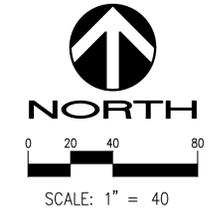
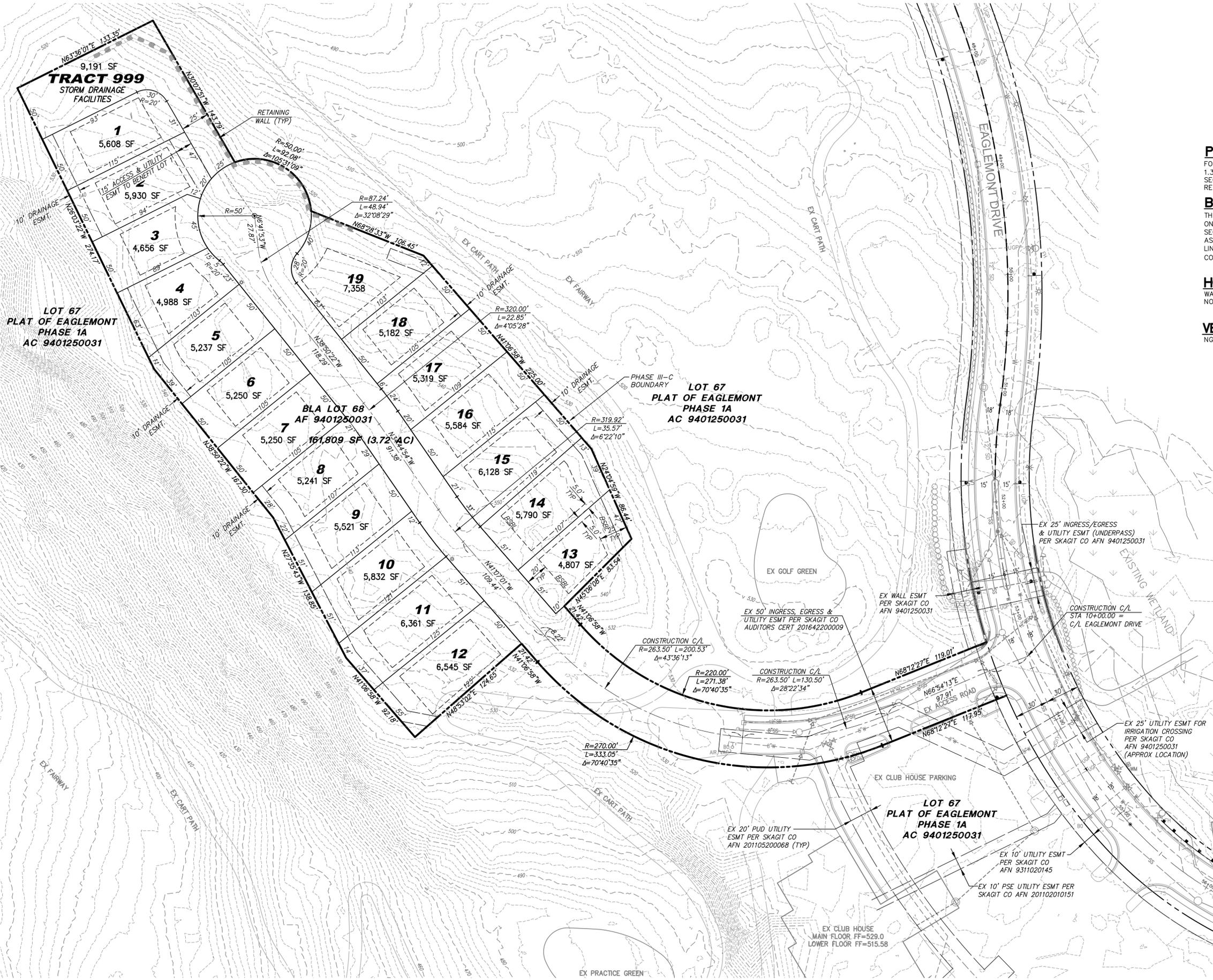


A PORTION OF THE SE 1/4 OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM



DAVID EVANS AND ASSOCIATES INC.
 1620 W. Marine View Dr. Suite 200
 Everett Washington 98201
 Phone: 425.259.4099



PROJECT BENCHMARK
 FOUND CONCRETE MONUMENT WITH BRASS CAP BURIED 1.3' BELOW THE SURFACE AT THE NORTHWEST CORNER OF SECTION 27 PER BOOK 496, PAGE 35 OF SKAGIT COUNTY RECORDS.

BASIS OF BEARINGS
 THE BEARING NORTH 01°15'19" EAST BETWEEN THE EAST ONE-QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AS SHOWN ON THE EAGLEMONT GOLF COURSE BOUNDARY LINE ADJUSTMENT PL 14-041, RECORDED UNDER SKAGIT COUNTY AUDITOR'S NO. 201612200009.

HORIZONTAL DATUM
 WASHINGTON STATE COORDINATE SYSTEM
 NORTH ZONE - NAD 83

VERTICAL DATUM
 NGVD29

PRELIMINARY PLAT MAP
PRELIMINARY PLAT / DEVELOPMENT PLANS
EAGLEMONT - PHASE III-C
POLYIELD SUMMIT, LLC
MOUNT VERNON WASHINGTON

NO.	DATE	REVISION	BY	CHK

PHASE III-C



STAMP NOT VALID UNLESS SIGNED AND DATED

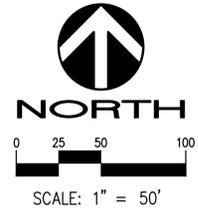
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PROJECT NO.
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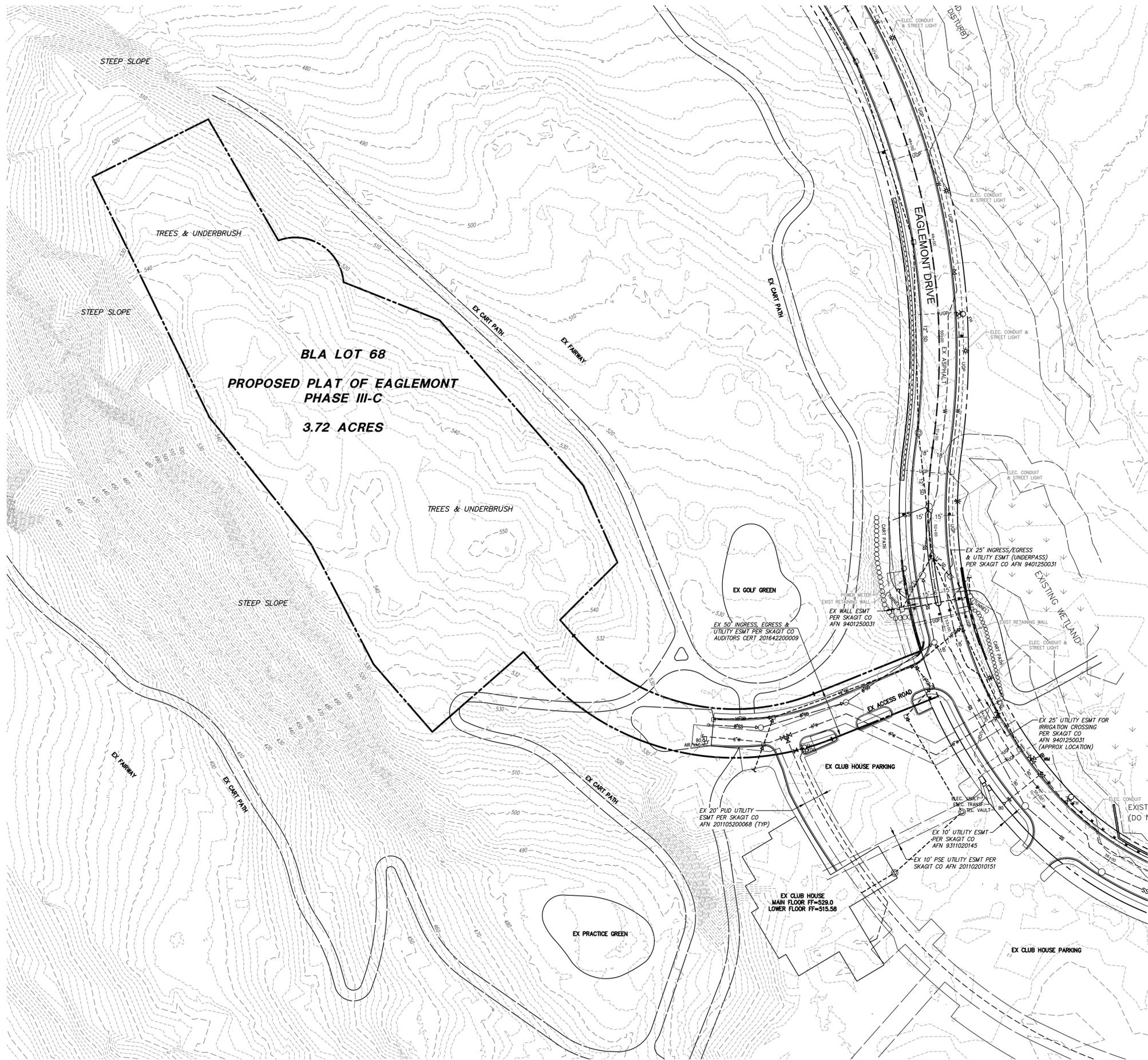
SHEET NO.
PR-2
 OF 8

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A PORTION OF THE SE 1/4 OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM



DAVID EVANS AND ASSOCIATES INC.
 1820 W. Marine View Dr. Suite 200
 Everett Washington 98201
 Phone: 425.259.4099



PROJECT BENCHMARK
 FOUND CONCRETE MONUMENT WITH BRASS CAP BURIED 1.3' BELOW THE SURFACE AT THE NORTHWEST CORNER OF SECTION 27 PER BOOK 496, PAGE 35 OF SKAGIT COUNTY RECORDS.

BASIS OF BEARINGS
 THE BEARING NORTH 01°15'19" EAST BETWEEN THE EAST ONE-QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AS SHOWN ON THE EAGLEMONT GOLF COURSE BOUNDARY LINE ADJUSTMENT PL 14-041, RECORDED UNDER SKAGIT COUNTY AUDITOR'S NO. 201612200009.

HORIZONTAL DATUM
 WASHINGTON STATE COORDINATE SYSTEM
 NORTH ZONE - NAD 83

VERTICAL DATUM
 NGVD29

EXISTING TOPOGRAPHY
PRELIMINARY PLAT / DEVELOPMENT PLANS
EAGLEMONT - PHASE III-C
 POLYIELD SUMMIT, LLC
 MOUNT VERNON WASHINGTON

NO.	DATE	REVISION	BY	CHK

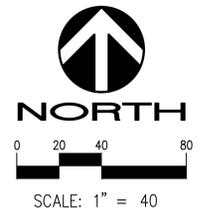
PHASE III-C



STAMP NOT VALID
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 SCALE: HORIZ: 1"=50' VERT: N/A
 PROJECT NO.
SEA00000016
 SHEET NO.
PR-3
 OF 8

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A PORTION OF THE SE 1/4 OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM



PROJECT BENCHMARK
 FOUND CONCRETE MONUMENT WITH BRASS CAP BURIED 1.3' BELOW THE SURFACE AT THE NORTHWEST CORNER OF SECTION 27 PER BOOK 496, PAGE 35 OF SKAGIT COUNTY RECORDS.

BASIS OF BEARINGS
 THE BEARING NORTH 01°15'19" EAST BETWEEN THE EAST ONE-QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AS SHOWN ON THE EAGLEMONT GOLF COURSE BOUNDARY LINE ADJUSTMENT PL 14-041, RECORDED UNDER SKAGIT COUNTY AUDITOR'S NO. 201612200009.

HORIZONTAL DATUM
 WASHINGTON STATE COORDINATE SYSTEM
 NORTH ZONE - NAD 83

VERTICAL DATUM
 NGVD29

EARTHWORK QUANTITIES

CUT - 5,430 CY
 FILL - 2,066 CY
 AREA OF CLEARING & GRADING = 133,854 S/F (3.07 AC)

ENGINEER'S CERTIFICATION: GRADING QUANTITIES SHOWN ARE NEAT VOLUMES DERIVED FROM INDUSTRY STANDARD METHODS.

- NOTES:**
- VOLUMES INCLUDE GRADING WITHIN ROAD RIGHT-OF-WAY. LOT BUILDING PAD GRADING NOT INCLUDED.
 - ON-SITE CUT MATERIAL TO BE USED AS FILL. IF EXCAVATED MATERIAL INCLUDES UNSATISFACTORY SOIL MATERIALS AND ROCK, REPLACE WITH SATISFACTORY SOIL MATERIALS.
 - CONTACT CITY OF MOUNT VERNON COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT TO ACQUIRE A HAUL ROUTE AGREEMENT, IF NECESSARY PH: (360) 336-6214

- NOTES:**
- ROCKERIES GREATER THAN 8 FEET IN HEIGHT TO BE INSTALLED UNDER THE PERIODIC OR FULL TIME OBSERVATION OF THE GEOTECHNICAL ENGINEER.
 - ROCK SHALL BE PLACED TO GRADUALLY DECREASE IN SIZE WITH INCREASING WALL HEIGHT IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
 - MINIMUM WIDTH OF KEYWAY 'W', SHALL BE EQUAL TO THE THICKNESS OF THE BASAL ROCK (AS DETERMINED BY THE GEOTECHNICAL ENGINEER).
 - THE LONG DIMENSION OF THE ROCK SHALL EXTEND PERPENDICULAR TO THE ROCK FACE TO PROVIDE MAXIMUM STABILITY.
 - ROCKS SHALL BE PLACED TO AVOID CONTINUOUS JOINT PLANES IN VERTICAL OR LATERAL DIRECTIONS. EACH ROCK SHALL BEAR ON TWO OR MORE ROCKS BELOW IT, WITH GOOD FLAT TO FLAT CONTACT.
 - SEE SECTION 3-24 OF THE CITY OF MOUNT VERNON ENGINEERING STANDARDS FOR ADDITIONAL MATERIALS, CONSTRUCTION AND TESTING SPECIFICATION REQUIREMENTS.

DAVID EVANS AND ASSOCIATES INC.
 1620 W. Marine View Dr. Suite 200
 Everett Washington 98201
 Phone: 425.259.4099

PRELIMINARY GRADING PLAN
PRELIMINARY PLAT / DEVELOPMENT PLANS
EAGLEMONT - PHASE III-C
 POLYIELD SUMMIT, LLC
 MOUNT VERNON WASHINGTON

REVIEWED BY: JMS	DATE: 11/20/2018	BY: CK
NO. 1	DATE	REVISION
DESIGNED: JMS	CADD: CK	

PHASE III-C

STAMP NOT VALID UNLESS SIGNED AND DATED

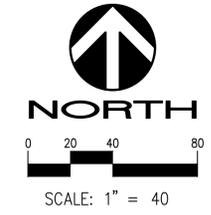
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PROJECT NO.
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SHEET NO.
PR-4
 OF 8

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A PORTION OF THE SE 1/4 OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM



DAVID EVANS AND ASSOCIATES INC.
 1620 W. Marine View Dr. Suite 200
 Everett Washington 98201
 Phone: 425.259.4099

DRAINAGE PLAN
 PRELIMINARY PLAT / DEVELOPMENT PLANS
EAGLEMONT - PHASE III-C
 POLYIELD SUMMIT, LLC
 MOUNT VERNON WASHINGTON



NO.	DATE	REVISION	BY	CHK

PHASE III-C



STAMP NOT VALID
 UNLESS SIGNED AND DATED
 FIRST SUBMITTAL DATE: 11/20/2018
 SCALE: HORIZ: 1"=50' VERT: N/A
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SEAV00000016
 SHEET NO.
PR-5
 OF 8

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 By: Asst. Civil
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A PORTION OF THE SE 1/4 OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM

PRELIMINARY PLANT SCHEDULE

- DECIDUOUS TREES**
 ACER PLATANOIDES 'EMERALD QUEEN' / EMERALD QUEEN NORWAY MAPLE
 FRAXINUS ANGUSTIFOLIA / 'RAYWOOD' ASH
 POPULUS TREMULA / SWEDISH ASPEN
 ACER PALMATUM 'SANGO KAKU' / CORAL BARK MAPLE

- EVERGREEN TREES**
 ABIES AMABILIS / CASCADE FIR
 THUJA PLICATA 'HOGAN' / HOGAN WESTERN CEDAR
 THUJA OCCIDENTALIS 'ART BOE' / NORTH POLE ARBORVITAE

- DECIDUOUS SHRUBS**
 ACER CIRCINATUM / VINE MAPLE
 AMELANCHIER ALNIFOLIA / SERVICEBERRY
 CORNUS SERICEA 'KELSEYII' / KELSEY DOGWOOD
 HOLODISCUS DISCOLOR / OCEAN SPRAY
 ENKIANTHUS CAMPANULATUS / RED VEIN ENKIANTHUS
 HYDRANGEA MACROPHYLLA / BIGLEAF HYDRANGEA

- EVERGREEN SHRUBS**
 VIBURNUM TINUS / 'SPRING BOUQUET' VIBURNUM
 RHODODENDRON 'VULCANUS FLAME'
 RHODODENDRON 'SEAVIEW SUNSET'
 KALMIA LATIFOLIA / MOUNTAIN LAUREL
 ROSMARIUS OFFICIALIS 'MAJORCA PINK' / MAJORCA PINK ROSEMARY
 ILEX CRENATA 'GREEN ISLAND' / GREEN ISLAND JAPANESE HOLLY

- GRASSES**
 HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS

- EVERGREEN HERBACIOUS**
 POLYSTICHUM MUNITUM / SWORD FERN
 HEMEROCALLIS FULVA / ORANGE DAYLILLY
 HEMEROCALLIS LILOASPHODELUS / YELLOW DAYLILLY
 ESCALLONIA RUBRA 'NEWPORT DWARF' / NEWPORT DWARF ESCALLONIA
 CROCOSMIA 'LUCIFER' / LUCIFER CROCOSMIA

- GROUND COVERS**
 GENISTA PILOSA / 'VANCOUVER GOLD' SILKY LEAF WOODWAXEN
 CAREX OSHEMENSIS 'EVERGOLD' / JAPANESE VARIGATED SEDGE
 ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK

- LAWN TURF / TURF SEED MIX

- EROSION CONTROL HYDROSEED MIX

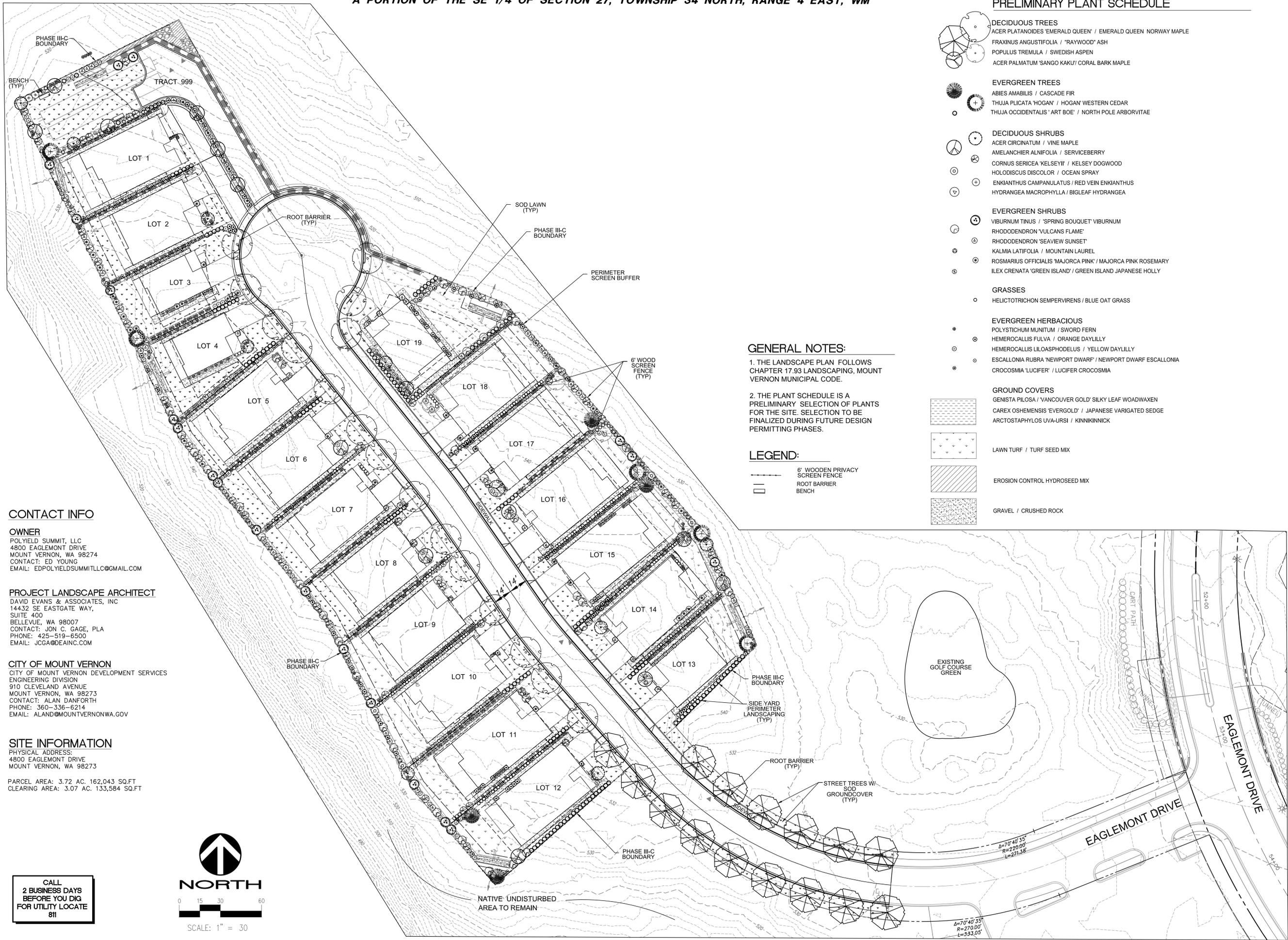
- GRAVEL / CRUSHED ROCK

GENERAL NOTES:

1. THE LANDSCAPE PLAN FOLLOWS CHAPTER 17.93 LANDSCAPING, MOUNT VERNON MUNICIPAL CODE.
2. THE PLANT SCHEDULE IS A PRELIMINARY SELECTION OF PLANTS FOR THE SITE. SELECTION TO BE FINALIZED DURING FUTURE DESIGN PERMITTING PHASES.

LEGEND:

- 6" WOODEN PRIVACY SCREEN FENCE
- ROOT BARRIER
- BENCH



CONTACT INFO

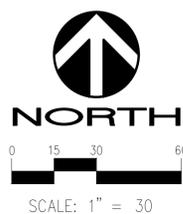
OWNER
 POLYIELD SUMMIT, LLC
 4800 EAGLEMONT DRIVE
 MOUNT VERNON, WA 98274
 CONTACT: ED YOUNG
 EMAIL: EDPOLYIELDSUMMITLLC@GMAIL.COM

PROJECT LANDSCAPE ARCHITECT
 DAVID EVANS & ASSOCIATES, INC
 14432 SE EASTGATE WAY,
 SUITE 400
 BELLEVUE, WA 98007
 CONTACT: JON C. GAGE, PLA
 PHONE: 425-519-6500
 EMAIL: JCGA@DEAINC.COM

CITY OF MOUNT VERNON
 CITY OF MOUNT VERNON DEVELOPMENT SERVICES
 ENGINEERING DIVISION
 910 CLEVELAND AVENUE
 MOUNT VERNON, WA 98273
 CONTACT: ALAN DANFORTH
 PHONE: 360-336-6214
 EMAIL: ALAND@MOUNTVERNONWA.GOV

SITE INFORMATION

PHYSICAL ADDRESS:
 4800 EAGLEMONT DRIVE
 MOUNT VERNON, WA 98273
 PARCEL AREA: 3.72 AC. 162,043 SQ.FT
 CLEARING AREA: 3.07 AC. 133,584 SQ.FT



CALL
 2 BUSINESS DAYS
 BEFORE YOU DIG
 FOR UTILITY LOCATE
 811

DAVID EVANS AND ASSOCIATES INC.
 1820 W. Marine View Dr. Suite 200
 Everett Washington 98201
 Phone: 425.259.4099

CONCEPTUAL LANDSCAPE PLAN
 PRELIMINARY PLAT / DEVELOPMENT PLANS
EAGLEMONT - PHASE III-C
 POLYIELD SUMMIT, LLC
 MOUNT VERNON WASHINGTON

DATE: BY: CK
 NO. DATE REVISION
 DESIGNED: AM
 CADD: C&A

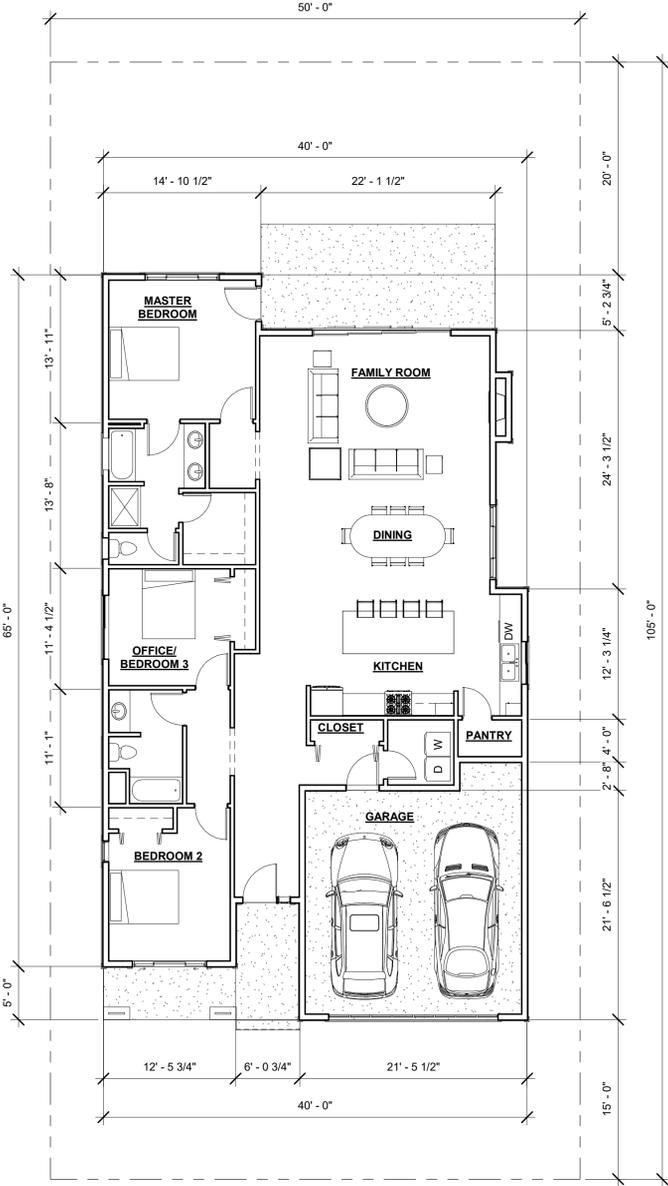
PHASE III-C

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 FIRST SUBMITTAL DATE: 11/08/2018
 SCALE: HORIZ.: 1"=30' VERT.: N/A
 PROJECT NO.
SEAV00000016
 SHEET NO.
PR-8
 OF 8

Plt Date: 11/19/2018 11:21 AM By: Gregory King
 Save Date: 11/19/2018 10:36 AM By: GJK File: P:\S\SEA\00000016\040CAD\DEC\PREL\PLATS\SEAV0016.dwg

EAGLEMONT PHASE IIIC by POLYIELD SUMMIT LLC

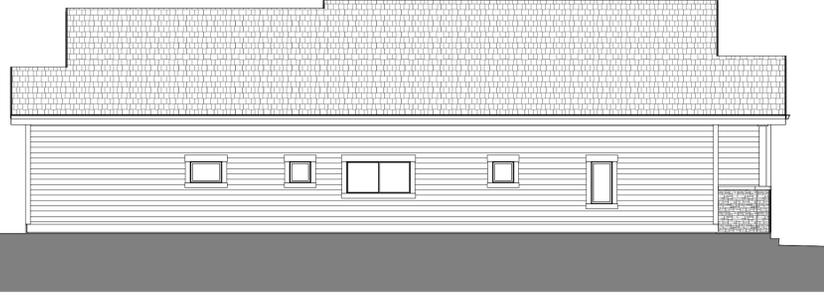
HOUSE DESIGN 1



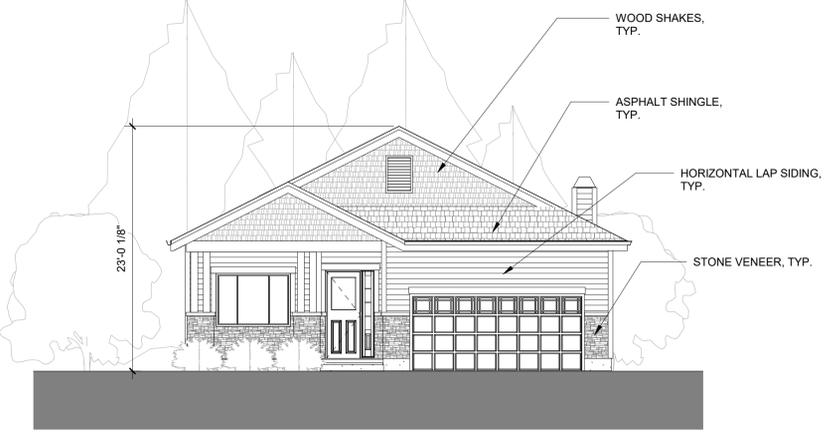
REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



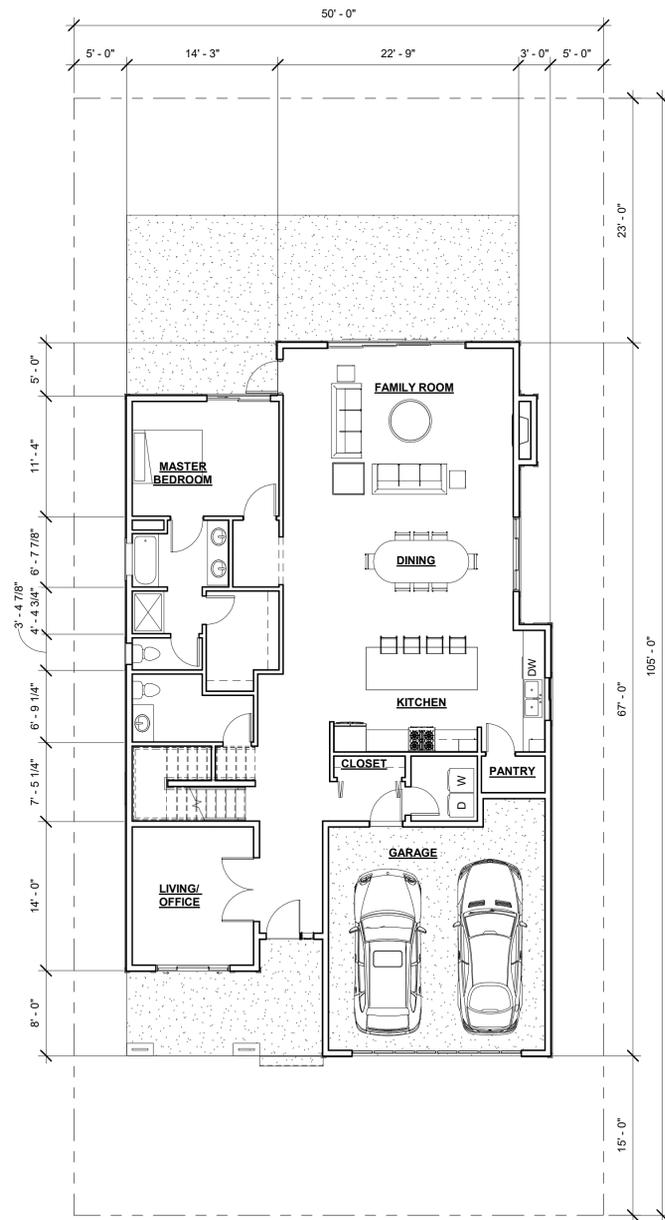
FRONT ELEVATION

HOUSE DESIGN 1
 3 Bedrooms | 2 Baths | 2-Car Garage

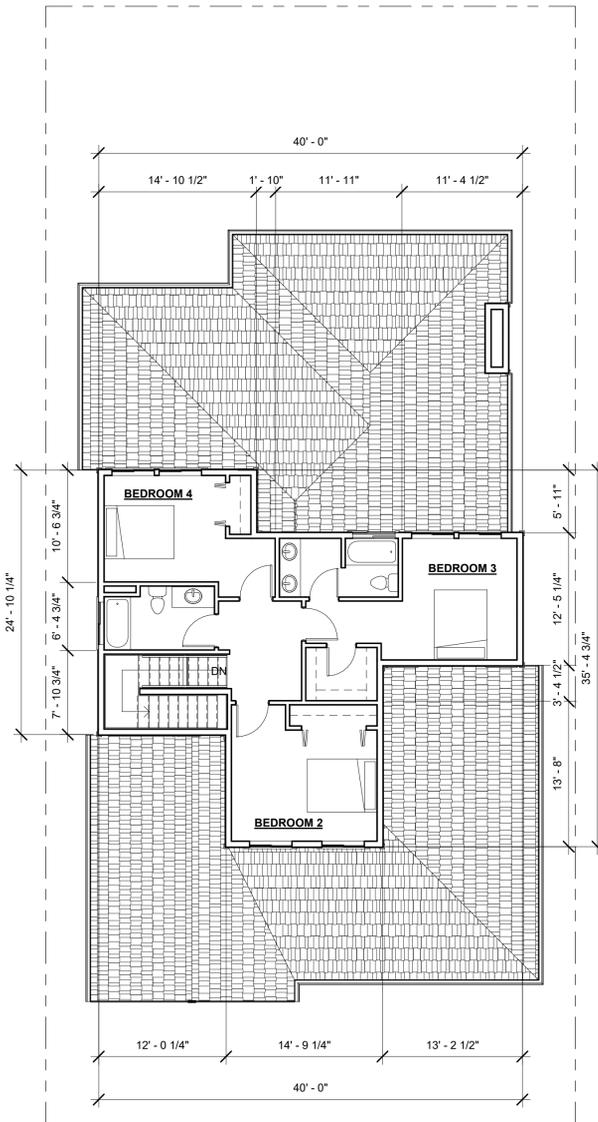
Floor Area: 1,994 SF
 Garage: 482 SF

EAGLEMONT PHASE IIIC by POLYIELD SUMMIT LLC

HOUSE DESIGN 2



1ST FLOOR PLAN



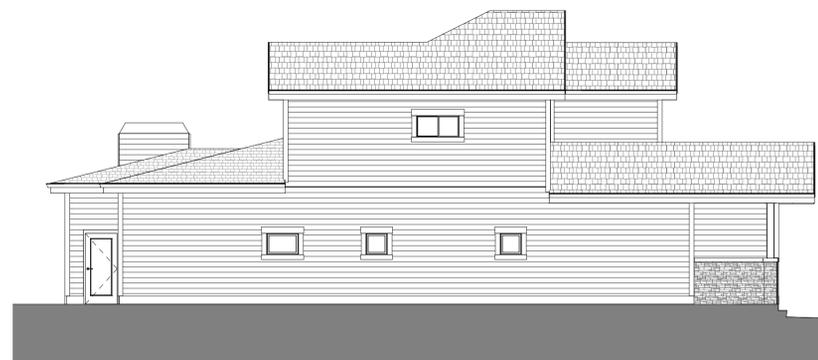
2ND FLOOR PLAN



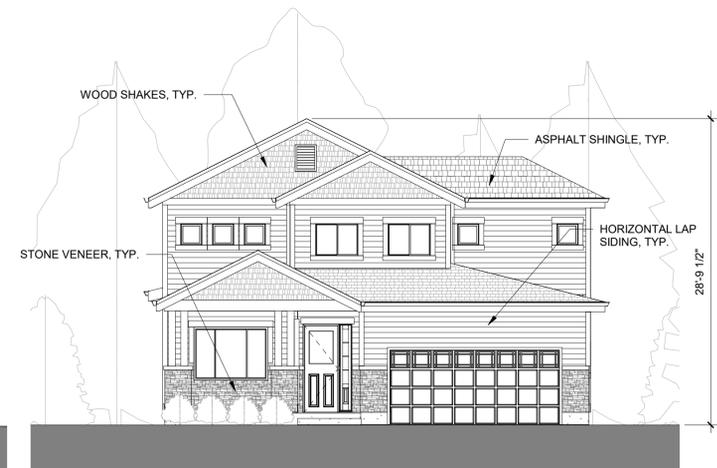
REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

HOUSE DESIGN 4

4 Bedrooms | 3 1/2 Baths | 2-Car Garage

1st Floor Area: 1,891 SF

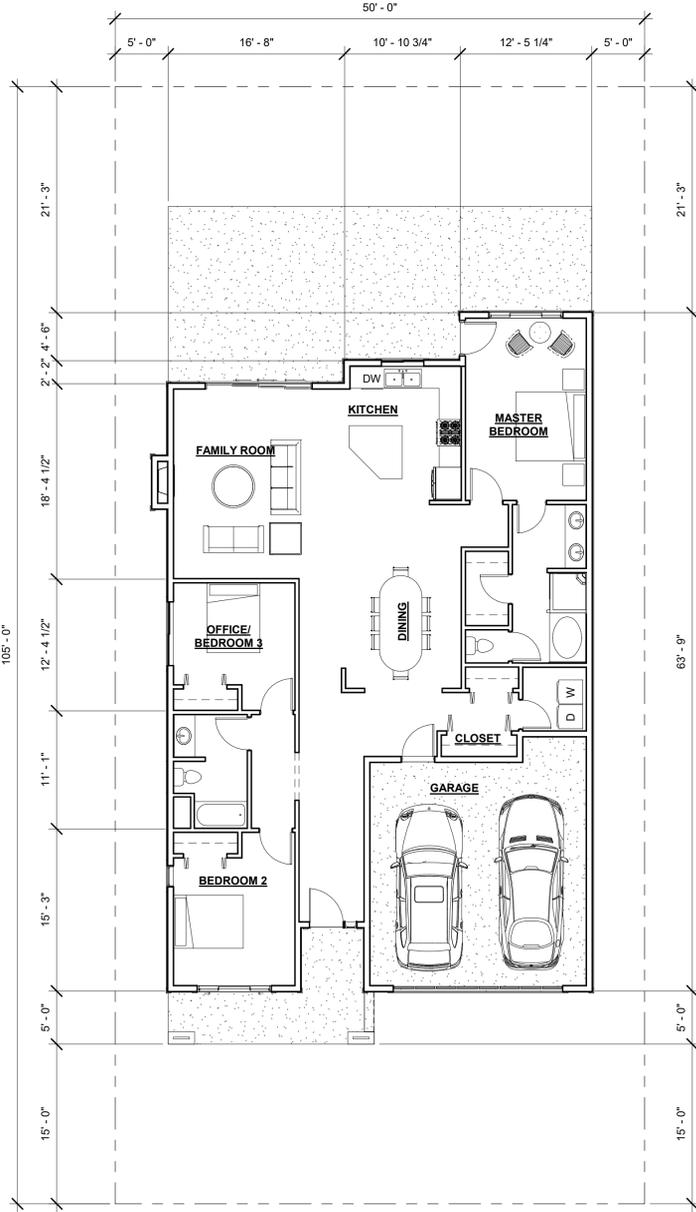
2nd Floor Area: 824 SF

Total: 2,715 SF

Garage: 482 SF

EAGLEMONT PHASE IIIC by POLYIELD SUMMIT LLC

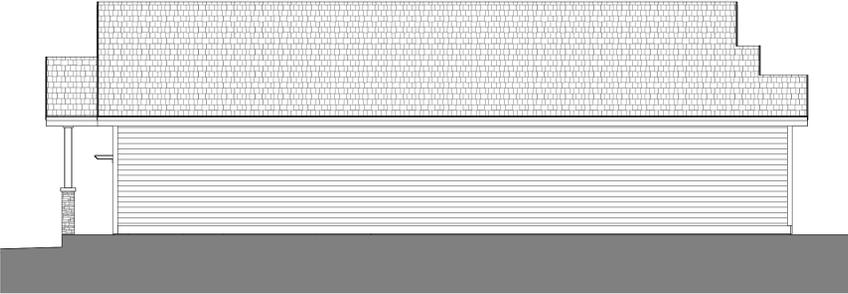
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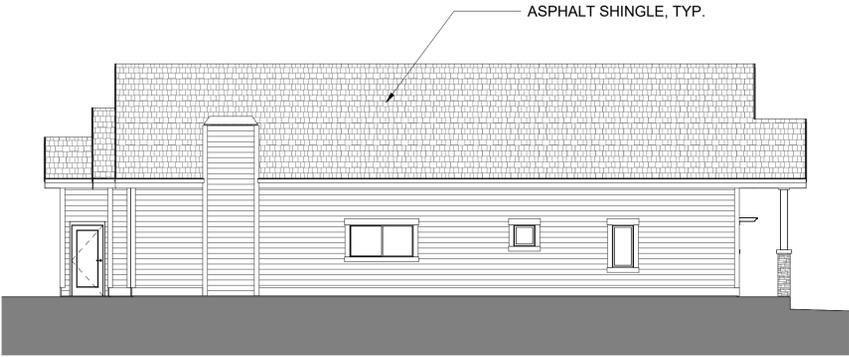
FLOOR PLAN



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



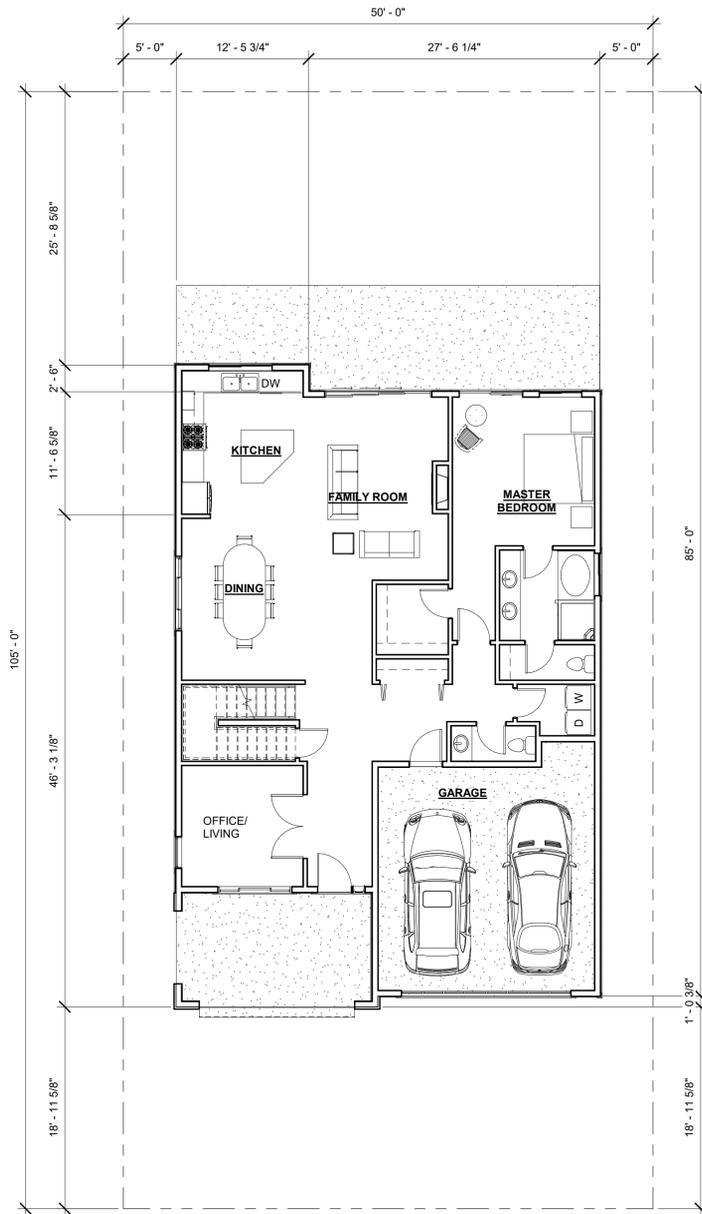
FRONT ELEVATION

HOUSE DESIGN 3
Single Story | 3 Bedrooms | 2 Baths | 2-Car Garage

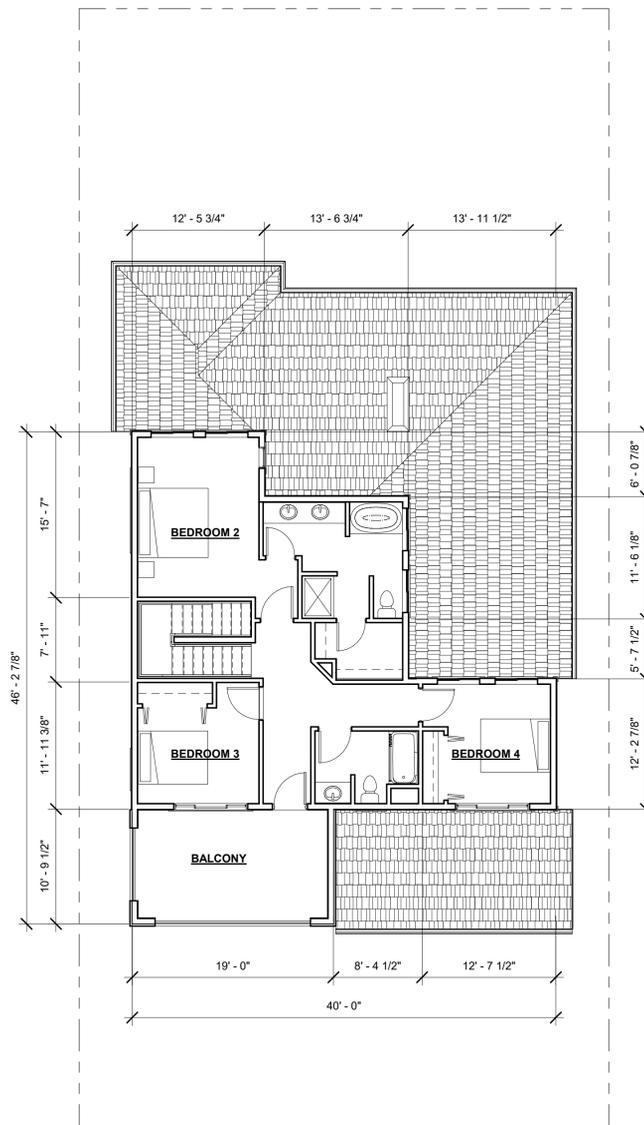
Floor Area: 1,881 SF
Garage: 480 SF

EAGLEMONT PHASE IIIC by POLYIELD SUMMIT LLC

HOUSE DESIGN 4



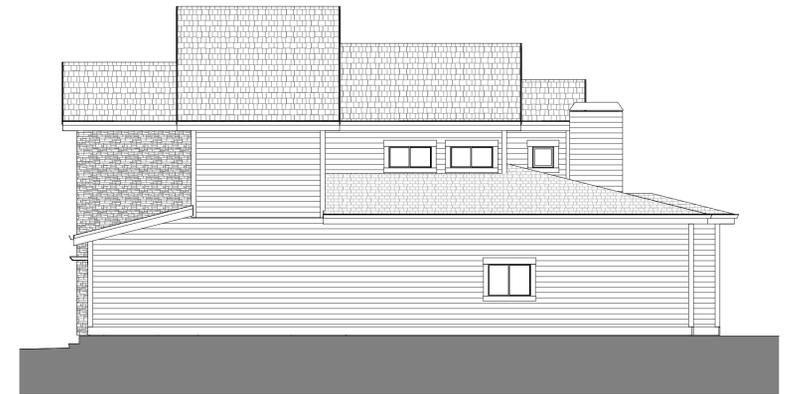
FIRST FLOOR PLAN



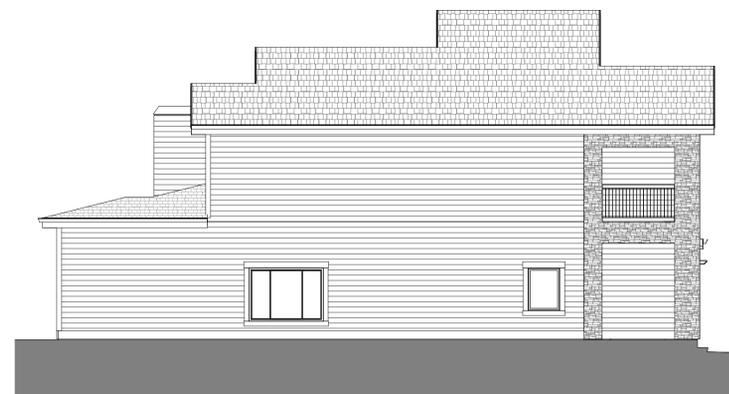
SECOND FLOOR PLAN



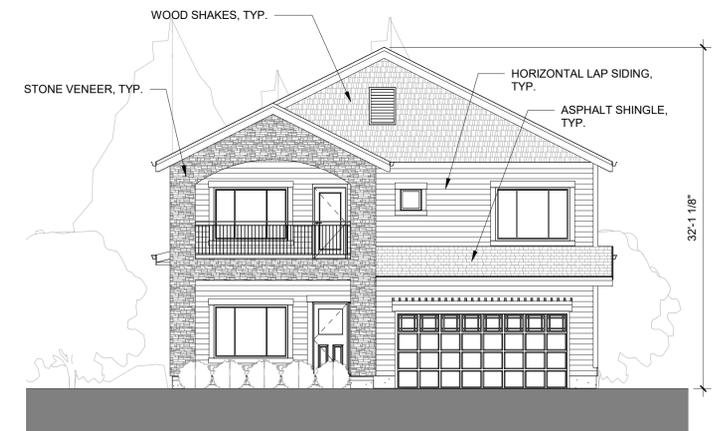
REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

HOUSE DESIGN 4

4 Bedrooms | 3 1/2 Baths | 2-Car Garage

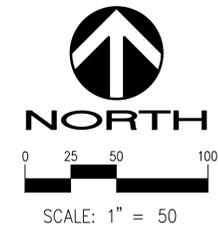
1st Floor Area : 1,643 SF

2nd Floor Area : 927 SF

Total : 2,570 SF

Garage: 480 SF

Plot Date: 7/19/2018 10:02 AM
 Save Date: 7/19/2018 10:01 AM
 By: April Coleman
 File: P:\SISEAN\000000016\0400C\ADIC\PREL-PLAT\SHEETS\CL-CP-001-SEA\0016.dwg



City of MOUNT VERNON

LAND CLEARING APPROVAL
MOUNT VERNON MUNICIPAL CODE (MVMC)
CHAPTER 15.18

This plan sheet is approved for land clearing activities in accordance with MVMC Chapter 15.18 only.

This plan sheet is not a permit approval; and it does not imply or convey permission to remove trees, complete grading, install utilities or other improvements or construct any item unless and until this plan sheet is accompanied by an approved permit expressly describing the work shown on this plan. The permit received for the improvements shown on this plan sheet shall be issued by City staff on a City form that is signed by the staff person authorized to sign such permits.

Compliance with all applicable laws is the responsibility of the professional whose name appears on this sheet, the landowner, and the developer completing this work. The City is not responsible for and does not authorize work that is required to comply with other portions of the MVMC, Federal, State, County or other local laws, permits or mandates.

This approval will expire two consecutive years from the date noted on the permit that is received for this work.

Land Use No.: _____ Approved By: _____
 Forest Tax Reporting Acct. No.: _____
 Date Signed: _____

DAVID EVANS AND ASSOCIATES INC.
 1620 W. Marine View Dr. Suite 200
 Everett Washington 98201
 Phone: 425.259.4099

LAND CLEARING PERMIT - EXISTING CONDITIONS
POLYIELD SUMMIT, LLC
EAGLEMONT-PHASE III-C
 CITY OF MOUNT VERNON
 WASHINGTON

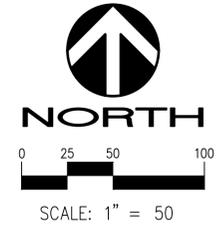
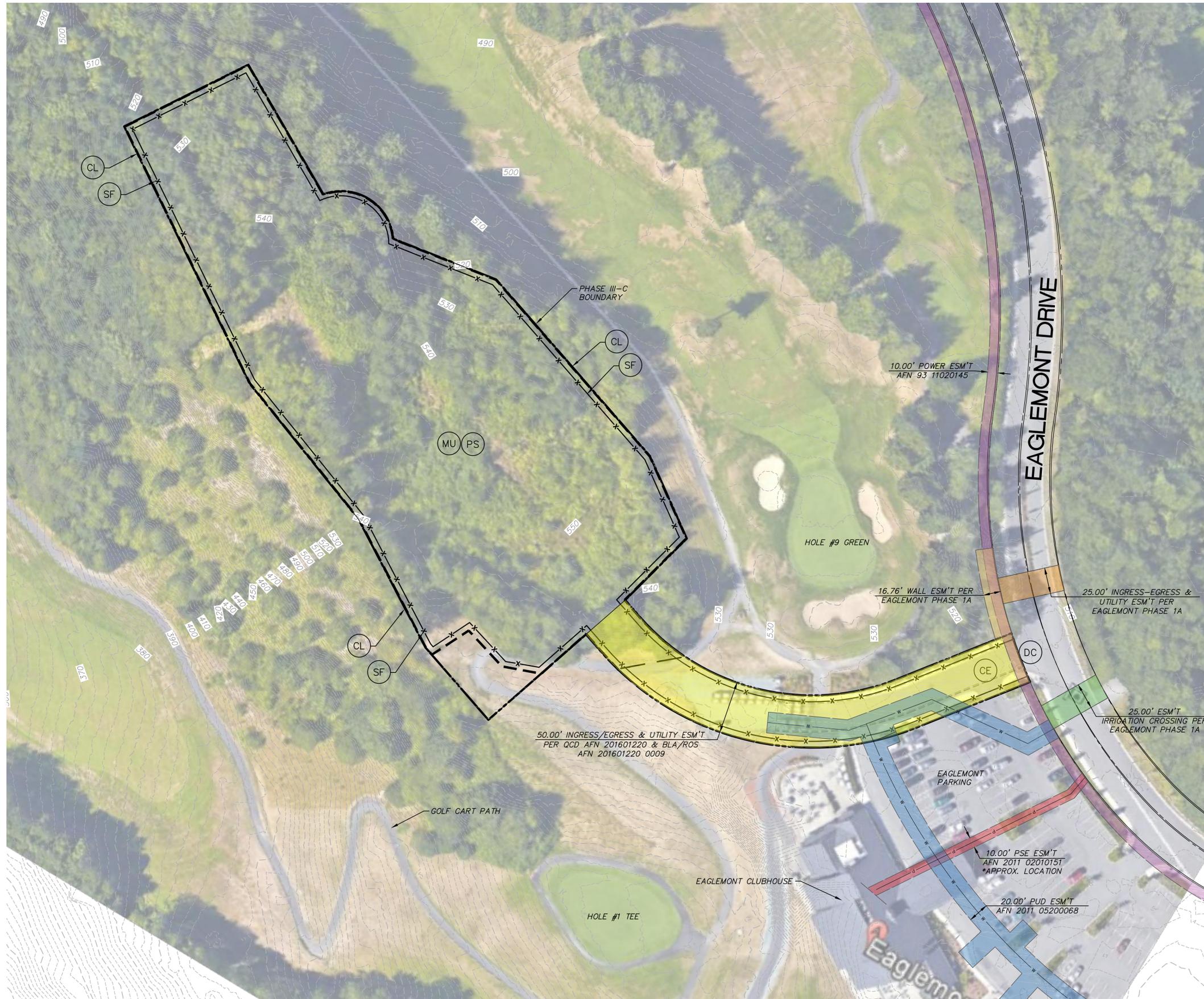
NO.	DATE	REVISION	BY	CHK



STAMP NOT VALID
 UNLESS SIGNED AND DATED

FIRST SUBMITTAL DATE:
 SCALE: HORIZ.: 1"=50' VERT.:
 PROJECT NO.
SEA V0000-0016
 SHEET NO.
CL-2
 OF 4

Plot Date: 7/19/2018 10:03 AM
 Save Date: 7/19/2018 10:01 AM
 By: April Coleman
 File: P:\SISEAN\00000016\0400C\AD\EC\PREL-PLAT\SHEETS\CL-CP-001-SEA\0016.dwg



SITE CLEARING

AREA TO BE CLEARED = 133,854 SF (3.07 ACRES)
 10 MARKETABLE TREES= 4,521 B.F.

NOTE

TREE PROTECTION FENCING SHALL BE PLACED ALONG THE PROPERTY LINE. IF A TREE IS LOCATED ON THE PROPERTY LINE OR WITHIN 3 FEET OF THE PROPERTY LINE, TREE PROTECTION FENCING SHALL BE PLACED INSIDE OF THE PROPERTY LINE ACCORDING TO DETAIL 07 ON SHEET CL4 OF 4. SILT FENCING SHALL BE PLACED IMMEDIATELY INSIDE OF THE PROPOSED TREE PROTECTION FENCING IN ORDER TO PREVENT SEDIMENT FROM EXITING THE SITE.

STANDARD PRACTICE CODING SYSTEM

CONTRACTOR TO INSTALL AND MAINTAIN ALL EROSION CONTROL BMP'S AS SHOWN ON THIS PLAN IN ACCORDANCE WITH DEPARTMENT OF ECOLOGY STORMWATER POLLUTION PREVENTION REQUIREMENTS SUMMARIZED ON SHEET C4. IF BMP INSTALLATION AND MAINTENANCE IS INADEQUATE TO MEET THESE REQUIREMENTS CONTRACTOR TO PROVIDE ADDITIONAL BMP'S AT NO ADDITIONAL COST TO OWNER.

CODE	BMPs
CE	STABILIZED CONSTRUCTION ENTRANCE/EXIT (D.O.E. BMP C105)
CL	CLEARING LIMITS FENCING PER "TREE PROTECTION FENCING" DETAIL 07 ON SHEET CL4 OF 4
DC	DUST CONTROL (D.O.E. BMP C140)
MU	MULCH (D.O.E. BMP C121)
PS	TEMPORARY & PERMANENT SEEDING (D.O.E. BMP C120)
SF	TEMPORARY SILT FENCE (D.O.E. BMP C233)
VEG	PRESERVING NATURAL VEGETATION (D.O.E. BMP C101)



**LAND CLEARING APPROVAL
 MOUNT VERNON MUNICIPAL CODE (MVMC)
 CHAPTER 15.18**

This plan sheet is approved for land clearing activities in accordance with MVMC Chapter 15.18 only.

This plan sheet is not a permit approval; and it does not imply or convey permission to remove trees, complete grading, install utilities or other improvements or construct any item unless and until this plan sheet is accompanied by an approved permit expressly describing the work shown on this plan. The permit received for the improvements shown on this plan sheet shall be issued by City staff on a City form that is signed by the staff person authorized to sign such permits.

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This approval will expire two consecutive years from the date noted on the permit that is received for this work.

Land Use No.: _____ Approved By: _____
 Forest Tax Reporting Acct. No.: _____
 Date Signed: _____

REVIEWED BY:	DATE:	BY:	CHK:
NO.	DATE	REVISION	

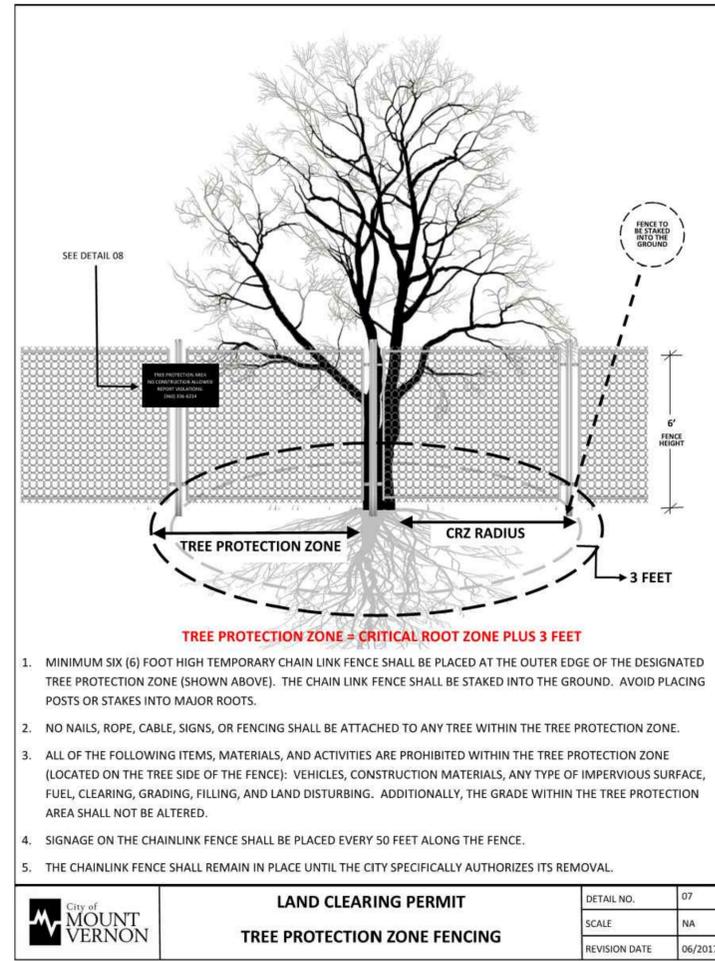
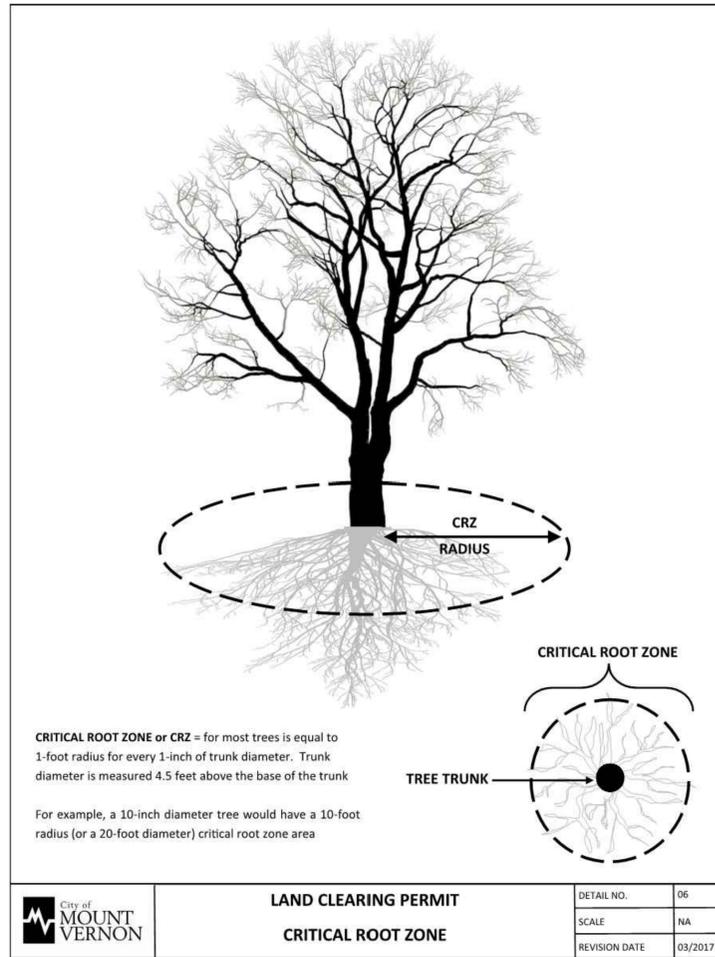


STAMP NOT VALID
 UNLESS SIGNED AND DATED

FIRST SUBMITTAL DATE:
 SCALE: HORIZ.: 1" = 50' VERT.:

PROJECT NO.
SEA V0000-0016

SHEET NO.
CL-3
 OF 4



TREE PROTECTION AREA NO CONSTRUCTION ALLOWED REPORT VIOLATIONS: (360) 336-6214

- EXAMPLE SIGN WORDING SHOWN HEREON. CITY WILL PROVIDE WORDING TO BE PLACED ON SIGNS THROUGH THE PERMIT APPROVAL PROCESS. MONETARY FINES BASED ON THE APPRAISED DOLLAR VALUE OF THE RETAINED TREES MAY ALSO BE REQUIRED TO BE PLACED ON THESE SIGNS.
- APPLICANT IS RESPONSIBLE FOR ORDERING AND INSTALLING ALL SIGNAGE.
- SIGN SIZE SHALL BE A MINIMUM OF 18-INCHES BY 24-INCHES BUT COULD BE REQUIRED TO BE LARGER DEPENDING ON SITE SPECIFIC CIRCUMSTANCES.

City of MOUNT VERNON	LAND CLEARING PERMIT	DETAIL NO.	08
	TREE PROTECTION ZONE SIGNAGE	SCALE	NA
		REVISION DATE	06/2017

LAND CLEARING PERMIT STANDARD NOTES

- ALL CLEARING AND TREE REMOVAL ACTIVITIES SHALL CONFORM TO APPLICABLE REGULATIONS OF THE MOUNT VERNON MUNICIPAL CODE.
- ALL CLEARING ACTIVITIES SHALL BE CONDUCTED SO AS TO MINIMIZE IMPACTS TO FORESTED AREAS, SURFACE WATERS, CRITICAL AREAS, GROUNDWATER RECHARGE, ADJACENT PROPERTIES, AND NATURAL FEATURES.
- ALL DEBRIS STORAGE AND HANDLING RESULTING FROM CLEARING SHALL OCCUR WITHIN THE RIGHT-OF-WAY SO AS TO AVOID DAMAGE TO THE ADJACENT LAND. NO DEBRIS SHALL BE STORED FOR MORE THAN ONE YEAR FROM THE TIME OF COMPLETION OF THE CLEARING ACTIVITY.
- SLASH FROM CLEARING SHALL BE CHIPPED AND USED IN NATIVE VEGETATION AREAS ON THE SITE WITHIN ONE YEAR OF THE CLEARING ACTIVITY.
- PRIOR TO INITIATING ANY CLEARING ACTIVITIES ON THE SITE, TREES TO BE PROTECTED AND PRESERVED SHALL BE PROTECTED FROM POTENTIALLY DAMAGING ACTIVITIES AS FOLLOWS UNLESS OTHERWISE SPECIFICALLY APPROVED, IN WRITING, BY THE CITY OF MOUNT VERNON:
 - TREE PROTECTION ZONE SHOWN IN DETAIL NOS. 6 AND 7 SHALL BE IDENTIFIED AND STAKED. THE APPLICANT SHALL CALL THE CITY TO INSPECT THE TREE PROTECTION ZONE AREA.
 - PRIOR TO THE START OF ANY CLEARING ACTIVITIES, THREE INCHES OF COMPOSTED WOOD CHIPS SHALL BE PLACED OVER THE CRITICAL ROOT ZONE OF THE TREES TO BE RETAINED. THE PURPOSE OF THIS IS TO RETAIN MOISTURE, INCREASE ORGANIC MATTER, AND VISUALLY ESTABLISH THE CRITICAL ROOT ZONE.
 - A PROTECTIVE FENCE AS SHOWN IN DETAIL NO. 07 SHALL BE PLACED AROUND THE TREE PROTECTION AREAS. THE APPLICANT SHALL CALL FOR AN INSPECTION OF THE FENCE ONCE IT IS INSTALLED.
- UTILITY TRENCHES SHALL BE LOCATED OUTSIDE OF THE TREE PROTECTION AREA. BORING OR TUNNELING UNDER THE CRITICAL ROOT ZONE MAY BE CONSIDERED AN ALTERNATIVE BUT SHALL REQUIRE ADVANCED WRITTEN APPROVAL FROM THE CITY.
- SILT FENCES INSTALLED WITHIN THE CRITICAL ROOT ZONE OF A TREE TO BE RETAINED SHALL BE FOLDED OVER AND PLACED FLAT ON THE GROUND VERSUS BURIED IN A TRENCH. THE FLAT PORTION OF THE SILT FENCE SHALL BE COVERED WITH GRAVEL OR SOIL OR ANCHORAGE.
- PROJECTS SHALL BE PHASED TO THE MAXIMUM DEGREE PRACTICAL TO ACCOUNT FOR SEASONAL LIMITATIONS, TO REDUCE AREAS OF EXPOSED SOILS, AND TO AID IN THE STABILIZATION OF DISTURBED AREAS.
- DUST FROM CLEARING ACTIVITIES SHALL BE MINIMIZED AT ALL TIMES. IMPERVIOUS SURFACES ON OR NEAR THE CONSTRUCTION AREA SHALL BE SWEEPED, VACUUMED, OR OTHERWISE MAINTAINED TO SUPPRESS DUST ENTRAINMENT. ANY DUST SUPPRESSANTS USED SHALL BE APPROVED BY THE DIRECTOR OR DESIGNEE. PETROCHEMICAL DUST SUPPRESSANTS ARE PROHIBITED. WATERING THE SITE TO SUPPRESS DUST IS ALSO PROHIBITED UNLESS IT CAN BE DONE IN A WAY THAT KEEPS SEDIMENT OUT OF DRAINAGE SYSTEM(S).
- NATIVE SOIL (DUFF AND TOPSOIL) SHALL BE STOCKPILED AND REAPPLIED TO CLEARED AREAS.
- NO LAND CLEARING SHALL BE CONDUCTED IN A CRITICAL AREA OR ASSOCIATED BUFFER.
- AERIAL APPLICATION OF CHEMICALS IS PROHIBITED WITHIN THE CITY OF MOUNT VERNON.
- ALL CLEARING ACTIVITIES SHALL BE CONDUCTED IN A MANNER SO AS TO MINIMIZE POTENTIAL FOR ADVERSE EFFECTS ON ADJACENT PROPERTIES.

LAND CLEARING APPROVAL
MOUNT VERNON MUNICIPAL CODE (MVMC)
CHAPTER 15.18

This plan sheet is approved for land clearing activities in accordance with MVMC Chapter 15.18 only.

This plan sheet is not a permit approval; and it does not imply or convey permission to remove trees, complete grading, install utilities or other improvements or construct any item unless and until this plan sheet is accompanied by an approved permit expressly describing the work shown on this plan. The permit received for the improvements shown on this plan sheet shall be issued by City staff on a City form that is signed by the staff person authorized to sign such permits.

Compliance with all applicable laws is the responsibility of the professional whose name appears on this sheet, the landowner, and the developer completing this work. The City is not responsible for and does not authorize work that is required to comply with other portions of the MVMC, Federal, State, County or other local laws, permits or mandates.

This approval will expire two consecutive years from the date noted on the permit that is received for this work.

Land Use No.: _____ Approved By: _____

Forest Tax Reporting Acct. No.: _____

Date Signed: _____

DATE:	BY: CK
REVIEWED BY:	REVISION
NO.	DATE
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Plot Date: 7/19/2018 10:03 AM
Save Date: 7/19/2018 10:01 AM
By: April Coleman
File: P:\S\SEA\000000016\0400CAD\DECIPREL-PLAT\SHEET\SECL-CP-001-SEA\0016.dwg