Comment Letter on Proposed Optional MDNS for East Village Preliminary Plat (Plan 25-0277)

Dear Ms. Manville-Ailles:

Thank you for providing East Village residents with copies of the SEPA notice for the proposed Optional MDNS for East Village Preliminary Plat (Plan 25-0277). We appreciate the effort the City of Mount Vernon (City) Development Services staff are making to keep adjoining property owners and potentially affected parties informed of the proposed South Village SFR subdivision. The East Village Homeowner's Association (East Village HOA) wishes to have the following comments entered into the record for the proposed South Village Plat.

The proposed South Village subdivision will occupy the southern portion of East Village Lot 8. Critical areas, a Category III wetland and Maddox Creek, a Type F stream, and their associated buffers lie immediately north of the South Village subdivision. Under the approved plat and recorded Conditions, Covenants and Restrictions (CCRs) for East Village, stipulates that the East Village HOA is responsible for monitoring and maintenance of the Native Growth Protection Area (NGPA) easement on Lot 8 (see CCRs Article XI [Common Ownership Responsibility…], ¶ 1, Bullet 2; and ¶ 2). Because Maddox Creek, flowing west, traverses the northern portion of the NGPA easement, the East Village HOA does not have direct access to the portion of the easement lying south of Maddox Creek without crossing through Big Fir South and accessing the southern portion of Lot 8 via Fraser Avenue or coming in through the Kiesel property from East Blackburn Road.

Because development of the South Village subdivision will have direct and indirect impacts to the Category III wetland south of Maddox Creek, this development will abut the remaining wetland and buffer, and because South Village will also have direct access to the Maddox Creek NGPA on the south side of the creek, the East Village HOA respectfully requests that monitoring and maintenance of the critical areas and associated NGPA easement south of Maddox Creek be transferred to the South Village subdivision and homeowner's association, once established. East Village HOA would continue to be responsible for monitoring and maintenance of the NGPA easement north of Maddox Creek once the City has determined that the developer, Samish Bay Land Company, LLC, has met all of their monitoring and maintenance requirements for the approved East Village Plat.

Thank you again for considering our comments. Please let me know if you have any questions or require any additional information regarding this comment letter.

Paul S. Anderson

President

East Village Homeowner's Association

Exhibit 5c

Received
12/18/2025

State of Washington
Department of Fish and Wildlife, Region 4
Region 4 information: 16018 Mill Creek Blvd, Mill Creek, WA 98012 | phone: (425)-775-1311

December 18, 2025

City of Mount Vernon Development Services
Marianne Manville-Ailles
910 Cleveland Ave
Mount Vernon, WA 98273

Dear Marianne Manville-Ailles:

Thank you for the opportunity to comment on the 'South Village Preliminary Plat' project (202504968) located at 2437 E Blackburn Rd, Mount Vernon, WA 98274, as proposed by Dave Prutzman/Samish Bay Land Co. The Washington Department of Fish and Wildlife (WDFW) is dedicated to preserving, protecting, and perpetuating the state's fish, wildlife, and ecosystems while providing sustainable fish and wildlife recreational and commercial opportunities. In recognition of our responsibilities, we submit the following comments for 'South Village Preliminary Plat.' Other comments may be offered in the future.

Fish and Wildlife Resources and Recommendations:

- The applicant's proposed reduced stream buffer for the stream-associated wetland of Maddox Creek does not allow for the system's most basic pollution removal functions and reduces vital riparian habitat on a fish bearing stream containing salmonids as identified by WDFW. Mount Vernon's Critical Areas code 15.40.080(D)(3) requires a buffer of at least 150 ft. for streams containing fish habitat, and a buffer of at least 75 ft. for Type III wetlands, as described in city code 15.40.090(F)(1).

- To ensure no net loss of ecological functions and values occurs (WAC 365-190-080), WDFW recommends a buffer width of 189 ft. This buffer is based on best available science which considers soil type and the tallest dominant tree species after 200 years on the site—referred to as the 'site potential tree height' ($SPTH^{200}$).

  More information about recommended riparian management zones and $SPTH^{200}$ can be found in "Riparian Ecosystems, Volume 2: Management Recommendations" on the WDFW website.

- 114,900 square feet of tree removal is proposed, from 6 inches to 40 inches dbh as stated in the project's Critical Area Site Assessment. The site is located in a heavily developed area and currently serves as important habitat for native wildlife, including PHS-listed cutthroat trout. The removal of these trees will decrease the shading necessary for salmonids and other species utilizing the stream to thrive. The proposed use of a mitigation bank instead of onsite mitigation does not allow for the protection of this crucial habitat in a fragmented landscape. WDFW strongly recommends the retention of these trees.

The Washington Department of Fish and Wildlife provides our comments and recommendations in keeping with our legislative mandate to preserve, protect, and perpetuate fish and wildlife and their habitats - a mission we can only accomplish in partnership with local governments.
If you have any questions or concerns, please feel free to contact me or the local Habitat Biologist, Alex Richard, at Alexander.Richard@dfw.wa.gov.

Sincerely,

CHRISTIE CALDWELL
Habitat Biologist

Washington Department of Fish and Wildlife
North Puget Sound – Region 4
Christie.Caldwell@dfw.wa.gov
(564) 676-1383

AXE ENGINEERING SERVICES
Civil ~ Stormwater ~ Structural
851 Coho Way, Suite #306
Bellingham, WA 98225
Office Main: 360.922.0549

Cutting Through Project Barriers

January 7, 2026

City of Mount Vernon
Development Services
910 Cleveland Avenue
Mount Vernon, WA 98273

Subject: South Village Preliminary Plat
Public Comments Response Letter

To: Development Services, Planning Department,

Please see the following written response to the December 18, 2025 public comments received for an explanation of how the plans address these comments, or have been revised to address these comments.

Letter from State of Washington Department of Fish & Wildlife (WDFW, Christie Caldwell):

1. Review Comment #1: *"The applicant's proposed reduced stream buffer for the stream-associated wetland of Maddox Creek does not allow for the system's most basic pollution removal functions and reduces vital riparian habitat on a fish bearing stream containing salmonids as identified by WDFW. Mount Vernon's Critical Areas code 15.40.080(D)(3) requires a buffer of at least 150 ft. for streams containing fish habitat, and a buffer of at least 75 ft. for Type III wetlands, as described in city code 15.40.090(F)(1).....To ensure no net loss of ecological functions and values occurs (WAC 365-190-080), WDFW recommends a buffer width of 189 ft. This buffer is based on best available science which considers soil type and the tallest dominant tree species after 200 years on the site—referred to as the 'site potential tree height' (SPTH200)."*

   AXE Engineering Response – Please see attached PDFs from Green Earth Operations, which have been updated to show the 150-foot buffer and 189-foot buffer setback line from Maddox Creek. These updates clearly illustrate that the proposed wetland buffer impacts remain well outside both these *required* 150-foot and *recommended* 189-foot buffer setbacks. In addition, a portion of the 189-foot recommended stream buffer will be enhanced along the west edge of the site, thereby improving the "system's most basic pollution removal functions." By

remaining outside of this recommended 189-foot buffer setback and providing enhancements through the proposed mitigation plan, this project will preserve and enhance the "vital riparian habitat on a fish bearing stream containing salmonids as identified by WDFW."

2. Review Comment #2: *"114,900 square feet of tree removal is proposed, from 6 inches to 40 inches dbh as stated in the project's Critical Area Site Assessment. The site is located in a heavily developed area and currently serves as important habitat for native wildlife, including PHS-listed cutthroat trout. The removal of these trees will decrease the shading necessary for salmonids and other species utilizing the stream to thrive. The proposed use of a mitigation bank instead of onsite mitigation does not allow for the protection of this crucial habitat in a fragmented landscape. WDFW strongly recommends the retention of these trees."*

   AXE Engineering Response – As outlined in the response above, all tree removal will occur well outside of the recommended 189-foot buffer setback, therefore this tree removal will not "decrease the shading necessary for salmonids and other species utilizing the stream to thrive."

   It should also be noted that all proposed tree removal is to occur in accordance with a plan prepared by an arborist (see attached PDF for the arborist report prepared by Urban Forestry Services/Bartlett Consulting). This plan recommends the removal of 511 trees (only 31 of which are located within the area of proposed wetland buffer impacts) and provides further recommendations for mitigating this tree removal. These recommendations include the creation of 5 Wildlife Snags, retaining and protecting an additional 49 trees, and planting 51 new mitigation tree plantings to mitigate any loss of ecosystem function that may occur from the recommended removals.

Letter from Paul S. Anderson (President of East Village Homeowner's Association):

1. Review Comment #1: *"Because development of the South Village subdivision will have direct and indirect impacts to the Category III wetland south of Maddox Creek, this development will abut the remaining wetland and buffer, and because South Village will also have direct access to the Maddox Creek NGPA from the south side of the creek, the East Village HOA respectfully requests that monitoring and maintenance of the critical areas and associated NGPA easement south of Maddox Creek be transferred to the South Village subdivision and homeowner's association, once established. East Village HOA would continue to be responsible for monitoring and maintenance of the NGPA easement north of Maddox Creek once the City has determined that the developer, Samish Bay Land Company, LLC, has met all of their monitoring and maintenance requirements for the approved East Village Plat."*

AXE Engineering Response – The NGPA for Maddox Creek is now being shown as two separate NGPA tracts in the Preliminary Plat Plan so that "NGPA Tract E" (located to the south of Maddox Creek) can be monitored and maintained by the South Village HOA while "NGPA Tract F" (located north of Maddox Creek) can continue to be monitored and maintained by the East Village HOA as requested.

Letter from Aaron Steinke:

1. Review Comment #1: *"That all stormwater detention, treatment, conveyance, and emergency overflow associated with the project shall be fully contained within the project site and/or within public right-of-way, and shall not discharge, backwater, overtop, infiltrate toward, or otherwise rely upon adjacent private properties for surface flow, subsurface flow, storage, or capacity."*

   AXE Engineering Response – The preliminary plat plans, preliminary engineering civil construction plans, and preliminary stormwater report prepared for this project provide a plan and details for how this project will capture, treat, and detain all stormwater runoff on-site (fully contained within the project site) and will not discharge onto adjacent properties or rely on adjacent properties in any way.

2. Review Comment #2: *"That no stormwater, access, utility, drainage, slope, or maintenance easements—temporary or permanent—shall be placed upon or implied across my property now or in the future as a result of this development."*

   AXE Engineering Response – All proposed stormwater, access, utility, drainage, slope, or maintenance easements necessary for this development plan are all shown within the project site property boundaries and will have no effect on the adjacent property located at 2433 E Blackburn Road.

3. Review Comment #3: *"That the design, capacity, location, and operation of any stormwater facilities, including ponds, vaults, pipes, and flow control structures, shall not be used as a basis to impose additional setbacks, grading limitations, building restrictions, fill restrictions, foundation requirements, or mitigation obligations on my property beyond those required by existing municipal code."*

   AXE Engineering Response – As stated above, no additional setbacks, grading limitations, building restrictions, fill restrictions, foundation requirements, or mitigation obligations are proposed for the adjacent property located at 2433 E Blackburn Road.

4. Review Comment 4: *"That frontage improvements, roadway modifications, sidewalk placement, or ADA upgrades associated with this project shall not alter, relocate, restrict,*

or eliminate my existing or future lawful driveway access, nor impose additional access spacing or sight-distance limitations on my parcel beyond current code standards.

AXE Engineering Response – The Preliminary Civil Engineering Plans illustrate how the proposed project will not have any effect on this adjacent driveway access, *even though this driveway access crosses inside the project site property boundaries*, a separate tract is being provided to preserve this driveway access as existing.

5. Review Comment #5: *"That future lawful development of my property shall not be conditioned, delayed, restricted, or denied due to the presence, operation, maintenance, or performance of the subject project's civil infrastructure."*

AXE Engineering Response – As stated above, the proposed development will have no effect on the future lawful development of the adjacent property located at 2433 E Blackburn Road.

We believe that this explanation, and the attached documents fully address all of the comments. Please contact us with any further questions you may have.

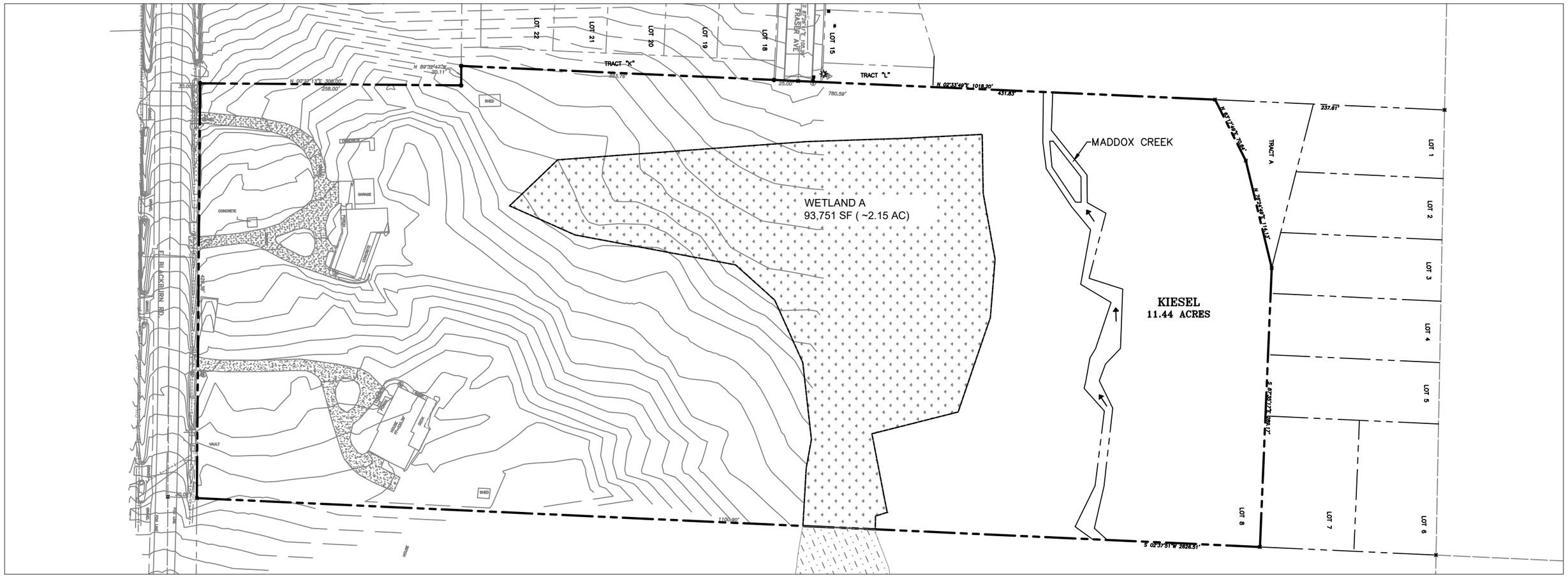
Sincerely,
AXE Engineering Services, LLC

Erin Russell, PE
Principal Engineer

Attachments:

1. **South Village Mitigation Plan Graphic 26.01.02 (4 pages)**
2. **Samish Bay Land Company South Village Arborist Report (24 pages)**

Exhibit 5d



GREEN EARTH OPERATIONS

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SEATTLE, WA 98134
TEL: 206.276.9178
EMAIL: MMERKELBACK@GREENEARTHOPS.COM
WWW.GREENEARTHOPS.COM

PROJECT # 24-165	DESIGNED:	DRAWN: SZ	SOUTH VILLAGE
CLIENT: SAMISH BAY LAND COMPANY	DESIGNED:	CHECKED: AC	
LOCATION: MOUNT VERNON, SKAGIT COUNTY, WA	DESIGNED:	APPROVED: MRM	

DRAWING TITLE: EXISTING CONDITION		SCALE: 1:50
CLASS\SHEET: SHEET 1	SHEET: 1 OF 4	DATE: 12/01/2025

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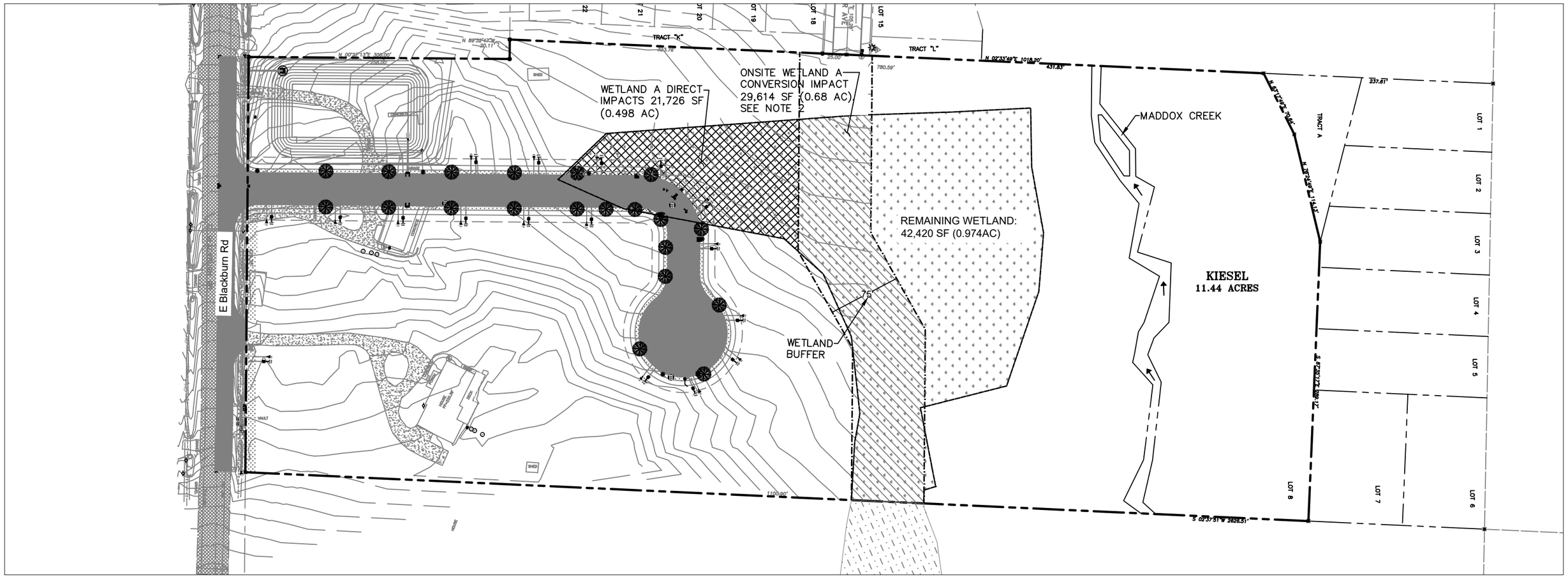

NOTE:

1. EXISTING WETLAND AREA TO BE FILLED. CREDITS FROM A CERTIFIED WETLAND MITIGATION BANK WILL BE PURCHASED TO ACCOMPLISH THIS AND TO MITIGATE FOR THESE WETLAND IMPACTS.
2. EXISTING WETLAND AREA THAT WILL BE CONVERTED FROM A WETLAND TO A WETLAND BUFFER. CREDITS FROM A CERTIFIED WETLAND MITIGATION BANK WILL BE PURCHASED TO ACCOMPLISH THIS AND TO MITIGATE FOR THESE WETLAND IMPACTS.

IMPACTS	DIRECT	INDIRECT / CONVERSION
WETLAND A	21,726 SF	–
BUFFER	—	29,614 SF

LEGEND

- PROPERTY BOUNDARY
- DELINEATED WETLAND
- WETLAND BUFFER
- NON–DELINEATED WETLAND (OFFSITE)
- EXISTING WETLAND AREA TO BE FILLED (21,726 SF) SEE NOTE 1
- EXISTING WETLAND AREA THAT WILL BE CONVERTED FROM A WETLAND TO A WETLAND BUFFER (29,614 SF) SEE NOTE 2

N

50 0 25 50
SCALE HORIZONTAL SCALE FEET

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PROJECT # 24–165	DESIGNED:	DRAWN: SZ	SOUTH VILLAGE
CLIENT: SAMISH BAY LAND COMPANY	DESIGNED:	CHECKED: AC	
LOCATION: MOUNT VERNON, SKAGIT COUNTY, WA	DESIGNED:	APPROVED: MRM	

DRAWING TITLE: WETLAND IMPACTS		SCALE: 1:50
CLASS\SHEET: SHEET 2	SHEET: 2 OF 4	DATE: 12/01/2025

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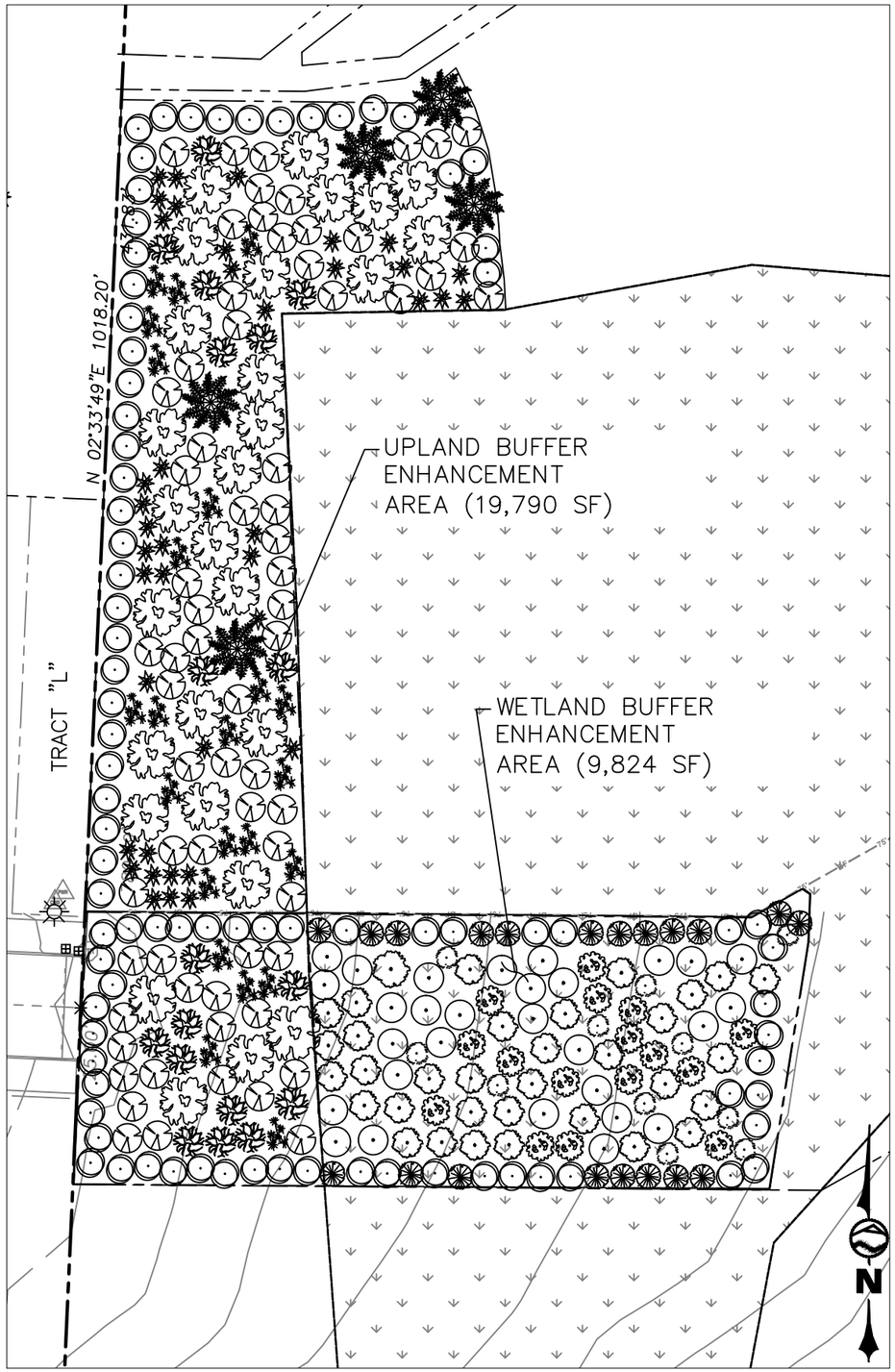

SITE PREPARATION

1. THE ENHANCEMENT AREA IS CURRENTLY DOMINATED BY NON-NATIVE GRASSES, PRIMARILY REED CANARYGRASS (PHALARIS ARUNDINACEA). PRIOR TO PLANTING, SITE PREPARATION WILL FOCUS ON REDUCING EXISTING VEGETATIVE COMPETITION AND CREATING SUITABLE CONDITIONS FOR NATIVE WOODY SPECIES ESTABLISHMENT.

2. IN LATE SUMMER OR EARLY FALL, REED CANARYGRASS WILL BE MOWED OR BRUSH-CUT TO REDUCE STANDING BIOMASS AND FACILITATE ACCESS TO PLANTING ZONES. FOLLOWING MOWING, TARGETED HERBICIDE APPLICATIONS WILL BE CONDUCTED USING AN AQUATIC-APPROVED GLYPHOSATE FORMULATION, APPLIED IN ACCORDANCE WITH ALL STATE AND FEDERAL REGULATIONS. HERBICIDE TREATMENTS WILL BE TIMED DURING THE LATE GROWING SEASON WHEN REED CANARYGRASS IS TRANSLOCATING CARBOHYDRATES TO ITS RHIZOMES, THEREBY INCREASING ROOT-KILL EFFECTIVENESS.

3. LIGHT SCARIFICATION OF DENSE SOD MATS MAY BE CONDUCTED IN ACCESSIBLE UPLAND ZONES TO IMPROVE SOIL CONTACT FOR NEW PLANTINGS. CARE WILL BE TAKEN IN WETLAND SOILS TO AVOID SIGNIFICANT DISTURBANCE TO HYDROLOGY OR SOIL STRUCTURE.

PLANTING METHODS

1. NATIVE WOODY SPECIES WILL BE INSTALLED IN BOTH UPLAND AND WETLAND ZONES TO RE-ESTABLISH A STRUCTURALLY DIVERSE, NATIVE-DOMINATED PLANT COMMUNITY. SPECIES SELECTION WILL EMPHASIZE TREES AND SHRUBS ADAPTED TO THE SKAGIT VALLEY REGION, INCLUDING FAST-GROWING RIPARIAN PIONEERS SUCH AS SITKA WILLOW (SALIX SITCHENSIS), RED OSIER DOGWOOD (CORNUS SERICEA), AND PACIFIC WILLOW (SALIX LUCIDA), AS WELL AS LONG-LIVED TWINBERRY (LONICERA INVOLUCRATA), WESTERN RED CEDAR (THUJA PLICATA) AND ROSA SPECIES.

2. PLANTING WILL INCLUDE A MIX OF CONTAINER PLANTS AND LIVE STAKES, DEPENDING ON SPECIES AND SITE CONDITIONS. LIVE STAKES OF WILLOW AND DOGWOOD WILL BE DRIVEN INTO SATURATED SOILS WITHIN WETLAND ZONES, WHILE CONTAINERIZED SHRUBS AND TREES WILL BE INSTALLED INTO SOD-SCALPED POCKETS WITHIN WETLAND AND UPLAND AREAS. PLANTING DENSITY WILL BE DESIGNED TO ACHIEVE CANOPY CLOSURE WITHIN 5-10 YEARS, THEREBY SHADING OUT REED CANARYGRASS AND SUPPRESSING ITS LONG-TERM DOMINANCE.

TOTAL ENHANCEMENT AREA =29,614 SF

PROTECTION OF NEW PLANTINGS

TO PREVENT PLANTED WOODY SPECIES FROM BEING OVERTOPPED BY REED CANARYGRASS AND OTHER NON-NATIVE GRASSES, EACH PLANTING WILL RECEIVE FOCUSED PROTECTION MEASURES:

- MULCHING: A 3-6 INCH LAYER OF COARSE WOOD CHIPS WILL BE APPLIED IN A 2-3 FOOT RADIUS AROUND EACH PLANTING, SUPPRESSING REGROWTH OF REED CANARYGRASS WHILE CONSERVING SOIL MOISTURE. MULCH WILL BE PLACED TO AVOID DIRECT CONTACT WITH STEMS.
- PROTECTIVE SLEEVES: TUBEX OR VEXAR SLEEVES WILL BE USED WHERE DEER, VOLES, OR OTHER HERBIVORES POSE A THREAT, WHILE ALSO LIMITING GRASS COMPETITION IMMEDIATELY ADJACENT TO STEMS.

MAINTENANCE AND MONITORING

FOR THE FIRST TWO GROWING SEASONS, THE SITE WILL BE MAINTAINED TO ENSURE THE SURVIVAL AND ESTABLISHMENT OF NATIVE WOODY VEGETATION. MAINTENANCE ACTIVITIES WILL INCLUDE:

- SPOT HERBICIDE TREATMENTS OR MANUAL WEEDING AROUND PLANTED STOCK TO CONTROL REED CANARYGRASS RE-SPROUTING.
- RE-APPLICATION OF MULCH AS NECESSARY
- INSPECTION AND ADJUSTMENT OF PROTECTIVE SLEEVES. MONITORING WILL OCCUR ANNUALLY DURING THE GROWING SEASON TO ASSESS SURVIVAL, GROWTH, AND VIGOR OF WOODY PLANTINGS, AS WELL AS THE RELATIVE COVER OF REED CANARYGRASS AND OTHER NON-NATIVE SPECIES. SUPPLEMENTAL PLANTINGS WILL BE CONDUCTED WHERE SURVIVAL FALLS BELOW PERFORMANCE STANDARDS.

	SCIENTIFIC NAME	COOMON NAME	PLANTS MATERIALS	ON CENTER SPACING (FT)	NUMBER OF PLANTS
	WETLAND SHRUBS				
	Cornus sericea	Red-osier dogwood	Stakes	3	11
	Lonicera involucrata	Black twinberry	2 Gallon Pots	3	16
	Salix lasiandra	Pacific willow	Stakes	3	29
	Salix sitchensis	Sitka willow	Stakes	3	34
	Rosa pisocarpa	Peafruit rose	2 Gallon Pots	3	21
	Rosa nutkana	Nootka rose	2 Gallon Pots	3	24
	UPLAND SHRUBS				
	Rosa nutkana	Nootka rose	2 Gallon Pots	3	62
	Rubus spectabilis	Salmonberry	2 Gallon Pots	4	71
	Thuja plicata	Western red cedar	5 Gallon Pots	12	28
	Pseudotsuga menziesii	Douglas fir	5 Gallon Pots	12	5
	Acer circinatum	Vine maple	2 Gallon Pots	4	18
	Vaccinium parvifolium	Red huckleberry	2 Gallon Pots	4	23
	Mahonia aquifolium	Oregon Grape	2 Gallon Pots	3	41

LEGEND

PROPERTY BOUNDARY

DELINEATED WETLAND

20 0 20 40
SCALE HORIZONTAL SCALE FEET

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PROJECT # 24-165	DESIGNED:	DRAWN: SZ	
CLIENT: SAMISH BAY LAND COMPANY	DESIGNED:	CHECKED: AC	
LOCATION: MOUNT VERNON, SKAGIT COUNTY, WA	DESIGNED:	APPROVED: MRM	

SOUTH VILLAGE

DRAWING TITLE: BUFFER PLANTING PLAN
SCALE: 1:20
CLASS\SHEET: SHEET 3
SHEET: 3 OF 4
DATE: 12/01/2025

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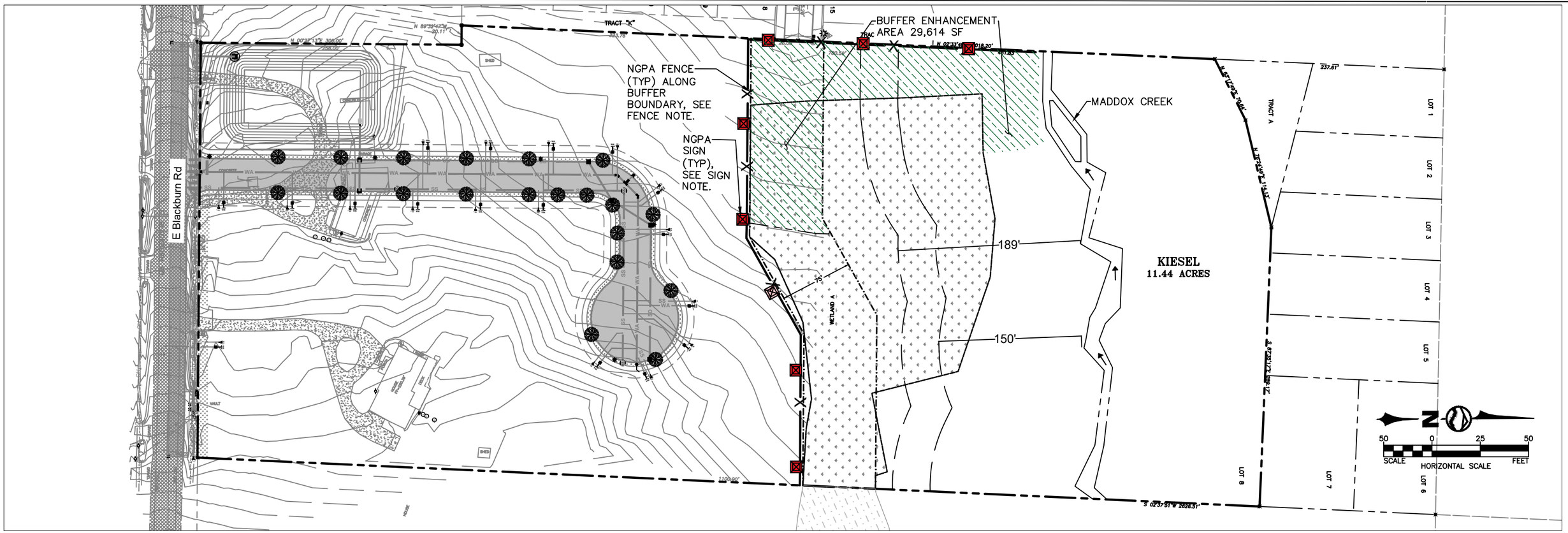
Exhibit 5d



SIGN NOTE:

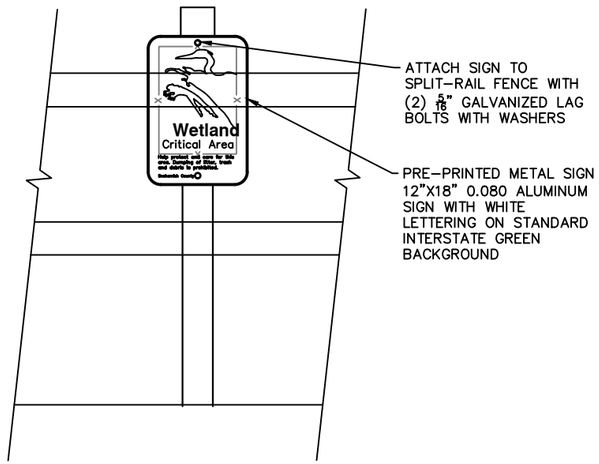
1. THE WETLAND/STREAM SIGN SHALL BE POSTED AT THE BOUNDARY BETWEEN THE LOT AND THE CRITICAL AREA.
2. ONE SIGN SHALL BE POSTED PER RESIDENTIAL LOT AND ONE SIGN PER 100 FOR ALL PUBLIC RIGHTS-OF WAY, TRAILS, PARKING AREAS, PLAYGROUNDS, AND ALL OTHER USES LOCATED ADJACENT TO WETLANDS AND ASSOCIATED BUFFERS.
3. PRE-PRINTED METAL SIGN AVAILABLE THROUGH:
   MORTENSON SIGNS
   PHONE: 1-360-424-5099

FENCE NOTE:

1. THE NGPA FENCE SHALL ALLOW FOR THE PASSAGE OF WILDLIFE, WITH A MINIMUM GAP OF ONE AND ONE HALF FEET AT THE BOTTOM OF THE FENCE, AND A MAXIMUM HEIGHT OF THREE AND ONE HALF FEET AT THE TOP.

LEGEND

- PROPERTY BOUNDARY
- DELINEATED WETLAND
- BUFFER ENHANCEMENT AREA
- NGPA FENCE (TYP)
- NON-DELINEATED WETLAND (OFFSITE)
- NGPA SIGN (TYP)
- STREAM BUFFER



CRITICAL AREA SIGN DETAIL

NOT TO SCALE

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PROJECT # 24-165	DESIGNED:	DRAWN: SZ	SOUTH VILLAGE
CLIENT: SAMISH BAY LAND COMPANY	DESIGNED:	CHECKED: AC	
LOCATION: MOUNT VERNON, SKAGIT COUNTY, WA	DESIGNED:	APPROVED: MRM	

DRAWING TITLE: NGPA SIGN AND FENCING		SCALE: 1:50	
CLASS\SHEET: SHEET 4	SHEET: 4 OF 4	DATE: 12/01/2025	

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City of Mount Vernon Development Services
Received
10/28/2025

Urban Forestry Services
BARTLETT CONSULTING
Divisions of The F.A. Bartlett Tree Expert Company

Arborist Report

Title: **South Village Development**
Tree & Site Evaluation and Tree Protection Planning

Prepared for: Samish Bay Land Company
C/o David Prutzman
4215 Montgomery Place
Mount Vernon, WA 98274

Prepared by: Urban Forestry Services | Bartlett Consulting
Josh Hollinger, Consulting Arborist
ISA Certified Arborist® No. WE-12135AU
ISA Tree Risk Assessment Qualified

Reviewed by: Thomas Cottrell, Consulting Arborist

Date: January 28, 2025

Revised October 23, 2025

Contents

Summary 3
Introduction 4
Methods 5
Findings 7
Construction Impacts 8
Recommendations 10
Bibliography 14

Attachments:

Individual Tree Inventory Table
Tree Group Inventory Table
Tree Inventory Site Plan
UFS|BC General Tree Protection Guidelines & Critical Root Zone Explanation (GTPG)
UFS|BC Wildlife Tree Creation Detail

Summary

Urban Forestry Services | Bartlett Consulting (UFS|BC) inventoried and evaluated approximately 565 trees within and surrounding the planned South Village development located at Skagit County Parcel P135481 in Mount Vernon, Washington. Skagit County Parcel P135481 includes 2437 and 2601 East Blackburn Road in Mount Vernon, Washington.

The tree inventory and evaluation was completed on January 17, 2025.

Location

Of the approximately 565 inventoried trees, 531 are located within either 2437 or 2601 East Blackburn Road (both addresses comprise the project site), fifteen (15) are located within 2721 East Blackburn Road, four (4) are located within 2433 East Blackburn Road, and fifteen (15) are located within the Big Fir South Homeowners Association (HOA) buffer. The Big Fir South HOA buffer abuts the project site to the west.

Removal and Retention

Of the 565 trees included in this inventory and evaluation I recommend that 511 trees should be removed, and five (5) trees should be converted into wildlife snags due to expected impacts from development. All trees recommended for removal or snag creation are located within the project site.

I recommend retention with protection for forty-nine (49) trees. Of these, fifteen (15) are within the project site, fifteen (15) are within 2721 East Blackburn Road, four (4) are located within 2433 East Blackburn Road, and fifteen (15) are within the Big Fir South HOA buffer.

Through careful implementation of the tree protection measures that I recommend, development impacts are not expected to significantly affect the condition of trees recommended for retention.

Environmentally Critical Area

Samish Bay Land Company provided a memo (*South Village: Site Description*) that states there is a 2.1 acre wetland within the project site and that planned development will fill 0.5 acres of the wetland. Additionally, the memo states that trees located within the wetland are planned for retention though the developer will defer to an arborist as to what trees should be removed or retained.

Of the 513 trees I recommend for removal or conversion to wildlife snags, seventeen (17) are located within the wetland buffer. To mitigate the loss of ecosystem functions and benefits provided by these trees, I recommend planting fifty-one (51) trees within the critical area buffer.

Development Impact Evaluation

Development impacts were determined using a combination of our field observations and an evaluation of the plan set provided by Samish Bay Land Company. Of the 565 trees included in this inventory and evaluation I expect 545 to experience some level of impact from the proposed development. The remaining twenty (20) trees are not expected to incur impacts.

Risk Assessment

I recommend that all retained trees be assessed for risk in an ISA Level 1 Limited Visual assessment one (1) year after the conclusion of development activities.

Introduction

Project

Samish Bay Land Company contacted our office in December 2024 requesting an inventory of trees within and surrounding the project site and a tree protection plan that complies with City of Mount Vernon Municipal Code requirements.

The project site is located at Skagit County Parcel P135481 in Mount Vernon, Washington. The parcel is occupied by two (2) residential addresses – 2437 and 2601 East Blackburn Road. Samish Bay Land Company plans to improve the parcel by demolishing the existing residence located at 2437 East Blackburn Road and clearing a section of the parcel to allow for the construction of nineteen (19) residential lots. The existing residence at 2601 East Blackburn Road is to remain.

The planned development is expected to impact approximately 545 trees while twenty (20) trees are not expected to incur impacts.

Agency Requirements

As part of a complete land clearing permit Mount Vernon's Municipal Code (MVMC) Chapter 15.18 *Land Clearing* requires the following regarding trees:

- The general location, type, size range, and condition of trees.
- Identification by area, of trees that are to be removed or retained and information on how tree protection areas are delineated in the field.

MVMC 15.18.070 *Performance Standards* defines a tree's critical root zone[1] (CRZ) as a radius that extends one (1) foot out from the tree for every inch of trunk diameter. Additionally, tree protection areas are to extend three (3) feet beyond the CRZ of each retained tree.

City Comments

The City of Mount Vernon's Planning Department reviewed UFS|BC's report and requires an updated account of the number of replacement trees we have recommended to be planted as part of this project. The City stated that trees removed within a wetland buffer are to be replaced at a 3:1 ratio. Our original report recommended tree replacement at a 1:1 ratio.

This report reflects the City's requested revisions to account for additional replacement trees.

---

[1] Critical Root Zone (CRZ) – Current industry standards define the critical root zone as the area of soil around a tree where the minimum volume of roots critical to the health or stability of the tree are located. UFS|BC calculates this as six (6) inches for every inch of trunk diameter. For this project UFS|BC have used the current industry standard to calculate CRZ.

Purpose

The purpose of this report is to provide a general inventory of trees within and surrounding the project site, to evaluate expected impacts from the proposed development, to recommend retention or removal of impacted trees, and to provide recommendations for tree protection during development.

Methods

Plan Review

Samish Bay Land Company provided materials they submitted to the City of Mount Vernon as part of the pre-application for development process. These materials include:

- A topographic survey of the project site. The survey was completed by Herrigstad Engineering and Surveying. The survey is not dated, UFS|BC was provided with the survey by the client in December 2024.
- A general site plan completed by Herrigstad Engineering and Surveying, dated April 11, 2018.
- A wetland delineation map completed by Graham-Bunting and Associates, dated June 2009. From correspondence with the client in January 2025 and from our observations during our inventory, it is my understanding that the wetland delineation was surveyed and marked in the field in January 2025.
- A memo, titled *South Village: Site Description*, that provides a description of the project site and planned development including utility installation and improvements to East Blackburn Road.

After reviewing the material provided, it is my understanding that:

- The existing residence at 2437 East Blackburn Road will be demolished.
- The existing residence and associated asphalt driveway at 2601 East Blackburn Road are to remain. No soil disturbance is planned within this area. This address is identified as Lot 20 on the provided site plan.
- Land clearing and grading will occur from the southern boundary of the project site and continue north to approximately where Fraser Avenue abuts the project property.
- Land clearing and grading will occur within a section of the delineated wetland.
- A stormwater retention pond is to be located at the southeast corner of the project site.
- Utility connections will be installed at East Black Burn Road and at Fraser Avenue.

Tree Inventory & Evaluation

UFS|BC arborists were on-site on January 17, 2025, to inventory and evaluate approximately 565 trees potentially impacted by the proposed development.

Inventory data was collected for general tree groups and for single trees that warranted individual notation.

General data collected for tree groups includes tree count, species observed within the group, condition range, and size range (height and trunk diameter).

Trees identified in the field that warranted individual notation were marked with an aluminum tag. The tags are nailed to the trunk.

Trunk diameter was measured at 4.5 feet above grade (diameter at breast height (DBH)).

The dripline radius was estimated to the nearest foot.

Condition ratings are based on tree *health*, *structure*, and *form* as defined in the *Plant Appraisal Guide, 10th Edition*.

For trees located within and surrounding the wetland buffer that are recommended for retention and protection orange flagging was tied around the trunk (Photo 1).

Calculated Tree Protection Zones (CTPZ) are derived from a combination of three factors: trunk diameter of the tree, the species tolerance to construction[2], and the age-class of the tree. These factors are then used to determine the radius of the tree protection zone.

This method of determining tree protection areas uses current industry practices and meets City of Mount Vernon requirements.

Limitatons

The tree evaluation was performed from the ground for visual conditions. Landscape features such as dense understory vegetation obscured the view of the trunks of some trees, which may have hidden conditions of concern.

Photo 1. Individual trees recommended for retention and protection are identified in the field with orange flagging tied around the trunk.

[2] Species tolerance to construction is determined through a combination of personal professional experience and regional tree industry reference materials. This is species specific and is not based on tree condition or planned development.

Findings

Two (2) tree inventory tables are attached. The first, titled *Individual Tree Inventory Table*, provides details on each individual tree included in this inventory. The second, titled *Tree Group Inventory Table* provides general information on each tree group included in this inventory. A *Tree Inventory Site Plan* is also attached which shows the approximate location of recommended tree protection measures, inventoried trees, and tree groups.

Site Summary

The project site is located at Skagit County Parcel P135481 in Mount Vernon, Washington. The northern two-thirds of the parcel is occupied by critical wetlands and associated buffers. Two (2) residences are located near the southern limit of the parcel along East Blackburn Road. A forest stand is located north of the residences.

Inventory & Evaluation

Trees included in this inventory range in trunk diameter from three (3) to fifty (50) inches. The inventory population exhibits a full range for condition, with the majority of trees in *fair* condition. These ranges in condition and size are typical of a native forest stand.

Species

There are twelve (12) species represented in the inventory population including ornamental and native species. Table 1 below summarizes the tree species inventoried.

Table 1. Species summary

Species
Apple (*Malus spp.*)
Atlas cedar (*Cedrus atlantica*)
Bigleaf maple (*Acer macrophyllum*)
Birchbark cherry (*Prunus serrula*)
Bitter cherry (*Prunus emarginata*)
Douglas fir (*Pseudotsuga menziesii*)
English walnut (*Julgans regia*)
Japanese tree lilac (*Syringa reticulata*)
Paperbark birch (*Betula papyrifera*)
Red alder (*Alnus rubra*)
Red maple (*Acer rubrum*)
Western redcedar (*Thuja plicata*)

Inventoried Tree Location

Ninety-four (94) percent of inventoried trees are located within the project site. Table 2 below summarizes the approximate number of trees by location.

Table 2. Location and tree county summary

Location	***Tree Count***
Project Site	531
2721 E. Blackburn Road	15
2433 E. Blackburn Road	4
Big Fir HOA Buffer	15
Total	*565*

Construction Impacts

Construction Tolerance

The species included in this inventory exhibit a full range for tolerance to construction impacts. Table 3 below summarizes the construction tolerance of species in this population.

Table 3. Species construction impact tolerance summary

Tolerance Rating	***Species***
High	Red maple
Medium	Apple spp., Atlas cedar, Cherry spp., Douglas fir, Japanese tree lilac
Low	Bigleaf maple, English walnut, paperbark birch, red alder, western redcedar

Impact Classification

Trees classified as impacted in this inventory are those that are expected to incur impacts, direct or indirect, to their CTPZ based on the provided plan sets. Impacts are classified in the following ways:

Direct	a tree resides directly within the planned work limits and/or greater than 50% of the tree's CTPZ is expected to incur loss
Major	a tree resides outside the planned work limits, but a large portion (20%<50%) of the tree's CTPZ is expected incur loss.
Minor	a tree resides outside the planned work limits, and a small portion (5%<20%) of the tree's CTPZ is expected to incur loss.
Negligible	a tree resides outside the planned work limits to the degree that less than 5% loss is expected within the tree's CTPZ.
None expected	a tree resides outside of the planned work limits to the degree that no impacts are expected within the tree's CTPZ.

Impact Analysis

Through a combination of our field observations and GIS analysis, the proposed development was evaluated against each tree's CTPZ. I expect the majority of trees included in this inventory to experience some level of impact from the proposed development. Expected impacts are primarily from soil disturbance (clearing and grading) within the CTPZ of inventoried trees.

Specific trees were classified as potential candidates for removal or retention and protection. Table 4 below summarizes the number of trees recommended for removal or retention within each impact classification.

Table 4. Impact group summary.

Impact Group	Quantity Retained	Quantity Removed	Totals
Direct	0	502	502
Major	0	10*	10
Minor	34	2	36
Negligible	2	0	2
None expected	13	2*	15
Totals	***49***	***516****	***565***

** Includes trees recommended for wildlife snag conversion.*

Expected Impacts

Direct – 502 Trees

Eighty-eight (88) percent of trees in this inventory are expected to incur direct impacts from planned development. This includes Tree Groups 1 to 20 and thirty-four (34) individual trees. The attached *Individual Tree Inventory Table* provides details on the status of each tree. These trees are either located within the clearing and grading limits of the project or more than fifty (50) percent of their CTPZ is located within the clearing and grading limits.

All 502 trees are recommended for removal.

Major – Trees 8 to 10, 46, 47, 50 to 53, and 56

Ten (10) trees are expected to incur major impacts from planned development. These trees are located outside the clearing and grading limits though a large section of their CTPZ is expected to be impacted.

All ten (10) trees are recommended for either removal or conversion to wildlife snags.

Minor – Tree Groups 20 to 22, Trees 57 and 58

Thirty-six (36) trees are expected to incur minor impacts from planned development.

Tree Groups 20 to 22 are located outside of the project site and are recommended for retention with protection.

Trees 57 and 58 are located outside the clearing and grading limits of the project. Although these trees are expected to incur minor impacts to their CTPZs, they are recommended for

removal due to having *poor* structure and are not expected to be windfirm following forest clearing.

The remaining thirty-four (34) trees are recommended for retention with protection.

None Expected to Negligible – Trees 32 to 45, 48, 49, and 59

Seventeen (17) trees are expected to incur negligible to no impacts from planned development.

Trees 40 and 42 are located outside the clearing and grading limits of the project. Although these trees are expected to incur negligible impacts to their CTPZs, they are recommended for removal due to having *poor* structure and are not expected to be windfirm following forest clearing.

The remaining fifteen (15) trees are recommended for retention with protection.

Delineated Wetland Tree Removals

Seventeen (17) trees located within the delineated wetland are expected to incur unsustainable impacts from the proposed development are recommended to be converted into wildlife snags or removed.

The City of Mount Vernon requires replacement of trees within a critical area to be replaced at a 3:1 ratio. Fifty-one (51) replacement trees are required to be installed as part of this project to satisfy City requirements.

Recommendations

The following recommendations should occur in the order outlined below.

Attached with this report are UFS|BC's *General Tree Protection Guidelines* (*GTPG*). This document is being provided as a supplement to the below recommendations.

Pre-Construction Phase

1. Site Meeting
   The project arborist (or another qualified individual) should meet with the project team and pertinent contractors prior to the start of development activities. The arborist and project team should review recommended tree work, tree protection measures, and the site to ensure all protections are clearly laid out to align with this plan.

2. Tree Removal – 511 Trees
   511 trees are recommended for removal due to expected impacts from development.
   a. See section 3 of the *GTPG* for reference.
   b. All removal activities shall adhere to ANSI Z133 Safety Standards.
   c. Tree removal shall be done in a manner that does not damage above and below-ground parts of retained trees.
   d. If stump removal is necessary to facilitate grading, grind the stumps of these trees and take care not to pull or tear the roots of surrounding trees identified for retention.

e. Wetland Buffer Removals – 31 Trees.
    i. Trees 8 to 31, 51, 52, and 54 to 58. All logs and wood debris shall be left in the wetland buffer. Cut branches to 4-foot lengths and let the logs be in contact with the ground, when possible, to help with decomposition.

3. Wildlife Snag Creation – Five (5) Trees

Trees 40, 42, 46, 47, and 53 are recommended for conversion into live wildlife snags due to expected impacts from development.

a. See attached *Wildlife Snag Detail*.
b. All work shall adhere to ANSI Z133 Safety Standards and be performed by or directly supervised by an ISA Certified Arborist® with experience in pruning trees to create wildlife habitat.
c. Reduce the height of each tree to approximately thirty (30) feet.
d. All logs and wood debris shall be left in the wetland buffer. Cut branches to 4-foot lengths and let the logs be in contact with the ground, when possible, to help with decomposition.
e. This is not a recommendation to "top" these trees. Topping is the reduction of a tree's size by heading back stems or branches to stubs, without regard to their "natural" aesthetic or structure for stability or habitat. Wildlife snag creation is an approach that intentionally simulates the form of naturally occurring failed parts of trees or snags while allowing the tree to decline naturally.

4. Tree Protection Measures – Forty-nine (49) Trees

Trees 32 to 39, 41, 48, 49, 59 and Tree Groups 20 to 22 are recommended for retention with protection. Install the following tree protection measures prior to the beginning of construction.

Tree Protection Fencing – (*GTPG Sections 5 and 10)*

Tree Groups 20 and 22 - the existing fence is sufficient protection, do not install additional fencing for these trees.

Trees 32 to 39, 41, 48, 49, 53, 59, and Tree Group 21.

a. Install tree protection fencing at the locations illustrated on the attached *Tree Inventory Site Plan*.
b. Fencing shall be constructed with steel posts driven into the ground with 6-foot chain link cyclone fence attached.
c. Attach tree protection signs to the outside of the tree protection fencing at 15-foot intervals and on all sides/aspects.
d. Tree protection fencing should remain in place through the end of planned construction.
e. Keep all materials, equipment, and contractors out of the tree protection zones.

Construction Phase

1. Low-impact Methods

Root Pruning

Trees 48, 49, 59 and Tree Groups 20 to 22 – When soil disturbance is required within the CTPZ of these trees perform the following:

a. Remove soil with an air spade to expose roots. Removal of soil with hand tools is also acceptable, though incidental and minor damage to roots is possible.
b. If any roots smaller than four (4) inches in diameter are encountered, cleanly prune the root just outside (towards the trunk) of the excavation limit.
c. If roots larger than four (4) inches in diameter are encountered contact the project arborist (or another qualified arborist) for further guidance.
d. Have the project arborist (or another qualified arborist) on-site during excavation to monitor root loss and advise with root pruning.

2. Tree Protection Measures – Forty-nine (49) Trees

Continue to keep all materials, contractors, and equipment out of the tree protection zones.

3. Monitoring

The project arborist (or another qualified arborist) should make periodic site visits to ensure tree protection measures are being followed and to evaluate the condition of retained trees.

Post-construction Phase

The following should be performed after the project is complete, all materials and equipment have been removed from the site, and no further construction activities are expected.

1. Tree Protection Fencing
Remove all tree protection fencing once the project is complete.

2. Mitigation Plantings – Fifty-one(51) Trees
Install seventeen (17) trees to mitigate the loss of ecosystem function from recommended removals.
   a. All plant installation shall adhere to ANSI A300 Part 6 standards and be performed by or under the direct supervision of an ISA Certified Arborist® with experience in planting trees within environmentally critical areas.
   b. Install any combination of the following native species: Pacific dogwood (*Cornus* nutallii), paper birch (*Betula papyrifera*), and vine maple (*acer circinatum*).

3. Final Inspection

The project arborist (or another qualified arborist) should complete a final site visit to report on the condition of retained trees following the completed work to identify if any further post-construction treatments are necessary.

Let me know if you have any questions regarding this Tree Inventory, Site Evaluation, and Tree Protection Planning Report.

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Email: jhollinger@bartlett.com

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Trees and Development: A Technical Guide to Preservation of Trees During Land Development, Matheny, N., Clark, J., 1998 International Society of Arboriculture.

Exhibit 5d
Samish Bay Land Company
South Village Development
Skagit County Parcel P135481

Thomas Cottrell, Josh Hollinger
ISA Certified Arborists
Tree Risk Assessment Qualified (TRAQ)

Individual Tree Inventory Table

Tree No.	Species	DBH (in.)	Canopy (ft.)	Height	Age Class	Condition	CTPZ Impacts	Action
1	Bitter cherry (*Prunus emarginata*)	15.1	12	Medium	Young	Fair	Direct	**Remove**
2	English walnut (*Juglans regia*)	10.4	15	Medium	Young	Fair	Direct	**Remove**
3	English walnut (*Juglans regia*)	8.6	15	Small	Young	Fair	Direct	**Remove**
4	Apple (*Malus domestica*)	14.6	12	Small	Young	Fair	Direct	**Remove**
5	English walnut (*Juglans regia*)	7.6	12	Small	Young	Good	Direct	**Remove**
6	Birchbark cherry (*Prunus serrula*)	6.3	6	Small	Young	Fair	Direct	**Remove**
7	Cutleaf crab apple (*Malus transitoria*)	6.9	10	Small	Young	Good	Direct	**Remove**
8	Western red cedar (*Thuja plicata*)	30.5	15	Medium	Semitmature	Fair	Major	**Remove**
9	Douglas fir (*Pseudotsuga menziesii*)	24.3	12	Large	Semitmature	Fair	Major	**Remove**
10	Western red cedar (*Thuja plicata*)	32.4	15	Medium	Semitmature	Poor	Major	**Remove**
11	Douglas fir (*Pseudotsuga menziesii*)	22.5	11	Large	Semitmature	Fair	Direct	**Remove**
12	Western red cedar (*Thuja plicata*)	6.0	8	Small	Young	Fair	Direct	**Remove**
13	Bitter cherry (*Prunus emarginata*)	11.9	15	Small	Young	Fair	Direct	**Remove**
14	Western red cedar (*Thuja plicata*)	5.1	7	Small	Young	Poor	Direct	**Remove**
15	Western red cedar (*Thuja plicata*)	16.7	8	Medium	Young	Fair	Direct	**Remove**
16	Western red cedar (*Thuja plicata*)	30.2	15	Large	Semitmature	Poor	Direct	**Remove**
17	Western red cedar (*Thuja plicata*)	8.6	9	Small	Young	Fair	Direct	**Remove**
18	Western red cedar (*Thuja plicata*)	18.3	14	Small	Young	Fair	Direct	**Remove**
19	Douglas fir (*Pseudotsuga menziesii*)	25.0	20	Large	Semitmature	Fair	Direct	**Remove**
20	Western red cedar (*Thuja plicata*)	7.0	8	Small	Young	Fair	Direct	**Remove**
21	Douglas fir (*Pseudotsuga menziesii*)	26.8	18	Large	Semitmature	Fair	Direct	**Remove**
22	Western red cedar (*Thuja plicata*)	10.6	9	Small	Young	Fair	Direct	**Remove**
23	Douglas fir (*Pseudotsuga menziesii*)	20.6	16	Large	Semitmature	Fair	Direct	**Remove**
24	Douglas fir (*Pseudotsuga menziesii*)	23.0	19	Large	Semitmature	Fair	Direct	**Remove**
26	Douglas fir (*Pseudotsuga menziesii*)	14.0	10	Large	Young	Fair	Direct	**Remove**
27	Western red cedar (*Thuja plicata*)	25.3	14	Large	Semitmature	Fair	Direct	**Remove**
28	Red alder (*Alnus rubra*)	11.9	0	Small	Young	Dead	Direct	**Remove**
29	Western red cedar (*Thuja plicata*)	6.1	9	Small	Young	Fair	Direct	**Remove**
30	Douglas fir (*Pseudotsuga menziesii*)	19.9	16	Large	Semitmature	Fair	Direct	**Remove**
31	Western red cedar (*Thuja plicata*)	3.5	5	Small	Young	Fair	Major	**Remove**
32	Red alder (*Alnus rubra*)	24.6	15	Medium	Mature	Fair	None	Retain
33	Bitter cherry (*Prunus emarginata*)	7.0	12	Medium	Young	Fair	None	Retain
34	Douglas fir (*Pseudotsuga menziesii*)	25.4	17	Large	Semitmature	Fair	None	Retain
35	Red alder (*Alnus rubra*)	4.5	8	Small	Young	Fair	None	Retain
36	Douglas fir (*Pseudotsuga menziesii*)	23.6	14	Large	Semitmature	Fair	None	Retain
37	Western red cedar (*Thuja plicata*)	13.6	12	Large	Young	Fair	None	Retain
38	Western red cedar (*Thuja plicata*)	14.6	12	Large	Young	Fair	None	Retain
39	Western red cedar (*Thuja plicata*)	22.9	12	Large	Semitmature	Fair	None	Retain
40	Western red cedar (*Thuja plicata*)	23.7	20	Large	Semitmature	Fair	None	**Snag**
41	Western red cedar (*Thuja plicata*)	10.4	11	Large	Young	Fair	None	Retain
42	Douglas fir (*Pseudotsuga menziesii*)	14.9	12	Large	Young	Fair	None	**Snag**
43	Bigleaf maple (*Acer macrophyllum*)	23.2	25	Large	Semitmature	Fair	Minor	Retain
44	Western red cedar (*Thuja plicata*)	6.5	12	Small	Young	Fair	None	Retain
45	Western red cedar (*Thuja plicata*)	4.0	12	Small	Young	Fair	None	Retain
46	Douglas fir (*Pseudotsuga menziesii*)	34.3	22	Large	Semitmature	Fair	Major	**Snag**
47	Douglas fir (*Pseudotsuga menziesii*)	36.2	22	Large	Semitmature	Fair	Major	**Snag**
48	Pacific crab apple (*Malus fusca*)	5.7	13	Small	Young	Poor	Negligible	Retain
49	Western red cedar (*Thuja plicata*)	5.7	9	Small	Young	Fair	None	Retain
50	Douglas fir (*Pseudotsuga menziesii*)	21.1	14	Large	Semitmature	Fair	Major	**Remove**
51	Western red cedar (*Thuja plicata*)	31.8	15	Large	Semitmature	Fair	Major	**Remove**
52	Douglas fir (*Pseudotsuga menziesii*)	21.0	18	Large	Semitmature	Fair	Major	**Remove**
53	Western red cedar (*Thuja plicata*)	32.7	16	Large	Semitmature	Fair	Major	**Snag**
54	Western red cedar (*Thuja plicata*)	13.2	11	Medium	Young	Good	Direct	**Remove**
55	Douglas fir (*Pseudotsuga menziesii*)	18.9	14	Large	Young	Fair	Direct	**Remove**
56	Douglas fir (*Pseudotsuga menziesii*)	23.5	18	Large	Semitmature	Fair	Major	**Remove**
57	Western red cedar (*Thuja plicata*)	4.0	18	Small	Young	Fair	Minorr	**Remove**
58	Douglas fir (*Pseudotsuga menziesii*)	22.2	16	Medium	Semitmature	Fair	Minorr	**Remove**
59	Douglas fir (*Pseudotsuga menziesii*)	28.9	23	Large	Semitmature	Good	None	Retain
60	Red maple (*Acer rubrum*)	6.6	9	Medium	Young	Fair	Direct	**Remove**
61	Atlas cedar (*Cedrus atlantica*)	9.6	9	Medium	Young	Fair	Direct	**Remove**
62	Lilac (*Syringa reticulata*)	6.7	4	Small	Young	Fair	Direct	**Remove**
63	Lilac (*Syringa reticulata*)	12.0	4	Small	Young	Fair	Direct	**Remove**
64	Paperbark birch (*Betula papyrifera*)	4.7	3	Small	Young	Fair	Direct	**Remove**

Exhibit 5d
Samish Bay Land Company
South Village
Skagit County Parcel P135481

Thomas Cottrell, Josh Hollinger
ISA Certified Arborists
ISA Tree Risk Assessment Qualified (TRAQ)

Tree Group Inventory Table

Tree Group	Species Mix	Tree Count	Species	Diameter Range (inches)	Condition Range	CTPZ Impacts	Action
1	Mix - Broadleaf Dominant	8	Cherry, apple	3 to 12	Fair	Direct	**Remove**
2	Single species	4	Douglas fir	18 to 28	Fair	Direct	**Remove**
3	Mix - Conifer Dominant	9	Douglas fir, English holly , arborvitae	4 to 50	Fair	Direct	**Remove**
4	Mix - Broadleaf Dominant	8	Douglas fir, apple, alder.	3 to 30	Fair	Direct	**Remove**
5	Mix - Conifer Dominant	14	Douglas fir, western red cedar	3 to 28	Fair to Good	Direct	**Remove**
6	Mix - Conifer Dominant	40	Douglas fir, western red cedar	3 to 35	Fair	Direct	**Remove**
7	Mix - Conifer Dominant	10	Douglas fir, western red cedar	3 to 36	Fair to Good	Direct	**Remove**
8	Mix - Conifer Dominant	16	Douglas fir, western red cedar	3 to 32	Fair to Good	Direct	**Remove**
9	Mix - Conifer Dominant	17	Douglas fir, big leaf maple, western red cedar	4 to 35	Fair to Good	Direct	**Remove**
10	Mix - Broadleaf Dominant	22	Douglas fir, western red cedar	3 to 30	Fair to Good	Direct	**Remove**
11	Mix - Conifer Dominant	40	Bitter cherry, Douglas fir, western red cedar, alder, big leaf maple, holly	3 to 27	Fair to Good	Direct	**Remove**
12	Mix - Conifer Dominant	29	Alder, Douglas fir, western red cedar, paper birch, bitter cherry	3 to 36	Dead to Good	Direct	**Remove**
13	Mix - Conifer Dominant	40	Douglas fir, western red cedar, bitter cherry, holly.	3 to 31	Very Poor to Good	Direct	**Remove**
14	Mix - Conifer Dominant	37	Douglas fir, western red cedar, alder	3 to 32	Very Poor to Good	Direct	**Remove**
15	Mix - Conifer Dominant	50	Douglas fir, western red cedar, holly, alder	3 to 48	Very Poor to Good	Direct	**Remove**
16	Mix - Conifer Dominant	50	Douglas fir, western red cedar, holly	3 to 30	Very Poor to Good	Direct	**Remove**
17	Mix - Conifer Dominant	60	Douglas fir, western red cedar,	5 to 35	Fair	Direct	**Remove**
18	Single species	4	Douglas fir	26 to 37	Fair	Direct	**Remove**
19	Mix - Broadleaf Dominant	10	Bitter cherry, alder, birch, Douglas fir, hawthorn,	4 to 12	Very Poor to Good	Direct	**Remove**
20	Mix - Conifer Dominant	15	Douglas fir, western redcedar, bigleaf maple	3 to 30	Poor to Good	Minor	Retain
21	Mix - Conifer Dominant	4	Douglas fir, western redcedar	20 to 30	Fair to Good	Minor	Retain
22	Mix - Conifer Dominant	15	Douglas fir, western redcedar	6 to 10	Fair to Good	Minor	Retain

Exhibit 5d

Tree Inventory Site Plan
Samish Bay Land Company - South Village Development

Skagit County Parcel P135481
Mount Vernon, Washington

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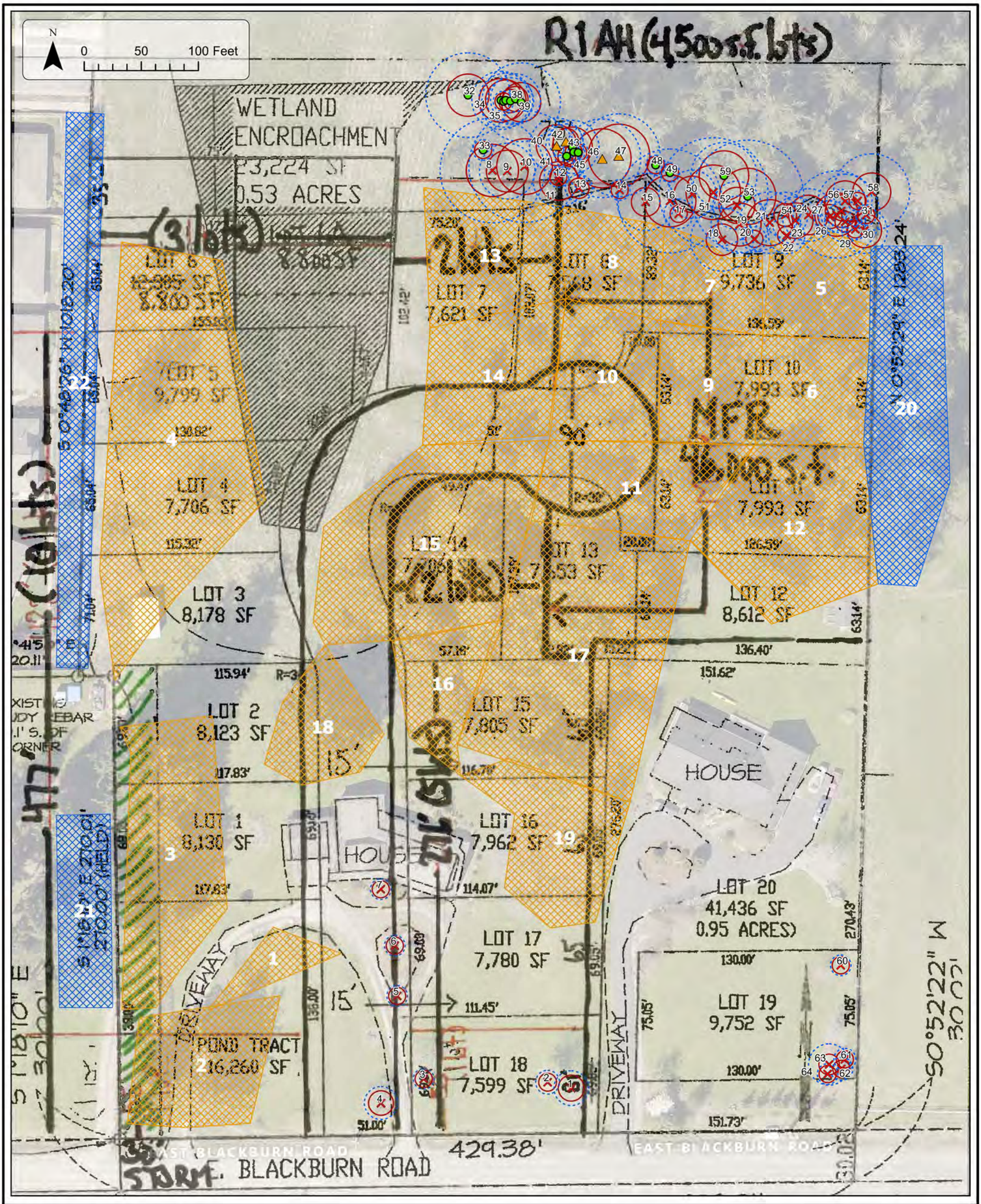

Symbols: **(Approximate location)**

- Inventoried tree recommended for retention
- Inventoried tree recommended for removal
- Inventoried tree recommended for snag creation
- Inventoried tree group recommended for retention
- Inventoried tree group recommended for removal

Tree Protection Area

- **Calculated Tree Protection Zone (CTPZ)**
- **Critical Root Zone (CRZ)**

**See the attached Critical Root Zone Explanation for details.*

Base plan produced by Herrigstad Engineering and Surveying and Provided by Samish Bay Land Company December 2024. 2021 Aerial imagery and parcel data retrieved from Skagit County GIS Portal.
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Urban Forestry Services
BARTLETT CONSULTING
Divisions of The F.A. Bartlett Tree Expert Company

GENERAL TREE PROTECTION GUIDELINES

With Tree Preservation Zone (TPZ) Explanation Attachment

This document is general guidance only. The guidelines below are not intended to be used in isolation outside of the direct guidance from a qualified arboricultural consultant. Detailed advice from an appropriate expert in relation to specific circumstances should always be sought before any tree protection action is taken or refrained from.

1. **Responsibilities**: These guidelines apply to work provided by all contractors and subcontractors on the project. These Guidelines pertain to any disturbance, use, or activity within the **Tree Preservation Zone (TPZ)** of any retained tree on this project. See the attached *Tree Preservation Zone (TPZ) Explanation* for reference.

   The owner's arborist, general contractor, and municipal representative shall meet on site before any site work begins to review the tree protection plan and confirm the planned methods to be used to protect the trees identified for preservation during construction.

   The project consulting arborist shall be contacted prior to any work that may need to enter the TPZ. Three (3) working days' notice shall be provided to the project consulting arborist. A proposed method for work near any retained trees shall be provided to the arborist. This method shall be reviewed by the project consulting arborist, and either approval and/or comments provided by the project consulting arborist prior to commencing works within the tree protection area. The project consulting arborist should be notified within 8 hours should any injury occur to any protected tree or its larger roots (greater than 2-inch diameter) so that appropriate assessment and/or treatment may be made.

2. **Soil Disturbance:** No soil disturbance shall take place before required soil treatments, mulch, and tree protection barriers are installed. All assessed trees to be retained within these areas shall be clearly illustrated in the final Site Plan(s).

3. **Designated Tree Removals:** The owner's arborist and contractor shall confirm on-site which trees are to be removed and those to be retained. Directional felling and removal of trees must be completed with great care to avoid any damage to the trunks, branches, and **Tree Protection Zones (TPZ)** of the retained trees.

4. **The Tree Assessment and Protection Site Plans and Clearing and Grading Plans** show the recommended location of the **Specified Tree Protection Zone (STPZ)**, Tree Protection Fencing, and any other tree protection treatments. Immediately after the clearing limits and grading stakes are set in the field, the owner's arborist, during review and discussion with the contractor, may make a final determination on the tree protection requirements depending on construction limits and impact on major roots and soil condition. The arborist

may adjust clearing limits in the field so that, in their opinion, tree roots and soils are protected while necessary work can proceed.

5. **The Tree Protection Fencing** (TPF) shall be installed in the locations shown on the *Tree Assessment and Protection Site Plan(s)*, with special consideration of the Specified Tree Protection Zone (STPZ) of trees to be preserved.

   The TPF shall be constructed with steel posts driven into the ground with 6-ft. chain link cyclone fence attached. Other methods and materials may be used if specified in the approved tree protection plan (TPP).

   Upon consultation with the contractor, the project consulting arborist shall determine the final placement of the fence and the extent and method of clearing that may be done near preserved trees. Additional follow-up determinations may be required as work progresses on the project.

   No parking, storage, dumping, or burning of materials is allowed beyond the clearing limits or within the TPF.

   The TPF shall not be moved without authorization by the project's consulting arborist or municipal representative/arborist. The TPF shall remain in place for the duration of the project, unless temporary adjustments are approved as part of the TPP.

   Tree protection signs shall be posted on all outer-facing sides of the fencing at 15-foot intervals. (See guideline 10 below for signage guidance)

   Work within the tree protection fencing area shall be reviewed with and approved by the project's consulting arborist. Call Urban Forestry Services | Bartlett Consulting at 360-399-1377 with questions.

6. **Trunk Protection:** In some restricted or tight areas of the site, standard TPF may not be feasible or effective. Construct plywood trunk protection around the retained trees where construction is near or within the Critical Root Zone (CRZ), as specified in the approved TPP and on the *Tree Assessment and Protection Site Plan(s)*. Construct the trunk protection out of four (4), 4-foot x 8-foot sheets of plywood, on end, fastened at the corners, forming a box around the trunk.

   Tree protection signs shall be posted on all sides of the plywood box structure. (See guideline 10 below for signage guidance)

7. **Branch Protection:** Install branch protection where the likelihood of heavy equipment or temporary infrastructure (i.e., scaffolding) damaging lateral branches of protected trees is high. Branch protection may consist of a closed-cell foam padding material wrapped around the exposed lateral branches above or within the vicinity of construction activity.

   Pruning may be allowed if approved by an ISA Certified Arborist® in advance. Alternatively, branches may be tied back out of the way of construction work.

8. **Silt Fence:** If a silt fence is required to be installed within the TPZ of a protected tree, the bottom of the silt fence shall not be buried in a trench but instead folded over and placed flat on the ground. The flat portion of the silt fence shall be covered with gravel or soil for anchorage.

9. **TPZ over Surfacing:** Where the STPZ includes an area covered by surfacing (concrete, asphalt, pavers, etc.), the TPF can be placed along the edge of the surfacing if or until it is removed or altered.

   After hardscape removal, the remaining TPZ should be backfilled with topsoil up to 6 inches deep and incorporated into the soil (if no roots will be damaged in the process), and protected with the TPF. The incorporation of topsoil into the existing subgrade shall be determined by the consulting arborist. Where applicable, a specification for topsoil can be provided or approved by UFS|BC.

   If alterations or improvements are being made to the existing surfacing, alternative no-dig, and low-impact development (LID) methods should be prioritized over traditional more impactful methods. All surfacing changes shall be reviewed and approved by the project's consulting arborist, and incorporated into the final approved TPP.

10. **Tree Protection Signs** shall be attached to the outside of tree protection fencing and plywood trunk protection at 15-foot intervals and on all sides/aspects. Signage shall be shown as required on the site plan(s). The signage should read "**TREE PROTECTION FENCE. DO NOT ENTER THIS AREA. DO NOT PARK OR STORE MATERIAL WITHIN THE PROTECTION AREA.**"

    Monetary Fines based on the appraised dollar value of the retained trees may also be included on these signs. Telephone contact details for the project consulting arborist should also be included on the signs.

    A bilingual UFS|BC branded sign is attached for ease of availability and production. This sign can be readily printed on weather-resistant sign material and fastened to the tree protection fencing or plywood trunk protection panels. Custom versions of this sign can be provided upon request to include alternative messaging, QR codes linking to specific project information/plans and interactive details, etc.

11. **Soil Protection within the Tree Preservation Zone (TPZ):** four (4) inches of wood chip mulch shall be placed over all exposed and protected soil within the STPZ of all retained and protected trees (not including hardscape surfaces).

    A biodegradable coir mat netting is recommended to be placed on the existing grade before woodchip placement to protect the condition and mark the location of the existing grade. The netting is a valuable benchmark that defines the original grade in the event that the woodchips within the STPZ are removed or altered. If left, coir netting will degrade over time.

    Where vehicular access, materials storage, or staging is required within the STPZ, temporary work pads or storage pads are required within the STPZ of all protected trees that are not already protected with hardscape; the soil shall be protected with 12 inches of woodchips and ¾-inch plywood or 1-inch metal sheets to protect from soil compaction and damage to roots of retained trees.

12. **Landscape Plans, Irrigation Design, and Installation Details:** Great care shall be exercised when landscaping within the TPZ of any tree. Roots of preserved trees and other vegetation shall not be damaged by planting or installation of irrigation lines. The owner's consulting arborist shall review the Landscape Plan for any potential design and tree preservation conflicts and approve related irrigation and landscape installation activities within the TPZ of retained trees. A proposed method for work shall be provided to and approved by the consulting arborist.

13. **Backfill and Grade Changes:** The owner's arborist will determine to what extent backfilling may be allowed within the STPZ of a preserved tree and if needed, the specific material which may be used. Grade cuts are usually more detrimental than grade filling within the TPZ and must be reviewed by the arborist well in advance of construction.

14. **Tree Maintenance and Pruning:** Trees recommended for maintenance and approved by the owner may be pruned to provide clearance, improve structure and form, mitigate risk, etc., as recommended for safety, site and construction access and building clearance, or aesthetics. Of specific concern are tree branches over construction access points; obstructing branches shall be properly pruned or tied back before damage can occur.

    An International Society of Arboriculture Certified Arborist® shall complete all pruning. *ANSI A300 American Standards for Pruning* shall be used.

    Branches of retained trees within 10 feet or less of any power line, depending on power line voltage, may only be pruned by a Utility Certified Arborist. This pruning must be coordinated with the local power company, as they may prefer to provide this pruning.

15. **Underground Utilities:** Utility installation within the STPZ of any protected tree shall be reviewed by the project consulting arborist. A less root-disturbing route or minimal-impact installation method of utility installation may be discussed and recommended (i.e., tunneling or trenchless excavation). Trenching through the CRZ of a retained tree is not typically allowed. **See TPZ Explanation to differentiate between the CRZ and other Tree Protection Zones**.

    An Air Spade or Air Knife and Vacuum Truck may be required when utility installation is mandatory near a retained tree or other methodology such as trenchless excavation. The method of utility installation shall be determined on a case-by-case basis after a review of the depth, width, and location of the proposed impact.

16. **Root Pruning:** Required work may result in the cutting of roots of protected trees. Cutting roots 2 inches or greater must be avoided. Potential root pruning needs must be reviewed in advance with the project consulting arborist to minimize potential root fracturing and other damage. Severed roots of retained trees shall be cut off cleanly with a sharp saw, pruning shears, or other appropriate cutting implements.

    Applying pruning paint on trunk or root wounds is not recommended. Severed roots shall be covered immediately after final pruning with moist soil or covered with mulch until covered with soil. Excavation equipment operators shall take extreme care not to hook roots and pull them back towards retained trees. In all cases, the excavator shall sit outside of the TPZ. Soil excavation within the STPZ shall be under the direct supervision of the project's consulting arborist.

17. **Supplemental Tree Irrigation:** If clearing is performed during the summer, supplemental watering and/or mulch over the root systems within the STPZ of protected trees may be required by the project's consulting arborist. The consulting arborist should be notified of the proposed schedule for clearing and grading work. Supplemental watering and mulching over the root systems of roots impacted or stressed trees are strongly recommended to compensate for root loss and initiate new fine root growth.

    Long periods of slow drip irrigation are typically the most effective and efficient, though watering bags may be an effective method for some street trees. A large coil of soaker hose starting at least 18 inches from the trunk and covering the Interior Tree Protection Zone area

Exhibit 5e

7K Environmental, LLC

Kate Knox Machata
7K Environmental, LLC
PO Box 497
Hobart, WA 98025

Stacy Clauson
Community & Economic Development Department
City of Mount Vernon
910 Cleveland Ave / P.O. Box 809
Mount Vernon, WA 98273

August 20, 2025

RE: Review of Preliminary Mitigation Plan South Village, Mount Vernon Washington -PLAN25-0052 dated June 19, 2025

Dear Ms. Clauson;

7K Environmental, LLC has reviewed the revised document titled *Preliminary Mitigation Plan South Village* dated June 19, 2025 as prepared by Green Earth Operations (GEO) with City receipt stamp date of 6/26/25.

The conceptual mitigation plan includes 21,726 square of direct impacts in Palustrine Emergent wetland and 29,237 square feet of indirect buffer impacts from reduced buffer. The project proposes 0.84 acre credit purchase from the Skagit Environmental Wetland Mitigation Bank. The project also proposes "to re-vegetate and establish cover by planting native woody species within 75-feet of Wetland A along the north edge of the development. This will cover an area of 29,237 square feet."

I have the following comments on the mitigation plan.

1. Please describe the existing conditions in the proposed restoration planting area. Please revise the mitigation planting proposal to reflect the different existing plant community and hydrology conditions in the western part of the restoration area versus the eastern part. Given the existing native scrub-shrub habitat, describe how the additional plantings in the eastern part will improve ecosystem functions and not cause further degradation to the existing wetland.

   While the western part of the restoration area is palustrine emergent with non-native grasses and herbs and could receive lift to ecosystem functions from planting native trees and shrubs, the eastern part of the wetland proposed for indirect impacts and restoration plantings already has native shrub canopy and native understory. In my opinion installing the trees and shrubs as proposed will be likely to disrupt hydrological and biochemical functions that are already in place in this part of the wetland and additional plantings will not significantly change plant community functions. Interplanting *Thuja plicata* in the higher locations or along the northern edge of the planting area in the eastern half of the restoration area could be successful if hydrologic inputs in the wet season are not too high. However, greater lift in ecosystem functions may be achieved by proposing restoration in the palustrine emergent part of the remaining wetland and buffer in the western part of the parcel. Photograph in Attachment 1 below shows our observations from

spring 2025 site visit in eastern edge of parcel with existing native shrubs and herbs and shallow surface flow in network of channels.

2. Please describe how the site will be prepared for planting. Will invasive species need to be removed first? How will existing native trees and shrubs be retained and protected during planting?

3. Please review proposed mitigation monitoring plan. We recommend at least 4 permanent photo points for a mitigation planting of this size. Please clarify how many monitoring plots will be established.

4. Please include performance standard for plant survival for at least first 2 years. Performance standards for plant installation and survival should reflect minimum plant density of 12 foot on-center spacing for native trees and 6 foot on-center spacing for native shrubs.

5. The western half of the proposed planting area likely already meets the performance standards of 4 native shrubs per 100 square feet. As described in Comment 1 above please revise proposed planting area or performance standards to reflect lift in ecosystem functions.

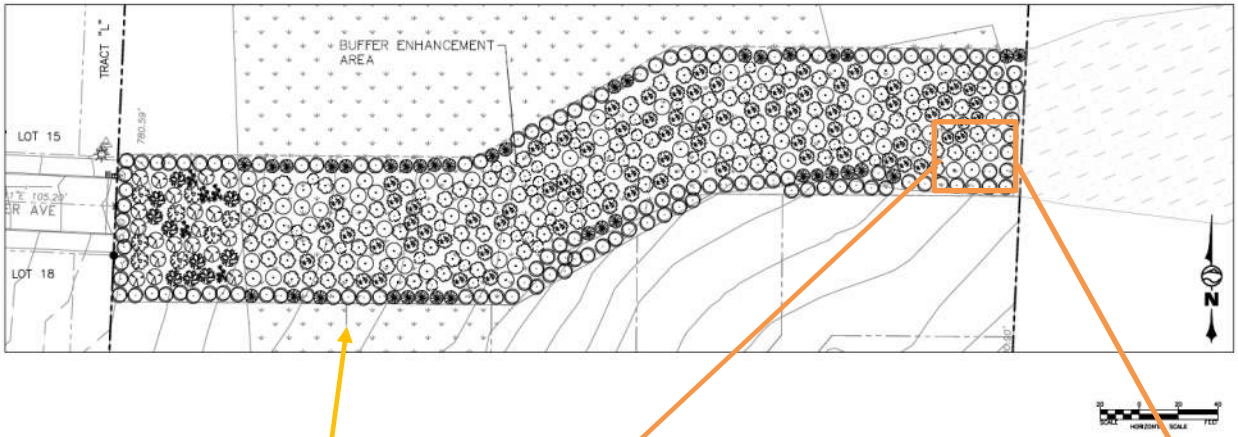
6. Please include how the project will address and control reed canarygrass (*Phalaris arundinaceae*) prior to planting and during monitoring and maintenance. This species is mentioned in the Maintenance and Contingency Plans but not in the monitoring plan.

I would be happy discuss these findings in further detail as necessary. I can be reached by phone at 206-683-7229 or via email at Kate@7KEnvironmental.com.

Sincerely,

Kate Knox Machata, M.S.
Professional Wetland Scientist #2104
7K Environmental, LLC

Attachment 1. Existing conditions in Spring 2025 on eastern part of parcel.



Existing condition in approximate location shown near east parcel boundary.

Existing condition in western part of parcel looking across Wetland A toward forested stream buffer beyond.

Exhibit 5e

7K Environmental, LLC

Kate Knox Machata
7K Environmental, LLC
PO Box 497
Hobart, WA 98025

Marianne Manville-Ailles
Community & Economic Development Department
City of Mount Vernon
910 Cleveland Ave / P.O. Box 809
Mount Vernon, WA 98273

November 20, 2025

RE: Review of Preliminary Mitigation Plan South Village, Mount Vernon Washington -PLAN25-0052 dated June 19, 2025, Revision 1: September 19, 2025

Dear Ms. Manville-Ailles;

In this letter, 7K Environmental, LLC reviews Revision 1 of the document titled *Preliminary Mitigation Plan South Village* dated September 19 2025 as prepared by Green Earth Operations (GEO) with City receipt stamp date of 10/10/25. Our letter response to original report (GEO June 2025) was dated August 20, 2025.

The project proposes 0.84 acre credit purchase from the Skagit Environmental Wetland Mitigation Bank. The conceptual mitigation plan included 21,726 square of direct impacts in Palustrine Emergent wetland and 29,237 square feet of indirect buffer impacts from reduced buffer. Revision 1 proposes only 14,715 square feet planting area with reduction from original plan to retain existing native habitat in the eastern part of the reduced buffer area. The revised project proposes native plantings within only the western 75-foot buffer of Wetland A.

Comment 1 from our August letter response related to the mitigation planting location was addressed in Revision 1 of the mitigation plan by removing the planting proposed in existing forested areas of the reduced buffer. As stated previously "Interplanting *Thuja plicata* in the higher locations or along the northern edge of the planting area in the eastern half of the restoration area could be successful if hydrologic inputs in the wet season are not too high. However, greater lift in ecosystem functions may be achieved by proposing restoration in the palustrine emergent part of the remaining wetland and buffer in the western part of the parcel." The current proposal does not fully address buffer mitigation to compensate for impacts to for Wetland A.

My recommendation is to request the following revisions:

1. Please propose a restoration planting area at least equal in area to reduced buffer (29,237 square feet). Planting native trees and shrubs in the disturbed upland buffer west and north of the wetland will provide lift to ecosystem functions.

2. Please propose a 7-year monitoring schedule with monitoring reports to document baseline conditions and then at Years 1, 2, 3, 5, and 7.

Our additional comments 2-6 from our August 2025 comment letter have been fully addressed in the GEO letter response titled South Village Preliminary Mitigation Plan Comment Response dated September 10, 2025 and corresponding report modifications.

I would be happy discuss these findings in further detail as necessary. I can be reached by phone at 206-683-7229 or via email at Kate@7KEnvironmental.com.

Sincerely,

Kate Knox Machata, M.S.
Professional Wetland Scientist #2104
7K Environmental, LLC

Exhibit 6

City of MOUNT VERNON

Received 10/10/2025

STATE ENVIRONMENTAL POLICY ACT (SEPA)
ENVIRONMENTAL CHECKLIST

GENERAL INFORMATION & INSTRUCTIONS:

Applicant's need to download the SEPA Instructions found on the City's Permit Portal before trying to complete this document. The SEPA Instructions outline the items the Applicant will need to have completed before trying to complete this checklist.

The City and others use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

This environmental checklist asks you to describe information about your proposal. Each question is required to be answered accurately and carefully. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" **only** when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions will help to avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects.

As allowed under State law the City has adjusted the format of this template to ensure Applicant's are providing all of the information needed to complete the SEPA process.

NON-PROJECT PROPOSALS:

For nonproject proposals (such as Rezones, Comprehensive Plan Amendments, and Code Amendments), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively.

FORMAT & SUBMITTAL OF THIS DOCUMENT:

After filling out this document Applicant's need to save it as a PDF to a hard drive with the name SEPA Checklist. This is important because this document will need to be uploaded into the City's Permit Portal as a Native PDF – not a scanned copy.

If you have questions about what is required please download the SEPA Checklist Instructions off of our Permit Portal, call our department, or email one of our Permit Technicians at: 360-336-62314 or PermitTech@mountvernonwa.gov

A. BACKGROUND [HELP]

1. Name of proposed project, if applicable:

SOUTH VILLAGE

2. Name of applicant:

SAMISH BAY LAND COMPANY LLC

3. Address and phone number of applicant and contact person:

DAVE PRUTZMAN
4215 MONTGOMERY PLACE
MOUNT VERNON, WA 98274

4. Date checklist prepared:
MAY 20,2025

5. Agency requesting checklist:

CITY OF MOUNT VERNON

6. Proposed timing or schedule (including phasing, if applicable):
ENTITLEMENT 2025, DEVELOPMENT CONSTRUCTION 2026, HOME CONSTRUCTION 2027

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
NO

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

1. Infiltration Testing Field Report by Materials Testing & Consulting, Inc., Jan. 7, 2025. 2. Cultural Resources Assessment Report by Cultural Resources Consultants, March 7, 2025. 3. Critical Area Site Assessment Update: Wetland/Stream Study by Green Earth Operations, Inc. May 6, 2025. 4. Preliminary Stormwater Site Plan by Axe Engineering Services, May 16, 2025. 5. Preliminary Mitigation Plan by Green Earth Operations, Inc. September 19, 2025. 6. Traffic Concurrency review conducted by the City of Mount Vernon's traffic consultant.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Army Corps Permit #NWS-2025-669

10. List any government approvals or permits that will be needed for your proposal, if known.

SEPA (this application), Traffic Concurrency, Preliminary Plat, Final Plat, Fill & Grade Permit, Fire Permits, Land Clearing Permit, Right-of-Way Permit, Building Permit, Army Corps Permit #NWS-2025-669

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This project will develop a single phase SFR community including 20 single-family residential lots, which will total 4.71 Ac in area, and will set aside 5.31 Ac of area in an NGPA tract containing a wetland, stream, and associated buffer area to be preserved.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

- 2501 East Blackburn Road, Mount Vernon, WA. 98274
- Lot 8 East Village Short Plat
- VICINITY MAP (ATTACHED)
- TOPO MAP (ATTACHED)
- SITE PLAN (ATTACHED)
- SEE ATTACHED PRELIMINARY PLAT PLANS

B. ENVIRONMENTAL ELEMENTS [HELP]

1. EARTH [HELP]

a. General description of the site:

Check One:

- ☒ Flat
- ☐ Rolling
- ☐ Hilly
- ☐ Steep Slopes
- ☐ Mountainous
- ☒ Other – explain 'other' here: 2%-4% SLOPE

b. What is the steepest slope on the site (approximate percent slope)?

4%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
WETLAND, ATTACHED SOILS REPORT

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
NO

e. Answer the questions and complete the table below to describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Will filling, excavation and/or grading occur as part of the project: ☒ Yes ☐ No

List the total cubic yards of fill proposed: 9,600 cubic yards

List the total cubic yards of excavation proposed: 9,600 cubic yards

List the total cubic yards of grading proposed: 19,200 cubic yards

List the area (in s.f.) that will be disturbed with filling, excavation and/or grading: 259,403 s.f.

List the location fill material be imported from:

AN APPROVED QUARRY AS NEEDED

Describe the purpose and type of filling, excavation and/or grading that is proposed:

THE SITE WILL BE GRADED TO MINIMIZE HIGH AND LOW SPOTS AND TO FACILITATE PUBLIC ROW IMPROVEMENTS AND RESIDENTIAL LOT CONSTRUCTION.

Provide other details regarding the filling, excavation and/or grading below:
THE CUT AND FILL ON SITE WILL BE BALANCED IN ORDER TO MINIMIZE THE NEED FOR IMPORTED FILL OR EXPORTED EXCAVSATION SPOILS

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

NO

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
APPROXIMATELY 21%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
SILT FENCING

2. AIR [HELP]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
GASOLINE/DIESEL EXHAUST FROM CONSTRUCTION EQUIPMENT
and any other typical impacts that may result from single-family residence construction

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
NO

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
THIS PROJECT WILL UTILIZE THE LATEST TECHNOLOGY FOR CONSTRUCTION TO REDUCE OR CONTROL EMISSIONS OR OTHER IMPACTS

3. WATER [HELP]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

MADDOX CREEK and a Category III wetland delineated by Green Earth Operations, Inc.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The proposed development will result in 0.49 Ac of direct wetland impacts and associated buffer impacts to the on-site Category III wetland, as documented in the proposed mitigation plan prepared by Green Earth Operations, Inc.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

This project proposes 0.49 Acres of wetland impacts via the cut/fill site balancing grading that is to occur. Anticipated quantities of fill will not exceed 6-inches to 1-foot across the area of fill. The wetland fill will occur from the construction of single family residential developments and associated improvements (driveways, utility connections) in this area, and will also result in 0.67 Ac of indirect wetland impacts, all of which wil be mitigated for in the City's mitigation bank.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

NO

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

NO

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

NO

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

NO

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

STORM WATER WILL BE CAPTURED, TREATED AND RELEASED INTO CITY STORM SEWER SYSTEM

2) Could waste materials enter ground or surface waters? If so, generally describe.
NO

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

NO

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
STORM WATER DETENTION

4. PLANTS [HELP]

a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☒ grass
- ☒ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation – list here:

b. What kind and amount of vegetation will be removed or altered?
TREES, GRASSES WILL BE REMOVED FOR ROW, STORM AND HOME CONSTRUCTION

c. List threatened and endangered species known to be on or near the site.
NA

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
ATTACHED LANDSCAPE PLAN

e. List all noxious weeds and invasive species known to be on or near the site.
NA

5. ANIMALS [HELP]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.
UNKNOWN

c. Is the site part of a migration route? If so, explain.
Yes, all of Western Washington is part of the Pacific Flyway.

d. Proposed measures to preserve or enhance wildlife, if any:
CRITICAL AREA BUFFER

e. List any invasive animal species known to be on or near the site.
UNKNOWN

6. ENERGY AND NATURAL RESOURCES [HELP]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

ELECTRIC, NATURAL GAS- HEATING COOLING, LIGHTING

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

NO

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
THE OVERALL AMOUNT OF PROPOSED HARD SURFACE DEVELOPMENT WILL BE LIMITED TO .21% WITH A 5.49 ACRE NGPA TRACT PRESERVED FROM DEVELOPMENT

7. ENVIRONMENTAL HEALTH [HELP]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe any known or possible contamination at the site from present or past uses.
UNKNOWN

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
UNKNOWN

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
UNKNOWN

4) Describe special emergency services that might be required.
NO SPECIAL SERVICES REQUIRED

5) Proposed measures to reduce or control environmental health hazards, if any:
THIS PROJECT WILL UTILIZE ALL APPROPRIATE STORMWATER SWPPP BMP'S DURING CONSTRUCTION AND THE LATEST TECHNOLOGY FOR CONSTRUCTION TO REDUCE OR CONTROL ENVIRONMENTAL HEALTH HAZARDS

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
TRAFFIC, EQUIPMENT OPERATION

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

LOW LEVEL TRAFFIC – LOMG TERM; MODERATE CONSTRUCTION OPERATION DAYLIGHT HOURS – SHORT TERM

3) Proposed measures to reduce or control noise impacts, if any:

NONE

8. LAND AND SHORELINE USE [HELP]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

ADJACENT RESIDENTIAL AND PASTURE USES. NEW HOUSING WILL BE BUILT ADJACENT.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

NO

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

NO

c. Describe any structures on the site.

2 RESIDENCES

d. Will any structures be demolished? If so, what?

YES, HOUSE AT 2437 EAST BLACKBURN RD. WILL BE DEMOLISHED, REMOVED

e. What is the current zoning classification of the site?

R-1,4.0

f. What is the current comprehensive plan designation of the site?

MEDIUM RESIDENTIAL

g. If applicable, what is the current shoreline master program designation of the site?

NA

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, Maddox Creek and a Category III wetland delineated by Green Earth Operations, Inc.

i. Approximately how many people would reside or work in the completed project?
48

j. Approximately how many people would the completed project displace?

1

k. Proposed measures to avoid or reduce displacement impacts, if any:

PROVIDE NEW HOUSING, RETAIN 2601 EAST BLACKBURN RD.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
ZONING, COMP. PLAN

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
NONE

9. HOUSING [HELP]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
20 MIDDLE INCOME HOMES

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

1 MIDDLE INCOME HOME

c. Proposed measures to reduce or control housing impacts, if any:
PROVIDE NEW HOUSING

10. AESTHETICS [HELP]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

2 STORY (26'), EXTERIOR SIDING

b. What views in the immediate vicinity would be altered or obstructed? NONE

b. Proposed measures to reduce or control aesthetic impacts, if any:
LANDSCAPING, CCR'S, DESIGN REVIEW

11. LIGHT AND GLARE [HELP]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
EVENING AUTO LIGHTS, STREET LIGHTS, HOME LIGHTING

b. Could light or glare from the finished project be a safety hazard or interfere with views?
NO

c. What existing off-site sources of light or glare may affect your proposal?
NONE

d. Proposed measures to reduce or control light and glare impacts, if any:

NONE

12. RECREATION [HELP]

a. What designated and informal recreational opportunities are in the immediate vicinity?

LITTLE MOUNTAIN PARK, HILLCREST PARK

b. Would the proposed project displace any existing recreational uses? If so, describe.

NO

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

NONE

13. HISTORIC AND CULTURAL PRESERVATION [HELP]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.
NO

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
NONE, CONFIRMED BY CULTURAL RESOURCES STUDY

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
CULTURAL STUDY ATTACHED

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
NONE

14. TRANSPORTATION [HELP]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
EAST BLACKBURN ROAD/SOUTH LAVENTURE ROAD (BOTH ARTERIALS). SITE ACCESSED BY SINGLE ENTRY STREET AND EXISTING PRIVATE DRIVE FOR LOTS 1 AND 2

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? Information on public transit is available from Skagit Transit, click HERE to be directed to their website.
YES. 250' FROM SITE

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
Project will create 19 new single family residences and preserve 1 single family residence in place. Therefore this project will create 38 parking spaces, 2 for each new residential lot created.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). THIS PROJECT WILL CREATE A NEW PUBLIC ROW TO SERVE 18 NEW HOMES, ENDING IN A CUL-DE-SAC

(Note to Applicant's from the City: the answer to this question is generally found in the Traffic Concurrency completed by the City for a project. Most projects need to have their Traffic Concurrency completed before an Applicant can answer this question)

Per TSI Traffic Concurrency Review May 22, 2025
1. At the Blackburn Road frontage, provide curb, gutter, planter strip, and minimum 22-foot paved width on the Project side of the right-of-way.
2. The existing pavement condition on Blackburn Road should be reviewed prior to approval.
3. Any new or modified pedestrian facilities, including sidewalks, driveway pads, curb ramps, and on-site facilities, must satisfy current Americans with Disabilities Act (ADA) standards.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NO

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

(Note to Applicant's from the City: the answer to this question is generally found in the Traffic Concurrency completed by the City for a project. Most projects need to have their Traffic Concurrency completed before an Applicant can answer this question)

AS NOTED, THIS PROJECT IS CURRENTLY PROCEEDING THROUGH THE CITY'S TRAFFIC CONCURRENCY PROCESS. HOWEVER, IT ASSUMED FOR THE PURPOSES OF THIS APPLICATION THAT 76 VEHICULAR TRIPS PER DAY WILL BE GENERATED BY THE COMPLETED PROJECT (4 TRIPS X 19 NEW HOMES)

Per TSI Traffic Concurrency Review May 22, 2025, this estimate is updated to 179 weekday trips.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

NO

h. Proposed measures to reduce or control transportation impacts, if any:

TRAFFIC IMPACT FEES

15. PUBLIC SERVICES [HELP]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

NEW HOMES WILL BRING NEW RESIDENTS INCREASING SERVICES FOR FIRE, POLICE, TRANSIT, HEALTH CARE, SCHOOLS OFFSET BY IMPACT FEES, INCREASED TAXES.

b. Proposed measures to reduce or control direct impacts on public services, if any.

IMPACT FEES, PROPERTY TAXES

16. UTILITIES [HELP]

a. Check the box indicating utilities currently available at the site:

- ☒ electricity
- ☒ natural gas
- ☒ water
- ☒ refuse service
- ☒ telephone
- ☒ sanitary sewer
- ☐ septic system
- ☒ other – explain 'other' here: CABLE, INTERNET

c. Complete the table below to describe the utilities that are proposed for the project, the utility providing the service,and the general construction activities on the site or in the immediate vicinity which might be needed.

TYPE OF UTILITY	PROPOSED	SERVICE PROVIDER	SIZE (in Dia. or Ac-ft)	LINEAR FEET
Sanitary Sewer	☒ Yes ☐ No	City of Mount Vernon	8 INCH	650 LF
Stormsewer Conveyance Lines	☒ Yes ☐ No	CITY OF MT. VERNON	8 INCH	650 LF
Stromwater Treatment Facilities	☒ Yes ☐ No	CITY OF MT. VERNON	17,000 SF POND	NA
Stormwater Pond/Vault	☒ Yes ☐ No	CITY OF MT. VERNON	17,000 SF	NA
Potable Water	☒ Yes ☐ No	Skagit PUD	8 INCH	650 LF
Fiber	☒ Yes ☐ No	CITY OF MT. VERNON	NA	NA
Electricity	☒ Yes ☐ No	Puget Sound Energy	NA	NA
Natural Gas	☒ Yes ☐ No	Cascade Natural Gas	NA	NA
Cable	☒ Yes ☐ No	COMCAST	NA	NA
Other – List Here:	☐ Yes ☐ No			
Other – List Here:	☐ Yes ☐ No			

Describe the general construction activities on the site or in the immediate vicinity necessary to install/construct the above listed utilities: TRENCHING, GRADING, PAVING, CONCRETE

Exhibit 6

C. SIGNATURE** [HELP]

By typing my name below: 1) I am attesting to the fact that the above answers are true and complete to the best of my knowledge; 2) I understand that the lead agency is relying on them to make its decision; and 3) Under penalty of perjury I swar that all information provided or referenced within this document is true and correct.

DAVID PRUTZMAN

Type Your Name Here**

**Your Signature on the Master Land Use Application Form satisifies the requirement to sign this document.

GOVERNOR, SAMISH BAY LAND COMPANY LLC

Position and Agency/Organization Name

MAY 27, 2025

Date Submitted

GREEN EARTH OPERATIONS

Received
06/26/2025

Mark Merkelbach
3201 1st Ave S., Suite 212
Seattle, Washington 98134
May 6, 2025

Dave Prutzman
Samish Bay Land Company
4703 Parkview Lane
Mount Vernon, WA 98274

Re: **Critical Area Site Assessment Update: Wetland/Stream Study (Parcel 28003) 2016 - PLAN25-0052**

Dear Dave Prutzman:

Green Earth Operations (GEO) was contracted by Dave Prutzman (the Applicant), to conduct an updated wetland study at the subject property (the Site) located on 2601 East Blackburn Road, Mount Vernon, Washington (WA) (**Enclosure 1/Figure 1. Vicinity**). A previous wetland delineation had been prepared in 2016 by Graham-Bunting Associates (GBA 2016) and identified one wetland (**Enclosure 2).** The Applicant contracted with GEO to verify the wetland, its rating, and its boundary at the Site and re-submit the critical areas site assessment in preparation for a development proposal to the City of Mount Vernon (the City).

In response to the City's Permit Correction Notice dated April 29, 2025 (Permit Number: PLAN25-0134), GEO conducted a re-evaluation of site conditions on May 6, 2025. Per the recent field work, GEO adjusted the wetland line work along its east edge. This Wetland Delineation Letter has been revised which addresses each of the City's comments.

SITE DESCRIPTION

The parcel [**135481**] is located within the Northwest ¼ of Section 28, Township 34 N., Range 4 E., W.M., Mount Vernon Washington. The subject property is a rectangular shaped parcel of approximately 11.44 acres. Two single family residences are located on the southern quarter of the parcel and are accessed off Blackburn Road. The central portion is undeveloped and consists of open pasture and mixed forest (**Enclosure**: **Photos 1-2**). The northern edge of the parcel contains Maddox Creek which flows from east to west through the forested northern portion of the site.

CRITICAL AREAS DELINEATION METHODS

GEO Principal and Professional Wetland Scientist, Mark Merkelbach, investigated the Site and re-verified the 2016 delineation on December 28, 2024. The Site visit was performed to confirm the boundary of the wetland on the Site.

Wetland Determination

A combination of field indicators, including vegetation, soils, and hydrology, were used to determine whether wetlands were present on the site. The site was investigated using the methodologies specified in the 1987 *Army Corps of Engineers* (USACE) *Wetlands Delineation Manual* and the 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Environmental Laboratory 2010). This methodology is consistent with the requirements set forth in MVMC 15.40.090. The delineation manual requires the use of the three-parameter approach in identifying and delineating wetlands; a wetland should support a predominance of hydrophytic vegetation as well as display indicators of hydric soils and wetland hydrology. Under normal circumstances, indicators of all three parameters will be present in wetland areas. Please note that USACE has the final say regarding the accuracy of wetland delineations, and/or whether the wetland is jurisdictional under federal regulations. Wetland categories and buffers were determined based on the *Washington State Wetland Rating System for Western Washington: 2014 Update* (Hruby 2014), per MVMC 15.40.090(C) and MVMC 15.40.090(F).

Geospatial Data

Flags were hung at all data plots locations and along the perimeter of the on-site portion of the wetland boundary. All flag locations were recorded by by Northwest Surveying & GPS, Inc.

RESULTS

Background Research

Detailed background research with regards to wetlands, streams, and soils was completed by Graham-Bunting Associates using available internet and mapping resources (**Enclosure 2**). An update was conducted by GEO using publicly available information to gather background information on the subject property and the surrounding area regarding wetlands, streams, and other critical areas. These sources include the following:

- National Wetland Inventory Map Portal
  NWI relies upon visual aerial photo interpretation of wetland indicators including hydrologic, vegetation and topographic signatures. Within the property boundaries, a linear wetland is identified bisecting the northern portion of the site (USFWS 2025). The wetland is classified as a Riverine, Upper Perennial, Unconsolidated Bottom, Permanently Flooded (R3UBH) wetland. The mapped location, alignment and classification are generally consistent with the location of Maddox Creek.

- Forest Practice Application Mapping Tool
  Based on the Washington State Department of Natural Resources (DNR) Forest Practices Application Mapping Tool, a Type F stream is mapped as flowing east to west along the northern boundary of the parcel. This mapped stream aligns with the linear wetland feature identified in the NWI and corresponds with the stream previously documented in the 2016 Critical Area Site Assessment prepared by Graham-Bunting Associates.

- USDA/Natural Resources Conservation Service (NRCS) Web Soil Survey
  The NRCS Web Soil Survey maps two soil units (NRCS 2025a) within the property boundaries:

  #17 Bow gravelly loam (3-8 percent slopes) is a very deep, somewhat poorly drained soil frequently found on glaciated terraces and undulating till plains. Permeability of the Bow soil is slow and available water capacity is high. The Bow soil is included on the local hydric soil list under Criteria 2 a) (NRCS 2025b).

  #124 Skipopa silt loam (0–3 percent slopes) is a very deep, somewhat poorly drained soil frequently found on terraces. Permeability of the Skipopa soil is very slow and available water capacity is high. The Skipopa soil is not included on the local hydric soil list, however the hydric Bellingham series is a common inclusion in this mapped unit.

- Washington Department of Fish and Wildlife (WDFW) SalmonScape Interactive Mapping System
  Maddox Creek is a fish-bearing water. It has the potential to support coho salmon (*Oncorhynchus kisutch*) and is gradient accessible to winter steelhead (*Oncorhynchus mykiss)* (WFDW 2025a).

- WDFW Priority Habitat and Species (PHS) Interactive Map
  Two Priority Habitats or Species (PHS) occurrence listings were identified within the site. Cutthroat trout (*Oncorhynchus clarki*) and gray wolf (*Canis lupus*) were identified as element occurrences within the project site (WDFW 2025b).

- WDNR Forest Practices Application Mapping Tool (FPAMT)
  Maddox Creek is mapped as a Type F stream (WDNR 2025).

Wetland Summary

Normal conditions were present during this field visit (USACE 1990; NRCS 2011). Given the time of the year, growing conditions were not present but distinct vegetation patterns, hydrology, and topographic were sufficient to make an accurate wetland determination. Prior to the site visit, 0.95 inches of rain was recorded over the last 7 days (NOAA 2025).

A single wetland area (Wetland A) was identified on-site in the central portion of the parcel (**Photos 3** and **Enclosure 1/Figure 2**). Soil pits SP-1 and Sp-2 (**Enclosure 3** for wetland data sheets) were used to confirm the wetland boundary. The wetland rating form can be found in **Enclosure 4.** The wetland boundary is consistent with the 2016 study and is associated with the topographic low areas on the Site. **Table 1** below summarizes the findings of the wetland delineation as well as the updated rating, category, and buffer for Wetland A. The 2016 delineation mapped 93,213 square feet of wetland whereas this recent survey resulted in 93,375 square feet. This is an increase of 162 square feet which is less than one percent difference.

Table 1. Critical Areas Ratings and Buffers

Resource	Category (2014 Rating) [a]	Habitat Score	Standard Buffer Width [b]	Area (sf/ac)
Wetland A	III	5 (moderate)	75	93,375/ 2.14

[a] Wetland rating based on 2014 Update to the *Washington State Wetland Rating System for Western Washington* (Hruby 2014)

[b] Standard wetland buffer width based on MVMC Table 15.40.090(A).

Wetland A

Wetland A is a shallow depressional feature, that encompasses a pasture area north of the existing homesites and extends to the east into an area dominated by scrub shrub vegetation that is bounded by residential homes. This field is mowed during the summer months to dissuade transient people from setting up encampments. To the north, the wetland is bounded by a riparian forest associated with Maddox Creek (**Photo 5**).

During a re-evaluation of site conditions on May 6, 2025, Wetland A was extended slightly southward to include additional hydrophytic vegetation, specifically skunk cabbage, observed along a swale. Wetland boundary points A12 and A11 were shifted southward to reflect these findings, and the 75-foot buffer was adjusted accordingly **(Enclosure 2)**. The swale where skunk cabbage was observed appears to provide a hydrological connection to an offsite wetland (**Photo 9**) to the east. As access to the adjacent parcel was not granted, the offsite wetland boundary was estimated using aerial imagery and topographic data.

The wetland includes palustrine emergent seasonally flooded and palustrine scrub shrub seasonally flooded classes (Cowardin et. al., 1979). The wetland receives its hydrologic charge from localized on-site and off-site stormwater runoff, precipitation and a seasonal high-water table. Surface flow (east to west) entered the property boundary along the east boundary and water was observed discharging out of Wetland A via a ditch to Maddox Creek (**Photo 6**). The ditch as was noted in BGA 2016 and drains to Maddox Creek. It appears to represent an historic attempt at draining the pasture area for agricultural purposes.

Indicators of wetland hydrology were present in SP-1 in the form of a seasonal high-water table and saturation to the soil surface. Soil is a sandy silt loam, exhibiting hydric indicators in a very dark matrix chroma accompanied by contrasting redoximorphic features (**Photo 4**). It should be noted that standing water varying in depths of 5 to 6 inches in SP-3, 4, and 5 (**Enclosure 1/Figure 2**). No data sheets were filled out for these pits as only hydrologic observations were made.

Vegetation consists of facultative grasses dominated by reed canary grass (*Phalaris arundinacea*). The wetland transitions from the pasture east to a mixed scrub shrub community dominated by salmonberry *(Rubus spectabilis)*.

Applying the western WA wetland rating system's 2014 update, Wetland A scored 19 points meets the criteria for a Category III wetland with a habitat score of 5 (**see Enclosure 4: Wetland Rating Form**). In

accordance with MVMC 15.40.090(F), wetlands of this type are applied with a standard 75-foot buffer. The 75-foot buffer extends to the east and west property boundary (**Enclosure 1/Figure 2**).

Note on Federally Listed Species (Gray wolf)

Gray wolf habitat was listed in the PHS review. Urban development is generally not good wolf habitat. Per communications with Washington Fish and Wildlife, the only known wolf sitings in Skagit or Whatcom Counties are between Concrete and Marblemount and northwards into North Cascades National Park. Based on their professional opinion it is highly doubtful to expect to see a wolf west of Highway 9 given the overall lack of good habitat and the large amount of human presence and disturbance (R. Waddell, personal communication, December 31, 2024).

CONCLUSION

The on-site wetland area (Wetland A) was identified and verified as consistent with the 2016 GBA boundary. GEO's wetland rating also matches the rating performed by GBA in 2016. It should be noted that this Critical Area Assessment Update did not conduct a stream survey as the proposed project will occur along the south end of the lot, greater than 300 feet away from Maddox Creek. Any development that could likely impact the wetland or its buffer will need to prepare a mitigation plan per MVMC 15.40.090.G.

DISCLAIMER

Green Earth Operations, Inc (GEO) has prepared this Critical Area Update at the request of the Samish Bay Land Company. The information contained herein is, to our knowledge, correct and accurate. It should be recognized that the establishment of stream and wetland boundaries is an inexact science. Streams are subject to weather patterns, in addition to upstream and downstream activities. Wetlands are, by definition, transition areas, and wetland boundaries often change with time. The presence of wetland indicators may also vary depending on the time of year. Additionally, individual professionals may disagree on the precise location of wetland boundaries and/or the functions and values of a wetland. All stream and wetland boundaries, classifications, and buffer widths should be considered subject to change until reviewed and approved by the appropriate regulatory agencies with jurisdiction. GEO recommends obtaining jurisdictional approval before completing final site plans and/or beginning construction activities. Final determination of U.S. federal jurisdiction is the responsibility of the U.S. Army Corps of Engineers (USACE), Seattle District. Wetlands considered to be "Waters of the State" are regulated by Washington State, and jurisdiction is determined by the Washington State Department of Ecology (Ecology). Based on USACE and Ecology final determinations, wetland buffer and mitigation requirements must follow the City of Mount Vernon code requirements. This report is not intended for use in the application for state and/or federal permits unless otherwise noted. GEO is not responsible for the accuracy of information provided by others.

Within the limitations of schedule, budget, and scope of work, GEO warrants that this study was conducted in accordance with generally-accepted environmental science practices, including the technical guidelines and criteria in effect at the time of this study. The results and conclusions of this report represent the author's best professional judgment based upon information provided by the project proponent and information obtained during the course of this study. No other warranty, expressed or implied, is made.

In the event of any changes in the nature, design, or locations of the project site features, the conclusion and recommendations in this report would not be valid unless the changes are reviewed and the conclusions of this report are verified in writing with GEO. GEO is not responsible for any claims, damages or liabilities associated with the interpretation of these findings or reuse of the analysis without the express written authorization of GEO. GEO and project staff are not attorneys, and this report should not be construed to be a legal representation or interpretation of environmental laws, rules, or regulations.

Please feel free to contact me directly if you have any questions about this delineation and documentation or need any additional information regarding this wetland assessment.

Sincerely,

Mark Merkelbach, PWS
Principal Ecologist
Green Earth Operations, Inc.
(206) 323-1865
mmerkelbach@greenearthops.com

Enclosures:

1) Photos
2) Enclosure 1: Figures
3) Enclosure 2: Critical Area Site Assessment: Wetland/Stream Study (Parcel 28003)
4) Enclosure 3: Field Data Forms
5) Enclosure 4: Wetland Rating Form

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PHOTO PAGES

Photo 1. Overview of Site west center edge, looking north (12/28/2024).

Photo 2. Overview of Site from west center of parcel, looking south (12/28/24).

Photo 3. View of the on-site, open and emergent-dominant, portion of Wetland A (foreground), and forested portion of Wetland A (background), looking east (12/28/2024).

Photo 4. View of SPA-3 soil pit within Wetland A, standing water at 5-inches (12-28-2024).

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Photo 5. Maddox Creek along north edge of lot, looking west (12/28/2024.

Photo 6. Ditch connecting Wetland A to Maddox Creek, looking south (12/28/2024).

Photo 7. View of SPA-2 upland soil with south residential buildings in the background, looking south (12/28/2024).

Photo 8. Access to site at dead end of Fraser Ave, looking east (12/28/2024).

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Photo 9. Offsite Wetland, looking east, photo taken on May 6, 2025

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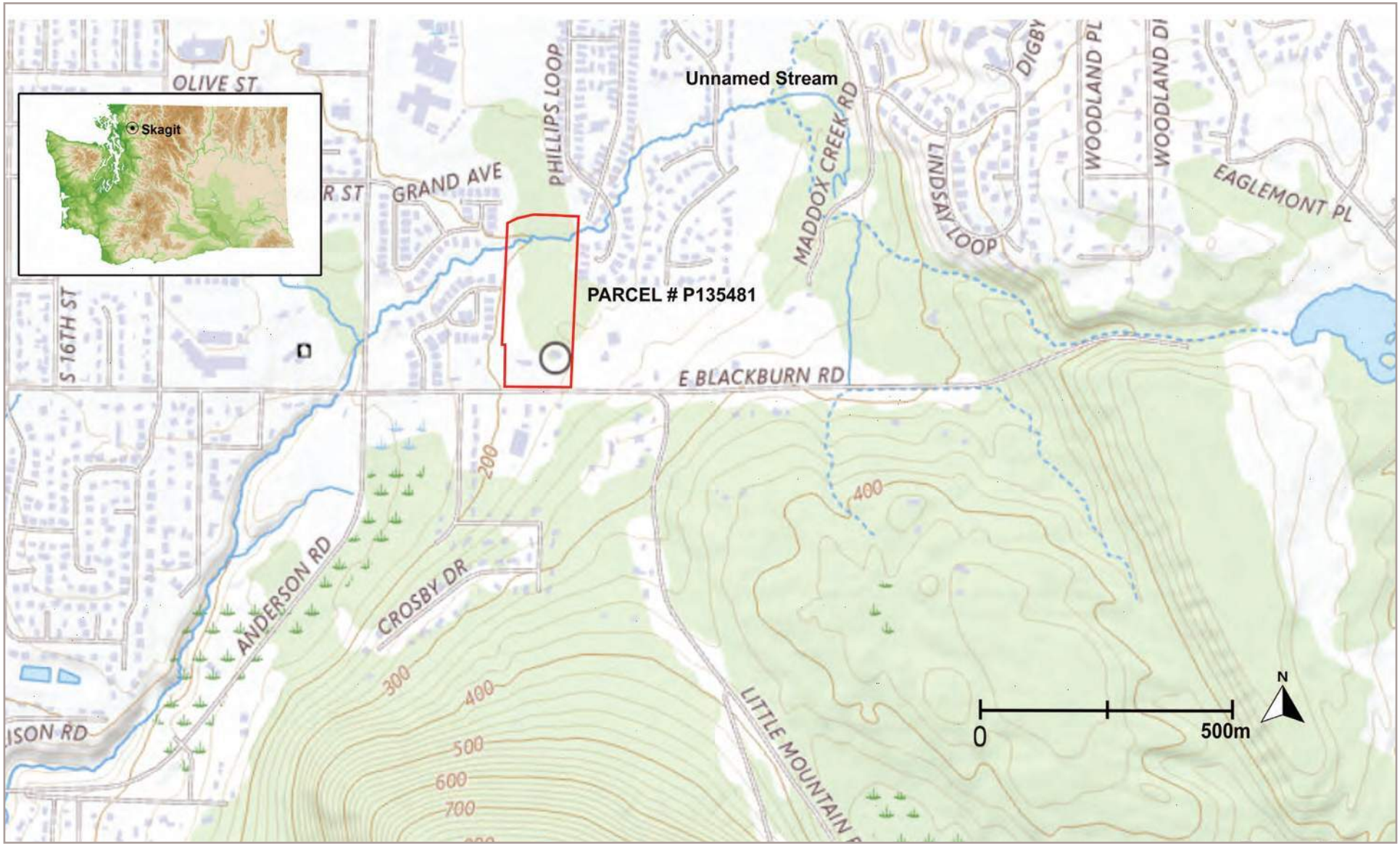
ENCLOSURE 1: Figures

206-323-1865 / mmerkelbach@greenearthops.com / 3201 1st Ave. S, Seattle, WA 98134 / www.greenearthops.com

Exhibit 7



Source: USGS (Nationalmap.gov)

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FIGURE 1: VICINITY MAP
East Village, Mukilteo,
Skagit County, WA 98275

Exhibit 7

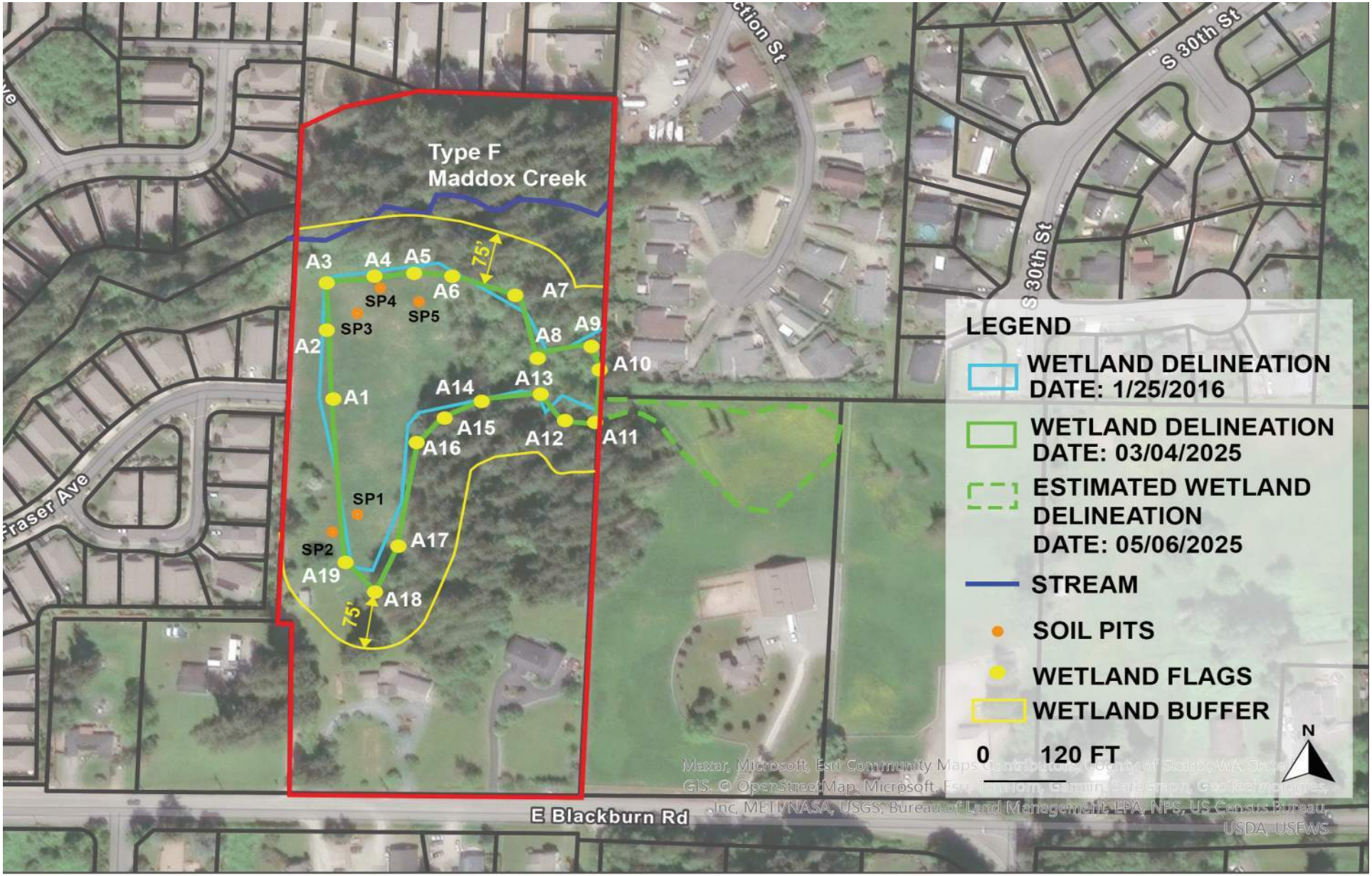

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FIGURE 2: CRITICAL AREA MAP

East Village, Mukilteo,
Skagit County, WA 98275

GREEN EARTH
OPERATIONS

ENCLOSURE 2: 2016 Critical Area Report

Critical Area Site Assessment: Wetland/Stream Study (Parcel 28003)

Prepared for:

Dave Prutzman
4703 Parkview Lane
Mount Vernon, WA 98274

Prepared by:

Graham-Bunting Associates
Environmental & Land Use Services
3643 Legg Road, Bow, WA 98232
Ph.360.766.4441 Fx. 360.766.4443

January 29, 2016

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Wetland Determination Data Forms ---------- A
Wetland Delineation/Confirmation Site Plan ---------- B
Wetland Rating Forms ---------- C

Summary

Client:	Dave Prutzman 4703 Parkview Lane Mount Vernon, WA 98274
Site:	13.4 acre site (Parcel 28003) located in south Mount Vernon, North of East Blackburn Road within the Northwest ¼ of Section 28, Township 34 N., Range 4 E., W.M., Skagit County, Washington.
Areas Assessed:	Assessment addresses the open pasture and mixed forest south of and including Maddox Creek. A 2.1 acre depressional palustrine emergent/scrub shrub seasonally flooded wetland was delineated in 2009 and confirmed on January 25, 2016. The wetland is located primarily within the open pasture area and extends into scrub shrub plant communities to the east. The wetland was surveyed and flagged on site. The wetland was rated as Category III in accordance with the current Wetland Rating System for Western Washington (Ecology, 2014). Maddox Creek is classified as F (Fish Habitat) in accordance with WAC 222-16-031 and as a high gradient (> or equal to 2%) stream on the City of Mount Vernon Stream Gradient Map. The creek has a well-defined (incised) channel and a diverse riparian plant community. The creek varies in width from 3 to 12 feet and includes several distinct associated wetlands within its banks. The OHWM is located along the top of bank at the transition from wetland to upland vegetation communities dominated by sword fern and conifers.
Regulatory Guidance:	Subsection 15.40.090 F. 1. Establishes the standard buffer required for Category III wetland at 75 feet Subsection 15.40.080 D. 3. Establishes the standard buffer required for Type F streams at 150 feet. In addition to the standard buffers a 15 foot building setback is required from the outside edge of the buffer.
Alternative Guidance:	In addition to the standard buffer requirements outlined above buffer averaging and reduction options are also provided under Subsections 15.40.080 D. and 15.40.090 F. The City's ecosystem alternative provides an additional option for reducing buffers under Section 15.40.110.

Graham-Bunting Associates
Environmental & Land Use Services
3643 Legg Road, Bow, WA 98232
Ph.360.766.4441 Fx. 360.766.4443

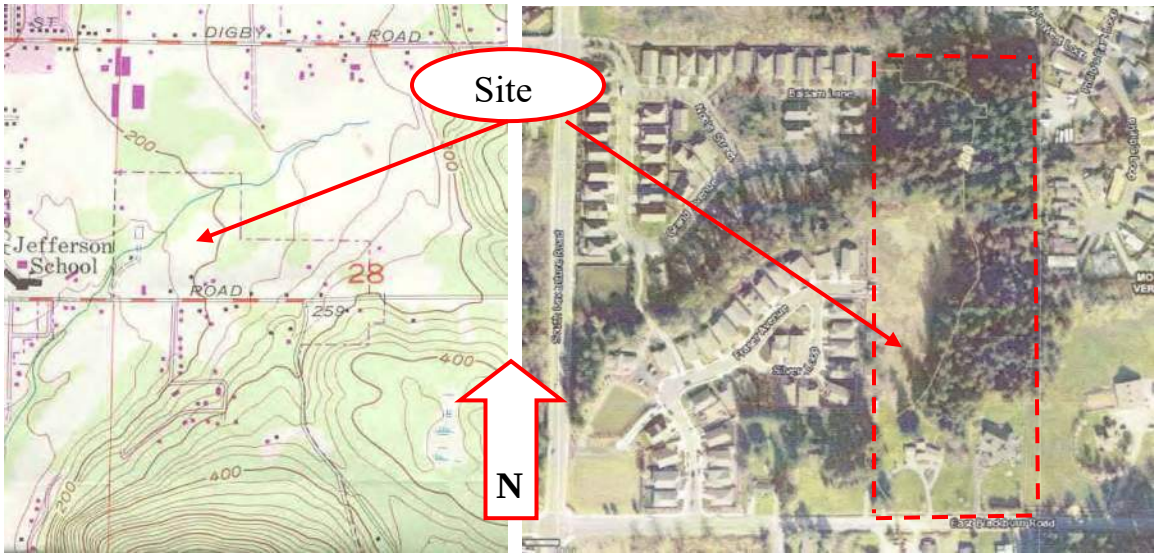
January 29, 2016

Dave Prutzman
4703 Parkview Lane
Mount Vernon, WA 98274

Re: Critical Area Site Assessment (Parcel 28003)

1. Introduction
At the request of Mr. Dave Prutzman, Graham-Bunting Associates (GBA) have conducted a site investigation and prepared the following report addressing jurisdictional wetlands and fish and wildlife habitat conservation areas within the portion of referenced parcel lying south of Maddox Creek. The report is prepared as an addendum to an earlier Critical Area Site Assessment prepared by Graham-Bunting Associates for Ms. Maggie Wallace, Dated July 31, 2009. The report is intended to revisit and confirm the findings of our original assessment relating to the area of the parcel south of Maddox Creek. In addition this report incorporates the most recent update of the Washington State Wetland Rating System for Western Washington (Ecology, 2014). The report is prepared consistent with the requirements of the City of Mount Vernon Critical Area Ordinance (MVMC 15.40). The report includes a characterization of existing site conditions, review of existing information sources, wetland assessment and stream study.

2. Existing Conditions
The subject property is located in south Mount Vernon, North of East Blackburn Road within the Northwest ¼ of Section 28, Township 34 N., Range 4 E., W.M., Skagit County, Washington.



USGS: Mount Vernon, WA (1981) Skagit County GIS: I-Map (2015)

The subject property is a rectangular shaped parcel of approximately 13.4 acres. The parcel measures approximately 1,285 feet along the east and west property lines, 430 feet along the southern property line (at Blackburn Road) and 460 feet along the northerly property line. Two single family residences are located on the southern quarter of the parcel and are accessed off of Blackburn Road. The northern three quarters of the parcel is undeveloped and consists of open pasture and mixed forest. Maddox Creek flows from east to west through the forested northern

portion of the parcel. The parcel is relatively flat with an average grade of approximately 3% and drains south to roadway ditches and to Maddox Creek. The following report will focus on the open pasture, mixed forest south of and including Maddox Creek.

An open pasture is the primary feature of the central and western portion of the site. The pasture drains to Maddox Creek through a shallow ditch or swale located centrally on the parcel. The pasture is vegetated with mixed grasses consisting of sweet vernal grass *(Anthoxanthum odoratum)*, velvet grass *(Holcus lanatus)*, colonial bentgrass *(Agrostis tenuis)*, reed canarygrass *(Phalaris arundinacea)* and creeping buttercup *(Runnunculus repens)*. Soft rush *(Juncus effusus)* is located in shallow depressions throughout the pasture. Trailing blackberry *(Rubus ursinus)* and Himalayan blackberry *(Rubus discolor) are* present at a number of locations around the northern and eastern perimeters of the pasture at the transition to the forest.

A mixed forest dominated by conifers occupies the eastern and northern portions of the parcel. Douglas fir *(Pseudotsuga menziesii)*, western red cedar *(Thuja plicata)* and red alder *(Alnus rubra)* make up the forest canopy, Conifers range from 6 inches to 40 inches dbh. The understory consists primarily of elderberry *(Sambucus racemosa)*, vine maple *(Acer circinatum)*, sword fern *(Polystichum munitum)*, lady fern *(Athyrium filix-femina)*, Indian plum *(Oemleria cerasiformis)* and trailing blackberry. Skunk cabbage *(Lysichiton americanum)* is present at several locations within the banks of Maddox Creek.

Maddox Creek is classified as F (Fish Habitat) in accordance with WAC 222-16-031 and as a high gradient (> or equal to 2%) stream on the City of Mount Vernon Stream Gradient Map. The creek has a well defined (incised) channel and a diverse riparian plant community consisting of the species listed in the previous paragraph. The creek varies in width from 3 to 12 feet and includes several distinct associated wetlands within its banks. The OHWM is located along the top of bank at the transition from wetland to upland vegetation communities dominated by sword fern and conifers.

Photo 1 – View north showing open pasture portion of the parcel in foreground and mixed forest in background dated June 27, 2019.

Photo 2 – View of OHWM of Maddox Creek and riparian vegetation community dated June 28, 2009.

3. Existing Information Review

The subject property has been addressed under a number of existing studies. These information sources have been reviewed and synthesized to assist GBA in characterizing the subject property. The sources are summarized as follow:

3.1 National Wetland Inventory

The National Wetland Inventory (NWI) is compiled by the U.S. Department of Interior's Fish and Wildlife Service. NWI relies upon visual aerial photo interpretation of wetland indicators including hydrologic, vegetation and topographic signatures. Wetland areas identified under NWI are also classified in accordance with the Cowardin classification system. NWI identifies a system of connected wetlands in the vicinity of the subject property. Within the property boundaries, a linear wetland is identified bisecting the northern portion of the site. The wetland is classified as a Riverine, Upper Perennial, Unconsolidated Bottom, Permanently Flooded (R3UBH) wetland. The mapped location, alignment and classification are generally consistent with the location of Maddox Creek. GBA utilize NWI only as a generalized map indication of the possible presence and extent of wetlands. Jurisdictional delineations are always based on a site-specific analysis.

3.2 Soil Survey of Skagit County Area, Washington

The Soil Survey is compiled by the Natural Resource Conservation Service and includes mapped soil units registered to detailed descriptions of soil characteristics. The survey maps two soil units within the property boundaries:

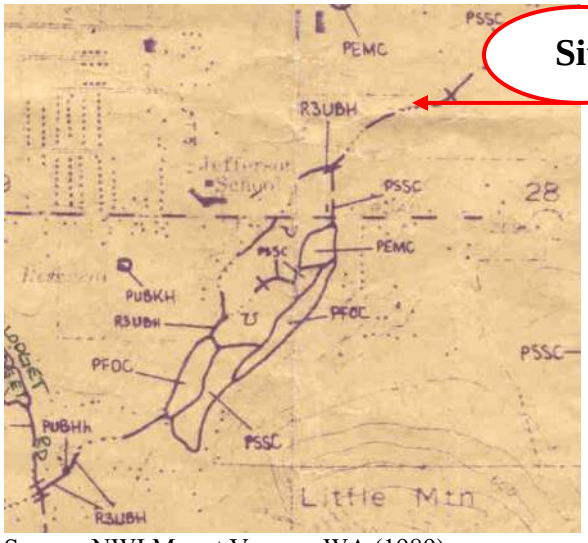
#17 Bow gravelly loam (3-8 percent slopes) is a very deep, somewhat poorly drained soil frequently found on glaciated terraces and undulating till plains. Permeability of the Bow soil is slow and available water capacity is high.

#124 Skipopa silt loam (0–3 percent slopes) is a very deep, somewhat poorly drained soil frequently found on terraces. Permeability of the Skipopa soil is very slow and available water capacity is high. The Skipopa soil is not included on the local hydric soil list, however the hydric Bellingham series is a common inclusion in this mapped unit.

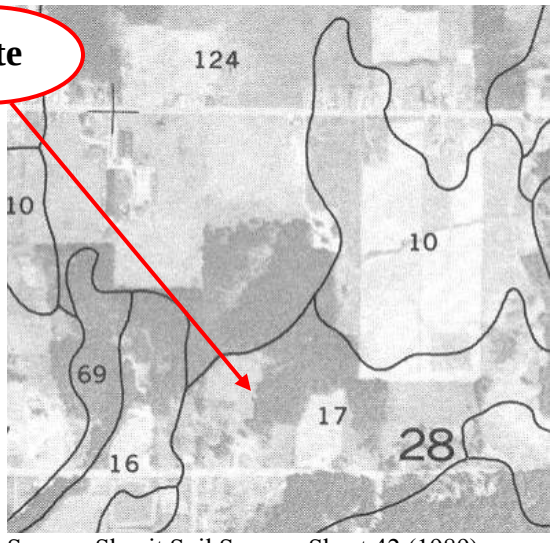
The Bow soil is included on the local hydric soil list under Criteria 2 a).

2. – Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Aquisalids, Pachic subgroups, or Cumulic subgroups that are:

a) Somewhat poorly drained with a water table equal to 0.0 feet from the surface during the growing season.



Source: NWI Mount Vernon, WA (1989)



Source: Skagit Soil Survey, Sheet 42 (1989)

3.3 City of Mount Vernon Wetland and Stream Inventory (January 2000)
The City of Mount Vernon compiled a wetland and stream inventory with the assistance of Shannon and Wilson Inc. Geotechnical and Environmental Consultants. The inventory was compiled utilizing existing resource information including NWI, Skagit Soil Survey, Department of Natural Resources Water Resource Inventory and aerial photographs. The inventory also incorporated site-specific assessments prepared in association with development proposals and windshield surveys. The southeast corner of the subject property is included within an area identified as a potential palustrine emergent wetland. The area identified is currently occupied by a single family residence. Review of the inventory does not indicate that site specific analysis was utilized in identifying the potential wetland boundaries. However, a windshield survey relying primarily on the presence of wetland vegetation conducted prior to construction of the residence may be the rationale for identifying a portion of the parcel as a potential wetland.

4. Site Investigation
GBA conducted our original investigation during late spring of 2009. The purpose of this addendum is to assess current conditions in order to determine if the environmental baseline has changed in the intervening seven years and to confirm wetland boundaries. The following discussion documents the procedures and methods utilized in our most recent wetland investigation (January 2016) and summarize our findings.

4.1 Methodology
GBA utilized the 1987 Corps of Engineers Wetland Delineation Manual (Technical Report Y-87-1) in the preparation of this report. The Corps Manual and Western Mountains, Valley's and Coast Regional Supplement represent the accepted standard for identifying and delineating wetlands for jurisdictional purposes under the Clean Water Act. And the City of Mount Vernon for use in conjunction with the Growth Management Act mandated Critical Areas Ordinance. The manual incorporates the Clean Water Act Definition of Wetlands as follows:

"Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas."

The City's Critical Areas Ordinance stipulates additional defining elements as follows:

> "Wetlands do not include those artificial wetlands created from non-wetland sites, including but not limited to, irrigation and drainage ditches, grass lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands."

The definition requires that three interrelated defining elements or parameters be established when identifying wetlands. These parameters are wetland hydrology, hydric soils and hydrophytic vegetation.

4.1.1 Wetland Hydrology
Water is the driving force that creates and sustains wetlands. The 1987 Manual and subsequent Corps guidance identifies wetlands as areas where soils are inundated or continuously saturated for a minimum of 5% of the growing season (approximately 12.5 days for Western Washington).

When direct observation of the water table cannot be made, hydrology is determined by relying upon hydrologic indicators such as hydric soil characteristics, water marks, drift lines, sediment deposits or drainage patterns.

Onsite hydrology is dominated by two features, 1) Maddox Creek which bisects the parcel at a point approximately 700 feet north of Blackburn Road and, 2) A centrally located wetland approximately 2.1 acres in size as identified through GBA's 2009 assessment. Maddox Creek is a discrete feature which includes wetland areas within its banks and is charged by seasonal storm flows. The wetland receives hydrology from surface sheet flows, precipitation and a seasonal water table that is at or near the surface for a sufficient period of time during the growing season to influence the character of the soil and promote plant communities adopted for life in saturated soil conditions.

4.1.2 Hydric Soils

Wetlands exhibit hydric soils. These are soils which are saturated, flooded or ponded long enough during the growing season to develop anaerobic conditions. These are conditions where no free oxygen is present in the upper soil horizons. Typical field indicators of hydric soils are the presence of a thick organic layer, or in predominantly mineral soils such as found on this site, a low chroma matrix (gray color) and/or bright mottling. Soil chromas are determined by comparing soil samples with color chips in the Munsell Color Charts.

Soils onsite were found to be generally consistent with the descriptions of #124 Skipopa silt loam (0-3 percent) and #17 Bow gravelly loam (3 – 8 percent). Areas exhibiting hydric soil characteristics were generally found at locations subject to a high water table consistent with hydric criteria 2, a) as described under subsection 3.2 of this report.

4.1.3 Hydrophytic Vegetation

The U.S. Fish and Wildlife Service has classified wetland vegetation according to its frequency of occurrence in wetlands:

Obligate wetland species (OBL) occur in wetlands greater than 99% of the time.
Facultative wetland species (FACW) occur in wetlands greater than 67% of the time.
Facultative species (FAC) occur in wetlands 34%-66% of the time.
Facultative upland species (FACU) occur in wetlands less than 34% of the time.
Upland species (UPL) occur in wetlands less than 1% of the time.

Generally the hydrophytic vegetation parameter is satisfied when greater than 50% of the species present at an observation point have an indicator status of OBL, FACW and/or FAC; when two or more dominant species have observed morphological or known physiological adaptations for occurrence in wetlands; or when other indicators of hydrophytic vegetation are present.

Vegetation onsite was observed to be predominantly a mix of facultative trees, shrubs and groundcover with few obligate or upland species. Obligate species were limited to communities of skunk cabbage within the banks of Maddox Creek and slough sedge *(Carex obnupta)* found in isolated communities within the forested portion of central wetland.

5. Data Collection

Prior to our site investigation, the wetland identified as Wetland A in 2009 was surveyed and marked with flagged stakes. The wetland boundary was traversed. A single transect was established along a topographic break in the southern pasture. Two (2) data points (DP-3 & DP-4) were assessed to correspond and confirm with our findings relative to data points (DP-1 & DP-2)

assessed in 2009. Soil test pits were dug to a depth of 20 inches. Hydrology, soil and vegetation were assessed at each data point. Data was documented in field notes for subsequent transfer to wetland determination data forms. Photographs were taken of soil profiles and test pits. Data collected is summarized on the following table. (Attachment A: Wetland Determination Data Forms)

Table 1 – Wetland Data Summary

DP	HYDROLOGY	SOIL	VEGETATION	STATUS
**1	*oxidized rhizospheres	*gravelly silt loam 10YR 3/1- 5% mottles 7.5YR 5/6	**Anthoxanthum odoratum* FACU (30%) *Juncus effusus* FACW (20%) *Festuca pratensis* FAC (20%)	Wet
**2	no indicators	sandy silt loam 7.5YR 2.5/3	**Phalaris arundinacea* FACW (70%) *Agrostis tenuis* FAC (20%) *Rubus discolor* FACU (3%)	Up
3	no indicators	sandy loam – 2.5Y 4/3 – 5% redox – 7.5YR 4/6	**Rubus armeniacus* FACU (5%) *Phalaris arundinacea* FACW (50%) *Holcus lanatus* FAC (20%) *Agrostis tenuis* FAC (20%)	Up
4	*water table @ 4" – saturation to surface	*sandy silt loam – 10YR 2/1 -	**Phalaris arundinacea* FACW (90%) *Holcus lanatus* FAC (5%) *Agrostis tenuis* FAC (5%)	Wet

* Wetland parameter met
** Data collected and assessed during delineation conducted in spring of 2009

Photo 3 – View of soil profile and test pit at Data point 3 showing light matrix chroma and absence of water table

Photo 4 – View of soil profile and test pit at data point 4 showing dark matrix chroma and water table at 4 inches from soil surface.

Based on assessment of data points 3 and 4, the wetland boundary associated with wetland A as delineated in 2009 was confirmed. Wetland A is a 93,213 square foot (2.1 acre) depressional wetland that includes palustrine emergent seasonally flooded and palustrine scrub shrub seasonally flooded classes (Cowardin et. al., 1979). The wetland is the dominant landscape feature over the pasture area north of the existing homesites and extends to the east into an area dominated by scrub shrub vegetation. The wetland receives its hydrologic charge from localized on site and off site stormwater runoff, precipitation and a seasonal high water table. Indicators of wetland hydrology were present at data point 4 in the form of a seasonal high water table and saturation to the soil surface. Drainage patterns were present at a number of locations within the wetland and a prominent ditch draining to Maddox Creek appears to represent an historic attempt at draining the pasture area for agricultural purposes. Soil is a sandy silt loam, exhibiting hydric indicators in a very dark matrix chroma accompanied by contrasting redoximorphic features.

Vegetation consists of facultative grasses dominated by reed canary grass. The wetland transitions from the pasture east to a mixed scrub shrub community dominated by salmonberry *(Rubus spectabilis)*. (Attachment B: Wetland Delineation Site Plan)

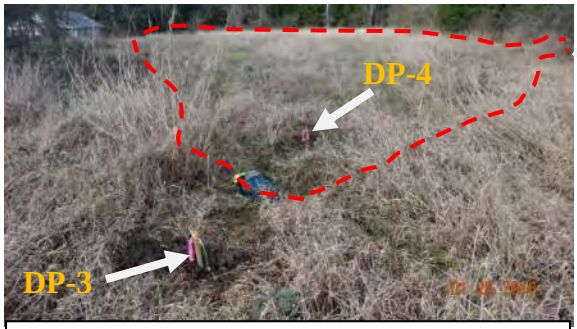


Photo 5 – View north showing open pasture portion of wetland A. Note upland data point 3 and wetland data point 4 at arrows.

Photo 6 – View east showing scrub shrub portion of wetland A. Arrow from photo 5 indicates approximate location relative to open pasture.

6. Wetland Rating & Wetland Functions

The wetland was rated under the Washington State Wetland Rating System for Western Washington, 2014 Update (October 2014 – Effective January 2015). The rating system is designed to differentiate between wetlands based on their sensitivity to disturbance, rarity, the functions they provide and whether or not they can be replaced. The rating system divides wetlands into six different hydrogeomorphic (HGM) classes. These classes sort wetlands into groups that function in similar ways. The rating system then rates the wetlands based on specific functional attributes relating to water quality, hydrologic and habitat functions. The following table summarizes the assessment of wetland A as detailed in the ratings attached to the report. (Attachment C: Wetland Rating Forms)

Table 2: Wetland Rating Summary

Wetland	HGM	Cowardin	Water Quality	Hydrologic	Habitat	Total	Category
Part A	Sloped	*PEMA	7	6	6	19	III

*PEMA = Palustrine Emergent Temporarily Flooded
*PSSFOC = Palustrine Scrub Shrub Forested Seasonally Flooded

Wetland A was rated as Category III with a total of 19 points. Category III wetlands are wetlands with a moderate level of functions. These wetlands have generally been disturbed in some ways and are often less diverse or more isolated from other natural resources in the landscape than Category II wetlands.

Water Quality Functions - Because the average slope of the site varies to a maximum of 3 percent, includes mowed or cut herbaceous vegetation over approximately 90% of the unit area and is seasonally ponded it has the potential to improve water quality. The wetland receives stormwater from adjacent developed areas which rely on onsite sewage disposal systems suggesting that the wetland unit may provide a moderate level of water quality benefit.

Hydrologic Functions – The wetland unit includes an intermittently flowing ditch with restricted outlet, small depressions within the overall boundaries and a contributing basin 10 to 100 times the size of the wetland itself indicating that the unit has the potential to benefit hydrologic functions. Because surface flooding problems occur farther down gradient in the basin, the wetland unit has a moderate capacity to reduce flooding and erosion.

Habitat – The unit is dominated by two vegetation classes which include vigorous communities of invasive reed canary grass and small areas of native shrubs. The unit is temporarily or seasonally flooded and in many areas exhibits a hydro period limited to saturation. Interspersion of wetland classes is moderate and special habitat features are limited. While habitat functions are very limited, the site does represent a relatively large open space tract and possible migration corridor associated with the riparian area of Maddox Creek.

Wetland A is relatively large in the context of its urbanizing environment. Its proximity and hydrologic contribution to Maddox Creek constitutes a moderate benefit to the area. The wetland provides seasonal augmentation to the flow of Maddox Creek which in turn provides habitat for returning adult and outmigrating juvenile salmonids. The wetland provides habitat for a variety of large and small mammals, amphibians, birds of prey, and passerine bird species.

7. Stream Study

GBA identified the location of the OHWM based on guidance contained in the definition included in the CAO under section 15.40.170 B.

> "Ordinary High Water Mark: On lakes and streams, that mark that will be found by examining the beds and banks and ascertaining where the presence and action of waters are so common and usual, and so long continues in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on the effective date of regulations, as it may naturally change thereafter, or as it may change in accordance with permits issued by the City or state. Where the ordinary high water mark cannot be found, it shall be the stage of the stage of the 50 percent exceedance flow, according to the period of record of a measured or synthetic hydrograph. For braided streams, the ordinary high water mark is found on the banks forming the outer limits of the depression within which the braiding occurs."

Section 15.40.080 D. 3. provides additional guidance relating to identification of the OHWM as it relates to buffer measurement:

> "… Buffers shall be measured from the ordinary high water mark (OHWM) or from the top of the bank where the OHWM cannot be identified. …"

The OHWM was identified along the top of bank of the incised channel. In several areas the top of bank was consistent with an associated wetland edge. No attempt was made to delineate the wetland as the OHWM and wetland edge were determined to be coexistent. The OHWM was subsequently surveyed.

The general character and classification of Maddox Creek was discussed earlier in this report under existing conditions. The creek is bordered by a mature forested buffer which provides a full range of riparian functions including:

LWD Recruitment - Large conifers are generally the preferred source of LWD, the presence of mature forest community dominated by Douglas fir and western red cedar provides an ongoing source for recruitment of woody material into the stream. LWD promotes complexity within the stream and provides holding areas for salmonids and resident fish species.

Bank Stability – The three strata vegetation community along the riparian corridor promotes bank stability through establishment of deep root systems. The anchored roots help hold the gravelly

silt loam of the banks intact and minimize the forces of erosion, sedimentation and increased turbidity.

Shade - The forest canopy provides shade during low flow summer months and helps to maintain cool temperatures and maintain dissolved oxygen levels required by salmonids and resident fish species.

Water Quality – Shrubs and emergent vegetation contiguous to the OHWM provide for the filtering of sediments and pollutants. The filtering function helps prevent delivery of sediments and pollutants to receiving waters.

Fish and Wildlife Habitat – While no salmonids or resident fish species were observed during our site investigation, Maddox Creek is reportedly utilized by Coho salmon *(Oncorhynchus kisutch)* and cutthroat trout *(Salmo clarki clarki*).

8. Mitigation

Subsection 15.40.090 F. 1. of the CAO establishes the standard buffer width for Category III wetlands at 75 feet. Buffers are measured on a horizontal plane landward of the wetland edge as surveyed in the field. The standard buffer width presumes the presence of a relatively intact native vegetation community. GBA consider the existing emergent, scrub shrub and forested condition of upland buffers to be consistent with the "relatively intact" standard. Buffers are to be maintained in an undisturbed natural condition. Adherence to the standard buffer requirement is generally considered the preferred method of "avoiding" project generated impacts and no additional mitigation is required.

Subsection 15.40.080 D. 3. establishes the standard buffer width for streams classified as F type water at 150 feet. In addition to the standard buffer width a 15 foot building setback is required from the outside edge of the buffer. If native vegetation communities are insufficient in providing the necessary buffer functions, enhancement plantings may be required. GBA have determined through our site investigation that the existing mature forested buffer and diverse native understory provide sufficient riparian functions including: LWD recruitment, shade, bank stability, water quality and wildlife habitat.

9. Closure

GBA utilized currently accepted standards, methods and protocols in assessing the subject property. The professional opinions rendered in this report should, however, be reviewed by agencies of jurisdiction for concurrence prior to initiating land use actions or construction activities. Please call either Patricia Bunting or myself with any questions relating to this report. We are available to confer with agency representatives relative to our findings and conclusions at your request.

Oscar Graham	Patricia Bunting
Wetland Ecologist/Environmental Planner	Wetland Ecologist, PWS

10. References

Cowardin L., V. Carter, F. Golet, E. LaRoe, 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Department of the Interior, Fish and Wildlife Service.

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U.S. Fish and Wildlife Service. Alger, WA, 1987, 7.5 minute series sheet, National Wetlands Inventory.

U.S. Soil Conservation Service. 1998. Skagit County Area Hydric Soils List. U.S. Department of Agriculture, 35 pp.

USDA, NRCS 2010. Field Indicators of Hydric Soils in the U. S., Version 7.0 L. M. Vasilas, G. W. Hurt, and C. V. Noble (eds.) USDA, NRCS in cooperation with the National Technical Committee for Hydric Soils.

WSP. 2008. City of Mount Vernon Stream Survey Maps. Data collected by WSP Environment and Energy Seattle, WA. Data Summarized and Presented by City of Mount Vernon, January 2009.

Attachment A: Wetland Determination Data Forms

Exhibit 7

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Short plat/2601 East Blackburn Rd, City/County: Mount Vernon/Skagit County Sampling Date: 1/25/16

Applicant/Owner: Dave Pruztman/Maggie Wallace State: WA Sampling Point: DP-3

Investigator(s): Pat & Oscar, Graham-Bunting Associates Section, Township, Range: S 28, T34N, R4E

Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): concave Slope (%): 2-5

Subregion (LRR): A, Northwest Forests and Coast Lat: 48.408140 Long: -122.308922 Datum: _____

Soil Map Unit Name: #17, Bow gravelly loam, 3-8% slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐ Hydric Soil Present? Yes ☐ No ☒ Wetland Hydrology Present? Yes ☐ No ☒	**Is the Sampled Area within a Wetland?** Yes ☐ No ☒

Remarks: Data is collected near wetland flag 1 on south end of wetland A

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 25r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 10r)			
1. Rubus armeniacus	5	Y	FACU
2.			
3.			
4.			
5.			
	5 = Total Cover		
Herb Stratum (Plot size: 5r)			
1. Phalaris arundinacea	50	Y	FACW
2. Holcus lanatus	20	Y	FAC
3. Agrostis tenuis	20	Y	FAC
4. Dactylis glomerata	10	N	FACU
5. Juncus effusus	1	N	FACW
6.			
7.			
8.			
9.			
10.			
11.			
	101 = Total Cover		
Woody Vine Stratum (Plot size: 10r)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☒ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☒ **No** ☐

Remarks: Hydrophytic vegetation indicator, >50% FAC or greater, is met.

Exhibit 7

SOIL

Sampling Point: DP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR2/2	100					sandy,slt lm	
8+	2.5Y4/3	95	7.5YR4/6	5	C	M	sandy lm	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes ☐ No ☒

Remarks: Hydric soil indicators are not met. Soil chroma below 8 inches is 3 with redox.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches):

Water Table Present? Yes ☒ No ☐ Depth (inches): >12"

Saturation Present? (includes capillary fringe) Yes ☐ No ☐ Depth (inches): 10"

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: aerials, previous delineation

Remarks: Wetland hydrology indicators are not met. Soil saturation and watertable are below 10 and 12".

Exhibit 7

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Short plat/2601 East Blackburn Rd, City/County: Mount Vernon/Skagit County Sampling Date: 1/25/16

Applicant/Owner: Dave Pruztman/Maggie Wallace State: WA Sampling Point: DP-4

Investigator(s): Pat & Oscar, Graham-Bunting Associates Section, Township, Range: S 28, T34N, R4E

Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): concave Slope (%): 2-5

Subregion (LRR): A, Northwest Forests and Coast Lat: 48.408140 Long: -122.308922 Datum: _____

Soil Map Unit Name: #17, Bow gravelly loam, 3-8% slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐ Hydric Soil Present? Yes ☒ No ☐ Wetland Hydrology Present? Yes ☒ No ☐	**Is the Sampled Area within a Wetland?** Yes ☒ No ☐

Remarks: Data is collected near wetland flag 1 on south end of wetland A

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 25r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 10r)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 5r)			
1. Phalaris arundinacea	90	Y	FACW
2. Holcus lanatus	5	N	FAC
3. Agrostis tenuis	5	N	FAC
4. Juncus effusus	1	N	FACW
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	101 = Total Cover		
Woody Vine Stratum (Plot size: 10r)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☒ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☒ **No** ☐

Remarks: Hydrophytic vegetation indicator, >50% FAC or greater, is met. Dominance test is 100%

Exhibit 7

SOIL

Sampling Point: DP-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-11	10YR2/1	100					sandy,slt lm	
11+	2.5Y3/2	90	7.5YR5/6	10	C	M	sandy lm	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☒ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes ☒ No ☐

Remarks: Hydric soil indicators are met. Soil chroma in thick dark surface is 1.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☒ High Water Table (A2)
- ☒ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☒ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches):

Water Table Present? Yes ☒ No ☐ Depth (inches): 4"

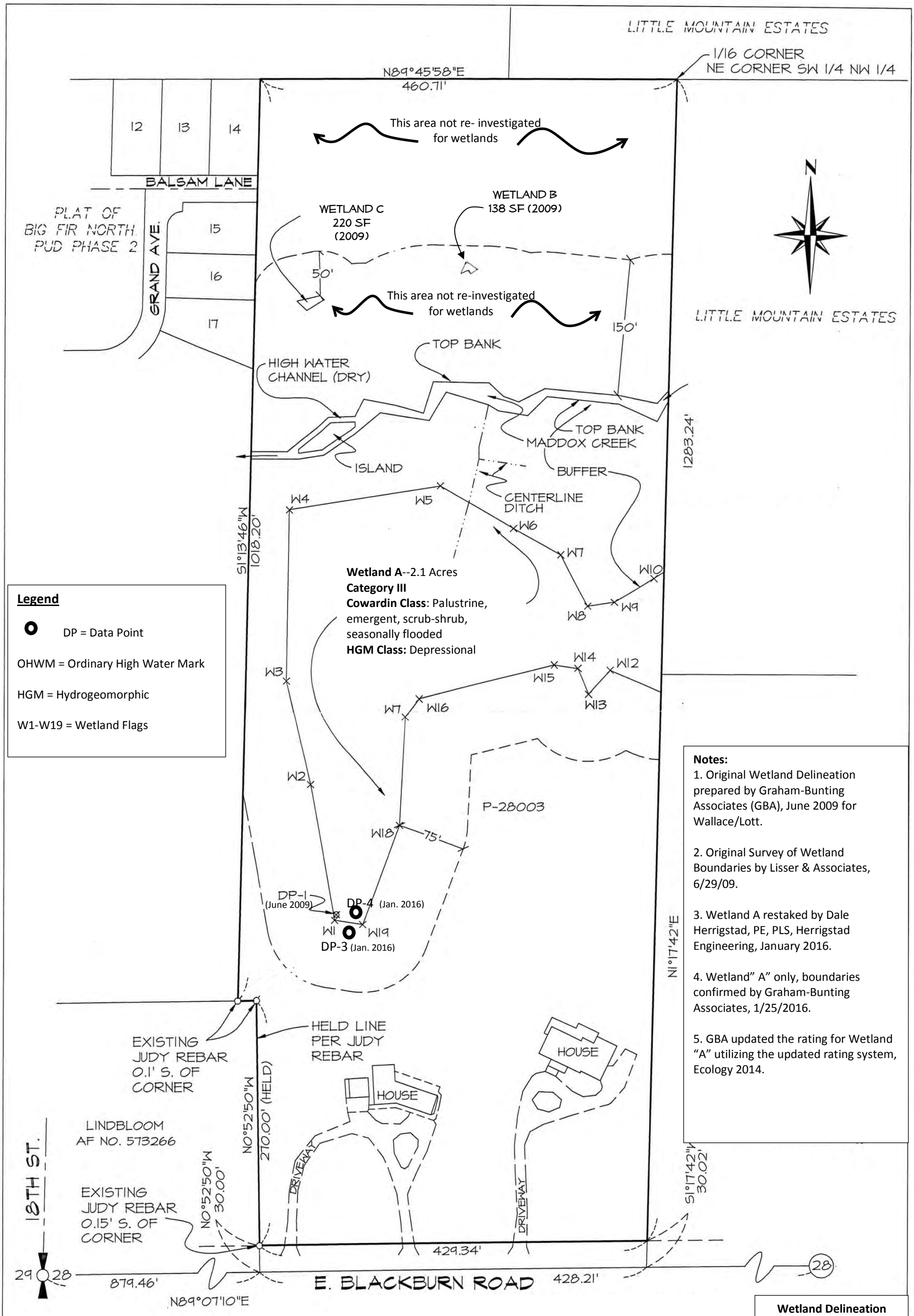
Saturation Present? (includes capillary fringe) Yes ☐ No ☐ Depth (inches): 0"

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: aerials, previous delineation

Remarks: Wetland hydrology indicators are met. Soil saturation and high watertable are near the surface.

Exhibit 7



Legend

DP = Data Point

OHWM = Ordinary High Water Mark

HGM = Hydrogeomorphic

W1-W19 = Wetland Flags

Wetland A--2.1 Acres
Category III
Cowardin Class: Palustrine, emergent, scrub-shrub, seasonally flooded
HGM Class: Depressional

Notes:

1. Original Wetland Delineation prepared by Graham-Bunting Associates (GBA), June 2009 for Wallace/Lott.

2. Original Survey of Wetland Boundaries by Lisser & Associates, 6/29/09.

3. Wetland A restaked by Dale Herrigstad, PE, PLS, Herrigstad Engineering, January 2016.

4. Wetland" A" only, boundaries confirmed by Graham-Bunting Associates, 1/25/2016.

5. GBA updated the rating for Wetland "A" utilizing the updated rating system, Ecology 2014.

Prepared by: Graham-Bunting Associates 1/25/2016
We utilized the Wetland Delineation Survey by Lisser & Associates, 7/30/2009 for our base map. This is not a legal survey.

Wetland Delineation Confirmation

Site Plan

Attachment B

Attachment C: Wetland Rating Forms

Wetland name or number A Sect 28, T34N, R4E

RATING SUMMARY – Western Washington

5/28/09 & 6/1/09

Name of wetland (or ID #): "A" PEUTZMAN/WALLACE Date of site visit: 1/25/16

Rated by Pat Buntin Trained by Ecology? X Yes ___No Date of training 9-30-14

HGM Class used for rating Depressional Wetland has multiple HGM classes? ___Y X N

NOTE: Form is not complete without the figures requested *(figures can be combined).*

Source of base aerial photo/map imap - Skagit County, Google Earth
CITY OF MOUNT VERNON - 2000 INVENTORY

OVERALL WETLAND CATEGORY III (based on functions X or special characteristics___)

1. Category of wetland based on FUNCTIONS

___**Category I** – Total score = 23 - 27

___**Category II** – Total score = 20 - 22

X **Category III** – Total score = (16 - 19)

___**Category IV** – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
		Circle the appropriate ratings		
Site Potential	H M (L)	H (M) L	H (M) L	
Landscape Potential	(H) M L	H (M) L	H M (L)	
Value	(H) M L	H (M) L	(H) M L	TOTAL
Score Based on Ratings	7	6	6	19

Score for each function based on three ratings *(order of ratings is not important)*

9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	NA

Wetland name or number _____

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes Site Plan	D 1.3, H 1.1, H 1.4	
Hydroperiods Site Plan	D 1.4, H 1.2	
Location of outlet (*can be added to map of hydroperiods*) Site Plan	D 1.1, D 4.1	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	D 2.2, D 5.2	
Map of the contributing basin	D 4.3, D 5.3	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website) ✓	D 3.1, D 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web) ✓	D 3.3	

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream *(can be added to another figure)*	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of **dense** trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of **dense, rigid** trees, shrubs, and herbaceous plants *(can be added to figure above)*	S 4.1	
Boundary of 150 ft buffer (can be added to another figure)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

Wetland name or number A

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

   NO – go to 2 **YES** – the wetland class is **Tidal Fringe** – go to 1.1

   1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

   NO – Saltwater Tidal Fringe (Estuarine) **YES – Freshwater Tidal Fringe**

   *If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

   NO – go to 3 **YES** – The wetland class is **Flats**

   *If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

   ___The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;

   ___At least 30% of the open water area is deeper than 6.6 ft (2 m).

   NO – go to 4 **YES** – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

   ___The wetland is on a slope (*slope can be very gradual*),

   ___The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,

   ___The water leaves the wetland **without being impounded**.

   NO – go to 5 **YES** – The wetland class is **Slope**

   NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?

   ___The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,

   ___The overbank flooding occurs at least once every 2 years.

Wetland name or number A

NO – go to 6 **YES** – The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

NO – go to 7 **YES** – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

NO – go to 8 **YES** – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0. Does the site have the potential to improve water quality?		
D 1.1. Characteristics of surface water outflows from the wetland: site plan Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2 ✓ Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1		2
D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic *(use NRCS definitions)*. Yes = 4 (No = 0)		0
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed, plants > 95% of area Site Plan points = 5 Wetland has persistent, ungrazed, plants > ½ of area points = 3 Wetland has persistent, ungrazed plants > $^1/_{10}$ of area mowed field 7½ points = 1 ✓ Wetland has persistent, ungrazed plants < $^1/_{10}$ of area points = 0		1
D 1.4. Characteristics of seasonal ponding or inundation: Hydroperiods site plan *This is the area that is ponded for at least 2 months. See description in manual.* Area seasonally ponded is > ½ total area of wetland points = 4 Area seasonally ponded is > ¼ total area of wetland ✓ points = 2 ✓ Area seasonally ponded is < ¼ total area of wetland points = 0		2
Total for D 1	Add the points in the boxes above	5

Rating of Site Potential If score is: ___**12-16 = H** ___**6-11 = M** X **0-5 = L** *Record the rating on the first page*

D 2.0. Does the landscape have the potential to support the water quality function of the site?		
D 2.1. Does the wetland unit receive stormwater discharges? 1Km poly of area (Yes = 1) No = 0		1
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? (Yes = 1) No = 0		1
D 2.3. Are there septic systems within 250 ft of the wetland? (Yes = 1) No = 0		1
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source_____ Yes = 1 (No = 0)		0
Total for D 2	Add the points in the boxes above	3

Rating of Landscape Potential If score is: X **3 or 4 = H** ___**1 or 2 = M** ___**0 = L** *Record the rating on the first page*

D 3.0. Is the water quality improvement provided by the site valuable to society?		
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list? Yes = 1 (No = 0)		0
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list? Yes = 1 (No = 0)		0
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (*answer YES if there is a TMDL for the basin in which the unit is found*)? (Yes = 2) No = 0		2
Total for D 3	Add the points in the boxes above	2

Rating of Value If score is: X **2-4 = H** ___**1 = M** ___**0 = L** *Record the rating on the first page*

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS

Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation

D 4.0. Does the site have the potential to reduce flooding and erosion?

D 4.1. Characteristics of surface water outflows from the wetland:

Wetland is a depression or flat depression with no surface water leaving it (no outlet)	points = 4	2
Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet	points = 2	
Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch	points = 1	
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 0	

D 4.2. Depth of storage during wet periods: *Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.*

Marks of ponding are 3 ft or more above the surface or bottom of outlet	points = 7	1
Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet	points = 5	
Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet	points = 3	
The wetland is a "headwater" wetland	points = 3	
Wetland is flat but has small depressions on the surface that trap water ✓	points = 1 ✓	
Marks of ponding less than 0.5 ft (6 in)	points = 0	

D 4.3. Contribution of the wetland to storage in the watershed: *Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.*

The area of the basin is less than 10 times the area of the unit	points = 5	3
The area of the basin is 10 to 100 times the area of the unit ✓	points = 3 ✓	
The area of the basin is more than 100 times the area of the unit	points = 0	
Entire wetland is in the Flats class	points = 5	

Total for D 4	Add the points in the boxes above	6

Rating of Site Potential If score is: ___ **12-16 = H** X **6-11 = M** ___ **0-5 = L** *Record the rating on the first page*

D 5.0. Does the landscape have the potential to support hydrologic functions of the site?

D 5.1. Does the wetland receive stormwater discharges?	Yes = 1 No = 0 ✓	0
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff?	(Yes = 1) No = 0	1
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)? Surrounded development drains away	Yes = 1 (No = 0)	0
Total for D 5	Add the points in the boxes above	1

Rating of Landscape Potential If score is: ___ **3 = H** X **1 or 2 = M** ___ **0 = L** *Record the rating on the first page*

D 6.0. Are the hydrologic functions provided by the site valuable to society?

D 6.1. The unit is in a landscape that has flooding problems. *Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.*

The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds):		1
• Flooding occurs in a sub-basin that is immediately down-gradient of unit.	points = 2	
• Surface flooding problems are in a sub-basin farther down-gradient.	points = 1 ✓	
Flooding from groundwater is an issue in the sub-basin.	points = 1	
The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. *Explain why* _____	points = 0	
There are no problems with flooding downstream of the wetland.	points = 0	

D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?	Yes = 2 No = 0 ✓	0
Total for D 6	Add the points in the boxes above	1

Rating of Value If score is: ___ **2-4 = H** X **1 = M** ___ **0 = L** *Record the rating on the first page*

Pages 7-12 intentionally omitted.

Wetland name or number A

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class.* Check the Cowardin plant classes in the wetland. *Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

___ Aquatic bed	4 structures or more: points = 4	
X Emergent	3 structures: points = 2	
X Scrub-shrub (areas where shrubs have > 30% cover)	2 structures: points = 1 ✓	1
___ Forested (areas where trees have > 30% cover)	1 structure: points = 0	

If the unit has a Forested class, check if:

___ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

___ Permanently flooded or inundated	4 or more types present: points = 3	
X Seasonally flooded or inundated	3 types present: points = 2	
___ Occasionally flooded or inundated	2 types present: points = 1 ✓	1
X Saturated only	1 type present: points = 0	
___ Permanently flowing stream or river in, or adjacent to, the wetland		
___ Seasonally flowing stream in, or adjacent to, the wetland		
___ **Lake Fringe wetland**	**2 points**	
___ **Freshwater tidal wetland**	**2 points**	

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft^2.

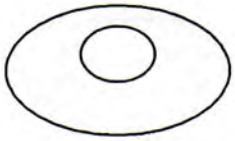
Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. ***Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle***

If you counted: > 19 species	points = 2	
5 - 19 species ✓	points = 1 ✓	1
< 5 species	points = 0	

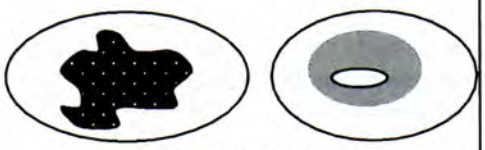
H 1.4. Interspersion of habitats

Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*

None = 0 points



Low = 1 point



Moderate = 2 points

2

All three diagrams in this row are **HIGH** = 3points

Wetland name or number A

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. *The number of checks is the number of points.* X Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). X Standing snags (dbh > 4 in) within the wetland ___ Undercut banks are present for at least 6.6 ft (2 m) **and/or** overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ___ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present *(cut shrubs or trees that have not yet weathered where wood is exposed)* X At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated *(structures for egg-laying by amphibians)* ___ Invasive plants cover less than 25% of the wetland area in every stratum of plants (*see H 1.1 for list of strata*)	3
Total for H 1 Add the points in the boxes above	8

Rating of Site Potential If score is: ___ **15-18 = H** 8 **7-14 = M** ___ **0-6 = L** *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?	
H 2.1. Accessible habitat (include *only habitat that directly abuts wetland unit*). *Calculate:* % undisturbed habitat 10 + [(% moderate and low intensity land uses)/2] 1 = 10 % (2) If total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon points = 3 20-33% of 1 km Polygon points = 2 10-19% of 1 km Polygon points = 1 ✓ < 10% of 1 km Polygon points = 0	1
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. *Calculate:* % undisturbed habitat 10 + [(% moderate and low intensity land uses)/2] 1 = 10 % (2) Undisturbed habitat > 50% of Polygon points = 3 Undisturbed habitat 10-50% and in 1-3 patches points = 2 Undisturbed habitat 10-50% and > 3 patches points = 1 ✓ Undisturbed habitat < 10% of 1 km Polygon points = 0	1
H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use points = (- 2) ≤ 50% of 1 km Polygon is high intensity points = 0	-2
Total for H 2 Add the points in the boxes above	0

Rating of Landscape Potential If score is: ___ **4-6 = H** ___ **1-3 = M** X **< 1 = L** *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?	
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? *Choose only the highest score that applies to the wetland being rated.* Site meets ANY of the following criteria: points = 2 ✓ X It has 3 or more priority habitats within 100 m (see next page) riparian, bio-div, wetlands, forests — It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) — It is mapped as a location for an individual WDFW priority species — It is a Wetland of High Conservation Value as determined by the Department of Natural Resources — It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1 Site does not meet any of the criteria above points = 0	2

Rating of Value If score is: X **2 = H** ___ **1 = M** ___ **0 = L** *Record the rating on the first page*

Wetland name or number A

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. http://wdfw.wa.gov/publications/00165/wdfw00165.pdf or access the list from here: http://wdfw.wa.gov/conservation/phs/list/)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: ***NOTE:*** *This question is independent of the land use between the wetland unit and the priority habitat.*

— **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).

X **Biodiversity Areas and Corridors**: Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).

— **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.

X ~~**Old-growth**~~/**Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.

— **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).

✓ **Riparian**: The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.

— **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).

— **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.

— **Nearshore**: Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page).*

— **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.

— **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.

— **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.

— **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

X **Note:** All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number A

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Wetland Type *Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.*	**Category**
SC 1.0. Estuarine wetlands Does the wetland meet the following criteria for Estuarine wetlands? — The dominant water regime is tidal, — Vegetated, and — With a salinity greater than 0.5 ppt Yes –Go to **SC 1.1** (No= **Not an estuarine wetland**)	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? Yes = **Category I** No - Go to **SC 1.2**	**Cat. I**
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are *Spartina*, see page 25) — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. — The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. Yes = **Category I** No = **Category II**	**Cat. I** **Cat. II**
SC 2.0. Wetlands of High Conservation Value (WHCV) SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value? Yes – Go to **SC 2.2** (No – Go to **SC 2.3**) SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value? Yes = **Category I** (No = **Not a WHCV**) SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf Yes – **Contact WNHP/WDNR and go to SC 2.4** (No = **Not a WHCV**) SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website? Yes = **Category I** (No = **Not a WHCV**)	**Cat. I**
SC 3.0. Bogs Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? *Use the key below.* ***If you answer YES you will still need to rate the wetland based on its functions.*** SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile? Yes – Go to **SC 3.3** (No – Go to **SC 3.2**) SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond? Yes – Go to **SC 3.3** (No = **Is not a bog**) SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4? Yes = **Is a Category I bog** No – Go to **SC 3.4** **NOTE:** If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy? Yes = **Is a Category I bog** No = **Is not a bog**	**Cat. I**

Wetland name or number A

SC 4.0. Forested Wetlands Does the wetland have at least 1 contiguous acre of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? ***If you answer YES you will still need to rate the wetland based on its functions.*** — **Old-growth forests** (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more. — **Mature forests** (west of the Cascade Crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm). Yes = **Category I** (No) = **Not a forested wetland for this section**	**Cat. I**
SC 5.0. Wetlands in Coastal Lagoons Does the wetland meet all of the following criteria of a wetland in a coastal lagoon? — The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks — The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon *(needs to be measured near the bottom)* Yes – Go to **SC 5.1** (No) = **Not a wetland in a coastal lagoon** SC 5.1. Does the wetland meet all of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100). — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. — The wetland is larger than $^{1}/_{10}$ ac (4350 ft^2) Yes = **Category I** No = **Category II**	**Cat. I** **Cat. II**
SC 6.0. Interdunal Wetlands Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? ***If you answer yes you will still need to rate the wetland based on its habitat functions.*** In practical terms that means the following geographic areas: — Long Beach Peninsula: Lands west of SR 103 — Grayland-Westport: Lands west of SR 105 — Ocean Shores-Copalis: Lands west of SR 115 and SR 109 Yes – Go to **SC 6.1** (No) = **not an interdunal wetland for rating** SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)? Yes = **Category I** No – Go to **SC 6.2** SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger? Yes = **Category II** No – Go to **SC 6.3** SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac? Yes = **Category III** No = **Category IV**	**Cat I** **Cat. II** **Cat. III** **Cat. IV**
Category of wetland based on Special Characteristics If you answered No for all types, enter "Not Applicable" on Summary Form	NA

Exhibit 7

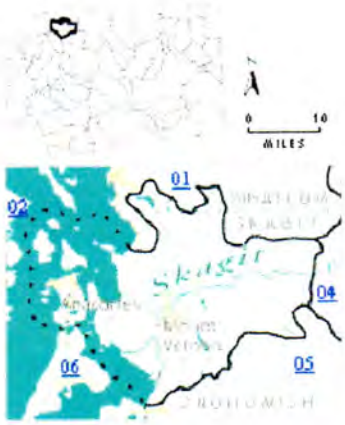
DEPARTMENT OF ECOLOGY
State of Washington

http://www.ecy.wa.gov

Water Quality Improvement Projects (TMDLs)

WRIA 3: Lower Skagit-Samish

The following table lists overview information and links to specific water quality improvement projects (including total maximum daily loads, or TMDLs) for this water resource inventory area (WRIA). Please use links (where available) for more information on a project.



Counties

- Skagit
- Snohomish
- Whatcom

Waterbody Name	Pollutant(s)	Status**	TMDL Lead
Campbell Lake	Total Phosphorus	EPA approved	Tricia Shoblom 425-649-7288
Erie Lake	Total Phosphorus	EPA approved	Tricia Shoblom 425-649-7288
Padilla Bay	Fecal Coliform	Under development	Danielle DeVoe 425-649-7036
Samish Watershed	Fecal Coliform	EPA approved Has an implementation plan	Danielle DeVoe 425-649-7036
Skagit Basin	Fecal Coliform	EPA approved Has an implementation plan	Danielle DeVoe 425-649-7036
	Temperature	EPA approved	

** ***Status*** *will be listed as one of the following: Approved by EPA, Under Development or Implementation*

For more information about WRIA 3:

- Waterbodies in WRIA 3 - using the Water Quality Assessment Query Tool
- Watershed Information for WRIA 3

* The Department of Ecology and other state resource agencies frequently use a system of 62 "Water Resource Inventory Areas" or "WRIAs" to refer to the state's major watershed basins.

Last updated September 2015

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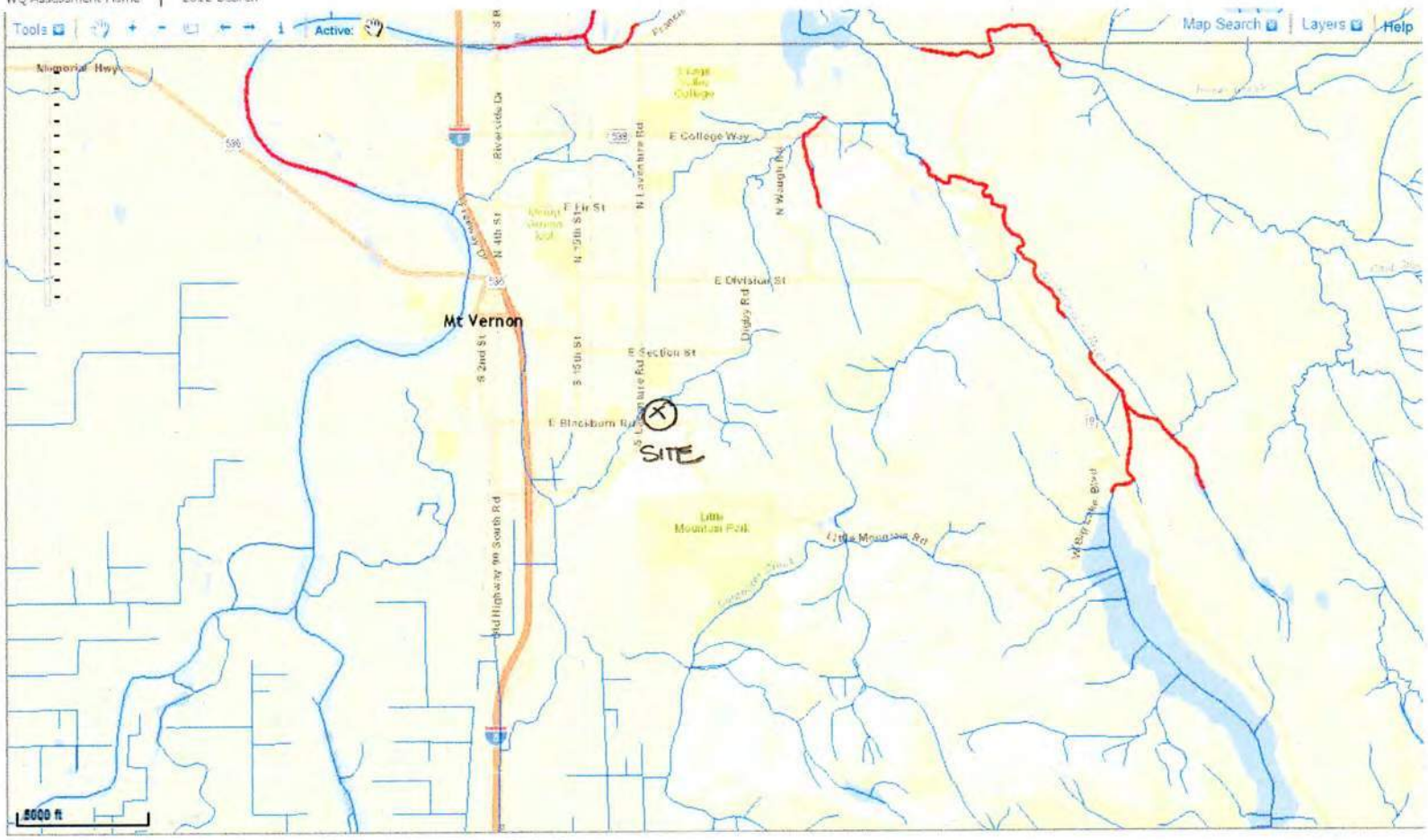
Water Quality Assessment for Washington

WQ Assessment Home | 2012 Search



Water Quality Assessment for Washington Data Disclaimer Privacy Notice Contact Us
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RATING Page 19

Skagit County GIS Map

Skagit County iMap

SKAGIT COUNTY does not attest to the accuracy to the data contained herein and makes no warranty with respect to the correctness or validity of this map. Data contained in this map is limited by the method and accuracy of its collection.

Map Scale: 1 inch = 968 Feet (1 inch = 0.2 Miles)

1 KM POLYGON

RATING: Page 20

GREEN EARTH
OPERATIONS

ENCLOSURE 3: Wetland Field Data Sheets

Exhibit 7

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: East Village City/County: Mount Vernon Sampling Date: 12/28/24

Applicant/Owner: Samish Bay State: WA Sampling Point: SPA-1

Investigator(s): M. Merkelbach Section, Township, Range:

Landform (hillslope, terrace, etc.): pasture Local relief (concave, convex, none): concave Slope (%): 2

Subregion (LRR): Lat: Long: Datum:

Soil Map Unit Name: NWI classification: PEM

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ____ (If no, explain in Remarks.)

Are Vegetation ✓, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓ No ____	Is the Sampled Area within a Wetland? Yes ✓ No ____
Hydric Soil Present?	Yes ✓ No ____	
Wetland Hydrology Present?	Yes ✓ No ____	

Remarks: Pasture w/ dense taller emergent veg. Area mowed during dry season.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: ____)			
1. Phalaris arundinacea	100	✓	FACW
2. Juncus effusus	5		FACW
3. Agrostis tenuis	1		FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	= Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species ____	x 1 = ____
FACW species ____	x 2 = ____
FAC species ____	x 3 = ____
FACU species ____	x 4 = ____
UPL species ____	x 5 = ____
Column Totals: ____ (A)	____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- ___ 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ 5 - Wetland Non-Vascular Plants[1]
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No ____

Remarks: Dominance test met. Area disturbed by mowing

SOIL

Sampling Point: SPA-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 3/1						Sd Slt	lm
6-16	2.5YR 3/1	95	10YR 6/4	5	C	M	Sd lm	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Derk Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Derk Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✓ No ___

Remarks: Redox and low chroma mut.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Weter (A1)
- ✓ High Weter Table (A2)
- ✓ Seturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Selt Crust (B11)
- ___ Aquatic Invertebretes (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction In Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Petterns (B10)
- ___ Dry-Season Weter Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ✓ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surfece Weter Present? Yes ___ No ___ Depth (inches): _____

Water Teble Present? Yes ✓ No ___ Depth (inches): 2

Saturation Present? (includes capillary fringe) Yes ___ No ___ Depth (inches): _____

Wetland Hydrology Present? Yes ✓ No ___

Describe Recorded Dete (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Standing water @ 2 inches.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: East Village City/County: Mount Vernon Sampling Date: 12/28/24
Applicant/Owner: Samish Bay State: WA Sampling Point: SPA-2
Investigator(s): M. Merkelbach. Section, Township, Range:
Landform (hillslope, terrace, etc.): pasture Local relief (concave, convex, none): convex Slope (%): 4
Subregion (LRR): Lat: Long: Datum:
Soil Map Unit Name: NWI classification: upland.
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ____ (If no, explain in Remarks.)
Are Vegetation ✓, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No ____	**Is the Sampled Area within a Wetland?** Yes ____ No ✓
Hydric Soil Present?	Yes ____	No ✓	
Wetland Hydrology Present?	Yes ____	No ✓	

Remarks: Pasture area - sloped, Area mowed during dry season.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: ____)			
1. Agrostis tenuis	30	✓	FAC
2. Holcus lanatus	30	✓	FAC
3. Phalaris arundinacea	20	✓	FACW
4. Dactylis glomerata	<5		FACU
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	= Total Cover		
Woody Vine Stratum (Plot size: ____)			
1. Rubus armeniacus	5	✓	FACU
2.			
	= Total Cover		

% Bare Ground in Herb Stratum ____

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)
Total Number of Dominant Species Across All Strata: 4 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 75 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species ____	x 1 = ____
FACW species ____	x 2 = ____
FAC species ____	x 3 = ____
FACU species ____	x 4 = ____
UPL species ____	x 5 = ____
Column Totals: ____ (A)	____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ 5 - Wetland Non-Vascular Plants[1]
___ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No ____

Remarks: Meets dominance test.

SOIL

Sampling Point: SPA-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-7	10 4R 3/2	100				M	Sd SiL	
7-16	10 4R 3/2	60	7.5 4R 4/6	40		M	Sd SiL	w/ gravels

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks:

No hydric features - brown soil

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✗

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No hydrology.

GREEN EARTH
OPERATIONS

Enclosure 4: Wetland Rating Form

Wetland name or number A

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland A Date of site visit: 12/28/24

Rated by M. Merkelbach Trained by Ecology? ✓ Yes ___ No Date of training 2019

HGM Class used for rating Depressional Wetland has multiple HGM classes? ___ Y X N

NOTE: Form is not complete without the required figures (figures can be combined).

Source of base aerial photo/map _____

OVERALL WETLAND CATEGORY III (based on functions___ or special characteristics___)

1. Category of wetland based on FUNCTIONS

_____ **Category I** – Total score = 23 - 27

_____ **Category II** – Total score = 20 - 22

___✓___ **Category III** – Total score = 16 - 19

_____ **Category IV** – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
		Circle the appropriate ratings		
Site Potential	H M (L)	H (M) L	H (M) L	
Landscape Potential	(H) M L	H (M) L	H M (L)	
Value	(H) M L	H (M) L	(H) M L	TOTAL
Score Based on Ratings	7	6	6	19

Score for each function based on three ratings (order of ratings is not important)

9 = H, H, H
8 = H, H, M
7 = H, H, L
7 = H, M, M
6 = H, M, L
6 = M, M, M
5 = H, L, L
5 = M, M, L
4 = M, L, L
3 = L, L, L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	✓

Wetland name or number A

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	A1
Hydroperiods	D 1.4, H 1.2	A1
Location of outlet *(can be added to map of hydroperiods)*	D 1.1, D 4.1	A1
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	D 2.2, D 5.2	A1
Map of the contributing basin	D 4.3, D 5.3	A1
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and total habitat	H 2.1, H 2.2, H 2.3	A2
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	2
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	1

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream *(can be added to another figure)*	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and total habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and total habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of **dense** trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of **dense, rigid** trees, shrubs, and herbaceous plants *(can be added to figure above)*	S 4.1	
Boundary of 150 ft buffer (can be added to another figure)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and total habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

Wetland name or number _____

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

   NO – go to 2 **YES** – the wetland class is **Tidal Fringe** – go to 1.1

   1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

   NO – Saltwater Tidal Fringe (Estuarine) **YES – Freshwater Tidal Fringe**
   If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe, it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.

2. The entire wetland unit is flat, and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

   NO – go to 3 **YES** – The wetland class is **Flats**
   If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.

3. Does the entire wetland unit **meet all** of the following criteria?
   ___The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size,
   ___At least 30% of the open water area is deeper than 6.6 ft (2 m).

   NO – go to 4 **YES** – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?
   ____The wetland is on a slope (slope can be very gradual),
   ____The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheet flow, or in a swale without distinct banks,
   ____The water leaves the wetland **without being impounded**.

   NO – go to 5 **YES** – The wetland class is **Slope**

   NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

Wetland name or number A

5. Does the entire wetland unit **meet all** of the following criteria?
   ____The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,
   ____The overbank flooding occurs at least once every 2 years.

   (NO) – go to 6 **YES** – The wetland class is **Riverine**
   NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? This means that any outlet, if present, is higher than the interior of the wetland.

   NO – go to 7 (YES) – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched but has no obvious natural outlet.

   NO – go to 8 **YES** – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

   NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0. Does the site have the potential to improve water quality?	
D 1.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1	2
D 1.2. The soil 2 in. below the surface (or duff layer) is true clay or true organic *(use NRCS definitions).* Yes = 4 No = 0	0
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed plants > 95% of area points = 5 Wetland has persistent, ungrazed plants > ½ of area points = 3 Wetland has persistent, ungrazed plants ≥ 1/10 of area — mowed field points = 1 Wetland has persistent, ungrazed plants < 1/10 of area points = 0	1
D 1.4. Characteristics of seasonal ponding or inundation: *This is the area that is ponded for at least 2 months. See description in manual.* Area seasonally ponded is > ½ total area of wetland points = 4 Area seasonally ponded is ≥ ¼ total area of wetland ✓ - see hydroperiod points = 2 Area seasonally ponded is < ¼ total area of wetland points = 0	2
Total for D 1 Add the points in the boxes above	5

Rating of Site Potential If score is: ___**12-16 = H** ___**6-11 = M** ✓**0-5 = L** *Record the rating on the first page*

D 2.0. Does the landscape have the potential to support the water quality function of the site?	
D 2.1. Does the wetland unit receive stormwater discharges? Yes = 1 No = 0	1
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? Yes = 1 No = 0	1
D 2.3. Are there septic systems within 250 ft of the wetland? Yes = 1 No = 0	1
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source_____ Yes = 1 No = 0	0
Total for D 2 Add the points in the boxes above	3

Rating of Landscape Potential If score is: ✓**3 or 4 = H** ___**1 or 2 = M** ___**0 = L** *Record the rating on the first page*

D 3.0. Is the water quality improvement provided by the site valuable to society?	
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list? Yes = 1 No = 0	0
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list? Yes = 1 No = 0	0
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality? (Answer YES if there is a TMDL in development or in effect for the basin in which the unit is found.) Yes = 2 No = 0	2
Total for D 3 Add the points in the boxes above	2

Rating of Value If score is: ✓**2-4 = H** ___**1 = M** ___**0 = L** *Record the rating on the first page*

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS

Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation

D 4.0. Does the site have the potential to reduce flooding and erosion?	
D 4.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression with no surface water leaving it (no outlet) points = 4 Wetland has an intermittently flowing stream/ditch, OR highly constricted permanently flowing outlet points = 2 Wetland is a flat depression (question 7 on key), whose outlet is a permanently flowing ditch points = 1 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 0	2
D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part. Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 The wetland is a "headwater" wetland points = 3 Wetland is flat but has small depressions on the surface that trap water - shallow standing water points = 1 Marks of ponding less than 0.5 ft (6 in) points = 0	1
D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the area of the wetland unit itself. The area of the basin is less than 10 times the area of the unit points = 5 The area of the basin is 10 to 100 times the area of the unit points = 3 The area of the basin is more than 100 times the area of the unit points = 0 Entire wetland is in the Flats class points = 5	3
Total for D 4 — Add the points in the boxes above	6

Rating of Site Potential If score is: __**12-16 = H** ✓**6-11 = M** ___**0-5 = L** *Record the rating on the first page*

D 5.0. Does the landscape have the potential to support hydrologic functions of the site?	
D 5.1. Does the wetland receive stormwater discharges? Yes = 1 No = 0	1
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff? Yes = 1 No = 0	1
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)? Yes = 1 No = 0	0
Total for D 5 — Add the points in the boxes above	2

Rating of Landscape Potential If score is: __**3 = H** ✓**1 or 2 = M** ___**0 = L** *Record the rating on the first page*

D 6.0. Are the hydrologic functions provided by the site valuable to society?	
D 6.1. Is the unit in a landscape that has flooding problems? Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met. The wetland captures surface water that would otherwise flow downgradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds): • Flooding occurs in a sub-basin that is immediately downgradient of unit. points = 2 • Surface flooding problems are in a sub-basin farther downgradient. points = 1 • Flooding from groundwater is an issue in the sub-basin. points = 1 • The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. *Explain why* _____ points = 0 • There are no problems with flooding downstream of the wetland. points = 0	1
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan? Yes = 2 No = 0	0
Total for D 6 — Add the points in the boxes above	1

Rating of Value If score is: __**2-4 = H** ✓**1 = M** ___**0 = L** *Record the rating on the first page*

Wetland name or number _____

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac if the unit is at least 2.5 ac, or more than 10% of the unit if it is smaller than 2.5 ac.

____Aquatic bed	4 structures or more: points = 4
✓ Emergent	3 structures: points = 2
✓ Scrub-shrub (areas where shrubs have > 30% cover)	2 structures: points = 1
____Forested (areas where trees have > 30% cover)	1 structure: points = 0

If the unit has a Forested class, check if:

____The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/groundcover) that each cover 20% within the Forested polygon

1

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland if the unit is < 2.5 ac, or ¼ ac if the unit is at least 2.5 ac to count (see text for descriptions of hydroperiods).

____Permanently flooded or inundated	4 or more types present: points = 3
✓ Seasonally flooded or inundated	3 types present: points = 2
____Occasionally flooded or inundated	2 types present: points = 1
✓ Saturated only	1 type present: points = 0
____Permanently flowing stream or river in, or adjacent to, the wetland	
____Intermittently or seasonally flowing stream in, or adjacent to, the wetland	
____**Lake Fringe wetland**	**2 points**
____**Freshwater tidal wetland**	**2 points**

1

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft^2.

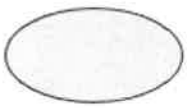
Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. **Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canada thistle**

If you counted: > 19 species	points = 2
5 - 19 species	points = 1
< 5 species	points = 0

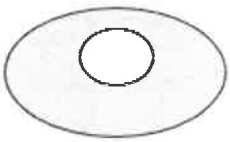
1

H 1.4. Interspersion of habitats

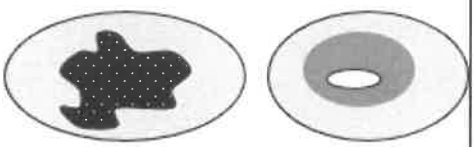
Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. If you have four or more plant classes or three classes and open water, the rating is always high.



None = 0 points

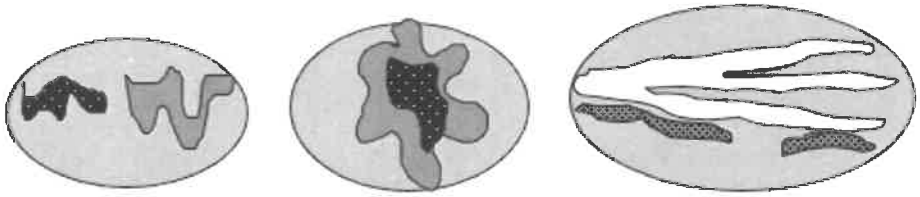


Low = 1 point



Moderate = 2 points

All three diagrams in this row are **High** = 3 points



2

Wetland name or number A

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. The number of checks is the number of points. ☒ Large, downed, woody debris within the wetland (> 4 in. diameter and 6 ft long). ☒ Standing snags (dbh > 4 in.) within the wetland ___ Undercut banks are present for at least 6.6 ft (2 m) **and/or** overhanging plants extend at least 3.3 ft (1 m) over open water or a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ___ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (cut shrubs or trees that have not yet weathered where wood is exposed) ☒ At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (structures for egg-laying by amphibians) ___ Invasive plants cover less than 25% of the wetland area in every stratum of plants (see H 1.1 above for the list of strata and H 1.5 in the manual for the list of aggressive plant species)	3
Total for H 1 — Add the points in the boxes above	8

Rating of Site Potential If score is: ___**15-18 = H** ✓**7-14 = M** ___**0-6 = L** *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?	
H 2.1. Accessible habitat (include only habitat polygons accessible from the wetland. *Calculate:* % relatively undisturbed habitat 4 + [(% moderate and low intensity land uses)/2] 7.5 = _____% Total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon — points = 3 20-33% of 1 km Polygon — points = 2 10-19% of 1 km Polygon — points = 1 < 10% of 1 km Polygon — points = 0	0
H 2.2. Total habitat in 1 km Polygon around the wetland. *Calculate:* % relatively undisturbed habitat 42 + [(% moderate and low intensity land uses)/2] 4 = _____% Total habitat > 50% of Polygon — points = 3 Total habitat 10-50% and in 1-3 patches — points = 2 Total habitat 10-50% and > 3 patches — points = 1 Total habitat < 10% of 1 km Polygon — points = 0	1
H 2.3. Land use intensity in 1 km Polygon: > 50% of 1 km Polygon is high intensity land use — points = (- 2) ≤ 50% of 1 km Polygon is high intensity — points = 0	-2
Total for H 2 — Add the points in the boxes above	-1

Rating of Landscape Potential If score is: ___**4-6 = H** ___**1-3 = M** ✓**< 1 = L** *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?	
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? *Choose only the highest score that applies to the wetland being rated.* Site meets ANY of the following criteria: — points = 2 — It has 3 or more Priority Habitats within 100 m (see next page) — It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) — It is mapped as a location for an individual WDFW Priority Species — It is a Wetland of High Conservation Value as determined by the Department of Natural Resources data — It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 Priority Habitats (listed on next page) within 100 m — points = 1 Site does not meet any of the criteria above — points = 0	2

Rating of Value If score is: ✓**2 = H** ___**1 = M** ___**0 = L** *Record the rating on the first page*

Wetland name or number A

WDFW Priority Habitats

See complete descriptions of Priority Habitats listed by WDFW, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008 (current year, as revised). Priority Habitat and Species List.[133] This list was updated for consistency with guidance from WDFW.

This question is independent of the land use between the wetland unit and the Priority Habitat. All vegetated wetlands are by definition a Priority Habitat but are not included in this list because they are addressed by this rating system.

Count how many of the following Priority Habitats are within 330 ft (100 m) of the wetland unit:

— **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).

☒ **Biodiversity Areas and Corridors**: Areas of habitat that are relatively important to various species of native fish and wildlife. This habitat automatically counts if mapped on the PHS online map within 100m of the wetland. If not mapped, a determination can be made in the field.

— **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.

— **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.

— **Fresh Deepwater:** Lands permanently flooded with freshwater, including environments where surface water is permanent and often deep, so that water, rather than air, is the principal medium within which the dominant organisms live. Substrate does not support emergent vegetation. Do not select if Instream habitat is also present, or if the entire Deepwater feature is included in the wetland unit being rated (such as a pond with a vegetated fringe).

— **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.

☒ **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources. Do not select if Fresh Deepwater habitat is also present.

— **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore.

— **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in. (81 cm) diameter at breast height (dbh) or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in. (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.

[133] http://wdfw.wa.gov/publications/00165/wdfw00165.pdf

Wetland name or number A

— **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important. For single oaks or oak stands <0.4 ha in urban areas, WDFW's Management Recommendations for Oregon White Oak[134] provides more detail for determining if they are Priority Habitats

X **Riparian:** The area adjacent to freshwater aquatic systems with flowing or standing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.

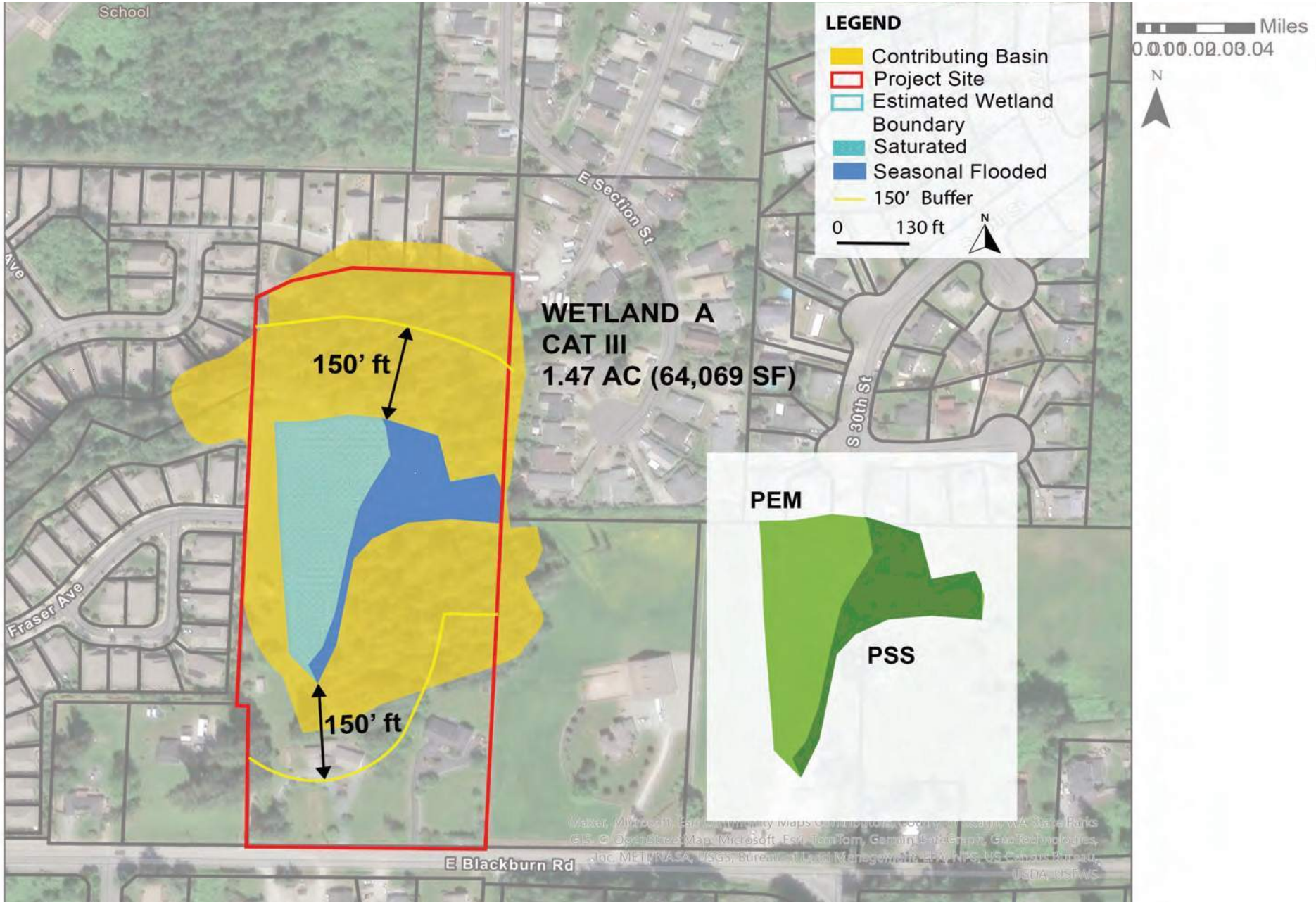
— **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in. (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in. (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

— **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.

— **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie.

[134] https://wdfw.wa.gov/publications/00030/wdfw00030.pdf

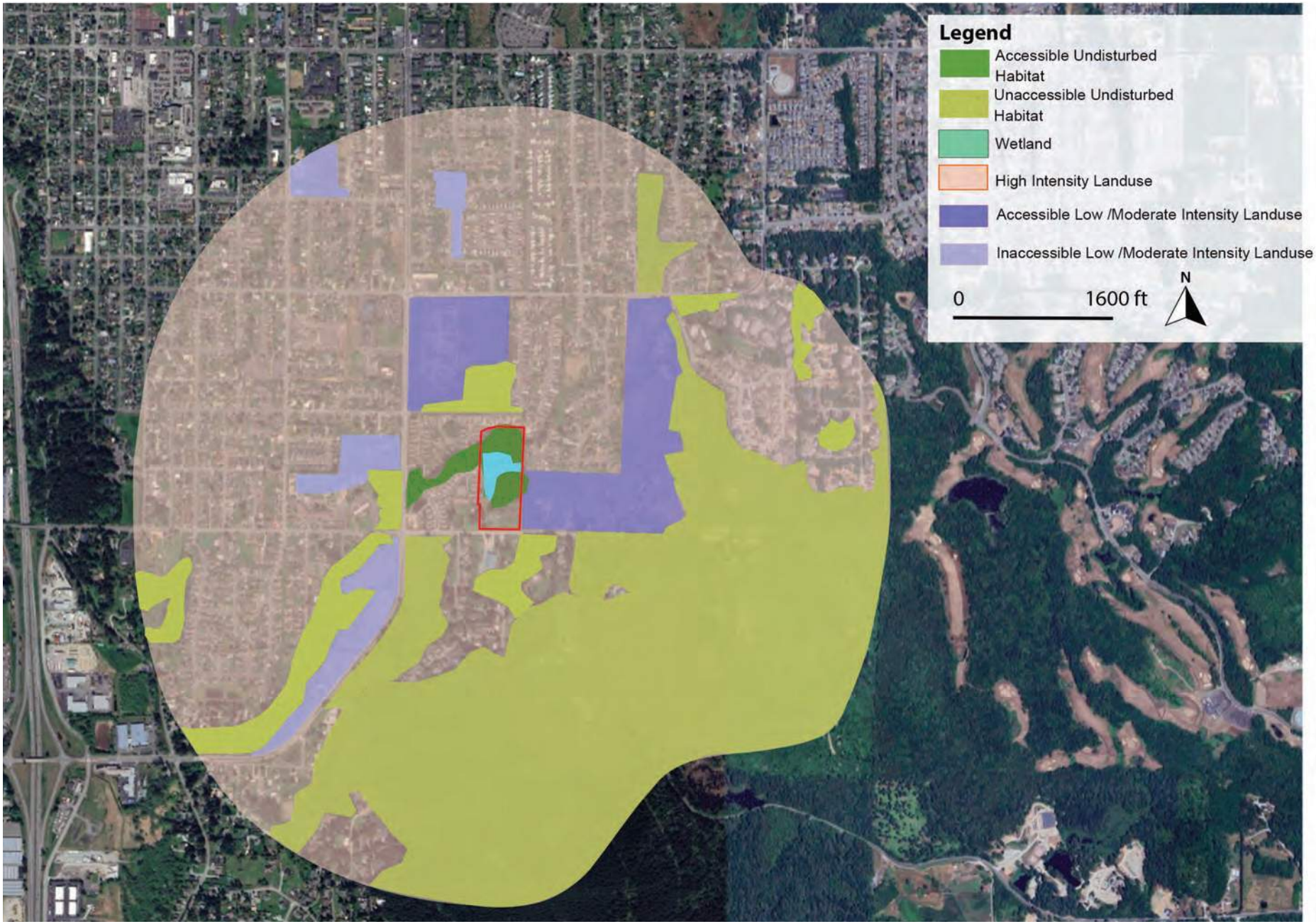
Exhibit 7



GREEN EARTH OPERATIONS

RATING FIGURE A1 (Wetland A)
150' Radius/ Hydroperiod/ Plant Class
East Village, Mukilteo, Skagit County, WA 98275

Exhibit 7



Source: Google Earth Image 2025

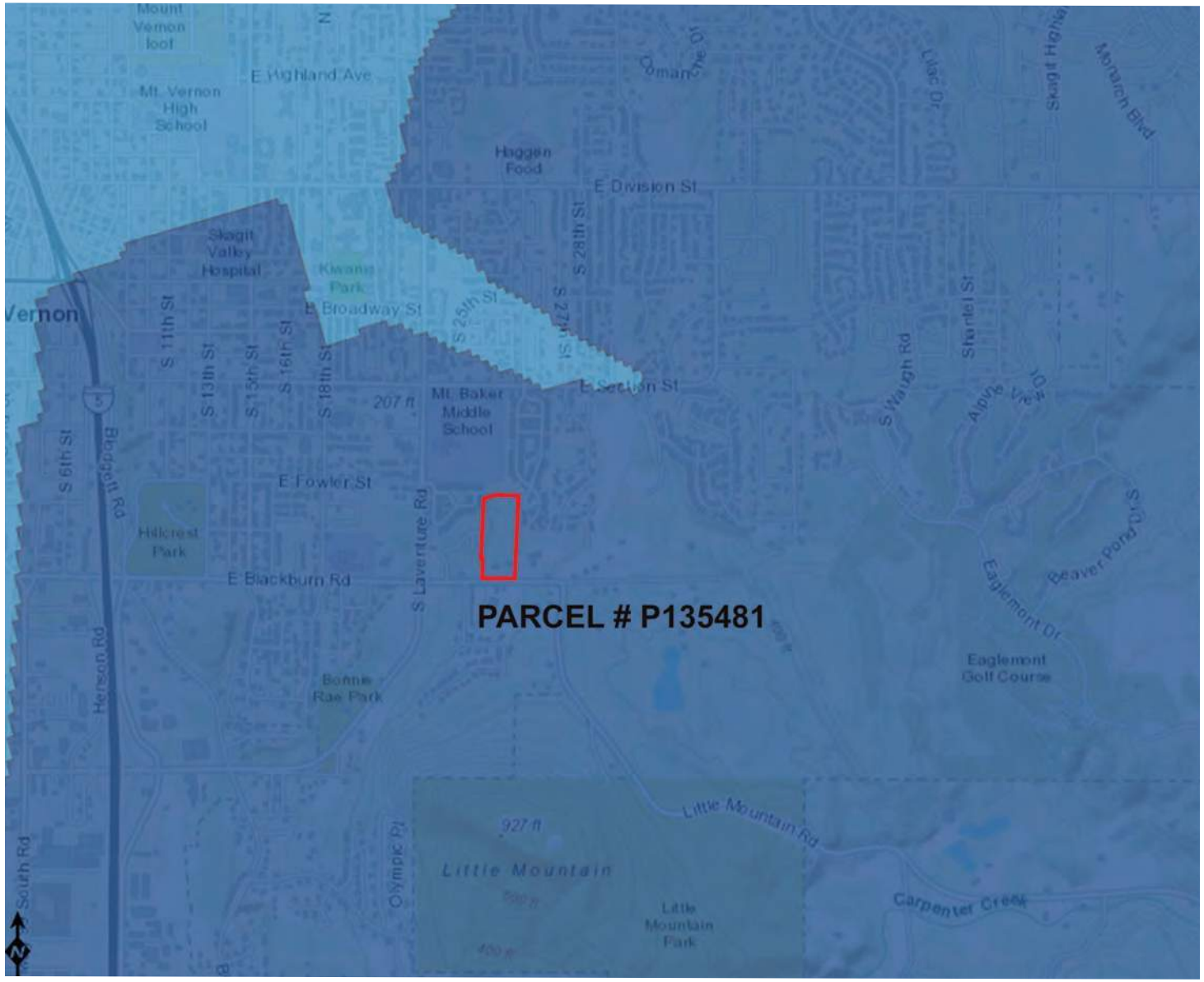
GREEN EARTH OPERATIONS

51% High Intensity Landuse
2% Accessible Low / Moderate Intensity Landuse
3% Inaccessible Low/ Moderate Intensity Landuse
39% Unaccessible Undisturbed Habitat
4% Accessible Undisturbed Habitat
1% Wetland
1km Area (Orange cicrle) =39,438,365 Sq ft

RATING FIGURE A2 (Wetland A)

H2.0 HABITAT/LAND USE CALCULATIONS
East Village, Mukilteo, Skagit County, WA 98275

Exhibit 7



WQ Improvement Projects

- TMDL - Approved
- 4B - Approved
- STI - Approved
- ARP - Approved
- TMDL - In Development
- STI - In Development
- ARP - In Development

Project Site

Source: WA Department of Ecology Water Altas Map 2025

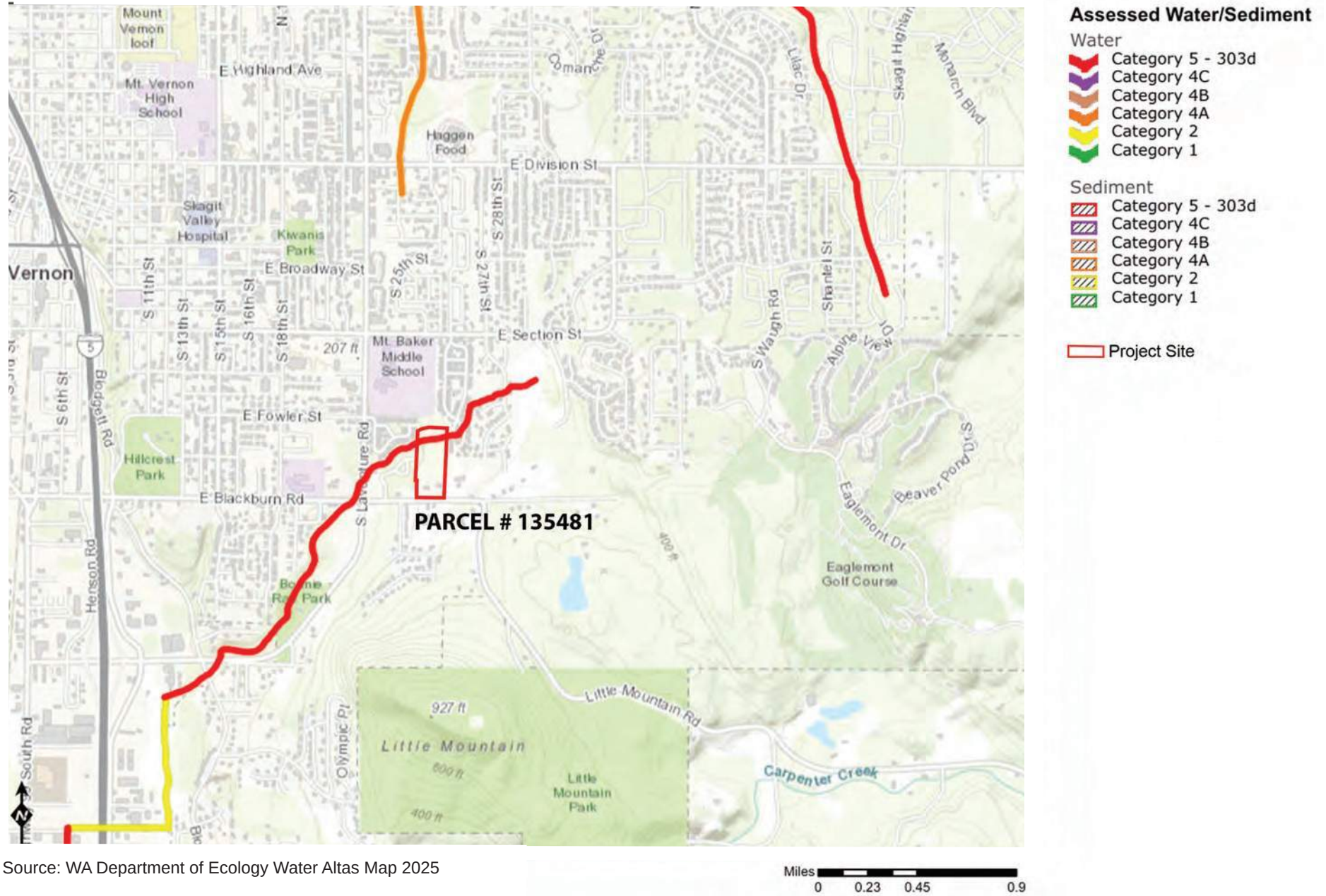
GREEN EARTH OPERATIONS

RATING FIGURE 1

WATER/SEDIMENT ASSESSMENT

East Village, Mukilteo, Skagit County, WA 98275

Exhibit 7



Source: WA Department of Ecology Water Altas Map 2025

GREEN EARTH OPERATIONS

RATING FIGURE 2
WATER QUALITY IMPROVEMENT PROJECTS
East Village, Mukilteo, Skagit County, WA 98275

GREEN EARTH
OPERATIONS

ENCLOSURE 3: Wetland Field Data Sheets

GREEN EARTH
OPERATIONS

Enclosure 4: Wetland Rating Form

Exhibit 8

City of MOUNT VERNON DEVELOPMENT SERVICES
Received
12/5/2025

PRELIMINARY MITIGATION PLAN

SOUTH VILLAGE
MOUNT VERNON, WASHINGTON

Prepared for
Samish Bay Land Company
4703 Parkview Lane
Mount Vernon, WA 98274

Prepared by

GREEN EARTH OPERATIONS

Green Earth Operations, Inc
3201 1st Ave. S., Suite 212
Seattle, Washington 98134
Telephone: 206/323-1865

June 19, 2025
Revision 1: September 19, 2025
Revision 2: December 1, 2025

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Appendix A - Sheet 1 Existing Conditions
Sheet 2 Wetland Impacts
Sheet 3 Buffer Planting Plan
Sheet 4 NGPA Sign and Fencing

Appendix B - Construction Sequencing

Report Summary

Client:	Dave Prutzman Samish Bay Land Company 4703 Parkview Lane Mount Vernon, WA 98274
Project site:	11.39-acre site, Parcel No. P135481 located at 2601 East Blackburn Road, Mount Vernon, Washington.
Critical Area Assessed:	Wetland A – Category III; ~2.15 AC; depressional Maddox Creek – Type F Water
Regulatory Guidance:	MVMC 15.40.090 establishes the following wetland categories and standard buffers: Category I wetland – 200 feet Category II wetland – 100 feet Category III wetland – 75 feet Category IV wetland – 50 feet MVMC 15.40.080(B) establishes the following stream types (based on WAC 222-16-030 water types) and standards buffer widths: Type F Water – 150 feet with 15-foot minimum building setback Type Np Water – 50 feet with 15-foot minimum building setback Type Ns Water – 35 feet with 15-foot minimum building setback

Introduction

This Preliminary Mitigation Plan was prepared for Samish Bay Land Company, by Green Earth Operations, Inc. (GEO). GEO conducted site investigations to document the occurrence of regulated wetland and streams within and adjacent to the project site. This report is consistent with the requirements of Mount Vernon Municipal Code (MVMC).

The South Village Preliminary Mitigation Plan Revision 1 was prepared in response to the City's comments provided by Kate Knox Machata on August 20, 2025. GEO submitted a memorandum addressing the individual comments and the Revision 1 report on September 19, 2025.

This South Village Preliminary Mitigation Plan Revision 2 responds to additional City comments provided by Kate Knox Machata on November 20, 2025. Revisions include updates to the planting area, monitoring approach, and planting plans.

Field work and report preparation was led by Mark Merkelbach, GEO principal and professional wetland scientist (#001837).

Project Location

The project site is in Mount Vernon, Washington, and consists of a rectangular lot extending north of East Blackburn Road and east of Fraser Ave in Section 28 of Township 34N and Range 4E W.M., legally described as Lot 8, East Village Short Plat (PL16-150). It is a single parcel (P135481) of approximately 11.39 acres. Within the site, a single Category III wetland was delineated in 2025 (**Appendix A/Sheet 1**) (GEO 2025). This site is in Water Resource Inventory Area (WRIA) 3 (Lower Skagit-Samish), in the Skagit River – Frontal Skagit Bay watershed.

Project Purpose and Description

The South Village project proposes to construct a single phase, single-family residential community consisting of 20 individual lots and four tracts under the City's Affordable Housing Ordinance (Ord. 17.73), incorporating a mix of varying single-family residential lot sizes with duplex, townhome and tri-plex lots. These improvements include a public street to serve the lots and will require the removal of the home at 2437 East Blackburn Road. Associated stormwater conveyance and treatment facilities will be connected to utilities in East Blackburn Road. Fiber optics will be installed with development. Additionally, the improvement of the north side of East Blackburn Road frontage will be completed and extended west, connecting to existing City improvements on the north side of East Blackburn Road at the Big Fur South development.

Stormwater treatment, detention, and flow-control for new and replaced hard surfaces will be required as is outlined in the Mount Vernon Municipal Code and Ecology Stormwater Manual, meeting Minimum Requirements #1 - 9. These requirements will be met by utilizing the existing stormwater conveyance system in East Blackburn Road.

Construction sequencing will progress with installation of erosion control and BMPs, followed by rough grading and utility installation. A detailed sequence is provided in **Appendix B**.

Critical Area Summary

Impacts and Mitigation

Considerations for avoidance and minimization were made and are provided below along with a rationale for mitigation as the approach. A description of critical areas impacts associated with this proposed project and a strategy proposed for site stewardship using best management practices are also provided in the following sections.

Avoidance and Minimization

The project design footprint is proposed in what is the only buildable upland area on this long-narrow parcel adjacent to Maddox Creek. The proposal requires the use of the entire buildable portion of property, while avoiding the largest area of the existing wetland; therefore, impacts to Wetland A are unavoidable under this proposal. Avoiding impacts to buffers was also not a feasible option at this site as all potential buildable areas occur within existing wetland buffer. Minimization of the impacts was not a feasible option for the applicant in their cost-benefit analysis as this lot is already primarily undevelopable and the development of this portion of it is a reasonable use.

On-site opportunities for mitigation were considered; however, there is no on-site opportunity to create wetland as all remaining portions of the site consist of the remaining delineated jurisdictional wetland and a riparian forest associated with Maddox Creek. **Table 1** discusses how the proposed project design meets the requirements of mitigation sequencing.

Table 1. Project Mitigation Sequencing.

Sequencing	Project Elements
Avoid	Due to the size and locations of wetlands on this parcel avoidance of impacts was not feasible while still allowing reasonable use and maximizing developable housing units and their required access and infrastructure.
Minimize	All proposed wetland impacts are to the herbaceous meadow component of Wetland A, avoiding the scrub/shrub wetland component. This ensures the higher functioning component of Wetland A remains unimpacted.
Rectify	Proposal includes buffer enhancement in upland and emergent areas with woody species.
Reduce or eliminate through preservation or maintenance	All remaining areas of wetland on this parcel will be protected and preserved within a fenced NGPA area and off-limits to further access and development.
Compensate	Purchase of Wetland Bank credits as compensation for wetland fill is proposed (detailed below in *Compensatory Mitigation* and *Mitigation Bank-Use* sections).

Proposed Impacts and Mitigation Summary

This single-family residential community has been designed to maximize available developable space, utilize Best Management Practices (BMPs), and to mitigate for unavoidable adverse impacts to the functions and values of impacted critical areas (**Appendix A/Sheet 2**). Wetland A is a Category III wetland that contains both emergent and scrub shrub vegetation communities. It is subject to development restrictions and critical areas protections under federal, state, and local regulatory authority.

All impacts are summarized below (**Table 2**) and in the following sections. A total of 21,726 square feet of unavoidable direct wetland impacts from the proposed single-family residential community, public street, and other development-related infrastructures. Impacts are limited to PEM wetland components. Due to site constraints, there are no remaining uplands to provide and regulate wetland buffers and their impacts (all remaining areas outside the development are delineated wetland and riparian forest); therefore, 29,614 square feet of indirect buffer impacts will occur. See *Compensatory Mitigation* section below for all proposed mitigation details.

Table 2. Summary of Proposed Wetland Impacts and Standard Mitigation Ratios.

Wetland	Cowardin Class	Wetland Class	Wetland Area (SF)	Direct Wetland Impacts (SF)	Indirect Wetland Buffer Impacts (SF)
A	PEM	III	93,751	21,726	29,614
Totals				**21,726**	**29,614**

Compensatory Mitigation

On-site mitigation opportunities were considered; however, due to development and habitat fragmentation in the immediate vicinity, due to the feasibility of the applicant's cost-benefit analysis, and because even greater functional lift opportunities exist at a mitigation bank within the watershed and in close proximity, it was deemed a greater overall benefit to society to proceed to compensating for this project's proposed wetland and buffer impacts at the nearby mitigation bank. According to MVMC 15.40.090(G)(6), "*when credits from a certified bank are used, replacement ratios should be consistent with the requirements of the bank's certification*"; therefore, in-lieu of the standard City of Mount Vernon mitigation ratios, the local mitigation bank impact-to-credit purchase ratios are applied to this proposal (see below).

Mitigation Bank-Use

This project proposes to provide compensation for unavoidable direct wetland impacts and indirect buffer impacts through the use of credits purchased from the Skagit Environmental Wetland Mitigation Bank (Skagit Mitigation Bank) (**Table 3**). The Skagit Mitigation Bank is a 396-acre wetland mitigation and conservation credit environmental bank located in Skagit County, Washington just outside the city limits of Mt. Vernon and approximately 2.4 miles northeast of the Project Site. This project would therefore utilize the mitigation bank's approach to purchase of bank credits at a 1:1 impact acre-to-credit ratio for direct Category III wetland impacts and a 0.5:1 impact acre-to-credit ratio for indirect wetland through conversion of wetland-to-wetland buffer resulting from impacts related to not being about to provide 75-

foot standard wetland buffers. Further full description of the purpose, ecological benefit and rationale, and credits purchased to compensate for the proposed impacts can be found in the *South Village Bank-Use Plan*.

Table 3. Summary of Skagit Environmental Bank Impact to Credit Ratios.

Impact Type	Impact Area	Mitigation Bank–Impact-to-Credit Ratios	Bank Credits Needed
Direct Wetland Impacts	21,726 sf (0.50 ac)	1:1 (Category III Wetlands)	0.50
Indirect Wetland Buffer Impacts	29,614 sf (0.68 ac)[1]	0.5:1[2]	0.34
		Total	0.84

[1] On-site buffers based on standard 75-feet width

[2] Section 6B.4.7 Interagency guidance for indirect impact ratios (WSDOE. 2021.)

Permitting Requirements

In Washington State, wetland fill activities require a coordinated permitting process under federal, state, and local jurisdiction. For this project, a Section 404 permit will be obtained under Nationwide Permit (NWP) 29 – Residential Developments from the U.S. Army Corps of Engineers to authorize the discharge of fill material into wetlands in support of residential construction and associated infrastructure. A corresponding Section 401 Water Quality Certification (WQC) will be required by the Washington State Department of Ecology to ensure compliance with state water quality standards. Federal Endangered Species Act (ESA) compliance will be addressed through a "No Effect" determination or consultation with the U.S. Fish and Wildlife Service. Additionally, a cultural resources report will be prepared to comply with Section 106 of the National Historic Preservation Act to assess potential impacts to historic or archaeological resources. These federal and state requirements will be coordinated alongside local critical area regulations under MVMC 15.40 to ensure all environmental impacts are addressed and appropriate compensatory mitigation is provided.

Existing Buffer Conditions

The wetland buffer demonstrates a clear contrast in ecological condition between the western and eastern portions. The western buffer is characterized by disturbance and dominance of non-native grasses and invasive species, including reed canarygrass (*Phalaris arundinacea*), velvet grass (*Holcus lanatus*), orchard grass (*Dactylis glomerata*), creeping buttercup (*Ranunculus repens*), and Himalayan blackberry (*Rubus armeniacus*). These species limit native regeneration and reduce habitat complexity, resulting in a degraded buffer condition. In contrast, the eastern buffer maintains a relatively intact native plant community with higher structural and species diversity. A mixed forest canopy of Douglas fir (*Pseudotsuga menziesii*), western red cedar (*Thuja plicata*), and red alder (*Alnus rubra*) supports a well-developed understory dominated by salmonberry (*Rubus spectabilis*), elderberry (*Sambucus racemosa*), vine maple (*Acer circinatum*), sword fern (*Polystichum munitum*), lady fern (*Athyrium cyclosorum*), and Indian plum (*Oemleria cerasiformis*). The eastern buffer retains greater ecological integrity, while the western buffer reflects past disturbance and encroachment of invasive species.

Degraded Buffer Restoration

This project proposes to re-vegetate and establish native woody cover within 75 feet of Wetland A along the northern edge of the development (**Appendix A, Sheet 3**). Restoration efforts will focus primarily on the degraded western portion of the buffer, where native species appropriate to site conditions will be installed to improve ecological function and reduce invasive cover. This wetland enhancement area totals approximately 9,824 square feet and will be vegetated with wetland woody shrubs.

The eastern portion of the buffer will remain undisturbed because the existing native forest and well-established understory communities already provide strong ecological function and do not require additional enhancement. This intact area will receive only routine invasive species monitoring and maintenance to ensure the long-term integrity of the native plant community. Because adjacent lands are fully developed, off-site vegetation enhancement is not feasible.

To ensure functional equivalency across the buffer, an additional 19,790 square feet of upland enhancement will be added to the degraded western portion of the buffer, extending north along the parcel boundary and into the riparian corridor between Wetland A and Maddox Creek. The area will be vegetated with upland woody shrubs and coniferous trees. This addition results in a total buffer enhancement area of 29,614 square feet which is equivalent to the indirect buffer impact.

Prior to planting within the degraded western buffer, existing native vegetation will be identified and flagged for retention, and invasive species will be systematically removed. All invasive removal and planting activities will be conducted in a manner that protects preserved native vegetation to maintain and enhance overall buffer function. This process is discussed further in the *Mitigation Plan* section.

Native wetland shrubs and a small number of wetland-adapted native trees will be planted and maintained by the applicant under a landscape maintenance contract until establishment within this proposed section of Wetland A (see **Table 4** below for species list). The updated planting list also includes an increased number of conifers to be set back from the adjacent development to improve long-term wetland and stream buffer conditions. This re-vegetation proposal serves to further create a protective edge between the development, Wetland A, and Maddox Creek, while enhancing habitat for wildlife, and increasing the overall property value and natural aesthetics surrounding the development.

Table 4. Wetland BMP Re-Vegetation Species List.

Common Name	Latin Name
Wetland Shrubs	
Red-osier dogwood	*Cornus sericea*
Black twinberry	*Lonicera involucrata*
Pacific willow	Salix *lasiandra*
Sitka willow	*Salix sitchensis*
Peafruit rose	*Rosa pisocarpa*
Nootka rose	*Rosa nutkana*
Upland Shrubs	
Nootka rose	*Rosa nutkana*
Salmonberry	*Rubus spectabilis*
Western red cedar	*Thuja plicata*
Douglas fir	*Pseudotsuga menziesii*
Vine maple	*Acer circinatum*

Red huckleberry	*Vaccinium parvifolium*
Oregon Grape	*Mohonia aquifolium*

Mitigation Plan

Goals, Objectives, and Performance Standards

Performance standards, monitoring, and maintenance standards outlined in this report are in compliance with MVMC 15.40.120.H, the USACE and WDOE Interagency Guidance (WSDOE 2021), and the Federal Rule – Compensatory Mitigation for Losses of Aquatic Resources (EPA 2008: 33 CFR Parts 325 and 332). In addition, these standards incorporate guidance and monitoring approaches recommended by the Washington State Department of Transportation (WSDOT 2025).

Goal 1:

Improve habitat functions through the restoration and enhancement of a more diverse and functioning vegetative community in buffers on-site.

Objective 1:

Native woody species will dominate the enhanced wetland and upland buffer within the planting area.

Performance Standard:

(Year 1)

- The planting density is set at 3 or 4 feet on-center for shrubs and 12 feet on-center for trees. Native trees and shrubs combined (planted and volunteer) will maintain an average density of at least 4 plants per 100 square feet in the scrub-shrub and forested communities. At Year 1, aerial cover of wetland and upland tree and shrub species will be at least 15 percent during the summer following installation.

(Year 2)

- Aerial cover of wetland and upland areas will not be evaluated for Year 2. Monitoring will consist of invasive species management only.

(Year 3)

- Aerial cover of native wetland and upland trees and shrubs (planted and volunteer) will be at least 20 percent. At least 4 species of native trees and shrubs will be present in the vegetation monitoring plots.

(Year 5)

- Aerial cover of native wetland trees and shrubs (planted and volunteer) will be at least 35 percent, while the aerial cover of native upland trees and shrubs (planted and volunteer) will be at least 30 percent. At least 4 species of native trees and shrubs will be present in the vegetation monitoring plots.

(Year 7 / Final Monitoring Year: Success Standard)

- Aerial cover of native wetland trees and shrubs (planted and volunteer) will be at least 50 percent, while the aerial cover of native upland trees and shrubs (planted and volunteer) will be at least 40 percent. At least 4 species of native trees and shrubs will be present in the vegetation monitoring plots.

Goal 2:

Prevent the establishment and spread of invasive plant species to support the successful establishment of native vegetation and enhance long-term habitat function in the wetland and upland buffer areas.

Objective 2:

Control growth and spread of invasive species throughout the buffer enhancement area to ensure the success of performance objective**.**

Performance Standard:

Reed canarygrass (*Phalaris arundinacea*) and other invasive species such as Himalayan blackberry (*Rubus armeniacus*), English holly (*Ilex aquifolium*), English laurel (*Prunus laurocerasis*), and Scot's broom (*Cytisus scoparius*) shall not exceed 15 percent cover within the planted area for all monitoring years.

The planted area shall maintain zero tolerance for the establishment of Japanese knotweed (and related hybrids), purple loosestrife (*Lythrum salicaria*), and English ivy (*Hedera helix*) for all monitoring years.

Success Standard (Year 7 / Final Monitoring Year):

- Non-native invasive species, including reed canarygrass and non-native blackberries, shall not exceed 15 percent cover in any part of the buffer enhancement area.
- Japanese knotweed (and related hybrids), purple loosestrife, and English ivy shall maintain zero percent cover throughout the buffer enhancement area.

Site Preparation

The enhancement area is currently dominated by non-native grasses, primarily reed canarygrass. Prior to planting, site preparation will focus on reducing existing vegetative competition and creating suitable conditions for native woody species establishment.

In late summer or early fall, reed canarygrass will be mowed or brush-cut to reduce standing biomass and facilitate access to planting zones. Following mowing, targeted herbicide applications will be conducted using an aquatic-approved glyphosate formulation, applied in accordance with all state and federal regulations. Herbicide treatments will be timed during the late growing season when reed canarygrass is translocating carbohydrates to its rhizomes, thereby increasing root-kill effectiveness.

Light scarification of dense sod mats may be conducted in accessible upland zones to improve soil contact for new plantings. Care will be taken in wetland soils to avoid significant disturbance to hydrology or soil structure.

Planting Methods

Native woody species will be installed in both upland and wetland zones to re-establish a structurally diverse, native-dominated plant community. Species selection will emphasize trees and shrubs adapted to the Skagit Valley region, including fast-growing riparian pioneers such as Sitka willow, red osier dogwood, and Pacific willow, as well as long-lived twinberry, western red cedar and Rosa species.

Planting will include a mix of container plants and live stakes, depending on species and site conditions. Live stakes of willow and dogwood will be driven into saturated soils within wetland zones, while containerized shrubs and trees will be installed into sod-scalped pockets within wetland and upland areas. Planting density will be designed to achieve canopy closure within 5–10 years, thereby shading out reed canarygrass and suppressing its long-term dominance.

Protection of New Plantings

To prevent planted woody species from being overtopped by reed canarygrass and other non-native grasses, each planting will receive focused protection measures:

- Mulching: A 3 to 6-inch layer of coarse wood chips will be applied in a 2 to 3-foot radius around each planting, suppressing regrowth of reed canarygrass while conserving soil moisture. Mulch will be placed to avoid direct contact with stems.
- Protective Sleeves: Tubex or Vexar sleeves will be used where deer, voles, or other herbivores pose a threat, while also limiting grass competition immediately adjacent to stems.

Maintenance and Monitoring

For the first two growing seasons, the site will be maintained to ensure the survival and establishment of native woody vegetation. Maintenance activities will include:

- Spot herbicide treatments or manual weeding around planted stock to control reed canarygrass re-sprouting.
- Re-application of mulch as necessary.
- Inspection and adjustment of protective sleeves.

Monitoring will occur annually following the growing season to assess survival, growth, and vigor of woody plantings, as well as the relative cover of reed canarygrass and other non-native species. Supplemental plantings will be conducted where survival falls below performance standards.

Monitoring Methods

The following monitoring methods shall be employed to evaluate project performance standards during the monitoring period.

Vegetation Monitoring

Permanent vegetation monitoring plots shall be established in Year 1 using random generation. A total of three 10 x 10 (100 SF) monitoring plots will be installed, including one in the wetland enhanced buffer, one in the upland enhanced buffer, and one in the eastern buffer area to support invasive species management. All plots will be marked with a stake or other permanent marker. The following data shall be gathered for each monitoring plot:

1. General appearance and any relevant observations of health/herbivory/damage;
2. Species and estimated percent aerial cover of planted and volunteer native woody species;
3. Estimated percent aerial cover of invasive and/or noxious weeds.

Established vegetation monitoring plots will be monitored in Years 1, 2, 3, 5, and 7 and compared to the performance standards for aerial cover in those years. Vegetation sampling plot locations shall be depicted on a map submitted with each end-of-year monitoring report.

Photo Point Documentation

Permanent photo points will be established during Year 1 monitoring in each buffer area (wetland enhanced buffer, upland enhanced buffer, and eastern buffer area). These locations will be mapped as part of the Year 1 monitoring and re-photographed during each subsequent monitoring year.

Additional photos will be taken within each monitoring plot established in Year 1 and retaken each monitoring year. The photos will be taken in the center of each plot.

All photos will be taken in the four cardinal directions (N, E, S, W).

Monitoring Reports

Each monitoring report will adhere to applicable federal, state and local standards. Monitoring reports shall include: 1) Project Overview, 2) Monitoring Requirements from the approved Mitigation Plan, 3) Summary Monitoring Data, 4) Maps and Plans, and 5) Conclusions and Maintenance and/or Contingency Recommendations. Monitoring reports shall be submitted to the client and all applicable agencies by December of each monitoring year requiring reporting. If the performance criteria are met, monitoring for the County will cease at the end of year ten, unless objectives are met at an earlier date and the County accepts the mitigation project as successfully completed.

Monitoring Schedule

Performance monitoring of the mitigation areas will be conducted for a period of seven years and will be conducted according to the schedule presented in **Table 5**. Monitoring will be performed by a qualified biologist or ecologist.

Year 0 of the monitoring period shall begin upon submittal of the Baseline Conditions (As-Built) Report to the County and any other applicable agencies. If the As-Built Report is generated in the spring season, Year 1 monitoring and maintenance shall begin and be performed within that same year followed by the

submittal of a Year 1 fall monitoring report. If construction completes and the As-Built is submitted in the fall or winter of a given year, Year 1 monitoring shall begin the following spring.

Maintenance activities (as described in Maintenance and Contingency) shall be performed twice yearly (in spring and fall) for the duration of the monitoring period in order to ensure the dominant establishment of native plantings and the elimination or minimization of non-native, competitive vegetation. See *Performance Standards* section for details on native planting establishment and volunteer recruitment thresholds as well as non-native vegetation.

Table 5. Monitoring and Maintenance Schedules

Year	Date	Maintenance Review and Actions (as needed and described in the *Mitigation Plan* section)	Performance Monitoring	Reporting Schedule (due to Skagit County and any additional agencies as applicable)
0		**X**		Baseline Report[1]
1	Fall (Sep-Nov)	**X**	**X**	Year 1 Report
2	Fall	**X**	**X**	Year 2 Report
3	Fall	**X**	**X**	Year 3 Report
5	Fall	**X**	**X**	Year 5 Report
7	Fall	**X**	**X**	Year 7 Report

[1]Baseline conditions shall be determined by the creation and submittal of an As-Built report; As-Built to be generated and submitted to the County and all applicable agencies upon completion of construction. This may occur at any point during the planting season (October – April).

Maintenance and Contingency Plans

Regular maintenance reviews will be performed according to the schedule presented in **Table 5** to address any conditions that could jeopardize the success of the mitigation project. Following maintenance reviews by the biologist or ecologist, required maintenance on the site will be implemented within ten (10) business days of submission of a maintenance memo to the maintenance contractor and permittee.

Established performance standards for the project will be compared to the yearly monitoring results to judge the success of the mitigation. If, during the course of the monitoring period, there appears to be a significant problem with achieving the performance standards, the permittee shall work with the City to develop a Contingency Plan in order to get the project back into compliance with the performance standards. Contingency plans can include, but are not limited to, the following actions: additional plant installation, erosion control, modifications to hydrology, and plant substitutions of type, size, quantity, and/or location. If required, a Contingency Plan shall be submitted to County by December 31st of any year when deficiencies are discovered.

The following list includes examples of maintenance (M) and contingency (C) actions that may be implemented during the course of the monitoring period. This list is not intended to be exhaustive, and other actions may be implemented as deemed necessary.

- During year one, replace all dead woody plant material (M).
- Replace dead plants with the same species or a substitute species that meets the goals and objectives of the mitigation plan, subject to Green Earth Operations and agency approval (C).
- Re-plant area after reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.) (C).
- After consulting with Agency staff, minor excavations, if deemed to be more beneficial to the existing conditions than currently exists, will be made to correct surface drainage patterns (C).
- Remove/control weedy or exotic invasive plants by manual or chemical means approved by permitting agencies. Use of herbicides or pesticides within the mitigation area would only be implemented if other measures failed or were considered unlikely to be successful and would require prior agency approval. All non- native vegetation must be removed and disposed of off-site. (C & M).
- Remove trash and other debris from the mitigation areas twice a year (M).
- Selectively prune woody plants at the direction of Green Earth Operations or Consultants to meet the mitigation plan's goal and objectives (e.g., thinning and removal of dead or diseased portions of trees/shrubs) (M).
- Repair or replace damaged structures signs, fences, or bird boxes (M).

Performance and Maintenance Surety (Financial Assurance)

Pursuant to MVMC 15.40.120.H.9, performance surety shall be provided to assure that all mitigation required by the City and other agencies is satisfactorily completed in accordance with the approved plans, specification, permits or approval requirements, and applicable regulations, or will be corrected to comply with approved plans, specifications, requirements. The client will provide a maintenance and monitoring surety with terms and conditions acceptable to the City.

Site Protection

MVMC Chapter 15.40 requires permanent fencing and signs delineate the edge of critical area buffers [MVMC 15.40.040(N)]. A spit rail fence will be constructed along the south and east edge of the property boundary. Native Growth Protection Area (NGPA) signs will be installed at 100-foot intervals along the fence line (**Appendix A/Sheet 4**).

To protect the enhanced critical areas and their buffers, a NGPA easement will be created to ensure this area remains undeveloped in perpetuity. The easement will cover lands from the split rail fence to the north property boundary that encompasses the Maddox Creek riparian area. The easement will be submitted to both Ecology and the City for review and approval prior to mitigation activities.

Disclaimer

Green Earth Operations, Inc (GEO) has prepared this Preliminary Mitigation Plan Revision 2 at the request of Samish Bay Land Company. The information contained herein is, to our knowledge, correct and accurate. It should be recognized that the establishment of stream and wetland boundaries is an inexact science. Streams are subject to weather patterns, in addition to upstream and downstream activities. Wetlands are, by definition, transition areas, and wetland boundaries often change with time. The presence of wetland indicators may also vary depending on the time of year. Additionally, individual professionals may disagree on the precise location of wetland boundaries and/or the functions and values of a wetland. All stream and wetland boundaries, classifications, and buffer widths should be considered subject to change until reviewed and approved by the appropriate regulatory agencies with jurisdiction. GEO recommends obtaining jurisdictional approval before completing final site plans and/or beginning construction activities. Final determination of U.S. federal jurisdiction is the responsibility of the U.S. Army Corps of Engineers (Corps), Seattle District. Wetlands considered to be "Waters of the State" are regulated by Washington State, and jurisdiction is determined by the Washington State Department of Ecology (DOE). Based on Corps and DOE final determinations, wetland buffer and mitigation requirements must follow the City of Mount Vernon code requirements. This report is not intended for use in the application for state and/or federal permits unless otherwise noted. GEO is not responsible for the accuracy of information provided by others.

Within the limitations of schedule, budget, and scope of work, GEO warrants that this study was conducted in accordance with generally-accepted environmental science practices, including the technical guidelines and criteria in effect at the time of this study. The results and conclusions of this report represent the author's best professional judgment based upon information provided by the project proponent and information obtained during the course of this study. No other warranty, expressed or implied, is made.

In the event of any changes in the nature, design, or locations of the project site features, the conclusion and recommendations in this report would not be valid unless the changes are reviewed and the conclusions of this report are verified in writing with GEO. GEO is not responsible for any claims, damages or liabilities associated with the interpretation of these findings or reuse of the analysis without the express written authorization of GEO.

GEO and project staff are not attorneys, and this report should not be construed to be a legal representation or interpretation of environmental laws, rules, or regulations.

References

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRue (*Cowardin et. al.*). 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Fish and Wildlife Service Publication FWS/OBS-79/31.

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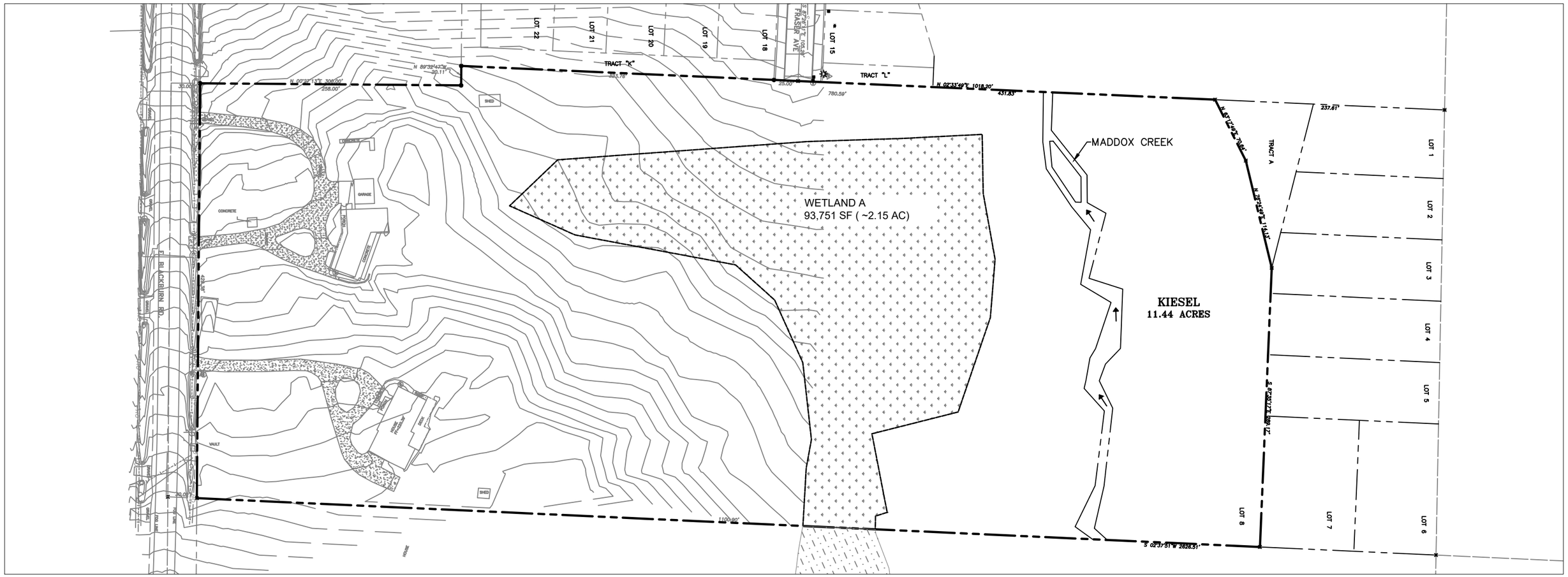
Appendix A - Sheets

Exhibit 8



PROPERTY BOUNDARY

DELINEATED WETLAND

NON–DELINEATED
WETLAND (OFFSITE)

N

50 0 25 50

SCALE HORIZONTAL SCALE FEET

GREEN EARTH OPERATIONS

ENVIRONMENTAL SCIENCE AND ENGINEERING
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SEATTLE, WA 98134
TEL: 206.276.9178
EMAIL: MMERKELBACK@GREENEARTHOPS.COM
WWW.GREENEARTHOPS.COM

PROJECT # 24–165	DESIGNED:	DRAWN: SZ	SOUTH VILLAGE
CLIENT: SAMISH BAY LAND COMPANY	DESIGNED:	CHECKED: AC	
LOCATION: MOUNT VERNON, SKAGIT COUNTY, WA	DESIGNED:	APPROVED: MRM	

DRAWING TITLE: EXISTING CONDITION		SCALE: 1:50
CLASS\SHEET: SHEET 1	SHEET: 1 OF 4	DATE: 12/01/2025

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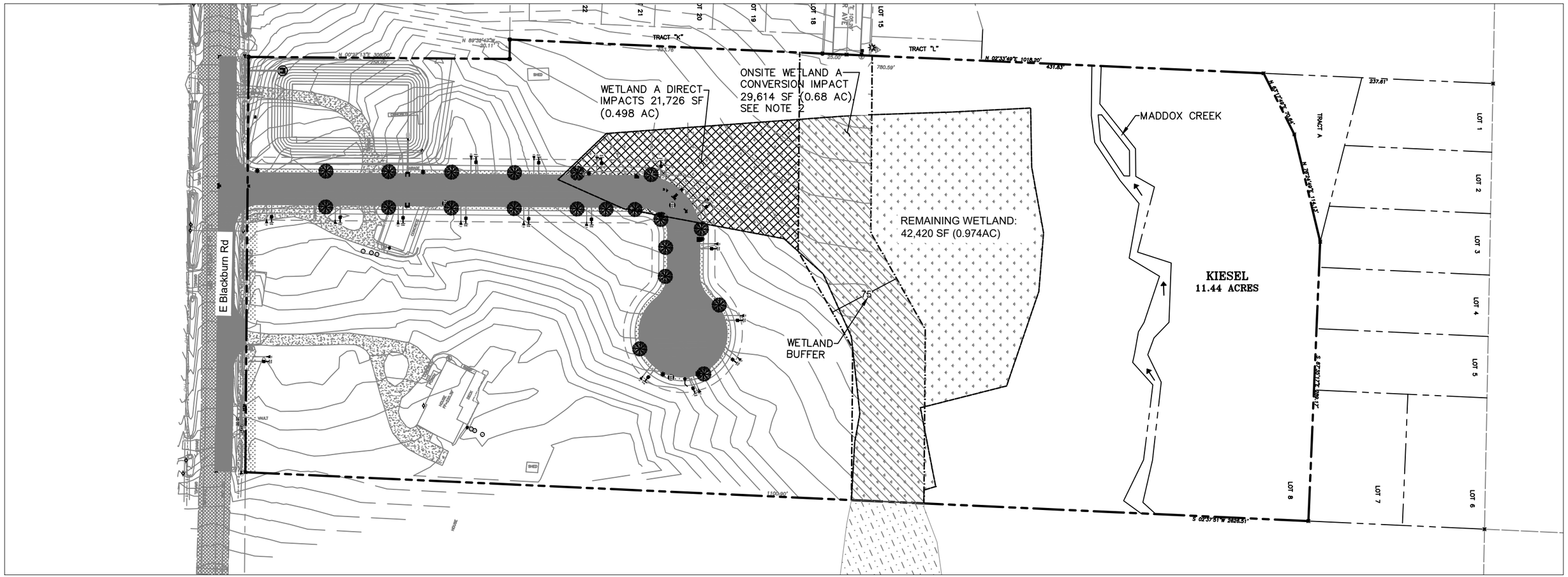
Exhibit 8



NOTE:

1. EXISTING WETLAND AREA TO BE FILLED. CREDITS FROM A CERTIFIED WETLAND MITIGATION BANK WILL BE PURCHASED TO ACCOMPLISH THIS AND TO MITIGATE FOR THESE WETLAND IMPACTS.
2. EXISTING WETLAND AREA THAT WILL BE CONVERTED FROM A WETLAND TO A WETLAND BUFFER. CREDITS FROM A CERTIFIED WETLAND MITIGATION BANK WILL BE PURCHASED TO ACCOMPLISH THIS AND TO MITIGATE FOR THESE WETLAND IMPACTS.

IMPACTS	DIRECT	INDIRECT / CONVERSION
WETLAND A	21,726 SF	–
BUFFER	—	29,614 SF

LEGEND

- PROPERTY BOUNDARY
- DELINEATED WETLAND
- WETLAND BUFFER
- NON–DELINEATED WETLAND (OFFSITE)
- EXISTING WETLAND AREA TO BE FILLED (21,726 SF) SEE NOTE 1
- EXISTING WETLAND AREA THAT WILL BE CONVERTED FROM A WETLAND TO A WETLAND BUFFER (29,614 SF) SEE NOTE 2

N

50 0 25 50
SCALE HORIZONTAL SCALE FEET

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CLIENT: SAMISH BAY LAND COMPANY	DESIGNED:	CHECKED: AC	
LOCATION: MOUNT VERNON, SKAGIT COUNTY, WA	DESIGNED:	APPROVED: MRM	

DRAWING TITLE: WETLAND IMPACTS		SCALE: 1:50
CLASS\SHEET: SHEET 2	SHEET: 2 OF 4	DATE: 12/01/2025

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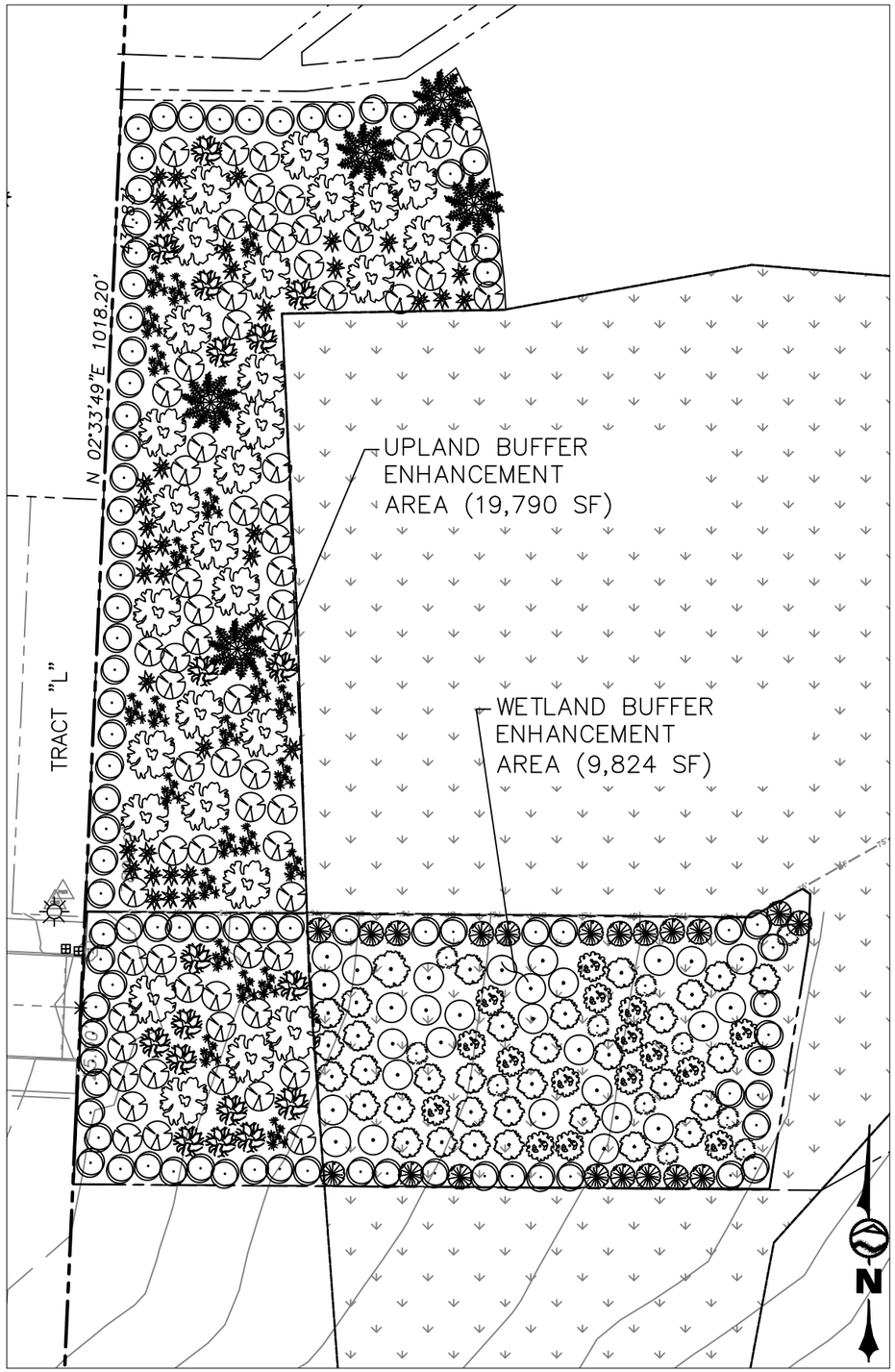
Exhibit 8



SITE PREPARATION

1. THE ENHANCEMENT AREA IS CURRENTLY DOMINATED BY NON-NATIVE GRASSES, PRIMARILY REED CANARYGRASS (PHALARIS ARUNDINACEA). PRIOR TO PLANTING, SITE PREPARATION WILL FOCUS ON REDUCING EXISTING VEGETATIVE COMPETITION AND CREATING SUITABLE CONDITIONS FOR NATIVE WOODY SPECIES ESTABLISHMENT.

2. IN LATE SUMMER OR EARLY FALL, REED CANARYGRASS WILL BE MOWED OR BRUSH-CUT TO REDUCE STANDING BIOMASS AND FACILITATE ACCESS TO PLANTING ZONES. FOLLOWING MOWING, TARGETED HERBICIDE APPLICATIONS WILL BE CONDUCTED USING AN AQUATIC-APPROVED GLYPHOSATE FORMULATION, APPLIED IN ACCORDANCE WITH ALL STATE AND FEDERAL REGULATIONS. HERBICIDE TREATMENTS WILL BE TIMED DURING THE LATE GROWING SEASON WHEN REED CANARYGRASS IS TRANSLOCATING CARBOHYDRATES TO ITS RHIZOMES, THEREBY INCREASING ROOT-KILL EFFECTIVENESS.

3. LIGHT SCARIFICATION OF DENSE SOD MATS MAY BE CONDUCTED IN ACCESSIBLE UPLAND ZONES TO IMPROVE SOIL CONTACT FOR NEW PLANTINGS. CARE WILL BE TAKEN IN WETLAND SOILS TO AVOID SIGNIFICANT DISTURBANCE TO HYDROLOGY OR SOIL STRUCTURE.

PLANTING METHODS

1. NATIVE WOODY SPECIES WILL BE INSTALLED IN BOTH UPLAND AND WETLAND ZONES TO RE-ESTABLISH A STRUCTURALLY DIVERSE, NATIVE-DOMINATED PLANT COMMUNITY. SPECIES SELECTION WILL EMPHASIZE TREES AND SHRUBS ADAPTED TO THE SKAGIT VALLEY REGION, INCLUDING FAST-GROWING RIPARIAN PIONEERS SUCH AS SITKA WILLOW (SALIX SITCHENSIS), RED OSIER DOGWOOD (CORNUS SERICEA), AND PACIFIC WILLOW (SALIX LUCIDA), AS WELL AS LONG-LIVED TWINBERRY (LONICERA INVOLUCRATA), WESTERN RED CEDAR (THUJA PLICATA) AND ROSA SPECIES.

2. PLANTING WILL INCLUDE A MIX OF CONTAINER PLANTS AND LIVE STAKES, DEPENDING ON SPECIES AND SITE CONDITIONS. LIVE STAKES OF WILLOW AND DOGWOOD WILL BE DRIVEN INTO SATURATED SOILS WITHIN WETLAND ZONES, WHILE CONTAINERIZED SHRUBS AND TREES WILL BE INSTALLED INTO SOD-SCALPED POCKETS WITHIN WETLAND AND UPLAND AREAS. PLANTING DENSITY WILL BE DESIGNED TO ACHIEVE CANOPY CLOSURE WITHIN 5-10 YEARS, THEREBY SHADING OUT REED CANARYGRASS AND SUPPRESSING ITS LONG-TERM DOMINANCE.

TOTAL ENHANCEMENT AREA =29,614 SF

PROTECTION OF NEW PLANTINGS

TO PREVENT PLANTED WOODY SPECIES FROM BEING OVERTOPPED BY REED CANARYGRASS AND OTHER NON-NATIVE GRASSES, EACH PLANTING WILL RECEIVE FOCUSED PROTECTION MEASURES:

- MULCHING: A 3-6 INCH LAYER OF COARSE WOOD CHIPS WILL BE APPLIED IN A 2-3 FOOT RADIUS AROUND EACH PLANTING, SUPPRESSING REGROWTH OF REED CANARYGRASS WHILE CONSERVING SOIL MOISTURE. MULCH WILL BE PLACED TO AVOID DIRECT CONTACT WITH STEMS.
- PROTECTIVE SLEEVES: TUBEX OR VEXAR SLEEVES WILL BE USED WHERE DEER, VOLES, OR OTHER HERBIVORES POSE A THREAT, WHILE ALSO LIMITING GRASS COMPETITION IMMEDIATELY ADJACENT TO STEMS.

MAINTENANCE AND MONITORING

FOR THE FIRST TWO GROWING SEASONS, THE SITE WILL BE MAINTAINED TO ENSURE THE SURVIVAL AND ESTABLISHMENT OF NATIVE WOODY VEGETATION. MAINTENANCE ACTIVITIES WILL INCLUDE:

- SPOT HERBICIDE TREATMENTS OR MANUAL WEEDING AROUND PLANTED STOCK TO CONTROL REED CANARYGRASS RE-SPROUTING.
- RE-APPLICATION OF MULCH AS NECESSARY
- INSPECTION AND ADJUSTMENT OF PROTECTIVE SLEEVES. MONITORING WILL OCCUR ANNUALLY DURING THE GROWING SEASON TO ASSESS SURVIVAL, GROWTH, AND VIGOR OF WOODY PLANTINGS, AS WELL AS THE RELATIVE COVER OF REED CANARYGRASS AND OTHER NON-NATIVE SPECIES. SUPPLEMENTAL PLANTINGS WILL BE CONDUCTED WHERE SURVIVAL FALLS BELOW PERFORMANCE STANDARDS.

LEGEND

PROPERTY BOUNDARY

DELINEATED WETLAND

20 0 20 40
SCALE HORIZONTAL SCALE FEET

	SCIENTIFIC NAME	COOMON NAME	PLANTS MATERIALS	ON CENTER SPACING (FT)	NUMBER OF PLANTS
	WETLAND SHRUBS				
	Cornus sericea	Red-osier dogwood	Stakes	3	11
	Lonicera involucrata	Black twinberry	2 Gallon Pots	3	16
	Salix lasiandra	Pacific willow	Stakes	3	29
	Salix sitchensis	Sitka willow	Stakes	3	34
	Rosa pisocarpa	Peafruit rose	2 Gallon Pots	3	21
	Rosa nutkana	Nootka rose	2 Gallon Pots	3	24
	UPLAND SHRUBS				
	Rosa nutkana	Nootka rose	2 Gallon Pots	3	62
	Rubus spectabilis	Salmonberry	2 Gallon Pots	4	71
	Thuja plicata	Western red cedar	5 Gallon Pots	12	28
	Pseudotsuga menziesii	Douglas fir	5 Gallon Pots	12	5
	Acer circinatum	Vine maple	2 Gallon Pots	4	18
	Vaccinium parvifolium	Red huckleberry	2 Gallon Pots	4	23
	Mahonia aquifolium	Oregon Grape	2 Gallon Pots	3	41

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PROJECT # 24-165	DESIGNED:	DRAWN: SZ	
CLIENT: SAMISH BAY LAND COMPANY	DESIGNED:	CHECKED: AC	
LOCATION: MOUNT VERNON, SKAGIT COUNTY, WA	DESIGNED:	APPROVED: MRM	

SOUTH VILLAGE

DRAWING TITLE: BUFFER PLANTING PLAN
SCALE: 1:20
CLASS\SHEET: SHEET 3
SHEET: 3 OF 4
DATE: 12/01/2025

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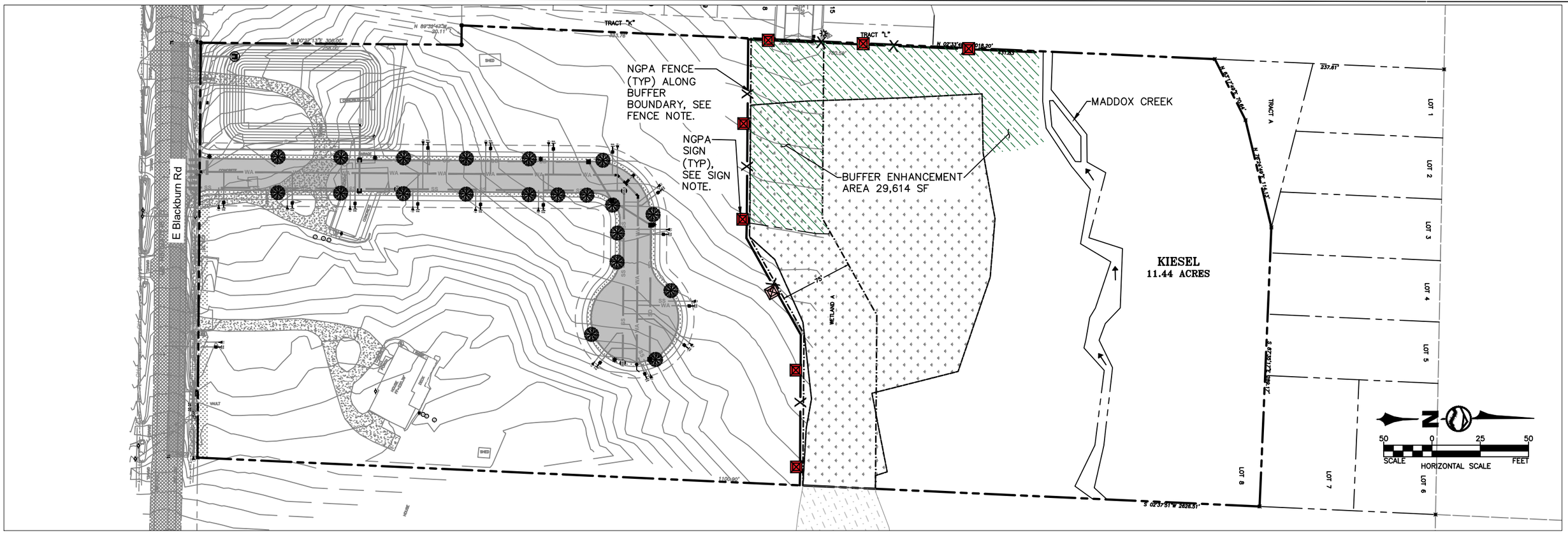
Exhibit 8



SIGN NOTE:

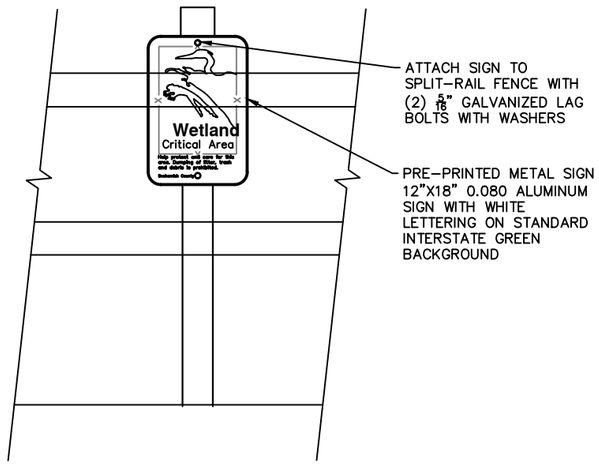
1. THE WETLAND/STREAM SIGN SHALL BE POSTED AT THE BOUNDARY BETWEEN THE LOT AND THE CRITICAL AREA.
2. ONE SIGN SHALL BE POSTED PER RESIDENTIAL LOT AND ONE SIGN PER 100 FOR ALL PUBLIC RIGHTS-OF WAY, TRAILS, PARKING AREAS, PLAYGROUNDS, AND ALL OTHER USES LOCATED ADJACENT TO WETLANDS AND ASSOCIATED BUFFERS.
3. PRE-PRINTED METAL SIGN AVAILABLE THROUGH:
   MORTENSON SIGNS
   PHONE: 1-360-424-5099

FENCE NOTE:

1. THE NGPA FENCE SHALL ALLOW FOR THE PASSAGE OF WILDLIFE, WITH A MINIMUM GAP OF ONE AND ONE HALF FEET AT THE BOTTOM OF THE FENCE, AND A MAXIMUM HEIGHT OF THREE AND ONE HALF FEET AT THE TOP.

LEGEND

- PROPERTY BOUNDARY
- DELINEATED WETLAND
- BUFFER ENHANCEMENT AREA
- NGPA FENCE (TYP)
- NON-DELINEATED WETLAND (OFFSITE)
- NGPA SIGN (TYP)



CRITICAL AREA SIGN DETAIL

NOT TO SCALE

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CLIENT: SAMISH BAY LAND COMPANY	DESIGNED:	CHECKED: AC	
LOCATION: MOUNT VERNON, SKAGIT COUNTY, WA	DESIGNED:	APPROVED: MRM	

DRAWING TITLE: NGPA SIGN AND FENCING			SCALE: 1:50
CLASS\SHEET: SHEET 4	SHEET: 4 OF 4		DATE: 12/01/2025

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Appendix B - Construction Sequence

Exhibit 8

The following sequence outlines the anticipated order of construction activities for the civil improvements associated with the South Village. The sequence is structured to ensure compliance with local, state, and federal regulations, including those governing stormwater management, erosion control, and wetland fill permitting.

1. Pre-Construction Activities
    - Installation of temporary erosion and sediment control (TESC) measures per the approved plan, including silt fencing, construction entrance, and catch basin protection.
    - Clearly staking and flagging of wetland boundaries and wetland buffers to prevent disturbance outside the permitted impact area.
    - Pre-construction meeting with City inspectors and environmental monitors (as required).
2. Clearing and Grubbing
    - Vegetation removal limited to the areas required for civil improvements, including building pad, roads, utilities, and storm infrastructure.
    - Existing utilities located and protected.
    - All work to occur outside of wetland and buffer areas unless specifically authorized under the approved wetland fill permit.
3. Rough Grading and Utility Installation
    - Site grading to establish building pad and roadway subgrades.
    - Installation of underground utilities (water, sewer, storm).
    - Stormwater conveyance systems constructed and connected to the detention and treatment pond.
    - Initial construction of stormwater facility to provide flow control and water quality treatment during construction.
4. Wetland Fill Activities
    - Wetland fill will occur after the stormwater system is in place and functioning to ensure treatment of any runoff from disturbed areas.
    - Wetland fill will be conducted in accordance with all applicable permits and under the supervision of a qualified environmental monitor.
    - Fill activities will be limited to the approved footprint and conducted in a single phase to minimize disturbance.
5. Construction of Roads and Frontage Improvements

- Subgrade preparation, base course installation, and paving of roads and E. Blackburn Rd. frontage.
- Sidewalks, driveways, and curbing installed after road paving.

6. Final Grading and Site Stabilization
    - Finish grading of lots and open space.
    - Installation of permanent landscaping and buffer plantings (including mitigation plantings).
    - Removal of temporary erosion control measures once the site is fully stabilized and approved by the City.
7. Final Inspection and Closeout
    - Final inspection of stormwater system, utilities, and grading.
    - As-builts submitted and accepted.
    - Long-term maintenance agreements or declarations recorded as required.

Exhibit 9

ENGINEERING Services

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"CUTTING THROUGH PROJECT BARRIERS"

City of Mount Vernon Development Services
Received
06/26/2025

SOUTH VILLAGE PLAT

MOUNT VERNON, WASHINGTON

PRELIMINARY STORMWATER SITE PLAN

Prepared for:

Margaret Wallace
2601 E Blackburn Rd
Mount Vernon, WA 98274

Prepared by:

AXE Engineering Services, LLC
851 Coho Way #306
Bellingham, Washington 98225
(360) 922-0549

Project # 24040

May 16, 2025

ENGINEER'S DECLARATION

I, Erin Russell, a Professional Engineer registered in the State of Washington as a Civil Engineer, do hereby declare that the Preliminary Stormwater Site Plan titled "*South Village Plat,*" and dated May, 2025 was prepared by, or under my personal supervision, and that said Report was prepared in accordance with generally accepted engineering practices. I hereby affirm that, to the best of my knowledge, information and belief, subject Report was prepared in full compliance with the 2024 Washington State Department of Ecology Stormwater Management Manual for Western Washington (2024 DOE SWMM), City of Mount Vernon Development Standards, and all Technical Standards adopted thereunder.

Sincerely,

05/16/2025

Erin Russell, P.E.
AXE Engineering Services, LLC
851 Coho Way #306
Bellingham, Washington 98225
(360) 922-0549

Project # 24040

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Figure 1: Min. Requirements

Figure 2: Min. Requirements #5

Figure 3: Pre-Developed Basin Plan

Figure 4: Post-Developed Basin Plan

Appendix A: Soils Information

1. Materials Testing & Consulting Inc. Infiltration Evaluation, January 7, 2025

2. NRCS Web Soil Survey and Hydrologic Soil Group, Jan. 16, 2025

3. Green Earth Operations Critical Areas Impacts Analysis and Mitigation Plan, March 20, 2025

Appendix B: Hydrologic and Hydraulic Analysis

1. Stormwater Detention Pond WWHM Analysis Results

Appendix C: South Village Plat Documents

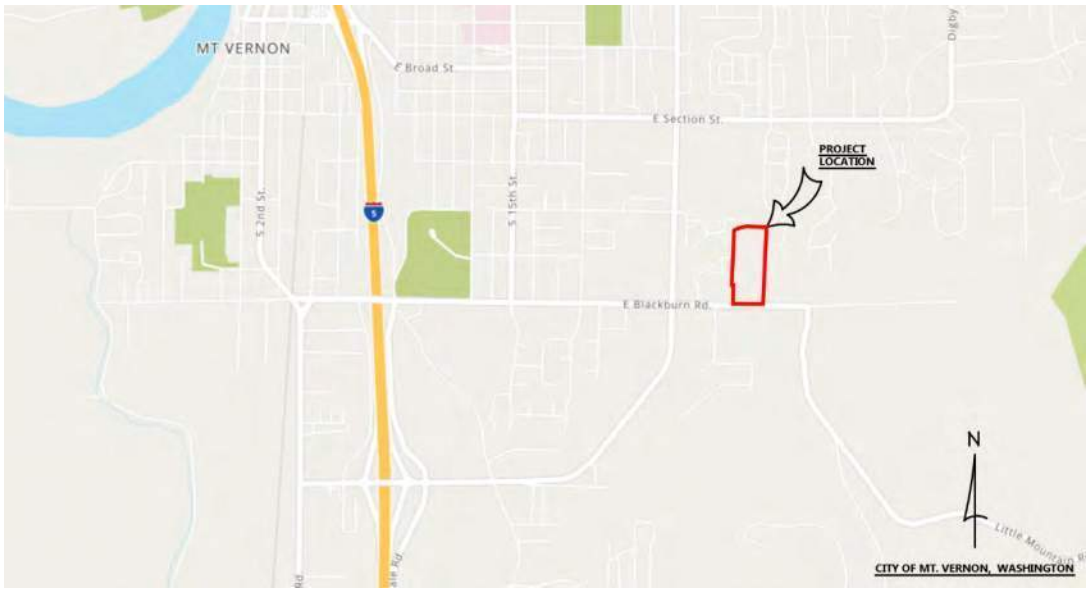
1. South Village Preliminary Plat
   Northwest Surveying & GPS / Axe Engineering Services

2. South Village Preliminary Civil Construction Plans
   Axe Engineering Services

Appendix D: Operations and Maintenance

1. South Village Operations and Maintenance Manual

1.0 PROJECT LOCATION



Site Vicinity Map

The South Village Plat project is located to the North of E. Blackburn Road, and to the East of S. Laventure Road, in Mount Vernon, Washington. The project is located on Parcel P-135481, located within a portion of Section 28, Township 34 North, Range 4 East, W.M. The project site is bound by residential lots to the West and North, with 5 residential lots bordering the East, and by E. Blackburn Road to the south. The property is roughly rectangular in shape and is 498,345 square feet (11.44 Ac.).

2.0 PROJECT DESCRIPTION

The South Village Plat project proposes to subdivide the existing property into 20 individual lots and 4 tracts. The project will include the construction of new roads and associated utilities to access and serve the subdivision. Individual lot build-out is not proposed for this project and will be completed in the future, but this project takes into account the full buildout of the long plat for stormwater management purposes.

The proposed roads, sidewalks, and future driveways will create or preserve 51,459 square feet of new, pollution generating impervious surfaces. The proposed future building footprints are estimated to create or preserve 53,768 square feet of new, non-pollution generating impervious surfaces. In total, the South Village Plat project proposes to create 105,227 square feet of new impervious surfaces.

Because these proposed improvements exceed the minimum thresholds for stormwater mitigation as defined in the Washington State Department of Ecology 2024 *Stormwater Management Manual for Western Washington* (DOE Manual), the requirements for On-Site Stormwater Management BMPs, Stormwater Runoff Treatment and Flow Control measures are addressed in this site plan, and the design and construction of on-site stormwater treatment and flow control facilities will be addressed for this project.

This plan addresses these combined 105,227 square feet of impervious improvements by examining the pre-developed and post-developed stormwater runoff characteristics of the site and providing mitigating measures to compensate for potential impacts resulting from the development.

3.0 Design Criteria and Assumptions

The following guidelines and design criteria were used to determine the project's stormwater requirements and design criteria.

3.1 Governing Guidelines

This Preliminary Report has been prepared in accordance with the requirements of the Mount Vernon Municipal Code (MVMC) 13.33 *Stormwater Management*. These regulations require the implementation of the 2024 Washington State Department of Ecology stormwater management manual for the stormwater Best Management Practices (BMPs). Accordingly, the 2024 *Stormwater Management Manual for the Western Washington* (DOE Manual) will be used to design the On-Site Stormwater Management BMP's, Stormwater Runoff Treatment and Flow Control measures for this project.

3.2 Design Criteria

The existing site does not consist of impervious surfaces covering more than 35% of the site; therefore, as specified by the DOE Manual, the proposed project meets the definition of new development. Because the area of new development is greater than 5,000 square feet, the project must meet all minimum requirements for stormwater management as specified in Volume I Chapter 3 of the DOE Manual. See Figure 1 of this report for this Minimum Requirements flow chart determination.

In accordance with the requirements of the DOE Manual, the site's hydrologic analysis was performed using the Western Washington Hydrologic Model (WWHM), version 2012, a continuous simulation hydrologic model developed by the DOE.

3.3 Design Assumptions

On-Site Stormwater Management - As is outlined in the aforementioned DOE Manual, under minimum requirement #5, on-site stormwater management for new and replaced hard surfaces and converted vegetation areas will be required for areas that:

a) have a total of 2,000 square feet or more of new plus replaced hard surfaces, or

b) that convert ¾ acres or more of native vegetation, pasture, scrub/shrub, or unmaintained non-native vegetation to lawn or landscape, or convert 2.5 acres or more of native vegetation to pasture, or

c) have land disturbing activities of 7,000 square feet or greater.

Because this project exceeds the preceding thresholds, this requirement will be met by directing all runoff from existing and proposed hard surfaces to an on-site stormwater treatment wetland and detention pond, which will treat and detain 100% of the development's impervious stormwater runoff onsite. See Section 5.5 of this report for further information.

Stormwater Treatment – As is outlined in the aforementioned DOE Manual, under minimum requirement #6, stormwater treatment for new and replaced hard surfaces and converted vegetation areas will be required for areas that:

a) have a total of 5,000 square feet or more of pollution-generating hard surfaces (PGHS), or

b) have a total of ¾ of an acre or more of pollution-generating pervious surfaces (PGPS) – not including permeable pavements, and from which there will be a surface discharge in a natural or man-made conveyance system from the site.

Because this project exceeds the preceding threshold of 5,000 square feet of pollution-generating hard surfaces, this treatment requirement will be met through the use of a stormwater treatment wetland and detention pond, which will treat greater than 91% of the development's pollution generating impervious stormwater runoff onsite, before discharging through a flow control structure to the downstream stormwater conveyance system. See Section 5.6 of this report for further information.

Stormwater Detention and flow control – As is outlined in the aforementioned DOE Manual, under minimum requirement #7, stormwater detention and flow control for new and replaced hard surfaces and converted vegetation areas will be required for areas that:

a) have a total of 10,000 square feet or more of effective impervious surfaces, or

b) that convert ¾ acres or more of native vegetation, pasture, scrub/shrub, or unmaintained non-native vegetation to lawn or landscape, or convert 2.5 acres or more of native vegetation to pasture, and from which there is a surface discharge in a natural or man-made conveyance system, or

c) through a combination of effective hard surfaces and converted vegetation areas cause a 0.15 cubic feet per second (cfs) or greater increase in the 100-year flow frequency as estimated using an approved continuous simulation model and 15-minute time steps.

Because this project exceeds the preceding thresholds, this requirement will be met by directing all runoff from existing and proposed hard surfaces to an on-site stormwater treatment wetland and detention pond, which will treat and detain 100% of the development's impervious stormwater runoff onsite before discharging through a flow control structure to the downstream stormwater conveyance system. See Section 5.7 of this report for further information.

4.0 PROJECT BASIN DRAINAGE ANALYSIS

4.1 Soil and Curve Number Information

A site Soil Infiltration Evaluation was performed for this project by Materials Testing & Consulting, Inc., and a copy of their report is included in Appendix A. This evaluation included seven on-site soil test pits. These test pits found the following results:

Test Pit No. 1:
Approximately 18 inches of topsoil overlying light brown silty sand to sandy silt with gravel (native soil). The rate of infiltration is 0.02 inches per hour.

Test Pit No. 2:
Approximately 18 inches of topsoil overlying light brown silty sand to sandy silt with gravel (native soil). The rate of infiltration is 0.02 inches per hour.

Test Pit No. 3:
Approximately 8 inches of topsoil overlying red-brown sand with gravel and some silt (uncontrolled fill) overlying light brown silty sand to sandy silt with gravel (native soil). The rate of infiltration is 0.81 inches per hour.

Test Pit No. 3A:
Approximately 12 inches of topsoil overlying red-brown sand with gravel and some silt (uncontrolled fill). The rate of infiltration is 0.00 inches per hour.

Test Pit No. 4:
Approximately 8 inches of topsoil overlying loose, red-brown sand with gravel and some silt (uncontrolled fill). The rate of infiltration is 1.80 inches per hour.

Test Pit No. 4A:
Approximately 12 inches of topsoil overlying red-brown sand with gravel and some silt (uncontrolled fill) overlying light brown silty sand to sandy silt with gravel (native soil). The rate of infiltration is 0.00 inches per hour.

Test Pit No. 5:
Approximately 10 inches of topsoil overlying red-brown sand with gravel and some silt (uncontrolled fill). The rate of infiltration is 1.71 inches per hour.

Appendix A of this report contains the Soil Infiltration Evaluation Report. The Report concluded that infiltration is considered infeasible due to the presence of a relatively thin layer of uncontrolled fill overlying restrictive native soils.

Soils information for the project site was also obtained from the Web Soil Survey website (http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx) published by the United States Department of Agriculture Natural Resources Conservation Service (NRCS). Appendix A of this report also contains the NRCS soil map and soil property description. The NRCS Web Soil Survey maps the entire site as consisting of four types of soils:

Bow gravelly loam, 3 to 8 percent slopes:
This soil is classified as a Type C/D "Seasonally Wet Soils," which is "somewhat poorly drained" with a depth to water table of about 6 to 18 inches, and a "moderately low to moderately high" capacity of the most limiting layer to transmit water, with a Ksat value of 0.06 to 0.20 in/hr.

Skipopa silt loam, 0 to 3 percent slopes
This soil is classified as a Type D "Seasonally Wet Soils," which is ""Somewhat poorly drained" with a depth to water table of about 12 to 24 inches, and a "Very low" capacity of the most limiting layer to transmit water, with a Ksat value of 0.00 in/hr.

This soils survey seems to confirm that onsite infiltration will not be feasible for this project. Since the conclusions of the Materials Testing & Consulting Soil Infiltration Evaluation are considered more accurate than the overall NRCS classification due to their site-specific observations, they take precedence for the purposes of the stormwater design contained in this report. Therefore, the existing on-site soils have been modeled as non-infiltrative, "saturated" Type C/D soils.

4.2 Pre-Development Condition

Figure 3 of this report shows the existing conditions map and the pre-developed basin, consisting of 498,345 square feet (11.44 Ac). The site is currently developed with two single-family residences and driveways, and contains a 92,992 square foot (2.1 Ac) delineated wetland and Maddox Creek to the North of the existing residences. The site slopes down from the Southeast property corner, at grades ranging from approximately 0 to 8 percent. Stormwater currently sheet flows generally to the West and Northwest, generally running offsite towards the West. Stormwater runoff in the Northern portions of the site outside of the proposed development area runs towards the on-site wetland before eventually converging with Maddox Creek.

4.3 Post-Development Condition

Figure 4 of this report shows the proposed site development and the post-developed basins. The post-developed surfaces are separated into 6 categories as follows:

1. Asphalt Roads & Concrete Driveways
2. Concrete Sidewalks
3. Existing Building Footprint to Remain & Anticipated Future Building Footprints
4. Stormwater Detention Pond
5. Landscaping
6. NGPA Tract

Refer to the following table for a breakdown of the areas of each surface within each basin, and refer to Figure 4 of this report for a graphic representation of these areas:

Post-Developed Surfaces Table:

Impervious Surfaces:	**On-Site (SF)**	**Off-Site Improvements E. Blackburn ROW (SF)**	**Total: (SF)**
1. Asphalt Roads & Concrete Driveways	44,760	8,386	53,146
2. Concrete Sidewalks	6,699	1,643	8,342
3. Existing Building Footprint to Remain & Anticipated Future Building Footprints	53,768	N/A	53,768
Impervious Total:	**105,227**	**10,029**	**115,256**
Pervious Surfaces:	**On-Site (SF)**	**Off-Site Improvements E. Blackburn ROW (SF)**	**Total: (SF)**
4. Stormwater Detention Pond	17,640	N/A	17,640
5. Landscaping	136,536	2,634	139,170
6. NGPA Tract	231,214	N/A	231,214
Pervious Total:	**385,390**	**2,634**	**388,024**
Site Development Total:	**490,617**	**12,663**	**503,280**

The proposed project will construct the roads and sidewalks in order to serve the future build-out of 20 lots. All stormwater is proposed to be treated and detained on-site, meeting stormwater treatment and flow control standards and requirements. The future build out of the individual lots is not included in this project, however, the on-site stormwater facilities have been sized in order to accommodate the proposed future build-out of all 20 lots. For this sizing, a maximum roof footprint of 2500 sf is assumed for the buildout of each lot, and a maximum driveway area of 750 square feet is assumed for the buildout of each lot. Stormwater from the proposed development will be directed to the proposed stormwater treatment wetland and detention pond, before discharging through a flow control structure to the downstream stormwater conveyance system, thereby meeting treatment and detention requirements.

5.0 SUMMARY OF MINIMUM DEVELOPMENT REQUIREMENTS

The following sections describe how the project meets the minimum requirements for stormwater management as specified in Volume I Chapter 3 of the DOE Manual.

5.1 Minimum Requirement #1: Preparation of Stormwater Site Plans

This Stormwater Site Plan has been prepared using all sections in Volume I Chapter 3 of the DOE Manual.

5.2 Minimum Requirement #2: Construction Stormwater Pollution Prevention (SWPP)

A Stormwater Pollution Prevention Plan (SWPP Plan) is provided as part of the civil construction drawings for the site improvements. This plan provides erosion and sediment control information, locations where Best Management Practices (BMPs) shall be implemented, and requirements that the contractor must follow throughout construction. See the civil construction plans included in Appendix C of this report for a copy of the SWPP Notes, SWPP Site Plan, and BMP details. During construction, the contractor shall maintain a copy of the SWPP Plan on-site and shall update or modify the SWPP Plan as necessary as construction progresses.

5.3 Minimum Requirement #3: Source Control of Pollution

During the construction phase of the project, source control measures will be implemented. These measures will be discussed in the SWPP Notes and shown on the SWPP site plan.

Stormwater flow from the proposed areas to be improved with pollution generating impervious surfaces will be captured and conveyed to the stormwater treatment and detention pond, where it will be treated before discharging through a flow control structure to the downstream stormwater conveyance system, thereby meeting treatment and detention requirements.

These Operational and Structural Source Control BMPs (as specified in Volume IV of the DOE Manual) should be implemented upon construction completion and remain in place for the operational life of the facility:

>S406 BMPs for Streets / Highways
>S411 BMPs for Landscaping and Lawn / Vegetation Management
>S415 BMPs for Maintenance of Public and Private Utility Corridors and Facilities
>S417 BMPs for Maintenance of Stormwater Drainage and Treatment Systems

Refer to Appendix D: Operations and Maintenance of this report for a full description of how each of these Operational and Structural Source Control BMPs may be fully implemented.

5.4 Minimum Requirement #4: Preservation of Natural Drainage Systems and Outfalls

Stormwater currently disperses and drains towards the West. The project proposes to collect all stormwater from the proposed development, and convey it to a stormwater treatment and detention pond, where it will be treated and detained before outletting to the existing downstream stormwater conveyance system that drains to the West, thereby preserving the natural drainage system that currently exists.

5.5 Minimum Requirement #5: On-Site Stormwater Management

To determine the required onsite stormwater management practices for this project, the Flow Chart for Determining Minimum Requirement #5 was used (see Figure 2 of this report). This project is required to either meet the LID Performance Standard or List #2 as outlined in the DOE Manual, Volume I Chapter 3.4.5. For this project, List #2 was chosen.

When adhering to the requirements of List #2, the feasibility of the BMP's listed for each type of surface must be considered in order. List #2 is addressed accordingly, as follows:

<u>BMP T5.13: Post-Construction Soil Quality and Depth</u>

> This project includes lawn or landscaped areas. Therefore, the application of BMP T5.13 as outlined in the DOE Manual, Volume V Chapter 11 is feasible and will be implemented for this project, *for all areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope shall, at project completion, demonstrate the following:*

1. *A topsoil layer with a minimum organic matter content of 10% dry weight in planting beds, and 5% organic matter content in turf areas, and a pH from 6.0 to 8.0 or matching the pH of the undisturbed soil. The topsoil layer shall have a minimum depth of eight inches except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 4 inches with some incorporation of the upper material to avoid stratified layers, where feasible.*

2. *Mulch planting beds with 2 inches of organic material.*

3. *Use compost and other materials that meet the following organic content requirements:*

a. *The organic content for "pre-approved" amendment rates can be met only using compost meeting the compost specification for BMP T7.30: Bioretention, with the exception that the compost may have up to 35% biosolids or manure.*

   The compost must also have an organic matter content of 40% to 65%, and a carbon to nitrogen ration below 25:1.

   The carbon to nitrogen ration may be as high as 35:1 for plantings composed entirely of plants native to the Puget Sound Lowlands region.

b. *Calculated amendment rates may be met through the use of composted material meeting (a.) above; or other organic materials amended to meet the carbon to nitrogen ratio requirements, and not exceeding the containment limits identified in Table 220-B, Testing Parameters, in WAC 173-350-220.*

(DOE Manual, Volume V – Chapter 11 – Page 928)

Post-Construction Soil Quality and Depth in accordance with BMP T5.13 is proposed for all areas outside of those identified as Basins "A-C". See Figure 4 of this report for the areas where this BMP is proposed.

<u>Roofs:</u>

The first BMPs that are listed are Full Dispersion in accordance with BMP T5.30 as outlined in the DOE Manual, Volume V Chapter 5, or Downspout Full Infiltration Systems in accordance with BMP T5.10A as outlined in the DOE Manual, Volume III Section 3.1.1. Because Full Dispersion requires 65% of the site to remain in a forested or native condition, and the site is within city limits and zoned for residential development, this BMP is determined to be infeasible for this project. Because of the poor soil quality and limited infiltration capacity of the soils found onsite, as previously discussed in Section 4.1 of this report, Downspout Full Infiltration is also determined to be infeasible for this project.

The second BMP that is listed is Bioretention facilities as outlined in the DOE Manual, Volume V Chapter 7. Because of the poor soil quality and limited infiltration capacity of the soils found onsite, as previously discussed in Section 4.1 of this report, infiltration through Bioretention facilities is also determined to be infeasible for this project.

The third BMP that is listed is Downspout Dispersion Systems in accordance with BMP T5.10B as outlined in the DOE Manual, Volume III Section 3.1.2. Because there will not be enough room onsite to provide a 50-foot vegetated flow path for all downspouts on each individual lot before reaching the property lines, this BMP is determined to be infeasible for this project.

The fourth BMP that is listed is Perforated Stub-out Connections in accordance with BMP T5.10C as outlined in the DOE Manual, Volume III Section 3.1.3. Because of the poor soil quality and limited infiltration capacity of the soils found onsite, as previously discussed in Section 4.1 of this report, this BMP is determined to be infeasible for this project.

Therefore, the feasibility of the BMP's for Roofs have been considered in order, and it is determined that connecting to the proposed stormwater treatment wetland and detention pond is the first and best feasible option.

The location of the stormwater treatment wetland and detention pond is shown on Figure 4 of this report.

Other Hard Surfaces:

The first BMP listed is BMP T5.30, Full Dispersion. Because Full Dispersion requires 65% of the site to remain in a forested or native condition, and the site is within city limits and zoned for residential development, this BMP is determined to be infeasible for this project.

The second BMPs listed are Permeable Pavements in accordance with BMP T5.15 as outlined in the DOE Manual, Volume V Chapter 5. Because of the poor soil quality and limited infiltration capacity of the soils found onsite, as previously discussed in Section 4.1 of this report, this BMP is determined to be infeasible for this project.

The third BMP that is listed is Bioretention facilities as outlined in the DOE Manual, Volume V Chapter 7. Because of the poor soil quality and limited infiltration capacity of the soils found onsite, as previously discussed in Section 4.1 of this report, infiltration through Bioretention facilities is determined to be infeasible for this project.

The fourth BMP that is listed is Sheet Flow Dispersion or Concentrated Flow Dispersion. Because of the site's slopes and because there will not be enough room onsite to provide a the required vegetated flow paths for all hard surface runoff through dispersion before reaching the property lines, this BMP has also been determined infeasible for this project.

Therefore, the feasibility of the BMP's for Other Hard Surfaces have been considered in order, and it is determined that connecting to the proposed stormwater treatment wetland and detention pond is the first and best feasible option.

The location of the stormwater treatment wetland and detention pond is shown on Figure 4 of this report.

5.6 Minimum Requirement #6: Runoff Treatment

Since the proposed project includes the addition of pollution generating impervious surfaces for a single-family residential subdivision, the DOE Manual only requires basic treatment of the collected stormwater runoff from pollution generating surfaces. However, the treatment measure proposed by this project for all proposed pollution generating surfaces is categorized as an enhanced treatment system, consisting of a Stormwater Treatment Wetland in accordance with BMP T10.30. The stormwater treatment wetland has been selected and will be sized in accordance with the DOE Manual requirements, and modeled using WWHM2012. Construction Details for the Stormwater Treatment Wetland will be provided in the Final Stormwater Site Plan and accompanying Construction Plans that will be prepared prior to construction.

5.7 Minimum Requirement #7: Flow Control

All stormwater runoff created by the proposed project will be directed towards the stormwater detention pond. Appendix B of this report contains the WWHM Analysis printout for the detention pond modeling, and this WWHM analysis demonstrates that the pond will be able to provide flow control for all project area improvements. Construction Details for the stormwater detention pond will be provided in the Final Stormwater Site Plan and accompanying Construction Plans that will be prepared prior to construction.

5.8 Minimum Requirement #8: Wetlands Protection

There is an existing wetland on-site, to the north of the project site, and this project will implement measures to ensure that this wetland is protected, including a mitigation plan prepared by Green Earth Operations. Post-mitigation, no construction or site disturbance is proposed within the remaining wetland or buffer areas.

To determine the required wetland protection level requirements for this project, the flow chart (Figure I-3.5) for determining wetland protection level requirements from the DOE Manual was used. Per the Green Earth Operations Critical Areas Impacts Analysis and Mitigation Plan included in Appendix A of this report, the existing wetland on-site is a Category III wetland with a habitat score of 5. Therefore, according to the flow chart, the following wetland protection levels as outlined in the DOE Manual apply to the TDA:

1. General Protection
    1. *Consult regulations issued under federal and state laws that regulate the discharge of pollutants to surface waters, including the Construction Stormwater General NPDES Permit.*
    -> All relevant regulations will be met by the proposed project and stormwater mitigation plan. See the Critical Areas Impacts Analysis and Mitigation Plan by Green Earth Operations included in Appendix A of this report, for further information.

    2. *Maintain the wetland buffer required by local and/or state regulations.*
    -> Any impacts to the wetland buffer will be mitigated for as required. See the Critical Areas Impacts Analysis and Mitigation Plan by Green Earth Operations included in Appendix A of this report, for further information.

    3. *Retain areas of native vegetation connecting the wetland and its buffer with nearby wetlands and other contiguous areas of native vegetation.*
    -> Contiguous areas of native vegetation will be retained on-site.

    4. *Avoid compaction of soil and introduction of invasive plant or animal species in the wetland and its buffer.*
    -> Minimal disturbance is proposed within existing wetland or buffer areas, and no invasive plant or animal species will be introduced into existing wetland and buffer areas.

5. *Take measures to avoid general physical impacts (e.g., littering and vegetation destruction). Examples are protecting existing buffer zones; discouraging access, especially by vehicles, by planting outside the wetland, and encouragement of stewardship and signage by landowners.*
   -> Any impacts to the existing wetland and buffer zone will be mitigated for as outlined in the Critical Areas Impacts Analysis and Mitigation Plan by Green Earth Operations.

6. *Any stormwater management practices, such as Runoff Treatment of Flow Control BMP implementation, must be done outside of the wetland buffer boundary, except limited circumstances where the wetland and/or buffer may be used for additional Runoff Treatment and/or Flow Control of stormwater.*
   -> No stormwater impacts will take place in the wetland buffer and the proposed Runoff Treatment and Flow Control BMPs will be implemented outside of the wetland buffer boundary.

7. *Discharge from a BMP or project site should be dispersed using a method to diffuse the flow before entering the wetland buffer.*
   -> No stormwater is being dispersed through the wetland or wetland buffer.

8. *Consider fences to restrict human access, but make sure it doesn't interfere with wildlife movement. They should be used when wildlife passage is not a major issue and the potential for intrusive impacts is high. When wildlife movement and intrusion are both issues, the circumstances will have to be weighed to make a decision about fencing. Check with the local and/or state agencies to determine if fencing would be allowed.*
   -> A wildlife passable split rail fence and critical area signage will border the NGPA Tract and wetland buffer area to be preserved on-site. See the Critical Areas Impacts Analysis and Mitigation Plan by Green Earth Operations included in Appendix A of this report, for further information.

2. <u>Protection from Pollutants</u>

   1. *Provide Construction Stormwater BMPs as directed in I-3.4.2 MR2: Construction Stormwater Pollution Prevention Plan (SWPPP) to prevent sediment and other pollutants from entering the wetland.*

-> See section 5.2 and the civil construction plans included in Appendix C of this report for the proposed SWPPP measures that will be utilized by this project.

2. *Provide Source Control BMPs as directed in I-3.4.3 MR3: Source Control of Pollution. Refer to Volume IV and local jurisdiction requirements.*
   -> See section 5.2 and the civil construction plans included in Appendix C of this report for the proposed source control BMPs that will be utilized by this project.

3. *Provide On-Site Stormwater Management and use LID principles as much as practicable for the site, as directed in I-3.4.5 MR5: On-Site Stormwater Management. LID principles and practices will help meet other wetland hydroperiod protection criteria and provide additional habitat.*
   ->All stormwater will be captured and conveyed to the stormwater treatment and detention pond, before converging with the existing downstream conveyance system along East Blackburn Road, eliminating any chance of polluted stormwater flowing into the wetland.

4. *Provide Runoff Treatment BMPs as directed in I-3.4.6 MR6: Runoff Treatment to treat runoff prior to entering the wetland and its buffer.*
   -> There is no polluted runoff to be directed toward the existing wetland on-site.

In summary, this project will treat stormwater runoff from the proposed project areas before discharging to the downstream conveyance system, and none will be directed at the wetland. This will ensure that this project will not affect the contributing hydrology of the existing on-site wetland, and no additional wetland protection measures need to be implemented for this project.

5.9 Minimum Requirement #9: Operation and Maintenance

The property owner(s) will be responsible for operating and maintaining these proposed facilities as required to meet City and State requirements. The Operation and Maintenance Manual included in Appendix D of this report contains applicable information needed to maintain the stormwater facilities constructed by this project, as well as relevant operational and structural source control BMPs.

6.0 CONCLUSION

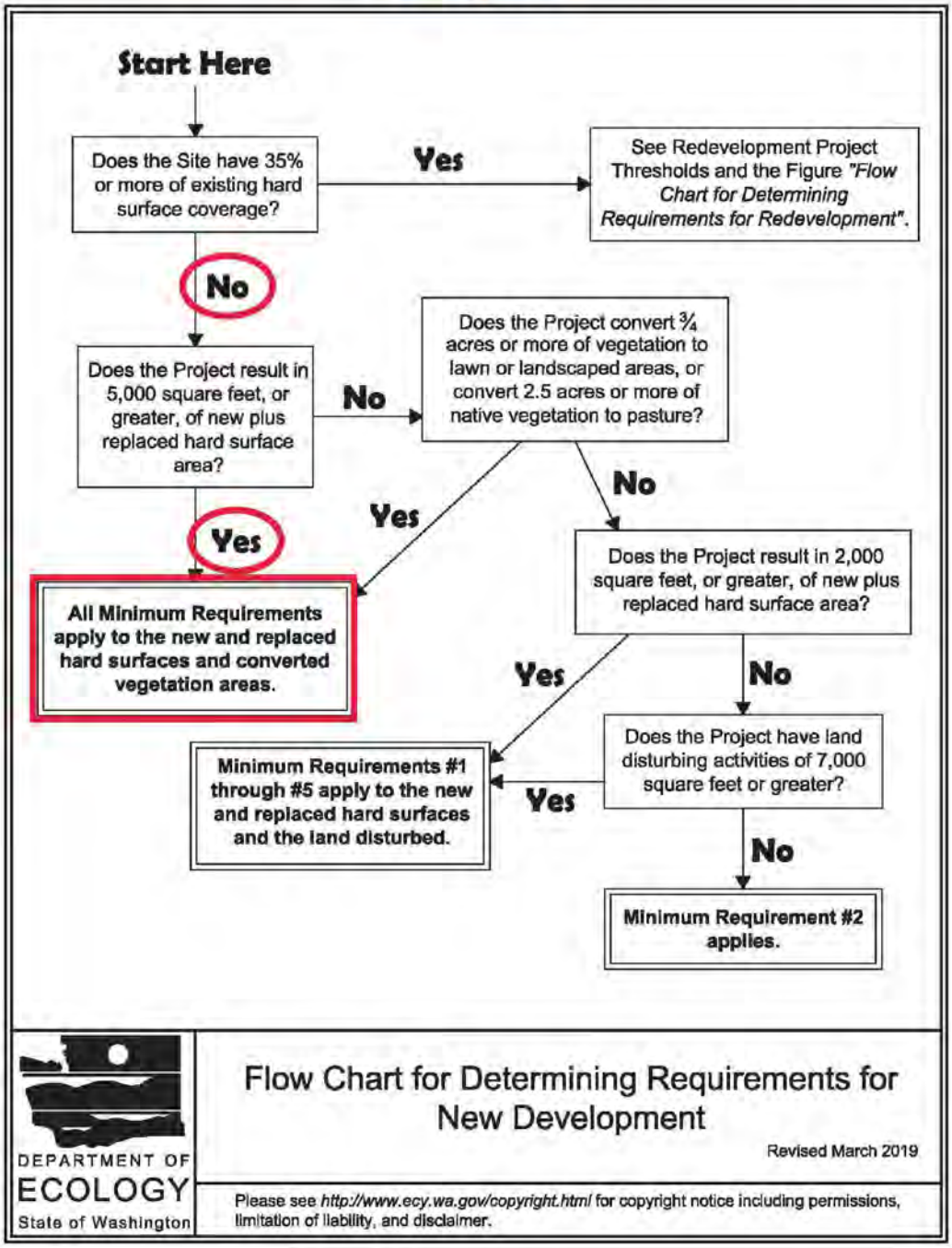
The proposed project involves the subdivision of two existing properties into 20 individual lots and 4 tracts. The project includes the construction of new roads and associated utilities to access and serve the subdivision. If constructed according to this report and accompanying construction plans, the proposed stormwater management system will meet the requirements for on-site stormwater management, stormwater treatment, and stormwater flow control as required by the DOE Manual.

This analysis is based on data and records either supplied to or obtained by AXE Engineering Services. These documents are referenced within the text of this report, and included in the figures and/or appendices of this report. This analysis has been prepared using procedures and practices within the standard accepted practices of the industry.

FIGURES

1. Figure 1: Min. Requirements
2. Figure 2: Min. Requirements #5
3. Figure 3: Pre-Developed Basin Plan
4. Figure 4: Post-Developed Basin Plan

Figure I-3.1: Flow Chart for Determining Requirements for New Development



2019 Stormwater Management Manual for Western Washington

Volume I - Chapter 3 - Page 89

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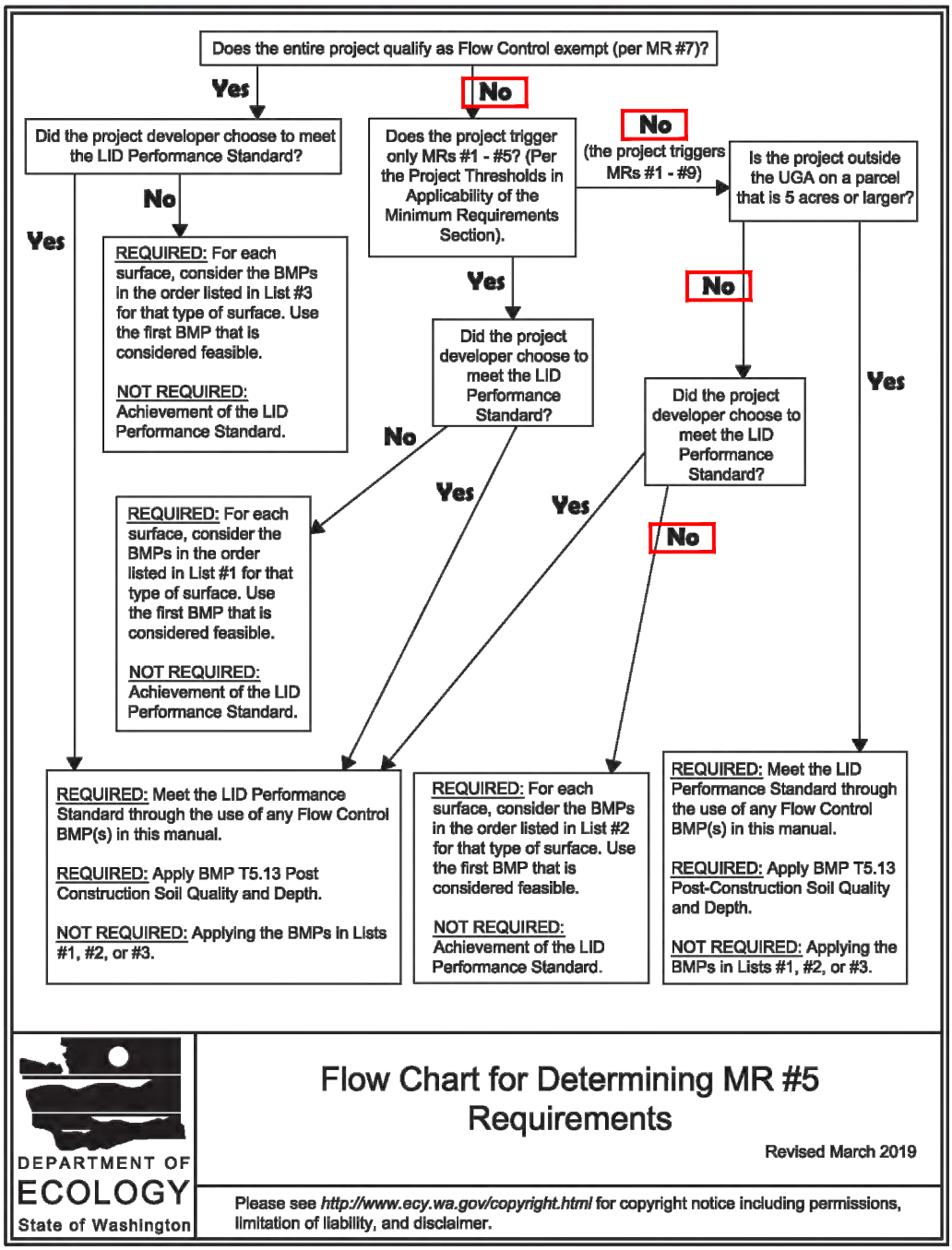
AXE ENGINEERING SERVICES, LLC
"CUTTING THROUGH PROJECT BARRIERS"
851 COHO WAY #306
BELLINGHAM, WA 98225
360 - 922 - 0549

CIT O OUNT ERNON A
SOUTH VILLAGE PLAT
STORMWATER SITE PLAN
MINIMUM REQUIREMENTS

5/16/2025
24040
Fig 1

Figure I-3.3: Flow Chart for Determining MR #5 Requirements



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BELLINGHAM, WA 98225
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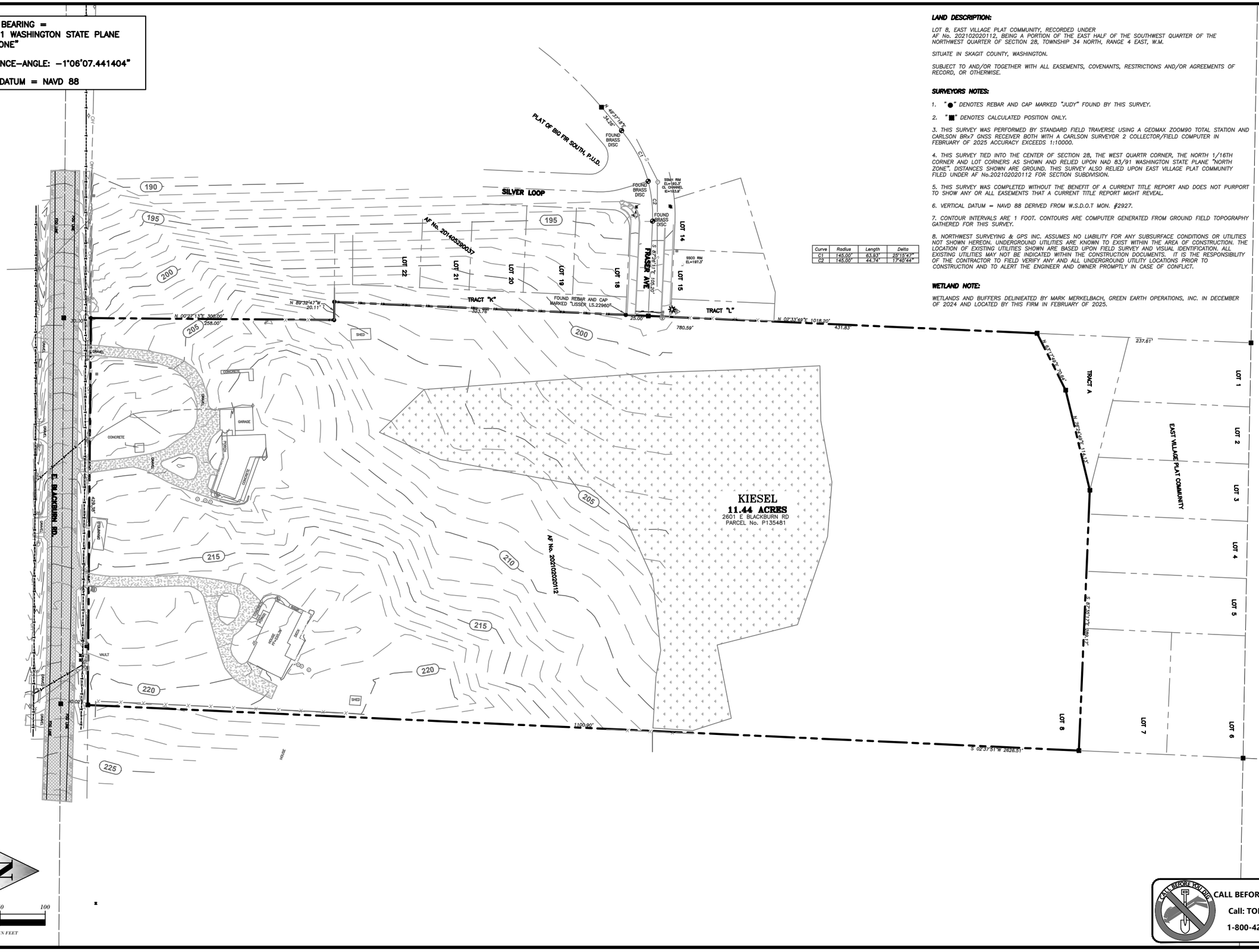
CIT O OUNT ERNON A
SOUTH VILLAGE PLAT
STORMWATER SITE PLAN
MINIMUM REQUIREMENT #5

5/16/2025
24040
Fig 2

BASIS OF BEARING =
NAD 83/91 WASHINGTON STATE PLANE
"NORTH ZONE"

CONVERGENCE-ANGLE: -1°06'07.441404"

VERTICAL DATUM = NAVD 88



Curve	Radius	Length	Delta
C1	145.00'	63.93'	25°15'47"
C2	145.00'	44.74'	17°40'44"

LAND DESCRIPTION:

LOT 8, EAST VILLAGE PLAT COMMUNITY, RECORDED UNDER AF No. 202102020112, BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO AND/OR TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD, OR OTHERWISE.

SURVEYORS NOTES:

1. "●" DENOTES REBAR AND CAP MARKED "JUDY" FOUND BY THIS SURVEY.
2. "■" DENOTES CALCULATED POSITION ONLY.
3. THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A GEOMAX ZOOM90 TOTAL STATION AND CARLSON BRx7 GNSS RECEIVER BOTH WITH A CARLSON SURVEYOR 2 COLLECTOR/FIELD COMPUTER IN FEBRUARY OF 2025 ACCURACY EXCEEDS 1:10000.
4. THIS SURVEY TIED INTO THE CENTER OF SECTION 28, THE WEST QUARTR CORNER, THE NORTH 1/16TH CORNER AND LOT CORNERS AS SHOWN AND RELIED UPON NAD 83/91 WASHINGTON STATE PLANE "NORTH ZONE". DISTANCES SHOWN ARE GROUND. THIS SURVEY ALSO RELIED UPON EAST VILLAGE PLAT COMMUNITY FILED UNDER AF No.202102020112 FOR SECTION SUBDIVISION.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.
6. VERTICAL DATUM = NAVD 88 DERIVED FROM W.S.D.O.T MON. #2927.
7. CONTOUR INTERVALS ARE 1 FOOT. CONTOURS ARE COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY.
8. NORTHWEST SURVEYING & GPS INC. ASSUMES NO LIABILITY FOR ANY SUBSURFACE CONDITIONS OR UTILITIES NOT SHOWN HEREON. UNDERGROUND UTILITIES ARE KNOWN TO EXIST WITHIN THE AREA OF CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHOWN ARE BASED UPON FIELD SURVEY AND VISUAL IDENTIFICATION. ALL EXISTING UTILITIES MAY NOT BE INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ANY AND ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND TO ALERT THE ENGINEER AND OWNER PROMPTLY IN CASE OF CONFLICT.

WETLAND NOTE:

WETLANDS AND BUFFERS DELINIEATED BY MARK MERKELBACH, GREEN EARTH OPERATIONS, INC. IN DECEMBER OF 2024 AND LOCATED BY THIS FIRM IN FEBRUARY OF 2025.

N

0 50 100

SCALE IN FEET

CALL BEFORE YOU DIG
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REVISIONS	DATE	BY
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axeengineering.com

ERIN L. RUSSELL
STATE OF WASHINGTON
54316
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
5/16/2025

CITY OF ERNON A

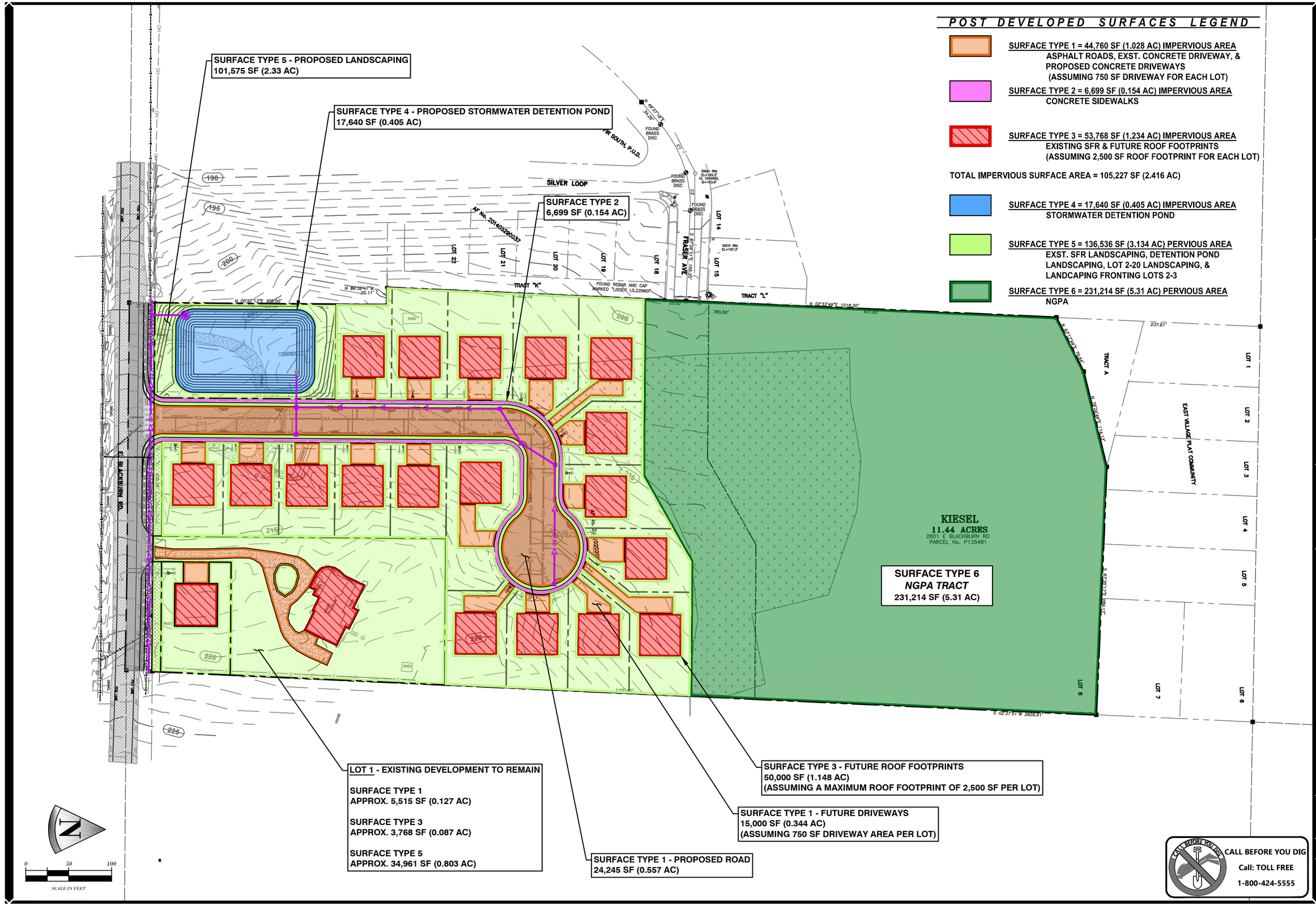
SOUTH VILLAGE PLAT
STORMWATER SITE PLAN
PREDEVELOPED BASIN PLAN

DATE: 5/16/2025
DESIGN: ELR
DRAWN: LDH
SCALE: AS SHOWN

PROJECT # 24040

SHEET # Fig 3 OF 4 REV # 0

Exhibit 9



POST DEVELOPED SURFACES LEGEND

SURFACE TYPE 1 = 44,760 SF (1.028 AC) IMPERVIOUS AREA
ASPHALT ROADS, EXST. CONCRETE DRIVEWAY, & PROPOSED CONCRETE DRIVEWAYS
(ASSUMING 750 SF DRIVEWAY FOR EACH LOT)

SURFACE TYPE 2 = 6,699 SF (0.154 AC) IMPERVIOUS AREA
CONCRETE SIDEWALKS

SURFACE TYPE 3 = 53,768 SF (1.234 AC) IMPERVIOUS AREA
EXISTING SFR & FUTURE ROOF FOOTPRINTS
(ASSUMING 2,500 SF ROOF FOOTPRINT FOR EACH LOT)

TOTAL IMPERVIOUS SURFACE AREA = 105,227 SF (2.416 AC)

SURFACE TYPE 4 = 17,640 SF (0.405 AC) IMPERVIOUS AREA
STORMWATER DETENTION POND

SURFACE TYPE 5 = 136,536 SF (3.134 AC) PERVIOUS AREA
EXST. SFR LANDSCAPING, DETENTION POND LANDSCAPING, LOT 2-20 LANDSCAPING, & LANDCAPING FRONTING LOTS 2-3

SURFACE TYPE 6 = 231,214 SF (5.31 AC) PERVIOUS AREA
NGPA

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BY	DATE	REVISIONS
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PRELIMINARY
5/16/2025

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SOUTH VILLAGE PLAT
STORMWATER SITE PLAN
POST-DEVELOPED BASIN PLAN

DATE: 5/16/2025
DESIGN: ELR
DRAWN: LDH
SCALE: AS SHOWN

PROJECT # 24040

SHEET # Fig 4 OF 4 REV # 0

Appendix A: Soils Information

1. Materials Testing & Consulting Inc. Infiltration Evaluation, January 7, 2025

2. NRCS Web Soil Survey and Hydrologic Soil Group, Jan. 16, 2025

3. Green Earth Operations Critical Areas Impacts Analysis and Mitigation Plan, March 20, 2025

Exhibit 9

Infiltration Testing Field Report

Report #: IN-000001-00

Burlington
777 Chrysler Drive
Burlington, WA 98233
Phone: (360) 755-1990

Client:

Samish Bay Land Co, LLC.
4215 Montgomery Pl
Mount Vernon, WA 98274

Project:

25B001
South Village
2601 East Blackburn Road
Mount Vernon, WA 98274

Inspection Information:

Inspection Date: 01/07/2025 **Time Onsite:** 08:00 **Weather Conditions:** Overcast

Inspection Performed: Infiltration Testing

Subcontractor:

Continuous or Periodic:

Sheet(s):

Location / Area:
Southwest corner of the site along the west property line.

Details:

Level / Elevation:

Approved Plans Dated:

Report Profile:

Any Deficiencies Noted: ☐ Yes ☑ No

Deficiencies Cleared: ☐ Yes ☐ No

RFI: ☐ Yes ☐ No

Show Up: ☐ Yes ☐ No

Retest / Re-inspection: ☐ Yes ☐ No

Standby: ☐ Yes ☐ No

As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

Exhibit 9

Infiltration Testing Field Report

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Client:

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4215 Montgomery Pl
Mount Vernon, WA 98274

Project:

25B001
South Village
2601 East Blackburn Road
Mount Vernon, WA 98274

Remarks:

On January 07, 2025, MTC Geologist visited the site to perform limited shallow infiltration testing in accordance with the Falling Head Percolation Test Procedure (US EPA 1980), as requested by the client.

Site conditions: The site is currently occupied by a single-family residence located at the south end of the property along E. Blackburn Rd. The client is proposing to subdivide the property into a 19-lot short plat. Based on MTC's limited subsurface explorations in the southwest corner of the site, the soils typically consist of varying amounts of topsoil overlying glacial drift consisting of silty sand to sandy silt with gravel. At tests 3 through 7, a layer of, what is interpreted as, uncontrolled fill was observed in the explorations. This uncontrolled fill was approximately 1 foot thick and consisted of red-brown sand with gravel and some silt.

MTC conducted a total of seven (7) falling head infiltration tests within the southwest corner of the site along the west property line. Holes were prepared in accordance with EPA standards. The prescribed soaking period was determined to be unnecessary based on the sandy nature of the soils for tests #3, 4, and 5 and the perched water in tests #1, 3A and 4A. Testing locations were continuously observed to measure cumulative head fall.

The infiltration rates of the soils at the base of the northwest infiltration gallery can be found below. All field test results are to be further reduced by correction factors as stipulated in the locally-accepted stormwater manual. Utilizing the average uncorrected value(s) and applying the correction factors of CFv = 0.50, CFt = 0.40, CFm = 0.90.

- **Test #1 (27' N of Blackburn along west property line) -** Approximately 18 inches of topsoil overlying light brown silty sand to sandy silt with gravel (native soil). Uncorrected rate: 0.10 in/hr. **Corrected rate: 0.02 in/hr.**
- **Test #2 (75' N of Blackburn, 35' E of Existing Driveway CL) -** Approximately 18 inches of topsoil overlying light brown silty sand to sandy silt with gravel (native soil), Uncorrected rate: 0.10 in/hr. **Corrected rate: 0.02 in/hr.**
- **Test #3 (204' N of Blackburn along west property line) -** Approximately 8 inches of topsoil overlying red-brown sand with gravel and some silt (uncontrolled fill), Uncorrected rate: 4.5 in/hr. **Corrected rate: 0.81 in/hr.**
- **Test #3A (237' N of Blackburn along west property line) -** Approximately 12 inches of topsoil overlying red-brown sand with gravel and some silt (uncontrolled fill) overlying light brown silty sand to sandy silt with gravel (native soil). Uncorrected rate: No infiltration was observed over the 2-hour testing period. **Corrected rate: 0.00 in/hr.**
- **Test #4 (285' N of Blackburn along west property line) -** Approximately 8 inches of topsoil overlying loose, red-brown sand with gravel and some silt (uncontrolled fill), Uncorrected rate: 10 in/hr. **Corrected rate: 1.80 in/hr.**
- **Test #4A (327' N of Blackburn along west property line)** - Approximately 12 inches of topsoil overlying red-brown sand with gravel and some silt (uncontrolled fill) overlying light brown silty sand to sandy silt with gravel (native soil). Uncorrected rate: No infiltration was observed over the 2-hour testing period. **Corrected rate: 0.00 in/hr**.
- **Test #5 (332' N of Blackburn along west property line)** - Approximately 10 inches of topsoil overlying red-brown sand with gravel and some silt (uncontrolled fill), Uncorrected rate: 9.5 in/hr. **Corrected rate: 1.71 in/hr.**

NOTES:

1. Infiltration is considered infeasible due to the presence of a relatively thin layer of uncontrolled fill overlying restrictive native soils.
2. MTC assumes the project civil engineer will review to confirm these findings and evaluate final correction factors, if necessary.
3. MTC's assessment did not include: evaluation of underlying soil consistency or variability, mounding analysis, or verification of depth to a static water level. Falling Head tests are limited but typically considered suitable for confirmation of infiltration potential is reasonably consistent soil conditions with no confining soils or shallow water table. If greater confidence or accuracy is required, further testing may be necessary.

☐ To the best of MTC inspector's knowledge, the above-described work was performed in general accordance with project specifications and approved plans.

☐ Work in progress. Additional inspection needed.

As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

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Images:

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Mount Vernon, WA 98274

Project:

25B001
South Village
2601 East Blackburn Road
Mount Vernon, WA 98274

Reported By: Kevin Walters

Reviewed By: Medhanie Tecle

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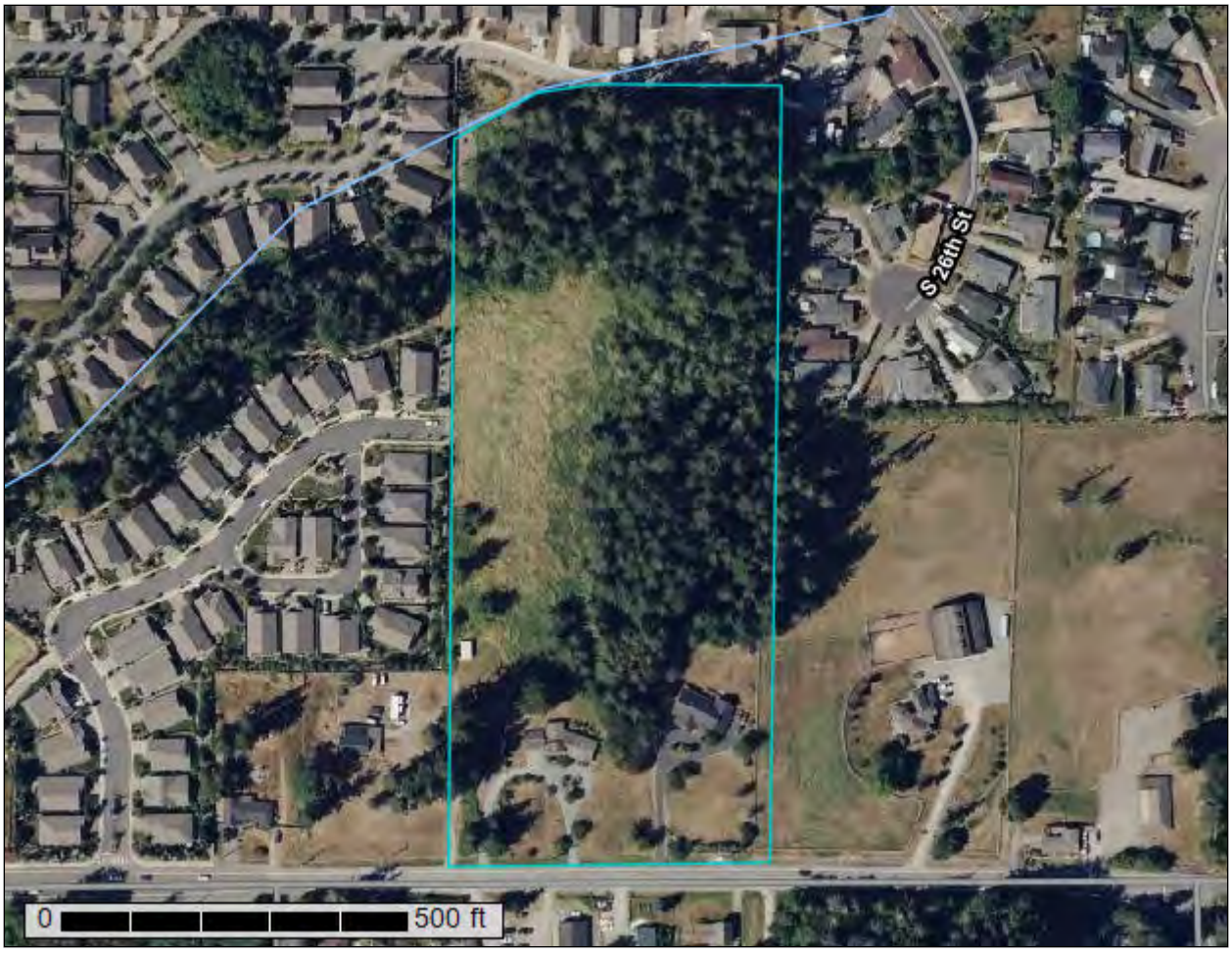
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Skagit County Area, Washington



January 16, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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17—Bow gravelly loam, 3 to 8 percent slopes.....13
124—Skipopa silt loam, 0 to 3 percent slopes.....14
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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Exhibit 9

Custom Soil Resource Report
Soil Map

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Skagit County Area, Washington
Survey Area Data: Version 24, Aug 27, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 14, 2022—Sep 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
17	Bow gravelly loam, 3 to 8 percent slopes	9.7	81.9%
124	Skipopa silt loam, 0 to 3 percent slopes	2.2	18.1%
Totals for Area of Interest		**11.9**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Skagit County Area, Washington

17—Bow gravelly loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2htx
Elevation: 50 to 400 feet
Mean annual precipitation: 20 to 40 inches
Mean annual air temperature: 48 to 50 degrees F
Frost-free period: 170 to 220 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Bow and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bow

Setting

Landform: Hillslopes, terraces
Parent material: Volcanic ash, glaciolacustrine deposits, and glacial drift

Typical profile

H1 - 0 to 7 inches: gravelly ashy loam
H2 - 7 to 17 inches: very gravelly ashy loam
H3 - 17 to 31 inches: clay loam
H4 - 31 to 60 inches: silty clay

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Ecological site: F002XA007WA - Puget Lowlands Wet Forest
Forage suitability group: Seasonally Wet Soils (G002XN202WA)
Other vegetative classification: Seasonally Wet Soils (G002XN202WA)
Hydric soil rating: Yes

Minor Components

Bellingham, undrained

Percent of map unit: 5 percent
Landform: Depressions
Other vegetative classification: Wet Soils (G002XN102WA)
Hydric soil rating: Yes

124—Skipopa silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2hsf
Elevation: 150 to 450 feet
Mean annual precipitation: 30 to 50 inches
Mean annual air temperature: 48 to 50 degrees F
Frost-free period: 160 to 200 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Skipopa and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Skipopa

Setting

Landform: Terraces
Parent material: Volcanic ash and loess over glaciolacustrine deposits

Typical profile

H1 - 0 to 8 inches: ashy silt loam
H2 - 8 to 16 inches: silt loam
H3 - 16 to 60 inches: silty clay

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: 12 to 20 inches to abrupt textural change
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: D
Ecological site: F002XA007WA - Puget Lowlands Wet Forest
Forage suitability group: Seasonally Wet Soils (G002XN202WA)
Other vegetative classification: Seasonally Wet Soils (G002XN202WA)
Hydric soil rating: No

Minor Components

Bellingham, undrained

Percent of map unit: 5 percent
Landform: Depressions

Other vegetative classification: Wet Soils (G002XN102WA)
Hydric soil rating: Yes

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GREEN EARTH
OPERATIONS

Mark Merkelbach
3201 1st Ave S., Suite 212
Seattle, Washington 98134
March 20, 2025

Dave Prutzman
Samish Bay Land Company
4703 Parkview Lane
Mount Vernon, WA 98274

Re: **Critical Area Site Assessment Update: Wetland/Stream Study (Parcel 28003) 2016 - PLAN25-0052**

Dear Dave Prutzman:

Green Earth Operations (GEO) was contracted by Dave Prutzman (the Applicant), to conduct an updated wetland study at the subject property (the Site) located on 2601 East Blackburn Road, Mount Vernon, Washington (WA) (**Enclosure 1/Figure 1. Vicinity**). A previous wetland delineation had been prepared in 2016 by Graham-Bunting Associates (GBA 2016) and identified one wetland (**Enclosure 2).** The Applicant contracted with GEO to verify the wetland, its rating, and its boundary at the Site and re-submit the critical areas site assessment in preparation for a development proposal to the City of Mount Vernon (the City).

SITE DESCRIPTION

The parcel [**135481**] is located within the Northwest ¼ of Section 28, Township 34 N., Range 4 E., W.M., Mount Vernon Washington. The subject property is a rectangular shaped parcel of approximately 11.44 acres. Two single family residences are located on the southern quarter of the parcel and are accessed off Blackburn Road. The central portion is undeveloped and consists of open pasture and mixed forest (**Enclosure**: **Photos 1-2**). The northern edge of the parcel contains Maddox Creek which flows from east to west through the forested northern portion of the site.

CRITICAL AREAS DELINEATION METHODS

GEO Principal and Professional Wetland Scientist, Mark Merkelbach, investigated the Site and re-verified the 2016 delineation on December 28, 2024. The Site visit was performed to confirm the boundary of the wetland on the Site.

Wetland Determination
A combination of field indicators, including vegetation, soils, and hydrology, were used to determine whether wetlands were present on the site. The site was investigated using the methodologies specified in the 1987 *Army Corps of Engineers* (USACE) *Wetlands Delineation Manual* and the 2010

Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Environmental Laboratory 2010). This methodology is consistent with the requirements set forth in MVMC 15.40.090. The delineation manual requires the use of the three-parameter approach in identifying and delineating wetlands; a wetland should support a predominance of hydrophytic vegetation as well as display indicators of hydric soils and wetland hydrology. Under normal circumstances, indicators of all three parameters will be present in wetland areas. Please note that USACE has the final say regarding the accuracy of wetland delineations, and/or whether the wetland is jurisdictional under federal regulations. Wetland categories and buffers were determined based on the *Washington State Wetland Rating System for Western Washington: 2014 Update* (Hruby 2014), per MVMC 15.40.090(C) and MVMC 15.40.090(F).

Geospatial Data

Flags were hung at all data plots locations and along the perimeter of the on-site portion of the wetland boundary. All flag locations were recorded by by Northwest Surveying & GPS, Inc.

RESULTS

Background Research

Detailed background research with regards to wetlands, streams, and soils was completed by Graham-Bunting Associates using available internet and mapping resources (**Enclosure 2**). An update was conducted by GEO using publicly available information to gather background information on the subject property and the surrounding area regarding wetlands, streams, and other critical areas. These sources include the following:

- National Wetland Inventory Map Portal
  NWI relies upon visual aerial photo interpretation of wetland indicators including hydrologic, vegetation and topographic signatures. Within the property boundaries, a linear wetland is identified bisecting the northern portion of the site (USFWS 2025). The wetland is classified as a Riverine, Upper Perennial, Unconsolidated Bottom, Permanently Flooded (R3UBH) wetland. The mapped location, alignment and classification are generally consistent with the location of Maddox Creek.

- USDA/Natural Resources Conservation Service (NRCS) Web Soil Survey
  The NRCS Web Soil Survey maps two soil units (NRCS 2025a) within the property boundaries:

  #17 Bow gravelly loam (3-8 percent slopes) is a very deep, somewhat poorly drained soil frequently found on glaciated terraces and undulating till plains. Permeability of the Bow soil is slow and available water capacity is high. The Bow soil is included on the local hydric soil list under Criteria 2 a) (NRCS 2025b).

  #124 Skipopa silt loam (0–3 percent slopes) is a very deep, somewhat poorly drained soil frequently found on terraces. Permeability of the Skipopa soil is very slow and available water capacity is high. The Skipopa soil is not included on the local hydric soil list, however the hydric Bellingham series is a common inclusion in this mapped unit.

- Washington Department of Fish and Wildlife (WDFW) SalmonScape Interactive Mapping System
  Maddox Creek is a fish-bearing water. It has the potential to support coho salmon (*Oncorhynchus kisutch*) and is gradient accessible to winter steelhead (*Oncorhynchus mykiss)* (WFDW 2025a).

- WDFW Priority Habitat and Species (PHS) Interactive Map
  Two Priority Habitats or Species (PHS) occurrence listings were identified within the site. Cutthroat trout (*Oncorhynchus clarki*) and gray wolf (*Canis lupus*) were identified as element occurrences within the project site (WDFW 2025b).

- WDNR Forest Practices Application Mapping Tool (FPAMT)
  Maddox Creek is mapped as a Type F stream (WDNR 2025).

Wetland Summary

Normal conditions were present during this field visit (USACE 1990; NRCS 2011). Given the time of the year, growing conditions were not present but distinct vegetation patterns, hydrology, and topographic were sufficient to make an accurate wetland determination. Prior to the site visit, 0.95 inches of rain was recorded over the last 7 days (NOAA 2025).

A single wetland area (Wetland A) was identified on-site in the central portion of the parcel (**Photos 3** and **Enclosure 1/Figure 2**). Soil pits SP-1 and Sp-2 (**Enclosure 3** for wetland data sheets) were used to confirm the wetland boundary. The wetland rating form can be found in **Enclosure 4.** The wetland boundary is consistent with the 2016 study and is associated with the topographic low areas on the Site. **Table 1** below summarizes the findings of the wetland delineation as well as the updated rating, category, and buffer for Wetland A. The 2016 delineation mapped 93,213 square feet of wetland whereas this recent survey resulted in 93,375 square feet. This is an increase of 162 square feet which is less than one percent difference.

Table 1. Critical Areas Ratings and Buffers

Resource	Category (2014 Rating) [a]	Habitat Score	Standard Buffer Width [b]	Area (sf/ac)
Wetland A	III	5 (moderate)	75	93,375/ 2.14

[a] Wetland rating based on 2014 Update to the *Washington State Wetland Rating System for Western Washington* (Hruby 2014)

[b] Standard wetland buffer width based on MVMC Table 15.40.090(A).

Wetland A

Wetland A is a shallow depressional feature, that encompasses a pasture area north of the existing homesites and extends to the east into an area dominated by scrub shrub vegetation that is bounded by residential homes. This field is mowed during the summer months to dissuade transient people from setting up encampments. To the north, the wetland is bounded by a riparian forest associated

with Maddox Creek (**Photo 5**). The wetland includes palustrine emergent seasonally flooded and palustrine scrub shrub seasonally flooded classes (Cowardin et. al., 1979). The wetland receives its hydrologic charge from localized on-site and off-site stormwater runoff, precipitation and a seasonal high-water table. Surface flow (east to west) entered the property boundary along the east boundary and water was observed discharging out of Wetland A via a ditch to Maddox Creek (**Photo 6**). The ditch as was noted in BGA 2016 and drains to Maddox Creek. It appears to represent an historic attempt at draining the pasture area for agricultural purposes.

Indicators of wetland hydrology were present in SP-1 in the form of a seasonal high-water table and saturation to the soil surface. Soil is a sandy silt loam, exhibiting hydric indicators in a very dark matrix chroma accompanied by contrasting redoximorphic features (**Photo 4**). It should be noted that standing water varying in depths of 5 to 6 inches in SP-3, 4, and 5 (**Enclosure 1/Figure 2**). No data sheets were filled out for these pits as only hydrologic observations were made.

Vegetation consists of facultative grasses dominated by reed canary grass (*Phalaris arundinacea*). The wetland transitions from the pasture east to a mixed scrub shrub community dominated by salmonberry *(Rubus spectabilis)*.

Applying the western WA wetland rating system's 2014 update, Wetland A scored 19 points meets the criteria for a Category III wetland with a habitat score of 5 (**see Enclosure 4: Wetland Rating Form**). In accordance with MVMC 15.40.090(F), wetlands of this type are applied with a standard 75-foot buffer. The 75-foot buffer extends to the east and west property boundary (**Enclosure 1/Figure 2**).

<u>Note on Federally Listed Species (Gray wolf)</u>

Gray wolf habitat was listed in the PHS review. Urban development is generally not good wolf habitat. Per communications with Washington Fish and Wildlife, the only known wolf sitings in Skagit or Whatcom Counties are between Concrete and Marblemount and northwards into North Cascades National Park. Based on their professional opinion it is highly doubtful to expect to see a wolf west of Highway 9 given the overall lack of good habitat and the large amount of human presence and disturbance (R. Waddell, personal communication, December 31, 2024).

CONCLUSION

The on-site wetland area (Wetland A) was identified and verified as consistent with the 2016 GBA boundary. GEO's wetland rating also matches the rating performed by GBA in 2016. It should be noted that this Critical Area Assessment Update did not conduct a stream survey as the proposed project will occur along the south end of the lot, greater than 300 feet away from Maddox Creek. Any development that could likely impact the wetland or its buffer will need to prepare a mitigation plan per MVMC 15.40.090.G.

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DISCLAIMER

Green Earth Operations, Inc (GEO) has prepared this Critical Area Update at the request of the Samish Bay Land Company. The information contained herein is, to our knowledge, correct and accurate. It should be recognized that the establishment of stream and wetland boundaries is an inexact science. Streams are subject to weather patterns, in addition to upstream and downstream activities. Wetlands are, by definition, transition areas, and wetland boundaries often change with time. The presence of wetland indicators may also vary depending on the time of year. Additionally, individual professionals may disagree on the precise location of wetland boundaries and/or the functions and values of a wetland. All stream and wetland boundaries, classifications, and buffer widths should be considered subject to change until reviewed and approved by the appropriate regulatory agencies with jurisdiction. GEO recommends obtaining jurisdictional approval before completing final site plans and/or beginning construction activities. Final determination of U.S. federal jurisdiction is the responsibility of the U.S. Army Corps of Engineers (USACE), Seattle District. Wetlands considered to be "Waters of the State" are regulated by Washington State, and jurisdiction is determined by the Washington State Department of Ecology (Ecology). Based on USACE and Ecology final determinations, wetland buffer and mitigation requirements must follow the City of Mount Vernon code requirements. This report is not intended for use in the application for state and/or federal permits unless otherwise noted. GEO is not responsible for the accuracy of information provided by others.

Within the limitations of schedule, budget, and scope of work, GEO warrants that this study was conducted in accordance with generally-accepted environmental science practices, including the technical guidelines and criteria in effect at the time of this study. The results and conclusions of this report represent the author's best professional judgment based upon information provided by the project proponent and information obtained during the course of this study. No other warranty, expressed or implied, is made.

In the event of any changes in the nature, design, or locations of the project site features, the conclusion and recommendations in this report would not be valid unless the changes are reviewed and the conclusions of this report are verified in writing with GEO. GEO is not responsible for any claims, damages or liabilities associated with the interpretation of these findings or reuse of the analysis without the express written authorization of GEO. GEO and project staff are not attorneys, and this report should not be construed to be a legal representation or interpretation of environmental laws, rules, or regulations.

Please feel free to contact me directly if you have any questions about this delineation and documentation or need any additional information regarding this wetland assessment.

Sincerely,

Mark Merkelbach, PWS

Principal Ecologist
Green Earth Operations, Inc.
(206) 323-1865
mmerkelbach@greenearthops.com

Enclosures:

1) Photos
2) Enclosure 1: Figures
3) Enclosure 2: Critical Area Site Assessment: Wetland/Stream Study (Parcel 28003)
4) Enclosure 3: Field Data Forms
5) Enclosure 4: Wetland Rating Form

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PHOTO PAGES

Photo 1. Overview of Site west center edge, looking north (12/28/2024).

Photo 2. Overview of Site from west center of parcel, looking south (12/28/24).

Photo 3. View of the on-site, open and emergent-dominant, portion of Wetland A (foreground), and forested portion of Wetland A (background), looking east (12/28/2024).

Photo 4. View of SPA-3 soil pit within Wetland A, standing water at 5-inches (12-28-2024).

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Photo 5. Maddox Creek along north edge of lot, looking west (12/28/2024.

Photo 6. Ditch connecting Wetland A to Maddox Creek, looking south (12/28/2024).

Photo 7. View of SPA-2 upland soil with south residential buildings in the background, looking south (12/28/2024).

Photo 8. Access to site at dead end of Fraser Ave, looking east (12/28/2024).

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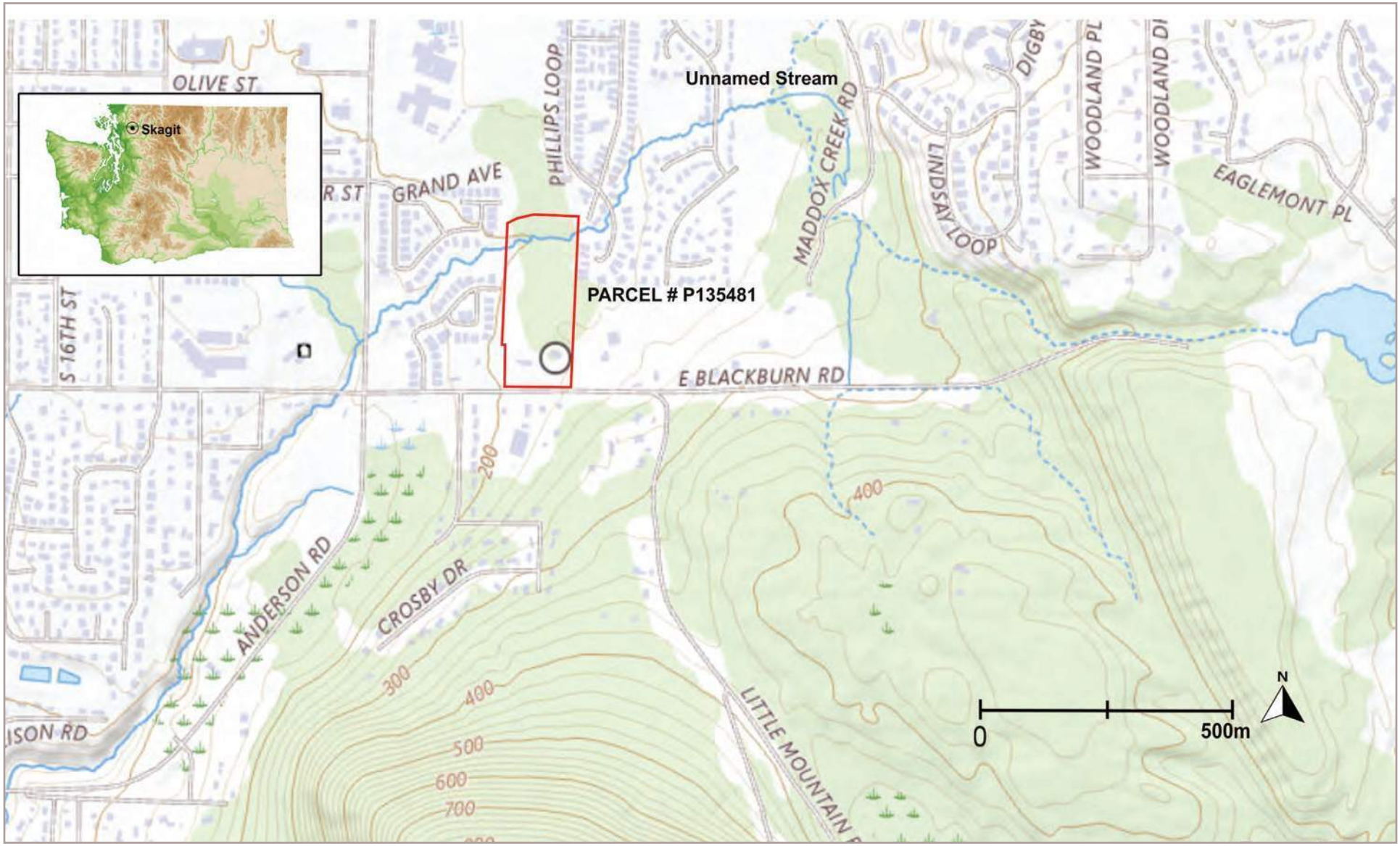
ENCLOSURE 1: Figures

206-323-1865 / mmerkelbach@greenearthops.com / 3201 1st Ave. S, Seattle, WA 98134 / www.greenearthops.com
ENVIRONMENTAL SCIENCE AND ENGINEERING



Source: USGS (Nationalmap.gov)

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FIGURE 1: VICINITY MAP
East Village, Mukilteo,
Skagit County, WA 98275

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FIGURE 2: CRITICAL AREA MAP

East Village, Mukilteo,
Skagit County, WA 98275

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ENCLOSURE 2: 2016 Critical Area Report

Critical Area Site Assessment: Wetland/Stream Study (Parcel 28003)

Prepared for:

Dave Prutzman
4703 Parkview Lane
Mount Vernon, WA 98274

Prepared by:

Graham-Bunting Associates
Environmental & Land Use Services
3643 Legg Road, Bow, WA 98232
Ph.360.766.4441 Fx. 360.766.4443

January 29, 2016

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Attachments

Wetland Determination Data Forms ---------- A
Wetland Delineation/Confirmation Site Plan ---------- B
Wetland Rating Forms ---------- C

Summary

Client:	Dave Prutzman 4703 Parkview Lane Mount Vernon, WA 98274
Site:	13.4 acre site (Parcel 28003) located in south Mount Vernon, North of East Blackburn Road within the Northwest ¼ of Section 28, Township 34 N., Range 4 E., W.M., Skagit County, Washington.
Areas Assessed:	Assessment addresses the open pasture and mixed forest south of and including Maddox Creek. A 2.1 acre depressional palustrine emergent/scrub shrub seasonally flooded wetland was delineated in 2009 and confirmed on January 25, 2016. The wetland is located primarily within the open pasture area and extends into scrub shrub plant communities to the east. The wetland was surveyed and flagged on site. The wetland was rated as Category III in accordance with the current Wetland Rating System for Western Washington (Ecology, 2014). Maddox Creek is classified as F (Fish Habitat) in accordance with WAC 222-16-031 and as a high gradient (> or equal to 2%) stream on the City of Mount Vernon Stream Gradient Map. The creek has a well-defined (incised) channel and a diverse riparian plant community. The creek varies in width from 3 to 12 feet and includes several distinct associated wetlands within its banks. The OHWM is located along the top of bank at the transition from wetland to upland vegetation communities dominated by sword fern and conifers.
Regulatory Guidance:	Subsection 15.40.090 F. 1. Establishes the standard buffer required for Category III wetland at 75 feet Subsection 15.40.080 D. 3. Establishes the standard buffer required for Type F streams at 150 feet. In addition to the standard buffers a 15 foot building setback is required from the outside edge of the buffer.
Alternative Guidance:	In addition to the standard buffer requirements outlined above buffer averaging and reduction options are also provided under Subsections 15.40.080 D. and 15.40.090 F. The City's ecosystem alternative provides an additional option for reducing buffers under Section 15.40.110.

Graham-Bunting Associates
Environmental & Land Use Services
3643 Legg Road, Bow, WA 98232
Ph.360.766.4441 Fx. 360.766.4443

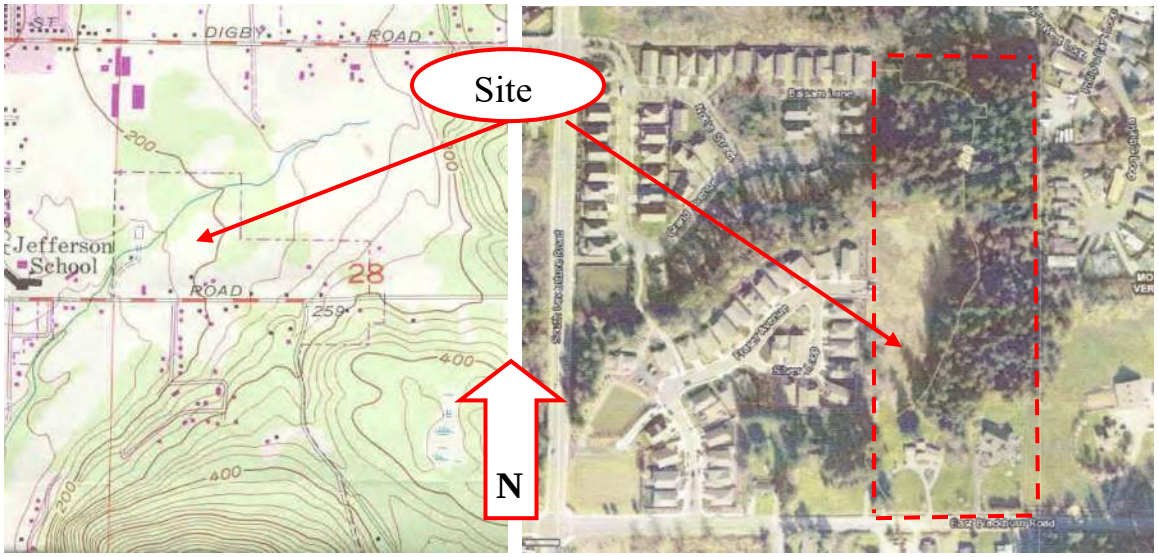
January 29, 2016

Dave Prutzman
4703 Parkview Lane
Mount Vernon, WA 98274

Re: Critical Area Site Assessment (Parcel 28003)

1. Introduction
At the request of Mr. Dave Prutzman, Graham-Bunting Associates (GBA) have conducted a site investigation and prepared the following report addressing jurisdictional wetlands and fish and wildlife habitat conservation areas within the portion of referenced parcel lying south of Maddox Creek. The report is prepared as an addendum to an earlier Critical Area Site Assessment prepared by Graham-Bunting Associates for Ms. Maggie Wallace, Dated July 31, 2009. The report is intended to revisit and confirm the findings of our original assessment relating to the area of the parcel south of Maddox Creek. In addition this report incorporates the most recent update of the Washington State Wetland Rating System for Western Washington (Ecology, 2014). The report is prepared consistent with the requirements of the City of Mount Vernon Critical Area Ordinance (MVMC 15.40). The report includes a characterization of existing site conditions, review of existing information sources, wetland assessment and stream study.

2. Existing Conditions
The subject property is located in south Mount Vernon, North of East Blackburn Road within the Northwest ¼ of Section 28, Township 34 N., Range 4 E., W.M., Skagit County, Washington.



USGS: Mount Vernon, WA (1981) Skagit County GIS: I-Map (2015)

The subject property is a rectangular shaped parcel of approximately 13.4 acres. The parcel measures approximately 1,285 feet along the east and west property lines, 430 feet along the southern property line (at Blackburn Road) and 460 feet along the northerly property line. Two single family residences are located on the southern quarter of the parcel and are accessed off of Blackburn Road. The northern three quarters of the parcel is undeveloped and consists of open pasture and mixed forest. Maddox Creek flows from east to west through the forested northern

portion of the parcel. The parcel is relatively flat with an average grade of approximately 3% and drains south to roadway ditches and to Maddox Creek. The following report will focus on the open pasture, mixed forest south of and including Maddox Creek.

An open pasture is the primary feature of the central and western portion of the site. The pasture drains to Maddox Creek through a shallow ditch or swale located centrally on the parcel. The pasture is vegetated with mixed grasses consisting of sweet vernal grass *(Anthoxanthum odoratum)*, velvet grass *(Holcus lanatus)*, colonial bentgrass *(Agrostis tenuis)*, reed canarygrass *(Phalaris arundinacea)* and creeping buttercup *(Runnunculus repens)*. Soft rush *(Juncus effusus)* is located in shallow depressions throughout the pasture. Trailing blackberry *(Rubus ursinus)* and Himalayan blackberry *(Rubus discolor) are* present at a number of locations around the northern and eastern perimeters of the pasture at the transition to the forest.

A mixed forest dominated by conifers occupies the eastern and northern portions of the parcel. Douglas fir *(Pseudotsuga menziesii)*, western red cedar *(Thuja plicata)* and red alder *(Alnus rubra)* make up the forest canopy, Conifers range from 6 inches to 40 inches dbh. The understory consists primarily of elderberry *(Sambucus racemosa)*, vine maple *(Acer circinatum)*, sword fern *(Polystichum munitum)*, lady fern *(Athyrium filix-femina)*, Indian plum *(Oemleria cerasiformis)* and trailing blackberry. Skunk cabbage *(Lysichiton americanum)* is present at several locations within the banks of Maddox Creek.

Maddox Creek is classified as F (Fish Habitat) in accordance with WAC 222-16-031 and as a high gradient (> or equal to 2%) stream on the City of Mount Vernon Stream Gradient Map. The creek has a well defined (incised) channel and a diverse riparian plant community consisting of the species listed in the previous paragraph. The creek varies in width from 3 to 12 feet and includes several distinct associated wetlands within its banks. The OHWM is located along the top of bank at the transition from wetland to upland vegetation communities dominated by sword fern and conifers.

Photo 1 – View north showing open pasture portion of the parcel in foreground and mixed forest in background dated June 27, 2019.

Photo 2 – View of OHWM of Maddox Creek and riparian vegetation community dated June 28, 2009.

3. Existing Information Review

The subject property has been addressed under a number of existing studies. These information sources have been reviewed and synthesized to assist GBA in characterizing the subject property. The sources are summarized as follow:

3.1 National Wetland Inventory

The National Wetland Inventory (NWI) is compiled by the U.S. Department of Interior's Fish and Wildlife Service. NWI relies upon visual aerial photo interpretation of wetland indicators including hydrologic, vegetation and topographic signatures. Wetland areas identified under NWI are also classified in accordance with the Cowardin classification system. NWI identifies a system of connected wetlands in the vicinity of the subject property. Within the property boundaries, a linear wetland is identified bisecting the northern portion of the site. The wetland is classified as a Riverine, Upper Perennial, Unconsolidated Bottom, Permanently Flooded (R3UBH) wetland. The mapped location, alignment and classification are generally consistent with the location of Maddox Creek. GBA utilize NWI only as a generalized map indication of the possible presence and extent of wetlands. Jurisdictional delineations are always based on a site-specific analysis.

3.2 Soil Survey of Skagit County Area, Washington

The Soil Survey is compiled by the Natural Resource Conservation Service and includes mapped soil units registered to detailed descriptions of soil characteristics. The survey maps two soil units within the property boundaries:

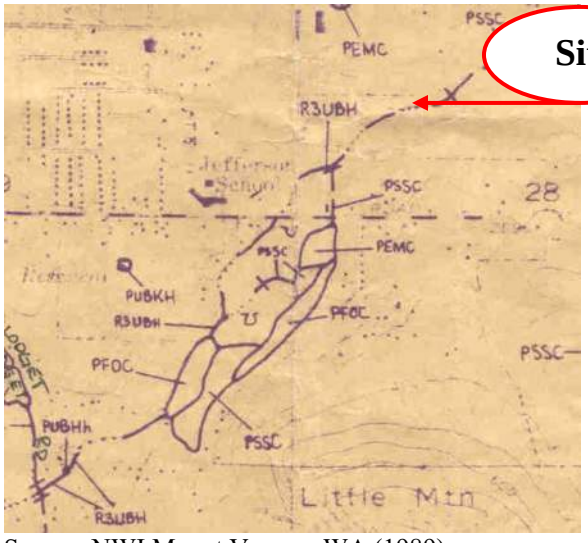
#17 Bow gravelly loam (3-8 percent slopes) is a very deep, somewhat poorly drained soil frequently found on glaciated terraces and undulating till plains. Permeability of the Bow soil is slow and available water capacity is high.

#124 Skipopa silt loam (0–3 percent slopes) is a very deep, somewhat poorly drained soil frequently found on terraces. Permeability of the Skipopa soil is very slow and available water capacity is high. The Skipopa soil is not included on the local hydric soil list, however the hydric Bellingham series is a common inclusion in this mapped unit.

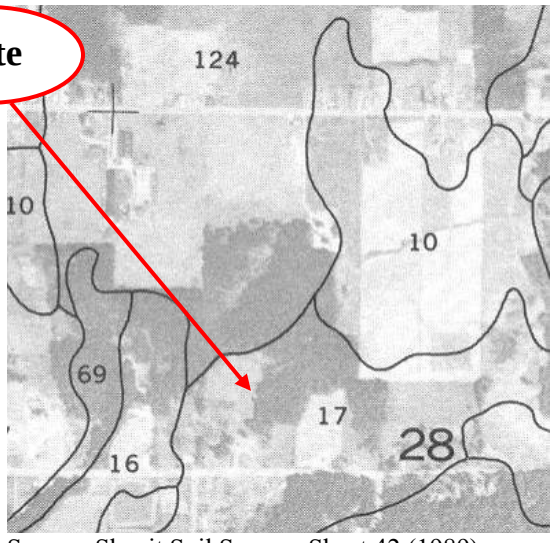
The Bow soil is included on the local hydric soil list under Criteria 2 a).

2. – Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Aquisalids, Pachic subgroups, or Cumulic subgroups that are:

a) Somewhat poorly drained with a water table equal to 0.0 feet from the surface during the growing season.



Source: NWI Mount Vernon, WA (1989)



Source: Skagit Soil Survey, Sheet 42 (1989)

3.3 City of Mount Vernon Wetland and Stream Inventory (January 2000)
The City of Mount Vernon compiled a wetland and stream inventory with the assistance of Shannon and Wilson Inc. Geotechnical and Environmental Consultants. The inventory was compiled utilizing existing resource information including NWI, Skagit Soil Survey, Department of Natural Resources Water Resource Inventory and aerial photographs. The inventory also incorporated site-specific assessments prepared in association with development proposals and windshield surveys. The southeast corner of the subject property is included within an area identified as a potential palustrine emergent wetland. The area identified is currently occupied by a single family residence. Review of the inventory does not indicate that site specific analysis was utilized in identifying the potential wetland boundaries. However, a windshield survey relying primarily on the presence of wetland vegetation conducted prior to construction of the residence may be the rationale for identifying a portion of the parcel as a potential wetland.

4. Site Investigation
GBA conducted our original investigation during late spring of 2009. The purpose of this addendum is to assess current conditions in order to determine if the environmental baseline has changed in the intervening seven years and to confirm wetland boundaries. The following discussion documents the procedures and methods utilized in our most recent wetland investigation (January 2016) and summarize our findings.

4.1 Methodology
GBA utilized the 1987 Corps of Engineers Wetland Delineation Manual (Technical Report Y-87-1) in the preparation of this report. The Corps Manual and Western Mountains, Valley's and Coast Regional Supplement represent the accepted standard for identifying and delineating wetlands for jurisdictional purposes under the Clean Water Act. And the City of Mount Vernon for use in conjunction with the Growth Management Act mandated Critical Areas Ordinance. The manual incorporates the Clean Water Act Definition of Wetlands as follows:

"Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas."

The City's Critical Areas Ordinance stipulates additional defining elements as follows:

> "Wetlands do not include those artificial wetlands created from non-wetland sites, including but not limited to, irrigation and drainage ditches, grass lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands."

The definition requires that three interrelated defining elements or parameters be established when identifying wetlands. These parameters are wetland hydrology, hydric soils and hydrophytic vegetation.

4.1.1 Wetland Hydrology
Water is the driving force that creates and sustains wetlands. The 1987 Manual and subsequent Corps guidance identifies wetlands as areas where soils are inundated or continuously saturated for a minimum of 5% of the growing season (approximately 12.5 days for Western Washington).

When direct observation of the water table cannot be made, hydrology is determined by relying upon hydrologic indicators such as hydric soil characteristics, water marks, drift lines, sediment deposits or drainage patterns.

Onsite hydrology is dominated by two features, 1) Maddox Creek which bisects the parcel at a point approximately 700 feet north of Blackburn Road and, 2) A centrally located wetland approximately 2.1 acres in size as identified through GBA's 2009 assessment. Maddox Creek is a discrete feature which includes wetland areas within its banks and is charged by seasonal storm flows. The wetland receives hydrology from surface sheet flows, precipitation and a seasonal water table that is at or near the surface for a sufficient period of time during the growing season to influence the character of the soil and promote plant communities adopted for life in saturated soil conditions.

4.1.2 Hydric Soils

Wetlands exhibit hydric soils. These are soils which are saturated, flooded or ponded long enough during the growing season to develop anaerobic conditions. These are conditions where no free oxygen is present in the upper soil horizons. Typical field indicators of hydric soils are the presence of a thick organic layer, or in predominantly mineral soils such as found on this site, a low chroma matrix (gray color) and/or bright mottling. Soil chromas are determined by comparing soil samples with color chips in the Munsell Color Charts.

Soils onsite were found to be generally consistent with the descriptions of #124 Skipopa silt loam (0-3 percent) and #17 Bow gravelly loam (3 – 8 percent). Areas exhibiting hydric soil characteristics were generally found at locations subject to a high water table consistent with hydric criteria 2, a) as described under subsection 3.2 of this report.

4.1.3 Hydrophytic Vegetation

The U.S. Fish and Wildlife Service has classified wetland vegetation according to its frequency of occurrence in wetlands:

Obligate wetland species (OBL) occur in wetlands greater than 99% of the time.
Facultative wetland species (FACW) occur in wetlands greater than 67% of the time.
Facultative species (FAC) occur in wetlands 34%-66% of the time.
Facultative upland species (FACU) occur in wetlands less than 34% of the time.
Upland species (UPL) occur in wetlands less than 1% of the time.

Generally the hydrophytic vegetation parameter is satisfied when greater than 50% of the species present at an observation point have an indicator status of OBL, FACW and/or FAC; when two or more dominant species have observed morphological or known physiological adaptations for occurrence in wetlands; or when other indicators of hydrophytic vegetation are present.

Vegetation onsite was observed to be predominantly a mix of facultative trees, shrubs and groundcover with few obligate or upland species. Obligate species were limited to communities of skunk cabbage within the banks of Maddox Creek and slough sedge *(Carex obnupta)* found in isolated communities within the forested portion of central wetland.

5. Data Collection

Prior to our site investigation, the wetland identified as Wetland A in 2009 was surveyed and marked with flagged stakes. The wetland boundary was traversed. A single transect was established along a topographic break in the southern pasture. Two (2) data points (DP-3 & DP-4) were assessed to correspond and confirm with our findings relative to data points (DP-1 & DP-2)

assessed in 2009. Soil test pits were dug to a depth of 20 inches. Hydrology, soil and vegetation were assessed at each data point. Data was documented in field notes for subsequent transfer to wetland determination data forms. Photographs were taken of soil profiles and test pits. Data collected is summarized on the following table. (Attachment A: Wetland Determination Data Forms)

Table 1 – Wetland Data Summary

DP	HYDROLOGY	SOIL	VEGETATION	STATUS
**1	*oxidized rhizospheres	*gravelly silt loam 10YR 3/1- 5% mottles 7.5YR 5/6	**Anthoxanthum odoratum* FACU (30%) *Juncus effusus* FACW (20%) *Festuca pratensis* FAC (20%)	Wet
**2	no indicators	sandy silt loam 7.5YR 2.5/3	**Phalaris arundinacea* FACW (70%) *Agrostis tenuis* FAC (20%) *Rubus discolor* FACU (3%)	Up
3	no indicators	sandy loam – 2.5Y 4/3 – 5% redox – 7.5YR 4/6	**Rubus armeniacus* FACU (5%) *Phalaris arundinacea* FACW (50%) *Holcus lanatus* FAC (20%) *Agrostis tenuis* FAC (20%)	Up
4	*water table @ 4" – saturation to surface	*sandy silt loam – 10YR 2/1 -	**Phalaris arundinacea* FACW (90%) *Holcus lanatus* FAC (5%) *Agrostis tenuis* FAC (5%)	Wet

* Wetland parameter met
** Data collected and assessed during delineation conducted in spring of 2009

Photo 3 – View of soil profile and test pit at Data point 3 showing light matrix chroma and absence of water table

Photo 4 – View of soil profile and test pit at data point 4 showing dark matrix chroma and water table at 4 inches from soil surface.

Based on assessment of data points 3 and 4, the wetland boundary associated with wetland A as delineated in 2009 was confirmed. Wetland A is a 93,213 square foot (2.1 acre) depressional wetland that includes palustrine emergent seasonally flooded and palustrine scrub shrub seasonally flooded classes (Cowardin et. al., 1979). The wetland is the dominant landscape feature over the pasture area north of the existing homesites and extends to the east into an area dominated by scrub shrub vegetation. The wetland receives its hydrologic charge from localized on site and off site stormwater runoff, precipitation and a seasonal high water table. Indicators of wetland hydrology were present at data point 4 in the form of a seasonal high water table and saturation to the soil surface. Drainage patterns were present at a number of locations within the wetland and a prominent ditch draining to Maddox Creek appears to represent an historic attempt at draining the pasture area for agricultural purposes. Soil is a sandy silt loam, exhibiting hydric indicators in a very dark matrix chroma accompanied by contrasting redoximorphic features.

Vegetation consists of facultative grasses dominated by reed canary grass. The wetland transitions from the pasture east to a mixed scrub shrub community dominated by salmonberry *(Rubus spectabilis)*. (Attachment B: Wetland Delineation Site Plan)

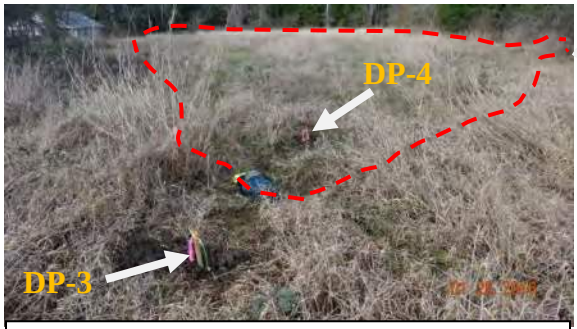


Photo 5 – View north showing open pasture portion of wetland A. Note upland data point 3 and wetland data point 4 at arrows.

Photo 6 – View east showing scrub shrub portion of wetland A. Arrow from photo 5 indicates approximate location relative to open pasture.

6. Wetland Rating & Wetland Functions

The wetland was rated under the Washington State Wetland Rating System for Western Washington, 2014 Update (October 2014 – Effective January 2015). The rating system is designed to differentiate between wetlands based on their sensitivity to disturbance, rarity, the functions they provide and whether or not they can be replaced. The rating system divides wetlands into six different hydrogeomorphic (HGM) classes. These classes sort wetlands into groups that function in similar ways. The rating system then rates the wetlands based on specific functional attributes relating to water quality, hydrologic and habitat functions. The following table summarizes the assessment of wetland A as detailed in the ratings attached to the report. (Attachment C: Wetland Rating Forms)

Table 2: Wetland Rating Summary

Wetland	HGM	Cowardin	Water Quality	Hydrologic	Habitat	Total	Category
Part A	Sloped	*PEMA	7	6	6	19	III

*PEMA = Palustrine Emergent Temporarily Flooded
*PSSFOC = Palustrine Scrub Shrub Forested Seasonally Flooded

Wetland A was rated as Category III with a total of 19 points. Category III wetlands are wetlands with a moderate level of functions. These wetlands have generally been disturbed in some ways and are often less diverse or more isolated from other natural resources in the landscape than Category II wetlands.

Water Quality Functions - Because the average slope of the site varies to a maximum of 3 percent, includes mowed or cut herbaceous vegetation over approximately 90% of the unit area and is seasonally ponded it has the potential to improve water quality. The wetland receives stormwater from adjacent developed areas which rely on onsite sewage disposal systems suggesting that the wetland unit may provide a moderate level of water quality benefit.

Hydrologic Functions – The wetland unit includes an intermittently flowing ditch with restricted outlet, small depressions within the overall boundaries and a contributing basin 10 to 100 times the size of the wetland itself indicating that the unit has the potential to benefit hydrologic functions. Because surface flooding problems occur farther down gradient in the basin, the wetland unit has a moderate capacity to reduce flooding and erosion.

Habitat – The unit is dominated by two vegetation classes which include vigorous communities of invasive reed canary grass and small areas of native shrubs. The unit is temporarily or seasonally flooded and in many areas exhibits a hydro period limited to saturation. Interspersion of wetland classes is moderate and special habitat features are limited. While habitat functions are very limited, the site does represent a relatively large open space tract and possible migration corridor associated with the riparian area of Maddox Creek.

Wetland A is relatively large in the context of its urbanizing environment. Its proximity and hydrologic contribution to Maddox Creek constitutes a moderate benefit to the area. The wetland provides seasonal augmentation to the flow of Maddox Creek which in turn provides habitat for returning adult and outmigrating juvenile salmonids. The wetland provides habitat for a variety of large and small mammals, amphibians, birds of prey, and passerine bird species.

7. Stream Study

GBA identified the location of the OHWM based on guidance contained in the definition included in the CAO under section 15.40.170 B.

> "Ordinary High Water Mark: On lakes and streams, that mark that will be found by examining the beds and banks and ascertaining where the presence and action of waters are so common and usual, and so long continues in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on the effective date of regulations, as it may naturally change thereafter, or as it may change in accordance with permits issued by the City or state. Where the ordinary high water mark cannot be found, it shall be the stage of the stage of the 50 percent exceedance flow, according to the period of record of a measured or synthetic hydrograph. For braided streams, the ordinary high water mark is found on the banks forming the outer limits of the depression within which the braiding occurs."

Section 15.40.080 D. 3. provides additional guidance relating to identification of the OHWM as it relates to buffer measurement:

> "… Buffers shall be measured from the ordinary high water mark (OHWM) or from the top of the bank where the OHWM cannot be identified. …"

The OHWM was identified along the top of bank of the incised channel. In several areas the top of bank was consistent with an associated wetland edge. No attempt was made to delineate the wetland as the OHWM and wetland edge were determined to be coexistent. The OHWM was subsequently surveyed.

The general character and classification of Maddox Creek was discussed earlier in this report under existing conditions. The creek is bordered by a mature forested buffer which provides a full range of riparian functions including:

LWD Recruitment - Large conifers are generally the preferred source of LWD, the presence of mature forest community dominated by Douglas fir and western red cedar provides an ongoing source for recruitment of woody material into the stream. LWD promotes complexity within the stream and provides holding areas for salmonids and resident fish species.

Bank Stability – The three strata vegetation community along the riparian corridor promotes bank stability through establishment of deep root systems. The anchored roots help hold the gravelly

silt loam of the banks intact and minimize the forces of erosion, sedimentation and increased turbidity.

Shade - The forest canopy provides shade during low flow summer months and helps to maintain cool temperatures and maintain dissolved oxygen levels required by salmonids and resident fish species.

Water Quality – Shrubs and emergent vegetation contiguous to the OHWM provide for the filtering of sediments and pollutants. The filtering function helps prevent delivery of sediments and pollutants to receiving waters.

Fish and Wildlife Habitat – While no salmonids or resident fish species were observed during our site investigation, Maddox Creek is reportedly utilized by Coho salmon *(Oncorhynchus kisutch)* and cutthroat trout *(Salmo clarki clarki*).

8. Mitigation

Subsection 15.40.090 F. 1. of the CAO establishes the standard buffer width for Category III wetlands at 75 feet. Buffers are measured on a horizontal plane landward of the wetland edge as surveyed in the field. The standard buffer width presumes the presence of a relatively intact native vegetation community. GBA consider the existing emergent, scrub shrub and forested condition of upland buffers to be consistent with the "relatively intact" standard. Buffers are to be maintained in an undisturbed natural condition. Adherence to the standard buffer requirement is generally considered the preferred method of "avoiding" project generated impacts and no additional mitigation is required.

Subsection 15.40.080 D. 3. establishes the standard buffer width for streams classified as F type water at 150 feet. In addition to the standard buffer width a 15 foot building setback is required from the outside edge of the buffer. If native vegetation communities are insufficient in providing the necessary buffer functions, enhancement plantings may be required. GBA have determined through our site investigation that the existing mature forested buffer and diverse native understory provide sufficient riparian functions including: LWD recruitment, shade, bank stability, water quality and wildlife habitat.

9. Closure

GBA utilized currently accepted standards, methods and protocols in assessing the subject property. The professional opinions rendered in this report should, however, be reviewed by agencies of jurisdiction for concurrence prior to initiating land use actions or construction activities. Please call either Patricia Bunting or myself with any questions relating to this report. We are available to confer with agency representatives relative to our findings and conclusions at your request.

Oscar Graham	Patricia Bunting
Wetland Ecologist/Environmental Planner	Wetland Ecologist, PWS

10. References

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USDA, NRCS 2010. Field Indicators of Hydric Soils in the U. S., Version 7.0 L. M. Vasilas, G. W. Hurt, and C. V. Noble (eds.) USDA, NRCS in cooperation with the National Technical Committee for Hydric Soils.

WSP. 2008. City of Mount Vernon Stream Survey Maps. Data collected by WSP Environment and Energy Seattle, WA. Data Summarized and Presented by City of Mount Vernon, January 2009.

Attachment A: Wetland Determination Data Forms

Exhibit 9

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Short plat/2601 East Blackburn Rd, City/County: Mount Vernon/Skagit County Sampling Date: 1/25/16

Applicant/Owner: Dave Pruztman/Maggie Wallace State: WA Sampling Point: DP-3

Investigator(s): Pat & Oscar, Graham-Bunting Associates Section, Township, Range: S 28, T34N, R4E

Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): concave Slope (%): 2-5

Subregion (LRR): A, Northwest Forests and Coast Lat: 48.408140 Long: -122.308922 Datum: _____

Soil Map Unit Name: #17, Bow gravelly loam, 3-8% slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐ Hydric Soil Present? Yes ☐ No ☒ Wetland Hydrology Present? Yes ☐ No ☒	**Is the Sampled Area within a Wetland?** Yes ☐ No ☒

Remarks: Data is collected near wetland flag 1 on south end of wetland A

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 25r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 10r)			
1. Rubus armeniacus	5	Y	FACU
2.			
3.			
4.			
5.			
	5 = Total Cover		
Herb Stratum (Plot size: 5r)			
1. Phalaris arundinacea	50	Y	FACW
2. Holcus lanatus	20	Y	FAC
3. Agrostis tenuis	20	Y	FAC
4. Dactylis glomerata	10	N	FACU
5. Juncus effusus	1	N	FACW
6.			
7.			
8.			
9.			
10.			
11.			
	101 = Total Cover		
Woody Vine Stratum (Plot size: 10r)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☒ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☒ **No** ☐

Remarks: Hydrophytic vegetation indicator, >50% FAC or greater, is met.

SOIL

Sampling Point: DP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR2/2	100					sandy,slt lm	
8+	2.5Y4/3	95	7.5YR4/6	5	C	M	sandy lm	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes ☐ No ☒

Remarks: Hydric soil indicators are not met. Soil chroma below 8 inches is 3 with redox.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches):

Water Table Present? Yes ☒ No ☐ Depth (inches): >12"

Saturation Present? (includes capillary fringe) Yes ☐ No ☐ Depth (inches): 10"

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: aerials, previous delineation

Remarks: Wetland hydrology indicators are not met. Soil saturation and watertable are below 10 and 12".

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Short plat/2601 East Blackburn Rd, City/County: Mount Vernon/Skagit County Sampling Date: 1/25/16

Applicant/Owner: Dave Pruztman/Maggie Wallace State: WA Sampling Point: DP-4

Investigator(s): Pat & Oscar, Graham-Bunting Associates Section, Township, Range: S 28, T34N, R4E

Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): concave Slope (%): 2-5

Subregion (LRR): A, Northwest Forests and Coast Lat: 48.408140 Long: -122.308922 Datum: _____

Soil Map Unit Name: #17, Bow gravelly loam, 3-8% slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐ Hydric Soil Present? Yes ☒ No ☐ Wetland Hydrology Present? Yes ☒ No ☐	**Is the Sampled Area within a Wetland?** Yes ☒ No ☐

Remarks: Data is collected near wetland flag 1 on south end of wetland A

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 25r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 10r)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 5r)			
1. Phalaris arundinacea	90	Y	FACW
2. Holcus lanatus	5	N	FAC
3. Agrostis tenuis	5	N	FAC
4. Juncus effusus	1	N	FACW
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	101 = Total Cover		
Woody Vine Stratum (Plot size: 10r)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☒ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☒ **No** ☐

Remarks: Hydrophytic vegetation indicator, >50% FAC or greater, is met. Dominance test is 100%

SOIL

Sampling Point: DP-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-11	10YR2/1	100					sandy,slt lm	
11+	2.5Y3/2	90	7.5YR5/6	10	C	M	sandy lm	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☒ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes ☒ No ☐

Remarks: Hydric soil indicators are met. Soil chroma in thick dark surface is 1.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☒ High Water Table (A2)
- ☒ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☒ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches):

Water Table Present? Yes ☒ No ☐ Depth (inches): 4"

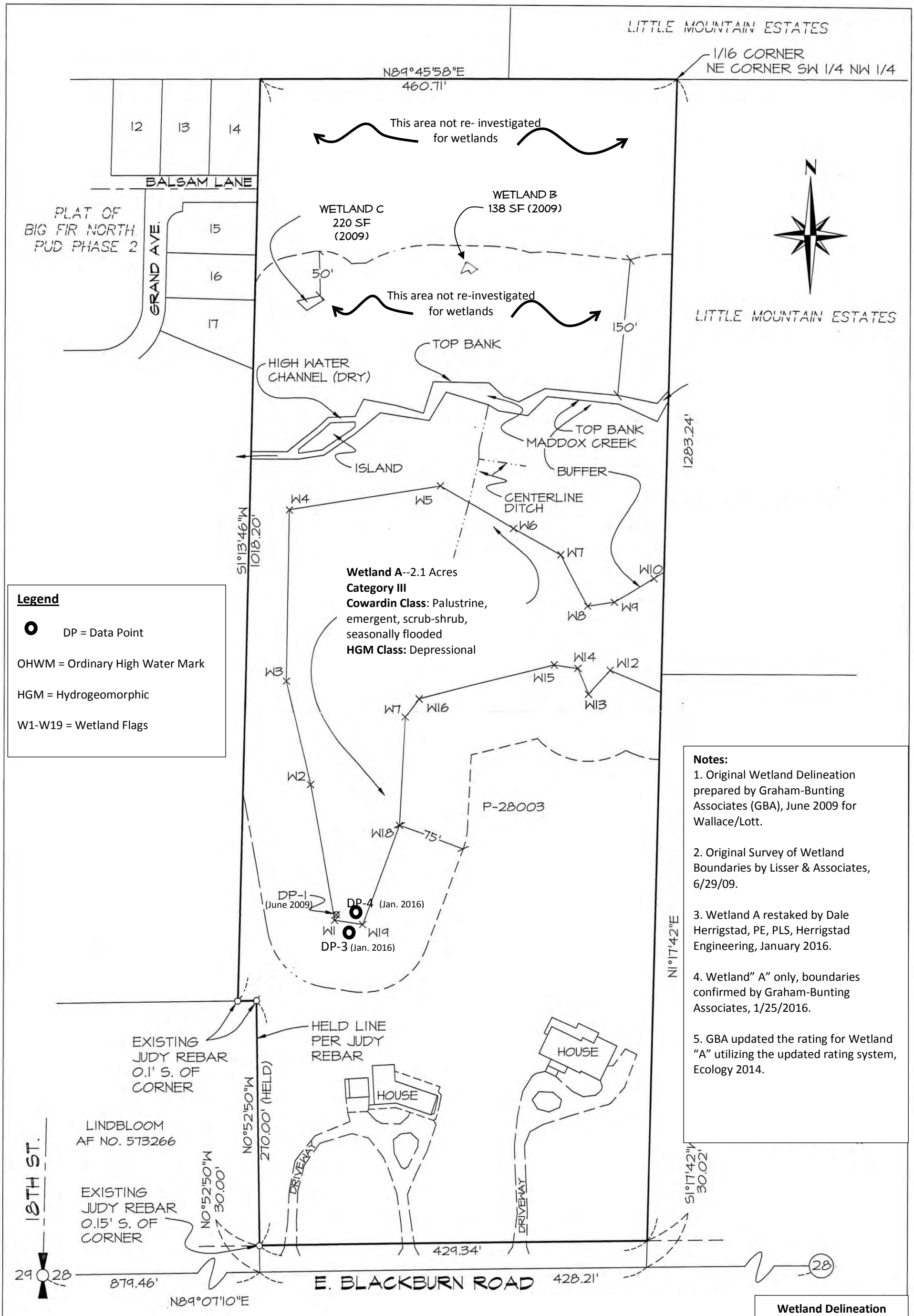
Saturation Present? (includes capillary fringe) Yes ☐ No ☐ Depth (inches): 0"

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: aerials, previous delineation

Remarks: Wetland hydrology indicators are met. Soil saturation and high watertable are near the surface.

Exhibit 9



Legend

DP = Data Point

OHWM = Ordinary High Water Mark

HGM = Hydrogeomorphic

W1-W19 = Wetland Flags

Notes:

1. Original Wetland Delineation prepared by Graham-Bunting Associates (GBA), June 2009 for Wallace/Lott.

2. Original Survey of Wetland Boundaries by Lisser & Associates, 6/29/09.

3. Wetland A restaked by Dale Herrigstad, PE, PLS, Herrigstad Engineering, January 2016.

4. Wetland" A" only, boundaries confirmed by Graham-Bunting Associates, 1/25/2016.

5. GBA updated the rating for Wetland "A" utilizing the updated rating system, Ecology 2014.

Prepared by: Graham-Bunting Associates 1/25/2016
We utilized the Wetland Delineation Survey by Lisser & Associates, 7/30/2009 for our base map. This is not a legal survey.

Wetland Delineation Confirmation

Site Plan

Attachment B

Attachment C: Wetland Rating Forms

Wetland name or number A Sect 28, T34N, R4E

RATING SUMMARY – Western Washington

5/28/09 & 6/1/09

Name of wetland (or ID #): "A" PEUTZMAN/WALLACE Date of site visit: 1/25/16

Rated by Pat Buntin Trained by Ecology? X Yes ___No Date of training 9-30-14

HGM Class used for rating Depressional Wetland has multiple HGM classes? ___Y _X_N

NOTE: Form is not complete without the figures requested *(figures can be combined).*

Source of base aerial photo/map imap - Skagit County, Google Earth
CITY OF MOUNT VERNON -2000 ILLVENTORY

OVERALL WETLAND CATEGORY III (based on functions X or special characteristics___)

1. Category of wetland based on FUNCTIONS

___**Category I** – Total score = 23 - 27

___**Category II** – Total score = 20 - 22

X **Category III** – Total score = (16 - 19)

___**Category IV** – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
	Circle the appropriate ratings			
Site Potential	H M (L)	H (M) L	H (M) L	
Landscape Potential	(H) M L	H (M) L	H M (L)	
Value	(H) M L	H (M) L	(H) M L	TOTAL
Score Based on Ratings	7	6	6	19

Score for each function based on three ratings *(order of ratings is not important)*

9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	NA

Wetland name or number _____

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes Site Plan	D 1.3, H 1.1, H 1.4	
Hydroperiods Site Plan	D 1.4, H 1.2	
Location of outlet (*can be added to map of hydroperiods*) Site Plan	D 1.1, D 4.1	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	D 2.2, D 5.2	
Map of the contributing basin	D 4.3, D 5.3	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website) ✓	D 3.1, D 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web) ✓	D 3.3	

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream *(can be added to another figure)*	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of **dense** trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of **dense, rigid** trees, shrubs, and herbaceous plants *(can be added to figure above)*	S 4.1	
Boundary of 150 ft buffer (can be added to another figure)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

Wetland name or number A

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

   NO – go to 2 **YES** – the wetland class is **Tidal Fringe** – go to 1.1

   1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

   NO – Saltwater Tidal Fringe (Estuarine) **YES – Freshwater Tidal Fringe**

   *If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

   NO – go to 3 **YES** – The wetland class is **Flats**

   *If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

   ___The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;

   ___At least 30% of the open water area is deeper than 6.6 ft (2 m).

   NO – go to 4 **YES** – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

   ___The wetland is on a slope (*slope can be very gradual*),

   ___The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,

   ___The water leaves the wetland **without being impounded**.

   NO – go to 5 **YES** – The wetland class is **Slope**

   NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?

   ___The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,

   ___The overbank flooding occurs at least once every 2 years.

Wetland name or number A

NO – go to 6 **YES** – The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

NO – go to 7 **YES** – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

NO – go to 8 **YES** – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0. Does the site have the potential to improve water quality?		
D 1.1. Characteristics of surface water outflows from the wetland: site plan Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2 ✓ Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1		2
D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic *(use NRCS definitions)*. Yes = 4 (No = 0)		0
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed, plants > 95% of area Site Plan points = 5 Wetland has persistent, ungrazed, plants > ½ of area points = 3 Wetland has persistent, ungrazed plants > 1/10 of area mowed field 7½ points = 1 ✓ Wetland has persistent, ungrazed plants < 1/10 of area points = 0		1
D 1.4. Characteristics of seasonal ponding or inundation: Hydroperiods site plan *This is the area that is ponded for at least 2 months. See description in manual.* Area seasonally ponded is > ½ total area of wetland points = 4 Area seasonally ponded is > ¼ total area of wetland ✓ points = 2 ✓ Area seasonally ponded is < ¼ total area of wetland points = 0		2
Total for D 1	Add the points in the boxes above	5

Rating of Site Potential If score is: ___**12-16 = H** ___**6-11 = M** X **0-5 = L** *Record the rating on the first page*

D 2.0. Does the landscape have the potential to support the water quality function of the site?		
D 2.1. Does the wetland unit receive stormwater discharges? 1Km poly of area (Yes = 1) No = 0		1
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? (Yes = 1) No = 0		1
D 2.3. Are there septic systems within 250 ft of the wetland? (Yes = 1) No = 0		1
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source_____ Yes = 1 (No = 0)		0
Total for D 2	Add the points in the boxes above	3

Rating of Landscape Potential If score is: X **3 or 4 = H** ___**1 or 2 = M** ___**0 = L** *Record the rating on the first page*

D 3.0. Is the water quality improvement provided by the site valuable to society?		
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list? Yes = 1 (No = 0)		0
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list? Yes = 1 (No = 0)		0
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (*answer YES if there is a TMDL for the basin in which the unit is found*)? (Yes = 2) No = 0		2
Total for D 3	Add the points in the boxes above	2

Rating of Value If score is: X **2-4 = H** ___**1 = M** ___**0 = L** *Record the rating on the first page*

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS

Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation

D 4.0. Does the site have the potential to reduce flooding and erosion?

D 4.1. Characteristics of surface water outflows from the wetland:

Wetland is a depression or flat depression with no surface water leaving it (no outlet)	points = 4	✓
Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet	points = 2	
Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch	points = 1	
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 0	2

D 4.2. Depth of storage during wet periods: *Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.*

Marks of ponding are 3 ft or more above the surface or bottom of outlet	points = 7	
Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet	points = 5	
Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet	points = 3	
The wetland is a "headwater" wetland	points = 3	
Wetland is flat but has small depressions on the surface that trap water ✓	points = 1 ✓	1
Marks of ponding less than 0.5 ft (6 in)	points = 0	

D 4.3. Contribution of the wetland to storage in the watershed: *Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.*

The area of the basin is less than 10 times the area of the unit	points = 5	
The area of the basin is 10 to 100 times the area of the unit ✓	points = 3 ✓	3
The area of the basin is more than 100 times the area of the unit	points = 0	
Entire wetland is in the Flats class	points = 5	

Total for D 4	Add the points in the boxes above	6

Rating of Site Potential If score is: ___ **12-16 = H** X **6-11 = M** ___ **0-5 = L** *Record the rating on the first page*

D 5.0. Does the landscape have the potential to support hydrologic functions of the site?

D 5.1. Does the wetland receive stormwater discharges?	Yes = 1 No = 0 ✓	0
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff?	(Yes = 1) No = 0	1
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)? Surrounded development drains away	Yes = 1 (No = 0)	0
Total for D 5	Add the points in the boxes above	1

Rating of Landscape Potential If score is: ___ **3 = H** X **1 or 2 = M** ___ **0 = L** *Record the rating on the first page*

D 6.0. Are the hydrologic functions provided by the site valuable to society?

D 6.1. The unit is in a landscape that has flooding problems. *Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.*

The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds):		
• Flooding occurs in a sub-basin that is immediately down-gradient of unit.	points = 2	
• Surface flooding problems are in a sub-basin farther down-gradient.	points = 1 ✓	
Flooding from groundwater is an issue in the sub-basin.	points = 1	1
The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. *Explain why* _____	points = 0	
There are no problems with flooding downstream of the wetland.	points = 0	

D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan? Yes = 2 No = 0 ✓ 0

Total for D 6	Add the points in the boxes above	1

Rating of Value If score is: ___ **2-4 = H** X **1 = M** ___ **0 = L** *Record the rating on the first page*

Pages 7-12 intentionally omitted.

Wetland name or number A

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class.* Check the Cowardin plant classes in the wetland. *Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

___ Aquatic bed	4 structures or more: points = 4
X Emergent	3 structures: points = 2
X Scrub-shrub (areas where shrubs have > 30% cover)	2 structures: points = 1 ✓
___ Forested (areas where trees have > 30% cover)	1 structure: points = 0

If the unit has a Forested class, check if:

___ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

1

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

___ Permanently flooded or inundated	4 or more types present: points = 3
X Seasonally flooded or inundated	3 types present: points = 2
___ Occasionally flooded or inundated	2 types present: points = 1 ✓
X Saturated only	1 type present: points = 0
___ Permanently flowing stream or river in, or adjacent to, the wetland	
___ Seasonally flowing stream in, or adjacent to, the wetland	
___ **Lake Fringe wetland**	**2 points**
___ **Freshwater tidal wetland**	**2 points**

1

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft^2.

Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. ***Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle***

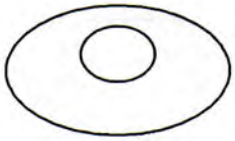
If you counted: > 19 species	points = 2
5 - 19 species ✓	points = 1 ✓
< 5 species	points = 0

1

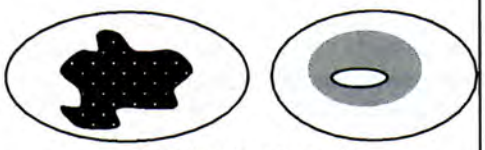
H 1.4. Interspersion of habitats

Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*

None = 0 points



Low = 1 point



Moderate = 2 points

All three diagrams in this row are **HIGH** = 3points

2

Wetland name or number A

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. *The number of checks is the number of points.* X Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). X Standing snags (dbh > 4 in) within the wetland ___ Undercut banks are present for at least 6.6 ft (2 m) **and/or** overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ___ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present *(cut shrubs or trees that have not yet weathered where wood is exposed)* X At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated *(structures for egg-laying by amphibians)* ___ Invasive plants cover less than 25% of the wetland area in every stratum of plants (*see H 1.1 for list of strata*)	3
Total for H 1 — Add the points in the boxes above	8

Rating of Site Potential If score is: ___ **15-18 = H** 8 **7-14 = M** ___ **0-6 = L** *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?	
H 2.1. Accessible habitat (include *only habitat that directly abuts wetland unit*). *Calculate:* % undisturbed habitat 10 + [(% moderate and low intensity land uses)/2] 1 = 10 % (2) If total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon — points = 3 20-33% of 1 km Polygon — points = 2 10-19% of 1 km Polygon — points = 1 ✓ < 10% of 1 km Polygon — points = 0	1
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. *Calculate:* % undisturbed habitat 10 + [(% moderate and low intensity land uses)/2] 1 = 10 % (2) Undisturbed habitat > 50% of Polygon — points = 3 Undisturbed habitat 10-50% and in 1-3 patches — points = 2 Undisturbed habitat 10-50% and > 3 patches — points = 1 ✓ Undisturbed habitat < 10% of 1 km Polygon — points = 0	1
H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use — points = (- 2) ≤ 50% of 1 km Polygon is high intensity — points = 0	-2
Total for H 2 — Add the points in the boxes above	0

Rating of Landscape Potential If score is: ___ **4-6 = H** ___ **1-3 = M** X **< 1 = L** *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?	
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? *Choose only the highest score that applies to the wetland being rated.* Site meets ANY of the following criteria: — points = 2 ✓ X It has 3 or more priority habitats within 100 m (see next page) riparian, bio-div, wetlands, forests — It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) — It is mapped as a location for an individual WDFW priority species — It is a Wetland of High Conservation Value as determined by the Department of Natural Resources — It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats (listed on next page) within 100 m — points = 1 Site does not meet any of the criteria above — points = 0	2

Rating of Value If score is: X **2 = H** ___ **1 = M** ___ **0 = L** *Record the rating on the first page*

Wetland name or number A

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. http://wdfw.wa.gov/publications/00165/wdfw00165.pdf or access the list from here: http://wdfw.wa.gov/conservation/phs/list/)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: ***NOTE:*** *This question is independent of the land use between the wetland unit and the priority habitat.*

— **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).

X **Biodiversity Areas and Corridors**: Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).

— **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.

X ~~**Old-growth**~~/**Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.

— **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).

✓ **Riparian**: The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.

— **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).

— **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.

— **Nearshore**: Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page).*

— **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.

— **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.

— **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.

— **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

X **Note:** All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number A

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Wetland Type *Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.*	**Category**
SC 1.0. Estuarine wetlands Does the wetland meet the following criteria for Estuarine wetlands? — The dominant water regime is tidal, — Vegetated, and — With a salinity greater than 0.5 ppt Yes –Go to **SC 1.1** (No= **Not an estuarine wetland**)	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? Yes = **Category I** No - Go to **SC 1.2**	**Cat. I**
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are *Spartina*, see page 25) — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. — The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. Yes = **Category I** No = **Category II**	**Cat. I** **Cat. II**
SC 2.0. Wetlands of High Conservation Value (WHCV) SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value? Yes – Go to **SC 2.2** (No – Go to **SC 2.3**) SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value? Yes = **Category I** (No = **Not a WHCV**) SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf Yes – **Contact WNHP/WDNR and go to SC 2.4** (No = **Not a WHCV**) SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website? Yes = **Category I** (No = **Not a WHCV**)	**Cat. I**
SC 3.0. Bogs Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? *Use the key below.* ***If you answer YES you will still need to rate the wetland based on its functions.*** SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile? Yes – Go to **SC 3.3** (No – Go to **SC 3.2**) SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond? Yes – Go to **SC 3.3** (No = **Is not a bog**) SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4? Yes = **Is a Category I bog** No – Go to **SC 3.4** **NOTE:** If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy? Yes = **Is a Category I bog** No = **Is not a bog**	**Cat. I**

Wetland name or number A

SC 4.0. Forested Wetlands Does the wetland have at least 1 contiguous acre of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? ***If you answer YES you will still need to rate the wetland based on its functions.*** — **Old-growth forests** (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more. — **Mature forests** (west of the Cascade Crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm). Yes = **Category I** (No) = **Not a forested wetland for this section**	**Cat. I**
SC 5.0. Wetlands in Coastal Lagoons Does the wetland meet all of the following criteria of a wetland in a coastal lagoon? — The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks — The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon *(needs to be measured near the bottom)* Yes – Go to **SC 5.1** (No) = **Not a wetland in a coastal lagoon** SC 5.1. Does the wetland meet all of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100). — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. — The wetland is larger than $^{1}/_{10}$ ac (4350 ft^2) Yes = **Category I** No = **Category II**	**Cat. I** **Cat. II**
SC 6.0. Interdunal Wetlands Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? ***If you answer yes you will still need to rate the wetland based on its habitat functions.*** In practical terms that means the following geographic areas: — Long Beach Peninsula: Lands west of SR 103 — Grayland-Westport: Lands west of SR 105 — Ocean Shores-Copalis: Lands west of SR 115 and SR 109 Yes – Go to **SC 6.1** (No) = **not an interdunal wetland for rating** SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)? Yes = **Category I** No – Go to **SC 6.2** SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger? Yes = **Category II** No – Go to **SC 6.3** SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac? Yes = **Category III** No = **Category IV**	**Cat I** **Cat. II** **Cat. III** **Cat. IV**
Category of wetland based on Special Characteristics If you answered No for all types, enter "Not Applicable" on Summary Form	NA

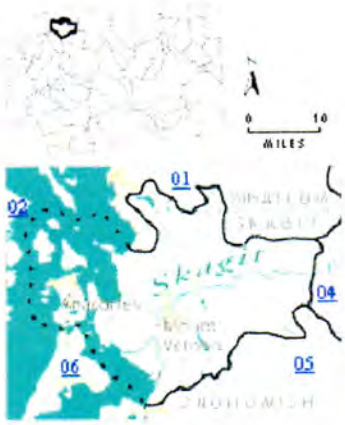
Exhibit 9

DEPARTMENT OF ECOLOGY
State of Washington
http://www.ecy.wa.gov

Water Quality Improvement Projects (TMDLs)

WRIA 3: Lower Skagit-Samish

The following table lists overview information and links to specific water quality improvement projects (including total maximum daily loads, or TMDLs) for this water resource inventory area (WRIA). Please use links (where available) for more information on a project.



Counties

- Skagit
- Snohomish
- Whatcom

Waterbody Name	Pollutant(s)	Status**	TMDL Lead
Campbell Lake	Total Phosphorus	EPA approved	Tricia Shoblom 425-649-7288
Erie Lake	Total Phosphorus	EPA approved	Tricia Shoblom 425-649-7288
Padilla Bay	Fecal Coliform	Under development	Danielle DeVoe 425-649-7036
Samish Watershed	Fecal Coliform	EPA approved Has an implementation plan	Danielle DeVoe 425-649-7036
Skagit Basin	Fecal Coliform	EPA approved Has an implementation plan	Danielle DeVoe 425-649-7036
	Temperature	EPA approved	

** ***Status*** *will be listed as one of the following: Approved by EPA, Under Development or Implementation*

For more information about WRIA 3:

- Waterbodies in WRIA 3 - using the Water Quality Assessment Query Tool
- Watershed Information for WRIA 3

* The Department of Ecology and other state resource agencies frequently use a system of 62 "Water Resource Inventory Areas" or "WRIAs" to refer to the state's major watershed basins.

Last updated September 2015

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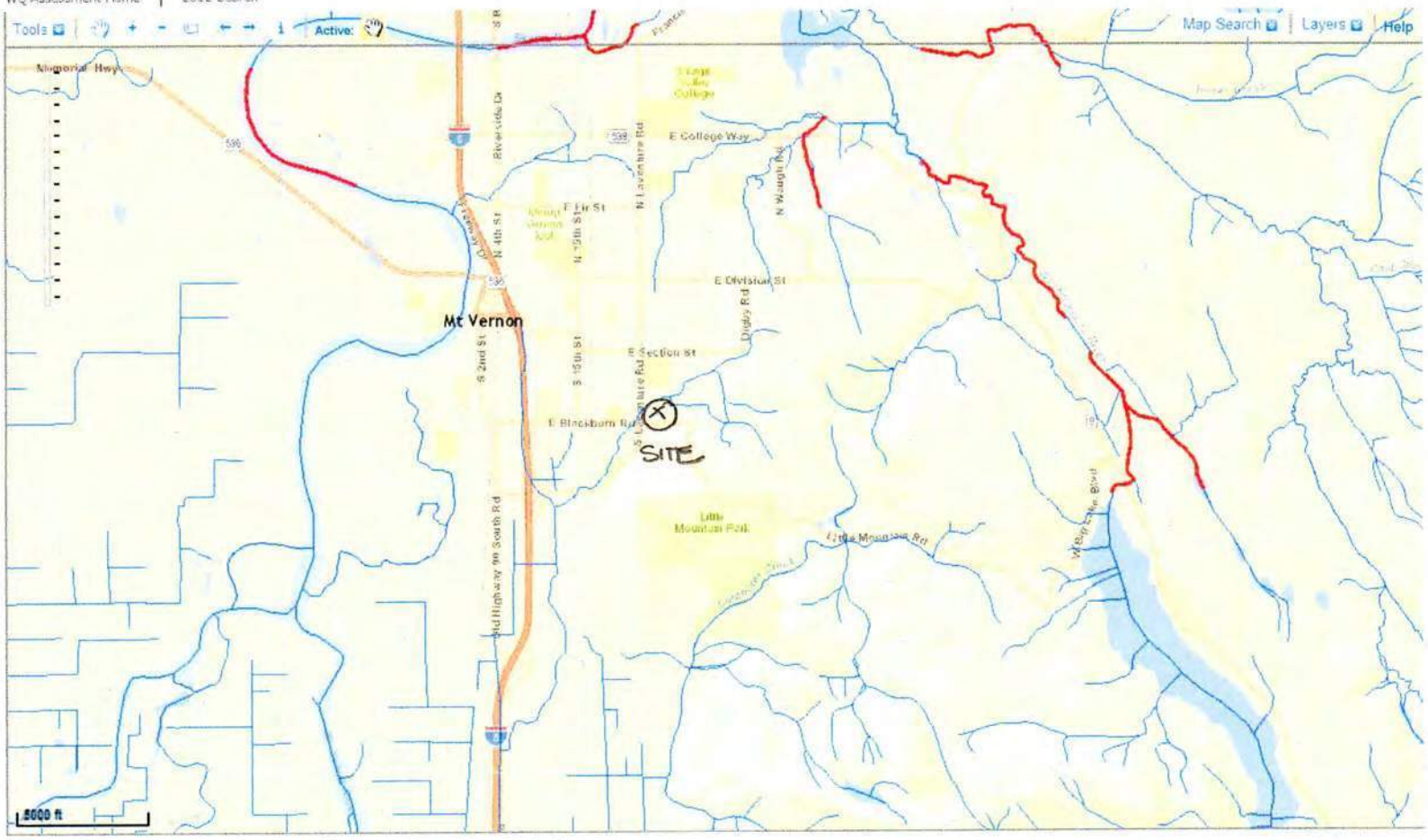
Water Quality Assessment Map Viewer

Water Quality Assessment for Washington



Water Quality Assessment for Washington Data Disclaimer Privacy Notice Contact Us
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RATING Page 19

Skagit County GIS Map

Skagit County iMap

SKAGIT COUNTY does not attest to the accuracy to the data contained herein and makes no warranty with respect to the correctness or validity of this map. Data contained in this map is limited by the method and accuracy of its collection.

Map Scale: 1 inch = 968 Feet (1 inch = 0.2 Miles)

1 KM POLYGON

RATING: Page 20

GREEN EARTH
OPERATIONS

ENCLOSURE 3: Wetland Field Data Sheets

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: East Village City/County: Mount Vernon Sampling Date: 12/28/24

Applicant/Owner: Samish Bay State: WA Sampling Point: SPA-1

Investigator(s): M. Merkelbach Section, Township, Range:

Landform (hillslope, terrace, etc.): pasture Local relief (concave, convex, none): concave Slope (%): 2

Subregion (LRR): Lat: Long: Datum:

Soil Map Unit Name: NWI classification: PEM

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ____ (If no, explain in Remarks.)

Are Vegetation ✓, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓ No ____	Is the Sampled Area within a Wetland? Yes ✓ No ____
Hydric Soil Present?	Yes ✓ No ____	
Wetland Hydrology Present?	Yes ✓ No ____	

Remarks: Pasture w/ dense taller emergent veg. Area mowed during dry season.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: ____)			
1. Phalaris arundinacea	100	✓	FACW
2. Juncus effusus	5		FACW
3. Agrostis tenuis	1		FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	= Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species ____	x 1 = ____
FACW species ____	x 2 = ____
FAC species ____	x 3 = ____
FACU species ____	x 4 = ____
UPL species ____	x 5 = ____
Column Totals: ____ (A)	____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- ___ 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ 5 - Wetland Non-Vascular Plants[1]
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No ____

Remarks: Dominance test met. Area disturbed by mowing

SOIL

Sampling Point: SPA-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 3/1						Sd Slt	lm
6-16	2.5YR 3/1	95	10YR 6/4	5	C	M	Sd lm	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Derk Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Derk Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✓ No ___

Remarks: Redox and low chroma mut.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Weter (A1)
- ✓ High Weter Table (A2)
- ✓ Seturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Selt Crust (B11)
- ___ Aquatic Invertebretes (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction In Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Petterns (B10)
- ___ Dry-Season Weter Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ✓ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surfece Weter Present? Yes ___ No ___ Depth (inches): _____

Water Teble Present? Yes ✓ No ___ Depth (inches): 2

Saturation Present? (includes capillary fringe) Yes ___ No ___ Depth (inches): _____

Wetland Hydrology Present? Yes ✓ No ___

Describe Recorded Dete (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Standing water @ 2 inches.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: East Village City/County: Mount Vernon Sampling Date: 12/28/24

Applicant/Owner: Samish Bay State: WA Sampling Point: SPA-2

Investigator(s): M. Merkelbach. Section, Township, Range: _____

Landform (hillslope, terrace, etc.): pasture Local relief (concave, convex, none): convex Slope (%): 4

Subregion (LRR): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: upland.

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation ✓, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No _____	**Is the Sampled Area within a Wetland?** Yes _____ No ✓
Hydric Soil Present?	Yes _____	No ✓	
Wetland Hydrology Present?	Yes _____	No ✓	

Remarks: Pasture area - sloped, Area mowed during dry season.

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1. Agrostis tenuis	30	✓	FAC
2. Holcus lanatus	30	✓	FAC
3. Phalaris arundinacea	20	✓	FACW
4. Dactylis glomerata	<5		FACU
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1. Rubus armeniacus	5	✓	FACU
2.			
	_____ = Total Cover		

% Bare Ground in Herb Stratum _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ 5 - Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No _____

Remarks: Meets dominance test.

SOIL

Sampling Point: SPA-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-7	10 4R 3/2	100				M	Sd SH	
7-16	10 4R 3/2	60	7.5 4R 4/6	40		M	Sd SH	w/ gravels

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks: No hydric features – brown soil

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✗

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: No hydrology.

GREEN EARTH
OPERATIONS

Enclosure 4: Wetland Rating Form

Wetland name or number A

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland A Date of site visit: 12/28/24

Rated by M. Merkelbach Trained by Ecology? ✓ Yes ___ No Date of training 2019

HGM Class used for rating Depressional Wetland has multiple HGM classes? ___ Y X N

NOTE: Form is not complete without the required figures (figures can be combined).

Source of base aerial photo/map _____

OVERALL WETLAND CATEGORY III (based on functions___ or special characteristics___)

1. Category of wetland based on FUNCTIONS

_____ **Category I** – Total score = 23 - 27

_____ **Category II** – Total score = 20 - 22

__✓__ **Category III** – Total score = 16 - 19

_____ **Category IV** – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
	Circle the appropriate ratings			
Site Potential	H M (L)	H (M) L	H (M) L	
Landscape Potential	(H) M L	H (M) L	H M (L)	
Value	(H) M L	H (M) L	(H) M L	TOTAL
Score Based on Ratings	7	6	6	19

Score for each function based on three ratings (order of ratings is not important)

9 = H, H, H
8 = H, H, M
7 = H, H, L
7 = H, M, M
6 = H, M, L
6 = M, M, M
5 = H, L, L
5 = M, M, L
4 = M, L, L
3 = L, L, L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	✓

Wetland name or number A

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	A1
Hydroperiods	D 1.4, H 1.2	A1
Location of outlet *(can be added to map of hydroperiods)*	D 1.1, D 4.1	A1
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	D 2.2, D 5.2	A1
Map of the contributing basin	D 4.3, D 5.3	A1
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and total habitat	H 2.1, H 2.2, H 2.3	A2
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	2
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	1

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream *(can be added to another figure)*	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and total habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland *(can be added to another figure)*	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and total habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of **dense** trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of **dense, rigid** trees, shrubs, and herbaceous plants *(can be added to figure above)*	S 4.1	
Boundary of 150 ft buffer (can be added to another figure)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and total habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

Wetland name or number _____

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

   NO – go to 2 **YES** – the wetland class is **Tidal Fringe** – go to 1.1

   1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

   NO – Saltwater Tidal Fringe (Estuarine) **YES – Freshwater Tidal Fringe**

   If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe, it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.

2. The entire wetland unit is flat, and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

   NO – go to 3 **YES** – The wetland class is **Flats**

   If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.

3. Does the entire wetland unit **meet all** of the following criteria?

   ___The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size,

   ___At least 30% of the open water area is deeper than 6.6 ft (2 m).

   NO – go to 4 **YES** – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

   ____The wetland is on a slope (slope can be very gradual),

   ____The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheet flow, or in a swale without distinct banks,

   ____The water leaves the wetland **without being impounded**.

   NO – go to 5 **YES** – The wetland class is **Slope**

   NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

Wetland name or number A

5. Does the entire wetland unit **meet all** of the following criteria?
   ____The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,
   ____The overbank flooding occurs at least once every 2 years.

   (NO) – go to 6 **YES** – The wetland class is **Riverine**
   NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? This means that any outlet, if present, is higher than the interior of the wetland.

   NO – go to 7 (YES) – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched but has no obvious natural outlet.

   NO – go to 8 **YES** – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

   NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0. Does the site have the potential to improve water quality?	
D 1.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1	2
D 1.2. The soil 2 in. below the surface (or duff layer) is true clay or true organic *(use NRCS definitions).* Yes = 4 No = 0	0
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed plants > 95% of area points = 5 Wetland has persistent, ungrazed plants > ½ of area points = 3 Wetland has persistent, ungrazed plants ≥ 1/10 of area — mowed field points = 1 Wetland has persistent, ungrazed plants < 1/10 of area points = 0	1
D 1.4. Characteristics of seasonal ponding or inundation: *This is the area that is ponded for at least 2 months. See description in manual.* Area seasonally ponded is > ½ total area of wetland points = 4 Area seasonally ponded is ≥ ¼ total area of wetland ✓ - see hydroperiod points = 2 Area seasonally ponded is < ¼ total area of wetland points = 0	2
Total for D 1 Add the points in the boxes above	5

Rating of Site Potential If score is: ___**12-16 = H** ___**6-11 = M** ✓**0-5 = L** *Record the rating on the first page*

D 2.0. Does the landscape have the potential to support the water quality function of the site?	
D 2.1. Does the wetland unit receive stormwater discharges? Yes = 1 No = 0	1
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? Yes = 1 No = 0	1
D 2.3. Are there septic systems within 250 ft of the wetland? Yes = 1 No = 0	1
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source_____ Yes = 1 No = 0	0
Total for D 2 Add the points in the boxes above	3

Rating of Landscape Potential If score is: ✓**3 or 4 = H** ___**1 or 2 = M** ___**0 = L** *Record the rating on the first page*

D 3.0. Is the water quality improvement provided by the site valuable to society?	
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list? Yes = 1 No = 0	0
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list? Yes = 1 No = 0	0
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality? (Answer YES if there is a TMDL in development or in effect for the basin in which the unit is found.) Yes = 2 No = 0	2
Total for D 3 Add the points in the boxes above	2

Rating of Value If score is: ✓**2-4 = H** ___**1 = M** ___**0 = L** *Record the rating on the first page*

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS

Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation

D 4.0. Does the site have the potential to reduce flooding and erosion?

D 4.1. Characteristics of surface water outflows from the wetland: — **2**

- Wetland is a depression or flat depression with no surface water leaving it (no outlet) — points = 4
- Wetland has an intermittently flowing stream/ditch, OR highly constricted permanently flowing outlet — points = 2
- Wetland is a flat depression (question 7 on key), whose outlet is a permanently flowing ditch — points = 1
- Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing — points = 0

D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part. — **1**

- Marks of ponding are 3 ft or more above the surface or bottom of outlet — points = 7
- Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet — points = 5
- Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet — points = 3
- The wetland is a "headwater" wetland — points = 3
- Wetland is flat but has small depressions on the surface that trap water — points = 1 (– shallow standing water)
- Marks of ponding less than 0.5 ft (6 in) — points = 0

D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the area of the wetland unit itself. — **3**

- The area of the basin is less than 10 times the area of the unit — points = 5
- The area of the basin is 10 to 100 times the area of the unit — points = 3
- The area of the basin is more than 100 times the area of the unit — points = 0
- Entire wetland is in the Flats class — points = 5

Total for D 4 — Add the points in the boxes above — **6**

Rating of Site Potential If score is: __**12-16 = H** ✓**6-11 = M** ___**0-5 = L** *Record the rating on the first page*

D 5.0. Does the landscape have the potential to support hydrologic functions of the site?

D 5.1. Does the wetland receive stormwater discharges?	Yes = 1 No = 0	1
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff?	Yes = 1 No = 0	1
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)?	Yes = 1 No = 0	0
Total for D 5	Add the points in the boxes above	2

Rating of Landscape Potential If score is: __**3 = H** ✓**1 or 2 = M** ___**0 = L** *Record the rating on the first page*

D 6.0. Are the hydrologic functions provided by the site valuable to society?

D 6.1. Is the unit in a landscape that has flooding problems? Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met. — **1**

The wetland captures surface water that would otherwise flow downgradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds):

- Flooding occurs in a sub-basin that is immediately downgradient of unit. — points = 2
- Surface flooding problems are in a sub-basin farther downgradient. — points = 1
- Flooding from groundwater is an issue in the sub-basin. — points = 1
- The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. *Explain why* _____ — points = 0
- There are no problems with flooding downstream of the wetland. — points = 0

D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?	Yes = 2 No = 0	0
Total for D 6	Add the points in the boxes above	1

Rating of Value If score is: __**2-4 = H** ✓**1 = M** ___**0 = L** *Record the rating on the first page*

Wetland name or number _____

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac if the unit is at least 2.5 ac, or more than 10% of the unit if it is smaller than 2.5 ac.

___Aquatic bed	4 structures or more: points = 4
✓ Emergent	3 structures: points = 2
✓ Scrub-shrub (areas where shrubs have > 30% cover)	2 structures: points = 1
___Forested (areas where trees have > 30% cover)	1 structure: points = 0

If the unit has a Forested class, check if:

___The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/groundcover) that each cover 20% within the Forested polygon

1

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland if the unit is < 2.5 ac, or ¼ ac if the unit is at least 2.5 ac to count (see text for descriptions of hydroperiods).

___Permanently flooded or inundated	4 or more types present: points = 3
✓ Seasonally flooded or inundated	3 types present: points = 2
___Occasionally flooded or inundated	2 types present: points = 1
✓ Saturated only	1 type present: points = 0
___Permanently flowing stream or river in, or adjacent to, the wetland	
___Intermittently or seasonally flowing stream in, or adjacent to, the wetland	
___**Lake Fringe wetland**	**2 points**
___**Freshwater tidal wetland**	**2 points**

1

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft^2.

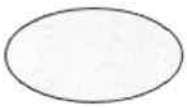
Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. **Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canada thistle**

If you counted: > 19 species	points = 2
5 - 19 species	points = 1
< 5 species	points = 0

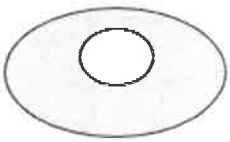
1

H 1.4. Interspersion of habitats

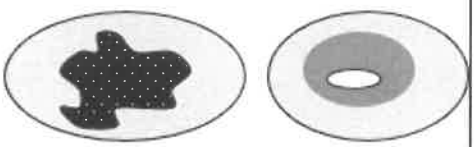
Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. If you have four or more plant classes or three classes and open water, the rating is always high.



None = 0 points

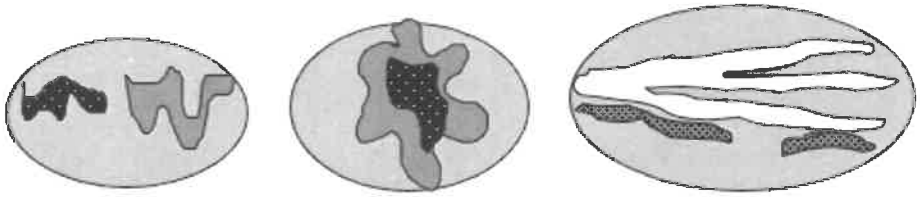


Low = 1 point



Moderate = 2 points

All three diagrams in this row are **High** = 3 points



2

Wetland name or number A

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. The number of checks is the number of points. X Large, downed, woody debris within the wetland (> 4 in. diameter and 6 ft long). X Standing snags (dbh > 4 in.) within the wetland ___ Undercut banks are present for at least 6.6 ft (2 m) **and/or** overhanging plants extend at least 3.3 ft (1 m) over open water or a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ___ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (cut shrubs or trees that have not yet weathered where wood is exposed) X At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (structures for egg-laying by amphibians) ___ Invasive plants cover less than 25% of the wetland area in every stratum of plants (see H 1.1 above for the list of strata and H 1.5 in the manual for the list of aggressive plant species)	3
Total for H 1 — Add the points in the boxes above	8

Rating of Site Potential If score is: ___**15-18 = H** ✓**7-14 = M** ___**0-6 = L** *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?	
H 2.1. Accessible habitat (include only habitat polygons accessible from the wetland. *Calculate:* % relatively undisturbed habitat 4 + [(% moderate and low intensity land uses)/2] 7.5 = _____% Total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon — points = 3 20-33% of 1 km Polygon — points = 2 10-19% of 1 km Polygon — points = 1 < 10% of 1 km Polygon — points = 0	0
H 2.2. Total habitat in 1 km Polygon around the wetland. *Calculate:* % relatively undisturbed habitat 42 + [(% moderate and low intensity land uses)/2] 4 = _____% Total habitat > 50% of Polygon — points = 3 Total habitat 10-50% and in 1-3 patches — points = 2 Total habitat 10-50% and > 3 patches — points = 1 Total habitat < 10% of 1 km Polygon — points = 0	1
H 2.3. Land use intensity in 1 km Polygon: > 50% of 1 km Polygon is high intensity land use — points = (- 2) ≤ 50% of 1 km Polygon is high intensity — points = 0	-2
Total for H 2 — Add the points in the boxes above	-1

Rating of Landscape Potential If score is: ___**4-6 = H** ___**1-3 = M** ✓**< 1 = L** *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?	
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? *Choose only the highest score that applies to the wetland being rated.* Site meets ANY of the following criteria: — points = 2 — It has 3 or more Priority Habitats within 100 m (see next page) — It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) — It is mapped as a location for an individual WDFW Priority Species — It is a Wetland of High Conservation Value as determined by the Department of Natural Resources data — It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 Priority Habitats (listed on next page) within 100 m — points = 1 Site does not meet any of the criteria above — points = 0	2

Rating of Value If score is: ✓**2 = H** ___**1 = M** ___**0 = L** *Record the rating on the first page*

Wetland name or number A

WDFW Priority Habitats

See complete descriptions of Priority Habitats listed by WDFW, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008 (current year, as revised). Priority Habitat and Species List.[133] This list was updated for consistency with guidance from WDFW.

This question is independent of the land use between the wetland unit and the Priority Habitat. All vegetated wetlands are by definition a Priority Habitat but are not included in this list because they are addressed by this rating system.

Count how many of the following Priority Habitats are within 330 ft (100 m) of the wetland unit:

— **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).

☒ **Biodiversity Areas and Corridors**: Areas of habitat that are relatively important to various species of native fish and wildlife. This habitat automatically counts if mapped on the PHS online map within 100m of the wetland. If not mapped, a determination can be made in the field.

— **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.

— **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.

— **Fresh Deepwater:** Lands permanently flooded with freshwater, including environments where surface water is permanent and often deep, so that water, rather than air, is the principal medium within which the dominant organisms live. Substrate does not support emergent vegetation. Do not select if Instream habitat is also present, or if the entire Deepwater feature is included in the wetland unit being rated (such as a pond with a vegetated fringe).

— **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.

☒ **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources. Do not select if Fresh Deepwater habitat is also present.

— **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore.

— **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in. (81 cm) diameter at breast height (dbh) or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in. (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.

[133] http://wdfw.wa.gov/publications/00165/wdfw00165.pdf

Wetland name or number A

— **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important. For single oaks or oak stands <0.4 ha in urban areas, WDFW's Management Recommendations for Oregon White Oak[134] provides more detail for determining if they are Priority Habitats

X **Riparian:** The area adjacent to freshwater aquatic systems with flowing or standing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.

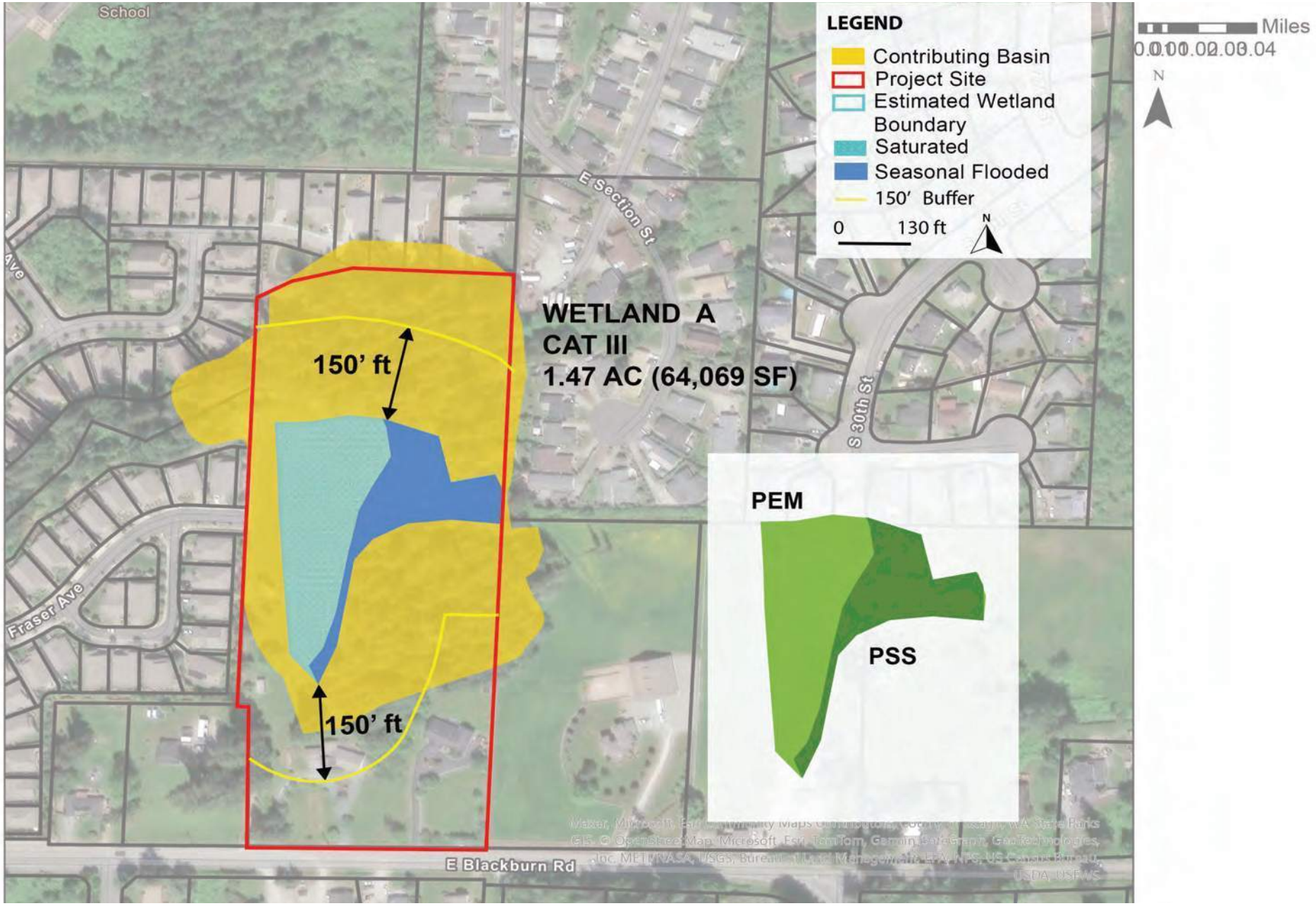
— **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in. (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in. (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

— **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.

— **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie.

[134] https://wdfw.wa.gov/publications/00030/wdfw00030.pdf

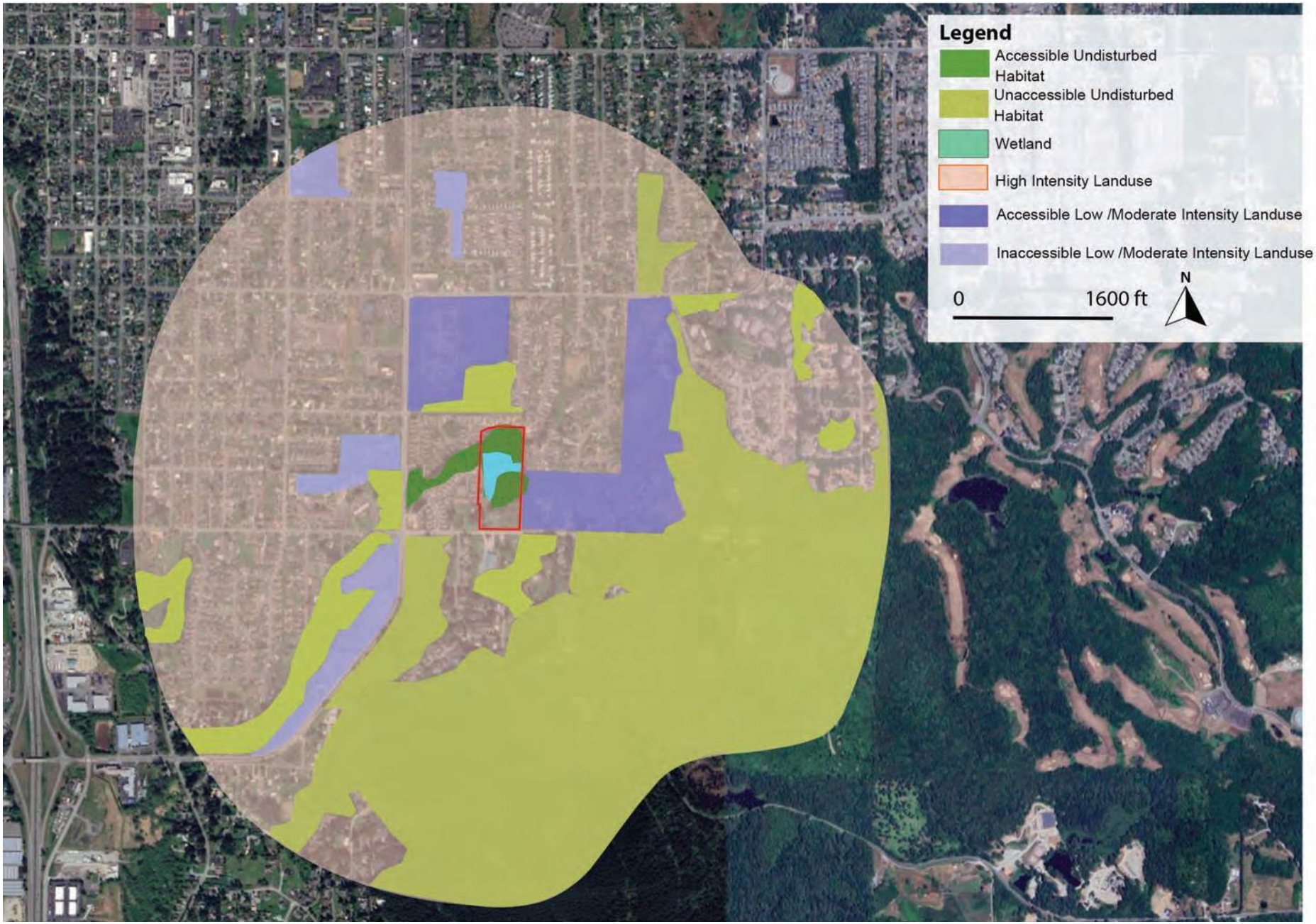
Exhibit 9



GREEN EARTH OPERATIONS

RATING FIGURE A1 (Wetland A)
150' Radius/ Hydroperiod/ Plant Class
East Village, Mukilteo, Skagit County, WA 98275

Exhibit 9



Source: Google Earth Image 2025

GREEN EARTH OPERATIONS

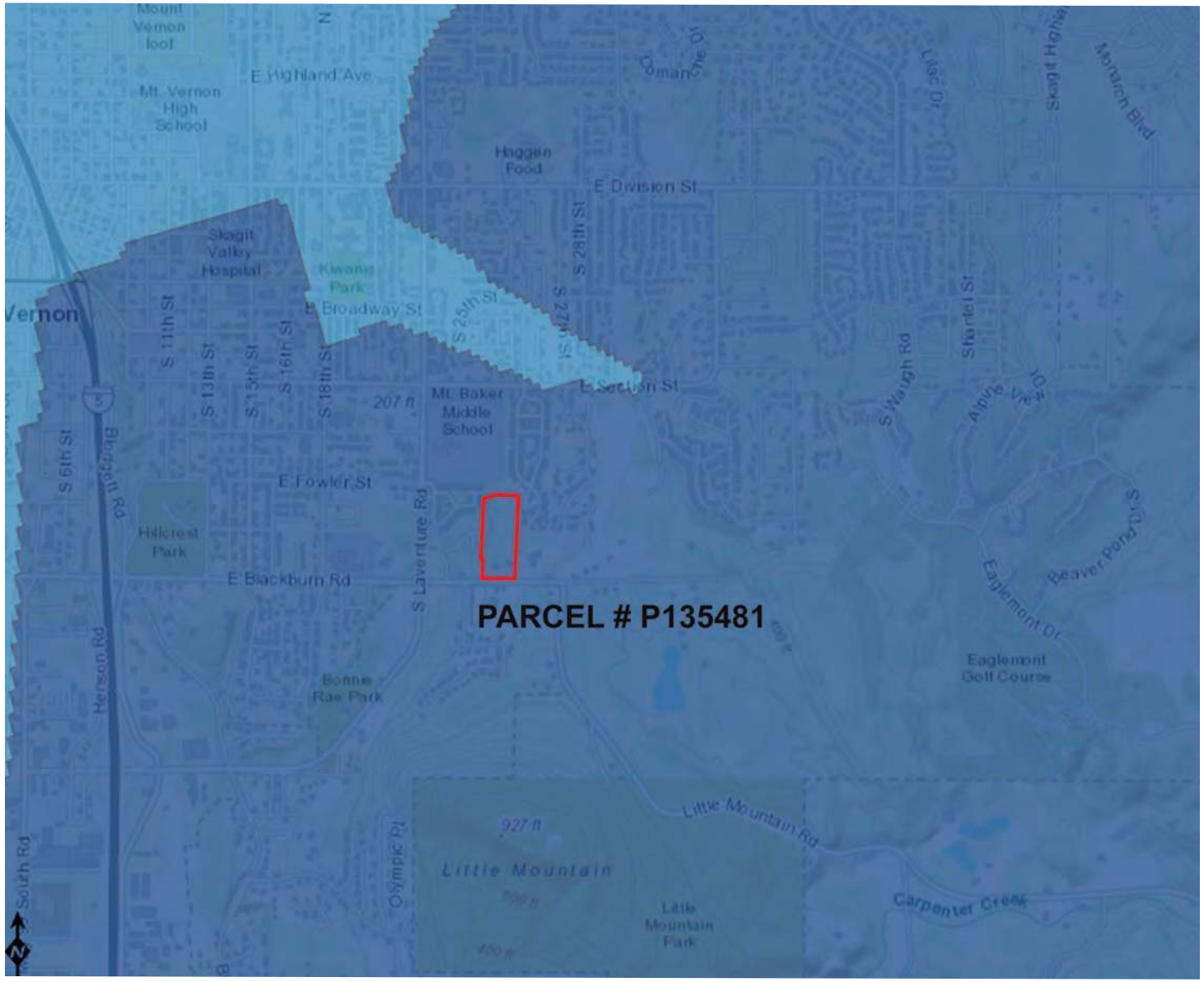
51% High Intensity Landuse
2% Accessible Low / Moderate Intensity Landuse
3% Inaccessible Low/ Moderate Intensity Landuse
39% Unaccessible Undisturbed Habitat
4% Accessible Undisturbed Habitat
1% Wetland
1km Area (Orange cicrle) =39,438,365 Sq ft

RATING FIGURE A2 (Wetland A)

H2.0 HABITAT/LAND USE CALCULATIONS

East Village, Mukilteo, Skagit County, WA 98275

Exhibit 9



WQ Improvement Projects

- TMDL - Approved
- 4B - Approved
- STI - Approved
- ARP - Approved
- TMDL - In Development
- STI - In Development
- ARP - In Development

Project Site

Source: WA Department of Ecology Water Altas Map 2025

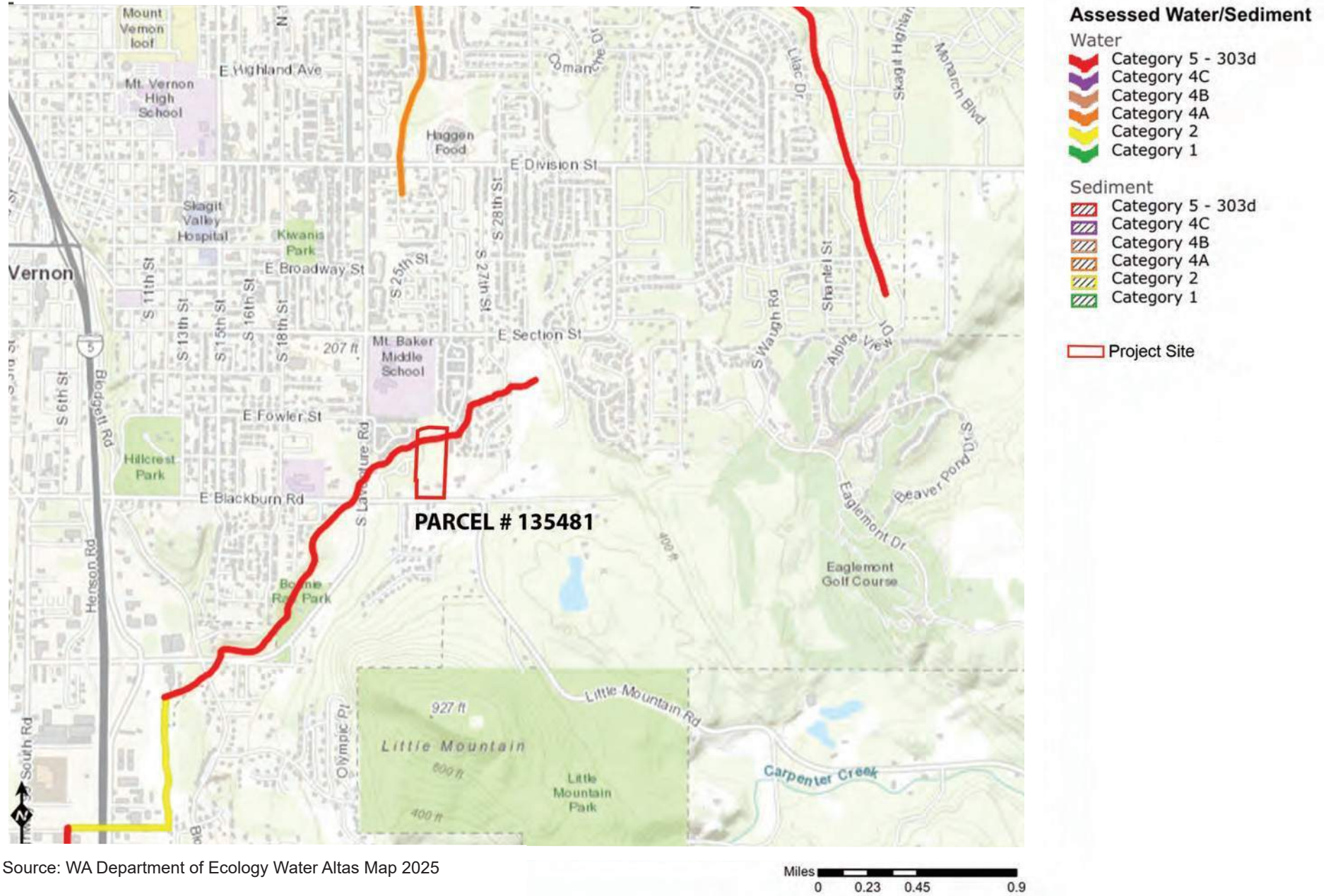
GREEN EARTH OPERATIONS

RATING FIGURE 1

WATER/SEDIMENT ASSESSMENT

East Village, Mukilteo, Skagit County, WA 98275

Exhibit 9



Source: WA Department of Ecology Water Altas Map 2025

GREEN EARTH OPERATIONS

RATING FIGURE 2
WATER QUALITY IMPROVEMENT PROJECTS
East Village, Mukilteo, Skagit County, WA 98275

Appendix B: Hydrologic and Hydraulic Analysis

1. Stormwater Detention Pond WWHM Analysis Results

WWHM2012
PROJECT REPORT

Project Name: Stormwater Detention Pond - 24040
Site Name: SOUTH VILLAGE PLAT
Site Address: 2721 EAST BLACKBURN ROAD
City : MOUNT VERNON, WA
Report Date: 5/5/2025
Gage : Burlington
Data Start : 1948/10/01
Data End : 2009/09/30
Precip Scale: 1.00
Version Date: 2021/08/18
Version : 4.2.18

Low Flow Threshold for POC 1 : 50 Percent of the 2 Year

High Flow Threshold for POC 1: 50 year

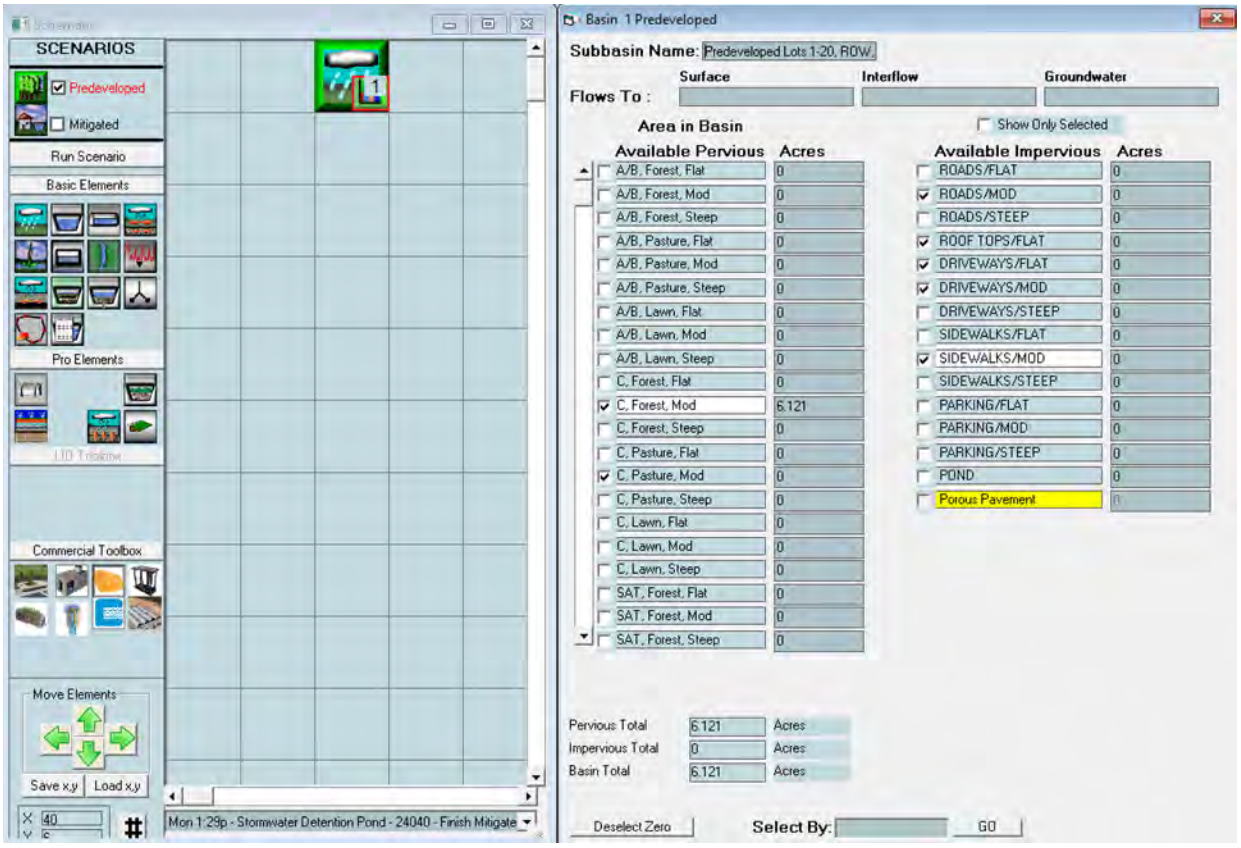
PREDEVELOPED LAND USE

Name : Predeveloped Lots 1-20, ROW, Stormwater Tract, & Landscaping Tracts
Bypass: No

GroundWater: No

Pervious Land Use	acre
C, Forest, Mod	6.121
Pervious Total	6.121

Impervious Land Use	acre
Impervious Total	0
Basin Total	6.121



Element Flows To:
Surface Interflow Groundwater

MITIGATED LAND USE

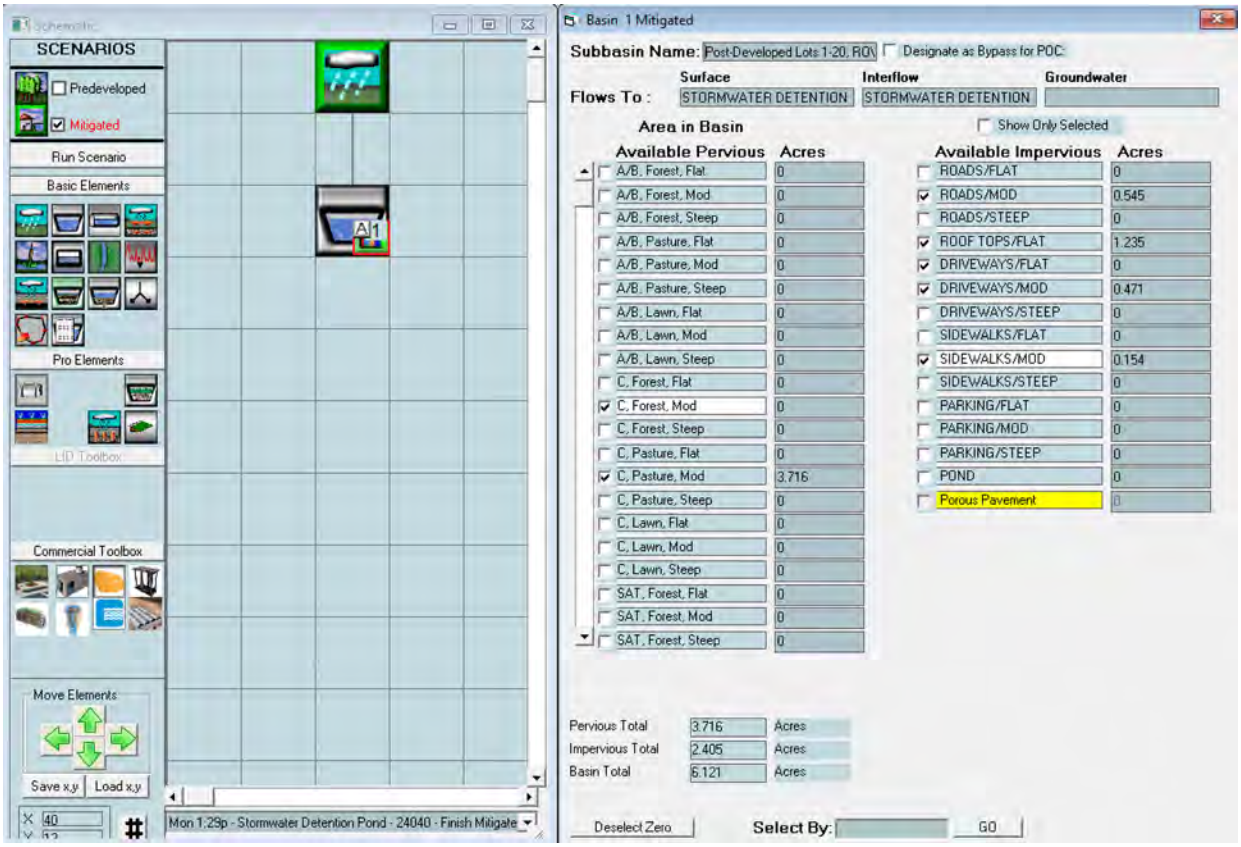
Name : Post-Developed Lots 1-20, ROW, Stormwater Tract, & Landscaping Tracts
Bypass: No

GroundWater: No

Pervious Land Use	acre
C, Pasture, Mod	3.716
Pervious Total	3.716

Impervious Land Use	acre
ROADS MOD	0.545
ROOF TOPS FLAT	1.235
DRIVEWAYS MOD	0.471
SIDEWALKS MOD	0.154
Impervious Total	2.405

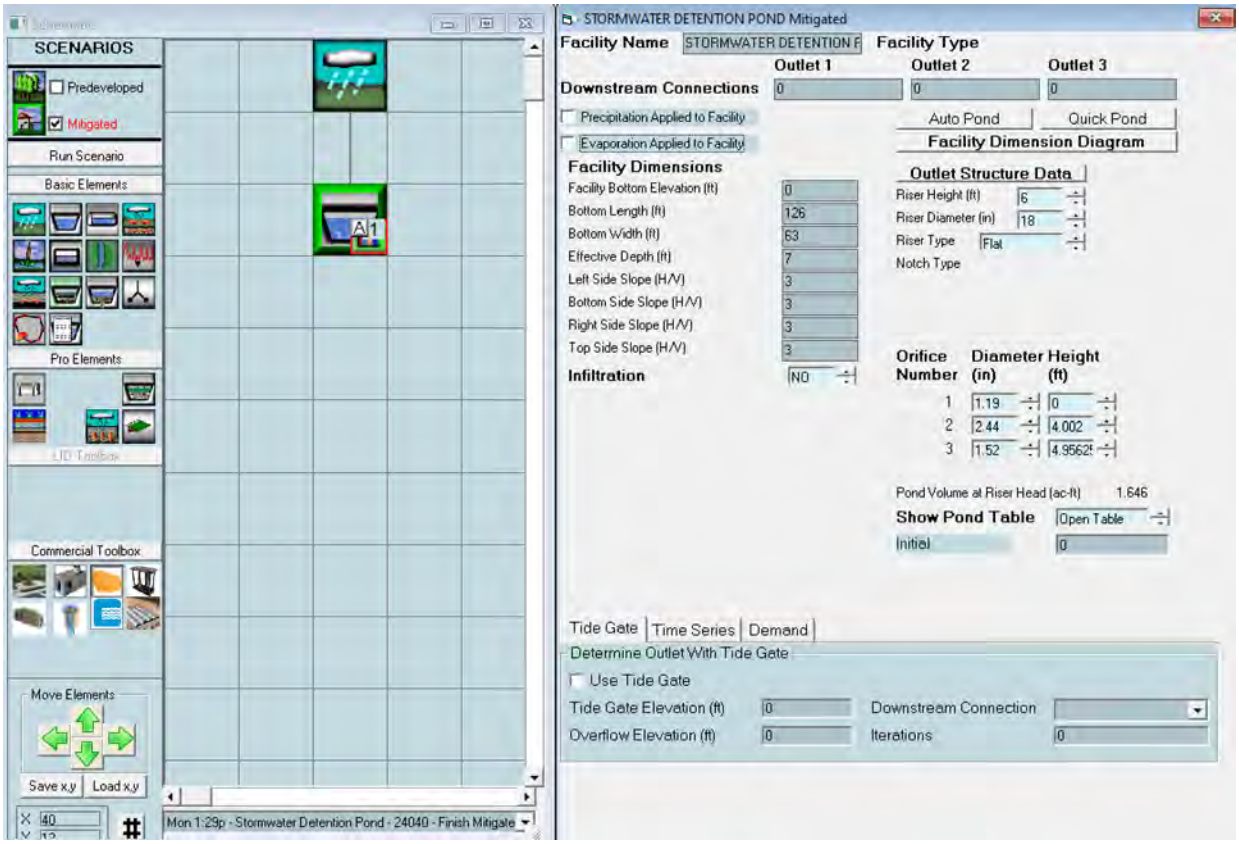
Basin Total **6.121**



Element Flows To:
Surface **Interflow** **Groundwater**
STORMWATER DETENTION POND

Name : STORMWATER DETENTION POND
Bottom Length: 126.00 ft.
Bottom Width: 63.00 ft.
Depth: 7 ft.
Volume at riser head: 1.6461 acre-feet.
Side slope 1: 3 To 1
Side slope 2: 3 To 1
Side slope 3: 3 To 1
Side slope 4: 3 To 1
Discharge Structure
Riser Height: 6 ft.
Riser Diameter: 18 in.
Orifice 1 Diameter: 1.19 in. **Elevation:** 0 ft.
Orifice 2 Diameter: 2.44 in. **Elevation:** 4.002 ft.
Orifice 3 Diameter: 1.52 in. **Elevation:** 4.95625000000003 ft.

Element Flows To:
Outlet 1 Outlet 2



Pond Hydraulic Table

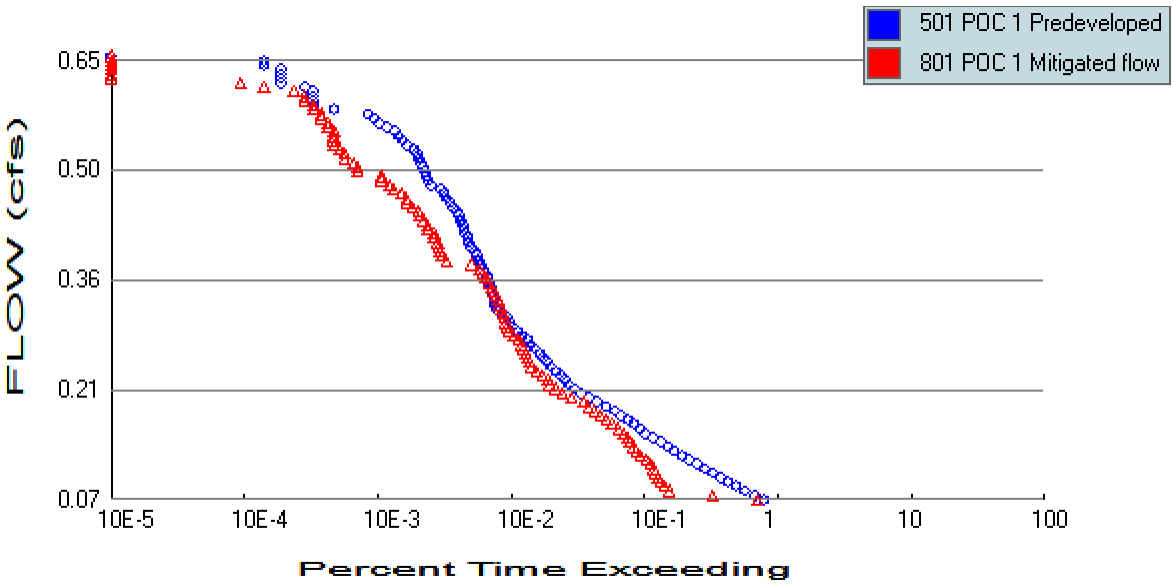
Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.182	0.000	0.000	0.000
0.0778	0.184	0.014	0.010	0.000
0.1556	0.186	0.028	0.015	0.000
0.2333	0.188	0.043	0.018	0.000
0.3111	0.190	0.058	0.021	0.000
0.3889	0.192	0.072	0.024	0.000
0.4667	0.194	0.087	0.026	0.000
0.5444	0.196	0.103	0.028	0.000
0.6222	0.198	0.118	0.030	0.000
0.7000	0.200	0.134	0.032	0.000
0.7778	0.203	0.149	0.033	0.000
0.8556	0.205	0.165	0.035	0.000
0.9333	0.207	0.181	0.037	0.000
1.0111	0.209	0.197	0.038	0.000
1.0889	0.211	0.214	0.040	0.000
1.1667	0.213	0.230	0.041	0.000
1.2444	0.215	0.247	0.042	0.000
1.3222	0.218	0.264	0.044	0.000
1.4000	0.220	0.281	0.045	0.000

1.4778	0.222	0.298	0.046	0.000
1.5556	0.224	0.316	0.047	0.000
1.6333	0.227	0.333	0.049	0.000
1.7111	0.229	0.351	0.050	0.000
1.7889	0.231	0.369	0.051	0.000
1.8667	0.233	0.387	0.052	0.000
1.9444	0.236	0.405	0.053	0.000
2.0222	0.238	0.424	0.054	0.000
2.1000	0.240	0.442	0.055	0.000
2.1778	0.242	0.461	0.056	0.000
2.2556	0.245	0.480	0.057	0.000
2.3333	0.247	0.499	0.058	0.000
2.4111	0.249	0.518	0.059	0.000
2.4889	0.252	0.538	0.060	0.000
2.5667	0.254	0.558	0.061	0.000
2.6444	0.256	0.578	0.062	0.000
2.7222	0.259	0.598	0.063	0.000
2.8000	0.261	0.618	0.064	0.000
2.8778	0.264	0.638	0.065	0.000
2.9556	0.266	0.659	0.066	0.000
3.0333	0.268	0.680	0.066	0.000
3.1111	0.271	0.701	0.067	0.000
3.1889	0.273	0.722	0.068	0.000
3.2667	0.276	0.743	0.069	0.000
3.3444	0.278	0.765	0.070	0.000
3.4222	0.281	0.787	0.071	0.000
3.5000	0.283	0.809	0.071	0.000
3.5778	0.286	0.831	0.072	0.000
3.6556	0.288	0.853	0.073	0.000
3.7333	0.290	0.876	0.074	0.000
3.8111	0.293	0.898	0.075	0.000
3.8889	0.296	0.921	0.075	0.000
3.9667	0.298	0.944	0.076	0.000
4.0444	0.301	0.968	0.110	0.000
4.1222	0.303	0.991	0.134	0.000
4.2000	0.306	1.015	0.150	0.000
4.2778	0.308	1.039	0.164	0.000
4.3556	0.311	1.063	0.176	0.000
4.4333	0.313	1.087	0.187	0.000
4.5111	0.316	1.112	0.196	0.000
4.5889	0.319	1.137	0.206	0.000
4.6667	0.321	1.161	0.214	0.000
4.7444	0.324	1.187	0.222	0.000
4.8222	0.327	1.212	0.230	0.000
4.9000	0.329	1.237	0.238	0.000
4.9778	0.332	1.263	0.254	0.000
5.0556	0.335	1.289	0.272	0.000
5.1333	0.337	1.315	0.285	0.000
5.2111	0.340	1.342	0.297	0.000
5.2889	0.343	1.368	0.307	0.000
5.3667	0.345	1.395	0.317	0.000
5.4444	0.348	1.422	0.327	0.000
5.5222	0.351	1.449	0.336	0.000
5.6000	0.353	1.477	0.345	0.000
5.6778	0.356	1.504	0.354	0.000

5.7556	0.359	1.532	0.362	0.000
5.8333	0.362	1.560	0.370	0.000
5.9111	0.365	1.588	0.377	0.000
5.9889	0.367	1.617	0.385	0.000
6.0667	0.370	1.646	0.666	0.000
6.1444	0.373	1.675	1.269	0.000
6.2222	0.376	1.704	2.044	0.000
6.3000	0.379	1.733	2.915	0.000
6.3778	0.381	1.763	3.807	0.000
6.4556	0.384	1.793	4.643	0.000
6.5333	0.387	1.823	5.358	0.000
6.6111	0.390	1.853	5.908	0.000
6.6889	0.393	1.883	6.295	0.000
6.7667	0.396	1.914	6.658	0.000
6.8444	0.399	1.945	6.971	0.000
6.9222	0.402	1.976	7.270	0.000
7.0000	0.405	2.007	7.557	0.000
7.0778	0.407	2.039	7.834	0.000

ANALYSIS RESULTS

Stream Protection Duration



Predeveloped Landuse Totals for POC #1
Total Pervious Area:6.121
Total Impervious Area:0

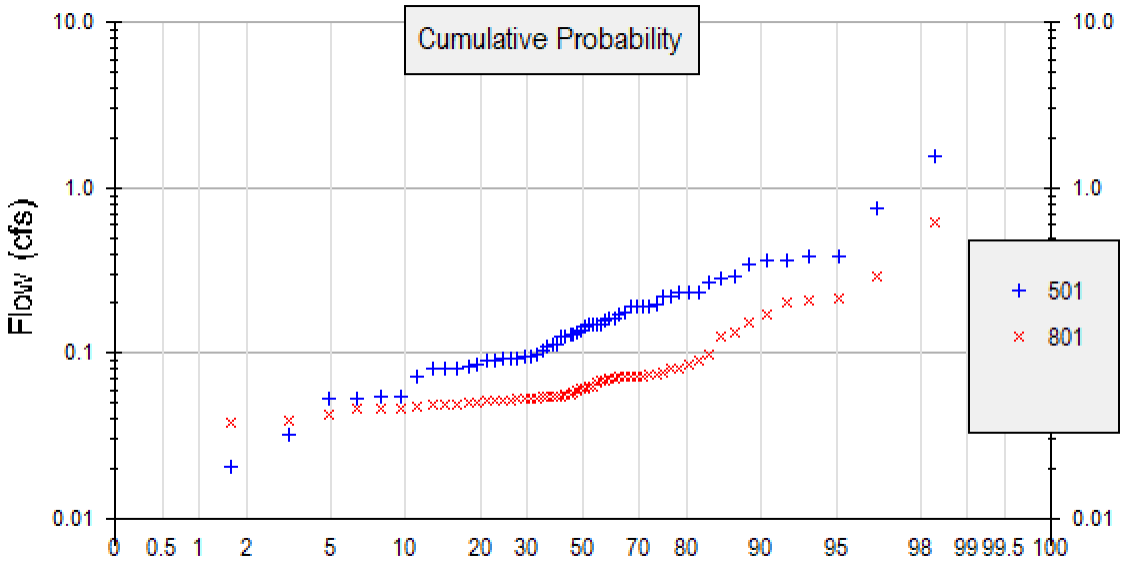
Mitigated Landuse Totals for POC #1
Total Pervious Area:3.716
Total Impervious Area:2.405

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	Flow(cfs)
2 year	0.137389
5 year	0.25953
10 year	0.361894
25 year	0.515895
50 year	0.648681
100 year	0.797083

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	Flow(cfs)
2 year	0.06579
5 year	0.106416
10 year	0.142716
25 year	0.201781
50 year	0.257162
100 year	0.323989



Stream Protection Duration
Annual Peaks for Predeveloped and Mitigated. POC #1

Year	Predeveloped	Mitigated
1949	0.383	0.132
1950	0.220	0.172
1951	0.381	0.072
1952	0.172	0.070
1953	0.156	0.061
1954	0.193	0.059
1955	0.126	0.053
1956	0.096	0.053
1957	0.191	0.070
1958	0.131	0.046
1959	0.192	0.074

1960	0.137	0.080
1961	0.094	0.063
1962	0.021	0.052
1963	0.095	0.048
1964	0.092	0.049
1965	0.175	0.084
1966	0.090	0.046
1967	0.113	0.053
1968	0.234	0.097
1969	0.081	0.054
1970	0.052	0.042
1971	0.230	0.207
1972	0.110	0.054
1973	0.129	0.069
1974	0.218	0.153
1975	0.752	0.624
1976	0.085	0.061
1977	0.099	0.052
1978	0.151	0.068
1979	0.081	0.048
1980	0.192	0.076
1981	0.111	0.052
1982	0.270	0.126
1983	0.161	0.081
1984	0.363	0.090
1985	0.055	0.046
1986	0.164	0.072
1987	0.149	0.073
1988	0.291	0.057
1989	0.071	0.050
1990	0.200	0.216
1991	0.287	0.289
1992	0.133	0.054
1993	0.128	0.056
1994	0.032	0.039
1995	0.052	0.051
1996	0.363	0.053
1997	1.536	0.073
1998	0.150	0.055
1999	0.082	0.049
2000	0.055	0.038
2001	0.016	0.037
2002	0.105	0.062
2003	0.081	0.052
2004	0.147	0.072
2005	0.091	0.057
2006	0.236	0.073
2007	0.151	0.065
2008	0.347	0.204
2009	0.092	0.054

Stream Protection Duration
Ranked Annual Peaks for Predeveloped and Mitigated. POC #1

Rank	Predeveloped	Mitigated

1	1.5359	0.6240
2	0.7516	0.2892
3	0.3827	0.2163
4	0.3814	0.2070
5	0.3633	0.2036
6	0.3628	0.1720
7	0.3471	0.1527
8	0.2908	0.1318
9	0.2872	0.1257
10	0.2705	0.0973
11	0.2360	0.0900
12	0.2341	0.0842
13	0.2300	0.0806
14	0.2203	0.0803
15	0.2184	0.0763
16	0.1996	0.0745
17	0.1931	0.0732
18	0.1922	0.0730
19	0.1918	0.0728
20	0.1913	0.0724
21	0.1752	0.0723
22	0.1718	0.0718
23	0.1641	0.0699
24	0.1611	0.0697
25	0.1558	0.0686
26	0.1509	0.0679
27	0.1508	0.0655
28	0.1504	0.0633
29	0.1495	0.0624
30	0.1468	0.0611
31	0.1371	0.0605
32	0.1325	0.0587
33	0.1310	0.0571
34	0.1294	0.0568
35	0.1276	0.0561
36	0.1259	0.0550
37	0.1130	0.0543
38	0.1112	0.0542
39	0.1105	0.0540
40	0.1048	0.0538
41	0.0992	0.0533
42	0.0963	0.0533
43	0.0951	0.0532
44	0.0938	0.0526
45	0.0917	0.0517
46	0.0915	0.0517
47	0.0907	0.0517
48	0.0897	0.0517
49	0.0853	0.0508
50	0.0818	0.0502
51	0.0811	0.0491
52	0.0811	0.0486
53	0.0811	0.0481
54	0.0712	0.0476
55	0.0548	0.0464

56	0.0548	0.0463
57	0.0524	0.0459
58	0.0524	0.0425
59	0.0318	0.0388
60	0.0205	0.0382
61	0.0162	0.0370

Stream Protection Duration
POC #1
The Facility PASSED

The Facility PASSED.

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.0687	16880	14893	88	Pass
0.0746	14253	6896	48	Pass
0.0804	12068	3260	27	Pass
0.0863	10346	3031	29	Pass
0.0921	9032	2819	31	Pass
0.0980	8031	2701	33	Pass
0.1038	6960	2594	37	Pass
0.1097	6053	2502	41	Pass
0.1156	5253	2366	45	Pass
0.1214	4596	2212	48	Pass
0.1273	4053	1997	49	Pass
0.1331	3568	1872	52	Pass
0.1390	3215	1772	55	Pass
0.1449	2849	1668	58	Pass
0.1507	2466	1580	64	Pass
0.1566	2169	1480	68	Pass
0.1624	1981	1370	69	Pass
0.1683	1783	1217	68	Pass
0.1741	1596	1111	69	Pass
0.1800	1425	1006	70	Pass
0.1859	1290	906	70	Pass
0.1917	1099	813	73	Pass
0.1976	946	739	78	Pass
0.2034	818	603	73	Pass
0.2093	717	519	72	Pass
0.2152	648	465	71	Pass
0.2210	579	418	72	Pass
0.2269	543	403	74	Pass
0.2327	501	366	73	Pass
0.2386	462	330	71	Pass
0.2444	427	303	70	Pass
0.2503	396	293	73	Pass
0.2562	372	281	75	Pass
0.2620	350	272	77	Pass
0.2679	323	266	82	Pass
0.2737	303	255	84	Pass
0.2796	285	243	85	Pass
0.2855	256	221	86	Pass
0.2913	239	205	85	Pass
0.2972	221	199	90	Pass

0.3030	209	195	93	Pass
0.3089	198	191	96	Pass
0.3147	182	186	102	Pass
0.3206	167	180	107	Pass
0.3265	161	175	108	Pass
0.3323	159	169	106	Pass
0.3382	156	164	105	Pass
0.3440	154	158	102	Pass
0.3499	151	152	100	Pass
0.3558	145	145	100	Pass
0.3616	143	138	96	Pass
0.3675	137	131	95	Pass
0.3733	130	123	94	Pass
0.3792	127	109	85	Pass
0.3851	121	70	57	Pass
0.3909	119	64	53	Pass
0.3968	113	62	54	Pass
0.4026	106	61	57	Pass
0.4085	104	60	57	Pass
0.4143	101	56	55	Pass
0.4202	96	56	58	Pass
0.4261	94	51	54	Pass
0.4319	92	50	54	Pass
0.4378	90	47	52	Pass
0.4436	86	44	51	Pass
0.4495	83	43	51	Pass
0.4554	78	39	50	Pass
0.4612	74	36	48	Pass
0.4671	70	35	50	Pass
0.4729	67	32	47	Pass
0.4788	64	28	43	Pass
0.4846	54	26	48	Pass
0.4905	51	23	45	Pass
0.4964	49	23	46	Pass
0.5022	48	15	31	Pass
0.5081	46	15	32	Pass
0.5139	45	14	31	Pass
0.5198	43	12	27	Pass
0.5257	42	12	28	Pass
0.5315	40	11	27	Pass
0.5374	35	10	28	Pass
0.5432	33	10	30	Pass
0.5491	31	10	32	Pass
0.5549	29	10	34	Pass
0.5608	25	9	36	Pass
0.5667	22	9	40	Pass
0.5725	20	8	40	Pass
0.5784	18	8	44	Pass
0.5842	10	7	70	Pass
0.5901	7	7	100	Pass
0.5960	7	6	85	Pass
0.6018	7	6	85	Pass
0.6077	7	5	71	Pass
0.6135	6	3	50	Pass
0.6194	4	2	50	Pass

0.6252	4	0	0	Pass
0.6311	4	0	0	Pass
0.6370	4	0	0	Pass
0.6428	3	0	0	Pass
0.6487	3	0	0	Pass

LID Report

LID Technique	Used for Treatment?	Total Volume Needs Treatment (ac-ft)	Volume Through Facility (ac-ft)	Infiltration Volume (ac-ft.)	Cumulative Volume Infiltration Credit	Percent Water Quality Treated	Percent Water Quality	Comment
STORMWATER DETENTION POND POC	N	430.25			N	0.00		
Total Volume Infiltrated		430.25	0.00	0.00		0.00		
0.00	0%	No Treat. Credit						

Compliance with LID Standard 8

Duration Analysis Result = Passed

Perlnd and Implnd Changes

No changes have been made.

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Appendix C: South Village Plat Documents

1. Glenmoor Preliminary Plat
   Northwest Surveying & GPS / Axe Engineering Services

2. South Village Plat Preliminary Civil Construction Plans
   Axe Engineering Services

SOUTH VILLAGE LONG PLAT

A PORTION OF THE EAST 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M. WITHIN THE CITY OF MOUNT VERNON, WASHINGTON

LAND USE:

- PRESENT: RESIDENTIAL PROPERTY WITH 2 EXISTING SINGLE FAMILY RESIDENCES
- PROPOSED: 20 LOT SUBDIVISION PRESERVING ONE EXISTING SINGLE FAMILY RESIDENCE
- ZONING: SINGLE FAMILY RESIDENTIAL (R-1,4.0)
- COMPREHENSIVE PLAN DESIGNATION: SINGLE-FAMILY MEDIUM DENSITY (SF-MED)

LEGAL DESCRIPTION:

THAT PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 34 NORTH. RANGE 4 EAST. W.M.. DESCRIBED AS FOLLOWS:

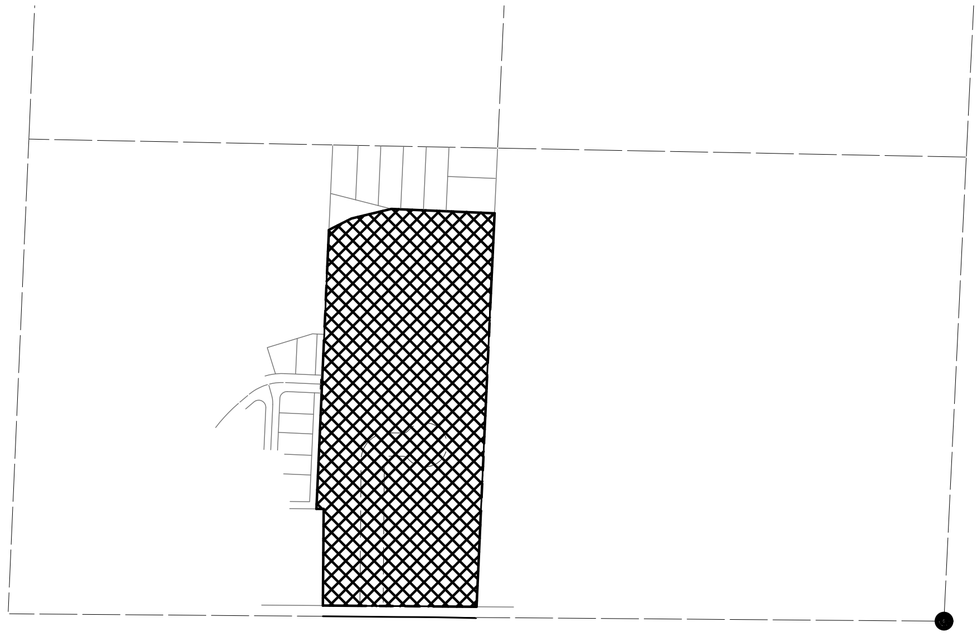
BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION: THENCE NORTH 0°54'33" EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 30.02 TO A POINT ON THE NORTH LINE OF BLACKBURN ROAD, AND WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE CONTINUING NORTH 0°54'33" EAST ALONG THE EAST LINE OF SAID SUBDIVISION OF 1,284.15 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION. THENCE SOUTH 89°22'21" WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 461.22 FEET TO A POINT THAT BEARS NORTH 89°22'21" EAST A DISTANCE OF 194.40 FEET FROM THE NORTHWEST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 0°50'47" WEST, PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 1,019.12 FEET TO A POINT ON THE NORTH LINE OF THAT TRACT CONVEYED TO ROBERT B LINDBLOOM, ET UX, BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 573266: THENCE, NORTH 88°43'35" EAST ALONG THE NORTH LING OF SAID LINDBLOOM TRACT, A DISTANCE OF 20.02 FEET TO THE NORTHEAST CORNER OF SAID LINDBLOOM TRACT: THENCE SOUTH 1°16'25" EAST ALONG LINE OF SAID LINDBLOOM TRACT, A DISTANCE OF 270.00 FEET TO A POINT ON THE NORTH LINE OF BLACKBURN ROAD;

THENCE NORTH 88°43'35" EAST ALONG THE NORTH LINE OF BLACKBURN ROAD PARALLEL WITH, AND 30.00 FEET NORTH OF, WHEN MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 429.95 FEET TO THE TRUE POINT OF BEGINNING

SITUATE IN THE CITY OF MOUNT VERNON, COUNT OF SKAGIT. STATE OF WASHINGTON.



SOURCE OF WATER:

SKAGIT PUD NO. 1

METHOD OF SEWAGE DISPOSAL:

CITY OF MOUNT VERNON

METHOD OF SURFACE WATER DISPOSAL:

ON SITE DETENTION AND TREATMENT

OWNER:

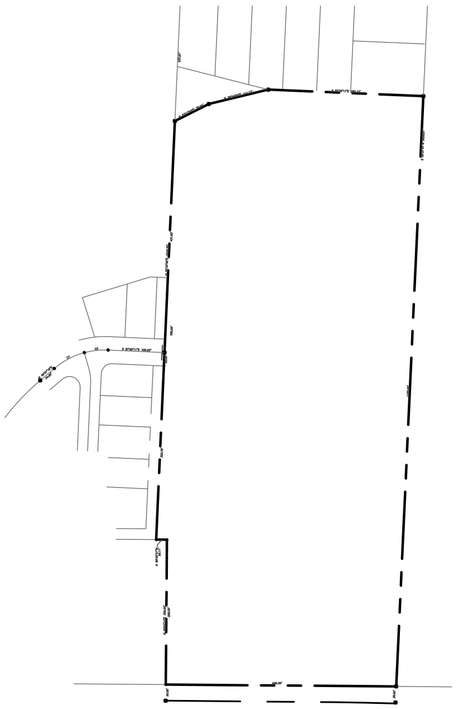
MARGARET WALLACE
2601 E BLACKBURN ROAD
MOUNT VERNON, WA 98274

ENGINEER:

ERIN RUSSELL, PE
AXE ENGINEERING SERVICES, LLC
851 COHO WAY STE 306
BELLINGHAM, WA 98225
(360) 922-0549

SURVEYOR:

JEROMY DEMEYER
NORTHWEST SURVEYING & GPS
407 5TH ST.
LYNDEN, WA 98264
(360)354-1950



NOTES:

- THE STORMWATER FACILITIES WITHIN THE STORMWATER TRACT WILL BE OWNED AND MAINTAINED BY THE CITY AFTER THE CITY ACCEPTS THIS INFRASTRUCTURE. THE HOA WILL BE RESPONSIBLE FOR MAINTAINING THE FENCE AND LANDSCAPING REQUIRED AROUND THE OUTSIDE OF THE STORMWATER FACILITY.
- THE HOA WILL BE RESPONSIBLE FOR THE MONITORING AND MAINTENANCE OF THE NGPA AND THE STREET TREES LOCATED WITHIN THE PLANTER STRIPS OF THE PROPOSED PUBLIC ROAD.
- THE HOA WILL BE RESPONSIBLE FOR THE FORESTED BUFFER AND ITS ASSOCIATED MONITORING AND MAINTENANCE.

DENSITY CALCULATIONS:

	ACRES & SQUARE FOOTAGE:	PERCENTAGE:
OVERALL PARCEL AREA:	498,345 SF (11.44 AC)	100.00%
PUBLIC RIGHT OF WAY:	36,243 SF (0.83 AC)	7.27%
TOTAL LOT AREA:	205,152 SF (4.71 AC)	41.17%
AVERAGE LOT SIZE:	10,258 SF (0.24 AC)	2.06%
STORMWATER POND / LANDSCAPING & UTILITY TRACTS:	25,669 SF (0.589 AC)	5.15%
NGPA	231,214 SF (5.31 AC)	46.40%

SHEET INDEX:

1. COVER SHEET
2. EXISTING CONDITIONS
3. PLAT OVERVIEW
4. LOT & TRACT DIMENSIONS
5. LOT & TRACT DIMENSIONS
6. LOT & TRACT DIMENSIONS
7. LOT & TRACT DIMENSIONS
8. LOT & TRACT DIMENSIONS
9. LOT & TRACT DIMENSIONS
10. LOT & TRACT DIMENSIONS
11. LOT & TRACT DIMENSIONS

AUDITOR'S CERTIFICATE

Filed for record this ____ day of ____, 20____ at _____

in official records under Auditor's File Number

_____

at the request of _____

_____

County Auditor

AXE ENGINEERING SERVICES, LLC
"CUTTING THROUGH PROJECT BARRIERS"
851 COHO WAY #306
BELLINGHAM, WA 98225
360 - 922 - 0549
www.axeengineering.com

JEROMY M. DEMEYER — STATE OF WASHINGTON — 50982 — REGISTERED — PROFESSIONAL LAND SURVEYOR — PRELIMINARY

NORTHWEST SURVEYING & GPS, INC.
Jeromy M. DeMeyer, L.S. No.50982
Brett W. De Vries, L.S. No.49276
407 5TH STREET, LYNDEN WASHINGTON, 98264
PH.(360) 354–1950 NWSURVEY.COM

A PORTION OF THE EAST 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M. WITHIN THE CITY OF MOUNT VERNON, WASHINGTON

COVER SHEET PRELIMINARY PLAT FOR MARGARET WALLACE		AXE PROJECT#: 24040
DRAWN BY: LDH	DATE: 05/16/2025	NWSURVEY JOB#:
CHECKED BY: ELR	SCALE: AS SHOWN	SHEET: 1 OF 11

Exhibit 9

BASIS OF BEARING =
NAD 83/91 WASHINGTON STATE PLANE
"NORTH ZONE"

CONVERGENCE–ANGLE: –1°06'07.441404"

VERTICAL DATUM = NAVD 88

PLAT OF BIG FIR SOUTH, P.U.D.

SILVER LOOP

FRASER AVE

AF No. 201405290037

AF No. 202102020112

LOT 22 | LOT 21 | LOT 20 | LOT 19 | LOT 18 | LOT 15 | LOT 14

TRACT "K"

TRACT "L"

TRACT A

FOUND BRASS DISC

FOUND REBAR AND CAP MARKED "LISSER LS.22960"

SSMH RIM EL=192.3' CL CHANNEL IE=183.9'

SSCO RIM EL=197.3'

N 89°32'47"W 20.11'

N 00°27'13"E 300.00' 258.00'

323.76'

25.00'

780.59'

N 02°33'49"E 1018.20' 431.83'

N 63°37'43"E 70.64'

N 26°22'49"E 114.37'

S 87°35'17"E 589.17'

S 02°37'51"W 2626.51'

1100.90'

429.38'

E. BLACKBURN RD.

KIESEL
11.44 ACRES
2601 E BLACKBURN RD
PARCEL No. P135481

SHED | GARAGE | CONCRETE | GRAVEL | DRIVEWAY | HOUSE FF=420.39' | ROCK | POOL LINE | POOL EQUIP

0 60 120

SCALE IN FEET

AUDITOR'S CERTIFICATE

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EXISTING CONDITIONS
PRELIMINARY PLAT
FOR MARGARET WALLACE

AXE PROJECT#:	NWSURVEY JOB#:
24040	

DRAWN BY:	DATE:	SHEET:
LDH	05/16/2025	2 OF 11

CHECKED BY:	SCALE:
ELR	AS SHOWN

Exhibit 9

PLAT OF BIG FIR SOUTH, P.U.D.

SILVER LOOP

FRASER AVE

AF No. 201405290037

AF No. 202102020112

E. BLACKBURN RD.

TRACT "K"

TRACT "L"

TRACT A

LOT 1 44,244 SF

LOT 2 10,511 SF

LOT 3 7,810 SF

LOT 4 7,150 SF

LOT 5 7,150 SF

LOT 6 7,150 SF

LOT 7 7,150 SF

LOT 8 12,239 SF

LOT 9 8,261 SF

LOT 10 7,986 SF

LOT 11 8,409 SF

LOT 12 9,935 SF

LOT 13 7,589 SF

LOT 14 7,596 SF

LOT 15 6,597 SF

LOT 16 10,168 SF

LOT 17 9,834 SF

LOT 18 9,668 SF

LOT 19 8,400 SF

LOT 20 7,305 SF

LOT 21

LOT 22

36,243 SF ROW

STORMWATER POND TRACT 23,306 SF

LANDSCAPING & UTILITY TRACT A 1,280 SF

LANDSCAPING & UTILITY TRACT B 1,083 SF

DIRECT WETLAND IMPACTS 21,735 SF (0.499 AC)

INDIRECT BUFFER IMPACTS 29,236 SF (0.67 AC)

REMAINING WETLAND 42,022 SF (0.96 AC)

NGPA TRACT 231,214 SF (5.31 AC)

KIESEL
11.44 ACRES
2601 E BLACKBURN RD
PARCEL No. P135481

N 00°27'13"E 300.00'
258.00'

N 89°32'47"W 20.11'

323.76'

FOUND REBAR AND CAP MARKED "LISSER LS.22960"

25.00'

780.59'

N 02°33'49"E 1018.20'
431.83'

N 63°17'43"E 70.64'

N 76°21'49"E 114.37'

S 87°51'17"E 289.17'

S 02°37'51"W 2626.51'

1100.90'

FOUND BRASS DISC

SSMH RIM EL=192.3' CL CHANNEL IE=183.9'

SSCO RIM EL=197.3'

0 60 120

SCALE IN FEET

AUDITOR'S CERTIFICATE

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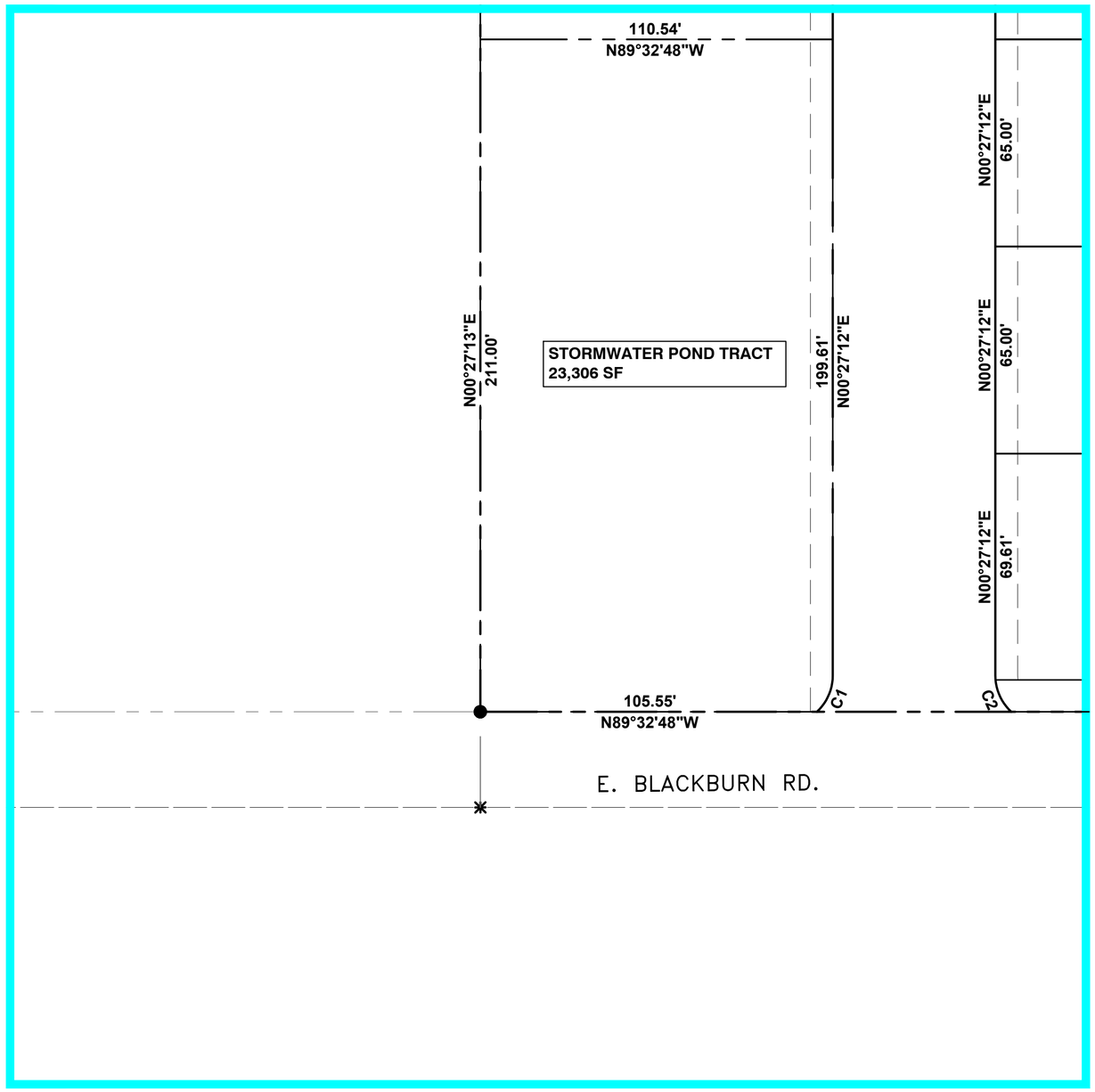
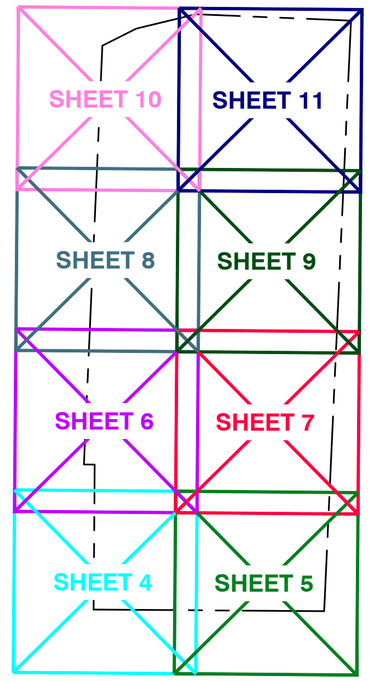
A PORTION OF THE EAST 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M. WITHIN THE CITY OF MOUNT VERNON, WASHINGTON

PLAT OVERVIEW PRELIMINARY PLAT FOR MARGARET WALLACE		AXE PROJECT#: 24040
DRAWN BY: LDH	DATE: 05/16/2025	NWSURVEY JOB#:
CHECKED BY: ELR	SCALE: AS SHOWN	SHEET: 3 OF 11

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	15.5'	12.80'	47°18'42"
C2	15.5'	12.80'	47°18'42"





N

SHEET LEGEND

0 30 60

SCALE IN FEET

AUDITOR'S CERTIFICATE

Filed for record this ____ day of ____, 20____ at _____

in official records under Auditor's File Number

_____

at the request of _____

_____

County Auditor

ENGINEERING Services
CIVIL • STORMWATER • STRUCTURAL
axeengineering.com

AXE ENGINEERING SERVICES, LLC
"CUTTING THROUGH PROJECT BARRIERS"
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STATE OF WASHINGTON
50982
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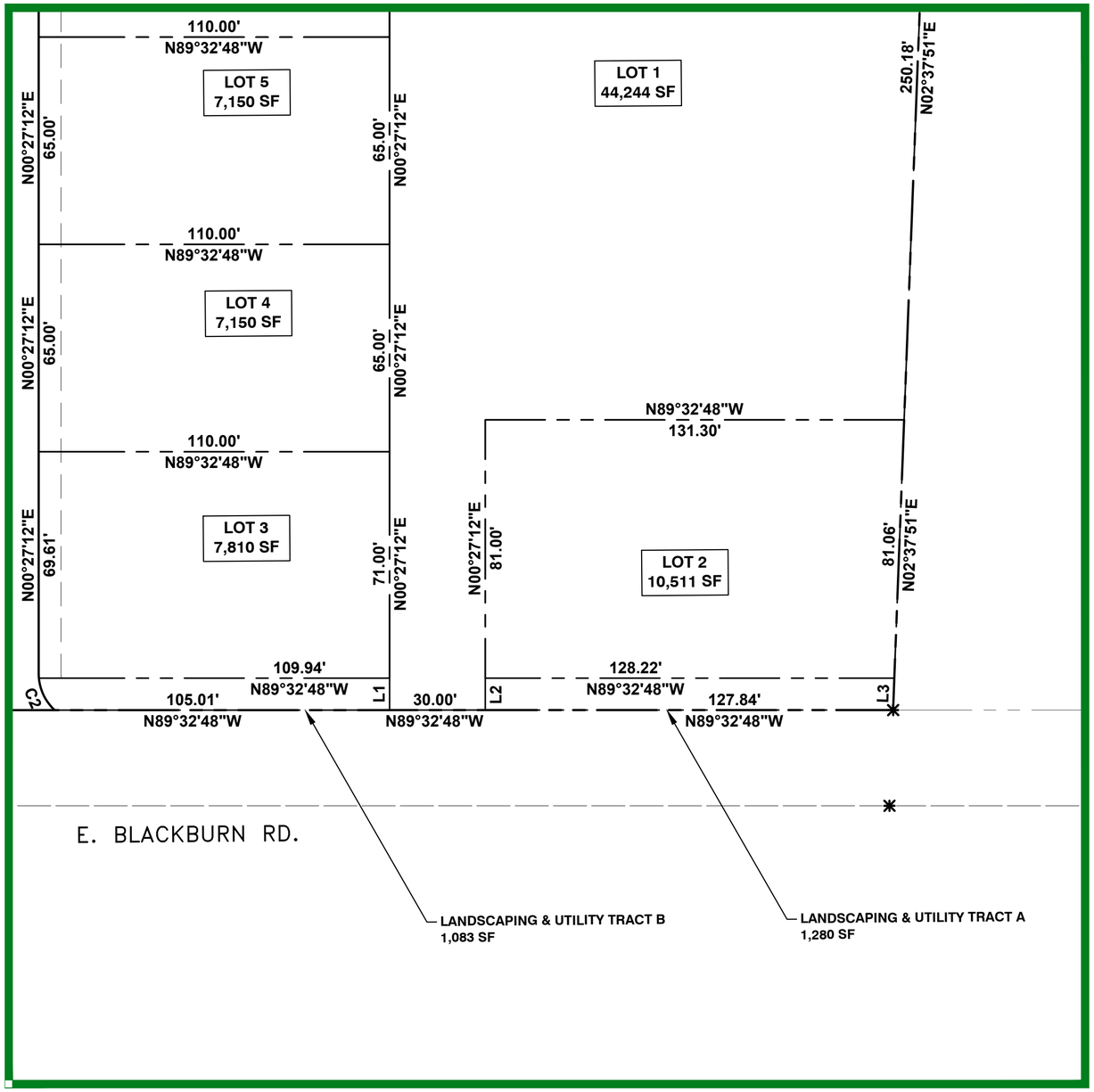
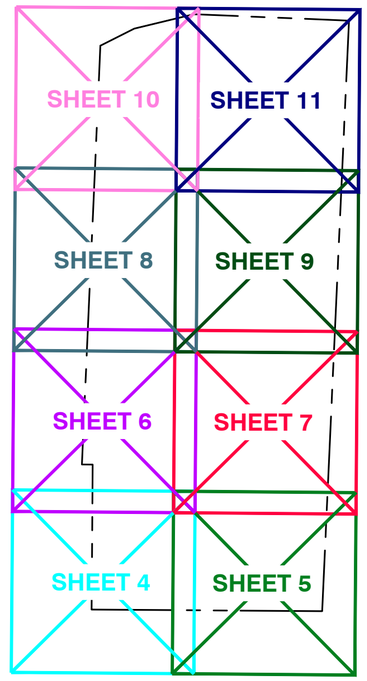
A PORTION OF THE EAST 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M. WITHIN THE CITY OF MOUNT VERNON, WASHINGTON

LOT DIMENSIONS
PRELIMINARY PLAT
FOR MARGARET WALLACE

AXE PROJECT#:	
24040	
DRAWN BY: LDH	DATE: 05/16/2025
NWSURVEY JOB#:	
CHECKED BY: ELR	SCALE: AS SHOWN
SHEET: 4 OF 11	

LINE TABLE		
LINE #	LENGTH	BEARING
L1	10.00'	N00°27'12"E
L2	10.00'	S00°27'12"W
L3	10.01'	N02°37'51"E





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SHEET LEGEND

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0 30 60

SCALE IN FEET

AUDITOR'S CERTIFICATE

Filed for record this ____ day of ____, 20____ at _____

in official records under Auditor's File Number

_____

at the request of _____

_____

County Auditor

AXE ENGINEERING SERVICES, LLC
"CUTTING THROUGH PROJECT BARRIERS"
851 COHO WAY #306
BELLINGHAM, WA 98225
360 - 922 - 0549
www.axeengineering.com

JEROMY M. DEMEYER
STATE OF WASHINGTON
50982
REGISTERED
PROFESSIONAL LAND SURVEYOR
PRELIMINARY

NORTHWEST SURVEYING & GPS, INC.
Jeromy M. DeMeyer, L.S. No.50982
Brett W. De Vries, L.S. No.49276
407 5TH STREET, LYNDEN WASHINGTON, 98264
PH.(360) 354-1950 NWSURVEY.COM

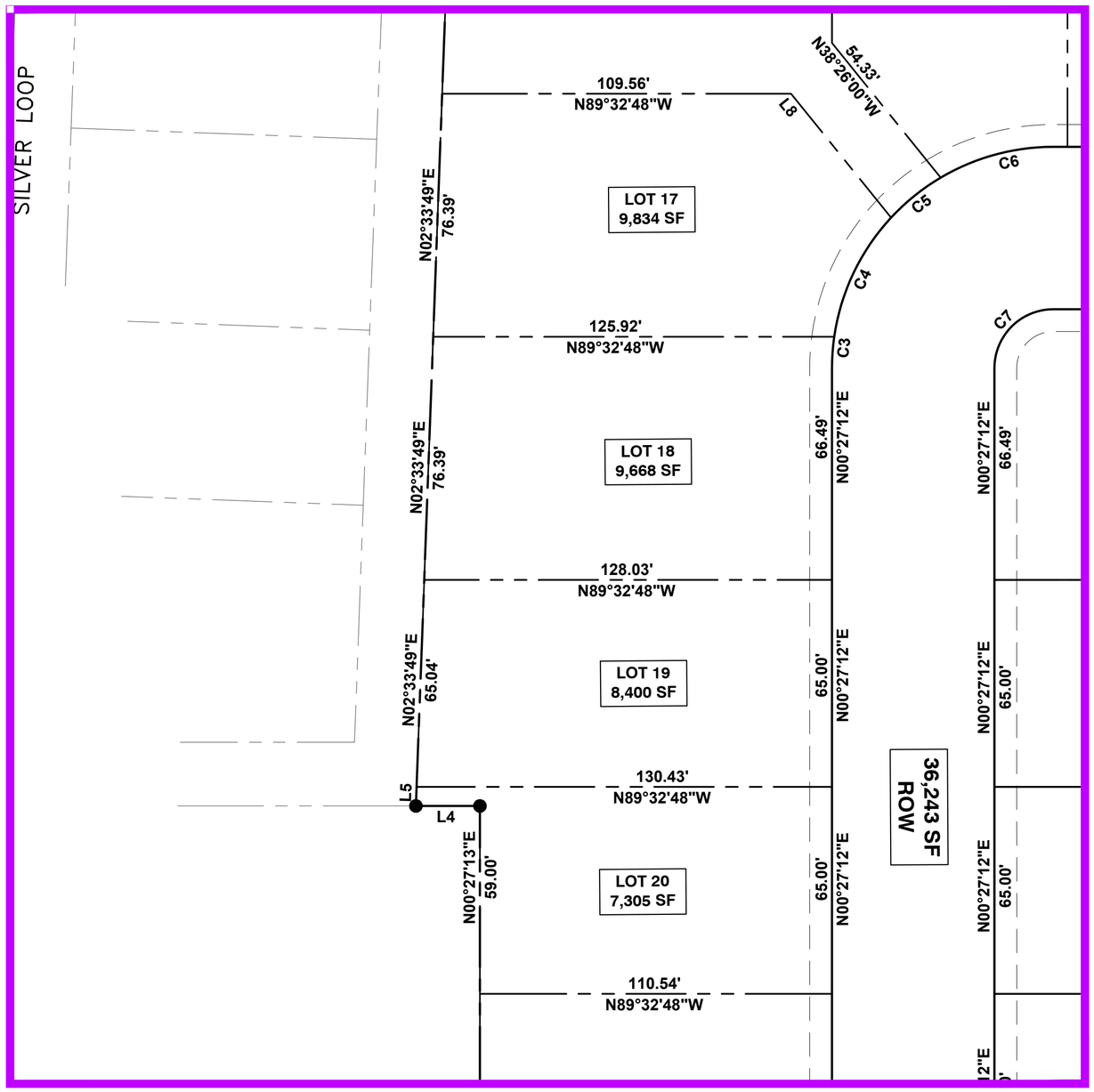
A PORTION OF THE EAST 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M. WITHIN THE CITY OF MOUNT VERNON, WASHINGTON

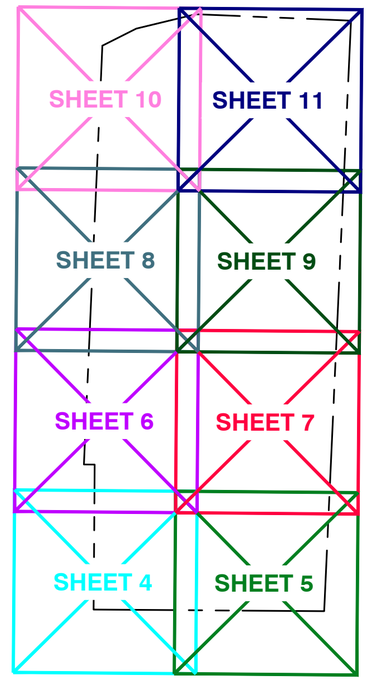
LOT DIMENSIONS
PRELIMINARY PLAT
FOR MARGARET WALLACE

AXE PROJECT#:	
24040	
DRAWN BY: LDH	DATE: 05/16/2025
NWSURVEY JOB#:	
CHECKED BY: ELR	SCALE: AS SHOWN
SHEET: 5 OF 11	

LINE TABLE		
LINE #	LENGTH	BEARING
L4	20.11'	N89°32'47"W
L5	6.00'	N02°33'49"E

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C3	69.5'	9.87'	8°08'24"
C4	69.5'	42.09'	34°42'03"
C5	69.5'	20.07'	16°32'44"
C6	69.5'	37.13'	30°36'50"
C7	18.5'	29.06'	90°00'00"





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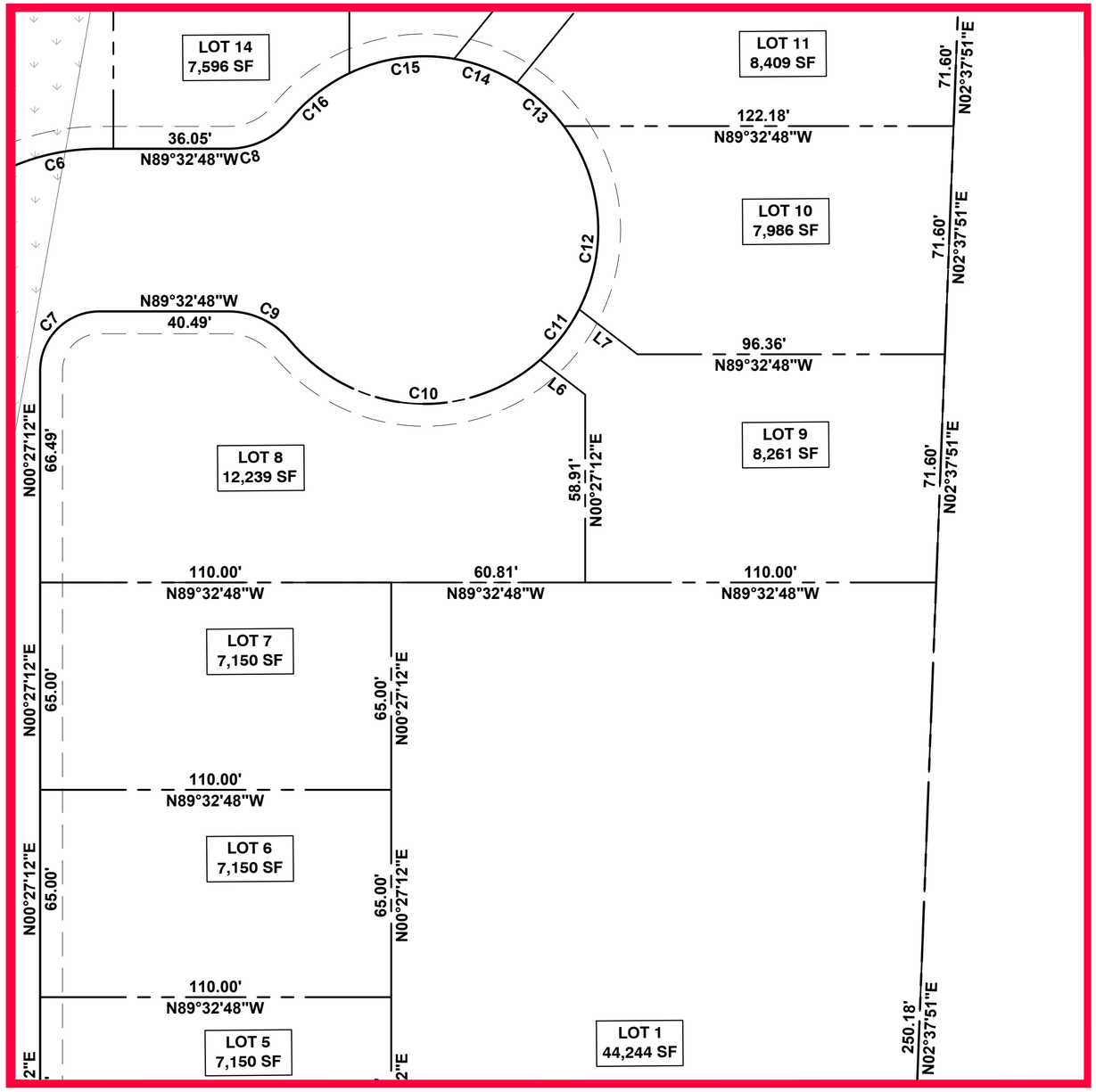
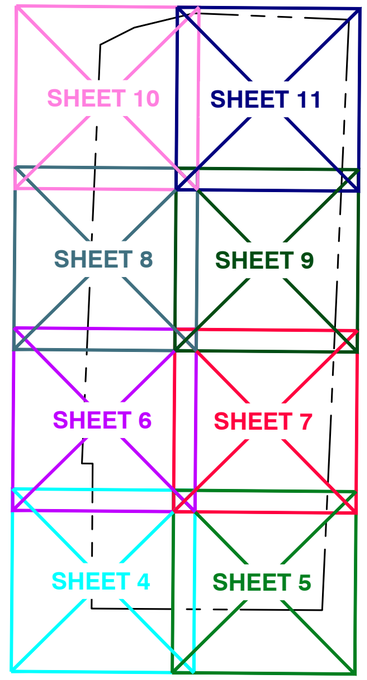
24040	
DRAWN BY: LDH	DATE: 05/16/2025
NWSURVEY JOB#:	
CHECKED BY: ELR	SCALE: AS SHOWN
SHEET: 6 OF 11	

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C6	69.5'	37.13'	30°36'50"
C7	18.5'	29.06'	90°00'00"
C8	25.0'	22.06'	50°33'49"
C9	25.0'	22.06'	50°33'49"
C10	54.5'	87.80'	92°18'15"
C11	54.5'	20.11'	21°08'45"
C12	54.5'	60.73'	63°50'53"
C13	54.5'	20.11'	21°08'21"
C14	54.5'	21.18'	22°16'10"
C15	54.5'	33.69'	35°25'18"
C16	54.5'	23.78'	24°59'56"

LINE TABLE		
LINE #	LENGTH	BEARING
L6	17.86'	N51°51'37"W
L7	23.08'	N51°51'37"W





SHEET LEGEND

0 30 60

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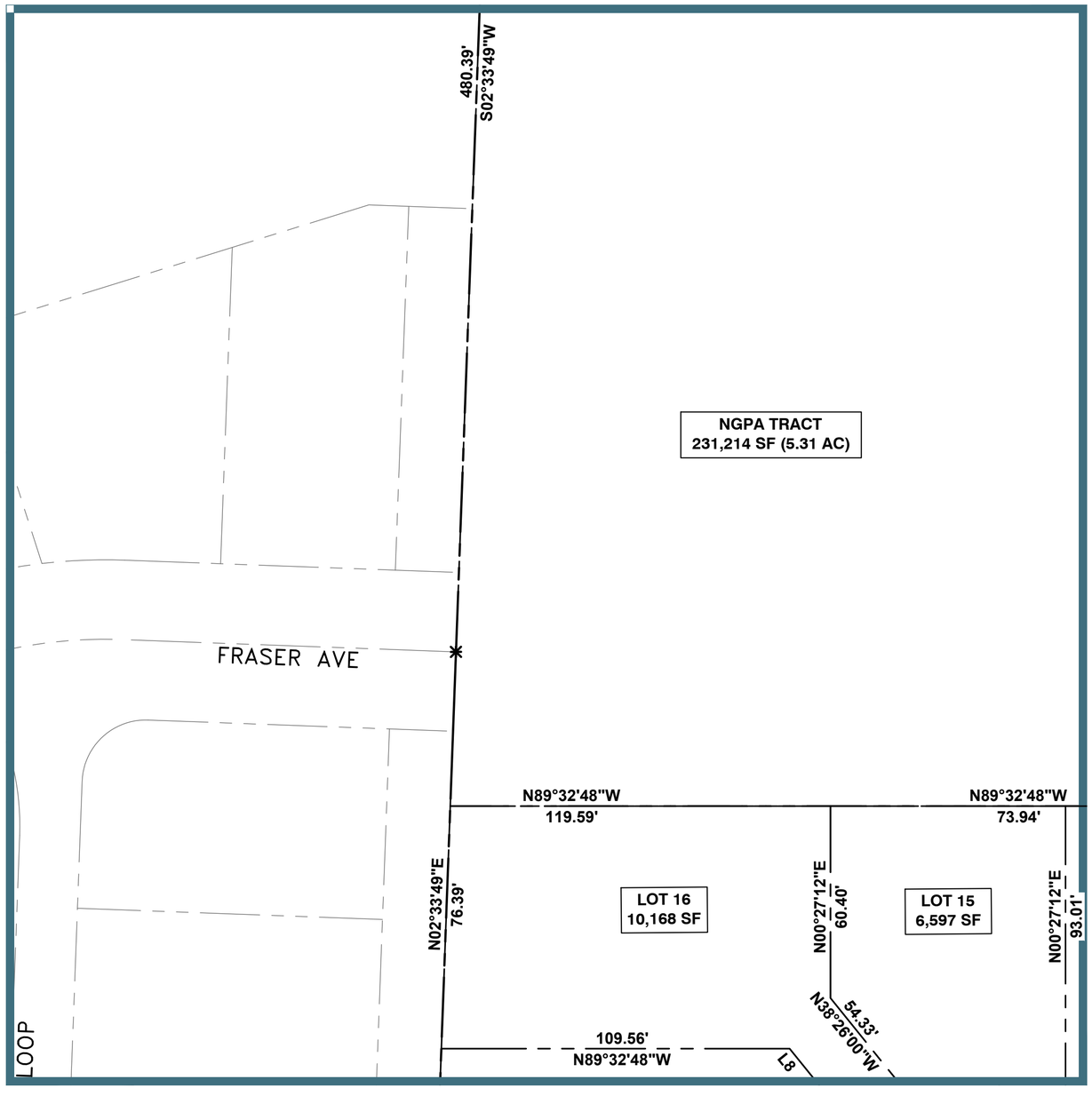
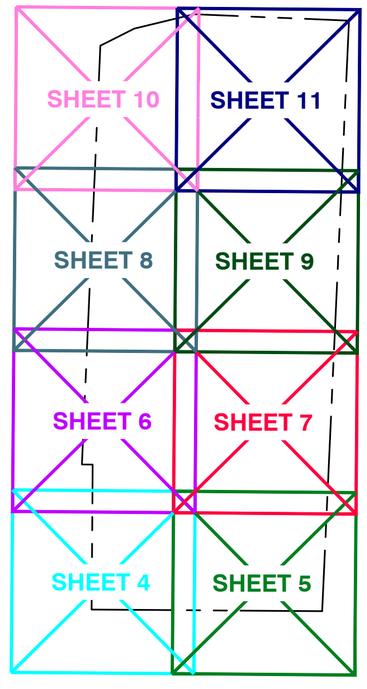
LOT DIMENSIONS
PRELIMINARY PLAT
FOR MARGARET WALLACE

DRAWN BY:	DATE:	AXE PROJECT#:
LDH	05/16/2025	24040
CHECKED BY:	SCALE:	NWSURVEY JOB#:
ELR	AS SHOWN	SHEET: 7 OF 11

LINE TABLE		
LINE #	LENGTH	BEARING
L8	50.00'	N38°26'00"W





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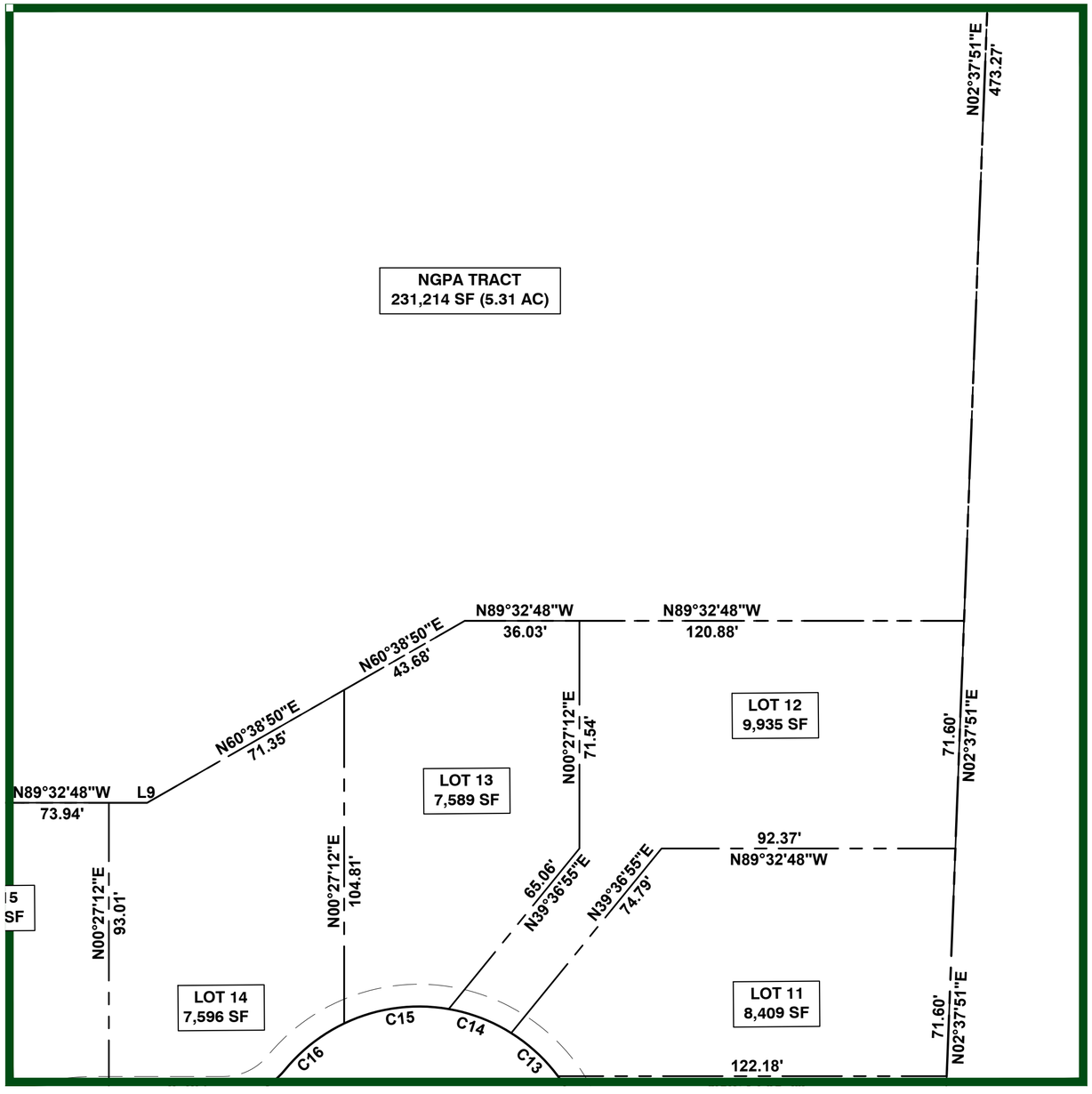
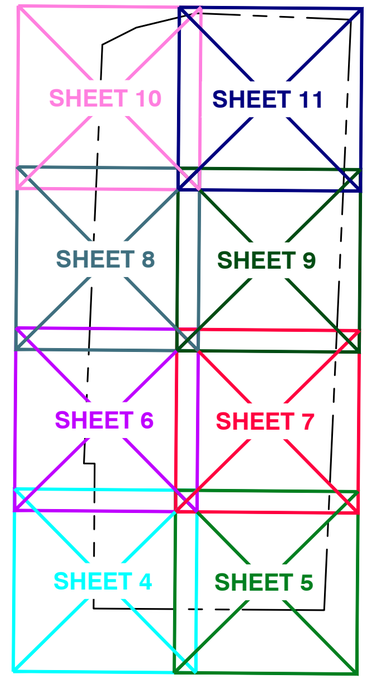
FOR MARGARET WALLACE

AXE PROJECT#: 24040

DRAWN BY:	DATE:	NWSURVEY JOB#:
LDH	05/16/2025	
CHECKED BY:	SCALE:	SHEET:
ELR	AS SHOWN	8 OF 11

LINE TABLE		
LINE #	LENGTH	BEARING
L9	12.03'	S89°32'48"E





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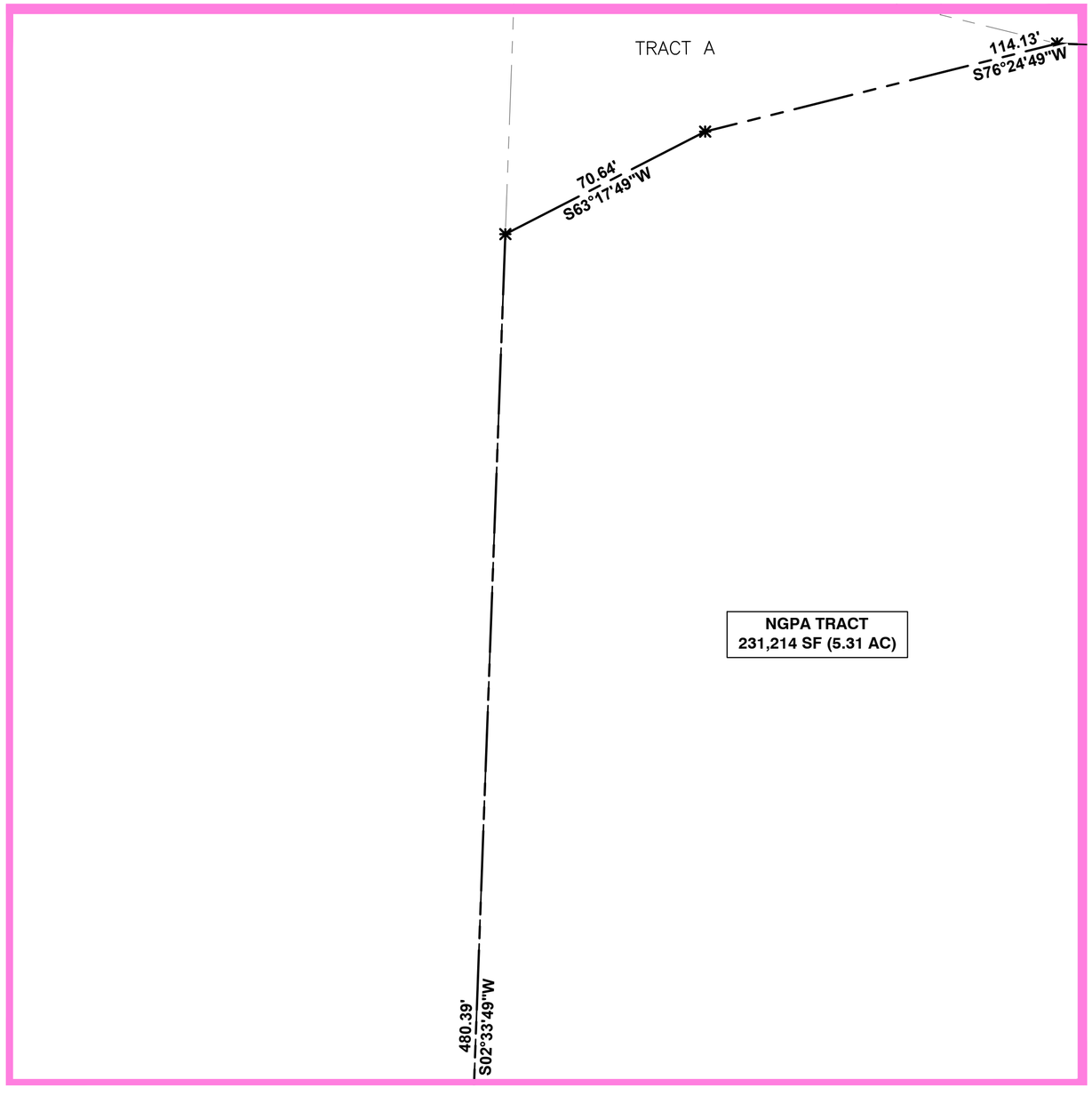
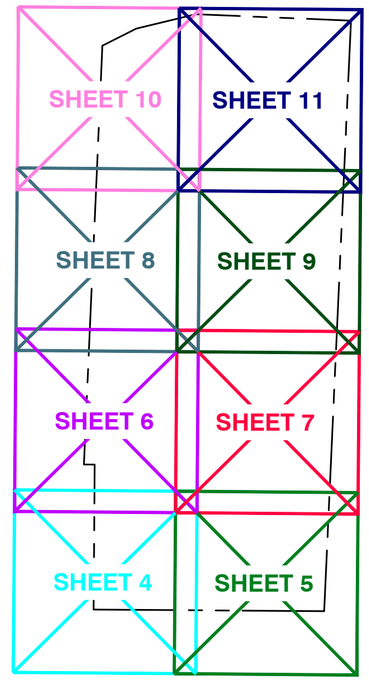
CHECKED BY: ELR	SCALE: AS SHOWN	SHEET: 9 OF 11





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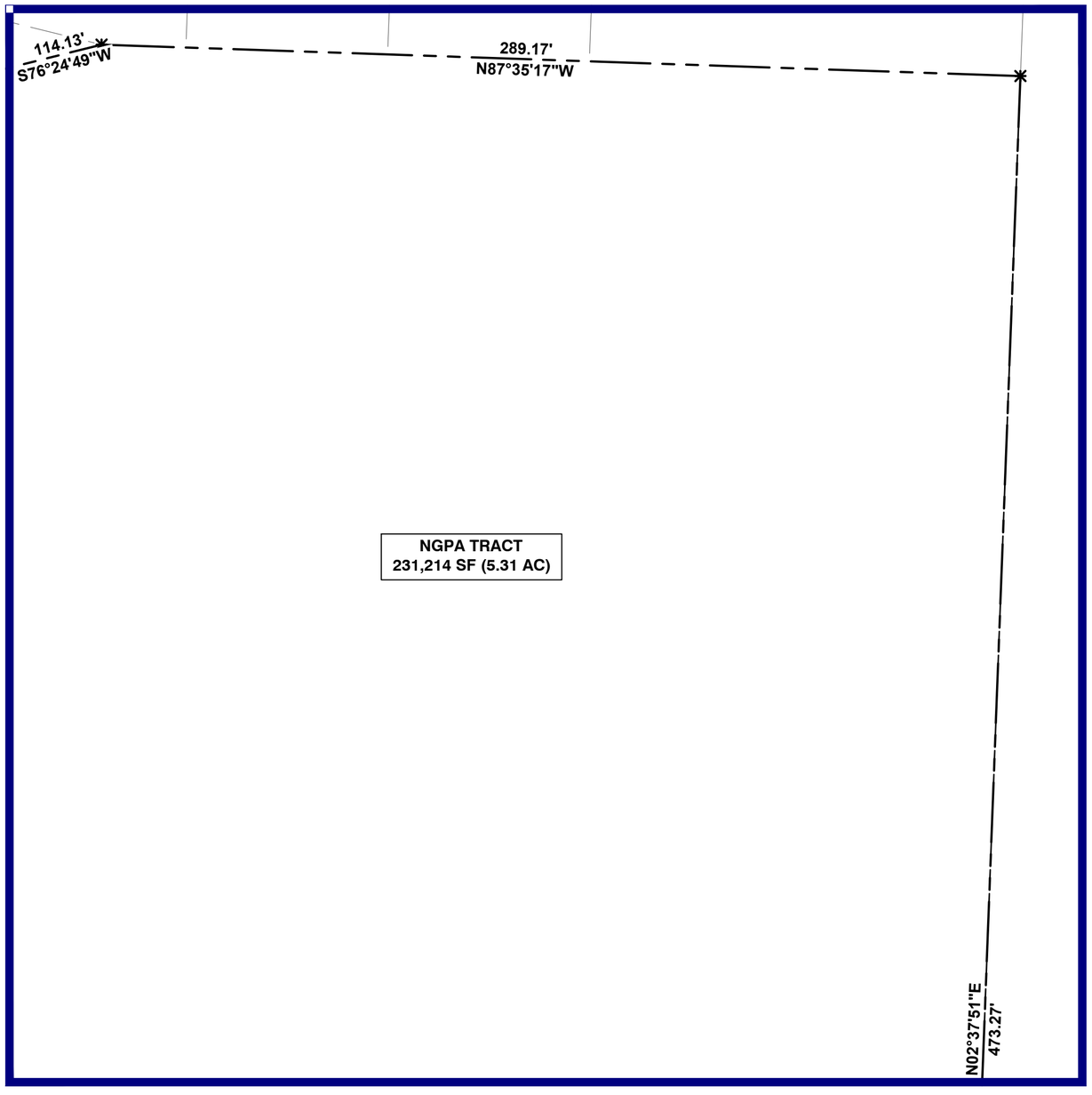
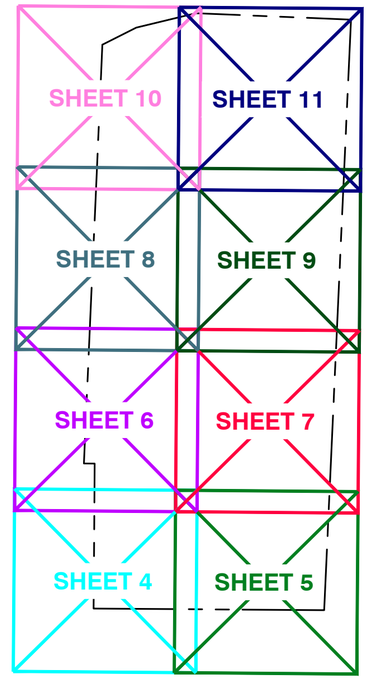
ELR	AS SHOWN	10 OF 11





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DRAWN BY: LDH	DATE: 05/16/2025	NWSURVEY JOB#:
CHECKED BY: ELR	SCALE: AS SHOWN	SHEET: 11 OF 11

SOUTH IAGE PAT

PREIINAR ENGINEERING

CIT O OUNT ERNON ASHINGTON

SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

PROJECT CONTACTS

WATER:
SKAGIT PUD NO. 1
CONTACT: MIKE DEMERS
360.424.7104

SEWER:
CITY OF MT. VERNON PUBLIC WORKS
CONTACT: GARY DURANCEAU
360.336.6219

POWER:
PUGET SOUND ENERGY
CONTACT: CONSTRUCTION SERVICES
1.888.321.7779

INTERNET:
XFINITY
CONTACT: CUSTOMER SUPPORT
1.800.934.6489

SURVEYOR:
NORTHWEST SURVEYING & GPS
CONTACT: BRETT DE VRIES, PLS
360.354.1950

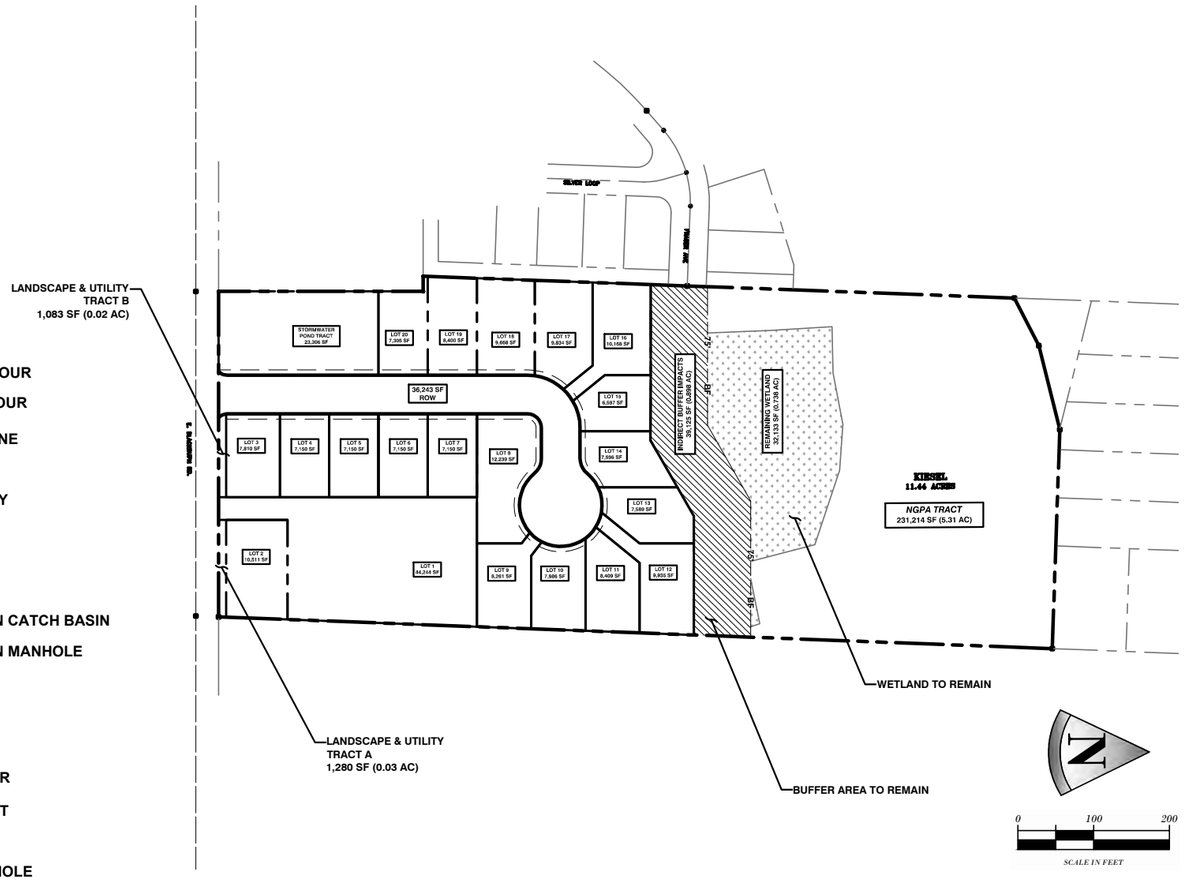
GAS:
CASCADE NATURAL GAS
CONTACT: JIM HOBBS
360.336.6155

CRITICAL AREAS CONSULTANT:
GREEN EARTH OPERATIONS
CONTACT: MARK MERKLEBACH
206.323.1865

CITY CIVIL INSPECTION:
CONTACT: JOHN TORGERSON
360.661.2146

LEGEND

EXISTING	PROPOSED	
100	100	MAJOR CONTOUR
101	101	MINOR CONTOUR
		PROPERTY LINE
		CENTER LINE
		RIGHT OF WAY
		EASEMENT
	FO FO	FIBER OPTIC
D D	SD SD	STORM LINE
		STORM DRAIN CATCH BASIN
		STORM DRAIN MANHOLE
W W	WA WA	WATER LINE
	FW FW	FIRE LINE
		GATE VALVE
		WATER METER
		FIRE HYDRANT
S S	SS SS	SEWER LINE
S	SSI	SEWER MANHOLE
		SEWER CLEANOUT
		ASPHALT
		CONCRETE SIDEWALK
	# / ##	DETAIL NUMBER / DETAIL SHEET NUMBER
	X / ##	SECTION LETTER / SECTION SHEET NUMBER



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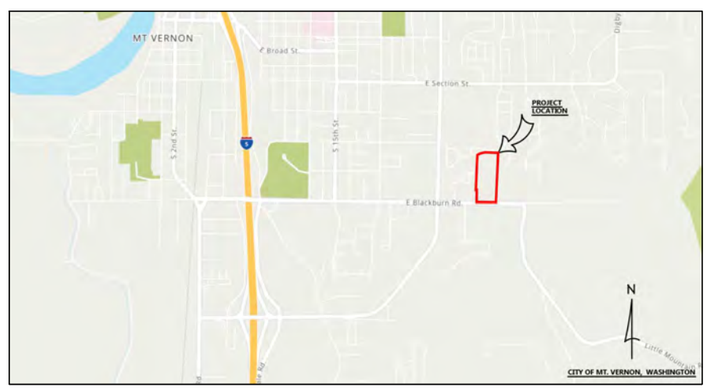

VICINITY MAP
(nts)

ABBREVIATIONS

CBI	CATCH BASIN INSERT
EG	EXISTING GROUND
ELEV	ELEVATION
EXST	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FG	FINISHED GRADE
FT	FEET
GV	GATE VALVE
INV	INVERT
LF	LENGTH FEET
MAX	MAXIMUM
MIN	MINIMUM
PIV	POST INDICATOR VALVE
SDCB	STORM DRAIN CATCH BASIN
SSMH	SANITARY SEWER MANHOLE
TYP	TYPICAL

SHEET INDEX

C1	COVER, LEGEND & VICINITY MAP
C2	CONSTRUCTION NOTES
C3	EXISTING CONDITIONS
C4	SWPP PLAN NOTES
C5	SWPP & DEMOLITION PLAN
C6	SWPP PLAN DETAILS
C7	OVERALL GRADING & DRAINAGE PLAN
C8	GRADING DETAILS
C9	DRAINAGE DETAILS
C10	OVERALL WATER & SEWER PLAN
C11	WATER DETAILS 1
C12	WATER DETAILS 2
C13	SEWER DETAILS
C14	STREET TREES & LIGHTING PLAN
C15	CHANNELIZATION & SIGNAGE PLAN
C16	STRIPING & SIGNAGE DETAILS

REVISIONS	DATE	BY
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ERIN L. RUSSELL — STATE OF WASHINGTON — 24316 — REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
5/16/2025

CIT O OUNT ERNON A
SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
COVER SHEET

DATE: 5/16/2025
DESIGN: ELR
DRAWN: LDH
SCALE: AS SHOWN

PROJECT # 24040

SHEET # C1 OF 16 REV # 0

CIT O OUNT ERNON CII PAN NOTES

GENERAL/GRADING:

1. AT THE DISCRETION OF THE CITY, ANY ERRORS OR OMISSIONS IN THE APPROVED PLANS OR INFORMATION USED AS A BASIS FOR SUCH APPROVALS MAY CONSTITUTE GROUNDS FOR WITHDRAWAL OF ANY APPROVALS AND/OR STOPPAGE OF ANY OR ALL PERMITTED WORK. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO SHOW CAUSE WHY SUCH WORK SHOULD RESUME AND MAKE SUCH CHANGES IN PLANS THAT MAY BE REQUIRED BY THE CITY PRIOR TO RE-APPROVAL OF THE PLANS.
2. AN ENGINEERING INSPECTION CARD IS PROVIDED WITH THE ISSUANCE OF EACH PERMIT. THESE ARE THE MINIMUM REQUIRED INSPECTIONS. OTHER INSPECTIONS MIGHT BE REQUIRED AS DETERMINED BY THE CITY INSPECTOR AND THE SCOPE OF THE WORK.
3. THE CONTRACTOR SHALL CALL FOR REQUIRED INSPECTIONS BY CALLING THE INSPECTION LINE NUMBER (360)336-6243. FAILURE TO PROPERLY NOTIFY THE CITY OF REQUIRED INSPECTION MIGHT RESULT ON NON-ACCEPTANCE OF THE WORK.
4. ALL CONTRACTORS WORKING IN THE CITY OF MOUNT VERNON MUST HAVE A CITY OF MOUNT VERNON BUSINESS LICENSE.
5. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTACT "ONE CALL": 1-800 424-5555 (OR 811)
6. ALL CONTRACTORS, SUBCONTRACTORS, TRADES AND CRAFTS PERFORMING WORK DURING CONSTRUCTION MUST ADHERE TO THE SAFETY REGULATIONS FOR CONTRACTORS AND OWNER'S EMPLOYEES IN ACCORDANCE WITH CURRENT WISHA STANDARDS AND REQUIREMENTS.
7. IN ADDITION TO MEETING THE CURRENT CITY OF MOUNT VERNON ENGINEERING STANDARD, ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARDS AND PRACTICES.
8. TRAFFIC CONTROL SHALL STRICTLY ADHERE TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS. BEFORE ISSUANCE OF A RIGHT-OF WAY PERMIT, THERE IS TO BE AN APPROVED TRAFFIC CONTROL PLAN BY THE CITY'S DEVELOPMENT SERVICES ENGINEERING DIVISION. NO FULL ROAD CLOSURES WILL BE ALLOWED UNLESS APPROVED BY THE PUBLIC WORKS DIRECTOR.
9. 72 HOUR NOTICE IS REQUIRED FOR LANE CLOSURE NOTIFICATIONS
10. SURVEY STAKING IS REQUIRED FOR ALL UTILITIES AND LOT CORNERS.
11. SCHEDULE ALL INSPECTIONS 24 HOURS IN ADVANCE.
12. WORKING HOURS ARE FROM 7 AM TO 9 PM MONDAY THROUGH FRIDAY.
13. THE PERMITEE IS RESPONSIBLE FOR DAMAGES TO CITY PROPERTY, PAVEMENT, WALKS, UTILITIES, STREET STRIPING, THERMOPLASTICS OR UNDERGROUND CABLES. TRAFFIC SIGNAL DETECTION LOOPS DAMAGED BY CONSTRUCTION WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNLESS DIRECTED OTHERWISE BY THE PUBLIC WORKS DIRECTOR.
14. COATED 12 GAUGE OR 14 GAUGE LOCATION WIRE MUST BE INSTALLED OVER ALL UNDERGROUND PVC OR OTHER NON-METALLIC PIPE UNLESS DIRECTED OTHERWISE BY THE INSPECTOR.
15. REVISIONS TO THE APPROVED CIVIL PLANS MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE DEVELOPMENT SERVICES ENGINEERING MANAGER.
16. CONSTRUCTION AS-BUILT REQUIREMENTS ARE AS FOLLOWS: THE SITE SHALL BE RESURVEYED AND PLANS APPROPRIATELY MODIFIED BY THE ENGINEER OF RECORD. SUBMIT 1 RED LINED COPY OF PLANS TO APPROVE FOR AS-BUILT.
17. AFTER APPROVAL AND RETURN OF RED LINE PLANS, NEED 1 HARD COPY PLUS 1 AUTOCAD, 1 PDF AND 1 TIF FILE OF FINAL AS-BUILT ON CD, PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION.
18. ALL GRADING DESIGN AND CONSTRUCTION ACTIVITY SHALL COMPLY TITLE 15.16, ALL MOUNT VERNON MUNICIPAL CODE, INCLUDING BUT NOT LIMITED TO 13.33 STORMWATER DRAINAGE UTILITY AND 15.40 CRITICAL AREAS.
19. ALL GRADING DESIGN AND CONSTRUCTION ACTIVITY SHALL COMPLY WITH THE CITY OF MOUNT VERNON ENGINEERING STANDARDS AND THE CURRENT WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
20. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITY.
21. A COPY OF THE FILL & GRADE PERMIT AND APPROVED PLANS SHALL BE KEPT ON-SITE DURING CONSTRUCTION.
22. DEVIATION AND REVISIONS TO THE APPROVED PLANS SHALL BE APPROVED BY THE PROJECT'S ENGINEER AND THE CITY OF MOUNT VERNON.
23. RETAINING WALL GREATER THAN 4-FEET IN HEIGHT REQUIRE SEPARATE BUILDING PERMIT.
24. NO GRADING ACTIVITY MAY OCCUR WITHIN A CRITICAL AREA OR CRITICAL AREA BUFFER WITHOUT SPECIFIC APPROVAL.
25. IT SHALL BE THE RESPONSIBILITY OF BOTH THE PERMITTEE AND THE PROPERTY OWNER TO ADVISE THE CITY IMMEDIATELY OF ANY DISCREPANCIES, HAZARDOUS CONDITIONS OR PROBLEMS AFFECTING SAFETY AND STABILITY OF THE PROJECT
26. UNLESS OTHERWISE RECOMMENDED IN THE GEOTECHNICAL REPORT: THE SLOPE OF CUT SURFACES SHALL BE NO STEEPER THAN IS SAFE FOR THE INTENDED USE, AND SHALL NOT BE STEEPER THAN THREE UNITS HORIZONTAL TO ONE UNIT VERTICAL (3:1).
27. ALL FILL MATERIAL SHALL MEET THE STANDARD FOR THE INTENDED FUTURE USE. MATERIAL TO BE PLACE IN AREAS OF FUTURE BUILDING SITE SHALL BE STRUCTURAL FILL MATERIAL. TESTING SHALL BE REQUIRED AS DEEMED NECESSARY BY THE CITY OF MOUNT VERNON.
28. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING THE GROUND TO PROVE A BOND WITH THE FILL MATERIAL.
29. FILL MATERIAL SHALL NOT INCLUDE ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIALS. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL GREATER THAN 12-INCHES IN ANY DIMENSION SHALL BE INCLUDED IN FILLS.
30. ALL FILL MATERIAL SHALL BE COMPACTED AT A MINIMUM TO 90 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY ASTMD 1557 MODIFIED PROCTOR, IN LIFTS NOT EXCEEDING 12-INCHES IN DEPTH. TESTS TO DETERMINE THE DENSITY OF COMPACTED FILLS SHALL BE MADE ON THE BASIS OF NOT LESS THAN ONE TEST PER 7000 SQUARE FEET OF COMPACTED AREA PER 2-FOOT VERTICAL LIFT. ADDITIONAL TESTING MAY BE REQUIRED AT THE DIRECTION OF THE CITY INSPECTOR.
31. COMPACTION OF TEMPORARY STOCKPILE FILLS SHALL NOT BE REQUIRED, EXCEPT WHERE THE BUILDING OFFICIAL DETERMINES THAT COMPACTION IS NECESSARY AS A SAFETY MEASURE.
32. PROPERTY LOCATION AND APPROVED SETBACKS MUST BE ESTABLISHED AND STAKES SET UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR WHEN GRADING ACTIVITIES OCCUR. THOSE STAKES MUST BE MAINTAINED IN PLACE UNTIL FINAL INSPECTION OF WORKS SO THAT THE INSPECTOR CAN DETERMINE AT ANY TIME IF THE EXCAVATION IS PROPERLY LOCATED AS RELATED TO PROPERTY LINES.
33. SETBACK DIMENSIONS SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
34. THE SETBACK AT THE TOP OF A CUT SLOPE SHALL NOT BE LESS THAN 5-FEET OR THAN IS REQUIRED TO ACCOMMODATE ANY REQUIRED INTERCEPTOR DRAINS, WHICHEVER IS GREATER.
35. THE TOE OF A SLOPE DISTANCE TO PROPERTY AND EASEMENT LINES SHALL BE AS FOLLOWS: FOR SLOPES LESS THAN 11-FEET IN HEIGHT THE MINIMUM DISTANCE SHALL BE 5-FEET. FOR SLOPES 11-FEET IN HEIGHT OR GREATER THE MINIMUM DISTANCE SHALL BE HEIGHT/2
36. THE TOP OR TOE OF A SLOPE DISTANCE TO A STRUCTURE SHALL BE NOT LESS THAN 10 FEET.
37. DRAINAGE SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF MOUNT VERNON MUNICIPAL CODE 13.33 AND ENGINEERING STANDARDS AS THEY ARE CURRENTLY WRITTEN OR AS THEY MAY BE AMENDED IN THE FUTURE.
38. TERRACING AND BENCHING SHALL BE PROVIDED AS RECOMMENDED IN THE GEOTECHNICAL REPORT
39. INTERCEPTOR DRAINS SHALL BE INSTALLED ALONG THE TOP OF CUT SLOPES RECEIVING DRAINAGE FROM A TRIBUTARY WIDTH GREATER THAN 40-FEET, MEASURE HORIZONTALLY. DRAINS SHALL BE CONSTRUCTED OF SOLID, NOT FLEXIBLE, PIPE.
40. DOWN DRAINS SHALL TERMINATE INTO A CATCH BASIN OR OTHER APPROVED RECEIVER TO PREVENT SCOURING AT THE OUTFALL.
41. FOR CONSTRUCTION SITE 1-ACRE OR LARGER A CERTIFIED EROSION & SEDIMENT CONTROL LEAD SHALL BE IDENTIFIED FOR THE PROJECT AND SHALL BE ON-CALL AT ALL TIMES. THE NAME AND PHONE NUMBER OF THE CONTACT PERSON SHALL BE POSTED ON SITE.
42. NO TRACKING OF MUD OR DEBRIS ON TO PUBLIC STREETS IS ALLOWED.
43. ALL GRADING ACTIVITY IS LIMITED TO THE HOURS BETWEEN 7:00 AM AND 9:00 PM MONDAY THROUGH FRIDAY AND 8:00 AM AND 9:00 PM SATURDAY AND SUNDAY. THE BUILDING OFFICIAL IS AUTHORIZED TO GRANT AN EXTENSION OF WORKING HOURS.
44. PROJECTS SHALL BE INSPECTED AT VARIOUS STAGES OF THE WORK TO DETERMINE THAT ADEQUATE CONTROL IS BEING EXERCISED. STAGES OF WORK SUBJECT TO INSPECTION INCLUDE, BUT ARE NOT LIMITED TO: PRE-CONSTRUCTION, EROSION CONTROL, GRADING ACTIVITIES, INSTALLATION OF UTILITIES, STORMWATER FACILITIES, RETAINING WALLS, LANDSCAPING AND COMPLETION OF PROJECT.

STORM SEWER

1. ALL PIPE MATERIAL, JOINTS AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH WSDOT SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.
2. ON SITE-CONVEYANCE PIPE SHALL BE RIGID GASKETED PIPES
3. STORM PIPE SHALL BE A MINIMUM OF 12 INCHES DIAMETER UNLESS OTHERWISE SPECIFIED
4. WYES OR TEES WILL BE ALLOWED ON ROOF/YARD DRAIN SYSTEMS WITH CLEAN-OUTS UPSTREAM. CLEAN-OUTS MUST BE LOCATED OUTSIDE CITY ROW.
5. ALL CONNECTIONS TO STORM STRUCTURES MUST HAVE SAND COLLARS IF SMOOTH OUTSIDE WALL PVC AND MUST BE INSPECTED PRIOR TO BACKFILLING. CONNECTIONS TO THE STORM WATER SYSTEM SHALL BE MADE ONLY AT STRUCTURES UNLESS OTHERWISE APPROVED.
6. STORM SEWER STUB TO BE IDENTIFIED WITH A PAINTED WHITE PRESSURE TREATED 2" X 4" MARKER BOARD INDICATING THE DEPTH TO THE TOP OF THE PIPE WITH A CLEAN OUT AT THE PROPERTY LINE.
7. PIPE COVER SHALL BE 24" MINIMUM UNLESS OTHERWISE SPECIFIED.
8. RESTRICTOR ORIFICE/ FLOW CONTROL ASSEMBLY MUST BE INSPECTED PRIOR TO INSTALLATION.
9. NEW STORM SEWER SYSTEMS AND RECONNECTION TO EXISTING SYSTEMS MUST BE VACTORED, SCREENED AND FLUSHED PRIOR TO FINAL ACCEPTANCE.
10. DETENTION PONDS DESIGNED FOR USE AS SEDIMENT PONDS SHALL BE CLEANED OF SEDIMENT ACCUMULATION BEFORE CONNECTION TO CITY STORMWATER SYSTEM AND BEFORE ACCEPTANCE OF THE PROJECT
11. PVC PIPE SHALL BE ENCASED IN A STEEL OR DUCTILE IRON CASING WHEN CROSSING UNDER IMPROVEMENTS WHERE THE ABILITY TO REMOVE AND REPLACE PIPE WITHOUT DISTURBANCE TO THE IMPROVEMENT IS NEEDED
12. CASINGS SHALL EXTEND A MINIMUM OF 5' PAST EACH EDGE OF THE IMPROVEMENT, OR A DISTANCE EQUAL TO THE DEPTH OF PIPE, WHICHEVER IS GREATER. THE CARRIER PIPE SHALL BE SUPPORTED BY CASING SPACERS WHERE CASING LENGTH EXCEEDS 10'

SANITARY SEWER

1. APPROVED SANITARY SEWER PIPE: SDR 35 PVC (ASTM 3034) WITH FLEXIBLE GASKETED JOINTS UNLESS OTHERWISE SPECIFIED.
2. DEPTH OF COVER SHALL BE 2 FOOT MINIMUM AND 20 FOOT MAXIMUM.
3. MINIMUM MANHOLE DEPTH IS 5 FOOT MINIMUM WITH APPROVAL BY PUBLIC WORKS DIRECTOR
4. ALL MANHOLE CONNECTIONS MUST BE INSPECTED PRIOR TO BACKFILL. EACH BARREL SECTION TO BE GROUTED INSIDE AND OUTSIDE.
5. NEW SANITARY SEWER SYSTEMS AND RECONNECTION TO EXISTING SYSTEMS MUST BE SCREENED, FLUSHED, VIDEO INSPECTED AND A COPY OF THE INSPECTION PROVIDED TO THE CITY PRIOR TO FINAL ACCEPTANCE.
6. SEWER PIPE 8 INCHES OR LARGER MUST BE VIDEO INSPECTED BY AN APPROVED CONTRACTOR AND PRESSURES TESTED AT 4 POUNDS PER SQUARE INCH FOR 15 MINUTES.
7. ALL BUILDING SIDE SEWERS SHALL BE PRESSURE TESTED FROM THE LOT STUB/CLEAN-OUT TO THE BUILDING PER MVMC 13.16. TESTING METHOD WILL DEPEND ON SITE CONDITIONS AND AS DETERMINED BY CITY INSPECTOR. HYDROSTATIC PRESSURE TESTING IS PREFERRED.
8. SANITARY SEWER MANHOLE CHANNELS SHALL BE ½ TO ¾ DIAMETER OF THE PIPE.
9. SANITARY SEWER STUB TO BE IDENTIFIED WITH A 2" X4" PAINTED GREEN PRESSURE TREATED MARKER BOARD INDICATING THE DEPTH TO THE TOP OF THE PIPE WITH A CLEAN OUT AT THE PROPERTY LINE.
10. THE CONTRACTOR SHALL PLUG THE OUTLET OF THE NEW SEWER CONNECTION DISCHARGING TO AN EXISTING SANITARY SEWER SYSTEM UNTIL FINAL ACCEPTANCE OF THE NEW SYSTEM.
11. THE CONTRACTOR SHALL VERIFY MINIMUM 2% SLOPE AND INVERT ELEVATIONS OF SEWER LATERAL. A MINIMUM OF 3 FEET SHALL BE PROVIDED FROM THE PROPOSED BUILDING FF ELEVATION TO THE SEWER MAIN TO ENSURE POSITIVE FLOW.
12. THE CONTRACTOR IS REQUIRED TO KEEP RECORDS OF SEWER INVERT ELEVATIONS AT EACH LOT FOR AS-BUILT PLANS.
13. DUCTILE IRON SLEEVE REQUIRED UNDER ROCK WALL FOUNDATIONS.

STREETS

1. CONCRETE SUB GRADE MUST BE INSPECTED PRIOR TO PAVEMENT REPLACEMENT.
2. CURBS, GUTTERS AND SIDEWALKS TO HAVE EXPANSION JOINT EVERY 15 FEET FULL THICKNESS OF SIDEWALK.
3. EXPANSION MATERIAL REQUIRED BETWEEN BACK OF CURB AND SIDEWALK.
4. SIDEWALK RAMPS MUST MEET AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS.
5. TRUNCATED DOMES SHALL BE IMBEDDED AND NOT GLUED.
6. ALL ASPHALT SEAMS MUST BE SAW CUT AND CRACK SEALED AND SAND HEAT IMMEDIATELY APPLIED TO PREVENT FROM PEELING DUE TO TRAFFIC
7. ALL STRIPING AND SIGNAGE (NEW AND REPLACEMENT) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/PERMITEE.
8. ALL EARTHWORKS UNDER PAVING AND SIDEWALKS TO BE USED BY VEHICULAR TRAFFIC SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557-70 (PROCTOR). ALL OTHER AREAS SHALL BE COMPACTED TO 90%. REPORTS SHALL BE PROVIDED TO THE CITY
9. SUB GRADE DENSITIES WILL BE REQUIRED ON SITE. DENSITY AND SPECIAL INSPECTION REPORTS SHALL BE PROVIDED TO THE CITY.
10. BACKFILL MATERIAL IN CITY RIGHT-OF-WAY IS TO BE GRAVEL BASE PLACED ON LOOSE LIFTS NOT TO EXCEED 8" IN DEPTH. NO NATIVE FILL IS ALLOWED.
11. CONTROL DENSITY FILL IS REQUIRED ON ARTERIAL STREETS AND ON AREAS OF DIFFICULT COMPACTION WHEN APPROVED BY THE CITY.
12. FINAL ASPHALT RESTORATION SHALL BE COMPLETED WITHIN 14 DAYS OF COMMENCING STREET/TRENCH WORK. EXTENSION MIGHT BE GRANTED BY DEVELOPMENT SERVICES ENGINEERING MANAGER.
13. "POT HOLING" IS GENERALLY NOT ALLOWED.

REVISIONS	DATE	BY
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AXE ENGINEERING SERVICES, LLC
"CUTTING THROUGH PROJECT BARRIERS"
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AXE ENGINEERING Services
CIVIL & STORMWATER STRUCTURES
axeengineering.com

ERIN L. RUSSELL — STATE OF WASHINGTON — 54316 — REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
5/16/2025

CIT O OUNT ERNON A
SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
CONSTRUCTION NOTES

DATE: 5/16/2025
DESIGN: ELR
DRAWN: LDH
SCALE: AS SHOWN

PROJECT # 24040

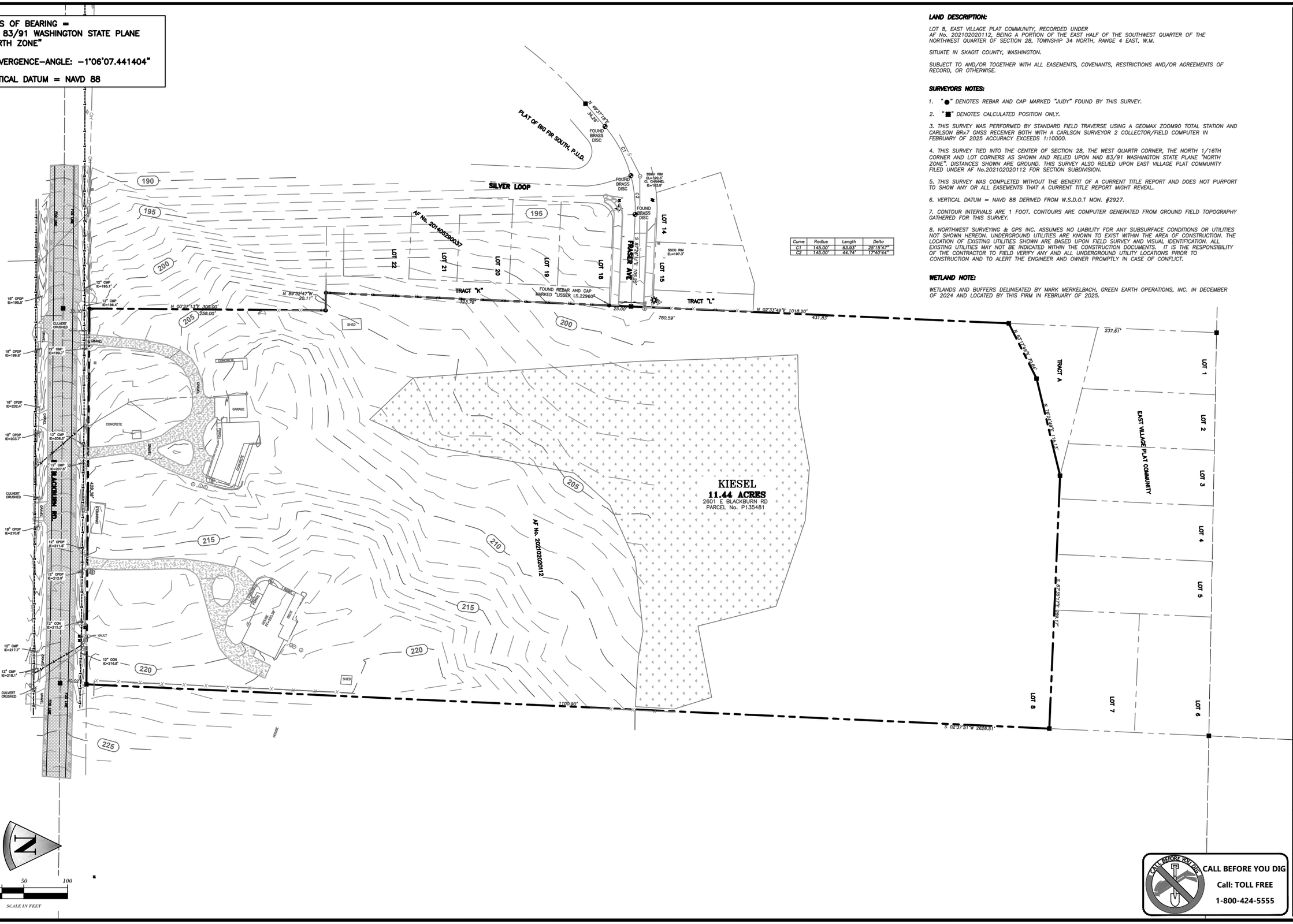
SHEET # C2 OF 16 REV # 0

Exhibit 9

BASIS OF BEARING =
NAD 83/91 WASHINGTON STATE PLANE
"NORTH ZONE"

CONVERGENCE–ANGLE: –1°06'07.441404"

VERTICAL DATUM = NAVD 88



LAND DESCRIPTION:

LOT 8, EAST VILLAGE PLAT COMMUNITY, RECORDED UNDER AF No. 202102020112, BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO AND/OR TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD, OR OTHERWISE.

SURVEYORS NOTES:

1. "●" DENOTES REBAR AND CAP MARKED "JUDY" FOUND BY THIS SURVEY.
2. "■" DENOTES CALCULATED POSITION ONLY.
3. THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A GEOMAX ZOOM90 TOTAL STATION AND CARLSON BRx7 GNSS RECEIVER BOTH WITH A CARLSON SURVEYOR 2 COLLECTOR/FIELD COMPUTER IN FEBRUARY OF 2025 ACCURACY EXCEEDS 1:10000.
4. THIS SURVEY TIED INTO THE CENTER OF SECTION 28, THE WEST QUARTR CORNER, THE NORTH 1/16TH CORNER AND LOT CORNERS AS SHOWN AND RELIED UPON NAD 83/91 WASHINGTON STATE PLANE "NORTH ZONE". DISTANCES SHOWN ARE GROUND. THIS SURVEY ALSO RELIED UPON EAST VILLAGE PLAT COMMUNITY FILED UNDER AF No.202102020112 FOR SECTION SUBDIVISION.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.
6. VERTICAL DATUM = NAVD 88 DERIVED FROM W.S.D.O.T MON. #2927.
7. CONTOUR INTERVALS ARE 1 FOOT. CONTOURS ARE COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY.
8. NORTHWEST SURVEYING & GPS INC. ASSUMES NO LIABILITY FOR ANY SUBSURFACE CONDITIONS OR UTILITIES NOT SHOWN HEREON. UNDERGROUND UTILITIES ARE KNOWN TO EXIST WITHIN THE AREA OF CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHOWN ARE BASED UPON FIELD SURVEY AND VISUAL IDENTIFICATION. ALL EXISTING UTILITIES MAY NOT BE INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ANY AND ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND TO ALERT THE ENGINEER AND OWNER PROMPTLY IN CASE OF CONFLICT.

WETLAND NOTE:

WETLANDS AND BUFFERS DELINIEATED BY MARK MERKELBACH, GREEN EARTH OPERATIONS, INC. IN DECEMBER OF 2024 AND LOCATED BY THIS FIRM IN FEBRUARY OF 2025.

CALL BEFORE YOU DIG
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BY	DATE	REVISIONS
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ERIN L. RUSSELL
STATE OF WASHINGTON
54316
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
5/16/2025

CITY OF ANACORTES
SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
EXISTING CONDITIONS

DATE: 5/16/2025
DESIGN: ELR
DRAWN: LDH
SCALE: AS SHOWN

PROJECT # 24040

SHEET # C3 OF 16 REV # 0

THIS STORMWATER POLLUTION PREVENTION PLAN IS PROVIDED IN GENERAL ACCORDANCE WITH THE TERMS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS ADVISED THAT THE PROJECT AREA MAY DRAIN TO WETLANDS AND/OR STATE WATERS AND THAT THE CONTRACTOR IS RESPONSIBLE TO PROTECT THE RECEIVING WATERS FROM DELETERIOUS EFFECTS OF CONSTRUCTION.

THE CONTRACTOR IS REQUIRED TO HAVE A COPY OF THE SWPP PLAN ONSITE AT ALL TIMES.

THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL BMPs SHOWN OR DESCRIBED IN THE CONTRACT DOCUMENTS.

THE FOLLOWING DESCRIBES HOW THE CONSTRUCTION SWPP PLAN MAY ADDRESS EACH OF THE 13 REQUIRED ELEMENTS. REFER TO THE PROJECT CONSTRUCTION PLANS FOR A DETAILED SWPP SITE PLAN, VICINITY MAP, CONVEYANCE SYSTEMS, EROSION AND SEDIMENT CONTROL MEASURES, AND EROSION AND SEDIMENT CONTROL DETAILS. THE BMPs SHOWN ON THE SWPP SITE PLAN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS, AND THE SWPP PLAN SHALL BE MODIFIED BY THE CONTRACTOR USING THE FOLLOWING SUGGESTED BMPs AS REQUIRED TO MEET THE ACTUAL SITE CONDITIONS ENCOUNTERED DURING CONSTRUCTION AND TO PREVENT VIOLATION OF SURFACE WATER QUALITY, GROUND WATER QUALITY, OR SEDIMENT MANAGEMENT STANDARDS. THE CONTRACTOR SHALL MAINTAIN THESE BMPs UNTIL ALL CONSTRUCTION IS APPROVED AND/OR THE SITE HAS BEEN PERMANENTLY STABILIZED.

THE BMPs NOTED ON THIS SHEET MAY BE FOUND IN THE WASHINGTON STATE DEPARTMENT OF ECOLOGY *STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON VOLUME II, CONSTRUCTION STORMWATER POLLUTION PREVENTION*.

ELEMENT #1: MARK CLEARING LIMITS

PRIOR TO BEGINNING LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRADING, ALL CLEARING LIMITS, SENSITIVE AREAS AND THEIR BUFFERS, AND TREES THAT ARE TO BE PRESERVED WITHIN THE CONSTRUCTION AREA SHOULD BE CLEARLY MARKED, BOTH IN THE FIELD AND ON THE PLANS, TO PREVENT DAMAGE AND OFF-SITE IMPACTS. PLASTIC, METAL, OR STAKE WIRE FENCE MAY BE USED TO MARK THE CLEARING LIMITS.

SUGGESTED BMPs:
BMP C101 : PRESERVING NATURAL VEGETATION
[redacted]
BMP C103: HIGH VISIBILITY PLASTIC OR METAL FENCE
BMP C233: SILT FENCE

ELEMENT #2: ESTABLISH CONSTRUCTION ACCESS

(A) CONSTRUCTION VEHICLE ACCESS AND EXIT SHALL BE LIMITED TO ONE ROUTE IF POSSSIBLE.

(B) ACCESS POINTS SHALL BE STABILIZED WITH QUARRY SPALL OR CRUSHED ROCK TO MINIMIZE THE TRACKING OF SEDIMENT ONTO PUBLIC ROADS.

(C) WHEEL WASH OR TIRE BATHS SHOULD BE LOCATED ON SITE, IF APPLICABLE.

(D) PUBLIC ROADS SHALL AT A MINIMUM BE CLEANED THOUROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR PICKUP SWEEPING AND SHALL BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA. STREET WASHING WILL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.

(E) STREET WASH WASTEWATER SHALL BE CONTROLLED BY PUMPING BACK ON-SITE, OR OTHERWISE BE PREVENTED FROM DISCHARGING INTO SYSTEMS TRIBUTARY TO STATE SURFACE WATERS.

SUGGESTED BMPs:
BMP C105: STABILIZED CONSTRUCTION ENTRANCE/EXIT
BMP C106: WHEEL WASH
[redacted]

ELEMENT #3: CONTROL FLOW RATES

(A) PROPERTIES AND WATERWAYS DOWNSTREAM OF DEVELOPMENT SITES SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY, AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM THE PROJECT SITE. PROPERTIES SUBJECT TO MINIMUM REQUIREMENT NO. 5 (ON-SITE STORMWATER MANAGEMENT) AND/OR NO. 7 (FLOW CONTROL) SHALL IMPLEMENT CONTROLS AS EARLY IN THE DEVELOPMENT AS IS PRACTICABLE TO MITIGATE FOR FLOW RATES.

(B) DOWNSTREAM ANALYSIS IS NECESSARY IF CHANGES IN FLOWS COULD IMPAIR OR ALTER CONVEYANCE SYSTEMS, STREAM BANKS, BED SEDIMENT OR AQUATIC HABITAT. SEE THE ECOLOGY MANUAL FOR OFF-SITE ANALYSIS GUIDANCE.

(C) WHERE NECESSARY TO COMPLY WITH MINIMUM REQUIREMENT NO. 7 (FLOW CONTROL), STORMWATER RETENTION/DETENTION FACILITIES SHALL BE CONSTRUCTED AS ONE OF THE FIRST STEPS IN GRADING. DETENTION FACILITIES SHALL BE FUNCTIONAL PRIOR TO CONSTRUCTION OF SITE IMPROVEMENTS (E.G., IMPERVIOUS SURFACES).

(D) IF PERMANENT INFILTRATION PONDS ARE USED FOR FLOW CONTROL DURING CONSTRUCTION, THESE FACILITIES SHOULD BE PROTECTED FROM SILTATION DURING THE CONSTRUCTION PHASE.

SUGGESTED BMPs:
BMP C203: WATER BARS
BMP C207: CHECK DAMS
BMP C209: OUTLET PROTECTION
BMP C235: WATTLES
[redacted]

ELEMENT #4: INSTALL SEDIMENT CONTROLS

(A) THE DUFF LAYER, NATIVE TOPSOIL, AND NATURAL VEGETATION SHALL BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICABLE.

(B) PRIOR TO LEAVING A CONSTRUCTION SITE, OR PRIOR TO DISCHARGE TO AN INFILTRATION FACILITY, STORMWATER RUNOFF FROM DISTURBED AREAS SHALL PASS THROUGH A SEDIMENT POND OR OTHER APPROPRIATE SEDIMENT REMOVAL BMP. RUNOFF FROM FULLY STABILIZED AREAS MAY BE DISCHARGED WITHOUT A SEDIMENT REMOVAL BMP, BUT MUST MEET THE FLOW CONTROL PERFORMANCE STANDARD OF ELEMENT 3 (A). FULL STABILIZATION MEANS CONCRETE OR ASPHALT PAVING; QUARRY SPALLS USED AS DITCH LINING; OR THE USE OF ROLLED EROSION PRODUCTS, A BONDED FIBER MATRIX PRODUCT, OR VEGETATIVE COVER IN A MANNER THAT WILL FULLY PREVENT SOIL EROSION. SEDIMENT PONDS, VEGETATED BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, AND OTHER BMPS INTENDED TO TRAP SEDIMENT ON SITE SHALL BE CONSTRUCTED AS ONE OF THE FIRST STEPS IN GRADING. THESE BMPs SHALL BE FUNCTIONAL BEFORE OTHER LAND-DISTURBING ACTIVITIES TAKE PLACE.

(C) EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS SHALL BE SEEDED AND MULCHED ACCORDING TO THE TIMING INDICATED IN ELEMENT 5 BELOW.

SUGGESTED BMPs:
BMP C231: BRUSH BARRIER
BMP C232: GRAVEL FILTER BERM
BMP C233: SILT FENCE
BMP C234: VEGETATED STRIP
BMP C235: WATTLES
[redacted]

ELEMENT #5: STABILIZE SOILS

(A) ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY APPLICATION OF EFFECTIVE BMPs THAT PROTECT THE SOIL FROM THE EROSIVE FORCES OF RAINDROP IMPACT AND FLOWING WATER, AND WIND EROSION.

(B) FROM OCTOBER 1st THROUGH APRIL 30th OF EACH YEAR, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN TWO DAYS. FROM MAY 1st TO SEPTEMBER 30th OF EACH YEAR, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN SEVEN DAYS. THIS CONDITION APPLIES TO ALL SOILS ON SITE, WHETHER AT FINAL GRADE OR NOT.

(C) APPLICABLE PRACTICES INCLUDE, BUT ARE NOT LIMITED TO, TEMPORARY AND PERMANENT SEEDING, SODDING, MULCHING, PLASTIC COVERING, SOIL APPLICATION OF POLYACRYLAMIDE (PAM), EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED, AND DUST CONTROL.

(D) SOIL STABILIZATION MEASURES SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, ESTIMATED DURATION OF USE, AND POTENTIAL WATER QUALITY IMPACTS THAT STABILIZATION AGENTS MAY HAVE ON DOWNSTREAM WATERS OR GROUND WATER.

(E) SOIL STOCKPILES MUST BE STABILIZED AND PROTECTED WITH SEDIMENT TRAPPING MEASURES.

(F) WORK ON LINEAR CONSTRUCTION SITES AND ACTIVITIES, INCLUDING RIGHT-OF-WAY AND EASEMENT CLEARING, ROADWAY DEVELOPMENT, PIPELINES, AND TRENCHING FOR UTILITIES, SHALL NOT EXCEED THE CAPABILITY OF THE INDIVIDUAL CONTRACTOR FOR HIS PORTION OF THE PROJECT TO INSTALL THE BEDDING MATERIALS, ROADBEDS, STRUCTURES, PIPELINES, AND/OR UTILITIES, AND TO RESTABILIZE THE DISTURBED SOILS, MEETING THE TIMING CONDITIONS LISTED ABOVE.

(G) IN ADDITION, AT THE DISCRETION OF THE PUBLIC WORKS DIRECTOR, THOSE SITES UNABLE TO MAINTAIN THE QUALITY OF THEIR STORMWATER DISCHARGE MAY BE REQUIRED TO PROVIDE SOIL STABILIZATION TO ALL EXPOSED SOIL AREAS REGARDLESS OF THE WORKING STATUS OF THE AREA. UPON WRITTEN NOTIFICATION, THE PROPERTY OWNER SHALL PROVIDE FULL STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 24 HOURS.

SUGGESTED BMPs/BMPs TO BE USED:
BMP C120: TEMPORARY AND PERMANENT SEEDING
BMP C121: MULCHING
BMP C122: NETS AND BLANKETS
BMP C123: PLASTIC COVERING
BMP C124: SODDING
BMP C125: TOPSOILING/COMPOSTING
BMP C126: POLYACRYLAMIDE FOR SOIL EROSION PROTECTION
BMP C130: SURFACE ROUGHENING
BMP C131: GRADIENT TERRACES
BMP C140: DUST CONTROL

ELEMENT #6: PROTECT SLOPES

(A) CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION.

(B) CONSIDER SOIL TYPE AND ITS POTENTIAL FOR EROSION.

(C) REDUCE SLOPE RUNOFF VELOCITIES BY REDUCING THE CONTINUOUS LENGTH OF SLOPE WITH TERRACING AND DIVERSIONS, REDUCE SLOPE STEEPNESS, AND ROUGHEN SLOPE SURFACE.

(D) DIVERT UPSLOPE DRAINAGE AND RUN-ON WATERS FROM OFF SITE WITH INTERCEPTORS AT TOP OF SLOPE. OFF-SITE STORMWATER SHOULD BE HANDLED SEPARATELY FROM STORMWATER GENERATED ON THE SITE. DIVERSION OF OFF-SITE STORMWATER AROUND THE SITE MAY BE A VIABLE OPTION. DIVERTED FLOWS SHALL BE REDIRECTED TO THE NATURAL DRAINAGE LOCATION AT OR BEFORE THE PROPERTY BOUNDARY.

(E) CONTAIN DOWN SLOPE COLLECTED FLOWS IN PIPES, SLOPE DRAINS, OR PROTECTED CHANNELS.

(F) PROVIDE DRAINAGE TO REMOVE GROUND WATER INTERSECTING THE SLOPE SURFACE OF EXPOSED SOIL AREAS.

(G) EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES, CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS.

(H) CHECK DAMS SHALL BE PLACED AT REGULAR INTERVALS WITHIN TRENCHES THAT ARE CUT DOWN A SLOPE.

(I) STABILIZE SOILS ON SLOPES, AS SPECIFIED IN ELEMENT NO. 5

SUGGESTED BMPs:
BMP C120: TEMPORARY AND PERMANENT SEEDING
BMP C121: MULCHING
BMP C122: NETS AND BLANKETS
BMP C123: PLASTIC COVERING
BMP C124: SODDING
BMP C130: SURFACE ROUGHENING
BMP C131: GRADIENT TERRACES
BMP C200: INTERCEPTOR DIKE AND SWALE
BMP C201: GRASS-LINED CHANNELS
BMP C203: WATER BARS
BMP C204: PIPE SLOPE DRAINS
BMP C205: SUBSURFACE DRAINS
BMP C206: LEVEL SPREADER
BMP C207: CHECK DAMS
BMP C208: TRIANGULAR SILT DIKE (GEOTEXTILE-ENCASED CHECK DAM)

ELEMENT #7: PROTECT DRAIN INLETS

(A) ALL STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT STORMWATER RUNOFF SHALL NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE SEDIMENT.

(B) ALL APPROACH ROADS SHALL BE KEPT CLEAN, AND ALL SEDIMENT AND STREET WASH WATER SHALL NOT BE ALLOWED TO ENTER STORM DRAINS WITHOUT PRIOR AND ADEQUATE TREATMENT UNLESS TREATMENT IS PROVIDED BEFORE THE STORM DRAIN DISCHARGES TO WATERS OF THE STATE.

SUGGESTED BMPs:
BMP C220: STORM DRAIN INLET PROTECTION

ELEMENT #8: STABILIZE CHANNELS AND OUTLETS

(A) ALL TEMPORARY ON-SITE CONVEYANCE CHANNELS SHALL BE DESIGNED, CONSTRUCTED AND STABILIZED TO PREVENT EROSION FROM THE EXPECTED VELOCITY OF FLOW FROM A TWO-YEAR, 24-HOUR FREQUENCY STORM FOR THE DEVELOPED CONDITION.

(B) STABILIZATION, INCLUDING ARMORING MATERIAL, ADEQUATE TO PREVENT EROSION OF OUTLETS, ADJACENT STREAM BANKS, SLOPES AND DOWNSTREAM REACHES SHALL BE PROVIDED AT THE OUTLETS OF ALL CONVEYANCE SYSTEMS.

SUGGESTED BMPs:
BMP C202: CHANNEL LINING
BMP C122: NETS AND BLANKETS
BMP C207: CHECK DAMS
BMP C209: OUTLET PROTECTION

ELEMENT #9: CONTROL POLLUTANTS

(A) ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS, THAT OCCUR ON SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER.

(B) COVER, CONTAINMENT, AND PROTECTION FROM VANDALISM FOR ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCTS, AND NON-INERT WASTES PRESENT ON THE SITE (SEE CHAPTER 173-304 WAC FOR THE DEFINITION OF INERT WASTE)

(C) MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM DRAIN DOWN, SOLVENT AND DE-GREASING CLEANING OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF MUST BE CONDUCTED USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. CONTAMINATED SURFACES SHALL BE CLEANED IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT. EMERGENCY REPAIRS MAY BE PERFORMED ON SITE USING TEMPORARY PLASTIC PLACED BENEATH AND, IF RAINING, OVER THE VEHICLE.

(D) WHEEL WASH, OR TIRE BATH WASTEWATER, SHALL BE DISCHARGED TO A SEPARATE ON-SITE TREATMENT SYSTEM OR TO THE SANITARY SEWER.

(E) APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES, SHALL BE CONDUCTED IN A MANNER AND AT APPLICATION RATES THAT WILL NOT RESULT IN LOSS OF CHEMICAL TO STORMWATER RUNOFF. MANUFACTURERS' RECOMMENDATIONS SHALL BE FOLLOWED FOR APPLICATION RATES AND PROCEDURES.

(F) MANAGEMENT OF pH-MODIFYING SOURCES SHALL PREVENT CONTAMINATION OF RUNOFF AND STORMWATER COLLECTED ON THE SITE. THESE SOURCES INCLUDE, BUT ARE NOT LIMITED TO, BULK CEMENT, CEMENT KILN DUST, FLY ASH, NEW CONCRETE WASHING AND CURING WATERS, WASTE STREAMS GENERATED FROM CONCRETE GRINDING AND SAWING, EXPOSED AGGREGATE PROCESSES, AND CONCRETE PUMPING AND MIXER WASHOUT WATERS.

SUGGESTED BMPs:
BMP C151: CONCRETE HANDLING
[redacted]
BMP C153: MATERIAL DELIVERY, STORAGE AND CONTAINMENT
BMP C154: CONCRETE WASHOUT AREA
BMP C250: CONSTRUCTION STORMWATER CHEMICAL TREATMENT
BMP C251: CONSTRUCTION STORMWATER FILTRATION
BMP C252: HIGH pH NEUTRALIZATION USING CO2
BMP C253: pH CONTROL FOR HIGH pH WATER

ELEMENT #10: CONTROL DE-WATERING

(A) ALL FOUNDATION, VAULT, AND TRENCH DEWATERING WATER, WHICH HAS SIMILAR CHARACTERISTICS TO STORMWATER RUNOFF AT THE SITE, SHALL BE DISCHARGED INTO A CONTROLLED CONVEYANCE SYSTEM, PRIOR TO DISCHARGE TO A SEDIMENT TRAP OR SEDIMENT POND. CHANNELS MUST BE STABILIZED, AS SPECIFIED IN ELEMENT NO. 8.

(B) CLEAN, NON-TURBID DEWATERING WATER, SUCH AS WELL-POINT GROUND WATER, CAN BE DISCHARGED TO SYSTEMS TRIBUTARY TO STATE SURFACE WATERS, AS SPECIFIED IN ELEMENT NO. 8, PROVIDED THE DEWATERING FLOW DOES NOT CAUSE EROSION OR FLOODING OF THE RECEIVING WATERS. THESE CLEAN WATERS SHOULD NOT BE ROUTED THROUGH SEDIMENT PONDS WITH STORMWATER.

(C) HIGHLY TURBID OR OTHERWISE CONTAMINATED DEWATERING WATER, SUCH AS FROM CONSTRUCTION EQUIPMENT OPERATION, CLAMSHELL DIGGING, CONCRETE TREMIE POUR, OR WORK INSIDE A COFFERDAM, SHALL BE HANDLED SEPARATELY FROM STORMWATER AT THE SITE.

(D) OTHER DISPOSAL OPTIONS, DEPENDING ON SITE CONSTRAINTS, MAY INCLUDE, BY WAY OF EXAMPLE:

1) INFILTRATION.

2) TRANSPORT OFF-SITE IN VEHICLE, SUCH AS A VACUUM FLUSH TRUCK, FOR LEGAL DISPOSAL IN A MANNER THAT DOES NOT POLLUTE STATE WATERS.

3) ON-SITE TREATMENT USING CHEMICAL TREATMENT OR OTHER SUITABLE TREATMENT TECHNOLOGIES.

SUGGESTED BMPs:
BMP C203: WATER BARS
BMP C236: VEGETATIVE FILTRATION

ELEMENT #11: MAINTAIN BMPs

(A) ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMPs SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL MAINTENANCE AND REPAIR SHALL BE CONDUCTED IN ACCORDANCE WITH BMPs.

(B) SEDIMENT CONTROL BMPs SHALL BE INSPECTED WEEKLY OR AFTER A RUNOFF-PRODUCING STORM EVENT DURING THE DRY SEASON AND DAILY DURING THE WET SEASON. ALL PROJECTS THAT DISTURB AN AREA GREATER THAN ONE ACRE SHALL HAVE A CERTIFIED EROSION CONTROL LEAD AVAILABLE TO THE SITE. THIS EROSION CONTROL LEAD SHALL BE RESPONSIBLE TO PROVIDE OVERVIEW OF ONGOING DAY-TO-DAY EROSION CONTROL REQUIREMENTS. THE EROSION CONTROL LEAD SHALL (WITHIN 24 HOURS) REPORT TO THE CITY AND DEPARTMENT OF ECOLOGY ANY SITE DISCHARGES THAT EXCEED STATE WATER QUALITY STANDARDS THAT HAVE OR ARE LIKELY TO HAVE ENTERED WATERS OF THE STATE.

(C) ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMPs SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMPs ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL OF BMPs OR VEGETATION SHALL BE PERMANENTLY STABILIZED.

SUGGESTED BMPs:
BMP C150: MATERIALS ON HAND
BMP C160: CERTIFIED EROSION AND SEDIMENT CONTROL LEAD

ELEMENT #12: MANAGE THE PROJECT

(A) PHASING OF CONSTRUCTION. DEVELOPMENT PROJECTS SHALL BE PHASED WHERE FEASIBLE IN ORDER TO PREVENT, TO THE MAXIMUM EXTENT PRACTICABLE, THE TRANSPORT OF SEDIMENT FROM THE DEVELOPMENT SITE DURING CONSTRUCTION. REVEGETATION OF EXPOSED AREAS AND MAINTENANCE OF THAT VEGETATION SHALL BE AN INTEGRAL PART OF THE CLEARING ACTIVITIES FOR ANY PHASE.

(B) WHEN ESTABLISHING THESE PERMITTED CLEARING AND GRADING AREAS, CONSIDERATION SHOULD BE GIVEN TO MINIMIZING REMOVAL OF EXISTING TREES AND MINIMIZING DISTURBANCE/COMPACTION OF NATIVE SOILS EXCEPT AS NEEDED FOR BUILDING PURPOSES. PERMITTED CLEARING AND GRADING AREAS AND ANY OTHER AREAS REQUIRED TO PRESERVE CRITICAL OR SENSITIVE AREAS, BUFFERS, NATIVE GROWTH PROTECTION EASEMENTS, OR TREE RETENTION AREAS, SHALL BE DELINEATED ON THE SITE PLANS AND THE DEVELOPMENT SITE.

(C) COORDINATION WITH UTILITIES AND OTHER CONTRACTORS. THE PRIMARY PROJECT PROPONENT SHALL EVALUATE, WITH INPUT FROM UTILITIES AND OTHER CONTRACTORS, THE STORMWATER MANAGEMENT REQUIREMENTS FOR THE ENTIRE PROJECT, INCLUDING THE UTILITIES, WHEN PREPARING THE CONSTRUCTION SWPPP.

(D) INSPECTION AND MONITORING. ALL BMPs SHALL BE INSPECTED, MAINTAINED, AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

(E) FOR ANY PROJECT DISTURBING MORE THAN ONE ACRE, A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL SHALL BE IDENTIFIED IN THE CONSTRUCTION SWPPP AND SHALL BE ON SITE OR ON CALL AT ALL TIMES. CERTIFICATION MAY BE THROUGH THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION/ASSOCIATED GENERAL CONTRACTORS (WSDOT/AGC) CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL CERTIFICATION PROGRAM OR ANY EQUIVALENT LOCAL OR NATIONAL CERTIFICATION AND/OR TRAINING PROGRAM, IN THE CITY'S DISCRETION.

(F) WHENEVER INSPECTION AND/OR MONITORING REVEALS THAT THE BMPs IDENTIFIED IN THE CONSTRUCTION SWPPP ARE INADEQUATE, DUE TO THE ACTUAL DISCHARGE OF OR POTENTIAL TO DISCHARGE A SIGNIFICANT AMOUNT OF ANY POLLUTANT, THE SWPPP SHALL BE MODIFIED, AS APPROPRIATE, IN A TIMELY MANNER.

(G) MAINTENANCE OF THE CONSTRUCTION SWPPP. THE CONSTRUCTION SWPPP SHALL BE RETAINED ON SITE. THE CONSTRUCTION SWPPP SHALL BE MODIFIED WHENEVER THERE IS A SIGNIFICANT CHANGE IN THE DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF ANY BMP.

SUGGESTED BMPs:
BMP C150: MATERIALS ON HAND
BMP C160: CERTIFIED EROSION AND SEDIMENT CONTROL LEAD
BMP C162: SCHEDULING

ELEMENT #13: PROTECT LOW IMPACT DEVELOPMENT BMPs

1. PROTECT ALL BIORETENTION AND RAIN GARDEN BMPs FROM SEDIMENTATION THROUGH INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL BMPs ON PORTIONS OF THE SITE THAT DRAIN INTO THE BIORETENTION AND/OR RAIN GARDEN BMPs. RESTORE THE BMPs TO THEIR FULLY FUNCTIONING CONDITION IF THEY ACCUMULATE SEDIMENT DURING CONSTRUCTION. RESTORING THE BMP MUST INCLUDE REMOVAL OF SEDIMENT AND ANY SEDIMENT-LADEN BIORETENTION/RAIN GARDEN SOILS, AND REPLACING THE REMOVED SOILS WITH SOILS MEETING THE DESIGN SPECIFICATIONS.

2. PREVENT COMPACTING BIORETENTION AND RAIN GARDEN BMPs BY EXCLUDING CONSTRUCTION EQUIPMENT AND FOOT TRAFFIC. PROTECT COMPLETED LAWN AND LANDSCAPED AREAS FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT.

3. CONTROL EROSION AND AVOID INTRODUCING SEDIMENT FROM SURROUNDING LAND USES ONTO PERMEABLE PAVEMENTS. DO NOT ALLOW MUDDY CONSTRUCTION EQUIPMENT ON THE BASE MATERIAL OR PAVEMENT. DO NOT ALLOW SEDIMENT-LADEN RUNOFF ONTO PERMEABLE PAVEMENTS OR BASE MATERIALS.

4. PAVEMENT FOULED WITH SEDIMENTS OR NO LONGER PASSING AN INITIAL INFILTRATION TEST MUST BE CLEANED USING PROCEDURES IN ACCORDANCE WITH THIS MANUAL OR THE MANUFACTURER'S PROCEDURES.

5. KEEP ALL HEAVY EQUIPMENT OFF EXISTING SOILS UNDER LID FACILITIES THAT HAVE BEEN EXCAVATED TO FINAL GRADE TO RETAIN THE INFILTRATION RATE OF THE SOILS.

SUGGESTED BMPs:
BMP C102: BUFFER ZONE
BMP C103: HIGH VISIBILITY FENCE
BMP C200: INTERCEPTOR DIKE AND SWALE
BMP C201: GRASS-LINED CHANNELS
BMP C207: CHECK DAMS
BMP C208: TRIANGULAR SILT DIKE (GEOTEXTILE-ENCASED CHECK DAM)
BMP C231: BRUSH BARRIER
BMP C233: SILT FENCE
BMP C234: VEGETATED STRIP

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AXE ENGINEERING SERVICES, LLC
"CUTTING THROUGH PROJECT BARRIERS"
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BELLINGHAM, WA 98225
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CIVIL & STORMWATER STRUCTURES
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ERIN L. RUSSELL — STATE OF WASHINGTON — 54316 — REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
5/16/2025

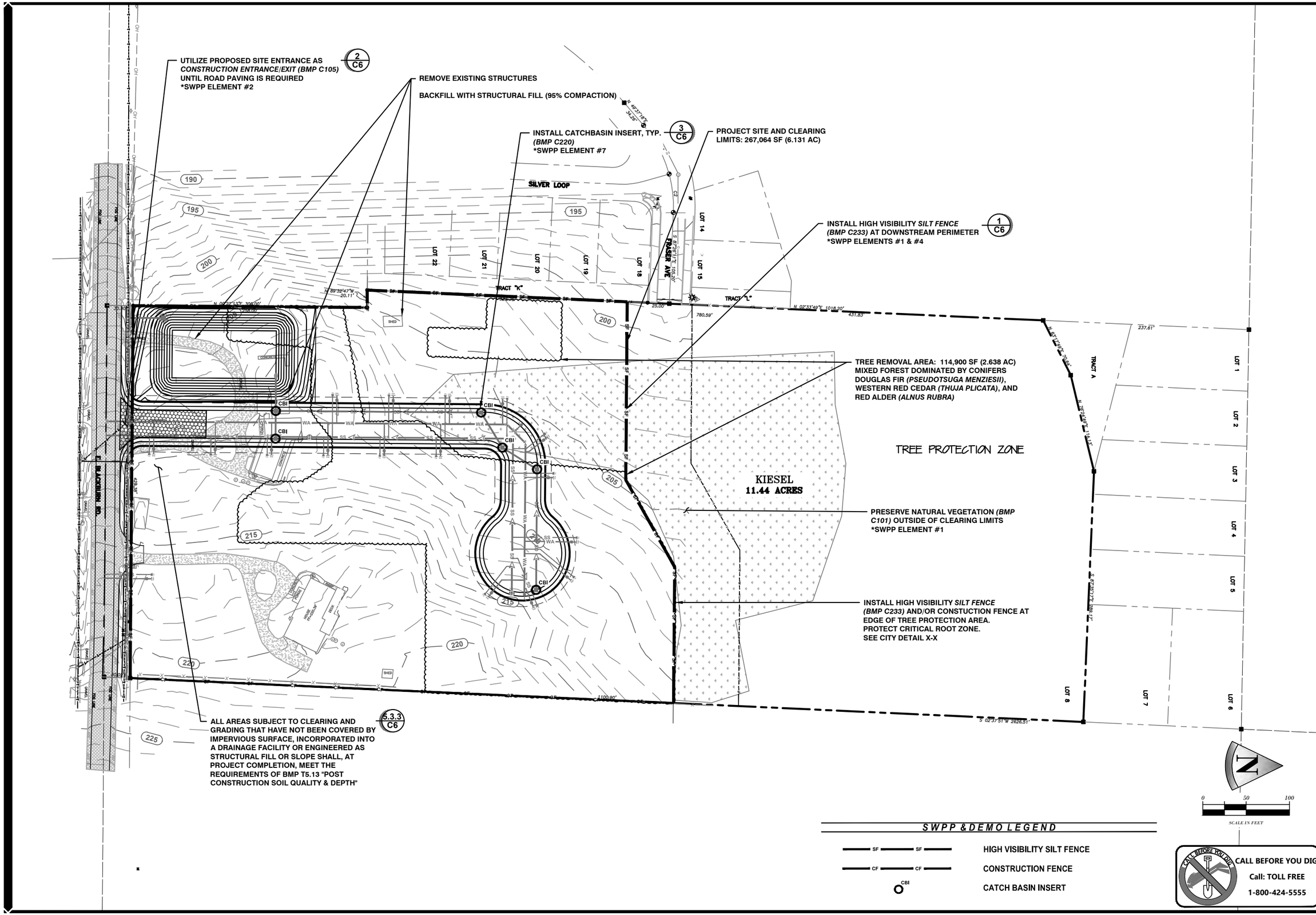
CITY OF ELLENSBURG
SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
SWPP PLAN NOTES

DATE: 5/16/2025
DESIGN: ELR
DRAWN: LDH
SCALE: AS SHOWN

PROJECT # 24040

SHEET # C4 OF 16 REV # 0

Exhibit 9



SWPP & DEMO LEGEND

SF — SF	HIGH VISIBILITY SILT FENCE
CF — CF	CONSTRUCTION FENCE
CBI	CATCH BASIN INSERT

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ERIN L. RUSSELL
STATE OF WASHINGTON
54316
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
5/16/2025

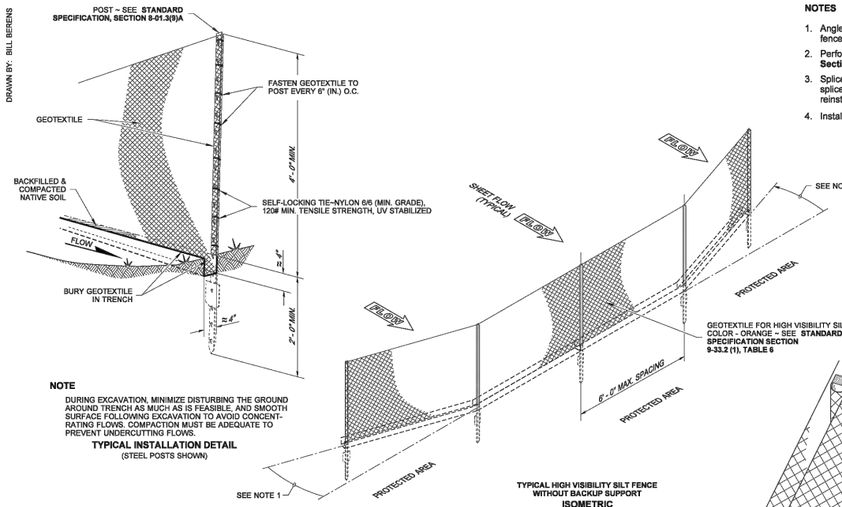
CIT O OUNT ERNON A
SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
SWPP PLAN

DATE: 5/16/2025
DESIGN: ELR
DRAWN: LDH
SCALE: AS SHOWN

PROJECT # 24040

SHEET # C5 OF 16
REV # 0

DRAWN BY: BILL BERENS

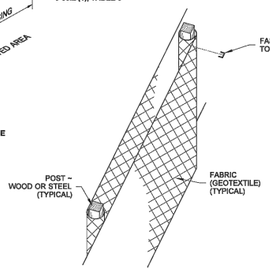


NOTE

DURING EXCAVATION, MINIMIZE DISTURBING THE GROUND AROUND TRENCH AS MUCH AS IS FEASIBLE, AND SMOOTH SURFACE FOLLOWING EXCAVATION TO AVOID CONCENT-RATING FLOWS. COMPACTION MUST BE ADEQUATE TO PREVENT UNDERCUTTING FLOWS.

TYPICAL INSTALLATION DETAIL
(STEEL POSTS SHOWN)

TYPICAL HIGH VISIBILITY SILT FENCE WITHOUT BACKUP SUPPORT
ISOMETRIC
(STEEL POSTS SHOWN)



SPLICED FENCE SECTIONS SHALL BE CLOSE ENOUGH TOGETHER TO PREVENT SILT LADEN WATER FROM ESCAPING THROUGH THE FENCE AT THE OVERLAP. JOINING SECTIONS SHALL NOT BE PLACED IN LOW SPOTS OR IN SUMP LOCATIONS.

SPLICE DETAIL
(WOOD POSTS SHOWN)

NOTES

1. Angle Terminal end uphill 24" (in) to 48" (in) to prevent flow around fence (Typical).
2. Perform maintenance in accordance with **Standard Specification, Sections 8-01.3(9)A and 8-01.3(15)**.
3. Splices shall never be placed in low spots or sump locations. If splices are located in low or sump areas, the fence may need to be reinstalled unless the Project Engineer approves the installation.
4. Install silt fencing parallel to mapped contour lines.

STATE OF WASHINGTON JILL DEE HARTWIG NO. 1422 EXP. 09/21/2020 LANDSCAPE ARCHITECT

Hartwig, Juli
Jun 4 2019 10:48 AM
ossign

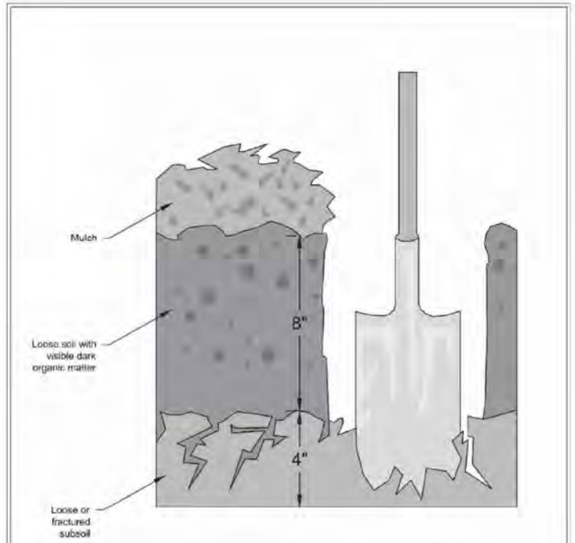
HIGH VISIBILITY SILT FENCE

STANDARD PLAN I-30.17-01

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Roark, Steve
Jun 12 2019 7:42 AM
ossign
STATE DESIGN ENGINEER
Washington State Department of Transportation

1 ## **SILT FENCE**
DOE MANUAL BMP C233 N.T.S.



Reprinted from Guidelines and Resources For Implementing Soil Quality and Depth BMP T5.13 in WDOE Stormwater Management Manual for Western Washington. 2010, Washington Organic Recycling Council

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DEPARTMENT OF ECOLOGY State of Washington

Figure V-5.3.3
Planting Bed Cross-Section
Revised January 2016

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ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, SHALL DEMONSTRATE THE FOLLOWING:

SOIL QUALITY:
A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 8.0 AND 8.0 OR MATCHING THE pH OF THE UNDISTURBED SOIL. USE COMPOST AND OTHER MATERIALS THAT MEET THE COMPOST GUIDELINES.

SOIL DEPTH:
THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS WHERE FEASIBLE. PLANTING BEDS SHOULD HAVE 2 INCHES OF ORGANIC MATERIAL AS WELL.

COMPOST GUIDELINES:
MUST MEET THE DEFINITION OF "COMPOSTED MATERIAL" IN WAC 173-350-100 AND COMPLIES WITH TESTING PARAMETERS AND OTHER STANDARDS IN WAC 173-350-220. MUST BE PRODUCED AT A PERMITTED COMPOSTING FACILITY. ORGANIC MATTER CONTENT SHALL BE 40% TO 65%. CARBON TO NITROGEN RATIO OF MUST BE LESS THAN THAN 25:1. THE C:N RATIO MAY BE UP TO 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PUGET SOUND LOWLAND NATIVE SPECIES AND UP TO 40:1 FOR COARSE COMPOST TO BE USED AS A SURFACE MULCH (NOT IN A SOIL MIX).

IMPLEMENTATION OPTIONS

1) LEAVE AS MUCH NATIVE VEGETATION AND SOIL AS POSSIBLE AND PROTECT FROM COMPACTION DURING CONSTRUCTION.

2) AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT RATES OR AT A CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.

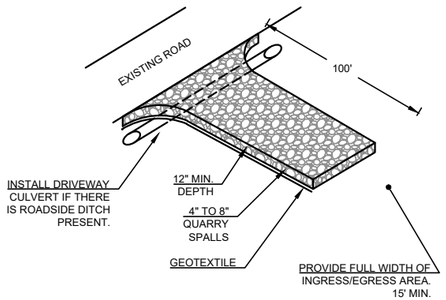
3) IN AREAS REQUIRING CLEARING AND GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJECT TO PUBLIC RESOURCES AND CRITICAL AREAS. REPLACE IT PRIOR TO PLANTING AND AMEND IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS.

4) IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS.

MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE.

DRIVEWAY SHALL MEET THE REQUIREMENTS OF THE PERMITTING AGENCY.

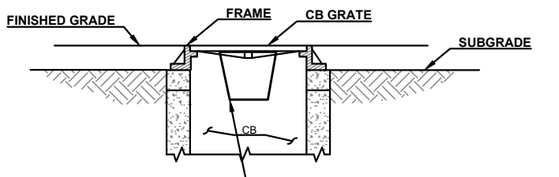
IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THE RUNOFF DRAINS OFF THE PAVEMENT.



2 ## **STABILIZED CONSTRUCTION ENTRANCE/EXIT**
DOE MANUAL BMP C105 N.T.S.

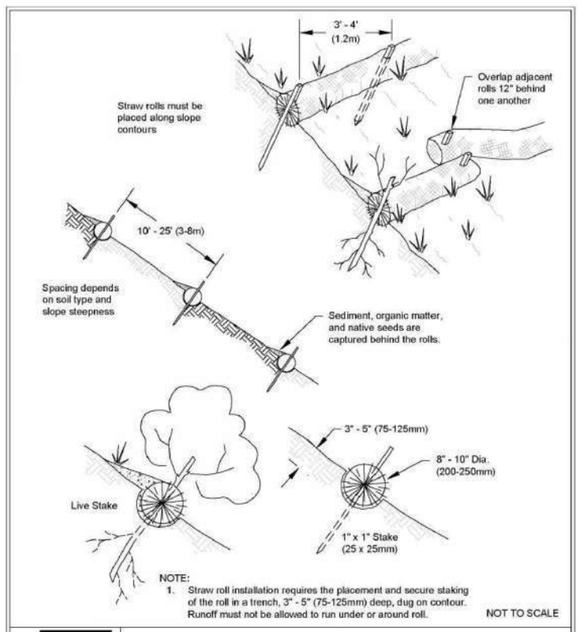
NOTE:

CATCH BASIN INSERTS SHALL BE CLEANED OR REPLACED PRIOR TO REACHING 75% CAPACITY SEDIMENT LOAD.



CATCH BASIN INSERT AS MANUFACTURED BY NORTHWEST HAZMAT (NORTHWEST LININGS & GEOTEXTILE PRODUCTS, INC.) NWH TYPE OS OR EQUIVALENT NORTHWEST LININGS & GEOTEXTILE PRODUCTS, INC. 21000 77TH AVE. S KENT, WA 98032 (253) 872-0244

3 ## **CATCH BASIN INLET PROTECTION**
DOE MANUAL BMP C220 N.T.S.



NOT TO SCALE

DEPARTMENT OF ECOLOGY State of Washington

Wattles
Revised December 2016

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BMP C235 - WATTLES

WATTLES ARE TYPICALLY 8 TO 10 INCHES IN DIAMETER AND 25 TO 30 FEET IN LENGTH.

INSTALL WATTLES PERPENDICULAR TO THE FLOW DIRECTION AND PARALLEL TO THE SLOPE CONTOUR.

PLACE WATTLES IN SHALLOW TRENCHES, STAKED ALONG THE CONTOUR OF DISTURBED OR NEWLY CONSTRUCTED SLOPES. DIG NARROW TRENCHES ACROSS THE SLOPE (ON CONTOUR) TO A DEPTH OF 3- TO 5-INCHES ON CLAY SOILS AND SOILS WITH GRADUAL SLOPES. ON LOOSE SOILS, STEEP SLOPES, AND AREAS WITH HIGH RAINFALL, THE TRENCHES SHOULD BE DUG TO A DEPTH OF 5- TO 7-INCHES, OR ½ TO ⅔ OF THE THICKNESS OF THE WATTLE.

START BUILDING TRENCHES AND INSTALLING WATTLES FROM THE BASE OF THE SLOPE AND WORK UP. SPREAD EXCAVATED MATERIAL EVENLY ALONG THE UPHILL SLOPE AND COMPACT IS USING HAND TAMPING OR OTHER METHODS.

CONSTRUCT TRENCHES AT INTERVALS OF 10- TO 25-FEET DEPENDING ON THE STEEPNESS OF THE SLOPE, SOIL TYPE, AND RAINFALL. THE STEEPER THE SLOPE THE CLOSER TOGETHER THE TRENCHES.

INSTALL THE WATTLES SNUGLY INTO THE TRENCHES AND OVERLAP THE ENDS OF THE ADJACENT WATTLES 12 INCHES BEHIND ONE ANOTHER.

INSTALL STAKES AT EACH END OF THE WATTLE, AND AT 4-FOOT CENTERS ALONG ENTIRE LENGTH OF WATTLE.

IF REQUIRED, INSTALL PILOT HOLES FOR THE STAKES USING A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE AND INTO THE SOIL.

WOODEN STAKES SHOULD BE APPROXIMATELY 0.75 x 0.75 x 24 INCHES MIN. WILLOW CUTTING OR 3/8-INCH REBAR CAN ALSO BE USED FOR STAKES.

STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2 TO 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE.

REVISIONS	DATE	BY
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AXE ENGINEERING SERVICES, LLC
"CUTTING THROUGH PROJECT BARRIERS"
851 COHO WAY #306
BELLINGHAM, WA 98225
360 - 922 - 0549

XE ENGINEERING Services
CIVIL • STORMWATER • STRUCTURAL
axeengineering.com

ERIN L. RUSSELL STATE OF WASHINGTON 54316 REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
5/16/2025

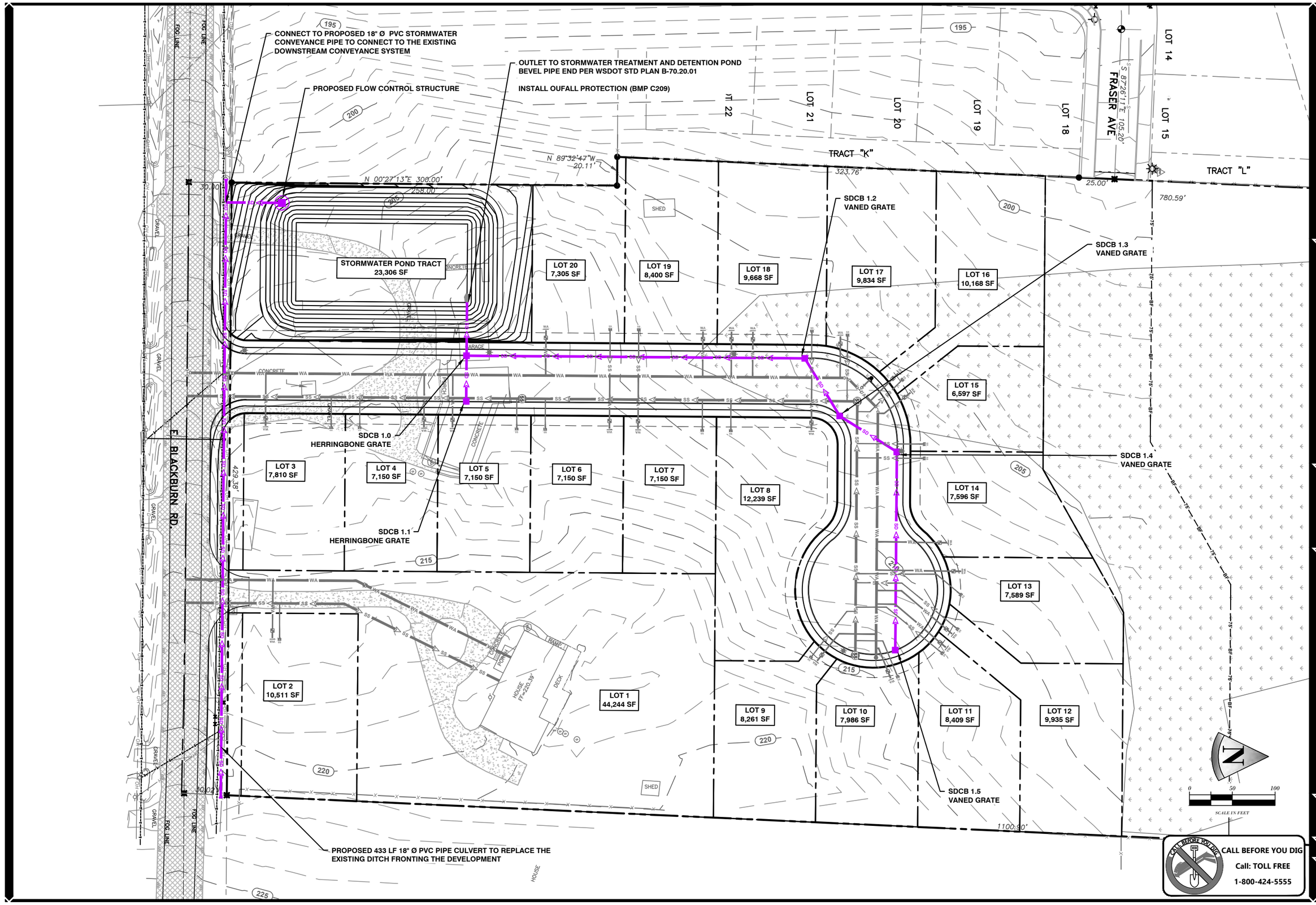
CIT O OUNT ERNON A
SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
SWPP PLAN DETAILS

DATE: 5/16/2025
DESIGN: ELR
DRAWN: LDH
SCALE: AS SHOWN

PROJECT # 24040

SHEET # C6 OF 16 REV # 0

Exhibit 9



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AXE ENGINEERING SERVICES, LLC
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360 - 922 - 0549

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ERIN L. RUSSELL STATE OF WASHINGTON 54316 REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
5/16/2025

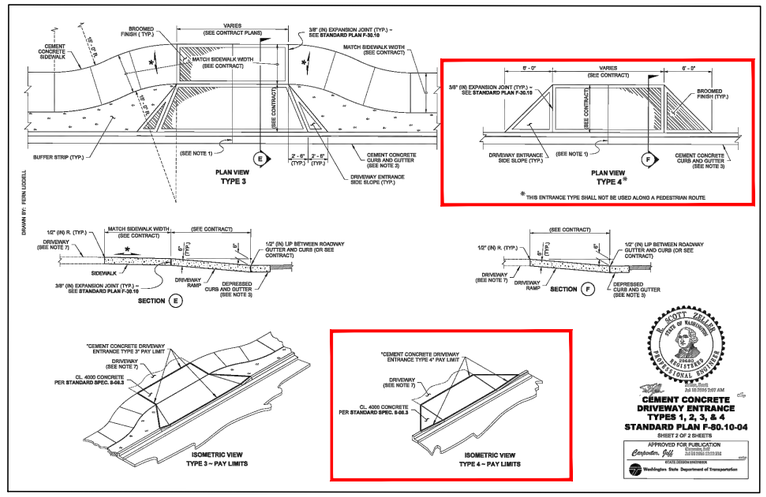
CIT O OUNT ERNON A
SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
OVERALL GRADING & DRAINAGE

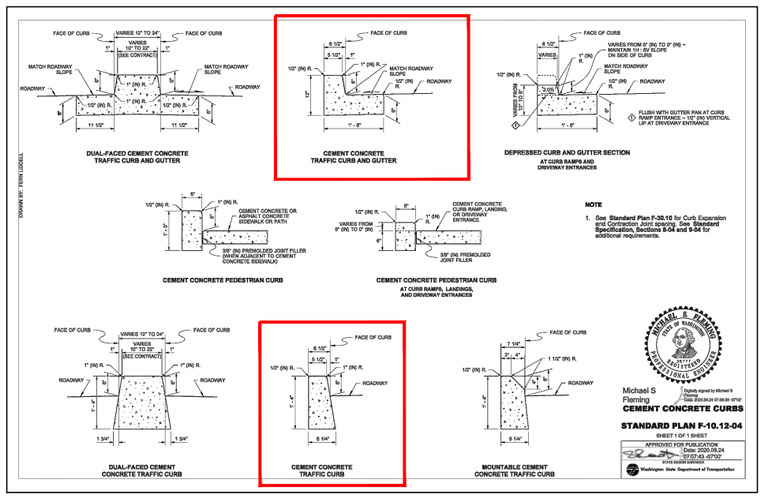
DATE:	5/16/2025
DESIGN:	ELR
DRAWN:	LDH
SCALE:	AS SHOWN

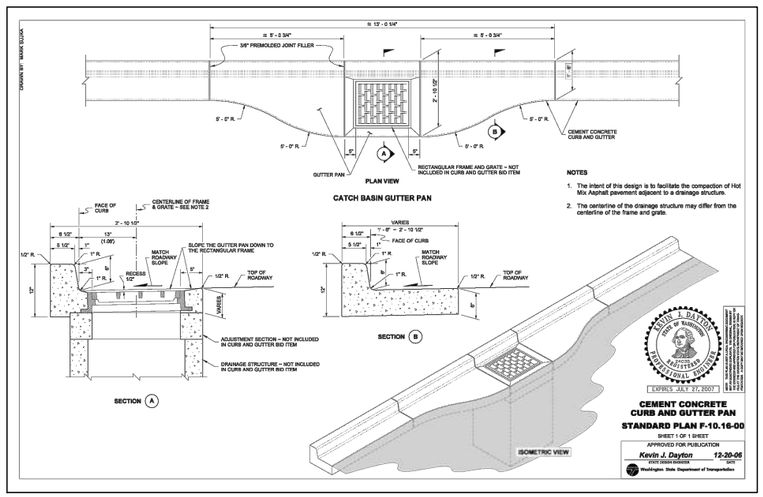
PROJECT # 24040

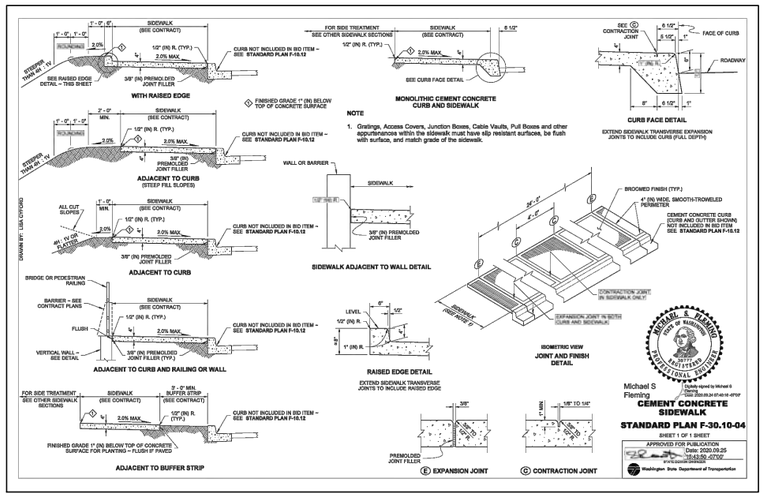
SHEET # C7 OF 16 REV # 0

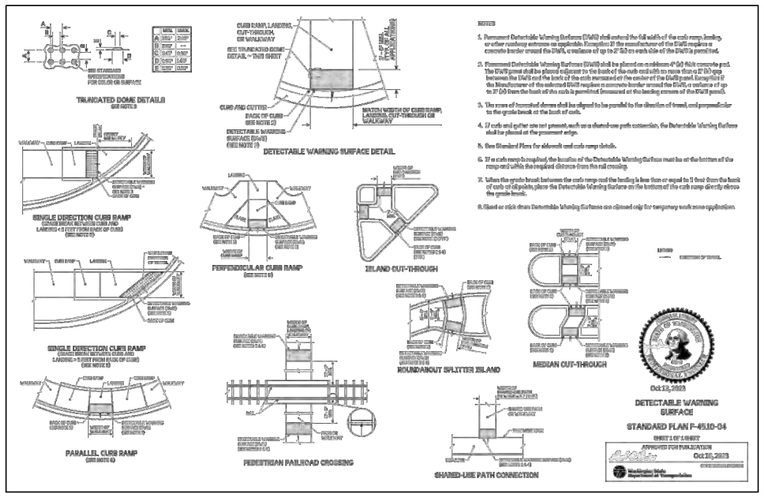
CALL BEFORE YOU DIG
Call: TOLL FREE
1-800-424-5555

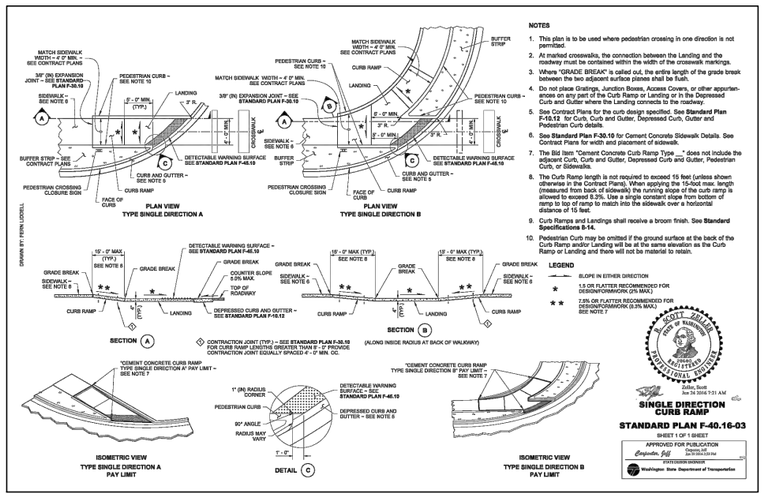












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AXE ENGINEERING SERVICES, LLC
"CUTTING THROUGH PROJECT BARRIERS"
851 COHO WAY #306
BELLINGHAM, WA 98225
360 - 922 - 0549
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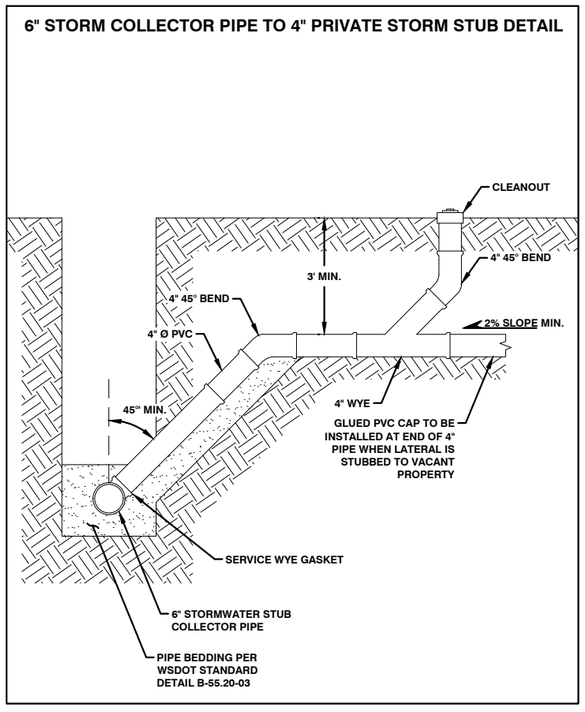
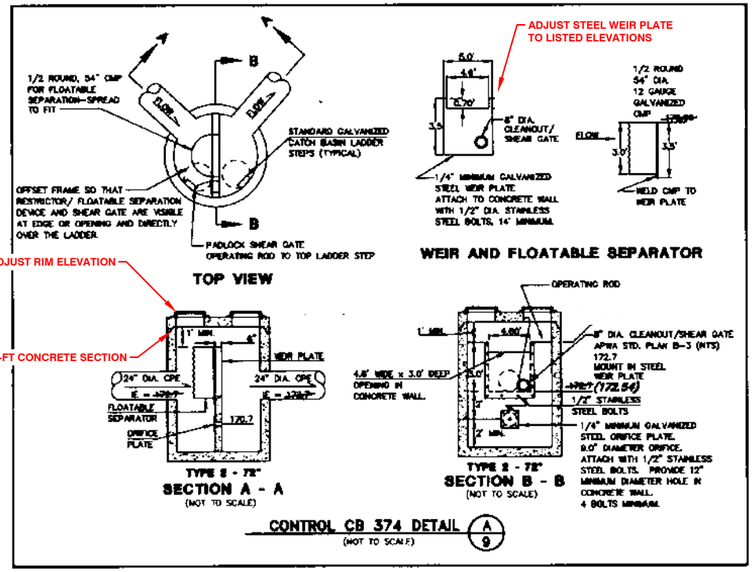
PRELIMINARY
5/16/2025

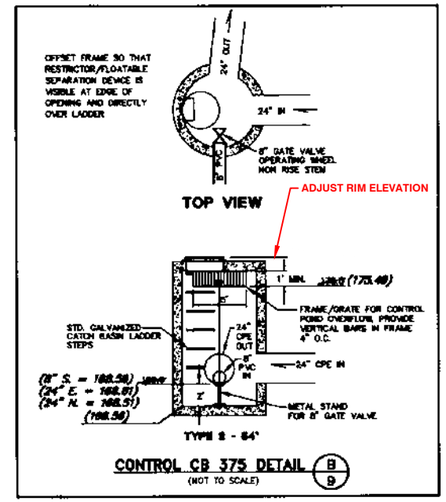
CIT O OUNT ERNON A
SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
GRADING DETAILS

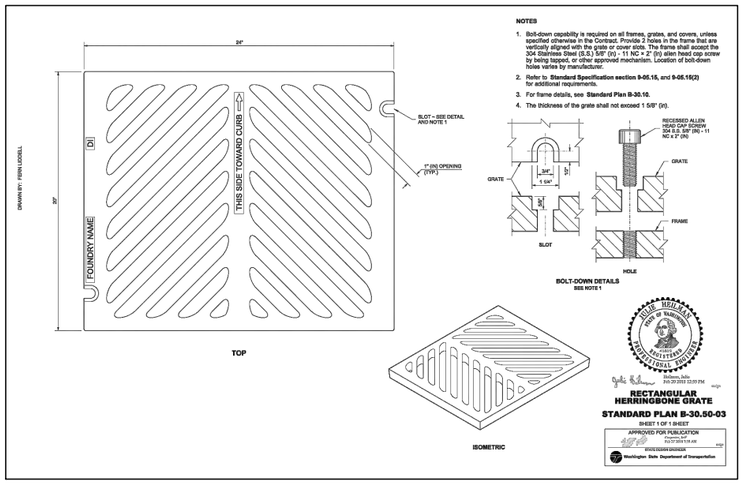
DATE:	5/16/2025
DESIGN:	ELR
DRAWN:	LDH
SCALE:	AS SHOWN
PROJECT #	24040
SHEET #	C8
OF	16
REV #	0

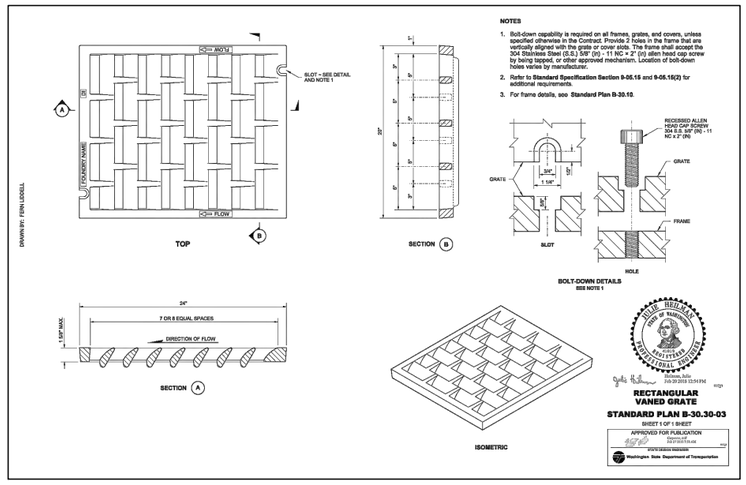
6" STORM COLLECTOR PIPE TO 4" PRIVATE STORM STUB DETAIL

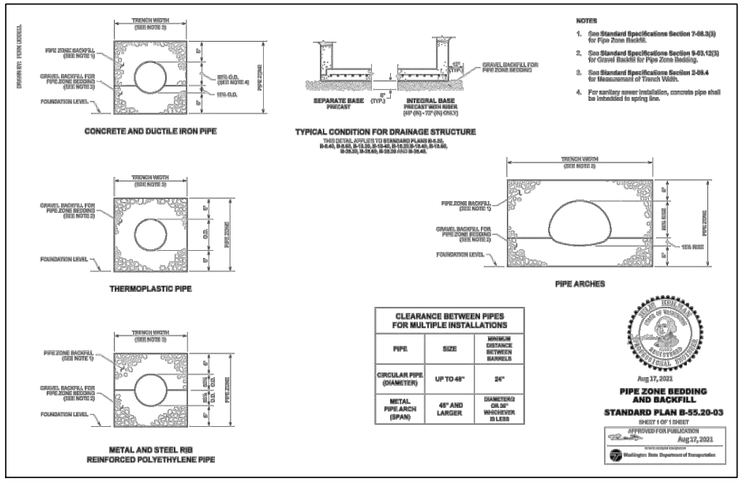


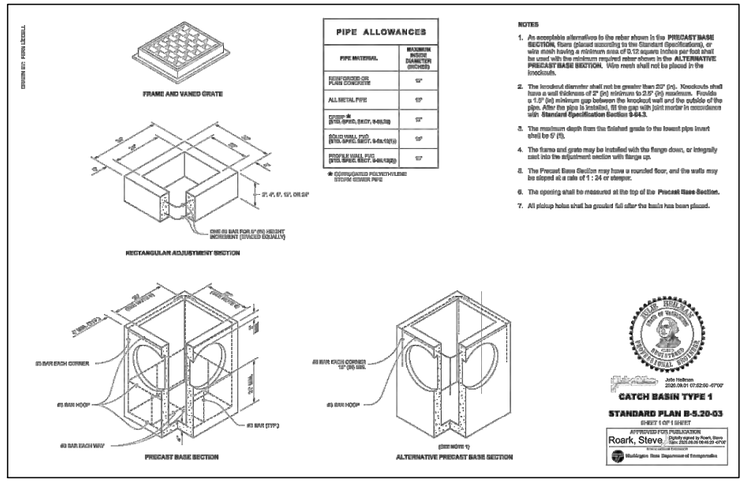












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AXE ENGINEERING SERVICES, LLC
"CUTTING THROUGH PROJECT BARRIERS"
851 COHO WAY #306
BELLINGHAM, WA 98225
360 - 922 - 0549
axeengineering.com

ERIN L. RUSSELL — STATE OF WASHINGTON — 54316 — REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
5/16/2025

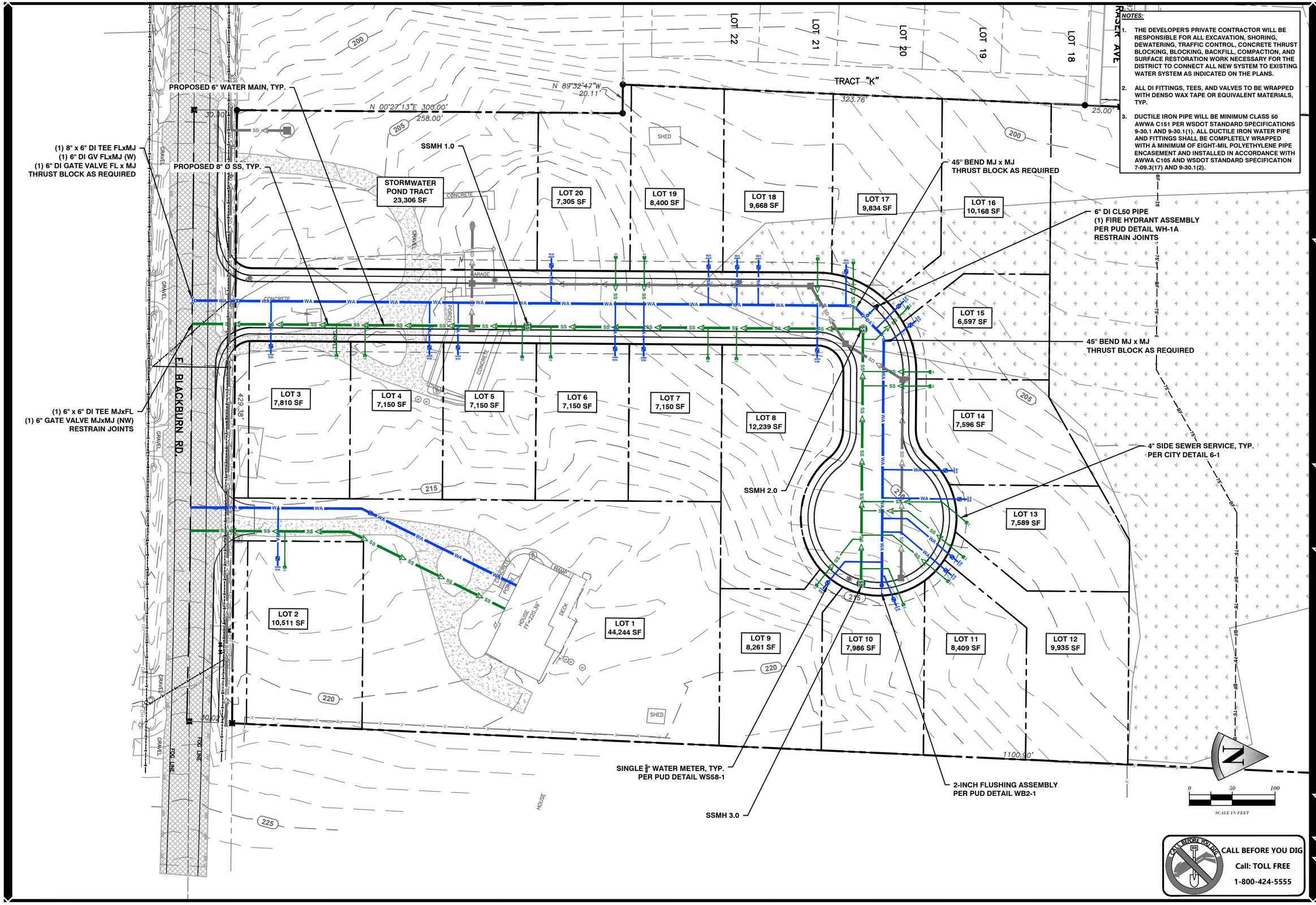
CIT O OUNT ERNON A
SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
DRAINAGE DETAILS

DATE: 5/16/2025
DESIGN: ELR
DRAWN: LDH
SCALE: AS SHOWN

PROJECT # 24040

SHEET # C9 OF 16 REV # 0

Exhibit 9



NOTES:

1. THE DEVELOPER'S PRIVATE CONTRACTOR WILL BE RESPONSIBLE FOR ALL EXCAVATION, SHORING, DEWATERING, TRAFFIC CONTROL, CONCRETE THRUST BLOCKING, BLOCKING, BACKFILL, COMPACTION, AND SURFACE RESTORATION WORK NECESSARY FOR THE DISTRICT TO CONNECT ALL NEW SYSTEM TO EXISTING WATER SYSTEM AS INDICATED ON THE PLANS.
2. ALL DI FITTINGS, TEES, AND VALVES TO BE WRAPPED WITH DENSO WAX TAPE OR EQUIVALENT MATERIALS, TYP.
3. DUCTILE IRON PIPE WILL BE MINIMUM CLASS 50 AWWA C151 PER WSDOT STANDARD SPECIFICATIONS 9-30.1 AND 9-30.1(1). ALL DUCTILE IRON WATER PIPE AND FITTINGS SHALL BE COMPLETELY WRAPPED WITH A MINIMUM OF EIGHT-MIL POLYETHYLENE PIPE ENCASEMENT AND INSTALLED IN ACCORDANCE WITH AWWA C105 AND WSDOT STANDARD SPECIFICATION 7-09.3(17) AND 9-30.1(2).

REVISIONS	DATE	BY
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AXE ENGINEERING SERVICES, LLC
"CUTTING THROUGH PROJECT BARRIERS"
851 COHO WAY #306
BELLINGHAM, WA 98225
360 - 922 - 0549
axeengineering.com

ERIN L. RUSSELL — STATE OF WASHINGTON — 24316 — REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
5/16/2025

CITY OF ERNON A

SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
OVERALL WATER & SEWER PLAN

DATE: 5/16/2025
DESIGN: ELR
DRAWN: LDH
SCALE: AS SHOWN

PROJECT # 24040

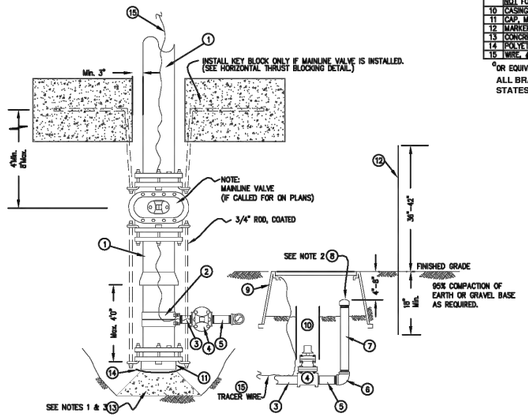
SHEET # C10 OF 16 REV # 0

CALL BEFORE YOU DIG
Call: TOLL FREE
1-800-424-5555

BILL OF MATERIALS		
NO.	NOMENCLATURE	REQ'D.
1	WATER MAIN (4", 6", OR 8")	
2	CLAMP, SERVICE, DOUBLE STRAP 'x' 2" I.P.T., ALL BRASS, (FORD #20292) °	1
3	NIPPLE, 2" X 4", BRASS	1
4	VALVE, 2" CAST IRON, RESILIENT WEDGE	1
5	NIPPLE, 2" X 6", GALVANIZED	1
6	ELL, 2" 90° GALVANIZED	1
7	PIPE, 2" GALVANIZED, THREAD BOTH ENDS	1
8	CAP, 2" PLASTIC, THREADED	1
9	TRAFFIC RATED METER BOX AND LID (MID-STATES PLASTIC, INC. MSBCF 1324-18 NOT FOR THROUGH-WAY TRAFFIC APPLICATION)*	1
10	CASING, 6" P.V.C. SEWER PIPE	1
11	CAP, M.J. BLIND	1
12	MARKER, BLUE, CARSONITE #CMV-116	1
13	CONCRETE BLOCKING (OR KEY BLOCK IF REQUIRED)	
14	POLYETHYLENE SHEETING, 8 MIL THICKNESS	
15	WIRE, #10 SOLID COPPER, BLUE COATED, EXTEND MIN.18" INTO BOX, NEAR LID	

°OR EQUIVALENT APPROVED BY THE DISTRICT

ALL BRASS FITTINGS TO BE LEAD FREE DOMESTIC BRASS PER UNITED STATES BILL S.3874.



NOTES:

1. BLOCK AS PER P.U.D. HORIZONTAL THRUST BLOCKING DETAIL. BEARING AREA TO BE AGAINST UNDISTURBED EARTH AND TO BE DETERMINED BY THE ENGINEER. USE FORMING AS NECESSARY TO PREVENT CONCRETE FROM INTERFERING WITH CAP (#11), CLAMP (#2) OR VALVE (#4).
2. PLASTIC THREADED CAP (#8) TO BE HAND TIGHT ONLY.
3. IF A MAINLINE VALVE IS INSTALLED UPSTREAM OF FLUSHING ASSEMBLY, KEY BLOCK VALVE AND CAP. SEE THRUST BLOCKING DETAIL.
4. KEY BLOCK TO BE INSTALLED ONLY IF PIPE IS EXPECTED TO EXTEND WITHIN TEN (10) YEARS OF INSTALLATION. SEE HORIZONTAL THRUST BLOCKING DETAIL.

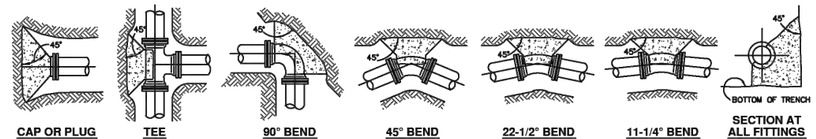
PUD NO. 1 OF SKAGIT COUNTY ENGINEERING MANAGER

APPROVED ON: MAY 6, 2014

Skagit PUD PUBLIC UTILITY DISTRICT

STANDARD 2-INCH FLUSHING ASSEMBLY

SCALE: 1" = 2'	STANDARD
DATE: 3-25-05	
REVISED: 5/6/14	WB2-1
DRAWN BY: CAS	
APPROVED BY: GJS	



THRUST BLOCK REQUIREMENTS

		BEARING AREA REQUIRED IN SQUARE FEET											
		KEY BLOCK** & TEE,CAP OR PLUG test pressures			90 Degree BEND test pressures			45 Degree BEND test pressures			22.5 Degree BEND test pressures		
PIPE SIZE	PIPE STEEL O.D.	200 psi	225 psi	250 psi	200 psi	225 psi	250 psi	200 psi	225 psi	250 psi	200 psi	225 psi	250 psi
nominal	ins/dim dia												
4	4.80	1.8	2.0	2.3	2.6	2.9	3.2	1.4	1.6	1.7	0.7	0.8	0.9
6	6.90	3.7	4.2	4.7	5.3	5.9	6.6	2.8	3.2	3.6	1.5	1.6	1.8
8	9.05	6.4	7.2	8.0	9.1	10.2	11.4	4.9	5.5	6.2	2.5	2.8	3.1
12	13.20	13.7	15.4	17.1	19.4	21.8	24.2	10.5	11.8	13.1	5.3	6.0	6.7
16	17.40	23.8	26.8	29.7	33.6	37.8	42.0	18.2	20.5	22.7	9.3	10.4	11.6
18	19.50	29.9	33.6	37.3	42.2	47.5	52.8	22.9	25.7	28.6	11.7	13.1	14.6
24	25.80	52.3	58.8	65.3	74.9	83.2	92.4	40.0	45.0	50.0	20.4	22.9	25.5

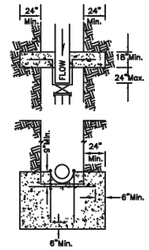
		BEARING AREA REQUIRED IN SQUARE FEET								
		11.25 Degree BEND test pressures								
PIPE SIZE	PIPE STEEL O.D.	200 psi	225 psi	250 psi						
nominal	ins/dim dia									
4	4.80	0.4	0.4	0.4						
6	6.90	0.7	0.8	0.9						
8	9.05	1.3	1.4	1.6						
12	13.20	2.7	3.0	3.4						
16	17.40	4.7	5.2	5.8						
18	19.50	5.9	6.6	7.3						
24	25.80	10.2	11.5	12.8						

NOTES:

1. ALL CONCRETE BLOCKING SHALL BE POURED AGAINST DRY, UNDISTURBED SUBGRADE. TABLE IS BASED ON 2000 POUNDS PER SQUARE FOOT ALLOWABLE SOIL BEARING. WEAKER SOIL WILL REQUIRE INCREASED BEARING AREA. SEE SOIL BEARING LOAD CHART.
2. KEEP CONCRETE CLEAR OF JOINTS AND ACCESSORIES. USE FORMING AS NECESSARY.
3. HORIZONTAL ANCHOR BLOCKING CONFIGURATIONS FOR FITTINGS NOT SHOWN SHALL HAVE APPROVAL OF THE P.U.D.
4. THE SQUARE FOOT AREAS REQUIRED FOR BEARING ARE CALCULATED BY THE FOLLOWING FORMULAS:
   FORMULA AT TEE & CAP OR PLUG:
   T = PA
   T ÷ K = BEARING AREA REQUIRED IN SQUARE FEET
   FORMULA AT ALL PIPE BENDS:
   T = 2PA (SIN 1/2 ANGLE) WHERE ANGLE = THE DEGREE BEND OF THE FITTING
   T ÷ K = BEARING AREA REQUIRED IN SQ. FEET
   WHEN:
   T = THRUST IN POUNDS
   P= TEST PRESSURE IN PSI
   A= CROSS-SECTIONAL AREA OF PIPE IN SQ. INCHES
   K= ASSUMED 2000 PSF SOIL BEARING PRESSURE
5. FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE ENCASEMENT WITH A MIN. OF 8-MIL THICKNESS. IT MUST BE INSTALLED AS PER W.S.D.O.T. STANDARDS AND IN ACCORDANCE WITH A.W.W.A. C105.

KEY BLOCKING SPECIFICATION:

MATERIALS SHALL INCLUDE 3/4-INCH RESTRAINING RODS, HEX NUTS AND WASHERS OF HIGH STRENGTH LOW ALLOY STEEL MEETING AWWA C-111-90 COMPOSITION SPECIFICATIONS, ROMAC "DUCTILE LUG" OR 90° EYE BOLTS AND "500" SERIES PIPE RESTRAINING SYSTEM. THRUST RESTRAINT TO BE CALCULATED AT 7500 POUNDS PER BOLT OR AS RECOMMENDED BY ENGINEER. ALL RODS, EYE BOLTS AND PIPE RESTRAINTS ARE TO BE CLEAN. TWO SEPARATE BRUSH COATS OF ASPHALT COATING AS APPROVED BY THE ENGINEER TO BE APPLIED. A 3-INCH MINIMUM CLEARANCE IS REQUIRED BETWEEN WATER PIPE AND CONCRETE. SOIL IS TO BE COMPACTED TO 95% REBAR TO BE MINIMUM #6 (3/4") SIZE AND HAVE A MINIMUM 9-INCH CLEARANCE FROM ANY CONCRETE SURFACE.



KEY BLOCK

SOIL	SAFE BEARING LOAD LBS/SQ. FT.
*MUCK, PEAT, ETC.	0
SOFT CLAY, SILT	1,000
SAND, SANDY SILT	2,000
SAND AND GRAVEL	3,000
SAND AND GRAVEL CEMENTED W/ CLAY	4,000
HARD SHALE	10,000

*IN MUCK OR PEAT, ALL THRUSTS SHALL BE RESTRAINED BY PILES OR TIE RODS TO SOLID FOUNDATIONS OR BY REMOVAL OF MUCK OR PEAT AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THRUSTS.

KEY BLOCK USE

THE INSTALLATION OF A KEY BLOCK IS TO BE CONSIDERED ONLY FOR TEMPORARY BLOCKING FOR 5-10 YEARS. IF THE PIPELINE IS TO REMAIN A DEADEND OR AN EXTENSION IS LIKELY TO BE MORE THAN 10 YEARS AWAY, THEN A STANDARD BLOCK FOR CAP OR PLUG WILL BE INSTALLED. USE OF KEY BLOCK IS TO BE APPROVED BY THE DISTRICT.

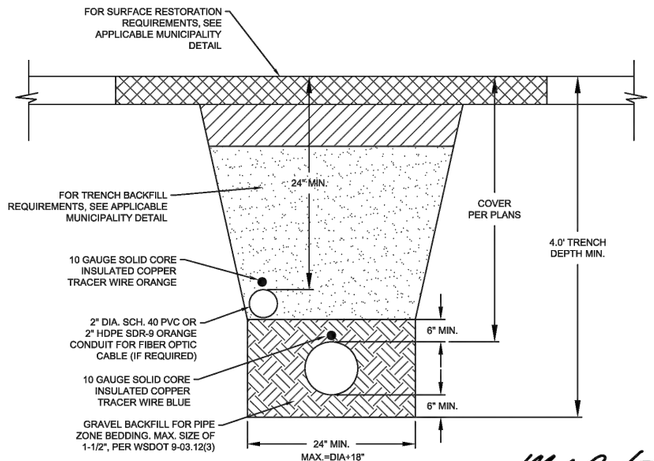
PUD NO. 1 OF SKAGIT COUNTY ENGINEERING MANAGER

APPROVED ON: MAY 6, 2014

Skagit PUD PUBLIC UTILITY DISTRICT

HORIZONTAL THRUST BLOCKING DETAILS

SCALE: NTS	STANDARD
DATE: 3-05-05	
REVISED: 5/6/14	WT-1
DRAWN BY: CAS	
APPROVED BY: GJS	



NOTES:

1. DEPTH OF BEDDING BELOW PIPE DEPENDANT ON SOIL CONDITIONS. CONSULT WITH ENGINEER.

PUD NO. 1 OF SKAGIT COUNTY ENGINEERING MANAGER

APPROVED ON: SEPTEMBER 9, 2022

Skagit PUD PUBLIC UTILITY DISTRICT

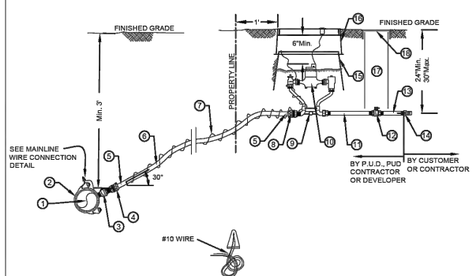
TYPICAL TRENCH SECTION

SCALE: 1" = 1'	STANDARD
DATE: 11-15-11	
REVISED: 9/8/22	WT1-1
DRAWN BY: JLB	
APPROVED BY: MCH	

BILL OF MATERIALS					
NO.	NOMENCLATURE	REQ'D	NO.	NOMENCLATURE	REQ'D
1.	WATER MAIN		10.	METER, BADGER MODEL M25 (5/8") OR M35 (3/4") BRONZE METER(BY PUD)	1
2.	CLAMP, SERVICE, DOUBLE STRAP x 1" I.P.T., ALL BRASS, (FORD #2028)*	1	11.	NIPPLE, BRASS 1" x 12"	1
3.	CORP, 1", (FORD #FB500-4)*	1	12.	BALL VALVE, BRASS 1"(FORD B11-444R-NL)*	1
4.	ADAPTER, BRASS PAC JOINT, 1" F.I.P.T. x 1" COP (FORD #C14-44-NL)*	1	13.	NIPPLE, BRASS 1" x 6"	1
5.	INSERT, STIFFENER, 3/4" (FORD #71)*	2	14.	ADAPTER, BRASS, 1" F.I.P.T. x 1" INSERT	1
6.	PIPE, 1" REHAU MUNICIPEX TYPE A, 200 P.S.I.		15.	METER BOX & COVER, CARSON L SERIES 1419-12 W/COVER 1419-4199 *	1
7.	WIRE, #10 SOLID COPPER, BLUE COATED, EXTEND MIN. 18" INTO BOX, NEAR LID		16.	EXTENSION, METER BOX, CARSON L SERIES 1419-9(HW)WHEN REQUIRED BY SITE CONDITIONS)	1
8.	ADAPTER, BRASS PAC JOINT, 1" M.I.P.T. x 1" COP (FORD #C84-44-NL)*	1	17.	CASING, 6" PVC SEWER PIPE	
9.	COPPERSETTER, 3/4"(FORD #VBHC72-9W-11-44-NL FP) W/1" DBL PURPOSE UNION SWIVELS *	1	18.	6" PVC CAP	1

* OR EQUIVALENT APPROVED BY THE DISTRICT
ᵇ ELL, 90° STREET, 1" M X F.I.P.T. (IF NEEDED)

ALL BRASS FITTINGS TO BE LEAD FREE DOMESTIC BRASS



NOTE: ALL THREE WIRES ARE TO BE TIED TOGETHER IN AN OVERHAND KNOT APPROIMATELY 6" FROM WIRE NUT. BARE 5/8" OF WIRES. CONNECT WITH #62325 KING WATERPROOF WIRE CONNECTOR.*

NOTES

1. CORP TO BE IN FULL OPEN POSITION BEFORE BACKFILL.
2. INSTALL SERVICE LINE PERPENDICULAR TO MAIN UNLESS OTHERWISE SHOWN ON WATER CONSTRUCTION PLAN.
3. SERVICE LINE IS TYPICALLY 1' 6" TO NORTH OR WEST OF PROPERTY CORNER OR AS OTHERWISE SPECIFIED.
4. PUD OWNERSHIP ENDS AT THE METER AND METER BOX. WATER SERVICES TO BE CONNECTED TO AN ACTIVE WATERLINE ARE REQUIRED TO BE INSTALLED BY PUD. WATER SERVICES INSTALLED WITH A NEW WATERLINE OR WATERLINE EXTENSION WILL BE PERFORMED BY THE CONTRACTOR/DEVELOPER PRIOR TO CONNECTION OF THE NEW WATERLINE TO THE PUD SYSTEM. THE PUD IS REQUIRED TO SET ALL METERS. IF A NEW WATER SERVICE IS INSTALLED BY THE PUD, PUD WILL INCLUDE THE PRIVATE SHUT-OFF VALVE AFTER THE METER. AFTER INSTALLATION THE OWNER IS RESPONSIBLE FOR ALL FUTURE MAINTENANCE, REPAIR AND REPLACEMENT OF THE PRIVATE SHUT-OFF VALVE.
5. IF METER IS NOT INSTALLED IN COPPERSETTER, INSTALL A PVC NIPPLE BETWEEN METER CONNECTIONS. IF CONNECTION IS NOT MADE TO CUSTOMER'S PLUMBING, INSTALL A WATERTIGHT WRAP OF ELECTRICAL TAPE OVER END OF ADAPTER(#14). SET COPPERSETTER FLUSH, PLUMB AND CENTERED IN BOX.
6. FLUSH OUT SERVICE TUBING AND COPPERSETTER BEFORE INSTALLING METER. DO NOT ALLOW MUD OR FOREIGN MATERIAL TO ENTER ANY TUBING OR FITTINGS.
7. FILL BOX WITH FINE DIRT TO TOP OF METER.
8. IF THE METER BOX IS LOCATED IN ASPHALT OR CONCRETE AREA, A TRAFFIC BOX, CARSON 1324-2520 W/COVER 1324-4526 WILL BE REQUIRED. NOT FOR THROUGH-WAY TRAFFIC APPLICATIONS.
9. IF THERE IS PETROLEUM-BASED CONTAMINATED SOIL PRESENT, THE SERVICE PIPELINE SHALL BE OF TYPE K COPPER WITH BRASS AND COPPER FITTINGS.
10. IF SERVICE LINE HAS LESS THAN 2' 0" OF COVER, CONTACT DISTRICT ENGINEERING DEPARTMENT FOR FREEZE PROTECTION REQUIREMENTS.
11. BACKFLOW PROTECTION AT THE SERVICE CONNECTION IS REQUIRED FOR NON-RESIDENTIAL, AGRICULTURAL, AND IRRIGATION USES, ON LARGE SIZED PROPERTIES, PROPERTIES WITH EXITING WELLS AND BOOSTER/SEWAGE PUMPS, AND IN OTHER SITUATIONS AS DESCRIBED IN THE DISTRICT'S CROSS CONNECTION CONTROL MANUAL.

PUD NO. 1 OF SKAGIT COUNTY ENGINEERING MANAGER

APPROVED ON: SEPTEMBER 9, 2022

Skagit PUD PUBLIC UTILITY DISTRICT

STANDARD INSTALLATION OF SINGLE 5/8" OR 3/4" METERED SERVICE WITH 200 P.S.I. REHAU SERVICE LINE

SCALE: 1" = 2'	STANDARD
DATE: 11/14/14	
REVISED: 12/7/22	WS58-1
DRAWN BY: KAN	
APPROVED BY: MCH	

REVISIONS		
	DATE	BY
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AXE ENGINEERING SERVICES, LLC
"CUTTING THROUGH PROJECT BARRIERS"
851 COHO WAY #306
BELLINGHAM, WA 98225
360 - 922 - 0549
axeengineering.com

ERIN L. RUSSELL — STATE OF WASHINGTON — 54116 — REGISTERED PROFESSIONAL ENGINEER — PRELIMINARY — 5/16/2025

CITY OF OUNT ERNON A

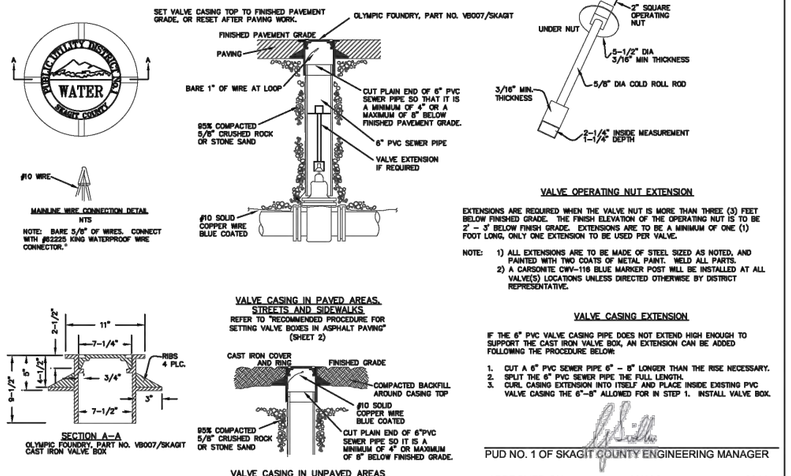
SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
WATER DETAILS 1

DATE:	5/16/2025
DESIGN:	ELR
DRAWN:	LDH
SCALE:	AS SHOWN
PROJECT #	24040
SHEET #	C11
OF	16
REV #	0

DISTRICT STANDARD GENERAL NOTES
(Minimum Requirements)

1. Unless stated otherwise, all work is to be performed in accordance with the most current Washington State Department of Transportation (WSDOT) Standard Specifications for road, bridge and municipal construction and the District requirements as outlined in the District's Water Policy Manual.
2. The contractor shall schedule a pre-construction conference with the District Engineering Department, (360) 424-7104, a minimum of 48 hours prior to construction.
3. All permits necessary for the installation of the proposed water system improvements will be the responsibility of the Developer, Engineer, or Contractor to acquire. A copy of the permits will be submitted to the District, prior to construction. All rights shall be granted to, or transferred to, the District.
4. District reference documents, such as Standard Details, Water Policy Manual, Drawing Standards, etc., can be found on the District website at www.skagitpud.org.
5. All tie-ins, shutdown, flushing, and health samples shall be coordinated with the District. The contractor shall not operate any valves.
6. A list of all materials, indicating the manufacturer, model, and size, for the water system improvements will be approved by the District prior to construction. Contact District for submittal requirements.
7. Ductile Iron pipe will be minimum class 50 AWWA C151 per WSDOT standard specifications 9-30.1 and 9-30.1(1). All Ductile Iron water pipe and fittings shall be completely wrapped with a minimum of eight-mil polyethylene pipe encasement and installed in accordance with AWWA C105 and WSDOT standard specifications 7-09.3(17) and 9-30.1(2).
8. All bolts used in buried flanges shall be ASTM A307 Grade B unfinished with nuts to ASTM A563 Grade A and washers to ASTM F8444, or ASTM A325 Type 3 (corten steel) unfinished, with nuts to ASTM A563C3 or A563DH3 and washers to ASTM F436-1. All bolts, nuts and washers used in exposed or above ground locations shall be ASTM A307 Grade B unfinished or hot-dip galvanized.
9. All gate valves to be resilient seated gate valves, AWWA C515 or C509 (ductile iron body only) with stainless steel nuts, bolts and trim.
10. All butterfly valves to be rubber seated butterfly valves, AWWA C504 with stainless steel nuts, bolts and trim.
11. Restrained joints may be used in place of concrete blocking as directed by the Project's Design Engineer and accepted by the District.
12. All fire hydrants shall conform to AWWA C502 with Storz adaptors. Acceptable fire hydrants include Clow Medallion, Mueller Centurion or Super Centurion, American Darling B62B and American AVK Nostalgic.
13. A #10 solid copper wire with blue insulation is to be installed with/and attached to all new water pipelines and service pipelines. Refer to District Details for installation requirements.
14. Unless otherwise specified, all water pipeline installations require a 36-inch minimum cover and 48-inch typical trench depth to existing or future finish grade and a minimum of 1-foot vertical and 5-foot horizontal clearance between water pipeline and all other utilities unless otherwise specified.
15. When installing water pipeline across existing or proposed sanitary sewer, a full length of pipe shall be installed with mid-span of the water pipe over the sewer. A minimum 10-foot horizontal separation and 18-inch vertical separation between water pipelines and sanitary sewer pipelines is required, unless an alternative proposal from the design engineer is submitted to and approved by the District.
16. Bedding material for waterlines shall be a maximum size of 1 1/2-inches and per WSDOT Specification 7-09.3(9) and 9-03.12(3). Pea gravel and buckshot are not acceptable.
17. Backfill trenches in pavement areas with pit-run gravel compacted to at least 95 percent minimum density per WSDOT Specification 7-09.3(11) and 9-03.14(1). The contractor shall make all pavement repairs and perform all restoration.
18. Disinfection and flushing of the water pipelines are to be per WSDOT Specifications and AWWA C651-14. Use de- chlorination equipment when flushing or, with permission of the appropriate sewer utility, flush into sanitary sewer manholes. Do not flush into or allow chlorinated water to drain into any creek, wetland, or catch basin. The Contractor will submit a Pressure Testing, Disinfection, and Flushing plan to the District prior to construction.
19. All salvaged usable District owned materials are to be delivered to the District Office at 1415 Freeway Drive, Mount Vernon, or as directed by the District.
20. The utility locations marked on this map are approximate. The contractor is to verify actual location and depth prior to construction. Call the underground utility locate center at 800- 424-5555.
21. All private fire sprinklers or private fire hydrant pipelines are required to be installed with a Washington State Department of Health (WSDOH) approved double check detector assembly(ies) or reduced pressure detector assembly(ies), located immediately after the fire service connection. A Badger Recordall meter with a remote touch-read pad will be supplied and installed by the District within 6-inches of the vault lid's hinge and brass plugs in the test ports. Meter supply and installation will be included with the charges in the Work Order.
22. A lead free, Washington State approved, reduced pressure backflow prevention assembly shall be installed at temporary connections between the existing District pipelines and new water pipelines for filling, flushing and pressure testing of the improvements. Upon temporary connection, and prior to filling, the assembly shall have been successfully tested by a backflow assembly tester (BAT) and the test report is to be provided to the District.
23. Before final connection to the existing District system, all new water pipelines and repaired portions of/or extension to existing pipelines shall be adequately disinfected and a satisfactory bacteriological report obtained.
24. Molecularly Oriented Polyvinyl Chloride (PVCO) pipe will be pressure class 235 C909 per AWWA C909-16 and per WSDOT standard specification 9-30.1 and 9-30.1(5)A. Fittings for PVCO pipe shall be the same as specified for ductile iron per WSDOT standard specifications 9-30.2 and 9-30.2(1). All ductile iron fittings shall be completely wrapped with DENSO or equivalent Wax Tape System. Use EBAA Iron Series 1900 and 19MJ00, or equivalent, to retrain pipe joints for C909 PVCO pipe. Installation of PVCO pipe shall be in accordance with AWWA C605, current version of WSDOT Standard Specifications, and pipe manufactures recommendations.
25. Pressure test new pipeline, including fire hydrants and service lines as per WSDOT standards.

Test Date		Test Pressure	
Time Start		Time End	
Pressure Drop		Make-Up Water	
Test Date		Test Pressure	
Time Start		Time End	
Pressure Drop		Make-Up Water	
Test Date		Test Pressure	
Time Start		Time End	
Pressure Drop		Make-Up Water	
Test Date		Test Pressure	
Time Start		Time End	
Pressure Drop		Make-Up Water	
Test Date		Test Pressure	
Time Start		Time End	
Pressure Drop		Make-Up Water	

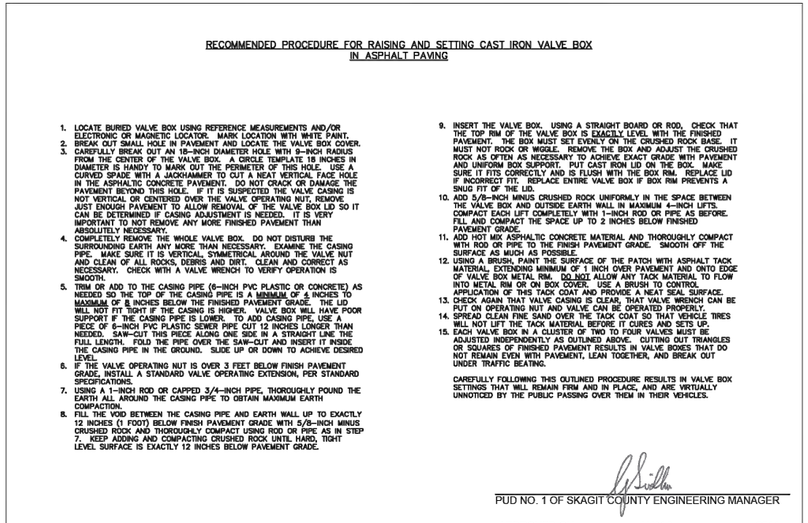


Skagit PUD — PUBLIC UTILITY DISTRICT

STANDARD INSTALLATION OF CAST IRON VALVE BOX & VALVE OPERATING NUT EXTENSION

SHEET 1/2

SCALE: NTS	STANDARD
DATE: 3-25-05	
REVISED: 5/6/14	WV-1a
DRAWN BY: CAS	
APPROVED BY: GJS	



Skagit PUD — PUBLIC UTILITY DISTRICT

STANDARD INSTALLATION OF CAST IRON VALVE BOX & VALVE OPERATING NUT EXTENSION

SHEET 2/2

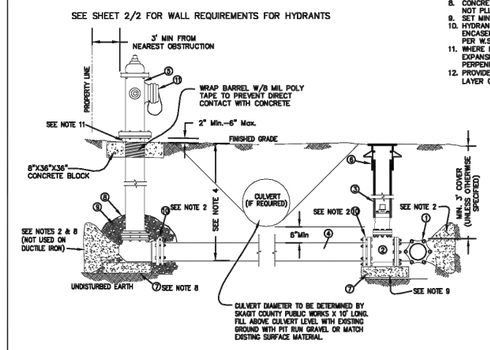
SCALE: NTS	STANDARD
DATE: 3-25-05	
REVISED: 5/6/14	WV-1b
DRAWN BY: CAS	
APPROVED BY: GJS	

BILL OF MATERIALS

NO.	NOMENCLATURE	REQ'D.
1	TEE WITH FLANGED BRANCH	1
2	6" VALVE WITH FLOANU CONNECTIONS (SEE NOTE 6)	1
3	CASING, 6" PVC SEWER PIPE	1
4	PIPE, 6" CLASS 50 DUCTILE IRON, FIELD CUT	
5	FIRE HYDRANT WITH PUMPER PORT, CLOW MEDALLION, OR AS APPROVED BY JURISDICTIONAL FIRE DEPARTMENT/ DISTRICT	1
6	VALVE BOX, CAST IRON CL"MPIC FOUNDRY V8007/SKAGIT (SEE P.U.D. DETAIL)	1
7	BLOCK, PRECAST CONCRETE, SEE NOTE 8.	1
8	FABRIC, GEOTEXTILE, NON-WOVEN (WIRAFI 140N)*	
9	1/4 CY DRAIN ROCK, 1-1/2"-3/4", NO FINES	
10	MEG-A-LUG, 6"/DRP RING 6"	2
11	HYDRANT ADAPTER STORZ STYLE 5-37 W/SC CAP & CABLE, 5"x4"PCT	1

*OR EQUIVALENT APPROVED BY THE DISTRICT

NOTES:
1. ALL MATERIALS AND BRANDS MUST BE APPROVED BY P.U.D.
2. BLOCK TEE AND HYDRANT WITH POURED CONCRETE ON ALL WATER MAINS OTHER THAN DUCTILE IRON AND ON ALL TAPPING SLEEVES AS REQUIRED PER DISTRICT BLOCKING DETAIL. IN ADDITION, 6" "MEGALUGS" (OR APPROVED EQUIVALENT) ARE TO BE INSTALLED AT VALVE AND HYDRANT M.J. OUTLETS. RESTRAIN ANY JOINTS IN THE PIPELINE WITH "FIELD LOK" GASKETS (OR APPROVED EQUIVALENT) INSTALLED IN THE BELLS OF TYTON JOINT PIPE OR "MEGALUGS" ON M.J. BELLS.
NO THRUST BLOCK REQUIRED BEHIND TEE ON 6" DUCTILE IRON OR LARGER MAINS.
3. PROTECTIVE BARRIER POSTS MAY BE NECESSARY AT SOME HYDRANT INSTALLATIONS. CONTACT FIRE DEPARTMENT/DISTRICT FOR SPECIFIC REQUIREMENTS.
4. HYDRANT LENGTH AND TRENCH DEPTH SHALL BE SO AS TO PROVIDE FOR HYDRANT SETTING AT 2" MIN. AND 6" MAX. ELEVATION ABOVE FINISH GRADE.
5. SET HYDRANT VERTICAL. USE LEVEL. COMPACT ALL BACKFILL.
6. VALVE SHALL BE AWWA STANDARD GATE, "O" RING PACKING, NON-RISING STEM, 2" OPERATING NUT, RESILIENT WEDGE.
7. HYDRANT LOCATIONS ARE DETERMINED BY THE FIRE MARSHAL WITH AUTHORITY FOR AREA CONCERNED.
8. CONCRETE BLOCK WILL BE BELOW THE DRAIN HOLES AND DRAIN ROCK. TAKE CARE TO NOT PLUG DRAIN HOLES OR CONTAMINATE DRAIN ROCK.
9. SET MINIMUM 1 SQ.FT. CONCRETE SUPPORT TIGHT UP UNDER VALVE AND HYDRANT.
10. HYDRANT BARREL, LEAD, TEE, AND VALVE MUST BE WRAPPED WITH POLYETHYLENE PIPE ENCASEMENT TAPE WHICH IS A MINIMUM OF 8-MIL THICK. IT MUST BE INSTALLED AS PER W.S.D.O.T. STANDARDS AND IN ACCORDANCE WITH A.W.W.A. C105.
11. WHERE HYDRANTS ARE INSTALLED IN THE SIDEWALK, THERE SHALL BE A MINIMUM 3/8" EXPANSION JOINT AROUND THE BARREL OF THE HYDRANT AND AN EXPANSION JOINT PERPENDICULAR ACROSS THE SIDEWALK, INTERSECTING THE HYDRANT BARREL.
12. PROVIDE A MINIMUM OF 3'-0" LEVEL WORKING AREA AROUND HYDRANT USING 6" THICK LAYER OF 5/8" MINUS CRUSHED ROCK COMPACTED TO 95%

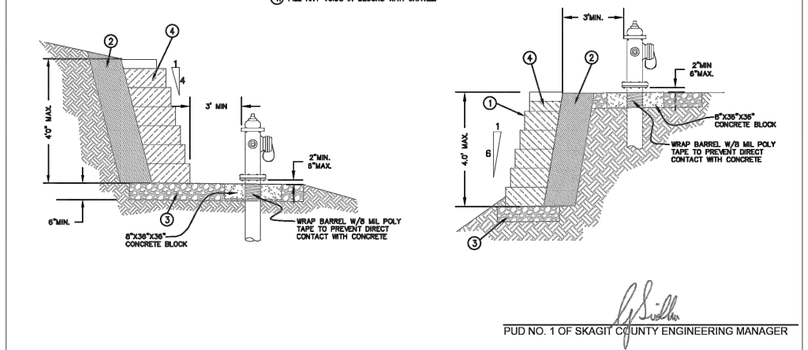


Skagit PUD — PUBLIC UTILITY DISTRICT

STANDARD INSTALLATION OF FIRE HYDRANT "CENTER STEM TYPE"

SHEET 1/2

SCALE: NTS	STANDARD
DATE: 3-25-05	
REVISED: 5/6/14	WH-1a
DRAWN BY: CAS	
APPROVED BY: GJS	



Skagit PUD — PUBLIC UTILITY DISTRICT

STANDARD INSTALLATION OF FIRE HYDRANT "CENTER STEM TYPE"

SHEET 2/2

SCALE: NTS	STANDARD
DATE: 3-25-05	
REVISED: 5/27/14	WH-1b
DRAWN BY: KDM	
APPROVED BY: GJS	

REVISIONS	DATE	BY
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AXE ENGINEERING SERVICES, LLC
"CUTTING THROUGH PROJECT BARRIERS"
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360 - 922 - 0549
AXE ENGINEERING Services
CIVIL • STORMWATER • STRUCTURAL
axeengineering.com

ERIN L. RUSSELL — STATE OF WASHINGTON — 54316 — REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
5/16/2025

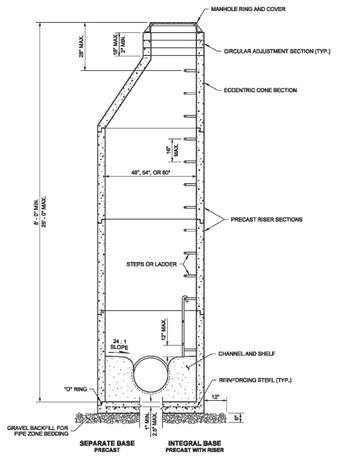
CITY OF MOUNT VERNON
SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
WATER DETAILS 2

DATE: 5/16/2025
DESIGN: ELR
DRAWN: LDH
SCALE: AS SHOWN

PROJECT # 24040

SHEET # C12 OF 16 REV # 0

DRAWN BY: LISA OYFORD



NOTES

1. Knockouts shall have a wall thickness of 2" minimum to 2.5" maximum.
2. For pipe allowances, see **Standard Plan B-10.20.**

MANHOLE DIMENSION TABLE

DIAM.	MIN. WALL THICKNESS	MIN. BASE THICKNESS	MAXIMUM KNOCKOUT SIZE	MINIMUM DISTANCE BETWEEN KNOCKOUTS
48"	4"	6"	38"	8"
54"	4.5"	8"	42"	8"
60"	5"	8"	48"	8"

MANHOLE TYPE 1

STANDARD PLAN B-15.20-01

SHEET 1 OF 1 SHEET

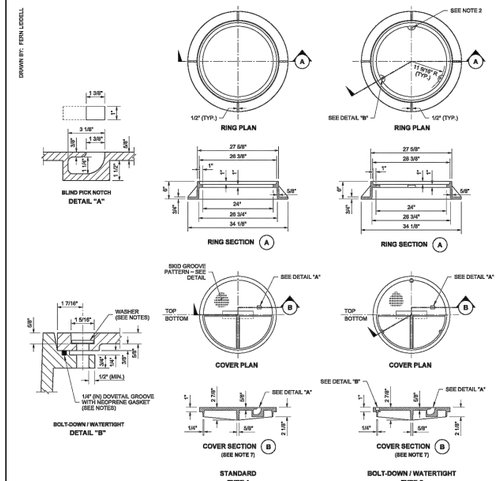
APPROVED FOR PUBLICATION

Pasco Bakotich III 02-07-12

STATE DESIGN ENGINEER DATE

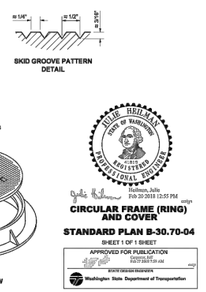
Washington State Department of Transportation

DRAWN BY: FERN LIDDELL



NOTES

1. The gasket and groove may be in the seat (frame) or in the underside of the cover. The gasket may be "T" shaped in section. The groove may be cast or machined.
2. Bolt-down capability is required on all frames, grates, and covers, unless specified otherwise in the Contract. Provide 3 holes in the frame that are vertically aligned with the grate or cover slots. The frame shall accept the 304 Stainless Steel (S.S) 5/8" - 11 NC x 2" (in) allen head cap screw by being tapped, or other approved mechanism. Location of bolt down holes varies by manufacturer.
3. For bolt-down manhole ring and covers that are not designated "Watertight," the neoprene gasket, groove, and washer are not required.
4. Washer shall be neoprene (Detail "B").
5. In lieu of blind pick notch for manhole covers, a single 1" (in) pick hole is acceptable. Hole location and number of holes may vary by manufacturer.
6. Alternative reinforcing designs are acceptable in lieu of the rib design.
7. For clarity, the vertical scale of the Cover Section has been exaggerated, it is 1.5 times the horizontal scale (1H:1.5V).



CIRCULAR FRAME (RING) AND COVER

STANDARD PLAN B-30.70-04

SHEET 1 OF 1 SHEET

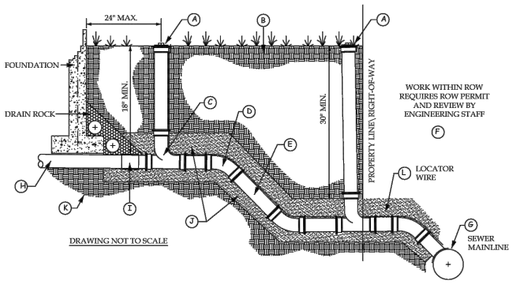
APPROVED FOR PUBLICATION

Hallmon, Jolie
Feb 20 2018 12:55 PM PST

Washington State Department of Transportation

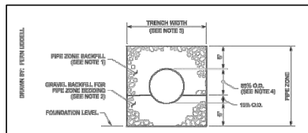
GENERAL NOTES

1. CALL 811 FOR LOCATES.
2. NO DISCHARGE OF SEDIMENT OR TURBID WATER TO CITY STORMWATER SYSTEM OR OFF-SITE.
3. NO DOWN SPOUTS OR OUTSIDE DRAINS ARE ALLOWED TO CONNECT TO THE SANITARY SEWER.
4. SIDE SEWER PIPE SHALL CONFORM TO PVC PLASTIC ASTM 3034. ALL BELLS MUST BE FACING IN THE UPHILL DIRECTION. ALL JOINTS SHALL BE RUBBER GASKETS; NO GLUE JOINTS ALLOWED.
5. MAXIMUM DISTANCE BETWEEN CLEAN-OUTS IS 100'. CLEAN-OUTS ARE REQUIRED FOR ANY BENDS GREATER THAN 45° ALONG WITH PRIOR APPROVAL FROM THE INSPECTOR. CLEAN-OUTS SHALL BE A CAPPED "Y". THERE SHALL BE A CLEAN-OUT A MAXIMUM OF 24' OUTSIDE OF FOUNDATION AND A CLEAN-OUT AT THE PROPERTY LINE.
6. PIPE SHALL BE BEDDED WITH PEA GRAVEL OR SAND, WITH 6" OF MATERIAL UNDER THE PIPE AND 6" OF MATERIAL OVER THE PIPE. THE BEDDING MATERIAL SHALL BE FREE FROM ORGANIC SUBSTANCES AND ROCKS GREATER THAN ½ " . THE SEWER PIPE SHALL BE AT LEAST 30" BELOW THE FINISHED GRADE AT PROPERTY LINE AND 18" MINIMUM COVER ON PRIVATE PROPERTY.
7. PARALLEL WATER AND SEWER LINES SHALL BE SEPARATED BY A MINIMUM 5' HORIZONTALLY OR 18" VERTICALLY. SEWER LINES AT ALL TIMES SHALL BE BELOW WATER LINES.
8. ALL SIDE SEWERS SHALL BE INSPECTED BY THE CITY INSPECTOR PRIOR TO TRENCH BACKFILL AND SHALL PASS A HYDROSTATIC AIR OR WATER TEST.

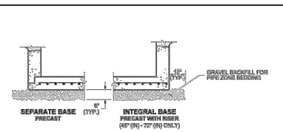


A. CLEANOUT - SHALL HAVE A SCREW-ON CAP
B. BACKFILL MATERIAL - TRENCH SHALL BE BACKFILLED WITH MATERIAL APPROVED BY THE INSPECTOR AND IN ACCORDANCE WITH THE U.P.C.
C. SWEEPING TEE
D. 45° BEND - THIS IS THE MAXIMUM ANGLE WITHOUT HAVING A CLEANOUT
E. 4" SEWER PIPE - A MINIMUM OF ¼" PER FOOT FALL IS REQUIRED
F. EXCAVATION AND RESTORATION IN CITY RIGHT-OF-WAY - REQUIRES SEPARATE PERMIT AND SHALL FOLLOW STREET CUT AND RESTORATION STANDARDS
G. CONNECTION TO THE MAINLINE - UNLESS A STUB-OUT IS PROVIDED, CONNECTION TO THE MAIN SHALL BE A PVC SANITARY "Y" SADDLE WITH STAINLESS STEEL STRAPS, CHANNELED TO DROP INTO THE MAIN LINE AT THE FLOWLINE
H. BUILDING SANITARY SEWER DRAIN LINE
I. APPROVED ADAPTER - GASKETED RIGID COUPLER
J. BEDDING MATERIAL - SEE NOTE #6 IN GENERAL NOTES ABOVE
K. UNDISTURBED EARTH
L. LOCATOR WIRE

City of MOUNT VERNON	SIDE SEWER DETAIL	STANDARD DETAIL: 6-1
		SCALE: NONE
		REVISION DATE: 4/18/16



CONCRETE AND DUCTILE IRON PIPE

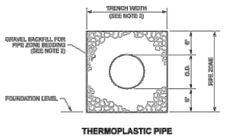


TYPICAL CONDITION FOR DRAINAGE STRUCTURE

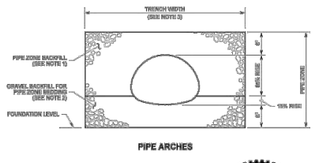
THIS DETAIL APPLIES TO STANDARD PLANS B-8.20, B-8.40, B-8.60, B-10.20, B-10.40, B-10.60, B-15.20, B-15.40, B-15.60, B-20.20, B-20.40, B-20.60, B-25.20 AND B-25.60.

NOTES

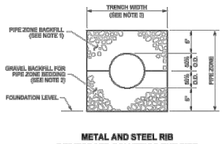
1. See **Standard Specifications Section 7-08.3(3)** for Pipe Zone Backfill.
2. See **Standard Specifications Section 9-03.12(3)** for Gravel Backfill for Pipe Zone Bedding.
3. See **Standard Specifications Section 2-09.4** for Measurement of Trench Width.
4. For sanitary sewer installation, concrete pipe shall be imbedded to spring line.



THERMOPLASTIC PIPE



PIPE ARCHES



METAL AND STEEL RIB REINFORCED POLYETHYLENE PIPE

CLEARANCE BETWEEN PIPES FOR MULTIPLE INSTALLATIONS

PIPE	SIZE	MINIMUM DISTANCE BETWEEN BARRELS
CIRCULAR PIPE (DIAMETER)	UP TO 48"	24"
METAL PIPE ARCH (SPAN)	48" AND LARGER	DIAMETER/8 OR 36" WHICHEVER IS LESS

Aug 17, 2021

PIPE ZONE BEDDING AND BACKFILL

STANDARD PLAN B-55.20-03

SHEET 1 OF 1 SHEET

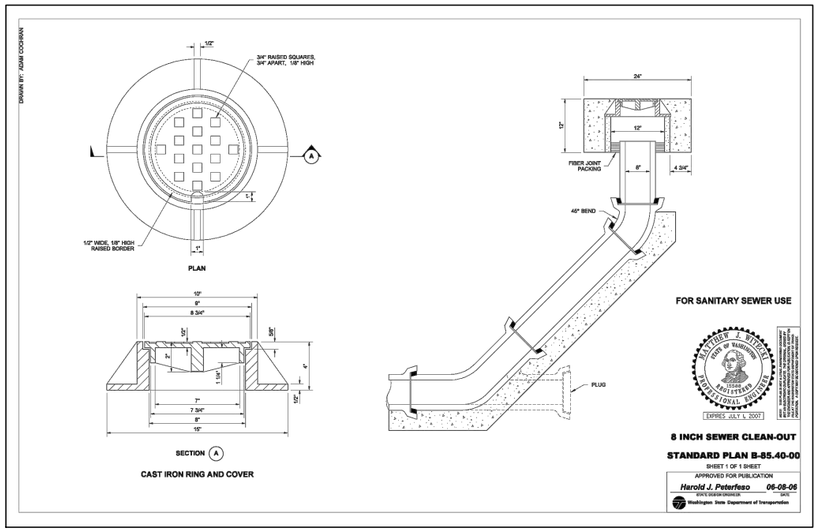
APPROVED FOR PUBLICATION

Aug 17, 2021

STATE DESIGN ENGINEER DATE

Washington State Department of Transportation

DRAWN BY: ADAM COCKRAN



8 INCH SEWER CLEAN-OUT

STANDARD PLAN B-85.40-00

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION

Harold J. Peterfeso 06-08-06

STATE DESIGN ENGINEER DATE

Washington State Department of Transportation

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PRELIMINARY
ERIN L. RUSSELL
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
54316
5/16/2025

CITY OF MOUNT VERNON

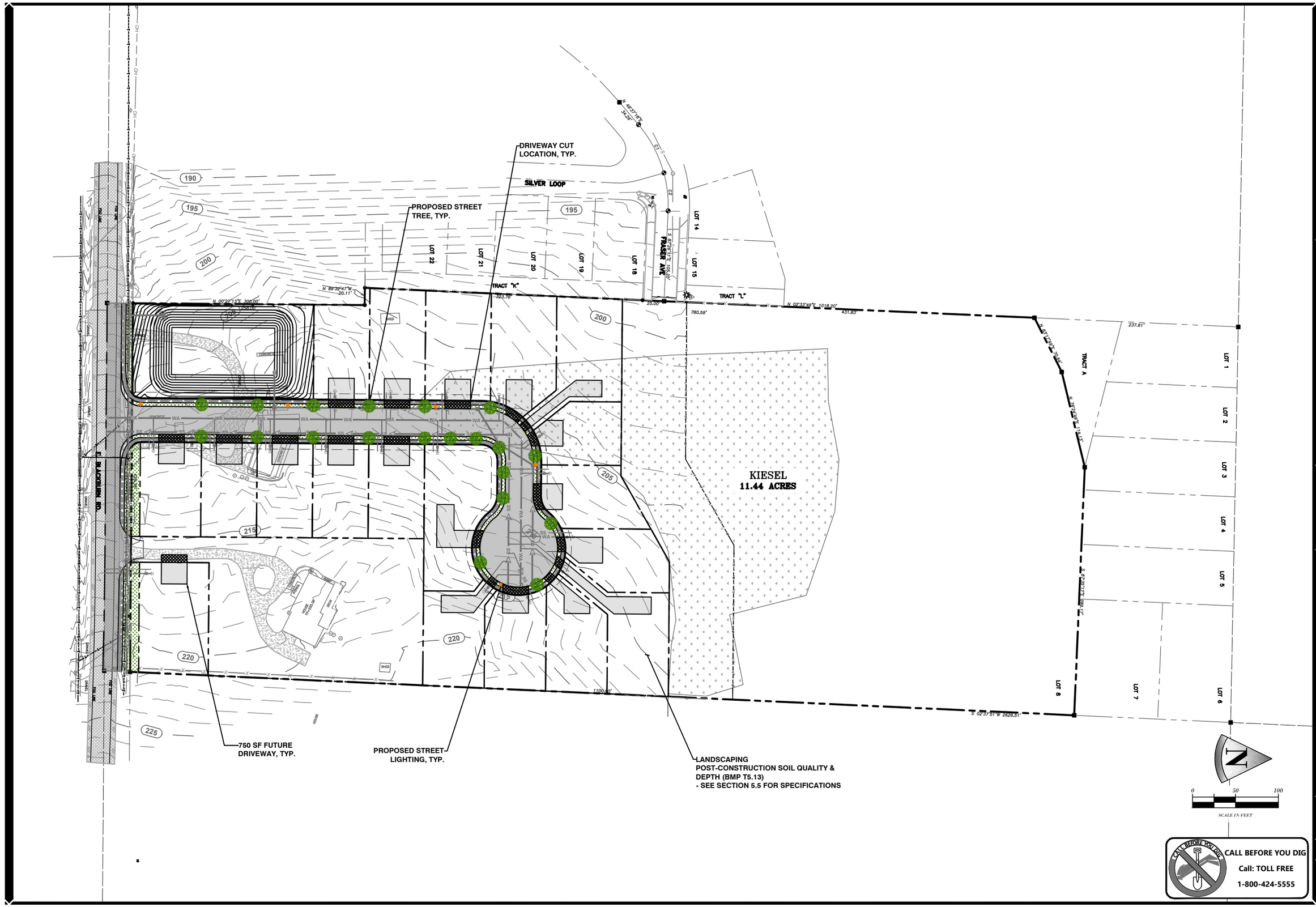
SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
SEWER DETAILS

DATE: 5/16/2025
DESIGN: ELR
DRAWN: LDH
SCALE: AS SHOWN

PROJECT # 24040

SHEET # C13 OF 16 REV # 0

Exhibit 9



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PRELIMINARY
5/16/2025

CITY OF VERNON
SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
STREET TREES & LIGHTING PLAN

DATE: 5/16/2025
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DRAWN: LDH
SCALE: AS SHOWN

PROJECT # 24040

SHEET # C14 OF 16 REV # 0

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Exhibit 9

NOTES:

1. THE CONTRACTOR IS REQUIRED TO REMOVE THE ROADWAY STRIPING AT THE INTERSECTION. STRIPING SHOULD BE REMOVED AT THE POINTS OF TANGENCY ALONG EAST BLACKBURN ROAD.
2. FUTURE BUILDING FOOTPRINTS AND DRIVEWAY LOCATIONS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. EXACT LOCATIONS ARE TO BE DETERMINED AT TIME OF INDIVIDUAL LOT BUILD-OUT.
3. CURBS SHALL BE PAINTED DARK RED ON THE FACE AND TOP OF THE CURB. 4-INCH TALL WHITE LETTERS, BLOCK STYLE SHALL BE STENCILED OVER THE DARK RED PAINT ON THE FACE SIDE OF THE CURB. THE LETTER READING "NO PARKING FIRE LANE" SHALL BE STENCILED EVERY 30 FEET.

STOP SIGN & STREET NAME SIGN PER CITY DETAIL 3-7

PROPOSED METAL NDCBU MAILBOX - SEE MAILBOX ADA GRADING DETAIL

SILVER LOOP

FRASER AVE

TRACT "K"

TRACT "L"

INSTALL BLUE REFLECTIVE RAISED PAVEMENT MARKERS TO INDICATE ADJACENT HYDRANT LOCATIONS

KIESEL
11.44 ACRES

ADA RAMP w/ DETECTABLE WARNING SURFACING PER WSDOT STD PLAN F-45.10-02

STOP BAR AND CROSSWALK PER WSDOT STD PLAN M-15.10-02

PROPOSED FIRE LANE SIGNAGE PER CITY DETAILS 3-8 & 3-9, TYP.

NO PARKING FIRE LANE

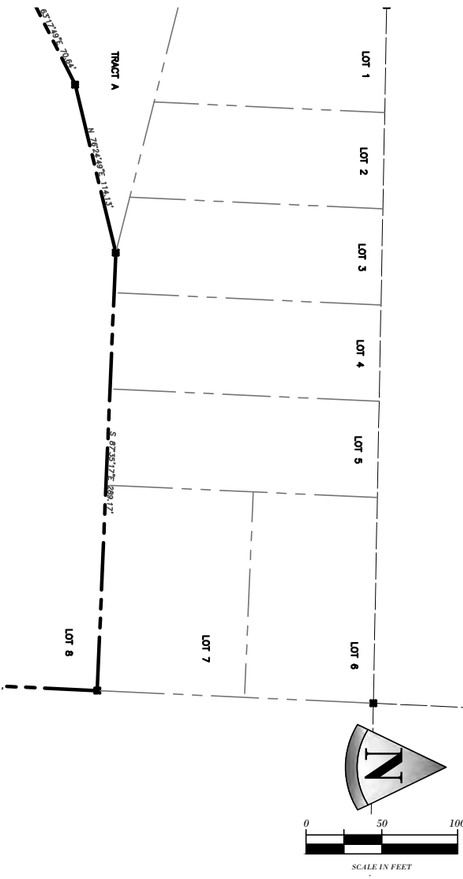
PROPOSED DIRECTIONAL SIGNAGE PER CITY DETAILS 3-8 & 3-9, TYP.

NO PARKING FIRE LANE

LEGEND

-"NO PARKING FIRE LANE" PAINTED CURB

-"NO PARKING FIRE LANE" SIGNAGE



0 50 100
SCALE IN FEET

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PRELIMINARY
5/16/2025

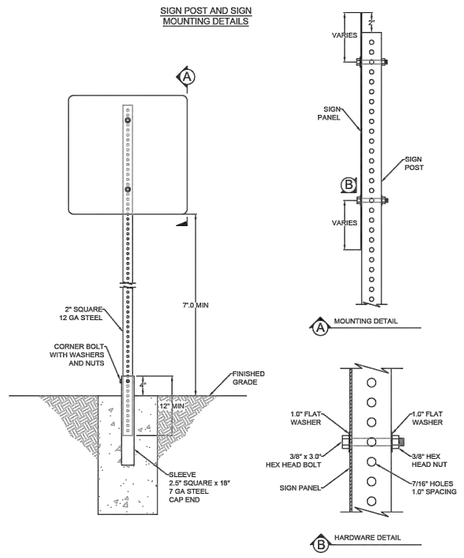
CIT O OUNT ERNON A
SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
STRIPING & SIGNAGE PLAN

DATE: 5/16/2025
DESIGN: ELR
DRAWN: LDH
SCALE: AS SHOWN

PROJECT # 24040

SHEET # C15 OF 16 REV # 0

SIGN POST AND SIGN MOUNTING DETAILS



NOTES:
1. POST - 2" x 2" SQUARE,12 GAUGE, LENGTH AS NECESSARY.
2. SIGN POST TO BE INSERTED INTO SLEEVE 12" MINIMUM. USE CORNER BOLT TO CONNECT.
3. ALL POSTS, SLEEVES AND HARDWARE TO BE HOT DIP GALVANIZED STEEL.
4. POST AND SLEEVES TO BE ULTIMATE MANUFACTURED BY ULTIMATE HIGHWAY PRODUCTS OR APPROVED EQUAL.
5. SEE STANDARD PLAN 3-8 FOR SLEEVE DETAILS.

City of MOUNT VERNON

SIGN POST AND SIGN MOUNTING DETAILS

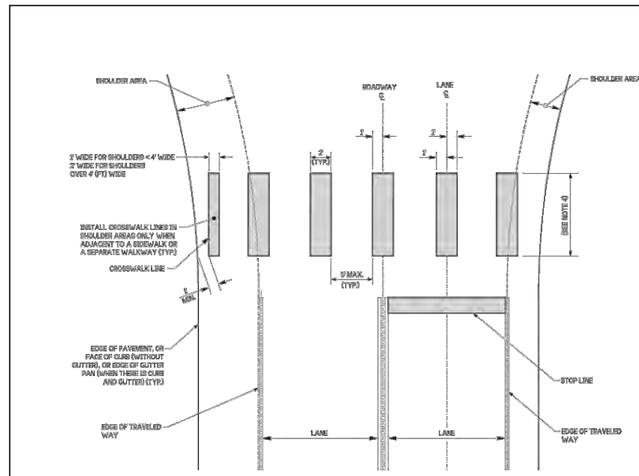
STANDARD DETAIL	3-9
SCALE	NONE
REVISION DATE	05/16

NOTES:
1. 9" EXTRUDED BLADE - .080 ALUMINUM WITH HIGH INTENSITY PRISMATIC SHEETING - DOUBLE SIDED - GREEN.
2. LETTERS - 6" AND 3" TALL CAPITAL WHITE HIGH INTENSITY PRISMATIC - FHWA SERIES C.
3. BOTH SIDES OF SIGN TO BE THE SAME.
4. LETTERING AND BACKGROUND SHALL BE HIGH INTENSITY PRISMATIC SHEETING PER FHWA SHEETING GUIDE LINES ASTM D4956-04 "TYPE" DESIGNATIONS.
5. MOUNTING HARDWARE - ZUMAR 812EX2R AND 812EX90X OR APPROVED EQUAL.
6. PRIVATE STREET SIGNS TO BE BLACK LETTERS ON YELLOW BACKGROUND.

City of MOUNT VERNON

STREET NAME SIGN DETAILS

STANDARD DETAIL	3-7
SCALE	NONE
REVISION DATE	04/16



CROSSWALK DETAIL

NOTES:
1. See Contract Plans for crosswalk locations.
2. To the maximum extent possible, curb ramp centerline should be perpendicular to the crosswalk centerline.
3. To the maximum extent possible, crosswalks should be perpendicular to the traveled way centerline.
4. See Contract plans for crosswalk width.
5. To maximin extent possible, place crosswalk bars out of the wheel paths.

STATE OF WASHINGTON — WILLIAM J. PALMER — 9781 — REGISTERED PROFESSIONAL ENGINEER

Jul 17, 2023

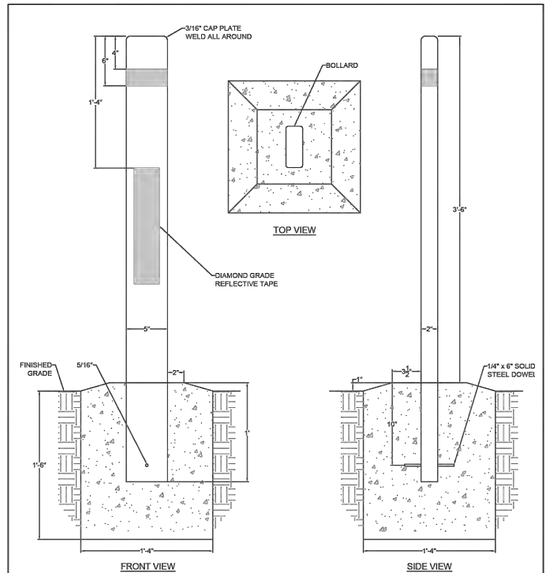
CROSSWALK LAYOUT

STANDARD PLAN M-1510-02

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION Jul 17, 2023

Washington State Department of Transportation

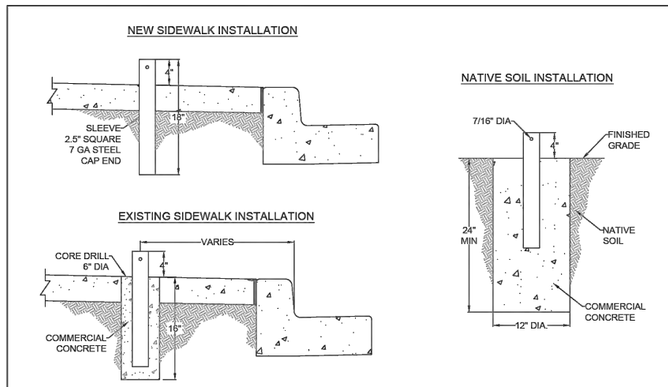


NOTES:
1. ALL STEEL SHALL BE 3/16" A36 STRUCTURAL STEEL UNLESS OTHERWISE NOTED.
2. ALL STEEL SHALL BE POWDER COATED FOREST GREEN USING CARDINAL BRAND FINISH GN03 OR APPROVED EQUAL.
3. FOOTING - COMMERCIAL CLASS (3000 psi) CONCRETE.
4. REFLECTIVE TAPE SHALL BE WHITE DIAMOND GRADE. 2" TAPE ON ALL SIDES. 3" x 14" ON TRAFFIC SIDE ONLY.

City of MOUNT VERNON

FIXED BOLLARD DETAIL

STANDARD DETAIL	3-10
SCALE	NONE
REVISION DATE	04/16

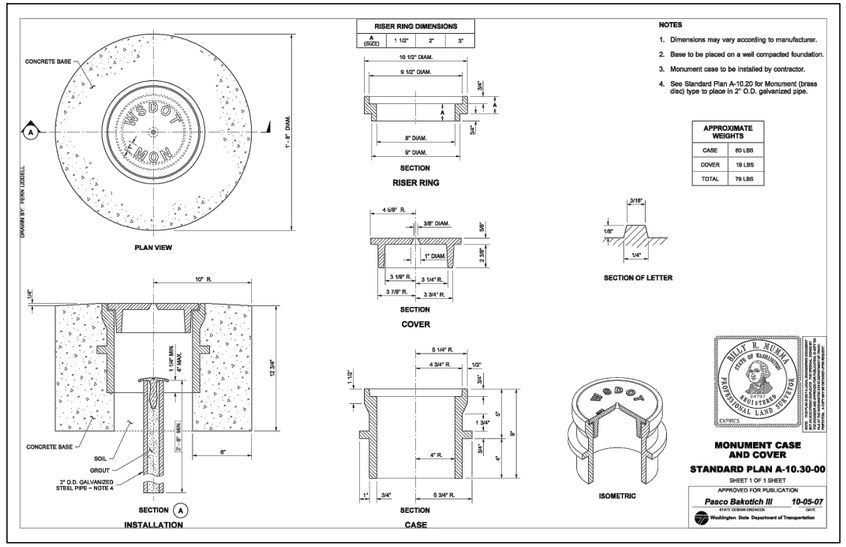


NOTES:
1. SLEEVE - 2.5" x 2.5" SQUARE x 18", 7 GAUGE, CAP END.
2. MOUNTING HOLES (4) - 7/16" DIAMETER.
3. CORE DRILL 6" DIAMETER HOLE FOR INSTALLATION IN EXISTING CONCRETE.
4. FOUNDATION TO BE COMMERCIAL CONCRETE (3000 PSI).
5. FOR POST, SIGN MOUNTING AND HARDWARE DETAILS SEE STANDARD PLAN 3-9.

City of MOUNT VERNON

SIGN POST SLEEVE DETAIL

STANDARD DETAIL	3-8
SCALE	NONE
REVISION DATE	05/16



STATE OF WASHINGTON — BILLY R. HUMES — 19364 — REGISTERED PROFESSIONAL LAND SURVEYOR

EXPIRES

MONUMENT CASE AND COVER

STANDARD PLAN A-10.30-00

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION Pasco Bakotich III 10-05-07

Washington State Department of Transportation

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PRELIMINARY

5/16/2025

CITY OF MOUNT VERNON

SOUTH VILLAGE PLAT
PRELIMINARY ENGINEERING
STRIPING & SIGNAGE DETAILS

DATE: 5/16/2025
DESIGN: ELR
DRAWN: LDH
SCALE: AS SHOWN

PROJECT # 24040

SHEET # C16 OF 16 REV # 0

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Appendix D: Operations and Maintenance

1. South Village Plat Operations and Maintenance Manual

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SOUTH VILLAGE PLAT
MOUNT VERNON, WASHINGTON

OPERATION & MAINTENANCE MANUAL

Prepared for:

Margaret Wallace
2601 E Blackburn Rd
Mount Vernon, WA 98274

Prepared by:

AXE Engineering Services, LLC
851 Coho Way #306
Bellingham, Washington 98225
(360) 922-0549

Project # 24040

May 16, 2025

TABLE OF CONTENTS

1.0 MAINTENANCE STANDARDS FOR DRAINAGE FACILITIES 1
2.0 OPERATIONAL AND STRUCTURAL SOURCE CONTROL OF BMPS.....2

This Operations and Maintenance Manual contains the applicable information needed to maintain the facilities proposed for construction during the South Village Plat Project. Consult the following 2 sections for stormwater facilities and source control operations and maintenance information:

1.0 MAINTENANCE STANDARDS FOR DRAINAGE FACILITIES

Maintenance Standards for these stormwater drainage facilities is included in the following (15) pages:

- Detention Ponds
- Control Structure
- Catch Basins
- Debris Barriers
- Energy Dissipaters
- Catchbasin Inserts
- Bioretention Facilities

Appendix V-A: BMP Maintenance Tables

Ecology intends the facility-specific maintenance standards contained in this section to be conditions for determining if maintenance actions are required as identified through inspection. Recognizing that Permittees have limited maintenance funds and time, Ecology does not require that a Permittee perform all these maintenance activities on all their stormwater BMPs. We leave the determination of importance of each maintenance activity and its priority within the stormwater program to the Permittee. We do expect, however, that sufficient maintenance will occur to ensure that the BMPs continue to operate as designed to protect ground and surface waters.

Ecology doesn't intend that these measures identify the facility's required condition at all times between inspections. In other words, exceedance of these conditions at any time between inspections and/or maintenance does not automatically constitute a violation of these standards. However, based upon inspection observations, the Permittee shall adjust inspection and maintenance schedules to minimize the length of time that a facility is in a condition that requires a maintenance action.

Table V-A.1: Maintenance Standards - Detention Ponds

Maintenance Component	Defect	Conditions When Maintenance Is Needed	Results Expected When Maintenance Is Performed
General	Trash & Debris	Any trash and debris which exceed 1 cubic feet per 1,000 square feet. In general, there should be no visual evidence of dumping. If less than threshold all trash and debris will be removed as part of next scheduled maintenance.	Trash and debris cleared from site
	Poisonous Vegetation and noxious weeds	Any poisonous or nuisance vegetation which may constitute a hazard to maintenance personnel or the public. Any evidence of noxious weeds as defined by State or local regulations. (Apply requirements of adopted IPM policies for the use of herbicides).	No danger of poisonous vegetation where maintenance personnel or the public might normally be. (Coordinate with local health department) Complete eradication of noxious weeds may not be possible. Compliance with State or local eradication policies required
	Contaminants and Pollution	Any evidence of oil, gasoline, contaminants or other pollutants (Coordinate removal/cleanup with local water quality response agency).	No contaminants or pollutants present.
	Rodent Holes	Any evidence of rodent holes if facility is acting as a dam or berm, or any evidence of water piping through dam or berm via rodent holes.	Rodents destroyed and dam or berm repaired. (Coordinate with local health department; coordinate with Ecology Dam Safety Office if pond exceeds 10 acre-feet.)
	Beaver Dams	Dam results in change or function of the facility.	Facility is returned to design function. (Coordinate trapping of beavers and removal of dams with appropriate permitting agencies)
	Insects	When insects such as wasps and hornets interfere with maintenance activities.	Insects destroyed or removed from site. Apply insecticides in compliance with adopted IPM policies
	Tree Growth and Hazard Trees	Tree growth does not allow maintenance and inspection access or interferes with maintenance activity (i.e., slope mowing, silt removal, vactoring, or equipment movements). If trees are not interfering with access or maintenance, do not remove If dead, diseased, or dying trees are identified (Use a certified Arborist to determine health of tree or removal requirements)	Trees do not hinder maintenance activities. Harvested trees should be recycled into mulch or other beneficial uses (e.g., alders for firewood). Remove hazard Trees
Side Slopes of Pond	Erosion	Eroded damage over 2 inches deep where cause of damage is still present or where there is potential for continued erosion. Any erosion observed on a compacted berm embankment.	Slopes should be stabilized using appropriate erosion control measure(s); e.g.,rock reinforcement, planting of grass, compaction. If erosion is occurring on compacted berms a licensed engineer in the state of Washington should be consulted to resolve source of erosion.
Storage Area	Sediment	Accumulated sediment that exceeds 10% of the designed pond depth unless otherwise specified or affects inletting or outletting condition of the facility.	Sediment cleaned out to designed pond shape and depth; pond reseeded if necessary to control erosion.

Table V-A.1: Maintenance Standards - Detention Ponds (continued)

Maintenance Component	Defect	Conditions When Maintenance Is Needed	Results Expected When Maintenance Is Performed
	Liner (if Applicable)	Liner is visible and has more than three 1/4-inch holes in it.	Liner repaired or replaced. Liner is fully covered.
Ponds Berms (Dikes)	Settlements	Any part of berm which has settled 4 inches lower than the design elevation If settlement is apparent, measure berm to determine amount of settlement Settling can be an indication of more severe problems with the berm or outlet works. A licensed engineer in the state of Washington should be consulted to determine the source of the settlement.	Dike is built back to the design elevation.
	Piping	Discernable water flow through pond berm. Ongoing erosion with potential for erosion to continue. (Recommend a Goethechnical engineer be called in to inspect and evaluate condition and recommend repair of condition.	Piping eliminated. Erosion potential resolved.
Emergency Overflow/ Spillway and Berms over 4 feet in height	Tree Growth	Tree growth on emergency spillways creates blockage problems and may cause failure of the berm due to uncontrolled overtopping. Tree growth on berms over 4 feet in height may lead to piping through the berm which could lead to failure of the berm.	Trees should be removed. If root system is small (base less than 4 inches) the root system may be left in place. Otherwise the roots should be removed and the berm restored. A licensed engineer in the state of Washington should be consulted for proper berm/spillway restoration.
	Piping	Discernable water flow through pond berm. Ongoing erosion with potential for erosion to continue. (Recommend a Geotechnical engineer be called in to inspect and evaluate condition and recommend repair of condition.	Piping eliminated. Erosion potential resolved.
Emergency Overflow/Spillway	Emergency Overflow/Spillway	Only one layer of rock exists above native soil in area five square feet or larger, or any exposure of native soil at the top of out flow path of spillway. (Rip-rap on inside slopes need not be replaced.)	Rocks and pad depth are restored to design standards.
	Erosion	See "Side Slopes of Pond"	

Table V-A.4: Maintenance Standards - Control Structure/Flow Restrictor

Maintenance Component	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
General	Trash and Debris (Includes Sediment)	Material exceeds 25% of sump depth or 1 foot below orifice plate.	Control structure orifice is not blocked. All trash and debris removed.
	Structural Damage	Structure is not securely attached to manhole wall. Structure is not in upright position (allow up to 10% from plumb). Connections to outlet pipe are not watertight and show signs of rust. Any holes - other than designed holes - in the structure.	Structure securely attached to wall and outlet pipe. Structure in correct position. Connections to outlet pipe are water tight; structure repaired or replaced and works as designed. Structure has no holes other than designed holes.
Cleanout Gate	Damaged or Missing	Cleanout gate is not watertight or is missing. Gate cannot be moved up and down by one maintenance person. Chain/rod leading to gate is missing or damaged. Gate is rusted over 50% of its surface area.	Gate is watertight and works as designed. Gate moves up and down easily and is watertight. Chain is in place and works as designed. Gate is repaired or replaced to meet design standards.
Orifice Plate	Damaged or Missing	Control device is not working properly due to missing, out of place, or bent orifice plate.	Plate is in place and works as designed.
	Obstructions	Any trash, debris, sediment, or vegetation blocking the plate.	Plate is free of all obstructions and works as designed.
Overflow Pipe	Obstructions	Any trash or debris blocking (or having the potential of blocking) the overflow pipe.	Pipe is free of all obstructions and works as designed.
Manhole	See Table V-A.3: Maintenance Standards - Closed Detention Systems (Tanks/Vaults)	See Table V-A.3: Maintenance Standards - Closed Detention Systems (Tanks/Vaults)	See Table V-A.3: Maintenance Standards - Closed Detention Systems (Tanks/Vaults)
Catch Basin	See Table V-A.5: Maintenance Standards - Catch Basins	See Table V-A.5: Maintenance Standards - Catch Basins	See Table V-A.5: Maintenance Standards - Catch Basins

Table V-A.5: Maintenance Standards - Catch Basins

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is performed
General	Trash & Debris	Trash or debris which is located immediately in front of the catch basin opening or is blocking inletting capacity of the basin by more than 10%. Trash or debris (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of six inches clearance from the debris surface to the invert of the lowest pipe. Trash or debris in any inlet or outlet pipe blocking more than 1/3 of its height. Dead animals or vegetation that could generate odors that could cause complaints or dangerous gases (e.g., methane).	No Trash or debris located immediately in front of catch basin or on grate opening. No trash or debris in the catch basin. Inlet and outlet pipes free of trash or debris. No dead animals or vegetation present within the catch basin.
	Sediment	Sediment (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of 6 inches clearance from the sediment surface to the invert of the lowest pipe.	No sediment in the catch basin
	Structure Damage to Frame and/or Top Slab	Top slab has holes larger than 2 square inches or cracks wider than 1/4 inch. (Intent is to make sure no material is running into basin). Frame not sitting flush on top slab, i.e., separation of more than 3/4 inch of the frame from the top slab. Frame not securely attached	Top slab is free of holes and cracks. Frame is sitting flush on the riser rings or top slab and firmly attached.
	Fractures or Cracks in Basin Walls/ Bottom	Maintenance person judges that structure is unsound. Grout fillet has separated or cracked wider than 1/2 inch and longer than 1 foot at the joint of any inlet/outlet pipe or any evidence of soil particles entering catch basin through cracks.	Basin replaced or repaired to design standards. Pipe is regrouted and secure at basin wall.
	Settlement/ Misalignment	If failure of basin has created a safety, function, or design problem.	Basin replaced or repaired to design standards.
	Vegetation	Vegetation growing across and blocking more than 10% of the basin opening. Vegetation growing in inlet/outlet pipe joints that is more than six inches tall and less than six inches apart.	No vegetation blocking opening to basin. No vegetation or root growth present.
	Contamination and Pollution	See Table V-A.1: Maintenance Standards - Detention Ponds	No pollution present.
Catch Basin Cover	Cover Not in Place	Cover is missing or only partially in place. Any open catch basin requires maintenance.	Cover/grate is in place, meets design standards, and is secured
	Locking Mechanism Not Working	Mechanism cannot be opened by one maintenance person with proper tools. Bolts into frame have less than 1/2 inch of thread.	Mechanism opens with proper tools.
	Cover Difficult to Remove	One maintenance person cannot remove lid after applying normal lifting pressure. (Intent is keep cover from sealing off access to maintenance.)	Cover can be removed by one maintenance person.
Ladder	Ladder Rungs Unsafe	Ladder is unsafe due to missing rungs, not securely attached to basin wall, misalignment, rust, cracks, or sharp edges.	Ladder meets design standards and allows maintenance person safe access.
Metal Grates (If Applicable)	Grate opening Unsafe	Grate with opening wider than 7/8 inch.	Grate opening meets design standards.
	Trash and Debris	Trash and debris that is blocking more than 20% of grate surface inletting capacity.	Grate free of trash and debris.
	Damaged or Missing.	Grate missing or broken member(s) of the grate.	Grate is in place, meets the design standards, and is installed and aligned with the flow path.

Table V-A.6: Maintenance Standards - Debris Barriers (e.g., Trash Racks)

Maintenance Components	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
General	Trash and Debris	Trash or debris that is plugging more than 20% of the openings in the barrier.	Barrier cleared to design flow capacity.
Metal	Damaged/ Missing Bars.	Bars are bent out of shape more than 3 inches. Bars are missing or entire barrier missing. Bars are loose and rust is causing 50% deterioration to any part of barrier.	Bars in place with no bends more than 3/4 inch. Bars in place according to design. Barrier replaced or repaired to design standards.
	Inlet/Outlet Pipe	Debris barrier missing or not attached to pipe	Barrier firmly attached to pipe

Table V-A.7: Maintenance Standards - Energy Dissipators

Maintenance Components	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is Performed
External:			
Rock Pad	Missing or Moved Rock	Only one layer of rock exists above native soil in area five square feet or larger, or any exposure of native soil.	Rock pad replaced to design standards.
	Erosion	Soil erosion in or adjacent to rock pad.	Rock pad replaced to design standards.
Dispersion Trench	Pipe Plugged with Sediment	Accumulated sediment that exceeds 20% of the design depth.	Pipe cleaned/flushed so that it matches design.
	Not Discharging Water Properly	Visual evidence of water discharging at concentrated points along trench (normal condition is a "sheet flow" of water along trench). Intent is to prevent erosion damage.	Trench redesigned or rebuilt to standards.
	Perforations Plugged.	Over 1/2 of perforations in pipe are plugged with debris and sediment.	Perforated pipe cleaned or replaced.
	Water Flows Out Top of "Distributor" Catch Basin.	Maintenance person observes or receives credible report of water flowing out during any storm less than the design storm or its causing or appears likely to cause damage.	Facility rebuilt or redesigned to standards.
	Receiving Area Over-Saturated	Water in receiving area is causing or has potential of causing landslide problems.	No danger of landslides.
Internal:			
Manhole/Chamber	Worn or Damaged Post, Baffles, Side of Chamber	Structure dissipating flow deteriorates to 1/2 of original size or any concentrated worn spot exceeding one square foot which would make structure unsound.	Structure replaced to design standards.
	Other Defects	See Table V-A.5: Maintenance Standards - Catch Basins	See Table V-A.5: Maintenance Standards - Catch Basins

Table V-A.17: Maintenance Standards - Coalescing Plate Oil/Water Separators

Maintenance Component	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
General	Monitoring	Inspection of discharge water for obvious signs of poor water quality.	Effluent discharge from vault should be clear with no thick visible sheen.
	Sediment Accumulation	Sediment depth in bottom of vault exceeds 6-inches in depth and/or visible signs of sediment on plates.	No sediment deposits on vault bottom and plate media, which would impede flow through the vault and reduce separation efficiency.
	Trash and Debris Accumulation	Trash and debris accumulated in vault, or pipe inlet/outlet, floatables and non-floatables.	Trash and debris removed from vault, and inlet/outlet piping.
	Oil Accumulation	Oil accumulation that exceeds 1-inch at the water surface.	Oil is extracted from vault using vactoring methods. Coalescing plates are cleaned by thoroughly rinsing and flushing. Should be no visible oil depth on water.
	Damaged Coalescing Plates	Plate media broken, deformed, cracked and/or showing signs of failure.	A portion of the media pack or the entire plate pack is replaced depending on severity of failure.
	Damaged Pipes	Inlet or outlet piping damaged or broken and in need of repair.	Pipe repaired and or replaced.
	Baffles	Baffles corroding, cracking, warping and/or showing signs of failure as determined by maintenance/inspection person.	Baffles repaired or replaced to specifications.
	Vault Structure Damage - Includes Cracks in Walls, Bottom, Damage to Frame and/or Top Slab	Cracks wider than 1/2-inch or evidence of soil particles entering the structure through the cracks, or maintenance/inspection personnel determine that the vault is not structurally sound. Cracks wider than 1/2-inch at the joint of any inlet/outlet pipe or evidence of soil particles entering through the cracks.	Vault replaced or repairs made so that vault meets design specifications and is structurally sound. Vault repaired so that no cracks exist wider than 1/4-inch at the joint of the inlet/outlet pipe.
	Access Ladder Damaged	Ladder is corroded or deteriorated, not functioning properly, not securely attached to structure wall, missing rungs, cracks, and misaligned.	Ladder replaced or repaired and meets specifications, and is safe to use as determined by inspection personnel.

Table V-A.18: Maintenance Standards - Catch Basin Inserts

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is Performed
General	Sediment Accumulation	When sediment forms a cap over the insert media of the insert and/or unit.	No sediment cap on the insert media and its unit.
	Trash and Debris Accumulation	Trash and debris accumulates on insert unit creating a blockage/restriction.	Trash and debris removed from insert unit. Runoff freely flows into catch basin.
	Media Insert Not Removing Oil	Effluent water from media insert has a visible sheen.	Effluent water from media insert is free of oils and has no visible sheen.
	Media Insert Water Saturated	Catch basin insert is saturated with water and no longer has the capacity to absorb.	Remove and replace media insert
	Media Insert-Oil Saturated	Media oil saturated due to petroleum spill that drains into catch basin.	Remove and replace media insert.
	Media Insert Use Beyond Product Life	Media has been used beyond the typical average life of media insert product.	Remove and replace media at regular intervals, depending on insert product.

Table V-A.21: Maintenance Standards - Bioretention Facilities

Maintenance Component	Recommended Frequency [a]		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
Facility Footprint				
Earthen side slopes and berms	B, S		Erosion (gullies/ rills) greater than 2 inches deep around inlets, outlet, and alongside slopes	• Eliminate cause of erosion and stabilize damaged area (regrade, rock, vegetation, erosion control matting) • For deep channels or cuts (over 3 inches in ponding depth), temporary erosion control measures should be put in place until permanent repairs can be made. • Properly designed, constructed and established facilities with appropriate flow velocities should not have erosion problems except perhaps in extreme events. If erosion problems persist, the following should be reassessed: (1) flow volumes from contributing areas and bioretention facility sizing; (2) flow velocities and gradients within the facility; and (3) flow dissipation and erosion protection strategies at the facility inlet.
	A		Erosion of sides causes slope to become a hazard	Take actions to eliminate the hazard and stabilize slopes
	A, S		Settlement greater than 3 inches (relative to undisturbed sections of berm)	Restore to design height
	A, S		Downstream face of berm wet, seeps or leaks evident	Plug any holes and compact berm (may require consultation with engineer, particularly for larger berms)
	A		Any evidence of rodent holes or water piping in berm	• Eradicate rodents (see "Pest control") • Fill holes and compact (may require consultation with engineer, particularly for larger berms)
Concrete sidewalls	A		Cracks or failure of concrete sidewalls	• Repair/ seal cracks • Replace if repair is insufficient
Rockery sidewalls	A		Rockery side walls are insecure	Stabilize rockery sidewalls (may require consultation with engineer, particularly for walls 4 feet or greater in height)
Facility area		All maintenance visits (at least biannually)	Trash and debris present	Clean out trash and debris
Facility bottom area	A, S		Accumulated sediment to extent that infiltration rate is reduced (see "Ponded water") or surface storage capacity significantly impacted	• Remove excess sediment • Replace any vegetation damaged or destroyed by sediment accumulation and removal • Mulch newly planted vegetation • Identify and control the sediment source (if feasible) • If accumulated sediment is recurrent, consider adding presettlement or installing berms to create a forebay at the inlet
		During/after fall leaf drop	Accumulated leaves in facility	Remove leaves if there is a risk to clogging outlet structure or water flow is impeded
Low permeability check dams and weirs	A, S		Sediment, vegetation, or debris accumulated at or blocking (or having the potential to block) check dam, flow control weir or orifice	Clear the blockage
	A, S		Erosion and/or undercutting present	Repair and take preventative measures to prevent future erosion and/or undercutting
	A		Grade board or top of weir damaged or not level	Restore to level position

Table V-A.21: Maintenance Standards - Bioretention Facilities (continued)

Maintenance Component	Recommended Frequency [a]		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
Ponded water	B, S		Excessive ponding water: Water overflows during storms smaller than the design event or ponded water remains in the basin 48 hours or longer after the end of a storm.	Determine cause and resolve in the following order: 1. Confirm leaf or debris buildup in the bottom of the facility is not impeding infiltration. If necessary, remove leaf litter/debris. 2. Ensure that underdrain (if present) is not clogged. If necessary, clear underdrain. 3. Check for other water inputs (e.g., groundwater, illicit connections). 4. Verify that the facility is sized appropriately for the contributing area. Confirm that the contributing area has not increased. If steps #1-4 do not solve the problem, the bioretention soil is likely clogged by sediment accumulation at the surface or has become overly compacted. Dig a small hole to observe soil profile and identify compaction depth or clogging front to help determine the soil depth to be removed or otherwise rehabilitated (e.g., tilled). Consultation with an engineer is recommended.
Bioretention soil mix	As needed		Bioretention soil mix protection is needed when performing maintenance requiring entrance into the facility footprint	• Minimize all loading in the facility footprint (foot traffic and other loads) to the degree feasible in order to prevent compaction of bioretention soils. • Never drive equipment or apply heavy loads in facility footprint. • Because the risk of compaction is higher during saturated soil conditions, any type of loading in the cell (including foot traffic) should be minimized during wet conditions. • Consider measures to distribute loading if heavy foot traffic is required or equipment must be placed in facility. As an example, boards may be placed across soil to distribute loads and minimize compaction. • If compaction occurs, soil must be loosened or otherwise rehabilitated to original design state.
Inlets/Outlets/Pipes				
Splash block inlet	A		Water is not being directed properly to the facility and away from the inlet structure	Reconfigure/ repair blocks to direct water to facility and away from structure
Curb cut inlet/outlet	M during the wet season and before severe storm is forecasted	Weekly during fall leaf drop	Accumulated leaves at curb cuts	Clear leaves (particularly important for key inlets and low points along long, linear facilities)
Pipe inlet/outlet	A		Pipe is damaged	Repair/ replace
	W		Pipe is clogged	Remove roots or debris
	A, S		Sediment, debris, trash, or mulch reducing capacity of inlet/outlet	• Clear the blockage • Identify the source of the blockage and take actions to prevent future blockages
		Weekly during fall leaf drop	Accumulated leaves at inlets/outlets	Clear leaves (particularly important for key inlets and low points along long, linear facilities)
		A	Maintain access for inspections	• Clear vegetation (transplant vegetation when possible) within 1 foot of inlets and outlets, maintain access pathways • Consultation with a landscape architect is recommended for removal, transplant, or substitution of plants

Table V-A.21: Maintenance Standards - Bioretention Facilities (continued)

Maintenance Component	Recommended Frequency [a]		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
Erosion control at inlet	A		Concentrated flows are causing erosion	Maintain a cover of rock or cobbles or other erosion protection measure (e.g., matting) to protect the ground where concentrated water enters the facility (e.g., a pipe, curb cut or swale)
Trash rack	S		Trash or other debris present on trash rack	Remove/dispose
	A		Bar screen damaged or missing	Repair/replace
Overflow	A, S		Capacity reduced by sediment or debris	Remove sediment or debris/dispose
Underdrain pipe	Clean pipe as needed	Clean orifice at least biannually (may need more frequent cleaning during wet season)	• Plant roots, sediment or debris reducing capacity of underdrain • Prolonged surface ponding (see "Ponded water"	• Jet clean or rotary cut debris/roots from underdrain(s) • If underdrains are equipped with a flow restrictor (e.g., orifice) to attenuate flows, the orifice must be cleaned regularly.
Vegetation				
Facility bottom area and upland slope vegetation	Fall and Spring		Vegetation survival rate falls below 75% within first two years of establishment (unless project O&M manual or record drawing stipulates more or less than 75% survival rate).	• Determine cause of poor vegetation growth and correct condition • Replant as necessary to obtain 75% survival rate or greater. Refer to original planting plan, or approved jurisdictional species list for appropriate plant replacements (See Appendix 3 - Bioretention Plant List, in the *LID Technical Guidance Manual for Puget Sound*, (Hinman and Wulkan, 2012)). • Confirm that plant selection is appropriate for site growing conditions • Consultation with a landscape architect is recommended for removal, transplant, or substitution of plants
Vegetation (general)	As needed		Presence of diseased plants and plant material	• Remove any diseased plants or plant parts and dispose of in an approved location (e.g., commercial landfill) to avoid risk of spreading the disease to other plants • Disinfect gardening tools after pruning to prevent the spread of disease • See the *Pacific Northwest Plant Disease Management Handbook* (Pscheidt and Ocamb, 2016) for information on disease recognition and for additional resources • Replant as necessary according to recommendations provided for "facility bottom area and upland slope vegetation".
Trees and shrubs		All pruning seasons (timing varies by species)	Pruning as needed	• Prune trees and shrubs in a manner appropriate for each species. Pruning should be performed by landscape professionals familiar with proper pruning techniques • All pruning of mature trees should be performed by or under the direct guidance of an ISA certified arborist
	A		Large trees and shrubs interfere with operation of the facility or access for maintenance	• Prune trees and shrubs using most current ANSI A300 standards and ISA BMPs. • Remove trees and shrubs, if necessary.
	Fall and Spring		Standing dead vegetation is present	• Remove standing dead vegetation • Replace dead vegetation within 30 days of reported dead and dying plants (as practical depending on weather/planting season) • If vegetation replacement is not feasible within 30 days, and absence of vegetation may result in erosion problems, temporary erosion control measures should be put in place immediately. • Determine cause of dead vegetation and address issue, if possible

Table V-A.21: Maintenance Standards - Bioretention Facilities (continued)

Maintenance Component	Recommended Frequency [a]		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
				• If specific plants have a high mortality rate, assess the cause and replace with appropriate species. Consultation with a landscape architect is recommended.
	Fall and Spring		Planting beneath mature trees	• When working around and below mature trees, follow the most current ANSI A300 standards and ISA BMPs to the extent practicable (e.g., take care to minimize any damage to tree roots and avoid compaction of soil). • Planting of small shrubs or groundcovers beneath mature trees may be desirable in some cases; such plantings should use mainly plants that come as bulbs, bare root or in 4-inch pots; plants should be in no larger than 1-gallon containers.
	Fall and Spring		Presence of or need for stakes and guys (tree growth, maturation, and support needs)	• Verify location of facility liners and underdrain (if any) prior to stake installation in order to prevent liner puncture or pipe damage • Monitor tree support systems: Repair and adjust as needed to provide support and prevent damage to tree. • Remove tree supports (stakes, guys, etc.) after one growing season or maximum of 1 year. • Backfill stake holes after removal.
Trees and shrubs adjacent to vehicle travel areas (or areas where visibility needs to be maintained)	A		Vegetation causes some visibility (line of sight) or driver safety issues	• Maintain appropriate height for sight clearance • When continued, regular pruning (more than one time/ growing season) is required to maintain visual sight lines for safety or clearance along a walk or drive, consider relocating the plant to a more appropriate location. • Remove or transplant if continual safety hazard • Consultation with a landscape architect is recommended for removal, transplant, or substitution of plants
Flowering plants		A	Dead or spent flowers present	Remove spent flowers (deadhead)
Perennials		Fall	Spent plants	Cut back dying or dead and fallen foliage and stems
Emergent vegetation		Spring	Vegetation compromises conveyance	Hand rake sedges and rushes with a small rake or fingers to remove dead foliage before new growth emerges in spring or earlier only if the foliage is blocking water flow (sedges and rushes do not respond well to pruning)
Ornamental grasses (perennial)		Winter and Spring	Dead material from previous year's growing cycle or dead collapsed foliage	• Leave dry foliage for winter interest • Hand rake with a small rake or fingers to remove dead foliage back to within several inches from the soil before new growth emerges in spring or earlier if the foliage collapses and is blocking water flow
Ornamental grasses (evergreen)		Fall and Spring	Dead growth present in spring	• Hand rake with a small rake or fingers to remove dead growth before new growth emerges in spring • Clean, rake, and comb grasses when they become too tall • Cut back to ground or thin every 2-3 years as needed
Noxious weeds		M (March - October, preceding seed dispersal)	Listed noxious vegetation is present (refer to current county noxious weed list)	• By law, class A & B noxious weeds must be removed, bagged and disposed as garbage immediately • Reasonable attempts must be made to remove and dispose of class C noxious weeds • It is strongly encouraged that herbicides and pesticides not be used in order to protect water quality; use of herbicides and pesticides may be prohibited in some jurisdictions • Apply mulch after weed removal (see "Mulch")
Weeds		M (March - October,	Weeds are present	• Remove weeds with their roots manually with pincer-type weeding tools, flame weeders, or hot water weeders as

Table V-A.21: Maintenance Standards - Bioretention Facilities (continued)

Maintenance Component	Recommended Frequency [a]		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
		preceding seed dispersal)		appropriate • Follow IPM protocols for weed management (see "Additional Maintenance Resources" section for more information on IPM protocols)
Excessive vegetation		Once in early to mid- May and once in early- to mid-September	Low-lying vegetation growing beyond facility edge onto sidewalks, paths, or street edge poses pedestrian safety hazard or may clog adjacent permeable pavement surfaces due to associated leaf litter, mulch, and soil	• Edge or trim groundcovers and shrubs at facility edge • Avoid mechanical blade-type edger and do not use edger or trimmer within 2 feet of tree trunks • While some clippings can be left in the facility to replenish organic material in the soil, excessive leaf litter can cause surface soil clogging
	As needed		Excessive vegetation density inhibits stormwater flow beyond design ponding or becomes a hazard for pedestrian and vehicular circulation and safety	• Determine whether pruning or other routine maintenance is adequate to maintain proper plant density and aesthetics • Determine if planting type should be replaced to avoid ongoing maintenance issues (an aggressive grower under perfect growing conditions should be transplanted to a location where it will not impact flow) • Remove plants that are weak, broken or not true to form; replace in-kind • Thin grass or plants impacting facility function without leaving visual holes or bare soil areas • Consultation with a landscape architect is recommended for removal, transplant, or substitution of plants
	As needed		Vegetation blocking curb cuts, causing excessive sediment buildup and flow bypass	Remove vegetation and sediment buildup
Mulch				
Mulch		Following weeding	Bare spots (without mulch cover) are present or mulch depth less than 2 inches	• Supplement mulch with hand tools to a depth of 2 to 3 inches • Replenish mulch per O&M manual. Often coarse compost is used in the bottom of the facility and arborist wood chips are used on side slopes and rim (above typical water levels) • Keep all mulch away from woody stems
Watering				
Irrigation system (if any)		Based on manufacturer's instructions	Irrigation system present	Follow manufacturer's instructions for O&M
	A		Sprinklers or drip irrigation not directed/located to properly water plants	Redirect sprinklers or move drip irrigation to desired areas
Summer watering (first year)		Once every 1-2 weeks or as needed during prolonged dry periods	Trees, shrubs and groundcovers in first year of establishment period	• 10 to 15 gallons per tree • 3 to 5 gallons per shrub • 2 gallons water per square foot for groundcover areas • Water deeply, but infrequently, so that the top 6 to 12 inches of the root zone is moist • Use soaker hoses or spot water with a shower type wand when irrigation system is not present o Pulse water to enhance soil absorption, when feasible

Table V-A.21: Maintenance Standards - Bioretention Facilities (continued)

Maintenance Component	Recommended Frequency [a]		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
				◦ Pre-moisten soil to break surface tension of dry or hydrophobic soils/mulch, followed by several more passes. With this method , each pass increases soil absorption and allows more water to infiltrate prior to runoff • Add a tree bag or slow-release watering device (e.g., bucket with a perforated bottom) for watering newly installed trees when irrigation system is not present
Summer watering (second and third years)		Once every 2-4 weeks or as needed during prolonged dry periods	Trees, shrubs and groundcovers in second or third year of establishment period	• 10 to 15 gallons per tree • 3 to 5 gallons per shrub • 2 gallons water per square foot for groundcover areas • Water deeply, but infrequently, so that the top 6 to 12 inches of the root zone is moist • Use soaker hoses or spot water with a shower type wand when irrigation system is not present ◦ Pulse water to enhance soil absorption, when feasible ◦ Pre-moisten soil to break surface tension of dry or hydrophobic soils/mulch, followed by several more passes. With this method , each pass increases soil absorption and allows more water to infiltrate prior to runoff
Summer watering (after establishment)		As needed	Established vegetation (after 3 years)	• Plants are typically selected to be drought tolerant and not require regular watering after establishment; however, trees may take up to 5 years of watering to become fully established • Identify trigger mechanisms for drought-stress (e.g., leaf wilt, leaf senescence, etc.) of different species and water immediately after initial signs of stress appear • Water during drought conditions or more often if necessary to maintain plant cover
Pest Control				
Mosquitoes	B, S		Standing water remains for more than 3 days after the end of a storm	• Identify the cause of the standing water and take appropriate actions to address the problem (see "Ponded water") • To facilitate maintenance, manually remove standing water and direct to the storm drainage system (if runoff is from non pollution-generating surfaces) or sanitary sewer system (if runoff is from pollution-generating surfaces) after getting approval from sanitary sewer authority. • Use of pesticides or *Bacillus thuringiensis israelensis* (Bti) may be considered only as a temporary measure while addressing the standing water cause. If overflow to a surface water will occur within 2 weeks after pesticide use, apply for coverage under the Aquatic Mosquito Control NPDES General Permit.
Nuisance animals	As needed		Nuisance animals causing erosion, damaging plants, or depositing large volumes of feces	• Reduce site conditions that attract nuisance species where possible (e.g., plant shrubs and tall grasses to reduce open areas for geese, etc.) • Place predator decoys • Follow IPM protocols for specific nuisance animal issues (see "Additional Maintenance Resources" section for more information on IPM protocols) • Remove pet waste regularly • For public and right-of-way sites consider adding garbage cans with dog bags for picking up pet waste.
Insect pests	Every site visit associated with		Signs of pests, such as wilting leaves, chewed leaves and bark, spotting or other indicators	• Reduce hiding places for pests by removing diseased and dead plants • For infestations, follow IPM protocols (see "Additional Maintenance Resources" section for more information on IPM

Table V-A.21: Maintenance Standards - Bioretention Facilities (continued)

Maintenance Component	Recommended Frequency [a]		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
	vegetation management			protocols)

Note that the inspection and routine maintenance frequencies listed above are recommended by Ecology. They do not supersede or replace the municipal stormwater permit requirements for inspection frequency required of municipal stormwater permittees for "stormwater treatment and flow control BMPs/facilities".

[a] Frequency: A = Annually; B = Biannually (twice per year); M = Monthly; W = At least one visit should occur during the wet season (for debris/clog related maintenance, this inspection/maintenance visit should occur in the early fall, after deciduous trees have lost their leaves); S = Perform inspections after major storm events (24-hour storm event with a 10-year or greater recurrence interval).

IPM - Integrated Pest Management

ISA - International Society of Arboriculture

2.0 OPERATIONAL AND STRUCTURAL SOURCE CONTROL OF BMPS

The following operational and structural source control BMPs are included in the following (12) pages:

>S406 BMPs for Streets / Highways
>S411 BMPs for Landscaping and Lawn / Vegetation Management
>S415 BMPs for Maintenance of Public and Private Utility Corridors and Facilities
>S417 BMPs for Maintenance of Stormwater Drainage and Treatment Systems

S406 BMPs for Streets and Highways

Description of Pollutant Sources: These BMPs apply to the maintenance and deicing/anti-icing of streets and highways. Deicing products can be conveyed during storm events to inlets/catch basins or to receiving waters after application. Leaks and spills of these products can also occur during their handling and storage. Equipment and processes using during maintenance can contribute pollutants such as oil and grease, suspended solids, turbidity, high pH, and metals.

Pollutant Control Approach: Apply good housekeeping practices, preventative maintenance, properly train employees, and use materials that cause less adverse effects on the environment.

Applicable BMPs:

Deicing and Anti-Icing Operations

- Adhere to manufacturer's guidelines and industry standards of use and application.
- Store and transfer de and anti-icing materials on impervious containment pads, or an equivalent spill/leak containment area in accordance with S429 BMPs for Storage or Transfer (Outside) of Solid Raw Materials, Byproducts, or Finished Products.
- Sweep/clean up accumulated de and anti-icing materials and grit from roads as soon as possible after the road surface clears.
- Minimize use in areas where runoff or spray from the roadway immediately enters sensitive areas such as fish-bearing streams.

Maintenance Operations

- Use drip pans or absorbents wherever concrete, asphalt, asphalt emulsion, paint product, and drips are likely to spill, such as beneath discharge points from equipment.
- Cover and contain nearby storm drains to keep runoff from entering the drainage system.
- Collect and contain all solids, slurry, and rinse water. Do not allow these to enter gutters, storm drains, or drainage ditches or onto the paved surface of a roadway or driveway.
- Designate an area onsite for washing hand tools and collect that water for disposal.
- Conduct all fueling of equipment in accordance with S419 BMPs for Mobile Fueling of Vehicles and Heavy Equipment.
- Do not use diesel fuel for cleaning or prepping asphalt tools and equipment.
- Sweep areas as frequently as needed. Collect all loose aggregate and dust for disposal. Do not hose down areas into storm drains.
- Store all fuel, paint, and other products on secondary containment.
- Conduct paint striping operations during dry weather.

Recommended Additional BMPs:

- Where feasible and practicable, use roadway deicing chemicals that cause the least adverse environmental impact. Apply only as needed using minimum quantities. Consider the Pacific Northwest Snowfighters Qualified Products List when selecting roadway de-icers and anti-icers.
- Intensify roadway and drainage structure cleaning in early spring to help remove particulates from road surfaces.
- Include limits on toxic metals in the specifications for de/anti-icers.
- Install catch basin inserts to collect excess sediment and debris as necessary. Inspect and maintain catch basin inserts to ensure they are working correctly.
- Research admixtures (e.g. corrosion inhibitors, surfactants) to determine what additional pollutants may be an issue. Verify with the local jurisdiction if there are any restrictions on admixtures.

Install sedimentation basins, wet ponds, wet vaults, catch basin filters, vegetated filter strips, or equivalent sediment removal BMPs.

S411 BMPs for Landscaping and Lawn / Vegetation Management

Description of Pollutant Sources: Landscaping can include grading, soil transfer, vegetation planting, and vegetation removal. Examples include weed control on golf course lawns, access roads, and utility corridors and during landscaping; and residential lawn/plant care. Proper management of vegetation can minimize excess nutrients and pesticides.

Pollutant Control Approach: Maintain appropriate vegetation to control erosion and the discharge of stormwater pollutants. Prevent debris contamination of stormwater. Where practicable, grow plant species appropriate for the site, or adjust the soil properties of the site to grow desired plant species.

Applicable BMPs:

- Install engineered soil/landscape systems to improve the infiltration and regulation of stormwater in landscaped areas.
- Select the right plants for the planting location based on proposed use, available maintenance,soil conditions, sun exposure, water availability, height, sight factors, and space available.
- Ensure that plants selected for planting are not on the noxious weed list. For example, butterfly bush often gets planted as an ornamental but is actually on the noxious weed list.

  The Washington State Noxious Weed List can be found at the following webpage:

  https://www.nwcb.wa.gov/printable-noxious-weed-list
- Do not dispose of collected vegetation into waterways or storm sewer systems.
- Do not blow vegetation or other debris into the drainage system.
- Dispose of collected vegetation such as grass clippings, leaves, sticks by composting or recycling.
- Remove, bag, and dispose of class A & B noxious weeds in the garbage immediately.
- Do not compost noxious weeds as it may lead to spreading through seed or fragment if the composting process is not hot enough.
- Use manual and/or mechanical methods of vegetation removal (pincer-type weeding tools, flame weeders, or hot water weeders as appropriate) rather than applying herbicides, where practical.
- Use at least an eight-inch "topsoil" layer with at least 8 percent organic matter to provide a sufficient vegetation-growing medium.
    - Organic matter is the least water-soluble form of nutrients that can be added to the soil. Composted organic matter generally releases only between 2 and 10 percent of its total nitrogen annually, and this release corresponds closely to the plant growth cycle. Return natural plant debris and mulch to the soil, to continue recycling nutrients indefinitely.
- Select the appropriate turfgrass mixture for the climate and soil type.
    - Certain tall fescues and rye grasses resist insect attack because the symbiotic endophytic fungi found naturally in their tissues repel or kill common leaf and stem-eating lawn insects.

        - The fungus causes no known adverse effects to the host plant or to humans.
        - Tall fescues and rye grasses do not repel root-feeding lawn pests such as Crane Fly larvae.
        - Tall fescues and rye grasses are toxic to ruminants such as cattle and sheep
    - Endophytic grasses are commercially available; use them in areas such as parks or golf courses where grazing does not occur.
    - Local agricultural or gardening resources such as Washington State University Extension office can offer advice on which types of grass are best suited to the area and soil type.
- Use the following seeding and planting BMPs, or equivalent BMPs, to obtain information on grass mixtures, temporary and permanent seeding procedures, maintenance of a recently planted area, and fertilizer application rates: BMP C120: Temporary and Permanent Seeding, BMP C121: Mulching, BMP C123: Plastic Covering, and BMP C124: Sodding.
- Adjusting the soil properties of the subject site can assist in selection of desired plant species. Consult a soil restoration specialist for site-specific conditions.

Recommended Additional BMPs:

- Conduct mulch-mowing whenever practicable.
- Use native plants in landscaping. Native plants do not require extensive fertilizer or pesticide applications. Native plants may also require less watering.
- Use mulch or other erosion control measures on soils exposed for more than one week during the dry season (May 1 to September 30) or two days during the rainy season (October 1 to April 30).
- Till a topsoil mix or composted organic material into the soil to create a well-mixed transition layer that encourages deeper root systems and drought-resistant plants.
- Apply an annual topdressing application of 3/8" compost. Amending existing landscapes and turf systems by increasing the percent organic matter and depth of topsoil can:
    - Substantially improve the permeability of the soil.
    - Increase the disease and drought resistance of the vegetation.
    - Reduces the demand for fertilizers and pesticides.
- Disinfect gardening tools after pruning diseased plants to prevent the spread of disease.
- Prune trees and shrubs in a manner appropriate for each species.
- If specific plants have a high mortality rate, assess the cause and replace with another more appropriate species.
- When working around and below mature trees, follow the most current American National Standards Institute (ANSI) ANSI A300 standards (see

http://www.tcia.org/TCIA/BUSINESS/ANSI_A300_Standards_/TCIA/BUSINESS/A300_Standards/A300_Standards.aspx?hkey=202ff566-4364-4686-b7c1-2a365af59669) and International Society of Arboriculture BMPs to the extent practicable (e.g., take care to minimize any damage to tree roots and avoid compaction of soil).

- Monitor tree support systems (stakes, guys, etc.).
    - Repair and adjust as needed to provide support and prevent tree damage.
    - Remove tree supports after one growing season or maximum of 1 year.
    - Backfill stake holes after removal.
- When continued, regular pruning (more than one time during the growing season) is required to maintain visual sight lines for safety or clearance along a walk or drive, consider relocating the plant to a more appropriate location.
- Make reasonable attempts to remove and dispose of class C noxious weeds.
- Re-seed bare turf areas until the vegetation fully covers the ground surface.
- Watch for and respond to new occurrences of especially aggressive weeds such as Himalayan blackberry, Japanese knotweed, morning glory, English ivy, and reed canary grass to avoid invasions.
- Plant and protect trees per BMP T5.16: Tree Retention and Tree Planting.
- Aerate lawns regularly in areas of heavy use where the soil tends to become compacted. Conduct aeration while the grasses in the lawn are growing most vigorously. Remove layers of thatch greater than ¾-inch deep.
- Set the mowing height at the highest acceptable level and mow at times and intervals designed to minimize stress on the turf. Generally mowing only 1/3 of the grass blade height will prevent stressing the turf.
    - Mowing is a stress-creating activity for turfgrass.
    - Grass decreases its productivity when mowed too short and there is less growth of roots and rhizomes. The turf becomes less tolerant of environmental stresses, more disease prone and more reliant on outside means such as pesticides, fertilizers, and irrigation to remain healthy.

Additional BMP Information:

- King County's *Best Management Practices for Golf Course Development and Operation* (King County, 1993) has additional BMPs for Turfgrass Maintenance and Operation.
- King County, Seattle Public Utilities, and the Saving Water Partnership have created the following natural lawn and garden care resources that include guidance on building healthy soil with compost and mulch, selecting appropriate plants, watering, using alternatives to pesticides, and implementing natural lawn care techniques.

  - *Natural Yard Care - Five steps to make your piece of the planet a healthier place to live* (King County and SPU, 2008)
  - *The Natural Lawn & Garden Series: Smart Watering* (Saving Water Partnership, 2006)
  - *Natural Lawn Care for Western Washington* (Saving Water Partnership, 2007)
  - *The Natural Lawn & Garden Series: Growing Healthy Soil; Choosing the Right Plants; and Natural Pest, Weed and Disease Control* (Saving Water Partnership, 2012)
- The International Society of Arboriculture (ISA) is a group that promotes the professional practice of arboriculture and fosters a greater worldwide awareness of the benefits of trees through research, technology, and education. ISA standards used for managing trees, shrubs, and other woody plants are the American National Standards Institute (ANSI) A300 standards. The ANSI A300 standards are voluntary industry consensus standards developed by the Tree Care Industry Association (TCIA) and written by the Accredited Standards Committee (ASC). The ANSI standards can be found on the ISA website: www.isa-arbor.-com/education/publications/index.aspx
- Washington State University's *Gardening in Washington State* website at http://gardening.wsu.edu contains Washington State specific information about vegetation management based on the type of landscape.
- See the *Pacific Northwest Plant Disease Management Handbook* (Pscheidt and Ocamb, 2016) for information on disease recognition and for additional resources.

S415 BMPs for Maintenance of Public and Private Utility Corridors and Facilities

Description of Pollutant Sources: Corridors and facilities at petroleum product pipelines, natural gas pipelines, water pipelines, electrical power transmission corridors, and rights-of-way can be sources of pollutants such as herbicides used for vegetation management, and eroded soil particles from unpaved access roads. At pump stations, waste materials generated during maintenance activities may be temporarily stored outside. Additional potential pollutant sources include the leaching of

preservatives from wood utility poles, PCBs in older transformers, water removed from underground transformer vaults, and leaks/spills from petroleum pipelines. The following are potential pollutants: oil and grease, TSS, BOD, organics, PCBs, pesticides, and heavy metals.

Pollutant Control Approach: Implementation of spill control plans as well as control of fertilizer and pesticide applications, soil erosion, and site debris that can contaminate stormwater.

Applicable Operational BMPs:

- Minimize the amount of herbicides and other pesticides used to maintain access roads and facilities.
- Implement S411 BMPs for Landscaping and Lawn / Vegetation Management.
- Comply with WSDA Pesticide Regulations (see I-2.15 Other Requirements).
- When removing water or sediments from electric transformer vaults, determine the presence of contaminants before disposing of the water and sediments.
    - This includes inspecting for the presence of oil or sheen, and determining from records or testing if the transformers contain PCBs.
    - If records or tests indicate that the sediments or water are contaminated above applicable levels, manage these media in accordance with applicable federal and state regulations, including the federal PCB rules (40 CFR 761) and the state MTCA cleanup regulations (Chapter 173-340 WAC).
    - Water removed from the vaults can be discharged in accordance with the federal 40 CFR 761.79, and state regulations (Chapter 173-201A WAC and Chapter 173-200 WAC), or via the sanitary sewer if the requirements, including applicable permits, for such a discharge are met. (See also Requirements for Stormwater Discharges to Public Sanitary Sewers, Septic Systems, Dead-End Sumps, and Industrial Waste Treatment Systems and Ecology Requirements for Generators of Dangerous Wastes in I-2.15 Other Requirements).
- Stabilize access roads or areas of bare ground with gravel, crushed rock, or another method to prevent erosion. Use and manage vegetation to minimize bare ground/soils that may be susceptible to erosion.
- Provide maintenance practices to prevent stormwater from accumulating and draining across and/or onto roadways. Convey stormwater through roadside ditches and culverts. The road should be crowned, outsloped, water barred, or otherwise left in a condition not conducive to erosion. Appropriately maintaining grassy roadside ditches discharging to surface waters is an effective way of removing some pollutants associated with sediments carried by stormwater.
- Maintain ditches and culverts at an appropriate frequency to ensure that plugging and flooding across the roadbed, with resulting overflow erosion, does not occur.
- Apply the appropriate BMPs in this Volume for the storage of waste materials that can contaminate stormwater.

Recommended Operational BMPs:

- When selecting utility poles for a specific location, consider the potential environmental effects of the pole or poles during storage, handling, and end-use, as well as its cost, safety, efficacy, and expected life. Use wood products treated with chemical preservatives made in accordance with generally accepted industry standards such as the American Wood Preservers Association Standards (see http://www.awpa.com/standards/). Consider alternative materials or technologies if placing poles in or near an environmentally sensitive area, such as a wetland or a drinking water well. Alternative technologies include poles constructed with material (s) other than wood such as fiberglass composites, metal, or concrete. Consider other technologies and materials, such as sleeves or caissons for wood poles, when they are determined to be practicable and available.
- As soon as practicable remove all litter from wire cutting/replacing operations.
- Implement temporary erosion and sediment control in areas cleared of trees and vegetation and during the construction of new roads.

Recommended Treatment BMPs:

Install biofiltration swales and filter strips (see V-7 Biofiltration BMPs) to treat roadside runoff wherever practicable and use engineered topsoils wherever necessary to maintain adequate vegetation. These systems can improve infiltration and stormwater pollutant control upstream of roadside ditches.

S417 BMPs for Maintenance of Stormwater Drainage and Treatment Systems

Description of Pollutant Sources: Facilities include roadside catch basins on arterials and within residential areas, conveyance systems, detention facilities such as ponds and vaults, oil/water separators, biofilters, settling basins, infiltration systems, and all other types of stormwater treatment systems presented in Volume V. Oil and grease, hydrocarbons, debris, heavy metals, sediments and contaminated water are found in catch basins, oil and water separators, settling basins, etc.

Pollutant Control Approach: Provide maintenance and cleaning of debris, sediments, and other pollutants from stormwater collection, conveyance, and treatment systems to maintain proper operation.

Applicable Operational BMPs:

Maintain stormwater treatment facilities per the operations and maintenance (O&M) procedures presented in Appendix V-A: BMP Maintenance Tables in addition to the following BMPs:

- Inspect and clean treatment BMPs, conveyance systems, and catch basins as needed, and determine necessary O&M improvements.
- Promptly repair any deterioration threatening the structural integrity of stormwater facilities. These include replacement of clean-out gates, catch basin lids, and rock in emergency spillways.
- Ensure adequacy of storm sewer capacities and prevent heavy sediment discharges to the sewer system.
- Regularly remove debris and sludge from BMPs used for peak-rate control, treatment, etc. and discharge to a sanitary sewer if approved by the sewer authority, or truck to an appropriate local or state government approved disposal site.
- Clean catch basins when the depth of deposits reaches 60 percent of the sump depth as measured from the bottom of basin to the invert of the lowest pipe into or out of the basin. However, in no case should there be less than six inches clearance from the debris surface to the invert of the lowest pipe. Some catch basins (for example, WSDOT's *Catch Basin Type 1L* (WSDOT, 2011)) may have as little as 12 inches sediment storage below the invert. These catch basins need frequent inspection and cleaning to prevent scouring. Where these catch basins are part of a stormwater collection and treatment system, the system owner/operator may choose to concentrate maintenance efforts on downstream control devices as part of a systems approach.
- Properly dispose of all solids, polluted material, and stagnant water collected through system cleaning. Do not decant water back into the drainage system from eductor trucks or vacuum equipment since there may be residual contaminants in the cleaning equipment. Do not jet material downstream into the public drainage system.
- Clean woody debris in a catch basin as frequently as needed to ensure proper operation of the catch basin.
- Post warning signs; “Dump No Waste - Drains to Ground Water,” “Streams,” “Lakes,” or emboss on or adjacent to all storm drain inlets where possible.
- Disposal of sediments and liquids from the catch basins must comply with Appendix IV-B: Management of Street Waste Solids and Liquids.

Infiltration Testing Field Report

Report #: IN-000001-00

Exhibit 10

Received
10/10/2025

Burlington
777 Chrysler Drive
Burlington, WA 98233
Phone: (360) 755-1990

Client:

Samish Bay Land Co, LLC.
4215 Montgomery Pl
Mount Vernon, WA 98274

Project:

25B001
South Village
2601 East Blackburn Road
Mount Vernon, WA 98274

Inspection Information:

Inspection Date: 01/07/2025 **Time Onsite:** 08:00 **Weather Conditions:** Overcast

Inspection Performed: Infiltration Testing

Subcontractor:

Continuous or Periodic:

Sheet(s):

Location / Area:
Southwest corner of the site along the west property line.

Details:

Level / Elevation:

Approved Plans Dated:

Report Profile:

Any Deficiencies Noted: ☐ Yes ☑ No

Deficiencies Cleared: ☐ Yes ☐ No

RFI: ☐ Yes ☐ No

Show Up: ☐ Yes ☐ No

Retest / Re-inspection: ☐ Yes ☐ No

Standby: ☐ Yes ☐ No

As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

Infiltration Testing Field Report

Report #: IN-000001-00

Exhibit 10

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4215 Montgomery Pl
Mount Vernon, WA 98274

Project:

25B001
South Village
2601 East Blackburn Road
Mount Vernon, WA 98274

Remarks:

On January 07, 2025, MTC Geologist visited the site to perform limited shallow infiltration testing in accordance with the Falling Head Percolation Test Procedure (US EPA 1980), as requested by the client.

Site conditions: The site is currently occupied by a single-family residence located at the south end of the property along E. Blackburn Rd. The client is proposing to subdivide the property into a 19-lot short plat. Based on MTC's limited subsurface explorations in the southwest corner of the site, the soils typically consist of varying amounts of topsoil overlying glacial drift consisting of silty sand to sandy silt with gravel. At tests 3 through 7, a layer of, what is interpreted as, uncontrolled fill was observed in the explorations. This uncontrolled fill was approximately 1 foot thick and consisted of red-brown sand with gravel and some silt.

MTC conducted a total of seven (7) falling head infiltration tests within the southwest corner of the site along the west property line. Holes were prepared in accordance with EPA standards. The prescribed soaking period was determined to be unnecessary based on the sandy nature of the soils for tests #3, 4, and 5 and the perched water in tests #1, 3A and 4A. Testing locations were continuously observed to measure cumulative head fall.

The infiltration rates of the soils at the base of the northwest infiltration gallery can be found below. All field test results are to be further reduced by correction factors as stipulated in the locally-accepted stormwater manual. Utilizing the average uncorrected value(s) and applying the correction factors of CFv = 0.50, CFt = 0.40, CFm = 0.90.

- **Test #1 (27' N of Blackburn along west property line) -** Approximately 18 inches of topsoil overlying light brown silty sand to sandy silt with gravel (native soil). Uncorrected rate: 0.10 in/hr. **Corrected rate: 0.02 in/hr.**
- **Test #2 (75' N of Blackburn, 35' E of Existing Driveway CL) -** Approximately 18 inches of topsoil overlying light brown silty sand to sandy silt with gravel (native soil), Uncorrected rate: 0.10 in/hr. **Corrected rate: 0.02 in/hr.**
- **Test #3 (204' N of Blackburn along west property line) -** Approximately 8 inches of topsoil overlying red-brown sand with gravel and some silt (uncontrolled fill), Uncorrected rate: 4.5 in/hr. **Corrected rate: 0.81 in/hr.**
- **Test #3A (237' N of Blackburn along west property line) -** Approximately 12 inches of topsoil overlying red-brown sand with gravel and some silt (uncontrolled fill) overlying light brown silty sand to sandy silt with gravel (native soil). Uncorrected rate: No infiltration was observed over the 2-hour testing period. **Corrected rate: 0.00 in/hr.**
- **Test #4 (285' N of Blackburn along west property line) -** Approximately 8 inches of topsoil overlying loose, red-brown sand with gravel and some silt (uncontrolled fill), Uncorrected rate: 10 in/hr. **Corrected rate: 1.80 in/hr.**
- **Test #4A (327' N of Blackburn along west property line)** - Approximately 12 inches of topsoil overlying red-brown sand with gravel and some silt (uncontrolled fill) overlying light brown silty sand to sandy silt with gravel (native soil). Uncorrected rate: No infiltration was observed over the 2-hour testing period. **Corrected rate: 0.00 in/hr**.
- **Test #5 (332' N of Blackburn along west property line)** - Approximately 10 inches of topsoil overlying red-brown sand with gravel and some silt (uncontrolled fill), Uncorrected rate: 9.5 in/hr. **Corrected rate: 1.71 in/hr.**

NOTES:

1. Infiltration is considered infeasible due to the presence of a relatively thin layer of uncontrolled fill overlying restrictive native soils.
2. MTC assumes the project civil engineer will review to confirm these findings and evaluate final correction factors, if necessary.
3. MTC's assessment did not include: evaluation of underlying soil consistency or variability, mounding analysis, or verification of depth to a static water level. Falling Head tests are limited but typically considered suitable for confirmation of infiltration potential is reasonably consistent soil conditions with no confining soils or shallow water table. If greater confidence or accuracy is required, further testing may be necessary.

☐ To the best of MTC inspector's knowledge, the above-described work was performed in general accordance with project specifications and approved plans.

☐ Work in progress. Additional inspection needed.

As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

Infiltration Testing Field Report

Report #: IN-000001-00

Exhibit 10

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Client:

Samish Bay Land Co, LLC.
4215 Montgomery Pl
Mount Vernon, WA 98274

Project:

25B001
South Village
2601 East Blackburn Road
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Images:

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Infiltration Testing Field Report

Report #: IN-000001-00

Exhibit 10

Burlington
777 Chrysler Drive
Burlington, WA 98233
Phone: (360) 755-1990

Client:	Project:
Samish Bay Land Co, LLC. 4215 Montgomery Pl Mount Vernon, WA 98274	25B001 South Village 2601 East Blackburn Road Mount Vernon, WA 98274

Reported By: Kevin Walters

Reviewed By: Medhanie Tecle

As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

City of Mount Vernon Development Services
Received
10/28/2025

Urban Forestry Services
BARTLETT CONSULTING
Divisions of The F.A. Bartlett Tree Expert Company

Arborist Report

Title: **South Village Development**
Tree & Site Evaluation and Tree Protection Planning

Prepared for: Samish Bay Land Company
C/o David Prutzman
4215 Montgomery Place
Mount Vernon, WA 98274

Prepared by: Urban Forestry Services | Bartlett Consulting
Josh Hollinger, Consulting Arborist
ISA Certified Arborist® No. WE-12135AU
ISA Tree Risk Assessment Qualified

Reviewed by: Thomas Cottrell, Consulting Arborist

Date: January 28, 2025

Revised October 23, 2025

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Attachments:

Individual Tree Inventory Table
Tree Group Inventory Table
Tree Inventory Site Plan
UFS|BC General Tree Protection Guidelines & Critical Root Zone Explanation (GTPG)
UFS|BC Wildlife Tree Creation Detail

Summary

Urban Forestry Services | Bartlett Consulting (UFS|BC) inventoried and evaluated approximately 565 trees within and surrounding the planned South Village development located at Skagit County Parcel P135481 in Mount Vernon, Washington. Skagit County Parcel P135481 includes 2437 and 2601 East Blackburn Road in Mount Vernon, Washington.

The tree inventory and evaluation was completed on January 17, 2025.

Location

Of the approximately 565 inventoried trees, 531 are located within either 2437 or 2601 East Blackburn Road (both addresses comprise the project site), fifteen (15) are located within 2721 East Blackburn Road, four (4) are located within 2433 East Blackburn Road, and fifteen (15) are located within the Big Fir South Homeowners Association (HOA) buffer. The Big Fir South HOA buffer abuts the project site to the west.

Removal and Retention

Of the 565 trees included in this inventory and evaluation I recommend that 511 trees should be removed, and five (5) trees should be converted into wildlife snags due to expected impacts from development. All trees recommended for removal or snag creation are located within the project site.

I recommend retention with protection for forty-nine (49) trees. Of these, fifteen (15) are within the project site, fifteen (15) are within 2721 East Blackburn Road, four (4) are located within 2433 East Blackburn Road, and fifteen (15) are within the Big Fir South HOA buffer.

Through careful implementation of the tree protection measures that I recommend, development impacts are not expected to significantly affect the condition of trees recommended for retention.

Environmentally Critical Area

Samish Bay Land Company provided a memo (*South Village: Site Description*) that states there is a 2.1 acre wetland within the project site and that planned development will fill 0.5 acres of the wetland. Additionally, the memo states that trees located within the wetland are planned for retention though the developer will defer to an arborist as to what trees should be removed or retained.

Of the 513 trees I recommend for removal or conversion to wildlife snags, seventeen (17) are located within the wetland buffer. To mitigate the loss of ecosystem functions and benefits provided by these trees, I recommend planting fifty-one (51) trees within the critical area buffer.

Development Impact Evaluation

Development impacts were determined using a combination of our field observations and an evaluation of the plan set provided by Samish Bay Land Company. Of the 565 trees included in this inventory and evaluation I expect 545 to experience some level of impact from the proposed development. The remaining twenty (20) trees are not expected to incur impacts.

Risk Assessment

I recommend that all retained trees be assessed for risk in an ISA Level 1 Limited Visual assessment one (1) year after the conclusion of development activities.

Introduction

Project

Samish Bay Land Company contacted our office in December 2024 requesting an inventory of trees within and surrounding the project site and a tree protection plan that complies with City of Mount Vernon Municipal Code requirements.

The project site is located at Skagit County Parcel P135481 in Mount Vernon, Washington. The parcel is occupied by two (2) residential addresses – 2437 and 2601 East Blackburn Road. Samish Bay Land Company plans to improve the parcel by demolishing the existing residence located at 2437 East Blackburn Road and clearing a section of the parcel to allow for the construction of nineteen (19) residential lots. The existing residence at 2601 East Blackburn Road is to remain.

The planned development is expected to impact approximately 545 trees while twenty (20) trees are not expected to incur impacts.

Agency Requirements

As part of a complete land clearing permit Mount Vernon's Municipal Code (MVMC) Chapter 15.18 *Land Clearing* requires the following regarding trees:

- The general location, type, size range, and condition of trees.
- Identification by area, of trees that are to be removed or retained and information on how tree protection areas are delineated in the field.

MVMC 15.18.070 *Performance Standards* defines a tree's critical root zone[1] (CRZ) as a radius that extends one (1) foot out from the tree for every inch of trunk diameter. Additionally, tree protection areas are to extend three (3) feet beyond the CRZ of each retained tree.

City Comments

The City of Mount Vernon's Planning Department reviewed UFS|BC's report and requires an updated account of the number of replacement trees we have recommended to be planted as part of this project. The City stated that trees removed within a wetland buffer are to be replaced at a 3:1 ratio. Our original report recommended tree replacement at a 1:1 ratio.

This report reflects the City's requested revisions to account for additional replacement trees.

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[1] Critical Root Zone (CRZ) – Current industry standards define the critical root zone as the area of soil around a tree where the minimum volume of roots critical to the health or stability of the tree are located. UFS|BC calculates this as six (6) inches for every inch of trunk diameter. For this project UFS|BC have used the current industry standard to calculate CRZ.

Purpose

The purpose of this report is to provide a general inventory of trees within and surrounding the project site, to evaluate expected impacts from the proposed development, to recommend retention or removal of impacted trees, and to provide recommendations for tree protection during development.

Methods

Plan Review

Samish Bay Land Company provided materials they submitted to the City of Mount Vernon as part of the pre-application for development process. These materials include:

- A topographic survey of the project site. The survey was completed by Herrigstad Engineering and Surveying. The survey is not dated, UFS|BC was provided with the survey by the client in December 2024.
- A general site plan completed by Herrigstad Engineering and Surveying, dated April 11, 2018.
- A wetland delineation map completed by Graham-Bunting and Associates, dated June 2009. From correspondence with the client in January 2025 and from our observations during our inventory, it is my understanding that the wetland delineation was surveyed and marked in the field in January 2025.
- A memo, titled *South Village: Site Description*, that provides a description of the project site and planned development including utility installation and improvements to East Blackburn Road.

After reviewing the material provided, it is my understanding that:

- The existing residence at 2437 East Blackburn Road will be demolished.
- The existing residence and associated asphalt driveway at 2601 East Blackburn Road are to remain. No soil disturbance is planned within this area. This address is identified as Lot 20 on the provided site plan.
- Land clearing and grading will occur from the southern boundary of the project site and continue north to approximately where Fraser Avenue abuts the project property.
- Land clearing and grading will occur within a section of the delineated wetland.
- A stormwater retention pond is to be located at the southeast corner of the project site.
- Utility connections will be installed at East Black Burn Road and at Fraser Avenue.

Tree Inventory & Evaluation

UFS|BC arborists were on-site on January 17, 2025, to inventory and evaluate approximately 565 trees potentially impacted by the proposed development.

Inventory data was collected for general tree groups and for single trees that warranted individual notation.

General data collected for tree groups includes tree count, species observed within the group, condition range, and size range (height and trunk diameter).

Trees identified in the field that warranted individual notation were marked with an aluminum tag. The tags are nailed to the trunk.

Trunk diameter was measured at 4.5 feet above grade (diameter at breast height (DBH)).

The dripline radius was estimated to the nearest foot.

Condition ratings are based on tree *health*, *structure*, and *form* as defined in the *Plant Appraisal Guide, 10th Edition*.

For trees located within and surrounding the wetland buffer that are recommended for retention and protection orange flagging was tied around the trunk (Photo 1).

Calculated Tree Protection Zones (CTPZ) are derived from a combination of three factors: trunk diameter of the tree, the species tolerance to construction[2], and the age-class of the tree. These factors are then used to determine the radius of the tree protection zone.

This method of determining tree protection areas uses current industry practices and meets City of Mount Vernon requirements.

Limitatons

The tree evaluation was performed from the ground for visual conditions. Landscape features such as dense understory vegetation obscured the view of the trunks of some trees, which may have hidden conditions of concern.

Photo 1. Individual trees recommended for retention and protection are identified in the field with orange flagging tied around the trunk.

[2] Species tolerance to construction is determined through a combination of personal professional experience and regional tree industry reference materials. This is species specific and is not based on tree condition or planned development.

Findings

Two (2) tree inventory tables are attached. The first, titled *Individual Tree Inventory Table*, provides details on each individual tree included in this inventory. The second, titled *Tree Group Inventory Table* provides general information on each tree group included in this inventory. A *Tree Inventory Site Plan* is also attached which shows the approximate location of recommended tree protection measures, inventoried trees, and tree groups.

Site Summary

The project site is located at Skagit County Parcel P135481 in Mount Vernon, Washington. The northern two-thirds of the parcel is occupied by critical wetlands and associated buffers. Two (2) residences are located near the southern limit of the parcel along East Blackburn Road. A forest stand is located north of the residences.

Inventory & Evaluation

Trees included in this inventory range in trunk diameter from three (3) to fifty (50) inches. The inventory population exhibits a full range for condition, with the majority of trees in *fair* condition. These ranges in condition and size are typical of a native forest stand.

Species

There are twelve (12) species represented in the inventory population including ornamental and native species. Table 1 below summarizes the tree species inventoried.

Table 1. Species summary

Species
Apple (*Malus spp.*)
Atlas cedar (*Cedrus atlantica*)
Bigleaf maple (*Acer macrophyllum*)
Birchbark cherry (*Prunus serrula*)
Bitter cherry (*Prunus emarginata*)
Douglas fir (*Pseudotsuga menziesii*)
English walnut (*Julgans regia*)
Japanese tree lilac (*Syringa reticulata*)
Paperbark birch (*Betula papyrifera*)
Red alder (*Alnus rubra*)
Red maple (*Acer rubrum*)
Western redcedar (*Thuja plicata*)

Inventoried Tree Location

Ninety-four (94) percent of inventoried trees are located within the project site. Table 2 below summarizes the approximate number of trees by location.

Table 2. Location and tree county summary

Location	***Tree Count***
Project Site	531
2721 E. Blackburn Road	15
2433 E. Blackburn Road	4
Big Fir HOA Buffer	15
Total	*565*

Construction Impacts

Construction Tolerance

The species included in this inventory exhibit a full range for tolerance to construction impacts. Table 3 below summarizes the construction tolerance of species in this population.

Table 3. Species construction impact tolerance summary

Tolerance Rating	***Species***
High	Red maple
Medium	Apple spp., Atlas cedar, Cherry spp., Douglas fir, Japanese tree lilac
Low	Bigleaf maple, English walnut, paperbark birch, red alder, western redcedar

Impact Classification

Trees classified as impacted in this inventory are those that are expected to incur impacts, direct or indirect, to their CTPZ based on the provided plan sets. Impacts are classified in the following ways:

Direct	a tree resides directly within the planned work limits and/or greater than 50% of the tree's CTPZ is expected to incur loss
Major	a tree resides outside the planned work limits, but a large portion (20%<50%) of the tree's CTPZ is expected incur loss.
Minor	a tree resides outside the planned work limits, and a small portion (5%<20%) of the tree's CTPZ is expected to incur loss.
Negligible	a tree resides outside the planned work limits to the degree that less than 5% loss is expected within the tree's CTPZ.
None expected	a tree resides outside of the planned work limits to the degree that no impacts are expected within the tree's CTPZ.

Impact Analysis

Through a combination of our field observations and GIS analysis, the proposed development was evaluated against each tree's CTPZ. I expect the majority of trees included in this inventory to experience some level of impact from the proposed development. Expected impacts are primarily from soil disturbance (clearing and grading) within the CTPZ of inventoried trees.

Specific trees were classified as potential candidates for removal or retention and protection. Table 4 below summarizes the number of trees recommended for removal or retention within each impact classification.

Table 4. Impact group summary.

Impact Group	Quantity Retained	Quantity Removed	Totals
Direct	0	502	502
Major	0	10*	10
Minor	34	2	36
Negligible	2	0	2
None expected	13	2*	15
Totals	***49***	***516****	***565***

** Includes trees recommended for wildlife snag conversion.*

Expected Impacts

Direct – 502 Trees

Eighty-eight (88) percent of trees in this inventory are expected to incur direct impacts from planned development. This includes Tree Groups 1 to 20 and thirty-four (34) individual trees. The attached *Individual Tree Inventory Table* provides details on the status of each tree. These trees are either located within the clearing and grading limits of the project or more than fifty (50) percent of their CTPZ is located within the clearing and grading limits.

All 502 trees are recommended for removal.

Major – Trees 8 to 10, 46, 47, 50 to 53, and 56

Ten (10) trees are expected to incur major impacts from planned development. These trees are located outside the clearing and grading limits though a large section of their CTPZ is expected to be impacted.

All ten (10) trees are recommended for either removal or conversion to wildlife snags.

Minor – Tree Groups 20 to 22, Trees 57 and 58

Thirty-six (36) trees are expected to incur minor impacts from planned development.

Tree Groups 20 to 22 are located outside of the project site and are recommended for retention with protection.

Trees 57 and 58 are located outside the clearing and grading limits of the project. Although these trees are expected to incur minor impacts to their CTPZs, they are recommended for

removal due to having *poor* structure and are not expected to be windfirm following forest clearing.

The remaining thirty-four (34) trees are recommended for retention with protection.

None Expected to Negligible – Trees 32 to 45, 48, 49, and 59

Seventeen (17) trees are expected to incur negligible to no impacts from planned development.

Trees 40 and 42 are located outside the clearing and grading limits of the project. Although these trees are expected to incur negligible impacts to their CTPZs, they are recommended for removal due to having *poor* structure and are not expected to be windfirm following forest clearing.

The remaining fifteen (15) trees are recommended for retention with protection.

Delineated Wetland Tree Removals

Seventeen (17) trees located within the delineated wetland are expected to incur unsustainable impacts from the proposed development are recommended to be converted into wildlife snags or removed.

The City of Mount Vernon requires replacement of trees within a critical area to be replaced at a 3:1 ratio. Fifty-one (51) replacement trees are required to be installed as part of this project to satisfy City requirements.

Recommendations

The following recommendations should occur in the order outlined below.

Attached with this report are UFS|BC's *General Tree Protection Guidelines* (*GTPG*). This document is being provided as a supplement to the below recommendations.

Pre-Construction Phase

1. Site Meeting
   The project arborist (or another qualified individual) should meet with the project team and pertinent contractors prior to the start of development activities. The arborist and project team should review recommended tree work, tree protection measures, and the site to ensure all protections are clearly laid out to align with this plan.

2. Tree Removal – 511 Trees
   511 trees are recommended for removal due to expected impacts from development.
   a. See section 3 of the *GTPG* for reference.
   b. All removal activities shall adhere to ANSI Z133 Safety Standards.
   c. Tree removal shall be done in a manner that does not damage above and below-ground parts of retained trees.
   d. If stump removal is necessary to facilitate grading, grind the stumps of these trees and take care not to pull or tear the roots of surrounding trees identified for retention.

e. Wetland Buffer Removals – 31 Trees.
    i. Trees 8 to 31, 51, 52, and 54 to 58. All logs and wood debris shall be left in the wetland buffer. Cut branches to 4-foot lengths and let the logs be in contact with the ground, when possible, to help with decomposition.

3. Wildlife Snag Creation – Five (5) Trees

Trees 40, 42, 46, 47, and 53 are recommended for conversion into live wildlife snags due to expected impacts from development.

a. See attached *Wildlife Snag Detail*.
b. All work shall adhere to ANSI Z133 Safety Standards and be performed by or directly supervised by an ISA Certified Arborist® with experience in pruning trees to create wildlife habitat.
c. Reduce the height of each tree to approximately thirty (30) feet.
d. All logs and wood debris shall be left in the wetland buffer. Cut branches to 4-foot lengths and let the logs be in contact with the ground, when possible, to help with decomposition.
e. This is not a recommendation to "top" these trees. Topping is the reduction of a tree's size by heading back stems or branches to stubs, without regard to their "natural" aesthetic or structure for stability or habitat. Wildlife snag creation is an approach that intentionally simulates the form of naturally occurring failed parts of trees or snags while allowing the tree to decline naturally.

4. Tree Protection Measures – Forty-nine (49) Trees

Trees 32 to 39, 41, 48, 49, 59 and Tree Groups 20 to 22 are recommended for retention with protection. Install the following tree protection measures prior to the beginning of construction.

Tree Protection Fencing – (*GTPG Sections 5 and 10)*

Tree Groups 20 and 22 - the existing fence is sufficient protection, do not install additional fencing for these trees.

Trees 32 to 39, 41, 48, 49, 53, 59, and Tree Group 21.

a. Install tree protection fencing at the locations illustrated on the attached *Tree Inventory Site Plan*.
b. Fencing shall be constructed with steel posts driven into the ground with 6-foot chain link cyclone fence attached.
c. Attach tree protection signs to the outside of the tree protection fencing at 15-foot intervals and on all sides/aspects.
d. Tree protection fencing should remain in place through the end of planned construction.
e. Keep all materials, equipment, and contractors out of the tree protection zones.

Construction Phase

1. Low-impact Methods

Root Pruning

Trees 48, 49, 59 and Tree Groups 20 to 22 – When soil disturbance is required within the CTPZ of these trees perform the following:

a. Remove soil with an air spade to expose roots. Removal of soil with hand tools is also acceptable, though incidental and minor damage to roots is possible.
b. If any roots smaller than four (4) inches in diameter are encountered, cleanly prune the root just outside (towards the trunk) of the excavation limit.
c. If roots larger than four (4) inches in diameter are encountered contact the project arborist (or another qualified arborist) for further guidance.
d. Have the project arborist (or another qualified arborist) on-site during excavation to monitor root loss and advise with root pruning.

2. Tree Protection Measures – Forty-nine (49) Trees

Continue to keep all materials, contractors, and equipment out of the tree protection zones.

3. Monitoring

The project arborist (or another qualified arborist) should make periodic site visits to ensure tree protection measures are being followed and to evaluate the condition of retained trees.

Post-construction Phase

The following should be performed after the project is complete, all materials and equipment have been removed from the site, and no further construction activities are expected.

1. Tree Protection Fencing
Remove all tree protection fencing once the project is complete.

2. Mitigation Plantings – Fifty-one(51) Trees
Install seventeen (17) trees to mitigate the loss of ecosystem function from recommended removals.
   a. All plant installation shall adhere to ANSI A300 Part 6 standards and be performed by or under the direct supervision of an ISA Certified Arborist® with experience in planting trees within environmentally critical areas.
   b. Install any combination of the following native species: Pacific dogwood (*Cornus* nutallii), paper birch (*Betula papyrifera*), and vine maple (*acer circinatum*).

3. Final Inspection

The project arborist (or another qualified arborist) should complete a final site visit to report on the condition of retained trees following the completed work to identify if any further post-construction treatments are necessary.

Let me know if you have any questions regarding this Tree Inventory, Site Evaluation, and Tree Protection Planning Report.

Josh Hollinger, Consulting Arborist
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Email: jhollinger@bartlett.com

Bibliography

ISA Best Management Practice, Managing Trees During Site Development and Construction, Matheny, N., Smiley, T., Gilpin, R. Haur, R., 2023 International Society of Arboriculture

Trees and Development: A Technical Guide to Preservation of Trees During Land Development, Matheny, N., Clark, J., 1998 International Society of Arboriculture.

Exhibit 12

Samish Bay Land Company

South Village Development

Skagit County Parcel P135481

Thomas Cottrell, Josh Hollinger
ISA Certified Arborists
Tree Risk Assessment Qualified (TRAQ)

Individual Tree Inventory Table

Tree No.	Species	DBH (in.)	Canopy (ft.)	Height	Age Class	Condition	CTPZ Impacts	Action
1	Bitter cherry (*Prunus emarginata*)	15.1	12	Medium	Young	Fair	Direct	**Remove**
2	English walnut (*Juglans regia*)	10.4	15	Medium	Young	Fair	Direct	**Remove**
3	English walnut (*Juglans regia*)	8.6	15	Small	Young	Fair	Direct	**Remove**
4	Apple (*Malus domestica*)	14.6	12	Small	Young	Fair	Direct	**Remove**
5	English walnut (*Juglans regia*)	7.6	12	Small	Young	Good	Direct	**Remove**
6	Birchbark cherry (*Prunus serrula*)	6.3	6	Small	Young	Fair	Direct	**Remove**
7	Cutleaf crab apple (*Malus transitoria*)	6.9	10	Small	Young	Good	Direct	**Remove**
8	Western red cedar (*Thuja plicata*)	30.5	15	Medium	Semitmature	Fair	Major	**Remove**
9	Douglas fir (*Pseudotsuga menziesii*)	24.3	12	Large	Semitmature	Fair	Major	**Remove**
10	Western red cedar (*Thuja plicata*)	32.4	15	Medium	Semitmature	Poor	Major	**Remove**
11	Douglas fir (*Pseudotsuga menziesii*)	22.5	11	Large	Semitmature	Fair	Direct	**Remove**
12	Western red cedar (*Thuja plicata*)	6.0	8	Small	Young	Fair	Direct	**Remove**
13	Bitter cherry (*Prunus emarginata*)	11.9	15	Small	Young	Fair	Direct	**Remove**
14	Western red cedar (*Thuja plicata*)	5.1	7	Small	Young	Poor	Direct	**Remove**
15	Western red cedar (*Thuja plicata*)	16.7	8	Medium	Young	Fair	Direct	**Remove**
16	Western red cedar (*Thuja plicata*)	30.2	15	Large	Semitmature	Poor	Direct	**Remove**
17	Western red cedar (*Thuja plicata*)	8.6	9	Small	Young	Fair	Direct	**Remove**
18	Western red cedar (*Thuja plicata*)	18.3	14	Small	Young	Fair	Direct	**Remove**
19	Douglas fir (*Pseudotsuga menziesii*)	25.0	20	Large	Semitmature	Fair	Direct	**Remove**
20	Western red cedar (*Thuja plicata*)	7.0	8	Small	Young	Fair	Direct	**Remove**
21	Douglas fir (*Pseudotsuga menziesii*)	26.8	18	Large	Semitmature	Fair	Direct	**Remove**
22	Western red cedar (*Thuja plicata*)	10.6	9	Small	Young	Fair	Direct	**Remove**
23	Douglas fir (*Pseudotsuga menziesii*)	20.6	16	Large	Semitmature	Fair	Direct	**Remove**
24	Douglas fir (*Pseudotsuga menziesii*)	23.0	19	Large	Semitmature	Fair	Direct	**Remove**
26	Douglas fir (*Pseudotsuga menziesii*)	14.0	10	Large	Young	Fair	Direct	**Remove**
27	Western red cedar (*Thuja plicata*)	25.3	14	Large	Semitmature	Fair	Direct	**Remove**
28	Red alder (*Alnus rubra*)	11.9	0	Small	Young	Dead	Direct	**Remove**
29	Western red cedar (*Thuja plicata*)	6.1	9	Small	Young	Fair	Direct	**Remove**
30	Douglas fir (*Pseudotsuga menziesii*)	19.9	16	Large	Semitmature	Fair	Direct	**Remove**
31	Western red cedar (*Thuja plicata*)	3.5	5	Small	Young	Fair	Major	**Remove**
32	Red alder (*Alnus rubra*)	24.6	15	Medium	Mature	Fair	None	Retain
33	Bitter cherry (*Prunus emarginata*)	7.0	12	Medium	Young	Fair	None	Retain
34	Douglas fir (*Pseudotsuga menziesii*)	25.4	17	Large	Semitmature	Fair	None	Retain
35	Red alder (*Alnus rubra*)	4.5	8	Small	Young	Fair	None	Retain
36	Douglas fir (*Pseudotsuga menziesii*)	23.6	14	Large	Semitmature	Fair	None	Retain
37	Western red cedar (*Thuja plicata*)	13.6	12	Large	Young	Fair	None	Retain
38	Western red cedar (*Thuja plicata*)	14.6	12	Large	Young	Fair	None	Retain
39	Western red cedar (*Thuja plicata*)	22.9	12	Large	Semitmature	Fair	None	Retain
40	Western red cedar (*Thuja plicata*)	23.7	20	Large	Semitmature	Fair	None	**Snag**
41	Western red cedar (*Thuja plicata*)	10.4	11	Large	Young	Fair	None	Retain
42	Douglas fir (*Pseudotsuga menziesii*)	14.9	12	Large	Young	Fair	None	**Snag**
43	Bigleaf maple (*Acer macrophyllum*)	23.2	25	Large	Semitmature	Fair	Minor	Retain
44	Western red cedar (*Thuja plicata*)	6.5	12	Small	Young	Fair	None	Retain
45	Western red cedar (*Thuja plicata*)	4.0	12	Small	Young	Fair	None	Retain
46	Douglas fir (*Pseudotsuga menziesii*)	34.3	22	Large	Semitmature	Fair	Major	**Snag**
47	Douglas fir (*Pseudotsuga menziesii*)	36.2	22	Large	Semitmature	Fair	Major	**Snag**
48	Pacific crab apple (*Malus fusca*)	5.7	13	Small	Young	Poor	Negligible	Retain
49	Western red cedar (*Thuja plicata*)	5.7	9	Small	Young	Fair	None	Retain
50	Douglas fir (*Pseudotsuga menziesii*)	21.1	14	Large	Semitmature	Fair	Major	**Remove**
51	Western red cedar (*Thuja plicata*)	31.8	15	Large	Semitmature	Fair	Major	**Remove**
52	Douglas fir (*Pseudotsuga menziesii*)	21.0	18	Large	Semitmature	Fair	Major	**Remove**
53	Western red cedar (*Thuja plicata*)	32.7	16	Large	Semitmature	Fair	Major	**Snag**
54	Western red cedar (*Thuja plicata*)	13.2	11	Medium	Young	Good	Direct	**Remove**
55	Douglas fir (*Pseudotsuga menziesii*)	18.9	14	Large	Young	Fair	Direct	**Remove**
56	Douglas fir (*Pseudotsuga menziesii*)	23.5	18	Large	Semitmature	Fair	Major	**Remove**
57	Western red cedar (*Thuja plicata*)	4.0	18	Small	Young	Fair	Minorr	**Remove**
58	Douglas fir (*Pseudotsuga menziesii*)	22.2	16	Medium	Semitmature	Fair	Minorr	**Remove**
59	Douglas fir (*Pseudotsuga menziesii*)	28.9	23	Large	Semitmature	Good	None	Retain
60	Red maple (*Acer rubrum*)	6.6	9	Medium	Young	Fair	Direct	**Remove**
61	Atlas cedar (*Cedrus atlantica*)	9.6	9	Medium	Young	Fair	Direct	**Remove**
62	Lilac (*Syringa reticulata*)	6.7	4	Small	Young	Fair	Direct	**Remove**
63	Lilac (*Syringa reticulata*)	12.0	4	Small	Young	Fair	Direct	**Remove**
64	Paperbark birch (*Betula papyrifera*)	4.7	3	Small	Young	Fair	Direct	**Remove**

Exhibit 12
Samish Bay Land Company
South Village
Skagit County Parcel P135481

Thomas Cottrell, Josh Hollinger
ISA Certified Arborists
ISA Tree Risk Assessment Qualified (TRAQ)

Tree Group Inventory Table

Tree Group	Species Mix	Tree Count	Species	Diameter Range (inches)	Condition Range	CTPZ Impacts	Action
1	Mix - Broadleaf Dominant	8	Cherry, apple	3 to 12	Fair	Direct	**Remove**
2	Single species	4	Douglas fir	18 to 28	Fair	Direct	**Remove**
3	Mix - Conifer Dominant	9	Douglas fir, English holly , arborvitae	4 to 50	Fair	Direct	**Remove**
4	Mix - Broadleaf Dominant	8	Douglas fir, apple, alder.	3 to 30	Fair	Direct	**Remove**
5	Mix - Conifer Dominant	14	Douglas fir, western red cedar	3 to 28	Fair to Good	Direct	**Remove**
6	Mix - Conifer Dominant	40	Douglas fir, western red cedar	3 to 35	Fair	Direct	**Remove**
7	Mix - Conifer Dominant	10	Douglas fir, western red cedar	3 to 36	Fair to Good	Direct	**Remove**
8	Mix - Conifer Dominant	16	Douglas fir, western red cedar	3 to 32	Fair to Good	Direct	**Remove**
9	Mix - Conifer Dominant	17	Douglas fir, big leaf maple, western red cedar	4 to 35	Fair to Good	Direct	**Remove**
10	Mix - Broadleaf Dominant	22	Douglas fir, western red cedar	3 to 30	Fair to Good	Direct	**Remove**
11	Mix - Conifer Dominant	40	Bitter cherry, Douglas fir, western red cedar, alder, big leaf maple, holly	3 to 27	Fair to Good	Direct	**Remove**
12	Mix - Conifer Dominant	29	Alder, Douglas fir, western red cedar, paper birch, bitter cherry	3 to 36	Dead to Good	Direct	**Remove**
13	Mix - Conifer Dominant	40	Douglas fir, western red cedar, bitter cherry, holly.	3 to 31	Very Poor to Good	Direct	**Remove**
14	Mix - Conifer Dominant	37	Douglas fir, western red cedar, alder	3 to 32	Very Poor to Good	Direct	**Remove**
15	Mix - Conifer Dominant	50	Douglas fir, western red cedar, holly, alder	3 to 48	Very Poor to Good	Direct	**Remove**
16	Mix - Conifer Dominant	50	Douglas fir, western red cedar, holly	3 to 30	Very Poor to Good	Direct	**Remove**
17	Mix - Conifer Dominant	60	Douglas fir, western red cedar,	5 to 35	Fair	Direct	**Remove**
18	Single species	4	Douglas fir	26 to 37	Fair	Direct	**Remove**
19	Mix - Broadleaf Dominant	10	Bitter cherry, alder, birch, Douglas fir, hawthorn,	4 to 12	Very Poor to Good	Direct	**Remove**
20	Mix - Conifer Dominant	15	Douglas fir, western redcedar, bigleaf maple	3 to 30	Poor to Good	Minor	Retain
21	Mix - Conifer Dominant	4	Douglas fir, western redcedar	20 to 30	Fair to Good	Minor	Retain
22	Mix - Conifer Dominant	15	Douglas fir, western redcedar	6 to 10	Fair to Good	Minor	Retain

Tree Inventory Site Plan
Samish Bay Land Company - South Village Development

Skagit County Parcel P135481
Mount Vernon, Washington

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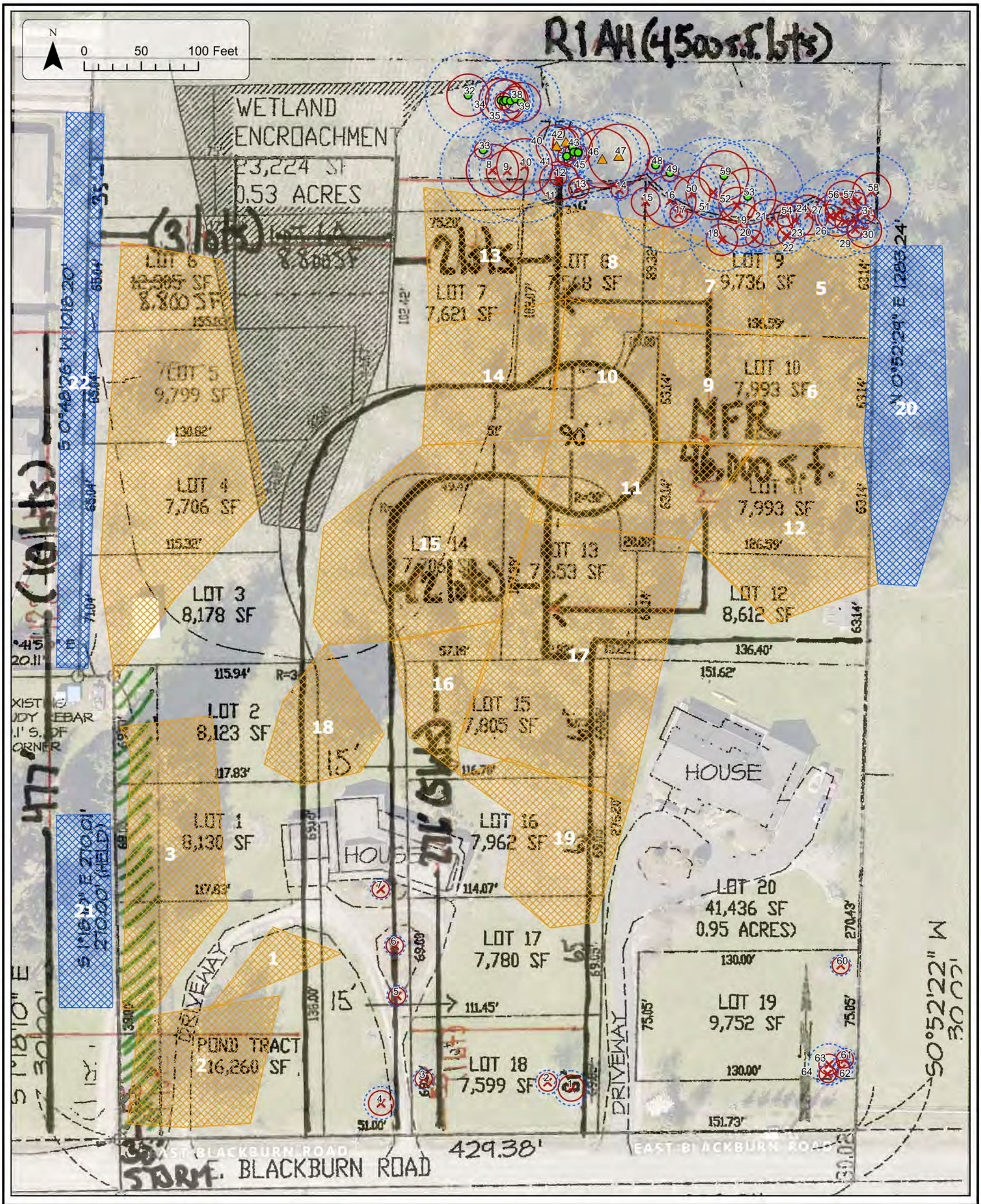


Symbols: **(Approximate location)**

- Inventoried tree recommended for retention
- Inventoried tree recommended for removal
- Inventoried tree recommended for snag creation
- Inventoried tree group recommended for retention
- Inventoried tree group recommended for removal

Tree Protection Area

- **Calculated Tree Protection Zone (CTPZ)**
- **Critical Root Zone (CRZ)**

**See the attached Critical Root Zone Explanation for details.*

Base plan produced by Herrigstad Engineering and Surveying and Provided by Samish Bay Land Company December 2024. 2021 Aerial imagery and parcel data retrieved from Skagit County GIS Portal. © Urban Forestry Services|Bartlett Consulting – A Division of The F. A. Bartlett Tree Expert Company, January 2025. These documents have been prepared specifically for the above-named project. They are not suitable for use on other projects, or in other locations, and/or without the approval and participation of the The F.A. Bartlett Tree Expert Company.

Urban Forestry Services
BARTLETT CONSULTING
Divisions of The F.A. Bartlett Tree Expert Company

GENERAL TREE PROTECTION GUIDELINES

With Tree Preservation Zone (TPZ) Explanation Attachment

This document is general guidance only. The guidelines below are not intended to be used in isolation outside of the direct guidance from a qualified arboricultural consultant. Detailed advice from an appropriate expert in relation to specific circumstances should always be sought before any tree protection action is taken or refrained from.

1. **Responsibilities**: These guidelines apply to work provided by all contractors and subcontractors on the project. These Guidelines pertain to any disturbance, use, or activity within the **Tree Preservation Zone (TPZ)** of any retained tree on this project. See the attached *Tree Preservation Zone (TPZ) Explanation* for reference.

   The owner's arborist, general contractor, and municipal representative shall meet on site before any site work begins to review the tree protection plan and confirm the planned methods to be used to protect the trees identified for preservation during construction.

   The project consulting arborist shall be contacted prior to any work that may need to enter the TPZ. Three (3) working days' notice shall be provided to the project consulting arborist. A proposed method for work near any retained trees shall be provided to the arborist. This method shall be reviewed by the project consulting arborist, and either approval and/or comments provided by the project consulting arborist prior to commencing works within the tree protection area. The project consulting arborist should be notified within 8 hours should any injury occur to any protected tree or its larger roots (greater than 2-inch diameter) so that appropriate assessment and/or treatment may be made.

2. **Soil Disturbance:** No soil disturbance shall take place before required soil treatments, mulch, and tree protection barriers are installed. All assessed trees to be retained within these areas shall be clearly illustrated in the final Site Plan(s).

3. **Designated Tree Removals:** The owner's arborist and contractor shall confirm on-site which trees are to be removed and those to be retained. Directional felling and removal of trees must be completed with great care to avoid any damage to the trunks, branches, and **Tree Protection Zones (TPZ)** of the retained trees.

4. **The Tree Assessment and Protection Site Plans and Clearing and Grading Plans** show the recommended location of the **Specified Tree Protection Zone (STPZ)**, Tree Protection Fencing, and any other tree protection treatments. Immediately after the clearing limits and grading stakes are set in the field, the owner's arborist, during review and discussion with the contractor, may make a final determination on the tree protection requirements depending on construction limits and impact on major roots and soil condition. The arborist

may adjust clearing limits in the field so that, in their opinion, tree roots and soils are protected while necessary work can proceed.

5. **The Tree Protection Fencing** (TPF) shall be installed in the locations shown on the *Tree Assessment and Protection Site Plan(s)*, with special consideration of the Specified Tree Protection Zone (STPZ) of trees to be preserved.

   The TPF shall be constructed with steel posts driven into the ground with 6-ft. chain link cyclone fence attached. Other methods and materials may be used if specified in the approved tree protection plan (TPP).

   Upon consultation with the contractor, the project consulting arborist shall determine the final placement of the fence and the extent and method of clearing that may be done near preserved trees. Additional follow-up determinations may be required as work progresses on the project.

   No parking, storage, dumping, or burning of materials is allowed beyond the clearing limits or within the TPF.

   The TPF shall not be moved without authorization by the project's consulting arborist or municipal representative/arborist. The TPF shall remain in place for the duration of the project, unless temporary adjustments are approved as part of the TPP.

   Tree protection signs shall be posted on all outer-facing sides of the fencing at 15-foot intervals. (See guideline 10 below for signage guidance)

   Work within the tree protection fencing area shall be reviewed with and approved by the project's consulting arborist. Call Urban Forestry Services | Bartlett Consulting at 360-399-1377 with questions.

6. **Trunk Protection:** In some restricted or tight areas of the site, standard TPF may not be feasible or effective. Construct plywood trunk protection around the retained trees where construction is near or within the Critical Root Zone (CRZ), as specified in the approved TPP and on the *Tree Assessment and Protection Site Plan(s)*. Construct the trunk protection out of four (4), 4-foot x 8-foot sheets of plywood, on end, fastened at the corners, forming a box around the trunk.

   Tree protection signs shall be posted on all sides of the plywood box structure. (See guideline 10 below for signage guidance)

7. **Branch Protection:** Install branch protection where the likelihood of heavy equipment or temporary infrastructure (i.e., scaffolding) damaging lateral branches of protected trees is high. Branch protection may consist of a closed-cell foam padding material wrapped around the exposed lateral branches above or within the vicinity of construction activity.

   Pruning may be allowed if approved by an ISA Certified Arborist® in advance. Alternatively, branches may be tied back out of the way of construction work.

8. **Silt Fence:** If a silt fence is required to be installed within the TPZ of a protected tree, the bottom of the silt fence shall not be buried in a trench but instead folded over and placed flat on the ground. The flat portion of the silt fence shall be covered with gravel or soil for anchorage.

9. **TPZ over Surfacing:** Where the STPZ includes an area covered by surfacing (concrete, asphalt, pavers, etc.), the TPF can be placed along the edge of the surfacing if or until it is removed or altered.

   After hardscape removal, the remaining TPZ should be backfilled with topsoil up to 6 inches deep and incorporated into the soil (if no roots will be damaged in the process), and protected with the TPF. The incorporation of topsoil into the existing subgrade shall be determined by the consulting arborist. Where applicable, a specification for topsoil can be provided or approved by UFS|BC.

   If alterations or improvements are being made to the existing surfacing, alternative no-dig, and low-impact development (LID) methods should be prioritized over traditional more impactful methods. All surfacing changes shall be reviewed and approved by the project's consulting arborist, and incorporated into the final approved TPP.

10. **Tree Protection Signs** shall be attached to the outside of tree protection fencing and plywood trunk protection at 15-foot intervals and on all sides/aspects. Signage shall be shown as required on the site plan(s). The signage should read "**TREE PROTECTION FENCE. DO NOT ENTER THIS AREA. DO NOT PARK OR STORE MATERIAL WITHIN THE PROTECTION AREA.**"

    Monetary Fines based on the appraised dollar value of the retained trees may also be included on these signs. Telephone contact details for the project consulting arborist should also be included on the signs.

    A bilingual UFS|BC branded sign is attached for ease of availability and production. This sign can be readily printed on weather-resistant sign material and fastened to the tree protection fencing or plywood trunk protection panels. Custom versions of this sign can be provided upon request to include alternative messaging, QR codes linking to specific project information/plans and interactive details, etc.

11. **Soil Protection within the Tree Preservation Zone (TPZ):** four (4) inches of wood chip mulch shall be placed over all exposed and protected soil within the STPZ of all retained and protected trees (not including hardscape surfaces).

    A biodegradable coir mat netting is recommended to be placed on the existing grade before woodchip placement to protect the condition and mark the location of the existing grade. The netting is a valuable benchmark that defines the original grade in the event that the woodchips within the STPZ are removed or altered. If left, coir netting will degrade over time.

    Where vehicular access, materials storage, or staging is required within the STPZ, temporary work pads or storage pads are required within the STPZ of all protected trees that are not already protected with hardscape; the soil shall be protected with 12 inches of woodchips and ¾-inch plywood or 1-inch metal sheets to protect from soil compaction and damage to roots of retained trees.

12. **Landscape Plans, Irrigation Design, and Installation Details:** Great care shall be exercised when landscaping within the TPZ of any tree. Roots of preserved trees and other vegetation shall not be damaged by planting or installation of irrigation lines. The owner's consulting arborist shall review the Landscape Plan for any potential design and tree preservation conflicts and approve related irrigation and landscape installation activities within the TPZ of retained trees. A proposed method for work shall be provided to and approved by the consulting arborist.

13. **Backfill and Grade Changes:** The owner's arborist will determine to what extent backfilling may be allowed within the STPZ of a preserved tree and if needed, the specific material which may be used. Grade cuts are usually more detrimental than grade filling within the TPZ and must be reviewed by the arborist well in advance of construction.

14. **Tree Maintenance and Pruning:** Trees recommended for maintenance and approved by the owner may be pruned to provide clearance, improve structure and form, mitigate risk, etc., as recommended for safety, site and construction access and building clearance, or aesthetics. Of specific concern are tree branches over construction access points; obstructing branches shall be properly pruned or tied back before damage can occur.

    An International Society of Arboriculture Certified Arborist® shall complete all pruning. *ANSI A300 American Standards for Pruning* shall be used.

    Branches of retained trees within 10 feet or less of any power line, depending on power line voltage, may only be pruned by a Utility Certified Arborist. This pruning must be coordinated with the local power company, as they may prefer to provide this pruning.

15. **Underground Utilities:** Utility installation within the STPZ of any protected tree shall be reviewed by the project consulting arborist. A less root-disturbing route or minimal-impact installation method of utility installation may be discussed and recommended (i.e., tunneling or trenchless excavation). Trenching through the CRZ of a retained tree is not typically allowed. **See TPZ Explanation to differentiate between the CRZ and other Tree Protection Zones**.

    An Air Spade or Air Knife and Vacuum Truck may be required when utility installation is mandatory near a retained tree or other methodology such as trenchless excavation. The method of utility installation shall be determined on a case-by-case basis after a review of the depth, width, and location of the proposed impact.

16. **Root Pruning:** Required work may result in the cutting of roots of protected trees. Cutting roots 2 inches or greater must be avoided. Potential root pruning needs must be reviewed in advance with the project consulting arborist to minimize potential root fracturing and other damage. Severed roots of retained trees shall be cut off cleanly with a sharp saw, pruning shears, or other appropriate cutting implements.

    Applying pruning paint on trunk or root wounds is not recommended. Severed roots shall be covered immediately after final pruning with moist soil or covered with mulch until covered with soil. Excavation equipment operators shall take extreme care not to hook roots and pull them back towards retained trees. In all cases, the excavator shall sit outside of the TPZ. Soil excavation within the STPZ shall be under the direct supervision of the project's consulting arborist.

17. **Supplemental Tree Irrigation:** If clearing is performed during the summer, supplemental watering and/or mulch over the root systems within the STPZ of protected trees may be required by the project's consulting arborist. The consulting arborist should be notified of the proposed schedule for clearing and grading work. Supplemental watering and mulching over the root systems of roots impacted or stressed trees are strongly recommended to compensate for root loss and initiate new fine root growth.

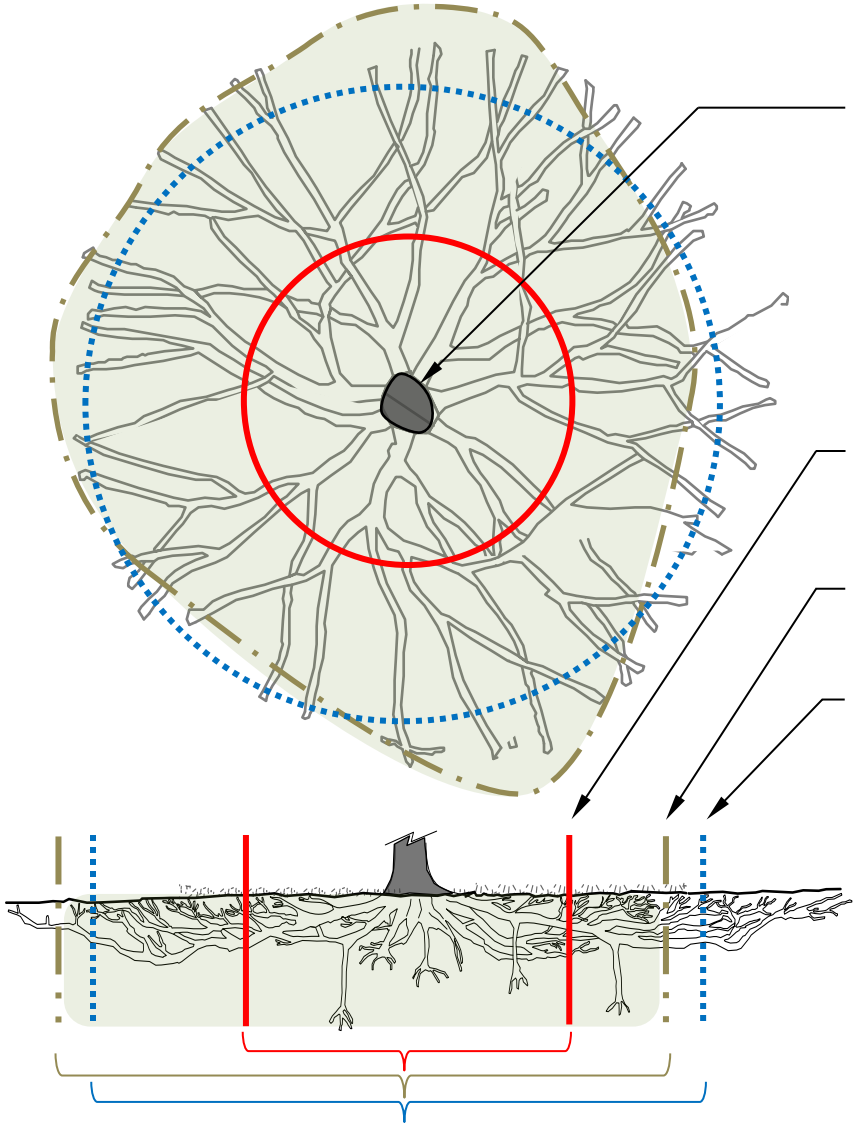
    Long periods of slow drip irrigation are typically the most effective and efficient, though watering bags may be an effective method for some street trees. A large coil of soaker hose starting at least 18 inches from the trunk and covering the Interior Tree Protection Zone area

is recommended. Water once per week and check soils for at least 12 inches of infiltration. This work shall be under the direct supervision of the owner's consulting arborist.

18. **Additional Measures:** Additional tree protection recommendations may be required and may be specified in UFS|BC report(s), plans, and details. In addition, the pertinent regulatory city/municipal/county may require additional tree, plant, and soil protection measures not specified here that will need to be implemented.

19. **Final Inspection:** The owner's consulting arborist shall make a final site visit to report on retained tree condition following completed work and shall report to the city.

Exhibit 12



TPZ – The TPZ may encompass the CRZ and will vary according to site and tree condition and growth factors.

TREE PROTECTION ZONE (TPZ): The defined area around a tree within which certain activities are prohibited or restricted to prevent or minimize potential damage to tree parts, roots and/or soil, during construction or development activities. The TPZ may encompass the CRZ and be based on the judgment of the project arborist.

a. **CRITICAL ROOT ZONE (CRZ):** The CRZ of a tree is a planar model for the area of soil around a tree's trunk where the minimum volume of roots considered critical to the structural stability and/or health of the tree are generally located. Root systems will vary both in depth and spread depending on the size of the tree, soils, water table, species, and other factors. While there is no universally accepted method for calculating the CRZ, UFS|BC calculates the CRZ using trunk diameter measured at 4.5 feet above grade (DSH). The CRZ is a generalized circular area that has a radius of 6 inches to every inch trunk diameter. As a generalized model, the CRZ is often shown as a simple geometric shape (circle) and is used as a guide from which the specified TPZ is established.

b. **CALCULATED TREE PROTECTION ZONE (CTPZ) –** The CTPZ of a tree is also a planar model for the area of soil around a tree's trunk where critical roots are expected to reside. Root systems will vary both in depth and spread depending on the size of the tree, soils, water table, species, and other factors. The CTPZ is calculated using trunk diameter (DSH) and a multiplication factor derived from analysis of the tree's species tolerance to construction impacts and the tree's relative age. As a generalized model, the CTPZ is often shown as a simple geometric shape (circle) and is used as a guide from which the specified TPZ is established.

c. **SPECIFIED TREE PROTECTION ZONE (STPZ) –** The STPZ accounts for real-world factors and is adjusted in size and shape by the project arborist to accommodate existing infrastructure, planned construction, and specific aspects of the site. Tree canopy conformation, visible or discovered root orientations, size, condition, maturity, and species response to construction impacts are also considered by the project arborist when determining an effective STPZ. The CRZ and CTPZ are typically used to inform the STPZ.

Urban Forestry Services
BARTLETT CONSULTING
Divisions of The F.A. Bartlett Tree Expert Company
15119 McLean Road
Mount Vernon, Washington 98273
1 (360) 399-1377

TREE PRESERVATION ZONE (TPZ) EXPLANATION

All information above is based on ANSI A300 Part 5 and the companion BMP (Third Edition); some terms have changed slightly in their meaning from older standards and approaches to tree protection (i.e., CRZ).

Not to scale

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TPZ - 01

WILDLIFE SNAG DETAIL

Snag Selection

In some locations, trees slated for removal may be converted to a wildlife snag. A snag can be created from a dead or live tree. In general, the best candidates will be at least 15-inches diameter and not affected by root disease or decay. Work should be completed by an ISA certified Arborist® trained and experienced in wildlife tree creation. Trees cut to mimic the character of naturally occurring snags offer the best functions and appearance in the landscape.

Functional Wildlife Snags

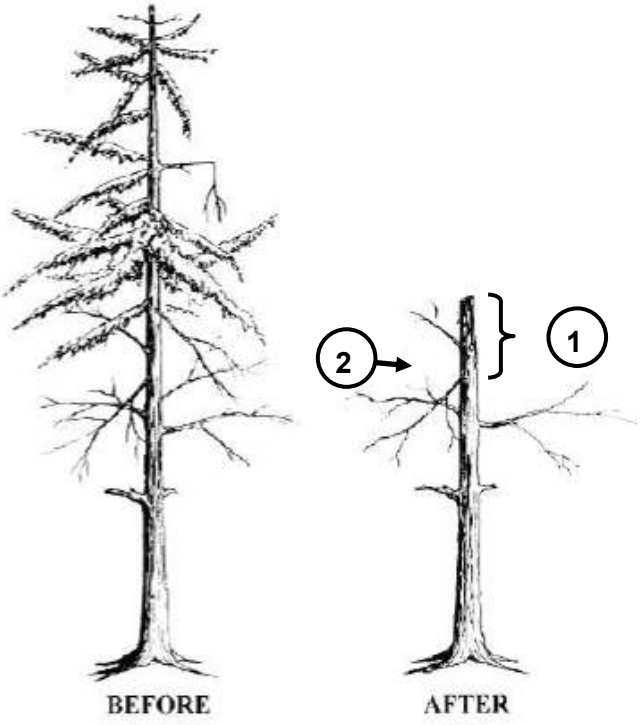
Topping, heading, and jagged cuts are harmful to healthy trees but are appropriate when creating functional wildlife snags. The height of the snag or a retained standing dead tree should not exceed the distance to a valuable target. Multiple snags near each other should be cut to different heights.

(1) On live trees, the snag should be clear of live branches for at least the top 5-feet. This reduces the likelihood of lateral branches growing upward and potentially becoming a future hazard.

(2) Retain live or dead branch stubs near the top to serve as perches. **Natural fracture pruning** uses ropes (or a combination of partial cuts and ropes) to pull branches downward to break them.

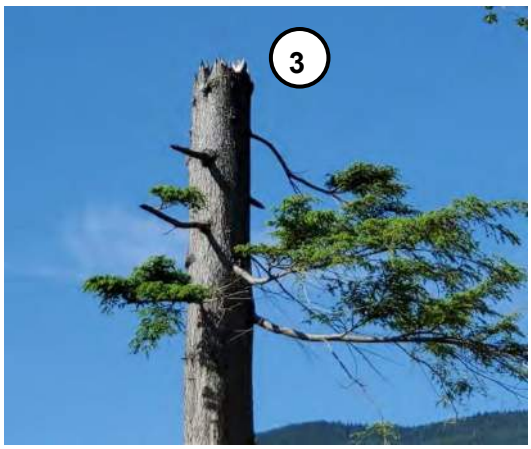
(3) **Coronet cuts** create a jagged surface at the cut end to mimic a natural break at the top of a snag.

(4) Retain and/or create cavities to allow for cavity nesting opportunities.



Signage

"Wildlife Tree" signs attached to snags that are visible to the public will help explain why the snag is there and to distinguish it from inappropriately topped trees.



Monitoring

Living snags near high value targets require additional attention to ensure they aren't producing dangerous new shoot growth. Annual monitoring and ISA Tree Risk Assessments are recommended for this type of snag.

Resources

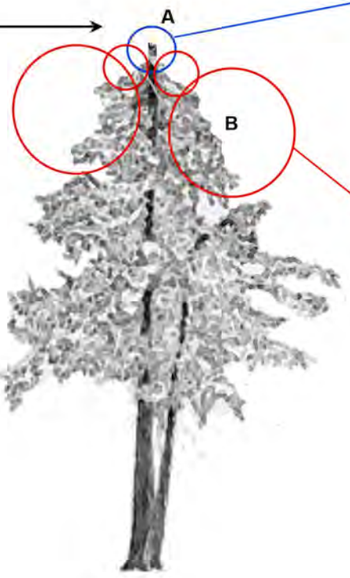
ISA Certified Arborists® trained and skilled in creating wildlife trees can provide more specialized habitat features.

https://dnrtreelink.wordpress.com/2016/12/09/how-to-make-a-wildlife-tree/

https://backyardhabitats.org/wp-content/uploads/2017/07/Snags-Living-with-urban-wildlife.pdf

Forms and Functions of living Wildlife Snags:

Exhibit 12



A

Coronet

B

Natural Fracture

A. Coronet Cut

The aim of this technique is to create a cut that will quickly develop the characteristics of a naturally occurring fracture. Jagged, naturalized fracture shapes encourage the development of wood decay and attract insect activity. As such, coronet cuts can function as feeding sites for certain bird and bat species. The rough surface of the coronet can also function as the foundation for the construction of nests. As wood below the coronet softens over time cavities and sloughing bark may develop, offering places for birds and bats to nest and roost within and between.

B. Fracture Technique

The aim of this technique is to tear and rip branch ends to create a condition in the live branches that mimics a natural failure that might occur as a result of high winds or snow loading. This method can produce a response in the tree that maintains a live crown by stimulating re-growth of the live branches. Maintaining a live crown will allow the tree to sustain its structural integrity for a longer period. Re-growth may require further maintenance over time. The retention of a live crown functions as essential cover animals using the tree for nesting (cavity or external) and roosting.

Optimal Methods for finished cuts to create living wildlife snag features:

Sloping, jagged and irregular cut tops mimic characteristics of naturally occurring trunk and branch failures.

Retaining or creating broken branch stubs on conifers adds habitat value.

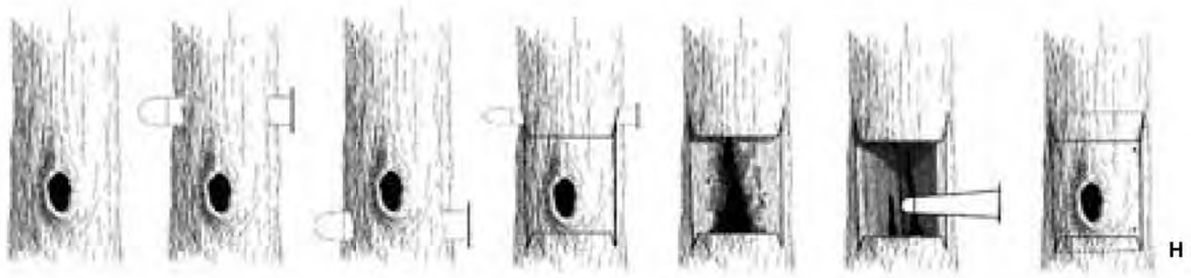
Naturally formed snag.

Leaving cut tops flat or slanted does not provide optimal wild-life habitat and does not communicate the intended goals behind the work being completed.

Cavities and Hollows:

Cavities and hollows are another vital component of effective living wildlife snags. Retaining naturally occurring cavities or creating artificial cavities, as seen in images G and H, is essential for cavity dwelling animal survival and reproduction.

Image credit: Brian French (Arborist News 2018)



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Live Conifer Wildlife Snag Detail (Living Wildlife Snag)

General guidance for the enhancement and modification of live viable trees as living ecological features and wildlife habitat.

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CERTIFIED ARBORIST ISA
Pacific Northwest ISA
ASCA AMERICAN SOCIETY of CONSULTING ARBORISTS

LWS - C

Exhibit 13

City of MOUNT VERNON

DEVELOPMENT SERVICES
910 Cleveland Avenue
Mount Vernon, WA 98273
(360) 336-6214 -- Office
PermitTech@mountvernonwa.gov

TRANSPORTATION CONCURRENCY DETERMINATION

ISSUE DATE: 06/24/2025	**PERMIT #:** ENGR25-0120
SITE ADDRESS: 2601 EAST BLACKBURN ROAD	**PARCEL #:** P135481
OWNER NAME AND CONTACT: KIESEL MARY MARGARET 2601 E BLACKBURN RD MOUNT VERNON, WA 98274	**TOTAL NUMBER OF NEW PM PEAK HOURS TRIPS GENERATED:** 19 **TOTAL NUMBER OF PM PEAK HOUR TRIPS FOR FUTURE IMPACT FEE CALCULATION:** 19

PROJECT DESCRIPTION:

20 lot SFR development.

CONDITIONS AND COMMENTS APPLICABLE TO THIS PERMIT:

1. Blackburn road frontage improvements shall consist of the following:
3/4 street improvements (Arterial road section, City engineering detail 3-1) along the project frontage and continuing west to connect to the existing frontage improvements fronting parcel P28006 (2381 E BLACKBURN RD).

This Transportation Concurrency Determination is based on the accompanying Transportation Concurrency Review from Transportation Solutions. As such, this project is subject to the RECOMMENDATIONS contained within this report.

All development subject to concurrency requirements per Mount Vernon Municipal Code (MVMC) Chapter 14.10 must meet development standards for on-site LOS, transit LOS, nonmotorized transportation LOS and pavement condition LOS. The criteria for determining the applicable standard for determining compliance with pedestrian safety LOS, traffic capacity LOS and street design standard LOS concurrency requirements shall include, but not be limited to, the volume of traffic generated or to be generated on the arterial street system from a development at full build-out during the most critical or highest volume hour of the day. The peak hour volume has been established with the accompanying traffic analysis. Compliance with the concurrency LOS standards will be based on the number of peak hour trips generated by the subject development as determined in MVMC Chapter 14.10.

A determination of concurrency shall be made at the time of development approval. In the event any development will require more than a single development approval which would subject the development to concurrency requirements, then the requirements shall be applicable to the last such approval. Development approval by the applicable authority shall include a determination of concurrency. A concurrency approval shall be subject to the same expiration time frame as the associated development approval.

Concurrency determinations are made as a part of the development approval process on the underlying application. They are to be considered as part of the underlying approval process and may only be appealed as a part of and subject to the same procedures as such underlying development application. However, if the underlying approval process provides for an appeal to the City Council, and the concurrency determination is required to be made by the City Council, the City Council will make the concurrency determination at a single consolidated open record hearing on any appeal of the underlying permit approval and/or SEPA determination. Any aggrieved party may appeal a concurrency decision based on the grounds of a technical error.

An estimate of traffic impact fees is provided in the accompanying report. However, traffic impact fees are collected when a building permit is issued - or through a deferral process - at final inspection of certain structures. Impact fees do not vest like other development regulations do. As such, the traffic impact fee amount can be different than what is outlined in the accompanying report.

THIS TRAFFIC CONCURRENCY DETERMINATION WILL NEED TO BE AMENDED IF THE SCOPE OF THE PROJECT UNDER WHICH THIS DETERMINATION WAS MADE CHANGES.

Exhibit 13

06/24/2025

Development Review Engineer Signature	Date

Transportation Solutions
INNOVATIVE | PRACTICAL | EQUITABLE

May 22, 2025

TO: Alan Danforth
City of Mount Vernon Engineering Manager

FROM: Andrew L. Bratlien, PE, PTOE
Daniel B. Hodun, EIT

SUBJECT: South Village Long Plat Transportation Concurrency Review
MV #ENGR25-0120 / TSI 225007:2505

INTRODUCTION

This memorandum documents the transportation concurrency review for the South Village Long Plat (the Project) proposed at 2601 E Blackburn Road between Laventure Rd and Little Mountain Road in Mount Vernon.

PROJECT DESCRIPTION

The Project site, Skagit County tax parcel P135481, is located approximately 1,100 feet to the east of N Laventure Road and 750 feet to the west of Little Mountain Rd in Mount Vernon. The site, which comprises 11.39 acres and is zoned R-1 Single-Family Residential, is bordered by single family properties to the west and east. A vicinity map is shown in **Figure 1.**

The site is currently occupied by two single-family dwelling units. The Project proposes removal of one existing dwelling unit, retaining the other existing dwelling unit, and constructing 19 new single-family dwelling units.

Access to the 19 new dwelling units will be provided via an internal roadway which will terminate in a cul-de-sac at the north edge of the site. The internal roadway will intersect Blackburn Road 125 feet west of the driveway access for the existing single-family dwelling unit which will be retained.

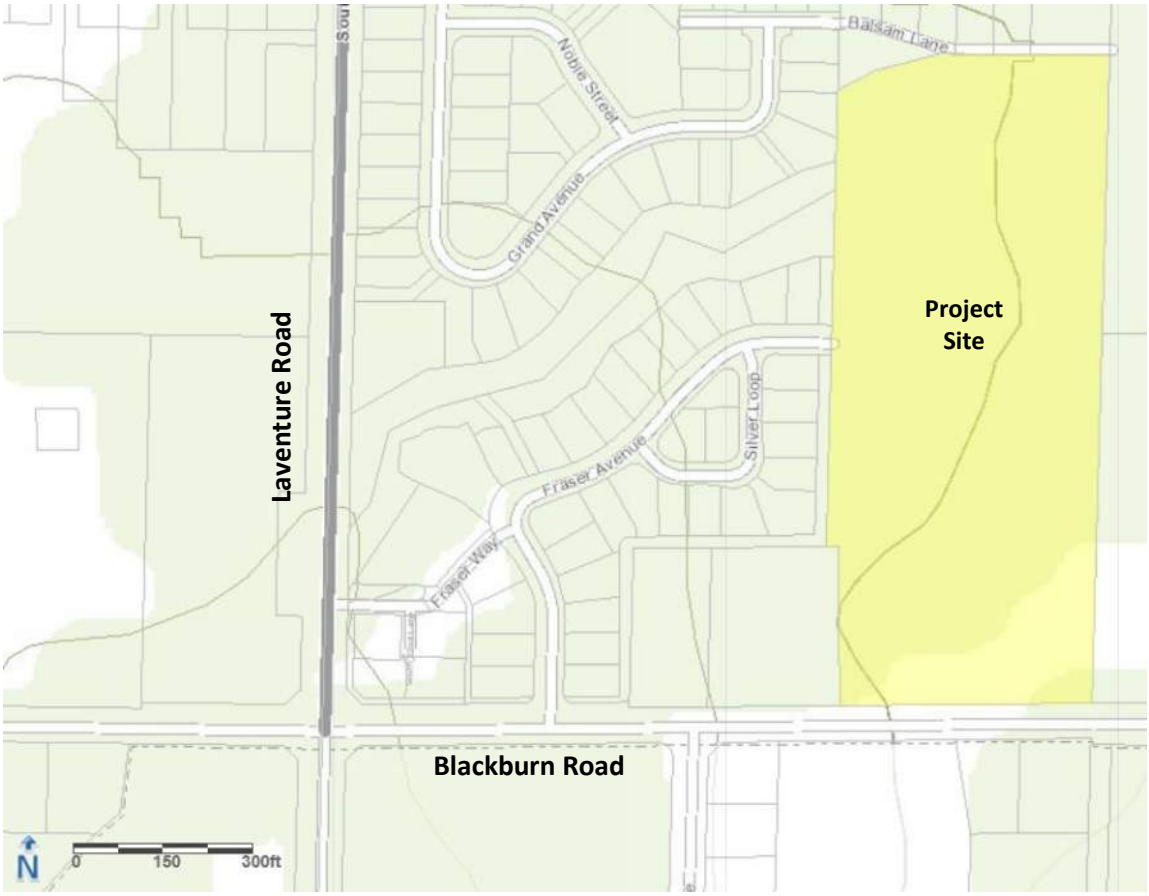

Figure 1. Vicinity Map

EXISTING ROADWAYS

N Laventure Road

N Laventure Road is a north-south principal arterial located to the west of the Project. The street provides one of the only continuous north-south routes through Mount Vernon, connecting the Anderson Road interchange to the south of the Project with Hoag Road and Francis Road to the north.

N Laventure Road consists of a three-lane section from Blackburn Rd to Section Street, where the street transitions to a two-lane section. Left-turn lanes are provided at the intersection of N Laventure Road and Blackburn Road. The posted speed limit is 25 mph. In the Project vicinity, N Laventure Road includes paved shoulders with curb, gutter, and sidewalk on both sides.

Blackburn Rd

Blackburn Road is a two-lane east-west minor arterial which borders the Project to the south. The street begins at Britt Road to the west as an urban collector before crossing Old Highway 99 S where it becomes a minor arterial, ultimately ending at Little Mountain Road approximately 200 feet to the east of the Project. Curb, gutter, and six-foot sidewalk are present on the north side of the street from Laventure Road to approximately 350 feet west of the Project. At the Project frontage, Blackburn Road consists of two 11-foot travel lanes with a 5-foot paved shoulder on the Project side of the street.

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A map of the arterial street system in the Project vicinity is shown in **Figure 2**.

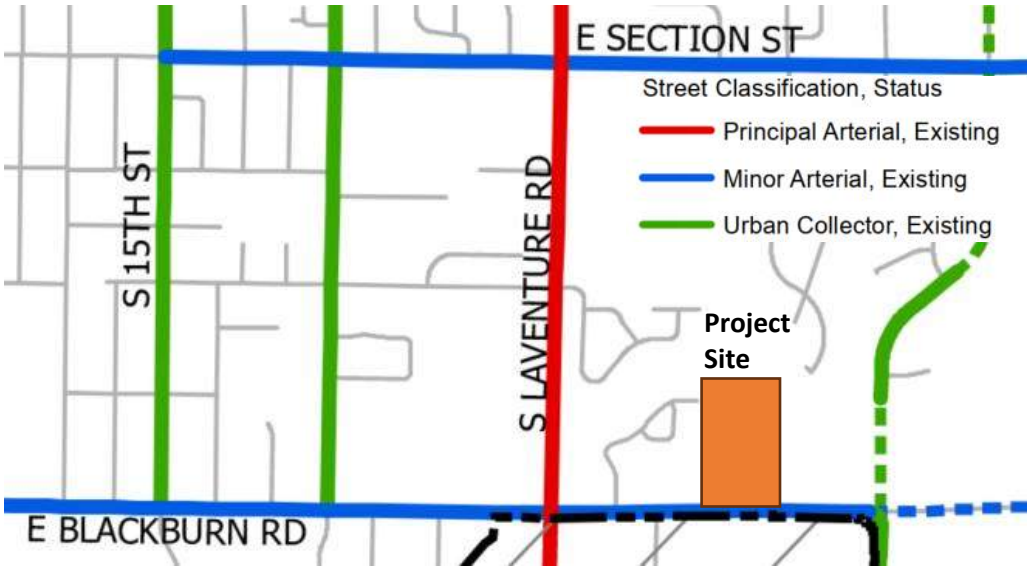

Figure 2. Streets in Project Vicinity

PROJECT TRIP GENERATION

Project-generated PM peak hour trips were forecast based on trip rates published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual (11th Edition)*. The proposed use is consistent with Land Use Code (LUC #210) "Single-Family Detached Housing." The Project trip generation forecast is summarized in **Table 1**.

Table 1. PM Peak Hour Project Trip Generation Summary

Description	Quantity	Trip Rate	% In	% Out	Net New Trips		
					In	Out	Total
Single Family Detached (LUC #210)	19						
Weekday Daily		9.43	50%	50%	90	89	179
AM Peak Hour		0.70	25%	75%	3	10	13
PM Peak Hour		0.94	63%	37%	11	7	18

The Project will result in the addition of 179 new weekday daily trips, 13 new weekday AM peak hour trips, and 18 new weekday PM peak hour trips to the public street network.

PM peak hour trip distribution and assignment forecasts were calculated by entering the Project land use and trip generation forecast to the Mount Vernon concurrency travel demand model. The resulting traffic assignment forecast is shown in **Figure 3.**

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Figure 3. Project Trip Assignment

Approximately 45 percent of weekday PM peak hour trips are anticipated to access the Project from the south, with approximately 33 percent of Project trips utilizing Laventure Road to the north. Approximately 17 percent of weekday PM peak hour trips will access the Project from the west via Blackburn Road.

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TRANSPORTATION CONCURRENCY STANDARDS

This transportation concurrency review is based on Mount Vernon Municipal Code (MVMC) concurrency and Level of Service (LOS) standards, including:

- Level of service standards stated in MVMC 14.10.080
- Modified LOS standards stated in MVMC 14.10.060
- Concurrency requirements for "Category B: Ten to 29 Peak Hour Trips" stated in MVMC 14.10.090

Pedestrian Safety LOS

Blackburn Road includes a six-foot concrete sidewalk with curb and gutter on the north side of the street from Laventure Road to approximately 350 feet west of the Project frontage. At the Project frontage, Blackburn Road consists of two 11-foot travel lanes with an 8-foot paved shoulder on the Project side of the street.

MVMC 14.10.090 requires three-quarter street improvements at the Project frontage, as well as minimum pedestrian safety improvements on the adjacent street system to the point where they connect to an arterial street that meets the three-quarter street LOS on the same side of the street as the development.

Three-quarter street LOS improvements include curb, gutter, and sidewalk, and half of the ultimate pavement width on the development side of right-of-way in addition to a minimum 14-foot pavement width on the opposite side of the street. Minimum pedestrian safety improvements may include one of the following, per MVMC 14.10.080:

- A six-foot wide paved path separated from the paved roadway surface by either an unpaved ditch or swale, three feet wide;
- An eight-foot wide paved path constructed integral with paved roadway surface and including adequate delineation for safety;
- Other conditions may be considered equivalent to the minimum pedestrian safety facility at the sole discretion of the City Engineer.

To satisfy pedestrian safety LOS, the Project will be required to provide curb, gutter, and sidewalk at the Blackburn Road frontage. Additionally, a minimum pedestrian safety facility is required on the north side of Blackburn Road from the west edge of the Project frontage to the existing sidewalk approximately 350 feet to the east. The existing 8-foot-wide paved shoulder may be considered a minimum pedestrian safety facility, at the discretion of the City Engineer.

Alternatively, the Project may construct curb, gutter, and sidewalk on the north side of Blackburn Road from the Project frontage to connect with the existing sidewalk to the west. This improvement would be consistent with planned Blackburn Road street improvements, identified in the Transportation Element of the Mount Vernon Comprehensive Plan as Project #23. The Project would be eligible for transportation impact fee credits in the amount of the improvements, provided they are consistent with the ultimate design of Blackburn Road.

Any new or modified pedestrian facilities, including sidewalks, driveway pads, curb ramps, and on-site facilities, must satisfy current Americans with Disabilities Act (ADA) standards.

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Traffic Capacity LOS

Transportation Concurrency Management System

Segment Levels of Service (LOS) were analyzed using Mount Vernon segment capacity and LOS policy. Project-generated trips impact three LOS-deficient segments, as shown in **Table 2.**

Table 2. Project-Impacted Street Segments with Pipeline LOS Deficiencies

ID	Segment	Functional Class	Project Trips	v/c[1]	LOS[2]	TE/ CIP #	Recommended Mitigation
2001	Division St (Freeway Dr to Ball St)	Principal Arterial	1	1.16	F		LOS exempt per MVMC 14.10.060
2002	Division St (Ball St to Wall St)	Principal Arterial	1	1.01	F		LOS exempt per MVMC 14.10.060
3044	Anderson Rd (I-5 NB on/off ramp to Cedardale Rd)	Principal Arterial	8	1.20	F	18[3]	Rechannelize, add sidewalks

[1]v/c: volume-to-capacity ratio; [2]Segment Level of Service, per 2016 Comprehensive Plan definitions [3]2016 Comp Plan

Anderson Road is identified for improvement in the Transportation Element of the Mount Vernon Comprehensive Plan as project #18. Improvements will include rechannelization and sidewalks. All other LOS-deficient street segments are exempt from minimum capacity LOS requirements, per MVMC 14.10.060. Project-generated trips will cause no change in segment LOS, and no segment capacity mitigation is required.

Intersection delay and LOS were analyzed in Synchro 11 software using *Highway Capacity Manual 6th Edition* (HCM 6) methodologies. Project-generated trips will impact three LOS-deficient intersections. PM peak hour intersection LOS at Project-impacted LOS-deficient intersections are summarized in **Table 3.**

Table 3. Project-Impacted Intersections with Pipeline LOS Deficiencies

ID	Intersection	Control Type[1]	No Build LOS (Delay[2])	Project Trips	Build LOS (Delay[2])	TE/CIP #	Recommended Mitigation
789	S 1st St/Freeway Dr & W Division St	Signal	F (103.0)	1	F (103.3)	15[3]	Intersection realignment
872	I-5 NB Ramp & Anderson Rd	TWSC	F (57.6)	8	F (59.0)	18[3]	Rechannelize and add sidewalks
6614	Laventure Rd & Blackburn Rd	AWSC	E (46.0)	17	E (48.4)	13[3]	New roundabout or signal

[1]TWSC = Two-way stop control; AWSC = All-way stop control; RAB = Roundabout; Signal = Signalized
[2]Two-way stop controlled intersection delay is expressed as average worst (i.e. highest delay) movement delay
[3] 2016 Comprehensive Plan

The intersection of S 1st St/Freeway Dr & W Division Street operates at LOS F before and after the addition of one Project-generated trip. The Project will not significantly increase intersection delay, and no Project mitigation is required. The Transportation Element identifies an intersection realignment project at this location as project #15.

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The intersection of I-5 NB Ramp & Anderson Road operates at LOS F before and after the addition of eight Project-generated trips. The Comprehensive Plan identifies a rechannelization and sidewalk addition as project #18.

The intersection of Laventure Road & Blackburn Road operates at LOS E before and after the addition of 17 Project-generated trips. The Comprehensive Plan identifies intersection capacity improvements, including a new roundabout or signal control, as project #13.

All LOS-deficient intersections with Project-generated trips represent existing deficiencies and will not experience LOS degradation with the addition of Project trips. Intersection capacity improvements are identified in the Transportation Element of the Mount Vernon Comprehensive Plan for all deficient intersections, and no Project mitigation is required.

On-Site LOS

Off-Street Parking

Minimum off-street parking requirements for single-family residential developments are defined in MVMC 17.15.100 as two parking spaces in a garage plus a driveway that will accommodate no less than two vehicles for no fewer than four parking spaces per unit.

The Project proposes 19 new dwelling units. resulting in a minimum off-street parking requirement of 76 spaces. The preliminary site plan does not identify parking spaces. Project satisfaction of minimum off-street parking requirement will be confirmed upon City staff review of a site plan identifying the quantity and configuration of the parking supply.

Site Access/ Emergency Egress

The preliminary site plan proposes one site access on Blackburn Road approximately 835 feet east of Laventure Rd and 125 feet west of an existing driveway on the north side of Blackburn Road. Minimum intersection spacing requirements are satisfied.

Internal circulation will be provided via one paved road approximately 575 feet long, terminating in a 90-foot diameter cul-de-sac. The single access to Blackburn Road satisfies emergency access requirements identified in MVMC 16.16.060A.

Given the relatively low peak hour volume on Blackburn Road and Project trip generation forecast, the site access on Blackburn Road is anticipated to operate well at LOS B or better.

Internal Circulation

Per the preliminary site plan, the internal street will include a 51-foot right-of-way with 32-foot paved width, landscaped buffer strip, and curb, gutter, and sidewalk on both sides. The conceptual design satisfies Type 3 nonarterial street design standards, per MVMC 16.16.030.

Street Design Standard LOS

MVMC 14.10.090 require three-quarter street design LOS improvements at the Project frontage and minimum street design LOS improvements from the Project frontage to the point where the Project connects with an arterial street that satisfies the three-quarter street design LOS standard on the Project side of the street.

Three-quarter street LOS standards include sidewalk, curb, gutter, and one-half of the ultimate pavement width on the Project side of the right-of-way, and a minimum 14-foot pavement width on the

opposite side of the street (MVMC 14.10.080). Minimum street design LOS includes a minimum 30-foot wide paved street section centered on the ultimate design cross-section.

Blackburn Road is classified as a minor arterial in the Project vicinity. Mount Vernon minor arterial street design standards include a minimum 60-foot right-of-way with curb, gutter, sidewalk, and 44-foot paved width, including either (a) two 14-foot travel lanes with 8-foot parking lanes on both sides, or (b) two 11-foot travel lanes, one 12-foot center turn lane, and 5-foot bike lanes on both sides.

Blackburn Road in the Project vicinity consists of a 32-foot paved width with two 11-foot travel lanes, a 5-foot shoulder on the north side, and a 5-foot shoulder on the south side of the street. Street design LOS is not satisfied.

To satisfy street design LOS, the Project is required to provide three-quarter street improvements at the Blackburn Road frontage. This includes a minimum 22-foot pavement width in addition to curb, gutter, planter strip, and six-foot-wide concrete sidewalk on the Project side of right-of-way.

Transit LOS

Skagit Transit Route 206 stops on Blackburn Road to the west of S Laventure Rd, approximately 2,220 feet from the Project frontage. Route 206 is a half-hourly route that serves Skagit Station, Skagit Valley Hospital, assisted living centers, and Jefferson Elementary and Mt Baker Middle School.

Transit is expected to be minimally impacted by the Project. Transit LOS is satisfied.

Nonmotorized Transportation LOS

Laventure Road and Blackburn Road are identified in the Mount Vernon Comprehensive Plan as a planned bicycle route. The existing Laventure Road street section provides sidewalks and 5-foot shoulders on both sides. Blackburn Road includes 5-foot paved shoulders on both sides. No additional nonmotorized facilities are required. Nonmotorized Transportation LOS is satisfied.

Pavement Condition LOS

The existing pavement on Blackburn Road appears to be in fair condition based on Google Streetview images from September 2024, with longitudinal cracking in the Project vicinity. It is recommended that existing pavement condition be reviewed prior to approval. Pavement chip sealing or resurfacing may be considered as a condition for approval, at the discretion of the City Engineer.

TRANSPORTATION IMPACT FEES

Transportation impact fees are adjusted annually by the City of Mount Vernon to account for inflation. As of January 2025, the transportation impact fee rate for residential groups with 50 dwelling units or less is $6,204 per dwelling unit. The Project's preliminary transportation impact fee is calculated below.

[19 dwelling units] x [$6,204/PM peak hour trip] = $117,876

The Project's preliminary transportation impact fee is $117,876.

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FINDINGS

Findings of this transportation concurrency review are summarized below.

1. The Project will generate 19 new PM peak hour trips.
2. Project-generated trips will result in no new traffic capacity LOS deficiencies.
3. Blackburn Road does not satisfy the pedestrian safety and street design LOS standards at the Project frontage.
4. The existing paved shoulder on the north side of Blackburn Road from the west edge of the Project frontage to the existing sidewalk west of the Project may be considered a minimum pedestrian safety LOS facility, at the discretion of the City Engineer.
5. The existing pavement on Blackburn Road at the Project frontage appears to be in fair condition, with longitudinal cracking.

RECOMMENDATIONS

The following recommended conditions for approval are provided for consideration. Final determination of mitigation requirements will be at the discretion of the City Engineer.

1. At the Blackburn Road frontage, provide curb, gutter, planter strip, and minimum 22-foot paved width on the Project side of the right-of-way.
2. The existing pavement condition on Blackburn Road should be reviewed prior to approval.
3. Any new or modified pedestrian facilities, including sidewalks, driveway pads, curb ramps, and on-site facilities, must satisfy current Americans with Disabilities Act (ADA) standards.
4. The Project's preliminary transportation impact fee is $117,876.

NEW BUSINESS ITEM: D

MEETING DATE: March 11, 2026

SUBJECT: Public Hearing – 2026 Comprehensive Plan Docket

PRESENTER: Rebecca Lowell, Development Services

RECOMMENDED ACTION:

Hold a public hearing and approve the Resolution for 2026 docket.

EXECUTIVE SUMMARY:

The City of Mount Vernon accepts applications annually for map and/or text amendments to our Comprehensive Plan and changes to our development regulations. No site specific applications were received before the January 31st deadline.

"Docketing" refers to the process of compiling and maintaining a list of suggested changes to the Comprehensive Plan or development regulations to ensure they are reviewed by the jurisdiction and are available for public review (RCW 36.70A.470). The Growth Management Act (GMA) limits amendments to the comprehensive plan to no more than once per year, with exceptions for emergency situations (RCW 36.70A.470). The final docket is the list of Comprehensive Plan and development regulation amendments the city has officially approved for further review, analysis, and ultimate adoption or denial

This docketing request is consistent with the City's Comprehensive Plan, Resolution 491, and RCW 36.70A. A legal notice of the docket hearing was published in the classifieds sections of the Skagit Valley Herald on March 3, 2022.

APPLICABLE DEPARTMENTAL REVIEW:

Legal: ☐	H.R.: ☐	Fire: ☐	D.S.: ☒
Finance: ☐	Police: ☐	Parks: ☐	Library: ☐
I.T.: ☐			

ATTACHMENTS:

Proposed Resolution

RESOLUTION NO. 1092

A RESOLUTION PERTAINING TO THE COMPREHENSIVE PLAN DOCKET FOR 2026 PURSUANT TO RESOLUTION 491 AND REVISED CODE OF WASHINGTON CHAPTER 36.70A

WHEREAS, the City's public participation program adopted with Resolution 491 outlines the process by which the City receives and dockets amendments to the City's Comprehensive Plan and development regulations adopted under the Growth Management Act (GMA) [Chapter 36.70A Revised Code of Washington (RCW)]; and

WHEREAS, the City's public participation program was mandated by order of the Western Washington Growth Management Hearing Board (Cause No. 98-2-0006c) entered in July of 1998; and

WHEREAS, Council has found the City's Public Participation Program conforms with the requirements of RCW 36.70A.140 and found it promotes early and continuous public participation in the development and amendment of the comprehensive land use plan and development regulations; and

WHEREAS, Resolution 491 outlines the process the Development Services staff is required to follow to initiate and complete the docketing process; and

WHEREAS, the docketing process is limited to City Council determining which amendments should be considered during the current amendment cycle, during a subsequent year, rejection of the proposed amendment; and

WHEREAS, RCW 36.70A.130(2)(a) requires the City to "…establish and broadly disseminate to the public a public participation program consistent with RCW 36.70A.035 and 36.70A.140 that identifies procedures and schedules whereby updates, proposed amendments, or revisions of the comprehensive plan are considered by the governing body of the county or city no more frequently than once every year"; and

WHEREAS, notice of the submittal deadline for the 2026 Comprehensive Plan amendments was published in the Skagit Valley Herald on January 8th and 15th 2026; and

WHEREAS, on March 11, 2026, the City Council held a public hearing to review the 2026 docket. Notice of this hearing was published in the Skagit Valley Herald on March 4, 2026; and

WHEREAS, at the March 11, 2026 hearing City Council reviewed the proposed amendments to be docketed for 2026, considered the relative importance of the proposed amendments, the relationship they may have to other proposed amendments, whether or not there is need for prompt review, how long amendments have been on the docket for review, and the ability of staff and Planning Commission to review the proposed amendments; and

WHEREAS, at Council's March 11, 2026 hearing they approved the docketing for the 2026 cycle of amendments listed on the attached **Exhibit A**; and

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON AS FOLLOWS:

SECTION ONE. The City Council does hereby adopt the above listed recitals as set forth fully herein.

SECTION TWO. The City of Mount Vernon will accept for docketing and review the proposed Comprehensive Plan Amendments and Mount Vernon Municipal Code Amendments, as described in the attached **Exhibit 'A'**, incorporated herein as if set forth in full by this reference.

PASSED by the City Council of the City of Mount Vernon this 11th day of March, 2026 and signed in authentication this _____ day of March, 2026

_____
Peter Donovan, Mayor

Attest:

_____
Becky Jensen, City Clerk

Approved as to form:

_____
Kevin Rogerson, City Attorney

EXHIBIT A

ID	DESCRIPTION	HISTORY & STATUS
PLAN25-(TBD)	2025 Comprehensive Plan update	Not Completed and Re-Docketing in 2025
PLAN25-(TBD)	Code Amendments necessary to implement the 2025 Comprehensive Plan update:	Not Completed and Re-Docketing in 2025

NEW BUSINESS
ITEM: E

MEETING DATE: March 11, 2026

SUBJECT: Public Hearing and Presentations - 2026 Community Development Block Grant (CDBG) Funding

PRESENTER: Steve Sexton

RECOMMENDED ACTION:

Conduct an initial Public Hearing for the 2026 CDBG funding process.

EXECUTIVE SUMMARY:

Council will conduct the first of two Public Hearings required for CDBG funding. During this hearing, presentations will be made by the 5 providers that applied for funding.

APPLICABLE DEPARTMENTAL REVIEW

ATTACHMENTS:

1. City Council AAP Worksheet - 2026 Revised
2. Project Eligibility Determination Mt. Vernon 2026 Revised 02 26 26

Mt. Vernon 2026-2027 Estimated Allocation		$ 377,614		HUD Matrix Code	National Objective	
		Requests				
Section 108 Loan Payment		$ 170,000		19F	N/A	Public Facility
Administration- Estimated but not more than 20% of actual grant amount		$ 66,000		21A	N/A	Administration
Public Services - Maximum of 15% of estimated CDBG amount: $56,642						
Welcome Home Skagit		$ 30,000	**8%**	03T	Low Mod Limited Clientele	Presumed - Homeless Persons
Skagit Friendship House		$ 56,000	**15%**	03T	Low Mod Limited Clientele	Presumed - Homeless Persons
CASC-Mount Vernon Resource Center		$ 25,000	**7%**	05X	Low Mod Limited Clientele	Persons
Total Public Service Requests		**$ 111,000**				
Public Facilities- Amount remaining $84,972						
PFI-Skagit Gleaners - Food Storage		$ 55,000		03Z	Low Mod Limited Clientele	People/Public Facility
PFI-Skagit Friendship House Roof Repair		$ 85,000		03C	Low Mod Limited Clientele	People/Public Facility-Homeless
PFI-CASC-Family Development Center-Toilet Replacement		$ 10,000		03C	Low Mod Limited Clientele	People/Public Facility-Homeless
Total PFI Requests		**$ 150,000**				
Housing - Housing Authority of Skagit County- President Apartments - Exterior Painting		$ 50,000		14C	Low-Moderate Housing	Households
Amount of CDBG Allocation		$ 377,614				
Total Amount of Funding Requests		$ 547,000				
Amount Available(After Section 108 Loan Payments & Administration)		$ 141,614				
Difference		$ (405,386)				

CITY OF MOUNT VERNON
PROJECT ELIGIBILITY DETERMINATION

Project Name: Public Facility – Library Commons Improvements
Location: Downtown Mount Vernon **Project Cost $ 170,000.00**

Project Code: 19F - Planned Repayments of Section 108 Loans *24 CFR 570.705(c)* Planned payments of principal due on Section 108 loans (including prepayment or defeasance of Section 108 loans).

The above-named Project was reviewed by Community Development Staff and in accordance with the 24 CFR Part 570 section relating to eligibility (and any other federal requirements that may be applicable), the following eligibility determination has been made:

REFERENCE: 24 CFR PART 570. **705(c)**

Other Reference:

NATIONAL OBJECTIVE: **NOT APPLICABLE**

AREA BENEFIT CALCULATION:

Census Tract/ Block Group	Total Low/Mod Persons		Total Persons	=	% Low/Mod
NOT APPLICABLE					

___√___ Project is eligible.

____ Project is an eligible-type activity, but additional information is required for eligibility determination.

____ Project eligibility is questionable. An eligibility determination request shall have to be submitted to the HUD Field Office for final determination (See Comments).

____ Project is ineligible (See Comments).

Comments: This activity is responsible for the repayment of the Section 108 loan for the Library Commons Project located in the downtown area of Mount Vernon. The City received a Section 108 loan for Phase 2 construction of the flood structure and riverfront promenade. This action is to make four of ten annual payments on this loan,

Preparer: *Tammy Jackson* **Date: 2/23/2026**

CITY OF MOUNT VERNON
PROJECT ELIGIBILITY DETERMINATION

Project Name: General Administration of CDBG Programs

Project Cost: $66,000 *estimated but not more than 20% of the grant amount

Project Code: 21A - General Program Administration *24 CFR 570.206 or 24 CFR 570.489(a)(3)*
Overall program administration, including (but not limited to) salaries, wages, and related costs of grantee staff or others engaged in program management, monitoring, and evaluation. These activities, along with planning activities, are subject to the 20 percent limitation under24 CFR 570.200(g) and 570.489(a)(3).

The above-named Project was reviewed by Community Development Staff and in accordance with the 24 CFR Part 570 section relating to eligibility (and any other federal requirements that may be applicable), the following eligibility determination has been made:

REFERENCE: 24 CFR PART 570. **206**

Other Reference:

NATIONAL OBJECTIVE: **NOT APPLICABLE**

AREA BENEFIT CALCULATION:

Census Tract/ Block Group	Total Low/Mod Persons		Total Persons	=	% Low/Mod
NOT APPLICABLE					

___√___ Project is eligible.

____ Project is an eligible-type activity, but additional information is required for eligibility determination.

____ Project eligibility is questionable. An eligibility determination request shall have to be submitted to the HUD Field Office for final determination (See Comments).

____ Project is ineligible (See Comments).

Comments: Activity involves administrative support for the CDBG Program. This activity is responsible for the planning, oversight, coordination, staff supervision, monitoring and evaluation, contracting, record keeping, and overall program management. Technical assistance will also be provided for special projects that foster housing and community development opportunities.

Preparer: *Tammy Jackson* **Date: 2/23/2026**

CITY OF MOUNT VERNON
PROJECT ELIGIBILITY DETERMINATION

Project Name: PS—Welcome Home Skagit (People)
Address: 2529 North Laventure Road, Mount Vernon, WA 98273 **Project Cost: $30,000.00**

Project Code: 03T- Homeless/AIDS Patients Programs *24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2)* Costs associated with the operation of programs for the homeless or for AIDS patients, such as staff costs, utilities, maintenance, and insurance. Because payment of operating costs for these programs is a public service under CDBG, all CDBG expenditures for 03T activities are included in the calculation of the Public Services cap.

The above-named Project was reviewed by Community Development Staff and in accordance with the 24 CFR Part 570 section relating to eligibility (and any other federal requirements that may be applicable), the following eligibility determination has been made:

REFERENCE: 24 CFR PART 570. **201 (e)**
Other Reference: **570.500 (c)**

NATIONAL OBJECTIVE: **A- Benefit to Low/Mod Persons –LIMITED CLIENTELE**

Low/Moderate Income Benefit Based on:

1. AREA BENEFIT: **[ ]**
2. LIMITED CLIENTELE: **[X]**
   Nature/Location: ____
   Presumed: XX (Homeless)
   Family Size: XX
   Income Eligibility: XX
   Removal of Architectural Barriers: _____
3. HOUSING ACTIVITY: **[ ]**
4. JOB CREATION/RETENTION: **[ ]**

√ **Project is eligible.**

____ **Project is an eligible-type activity, but additional information is required for eligibility determination.**

____ **Project eligibility is questionable. An eligibility determination request shall have to be submitted to the HUD Field Office for final determination (See Comments).**

____ **Project is ineligible (See Comments).**

Comments: To provide comprehensive services for persons experiencing homelessness.

NOTE: If funded, specific operational costs will need to be identified.

Preparer: Tammy Jackson **Date: 2/23/2026**

CITY OF MOUNT VERNON
PROJECT ELIGIBILITY DETERMINATION

Project Name: PS—Skagit Friendship House Program (People)
Address: 1002 S. 3rd Street, Mount Vernon, WA 98273 **Project Cost: $56,000.00**

Project Code: Project Code: 03T- Homeless/AIDS Patients Programs *24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2)* Costs associated with the operation of programs for the homeless or for AIDS patients, such as staff costs, utilities, maintenance, and insurance. Because payment of operating costs for these programs is a public service under CDBG, all CDBG expenditures for 03T activities are included in the calculation of the Public Services cap.

The above-named Project was reviewed by Community Development Staff and in accordance with the 24 CFR Part 570 section relating to eligibility (and any other federal requirements that may be applicable), the following eligibility determination has been made:

REFERENCE: 24 CFR PART 570. **201 (e)**
Other Reference: **570.500 (c)**

NATIONAL OBJECTIVE: **A- Benefit to Low/Mod Persons –LIMITED CLIENTELE**

Low/Moderate Income Benefit Based on:

1. AREA BENEFIT: **[ ]**
2. LIMITED CLIENTELE: **[X]**
   Nature/Location: ____
   Presumed: XX
   Family Size: XX
   Income Eligibility: XX
   Removal of Architectural Barriers: _____
3. HOUSING ACTIVITY: **[ ]**
4. JOB CREATION/RETENTION: **[ ]**

√ **Project is eligible. (See notes below)**

____ **Project is an eligible-type activity, but additional information is required for eligibility determination.**

____ **Project eligibility is questionable. An eligibility determination request shall have to be submitted to the HUD Field Office for final determination (See Comments).**

____ **Project is ineligible (See Comments).**

Comments: The funding request is to provide funding to support the operating costs of homeless programs including the Men's Shelter, Women's Shelter and the Community Café.

Preparer: *Tammy Jackson* **Date: 2/23/2026**

CITY OF MOUNT VERNON
PROJECT ELIGIBILITY DETERMINATION

Project Name: PS—Community Action Agency of Skagit County- Mount Vernon Resource Center (People)
Address: 330 Pacific Place, Mount Vernon, WA 98273 **Project Cost: $25,000.00**

Project Code: 05X -Housing Information and Referral Services 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2). An activity that provides housing information, education, and referral services, or general budget/financial counseling that does not meet the 24 CFR 5.100 definition of Housing Counseling.

The above-named Project was reviewed by Community Development Staff and in accordance with the 24 CFR Part 570 section relating to eligibility (and any other federal requirements that may be applicable), the following eligibility determination has been made:

REFERENCE: 24 CFR PART 570. **201 (e)**
Other Reference: _____

NATIONAL OBJECTIVE: **A- Benefit to Low/Mod Persons –LIMITED CLIENTELE**

Low/Moderate Income Benefit Based on:

1. AREA BENEFIT: **[ ]**
2. LIMITED CLIENTELE: **[X]**
   Nature/Location: ____
   Presumed: XX (Homeless)
   Family Size: XX
   Income Eligibility: XX
   Removal of Architectural Barriers: _____
3. HOUSING ACTIVITY: **[ ]**
4. JOB CREATION/RETENTION: **[ ]**

√ **Project is eligible.**

____ **Project is an eligible-type activity, but additional information is required for eligibility determination.**

____ **Project eligibility is questionable. An eligibility determination request shall have to be submitted to the HUD Field Office for final determination (See Comments).**

____ **Project is ineligible (See Comments).**

Comments: CASC will provide comprehensive services for persons experiencing a crisis by screening households for SNAP benefits, providing vouchers for essential items such as clothing, hygiene products, gas for vehicles, and bus vouchers.

.

Preparer: *Tammy Jackson* **Date: 2/23/2026**

CITY OF MOUNT VERNON
PROJECT ELIGIBILITY DETERMINATION

Project Name PFI—Gleaners Public Facility Improvements - (People)
Address: 1021 Riverside Drive, Mount Vernon, WA 98273 **Cost $55,000.00**

Project Code 03Z - Other Public Improvements Not Listed in 03A-03T *24 CFR 570.201(c) or 42 USC 5305(a)(2)* This matrix code replaces matrix code 03.

The above-named Project was reviewed by Community Development Staff and in accordance with the 24 CFR Part 570 section relating to eligibility (and any other federal requirements that may be applicable), the following eligibility determination has been made:

The above-named Project was reviewed by Community Development Staff and in accordance with the 24 CFR Part 570 section relating to eligibility (and any other federal requirements that may be applicable), the following eligibility determination has been made:

REFERENCE: 24 CFR PART 570. **201 (e)**

Other Reference: **570.500 (c)**

NATIONAL OBJECTIVE: **A- Benefit to Low/Mod Persons –LIMITED CLIENTELE**

Low/Moderate Income Benefit Based on:

1. AREA BENEFIT: **[ ]**
2. LIMITED CLIENTELE: **[X]**
   Nature/Location: ____
   Presumed: ____
   Family Size: _____
   Income Eligibility: ___
   Removal of Architectural Barriers: _____
3. HOUSING ACTIVITY: **[ ]**
4. JOB CREATION/RETENTION: **[ ]**

__X__ Project is eligible.

____ Project is an eligible-type activity, but additional information is required for eligibility determination.

____ Project eligibility is questionable. An eligibility determination request shall have to be submitted to the HUD Field Office for final determination (See Comments).

____ Project is ineligible (See Comments).

Comments: Funds will be used to purchase a 20 foot external walk in cooler/freezer to expand cold storage capacity for the free Saturday evening Public Food Distribution, as well as a second storage container to house surplus clothing and household goods for client distribution.

Preparer: Tammy Jackson **Date: 2/26/2026**

CITY OF MOUNT VERNON
PROJECT ELIGIBILITY DETERMINATION

Project Name PFI—President Apartments – Exterior Painting - (People)
Address: 310 Mrytle Street, Mount Vernon, WA 98273 **Project Cost: $50,000.00**

Project Code: 14C- Rehabilitation: Public Housing Modernization 24 CFR 570.202(a)(2) or 42 USC 5305(a)(4)
Rehabilitation of housing units owned/operated by a public housing authority (PHA).

The above-named Project was reviewed by Community Development Staff and in accordance with the 24 CFR Part 570 section relating to eligibility (and any other federal requirements that may be applicable), the following eligibility determination has been made:

REFERENCE: 24 CFR PART 570. **202(a)(2)**

Other Reference: _____

NATIONAL OBJECTIVE: **Low Mod Housing –Households**

Low/Moderate Income Benefit Based on:

1. AREA BENEFIT: **[ ]**
2. LIMITED CLIENTELE: **[ ]**
   Nature/Location: ____
   Presumed: _____
   Family Size: _____
   Income Eligibility: __
   Removal of Architectural Barriers: _____
3. HOUSING ACTIVITY: **[X]**
4. JOB CREATION/RETENTION: **[ ]**

√ **Project is eligible.**

____ **Project is an eligible-type activity, but additional information is required for eligibility determination.**

____ **Project eligibility is questionable. An eligibility determination request shall have to be submitted to the HUD Field Office for final determination (See Comments).**

____ **Project is ineligible (See Comments).**

Comments: Funds will be used to arrest the deteriorating paint on the exterior of the Presidents Apartments, a historic multifamily property located within the downtown corridor of Mount Vernon owned and operated by the Housing Authority of Skagit County. Environmental regulations for a Categorically Excluded subject to will be required.

Preparer: Tammy Jackson **Date: 2/23/2026**

CITY OF MOUNT VERNON
PROJECT ELIGIBILITY DETERMINATION

Project Name PFI—Skagit Friendship House Roof Repair - Public Facility Improvements - (People)
Address: 1008 S. 3rd Street, Mount Vernon, WA 98273
Project Code 03C **Project Cost $85,000.00**

The above-named Project was reviewed by Community Development Staff and in accordance with the 24 CFR Part 570 section relating to eligibility (and any other federal requirements that may be applicable), the following eligibility determination has been made:

REFERENCE: 24 CFR PART 570. **201 (c)**

Other Reference: _____

NATIONAL OBJECTIVE: **A- Benefit to Low/Mod Persons –LIMITED CLIENTELE**

Low/Moderate Income Benefit Based on:

1. AREA BENEFIT: **[ ]**
2. LIMITED CLIENTELE: **[X]**
   Nature/Location: ____
   Presumed: XX (Homeless)
   Family Size: _____
   Income Eligibility: ___
   Removal of Architectural Barriers: _____
3. HOUSING ACTIVITY: **[ ]**
4. JOB CREATION/RETENTION: **[ ]**

___√ **Project is eligible.**

____ **Project is an eligible-type activity, but additional information is required for eligibility determination.**

____ **Project eligibility is questionable. An eligibility determination request shall have to be submitted to the HUD Field Office for final determination (See Comments).**

____ **Project is ineligible (See Comments).**

Comments: Funds will be used to replace the failing roof on the Men's Shelter. The structure was built in 1900. Environmental regulations for a Categorically Excluded subject to 58.5 will be required.

Preparer: *Tammy Jackson* **Date: 2/23/2026**

CITY OF MOUNT VERNON
PROJECT ELIGIBILITY DETERMINATION

Project Name PFI—CASC-Family Development Center- Public Facility Improvements - (People)
Address: 720 N. 4th Street, Mount Vernon, WA 98273
Project Code 03C **Project Cost $10,000.00**

The above-named Project was reviewed by Community Development Staff and in accordance with the 24 CFR Part 570 section relating to eligibility (and any other federal requirements that may be applicable), the following eligibility determination has been made:

REFERENCE: 24 CFR PART 570. **201 (c)**

Other Reference:

NATIONAL OBJECTIVE: **A- Benefit to Low/Mod Persons –LIMITED CLIENTELE**

Low/Moderate Income Benefit Based on:

1. AREA BENEFIT: **[ ]**
2. LIMITED CLIENTELE: **[X]**
   Nature/Location:
   Presumed: XX (Homeless)
   Family Size:
   Income Eligibility:
   Removal of Architectural Barriers:
3. HOUSING ACTIVITY: **[ ]**
4. JOB CREATION/RETENTION: **[ ]**

√ **Project is eligible.**

Project is an eligible-type activity, but additional information is required for eligibility determination.

Project eligibility is questionable. An eligibility determination request shall have to be submitted to the HUD Field Office for final determination (See Comments).

Project is ineligible (See Comments).

Comments: Funds will be used to replace the existing toilets in the Family Development Center with high efficiency toilets. The Family Development Center provides temporary shelter for homeless families with children and supportive services. Environmental regulations for a Categorically Excluded subject to 58.5 will be required.

Preparer: *Tammy Jackson* **Date: 2/23/2026**

§ 58.35 Categorical exclusions.

Categorical exclusion refers to a category of activities for which no environmental impact statement or environmental assessment and finding of no significant impact under NEPA is required, except in extraordinary circumstances (see § 58.2(a)(3)) in which a normally excluded activity may have a significant impact. Compliance with the other applicable Federal environmental laws and authorities listed in § 58.5 is required for any categorical exclusion listed in paragraph (a) of this section.

(a) Categorical exclusions subject to § **58.5** (see below) under authorities listed in § 58.5:

(1) Acquisition, repair, improvement, reconstruction, or rehabilitation of public facilities and improvements (other than buildings) when the facilities and improvements are in place and will be retained in the same use without change in size or capacity of more than 20 percent (e.g., replacement of water or sewer lines, reconstruction of curbs and sidewalks, repaving of streets).

(2) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and handicapped persons.

(3) Rehabilitation of buildings and improvements when the following conditions are met:

(i) In the case of a building for residential use (with one to four units), the density is not increased beyond four units, and the land use is not changed;

(ii) In the case of multifamily residential buildings:

(A) Unit density is not changed more than 20 percent;

(B) The project does not involve changes in land use from residential to non-residential; and

(C) The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.

(iii) In the case of non-residential structures, including commercial, industrial, and public buildings:

(A) The facilities and improvements are in place and will not be changed in size or capacity by more than 20 percent; and

(B) The activity does not involve a change in land use, such as from non-residential to residential, commercial to industrial, or from one industrial use to another.

(4)

(i) An individual action on up to four dwelling units where there is a maximum of four units on

any one site. The units can be four one-unit buildings or one four-unit building or any combination in between; or

(ii) An individual action on a project of five or more housing units developed on scattered sites when the sites are more than 2,000 feet apart and there are not more than four housing units on any one site.

(iii) Paragraphs (a)(4)(i) and (ii) of this section do not apply to rehabilitation of a building for residential use (with one to four units) (see paragraph (a)(3)(i) of this section).

(5) Acquisition (including leasing) or disposition of, or equity loans on an existing structure, or acquisition (including leasing) of vacant land provided that the structure or land acquired, financed, or disposed of will be retained for the same use.

(6) Combinations of the above activities.

§ 58.5 Related Federal laws and authorities.

In accordance with the provisions of law cited in § 58.1(b), the responsible entity must assume responsibilities for environmental review, decision-making and action that would apply to HUD under the following specified laws and authorities. The responsible entity must certify that it has complied with the requirements that would apply to HUD under these laws and authorities and must consider the criteria, standards, policies and regulations of these laws and authorities.

(a) Historic properties.

(1) The National Historic Preservation Act of 1966 (16 U.S.C. 470 et seq.), particularly sections 106 and 110 (16 U.S.C. 470 and 470h-2).

(2) Executive Order 11593, Protection and Enhancement of the Cultural Environment, May 13, 1971 (36 FR 8921), 3 CFR 1971-1975 Comp., p. 559, particularly section 2(c).

(3) Federal historic preservation regulations as follows:

(i) 36 CFR part 800 with respect to HUD programs other than Urban Development Action Grants (UDAG); and

(ii) 36 CFR part 801 with respect to UDAG.

(4) The Reservoir Salvage Act of 1960 as amended by the Archeological and Historic Preservation Act of 1974 (16 U.S.C. 469 et seq.), particularly section 3 (16 U.S.C. 469a-1).

(b) Floodplain management and wetland protection.

(1) Executive Order 11988, Floodplain Management, as amended by Executive Order 13690, February 4, 2015 (3 CFR, 2016 Comp., p. 268), as implemented in HUD regulations at 24 CFR part 55, particularly section 2(a) of Executive Order 11988, as amended.

(2) Executive Order 11990, Protection of Wetlands, May 24, 1977 (42 FR 26961), 3 CFR, 1977 Comp., p. 121, as interpreted in HUD regulations at 24 CFR part 55, particularly sections 2 and 5 of the order.

(c) Coastal Zone Management. The Coastal Zone Management Act of 1972 (16 U.S.C. 1451 et seq.), as amended, particularly section 307(c) and (d) (16 U.S.C. 1456(c) and (d)).

(d) Sole source aquifers.

(1) The Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300(f) et seq., and 21 U.S.C. 349) as amended; particularly section 1424(e)(42 U.S.C. 300h-3(e)).

(2) Sole Source Aquifers (Environmental Protection Agency—40 CFR part 149).

(e) Endangered species. The Endangered Species Act of 1973 (16 U.S.C. 1531 et seq.) as amended, particularly section 7 (16 U.S.C. 1536).

(f) Wild and scenic rivers. The Wild and Scenic Rivers Act of 1968 (16 U.S.C. 1271 et seq.) as amended, particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c)).

(g) Air quality.

(1) The Clean Air Act (42 U.S.C. 7401 et. seq.) as amended; particularly section 176(c) and (d) (42 U.S.C. 7506(c) and (d)).

(2) Determining Conformity of Federal Actions to State or Federal Implementation Plans (Environmental Protection Agency—40 CFR parts 6, 51, and 93).

(h) Farmlands protection.

(1) Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.) particularly sections 1540(b) and 1541 (7 U.S.C. 4201(b) and 4202).

(2) Farmland Protection Policy (Department of Agriculture—7 CFR part 658).

(i) HUD environmental standards.

(1) Applicable criteria and standards specified in part 51 of this title, other than the runway clear zone notification requirement in § 51.303(a)(3).

(2)

(i) Also, it is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property.

(ii) The environmental review of multifamily housing with five or more dwelling units (including leasing), or non-residential property, must include the evaluation of previous uses of the site or other evidence of contamination on or near the site, to ensure that the occupants of proposed

sites are not adversely affected by any of the hazards listed in paragraph (i)(2)(i) of this section.

(iii) Particular attention should be given to any proposed site on or in the general proximity of such areas as dumps, landfills, industrial sites, or other locations that contain, or may have contained, hazardous wastes.

(iv) The responsible entity shall use current techniques by qualified professionals to undertake investigations determined necessary.

(j) Environmental justice. Executive Order 12898—Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, February 11, 1994 (59 FR 7629), 3 CFR, 1994 Comp. p. 859.

City of MOUNT VERNON

MEETING DATE: March 11, 2026

SUBJECT: Public hearing regarding the renewal of interim regulations regarding accessory dwelling units (ADUs)

PRESENTER: Rebecca Lowell

RECOMMENDED ACTION:

Council hold a public hearing and approve the accompanying Ordinance keeping the existing ADU interim regulations in place for an additional 6 months.

EXECUTIVE SUMMARY:

On March 13, 2024 the City adopted interim regulations changing the way accessory dwelling units (ADUs) are regulated with the adoption of Ordinance 3887. This ordinance was later extended and modified under Ordinances 3892, 3909 and 3918.

The currently effective interim regulations will expire on March 12, 2026. The ordinance before Council will extended these interim regulations.

The interim regulations contained in the ordinance before Council have been updated to ensure compliance with applicable State law now preempting portions of the previous interim regulations.

APPLICABLE DEPARTMENTAL REVIEW:

Legal: ☐	H.R.: ☐	Fire: ☐	D.S.: ☒
Finance: ☐	Police: ☐	Parks: ☐	Library: ☐
I.T.: ☐			

ATTACHMENTS:

- Proposed ordinance
- RCWs related to ADU code amendments
- Copies of previously adopted Ordinances

ORDINANCE NO. 3937

AN ORDINANCE OF THE CITY OF MOUNT VERNON, WASHINGTON, RATIFYING, RENEWING, CONFIRMING, AND CONTINUING INTERIM LAND USE REGULATIONS PREVIOUSLY ADOPTED BY THE CITY COUNCIL OF MOUNT VERNON, WA THROUGH ORDINANCE 3887 PASSED ON MARCH 13, 2024 AND AMENDED THROUGH ORDINANCE 3892 PASSED ON MAY 8, 2024 AND RENEWED THROUGH ORDINANCES 3909 AND 3918 PURSUANT TO RCW 35A.63.220 AND RCW 36.70A.390; RELATING TO ACCESSORY DWELLING UNITS, UPDATING THE INTERIM REGULATIONS TO ALIGN WITH RCW 36.70a.680 AND §681 AND THE WORK PLAN TO ESTABLISH PERMANENT REGULATIONS.

WHEREAS, RCW 35A.63.220 authorizes the City of Mount Vernon to enact interim regulations while new plans or regulations are considered and prepared and will not be rendered moot and to hold a public hearing on such regulations within 60 days of the commencement; and

WHEREAS, pursuant to the Growth Management Act (GMA), Chapter 36.70A RCW, the City Council has adopted the City of Mount Vernon Comprehensive Plan and Title 17 MVMC, the City of Mount Vernon Zoning Code, for the areas within the City of Mount Vernon's Urban Growth Area; and

WHEREAS, the GMA pursuant to RCW 36.70A.390 provides that the City Council may adopt an interim zoning ordinance and interim official control in addition to authorization under RCW 35A.63.220; and

WHEREAS, on March 13, 2024, at a regularly scheduled City Council meeting, the City Council declared an emergency and adopted immediate interim regulations by unanimous passage of Ordinance 3887 regulating accessory dwelling units, adopting findings of fact, and directing City staff schedule the necessary public hearings as required by law within 60-days; and

WHEREAS, Pursuant to RCW 36.70A.390 and/or RCW 35A.63.220, Ordinance 3887 included a work plan and findings of fact allowing the regulations in this Ordinance to be in effect for up to one year; and

WHEREAS, on May 8, 2024, the Mount Vernon City Council (Council) held a public hearing and adopted Ordinance 3892 declaring an emergency, adopting revised interim control regulations for accessory dwelling units; and adopting additional findings of fact to justify the City Council's action; and

WHEREAS, on March 12, 2025, the Council held a public hearing and adopted Ordinance 3909 renewing the interim control regulations for accessory dwelling units; and adopting a revised work plan; and

WHEREAS, on September 10, 2025, the Council held a public hearing and adopted Ordinance 3918 renewing the interim control regulations for accessory dwelling units; and adopting a revised work plan; and

WHEREAS, Pursuant to RCW 36.70A.390 and/or RCW 35A.63.220, the interim ADU regulations placed into effect through Ordinance 3887, as amended through Ordinance 3892 and renewed through Ordinances 3909 and 3918, will expire unless City Council takes action to renew the regulations. Interim regulations may be renewed for one or more six-month periods, provided a subsequent hearing is held and findings of fact are made prior to each renewal; and

WHEREAS, public notice of the City Council's March 11, 2026 hearing was published in the Skagit Valley Herald's classified section on March 4, 2026; and,

WHEREAS, on March 11, 2026, the City held a public hearing regarding the continuation of the interim controls established by Ordinance 3887 and amended by Ordinance 3892 and renewed through Ordinances 3909 and 3918; and

WHEREAS, the City finds an emergency continues to exists as set forth in Ordinance No. 3887 and Ordinance No. 3892 and that there remains an urgent need to increase overall the affordable housing inventory in the City to mitigate the impacts of homelessness and financial strain being suffered by individuals and families.

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION 1. RECITALS INCORPORATED. City Council adopts the recitals set forth above as additional findings of fact justifying adoption of this Ordinance and reaffirms the adoption of the findings in Ordinance 3887 and 3892 enacting interim and official controls and incorporates those findings (including their recitals) as if set forth fully herein. The Council may adopt additional findings in the event additional public hearings are held or evidence presented to the City Council.

SECTION 2. ADDITIONAL FINDINGS. The City Council adopts these additional findings and conclusions:

1. After hearing all public testimony, reviewing information from staff, the City's Comprehensive Plan and the legislative record in its entirety the City Council finds that: i) an emergency exists, and ii) the continuance of interim controls regulating accessory dwelling units, as amended, is justified until the City can fully study the issue and that permanent development regulations be adopted through the City's normal legislative process; and

2. The activities identified in the work plan adopted with Ordinance 3918 have not been satisfied. This is in large part due to the City's need to complete its required Periodic Update to the Comprehensive Plan which has not been completed by the City.

3. Ordinance 3918 updated the work plan adopted in Ordinance 3909, but work on the Periodic Update has not proceeded as quickly as anticipated and, as a result, the work plan is hereby updated to better align with the current status of the Periodic Update to the Comprehensive Plan (Exhibit A).

4. The interim regulations contained in this Ordinance have been updated and are different than the interim regulations previously adopted under Ordinances 3887, 3892, 3909 and 3918. The updates to the interim regulations within this Ordinance were made to ensure these regulations comply with RCW 36.70A.680 and 36.70A.681.

SECTION 3. The interim regulations contained within this Ordinance will remain in effect until the City completes the otherwise required legislative process for the adoption of code amendments. City Council shall make a decision to terminate the interim controls and regulations by ordinance, and termination shall not otherwise be presumed to have occurred. The City shall hold all necessary public hearings and adopt new findings as required under RCW 35A.63.220 and RCW 36.70A.390 if necessary and justified to continue the imposition of this Ordinance and Ordinances 3887 and 3892 renewed through 3909 and 3918 until the City's review has been completed.

SECTION 4. The Mount Vernon Municipal Code 17.73.110, Accessory Dwelling Units, is amended as follows:

17.73.110 Accessory dwelling units.

A. **Where Permitted.** Accessory dwelling units (ADUs) are permitted outright in all residential zones that permit single-family detached or middle housing and may be developed with new or existing development. The development standards of the underlying zone along with the following siting and performance standards shall also apply to all accessory dwelling units as defined below.

B. **Definition.** ADUs are defined as a dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome, or other housing unit.

C. **Development Standards.** ADUs shall comply with all the below-listed development standards:
   1. Two ADUs may be permitted per residential lot of record.

   2. The two ADUs may be attached, detached, or any combination thereof.

   3. An ADU shall not be larger than 1,000 square feet and garage space shall not be included in this calculation.

   4. Off-street parking is not required for ADUs located within one-half mile walking distance of a major transit stop as defined under RCW 36.70A.696. ADUs located more than one-half mile walking distance from a major transit stop shall be required to have or create one of-street parking space per ADU in addition to the required space(s) for other structures and uses.

   5. An ADU may be sold as a condominium unit or as a separate piece of property through the unit lot subdivision process of RCW 58.17.060. If the ADU is converted into a condominium unit or subdivided, separate water and sewer connections are required.

   6. ADUs shall comply with all applicable requirements of the building, fire and zoning codes in effect when a technically complete application for an ADU is submitted to the city.

   7. There shall be no minimum setback to a lot line abutting a public alley.

   8. Existing structures that are nonconforming to setback and lot coverage requirements can be converted to ADUs without Nonconforming Alteration approval or conformance with those requirements.

   9. If an ADU is to be removed, appropriate permits and inspections must first be received from the city.

   10. Accessory dwelling units shall not be classified as accessory structures under the provisions of MVMC 17.06.010 definitions for “accessory building” or “accessory use”.

SECTION 5. **EFFECTIVE PERIOD.** This ordinance shall apply for a maximum of six-months from adoption unless earlier terminated or not renewed after a subsequent public hearing is held.

SECTION 6. CITY TO CONSIDER PERMANENT REGULATIONS. The City Council hereby directs that the City's Development Services Department continue research on ways to encourage accessory dwelling units, and to continue with drafting proposed permanent regulations to be considered through the City's public participation process including allowing for public input and providing for public hearings before the Planning Commission and City Council.

SECTION 7. SEVERABILITY. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

SECTION 8. EFFECTIVE DATE AND DECLARATION OF EMERGENCY. The City Council hereby declares that an emergency exists necessitating that this Ordinance take effect immediately upon passage by a majority plus one of the whole membership of the Council, and that the same is not subject to a referendum. The adoption of the interim regulations within this Ordinance need to be immediately implemented to address the on-going housing crisis. This Ordinance will not affect any existing rights, or any vested applications previously submitted to the City.

SECTION 9. ORDINANCE TO BE TRANSMITTED TO DEPARTMENT. Pursuant to RCW 36.70A.106, this Interim Ordinance shall be transmitted to the Washington State Department of Commerce as required by law.

PASSED AND ADOPTED this 11th day of March, 2026

SIGNED AND APPROVED this ____ day of ____, 2026.

_____
Peter Donovan, Mayor

_____
Becky Jensen, City Clerk

Approved as to form:

_____
Kevin Rogerson, City Attorney

Published March 14, 2026

EXHIBIT A

WORK PLAN FOR ESTABLISHING PERMANENT REGULATIONS

A. **March to April 2026**: Study of potential impacts to existing and future neighborhoods, transportation and utility systems

B. **May to June 2026**: Meetings with City Council, Planning Commission, and other interested parties to discuss the interim regulations

C. **July to August 2026**: Commerce, SEPA, Public Hearing, and Adoption
   a. Commerce 60-day Notice
   b. SEPA
   c. Notice of Public Hearing
   d. Public hearing(s) before the Planning Commission
   e. Public hearing(s) before the City Council
   f. Adoption of permanent development regulations

CURRENT STATE REGULATIONS FOR ADUS

RCW 36.70A.680

Accessory dwelling units—Local regulation.

(1)(a) Cities and counties planning under this chapter must adopt or amend by ordinance, and incorporate into their development regulations, zoning regulations, and other official controls the requirements of this section and of RCW 36.70A.681, to take effect at the same time as the jurisdiction's next periodic comprehensive plan update required under RCW 36.70A.130.

(b) In any city or county that has not adopted or amended ordinances, regulations, or other official controls as required under this section, the requirements of this section and RCW 36.70A.681 supersede, preempt, and invalidate any conflicting local development regulations.

(2) Ordinances, development regulations, and other official controls adopted or amended pursuant to this section and RCW 36.70A.681 must only apply in the portions of towns, cities, and counties that are within urban growth areas designated under this chapter.

(3) Any action taken by a city or county to comply with the requirements of this section or RCW 36.70A.681 is not subject to legal challenge under this chapter or chapter 43.21C RCW.

(4) Nothing in this section or RCW 36.70A.681 requires or authorizes a city or county to authorize the construction of an accessory dwelling unit in a location where development is restricted under other laws, rules, or ordinances as a result of physical proximity to on-site sewage system infrastructure, critical areas, or other unsuitable physical characteristics of a property.

(5) Nothing in this section or in RCW 36.70A.681 prohibits a city or county from:

(a) Restricting the use of accessory dwelling units for short-term rentals;

(b) Applying public health, safety, building code, and environmental permitting requirements to an accessory dwelling unit that would be applicable to the principal unit, including regulations to protect ground and surface waters from on-site wastewater;

(c) Applying generally applicable development regulations to the construction of an accessory unit, except when the application of such regulations would be contrary to this section or to RCW 36.70A.681;

(d) Prohibiting the construction of accessory dwelling units on lots that are not connected to or served by public sewers; or

(e) Prohibiting or restricting the construction of accessory dwelling units in residential zones with a density of one dwelling unit per acre or less that are within areas designated as wetlands, fish and wildlife habitats, flood plains, or geologically hazardous areas.

RCW 36.70A.681

Accessory dwelling units—Limitations on local regulation.

(1) In addition to ordinances, development regulations, and other official controls adopted or amended to comply with this section and RCW 36.70A.680, a city or county must comply with all of the following policies:

(a) The city or county may not assess impact fees on the construction of accessory dwelling units that are greater than 50 percent of the impact fees that would be imposed on the principal unit;

(b) The city or county may not require the owner of a lot on which there is an accessory dwelling unit to reside in or occupy the accessory dwelling unit or another housing unit on the same lot;

(c) The city or county must allow at least two accessory dwelling units on all lots that are located in all zoning districts within an urban growth area that allow for single-family homes in the following configurations:

(i) One attached accessory dwelling unit and one detached accessory dwelling unit;

(ii) Two attached accessory dwelling units; or

(iii) Two detached accessory dwelling units, which may be comprised of either one or two detached structures;

(d) The city or county must permit accessory dwelling units in structures detached from the principal unit;

(e) The city or county must allow an accessory dwelling unit on any lot that meets the minimum lot size required for the principal unit;

(f) The city or county may not establish a maximum gross floor area requirement for accessory dwelling units that is less than 1,000 square feet;

(g) The city or county may not establish roof height limits on an accessory dwelling unit of less than 24 feet, unless the height limitation that applies to the principal unit is less than 24 feet, in which case a city or county may not impose roof height limitation on accessory dwelling units that is less than the height limitation that applies to the principal unit;

(h) A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for accessory dwelling units that are more restrictive than those for principal units;

(i) A city or county must allow detached accessory dwelling units to be sited at a lot line if the lot line abuts a public alley, unless the city or county routinely plows snow on the public alley;

(j) A city or county must allow accessory dwelling units to be converted from existing structures, including but not limited to detached garages, even if they violate current code requirements for setbacks or lot coverage;

(k) A city or county may not prohibit the sale or other conveyance of a condominium unit independently of a principal unit solely on the grounds that the condominium unit was originally built as an accessory dwelling unit; and

(l) A city or county may not require public street improvements as a condition of permitting accessory dwelling units.

(2)(a) A city or county subject to the requirements of this section may not:

(i) Require off-street parking as a condition of permitting development of accessory dwelling units within one-half mile walking distance of a major transit stop;

(ii) Require more than one off-street parking space per unit as a condition of permitting development of accessory dwelling units on lots smaller than 6,000 square feet before any zero lot line subdivisions or lot splits; and

(iii) Require more than two off-street parking spaces per unit as a condition of permitting development of accessory dwelling units on lots greater than 6,000 square feet before any zero lot line subdivisions or lot splits.

(b) The provisions of (a) of this subsection do not apply:

(i) If a local government submits to the department an empirical study prepared by a credentialed transportation or land use planning expert that clearly demonstrates, and the department finds and certifies, that the application of the parking limitations of (a) of this subsection for accessory dwelling units will be significantly less safe for vehicle drivers or passengers, pedestrians, or bicyclists than if the jurisdiction's parking requirements were applied to the same location for the same number of detached houses. The department must develop guidance to assist cities and counties on items to include in the study; or

(ii) To portions of cities within a one mile radius of a commercial airport in Washington with at least 9,000,000 annual enplanements.

(3) When regulating accessory dwelling units, cities and counties may impose a limit of two accessory dwelling units, in addition to the principal unit, on a residential lot of 2,000 square feet or less.

(4) The provisions of this section do not apply to lots designated with critical areas or their buffers as designated in RCW 36.70A.060, or to a watershed serving a reservoir for potable water if that watershed is or was listed, as of July 23, 2023, as impaired or threatened under section 303(d) of the federal clean water act (33 U.S.C. Sec. 1313(d)).

RCW 36.70A.696

Accessory dwelling units—Definitions.

The definitions in this section apply throughout RCW 36.70A.697, 36.70A.698, 36.70A.680, and 36.70A.681 unless the context clearly requires otherwise.

(1) "Accessory dwelling unit" means a dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome, or other housing unit.

(2) "Attached accessory dwelling unit" means an accessory dwelling unit located within or attached to a single-family housing unit, duplex, triplex, townhome, or other housing unit.

(3) "City" means any city, code city, and town located in a county planning under RCW 36.70A.040.

(4) "County" means any county planning under RCW 36.70A.040.

(5) "Detached accessory dwelling unit" means an accessory dwelling unit that consists partly or entirely of a building that is separate and detached from a single-family housing unit, duplex, triplex, townhome, or other housing unit and is on the same property.

(6) "Dwelling unit" means a residential living unit that provides complete independent living facilities for one or more persons and that includes permanent provisions for living, sleeping, eating, cooking, and sanitation.

(7) "Gross floor area" means the interior habitable area of a dwelling unit including basements and attics but not including a garage or accessory structure.

(8) "Major transit stop" means:

(a) A stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;

(b) Commuter rail stops;

(c) Stops on rail or fixed guideway systems, including transitways;

(d) Stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or

(e) Stops for a bus or other transit mode providing actual fixed route service at intervals of at least fifteen minutes for at least five hours during the peak hours of operation on weekdays.

(9) "Owner" means any person who has at least 50 percent ownership in a property on which an accessory dwelling unit is located.

(10) "Principal unit" means the single-family housing unit, duplex, triplex, townhome, or other housing unit located on the same lot as an accessory dwelling unit.

(11) "Short-term rental" means a lodging use, that is not a hotel or motel or bed and breakfast, in which a dwelling unit, or portion thereof, is offered or provided to a guest by a short-term rental operator for a fee for fewer than 30 consecutive nights.

CURRENT STATE REGULATIONS FOR ADUS

RCW 36.70A.698

Accessory dwelling units—Off-street parking—When prohibited.

(1) Except as provided in subsection[s] (2) and (3) of this section, through ordinances, development regulations, zoning regulations, and other official controls as required under RCW 36.70A.697, cities may not require the provision of off-street parking for accessory dwelling units within one-quarter mile of a major transit stop.

(2) A city may require the provision of off-street parking for an accessory dwelling unit located within one-quarter mile of a major transit stop if the city has determined that the accessory dwelling unit is in an area with a lack of access to street parking capacity, physical space impediments, or other reasons supported by evidence that would make on-street parking infeasible for the accessory dwelling unit.

(3) A city that has adopted or substantively amended accessory dwelling unit regulations within the four years previous to June 11, 2020, is not subject to the requirements of this section.

ORDINANCE NO. 3887

AN ORDINANCE OF THE CITY OF MOUNT VERNON, WASHINGTON, ENACTING INTERIM LAND USE REGULATIONS AND OFFICIAL CONTROLS AMENDING PORTIONS OF MOUNT VERNON MUNICIPAL CODE CHAPTERS 17.73, 17.06, AND 17.102 RELATED TO ACCESSORY DWELLING UNITS (ADUs), DECLARING AN EMERGENCY NECESSITATING IMMEDIATE ENACTION OF INTERIM CONTROLS, ENTERING LEGISLATIVE FINDINGS, PROVIDING FOR SEVERABILITY, ADOPTING A WORK PLAN, AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, cities have the right and general responsibility to enact laws for the protection of the public health, safety, general welfare, economic vitality, economic growth, and morals; and

WHEREAS, the City of Mount Vernon is a Code City planning under the Washington State Growth Management Act (GMA) pursuant to RCW 36.70A.040; and

WHEREAS, on May 8, 2023 Governor Inslee signed into law Engrossed House Bill (EHB) 1337, amending RCW 36.70A requiring cities like Mount Vernon to enact significant changes to how ADUs are regulated; and

WHEREAS, the State Legislature made (in part) the following findings in EHB 1337 which the City, in turn, also adopts as findings particular to its jurisdiction:

i. Washington state is experiencing a housing affordability crisis.
ii. Many communities across the state are in need of more housing for renters across the income spectrum.
iii. Many cities dedicate the majority of residentially zoned land to single detached houses that are increasingly financially out of reach for many households.
iv. Due to their smaller size, accessory dwelling units can provide a more affordable housing option in those single-family zones.
v. The legislature intends to promote and encourage the creation of accessory dwelling units as a means to address the need for additional affordable housing options; and

WHEREAS, ADU's are frequently rented below market rate and provide additional affordable housing stock and options; and

WHEREAS, data (including point in time data of persons experiencing homelessness in Skagit County collected over the years) presented by Community Action of Skagit County's Housing Resource Center shows that those defined as chronically homeless and those at imminent risk of losing housing in Skagit County are on the rise. This county-wide trend is of concern to the City because Mount Vernon has the greatest number of residents of any incorporated city or town in Skagit County; and

WHEREAS, there is an urgent need to increase overall the affordable housing inventory in the City to mitigate the impacts of homelessness and financial strain of individuals and families at imminent risk of losing housing; and

WHEREAS, early adoption of state requirements pertaining to ADU's set forth in EHB 1337 shall mitigate impacts to persons facing homelessness or imminent risk of homelessness by providing increased housing opportunities and increased opportunity for home security in the City earlier in time than what is mandated in state law; and

WHEREAS, early adoption of state requirements pertaining to ADU's set forth in EHB 1337 will increase supply and variety of housing options early in time to address the insufficient housing Mount Vernon, and most other jurisdictions in the State of Washington, are experiencing (Washington State Department of Commerce. (August 2023). *Guidance for Accessory Dwelling Units in Washington State*. Olympia, WA. Retrieved on February 15, 2023 https://mrsc.org/explore-topics/housing-homelessness/housing/accessory-dwelling-units); and

WHEREAS, the City adopts as findings the Washington State Department of Commerce below-listed benefits of ADUs in their publication titled "Guidance for Accessory Dwelling Units in Washington State" published in August of 2023. The City further adopts the Department of Commerce conclusion that "ADUs can be an effective and 'gentle' way of helping to accommodate the state's growing population."

i. Add to the diversity of housing options.
ii. Provide a housing type that blends in well with existing low density residential neighborhoods.
iii. Cater to our state's changing demographics, including more seniors and smaller household sizes.
iv. Provide housing that is typically more affordable than traditional detached single-family homes.
v. Add housing units without expanding urban growth areas.
vi. Correct historic economic and racial exclusion by opening up single-family neighborhoods to more diverse housing and household types.
vii. Reduce climate impacts because ADUs tend to be smaller and use less energy than traditional single-family homes.
viii. Use existing infrastructure such as sewer, water and streets; and

WHEREAS, adoption of the Ordinance is consistent with the City's Comprehensive Plan including the following as goals, objectives and policies:

Goal, Objectives and Policies from the Housing Element of the Comprehensive Plan:

i. Housing Goal 1: Enhance Mount Vernon's cultural and economic vitality by encouraging the development of housing solutions of all types that provide for varied densities, sizes, costs and locations that are safe, decent, accessible, attractive, appealing and affordable to a diversity of ages, incomes, and cultural backgrounds.
ii. Objective 1.1: In City plans and zoning regulations, accommodate a variety of housing types that are attractive and compatible in design, and available to all economic segments of the community.
iii. Objective 2.1: Promote infill housing that is compatible with abutting housing styles and with the character of the existing neighborhood.
iv. Objective 4.1: Encourage the creation of ownership and rental housing that is affordable for all households within the City, with a particular emphasis on low, very-low, and extremely-low income households as defined by the U.S. Department of Housing and Urban Development (HUD).
v. Policy 4.1.4: Encourage affordable housing to be dispersed throughout the City, within each Census tract, rather than overly concentrated in a few locations.
vi. Objective 4.2: Prioritize the preservation of the affordability, health, safety and quality of the City's existing housing stock.

Policies from the Land Use Element of the Comprehensive Plan:

i. Policy 1.1.4: Continue to promote plans and policies that encourage in-fill residential projects in close proximity to neighborhood centers, shopping and retail facilities, parks, transit routes and other service uses.
ii. Policy 5.1.7: Encourage re-investment and rehabilitation of existing housing.
iii. Policy-5.1.12: Create and encourage development regulations that encourage in-fill development such as accessory dwelling units (ADUs) or zero lot line developments.

WHEREAS, RCW 36.70A.390 and RCW 35A.63.220 authorizes that, so long as a subsequent public hearing is held and a work plan is adopted, interim zoning controls can be in place for up to one year; and

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 authorize cities to adopt interim land use regulations the Mount Vernon City Council deems it to be in the public interest and to adopt the regulations set forth in this ordinance under this authority and its broad statutory authority of home rule; and

WHEREAS, consistent with RCW 35A.63.220 and RCW 36.70A.390 the City will hold a public hearing on the interim control within 60 days of adoption of this ordinance, and

WHEREAS, the City Council finds that an emergency exists within the City, and the interim regulations in this ordinance will stimulate the creation of additional ADU's; and

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION 1. RECITALS INCORPORATED. That the City Council adopts the recitals set forth above as its findings of fact justifying adoption of this Ordinance enacting official controls as set forth herein and incorporates those recitals as if set forth fully herein. The Council may adopt additional findings in the event that additional public hearings are held or evidence presented to the City Council.

SECTION 2. ADDITIONAL FINDINGS. The City Council adopts the additional findings and conclusions:

A. That pursuant to WAC 197-11-880, the adoption of this ordinance is necessary to avoid an imminent threat to public health or safety, to prevent an imminent danger to public or private property, or to prevent an imminent threat of serious environmental degradation and is exempt from the requirements of a threshold determination under the State Environmental Policy Act.

B. That the City adopts the proposed work plan which includes tasks for related studies with target completion dates providing for a longer period than six months attached as **Exhibit "A"** and incorporated herein by this reference.

SECTION 3. That Mount Vernon Municipal Code 17.73.110, Accessory dwelling units, be amended as follows:

17.73.110 Accessory dwelling units.

A. Accessory dwelling units shall be outright permitted uses in the following zoning districts: Single-Family Residential, Two-Family Residential, Multi-Family Residential, and Residential Agricultural codified within Chapters 17.15, 17.18, 17.24, 17.27, and 17.12 MVMC, respectively.

B. Accessory dwelling units are required to comply with the below listed regulations:

1. Accessory dwelling units may be established in or attached to a single-family, duplex, or multi-family dwelling unit(s), or in or attached to a detached structure on a legal lot by any one or by a combination of the following methods:

    a. Alteration or conversion of interior space of a dwelling; or

    b. Addition of attached living area onto an existing dwelling or accessory structure; or

    c. Construction of a detached living area.

2. Each single-family dwelling on a legal building lot shall have not more than two (2) accessory dwelling units.

3. The floor area of each accessory dwelling unit shall not exceed 1,000 square feet.

4. One off-street parking spaces shall be provided for each accessory dwelling unit located on a lot greater than 6,000 square feet; and one off-street parking space shall be provided for each accessory dwelling unit located on a lot smaller than 6,000 square feet. This parking for each accessory dwelling unit shall be in addition to other parking requirements for the single-family, duplex, or multi-family structures required under Chapters 17.15 or 17.84 of the Mount Vernon Municipal Code.

5. The accessory and principal dwelling unit(s) shall comply with all applicable requirements of the building, fire, and zoning codes in effect when a technically complete application for an accessory dwelling unit is submitted to the city.

6. Accessory dwelling units detached from a single-family, duplex, or multi-family dwelling unit(s) can be located on a property line abutting an alley.

7. Accessory dwelling units must be created at the same time, or following, the construction of a primary/principal use on a site in the form of a single-family detached, duplex, or multi-family residential structure(s) depending on the site zoning. Accessory dwelling units shall not be classified as accessory structures under the provisions of MVMC 17.06.010 definitions for "accessory building" or "accessory use".

8. A permit for an accessory dwelling unit shall not be transferable to any lot other than the lot described in the application.

9. All accessory dwelling units shall also be subject to the condition that such a permit shall automatically expire whenever:

    a. The accessory dwelling unit is substantially altered and is thus no longer in conformance with the approved plans; or

    b. The subject lot ceases to maintain the number of off-street parking spaces required under MVMC 17.73.110(4); or

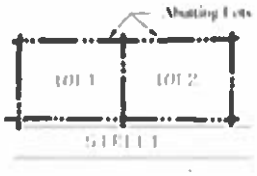
c. The applicant ceases to own or reside in either the principal or the accessory dwelling unit.

10. One of the dwelling units shall be occupied by one or more owners of the property as the owner's permanent and principal residence. "Owners" shall include title holders and contract purchasers. The owner shall file a certification of owner-occupancy with the development services department prior to the issuance of the permit to establish an accessory dwelling unit.

    a. The owner of a single-family dwelling with an accessory dwelling unit shall file an owner's certificate of occupancy in a form acceptable to the city attorney no later than April 1st of each year. Any person who falsely certifies that he or she resides in a dwelling unit at the stated address to satisfy the requirements of this section shall be subject to the violation and penalty provisions of MVMC Title 19.

SECTION 4. That the definitions of "Accessory Building", "Accessory Use", and "Alley" within Mount Vernon Municipal Code 17.06.010, A definitions, be amended as follows:

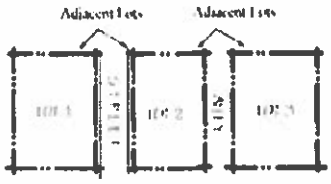
"Abutting" means to have boundaries that touch. When two parcels have a street or alley that runs between the two parcels, the two parcels are not abutting.



"Accessory building" means a subordinate building, the use of which is incidental to the use of the main building on the same lot where the building shall not exceed the height of and 50 percent of the existing gross floor area of the principal or main building. This definition shall not apply to Accessory Dwelling Units regulated under MVMC 17.73.110.

"Accessory use" means a use incidental and subordinate in area, extent and purpose to the principal use and located on the same lot or in the same building as the principal or main use served on the same lot. This does not preclude the subject property from being subdivided through a binding site plan process at the time of development or following the development of the proposed primary and accessory uses. Construction or initiation of an accessory use shall be concurrent with the primary permitted use or following the development and/or the commencement of the primary permitted use. Accessory dwelling units regulated under MVMC 17.73.110 are not required to be incidental and subordinate in area, extent and purpose to the principal use.

"Adjacent" means lots located across a public street, railroad, or right-of-way.

"Affordable Housing" the definition found in  and "Affordable Housing Unit". See Chapter 17.73 MVMC.

"Agricultural use" means:

A. The growing of crops, except marijuana;

B. The sale of products produced on the premises except marijuana; provided, that the lot area is greater than two acres; and provided, that only one sales stand, 450 square feet or less, shall be permitted; and

C. The raising of livestock, except commercial hogs; provided that the operation conforms to all applicable health laws; and provided, that no more than one hoofed animal (excluding sucklings) shall be permitted for each one-half acre lot area. In no case shall any building housing livestock be located less than 200 feet from any property line.

"Alley" means a public thoroughfare which affords secondary access to the rear of abutting property and is not intended for general traffic circulation.

"Alteration" means a change or rearrangement of structural parts, or an enlargement by extension of the existing structural parts, of a building, or the moving of a building from one location to another, or any change in addition to or modification of occupancy, business, commercial, industrial, or similar uses. The installation or rearrangement of partitions affecting more than one-third of a single floor area shall be considered an alteration.

Area, Building. "Building area" means the total ground coverage of a building or structure which provides shelter, measured from the outside of its external walls or supporting members or from a point four feet in from the outside edge of a cantilevered roof.

"Area median income" or "AMI," means an income estimate developed with U.S. Census data and an inflation factor based on the Congressional Budget Office (CBO) forecast of the national Consumer Price Index (CPI). The U.S. Department of Housing and Urban Development (HUD) calculates and releases this data on a yearly basis.

Area, Site. "Site area" means the total horizontal area within the property lines, excluding external streets.

"Awning" means a shelter, typically for a pedestrian walkway, that projects from and is supported by the exterior wall of a building. Awnings have noncombustible frames but may have combustible coverings. Awnings may be fixed, retractable, folding or collapsible. Any structure which extends above any adjacent parapet or roof of a supporting building is not included within the definition of awning.

SECTION 5. That Mount Vernon Municipal Code 17.102.020, Expansion, alteration, or reconstruction of nonconforming buildings utilized for conforming uses, be amended as follows:

A. Ordinary maintenance and repair of a nonconforming building or structure and its equipment or fixtures are permitted; provided, that the value of the repair does not exceed 50 percent of the fair market value as established by an insurance company, appraisal, or other equal and fair method. If a nonconforming building is damaged or destroyed by fire, earthquake, explosion, act of God, or public enemy, or other similar event beyond the control of the property owner, it may be reconstructed to the extent of 100 percent of the replacement cost of the structure. Such damaged or destroyed building or structure may be reconstructed and utilized for any conforming use based on dimensions that do not exceed those contained in the footprint at the time of the damage or destruction, and within the height of the structure at the time of the damage or destruction, and except for any applicable setback provisions, must conform to the building code and applicable underlying zoning district development standards for reconstruction of nonconforming structures; provided, that (1) application is made for the permits necessary to restore the building within six months of the date the damage occurred, (2) all permits are obtained, and (3) the restoration is completed within two years of permit issuance.

B. Except as set out below, an existing nonconforming building or structure utilized for a conforming use may be enlarged or expanded only if it conforms to the regulations of this document and of the building code such that, when completed, it will no longer be a nonconforming building or structure. Structures or buildings located within the "urban mixed-use" environmental designation under the city's shoreline master program (or any successor thereto) that were (1) legally established; and (2) are utilized for a conforming use; but (3) are nonconforming with regard to setback requirements may be enlarged or expanded and utilized for any conforming use under the applicable zoning classification; provided, that any such enlargement or expansion: (4) does not result in a further extension of the building footprint into restricted setbacks under the applicable zoning classification; (5) does not extend the footprint of the structure any closer to the shoreline than the current design; (6) will not interfere with or obstruct dedicated public access routes to the shoreline, per applicable requirements set out herein; (7) will meet any construction standards enacted by the city to protect adjacent flood risk reduction structures; and (8) will otherwise adhere to underlying development and building regulations. (Ord. 3513 § 3, 2011).

C. Existing structures shall not be considered nonconforming when being converted to an accessory dwelling unit if they violate current code requirements for setbacks or lot coverage.

SECTION 6. That Mount Vernon Municipal Code 17.102.025, Expansion, alteration, or reconstruction of nonconforming buildings and uses, be amended as follows:

17.102.025 Expansion, alteration, or reconstruction of nonconforming buildings and uses.
An existing nonconforming building and/or nonconforming use may not be enlarged, expanded, altered, or reconstructed for the continuance of its nonconformity or nonconformities, except as allowed under

MVMC 17.102.020 and by granting of a nonconforming alteration permit under this chapter. (Ord. 3873 § 3, 2023; Ord. 3775 § 17, 2019).

SECTION 7. EFFECTIVE PERIOD. This ordinance shall apply for one year from the date of its adoption unless earlier terminated or not renewed after a subsequent public hearing is held.

SECTION 8. HEARING TO BE HELD. Pursuant to RCW 36.70A.390 and/or RCW 35A.63.220, the City Council shall hold a public hearing on this of its moratorium within 60 days on the adopted interim ordinance.

SECTION 9. CITY TO CONSIDER PERMANENT REGULATIONS. The City Council hereby directs that the City's Development Services Department continue research on ways to encourage accessory dwelling units, and to proceed with drafting proposed permanent regulations to be considered through the City's public participation process including allowing for public input and providing for public hearings before the Planning Commission and City Council.

SECTION 10. SEVERABILITY. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

SECTION 11. EFFECTIVE DATE AND DECLARATION OF EMERGENCY. The City Council hereby declares that an emergency exists necessitating that this Ordinance take effect immediately upon passage by a majority plus one of the whole membership of the Council, and that the same is not subject to a referendum. The adoption of the interim regulations within this Ordinance needs to be immediately implemented to address the on-going housing crisis. This Ordinance will not affect any existing rights, or any vested applications previously submitted to the City.

SECTION 12. ORDINANCE TO BE TRANSMITTED TO DEPARTMENT. Pursuant to RCW 36.70A.106, this Interim Ordinance shall be transmitted to the Washington State Department of Commerce as required by law.

PASSED AND ADOPTED this 13th day of March, 2024

SIGNED AND APPROVED this 14th day of March, 2024

Peter Donovan, Mayor

Becky Jensen, City Clerk

Approved as to form:

Kevin Rogerson, City Attorney

Published March 16, 2024

EXHIBIT A

WORK PLAN TO JUSTIFY INTERIM REGULATIONS FOR UP TO ONE YEAR FROM ADOPTION OF THIS ORDINANCE

A. **April to June 2024**: study of potential impacts to existing and future neighborhoods, transportation and utility systems

B. **July - August 2024**: meetings with City Council, Planning Commission, and other interested parties to discuss the interim regulations

C. **September to December 2024**: Commerce, SEPA, Notice of Public Hearings

D. **January - March 2025:**
   a. Public hearing(s) before the Planning Commission
   b. Public hearings before the City Council
   c. Adoption of permanent development regulations

City of MOUNT VERNON

Ordinance

Number	3892
Date	5/8/2024
Keywords	Municipal Code Amendment, Chapters 17.73, 17.09, and 17.102, Accessory Dwelling Units

ORDINANCE NO. 3892

AN ORDINANCE OF THE CITY OF MOUNT VERNON, WASHINGTON, RATIFYING, RENEWING, CONFIRMING, AND CONTINUING INTERIM LAND USE REGULATIONS PREVIOUSLY ADOPTED BY COUNCIL THROUGH ORDINANCE 3887 PURSUANT TO RCW 35A.63.220 AND RCW 36.70A.390 WITH FURTHER AMENDMENT; RELATING TO ACCESSORY DWELLING UNITS; ADOPTING FINDINGS OF FACT JUSTIFYING ITS ACTION; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, RCW 36.70A.390 and RCW 35A.63.220 authorizes the City of Mount Vernon to enact interim regulations while new regulations are considered and prepared; and requires the City to hold a public hearing on interim regulations within 60-days of adoption; and

WHEREAS, on March 13, 2024, at a regularly scheduled City Council meeting, the City Council declared an emergency and adopted immediate interim regulations by unanimous passage of Ordinance 3887 regulating accessory dwelling units, adopting findings of fact, and directing City staff schedule the necessary public hearings as required by law within 60-days; and

WHEREAS, Pursuant to RCW 36.70A.390 and/or RCW 35A.63.220, Ordinance 3887 included a work plan and findings of fact allowing the regulations in this Ordinance to be in effect for up to one year; and

WHEREAS, on May 8, 2024, the City held a public hearing regarding the continuation of the interim controls established by Ordinance 3887; and

WHEREAS, prior to the May 8, 2024 the City through further review and study finds that the number of new parking spaces required on properties wishing to construct accessory dwelling unit(s) through existing development regulation when legal non-conforming properties wish to construct accessory dwelling units constitutes a further chilling effect on the development of accessory dwelling units; and

WHEREAS, the City finds that additional on-site parking to bring legal non-conforming properties into conformance is unnecessary; and

WHEREAS, to address the concerns regarding the number of parking spaces on sites where accessory dwelling units could be developed this Ordinance further amends regulations set forth in MVMC 17.102.020, Expansion, alteration, or reconstruction of nonconforming buildings utilized for conforming uses to address additional on-site parking space concerns as set forth therein; and

WHEREAS, the City finds an emergency continues to exists as set forth in Ordinance No. 3887 and that there remains an urgent need to increase overall the affordable housing inventory in the City to mitigate the impacts of homelessness and financial strain being suffered by individuals and families.

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION 1. **RECITALS INCORPORATED.** City Council adopts the recitals set forth above as additional findings of fact justifying adoption of this Ordinance and reaffirms the adoption of the findings in Ordinance 3887 enacting interim and official controls and incorporates those findings (including their recitals) as if set forth fully herein. The Council may adopt additional findings in the event additional public hearings are held or evidence presented to the City Council. The City Council makes the following additional findings in support of the adoption of this Ordinance and Ordinance 3887:

SECTION 2. **ADDITIONAL FINDINGS.** The City Council adopts these additional findings and conclusions:

1. After hearing all public testimony, reviewing staff reports, the City's Comprehensive Plan and the legislative record in its entirety the City Council finds that: i) an emergency exists, and ii) the continuance of interim controls regulating accessory dwelling units, as amended, is justified until the City can fully study the issue and that permanent development regulations be adopted through the City's normal legislative process; and

2. Continuing Ordinance 3887 as amended herein with the new on-site parking regulations contained with this Ordinance, are necessary for the immediate preservation of the public welfare, economic vitality, and continued creation of housing until additional review has been completed, any necessary code revisions have been adopted by the City Council and is a legitimate exercise of the City's police power.

3. The work plan adopted with Ordinance 3887, which includes tasks for related studies with target completion dates providing for a longer period than six months, remains in place to justify the interim regulations being in place for more than six months.

SECTION 3. That the City Council hereby ratifies, continues, and renews the interim controls and zoning regulations in their entirety adopted through Ordinance 3887 as amended herein and its associated attachments. The interim regulations in Ordinance 3887 along with amendments herein the new on-site parking regulations contained within this Ordinance, will remain in effect until the City completes the otherwise required legislative process for the adoption of code amendments. City Council shall make a decision to terminate the interim controls and regulations by ordinance, and termination shall not otherwise be presumed to have occurred. The City shall hold all necessary public hearings and adopt new findings as required under RCW 35A.63.220 and RCW 36.70A.390 if necessary and justified to continue the imposition of this Ordinance and Ordinance 3887 until the City's review has been completed.

SECTION 4. That Mount Vernon Municipal Code 17.102.020, Expansion, alteration, or reconstruction of nonconforming buildings utilized for conforming uses, be amended as follows:

A. Ordinary maintenance and repair of a nonconforming building or structure and its equipment or fixtures are permitted; provided, that the value of the repair does not exceed 50 percent of the fair market value as established by an insurance company, appraisal, or other equal and fair method. If a nonconforming building is damaged or destroyed by fire, earthquake, explosion, act of God, or public enemy, or other similar event beyond the control of the property owner, it may be reconstructed to the extent of 100 percent of the replacement cost of the structure. Such damaged or destroyed building or structure may be reconstructed and utilized for any conforming use based on dimensions that do not exceed those contained in the footprint at the time of the damage or destruction, and within the height of the structure at the time of the damage or destruction, and except for any applicable setback provisions, must conform to the building code and applicable underlying zoning district development

standards for reconstruction of nonconforming structures; provided, that (1) application is made for the permits necessary to restore the building within six months of the date the damage occurred, (2) all permits are obtained, and (3) the restoration is completed within two years of permit issuance.

B. Except as set out below, an existing nonconforming building or structure utilized for a conforming use may be enlarged or expanded only if it conforms to the regulations of this document and of the building code such that, when completed, it will no longer be a nonconforming building or structure. Structures or buildings located within the "urban mixed-use" environmental designation under the city's shoreline master program (or any successor thereto) that were (1) legally established; and (2) are utilized for a conforming use; but (3) are nonconforming with regard to setback requirements may be enlarged or expanded and utilized for any conforming use under the applicable zoning classification; provided, that any such enlargement or expansion: (4) does not result in a further extension of the building footprint into restricted setbacks under the applicable zoning classification; (5) does not extend the footprint of the structure any closer to the shoreline than the current design; (6) will not interfere with or obstruct dedicated public access routes to the shoreline, per applicable requirements set out herein; (7) will meet any construction standards enacted by the city to protect adjacent flood risk reduction structures; and (8) will otherwise adhere to underlying development and building regulations.

C. Existing structures shall not be considered nonconforming when being converted to an accessory dwelling unit if they violate current code requirements for setbacks or lot coverage.

D. Existing structures and sites shall not be considered nonconforming when accessory dwelling unit(s) are constructed within or attached to an existing structure, or when accessory dwelling unit(s) are constructed on a site when the existing code requirements for off-street parking are not code compliant.

SECTION 5. The Mount Vernon Municipal Code 17.73.110, Accessory Dwelling Units, is amended as follows:

17.73.110 Accessory dwelling units.

A. Accessory dwelling units shall be outright permitted uses in the following zoning districts: Single-Family Residential, Two-Family Residential, Multi-Family Residential, and Residential Agricultural codified within Chapters 17.15, 17.18, 17.24, 17.27, and 17.12 MVMC, respectively.

B. Accessory dwelling units are required to comply with the below listed regulations:

1. Accessory dwelling units may be established in or attached to a single-family, duplex, or multi-family dwelling unit(s), or in or attached to a detached structure on a legal lot by any one or by a combination of the following methods:

   a. Alteration or conversion of interior space of a dwelling; or

   b. Addition of attached living area onto an existing dwelling or accessory structure; or

   c. Construction of a detached living area.

2. Each single-family dwelling on a legal building lot shall have not more than two (2) accessory dwelling units.

3. The floor area of each accessory dwelling unit shall not exceed 1,000 square feet.

4. One off-street parking spaces shall be provided for each accessory dwelling unit located on a lot greater than 6,000 square feet; and one off-street parking space shall be provided for each accessory dwelling unit located on a lot smaller than 6,000 square feet. This parking for each accessory dwelling unit shall be in addition to other parking requirements for the single-family, duplex, or multi-family structures required under Chapters 17.15 or 17.84 of the Mount Vernon Municipal Code.
5. Accessory dwelling units detached from a single-family, duplex, or multi-family dwelling unit(s) can be located on a property line abutting an alley.
6. Accessory dwelling units must be created at the same time, or following, the construction of a primary/principal use on a site in the form of a single-family detached, duplex, or multi-family residential structure(s) depending on the site zoning. Accessory dwelling units shall not be classified as accessory structures under the provisions of MVMC 17.06.010 definitions for "accessory building" or "accessory use".
7. A permit for an accessory dwelling unit shall not be transferable to any lot other than the lot described in the application.
8. All accessory dwelling units shall also be subject to the condition that such a permit shall automatically expire whenever:
    a. The accessory dwelling unit is substantially altered and is thus no longer in conformance with the approved plans; or
    b. The subject lot ceases to maintain the number of off-street parking spaces required for the Accessory Dwelling Unit under MVMC 17.73.110(4); or
    c. The applicant ceases to own or reside in either the principal or the accessory dwelling unit.
9. One of the dwelling units shall be occupied by one or more owners of the property as the owner's permanent and principal residence. "Owners" shall include title holders and contract purchasers. The owner shall file a certification of owner-occupancy with the development services department prior to the issuance of the permit to establish an accessory dwelling unit.
    a. The owner of a single-family dwelling with an accessory dwelling unit shall file an owner's certificate of occupancy in a form acceptable to the city attorney no later than April 1st of each year. Any person who falsely certifies that he or she resides in a dwelling unit at the stated address to satisfy the requirements of this section shall be subject to the violation and penalty provisions of MVMC Title 19.

SECTION 6. EFFECTIVE PERIOD. This ordinance shall apply for a maximum of one year from the adoption of Ordinance 3887 unless earlier terminated or not renewed after a subsequent public hearing is held.

SECTION 7. CITY TO CONSIDER PERMANENT REGULATIONS. The City Council hereby directs that the City's Development Services Department continue research on ways to encourage accessory dwelling units, and to continue with drafting proposed permanent regulations to be considered through the City's public participation process including allowing for public input and providing for public hearings before the Planning Commission and City Council.

SECTION 8. **SEVERABILITY.** If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

SECTION 9. **EFFECTIVE DATE AND DECLARATION OF EMERGENCY.** The City Council hereby declares that an emergency exists necessitating that this Ordinance take effect immediately upon passage by a majority plus one of the whole membership of the Council, and that the same is not subject to a referendum. The adoption of the interim regulations within this Ordinance need to be immediately implemented to address the on-going housing crisis. This Ordinance will not affect any existing rights, or any vested applications previously submitted to the City.

SECTION 10. **ORDINANCE TO BE TRANSMITTED TO DEPARTMENT**. Pursuant to RCW 36.70A.106, this Interim Ordinance shall be transmitted to the Washington State Department of Commerce as required by law.

PASSED AND ADOPTED this 8th day of May, 2024

SIGNED AND APPROVED this 13th day of May, 2024.

P. Donovan

Peter Donovan, Mayor

Attest:

Becky Jensen

Becky Jensen, City Clerk

Approved as to form:

Kevin Rogerson, City Attorney

Published May 11, 2024

EXHIBIT A

ORDINANCE 3887

ORDINANCE NO. 3887

AN ORDINANCE OF THE CITY OF MOUNT VERNON, WASHINGTON, ENACTING INTERIM LAND USE REGULATIONS AND OFFICIAL CONTROLS AMENDING PORTIONS OF MOUNT VERNON MUNICIPAL CODE CHAPTERS 17.73, 17.06, AND 17.102 RELATED TO ACCESSORY DWELLING UNITS (ADUs), DECLARING AN EMERGENCY NECESSITATING IMMEDIATE ENACTION OF INTERIM CONTROLS, ENTERING LEGISLATIVE FINDINGS, PROVIDING FOR SEVERABILITY, ADOPTING A WORK PLAN, AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, cities have the right and general responsibility to enact laws for the protection of the public health, safety, general welfare, economic vitality, economic growth, and morals; and

WHEREAS, the City of Mount Vernon is a Code City planning under the Washington State Growth Management Act (GMA) pursuant to RCW 36.70A.040; and

WHEREAS, on May 8, 2023 Governor Inslee signed into law Engrossed House Bill (EHB) 1337, amending RCW 36.70A requiring cities like Mount Vernon to enact significant changes to how ADUs are regulated; and

WHEREAS, the State Legislature made (in part) the following findings in EHB 1337 which the City, in turn, also adopts as findings particular to its jurisdiction:

i. Washington state is experiencing a housing affordability crisis.
ii. Many communities across the state are in need of more housing for renters across the income spectrum.
iii. Many cities dedicate the majority of residentially zoned land to single detached houses that are increasingly financially out of reach for many households.
iv. Due to their smaller size, accessory dwelling units can provide a more affordable housing option in those single-family zones.
v. The legislature intends to promote and encourage the creation of accessory dwelling units as a means to address the need for additional affordable housing options; and

WHEREAS, ADU's are frequently rented below market rate and provide additional affordable housing stock and options; and

WHEREAS, data (including point in time data of persons experiencing homelessness in Skagit County collected over the years) presented by Community Action of Skagit County's Housing Resource Center shows that those defined as chronically homeless and those at imminent risk of losing housing in Skagit County are on the rise. This county-wide trend is of concern to the City because Mount Vernon has the greatest number of residents of any incorporated city or town in Skagit County; and

WHEREAS, there is an urgent need to increase overall the affordable housing inventory in the City to mitigate the impacts of homelessness and financial strain of individuals and families at imminent risk of losing housing; and

WHEREAS, early adoption of state requirements pertaining to ADU's set forth in EHB 1337 shall mitigate impacts to persons facing homelessness or imminent risk of homelessness by providing increased housing opportunities and increased opportunity for home security in the City earlier in time than what is mandated in state law; and

WHEREAS, early adoption of state requirements pertaining to ADU's set forth in EHB 1337 will increase supply and variety of housing options early in time to address the insufficient housing Mount Vernon, and most other jurisdictions in the State of Washington, are experiencing (Washington State Department of Commerce. (August 2023). *Guidance for Accessory Dwelling Units in Washington State*. Olympia, WA. Retrieved on February 15, 2023 https://mrsc.org/explore-topics/housing-homelessness/housing/accessory-dwelling-units); and

WHEREAS, the City adopts as findings the Washington State Department of Commerce below-listed benefits of ADUs in their publication titled "Guidance for Accessory Dwelling Units in Washington State" published in August of 2023. The City further adopts the Department of Commerce conclusion that "ADUs can be an effective and 'gentle' way of helping to accommodate the state's growing population."

i. Add to the diversity of housing options.
ii. Provide a housing type that blends in well with existing low density residential neighborhoods.
iii. Cater to our state's changing demographics, including more seniors and smaller household sizes.
iv. Provide housing that is typically more affordable than traditional detached single-family homes.
v. Add housing units without expanding urban growth areas.
vi. Correct historic economic and racial exclusion by opening up single-family neighborhoods to more diverse housing and household types.
vii. Reduce climate impacts because ADUs tend to be smaller and use less energy than traditional single-family homes.
viii. Use existing infrastructure such as sewer, water and streets; and

WHEREAS, adoption of the Ordinance is consistent with the City's Comprehensive Plan including the following as goals, objectives and policies:

Goal, Objectives and Policies from the Housing Element of the Comprehensive Plan:

i. Housing Goal 1: Enhance Mount Vernon's cultural and economic vitality by encouraging the development of housing solutions of all types that provide for varied densities, sizes, costs and locations that are safe, decent, accessible, attractive, appealing and affordable to a diversity of ages, incomes, and cultural backgrounds.
ii. Objective 1.1: In City plans and zoning regulations, accommodate a variety of housing types that are attractive and compatible in design, and available to all economic segments of the community.
iii. Objective 2.1: Promote infill housing that is compatible with abutting housing styles and with the character of the existing neighborhood.
iv. Objective 4.1: Encourage the creation of ownership and rental housing that is affordable for all households within the City, with a particular emphasis on low, very-low, and extremely-low income households as defined by the U.S. Department of Housing and Urban Development (HUD).
v. Policy 4.1.4: Encourage affordable housing to be dispersed throughout the City, within each Census tract, rather than overly concentrated in a few locations.
vi. Objective 4.2: Prioritize the preservation of the affordability, health, safety and quality of the City's existing housing stock.

Policies from the Land Use Element of the Comprehensive Plan:

i. Policy 1.1.4: Continue to promote plans and policies that encourage in-fill residential projects in close proximity to neighborhood centers, shopping and retail facilities, parks, transit routes and other service uses.
ii. Policy 5.1.7: Encourage re-investment and rehabilitation of existing housing.
iii. Policy-5.1.12: Create and encourage development regulations that encourage in-fill development such as accessory dwelling units (ADUs) or zero lot line developments.

WHEREAS, RCW 36.70A.390 and RCW 35A.63.220 authorizes that, so long as a subsequent public hearing is held and a work plan is adopted, interim zoning controls can be in place for up to one year; and

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 authorize cities to adopt interim land use regulations the Mount Vernon City Council deems it to be in the public interest and to adopt the regulations set forth in this ordinance under this authority and its broad statutory authority of home rule; and

WHEREAS, consistent with RCW 35A.63.220 and RCW 36.70A.390 the City will hold a public hearing on the interim control within 60 days of adoption of this ordinance, and

WHEREAS, the City Council finds that an emergency exists within the City, and the interim regulations in this ordinance will stimulate the creation of additional ADU's; and

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION 1. RECITALS INCORPORATED. That the City Council adopts the recitals set forth above as its findings of fact justifying adoption of this Ordinance enacting official controls as set forth herein and incorporates those recitals as if set forth fully herein. The Council may adopt additional findings in the event that additional public hearings are held or evidence presented to the City Council.

SECTION 2. ADDITIONAL FINDINGS. The City Council adopts the additional findings and conclusions:

A. That pursuant to WAC 197-11-880, the adoption of this ordinance is necessary to avoid an imminent threat to public health or safety, to prevent an imminent danger to public or private property, or to prevent an imminent threat of serious environmental degradation and is exempt from the requirements of a threshold determination under the State Environmental Policy Act.

B. That the City adopts the proposed work plan which includes tasks for related studies with target completion dates providing for a longer period than six months attached as **Exhibit "A"** and incorporated herein by this reference.

SECTION 3. That Mount Vernon Municipal Code 17.73.110, Accessory dwelling units, be amended as follows:

17.73.110 Accessory dwelling units.

A. Accessory dwelling units shall be outright permitted uses in the following zoning districts: Single-Family Residential, Two-Family Residential, Multi-Family Residential, and Residential Agricultural codified within Chapters 17.15, 17.18, 17.24, 17.27, and 17.12 MVMC, respectively.

B. Accessory dwelling units are required to comply with the below listed regulations:

1. Accessory dwelling units may be established in or attached to a single-family, duplex, or multi-family dwelling unit(s), or in or attached to a detached structure on a legal lot by any one or by a combination of the following methods:

   a. Alteration or conversion of interior space of a dwelling; or

   b. Addition of attached living area onto an existing dwelling or accessory structure; or

   c. Construction of a detached living area.

2. Each single-family dwelling on a legal building lot shall have not more than two (2) accessory dwelling units.

3. The floor area of each accessory dwelling unit shall not exceed 1,000 square feet.

4. One off-street parking spaces shall be provided for each accessory dwelling unit located on a lot greater than 6,000 square feet; and one off-street parking space shall be provided for each accessory dwelling unit located on a lot smaller than 6,000 square feet. This parking for each accessory dwelling unit shall be in addition to other parking requirements for the single-family, duplex, or multi-family structures required under Chapters 17.15 or 17.84 of the Mount Vernon Municipal Code.

5. The accessory and principal dwelling unit(s) shall comply with all applicable requirements of the building, fire, and zoning codes in effect when a technically complete application for an accessory dwelling unit is submitted to the city.

6. Accessory dwelling units detached from a single-family, duplex, or multi-family dwelling unit(s) can be located on a property line abutting an alley.

7. Accessory dwelling units must be created at the same time, or following, the construction of a primary/principal use on a site in the form of a single-family detached, duplex, or multi-family residential structure(s) depending on the site zoning. Accessory dwelling units shall not be classified as accessory structures under the provisions of MVMC 17.06.010 definitions for "accessory building" or "accessory use".

8. A permit for an accessory dwelling unit shall not be transferable to any lot other than the lot described in the application.

9. All accessory dwelling units shall also be subject to the condition that such a permit shall automatically expire whenever:

   a. The accessory dwelling unit is substantially altered and is thus no longer in conformance with the approved plans; or

   b. The subject lot ceases to maintain the number of off-street parking spaces required under MVMC 17.73.110(4); or

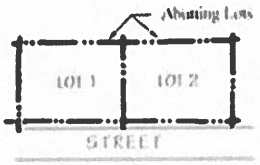
c. The applicant ceases to own or reside in either the principal or the accessory dwelling unit.

10. One of the dwelling units shall be occupied by one or more owners of the property as the owner's permanent and principal residence. "Owners" shall include title holders and contract purchasers. The owner shall file a certification of owner-occupancy with the development services department prior to the issuance of the permit to establish an accessory dwelling unit.

    a. The owner of a single-family dwelling with an accessory dwelling unit shall file an owner's certificate of occupancy in a form acceptable to the city attorney no later than April 1st of each year. Any person who falsely certifies that he or she resides in a dwelling unit at the stated address to satisfy the requirements of this section shall be subject to the violation and penalty provisions of MVMC Title 19.

SECTION 4. That the definitions of "Accessory Building", "Accessory Use", and "Alley" within Mount Vernon Municipal Code 17.06.010, A definitions, be amended as follows:

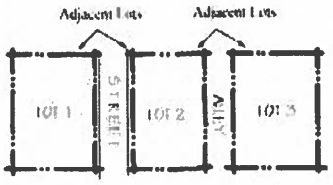
"Abutting" means to have boundaries that touch. When two parcels have a street or alley that runs between the two parcels, the two parcels are not abutting.



"Accessory building" means a subordinate building, the use of which is incidental to the use of the main building on the same lot where the building shall not exceed the height of and 50 percent of the existing gross floor area of the principal or main building. This definition shall not apply to Accessory Dwelling Units regulated under MVMC 17.73.110.

"Accessory use" means a use incidental and subordinate in area, extent and purpose to the principal use and located on the same lot or in the same building as the principal or main use served on the same lot. This does not preclude the subject property from being subdivided through a binding site plan process at the time of development or following the development of the proposed primary and accessory uses. Construction or initiation of an accessory use shall be concurrent with the primary permitted use or following the development and/or the commencement of the primary permitted use. Accessory dwelling units regulated under MVMC 17.73.110 are not required to be incidental and subordinate in area, extent and purpose to the principal use.

"Adjacent" means lots located across a public street, railroad, or right-of-way.

"Affordable Housing"  and "Affordable Housing Unit". See the definition found in Chapter 17.73 MVMC.

"Agricultural use" means:

A. The growing of crops, except marijuana;

B. The sale of products produced on the premises except marijuana; provided, that the lot area is greater than two acres; and provided, that only one sales stand, 450 square feet or less, shall be permitted; and

C. The raising of livestock, except commercial hogs; provided that the operation conforms to all applicable health laws; and provided, that no more than one hoofed animal (excluding sucklings) shall be permitted for each one-half acre lot area. In no case shall any building housing livestock be located less than 200 feet from any property line.

"Alley" means a public thoroughfare which affords secondary access to the rear of abutting property and is not intended for general traffic circulation.

"Alteration" means a change or rearrangement of structural parts, or an enlargement by extension of the existing structural parts, of a building, or the moving of a building from one location to another, or any change in addition to or modification of occupancy, business, commercial, industrial, or similar uses. The installation or rearrangement of partitions affecting more than one-third of a single floor area shall be considered an alteration.

Area, Building. "Building area" means the total ground coverage of a building or structure which provides shelter, measured from the outside of its external walls or supporting members or from a point four feet in from the outside edge of a cantilevered roof.

"Area median income" or "AMI," means an income estimate developed with U.S. Census data and an inflation factor based on the Congressional Budget Office (CBO) forecast of the national Consumer Price Index (CPI). The U.S. Department of Housing and Urban Development (HUD) calculates and releases this data on a yearly basis.

Area, Site. "Site area" means the total horizontal area within the property lines, excluding external streets.

"Awning" means a shelter, typically for a pedestrian walkway, that projects from and is supported by the exterior wall of a building. Awnings have noncombustible frames but may have combustible coverings. Awnings may be fixed, retractable, folding or collapsible. Any structure which extends above any adjacent parapet or roof of a supporting building is not included within the definition of awning.

SECTION 5. That Mount Vernon Municipal Code 17.102.020, Expansion, alteration, or reconstruction of nonconforming buildings utilized for conforming uses, be amended as follows:

A. Ordinary maintenance and repair of a nonconforming building or structure and its equipment or fixtures are permitted; provided, that the value of the repair does not exceed 50 percent of the fair market value as established by an insurance company, appraisal, or other equal and fair method. If a nonconforming building is damaged or destroyed by fire, earthquake, explosion, act of God, or public enemy, or other similar event beyond the control of the property owner, it may be reconstructed to the extent of 100 percent of the replacement cost of the structure. Such damaged or destroyed building or structure may be reconstructed and utilized for any conforming use based on dimensions that do not exceed those contained in the footprint at the time of the damage or destruction, and within the height of the structure at the time of the damage or destruction, and except for any applicable setback provisions, must conform to the building code and applicable underlying zoning district development standards for reconstruction of nonconforming structures; provided, that (1) application is made for the permits necessary to restore the building within six months of the date the damage occurred, (2) all permits are obtained, and (3) the restoration is completed within two years of permit issuance.

B. Except as set out below, an existing nonconforming building or structure utilized for a conforming use may be enlarged or expanded only if it conforms to the regulations of this document and of the building code such that, when completed, it will no longer be a nonconforming building or structure. Structures or buildings located within the "urban mixed-use" environmental designation under the city's shoreline master program (or any successor thereto) that were (1) legally established; and (2) are utilized for a conforming use; but (3) are nonconforming with regard to setback requirements may be enlarged or expanded and utilized for any conforming use under the applicable zoning classification; provided, that any such enlargement or expansion: (4) does not result in a further extension of the building footprint into restricted setbacks under the applicable zoning classification; (5) does not extend the footprint of the structure any closer to the shoreline than the current design; (6) will not interfere with or obstruct dedicated public access routes to the shoreline, per applicable requirements set out herein; (7) will meet any construction standards enacted by the city to protect adjacent flood risk reduction structures; and (8) will otherwise adhere to underlying development and building regulations. (Ord. 3513 § 3, 2011).

C. Existing structures shall not be considered nonconforming when being converted to an accessory dwelling unit if they violate current code requirements for setbacks or lot coverage.

SECTION 6. That Mount Vernon Municipal Code 17.102.025, Expansion, alteration, or reconstruction of nonconforming buildings and uses, be amended as follows:

17.102.025 Expansion, alteration, or reconstruction of nonconforming buildings and uses.
An existing nonconforming building and/or nonconforming use may not be enlarged, expanded, altered, or reconstructed for the continuance of its nonconformity or nonconformities, except as allowed under

MVMC 17.102.020 and by granting of a nonconforming alteration permit under this chapter. (Ord. 3873 § 3, 2023; Ord. 3775 § 17, 2019).

SECTION 7. EFFECTIVE PERIOD. This ordinance shall apply for one year from the date of its adoption unless earlier terminated or not renewed after a subsequent public hearing is held.

SECTION 8. HEARING TO BE HELD. Pursuant to RCW 36.70A.390 and/or RCW 35A.63.220, the City Council shall hold a public hearing on this of its moratorium within 60 days on the adopted interim ordinance.

SECTION 9. CITY TO CONSIDER PERMANENT REGULATIONS. The City Council hereby directs that the City's Development Services Department continue research on ways to encourage accessory dwelling units, and to proceed with drafting proposed permanent regulations to be considered through the City's public participation process including allowing for public input and providing for public hearings before the Planning Commission and City Council.

SECTION 10. SEVERABILITY. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

SECTION 11. EFFECTIVE DATE AND DECLARATION OF EMERGENCY. The City Council hereby declares that an emergency exists necessitating that this Ordinance take effect immediately upon passage by a majority plus one of the whole membership of the Council, and that the same is not subject to a referendum. The adoption of the interim regulations within this Ordinance needs to be immediately implemented to address the on-going housing crisis. This Ordinance will not affect any existing rights, or any vested applications previously submitted to the City.

SECTION 12. ORDINANCE TO BE TRANSMITTED TO DEPARTMENT. Pursuant to RCW 36.70A.106, this Interim Ordinance shall be transmitted to the Washington State Department of Commerce as required by law.

PASSED AND ADOPTED this 13th day of March, 2024

SIGNED AND APPROVED this ____ day of ____, 2024

_____
Peter Donovan, Mayor

_____
Becky Jensen, City Clerk

Approved as to form:

_____
Kevin Rogerson, City Attorney

Published March 16, 2024

EXHIBIT A

WORK PLAN TO JUSTIFY INTERIM REGULATIONS FOR UP TO ONE YEAR FROM ADOPTION OF THIS ORDINANCE

A. **April to June 2024**: study of potential impacts to existing and future neighborhoods, transportation and utility systems

B. **July - August 2024**: meetings with City Council, Planning Commission, and other interested parties to discuss the interim regulations

C. **September to December 2024**: Commerce, SEPA, Notice of Public Hearings

D. **January - March 2025:**
   a. Public hearing(s) before the Planning Commission
   b. Public hearings before the City Council
   c. Adoption of permanent development regulations

City of MOUNT VERNON

Ordinance

Number	3909
Date	3/12/2025
Keywords	Municipal Code Amendment, ChaptersChapters 17.73, 17.09, and 17.102, Accessory Dwelling Units

ORDINANCE NO. 3909

AN ORDINANCE OF THE CITY OF MOUNT VERNON, WASHINGTON, RATIFYING, RENEWING, CONFIRMING, AND CONTINUING INTERIM LAND USE REGULATIONS PREVIOUSLY ADOPTED BY THE CITY COUNCIL OF MOUNT VERNON, WA THROUGH ORDINANCE 3887 PASSED ON MARCH 13, 2024 AND AMENDED THROUGH ORDINANCE 3892 PASSED ON MAY 8, 2024 PURSUANT TO RCW 35A.63.220 AND RCW 36.70A.390; RELATING TO ACCESSORY DWELLING UNITS, AND UPDATING THE WORK PLAN TO ESTABLISH PERMANENT REGULATIONS.

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 authorizes the City of Mount Vernon to enact interim zoning ordinances and regulations while new plans or regulations are considered and prepared and will not be rendered moot and to hold a public hearing on such regulations within 60 days of the commencement; and

WHEREAS, pursuant to the Growth Management Act (GMA), Chapter 36.70A RCW, the City Council has adopted the City of Mount Vernon Comprehensive Plan and Title 17 MVMC, the City of Mount Vernon Zoning Code, for the areas within the City of Mount Vernon's Urban Growth Area; and

WHEREAS, RCW 35A.62.220 and RCW 36.70A.390 authorizes the City Council to renew an interim zoning ordinance or interim official control for one or more six month-periods if a subsequent public hearing is held and findings of fact are made prior to each renewal; and

WHEREAS, on March 13, 2024, at a regularly scheduled City Council meeting, the City Council declared an emergency and adopted immediate interim regulations by unanimous passage of Ordinance 3887 regulating accessory dwelling units, adopting findings of fact, and directing City staff schedule the necessary public hearings as required by law within 60-days; and

WHEREAS, Ordinance 3887 included a work plan and findings of fact allowing the regulations in this Ordinance to be in effect for up to one year; and

WHEREAS, on May 8, 2024, the Mount Vernon City Council (Council) held a public hearing on Ordinance 3887 and adopted Ordinance 3892 affirming an emergency, the adoption of revised interim control regulations for accessory dwelling units; and adopting additional findings of fact to justify the City Council's action (Exhibit A); and

WHEREAS, Pursuant to RCW 36.70A.390 and/or RCW 35A.63.220, the interim ADU regulations placed into effect through Ordinance 3887, as amended through Ordinance 3892, will expire unless City Council takes action to renew the regulations; and

WHEREAS, public notice of the City Council's March 12, 2025 hearing was published in the Skagit Valley Herald's classified section on February 27, 2025; and,

WHEREAS, On March 12, 2025, the City held a public hearing regarding the continuation of the interim controls established by Ordinance 3887 and amended by Ordinance 3892; and

WHEREAS, the City finds an emergency continues to exists as set forth in Ordinance No. 3887 and Ordinance No. 3892 and that there remains an urgent need to increase overall the affordable housing inventory in the City to mitigate the impacts of homelessness and financial strain being suffered by individuals and families.

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION 1. RECITALS INCORPORATED. City Council adopts the recitals set forth above as additional findings of fact justifying adoption of this Ordinance and reaffirms the adoption of the findings in Ordinance 3887 and 3892 enacting interim and official controls and incorporates those findings (including their recitals) as if set forth fully herein. The Council may adopt additional findings in the event additional public hearings are held or evidence presented to the City Council. The City Council makes the following additional findings in support of the adoption of this Ordinance and Ordinance 3887, as amended through Ordinance 3892:

SECTION 2. ADDITIONAL FINDINGS. The City Council adopts these additional findings and conclusions:

1. After hearing all public testimony, reviewing staff reports, the City's Comprehensive Plan and the legislative record in its entirety the City Council finds that: i) an emergency exists, and ii) the continuance of interim controls regulating accessory dwelling units, as amended, is justified until the City can fully study the issue and that permanent development regulations be adopted through the City's normal legislative process; and

2. The Comprehensive Plan contains policies concerning ADUs (e.g., Housing Element, Policy 2.1.4) not consistent with state legislation signed into law under Engrossed House Hill (EHB) 1337, amending RCW 36.70A, which required cities like Mount Vernon to enact significant changes to how ADUs are regulated. The Comprehensive Plan policies must be revised before permanent regulations can be adopted to ensure consistency between implementing regulations and policies, as required by law including but not limited to RCW 36.70A.130(1)(e).

3. The activities identified in the work plan adopted with Ordinance 3887 have not been satisfied. Necessary changes to the City's Comprehensive Plan identified in the work plan require coordination with the City's mandated periodic update to the Comprehensive Plan.

4. The work plan adopted with Ordinance 3887 is therefore hereby amended to align with the work plan for the City's periodic update to the Comprehensive Plan (Exhibit B).

SECTION 3. That the City Council hereby ratifies, continues, and renews the interim controls and zoning regulations in their entirety adopted through Ordinance 3887 as amended by Ordinance 3892 (Exhibit A). The interim regulations in Ordinance 3887 and Ordinance 3892 (Exhibit A) will remain in effect for six months period of time or until the City completes the otherwise required legislative process for the adoption of code amendments whichever is sooner. City Council shall make a decision to terminate the interim controls and regulations by ordinance, and termination shall not otherwise be presumed to have occurred. The City shall hold all necessary public hearings and adopt new findings as required under RCW 35A.63.220 and RCW 36.70A.390 if necessary and justified to continue the imposition of this Ordinance and Ordinances 3887 and 3892 until the City's review has been completed.

SECTION 4. EFFECTIVE PERIOD. This ordinance shall apply for a maximum of six-months from adoption unless earlier terminated or not renewed after a subsequent public hearing is held.

SECTION 5. CITY TO CONSIDER PERMANENT REGULATIONS. The City Council hereby directs that the City's Development Services Department continue research on ways to encourage accessory dwelling units, and to continue with drafting proposed permanent regulations to be considered through the City's public participation process including allowing for public input and providing for public hearings before the Planning Commission and City Council.

SECTION 6. **SEVERABILITY.** If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

SECTION 7. **EFFECTIVE DATE AND DECLARATION OF EMERGENCY.** The City Council hereby declares that an emergency exists necessitating that this Ordinance take effect immediately upon passage by a majority plus one of the whole membership of the Council, and that the same is not subject to a referendum. The adoption of the interim regulations within this Ordinance need to be immediately implemented to address the on-going housing crisis. This Ordinance will not affect any existing rights, or any vested applications previously submitted to the City.

SECTION 8. **ORDINANCE TO BE TRANSMITTED TO DEPARTMENT**. Pursuant to RCW 36.70A.106, this Interim Ordinance shall be transmitted to the Washington State Department of Commerce as required by law.

PASSED AND ADOPTED this 12th day of March, 2025

SIGNED AND APPROVED this 17th day of March, 2025.

Peter Donovan, Mayor

Attest:

Becky Jensen, City Clerk

Approved as to form:

Kevin Rogerson, City Attorney

Published March 15, 2025

EXHIBIT A

ORDINANCE 3892

City of MOUNT VERNON

Ordinance

Number	3892
Date	5/8/2024
Keywords	Municipal Code Amendment, Chapters 17.73, 17.09, and 17.102, Accessory Dwelling Units

ORDINANCE NO. 3892

AN ORDINANCE OF THE CITY OF MOUNT VERNON, WASHINGTON, RATIFYING, RENEWING, CONFIRMING, AND CONTINUING INTERIM LAND USE REGULATIONS PREVIOUSLY ADOPTED BY COUNCIL THROUGH ORDINANCE 3887 PURSUANT TO RCW 35A.63.220 AND RCW 36.70A.390 WITH FURTHER AMENDMENT; RELATING TO ACCESSORY DWELLING UNITS; ADOPTING FINDINGS OF FACT JUSTIFYING ITS ACTION; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, RCW 36.70A.390 and RCW 35A.63.220 authorizes the City of Mount Vernon to enact interim regulations while new regulations are considered and prepared; and requires the City to hold a public hearing on interim regulations within 60-days of adoption; and

WHEREAS, on March 13, 2024, at a regularly scheduled City Council meeting, the City Council declared an emergency and adopted immediate interim regulations by unanimous passage of Ordinance 3887 regulating accessory dwelling units, adopting findings of fact, and directing City staff schedule the necessary public hearings as required by law within 60-days; and

WHEREAS, Pursuant to RCW 36.70A.390 and/or RCW 35A.63.220, Ordinance 3887 included a work plan and findings of fact allowing the regulations in this Ordinance to be in effect for up to one year; and

WHEREAS, on May 8, 2024, the City held a public hearing regarding the continuation of the interim controls established by Ordinance 3887; and

WHEREAS, prior to the May 8, 2024 the City through further review and study finds that the number of new parking spaces required on properties wishing to construct accessory dwelling unit(s) through existing development regulation when legal non-conforming properties wish to construct accessory dwelling units constitutes a further chilling effect on the development of accessory dwelling units; and

WHEREAS, the City finds that additional on-site parking to bring legal non-conforming properties into conformance is unnecessary; and

WHEREAS, to address the concerns regarding the number of parking spaces on sites where accessory dwelling units could be developed this Ordinance further amends regulations set forth in MVMC 17.102.020, Expansion, alteration, or reconstruction of nonconforming buildings utilized for conforming uses to address additional on-site parking space concerns as set forth therein; and

WHEREAS, the City finds an emergency continues to exists as set forth in Ordinance No. 3887 and that there remains an urgent need to increase overall the affordable housing inventory in the City to mitigate the impacts of homelessness and financial strain being suffered by individuals and families.

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION 1. **RECITALS INCORPORATED.** City Council adopts the recitals set forth above as additional findings of fact justifying adoption of this Ordinance and reaffirms the adoption of the findings in Ordinance 3887 enacting interim and official controls and incorporates those findings (including their recitals) as if set forth fully herein. The Council may adopt additional findings in the event additional public hearings are held or evidence presented to the City Council. The City Council makes the following additional findings in support of the adoption of this Ordinance and Ordinance 3887:

SECTION 2. **ADDITIONAL FINDINGS.** The City Council adopts these additional findings and conclusions:

1. After hearing all public testimony, reviewing staff reports, the City's Comprehensive Plan and the legislative record in its entirety the City Council finds that: i) an emergency exists, and ii) the continuance of interim controls regulating accessory dwelling units, as amended, is justified until the City can fully study the issue and that permanent development regulations be adopted through the City's normal legislative process; and

2. Continuing Ordinance 3887 as amended herein with the new on-site parking regulations contained with this Ordinance, are necessary for the immediate preservation of the public welfare, economic vitality, and continued creation of housing until additional review has been completed, any necessary code revisions have been adopted by the City Council and is a legitimate exercise of the City's police power.

3. The work plan adopted with Ordinance 3887, which includes tasks for related studies with target completion dates providing for a longer period than six months, remains in place to justify the interim regulations being in place for more than six months.

SECTION 3. That the City Council hereby ratifies, continues, and renews the interim controls and zoning regulations in their entirety adopted through Ordinance 3887 as amended herein and its associated attachments. The interim regulations in Ordinance 3887 along with amendments herein the new on-site parking regulations contained within this Ordinance, will remain in effect until the City completes the otherwise required legislative process for the adoption of code amendments. City Council shall make a decision to terminate the interim controls and regulations by ordinance, and termination shall not otherwise be presumed to have occurred. The City shall hold all necessary public hearings and adopt new findings as required under RCW 35A.63.220 and RCW 36.70A.390 if necessary and justified to continue the imposition of this Ordinance and Ordinance 3887 until the City's review has been completed.

SECTION 4. That Mount Vernon Municipal Code 17.102.020, Expansion, alteration, or reconstruction of nonconforming buildings utilized for conforming uses, be amended as follows:

A. Ordinary maintenance and repair of a nonconforming building or structure and its equipment or fixtures are permitted; provided, that the value of the repair does not exceed 50 percent of the fair market value as established by an insurance company, appraisal, or other equal and fair method. If a nonconforming building is damaged or destroyed by fire, earthquake, explosion, act of God, or public enemy, or other similar event beyond the control of the property owner, it may be reconstructed to the extent of 100 percent of the replacement cost of the structure. Such damaged or destroyed building or structure may be reconstructed and utilized for any conforming use based on dimensions that do not exceed those contained in the footprint at the time of the damage or destruction, and within the height of the structure at the time of the damage or destruction, and except for any applicable setback provisions, must conform to the building code and applicable underlying zoning district development

standards for reconstruction of nonconforming structures; provided, that (1) application is made for the permits necessary to restore the building within six months of the date the damage occurred, (2) all permits are obtained, and (3) the restoration is completed within two years of permit issuance.

B. Except as set out below, an existing nonconforming building or structure utilized for a conforming use may be enlarged or expanded only if it conforms to the regulations of this document and of the building code such that, when completed, it will no longer be a nonconforming building or structure. Structures or buildings located within the "urban mixed-use" environmental designation under the city's shoreline master program (or any successor thereto) that were (1) legally established; and (2) are utilized for a conforming use; but (3) are nonconforming with regard to setback requirements may be enlarged or expanded and utilized for any conforming use under the applicable zoning classification; provided, that any such enlargement or expansion: (4) does not result in a further extension of the building footprint into restricted setbacks under the applicable zoning classification; (5) does not extend the footprint of the structure any closer to the shoreline than the current design; (6) will not interfere with or obstruct dedicated public access routes to the shoreline, per applicable requirements set out herein; (7) will meet any construction standards enacted by the city to protect adjacent flood risk reduction structures; and (8) will otherwise adhere to underlying development and building regulations.

C. Existing structures shall not be considered nonconforming when being converted to an accessory dwelling unit if they violate current code requirements for setbacks or lot coverage.

D. Existing structures and sites shall not be considered nonconforming when accessory dwelling unit(s) are constructed within or attached to an existing structure, or when accessory dwelling unit(s) are constructed on a site when the existing code requirements for off-street parking are not code compliant.

SECTION 5. The Mount Vernon Municipal Code 17.73.110, Accessory Dwelling Units, is amended as follows:

17.73.110 Accessory dwelling units.

A. Accessory dwelling units shall be outright permitted uses in the following zoning districts: Single-Family Residential, Two-Family Residential, Multi-Family Residential, and Residential Agricultural codified within Chapters 17.15, 17.18, 17.24, 17.27, and 17.12 MVMC, respectively.

B. Accessory dwelling units are required to comply with the below listed regulations:

1. Accessory dwelling units may be established in or attached to a single-family, duplex, or multi-family dwelling unit(s), or in or attached to a detached structure on a legal lot by any one or by a combination of the following methods:

   a. Alteration or conversion of interior space of a dwelling; or

   b. Addition of attached living area onto an existing dwelling or accessory structure; or

   c. Construction of a detached living area.

2. Each single-family dwelling on a legal building lot shall have not more than two (2) accessory dwelling units.

3. The floor area of each accessory dwelling unit shall not exceed 1,000 square feet.

4. One off-street parking spaces shall be provided for each accessory dwelling unit located on a lot greater than 6,000 square feet; and one off-street parking space shall be provided for each accessory dwelling unit located on a lot smaller than 6,000 square feet. This parking for each accessory dwelling unit shall be in addition to other parking requirements for the single-family, duplex, or multi-family structures required under Chapters 17.15 or 17.84 of the Mount Vernon Municipal Code.
5. Accessory dwelling units detached from a single-family, duplex, or multi-family dwelling unit(s) can be located on a property line abutting an alley.
6. Accessory dwelling units must be created at the same time, or following, the construction of a primary/principal use on a site in the form of a single-family detached, duplex, or multi-family residential structure(s) depending on the site zoning. Accessory dwelling units shall not be classified as accessory structures under the provisions of MVMC 17.06.010 definitions for "accessory building" or "accessory use".
7. A permit for an accessory dwelling unit shall not be transferable to any lot other than the lot described in the application.
8. All accessory dwelling units shall also be subject to the condition that such a permit shall automatically expire whenever:
    a. The accessory dwelling unit is substantially altered and is thus no longer in conformance with the approved plans; or
    b. The subject lot ceases to maintain the number of off-street parking spaces required for the Accessory Dwelling Unit under MVMC 17.73.110(4); or
    c. The applicant ceases to own or reside in either the principal or the accessory dwelling unit.
9. One of the dwelling units shall be occupied by one or more owners of the property as the owner's permanent and principal residence. "Owners" shall include title holders and contract purchasers. The owner shall file a certification of owner-occupancy with the development services department prior to the issuance of the permit to establish an accessory dwelling unit.
    a. The owner of a single-family dwelling with an accessory dwelling unit shall file an owner's certificate of occupancy in a form acceptable to the city attorney no later than April 1st of each year. Any person who falsely certifies that he or she resides in a dwelling unit at the stated address to satisfy the requirements of this section shall be subject to the violation and penalty provisions of MVMC Title 19.

SECTION 6. EFFECTIVE PERIOD. This ordinance shall apply for a maximum of one year from the adoption of Ordinance 3887 unless earlier terminated or not renewed after a subsequent public hearing is held.

SECTION 7. CITY TO CONSIDER PERMANENT REGULATIONS. The City Council hereby directs that the City's Development Services Department continue research on ways to encourage accessory dwelling units, and to continue with drafting proposed permanent regulations to be considered through the City's public participation process including allowing for public input and providing for public hearings before the Planning Commission and City Council.

SECTION 8. **SEVERABILITY.** If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

SECTION 9. **EFFECTIVE DATE AND DECLARATION OF EMERGENCY.** The City Council hereby declares that an emergency exists necessitating that this Ordinance take effect immediately upon passage by a majority plus one of the whole membership of the Council, and that the same is not subject to a referendum. The adoption of the interim regulations within this Ordinance need to be immediately implemented to address the on-going housing crisis. This Ordinance will not affect any existing rights, or any vested applications previously submitted to the City.

SECTION 10. **ORDINANCE TO BE TRANSMITTED TO DEPARTMENT**. Pursuant to RCW 36.70A.106, this Interim Ordinance shall be transmitted to the Washington State Department of Commerce as required by law.

PASSED AND ADOPTED this 8th day of May, 2024

SIGNED AND APPROVED this 13th day of May, 2024.

Peter Donovan, Mayor

Attest:

Becky Jensen, City Clerk

Approved as to form:

Kevin Rogerson, City Attorney

Published May 11, 2024

EXHIBIT A

ORDINANCE 3887

ORDINANCE NO. 3887

AN ORDINANCE OF THE CITY OF MOUNT VERNON, WASHINGTON, ENACTING INTERIM LAND USE REGULATIONS AND OFFICIAL CONTROLS AMENDING PORTIONS OF MOUNT VERNON MUNICIPAL CODE CHAPTERS 17.73, 17.06, AND 17.102 RELATED TO ACCESSORY DWELLING UNITS (ADUs), DECLARING AN EMERGENCY NECESSITATING IMMEDIATE ENACTION OF INTERIM CONTROLS, ENTERING LEGISLATIVE FINDINGS, PROVIDING FOR SEVERABILITY, ADOPTING A WORK PLAN, AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, cities have the right and general responsibility to enact laws for the protection of the public health, safety, general welfare, economic vitality, economic growth, and morals; and

WHEREAS, the City of Mount Vernon is a Code City planning under the Washington State Growth Management Act (GMA) pursuant to RCW 36.70A.040; and

WHEREAS, on May 8, 2023 Governor Inslee signed into law Engrossed House Bill (EHB) 1337, amending RCW 36.70A requiring cities like Mount Vernon to enact significant changes to how ADUs are regulated; and

WHEREAS, the State Legislature made (in part) the following findings in EHB 1337 which the City, in turn, also adopts as findings particular to its jurisdiction:

i. Washington state is experiencing a housing affordability crisis.
ii. Many communities across the state are in need of more housing for renters across the income spectrum.
iii. Many cities dedicate the majority of residentially zoned land to single detached houses that are increasingly financially out of reach for many households.
iv. Due to their smaller size, accessory dwelling units can provide a more affordable housing option in those single-family zones.
v. The legislature intends to promote and encourage the creation of accessory dwelling units as a means to address the need for additional affordable housing options; and

WHEREAS, ADU's are frequently rented below market rate and provide additional affordable housing stock and options; and

WHEREAS, data (including point in time data of persons experiencing homelessness in Skagit County collected over the years) presented by Community Action of Skagit County's Housing Resource Center shows that those defined as chronically homeless and those at imminent risk of losing housing in Skagit County are on the rise. This county-wide trend is of concern to the City because Mount Vernon has the greatest number of residents of any incorporated city or town in Skagit County; and

WHEREAS, there is an urgent need to increase overall the affordable housing inventory in the City to mitigate the impacts of homelessness and financial strain of individuals and families at imminent risk of losing housing; and

WHEREAS, early adoption of state requirements pertaining to ADU's set forth in EHB 1337 shall mitigate impacts to persons facing homelessness or imminent risk of homelessness by providing increased housing opportunities and increased opportunity for home security in the City earlier in time than what is mandated in state law; and

WHEREAS, early adoption of state requirements pertaining to ADU's set forth in EHB 1337 will increase supply and variety of housing options early in time to address the insufficient housing Mount Vernon, and most other jurisdictions in the State of Washington, are experiencing (Washington State Department of Commerce. (August 2023). *Guidance for Accessory Dwelling Units in Washington State*. Olympia, WA. Retrieved on February 15, 2023 https://mrsc.org/explore-topics/housing-homelessness/housing/accessory-dwelling-units); and

WHEREAS, the City adopts as findings the Washington State Department of Commerce below-listed benefits of ADUs in their publication titled "Guidance for Accessory Dwelling Units in Washington State" published in August of 2023. The City further adopts the Department of Commerce conclusion that "ADUs can be an effective and 'gentle' way of helping to accommodate the state's growing population."

i. Add to the diversity of housing options.
ii. Provide a housing type that blends in well with existing low density residential neighborhoods.
iii. Cater to our state's changing demographics, including more seniors and smaller household sizes.
iv. Provide housing that is typically more affordable than traditional detached single-family homes.
v. Add housing units without expanding urban growth areas.
vi. Correct historic economic and racial exclusion by opening up single-family neighborhoods to more diverse housing and household types.
vii. Reduce climate impacts because ADUs tend to be smaller and use less energy than traditional single-family homes.
viii. Use existing infrastructure such as sewer, water and streets; and

WHEREAS, adoption of the Ordinance is consistent with the City's Comprehensive Plan including the following as goals, objectives and policies:

Goal, Objectives and Policies from the Housing Element of the Comprehensive Plan:

i. Housing Goal 1: Enhance Mount Vernon's cultural and economic vitality by encouraging the development of housing solutions of all types that provide for varied densities, sizes, costs and locations that are safe, decent, accessible, attractive, appealing and affordable to a diversity of ages, incomes, and cultural backgrounds.
ii. Objective 1.1: In City plans and zoning regulations, accommodate a variety of housing types that are attractive and compatible in design, and available to all economic segments of the community.
iii. Objective 2.1: Promote infill housing that is compatible with abutting housing styles and with the character of the existing neighborhood.
iv. Objective 4.1: Encourage the creation of ownership and rental housing that is affordable for all households within the City, with a particular emphasis on low, very-low, and extremely-low income households as defined by the U.S. Department of Housing and Urban Development (HUD).
v. Policy 4.1.4: Encourage affordable housing to be dispersed throughout the City, within each Census tract, rather than overly concentrated in a few locations.
vi. Objective 4.2: Prioritize the preservation of the affordability, health, safety and quality of the City's existing housing stock.

Policies from the Land Use Element of the Comprehensive Plan:

i. Policy 1.1.4: Continue to promote plans and policies that encourage in-fill residential projects in close proximity to neighborhood centers, shopping and retail facilities, parks, transit routes and other service uses.
ii. Policy 5.1.7: Encourage re-investment and rehabilitation of existing housing.
iii. Policy-5.1.12: Create and encourage development regulations that encourage in-fill development such as accessory dwelling units (ADUs) or zero lot line developments.

WHEREAS, RCW 36.70A.390 and RCW 35A.63.220 authorizes that, so long as a subsequent public hearing is held and a work plan is adopted, interim zoning controls can be in place for up to one year; and

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 authorize cities to adopt interim land use regulations the Mount Vernon City Council deems it to be in the public interest and to adopt the regulations set forth in this ordinance under this authority and its broad statutory authority of home rule; and

WHEREAS, consistent with RCW 35A.63.220 and RCW 36.70A.390 the City will hold a public hearing on the interim control within 60 days of adoption of this ordinance, and

WHEREAS, the City Council finds that an emergency exists within the City, and the interim regulations in this ordinance will stimulate the creation of additional ADU's; and

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION 1. RECITALS INCORPORATED. That the City Council adopts the recitals set forth above as its findings of fact justifying adoption of this Ordinance enacting official controls as set forth herein and incorporates those recitals as if set forth fully herein. The Council may adopt additional findings in the event that additional public hearings are held or evidence presented to the City Council.

SECTION 2. ADDITIONAL FINDINGS. The City Council adopts the additional findings and conclusions:

A. That pursuant to WAC 197-11-880, the adoption of this ordinance is necessary to avoid an imminent threat to public health or safety, to prevent an imminent danger to public or private property, or to prevent an imminent threat of serious environmental degradation and is exempt from the requirements of a threshold determination under the State Environmental Policy Act.

B. That the City adopts the proposed work plan which includes tasks for related studies with target completion dates providing for a longer period than six months attached as **Exhibit "A"** and incorporated herein by this reference.

SECTION 3. That Mount Vernon Municipal Code 17.73.110, Accessory dwelling units, be amended as follows:

17.73.110 Accessory dwelling units.

A. Accessory dwelling units shall be outright permitted uses in the following zoning districts: Single-Family Residential, Two-Family Residential, Multi-Family Residential, and Residential Agricultural codified within Chapters 17.15, 17.18, 17.24, 17.27, and 17.12 MVMC, respectively.

B. Accessory dwelling units are required to comply with the below listed regulations:

1. Accessory dwelling units may be established in or attached to a single-family, duplex, or multi-family dwelling unit(s), or in or attached to a detached structure on a legal lot by any one or by a combination of the following methods:

    a. Alteration or conversion of interior space of a dwelling; or

    b. Addition of attached living area onto an existing dwelling or accessory structure; or

    c. Construction of a detached living area.

2. Each single-family dwelling on a legal building lot shall have not more than two (2) accessory dwelling units.

3. The floor area of each accessory dwelling unit shall not exceed 1,000 square feet.

4. One off-street parking spaces shall be provided for each accessory dwelling unit located on a lot greater than 6,000 square feet; and one off-street parking space shall be provided for each accessory dwelling unit located on a lot smaller than 6,000 square feet. This parking for each accessory dwelling unit shall be in addition to other parking requirements for the single-family, duplex, or multi-family structures required under Chapters 17.15 or 17.84 of the Mount Vernon Municipal Code.

5. The accessory and principal dwelling unit(s) shall comply with all applicable requirements of the building, fire, and zoning codes in effect when a technically complete application for an accessory dwelling unit is submitted to the city.

6. Accessory dwelling units detached from a single-family, duplex, or multi-family dwelling unit(s) can be located on a property line abutting an alley.

7. Accessory dwelling units must be created at the same time, or following, the construction of a primary/principal use on a site in the form of a single-family detached, duplex, or multi-family residential structure(s) depending on the site zoning. Accessory dwelling units shall not be classified as accessory structures under the provisions of MVMC 17.06.010 definitions for "accessory building" or "accessory use".

8. A permit for an accessory dwelling unit shall not be transferable to any lot other than the lot described in the application.

9. All accessory dwelling units shall also be subject to the condition that such a permit shall automatically expire whenever:

    a. The accessory dwelling unit is substantially altered and is thus no longer in conformance with the approved plans; or

    b. The subject lot ceases to maintain the number of off-street parking spaces required under MVMC 17.73.110(4); or

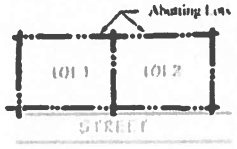
c. The applicant ceases to own or reside in either the principal or the accessory dwelling unit.

10. One of the dwelling units shall be occupied by one or more owners of the property as the owner's permanent and principal residence. "Owners" shall include title holders and contract purchasers. The owner shall file a certification of owner-occupancy with the development services department prior to the issuance of the permit to establish an accessory dwelling unit.

    a. The owner of a single-family dwelling with an accessory dwelling unit shall file an owner's certificate of occupancy in a form acceptable to the city attorney no later than April 1st of each year. Any person who falsely certifies that he or she resides in a dwelling unit at the stated address to satisfy the requirements of this section shall be subject to the violation and penalty provisions of MVMC Title 19.

SECTION 4. That the definitions of "Accessory Building", "Accessory Use", and "Alley" within Mount Vernon Municipal Code 17.06.010, A definitions, be amended as follows:

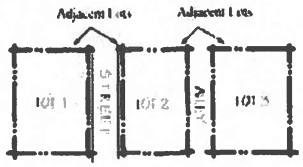
"Abutting" means to have boundaries that touch. When two parcels have a street or alley that runs between the two parcels, the two parcels are not abutting.



"Accessory building" means a subordinate building, the use of which is incidental to the use of the main building on the same lot where the building shall not exceed the height of and 50 percent of the existing gross floor area of the principal or main building. This definition shall not apply to Accessory Dwelling Units regulated under MVMC 17.73.110.

"Accessory use" means a use incidental and subordinate in area, extent and purpose to the principal use and located on the same lot or in the same building as the principal or main use served on the same lot. This does not preclude the subject property from being subdivided through a binding site plan process at the time of development or following the development of the proposed primary and accessory uses. Construction or initiation of an accessory use shall be concurrent with the primary permitted use or following the development and/or the commencement of the primary permitted use. Accessory dwelling units regulated under MVMC 17.73.110 are not required to be incidental and subordinate in area, extent and purpose to the principal use.

"Adjacent" means lots located across a public street, railroad, or right-of-way.

"Affordable Housing" the definition found in  and "Affordable Housing Unit". See Chapter 17.73 MVMC.

"Agricultural use" means:

A. The growing of crops, except marijuana;

B. The sale of products produced on the premises except marijuana; provided, that the lot area is greater than two acres; and provided, that only one sales stand, 450 square feet or less, shall be permitted; and

C. The raising of livestock, except commercial hogs; provided that the operation conforms to all applicable health laws; and provided, that no more than one hoofed animal (excluding sucklings) shall be permitted for each one-half acre lot area. In no case shall any building housing livestock be located less than 200 feet from any property line.

"Alley" means a public thoroughfare which affords secondary access to the rear of abutting property and is not intended for general traffic circulation.

"Alteration" means a change or rearrangement of structural parts, or an enlargement by extension of the existing structural parts, of a building, or the moving of a building from one location to another, or any change in addition to or modification of occupancy, business, commercial, industrial, or similar uses. The installation or rearrangement of partitions affecting more than one-third of a single floor area shall be considered an alteration.

Area, Building. "Building area" means the total ground coverage of a building or structure which provides shelter, measured from the outside of its external walls or supporting members or from a point four feet in from the outside edge of a cantilevered roof.

"Area median income" or "AMI," means an income estimate developed with U.S. Census data and an inflation factor based on the Congressional Budget Office (CBO) forecast of the national Consumer Price Index (CPI). The U.S. Department of Housing and Urban Development (HUD) calculates and releases this data on a yearly basis.

Area, Site. "Site area" means the total horizontal area within the property lines, excluding external streets.

"Awning" means a shelter, typically for a pedestrian walkway, that projects from and is supported by the exterior wall of a building. Awnings have noncombustible frames but may have combustible coverings. Awnings may be fixed, retractable, folding or collapsible. Any structure which extends above any adjacent parapet or roof of a supporting building is not included within the definition of awning.

SECTION 5. That Mount Vernon Municipal Code 17.102.020, Expansion, alteration, or reconstruction of nonconforming buildings utilized for conforming uses, be amended as follows:

A. Ordinary maintenance and repair of a nonconforming building or structure and its equipment or fixtures are permitted; provided, that the value of the repair does not exceed 50 percent of the fair market value as established by an insurance company, appraisal, or other equal and fair method. If a nonconforming building is damaged or destroyed by fire, earthquake, explosion, act of God, or public enemy, or other similar event beyond the control of the property owner, it may be reconstructed to the extent of 100 percent of the replacement cost of the structure. Such damaged or destroyed building or structure may be reconstructed and utilized for any conforming use based on dimensions that do not exceed those contained in the footprint at the time of the damage or destruction, and within the height of the structure at the time of the damage or destruction, and except for any applicable setback provisions, must conform to the building code and applicable underlying zoning district development standards for reconstruction of nonconforming structures; provided, that (1) application is made for the permits necessary to restore the building within six months of the date the damage occurred, (2) all permits are obtained, and (3) the restoration is completed within two years of permit issuance.

B. Except as set out below, an existing nonconforming building or structure utilized for a conforming use may be enlarged or expanded only if it conforms to the regulations of this document and of the building code such that, when completed, it will no longer be a nonconforming building or structure. Structures or buildings located within the "urban mixed-use" environmental designation under the city's shoreline master program (or any successor thereto) that were (1) legally established; and (2) are utilized for a conforming use; but (3) are nonconforming with regard to setback requirements may be enlarged or expanded and utilized for any conforming use under the applicable zoning classification; provided, that any such enlargement or expansion: (4) does not result in a further extension of the building footprint into restricted setbacks under the applicable zoning classification; (5) does not extend the footprint of the structure any closer to the shoreline than the current design; (6) will not interfere with or obstruct dedicated public access routes to the shoreline, per applicable requirements set out herein; (7) will meet any construction standards enacted by the city to protect adjacent flood risk reduction structures; and (8) will otherwise adhere to underlying development and building regulations. (Ord. 3513 § 3, 2011).

C. Existing structures shall not be considered nonconforming when being converted to an accessory dwelling unit if they violate current code requirements for setbacks or lot coverage.

SECTION 6. That Mount Vernon Municipal Code 17.102.025, Expansion, alteration, or reconstruction of nonconforming buildings and uses, be amended as follows:

17.102.025 Expansion, alteration, or reconstruction of nonconforming buildings and uses.
An existing nonconforming building and/or nonconforming use may not be enlarged, expanded, altered, or reconstructed for the continuance of its nonconformity or nonconformities, except as allowed under

MVMC 17.102.020 and by granting of a nonconforming alteration permit under this chapter. (Ord. 3873 § 3, 2023; Ord. 3775 § 17, 2019).

SECTION 7. EFFECTIVE PERIOD. This ordinance shall apply for one year from the date of its adoption unless earlier terminated or not renewed after a subsequent public hearing is held.

SECTION 8. HEARING TO BE HELD. Pursuant to RCW 36.70A.390 and/or RCW 35A.63.220, the City Council shall hold a public hearing on this of its moratorium within 60 days on the adopted interim ordinance.

SECTION 9. CITY TO CONSIDER PERMANENT REGULATIONS. The City Council hereby directs that the City's Development Services Department continue research on ways to encourage accessory dwelling units, and to proceed with drafting proposed permanent regulations to be considered through the City's public participation process including allowing for public input and providing for public hearings before the Planning Commission and City Council.

SECTION 10. SEVERABILITY. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

SECTION 11. EFFECTIVE DATE AND DECLARATION OF EMERGENCY. The City Council hereby declares that an emergency exists necessitating that this Ordinance take effect immediately upon passage by a majority plus one of the whole membership of the Council, and that the same is not subject to a referendum. The adoption of the interim regulations within this Ordinance needs to be immediately implemented to address the on-going housing crisis. This Ordinance will not affect any existing rights, or any vested applications previously submitted to the City.

SECTION 12. ORDINANCE TO BE TRANSMITTED TO DEPARTMENT. Pursuant to RCW 36.70A.106, this Interim Ordinance shall be transmitted to the Washington State Department of Commerce as required by law.

PASSED AND ADOPTED this 13th day of March, 2024

SIGNED AND APPROVED this ____ day of ____, 2024

_____
Peter Donovan, Mayor

_____
Becky Jensen, City Clerk

Approved as to form:

_____
Kevin Rogerson, City Attorney

Published March 16, 2024

EXHIBIT A

WORK PLAN TO JUSTIFY INTERIM REGULATIONS FOR UP TO ONE YEAR FROM ADOPTION OF THIS ORDINANCE

A. **April to June 2024**: study of potential impacts to existing and future neighborhoods, transportation and utility systems

B. **July - August 2024**: meetings with City Council, Planning Commission, and other interested parties to discuss the interim regulations

C. **September to December 2024**: Commerce, SEPA, Notice of Public Hearings

D. **January - March 2025:**
   a. Public hearing(s) before the Planning Commission
   b. Public hearings before the City Council
   c. Adoption of permanent development regulations

EXHIBIT B

ORDINANCE 3909

WORK PLAN FOR ESTABLISHING PERMANENT REGULATIONS

A. **March to June 2025**: Study of potential impacts to existing and future neighborhoods, transportation and utility systems

B. **July 2025**: Meetings with City Council, Planning Commission, and other interested parties to discuss the interim regulations

C. **July to September 2025**: Commerce, SEPA, Public Hearing, and Adoption
   a. Commerce 60-day Notice
   b. SEPA
   c. Notice of Public Hearing
   d. Public hearing(s) before the Planning Commission
   e. Public hearing(s) before the City Council
   f. Adoption of permanent development regulations

EXHIBIT B

ORDINANCE 3909

WORK PLAN FOR ESTABLISHING PERMANENT REGULATIONS

A. **March to June 2025**: Study of potential impacts to existing and future neighborhoods, transportation and utility systems

B. **July 2025**: Meetings with City Council, Planning Commission, and other interested parties to discuss the interim regulations

C. **July to September 2025**: Commerce, SEPA, Public Hearing, and Adoption
   a. Commerce 60-day Notice
   b. SEPA
   c. Notice of Public Hearing
   d. Public hearing(s) before the Planning Commission
   e. Public hearing(s) before the City Council
   f. Adoption of permanent development regulations

City of MOUNT VERNON

Ordinance

Number	3918
Date	9/10/2025
Keywords	Renewal of interim regulations on Accessory Dwelling Units

ORDINANCE NO. 3918

AN ORDINANCE OF THE CITY OF MOUNT VERNON, WASHINGTON, RATIFYING, RENEWING, CONFIRMING, AND CONTINUING INTERIM LAND USE REGULATIONS PREVIOUSLY ADOPTED BY THE CITY COUNCIL OF MOUNT VERNON, WA THROUGH ORDINANCE 3887 PASSED ON MARCH 13, 2024 AND AMENDED THROUGH ORDINANCE 3892 PASSED ON MAY 8, 2024 AND RENEWED THROUGH ORDINANCE 3909 PURSUANT TO RCW 35A.63.220 AND RCW 36.70A.390; RELATING TO ACCESSORY DWELLING UNITS, AND UPDATING THE WORK PLAN TO ESTABLISH PERMANENT REGULATIONS.

WHEREAS, RCW 35A.63.220 authorizes the City of Mount Vernon to enact interim regulations while new plans or regulations are considered and prepared and will not be rendered moot and to hold a public hearing on such regulations within 60 days of the commencement; and

WHEREAS, pursuant to the Growth Management Act (GMA), Chapter 36.70A RCW, the City Council has adopted the City of Mount Vernon Comprehensive Plan and Title 17 MVMC, the City of Mount Vernon Zoning Code, for the areas within the City of Mount Vernon's Urban Growth Area; and

WHEREAS, the GMA pursuant to RCW 36.70A.390 provides that the City Council may adopt an interim zoning ordinance and interim official control in addition to authorization under RCW 35A.63.220; and

WHEREAS, on March 13, 2024, at a regularly scheduled City Council meeting, the City Council declared an emergency and adopted immediate interim regulations by unanimous passage of Ordinance 3887 regulating accessory dwelling units, adopting findings of fact, and directing City staff schedule the necessary public hearings as required by law within 60-days; and

WHEREAS, Pursuant to RCW 36.70A.390 and/or RCW 35A.63.220, Ordinance 3887 included a work plan and findings of fact allowing the regulations in this Ordinance to be in effect for up to one year; and

WHEREAS, on May 8, 2024, the Mount Vernon City Council (Council) held a public hearing and adopted Ordinance 3892 declaring an emergency, adopting revised interim control regulations for accessory dwelling units; and adopting additional findings of fact to justify the City Council's action (Exhibit A); and

WHEREAS, on March 12, 2025, the Council held a public hearing and adopted Ordinance 3909 renewing the interim control regulations for accessory dwelling units; and adopting a revised work plan (Exhibit A); and

WHEREAS, Pursuant to RCW 36.70A.390 and/or RCW 35A.63.220, the interim ADU regulations placed into effect through Ordinance 3887, as amended through Ordinance 3892 and renewed through Ordinance 3909, will expire unless City Council takes action to renew the regulations. Interim regulations may be renewed for one or more six-month periods, provided a subsequent hearing is held and findings of fact are made prior to each renewal; and

WHEREAS, public notice of the City Council's September 10, 2025 hearing was published in the Skagit Valley Herald's classified section on August 29, 2025; and,

WHEREAS, On September 10, 2025, the City held a public hearing regarding the continuation of the interim controls established by Ordinance 3887 and amended by Ordinance 3892 and renewed through Ordinance 3909; and

WHEREAS, the City finds an emergency continues to exists as set forth in Ordinance No. 3887 and Ordinance No. 3892 and that there remains an urgent need to increase overall the affordable housing inventory in the City to mitigate the impacts of homelessness and financial strain being suffered by individuals and families.

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION 1. **RECITALS INCORPORATED.** City Council adopts the recitals set forth above as additional findings of fact justifying adoption of this Ordinance and reaffirms the adoption of the findings in Ordinance 3887 and 3892 enacting interim and official controls and incorporates those findings (including their recitals) as if set forth fully herein. The Council may adopt additional findings in the event additional public hearings are held or evidence presented to the City Council. The City Council makes the following additional findings in support of the adoption of this Ordinance and Ordinance 3887, as amended through Ordinance 3892:

SECTION 2. **ADDITIONAL FINDINGS.** The City Council adopts these additional findings and conclusions:

1. After hearing all public testimony, reviewing staff reports, the City's Comprehensive Plan and the legislative record in its entirety the City Council finds that: i) an emergency exists, and ii) the continuance of interim controls regulating accessory dwelling units, as amended, is justified until the City can fully study the issue and that permanent development regulations be adopted through the City's normal legislative process; and

2. The activities identified in the work plan adopted with Ordinance 3887 have not been satisfied. This is in large part due to needed coordination with the City's required Periodic Update to the Comprehensive Plan, which currently contains policies concerning ADUs (e.g., Housing Element, Policy 2.1.4) that are not consistent with state legislation signed into law under Engrossed House Hill (EHB) 1337, amending RCW 36.70A, which required cities like Mount Vernon to enact significant changes to how ADUs are regulated. The Comprehensive Plan policies must be revised before permanent regulations can be adopted, in order to ensure consistency between implementing regulations and policies, as required by RCW 36.70A.130(1)(e).

3. Ordinance 3909 updated the work plan adopted in Ordinance 3887, but work on the Periodic Update has not proceeded as quickly as anticipated and, as a result, the work plan is hereby updated to better align with the current status of the Periodic Update to the Comprehensive Plan (Exhibit B).

SECTION 3. That the City Council hereby ratifies, continues, and renews the interim controls and zoning regulations in their entirety adopted through Ordinance 3887 as amended by Ordinance 3892 and renewed through Ordinance 3909 (Exhibit A). The interim regulations in Ordinance 3887 and Ordinance 3892 and renewed through Ordinance 3909 (Exhibit A) will remain in effect until the City completes the otherwise required legislative process for the adoption of code amendments. City Council shall make a decision to terminate the interim controls and regulations by ordinance, and termination shall not otherwise be presumed to have occurred. The City shall hold all necessary public hearings and adopt new findings as required under RCW 35A.63.220 and RCW 36.70A.390 if necessary and justified to continue the imposition of this Ordinance and Ordinances 3887 and 3892 and renewed through Ordinance 3909 until the City's review has been completed.

SECTION 4. EFFECTIVE PERIOD. This ordinance shall apply for a maximum of six-months from adoption unless earlier terminated or not renewed after a subsequent public hearing is held.

SECTION 5. CITY TO CONSIDER PERMANENT REGULATIONS. The City Council hereby directs that the City's Development Services Department continue research on ways to encourage accessory dwelling units, and to continue with drafting proposed permanent regulations to be considered through the City's public participation process including allowing for public input and providing for public hearings before the Planning Commission and City Council.

SECTION 6. SEVERABILITY. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

SECTION 7. EFFECTIVE DATE AND DECLARATION OF EMERGENCY. The City Council hereby declares that an emergency exists necessitating that this Ordinance take effect immediately upon passage by a majority plus one of the whole membership of the Council, and that the same is not subject to a referendum. The adoption of the interim regulations within this Ordinance need to be immediately implemented to address the on-going housing crisis. This Ordinance will not affect any existing rights, or any vested applications previously submitted to the City.

SECTION 8. ORDINANCE TO BE TRANSMITTED TO DEPARTMENT. Pursuant to RCW 36.70A.106, this Interim Ordinance shall be transmitted to the Washington State Department of Commerce as required by law.

PASSED AND ADOPTED this 10th day of September, 2025

P. Donovan

Peter Donovan, Mayor

SIGNED AND APPROVED this 12th day of Sept, 2025.

Becky Jensen

Becky Jensen, City Clerk

Approved as to form:

Kevin Rogerson, City Attorney

Published September 13, 2025

EXHIBIT A

ORDINANCE 3909

EXHIBIT B

ORDINANCE 3918

WORK PLAN FOR ESTABLISHING PERMANENT REGULATIONS

A. **September to December 2025**: Study of potential impacts to existing and future neighborhoods, transportation and utility systems

B. **December 2025 to January 2026**: Meetings with City Council, Planning Commission, and other interested parties to discuss the interim regulations

C. **November 2025 to January 2026**: Commerce, SEPA, Public Hearing, and Adoption
   a. Commerce 60-day Notice
   b. SEPA
   c. Notice of Public Hearing
   d. Public hearing(s) before the Planning Commission
   e. Public hearing(s) before the City Council
   f. Adoption of permanent development regulations

NEW BUSINESS ITEM: G

MEETING DATE: March 11, 2026

SUBJECT: Approval of Resolution - Procedures for Opioid Settlement Funds

PRESENTER: Kevin Rogerson

RECOMMENDED ACTION:
Approve Resolution 1093

EXECUTIVE SUMMARY:
Council requests the City to formalize their process regarding opioid settlement fund obligations. The attached resolution with exhibit A outlines the process.

APPLICABLE DEPARTMENTAL REVIEW
Legal

ATTACHMENTS:
1. Adoption Resolution 1093 for opioid procedures final draft

Draft

RESOLUTION NO. 1093
A RESOLUTION ADOPTING AND RATIFYING PROCEDURES OF THE CITY OF MOUNT VERNON FOR THE EXPENDITURE OF SETTLEMENT FUNDS FOR OPIOID RELATED LAWSUITS

WHEREAS, the City Council of the City of Mount Vernon has been granted budget authority and authority to contract pursuant to state law including but not limited to RCW 35A.11.010; RCW 35A.11.020 and RCW 35.23.440; and

WHEREAS, the City Council adopted Resolution 941 on January 3, 2018 authorizing the City Attorney to bring legal action which he deems appropriate on behalf of the City against Opioid Manufacturers and any other appropriate persons or entities and to obtain appropriate redress and relief for the damage caused to the City by widespread opioid abuse and opioid addiction; and

WHEREAS, since the initiation of lawsuits against various entities within the pharmaceutical supply chain, the City of Mount Vernon has entered into several joint settlements (the Settlement Documents) with Washington State and other counties and cities; and

WHEREAS, the Settlement Documents allow local government to either spend settlement proceeds itself or elect to pool settlement proceeds with other local governments on a regional basis; and

WHEREAS, local jurisdictions retain discretion on how to spend the settlement proceeds so long as the funds are utilized pursuant to Approved Purposes defined in the Settlement Documents. The Settlement Documents provide listed strategies and non-exclusive examples of uses supporting the listed strategies; and

.

WHEREAS, as a condition of receiving direct payment, local jurisdictions must follow a basic framework set forth in the Settlement Documents regarding receiving and distributing settlement proceeds, obtaining proposals, input, reviewing, approving and denying proposals and reporting use of funds; and

WHEREAS, the Settlement Documents do not prescribe specific procedure(s) local jurisdictions must follow regarding the expenditure of settlement proceeds. Local jurisdictions retain discretion as to their process which may include but not be limited to incorporating current legislative or grant processes that include opportunities for input, a process to review, and a process to approve or deny proposals; and

WHEREAS, on February 13, 2023 the City entered into a Memorandum of Understanding with the North Sound Region Participating Local Governments to establish an Opioid Abatement Council to report use of funds as required in the Settlement Documents; and

WHEREAS, on December 18, 2025 the City entered into an interlocal agreement with Skagit County and several cities establishing the North Star Leadership Team providing a formal venue to study and recommend joint strategies and projects pertaining to common issues faced in the community including but not limited to homelessness, housing, behavioral health, and substance use disorders recognizing the need for well informed and coordinated actions that can cumulatively form a regional system to eliminate, reduce, and/or effectively manage such issues; and

WHEREAS, on December 18, 2025, the City adopted Resolution 1088 setting aside eighty percent (80%) of the City's opioid settlement funds not to be expended without further approval of the City Council so that such funds may potentially be used to support collaborative strategies and priorities identified through the North Star Team and consistent with the settlement requirement; and

WHEREAS, on December 18, 2025, the City adopted Resolution 1088 directing staff to engage in discussions with North Star on process, projects and strategies on how to expend such settlement proceeds to maximize impact in the greater community; and

WHEREAS, North Star is currently evaluating its processes including how it receives proposals, input, and evaluates proposals in order to makes recommendations; and

WHEREAS, consistent with Resolution 1088 while the City Council has delegated certain contract authority to the City's executive branch it; nevertheless, the City Council wishes to retain contract authority over the expenditure of settlement proceeds; and

WHEREAS, while the Mount Vernon City Council recognizes that there are currently legislative processes, opportunities for input, public comment and existing grant programs that can be used or substantially followed that satisfies the City's commitments to process in the Settlement Documents; and

WHEREAS, the City wishes to formalize its process to provide the public advance notice regarding the procedures the City Council intends to follow to allow interested members of the community to provide input, make recommendations or submit proposals.

NOW, THEREFORE, BE IT RESOLVED that the following procedures shall be utilized prior to the expenditure of opioid settlement funds.

Section One. Council Action Required. No expenditure of opioid settlement proceeds shall occur until a contract, agreement or internal expenditure is approved by the City Council at an open public hearing. The item must be set forth in the City Council's agenda and public comment shall be allowed at the meeting in which final action is taken. Public comment may be either allowed during the general comment period that is required when final action is taken or during the time

at which the item is presented at the sole discretion of the City Council. Settlement proceeds shall be disturbed only pursuant to an approved contract with the recipient unless such funds are used internally by the City.

Section Two. Public Application Process. The City shall provide advance public notice and an opportunity to apply and accept proposals from eligible applicants for use of opioid settlement proceeds. Staff shall provide a timeline to publish, apply and receive proposals, describing the method on how to apply and provide an application form for potential applicants. The City Council shall review proposals. This shall occur at an open public meeting of a standing committee of the City Council or City Council meeting at the sole discretion of the City Council. Approval or denying a proposal shall follow Section One above. The process set forth in Exhibit A is approved by the City Council.

Section Three. North Star Process. Alternative to Section Two above, recommendations from North Star shall be considered compliant with the City process of use of opioid settlement proceeds so long as the recommendations comply with the Settlement Documents and are subject to action by the City Council pursuant to Section One of this Resolution.

Section Four. Reporting. All expenditures shall be reported to the North Sound Region Opioid Abatement Council as required in the Settlement Documents. Minutes of any approvals or other final actions for use of funds by the City shall be taken by the City Clerk in the ordinary course of business and shall be available upon request through Washington State's Public Records Act.

Adopted at a regular meeting of the City Council of the City of Mount Vernon, Washington, held on 11th day of March, 2026.

By _____
Peter Donovan, Mayor

Attest: _____
Becky Jensen, City Clerk

Approved as to form:

_____
Kevin Rogerson, City Attorney

Exhibit A

NOTICE OF FUNDING AVAILABILITY (NOFA)
City of Mount Vernon – 2026 Opioid Settlement Funds Grant (OSF Grant)
Issuance Date: March 12, 2026
Application Deadline: April 3, 2026, by 5:00 PM

Purpose:

The City of Mount Vernon announces the availability of an estimated $100,000 in opioid settlement funds (OSF) to fund Skagit County community causes consistent with those listed in the **One Washington Memorandum of Understanding Between Washington Municipalities.** These funds are intended to address the impacts associated with the opioid epidemic within Skagit County, Washington.

Eligible Applicants:

- 501(c)(3) nonprofit organizations
- Private developers/builders
- Public Housing Authorities
- Local Law Enforcement Agencies

Applicants may apply independently or as part of a partnership. In the case of partnerships, the roles of each entity must be clearly defined.

Application Process:

Applications must be submitted electronically:

- City of Mount Vernon 2026 Opioid Settlement Funds Grant

All submissions must be complete and received no later than **5:00 PM on April 3rd, 2026**. Incomplete or late applications will not be considered.

Washington Tentative Timeline:

Milestone	Date
NOFA Release & Applications Open	March 12, 2026
Application Deadline	April 3, 2026
Notification to Qualified Applicants	April 7, 2026
City Council Presentations	April 22, 2026
City Council Deliberations	April 29, 2026
City Council funding decisions	April 29, 2026

Award Notifications May 1, 2026

Disclaimers and Disclosures:

The City of Mount Vernon reserves the right to reject any or all proposals, revise the NOFA, including evaluation criteria, or postpone the selection of any proposal at its sole discretion without cause.

This Notice of Funding Availability (NOFA) does not constitute an offer, a commitment, or an intent to contract. The City of Mount Vernon reserves the right to pursue any ideas generated through this process, modify timelines, amend or retract the NOFA, and reject any submissions.

Once submitted, all proposals and related materials become the property of the City and are considered public records subject to public disclosure, unless specifically exempted by law.

To apply, applicants must acknowledge that the City will not be responsible or liable for any losses the respondent may incur due to the disclosure of information or materials to third parties, nor for any use of such information or materials by third parties. Applicants must also agree to waive any future claims related to this disclosure.

All preparation costs and related expenses are the sole responsibility of the applicant. No applicant shall have any claim against the City for costs incurred in responding to this NOFA or in any negotiations, modifications, presentations, or other actions taken to secure a contract for the transfer of funds. The City retains the right to terminate the NOFA process unless and until a contract has been duly authorized by ordinance and signed by both the City and the applicant.

Additional Information:

All applications and awarded contracts are subject to public disclosure under RCW 42.56. For questions or assistance, contact:

Mount Vernon Mayor's Office
Email: MVMayor@mountvernonwa.gov

Phone: **360-336-6211**

More information and application materials are available at www.mountvernonwa.gov

MEETING DATE: March 11, 2026

SUBJECT: Approval of Purchase - Hillcrest Park ADA/Inclusive Playground Equipment

PRESENTER: Jennifer Berner

RECOMMENDED ACTION:

Staff requests a Motion to approve the purchase of the new playground equipment for Hillcrest Park through KCDA Purchasing Cooperative Agreement and for the Mayor to sign the Quote and Terms and Conditions Agreement.

EXECUTIVE SUMMARY:

The Hillcrest Park playground is 27 years old (installed in 1999) and is the oldest playground in the park system. In 2024 and 2025, staff worked with a community group composed of residents that expressed concern about the failing playground, citizens who expressed a need for having an ADA/Inclusive Playground for their child/grandchild, and community groups that serve diverse populations such as Cascadia Club, and SPARC. Staff connected with NW Playground to have one of their playground representatives work with staff and the community on this project.

Hillcrest Park is the right location for an ADA/Inclusive Playground due to the infrastructure already in place, level parking lot, accessible walkways, and restrooms close to the playground. Through several meetings and renditions of the playground, a design emerged that all committee members agreed would be a good fit for Hillcrest Park and meet the varied needs of the community.

The Hillcrest Park playground project encompasses new playground equipment including ADA/inclusive elements, new accessible tiled surface, installation, and a new sidewalk to enter the park safely off 13th Street. The total cost of the project is $1,172,651.60

The project can be funded through the Levy Lid Lift revenue. A portion of the revenue from the levy is to help fund park capital projects, such as the Hillcrest Park Playground replacement project. The 2026 budget included $500,000 for park capital projects. As discussed, a budget amendment will be required to fund the complete project. Upon approval of the project, a

budget amendment will be brought to Council at the next Council meeting.

The City is a member of KCDA, a purchasing cooperative for public school districts and other public agencies in Washington State, designed to save time and money through volume purchasing while complying with legal procurement requirements. Purchasing the playground equipment through KCDA provided a savings of $45,137.90.

APPLICABLE DEPARTMENTAL REVIEW

Legal

ATTACHMENTS:

1. NW Playground Bid Response
2. 3.4.26 Final NPEI Proposal-Hillcrest Park - IHD_163_24BR3
3. Purchase Order - KCDA - NW Playground Equip & Install

Introduction and Executive Summary

Thank you again for the opportunity to submit a proposal for the KCDA Playground Equipment and Matting contract. We at Northwest Playground Equipment have been providing fun and making customers happy for over 25 years. Our goal is to provide a full product offering for the outdoor recreation environment. We have grown to be the largest firm in our region by providing quality products and satisfied customers.

We have offered a broad range of products to make sure that all of your customers' needs are taken care of. NPEI can sell and market Playworld Systems, your main playground equipment manufacturer. In addition, we have complemented Playworld's product offerings with Steel Climbing/Rotating equipment from Dynamo, great sounding musical instruments from Freenotes Harmony, and custom concrete products from Cre8Play. This should fulfill all your customers' requirements for playgrounds. We have included safety surfacing, site amenities, shade structures and installation as well.

We would like to be your one stop for your Recreational Product requirements!

KCDA PURCHASING COOPERATIVE
18639- 80TH Ave S. • P.O. Box 5550 • Kent, WA 98064-5550 • Phone 425-251-8115 • Fax 253-395-5402 • www.kcda.org

COMPANY PROFILE

Playground Equipment, Surfacing, & Site Amenities
Bid #22-315

COMPANY CONTACT INFORMATION

Company Name: Northwest Playground Equipment, Inc. Website: www.nwplayground.com

Company Address: 345 NW Dogwood Street

City: Issaquah State: WA Zip: 98027

Contact Person: Robert S McGarvey Title: President

Contact Phone: 425-313-9161 Contact Email: bob@nwplayground.com

State of WA Department of
Licensing Contractor's Registration No. NORTHPE044DJ

State of WA UBI Number 601 691 557
State of WA Department of
Employment Security No. 861376 00 0

Washington State Excise Tax Registration No. A 05 4410 17

Federal Tax ID Number 91 - 1719261
DUNS Number 36-210-1818

BACKGROUND

Note: *Generally, in high level contracts, KCDA will not accept an offer from a business that is less than five (5) years old, or which fails to demonstrate and/or establish a proven record of business. If the bidder has recently purchased an established business or has proof of prior success in either this business or a closely related business, provide written documentation and verification in response to the questions below. KCDA reserves the right to accept or reject newly formed companies based on information provided in this response and from its own investigation of the company.*

This business is a ☐ public company ☒ privately owned company.

In what year was this business started under its present name? 1996

Under what other or former name(s) has your business operated? N/A

Is this business a corporation? ☐ No ☑ Yes. If yes, please complete the following:

Date of incorporation: 3/11/1996 State of incorporation: WA

Name of President: Robert S McGarvey

Name(s) of Vice President(s): Carolyn McGarvey, Christopher McGarvey, and Eric Arneson

Name of Secretary: Carolyn McGarvey

Name of Treasurer: Carolyn McGarvey

Is this business a partnership? ☑ No ☐ Yes. If yes, please complete the following:

Date of organization: _____ State founded: _____

Type of partnership, if applicable: _____

Name(s) of general partner(s): _____

Is this organization individually owned? ☑ No ☐ Yes. If yes, please complete the following:

Date of organization: _____ State founded: _____

Name of owner: _____

This organization is a form other than those identified above. ☑ No ☐ Yes.

IF THE ANSWER IS YES, describe the company's format, year and state of origin, and names and titles of the principals.

_____

_____

_____

COMPANY HEADQUARTER LOCATION

Company Address: 345 NW Dogwood Street

City: Issaquah State: WA Zip: 98027

Main Phone Number: 425-313-9161 How long at this address? 12 years

COMPANY BRANCH LOCATIONS

Branch Address: _____

City: Spokane State: WA Zip: 99206

Branch Address: _____

City: Newberg State: OR Zip: 97132

Branch Address: _____

City: Bend State: OR Zip: 97701

Branch Address: _____

City: Fife State: WA Zip: 98424

If more branch locations, insert information here or add another sheet with above information.

SALES HISTORY

Provide your company's annual sales for 2018, 2019 and 2020 in the United States by the various public segments:

	2018	2019	2020
K-12 (public & private), Educational Service Agencies	$ 2.4M+	$ 2.2M+	$ 2.4M+
Higher Education Institutions	$	$	$
Counties, Cities, Townships, Villages	$ 1.5 M+	$ 1.1M+	$ 960K+
States	$ 25K+	$ 52K+	$ 82K+
Other Public Sector & Non-profits	$ 158K+	$ 768K+	$ 191K+
Private Sector	$ 782K+	$ 786K+	$ 1.3M+
TOTAL	$ 5M+	$ 5M+	$ 5M+

WORK FORCE

1. **Key Contacts and Providers:** Provide a list of the individuals, titles, and contact information for the individuals who will provide the following services:

Function	Name	Title	Phone	Email
Contract Manager	Bob McGarvey	President	425.313.9161	bob@nwplayground.com
Sales Manager	Eric Arneson	Vice President of Sales	206.920.2660	eric@nwplayground.com
Customer & Support Manager	Eric Arneson	Vice President of Sales	206.920.2660	eric@nwplayground.com
Distributors, Dealers, Installers, Sales Reps	Eric Arneson	Vice President of Sales	206.920.2660	eric@nwplayground.com
Consultants & Trainers	Eric Arneson	Vice President of Sales	206.920.2660	eric@nwplayground.com
Technical, Maintenance & Support Services	Eric Arneson	Vice President of Sales	206.920.2660	eric@nwplayground.com
Quotes, Invoicing & Payments	Eric Arneson	Vice President of Sales	206.920.2660	eric@nwplayground.com
Warranty & After the Sale	Eric Arneson	Vice President of Sales	206.920.2660	eric@nwplayground.com

Function	Name	Title	Phone	Email
Financial Manager	Bob McGarvey	President	425.313.9161	bob@nwplayground.com

2. **Sales Force:** Provide total number and location of salespersons employed by your company in the states of Washington, Oregon, Idaho, Montana and Alaska by completing the following: ***(To insert more rows, hit the tab key from the last field in the State column.)***

Number of Sales Reps	City	State
4	Issaquah & Spokane	WA
2	Portland & Bend	OR
1	Issaquah	AK
1	Honolulu	HI

3. **Service/Support and Distribution Centers:** Provide the type (service/support or distribution) and location of centers that support the states of Washington, Oregon, Idaho, Montana and Alaska completing the following: ***(To insert more rows, hit the tab key from the last field in the State column.)***

Center Type	City	State
Service/Support	Issaquah & Spokane	WA
Service/Support	Portland & Bend	OR

4. **In-House Resources:** Describe the business's current in-house workforce, equipment and facilities available to perform under this solicitation.

We have demonstrated our ability to perform on this contract for over 10 years. We have Sales Reps and Sales Assistants to assist customers; logistics department to track shipments; accounting department to help answer questions; and a warehouse of common service parts. Customer Service is one of our highest priorities.

5. **Sales Training:** Explain how your company will educate your sales staff on the KCDA contract including timing, methods, etc.

We have been fortunate to be on the KCDA contract for over 10 years. Our Sales Reps, Sales Assistants, and Accounting personnel are quite familiar with it. For new personnel, we usually have a senior person go thru the KCDA's requirements for quotes, orders, and billing.

ENVIRONMENTAL INITIATIVES

1. Describe how your products and/or services support environmental goals.

Our manufactures all have a high percentage of recycled content where feasible in their steel, aluminum, and plastics. In addition, we try to recycle as much as possible during installation.

2. Describe the company's "green" objectives (i.e. LEED, reducing footprint, etc.).

Our wood manufacturers try and use wood from sustainable forests. Their carbon footprint is quite a bit lower than other steel /plastic playground manufacturers. In addition, all of our manufacturers will help customer with information to help support their LEED certified projects.

COOPERATIVE CONTRACTS

1. Does your company currently have contracts with other cooperatives (local, regional, state, national)?
   ✓ YES _____ NO

If YES, identify which cooperatives and the respective expiration date(s).

NPP – National Purchasing Partners - 5/1/2025
NASPO - National Association of State Procurement Officials - 12/1/2023

If YES and your company is awarded a KCDA Contract, which contract will you lead with in marketing and sales representative presentations (sales calls)?

KCDA – King County Directors' Association

INDEPENDENT SUBCONTRACTORS, DISTRIBUTORS, INSTALLERS, ETC.

If the Bidder is not the sole manufacturer/provider of all goods and services provided under this contract, the following must be answered:

1. **Selection Criteria for Independent Providers:** Describe the criteria and process by which the business selects, certifies and approves subcontractors, distributors, installers and other independent services. See Attached
2. **Current Subcontractors, Distributors, Installers, Etc.:** Provide a list of current subcontractors, distributors, installers and other independent service providers who are contracted to perform the type of work outlined in this bid in the in the states of Washington, Oregon, Idaho, Montana and Alaska. Include, if applicable, contractor license information and the state(s) wherein they are eligible to provide services on behalf of this business. See Attached

DISCLOSURES

1. **Letter of Line of Credit or Annual Financial Report (REQUIRED):** Attach a letter from the business's chief financial institution indicating the current line of credit available in its name and evidence of financial stability for the past three calendar years (2018, 2019 and 2020). This letter should state the line of credit as a range (ie., "credit in the low six figures" or "a credit line exceeding five figures"). If company is a publicly traded company a complete Annual Financial Report is required in place of Line of Credit Letter.
2. **Legal:** Does this business have actions currently filed against it? ☒ No ☐ Yes.

IF YES, AN ATTACHMENT IS REQUIRED: List and explain current actions such as Federal Debarment (on US General Services Administration's "Excluded Parties List"), appearance on any state or federal delinquent taxpayer list, or claims filed against the retainage and/or payment bond for projects.

REFERENCES

Provide contact information of your company's five largest public agency customers:

	Agency	Name	Title	Phone Number	Email
1.	Marysville School District	Gregg Kuehn		360-965-0110	greg_kuehn@msvl.k12.wa.us
2.	Seattle Public Schools	Conrod Plyer		206-730-1527	caplyler@seattleschools.org
3.	Lake Washington School District	Jon Kollman		425-936-1157	jkollman@lwsd.org
4.	City of Mercer Island	Paul West		206-275-7833	paul.west@mercergov.org
5.	City of Kent	Bryan Higgins		253-856-5113	bhiggins@KentWA.gov

Signature R l McDaney, President

Must be the same signature that appears on the bid response forms

INDEPENDENT SUBCONTRACTORS, DISTRIBUTORS, INSTALLERS, ETC.

1. Selection Criteria for Independent Providers:

   Northwest Playground Equipment, Inc (NPEI) has been in business for over 25 years. During this time, we have developed excellent relationships with our vendors. We check references, look at the quality of the product, visit factories, verify insurance coverage, and make sure that they have excellent customer service.

2. Current Subcontractors, Distributors, Installers:

   - R&R Construction, Inc
     PO Box 10
     Carbanado, WA 98323
     Contractor's License: RRCONI*077QO
     State Eligible: Washington

   - Play Safe Construction, Inc
     345 NW Dogwood Street
     Issaquah, WA 98027
     Contractor's License: 133285
     State Eligible: Oregon

   - Community Creators, LLC
     345 NW Dogwood Street
     Issaquah, WA 98027
     Contractor's License: COMMUCL795P9
     State Eligible: Washington

KCDA Purchasing Cooperative
18639 80th Ave S.
PO Box 5550
Kent, WA 98064-5550

February 23rd, 2022

RE: Northwest Playground Equipment, Inc., Surfacing & Site Amenities – Bid #22-315

To Whom It May Concern:

Northwest Playground Equipment, Inc. has been a valued client of Umpqua Bank (and precedent bank, Sterling Bank) since April of 2013. They currently maintain average depository balances in the low seven figure range.

In addition, Northwest Playground Equipment, Inc. has a line of credit of mid-6 figure availability that is available to them. As of the date of this letter, they had $0 outstanding on the line.

Northwest Playground Equipment, Inc. has handled their accounts as agreed and we have appreciated their banking relationship. Should you need any additional information please contact me at 425.305.6630.

Sincerely,

Jeremy Ashbeck
Vice President
Umpqua Bank

Cc: Bob McGarvey

KCDA PURCHASING COOPERATIVE
18639- 80TH Ave S. • P.O. Box 5550 • Kent, WA 98064-5550 • Phone 425-251-8115 • Fax 253-395-5402 • www.kcda.org

INVITATION FOR BID
Playground Equipment, Surfacing, & Site Amenities
Bid #22-315

ATTACHMENT A
Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion

In submitting the proposal to provide products and/or services as outlined in the bid specifications, we hereby certify that we have not been suspended or in any way excluded from Federal procurement actions by any Federal agency. We fully understand that, if information contrary to this certification subsequently becomes available, such evidence may be grounds for non-award or nullification of a bid contract.

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, Participant's Responsibilities.

Signed: _____

Title: President

Firm: Northwest Playground Equipment, Inc.

Address: PO Box 2410

City, State, Zip: Issaquah, WA 98027

Date: March 3, 2022

Email: Bob@nwplayground.com

Note: Electronic acceptance of these terms and conditions signifies compliance with above statement. (Line item Whse bids)

KCDA PURCHASING COOPERATIVE
18639- 80TH Ave S. • P.O. Box 5550 • Kent, WA 98064-5550 • Phone 425-251-8115 • Fax 253-395-5402 • www.kcda.org

ATTACHMENT B
Terms by Manufacturer
Playground Equip, Surfacing, & Site Amenities #22-315
Bid Due Date: March 3, 2022
at or before 2:00 pm, PST

Bidder Name: Northwest Playground Equipment, Inc.		Address: PO Box 2410	
Phone: (425) 313-9161	Fax: (425) 313-9194	City, State, Zip: Issaquah, WA 98027	
STANDARD BIDDER LEAD TIME FOB DESTINATION: _____			

TERMS BY MANUFACTURER: Please provide the minimum order required per manufacturer and lead times.

SPECIFIC DISCOUNTS: Please provide quoted discounts from the manufacturer's current list prices. It is the bidders responsibility to submit updated price lists during the contract year, when the contract allows, otherwise discounts will be taken from the most current on file. The manufacturer must already be present in this bid to be considered. Discounts must include shipping/ freight charges. A current price list and catalog must be provided at the time of bidding. NOTE: DISCOUNTS MAY BE USED IN DETERMINING AWARDS.

Manufacturer	Minimum Order	Lead Time	Discount Amount	Discount Detail	FOB - Freight FACTORY - Cost will be extra DESTINATION - Cost is included in discount
Berliner	None	8-12 Weeks	3%	2021 List Price	FOB Factory
Bison	None	4-6 Weeks	10%	2022 List Price	FOB Factory
Cre8Play	None	Custom	3%	2021 List Price	FOB Factory
DuMor	None	8-10 Weeks	3%	2022 List Price	FOB Factory
Dynamo	None	8-16 Weeks	7%	2021 List Price	FOB Factory
Earthscape	None	8-12 weeks	3%	2022 List Price	FOB Factory
Exofit	None	4-6 weeks	5%	2021 List Price	FOB Factory
FlexGround	None	4-6 Weeks	5%	2022 List Price	FOB Factory
ForeverLawn	None	4-6 Weeks	8%	2022 List Price	FOB Factory
Freenotes Harmony	None	4-6 Weeks	5%	2022 List Price	FOB Factory
HAGS	None	8-16 weeks	3%	2022 List Price	FOB Factory
ID Sculptures	None	8-16 weeks	5%	2021 List Price	FOB Factory
Kay Park	None	4-6 Weeks	8%	2021 List Price	FOB Factory
MyTCoat	None	4-6 Weeks	5%	2022 List Price	FOB Factory
No Fault	None	4-6 Weeks	5%	2022 List Price	FOB Factory
Poligon / Parasol	None	8-12 Weeks	5%	2022 List Price	FOB Factory
Playworld	None	8-16 weeks	10%	2022 List Price	FOB Factory
Robertson Industries / TotTurf	None	4-6 Weeks	5%	2022 List Price	FOB Factory
Rocky Mountain/ Zeager	None	4-6 Weeks	5%	2022 List Price	FOB Factory
Scoremaster	None	4-6 Weeks	6%	2022 List Price	FOB Factory
Shade Systems	None	8-12 Weeks	5%	2022 List Price	FOB Factory
Shawgrass	None	4-6 Weeks	8%	2022 List Price	FOB Factory
Sof'Falls	None	4-6 Weeks	10%	2022 List Price	FOB Factory
Sof Surfaces	None	4-6 Weeks	6%	2022 List Price	FOB Factory
Superior Recreational Playground	None	8-12 weeks	5%	2022 List Price	FOB Factory
USA Shade	None	8-12 weeks	5%	2022 List Price	FOB Factory
Wabash Valley	None	32 weeks	5%	2022 List Price	FOB Factory
Water Odyssey	None	8-12 weeks	5%	2022 List Price	FOB Factory
Whole Tree	None	8-12 weeks	3%	2022 List Price	FOB Factory
Yalp	None	12-16 weeks	2%	2022 List Price	FOB Factory

Authorized Agents Signature

3-Mar-22
Date

22-315
Bid Number

Northwest Playground Equipment, Inc.
Name of Firm

Amended 5/1/2023

KCDA PURCHASING COOPERATIVE
18639- 80TH Ave S. • P.O. Box 5550 • Kent, WA 98064-5550 • Phone 425-251-8115 • Fax 253-395-5402 • www.kcda.org

ATTACHMENT B
Terms by Manufacturer
Playground Equip, Surfacing, & Site Amenities #22-315
Bid Due Date: March 3, 2022
at or before 2:00 pm, PST

Bidder Name: Northwest Playground Equipment, Inc.		Address: PO Box 2410
Phone: (425) 313-9161	Fax: (425) 313-9194	City, State, Zip: Issaquah, WA 98027
STANDARD BIDDER LEAD TIME FOB DESTINATION: _____		

TERMS BY MANUFACTURER: Please provide the minimum order required per manufacturer and lead times.

SPECIFIC DISCOUNTS: Please provide quoted discounts from the manufacturer's current list prices. It is the bidders responsibility to submit updated price lists during the contract year, when the contract allows, otherwise discounts will be taken from the most current on file. The manufacturer must already be present in this bid to be considered. Discounts must include shipping/ freight charges. A current price list and catalog must be provided at the time of bidding. NOTE: DISCOUNTS MAY BE USED IN DETERMINING AWARDS.

Manufacturer	Minimum Order	Lead Time	Discount Amount	Discount Detail	FOB - Freight FACTORY - Cost will be extra DESTINATION - Cost is included in discount
Berliner	None	8-12 Weeks	3%	2021 List Price	FOB Factory
Bison	None	4-6 Weeks	10%	2022 List Price	FOB Factory
Cre8Play	None	Custom	3%	2021 List Price	FOB Factory
DuMor	None	8-10 Weeks	3%	2022 List Price	FOB Factory
Dynamo	None	8-16 Weeks	7%	2021 List Price	FOB Factory
Earthscape	None	8-12 weeks	3%	2022 List Price	FOB Factory
Exofit	None	4-6 weeks	5%	2021 List Price	FOB Factory
FlexGround	None	4-6 Weeks	5%	2022 List Price	FOB Factory
ForeverLawn	None	4-6 Weeks	8%	2022 List Price	FOB Factory
Freenotes Harmony	None	4-6 Weeks	5%	2022 List Price	FOB Factory
HAGS	None	8-16 weeks	3%	2022 List Price	FOB Factory
ID Sculptures	None	8-16 weeks	5%	2021 List Price	FOB Factory
Kay Park	None	4-6 Weeks	8%	2021 List Price	FOB Factory
MyTCoat	None	4-6 Weeks	5%	2022 List Price	FOB Factory
No Fault	None	4-6 Weeks	5%	2022 List Price	FOB Factory
Poligon / Parasol	None	8-12 Weeks	5%	2022 List Price	FOB Factory
Playworld	None	8-16 weeks	10%	2022 List Price	FOB Factory
Robertson Industries / TotTurf	None	4-6 Weeks	5%	2022 List Price	FOB Factory
Rocky Mountain/ Zeager	None	4-6 Weeks	5%	2022 List Price	FOB Factory
Scoremaster	None	4-6 Weeks	6%	2022 List Price	FOB Factory
Shade Systems	None	8-12 Weeks	5%	2022 List Price	FOB Factory
Shawgrass	None	4-6 Weeks	8%	2022 List Price	FOB Factory
Sof'Falls	None	4-6 Weeks	10%	2022 List Price	FOB Factory
Sof Surfaces	None	4-6 Weeks	6%	2022 List Price	FOB Factory
Superior Recreational Playground	None	8-12 weeks	5%	2022 List Price	FOB Factory
USA Shade	None	8-12 weeks	5%	2022 List Price	FOB Factory
Wabash Valley	None	32 weeks	5%	2022 List Price	FOB Factory
Water Odyssey	None	8-12 weeks	5%	2022 List Price	FOB Factory
Whole Tree	None	8-12 weeks	3%	2022 List Price	FOB Factory
Yalp	None	12-16 weeks	2%	2022 List Price	FOB Factory

Agorespace	5%
Action Play Systems	8%
Corkeen	8%
IMC Outdoor Living	5%
Lappset	5%
Sportworks	5%
Water Play	5%

Authorized Agents Signature

3-Mar-22
Date

22-315
Bid Number

Northwest Playground Equipment, Inc.
Name of Firm

Amended 5/1/2024

KCDA PURCHASING COOPERATIVE
18639- 80TH Ave S. • P.O. Box 5550 • Kent, WA 98064-5550 • Phone 425-251-8115 • Fax 253-395-5402 • www.kcda.org

ATTACHMENT B
Terms by Manufacturer
Playground Equip, Surfacing, & Site Amenities #22-315
Bid Due Date: March 3, 2022
at or before 2:00 pm, PST

Bidder Name: Northwest Playground Equipment, Inc.		Address: PO Box 2410	
Phone: (425) 313-9161	Fax: (425) 313-9194	City, State, Zip: Issaquah, WA 98027	
STANDARD BIDDER LEAD TIME FOB DESTINATION: _____			

TERMS BY MANUFACTURER: Please provide the minimum order required per manufacturer and lead times.

SPECIFIC DISCOUNTS: Please provide quoted discounts from the manufacturer's current list prices. It is the bidders responsibility to submit updated price lists during the contract year, when the contract allows, otherwise discounts will be taken from the most current on file. The manufacturer must already be present in this bid to be considered. Discounts must include shipping/ freight charges. A current price list and catalog must be provided at the time of bidding. NOTE: DISCOUNTS MAY BE USED IN DETERMINING AWARDS.

Manufacturer	Minimum Order	Lead Time	Discount Amount	Discount Detail	FOB - Freight FACTORY - Cost will be extra DESTINATION - Cost is included in discount
Berliner	None	8-12 Weeks	3%	2021 List Price	FOB Factory
Bison	None	4-6 Weeks	10%	2022 List Price	FOB Factory
Cre8Play	None	Custom	3%	2021 List Price	FOB Factory
DuMor	None	8-10 Weeks	3%	2022 List Price	FOB Factory
Dynamo	None	8-16 Weeks	7%	2021 List Price	FOB Factory
Earthscape	None	8-12 weeks	3%	2022 List Price	FOB Factory
Exofit	None	4-6 weeks	5%	2021 List Price	FOB Factory
FlexGround	None	4-6 Weeks	5%	2022 List Price	FOB Factory
ForeverLawn	None	4-6 Weeks	8%	2022 List Price	FOB Factory
Freenotes Harmony	None	4-6 Weeks	5%	2022 List Price	FOB Factory
HAGS	None	8-16 weeks	3%	2022 List Price	FOB Factory
ID Sculptures	None	8-16 weeks	5%	2021 List Price	FOB Factory
Kay Park	None	4-6 Weeks	8%	2021 List Price	FOB Factory
MyTCoat	None	4-6 Weeks	5%	2022 List Price	FOB Factory
No Fault	None	4-6 Weeks	5%	2022 List Price	FOB Factory
Poligon / Parasol	None	8-12 Weeks	5%	2022 List Price	FOB Factory
Playworld	None	8-16 weeks	10%	2022 List Price	FOB Factory
Robertson Industries / TotTurf	None	4-6 Weeks	5%	2022 List Price	FOB Factory
Rocky Mountain/ Zeager	None	4-6 Weeks	5%	2022 List Price	FOB Factory
Scoremaster	None	4-6 Weeks	6%	2022 List Price	FOB Factory
Shade Systems	None	8-12 Weeks	5%	2022 List Price	FOB Factory
Shawgrass	None	4-6 Weeks	8%	2022 List Price	FOB Factory
Sof'Falls	None	4-6 Weeks	10%	2022 List Price	FOB Factory
Sof Surfaces	None	4-6 Weeks	6%	2022 List Price	FOB Factory
Superior Recreational Playground	None	8-12 weeks	5%	2022 List Price	FOB Factory
USA Shade	None	8-12 weeks	5%	2022 List Price	FOB Factory
Wabash Valley	None	32 weeks	5%	2022 List Price	FOB Factory
Water Odyssey	None	8-12 weeks	5%	2022 List Price	FOB Factory
Whole Tree	None	8-12 weeks	3%	2022 List Price	FOB Factory
Yalp now part of Lappset	None	12-16 weeks	5% 2%	2022 List Price	FOB Factory

Agorespace	5%
Action Play Systems	8%
Corkeen	8%
IMC Outdoor Living	5%
Lappset	5%
Sportworks	5%
Water Play	5%
Fahr	5%

Authorized Agents Signature

3-Mar-22
Date

22-315
Bid Number

Northwest Playground Equipment, Inc.
Name of Firm

KCDA PURCHASING COOPERATIVE
18639 – 80th Ave. S. • P.O. Box 5550 • Kent, WA 98064-5550 • Phone 425-251-8115 • Fax 253-395-5402 • www.kcda.org

INVITATION FOR BID

Playground Equipment, Surfacing, & Site Amenities
Bid #22-315

ATTACHMENT C – Special Provisions

THESE INSTRUCTIONS SUPERCEDE AND TAKE PRECEDENCE OVER ANY OPPOSING LANGUAGE IN THE STANDARD TERMS AND CONDITIONS

A. SOLICITATION OBJECTIVES

KCDA is seeking manufacturers, providers or dealers/distributors to provide current and emerging Playground Equipment, Surfacing, & Site Amenities to its members.

Total approximate value of spend for this contract is between $13,000,000 and $14,000,000. However, KCDA does not guarantee any minimum or maximum value or number of orders.

It is KCDA's intent to establish an annual multi-state contract with the potential of up to three (3) one-year extensions if mutually agreed between KCDA and the awarded vendor(s). Bidders must be a manufacturer or a manufacturer's sales representative authorized to provide KCDA Playground Equipment, Surfacing, & Site Amenities in Washington, with the preferred ability to service surrounding member states (ex: Oregon, Idaho, Montana, Alaska).

Contracts established by KCDA are available for use by all public schools, colleges, universities, cities, counties and other government agencies throughout the nation. Participation in KCDA is not required of any governmental agency; however, participation does provide the legally required competition for contracts for commonly purchased products and services, thereby saving the entity the time and expense of a required competitive process. As allowed by specific state statutes, members can issue purchase orders for any amount without the necessity to prepare their own IFB or gather necessary quotations.

Bidders must be an authorized manufacturer, sales representative or service dealer having a local sales, service and install presence in Washington State. The Bidder must also include a list identifying the states within which they are authorized to sell, service and install. If a portion of a state is serviced, bidder must specifically list the portion which is serviced. Bidder can list by county, region or territory. Bidder must provide the list as a separate document when submitting a response. The bidder may propose different pricing and rates for different installation areas as necessary to accommodate applicable wage rates and costs. Bidders must have a local sales presence that either reside or can be contacted within the additional states named to enable KCDA members to have onsite consultation, needs assessment, installation, integration and training.

The types of services and products may include, but are not limited to:

- Playground equipment – Complete playgrounds for all ages, stand-alone activities, outdoor fitness systems, etc.
- Playground equipment components – Replacement parts, system components, accessories, etc.
- Surfacing – Engineered wood fiber, tiles, matting, turf, poured-in-place, etc.
- Site amenities - Picnic tables, benches, trash receptacles, sanitizing stations, etc.
- Large tent/canopy structures - Event/party/cafeteria tents. Sturdy with a weatherproof covering and optional walls. Surface mounted, etc.
- Shelter/shade structures - Constructed with wood, metal, stone, fabric, etc.
- Sitework, installation, design, engineering, etc.
- NOTE: Bleachers **will not** be awarded under this contract.

All products provided must comply with current Americans with Disabilities Act (ADA) laws, Consumer Product Safety Commission (CPSC) guidelines, and current ASTM standards as certified by the International Play Equipment Manufacturers Association (IPEMA). Include any certifications to this respect with your bid.

By conducting this solicitation, KCDA intends to provide savings and to offer its members a choice of Playground Equipment, Surfacing, & Site Amenities at discounted pricing.

KCDA's purpose is to:

- Cooperatively serve our members and associate members through a continuous effort to explore and solve present and future purchasing needs.
- Provide government agencies opportunities for greater efficiency and economy in acquiring goods and services.
- Equalize purchasing power for smaller agencies that are unable to command the best contracts for themselves.
- Maintain credibility and confidence in business procedures by maintaining open competition for purchases and complying with purchasing laws and ethical business practices.
- Provide competitive price solicitations which meet the procurement laws of our members.
- Secure multi-state volume purchasing contracts which are measurable, cost effective and continuously exceed our members' expectations.
- Provide quick and efficient delivery of goods and services by contracting with "high performance and quality" vendors who understand our members' needs.

B. TIMELINE

January 19, 2022 & January 26, 2022	Advertised as Bid #22-315 in DJC Seattle, Oregon
March 3, 2022	Bids due no later than 2:00 P.M. PST
April 14, 2022	Award recommendation
April 21, 2022	Board Approval
May 1, 2022	Contract Start Date

C. SUBMISSION OF BIDS

Bidders are requested to submit pricing for Washington State per the drawings and specifications provided in this solicitation. KCDA requests pricing for its members in Oregon, Idaho, Montana and Alaska as well. Bidder is requested to submit either 1) separate price pages for each state being bid or 2) provide a pricing matrix that shows a price factor to be applied to the Washington state pricing in order to calculate the pricing for other states. Pricing must be provided in hard copy and must be available in Excel on flash drive or CD.

Online submission of bid through Public Purchase is NOT accepted.

- Submit sealed bids in 3-ring binder with an inside pocket and a set of dividers. Submit one (1) bound and signed copy of the bid plus one (1) electronic copy on CD or flash drive.
- KCDA reserves the right to reject any or all bids and to accept any proposal deemed most advantageous to KCDA members and to waive any informality in the bid process.
- Bids shall be submitted as stated in this solicitation. Deviations to any terms, conditions and/or specifications shall be conspicuously noted in writing by the bidder and shall be included with the bid. No cross outs or delineations shall be made to the existing document. Exceptions and deviations will be considered in award evaluation. KCDA reserves the right to reject any deviations or exceptions stipulated in a bidder response and may subsequently disqualify such bid if such terms are unacceptable to KCDA. Language to the effect that the bidder does not consider this solicitation to be part of a contractual obligation may result in the bid being disqualified.
- Withdrawals of bids will not be allowed for a period of 60 days following the opening. Withdrawal of bids prior to the opening date will be permitted.
- Addendums if required, will be issued by KCDA through Public Purchase. Addendums will also be posted on the KCDA website (www.kcda.org) under Contracts & Bids – Vendor Bids. Addendums will not be mailed or e-mailed. It is bidder's responsibility to check for issuance of any Addendums prior to submitting a bid. **All Addendums must be signed and returned with the bid document, or the bid will be considered non-responsive.** All documents with signatures shall have original ink signatures. Electronic copies shall be scanned with original signatures.

D. BID FORMAT

1. Preparation of the Bid Response

a. The IFB #22-315 is published in one PDF document on the KCDA website, it is also published on the Public Purchase website with all required documents and forms posted separately.
   - **Cover Page** indicates the Due Date and where to send Bid documents to
   - **Terms and Conditions**
   - **Attachment A** contains the Debarment Statement **(signature required)**
   - **Attachment B** Terms by Manufacturer includes catalog discounts **(signature required)**
   - **Attachment C** Special Provisions that take precedence **(signature required)**
   - **Attachment D** Signature Page and Miscellaneous Fees **(signature required)**
   - **Attachment E** Services Price Schedule **(complete as necessary)**
   - **Attachment F** Deviations **(signature required)**
   - **Certification of Compliance with Wage Payment Statutes (signature required)**
   - **Company Profile (signature required)**
   - **EDGAR Certification Form (signature required)**

b. Bid Forms requiring signatures shall be submitted with original ink signatures, by the person authorized to sign the bid. Failure to properly sign the bid documents or to make other notations as indicated will result in the response being deemed non-responsive.

c. Corrections and/or modifications received after the opening time will not be accepted, except as authorized by applicable rule, regulation or statute and KCDA.

d. In case of an error in extension of prices in the bid, unit prices shall govern.

e. Periods of time, stated as a number of days, shall be in calendar days, not business days.

f. It is the responsibility of all Bidders to examine the entire IFB package, to seek clarification of any item or requirement that may not be clear, and to check all responses for accuracy before submitting a bid. Negligence in preparing a bid confers no right of withdrawal after due date and time.

g. The Bidders' ability to follow the bid preparation instructions set forth in this solicitation will also be considered to be an indicator of the Bidders' ability to follow instructions should they receive an award as a result of this solicitation. Any contract between KCDA and a Bidder requires the delivery of information and data. The quality of organization and writing

reflected in the bid will be considered to be an indication of the quality of organization and writing which would be prevalent if a contract was awarded. As a result, the bid will be evaluated as a sample of data submission.

2. Format of Bid Response

Bidders shall provide bids in a three ring binder using standard size paper, clearly identified with the company name and the name of the IFB being responded to on the outside front cover and vertical spine. Clearly identified tabs must be used to separate the bid into sections, as identified below. Responses should be direct, concise, complete and unambiguous. Bidders failing to organize bids in the manner requested risk being considered non-responsive if bids are not easily read and understood. Awards will be made more efficiently and timely by following the required format.

Tab 1 - **Company Profile/Information**

- Company Profile form
- Responses should include a brief introduction informing KCDA of the qualifications and experience of the Bidder, along with a brief company history.
- Reference requirements: Projects should be of similar size and complexity, preference given for government contracts.

Tab 2 - **Response Forms**

- Debarment Statement-Attachment A
- Terms by Manufacturer-Attachment B (option: bidder may include this information in their own format as part of the pricing pages)
- Special Provisions-Attachment C
- Deviations-Attachment F
- Certification of Compliance with Wage Payment Statutes
- EDGAR Certification Form

Tab 3 - **Pricing Pages**

- Manufacturer Price Lists. Any additional costs are to be priced by methods designated under **Installation Rates** or by **RS Means**, as provided in the Bidder's response to this solicitation.
- **Installation Rates:** A listing of products or services (including, but not limited to: site prep, sitework, installation, disposal, etc.) which are not listed in the Manufacturer Price Lists which Bidder can provide and may be considered as a value add for KCDA member agencies. Bidder to provide in their own format, if applicable.
- Miscellaneous Fees-Attachment D
- Services Price Schedule-Attachment E, or bidder's own format.

Tab 4 - **Product Line Brochures and Literature**

Tab 5 - **Marketing Plan**

- List shows, conferences, show examples of flyers or describe how bidder will market the KCDA Playground Equipment, Surfacing, & Site Amenities contract.

Tab 6 – **Authorized Dealers/Vendor Partners**

- Provide letters from each manufacturer stating authorization to deal.
- List all dealers/vendor partners authorized to utilize this contract through the vendor.

Tab 7- **Addendums**

E. VENDOR RESPONSIBILITIES

- Designate and assign a dedicated senior-level contract manager (one authorized to make decisions) to the KCDA contract. This employee will have a complete copy and must have working knowledge of the contract.

- Train and educate sales staff on what the KCDA contract is including pricing, who can order from the contract, terms/conditions of the contract and the respective ordering procedures for each state. It is expected that the awarded vendor will lead with the KCDA contract.
- Develop a marketing plan to support the KCDA contract in collaboration with respective KCDA member agencies. Plan should include, but not be limited to, a website presence, electronic mailings, sales flyers, brochures, mailings, catalogs, etc.
- Create a KCDA-specific sell sheet with a space to add a KCDA logo and contact information for use by KCDA and the awarded vendors local sales representatives to market within each state.
- Have ongoing communication with the Contract and Procurement Specialist at KCDA and the KCDA member agencies.
- Attend two (2) "touch base" meetings at KCDA per year. One of those meetings may be participating in the KCDA Vendor Fair.
- Participate in national and local conference trade shows to promote the KCDA contract.
- Increase sales over the term of the KCDA contract.

F. EQUIPMENT & RELATED PRODUCTS

1. New Products

   All Playground Equipment, Surfacing, & Site Amenities provided under this contract must be new, not previously used, and are being actively marketed by the manufacturers' authorized dealers.

   All branded playground equipment components, spare parts, application software, and ancillary equipment supplied under this contract must conform to manufacturer specifications and shall be of new manufacture and in current standard production. The awarded vendor is responsible for ensuring that these items are operable and installed in accordance with manufacturer's specifications.

2. Installation/Removal
   a. The installation and/or removal of contract Playground Equipment, Surfacing, & Site Amenities shall be performed in a professional manner. The member's premises and equipment shall be left in a clean condition. The awarded vendor may be required to repair all damage and/or provide full compensation for damage to the member agencies premises and equipment that occurred during installation/removal.
   b. Personnel in charge of the installation must be available to coordinate installation with member agency's internal staff. Qualified service support and technical personnel will be required to provide all necessary maintenance and repair. Installation dates and installation schedule must be approved by member agency.
   c. Installation crews may be working around students, teachers and general staff. Installation may require off hour and weekend work in order to accommodate and complete the project in the timeline required by the member agency. The member agency will try to accommodate access for installation during school/business hours; however, any plan that displaces staff, students or personnel will most likely create disruption to the ordinary daily schedule. After hours and weekend installations are preferred and will be so identified in the proposal to the member agency.
   d. Project Manager for the awarded vendor shall verify proper installation at multiple and various times throughout the duration of the installation.
   e. Upon successful completion of installation, test system functionality for all possible scenarios and document all outcomes.
   f. Installment requirements (electrical certifications, plumbing certifications, licenses, permits etc.).

3. Newly Installed Equipment or Related Product Problems
   Member agency will evaluate the performance of newly installed Playground Equipment, Surfacing, & Site Amenities for a 15-day period after installation. If the performance is unsatisfactory, the member agency will immediately contact the awarded vendor to pursue corrective action and resolution of the problem. Resolution of performance problems may result in:
   - Repair or other action to correct the problem including training or modifications made to member's satisfaction.
   - The replacement of the Playground Equipment, Surfacing, & Site Amenities with another of the same brand and model, at no additional cost (including delivery and installation) to the member agency.
   - Return of the Playground Equipment, Surfacing, & Site Amenities with cancellation of the order at no charge to the member agency.

4. Inspection/Testing/Acceptance
   a. Inspections, tests, measurements, or other acts or functions performed by the member agency shall in no manner be construed as relieving the awarded vendor from full compliance with contract requirements. At a minimum, an installed piece must demonstrate the capability of providing the functions and services specified in the manufacturer's published literature.

5. Maintenance, Repair and Service
   a. Maintenance, repair and service related to the operation of Playground Equipment, Surfacing, & Site Amenities must be provided to member agency.
   b. Excessive Service and Downtime: Playground Equipment, Surfacing, & Site Amenities including all components, spare parts, application software, and ancillary equipment supplied through this contract shall be capable of continuous operation. Therefore, awarded vendor shall guarantee that all Playground Equipment, Surfacing, & Site Amenities will be operational at least 98% of normal business hours. Playground Equipment, Surfacing, & Site Amenities that develop a trend of requiring an excessive number of service calls shall be reported by the member agency to the awarded vendor or by the awarded vendor to the member agency as the situation warrants and a corrective action and resolution will be made in a manner that is best for the member agency.
   c. In the event that the performance of maintenance services under the contract results in a need to replace defective parts, such items may only be replaced by new parts. In no instance shall the awarded vendor be permitted to replace defective items with refurbished, remanufactured, or surplus items without prior written authorization of the member agency.
   d. Awarded vendor must guarantee the availability of repair parts for a minimum of five (5) years subsequent to member agencies acceptance of the contracted Playground Equipment, Surfacing, & Site Amenities.

6. Relocation/Transfer
   a. Member agencies shall be afforded the option to relocate/transfer contract Playground Equipment, Surfacing, & Site Amenities from one member location to another member location as deemed necessary with no change to agreement or maintenance plans. If self-moves are an option, the awarded vendor must be notified prior to relocating or transferring. The member agency will be responsible for repairs required for damage that occurred during self-moves.
   b. Alternately member agencies may elect to have the awarded vendor relocate/transfer the Playground Equipment, Surfacing, & Site Amenities. The awarded vendor is responsible for repairs required following such relocation/transfer. Relocation/transfer of Playground Equipment, Surfacing, & Site Amenities must be coordinated with member agency contact personnel responsible for the contract.

7. Adding New Products and/or Services
   Playground Equipment, Surfacing, & Site Amenities must meet the scope of work to be added to the contract. Pricing shall be equivalent to the percentage discount for other products. Awarded vendor may replace or add product lines to an existing contract if the line is replacing or supplementing products on contract, is equal or superior to the original products offered, is discounted in a similar or to a greater degree, **if it is within the same awarded manufacturer** and if the products meet the requirements of the solicitation. No products may be added to avoid competitive procurement requirements. KCDA may require additions to be submitted with documentation from KCDA members demonstrating an interest in, or a potential requirement for, the new product or service. KCDA may reject any additions without cause.

8. Discontinued Products
   If a product or model is discontinued by the manufacturer, awarded vendor may substitute a new product or model if the replacement product meets or exceeds the specifications and performance of the discontinued model, it is within the awarded manufacturer and if the discount is the same or greater than the discontinued model.

NOTE: Listing the above specifications shall in no way relieve the awarded vendor from the responsibility to follow proper code and regulations.

G. TRAINING & SUPPORT

If applicable, please state specifically the amount of training which will be provided at no charge. Then list the charge per hour of additional training if applicable (see Attachment E).

a. If specified by the member agency, staff in-service shall be offered following the installation. Training needs must be quantified and specified by the member agency. Awarded vendors shall provide appropriate pricing (if applicable) based upon each member agencies training need. It is understood that some training may be provided free of charge, and some may incur charges. Please outline your training philosophy and related pricing structure.
b. If desired, follow up training may also be scheduled to further support usage and to identify Any individual training needs. Please include follow up training pricing as well.

H. PUBLIC WORKS LANGUAGE

Vendor agrees that, in performance of the services required under this agreement, Vendor shall abide by all federal, state, local and Washington law and regulations that may apply to construction and public works. It is the responsibility of the Vendor to determine applicability and requirements of any such laws and to abide by them.

a. Public Works:
State of Washington statute requires workers be paid **prevailing wages** when employed on **public works** projects and on public building service maintenance contracts. (RCW 39.04.010, RCW 39.12.010 and 020) It is the contractor's responsibility to be acquainted with and comply with State regulations regarding payment of prevailing wages on public works projects. Prevailing Wages are established by the Washington State Department of Labor and Industries and can be obtained on the web at http://www.lni.wa.gov/TradesLicensing/PrevWage/WageRates/default.asp or by contacting Labor and Industries at 360-902-5335. A copy may also be requested from KCDA. KCDA serves all counties in Washington State. The County in which the project is located will be identified once a member initiates a request for the service, and the effective wage rate to be applied to a specific project is to be based on the date of this bid during the original contract term, and if contract extensions are granted, the prevailing wage rate in affect at the time of the latest extension.

Application: The Public Works Act regulates wages paid to workers, laborers and mechanics performing public work. It does not apply to work that is clerical, executive administrative or professional in nature. It does not apply to work of a secretary, engineer or administrator, unless they are performing construction work, alteration work, repair work, etc. Prevailing wage application depends on the work that is performed, regardless of the worker's job title. (RCW 39.12.020 and WAC 296-128-510 through 530)

Definition: Public Works is all work, construction, alteration, repair or improvement that is executed at the cost of the state or any other local public agency. This includes, but is not limited to, demolition, remodeling, renovation, road construction, building construction, ferry construction and utilities construction. (RCW 39.04.010)

Public Building Service Maintenance Contracts: Prevailing wages are also required on all public building service maintenance (janitorial) contracts. (RCW 39.12.020)

Contractors bidding a Public Works project exceeding $1,000,000.00 must declare who their HVAC, Mechanical and Electrical subcontractors will be within one hour of bid submission and the listing of structural installation and rebar installation subcontractors within 48 hours of bid submission, and submit this information with bid documents in order for the bid to be responsive (RCW 39.30.060). Such projects also have special considerations pertaining to use of apprentices (RCW 39.04.310, RCW 39.04.320, and RCW 39.04.350).

Reciprocity: In accordance with RCW 39.04.380 any bidding process for public works in which a bid is received from a nonresident contractor from a state that provides a percentage bidding preference, a comparable percentage disadvantage must be applied to the bid of that nonresident contractor. This does not apply to public works procured pursuant to RCW 39.04.155, 39.04.280 or other procurement exempt from competitive bidding.

b. Prevailing Wage:

Definition: Prevailing Wage is the hourly wage, usual benefits and overtime, paid in the largest city in each county, to the majority of workers, laborers and mechanics. The rate is established by the Department of Labor and Industries for each trade and occupation employed in the performance of public work. If Federal funds are used, bidders must comply with provisions of Davis-Bacon Act.

Basic procedures: A Statement of Intent to Pay Prevailing Wages and Affidavit of Wages Paid must be filed and approved for the contractor and all subcontractors. No payments can be made until all contractors/subs have submitted an approved intent form. KCDA cannot release retainage until all Contractors have an approved Affidavit of Wages Paid form certified by the Industrial Statistician. (RCW 39.12.030, 040, 042) Once the work is successfully completed, KCDA will release 95% of the project cost and withhold 5% retainage for 45 days as dictated by law. The final 5% will be paid when the following is completed: Receipt of approved Affidavit of Wages Paid Forms, Releases from Washington State Department of Labor & Industries, Employment Security Department and the Department of Revenue, and acceptance of project completion to the satisfaction of the KCDA ordering member. **The cost of filing required Intents and Affidavits is the responsibility of the Contractor and may not be added as a line item charged to the member agency. All Intents and Affidavits must name the agency for whom work is being performed as the contract award agency, not KCDA.**

Federally Funded Projects: In addition to the Federal Requirements of Section III, Housing and Urban Development (HUD) Terms and Conditions, **Davis-Bacon** prevailing wage requirements apply to public works construction contracts of $2000 or more when a project includes any federal funding of any amount. When there is a difference between applicable state and federal prevailing wages for a particular classification of labor, contractors and subcontractors are required to pay the higher of the two prevailing wages. Applicable federal prevailing wage determinations can be found at http://www.wdol.gov/. Contractors/Subcontractors must be knowledgeable and adhere to all federal prevailing wage requirements, including but not limited to paying workers weekly and providing certified weekly payrolls for the contractor and subcontractors of any tier as required in the Davis-Bacon Act and applicable U.S. Department of Labor regulations. Falsification of any prevailing wage payroll records may subject the contractor or subcontractor to civil or criminal prosecution under section 1001 of Title 18 and section 231 of Title 31 of the United States Code. Contractor shall inform all subcontractors of the Davis-Bacon requirements and the prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses. Contractor must coordinate all requirements related to federal funded projects with the KCDA member Agency.

c. Responsible Bidder:

Before award, the bidder must meet the following state responsibility criteria and, if applicable, supplemental responsibility criteria to be considered a responsible bidder. The bidder is required to submit documentation demonstrating compliance with the criteria.

Low Responsible Bidder

A. State Responsibility Criteria. The Bidder must meet the following state responsibility criteria:
   1. At the time of bid submittal, have a current certification of registration in compliance with chapter 18.27 RCW.
   2. Have a current Washington State Unified Business Identifier (UBI) number.
   3. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065(3).
   4. If applicable:
      a. Have Industrial Insurance (workers' compensation) coverage for the Bidder's employees working in Washington State, as required in Title 51 RCW;
      b. Have a Washington State Employment Security Department number, as required in Title 50 RCW; and
      c. Have a Washington State Department of Revenue state excise tax registration number, as required in Title 82 RCW.
   5. New bidder requirement. Certify that within the three-year period immediately preceding the bid solicitation date:
      a. The bidder is not a "willful" violator, as defined in RCW 49.48.082, or any provision of chapter 49-46, 49.48 or 49.52 RCW.
      b. As determined by a final and binding citation and notice of assessment issued by the Department of Labor and Industries or through a civil judgement entered by a court of limited or general jurisdiction.
      c. As of July 1, 2019, WA Labor and Industries has required all businesses to have public works training before bidding and/or performing work on public works projects. This training requirement has been added to the responsible bidder criteria in RCW 39.04.350 and RCW 39.06.020. Awarding agencies are required to verify all contractors submitting bids meet this requirement before awarding the contract.

6. At the time of bid submittal, provide signed sworn statement in accordance with RCW 9A.72.085 verifying under penalty of perjury that the bidder is in compliance with the new responsible bidder criteria requirement.
7. Supplemental Bidder Responsibility Criteria. If supplemental criteria apply to this project, the criteria are included as "Exhibit A." The Bidder may make a written request to modify any or all of the supplemental criteria. Modification of supplemental criteria shall be at KCDA's discretion. Any modifications to the supplemental criteria shall be made by addenda prior to bid opening.

Subcontractor Responsibility

The contractor shall include the language of this section in each of its first tier subcontracts and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. The requirements of this section apply to all subcontractors regardless of tier. At the time of subcontract execution, the Contractor shall verify that each of its first tier subcontractors meets the following bidder responsibility criteria:

1. At the time of bid submittal, have a current certification of registration in compliance with chapter 18.27 RCW.
2. Have a current Washington State Unified Business Identifier (UBI) number.
3. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065(3).
4. If applicable:
   a. Have Industrial Insurance (workers' compensation) coverage for the Bidder's employees working in Washington State, as required in Title 51 RCW;
   b. Have a Washington State Employment Security Department number, as required in Title 50 RCW; and
   c. Have a Washington State Department of Revenue state excise tax registration number, as required in Title 82 RCW
5. Have an electrical contractor license, if required by Chapter 19.28 RCW;
6. Have an elevator contractor license, if required by Chapter 70.87 RCW;

d. Bonds- Payment & Performance:

The prime Contractor shall provide a Performance and Payment Bond at 100% of the contract price to the KCDA member with a copy to KCDA before work begins. The only exception is for contracts of one hundred fifty thousand ($150,000) dollars or less. In this instance, at the option of the Contractor, the member may in lieu of the bond retain ten percent of the contract amount for a period of thirty days after date of final acceptance, or until receipt of all necessary releases from the Department of Revenue and the Department of Labor and Industries and settlement of any liens filed under Chapter 60.28 RCW, whichever is later. The bond shall be issued by a surety company authorized to do business in the State of Washington and shall be on standard forms used for public projects (RCW 39.08.010) and as directed by the KCDA member.

Performance and Payment bonds for KCDA members outside Washington must be provided by companies licensed to provide bonds for public entities in the member's state.

e. Licenses:

The prime contractor shall possess and maintain in current status all federal, state, and local licenses, bonds, and permits required for the performance and delivery of any and all products and services offered in its response to the bid solicitation. Before submitting a bid, Bidders must hold a current, valid contractor's license as required in Washington. The contractor's license must be in the name of the legal entity submitting and signing the bid. A

Bidder may not substitute a contractor's license held by a subcontractor or joint venture. Bidders submitting bids in Washington State without a valid contractor's license in the name of the Bidder are in violation of RCW 18.27.020.

It is the responsibility of the prime contractor to ensure any subcontractors performing under this contract hold and maintain appropriate licenses.

KCDA reserves the right to request copies of licenses at any time during the contract. Copies of licenses, upon request, must be submitted to the member prior to performing the work. The Contractor agrees to keep and ensure subcontractors keep any required license, permit or bond current and in compliance with Washington rules, regulations and statutes, as well as in states outside Washington in which contractor performs work under this contract. For work performed for any Washington State school district, public agency or municipality, the Contractor must comply with the bidder responsibility requirements of RCW 39.04.350 prior to the KCDA member awarding a contract. The contractor must verify the responsibility of all subcontractors used in accordance with RCW 39.06.020.

f. Permits:
The acquisition of all permits as well as any drawings needed to obtain those permits is the responsibility of the successful Contractor/Bidder.

g. Certificate of Insurance:
A certificate of insurance demonstrating current coverage of the types and amounts of insurance required by KCDA and the KCDA member must be provided to the KCDA member prior to performance of any work. In addition, the Commercial General Liability policies must be endorsed to name KCDA and the KCDA member as additional insureds. Such policies must be further endorsed to provide that the insurance is primary as respects KCDA and the KCDA member, and that any other insurance maintained by KCDA and the KCDA member shall be excess and not contributing insurance with the Contractor's insurance. These endorsements must be provided along with the certificate of insurance. The KCDA member must both approve the certificate of insurance and endorsements.

h. Acceptable Pricing Method:
KCDA is unable to accept Alternative Costing Method quotations except in certain limited instances, (i.e., sole source) in which KCDA and Vendor may mutually determine the Alternative Costing Method is acceptable. This will be the exception rather than the rule. RS Means or line item bid pricing is acceptable.

i. Progress Payments:
The Contractor shall be paid, upon submission of a proper Payment Request, the prices stipulated herein for work performed (less deductions, if any), in accordance with all payment and retainage instructions herein. Submitted Payment Requests must contain the following minimum information:

a. Contract Number
b. Bid item ID, bid quantity, unit, unit price and description as appropriate
c. Sales Tax as applicable

The Payment Request will be reviewed by the Member before payment is made. If the Member is in disagreement with the Payment Request, KCDA will issue a notice requesting a revised Payment Request.

KCDA, at its discretion, reserves the right to withhold payment on a given project, pending receipt of payment from the customer.

In accordance with RCW 51.12.050, KCDA reserves the right to deduct from the payment any outstanding industrial insurance premiums owed by the Contractor or Subcontractors.

j. Payment Retainage:

In accordance with RCW 60.28 contract retainage [*not to exceed five percent of the moneys earned by the contractor toward completion of a public improvement contract*] shall be withheld and reserved in one of two ways:

a. As a trust fund for the protection and payment of 1) the claims of any person arising under the contract, and 2) the state with respect to taxes imposed pursuant to Titles 50, 51 and 82 RCW which may be due from such contractor. Upon completion of a contract, the member agency shall notify the Department of Revenue, the Employment Security Department, and the Department of Labor and Industries of the completion of contracts over one hundred fifty thousand dollars. KCDA will issue payment on the retainage amount forty-five days after notice from the KCDA Member Agency that the contract has been accepted as complete **or** upon receipt of all necessary releases, whichever is later.

b. Option of providing retainage bond for the full amount of the retainage (5% of the contract amount with a performance bond). This bond is separate from the performance bond under RCW 39.08.10. Providing a retainage bond means no retainage is withheld. If you choose to provide a retainage bond a copy of the bond must be submitted.

k. Force Majeure

Except for payments of sums due, neither party shall be liable to the other, nor be deemed in default under this contract, if and to the extent that such party's performance of this contract is prevented by reason of force majeure. The term "force majeure" means an occurrence that is beyond the control or responsibility of the party affected and occurs without its fault or negligence, including, but not limited to the following: acts of God; acts of the public enemy; war; riots; strikes; industry-wide labor disputes; civil disorders; fire; flood; snow; earthquakes; tornadoes or violent winds; hail storms; lockouts; injunctions-intervention-acts, or failures or refusals to act by government authority; and other similar occurrences beyond the control or responsibility of the party declaring force majeure, which such party is unable to prevent by exercising reasonable diligence. The force majeure shall be deemed to commence when the party declaring it notifies the other party of the existence of the force majeure and shall be deemed to continue as long as the results or effects of the force majeure prevent the party from resuming performance in accordance with the contract. The party receiving the notice of force majeure may contest the declaration of a force majeure. Force majeure shall not include late deliveries of equipment or materials caused by congestion at a manufacturer's plant or elsewhere, an oversold condition of the market, inefficiencies, internal labor disputes, or similar occurrences. If either party is delayed at any time by force majeure, the delayed party shall notify the other party in writing of such delay within forty-eight (48) hours.

I. PRICING

The bidder shall submit pricing using **Manufacturer Price Lists, Attachment B** - Discounts, **Installation Rates,** and **Attachment E** – Services Price Schedule, as necessary. **Vendor bid pricing shall include a 2% administrative fee on all line items and charges.** The administrative fee must be part of the bid price. If you are bidding a catalog price less a discount, make sure the administrative fee is included in the net price to the member agency. Pricing must include the 2% KCDA service fee so the service fee is invisible to KCDA members.

For all Playground Equipment, Surfacing, & Site Amenities, pricing may be by line item or discount off manufacturer price list (Attachment B). Accessories and materials may be from other manufacturers or sources but must be identified and priced in the IFB response either by item or via catalog discount. On the pricing sheet, list and group accessories and materials by manufacturer for ease of identification. Respondents will choose only one pricing method to be used per manufacturer. Alternative pricing methods shall be addressed in Attachment B. Proposals received that provide both methods for a single manufacturer will be found non-responsive.

Fixed prices shall be firm until each anniversary date of contract, unless there is an occurrence of one or more economic price adjustment contingencies outlined in the bid. If price adjustment contingencies occur, or not less than ninety (90) days prior to each contract anniversary date, awarded vendor may submit a fully documented request for price adjustment to KCDA. The documentation must substantiate that any requested price increase was clearly unpredictable at the time of bid submittal and results from an increased cost to awarded vendor that was out of awarded vendor's control.

KCDA will review requests for fixed price adjustments to determine if the new prices or another option is in member agencies' best interests. If accepted, new fixed prices shall apply to the contract upon approval from KCDA. Price changes shall be a factor in contract renewal.

The awarded vendor agrees that the cost for any item bid on this contract may vary by state due to specific requirements or other jurisdictional impacts. If the overall cost is discounted or lowered for any member agency, however, the cost will be similarly lowered or discounted at the same time for all member agencies for the same scope, size and value. (If a KCDA member agency proposes to purchase a large volume of one product at one time and the awarded vendor agrees to provide an additional discount, that same volume discount would be available to any KCDA member agency.)

It is understood and agreed upon between Bidder and KCDA that the Bidder's pricing does not include the cost for any site specific conditions or requirements. Site specific requirements shall be addressed on a case by case basis at the time the order is placed. Any additional cost(s) are to be priced by methods designated under **Installation Rates**, or by RS Means, as indicated in bidder's response to this solicitation.

Warranty: Describe the warranties that apply to the products offered in the IFB response and when warranty date will commence. Identify any website links that cover warranty information. The manufacturer has the primary responsibility to honor a manufacturer' warranty. Awarded vendor agrees to assist the member agency reach a solution in a dispute with the manufacturer over a warranty's terms. Any extended manufacturer's warranty will be passed on to the member agencies. List any pricing applicable to warranties in Attachment E of the IFB response.

Risk of Loss or Damage: Awarded vendor shall retain title and control of all goods until they are delivered and received. All risk of transportation and all related charges shall be the responsibility of the awarded vendor. The awarded vendor shall file all claims for visible or concealed damage. The member agency will notify the awarded vendor and/or freight company promptly of any damaged goods and shall assist the freight company/awarded vendor in arranging for inspection. No F.O.B. vessel, car or other vehicle terms will be accepted.

Taxes: Member agencies, who have obtained Playground Equipment, Surfacing, & Site Amenities under the terms of this contract, will be responsible for payment of all taxes related to acquisition of the Playground Equipment, Surfacing, & Site Amenities, such as sales tax, property tax, etc. Awarded vendor must separately list all such taxes on member proposal and subsequent invoice.

J. FUNDING OUT CLAUSE

Any acquisition agreement with a KCDA member agency that exceeds one (1) year shall include a standard "funding out" clause. Such an acquisition is a commitment of the entity's current revenue only, provided the agreement contains either or both of the following provisions:

1. Retains to the entity the continuing right to terminate the contract at the expiration of each budget period during the term of the agreement.
2. Conditioned on a best effort attempt by the entity to obtain appropriate funds for payment of the acquisition.

K. AUTHORIZED DEALERS/VENDOR PARTNERS

The bidder must secure from the manufacturer, if the bidder is not the manufacturer, a written guarantee executed by the manufacturer that the bidder is an authorized dealer of that manufacturer. This can be submitted as a Manufacturers Guarantee/Manufacturers Certificate, or a statement on the manufacturer's letterhead with corporate acknowledgement. Failure to provide will result in award disqualification for that manufacturer.

Bidder may propose a network of authorized dealers/vendor partners through whom the bidder intends to perform the contract. Member agencies may be directed to bidders' network of authorized dealers/vendor partners for Playground Equipment, Surfacing, & Site Amenities, however the awarded vendor shall be responsible for the actual job performance of each and every authorized dealer/vendor partner. This includes, but is not limited to, proper ordering process and reporting, or submittal of 2% service fee. Unresolved problems with the authorized dealer/vendor partner may be referred to the awarded vendor for resolution. Bidders are to identify and list each of the authorized dealers/vendor partners they intend to involve in contract performance.

Awarded vendor must be capable of replacing authorized dealers/vendor partners found unsuitable to participate in performance on the KCDA contract and establish new authorized dealers/vendor partners in a timely manner.

During the contract period, the awarded vendor or purchasing agent may remove an authorized dealer/vendor partner from the list of those designated to this contract at any time without further explanation or process. The awarded vendor may propose authorized dealer/vendor partner additions for consideration at any time throughout the contract provided;

- The request is in writing on awarded vendors letterhead.
- It is filed with the Purchasing Agent a minimum of 30 calendar days before the effective date of the proposed change.
- It clearly identifies the authorized dealers/vendor partners involved in the change.
- It is accompanied by documentation acceptable to the Purchasing Agent sufficient to warrant the change.

L. AWARD

1. Evaluation

It is the intent of KCDA to award a manufacturer's complete line of products based on the specifications provided when possible and advantageous. KCDA expects to award to the lowest responsive and responsible bidder per unique manufacturer specifications that meet IFB terms, conditions, and criteria specified. An award is at the sole discretion of KCDA. KCDA reserves the right to reject any or all proposals, accept the proposal(s) that are deemed most advantageous for KCDA member agencies, and waive any irregularities in the solicitation process.

Awarded vendors will be required to turn in updated specifications for the manufacturers awarded.

The following criteria will be used in evaluating responses to this IFB. An award is anticipated to be made to a bidder with the highest rating per manufacturer product line. Subsequently, multiple awards may be made.

Evaluation Criteria and Weight

Proper submission of proposal	10
Comprehensiveness of product and services provided	10
Related Experience	15
Pricing	50
Presentation of full and complete product offering that can meet variety of member agencies requirements/timeline.	15
TOTAL POSSIBLE POINTS	**100**

Clarification and/or Discussions

Clarification of a response may be necessary. KCDA will communicate with the bidder(s) for the purpose of eliminating minor errors, clerical errors, and/or irregularities. Clarification is accomplished by explanation or substantiation, either in response to an inquiry from KCDA or an inquiry initiated by a bidder. Clarification does not give a bidder the opportunity to revise, change or modify their response in any way. Discussion takes place after the initial receipt of proposals. KCDA reserves the right to conduct discussions with bidders whose responses are determined to be reasonably inclined toward receiving a contract award. Discussion may occur when oral or written communications between KCDA and the bidder are conducted for the purpose of clarifying information to determine the acceptability of a response. KCDA will not assist the bidder in bringing the bidder's response to the same level of other responses received by KCDA. Further, KCDA will make no indication of pricing or other information received from other bidders.

Competitive Range: KCDA reserves the right to establish a competitive range of acceptable responses as part of the evaluation process as defined herein. Responses below the competitive range will be determined to be unacceptable and will not receive further consideration.

M. ORDER PROCESS & REPORTING

1. The awarded vendor must verify that a customer is a KCDA member. A current list of member agencies is posted on the KCDA website under "Membership". If the awarded vendor's customer is not posted on the KCDA website, the awarded vendor must verify membership with the KCDA Contract Specialist. If the customer is not a member agency, but is eligible to become a member agency, the Contract Specialist will give the awarded vendor's customer instructions regarding the membership process.
2. Awarded vendor will submit a signed and dated proposal or quote to a KCDA member agency in accordance with the pricing awarded under this IFB. **All Playground Equipment, Surfacing, & Site Amenities purchased must include the KCDA 2% service fee as a part of the price to the member agency. Do not list the 2% as a separate line item.** The awarded vendor must specifically state the KCDA contract number #22-315 on the proposal to the KCDA member agency. The proposal must identify the member agency contact name, e-mail address and phone number for the person responsible for approving the purchase. This information is critical and if not provided may be grounds for delaying the processing of the order as well as eventual payment to vendor.
3. Members should send a copy of their PO made out to KCDA and a copy of the Vendor quote to the KCDA Contract Specialist designated on the Awarded Contracts page. Upon KCDA's

verification of membership and pricing, KCDA will create and forward a KCDA purchase order to the designated point of contact at the Vendor. The Contract Specialist will request additional information, such as scope of work and item/part number along with pricing for each line item as needed. Failure to provide adequate evaluation information may result in delay of approval by Contract Specialist

4. A copy of the order will be kept on file at KCDA.
5. Vendor must not commence delivery, services or installation using the KCDA contract without receiving a purchase order from KCDA.
6. Orders processed against this contract by customers who are not KCDA members or without emailed approval from KCDA are in violation of the contract. Vendors not following proper procedures may be removed from consideration for future awards.
7. KCDA reserves the right to revise the ordering process above at their sole discretion, if deemed necessary for contract management or audit purposes. An implementation for change will be coordinated with the Vendor as needed.

N. CHRISTIAN DOCTRINE

Any federal, state and local governing authority's/jurisdiction's statutes, codes, rules and regulations referenced and/or govern the products, services and activities relating to and are part of this solicitation, whether or not physically noted or included, shall be complied with and adhered to as required. It is the sole responsibility of the Bidder to perform and complete any necessary research and investigation required to make themselves aware of and comply with this item.

Signature K M Dam, President

Must be the same signature that appears on the bid response forms

KCDA PURCHASING COOPERATIVE
18639- 80TH Ave S. • P.O. Box 5550 • Kent, WA 98064-5550 • Phone 425-251-8115 • Fax 253-395-5402 • www.kcda.org

INVITATION FOR BIDS
#22-315 Playground Equipment, Surfacing, & Site Amenities
BID DUE DATE: March 3, 2022 on or before 2:00 PM PST

Attachment D
SIGNATURE PAGE AND MISCELLANEOUS FEES

The undersigned offers and agrees, if this bid is accepted, to furnish any or all of the items upon which prices were quoted, at the prices set opposite each item, F.O.B. delivery point specified in the Invitation for Bids, and agrees to make delivery within the delivery dates specified, or as otherwise amended by attachment.

Contract Prices Offered
1. Firm for annual contract (✓)
2. Firm for initial order only ( )
3. Variable by item/group ( ) *(Identify under separate cover)*

MISCELLANEOUS FEES
In some cases additional charges may be necessary. These costs are for items delivered direct to Members. Attach additional pages as may be necessary for each manufacturer. "TBD", "Job by Job", etc. is not acceptable and may disqualify your response. **Bidders should list out any other pricing for services on additional pages as needed within this section.**

Delivery Fee:	$Prepaid & added flat fee or mileage rate
Installation Fee:	$ See attached per hour (comply w/ Prevailing Wage - RCW 39.04.010, 39.12.010 & 020)
Performance Bond:	3 %
Demolition Fee:	$ See attached install pricing
Restock Fees:	$ 25%
Lift Gate Fee when required	$ $250.00
OTHER_____	$ _____

NOTE : If services are not documented in pricing pages, fees must be justified by using RS Means.

FUTURE DELIVERIES
On occasion, KCDA Members will place orders near the end of the contract period for delivery after the contract period has expired. Will your company honor orders placed during the contract period for future delivery?

_____No ✓ Yes _____Yes, but only if delivered before _____

Signed: [signature]
Firm Name: Northwest Playground Equipment, Inc.
Name and Title: Robert S McGarvey - President
Telephone No. (425) 313-9161
Email: Bob@nwplayground.com

**Note: All lines of information must be provided with submittal. Electronic acceptance of these terms and conditions signifies compliance with all terms and conditions.

Attachment E - Services Price Schedule
Bid #22-315 Playground Equipment, Surfacing, & Site Amenities

NOTE: If your company provides any of the services listed below, please complete the price schedule.
BIDDER MAY INCLUDE THIS INFORMATION IN THEIR OWN FORMAT AS PART OF THE PRICING PAGES.
If services are not documented in pricing pages, fees must be justified by using RS Means.

Design Services	Description	Regular Price or Rates	Discounted Price or Rates	Per Diem Charges (if any)	Mileage Charges (if any)	*Additional Discount on Large Projects: Y/N
	See Installation Cost Sheet					

Warranty Services	Description	Regular Price or Rates	Discounted Price or Rates	Per Diem Charges (if any)	Mileage Charges (if any)	*Additional Discount on Large Projects: Y/N
	See Installation Cost Sheet					

Training Services	Description	Regular Price or Rates	Discounted Price or Rates	Per Diem Charges (if any)	Mileage Charges (if any)	*Additional Discount on Large Projects: Y/N
	ex: Initial (must price)					
	ex: Follow up training (must price)					

Support Services	Description	Regular Price or Rates	Discounted Price or Rates	Per Diem Charges (if any)	Mileage Charges (if any)	*Additional Discount on Large Projects: Y/N

*Please detail additional discounts on large projects.

Northwest Playground Equipment, Inc.

2022 WASHINGTON INSTALLATION RATES	Retail Price	UOM	Retail Price	UOM
MODULAR PLAY STRUCTURES				
Standard Installation	45%	Retail Cost		
Free Local RT, Prevailing Wage/CP, Private and Public Utility Locates and Pre-Install local site visit				
Deluxe Installation	55%	Retail Cost		
Includes: Standard Install and Disposal of Packaging, Haul Away Dirt, Receive shipment at R&R or meet truck at site and offload.				
Structure Risk Management Sign	$ 450.00	Per Sign		
FREE RETURN TRIPS (AFTER THE FRIST ONE)				
Included:				
Concealed freight damage, missing parts with a checklist has been provided/completed and cannot work due to natural causes				
Not Included:				
Mis-manufactured equipment, scope of work changes from original PO, site not ready or not prepared properly after contact with Sales Rep, missing parts when someone else offloads w/out completing checklist and noted damaged or missing parts when R&R offloads				
FREE STANDING EQUIPMENT*				
Equipment w/ 3 1/2" or 5" posts, modular structures (does not include swing sets)	45%	Of Retail Cost		
Slides	55%	Of Retail Cost		
Hillside Slides	65%	Of Retail Cost		
Misc. Climbers	$ 450.00	Per Hole		
Dome Climbers				
Large	$ 1,800.00			
Small	$ 950.00			
Swing Set - One Bay	$ 1,950.00			
Additional Bays	$ 1,000.00			
Toddler Add On	$ 325.00			
Spring Toys (with J Bolts)	$ 500.00	Per Spring		
Spring Toys (direct bury)	$ 325.00	Per Spring		
Backhoe Digger	$ 325.00			
CLIMBING BOULDERS				
Crane must be able to park within 40' of where placing				
(Start pricing with heaviest boulder as the 1st one) Base Price + % of weight				
Then add secondary Boulders based on % of weight only				
Non Playworld Items:				
Under 2,500# ($2,125.00 min)	$ 1,825.00	Boulders	45.00%	EA Weight
2,501# to 8,000# ($3,490.00 min)	$ 2,890.00	Boulders	30.00%	EA Weight
8,000# to 10,000# ($4,460.00 min)	$ 3,475.00	Boulders	20.00%	EA Weight
Concrete Pad up to 12" thick ($2,425.00 min)	$ 52.50	Per Sq. Ft/First F	$ 23.00	Per Sq. Ft
Compacted Aggregate	75.00%			
Anchors	$ 435.00	EA		
Rope Connections	$ 105.00	EA		
MISC EQUIPMENT				
Earthscape (No Towers) / Timber Stacks	58%	Of Retail Cost		
Motion Games	35%	Of Retail Cost		
Fun Centers	45%	Of Retail Cost		
Rock Blocks	30%	Of Retail Cost		
Denali Net	45%	Of Retail Cost		
Play Webs	30%	Of Retail Cost		
Life Trail System / ENERGI	45%	Of Retail Cost		
Action Vehicles	$ 1,355.00			
Rigid Vehicles	$ 1,165.00			

Triple Twist	$	1,495.00	
Ralley Round	$	1,300.00	
Turbo Tower	$	1,485.00	
Twist	$	525.00	
Hyperray	$	1,015.00	
Whirlwind	$	725.00	
Matrix 10'	$	1,605.00	
Matrix 6'	$	1,135.00	
Cosmic Warp	$	1,385.00	
Super Satellite	$	1,650.00	
Curl	$	685.00	
Whirligig	$	685.00	
Cozy Cocoon	$	815.00	
Spinami	$	1,015.00	
Overdrive	$	1,015.00	
Unity Rocker	$	1,390.00	
Unity Dome	$	2,280.00	
Teeter Tunnel	$	3,430.00	
Play Cubes		25%	Of Retail Cost
Unity Spinner	$	2,500.00	
Live Wire	$	6,415.00	
LG Overhead Canopy	$	1,875.00	
Sierra Summit Climb	$	2,085.00	
3 PT Overhead Canopy	$	1,615.00	
Balance Trax		49%	Of Retail Cost
Zip Line with Take Off	$	11,115.00	
Without Take Off	$	9,370.00	
Music:			
Cabasa	$	370.00	
Congas	$	245.00	
Chimes	$	480.00	
Vibes	$	480.00	
Freenotes Equipment	$	270.00	Per Footing

SITE FURNISHINGS AND SPORTS EQUIPMENT

Bench / Misc. In Ground Furnishings	$	165.00	Per Hole
Bench (Portable)	$	130.00	
Single Pedestal Picnic Table	$	385.00	
Picnic Table - Surface Mount	$	165.00	
BBQ Grill	$	165.00	Per Hole
Bike Rack	$	165.00	Per Hole
Bike Rack (Portable)	$	130.00	
Trash Receptacle	$	165.00	
Surface Mount Items	Same as Inground		
Flag Poles			
20'	$	1,295.00	
25'	$	1,550.00	
30'	$	2,065.00	
Tetherball Pole (thru Asphalt)	$	295.00	
Toss - Up (thru Asphalt)	$	405.00	
Triple Shootout (thru Asphalt)	$	805.00	
Basketball Set (Single Post)			
4' Extension	$	1,075.00	
6' Extension	$	1,375.00	
Double Post	$	1,375.00	
Adjustable Hoop	$	2,285.00	
Soccer Goals (Permanent)	$	1,048.00	EA
Portable	$	565.00	EA
Volley Ball Poles	$	375.00	EA
15' Bleachers (Call for Quote - Minimum $845.00/Bleacher)	Call For Quote		

EXTRA DIGGING CHARGES

Hand Dig Holes	$	65.00	Per Hole			
Dig with Dingo	$	32.50	Per Hole			
Dig Through:						
Wood Chips	$	70.00	Per Hole			
Pea Gravel or Sand	$	85.00	Per Hole			
Asphalt ($150.00 minimum) 4" Thick Max	$	160.00	Per Hole			
Rubber Tile	$	95.00	Per Hole			
Concrete (Call for quote)		Call for Quote				
Asphalt & Concrete up to 4" thick standard/additional charges if over 4"						
6" Thick: original cost plus	$	25.00	Asphalt per hole	$	30.00	Concrete per hole
7" Thick: original cost plus	$	35.00	Asphalt per hole	$	40.00	Concrete per hole
8" Thick: original cost plus	$	40.00	Asphalt per hole	$	49.00	Concrete per hole
Babble-On Talk Tubes Through Asphalt	$	1,285.00				
Babble-On Talk Tubes Through Concrete	$	1,930.00				

BORDER AND SURFACING

Pressure Treated Border		Single Layer				
Supply and Install: 8 x 8		Call for Quote				
Supply and Install: 6 x 6		Call for Quote				
Supply and Install: 4 x 6		Call for Quote				
Install Only: 4 x 6 or 6 x 6	$	12.95	Per Foot			
Supply and Install: 4 x 4		Call for Quote				
Supply and Install: 4 x 12		Call for Quote				
Recycled Plastic Border	$	8.08	Per Foot			
Spikes through Asphalt	$	8.95	EA			
Spikes through Concrete	$	21.45	EA			
Spread Wood Chips (includes laying one layer fabric)	$	570.00	Plus	$	25.00	Per Yd
Double price for out of town (Spread Wood Chips)			Out of Town Fee			
Top Off Wood Chips: 3" to 6"	$	1.00	Per Sq. Ft	$	25.00	Per Yd
Spread/Compact EWF in Two Lift Min.	$	1.00	Per Sq. Ft	$	55.00	Per Yd
Spread Drain Rock/Gravel	$	570.00	Plus	$	35.00	Per Yd
Extra Charges if not delivered to site						
Wood Chips (.18 X yards X feet away from site)	$	0.31	per yard, per sf			
Gravel (.26 X yards X feet away from site)	$	0.34	per yard, per sf			
Bonded EWF Installation (Materials not included)	$	9.95	Per Sq. Ft			
Spread Fabric	$	0.85	Per Sq. Ft			
Supply Fabric	$	0.30	Per Sq. Ft			
Site Work (Must be able to access site with Dump Truck and Heavy Equip)						
Supply and Install Drain Rock (3" Depth)	$	1.75	Per Sq Ft			
Remove and Dispose Woodchips	$	85.00	Per Yard			
Remove and Dispose Pea Gravel	$	85.00	Per Yard			
Remove and Dispose Sod	$	45.00	Per Sq Ft			

SURFACING INSTALL (PRICE INCLUDES PREVAILING WAGE)

Poured in Place			
Up to 2" total thickness	$	10.45	Per Sq. Ft
Additional Colors After First Color	$	805.00	Per Color
Each Additional .5 inch	$	16.15	Per Sq. Ft
Cutting Per Lin Ft	$	16.50	Per LF
Perimeter Feet of Patterns	$	14.75	Per LF
Tile			
Interlocking Compressed Tile	$	6.95	Per Sq. Ft
Interlocking Compressed Tile Over Crushed Rock	$	8.05	Per Sq. Ft
Corners and ADA Ramps (First 4 Corners Free)	$	375.00	Each
Perimeter Cuts	$	20.35	Per LF
Offload Tile on site ($562.50 Min)	$	0.35	Per Sq. Ft
Dispose of Tile Packaging ($101.25 Min)	$	0.45	Per Sq. Ft
Removal of Tiles (does not include patching asphalt)	$	5.65	Per Sq. Ft
Disposal of Tiles	$	1.50	Per Sq. Ft
Misc.			

Foam Pad Installation	$	2.05	Per Sq. Ft			
Wear Mats (Enter SF and # Anchors)	$	16.15	Per Sq. Ft	$	19.50	Per Ground Ancho
SITE SUPERVISIONS						
Local daily rate - one person, up to 8 hours (includes assembly tools)	$	2,885.00				
Additional Supervisor	$	865.00				
Deluxe Supervision: as above with hole digging **(3,300 min)**		33%	Equipment Cost			
Additional Hours	$	225.00				
Out-of-Town Charge	$	4.85	per mile RT	$	485.00	Per Night
Two Supervisors	$	7.00	per mile RT	$	695.00	Per Night
**If a one-day supervision is more than 90 miles one way, there will be a one-night charge						
Travel Expense		15%	of Receipts			
HOLE MARKING/DIGGING AND POST SETTING						
Mark: up to 30 holes	$	1,075.00	Lump Sum			
Additional Holes	$	21.50	EA			
Dig: up to 30 holes (includes marking)	$	2,250.00	Lump Sum			
Additional Holes	$	55.00	EA			
Set Post (does not include digging holes)	$	185.00	EA			
Set Deck	$	1,250.00	EA			
Block Holes after we dig	$	27.00	EA			
Block Holes after someone else digs	$	8.00	EA			
Pour Concrete (after supervision) - $1275 minimum	$	1,275.00	Per Yard			
Backfill Holes (after concrete)		40%	Digging Charge			
REMOVAL OF EXISTING EQUIPMENT						
1-10 Footings	$	215.00	Per Footing			
11-20 Footings	$	195.00	Per Footing			
21-30 Footings	$	175.00	Per Footing			
31-40 Footings	$	155.00	Per Footing			
41-50 Footings	$	132.00	Per Footing			
51+ Footings	$	110.00	Per Footing			
Cut off at Grade						
Disposal of Equipment	$	42.50	Per Footing			
Disposal of Concrete (standard size footings)	$	42.50	Per Footing			
Reinstall of Equipment	$	300.00	Per Footing			
SHELTERS						
Must get quote direct from R&R		**Call To Get Quote**				
OTHER COSTS						
Private Locate - All Projects over $2,000	$	600.00				
Water Access Surcharge	$	215.00				
Pre-Installation site visit OOT and OOA (Round Trip)	$	3.00	Per Mile			
Equipment Remobilization Fee	$	1,500.00				
Mileage Charge for out of Town/Out of Area Return Trips	$	6.45	Per Mile			
Repair, Service, Return Trip (local) - $525.00 minimum	$	135.00	Per Hour			
Minimum Install (Local)	$	1,500.00				
Out of Town - if less than $3,000 call for quote			Call for Quote			
Hourly Rate	$	140.00	Per Hour			
Return Trip - Mileage Rate Only (262.50 Min)	$	6.75	Per Mile			
Plus hourly rate for repairs/installation that was not on original scope						
Orange Temp Fence ($300 Min)	$	2.25	Per Ft			
6' Temp Fence (Chain Link) $525.00 Min	$	15.00	Per Ft			
Additional Upcharge for Standalone Items at Deluxe Price		45%	to Standard			
Additional Upcharge for Standalone Items to Remove Dirt from Hole Ol		16%	to Standard			
Additional Upcharge for Standalone Items to Dispose Trash		15%	to Standard			

Additional Upcharge for Standalone Items to Offload (Equipment ONLY		16%	to Standard
Davis Bacon Wages		65%	Of Install Cost
Prevailing Wage Form - **Project**	$	150.00	Fee
Playground Installations Requiring Footing Inspections		40.00%	Of Install
Installation over Vault		30.00%	Of Install
Out-of-Town Charge (WA): 70+ miles from Bonney Lake		85.00%	Of Install
Out-of-Area Charges (See Chart)		85.00%	Of Install
Perimeter playground fencing - 4' High Vinyl Coated Chain Link	$	115.00	Per LF
Pedestrian gate for playground fence	$	1,005.00	Per Entry
Vehicle gate for playground fence	$	1,450.00	Per Entry
Retaining blocks - price per linear and vertical foot	$	42.50	
Excavation of material from site - Up to 12"	$	9.25	Per SQ Ft
Mark Site for locate	$	620.00	
Removal and reinstallation of old equipment	$	410.00	Per Footing
Through wood chips - add	$	70.00	Per Footing
Supply Topsoil			
15+ Yards	$	65.00	Per Frt
10+ Yards	$	85.00	Per Frt
6+ Yards	$	95.00	Per Frt
Supply Temporary Fencing (Minimum $950)	$	15.00	Per FT
Miscellaneous Installation Costs	$	285.00	Per Hour
Designer Fee	$	225.00	Per Hour
Landscaper Architect	$	285.00	Per Hour
Engineering Fee	$	285.00	Per Hour
Concrete, Asphalt & Gravel			
Concrete Slab ($1500 minimum)	$	21.15	Per SQ FT
(If truck can access site - Extra charges for pump & freight)			
Concrete curb 6" wide x 12" high - Plus freight	$	72.00	Per LF
Asphalt Pad (requires access and extra for freight charges)	$	12.00	Per SQ FT
(Does not include removal of old surface)			
**Minimum on concrete & asphalt pad size is 500 SF with good access plus freight			
Gravel costs per ton: Depends on access & freight charges	$	56.50	Per Ton
Gravel Spread	$	8.25	Per CU FT
** Installation Rates for Montana		50%	Additional to Rates Above
*** Installation Rates for Alaska		100%	Additional to Rates Above

Playground Equipment, Surfacing, & Site Amenities
Bid #22-315

ATTACHMENT F – Deviations

INSTRUCTIONS:

1. If "NO" is checked below, complete this form by signing it at the bottom.
2. If "YES" is checked below, either insert answers into this form or create a Microsoft Word table format to provide narrative explanations of exceptions. If adding pages, the bidder's name and identifying information as to which item the response refers must appear on each page.
3. Scan this form plus any attachments into a single PDF document.
4. Title the file "Attachment F - Deviations".
5. Exceptions to local, state or federal laws cannot be accepted under this bid.

☒ **NO, this bidder does not have deviations (exceptions or alternates) to any terms, conditions and/or specifications listed in the bid documents.**

☐ **YES, this bidder has the following deviations to the terms, conditions and/or specifications listed in the bid documents.**

Section/Item	Specification (describe)	Details of Deviation

Signature R M Downey President

Must be the same signature that appears on the bid response forms.

Certification of Compliance with Wage Payment Statutes

The bidder hereby certifies that, within the three-year period immediately preceding the bid solicitation date (1/19/2022), the bidder is not a "willful" violator, as defined in RCW 49.48.082, of any provision of chapters 49.46, 49.48, or 49.52 RCW, as determined by a final and binding citation and notice of assessment issued by the Department of Labor and Industries or through a civil judgment entered by a court of limited or general jurisdiction.

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Northwest Playground Equipment, Inc.
Bidder's Business Name

Signature of Authorized ~~Official*~~

Robert S McGarvey
Printed Name

President
Title

3/3/2022	Issaquah	WA
Date	City	State

Check One:

Sole Proprietorship ☐ Partnership ☐ Joint Venture ☐ Corporation ☒

State of Incorporation, or if not a corporation, State where business entity was formed:

Washington

If a co-partnership, give firm name under which business is transacted:

_____

** If a corporation, proposal must be executed in the corporate name by the president or vice-president (or any other corporate officer accompanied by evidence of authority to sign). If a co-partnership, proposal must be executed by a partner.*

KCDA PURCHASING COOPERATIVE
18639- 80TH Ave S. • P.O. Box 5550 • Kent, WA 98064-5550 • Phone 425-251-8115 • Fax 253-395-5402 • www.kcda.org

Uniform Guidance "EDGAR" Certification Form

2 CFR Part 200

When a purchasing agency seeks to procure goods and services using funds under a federal grant or contract, specific federal laws, regulations, and requirements may apply in addition to those under state law. This includes, but is not limited to, the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 CFR 200, referred to as the "Uniform Guidance" or new "EDGAR". All Respondents submitting proposals must complete this EDGAR Certification form regarding the Respondent's willingness and ability to comply with certain requirements, which may apply to specific agency purchases using federal grant funds.

For each of the items below, the Respondent will certify its agreement and ability to comply, where applicable, by having the Respondent's authorized representative check, initial the applicable boxes, and sign the acknowledgment at the end of this form. If a Respondent fails to complete any item of this form, KCDA will consider and may list the response, as the Respondents are unable to comply. A "No" response to any of the items below may influence the ability of a purchasing agency to purchase from the Respondent using federal funds.

Violation of Contract Terms and Conditions

Provisions regarding Respondent default are included in KCDA's terms and conditions. Any contract award will be subject to such terms and conditions, as well as any additional terms and conditions in any purchase order, ancillary agency contract, or construction contract agreed upon by the Respondent and the purchasing agency, which must be consistent with and protect the purchasing agency at least to the same extent as KCDA's terms and conditions. The remedies under the contract are in addition to any other remedies that may be available under law or in equity.

Termination for Cause of Convenience

For a participating agency purchase or contract in excess of $10,000 made using federal funds, you agree that the following term and condition shall apply:

The participating agency may terminate or cancel any purchase order under this contract at any time, with or without cause, by providing seven (7) business days in advance written notice to the Respondent. If this agreement is terminated in accordance with this paragraph, the participating agency shall only be required to pay Respondent for goods and services delivered to the participating agency prior to the termination and not otherwise returned in accordance with the Respondent's return policy. If the participating agency has paid the Respondent for goods and services provided as the date of termination, Respondent shall immediately refund such payment(s).

If an alternate provision for termination of a participating agency's purchase for cause and convenience, including how it will be affected and the basis for settlement, is in the participating agency's purchase order, ancillary agreement or construction contract agreed to by the Respondent, the participating agency's provision shall control.

Equal Employment Opportunity

Except as otherwise provided under 41 CFR Part 60, all participating agency purchases or contract that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 shall be deemed to include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR Part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

The equal opportunity clause provided under 41 CFR 60-1.4(b) is hereby incorporated by reference. Respondent agrees that such provision applies to any participating agency purchase or contract that meets the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 and Respondent agrees that it shall comply with such provision.

Davis Bacon Act

When required by Federal program legislation, Respondent agrees that, for all participating agency contracts for the construction, alteration, or repair (including painting and decorating) of public buildings or public works, in excess of $2,000, Respondent shall comply with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, Respondent is required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specific in a wage determinate made by the Secretary of Labor. Also, Respondent shall pay wages not less than once a week.

Current prevailing wage determinations issued by the Department of Labor are available at www.wdol.gov. Respondent agrees that, for any purchase to which this requirement applies, the award of the purchase to the Respondent is conditioned upon Respondent's acceptance of wage determination.

Respondent further agrees that it shall also comply with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each construction completion, or repair of public work, to give up any part of the compensation to which he is otherwise entitled under his contract of employment, shall be defined under this titled or imprisoned not more than five (5) years, or both.

Contract Work Hours and Safety Standards Act

Where applicable, for all participating agency purchases in excess of $100,000 that involve the employment of mechanics or laborers, Respondent agrees to comply with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, Respondent is required to compute the wages of every mechanic and laborer based on a standard workweek of 40 hours. Work in excess of the standard workweek is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the workweek. The requirements of the 40 U.S.C. 3704 applies to construction work and provides that no laborer or mechanic must be required to work in surroundings or under working conditions that are unsanitary, hazardous, or dangerous. These

requirements do not apply to the purchase of supplies, materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

Right to Inventions Made Under a Contract or Agreement

If the participating agency's federal award meets the definition of "funding agreement" under 37 CFR 401.2(a) and the recipient or sub-recipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance or experiments, developmental or research work under the "funding agreement," the recipient or sub-recipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

Clean Air Act and Federal Water Pollution Control Act

Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended, contracts and subgrants of amounts in excess of $150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders, or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act, as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). When required, Respondent agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Clean Air Act and the Federal Water Pollution Control Act.

Debarment and Suspension

Debarment and Suspension (Executive Orders 12549 and 12689), a contract award (see 2 CFR 180.222) must not be made to parties listed on the government-wide exclusions in the System for Award Management (SAM), in accordance with OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR Part 1966 Comp. p. 189) and 12689 (3 CFR Part 1989 Comp. p. 235), "Debarment and Suspension." SAM exclusions contain the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. Respondent certifies that the Respondent is not currently listed and further agrees to immediately notify KCDA and all participating agencies with pending purchases or seeking to purchase from the Respondent if Respondent is later listed on the government-wide exclusions in SAM, or is debarred, suspended, or otherwise excluded by agencies or declared ineligible under state statutory or regulatory authority other than Executive Order 12549.

Byrd Anti-Lobbying Amendment

Byrd Anti-Lobbying Amendment (31 U.S.C. 1352), Respondents that apply or bid for an award exceeding $100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that take place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

Procurement of Recovered Materials

For participating agency purchases utilizing Federal funds, Respondent agrees to comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act where applicable and provide such information and certifications as a participating agency may require to confirm estimates and otherwise comply. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery, and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

Profit as a Separate Element of Price

For purchases using federal funds in excess of $150,000, a participating agency may be required to negotiate profit as a separate element of the price. See 2 CFRR 200.323(b). When required by a participating agency, Respondent agrees to provide information and negotiate with the participating agency regarding profit as a separate element of the price for a particular purchase. However, Respondent agrees that the total price, including profit, charged by the Respondent to the participating agency shall not exceed the awarded pricing, including any applicable discount, under the Respondent's contract with KCDA.

General Compliance with Participating Agencies

In addition to the foregoing specific requirements, Respondent agrees, in accepting any purchase order from a participating agency, it shall make a good faith effort to work with a participating agency to provide such information and to satisfy requirements as may apply to a particular purchase or purchases including, but not limited to, applicable record keeping and record retention requirements as noted in the Federal Acquisition Regulation, FAR 4.703(a).

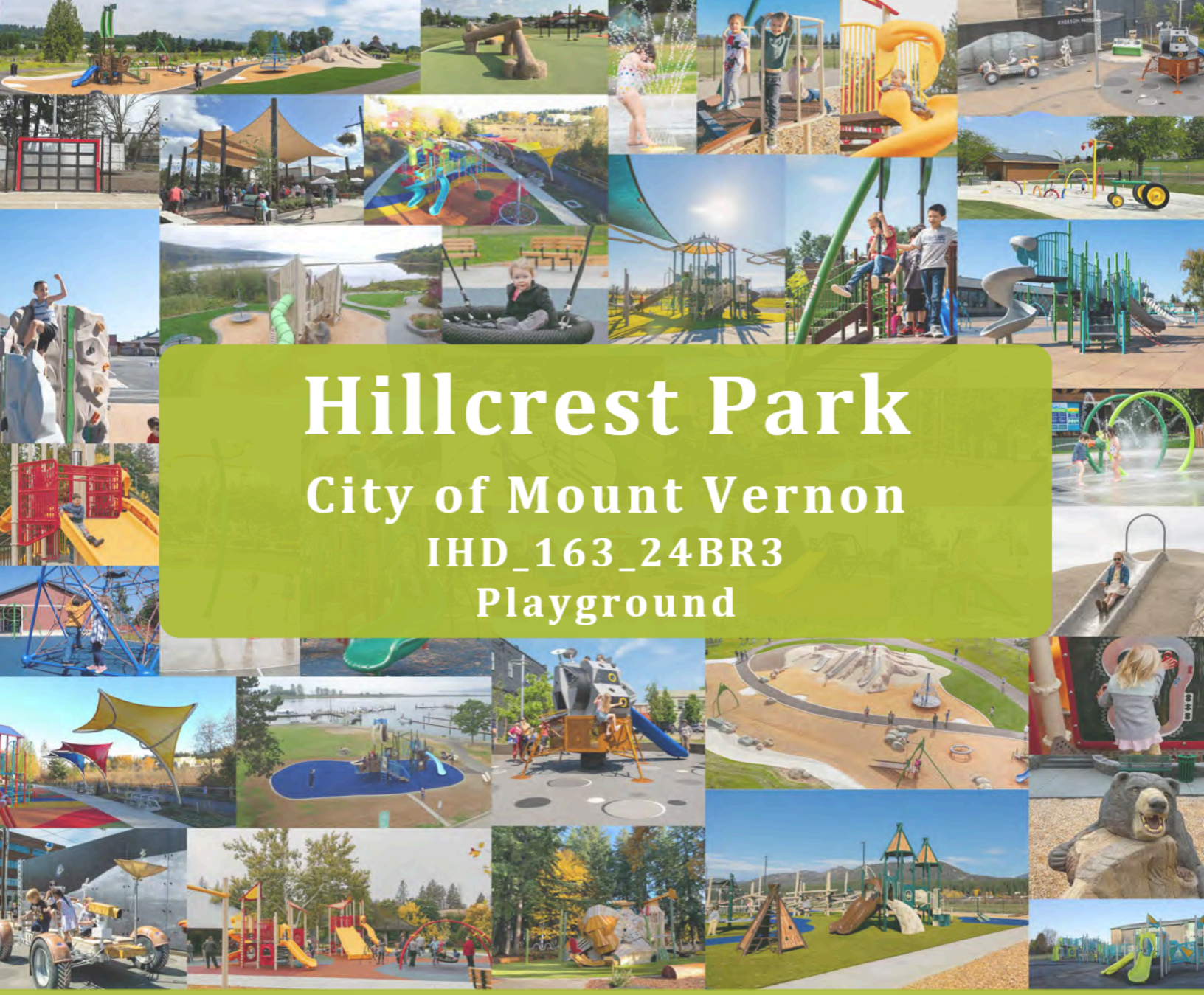
By initialing the table (1-12) and signing below, I certify that the information in this form is true, complete and accurate and that I am authorized by my business to make this certification and all consents and agreements contained herein.		
Respondent Certification (By Item)	**Respondent Certification: YES, I agree or NO, I do NOT agree**	**Initial**
1. Violation of Contract Terms and Conditions	Yes	RLM
2. Termination for Cause of Convenience	Yes	RLM
3. Equal Employment Opportunity	Yes	RLM
4. Davis-Bacon Act	Yes	RLM
5. Contract Work Hours and Safety Standards Act	Yes	RLM
6. Right to Inventions Made Under a Contract or Agreement	Yes	RLM
7. Clean Air Act and Federal Water Pollution Control Act	Yes	RLM
8. Debarment and Suspension	Yes	RLM
9. Byrd Anti-Lobbying Amendment	Yes	RLM
10. Procurement of Recovered Materials	Yes	RLM
11. Profit as a Separate Element of Price	Yes	RLM
12. General Compliance with Participating Agencies	Yes	RLM

Northwest Playground Equipment, Inc.
Name of Business

R L McDan, President
Signature of Authorized Representative

Robert S. McGarvey
Printed Name

3/3/2022
Date



Hillcrest Park

City of Mount Vernon

IHD_163_24BR3

Playground

Presented on 03/03/2026 by:
Dustin Deer
206 947-3337
dustin@nwplayground.com

City of MOUNT VERNON

Northwest Playground
·EQUIPMENT INC·

HILLCREST PARK
2025 RENOVATION
OPTION B - REV 3

Northwest Playground EQUIPMENT INC.

PLAYWORLD The world needs play.

Freenotes Harmony Park

IHD_163_24BR3 Color Option : A

DESIGN SHOWN IS CONCEPTUAL ONLY. FINAL PRODUCTS MAY DIFFER .

COLOR KEY

POST & COMPONENTS			ROTO			SHEET PLASTIC			ROPE	DECK
DARK BROWN	SAND	LIME	FOREST GREEN	BROWNSTONE	DARK BROWN	FOREST GREEN	FOREST GREEN-SAND	DARK BROWN-SAND	BLACK	BROWN

HILLCREST PARK
2025 RENOVATION
OPTION B - REV 3
Northwest Playground
EQUIPMENT INC.
PLAYWORLD
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FOREST GREEN
BROWNSTONE
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SHEET PLASTIC
FOREST GREEN
FOREST GREEN-SAND
DARK BROWN-SAND
ROPE
BLACK
DECK
BROWN

HILLCREST PARK
2025 RENOVATION
OPTION B - REV 3

Northwest Playground EQUIPMENT INC.

PLAYWORLD The world needs play

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IHD_163_24BR3 Color Option : A

DESIGN SHOWN IS CONCEPTUAL ONLY. FINAL PRODUCTS MAY DIFFER .

COLOR KEY

POST & COMPONENTS			ROTO			SHEET PLASTIC			ROPE	DECK
DARK BROWN	SAND	LIME	FOREST GREEN	BROWNSTONE	DARK BROWN	FOREST GREEN	FOREST GREEN-SAND	DARK BROWN-SAND	BLACK	BROWN

HILLCREST PARK
2025 RENOVATION
OPTION B - REV 3

Northwest Playground EQUIPMENT INC.

PLAYWORLD The world needs play.

Freenotes Harmony Park

IHD_163_24BR3 Color Option : A

DESIGN SHOWN IS CONCEPTUAL ONLY. FINAL PRODUCTS MAY DIFFER .

COLOR KEY

POST & COMPONENTS			ROTO			SHEET PLASTIC			ROPE	DECK
DARK BROWN	SAND	LIME	FOREST GREEN	BROWNSTONE	DARK BROWN	FOREST GREEN	FOREST GREEN-SAND	DARK BROWN-SAND	BLACK	BROWN

HILLCREST PARK
2025 RENOVATION
OPTION B - REV 3

Northwest Playground EQUIPMENT INC.

PLAYWORLD The world needs play.

Freenotes Harmony Park

IHD_163_24BR3 Color Option : A

DESIGN SHOWN IS CONCEPTUAL ONLY. FINAL PRODUCTS MAY DIFFER .

COLOR KEY

POST & COMPONENTS			ROTO			SHEET PLASTIC			ROPE	DECK
DARK BROWN	SAND	LIME	FOREST GREEN	BROWNSTONE	DARK BROWN	FOREST GREEN	FOREST GREEN-SAND	DARK BROWN-SAND	BLACK	BROWN

HILLCREST PARK
2025 RENOVATION
OPTION B - REV 3

Northwest Playground EQUIPMENT INC.

PLAYWORLD The world needs play.

Freenotes Harmony Park

IHD_163_24BR3 Color Option : A

DESIGN SHOWN IS CONCEPTUAL ONLY. FINAL PRODUCTS MAY DIFFER .

COLOR KEY

POST & COMPONENTS			ROTO			SHEET PLASTIC			ROPE	DECK
DARK BROWN	SAND	LIME	FOREST GREEN	BROWNSTONE	DARK BROWN	FOREST GREEN	FOREST GREEN-SAND	DARK BROWN-SAND	BLACK	BROWN

HILLCREST PARK
2025 RENOVATION
OPTION B - REV 3

Northwest Playground Equipment Inc.

PLAYWORLD The world needs play.

Freenotes Harmony Park

IHD_163_24BR3 Color Option : A

DESIGN SHOWN IS CONCEPTUAL ONLY. FINAL PRODUCTS MAY DIFFER .

COLOR KEY

POST & COMPONENTS			ROTO			SHEET PLASTIC			ROPE	DECK
DARK BROWN	SAND	LIME	FOREST GREEN	BROWNSTONE	DARK BROWN	FOREST GREEN	FOREST GREEN-SAND	DARK BROWN-SAND	BLACK	BROWN

HILLCREST PARK
2025 RENOVATION
OPTION B - REV 3

Northwest Playground EQUIPMENT INC.

PLAYWORLD The world needs play.

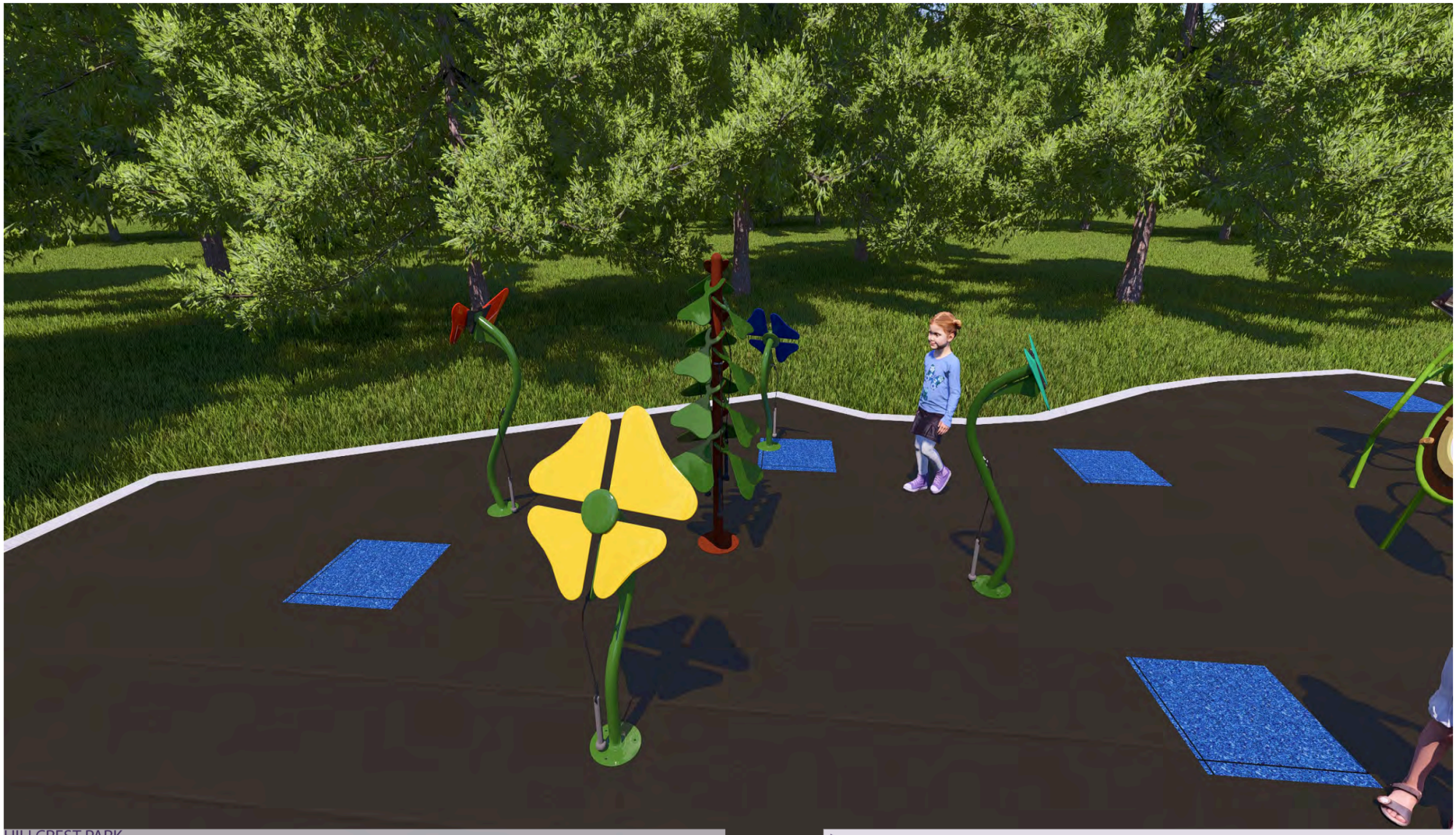
Freenotes Harmony Park

IHD_163_24BR3 Color Option : A

DESIGN SHOWN IS CONCEPTUAL ONLY. FINAL PRODUCTS MAY DIFFER .

COLOR KEY

POST & COMPONENTS			ROTO			SHEET PLASTIC			ROPE	DECK
DARK BROWN	SAND	LIME	FOREST GREEN	BROWNSTONE	DARK BROWN	FOREST GREEN	FOREST GREEN-SAND	DARK BROWN-SAND	BLACK	BROWN



HILLCREST PARK
2025 RENOVATION
OPTION B - REV 3

Northwest Playground EQUIPMENT INC.

PLAYWORLD The world needs play.

Freenotes Harmony Park

IHD_163_24BR3 Color Option : A

DESIGN SHOWN IS CONCEPTUAL ONLY. FINAL PRODUCTS MAY DIFFER .

COLOR KEY

POST & COMPONENTS			ROTO			SHEET PLASTIC			ROPE	DECK
DARK BROWN	SAND	LIME	FOREST GREEN	BROWNSTONE	DARK BROWN	FOREST GREEN	FOREST GREEN-SAND	DARK BROWN-SAND	BLACK	BROWN

HILLCREST PARK
2025 RENOVATION
OPTION B - REV 3
Northwest Playground EQUIPMENT INC.
PLAYWORLD
The world needs play.
Freenotes Harmony Park
IHD_163_24BR3
Color Option : A
DESIGN SHOWN IS CONCEPTUAL ONLY. FINAL PRODUCTS MAY DIFFER .
COLOR KEY
POST & COMPONENTS
DARK BROWN
SAND
LIME
ROTO
FOREST GREEN
BROWNSTONE
DARK BROWN
SHEET PLASTIC
FOREST GREEN
FOREST GREEN-SAND
DARK BROWN-SAND
ROPE
BLACK
DECK
BROWN

HILLCREST PARK
2025 RENOVATION
OPTION B - REV 3
Northwest Playground EQUIPMENT INC.
PLAYWORLD The world needs play.
Freenotes Harmony Park
IHD_163_24BR3
Color Option : A
DESIGN SHOWN IS CONCEPTUAL ONLY. FINAL PRODUCTS MAY DIFFER .
COLOR KEY
POST & COMPONENTS
DARK BROWN
SAND
LIME
ROTO
FOREST GREEN
BROWNSTONE
DARK BROWN
SHEET PLASTIC
FOREST GREEN
FOREST GREEN-SAND
DARK BROWN-SAND
ROPE
BLACK
DECK
BROWN

PLAYWORLD

Northwest Playground Equipment, Inc.
BUILDING COMMUNITY THROUGH PLAY
P.O. Box 2410 Issaquah, WA 98027
Toll Free: 1.800.726.0031
www.nwplayground.com
sales@nwplayground.com

EQUIPMENT SIZE:

USE ZONE:

AREA: **SEE PLAN**

PERIMETER:

FALL HEIGHT: **8 Ft.**

USER CAPACITY: **266**

AGE GROUP: **5-12**

✓ ASTM F1487-21
✓ CPSC #325

PROJECT NO:	SCALE:
IHD_163_24BR3	13/256" = 1'-0"
DRAWN BY: KMS/JCP	Paper Size B
DATE: 26-Feb-26	

HILLCREST PARK - 2025 RENOVATION

OVERALL PLAN - OPTION B - REV 3

DESIGN FILE PATH: I:\HILLCREST PARK - 2025 RENOVATION\IHD_163_24BR3\DESIGN

HILLCREST PARK
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OPTION B - REV 3
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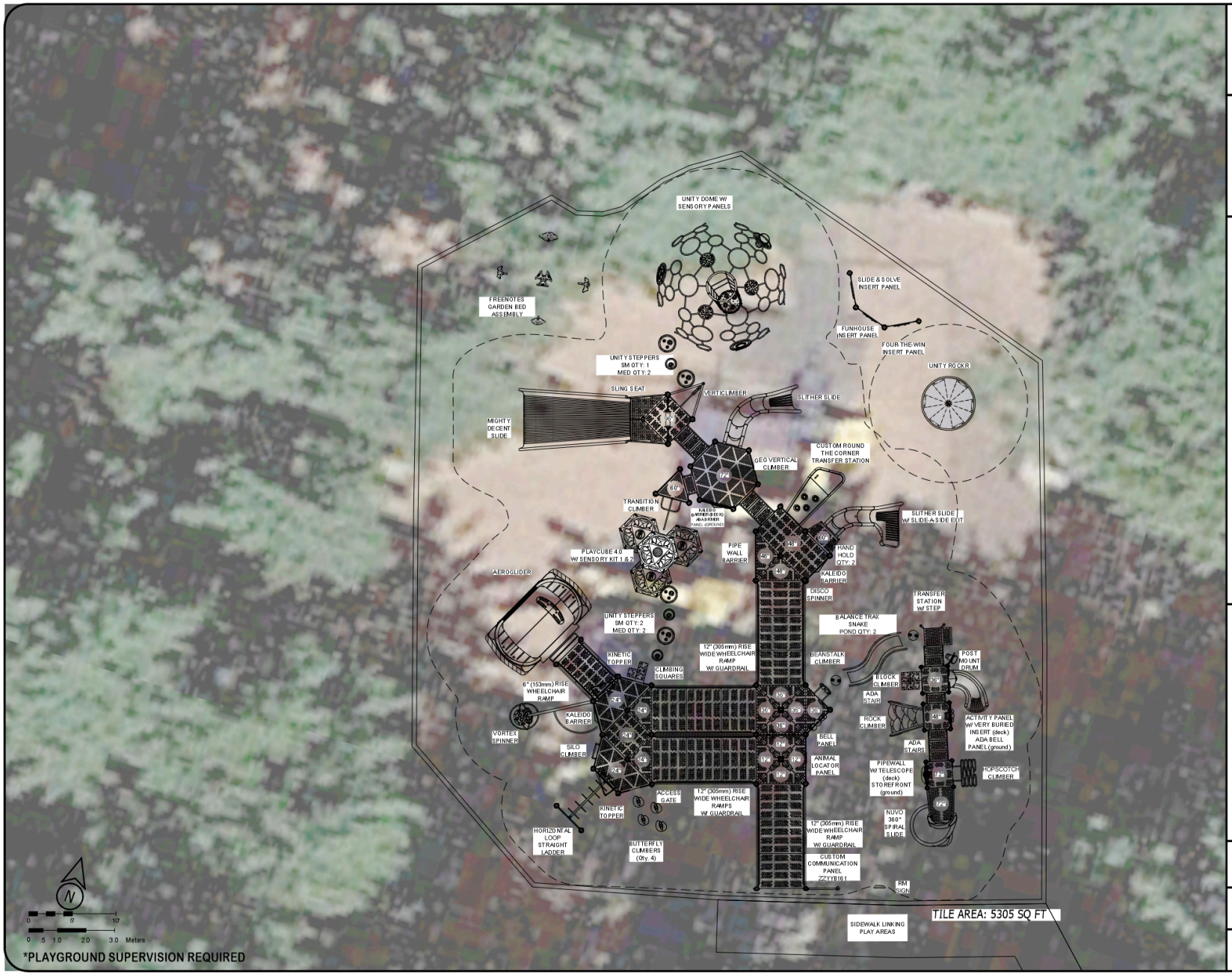

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EQUIPMENT SIZE:

USE ZONE:

AREA: **SEE PLAN**

PERIMETER:

FALL HEIGHT: **8 Ft.**

USER CAPACITY: **259**

AGE GROUP: **2-5 & 5-12**

ADA SCHEDULE

	Total Elevated Play Activities: 21		
	Total Ground-Level Play Activities: 23		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	11	7	4
Provided	21	23	5

✓ ASTM F1487-21
✓ CPSC #325

PROJECT NO: **IHD_163_24BR3**

SCALE: **3/32" = 1'-0"**

DRAWN BY: **KMS/JCP**

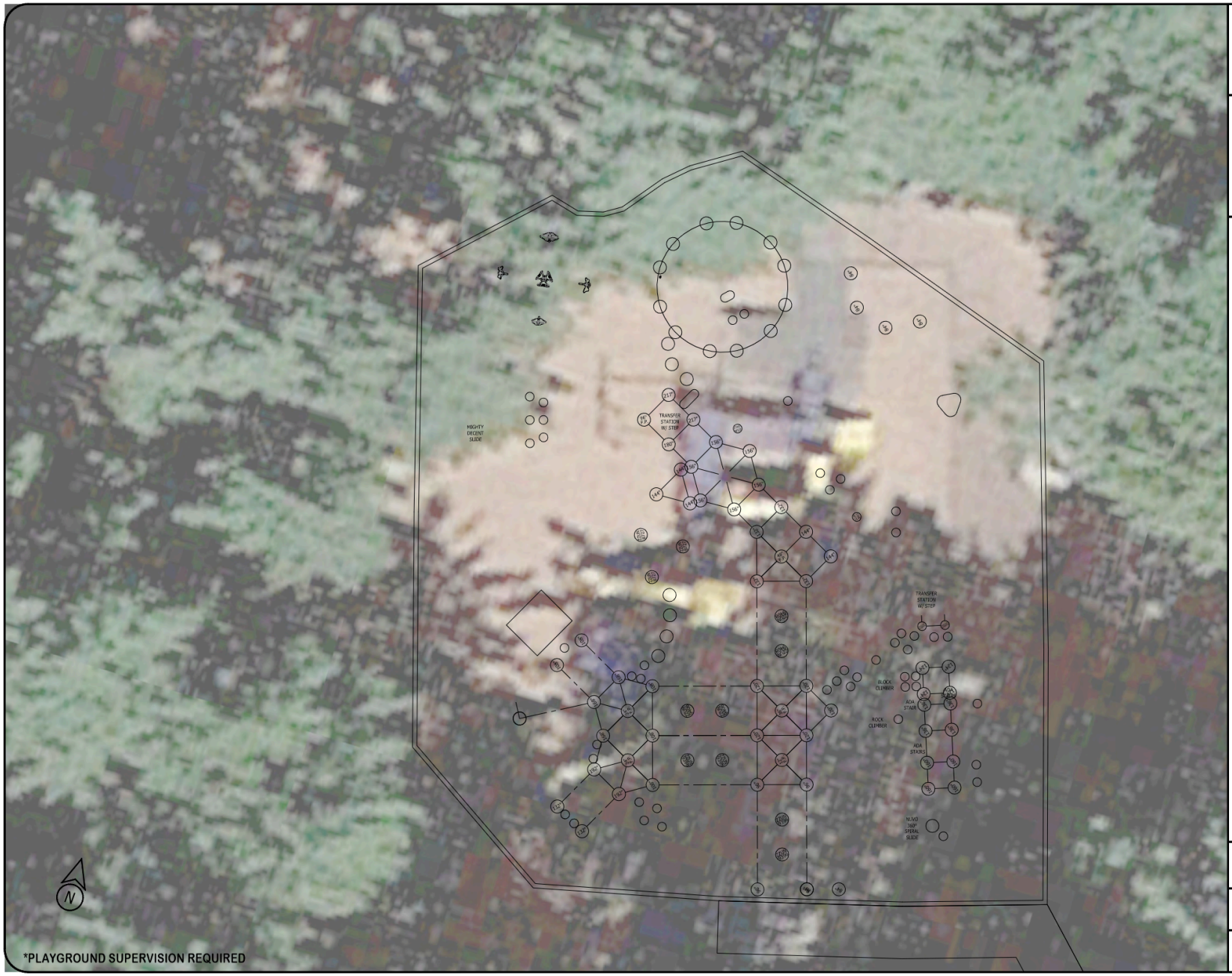
Paper Size **B**

DATE: **26-Feb-26**

HILLCREST PARK - 2025 RENOVATION

EQUIPMENT AREA PLAN - OPTION B - REV 3

DESIGN FILE PATH: I:\HILLCREST PARK - 2025 RENOVATION\IHD_163_24BR3\DESIGN



*PLAYGROUND SUPERVISION REQUIRED

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FOOTING LEGEND

COMPONENT FOOTING (DETAIL 3)

SPIRAL SLIDE CENTER POST FOOTING (DETAIL 1)

112"

SUPPORT POST FOOTING (DETAIL 1 or 4)
(112" INDICATES POST LENGTH)

ZZCH 1850

CANTILEVER, "T" POST, AND COMPONENT POST FOOTING (DETAIL 2)
(ZZCH1850 INDICATES PART NUMBER)

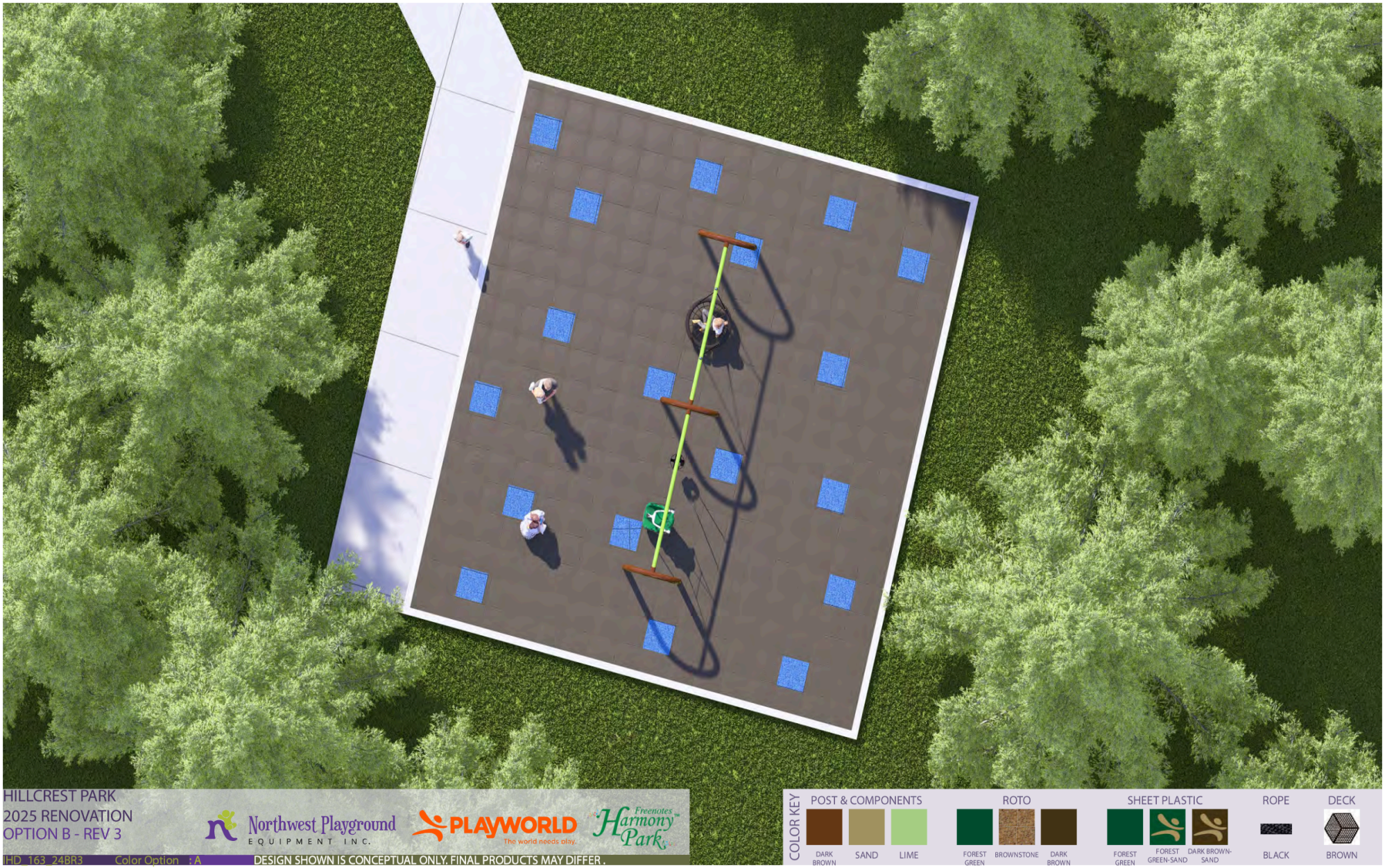
144" GZ

GROUND ZERO POST FOOTING (DETAIL 2)
(144" INDICATES POST LENGTH)

PROJECT NO:	SCALE:
IHD_163_24BR3	3/32" = 1'-0"
DRAWN BY: JCP	Paper Size B
DATE: 24-Mar-22	

HILLCREST PARK - 2025 RENOVATION

EQUIPMENT AREA FOOTING PLAN - OPTION B - REV 3



HILLCREST PARK
2025 RENOVATION
OPTION B - REV 3

Northwest Playground EQUIPMENT INC.

PLAYWORLD The world needs play.

Freencotes Harmony Park

IHD_163_24BR3 Color Option : A

DESIGN SHOWN IS CONCEPTUAL ONLY. FINAL PRODUCTS MAY DIFFER .

COLOR KEY

POST & COMPONENTS: DARK BROWN, SAND, LIME

ROTO: FOREST GREEN, BROWNSTONE, DARK BROWN

SHEET PLASTIC: FOREST GREEN, FOREST GREEN-SAND, DARK BROWN-SAND

ROPE: BLACK

DECK: BROWN

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Toll Free: 1.800.726.0031
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EQUIPMENT SIZE:

USE ZONE:

AREA: **SEE PLAN**

PERIMETER:

FALL HEIGHT: **8 Ft.**

USER CAPACITY: **5**

AGE GROUP: **2-12**

✓ ASTM F1487-21
✓ CPSC #325

PROJECT NO: **IHD_163_24BR3**

SCALE: **1/8" = 1'-0"**

DRAWN BY: **KMS/JCP**

Paper Size **B**

DATE: **26-Feb-26**

HILLCREST PARK - 2025 RENOVATION

SWING AREA PLAN - OPTION B - REV 3

DESIGN FILE PATH: I:\HILLCREST PARK - 2025 RENOVATION\IHD_163_24BR3\DESIGN

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FOOTING LEGEND

COMPONENT FOOTING (DETAIL 3)

SPIRAL SLIDE CENTER POST FOOTING (DETAIL 1)

112"

SUPPORT POST FOOTING (DETAIL 1 or 4)
(112" INDICATES POST LENGTH)

ZZCH 1850

CANTILEVER, "T" POST, AND COMPONENT POST FOOTING (DETAIL 2)
(ZZCH1850 INDICATES PART NUMBER)

144" GZ

GROUND ZERO POST FOOTING (DETAIL 2)
(144" INDICATES POST LENGTH)

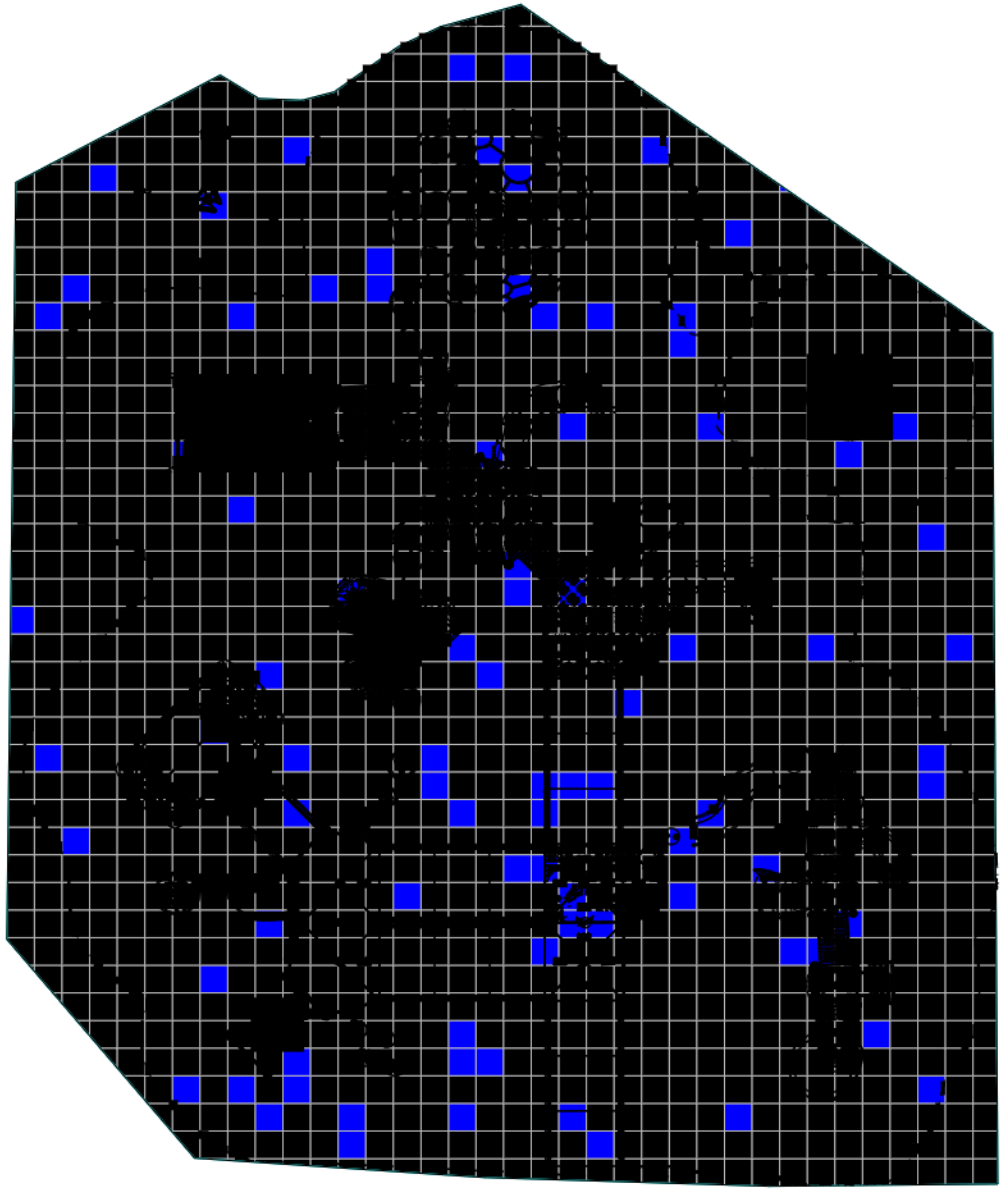
PROJECT NO:	SCALE:
IHD_163_24BR3	1/8" = 1'-0"
DRAWN BY: JCP	Paper Size B
DATE: 24-Mar-22	

HILLCREST PARK - 2025 RENOVATION

SWING AREA FOOTING PLAN - OPTION B - REV 3

Tile Layout - Area Nº 1 - Hillcrest Park

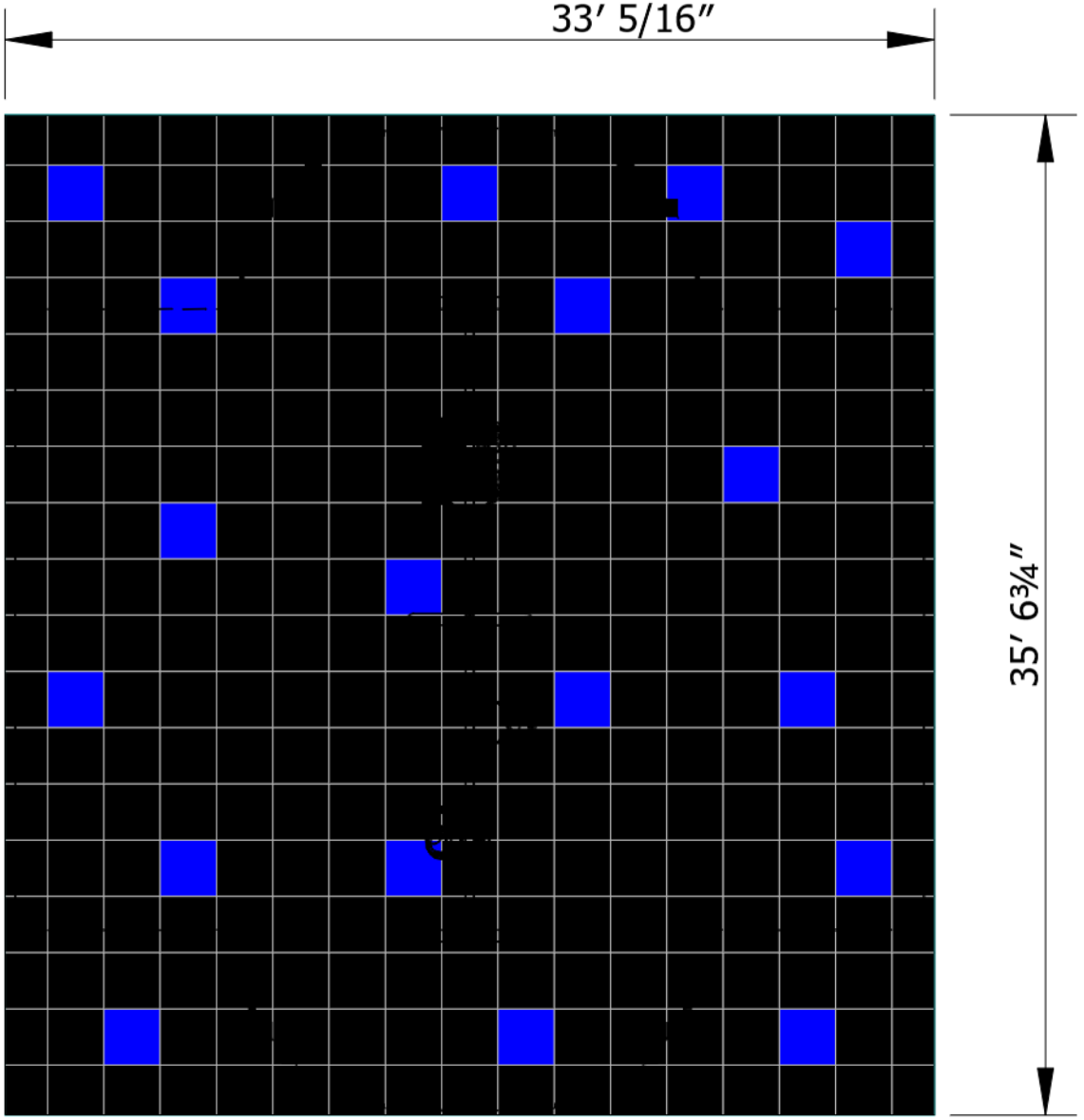
Area (Sq. Ft.): 5299



X _____ The material quantities proposed are based on this layout. If the layout is altered, this may influence the quantities needed for a successful installation. Please initial that you understand and agree.

Tile Layout - Area Nº 2 - Hillcrest Park

Area (Sq. Ft.): 1175



X _____ The material quantities proposed are based on this layout. If the layout is altered, this may influence the quantities needed for a successful installation. Please initial that you understand and agree.

OPT B - REV 3 - CUSTOM SE SURFACE MOUNT

Design Number: IHD_163_25BR3_C_SE_SM - Bill Of Material

Ref. No.	Part No.	Description	Quantity
	Surf Mnt Posts		
1	ZZCH0018S	3.5in OD x 88in STEEL W/CAP (SURFACE MOUNT)	4
2	ZZCH0028S	3.5in OD x 100in STEEL POST W/ CAP (SURFACE MOUNT)	4
3	ZZCH0048S	3.5in OD x 124in STEEL POST W/ CAP (SURFACE MOUNT)	4
4	ZZPM0006S	5in OD X 60in STEEL POST CAP (SURFACE MOUNT)	4
5	ZZPM0008S	5in OD X 72in STEEL POST W/ CAP (SURFACE MOUNT)	5
6	ZZPM0016S	5in OD X 84in STEEL POST W/ CAP (SURFACE MOUNT)	5
7	ZZPM0026S	5in OD X 96in STEEL POST W/ CAP (SURFACE MOUNT)	6
8	ZZPM0036S	5in OD X 108in STEEL POST W/ CAP (SURFACE MOUNT)	5
9	ZZPM0046S	5in OD X 120in STEEL POST W/ CAP (SURFACE MOUNT)	6
10	ZZPM0056S	5in OD X 132in STEEL POST W/ CAP (SURFACE MOUNT)	3
11	ZZPM0066S	5in OD X 144in STEEL POST W/ CAP (SURFACE MOUNT)	1
12	ZZPM0128S	5in OD x 156in STEEL POST W/RIVETED CAP (SURFACE MOUNT)	2
13	ZZPM0266S	5in OD x 181in STEEL POST W/CAP (SURFACE MOUNT)	2
14	ZZPM0357S	5in x 48in STEEL SURFACE MOUNT POST w/CAP	6
15	ZZPM0820S	12in DECK STEEL FILLER POST (PM) (SM)	1
16	ZZPM0840S	24in DECK STEEL FILLER POST (PM) (SM)	2
17	ZZPM0860S	36in DECK STEEL FILLER POST (PM) (SM)	1
18	ZZPM0870S	48in DECK STEEL FILLER POST (PM) (SM)	1
19	ZZPM0891S	FILLER POST- MIGHTY DESCENT SLIDE 96in DECK (PM)(SM)	1
	Surf Mnt ADA Items		
20	ZZCH2006S	TRANSFER STATION (36in DECK) (2in SM)	1
21	ZZPM7330S	AEROGLIDER DECK EXTENSION FOR WHEELCHAIR RAMPS (SURF MNT)	1
22	ZZUN2019S	APPROACH STEP FOR TRANSFER STATION (SURFACE MOUNT)	1
23	ZZUN9396S	4in & 8in WHEELCHAIR RAMP CENTER SUPPORTS (SM)	1
	Surf Mnt Slides		
24	ZZCH3129S	90 DEGREE GLIDE SLIDE (36in DECK SURFACE MOUNT)	1
25	ZZCH3537S	SLIDE- NUVO 360 SPIRAL SLIDE	1
26	ZZPM3421S	DYNAMIC DESCENT SLIDE - ENTRANCE & EXIT (SM)	1
27	ZZPM3423S	DYNAMIC DESCENT SLIDE - BALCONY ENTRANCE & EXIT (SM)	1
28	ZZPM4696S	MIGHTY DESCENT (SM)	1
29	ZZUN3411S	DYNAMIC DESCENT SUPPORT LEG - 2ft - 6in (SM)	1
30	ZZUN3413S	DYNAMIC DESCENT SUPPORT LEG - 4ft - 6in (SM)	1
	Surf Mnt Climbers		
31	ZZCH7087S	CLIMBING SQUARES BLOCK CLIMBER (36in)(SM)	1
32	ZZCH7439S	ROCK CLIMBER (48in DECK) (SURFACE MOUNT)	1
33	ZZCH8280S	HOPSCOTCH CLIMBER (72in DECK) (SURFACE MOUNT)	1
34	ZZPM4706S	VERTICLIMBER 96in (SM)	1
35	ZZPM7086S	CLIMBING SQUARES BLOCK CLIMBER (24in)(SM)	1
36	ZZPM7948S	SILO CLIMBER (24in DECK) (SURFACE MOUNT)	1
37	ZZPM8100S	BEANSTALK CLIMBER (36in DECK) (SURFACE MOUNT)	1
38	ZZUN8727S	PLAYCUBE- GROUND LEVEL (SURFACE MOUNT)	3
	Surf Mnt Overhead Events		
39	ZZPM5970S	OVERHEAD EVENT ACCESS LADDER (36in DECK) (SURFACE MOUNT)	1

OPT B - REV 3 - CUSTOM SE SURFACE MOUNT

Design Number: IHD_163_25BR3_C_SE_SM - Bill Of Material

Ref. No.	Part No.	Description	Quantity
	Balance		
40	ZZUN7136S	UNITY STEPPER - SMALL (SM)	3
41	ZZUN7137S	UNITY STEPPER - MEDIUM (SM)	4
	ADA Items		
42	ZZUN7336	AEROGLIDER	1
43	ZZUN9398S	16in & 20in WHEELCHAIR RAMP CENTER SUPPORTS (SM)	1
44	ZZUN9406S	28in & 32in WHEELCHAIR RAMP CENTER SUPPORTS (SM)	1
45	ZZUN9408S	40in & 44in WHEELCHAIR RAMP CENTER SUPPORTS (SM)	1

OPT B - REV 3 - CUSTOM SE SURFACE MOUNT

Design Number: IHD_163_25BR3_C_SE_SM - Compliance and Technical Data
Reference Document: ASTM F1487

Ref. No.	Part No.	Qty.	Description	Unit ASTM Status	Total Weight (lbs)	Pre- Post-Consumer Recycled Content (lbs)	CO2e Footprint (kgs)	Users	Install Hours	Concrete (Yds3)	Active Play Events
1	ZZCH0018S	4	3.5in OD x 88in STEEL W/CAP (SURFACE MOUNT)	Certified	156.04		195	0	4.00	0.00	0
2	ZZCH0028S	4	3.5in OD x 100in STEEL POST W/ CAP (SURFACE MOUNT)	Certified	127.24		214	0	4.00	0.00	0
3	ZZCH0048S	4	3.5in OD x 124in STEEL POST W/ CAP (SURFACE MOUNT)	Certified	202.44		252	0	4.00	0.00	0
4	ZZCH2006S	1	TRANSFER STATION (36in DECK) (2in SM)	Certified	141.60		296	2	1.00	0.00	0
5	ZZCH3129S	1	90 DEGREE GLIDE SLIDE (36in DECK SURFACE MOUNT)	Certified	93.93		414	2	1.50	0.00	1
6	ZZCH3537S	1	SLIDE- NUVO 360 SPIRAL SLIDE	Certified	455.40		1,401	2	5.00	0.00	1
7	ZZCH7087S	1	CLIMBING SQUARES BLOCK CLIMBER (36in)(SM)	Certified	96.88		389	2	2.00	0.00	1
8	ZZCH7439S	1	ROCK CLIMBER (48in DECK) (SURFACE MOUNT)	Certified	128.38		548	3	1.00	0.00	1
9	ZZCH8280S	1	HOPSCOTCH CLIMBER (72in DECK) (SURFACE MOUNT)	Certified	84.30		160	2	1.00	0.00	1
10	ZZPM0006S	4	5in OD X 60in STEEL POST CAP (SURFACE MOUNT)	Certified	178.04		254	0	4.00	0.00	0
11	ZZPM0008S	5	5in OD X 72in STEEL POST W/ CAP (SURFACE MOUNT)	Certified	252.55		362	0	5.00	0.00	0
12	ZZPM0016S	5	5in OD X 84in STEEL POST W/ CAP (SURFACE MOUNT)	Certified	283.05		407	0	5.00	0.00	0
13	ZZPM0026S	6	5in OD X 96in STEEL POST W/ CAP (SURFACE MOUNT)	Certified	388.26		543	0	6.00	0.00	0
14	ZZPM0036S	5	5in OD X 108in STEEL POST W/ CAP (SURFACE MOUNT)	Certified	360.55		498	0	5.00	0.00	0
15	ZZPM0046S	6	5in OD X 120in STEEL POST W/ CAP (SURFACE MOUNT)	Certified	460.86		652	0	6.00	0.00	0
16	ZZPM0056S	3	5in OD X 132in STEEL POST W/ CAP (SURFACE MOUNT)	Certified	255.33		353	0	3.00	0.00	0
17	ZZPM0066S	1	5in OD X 144in STEEL POST W/ CAP (SURFACE MOUNT)	Certified	89.61		127	0	1.00	0.00	0

OPT B - REV 3 - CUSTOM SE SURFACE MOUNT

Design Number: IHD_163_25BR3_C_SE_SM - Compliance and Technical Data
Reference Document: ASTM F1487

Ref. No.	Part No.	Qty.	Description	Unit ASTM Status	Total Weight (lbs)	Pre- Post-Consumer Recycled Content (lbs)	CO2e Footprint (kgs)	Users	Install Hours	Concrete (Yds3)	Active Play Events
18	ZZPM0128S	2	5in OD x 156in STEEL POST W/RIVETED CAP (SURFACE MOUNT)	Certified	184.02		271	0	2.00	0.00	0
19	ZZPM0266S	2	5in OD x 181in STEEL POST W/CAP (SURFACE MOUNT)	Certified	212.02		308	0	1.00	0.00	0
20	ZZPM0357S	6	5in x 48in STEEL SURFACE MOUNT POST w/CAP	Certified	238.98		326	0	6.00	0.00	0
21	ZZPM0820S	1	12in DECK STEEL FILLER POST (PM) (SM)	Certified	21.64		35	0	0.25	0.00	0
22	ZZPM0840S	2	24in DECK STEEL FILLER POST (PM) (SM)	Certified	54.28		89	0	0.50	0.00	0
23	ZZPM0860S	1	36in DECK STEEL FILLER POST (PM) (SM)	Certified	32.64		53	0	0.25	0.00	0
24	ZZPM0870S	1	48in DECK STEEL FILLER POST (PM) (SM)	Certified	38.14		62	0	0.25	0.00	0
25	ZZPM0891S	1	FILLER POST- MIGHTY DESCENT SLIDE 96in DECK (PM)(SM)	Certified	71.40		23	0	0.25	0.00	0
26	ZZPM3421S	1	DYNAMIC DESCENT SLIDE - ENTRANCE & EXIT (SM)	Certified	109.10		366	2	2.50	0.00	1
27	ZZPM3423S	1	DYNAMIC DESCENT SLIDE - BALCONY ENTRANCE & EXIT (SM)	Certified	208.80		612	2	2.50	0.00	1
28	ZZPM4696S	1	MIGHTY DESCENT (SM)	Certified	777.80		1,271	8	3.50	0.00	1
29	ZZPM4706S	1	VERTICLIMBER 96in (SM)	Certified	149.20		112	2	1.00	0.00	1
30	ZZPM5970S	1	OVERHEAD EVENT ACCESS LADDER (36in DECK) (SURFACE MOUNT)	Certified	31.16		59	1	1.00	0.00	0
31	ZZPM7086S	1	CLIMBING SQUARES BLOCK CLIMBER (24in)(SM)	Certified	72.27		258	2	1.50	0.00	1
32	ZZPM7330S	1	AEROGLIDER DECK EXTENSION FOR WHEELCHAIR RAMPS (SURF MNT)	Certified	61.32		103	0	0.50	0.00	0
33	ZZPM7948S	1	SILO CLIMBER (24in DECK) (SURFACE MOUNT)	Certified	67.80		144	1	1.00	0.00	1
34	ZZPM8100S	1	BEANSTALK CLIMBER (36in DECK) (SURFACE MOUNT)	Certified	81.42		287	2	1.00	0.00	1
35	ZZUN2019S	1	APPROACH STEP FOR TRANSFER STATION (SURFACE MOUNT)	Certified	41.73		68	0	0.50	0.00	0

OPT B - REV 3 - CUSTOM SE SURFACE MOUNT

Design Number: IHD_163_25BR3_C_SE_SM - Compliance and Technical Data
Reference Document: ASTM F1487

Ref. No.	Part No.	Qty.	Description	Unit ASTM Status	Total Weight (lbs)	Pre-Consumer Recycled Content (lbs)	Post-Consumer Recycled Content (lbs)	CO2e Footprint (kgs)	Users	Install Hours	Concrete (Yds3)	Active Play Events
36	ZZUN3411S	1	DYNAMIC DESCENT SUPPORT LEG - 2ft - 6in (SM)	Certified	21.00			57	0	1.50	0.00	0
37	ZZUN3413S	1	DYNAMIC DESCENT SUPPORT LEG - 4ft - 6in (SM)	Certified	26.80			57	0	1.50	0.00	0
38	ZZUN7136S	3	UNITY STEPPER - SMALL (SM)	Certified	72.00			176	3	1.50	0.00	3
39	ZZUN7137S	4	UNITY STEPPER - MEDIUM (SM)	Certified	194.96			539	4	2.00	0.00	4
40	ZZUN7336	1	AEROGLIDER	Certified	1,567.12			7,009	12	16.00	2.10	1
41	ZZUN8727S	3	PLAYCUBE- GROUND LEVEL (SURFACE MOUNT)	Certified	369.75			1,193	12	3.00	0.00	3
42	ZZUN9396S	1	4in & 8in WHEELCHAIR RAMP CENTER SUPPORTS (SM)	Certified	12.70			13	0	0.50	0.00	0
43	ZZUN9398S	1	16in & 20in WHEELCHAIR RAMP CENTER SUPPORTS (SM)	Certified	18.50			21	0	0.50	0.00	0
44	ZZUN9406S	1	28in & 32in WHEELCHAIR RAMP CENTER SUPPORTS (SM)	Certified	23.30			28	0	0.50	0.00	0
45	ZZUN9408S	1	40in & 44in WHEELCHAIR RAMP CENTER SUPPORTS (SM)	Certified	30.00			35	0	0.50	0.00	0
46	ZZXX0193S	1	UNITY ROCKR (SM)	Certified	476.90			1,421	6	2.50	0.00	1
47	ZZXX0341S	2	BALANCE TRAX POND (SURF MOUNT)	Certified	31.40			75	2	0.50	0.00	2
48	ZZXX0344S	1	BALANCE TRAX SNAKE (SURF MOUNT)	Certified	163.10			385	3	0.50	0.00	1
49	ZZXX0366S	1	UNITY DOME (SM)	Certified	492.00			2,685	17	10.00	0.00	1
50	ZZXX0480S	4	PLAYTOWN BUTTERFLY CLIMBER (SURF MOUNT)	Certified	127.60			702	4	2.00	0.00	4
51	ZZXX0931S	1	5in OD 2-UNIT STEEL ARCH SWING- 8ft TOP RAIL (SM)	Certified	383.50			160	0	1.00	0.00	0
52	ZZXX0941S	1	5in OD ARCH SWING ADD-A-BAY (SM)(MULTI-USER)	Certified	233.80			237	0	1.50	0.00	0
				Totals:	10,452.61	1,444	2,921	26,305	96	129.50	2.10	32
					0 Kg	0 Kg	0 Kg	0 Metric Tons			0 m3	

OPT B - REV 3 - CUSTOM SE SURFACE MOUNT

Design Number: IHD_163_25BR3_C_SE_SM - Compliance and Technical Data

Reference Document: ASTM F1487

Ref. No.	Part No.	Qty.	Description	Unit ASTM Status	Total Weight (lbs)	Pre-Consumer Recycled Content (lbs)	Post-Consumer Recycled Content (lbs)	CO2e Footprint (kgs)	Users	Install Hours	Concrete (Yds3)	Active Play Events

ASTM F1487

The lay-out for this custom playscape, design number IHD_163_25BR3_C_SE_SM, has been configured to meet the requirements of the ASTM F1487 standard. In addition, each of the above components listed as "Certified" have been tested and are IPEMA certified. Components listed as "Not Applicable" do not fall within the scope of the ASTM F1487 standard and have not been tested. IPEMA certification can be verified on the IPEMA website, www.ipema.org. In the interest of playground safety, IPEMA provides a Third Party Certification Service which validates compliance.

2010 ADA Standards for Accessible Design

The lay-out was also designed to meet the 2010 Standards published 15-Sep-2010, by the Department of Justice when installed over a properly maintained surfacing material that is in compliance with ASTM F1951 "Accessibility of Surface Systems Under and Around Playground Equipment" as well as ASTM F1292, "Impact Attenuation of Surfacing Materials Within the Use Zone of Playground Equipment", appropriate for the fall height of the structure.

Installation Times

Installation times are based on one experienced installer. A crew of three experienced individuals can perform the installation within the given time, each member working 1/3 of the given hours. [Eg. Installation Time = 30 hours. For a crew of three, each member will work 10 hours on the installation for a total of 30 hours on the project.]

Carbon Footprint

The CO2e (carbon footprint given in Kilograms and Metric Tons) listed above is a measure of the environmental impact this play structure represents from harvesting raw materials to the time it leaves our shipping dock. Playworld Systems nurtures a total corporate culture that is focused on eliminating carbon producing processes and products, reducing our use of precious raw materials, reusing materials whenever possible and recycling materials at every opportunity. Playworld Systems elected to adopt the Publicly Available Specification; PAS 2050 as published by the British Standards Institute and sponsored by Defra and the Carbon Trust. The PAS 2050 has gained international acceptance as a specification that measures the greenhouse gas emissions in services and goods throughout their entire life cycle.

Pre-Consumer Recycle Content

A measurement, in pounds, that qualifies the amount of material that was captured as waste and diverted from landfill during an initial manufacturing process and is being redirected to a separate manufacturing process to become a different product. E.g. 100% of our Aluminum Tubing is made from captured waste material during the manufacturing process of extruded Aluminum products such as rods, flat bars and H-channels.

Post-Consumer Recycle Content

A measurement, in pounds, that qualifies the amount of material that was once another product that has completed its lifecycle and has been diverted from a landfill as a solid waste through recycling and is now being used in a Playworld Systems' product. E.g. **20% to 40% of the steel in our steel tubing and sheet steel have been diverted from landfills. Automobiles are scrapped and recyclable steel is purchased by the steel mill that produces our raw product.

** The amount of Post-Consumer recycled steel fluctuates daily based on the availability of the recycled steel.

OPT B - REV 3 - STANDARD SURFACE MOUNT

Design Number: IHD_163_24BR3_STD-SM - Bill Of Material

Ref. No.	Part No.	Description	Quantity
	Decks & Kick Plates		
1	ZZCH0616	SQUARE COATED DECK ASSEMBLY	3
2	ZZPM0616	SQUARE COATED DECK ASSEMBLY	2
3	ZZPM0617	TRIANGULAR COATED DECK ASSEMBLY	1
4	ZZPM0618	1/2 HEX COATED DECK ASSEMBLY	2
5	ZZPM0619	HEX COATED DECK ASSEMBLY	1
6	ZZPM0629	LONG COATED DECK ASSEMBLY	1
7	ZZPM0639	45 DEGREE TRI COATED DECK ASSEMBLY	13
8	ZZPM2530	12in DECK TO DECK KICK PLATE	1
9	ZZPM6157	24in KICKPLATE FOR LONG SIDE	1
10	ZZUN2290	COATED DECK TO DECK CONNECTION KIT	15
	Activity Panels		
11	ZZCH4357	PIPEWALL WITH LOWER TELESCOPE	1
12	ZZCH4646	STORE FRONT PANEL	1
13	ZZCH4671	CH PANEL FRAME- DECK LEVEL	1
14	ZZPM4351	DISCO SPINNER	1
15	ZZPM4406	ACCESSIBLE DRIVING PANEL	1
16	ZZPM4417	BELL PANEL FOR LONG SIDE	1
17	ZZPM4419	ANIMAL LOCATOR PANEL FOR LONG SIDE	1
18	ZZPM4672	PM PANEL FRAME- GROUND LEVEL	3
19	ZZPM4896	SLING SEAT	1
20	ZZUN4675	FUNHOUSE INSERT	1
21	ZZUN4676	FOUR-THE-WIN INSERT	1
22	ZZUN4677	VERY BURIED INSERT	1
23	ZZUN4678	SLIDE & SOLVE INSERT	1
24	ZZUN8722	PLAYCUBE - SENSORY KIT 1	1
25	ZZUN8723	PLAYCUBE - SENSORY KIT 2	1
	Audible Activities		
26	ZZCH4409	ACCESSIBLE BELL PANEL	1
27	ZZCH4649	POST MOUNT DRUM	1
28	ZZPM4588	BELL PANEL	1
	Stairs and Ladders		
29	ZZCH9168	12in ACCESS STEPPED PLATFORM (DECK TO DECK)	1
30	ZZCH9170	24in ACCESS STEPPED PLATFORM (DECK TO DECK)	1
31	ZZPM9168	12in ACCESSIBLE STEPPED PLATFORM (DECK TO DECK)	1
32	ZZPM9170	24in ACCESSIBLE STEPPED PLATFORM (DECK TO DECK)	2
	Surf Mnt Posts		
33	ZZPM0870S	48in DECK STEEL FILLER POST (PM) (SM)	1
	Barriers		
34	ZZPM4090	CENTERLINE PIPE WALL BARRIER	1
35	ZZPM4190	SMALL HAND HOLD	2
36	ZZPM4296	PIPE WALL FOR LONG SIDE	1
37	ZZPM4497	GEO ACCESS GATE	1
	SkyTower Barriers		

OPT B - REV 3 - STANDARD SURFACE MOUNT

Design Number: IHD_163_24BR3_STD-SM - Bill Of Material

Ref. No.	Part No.	Description	Quantity
38	ZZPM4373	KALEIDOBARRIER 44in TALL- LEFT	1
39	ZZPM4374	KALEIDOBARRIER 44in TALL- RIGHT	2
	Roofs & Arches		
40	ZZPM4451	KINETIC TOPPER- STRAIGHT CLAMPS	2
	Overhead Events		
41	ZZPM5780	6ft HORIZONTAL LOOP LADDER	1
	Climbers		
42	ZZPM6998	GEO VERTICAL CLIMBER (72in DK)	1
43	ZZPM8939	TRANSITION CLIMBER- PLAYMAKER	1
44	ZZUN8747	PLAYCUBES- ABOVE GROUND- 3 SIDED CONNECTION	1
	ADA Items		
45	ZZPM7328	6in RISE DK-DK WHEELCHAIR RAMP W/ GUARDRAILS	1
46	ZZPM7616	DECK-DECK WIDE WHEELCHAIR RAMP W/ GUARDRAILS	1
47	ZZPM7617	DECK-DECK WIDE WHEELCHAIR RAMP W/ BARRIERS	2
48	ZZPM7626	GRND-DECK WIDE WHEELCHAIR RAMP W/ GUARDRAILS	1
	Additional Tool & Maintenance Kits		
49	ZZUN1471	INSTALLER HARDWARE KIT	1
50	ZZUN9930	PIPE SYSTEMS MAINTENANCE KIT W/ AEROSOL	1
51	ZZUN9936	MAINTENANCE BOOK	1
52	ZZXXGNGUID	GENERAL INSTALLERS GUIDE	2
	Slides		
53	ZZUN3401	DYNAMIC DESCENT SLIDE - STRAIGHT SECTION	2
54	ZZUN3402	DYNAMIC DESCENT SLIDE - RIGHT TURN SECTION	5

OPT B - REV 3 - STANDARD SURFACE MOUNT

Design Number: IHD_163_24BR3_STD-SM - Compliance and Technical Data

Reference Document: ASTM F1487

Ref. No.	Part No.	Qty.	Description	Unit ASTM Status	Total Weight (lbs)	Pre-Consumer Recycled Content (lbs)	Post-Consumer Recycled Content (lbs)	CO2e Footprint (kgs)	Users	Install Hours	Concrete (Yds3)	Active Play Events
1	ZZCH0616	3	SQUARE COATED DECK ASSEMBLY	Certified	164.58			521	9	3.00	0.00	0
2	ZZCH4357	1	PIPEWALL WITH LOWER TELESCOPE	Certified	32.11			118	1	0.50	0.00	1
3	ZZCH4409	1	ACCESSIBLE BELL PANEL	Certified	22.16			211	1	0.50	0.00	1
4	ZZCH4646	1	STORE FRONT PANEL	Certified	33.98			243	3	1.00	0.00	1
5	ZZCH4649	1	POST MOUNT DRUM	Certified	12.78			167	1	0.50	0.00	1
6	ZZCH4671	1	CH PANEL FRAME- DECK LEVEL	Certified	32.87			163	0	1.00	0.00	0
7	ZZCH9168	1	12in ACCESS STEPPED PLATFORM (DECK TO DECK)	Certified	70.28			277	1	2.00	0.00	0
8	ZZCH9170	1	24in ACCESS STEPPED PLATFORM (DECK TO DECK)	Certified	135.24			296	1	2.00	0.00	0
9	ZZPM0616	2	SQUARE COATED DECK ASSEMBLY	Certified	180.72			441	8	2.00	0.00	0
10	ZZPM0617	1	TRIANGULAR COATED DECK ASSEMBLY	Certified	46.40			169	2	1.00	0.00	0
11	ZZPM0618	2	1/2 HEX COATED DECK ASSEMBLY	Certified	223.64			707	10	3.00	0.00	0
12	ZZPM0619	1	HEX COATED DECK ASSEMBLY	Certified	228.72			638	8	2.00	0.00	0
13	ZZPM0629	1	LONG COATED DECK ASSEMBLY	Certified	176.99			408	6	2.00	0.00	0
14	ZZPM0639	13	45 DEGREE TRI COATED DECK ASSEMBLY	Certified	752.70			2,681	39	13.00	0.00	0
15	ZZPM0870S	1	48in DECK STEEL FILLER POST (PM) (SM)	Certified	38.14			62	0	0.25	0.00	0
16	ZZPM2530	1	12in DECK TO DECK KICK PLATE	Certified	11.95			20	0	0.25	0.00	0
17	ZZPM4090	1	CENTERLINE PIPE WALL BARRIER	Certified	37.22			95	0	0.50	0.00	0
18	ZZPM4190	2	SMALL HAND HOLD	Certified	12.80			87	0	0.50	0.00	0
19	ZZPM4296	1	PIPE WALL FOR LONG SIDE	Certified	57.13			117	0	0.50	0.00	0
20	ZZPM4351	1	DISCO SPINNER	Certified	16.00			197	1	0.50	0.00	1
21	ZZPM4373	1	KALEIDOBARRIER 44in TALL- LEFT	N/A	55.20			367	0	1.00	0.00	0
22	ZZPM4374	2	KALEIDOBARRIER 44in TALL- RIGHT	N/A	110.40			734	0	2.00	0.00	0
23	ZZPM4406	1	ACCESSIBLE DRIVING PANEL	Certified	31.59			237	1	0.50	0.00	1
24	ZZPM4417	1	BELL PANEL FOR LONG SIDE	Certified	84.54			598	2	1.00	0.00	1
25	ZZPM4419	1	ANIMAL LOCATOR PANEL FOR LONG SIDE	Certified	80.93			521	2	1.00	0.00	1
26	ZZPM4451	2	KINETIC TOPPER- STRAIGHT CLAMPS	Certified	105.80			893	0	6.00	0.00	0

OPT B - REV 3 - STANDARD SURFACE MOUNT

Design Number: IHD_163_24BR3_STD-SM - Compliance and Technical Data
Reference Document: ASTM F1487

Ref. No.	Part No.	Qty.	Description	Unit ASTM Status	Total Weight (lbs)	Pre- Post- Consumer Recycled Content (lbs)	CO2e Footprint (kgs)	Users	Install Hours	Concrete (Yds3)	Active Play Events
27	ZZPM4497	1	GEO ACCESS GATE	Certified	44.60		139	0	1.00	0.00	0
28	ZZPM4588	1	BELL PANEL	Certified	60.44		459	2	1.00	0.00	1
29	ZZPM4672	3	PM PANEL FRAME- GROUND LEVEL	Certified	142.32		705	0	3.00	0.00	0
30	ZZPM4896	1	SLING SEAT	Certified	11.10		167	1	0.50	0.00	1
31	ZZPM5780	1	6ft HORIZONTAL LOOP LADDER	Certified	60.60		139	2	1.00	0.00	1
32	ZZPM6157	1	24in KICKPLATE FOR LONG SIDE	Certified	58.99		69	0	0.25	0.00	0
33	ZZPM6998	1	GEO VERTICAL CLIMBER (72in DK)	Certified	98.81		307	2	1.00	0.00	1
34	ZZPM7328	1	6in RISE DK-DK WHEELCHAIR RAMP W/ GUARDRAILS	Certified	201.60		418	4	2.00	0.00	0
35	ZZPM7616	1	DECK-DECK WIDE WHEELCHAIR RAMP W/ GUARDRAILS	Certified	481.70		763	8	3.00	0.00	0
36	ZZPM7617	2	DECK-DECK WIDE WHEELCHAIR RAMP W/ BARRIERS	Certified	1,283.80		1,990	16	6.00	0.00	0
37	ZZPM7626	1	GRND-DECK WIDE WHEELCHAIR RAMP W/ GUARDRAILS	Certified	492.00		803	8	3.00	0.00	0
38	ZZPM8939	1	TRANSITION CLIMBER- PLAYMAKER	Certified	60.14		233	2	2.50	0.00	1
39	ZZPM9168	1	12in ACCESSIBLE STEPPED PLATFORM (DECK TO DECK)	Certified	94.46		345	1	1.50	0.00	0
40	ZZPM9170	2	24in ACCESSIBLE STEPPED PLATFORM (DECK TO DECK)	Certified	349.72		748	4	4.00	0.00	0
41	ZZUN1471	1	INSTALLER HARDWARE KIT	N/A	3.90		57	0	0.00	0.00	0
42	ZZUN2290	15	COATED DECK TO DECK CONNECTION KIT	Certified	4.35		57	0	7.50	0.00	0
43	ZZUN3401	2	DYNAMIC DESCENT SLIDE - STRAIGHT SECTION	Certified	41.60		79	0	1.00	0.00	0
44	ZZUN3402	5	DYNAMIC DESCENT SLIDE - RIGHT TURN SECTION	Certified	91.50		177	0	2.50	0.00	0
45	ZZUN4675	1	FUNHOUSE INSERT	Certified	18.83		279	2	0.25	0.00	1
46	ZZUN4676	1	FOUR-THE-WIN INSERT	Certified	15.08		278	2	0.25	0.00	1
47	ZZUN4677	1	VERY BURIED INSERT	Certified	17.97		470	2	0.25	0.00	1
48	ZZUN4678	1	SLIDE & SOLVE INSERT	Certified	17.61		761	2	0.25	0.00	1

OPT B - REV 3 - STANDARD SURFACE MOUNT

Design Number: IHD_163_24BR3_STD-SM - Compliance and Technical Data

Reference Document: ASTM F1487

Ref. No.	Part No.	Qty.	Description	Unit ASTM Status	Total Weight (lbs)	Pre-Consumer Recycled Content (lbs)	Post-Consumer Recycled Content (lbs)	CO2e Footprint (kgs)	Users	Install Hours	Concrete (Yds3)	Active Play Events
49	ZZUN8722	1	PLAYCUBE - SENSORY KIT 1	Certified	8.50			429	3	1.00	0.00	3
50	ZZUN8723	1	PLAYCUBE - SENSORY KIT 2	Certified	9.50			429	3	1.00	0.00	3
51	ZZUN8747	1	PLAYCUBES- ABOVE GROUND- 3 SIDED CONNECTION	Certified	99.58			375	3	1.50	0.00	1
52	ZZUN9936	1	MAINTENANCE BOOK	N/A	1.00			0	0	0.25	0.00	0
53	ZZXX0265	1	INFANT SEAT W/SILVER SHIELD FOR 8ft TOP RAIL	Certified	11.31			90	1	0.25	0.00	1
54	ZZXX0367	1	UNITY DOME SENSORY PANELS	Certified	75.22			873	3	1.50	0.00	3
55	ZZXX0892	1	ACCESSIBLE SWING SEAT- 8ft TOP RAIL	N/A	53.80			314	1	0.50	0.00	1
				Totals:	6,664.90	918	1,917	22,917	168	95.25	0.00	29
					0 Kg	0 Kg	0 Kg	0 Metric Tons			0 m3	

OPT B - REV 3 - STANDARD SURFACE MOUNT

Design Number: IHD_163_24BR3_STD-SM - Compliance and Technical Data

Reference Document: ASTM F1487

Ref. No.	Part No.	Qty.	Description	Unit ASTM Status	Total Weight (lbs)	Pre-Consumer Recycled Content (lbs)	Post-Consumer Recycled Content (lbs)	CO2e Footprint (kgs)	Users	Install Hours	Concrete (Yds3)	Active Play Events

ASTM F1487

The lay-out for this custom playscape, design number IHD_163_24BR3_STD-SM, has been configured to meet the requirements of the ASTM F1487 standard. In addition, each of the above components listed as "Certified" have been tested and are IPEMA certified. Components listed as "Not Applicable" do not fall within the scope of the ASTM F1487 standard and have not been tested. IPEMA certification can be verified on the IPEMA website, www.ipema.org. In the interest of playground safety, IPEMA provides a Third Party Certification Service which validates compliance.

2010 ADA Standards for Accessible Design

The lay-out was also designed to meet the 2010 Standards published 15-Sep-2010, by the Department of Justice when installed over a properly maintained surfacing material that is in compliance with ASTM F1951 "Accessibility of Surface Systems Under and Around Playground Equipment" as well as ASTM F1292, "Impact Attenuation of Surfacing Materials Within the Use Zone of Playground Equipment", appropriate for the fall height of the structure.

Installation Times

Installation times are based on one experienced installer. A crew of three experienced individuals can perform the installation within the given time, each member working 1/3 of the given hours. [Eg. Installation Time = 30 hours. For a crew of three, each member will work 10 hours on the installation for a total of 30 hours on the project.]

Carbon Footprint

The CO2e (carbon footprint given in Kilograms and Metric Tons) listed above is a measure of the environmental impact this play structure represents from harvesting raw materials to the time it leaves our shipping dock. Playworld Systems nurtures a total corporate culture that is focused on eliminating carbon producing processes and products, reducing our use of precious raw materials, reusing materials whenever possible and recycling materials at every opportunity. Playworld Systems elected to adopt the Publicly Available Specification; PAS 2050 as published by the British Standards Institute and sponsored by Defra and the Carbon Trust. The PAS 2050 has gained international acceptance as a specification that measures the greenhouse gas emissions in services and goods throughout their entire life cycle.

Pre-Consumer Recycle Content

A measurement, in pounds, that qualifies the amount of material that was captured as waste and diverted from landfill during an initial manufacturing process and is being redirected to a separate manufacturing process to become a different product. E.g. 100% of our Aluminum Tubing is made from captured waste material during the manufacturing process of extruded Aluminum products such as rods, flat bars and H-channels.

Post-Consumer Recycle Content

A measurement, in pounds, that qualifies the amount of material that was once another product that has completed its lifecycle and has been diverted from a landfill as a solid waste through recycling and is now being used in a Playworld Systems' product. E.g. **20% to 40% of the steel in our steel tubing and sheet steel have been diverted from landfills. Automobiles are scrapped and recyclable steel is purchased by the steel mill that produces our raw product.

** The amount of Post-Consumer recycled steel fluctuates daily based on the availability of the recycled steel.

Northwest Playground Equipment, Inc.
PO Box 2410, Issaquah, WA 98027-0109
Phone (425) 313-9161 FAX (425) 642-8117
Email: sales@nwplayground.com

QUOTE

Quote # JF-342026-00014221

Quote Name: Hillcrest Park - IHD_163_24BR3

Date: 03-04-2026

Bill To: Mount Vernon, City of
1717 South 13th St.
Mount Vernon, WA 98274

Ship To: Mount Vernon, City of
1717 South 13th St.
Mount Vernon, WA 98274

Site Address: 1717 S 13th st
Mount Vernon, WA 98274

Name:
Email:

Phone:
Cell:

Item #	Qty	Description	Price	Total Price
		EQUIPMENT		
		Playworld		
IHD - Playworld_Sm	107	SE for 4.25" Surface Mount (anything with an 8ft fall height)	$250.00	$26,750.00
IHD - Playworld	1	IHD_163_25BR3_C_SE_SM Playworld Systems Challenger/Playmaker Structure: Equipment Including Overhead Event Access Ladder, Playcube - Ground Level, Beanstalk Climber, Silo Climber, Verticlimber, Climbing Squares, Hopscotch Climber, Rock Climber, Climbing Squares, Mighty Descent, Slide - Nuvo 360 Spiral Slide, Unity Stepper -Small (3), Unity Stepper - Medium (4), Aeroglider and Transfer Station with Step	$135,863.00	$135,863.00
ZZXX0193S	1	Unity Rockr (Sm)	$9,245.00	$9,245.00
ZZXX0341S	2	Balance Trax Pond (Surf Mount)	$569.00	$1,138.00
ZZXX0344S	1	Balance Trax Snake (Surf Mount)	$2,744.00	$2,744.00
ZZXX0366S	1	Unity Dome (Sm)	$23,663.00	$23,663.00
ZZXX0480S	4	Playtown Butterfly Climber (Surf Mount)	$911.00	$3,644.00
ZZXX0931S	1	5In Od 2-Unit Steel Arch Swing- 8Ft Top Rail (Sm)	$3,379.00	$3,379.00
ZZXX0941S	1	5In Od Arch Swing Add-A-Bay (Sm) (Multi User)	$3,459.00	$3,459.00
IHD - Playworld	1	IHD_163_24BR3_STD-SM - Playworld Systems Challenger/Playmaker Structure: Equipment Including Pipewall w/ Lower Telescope, Storefront Panel, Disco Spinner, Animal Locator Panel, Slide Seat, Funhouse insert, Very Buried Insert, Slide & Solve Insert, Playcube- Sensory Kit 1, Playcube- Sensory Kit 2, Accessible Bell Panel, Post Mount Drum, Bell Panel, Centerline Pipe Wall Barrier, Small Hand Hold, Pipe Wall For Logn Side, Geo Access Gate, Kaleidobarrier, Kinetic Topper - Straight Clamps (2), Geo Vertical Climber, 6' Horizontal Loop Ladder, Transition Climber - Playmaker, Playcubes - Above Ground - 3 Sided Connection and Transfer Station with Step	$149,225.00	$149,225.00
ZZXX0219	1	Arch Swing - Rope Basket Seat	$2,733.00	$2,733.00
ZZXX0265	1	Infant Seat W/Silver Shield For 8Ft Top Rail	$324.00	$324.00
ZZXX0367	1	Unity Dome Sensory Panels	$5,699.00	$5,699.00
ZZXX0892	1	Accessible Swing Seat- 8Ft Top Rail	$1,680.00	$1,680.00
IHD - Playworld	1	ZZYYA098 TWIRL FOR PM POSTS	$6,645.00	$6,645.00

Thank you for considering Northwest Playground Equipment, Inc for your Park, Playground, Shelter and Sports Equipment requirements

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IHD - Playworld	1	ZZYYC192SE PM AROUND THE CORNER CLIMBER ONLY FOR 4.25" SURFACING	$10,269.00	$10,269.00

Freenotes

Freenotes Garden Bed Ensemble SM	1	Freenotes Garden Bed Surface Mount Ensemble Collection	$11,722.00	$11,722.00

sofSURFACES

Tiles	1	North Area 5299 Square Feet of DuraSAFE Plus Safety Surfacing Tiles. Tiles are 4.25" Thick, Good for a Critical Fall Height of 8'. Tiles Quoted are to be Installed on a Concrete Sub Base Colors: Midnight Black Ocean Blue South Area 1175 Square Feet of DuraSAFE Plus Safety Surfacing Tiles. Tiles are 4.25" Thick, Good for a Critical Fall Height of 8'. Tiles Quoted are to be Installed on a Concrete Sub Base Colors: Midnight Black Ocean Blue	$98,430.00	$98,430.00

Equipment Subtotal (less tax):		$496,612.00

CONTRACT DISCOUNT

Playworld	KCDA - King County Directors Association Discount: BID #22-315	10%	($38,646.00)
SofSurfaces	KCDA - King County Directors Association Discount: BID #22-315	6%	($5,905.80)
Freenotes	KCDA - King County Directors Association Discount: BID #22-315	5%	($586.10)

ADDITIONAL DISCOUNT

Playworld	NPEI	10%	($38,646.00)

FREIGHT

Playworld		FREIGHT	$29,625.00
		FREIGHT	$837.00
		FREIGHT	$19,019.00
Playworld		FREIGHT	$1.00
Freenotes		FREIGHT	$1.00
sofSURFACES		FREIGHT	$1.00
	Equipment Total (less tax):		$462,312.10

CERTIFIED INSTALLATION

Site Prep	1	Site Prep Consisting Demo and dispose offsite of equipment (70 existing posts) and EWF & Borders (4211 square feet, roughly 8" of EWF existing)	$40,000.00	$40,000.00
Deluxe Install	1	Turn-Key Installation of Playworld structure (IHD 163-24BR3). Price Includes Receiving Equipment and Offloading Onsite, Installation onto concrete pad, Disposal of Dirt from Holes and Debris Offsite. Equipment is to be surface mounted to concrete. Also includes temp fencing and field locates.	$144,225.00	$144,225.00

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Tile Installation	1	Standard Installation of Above SofSURFACES Tiles and Materials Over Concrete Sub Base. Includes Compressed Installation of SofTILE including Prevailing Wage. Customer is Responsible for all Permits or Fees.	$71,213.00	$71,213.00
Site Prep	1	Site Prep Consisting of: 435 lineal feet of 6' wide asphalt trail (2,610 sq ft). Includes 4" of aggregate for leveling and stability.	$65,714.00	$65,714.00
Site Prep	1	Site Prep Consisting of 265 lineal feet of 6' wide concrete sidewalk (1,590 sq ft). Includes 4" of aggregate for leveling and stability	$47,143.00	$47,143.00
Site Prep	1	Site Prep Consisting of: - Supply/Install concrete curbing Assuming 8" wide x 12" deep. Approximately 425 lineal feet - Supply/Install approximately 6478 sq ft rebar reinforced concrete slab as subbase and to anchor surface mount equipment into. Assumes 6" of concrete and 4" aggregate under slab. This is for the main playground area as well as the swing set area.	$215,725.00	$215,725.00

	Prevailing Wage		**Installation Total:**	$584,020.00
		Performance Bond (If Required):	3.0%	$31,389.96
		Credit Card Fee (If Required):	3.5%	
Location Code: 2907	Resale Certificate Required for Tax Exemption:	Tax:	8.80%	$94,839.54
			ORDER TOTAL:	$1,172,561.60

Acceptance of Proposal:

(Please be sure you have read, signed, initialed and understand the Terms and Conditions on the next page of this Quote)
The items, prices and conditions listed herein are satisfactory and are hereby accepted.

Dustin Deer		
Sales Rep	Customer Signature	Date

Northwest Playground Equipment, Inc.
PO Box 2410, Issaquah, WA 98027-0109
Phone (425) 313-9161 FAX (425) 642-8117
Email: sales@nwplayground.com

Project Name: Hillcrest Park - 2026 Renovation Quote # JF-342026-00014221

TERMS AND CONDITIONS

SCOPE:

These General Terms and Conditions of Sale apply to all sales of goods and services by Northwest Playground Equipment, Inc. ("Seller", "we", "us", "our") notwithstanding any conflicting, contrary or additional terms and conditions from the buyer named in this order ("Buyer"). No such conflicting, contrary or additional terms and conditions shall be deemed accepted by us until we expressly confirm our acceptance in writing.

QUOTE CONDITIONS AND ACCEPTANCE:

This quote is only valid for 30 days.

***_____(*Initial*) It is the Buyer's responsibility to verify quantities and description of items quoted. Once an order has been placed, any changes including additions, deletions, or color changes, could result in price increases, additional fees, and impact order lead time.

EXCLUSIONS:

Unless specified, this quote EXCLUDES all the following but is not limited to:

- Permits/inspections
- Removal of existing equipment.
- Unloading; receiving of inventory or equipment; storage of equipment.
- Site work, saw cutting/core drilling, and landscaping.
- Equipment assembly and/or installation.
- Safety surfacing; borders or drainage requirements.
- Site restoration/landscaping repairs DUE to poor access or inclement weather.
- Background checks
- Wage Requirements: Davis Bacon, prevailing wage or certified payroll.
- Insurance limits beyond our standard coverages and endorsements.
- Performance/payment bonds.

FREIGHT AND DELIVERY (if applicable):

Delivery is subject to equipment availability and varies by manufacturer and product, with custom equipment requiring an extended lead time. Please confirm an approximate delivery for your order with your local sales team. Estimated ship dates are subject to change.

Handling Disputes Over Lead Time Changes: In the event of significant lead time changes, we will notify the Buyer promptly and work to mitigate delays. Northwest Playground Equipment will not be held liable for consequential damages arising from such delays. Adjustments to project timelines due to lead time changes will be mutually agreed upon in writing.

Shipping is FOB Origin (Buyer accepts the title of the goods at the shipment point and assumes all risk once the Seller ships the product). All equipment will arrive unassembled. If Buyer is responsible for receiving delivery, please review and initial below:

***_____(*Initial*) Buyer is responsible to meet and provide adequate personnel/equipment to unload truck. A Check List, detailing all items shipped, will be included with the shipment unless taking delivery is specifically included in quote. Buyer is responsible for ensuring the Sales Order Breakdown and Item Numbers on all boxes and pieces match the Check List.

***_____(*Initial*) Shortages or damages must be noted on the driver's delivery receipt. Shortages or damages not noted become the Buyer's financial responsibility. Please notify us immediately of any damage. Shortages and concealed damage must be reported to us within 48 hours of delivery. A reconsignment fee will be charged for any changes made to delivery address after order has been placed.

Items canceled, returned or refused will be subject to a minimum 25% restocking fee. All return freight charges are the responsibility of the Buyer.

If the Buyer cannot accept the delivery on the agreed-upon date, Seller may accept the delivery and provide short term storage at an additional scope and cost which must be paid in full prior to release of equipment.

PRICES, TAXES, AND TERMS OF PAYMENT:

Northwest Playground Equipment, Inc.
PO Box 2410, Issaquah, WA 98027-0109
Phone (425) 313-9161 FAX (425) 642-8117
Email: sales@nwplayground.com

The prices for goods and services shall be those set forth in the order. All prices are exclusive of taxes, including, but not limited to, sales, use, excise, value added, and similar taxes or charges imposed by any government authority, all of which must be paid by Buyer. The tax amounts listed on this quote are estimates only and are subject to change based on applicable tax rates at the time of invoice. If Buyer claims any exemption, a valid, signed reseller certificate or letter of exemption for each respective jurisdiction must be provided.

An approved Credit Application is required for new customers or customers that haven't been active in the last 24 months.

Unless expressly stated otherwise, our standard payment terms are as follows:

- 50% deposit due on full contract amount. Orders will be placed once the deposit is received.
- Progress invoices for equipment, freight, and installation will be invoiced upon project milestones completed with Net 30 terms.
- 100 % prepayment is required on replacement parts.
- A 3.5% charge will be added to all credit card orders.
- For all non-taxpayer-funded entities, a 1.5% monthly service charge will be assessed on all balances over 30 days.

INSTALLATION: (if applicable)

If installation services are included as part of this quote, the following stipulations apply:

Buyer is responsible for obtaining all necessary permits, approvals, and inspections required for installation and use of the equipment. Northwest Playground Equipment assumes no responsibility for delays or additional costs arising from the Buyer's failure to secure required permits.

Permits/inspections and associated costs are the owner's responsibility. Additional charges may apply if inspections are required.

A public locate for underground utilities is included in this scope. Buyer will identify any known utilities in work area prior to executing agreement. If utilities exist directly under work area a third-party private utility service is recommended and can be provided at an additional cost if necessary.

Northwest Playground Equipment is not responsible for incorrectly marked utilities.

Irrigation is not typically identified during locate service and any damage or repair to irrigation lines in work area is the Buyer's responsibility.

Site Readiness:

- Site must be level and free of loose debris with a minimum 10-foot opening for access.
- Additional charges may apply if underground obstructions impact installation (such as large rocks, concrete, stumps, etc.).
- Additional charges may apply due to poor soil.
- Spoils are to remain onsite unless removal of debris is specifically outlined in scope.
- Arrangements must be made in advance for removal/disposal of equipment packaging.
- Access to power and water must be available to work area.
- Buyer is responsible for ensuring that the site is accessible and safe for the Company's personnel and equipment.
- Delays caused by restricted site access, unsafe conditions, or lack of readiness may result in additional charges.
- Buyer assumes all liability for injuries or damages caused by unsafe site conditions not disclosed prior to the start of work.
- Northwest Playground Equipment is not liable for delays caused by unforeseen site conditions, weather, or third-party contractors.
- Any changes to the agreed-upon scope of work (e.g., modifications to design, installation location, or product specifications) must be documented in writing and may result in additional fees.

OCIP/CCIP Clause:

If the Buyer requires that we and/or our subcontractors/suppliers participate in an Owner Controlled Insurance Program (OCIP) or Contractor Controlled Insurance Program (CCIP) on this project, we reserve the right to refuse participation or to adjust our pricing to account for any additional costs or administrative burdens associated with participating in the OCIP/CCIP. This includes, but is not limited to, the following:

- Insurance Coverage: The costs of any additional insurance coverage required by the OCIP/CCIP that exceeds our standard coverage will be passed on to the Buyer.
- Administrative Fees: Any administrative fees or costs associated with enrollment and participation in the OCIP/CCIP will be passed on to the Buyer.
- Reporting Requirements: The costs of complying with any additional reporting requirements imposed by the OCIP/CCIP will be passed on to the Buyer.
- Compliance Costs: Any other costs associated with ensuring compliance with the OCIP/CCIP will be passed on to the Buyer.

MAINTENANCE/WARRANTY:

Northwest Playground Equipment, Inc.
PO Box 2410, Issaquah, WA 98027-0109
Phone (425) 313-9161 FAX (425) 642-8117
Email: sales@nwplayground.com

Manufacturer's standard product warranties apply and cover equipment replacement and freight costs only. For projects including installation, a 1-year installation warranty is extended. Seller offers no additional warranties.

Maintenance of all equipment and safety surfacing is the responsibility of the Buyer. **Failure to follow manufacturer directed maintenance schedules may void warranties and could result in safety and/or compliance issues.**

Any unauthorized alterations or modifications to the equipment (including layout) will void your warranty.

TERMINATION:

Either party may terminate this agreement upon written notice if the other party breaches a material term and fails to remedy such breach within 30 days of receiving notice.

Upon termination by the Buyer, the Northwest Playground Equipment is entitled to recover all costs incurred up to the date of termination, including but not limited to deposits, equipment costs, and labor fees.

FORCE MAJEURE:

Northwest Playground Equipment shall not be liable for any failure or delay in performance due to causes beyond its reasonable control, including but not limited to acts of God, natural disasters, pandemics, government actions, labor strikes, supply chain disruptions, or transportation delays. Delivery timelines may be extended for the duration of the delay caused by such events.

LIMITATION OF LIABILITY:

The Company's total liability for any claim arising out of or relating to the goods or services provided under this agreement shall not exceed the total amount paid by the Buyer for the specific goods or services at issue. Under no circumstances shall Northwest Playground Equipment be liable for any indirect, incidental, consequential, special, or punitive damages, including but not limited to loss of profits, even if advised of the possibility of such damage.

INDEMNIFICATION:

TO THE FULLEST EXTENT PERMITTED BY LAW BUYER HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY, PROTECT AND DEFEND NW PLAYGROUND AND ITS OFFICERS, DIRECTORS, EMPLOYEES, AGENTS AND INSURERS, FROM AND AGAINST ANY/ALL RISKS, DEMANDS, CLAIMS, CAUSES OF ACTION, LAWSUITS, SETTLEMENTS, JUDGMENTS, DAMAGES, FINES, PENALTIES, LOSSES OR EXPENSES, ATTORNEY'S FEES AND COSTS, INCLUDING, BUT NOT LIMITED TO, FOR DAMAGES RELATING TO BODILY OR PERSONAL INJURY, DEATH, DESTRUCTION OR LOSS OF PROPERTY, AND ANY OTHER KIND OF DAMAGE OR HARM (COLLECTIVELY "CLAIMS'), MADE BY BUYER, ITS OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, CUSTOMERS, INVITEES, THIRD PARTIES, THEIR INSURERS AND/OR ANYONE CLAIMING BY OR THROUGH THEM (COLLECTIVELY "BUYER PARTIES"), ARISING OUT OF, RESULTING FROM AND/OR RELATED TO BUYER PARTIES' USE, MAINTENANCE, MODIFICATION OF MATERIALS, WORK AND/OR SERVICES PROVIDED BY NW PLAYGROUND AND ANY/ALL OTHER ACTS/OMISSIONS OF BUYER PARTIES.

ACCEPTANCE OF TERMS AND CONDITIONS

Acceptance of this proposal, made by an authorized agent of your company, indicates agreement to the above terms and conditions.

_____

Customer Signature

_____

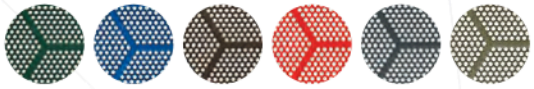
Printed Name and Title

_____

Date

COLOR SELECTION

PLASTISOL COATING COLORS



Green | Blue | Brown | Red | Gray | Sand

POLYCARBONATE COLORS

Blue | Green | Orange | Purple | Red | Yellow

ROPE COLORS

*Special order colors

Red | Orange* | Yellow* | Golf Green* | Bright Green* | Green

Khaki* | Blue | Purple* | Beige | Steel Grey* | Black

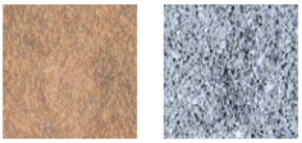
2-COLOR SHEET PLASTIC

Red-Sand | Red-Yellow | Yellow-Sand | Orange-Sand | Lime-Sand | Forest Green-Sand

Blue-Sand | Blue-Yellow | Blue-White | Cobalt-Sand | Plum-Sand | Beige-Forest Green

Beige-Red | Beige-Gray | Dark Brown-Sand | Gray-Black | Black-White | White-Black

BOULDERS COLORS



Desert Sand | Slate

ROTOMOLDED COLORS

Red | Yellow | Tropical Yellow | Orange | Lime | Chartreuse

Green | Forest Green | Teal | Sky | Cyan | Blue

Cobalt | Burgundy | Lavender | Plum | Beige | Brownstone

Brown | Dark Brown | White | Graystone

Light Gray | Gray | Black (Roofs Only)

COMPONENT & POST COLORS

Red | Yellow | Tropical Yellow | Orange | Lime | Chartreuse

Green | Forest Green | Teal | Azure | Blue | Cobalt

Burgundy | Lavender | Plum | Beige | Sand | Brown

Dark Brown | White | Silver | Light Gray | Metallic Gray | Black (Posts & Clamps Only)

1-COLOR SHEET PLASTIC

Red | Yellow | Orange | Lime | Forest Green | Blue

Cobalt | Plum | Beige | Dark Brown

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PLAYWORLD LIMITED WARRANTY

Playworld Systems, Inc. warrants its products against structural failure due to defects in materials and workmanship for the warranty periods and material categories prescribed below.

1. LIMITED WARRANTY FOR AS LONG AS YOU OWN THE PRODUCT: Steel deck support posts, stainless steel hardware, clamps, deck hangers, post caps, and cast aluminum parts, except as otherwise specified below.

2. LIMITED TWENTY-FIVE (25) YEAR WARRANTY: Spring Mates® aluminum castings.

3. LIMITED FIFTEEN (15) YEAR WARRANTY: Perforated steel decks and stairs, steel rails, stationary weldments, rotationally-molded and sheet plastic components, Playwood recycled plastic lumber, roof panels, and stainless steel slides, except as otherwise specified below.

4. LIMITED TEN (10) YEAR WARRANTY: Fiberglass signage, Fun Centers™, FirstPlay™ play structures, pre-cast PolyFiberCrete® or reinforced concrete products, Timber Stacks™ Robinia timbers and galvanized hardware, non-stainless steel hardware, fabric shade steel frames and Shadesure and Colourshade FR fabrics (Note Exception: Limited Five (5) Year Warranty on fabrics in colors Red, Yellow, Electric Purple, Zesty Lime, Cinnamon, and Olive.)

5. LIMITED FIVE (5) YEAR WARRANTY: Steel reinforced cable net and rope fittings and connections (Note Exception: Warranty does not cover normal wear and tear such as fraying or fading of cable coating), PlaySimple® play structures, DropZone Tower™, LiveWire Zip Line™ (except as otherwise specified below), AeroGlider™, Border Timbers™, wood and polycarbonate panels, PE coating and PVC coating (against cracking and peeling), site amenities (i.e. benches, tables, litter receptacles, and bike racks), GFRP (Glass Fiber Reinforced Polymer) products, accessible swing seats latch and hinge mechanism, and motion/moving play components and parts. Concerto products (Note Exception: Warranty does not cover mallets or Tall Chime cable assemblies).

6. LIMITED THREE (3) YEAR WARRANTY: Steel coil and C springs, flat webbing nets (excluding normal wear and tear), electronic panel speakers, sound chips, flex treads, and circuit boards.

7. LIMITED ONE (1) YEAR WARRANTY: NEOS®, electronic based play products, swing chain, swing clevises, swing galvanized attachment hardware, molded rubber bumpers, handholds, swing seats, and any other materials or custom products not covered above, all high wear items such as trolleys, cables, wheels, and bumper stops related to rail and cable ride products. (*For NEOS only, an extended 3-year warranty is available for purchase, providing 4 years of cumulative coverage.)

8. LIMITED SIX (6) MONTHS WARRANTY: PlaySoleil solar powered light.

BUYER'S REMEDY: If any products prove defective or non-conforming under normal use and within the above-prescribed warranty periods and material categories, Buyer must promptly notify Playworld Systems, Inc. in writing at 1000 Buffalo Road, Lewisburg, PA 17837 USA. Playworld may elect to inspect the alleged defect at Buyer's site or at Playworld's facility. Buyer shall not return products to Playworld unless authorized by Playworld to do so. Authorized returns must be properly packaged and shipped prepaid and insured, at Buyer's expense. Upon verification of warranty coverage, Playworld may elect, in its sole discretion, to repair defective or non-conforming products, or replace them by delivering products or parts free of charge to the site. Playworld's limited warranties do not cover the cost of labor to remove defective or non-conforming parts or to install repaired or replacement parts. By use of these limited warranties, Buyer accepts their terms and limitations, and waives any rights it would otherwise have to claim or assert that such warranties fail of their essential purpose. Buyer agrees that venue for any court action to enforce these limited warranties shall be in Union County in the State of Pennsylvania.

LIMITATIONS: All warranty periods begin on the date of Playworld's invoice. Repaired and/or replacement parts are warranted only for the balance of the original limited warranty period. Warranties extend only to the original Buyer/end user for products purchased from Playworld or a Playworld authorized reseller, and are not transferable.

Warranties apply only to Playworld products that are erected and installed in conformance with Playworld installation instructions, and that are maintained and inspected in conformance with Playworld maintenance and operational instructions.

Warranties specifically do not cover Playworld products:

- for cosmetic damage or flaws occurring under normal use, such as surface scratches, minor chips, hairline cracks, dents, marring, efflorescence, color fade, discoloration, corrosion/rust, fraying, or warping of recycled plastic lumber;
- that have been modified, altered, or repaired by unauthorized third parties;
- that have not been used as designed or intended, or misused;
- to which non-Playworld parts have been added or substituted;
- that have been removed from their original location and re-installed elsewhere;
- for changes in appearance of natural materials over time or cosmetic defects such as checks or splits in timber components;
- or that have been damaged due to excessive wear and tear, vandalism, abnormal use, abuse, negligence, environmental factors (such as wind-blown sand, salt spray, or airborne emissions from industrial sources), extreme weather (such as hail, flooding, lightning, tornados, sandstorms, earthquakes, or wind storms), and acts of God.

Playworld does not warrant that any particular color will be available for any specific period of time, and reserves the right, in its sole discretion, to discontinue any color for any reason.

THE FOREGOING LIMITED WARRANTY IS THE SOLE AND EXCLUSIVE WARRANTY FOR SELLER'S PRODUCTS, AND IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, IN LAW OR IN FACT. SELLER SPECIFICALLY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE OR PURPOSE, AND ANY IMPLIED WARRANTIES ARISING OUT OF COURSE OF DEALING OR PERFORMANCE OR TRADE USAGE. SELLER SHALL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL, EXEMPLARY, SPECIAL, OR PUNITIVE DAMAGES, OR ANY LOSS OF REVENUE, PROFIT, OR USE ARISING OUT OF A BREACH OF THIS WARRANTY OR IN CONNECTION WITH THE SALE, INSTALLATION, MAINTENANCE, USE, OPERATION, OR REPAIR OF ANY PRODUCT. IN NO EVENT WILL SELLER BE LIABLE FOR ANY AMOUNT GREATER THAN THE PURCHASE PRICE OF A DEFECTIVE PRODUCT.

Safety & Standards

CERTIFICATIONS AND SAFETY STANDARDS: ISO 14001 certification guarantees that Playworld Systems, Inc. meets the highest standards for environmental-responsible manufacturing.

ISO 9001 certification guarantees that Playworld Systems, Inc. meets stringent quality-control standards in manufacturing our play equipment.

The Consumer Product Safety Commission (CPSC) – Look for "CPSC Pub.325" to see Playworld Systems, Inc.'s CPSC-compliant products.

- **CPSIA** – Playworld Systems, Inc.'s products meet or exceed the requirements of the Consumer Products Safety Improvement Act (CPSIA) of 2008.

The European Norm (EN) covers general safety requirements and test methods. Look for "EN1176" to see Playworld Systems, Inc.'s EN-compliant products.

The European RoHS directive restricts the use of six hazardous materials in the manufacture of electronic equipment, and seeks to reduce the amount of hazardous materials entering electronic products. All Playworld Systems, Inc.'s electronic products are RoHS compliant.

- **Singaporean Standard** – Based primarily on the ASTM standards, the Singaporean Standard is widely used throughout Asia.

In the interest of playground safety, the International Play Equipment Manufacturers Association (IPEMA) provides a Third Party Certification Service whereby a designated independent laboratory, TÜV SÜD America Inc., (TÜV), validates an equipment manufacturer's certification of conformance to the ASTM F1487 Standard Consumer Safety Performance Specification for Playground Equipment for Public Use, except sections 7.1.1, 10, 13.1.1, 13.1.2, 13.2, and 13.3; to CAN/CSA Z614 Children's Playspaces and Equipment, except clauses 10 and 11; or both. A list of current validated products may be viewed at www.ipema.org.

In the Interest of playground safety, the International Play Equipment Manufacturers Association (IPEMA) provides a Third Party Certification program whereby a designated independent laboratory, TÜV SÜD America Inc., (TÜV), validates a surfacing manufacturer's certification of conformance to ASTM F1292, Standard Specification for Impact Attenuation Under and Around Playground Equipment Performance Criterion, Section 4.2; ASTM F1292, Standard Specification for Impact Attenuation Under and Around Playground Equipment Performance Criterion (in its entirety); ASTM F3351, Standard Test Method for Impact Testing In Laboratory at Specified Test Height; and for an engineered wood fiber manufacturer its certification of conformance, also to ASTM F2075, Standard Specification for Engineered Wood Fiber for Use as a Playground Safety Surface Under and Around Playground Equipment; and for a Loose Fill Rubber manufacturer its certification of conformance, also to ASTM F3012, Standard Specification for Loose Fill Rubber for Use as a Playground Safety Surface under and around Playground Equipment. A list of current validated products, their thickness and critical height may be viewed at www.ipema.org.

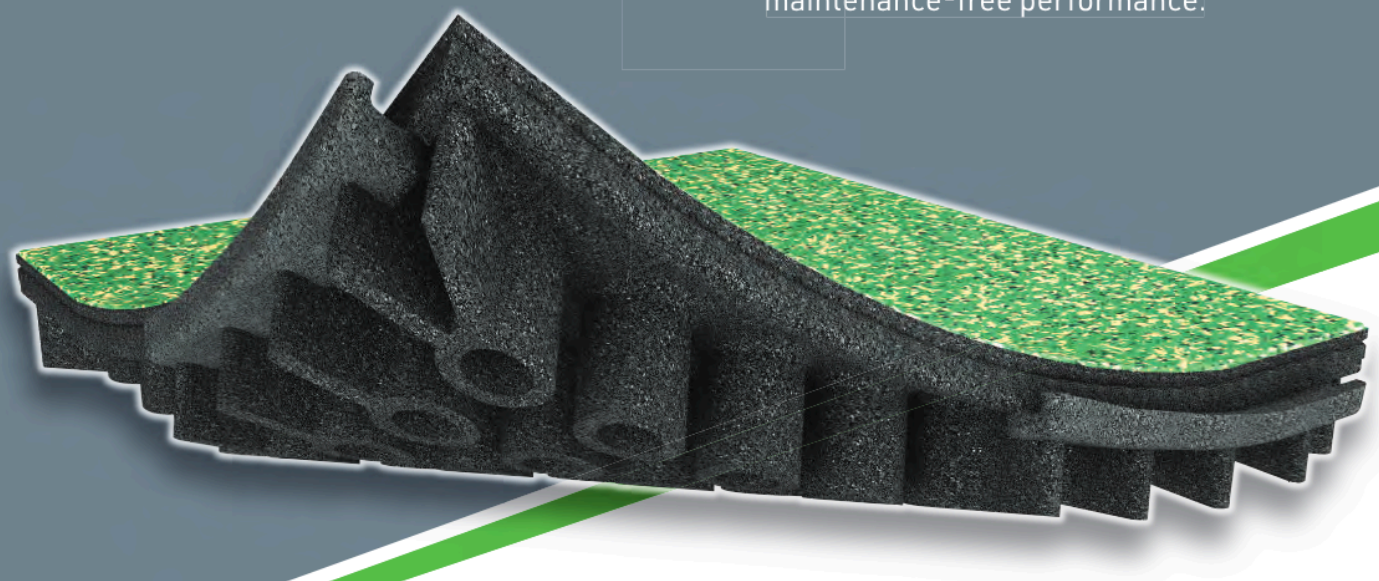
TERMS OF SALE • PRICES: Prices are subject to change without notice. Unless otherwise stated in writing, all prices are F.O.B. Lewisburg, PA, USA, and shall be exclusive of installation, surfacing, transportation, insurance, taxes, license fees, customs fees, duties, premiums, fees, and other charges. DESIGN: Playworld Systems, Inc. continually improves play equipment to better serve our customers and therefore reserves the right to change the design specifications without notice.

duraSAFE®

RUBBER PLAYGROUND TILES

USGBC MEMBER

- The world's safest playground tile!
- Safety Performance that exceeds the required ASTM standards by nearly 50%.
- Best-In-Industry Lifetime Warranty – including safety standard compliance.
- Unmatched durability with years of maintenance-free performance.



PATENTED TILE KROS LOCK LOCKING SYSTEM®

Safe landings. Guaranteed.

Playgrounds are the perfect place for children to make friends, take risks and explore their abilities. Ensure your playground is equipped with duraSAFE® Rubber Playground Tiles so that children of all abilities can play safely. sofSURFACES continues to provide parents and playground operators with peace of mind and comfort in knowing that while their children are on the playground, duraSAFE is there to catch their fall.

For over three decades, sofSURFACES has been innovating and advocating for higher-performing safety surfacing systems that require little to no maintenance. When minor damage or vandalism occurs, duraSAFE tiles are quickly and easily replaced while larger issues are covered by our best-in-industry limited lifetime warranty – which includes fall height protection!

MATERIALS · WORKMANSHIP LIMITED ASTM WARRANTY F1292 LIFETIME IMPACT ATTENUATION

INTERNATIONAL PLAY EQUIPMENT PUBLIC PLAY SURFACING IPEMA CERTIFIED TO ASTM F1292 SECTION 4.21 MANUFACTURERS ASSOCIATION

To verify product certification, visit www.ipema.org.

sofSURFACES RUBBER TILE SOLUTIONS

sofSURFACES.com 1 800.263.2363

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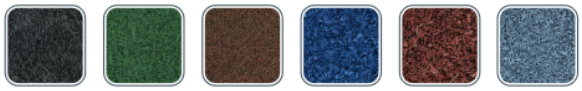
STANDARD PLUS SERIES SOLID COLORS

Economically manufactured using recycled materials exclusively, duraSAFE Plus Series offers the same durability and safety performance as our Premium Series at a more economical price.

PLUS SERIES



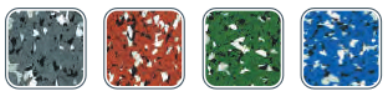
Midnight Black | Turf Green | Saddle Brown | Ocean Blue | Terracotta | Slate Gray

PREMIUM SERIES CUSTOMER FAVORITE COLOR BLENDS

For those desiring more of a creative flare, the Premium Line offers more opportunity for artistic expression through an assortment of aesthetically pleasing premium color blends. Made from 100% recycled SBR rubber backing and topped with a blended wear layer of SBR recycled rubber and EPDM virgin rubber, our Premium Line affords you the best solution for any playground application. Choose from nine customer favorite blends!

PREMIUM 95 SERIES – (5% Black)

Sedona | Sierra Brown | Tuscan Red | Denim | Safari



Granite | Sangria | Emerald Green | Azure

Additional colors and custom blends are available.

Please contact a member of our sales team for more information. Additional charges may apply.

1 800.263.2363 or ***info@sofsurfaces.com***.

duraSAFE® RUBBER PLAYGROUND TILES

protecting future generations...

Since 1992, sofSURFACES has been a pioneering voice within the playground industry. It's only fitting that duraSAFE Rubber Playground Tiles have been engineered to comply with safety ratings mandated for vehicle impact safety by the National Highway Traffic Safety Administration. This level of performance far exceeds current required ASTM standards by nearly 50%!

PHYSICAL DIMENSIONS

Available Thicknesses	Weight (lbs.) Ea. *Plus*	*Premium*	Fall Height	sofRAMP Length
duraSAFE 2.00"	24.00	24.50	3 Feet	47.75"/ 7.00"
duraSAFE 2.25"	25.50	25.50	4 Feet	47.75"/ 7.00"
duraSAFE 2.75"	29.00	28.50	5 Feet	47.75"/ 7.625"
duraSAFE 3.25"	30.50	31.50	6 Feet	47.75"/ 9.00"
duraSAFE 3.75"	31.00	33.50	7 Feet	47.75"/ 12.00"
duraSAFE 4.25"	34.50	36.00	8 Feet	47.75"/ 12.00"
duraSAFE 4.75"	37.00	39.00	9 Feet	47.75"/ 16.00"
duraSAFE 5.00"	40.00	39.50	10 Feet	47.75"/ 16.00"
duraSAFE 5.25"	41.00	41.00	11 Feet	47.75"/ 16.00"
duraSAFE 5.25"	41.00	41.00	12 Feet	47.75"/ 16.00"

PLEASE NOTE: duraSAFE Plus Series tiles and Premium Series tiles are manufactured slightly larger than the installed dimension. This is to ensure that each tile can be compressed by 0.25" during the course of installation. Please follow the recommended installation guidelines in order to ensure the desired level of compression is achieved.

Plus Series Installed Dimension: 24" x 24" ***Premium Series Installed Dimension:*** 24.125" x 24.125"

PHYSICAL PROPERTIES

Test Description	ASTM Ref.	*Plus*	*Premium*	Test Lab
Impact Attenuation	F-1292	<700 HIC <125 G-MAX	<700 HIC <125 G-MAX	TUV America
Freeze Thaw Cycling	C67	No Deterioration	No Deterioration	Intertek
Heat Aging	D573	No Deterioration	No Deterioration	Intertek
Abrasion Resistance	C501	205	167	DTL/Intertek
Volume Density	D3676	817 kg/m³	904.77 kg/m³	DTL/Intertek
Slip Resistance	E303	44 Wet/51.25 Dry	32 Wet/53 Dry	QAI/Intertek
Slip Resistance	E2047	0.533	N/A	QAI
Tensile Strength	D412 (Mpa)	0.661	2.28	DTL/Intertek
Elongation at Break	D412	68.5%	119%	DTL/Intertek
Tear Strength	D624(kNm)	2.2	2.2	DTL/Intertek
Peak Tear Load	D624 (N)	51	46.8	DTL/Intertek
Flammability	D2859	Pass	Pass	DTL
Critical Radiant Flux	E648-17A	N/A	0.26 (Avg. W/cm²)	Intertek

floor score

* **FloorScore®** is a certification program established by the Resilient Floor Covering Institute (RFCI) for hard surface flooring and flooring adhesives products that meet strict indoor air quality (IAQ) requirements. Products bearing the FloorScore label meet the indoor air quality emissions criteria of LEED, CHPS, the Green Guide for Health Care, and are recognized by a long list of healthy building programs.

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duraSAFE®
RUBBER PLAYGROUND TILES

LIMITED LIFETIME PRODUCT WARRANTY

Effective as of: YR / MO / DAY **Last Revised:** April 17, 2018.

sofSURFACES Inc. warrants that duraSAFE® tiles will be free from defects in materials and workmanship. sofSURFACES further warrants that duraSAFE tiles comply with the requirements of the ASTM F1292-13 standard specification for impact attenuation.

What does the warranty cover?

Surface wear due to ordinary abrasion from pedestrian traffic will not penetrate the wear course of the surface. The product will comply with the requirements of ASTM F1292-13 at the height for which the duraSAFE product was rated by the manufacturer at the time of purchase.

What will we do?

Any segment of a duraSAFE surface that fails to meet the warranty criteria will be repaired or replaced, at and in conjunction with the warranty coverage schedule below.

Warranty Coverage

sofSURFACES shall be responsible for 100% of the product cost of the repair or replacement of any product found to be defective or not in compliance with the warranty herein within the first six (6) years following the original shipment of the product.

Where any product is found to be defective or not in compliance with the warranty herein more than six (6) years following the original shipment of the product, sofSURFACES shall be responsible for 50% of the cost of the repair or replacement of such products as follows (and the buyer shall bear and pay the remaining portion of such costs):

# OF YEARS FROM DATE OF ORIGINAL SHIPMENT TO DATE OF CLAIM	% OF CURRENT LIST PRICE OF PRODUCT FOR WHICH SOFSURFACES IS RESPONSIBLE
0-6 years	100%
more than 6 years	50%

Warranty Exclusions

Product failure caused by accidents, misuse, natural disasters, vandalism, improper installation, or maintenance and the like (see installation care and maintenance instructions).

- Color change caused by exposure to UV and/or normal abrasion from pedestrian traffic
- Black transfer which can occur over time to recycled rubber
- Failure due to improper sub-surface preparation
- Punctures from extreme high forces, such as high heels, narrow tipped chair or table legs, kickstands and pogo sticks
- Use of the product in a manner not intended for its manufactured application

How to submit a warranty claim

A warranty claim should be made directly to sofSURFACES. Please provide a description of the claimed defect, the date the defect was discovered, photographic images and the project name, site address, phone and email address so we can contact you and request additional information if required to process your claim.

Additional Considerations

sofSURFACES' liability is limited to the material and transportation costs of repair or replacement of the product at sofSurfaces option. Where duraSAFE is installed only in high traffic areas or installed in combination with other surfacing products not sold by sofSURFACES, such duraSAFE are excluded from this warranty.

- In the event of repair, replacement, or refinishing under this warranty, the warranty applicable to the replacement material or to the repaired or refinished products will extend only for the time remaining under the original warranty.
- sofSURFACES reserves the right to discontinue or change any design or color of any products at any time without notice or liability. If, for any reason, products of the type originally purchased are no longer available at the time a warranty claim is made, a suitable replacement of comparable quality and price will be recommended.

THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Your exclusive remedy for any breach of warranty is as set forth in this warranty. This warranty gives you specific legal rights. You may have other rights which vary from state to state and province to province.

PATENTED TILE KROS-LOCK LOCKING SYSTEM®

MATERIALS · WORKMANSHIP LIMITED ASTM F1292 WARRANTY IMPACT ATTENUATION LIFETIME

IPEMA CERTIFIED to ASTM F3351

To verify product certification, visit www.ipema.org.

For future reference, please record your sofSURFACES 5-Digit Sales Order Number and Date of Purchase Here.

Sales Order Number: ORD_ _ _ _ _ Date of Purchase: YR / MO / DAY

sofSURFACES RUBBER TILE SOLUTIONS

We'd like to hear from you! Comments and photos are always welcome!

4393 Discovery Line, Petrolia, ON N0N 1R0 www.sofsurfaces.com info@sofsurfaces.com

duraSAFE®
RUBBER PLAYGROUND TILES

INSTALLATION WARRANTY

Effective as of: YR / MO / DAY **Last Revised:** April 17, 2018.

sofSURFACES Inc. warrants that duraSAFE® systems installed by certified sofSURFACES installation crews will be free from defects in workmanship. sofSURFACES further warrants that when installed correctly, the surface will meet the ASTM F1292-13 standard for the working life of the surface.

sofSURFACES has led an effort to bring about more advanced and higher performing surfacing systems to the market. A key component of this effort includes installation. sofSURFACES has developed advanced and proprietary installation techniques that are unique to our duraSAFE product. duraSAFE's product warranty revolves around the mandatory use of factory certified installers that are experienced and professionally trained in the use of these techniques. Proper installation is the only way to ensure that your new duraSAFE surface performs as expected for years to come.

The installer of the project is responsible for any issues deemed to be at fault of the installer. Issues such as but not limited to; seam separation, gapping, curling, faulty cuts or missed adhesive.

Our Installation Manual should be reviewed by the end user to confirm all elements have been followed.

Your installation has been completed by:

Company Name

Foreman Name

Mailing Address

Phone Number

Email

Certification Number

Signature

and will warrant the site from installation related defects for:

Duration

I certify that the material and installation of my project has been completed to my satisfaction:

Project Name

Contact Name

Site Installation Address

Phone Number

Email

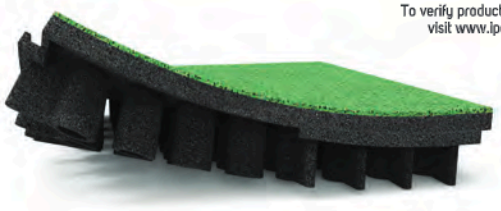
Signature

PATENTED TILE KROS LOCK LOCKING SYSTEM ®

MATERIALS · WORKMANSHIP LIMITED ASTM WARRANTY F1292 LIFETIME IMPACT ATTENUATION

INTERNATIONAL PLAY EQUIPMENT PUBLIC PLAY SURFACING IPEMA CERTIFIED TO ASTM F3351 MANUFACTURERS ASSOCIATION

To verify product certification, visit www.ipema.org.



For future reference, please record your sofSURFACES 5-Digit Sales Order Number and Date of Purchase Here.

Sales Order Number: ORD_ _ _ _ _ Date of Purchase: YR / MO / DAY

In order to activate warranty, please scan and submit to **warranty@sofsurfaces.com** upon completion of installation.

sofSURFACES RUBBER TILE SOLUTIONS

We'd like to hear from you! Comments and photos are always welcome!

PURCHASE ORDER

City of Mount Vernon Parks and Recreation
1717 South 13th Street
Mount Vernon, WA 98274
United States

(360) 336-6215 (Office)

Purchase Order Information

Purchase Order Number: 26-01-P10002 Hillcrest

Requested By: Jennifer Berner
Department: Parks and Recreation

Vendor Information

Company Name: KCDA
Company Address: 18639 80TH Ave S
City, State, Zip Code: Kent, WA, 98032
United States

Vendor Contact: Karri Wyman

Phone: 425.282.0533

Email: kwyman@kcda.org

Order Summary

Purchase and turn-key installation of an ADA/inclusive playground for Hillcrest Park. To include the installation of sidewalks for accessibility.

Total Amount: $1,172,561.60 (Pricing includes freight, tax and Turn-Key Installation, as per quote # JF-332026-00014221)

Shipping/Delivery Information

Deliver To:

Mount Vernon Parks and Recreation

1717 South 13th St.

Mount Vernon, WA 98274

United States

Office Phone: 360.336.6215

Contact 1: Sean Corcoran

360.661.7748 (Cell) / seanc@mountvernonwa.gov

Contact 2: Jennifer Berner

360.899.6837 (Cell) / jenniferb@mountvernonwa.gov

Authorization

Prepared By: Jennifer Berner

Signature:

Date:

Approved By: Doug Volesky

Signature:

Date:

Notes/ Special Instructions:

MEETING DATE: March 11, 2026

SUBJECT: ACCEPTANCE OF PROPOSAL: ON-CALL PROFESSIONAL SERVICES AGREEMENT WITH HDR ENGINEERING, INC.

PRESENTER: Chris Phillips, Public Works Director

RECOMMENDED ACTION:

Staff recommends that a motion be made by Council approving a consultant agreement with HDR Engineering, Inc. in the amount of $324,735 for wastewater treatment plant and collection system consulting services.

EXECUTIVE SUMMARY:

HDR Engineering, Inc. is currently preparing procurement documents for a new Influent Bar Screen to be procured in the Fall of 2026 and assisting with an alternatives analysis for upcoming nutrient limits in the Wastewater Utility's effluent discharge.

Additional services under this agreement are:

- A combined sewer overflow (CSO) assessment which will include evaluation of improvements and performance of the central CSO regulator. Following the evaluation an updated CSO reduction plan amendment will be developed.
- Assist the City with compliance with anticipated nutrient removal requirements in the City's National Pollutant Discharge Elimination System (NPDES) Permit including the development of a nutrient optimization plan.
- Assist with the procurement of a screw press needed for dewatering biosolids that are produced in treatment process.
- Provide continued on-call support for treatment plant process, maintenance, and miscellaneous project assistance.
- The work covered by this agreement is essential to and in support of basic treatment plant function.
- The proposed contract is in the amount not to exceed $324,735 for a service term ending on December 31, 2028.
- Staff reviewed the submitted scope of services and determined that HDR Engineering, Inc. has met all the consulting requirements and is qualified to perform these services.

- The City has a long and successful record of experience with the HDR team that will provide the proposed services.
- These services are within the scope of approved funds for the Wastewater Division.

APPLICABLE DEPARTMENTAL REVIEW:

Legal: ☐	H.R.: ☐	Fire: ☐	D.S.: ☐
Finance: ☐	Police: ☐	Parks: ☐	Library: ☐
I.T.: ☐			

ATTACHMENTS:

Professional Services Agreement

CITY OF MOUNT VERNON

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT made and entered into on this _____ day of _____, 2026, by and between the City of Mount Vernon, a municipal corporation under the laws of the State of Washington, hereinafter referred to as the "City," and HDR Engineering, Inc., a Nebraska Corporation, whose address is 555 110th Avenue NE, Suite 1200, Bellevue, WA 98004 hereinafter referred to as the "Service Provider."

WHEREAS, the City desires to engage the Service Provider to provide engineering and permitting services as outlined in Exhibit "A" for the City of Mount Vernon; and

WHEREAS, Service Provider represented, and by entering into this Agreement now represents, that it is fully qualified to perform the work to be performed hereunder in a competent and professional manner;

NOW, THEREFORE, the parties herein do mutually agree as follows:

1. Engagement of Service Provider. The City hereby agrees to engage the Service Provider, and the Service Provider hereby agrees, to perform the work in a competent and professional manner in accordance with the standards of Service Provider's profession ("Standard of Care") and provide the services described in the attached "Exhibit A - Scope of Work". The Scope of Work so identified is hereafter referred to as "Work". Without a written directive of an authorized representative of the City, the Service Provider shall not perform any services that are in addition to, or beyond the scope of, the Work. If the Service Provider's proposal is attached as an exhibit, and if such proposal contains or incorporates any conditions or terms in addition to or different from the terms of this Agreement, then the Service Provider expressly agrees that such conditions or terms are neither incorporated nor included into this Agreement between the City and Service Provider. If, and to the extent, the Work includes the design of a public work or improvement, in whole or in part, Service Provider's design shall be reasonably accurate, and subject to the Standard of Care, adequate and suitable for its intended purpose.

2. Intellectual Property Rights. Reports, drawings, plans, specifications and any other intangible property created in furtherance of the Work are property of the City for all purposes, whether the project for which they are made is executed or not, and may be used by the City for any purpose. However, any modification or reuse of such materials for purposes other than those intended by this Agreement shall be at City's sole risk and without liability to Service Provider. Unless otherwise expressly agreed in writing, all intellectual property rights in such documents or intangible property created pursuant to this Agreement, or for the City of Mount Vernon, belong to the City of Mount Vernon. Service Provider retains any intellectual property rights in documents and intangible property created by Service Provider prior to engagement, or not created by Service Provider for its performance of this Agreement.

3. Time of Beginning and Completion of Performance. This Agreement shall commence as of the date of execution of this Agreement and shall be completed by 12/31/2028.

4. Compensation.

A. The City shall pay the Service Provider only for completed Work and for services actually rendered which are described herein. Such payment shall be full compensation for Work performed or services rendered, including, but not limited to, all labor, materials, supplies, equipment and incidentals necessary to complete the Work.

B. The Service Provider shall be paid such amounts and in such manner as described in Exhibit B.

C. Service Provider may receive payment as reimbursement for Eligible Expenses actually incurred. "Eligible Expenses" means those types and amounts of expenses either listed in Exhibit C or such expenses as are approved for reimbursement by the City in writing prior to the expense being incurred. If Exhibit C is either blank or not attached, expenses may not be reimbursed unless prior written approval was obtained from the City. An expense shall not be reimbursed if: (1) the expense is not identified in Exhibit C; (2) the expense exceeds the per item or cumulative limits for such expense if it is identified in Exhibit C; or (3) the expense was not approved in writing by an authorized City representative prior to the Service Provider incurring the expense. If, and to the extent, overnight lodging in western Washington is authorized, Service Provider is strongly encouraged to lodge within the corporate limits of City. When authorized, Service Provider will be reimbursed 100% of lodging expense, if lodged within the corporate limits of the City, but Service Provider will be reimbursed 50% of lodging expense when lodged outside the corporate limits of the City.

D. Total compensation, including all services and expenses, shall not exceed a maximum of **Three Hundred Twenty Four Thousand Seven Hundred Thirty Five Dollars ($324,735).**

E. If Service Provider fails or refuses to correct its work when so directed by the City, the City may withhold from any payment otherwise due an amount that the City in good faith believes is equal to the cost to the City of correcting, re-procuring, or remedying any damage caused by Service Provider's conduct.

5. Method of Payment.

A. To obtain payment, the Service Provider shall (a) file its request for payment, accompanied by evidence satisfactory to the City justifying the request for payment; (b) submit a report of Work accomplished and hours of all tasks completed; (c) to the extent reimbursement of Eligible Expenses is sought, submit itemization of such expenses and, if requested by the City, copies of receipts and invoices; and (d) comply with all applicable provisions of this Agreement. Service Provider shall be paid no more often than once every thirty days. City shall pay all undisputed amounts within thirty days following receipt of Service Provider's invoice.

B. All requests for payment should be sent to:

City of Mount Vernon
Public Works
Attn: Gary Duranceau
1401 Britt Road
Mount Vernon, WA 98273
mvengineering@mountvernonwa.gov - preferred method

6. Submission of Reports and Other Documents. The Service Provider shall submit all reports and other documents as and when specified in Exhibit A. Said information shall be subject to review by the City, and if found to be unacceptable, Service Provider shall correct and deliver to the City any deficient Work at Service Provider's expense with all practical dispatch. Service Provider shall abide by the City's determinations concerning acceptability of Work, provided that City shall not unreasonably withhold or delay acceptance of the Work.

7. Termination of Contract. City reserves the right to terminate this Agreement at any time by sending written notice of termination to Service Provider ("Notice"), The Notice shall specify a termination date ("Termination Date") at least fourteen (14) days after the date the Notice is issued. The Notice shall be effective ("Notice Date") upon the earlier of either actual receipt by Service Provider (whether by fax, mail, delivery or other method reasonably calculated to be received by Service Provider in a reasonably prompt manner) or three calendar days after issuance of the Notice. Upon the Notice Date, Service Provider shall immediately commence to end the Work in a reasonable and orderly manner. Unless terminated for Service Provider's material breach, the Service Provider shall be paid or reimbursed for: (a) all hours worked and Eligible Expenses incurred up to the Notice Date, less all payments previously made; and (b) those hours worked and Eligible Expenses incurred after the Notice Date, but prior to the Termination Date, that were reasonably necessary to terminate the Work in an orderly manner. The Notice under this Section 7 shall be sent by the United States Mail to Service Provider's address provided herein, postage prepaid, certified or registered mail, return receipt requested, or by delivery. In addition, the Notice may also be sent by any other method reasonably believed to provide Service Provider actual notice in a timely manner, such as fax. The City does not by this section waive, release or forego any legal remedy for any violation, breach or non-performance of any of the provision of this Agreement. At its sole option, City may deduct from the final payment due the Service Provider (a) any damages, expenses or costs arising out of any such violations, breaches, or non-performance and (b) any other backcharges or credits.

8. Changes. The City may, from time to time, unilaterally change the scope of the services of the Service Provider to be performed hereunder. Such changes, including any increase or decrease in the scope of work (and resulting increase or decrease in compensation), shall: (a) be made only in writing and signed by an authorized City representative, (b) be explicitly identified as a Change Order, (c) include an equitable adjustment to Service Provider's fee and/or schedule of performance agreed upon by the parties, and (d) become a part of this Agreement.

9. Subletting/ Assignment of Contracts. Service Provider shall not sublet or assign any of the Work without the express, prior written consent of the City.

10. Indemnification.

Service Provider shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the negligent or wrongful acts, errors or omissions of the Service Provider in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.

Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Service Provider and the City, its officers, officials, employees, and volunteers, the Service Provider's liability, including the duty and cost to defend, hereunder shall be only to the extent of the Service Provider's negligence. It is further specifically and

expressly understood that the indemnification provided herein constitutes the Service Provider's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

11. Insurance.

A. Service Provider shall comply with the following conditions and procure and keep in force during the term of this Agreement, at Service Provider's own cost and expense, the following policies of insurance with companies authorized to do business in the State of Washington, which are rated at least "A" or better and with a numerical rating of no less than seven (7), by A.M. Best Company and which are acceptable to the City.

1. Workers' Compensation Insurance as required by Washington law and Employer's Liability Insurance with limits not less than $1,000,000 per occurrence. If the City authorizes sublet work, the Service Provider shall require each subService Provider to provide Workers' Compensation Insurance for its employees, unless the Service Provider covers such employees.

2. Commercial General Liability Insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent Service Providers and personal injury and advertising injury. The City shall be named as an additional insured under the Service Provider's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO endorsement form CG 20 26 on an occurrence basis in an amount not less than $2,000,000 per occurrence and at least $2,000,000 in the annual aggregate, including but not limited to: premises/operations (including off-site operations), blanket contractual liability and broad form property damage.

3. Business Automobile Liability Insurance in an amount not less than $1,000,000 per accident, extending to any automobile owned, non-owned, hired and leased. A statement certifying that no vehicle will be used in accomplishing this Agreement may be substituted for this insurance requirement. Coverage shall be at least as broad as Insurance Services Office (ISO) form CA 00 01.

4. Professional Errors and Omissions Insurance in an amount not less than $2,000,000 per claim and $2,000,000 in the annual aggregate. Such coverage may be written on a claims made basis. If both parties agree that the Work does not warrant Service Provider providing Professional Errors and Omissions Insurance, this paragraph may be stricken and initialed by both parties.

B. The Service Provider's Automobile Liability and Commercial General Liability policies shall contain, or be endorsed to contain that they shall be primary as to the City and shall contain a provision that the policy shall not be canceled or materially changed without 30 days prior written notice to the City. No cancellation provision in any insurance policy shall be construed in derogation of the continuous duty of the Service Provider to furnish the required insurance during the term of this Agreement. Any insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Service Provider's insurance and shall not contribute with it.

C. Upon written request by the City, the insurer or his/her agent will furnish, prior to or during any Work being performed, a copy of any policy cited above, certified to be a true and complete copy of the original.

D. Prior to the Service Provider performing any Work, Service Provider shall provide the City with a Certificate of Insurance acceptable to the City Attorney evidencing the required insurance. Service Provider shall provide the City with either (1) a true copy of an endorsement naming the City of Mount Vernon, its officers, employees and agents as Additional Insureds on the Commercial General Liability Insurance policy and the Business Automobile Liability Insurance policy with respect to the operations performed and services provided under this Agreement and that such insurance shall apply as primary insurance on behalf of such Additional Insureds or (2) a true copy of the blanket additional insured clause from the policies. Receipt by the City of any certificate showing less coverage than required is not a waiver of the Service Provider's obligations to fulfill the requirements.

E. If the policy listed in paragraph 11.A.4. above, Professional Errors and Omissions Insurance, is on a claims made policy form, the retroactive date on the policy shall be the effective date of this Agreement or prior. The retroactive date of any subsequent renewal of such policy shall be the same as the original policy provided. The policy shall be continually maintained for not be less than 36 months following completion of Service Provider's services under this Agreement.

F. Service Provider certifies that it is aware of the provisions of Title 51 of the Revised Code of Washington that requires every employer to be insured against liability of Workers' Compensation, or to undertake self-insurance in accordance with the provisions of that Title. Service Provider shall comply with the provisions of Title 51 of the Revised Code of Washington before commencing the performance of the Work. Service Provider shall provide the City with evidence of Workers' Compensation Insurance (or evidence of qualified self-insurance) before any Work is commenced.

G. Failure on the part of the Service Provider to maintain the insurance as required shall constitute a material breach. In case of the breach of any provision of this section, the City may, at its option and with no obligation to do so, provide and maintain at the expense of Service Provider, such types of insurance in the name of the Service Provider, and with such insurers, as the City may deem proper, and may deduct the cost of providing and maintaining such insurance from any sums which may be found or become due to Service Provider under this Agreement or may demand Service Provider to promptly reimburse the City for such cost.

H. The Service Provider's maintenance of insurance as required by the Agreement shall not be construed to limit the liability of the Service Provider to the coverage provided by such insurance, or otherwise limit the Public Entity's recourse to any remedy available at law or in equity.

I. If the Service Provider maintains higher insurance limits than the minimums shown above, the City shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Service Provider, irrespective of whether such limits maintained by the Service Provider are greater than those required by this Agreement or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by the Service Provider.

12. <u>Independent Service Provider.</u>

A. This Agreement neither constitutes nor creates an employer-employee relationship. Service Provider must provide services under this Agreement as an independent Service Provider. Service Provider must comply with all federal and state laws and regulations applicable to independent Service Providers including, but not limited to, the requirements listed in this Section 12. Service Provider agrees to indemnify and defend the City from and against any claims, valid or otherwise, made against the City because of these obligations.

B. In addition to the other requirements of this Section 12, if the Service Provider is a sole proprietor, the Service Provider agrees that the Service Provider is not an employee or worker of the City under Chapter 51 of the Revised Code of Washington, Industrial Insurance for the service performed in accordance with this Agreement, by certifying to the following:

(1) Service Provider is free from control or direction over the performance of the service; and

(2) The service performed is outside the usual course of business for the City, or will not be performed at any place of business of the City, or the Service Provider is responsible for the costs of the principal place of business form which the service is performed; and

(3) Service Provider is customarily engaged in an independently established business of the same nature as the service performed, or has a principal place of business for the service performed that is eligible for a business deduction for federal income tax purposes; and

(4) On the effective date of this Agreement, the Service Provider is responsible for filing a schedule of expenses, for the next applicable filing period, with the internal revenue service for the type of service performed; and

(5) By the effective date of this Agreement or within a reasonable time thereafter, the Service Provider has established an account with the department of revenue and other state agencies, where required, for the service performed for the payment of all state taxes normally paid by employers and businesses and has registered for and received a unified business identifier number from the state of Washington; and

(6) By the effective date of this Agreement, the Service Provider is maintaining a separate set of records that reflect all items of income and expenses of the services performed.

C. Any and all employees of the Service Provider, while engaged in the performance of any Work, shall be considered employees of only the Service Provider and not employees of the City. The Service Provider shall be solely liable for any and all claims that may or might arise under the Worker's Compensation Act on behalf of said employees or Service Provider, while so engaged and for any and all claims made by a third party as a consequence of any negligent act or omission on the part of the Service Provider's employees, while so engaged on any of the Work.

D. The Service Provider shall comply with all applicable provisions of the Fair Labor Standards Act and other legislation affecting its employees and the rules and regulations issued thereunder insofar as applicable to its employees and shall at all times save the City free, clear and harmless from all actions, claims, demands and expenses arising out of said act, and rules and regulations that are or may be promulgated in connection therewith.

E. The Service Provider assumes full responsibility for the payment of all payroll taxes, use, sales, income, or other form of taxes (such as state and, city business and occupation taxes), fees, licenses, excises or payments required by any city, federal or state legislation which are now or may during the term of the Agreement be enacted as to all persons employed by the Service Provider and as to all duties, activities and requirements by the Service Provider in performance of the Work and Service Provider shall assume exclusive liability therefore, and meet all requirements thereunder pursuant to any rules or regulations that are now or may be promulgated in connection therewith.

13. Employment. The Service Provider warrants that he had not employed or retained any company or person, other than a bona fide employee working solely for the Service Provider, to solicit or secure this Agreement and that he has not paid or agreed to pay any company or person, other than a bona fide employee working solely for the Service Provider, any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, the City shall have the right to annul this Agreement without liability or, in its discretion, to deduct from the Agreement price or consideration or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

14. Audits and Inspections. At any time during normal business hours and as often as the City may deem necessary, the Service Provider shall make available to the City for the City's examination all of the Service Provider's records and documents with respect to all matters covered by this Agreement and, furthermore, the Service Provider will permit the City to audit, examine and make copies, excerpts or transcripts from such records, and to make audits of all contracts, invoices, materials, payrolls, records of personnel, conditions of employment and other data relating to all matters covered by this Agreement.

15. City of Mount Vernon Business License. Service Provider agrees to obtain a City of Mount Vernon business license prior to performing any work pursuant to this Agreement.

16. State of Washington Requirements. Service Provider agrees to register and obtain any State of Washington business licenses, Department of Revenue account and/or unified business identifier number as required by RCW 50.04.140 and 51.08.195 prior to performing any work pursuant to this Agreement.

17. Compliance with Federal, State and Local Laws. Service Provider shall comply with and obey all federal, state and local laws, regulations, and ordinances applicable to the operation of its business and to its performance of work hereunder.

18. Compliance with the Washington State Public Records Act. Service Provider acknowledges that the City is subject to the Public Records Act, chapter 42.56 RCW (the "Act"). All records owned, used or retained by the City are public records subject to disclosure unless exempt under the Act, whether or not such records are in the possession or control of the City or Service Provider. Service Provider shall cooperate with the City so that the City may comply with all of its obligations under the Act. Within ten (10) days after receipt of notice from the City, Service Provider shall deliver to the City copies of all records relating to this Agreement or relating to the Work that the City determines qualify as the City's public records under the Act. If the City receives a public records request relating to this Agreement or relating to the Work, the City shall seek to provide notice to Service Provider at least ten (10) days before the City releases records pursuant to such public records request, but in no event will the City have any liability to Service Provider for any failure of the City to provide such notice. In addition to its other indemnification and defense obligations under this Agreement, Service Provider shall indemnify and defend the City from and against any and all losses, penalties, fines, claims, demands, expenses (including, but not limited to, attorney's fees and litigation expenses), suits, judgments, or damage arising from or relating to any failure of Service Provider to comply with this Section 18.

19. Compliance with Grant Terms and Conditions. Service Provider shall comply with any and all conditions, terms and requirements of any federal, state or other grant that wholly or partially funds Service Provider's work hereunder.

20. Equal Employment Opportunity. Service Provider shall not discriminate against any employee, applicant for employment, independent Service Provider, or proposed independent Service Provider, on the basis of race, color, religion, sex, age, disability, marital state, or national origin.

21. Waiver. Any waiver by the Service Provider or the City or the breach of any provision of this Agreement by the other party will not operate, or be construed, as a waiver of any subsequent breach by either party or prevent either party from thereafter enforcing any such provisions.

22. Complete Agreement. This Agreement contains the complete and integrated understanding and Agreement between the parties and supersedes any understanding, Agreement or negotiation whether oral or written not set forth herein.

23. Modification of Agreement. This Agreement may be modified as provided in ¶8, or by a writing explicitly identified as a modification of this Agreement that is signed by authorized representatives of the City and the Service Provider.

24. Severability. If any part of this Agreement is found to be in conflict with applicable laws, such part shall be inoperative, null and void, insofar as it is in conflict with said laws, the remainder of the Agreement shall remain in full force and effect.

25. Notices.

A. Notices to the City of Mount Vernon shall be sent to the following address:

City of Mount Vernon
Wastewater Treatment Plant
Attn: Gary Duranceau
1401 Britt Road
Mount Vernon, WA 98273
garyd@mountvernonwa.gov

B. Notices to the Service Provider shall be sent to the following address:

Kenneth Packard
Project Manager
HDR Engineering, Inc
555 110th AVE NE Suite 1200
Bellevue, WA 98004
Kenneth.packard@hdrinc.com

26. Venue. It is agreed that venue for any lawsuit arising out of this Agreement shall be Skagit County, Washington.

27. Governing Law. The laws of the State of Washington, without giving effect to principles of conflict of laws, govern all matters arising out of or relating to this Agreement.

28. Signature. At the sole discretion of the City, the City may consent to the Service Provider's signature on this Agreement or amendment thereof being by email, fax, photocopy, pdf or other electronic means, in which case such Service Provider signature will be deemed an original signature for all purposes. The City will be deemed to have given such consent effective upon execution of this Agreement or amendment thereof by the Mayor of the City.

IN WITNESS WHEREOF, the City and Service Provider have executed this Agreement as of the date first above written.

	SERVICE PROVIDER: Please fill in the spaces and sign in the box appropriate for your business entity.	
CITY OF MOUNT VERNON WASHINGTON By: _____ Peter Donovan, Mayor _____ Date	***Corporation***	HDR Engineering, Inc. (A Nebraska Corporation) By _____ Typed/Printed Name: _____ Its _____ Date: _____
ATTEST: _____ Becky Jensen, City Clerk Date: _____	***Partnership (general)***	[Service Provider's Complete Legal Name] a Washington general partnership By _____ Typed/Printed Name: _____ General Partner Date: _____
APPROVED AS TO FORM: _____ Kevin Rogerson, City Attorney Date: _____	***Partnership (limited)***	_____ [Service Provider's Complete Legal Name] a Washington limited partnership By _____ Typed/Printed Name: _____ General Partner Date: _____
	Sole proprietorship	_____ Typed/Printed Name: _____ Sole proprietor Date: _____
	Limited Liability Company	_____ [Service Provider's Complete Legal Name] a Washington limited liability company By _____ Typed/Printed Name: _____ Managing Member Date: _____

City of Mount Vernon

On-call Professional Engineering Services

Scope of Services

March 2026

555 110th Avenue NE
Suite 1200
Bellevue, WA 98004-5549
(425) 450-6200

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EXHIBIT A

SCOPE OF SERVICES

Background

This Scope of Services is for HDR Engineering, Inc. (HDR) to provide on-call professional engineering services for the City of Mount Vernon Wastewater Division (City). The services range from ongoing assistance with wastewater treatment processes and maintenance, to combined sewer overflow (CSO) assessments, permitting support, to the planning and design of replacement process equipment.

Project Assumptions

1. Unless otherwise noted, deliverables will be provided as electronic Portable Document Format (PDF) files via email.
2. City shall review and provide timely, consolidated (conflict-resolved) comments on deliverables within 5 business days.
3. HDR has the right to rely on the information, data and documents provided by the City for use in their work without independent verification.

Scope of Services

Task 100 Project Management

Objective

Monitor, control and adjust scope, schedule, and budget as well as provide monthly status reporting, accounting, and invoicing.

HDR Services

1. Initiate project in HDR system.
2. Prepare a Project Management Plan (Project Guide), Quality Management Plan, and project specific Health and Safety Plan outlining the project scope, team organization, schedule, communications information, quality control and safety procedures.
3. Coordinate and manage the project team including project management meetings with the City to review scope, schedule and budget.
4. Prepare monthly status reports and invoices.
5. Closeout the project when the scope of work is complete.
6. Perform project reviews with senior HDR staff.

City Responsibilities

1. Attend project management meetings.
2. ،imely processing and payment of invoices.
3. Review and process contract change requests and amendments, if needed.

Assumptions

1. The project duration will be 36 months. A total of 24 invoices are assumed throughout the contract duration.
2. Monthly status report will describe the following:
    A. Services completed during the month
    B. Services planned for the next month
    C. Needs for additional information
    D. Scope/schedule/budget issues
    E. Schedule update and financial status summary
3. Invoices will be HDR standard invoice format.
4. Expense backup will not be provided with invoices.
5. Internal project reviews will include a kickoff meeting and quarterly follow up meetings.

Deliverables

1. Monthly reports and invoices
2. Monthly project schedule and budget updates.

Task 200 Bar Screen Procurement and Installation Support Services

Objective

Continue supporting the City with procurement and installation of a new bar screen.

HDR Services

1. Bar Screen Procurement Support:
    A. Compile previously prepared specifications for issuance to screen manufacturer.
    B. Respond to vendor requests for information (RFIs).
    C. Review bar screen manufacturer proposal and submittals.
2. Bar Screen Installation Support:
    A. Update the previously developed REVIT model with the model of the final screen procured and plot the previously prepared drawings.

City Responsibilities

1. City to lead negotiations with screen manufacturer.
2. City will install equipment.
3. City will obtain permits necessary to perform the work.

Assumptions

1. Procurement Support:
    A. City can directly negotiate with a single equipment manufacturer. HDR does not need to provide a business case or similar document to justify sole sourcing the equipment.

B. Twenty hours have been budgeted to respond to vendor RFIs during the procurement process.

C. HDR will respond to up to two submittals (mechanical and electrical) requiring 4 hours each for Project Manager and Project Engineer review. There will be a resubmittal of each response requiring 2 hours each for Project Manager and Project Engineer review. The electrical submittal will also be reviewed by only the Electrical Engineer and Electrical EIT, with 4 hours budgeted for each to review and another 2 hours each for resubmittal.

2. Bar Screen Design and Installation Support:

A. The new bar screen will be installed inside the existing Headworks Building in the area currently occupied by the existing bar screen. The existing Revit model will be updated to incorporate the new bar screen and the previously prepared drawings replotted and be provided to the City to assist with installation.

Deliverables

1. RFI responses in email.
2. Submittal review comments in email.
3. Installation Drawings in PDF format.

Task 300 CSO Assessment

Task 300.1 – Background Documentation

Objective

To document the CSO system improvements since the 2012 CSO Control Assessment and the historical frequency of CSOs flows.

HDR Services

1. Document the CSO reduction improvements that have been completed by the City to improve system performance. Currently completed upgrades include replacing the effluent pumps, replacing all pumps at the Influent Pump Station, installation of a new influent bar screen, and automating control gates on the Central CSO Regulator.
2. Document the historical CSO frequency from 2012 to present based on the City's annual CSO monitoring reports.

City Responsibilities

1. Provide previous annual CSO reports submitted to the Department of Ecology (DOE).
2. Provide data from individual CSO events or events that utilized most of the available storage within the Central CSO Regulator.
3. Provide monthly discharge monitoring reports from January 2012 through the present.
4. Provide documentation of separation improvements completed to date.
5. Provide documentation of other improvements that impacted the loading on the combined sewer system or improved the operation.
6. Provide documentation of the City's ongoing compliance with meeting the requirements of the Nine Minimum Controls in accordance with section S8.B of the City's NPDES permit.

Assumptions

1. System descriptions will be developed from records at HDR. Requests for additional information will be submitted to the City, as necessary.

Deliverables

1. Draft and Final Background section of the CSO control performance assessment report.

Task 300.2 – Performance of CSO Control Assessment

Objective

Document the performance of CSO control modifications conducted by the City based on a review of flows tributary to the wastewater treatment plant, CSOs, and rainfall.

HDR Services

1. Review historical wastewater treatment plant (WWTP) flow and CSO event data.
2. Review historical rainfall data and its relationship to WWTP and CSO system.
3. Estimate the current level of control expressed in terms of CSO events per year.
4. Assess the performance of the Central CSO Regulator.

City Responsibilities

1. Provide rainfall data from January 2012 to present.

Assumptions

1. The City combined sewer system complies with the CSO control standard of one event per year per CSO outfall and additional controls are not required.
2. A hydrologic computer model correlating observed rainfall and flow response will not be created.
3. A detailed correlation of rainfall and combined sewer flows and CSO frequency will not be performed.

Deliverables

1. Draft and Final performance section of the CSO control performance assessment report.

Task 300.3 – CSO Reduction Plan Amendment

Objective

The objective of this task is to prepare an amendment to the CSO Reduction Plan Report to meet the requirements of section S8.D of the City's NPDES permit, including developing alternatives to provide the additional level of control required to improve the system if necessary.

HDR Services

1. Prepare an amendment to the City's current CSO Reduction Plan in accordance with section S8.D of the NPDES permit.
2. Document potential alternatives to increase flow at the WWTP. Preliminary options include:

A. Constructing a bypass diversion structure on the influent sewer to divert flows into the abandoned 42-inch sewer and influent pump station. This will include retrofitting the abandoned influent pump station.

B. Constructing a new influent pump station.

C. Modifying the Park Street Pump Station.

3. Evaluate alternatives to handle excess flow routed into the treatment plant including storage in the 1972 primary and secondary clarifiers, routing flow to the aeration basin when the clarifiers are full, routing flow to other storage facilities, and routing flow to the UV disinfection facilities when the two clarifiers are full.
4. Review separation alternatives within the sewer collection system proposed by City staff and assess the potential benefit to CSO control.
5. Meet with the City and DOE representatives, if requested, to discuss the CSO Reduction Plan Amendment.

City Responsibilities

1. Coordinate with DOE.

Assumptions

1. Additional storage of combined sewer flow upstream of the treatment plant is not feasible.
2. City and DOE review meeting will be attended by 2 HDR staff. Duration of the meeting is assumed to be 2 hours (in a virtual format) with 2 additional hours per attendee for preparation and notes.

Deliverables

1. Draft and Final CSO Reduction Plan Amendment Report.

Task 400 Treatment Plant Process and Maintenance Assistance

Objective

1. Provide mutually agreed upon on-call engineering support to the City for maintaining and rehabilitating existing infrastructure and for treatment plant process consulting.

HDR Services

1. Provide additional on-call assistance to City on an as-needed basis to address process and maintenance related issues.

City Responsibilities

1. Request services and provide written authorization to HDR to proceed.

Assumptions

1. Services delivered under this allowance will be mutually agreed upon by the City and HDR.
2. A budget allowance of $50,000 has been included for this task. It will only be used when authorized in writing by the City.

Deliverables

1. None defined at this time.

Task 500 Nutrient Permit Assistance

Objective

Provide mutually agreed upon on-call support to the City related to the anticipated nutrient removal requirements in the renewal of the City's National Pollutant Discharge Elimination System (NPDES) Permit.

HDR Services

1. Provide additional on-call assistance to City on an as-needed basis to address the City's NPDES permit renewal.

City Responsibilities

1. Request services and provide written authorization to HDR to proceed.

Assumptions

1. Services delivered under this allowance will be mutually agreed upon by the City and HDR.
2. The contents of the NPDES permit renewal and requirements as they relate to nutrient removal are not presently known. A budget allowance of $60,000 has been included for this task. It will only be used when authorized in writing by the City.

Deliverables

1. None defined at this time.

Task 600 Screw Press Procurement and Installation Support Services

Objective

Support the City with procurement and installation of a new screw press.

HDR Services

1. Screw Press Procurement Support:
   A. Conduct a site visit to verify existing conditions and perform a visual assessment of the Solids Handling Building.
   B. Prepare procurement specifications focusing on the technical requirements for the screw press and electrical components.
   C. Respond to vendor questions during procurement.
   D. Review screw press manufacturer submittals.
2. Screw Press Installation Support:
   A. Prepare up to two installation drawings (plan and section views) for the screw press.

City Responsibilities

1. City to lead negotiations with press manufacturer.
2. City will install equipment.
3. City will obtain permits necessary to perform the work.

Assumptions

1. City can directly negotiate with a single equipment manufacturer. HDR does not need to provide a business case or similar document to justify sole sourcing the equipment.
2. The screw press procured will be identical to the existing screw press. No piloting of the press technology prior to procurement is required. Technical specifications will be based upon the prior screw press procurement.
3. Procurement Support:
    A. Kickoff site visit will be attended by the Project Manager, Deputy PM, Project Engineer, Electrical Engineer and Electrical EIT, with 4 hours budgeted for each attendee.
    B. Twenty (20) hours have been budgeted to respond to vendor questions during the procurement process.
    C. HDR will receive two submittals requiring 4 hours each for Deputy Project Manager and Project Engineer review. There will be a resubmittal of each submittal requiring 2 hours each for each reviewer. The electrical submittal will also be reviewed by only the Electrical Engineer and Electrical EIT, with 4 hours budgeted for each to review, and 2 hours each to review the resubmittal.
4. Screw Press Installation Support:
    A. The new screw press will be installed inside the existing building in the area currently occupied by the existing screw press.
    B. Installation support will focus on the screw press, and flocculation tank only. City will be responsible for equipment access platforms and polymer feed system.
    C. The existing infrastructure is adequate for installation of the screw press and associated equipment and appurtenances required for comrehensive system operation. No modifications to existing structural, electrical or instrumentation and controls (I&C) are required.

Deliverables

1. Screw Press procurement specifications
2. Responses to questions from manufacturers.
3. Submittal review comments.
4. Installation drawings.

Schedule

Schedule is defined below. This schedule assumes an NTP of 3/11/2026. Major milestones are listed below:

Task	Completion Date
Bar Screen Procurement and Installation Support	1/1/2027
CSO Assessment	12/31/2028
Treatment Plant Process and Maintenance Assistance	12/31/2028
Nutrient Permit Assistance	12/31/2028

Screw Press Procurement and Installation Services	12/31/2027

Fee

HDR's total compensation for services provided pursuant to this agreement, including labor and overhead costs and expenses, compensation shall not exceed $324,735 without written authorization by the City. Exhibit A to this Scope of Services is a breakdown of hours and expenses per task. A summary of the fee for this project is as follows.

Task	Task Description	HDR Labor	HDR Expenses	Task Total
100	Project Management	$28,760	$0	**$28,760**
200	Bar Screen Procurement and Installation Support	$22,470	$0	**$22,470**
300	CSO Assessment	$51,687	$0	**$51,687**
400	Treatment Plant Process and Maintenance Assistance	$50,000	$0	**$50,000**
500	Nutrient Permit Assistance	$60,000	$0	**$120,000**
600	Screw Press Procurement and Installation Support	$51,590	$228	**$51,818**
		$324,507	$228	**$324,735**

LABOR ESTIMATE, HDR ENGINEERING STAFF

City of Mount Vernon: Mount Vernon WWTP 2026 On-Call

		Packard, Kenneth H	Edgerly, Marliese Allyn	Smith, Laura Meschke	Dunning, Matthew Gregory (Matt)	Bergstrom, Eric C	Zahller, Jeffrey D	Figdore, Bryce Alan	Thayer, Todd D	Santiago, Ian Paulo Rodrigo	Carson, Kevin Michael	Martin, Erik Paul	Nolan, Laura Anne	Miller, Kyle Christian	Draheim, Daniel P (Dan)	Total Labor Hours	Total Labor Dollars
	Contract Title / Project Role	Project Manager	Project Accountant	Deputy PM	Project Engineer	Senior Technical Advisor	QA/QC	Senior Wastewater Process Engineer	Electrical Engineer	Electrical EIT	BIM/CAD Specialist	Business Group Manager	Wastewater Market Sector Leader	Project Coordinator	Project Coordinator/Senior Technical Editor		
	Billing Rate	310.15	119.93	233.42	142.38	401.99	335.76	307.32	339.66	130.33	194.35	424.91	338.42	123.60	168.64		
100	**Project Management**	**29**	**54**	**0**	**24**	**6**	**0**	**0**	**0**	**0**	**0**	**6**	**8**	**8**	**0**	**135**	**$ 27,545.25**
	Project Setup	1	4		4											9	$ 1,359.39
	Project Mgmt Plan / Quality Mgmt Plan / HASP	1			4									6		11	$ 1,621.27
	Coordination and Monitoring	14	14			6						6	8	2		50	$ 13,937.08
	Invoicing / Status Reporting / EV / WorkPlan	12	36		12											60	$ 9,747.84
	Subconsultant Management															0	$ -
	Project Closeout	1			4											5	$ 879.67
200	**Bar Screen Procurement and Installation Support Services**	**22**	**0**	**0**	**32**	**0**	**4**	**0**	**10**	**10**	**16**	**0**	**0**	**8**	**0**	**102**	**$ 21,520.80**
	Specs	2			4									8		14	$ 2,178.62
	RFIs	4			8				4	4						20	$ 4,259.60
	Proposal/Submittal Review	12			12				6	6						36	$ 8,250.30
	Installation Support	4			8		4				16					32	$ 6,832.28
300	**CSO Assessment**	**40**	**0**	**0**	**144**	**28**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**4**	**240**	**$ 49,502.68**
	300.1 Background Documentation Including CSO History	8			40	4										52	$ 9,784.36
	300.2 Performance Assessment of CSO System	16			60	16										92	$ 19,937.04
	300.3 CSO Reduction Plan Amendment	12			40	4									4	60	$ 11,699.52
	300.4 QC Review						8									8	$ 2,686.08
	300.5 Review Meeting	4			4	4										12	$ 3,418.08
	300.6 Document Compilation													16		16	$ 1,977.60
400	**Treatment Plant Process and Maintenance Assistance**	**0**	**0**	**205.1569271**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**205.1569271**	**$ 47,887.73**
	Allowance			205.1569271												205.1569271	$ 47,887.73
500	**Nutrient Permit Assistance**	**0**	**0**	**0**	**0**	**0**	**0**	**373.9767229**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**373.9767229**	**$ 114,930.53**
	Allowance							373.9767229								373.9767229	$ 114,930.53
																0	$ -
																0	$ -
600	**Screw Press Procurement and Installation Support Services**	**13**	**0**	**40**	**64**	**0**	**8**	**0**	**24**	**34**	**60**	**0**	**0**	**0**	**0**	**243**	**$ 49,411.21**
	Procurement Specifications	4		10	20		4		10	20	20					88	$ 17,655.64
	Vendor Questions			4	8				4	4						20	$ 3,952.68
	Submittal Review			12	12				6	6						36	$ 7,329.54
	Site Visit	4		4	4				4	4						20	$ 4,623.76
	Drawings	5		10	20		4				40					79	$ 15,849.59
	Task Total Hours	104.00	54.00	245.16	264.00	34.00	20.00	373.98	34.00	44.00	76.00	6.00	8.00	32.00	4.00	1299.13	
	Task Total Fee	$ 32,255.60	$ 6,476.22	$ 57,225.25	$ 37,588.32	$ 13,667.66	$ 6,715.20	$ 114,931.53	$ 11,548.44	$ 5,734.52	$ 14,770.60	$ 2,549.46	$ 2,707.36	$ 3,955.20	$ 674.56		$ 310,798.20

EXPENSES

City of Mount Vernon: Mount Vernon WWTP 2026 On-Call

	OTHER DIRECT COSTS	Mileage/mile (2026) IRS Travel Each	Total ODC	ODC Markup	Total ODC + Markup
	Unit Cost	$0.725		5.00%	
100	Project Management				
	Quantity	0			
	Task Total	**$0.00**	$0.00	$0.00	**$0.00**
200	Bar Screen Procurement and Installation Support Services				
	Quantity	0			
	Task Total	**$0.00**	$0.00	$0.00	**$0.00**
300	CSO Assessment				
	Quantity	0			
	Task Total	**$0.00**	$0.00	$0.00	**$0.00**
400	Treatment Plant Process and Maintenance Assistance				
	Quantity	0			
	Task Total	**$0.00**	$0.00	$0.00	**$0.00**
500	Nutrient Permit Assistance				
	Quantity				
	Task Total	**$0.00**	$0.00	$0.00	**$0.00**
600	Screw Press Procurement and Installation Support Services				
	Quantity	300			
	Task Total	**$217.50**	$217.50	$10.88	**$228.38**
	Total ODC	**$ 217.50**	**$ 217.50**	**$ 10.88**	**$ 228.38**

*All mileage will be billed at the current IRS mileage rate

FEE ESTIMATE

City of Mount Vernon: Mount Vernon WWTP 2026 On-Call

Task #	Task Description	Total Labor	Total Escalation	Total Expenses	Total Fee
100	Project Management	$27,545	$1,215	$0	**$28,760**
200	Bar Screen Procurement and Installation Support Services	$21,521	$949	$0	**$22,470**
300	CSO Assessment	$49,503	$2,184	$0	**$51,687**
400	Treatment Plant Process and Maintenance Assistance	$47,888	$2,112	$0	**$50,000**
500	Nutrient Permit Assistance	$114,931	$5,069	$0	**$120,000**
600	Screw Press Procurement and Installation Support Services	$49,411	$2,179	$228	**$51,818**
		$310,799	**$13,708**	**$228**	**$324,735**