



**DATE:** June 13, 2018

**TO:** Mayor Boudreau and City Council

**FROM:** Rebecca Lowell, Senior Planner

**SUBJECT:** FINAL PLAT APPROVAL HIGHLANDS GREENS DIVISION 1 PHASE B – LAND USE NO. PL18-085 (LU04-093)

**RECOMMENDED ACTION:**

Staff recommends that Council make a motion to authorize the Mayor to sign the accompanying Resolution and final plat maps for Highland Greens Division 1 Phase B.

**INTRODUCTION/BACKGROUND:**

The preliminary plat/PUD for Highland Greens was approved by City Council on May 25, 2005 with Resolution 685. On May 26, 2010 the City Council approved a one year extension for the Preliminary Plat. In August 2017, City Council approved a resolution that extended the preliminary plat expiration period for three (3) years (i.e., from May 25, 2016 to May 25, 2019).

The overall Highland Greens development was approved for 184 single family dwelling units, 78 multifamily units, and an approximate one-acre neighborhood commercial area on approximately 52 acres. The PUD was proposed to be developed as 7 Divisions. Division 5, a multifamily division consisting of 51 units, was approved in April of 2008. Division 4, a multifamily division consisting of 27 lots in 9 buildings, was approved in October of 2008. Division 1-A was approved in May 2014 and includes 55 lots. Division 1-B includes 59 single family residential lots and is the subject of this memo.

Highland Greens Division 1 Phase B is located on the east side of Francis Road on the northern edge of the City's UGA. Please see the following vicinity map.



The applicant has applied for final plat approval of 59 single family residential lots and two “Village Green” Tracts. This phase is a mirror image of Division 1 Phase A that was approved in 2014. The proposed lots range in size from 5,936 square feet to 7,973 square feet and average 6,132 square feet in size. The total are in the plat is roughly 11.11 acres.

The plat access roads named 30<sup>th</sup> Street, Loch Ness Loop, Green Way, Braeburn Alley, Scotland Alley and Stone Haven Alley have been constructed by the developer and approved by the City. The roads are comprised of the following:

**30th Street** is an arterial street that serves as the primary internal through street for the development. It is a 70 foot right of way with curb, gutter, planting strip, and sidewalks on both sides. There is no parking along 30th Street except in limited areas where parking pockets have been designed. This Street was dedicated to the City with a previous phase.

**Loch Ness Loop and Green Way**—the development includes a unique combination of interior plat roads. Right of way varies from 40 to 50 feet in width. The streets include a variety of configurations including sidewalk easements: areas of no parking, parking on one side, and parking on both sides; landscape strips; and traffic calming circles with landscaping. Over ½ of the total length of Loch Ness Loop was constructed with Division 1-A. Green Way was completed to just over ¾ improvements as part of Division 1-A. Division 1 Phase B completes both of these streets.

**Alleys**—three alleys serve Divisions 1 Phase B (Braeburn Alley, Scotland Alley, and Stone Haven Alley). They are 25 foot right of way with seven foot utility easements on each side. Roughly half of the alleys were constructed as part of Division 1 Phase A. They are being completed with Division 1 Phase B

The stormwater facilities that serve Division 1 Phase B are located outside of the phase and were approved in a previous phase. The final plat includes a number of private stormwater easements for purposes of conveying stormwater to the existing facilities.

Loch Ness Loop, Green Way, Braeburn Alley, Scotland Alley, Stone Haven Alley, the public sanitary sewer system, and stormwater infrastructure within the right of way and applicable easement within the plat boundary will be dedicated to the City with the recording of the plat.

#### **FINDINGS/CONCLUSIONS:**

The conditions of preliminary plat approval have been satisfied and the required financial securities have been submitted to the City. These securities include:

- A one year maintenance deposit in lieu of a bond in the amount of \$85,135.36 (10% of the total cost of these improvements) is required to guarantee the completed public improvements (roads, sanitary sewers and storm sewers) that are being dedicated to the City at this time.
- A two (2)-year maintenance bond, in the amount of \$52,035.00 (25% of the cost of improvements plus the annual maintenance), is required to guarantee the survival, and if needed, replacement of the landscaping in the planting strips adjacent to the streets.

**RECOMMENDATION:**

Council move to authorize the Mayor to sign the accompanying Resolution and the final plat maps for Highland Greens Division 1 Phase B subdivision; and accept all public improvements that were completed for this development.

**ATTACHED:**

- Proposed Resolution for the subject final plat approval;
- Final Plat Maps; and,
- Preliminary Plat Resolution (Resolution 685);

**RESOLUTION NO.**

**A RESOLUTION PERTAINING TO SUBDIVISION CONTROL AND ACCEPTING THE FINAL PLAT OF HIGHLAND GREENS DIVISION 1 PHASE B LAND USE FILE NO. PL18-085 (LU04-093) PURSUANT TO CHAPTER 16.12 OF THE MOUNT VERNON MUNICIPAL CODE**

**WHEREAS**, an application for approval of a Final Plat of a proposed 59-lot subdivision has been made pursuant to Chapters 16.12 of the Mount Vernon Municipal Code by the owner of the real property described in Exhibit "1", and shown in Exhibit "2" which comprises approximately 11.13 acres in Mount Vernon, Washington; and

**WHEREAS**, preliminary plat approval for the overall development known as Highland Greens was granted by the City Council with Resolution 685 in May of 2005; and

**WHEREAS**, the applicant is seeking final plat approval for 59 single-family residential lots (labeled as Division 1 Phase B) out of the 262 residential units that have preliminary plat approval through Resolution 685 and Final PUD approval through the Final PUD map recorded under Auditor File Number (AFN) 200612190063; and

**WHEREAS**, the required SEPA process was completed with the preliminary plat process. Additionally, the City's Hearing Examiner held an open record public hearing for the preliminary plat, and the City Council approved with Resolution 685 the preliminary plat approval for this overall development and final PUD approval under AFN 200612190063; and

**WHEREAS**, City staff have verified that the conditions of approval outlined with Resolution 685 have been satisfied as they pertain to the 59-lots that the applicant is seeking final plat approval of; and

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

That said Final Plat known and described as **HIGHLAND GREENS DIVISION 1 PHASE B** has been presented for acceptance, approval and filing and is hereby accepted, approved and ordered filed subject to the restrictions and conditions contained in Resolution 685, and those additional conditions listed in Exhibit "3", attached hereto and made a part hereof by reference as though fully set forth herein. The real property comprising such plat is hereby described in Exhibit "1" and shown in Exhibit "2", both of which are attached hereto and made a part hereof by reference as though fully set forth.

Dated this 13<sup>th</sup> day of June, 2018

Signed in Authentication this \_\_\_\_day of June, 2018

\_\_\_\_\_  
Jill Boudreau, Mayor

Attest:

\_\_\_\_\_  
Doug Volesky, Finance Director

Approved as to form:

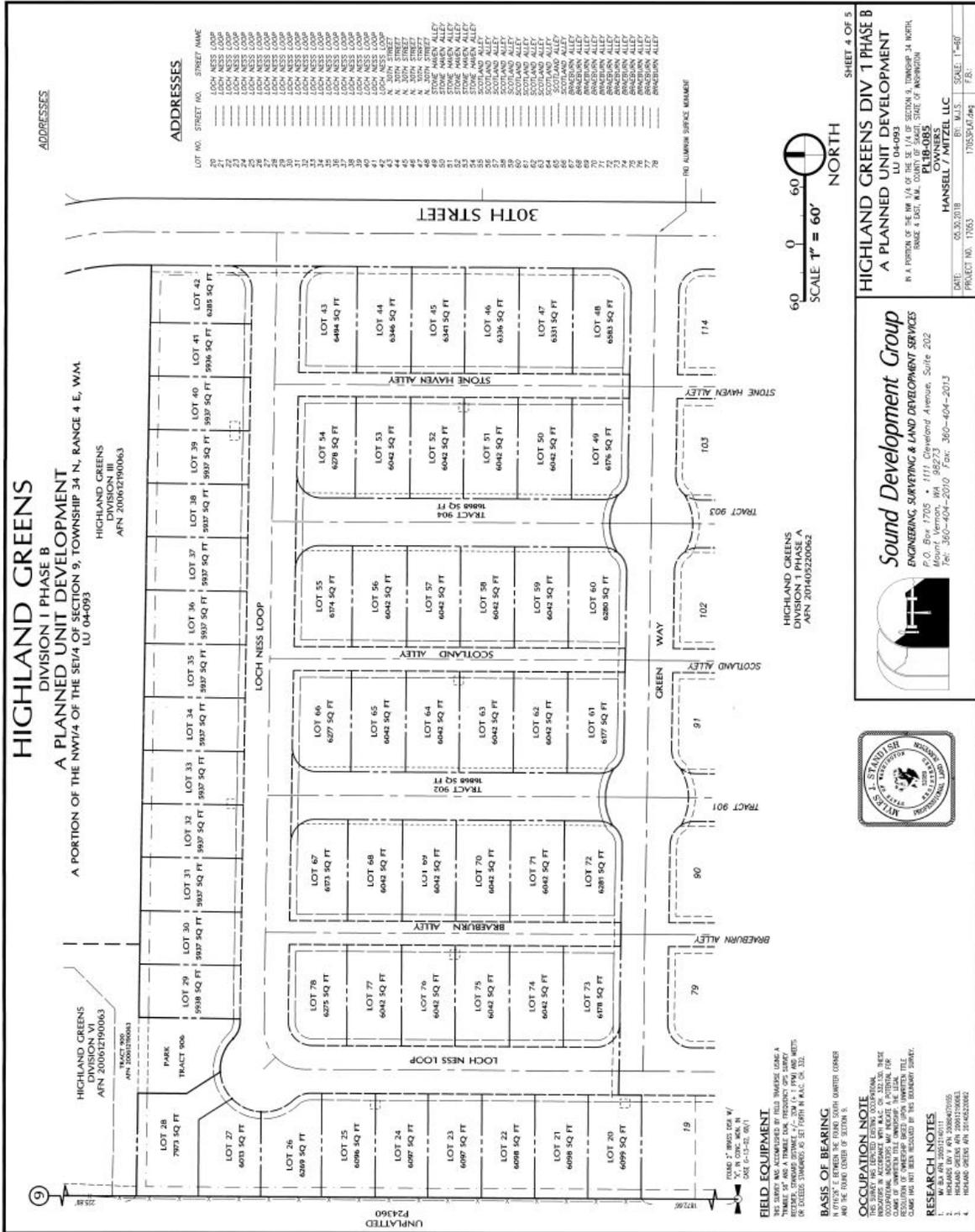
\_\_\_\_\_  
Kevin Rogerson, City Attorney

**EXHIBIT "1":  
HIGHLAND GREENS DIVISION 1 PHASE B  
LEGAL DESCRIPTION**

A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.,  
BEING MORE PARTICULARLY DESCRIBED AS:

TRACT 1B, HIGHLAND GREENS, DIVISION 1 PHASE A, ACCORDING TO THE PLAT THEREOF  
RECORDED ON MAY 22, 2014 UNDER AUDITORS FILE No. 201405220062, RECORDS OF  
SKAGIT COUNTY, WASHINGTON.

**EXHIBIT "2"**  
**Highland Greens Division 1 Phase B Plat Map**  
*(provided for illustrative purposes only)*



**EXHIBIT "3":  
CONDITIONS OF APPROVAL  
HIGHLAND GREENS DIVISION 1 PHASE B FINAL PLAT**

1. The applicant has requested final plat approval for a portion of the Highland Greens plat/PUD. The entire Highland Greens development will be comprised of 262 residential lots at full build-out. The applicant is seeking approval of only 59 of these lots with the final plat approval of Phase 1B. Phases 1A, 4 and 5 of the Highland Greens development have also been completed, the infrastructure associated with the completed phases has been installed and they have demonstrated compliance with the preliminary plat approval conditions outlined within Resolutions 685. Phases 2, 3, 6, and 7 have not had their associated infrastructure installed and these areas have not demonstrated compliance with the preliminary plat approval conditions outlined within Resolution 685.

This approval is only for Division 1 Phase B of this overall development. When the remaining phases of this development are submitted to the City they will have to demonstrate compliance with the preliminary plat approval conditions.

2. Final Plat Maps, As-Builts, and associated information, as approved by the City, shall be submitted in their final form to the Development Services following approval of this Resolution.
3. Final CC&Rs, as approved by the City, shall be recorded with the final plat maps for Division 1 Phase B and shall have their Auditor's File Number cross-referenced on the face of this plat.

# HIGHLAND GREENS

## DIVISION I PHASE B A PLANNED UNIT DEVELOPMENT

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF  
SECTION 9, TOWNSHIP 34 N., RANGE 4 E., W.M.  
LU 04-093

### AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC

SKAGIT COUNTY AUDITOR

DEPUTY

#### RESEARCH NOTES

- NO PARKING IS ALLOWED WITHIN THE RIGHT OF WAY OF THE ALLEYS IN THIS DEVELOPMENT.
- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO "CITY OF MOUNT VERNON" IMPACT FEES, PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
- SUBJECT TO DECLARATION OF COVENANTS UNDER AUDITORS FILE No. 201405220063, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER AFN 200612190064, WHICH ESTABLISHES OWNERSHIP AND MAINTENANCE RESPONSIBILITIES. ALSO SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER AFN 201405220065 AND \_\_\_\_\_ (DIVISION 1 CCR'S).
- ZONING: R1, 5.0 P.U.D.
- SEWAGE DISPOSAL - CITY OF MOUNT VERNON  
WATER - SKAGIT COUNTY PUD  
POWER - PUGET SOUND ENERGY  
TELEPHONE - FRONTIER COMMUNICATIONS  
GAS - CASCADE NATURAL GAS  
CABLE - COMCAST  
STORM - CITY OF MOUNT VERNON  
GARBAGE COLLECTION - CITY OF MOUNT VERNON,
- THE OWNERSHIP OF TRACTS 902 AND 904 WILL REMAIN WITH THE DEVELOPERS UNTIL SUCH TIME THAT ALL LANDSCAPING, AMENITIES AND/OR PROPOSED IMPROVEMENTS WITHIN THESE TRACTS ARE COMPLETED. UPON COMPLETION OF IMPROVEMENTS, THESE TRACTS SHALL BE CONVEYED TO THE HIGHLAND GREENS HOMEOWNERS ASSOCIATION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE TRACTS PER THE APPROVED PUD AND CCR'S.
- TRACTS 902 AND 904 ARE DESIGNATED AS COMMUNITY TRACTS FOR THE BENEFIT OF ALL LOTS AND TRACTS AS SHOWN IN THE ORIGINAL PUD OF "HIGHLAND GREENS" RECORDED UNDER AUDITORS FILE NUMBER 200612190063.
- LOTS 20 THROUGH 28, INCLUSIVE, HEREBY GRANT AND CONVEY A PRIVATE STORM EASEMENT OVER, UNDER AND ACROSS THE WEST 10.00 FEET OF SAID LOTS FOR THE BENEFIT OF ALL LOTS AND TRACTS AS SHOWN IN THE ORIGINAL PLAT OF "HIGHLAND GREENS" RECORDED UNDER AUDITORS FILE NUMBER 200612190063.
- LOTS 28 THROUGH 42, INCLUSIVE, HEREBY GRANT AND CONVEY A PRIVATE STORM EASEMENT OVER, UNDER AND ACROSS THE NORTH 10.00 FEET OF SAID LOTS FOR THE BENEFIT OF ALL LOTS AND TRACTS AS SHOWN IN THE ORIGINAL PLAT OF "HIGHLAND GREENS" RECORDED UNDER AUDITORS FILE NUMBER 200612190063.
- LOT 42, HEREBY GRANT AND CONVEY A PRIVATE STORM EASEMENT OVER, UNDER AND ACROSS THE EAST 10.00 FEET OF SAID LOT AND ITS PROJECTION SOUTH TO TERMINATE IN THE NORTHERLY CURVE RETURN FOR "LOCH NESS LOOP" FOR THE BENEFIT OF ALL LOTS AND TRACTS AS SHOWN IN THE ORIGINAL PLAT OF "HIGHLAND GREENS" RECORDED UNDER AUDITORS FILE NUMBER 200612190063.
- BUILDING SETBACKS SHALL BE PER THE APPROVED PUD. SEE SHEET 5 OF 5 FOR SPECIFIC INFORMATION REGARDING SETBACKS. WHERE SIDEWALKS ARE LOCATED WITHIN EASEMENTS, SETBACKS ARE MEASURED FROM THE BACK OF THE SIDEWALK NOT THE PROPERTY LINE.
- NO DIRECT ACCESS TO NORTH 30TH STREET SHALL BE ALLOWED FROM ANY LOT, WITH THE EXCEPTION OF DEVELOPED ROADWAYS CONSTRUCTED TO SERVE LOTS WITHIN THIS DIVISION 1 PHASE B.
- THIS DEVELOPMENT WAS APPROVED AS PART OF AN OVERALL PLANNED UNIT DEVELOPMENT (PUD). AS SUCH, OPEN SPACES WITH AMENITIES, TRAIL CONNECTIONS, AND CONCEPTUAL BUILDING DESIGN AND CONFIGURATION HAVE PREVIOUSLY BEEN APPROVED AS PART OF THE DEVELOPMENT. SEE SHEET 5 FOR HOME PLACEMENT PREVIOUSLY APPROVED FOR THIS PHASE OF DEVELOPMENT. ALSO, SEE THE PUD MAPS RECORDED UNDER SKAGIT COUNTY AFN 200612190063 THAT ILLUSTRATE THE LANDSCAPING AND BUILDING FACADE DETAILS REQUIRED FOR THE HOMES THAT WILL BE CONSTRUCTED WITHIN THIS DEVELOPMENT.
- STORMWATER FROM DIVISION 1 PHASE B IS CONVEYED VIA PRIVATE AND PUBLIC DRAINAGE FACILITIES TO A STORMWATER POND LOCATED ON TRACT 901 OF HIGHLAND GREENS DIVISION V. THE PLAT MAP OF HIGHLAND GREENS DIVISION V, AFN 200804070155 STATES: OWNERSHIP AND MAINTENANCE (OF) THE DETENTION POND ON TRACT 901 WILL REMAIN WITH THE DEVELOPER, OWNERS OF RECORDS AND RESPECTIVE SUCCESSOR UNTIL SUCH TIME AS ALL DIVISIONS ARE SUBSTANTIALLY COMPLETED AND THE CITY WILL ACCEPT OWNERSHIP AND MAINTENANCE OF THE SAME. SEE THE STORMWATER SYSTEM MAINTENANCE PLAN RECORDED WITH CC&R'S.
- THE HOMES CONSTRUCTED WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE CITY'S DESIGN REVIEW STANDARDS. SEE THE FINAL PUD, RECORDED UNDER AUDITOR'S FILE NUMBER: 200612190063 FOR ADDITIONAL DESIGN INFORMATION. LOTS 49 TO 72 WILL EACH REQUIRE A MAXIMUM 3.5 FOOT TALL FENCE WITH AN ARBOR TO BE INSTALLED ABUTTING TRACTS 902 AND 904 BEFORE BUILDING PERMITS CAN BE FINALIZED FOR THESE LOTS. SEE THE PLANS FOR THESE FENCE AND ARBORS AVAILABLE AT THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT.
- PLAT AREA = 484,999 SQ.FT.

#### DEVELOPER

HANSELL / MITZEL LLC  
dba HANSELL MITZEL HOMES  
ATTN: DAN MITZEL  
PO BOX 188  
MOUNT VERNON, WA 98273  
PH: 360-404-2050

#### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PUD OF HIGHLAND GREENS DIVISION I PHASE B IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF MOUNT VERNON.

MYLES J. STANDISH, PLS  
CERTIFICATE No. 52089

DATE

#### PRIVATE DRAINAGE EASEMENTS

AN EASEMENT FOR THE PURPOSE OF CONVEYING PRIVATE LOCAL STORMWATER RUNOFF WITHIN THE HIGHLAND GREENS PUD IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY, THE PRESENT AND FUTURE OWNERS OF THE ABUTTING PROPERTY AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS. THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

#### SIDEWALK EASEMENT

A SIDEWALK EASEMENT IS HEREBY GRANTED OVER THE FRONT 7 FEET OF ALL LOTS WITHIN DIVISION 1 PHASE B THAT ABUT LOCH NESS LOOP AND GREEN WAY. THE SIDEWALK IS CONSTRUCTED WITHIN THE 7 FOOT UTILITY EASEMENT. ALL MEMBERS OF THE PUBLIC SHALL HAVE THE RIGHT AT ALL TIMES TO ENTER UPON THE EASEMENT AND GENERALLY USE THE EASEMENT AS A PUBLIC RIGHT-OF-WAY. GRANTOR SHALL NOT INTERFERE IN ANY MANNER WITH THE EASEMENT RIGHTS GRANTED TO THE PUBLIC. GRANTOR SHALL NOT DISTURB THE LATERAL AND SUBJACENT SUPPORT OF THE SIDEWALKS OR UNDERTAKE FORM OF CONSTRUCTION OR OTHER ACTIVITY THAT MAY DISTURB OR DAMAGE THE SIDEWALKS, OR PLANT TREES, SHRUBS, OR VEGETATION HAVING A DEEP ROOT PATTERNS THAT MAY CAUSE DAMAGE TO OR INTERFERE WITH THE USE OF SIDEWALK. THE EASEMENT AND COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON GRANTOR AND HEIRS, SUCCESSORS AND ASSIGNS.

#### UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, FRONTIER COMMUNICATIONS, CASCADE NATURAL GAS CORPORATION, AND AT&T BROAD BAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 7 FEET OF ALL LOTS AND TRACTS ABUTTING ALL PUBLIC ROADS AND RIGHTS OF WAY AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO. FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSED TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

#### LEGAL DESCRIPTION

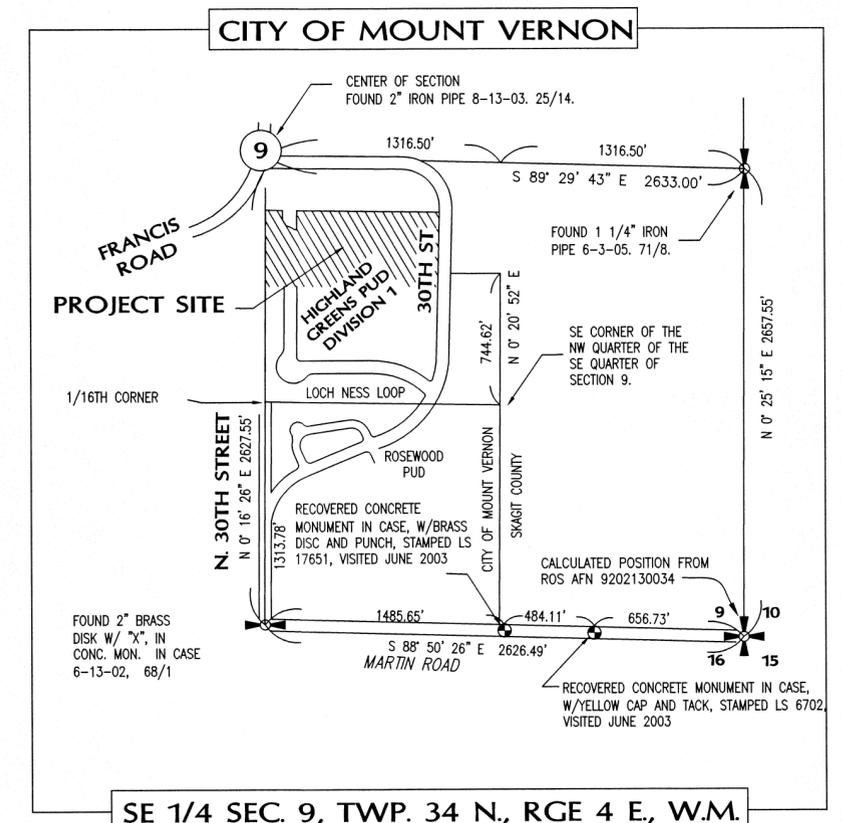
A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS:

TRACT 1B, HIGHLAND GREENS, DIVISION 1 PHASE A, ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 22, 2014 UNDER AUDITORS FILE No. 201405220062, RECORDS OF SKAGIT COUNTY, WASHINGTON.

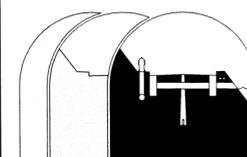
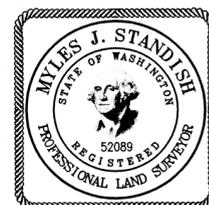
(LEGAL DESCRIPTION IS BASED ON TITLE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY TITLE, ORDER NO. 115743 DATED MARCH 15, 2018 )

#### SCHEDULE "B-1" ITEMS

- MATTERS AS DISCLOSED AND/OR DELINEATED ON RECORD OF SURVEY A.F.N. 200512140111.
- MATTERS AS DISCLOSED AND/OR DELINEATED ON PLAT A.F.N. 200612190063.
- PROTECTIVE COVENANTS AND/OR EASEMENTS A.F.N. 200612190064.
- UTILITY EASEMENT TO PSE OVER EXISTING LINES - EXACT LOCATION UNKNOWN. A.F.N. 200705030057- FURTHER AMENDED PER A.F.N. 201802050158.
- MATTERS AS DISCLOSED AND/OR DELINEATED ON PLAT A.F.N. 200804070155.
- MATTERS AS DISCLOSED AND/OR DELINEATED ON RECORD OF SURVEY A.F.N. 201405220062.
- PROTECTIVE COVENANTS AND/OR EASEMENTS A.F.N. 201405220063.
- ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY HIGHLAND GREENS HOMEOWNERS ASSOCIATION
- NOTICE/AGREEMENT, PROTECTIVE COVENANTS AND/OR EASEMENTS A.F.N. 201609160029.
- 10' PRIVATE DRAINAGE EASEMENT A.F.N. 201804130027



SHEET 1 OF 5



**Sound Development Group**  
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES  
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202  
Mount Vernon, WA 98273  
Tel: 360-404-2010 Fax: 360-404-2013

### HIGHLAND GREENS DIV 1 PHASE B A PLANNED UNIT DEVELOPMENT LU 04-093

IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH,  
RANGE 4 EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON

**PL18-085**

OWNERS

**HANSELL / MITZEL LLC**

DATE: 06.04.2018	BY: M.J.S.	SCALE: 1"=60'
PROJECT NO. 17053	17053PLAT.dwg	F.B.:

# HIGHLAND GREENS

## DIVISION I PHASE B

### A PLANNED UNIT DEVELOPMENT

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 N., RANGE 4 E, W.M.  
LU 04-093

**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
                                  )SS  
COUNTY OF SKAGIT )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF HANSELL / MITZEL LLC, A LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED \_\_\_\_\_, 2018.

SIGNATURE \_\_\_\_\_  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES : \_\_\_\_\_  
RESIDING AT : \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
                                  )SS  
COUNTY OF \_\_\_\_\_)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF WASHINGTON FEDERAL SAVINGS & LOAN ASSOCIATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED \_\_\_\_\_, 2018.

SIGNATURE \_\_\_\_\_  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES : \_\_\_\_\_  
RESIDING AT : \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )  
                                  )SS  
COUNTY OF \_\_\_\_\_)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF MVL-1 INVESTORS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED \_\_\_\_\_, 2018.

SIGNATURE \_\_\_\_\_  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES : \_\_\_\_\_  
RESIDING AT : \_\_\_\_\_

**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT THE BELOW OWNERS IN FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE OR LIEN HOLDERS OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS, ALLEYS AND AVENUES, IF ANY, SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.  
THE BELOW OWNERS HEREBY ACKNOWLEDGE, ADOPT AND INCORPORATE INTO THIS DIVISION NO. 1 THE PROTECTIVE COVENANTS RECORDED UNDER AUDITORS FILE NUMBER 200612190064, RECORDED SIMULTANEOUSLY WITH THE PLAT OF HIGHLAND GREENS RECORDED UNDER AUDITORS FILE NUMBER 200612190063 AND ALSO INCORPORATE INTO THIS DIVISION NO. 1 PHASE B THE PROTECTIVE COVENANTS RECORDED UNDER AUDITORS FILE NUMBER 201405220063, RECORDED SIMULTANEOUSLY WITH THE PLAT OF HIGHLAND GREENS DIVISION NO. 1 PHASE A RECORDED UNDER AUDITORS FILE NUMBER 201405220062.

IN WITNESS WHEREOF, THE OWNERS AND SAID CORPORATIONS HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HEREUNTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED.

HANSELL / MITZEL LLC, A WASHINGTON LIMITED LIABILITY CORPORATION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

MVL-1 INVESTORS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

SIGN: \_\_\_\_\_  
PRINT: \_\_\_\_\_  
TITLE: \_\_\_\_\_

SIGN: \_\_\_\_\_  
PRINT: \_\_\_\_\_  
TITLE: \_\_\_\_\_

WASHINGTON FEDERAL SAVINGS & LOAN ASSOCIATION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

LGI HOMES - WASHINGTON, LLC, A WASHINGTON LIMITED LIABILITY COMPANY  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

SIGN: \_\_\_\_\_  
PRINT: \_\_\_\_\_  
TITLE: \_\_\_\_\_

SIGN: \_\_\_\_\_  
PRINT: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )  
                                  )SS  
COUNTY OF \_\_\_\_\_)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF LGI HOMES - WASHINGTON, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED \_\_\_\_\_, 2018.

SIGNATURE \_\_\_\_\_  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES : \_\_\_\_\_  
RESIDING AT : \_\_\_\_\_

**CITY FINANCE DIRECTOR**

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
CITY FINANCE DIRECTOR

**APPROVALS**

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018

MAYOR \_\_\_\_\_

ATTEST: CITY CLERK \_\_\_\_\_

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
DEVELOPMENT SERVICES DIRECTOR

**SKAGIT COUNTY TREASURER**

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2018.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
SKAGIT COUNTY TREASURER

\_\_\_\_\_  
DEPUTY



**Sound Development Group**  
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES  
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202  
Mount Vernon, WA 98273  
Tel: 360-404-2010 Fax: 360-404-2013

**HIGHLAND GREENS DIV 1 PHASE B**  
**A PLANNED UNIT DEVELOPMENT**  
LU04-093  
IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH,  
RANGE 4 EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON  
**PL18-085**  
OWNERS  
**HANSELL / MITZEL LLC**

DATE: 05.30.2018	BY: M.J.S.	SCALE: 1"=60'
PROJECT NO. 17053	17053PLAT.dwg	F.B.: 75/81

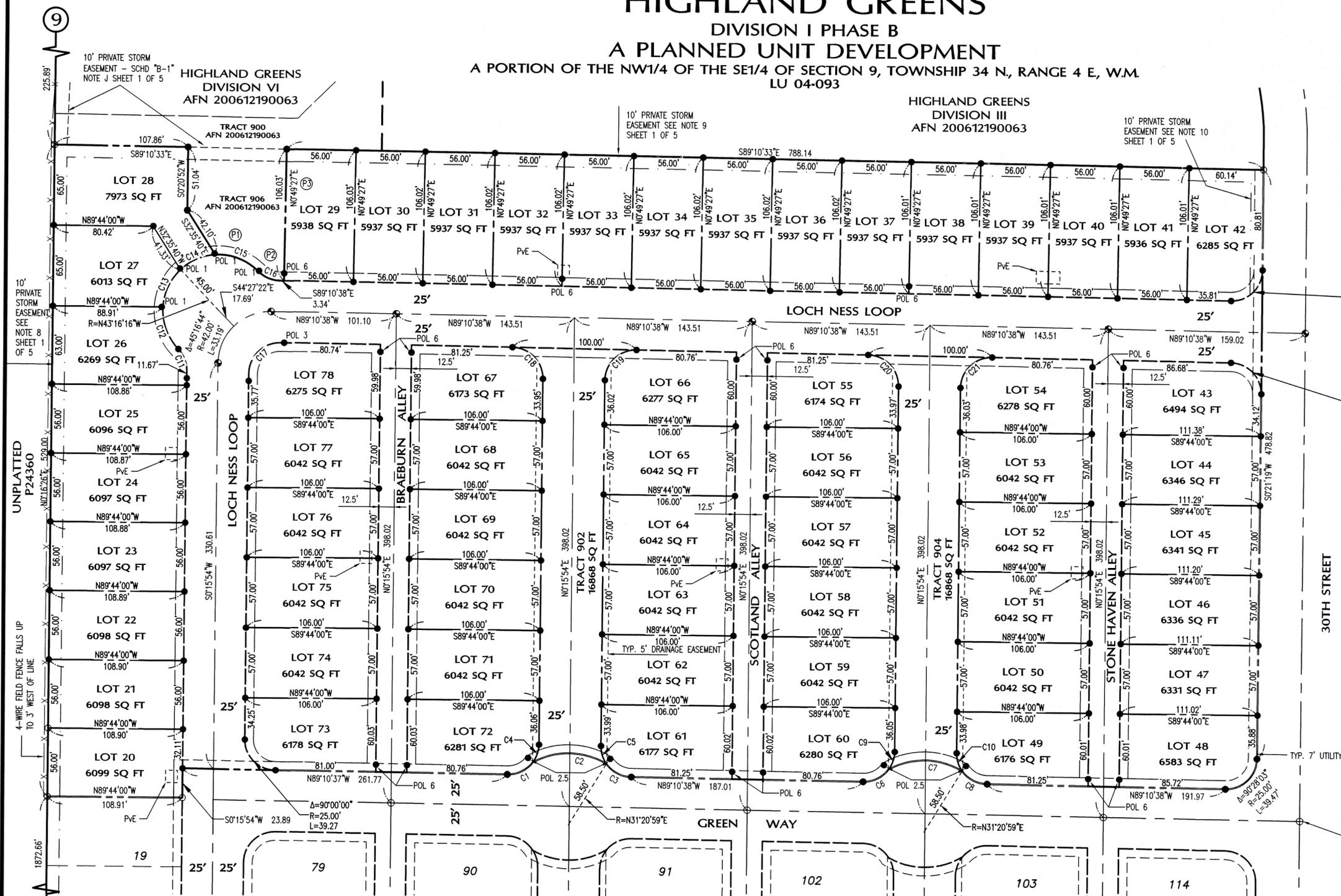
# HIGHLAND GREENS

## DIVISION I PHASE B

### A PLANNED UNIT DEVELOPMENT

A PORTION OF THE NW1/4 OF THE SE1/4 OF SECTION 9, TOWNSHIP 34 N., RANGE 4 E., W.M.  
LU 04-093

CURVE TABLE			
CURVE No.	LENGTH	RADIUS	DELTA
C1	23.67	25.00	54°14'37"
C2	62.34	58.50	61°03'15"
C3	23.67	25.00	54°14'35"
C4	15.60	25.00	35°45'28"
C5	15.60	25.00	35°45'28"
C6	23.67	25.00	54°14'35"
C7	62.34	58.50	61°03'15"
C8	23.67	25.00	54°14'35"
C9	15.60	25.00	35°45'22"
C10	15.60	25.00	35°45'25"
C11	19.38	25.00	44°24'55"
C12	37.22	45.00	47°23'37"
C13	34.15	45.00	43°29'08"
C14	30.99	45.00	39°27'12"
C15	38.53	45.00	49°03'33"
C16	19.38	25.00	44°24'47"
C17	39.54	25.00	90°36'28"
C18	39.27	25.00	90°00'00"
C19	39.27	25.00	89°59'31"
C20	39.27	25.00	90°00'00"
C21	39.27	25.00	90°00'00"



Δ=90°28'04"  
R=25.00'  
L=39.47'  
T=25.20

Δ=89°31'57"  
R=25.00'  
L=39.07'  
T=24.80

HIGHLAND GREENS  
DIVISION IV P.U.D.  
AFN 20081008003

TRACT 902  
DIVISION V  
P127497

FND ALUMINUM SURFACE MONUMENT

9  
10' PRIVATE STORM EASEMENT - SCHED "B-1" NOTE J SHEET 1 OF 5  
HIGHLAND GREENS DIVISION VI AFN 200612190063  
TRACT 900 AFN 200612190063  
TRACT 906 AFN 200612190063  
10' PRIVATE STORM EASEMENT SEE NOTE 9 SHEET 1 OF 5  
HIGHLAND GREENS DIVISION III AFN 200612190063  
10' PRIVATE STORM EASEMENT SEE NOTE 10 SHEET 1 OF 5  
UNPLATTED P24360  
4-WIRE FIELD FENCE FALLS UP TO 3' WEST OF LINE  
FOUND 2" BRASS DISK W/ "X" IN CONC. MON. IN CASE 6-13-02, 68/1

**FIELD EQUIPMENT**  
THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING A TRIMBLE S6\* AND A TRIMBLE DUAL FREQUENCY GPS SURVEY RECEIVER, STANDARD DISTANCE +/- 2CM (+ 1 PPM) AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332.

**BASIS OF BEARING**  
N 0°16'26" E BETWEEN THE FOUND SOUTH QUARTER CORNER AND THE FOUND CENTER OF SECTION 9.

**OCCUPATION NOTE**  
THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

**RESEARCH NOTES**  
1. MY B/LA AFN 200512140111  
2. HIGHLANDS DIV V AFN 200804070155  
3. HIGHLAND GREENS AFN 200612190063.  
4. HIGHLAND GREENS AFN 201405220062

**LEGEND**

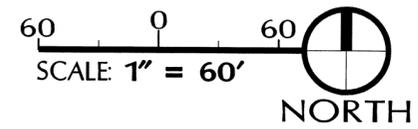
- SET REBAR & CAP LS#52089
- ⊕ SET STREET MONUMENT IN CASE STAMPED "SDG LS 52089"
- SURVEY CORNER SET PREVIOUSLY
- ⊕ PREVIOUSLY SET STREET MONUMENT IN CASE OR AS NOTED
- PVE [ ] PSE EASEMENT - POWER VAULT EASEMENT AFN 200705030057 STATES A 10'x10' EASEMENT CENTERED UPON ALL VAULTS AND TRANSFORMERS
- TYP. 7' UTILITY EASEMENT
- - - TYP. 5' DRAINAGE EASEMENT
- · - TYP. FIELD FENCE
- - - TYP. 10' DRAINAGE EASEMENT

REFERENCE POINTS TO ACTUAL PLAT LOT CORNERS - POL WITH A NUMBER REPRESENTS A SET "POINT ON LINE" A REBAR AND CAP LS 52089 [6 SIX FEET], [3 THREE FEET], [2.5 TWO AND ONE HALF FOOT], [1 FOOT] FROM THE ACTUAL CORNER

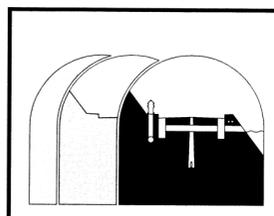
AFN 201405220062 PLATTED TRACT 1A ELEMENTS

P1	Δ=49°06'29"	L=38.57'	R=45.00
P2	Δ=44°24'55"	L=19.38'	R=25.00
P3	N0°49'27"E	L=106.00'	

HIGHLAND GREENS  
DIVISION 1 PHASE A  
AFN 201405220062



SHEET 3 OF 5



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DATE: 05.30.2018	BY: M.J.S.	SCALE: 1"=60'
PROJECT NO. 17053	17053PLAT.dwg	F.B.:

# HIGHLAND GREENS

## DIVISION I PHASE B A PLANNED UNIT DEVELOPMENT

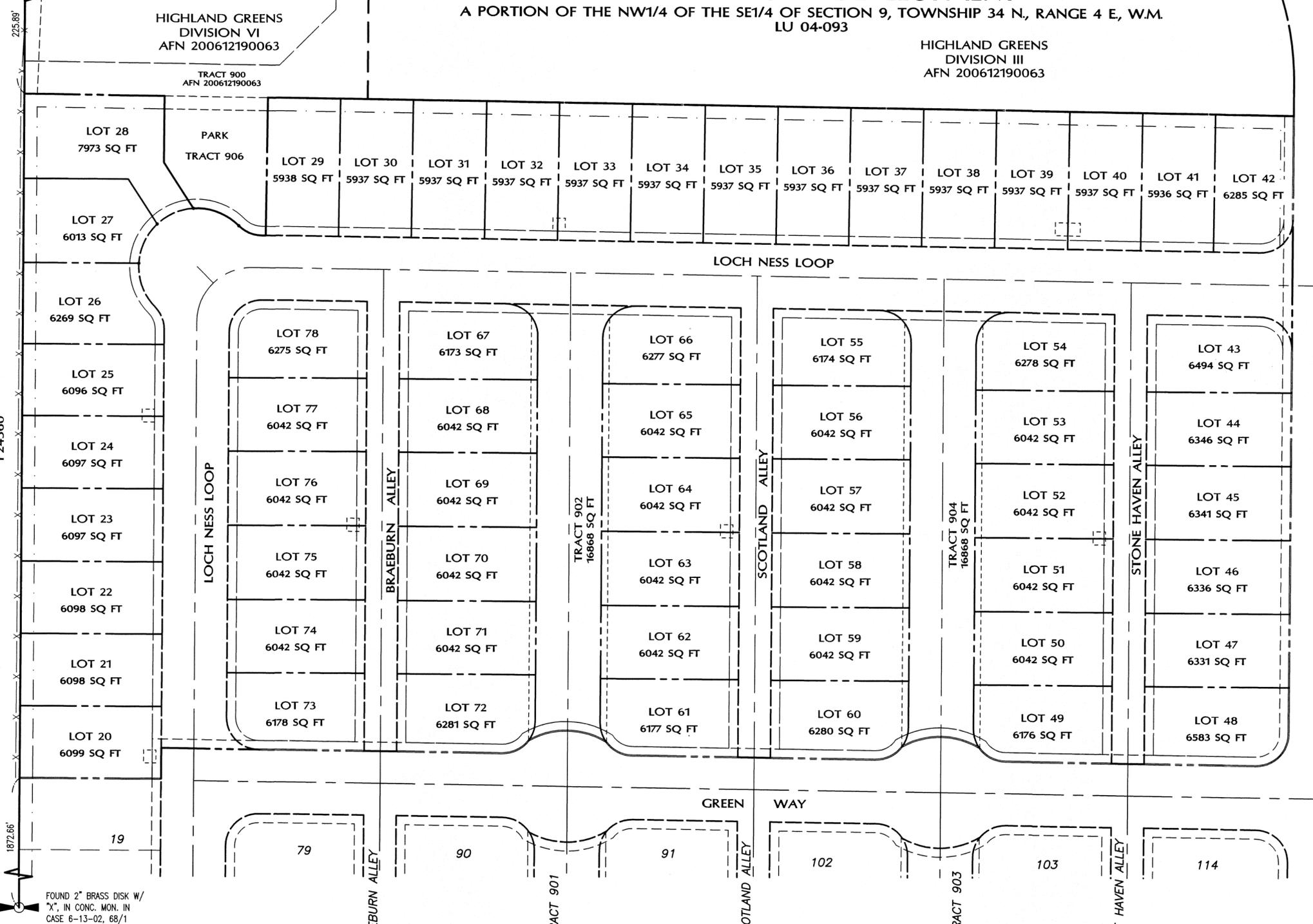
A PORTION OF THE NW1/4 OF THE SE1/4 OF SECTION 9, TOWNSHIP 34 N., RANGE 4 E, W.M.  
LU 04-093

ADDRESSES

### ADDRESSES

LOT NO.	STREET NO.	STREET NAME
20	3127	LOCH NESS LOOP
21	3201	LOCH NESS LOOP
22	3205	LOCH NESS LOOP
23	3209	LOCH NESS LOOP
24	3213	LOCH NESS LOOP
25	3217	LOCH NESS LOOP
26	3221	LOCH NESS LOOP
27	3225	LOCH NESS LOOP
28	3229	LOCH NESS LOOP
29	3237	LOCH NESS LOOP
30	3241	LOCH NESS LOOP
31	3245	LOCH NESS LOOP
32	3249	LOCH NESS LOOP
33	3253	LOCH NESS LOOP
34	3257	LOCH NESS LOOP
35	3261	LOCH NESS LOOP
36	3265	LOCH NESS LOOP
37	3269	LOCH NESS LOOP
38	3273	LOCH NESS LOOP
39	3277	LOCH NESS LOOP
40	3281	LOCH NESS LOOP
41	3285	LOCH NESS LOOP
42	3289	LOCH NESS LOOP
43	3239	N. 30TH STREET
44	3231	N. 30TH STREET
45	3223	N. 30TH STREET
46	3215	N. 30TH STREET
47	3207	N. 30TH STREET
48	3201	N. 30TH STREET
49	3203	STONE HAVEN ALLEY
50	3209	STONE HAVEN ALLEY
51	3217	STONE HAVEN ALLEY
52	3225	STONE HAVEN ALLEY
53	3233	STONE HAVEN ALLEY
54	3241	STONE HAVEN ALLEY
55	3246	SCOTLAND ALLEY
56	3236	SCOTLAND ALLEY
57	3228	SCOTLAND ALLEY
58	3220	SCOTLAND ALLEY
59	3212	SCOTLAND ALLEY
60	3204	SCOTLAND ALLEY
61	3201	SCOTLAND ALLEY
62	3211	SCOTLAND ALLEY
63	3219	SCOTLAND ALLEY
64	3227	SCOTLAND ALLEY
65	3235	SCOTLAND ALLEY
66	3243	SCOTLAND ALLEY
67	3242	BRAEBURN ALLEY
68	3234	BRAEBURN ALLEY
69	3226	BRAEBURN ALLEY
70	3218	BRAEBURN ALLEY
71	3210	BRAEBURN ALLEY
72	3202	BRAEBURN ALLEY
73	3200	BRAEBURN ALLEY
74	3208	BRAEBURN ALLEY
75	3216	BRAEBURN ALLEY
76	3224	BRAEBURN ALLEY
77	3232	BRAEBURN ALLEY
78	3240	BRAEBURN ALLEY

9



FOUND 2" BRASS DISK W/  
"X", IN CONC. MON. IN  
CASE 6-13-02, 68/1

**FIELD EQUIPMENT**  
THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING A  
"TRIMBLE S6" AND A TRIMBLE DUAL FREQUENCY GPS SURVEY  
RECEIVER, STANDARD DISTANCE +/- 2CM (+1 PPM) AND MEETS  
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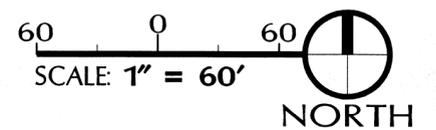
**BASIS OF BEARING**  
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CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

- RESEARCH NOTES**
1. MV BIA AFN 200512140111
  2. HIGHLANDS DIV V AFN 200804070155
  3. HIGHLAND GREENS AFN 200612190063.
  4. HIGHLAND GREENS AFN 201405220062



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**PL18-085**  
OWNERS  
**HANSELL / MITZEL LLC**

DATE: 06.04.2018	BY: M.J.S.	SCALE: 1"=60'
PROJECT NO. 17053	17053PLAT.dwg	F.B.:

# HIGHLAND GREENS

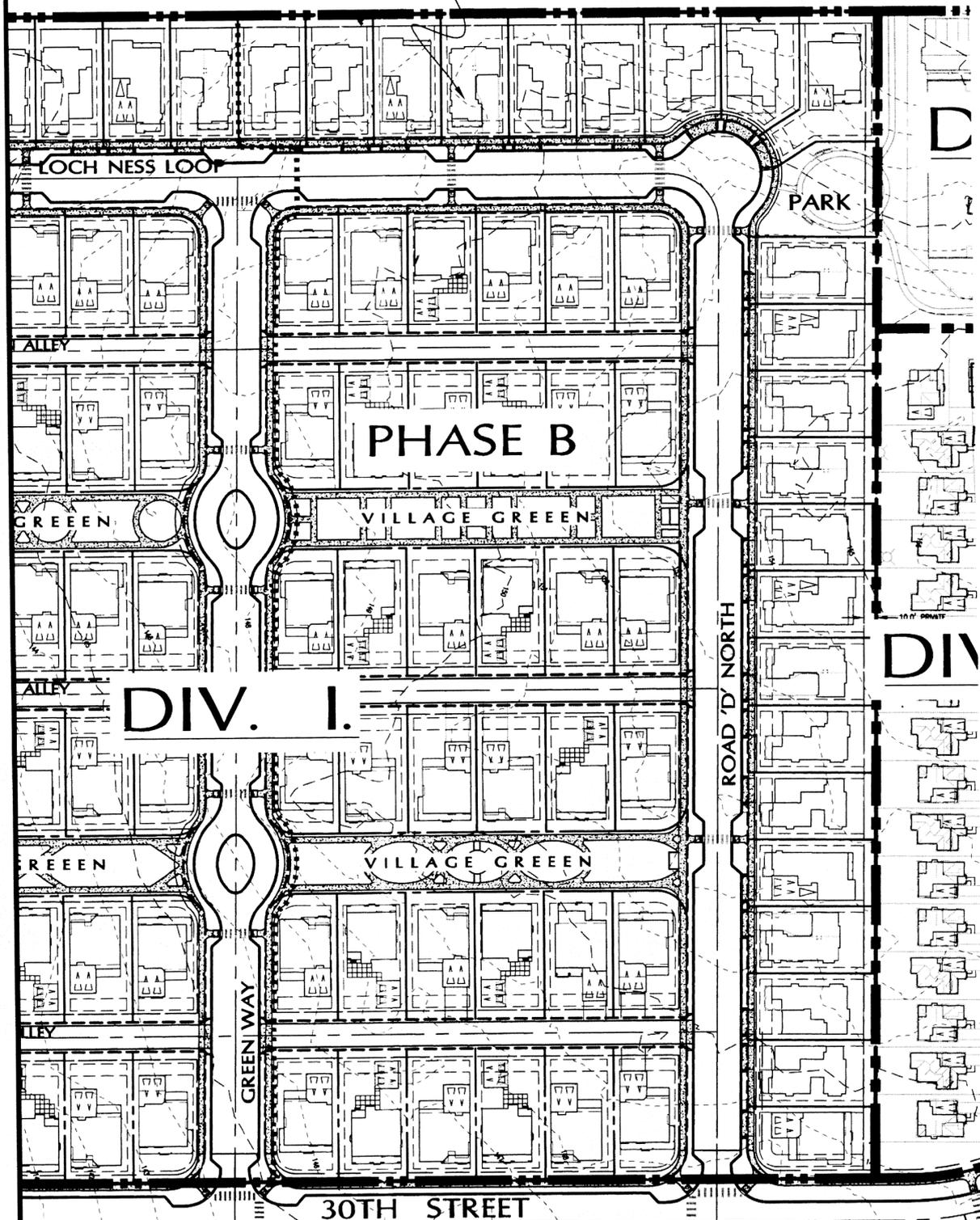
## DIVISION I PHASE B

### A PLANNED UNIT DEVELOPMENT

A PORTION OF THE NW1/4 OF THE SE1/4 OF SECTION 9, TOWNSHIP 34 N., RANGE 4 E, W.M.  
LU 04-093

**PER CMV DESIGN STANDARDS:**

1. BUILDINGS SHALL INCLUDE MODULATION ALONG THE BUILDING FACADES FACING AND VISIBLE FROM PUBLIC RIGHTS-OF-WAY AND PRIVATE ACCESS DRIVEWAYS AND ROADS. FLAT BLANK WALLS ARE DISCOURAGED.



## DESIGN STANDARD NOTES DIVISION I

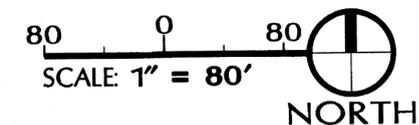
Development Standard	Division I
<b>Lot Area &amp; Width<sup>1</sup></b>	
Lot Area	5,000 sq. ft.
Lot Width	55 ft.
Lot Depth	100 ft.
<b>Setbacks<sup>2</sup></b>	
Front <sup>3</sup>	20 ft. - street ** 10 ft. - open space
Side	5 ft.; 10 ft. total
Rear - no alley	10 ft.
Rear - w/ alley	10 ft. - side entry garage 20 ft. - front entry garage
Accessory structures <sup>4</sup>	5 ft.
<b>Max. Land Coverage</b>	
Building Coverage <sup>5</sup>	50%
<b>Building Height</b>	
Residential	2 stories: 35 ft.
Non-Residential	
<b>Parking<sup>6</sup></b>	
Residential Dwelling	2-car garage plus 2 additional per unit
Non-residential Uses	-----

\*\* OR BACK OF WALK, WHICHEVER IS GREATER

1. Lot areas and widths are minimum requirements.
2. Setbacks are minimum setback requirements and are not to be considered as "set-to" lines.
3. Setback may be reduced to 10 feet if 60% of the front facing portions of the structures consists of a front porch or if garage is "side-loaded".
4. If accessory structure is a detached garage with alley access, the setback shall be increase to 20 feet from the alley right-of-way for front loaded garages and 10 from the alley right-of-way for side loaded garages.
5. Decks and patios are not included in the building coverage calculation.
6. The driveway in the front yard may be used as two parking spaces. Additional required parking shall be provided in a two-car garage.

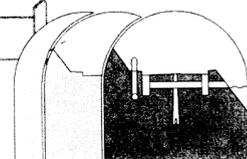
### GENERAL NOTES:

1. BUILDING ELEVATIONS AND FOOTPRINT CONFIGURATIONS ARE CONCEPTUAL ONLY AND MAY BE MODIFIED AT THE TIME OF BUILDING PERMIT REVIEW. ALL BUILDINGS MUST BE BUILT IN CONFORMANCE AND COMPLIANCE WITH THE APPROVED PUD DESIGN OR AN ALTERNATIVE DESIGN APPROVED BY THE CITY OF MOUNT VERNON DESIGN STANDARDS AND GUIDELINES.



SHEET 5 OF 5

## DIVISION I - PHASE B PLAN



### Sound Development Group

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LU 04-093  
IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH,  
RANGE 4 EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON

**PL18-085**  
OWNERS  
HANSELL / MITZEL LLC

DATE: 05.30.2018	BY: M.J.S.	SCALE: 1"=60'
PROJECT NO. 17053	17053PLATSH5.dwg	F.B.:

**RESOLUTION NO: 685**

A RESOLUTION PERTAINING TO SUBDIVISION CONTROL AND ACCEPTING THE PRELIMINARY PLAT/PRELIMINARY PUD OF **HIGHLAND GREENS** PURSUANT TO CHAPTER 16.08 & CHAPTER 17.69 OF THE MOUNT VERNON MUNICIPAL CODE.

WHEREAS, an application for approval of a 262 unit Preliminary Plat/Preliminary PUD has been made pursuant to Chapters 16.08 & 17.69 of the Mount Vernon Municipal Code by the owner of the real property described in Exhibit "1" which comprises approximately 52 acres in Mount Vernon, Washington; and

WHEREAS, notices of the time, location and purpose of a public hearing for the purpose of giving approval, conditional approval or disapproval of the Preliminary Plat/Preliminary PUD were sent pursuant to Chapters 16.08 and 17.69; and

WHEREAS, pursuant to Chapters 16.08 and 17.69 of the Mount Vernon Municipal Code, a public hearing was conducted before the Mount Vernon Hearing Examiner on March 21 and April 11, 2005; and

WHEREAS, a Preliminary Plat/Preliminary PUD map, Exhibit "1A", has been reviewed and approved by the Hearing Examiner; and

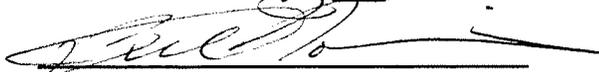
WHEREAS, the City of Mount Vernon issued a Mitigated Determination of Non-Significance (MDNS) February 15, 2005; and

WHEREAS, the Hearing Examiner recommends, based on Findings of Fact, Conclusions of Law and Recommendations listed in File No. LU 04-093, Preliminary Plat/Preliminary PUD approval with conditions and restrictions listed in Exhibit "2".

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

That said Preliminary Plat/Preliminary PUD known and described as **HIGHLAND GREENS** has been presented for acceptance, approval and filing and is hereby accepted, approved and ordered filed subject to the restrictions and conditions listed in Exhibit "2", attached hereto and made a part hereof by reference as though fully set forth herein. The real property comprising such plat is hereby described in Exhibit "1", attached hereto and made a part hereof by reference as though fully set forth.

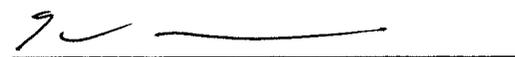
Dated this 25th day of May, 2005:

  
\_\_\_\_\_  
Bud Norris, Mayor

Attest:

  
\_\_\_\_\_  
Alicia D. Huschka, Finance Director

Approved as to form:

  
\_\_\_\_\_  
Kevin Rogerson, City Attorney

**EXHIBIT "1"**

**PARCEL "A"**

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM; EXCEPT THE SOUTH 20 FEET OF THE WEST 20 FEET THEREOF.

**PARCEL "B"**

THE NORTH 60 FEET OF THE SOUTH 80 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM; EXCEPT THE WEST 25 FEET THEREOF FOR COUNTY ROAD.

**PARCEL "C"**

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THAT PORTION OF THE SOUTH 20 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 LYING EAST OF THE COUNTY ROAD; AND THE SOUTH 20 FEET OF THE WEST 20 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; ALL IN SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.

**PARCEL "D"**

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM; EXCEPT THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9.

**PARCEL "E"**

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE WEST 60 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE WEST 60 FEET OF THE SOUTH 20 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, EXCEPT THAT PORTION LYING WITHIN THE BOUNDARIES OF THE COUNTY ROAD KNOWN AS FRANCIS ROAD.

(LEGAL DESCRIPTION IS BASED ON TITLE REPORT FROM 1ST AMERICAN TITLE, POLICY NO. H-713581, DATED JUNE 11, 2003 AND AMENDED JANUARY 20, 2004)

**PARCEL "A" (ORDER NO. B80490)**

THE NORTH 148 FEET OF THE SOUTH 228 FEET OF THE EAST 320 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS THE NORTH 60 FEET OF THE SOUTH 80 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM; EXCEPT THE WEST 25 FEET THEREOF.

(PARCEL "A" ABOVE IS BASED ON TITLE REPORT FROM FIRST AMERICAN TITLE, POLICY NO. B80490, DATED APRIL 2, 2004)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "1A"**

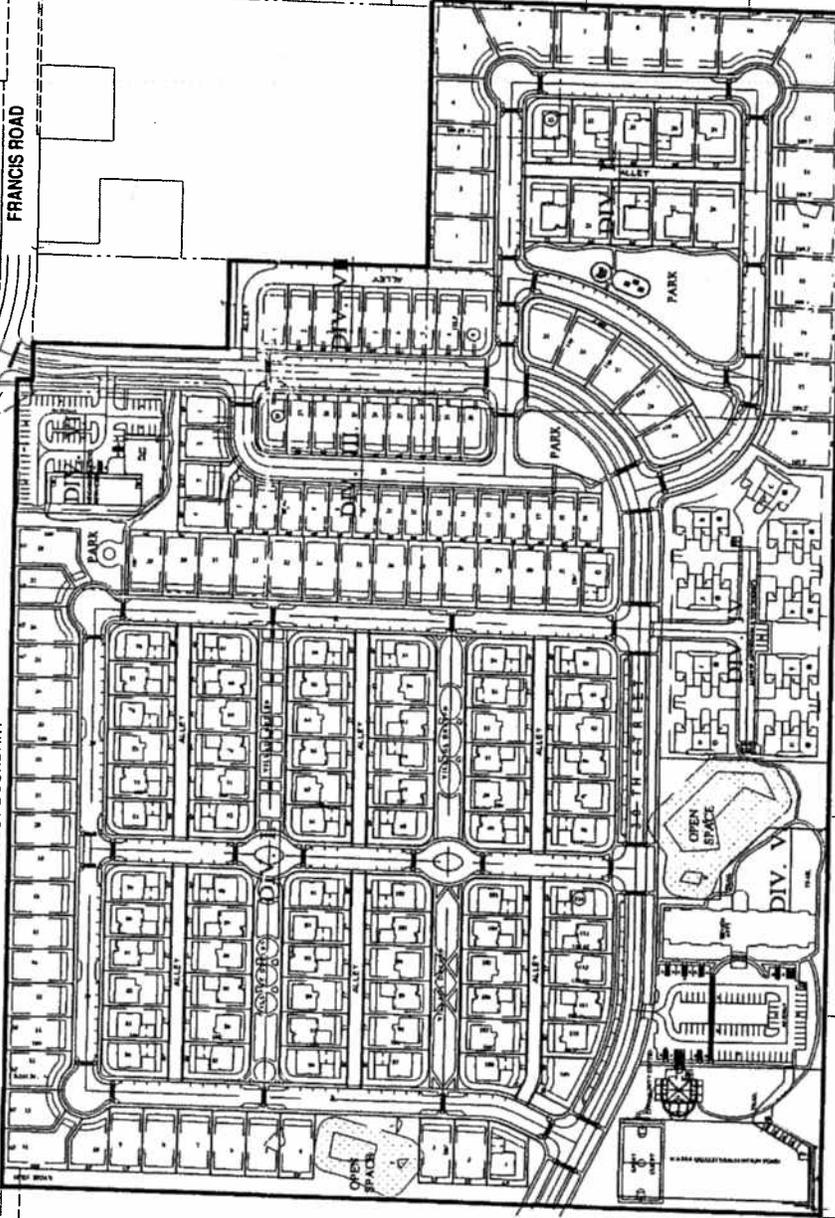
**HIGHLAND GREENS  
PRELIMINARY PLAT/PRELIMINARY PUD MAP  
(Attached)**

# HIGHLAND GREENS

## PRELIMINARY PLAT & PUD

PROJECT BOUNDARY

FRANCIS ROAD



S/P 16-71

S/P 16-71

THIS PLAN IS CONCEPTUAL IN NATURE AND IS  
INTENDED TO SHOW DEVELOPMENT CHARACTER AND  
GENERAL LAYOUT. THE EXACT CONSTRUCTION DETAILS  
AND MATERIALS SHALL BE DETERMINED BY THE  
ENGINEER AND SHALL BE SUBJECT TO ALL CITY  
PROJECT APPROVALS (E.G. FINAL CIVIL  
ENGINEERING, FINAL PLAT, BUILDING PERMITS).



10 0 100  
SCALE: 1" = 100'

BIANFORD CIRCLE

NORTH 90TH STREET

30TH

## EXHIBIT "2"

### CONDITIONS OF APPROVAL HIGHLAND GREENS PRELIMINARY PLAT/PRELIMINARY PUD

1. The final Planned Unit Development plan must present all of the information required for the preliminary PUD plan in a finalized, detailed form. This includes all PUD and supporting information, site plans sufficient for recording and engineering drawings. All schematic plans presented in the preliminary development plan stage, such as a landscape and open space plans, must be presented in their detailed form. To date, the applicant has only provided conceptual plans in regard to landscaping, open space and architectural detail for the buildings.
2. The final PUD plans shall demonstrate compliance with the City of Mount Vernon Design Review Guidelines, except that lots in Division II greater than 7,600 square feet are not required to demonstrate compliance with the City of Mount Vernon Design Review Guidelines as they will comply with the underlying zoning development standards for lot width, lot depth, lot coverage, setbacks and building height.
3. Modifications to PUD setbacks pursuant to Chapter 17.69.120(B) are approved as shown on the Modified Development Standards table (Exhibit 14b), except as may need to be modified during the final PUD review process to comply with the City of Mount Vernon Design Review Guidelines. During the final PUD review process, modification of the underlying zoning development standards for Division II lots greater than 7,600 square feet may be allowed if the applicant demonstrates compliance with the City of Mount Vernon Design Review Guidelines.
4. Final PUD and Building Permit plans shall demonstrate that the proposed neighborhood retail building in Division VI provides the minimum amount of parking required by the Mount Vernon Municipal Code.
5. Pedestrian connections shall be provided to the northeastern and western property line (one connection to the northeastern property line and two connections to the western property line). The specific location of these connections will be determined during the final PUD and final plat review process.
6. The on-site open space, parks and trails shall be owned and maintained by the Homeowner's Association, or their designee. Improvements and construction of facilities in these areas will be determined during the final PUD and final plat review process.
7. Prior to recording of the first final plat, channelization improvements shall be made to the intersection of Hoag Road and LaVenture Road to improve the overall level of service to LOS D or better.
8. The Applicant shall provide a traffic analysis with the final engineering plan submittal for each Division that demonstrates that the overall level of service at the intersection of Hoag Road and LaVenture Road is LOS D or better. Any Division that would result in a level of service condition of "E" or "F" at the intersection of Hoag Road and LaVenture Road shall not be recorded until the intersection is further improved to

LOS D or better (through installation of a signal or other improvements deemed appropriate by the City Engineer). A funding mechanism may be established for such improvement (e.g. latecomer's agreement).

9. SEPA Mitigation Measures:

- 9.1. A temporary storm drainage plan shall be approved by the City prior to commencing the clearing process.
- 9.2. A 20-foot soil buffer shall be maintained around the perimeter of the proposal properties. Tree stumps shall be left in place until such time that a wood chip layer, 6 inches in depth, may be placed over exposed soil or like measures that achieve the same result with City Engineer approval.
- 9.3. A truck route plan, indicating times of day and days of the week shall be submitted for review and approval by the City. Peak traffic hours are to be avoided at the intersection of Freeway Drive/College Way and the intersection of Francis/LaVenture.
- 9.4. Wetland delineation boundary must be flagged in the field and inspected by City prior to clearing activities. The flagged delineations must be maintained for the duration of the clearing and construction activities.
- 9.5. Best Management Practices shall be employed. Mitigation and Conservation measures, identified in the environmental documents, shall be implemented.

**STREETS**

1. The applicant shall be required to provide improvements in compliance with the Concurrency Code and Engineering Standards of the City of Mount Vernon.
2. 30<sup>th</sup> Street shall be extended through the project site to connect with Francis Road. The applicant shall be required to provide improvements to 30<sup>th</sup> Street in compliance with the Concurrency Code and Engineering Standards of the City of Mount Vernon.
3. The interior streets shall be designed to meet the standards and codes of the City of Mount Vernon, as modified and approved through the development review and PUD process. Each street and access way shall be designed to City construction and life / safety standards.
4. Mail box sites may require additional pavement width to provide for traffic and pedestrian safety.
5. The current design appears to satisfy interior site vehicular and pedestrian circulation requirements. However additional vehicular and pedestrian connections may be required to enhance cross circulation between existing and future surrounding neighborhoods.

**STORMWATER**

1. This project shall be required to meet current City stormwater codes and standards. Treatment will be provided for the project's easterly area by proposed treatment and detention facilities. Treatment for the westerly basin is provided by an existing treatment swale in the North Hill PUD. In order for the North Hill treatment swale to perform as designed, this project must provide detention for the westerly (Francis Road) basin. A copy of all permits, reports, and mitigation required by other agencies shall be provided to the City. All wetland buffers shall be field marked prior to clearing or any construction activity.

**SANITARY SEWER SYSTEM**

1. Sanitary sewer mains exist in both Francis Road and 30<sup>th</sup> Street; this development shall be required to connect to and extend these main lines. The public sewer extensions shall be 8" mains.
2. The City's long range sewer service plan indicates that a sewer force main will be required to pass through this project, from the east and connect to the existing Francis Road system. This project will be required to accommodate this future system.

**CONCURRENCY**

1. The developer shall provide signalization improvements to the intersection of Hoag Road/North Laventure Road, including appropriate turn and through lanes to assure restoration of an LOS rating of "B" or better. Design review by the City's traffic consultant shall be performed at the applicant's expense.

**OTHER**

1. Civil plans showing all existing and proposed features of the site are required.
2. The location of utility connections shall be required.
3. A detailed erosion control plan is required with specific emphasis placed on the construction entrance and protection of existing streets and drainage structures.