ANACORTES PLANNING COMMISSION

June 13, 2018

Municipal Building Council Chambers

6th Street and "Q" Avenue

AGENDA

6 P.M.

VIEW PACKET MATERIALS HERE

1. **Roll Call**
2. **Minutes of April 25, 2018 & May 9, 2018 will be distributed at a later date**
3. **Correspondence**
4. **Old Business**
5. **New Business**
   a. **Public Meeting**: Final Plat Approval, Phase V of the Rock Ridge South Subdivision
   b. **Public Meeting**: Final PUD /Plat Approval, Haddon Road PUD

The City of Anacortes encourages people with disabilities to participate in public meetings. For assistance with special needs, please contact the City Clerk at 360-299-1960 in advance of the meeting.

Planning Commission Agenda Bill

Meeting Date: 6/13/2018 **Agenda Item**:

Subject: Final Plat Approval, Phase V of the Rock Ridge South Subdivision

Staff Contact: Kevin Cricchio, AICP, WPIT, Associate Planner

Approved for Submittal to Commission by	
X	Don Measamer, Director

Action Type	
	Public Hearing
X	Discussion
X	Possible Action
X	Public Meeting

Summary & Background:
The City of Anacortes' Planning, Community, & Economic Development Department recently received a request for final plat approval concerning Phase V of the Rock Ridge South subdivision. Rock Ridge South is a 5 phase, 88-lot subdivision located on 31.18 acres. To date, four (4) of the five (5) phases of the Rock Ridge South subdivision have been final platted with phase five remaining consisting of 19 lots –before you tonight. The subject property (Parcel #: P133961) is generally located between Antone Way and Berentson Court, Anacortes, Washington and lies within a portion of Section 26; Township 35 North; Range 01 East; Willamette Meridian.

On October 16, 2017, the applicant applied for a modification to Phase 5 of the Rock Ridge South subdivision to permit the movement of a few interior lots lines making lots 16-19 larger in size and eliminating a proposed cul-de-sac. The Planning, Public Works, Water, and Fire Departments reviewed this request and approved the proposed modification.

Both the Planning and Public Works Departments have reviewed the application material submitted for final plat and have verified that all conditions of preliminary plat approval have been met. Additionally, both the Planning & Public Works Departments have performed several inspections in recent days and have verified that all required improvements are now in.

According to Anacortes Municipal Code 16.16.020(B)(4), the Planning Commission reviews final plats as to whether or not substantial compliance with all terms and conditions of preliminary plat approval have been met and makes a recommendation of approval or disapproval to City Council. Accordingly, the Planning Commission will conduct a public meeting at **6:00 PM on June 13, 2018**, in order to make a recommendation of approval or disapproval to City Council concerning the final plat request of Phase V of the Rock Ridge South subdivision.

ROCK RIDGE SOUTH SUBDIVISION:	# OF LOTS INVOLVED:
PHASE #1	22 Lots
PHASE #2	16 Lots
PHASE #3	18 Lots
PHASE #4	13 Lots
SUBTOTAL:	**69 LOTS**
PROPOSED PHASE 5	19 Lots
TOTAL:	**88 LOTS**
TOTAL # OF LOTS PERMITTED PER APPROVED PRELIMINARY PLAT	**88 LOTS**

Recommended Motion:

I move that the Planning Commission make a motion to recommend approval to the City Council concerning Phase V of the Rock Ridge South subdivision.

Attachments:

Exhibit #01, City Council's Signed Findings of Fact, Conclusions of Law, & Decision (Click Here)

Exhibit #02, GIS Map & Assessors Info (Click Here)

Exhibit #03, Master Permit Application, Narrative, Compliance with Findings of Fact, Engineer of Record, Streetlight Plan & Authorization, Mailbox Receipt & Post Master Approval, Cranberry Lake Monitoring Summary (Click Here)

Exhibit #04, Landscape Plan (Click Here)

Exhibit #05, Public Works Department Maintenance Bonding Letter (Click Here)

Exhibit #06, Applicant's Maintenance Bond (Click Here)

Exhibit #07, Public Works Department Recommendation & Deficiency List (Click Here)

Exhibit #08, Other Comments from Departments/ Agencies of Jurisdiction (Click Here)

Exhibit #09, Preliminary Plat Map & Proposed Phasing (Click Here)

Exhibit #10, Actual Phasing Map of Plat Constructed (Click Here)

Exhibit #11, Recorded Plats Maps, Phases 1-4 of the Rock Ridge South Subdivision (Click Here)

Exhibit #12, Site Visit Photos Taken (Click Here)

Exhibit #13, Phase V, Rock Ridge South Plat Map (Click Here)

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EXHIBIT #01:

CITY COUNCIL'S SIGNED FINDINGS OF FACT, CONCLUSIONS OF LAW, & DECISION

FINDINGS OF FACT AND CONCLUSIONS OF LAW AND DECISION THEREON

ON ROCK RIDGE LLC'S PROPOSAL FOR

THE PRELIMINARY PLAT OF ROCK RIDGE SOUTH

(Replat of a Portion of Tuttle & Buckley's Plat of Anacortes)

Final

FINDINGS OF FACT

1.0 General Background

1.1 Pursuant to Chapter 16.12 of the City of Anacortes Subdivision Ordinance the City of Planning Director reviewed plans and basic site information on the proposed Preliminary Plat of Rock Ridge South, a residential subdivision.

1.1.1 Rock Ridge South is a five-phase, 88 lot subdivision located on 31.18 acres, generally located at West 12th Street and West "K" Avenue, a portion of Section 26, Township 35 North, Range 1 East, Anacortes, Skagit County. The project site is located in the existing Tuttle & Buckley's Plat of Anacortes.

1.2 The applicant was informally advised as to changes sought by City staff in order to bring the proposal closer to general development objectives and City policies in the area.

1.2.1 The City staff's Planning Coordinating Committee reviewed the preliminary application and on November 12, 2003 and February 10, 2004 and recommended approval subject to the conditions set-out below.

1.3 The formal preliminary application submitted to the City Planning Department was accompanied by the following written documents:

(a) Chicago Title Guarantee: **Exhibit 1**
(b) List of property owners within 300' (on file) **Exhibit 2**
(c) Assessor's Map (on file) **Exhibit 3**
(d) Map showing water meter locations (on file) **Exhibit 4**
(e) Geologic Hazards, Preliminary Geotechnical Engineering and Initial Hydrogeology Report – Associated Earth Sciences, October 15, 1996 (February 2003 letter update) **Exhibit 5**
(f) Preliminary Drainage Report 9/30/03 Ostergaard (some drawings on file) **Exhibit 6**
(g) February 25, 2003 wetland delineation – The Watershed Company **Exhibit 7**
(h) January 12, 2004 Beaver Habitat Evaluation – Cantrell & Associates **Exhibit 8**
(i) January 12, 2004 Wetland Rating Analysis – Cantrell & Associates **Exhibit 9**
(j) January 28, 2004 Wetland buffer averaging detail **Exhibit 10**

(k) February 17, 2004 letter from ATSI – wetland, wetland buffers, and encroachment issues from 23rd through 30th streets along "A" and "B" Avenues and wetland and detention pond on West 8th St. **Exhibit 11**

(l) February 17, 2004 letter from Lang Associates, Inc. re: Rock Ridge South – Traffic Issues **Exhibit 12**

(m) Map – elevations (on file) **Exhibit 13**

(n) Drawing – February 12, 2004 letter from Summit Engineers – plat modifications – sketch attached **Exhibit 14**

(o) February 5, 2004 letter from Rock Ridge – request for phasing **Exhibit 15**

(p) Drawing **Exhibit 16**

1.3.1 Applicant:
Rock Ridge LLC
3307 H Avenue
Anacortes, WA 98221
Anthony Malo, Jr. 369-299-0408

Contact Person
Nelsen Development Group
14205 SE 36th St. # 100
Bellevue, WA 98006
Wayne Nelsen 425-519-3656

1.4 The City Planning Director has determined that the preliminary development plan plat application included the following:

-The preliminary plat application fee required by the City Fee Ordinance.

-A plat map prepared by a registered land surveyor showing the following:

(A) The name of the proposed plat

(B) True north point

(C) Horizontal scale acceptable to the City Engineer for street and sewer profiles

(D) Names of subdivider(s) and drafter

(E) Legal description and accurate lines to scale showing the parcel to be subdivided, the block lines, and the lot lines.

(F) Numbers assigned to each block and lot and dimensions of each lot and dimensions and square footage of each lot.

(G) Existing monuments of record and monuments as required.

(H) Location, width, and names of all existing and proposed streets or other public ways within or adjacent to the proposed development and other important features, such as permanent buildings, water courses, power lines, telephone lines, railroad lines, municipal boundaries, township lines, and section lines.

(I) Location and pipe sizes, of all existing sewers, water mains, culverts, electrical conduits, telephone conduits and other underground installations within the tract and immediately adjacent thereto.

(J) Contours with intervals of 5 feet or less referenced to either the United States Coast and Geodetic Survey datum, the City of Anacortes Datum or such other datum acceptable to the City Engineer. Note on plat which one is used.

General information shall be provided relative to:

(K) Location, names and tentative grades of streets.

(L) Areas proposed to be dedicated or reserved for school, park, playground, open space or aesthetic uses.

(M) Locations and tentative sizes of proposed water distribution system, proposed sanitary sewer system and proposed storm drain system.

(N) A general tree clearing plan indicating site vegetation to be removed.

(O) Plantings required for buffering, screening, or soil erosion protection.

-The preliminary plat sheet that includes:

(A) Vicinity sketch at the scale of 50 feet or less to the inch which shall show all adjacent subdivisions, streets, tract lines of acreage parcels, with the names of owners or record of such parcels. It shall show how the streets and alleys in the proposed subdivisions may connect with existing and proposed streets and alleys in neighboring subdivisions or unplatted property to produce the most advantageous development of the entire neighborhood.

(B) County Assessor's or County Engineer's map showing the parcel numbers and current assessed owners of the land included in the preliminary plat and of all parcels of land within 300 feet thereof.

(C) Names and addresses of the fee simple owners of all land within 300 feet of the perimeter of the preliminary plat.

(D) Names, addresses and telephone numbers of the contact persons for the preliminary plat and their interest in the land included in the preliminary plat.

(E) Title report showing all persons having an interest in the land included in the plat and in the land over which any easements are proposed to serve the plat.

(F) A copy of the proposed private restrictions and covenants to be included in the deeds to the lots.

(G) A copy of the Environmental Checklist, Impact Statement or other documents prepared pursuant to the City SEPA Ordinance. If an EIS is required the Draft EIS shall be distributed at least fifteen (15) days prior to any hearing on the proposal.

(H) Such other information as the Administrator deems necessary for an adequate review of the public use and interest to be served by the plat."

Anacortes Subdivision Ord. Section 16.12.010

1.5 After reviewing the preliminary plat, the Planning Director determined that the proposed development (as conditioned below) meets the requirements of Subdivision Ordinance Section 16.12.010.

1.5.1 Written staff comments were received and incorporated into these Findings as follows: An application for Preliminary Plat approval for a 90-lot residential development was submitted on September 28, 2000; the application lapsed and a revised application was submitted on October 8, 2003 and distributed to City staff requesting that the Planning Department be notified of any additional information needed to evaluate the application. In a

November 14, 2003 memorandum the Design Review Group sought additional information regarding, in part: a proposal for the City-owned property located within the plat; habitat evaluation of wetlands D and E with regard to existing beaver population; a landscape plan; hydro-geologic study; trail access; down stream sanitary sewer analysis; and water pump station information **(Exhibit 17)**. The applicant submitted a January 12, 2004 letter **(Exhibit 18)** in response. The applicant also addressed a proposal for property exchange and acquisition with a December 8, 2003 document **(Exhibit 19)**. City staff submitted suggested NGPE language and proposed conditions in a February 11, 2004 memorandum **(Exhibit 20)**. With the receipt of the additional information the application was determined to be complete and an Open Record Public Hearing was scheduled for March 10, 2004 and March 24, 2004. The applicant was so notified. Additionally, a site visit was held on the afternoon of March 24, 2004. The Open Record Public Hearings were held and testimony taken. The matter was continued to March 31, 2004 for deliberation and action.

Proposed conditions 1-39 are basically standard conditions tailored to this project. It is noted that additional issues will be addressed in City staff's review of the Building Permit Application that will follow on from approval, if granted, of this application.

1.6 As the application was determined to be complete, it was processed and an Open Record Public Hearing was scheduled for the Planning Commission on March 10, 2004 and March 24, 2004. Notice of such hearing was in accordance with Section 16.12.020 of the City Subdivision Ordinance, and as detailed in Section 5.0 below.

1.7 The proposed Preliminary Plat is to be constructed in an area designated in the City of Anacortes Comprehensive Land Use Plan as R 2.

1.8 The proposed Preliminary Plat is to be constructed in an area designated in the City of Anacortes Zoning Ordinance as R 2. Single family homes are permitted in this zone.

2.0 Description of the Project

2.1 The applicant is proposing a 90-unit single-family residential development on 31.18 acres utilizing Chapter 16.12 of the City of Anacortes Subdivision Ordinance, entitled "Preliminary Plats for Standard Subdivision".

2.2 The smallest lot is 7,503 square feet and the largest is 18,767 square feet. The minimum lot size in the R 2 zone is 7,500 square feet. The property is surrounded on three sides by R 2 zoning with Public zoning to the south.

3.0 Consideration of Alternatives

3.1 The applicant considered and rejected alternative layouts.

3.2 On April 19, 2004 the City Council held a Closed Record Meeting the to review the Panning Commission recommendation to approve the Rock Ridge South preliminary plat subject to 39 conditions. Two appeals were filed. The applicant submitted a revised Phase V site plan as an appeal attachment. With this new information the City Council remanded the following Phase V issues to the Planning Commission for a May 26, 2004 Public Hearing: (1) Rock Ridge LLC buffer proposal; (2) Bowman right-of-way access; and (3) pathway locations.

4.0 State Environmental Policy Act

4.1 A Mitigated Declaration of Nonsignificance (hereinafter MDNS") was issued for this project on February 5, 2004 by the City of Anacortes, the SEPA lead agency. **(Exhibit 21 – includes SEPA Checklist)**

4.2 This lead agency determined that the Rock Ridge South proposal does not have a probable significant adverse impact on the environment **provided** that the conditions set-out below are satisfied. Accordingly, an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

1. **A 30-foot Native Growth Protection Easement shall be established adjacent to the City Forest Lands.**
2. **The pre-development flow to wetlands "D" and "E" shall be maintained post development.**
3. **The minimum wetland buffer for wetlands "D" and "E" of 25' is to be supplemented by an average buffer width that shall total 58' and by a 30' Native Growth Protection Easement on Lots 8-17 (Phase V) as shown on the preliminary landscaping plan.**
4. **Whether or not an agreement can be reached between the applicant and the City for fee simple property exchange (with additional consideration to the City), the four acres of wetland habitat adjacent to the ACFL (Tract B) shall be subject to a conservation easement administered by an established local based land trust.**
5. **The applicant memorializes its agreement that the City's traffic impact fee schedule shall apply in lieu of a site-specific traffic study and required off-site road improvements.**

4.3 The MDNS was made available for public comment on February 2, 2004, and mailed to the following agency with a deadline for public comment of February 27, 2004: State Department of Ecology and State Department of Fish and Wildlife.

4.3.1 Three letters of comment were received in response to this MDNS.

Exhibit 22: February 27, 2004 letter from Ross O. Barnes
Exhibit 23: February 26, 2004 letter from Friends of the Forest
Exhibit 24: February 27, 2004 letter from Evergreen Islands

4.4 The MDNS was published in the Anacortes American on February 11, 2004 again with a deadline for public comment of February 27, 2004.

4.5 The MDNS was posted on the project site.

5.0 Notice

5.1 The Anacortes Subdivision Ordinance contains public notice requirements for Preliminary Plat applications:

(1) When a preliminary plat meeting the requirements has been submitted, the Administrator shall establish the date and time for an Open Record Public Hearing before the Planning Commission on the preliminary plat which shall not be more than sixty days from the date of submission thereof and which shall coincide with a regular meeting of the Planning Commission.

(2) Following Planning Commission action, the Administrator shall schedule the preliminary plat for the City Council agenda for its next available meeting date in accordance with its rules and regulations.

(3) The City shall cause notice of the time, date, place and purpose of the Planning Commission Open Record Hearing and City Council Meeting at which the Council will decide the matter based on the Planning Commission's record. These notices shall include both a legal description and either a vicinity location sketch or a location description in non-legal language of the preliminary plat and shall be

(A) Published at least once in a newspaper of general circulation in the Anacortes area not less than 15 days prior to the hearing; and

(B) Posted in the lobby of Anacortes City Hall, and in a conspicuous manner upon the property included in the preliminary plat on or before the date of the newspaper publication required by this Subsection; and

(C) Mailed by "Registered return receipt requested" mail on or before the date of the newspaper publication required by this Subsection to:

(a) The Washington State Department of Transportation if the preliminary plat is located adjacent to the right-of-way of a state highway;

(b) The Board of County Commissioners of Skagit County if the preliminary plat is located adjacent to a boundary of the County.

(D) Mailed to property owners located within 300 feet of the boundaries of the preliminary plat.

(4) The Administrator shall transmit one copy of the preliminary plat and other related material to the City Engineer for consideration and submission of a written or oral report and recommendation for approval or disapproval.

Anacortes Subdivision Ordinance Section 16.12.020

5.2 On February 11, 2004, a Notice of Application, Notice of Open Record Public Hearing for March 10, 2004 and March 24, 2004, Notice of Completeness, and Mitigated Determination of Nonsignificance for the Preliminary Plat Permit Application were posted at the Anacortes City Hall and the Anacortes Post Office. The property was posted with both notices on February 12, 2004. All of the posting was done at least fifteen days in advance of the Open Record Public Hearing date.

5.3 On February 11, 2004 the Anacortes American published a copy of the notices. This publication took place more than fifteen days in advance of the hearing.

5.4 Because the public hearing involved a Preliminary Plat, copies of all notices were mailed to property owners within 300 feet of the exterior boundaries of the subject property on February 11, 2004.

5.5 An Open Record Public Hearing was held before the Anacortes Planning Commission on March 10, 2004 and March 24, 2004 and continued to March 31, 2004 for deliberation and action. A site visit was held on the afternoon of March 24, 2004. The Planning Commission made recommendation on the application to the City Council as follows: to recommend approval of Phases I-IV based on the Findings and Conclusions as set-out in this Report and subject to the conditions set-out on Pages 18-23, and denial of Phase V. A record of this action was sent to the City Council in the form of Minutes of the Planning Commission Meetings of March 10, 2004, March 24, 2004, and March 31, 2004 (**Exhibits 42-44**) together with transcripts of these meetings (**Exhibits 45-47**). Two appeals were filed. **(Exhibits 48 includes revised site plan and 49.**

5.5.1 The following exhibits were submitted to the Planning Commission prior to or at the March 10, 2004 Planning Commission meeting:

Exhibit 25: February 20, 2004 letter from Nelsen Development – park improvements
Exhibit 26: February 25, 2004 memorandum from Gary Robinson/Parks Department
Exhibit 27: February 27, 2004 letter from Nelsen Development Group – proposed park improvements
Exhibit 28: March 3, 2003 letter from Evergreen Islands
Exhibit 29: March 10, 2004 letter from Erik and Dulcie Bowman
Exhibit 30: March 10, 2004 letter from Laura Kilkelly
Exhibit 31: March 10, 2004 letter from Ross O. Barnes

5.5.2 The following exhibits were submitted to the Planning Commission prior to or at the March 24, 2004 Planning Commission meeting:

Exhibit 32: March 8, 2004 memorandum from Jim Irving, Engineering to Ian Munce, Planning re: Rock Ridge Pump Station
Exhibit 33: March 16, 2004 Memorandum from Gary Robinson re: water tank site
Exhibit 34: March 17, 2004 letter from Lang Associates in response to written and verbal comments during the March 10, 2004 public hearing
Exhibit 35: March 17, 2004 letter from Ross O. Barnes: re standards for evaluating and mitigating impacts to critical areas – Part II
Exhibit 36: March 18, 2004 letter from Evergreen Islands
Exhibit 37: March 24, 2004 letter from Rudy Gahler MD
Exhibit 38: March 24, 2004 letter from Julie White
Exhibit 38: March 24, 2004 letter from J. Robert Gordon, GeoEngineers
Exhibit 40: March 24, 2004 letter from Ross O. Barnes and overheads
Exhibit 41: March 24, 2004 letter from Rosemary A. Larson, Inslee, Best, Doezie & Ryder

5.6 The City Council held a public meeting for the Preliminary Plat application on April 19, 2004 pursuant to the Notices. At the conclusion of the meeting, the Anacortes City Council voted to remand Phase V of the Preliminary Plat application to the Planning Commission for a further Public Hearing and to stay the appeals subject to the Planning Commission recommendation on a revised Phase V.

5.6.1 No exhibits were submitted at the April 19, 2004 City Council Closed Record Meeting. Minutes for the April 19th meeting are **Exhibit 50**.

5.6.2 On May 26, 2004 the Planning Commission held a Public Hearing on the following Phase V issues: Rock Ridge LLC buffer proposal; Bowman right-of-way access; and pathway locations. The minutes and transcript of the May 26, 2004 Public Hearing are **Exhibits 51 and 52**.

5.6.3 The following exhibits were submitted at the May 26th meeting:

Exhibit 53: April 14, 2004 letter from Rudy Gahler
Exhibit 54: May 12, 2004 submittals from Rock Ridge LLV
Exhibit 55: May 19, 2004 memorandum from the Development Review Group
Exhibit 56: May 24, 2004 e-mail from Gary Robinson re: Rock Ridge South wetland buffer.
Exhibit 57: May 25, 2004 letter from Evergreen Islands re: remanded site plan
Exhibit 58 May 26, 2004 from Ross O. Barnes re: standards for evaluating and mitigating impacts to critical areas

5.6.4 At the conclusion of the Public Hearing the Planning Commission voted to recommend approval of Rock Ridge Phase V with the following additions: No clearing shall be done before a detailed phased clearing plan has been approved by the commission; detailed language covering the Bowman access be included as described, pathway locations are to be generally as shown, and the fencing language shall be included as requested by the Parks and Recreation Director. One appeal was filed **(Exhibit 59)**.

5.7 On June 14, 2004 the City Council reconvened the Closed Record Meeting for the Rock Ridge South Preliminary Plat to consider: Planning Commission recommendation on Phases 1-4; three appeals; Planning Commission recommendation on Phase V issues and one associated appeal. At the conclusion of the meeting the Council voted to approve the Rock Ridge South preliminary plat subject to the conditions outlined on pages 19-23, and to grant the appeals to the extent that the changes made to the conditions address the Evergreen Islands appeals, and to deny the appeals to the extent that the changes made to the conditions do not address the Evergreen Islands appeals.

5.7.2 The following exhibits were submitted at the June 14th meeting:

Exhibit 60: June 14, 2004 letter from Ross O. Barnes
Exhibit 61: June 14, 2004 letter from Margaret Studer, EI
Exhibit 62: June 14, 2004 letter from Tom Glade, EI

6.0 Zoning Ordinance

6.1 The City Zoning Map establishes zone boundaries and the City Zoning Ordinance establishes (1) the permitted use of land in the various zones and (2) development standards.

6.2 Rock Ridge South is proposed for a location within the R 2 (Residential Low Density) Zone.

6.2.1 Only single family homes are permitted in the R2 Zone.

6.2.2 Minimum lot size in the R2 Zone is 7,500 square feet. Zoning Ordinance Section 17.36.050.

6.2.3 Minimum set-back requirements in the R2 District are 20 feet from the front and rear property line and 5-foot minimum with a 15-foot total from the interior sides. Zoning Ordinance Section 17.36.060.

6.2.4 Maximum land coverage by buildings is 35% in the R2 District. Zoning Ordinance Section 17.36.080.

6.2.5 In the R2 District there shall be at least two off-street parking spaces per dwelling unit. Zoning Ordinance Section 17.36.100.

6.3 Rock Ridge South conforms in all respects to the Zoning Ordinance requirements of the R2 District. Specifically, only single family homes are proposed.

7.0 Subdivision Ordinance- Municipal Code Title 16

7.1 The City of Anacortes Subdivision Ordinance applies to this Preliminary Plat Application. The relevant sections of the Subdivision Ordinance as regards procedure are set-out in Sections 1 through 5 above. Other relevant sections of the Subdivision Ordinance are set forth below.

7.2 The City Subdivision Ordinance declares that its purpose is "to protect and provide for the public health, safety, and general welfare of the City, to guide the future growth and development of the City in accordance with the Comprehensive Plan, to provide for adequate light, air, and privacy, and to secure safety from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population, to protect the character and the social and economic stability of all parts of the City and to encourage the orderly and beneficial development of the community through appropriate growth management techniques, to protect and conserve the value of land throughout the City and the value of buildings and improvements upon the land to minimize the conflicts among the uses of land and buildings, to guide public and private policy and action in order to provide adequate and efficient transportation, water, sewage, schools, parks, playgrounds, recreation, and other public requirements and facilities, to provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the City, to establish reasonable standards of design and procedures for subdivisions and resubdivision, in order to further the orderly layout and use of land, and to ensure proper legal descriptions and monumenting of subdivided land, to ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed subdivision, to prevent the pollution of air, streams, and ponds, to preserve the natural beauty and topography, to provide for open spaces through the most efficient design and layout of the land, and to implement the regulatory reform act (1995)."

Anacortes Municipal Code Section 16.04.030

7.2.1 Rock Ridge South is consistent with this purpose.

7.3 (i) "The Planning Commission shall at their Open Record Public Hearing consider the preliminary plat, the environmental information developed pursuant to the SEPA Ordinance, the oral or written reports and recommendations submitted, and the other information and exhibits presented by interested persons and shall make advisory findings to report to the City Council relative to whether the preliminary plat:

(A) Conforms to the general purposes of the City Comprehensive Plan;

(B) Conforms to the City's planning standards and specifications of the Zoning Ordinance, this title and such other ordinance or resolutions as may be urged by interested parties to be applicable to the preliminary plat;

(C) Makes appropriate provisions for:

a. open spaces and landscaping;

b. stormwater retention, detention, and control

c. streets, alleys, sidewalks and other public ways;

d. water supplies;

e. sewage disposal;

f. parks and playgrounds;

g. sites for schools and school grounds; and

h. other utilities.

(D) Serves the public interest, health, safety and general welfare.

(ii) The Planning Commission shall forward to the City Council a list of all changes and recommendations which should be incorporated in the preliminary plat. Any aggrieved party shall have five working days from date of the decision to appeal the decision of the Planning Commission to the Council.

(iii) The minutes of the Planning Commission meeting on the preliminary plat, together with a tape of oral information presented at the meeting, shall be transmitted to the City Council. The minutes shall be accompanied by the Planning Commission's findings and any recommendations for approval, disapproval or approval on specified conditions together with the written reports, exhibits and recommendations of interested persons considered by it. Taken together, this material shall constitute the Planning Commission's advisory report to be considered at the public meeting of the City Council.

(iv) At their public meeting, the City Council shall:

(1) a. Hear a closed record appeal(s), if any.

b. Determine if the preliminary plat as conditioned will serve the public interest, health, safety, and general welfare

(2) Consider the preliminary plat, the environmental information developed pursuant to the SEPA Ordinance, the Planning Commission report, the oral or written reports and recommendations submitted, and the other information and exhibits presented by interested persons to the Planning Commission.

(3) Determine from the information presented whether to approve, disapprove, or return the preliminary plat to the Planning Commission for further review.

(a) The Council may delete or add additional public dedications or conditions not shown on the preliminary plat, or require notations as to payment of fees toward City development of public uses in the area.

(b) If requirements of this subsection are met so as to justify approval, a time period for construction and acceptance by the City of required improvements must be established, and one of the following methods of providing for construction of the improvements within said time period must be provided by the applicant prior to submission of the final plat for approval:

(1) Actual installation of required improvements; or

(2) Posting of cash, or a bond in an amount and with surety and conditions prescribed by the City Council, sufficient to insure construction of the required improvements.

(4) A copy of the findings and determinations of the City Council, together with a statement of any special conditions not contained in the preliminary plat application imposed as a condition of preliminary plat approval by the City Council, shall be kept on file and open to public inspection at City Hall during regular business hours.

Anacortes Municipal Code Section 16.12.020.

7.3.1 The Preliminary Plat conforms to the general purposes of the City's Comprehensive Plan; specific findings in this regard are set-out in Section 8.0 below.

7.3.2 The Preliminary Plat conforms to the City's planning standards. Specific findings with regard to the Preliminary Plat conforming to the planning standards of the Comprehensive Plan and Zoning Ordinance are set-out in Section 8.0 and Section 6.0.

7.3.3 The general planning standards covering subdivisions are as follows:

The design and development of subdivisions shall preserve the natural terrain, vegetation, drainage patterns, and existing topsoil to the greatest extent possible.

(ii) Land which is found to be unsuitable for subdivision because of potential hazards such as land slides, regulated slopes as defined in the City Zoning Ordinance, polluted conditions, air traffic or other features which may be detrimental to the health and safety of existing or future residents shall not be subdivided for residential purposes unless the hazards are eliminated or will be overcome by approved design construction plans.

(iii) Engineering plans, specifications and reports required in connection with public improvements and other elements of the subdivision required by the City shall be prepared by a registered engineer, land surveyor, or architect.

(iv) Each lot shall contain a building site which conforms to zoning regulations and regulations contained herein:

(1) No single lot shall be divided by a City or County boundary line.

(2) No single lot shall be divided by a public or private road right-of-way.

(3) Each lot shall abut a public or private road. Lot frontage on said roads shall be not less than thirty (30) feet.

(4) Corner lots shall be of sufficient area to provide acceptable visibility for traffic safety.

(5) No lot shall have an average depth greater than five (5) times its average width.

(6) Through lots are prohibited except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography or orientation.

(v) Blocks shall be designed to assure traffic safety and ease of traffic control and circulation. Blocks shall be wide enough to allow for two tiers of lots unless topography or other factors dictate the use of one tier or through lots or unless the City approves the design of irregularly shaped blocks indented by cul-de-sacs. Blocks shall not be less than three-hundred (300) feet in length and shall not exceed twelve-hundred (1,200) feet in length.

(vi) Where required by the governing body, easements shall be provided for utilities, drainage and vehicular or pedestrian access. Easements shall be centered along rear and side lot lines where practical and shall not be less than twenty (20) feet in width.

7.3.3.1 These general planning standards have been addressed as conditioned in Section 8.0.

7.3.4 The appropriate provisions for open space and landscaping will be met with the payment of the Park Impact Fee and approval of the Landscaping Plan as conditioned below.

7.3.4.1 A voluntary 4-acre dedication of adjacent wetlands and wetland buffers is proposed in this plat.

7.3.5 The appropriate provisions for grading and drainage are as follows:

(1) The subdivider shall provide a complete grading and drainage plan with accurate dimensions, courses and elevations, showing the proposed grades of streets and drainage improvements. Calculations of pre-development and post-development runoff volumes shall be provided.

(2) The subdivider shall provide suitable drainage facilities for any surface run-off affecting the subdivision; these facilities shall be located in street rights-of-way or in perpetual easements of appropriate widths and are subject to approval by the governing body. Where necessary, storm water retention or downstream improvements shall be required to avoid problems related to increases in runoff volumes generated by the development.

(3) Each culvert or other drainage facility shall be large enough to accommodate potential runoff from upstream drainage areas. Open ditches are permitted in the R1 Zone.

(4) Drainage systems shall not discharge into any sanitary sewer facility.

(5) Those improvement plans which are not covered under standard specifications of the City may require certification by a registered engineer.

Anacortes Municipal Code Section 16.20.070

7.3.5.1 The project, as conditioned below, makes adequate provision for grading and drainage, except as to Phase V (where the Planning Commission needs to review and approve the detailed stormwater management plan, together with a 5-year applicant funded and City directed monitoring program).

7.3.6 The applicable provisions for streets, alleys, sidewalks and other public ways are generally as follows:

"Low density...0 to 4 units per acre...cement concrete barrier curb and gutter are required in all new subdivisions and on all proposed streets except alleys...

Sidewalks in low...density areas shall be a minimum of five (5) feet wide...Sidewalks shall be separated from curb and gutters by a planted median at least six (6) feet in width unless otherwise approved by the City Engineer...

Residential access [roads]: 50' right of way width with pavement width of 32' (two driving lanes, curb and gutter required with parking both sides)...Maximum grade is 12%...Maximum cul-de-sac length is 1,000'."

Anacortes Municipal Code Section 16.20.060 & 16.32

7.3.6.1 These public facility standards have been met as conditioned below.

7.3.7 The provisions for streets, alleys, sidewalks and other public ways are, more specifically, as follows:

"(A) Intersections. The following items apply to intersections:

(a) Streets shall intersect at right angles, except when topography dictates, and in no case shall the angle of intersection be less than sixty (60) degrees.

(b) Two streets meeting a third street from opposite sides shall meet at the same point, or their centerlines shall be offset at least one hundred twenty-five (125) feet.

(c) Intersection design shall provide acceptable visibility for traffic safety as dictated by the designed operating speeds on the individual roadways.

(d) Intersections of local streets with major arterials or highways shall be kept to a minimum.

(e) Street curbs at intersections shall be rounded by radii of at least 20 feet.

(B) Curbs and gutters shall be required as determined by the governing body according to the character of the area, density of development, and nature of adjoining properties. Curbs and gutters shall be designed as part of an overall subdivision grading and drainage plan and shall contain concrete barrier curbs. (See Grading and Drainage). In the R1 Zone curbs and gutters may be installed with catchbasins such that they drain into open ditches, PROVIDED that roads shall be no less than 28 feet wide.

(C) Sidewalks or walkways shall be provided on both sides, except in the R1 Zone where sidewalks are not required. Exception to sidewalk requirements shall require application to City Council.

(D) Dead-end streets without a turn-around are prohibited. Where future street extension is proposed, a temporary cul-de-sac shall be provided.

(E) Whenever a subdivision abuts or contains an existing or proposed arterial highway or major thoroughfare, the City may require frontage roads, with a reservation prohibiting access along the rear property line, deep lots, or other treatment as may be necessary for adequate protection of residential properties and to separate arterial and local traffic.

(F) New half streets are prohibited. Whenever an existing half street is adjacent to a tract to be subdivided, the other half street shall be platted and developed within such tract.

(G) Names of new streets aligned with existing streets shall be the same as those of the existing streets. Street names for non-continuing streets shall not be duplicated nor be confused with existing street names. Street name signs and all other traffic and regulatory signs and their installation locations shall be as specified by the Director of Engineering and Development Services. The City shall have the option to procure such signs to assure standardization. If signs are procured by the City on behalf of the developer, the actual costs plus shipping charges shall be billed to the developer. Installation of signs shall be the responsibility of the developer.

(H) Horizontal alignment of streets shall ensure adequate sight distances.

(I) Street lights shall be installed as required by the City Engineer.

(J) The rights-of-way of all platted private roads shall be consistent with requirements for similar public roads, and grades shall not exceed maximums set for dedicated roadways. Platted private roads shall be maintained by a property owners' association.

(K) Roadway subgrades shall be free of sod, vegetative or organic matter, soft clay, or other objectionable materials, properly rolled, shaped and compacted and subject to approval by the City Engineer.

(L) Roadway surface shall be constructed on a suitable base, using materials approved by the City Engineer.

Anacortes Municipal Code Section 16.20.060

7.3.7.1 The project, as conditioned below, makes adequate provision for roads and related facilities.

7.3.8 After considering the requirements of Section 7.3.5 above as modified by Section 7.3.6, it is stipulated that:

(1) "All roadway improvements including pavement, curbs, sidewalks, and drainage shall be constructed in accordance with these regulations and such other standard construction specifications as may be adopted by the City.

(2) The arrangement, type, extent, width, grade, and location of all streets shall be considered in their relation to existing and planned streets, to topographical conditions, and to public convenience and safety, and in their relation to the proposed uses of the land to be served by them."

Anacortes Municipal Code Section 16.20.060

7.3.8.1 The applicant has agreed that the City's traffic impact fee schedule shall apply in lieu of a site-specific traffic study and required off-site road improvements.

7.3.9 However, the applicant can apply for a "Modification and Exception to the requirements of the Subdivision Ordinance" as follows:

"Conditions for Granting. Modifications and exceptions to the requirements of the Subdivision Ordinance are to be granted by the City Council only when all the following conditions are met:

(1) The modification or exception would not constitute a grant of special privilege inconsistent with other subdivisions in the City and would not establish a

precedent which could, in successive application, diminish the purpose of the Subdivision Ordinance.

(2) The modification or exception is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property.

(3) The modification or exception will not be detrimental to the public welfare or adversely impact properties or facilities in the vicinity of the proposed subdivision.

Procedure.

(1) Application for modification or exception to the requirements of the Subdivision Ordinance shall be submitted to the Administrator. The application shall:

(A) Describe the location of the proposed modification or exception, and show on maps or diagrams the location and details of the application.

(B) Describe the reasons for the modification, or exception and the Subdivision Ordinance provision for which the modification or exception is requested.

(2) Upon receipt of a properly prepared application, the Administrator shall set a hearing date on the application at the next available City Council meeting. The hearing shall be duly advertised and the Administrator shall prepare a staff report and recommendation for Council review prior to the hearing date. Copies of the recommendation shall be forwarded to all interested parties requesting same.

(3) Upon conclusion of the public hearing the Council shall deny, approve, or approve with modifications the application for modification or exception. A vote of a majority plus one of the total council membership shall be required to approve a modification or exception.

(4) If approved, the specific modification or exception, along with Council comments, shall be placed on file for reference. "

7.3.9.1 The project, as conditioned below, will not require modification or exception to the requirements of the Subdivision ordinance.

Anacortes Municipal Code Section 16.24

7.3.10 The appropriate provision for water supplies are as follows:

"Design plan, profile and construction specifications indicating location, pipe size, appurtenances, grades, and materials shall be submitted, reviewed and approved. The design shall provide an adequate accessible water supply system for domestic and fire protection purposes. The water supply system shall meet or exceed the minimum standards of the Washington State Department of Social and Health Services", and standards published by the Insurance Services Office: Guide for Determining Required Fire-Flow."

Anacortes Municipal Code Section 16.20.080

7.3.10.1 There is adequate provision for water supply.

7.3.11 The appropriate provision for sanitary wastes/sewer are as follows:

"Design plan, profile and construction specifications including location, pipe size, appurtenances, grades, and materials shall be submitted, reviewed, and approved. All sewer disposal systems shall meet or exceed the minimum standards of the Washington State Department of Social and Health Services, the Washington State Department of Ecology, and the County Health Department."

Anacortes Municipal Code Section 16.20.080

7.3.11.1 There is adequate provision for sewer service provided additional downstream capacity is installed as required by the City Public Works Director.

7.3.12 The appropriate provision for other utilities is as follows:

"Utilities shall be placed underground...Such underground facilities shall be installed after the street has been brought to grade and before it is surfaced, to eliminate so far as practical the necessity for disturbing such surfacing for the connection of individual services. Utility facilities shall be designed by utility firms in cooperation with the subdivider, subject, however, to all applicable laws and all rules and regulations of any appropriate regulatory authority having jurisdiction over such facilities. Such utilities shall include power, telephone, television cable, and natural gas."

Anacortes Municipal Code Section 16.20.080

7.3.12.1 All utilities are proposed to be placed underground.

8.0 **Anacortes Comprehensive Plan**

8.1 The applicable goals and policies of the Comprehensive Plan have been met by this application as decided and conditioned below.

8.2 General Goals

Goal 1: Create and maintain a healthy, aesthetically pleasing high quality environment that maximizes the opportunity for all citizens to share the social, psychological, physical and economic benefits of Anacortes/Fidalgo Island.

Goal 3: Promote compatible land use and improve visual appearance in each and every zoning district.

8.2.1 Given that the housing to the west and north is residential the lots have been configured to protect the use and appearance of this site. As conditioned below, the ACFL will be protected by a 30' NGPE.

8.3 Housing Goal #3. "Single family residential shall be the major residential form in the community."

8.3.1 90 single family residential units are proposed in this project with a density of 2.9 dwelling units per acre.

8.4 Transportation Goal #3/Policy (b): "In future subdivision development, plat rights of way so they tie in with existing rights of way where reasonable and practical."

8.4.1 Such a tie-in is practical and reasonable and has been provided.

8.5 Conservation Goal #7: "Maintain or improve the functional integrity of water-courses, wetlands, bodies of water and their shores by keeping them in a natural condition where possible."

8.5.1 Erosion/sedimentation control structures shall be in place during all phases of plat construction and shall be maintained to the standards set by the City Engineer.

8.52 Building set-backs shall be in accordance with the City of Anacortes Zoning Code requirements for Low Density Residential areas.

8.5.3 There are regulated wetlands on the site and, as these have been adequately protected by the current lot layout and wetland buffers.

9.0 State Subdivision Law

9.1 State Subdivision Law requires that the city, town, or county legislative body shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. It shall determine: (a) if appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) whether the public interest will be served by the subdivision and dedication.

Section 51 (1) Growth Management Act

9.1.1 As detailed in the previous sections, appropriate provision has been made for the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools, school grounds, and sidewalks.

9.1.2 For the reasons detailed in the previous sections, the public interest will be served by this action on subdivision and dedication.

9.2 State Subdivision further requires that "a proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: a) appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and b) the public use and interest will be served by the platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the subdivision and dedication. Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed under section 43 through 48 of this act may be required as a condition of subdivision approval. Dedications shall be clearly shown on the final plat. No dedication, provision of public improvements, or impact fees imposed under sections 43 through 48 of this act shall be allowed that constitutes an unconstitutional taking of private property. The legislative body shall not as a condition to the approval of any subdivision require a release from damages to be procured from other property owners."

Sect. 52(2) Growth Management Act

9.2.1 As detailed this "Findings of Fact and Conclusions of Law" written findings have been made in accordance with Section 52(2) of the Growth Management Act.

CONCLUSIONS OF LAW

1.1 The requirements of SEPA have been complied with through the SEPA Checklist consideration of the environmental impacts associated with the Preliminary Plat of Rock Ridge South and of the feasible, reasonable alternatives thereto and through the issuance of a mitigated declaration of nonsignificance.

2.1 The notice requirements of Subdivision Ordinance Section 16.12.020 have been satisfied.

3.1 The conditions set forth in Subdivision Ordinance Sections 16.12.020, 16.20, 16.24, and 16.32 have all been satisfied by this application as conditioned below.

4.1 The applicable goals and policies of the Comprehensive Plan have been met by this application as conditioned below.

5.1 To the extent that the changes made to the conditions address the appeals by Evergreen Islands the appeals are granted.

5.2 To the extent that the changes made to the conditions do not address the appeals by Evergreen Islands the appeals are denied.

6.1 RCW36.70C (Judicial Review of Land use Decisions) states that an appeal of the City Council decision to Superior Court "is timely if it is filed and served on all parties...within twenty-one days of the **issuance** of the land-use decision."' RCW36.70C.040. The City mails a written decision to the applicant, and appellant (if any), after the City Council has adopted its Findings of Fact; this typically occurs two weeks after the City Council's oral decision by motion. In this situation **issuance** is defined as three days after mailing the written decision. The date of mailing will be inserted by the City Planning Department on the final page of this document.

DECISION TO ISSUE A PRELIMINARY PLAT PERMIT FOR

Rock Ridge South

Based on the foregoing Findings of Fact and Conclusions of Law, the Anacortes Planning Director is hereby authorized to issue a Preliminary Plat approval for Rock Ridge South subject to the following conditions:

(1) **Preliminary plat approval authorizes the applicant to proceed with application for necessary permits to construct required improvements and to prepare a final plat in accordance with the determinations made and conditions imposed by the City Council. The scope of this plat is not to exceed that as set-out in the preliminary plat application and the accompanying SEPA checklist; approval of this application does not waive or alter any requirements of City code unless specifically addressed herein. In the case of any conflict between these conditions and the application these conditions control.**

(2) **A final plat meeting all requirements of this Chapter shall be submitted to the City Council for approval within five years of the date of Preliminary Plat approval. An applicant who files a written request with the City Council at least thirty (30) days before the expiration of this five (5) year period may be granted for one additional year only.**

(3) **If a final plat meeting the requirements of Section 16.020 of the City Subdivision Ordinance is not submitted to the Planning Director within five years, and the period of any extension granted, preliminary approval shall be null and void and any new application therefore must be in accordance with all requirements in effect at the time of reapplication.**

(4) **All work done pursuant to the preliminary plat shall be consistent with these findings and conditions with any conflicts between these being resolved in favor of the conditions. The preliminary plat may be modified by the Planning Director if it is determined that such modification does not substantially change the density or usage or increase the bulk proposed, or otherwise increase the impact of the development. If the proposed changes are not within the scope and intent of the preliminary plat, the applicant shall apply for a new preliminary plat in the manner provided herein.**

(5) **The project shall comply with the City of Anacortes construction standards as required by the Director of Public Works for water, sewer, and street access, and storm drainage. All work performed within public rights-of-way shall comply with City construction standards and all utilities shall be constructed to City standards.**

(6) **Engineering and Inspection fees in the amount of $500 plus 2% of the total construction cost shall be due at or before the mandatory pre-construction meeting. No construction activity is allowed until construction plans are approved, fees have been paid, and the pre-construction meeting completed.**

(7) This project is subject to applicable water, sewer, and stormwater general facility and hookup fees and transportation, fire, school, and park impact fees. These fees are payable at levels in effect at the time of building permit issuance and may differ from those fee levels currently in effect; sewer and water latecomer charges may be payable.

(8) A temporary erosion and sedimentation control plan shall be approved by the City of Anacortes Public Works Department, constructed, and maintained throughout construction.

(9) Prior to clearing or fill and grade beginning, both a large parcel stormwater plan and a water quality control plan, as required by City of Anacortes Storm Drainage Ordinance # 2441, shall be prepared by the applicant, approved by the City Department of Public Works, and implemented; these plans must ensure that the pre-development hydrology to wetlands "D" and "E" is maintained. The water quality control plan shall address permanent best management practices to be incorporated in the project to control pollution of stormwater runoff after/during construction and/or land clearing activities are completed. All off-site stormwater improvements shall be completed prior to site vegetation removal.

(10) Fire hydrants are to be located as approved by the City Fire Chief. Fire flow shall be addressed in a manner acceptable to the Fire Chief and to the Public Works Department.

(11) Fencing, as required by the Parks Director, shall be constructed on the perimeter of Tract B adjacent to Phase V, Lots 8-15 and the cul-de-sac. This fence shall continue north along the western and northern edge of the 30' NGPE wetland buffer located in Lots 10-12 of Phase IV. Fencing shall be non-sight obscuring. The intent of the fencing is to minimize disturbances to the wetlands and adjacent buffer. The access corridor between Lots 10 and 11 of Phase IV shall be eliminated and added to the adjacent lot(s). Prior to any adjacent site disturbance, the permanent fence line as described, together with the 30' NGPE buffer adjacent to the ACFL, shall be delineated with construction fencing. Tract B and the 30' ACFL buffer shall be left untouched with the following exceptions:

a. Hand removal of non-native or adventitious plants as approved by the Park Department.
b. Hazard trees will be identified with the concurrence of the Parks Department. Hazard trees removed or blown down shall be replanted by the Homeowners Association, subject to approval of the Parks Department, with a 3-foot minimum appropriate native stock which shall be maintained by the Homeowners Association until able to survive without care.
c. Fallen trees in the NGPE shall only be removed from the site with the approval of the Parks Department.
d. If the buffer is disturbed, a landscaping plan using appropriate native stock shall be submitted to the Forest Advisory Board for approval and once approved, shall be implemented by the Homeowners Association.
e. Trails through the NGPE shall not be permitted without the approval of the Parks Department.

(12) In keeping with the City's street grid street name system, the Building Department shall approve street names.

(13) The City of Anacortes Public Works Department and the Postmaster shall approve mailbox locations.

(14) Street lighting shall be energy efficient and provided as required by the City Engineer.

(15) A detailed, final landscaping plan shall be approved by the Planning Commission prior to construction beginning on each and every phase, together with an overall conceptual Landscaping Plan submitted with the first phase; Lot 7 of Phase V shall have a separate, detailed, and approved Landscaping Plan that minimizes impacts to the hillside.

(16) The developer shall purchase and install all street signs.

(17) The project shall comply with the City of Anacortes design construction standards as required by the Director of Public Works for water, sewer, street access, and storm drainage.

(18) A minimum of two off-street parking spaces shall be provided for each dwelling unit, as required by City Ordinances. Required off-street parking locations shall not interrupt or block in any way the required cul-de-sac diameter or sidewalks.

(19) The Developer will construct the downstream sewer capacity as required by the City Public Works Director.

(20) A potable water system with necessary pump stations(s), pressure reducing stations, and storage will be designed to meet City of Anacortes, DOH, AWWA, NEC, and other applicable requirements to provide a minimum of 40 psi to each home building pad and necessary fireflows.

(21) All infrastructure improvements for each phase shall be constructed and approved prior to the issuance of building permits for that phase.

(22) A pedestrian pathway shall be established generally as shown on the revised site plan dated May 12, 2004.

(23) The existing detention pond, when converted to a wetpond facility, shall:

a. Have a gravity drain system to the new pond bottom.
b. Be vegetated on the perimeter and interior for sight screening, low maintenance (i.e., no grasses requiring mowing), habitat value and access management.
c. Shall have safety benches or other safety features.

(24) A secondary access (through driveway easements as needed) shall provide a vehicle outlet to W. 12th St.

(25) Each phase, as constructed and recorded, shall have all necessary improvements (roads, utilities, fire protection, etc.) in place and accepted prior to that phase recording.

(26) A heavy maintenance truck access road (15 foot width) shall be provided to all utility structures not located in the right-of-way.

(27) Pedestrian access tracts shall be public, surfaced, and fenced (per Parks Director approved design) prior to that phase recording.

(28) Tract A shall be privately maintained by a Homeowners Association.

(29) The 4 acres of wetland habitat adjacent to the ACFL (Tract B) shall be subject to a conservation easement administered by an established locally based land trust.

(30) Tracts A and C shall be dedicated as open space and managed by the Homeowners Association.

(31) The City right-of-way east of Lot 8, Phase III, shall be retained by the City.

(32) Maximum slope in any direction in cul-de-sacs shall be 6%.

(33) Legal and practical access by public road shall be provided to the Kilkenny property.

(34) Condition No. 2 of the Declaration of Access Easement from the applicant to the Bowmans under Auditor's File # 200203220149 shall be deleted in its entirety; the legal access to the Bowman property from Antone Way extends to ingress, egress, and utilities but may not actually provide any practical use (depending on final engineering grades).

(35) The expansion of the West 8th detention pond shall be done in such a way that: the ponded area remain a "wet pond" (with the capability of periodic maintenance/draining); 8 inches of topsoil be placed on the newly disturbed soil and around the entire pond; and, submit a wetland landscaping plan for approval by the Planning Director.

(36) Blasting can only occur weekdays between 8:00 a.m. to 6:00 p.m.

(37) Geo-technical engineering reports shall be provided for all lots where any structure may be located on or within 15' of a slope of 40% grade or steeper.

(38) An avigation easement in a form acceptable to the Planning Director shall be placed on each Phase prior to its recording.

(39) No clearing shall occur on the site prior to a detailed, phased clearing plan being approved by the Planning Commission.

(40) **No construction shall begin without a 10-year water quality management plan and implementation program being approved by the City Council. This plan and program shall be undertaken by an independent consultant retained by the City and paid by the applicant. It shall detail the current water quality in the Cranberry Lake Watershed and then describe a process for periodic monitoring and review by the City Council and specific remedial actions that will be taken if any significant water quality degradation is documented to have occurred as a result of the Rock Ridge South plat; public comment will be solicited on all phases of the water quality program.**

(41) **Only organic, as opposed to chemical agents, may be used to combat weeds, underbrush, and the like.**

(42) **A five-year maintenance bond shall be established after completion of the final phase of the project; this maintenance bond is to assure that any remedial water-quality actions that need to be taken are taken.**

(43) **Items 11 through 42 of these Findings of Fact and Conclusions of Law shall be recorded with the Final Plat drawing.**

The Anacortes City Council adopted these Findings of Fact and Conclusions of Law on July 19, 2004.

CITY OF ANACORTES

By H. Dean Maxwell
H. Dean Maxwell, Mayor

ATTEST:

Ian S. Munce, City Attorney

George Khtaian, City Clerk

This written decision was mailed to the applicant and appellants (if any) on

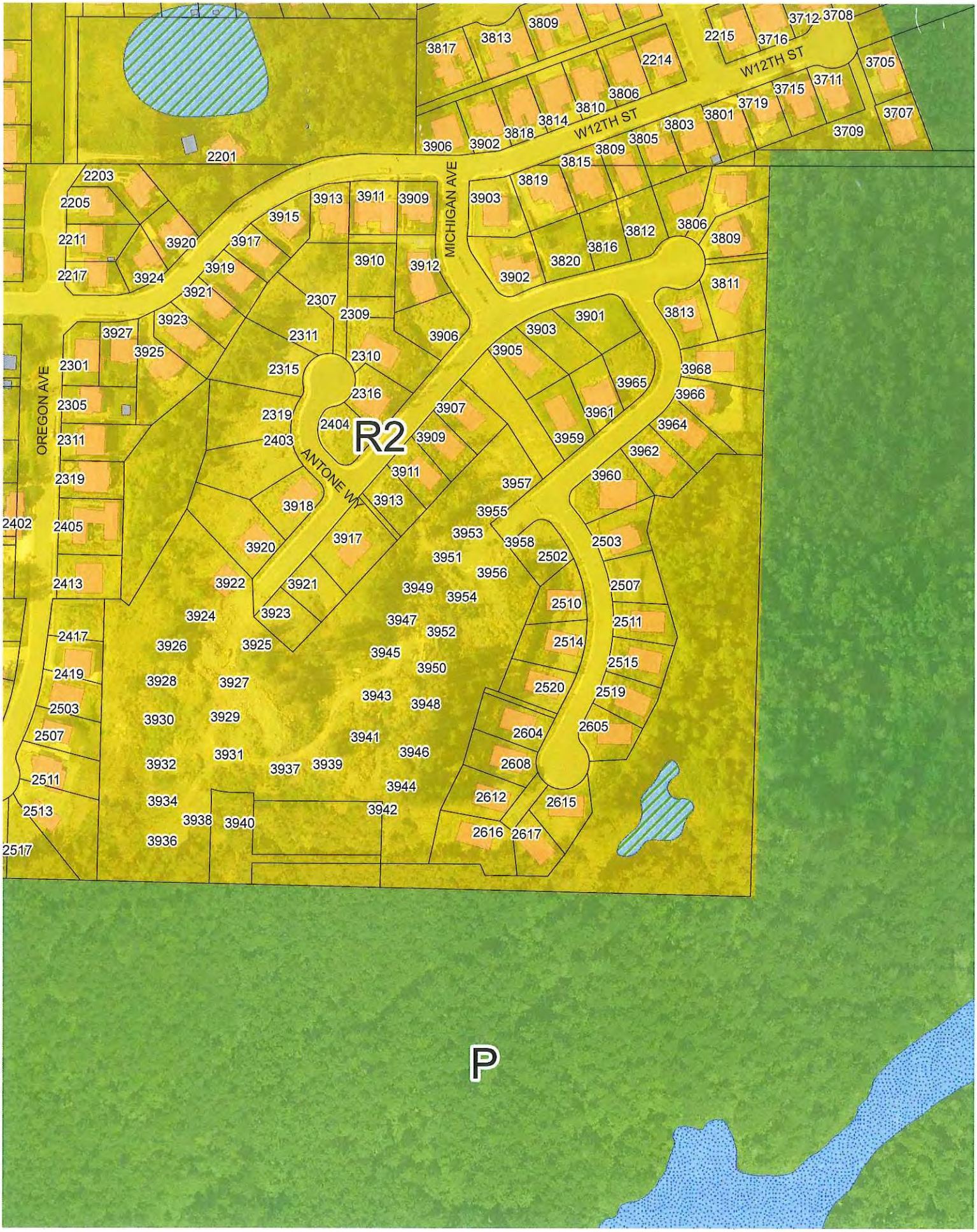
July 26, 2004
Date

Kathy Janke

EXHIBIT #02:

GIS MAP & ASSESSOR'S INFO

Phase 5, RR South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Details for Parcel: P133961

Jurisdiction: ANACORTES
Please contact the city of **ANACORTES** for ANACORTES zoning information.

Zoning Designation:

Parcel Number	XrefID	Quarter	Section	Township	Range
P133961	6046-000-999-0000	NW	26	35	01

Owner Information
RR SUMMIT NW LLC
PO BOX 319
ANACORTES, WA 98221

Site Address(es)
ROCK RIDGE PARKWAY
Anacortes, WA *(Jurisdiction, State)*
Zip Code Lookup | Site Address Information

Map Links
Open in iMap
Assessor's Parcel Map:
PDF | DWF

Current Legal Description Abbreviation Definitions

(5.0800 ac) TRACT G OF ROCK RIDGE SOUTH, PHASE 4, ACCORDING TO THE DULY RECORDED PLAT THEREOF, RECORDED NOVEMBER 6, 2017, UNDER AUDITOR'S FILE NO. 201711060065. EXCEPT THOSE PORTIONS OF SAID TRACT G REPLATED AS THE PLAT OF ROCK RIDGE SOUTH PHASE 3, AS PER PLAT RECORDED JUNE 30, 2008 UNDER AUDITOR'S FILE NO. 200806300185, RECORDS OF SKAGIT COUNTY, WASHINGTON. ALSO EXCEPT THOSE PORTIONS OF SAID TRACT G REPLATTED AS THE PLAT OF ROCK RIDGE SOUTH, PHASES 1 AND 2, AS PER PLAT RECORDED JANUARY 24, 2007, RECORDED UNDER AF#200701240094, AND AMENDED BY AF#200701250133.

2017 Values for 2018 Taxes*	
Building Market Value	$.00
Land Market Value	+$336,100.00
Total Market Value	$336,100.00
Assessed Value	$336,100.00
Taxable Value	$336,100.00

Sale Information	
Deed Type	
Sale Date	
Sale Price	$.00

2018 Property Tax Summary	
2018 Taxable Value	$336,100.00
General Taxes	$3,522.84
Special Assessments/Fees	
Total Taxes	$3,522.84

** Effective date of value is January 1 of the assessment year (2017)*

Legal Description at time of Assessment

***Land Use**			WAC 458-53-030
Neighborhood	(26ANADEVA) ANACORTES RESIDENTIAL DEVELOPMENT LAND		
Levy Code	0900	**Fire District**	
School District	SD103	**Exemptions**	
Utilities		**Acres**	5.08
Improvement 1 Attributes Summary			
Building Style	SINGLE FAMILY RESIDENCE		
Year Built		**Foundation**	
Above Grade Living Area		**Exterior Walls**	
Finished Basement		**Roof Covering**	
***Total Living Area**		**Heat/Air Conditioning**	
Unfinished Basement		**Fireplace**	
***Total Garage Area**		**Bedrooms**	
Bathrooms			
For additional information on individual segments see Improvements tab			

* Land Use codes are for assessment administration purposes and do not represent jurisdictional zoning. Please contact the appropriate planning department in your jurisdiction for land use questions.

* Total living area includes above grade living area and finished basement area.

* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.

EXHIBIT #03:

MASTER PERMIT APPLICATION, NARRATIVE, COMPLIANCE WITH FINDINGS OF FACT, ENGINEER OF RECORD, STREETLIGHT PLAN & AUTHORIZATION, MAILBOX RECEIPT & POST MASTER APPROVAL, & CRANBERRY LAKE MONITORING SUMMARY

PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT

MASTER PERMIT APPLICATION

Mailing Address: P.O. Box 547, Anacortes, WA 98221
Office Location: 904 6th Street, Anacortes WA 98821
Phone: (360) 299-1984, Fax: (360) 293-1938

PERMITS REQUESTED FROM THE CITY OF ANACORTES:		
☐ Accessory Dwelling Unit (ADU)	☐ Annexation Request	☐ Administrative Interpretation
☐ Administrative Conditional Use Permit	☐ Binding Site Plan (Preliminary)	☐ Binding Site Plan (Final)
☐ Boundary Line Adjustment (BLA)	☐ Clearing Permit	☐ Code (AMC) Amendment
☐ Comprehensive Plan Amendment	☐ Conditional Use Permit (CUP)	☐ Cottage Housing
☐ Essential Public Facility	☐ Extension of Time for Approval	☐ Floodplain Development Permit
☐ Grade and Fill Permit	☐ Home Occupation Permit	☐ Lot Certification
☐ Manufactured Home Subdivision	☐ Minor Permit Revision	☐ Plat (Preliminary)
☒ Plat (Final)	☐ Plat Amendment /Modification	☐ Reasonable Use Exception
☐ Rezone Request	☐ SEPA Environmental Review	☐ Shoreline Exemption
☐ Shoreline Substantial Development Permit	☐ Shoreline Conditional Use Permit	☐ Shoreline Variance
☐ Short Plat /Subdivision (Preliminary)	☐ Short Plat /Subdivision (Final)	☐ Special Use Permit
☐ Stormwater Management Manual Adjustments & Exceptions	☐ Variance (Level 1)	☐ Variance (Level 2)

PROJECT & SITE INFORMATION:	
SITE ADDRESS: NHN Rock Ridge V	**PROJECT NAME:**
PARCEL NUMBER(S): 133961	**SECTION, TOWNSHIP, & RANGE** 26 35 01
LOT SQUARE FOOTAGE & ACREAGE: 5.08	**PROJECT VALUATION:**
LEGAL DESCRIPTION: Attached	**PRESENT ZONING:** R2
PRESENT USE OF PROPERTY: Vacant Land	**CUT & FILL (CY) PROPOSED:**
PRE-APPLICATON CONFERENCE REQUIRED: ☐ Yes ☒ No	**WATER SOURCE:** ☒ City of Anacortes ☐ Private Well ☐ Community Well
SEWAGE DISPOSAL: ☒ City of Anacortes ☐ Septic Tank	**ROAD ACCESS:** ☒ City Road ☐ State Highway ☐ Private Road
CRITICAL AREAS WITHIN 300 FEET: ☐ Yes ☐ No NGPE-Southside property	**WATER BODIES WITHIN 200 FEET:** ☐ Yes ☒ No
FLOODPLAIN: Flood Zone: N/A FIRM Panel # —	Date of Panel: —
LOT COVERAGE AREA CALCULATIONS: Existing Square Footage:	Proposed Square Footage:
IMPERVIOUS SURFACE AREA CALCULATIONS: Existing Impervious Square Footage:	New Impervious Surface:

PROPERTY OWNER INFORMATION: ☐ Multiple owners attached	
NAME: RR Summit NW LLC	MAILING ADDRESS: PO Box 319
CITY, STATE, ZIP: Anacortes WA 98221	PHONE #: 360-293-7431
FAX #: 360-299-8660	EMAIL ADDRESS: NelseStrandbergconstruction.com
APPLICANT INFORMATION: ☒ Same as property owner	
NAME: Nels Strandberg	MAILING ADDRESS: PO Box 319
CITY, STATE, ZIP: Anacortes WA 98221	PHONE #: 360-293-7431
FAX #: 360-299-8660	EMAIL ADDRESS:
CONTACT PERSON: ☐ Same as property owner ☐ Same as applicant	
NAME: Debbie Headrick	MAILING ADDRESS: PO Box 319
CITY, STATE, ZIP: Anacortes WA 98221	PHONE #: 360-293-7431
FAX #: 360-299-8660	EMAIL ADDRESS: DebbieeStrandbergconstruction.com
DESCRIPTION OF SUBJECT PROPOSAL:	
PROPOSED WORK: Complete infrastructure of phase V Rock Ridge Utilities (PSE, CNG, Cable, telephone) Storm, sewer, roads, curb, gutter sidewalks, Street Lights for the 19 residential lots in Final phase of plats.	

NOTES:

☒ I am the property owner and I grant permission to city staff to enter the project site to verify presence or absence of critical areas and to perform inspections of the work proposed by this application; or

☐ Attached is a letter of authorization stating that I have the consent of the property owner to submit the subject application on their behalf. Additionally, the property owner has granted permission to city staff to enter the project site in order to verify the presence or absence of critical areas and to perform inspections of work proposed by this application.

☐ A notarized affidavit (see below) is required to be completed by all persons having an ownership interest in the subject property and the applicant, if different from the property owner(s). If the signatory is not listed as the owner in the title report, or if the signatory is signing on behalf of an entity, documentation authorizing the signatory to sign the affidavit on behalf of the individual or entity shall provided.

SIGNATURE REQUIRED:

I certify that the information, statements, answers above regarding the subject application(s) are true and correct to the best of my knowledge and belief.

Signature: _____ Title: Owner / Member

Print Name: Nels Strandberg Company: RR Summit NW LLC

Date: April 12, 2018

STATE OF WASHINGTON)
) ss
CITY OF ANACORTES

COLLEEN LILLA CRAIG
COMMISSION EXPIRES
NOTARY
PUBLIC
APRIL 10, 2021
STATE OF WASHINGTON

I (we) Nels Strandberg, being duly sworn, depose and say that I am (we are) the **OWNER**(s) of the property involved in this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (out) knowledge and belief.

Signed: _____
Owner

Subscribed and sworn to before me this 16 day of April, 20 18.

Colleen Lilla Craig
Notary Public in and for the State of Washington
residing at Anacortes, Wa.

****

STATE OF WASHINGTON)
) ss
CITY OF ANACORTES

COLLEEN LILLA CRAIG
COMMISSION EXPIRES
NOTARY
PUBLIC
APRIL 10, 2021
STATE OF WASHINGTON

I (we)_____, being duly sworn, depose and say that I am (we are) the **APPLICANT**(s) for this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (out) knowledge and belief.

Signed:_____
Applicant

Subscribed and sworn to before me this _____ day of _____, 20_____.

_____
Notary Public in and for the State of Washington
residing at _____

DECISION TO ISSUE A PRELIMINARY PLAT PERMIT FOR

Rock Ridge South

Based on the foregoing Findings of Fact and Conclusions of Law, the Anacortes Planning Director is hereby authorized to issue a preliminary Plat approval for Rock Ridge South subject to the following conditions:

(1) Preliminary plat approval authorizes the applicant to proceed with application for necessary permits to construct required improvements and to prepare a final plat in accordance with the determinations made and conditions imposed by the City Council. The scope of this plat is not to exceed that as set-out in the preliminary plat application and the accompanying SEPA checklist; approval of this application does not waive or alter any requirements of City code unless specifically addressed herein. In the case of any conflict between these conditions and the application these conditions control.
Noted

(2) At final plat meeting all requirements of this Chapter shall be submitted to the City Council for approval within five years of the date of Preliminary Plat approval. An applicant who files a written request with the City Council at least thirty (30) days before the expiration of this five (5) year period may be granted for one additional year only.
Preliminary Plat has been extended to May 23, 2018, per letter from Don Measamer dated June 12th, 2014. (attached)

(3) If at final plat meeting the requirements of Section 16.020 of the city Subdivision Ordinance is not submitted to the Planning Director within five years, and the period of any extension granted, preliminary approval shall be null and void and any new application therefore must be in accordance with all requirements in effect at the time of reapplication.
Noted

(4) All work done pursuant to the preliminary plat shall be consistent with these findings and conditions with any conflicts between these being resolved in favor of the conditions. The preliminary plat may be modified by the Planning Director if it is determined that such modification does not substantially change the density of usage or increase the bulk proposed, or otherwise increase the impact of the development. If the proposed changes are not within the scope and intent of the preliminary plat, the applicant shall apply for a new preliminary plat in the manner provided herein.
Noted

(5) The project shall comply with the City of Anacortes construction standards as required by the Director of Public Works for water, sewer, and street access, and storm drainage. All

work performed within public rights-of-way shall comply with City construction standards and all utilities shall be constructed to City standards.
Final Plat is consistent with all City of Anacortes construction standards.

(6) Engineering and inspection fees in the amount of $500 plus 2% of the total construction cost shall be due at or before the mandatory pre-construction meeting. No construction activity is allowed until construction plans are approved, fees have been paid, and the pre-construction meeting completed.
All fees have been paid and meetings complete.

(7) This project is subject to applicable water, sewer, and stormwater general facility and hookup fees and transportation, fire, school, and park impact fees. These fees are payable at levels in effect at the time of building permit issuance and may differ from those fee levels currently in effect; sewer and water latecomer charges may be payable.
Noted

(8) A temporary erosion and sedimentation control plan shall be approved by the City of Anacortes Public Works Department, constructed, and maintained throughout construction.
TESC Plan has been approved and implemented throughout the project, copies include in this Final Plat Application.

(9) Prior to clearing or fill and grade beginning, both a large parcel stormwater plan and a water quality control plan, as required by City of Anacortes Storm Drainage ordinance # 2441, shall be prepared by the applicant, approved by the City Department of Public Works, and implemented; these plans must ensure that the pre-development hydrology to wetlands "D" and "E" is maintained. The water quality control plan shall address permanent best management practices to be incorporated in the project to control pollution of stormwater runoff after/during construction and/or land clearing activities are completed. All off-site stormwater improvements shall be completed prior to site vegetation removal.
A Water Quality Control plan was drafted, approved, and implemented during the development of all phases of the Rock Ridge development. This Water Quality Control plan included monitoring for 10 years. This testing and monitoring was completed years ago. No adverse conditions were found that could or have affected wetlands "D" and "E". Storm water from Phase 5 does not flow into said wetlands.

(10) Fire hydrants are to be located as approved by the City Fire Chief. Fire flow shall be addressed in a manner acceptable to the Fire chief and to the Public Works Department.
Fire Hydrant locations were approved by COA Fire Chief. Hydrant Flow test complete, reports included in this Final Plat Application.

(11) Fencing, as required by the Parks Director, shall be constructed on the perimeter of Tract B adjacent to Phase V, Lots 8-15 and the cul-de-sac. This fence shall continue north along the western and northern edge of the 30' NGPE wetland buffer located in Lots 10-12 of Phase IV. Fencing shall be non-sight obscuring. The intent of the fencing is to minimize disturbances to the wetlands and adjacent buffer. The access corridor between Lots 10 and 11 of Phase IV shall be eliminated and added to the adjacent lot(s). Prior to any adjacent site disturbance, the permanent fence line as described, together with the 30'

NGPE buffer adjacent to the ACFL, shall be delineated with construction fencing. Tract B and the 30' ACFL buffer shall be left untouched with the following exceptions:

a. Hand removal of non-native or adventitious plants as approved by the Park Department.

b. Hazard trees will be identified with the concurrence of the Parks Department. Hazard trees removed or blown down shall be replanted by the Homeowners Association, subject to approval of the Parks Department, with a 3-foot minimum appropriate native stock which shall be maintained by the Homeowners Association until able to survive without care.

c. Fallen trees in the NGPE shall only be removed from the site with the approval of the Parks Department.

d. If the buffer is disturbed, a landscaping plan using appropriate native stock shall be submitted to the Forest Advisory Board for approval and once approved, shall be implemented by the Homeowners Association.

e. Trails through the NGPE shall not be permitted without the approval of the Parks Department.

The conditions related to NGPE will be added to the face of the plat and are applicable to lot 19 of Phase V. Fencing requirements have been completed and are applicable to other phases in Rock Ridge. Please note the phase sequence of the original findings is inconsistent with the approved drawings. I frankly, have no idea why this is, but if you follow the logic and intent you can see that fencing has been installed around and along the intended area's in previous phases.

(12) In keeping with the City's street grid street name system, the Building Department shall approve street names.

Noted

(13) The city of Anacortes Public Works Department and the Postmaster shall approve mailbox locations.

Mailbox locations were approved by City of Anacortes Public Works and the Postmaster and have been installed.

(14) Street lighting shall be energy efficient and provided as required by the City Engineer.

Street light locations and design approved by City Engineer, paid for in the process of being installed.

(15) A detailed, final landscaping plan shall be approved by the Planning Commission prior to construction beginning on each and every phase, together with an overall conceptual Landscaping Plan submitted with the first phase; Lot 7 of Phase V shall have a separate, detailed, and approved Landscaping Plan that minimizes Impacts to the hillside.

During my feasibility period related to my recent purchase of Rock Ridge, it was understood that all construction documents including landscape were approved and ready for construction. We understood that a landscape plan exists or did exist for the entire plat of Rock Ridge. I do not believe either the City or myself can locate a copy. With that said, Phase V Rock Ridge, has only two common areas that are planned to be left natural Tract "I" and Tract "J", two very small parcels that were set aside for a future trail, but due to due topography will likely never be built. Landscape opportunities only exist on individual lots that are not constructed yet. Typically, landscape plans are submitted at time of building permits, which is our intent with Phase V homes.

* A landscape plan for the planting area between curb and sidewalk are included in the final plat application. This was not a requirement of the plat but additional landscape added by the Developer.

** The reference to Phase V lot 7, is actually part of an earlier phase already developed, so not applicable to this phase, please refer to original approved plat map as phases have changed during the development process.

(16) The developer shall purchase and install all street signs.
Noted

(17) The project shall comply with the City of Anacortes design construction standards as required by the Director of Public Works for water, sewer, street access, and storm drainage.
Noted

(18) A minimum of two off-street parking spaces shall be provided for each dwelling unit, as required by City Ordinances. Required off-street parking location shall not interrupt or block in any way the required cul-de-sac diameter or sidewalks.
Noted

(19) The Developer will construct the downstream sewer capacity as required by the City Public Works Director.
All downstream sewer improvements have been upgraded and installed in previous phases.

(20) A potable water system with necessary pump stations(s), pressure reducing stations, and storage will be designed to meet City of Anacortes, DOH, AWWA, NEC, and other applicable requirements to provide a minimum of 40 psi to each home building pad and necessary fire flows.
Upgrades to the Anacopper pump station have been completed and accepted. Fire Flow and pressure test on file with COA.

(21) All infrastructure improvements for each phase shall be constructed and approved prior to the issuance of building permits for that phase.
Noted

(22) A pedestrian pathway shall be established generally as shown on the revised site plan dated May 12, 2004.
Unfortunately, the topography in many areas are vertical, making a path impractical, or most would say impossible. I understand it was negotiated before my time, that tract "C" would become a park and that a trail would be constructed through that park. That park and trail are now complete, and have been built in lieu of the trail purposed in near vertical conditions on Tracts H, I, and J.

(23) The existing detention pond, when converted to a wet pond facility, shall:
a. Have a gravity drain system to the new pond bottom.
b. Be vegetated on the perimeter and interior for sight screening, low maintenance (i.e., no grasses requiring mowing), habitat value and access management.

c. Shall have safety benches or other safety features.
All work completed in prior phases.

(24) A secondary access (through driveway easements as needed) shall provide a vehicle outlet to W. 12th St.
Not applicable to this phase.

(25) Each phase, as constructed and recorded, shall have all necessary improvements (roads, utilities, fire protection, etc.) in place and accepted prior to that phase recording.
Noted

(26) A heavy maintenance truck access road (15-foot width) shall be provided to all utility structures not located in the right-of-way.
Noted, no utility structures exist outside the ROW in Phase V.

(27) Pedestrian access tracts shall be public, surfaced, and fenced (per Parks Director approved design) prior to that phase recording.
See notes from condition #22. Trails are impossible, within Tracts of Phase V.

(28) Tract A shall be privately maintained by a Homeowners Association.
Tract A is currently owned by the Rock Ridge Community Association (HOA).

(29) The 4 acres of wetland habitat adjacent to the ACFL (Tract B) shall be subject to a conservation easement administered by an established locally based land trust.
Recording of the prior Phases deeded the 4 acres to the ACFL.

(30) Tracts A and C shall be dedicated as open space and managed by the Homeowners Association.
Tracts A and C are both owned and managed by the Rock Ridge Community Association (HOA), established before this Phase.

(31) The City right-of-way east of Lot 8, Phase III, shall be retained by the City.
Not applicable in the development of this Phase.

(32) Maximum slope in any direction in cul-de-sacs shall be 6%.
No cul-de-sacs are constructed in Phase V.

(33) Legal and practical access by public road shall be provided to the Kilkenny property.
The completion of Phase V, will provide legal access to Kilkelly property Parcel 60499.

(34) Condition No. 2 of the Declaration of Access Easement from the applicant to the Bowman's under Auditor's File # 200203220149 shall be deleted in its entirety; the legal access to the Bowman property from Antone Way extends to ingress, egress, and utilities but many not actually provide any practical use (depending on final engineering grades).
Not applicable to this Phase, as Antone Way is part of Phase III.

(35) The expansion of the West 8th detention pond shall be done in such a way that: the ponded area remains a "wet pond" (with the capability of periodic maintenance/draining); 8 inches of topsoil be placed on the newly disturbed soil and

around the entire pond; and, submit a wetland landscaping plan for approval by the Planning director.
All work completed in prior phases. The upgrade improvements to the detention pond are in process of permitting, construction will be completed, per the plan April 13th, 2018 and Storm Drainage Report written by Dale Herrigstad/Herrigstad Engineering on April 10th, 2018 and accepted by the City of Anacortes Planning on April 12th, 2018. This information is included in the Final Plat Application.

(36) Blasting can only occur weekdays between 8:00 a.m. to 6 p.m.
Noted

(37) Geo-technical engineering reports shall be provided for all lots where any structure may be located on or within 15' of a slope of 40% grade or steeper.
Noted

(38) An avigation easement in a form acceptable to the Planning Director shall be placed on each Phase prior to its recording.
Avigation Easement is already established and recorded.

(39) No clearing shall occur on the site prior to a detailed, phased clearing plan being approved by the Planning Commission.
Clearing Plan was approved before Construction began.

(40) No construction shall begin without a 10-year water quality management plan and implementation program being approved by the City Council. This plan and program shall be undertaken by an independent consultant retained by the City and paid by the applicant. It shall detail the current water quality in the Cranberry Lake Watershed and then describe a process for periodic monitoring and review by the City Council and specific remedial actions that will be taken if any significant water quality degradation is documented to have occurred as a result of the Rock Ridge South plat; public comment will be solicited on all phases of the water quality program.
In the prior Phases, a water quality control plan was implemented and monitored for 10 years by WaterTech NW. Final Report Attached.

(41) Only organic, as opposed to chemical agents, may be used to combat weeks, underbrush, and the like.
Noted

(42) A five-year maintenance bond shall be established after completion of the final phase of the project; this maintenance bond is to assure that any remedial water-quality actions th that need to be taken are taken.
All Water Quality Issues have been addressed and monitoring requirements have been fulfilled. No remedial water quality actions were necessary.

(43) Items 11 through 42 of the Findings of Fact and Conclusions of Law shall be recorded with the Final Plat drawing.
11-42 have been added to Final Plat drawings.

The Anacortes City Council adopted these Findings of Fact and Conclusions of Law on

_____, _____.

CITY OF ANACORTES

By_____
H. Dean Maxwell, Mayor

ATTEST:

_____
Ian S. Munce, City Attorney

_____
George Khtaian, City Clerk

This written decision was mailed to the applicant and appellants (if any) on

_____
Date

_____
Kathy Jenke

Strandberg
CONSTRUCTION INC.

May 17, 2018

Kevin Cricchio
Associate Planner
City of Anacortes
PO Box 547
Anacortes, WA 98221

Re: Final Plat Rock Ridge South Phase V

Dear Kevin,

This letter forwards our request for Final Plat of "Rock Ridge South Phase V" the final 19 lots of the 88 lots in the approved preliminary Plat of Rock Ridge South.

Pursuant to the Findings of Facts and Conclusions of Law dated July 19, 2004, all infrastructure improvements are complete, inspected, approved and accepted by the City of Anacortes Public Works Engineering Department. The required 2 Year Maintenance Bond is on file with the City of Anacortes.

Enclosed is a color-coded map showing the lot layout of the preliminary plat and a copy of each phase as they are recorded within the development.

Phases 1 & 2 a total of 38 Lots; 22 Lots located on Rock Ridge Parkway and 16 Lots on Berentson Court recorded January 24th, 2007.
Phase 3 has 18 Lots located on Antone Way and Rock Ridge Parkway recorded June 30th, 2008.
Phase 4 has 13 Lots located on Rock Ridge Parkway recorded November 6th, 2017.
Phase 5 the final 19 Lots located on Rock Ridge Parkway.

If you have any questions, please do not hesitate to give me a call.

Sincerely,

DHeadrick

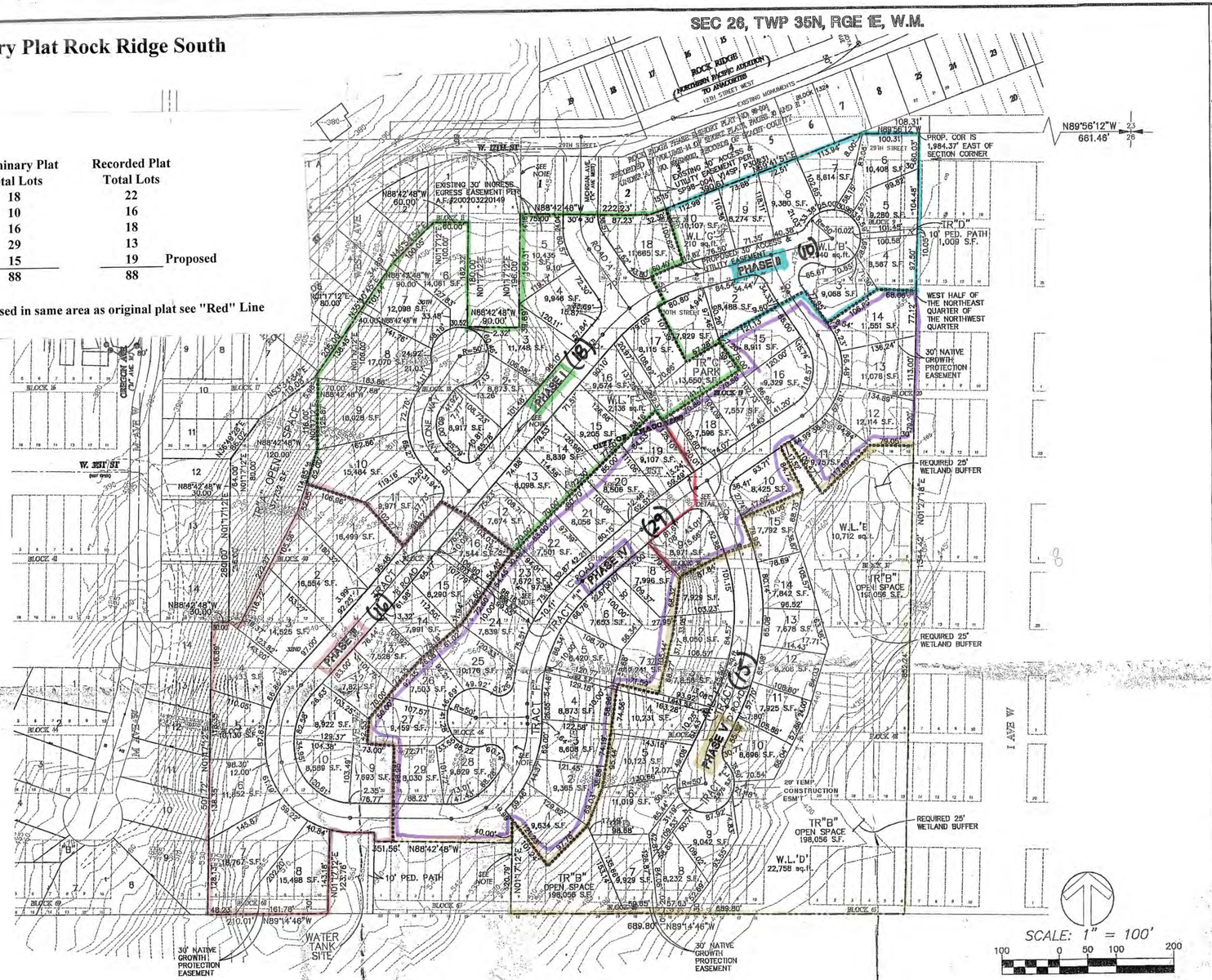
Debbie Headrick
Executive Assistant
Strandberg Construction, Inc.

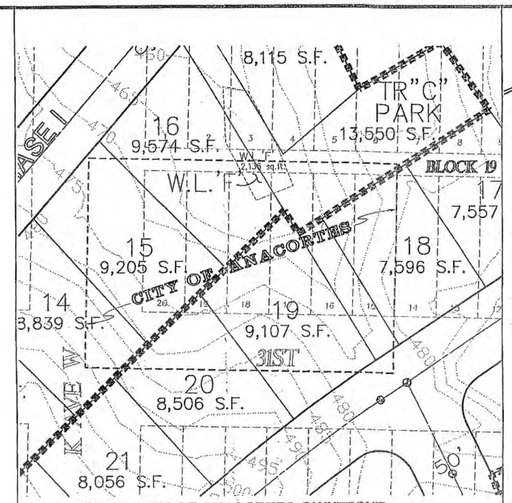
Enclosures: Plat Map Rock Ridge South

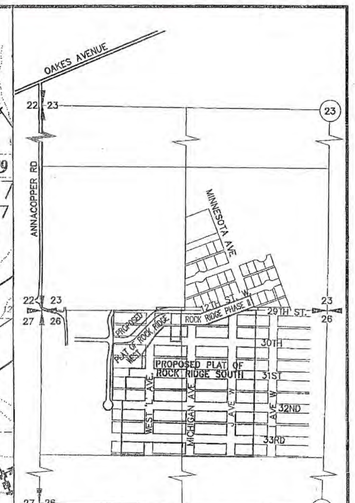
Preliminary Plat Rock Ridge South

	Preliminary Plat Total Lots	Recorded Plat Total Lots	
Phase I	18	22	
Phase II	10	16	
Phase III	16	18	
Phase IV	29	13	
Phase V	15	19	Proposed
	88	88	

**19 Lots proposed in same area as original plat see "Red" Line







LEGAL DESCRIPTION FOR ROCK RIDGE SOUTH:

THAT PORTION OF BLOCKS 9, 10, 11, 17, 18, 19, 20, 37, 38, 39, 40, 45, 46, 47, 48, 65, 66, 67 AND 68 IN THE PLAT OF TUTTLE AND BUCKLEY'S PLAT OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. SAID COUNTY;
THENCE S89°56'12"E ALONG THE NORTH LINE OF SAID SUBDIVISION 1984.37 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER, AND THE TRUE POINT OF BEGINNING;
THENCE S1°27'18"W ALONG THE EAST LINE OF SAID WEST HALF 1344.42 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF;
THENCE N89°14'46"W ALONG THE SOUTH LINE OF SAID SUBDIVISION 689.80 FEET TO THE SOUTHWEST CORNER OF LOT 12 SAID BLOCK 67;
THENCE N1°17'12"E 120.79' FEET TO THE NORTHWEST CORNER OF LOT 9, SAID BLOCK 67;
THENCE N88°42'48"W ALONG THE NORTH LINE OF SAID BLOCK AND THE WESTERLY PROLONGATION THEREOF, 320.00 FEET TO THE NORTHEAST CORNER OF LOT 10, SAID BLOCK 68;
THENCE S1°17'12"W 123.76 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER, BEING THE SOUTHEAST CORNER OF LOT 11, SAID BLOCK 68;
THENCE N89°14'46"W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 210.01 FEET TO THE SOUTHWEST CORNER OF LOT 17, SAID BLOCK 68;
THENCE N1°17'12"E 501.72 FEET TO THE SOUTHWEST CORNER OF LOT 17, SAID BLOCK 40;
THENCE S88°42'48"E 30.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17;
THENCE N1°17'12"E 216.00 FEET TO THE NORTHWEST CORNER OF LOT 5, SAID BLOCK 40;
THENCE S88°42'48"E 30.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;
THENCE N1°17'12"E 80.00 FEET TO THE SOUTHWEST CORNER OF LOT 15, SAID BLOCK 17;
THENCE S88°42'48"E 120.00 FEET TO THE SOUTHEAST CORNER OF LOT 12, SAID BLOCK 17;
THENCE N1°17'12"E 116.00 FEET TO THE SOUTHWEST CORNER OF LOT 10, SAID BLOCK 17;
THENCE S88°42'48"E 70.00 FEET;
THENCE N1°17'12"E 100.00 FEET;
THENCE S88°42'48"E 40.00 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 18;
THENCE N1°17'12"E 80.00 FEET TO THE SOUTHWEST CORNER OF LOT 20, SAID BLOCK 11;
THENCE S88°42'48"E 90.00 FEET TO THE SOUTHWEST CORNER OF LOT 17, SAID BLOCK 11;
THENCE N1°17'12"E 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 17;
THENCE S88°42'48"E 60.00 FEET TO THE NORTHEAST CORNER OF LOT 16, SAID BLOCK 11;
THENCE N1°17'12"E 16.00 FEET TO THE SOUTHWEST CORNER OF LOT 6, SAID BLOCK 11;
THENCE S88°42'48"E ALONG THE SOUTH LINE OF SAID LOT AND EASTERLY PROLONGATION THEREOF, 165.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN CITY OF ANACORTES SHORT PLAT 98-004, RECORDED IN VOLUME 14 OF SHORT PLATS, PAGES 30 AND 31 UNDER A.F. # 9905240012, RECORDS OF SAID COUNTY;
THENCE S88°42'48"E 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 IN SAID SHORT PLAT;
THENCE S88°42'48"E ALONG THE SOUTH LINE OF SAID SHORT PLAT, 87.23 FEET;
THENCE N69°41'51"E ALONG THE SOUTHEASTERLY LINE OF SAID SHORT PLAT 390.61 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26;
THENCE S89°56'12"E 108.31 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF TRACT 'B' IN THE PROPOSED PLAT OF ROCK RIDGE WEST DESIGNATED FOR 'FUTURE DEVELOPMENT' DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, SAID BLOCK 40;
THENCE S88°42'48"E 30.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;
THENCE N1°17'12"E 80.00 FEET TO THE SOUTHWEST CORNER OF LOT 15, SAID BLOCK 17;
THENCE S88°42'48"E 120.00 FEET TO THE SOUTHEAST CORNER OF LOT 12, SAID BLOCK 17;
THENCE N1°17'12"E 116.00 FEET TO THE SOUTHWEST CORNER OF LOT 10, SAID BLOCK 17;
THENCE S88°42'48"E 70.00 FEET;
THENCE N1°17'12"E 100.00 FEET;
THENCE S88°42'48"E 40.00 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 18;
THENCE N1°17'12"E 80.00 FEET TO THE SOUTHWEST CORNER OF LOT 20, SAID BLOCK 11;
THENCE S35°40'45"W 205.00 FEET;
THENCE S53°34'34"W 119.08 FEET;
THENCE S36°49'28"W 86.02 FEET;
THENCE S1°7'12"W 64.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH ALL OF TRACT 'C' IN THE PROPOSED PLAT OF ROCK RIDGE WEST DESIGNATED FOR 'FUTURE DEVELOPMENT' DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 17, SAID BLOCK 11;
THENCE N1°17'12"E 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 17, SAID BLOCK 11;
THENCE S45°54'57"W 100.05 FEET;
THENCE S35°40'45"W 34.89 FEET TO THE SOUTHWEST CORNER OF LOT 20, SAID BLOCK 11;
THENCE S88°42'48"E 90.00 FEET TO THE POINT OF BEGINNING;

NOTE:

THE ABOVE DESCRIPTION INCLUDES A TRACT OF LAND OWNED BY THE CITY OF ANACORTES DESCRIBED AS FOLLOW:

LOTS 15 THROUGH 20, BLOCK 19 IN THE PLAT OF TUTTLE & BUCKLEY'S PLAT OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON;
TOGETHER WITH THOSE VACATED PORTIONS OF K AVE 'W', 31ST, AND THE ALLEY ABUTTING SAID LOTS HAVING BEEN VACATED UNDER ORDINANCE NO. 296 AS WOULD ATTACH BY OPERATION OF LAW.

PLAT NAME: ROCK RIDGE SOUTH (PHASE V, ALTERNATIVE PLAN)

APPLICANT/OWNER: ROCK RIDGE LLC, 3307 "H" AVENUE, ANACORTES, WA 98221, (360) 299-0408

PROJECT PLANNER: LANG ASSOCIATES, INC., 10658 RIVIERA PLACE N.E., SEATTLE, WA 98125, (206) 306-8880

PROJECT MANAGER: NELSEN DEVELOPMENT GROUP, 14205 S.E. 36TH STREET, #100, BELLEVUE, WASHINGTON 98006, (425) 519-3656

LAND SURVEYOR/ ENGINEER & FIELD TOPOGRAPHY: SUMMIT ENGINEERS & SURVEYORS, INC., 2218 OLD HIGHWAY 99 SOUTH, MOUNT VERNON, WA 98273, (360) 416-4999

NOTE: ROADS AND ALLEYS VACATED EAST OF LINE PER ORDINANCE NO. 296 AS WOULD ATTACH BY OPERATION OF LAW.

EXISTING ZONING: RESIDENTIAL LOW DENSITY – (R2)
ACREAGE: 31.16
NO. OF LOTS PROPOSED: 88 (2.82/AC.)

PHASING	LOTS
I	18
II	10
III	16
IV	29
V	15

PROPOSED USE: DETACHED SINGLE FAMILY
MINIMUM LOT SIZE: 7,500 SQUARE FEET
DATUM: CITY OF ANACORTES

AREA BREAKDOWN DESCRIPTION	SQ.-FT.	ACRES	PERCENTAGE OF TOTAL AREA
LOTS (ALL PHASES)	865,038	19.86	63.74%
STREETS (ALL PHASES)	233,720	5.37	17.22%
ACCESS TRACT "E"	2,975	4.55	0.22%
PROPERTY EXCHANGE *	198,056	4.06	14.59%
OPEN-SPACE/PARK **	57,287	1.32	4.22%
TOTAL	1,357,076	31.16	100.00%

* TRACT "B" INCLUDING WETLANDS 'D' & 'E' AND 25' BUFFER

** TRACTS "A"+"C"+"D"+"F"+"G"+"H"+"I" (OWNERSHIP TO BE RETAINED BY THE HOMEOWNER'S ASSOCIATION)

*** 200% BONUS FOR RETENTION PER CITY OF ANACORTES CODE 17.41.050 – EXISTING SITE VEGETATION.

PROPERTY EXCHANGE DESCRIPTION		SQ.-FT.	ACRES	PERCENTAGE OF TOTAL AREA
CITY OWNERSHIP		(32,560)	(0.75)	(2.40%)
TRACT B	USABLE	118,056	2.71	8.70%
	WETLAND 'D' & 'E'	33,470	0.77	2.47%
	REQUIRED 25' BUFFER	46,530	1.07	3.43%
NET GAIN TO CITY		165,496	3.80	12.20%

LANDSCAPE AREA DESCRIPTION	SQ.-FT.	ACRES	% OF TOTAL AREA (ACTUAL)	% OF TOTAL AREA (WITH 200% BONUS)
TRACT "A"	37,732	0.87	2.78%	2.78%
TRACT "B"	198,056	4.55	14.59%	29.18% ***
TRACT "C"	13,550	0.31	1.00%	1.00%
TRACT "D"	1,009	0.02	0.07%	0.07%
TRACT "F"	1,292	0.03	0.10%	0.10%
TRACT "G"	1,643	0.04	0.12%	0.12%
TRACT "H"	1,073	0.02	0.08%	0.08%
TRACT "I"	988	0.02	0.07%	0.07%
N.G.P.E.	31,872	0.73	2.35%	2.35%
TOTAL PROVIDED	287,215	6.59	21.16%	35.75%

WATER: CITY OF ANACORTES
SEWAGE DISPOSAL: CITY OF ANACORTES
FIRE: CITY OF ANACORTES FIRE DEPARTMENT
SCHOOL: ANACORTES SCHOOL DISTRICT
TELEPHONE: VERIZON
GAS: CASCADE NATURAL GAS

YOUNG-SOO KIM, STATE OF WASHINGTON, REGISTERED PROFESSIONAL LAND SURVEYOR, EXPIRES 1/24/2006

Lang Associates, Inc.
Land Use and Development Consultants
10658 Riviera Place N.E. Seattle, WA 98125
TEL: (206) 306-8880 Fax: (206) 362-6848
Email: deenlang@yahoo.com

FILE NAME: 03203-96145PP5	DESIGNED BY:	REVISIONS	DATE
PLOT SCALE: 1:1 PAPER SPACE	DRAWN BY:		
LAST EDIT DATE: 11/21/2003	CHECKED BY:		

SUMMIT Engineers & Surveyors, Inc.
2218 Old Highway 99 So. Mount Vernon WA. 98273 Phone: (360) 416-4999 Fax: (360) 416-4949

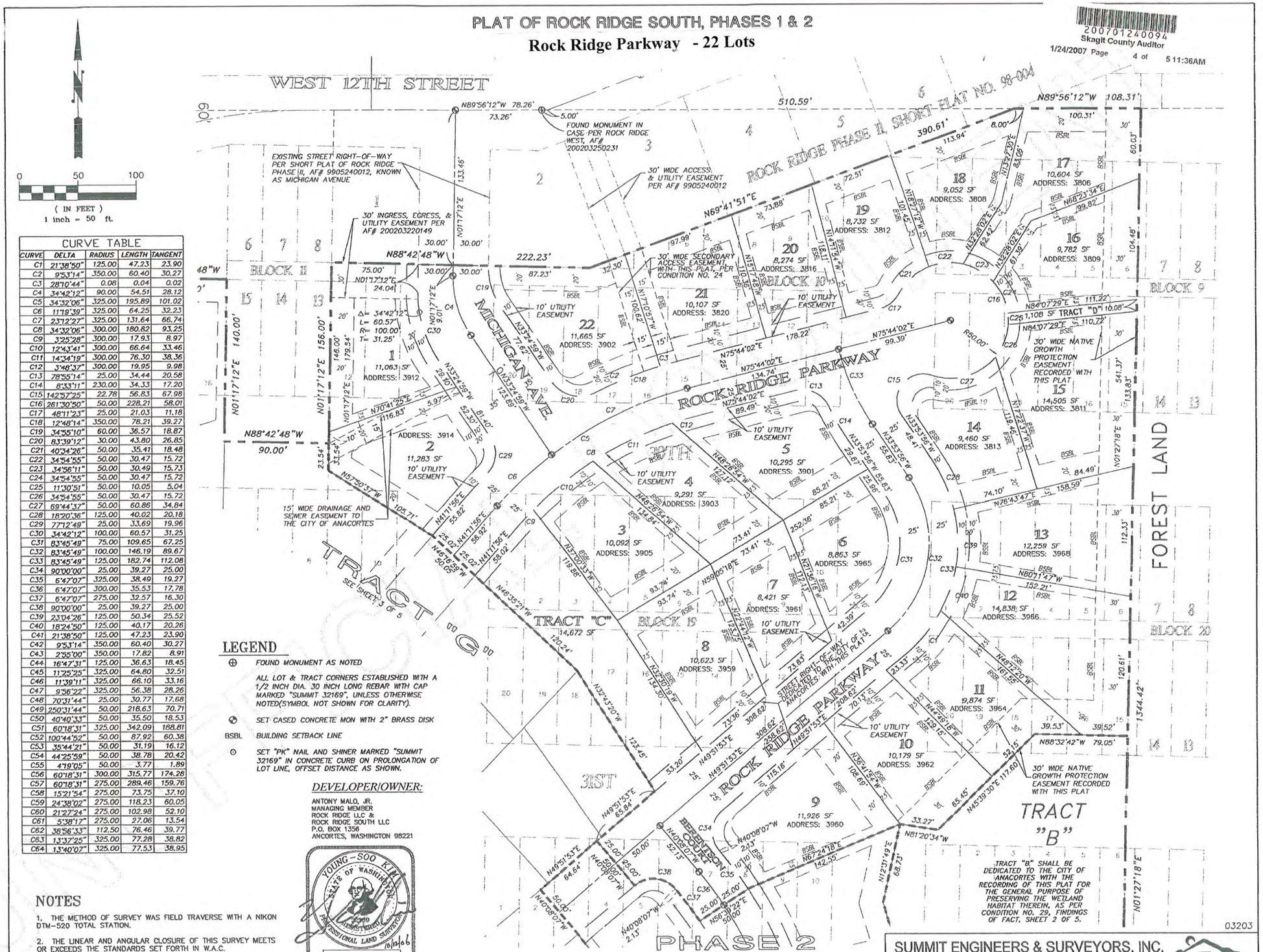
SHEET DESCRIPTION: PRELIMINARY PLAT MAP

PROJECT: PRELIMINARY PLAT OF ROCK RIDGE SOUTH, PHASE V, ALTERNATIVE PLAN
DEVELOPER: ROCK RIDGE LLC, 3307 "H" AVENUE, ANACORTES, WA 98221 PHONE: (360) 299-0408

PLAT OF ROCK RIDGE SOUTH, PHASES 1 & 2

Rock Ridge Parkway - 22 Lots

200701240094
Skagit County Auditor
1/24/2007 Page 4 of 5 11:36AM



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	21°38'50"	125.00	47.23	23.90
C2	9°53'14"	350.00	60.40	30.27
C3	28°10'44"	0.08	0.04	0.02
C4	34°42'12"	90.00	54.51	28.12
C5	34°32'06"	325.00	195.89	101.02
C6	11°19'39"	325.00	64.25	32.23
C7	23°12'27"	325.00	131.64	66.74
C8	34°32'06"	300.00	180.82	93.25
C9	3°25'28"	300.00	17.93	8.97
C10	12°43'41"	300.00	66.64	33.46
C11	14°34'19"	300.00	76.30	38.36
C12	3°48'37"	300.00	19.95	9.98
C13	78°55'14"	25.00	34.44	20.58
C14	8°33'11"	230.00	34.33	17.20
C15	142°57'25"	22.78	56.83	67.98
C16	261°30'50"	50.00	228.21	58.01
C17	48°11'23"	25.00	21.03	11.18
C18	12°48'14"	350.00	78.21	39.27
C19	34°55'10"	60.00	36.57	18.87
C20	83°39'12"	30.00	43.80	26.85
C21	40°34'26"	50.00	35.41	18.48
C22	34°54'55"	50.00	30.47	15.72
C23	34°56'11"	50.00	30.49	15.73
C24	34°54'55"	50.00	30.47	15.72
C25	11°30'51"	50.00	10.05	5.04
C26	34°54'55"	50.00	30.47	15.72
C27	69°44'37"	50.00	60.86	34.84
C28	18°20'36"	125.00	40.02	20.18
C29	77°12'49"	25.00	33.69	19.96
C30	34°42'12"	100.00	60.57	31.25
C31	83°45'49"	75.00	109.65	67.25
C32	83°45'49"	100.00	146.19	89.67
C33	83°45'49"	125.00	182.74	112.08
C34	90°00'00"	25.00	39.27	25.00
C35	6°47'07"	325.00	38.49	19.27
C36	6°47'07"	300.00	35.53	17.78
C37	6°47'07"	275.00	32.57	16.30
C38	90°00'00"	25.00	39.27	25.00
C39	23°04'26"	125.00	50.34	25.52
C40	18°24'50"	125.00	40.17	20.26
C41	21°38'50"	125.00	47.23	23.90
C42	9°53'14"	350.00	60.40	30.27
C43	2°35'00"	350.00	17.82	8.91
C44	16°47'31"	125.00	36.63	18.45
C45	11°25'25"	325.00	64.80	32.51
C46	11°39'11"	325.00	66.10	33.16
C47	9°56'22"	325.00	56.38	28.26
C48	70°31'44"	25.00	30.77	17.68
C49	250°31'44"	50.00	218.63	70.71
C50	40°40'33"	50.00	35.50	18.53
C51	60°18'31"	325.00	342.09	188.81
C52	100°44'52"	50.00	87.92	60.38
C53	35°44'21"	50.00	31.19	16.12
C54	44°25'59"	50.00	38.78	20.42
C55	4°19'05"	50.00	3.77	1.89
C56	60°18'31"	300.00	315.77	174.28
C57	60°18'31"	275.00	289.46	159.76
C58	15°21'54"	275.00	73.75	37.10
C59	24°38'02"	275.00	118.23	60.05
C60	21°27'24"	275.00	102.98	52.10
C61	5°38'17"	275.00	27.06	13.54
C62	38°56'33"	112.50	76.46	39.77
C63	13°37'25"	325.00	77.28	38.82
C64	13°40'07"	325.00	77.53	38.95

LEGEND

⊕ FOUND MONUMENT AS NOTED

ALL LOT & TRACT CORNERS ESTABLISHED WITH A 1/2 INCH DIA. 30 INCH LONG REBAR WITH CAP MARKED "SUMMIT 32169", UNLESS OTHERWISE NOTED(SYMBOL NOT SHOWN FOR CLARITY).

SET CASED CONCRETE MON WITH 2" BRASS DISK

BSBL BUILDING SETBACK LINE

⊙ SET "PK" NAIL AND SHINER MARKED "SUMMIT 32169" IN CONCRETE CURB ON PROLONGATION OF LOT LINE, OFFSET DISTANCE AS SHOWN.

NOTES

1. THE METHOD OF SURVEY WAS FIELD TRAVERSE WITH A NIKON DTM-520 TOTAL STATION.
2. THE LINEAR AND ANGULAR CLOSURE OF THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET FORTH IN W.A.C. 332-130-090.
3. SEE SHEET 3 OF 5 FOR SECTION TIES.

DEVELOPER/OWNER:

ANTONY MALO, JR.
MANAGING MEMBER
ROCK RIDGE LLC &
ROCK RIDGE SOUTH LLC
P.O. BOX 1356
ANCORTES, WASHINGTON 98221

YOUNG-SOO KIM
STATE OF WASHINGTON
32169
REGISTERED PROFESSIONAL LAND SURVEYOR
10/12/06
EXPIRES 1/24/2008

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM
SUMMIT

03203

PLAT OF ROCK RIDGE SOUTH, PHASES 1 & 2

Berentson Court - 16 Lots

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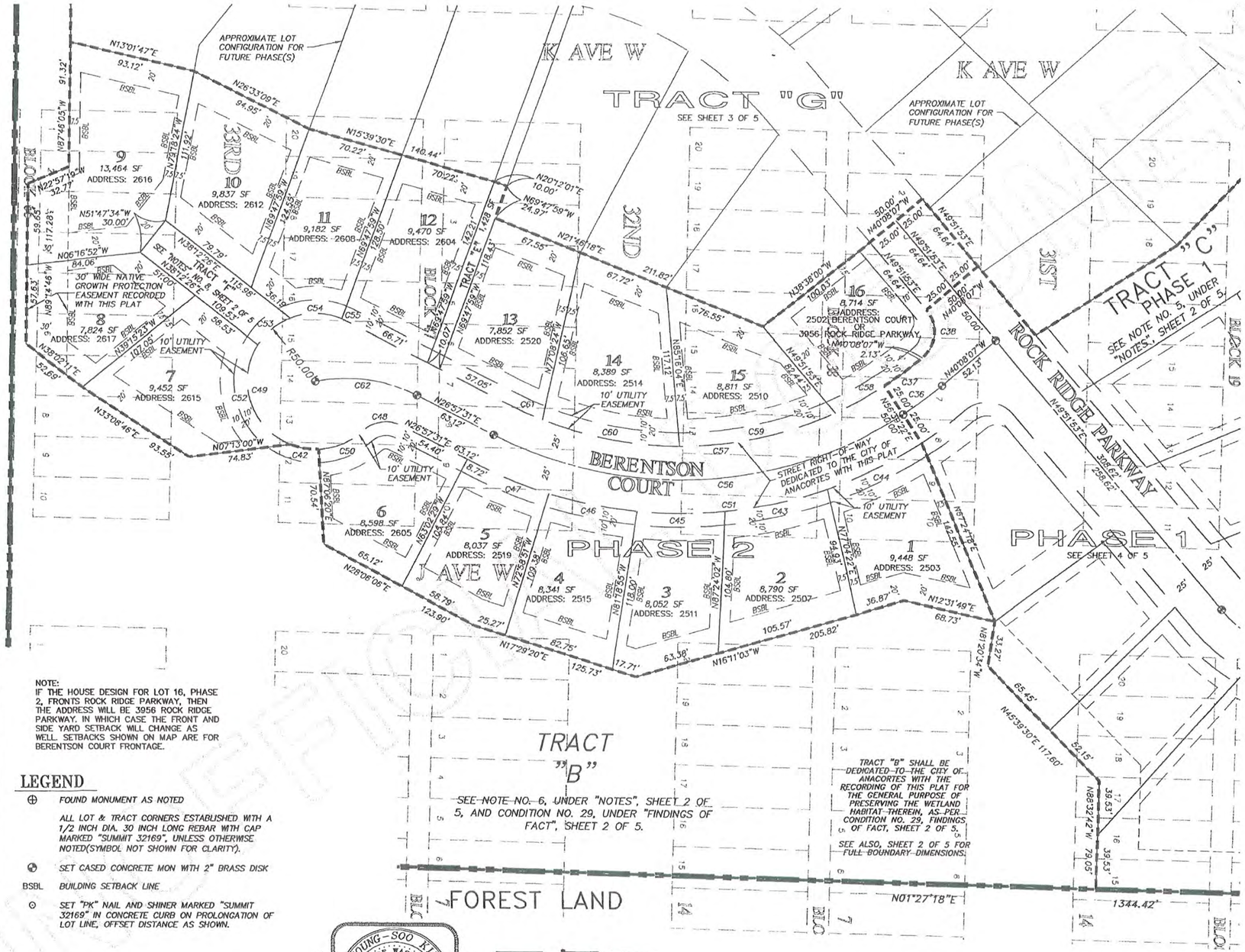
Skagit County Auditor
1/24/2007 Page 5 of 5 11:36AM



NOTE:
IF THE HOUSE DESIGN FOR LOT 16, PHASE 2, FRONTS ROCK RIDGE PARKWAY, THEN THE ADDRESS WILL BE 3956 ROCK RIDGE PARKWAY. IN WHICH CASE THE FRONT AND SIDE YARD SETBACK WILL CHANGE AS WELL. SETBACKS SHOWN ON MAP ARE FOR BERENTSON COURT FRONTAGE.

LEGEND

⊕ FOUND MONUMENT AS NOTED

ALL LOT & TRACT CORNERS ESTABLISHED WITH A 1/2 INCH DIA. 30 INCH LONG REBAR WITH CAP MARKED "SUMMIT 32169", UNLESS OTHERWISE NOTED(SYMBOL NOT SHOWN FOR CLARITY).

SET CASED CONCRETE MON WITH 2" BRASS DISK

BSBL BUILDING SETBACK LINE

⊙ SET "PK" NAIL AND SHINER MARKED "SUMMIT 32169" IN CONCRETE CURB ON PROLONGATION OF LOT LINE, OFFSET DISTANCE AS SHOWN.

YOUNG-SOO KIM
STATE OF WASHINGTON
32169
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 1/24/2006
10/12/06

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	21°38'50"	125.00	47.23	23.90
C2	9°53'14"	350.00	60.40	30.27
C3	28°10'44"	0.08	0.04	0.02
C4	34°42'12"	90.00	54.51	28.12
C5	34°32'06"	325.00	195.89	101.02
C6	11°19'39"	325.00	64.25	32.23
C7	23°12'27"	325.00	131.64	66.74
C8	34°32'06"	300.00	180.82	93.25
C9	3°25'28"	300.00	17.93	8.97
C10	12°43'41"	300.00	66.64	33.46
C11	14°34'19"	300.00	76.30	38.36
C12	3°48'37"	300.00	19.95	9.98
C13	78°55'14"	25.00	34.44	20.58
C14	8°33'11"	230.00	34.33	17.20
C15	142°57'25"	22.78	56.83	67.98
C16	261°30'50"	50.00	228.21	58.01
C17	48°11'23"	25.00	21.03	11.18
C18	12°48'14"	350.00	78.21	39.27
C19	34°55'10"	60.00	36.57	18.87
C20	83°39'12"	30.00	43.80	26.85
C21	40°34'26"	50.00	35.41	18.48
C22	34°54'55"	50.00	30.47	15.72
C23	34°56'11"	50.00	30.49	15.73
C24	34°54'55"	50.00	30.47	15.72
C25	11°30'51"	50.00	10.05	5.04
C26	34°54'55"	50.00	30.47	15.72
C27	69°44'37"	50.00	60.86	34.84
C28	18°20'36"	125.00	40.02	20.18
C29	77°12'49"	25.00	33.69	19.96
C30	34°42'12"	100.00	60.57	31.25
C31	83°45'49"	75.00	109.65	67.25
C32	83°45'49"	100.00	146.19	89.67
C33	83°45'49"	125.00	182.74	112.08
C34	90°00'00"	25.00	39.27	25.00
C35	6°47'07"	325.00	38.49	19.27
C36	6°47'07"	300.00	35.53	17.78
C37	6°47'07"	275.00	32.57	16.30
C38	90°00'00"	25.00	39.27	25.00
C39	23°04'26"	125.00	50.34	25.52
C40	18°24'50"	125.00	40.17	20.26
C41	21°38'50"	125.00	47.23	23.90
C42	9°53'14"	350.00	60.40	30.27
C43	2°55'00"	350.00	17.82	8.91
C44	16°47'31"	125.00	36.63	18.45
C45	11°25'25"	325.00	64.80	32.51
C46	11°39'11"	325.00	66.10	33.16
C47	9°56'22"	325.00	56.38	28.26
C48	70°31'44"	25.00	30.77	17.68
C49	250°31'44"	50.00	218.63	70.71
C50	40°40'33"	50.00	35.50	18.53
C51	60°18'31"	325.00	342.09	188.81
C52	100°44'52"	50.00	87.92	60.38
C53	35°44'21"	50.00	31.19	16.12
C54	44°25'59"	50.00	38.78	20.42
C55	4°19'05"	50.00	3.77	1.89
C56	60°18'31"	300.00	315.77	174.28
C57	60°18'31"	275.00	289.46	159.76
C58	15°21'54"	275.00	73.75	37.10
C59	24°38'02"	275.00	118.23	60.05
C60	21°27'24"	275.00	102.98	52.10
C61	5°38'17"	275.00	27.06	13.54
C62	38°56'33"	112.50	76.46	39.77
C63	133°37'25"	325.00	77.28	38.82
C64	13°40'07"	325.00	77.53	38.95

DEVELOPER/OWNER:
ANTONY MALO, JR.
MANAGING MEMBER
ROCK RIDGE LLC &
ROCK RIDGE SOUTH LLC
P.O. BOX 1356
ANCORTES, WASHINGTON 98221

03203

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM
SUMMIT

Rock Ridge South Phase 3
Antone Way and Rock Ridge Parkway - 18 Lots

PLAT OF ROCK RIDGE SOUTH, PHASE 3
NW 1/4, SEC. 26, TWP. 35N, RNG. 1E, W.M.

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Skagit County Auditor
6/30/2008 Page 5 of 5 2:01PM

LEGEND

- ⊕ FOUND CONCRETE MONUMENT ON MAY 2, 2008
- SET CASED CONCRETE MON WITH 2" BRASS DISK
- BSBL BUILDING SETBACK LINE
- ⊙ SET "PK" NAIL AND SHINER MARKED "SUMMIT 32169" IN CONCRETE CURB ON PROLONGATION OF LOT LINE, OFFSET DISTANCE AS SHOWN.
- ADDRESS: ROCK RIDGE PARKWAY
- ADDRESS: ANTONE WAY
- (1) SET REBAR AND CAP 0.5' NW FROM ACTUAL CORNER
- (2) SET REBAR AND CAP 0.3' SE FROM ACTUAL CORNER
- (3) SET REBAR AND CAP 0.7' NW FROM ACTUAL CORNER
- (4) SET REBAR AND CAP 5.0' SE FROM ACTUAL CORNER

NOTES:

1. THE METHOD OF SURVEY WAS FIELD TRAVERSE WITH A NIKON DTM-520 TOTAL STATION.
2. THE LINEAR AND ANGULAR CLOSURE OF THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET FORTH IN W.A.C. 332-130-090.
3. SEE SHEET 3 OF 4 FOR SECTION TIES.
4. SEE NOTE 5, SHEET 3 OF 4, REGARDING THE DISPOSITION OF TRACT "H", SHOWN HEREON.
5. ALL LOTS & TRACT CORNERS ESTABLISHED WITH 1/2" DIAMETER BY 30" LONG REBAR WITH CAP, "SUMMIT 32169" EXCEPT AS NOTED ON THE PLAT PLAN (SYMBOL NOT SHOWN FOR CLARITY)

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	65.27	107.00	33.69	34°57'05"
C2	72.74	107.00	37.84	38°57'09"
C3	21.04	25.00	11.19	48°12'49"
C4	59.69	50.00	33.98	68°24'01"
C5	32.74	50.00	16.98	37°31'17"
C6	32.54	50.00	16.87	37°17'28"
C7	30.52	50.00	15.75	34°58'43"
C8	61.05	50.00	34.98	69°57'27"
C9	24.64	50.00	12.57	28°13'49"
C10	20.98	25.00	11.15	48°05'28"
C11	80.10	57.00	48.26	80°30'43"
C12	40.81	25.00	26.59	93°31'20"
C13	12.20	107.00	6.11	06°32'00"
C14	37.73	25.00	23.51	86°28'40"
C15	115.23	82.00	69.43	80°30'43"

LINE TABLE

LINE	LENGTH	BEARING
L1	5.84	S81°43'09"E
L2	23.54	N01°17'12"E
L3	10.07	S41°11'56"W
L4	10.03	N43°26'45"E

YOUNG-SOO KIM
STATE OF WASHINGTON
32169
REGISTERED PROFESSIONAL LAND SURVEYOR
1/24/2008

DEVELOPER/OWNER:
ANTONY MALO, JR.
MANAGING MEMBER
ROCK RIDGE LLC &
ROCK RIDGE SOUTH LLC
P.O. BOX 1356
ANACORTES, WA 98221

0 25 50 100
(IN FEET)
SCALE: 1" = 50'

03203

SHEET 5 OF 5

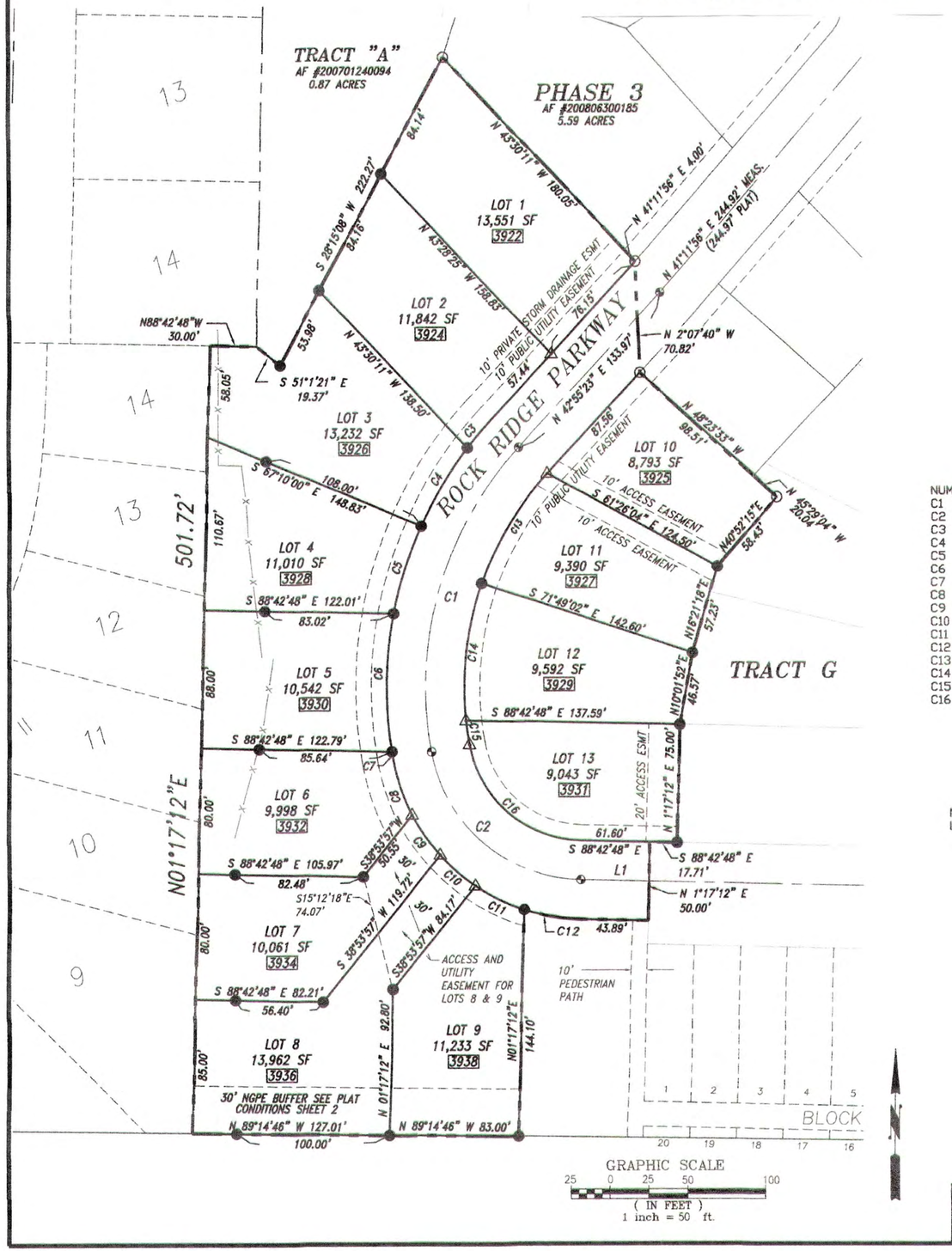
PW#03-037-DEV

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM
SUMMIT

PLAT OF ROCK RIDGE SOUTH PHASE 4

Rock Ridge Parkway - 13 Lots

2017111060065
Skagit County Auditor $174.00
11/6/2017 Page 4 of 4 10:07AM



NOTES

1. SET CONCRETE MON WITH BRASS CAP IN CASE WITH COVER.
2. SET RE-BAR AND RED CAP PLS. #27817.
3. SET PK NAIL IN SIDEWALK WITH YELLOW DISK.
4. FOUND EXISTING REBAR AND CAP PLS 32169 OR AS NOTED. VISITED 3-22-2017.
5. EQUIPMENT USED: CARLSON CR2 2" TOTAL STATION.
6. ALL CONCRETE MONUMENTS WERE VISITED ON 3-22-2017.
7. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
8. SURVEY METHOD: STANDARD FIELD TRAVERSE.
9. BASIS OF BEARINGS: PLAT OF ROCK RIDGE SOUTH PHASE 1 & 2, AF 200701240094.
10. ADDRESSES SHOWN ON PLAT.
11. SEE SHEET 3, PUD AND PLAT CONDITIONS #2 FOR BUILDING SETBACK REQUIREMENTS.
12. BSBL BUILDING SETBACK LINE.

CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE
C1	225.00'	209.67'	53°23'31"
C2	100.00'	136.56'	78°14'35"
C3	250.00'	22.66'	5°11'35"
C4	250.00'	58.50'	13°24'25"
C5	250.00'	58.50'	13°24'26"
C6	250.00'	88.46'	20°16'28"
C7	250.00'	4.85'	01°06'39"
C8	125.00'	37.70'	17°16'51"
C9	125.00'	31.32'	14°21'18"
C10	125.00'	30.09'	13°47'37"
C11	125.00'	34.96'	16°01'20"
C12	125.00'	36.64'	16°47'31"
C13	200.00'	82.29'	23°34'30"
C14	200.00'	88.58'	25°22'39"
C15	200.00'	15.50'	4°26'25"
C16	75.00'	102.42'	78°14'37"

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 88°42'48" E	43.89'

DALE K. HERRIGSTAD
STATE OF WASHINGTON
27807
REGISTERED
PROFESSIONAL LAND SURVEYOR

10-9-2017

OWNER/DEVELOPER
RR Summitt NW LLC
PO BOX 319
ANACORTES, WA 98221
360-293-7431

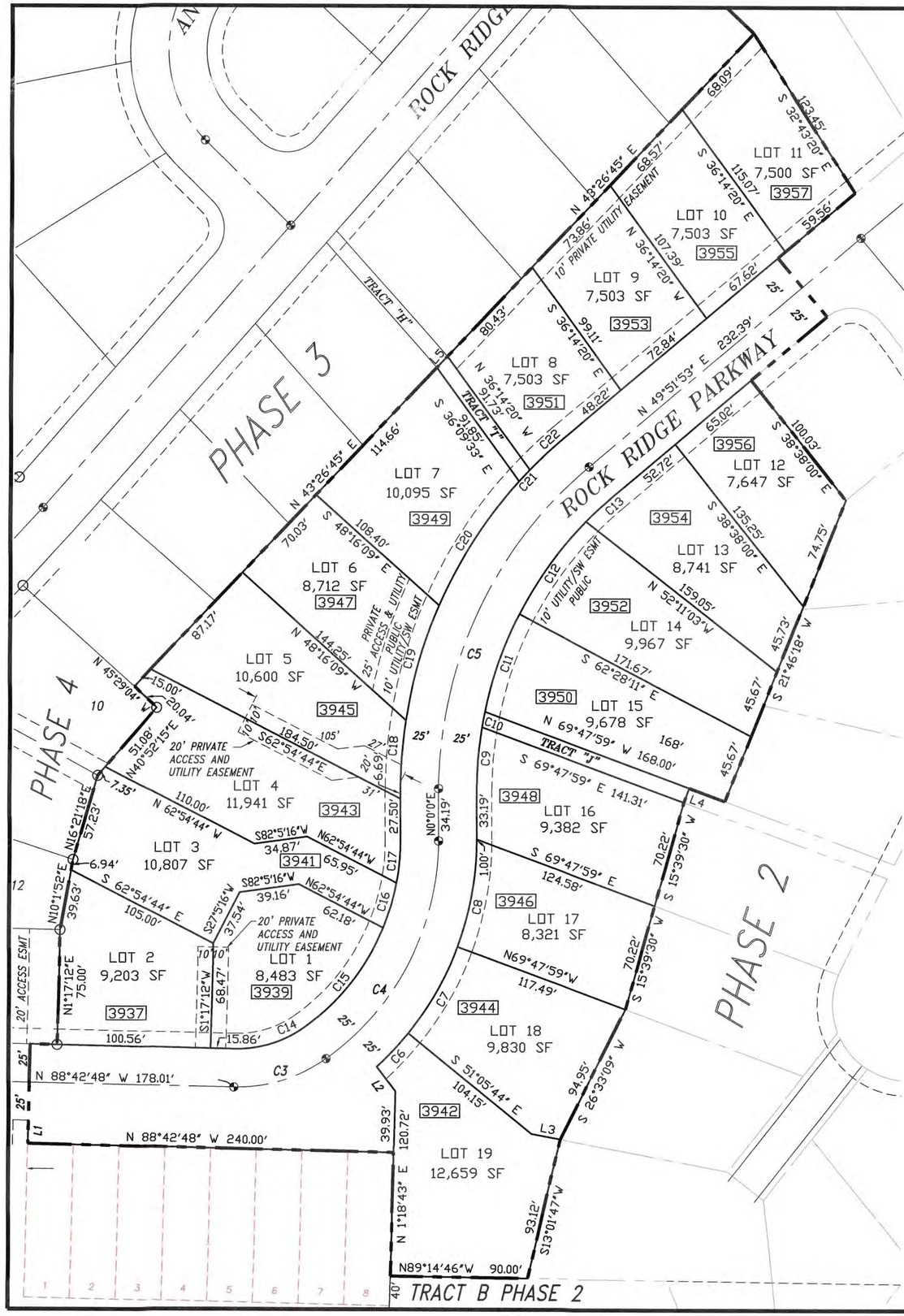
LAND SURVEYOR
DALE HERRIGSTAD PLS
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221
360-299-8804

PW #03-037-DEV

DWN BY: DKH	HERRIGSTAD ENGINEERING & SURVEYING	SCALE: NOTED
DATE: SEPT 2017	4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804	JOB 2015-146

PLAT OF ROCK RIDGE SOUTH PHASE 5

Rock Ridge Parkway - 19 Lots Proposed



NOTES

1. SET CONCRETE MON WITH BRASS CAP IN CASE WITH COVER.
2. SET RE–BAR AND RED CAP PLS. #27817.
3. SET PK NAIL IN SIDEWALK WITH YELLOW DISK.
4. FOUND EXISTING REBAR AND CAP PLS 32169 OR AS NOTED. VISITED 3–22–2017.
5. EQUIPMENT USED: CARLSON CR2 2" TOTAL STATION.
6. ALL CONCRETE MONUMENTS WERE VISITED ON 3–22–2017.
7. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
8. SURVEY METHOD: STANDARD FIELD TRAVERSE.
9. BASIS OF BEARINGS: PLAT OF ROCK RIDGE SOUTH PHASE 1 & 2, AF 200701240094.
10. ADDRESSES SHOWN ON PLAT.
11. SEE SHEET 3, PUD AND PLAT CONDITIONS #2 FOR BUILDING SETBACK REQUIREMENTS.
12. BSBL BUILDING SETBACK LINE.

CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE
C1	225.00′	209.67′	53°23′31″
C2	100.00′	136.56′	78°14′35″
C3	100.00′	64.35′	36°52′12″
C4	175.00′	166.21′	54°25′01″
C5	275.00′	239.33′	49°51′53″
C6	200.00′	30.03′	8°36′09″
C7	200.00′	65.29′	18°42′15″
C8	200.00′	70.51′	20°12′01″
C9	250.00′	40.38′	9°15′16″
C10	250.00′	10.15′	2°19′33″
C11	250.00′	67.77′	15°31′51″
C12	250.00′	74.87′	17°09′33″
C13	250.00′	24.41′	5°35′41″
C14	75.00′	48.26′	36°52′12″
C15	150.00′	84.35′	32°13′09″
C16	150.00′	30.59′	11°41′00″
C17	150.00′	27.53′	10°30′52″
C18	300.00′	44.76′	8°32′53″
C19	300.00′	77.93′	14°53′01″
C20	300.00′	96.96	18°31′06″
C21	300.00′	10.18′	1°56′41″
C22	300.00′	31.26′	5°58′12″

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 1°17′12″ W	15.00′
L2	S 37°24′24″ E	20.07′
L3	S 79°18′24″ E	19.17′
L4	N 20°12′01″ E	10.00′
L5	N 43°26′45″ W	10.03′

GRAPHIC SCALE
25 0 25 50 100
(IN FEET)
1 inch = 50 ft.

DALE K. HERRIGSTAD
STATE OF WASHINGTON
27807
REGISTERED
PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER
RR Summitt NW LLC
PO BOX 319
ANACORTES, WA 98221
360–293–7431

LAND SURVEYOR
DALE HERRIGSTAD PLS
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221
360–299–8804

PW #03–037–DEV

SHEET 4 OF 4

DWN BY: DKH	HERRIGSTAD ENGINEERING & SURVEYING	SCALE: NOTED
DATE: April 2018	4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299–8804	JOB 2015–146

Strandberg
CONSTRUCTION INC.

October 16, 2017

Don Measamer
Director of Panning an Community Development
City of Anacortes
PO Box 547
Anacortes, WA 98221

RE: Rock Ridge South Phase V

Dear Don,

This letter serves as our formal request for a modification of the 16-lot layout in Rock Ridge South Phase 5. Per the Findings of Facts dated July19, 2004 Rock Ridge South Phases 1 through 5 are approved for a total of 88 lots, increasing our original proposal from 16 lots to 19 lots is within the approved number of lots and will not increase the impact of the development.

As shown on the plan dated October 11, 2017 enclosed there will be no changes to approved road grade, size or width, sidewalks, exterior lot lines of the plat, open spaces or trail tracts. We are proposing approval to simply move a some of the interior lot lines, modifying larger lots to increase the original 16 lots to 19 lots. All work will be consistent with the approved plans and the Finding of Facts for the plat. This request should fall within the parameters of an administrative approval under AMC 16.12.030.D.

Please let me know if you have questions regarding our proposal or would like additional information.

Thank you,

Debbie Headrick
Executive Assistant

Enclosures: (3)

HERRIGSTAD ENGINEERING & SURVEYING

Civil Engineering & Surveying

4320 Whistle Lake Road **Dale Herrigstad, P.E., P.L.S.**
Anacortes, WA 98221 **(360) 299-8804**

January 27, 2017

Don Measemer
Planning Director
City of Anacortes
PO Box 547
Anacortes, WA 98221

Subject: Civil Design for the Plat of Rock Ridge South engineer of record.

This letter is to convey to the City of Anacortes that I will be assuming the role of engineer of record for Phase IV and V for the construction plans originally completed by Summit Engineering and Surveying, Inc and signed by Young-Soo Kim. Young-Soo Kim is now deceased and Summit Engineering and Surveying has closed their business.

I have review the construction plans for the Phase IV and V and they are complete for the work proposed. The current owner/developer has requested some minor modification in the plans including the elimination of "E" Street which is a short cul-de-sac as well as some minor lot line locations. Neither modification will alter the designed sewer, storm, water or main road locations. We will need to reconsider a fire hydrant location. I do not believe this small modification should warrant a redraw on the complete plan set that would take a great deal of work because the plans would have to be redrawn from scratch. I suggest a new plan drawing in just the area proposed for change. The engineered profiles for road and utilities will not change.

I will also be completing the construction surveying.

If you have any questions or need more information please let me know.

Sincerely,

Dale Herrigstad P.E., P.L.S.
dale@herrigstad.com

HERRIGSTAD ENGINEERING & SURVEYING
Civil Engineering and Surveying
4320 Whistle Lake Road **Dale Herrigstad, P.E., P.L.S.**
Anacortes, WA 98221 **(360) 299-8804 Phone**

April 4, 2018

PLAT OF ROCK RIDGE PHASE 5 CLOSURE REPORT

LOT 1

Polyline Report Wed Apr 04 13:39:13 2018

Bearing Distance
N 62°54'44" W 62.178
S 82°05'16" W 39.164
S 27°05'16" W 37.537
S 01°17'12" W 68.470
S 88°42'48" E 15.856

Radius: 75.000 Chord: 47.434 Degree: 76°23'40" Dir: Left
Length: 48.263 Delta: 36°52'12" Tangent: 25.000
Chord BRG: N 72°51'07" E Rad-In: N 01°17'12" E Rad-Out: N 35°34'59" W
Radius Point: 47375.025,50608.858

Radius: 150.000 Chord: 83.242 Degree: 38°11'50" Dir: Left
Length: 84.349 Delta: 32°13'09" Tangent: 43.322
Chord BRG: N 38°18'26" E Rad-In: N 35°34'59" W Rad-Out: N 67°48'08" W
Radius Point: 47436.020,50565.217

Closure Error Distance> 0.00000
Total Distance> 355.816
Polyline Area: 8482.6 sq ft, 0.2 acres

LOT 2

Polyline Report Wed Apr 04 15:43:31 2018

Bearing Distance
N 10°01'52" E 39.631
S 62°54'44" E 105.000
S 01°17'12" W 68.470
N 88°42'48" W 100.558
N 01°17'12" E 75.000

Closure Error Distance> 0.00000
Total Distance> 388.659
Polyline Area: 9202.6 sq ft, 0.2 acres

LOT 3

Polyline Report Wed Apr 04 13:39:33 2018

Bearing Distance

S 62°54'44" E 110.000

N 82°05'16" E 34.869

S 62°54'44" E 65.951

Radius: 150.000 Chord: 30.534 Degree: 38°11'50" Dir: Right

Length: 30.587 Delta: 11°41'00" Tangent: 15.347

Chord BRG: S 16°21'22" W Rad-In: N 79°29'08" W Rad-Out: N 67°48'08" W

Radius Point: 47436.020,50565.217

N 62°54'44" W 62.178

S 82°05'16" W 39.164

S 27°05'16" W 37.537

N 62°54'44" W 105.000

N 10°01'52" E 6.940

N 16°21'18" E 57.225

N 40°52'15" E 7.353

Closure Error Distance> 0.00000

Total Distance> 556.803

Polyline Area: 10807.0 sq ft, 0.2 acres

LOT 4

Polyline Report Wed Apr 04 13:39:40 2018

Bearing Distance

N 62°54'44" W 184.497

S 43°26'45" W 15.000

S 45°29'04" E 20.041

S 40°52'15" W 51.076

S 62°54'44" E 110.000

N 82°05'16" E 34.869

S 62°54'44" E 65.951

Radius: 150.000 Chord: 27.488 Degree: 38°11'50" Dir: Left

Length: 27.527 Delta: 10°30'52" Tangent: 13.802

Chord BRG: N 05°15'26" E Rad-In: N 79°29'08" W Rad-Out: N 90°00'00" W

Radius Point: 47436.020,50565.217

N 00°00'00" E 27.500

Closure Error Distance> 0.00000

Total Distance> 536.460

Polyline Area: 11941.1 sq ft, 0.3 acres

LOT 5

Polyline Report Wed Apr 04 13:39:56 2018

Bearing Distance

N 48°16'09" W 144.250

S 43°26'45" W 87.166

S 62°54'44" E 184.497

N 00°00'00" W 6.688

Radius: 300.000 Chord: 44.716 Degree: 19°05'55" Dir: Right

Length: 44.758 Delta: 08°32'53" Tangent: 22.420

Chord BRG: N 04°16'27" E Rad-In: N 90°00'00" E Rad-Out: S 81°27'07" E

Radius Point: 47470.208,51015.217

Closure Error Distance> 0.00000

Total Distance> 467.359

Polyline Area: 10599.6 sq ft, 0.2 acres

LOT 6

Polyline Report Wed Apr 04 13:40:04 2018

Bearing Distance

S 48°16'09" E 108.404

Radius: 300.000 Chord: 77.712 Degree: 19°05'55" Dir: Left

Length: 77.931 Delta: 14°53'01" Tangent: 39.186

Chord BRG: S 15°59'24" W Rad-In: S 66°34'06" E Rad-Out: S 81°27'07" E

Radius Point: 47470.208,51015.217

N 48°16'09" W 144.250

N 43°26'45" E 70.031

Closure Error Distance> 0.00000

Total Distance> 400.616

Polyline Area: 8711.9 sq ft, 0.2 acres

LOT 7

Polyline Report Wed Apr 04 13:40:13 2018

Bearing Distance

N 43°26'45" E 114.662

S 36°09'33" E 91.848

Radius: 300.000 Chord: 96.541 Degree: 19°05'55" Dir: Left

Length: 96.962 Delta: 18°31'06" Tangent: 48.908

Chord BRG: S 32°41'27" W Rad-In: S 48°02'59" E Rad-Out: S 66°34'06" E

Radius Point: 47470.208,51015.217

N 48°16'09" W 108.404

Closure Error Distance> 0.00000

Total Distance> 411.876

Polyline Area: 10095.1 sq ft, 0.2 acres

LOT 8

Polyline Report Wed Apr 04 13:40:24 2018

Bearing Distance

N 36°14'20" W 99.112

S 43°26'45" W 80.432

S 36°14'20" E 91.730

Radius: 300.000 Chord: 31.245 Degree: 19°05'55" Dir: Right

Length: 31.259 Delta: 05°58'12" Tangent: 15.643

Chord BRG: N 46°52'47" E Rad-In: S 46°06'19" E Rad-Out: S 40°08'07" E

Radius Point: 47470.208,51015.217

N 49°51'53" E 48.224

Closure Error Distance> 0.00000

Total Distance> 350.756

Polyline Area: 7503.1 sq ft, 0.2 acres

LOT 9

Polyline Report Wed Apr 04 13:40:32 2018

Bearing Distance

S 43°26'45" W 73.860

S 36°14'20" E 99.112

N 49°51'53" E 72.835

N 36°14'20" W 107.389

Closure Error Distance> 0.00000

Total Distance> 353.196

Polyline Area: 7502.9 sq ft, 0.2 acres

LOT 10

Polyline Report Wed Apr 04 13:40:40 2018

Bearing Distance

N 36°14'20" W 115.072

S 43°26'45" W 68.567

S 36°14'20" E 107.389

N 49°51'53" E 67.615

Closure Error Distance> 0.00000

Total Distance> 358.642

Polyline Area: 7503.4 sq ft, 0.2 acres

LOT 11

Polyline Report Wed Apr 04 13:40:52 2018

Bearing Distance

N 43°26'45" E 68.094

S 32°43'20" E 123.451

S 49°51'53" W 59.559

N 36°14'20" W 115.072

Closure Error Distance> 0.00000

Total Distance> 366.176

Polyline Area: 7500.1 sq ft, 0.2 acres

LOT 12

Polyline Report Wed Apr 04 14:06:43 2018

Bearing Distance

N 38°38'00" W 135.248

N 49°51'53" E 65.022

S 38°38'00" E 100.034

S 21°46'18" W 74.752

Closure Error Distance> 0.00000

Total Distance> 375.057

Polyline Area: 7646.7 sq ft, 0.2 acres

LOT 13

Polyline Report Wed Apr 04 14:06:57 2018

Bearing Distance

N 52°11'03" W 159.051

Radius: 250.000 Chord: 24.402 Degree: 22°55'06" Dir: Right

Length: 24.412 Delta: 05°35'41" Tangent: 12.215

Chord BRG: N 47°04'03" E Rad-In: S 45°43'48" E Rad-Out: S 40°08'07" E

Radius Point: 47470.208,51015.217

N 49°51'53" E 52.719

S 38°38'00" E 135.248

S 21°46'18" W 45.734

Closure Error Distance> 0.00000

Total Distance> 417.164

Polyline Area: 8741.0 sq ft, 0.2 acres

LOT 14

Polyline Report Wed Apr 04 14:07:10 2018

Bearing Distance

N 62°28'11" W 171.665

Radius: 250.000 Chord: 74.591 Degree: 22°55'06" Dir: Right

Length: 74.871 Delta: 17°09'33" Tangent: 37.718

Chord BRG: N 35°41'26" E Rad-In: S 62°53'21" E Rad-Out: S 45°43'48" E

Radius Point: 47470.208,51015.217

S 52°11'03" E 159.051

S 21°46'18" W 45.667

Closure Error Distance> 0.00000

Total Distance> 451.253

Polyline Area: 9967.0 sq ft, 0.2 acres

LOT 15

Polyline Report Wed Apr 04 14:07:24 2018

Bearing Distance

N 62°28'11" W 171.665

Radius: 250.000 Chord: 67.559 Degree: 22°55'06" Dir: Left

Length: 67.766 Delta: 15°31'51" Tangent: 34.092

Chord BRG: S 19°20'44" W Rad-In: S 62°53'21" E Rad-Out: S 78°25'11" E

Radius Point: 47470.208,51015.217

S 69°47'59" E 168.002

N 21°46'18" E 45.667

Closure Error Distance> 0.00000

Total Distance> 453.100

Polyline Area: 9677.6 sq ft, 0.2 acres

LOT 16

Polyline Report Wed Apr 04 14:38:13 2018

Bearing Distance

N 69°47'59" W 124.580

N 00°00'00" E 33.186

Radius: 250.000 Chord: 40.336 Degree: 22°55'06" Dir: Right

Length: 40.380 Delta: 09°15'16" Tangent: 20.234

Chord BRG: N 04°37'38" E Rad-In: N 90°00'00" E Rad-Out: S 80°44'44" E

S 69°47'59" E 141.308

S 15°39'30" W 70.221

Closure Error Distance> 0.00000

Total Distance> 409.675

Polyline Area: 9382.0 sq ft, 0.2 acres

LOT 17

Polyline Report Wed Apr 04 14:07:40 2018

Bearing Distance

Radius: 200.000 Chord: 70.148 Degree: 28°38'52" Dir: Left
Length: 70.512 Delta: 20°12'01" Tangent: 35.626
Chord BRG: N 10°06'00" E Rad-In: N 69°47'59" W Rad-Out: N 90°00'00" W
Radius Point: 47436.020,50565.217

N 00°00'00" W 1.001
S 69°47'59" E 124.580
S 15°39'30" W 70.221
N 69°47'59" W 117.494

Closure Error Distance> 0.00000
Total Distance> 383.808
Polyline Area: 8321.3 sq ft, 0.2 acres

LOT 18

Polyline Report Wed Apr 04 14:07:52 2018

Bearing Distance

N 79°18'24" W 19.168
N 51°05'44" W 104.146

Radius: 200.000 Chord: 65.000 Degree: 28°38'52" Dir: Left
Length: 65.290 Delta: 18°42'15" Tangent: 32.938
Chord BRG: N 29°33'08" E Rad-In: N 51°05'44" W Rad-Out: N 69°47'59" W
Radius Point: 47436.020,50565.217

S 69°47'59" E 117.494
S 26°33'09" W 94.951

Closure Error Distance> 0.00000
Total Distance> 401.048
Polyline Area: 9829.6 sq ft, 0.2 acres

LOT 19

Polyline Report Wed Apr 04 14:08:00 2018

Bearing Distance

S 79°18'24" E 19.168
S 13°01'47" W 93.120
N 89°14'46" W 90.004
N 01°18'43" E 120.721
N 37°24'24" W 20.072

Radius: 200.000 Chord: 30.000 Degree: 28°38'52" Dir: Left
Length: 30.028 Delta: 08°36'09" Tangent: 15.042
Chord BRG: N 43°12'20" E Rad-In: N 42°29'36" W Rad-Out: N 51°05'44" W
Radius Point: 47436.020,50565.217

S 51°05'44" E 104.146

Closure Error Distance> 0.00000
Total Distance> 477.259
Polyline Area: 12658.7 sq ft, 0.3 acres

ROCK RIDGE BLVD CENTERLINE
Polyline Report Wed Apr 04 13:57:06 2018
Bearing Distance

Radius: 325.000 Chord: 130.743 Degree: 17°37'46" Dir: Left
Length: 131.641 Delta: 23°12'27" Tangent: 66.735
Chord BRG: S 64°07'49" W Rad-In: S 14°15'58" E Rad-Out: S 37°28'25" E

Radius: 325.000 Chord: 64.148 Degree: 17°37'46" Dir: Left
Length: 64.252 Delta: 11°19'39" Tangent: 32.231
Chord BRG: S 46°51'46" W Rad-In: S 37°28'25" E Rad-Out: S 48°48'04" E

S 41°11'56" W 357.247
S 41°11'56" W 244.970
S 42°55'23" W 133.967

Radius: 225.000 Chord: 202.168 Degree: 25°27'53" Dir: Left
Length: 209.673 Delta: 53°23'34" Tangent: 113.145
Chord BRG: S 16°13'36" W Rad-In: S 47°04'37" E Rad-Out: N 79°31'49" E

Radius: 100.000 Chord: 126.194 Degree: 57°17'45" Dir: Left
Length: 136.561 Delta: 78°14'37" Tangent: 81.331
Chord BRG: S 49°35'29" E Rad-In: N 79°31'49" E Rad-Out: N 01°17'12" E

S 88°42'48" E 43.888
S 88°42'48" E 134.127

Radius: 100.000 Chord: 63.246 Degree: 57°17'45" Dir: Left
Length: 64.350 Delta: 36°52'12" Tangent: 33.333
Chord BRG: N 72°51'07" E Rad-In: N 01°17'12" E Rad-Out: N 35°34'59" W

Radius: 175.000 Chord: 160.030 Degree: 32°44'26" Dir: Left
Length: 166.207 Delta: 54°25'01" Tangent: 89.970
Chord BRG: N 27°12'30" E Rad-In: N 35°34'59" W Rad-Out: N 90°00'00" W

N 00°00'00" E 34.187

Radius: 275.000 Chord: 231.852 Degree: 20°50'05" Dir: Right
Length: 239.334 Delta: 49°51'53" Tangent: 127.840
Chord BRG: N 24°55'57" E Rad-In: N 90°00'00" E Rad-Out: S 40°08'07" E

N 49°51'53" E 232.386

N 49°51'53" E 258.619

Radius: 100.000 Chord: 133.519 Degree: 57°17'45" Dir: Left
Length: 146.195 Delta: 83°45'49" Tangent: 89.667
Chord BRG: N 07°58'59" E Rad-In: N 40°08'07" W Rad-Out: S 56°06'04" W

N 33°53'56" W 55.830

Radius: 205.000 Chord: 70.883 Degree: 27°56'57" Dir: Right
Length: 71.240 Delta: 19°54'40" Tangent: 35.983
Chord BRG: N 23°56'35" W Rad-In: N 56°06'04" E Rad-Out: N 76°00'45" E
Radius Point: 48289.850,51370.900

S 75°44'02" W 134.736

Closure Error Distance> 0.00000
Total Distance> 2859.410
Polyline Area: 343407.2 sq ft, 7.9 acres

TRACT "I"
Polyline Report Wed Apr 04 14:34:37 2018
Bearing Distance
N 36°14'20" W 91.730
S 43°26'45" W 10.034
S 36°09'33" E 91.848
Radius: 300.000 Chord: 10.182 Degree: 19°05'55" Dir: Right
Length: 10.182 Delta: 01°56'41" Tangent: 5.092
Chord BRG: N 42°55'21" E Rad-In: S 48°02'59" E Rad-Out: S 46°06'19" E
Radius Point: 47470.208,51015.217

Closure Error Distance> 0.00000
Total Distance> 203.794
Polyline Area: 911.6 sq ft, 0.0 acres

TRACT "J"
Polyline Report Wed Apr 04 14:34:48 2018
Bearing Distance
S 69°47'59" E 141.308
N 20°12'01" E 10.000
N 69°47'59" W 143.032
Radius: 250.000 Chord: 10.148 Degree: 22°55'06" Dir: Left
Length: 10.148 Delta: 02°19'33" Tangent: 5.075
Chord BRG: S 10°25'02" W Rad-In: S 78°25'11" E Rad-Out: S 80°44'44" E
Radius Point: 47470.208,51015.217

Closure Error Distance> 0.00000
Total Distance> 304.489
Polyline Area: 1422.0 sq ft, 0.0 acres

PHASE 5
Polyline Report Wed Apr 04 16:04:22 2018

Bearing	Distance
N 21°46'18" E	211.820
N 38°38'00" W	100.034
N 40°08'07" W	50.000
N 49°51'53" E	130.491
N 32°43'20" W	123.451
S 43°26'45" W	587.847
S 45°29'04" E	20.041
S 40°52'15" W	58.428
S 16°21'18" W	57.225
S 10°01'52" W	46.571
S 01°17'12" W	75.000
N 88°42'48" W	17.713
S 01°17'12" W	50.000
S 01°17'12" W	15.000
S 88°42'48" E	240.000
S 01°17'12" W	80.787
S 89°14'46" E	90.004
N 13°01'47" E	93.120
N 26°33'09" E	94.951
N 15°39'30" E	140.441
N 20°12'01" E	10.000
S 69°47'59" E	24.970

Closure Error Distance> 0.00000
Total Distance> 2317.894
Polyline Area: 221412.0 sq ft, 5.1 acres

PUGET SOUND ENERGY

STREET LIGHTING
AUTHORIZATION LETTER (Sch. 51)

March 21, 2018

Nels Strandberg
Ridge Rock Phase 5
Antone Way & Rock Ridge Parkway
Anacortes, WA 98221

Street Lighting for Ridge Rock Phase 5
Antone Way & Rock Ridge Parkway, Wa 98221

Dear Nels,

The cost for the installation of 3)-75W LED K206 Type 3, dimmer switch, 3K luminaries, 3) KA51-S arms and 3)- 15' black CC street light poles is **$18,989.05. This includes all street lighting materials, circuitry, labor and taxes to install and energize the system.** It is based on the description in the Custom Street Lighting Order enclosed. This estimate is valid for **90 days**.

After reviewing the enclosed, please sign and return this one copy of this Authorization Letter and Custom Street Lighting Order. Please sign and return one copy, and retain a copy for your file. Upon receipt of the signed agreement and your payment there is a 16-18 week waiting period for us to procure the necessary materials. **Payment will be required before materials are ordered.**

The following are conditions that may be required before construction of this system:

1. The City has approved the lighting design.
2. In the area where we are placing our cables and equipment, it is necessary that area be within four (4) inches of grade. If not, you may be required to pay the cost of relocating or reburying our facilities.
3. Restoration is not included for present construction or is the removal of any excavated materials
4. Customer is responsible for pole locations per street light design.
5. **PSE will provide and install all poles, luminaires, and circuitry.**
6. **Customer responsible for all trenching, mounting tubes, and installation per PSE specifications**
7. Mounting tubes to be 18" x 4' black corrugated pipe.

By signing this Letter, Custom Street Lighting Order and returning it, you are stating that you will comply with these requirements and authorize us to perform the work. When the contingencies have been met, this order will be release to construction for scheduling. If you have any questions, please call me at 425-603-5919.

Sincerely,

Lisa Kinney
Lisa Kinney
Account Sales Manager, PSE Poles Services

The above contingencies are accepted and authorization is given:

By: _____ Date: 3/21/18

PUGET SOUND ENERGY

Project Name: **Ridge Rock Phase 5**
Location: **Antone Way & Rock Ridge Parkway**

CUSTOM STREET LIGHTING ORDER

This order dated March 21, 2018 FROM: PUGET SOUND ENERGY, Inc. (PSE) TO: NELS STRANDBERG (Customer) covers the Installation of custom lighting authorized by this order. Billing will be on a Monthly basis and in accordance with the terms and conditions contained in PSE's **Schedule 51**, and any future modifications of such Schedule as may be approved by the Washington Utilities and Transportation Commission. Ownership of all conductors, poles, fixtures, lamps and accessory equipment installed as a result of this order shall remain with PSE. The number, size and type of lights ordered are summarized below.

The installation charge of the listed lighting units was estimated to be $18,989.05. Value of the system used to determine the monthly facilities charge is $17,152.06.

Fixture and Pole Type	Number
75W LED K206 with dimmer switch (35W)	3
15' Pole Black CC	3

Full payment of installation charge up front, paid by the developer.
Monthly facilities charge is equal to 0.232% x value of the system.
0.00232 x $17,152.06 = $39.79

The basis of the monthly energy charge under Rate Schedule 51 is as follows:

3- 35W LED units x $1.55	$ 4.65
Total monthly energy charge	$ 4.65

The total monthly charge for this installation is

Monthly facilities charge	$ 39.79
Monthly energy charge	$ 4.65
Total monthly charge:	**$ 44.44**

CUSTOM STREET LIGHTING ORDER

PROJECT NAME: Nels Strandberg

To transfer the energy and maintenance billing, it is your responsibility to notify the new billing party when services are to be transferred. The new billing party must agree and contact INTOLIGHT to complete billing transfer.

Non-standard facilities are not kept in PSE inventory for the purpose of maintenance; therefore replacement of non-standard components may not be within the same time as replacement of standard components.

This order, executed by customer's duly authorized representative as of the date first written above is for service, as described above, under PSE's Schedule 51

Customer: **Nels Strandberg, Ridge Rock Phase 5**

By: _____ Date: 3/21/2018

Printed Name: Nels Strandberg

Title: Member

Company: PUGET SOUND ENERGY

By: *Lisa Kinney*

_____ Date: March 21, 2018

Lisa Kinney
Account Sales Manager, PSE Pole Services

mailboxes.com
1-800-MAILBOX

The Industry Leader in Quality Mailboxes

Checkout - Order Confirmation

Your order has been successfully processed.
Order Number: 424931

Rock Ridge Ph IV + V

You will receive a confirmation email shortly from us regarding your order.

Print Page

Billing Information

Nels Strandberg
Strandberg Construction
PO Box 319
Anacortes, WA 98221

Phone: 360-293-7431
Email:
Debbie@Strandbergconstruction.com

Shipping Information

Nels Strandberg
Strandberg Construction
2018 R Avenue
Anacortes , WA 98221

Phone: 360-293-7431

Shipping Method: Standard
Special Handling:
Special Instructions: Deliver available Monday thru Friday 8am 4pm

Payment Information

Payment: Visa
Credit Card #: **********6319
Expiration Date: 10/19
Cardholder Name: Nels Strandberg
PO #:

Order Total

Product Subtotal: $2,730.00
Shipping: $219.50
Taxes: $0.00
Total: $2,949.50

Description	Price	Qty	Total
Cluster Box Unit (Includes Pedestal) - 16 A Size Doors - Type III - Sandstone - USPS Access Model #: 3316SAN-U	**$1,365.00**	2	**$2,730.00**

Checkout

Already a Member? Sign-in Email Debbie@Strandbergconstruct Password Sign In Forgot Password?

View Saved Carts Save Your Cart Need help with your order?

Clear Cart

Step 1: Billing Information Edit

Step 2: Shipping Information Edit

Step 3: Payment Information Edit

Step 4: Summary

Billing Information
Nels Strandberg
Strandberg Construction
PO Box 319
Anacortes, WA 98221

Phone:360-293-7431
Fax:
Email: Debbie@Strandbergconstruction.com

Payment Information
Payment: Visa
Credit Card #: **********6319
Expiration Date: 10/2019
Cardholder Name: Nels Strandberg

Shipping Information
Nels Strandberg
Strandberg Construction
2018 R Avenue
Anacortes , WA 98221

Shipping Method: Standard
Special Instructions: Deliver available Monday thru Friday 8am 4pm

Order Summary
Product Subtotal: $2,730.00
Shipping: $219.50
Taxes: $0.00
Total: $2,949.50

Please review all of the information in your order before submitting.

Submit Order

Shopping Cart

Cluster Box Unit (Includes Pedestal) - 16 A Size Doors - Type III - Sandstone - USPS Access
$1,365.00
Model #3316SAN-U
Qty: 2 **Total:** $2,730.00

Product Subtotal	$2,730.00
Shipping	$219.50
Taxes	$0.00
Total	$2,949.50

Mailbox Catalog
Request Free Catalog
View Catalog

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Debbie Headrick

From: Alvarado, Tony A - Anacortes, WA <tony.alvarado@usps.gov>
Sent: Saturday, June 24, 2017 9:52 AM
To: Debbie Headrick
Subject: RE: Rock Ridge The Summit Mailbox Location

Debbie,

Sorry for getting back to you so late. In reference to the CBU location for your boxes for phase V & VI, the postal service
does not want going into the new developments. My carrier states that there is a box just before the location of where you
want to put the new ones. We would like all the CBU's to be centralized (one stop shop) in one location, that being next to
the other one already located in that area.

Please feel free to call me with questions or concerns to that location, we may have to meet there to confirm and clarify.

Sincerely,

Tony Alvarado
Anacortes Postmaster
U.S. MARINES
ATTITUDE
IS EVERYTHING

From: Debbie Headrick [mailto:debbie@strandbergconstruction.com]
Sent: Tuesday, June 20, 2017 9:56 AM
To: Alvarado, Tony A - Anacortes, WA
Subject: Rock Ridge The Summit Mailbox Location

Tony,

We are in the process of developing the final phases of Rock Ridge Ph V & IV, attached is the plat map yellow indicates phase V and orange is IV. The circled X is a location we suggest, I know your delivery person will need to approve. If you would like to locate both phases for approval this will be great, I am proposing to do a 13 CBU stand in PH V and a 16 CBU for PH IV. Please let me know if you have questions.

Thank you,

Debbie Headrick
Executive Assistant

Table 6 Little Cranberry Lake Quality Assurance / quality control

	Date	7/20/2005
Blind Field Splits	**LCL**	**TJS**
Ammonia nitrogen (mg/L)	0.015	0.012
Total phosphorus (mg/L)	<0.005	<0.005
***Insitu* Splits**	**Laboratory**	**Field**
Conductivity (umhos/cm2)	150	148
Dissolved Oxygen (mg/L)	8.5	8.3
pH	7.4	7.2
Turbidity (NTU)	0.89	2.47

	Date	8/3/2005
***Insitu* Splits**	**Laboratory**	**Field**
Conductivity (umhos/cm2)	170	148
pH	7.0	6.8
Turbidity (NTU)	0.73	2.28

	Date	9/13/2005
***Insitu* Splits**	**Laboratory**	**Field**
Conductivity (umhos/cm2)	180	141
Dissolved Oxygen (mg/L)	8.3	7.3
Blind Field Splits	**LCL**	**TJS**
TSS (mg/L)	<1	<1
OP (mg/L)	<0.005	<0.005

	Date	7/13/2006
***Insitu* Splits**	**Laboratory**	**Field**
Conductivity (umhos/cm2)	110	141
Dissolved Oxygen (mg/L)	11.0	7.8
pH	7.59	7.01

	Date	9/13/2006
***Insitu* Splits**	**Laboratory**	**Field**
Conductivity (umhos/cm2)	170	146
Dissolved Oxygen (mg/L)	7.7	8.8
pH	7.70	7.10

	Date	8/6/2008
***Insitu* Splits**	**Laboratory**	**Field**
Conductivity (umhos/cm2)	190	162
Dissolved Oxygen (mg/L)	6.8	9.7
pH	8.09	7.63
Turbidity (NTU)	0.89	3.32
Blind Field Splits	**LCL**	**TJS**
Ortho-phosphate	<0.005	<0.005

	Date	8/26/2008
***Insitu* Splits**	**Laboratory**	**Field**
Conductivity (umhos/cm2)	170	148
Dissolved Oxygen (mg/L)	7.7	8.2
pH	7.31	6.96
Turbidity (NTU)	0.84	6.44
Blind Field Splits	**LCL**	**TJS**
Ortho-phosphate	0.009	0.007

	Date	9/25/2008
***Insitu* Splits**	**Laboratory**	**Field**
Conductivity (umhos/cm2)	180	154
Dissolved Oxygen (mg/L)	8.2	7.87
pH	7.26	6.87
Turbidity (NTU)	1.6	3.6
Blind Field Splits	**LCL**	**TJS**
Ortho-phosphate	0.018	0.008
TSS (mg/L)	5.0	4.0

	Date	7/15/2010
***Insitu* Splits**	**Laboratory**	**Field**
Conductivity (umhos/cm2)	160	160
Dissolved Oxygen (mg/L)	5.6	8.6
pH	6.64	6.71
Turbidity (NTU)	0.89	3.32

	Date	8/26/2010
***Insitu* Splits**	**Laboratory**	**Field**
Dissolved Oxygen (mg/L)	9.1	9.1

	Date	9/30/2010
***Insitu* Splits**	**Laboratory**	**Field**
Conductivity (umhos/cm2)	180	165
Dissolved Oxygen (mg/L)	3.6	8.34
pH	6.91	7.01
Turbidity (NTU)	1.6	1.86
Blind Field Splits	**LCL**	**TJS**
Ortho-phosphate	0.018	0.008
TSS (mg/L)	5.0	4.0

	Date	7/24/2013
***Insitu* Splits**	**Laboratory**	**Field**
Conductivity (umhos/cm2)	160	169
Dissolved Oxygen (mg/L)	8.3	9.91
pH	7.53	7.66
Blind Field Splits	**LCL**	**TJS**
Ammonia nitrogen	<0.01	<0.01
Nitrate + nitrite (mg/L)	<0.02	<0.02
Total Phosphorus	0.006	0.006

	Date	8/21/2013
***Insitu* Splits**	**Laboratory**	**Field**
Conductivity (umhos/cm2)	170	175
Dissolved Oxygen (mg/L)	8.0	8.72
pH	7.84	7.37
Blind Field Splits	**LCL**	**TJS**
Total Suspended Solids (mg/L)	3.0	2.0

	Date	9/18/2013
Blind Field Splits	**LCL**	**TJS**
Total Suspended Solids (mg/L)	3.0	3.0

Table 7
Rock Ridge South Monitoring Requirements and Completion Status

Item	Period and Frequency	Done	Comments
Baseline Monitoring	Three sample events from September 30 to October 13, 2004 and three sample events from July through September, 2005	√	Baseline sample collection completed following City review and approval of draft monitoring plan (A.C. Kindig & Co, 2004)
Construction Monitoring	Three sample events in July, August, and September	√	Summer 2006 (following the start of construction in October, 2005)
Post development Monitoring	Three sample events in July, August, and September	√	Summer 2008
		√	Summer 2010
		√	Summer 2013

WaterTech NW
ENVIRONMENTAL CONSULTING
P.O. Box 2874
Kirkland, WA 98083
206 972 3720
www.watertechnw.com

October 21, 2013
Project No. 223

Mr. Nels Strandberg
Strandberg Construction
P.O. Box 319
Anacortes, WA 98221-0319

Subject: 2004, 2005, 2006, 2008, 2010 and 2013 Rock Ridge South Little Cranberry Lake Monitoring Summary

Dear Mr. Strandberg,

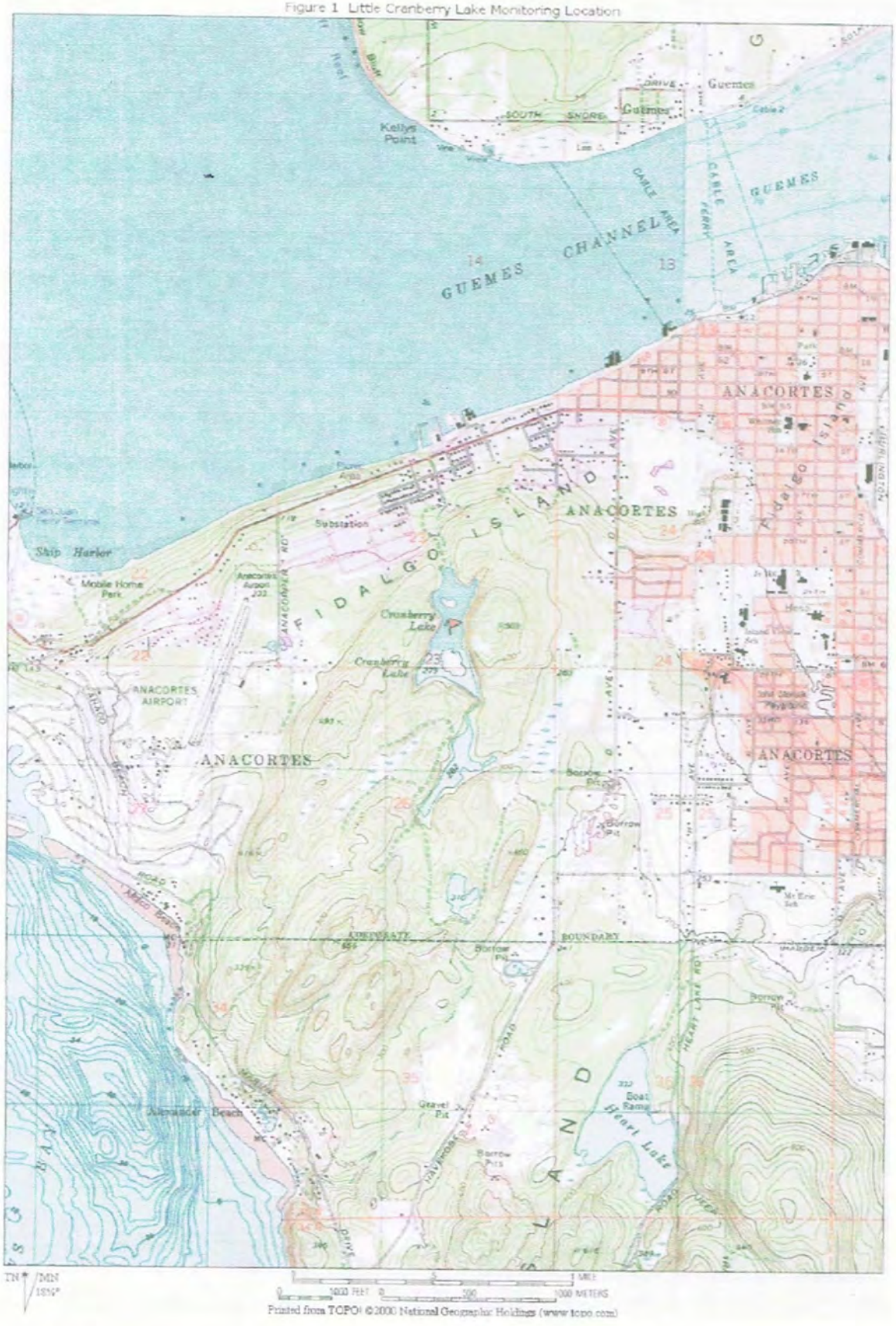
Introduction

This letter report summarizes the results of data collected to fulfill requirements of condition 40 of the Development Agreement between the City of Anacortes and the Rock Ridge South project. The report summary includes surface water quality collected in 2004 and 2005 (baseline), 2006 (construction), and 2008, 2010 and 2013 (post construction) water quality condition of Little Cranberry Lake. To collect 2004 baseline data prior to planned construction in 2005, three visits one week apart were scheduled immediately following verbal approval from Anacortes to collect conventional and eutrophic index-related data according to the Conceptual Monitoring Plan (A.C. Kindig & Co, September 8, 2004). With the delay of construction until October 2005, Tony Malo chose to expand the baseline data by another year of sampling (3 visits) in summer 2005. In 2005, the three samplings took place on July 20th, August 3rd, and September 13th. Construction was started in October 2005 and construction-phase sampling was conducted in summer 2006. Post construction monitoring was conducted on August and September, 2008 and July, August, and September, 2010 and 2013. Trophic index measurements are best collected during summer conditions.

Sample Collection and Results

Grab samples and measurements were collected within the top meter of the surface of Little Cranberry Lake by boat at the approximate mid-point of the lake (Figure 1). Little Cranberry Lake is alternately identified as Cranberry Lake and Little Cranberry Lake on some maps. To maintain consistency with the City of Anacortes naming, the study lake will be referred to as Little Cranberry Lake.

Figure 1 Little Cranberry Lake Monitoring Location



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Little Cranberry Lake sample parameters included direct instrument measures (*in situ*) of water temperature, pH, turbidity, conductivity, transparency, and dissolved oxygen. Samples were collected for laboratory analyses of fecal coliform, chlorophyll-*a*, biochemical oxygen demand, ammonia nitrogen, nitrate and nitrite nitrogen, ortho phosphate and total phosphorus, oil and grease and petroleum hydrocarbons, total suspended solids, hardness, and dissolved copper, dissolved lead, and dissolved zinc.

Little Cranberry Lake in 2004 through 2013 was tea colored, a condition typically attributed to tannic acids from wetland decomposition. The lake had low dissolved oxygen with low dissolved solids, low suspended solids, and low turbidity (Table 1, attached). Lake temperatures were slightly warmer in 2006 than 2004 and 2005. The low dissolved oxygen was likely caused by the moderate biochemical oxygen demand. The low dissolved oxygen is consistent with a wetland-influenced lake. Fecal coliform and total petroleum hydrocarbons were below detection during all monitoring. Nutrients and chlorophyll-*a* concentrations were moderate. Little Cranberry Lake metals were within water quality standards in 2004, 2005, and 2006 with the exception of dissolved copper during two monitoring events in 2004. The 2004 copper concentration was less than the maximum acute standard of 0.009 mg/L, but not the maximum chronic standard of 0.0065 mg/L adjusted for the ambient hardness. The copper concentrations are not known to be from human activities. The water quality standards recognize that when a water body does not meet its assigned criteria due to natural climatic or landscape attributes, the natural conditions constitute the water quality criteria (WAC 173-201A-260).

The Carlson's Trophic Status Index (TSI) is a common means for assessing a lake's trophic status (overall health) by measurement of transparency, chlorophyll-*a*, and phosphorus (Table 5). Little Cranberry Lake had an overall TSI of 49 in 2004, and an overall TSI of 44 in 2005, which places the two years of baseline monitoring in the moderately productive (mesotrophic) category. The results from 2006 showed improved water quality in terms of the TSI index. The lake was in the Oligotrophic/Mesotrophic or Mesotrophic overall TSI Index category in 2006 through 2013 (Table 6).

Table 1 Little Cranberry Lake Post-Construction Phase Water Quality 2013

Location: Midpoint of lake at surface

Station located between W101 and W102 on ACFL trail map at approximate midpoint of lake.

Date	7/24/2013	8/21/2013	9/18/2013	Average[1]	Minimum	Maximum
Preceding 24 hour rainfall (inches)	0.00	0.00	0.00			
Secchi disk (transparency (meters))	1.9	2.0	1.1	1.7	1.1	2.0
Air Temperature (degrees Celsius)	19.8	19.6	18.4	19.3	18.4	19.8
Water Temperature (degrees Celsius)	20.5	20.2	17.4	19.4	17.4	20.5
Dissolved Oxygen (mg/L)	9.91	8.72	4.2	7.61	4.20	9.91
Dissolved Oxygen (% saturation)	110.5	96.8	44.6	84.0	44.6	110.5
pH	7.66	7.37	7.07	7.37	7.07	7.66
Conductivity (umhos/cm^2)	169	175	170	171	169	175
Turbidity (NTU)	11.1	7.1	6.7	8.3	6.7	11.1
Fecal coliform (CFU/100mL)	<2	<2	4	2	1	4
Chlorophyll *a* (mg/M3)	3.3	5.1	15	7.8	3.3	15.0
Phaeophytin (mg/M3)	3.7	<0.3	1	2.4	0.2	3.7
Biochemical Oxygen Demand (mg/L)	<2	<2	2.1	1.4	1	2.1
Ammonia nitrogen (mg/L)	<0.01	<0.01	0.021	0.01	0.005	0.021
Nitrate and nitrite nitrogen (mg/L)	<0.02	<0.02	<0.02	0.01	0.01	0.01
Ortho phosphate (mg/L)	0.005	0.009	<0.005	0.006	0.003	0.009
Total Phosphorus (mg/L)	0.006	0.009	0.010	0.008	0.006	0.010
Total Oil and Grease (mg/L)	<1	<1	<1	0.5	0.5	0.5
Total petroleum hydrocarbons (mg/L)	<1	<1	<1	0.5	0.5	0.5
Total Suspended Solids (mg/L)	1	3	3	2.3	1	3
Hardness (mg/L as CaCO3)	60	63	68	64	60	68
Dissolved Copper (mg/L)	0.0080	0.0003	0.00021	0.0029	0.0002	0.0080
Dissolved Lead (mg/L)	<0.00005	<0.00005	<0.00005	0.00003	0.00003	0.00003
Dissolved Zinc (mg/L)	0.0044	0.0017	0.0033	0.0031	0.0017	0.0044

[1] Results below detection were assigned values of 1/2 the detection level.

Total lake depth at sampling point is approximately 14.3 feet (4.4 meters).

Table 2 Little Cranberry Lake Post Construction Water Quality Averages

Location: Midpoint of lake at surface

Station located between W101 and W102 on ACFL trail map at approximate midpoint of lake.

	2013 Post Construction			2010 Post Construction			2008 Post Construction		
Date	Average[1]	Minimum	Maximum	Average[1]	Minimum	Maximum	Average[1]	Minimum	Maximum
Secchi disk (transparency (meters))	1.7	1.1	2.0	1.9	1.6	2.3	3.0	1.3	5.5
Air Temperature (degrees Celsius)	19.3	18.4	19.8	19	18	20	19	17	20
Water Temperature (degrees Celsius)	19.4	17.4	20.5	18.56	16.60	20.05	18.33	15.10	20.99
Dissolved Oxygen (mg/L)	7.61	4.20	9.91	8.68	8.34	9.10	8.59	7.87	9.69
Dissolved Oxygen (% saturation)	84.0	44.6	110.5	90.3	85.7	98.7	92.3	80.0	108.2
pH	7.37	7.07	7.66	7.01	6.71	7.30	7.15	6.87	7.63
Conductivity (umhos/cm^2)	171	169	175	170	160	186	155	148	162
Turbidity (NTU)	8.3	6.7	11.1	1.96	1.86	2.10	4.45	3.32	6.44
Fecal coliform (CFU/100mL)	2	1	4	0.5	0.5	0.5	0.5	0.5	0.5
Chlorophyll *a* (mg/M3)	7.8	3.3	15.0	8.8	0.2	16.0	8.8	0.15	14
Phaeophytin (mg/M3)	2.4	0.2	3.7	21.7	0.2	6.1	21.7	0.15	62
Biochemical Oxygen Demand (mg/L)	1.4	1	2.1	1	1	1	1	1	1
Ammonia nitrogen (mg/L)	0.01	0.005	0.021	0.014	0.003	0.022	0.014	0.003	0.033
Nitrate and nitrite nitrogen (mg/L)	0.01	0.01	0.01	0.010	0.005	0.000	0.010	0.005	0.021
Ortho phosphate (mg/L)	0.006	0.003	0.009	0.010	0.003	0.000	0.01	0.003	0.018
Total Phosphorus (mg/L)	0.008	0.006	0.010	0.010	0.006	0.014	0.014	0.011	0.020
Total Oil and Grease (mg/L)	0.5	0.5	0.5	1.1	0.5	1.7	1.1	0.5	2.4
Total petroleum hydrocarbons (mg/L)	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Total Suspended Solids (mg/L)	2.3	1	3	2	2	4	1.8	1	4
Hardness (mg/L as CaCO3)	64	60	68	61	55	65	55	51	59
Dissolved Copper (mg/L)	0.0029	0.0002	0.0080	0.005	0.0005	0.130	0.005	0.001	0.015
Dissolved Lead (mg/L)	0.00003	0.00003	0.00003	0.0005	0.0005	0.0005	0.001	0.001	0.001
Dissolved Zinc (mg/L)	0.0031	0.0017	0.0044	0.020	0.0005	0.017	0.020	0.001	0.030

[1] Results below detection were assigned values of 1/2 the detection level.

Depth at sampling point is approximately 14.3 feet (4.4 meters).

PUGET SOUND ENERGY

May 17, 2018

City of Anacortes
Attn: Steve Lange

Rock Ridge Phase 5 Street Lighting

Dear Mr. Steve Lange:

This letter serves to prove that we have received all signed paperwork and payment for the street lighting materials from Strandberg Custom Homes to PSE for the Rock Ridge Phase 5 Plat. The materials have all been ordered, and will be installed as soon as they arrive. The fixtures are due in August, upon which they will be installed asap. The onus is on PSE to install these lights, and the developer has fulfilled all their financial obligations for the street lighting.

I have also attached a copy of the signed paperwork and your check for your reference.

If you have any questions, please call me at 425-603-5919

Sincerely,

Lisa Kinney
Account Manager, Street Lighting Services from PSE

RR SUMMIT NW, LLC
PO BOX 319
ANACORTES, WA 98221
(360) 293-7431

SKAGIT STATE BANK 98-563/1251

1205

4/9/2018

PAY TO THE ORDER OF PSE/INTOLIGHT

$ **18,989.05

Eighteen Thousand Nine Hundred Eighty-Nine and 05/100********** DOLLARS

LIZ BARTLETT
PSE-CUSTOMER & SYSTEM PROJECTS
PROJECT MGR - PLATS
1660 PARK LANE
BURLINGTON WA 98233

MEMO ANTONE WAY & ROCK RIDGE PKWY

⑈001205⑈ ⑆125105631⑆ 3667026702⑈

RR SUMMIT NW, LLC • ANACORTES, WA 98221
PSE/INTOLIGHT

4/9/2018

1205

18,989.05

RR SUMMIT NW LLC ANTONE WAY & ROCK RIDGE PKWY 18,989.05

PLEASE DETACH THIS PORTION AND RETAIN FOR YOUR RECORDS.

THIS PAGE INTENTIONALLY
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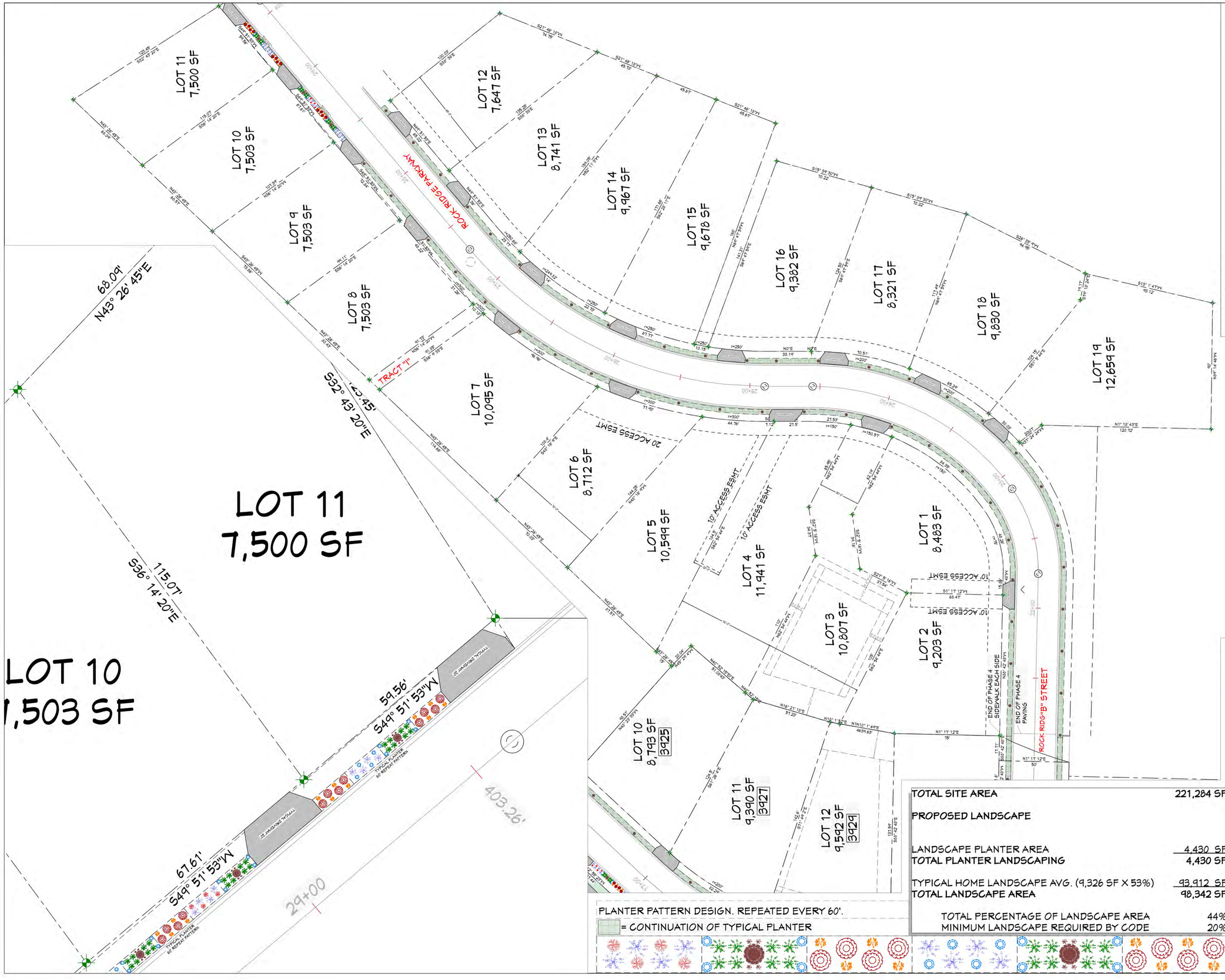
EXHIBIT #04:

LANDSCAPE PLAN



PROJECT INFO

SUMMIT AT ROCK RIDGE

BUILDER INFO:
MAILING ADDRESS:
P.O. BOX 514
ANACORTES WA 98221
PHONE:
360-293-7431
WEB:
www.strandbergconstruction.com

PAGE NAME

PH5 EXHIBIT B - LANDSCAPE PLAN

THE INFORMATION, IDEAS, DESIGNS, SUCH AS CONFIDENTIAL TO STRANDBERG DESIGN, THE DESIGNS ARE CONSTRUCTION, AND MAY NOT BE REPRODUCED OR PUBLISHED OR REPRESENTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF STRANDBERG DESIGN. THE DESIGNS ARE PRELIMINARY, BASED ON PRELIMINARY INFORMATION, AND SUBJECT TO CHANGE. THE DESIGNER MAKES NO CLAIM FOR ACCURACY OF COMPUTER INFORMATION, DATA OR INFORMATION PROVIDED BY OTHERS.

Strandberg DESIGN

CHIEF ARCHITECT X10
DRAWN BY: J. STERLING
SCALE: 1" = 30'
DATE: 04-02-18

FILE: Sidewalks Compliance Design 2018 Rock Ridge Phase 4 Environmental
PRINTED: Monday, April 2, 2018

TOTAL SITE AREA	221,284 SF
PROPOSED LANDSCAPE	
LANDSCAPE PLANTER AREA	4,430 SF
TOTAL PLANTER LANDSCAPING	4,430 SF
TYPICAL HOME LANDSCAPE AVG. (9,326 SF X 53%)	93,912 SF
TOTAL LANDSCAPE AREA	98,342 SF
TOTAL PERCENTAGE OF LANDSCAPE AREA	44%
MINIMUM LANDSCAPE REQUIRED BY CODE	20%

PLANTER PATTERN DESIGN. REPEATED EVERY 60'.
= CONTINUATION OF TYPICAL PLANTER

LANDSCAPE LEGEND

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QTY.
	PETER SPARKES	GALLUNA VULGARIS	214
	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	107
	DUTCH WHITE LAVENDER	LAVANDULA X INTERMEDIA 'ALBA'	214
	ANGELINA	SEDUM RUPESTRE	214
	BLUE STAR CREEPER	PRATIA ANGULUTA	321
	MOONSHINE	ACHILLIA YARROW	214
	ROSE GLOWS JAPANESE BARBERRY	BERBERIS THUNBERGII	214
	PAPER BARK MAPLE 2" CALIPER W/ ROOT PROTECTION		50
	LAWN AREA		
	DECIDUOUS STREET TREE (MIN. 1 1/2" CALIPER)	TO BE PLANTED W/ HOME	
	CONIFER TREE (MIN. 1 1/2" CALIPER)	TO PLANT W/ HOME	

CHANGE SHIP 171 EWING, BURLINGTON ORDER NUMBER 7448393-A-AD

* ORDER CONFIRMED *

555 E. GEORGE HOPPER RD.
BURLINGTON 982333160

PAGE 1-
ORDERED 4/17/18 7:57AM
REQUESTED 4/17/18

PHN (360)707-9530 FAX (360)707-9531

SOLD TO: STRANDBERG CONSTRUCTION INC
0053887 PO BOX 319
ANACORTES WA 98221
(360)293-7431

SHIP TO: ROCK RIDGE
CELI - 360-420-2474

SPECIAL INSTRUCTIONS: _____

PO#: _____ BUYER:CELI PH#: _____ VIA:OUR TRK

JOB NAME: ROCK RIDGE EIP#: 00001 BY: DAN M QUOTE#: _____

QTY ORDER	SUG SHIP	QTY SHIP	QTY B/O	ITEM	DESCRIPTION	LIST	NET	EXTENSION	LIN #
325		325		24040218	18IN X 2FT ROOT BARRIER LP *	8.62	6.206	2016.95	1
80		80		24060620	6FT X 2-1/4 TREE STAKE	4.50	2.520	201.60	2
					IN-BOUND FREIGHT SURCHARGE			.48	

ORDER CONTAINS SPECIAL ORDER NON STOCKING ITEM(S)
RETURN SUBJECT TO ADMINISTRATIVE APPROVAL

Thank you for your business.
Spring Stock Up & Save 2018 is on thru April 30th.
Please ask for more details!

SUB TOTAL	2219.03
TAX	191.60
FREIGHT	35.00
LABOR	
HANDLING	
TOTAL	$2445.63

FIRM _____

* THESE ITEMS QUALIFIED FOR CARTON QTY PRICING

BY _____

#CARTONS	TOTAL LBS.	TRACKING NUMBER

FILLED BY _____
DATE _____
DEL BY _____
DATE _____

4/18/2018 11:45:54

Rock Ridge South – Landscaping/Clear & Grade Permit

The Vice-Chair Mr. Clay Leming introduced the proposed Rock Ridge South landscape and clearing/grading permit generally located at West 12th and "K" Avenue West. Mr. Don Measamer, Assistant Director of Planning explained that with this landscape plan the applicant proposes to transfer approximately 5 acres of significant wetland to the Anacortes Forestlands.

In answering a question from Commissioner Kuehn, Mr. Steve Bond, Summit Engineers and Surveyors, 17253 Dunbar Road, Mt. Vernon WA., explained that there will be no clearing done near the sensitive areas November through February. He went on to explain that temporary erosion control will be put in place during construction. Wayne Nelson, Nelson Design Group, explained that applicant will condition sensitive lots in the CCRS, which would regulate uses of organic material for lawn care. Mr. Tony Malo, Applicant, clarified that Condition No. 41 of the findings and fact requires use of organic materials.

After discussion, the Commission approved the landscape plan as submitted with the following added condition that: "No clearing shall be done on Lots 1-14 Phase 2, and 6-7 of Phase I from November through February." This action was taken on a motion by Commissioner Laumbattus, seconded by Commissioner Gere, and passed unanimously.

CITY OF ANACORTES 1891

LAND USE

TO	Planning Commission
FROM	Land Use Permits
SUBJECT	Rock Ridge South Landscape Plan and Grading Plan
DATE	October 5, 2005

Please find attached:

- September 8, 2005 Narrative
- Excerpt from Section 7.1 of the CC&R's
- Drawing indicating Native Growth area, home owner association space, wetland area
- October 3, 2005 Memorandum from the DRG
- Excerpt from Findings of Fact and Conclusions of Law – Rock Ridge South
- Drawings

ROCK RIDGE

September 8, 2005

City of Anacortes Planning Commission
City of Anacortes
Anacortes, WA 98221

Re: Rock Ridge South Landscaping and Clearing and Grading Plans

Dear Commissioners,

On July 26, 2005 the Anacortes City Council approved the Preliminary Plat of Rock Ridge South. The Approval was conditioned upon compliance with forty-three conditions. Conditions 15 and 39 require approval by the Planning Commission before work can commence. Please find attached the Landscaping and Clearing and Grading Plans as required by Conditions 15 and 39.

To satisfy Condition 15 we have contracted with a landscape architect to design a plan for any areas that may require landscaping. We are including a plan indicating the areas that are to be left as open space. The 4.25 acre area of Tract "B" by itself with the 200% bonus more than satisfies the landscaping requirement as defined in the City's Landscaping Ordinance. In addition, the landscaping of each individual lot will also be regulated by the Rock Ridge Community Association CC&R's and the Association's Covenant Committee. Please find enclosed Section 7.1, the landscaping portion of the CC&R's, which will be recorded with the each new phase of the plat. The language in Section 7.1 is the same as has been recorded with all the other portions or Rock Ridge built to date. Rock Ridge South, LLC (RRS) feels that the landscaping requirement as defined by the Landscaping Ordinance and Condition 15 has been satisfied with this submittal.

We propose that the Clearing and Grading be a two part process. First for safety reasons RRS proposes to clear all the ROW's and adjoining utility easements in the entire Rock Ridge South plat leaving all the lots covered with the existing vegetation. Once this has occurred the drilling and blasting of the cleared areas will commence. It is our intention to complete all the blasting that can be foreseen at this time i.e. before the construction of homes begins. To date, we have had **zero** safety issues and we maintain that this is the best way to ensure that we continue our safety record. By doing the blasting at the beginning of construction, the clearing of the rest of the plat, on a phase by phase basis, becomes substantially less problematic. Only after the ROW blasting has been completed in Phases I and II will the clearing of the lots in Phases I and/or II begin. If blasting on

3307 "H" Avenue ■ Anacortes, WA 98221 ■ Telephone: (360) 299-0408 FAX: (360) 293-0912

the lots of Phase I and II is required it will be done at that time. Phases III-V will be left in their natural state until after the infrastructure has been installed in the previous phases. As we mentioned during our public hearings the phase lines are approximate. Even though we have had a field topographical survey map drawn of this entire site it has been our experience that it is rarely 100% accurate and the conditions we encounter in the field will in effect define each phase and dictate how quickly or slowly we are able to proceed with the installation of the infrastructure in each phase.

We respectfully request your approval of both the Landscaping Plan and the Clearing and Grading Plan as submitted.

Respectfully,

Anthony Malo, Jr.
Rock Ridge South, LLC

maintain the concept of an open common area landscaping theme for Rock Ridge Subdivision, and no fences (natural or artificial) shall be constructed or planted on Lots within the Subdivision without the prior written approval of the Declarant or the Architectural Control Committee.

Any and all fences consistent with this paragraph and approved by the Declarant or the Architectural Control Committee shall be of wood, brick or other modern building materials to ensure compatibility with the high-quality, individual residential dwelling units located within the Subdivision. No chain link (slatted or unslatted) or barbed wire fences shall be allowed on any Lot within the Subdivision. Fences shall be constructed consistent with all applicable height restrictions of this Declaration and of local zoning authorities; provided, however, that any fences located in what is commonly referred to as the "front yard" of any residential Lot within the Subdivision shall not exceed *three (3)* feet in height. For purposes of this limitation, the "front yard" shall refer to the area from the platted street in the Subdivision providing access to the Lot to the nearest side of the residence constructed on the Lot. All natural or "living" fences or hedges shall be neatly trimmed and groomed, and also shall be subject to the height limitations set forth in this Declaration and in any applicable zoning code or regulation. It is the hope of the Declarant that living fences will be given preference, especially in side yards.

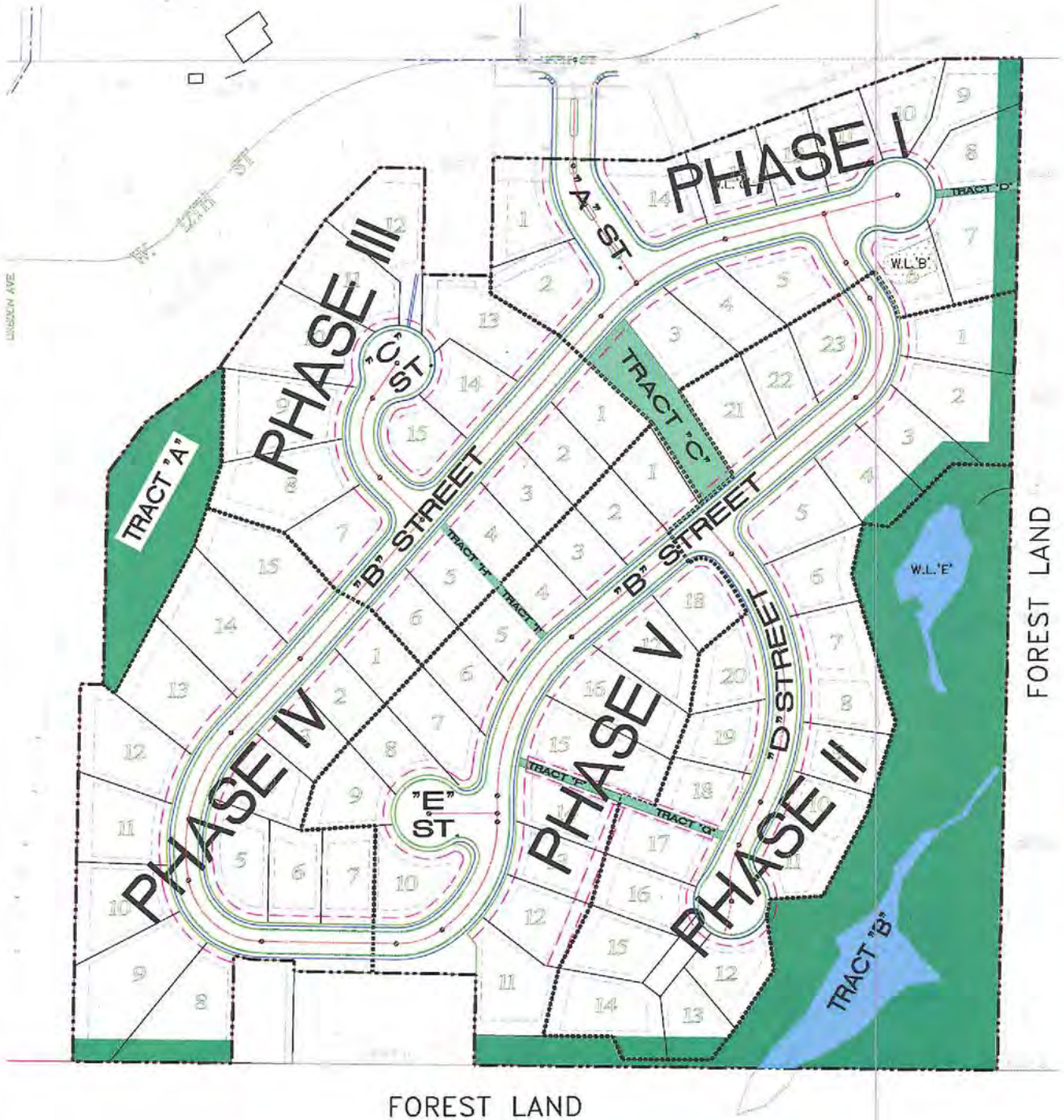
7. LANDSCAPING AND GENERAL PROPERTY MAINTENANCE:

7.1 ***Approval of Landscaping Plan***. All landscaping within the Subdivision shall be subject to the approval of Declarant or the Architectural Control Committee. The term "landscaping" shall include an inground sprinkler system which conforms with the design standards promulgated from time to time by Declarant or the Architectural Control Committee. Landscaping of each residential Lot shall be completed within a reasonable time, not to exceed *six (6) months* from the date a residence is completed.

7.2 ***Appearance of Lot***. No weeds, underbrush or other unsightly growth shall be permitted to grow or remain upon subject real property and no refuse pile, garbage, unused motor vehicles or unsightly objects shall be allowed to be placed or to remain anywhere within the Subdivision. In the event that any owner of property within the Subdivision shall fail or refuse to keep the premises free from weeds, underbrush, refuse piles, garbage, unused motor vehicles or other unsightly growth or objects, then Declarant or authorized agents of the Association may enter upon the lands to remove the same at the expense of the owner, such entry shall not be deemed a trespass and, for purposes of such entry, the Lot owner hereby grants to Declarant or the Association an irrevocable license to enter upon their respective property. This subsection, shall be interpreted as encouraging organic, as opposed to chemical, agents to combat weeds, underbrush and the like.

200506280169
Skagit County Auditor
6/28/2005

PLAT OF
ROCK RIDGE SOUTH
NW1/4, SEC 26, TWP 35N, RGE 1E, W.M.



AREA BREAKDOWN FROM PRELIMINARY PLAT

LANDSCAPE AREA DESCRIPTION	SQ.-FT.	ACRES	% OF TOTAL AREA (ACTUAL)	% OF TOTAL AREA (WITH 200% BONUS)
TRACT "A" **	37,732	0.87	2.78%	2.78%
TRACT "B" *	185,013	4.25	13.63%	27.27% ***
TRACT "C" **	13,550	0.31	1.00%	1.00%
TRACT "D" **	1,009	0.02	0.07%	0.07%
TRACT "F" **	1,292	0.03	0.10%	0.10%
TRACT "G" **	1,643	0.04	0.12%	0.12%
TRACT "H" **	1,073	0.02	0.08%	0.08%
TRACT "I" **	988	0.02	0.07%	0.07%
N.G.P.E.	31,872	0.73	2.35%	2.35%
TOTAL PROVIDED	274,172	6.29	20.20%	33.84%

AREA BREAKDOWN FROM PLAT

LANDSCAPE AREA DESCRIPTION	SQ.-FT.	ACRES	% OF TOTAL AREA (ACTUAL)	% OF TOTAL AREA (WITH 200% BONUS)
TRACT "A" **	37,732	0.87	2.78%	2.78%
TRACT "B" *	182,934	4.20	13.48%	26.96% ***
TRACT "C" **	14,672	0.34	1.08%	1.08%
TRACT "D" **	1,108	0.03	0.08%	0.07%
TRACT "F" **	1,425	0.03	0.11%	0.10%
TRACT "G" **	1,425	0.03	0.11%	0.12%
TRACT "H" **	1,092	0.03	0.08%	0.08%
TRACT "I" **	907	0.02	0.07%	0.07%
N.G.P.E.	32,303	0.74	2.38%	2.35%
TOTAL PROVIDED	273,598	6.28	20.16%	33.64%

* AREA INCLUDES WETLANDS 'D' & 'E' AND BUFFER WITHIN TRACT

** OWNERSHIP TO BE RETAINED BY THE HOMEOWNER'S ASSOCIATION

*** 200% BONUS FOR RETENTION PER CITY OF ANACORTES CODE 17.41.050 – EXISTING SITE VEGETATION.

LEGEND:

- INDICATES NATIVE GROWTH AREA
- INDICATES SPACE FOR HOME OWNER ASSOCIATION
- INDICATES WETLAND AREA

N

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

PW#03-037-DEV

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM
SUMMIT

City of Anacortes
Building Department

Memo

To: Kathy Janke, Land Use Permit Manager

From: Don Measamer, DRG

CC: Steve Lange, Project Manager

Date: 10/3/2005

Re: Rock Ridge South Landscape Plan and Grading Plan

The Development Review Group discussed the proposed Landscape Plan and Grading plan for the Rock Ridge South project at the September 27th, 2005 meeting and find that the proposal is consistent with the proposed infrastructure improvements presented by the engineer of record.

(15) A detailed, final landscaping plan shall be approved by the Planning Commission prior to construction beginning on each and every phase, together with an overall conceptual Landscaping Plan submitted with the first phase; Lot 7 of Phase V shall have a separate, detailed, and approved Landscaping Plan that minimizes impacts to the hillside.

(39) No clearing shall occur on the site prior to a detailed, phased clearing plan being approved by the Planning Commission.

ANACORTES PLANNING & COMMUNITY DEVELOPMENT DEPT.
(INCLUDING BUILDING DEPARTMENT) (360) 299-1943
P.O. BOX 547, ANACORTES, WA 98221 (360) 293-1938 FAX
IAN MUNCE, DIRECTOR

September 15, 2005

Tony Malo
Rock Ridge South LLC
3307 "H" Avenue
Anacortes, WA 98221

RE: Rock Ridge South Detention Pond Landscaping Plan

Dear Mr. Malo:

Thank you for your September 8, 2005 letter on the above referenced subject.

This letter is to confirm that the existing detention pond landscaping satisfies your requirements under Condition #35. In the event that some disturbance is required in this landscaping, the alternative landscaping plan that you have submitted is acceptable to the Planning Department.

Thank you for your detailed submission.

Sincerely,

CITY OF ANACORTES

Ian S. Munce (LL)

Ian S. Munce, AICP
Director of Planning & Community Development

ISM:ll

cc: Don Measamer, Assistant Planning Director

LAND USE

TO	Ed Frank, Don Measamer (DRG), Fred Buckenmeyer, Gary Robinson, Rick Harvey, Dan Harju, Mike King
FROM	Kathy Janke/Land Use Permits
RE	Rock Ridge South Landscaping and Clearing and Grading Plans
DATE	September 16, 2005

Please find attached:

- ▣ **September 8, 2005 narrative**
- ▣ **Landscaping and Clearing and Grading Plans**
- ▣ **3-D clear and grade drawing (on file)**

Please refer comments to the DRG. Thank you.

ROCK RIDGE

September 8, 2005

City of Anacortes Planning Commission
City of Anacortes
Anacortes, WA 98221

Re: Rock Ridge South Landscaping and Clearing and Grading Plans

Dear Commissioners,

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To satisfy Condition 15 we have contracted with a landscape architect to design a plan for any areas that may require landscaping. Rock Ridge South, LLC (RRS) feels that the landscaping requirement as defined by the Landscaping Ordinance and Condition 15 has been satisfied with this submittal.

We propose that the Clearing and Grading be a two part process. First for safety reasons RRS proposes to clear all the ROW's and adjoining utility easements in the entire Rock Ridge South plat leaving all the lots covered with the existing vegetation. Once this has occurred the drilling and blasting of the cleared areas will commence. It is our intention to complete all the blasting that can be foreseen at this time i.e. before the construction of homes begins. To date, we have had **zero** safety issues and we maintain that this is the best way to ensure that we continue our safety record. By doing the blasting at the beginning of construction, the clearing of the rest of the plat, on a phase by phase basis, becomes substantially less problematic. Only after the ROW blasting has been completed in Phases I and II will the clearing of the lots in Phases I and/or II begin. If blasting on the lots of Phase I and II is required it will be done at that time. Phases III-V will be left in their natural state until after the infrastructure has been installed in the previous phases. As we mentioned during our public hearings the phase lines are approximate. Even though we have had a field topographical survey map drawn of this entire site it has been our experience that it is rarely 100% accurate and the conditions we encounter in the field will in effect define each phase and dictate how quickly or slowly we are able to proceed with the installation of the infrastructure in each phase.

3307 "H" Avenue ■ Anacortes, WA 98221 ■ Telephone: (360) 299-0408 FAX: (360) 293-0912

We respectfully request your approval of both the Landscaping Plan and the Clearing and Grading Plan as submitted.

Respectfully,

Anthony Malo, Jr.
Rock Ridge South, LLC

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200506280169
Skagit County Auditor
6/28/2005

CITY OF ANACORTES 1891

LAND USE

TO Ed Frank, Don Measamer (DRG), Fred Buckenmeyer, Gary Robinson, Rick Harvey, Dan Harju, Mike King

FROM Kathy Janke/Land Use Permits

RE Rock Ridge South Landscaping and Clearing and Grading Plans

DATE September 16, 2005

Please find attached:

- ▣ **September 8, 2005 narrative**
- ▣ **Landscaping and Clearing and Grading Plans**
- ▣ **3-D clear and grade drawing (on file)**

Please refer comments to the DRG. Thank you.

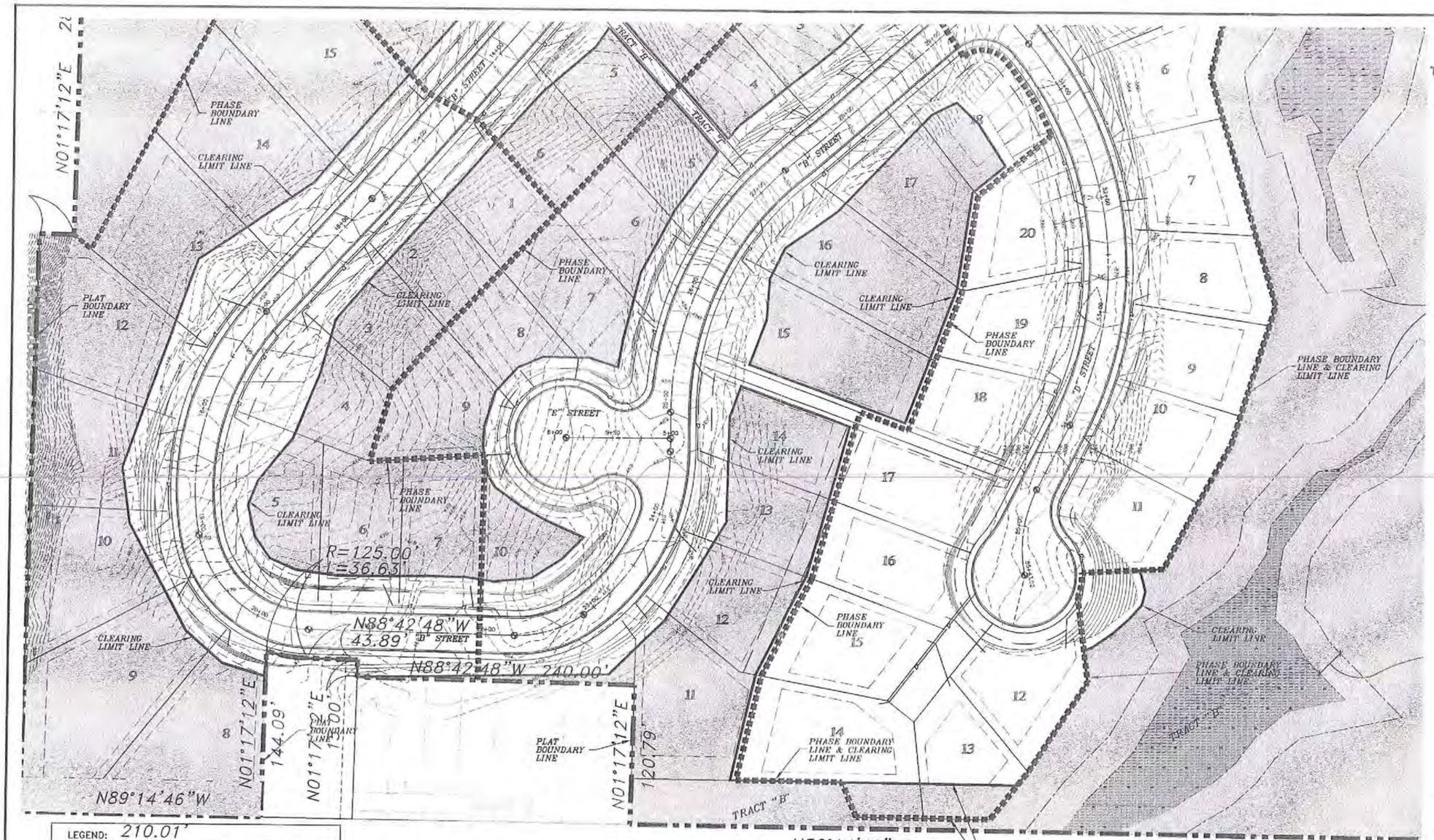
9-19-05 No Comment / M. King - Police

(15) **A detailed, final landscaping plan shall be approved by the Planning Commission prior to construction beginning on each and every phase, together with an overall conceptual Landscaping Plan submitted with the first phase; Lot 7 of Phase V shall have a separate, detailed, and approved Landscaping Plan that minimizes impacts to the hillside.**

(39) **No clearing shall occur on the site prior to a detailed, phased clearing plan being approved by the Planning Commission.**

FILE NAME: 03203-98145PP5 PLOT SCALE: 1:1 PAPER SPACE LAST EDIT DATE: 11/21/2003	DESIGNED BY: DRAWN BY: CHECKED BY:	REVISIONS / DATE	SUMMIT Engineers & Surveyors, Inc. 2218 Old Highway 99 So. Mount Vernon WA 98273 Phone: (360) 416-4999 Fax: (360) 416-1949	SHEET DESCRIPTION CLEARING AND GRADING PLAN (NORTH)	PROJECT Clearing, Grading, & Erosion Control for ROCK RIDGE SOUTH, PHASES 1 & 2 DEVELOPER: ROCK RIDGE LLC, 3307 "H" AVENUE, ANACORTES, WA 98221 PHONE: (360) 299-0408	Planning C-1p

PLAT OF
ROCK RIDGE SOUTH
NW1/4, SEC 26,
TWP 35N, RGE 1E, W.M.



LEGEND: 210.01'

- INDICATES EXISTING MINOR 2-FOOT CONTOUR
- INDICATES EXISTING MAJOR 10-FOOT CONTOUR
- INDICATES PROPOSED DAYLIGHT LINE
- INDICATES PROPOSED MINOR 2-FOOT CONTOUR
- INDICATES PROPOSED MAJOR 10-FOOT CONTOUR
- INDICATES PROPOSED CLEARING LIMIT LINE
- INDICATES PROPOSED PLAT BOUNDARY LINE
- INDICATES PROPOSED PHASE BOUNDARY LINE
- INDICATES EXISTING WETLAND TO BE PROTECTED
- INDICATES VEGETATED AREAS TO REMAIN UNDISTURBED WITH PHASES 1 & 2

This plan sheet is approved for construction in accordance with the City of Anacortes ordinances and policies. Actual conformance of the design with applicable laws is the sole responsibility of the professional engineer, whose name and stamp appear on this sheet. Acquiring, complying with, and providing mitigation for all Federal, State County, and Local laws, permits, and mandates, including but not limited to the Endangered Species Act, Federal Wetland Permit, State Department of Fisheries Hydraulics Permit, Federal Flood Plain Permits, National Pollutant Discharge Elimination System Permits is the responsibility of the Developer, Landowner, and their Engineer. The issuance of this permit shall not be construed as proof of compliance with applicable laws and permit requirements.

Date

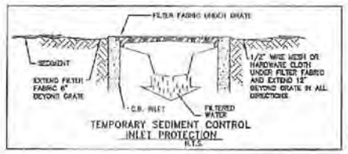
This approval will expire in one year from the date noted above.

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
Vertical Scale: 1 Inch = 40 Feet
2-Foot Contour Interval

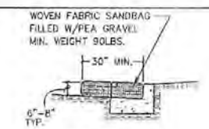
PW#03-037-DEV

FILE NAME: 03203-96145PPS PLOT SCALE: 1:1 PAPER SPACE LAST EDIT DATE: 11/21/2003	DESIGNED BY: DRAWN BY: CHECKED BY:	REVISIONS / DATE	SUMMIT Engineers & Surveyors, Inc. 2218 Old Highway 99 So. Mount Vernon WA. 98273 Phone: (360) 416-4999 Fax: (360) 416-4949	SHEET DESCRIPTION CLEARING AND GRADING PLAN SOUTH	PROJECT Clearing, Grading, & Erosion Control for ROCK RIDGE SOUTH, PHASES 1 & 2 DEVELOPER: ROCK RIDGE LLC, 3307 "H" AVENUE, ANACORTES, WA 98221 PHONE: (360) 299-0408	Planning C-2p

PLAT OF
ROCK RIDGE SOUTH
NW1/4, SEC 26, TWP 35N, RGE 1E, W.M.



TEMPORARY SEDIMENT CONTROL INLET PROTECTION
N.T.S.

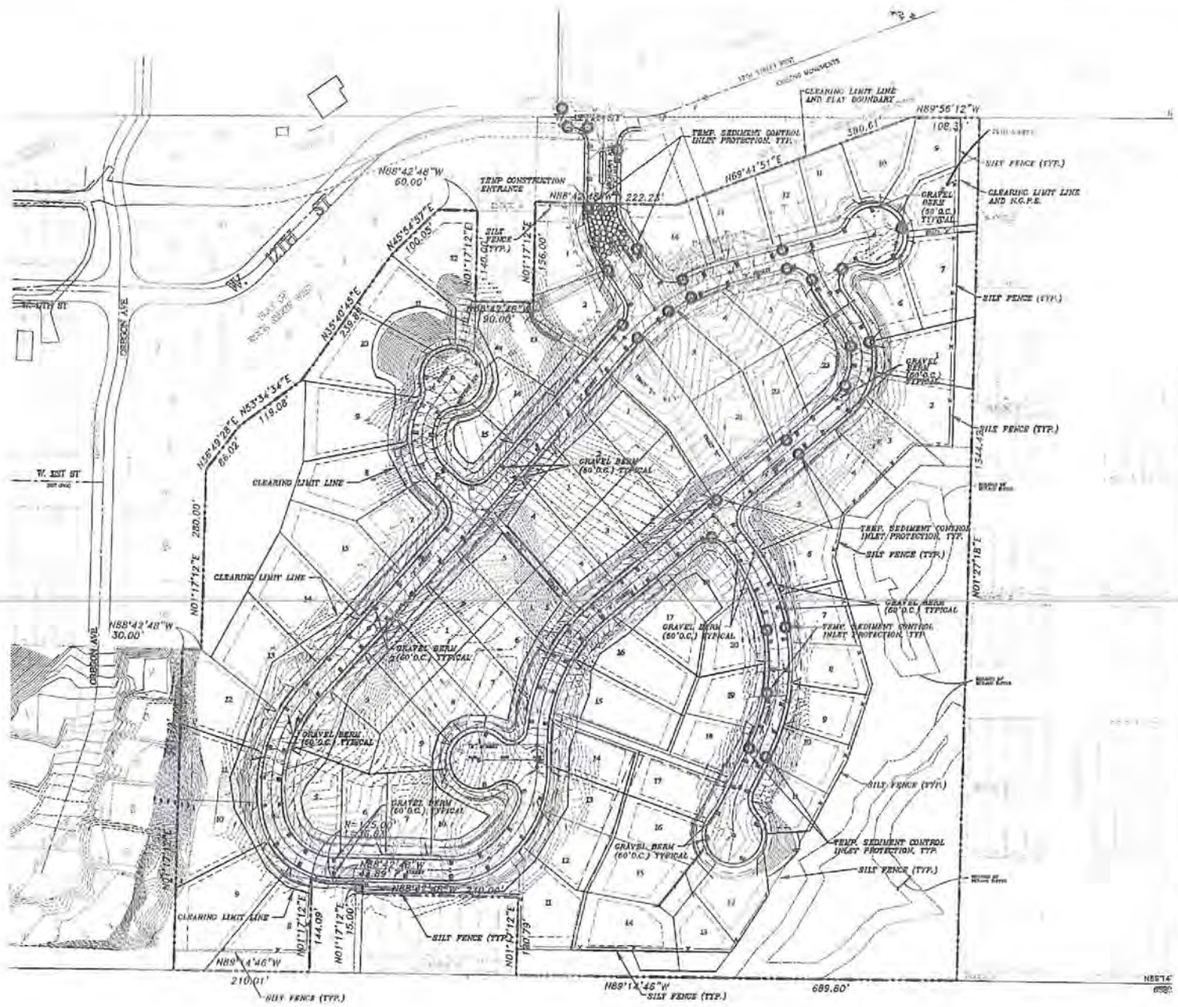


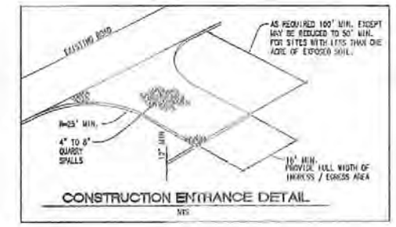
CROSS SECTION

NOTE:
WHEN SANDBAG IS FILLED WITH PEA GRAVEL MATERIAL, THE OPEN END SHOULD BE STAPLED OR TIED WITH NYLON OR POLY CORD. THE WEIGHT SHALL BE 90 – 125 LBS

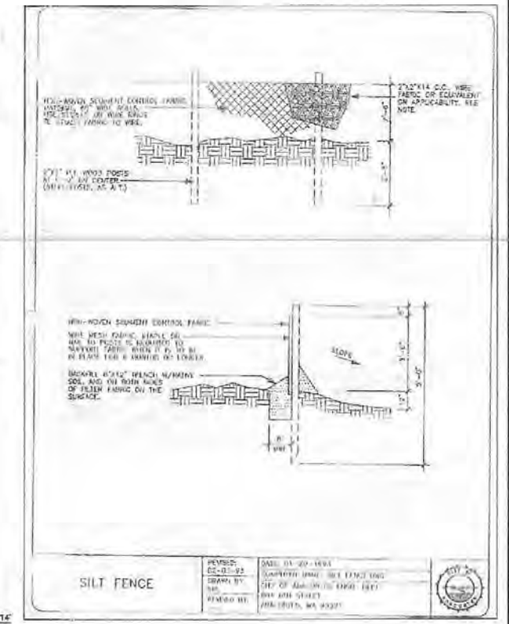
GRAVELBAG BERM DETAIL
N.T.S.

TO BE USED DURING ROUGH GRADING, FINE GRADING, AND AFTER THE INFRASTRUCTURE HAS BEEN INSTALLED AND LOT GRADING/CONSTRUCTION IS TAKING PLACE. ONCE CATCH BASINS HAVE BEEN SET PLACE GRAVEL BAGS DOWNSTREAM OF THE CATCH BASINS TO ACT AS A FILTER/DAM. MONITOR FILTER FABRIC OVER CATCH BASIN GRATE AND REMOVE SILT AS NEEDED.

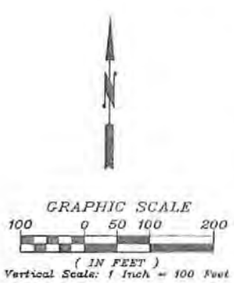




CONSTRUCTION ENTRANCE DETAIL
N.T.S.



SILT FENCE



This plan sheet is approved for construction in accordance with the City of Anacortes ordinances and policies. Actual conformance of the design with applicable laws is the sole responsibility of the professional engineer, whose name and stamp appear on this sheet. Acquiring, complying with, and providing mitigation for all Federal, State County, and Local laws, permits, and mandates, including but not limited to the Endangered Species Act, Federal Wetland Permit, State Department of Fisheries Hydraulics Permit, Federal Flood Plain Permits, National Pollutant Discharge Elimination System Permits is the responsibility of the Developer, Landowner, and their Engineer. The issuance of this permit shall not be construed as proof of compliance with applicable laws and permit requirements.

Date

This approval will expire in one year from the date noted above.

CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-424-5555

PW#03-037-DEV

FILE NAME: 03203-95145PPS PLOT SCALE: 1:1 PAPER SPACE LAST EDIT DATE: 11/21/2003	DESIGNED BY: DRAWN BY: CHECKED BY:	REVISIONS DATE	SUMMIT Engineers & Surveyors, Inc. 2216 Old Highway 99 So. Mount Vernon WA. 98273 Phone: (360) 416-4999 Fax: (360) 416-4949	SHEET DESCRIPTION TEMPORARY EROSION & SEDIMENTATION CONTROL PLAN	PROJECT Clearing, Grading, & Erosion Control for ROCK RIDGE SOUTH, PHASES 1 & 2 DEVELOPER: ROCK RIDGE LLC, 3307 "H" AVENUE, ANACORTES, WA 98221 PHONE: (360) 299-0100	Planning C-3p

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EXHIBIT #05:

PUBLIC WORKS DEPARTMENT
MAINTENANCE BONDING LETTER

ANACORTES PUBLIC WORKS DEPARTMENT

Fred Buckenmeyer, Public Works Director

P.O. BOX 547, ANACORTES, WA 98221 PH(360) 293-1919

Email: fredb@cityofanacortes.org

May 15, 2018

Strandberg Custom Homes and Design

Attention: Nels Strandberg

P.O. Box 319

Anacortes, WA 98221

Subject: 2-Year Maintenance Bond for the Phase V of Rock Ridge Plat (PW#03-037-DEV)

Dear Nels,

Thank you for working with us to move forward to Final Plat approval. The work performed to install the infrastructure improvements have been inspected, approved and accepted by the City of Anacortes Public Works Engineering Department. Per the City of Anacortes Municipal Code to you are required to provide a 2-year Maintenance Bond. The bond is based on 10% of the construction cost of the development.

The construction cost that was presented for the infrastructure improvements for the Phase V of Rock Ridge Plat is $368,818.45. At 10% of the construction cost, your bond amount is $36,881.80.

Your project requires the two-year bond to satisfy the maintenance of the infrastructure improvements. This bond will be used at the discretion of the official to correct deficiencies in the maintenance affecting public health, safety and welfare and will be posted and maintained throughout the two-year maintenance period.

Thank you for your attention to this. If you have any questions, please do not hesitate to call me at 360-661.3468.

Sincerely,

CITY OF ANACORTES

Steven Lange
Project Manager

cc: Fred Buckenmeyer, Eric Shjarback, Sandi Andersen, Don Measamer, Kevin Cricchio

Rock Ridge Phase 5

		recommended T and M	
Attorney fees			
city permits			
geotech			
staking			
maintenance bond			
final plat and survey			
Clearing			
Grinding			
Erosion Control			
	L and E		
	materials		
Cut and fill ROW / Lots			
	Labor		
	D6		
	Rock truck		
	84" roller		
	rent crusher		
	excavator to load		
ROW stripping			
	L and E		
Sewer Install			
	L and E	$	40,000.00
	Manholes	$	8,116.00
	lids and risers	$	3,639.52
	Pipe	$	8,376.00
	import pipe bedding	$	7,500.00
	Manhole channel	$	2,000.00
Storm Install			
	L and E	$	30,000.00
	Catch basins	$	5,626.20
	Frame and Grate	$	5,106.68
	Strutures pipe and bedding sand	$	15,687.00
	import bedding	$	8,432.00
Water Install			
	L and E	$	27,000.00
	Materials	$	40,296.00
	import bedding	$	7,500.00
Curb and Gutter / Sidewalk			
	L and E	$	1,687.00
	Crushed rock	$	2,145.00
	Backstorm phase IV	$	48,486.05
	planter strip	$	5,421.00
Sub Grade prep			
	L and E	$	6,400.00
	D 4 rent	$	3,000.00
Asphalt		$	50,000.00
Final Grade and Clean up		$	20,000.00
	Dry Utility Trench	$	6,400.00
	Trench Backfill	$	6,000.00
	PSE		
	CNG		
	landscape	$	10,000.00
total costs		$	368,818.45

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EXHIBIT #06:

APPLICANT'S MAINTENANCE BOND

Strandberg
CONSTRUCTION INC.

RECEIVED
MAY 24 2018
CITY OF ANACORTES

May 22, 2018

Mr. Steve Lange
Project Manager
City of Anacortes
PO Box 547
Anacortes, WA 98221

RE: Rock Ridge Ph V
2-Year Maintenance Bond
PW#03-037-DEV

Dear Steve,

Per your letter dated May 15, 2018 enclosed is the Original Bond document "2-Year Maintenance Bond" in the amount of $36,881.80 for the infrastructure improvements at Rock Ridge Phase 5.

Thank you for your help through the final phase of the plat, if you have any questions or need additional information please don't hesitate to give me call at 360-293-7431.

Sincerely,

Debbie Headrick
Executive Assistant

cc: Kevin Cricchio, Sandi Anderson, Don Measamer

MAINTENANCE BOND

BOND NO.: 1001080993

KNOW ALL MEN BY THESE PRESENTS:

THAT we, Strandberg Excavation & Commercial Construction Inc, as Principal, and American Contractors Indemnity Company, a corporation organized and doing business under and by virtue of the laws of the State of California and duly licensed to conduct surety business in the State of Washington, as Surety, are held and firmly bound unto City of Anacortes Washington

as Obligee, in the sum of Thirty-Six Thousand, Eight Hundred Eighty-One and 80/100

($ 36,881.80) Dollars, for which payment, well and truly to be made, we bind ourselves, our heirs, executors and successors, jointly and severally firmly by these presents.

THE CONDITION OF THE OBLIGATION IS SUCH THAT:

WHEREAS, the above named Principal entered into an agreement or agreements with said Obligee to: maintain installed infrastucture improvements for the Phase V of Rock Ridge Plat (PW#03-037-DEV)

WHEREAS, the effective date of this obligation shall be May 17, 2018

WHEREAS, said agreement provided that Principal shall guarantee replacement and repair of improvements as described therein for a period of 2 years following final acceptance of said improvements;

NOW, THEREFORE, if the above Principal shall indemnify the Obligee for all loss that Obligee may sustain by reason of any defective materials or workmanship which become apparent during the period of 2 years from and after acceptance of the said improvements by Obligee, then this obligation shall be void; otherwise to remain in full force and effect.

IN WITNESS WHEREOF, the seal and signature of said Principal is hereto affixed and the corporate seal and the name of the said Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact

this 17th day of May, 2018
YEAR

Strandberg Excavation & Commercial Construction Inc
Principal

BY:
Nels Strandberg, President

American Contractors Indemnity Company

BY:
Mercedes Trokey-Moudy, Attorney-in-Fact

c/o Integrity Surety LLC, 17544 Midvale Ave N #300, Seattle WA 98133

(206)546-1397

POWER OF ATTORNEY

AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That American Contractors Indemnity Company, a California corporation, Texas Bonding Company, an assumed name of American Contractors Indemnity Company, United States Surety Company, a Maryland corporation and U.S. Specialty Insurance Company, a Texas corporation (collectively, the "Companies"), do by these presents make, constitute and appoint:

Cameron Huntsucker, Kara Skinner, Mercedes Trokey-Moudy or Jessica Yuhas of Seattle, Washington

its true and lawful Attorney(s)-in-fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver **any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed *****Three Million***** Dollars ($ **3,000,000.00**).**
This Power of Attorney shall expire without further action on November 3, 2019. This Power of Attorney is granted under and by authority of the following resolutions adopted by the Boards of Directors of the Companies:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, The Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 1st day of November, 2016.

AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY

Corporate Seals

By: _____
Daniel P. Aguilar, Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles SS:

On this 1st day of November, 2016, before me, Sabina Morgenstein, a notary public, personally appeared Daniel P. Aguilar, Vice President of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature _____ (Seal)

SABINA MORGENSTEIN
Commission # 2129258
Notary Public - California
Los Angeles County
My Comm. Expires Nov 3, 2019

I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this 7th day of May, 2018.

Corporate Seals

_____
Kio Lo, Assistant Secretary

Bond No. 100108099 3
Agency No. 13143

EXHIBIT #07:

PUBLIC WORKS DEPARTMENT
RECOMMENDATION & DEFICIENCY LIST

ANACORTES PUBLIC WORKS DEPARTMENT

Steven Lange, Project Manager

P.O. BOX 547, ANACORTES, WA 98221 PH(360) 293-1920

E-MAIL: stevel@cityofanacortes.org FAX(360) 293-1938

Memo

Date: June 4, 2018

To: Don Measamer, Planning Director

From: Steven Lange

Subject: Rock Ridge Phase 5 - Final Plat Acceptance (PW#03-037-DEV)

cc: Eric Shjarback, Fred Buckenmeyer, Libby Grage, Kevin Cricchio, Justin Symonds

The construction of the Rock Ridge Phase 5 project is substantially complete and is ready for acceptance by the City of Anacortes.

The Public Works Department coordinated the Final Plat inspection with other City Departments and developed a Deficiency List(s) that the Developer\Contractor is diligently working to reduce. See the attached revised list(s), dated June 4, 2018. No bonding is anticipated with the miscellaneous items remaining to complete.

The Public Works Department recommends that the Rock Ridge Phase V be approved subject to the Public Works Department receiving and reviewing the following prior to the recording of the Final Plat.

- *A 2-year Maintenance Bond in the amount of $36,881.80 was received on May 22, 2018. See attached memo dated May 22, 2018.*
- Final review of the Plat drawing to conform to the project requirements.
- Completion of the revised Deficiency List(s), dated June 4, 2018.

ANACORTES PUBLIC WORKS DEPARTMENT

Steven Lange, Project Manager
P.O. BOX 547, ANACORTES, WA 98221
E-MAIL: stevel@cityofanacortes.org

PH(360) 661.3468
FAX(360) 293-1938

Memo

Date: May 15, 2018 (Revised June 4, 2018)

To: Nels Strandberg, Owner/Developer

From: Steven Lange

Subject: COA CA Paperwork – Phase 5 of Rock Ridge (PW#03-037-DEV) - **Revised**

cc: Fred Buckenmeyer, Eric Shjarback, Don Measamer, Sandi Andersen, Justin Symonds, Kevin Cricchio

A review of the project file was done. Enclosed, within this list, are items needed to complete "Rock Ridge – Phase V" project to construction closeout. Items reviewed in the project file are:

1. The Approved Construction Drawings and Revised Plans as noted.
2. The Facts and Finding for the Development.
3. The Public Works Engineering Construction Administration File.

Construction Phase:

◊ Provide Erosion Control Weekly/Monthly reports.

◊ Provide photos of installation of sewer, water, storm, franchised utilities, if any.

Construction Acceptance Phase:

◊ Complete any deficiency lists from the site visit, scheduled for Wednesday, May 16, 2018 @ 10:30 am.

◊ Provide an electronic version of the Drawing of Record, once accepted by the Public Works Engineering Department. A paper version of the Drawing of Record will be made available, today, for the site visit noted above.

✓ ~~Any geotechnical reports, if any, required by the Planning Department~~.

✓ ~~2-Year Maintenance Bond~~.

Thank you,

Steve Lange

ANACORTES PUBLIC WORKS DEPARTMENT

Steven Lange, Project Manager
P.O. BOX 547, ANACORTES, WA 98221
E-MAIL: stevel@cityofanacortes.org

PH(360) 661.3468
FAX(360) 293-1938

Memo

Date: June 4, 2018

To: Nels Strandberg, Owner/Developer

From: Steven Lange

Subject: Deficiency List – Phase 5 of Rock Ridge (PW#03-037-DEV) - REVISED

cc: Fred Buckenmeyer, Eric Shjarback, Don Measamer, Sandi Andersen, Justin Symonds, Kevin Cricchio

The following items were completed by Strandberg on Wednesday, May 30, 2018 and inspected by the Public Works Engineering Department on May 30, 2018.

Therefore, the Deficiency List is now revised to reflect the completed items. All other items need to be addressed from the May 16, 2018 Deficiency List.

A new item has been added to this list: Complete the Detention Pond construction work, per the attached Civil Plans, dated April 13, 2018.

Development:

◊ Installation of Street Lights. Agreement is on file. Please provide a receipt paid.

◊ Installation of the (5) five monuments identified on the Face of the Plat. Four (4) additional monuments are needed. Five (5) that are shown were agreed upon.

◊ Sight Distance concern between Lots 1 and 2. Stopping Sight Distance, existing is 110-Feet. The AASHTO recommends for a 25 MPH to be approximately 155-Feet.

✓ ~~Flushing of the entire Storm Drainage System~~.

✓ ~~Flushing of the entire Sewer Conveyance System~~.

◊ Cracked curb at the catch basin, approximately Station 23+75. Discussed the use of Racoe type product to seal.

✓ ~~Sanitary Sewer Manhole, second one west of Berentson Court requires additional manhole rungs. Standard spacing is 28-inches from the road elevation to the first step then 16-inches max per each rung.~~

~~All other Manholes will need to be verified for additional rungs, per the above reference.~~

For inspections, please contact Justin Symonds at 360.661.3547, leave message.

Thank you,

Steve Lange

TESC NOTES

A. A Certified Erosion and Sediment Control Supervisor is required. The ESC Supervisor must have attended and Erosion and Sediment Control class within 3 years from today's date. Must provide certification card.

B. The Certified Erosion and Sediment Control Supervisor will oversee and be responsible for all erosion control. The Facilities shall be inspected daily and maintained to ensure proper functioning. Written records shall be kept of weekly reviews and after every significant storm event of the ESC Facilities during the wet season (October 1 to April 30). Monthly reviews during the dry season (May 1 to September 30). Written records shall be turned into the Project Manager or Inspector on a weekly basis at the weekly scheduled project meetings.

C. Shall be in place per the approved set of plans prior to any construction start.

D. The erosion control shall be inspected once a day and modified to meet the surrounding conditions as needed.
E. Provide a sign displaying a 24-hour contact number and name of the ESC Supervisor. The letter size shall be a minimum of 2" letters. This shall be in place prior to construction start. Remember, the look of the sign will be a reflection of the Contractor and Developer and Development.

F. The storm drain system and existing ditches shall be cleaned daily (Section 7073). All drainage systems shall be cleared to the acceptance of the City of Anacortes prior to acceptance of the project.

G. Stabilized construction entrances and roads shall be installed at the beginning of construction and maintained during the duration of the project. Additional measures may be required such as wash pads to ensure that all paved areas are kept clean. No mud is allowed to enter onto City streets.

H. Any soils exposed that will not be disturbed for two (2) days during the wet season or seven (7) days in the dry season shall be immediately stabilized with the approved ESC methods (seeding, mulching, plastic covering, etc.)

I. Two (2) weeks prior to the beginning of the wet season (October 1), all disturbed areas shall be reviewed to identify which ones can be seeded in preparation for the winter rains. Disturbed areas shall be seeded within one (1) week of the beginning of the wet season. A sketch map of those areas to be seeded and those areas to remain uncovered shall be submitted to the Project Manager. The Project Manager can require seeding in additional areas in order to protect surface waters, adjacent properties or drainage facilities.

J. Penalties for an Erosion Control violation are subject to a $300 to $1000 fine under Chapter 17.66 - Penalties For Violation. Each day is considered a different violation.

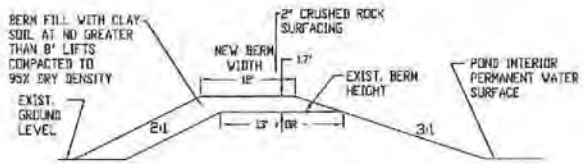
K. Remove all temporary erosion control measures when the site is landscaped and soils are stabilized.

L. All Dewatering shall discharge into a sediment trap or sediment pond.

M. The contractor is to provide to the city inspector their spill prevention program to be in place during construction.

N. A sign shall be posted at the project site that complies with AMC Chapter 17.60.060(C) regulating signage within the City of Anacortes. The sign shall advertise the name and phone number of the Contractor who is accessible 24/7 to handle complaints.

O. Work hours are limited to 7:00 AM to 10:00 PM, Sunday to Saturday. No work outside these hours are permitted.



BERM SECTION A-A
NOT TO SCALE

PROJECT DATUM
TOP OF RIM OF
OVERFLOW MANHOLE
WITH BIRDCAGE
TOP ELEV.=248.0'

4-13-2018

Date April 13, 2018

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CITY ENGINEER DATE
This approval will expire one year from the date noted above.

REVISIONS:	BY	DATE

HERRIGSTAD ENGINEERING & SURVEYING
DALE K. HERRIGSTAD P.E., P.L.S.
4203 WHISTLE LAKE ROAD
ANACORTES, WA 98221 (360) 299-0804

Rock Ridge Detention Pond
Minnesota Avenue
Owner: Strandberg Construction
PO Box 319
Anacortes, WA 98221

Detention Pond Construction Modifications

SHEET NO: C1
REV:-
JOB No: 2015-116
DATE: April 2018
SCALE: N.A.
DRAWN: D. HERRIGSTAD
CHECK: D. HERRIGSTAD
SHEET 1 of 1

ANACORTES PUBLIC WORKS DEPARTMENT

Steven Lange, Project Manager
P.O. BOX 547, ANACORTES, WA 98221
E-MAIL: stevel@cityofanacortes.org

PH(360) 661.3468
FAX(360) 293-1938

Memo

Date: June 4, 2018

To: Nels Strandberg, Owner/Developer

From: Steven Lange

Subject: Deficiency List – Phase 5 of Rock Ridge (PW#03-037-DEV)

cc: Fred Buckenmeyer, Eric Shjarback, Don Measamer, Sandi Andersen, Justin Symonds, Kevin Cricchio

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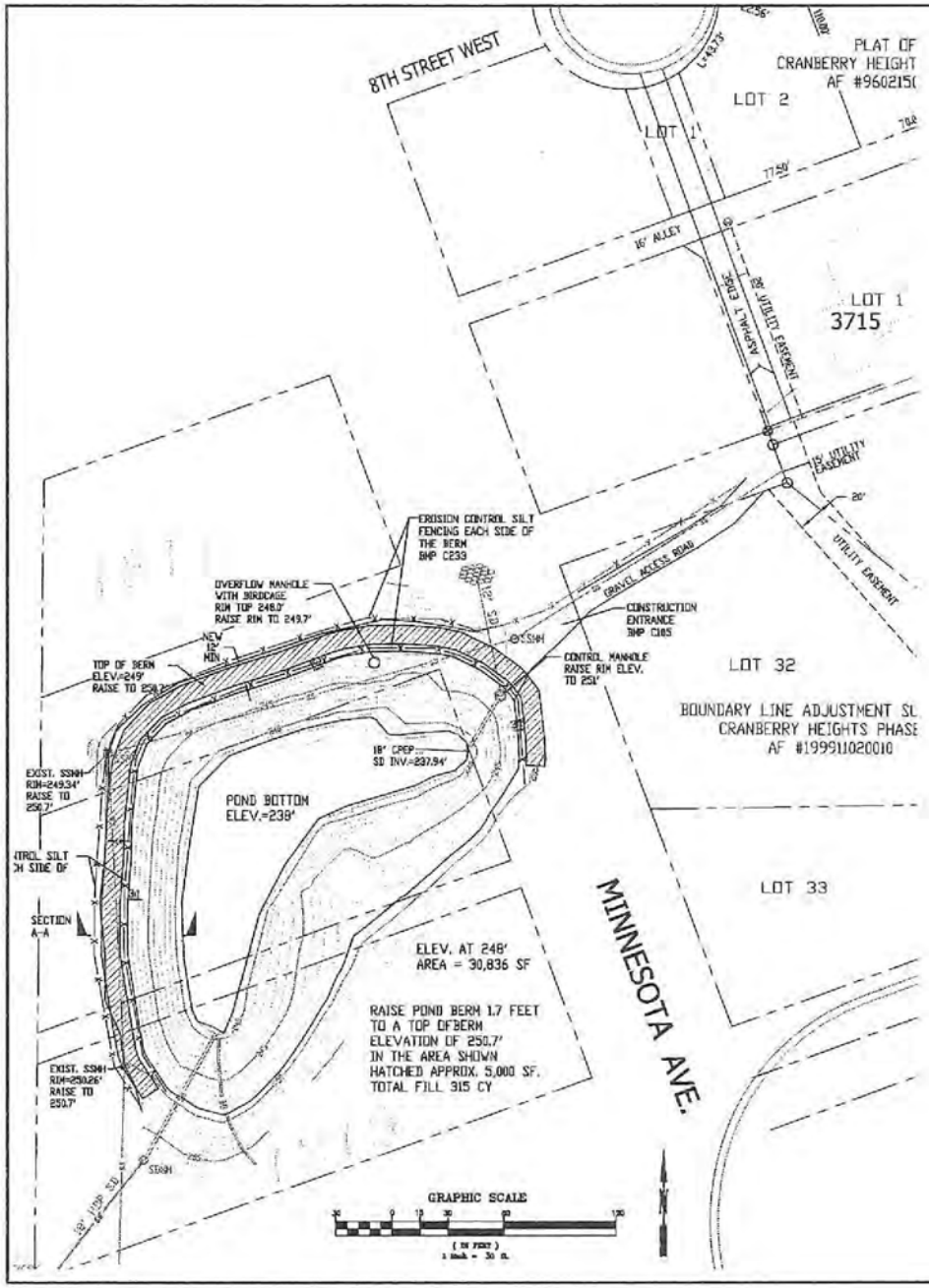
Steve Lange



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B. The Certified Erosion and Sediment Control Supervisor will oversee and be responsible for all erosion control. The facilities shall be inspected daily and maintained to ensure proper functioning. Written records shall be kept of weekly reviews and after every significant storm event of the ESC facilities during the wet season (October 1 to April 30). Monthly reviews during the dry season (May 1 to September 30). Written records shall be turned into the Project Manager or Inspector on a weekly basis at the weekly scheduled project meetings.

C. Shall be in place per the approved set of plans prior to any construction start.

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E. Provide a sign displaying a 24-hour contact number and name of the ESC Supervisor. The letter size shall be a minimum of 2" letters. This shall be in place prior to construction start. Remember, the look of the sign will be a reflection of the Contractor and Developer and Development.

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G. Stabilized construction entrances and roads shall be installed at the beginning of construction and maintained during the duration of the project. Additional measures may be required such as wash pads to ensure that all paved areas are kept clean. No mud is allowed to enter onto City streets.

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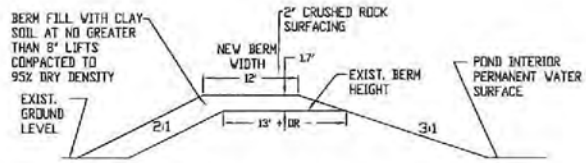
N. A sign shall be posted at the project site that complies with AMC Chapter 17.46.060(E) regulating signage within the City of Anacortes. The sign shall advertise the name and phone number of the Contractor who is accessible 24/7 to handle complaints.

O. Work hours are limited to 7:00 AM to 10:00 PM, Sunday to Saturday. No work outside these hours are permited.



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PROJECT DATUM
TOP OF RIM OF
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4-13-2018

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CITY ENGINEER DATE
The approval will expire one year from the date noted above.

Date April 13, 2018

REVISIONS | BY | DATE

HERRIGSTAD
ENGINEERING & SURVEYING
DALE K. HERRIGSTAD P.E., P.L.S.
4330 WHISTLE LAKE ROAD, ANACORTES, WA 98221 (360) 299-8804

Rock Ridge Detention Pond
Minnesota Avenue
Owner: Strandberg Construction
PO Box 318
Anacortes, WA 98221

Detention Pond Construction Modifications

SHEET NO. C1
REV.: --
JOB NO. 2015-145
DATE: April 2018
SCALE: Noted
DRAWN: D. HERRIGSTAD
CHECK: D. HERRIGSTAD
SHEET 1 of 1

ANACORTES PUBLIC WORKS DEPARTMENT

Steven Lange, Project Manager
P.O. BOX 547, ANACORTES, WA 98221
E-MAIL: stevel@cityofanacortes.org

PH(360) 661.3468
FAX(360) 293-1938

Memo

Date: May 15, 2018 (Revised June 4, 2018)

To: Nels Strandberg, Owner/Developer

From: Steven Lange

Subject: COA CA Paperwork – Phase 5 of Rock Ridge (PW#03-037-DEV) - **Revised**

cc: Fred Buckenmeyer, Eric Shjarback, Don Measamer, Sandi Andersen, Justin Symonds, Kevin Cricchio

A review of the project file was done. Enclosed, within this list, are items needed to complete "Rock Ridge – Phase V" project to construction closeout. Items reviewed in the project file are:

1. The Approved Construction Drawings and Revised Plans as noted.
2. The Facts and Finding for the Development.
3. The Public Works Engineering Construction Administration File.

Construction Phase:

◊ Provide Erosion Control Weekly/Monthly reports.

◊ Provide photos of installation of sewer, water, storm, franchised utilities, if any.

Construction Acceptance Phase:

◊ Complete any deficiency lists from the site visit, scheduled for Wednesday, May 16, 2018 @ 10:30 am.

◊ Provide an electronic version of the Drawing of Record, once accepted by the Public Works Engineering Department. A paper version of the Drawing of Record will be made available, today, for the site visit noted above.

✓ ~~Any geotechnical reports, if any, required by the Planning Department~~.

✓ ~~2-Year Maintenance Bond~~.

Thank you,

Steve Lange

EXHIBIT #08:

OTHER COMMENTS FROM DEPARTMENTS/ AGENCIES OF JURISDICTION

From: Kennedy, Jack
To: Cricchio, Kevin; Nemeth, Terry
Cc: Measamer, Don
Subject: RE: Rock Ridge Phase 5
Date: Wednesday, May 30, 2018 3:21:26 PM

Good.

Jack Kennedy
Assistant Chief/Fire Marshal
Anacortes Fire Department
360-293-1932 Office
360-661-3437 Cell

From: Cricchio, Kevin
Sent: Wednesday, May 30, 2018 12:46 PM
To: Nemeth, Terry <nemetht@cityofanacortes.org>; Kennedy, Jack <jackk@cityofanacortes.org>
Cc: Measamer, Don <don@cityofanacortes.org>
Subject: RE: Rock Ridge Phase 5

Thanks Terry. Jack?

Kevin Cricchio, AICP, WPIT | **Associate Planner** | Planning, Community & Economic Development Dept.
City of Anacortes | P.O. Box 547 | 904 6th Street | Anacortes, WA 98221
360.293.1937 (work) | kevinc@cityofanacortes.org | www.cityofanacortes.org

My incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56.

From: Nemeth, Terry
Sent: Wednesday, May 30, 2018 12:40 PM
To: Cricchio, Kevin <kevinc@cityofanacortes.org>; Kennedy, Jack <jackk@cityofanacortes.org>
Cc: Measamer, Don <don@cityofanacortes.org>
Subject: RE: Rock Ridge Phase 5

Good to go

From: Cricchio, Kevin
Sent: Wednesday, May 30, 2018 10:29 AM
To: Kennedy, Jack <jackk@cityofanacortes.org>; Nemeth, Terry <nemetht@cityofanacortes.org>
Cc: Measamer, Don <don@cityofanacortes.org>
Subject: Rock Ridge Phase 5

5-30-18

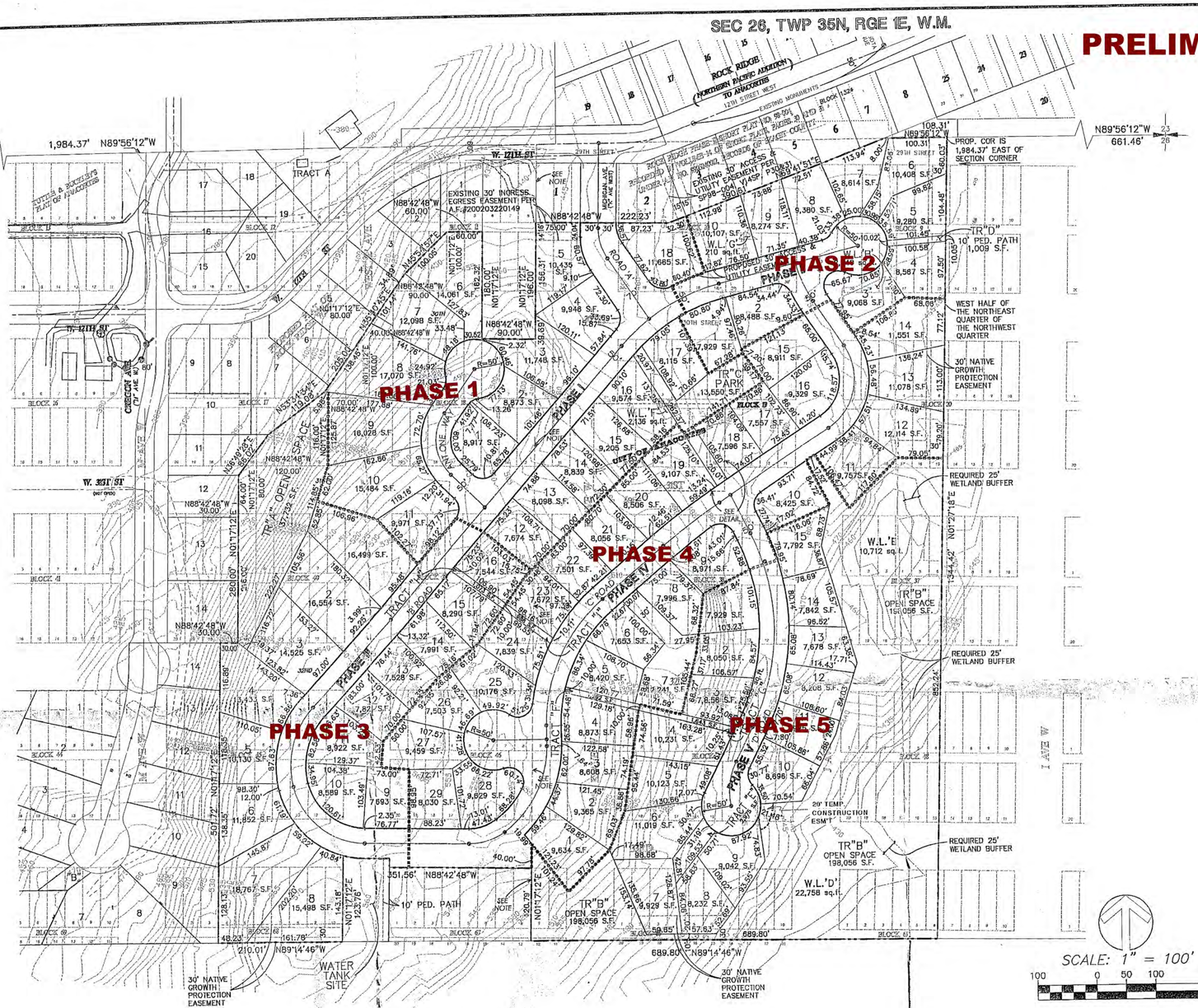
Jack and Terry,

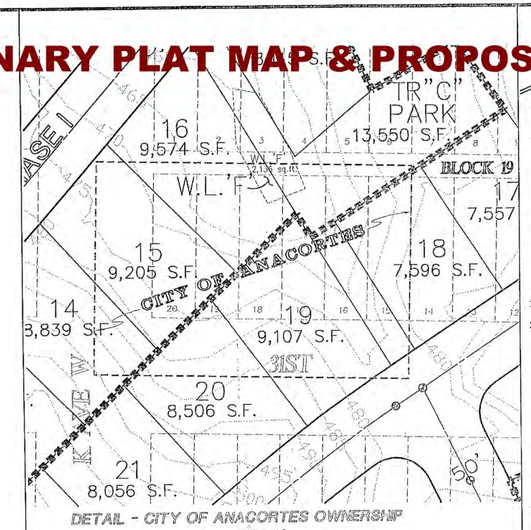
Can you please email me today that you are good to go with the final plat for Phase 5 of Rock Ridge

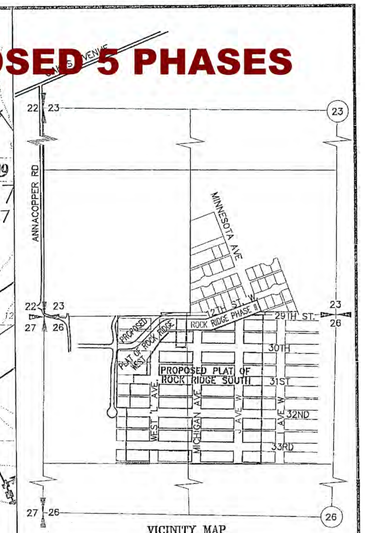
EXHIBIT #09

PRELIMINARY PLAT MAP & PROPOSED PHASING

PRELIMINARY PLAT MAP & PROPOSED 5 PHASES







LEGAL DESCRIPTION FOR ROCK RIDGE SOUTH:

THAT PORTION OF BLOCKS 9, 10, 11, 17, 18, 19, 20, 37, 38, 39, 40, 45, 46, 47, 48, 65, 66, 67 AND 68 IN THE PLAT OF TUTTLE AND BUCKLEY'S PLAT OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., SAID COUNTY;
THENCE S89°56'12"E ALONG THE NORTH LINE OF SAID SUBDIVISION 1984.37 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER, AND THE TRUE POINT OF BEGINNING;
THENCE S1°27'18"W ALONG THE EAST LINE OF SAID WEST HALF 1344.42 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF;
THENCE N89°14'46"W ALONG THE SOUTH LINE OF SAID SUBDIVISION 689.80 FEET TO THE SOUTHWEST CORNER OF LOT 12 SAID BLOCK 67;
THENCE N1°17'12"E 120.79 FEET TO THE NORTHWEST CORNER OF LOT 9, SAID BLOCK 67;
THENCE N88°42'48"W ALONG THE NORTH LINE OF SAID BLOCK AND THE WESTERLY PROLONGATION THEREOF, 320.00 FEET TO THE NORTHEAST CORNER OF LOT 10, SAID BLOCK 68;
THENCE S1°17'12"W 123.76 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER, BEING THE SOUTHEAST CORNER OF LOT 11, SAID BLOCK 68;
THENCE N89°14'46"W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 210.01 FEET TO THE SOUTHWEST CORNER OF LOT 17, SAID BLOCK 68;
THENCE N1°17'12"E 501.72 FEET TO THE SOUTHWEST CORNER OF LOT 17, SAID BLOCK 40;
THENCE S88°42'48"E 30.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17;
THENCE N1°17'12"E 216.00 FEET TO THE NORTHWEST CORNER OF LOT 5, SAID BLOCK 40;
THENCE S88°42'48"E 30.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;
THENCE N1°17'12"E 80.00 FEET TO THE SOUTHWEST CORNER OF LOT 15, SAID BLOCK 17;
THENCE S88°42'48"E 120.00 FEET TO THE SOUTHEAST CORNER OF LOT 12, SAID BLOCK 17;
THENCE N1°17'12"E 116.00 FEET TO THE SOUTHWEST CORNER OF LOT 10, SAID BLOCK 17;
THENCE S88°42'48"E 70.00 FEET;
THENCE N1°17'12"E 100.00 FEET;
THENCE S88°42'48"E 40.00 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 18;
THENCE N1°17'12"E 80.00 FEET TO THE SOUTHWEST CORNER OF LOT 20, SAID BLOCK 11;
THENCE S88°42'48"E 90.00 FEET TO THE SOUTHWEST CORNER OF LOT 17, SAID BLOCK 11;
THENCE N1°17'12"E 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 17;
THENCE S88°42'48"E 60.00 FEET TO THE NORTHEAST CORNER OF LOT 16, SAID BLOCK 11;
THENCE N1°17'12"E 16.00 FEET TO THE SOUTHWEST CORNER OF LOT 6, SAID BLOCK 11;
THENCE S88°42'48"E ALONG THE SOUTH LINE OF SAID LOT AND EASTERLY PROLONGATION THEREOF, 165.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN CITY OF ANACORTES SHORT PLAT 98-004, RECORDED IN VOLUME 14 OF SHORT PLATS, PAGES 30 AND 31 UNDER A.F. # 9905240012, RECORDS OF SAID COUNTY;
THENCE S88°42'48"E 80.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 IN SAID SHORT PLAT;
THENCE S88°42'48"E ALONG THE SOUTH LINE OF SAID SHORT PLAT, 87.23 FEET;
THENCE N69°41'51"E ALONG THE SOUTHEASTERLY LINE OF SAID SHORT PLAT 390.61 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26;
THENCE S89°56'12"E 108.31 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF TRACT 'B' IN THE PROPOSED PLAT OF ROCK RIDGE WEST DESIGNATED FOR 'FUTURE DEVELOPMENT' DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, SAID BLOCK 40;
THENCE S88°42'48"E 30.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;
THENCE N1°17'12"E 80.00 FEET TO THE SOUTHWEST CORNER OF LOT 15, SAID BLOCK 17;
THENCE S88°42'48"E 120.00 FEET TO THE SOUTHEAST CORNER OF LOT 12, SAID BLOCK 17;
THENCE N1°17'12"E 116.00 FEET TO THE SOUTHWEST CORNER OF LOT 10, SAID BLOCK 17;
THENCE S88°42'48"E 70.00 FEET;
THENCE N1°17'12"E 100.00 FEET;
THENCE S88°42'48"E 40.00 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 18;
THENCE N1°17'12"E 80.00 FEET TO THE SOUTHWEST CORNER OF LOT 20, SAID BLOCK 11;
THENCE S35°40'45"W 205.00 FEET;
THENCE S63°34'34"W 119.08 FEET;
THENCE S36°49'28"W 86.02 FEET;
THENCE S1°17'12"W 64.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH ALL OF TRACT 'C' IN THE PROPOSED PLAT OF ROCK RIDGE WEST DESIGNATED FOR 'FUTURE DEVELOPMENT' DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 17, SAID BLOCK 11;
THENCE N1°17'12"E 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 17, SAID BLOCK 11;
THENCE S45°54'57"W 100.05 FEET;
THENCE S35°40'45"W 34.89 FEET TO THE SOUTHWEST CORNER OF LOT 20, SAID BLOCK 11;
THENCE S88°42'48"E 90.00 FEET TO THE POINT OF BEGINNING;

NOTE:

THE ABOVE DESCRIPTION INCLUDES A TRACT OF LAND OWNED BY THE CITY OF ANACORTES DESCRIBED AS FOLLOW:

LOTS 15 THROUGH 20, BLOCK 19 IN THE PLAT OF TUTTLE & BUCKLEY'S PLAT OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON;
TOGETHER WITH THOSE VACATED PORTIONS OF K AVE 'W', 31ST, AND THE ALLEY ABUTTING SAID LOTS HAVING BEEN VACATED UNDER ORDINANCE NO. 296 AS WOULD ATTACH BY OPERATION OF LAW.

PLAT NAME:	ROCK RIDGE SOUTH (PHASE V, ALTERNATIVE PLAN)
APPLICANT/OWNER:	ROCK RIDGE LLC 3307 "H" AVENUE ANACORTES, WA 98221 (360) 299-0408
PROJECT PLANNER:	LANG ASSOCIATES, INC. 10658 RIVIERA PLACE N.E. SEATTLE, WA 98125 (206) 306-8880
PROJECT MANAGER:	NELSEN DEVELOPMENT GROUP 14205 S.E. 36TH STREET, #100 BELLEVUE, WASHINGTON 98006 (425) 519-3656
LAND SURVEYOR/ ENGINEER & FIELD TOPOGRAPHY:	SUMMIT ENGINEERS & SURVEYORS, INC. 2218 OLD HIGHWAY 99 SOUTH MOUNT VERNON, WA 98273 (360) 416-4999

NOTE: ROADS AND ALLEYS VACATED EAST OF LINE PER ORDINANCE NO. 296 AS WOULD ATTACH BY OPERATION OF LAW.

EXISTING ZONING:	RESIDENTIAL LOW DENSITY – (R2)
ACREAGE:	31.16
NO. OF LOTS PROPOSED:	88 (2.82/AC.)
PHASING	LOTS
I	18
II	10
III	16
IV	29
V	15
PROPOSED USE:	DETACHED SINGLE FAMILY
MINIMUM LOT SIZE:	7,500 SQUARE FEET
DATUM:	CITY OF ANACORTES

AREA BREAKDOWN DESCRIPTION	SQ.-FT.	ACRES	PERCENTAGE OF TOTAL AREA
LOTS (ALL PHASES)	865,038	19.86	63.74%
STREETS (ALL PHASES)	233,720	5.37	17.22%
ACCESS TRACT "E"	2,975	4.55	0.22%
PROPERTY EXCHANGE *	198,056	4.06	14.59%
OPEN-SPACE/PARK **	57,287	1.32	4.22%
TOTAL	1,357,076	31.16	100.00%

* TRACT "B" INCLUDING WETLANDS 'D' & 'E' AND 25' BUFFER

** TRACTS "A"+"C"+"D"+"F"+"G"+"H"+"I" (OWNERSHIP TO BE RETAINED BY THE HOMEOWNER'S ASSOCIATION)

*** 200% BONUS FOR RETENTION PER CITY OF ANACORTES CODE 17.41.050 – EXISTING SITE VEGETATION.

PROPERTY EXCHANGE DESCRIPTION		SQ.-FT.	ACRES	PERCENTAGE OF TOTAL AREA
CITY OWNERSHIP		(32,560)	(0.75)	(2.40%)
TRACT B	USABLE	118,056	2.71	8.70%
	WETLAND 'D' & 'E'	33,470	0.77	2.47%
	REQUIRED 25' BUFFER	46,530	1.07	3.43%
NET GAIN TO CITY		165,496	3.80	12.20%

LANDSCAPE AREA DESCRIPTION	SQ.-FT.	ACRES	% OF TOTAL AREA (ACTUAL)	% OF TOTAL AREA (WITH 200% BONUS)
TRACT "A"	37,732	0.87	2.78%	2.78%
TRACT "B"	198,056	4.55	14.59%	29.18% ***
TRACT "C"	13,550	0.31	1.00%	1.00%
TRACT "D"	1,009	0.02	0.07%	0.07%
TRACT "F"	1,292	0.03	0.10%	0.10%
TRACT "G"	1,643	0.04	0.12%	0.12%
TRACT "H"	1,073	0.02	0.08%	0.08%
TRACT "I"	988	0.02	0.07%	0.07%
N.G.P.E.	31,872	0.73	2.35%	2.35%
TOTAL PROVIDED	287,215	6.59	21.16%	35.75%

WATER:	CITY OF ANACORTES
SEWAGE DISPOSAL:	CITY OF ANACORTES
FIRE:	CITY OF ANACORTES FIRE DEPARTMENT
SCHOOL:	ANACORTES SCHOOL DISTRICT
TELEPHONE:	VERIZON
GAS:	CASCADE NATURAL GAS

YOUNG-SOO KIM, STATE OF WASHINGTON, REGISTERED PROFESSIONAL LAND SURVEYOR, EXPIRES 1/24/2006

Lang Associates, Inc.
Land Use and Development Consultants
10658 Riviera Place N.E. Seattle, WA 98125
TEL: (206) 306-8880 Fax: (206) 362-6848
Email: deenlang@yahoo.com

FILE NAME:	03203-96145PP5
PLOT SCALE:	1:1 PAPER SPACE
LAST EDIT DATE:	11/21/2003

DESIGNED BY: ____
DRAWN BY: ____
CHECKED BY: ____

REVISIONS	DATE

SUMMIT Engineers & Surveyors, Inc.
2218 Old Highway 99 So. Mount Vernon WA. 98273 Phone: (360) 416-4999 Fax: (360) 416-4949

SHEET DESCRIPTION: PRELIMINARY PLAT MAP

PROJECT: PRELIMINARY PLAT OF ROCK RIDGE SOUTH, PHASE V, ALTERNATIVE PLAN

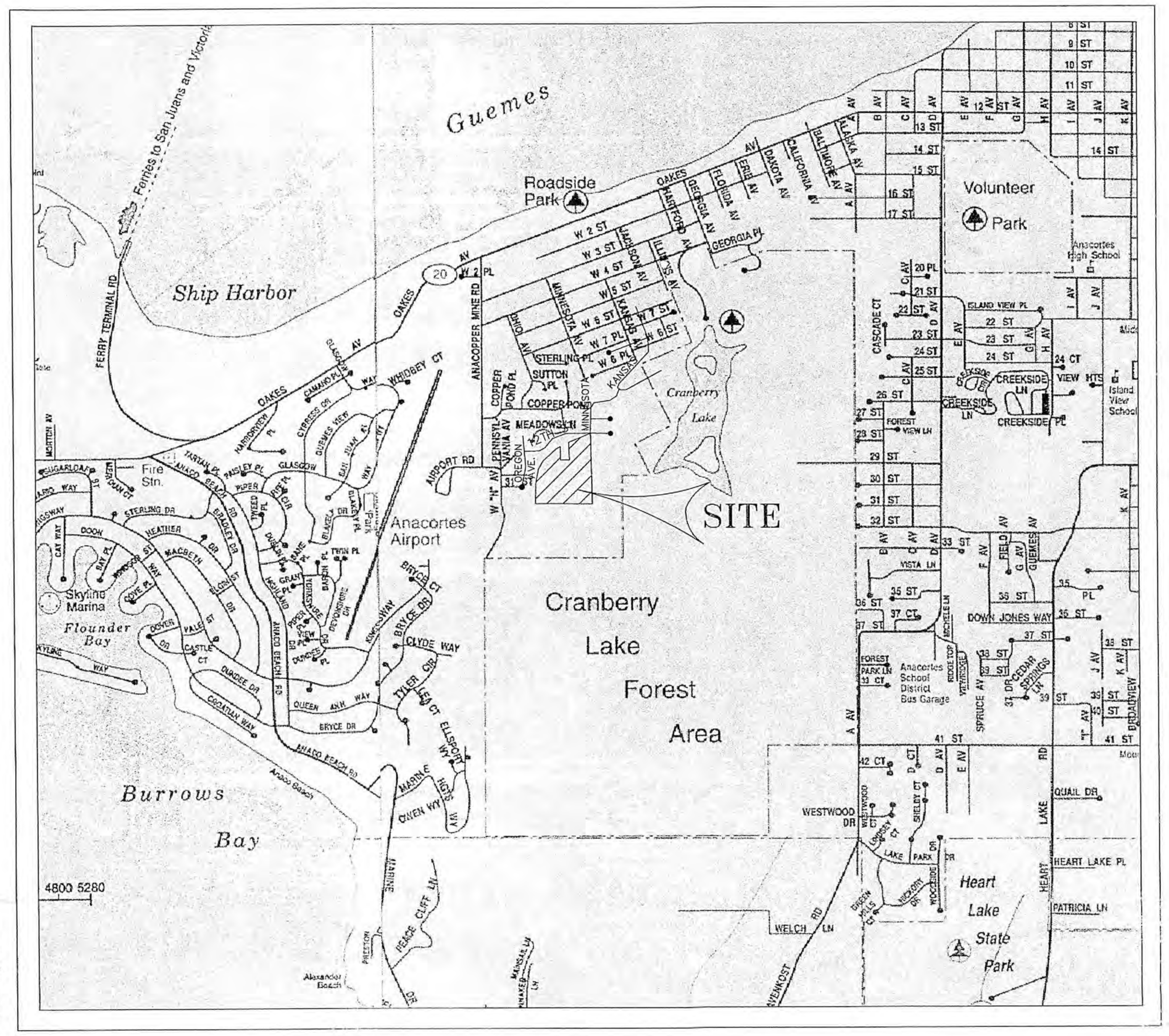
DEVELOPER: ROCK RIDGE LLC, 3307 "H" AVENUE, ANACORTES, WA 98221 PHONE: (360) 299-0408

EXHIBIT #10

ACTUAL PHASING MAP OF PLAT CONSTRUCTED

PHASE MAP

SCALE: 1" = 200'



VICINITY MAP

NOT TO SCALE

PLAT OF ROCK RIDGE SOUTH
NW1/4, SEC 26, TWP 35N, RGE 1E, W.M.

DEVELOPMENT CONTACT INFORMATION:

Below are the contact names and numbers for the key people that are involved in this project. Please include this list on the plan set. It should include a 24-hour emergency number for each.

CITY OF ANACORTES:

1. **Steven Lange**, Project Manager
   Office: 360.293.1920
   Cell: 360.661.3468
   Fax: 360.293.1938
   E-mail: stevel(@)cityofanacortes.org
2. Jim Baldwin ~~Dave Waide~~, Public Works Inspector
   Office: 360.299.~~1951~~ 4972
   Cell: 360.661.~~7838~~ 3547
   Fax: 360.293.1938
   E-mail: ~~dwaide~~@cityofanacortes.org JimB
3. Eric Shjarback, PE ~~Fred Buckenmeyer, Assistant~~ City Engineer
   Office: 360.293.1920
   Fax: 360.293.1938
4. Fred Buckenmeyer ~~Bob Hyde~~, Public Works Director
   Office: 360.299.1950
   Fax: 360.293.1938

The Project Manager is the key person to contact for the City of Anacortes regarding Technical and Engineering matters.
The Public Works Inspector is the key person to contact for the City of Anaeortes for quality assurance, safety, field coordination and inspections.
Any person other than the Project Manager and Public Works Inspector showing implied Authority on-site should be directed to the Project Manager. If the Project Manager is unavailable follow the line of communication.

ADDITIONAL CONTACT INFORMATION:

1. City of Anacortes Street Department
   Bill Larsen ~~Mac Jackson~~, Foreman
   Office: 360.293.1921
2. City of Anacortes Water Department
   Terry Nemeth ~~Adrian Moore~~, Foreman
   Office: 360.293.1921
3. Comcast Cable
   Casey Jones, Construction
   Cell: 425.508.7335
   Fax: 360.527.8302
   E-mail: casey_jones@cable.comcast.com
4. Cascade Natural Gas
   ~~Ric Jennings~~ Jim Hobbs
   Office: 360.336.6155 (8-5)
   After Hours: 1.800.552.0615
   Fax: 360.336.2564
   E-mail: rienning@cnqc.com
5. Puget Sound Energy
   ~~Teresa Loop~~ Jane Major
   Cell: 360.941.2066
   Fax: 360.647.6518
   E-mail: teresa.loop@pse.com
6. PSE/Intolight
   ~~Sheri Clarke~~
   Office: 425.456.2701
   Cell: 206.604.3858
   Fax: 425.462.3149
   E-mail: sheri.Clarke@pse.com
7. Frontier ~~Verizon Northwest~~ Brett Murdock
   ~~Joe Larsen~~, Engineer
   Office: 360.757.2119
   Fax: 360.757.4338
   E-mail: joe.Larsen@verizon.net
8. Verizon Northwest
   Deb Anderson, Inspector
   Office: 360.675.5865
   Cell: 360.929.2698
   Fax: 360.679.4482

DATUM:
CITY OF ANACORTES

BENCHMARK:
CITY OF ANACORTES BENCH MARK, REBAR AND CAP, GPS CONTROL POINT POSITIONED APPROXIMATELY 100 FEET EAST OF TAXI-WAY LYING PARALLEL WITH THE LANDING STRIP, AND APPROXIMATELY 100 SOUTH OF THE TARMACK, ANACORTES AIRPORT, ANACORTES, WASHINGTON.

TOP OF CAP ELEVATION: 240.36

DEVELOPER:
Company name: ROCK RIDGE LLC
Owner name: Anthony Malo, Jr.
Office: (360) 299-0408
Fax: (360) 293-0912

ENGINEERING FIRM:
Company name: SUMMIT Engineers Surveyors, Inc.
Contact name: Young-Soo Kim, P.E., P.L.S.
Office: (360) 416-4999
Fax: (360) 416-4949
Cell: (360) 661-2372
E-mail: ysk@summites.com

MATERIAL TESTING COMPANY:
Company name: **T.B.D.**
Contact name:
Office:
Cell:
Fax:
E-mail:

EROSION CONTROL SUPERVISOR:
Name: Young-Soo Kim, P.E., P.L.S.
Office(8-5 Mon. to Sat.): (360) 416-4999
Cell (24-hour): (360) 661-2372
E-mail: ysk@summites.com

LEGAL DESCRIPTION:

LEGAL DESCRIPTION FOR ROCK RIDGE SOUTH:

THAT PORTION OF BLOCKS 9, 10, 11, 17, 18, 19, 20, 37, 38, 39, 40, 45, 46, 47, 48, 65, 66, 67 AND 68 IN THE PLAT OF TUTTLE AND BUCKLEY'S PLAT OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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THENCE S88°42'48"E 40.00 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 18;

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THENCE N1°17'12"E 16.00 FEET TO THE SOUTHWEST CORNER OF LOT 6, SAID BLOCK 11;

THENCE S88°42'48"E ALONG THE SOUTH LINE OF SAID LOT AND EASTERLY PROLONGATION THEREOF, 165.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN CITY OF ANACORTES SHORT PLAT 98-004, RECORDED IN VOLUME 14 OF SHORT PLATS, PAGES 30 AND 31 UNDER A.F. #9905240012, RECORDS OF SAID COUNTY;

THENCE S88°42'48"E 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 IN SAID SHORT PLAT;

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THENCE S36°49'28"W 86.02 FEET;

THENCE S1°17'12"W 64.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH ALL OF TRACT 'C' IN THE PLAT OF ROCK RIDGE WEST, DESIGNATED FOR 'FUTURE DEVELOPMENT' DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 17, SAID BLOCK 11;

THENCE N1°17'12"E 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 17, SAID BLOCK 11;

THENCE S45°54'57"W 100.05 FEET;

THENCE S35°40'45"W 34.89 FEET TO THE SOUTHWEST CORNER OF LOT 20, SAID BLOCK 11;

THENCE S88°42'48"E 90.00 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE DESCRIPTION INCLUDES A TRACT OF LAND OWNED BY THE CITY OF ANACORTES DESCRIBED AS FOLLOW:

LOTS 15 THROUGH 20, BLOCK 19 IN THE PLAT OF TUTTLE & BUCKLEY'S PLAT OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THOSE VACATED PORTIONS OF K AVE 'W', 31ST, AND THE ALLEY ABUTTING SAID LOTS HAVING BEEN VACATED UNDER ORDINANCE NO. 296 AS WOULD ATTACH BY OPERATION OF LAW.

SHEET INDEX:

C-0 TITLE SHEET
C-1 SITE PLAN
C-2 TEMPORARY EROSION & SEDIMENTATION CONTROL PLAN
C-3 NOTES & DETAILS FOR TEMPORARY EROSION & SEDIMENTATION CONTROL PLAN
C-4 STREET, GRADING & DRAINAGE PLAN (NORTH)
C-5 STREET, GRADING & DRAINAGE PLAN (SOUTH)
C-6 PROFILES - "A" ST, ANTONE WAY, "D" ST, & "E" ST.
C-7 PROFILE - "B" STREET
C-8 PROFILE - "B" STREET CONTINUED & SD THRU EASEMENT TO ANTONE WAY
C-9 STREET & DRAINAGE DETAILS
C-10 SANITARY SEWER & WATER PLAN (NORTH)
C-11 SANITARY SEWER & WATER PLAN (SOUTH)
C-12 SANITARY SEWER PROFILES - "A" ST, ANTONE WAY & "E" ST
C-13 SANITARY SEWER PROFILE - "B" STREET
C-14 SANITARY SEWER PROFILE - "B" STREET CONTINUED
C-15 SANITARY SEWER PROFILES THRU TRACTS & EASEMENTS
C-16 WATER / SEWER DETAILS
C-17 CITY OF STANDARD CONSTRUCTION NOTES

EXPIRES: 1/24/06

This plan sheet is approved for construction in accordance with the City of Anacortes ordinances and policies. Actual conformance of the design with applicable laws is the sole responsibility of the professional engineer, whose name an stamp appear on this sheet. Acquiring, complying with, and providing mitigation for all Federal, State County, and Local laws, permits, and mandates, including but not limited to the Endangered Species Act, Federal Flood Plain Permits, National Pollution Discharge Elimination System Permits is the responsibility of the Developer, Landowner, and their Engineer. The issuance of this permit shall not be construed as proof of compliance with applicable laws and permit requirements.

[signature] 11-18-05
Date

This approval will expire in one year from the date noted above.

PW#03-037-DEV

FILE NAME:	03203-96145PP5	DESIGNED BY:	
PLOT SCALE:	1:1 PAPER SPACE	DRAWN BY:	
LAST EDIT DATE:	11/21/2003	CHECKED BY:	

REVISIONS	DATE
CITY 1ST REV.	11/1/05

SUMMIT Engineers & Surveyors, Inc.
2218 Old Highway 99 So. Mount Vernon WA. 98273 Phone: (360) 416-4999 Fax: (360) 416-4949

SHEET DESCRIPTION: TITLE SHEET

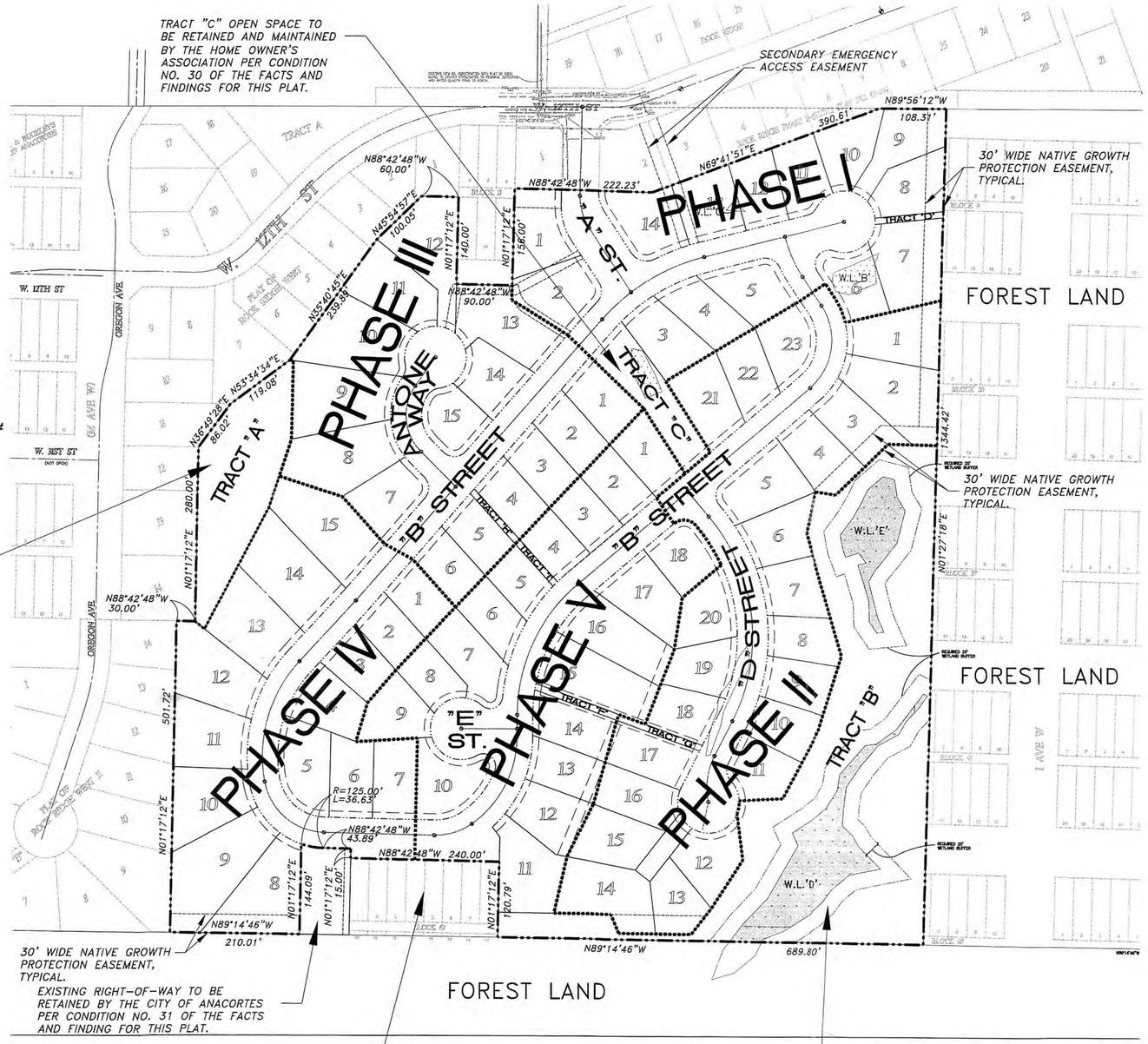
PROJECT: CIVIL PLANS FOR THE PLAT OF ROCK RIDGE SOUTH

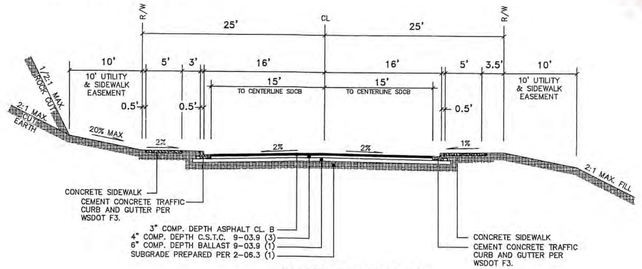
DEVELOPER: ROCK RIDGE LLC, P.O. BOX 1356, ANACORTES, WA 98221 PHONE: (360) 299-0408

C-0

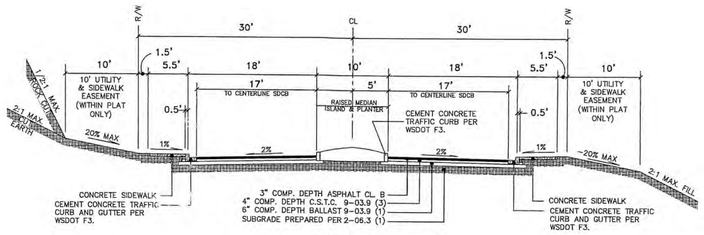
PLAT OF
ROCK RIDGE SOUTH
NW1/4, SEC 26, TWP 35N, RGE 1E, W.M.

NOTE REGARDING CUT AND FILL SLOPES:
MAXIMUM CUT AND FILL SLOPES PER GEOLOGIC HAZARDS, PRELIMINARY GEOTECHNICAL ENGINEERING AND INITIAL HYDROGEOLOGY REPORT, MALO PROJECT, ANACORTES, WASHINGTON, DATED OCTOBER 15, 1996, PROJECT NO. H96234A, BY ASSOCIATED EARTH SCIENCES, INC., KIRKLAND, WASHINGTON, AND THE GEOTECHNICAL UPDATE, ROCK RIDGE SOUTH, ANACORTES, WASHINGTON, PROJECT NO. KE03040A, DATED FEBRUARY 11, 2003, ALSO BY BY ASSOCIATED EARTH SCIENCES, INC., KIRKLAND, WASHINGTON.

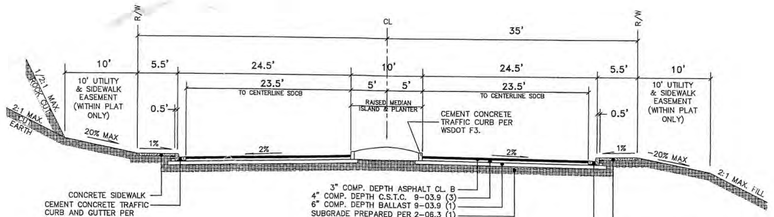




TYPICAL SECTION
50' R-O-W INTERIOR STREET
N.T.S.



TYPICAL SECTION
60' R-O-W BOULEVARD TYPE
ENTRY STREET
N.T.S.



TYPICAL SECTION
*70' R-O-W BOULEVARD TYPE**
ENTRY STREET
N.T.S.
* BETWEEN THE 60' R-O-W TYPICAL SECTION AND THE 70' R-O-W TYPICAL SECTION, IS A TRANSITION AREA WHERE THE DIMENTIONS VARY.

This plan sheet is approved for construction in accordance with the City of Anacortes ordinances and policies. Actual conformance of the design with applicable laws is the sole responsibility of the professional engineer, whose name an stamp appear on this sheet. Acquiring, complying with, and providing mitigation for all Federal, State County, and Local laws, permits, and mandates, including but not limited to the Endangered Species Act, Federal Flood Plain Permits, National Pollution Discharge Elimination System Permits is the responsibility of the Developer, Landowner, and their Engineer. The issuance of this permit shall not be construed as proof of compliance with applicable laws and permit requirements.

11/8-05
Date

This approval will expire in one year from the date noted above.

YOUNG-SOO KIM
STATE OF WASHINGTON
38106
REGISTERED PROFESSIONAL ENGINEER
11/7/05
EXPIRES 1/24/06

NOTICE TO CONTRACTOR:
BLASTING SHALL BE LIMITED TO WEEK DAYS, MONDAY THROUGH FRIDAY, BETWEEN THE HOURS OF 8:00 A.M. AND 6:00 P.M.

PW#03-037-DEV

FILE NAME: 03203-96145PP5 PLOT SCALE: 1:1 PAPER SPACE LAST EDIT DATE: 11/21/2003	DESIGNED BY: DRAWN BY: CHECKED BY:	REVISIONS CITY 1ST REV.	DATE 11/1/05	SUMMIT Engineers & Surveyors, Inc. 2218 Old Highway 99 So. Mount Vernon WA. 98273 Phone: (360) 416-4999 Fax: (360) 416-4949	SHEET DESCRIPTION SITE PLAN	PROJECT CIVIL PLANS FOR THE PLAT OF ROCK RIDGE SOUTH DEVELOPER: ROCK RIDGE LLC, P.O. BOX 1356, ANACORTES, WA 98221 PHONE: (360) 299-0408	C-1

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EXHIBIT #11

RECORDED PLATS MAPS, PHASES 1-4 OF THE ROCK RIDGE SOUTH SUBDIVISION

PLAT OF ROCK RIDGE SOUTH, PHASES 1 & 2
NW1/4, SEC 26, TWP 35N, RGE 1E, W.M.

DEDICATIONS:

KNOW ALL PERSONS BY THESE PRESENTS THAT

ROCK RIDGE L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, AS TO THE FOLLOWING PARCELS IN TUTTLE AND BUCKLEY'S PLAT OF ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON:
LOTS 16 AND 17, BLOCK 11; LOT 11, BLOCK 17; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 13, 14, 15, 16, 17, 18, 19, AND 20, BLOCK 18; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 19, 20, BLOCK 39; LOTS 3, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, BLOCK 40; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 13, 14, 15, 16, 17, 18, 19, 20, BLOCK 46,
AND
ROCK RIDGE SOUTH, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, AS TO THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN;

ROCK RIDGE, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED ONE-HALF INTEREST; THOMAS A. GIACALONE AND LARUA ANN GIACALONE, HUSBAND AND WIFE, AS TO AN UNDIVIDED ONE-FOURTH INTEREST, AND ROCK RIDGE SOUTH, LLC, AS TO THE REMAINING UNDIVIDED ONE-FOURTH INTEREST, AS TO LOTS 4-17, BLOCK 45, TUTTLE AND BUCKLEY'S ADDITION;

ROCK RIDGE L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, AS TO TRACTS "B" AND "C" OF ROCK RIDGE WEST;

ANTHONY I. MALO, JR. AND CHRISTIANE MALO, HUSBAND AND WIFE, AS TO THAT PORTION LYING WITHIN BLOCK 68 AND;

DG CONSTRUCTION, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, AS TO PORTIONS OF BLOCK 11, TO BE KNOWN AS LOT 1, PHASE 1, ROCK RIDGE SOUTH.

WHIDBEY ISLAND BANK, AS MORTGAGE HOLDER.

WASHINGTON FEDERAL SAVINGS, A UNITED STATES CORPORATION, AS MORTGAGE HOLDER.

THE UNDERSIGNED OWNERS IN FEE SIMPLE AND MORTGAGE HOLDERS OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, EASEMENTS AND PUBLIC PLACES FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, ALL CLAIMS FOR DAMAGE BY THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT, CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS. THE UNDERSIGNED OWNERS IN FEE SIMPLE AND MORTGAGE HOLDER ALSO DEDICATE TRACT "C" TO ROCK RIDGE COMMUNITY ASSOCIATION FOR THE PURPOSES STATED HEREIN; DEDICATE TRACTS "B", "D", AND "E" TO THE CITY OF ANACORTES FOR THE PURPOSES STATED HEREIN; TRACT "F" TO THE OWNERSHIP OF LOTS 7, 8, 9, 10 AND 11 AS AN UNDIVIDED ONE-FIFTH INTEREST TO EACH OWNERSHIP, FOR THE PURPOSES STATED HEREIN.

IN WITNESS THEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 13TH DAY OF October, 2006.

ROCK RIDGE L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY:
ANTHONY L. MALO JR. — MANAGING MEMBER — Laura Giacalone

ROCK RIDGE SOUTH L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY:
ANTHONY L. MALO JR. — MANAGING MEMBER — Thomas A. Giacalone / Laura Ann Giacalone P.O.A.

ANTHONY L. MALO, JR. AND CHRISTIANE MALO, HUSBAND AND WIFE:
ANTHONY L. MALO JR. — ANTHONY L. MALO JR., AS POWER OF ATTORNY FOR CHRISTIANE MALO

DG CONSTRUCTION, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY
OFFICER: — AS: MEMBER

WHIDBEY ISLAND BANK:
OFFICER: Susan Medalia — TITLE: Vice President

WASHINGTON FEDERAL SAVINGS, A UNITED STATES CORPORATION:
OFFICER: Marla K. Vallee — TITLE: AVP/Branch Manager

OWNER'S ACKNOWLEDGMENTS:

STATE OF WASHINGTON }
COUNTY OF Skagit } SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT anthony malo IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE MEMBER OF DG CONSTRUCTION, L.L.C., 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: 10-13 2004

NOTARY PUBLIC FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 10-28-07
RESIDING AT: Anacortes

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT OF ROCK RIDGE SOUTH PHASES 1 AND 2, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND TRACT CORNERS ARE SET CORRECTLY ON THE GROUND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE CITY OF ANACORTES AND STATE OF WASHINGTON STATUTES AND PLATTING REGULATIONS.

YOUNG-SOO KIM, P.L.S. #32169 — DATE: 10/10/06

OWNER'S ACKNOWLEDGMENTS (CONTINUED):

STATE OF WASHINGTON }
COUNTY OF Skagit } SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ANTHONY L. MALO, JR. AND ANTHONY MALO, JR., AS POWER OF ATTORNY FOR CHRISTIANE MALO HUSBAND AND WIFE, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. & AS his free & voluntary act for said christiane Malo.

DATED: Oct. 13 2006

NOTARY PUBLIC FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 10-28-07
RESIDING AT: Mt Vernon

STATE OF WASHINGTON }
COUNTY OF Skagit } SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ANTHONY L. MALO, JR. IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING MEMBER OF ROCK RIDGE, L.L.C., 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: Oct 13 2006

NOTARY PUBLIC FOR THE STATE OF WASHINGTON.
MY COMMISSION EXPIRES 10-28-07 residing at Anacortes

STATE OF WASHINGTON }
COUNTY OF Skagit } SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ANTHONY L. MALO, JR. IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING MEMBER OF ROCK RIDGE SOUTH, L.L.C., 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: Oct. 13 2006

NOTARY PUBLIC FOR THE STATE OF WASHINGTON.
MY COMMISSION EXPIRES 10-28-07 residing at Anacortes

STATE OF WASHINGTON }
COUNTY OF _____ } SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ~~THOMAS A. GIACALONE AND~~ LAURA ANN GIACALONE HUSBAND AND WIFE ~~ARE~~ THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSON~~S~~ ACKNOWLEDGED THAT ~~THEY~~ SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT AS ~~THEIR~~ HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. & as her voluntary act for said Thomas A. Giacalone

DATED: Oct. 13 2006

NOTARY PUBLIC FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 10-28-07
RESIDING AT: Anacortes

MORTGAGEE ACKNOWLEDGMENT:

STATE OF WASHINGTON }
COUNTY OF Skagit } SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SUSAN MEDALIA IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS VICE PRESIDENT, OF WHIDBEY ISLAND BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: October 13 2006

Kim Cicles
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 11-29-07
RESIDING AT: Anacortes, WA

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Marla Vallee IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS ASST. V.P. & MANAGER OF ~~WHIDBEY ISLAND BANK~~ WASHINGTON FEDERAL SAVINGS, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10/13 2006

Kim A. Fair
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 10/29/10
RESIDING AT: Mountlake Terrace

SHEET 1 OF 5

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

200701240094
Skagit County Auditor
1/24/2007 Page 1 of 5 11:36AM

COUNTY AUDITOR, SKAGIT COUNTY, WASHINGTON — BY DEPUTY

APPROVALS:

THE PLANNING COMMISSION OF THE CITY OF ANACORTES, MEETING IN REGULAR SESSION ON 11-15-06 DID FIND THAT THE PLAT OF ROCK RIDGE SOUTH, PHASE 1 AND PHASE 2, SERVES THE PUBLIC USE AND INTEREST AND HAS AUTHORIZED ITS SUBDIVISION ADMINISTRATOR TO EXECUTE ITS WRITTEN APPROVAL HEREON.

PLANNING DIRECTOR

APPROVED BY THE COUNCIL OF THE CITY OF ANACORTES, WASHINGTON THIS 23RD DAY OF January 2007.

ATTEST: CITY CLERK Wanda Phillips

EXAMINED AND APPROVED THIS 23 DAY OF January 2007.

CITY ENGINEER

COUNTY TREASURER'S CERTIFICATE:

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 2007

I, _____ TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR _____

THIS _____ DAY OF _____, 2006.

1-24-07
SKAGIT COUNTY TREASURER — DEPUTY

CITY'S TREASURER'S CERTIFICATE:

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 23RD DAY OF January 2007

CITY OF ANACORTES TREASURER

YOUNG-SOO KIM — STATE OF WASHINGTON — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 1/24/2008

DEVELOPER/OWNER:
ANTONY MALO, JR.
MANAGING MEMBER
ROCK RIDGE LLC &
ROCK RIDGE SOUTH LLC
P.O. BOX 1356
ANCORTES, WASHINGTON 98221

03203

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM
SUMMIT

PLAT OF ROCK RIDGE SOUTH, PHASES 1 & 2
NW1/4, SEC 26, TWP 35N, RGE 1E, W.M.

LEGAL DESCRIPTION:

(PER EXHIBIT "A", SECOND SUBDIVISION GUARANTEE, CHICAGO TITLE COMPANY – ISLAND DIVISION, ORDER NO. 1C0403261)

THAT PORTION OF BLOCKS 9,10,11,17,18,19,20,37,38,39,40,45,46,47,48,65,66,67 AND 68 IN THE PLAT OF TUTTLE AND BUCKLEY'S PLAT OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN;
THENCE SOUTH 89°58'12" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 1,984.37 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER, AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 1°27'18" WEST ALONG THE EAST LINE OF SAID WEST HALF 1,344.42 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF;
THENCE NORTH 89°14'46" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 689.80 FEET TO THE SOUTHWEST CORNER OF LOT 12 SAID BLOCK 67;
THENCE NORTH 1°17'12" EAST 120.79 FEET TO THE NORTHWEST CORNER OF LOT 9, SAID BLOCK 67;
THENCE NORTH 88°42'48" WEST, ALONG THE NORTH LINE OF SAID BLOCK, 240.00 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 67;
THENCE NORTH 1°17'12" EAST 15.00 FEET;
THENCE NORTH 88°42'48" WEST 43.89 FEET, TO A POINT ON A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 125.00 FEET;
THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL OF 21°38'50", AN ARC LENGTH OF 47.23 FEET, TO THE INTERSECTION OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID BLOCK 68;
THENCE SOUTH 1°17'12" WEST ALONG SAID NORTH PROLONGATION AND SAID EAST LINE OF BLOCK 68,144.09 FEET, TO THE SOUTHEAST CORNER OF SAID BLOCK 68;
THENCE NORTH 89°14'46" WEST 210.01 FEET, TO THE SOUTHEAST CORNER OF THE PLAT OF ROCK RIDGE WEST II, RECORDED UNDER AUDITOR'S FILE NO. 200412020087, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 1°17'12" EAST ALONG THE EAST LINE OF SAID PLAT OF ROCK RIDGE WEST II, 501.72 FEET TO THE NORTHEAST CORNER OF SAID PLAT;
THENCE SOUTH 88°42'48" EAST 30.00 FEET TO THE SOUTHWEST CORNER OF LOT 16, SAID BLOCK 40;
THENCE NORTH 1°17'12" EAST 216.00 FEET TO THE NORTHWEST CORNER OF LOT 5, SAID BLOCK 40 AND THE SOUTHWEST CORNER OF TRACT B, PLAT OF ROCK RIDGE WEST, UNDER AUDITOR'S FILE NO. 200203250231, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE CONTINUING NORTH 1°17'12" EAST 84.00 FEET TO THE SOUTHEAST CORNER OF LOT 11, OF SAID PLAT OF ROCK RIDGE WEST;
THENCE NORTH 36°49'28" EAST 86.02 FEET, TO THE NORTHEAST CORNER OF LOT 11 OF SAID PLAT OF ROCK RIDGE WEST;
THENCE NORTH 53°34'34" EAST 119.08 FEET, TO AN ANGLE POINT IN THE SOUTHEAST LINE OF LOT 7, OF SAID PLAT OF ROCK RIDGE WEST;
THENCE NORTH 35°40'48" EAST 239.89 FEET TO AN ANGLE POINT IN THE SOUTHEAST LINE OF LOT 3, OF SAID PLAT OF ROCK RIDGE WEST;
THENCE NORTH 48°54'37" EAST 100.08 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF LOT 1 OF SAID PLAT OF ROCK RIDGE WEST, AND THE NORTHWEST CORNER OF LOT 17, SAID BLOCK 11;
THENCE SOUTH 88°42'48" EAST 60.00 FEET TO THE NORTHEAST CORNER OF LOT 16, SAID BLOCK 11;
THENCE SOUTH 1°17'12" WEST, ALONG THE EAST LINE OF SAID LOT 16, BLOCK 11 AND THE SOUTHERLY PROLONGATION THEREOF, 140.00 FEET TO THE CENTERLINE OF 30TH STREET OF SAID PLAT OF TUTTLE AND BUCKLEY'S PLAT OF ANACORTES;
THENCE SOUTH 88°42'48" EAST, ALONG SAID CENTERLINE, 90.00 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 12, SAID BLOCK 11;
THENCE NORTH 1°17'12" EAST, ALONG SAID WEST LINE AND SOUTHERLY PROLONGATION TO THE NORTHWEST CORNER OF SAID LOT 12, BLOCK 11;
THENCE CONTINUING NORTH 1°17'12" EAST 18.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, ROCK RIDGE SHORT PLAT NO. 88-004, RECORDED IN VOLUME 14 OF SHORT PLATS, PAGES 30 AND 31, UNDER AUDITOR'S FILE NO. 9905240012, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE ALONG THE SOUTH LINE OF SAID SHORT PLAT, SOUTH 88°42'48" EAST 105.00 FEET TO THE CENTERLINE OF MICHIGAN AVENUE;
THENCE CONTINUING SOUTH 88°42'48" EAST, A DISTANCE OF 30 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 2, ROCK RIDGE SHORT PLAT NO. 88-004;
THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SHORT PLAT, SOUTH 88°42'48" EAST 87.23 FEET, TO AN ANGLE POINT IN SAID SOUTH LINE;
THENCE NORTH 68°41'51" EAST ALONG THE SOUTHEASTERLY LINE OF SAID SHORT PLAT, 380.61 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26;
THENCE SOUTH 89°56'12" EAST 108.31 FEET TO THE TRUE POINT OF BEGINNING.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ANACORTES, PUGET SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CORP., AT&T BROADBAND, OTHER PUBLIC AND FRANCHISE UTILITIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET FRONTING ALL INTERIOR STREET RIGHTS-OF-WAY, HEREIN DEDICATED TO THE PUBLIC, OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THIS PLAT 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 RESTORING THE PROPERTY TO CONDITIONS FOUND PRIOR TO WORK WITHIN THE EASEMENT.

2. ALL DOWN SPOUT DRAINAGE SYSTEMS AND ANY SIDE YARD AND REAR YARD DRAINAGE EASEMENTS WILL REMAIN PRIVATE WITH ALL OPERATIONS AND MAINTENANCE BEING THE RESPONSIBILITY OF THE HOMEOWNERS OR OTHERS. DOWN SPOUTS SHALL BE CONNECTED TO THE STORM SEWER, EXCEPT FOR PHASE 1, LOTS 9-13, INCLUSIVE, AND PHASE 2, LOTS 1-8, INCLUSIVE. SAID EXCEPTED LOTS SHALL OUTLET ROOF AND FOOTING DRAINS AT AN APPROPRIATE LOCATION ALONG THE DEVELOPED SIDE OF THE NATIVE GROWTH PROTECTION EASEMENT BOUNDARY, FOR THE PURPOSE OF HYDRATION OF THE ADJACENT WETLAND AREA. ALL OTHER DRAINAGE FROM SAID EXCEPTED LOTS SHALL SHEET FLOW ON THE SURFACE OF THE DEVELOPED/LANDSCAPED YARD TOWARD SAID NATIVE GROWTH PROTECTION EASEMENT BOUNDARY. CONCENTRATED SURFACE DISCHARGE SHOULD BE AVOIDED.

3. ALL DRAINAGE AND UTILITY EASEMENTS IDENTIFIED AS PUBLIC HEREON ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF ANACORTES THE CITY SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDING AT LAW, AT TIMES AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENTS FOR THE PURPOSES OF OPERATING, CONSTRUCTING, REPAIRING, ALTERING, OR RECONSTRUCTING DRAINAGE OR SANITARY SEWER FACILITIES OR OTHER UTILITY FACILITIES AND APPURTENANCES OR MAKING ANY CONNECTIONS THEREWITH, WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR. PROVIDED THAT IF THE AREA WITHIN THE EASEMENT IS DISTURBED BY SUCH OPERATING, CONSTRUCTING, REPAIRING, ALTERING, OR RECONSTRUCTING OF SAID FACILITIES AND APPURTENANCES, THE CITY SHALL RESTORE THE SURFACE OF THE EASEMENT AS NEARLY AS PRACTICAL TO THE ORIGINAL GRADES WHICH EXISTED PRIOR TO THE CITY'S ENTRY UPON THE EASEMENT. SUCH RESTORATION TO BE TO ROUGH GRADE ONLY, NOT REPLACEMENT IN KIND. THE LOT OWNERS SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENTS, SO LONG AS SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION, OPERATION AND MAINTENANCE OF THE DRAINAGE AND SANITARY SEWER FACILITIES OR OTHER UTILITY FACILITIES AND APPURTENANCES AND SO LONG AS NO OBSTRUCTIONS OR STRUCTURES SUCH AS BUILDINGS, ROCKERIES, RETAINING WALLS, OR SIMILAR OBSTRUCTIONS ARE ERECTED WITHIN THE EASEMENTS.

4. A 30-FOOT NATIVE GROWTH PROTECTION EASEMENT AS SHOWN ON THE PLAT HEREIN, IS HEREBY ESTABLISHED AS CONDITION, AS STIPULATED UNDER CONDITION NO. 11, FINDINGS OF FACT, ABOVE.

JULY 19, 2004, DECISION TO ISSUE A PRELIMINARY PLAT PERMIT FOR Rock Ridge South

Findings of Fact and Conclusions of Law, the Anacortes Planning Director is hereby authorized to issue a Preliminary Plat approval for Rock Ridge South subject to the following conditions (Findings of Fact and Conclusions of Law numbers 11 through 42, inclusive, are the only finding listed as per Findings of Fact and Conclusions of Law number 43):

(11) Fencing, as required by the Parks Director, shall be constructed on the perimeter of Tract B adjacent to Phase V, Lots 8-15 and the cul-de-sac. This fence shall continue north along the western and northern edge of the 30' NGPE wetland buffer located in Lots 10-12 of Phase IV. Fencing shall be non-sight obscuring. The intent of the fencing is to minimize disturbances to the wetlands and adjacent buffer. The access corridor between lots 10 and 11 of Phase IV shall be eliminated and added to the adjacent lot(s). Prior to any adjacent site disturbance, the permanent fence line as described, together with the 30' NGPE buffer adjacent to the ACFL, shall be delineated with construction fencing. Tract B and the 30' ACFL buffer shall be left untouched with the following exceptions:
a. Hand removal of non-native or adventitious plants as approved by the Park Department.
b. Hazard trees will be identified with the concurrence of the Parks Department. Hazard trees removed or blown down shall be replanted by the Homeowners Association, subject to approval of the Parks Department, with a 3-foot minimum appropriate native stock which shall be maintained by the Homeowners Association until able to survive without care.
c. Fallen trees in the NGPE shall only be removed from the site with the approval of the Parks Department.
d. If the buffer is disturbed, a landscaping plan using appropriate native stock shall be submitted to the Forest Advisory Board for approval and once approved shall be implemented by the Homeowners Association.
e. Trails through the NGPE shall not be permitted without the approval of the Parks Department.
(12) In keeping with the Citys street grid street name system, the Building Department shall approve street names.
(13) The City of Anacortes Public Works Department and the Postmaster shall approve mailbox locations.
(14) Street lighting shall be energy efficient and provided as required by the City Engineer.
(15) A detailed, final landscaping plan shall be approved by the Planning Commission prior to construction beginning on each and every phase, together with an overall conceptual Landscaping Plan submitted with the first phase; Lot 7 of Phase V shall have a separate detailed and approved Landscaping Plan that minimizes impacts to the hillside.
(16) The developer shall purchase and install all street signs.
(17) The project shall comply with the City of Anacortes design construction standards as required by the Director of Public Works for water sewer, street access, and storm drainage.
(18) A minimum of two off-street parking spaces shall be provided for each dwelling unit as required by City Ordinances. Required off-street parking locations shall not interrupt or block in any way the required cul-de-sac diameter or sidewalks.
(19) The Developer will construct the downstream sewer capacity as required by the City Public Works Director.
(20) A potable water system with necessary pump stations(s), pressure reducing stations, and storage will be designed to meet City of Anacortes, DOH, AWWA, NEC, and other applicable requirements to provide a minimum of 40 psi to each home building pad and necessary fireflows.
(21) All infrastructure improvements for each phase shall be constructed and approved prior to the issuance of building permits for that phase.
(22) A pedestrian pathway shall be established generally as shown on the revised site plan dated May 12, 2004.

EXCEPTIONS AND RESTRICTIONS:

1. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.
2. UNPATENTED MINING CLAIMS; RESERVATIONS OR EXCEPTIONS IN THE UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; WATER RIGHTS, CLAIMS OR TITLE TO WATER.
3. TITLE TO ANY PROPERTY BEYOND THE LINES OF THE REAL PROPERTY EXPRESSLY DESCRIBED HEREIN, OR TITLE TO STREETS, ROADS, AVENUES, LANES, WAYS OR WATERWAYS ON WHICH SUCH REAL PROPERTY ABUTS, OR THE RIGHT TO MAINTAIN THEREIN VAULTS, TUNNELS, RAMPS OR ANY OTHER STRUCTURE OR IMPROVEMENT; OR ANY RIGHTS OR EASEMENTS THEREIN UNLESS SUCH PROPERTY, RIGHTS OR EASEMENTS ARE EXPRESSLY AND SPECIFICALLY SET FORTH IN SAID DESCRIPTION.
4. AN EASEMENT ON THE PLAT OF ROCK RIDGE WEST IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ANACORTES, PUGET SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CORP., AT&T BROADBAND, OTHER PUBLIC AND FRANCHISE UTILITIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THE PLAT 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 RESTORING THE PROPERTY TO CONDITIONS FOUND PRIOR TO WORK WITHIN THE EASEMENT.
AFFECTS: TRACTS B AND C, ROCK RIDGE WEST
5. NOTE ON THE FACE OF PLAT OF ROCK RIDGE WEST, AS FOLLOWS:
DOWN SPOUT DRAINAGE SYSTEMS AND SIDE YARD AND REAR YARD DRAINAGE EASEMENTS WILL REMAIN PRIVATE WITH ALL OPERATIONS AND MAINTENANCE BEING THE RESPONSIBILITY OF THE HOMEOWNERS OR OTHERS. DOWN SPOUTS SHALL BE CONNECTED TO THE STORM SEWER.
6. MAINTENANCE OBLIGATIONS AS SET FORTH ON THE PLAT OF ROCK RIDGE WEST AS FOLLOWS:
THE 5 FOOT PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED TO THE OWNERS OF THE ABUTTING LOTS AND TRACTS. LOT AND TRACT OWNERS ABUTTING ONE ANOTHER SHALL SHARE EQUALLY THE RESPONSIBILITY FOR MAINTAINING THE EASEMENTS, EXCEPT THAT NO LOT OR TRACT OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THAT PORTION OF ANY PRIVATE DRAINAGE EASEMENT UPSTREAM FROM THEIR LOT OR TRACT.
AFFECTS: TRACTS BAND C, ROCK RIDGE WEST
7. NOTE ON THE FACE OF PLAT OF ROCK RIDGE WEST, AS FOLLOWS:
ALL DRAINAGE AND UTILITY EASEMENTS IDENTIFIED AS PUBLIC HEREON ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF ANACORTES. THE CITY SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDING AT LAW, AT TIMES AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENTS FOR THE PURPOSES OF OPERATING, CONSTRUCTING, REPAIRING, ALTERING, OR RECONSTRUCTING DRAINAGE OR SANITARY SEWER FACILITIES OR OTHER UTILITY FACILITIES AND APPURTENANCES OR MAKING ANY CONNECTIONS THEREWITH, WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFORE. PROVIDED THAT IF THE AREA WITHIN THE EASEMENT IS DISTURBED BY SUCH OPERATING, CONSTRUCTING, REPAIRING, ALTERING, OR RECONSTRUCTING OF SAID FACILITIES AND APPURTENANCES, THE CITY SHALL RESTORE THE SURFACE OF THE EASEMENT AS NEARLY AS PRACTICAL TO THE ORIGINAL GRADES WITH EXISTED PRIOR TO THE CITY'S ENTRY UPON THE EASEMENT. SUCH RESTORATION TO BE TO ROUGH GRADE ONLY, NOT REPLACEMENT IN KIND. THE LOT OWNERS SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENTS, SO LONG AS SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION, OPERATION AND MAINTENANCE OF THE DRAINAGE AND SANITARY SEWER FACILITIES OR OTHER UTILITY FACILITIES AND APPURTENANCES AND SO LONG AS NO OBSTRUCTIONS OR STRUCTURES SUCH AS BUILDINGS, ROCKERIES, RETAINING WALLS, OR SIMILAR OBSTRUCTIONS ARE ERECTED WITHIN THE EASEMENTS.
8. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTION, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAP PERSONS:
RECORDED: MARCH 14, 2002
AUDITOR'S NO.: 200203140025, RECORDS OF SKAGIT COUNTY, WASHINGTON
EXECUTED BY: ROCK RIDGE WEST, LLC., A WASHINGTON LIMITED LIABILITY COMPANY; DAVID OSTERGAARD AND CHRISTINE A. OSTERGAARD, HUSBAND AND WIFE; AND KENT ROBINSON AND JUDY ANN ROBINSON, HUSBAND AND WIFE
AFFECTS: TRACTS B AND C, ROCK RIDGE WEST
9. ASSESSMENTS OR CHARGES AND LIABILITY TO FURTHER ASSESSMENTS OR CHARGES, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, DISCLOSED IN INSTRUMENT:
RECORDED: APRIL 26, 2002
AUDITOR'S NO.: 200204260193, RECORDS OF SKAGIT COUNTY, WASHINGTON
IMPOSED BY: ROCK RIDGE WEST, L.L.C.
AFFECTS: TRACTS B AND C, ROCK RIDGE WEST
SAID INSTRUMENT IS A RE-RECORDING OF INSTRUMENT (S);
RECORDED: MARCH 14, 2002
AUDITOR'S FILE NO(S).: 200203140025, RECORDS OF SKAGIT COUNTY, WASHINGTON
10. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN DECLARATION(S) OF RESTRICTION, BUT OMITTING ANY COVENANT OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY LAW;
RECORDED: APRIL 26, 2002
AUDITOR'S NO(S).: 200204260193, RECORDS OF SKAGIT COUNTY, WASHINGTON
EXECUTED BY: ROCK RIDGE WEST, LLC
AFFECTS: TRACTS B AND C, ROCK RIDGE WEST
SAID INSTRUMENT IS A RE-RECORDING OF INSTRUMENT (S);
RECORDED: MARCH 14, 2002
AUDITOR'S FILE NO(S): 200203140025, RECORDS OF SKAGIT COUNTY, WASHINGTON
11. EASEMENT CONTAINED IN DEDICATION OF SAID PLAT OF ROCK RIDGE WEST;
FOR: ALL NECESSARY SLOPES FOR CUTS AND FILLS AND CONTINUED DRAINAGE OF ROADS
AFFECTS: TRACTS B AND C, ROCK RIDGE WEST
12. PUBLIC AND PRIVATE EASEMENTS, IF ANY, OVER VACATED PORTIONS OF SAID PREMISES.
13. TERMS, CONDITIONS AND OBLIGATIONS, OF THE DECLARATION OF ACCESS EASEMENT;
RECORDED: FEBRUARY 28, 2002
AUDITOR'S FILE NO.: 200202280226, RECORDS OF SKAGIT COUNTY, WASHINGTON
AFFECTS: TRACTS B AND C, ROCK RIDGE WEST
14. TERMS, CONDITIONS AND OBLIGATIONS OF THE DECLARATION OF ACCESS EASEMENT;
RECORDED: MARCH 22, 2002
AUDITOR'S FILE NO.: 200203220148, RECORDS OF SKAGIT COUNTY, WASHINGTON
AFFECTS: TRACTS BAND C, ROCK RIDGE WEST
15. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT(S);
RECORDED: JULY 11, 2006
AUDITOR'S NO(S).: 200607110101, RECORDS OF SKAGIT COUNTY, WASHINGTON
IN FAVOR OF: PUGET SOUND ENERGY, INC.
FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES
AFFECTS: TRACTS B AND C, ROCK RIDGE WEST
16. TERMS AND CONDITIONS OF THE LIMITED LIABILITY COMPANIES UNDER WHICH TITLE IS VESTED.
17. DUES, CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY ROCK RIDGE COMMUNITY ASSOCIATION.
18. LIABILITY TO FUTURE ASSESSMENTS, IF ANY, LEVIED BY THE CITY OF ANACORTES.
19. IF AN ABBREVIATED LEGAL DESCRIPTION IS REQUIRED, IT CAN READ AS FOLLOWS:
PTN NW 26-35-1
20. THE LEGAL DESCRIPTION IN THIS COMMITMENT IS BASED ON INFORMATION PROVIDED WITH THE APPLICATION AND THE PUBLIC RECORDS AS DEFINED IN THE POLICY TO ISSUE. THE PARTIES TO THE FORTHCOMING TRANSACTION MUST NOTIFY THE TITLE INSURANCE COMPANY PRIOR TO CLOSING IF THE DESCRIPTION DOES NOT CONFORM TO THEIR EXPECTATIONS.

DEVELOPER/OWNER:

ANTONY MALO, JR.
MANAGING MEMBER
ROCK RIDGE LLC &
ROCK RIDGE SOUTH LLC
P.O. BOX 1356
ANCORTES, WASHINGTON 98221

YOUNG-SOO KIM
STATE OF WASHINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 1/24/2008

FINDINGS OF FACT (CONTINUED):

(23) The existing detention pond, when converted to a wetpond facility, shall:
a. Have a gravity drain system to the new pond bottom.
b. Be vegetated on the perimeter and interior for sight screening, low maintenance (i.e., no grasses requiring mowing), habitat value and access management.
c. Shall have safety benches or other safety features.
(24) A secondary access (through driveway easements as needed) shall provide a vehicle outlet to W. 12t St.
(25) Each phase, as constructed and recorded, shall have all necessary improvements (roads, utilities, fire protection, etc.) in place and accepted prior to that phase recording.
(26) A heavy maintenance truck access road (15-foot width) shall be provided to all utility structures not located in the right-of-way.
(27) Pedestrian access tracts shall be public, surfaced, and fenced (per Parks Director approved design) prior to that phase recording.
(28) Tract A shall be privately maintained by a Homeowners Association.
(29) The 4 acres of wetland habitat adjacent to the ACFL (Tract B) shall be subject to a conservation easement administered by an established locally based land trust.
(30) Tracts A and C shall be dedicated as open space and managed by the Homeowners Association.
(31) The City right-of-way east of Lot 8, Phase III, shall be retained by the City.
(32) Maximum slope in any direction in cul-de-sacs shall be 5%.
(33) Legal and practical access by public road shall be provided to the Kilkenny property.
(34) Condition No.2 of the Declaration of Access Easement from the applicant to the Bowmans under Auditor's File # 200203220149 shall be deleted in its entirely; the legal access to the Bowman property from Antone Way extends to ingress, egress, and utilities but may not actually provide any practical use (depending on final engineering grades).
(35) The expansion of the West 8th detention pond shall be done in such a way that: the ponded area remain a "wet pond" (with the capability of periodic maintenance/draining); 8 inches of topsoil be placed on the newly disturbed soil and around the entire pond; and, submit a wetland landscaping plan for approval by the Planning Director.
(36) Blasting can only occure weekdays between 8:00 a.m. to 6:00 p.m.
(37) Geo-technical engineering reports shall be provided for all lots where any structure may be located on or within 15' of a slope of 40% grade or steeper.
(38) An avigation easement in a form acceptable to the Planning Director shall be placed on each Phase prior to its recording.
(39) No clearing shall occur on the site prior to a detailed, phased clearing plan being approved by the Planning Commission.
(40) No construction shall begin without a 10-year water quality management plan and implementation program being approved by the City Council. This plan and program shall be undertaken by an independent consultant retained by the City and paid by the applicant. It shall detail the current water quality in the Cranberry Lake Watershed and then describe a process for periodic monitoring and review by the City Council and specific remedial actions that will be taken if any significant water quality degradation is documented to have occurred as a result of the Rock Ridge South plat; public comment will be solicited on all phases of the water quality program.
(41) Only organic, as opposed to chemical agents, may be used to combat weeds, undertrush, and the like.
(42) A five-year maintenance bond shall be established after completion of the final phase of the project; this maintenance bond is to assure that any remedial water quality actions that need to be taken are taken.

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DECLARATION REFERENCE

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PREPARED FOR THIS SUBDIVISION AND TO WHICH THIS PLAT REFERS IS RECORDED WITH THE AUDITOR OF SKAGIT COUNTY, WASHINGTON ON _____
UNDER AUDITOR'S FILE NO. _____
RECORDS OF SKAGIT COUNTY, WASHINGTON.

03203

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM
SUMMIT

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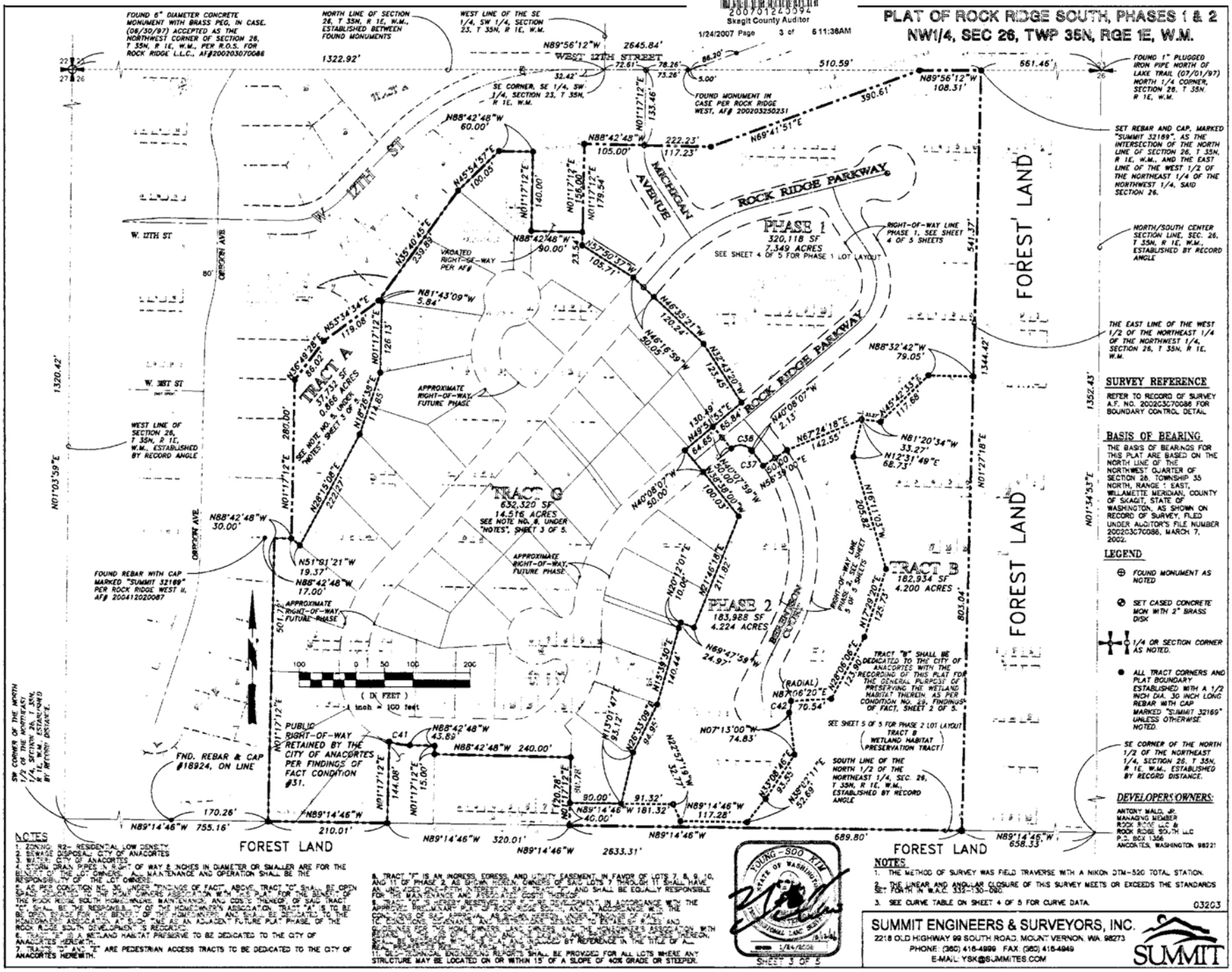
PLAT OF ROCK RIDGE SOUTH, PHASES 1 & 2
NW1/4, SEC 26, TWP 35N, RGE 1E, W.M.



SURVEY REFERENCE

REFER TO RECORD OF SURVEY A.F. NO. 200203070086 FOR BOUNDARY CONTROL DETAIL

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, COUNTY OF SKAGIT, STATE OF WASHINGTON, AS SHOWN ON RECORD OF SURVEY, FILED UNDER AUDITOR'S FILE NUMBER 200203070086, MARCH 7, 2002.

LEGEND

- FOUND MONUMENT AS NOTED
- SET CASED CONCRETE MON WITH 2" BRASS DISK
- 1/4 OR SECTION CORNER AS NOTED.
- ALL TRACT CORNERS AND PLAT BOUNDARY ESTABLISHED WITH A 1/2 INCH DIA. 30 INCH LONG REBAR WITH CAP MARKED "SUMMIT 32189" UNLESS OTHERWISE NOTED.

DEVELOPERS/OWNERS:

ANTONY MALO, JR.
MANAGING MEMBER
ROCK RIDGE LLC &
ROCK RIDGE SOUTH LLC
P.O. BOX 1356
ANCORTES, WASHINGTON 98221

NOTES

1. ZONING: R2- RESIDENTIAL LOW DENSITY
2. SEWAGE DISPOSAL: CITY OF ANACORTES
3. WATER: CITY OF ANACORTES
4. STORM DRAIN PIPES IN RIGHT OF WAY & INCHES IN DIAMETER OR SMALLER ARE FOR THE BENEFIT OF THE LOT OWNERS. ALL MAINTENANCE AND OPERATION SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
5. AS PER CONDITION NO. 30, UNDER "FINDINGS OF FACT", ABOVE, TRACT "C" SHALL BE OPEN SPACE, OWNED BY THE HOMEOWNERS ASSOCIATION WITH THIS PLAT, FOR THE BENEFIT OF THE ROCK RIDGE SOUTH HOMEOWNERS. MAINTENANCE AND COSTS THEREOF, OF SAID TRACT "C" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. TRACT "A" IS TO BE BE OPEN SPACE FOR THE BENEFIT OF THE HOMEOWNERS AND SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION AT SUCH TIME AS AN ADJACENT FUTURE PLAT PHASE, OF THE ROCK RIDGE SOUTH DEVELOPMENT, IS RECORDED.
6. TRACT "B" IS A WETLAND HABITAT PRESERVE TO BE DEDICATED TO THE CITY OF ANACORTES HEREWITH.
7. TRACTS "D" AND "E" ARE PEDESTRIAN ACCESS TRACTS TO BE DEDICATED TO THE CITY OF ANACORTES HEREWITH.
8. TRACT "F" IS AN INGRESS, EGRESS, AND UTILITY EASEMENT IN FAVOR OF LOTS 7, 8, 9, 10, AND 11 OF PHASE 2, AS SHOWN HEREIN. OWNERS OF SAID LOTS 7 THROUGH 11 SHALL HAVE AN UNDIVIDED OWNERSHIP INTEREST IN SAID TRACT "F", AND SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE AND ASSOCIATED COSTS THEREOF.
9. TRACT "G" IS HEREBY RESERVED FOR FUTURE DEVELOPMENT IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAT OF ROCK RIDGE SOUTH, AND IN ACCORDANCE WITH THE CONDITIONS OF SAID APPROVAL, AS SHOWN HEREON, UNDER "FINDINGS OF FACT", TO INCLUDE MAINTENANCE AND ASSESSMENTS ASSOCIATED TO PARKS AND RECREATION, THE HOME OWNERS AND OWNERS, AND THE HOMEOWNERS ASSOCIATION WITH RESPECT TO THE HOMEOWNERS ASSOCIATION, AND ALL OTHER ASSOCIATIONS, AS THE SAME SHALL BE CREATED, AND ARE ALLOWED BY REFERENCE IN THE TITLE OF ALL RESPONSIBLE ENGINEERING REPORTS SHALL BE PROVIDED FOR ALL LOTS WHERE ANY STRUCTURE MAY BE LOCATED ON OR WITHIN 15' OF A SLOPE OF 40% GRADE OR STEEPER.

YOUNG-SOO KIM
STATE OF WASHINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
1/24/2006

SHEET 3 OF 5

NOTES

1. THE METHOD OF SURVEY WAS FIELD TRAVERSE WITH A NIKON DTM-520 TOTAL STATION.
2. THE LINEAR AND ANGULAR CLOSURE OF THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET FORTH IN W.A.C. 332-130-090.
3. SEE CURVE TABLE ON SHEET 4 OF 5 FOR CURVE DATA.

03203

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
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E-MAIL: YSK@SUMMITES.COM

SUMMIT

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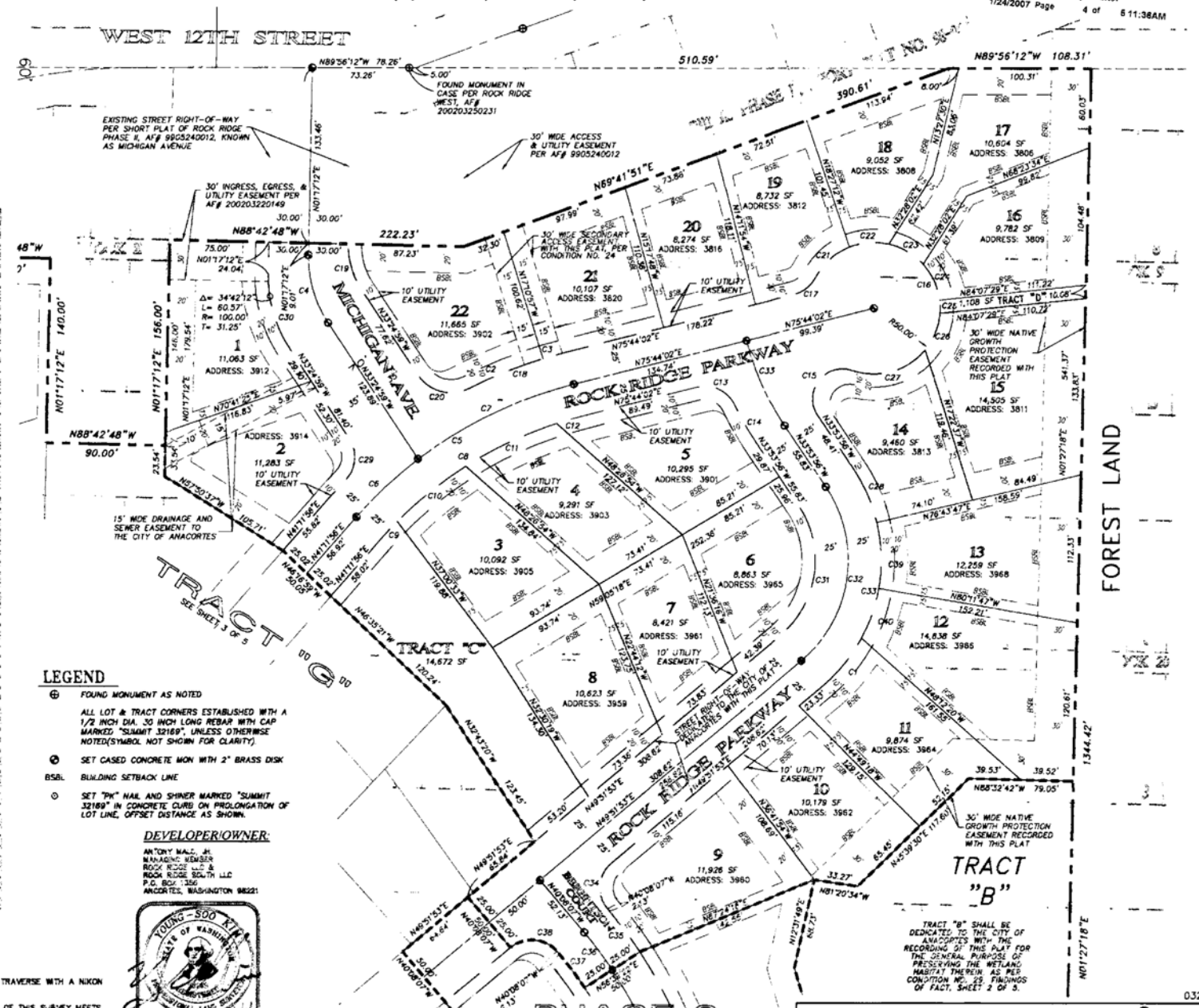
PLAT OF ROCK RIDGE SOUTH, PHASES 1 & 2
NW1/4, SEC 26, TWP 35N, RGE 1E, W.M.



(IN FEET)
1 inch = 50 ft.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	21°38'50"	125.00'	47.23'	23.90
C2	9°53'14"	350.00'	60.40'	30.27
C3	28°10'44"	0.08'	0.04'	0.02
C4	34°42'12"	90.00'	54.51'	28.12
C5	34°32'08"	325.00'	195.89'	101.02
C6	11°19'39"	325.00'	64.25'	32.23
C7	23°12'27"	325.00'	131.64'	66.74
C8	34°32'08"	300.00'	180.82'	93.25
C9	3°25'28"	300.00'	17.93'	8.97
C10	12°43'41"	300.00'	66.64'	33.46
C11	14°34'19"	300.00'	76.30'	38.36
C12	3°48'37"	300.00'	19.92'	9.96
C13	78°35'14"	25.00'	34.44'	20.58
C14	8°33'11"	230.00'	34.33'	17.20
C15	142°37'25"	22.78'	56.83'	87.88
C16	261°30'50"	50.00'	228.21'	56.31
C17	48°11'23"	25.00'	21.03'	11.18
C18	12°48'14"	350.00'	78.21'	39.27
C19	34°55'10"	60.00'	36.57'	18.87
C20	83°39'12"	30.00'	43.80'	26.85
C21	40°34'26"	50.00'	35.41'	18.48
C22	34°54'59"	50.00'	30.47'	15.72
C23	34°54'11"	50.00'	30.46'	15.73
C24	34°54'55"	50.00'	30.47'	15.72
C25	11°30'51"	50.00'	10.05'	5.04
C26	34°54'26"	50.00'	30.47'	15.72
C27	69°44'37"	50.00'	60.88'	34.84
C28	18°20'36"	125.00'	40.02'	20.18
C29	27°12'45"	25.00'	33.66'	19.98
C30	34°42'12"	100.00'	60.57'	31.22
C31	83°45'49"	75.00'	106.65'	67.22
C32	83°45'49"	100.00'	148.15'	88.67
C33	83°45'49"	125.00'	185.19'	112.08
C34	90°00'00"	25.00'	39.27'	25.00
C35	54°70'07"	325.00'	309.49'	167.27
C36	6°47'07"	300.00'	35.53'	17.78
C37	6°47'07"	275.00'	32.57'	16.30
C38	90°00'00"	25.00'	39.27'	25.00
C39	27°04'28"	125.00'	59.34'	30.52
C40	18°24'50"	125.00'	40.17'	20.28
C41	21°38'50"	125.00'	47.23'	23.90
C42	9°53'14"	350.00'	60.40'	30.27
C43	2°55'50"	350.00'	17.92'	8.96
C44	18°47'31"	125.00'	38.83'	19.45
C45	11°25'25"	325.00'	64.80'	32.51
C46	11°34'11"	325.00'	65.10'	33.16
C47	5°06'22"	325.00'	28.98'	14.49
C48	70°31'44"	25.00'	30.77'	17.66
C49	250°31'44"	50.00'	218.63'	70.71
C50	40°40'31"	50.00'	35.50'	18.51
C51	60°28'31"	325.00'	342.65'	188.81
C52	100°44'52"	50.00'	87.92'	60.35
C53	32°44'21"	50.00'	31.15'	16.12
C54	44°23'55"	50.00'	38.78'	20.42
C55	4°18'06"	50.00'	3.77'	1.88
C56	60°28'31"	300.00'	315.77'	174.26
C57	60°28'31"	275.00'	289.46'	159.78
C58	15°21'54"	275.00'	73.78'	37.10
C59	24°38'02"	275.00'	118.21'	60.06
C60	21°27'24"	275.00'	102.95'	52.10
C61	5°38'12"	275.00'	27.06'	13.54
C62	36°58'35"	112.50'	76.48'	39.77
C63	13°37'25"	325.00'	77.28'	38.82
C64	13°40'07"	325.00'	77.53'	38.95

LEGEND

- ⊕ FOUND MONUMENT AS NOTED
  ALL LOT & TRACT CORNERS ESTABLISHED WITH A 1/2 INCH DIA. 30 INCH LONG REBAR WITH CAP MARKED "SUMMIT 32169", UNLESS OTHERWISE NOTED(SYMBOL NOT SHOWN FOR CLARITY).
- ⊗ SET CASED CONCRETE MON WITH 2" BRASS DISK
- BSBL BUILDING SETBACK LINE
- ⊙ SET "PK" NAIL AND SHINER MARKED "SUMMIT 32169" IN CONCRETE CURB ON PROLONGATION OF LOT LINE, OFFSET DISTANCE AS SHOWN.

DEVELOPER/OWNER:

ANTONY MALC, JR.
MANAGING MEMBER
ROCK RIDGE LLC &
ROCK RIDGE SOUTH LLC
P.O. BOX 1356
ANCORTES, WASHINGTON 98221

YOUNG-SOO KIM
STATE OF WASHINGTON
PROFESSIONAL LAND SURVEYOR
EXPIRES 1/24/2008

NOTES

1. THE METHOD OF SURVEY WAS FIELD TRAVERSE WITH A NIKON DTM-520 TOTAL STATION.
2. THE LINEAR AND ANGULAR CLOSURE OF THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET FORTH IN W.A.C. 332-130-090.
3. SEE SHEET 3 OF 5 FOR SECTION TIES.

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA 98273
PHONE (360) 416-4996 FAX: (360) 416-4946
E-MAIL: YSK@SUMMITES.COM
SUMMIT

PLAT OF ROCK RIDGE SOUTH, PHASES 1 & 2
NW1/4, SEC 26, TWP 35N, RGE 1E, W.M.

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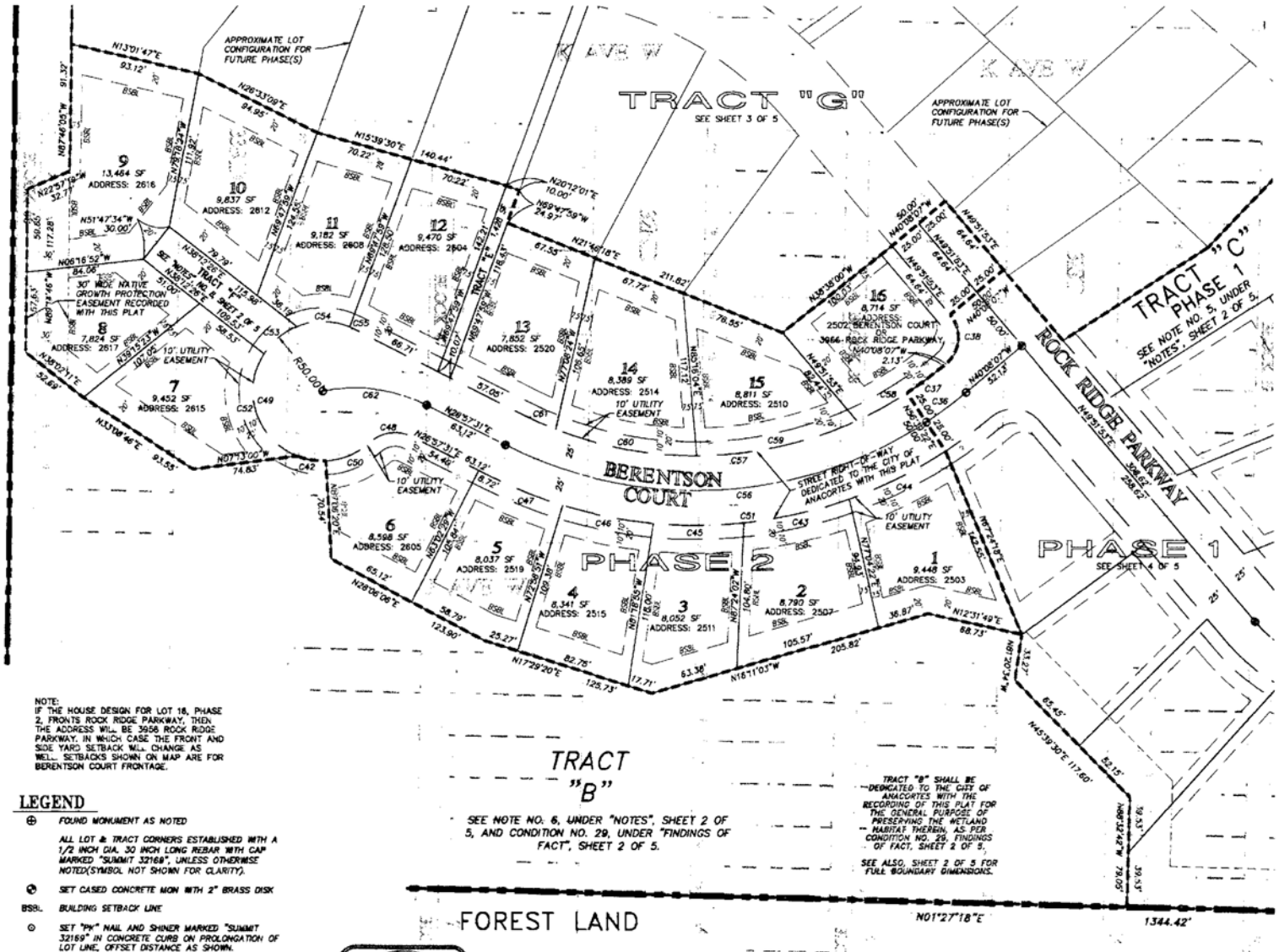
Skagit County Auditor
1/24/2007 Page 5 of 5 11:36AM



NOTE:
IF THE HOUSE DESIGN FOR LOT 16, PHASE 2, FRONTS ROCK RIDGE PARKWAY, THEN THE ADDRESS WILL BE 3956 ROCK RIDGE PARKWAY, IN WHICH CASE THE FRONT AND SIDE YARD SETBACK WILL CHANGE AS WELL. SETBACKS SHOWN ON MAP ARE FOR BERENTSON COURT FRONTAGE.

LEGEND

- ⊕ FOUND MONUMENT AS NOTED
  ALL LOT & TRACT CORNERS ESTABLISHED WITH A 1/2 INCH DIA. 30 INCH LONG REBAR WITH CAP MARKED "SUMMIT 32169", UNLESS OTHERWISE NOTED(SYMBOL NOT SHOWN FOR CLARITY).
- ⊗ SET CASED CONCRETE MON WITH 2" BRASS DISK
- BSBL BUILDING SETBACK LINE
- ⊙ SET "PK" NAIL AND SHINER MARKED "SUMMIT 32169" IN CONCRETE CURB ON PROLONGATION OF LOT LINE, OFFSET DISTANCE AS SHOWN.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	21°38'50"	125.00	47.23	23.90
C2	9°53'14"	350.00	60.40	30.27
C3	28°10'44"	0.08	0.04	0.02
C4	34°42'12"	90.00	54.51	28.12
C5	34°32'08"	325.00	195.89	101.02
C6	11°19'39"	325.00	64.25	32.23
C7	23°12'27"	325.00	131.84	66.74
C8	34°32'08"	300.00	180.82	93.25
C9	3°25'28"	300.00	17.93	8.97
C10	12°43'41"	300.00	66.64	33.48
C11	14°34'19"	300.00	76.30	38.38
C12	3°48'37"	300.00	19.95	9.98
C13	78°46'14"	25.00	34.44	20.58
C14	8°33'11"	230.00	34.33	17.20
C15	142°57'25"	23.78	56.83	67.98
C16	261°30'50"	50.00	228.21	58.01
C17	48°11'23"	25.00	21.03	11.18
C18	12°46'14"	350.00	78.21	39.27
C19	34°55'10"	60.00	36.57	18.87
C20	83°39'12"	30.00	43.80	26.85
C21	60°34'26"	50.00	35.41	18.48
C22	34°54'35"	50.00	30.47	15.72
C23	34°56'11"	50.00	30.49	15.73
C24	34°54'35"	50.00	30.47	15.72
C25	11°30'51"	50.00	10.05	5.04
C26	34°54'35"	50.00	30.47	15.72
C27	69°44'37"	50.00	60.88	34.84
C28	18°20'38"	125.00	40.02	20.18
C29	77°12'46"	25.00	33.69	19.98
C30	34°42'12"	100.00	60.57	31.25
C31	83°45'49"	75.00	109.65	67.25
C32	83°45'49"	100.00	146.19	89.67
C33	83°45'49"	125.00	182.74	112.08
C34	90°00'00"	25.00	39.27	25.00
C35	6°47'07"	325.00	38.49	19.27
C36	6°47'07"	300.00	35.53	17.78
C37	6°47'07"	275.00	32.57	16.30
C38	90°00'00"	25.00	39.27	25.00
C39	23°04'26"	125.00	50.34	25.52
C40	18°24'50"	125.00	40.17	20.26
C41	21°38'50"	125.00	47.23	23.90
C42	9°53'14"	350.00	60.40	30.27
C43	2°55'00"	350.00	17.82	8.91
C44	16°47'31"	125.00	36.63	18.45
C45	11°25'25"	325.00	64.80	32.51
C46	11°39'11"	325.00	66.10	33.18
C47	9°26'22"	325.00	56.38	28.28
C48	70°31'44"	25.00	30.77	17.88
C49	230°31'44"	50.00	218.63	70.71
C50	40°40'33"	50.00	35.50	18.53
C51	60°18'31"	325.00	342.09	188.81
C52	100°44'52"	50.00	87.92	60.38
C53	35°44'21"	50.00	31.19	16.12
C54	44°25'58"	50.00	38.78	20.42
C55	4°19'06"	50.00	3.77	1.88
C56	60°18'31"	300.00	315.77	174.26
C57	60°18'31"	275.00	289.48	159.78
C58	15°21'54"	275.00	73.75	37.10
C59	24°38'02"	275.00	118.23	60.06
C60	21°27'24"	275.00	102.98	52.10
C61	5°38'17"	275.00	27.08	13.54
C62	38°59'33"	112.50	76.46	39.77
C63	13°37'25"	325.00	77.28	38.82
C64	13°40'07"	325.00	77.53	38.95

DEVELOPER/OWNER:
ANTONY MALO JR.
MANAGING MEMBER
ROCK RIDGE LLC &
ROCK RIDGE SOUTH LLC
P.O. BOX 1356
ANCORTES, WASHINGTON 98221

03203

YOUNG-SOO KIM
STATE OF WASHINGTON
PROFESSIONAL LAND SURVEYOR
1/24/2006

0 50 100
(IN FEET)
1 inch = 50 ft.

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM
SUMMIT

PLAT OF ROCK RIDGE SOUTH, PHASE 3
NW1/4, SEC. 26, TWP. 35N, RNG. 1E, W.M.

DECLARATION/DEDICATIONS:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER(S) HEREBY CERTIFY THAT THE ATTACHED PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

THE UNDERSIGNED OWNERS IN FEE SIMPLE AND MORTGAGE HOLDERS OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, EASEMENTS AND PUBLIC PLACES FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, ALL CLAIMS FOR DAMAGE BY THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT, CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS. THE UNDERSIGNED OWNERS IN FEE SIMPLE AND MORTGAGE HOLDER ALSO DEDICATE TRACT "H" TO THE CITY OF ANACORTES FOR THE PURPOSES STATED HEREIN.

IN WITNESS THEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 4TH DAY OF JUNE, 2008.

ROCK RIDGE L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY:

ANTHONY L. MALO JR. — MANAGING MEMBER

ROCK RIDGE SOUTH L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY:

ANTHONY L. MALO JR. — MANAGING MEMBER

ANTHONY L. MALO, JR. AND CHRISTIANE MALO, HUSBAND AND WIFE:

ANTHONY L. MALO JR. — ANTHONY L. MALO JR., AS POWER OF ATTORNY FOR CHRISTIANE MALO

THOMAS A. GIACALONE AND LAURA ANN GIACALONE, HUSBAND AND WIFE:

THOMAS A. GIACALONE — LAURA ANN GIACALONE

WHIDBEY ISLAND BANK:

OFFICER: SUSAN MEDALIA — TITLE: VICE PRESIDENT

EXCEPTIONS AND RESTRICTIONS:

SUBDIVISION GUARANTEE, CHICAGO TITLE, ORDER No.: ICG45685, DATED MAY 2, 2008.

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.

4. Easement provisions contained on the face of said plat, as follows: An easement is hereby reserved for and granted to the City of Anacortes, Puget Sound Energy, Verizon, Cascade Natural Gas Corp, AT&T Broadband, other public and franchise utilities and their respective successors and assigns under and upon the exterior ten (10) feet fronting all interior street rights-of-way, herein dedicated to the public, of all lots and tracts as shown on the face of this plat 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 restoring the property to conditions found prior to work within the easement.

5. All down spout drainage systems and any side yard and rear yard drainage easements will remain private with all operations and maintenance being the responsibility of the homeowners or others. Down spouts shall be connected to the storm sewer, except for Phase 1, Lots 9-13, inclusive, and Phase 2, Lots 1-8, inclusive. Said excepted lots shall outlet roof and footing drains at an appropriate location along the developed side of the Native Growth Protection Easement Boundary, for the purpose of hydration of the adjacent wetland area. All other drainage from said excepted lots shall sheet flow on the surface of the developed/landscaped yard toward said native growth protection easement boundary. Concentrated surface discharge should be avoided.

6. All drainage and utility easements identified as public hereon are hereby granted and conveyed to the City of Anacortes the city shall have the right without prior institution of any suit or proceeding at law, at times as may be necessary, to enter upon said easements for the purposes of operating, constructing, repairing, altering, or reconstructing drainage or sanitary sewer facilities or other utility facilities and appurtenances or making any connections therewith, without incurring any legal obligation or liability therefore. Provided that if the area within the easement is disturbed by such operating, constructing, repairing, altering or reconstructing of said facilities and appurtenances, the city shall restore the surface of the easement as nearly as practical to the original grades which existed prior to the cities entry upon the easement. Such restoration to be to rough grade only, not replacement in kind. The lot owners shall retain the right to use the surface of said easements, so long as such use does not interfere with the installation, operation and maintenance of the drainage and sanitary sewer facilities or other utility facilities and appurtenances and so long as no obstructions or structures such as buildings, rockeries, retaining walls or similar obstructions are erected within the easements.

CONTINUES ON SHEET 2 OF 5.....

OWNER'S ACKNOWLEDGMENTS (CONTINUED):

STATE OF WASHINGTON } SS.
COUNTY OF Skagit }

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ANTHONY MALO, JR. AND ANTHONY MALO, JR., AS POWER OF ATTORNY FOR CHRISTIANE MALO HUSBAND AND WIFE, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 6-4, 2008

NOTARY PUBLIC FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 10-28-09
RESIDING AT: Anacortes

STATE OF WASHINGTON } SS.
COUNTY OF Skagit }

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ANTHONY L. MALO, JR. IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING MEMBER OF ROCK RIDGE, L.L.C., 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: 6-4, 2008

NOTARY PUBLIC FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES 10-28-09

STATE OF WASHINGTON } SS.
COUNTY OF Skagit }

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ANTHONY L. MALO, JR. IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING MEMBER OF ROCK RIDGE SOUTH, L.L.C., 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: 6-4, 2008

NOTARY PUBLIC FOR THE STATE OF WASHINGTON.
MY COMMISSION EXPIRES 10-28-09

STATE OF WASHINGTON } SS.
COUNTY OF Skagit }

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ~~THOMAS A. GIACALONE AND~~ LAURA ANN GIACALONE, ~~HUSBAND AND WIFE~~, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. & as att in fact for Thomas A. Giacalone in capacity & for uses & purposes therein mentioned.

DATED: 6-25, 2008

NOTARY PUBLIC FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 10-28-09
RESIDING AT: Anacortes

MORTGAGEE ACKNOWLEDGMENT:

STATE OF WASHINGTON } SS.
COUNTY OF Skagit }

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SUSAN MEDALIA IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS VICE PRESIDENT, OF WHIDBEY ISLAND BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: June 5, 2008

NOTARY PUBLIC FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 1-19-12
RESIDING AT: Anacortes, WA

SURVEYOR'S CERTIFICATE:

I, YOUNG-SOO KIM, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON HEREBY CERTIFY THAT THE PLAT OF ROCK RIDGE SOUTH PHASES 3, IS PREPARED BY ME AND IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT THE MONUMENTS HAVE BEEN SET AND THE ALL LOT AND TRACT CORNERS ARE SET CORRECTLY ON THE GROUND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE CITY OF ANACORTES AND STATE OF WASHINGTON STATUTES AND PLATTING REGULATIONS.

YOUNG-SOO KIM, P.L.S. #32169 — DATE: 6/2/08

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF S

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Skagit County Auditor
6/30/2008 Page 1 of 5 2:01PM

J. Younquist
COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON

BY DEPUTY

APPROVALS:

THE PLANNING COMMISSION OF THE CITY OF ANACORTES, MEETING IN REGULAR SESSION ON 5-28-08 DID FIND THAT THE PLAT OF ROCK RIDGE SOUTH, PHASE 3, SERVES THE PUBLIC USE AND INTEREST AND HAS AUTHORIZED ITS SUBDIVISION ADMINISTRATOR TO EXECUTE ITS WRITTEN APPROVAL HEREON.

PLANNING DIRECTOR

APPROVED BY THE COUNCIL OF THE CITY OF ANACORTES, WASHINGTON THIS 2ND DAY OF JUNE, 2008.

ATTEST: CITY CLERK

EXAMINED AND APPROVED THIS 10 DAY OF JUNE, 2008.

CITY ENGINEER

COUNTY TREASURER'S CERTIFICATE:

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 2009

I, Linda Patterson, Deputy TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 2009

THIS 30th DAY OF June, 2008.

Katie Dunaquist by Linda Patterson
SKAGIT COUNTY TREASURER — DEPUTY

CITY'S TREASURER'S CERTIFICATE:

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 11 DAY OF JUNE, 2008

CITY OF ANACORTES TREASURER

YOUNG-SOO KIM — STATE OF WASHINGTON — 32169 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 1/24/2010 — 6/2/08

DEVELOPER/OWNER:

ANTONY MALO, JR.
MANAGING MEMBER
ROCK RIDGE LLC &
ROCK RIDGE SOUTH LLC
P.O. BOX 1356
ANCORTES, WA 98221

03203

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM
SUMMIT

PW#03-037-DEV

UNOFFICIAL DOCUMENT

PLAT OF ROCK RIDGE SOUTH, PHASE 3
NW1/4, SEC. 26, TWP. 35N, RNG. 1E, W.M.

LEGAL DESCRIPTION (PHASE 3):

THAT PORTION OF BLOCKS 11, 17, 18, 19, 38, 39, 40, 45, AND 46 IN THE PLAT OF "TUTTLE AND BUCKLEY'S PLAT OF ANACORTES", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN;
THENCE SOUTH 89°56'12" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 1,984.37 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER,
THENCE NORTH 89°56'12" WEST ALONG THE SAID SUBDIVISION 108.31;
THENCE SOUTH 69°41'51" WEST ALONG THE SOUTHEASTERLY LINE OF ROCK RIDGE SHORT PLAT NO. 98-004, 390.61 FEET TO AN ANGLE POINT IN SAID SHORT PLAT SOUTH LINE;
THENCE ALONG THE SOUTH LINE OF SAID SHORT PLAT, NORTH 88°42'48" WEST 87.23 FEET TO THE SOUTHWEST CORNER OF SAID SHORT PLAT LOT 2;
THENCE CONTINUING NORTH 88°42'48" WEST 135 FEET TO THE SOUTHWEST CORNER OF SAID SHORT PLAT LOT 1;
THENCE SOUTH 01°17'12" WEST 16 FEET TO THE NORTHWEST CORNER OF SAID LOT 12, BLOCK 11 IN THE PLAT OF "TUTTLE AND BUCKLEY'S PLAT OF ANACORTES";
THENCE SOUTH 01°17'12" WEST, ALONG WEST LINE OF SAID LOT 12 TO THE SOUTHWEST CORNER OF SAID LOT 12, BLOCK 11;
THENCE CONTINUING SOUTH 01°17'12" WEST 40 FEET TO THE CENTERLINE OF 30TH STREET OF SAID PLAT OF "TUTTLE AND BUCKLEY'S PLAT OF ANACORTES", AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 01°17'12" WEST 23.54 FEET;
THENCE SOUTH 57°50'37" EAST 105.71 FEET;
THENCE SOUTH 46°16'59" EAST 50.05 FEET;
THENCE SOUTH 46°35'21" EAST 120.24 FEET;
THENCE SOUTH 43°26'45" WEST 587.85 FEET;
THENCE NORTH 48°23'33" WEST 98.51 FEET;
THENCE NORTH 02°07'40" WEST 70.82 FEET;
THENCE NORTH 43°30'11" WEST 180.05 FEET;
THENCE NORTH 18°26'38" EAST 114.85 FEET;
THENCE NORTH 01°17'12" EAST 126.13 FEET;
THENCE NORTH 81°43'09" WEST 5.84 FEET, TO AN ANGLE POINT IN THE SOUTHEAST LINE OF LOT 7, OF THE "PLAT OF ROCK RIDGE WEST" RECORDED UNDER AUDITOR'S FILE NO. 200203250231, RECORDS OF SKAGIT COUNTY, WASHINGTON;;
THENCE NORTH 35°40'45" EAST 239.89 FEET TO AN ANGLE POINT IN THE SOUTHEAST LINE OF LOT 3, OF SAID "PLAT OF ROCK RIDGE WEST";
THENCE NORTH 45°54'57" EAST 100.05 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF LOT 1 OF SAID PLAT OF ROCK RIDGE WEST, AND THE NORTHWEST CORNER OF LOT 17, SAID BLOCK 11;
THENCE SOUTH 88°42'48" EAST 60.00 FEET TO THE NORTHEAST CORNER OF LOT 16, SAID BLOCK 11;
THENCE SOUTH 01°17'12" WEST, ALONG THE EAST LINE OF SAID LOT 16, BLOCK 11 AND THE SOUTHERLY PROLONGATION THEREOF, 140.00 FEET TO THE CENTERLINE OF 30TH STREET OF SAID PLAT OF TUTTLE AND BUCKLEY'S PLAT OF ANACORTES;
THENCE SOUTH 88°42'48" EAST, ALONG SAID CENTERLINE, 90.00 FEET TO THE TRUE POINT OF BEGINNING;

AND BEING A PORTION OF TRACT G, PLAT OF ROCK RIDGE SOUTH, PHASE 1 AND 2, ACCORDING TO THE DULY RECORDED PLAT THEREOF, RECORDED ON JANUARY 24, 2007, UNDER AUDITOR'S FILE NO. 200701240094, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND AMENDED BY AUDITOR'S FILE NO. 200701250133, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND A PORTION OF TRACT C, PLAT OF ROCK RIDGE WEST, RECORDED MARCH 25, 2002, UNDER AUDITOR'S FILE NO. 200203250231, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ANACORTES, PUGET SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CORP., AT&T BROADBAND, OTHER PUBLIC AND FRANCHISE UTILITIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET FRONTING ALL INTERIOR STREET RIGHTS-OF-WAY, HEREIN DEDICATED TO THE PUBLIC, OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THIS PLAT 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 RESTORING THE PROPERTY TO CONDITIONS FOUND PRIOR TO WORK WITHIN THE EASEMENT.

2. ALL DOWN SPOUT DRAINAGE SYSTEMS AND ANY SIDE YARD AND REAR YARD DRAINAGE EASEMENTS WILL REMAIN PRIVATE WITH ALL OPERATIONS AND MAINTENANCE BEING THE RESPONSIBILITY OF THE HOMEOWNERS OR OTHERS. DOWN SPOUTS SHALL BE CONNECTED TO THE STORM SEWER, EXCEPT FOR PHASE 1, LOTS 9-13, INCLUSIVE, AND PHASE 2, LOTS 1-8, INCLUSIVE. SAID EXCEPTED LOTS SHALL OUTLET ROOF AND FOOTING DRAINS AT AN APPROPRIATE LOCATION ALONG THE DEVELOPED SIDE OF THE NATIVE GROWTH PROTECTION EASEMENT BOUNDARY, FOR THE PURPOSE OF HYDRATION OF THE ADJACENT WETLAND AREA. ALL OTHER DRAINAGE FROM SAID EXCEPTED LOTS SHALL SHEET FLOW ON THE SURFACE OF THE DEVELOPED/LANDSCAPED YARD TOWARD SAID NATIVE GROWTH PROTECTION EASEMENT BOUNDARY. CONCENTRATED SURFACE DISCHARGE SHOULD BE AVOIDED.

3. ALL DRAINAGE AND UTILITY EASEMENTS LOCATED ALONG LOT 15 AND 16, IDENTIFIED AS PUBLIC HEREON ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF ANACORTES. THE CITY SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDING AT LAW, AT TIMES AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENTS FOR THE PURPOSES OF OPERATING, CONSTRUCTING, REPAIRING, ALTERING, OR RECONSTRUCTING DRAINAGE OR SANITARY SEWER FACILITIES OR OTHER UTILITY FACILITIES AND APPURTENANCES OR MAKING ANY CONNECTIONS THEREWITH, WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR. PROVIDED THAT IF THE AREA WITHIN THE EASEMENT IS DISTURBED BY SUCH OPERATING, CONSTRUCTING, REPAIRING, ALTERING, OR RECONSTRUCTING OF SAID FACILITIES AND APPURTENANCES, THE CITY SHALL RESTORE THE SURFACE OF THE EASEMENT AS NEARLY AS PRACTICAL TO THE ORIGINAL GRADES WHICH EXISTED PRIOR TO THE CITY'S ENTRY UPON THE EASEMENT. SUCH RESTORATION TO BE TO ROUGH GRADE ONLY, NOT REPLACEMENT IN KIND. THE LOT OWNERS SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENTS, SO LONG AS SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION, OPERATION AND MAINTENANCE OF THE DRAINAGE AND SANITARY SEWER FACILITIES OR OTHER UTILITY FACILITIES AND APPURTENANCES AND SO LONG AS NO OBSTRUCTIONS OR STRUCTURES SUCH AS BUILDINGS, ROCKERIES, RETAINING WALLS, OR SIMILAR OBSTRUCTIONS ARE ERECTED WITHIN THE EASEMENTS.

4. A 30-FOOT NATIVE GROWTH PROTECTION EASEMENT AS SHOWN ON THE PREVIOUS RECORDED PLAT (PHASE 1 & 2) HEREIN, IS HEREBY ESTABLISHED AS CONDITION, AS STIPULATED UNDER CONDITION NO. 11, FINDINGS OF FACT, ABOVE.

5. A 15-FOOT WALL EASEMENTS IDENTIFIED ALONG LOT 13, 14 AND 15 AS PUBLIC HEREON ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF ANACORTES. THE CITY SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDING AT LAW, AT TIMES AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENTS FOR THE PURPOSES OF OPERATING, CONSTRUCTING, REPAIRING, ALTERING, OR RECONSTRUCTING WALL WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR. PROVIDED THAT IF THE AREA WITHIN THE EASEMENT IS DISTURBED BY SUCH OPERATING, CONSTRUCTING, REPAIRING, ALTERING, OR RECONSTRUCTING OF SAID WALL, THE CITY SHALL RESTORE THE WALL WITHIN THE EASEMENTS AS NEARLY AS PRACTICAL TO THE ORIGINAL CONDITION WHICH EXISTED PRIOR TO THE CITY'S ENTRY UPON THE EASEMENTS. THE LOT OWNERS SHALL RETAIN THE RIGHT TO USE THE LAND WITHIN SAID EASEMENTS, SO LONG AS SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION, OPERATION AND MAINTENANCE OF THE WALL.

JULY 19, 2004, DECISION TO ISSUE A PRELIMINARY PLAT PERMIT FOR Rock Ridge South

Findings of Fact and Conclusions of Law, the Anacortes Planning Director is hereby authorized to issue a Preliminary Plat approval for Rock Ridge South subject to the following conditions (Findings of Fact and Conclutions of Law numbers 11 through 42, inclusive, are the only finding listed as per Findings of Fact and Conclutions of Law number 43):

(11) Fencing, as required by the Parks Director, shall be constructed on the perimeter of Tract B adjacent to Phase V, Lots 8-15 and the cul-de-sac. This fence shall continue north along the western and northern edge of the 30' NGPE wetland buffer located in Lots 10-12 of Phase IV. Fencing shall be non-sight obscuring. The intent of the fencing is to minimize disturbances to the wetlands and adjacent buffer. The access corridor between lots 10 and 11 of Phase IV shall be eliminated and added to the adjacent lot(s). Prior to any adjacent site disturbance, the permanent fence line as described, together with the 30' NGPE buffer adjacent to the ACFL, shall be delineated with construction fencing. Tract B and the 30' ACFL buffer shall be left untouched with the following exceptions:
a. Hand removal of non-native or adventitious plants as approved by the Park Department.
b. Hazard trees will be identified with the concurrence of the Parks Department. Hazard trees removed or blown down shall be replanted by the Homeowners Association, subject to approval of the Parks Department, with a 3-foot minimum appropriate native stock which shall be maintained by the Homeowners Association until able to survive without care.
c. Fallen trees in the NGPE shall only be removed from the site with the approval of the Parks Department.
d. If the buffer is disturbed, a landscaping plan using appropriate native stock shall be submitted to the Forest Advisory Board for approval and once approved shall be implemented by the Homeowners Association.
e. Trails through the NGPE shall not be permitted without the approval of the Parks Department.
(12) In keeping with the Citys street grid street name system, the Building Department shall approve street names.
(13) The City of Anacoltes Public Works Department and the Postmaster shall approve mailbox locations.
(14) Street lighting shall be energy efficient and provided as required by the City Engineer.
(15) A detailed, final landscaping plan shall be approved by the Planning Commission prior to construction beginning on each and. every phase, together with an overall conceptual Landscaping Plan submitted with the first phase; Lot 7 of Phase V shall have a separate detailed and approved Landscaping Plan that minimizes impacts to the hillside.
(16) The developer shall purchase and install all street signs.
(17) The project shall comply with the City of Anacortes design construction standards as required by the Director of Public Works for water sewer, street access, and storm drainage.
(18) A minimum of two off-street parking spaces shall be provided for each dwelling unit as required by City Ordinances. Required off-street parking locations shall not interrupt or block in any way the required cul-de-sac diameter or sidewalks.
(19) The Developer will construct the downstream sewer capacity as required by the City Public Works Director.
(20) A potable water system with necessary pump stations(s), pressure reducing stations, and storage will be designed to meet City of Anacortes, DOH, AWWA, NEC, and other applicable requirements to provide a minimum of 40 psi to each home building pad and necessary fireflows.
(21) All infrastructure improvements for each phase shall be constructed and approved prior to the issuance of building permits for that phase.
(22) A pedestrian pathway shall be established generally as shown on the revised site plan dated May 12, 2004.

FINDINGS OF FACT (CONTINUED):

(23) The existing detention pond, when converted to a wetpond facilit
a. Have a gravity drain system to the new pond bottom.
b. Be vegetated on the perimeter and interior for sight screening, low maintenance (i.e., no grasses requiring mowing), habitat value and access management.
c. Shall have safety benches or other safety features.
(24) A secondary access (through driveway easements as needed) shall provide a vehicle outlet to W. 12t St.
(25) Each phase, as constructed and recorded, shall have all necessary improvements (roads, utilities, fire protection, etc.) in place and accepted prior to that phase recording.
(26) A heavy maintenance truck access road (15-foot width) shall be provided to all utility structures not located in the right-of-way.
(27) Pedestrian access tracts shall be public, surfaced, and fenced (per Parks Director approved design) prior to that phase recording.
(28) Tract A shall be privately maintained by a Homeowners Association.
(29) The 4 acres of wetland habitat adjacent to the ACFL (Tract B) shall be subject to a conservation easement administered by an established locally based land trust.
(30) Tracts A and C shall be dedicated as open space and managed by the Homeowners Association.
(31) The City right-of-way east of Lot 8, Phase III, shall be retained by the City.
(32) Maximum slope in any direction in cul-de-sacs shall be 6%.
(33) Legal and practical access by public road shall be provided to the Kilkenny property.
(34) Condition No.2 of the Declaration of Access Easement from the applicant to the Bowmans under Auditor's File # 200203220149 shall be deleted in its entirety; the: legal access to the Bowman property from Antone Way extends to ingress, egress, and utilities but may not actually provide any practical use (depending onfinal engineering grades).
(35) The expansion of the West 8th detention pond shall be done in such a way that: the ponded area remain a "wet pond" (with the capability of periodic maintenance/draining); 8 inches of topsoil be placed on the newly disturbed soil and around the entire pond; and, submit a wetland landscaping plan for approval by the Planning Director.
(36) Blasting can only occure weekdays between 8:00 3.m. to 6:00 p.m.
(37) Geo-technical engineering reports shall be provided for all lots where any structure may be located on or within 15' of a slope of 40% grade or steeper.
(38) An avigation easement in a form acceptable to the Planning Director shall be placed on each Phase prior to its recording.
(39) No clearing shall occur on the site prior to a detailed, phased clearing plan being approved by the Planning Commission.
(40) No construction shall begin without a 10-year water quality management plan and implementation program being approved by the City Council. This plan and program shall be undertaken by an independent consultant retained by the City and paid by the applicant. It shall detail the current water quality in the Cranberry Lake Watershed and then describe a process for periodic monitoring and review by the City Council and specific remedial actions that will be taken if any significant water quality degradation is documented to have occurred as a result of the Rock Ridge South plat; public comment will be solicited on all phases of the water quality program.
(41) Only organic, as opposed to chemical agents, may be used to combat weeds, underbrush, and the like.
(42) A five-year maintenance bond shall be established after completion of the final phase of the project; this maintenance bond is to assure that any remedial water quality actions that need to be taken are taken.

EXCEPTIONS AND RESTRICTIONS:

7. A 30 foot native growth protection easement as shown on the plat therein, is hereby established as condition, as stipulated under Condition No. 11, Findings of Fact, above.

8. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

9. Unpatented mining claims; Reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

10. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights of easements therein unless such property, rights or easements are expressly and specifically set forth in said description.

11. An easement on the Plat of Rock Ridge West is hereby reserved for and granted to the City of Anacortes, Puget Sound Energy, Verizon, Cascade Natural Gas Corp. AT&T Broadband, other public and franchise utilities and their respective successors and assigns under and upon the exterior ten (10) feet of the front boundary lines of all lots and tracts as shown on the face of the plat 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 restoring the property to conditions found prior to work within the easement.
Affects: Portion Tract C, Rock Ridge West

12. Note on the face of Plat of Rock Ridge West, as follows:
Down spout drainage systems and side yard and rear yard drainage easements will remain private with all operations and maintenance being the responsibility of the homeowners or others. Down spouts shall be connected to the storm sewer.

13. Maintenance obligations as set forth on the Plat of Rock Ridge West, as follows:
The 5 foot private drainage easements shown hereon are hereby granted and conveyed to the owners of the abutting lots and tracts. Lot and tract owners abutting one another shall share equally the responsibility for maintaining the easements, except that no lot or tract owner shall be responsible for maintenance of that portion of any private drainage easement upstream from their lot or tracts.
Affects: Portion of Tract C, Rock Ridge West

14. Note on the face of Plat of Rock Ridge West, as follows:
All drainage and utility easements identified as public hereon are hereby granted and conveyed to the City of Anacortes. The City shall have the right without prior institution of any suit or proceeding at law, at times as may be necessary, to enter upon said easements for the purposes of operating, constructing, repairing, altering or reconstructing drainage or sanitary sewer facilities or other utility facilities and appurtenances or making any connections therewith, without incurring any legal obligation or liability therefore. Provided that if the area within the easement is disturbed by such operating, constructing, repairing, altering or reconstructing of said facilities and appurtenances, the city shall restore the surface of the easement as nearly as practical to the original grades with existed prior to the city's entry upon the easement. Such restoration to be to rough grade only, not replacement in kind. The lot owners shall retain the right to use the surface of said easements, so long as such use does not interfere with the installation, operation and maintenance of the drainage and sanitary sewer facilities or other utility facilities and appurtenances and so long as no obstructions or structures such as buildings rockeries, retaining walls or similar obstructions are erected within the easements.

15. Covenants, conditions and restrictions contained in Declaration of Restriction, but omitting any covenant, condition or restrictions based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: March 14, 2002
Auditor's File No.: 200203140025, records of Skagit County, Washington
Executed By: Rock Ridge West, L.L.C., a Washington limited liability company; David Ostergaard and Christine A. Ostergaard, husband and wife and Kent Robinson and Judy Ann Robinson, husband and wife
Affects: Portion of Tract C, Rock Ridge West

16. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: April 26, 2002
Auditor's File No.: 200204260193, records of Skagit County, Washington
Imposed By: Rock Ridge West, L.L.C.
Affects: Portion of Tract C
Said instrument is a re-recording of instrument (s);
Recorded: March 14, 2002
Auditor's File No(s).: 200203140025, records of Skagit County, Washington

17. Covenants, conditions and restrictions contained in Declaration(s) of restrictions but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: April 26, 2002
Auditor's File No.: 200204260193, records of Skagit County, Washington
Executed By: Rock Ridge West LLC
Affects: Portion of Tract C
Said instrument is a re-recording of instrument (s);
Recorded: March 14, 2002
Auditor's File No(s).: 200203140025, records of Skagit County, Washington

18. Easement contained in Dedication of said Plat of Rock Ridge West;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course
Affects: Portion of Tract C, Rock Ridge West

19. Public and private easements, if any, over vacated portions of said premises.

20. Terms, conditions and obligations, of the Declaration of Access Easement;
Recorded: February 28, 2002
Auditor's File No.: 200202280226, records of Skagit County, Washington
Affects: Tracts B and C, Rock Ridge West

21. Terms, conditions and obligations of the Declaration of access easement;
Recorded: March 22, 2002
Auditor's File No.: 200203220149, records of Skagit County, Washington
Affects: Portion of Tract C, Rock Ridge West

22. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 11, 2006
Auditor's No(s).: 200607110101, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Portion of Tract C, Rock Ridge West

CONTINUES ON SHEET 3 OF 5.....

YOUNG-SOO KIM
STATE OF WASHINGTON
32101
REGISTERED
PROFESSIONAL LAND SURVEYOR
6/27/08
EXPIRES 1/24/2010

DECLARATION REFERENCE

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PREPARED FOR THIS SUBDIVISION - PHASE 3 AND TO WHICH THIS PLAT REFERS IS RECORDED WITH THE AUDITOR OF SKAGIT COUNTY, WASHINGTON ON JUNE 30, 2008 UNDER AUDITOR'S FILE NO. 200806300184 RECORDS OF SKAGIT COUNTY, WASHINGTON.

DEVELOPER/OWNER:

ANTONY MALO, JR.
MANAGING MEMBER
ROCK RIDGE LLC &
ROCK RIDGE SOUTH LLC
P.O. BOX 1356
ANCORTES, WA 98221

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM
03203
SUMMIT

PW#03-037-DEV

200806300185
Skagit County Auditor
6/30/2008 Page 3 of 5 2:01PM

EXCEPTIONS AND RESTRICTIONS:

23. Recitals on the face of plat as follows:

A. Zoning – R2 – Residential Low Density.

B. Sewage Disposal – City of Anacortes.

C. Water – City of Anacortes.

D. Storm Drainage Pipes in right of way 8 inches in diameter or smaller are for the benefit of the lot owners. All maintenance and operation shall be the responsibility of the lot owners.

E. As per condition No. 3, under Findings of Fact, above, Tract C shall be open space dedicated to the home owners association with this plat, for the benefit of the Rock Ridge South Homeowners. Maintenance, and costs thereof, of said Tract C, Shall be the responsibility of the Homeowners Association. Tract A is to be open space for the benefit of the homeowners, and shall be dedicated to the homeowners association at such time as an adjacent future plat phase of the Rock Ridge South Development is recorded.

F. Tract B is a wetland habitat preserve to be dedicated to the City of Anacortes herewith.

G. Tracts D and E are pedestrian access tracts to be dedicated to the City of Anacortes herewith.

H. Tract F is an ingress, egress and utility easement in favor of Lots 7, 8, 9, 10 and 11 of Phase 2, as shown herein, owners of said Lots 7 through 11, shall have for the maintenance and associated costs, thereof.

I. Tract G is hereby reserved for future development in accordance with the approved preliminary plat of Rock Ridge South, and in, accordance with the conditions of said approval, as shown hereon, under Findings of Fact.

J. Conditions, covenants, and restrictions, designed to establish rules and guidelines for the home owners, land owners and the homeowner's association, with regarding to the use of the land and the existing and proposed structures thereon, shall be recorded with this plat and included by reference in the title of all real properties resulting from this plat.

K. Geo–Technical engineering reports shall be provided for all lots where any structure may be located on or within 15 feet of a slope of 40% grade or steeper.

24. Setback lines as shown on plat;
7.5 feet on sides
20 feet front and rear

25. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;
Recorded: January 25, 2007
Auditor's No(s).: 200701250001, records of Skagit County, Washington

26. Deed of Trust, including the terms and conditions thereof, securing an indebtedness of $4,700,000.00;
Dated: March 10, 2008
Recorded: March 17, 2008
Auditor's No.: 200803170120, records of Skagit County, Washington
Grantor: Rock Ridge South, LLC, a Washington Limited Liability Company, as to Parcel AA and NN; and Rock Ridge LLC, a Washington Limited Liability Company, as to the remainder
Trustee: Chicago Title Company
Beneficiary: Whidbey Island Bank
Affects: Said premises and other property

27. Terms and conditions of the Limited Liability Company under which title is vested.

28. Dues, charges and assessments, if any, levied by Rock Ridge Community Association.

29. Liability to future assessments, if any, levied by the City of Anacortes.

30. Real estate excise tax (at the current rate of 1.78%) upon any sale of said premises, if unpaid.

NOTE: When presenting excise tax for payment, The Skagit County Treasurer REQUIRES the use of a 4–part carbon Real Estate Excise Tax Affidavit, and WILL NOT accept any facsimiles thereof.

NOTE: Beginning July 1, 2005, an additional $5.00 Real Estate Excise Tax Electronic Technology Fee must be included in all excise tax payments.

31. General taxes for the second half of 2008, which become delinquent November 1st, if unpaid.
Amount Due: $602.97
Total Amount: $1,205.95, billed for 2008
Account No.: 4918–002–999–0600
Property No.: P125867
Located in: the City of Anacortes

32. If an abbreviated legal description is required, it can read as follows:

Ptn. Tract G, ROCK RIDGE SOUTH PHASES 1 and 2; ptn. Tract C, ROCK RIDGE WEST

33. The legal description in this commitment is based on information provided with the application and the public records as defined in the policy to issue. The parties to the forthcoming transaction must notify the title insurance company prior to closing if the description does not conform to their expectations.

34. Due to the homestead law, any contract, conveyance or encumbrance must be executed by Vestee and spouse, if married, if the premises is/or will be their residence. (RCW 6.13.060)

DEVELOPER/OWNER:
ANTONY MALO, JR.
MANAGING MEMBER
ROCK RIDGE LLC &
ROCK RIDGE SOUTH LLC
P.O. BOX 1356
ANACORTES, WA 98221

YOUNG–SOO KIM
STATE OF WASHINGTON
32160
REGISTERED
PROFESSIONAL LAND SURVEYOR
6/9/08
EXPIRES 1/24/2010

03203

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM
SUMMIT

PW#03-037-DEV

UNOFFICIAL DOCUMENT

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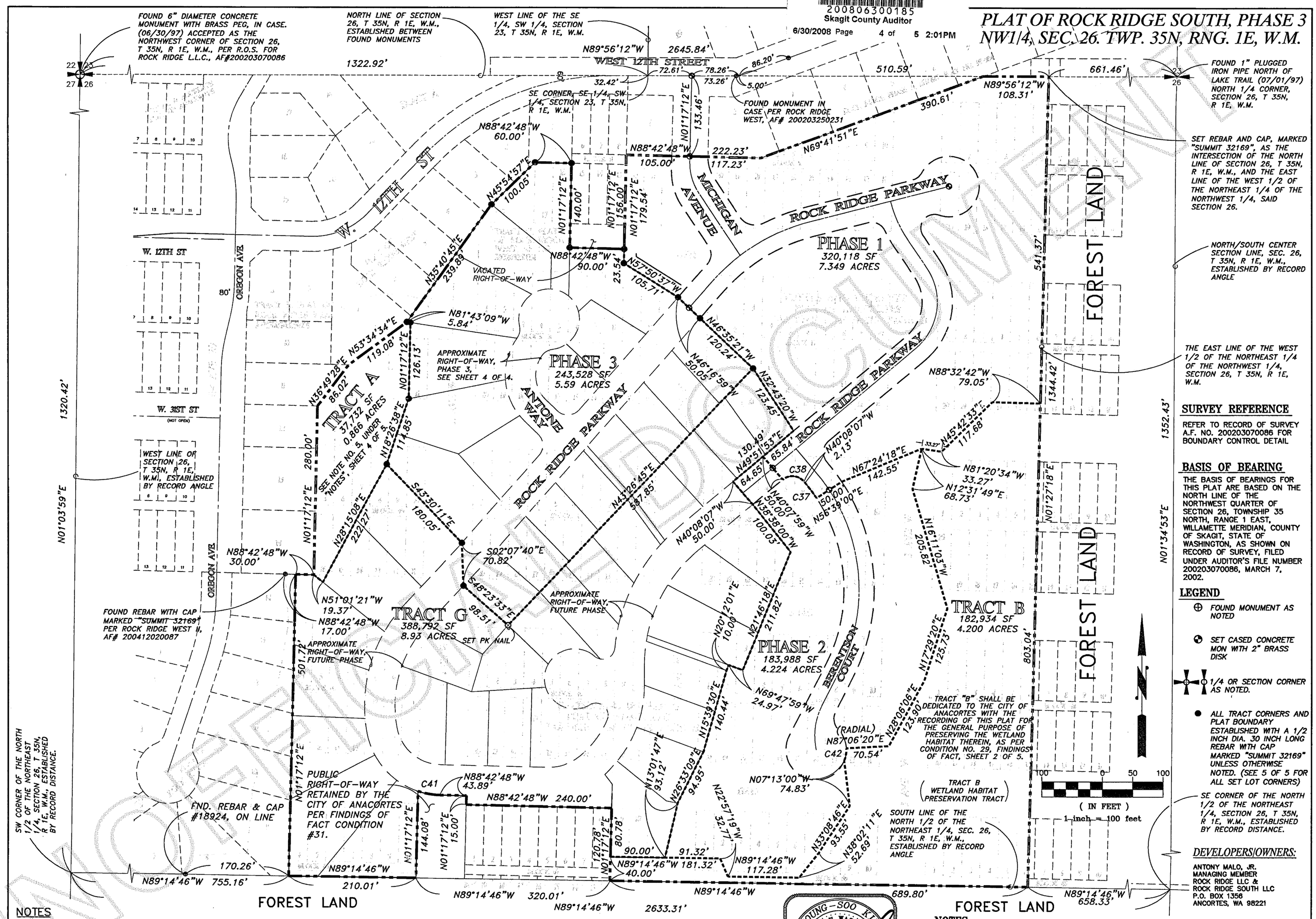
Skagit County Auditor
6/30/2008 Page 4 of 5 2:01PM

PLAT OF ROCK RIDGE SOUTH, PHASE 3
NW1/4, SEC. 26, TWP. 35N, RNG. 1E, W.M.



SURVEY REFERENCE

REFER TO RECORD OF SURVEY A.F. NO. 200203070086 FOR BOUNDARY CONTROL DETAIL

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, COUNTY OF SKAGIT, STATE OF WASHINGTON, AS SHOWN ON RECORD OF SURVEY, FILED UNDER AUDITOR'S FILE NUMBER 200203070086, MARCH 7, 2002.

LEGEND

- FOUND MONUMENT AS NOTED
- SET CASED CONCRETE MON WITH 2" BRASS DISK
- 1/4 OR SECTION CORNER AS NOTED.
- ALL TRACT CORNERS AND PLAT BOUNDARY ESTABLISHED WITH A 1/2 INCH DIA. 30 INCH LONG REBAR WITH CAP MARKED "SUMMIT 32169" UNLESS OTHERWISE NOTED. (SEE 5 OF 5 FOR ALL SET LOT CORNERS)

DEVELOPERS/OWNERS:

ANTONY MALO, JR.
MANAGING MEMBER
ROCK RIDGE LLC &
ROCK RIDGE SOUTH LLC
P.O. BOX 1356
ANCORTES, WA 98221

NOTES

1. ZONING: R2– RESIDENTIAL LOW DENSITY.
2. SEWAGE DISPOSAL: CITY OF ANACORTES
3. WATER: CITY OF ANACORTES
4. STORM DRAIN PIPES IN RIGHT OF WAY 8 INCHES IN DIAMETER OR SMALLER ARE FOR THE BENEFIT OF THE LOT OWNERS. ALL MAINTENANCE AND OPERATION SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
5. PEDESTRIAN ACCESS TRACT "H" SHALL BE PUBLIC AND DEDICATED TO THE CITY OF ANACORTES WITH THIS PLAT, FOR THE BENEFIT OF PUBLIC. MAINTENANCE, AND COSTS THEREOF, OF SAID TRACT "H", SHALL BE THE RESPONSIBILITY OF THE CITY. TRACT "A" IS TO BE OPEN SPACE FOR THE BENEFIT OF THE HOMEOWNERS, AND SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION AT SUCH TIME AS AN ADJACENT FUTURE PLAT PHASE, OF THE ROCK RIDGE SOUTH DEVELOPMENT IS RECORDED.
6. TRACT "G" IS HEREBY RESERVED FOR FUTURE DEVELOPMENT, IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAT OF ROCK RIDGE SOUTH, AND IN ACCORDANCE WITH THE CONDITIONS OF SAID APPROVAL, AS SHOWN HEREON, UNDER "FINDINGS OF FACT".
10. CONDITIONS, COVENANTS, AND RESTRICTIONS, DESIGNED TO ESTABLISH RULES AND GUIDELINES FOR THE HOME OWNERS, LAND OWNERS, AND THE HOMEOWNER'S ASSOCIATION, WITH REGARD TO THE USE OF THE LAND AND THE EXISTING AND PROPOSED STRUCTURES THEREON, SHALL BE RECORDED WITH THIS PLAT AND INCLUDED BY REFERENCE IN THE TITLE OF ALL REAL PROPERTIES RESULTING FROM THIS PLAT.
11. GEO–TECHNICAL ENGINEERING REPORTS SHALL BE PROVIDED FOR ALL LOTS WHERE ANY STRUCTURE MAY BE LOCATED ON OR WITHIN 15' OF A SLOPE OF 40% GRADE OR STEEPER.

YOUNG-SOO KIM
STATE OF WASHINGTON
32169
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 1/24/2010
6/27/08

NOTES

1. THE METHOD OF SURVEY WAS FIELD TRAVERSE WITH A NIKON DTM–520 TOTAL STATION.
2. THE LINEAR AND ANGULAR CLOSURE OF THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET FORTH IN W.A.C. 332–130–090.
3. SEE CURVE TABLE ON SHEET 4 OF 4 FOR CURVE DATA.

03203

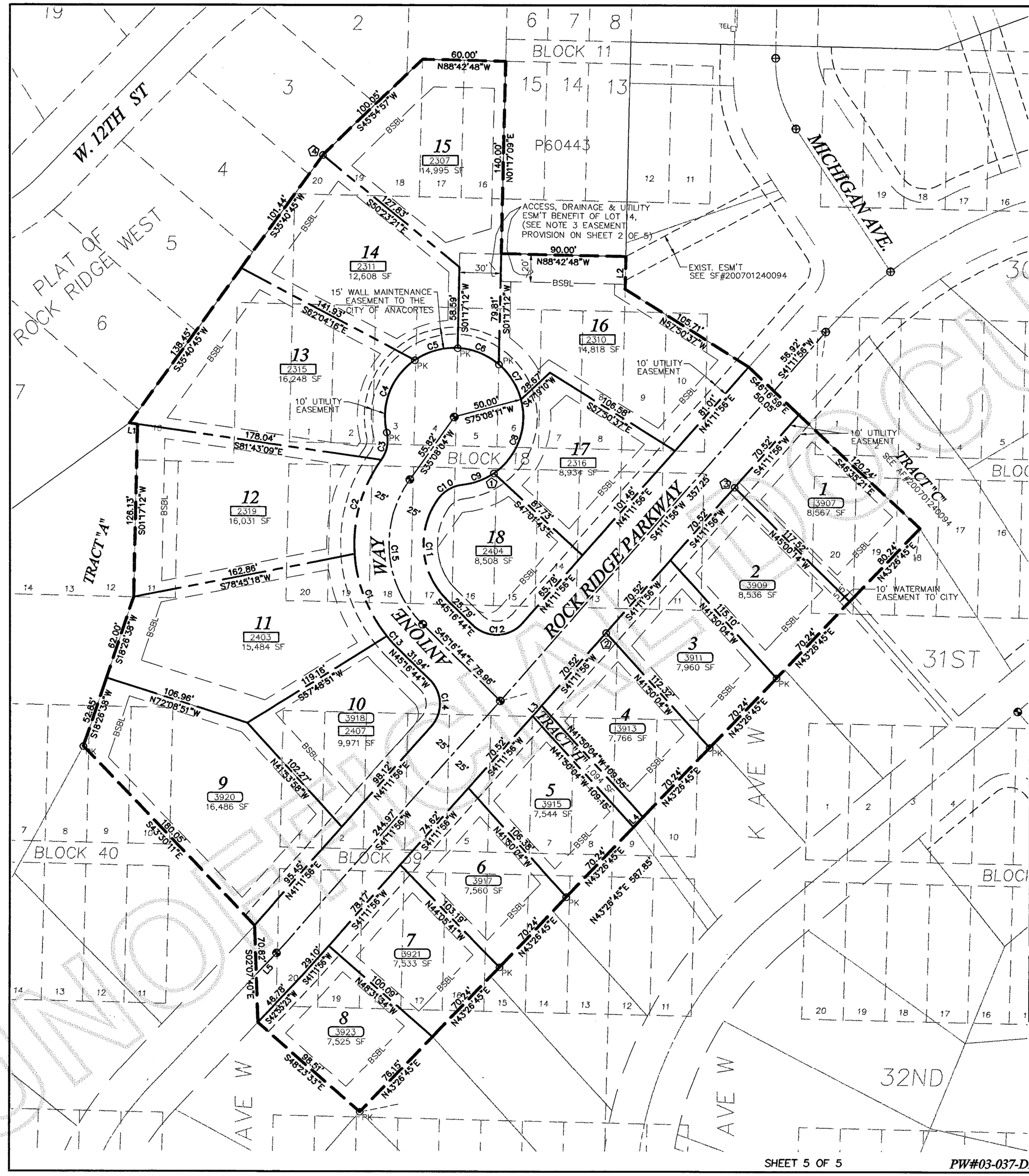
SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM
SUMMIT

PW#03-037-DEV

UNOFFICIAL DOCUMENT

PLAT OF ROCK RIDGE SOUTH, PHASE 3
NW 1/4, SEC. 26, TWP. 35N, RNG. 1E, W.M.

200806300185
Skagit County Auditor
6/30/2008 Page 5 of 5 2:01PM



LEGEND

- ⊕ FOUND CONCRETE MONUMENT ON MAY 2, 2008
- SET CASED CONCRETE MON WITH 2" BRASS DISK
- BSBL BUILDING SETBACK LINE
- ⊙ SET "PK" NAIL AND SHINER MARKED "SUMMIT 32169" IN CONCRETE CURB ON PROLONGATION OF LOT LINE, OFFSET DISTANCE AS SHOWN.
- ADDRESS: ROCK RIDGE PARKWAY
- ADDRESS: ANTONE WAY
- (1) SET REBAR AND CAP 0.5' NW FROM ACTUAL CORNER
- (2) SET REBAR AND CAP 0.3' SE FROM ACTUAL CORNER
- (3) SET REBAR AND CAP 0.7' NW FROM ACTUAL CORNER
- (4) SET REBAR AND CAP 5.0' SE FROM ACTUAL CORNER

NOTES:

1. THE METHOD OF SURVEY WAS FIELD TRAVERSE WITH A NIKON DTM-520 TOTAL STATION.
2. THE LINEAR AND ANGULAR CLOSURE OF THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET FORTH IN W.A.C. 332-130-090.
3. SEE SHEET 3 OF 4 FOR SECTION TIES.
4. SEE NOTE 5, SHEET 3 OF 4, REGARDING THE DISPOSITION OF TRACT "H", SHOWN HEREON.
5. ALL LOTS & TRACT CORNERS ESTABLISHED WITH 1/2" DIAMETER BY 30" LONG REBAR WITH CAP, "SUMMIT 32169" EXCEPT AS NOTED ON THE PLAT PLAN (SYMBOL NOT SHOWN FOR CLARITY)

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	65.27	107.00	33.69	34°57'05"
C2	72.74	107.00	37.84	38°57'09"
C3	21.04	25.00	11.19	48°12'49"
C4	59.69	50.00	33.98	68°24'01"
C5	32.74	50.00	16.98	37°31'17"
C6	32.54	50.00	16.87	37°17'28"
C7	30.52	50.00	15.75	34°58'43"
C8	61.05	50.00	34.98	69°57'27"
C9	24.64	50.00	12.57	28°13'49"
C10	20.98	25.00	11.15	48°05'28"
C11	80.10	57.00	48.26	80°30'43"
C12	40.81	25.00	26.59	93°31'20"
C13	12.20	107.00	6.11	06°32'00"
C14	37.73	25.00	23.51	86°28'40"
C15	115.23	82.00	69.43	80°30'43"

LINE TABLE

LINE	LENGTH	BEARING
L1	5.84	S81°43'09"E
L2	23.54	N01°17'12"E
L3	10.07	S41°11'56"W
L4	10.03	N43°26'45"E

YOUNG-SOO KIM
STATE OF WASHINGTON
32169
REGISTERED PROFESSIONAL LAND SURVEYOR
6/3/08
EXPIRES 1/24/2010

0 25 50 100
(IN FEET)
SCALE: 1" = 50'

03203

DEVELOPER/OWNER:

ANTONY MALO, JR.
MANAGING MEMBER
ROCK RIDGE LLC &
ROCK RIDGE SOUTH LLC
P.O. BOX 1356
ANACORTES, WA 98221

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM
SUMMIT

PW#03-037-DEV

UNOFFICIAL DOCUMENT

PLAT OF ROCK RIDGE SOUTH PHASE 4

NW 1/4, SEC. 26, TWP 35N, RNG. 1 E, W.M.

201711060065
Skagit County Auditor $174.00
11/6/2017 Page 1 of 4 10:07AM

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD

AUDITOR DEPUTY AUDITOR

GENERAL INFORMATION

1. Assessor's Account No.s 4918-002-999-0600, P125867.
2. Description and exception information is from the Subdivision Guarantee, Certificate No: 620031711, dated July 5, 2017.
3. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in the Subdivision Guarantee referenced under Note 2 above. Said report lists documents recorded under Auditors File Number 200203250231 (CC&Rs), AF #200203140025 (CC&Rs), AF #200204260193 (CC&Rs), AF #200202280226 (Easement over portion of Phase 1 of the Plat of Rock Ridge South), Af #200203220149 (Easement over portion of Phase 1 of the Plat of Rock Ridge South), AF #200607110101 (10' wide PSE easement superseded by Rock Ridge Plat Map), Af #200610200103 (Avigation Easement), Af #200701240094 (Plat of Rock Ridge South Phases 1 & 2, 200701250001 (CC&Rs), 201004210064 (Access & Utility easement to be released at the recording of this Plat Phase 4), Af #201702060113 (10' wide PSE easement superseded by the recording of this Plat) and Deed of Trust under AF #201611100086 (Skagit Bank).
4. Residential Low Density (R2).
5. Water Supply: City of Anacortes.
6. Sewer Disposal: City of Anacortes
7. Storm Sewer: City of Anacortes

LEGAL DESCRIPTION

Lot G, PLAT OF ROCK RIDGE SOUTH, PHASES 1 and 2, according to the duly recorded plat thereof, recorded in January 24, 2007, under Auditor's File No. 200701240094, and amended by Auditor's File No. 200701250133, records of Skagit County, Washington.

EXCEPT those portions of said Tract G replated as the "PLAT OF ROCK RIDGE SOUTH PHASE 3", as per plat recorded June 30, 2008 under Auditor's File No. 200806300185, record of Skagit County, Washington.

Situated in Skagit County, Washington.

NOTES

1. Subject to Declaration of Covenants, Conditions, Restrictions, (CC&R's), recorded under;

AFN 201711060066.

SURVEYORS CERTIFICATE

I hereby certify that the Plat of Rock Ridge South Phase 4 is based upon an actual survey and subdivision performed by me or under my supervision of Section 26, Township 35 North, Range 1 East, W.M.; the plat is a true and correct representation of the land actually surveyed; that the courses and distances are shown correctly on the ground; and that I have complied with the provisions of the statutes and platting regulations and that permanent control monuments have been established at each and every controlling corner of the parcel of land being subdivided.

DALE K. HERRIGSTAD, P.L.S. Dale Herrigstad
Certificate No. 27807

Date 10-5-2017

SKAGIT COUNTY TREASURERS CERTIFICATE

I 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 2017.

Certified this 27th day of October, 2017.

Skagit County Treasurer

Treasurer • Skagit County OFFICIAL SEAL State of Washington

CITY OF ANACORTES APPROVALS

Examined and approved this 5th day of October 2017.

City Engineer

Examined and approved this 5th day of October 2017.

Signature of Planning Director

State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that Michael Fredlund signed this instrument, on oath stated that (he/she/) (was/are) authorized to execute the instrument and acknowledged it as the Vice President of SKAGIT STATE BANK to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 5th day of October, 2017.
Notary Public in and for the State of Washington

Name printed Erinn D L Welliver
Residing at Anacortes WA
My commissions expires 4/1/2018

ERINN D L WELLIVER COMMISSION EXPIRES APRIL 01, 2018 NOTARY PUBLIC STATE OF WASHINGTON

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of interest in the land hereby short subdivided, hereby declare this plat to be the graphic representation of the short subdivision made hereby, and do hereby dedicate to the use of the public forever all streets and avenues not shown as private hereon and dedicate the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, and also the right to make all necessary slopes for cuts and fills upon the lots shown thereon in the original reasonable grading of said streets, and avenues, and further dedicate to the use of the public all the easements and tracts shown on this plat for all public purposes as indicated thereon, including but not limited to parks, open space, utilities and drainage unless such easements or tracts are specifically identified on this plat as being dedicated or conveyed to a person or entity other than the public in which case we do hereby dedicate such streets, easements, or tracts to the person or entity identified and for the purpose stated.

Further the undersigned owners of the land hereby subdivided waive for themselves, their heirs and assigns and any person or entity deriving title for the undersigned, any and all claims for damages against the City of Anacortes, its successors and assigns to which may be occasioned by the establishment, construction, or maintenance of roads and/or drainage systems within this subdivision other than claims resulting from inadequate maintenance by the City of Anacortes.

Further the undersigned owners of the land hereby subdivided agree for themselves, their heirs and assigned to indemnify and hold the City of Anacortes, its successors and assigns, harmless from any damage, including any costs of defense, claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or subsurface water flows within this subdivision or by establishment, construction or maintenance of the roads within this subdivision.

This subdivision, dedication, waiver of claims and agreement to hold harmless is made with the free consent and in accordance with the desires of said owners.

RR SUMMIT NW LLC

SKAGIT STATE BANK

State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that Nels Strandberg signed this instrument, on oath stated that (he/she/) (was/are) authorized to execute the instrument and acknowledged it as the _____ of RR SUMMIT NW LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 5th day of October, 2017.
Notary Public in and for the State of Washington

Name printed Erinn D L Welliver
Residing at Anacortes WA
My commissions expires 4/1/2018

ERINN D L WELLIVER COMMISSION EXPIRES APRIL 01, 2018 NOTARY PUBLIC STATE OF WASHINGTON

DALE K. HERRIGSTAD STATE OF WASHINGTON 27807 REGISTERED PROFESSIONAL LAND SURVEYOR 10-5-17

OWNER/DEVELOPER
RR Summitt NW LLC
PO BOX 319
ANACORTES, WA 98221
360-293-7431

LAND SURVEYOR
DALE HERRIGSTAD PLS
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221
360-299-8804

PW #03-037-DEV

SHEET 1 OF 4

DWN BY: DKH	HERRIGSTAD ENGINEERING & SURVEYING	SCALE: NOTED
DATE: JULY 2017	4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804	JOB 2015-146

PLAT OF ROCK RIDGE SOUTH PHASE 4

NW 1/4, SEC. 26, TWP 35N, RNG. 1 E, W.M.

201711060065
Skagit County Auditor $174.00
11/6/2017 Page 2 of 4 10:07AM

PLAT CONDITIONS

All parcels within the subdivision are subject to the "Findings of Fact and Conclusion of Law" as adopted by the Anacortes City Council on the July 19, 2004. The following Conditions were required to be identified on the face of the Plat.

(FF #7) The lots in this subdivision are subject to applicable water, sewer, and stormwater general facility and hookup fees and transportation, fire, and park impact fees. These fees are payable at levels in effect at the time of building permit issuance and may differ from those fee levels currently in effect; sewer and water latecomer charges may be payable.

THE FOLLOWING CONDITIONS ARE TO BE RECORDED WITH THE FINAL PLAT DRAWING.

(11) Fencing, as required by the Parks Director, shall be constructed on the perimeter of Tract B adjacent to Phase V, Lots 8–15 and the cul–de–sac. This fence shall continue north along the western and northern edge of the 30' NGPE wetland buffer located in Lots 8 and 9 of Phase IV. Fencing shall be non–sight obscuring. The intent of the fencing is to minimize disturbances to the wetlands and adjacent buffer. The access corridor between Lots 10 and 11 of Phase IV shall be eliminated and added to the adjacent lot(s). Prior to any adjacent site disturbance, the permanent fence line as described, together with the 30' NGPE buffer adjacent to the ACFL, shall be delineated with construction fencing. Tract B and the 30' ACFL buffer shall be left untouched with the following exceptions:
a. Hand removal of non–native or adventitious plants as approved by the Park Department.
b. Hazard trees will be identified with the concurrence of the Parks Department. Hazard trees removed or blown down shall be replanted by the Homeowners Association, subject to approval of the Parks Department, with a 3–foot minimum appropriate native stock which shall be maintained by the Homeowners Association until able to survive without care.
c. Fallen trees in the NGPE shall only be removed from the site with the approval of the Parks Department.
d. If the buffer is disturbed, a landscaping plan using appropriate native stock shall be submitted to the Forest Advisory Board for approval and once approved, shall be implemented by the Homeowners Association.
e. Trails through the NGPE shall not be permitted without the approval of the Parks Department.

(12) In keeping with the City's street grid street name system, the Building Department shall approve street names.
(13) The city of Anacortes Public Works Department and the Postmaster shall approve mailbox locations.
(14) Street lighting shall be energy efficient and provided as required by the City Engineer.
(15) A detailed, final landscaping plan shall be approved by the Planning Commission prior to construction beginning on each and every phase, together with an overall conceptual Landscaping Plan submitted with the first phase; Lot 7 of Phase V shall have a separate, detailed, and approved Landscaping Plan that minimizes Impacts to the hillside.
(16) The developer shall purchase and install all street signs.
(17) The project shall comply with the City of Anacortes design construction standards as required by the Director of Public Works for water, sewer, street access, and storm drainage.
(18) A minimum of two off–street parking spaces shall be provided for each dwelling unit, as required by City Ordinances. Required off–street parking location shall not interrupt or block in any way the required cul–de–sac diameter or sidewalks.
(19) The Developer will construct the downstream sewer capacity as required by the City Public Works Director.
(20) A potable water system with necessary pump stations(s), pressure reducing stations, and storage will be designed to meet City of Anacortes, DOH, AWWA, NEC, and other applicable requirements to provide a minimum of 40 psi to each home building pad and necessary fireflows.
(21) All infrastructure improvements for each phase shall be constructed and approved prior to the issuance of building permits for that phase.
(22) A pedestrian pathway shall be established generally as shown on the revised site plan dated May 12, 2004.
(23) The existing detention pond, when converted to ta wetpond facility, shall:
a. Have a gravity drain system to the new pond bottom.
b. Be vegetated on the perimeter and interior for sight screening, low maintenance (i.e., no grasses requiring mowing), habitat value and access management.
c. Shall have safety benches or other safety features.

(24) A secondary access (through driveway easements as needed) shall provide a vehicle outlet to W. 12th St.

(25) Each phase, as constructed and recorded, shall have all necessary improvements (roads, utilities, fire protection, etc.) in place and accepted prior to that phase recording.
(26) A heavy maintenance truck access road (15 foot width) shall be provided to all utility structures not located in the right–of–way.
(27) Pedestrian access tracts shall be public, surfaced, and fenced (per Parks Director approved design) prior to that phase recording.
(28) Tract A shall be privately maintained by a Homeowners Association.
(29) The 4 acres of wetland habitat adjacent to the ACFL (Tract B) shall be subject to a conservation easement administered by an established locally based land trust.
(30) Tracts A and C shall be dedicated as open space and managed by the Homeowners Association.
(31) The City right–of–way east of Lot 8, Phase III, shall be retained by the City.
(32) Maximum slope in any direction in cul–de–sacs shall be 6%.
(33) Legal and practical access by public road shall be provided to the Kilkenny property.
(34) Condition No. 2 of the Declaration of Access Easement from the applicant to the Bowmans under Auditor's File # 200203220149 shall be deleted in its entirety; the legal access to the Bowman property from Antone Way extends to ingress, egress, and utilities but many not actually provide any practical use (depending on final engineering grades).
(35) The expansion of the West 8th detention pond shall be done in such a way that: the ponded area remain a "wet pond" (with the capability of periodic maintenance/draining); 8 inches of topsoil be placed on the newly disturbed soil and around the entire pond; and, submit a wetland landscaping plan for approval by the Planning director.
(36) Blasting can only occur weekdays between 8:00 a.m. to 6 p.m.
(37) Geo–technical engineering reports shall be provided for all lots where any structure may be located on or within 15' of a slope of 40% grade or steeper.
(38) An avigation easement in a form acceptable to the Planning Director shall be placed on each Phase prior to its recording.
(39) No clearing shall occur on the site prior to a detailed, phased clearing plan being approved by the Planning Commission.
(40) No construction shall begin without a 10–year water quality management plan and implementation program being approved by the City Council. This plan and program shall be undertaken by an independent consultant retained by the City and paid by the applicant. It shall detail the current water quality in the Cranberry Lake Watershed and then describe a process for periodic monitoring and review by the City Council and specific remedial actions that will be taken if any significant water quality degradation is documented to have occurred as a result of the Rock Ridge South plat; public comment will be solicited on all phases of the water quality program.
(41) Only organic, as opposed to chemical agents, may be used to combat weeks, underbrush, and the like.
(42) A five–year maintenance bond shall be established after completion of the final phase of the project; this maintenance bond is to assure that any remedial water–quality actions that need to be taken are taken.

UTILITY and ACCESS EASEMENTS

1. An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND ENERGY INC.(A.F. NO. 201702060113), FRONTIER COMMUNICATIONS TELEPHONE COMPANY, CASCADE NATURAL GAS COMPANY, AND COMCAST CABLE TELEVISION COMPANY and their respective successors and assigns under and upon the front ten (10) feet, or as shown on the plat, of front boundary lines all lots, tracts and spaces within the plot lying parallel with and adjoining all public street(s), as shown on the plat, in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits. cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

2. An access easement is hereby granted on and across lots 10 and 11 as shown on the face of the Plat sheet 4 as a shared access for both lots 10 and 11 and the maintenance of the private drive will be shared between the owners of lots 10 and 11.

3. An access easement is hereby granted on and across lot 13 as shown on the face of the Plat sheet 4 as a shared access for both lots 12 and 13 and the maintenance of the private drive will be shared between the owners of lots 12 and 13.

4. An access and utility easement is hereby granted on and across lot 7 and 8 as shown on the face of the Plat sheet 4 as a shared access and utility for lots 7, 8 and 9 and the maintenance of the private drive will be shared between the owners of lots 7, 8 and 9. Utility maintenance is the responsibility of the lot for which it serves.

5. A 20 foot wide storm drainage easement on and across lots 1 through 6 lying parallel with and adjoining Rock Ridge Parkway as shown on the face of the plat is for the purposes of storm drainage pipes, in which to construct, operate, maintain, repair, replace and enlarge underground pipes, for the purpose of serving lots 1 through 7.

OWNER/DEVELOPER
RR Summitt NW LLC
PO BOX 319
ANACORTES, WA 98221
360–293–7431

LAND SURVEYOR
DALE HERRIGSTAD PLS
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221
360–299–8804

DALE K. HERRIGSTAD STATE OF WASHINGTON 27807 REGISTERED PROFESSIONAL LAND SURVEYOR

10-5-17

PW #03–037–DEV

SHEET 2 OF 4

DWN BY: DKH	HERRIGSTAD ENGINEERING & SURVEYING	SCALE: NOTED
DATE: JULY 2017	4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299–8804	JOB 2015–146

PLAT OF ROCK RIDGE SOUTH PHASE 4

NW 1/4, SEC. 26, TWP 35N, RNG. 1 E, W.M.

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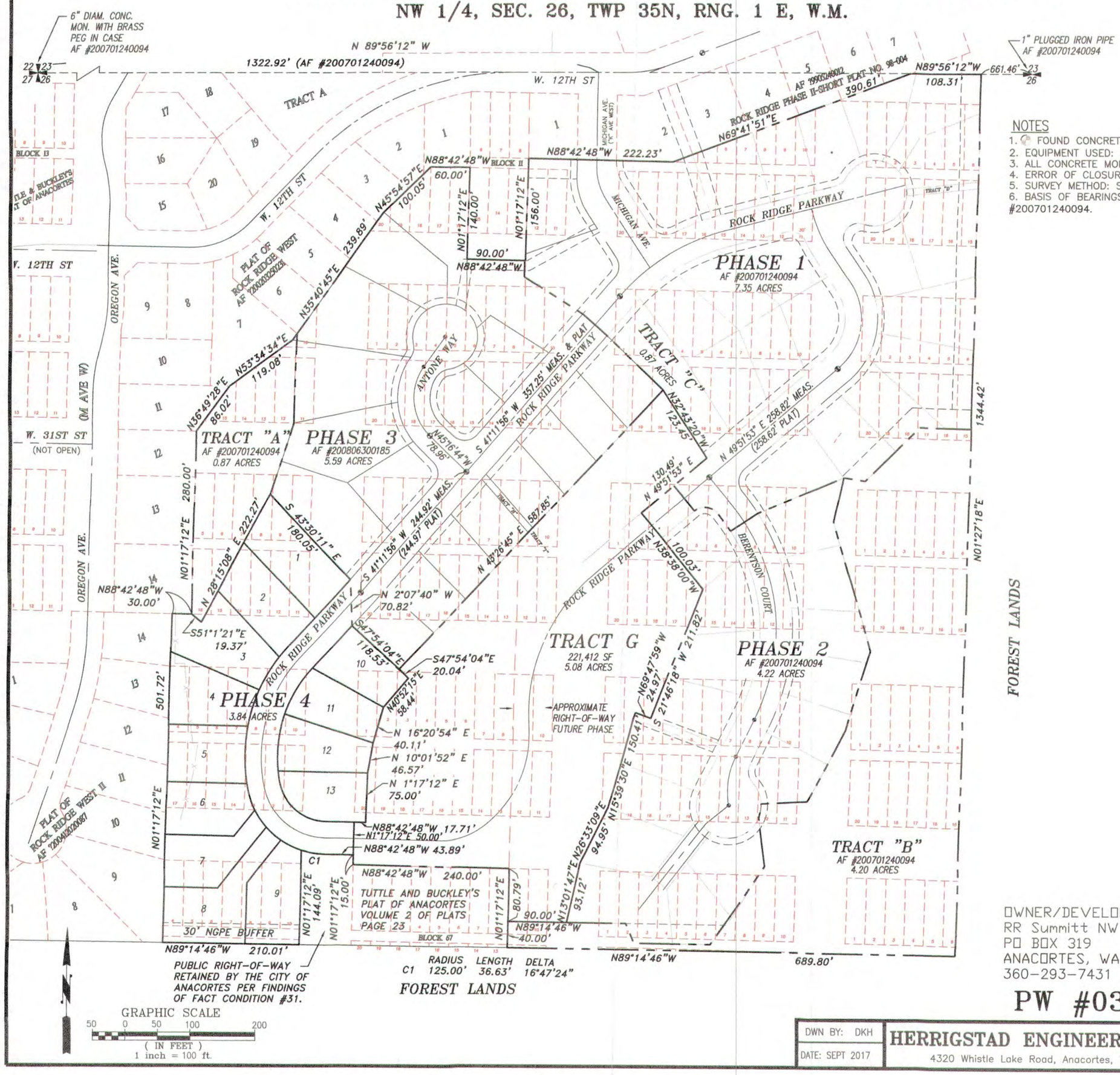
Skagit County Auditor
11/6/2017 Page 3 of 4 10:07AM
$174.00



NOTES

1. FOUND CONCRETE MON WITH BRASS CAP IN CASE WITH COVER.
2. EQUIPMENT USED: CARLSON CR2 2" TOTAL STATION.
3. ALL CONCRETE MONUMENTS WERE VISITED ON 3-22-2017.
4. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
5. SURVEY METHOD: STANDARD FIELD TRAVERSE.
6. BASIS OF BEARINGS: PLAT OF ROCK RIDGE SOUTH PHASE 1 & 2 AF #200701240094.

DALE K. HERRIGSTAD STATE OF WASHINGTON 27807 REGISTERED PROFESSIONAL LAND SURVEYOR
10-5-17

OWNER/DEVELOPER
RR Summitt NW LLC
PO BOX 319
ANACORTES, WA 98221
360-293-7431

LAND SURVEYOR
DALE HERRIGSTAD PLS
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221
360-299-8804

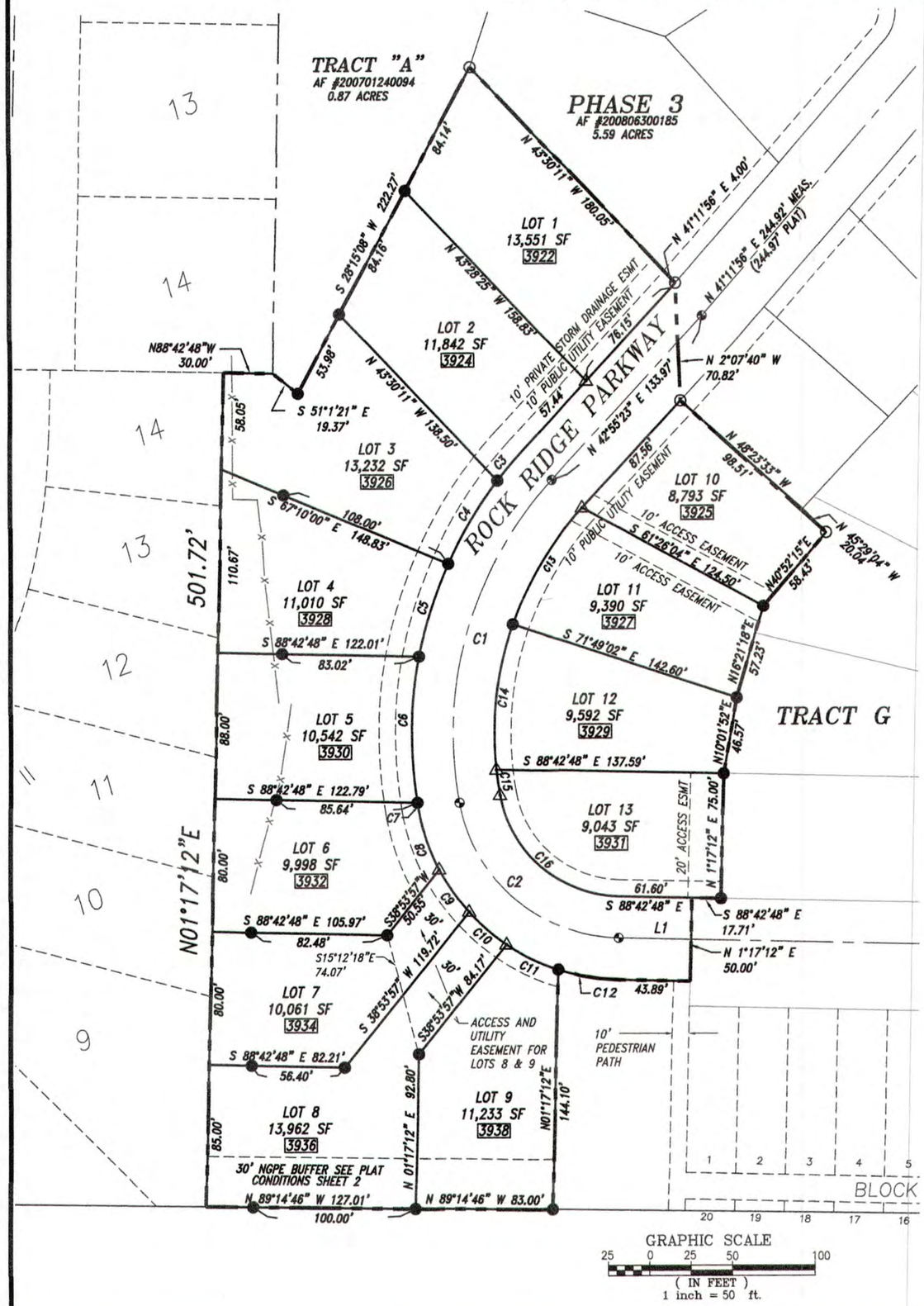
PW #03-037-DEV SHEET 3 OF 4

DWN BY: DKH	HERRIGSTAD ENGINEERING & SURVEYING	SCALE: NOTED
DATE: SEPT 2017	4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804	JOB 2015-146

PLAT OF ROCK RIDGE SOUTH PHASE 4

NW 1/4, SEC. 26, TWP 35N, RNG. 1 E, W.M.

201711060065
Skagit County Auditor $174.00
11/6/2017 Page 4 of 4 10:07AM



NOTES

1. SET CONCRETE MON WITH BRASS CAP IN CASE WITH COVER.
2. SET RE-BAR AND RED CAP PLS. #27817.
3. SET PK NAIL IN SIDEWALK WITH YELLOW DISK.
4. FOUND EXISTING REBAR AND CAP PLS 32169 OR AS NOTED. VISITED 3-22-2017.
5. EQUIPMENT USED: CARLSON CR2 2" TOTAL STATION.
6. ALL CONCRETE MONUMENTS WERE VISITED ON 3-22-2017.
7. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
8. SURVEY METHOD: STANDARD FIELD TRAVERSE.
9. BASIS OF BEARINGS: PLAT OF ROCK RIDGE SOUTH PHASE 1 & 2, AF 200701240094.
10. ADDRESSES SHOWN ON PLAT.
11. SEE SHEET 3, PUD AND PLAT CONDITIONS #2 FOR BUILDING SETBACK REQUIREMENTS.
12. BSBL BUILDING SETBACK LINE.

CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE
C1	225.00'	209.67'	53°23'31"
C2	100.00'	136.56'	78°14'35"
C3	250.00'	22.66'	5°11'35"
C4	250.00'	58.50'	13°24'25"
C5	250.00'	58.50'	13°24'26"
C6	250.00'	88.46'	20°16'28"
C7	250.00'	4.85'	01°06'39"
C8	125.00'	37.70'	17°16'51"
C9	125.00'	31.32'	14°21'18"
C10	125.00'	30.09'	13°47'37"
C11	125.00'	34.96'	16°01'20"
C12	125.00'	36.64'	16°47'31"
C13	200.00'	82.29'	23°34'30"
C14	200.00'	88.58'	25°22'39"
C15	200.00'	15.50'	4°26'25"
C16	75.00'	102.42'	78°14'37"

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 88°42'48" E	43.89'

DALE K. HERRIGSTAD
STATE OF WASHINGTON
27807
REGISTERED
PROFESSIONAL LAND SURVEYOR

10-9-2017

OWNER/DEVELOPER
RR Summitt NW LLC
PO BOX 319
ANACORTES, WA 98221
360-293-7431

LAND SURVEYOR
DALE HERRIGSTAD PLS
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221
360-299-8804

PW #03-037-DEV

DWN BY: DKH	**HERRIGSTAD ENGINEERING & SURVEYING**	SCALE: NOTED
DATE: SEPT 2017	4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804	JOB 2015-146

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EXHIBIT #12

SITE VISIT PHOTOS TAKEN

PHASE 5 OF ROCK RIDGE SOUTH SUBDIVISION SITE PHOTOS:

May 31, 2018

EXHIBIT #13

PHASE V, ROCK RIDGE SOUTH PLAT MAP

PLAT OF ROCK RIDGE SOUTH PHASE 5

NW 1/4, SEC. 26, TWP 35N, RNG. 1 E, W.M.

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD

_____

AUDITOR DEPUTY AUDITOR

GENERAL INFORMATION

1. Assessor's Account No.s 6046-000-999-0000, P133961.
2. Description and exception information is from the Subdivision Guarantee, Certificate No: 620034130, dated March 23, 2018.
3. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in the Subdivision Guarantee referenced under Note 2 above. Said report lists documents recorded under Auditors File Number 200203250231 (Plat of Rock Ridge West), AF #200203140025 (CC&Rs), AF #200204260193 (CC&Rs, rerecording of Af # 200203140025), AF #200202280226 (Easement over portion of Phase 1 of the Plat of Rock Ridge South), AF #200203220149 (Easement over portion of Phase 1 of the Plat of Rock Ridge South), AF #200607110101 (10' wide PSE easement superseded by Rock Ridge Plat Map), AF #200610200103 (Avigation Easement), AF #200701240094 (Plat of Rock Ridge South Phases 1 & 2 and AF #200701250133 Affidavit of minor correction), AF #200701250001 (CC&Rs), 201004210064 (Access & Utility easement to be released at the recording of this Plat Phase 4), Af #201702060113 (10' wide PSE easement superseded by the recording of this Plat), AF #201711060065 (CC&Rs), AF #201711060066 (CC&Rs) and Deed of Trust under AF #201611100086 (Skagit Bank).
4. Residential Low Density (R2).
5. Water Supply: City of Anacortes.
6. Sewer Disposal: City of Anacortes
7. Storm Sewer: City of Anacortes

LEGAL DESCRIPTION

Lot G, PLAT OF ROCK RIDGE SOUTH, PHASE 4, according to plat thereof, recorded 201711060065, records of Skagit County, Washington.

Situated in Skagit County, Washington.

NOTES

1. Subject to Declaration of Covenants, Conditions, Restrictions, (CC&R's), recorded under;

AFN _____.

SURVEYORS CERTIFICATE

I hereby certify that the Plat of Rock Ridge South Phase 5 is based upon an actual survey and subdivision performed by me or under my supervision of Section 26, Township 35 North, Range 1 East, W.M.; the plat is a true and correct representation of the land actually surveyed; that the courses and distances are shown correctly on the ground; and that I have complied with the provisions of the statutes and platting regulations and that permanent control monuments have been established at each and every controlling corner of the parcel of land being subdivided.

DALE K. HERRIGSTAD, P.L.S. _____
Certificate No. 27807

Date _____.

SKAGIT COUNTY TREASURERS CERTIFICATE

I 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 20_____.

Certified this _____ day of _____ , 20 _____.

_____
Skagit County Treasurer

CITY OF ANACORTES APPROVALS

Examined and approved this _____day of _____20_____.

_____
City Engineer

Examined and approved this _____day of _____20_____.

_____
Signature of Planning Director

State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that _____
signed this instrument, on oath stated that (he/she/) (was/are) authorized to execute the

instrument and acknowledged it as the _____ of
SKAGIT STATE BANK to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this _____ day of _____, 20_____.
Notary Public in and for the State of Washington

Name printed _____

Residing at _____

My commissions expires _____

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of interest in the land hereby short subdivided, hereby declare this plat to be the graphic representation of the short subdivision made hereby, and do hereby dedicate to the use of the public forever all streets and avenues not shown as private hereon and dedicate the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, and also the right to make all necessary slopes for cuts and fills upon the lots shown thereon in the original reasonable grading of said streets, and avenues, and further dedicate to the use of the public all the easements and tracts shown on this plat for all public purposes as indicated thereon, including but not limited to parks, open space, utilities and drainage unless such easements or tracts are specifically identified on this plat as being dedicated or conveyed to a person or entity other than the public in which case we do hereby dedicate such streets, easements, or tracts to the person or entity identified and for the purpose stated.

Further the undersigned owners of the land hereby subdivided waive for themselves, their heirs and assigns and any person or entity deriving title for the undersigned, any and all claims for damages against the City of Anacortes, its successors and assigns to which may be occasioned by the establishment, construction, or maintenance of roads and/or drainage systems within this subdivision other than claims resulting from inadequate maintenance by the City of Anacortes.

Further the undersigned owners of the land hereby subdivided agree for themselves, their heirs and assigned to indemnify and hold the City of Anacortes, its successors and assigns, harmless from any damage, including any costs of defense, claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or subsurface water flows within this subdivision or by establishment, construction or maintenance of the roads within this subdivision.

This subdivision, dedication, waiver of claims and agreement to hold harmless is made with the free consent and in accordance with the desires of said owners.

_____
RR SUMMIT NW LLC

_____
SKAGIT STATE BANK

State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that _____
signed this instrument, on oath stated that (he/she/) (was/are) authorized to execute the

instrument and acknowledged it as the _____ of
RR SUMMIT NW LLC to be the free and
voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this _____ day of _____, 20_____.
Notary Public in and for the State of Washington

Name printed _____

Residing at _____

My commissions expires _____

OWNER/DEVELOPER
RR Summitt NW LLC
PO BOX 319
ANACORTES, WA 98221
360-293-7431

LAND SURVEYOR
DALE HERRIGSTAD PLS
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221
360-299-8804

DALE K. HERRIGSTAD
STATE OF WASHINGTON
27807
REGISTERED
PROFESSIONAL LAND SURVEYOR

PW #03-037-DEV

DWN BY: DKH	**HERRIGSTAD ENGINEERING & SURVEYING**	SCALE: NOTED
DATE: April 2018	4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804	JOB 2015-146

PLAT OF ROCK RIDGE SOUTH PHASE 5

NW 1/4, SEC. 26, TWP 35N, RNG. 1 E, W.M.

PLAT CONDITIONS

All parcels within the subdivision are subject to the "Findings of Fact and Conclusion of Law" as adopted by the Anacortes City Council on the July 19, 2004. The following Conditions were required to be identified on the face of the Plat.

(FF #7) The lots in this subdivision are subject to applicable water, sewer, and stormwater general facility and hookup fees and transportation, fire, and park impact fees. These fees are payable at levels in effect at the time of building permit issuance and may differ from those fee levels currently in effect; sewer and water latecomer charges may be payable.

THE FOLLOWING CONDITIONS ARE TO BE RECORDED WITH THE FINAL PLAT DRAWING.

(11) Fencing, as required by the Parks Director, shall be constructed on the perimeter of Tract B adjacent to Phase V, Lots 8–15 and the cul–de–sac. This fence shall continue north along the western and northern edge of the 30' NGPE wetland buffer located in Lots 8 and 9 of Phase IV. Fencing shall be non–sight obscuring. The intent of the fencing is to minimize disturbances to the wetlands and adjacent buffer. The access corridor between Lots 10 and 11 of Phase IV shall be eliminated and added to the adjacent lot(s). Prior to any adjacent site disturbance, the permanent fence line as described, together with the 30' NGPE buffer adjacent to the ACFL, shall be delineated with construction fencing. Tract B and the 30' ACFL buffer shall be left untouched with the following exceptions:
a. Hand removal of non–native or adventitious plants as approved by the Park Department.
b. Hazard trees will be identified with the concurrence of the Parks Department. Hazard trees removed or blown down shall be replanted by the Homeowners Association, subject to approval of the Parks Department, with a 3–foot minimum appropriate native stock which shall be maintained by the Homeowners Association until able to survive without care.
c. Fallen trees in the NGPE shall only be removed from the site with the approval of the Parks Department.
d. If the buffer is disturbed, a landscaping plan using appropriate native stock shall be submitted to the Forest Advisory Board for approval and once approved, shall be implemented by the Homeowners Association.
e. Trails through the NGPE shall not be permitted without the approval of the Parks Department.

(12) In keeping with the City's street grid street name system, the Building Department shall approve street names.
(13) The city of Anacortes Public Works Department and the Postmaster shall approve mailbox locations.
(14) Street lighting shall be energy efficient and provided as required by the City Engineer.
(15) A detailed, final landscaping plan shall be approved by the Planning Commission prior to construction beginning on each and every phase, together with an overall conceptual Landscaping Plan submitted with the first phase; Lot 7 of Phase V shall have a separate, detailed, and approved Landscaping Plan that minimizes Impacts to the hillside.
(16) The developer shall purchase and install all street signs.
(17) The project shall comply with the City of Anacortes design construction standards as required by the Director of Public Works for water, sewer, street access, and storm drainage.
(18) A minimum of two off–street parking spaces shall be provided for each dwelling unit, as required by City Ordinances. Required off–street parking location shall not interrupt or block in any way the required cul–de–sac diameter or sidewalks.
(19) The Developer will construct the downstream sewer capacity as required by the City Public Works Director.
(20) A potable water system with necessary pump stations(s), pressure reducing stations, and storage will be designed to meet City of Anacortes, DOH, AWWA, NEC, and other applicable requirements to provide a minimum of 40 psi to each home building pad and necessary fireflows.
(21) All infrastructure improvements for each phase shall be constructed and approved prior to the issuance of building permits for that phase.
(22) A pedestrian pathway shall be established generally as shown on the revised site plan dated May 12, 2004.
(23) The existing detention pond, when converted to ta wetpond facility, shall:
a. Have a gravity drain system to the new pond bottom.
b. Be vegetated on the perimeter and interior for sight screening, low maintenance (i.e., no grasses requiring mowing), habitat value and access management.
c. Shall have safety benches or other safety features.

(24) A secondary access (through driveway easements as needed) shall provide a vehicle outlet to W. 12th St.

(25) Each phase, as constructed and recorded, shall have all necessary improvements (roads, utilities, fire protection, etc.) in place and accepted prior to that phase recording.
(26) A heavy maintenance truck access road (15 foot width) shall be provided to all utility structures not located in the right–of–way.
(27) Pedestrian access tracts shall be public, surfaced, and fenced (per Parks Director approved design) prior to that phase recording.
(28) Tract A shall be privately maintained by a Homeowners Association.
(29) The 4 acres of wetland habitat adjacent to the ACFL (Tract B) shall be subject to a conservation easement administered by an established locally based land trust.
(30) Tracts A and C shall be dedicated as open space and managed by the Homeowners Association.
(31) The City right–of–way east of Lot 8, Phase III, shall be retained by the City.
(32) Maximum slope in any direction in cul–de–sacs shall be 6%.
(33) Legal and practical access by public road shall be provided to the Kilkenny property.
(34) Condition No. 2 of the Declaration of Access Easement from the applicant to the Bowmans under Auditor's File # 200203220149 shall be deleted in its entirety; the legal access to the Bowman property from Antone Way extends to ingress, egress, and utilities but many not actually provide any practical use (depending on final engineering grades).
(35) The expansion of the West 8th detention pond shall be done in such a way that: the ponded area remain a "wet pond" (with the capability of periodic maintenance/draining); 8 inches of topsoil be placed on the newly disturbed soil and around the entire pond; and, submit a wetland landscaping plan for approval by the Planning director.
(36) Blasting can only occur weekdays between 8:00 a.m. to 6 p.m.
(37) Geo–technical engineering reports shall be provided for all lots where any structure may be located on or within 15' of a slope of 40% grade or steeper.
(38) An avigation easement in a form acceptable to the Planning Director shall be placed on each Phase prior to its recording.
(39) No clearing shall occur on the site prior to a detailed, phased clearing plan being approved by the Planning Commission.
(40) No construction shall begin without a 10–year water quality management plan and implementation program being approved by the City Council. This plan and program shall be undertaken by an independent consultant retained by the City and paid by the applicant. It shall detail the current water quality in the Cranberry Lake Watershed and then describe a process for periodic monitoring and review by the City Council and specific remedial actions that will be taken if any significant water quality degradation is documented to have occurred as a result of the Rock Ridge South plat; public comment will be solicited on all phases of the water quality program.
(41) Only organic, as opposed to chemical agents, may be used to combat weeks, underbrush, and the like.
(42) A five–year maintenance bond shall be established after completion of the final phase of the project; this maintenance bond is to assure that any remedial water–quality actions that need to be taken are taken.

UTILITY and ACCESS EASEMENTS

1. An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND ENERGY INC.(A.F. NO. 201702060113), FRONTIER COMMUNICATIONS TELEPHONE COMPANY, CASCADE NATURAL GAS COMPANY, AND COMCAST CABLE TELEVISION COMPANY and their respective successors and assigns under and upon the front ten (10) feet, or as shown on the plat, of front boundary lines all lots, tracts and spaces within the plot lying parallel with and adjoining all public street(s), as shown on the plat, in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits. cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

2. Tract "I" and "J" is owned by the Rock Ridge South Homeowners Associaiton for a future trail and to be left in its natural condition.

3. A 20' Private access and utility easement is hereby conveyed to over and upon lots 1, 2, 4 and 5 as shown on the face of the plat for the benefit on lots 1, 2, 4 and 5. The maintenance of the common driveway will be shared equally between the lots for which it serves.

4. A 25' Private access and utility easement is hereby reserved over and upon lot 6 for the benifit of lot 7 as shown on the face of the plat. The maintenance of the common driveway will be shared equally between lots 6 and 7.

5. A 10' Private utility easement over and upon lots 8 through 11 as shown on the face of the plat is for the benefit of lots 8 through 11 with the maintenance the responsibility of the lots for which is serves.

OWNER/DEVELOPER
RR Summitt NW LLC
PO BOX 319
ANACORTES, WA 98221
360–293–7431

LAND SURVEYOR
DALE HERRIGSTAD PLS
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221
360–299–8804

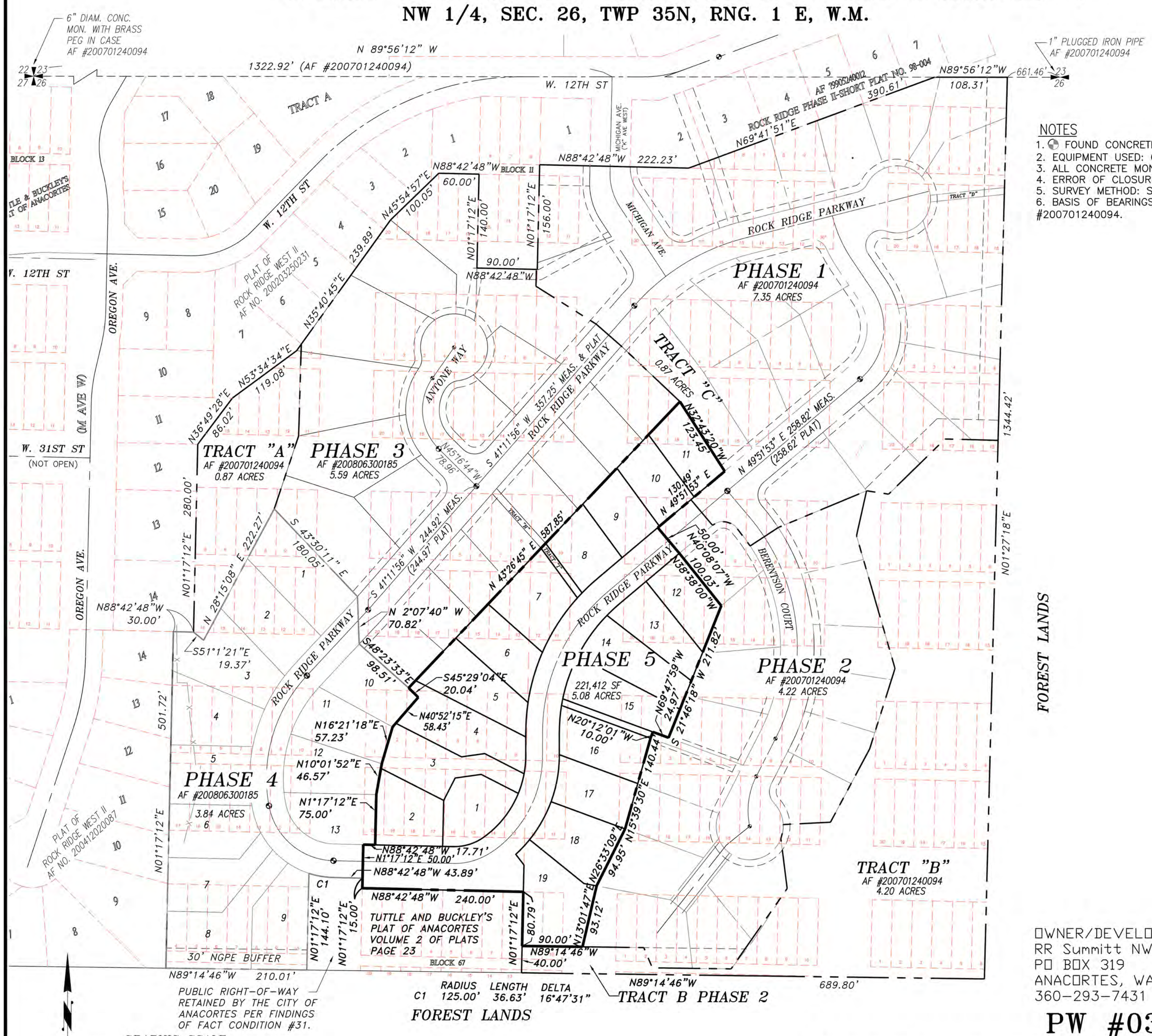
DALE K. HERRIGSTAD
STATE OF WASHINGTON
27807
REGISTERED
PROFESSIONAL LAND SURVEYOR

PW #03–037–DEV

DWN BY: DKH	**HERRIGSTAD ENGINEERING & SURVEYING**	SCALE: NOTED
DATE: APRIL 2018	4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299–8804	JOB 2015–146

PLAT OF ROCK RIDGE SOUTH PHASE 5

NW 1/4, SEC. 26, TWP 35N, RNG. 1 E, W.M.



NOTES

1. FOUND CONCRETE MON WITH BRASS CAP IN CASE WITH COVER.
2. EQUIPMENT USED: CARLSON CR2 2" TOTAL STATION.
3. ALL CONCRETE MONUMENTS WERE VISITED ON 3-22-2017.
4. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
5. SURVEY METHOD: STANDARD FIELD TRAVERSE.
6. BASIS OF BEARINGS: PLAT OF ROCK RIDGE SOUTH PHASE 1 & 2 AF #200701240094.

DALE K. HERRIGSTAD
STATE OF WASHINGTON
27807
REGISTERED
PROFESSIONAL LAND SURVEYOR

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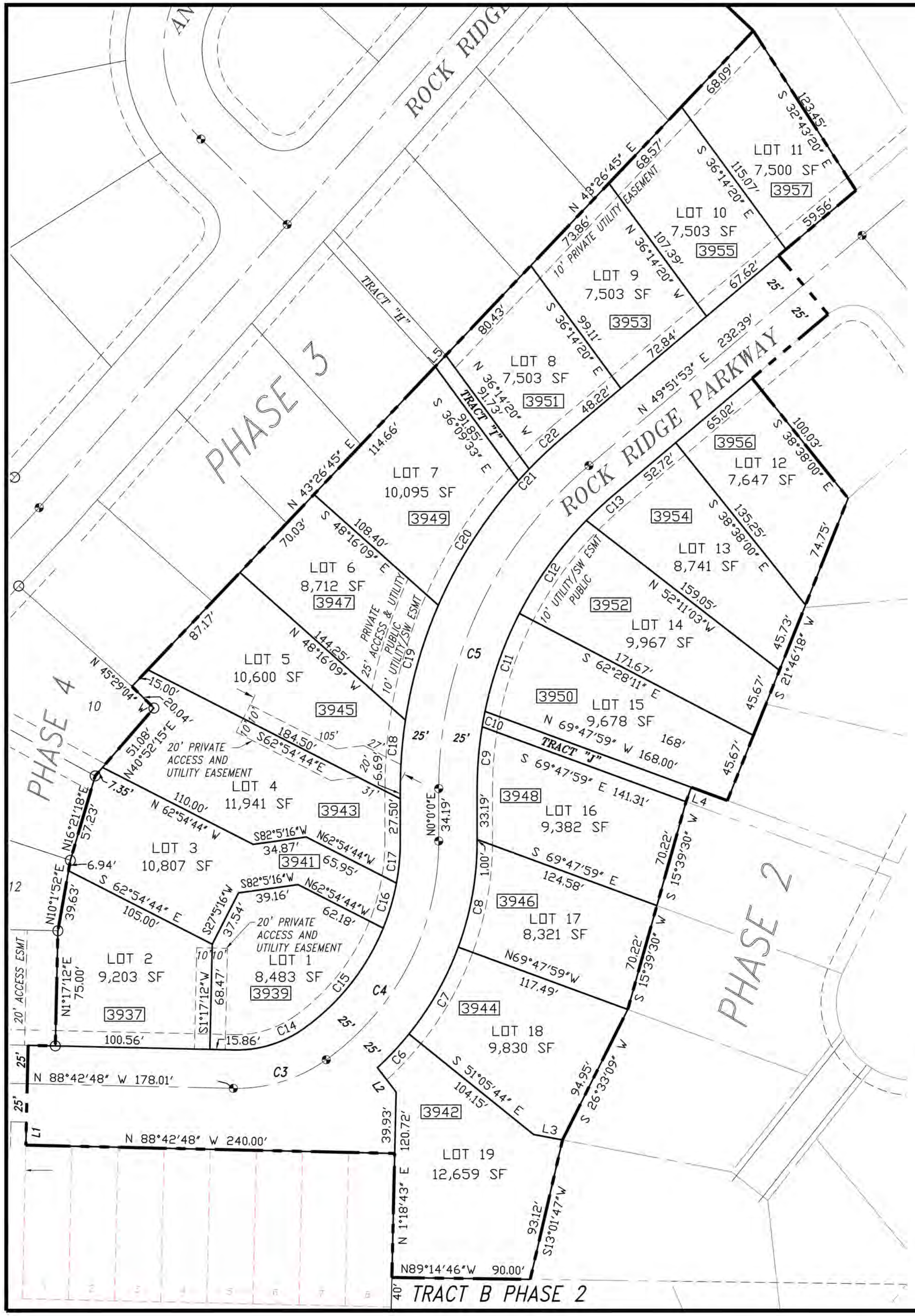
PW #03-037-DEV

SHEET 3 OF 4

DWN BY: DKH	HERRIGSTAD ENGINEERING & SURVEYING	SCALE: NOTED
DATE: APRIL 2018	4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804	JOB 2015-146

PLAT OF ROCK RIDGE SOUTH PHASE 5

NW 1/4, SEC. 26, TWP 35N, RNG. 1 E, W.M.



NOTES

1. SET CONCRETE MON WITH BRASS CAP IN CASE WITH COVER.
2. SET RE-BAR AND RED CAP PLS. #27817.
3. SET PK NAIL IN SIDEWALK WITH YELLOW DISK.
4. FOUND EXISTING REBAR AND CAP PLS 32169 OR AS NOTED. VISITED 3-22-2017.
5. EQUIPMENT USED: CARLSON CR2 2" TOTAL STATION.
6. ALL CONCRETE MONUMENTS WERE VISITED ON 3-22-2017.
7. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
8. SURVEY METHOD: STANDARD FIELD TRAVERSE.
9. BASIS OF BEARINGS: PLAT OF ROCK RIDGE SOUTH PHASE 1 & 2, AF 200701240094.
10. ADDRESSES SHOWN ON PLAT.
11. SEE SHEET 3, PUD AND PLAT CONDITIONS #2 FOR BUILDING SETBACK REQUIREMENTS.
12. BSBL BUILDING SETBACK LINE.

CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE
C1	225.00'	209.67'	53°23'31"
C2	100.00'	136.56'	78°14'35"
C3	100.00'	64.35'	36°52'12"
C4	175.00'	166.21'	54°25'01"
C5	275.00'	239.33'	49°51'53"
C6	200.00'	30.03'	8°36'09"
C7	200.00'	65.29'	18°42'15"
C8	200.00'	70.51'	20°12'01"
C9	250.00'	40.38'	9°15'16"
C10	250.00'	10.15'	2°19'33"
C11	250.00'	67.77'	15°31'51"
C12	250.00'	74.87'	17°09'33"
C13	250.00'	24.41'	5°35'41"
C14	75.00'	48.26'	36°52'12"
C15	150.00'	84.35'	32°13'09"
C16	150.00'	30.59'	11°41'00"
C17	150.00'	27.53'	10°30'52"
C18	300.00'	44.76'	8°32'53"
C19	300.00'	77.93'	14°53'01"
C20	300.00'	96.96	18°31'06"
C21	300.00'	10.18'	1°56'41"
C22	300.00'	31.26'	5°58'12"

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 1°17'12" W	15.00'
L2	S 37°24'24" E	20.07'
L3	S 79°18'24" E	19.17'
L4	N 20°12'01" E	10.00'
L5	N 43°26'45" W	10.03'

GRAPHIC SCALE

25 0 25 50 100

(IN FEET)
1 inch = 50 ft.

DALE K. HERRIGSTAD
STATE OF WASHINGTON
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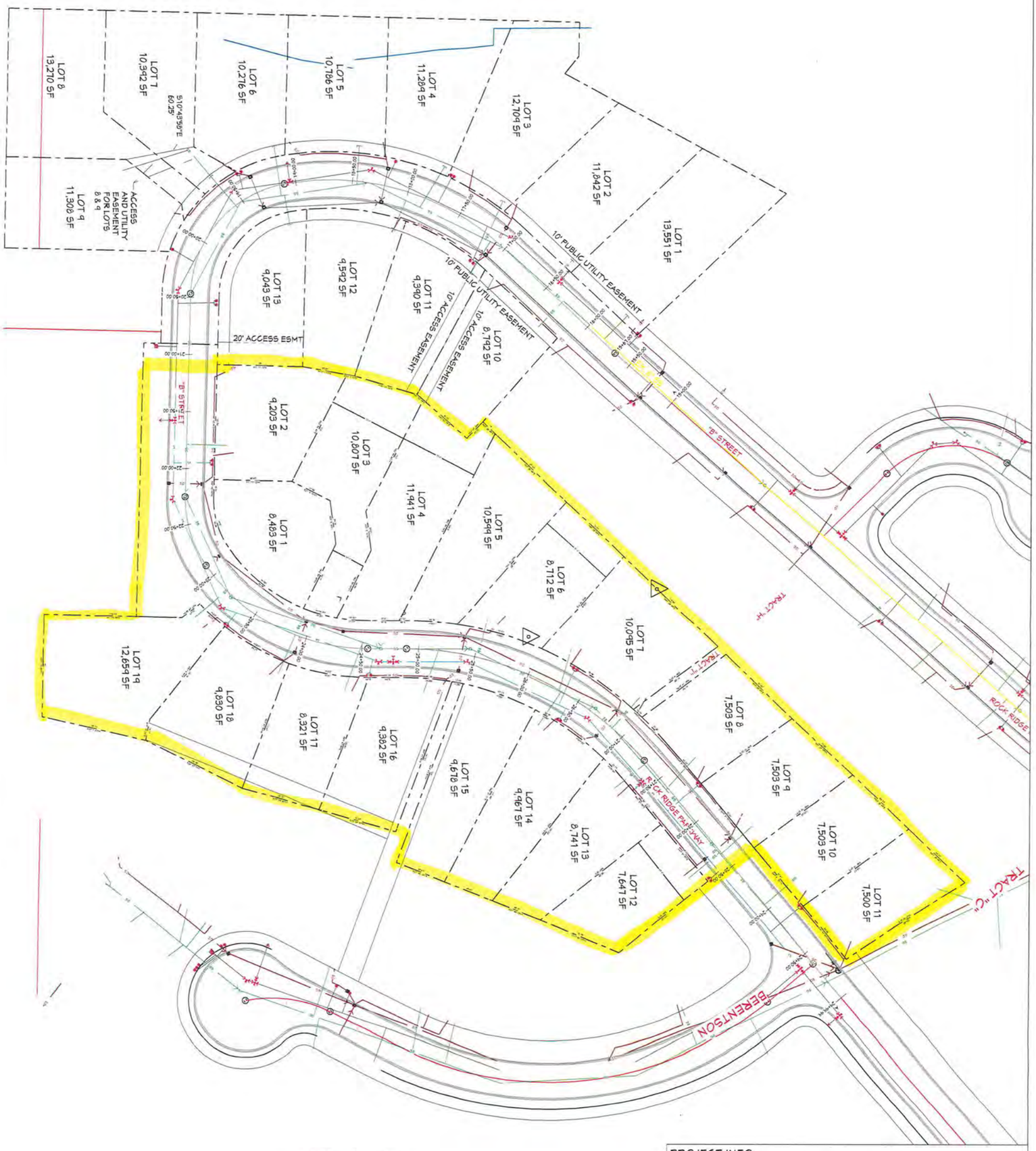
DWN BY: DKH	**HERRIGSTAD ENGINEERING & SURVEYING**	SCALE: NOTED
DATE: April 2018	4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804	JOB 2015-146



19 Lots
Phase 5

PROJECT INFO

SUMMIT AT ROCK RIDGE
PHASE 5

PAGE NAME

PROPOSED UTILITIES

BUILDER INFO:
MAILING ADDRESS:
P.O. BOX 319
ANACORTES WA 98221
PHONE:
360-293-7431
WEB:
www.strandbergconstruction.com

THE INFORMATION, PLANS, DESIGNS, NOTES AND ARRANGEMENTS SHOWN ON THE DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF STRANDBERG DESIGN. THE DESIGN, PLANS, DESIGNS, NOTES AND ARRANGEMENTS SHOWN ON THE DRAWING CONTAIN INFORMATION THAT IS CONCEPTUAL AND SUBJECT TO CHANGE. THE DESIGNER MAKES NO CLAIM FOR ACCURACY OF CONCEPTUAL INFORMATION OR DO INFORMATION SUPPLIED BY OTHERS.

N

Strandberg DESIGN

DATE	10-11-17
SCALE	1" = 40'
DRAWN BY	J. STERLING
ENGINEER BY	
CHIEF ARCHITECT XH	

FILE: S:\Strandberg Concrete\SCHOESTEN JOSEPH\Rock Ridge\Summit Rock Ridge Sheet\Summit Rock Ridge Subdivision 11-9-17.dwg PRINTED: Wednesday, October 11,

Planning Commission Agenda Bill

Meeting Date: 6/13/2018 **Agenda Item**:

Subject: Final Plat Approval, Haddon Road PUD /subdivision

Staff Contact: Kevin Cricchio, AICP, WPIT, Associate Planner

Approved for Submittal to Commission by	
X	Don Measamer, Director

Action Type	
	Public Hearing
X	Discussion
X	Possible Action
X	Public Meeting

Summary & Background:
The City of Anacortes' Planning, Community, & Economic Development Department recently received a request for final plat approval concerning the Haddon Road PUD /subdivision. Haddon Road PUD is a 13-lot subdivision /PUD located on 5.279 gross acres (includes ½ the abutting right-of-way).

The subject property is generally located east of Whistle Lake Road and north of the eastern terminus of Haddon Road in, Anacortes, Washington. The subject parcel (P33048) lies in a portion of Section 30; Township 35 North; Range 02 East; Willamette Meridian. Preliminary approval was given by City Council for the 13-lot Haddon Road PUD /subdivision on September 12, 2016.

Both the Planning and Public Works Departments have reviewed the application material submitted for final plat and have verified that all conditions of preliminary plat approval have been met &/or will be bonded shortly. Additionally, both the Planning & Public Works Departments have performed several inspections in recent days /months and have verified that all required improvements are now in &/or will be in shortly before the city authorizes recording of the final plat.

According to Anacortes Municipal Code 16.16.020(B)(4), the Planning Commission reviews final plats as to whether or not substantial compliance with all terms and conditions of preliminary plat approval have been met and makes a recommendation of approval or disapproval to City Council. Accordingly, the Planning Commission will conduct a public meeting at **6:00 PM on June 13, 2018**, in order to make a recommendation of approval or disapproval to City Council concerning the final plat request of the Haddon Road PUD/ subdivision.

Recommended Motion:

I move that the Planning Commission make a motion to recommend approval to the City Council concerning a request for final plat approval for the Haddon Road PUD /subdivision.

Attachments:

Exhibit #01, City Council's Signed Findings of Fact Conclusions of Law, & Decision [Preliminary Approval] (Click Here)

Exhibit #02, GIS Map & Assessors Info (Click Here)

Exhibit #03, Master Permit Application; Narrative; Applicant's Explanation of Conformance with Findings of Fact; Covenants, Conditions, and Restrictions (CC&Rs); Forest Practice Permit (Click Here)

Exhibit #04, Native Growth Protection Area (NGPA), Tree Assessment (Click Here)

Exhibit #05, Post Planting of Native Growth Protection Area (NGPA), Tree Assessment (Click Here)

Exhibit #06, Landscape Plan (Click Here)

Exhibit #07, Public Works Department Recommendation & Deficiency List (Click Here)

Exhibit #08, Other Comments from Departments/ Agencies of Jurisdiction (Click Here)

Exhibit #09, Site Visit Photos Taken 6-1-18 (Click Here)

Exhibit #10, Preliminary Plat /PUD Map (Click Here)

Exhibit #11 As-Built Drawings (Click Here)

Exhibit #12, Final Plat /PUD Map (Click Here)

Exhibit #13, Applicant's Response to Public Works Department Comments (Click Here)

EXHIBIT #01:

CITY COUNCIL'S SIGNED FINDINGS OF FACT, CONCLUSIONS OF LAW, & DECISION (PRELIMINARY APPROVAL)

CITY COUNCIL'S
FINDINGS OF FACT, CONCLUSIONS OF LAW, & DECISION:

Closed-Record Public Hearing Date:	August 29, 2016 @ 6:00 PM (Continued to), August 22, 2016 @ 6:00 PM (Continued to), August 15, 2016, @ 6:00 PM with a 4:00 PM Site Visit
Open-Record Public Hearing Date:	July 13, 2016, @ 6:00 PM (Continued to), June 22, 2016 @ 6:00 PM (Continued to), & June 8, 2016, @ 6:00 PM with a 4:00 PM Site Visit
Project Name:	Haddon Road Plat & PUD
File Number:	PUD-2016-1001
Applicant & Landowner:	Tom Allen Allen Family Investments, LLC P.O. Box 817 Anacortes, WA 98221
Project Engineer:	John Ravnik, PE Ravnik & Associates 1633 Lindamood Avenue Burlington, WA 98233
Project Surveyor:	Robert Parrish, PLS Parrish Land Surveying P.O. Box 314 Lopez Island, WA 98261

Project Geotechnical Engineer: Material Testing & Consulting (MTC)
777 Chrysler Drive, Suite A
Burlington, WA 98233

Project Biologist: Graham-Bunting Associates
3643 Legg Road
Bow, WA 98232

Project Archaeologist: Drayton Archaeology
PO Box 5424
Bellingham, WA 98227

Traffic Consultants: Gibson Traffic Consultants
2802 Wetmore Avenue, Suite 220
Everett, WA 98201

Third Party Review:

Geotechnical Engineer:
GeoEngineers
600 Dupont Street
Bellingham, WA 98225

Sanitary Sewer Capacity:
Semrau Engineering & Surveying, PLLC
2118 Riverside Drive, Suite 208
Mount Vernon, WA 98273

A. FINDINGS OF FACT:

Subject Proposal:

The applicant applied for a Preliminary Plat, Planned Unit Development (PUD), and SEPA environmental review to create thirteen (13) lots on the subject property which is Zoned R1. Additionally, several code modification(s) were requested as part of the Preliminary Plat & PUD.

Drainage Proposed:

The applicant submitted a drainage plan in which stormwater generated from Lots 1-4 roofs and impervious surface will be directed to infiltration trenches. Lots 5-13 stormwater will be conveyed to an extended existing public stormwater system located along the northern property line. Three (3) private driveways are proposed to serve each area of 13 lots proposed. Paralleling the three (3) driveways would be grassed drainage swales that would receive runoff from the three (3) private

driveways. The drainage swales would hold runoff during heavy rainfall events and permit infiltration into the permeable subsoils below.

Proposed Code Modifications, City Council Findings, & Equivalency:

Through the Planned Unit Development (PUD) process, the applicant requested the following modifications to Anacortes Municipal Code (AMC) standards:

1. The first proposed modification to code proposed by the applicant concerns the proposed flag lots (Lots 2, 3, 6, & 7). According to AMC 17.06.490(E), a flag lot is defined as "a parcel of land, the body of which is separated from a public street by one or more lots, connected to a public street by a narrow portion (flag) of the parcel with a width not less than the required street frontage." Per AMC 16.20.040(C), "Each lot shall abut a public or private road. Lot frontage on said roads shall not be less than thirty feet." Therefore, the first proposed modification to code requested by the applicant concerns the width of the flag portion being less than the required street frontage as required according to AMC 17.06.490.

   CITY COUNCIL FINDING:

   There is a conflict in the Anacortes Municipal Code regarding the required lot frontage on a public or private road when you subdivide. City Council considered whether 30 feet of frontage as required by AMC 16.20.040(C) or20 feet of frontage required per AMC 17.36.110 is the controlling requirement. Council determined that, in the case of conflicting AMC provisions, the most restrictive section should apply. Council decided that the section of the subdivision code requiring 30 feet of frontage is the more restrictive and therefore is required for this project.

   Furthermore, City Council deliberated on whether the proposed triangles meet the 30 feet of frontage required per AMC 16.20.040(C). Council reaffirmed the requirement in Section 17.06.490(E) AMC that the required frontage be continuous from the street to the main body of the lot. In this case, the proposed triangles do not achieve the 30 feet of frontage because the width of the lot between the street and the main body of the lot is not continuously 30 feet.

   Having determined that the requested project does not meet the required 30 feet of lot frontage, Council next considered whether the requested code modification should be granted. Council applied the requirement in Section 16.40.010 AMC that, to receive permission for a code modification requested under the PUD rules, the applicant must demonstrate that the project achieves equivalency through alternate means related to the requested modification. Here the applicant requested that they be able to provide less than 30 feet of frontage for some of the lots. Through their discussion, Council discussed the fact that lot frontage was intended to provide a neighborhood feel to a subdivision. Council determined that equivalency requirement for the requested code

modification is met if a condition (described below) is added to the project establishing a 20 foot wide native growth protection easement along the western and northern property lines to provide a buffer between neighboring property owners.

2. The second requested code modification also concerns the proposed flag lots. According to AMC 17.38.110 and 17.36.110, in both the R1 and R2 Zoning Districts, "Twenty feet of frontage or an easement to twenty feet of street frontage is required on an improved public street with a continuous access route not less than twenty feet wide from the street to the primary portion of the lot. If a private street is proposed, or the twenty (20) feet minimum access to the street frontage is by means of an easement, a conditional use permit is required." The applicant proposes accessing flag lots (Lots 2, 3, 6, & 7) by using a private access & utility easement that varies from twenty (20) to twenty-four (24) feet in width. Four (4) lots per drive (lots 1-4 & lots 5-8) will use each of the two private access and utility easements (**See Exhibit 19**). Paralleling twelve (12) foot wide "flags" have overlying twenty (20) and twenty-four (24) foot wide easements for access and utilities. A twenty (20) foot wide asphalt driveway is proposed within each of the private access and utility easements providing ingress and egress. The paralleling flag lots and overlapping easement(s) provide the driveway required by the Fire Department. The second modification to code proposed by the applicant is to the minimum required twenty (20) feet to an improved public street with a continuous access route less than twenty (20) feet wide and that a Conditional Use Permit not be required. The applicant requests that the required Conditional Use Permit not be required as both a Conditional Use Permit and Planned Unit Development (PUD) are similar public processes that involve solicitation of public and agency/ department comment, a comment period, and the allowance for conditions of approval. This second proposed modification to code only concerns Lots 2, 3, 6, & 7 (flag lots).

CITY COUNCIL FINDING:

Council adopted the 30 foot frontage requirement per Section 16.20.040 AMC for the project, which obviated the need to consider the 20 foot frontage requirement in Section 17.36.110 AMC. Therefore, Council did not consider this requested code modification further.

3. The third requested code modification is to the minimum road standard per AMC 16.32.010. According to the Public Works Department, Haddon Road is considered a residential access road. According to AMC 16.32.010, a residential access type of road which has a daily average of less than five hundred (500) trips requires a fifty (50) foot right-of-way with a thirty-two (32) foot paved roadway within it. The required roadway section consists of two (2) driving lanes with curb, gutter, and parking on both sides.

The northern portion of the Haddon Road right-of-way (ROW) lies within the City of

Anacortes while the southern portion lies within the jurisdiction of Skagit County. Haddon Road sits within a sixty (60) foot right-of-way and is sixteen (16) to twenty (20) feet in paved width.

According to Skagit County's Public Works Department, development within this area [Haddon Road] would require a twenty-four (24) foot wide paved roadway with a cul-de-sac radius of forty-seven (47) feet and diameter of ninety-four (94) feet.

To maintain the rural character to Haddon Road, the applicant has requested that the portion of Haddon Road fronting the project site be widened to only twenty-eight (28) feet instead of the required thirty-two (32) feet per AMC 16.32.010. The Public Works Department supports this reduction to the roadway fronting the project site.

West of the project site, Haddon Road would taper to twenty-four (24) feet in width as requested by Skagit County's Public Works Department.

At the eastern terminus to Haddon Road adjacent to the project site, the applicant has requested that a ninety (90) foot diameter cul-de-sac be constructed within the existing ROW.

Both the City of Anacortes and Skagit County's Public Works Departments (**See Exhibit 7**) support both the proposed widening of Haddon Road to twenty-eight (28) feet fronting the project site, a ninety (90) foot diameter cul-de-sac, and the widening of Haddon Road west of the project site to twenty-four (24) feet in paved width.

CITY COUNCIL FINDING:

City Council deliberated on the requested code modification to the R2 road standards. The Planning Commission recommended to Council that condition of approval number 23(P)(6) be required, which requires that curb and gutter be provided adjacent to the development along the north side of Haddon Road.

City Council stated that the proposed pedestrian pathway, which when constructed will traverse west from the project site to Whistle Lake Road and terminate north at Blue Heron Circle achieves the required equivalency to the requested modification to the road standard.

4. A fourth modification to code proposed by the applicant concerns curb and gutter required by AMC 16.32.010. The applicant has requested that road improvements to Haddon Road not include curb and gutter thereby lessening impacts to the rural neighborhood.

   The City of Anacortes' Public Works Department supports this request to omit curb and gutter associated with the subject plat and PUD per AMC 16.20.060(C)(2) due to the rural character of Haddon Road and adjoining properties. This also provides a direct path for road runoff to infiltrate in adjacent roadside bio-swales which is an

approved Low Impact Development (LID) drainage management method supported by Department of Ecology.

CITY COUNCIL FINDING:

The Planning Commission recommended to city council that condition of approval number 23(P)(6) be required, which requires that curb and gutter be provided adjacent to the development along the north side of Haddon Road.

Project Location:

The subject property is located on the north side of Haddon Road east of Whistle Lake Road. Parcel #: P33048 is located in a portion of Section 30; Township 35 North; Range 02 East; Willamette Meridian.

Subject Parcel:

Parcel #: P33048

Zoning District:

Residential (R1) Zoning District

Comprehensive Plan Designation:

Residential Low Density Land Use Designation

Existing Land Use:

The subject property is heavily forested with no improvements located onsite.

Surrounding Zoning & Land Uses:

Direction:	Zoning:	Land Uses:
North:	Residential (R2)	Condominiums / Multifamily
South:	Rural Intermediate (RI) - Skagit County's jurisdiction	Single-Family Residences
East:	Residential (R1) & Commercial Marine	State Route Twenty (SR-20)
West:	Residential (R1)	Single-Family Residences

R1 Minimum Lot Size:

1. 15,000 Square Feet Required
2. 7,500 Square Feet (Modified as part of PUD per AMC 17.38.070 –R2 Standards) is required

as a condition of approval of this application

R1 Maximum Permitted Density:

1. Two (2) Dwelling Units Per Gross Acre
2. Four (4) Dwelling Units Per Gross Acres (Modified as part of PUD per AMC 17.38.070 –R2 Standards) is allowed under the PUD provisions

Site Area:

1. Net Area = 4.959 acres, (215,995 square feet)
2. Gross area = 5.279 acres which includes ½ abutting ROW (229,953 square feet)

Density Calculation:

1. The site is 5.279 Gross Acres which includes ½ the abutting right-of-way.
2. Although the subject property is Zoned R1, the applicant has applied for a Planned Unit Development (PUD). According to AMC 17.38.070, "If a planned unit development is applied for which requests a higher density in a portion of the R1 zone, the density of that portion shall not exceed four units per gross acre, and all development standards of the R2 zone shall apply, including street and utility improvements." Accordingly, the applicant has requested that the density for the project be increased from two dwelling units per gross acre to four (4) dwelling units per gross acre per AMC 17.38.070.
3. A project density of 2.46 dwelling units (DU) per gross acre is proposed (13 DU /5.279 gross acre)

Permits Required:

The following may be required in addition to the above: Final preliminary plat & PUD Approval, Civil Construction Plan approval, Building Permit Application Approval, & NPDES Permit

Existing Environmental Documents:

SEPA Environmental Checklist, Critical Area Report, Geotechnical Report, Traffic Impact Study, Tree Preservation Plan, & Cultural Resource Report

Utilities:

- Water, City of Anacortes
- Sewer, City of Anacortes
- Garbage, City of Anacortes
- Stormwater, City of Anacortes

Fire:

- City of Anacortes

Police:

- City of Anacortes

I. PRELIMINARY PLAT /PUD CHRONOLOGY & BACKGROUND:

1. On November 3, 2015, a pre-application conference was conducted with city staff concerning the subject PUD (File #: PRE-2015-0038).
2. On November 14, 2015, the applicant conducted a neighborhood meeting concerning the proposed PUD development. Neighboring landowners were mailed invitations to this meeting.
3. The City of Anacortes Department of Planning, Community, & Economic Development (PCED) received several letters from neighboring landowners in response to the neighborhood meeting notice received (**See Exhibit 3**).
4. On January 5, 2016, the applicant submitted the subject applications to the City of Anacortes for review.
5. On January 29, 2016, the subject application was deemed incomplete by PCED.
6. On February 9, 2016, revisions were submitted to PCED for review.
7. After reviewing the revisions submitted, PCED deemed the subject application complete on February 22, 2016. An open-record public hearing was scheduled for April 13, 2016 and a closed-record public hearing was scheduled for May 2, 2016.
8. On March 29, 2016, PCED received an email from the applicant requesting that the subject application be placed on hold as the project engineer had changed.
9. Accordingly, on April 5, 2016, a "Notice of Hearing Cancellation" was published in the Anacortes American Newspaper. The notice was also mailed to neighboring landowners and parties of record stating that the scheduled hearings was cancelled.
10. On April 27, 2016, the new project engineer submitted revisions to PCED for review. On May 4, 2016, PCED completed a review of the revisions submitted and deemed the application incomplete.
11. On May 5, 2016, a meeting was conducted between city staff, the applicant, and the new project engineer.
12. On May 6, 2016, the subject application was deemed complete again. Within the letter of completeness, additional revisions were requested. On May 10, 2016, the project engineer furnished PCED with the requested revisions.

II. NOTICE OF APPLICATION & HEARING:

1. After the subject application was deemed complete on February 22, 2016, a "Notice of

Application & Hearing with Optional SEPA DNS" was published in the Anacortes American Newspaper on March 02, 2016 (**See Exhibit 4**).

2. Notice was also posted on the subject property in four (4) different locations on February 24, 2016.
3. Additionally, notice was posted at city hall, the library, the local office of the USPS, and on the city's website on April 24, 2016.
4. Neighboring landowners were mailed the Notice of Application on February 26, 2016. PCED used a list of landowners for neighbor notices obtained from the applicant, the City's GIS Department, and Skagit County Assessor's Office.
5. On February 26, 2016, both agencies and departments of jurisdiction were solicited for comment and forwarded application material for review.
6. On February 26, 2016, both the "Notice of Application & Hearing with Optional SEPA DNS" and associated application material (SEPA environmental checklist, site plan, etc.) was emailed to the Department of Ecology's SEPA Register for posting.
7. The comment period ended at 5:00 PM on March 16, 2016, for the subject plat and PUD. However written comment was accepted until the close of the open-record public hearing.
8. As is stated above, on March 29, 2016, PCED received an email from the applicant requesting that the subject application be placed on hold (**See Exhibit 6**) as the project engineer had changed. Accordingly, on April 5, 2016, a "Notice of Hearing Cancellation" was published in the Anacortes American Newspaper (**See Exhibit 4**). The notice was also mailed to neighboring landowners and parties of record stating that the scheduled hearings was cancelled.
9. Once the application was deemed complete [again] on May 6, 2016, a second "Notice of Application & Hearing with Optional SEPA DNS" was published in the Anacortes American Newspaper on May 11, 2016 (**See Exhibit 4**).
10. Notice was also posted on the subject property in four (4) different locations on May 6, 2016.
11. Additionally, notice was posted at city hall, the library, the local office of the USPS, and on the city's website on May 6, 2016.
12. Parties of record plus neighboring landowners were mailed the 2nd Notice of Application on May 9, 2016. PCED used a list of landowners for neighbor notices obtained from the applicant, the City's GIS Department, and Skagit County Assessor's Office.
13. On May 11, 2016, both agencies and departments of jurisdiction were solicited again for comment and forwarded application material for review.
14. On May 10, 2016, both the 2nd "Notice of Application & Hearing with Optional SEPA DNS" and associated application material (SEPA environmental checklist, site plan, etc.)

was emailed to the Department of Ecology's SEPA Register for posting.

15. The comment period ended at 5:00 PM on March 25, 2016. However written comment was accepted until the close of the open-record public hearing.
16. The Planning Commission conducted an open-record public hearing on June 8, 2016, which was continued to June 22, 2016, and July 13, 2016. Notice of Continuance was posted on the city's website and in city hall.
17. City Council conducted a closed-record public hearing on August 15, 2016, which was continued to August 22, 2016, and August 29, 2016. Notice of Continuance was posted on the city's website and in city hall.

III. CRITICAL AREAS REVIEW:

Wetlands:

On December 11, 2015, Graham-Bunting Associates prepared an addendum to an original wetland site assessment dated November 25, 2014 (**See Exhibit 8**). According to the addendum and original site assessment, a Category III wetland is located on the eastern portion of the subject property at the base of the steep slope. The subject wetland has a 110-foot buffer width per AMC 17.70.340(1). The plans associated with the subject plat and PUD accurately depict the delineated wetland and associated buffer. No ground disturbance is proposed in either the wetland or its buffer.

Priority Habitat & Species (PHS):

Following a review of the Washington State Department of Fish and Wildlife's website no known Priority Habitat or Species were located on or within close proximity to the subject property. Both the Washington State Department of Fish and Wildlife (DFWL) and the US Fish and Wildlife Service (USFWS) was provided an opportunity to provide comment on the subject development. No comment was received.

Cultural Resources:

The Planning, Community, & Economic Development Department received comment (**See Exhibit 7**) from both the Samish Indian Nation and the Washington State Department of Archaeology and Historic Preservation (DAHP) requesting that a cultural resource survey /report be conducted as there was a high potential for the site containing archaeological resources.

On March 21, 2016, the applicant submitted a Cultural Resource Survey /Report (**See Exhibit 13**) prepared by Drayton Archaeology of Bellingham, Washington. According to the report no cultural resources are located on the subject property.

Geologically Hazardous Areas:

Geologically hazardous areas were determined to be located on a portion of the subject property. Material Testing & Consulting Inc. (MTC) located in Burlington, Washington prepared an updated

geotechnical review dated December 2, 2015, associated with the subject plat & PUD. This updated geotechnical review reaffirms their previously submitted geotechnical report dated October 2, 2014, and subsequent addendums dated 1/16/15, 3/4/15, 5/27/15, & 6/30/15 (**See Exhibit 10**).

The western portion of the site is relatively flat, although slightly undulating. The eastern portion of the site is characterized by an easterly sloping hillside. The hillside extends from the level portion of the site to the easterly edge of the lot and continues to a local low at the SR-20 Spur.

According to the geotechnical review dated December 2, 2015, all structures are recommended to maintain a thirty (30) foot building setback as measured from the top of slope. The report recommends that non-structural entities such as decks and patios are allowed within the thirty (30) foot setback provided they are outside of the fifteen (15) foot non-disturbance setback as measured from the top of slope. These buffer recommendations are included as conditions of approval below.

Additionally, a cedar split rail fence will be required to be constructed from the northern to southern property line along the fifteen (15) foot non-disturbance setback line as measured from the top of bank. Critical area signage will be required to be posted along the fence.

East of the fifteen (15) foot non-disturbance setback, a Native Growth Protection Easement (NGPE) will be required to be established protecting trees and vegetation therein. This too has been included as a condition of approval below. No land clearing activities are proposed within the NGPE.

Geologically Hazardous Area Third Party Review:

Pursuant to AMC 17.54.070(C)(3) the City retained GeoEngineers of Bellingham, Washington to assist the city's review of the applicant's submitted geotechnical report and addendums associated with the subject plat and PUD. According to GeoEngineers (**See Exhibit 11**), the geotechnical review (report and addendums) conforms to AMC Chapter 17.70 regulating Geologically Hazardous Areas.

GeoEngineer's letter (**See Exhibit #11**) states that "It appears that an infiltration trench for Haddon Road is located east of the cul-de-sac and close to the 30-foot setback near the slope. The MTC report states that no infiltration in the vicinity of the steep slope is included in the current PUD configuration, and concludes that no infiltration mounding analysis is warranted." GeoEngineers recommends that MTC is provided an opportunity to re-evaluate their conclusion considering that new stormwater infiltration facilities along Haddon Road including the trench located east of the cul-de-sac toward the slope is proposed. This recommendation by GeoEngineers that the project geotechnical engineer reevaluate potential impacts on the slope is a condition of approval as listed below.

IV. TREE ASSESSMENT & PRESERVATION PLAN:

The applicant submitted a Tree Assessment & Preservation Plan and addendum thereto prepared

by Urban Forestry Services Inc., of Mount Vernon, Washington dated February 2, 2015, and December 14, 2015 respectively (**See Exhibit 9**). According to the February 2, 2015, Tree Assessment & Preservation Plan, there are 147 trees proposed for retention in the forested area on the eastern portion of the site (located in the critical area(s)) which corresponds to 815 Tree Unit Credits. According to AMC 16.50.070(A), one (1) tree unit per one thousand (1,000) square feet is required.

Therefore, since the project site is 4.96 net acres or 216,058 square feet, two hundred and sixteen (216) tree unit credits is required. Conformance with this requirement has been met as 815 tree unit credits is proposed for retention. In addition to these retained tree credits, trees will be planted on each lot at time of individual lot development.

The Planning Commission recommended to City Council Condition #7(A), which states "A landscape area along Haddon Road fronting the subject property shall be fifteen (15) feet wide with trees planted thirty (30) feet apart in such planting areas."

Additionally, City Council conditioned below that, a 20 foot native vegetated area shall be provided along the northern and western property lines and evaluated by a certified arborist to determine the health, condition, and viability of existing trees.

V. TRANSPORTATION:

On December of 2015, and February 2016, Gibson Traffic Consultants (GTC) of Everett, Washington performed a Traffic Impact Analysis and addendum thereto (**See Exhibit 14**) for the subject 13 lot PUD. According to this report and addendum, the subject development is anticipated to generate 124 new daily trips with 9 new AM peak-hour trips and 13 new PM peak-hour trips. The subject PUD is proposing to have three (3) accesses onto Haddon Road as well as street access for two (2) lots to the cul-de-sac. The subject PUD is not anticipated to cause the study intersections to degrade to an unsatisfactory level of service. No mitigation is recommended besides payment of traffic impact fees due at time of building permit application issuance.

Pedestrian Connectivity:

In order to improve pedestrian connectivity in the project vicinity, the applicant has agreed to construct an off-site pathway extending west from the proposed Planned Unit Development along the north side of Haddon Road to the intersection of Whistle Lake Road. At the intersection of Haddon Road and Whistle Lake Road, the paved pathway will continue along the east side of Whistle Lake Road north to the south side of Blue Heron Circle. The pathway will be six (6) feet in width.

Since the residence located at 304 Haddon Road immediately west of the PUD is located within close proximity to the existing street, the applicant proposes decreasing the width of the pathway /sidewalk to five (5) feet and constructing the sidewalk closer to the widened Haddon Road adjacent

to the property. A thickened asphalt edge would be constructed adjacent to 304 Haddon Road to convey runoff waters to infiltration trenches.

VI. SANITARY SEWER CAPACITY –THIRD PARTY REVIEW:

On February 26, 2016, Semrau Engineering & Surveying of Mount Vernon, Washington performed an evaluation of the capacity of sewage pump station number one (1). Semrau Engineering & Surveying concluded that the design capacity of the lift station is 181 gallons per minute, that the lift station is operating at approximately fifteen (15) percent of capacity under existing conditions, that the lift station is expected to operate at approximately twenty-seven (27) percent of capacity with full buildout, and that the pump station has sufficient capacity to accommodate the proposed PUD and future infill.

VII. SEPA ENVIRONMENTAL REVIEW:

1. According to AMC § 16.080.010, SEPA environmental review is required for the subdivision of property into five (5) or more lots, tracts, parcels, sites, or divisions, for sale or lease.
2. On March 2, 2016, a Notice of Application and Hearing with Optional SEPA DNS was published in the Anacortes American Newspaper.
3. On February 26, 2016, the Notice of Application and Hearing with Optional SEPA DNS and associated application material was emailed to the Department of Ecology for posting on to the SEPA Register.
4. As discussed above, the subject PUD was placed on hold by the applicant as the project engineer had changed. Shortly thereafter, the new project engineer submitted revisions to the City for review. Once the revisions /application was deemed complete [again], the 2nd Notice of Application & Hearing with Optional SEPA DNS was published in the Anacortes American Newspaper on May 11, 2016.
5. Additionally, on May 10, 2016, the 2nd Notice of Application and Hearing with Optional SEPA DNS and associated application material was emailed to the Department of Ecology for posting on to the SEPA Register.
6. On June 02, 2016, a SEPA Mitigated Determination of Non-Significance (MDNS) was issued using the optional DNS process pursuant to WAC § 197.11.355.
7. The issued SEPA MDNS was emailed to the Department of Ecology for posting on to the SEPA register on June 02, 2016.

VIII. COMMENTS RECEIVED:

Agency & Department Comments:

Several agencies and departments of jurisdiction commented on the subject proposal during the comment period. Agency /Department comments can be found in **Exhibit 7** hereafter.

Public Comments Received:

During the comment period, several comments were received from the public (**See Exhibit 6 & Exhibits thereafter**).

IX. APPELLANT'S ASSIGNMENTS OF ERROR:

Following the conclusion of the Planning Commission's open-record public hearing, sixteen (16) appeals were received of the Planning Commission's recommendation of approval to City Council. The appellants were: Jeaneen Brogan, Patricia Young, Patrick O'Hearn, Stittwood Property Owners Assoc., Gene Derig, Delbert Chasteen, Rebecca Bean, Vernon Lauridsen, Mary Vickers, Deborah Martin, Ross Barnes, Donald & Joyce Paradine, Carol O'Hearn, Catherine Brown, Gary Van Luven, & Allen Rhoades (**See Exhibit #66**). Below is a table that summarizes appellant's assignments of error and City Council's Findings of Fact.

APPELLANT'S ASSIGNMENTS OF ERROR		CITY COUNCIL FINDINGS:
1.	Zoning District Density	City Council deliberated on the alleged assignment of error that the density of the project does not meet city code. Council stated that the R2 Zoning District's density is permitted in the R1 Zone via a Planned Unit Development as it is clearly allowed in Section 17.38.070 AMC. City Council also stated that "the density of that portion" as is listed in AMC 17.38.110 refers to the fact that the subject property lies in a portion of the R1 Zone, not that R2 standards only apply to a portion of the lot.
2.	Code Modification Process	Modifications are available to any type of subdivision per AMC Chapter 16.24. However, since a PUD is proposed, applicants must follow the PUD process per AMC Chapter 16.40, not Chapter 16.24. Modifications are appropriate and consistent with Planned Unit Developments. Both state law and the Anacortes Municipal Code provide for an integrated and consolidated review process, which considers all project permits requested by an applicant for all or part of a project action. Further, state law prohibits the City from requiring more than one open record hearing on a project. Therefore, appellant's arguments are without merit.
3.	Open-Space Requirement	City Council deliberated on common open-space required in PUDs. Common open-space per AMC 16.40.102(B) must be land which is accessible and available to all occupants of dwelling units for whose use the space is intended. Achieving open-space thru use of yards does not meet this

APPELLANT'S ASSIGNMENTS OF ERROR		CITY COUNCIL FINDINGS:
		requirement. The open space requirement shall be equivalent to 16.20.100. Condition of approval #20 properly addresses the required open-space for a PUD as 1/10 or more of the combined lots is dedicated as open-space. Although open-space cannot include land that totally unsuitable for building because of topographic features per AMC 16.40.102, portions of the bluff on the subject property are suitable for development outside of critical areas and associated buffers.
4.	Geologically Hazardous Area	City Council deliberated on several concerns expressed by appellant's concerning the proximity of the geologically hazardous area and reduced buffers. The applicant has a fifteen foot buffer from the top of slope where a split rail fence will be constructed with an additional fifteen foot buffer westward where no development is proposed. According to AMC 17.70.260(A)(1)(b), the buffer may be reduced per, to "a minimum of ten feet when a qualified professional demonstrates to the planning director's satisfaction that the reduction will adequately protect the proposed development, adjacent developments, and uses and the subject critical area." City Council defer to the professional geotechnical engineer regarding this buffer reduction and site suitability for development.
5.	Stormwater Concerns	There is a manhole downstream that has some ongoing issues needing resolution. The manhole cover keeps blowing off during major rain events. City Council deliberated on the matter and stated that this is a pre-existing condition. The Planning Commission recommended condition #13 requiring the applicant to model downstream stormwater system to determine deficiencies and correct deficiencies as need to accommodate the proposed storm drain flows.
6.	Flag Lots	There is a conflict in the Anacortes Municipal Code required the required lot frontage on a public or private road. City Council deliberated on whether 30 feet of frontage as is required by AMC 16.20.040(C) trumps the 20 feet of frontage required per AMC 17.36.110. Council stated that the thirty feet of frontage in the subdivision code is more restrictive than the twenty feet of frontage requirement and that conflicts in the code are

APPELLANT'S ASSIGNMENTS OF ERROR		CITY COUNCIL FINDINGS:
		decided in favor of the most restrictive section. Furthermore, City Council deliberated on whether the proposed triangles meet the 30 feet of frontage required per AMC 16.20.040(C). Council stated that the proposed triangles do not achieve the 30 feet of required frontage based on a reasonable interpretation of frontage and that it does not meet the definition of a flag lot per AMC 17.06.490(E) in that the required 30 feet of frontage is not continuous from the street to the main body of the lot. When interpreting conflicting code, the more restrictive code prevails. Therefore, 30 feet of frontage is required on a public or private road per AMC 16.20.040. This frontage requirement trumps the 20 feet of frontage required per AMC 17.36.110. Since City Council ruled on the code conflict and stated that 30 feet of frontage is required trumping the 20 foot frontage requirement. If you provide 30 feet of frontage, the 20 foot minimum frontage and required Conditional Use Permit become a moot point.
7.	Tree Preservation	According to the applicant's Tree Assessment & Preservation Plan, the applicant proposes to retain 147 trees are in the forested area on the eastern portion of the site (located in the critical area(s)) which corresponds to 815 Tree Unit Credits. According to AMC 16.50.070(A), one (1) tree unit per one thousand (1,000) square feet is required. Therefore, since the project site is 4.96 net acres or 216,058 square feet, two hundred and sixteen (216) tree unit credits is required. Conformance with this requirement has been met as 815 tree unit credits is proposed for retention. As conditioned below, a Native Growth Protection Easement (NGPE) shall be established east of the fifteen (15) foot non-disturbance setback as measured from the top of slope. Vegetation or tree removal, topping or trimming, is prohibited unless first approved by the city. Additionally, a twenty (20) foot wide native vegetated buffer shall be established along the western and northern property lines of the proposed development –evaluated by a certified arborist to determine the health, condition of trees, and viability.

X. CITY OF ANACORTES' 2012 COMPREHENSIVE PLAN:

The following goals from the City of Anacortes' Comprehensive Plan appear to be applicable to the subject Plat /PUD proposed:

General City Goal 3:

Promote compatible land uses and improve visual appearance in each and every zoning district.

CITY COUNCIL FINDING:

Single-family residences surround the project site to the south, and west of the subject property. To the north, multifamily /condominiums abut the project site.

Transportation Goal 7:

Require adequate off-street parking in all zones.

CITY COUNCIL FINDING:

AMC Chapter 17.46 requires two (2) off-street parking spaces per single-family residence. Each residence's garage will meet the underlying zoning district's setback requirements. Therefore, adequate space will exist for the parking of two (2) vehicles in front of the garage as well as in the garage. This requirement will be reviewed at time of building permit application submittal.

Housing Goal 1:

Attempt to achieve a balanced distribution of housing to meet the needs of all citizens.

CITY COUNCIL FINDING:

The subject proposal would result in thirteen (13) lots being created via a plat /PUD for the construction of single-family residences on each lot.

Housing Goal 2:

Maintain and allow for open-space corridors in Anacortes.

CITY COUNCIL FINDING:

As stated above, the applicant proposes 68.7% of the gross site area to be landscaped and /or remain in open space.

Housing Goal 3:

Single-family, detached residential units shall be the major residential form in the community.

CITY COUNCIL FINDING:

Single-family residences are proposed on each of the thirteen (13) lots created by the subject preliminary plat and PUD.

Housing Goal 6:

Provide for flexibility in subdivision development.

CITY COUNCIL FINDING:

A Planned Unit Development (PUD) permits flexibility to zoning and subdivisions standards / code. Accordingly, the applicant is requesting several modification to existing standards listed above.

The subject proposal is consistent with the goals of the City of Anacortes' Comprehensive Plan identified above.

XI. ZONING ORDINANCE/ ANACORTES MUNICIPAL CODE:

1. The City's Zoning Map establishes zoning district boundaries and the City Zoning Ordinance establishes (1) the permitted use of land in the various zones, and (2) development standards.
2. The applicant has requested concurrent review of the subject preliminary plat and PUD as allowed per AMC § 16.40.040.
3. The subject property is located in the Residential (R1) Zoning District.
4. Pursuant to AMC § 17.38.010, the purpose of the "The R1 residential district designation is for those undeveloped or partially developed areas of the city which are somewhat removed from higher intensity uses and are lacking in public utilities."
5. According to AMC § 17.38.020, "single-family dwellings" are permitted land uses within the Residential (R1) Zoning District.
6. The applicant has applied for a Planned Unit Development (PUD). According to AMC 17.38.070, "If a planned unit development is applied for which requests a higher density in a portion of the R1 zone, the density of that portion shall not exceed four units per gross acre, and all development standards of the R2 zone shall apply, including street and utility improvements." Accordingly, the applicant has requested that the allowed density for the project be increased from two dwelling units per gross acre to four (4) dwelling units per gross acre per AMC 17.38.070. The subject property is 5.279 gross acres. A project density of 2.46 dwelling units (DU) per gross acre is proposed (13 DU /5.279 gross acre). Density requested would be allowed per AMC 17.38.070.
7. Density is calculated by using gross acres which includes the entire site area and ½ of the abutting right-of-way. Anacortes Municipal Code 17.060.045 defines gross acre as "acreage plus one-half the width of abutting rights-of-way of streets and alleys." Anacortes Municipal Code does not specifically identify non-buildable area nor buildable area nor does it define net acreage.
8. As stated above, although the subject property is zoned R1, the applicant has requested to increase the density to R2 standards pursuant to AMC § 17.38.070. Accordingly, the subject proposal is subject to all development standards of the R2 zone, including street

and utility improvements. Conformance with AMC 17.36.050 regulating setbacks in the R2 Zone will be verified at time of building permit application review prior to permit issuance.

9. The minimum lot size for the R1 Zoning District is 15,000 square feet pursuant to AMC 17.38.050. However, as stated above, the applicant has requested to increase the zoning district's density to R2 standards pursuant to AMC 17.38.070 and is subject to conformance with all development standards of the R2 Zone including street and utility improvements. Therefore, the lots proposed must either meet or exceed the 7,500 square minimum lot size for the R2 Zoning District per AMC 17.36.050.

10. According to AMC 17.36.080 the maximum permitted land coverage by buildings shall not exceed thirty-five (35) percent. Conformance with this requirement will be reviewed at time of building permit application review prior to permit issuance.

11. According to AMC § 17.46.020, two (2) parking spaces are required for each residence. As conditioned below, two additional off-street parking spaces for each residence will also be required in addition to the parking capacity in each garage. Additionally, the applicant is providing a parking easement for the proposed five (5) parking spaces located on proposed lot 9. Conformance with this requirement will be reviewed at time of final plat /PUD submittal and building permit application review prior to permit issuance.

12. According to AMC 17.41.020(G), "Landscaping will be installed when developing new plats, including short plats and when building on undeveloped existing lots in conformance with the following requirements." Twenty (20) percent of the gross site area shall be landscaped for developments located in both the R1 and R2 Zoning Districts per AMC 17.41.020(G). Planting areas shall be a minimum of fifteen (15) feet wide with trees planted at an average of thirty (30) feet apart in such planting areas per AMC 17.41.020(D). The applicant submitted both a Landscape Plan and Open Space & Landscape Area Exhibit (**See Exhibit 15 & 16**). Conformance with this requirement will be reviewed at time of building permit application review prior to permit issuance.

13. According to AMC § 16.50.050, a Tree Preservation Plan is required as part of an application for a subdivision /Planned Unit Development. Accordingly, the applicant has submitted a Tree Preservation Plan (**See Exhibit 9**). According to the report, there are 147 trees proposed for retention in the forested area on the eastern portion of the site (located in the critical area(s)) which corresponds to 815 Tree Unit Credits. According to AMC 16.50.070(A), one (1) tree unit per one thousand (1,000) square feet is required. Therefore, since the project site is 4.96 net acres or 216,058 square feet, two hundred and sixteen (216) tree unit credits is required. Conformance with this requirement has been met as 815 tree unit credits is proposed for retention.

14. According to AMC § 17.04.050, creation of or changes to lot lines shall conform to the use provisions, dimensional and other standards, and procedures of this title and Title 16, Subdivisions.

15. According to AMC § 17.05.030, "Development shall be prohibited, and all applications

therefore shall be denied, if the development would cause the level of service on a concurrency facility or service to decline below adopted levels of service standards, unless the improvements or strategies to accommodate the new development are made concurrent with the development, subject to the provisions of [sub]section 17.05.070(3). For potable water, sewer/on-site sewage disposal and stormwater management, only available capacity or capacity that can be provided prior to the actual use of the facility will be used." With the proposed conditions of approval, this project however would not cause the level of service on a concurrency facility or service to decline below adopted levels of service standards.

16. The subject proposal **is** consistent with the above and all required development regulations.

XII. OTHER APPLICABLE CODE, REVIEW CRITERIA, & PROCESS:

The preliminary plat and PUD application is also subject to review for conformance with the following code sections/regulations:

1. According to AMC § 16.40.040, there are four (4) steps for approval of a PUD: A) Pre-application conference during which the city's planning coordinating committee reviews sketches and conceptual information and makes recommendations to the applicant. Particular attention shall be given to the items where the PUD concept varies from normal subdivision standards, B) Preliminary PUD development plan where a more complete conceptual plan is submitted for planning coordinating committee review and then goes through a standard planning commission and city council approval process, C) Preliminary plat review and approval process with a detailed plan incorporating the approved preliminary PUD development plan concepts and conditions, and D) Final plat meeting the submittal requirements of and following the approval process for a standard subdivision.

CITY COUNCIL FINDING:

The subject applications were reviewed by the Development Review Group (DRG) for comments, &/or conditions. Department requirements have been incorporated as conditions of approval herein. The applicant submitted the subject preliminary plat and PUD on January 05, 2016. The application was initially deemed incomplete on January 19, 2016. Following the submittal of revisions, the application was deemed complete on February 09, 2016. A Notice of Application and Hearing Using Optional SEPA DNS was noticed as is required by the AMC as is stated above. Both the preliminary plat and PUD were processed concurrently per the applicant's wishes. Accordingly, the subject application(s) require an open record public hearing before the Planning Commission followed by a closed-record public hearing before the City Council.

2. According to AMC § 16.12.020(A) & (B), "When a preliminary plat meeting the requirements has been submitted, the administrator shall establish the date and time for an open-record public hearing before the planning commission on the preliminary plat which shall not be more than sixty days from the date of the notice of complete

application and which shall coincide with a regular meeting of the planning commission. Following planning commission action, the administrator shall schedule the preliminary plat for the city council agenda for its next available meeting date in accordance with its rules and regulations."

CITY COUNCIL FINDING:

Dates and times for both an open-record and closed-record public hearings were scheduled in the "Notice of Application and Hearing Using the Optional SEPA DNS" published in the Anacortes American Newspaper on March 02, 2016. The applicant however placed the subject application on hold as the project engineer had changed. Accordingly, a Notice of Hearing Cancellation was published in the Anacortes American Newspaper on April 05, 2016. Following a review of revisions submitted, a 2nd Notice of Application and Hearing Using the Optional SEPA DNS was published in the Anacortes American Newspaper on May 11, 2016, establishing new hearing dates for both the required open-record and public hearing before the Planning Commission and City Council respectively.

3. According to RCW § 58.17.110(1), the approval or disapproval of subdivision and dedications –factors to be considered –conditions for approval –finding-release from damages: "The city, town, or county legislative body shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. It shall determine: (a) If appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school-grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) whether the public interest will be served by the subdivision and dedication."

CITY COUNCIL FINDING:

The public use and interest will be served by the proposed subdivision /PUD. With the proposed conditions of approval, appropriate provisions have been made to the public, health, safety, and general welfare for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school-grounds, and sidewalks. Pursuant to WAC 365.196.840, public facilities and services necessary to support and serve the subject development will be in place concurrent to development without decreasing service levels below locally established minimum standards.

4. According to RCW § 58.17.110(2), the approval or disapproval of subdivision and dedications –factors to be considered –conditions for approval –finding-release from damages: "A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate

provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school- grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication. Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed under RCW 82.02.050 through 82.02.090 may be required as a condition of subdivision approval. Dedications shall be clearly shown on the final plat. No dedication, provision of public improvements, or impact fees imposed under RCW 82.02.050 through 82.02.090 shall be allowed that constitutes an unconstitutional taking of private property. The legislative body shall not as a condition to the approval of any subdivision require a release from damages to be procured from other property owners."

CITY COUNCIL FINDING:

Accordingly, as provided herein, written findings have been provided that address appropriate provisions for the public health, safety, and general welfare. Furthermore, the public use and interest will be served by the subject preliminary plat & PUD, Additionally, impact fees associated with the construction of each residence will be paid for at time of building permit issuance.

5. The subject proposal **is** consistent with the above code sections /regulations.

B. CONCLUSIONS OF LAW:

1. The City Council having fully reviewed the staff report hereby adopts said staff report as properly setting forth the issues, the land use requests, consistency with the existing regulations, principles, conditions and their effect upon the request. It is therefore adopted by City Council as a conclusion as if set forth in full herein.
2. The proposed preliminary plat and planned unit development as conditioned conforms to the general purposes of the city's comprehensive plan, planning standards and specifications of the zoning ordinance, Title 16 of AMC and other ordinances applicable to the proposal. Additionally, the subject proposal makes appropriate provisions for the elements listed in AMC § 16.12.020(E).
3. The requirements of the State Environmental Policy Act have been complied with.
4. The City Council bases its Findings of Fact and Conclusions of Law on the entire record, including all testimony and exhibits. Any finding which would be deemed a Conclusion of Law and any Conclusion of Law which should be deemed a finding is

hereby adopted as such.

5. The project is consistent with the general purposes of the City's comprehensive plan, planning standards and specifications of the zoning ordinance, and other ordinances applicable to the proposal.
6. The City Council has determined that the substantial evidence standard is the appropriate standard of review for the subject appeal(s).
7. There is substantial evidence to support the Planning Commission's recommendation that the proposed plat & PUD is consistent with density restrictions for the area.
8. There is substantial evidence to support the Planning Commission's recommendation that the proposed plat & PUD is consistent with the proper calculation of tree unit credits under AMC 16.50.
9. There is substantial evidence to support the Planning Commission's recommendation that the proposed plat & PUD is consistent with all other requirements as laid out in AMC Titles 16 and 17, including but not limited to: AMC Chapter 16.12, Chapter 16.20, Chapter 16.24, Chapter 16.32, Chapter 16.40, Chapter 16.50, Chapter 17.38, and Chapter 17.36.
10. There is substantial evidence to support the conditions imposed in the Planning Commission's recommendation of approval to City Council.
11. The Planning Commission's recommendation of approval is supported by substantial evidence. The appellants have not overcome their burden in appealing the Planning Commission's recommendation of approval to City Council because the issues raised by the appellants including but not limited to density, code modification process, required open-space, geologically hazardous area concerns, stormwater concerns, flag lot questions, and tree preservation were resolved by City Council.

C. PLANNING COMMISSION'S OPEN-RECORD PUBLIC HEARING & RECOMMENDATION:

At 6:00 PM on June 8, 2016, the Planning Commission conducted an open-record public hearing following a 4:00 PM site visit of the subject property. The open-record public hearing was continued to June 22, 2016, and July 13, 2016. After public testimony, the Planning Commission deliberated on the matter. Several motions were made to both amend some conditions of approval and add conditions of approval to the subject application. The motions were seconded. Following a vote, the motions passed. Accordingly conditions of approval number 20 and 23(P)(6) were amended while conditions 25 and 26 were added. Another motion was made to approve the subject application subject to the conditions of approval recommended by staff and added by the Planning Commission. The motion was seconded. Following a vote, the motion passed. The Planning Commission unanimously (4-0) recommended approval to City Council (**See Exhibit #58**).

D. APPEAL OF PLANNING COMMISSION'S RECOMMENDATION:

Following the Planning Commission's open-record public hearing, the chairman signed the Planning Commission's Findings of Fact, Conclusions of Law, and Recommendation. This was forwarded to

the applicant and parties of record. Before the appeal period ended at 5:00 PM on July 29, 2016, the City received sixteen (16) appeals of the Planning Commission's recommendation of approval to City Council **(See Exhibit 59)**.

E. CLOSED-RECORD PUBLIC HEARING:

The City Council conducted a closed-record public hearing at 6:00 PM on August 15, 2016, to hear the appeals received, make a decision on the appeals, and make a decision on the project itself. The hearing was continued to 6:00 PM on August 22, 2016, and was continued again to 6:00 PM on August 29, 2016.

Both the appellants and the applicant were provided an opportunity to speak at the closed-record public hearing. Following testimony provided by both the appellants and applicant, the appellants were provided an opportunity for rebuttals. Following rebuttal, the closed-record public hearing was closed and City Council began deliberating on the appeals received and the project as a whole. City Council discussed appellants' concerns including but not limited to density, common open-space, geologically hazardous area critical area located onsite, stormwater, PUD process, procedural errors, neighborhood impacts, proposed code modifications, achieving equivalency, required flag lot width, required frontage on either a public or private road, and proposed tree cutting /preservation (**See Exhibit #77**).

Council Member Walters moved, seconded by Council Member Archibald, to find that 30 feet of frontage is required on a public or private road per AMC 16.20.040 as the default rule instead of twenty feet of frontage required per AMC 17.36.110. Vote: Ayes – Walters, Lovelett and Archibald. Nays – Pickett, Adams and Johnson. Mayor Gere broke the tie vote, voting aye. Motion carried, 4 to 3.

Council Member Walters moved, seconded by Council Member Lovelett, that the code requires, based on the definition of "flag lot" in Title 17 and a reasonable interpretation of "frontage", that frontage is only achieved for a flag lot by the full required width the full distance of the flag. Mr. Measamer suggested adding, "... consistent with AMC 17.06.490(E)." Vote: Ayes – Adams, Lovelett, Archibald, Johnson and Walters. Nays – Pickett. Motion carried, 5 to 1.

Council Member Walters moved, seconded by Council Member Archibald, to add a condition requiring that a 20 foot native vegetated buffer shall be provided along the west and north property line, evaluated by a certified arborist to determine health, condition and viability of trees; to restore the development right to Lot 13 such that open space would be designated east but not west of the split rail fence; and eliminate the fence requirement on the north and west sides of the project. Councilmembers discussed access to the designated open space. Planning Director, Don Measamer suggested that the 20-foot water line easement could be noted as a "water line *and public access* easement." Mr. Walters moved to amend his motion to remove the 20 foot buffer along the west property line. Motion died for lack of a second. Vote on original motion: Ayes – Lovelett, Archibald, Johnson, Walters and Pickett. Nays – Adams. Motion carried, 5 to 1.

F. DECISION:

Based on the foregoing information and analysis, the environmental documents submitted by the applicant, and the City regulatory authority to implement the policies, standards, and the regulations of the Comprehensive Plan, and the Anacortes Municipal Code (AMC), the City Council hereby **denies all appeals received and approves the subject preliminary plat, preliminary PUD, & code modification(s), subject to the conditions of approval as listed below**. Council Member Johnson moved, seconded by Council Member Archibald, to direct staff to prepare Findings of Fact and Conclusions of Law to approve the Haddon Road preliminary plat, PUD and proposed code modifications subject to conditions of approval as noted in the Planning Commission recommendation and further subject to the conditions imposed by City Council at the present meeting. Vote: Ayes – Archibald, Johnson, Walters, Pickett and Adams. Nays – Lovelett. Motion carried, 5 to 1.

1. Both on and offsite grading shall not adversely impact adjacent properties.
2. Provide a Traffic Control Plan (Current MUTCD Manual) prior to any construction taking place in the public right-of-way for approval by the City of Anacortes' Public Works Department.
3. Pursuant to RCW 58.17.140(3), a final plat and PUD meeting all of this requirements of this chapter shall be submitted to the City of Anacortes Planning Department for approval within five (5) years from the date of preliminary approval that is listed below.
4. Before final plat and PUD submittal or approval, the project land surveyor shall place the respective property corners of the subject property.
5. Prior to construction plan approval, the applicant shall be responsible for reimbursement to the City for the cost of posting, mailing and publication of the public hearing associated with the subject applications.
6. Prior to construction plan approval, the applicant shall reimburse the city for the full cost of third party review pursuant to AMC § 17.54.070(C)(3).
7. Prior to construction plan approval, a revised landscape plan shall be submitted to the City of Anacortes PCED for review and approval showing how conformance with AMC Chapter 17.41 is being met, and including but not limited to:
   A. A landscape area along Haddon Road fronting the subject property shall be fifteen (15) feet wide with trees planted thirty (30) feet apart in such planting areas.
   B. The location of the six (6) foot wide pathway /sidewalk shall also be shown on the landscape plan.
   C. Show proposed landscaping associated with the bio-swale(s) and infiltration trenches.
8. A landscape plan associated with individual lots shall also be submitted at time of building permit application submittal. Twenty (20) percent of each lot shall be landscaped using plants indigenous to Western Washington. Landscaping shall be in place and complete before

building permit certificate of occupancy will be issued. A note to this effect shall be on the face of the final plat & PUD.

9. All existing and proposed easements shall be shown on the final plat & PUD including but not limited to: utilities, parking, & private access.

10. Access and utilities shall be constructed prior to final plat approval.

11. Shared access driveways shall be installed prior to final plat & PUD submittal or approval.

12. Proposed swales and infiltration trenches shall be designed to be consistent with Department of Ecology's Low Impact Development (LID) guidelines/ standards.

13. Prior to construction plan approval, the existing downstream storm drain system shall be modeled based on current information of overflows at manhole #2981 to determine deficiencies and deficiencies corrected as needed to accommodate the proposed storm drain flows, prior to onsite flows to the system(s). A report shall be submitted to PCED for review and approval prior to construction plan approval.

14. Preliminary subdivision and Planned Unit Development approval authorizes the applicant to proceed with application for necessary permits to construct required improvements and to prepare construction drawings in accordance with the determinations made and conditions imposed.

15. The lots in this subdivision are subject to applicable water, sewer, and stormwater general facility and hookup fees and transportation, fire, and park impact fees. These fees are payable at levels in effect at the time of building permit issuance and may differ from those fee levels currently in effect; sewer and water latecomer charges may be payable. A note to this effect shall be on the face of the final plat and PUD.

16. Automatic fire sprinkler systems may be required for each residence as required by the Fire Marshall. A note to this effect shall be on the face of the final plat & PUD.

17. The project geotechnical engineer shall review the construction drawings to confirm the proposed roadway design, bio-swales, and infiltration trenches are consistent with Low Impact Development (LID) standards and that there is no adverse impact to the slope. A report shall be submitted to PCED for review and approval prior to construction plan approval.

18. Stormwater infiltration facilities shall not be located in the waterline easement beyond the east end of the cul-de-sac. Any proposed stormwater infiltration facilities located east of the cul-de-sac but outside of the waterline easement is required to be re-evaluated by both the project geotechnical engineer and civil engineer as to potential impacts to the slope. Stormwater infiltration facilities shall be designed consistent with the City of Anacortes adopted stormwater manuals.

19. Sanitary sewer and stormwater drain lines shall remain outside of the fifteen (15) foot non-disturbance setback as measured from the top of slope. A note shall be added to the face of the final plat & PUD

20. A Homeowner's Association shall be established and be responsible for the maintenance of common use elements including but not limited to the private drainage facilities, landscape areas, shared driveways, and parking located on private property. A note to this effect shall be shown on the face of the final plat and PUD. Proposed Lots 9-13 east of the split rail fence's fifteen (15) foot non-disturbance setback shall be considered as open-space under the Homeowner Association's purview.

21. Before final plat & PUD submittal or approval is given, a draft Covenants, Conditions, and Restrictions (CC&Rs) enforced by a homeowner's association shall be submitted to PCED for review. If approved by PCED, the CC&Rs shall be recorded, recording number referenced on the face of the final plat & PUD that address including but not limited to:

    A. Required regular inspection and maintenance of private infiltration system by a qualified geotechnical engineer professional; and,

    B. The location & restrictions of the Native Growth Protection Easement (NGPE) located onsite; and,

    C. The need for regular maintenance and repair of the split rail fence and shared access private driveways.

22. Development shall comply with the Mitigated Determination of Non-Significance (MDNS that was issued June 2, 2016, as follows:

    A. Erosion control, dust control, and best management practices shall be employed during construction /development activities as required by both the Building and Public Works Departments (MDNS Condition #1).

    B. Before construction activities commence, orange construction fencing and silt fencing shall be installed around the extents of clearing limits proposed. Only limited clearing by hand is permissible to install the fencing. Construction /silt fencing and clearing limits shall also be shown on the Large Parcel Stormwater & Water Quality Plan (MDNS Condition #2).

    C. All required permits shall be secured before any construction activities begin onsite (MDNS Condition #3).

    D. Before final plat and PUD submittal or approval is given, a Native Growth Protection Easement (NGPE) shall be established, recorded, shown, and referenced on the final plat and PUD that includes the wetland, the wetland's buffer, the geologically hazardous area, and the geologically hazardous area's buffer. The NGPE shall begin at the west edge of the fifteen (15) foot non-disturbance setback as measured from the top of slope and terminate at the eastern property line (MDNS Condition #4).

    E. Within the Native Growth Protection Easement, vegetation or tree removal, topping, or trimming is strictly prohibited unless approved first by the City. The individual lot owner would need to submit an ISA certified arborist's report that states a tree is dead, diseased, dying, and a hazard to an adjacent property/use along with a geological hazardous area critical area report to the City of Anacortes' Planning Department and Parks and

Recreation Department for review and approval (MDNS Condition #5).

F. Those trees designated for retention on the submitted Tree Assessment & Preservation Plan shall be protected before and during site development and construction through adherence to AMC § 16.50.100. Chain link fencing (or other sturdy construction fencing) shall be erected along the western edge of the NGPE and be at least six (6) feet outside of any adjacent trees' drip line. Before any site development [i.e., grading, clearing, etc.] or construction activities occur on the subject property the applicant shall contact the Department of Planning, Community, and Economic Development to arrange a tree fence inspection. Only limited clearing by hand in order to install the fence is allowed (MDNS Condition #6).

G. Prior to construction plan approval, the landowner /applicant shall obtain a National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharge as required by the State of Washington's Department of Ecology (MDNS Condition #7).

H. Before final plat & PUD submittal or approval is given, the top of slope shall be surveyed and shown accordingly on the face of the final plat. The final plat & PUD shall reflect that all structures are required to maintain a thirty (30) foot building setback as measured from the top of slope. Non-structural entities such as decks and patios are allowed within the thirty (30) foot setback provided they are outside of the fifteen (15) foot non-disturbance setback as measured from the top of slope. A note to this effect shall be on the face of the final plat & PUD (MDNS Condition #8).

I. Before final plat & PUD submittal or approval is given, the applicant shall install a split rail fence at the edge of the fifteen (15) foot non-disturbance setback as measured from the top of slope. Critical area signage shall be placed on the fence as approved by the Planning Department (MDNS Condition #9).

J. Prior to final plat & PUD submittal or approval, public road improvements shall be in place as required by the Public Works Department for both the City of Anacortes and Skagit County (MDNS Condition #10).

K. A legally enforceable agreement, which shall be recorded as a covenant and noted on the face of the plat and deed, and executed in a form satisfactory to the City of Anacortes' acknowledging that the site is located in a geologically hazard area; the risks associated with development of such site; and a waiver and release of any and all claims of the owner(s), their directors, employees, successors, or assigns against the City of Anacortes for any loss, damage or injury, whether direct or indirect, arising out of issuance of development permits for this proposal (MDNS Condition #11).

23. Development shall comply with the Public Works Department including but not limited to:

A. A Large Parcel Storm Water Plan and Water Quality Control Plan consistent with City requirements shall be submitted by the applicant for review and approval by the

Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site.

B. Clearing activities may require a logging permit issued by the Department of Natural Resources prior to construction activities taking place on or off-site.

C. All Public Easements shall be not less than 20-feet in width as identified in the Anacortes Municipal Code Section 16.20.090 – Easements. Any future encroachments into the easements by the adjacent properties shall be required to apply for an encroachment agreement (AMC 12.30) from the City of Anacortes Public Works Department.

D. All public utility easements shall have vehicular access, including but not limited to: 1) A 12-foot minimum width access road (STR-12) with an approved all-weather surface asphalt road, or other approved Low Impact Development Best Management Practice design, 2) Meeting the minimum structural requirements (STR-15.2) for Access Road approved by the City of Anacortes.

E. Prior to any clearing\fill\grade work beginning, construction civil plans consistent with the City of Anacortes Engineering Development Standards, including but not limited to, Clearing and Grading Plan, Erosion Control Plan, Site utility\Infrastructure improvements Plan, Roadway Improvements Plan, Signage Plan, Street Lighting Plan and other plans and\or information required by the City Planning\Building and Public Works Departments shall be submitted for review and approval.

F. Street lighting is required per AMC 16.20.060. Street lighting shall be LED and shall limit glare and\or emission of light downward to the street and front yard areas. Street lighting will be installed per PSE Schedule 53, Option "B". Lighting fixtures and design shall be approved by the Public Works Director. Shields may be necessary to reduce impacts to adjacent properties.

G. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Department and the U.S. Postal Service.

H. Sanitation, recycling and compost collection will be at street side of each parcel serviced.

I. Utilities, as identified in Anacortes Municipal Code 16.20.080 are required to be extended and to serve the development.

J. Engineering and Inspection fees in the amount of $500.00, plus 2% of the total estimated construction cost shall be due upon civil plan approval. No construction activity is allowed until the construction plans are approved, all fees have been paid and a preconstruction conference held.

K. Prior to the final plat approval, all infrastructure improvements shall be completed as required by the City of Anacortes Public Works Director and a 2-year Maintenance Bond in place. The 2-year Maintenance Bond is 10% of the actual construction cost.

L. Fire Hydrants are to be located as approved by the City of Anacortes Fire Chief. Fire flows shall be addressed in a manner acceptable to the Fire Chief and the City of Anacortes Public Works Department.

M. Prior to final plat and PUD submittal or approval, this project is required to construct waterline improvements to provide for higher water pressure to the development. This includes, but is not limited to, the following:

1. Designed to allow for future extension to the west and south of the intersection of Haddon Road and Whistle Lake Road.
2. A PRV station is required and shall be designed and installed at a location that is approved is approved by the City of Anacortes Public Works Department.
3. If the water pressure increases to or above 80 PSI, the developer shall be responsible to install all private pressure reducing valves on existing residential services.

N. Storm water conveyance both on-site and off-site shall comply with City Storm drainage requirements.

O. The developer shall provide suitable drainage facilities for any surface run-off affecting the subdivision, per Anacortes Municipal Code 16.20.070.

P. Haddon Road Improvements shall include:

1. At the east end of Haddon Road, there will be a full sized Cul-de-Sac, designed to City of Anacortes Standards.
2. Haddon Road, east from Whistle Lake Road to the project's west edge will be widened to a width of 24-feet, per Skagit County Public Works Road Standard for "Rural Local Access Roadway Section ADT Under 251 Figure B-2".
3. It may be necessary to narrow a portion of the roadway to avoid topographic constraints, such as large transmission power poles.
4. A 28-foot wide paved road across the frontage of the proposed Planned Unit Development, with a minimum 25-foot road length transition to the west, and;
5. A minimum 6-foot wide paved pedestrian path across the frontage of the proposed Planned Unit Development along the north side. Located 6-feet from the edge of the asphalt of Haddon Road, and;
6. An offset 6-foot wide paved pedestrian path from the westerly edge of the proposed Planned Unit Development to the intersection of Whistle Lake Road with the exception of providing a five (5) foot wide pathway fronting 304 Haddon Road separated four (4) feet from the edge of road widening. A thickened asphalt edge shall be constructed adjacent to 304 Haddon Road to convey runoff waters to infiltration trenches, and;

   If the pedestrian path is placed adjacent to the roadway, then an 8-foot wide pedestrian path is recommended; and

Curb and gutter shall be provided adjacent to the development on Haddon Road.

Q. Pedestrian Safety improvements along Whistle Lake Road, shall consist of the following:

1. Construct an offset 6-foot wide paved pedestrian path from the intersection of Haddon Road along the east side of Whistle Lake Road to the northerly property line extent of the City of Anacortes property where the existing water tank is located.
2. If the pedestrian path is placed adjacent to the roadway, then an 8-foot wide pedestrian path is recommended.

24. Development shall comply with Skagit County's Public Works Department including but not limited to:

A. The new shared access driveways will need to obtain commercial access permits prior to construction. Access aprons shall be constructed to County standards.

B. Electronic record drawings will be required for all the roadway improvements made to the County road and within the right-of-way.

C. The lots that do not share access will need to get an access permit from Skagit County when they submit for a building permit for the residence. This item does not need to be completed prior to plat approval and is an informational comment. A note shall be added to the face of the final plat & PUD to reflect this.

D. Haddon road will need to be widened to a 24 foot wide driving surface. A 28 foot wide hard surface will be required for the frontage of the property. The cul-de-sac will need to be improved to a 45 foot radius. A separated pedestrian path will need to be constructed per City of Anacortes requirements.

E. A right-of-way permit will be required. Construction plans for the improvements shall be prepared by a civil engineer currently licensed in the State of Washington.

F. The construction in the right-of-way will require certification by the engineer that all items have been built in concordance with the approved construction plans. See section 12 of the Skagit County Road Standards.

25. All lots must be to the R2 standards including and clarifying that no lot may be under 7,500 square feet

26. A 20 foot wide Native Growth Protection Area shall be established along the western and northern property lines of the subject parcel. Prior to final plat & PUD submittal, the applicant shall submit to PCED for review and approval an arborist report prepared by a certified arborist that evaluates tree health, condition, and viability. Those trees that need to be removed per the arborist report shall be replaced at a 1:1 ratio with similar native species indigenous to Western Washington. Within the Native Growth Protection Area, vegetation or tree removal, topping, or trimming is strictly prohibited unless approved first by the City. The individual lot owner would need to submit an ISA certified arborist's report that states a tree is dead, diseased, dying, and a hazard to an adjacent property/use along

with a geological hazardous area critical area report to the City of Anacortes' Planning Department and Parks and Recreation Department for review and approval. A note to this effect shall be shown on the face of the final plat & PUD.

INTRODUCED, PASSED, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ANACORTES on this 12th day of September 2016.

CITY OF ANACORTES, WASHINGTON

LAURIE M. GERE, MAYOR

Approved as to form and legality:

Darcy Swetnam, WSBA# 40530
City Attorney

ATTEST:

Steve D. Hoglund, City Clerk Treasurer

JUDICIAL APPEAL:

AMC § 17.08.090 - Notice of appeal of any final action taken under this title must be filed with the Superior Court and served on the city attorney for the city within twenty-one (21) days of the date on which such final action was taken. For purpose of appeals from decisions of the Anacortes City Council, the "date of final action" shall mean the date on which the city council entered its Findings of Fact, Conclusions of Law, and Decision.

EXHIBITS:

EXHIBIT NUMBER	NAME OF EXHIBIT:
Exhibit #1	Master Permit Application, Environmental Checklist, & Narrative
Exhibit #2	Assessor's Info & GIS Map
Exhibit #3	Neighborhood Meeting Letters
Exhibit #4	Notice of Application & Hearing with Optional SEPA DNS
Exhibit #5	Notice of Hearing Cancellation
Exhibit #6	Public Comments Received
Exhibit #7	Agency & Department Comments Received
Exhibit #8	Wetland Addendum & Report

EXHIBIT NUMBER	NAME OF EXHIBIT:
Exhibit #9	Tree Assessment & Preservation Plan
Exhibit #10	Geologically Hazardous Area Report
Exhibit #11	Third Party Review –MTC's Geologically Hazardous Area Report
Exhibit #12	Third Party Review –Sewer Capacity
Exhibit #13	Cultural Resource Report
Exhibit #14	Traffic Impact Analysis
Exhibit #15	Landscape Plan
Exhibit #16	Open Space & Landscape Plan Exhibit
Exhibit #17	Drainage Plan
Exhibit #18	Issued SEPA MDNS
Exhibit #19	Civil Plans & Plat/PUD Map
Exhibit #20	City Hall Meeting & Informal Neighborhood Meeting Notes /Emails
Exhibit #21	Notice of Continuance of Meeting
Exhibit #22	Brian Allen's 6-8-16 Presentation & Handout
Exhibit #23	Project Engineer (John Ravnik) 6-8-16 Presentation
Exhibit #24	Patrick O'Hearn's 6-8-16 Presentation
Exhibit #25	Allen Rhoades' 6-8-16 Presentation
Exhibit #26	Bud Anderson's Comment –Hand delivered to hearing 6-8-16
Exhibit #27	Ross Barnes' Email –Received 6-8-16 (after hearing)
Exhibit #28	Laurel Wright's Email –Received 6-8-16 (after hearing)
Exhibit #29	Donald & Joyce Paradine's Comment –Hand delivered to hearing 6-8-16
Exhibit #30	Cynthia Richardson's 6-20-16 Email
Exhibit #31	Ross Barnes' Letter (Received 6-7-16 & 6-22-16)
Exhibit #32	Lea Ann Easton of Dorsay & Easton, LLP Letter (Received 6-22-16)
Exhibit #33	Ryan Fox Letter (Received At 6-22-16 Hearing)
Exhibit #34	Allen Rhoades 6-22-16 Presentation
Exhibit #35	Gene Derig (Read Ross Barnes Letter at 6-22-16 Hearing)
Exhibit #36	Jeaneen Brogan Letter (Received at 6-22-16 Hearing)
Exhibit #37	Vernon Lauridsen Letter (Received at 6-22-16 Hearing)
Exhibit #38	Rebecca Bean's Letter & Handout (Received at 6-22-16 Hearing)
Exhibit #39	Patricia Young's Letter (Received at 6-22-16 Hearing)
Exhibit #40	Carol O'Hearn Letter (Received at 6-22-16 Hearing)
Exhibit #41	Patrick O'Hearn's Letter (Received at 6-22-16 Hearing) & Presentation
Exhibit #42	Brian Allen's 6-22-16 Presentation
Exhibit #43	John Ravnik's 6-22-16 Presentation
Exhibit #44	Pam Allen's Handout (Received at 6-22-16 Hearing)
Exhibit #45	Steve Nicol's 6-22-16 Presentation
Exhibit #46	Cynthia Richardson & Curt Oppel's Email
Exhibit #47	Ross Barnes' Letter (Received 7-6-16)

EXHIBIT NUMBER	NAME OF EXHIBIT:
Exhibit #48	Emails Received 7-9-16
Exhibit #49	Rebecca Bean's Letter (Received at 7-13-16 Hearing)
Exhibit #50	Jeaneen Brogan's Letter (Received at 7-13-16 Hearing)
Exhibit #51	Vernon Lauridsen's Letter (Received at 7-13-16 Hearing)
Exhibit #52	Carol O'Hearn's Letter (Received at 7-13-16 Hearing)
Exhibit #53	Patrick O'Hearn's Letter & Presentation (Received at 7-13-16 Hearing)
Exhibit #54	Patricia Young's Letter & Video (Received at 7-13-16 Hearing)
Exhibit #55	John Ravnik's Overhead (Received at 7-13-16 Hearing)
Exhibit #56	Steve Nicol's Presentation (Received at 7-13-16 Hearing)
Exhibit #57	PCED & PWD's Presentation to the Planning Commission
Exhibit #58	Planning Commission's Recommendation of Approval to City Council
Exhibit #59	Planning Commission Open-Record Public Hearing Minutes 6-8-16, 6-22-16, & 7-13-16
Exhibit #60	Transcription of Planning Commission Hearing 6-8-16, 6-22-16, & 7-13-16
Exhibit #61	Appeals Received of Planning Commission Recommendation
Exhibit #62	Applicant /Landowner's Response to Appeal
Exhibit #63	Appellant's Reply to Applicant's Response
Exhibit #64	City Attorney's Letter to Appellants Setting Deadlines & Public Hearing Rules & Procedures
Exhibit #65	Parties of Record
Exhibit #66	List of Appellants
Exhibit #67	List of Neighboring Landowners used for Noticing
Exhibit #68	PCED & PWD's Presentation to City Council
Exhibit #69	Appellant Gene Derig 8-15-16 Presentation to City Council
Exhibit #70	Jeaneen Brogan 8-15-16 Letter to City Council
Exhibit #71	Patricia Young's 8-15-16 Video to City Council
Exhibit #72	Patrick O'Hearn's 8-15-16 Letter & Presentation to City Council
Exhibit #73	Applicant Brian Allen's 8-15-16 Presentation to City Council
Exhibit #74	Applicant's Attorney Steve Nicol's 8-15-16 Presentation to City Council
Exhibit #75	Liz Lovelett's 8-22-16 Presentation
Exhibit #76	Steve Nicol's 8-22-16 Presentation
Exhibit #77	City Council's Appeal of Planning Commission's Recommendation Staff Report
Exhibit #78	City Council's Planning Commission Recommendation Staff Report
Exhibit #79	City Council Closed-Record Public Hearing Minutes 8-15-16, 8-22-16, 8-29-16
Exhibit #80	Transcription of City Council Closed-Record Public Hearing 8-15-16, 8-22-16, & 8-29-16

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EXHIBIT #02:

GIS MAP & ASSESSOR'S INFO

Details for Parcel: P33048

Jurisdiction: ANACORTES
Please contact the city of **ANACORTES** for ANACORTES zoning information.

Zoning Designation:

Recorded Documents
Excise Affidavits

Documents scanned and recorded by the Auditor's office
Document scans of excise affidavits

Parcel Number	XrefID	Quarter	Section	Township	Range
P33048	350230-0-016-0003	SE	30	35	02

Owner Information
ALLEN FAMILY INVESTMENTS LLC
PO BOX 817
ANACORTES, WA 98221

Site Address(es)

Map Links
Open in iMap
Assessor's Parcel Map:
PDF | DWF

Current Legal Description Abbreviation Definitions

THE SOUTH 14 RODS OF THE EAST 60 RODS OF GOVERNMENT LOT 6, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 E, W.M., SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED JANUARY 30, 1957, UNDER AUDITOR'S FILE NO. 547018, ALSO EXCEPT THAT PORTION , IF ANY, LYING WITHIN THE WEST 20 RODS (330 FEET) OF SAID GOVERNMENT LOT 6. SURVEY AF#200801280007.

2017 Values for 2018 Taxes*

Building Market Value	$.00
Land Market Value	+$325,000.00
Total Market Value	$325,000.00
Assessed Value	$325,000.00
Taxable Value	$325,000.00

Sale Information
Deed Type WARRANTY DEED
Sale Date 2014-10-17
Sale Price $420,000.00

2018 Property Tax Summary

2018 Taxable Value	$325,000.00
General Taxes	$3,406.48
Special Assessments/Fees	
Total Taxes	$3,406.48

** Effective date of value is January 1 of the assessment year (2017)*

Legal Description at time of Assessment

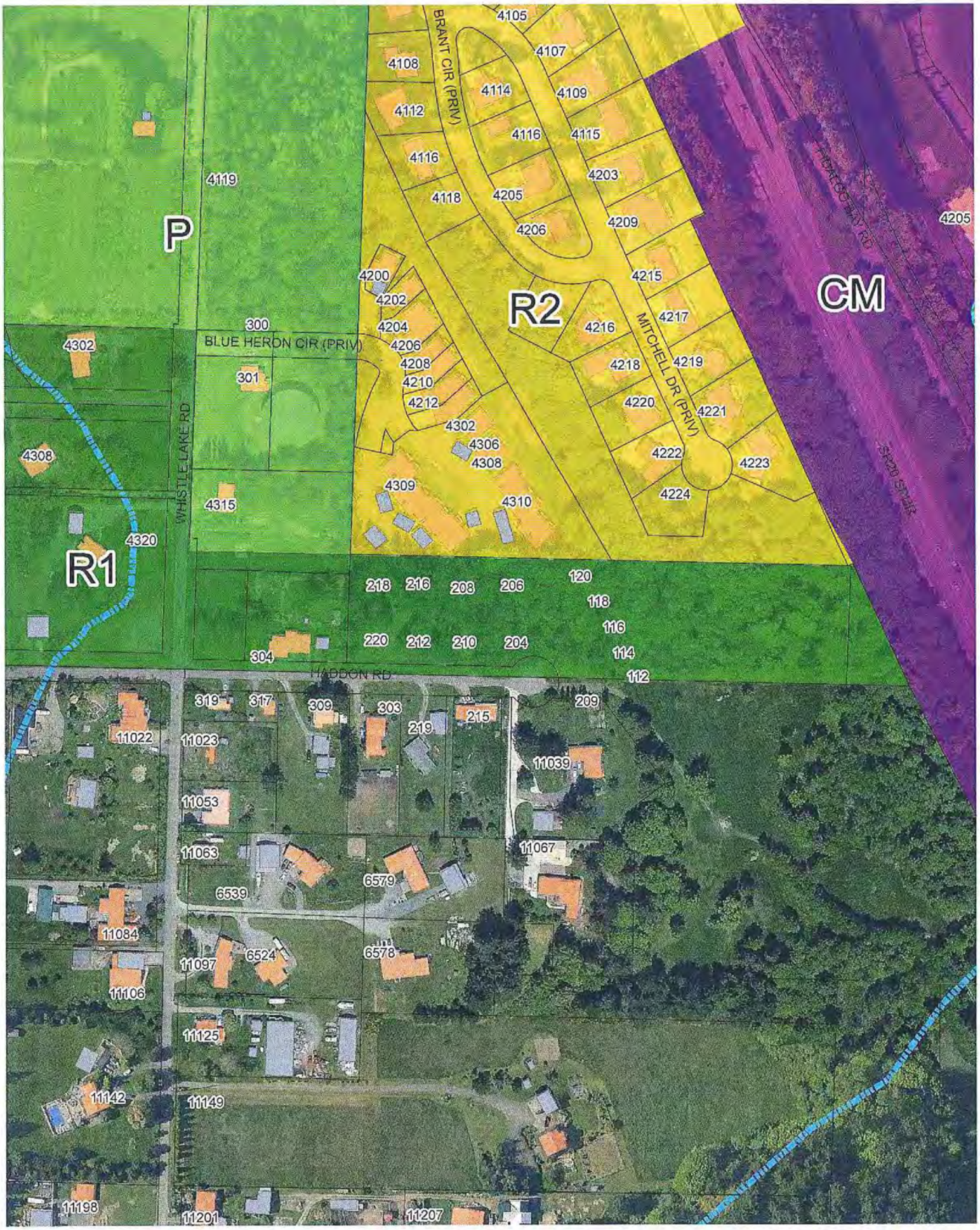
***Land Use**			WAC 458-53-030
Neighborhood	(20ASOUTH) ANACORTES SOUTH RESIDENTIAL		
Levy Code	0900	**Fire District**	
School District	SD103	**Exemptions**	
Utilities		**Acres**	4.96
Improvement 1 Attributes Summary			
Building Style	SINGLE FAMILY RESIDENCE		
Year Built		**Foundation**	
Above Grade Living Area		**Exterior Walls**	
Finished Basement		**Roof Covering**	
***Total Living Area**		**Heat/Air Conditioning**	
Unfinished Basement		**Fireplace**	
***Total Garage Area**		**Bedrooms**	
Bathrooms			
For additional information on individual segments see Improvements tab			

* Land Use codes are for assessment administration purposes and do not represent jurisdictional zoning. Please contact the appropriate planning department in your jurisdiction for land use questions.

* Total living area includes above grade living area and finished basement area.

* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.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R2
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MITCHELL DR (PRIV)
BLUE HERON CIR (PRIV)
WHISTLE LAKE RD
HADDON RD
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EXHIBIT #03:

MASTER PERMIT APPLICATION; NARRATIVE; APPLICANT'S EXPLANATION OF CONFORMANCE WITH FINDINGS OF FACT; COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS); FOREST PRACTICE PERMIT

PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT

MASTER PERMIT APPLICATION

Mailing Address: P.O. Box 547, Anacortes, WA 98221
Office Location: 904 6th Street, Anacortes WA 98821
Phone: (360) 299-1984, Fax: (360) 293-1938

PERMITS REQUESTED FROM THE CITY OF ANACORTES:

☐ Accessory Dwelling Unit (ADU)	☐ Annexation Request	☐ Administrative Interpretation
☐ Administrative Conditional Use Permit	☐ Binding Site Plan (Preliminary)	☐ Binding Site Plan (Final)
☐ Boundary Line Adjustment (BLA)	☐ Clearing Permit	☐ Code (AMC) Amendment
☐ Comprehensive Plan Amendment	☐ Conditional Use Permit (CUP)	☐ Cottage Housing
☐ Essential Public Facility	☐ Extension of Time for Approval	☐ Floodplain Development Permit
☐ Grade and Fill Permit	☐ Home Occupation Permit	☐ Lot Certification
☐ Manufactured Home Subdivision	☐ Minor Permit Revision	☐ Plat (Preliminary)
☒ Plat (Final)	☐ Plat Amendment /Modification	☐ Reasonable Use Exception
☐ Rezone Request	☐ SEPA Environmental Review	☐ Shoreline Exemption
☐ Shoreline Substantial Development Permit	☐ Shoreline Conditional Use Permit	☐ Shoreline Variance
☐ Short Plat /Subdivision (Preliminary)	☐ Short Plat /Subdivision (Final)	☐ Special Use Permit
☐ Stormwater Management Manual Adjustments & Exceptions	☐ Variance (Level 1)	☐ Variance (Level 2)

PROJECT & SITE INFORMATION:

SITE ADDRESS: No Site Address Assigned Yet	**PROJECT NAME:** Haddon Road Plat/PUD (PUD-2016-1001
PARCEL NUMBER(S): 33048	**SECTION, TOWNSHIP, & RANGE** 30 35 02
LOT SQUARE FOOTAGE & ACREAGE: 4.96 acres / 216,198 S.F.	**PROJECT VALUATION:** $1,300,000
LEGAL DESCRIPTION: See Attached	**PRESENT ZONING:** R1
PRESENT USE OF PROPERTY: Undeveloped	**CUT & FILL (CY) PROPOSED:** 1,150 C.Y. cut / onsite grade and 1400 C.Y. import
PRE-APPLICATON CONFERENCE REQUIRED: ☒ Yes ☐ No Already Done	**WATER SOURCE:** ☒ City of Anacortes ☐ Private Well ☐ Community Well
SEWAGE DISPOSAL: ☒ City of Anacortes ☐ Septic Tank	**ROAD ACCESS:** ☒ City Road ☐ State Highway ☐ Private Road
CRITICAL AREAS WITHIN 300 FEET: ☒ Yes ☐ No	**WATER BODIES WITHIN 200 FEET:** ☐ Yes ☒ No
FLOODPLAIN: Flood Zone: None FIRM Panel # Date of Panel:	
LOT COVERAGE AREA CALCULATIONS: Existing Square Footage: 0	Proposed Square Footage: To Be Determined
IMPERVIOUS SURFACE AREA CALCULATIONS: Existing Impervious Square Footage: 0	New Impervious Surface: To Be Determined

PROPERTY OWNER INFORMATION: ☐ Multiple owners attached	
NAME: Allen Family Investments/ Tom Allen	MAILING ADDRESS: PO Box 817
CITY, STATE, ZIP: Anacortes, WA 98221	PHONE #: 360-293-7754
FAX #:	EMAIL ADDRESS: allencollectables@yahoo.com
APPLICANT INFORMATION: ☒ Same as property owner	
NAME:	MAILING ADDRESS:
CITY, STATE, ZIP:	PHONE #:
FAX #:	EMAIL ADDRESS:
CONTACT PERSON: ☒ Same as property owner ☐ Same as applicant	
NAME:	MAILING ADDRESS:
CITY, STATE, ZIP:	PHONE #:
FAX #:	EMAIL ADDRESS:
DESCRIPTION OF SUBJECT PROPOSAL:	
PROPOSED WORK: See Attached Project Narrative for Final PUD Submitted to the City	

NOTES:

☒ I am the property owner and I grant permission to city staff to enter the project site to verify presence or absence of critical areas and to perform inspections of the work proposed by this application; or

☐ Attached is a letter of authorization stating that I have the consent of the property owner to submit the subject application on their behalf. Additionally, the property owner has granted permission to city staff to enter the project site in order to verify the presence or absence of critical areas and to perform inspections of work proposed by this application.

☐ A notarized affidavit (see below) is required to be completed by all persons having an ownership interest in the subject property and the applicant, if different from the property owner(s). If the signatory is not listed as the owner in the title report, or if the signatory is signing on behalf of an entity, documentation authorizing the signatory to sign the affidavit on behalf of the individual or entity shall provided.

SIGNATURE REQUIRED:

I certify that the information, statements, answers above regarding the subject application(s) are true and correct to the best of my knowledge and belief.

Signature: _____ Title: _____

Print Name: _____ Company: _____

Date: _____

Ravnik & Associates, Inc.

CIVIL ENGINEERING & LAND-USE PLANNING

RECEIVED
MAR 30 2018
CITY OF ANACORTES

March 30, 2018

Mr. Don Measamer, Director
City of Anacortes
Planning, Community and Economic Development
904 6th Street
Anacortes, WA 98221

Reference: First Submittal for Final Haddon Road PUD, PUD-2016-0001

Dear Mr. Measamer:

Accompanying this cover letter is a list of all documents provided herein for the City's final review and approval of this 13-lot PUD. Three copies of these packets, together with a flash drive, are provided for your use. We have used the City's Final Long Plat/Long Subdivision checklist to compile the documents enclosed herein. The only document identified on the checklist which is not provided herein is the Grading Plan, which due to the flat terrain of the development area, was not required by the City at issuance of the Grading permit.

If during the course of the City's final review you find a need for additional information or clarification, please do not hesitate to contact the applicant Tom Allen or me. I greatly appreciate the input and direction from all City staff to process and approve this 13-lot residential PUD development.

Sincerely yours,

John Ravnik

John P. Ravnik, P.E.

Enclosures: List of documents per packet

PC: Mr. Tom Allen

1633 Lindamood Lane / P.O. Box 361 · Burlington, WA 98233
Ph: (360) 707-2048 · Fax: (360) 707-2216

Final PUD Packets Documents List
for
Haddon Road PUD, PUD-2016-0001
Submitted: March 30, 2018

Master Application 03/30/2018	3 pp
Legal Description	1 pg
Project Narrative 03/30/2018	5 pp
Plat Certificate/Subdivision Guarantee 03/19/2018	5 pp
Tree Retention Assessment 12/14/2015	24 pp
Tree Retention Assessment 06/23/2017	28 pp
Landscaping Legend	1 pg
Landscape Plan 05/10/2016	1 pg
Open Space and Landscape Area Exhibit 05/09/2016	1 pg
Covenants, Conditions and Restrictions 02/15/2018	15 pp
Lot Closure Calculations 01/26/2018	6 pp
Final Long Plat Map 03/2018 (18" x 24")	2 pp

<u>Miscellaneous Information Provided by Applicant:</u>

North Fork Nursery Invoice for Trees Purchased & Planted	1 pg
Doran Fence Invoice for Fencing Installed, Locations Installed, and Exhibit of Fence Style	3 pg
SignMart Exhibit of NGPE Signs Installed	1 pg
Commercial Fire Protection FH Flow-Test Results & Exhibit	4 pp
Salsbury Mailbox Invoice for Mailbox Assembly Purchased & Installed	1 pg

PROJECT NARRATIVE
FOR
FINAL PUD SUBMITTAL TO CITY

HADDON ROAD PLANNED UNIT DEVELOPMENT
PUD-2016-0001

March 30, 2018

Proposed Project:
Allen Family Investments, AFI, has proposed and now developed the infrastructure for a residential project involving a 13-lot Planned Unit Development (PUD) on a 4.96-acre parcel in the City of Anacortes. The property is zoned R-1, however application of the PUD standards require R-2 development regulations have been incorporated into the project as required by the City of Anacortes City Council and Departments. Applying the R-2 standards is not a deviation from the codes and regulations, because when a PUD is applied to R-1 zoned property, applying the R-2 standards is a requirement.

Project Location:
The subject property is located at the eastern terminus of Haddon Road. Subdivisionally, the property is located in the SW quarter of the SE quarter of Section 30, Township 35 North, Range 2 East, having a parcel number of P33048

Property Conditions - Existing:
The subject property comprises 4.96 acres rectangular shaped, generally measuring 977 feet long east-west. The property's west end width is 211 feet whereas the east end is 231 feet wide. The westerly half of the site encompassing approximately 2.2 acres exists as an upper level plateau that gently slopes downhill to the east. It is within this westerly 2.2 acres the 13-lot residential PUD development has been proposed and where the all of this project's infrastructure improvements have now been performed. Haddon Road abuts most of the south side of the property's westerly area encompassing the proposed residential development. From the east edge of the westerly residential development area, there is a steeper slope which continues downhill east to the end of the property above SR20. The east end of the site contains a delineated wetland area encompassing 0.48 acres, bordered on its westerly uphill side by a 110-foot-wide protective buffer area.

Prior to any infrastructure development, the entire property was forested and did not contain any development. At the present time, the westerly 2.2-acre development area has been cleared of trees and brush. Within the westerly 20 feet of the development area and within the northerly 20 feet of portions of the development area, a landscape screening buffer has been required by the City Council, with the understanding that any hazardous trees and trees that will be negatively impacted by the development can and have now been removed. Consistent with this project's Tree Retention Assessment, all of the trees will be removed from the upper plateau area with exception of a 15-foot-

wide no-disturb strip. This non-disturbance strip adjoins the east edge of the upper residential development area, which also parallels the top of slope continuing downhill to the east. East from the top of slope, as noted in the Tree Retention Assessment report, there are 147 existing trees which will remain, having a combined value of 815 Tree Unit Credits. Accompanying this packet of information submitted to the City for final PUD approval is a copy of the initial Tree Retention Assessment report and a subsequent Tree Retention report that addresses the preservation and removal of trees from a 20-foot-wide landscape screening strip along the site's west property line and along a portion of the site's north property line.

Existing Utilities:
Within Haddon Road, the existing utilities comprise water, power, telephone, natural gas, and tv cable. Neighbors have noted the lack of water pressure in the area. Adjoining and north of this project's upper residential development area there are existing sanitary sewer and storm drainage utility facilities owned and operated by the City of Anacortes. These utilities are allowed to be extended and used by this residential development. This existing sanitary sewer has been extended into the property at two locations to serve all sanitary sewer needs for this 13-lot residential PUD project. The existing drainage facility along the project's north property line has not been extended into this project and will not be used to receive any runoff water from this project area.

This residential PUD development, with its infrastructure now completed, does create 13 home sites west of the Critical Slope, with each lot containing a minimum of 7,500 square feet. East from the upper residential development area, the steep slope, wetland, and wetland buffer have been established as a separate tract having no development right.

Residential Development:
Quantity – Size – Location: Lot sizes for these 13 residential lots will not be smaller than 7,500 square feet per the PUD standards. The proposed lot sizes range from 7,501 to 9,727 square feet. The separate tract to the east, encompassing the Native Growth Protection Easement, encompasses 114,544 square feet. The residential development area encompassing all developable lots is located on the gently sloping plateau area within the westerly half of the property. No development is proposed within the easterly Native Growth Protection Easement area, which will remain forested.

Lot Access: Access to all lots is provided from the north side of Haddon Road and the northerly side of the Haddon Road cul-de-sac. Within the development area, no public roads were constructed; rather, now constructed as part of the PUD's infrastructure, three 20-foot-wide shared driveways and a short driveway have been constructed. The proposed lot layout creates three clusters of lots: west, middle, and east. The west and middle driveways will each serve four lots, the east driveway serves three lots, and the short shared driveway from the northerly side of the cul-de-sac serves two lots. Within each individual lot development, two parking spaces are to be provided per code, to be constructed at the time of individual lot development. Along the east driveway, an additional five parking stalls has been provided. As part of the PUD's infrastructure, all driveways have been asphalt paved.

Public Road Improvements: Haddon Road, contained within a 60-foot-wide right of way, is a dead-end road, terminating at what used to be a sub-standard paved cul-de-sac contained within a 100-foot diameter right of way. The approximate northerly third of the Haddon Road right of way is within the City's jurisdiction with the remaining southerly portion in Skagit County's jurisdiction. For this type of project, the City's typical road standard for full City rights of way is to construct a 32-foot-wide paved surface bordered by curb, gutter, and sidewalk. Skagit County's road standard is much simpler, only requiring a 24-foot-wide paved surface with no curb, gutter, and sidewalk, however with ditches as needed. Since Haddon Road has no forecast of being extended easterly down the steep hill to Highway 20, and the right of way encompasses two jurisdictions, both the City and Skagit County were involved in establishing the road improvement cross-sections.

As a collaborative approach between the two standards, while still providing a functional road section and not creating unnecessary impervious area, the City approved this project's frontage on Haddon Road be widened to a 28-foot width with abutting curb, gutter, and sidewalk along the road's north side. The offsite portion of Haddon Road west from the project's west end to Whistle Lake Road has been widened as required by Skagit County to provide a total width of not less than 24 feet. This widening has now been performed along portions of the north and south sides of the road to avoid impacts to an adjacent residence immediately west of the PUD where the home was constructed many years ago, close to the north side of the asphalted drive surface.

At the east end of Haddon Road, the substandard cul-de-sac has been enlarged to the City's standard of a 90-foot-diameter. To manage road runoff waters from the cul-de-sac, the perimeter of this cul-de-sac contains a thickened asphalt edge for that portion within Skagit County's jurisdiction and cast-in-place curb/gutter within the City's jurisdiction. At all locations where Haddon Road and the cul-de-sac are widened, there already exists sufficient right of way to accommodate the improvements. In their collaborative efforts to establish road widening improvements, the City has required that a pedestrian walking path be provided within the northern portion of the Haddon right of way adjoining the project area and west to Whistle Lake Road. This pedestrian pathway has been constructed as a 6-foot-wide concrete sidewalk separated from the adjacent back of curb by a 6-foot-wide grassed swale. Along the east side of the Whistle Lake right of way, from Haddon Road north to the south side of Blue Heron Circle, a 6-foot-wide concrete pedestrian path has been constructed where there is sufficient right of way available. This project-fronting and offsite pedestrian path was required by the City in lieu of constructing a 32-foot-wide island of pavement adjoining the project's frontage. Along the north side of Haddon Road and the east side of Whistle Lake Road, a grassed strip has been provided between the widened road and concrete path to provide a location for runoff waters to collect, flow through grass for treatment, and infiltrate. An exception to this pedestrian path cross-section was approved fronting the Brogan residence where the sidewalk width is only five feet, adjoining the north edge of existing road, and having a thickened concrete edge to convey runoff waters downhill westerly.

Common to most residential platting, road widening improvements are performed on the project-side of the road. Haddon Road's present width of 16 to 20 feet has been widened along its north side adjoining the PUD, to achieve the frontage paved width of 28 feet and the offsite width of 24 feet.

Offsite Utility Improvements: Although there are existing waterline pipes in Haddon Road and Whistle Lake Road, the City required a new waterline improvement to provide a higher water pressure to the 13 PUD lots and the adjoining residences along the north and south sides of Haddon Road west to Whistle Lake Road. This water system improvement, now installed, involved the installation of approximately 346 LF of new 8-inch waterline along the west side of Whistle Lake Road north from Haddon Road, approximately 654 LF of new 8-inch waterline along the north side of Haddon Road, east from Whistle Lake Road, and approximately 130 LF of new 4-inch diameter waterline to the east side of the Haddon cul-de-sac right of way. This waterline improvement included the installation of two new fire hydrants, 13 domestic water services to the PUD lots, and 8 domestic water connections to replace the existing residences along the north and south sides of Haddon Road, east from Whistle Lake Road. This water system improvement was initially intended to replace a portion of the City's existing waterline in Haddon Road, which would have required the installation of a pressure reducing valve to protect down-gradient properties near Highway 20. This new water system improvement was revised to be a waterline installation paralleling the City's existing waterline, thereby not requiring a pressure reducing valve because there is no connection to the existing waterline in the adjoining Haddon Road right of way.

From existing utilities in Haddon Road, wire utilities and natural gas have now been extended underground to serve the 13 PUD lots.

Adjoining the widened portions of Haddon Road fronting the project area, new road-side grassed swales have been constructed as an initial level of filtering treatment for road runoff waters. Due to intervening private driveways serving the PUD, continuous lengths of grassed swale could not be achieved for proper treatment per DOE regulations. To treat all runoff from the adjoining Haddon Road as well as the private driveways, runoff treatment devices have now been installed in conjunction with underlying, drainrock-filled, infiltration beds. These facilities were sized per City-adopted DOE criteria to manage the extent of all rainfall events. All storm water runoff from the abutting/offsite contributing portion of Haddon Road, together with the PUD's private driveways, is being directed to one of two runoff treatment vaults where the runoff water is treated and then discharged into down-gradient, drainrock-filled, infiltration beds.

Onsite Utility Improvements – Drainage: For all lots, rainfall directly upon lawn and landscaped areas will simply soak into the ground as naturally occurs. This project's geotechnical investigation by MTC included a soil's infiltration assessment which clearly supports the opportunity to promote infiltration where feasible, which is an encouraged Low Impact Development, LID, technique. Within the westerly eight lots, 1 – 8, runoff waters from the individual residential driveways will be sheet-flowed to the adjacent, shared, private driveway. The combined runoff from the individual residential driveways and the shared private driveway will be conveyed via gutter flow, swale flow, and pipe flow to one of the two treatment vaults and associated drainrock-filled infiltration trenches. For Lot 9, runoff from its individual driveway together with the shared driveway to Lot 9 will be conveyed directly to one of the two runoff treatment vaults and associated drainrock-filled trench. For Lots 10 – 13, two drainrock-filled dry wells have been constructed to manage runoff from each of their individual driveways.

For all 13 lots, a drywell cross-section was provided on the civil plans, with sizing criteria based on the size of the proposed residence. These individual dry wells contained on each lot and to be constructed to accommodate each residence, are to be constructed at the time of the onsite residential development.

As part of MTC's investigation, a mounding analysis was performed to substantiate the soil's capacity to infiltrate runoff waters. It was determined that the soils have significant capacity for runoff waters to soak virtually straight down without spreading out any significant distance.

Onsite Utility Improvements – Water:

From the new 8-inch waterline installed along the northerly side of Haddon Road, single and double domestic water services have been installed to serve all 13 PUD lots. In addition, 6-inch-diameter waterline has been installed to two locations crossing Haddon Road to serve two new fire hydrant assemblies fronting this project's residential development area.

The new waterline installed in the Haddon Road right of way is not connected to the existing waterline in Haddon Road. The new waterline consists of an extension of an existing 8-inch waterline in Whistle Lake Road that operates at a higher pressure zone than the existing waterline in Haddon Road. From this new, higher-pressure waterline in Haddon Road, new replacement domestic services have also been installed to provide a higher pressure to the existing residences along the north and south sides of Haddon Road, east from Whistle Lake Road.

Onsite Utility Improvements – Sanitary Sewer:

From existing sanitary sewer facilities bordering the developed area's north property line, a combination of public and private sanitary sewer pipes have been installed to serve all 13 PUD lots. Waste waters from each of the 13 PUD lots are then conveyed via gravity flow through the new piping to the existing City-owned sanitary sewer pipes along the project's north side, and then to a regional sanitary sewer pump station owned and operated by the City.

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING

~~May 11, 2017~~ **April 6, 2018**

Attn: Kevin Cricchio, AICP/Associate Planner
City of Anacortes Planning Department
P.O. 547
Anacortes, WA

Submitted via email to:
kevinc@cityofanacortes.org

Reference: Haddon Rd Residential Plat/PUD-2016-1001
Applicant's **Post-Construction** Responses to City Council's Findings of Facts:

Dear Mr. Cricchio,

This letter was originally sent to you on May 11, 2017 as a requirement of the City before the City could issue the Grading Permit for this PUD's infrastructure construction. As of the amended date of this letter, April 6, 2018, all of the PUD's infrastructure has been constructed and the first submittal of the final PUD application has been submitted to the City. As a component of the final PUD processing by the City, this letter has been amended as noted to reflect any changed conditions between the originally designed infrastructure and the actual improvement made. **Amendments to this original letter dated May 11, 2017 are noted as "AMENDED RESPONSE" in bold text.**

Thank you very much for bringing to my attention that responses are required to each of the City Council's Finds of Fact. In your email emailed communication to me dated April 27th, 2017, regarding this response, you stated that before the City can proceed with third party review, the City needs to have Ravnik & Associates or MTC address each of the PUD's conditions of approval as listed in the respective Finds of Fact. In my review of the Finds of Fact, which consists of 26 individual items, there are many references of a task that is "required prior to final plat and PUD submittal". These references also include "prior to any construction taking place" and "prior to construction plan approval". Respectfully, I see no reason for the City of Anacortes to not be reviewing the Civil Plans submitted on April 21, 2017.

Attached herein are responses to all of the City Council's Findings of Fact.

Once you have completed your review of this information, please let me know if you have any questions or need further substantiation of an item.

Also, I greatly appreciate your promptness and involvement in this project.

Sincerely yours,

John Ravnik

John P. Ravnik, P.E.

Enclosure: Applicant Responses to Findings of Fact

PC: Mr. Tom Allen, applicant

1633 LINDAMOOD LANE / P.O. BOX 361 · BURLINGTON, WA 98233
PH: (360) 707-2048 · FAX: (360) 707-2216

City Council's Findings of Fact

DECISION:
Based on the foregoing information and analysis, the environmental documents submitted by the applicant, and the City regulatory authority to implement the policies, standards, and the regulations of the Comprehensive Plan, and the Anacortes Municipal Code (AMC), the City Council hereby **denies all appeals received and approves the subject preliminary plat, preliminary PUD, & code modification(s), subject to the conditions of approval as listed below**. Council Member Johnson moved, seconded by Council Member Archibald, to direct staff to prepare Findings of Fact and Conclusions of Law to approve the Haddon Road preliminary plat, PUD and proposed code modifications subject to conditions of approval as noted in the Planning Commission recommendation and further subject to the conditions imposed by City Council at the present meeting. Vote: Ayes – Archibald, Johnson, Walters, Pickett and Adams. Nays – Lovelett. Motion carried, 5 to 1.

Applicant Responses to the City Council's Findings of Fact:

1. Both on and offsite grading shall not adversely impact adjacent properties.
   Response: Through various Geotechnical investigations, the underlying soils to a significant depth have been found to be a relatively clean sand overlain with topsoil. Within the upper topsoil level, the long term design infiltration rate has been determined to be 1.2 inches per hour. The deeper sandy soils have a long term design infiltration rate of 3.2 inches per hour.

   Within the onsite project area, having this extent of infiltration capacity will greatly reduce if not eliminate the potential for any surface runoff waters to exit the project area. As construction activities and grading occur within the onsite project area, inspection of site conditions will be a continuous obligation of the contractor to ensure that none of the grading and construction activities are generating or causing any negative impact upon adjacent properties.

   Offsite within the Haddon Road and Whistle Lake Road rights-of-way, there will be various road widening, sidewalk, and utility improvements performed. Through the duration of these offsite construction activities, a minimum of one travel lane shall always be available during construction activities and when no construction activities are occurring, two vehicle travel lanes must always be available. During the periods when utilities improvements are being performed there will be some interruptions in domestic water service to the parties along Haddon Road and offsite. The contractor shall coordinate the most reasonably beneficial time when making waterline connections has the least interruptions to surrounding residents.

   AMENDED RESPONSE: All PUD infrastructure construction has been performed without any significant adverse impact to adjacent properties.

2. Provide a Traffic Control Plan (Current MUTCD Manual) prior to any construction taking place in the public right-of-way for approval by the City of Anacortes' Public Works Department.
   Response: A Traffic Control Plan, as stated above, is to be provided to the City of Anacortes prior to any construction taking place in the public rights of way. Traffic Control Plans will be required during all periods of time when a construction activity is occurring in the right-of-way that may interrupt vehicle travel. There are many different ways to implement Traffic Control Plans, and each are subject to methods of construction being utilized by the contractor and the extent of work being performed. As such, the requirement of the traffic control plan prior to construction taking place in the public right-of-way will be a contractor obligation. The methods and means of implementing a Traffic Control Plan shall be established by the contractor, subject to approval from the City of Anacortes. A Traffic Control Plan will not be required for construction activities occurring on private property; however, the contractor shall provide adequate signage in the right-of-way to alert motorists of vehicles entering and exiting the construction area.

   AMENDED RESPONSE: A Traffic Control Plan was prepared for the PUD's infrastructure improvements in the right of way. The PUD's infrastructure improvements are complete. No Traffic Control Plans should be necessary for each lot's individual residential development.

3. Pursuant to RCW 58.17.140(3), a final plat and PUD meeting all of this requirements of this chapter shall be submitted to the City of Anacortes Planning Department for approval within five (5) years from the date of preliminary approval that is listed below.
   Response: The project surveyor will be the responsible party for preparing the final plat map in conformance with requirements herein and that of the City of Anacortes Planning Department. It is recognized in order to meet this vesting requirement that the final plat map shall be submitted to the City of Anacortes Planning Department for approval within 5 years from the date that preliminary approval has been obtained, which is recognized as being September 12, 2016.

   AMENDED RESPONSE: The final PUD plat submittal has been made to the City for processing, project approval, and recording.

4. Before final plat and PUD submittal or approval, the project land surveyor shall place the respective property corners of the subject property.
   Response: As a component of the Final Plat Map, property corners will be set.

5. Prior to construction plan approval, the applicant shall be responsible for reimbursement to the City for the cost of posting, mailing and publication of the public hearing associated with the subject applications.
   Response: The applicant recognizes the responsibility to reimburse the city for the cost

of posting, mailing, and publication of the public hearing associated with this project. The Applicant requests that the City of Anacortes identify the total cost so a payment can be made. It is recognized that payment of these fees is required prior to approval of construction plans not prior to the City of Anacortes commencing the review of these construction plans.

AMENDED RESPONSE: These fees have already been paid by the applicant in order for the PUD infrastructure improvements to have been permitted.

6. Prior to construction plan approval, the applicant shall reimburse the city for the full cost of third party review pursuant to AMC § 17.54.070(C)(3).
   Response: The applicant recognizes their responsibility to reimburse the City of Anacortes for the full cost of third party reviews. The applicant requests that the City of Anacortes identify these specific costs so payment can be made. It is recognized that payment of these fees is required prior to approval of construction plans not prior to the City of Anacortes commencing the review of these construction plans.

   AMENDED RESPONSE: These fees have already been paid by the applicant in order for the PUD infrastructure improvements to have been permitted.

7. Prior to construction plan approval, a revised landscape plan shall be submitted to the City of Anacortes PCED for review and approval showing how conformance with AMC Chapter 17.41 is being met, and including but not limited to:
   A. A landscape area along Haddon Road fronting the subject property shall be fifteen (15) feet wide with trees planted thirty (30) feet apart in such planting areas.
   B. The location of the six (6) foot wide pathway /sidewalk shall also be shown on the landscape plan.
   C. Show proposed landscaping associated with the bio-swale(s) and infiltration trenches.
   Response: Civil Sheet 8 of 16 as submitted to the City on April 21, 2017 will be revised to contain the extent of landscape improvements that must be performed as part of this PUD's infrastructure improvements. These landscape improvements consist of a 15-foot-wide grassed strip abutting the back of the sidewalk on this project's Haddon Road frontage. Centered within this grassed strip, street frontage trees will be planted at a maximum spacing of 30 feet. This particular civil sheet also illustrates the street-fronting sidewalk, grass-lined swales behind the curb/gutter, and infiltration trenches serving this residential development.

AMENDED RESPONSE: The landscape improvements have been performed and are available for inspection and approval by the City.

8. A landscape plan associated with individual lots shall also be submitted at time of building permit application submittal. Twenty (20) percent of each lot shall be landscaped using plants indigenous to Western Washington. Landscaping shall be in place and complete before building permit certificate of occupancy will be issued. A note to this effect shall be on the face of the final plat & PUD.
Response: The project developer recognizes that at the time of each lot's individual building permit application, a landscape plan shall be provided to the City of Anacortes. The landscape plan shall contain 20% of the lot using plants that are indigenous to Western Washington and the landscaping shall be completed before a final certificate of occupancy is issued for the associated residential construction. A note to containing this requirement shall be provided on the final plat map.

AMENDED RESPONSE: With the PUD infrastructure now completed, this condition remains as stated and will be incorporated into the individual lot development.

9. All existing and proposed easements shall be shown on the final plat & PUD including but not limited to: utilities, parking, & private access.
Response: The depiction of all existing and new easements on the final plat map will be provided by the project surveyor.

AMENDED RESPONSE: With the PUD infrastructure now completed, this condition remains as stated and will be incorporated into the plat map.

10. Access and utilities shall be constructed prior to final plat approval.
Response: The applicant recognizes that all accesses and utilities serving each of the new lots as well as the offsite utilities and roadway improvements must be completed and accepted by the City of Anacortes and associated utility companies prior to final plat approval.

AMENDED RESPONSE: All access and utility improvements have been made for each lot and are available for inspection by the City.

11. Shared access driveways shall be installed prior to final plat & PUD submittal or approval.
Response: As noted in item 10, above all accesses must be constructed prior plat approval.

AMENDED RESPONSE: All shared access improvements have been made for each lot and are available for inspection by the City.

12. Proposed swales and infiltration trenches shall be designed to be consistent with Department of Ecology's Low Impact Development (LID) guidelines/ standards.
Response: Within the Civil Plans submitted to the City of Anacortes on April 21, 2017, a series of grass-lined swales, infiltration trenches, and mechanical storm runoff treatment devices has been identified. Further detail of these design criteria are included within the drainage analysis report submitted with the Civil Plans. The analysis and sizing of all infiltration facilities has used the WWHM method as incorporated into the 2014 D.O.E stormwater management manual.

AMENDED REPONSE: Within the completed PUD infrastructure, the drainage improvements were performed per plan.

13. Prior to construction plan approval, the existing downstream storm drain system shall be modeled based on current information of overflows at manhole #2981 to determine deficiencies and deficiencies corrected as needed to accommodate the proposed storm drain flows, prior to onsite flows to the system(s). A report shall be submitted to PCED for review and approval prior to construction plan approval.
Response: The final design of stormwater management facilities serving the 13-lot PUD does not require that stormwater be discharged into the City's public drainage facilities which are located immediately offsite north from the subject project area. The design and construction of the onsite stormwater management facilities do conform to the Department of Ecology's low impact development guidelines. As such, since this project will not be contributing nor discharging any stormwater into the City's public facilities to the north, there is no necessity for this project to perform a downstream drainage analysis of the City's drainage facilities.

AMENDED RESPONSE: The drainage system improvements have been constructed consistent with the original drainage design.

14. Preliminary subdivision and Planned Unit Development approval authorizes the applicant to proceed with application for necessary permits to construct required improvements and to prepare construction drawings in accordance with the determinations made and conditions imposed.
Response: Subject to the City's approval of this preliminary subdivision and PUD, the applicant has directed their project Civil Engineer to prepare the Civil Plans and accompanying documents as required by the City, which were submitted to the City on April 21, 2017.

AMENDED RESPONSE: Civil plans have been approved by the City and all accesses and infrastructure improvements have been performed.

15. The lots in this subdivision are subject to applicable water, sewer, and stormwater general facility and hookup fees and transportation, fire, and park impact fees. These fees are payable at levels in effect at the time of building permit issuance and may differ from those fee levels currently in effect; sewer and water latecomer charges may be payable. A note to this effect shall be on the face of the final plat and PUD.
Response: It is recognized that the lots in the subdivision are responsible for the payment of connection fees and impact fees to be paid at the time of building permit issuance or as required by the City. A note to this effect will be provided on the final plat map.

AMENDED RESPONSE: This information has been prepared and submitted to the City as a component of the final PUD application package.

16. Automatic fire sprinkler systems may be required for each residence as required by the Fire Marshall. A note to this effect shall be on the face of the final plat & PUD.
Response: A note will be placed on the Final Plat Map relative to the automatic fire sprinkler systems potentially being required for each residence. The Anacortes Fire Marshal has confirmed that the 8-inch-diameer water system improvements being performed in Haddon Road and the installation of two new fire hydrants, all as depicted on the Civil Plans, are sufficient to provide fire protection to each of the lots being created herein without any lot having to provide automatic fire sprinklers systems, providing no home is larger than 3,600 square feet.

AMENDED RESPONSE: This information has been prepared and submitted to the City as a component of the final PUD application package.

17. The project geotechnical engineer shall review the construction drawings to confirm the proposed roadway design, bio-swales, and infiltration trenches are consistent with Low Impact Development (LID) standards and that there is no adverse impact to the slope. A report shall be submitted to PCED for review and approval prior to construction plan approval.
Response: The applicant has retained their Geotechnical Engineer to review the civil construction plans and drainage report to confirm the proposed roadway design and infiltration trenches are consistent with LID standards and that no adverse impact will be caused upon the sloped portion of the subject property easterly from the residential development area. A report to this effect will be provided to the City of Anacortes before construction plan approval by the City. The civil documents and drainage analysis prepared for this project, has been submitted to the City of Anacortes on April 21st, 2017, and has also been provided to this project's Geotechnical Engineer for an examination in response to the matters represented herein.

AMENDED RESPONSE: Prior to this project commencing construction, this project's Geotechnical Engineer reviewed and approved the civil drainage design and informed the City of such.

18. Stormwater infiltration facilities shall not be located in the waterline easement beyond the east end of the cul-de-sac. Any proposed stormwater infiltration facilities located east of the cul-de-sac but outside of the waterline easement is required to be re-evaluated by both the project geotechnical engineer and civil engineer as to potential impacts to the slope. Stormwater infiltration facilities shall be designed consistent with the City of Anacortes adopted stormwater manuals.

    Response: Within this project, proposed lot number 13 contains a portion of the referenced waterline easement. No infiltration facility has been designed within the waterline easement on lot 13. As part of this project's geotechnical engineering review, the examination will include a careful review to assure no adverse impacts will be caused to the slope east of the project's development area. The stormwater infiltration facilities as contained within the Civil Plans and as depicted within this project's drainage analysis report do conform to the Department of Ecology LID Standards.

19. Sanitary sewer and stormwater drain lines shall remain outside of the fifteen (15) foot non-disturbance setback as measured from the top of slope. A note shall be added to the face of the final plat & PUD

    Response: Within the Civil Plans submitted to the City of Anacortes on April 21st, 2017, the location of sanitary sewer pipes severing lots 10-13 have been kept outside of the 15-foot-wide non-disturbance setback as measured westerly from the top of slope. A note to this effect will also be provided on the final plat map. The use of infiltration has an eliminated the need to discharge any runoff waters into the City's offsite drainage facilities. As such, there are no storm pipes to be installed within this area.

AMENDED RESPONSE: This information has been prepared and submitted to the City as a component of the final PUD application package.

20. A Homeowner's Association shall be established and be responsible for the maintenance of common use elements including but not limited to the private drainage facilities, landscape areas, shared driveways, and parking located on private property. A note to this effect shall be shown on the face of the final plat and PUD. Proposed Lots 9-13 east of the split rail fence's fifteen (15) foot non-disturbance setback shall be considered as open-space under the Homeowner Association's purview.

    Response: The applicant recognizes the responsibility to establish a Homeowners Association to be responsible for maintenance of the common use elements. This requirement of a Homeowners Association will be identified on the final plat map. It is also recognized that a 15-foot-wide non-disturbance setback is recognized as a Native Growth Protection Area adjacent to the steeper slope, and is to be identified on the Final Plat Map. The installation requirement for a split rail fence and critical area signage has been provided on the Civil Plans submitted to the City of Anacortes on April 21st 2017.

AMENDED RESPONSE: This information has been prepared and submitted to the City as a component of the final PUD application package.

21. Before final plat & PUD submittal or approval is given, a draft Covenants, Conditions, and Restrictions (CC&Rs) enforced by a homeowner's association shall be submitted to PCED for review. If approved by PCED, the CC&Rs shall be recorded, recording number referenced on the face of the final plat & PUD that address including but not limited to:

A. Required regular inspection and maintenance of private infiltration system by a qualified geotechnical engineer professional; and,

B. The location & restrictions of the Native Growth Protection Easement (NGPE) located onsite; and,

C. The need for regular maintenance and repair of the split rail fence and shared access private driveways.

Response: The applicant recognizes that draft Covenants, Conditions, and, Restrictions (CC&R's) will be required and at a minimum, contain the requirements provided herein.

AMENDED RESPONSE: This information has been prepared and submitted to the City as a component of the final PUD application package.

22. Development shall comply with the Mitigated Determination of Non-Significance (MDNS that was issued June 2, 2016, as follows:

A. Erosion control, dust control, and best management practices shall be employed during construction /development activities as required by both the Building and Public Works Departments (MDNS Condition #1).

Response: The requirement of erosion controls, dust controls, and the application of Best Management Practices, BMPs, for erosion and sedimentation controls has already been incorporated into the civil plans. The native soils have an infiltration capacity that will be sufficient to manage the majority of most rainfall events. The project development area slopes gently downhill to the east which reduces any opportunity for surface runoff to enter upon offsite properties to the north and south.

B. Before construction activities commence, orange construction fencing and silt fencing shall be installed around the extents of clearing limits proposed. Only limited clearing by hand is permissible to install the fencing. Construction /silt fencing and clearing limits shall also be shown on the Large Parcel Stormwater & Water Quality Plan (MDNS Condition #2).

Response: As noted on the Civil Plans submitted to the City of Anacortes, orange construction fencing is to be installed around the perimeter edge of all clearing areas. If not already provided on the submitted civil plans, a note will be provided identifying quote "only limited clearing by hand is permissible to install the construction fencing." The construction fencing is already identified on the civil plans submitted to the City of

Anacortes, which were also accompanied by this project's drainage analysis report and this project's Large Parcel Stormwater Plan. The naturally high level of infiltration in the surface soils and soils deeper will manage nearly all rainfall occurrences before any surface flow could be generated.

C. All required permits shall be secured before any construction activities begin onsite (MDNS Condition #3).
Response: The applicant recognizes the requirement of acquiring all necessary permits before construction activities can begin.

D. Before final plat and PUD submittal or approval is given, a Native Growth Protection Easement (NGPE) shall be established, recorded, shown, and referenced on the final plat and PUD that includes the wetland, the wetland's buffer, the geologically hazardous area, and the geologically hazardous area's buffer. The NGPE shall begin at the west edge of the fifteen (15) foot non-disturbance setback as measured from the top of slope and terminate at the eastern property line (MDNS Condition #4).
Response: The applicant recognizes that a Native Growth Protection Easement shall be identified on the final plat map.

AMENDED RESPONSE: During the preparation of civil PUD infrastructure plans, a topographic survey was performed onsite to identify the existing conditions, and in particular, the top of slope per City criteria. Within this PUD, a Native Growth Protection Easement, NGPE, has been established. This NGPE commences 15 feet west, up-gradient, from the surveyed top of slope and encompasses all of the subject property to the east. To physically delineate the west edge of the NGPE, a split rail fence has been installed. In addition to the split-rail fence installation, NGPE signs approved by the City have been installed at four locations, one being within each lot adjoining the NGPE. The NGPE also functions as the east property line of the adjoining lots (10 – 13) to the west.

E. Within the Native Growth Protection Easement, vegetation or tree removal, topping, or trimming is strictly prohibited unless approved first by the City. The individual lot owner would need to submit an ISA certified arborist's report that states a tree is dead, diseased, dying, and a hazard to an adjacent property/use along with a geological hazardous area critical area report to the City of Anacortes' Planning Department and Parks and Recreation Department for review and approval (MDNS Condition #5).
Response: The applicant recognizes the above-listed condition shall be provided as a note on the final plat map.

F. Those trees designated for retention on the submitted Tree Assessment & Preservation Plan shall be protected before and during site development and construction through adherence to AMC § 16.50.100. Chain link fencing (or other sturdy construction fencing) shall be erected along the western edge of the NGPE and be at least six (6) feet outside of

any adjacent trees' drip line. Before any site development [i.e., grading, clearing, etc.] or construction activities occur on the subject property the applicant shall contact the Department of Planning, Community, and Economic Development to arrange a tree fence inspection. Only limited clearing by hand in order to install the fence is allowed (MDNS Condition #6).

Response: The submitted Civil Plans contain an orange delineation fence to be installed at 15 feet west from the top of slope. In addition, this same orange delineation fence is to be installed 20 feet south from the north property line, within the confines of the project development area, and 20 feet east from the project's west property line. For existing trees to remain that are near the project-side of the buffer, the delineation fence shall be installed at 6 feet outside of the tree's drip-line. The requirement of having the City inspect this fencing will be added to the Civil Plans and notation will be provided that minimal clearing only by hand shall be allowed for installation of these delineation fences. This fence shall be installed by the developer and inspected by the City prior to clearing the project development area.

G. Prior to construction plan approval, the landowner /applicant shall obtain a National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharge as required by the State of Washington's Department of Ecology (MDNS Condition #7).

Response: A general permit for stormwater discharge has already been obtained by the applicant from Department of Ecology. This permit number is WAR#303337. Technically, with the proposed site design maintaining all runoff waters on site, and this project not generating any discharge to offsite drainage facilities, this permit requirement from the Department of Ecology is not necessary; however, it will remain in effect through the duration of this project's infrastructure.

H. Before final plat & PUD submittal or approval is given, the top of slope shall be surveyed and shown accordingly on the face of the final plat. The final plat & PUD shall reflect that all structures are required to maintain a thirty (30) foot building setback as measured from the top of slope. Non-structural entities such as decks and patios are allowed within the thirty (30) foot setback provided they are outside of the fifteen (15) foot non-disturbance setback as measured from the top of slope. A note to this effect shall be on the face of the final plat & PUD (MDNS Condition #8).

Response: As a component of this project's civil design, a detailed topographic survey has been performed to specifically identify the top of slope. This top of slope as represented on the civil plans will be identified on the final plat map submitted to the City of Anacortes. Notation will be provided on the final plat map identifying the limited uses within 15 to 30 feet as measured from the top of slope.

I. Before final plat & PUD submittal or approval is given, the applicant shall install a split rail fence at the edge of the fifteen (15) foot non-disturbance setback as measured from the top of slope. Critical area signage shall be placed on the fence as approved by the

Planning Department (MDNS Condition #9). ***Response: As noted on the Civil Plans, a split rail fence is to be installed paralleling and 15 feet westerly from the surveyed top of slope. Upon this fence, critical area signs will be installed at 30 feet on center. As directed by the City of Anacortes Planning Department, the type of sign installed shall be the same as that required by Skagit County.***

J. Prior to final plat & PUD submittal or approval, public road improvements shall be in place as required by the Public Works Department for both the City of Anacortes and Skagit County (MDNS Condition #10).
Response: The applicant recognizes the requirement of having all of the public and private utilities, infrastructure, road widening, pedestrian facilities and landscaping must be constructed and approved by the City as necessary, by Skagit County as necessary, and associated utility companies prior to final plat approval.

K. A legally enforceable agreement, which shall be recorded as a covenant and noted on the face of the plat and deed, and executed in a form satisfactory to the City of Anacortes' acknowledging that the site is located in a geologically hazard area; the risks associated with development of such site; and a waiver and release of any and all claims of the owner(s), their directors, employees, successors, or assigns against the City of Anacortes for any loss, damage or injury, whether direct or indirect, arising out of issuance of development permits for this proposal (MDNS Condition #11).
Response: The applicant recognizes that the final Plat map shall contain notation, as noted directly above, recognizing this area as a geologically hazard area.

AMENDED RESPONSE: For the above-listed tasks 22A – 22K, all the work and tasks have been performed and/or are provided to the City as a component of the final PUD application submitted to the City.

23. Development shall comply with the Public Works Department including but not limited to:
    A. A Large Parcel Storm Water Plan and Water Quality Control Plan consistent with City requirements shall be submitted by the applicant for review and approval by the Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site.
    Response: Within the civil plans submittal to the City of Anacortes on April 21, 2017, the large parcel stormwater plan was submitted together with the drainage analysis report.

    B. Clearing activities may require a logging permit issued by the Department of Natural Resources prior to construction activities taking place on or off-site.
    Reponses: The applicant is aware that a permit will be required from the Department of Natural Resources for logging activities.

C. All Public Easements shall be not less than 20-feet in width as identified in the Anacortes Municipal Code Section 16.20.090 – Easements. Any future encroachments into the easements by the adjacent properties shall be required to apply for an encroachment agreement (AMC 12.30) from the City of Anacortes Public Works Department.

Response: Within the private property being developed for this project, the only City-owned public utility being installed onsite is the extension of public sanitary sewer adjacent to the north and west sides of Lot 7 and adjacent to a portion of the west side of Lot 8. This public sanitary sewer will be contained in an easement at least 20 feet wide. In regards to addressing any future encroachments into these easements, this notation will be provided on the final plat map.

D. All public utility easements shall have vehicular access, including but not limited to: 1) A 12-foot minimum width access road (STR-12) with an approved all-weather surface asphalt road, or other approved Low Impact Development Best Management Practice design, 2) Meeting the minimum structural requirements (STR-15.2) for Access Road approved by the City of Anacortes.

Response: Access to the public sanitary sewer being installed for this project is available from the private driveways being constructed. As identified on the Civil Plans, runoff waters from these impervious surfaces are directed to treatment and infiltration facilities.

E. Prior to any clearing\fill\grade work beginning, construction civil plans consistent with the City of Anacortes Engineering Development Standards, including but not limited to, Clearing and Grading Plan, Erosion Control Plan, Site utility\Infrastructure improvements Plan, Roadway Improvements Plan, Signage Plan, Street Lighting Plan and other plans and\or information required by the City Planning\Building and Public Works Departments shall be submitted for review and approval.

Response: Civil Plans were submitted to the City of Anacortes April 21st, 2017 identifying the construction of private driveways, utilities, public road widening, and pedestrian facilities. The Civil Plans have also been submitted to Puget Sound Energy for their creation of an electrical service plan and for their subsidiary, IntoLight, to prepare a street lighting plan. The applicant recognizes that the installation and approval of all the utility installations, including street lighting, must be performed prior to final plat approval. Recognizing that PSE may take longer than necessary for preparation of the electrical service and lighting plan, the applicant requests the City of Anacortes to approve a fill and grade permit for the civil plans so this work may proceed. As soon as an electrical service plan and street lighting plan are available from PSE and IntoLight, this plan will be submitted to the City for review and approval, with the clear understanding that the electrical services and street lighting must be installed prior to final plat approval.

F. Street lighting is required per AMC 16.20.060. Street lighting shall be LED and shall limit glare and\or emission of light downward to the street and front yard areas. Street lighting will be installed per PSE Schedule 53, Option "B". Lighting fixtures and design shall be approved by the Public Works Director. Shields may be necessary to reduce impacts to adjacent properties.
Response: The requirements of street light and any necessary shielding will be identified on the street lighting plan prepared by PSE subsidiary IntoLight. This plan will be provided to the City to for review and approval prior to performing these particular improvements.

G. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Department and the U.S. Postal Service.
Response: As of the date of this response letter, the Anacortes Postmaster has been contacted in regards to preferred mailbox locations. The applicant recognizes that approval from the Anacortes postmaster and the City, for mailbox locations, is a requirement prior to final plat approval.

H. Sanitation, recycling and compost collection will be at street side of each parcel serviced.
Response: The requirement of the recycling and compost collection at street side is a service to be coordinated at the time each lot is individually developed.

I. Utilities, as identified in Anacortes Municipal Code 16.20.080 are required to be extended and to serve the development.
Response: Within the Civil plans submitted to the City, design was provided specifically for storm drainage, sanitary sewer, waterline for fire protection, and waterlines for domestic service. The design for electrical service will be performed by Puget Sound Energy. The PSE plan will then coordinated with the Telephone Company, television/cable Company, and Natural Gas Company for their design of their utilities in this shared utility trench. The applicant recognizes that the power telephone, TV/Cable, and natural gas must be installed and served to each lot before final plat approval.

AMENDED RESPONSE: The originally-approved civil plans called for a new 8" waterline to be installed in Haddon Road that would replace the existing 8" waterline. This original design also required a Pressure Reducing Valve be installed to prevent excessive waterline pressures from being conveyed to lower property elevations along Highway 20. At the beginning of the construction period, in coordination with the City, a revised waterline design was approved by the City for installation. The new waterline provides the same increase in water pressure to the residences of this PUD as well as the existing residences along the north and south sides of Haddon Road, east of Whistle Lake Road, however did not require the abandonment of any existing waterline in Haddon Road and did not require the installation of a Pressure Reducing Valve. As required by the City, two new fire hydrants have been installed along the north side of Haddon Road, fronting the PUD's

project area. This new waterline has been tested to confirm its capacity to provide fire protection, with the results identifying an available fire flow capacity in excess of the City's minimum requirement of 1,000 gallons per minute.

J. Engineering and Inspection fees in the amount of $500.00, plus 2% of the total estimated construction cost shall be due upon civil plan approval. No construction activity is allowed until the construction plans are approved, all fees have been paid and a preconstruction conference held.
Response: During the time period where the City is reviewing the construction plans, an engineer's estimate will be provided to the City and calculations of the engineering and inspection fees will be paid prior to civil plan approval.

K. Prior to the final plat approval, all infrastructure improvements shall be completed as required by the City of Anacortes Public Works Director and a 2-year Maintenance Bond in place. The 2-year Maintenance Bond is 10% of the actual construction cost.
Response: As part of the final project approval and final plat approval the applicant acknowledges that a 2-year maintenance bond comprising 10% of the actual construction cost must be provided to the City of Anacortes for review and approval.

L. Fire Hydrants are to be located as approved by the City of Anacortes Fire Chief. Fire flows shall be addressed in a manner acceptable to the Fire Chief and the City of Anacortes Public Works Department.
Response: Within the Civil plans submitted, two new fire hydrants have been shown. The Anacortes Fire Chief will review the locations of the hydrants to determine if they are at the best locations to serve this project. The Civil Plans will be modified, for the Fire Hydrant locations, as directed by comments from the Anacortes Fire Chief.

AMENDED RESPONSE: As a component of the final PUD submittal application package, flow test results have been prepared by Commercial Fire Protection, substantiating the available fire flow is in excess of 1,000 gallons per minute.

M. Prior to final plat and PUD submittal or approval, this project is required to construct waterline improvements to provide for higher water pressure to the development. This includes, but is not limited to, the following:
1) Designed to allow for future extension to the west and south of the intersection of Haddon Road and Whistle Lake Road.
2) A PRV station is required and shall be designed and installed at a location that is approved is approved by the City of Anacortes Public Works Department.
3) If the water pressure increases to or above 80 PSI, the developer shall be responsible to install all private pressure reducing valves on existing residential services.

Response: Civil Plans submitted to the City included an 8" diameter waterline extension in Whistle Lake Road to its intersection with Haddon Road, and easterly a short distance in Haddon Road to a connection on the existing 8" diameter waterline. This included provisions to accommodate a future extension of the waterline west and south from the Haddon/Whistle Lake intersection. These waterline improvements will cause the underlying portion of Haddon Road to be served by the City's existing water storage tank having a full-elevation of 400, which will increase the current pressure. The lower end of this project within lot 13 where ground elevations are on the order of 272, available water pressure will be approximately 55 psi. At the westerly end of this project where the high ground elevation is approximately 296, the available water pressure will be approximately 45 psi. The City of Anacortes is beginning construction on two new water storage tanks to replace the single storage tank on Whistle Lake Road at Blue Heron Circle. Per the Anacortes Water Department, the replacement of the existing water storage tank with two new tanks will have no effect on the pressure and flow capacity of the waterline in Haddon Road.

The existing waterline in Haddon Road continues east, downhill, ultimately serving an existing RV Park along the easterly side of Highway 20. The RV Park has a ground elevation of approximately 47 and the City does not want the RV Park to be exposed to more than 87 psi. As such, a Pressure Reducing Station will be installed on the City's existing waterline, approximately 150-200 feet east beyond the Haddon cul-de-sac right of way. This valve station is presently being designed in concert with the project civil engineer, Anacortes Water Department, and the City's valve supplier. It is recognized that approval of this valve station is required prior to any construction on this project.

AMENDED RESPONSE: The originally-approved civil plans called for a new 8" waterline to be installed in Haddon Road that would replace the existing 8" waterline in Haddon Road, east from Whistle Lake Road. This original design also required a Pressure Reducing Valve be installed to prevent excessive waterline pressures from being conveyed to lower property elevations along Highway 20. At the beginning of the construction period, in coordination with the City, a revised waterline design was approved by the City for installation of 8" waterline in Whistle Lake Road and Haddon Road The new waterline provided the same increase in water pressure to the residences of this PUD as well as the existing residences along the north and south sides of Haddon Road, east of Whistle Lake Road, however did not require the abandonment of any existing waterline in Haddon Road and did not require the installation of a Pressure Reducing Valve.

N. Storm water conveyance both on-site and off-site shall comply with City Storm drainage requirements.
Response: Within civil plans submitted to the City of Anacortes storm drainage conveyance and management facilities have been incorporated for all runoff

waters generated onsite and from those offsite areas associated with the roadway improvements proposed.

O. The developer shall provide suitable drainage facilities for any surface run-off affecting the subdivision, per Anacortes Municipal Code 16.20.070.
Response: Within civil plans submitted to the City of Anacortes storm drainage conveyance and management facilities have been incorporated for all runoff waters generated onsite and from those offsite areas associated with the roadway improvements proposed.

AMENDED RESPONSE: For the above-listed tasks 23A – 23O, all components of work have already been performed as a component of the PUD infrastructure improvements that have already been constructed, permits and documents as required were obtained, and requirements of the final PUD map have been addressed and submitted to the City.

P. Haddon Road Improvements shall include:

1) At the east end of Haddon Road, there will be a full sized Cul-de-Sac, designed to City of Anacortes Standards.
Response: The submitted civil plans contain a proposed enlargement of the existing cul-de-sac to have a 45-foot radius, paved with asphalt.

2) Haddon Road, east from Whistle Lake Road to the project's west edge will be widened to a width of 24-feet, per Skagit County Public Works Road Standard for "Rural Local Access Roadway Section ADT under 251 Figure B-2".
Response: Within the offsite portion of Haddon Road, west from this project's west property line to Whistle Lake Road, Haddon Road is being widened to a 24-foot width as required by Skagit County public works standards.

3) It may be necessary to narrow a portion of the roadway to avoid topographic constraints, such as large transmission power poles.
Response: To the extent possible, the proposed road widening has not been reduced.

4) A 28-foot wide paved road across the frontage of the proposed Planned Unit Development, with a minimum 25-foot road length transition to the west, and;
Response: Fronting the project area, Haddon Road is being widened to provide a minimum of 28-feet-wide surface. As noted on the civil plans, the length of transition from 28-feet wide to 24-feet wide road is 40-feet.

5) A minimum 6-foot wide paved pedestrian path across the frontage of the proposed Planned Unit Development along the north side. Located 6-feet from the edge of the asphalt of Haddon Road, and;

Response: Civil Plans submitted to the City of Anacortes do contain a 6-foot wide concrete sidewalk fronting the project area. In relationship to the edge of driving surface on Haddon Road, (i.e. face of curb), there will be a 6-foot wide gassed strip between the front edge of sidewalk and the back of curb. The Civil Plans presently represent this to be 5 feet and will be changed to 6 feet.

6) An offset 6-foot wide paved pedestrian path from the westerly edge of the proposed Planned Unit Development to the intersection of Whistle Lake Road with the exception of providing a five (5) foot wide pathway fronting 304 Haddon Road separated four (4) feet from the edge of road widening. A thickened asphalt edge shall be constructed adjacent to 304 Haddon Road to convey runoff waters to infiltration trenches, and;

   If the pedestrian path is placed adjacent to the roadway, then an 8-foot wide pedestrian path is recommended; and

   Curb and gutter shall be provided adjacent to the development on Haddon Road.

   Response: From the project's west property line to approximately 160 feet west, a 5-foot-wide concrete side walk is proposed as represented on the civil plans. To reduce disruption of the adjacent residential landscape and driveway improvements serving the residence at 304 Haddon Road, this proposed sidewalk is directly adjacent to the existing and widened portions of Haddon Road. Proceeding westerly from this portion of 5-foot-wide sidewalk, the sidewalk is depicted as being 6-foot-wide to the intersection with Whistle Lake Road. Fronting the existing driveway serving 304 Haddon Road, a depressed concrete curb has been integrated into the sidewalk section to prevent runoff waters from the Haddon Road surface entering the private driveway serving 304 Haddon Road. Fronting the project area, curb and gutter has been provided with curb cuts to allow runoff waters conveyed in the gutter to enter the adjacent grass-lined swale. From the intersection of Whistle Lake Road and Haddon Road proceeding northerly along the east side of Whistle Lake Road where public right away is available, a 6-foot-wide concrete sidewalk is to be installed. This sidewalk is separated from the easterly edge of road surface by a distance of 4 to 7 feet, depending on the extent of existing utilities. This grassed strip between the edge of sidewalk and adjacent edge of Whistle Lake asphalt surface will be depressed to function as a containment area for runoff waters from the adjacent Whistle Lake Road surface. The northerly end of this 6-foot sidewalk terminates at the southerly side of Blue Heron Circle.

Q. Pedestrian Safety improvements along Whistle Lake Road, shall consist of the following:

1) Construct an offset 6-foot wide paved pedestrian path from the intersection of Haddon Road along the east side of Whistle Lake Road to the northerly property line extent of the City of Anacortes property where the existing water tank is located.
2) If the pedestrian path is placed adjacent to the roadway, then an 8-foot wide pedestrian path is recommended.
Response: Please refer to the response provided to Item P-6 above.

AMENDED RESPONSE: For the above-listed items 23P – 23Q, these components of work have already been performed as a component of the PUD infrastructure improvements that have already been constructed.

24. Development shall comply with Skagit County's Public Works Department including but not limited to:

A. The new shared access driveways will need to obtain commercial access permits prior to construction. Access aprons shall be constructed to County standards.
Response: Four commercial access permits with an accompanying site plan have been submitted to Skagit County Public Works.

B. Electronic record drawings will be required for all the roadway improvements made to the County road and within the right-of-way.
Response: Once Civil Plans have been approved by the City of Anacortes and by Skagit County for that portion of the work being done in the right-of-way, a complete set of electronic civil plans will be provided to Skagit County. After construction is completed, post-construction As-constructed civil plans will be provided to the City and County in an electronic format.

AMENDED RESPONSE: Civil record drawings have been provided to Skagit County Public Works for their review and comment.

C. The lots that do not share access will need to get an access permit from Skagit County when they submit for a building permit for the residence. This item does not need to be completed prior to plat approval and is an informational comment. A note shall be added to the face of the final plat & PUD to reflect this.
Response: The four commercial access permit applications submitted to Skagit County Public Works provides access to all 13 lots within this PUD. Since all lots are served by the 4 commercial access permits, there should not be a necessity for having a note on the face of the final plat regarding access permits for individual building development.

AMENDED RESPONSE: The appropriate permits were applied for and received for this work.

D. Haddon road will need to be widened to a 24 foot wide driving surface. A 28 foot wide hard surface will be required for the frontage of the property. The cul-de-sac will need to be improved to a 45 foot radius. A separated pedestrian path will need to be constructed per City of Anacortes requirements.
Response: Commencing at the easterly side of Whistle Lake Road and proceeding east to this project's west property line, Haddon Road is being widened to provide 24-foot surface. Fronting the project area, Haddon Road is being widened to a width of 28 feet. At the easterly most end of Haddon Road, within the existing 100 foot diameter right away, a 90 foot diameter cul-de-sac improvement will be constructed. Adjoining the northerly side of Haddon Road, a sidewalk is being proposed as required by the City of Anacortes.

AMENDED RESPONSE: These improvements have been performed as originally designed.

E. A right-of-way permit will be required. Construction plans for the improvements shall be prepared by a civil engineer currently licensed in the State of Washington.
Response: Civil Plans denoted as Civil Submittal #1 have been provided to the City of Anacortes. Comments received from the City will be used to amend the Civil Plans for the second submittal to be denoted as Civil Submittal #2. Civil Submittal #2 plans will be provided to Skagit County together with a right-of-way permit, in order to permit construction activities within the Haddon Road right-of-way.

AMENDED RESPONSE: The appropriate permits were applied for and received for this work.

F. The construction in the right-of-way will require certification by the engineer that all items have been built in concordance with the approved construction plans. See section 12 of the Skagit County Road Standards.
Response: Based upon inspection by the project civil engineer and the owner's retained materials testing firm, the engineer will certify that the right-of-way improvements have been performed per Skagit County standards.

AMENDED RESPONSE: The project engineer has reviewed the asbuilt conditions as well as inspected the site and confirms that work has been performed consistent with the original design.

25. All lots must be to the R2 standards including and clarifying that no lot may be under 7,500 square feet
Response: As identified on the Civil Plans submitted, no lots are proposed smaller than 7,500 square feet.

26. A 20 foot wide Native Growth Protection Area shall be established along the western and northern property lines of the subject parcel. Prior to final plat & PUD submittal, the applicant shall submit to PCED for review and approval an arborist report prepared by a certified arborist that evaluates tree health, condition, and viability. Those trees that need to be removed per the arborist report shall be replaced at a 1:1 ratio with similar native species indigenous to Western Washington. Within the Native Growth Protection Area, vegetation or tree removal, topping, or trimming is strictly prohibited unless approved first by the City. The individual lot owner would need to submit an ISA certified arborist's report that states a tree is dead, diseased, dying, and a hazard to an adjacent property/use along with a geological hazardous area critical area report to the City of Anacortes' Planning Department and Parks and Recreation Department for review and approval. A note to this effect shall be shown on the face of the final plat & PUD.
Response: As noted on the Civil Plans, a 20-foot-wide native vegetated buffer is being provided along the westerly 20 feet and the northerly 20 feet of the residential development area. The applicant acknowledges that prior to final plat and PUD submittal; an arborist report will be prepared and submitted the City of Anacortes. This report will pertain only to the trees remaining within the 20-foot-wide buffer and will provide an evaluation of tree health and long-term survivability. Trees remaining in the buffer that will be damaged and/or weakened by future residential construction activities, such as foundation excavation and utility installations, will be removed as part of the plat infrastructure.

A note will be provided on the final plat map recognizing that any modification to existing vegetation and tree removal within these 20-foot-wide native vegetated buffers must first be approved by the City and that any trees to be removed by the lot owner must be substantiated by an arborist report.

AMENDED RESPONSE: A final arborist report has been prepared and submitted to the City, and, documentation of the Native Growth Protection Easement, NGPE, has been incorporated into the PUD's final plat map for review and acceptance by the City.

City of Anacortes PUD Plat No. pud-2016-1001
Parcel Map Check Report

Date: 1/26/2018

Parcel Name: Total Parcel
Parcel Map Check Report

Parcel Name: Lot 1

Segment# 1: Line
"Course: S2° 12' 03""W" Length: 117.61'
Segment# 2: Line
"Course: N88° 32' 33""W" Length: 64.01'
Segment# 3: Line
"Course: N2° 12' 03""E" Length: 117.61'
Segment# 4: Line
"Course: S88° 32' 33""E" Length: 64.01'
Perimeter: 363.23' "Area: 7,527.03Sq.Ft."
Error Closure: 0.0000 "Course: N0° 00' 00""E"
Error North : 0.00000 East: 0.00000
"Precision 1: 363,240,000.00"

Parcel Name: Lot 2

Segment# 1: Line
"Course: S2° 12' 03""W" Length: 211.02'
Segment# 2: Line
"Course: N88° 32' 33""W" Length: 12.00'
Segment# 3: Line
"Course: N2° 12' 03""E" Length: 117.61'
Segment# 4: Line
"Course: N88° 32' 33""W" Length: 64.01'
Segment# 5: Line
"Course: N2° 12' 03""E" Length: 93.41'
Segment# 6: Line
"Course: S88° 32' 33""E" Length: 76.01'
Perimeter: 574.05' "Area: 8,510.49Sq.Ft."
Error Closure: 0.0000 "Course: N0° 00' 00""E"
Error North : 0.00000 East: 0.00000
"Precision 1: 574,060,000.00"

Parcel Name: Lot 3

Segment# 1: Line
"Course: S2° 12' 03""W" Length: 86.01'
Segment# 2: Line
"Course: N88° 32' 33""W" Length: 60.01'
Segment# 3: Line
"Course: S2° 12' 03""W" Length: 125.01'
Segment# 4: Line
"Course: N88° 32' 33""W" Length: 12.00'

Segment# 5: Line
"Course: N2° 12' 03""E" Length: 211.02'
Segment# 6: Line
"Course: S88° 32' 33""E" Length: 72.01'
Perimeter: 566.05' "Area: 7,692.81Sq.Ft."
Error Closure: 0.0000 "Course: N0° 00' 00""E"
Error North : 0.00000 East: 0.00000
"Precision 1: 566,060,000.00"

Parcel Name: Lot 4

Segment# 1: Line
"Course: S2° 12' 03""W" Length: 125.01'
Segment# 2: Line
"Course: N88° 32' 33""W" Length: 60.01'
Segment# 3: Line
"Course: N2° 12' 03""E" Length: 125.01'
Segment# 4: Line
"Course: S88° 32' 33""E" Length: 60.01'
Perimeter: 370.03' "Area: 7,500.63Sq.Ft."
Error Closure: 0.0000 "Course: N0° 00' 00""E"
Error North : 0.00000 East: 0.00000
"Precision 1: 370,040,000.00"

Parcel Name: Lot 5

Segment# 1: Line
"Course: S2° 12' 03""W" Length: 125.01'
Segment# 2: Line
"Course: N88° 32' 33""W" Length: 60.01'
Segment# 3: Line
"Course: N2° 12' 03""E" Length: 125.01'
Segment# 4: Line
"Course: S88° 32' 33""E" Length: 60.01'
Perimeter: 370.03' "Area: 7,500.63Sq.Ft."
Error Closure: 0.0000 "Course: N0° 00' 00""E"
Error North : 0.00000 East: 0.00000
"Precision 1: 370,040,000.00"

Parcel Name: Lot 6

Segment# 1: Line
"Course: S2° 12' 03""W" Length: 211.02'
Segment# 2: Line
"Course: N88° 32' 33""W" Length: 12.00'
Segment# 3: Line
"Course: N2° 12' 03""E" Length: 125.01'
Segment# 4: Line
"Course: N88° 32' 33""W" Length: 60.01'
Segment# 5: Line
"Course: N2° 12' 03""E" Length: 86.01'
Segment# 6: Line

"Course: S88° 32' 33""E" Length: 72.01'
Perimeter: 566.05' "Area: 7,692.81Sq.Ft."
Error Closure: 0.0000 "Course: N0° 00' 00""E"
Error North : 0.00000 East: 0.00000
"Precision 1: 566,060,000.00"

Parcel Name: Lot 7

Segment# 1: Line
"Course: S2° 12' 03""W" Length: 86.01'
Segment# 2: Line
"Course: N88° 32' 33""W" Length: 60.01'
Segment# 3: Line
"Course: S2° 12' 03""W" Length: 125.01'
Segment# 4: Line
"Course: N88° 32' 33""W" Length: 12.00'
Segment# 5: Line
"Course: N2° 12' 03""E" Length: 211.02'
Segment# 6: Line
"Course: S88° 32' 33""E" Length: 72.01'
Perimeter: 566.05' "Area: 7,692.81Sq.Ft."
Error Closure: 0.0000 "Course: N0° 00' 00""E"
Error North : 0.00000 East: 0.00000
"Precision 1: 566,060,000.00"

Parcel Name: Lot 8

Segment# 1: Line
"Course: S2° 12' 03""W" Length: 125.01'
Segment# 2: Line
"Course: N88° 32' 33""W" Length: 60.01'
Segment# 3: Line
"Course: N2° 12' 03""E" Length: 125.01'
Segment# 4: Line
"Course: S88° 32' 33""E" Length: 60.01'
Perimeter: 370.03' "Area: 7,500.63Sq.Ft."
Error Closure: 0.0000 "Course: N0° 00' 00""E"
Error North : 0.00000 East: 0.00000
"Precision 1: 370,040,000.00"

Parcel Name: Lot 9

Segment# 1: Line
"Course: S2° 12' 03""W" Length: 48.59'
Segment# 2: Line
"Course: S75° 45' 16""W" Length: 29.19'
Segment# 3: Line
"Course: S2° 12' 03""W" Length: 154.53'
Segment# 4: Line
"Course: N88° 32' 33""W" Length: 30.00'
Segment# 5: Line
"Course: N2° 12' 03""E" Length: 125.01'

Segment# 6: Line
"Course: N2° 12' 03""E" Length: 86.01'
Segment# 7: Line
"Course: S88° 32' 33""E" Length: 58.00'
Perimeter: 531.34' "Area: 7,801.82Sq.Ft."
Error Closure: 0.0022 "Course: S61° 28' 15""E"
Error North : -0.00104 East: 0.00191
"Precision 1: 241,513.64"

Parcel Name: Lot 10

Segment# 1: Line
"Course: S10° 14' 55""E" Length: 15.81'
Segment# 2: Line
"Course: S75° 45' 16""W" Length: 113.79'
Segment# 3: Line
"Course: S2° 12' 03""W" Length: 120.98'
Segment# 4: Curve
Length: 22.38' Radius: 50.00'
"Delta: 25°38'29"
Segment# 5: Line
"Course: N88° 32' 33""W" Length: 7.62'
Segment# 6: Line
"Course: N2° 12' 03""E" Length: 154.53'
Segment# 7: Line
"Course: N75° 45' 16""E" Length: 29.19'
Segment# 8: Line
"Course: N2° 12' 03""E" Length: 48.59'
Segment# 9: Line
"Course: S88° 32' 33""E" Length: 84.86'
Segment# 10: Line
"Course: S24° 55' 58""E" Length: 2.30'
Segment# 11: Line
"Course: S28° 36' 39""E" Length: 31.60'
Perimeter: 631.64' "Area: 9,726.91Sq.Ft."
Error Closure: 0.0093 "Course: S27° 12' 40""E"
Error North : -0.00824 East: 0.00424
"Precision 1: 67,919.35"

Parcel Name: Lot 11

Segment# 1: Line
"Course: S20° 20' 43""E" Length: 39.12'
Segment# 2: Line
"Course: S75° 45' 16""W" Length: 100.26'
Segment# 3: Line
"Course: S2° 12' 03""W" Length: 78.36'
Segment# 4: Curve
Length: 30.00' Radius: 50.00'
"Delta: 34°22'30"
Segment# 5: Line
"Course: N2° 12' 03""E" Length: 120.98'

Segment# 6: Line
"Course: N75° 45' 16""E" Length: 113.79'
Segment# 7: Line
"Course: S10° 14' 55""E" Length: 4.76'
Perimeter: 487.28' "Area: 7,501.95Sq.Ft."
Error Closure: 0.0115 "Course: N0° 02' 20""E"
Error North : 0.01151 East: 0.00001
"Precision 1: 42,371.30"

Parcel Name: Lot 12

Segment# 1: Line
"Course: S21° 32' 32""E" Length: 36.57'
Segment# 2: Line
"Course: S12° 14' 14""E" Length: 10.88'
Segment# 3: Line
"Course: S75° 45' 16""W" Length: 95.72'
Segment# 4: Line
"Course: S2° 12' 03""W" Length: 34.48'
Segment# 5: Curve
Length: 30.00' Radius: 50.00'
"Delta: 34°22'30"
Segment# 6: Line
"Course: N2° 12' 03""E" Length: 78.36'
Segment# 7: Line
"Course: N75° 45' 16""E" Length: 100.26'
Segment# 8: Line
"Course: S20° 20' 43""E" Length: 13.93'
Perimeter: 400.20' "Area: 7,501.78Sq.Ft."
Error Closure: 0.0084 "Course: S11° 09' 10""W"
Error North : -0.00822 East: -0.00162
"Precision 1: 47,642.86"

Parcel Name: Lot 13

Segment# 1: Line
"Course: S13° 25' 39""E" Length: 39.46'
Segment# 2: Line
"Course: S39° 21' 34""W" Length: 15.63'
Segment# 3: Line
"Course: S18° 17' 08""E" Length: 4.15'
Segment# 4: Line
"Course: N88° 32' 33""W" Length: 86.71'
Segment# 5: Curve
Length: 32.46' Radius: 50.00'
"Delta: 37°12'06"
Segment# 6: Line
"Course: N2° 12' 03""E" Length: 34.48'
Segment# 7: Line
"Course: N75° 45' 16""E" Length: 95.72'
Segment# 8: Line
"Course: S12° 14' 14""E" Length: 34.58'

Perimeter: 343.18' "Area: 7,502.10Sq.Ft."
Error Closure: 0.0073 "Course: S70° 56' 25""W"
Error North : -0.00238 East: -0.00688
"Precision 1: 47,012.33"

Parcel Name: N.G.P.A. Tract 999

Segment# 1: Line
"Course: S2° 12' 03""W" Length: 231.02'
Segment# 2: Line
"Course: N88° 32' 33""W" Length: 471.09'
Segment# 3: Line
"Course: N18° 17' 08""W" Length: 4.15'
Segment# 4: Line
"Course: N39° 21' 34""E" Length: 15.63'
Segment# 5: Line
"Course: N13° 25' 39""W" Length: 39.46'
Segment# 6: Line
"Course: N12° 14' 14""W" Length: 34.58'
Segment# 7: Line
"Course: N12° 14' 14""W" Length: 10.88'
Segment# 8: Line
"Course: N21° 32' 32""W" Length: 36.57'
Segment# 9: Line
"Course: N20° 20' 43""W" Length: 13.93'
Segment# 10: Line
"Course: N20° 20' 43""W" Length: 39.12'
Segment# 11: Line
"Course: N10° 14' 55""W" Length: 4.76'
Segment# 12: Line
"Course: N10° 14' 55""W" Length: 15.81'
Segment# 13: Line
"Course: N28° 36' 39""W" Length: 31.60'
Segment# 14: Line
"Course: N24° 55' 58""W" Length: 2.30'
Segment# 15: Line
"Course: S88° 32' 33""E" Length: 541.80'
"Perimeter: 1,492.69'" "Area: 114,543.61Sq.Ft."
Error Closure: 0.0124 "Course: N33° 20' 51""W"
Error North : 0.01037 East: -0.00682
"Precision 1: 120,379.03"

December 29, 2017

Allen Family Investments, LLC
P.O. Box 817
Anacortes, Wa. 98221

RECEIVED
JAN 08 2018
CITY OF ANACORTES

Re: fence for Brogan property

Dear Mr. Allen,

Thank you for responding to the Bean and Brogan letter requesting a fence between the Allen and Bean/Brogan property.

I have had a large increase in the loss of privacy in my yard with the removal of the trees and brush along the west side of your property. I am requesting that you build a fence on the west side of your property adjacent to mine. I would like this to be a 7 foot wood privacy fence situated/placed/located on your property that would be maintained by Allen Family Investments and then maintained by the new owners when the properties are sold.

Sincerely

Jeaneen Brogan

Jeaneen Brogan

CC: Don Measamer, Director of Planning Community and Economic Development
Kevin Cricchio, Associate Planner
Steven Lange, Project Manager

COVENANTS, CONDITIONS, DESIGN GUIDELINES AND RESTRICTIONS

FOR

HADDON ROAD HOA

THESE COVENANTS, CONDITIONS, DESIGN GUIDELINES AND RESTRICTIONS (this "Declaration") is made by Allen Family Investments, LLC ("Declarant") as of February 15th, 2018.

RECITALS

Declarant is the owner of certain real property (the "Property") in Skagit County, Washington, legally described on **Exhibit 1** hereto. The Property shall be referred to herein as the "Property" or the "PUD." The Property shall be subdivided as shown in the Plat for Allen Family Investments, LLC Parcel #33048 as shown in Haddon Road Plat and PUD#--PUD 2016-1001 also attached as **Exhibit 1** hereto.

NOW, THEREFORE, Declarant declares that this Declaration of Covenants, together with the PUD referred to herein, state covenants, conditions, restrictions and reservations intended by the Declarant to affect a common plan for the development of the Property mutually beneficial to all of the described Lots. These covenants, conditions, restrictions, reservations and plan are intended to become, and by the recordation of this instrument shall be conclusively deemed to be legal and equitable servitudes which shall run with the land of the Property and shall be binding upon the entire Property and upon each such Lot therein as a parcel of realty, and upon its Owners, their family members, their heirs, personal representatives, successors and assigns, and their tenants, licensees and other lawful occupants, through all successive transfers of all or part of the Property or any security interest therein, without requirement of further specific reference or inclusion in deeds, contracts or security instruments, and regardless of any subsequent forfeiture, foreclosures, or sales of Lots under security instruments, or of any forfeiture, foreclosures, or sales instituted for nonpayment of government tax, levy or assessment of any kind.

DEFINITIONS

"**Community**" means all the Property along with all the improvements constructed therein, and all other institutions and things serving the Owners of Lots therein.

"**Conveyance**" means any transfer of the ownership of a Lot, including a transfer by deed or by real estate contract, but shall not include a transfer solely for security.

"**Declarant**" means the entity, person or group of persons acting in concert who executes this Declaration of Covenants.

"**Declaration of Covenants**" means this document, which facilitates the creation of this Community; the term also includes any lawful amendments to this document.

"**Development Plan**" means any formal plan of development, however termed under the Ordinance, approved by the City of Anacortes. The term also includes any amendments thereto approved by applicable governmental entities.

"**Dwelling**" means the principal housing structure constructed on a Lot. "**Dwelling**" is interchangeable with "**Structure**," "**Home,**" "**Building,**" **and House**.

"**Foreclosure**" means a forfeiture or judicial or nonjudicial foreclosure of a mortgage or a deed in lieu thereof.

"**Lot**" means a physical portion of the Community designated for separate ownership, the boundaries of which are depicted on the PUD.

"Lot Owner" means the Declarant or any other person who owns a Lot, but does not include a person who has an interest in a Lot solely as security for an obligation. "Lot Owner" means the vendee, not the vendor, of a Lot under a real estate contract.

"**Mortgage**" means a mortgage, deed of trust or real estate contract.

"**Person**" means a natural person, corporation, partnership, limited partnership, trust, governmental body or agency, or other legal entity.

"**Property**" or "**the Property**" means all the real property described as being contained within the PUD.

"**Residential Purposes**" means use for dwelling and human habitation, whether on an ownership, rental or lease basis and for reasonable social, recreational or other uses normally incident to such purposes.

"**Upkeep**" means any care, inspection, maintenance, operation, repair, repainting, remodeling, restoration, improvement, renovation, alteration, replacement and reconstruction that is required to maintain property in a decent, safe and sanitary condition, in keeping with the standards of the Community and with all applicable legal, administrative or regulatory requirements.

"Native Growth Protection Area" or "NGPA" is synonymous with "Buffer Zone" and shall include the west 20 feet of lots 1 and 2 and the north 20 feet of lots 2, 3, 6, 7, 9 and 10 as shown on the PUD map.

"Native Growth Protection Easement" or "NGPE" is established that includes the wetland, the wetland's buffer, the geologically hazardous area, and the geologically hazardous' area buffer. The NGPE shall begin at the west edge of the fifteen (15) foot non-disturbance setback as measured from the top of the slope and terminate on the eastern property line.

Common Areas The Common Areas of the Community consist of five (5) parking spaces on Lot 9, the driveway area adjacent to the parking spaces on Lot 9, and the NGPE.

ARTICLE I
CONSTRUCTION ON LOTS AND USE OF LOTS

Section 1.1 Minimum Size. The floor area of the main house Structure, exclusive of open porches and garages shall be not less than 1,500 square feet. Each home must have a garage, attached or unattached, which shall be of such size as to accommodate at least two full size automobiles. No Carports are allowed.

Section 1.2 Design Guidelines. In all instances, all homes shall comply with the building requirements of the City of Anacortes and any other governmental agency that has jurisdiction over the building process.

Section 1.3 Design Approval: Architectural building plans, landscaping plans and exterior roof and Structure colors shall be approved by 50% of the lot owners based on Design Guidelines defined in this document, or by an Architectural Committee designated by a vote of 50% or more of the lot owners. Plans shall be submitted to all of the lot owners or Architectural Committee with a two-week review timeline. The plan review approval shall be completed prior to submission to the City of Anacortes for a building permit. All exterior painting colors, roofing, siding, fencing and masonry choices shall be submitted with a two-week review timeline prior to application or construction. If review responses are not received back within a two-week time period of submission receipt, then the design submission shall be deemed approved and the lot owners may proceed with design choices.

Buildings and Homes constructed on Allen Family Investments, LLC 13 Lot PUD shall reflect "Transitional Farm House" or "Craftsman Northwest Style" design. This design style typically uses materials found in the area. Compliant designs will reflect a style which will be harmonious with the territory and the neighborhood. Craftsman Bungalow style architecture would be one example, with flexibility for individual architectural expression appropriate to the surrounding neighborhood. Manufactured and/or mobile homes are not allowed in this project.

1.3.1 **Roofing**: All roof pitches to be 6/12 minimum. An exception on roof pitch will be made for covered porches and shed dormers to be a 1/12 minimum. All roofing material shall be an "earth tone" color in the brown, black, or grey family. Roofs to have a minimum of 12" overhang, except at dormers. Solar Panels are acceptable.

1.3.2 **Exterior Walls and Decks**:

Rock, brick and stone veneers are acceptable. Rock and stone veneer shall be an "earth tone" color in the beige, brown or grey family. Brick shall be an earth-tone or muted red but no "fire engine" red. Rock, brick and stone veneers should be structural or appear structural and must continue to finish grade level.

Approved siding materials would be shingles, board and batt, horizontal lap, vertical or horizontal channel, Hardi Plank or similar "wood look" siding products, or T & G. This siding is to be stained or painted.

Deck rails should be post and picket, or solid walls sided with siding material appropriate to the home. Glass railing and/or cable railing systems will be allowed as long as the supporting posts are 5" or larger.

Building exteriors should be broken into several planes, creating visual interest. Building elevations in the excess of two stories will be broken vertically with at least one of the following: deck, roof, cantilever sections, trellis or other architectural details that may visually reduce the height of that building elevation.

Trim Details shall be "Transitional Farm House" or "Craftsman Northwest Style", large window and door trim with a 3.5" minimum width, water tables or belly bands required at horizontal siding breaks. Trim will not be removed as a cost saving measure unless it can be shown that trim is not fitting with the proposed design.

Post and beam entries or other post and beam accents when possible.

1.3.3 **Exterior Colors:**

- Walls are to be painted and/or stained either medium to dark browns, grays, greens or blues with a matte finish or off-white to light grey with trim that reflects "Transitional Farm House" or "Craftsman Northwest Style."
- Trim and accent colors will be medium to dark, muted browns, greens, reds, grays, blues and/or off-white to light grey with trim that reflects "Transitional Farm House" or "Craftsman Northwest Style; " vinyl window frame colors excluded.
- Roofs are to be medium to dark browns, grays or black.

1.3.4 **Fences, Walls and Gates:**

- All lot fences shall be architectural in design. Design, material, location and color are to be approved by 50% of the PUD owners.
- Cedar Fences can be left to gray naturally or stained with an approved color to compliment home and landscape colors.
- No chain link or vinyl fencing.

1.3.4 (A) **FENCE MAINTENANCE.** In that the City of Anacortes mandated the construction and maintenance of a certain fence located within the Property, more specifically the easterly split-rail fence on the east property line of lots 10 through 13 as shown on the PUD map, and the entire PUD was deemed to benefit from the required installed fence, it shall be the responsibility of all homeowners to contribute to the maintenance of this fence. The amount of the contribution shall be commensurate with the funds necessary to maintain said fence in a reasonably functional and aesthetically pleasing manner. The fence shall be maintained in a manner that matches the characteristics of the Property. **Funds shall be collected and set aside in the Trust Account for maintenance as further discussed herein.**

Section 1.4 **Use Restrictions:**

1.4.1 **"Maintenance of Buildings and Lots"**. Each Owner shall, at the Owner's sole expense, keep the interior and exterior of the Structure on the Owner's Lot, as well as the Lot, in a clean and sanitary condition, free of motor vehicles of any type that are in obvious disrepair or in non-working condition and stored on the property, free of rodents and pests, and in good order, condition and repair and shall do all redecorating, painting, landscaping, and maintenance at any time necessary to maintain the appearance and condition of the Structure and the Lot. The landscaping shall be maintained to the curb on the edge of the street.

1.4.2 **"Trash Containers and Debris"**. All trash shall be placed in sanitary containers. No Lot or any portion thereof shall be used as a dumping ground for trash or rubbish of any kind. Compost piles may be kept upon the Lots provided they are kept in a clean, neat and sanitary condition.

1.4.3 **"Offensive Activity"**. No noxious or offensive activity, including but not limited to the creation of excess levels of noise, shall be carried on in any Lot, nor shall anything be done therein which may be or become an annoyance or nuisance to other Owners or tenants.

1.4.4 **"Damage"**. Any damage to streets, plat improvements, all fences, landscaping, mailboxes, lights and lighting standards by Lot Owners, their children, agents, visitors, or service personnel shall be repaired by such Owner within fourteen (14) days from the occurrence of such damage.

1.4.5 **"Landscaping Height Restrictions"**. All landscaping on the South half of each lot, including but not limited to, trees, bushes, grasses, etc. shall be trimmed and maintained not to exceed 10' in height as measured from original grade. The use of "Dwarf" type of trees is to be the tree standard. It is imperative that this height restriction is followed and enforced to protect the views of neighbor(s).

1.4.6 **"Compliance with Laws"**. Notwithstanding anything to the contrary set forth herein, each Owner shall comply with the more restrictive of either (i) the terms or conditions of this Declaration, or (ii) the laws, codes, ordinances, and regulations of any governmental entity having jurisdiction.

Section 1.5 **Required Maintenance**:

1.5.1 Certain maintenance of the Property shall be required by the residents in whole or part, to include:

1.5.1(A) **FENCE**: Maintenance of the easterly split-rail fence on the east side of lots 10 through 13 mandated by the City of Anacortes in approving the PUD on the Property shall be the responsibility of the HOA. Also see 1.3.4(A) herein.

1.5.1(B) **Private Roads:** Maintenance of the private roads accessing various homes and structures built on the Property. See Article 13 herein.

1.5.1(C) **Maintenance and preservation of Trees**. Mature trees and new trees planted by or on behalf of the Declarant in those areas declared "Native Growth

Protection Areas" by the City shall be preserved by the Owner of the Lot within which such trees are located.

That portion of the Property defined as the "NGPE" shall be considered a common access easement and shall be maintained by the Homeowners Association. Vegetation and tree removal, topping, or trimming in that portion of the property designated as NGPA or NGPE is strictly prohibited unless first approved by the City. The individual lot owner would need to submit an ISA certified arborist's report that states the tree is dead, diseased, dying or a hazard to an adjacent property/use along with a geological hazardous area critical area report to the City of Anacortes' Planning Department and Parks and Recreation Department for review and approval.

1.5.1(D) **Maintenance Cleaning of Infiltration Trenches**. The Infiltration Trenches located on Lots 10 and 11 shall be maintained by the lot owners benefited by the Infiltration Trenches as shown on the PUD.

1.5.1(E) Maintenance of the Grass Swales located in the right of way between the Haddon Road surface and the sidewalks shall be the responsibility of the individual lot owners of the lot adjacent to said Grass Swales.

ARTICLE 2
ASSIGNMENT BY DECLARANT

Declarant reserves the right to assign, transfer, sell, lease, or rent all or any portion of the Property and reserves the right to assign all or any of its rights, duties, and obligations created under this Declaration.

ARTICLE 3
CHANGES TO CC&RS

Changes to these Covenants, Conditions, Design Guidelines & Restrictions, other than by the Declarant herein, require a 2/3 vote (66.66%) majority agreement of the lot owners of this PUD. Seed Article 14.

ARTICLE 4
ANIMALS

Section 4.1 No animals or livestock of any kind shall be raised, bred or kept on any Lot, except for dogs, cats, rabbits, chickens (no roosters) or other household pets; provided they are not kept, bred or maintained for commercial purposes. Other household pets are limited to fish and small indoor caged animals. No "exotic' animals are allowed.

Section 4.2 Dogs shall be kept and confined in fenced areas or on leashes when within the Property and rabbits, chickens and other and additional allowed animals, shall be fenced so that they cannot leave the lot owner's property.

Section 4.3 Owner shall cleanup after their pets within the Properties.

Section 4.4 No dangerous or potentially dangerous dogs or dog breeds shall be allowed within the Property unless such dog is a service animal and no Owner shall harbor or keep a dog that howls, barks or makes other loud noises or unreasonably annoys or disturbs other people within the Properties. If a person owns a service animal they shall provide appropriate medical documentation as required under Washington and federal law.

ARTICLE 5
ENFORCEMENT

The Declarant and any Lot Owner shall have the right to enforce, by any proceedings at law or in equity, all covenants, conditions, restrictions, reservations, liens and charges now or hereafter imposed by this Declaration. If the Declarant or any Lot owner seeks an injunction they shall not be required to post any bond and each Lot Owner hereby waives the right to require the posting of a bond in any proceeding for an injunction under this Declaration. The failure of the Declarant or any Lot Owners to enforce any rights hereunder shall not be deemed to constitute a waiver of the right to do so thereafter. The prevailing party in any litigation involving the enforcement of any provision of this Declaration shall be entitled to judgement for the reasonable attorney's fees, court costs and other costs incurred in such litigation by such prevailing party. The venue for any action shall be in Skagit County, Washington.

ARTICLE 6
GRANTEE'S ACCEPTANCE

The grantee of any Lot subject to this Declaration shall, by the acceptance of a deed conveying title thereto or by the execution of any contract for the purchase thereof, whether from Declarant or any subsequent Owner of such Lot, accept such deed or contract upon, and subject to, each and every provision of this Declaration and the provisions contained herein.

ARTICLE 7
SEVERABILITY

The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of any other provision hereof, if the remainder complies with and furthers the common plan of this Community.

ARTICLE 8
RESIDENTIAL LOTS

Section 8.1. **Number and Location.** The Community contains thirteen (13) Lots zoned for residential use which are depicted on the PUD. The location of those Lots and their dimensions are shown on the attached **Exhibit 2**.

Section 8.2. **Initial Construction of Dwellings and Other Improvements Within Lots.**

Dwellings and related improvements, including fencing and accessory structures, will be constructed within the Lots of the PUD or under the direction of the Declarant, according to a common design scheme established by the Declarant. No manufactured homes are permitted. Any addition, alteration or improvement within the Lots developed by the Declarant shall be

consistent with the Declarant's scheme. Any alterations or improvements within any Lot in the Community that requires a permit shall be constructed in accordance with the building code and other applicable ordinances of the City of Anacortes.

Section 8.3. **No Permanent Construction Within Easements.** No permanent building, deck or other significant structure shall be constructed within the easement areas on the Lots or in the common areas depicted on the PUD. A setback is not a consideration in the easement but the easement is subject to limited building allowances.

Section 8.4. **Upkeep of Lots.** Each Lot Owner shall, at his or her sole expense, have the right and the duty to keep the Lot, its Dwelling and all other improvements in good order, condition and repair and shall do all Upkeep, decorating, landscaping and painting at any time necessary to maintain its good appearance and condition. Each Owner shall perform this Upkeep responsibility in such manner as shall not unreasonably disturb or interfere with other Owners, or scenic views otherwise available from other Lots in the Community.

Section 8.5. **Damaged Improvements.** If a Dwelling or other major improvement located upon a Lot is damaged or destroyed, the Owner thereof shall restore the site either (i) by repairing or reconstructing such Building or improvement or (ii) by clearing away the debris and restoring the site to an acceptable condition compatible with the remainder of the Property. Such work must be commenced within nine (9) months after the casualty and shall be substantially completed within eighteen (18) months after the casualty.

Section 8.6. **Preservation of Certain Trees.** Mature trees and new trees planted by or on behalf of the Declarant shall be preserved by the Owner of the Lot within which such trees are located; such trees of concern as are located in the northly and westerly 20-foot buffer areas. The Buffer Zone was approved by the City of Anacortes pursuant to the PUD as a condition to the platting and development of the Community. The Buffer Zone requires the preservation of certain existing trees and the planting of additional trees to meet the City's minimum vegetation requirements for this new development as described in the final PUD and decision of the City of Anacortes. The City retains the right to enforce such requirements. Changes to the Buffer Zone, require the advance written approval of the City, not the approval of Adjoining Lot owner.

ARTICLE 9
COMMON AREAS

Section 9.1. **Common Areas.** The Common Areas of the Community consist of five (5) parking spaces on Lot 9, the driveway area adjacent to the parking spaces on Lot 9, and the NGPE.

Section 9.2. The private roads that serve the various groups of lots are considered "common areas" to the specific lots served but not to the entire Community.

Section 9.3. **No Interference with Common Areas.** Nothing shall be altered or constructed in, stored in or removed from the Common Areas.

Section 9.4. **Regular Inspections:** Regular inspection and maintenance of the private infiltration systems by a qualified professional engineer is required and shall be the responsibility of the Lot Owners served by the infiltration system as depicted on the PUD.

ARTICLE 10
PERMITTED USES

Section 10.1. Permitted Uses.

10.1.1 **Residential Use.**

The Lots in this Community are intended to be used for residential purposes, whether on an ownership, rental or lease basis and for common social, recreational or other reasonable uses normally incident to such purposes. Parts of a Dwelling also may be used for a professional office or other low impact commercial use, provided that such use is consistent with all applicable laws, ordinances and regulations of any governmental authority, and so long as such use does not generate any appreciable levels of client or customer traffic, bulk shipping or receiving, noise or other disturbance to other lawful occupants of the Community.

10.1.2. **Trees and Vegetation.**

10.1.2.1 Following the construction of a Dwelling structure on a Lot, its Owner(s) shall preserve mature trees on the Lot and properly maintain any landscaping vegetation on the Lot, so as to enhance the appearance and value of the Lots in the Community and to prevent the spread of noxious weeds in addition to conforming with the requirements of the PUD. The Owner(s) shall also maintain and preserve those trees existing in the Native Growth Protection Areas on each individual lot consistent with the PUD and the decision of the Anacortes City Council.

10.1.2.2 **NGPE/NGPA Trees:** Within the Native Growth Protection Easement, and the 20-foot wide Native Growth Protection Area (NGPA) established along the western and northern property lines of the subject parcel, vegetation and tree removal, topping, or trimming is strictly prohibited unless first approved by the City. The individual lot owners and/or the HOA would need to submit an ISA certified arborist's report that states the tree is dead, diseased, dying or a hazard to an adjacent property/use along with a geological hazardous area critical area report to the City of Anacortes' Planning Department and Parks and Recreation Department for review and approval.

10.1.3. **Surface Water Run-Off.**

No Lot shall be improved in such a way as to cause excess surface water run-off that may damage or inconvenience other Lots or properties or the Owners thereof.

10.1.4. **Noise, Offensive or Illegal Activity.**

No person shall cause any unreasonably loud noise anywhere in the Community, nor shall any person permit or engage in any noxious, offensive or illegal activity, practice or behavior causing annoyance, discomfort or disturbance to any personal lawfully present on any portion of the Property. Quiet hours shall be observed from 10:00 p.m. to 7:00 a.m., during which only minimal noise shall be permitted to emanate from any Lot.

10.1.5. **Privacy Fencing.**

Fences are permitted but must conform to the style installed by the Declarant, consistent with such further standards as required by the City of Anacortes.

10.1.6 **Vehicle Operation and Parking Restrictions.**

10.1.6.1 **General Restrictions.**

Vehicle parking is permitted on portions of the Lot which have been improved for such purposes. A minimum of two off-street parking spaces are required per Lot, which can be accomplished by using the driveway area in front of the garage associated with each Dwelling.

10.1.6.2 **No Parking on Private Roadway.**

No parking is permitted on other lot owners' private drives or lots except for lot 9 which shares parking with lots 10 and 11.

10.1.6.3 **R.V. Parking, Etc.**

Except as hereinafter provided, junk vehicles (as defined in RCW 46.55.010), and small or large commercial-style vehicles (including without limitation trucks, tractors, large vans or other types of commercial type vehicles or equipment which either require a commercial vehicle operator's license or which exceed 6,000 lbs. in gross vehicle weight) may not be stored, kept or maintained anywhere within the Community.

Bona fide Recreational Vehicles up to but not exceeding twenty-four (24) feet may be parked on the lot of a lot owner in a driveway area or other reasonable and aesthetically pleasing location such as an RV pad or garage that fits within the guidelines of this Declaration. A "Recreational Vehicle" shall be defined to include a motorhome, boat, trailer or 5th wheel. Failure of an Owner or other Occupant to abide by such standards or to remove an offending vehicle or equipment from a Lot shall constitute a nuisance.

10.1.7. **Signs.**

Initially, no other sign of any kind shall be displayed to the public view on or from any Lot or the Common Areas without the prior consent of the Declarant; provided that this section shall not apply to Declarant or Declarant's agents, nor shall it be deemed to prohibit the Owner of a Lot from displaying a sign for a period of time in which the Lot is for sale or rent.

10.1.8. **Underground Utilities.**

All utilities are required to be located underground prior to any excavation in the PUD.

10.1.9. **Uses by Declarant.**

Nothing in the Declaration of Covenants shall be construed to prohibit the Declarant or its designees from using any Lot owned by the Declarant (or any other Lot

with the permission of the Owner thereof) or any portion of the Common Areas for promotional, marketing, display or customer service purposes (such as a visitors' center) or for the closing of sales of Lots. Further, the Declarant specifically reserves the right to operate a construction office or a rental, brokerage and management office at any time on Lots owned or leased by the Declarant (or any other Lot with the permission of the Owner thereof) and on any portion of the Common Areas, to the extent permitted by law. The Declarant may assign its rights under this subsection to or share such rights with one or more other persons, exclusively, simultaneously or consecutively with respect to the Common Areas and Lots owned or leased by the Declarant or such persons.

ARTICLE 11
COMPLIANCE WITH LAW AND COVENANTS

Section 11.1. Compliance by Owners and Occupants. Each Owner and occupant of a Lot shall comply strictly with the provisions of the Declaration of Covenants. All remedies provided in this Article may be enforced against any tenant or other occupant of a Lot.

Section 11.2. Legal Proceedings. Failure to comply with any of the terms of the Declaration of Covenants shall be grounds for legal relief, including without limitation, actions to recover any sums due for money damages, injunctive relief, or any combination thereof and any other relief afforded by a court of competent jurisdiction, all of which relief may be sought by any aggrieved Owner, and shall not constitute an election of remedies.

Section 11.3. Costs and Attorney's Fees. In connection with proceeding arising out of an alleged default by any Owner or Occupant, the prevailing party shall be entitled to recover the costs of the proceeding, or any appeal therefrom, and such reasonable attorney's fees as may be determined by the Court. The Court is strongly encouraged to make such an award, to protect the values of this Community.

Section 11.4. No Waiver of Rights. The failure of an Owner or other party to enforce any right, provision, covenant or condition which may be granted by this Declaration of Covenants shall not constitute a waiver of the right of any such party to enforce such right, provision, covenant or condition in the future.

ARTICLE 12
EASEMENTS AND SPECIAL DECLARANT RIGHTS

Section 12.1. Easements for Lots and Lot Owners.

12.1.1 **In General.**

Each Lot has an easement in and through each other Lot and the Common Areas for utilities and for lateral and/or subjacent support.

12.1.2 **Specific Easement Shown on PUD.**

Easements shown on the PUD are hereby confirmed. Any easement shown on the PUD which benefits one or more Lots in the Community, or which benefits any third parties or any real property not included within the Project, confers various rights and

benefits upon such third parties or owner(s) of any such real property. Reference should be made to the PUD.

ARTICLE 13
PRIVATE ROADS

Section 13.1 Several groups of lots in the PUD are served by private roads. The groups of lots are as follows: Lots 1 through 4; Lots 5 through 8; Lots 9 through 11; and Lots 12 and 13.

Section 13.2 Unless such private road is otherwise defined as a common area, each group of lot owners shall be responsible for the upkeep and maintenance of the private road serving their particular group of lots. The percentage of responsibility for upkeep and maintenance shall be divided equally among the lot owners.

Section 13.3 For enforcement of this provision each lot owner shall follow the guidelines given in Articles 5 and 11 of this Declaration.

ARTICLE 14
AMENDMENT OF DECLARATION OF COVENANTS

Section 14.1. Procedure for Amendment of Declaration of Covenants. Amendments to the Declaration of Covenants shall be made by an instrument in writing entitled "Amendment to Declaration of Covenants" which sets forth the entire amendment. Except in cases of amendments that may be adopted by the Declarant unilaterally pursuant to Section 14.3 hereof, amendments may be adopted only if at least 66.6% of the Owners execute and approve an instrument in writing containing such amendment.

Section 14.2. Recordation Required. Every amendment to the Declaration of Covenants must be recorded with the County Auditor and is effective only upon recording. An amendment shall be indexed in the name of the Community and shall contain a cross-reference by recording number to the Declaration of Covenants and each previously recorded amendment thereto.

Section 14.3 Amendments by Declarant. The Declarant may unilaterally adopt and file amendments to the Declaration of Covenants for so long as the Declarant is the Owner of any Lot in the Community or until the expiration of the time limit for the exercise of any Special Declarant Rights reserved by the Declarant.

ARTICLE 15
FUNDS MAINTENANCE AND DISTRIBUTION

Section 15.1 Trust Account. A Trust Account shall be established to hold funds for the maintenance of the fence and the common areas of the PUD as well as any other and additional financial commitment of the PUD owners as a whole. Each lot owner shall contribute $100.00 a year. The amount of the contribution shall be adjusted each year by the HOA through the operation of a positive vote of 50% or more of the members, but in no event shall the contribution be less than $100.00 per year.

15.2.1 The Trust Account shall not be comingled with funds for partial maintenance areas such as the private roads that serve various portions of the PUD and not the PUD as a whole.

15.2.2 The funds in the Trust Account shall be held in a Washington Bank and managed by two individuals jointly. The Trust Fund Managers shall be elected or removed by a 50% vote of the Lot Owners in the PUD. The Trust Account managers shall provide an annual accounting to the members of the HOA. If a Manager resigns, is removed or is no longer able to serve for any reason, a meeting of the lot owners shall be called as soon as practical to replace said manager.

15.2.3 The HOA shall maintain liability insurance in the amount of $1,000,000 per event and $300,000 per claim for incidents occurring in all common areas and easement areas or other and additional areas where the HOA may encounter liability. The insurance shall be paid from the Trust Account.

ARTICLE 16
MISCELLANEOUS

Section 16.1. No Right of First Refusal. There is no right of first refusal limiting or restricting the right of any Lot Owner to sell, transfer or convey his or her Lot.

Section 16.2. Effective Date. This Declaration of Covenants shall take effect upon recording.

Section 16.3. Notices. Any Notice permitted or required to be delivered under the provisions of this Declaration may be delivered either personally or US. Mail, postage prepaid. If delivered by mail, such Notice shall be deemed to have been delivered forty-eight (48) hours after a copy has been deposited in the United States Mail, postage prepaid for first class mail, addressed to the person entitled to such Notice at the most recent address given in writing by such person to the Association. Notice to Lot Owner(s) shall be sufficient if delivered or addressed to the address of the lot.

DATED this _____ day of _____, 2018.

Allen Family Investments, LLC:

By, _____
Thomas L. Allen, Member

FPA/N No:	2815908
Effective Date:	8/16/2017
Expiration Date:	8/16/2020
Shut Down Zone:	653
EARR Tax Credit:	[ ] Eligible [X] Non-eligible
Reference:	Haddon Road PUD

Forest Practices Application/Notification
Notice of Decision

Decision

[ ] Notification	Operations shall not begin before the effective date.
[X] Approved	This Forest Practices Application is subject to the conditions listed below.
[ ] Disapproved	This Forest Practices Application is disapproved for the reasons listed below.
[ ] Closed	Applicant has withdrawn FPA/N.

FPA/N Classification

[ ] Class II [ ] Class III [X] Class IVG [ ] Class IVS

Number of Years Granted on Multi-Year Request

[ ] 4 years [ ] 5 years

Conditions on Approval / Reasons for Disapproval

Comments:
If conversion is not complete within 3 years of harvest, reforestation is required.

All City of Anacortes requirements must be met. The City is responsible for enforcing their conditions.

City of Anacortes is the lead agency for this proposal. Approval of this application is for the harvest of timber only. Any further brush removal, stump removal, grading, etc., is under Anacortes' Jurisdiction. At the request of the City of Anacortes, the Department of Natural Resources will issue a Stop Work Order or cancel this permit.

This permit is also subject to conditions provided by Ithe City of Anacortes. These documents may be viewed in the forest practice file maintained at the Northwest Region of the Department of Natural Resources or through Anacortes Planning Department.

Issued By:	Bud Westcott	**Region:**	Northwest
Title:	Islands Forest Practice Forester	**Date:**	8/16/2017

Copies to: **[X] Landowner, Timber Owner and Operator.**

Issued in person: **[ ] Landowner [ ]Timber Owner [ ] Operator By:**_____

Appeal Information

You have thirty (30) days to appeal this Decision and any related State Environmental Policy Act determinations to the Pollution Control Hearings Board in writing at the following addresses:
Physical address: 1111 Israel Rd. SW, Ste 301, Tumwater, WA 98501
Mailing address: P.O. BOX 40903, OLYMPIA, WA 98504-0903
Information regarding the Pollution Control Hearings Board can be found at: http://www.eluho.wa.gov/
At the same time you file an appeal with the Pollution Control Hearings Board, also send a copy of the appeal to the Department of Natural Resources' region office and the Office of the Attorney General at the following addresses:

Office of the Attorney General
Natural Resources Division
1125 Washington Street SE
PO Box 40100
Olympia, WA 98504-0100

And

Department Of Natural Resources
Northwest Region
919 N Township St
Sedro-Woolley WA 98284

Other Applicable Laws

Operating as described in this application/notification does not ensure compliance with the Endangered Species Act, or other federal, state, or local laws.

Transfer of Forest Practices Application/Notification (WAC 222-20-010)

Use the "Notice of Transfer of Approved Forest Practices Application/Notification" form. This form is available at region offices and on the Forest Practices website: http://www.dnr.wa.gov/businesspermits/forestpractices. Notify DNR of new Operators within 48 hours.

Continuing Forest Land Obligations (RCW 76.09.060, RCW 76.09.070, RCW 76.09.390, and WAC 222-20-055)

Obligations include reforestation, road maintenance and abandonment plans, conversions of forest land to non-forestry use and/or harvest strategies on perennial non-fish habitat (Type Np) waters in Eastern Washington.

Before the sale or transfer of land or perpetual timber rights subject to continuing forest land obligations, the seller must notify the buyer of such an obligation on a form titled "Notice of Continuing Forest Land Obligation". The seller and buyer must both sign the "Notice of Continuing Forest Land Obligation" form and send it to the DNR Region Office for retention. This form is available at DNR region offices.

If the seller fails to notify the buyer about the continuing forest land obligation, the seller must pay the buyer's costs related to continuing forest land obligations, including all legal costs and reasonable attorneys' fees incurred by the buyer in enforcing the continuing forest land obligation against the seller.

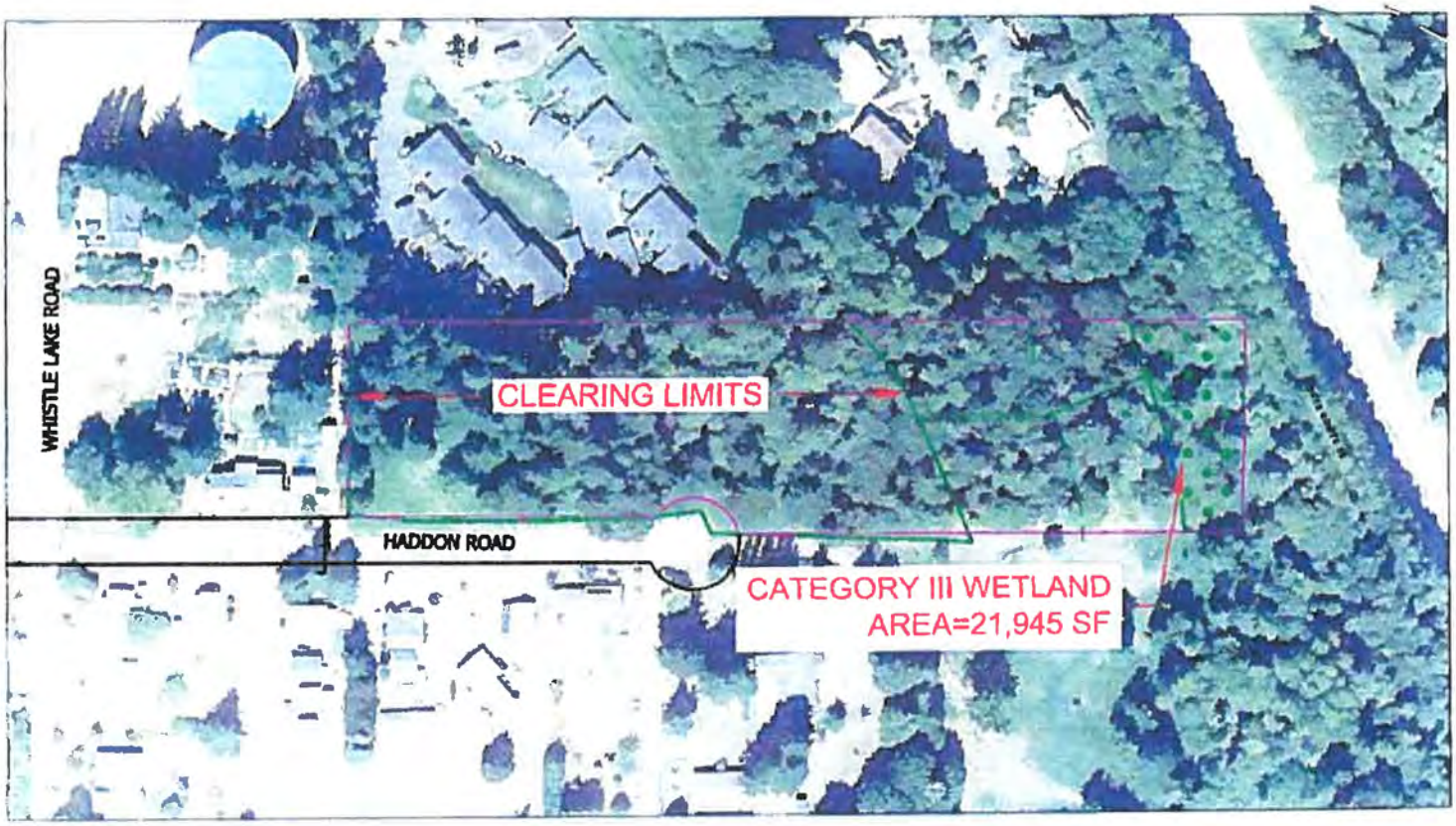
Failure by the seller to send the required notice to the DNR at the time of sale will be prima facie evidence in an action by the buyer against the seller for costs related to the continuing forest land obligation prior to sale.

DNR affidavit of mailing:

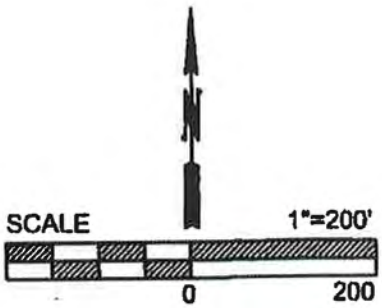
On this day 8/16/2017 (date), I placed in the United States mail at Sedro-Woolley (post office location), WA, postage paid, a true and accurate copy of this document Notice of Decision FPA # 2815908

L Utgard
(Printed name)

(Signature)



WETLAND SUMMARY TABLE						
Identifier	Wetland Type	Planned Activities In Wetland	Planned Activities In Wetland Buffer	Total Wetland Area (Acres)	Total Area Drained (Acres)	Total Fill Area (Acres)
1	III	None	None	0.5040	None	None



HADDON ROAD SHORT PLAT
Activities Map

EXHIBIT #04:

NATIVE GROWTH PROTECTION AREA (NGPA), TREE ASSESSMENT

Title: **Allen Family Investments, LLC., - Haddon Road Planned Unit Development ISA Level 2 Basic Tree Assessment, Anacortes, Washington**

Prepared for: Allen Family Investments, LLC.
Attn: Mr. Tom Allen
P.O. Box 817
Anacortes, WA 98221

Prepared by: Urban Forestry Services, Inc.
Mr. Paul H. Thompson
ASCA Registered Consulting Arborist® #509
ISA Certified Arborist® #PN-1838A
ISA Tree Risk Assessment Qualified

Date: June 23rd, 2017

CONTENTS:

Summary
Introduction
Findings and Recommendations
Method of Assessment
Tree Assessment Site Plan
Tree Assessment Matrix and Definitions
General Tree Protection Guidelines and Critical Root Zone Explanation
Assumptions and Limiting Conditions

Summary

Of 32 trees assessed at the Haddon Road Planned Unit Development, at Haddon Road, Anacortes, WA, 31 trees are recommended for removal and 1 tree for retention and protection. The removals are recommended due to the risk of failure following clearing, and the impact to the trees critical root zone from grading, affecting tree stability and condition. Existing residential housing, in addition to the planned housing, would be at risk of being struck by tree failure if the trees were retained.

Introduction

As requested by Mr. Tom Allen of Allen Family Investments, LLC, on June 9th, 2017, I met Mr. Allen and an associate, Mr. Tom Schwartz on the Haddon Road Planned Unit Development Project site at Haddon Road, Anacortes, Washington to assess a total of 32 trees in an International Society of Arboriculture Level 2, Basic Tree Assessment.

The trees were predominantly located in a 20-foot width native vegetated buffer identified by the Anacortes City Council as necessary for retention. The only exception is the location of 7 trees on the east side of the project clearing and grading limits within a 30-foot setback line. Prior to completing my field work, the boundary of the native vegetated buffer and limits of clearing and grading were marked in the field. This assisted me with the assessment of the construction impact on the trees within both the buffer and in the setback area to the east.

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Mount Vernon, WA 98273

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Cell: 360.770.9921

As reported in a previous report, the trees within the native vegetated buffer will be subjected to an increased level of wind due to the clearing of a forested block that the buffer borders.

Findings and Recommendations

Five species of tree were assessed, including Douglas fir, *Pseudotsuga menziesii*, bigleaf maple, *Acer macrophyllum*, western hemlock, *Tsuga heterophylla*, red alder, *Alnus rubra*, and western red cedar, *Thuja plicata*. Diameters ranged from 8 to 34.7-inches, measured 4.5-feet above grade.

Information on the vigor, structure and defects of each tree can be found in the enclosed Matrix.

Specific findings and recommendations are:

- Remove 31 trees with significant impact to the critical root zone (see the enclosed *Critical Root Zone Explanation*), and a high to moderate risk of failure targeting the existing residence to the north of the project area, and the planned residences within the project area.
- No trees within the assessment area should be retained following clearing and grading. The trees within the 20-foot width native vegetated buffer identified by the Anacortes City Council are not adapted to full exposure to high winds, with root systems, trunks and crowns all susceptible to catastrophic failure. The most significant of these failures being root failure, resulting in the entire tree failing and striking residential targets.
- Protect 1 tree, tree # 429, by implementing the attached *General Tree Protection Guidelines*.

Photo 1: Tree # 422 is an example of a tree that cannot be retained due to the trees position relative to the clearing and grading and the significant impact to this trees Critical Root Zone.

Method of Assessment

The methodology to evaluate these trees follows the criteria provided in the Tree Risk Assessment Qualification (TRAQ) training. TRAQ was developed, and is administered, by the International Society of Arboriculture (ISA) and follows the ISA's *Best Management Practices - Tree Risk Assessment publication*, and American National Standards Institute (ANSI) A300 (Part 9), *Tree, Shrub, and Other Woody Plant Management - Standard Practices (Tree Risk Assessment a. Tree Structure Assessment.)*

The Tree Assessment that we provide in this report simplifies the reporting of our findings in laymen terms to increase the understanding of our recommendations.

The Level 2 Basic Tree Assessment is a detailed visual inspection of a tree and its surrounding site, and a synthesis of the information collected. It requires that a tree risk assessor walk completely around the tree, looking at the site, buttress roots, trunk, and branches. This basic assessment may include the use of simple tools to gain additional information about the tree or defects. Defects found in a Level 2 Basic Tree Assessment may require a Level 3 assessment for further testing and analysis.

Tree condition is determined based on visual inspection of the above-ground portions of the trees. Of concern is trunk soundness, tree structure, bud fullness and color, twig length, crown ratio, density of leaves, evidence of disease-causing bacteria, fungi or virus, deadwood, and dead or broken hanging branches.

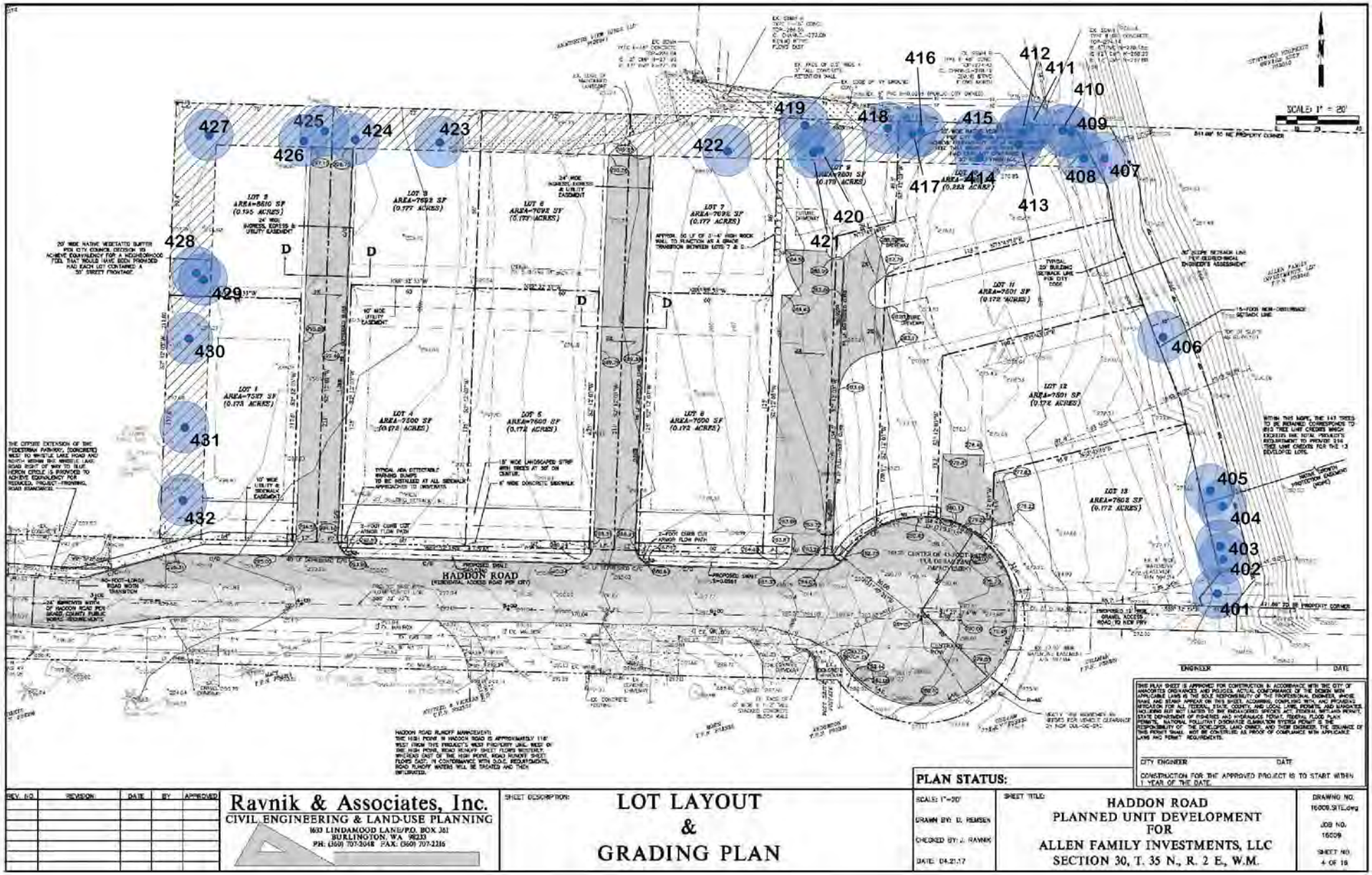
While no one can predict with absolute certainty which trees will fail and which trees will remain healthy, by methodical process we can predict those most likely to fail by the conditions observed and take appropriate action to reduce or eliminate the potential hazard.

Each tree in this report is assigned a reference number. The reference numbers are shown on the enclosed site plan and correspond to the information in the enclosed Matrix.

Let us know if you have any questions regarding this Level 2, Basic Tree Assessment.

Literature Cited

ISA Tree Risk Assessment Manual, Dunster, L., Smiley, T., Matheny, N., and Lilly, S. 2013 International Society of Arboriculture.
ISA Best Management Practice, Tree Risk Assessment, Smiley, T., Matheny, N., and Lilly, S. 2011 International Society of Arboriculture.
Tree Risk Assessment in Urban Areas and Urban /Rural Interface, Dunster, J. 2009 Pacific Northwest Chapter, International Society of Arboriculture.



HADDON ROAD PLANNED UNIT DEVELOPMENT – TREE ASSESSMENT SITE PLAN

Allen Family Investments, LLC., - Haddon Road Planned Unit Development, Level 2 Basic Tree Assessment
Urban Forestry Services, Inc.
6-26-17

Urban Forestry Services, Inc.
15119 McLean Road
Mount Vernon, WA 98273
(360) 428-5810

Tree Assessment Matrix

Haddon Road Planned Unit Development Project, Anacortes, WA

Inspector: Thompson
ISA Certified Arborist
ISA Tree Risk Assessment Qualified

Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
401	Bigleaf maple *Acer macrophyllum*	34.7, (34.7)		34.7	Fair to Good	Poor to Fair	**High**	Low	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	This tree has included bark between codominant trunks, with a previous codominant trunk failure leaving a significant trunk injury. Included bark between codominant trunks can increase the likelihood of failure. The remaining codominant trunks have a high probability of failure during high winds, and targets the east edge of the planned new residence and as a result the risk of failure is high. If this tree was retained it would be a part of a new forested edge, with higher wind speeds along this new edge. The 35-foot critical root zone will also be impacted by grading for a new residence, likely leading to a decline in in this tree's condition.								

Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
402	Douglas fir *Pseudotsuga menziesii*	10, (10)		10.0	Poor	Poor	Medium	Low	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	This tree has been suppressed with an upper crown that has a poor structure, susceptible to failure and with a poor rate of vigor. If this tree was retained it would be a part of a new forested edge, with higher wind speeds along this new edge. The likelihood of failure would be high, with a medium risk of failure due to the size of this tree. The critical root zone (CRZ) will be impacted by grading to the east for a new residence. This CRZ impact will cause decline and kill this tree due to its currently poor vigor.								

Date: 6/26/2017
Field Work Completed: 6/9/2017

Urban Forestry Services, Inc.
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(360) 428-5810

Tree Assessment Matrix

Haddon Road Planned Unit Development Project, Anacortes, WA

Inspector: Thompson
ISA Certified Arborist
ISA Tree Risk Assessment Qualified

Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
403	Douglas fir *Pseudotsuga menziesii*	27.5, (27.5)		27.5	Fair to Good	Fair	**High**	Low	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	This tree is suppressed with a poor crown structure that is more susceptible to failure with exposure to high winds. If this tree was retained it would be a part of a new forested edge, with higher wind speeds along this new edge. The 27-foot radius critical root zone will be impacted by grading for the construction of a new residence to the west of this tree. The crown of this tree has been damaged by high winds in the past, leading to a re-grown crown with poor structure that is susceptible to additional failure in high wind.								

Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
404	Western hemlock *Tsuga heterophylla*	14.8, (14.8)		14.8	Poor	Fair	**High**	Low	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	The critical root zone (CRZ) of this tree will be impacted by grading for the construction of a new residence to the west of this tree. I noticed that this tree has poor vigor, and is in a state of decline. The impact to the CRZ and tree vigor may increase the likelihood of failure with an increased exposure to higher wind speeds. If this tree was retained it would be a part of a new forested edge, with higher wind speeds along this new edge.								

Date: 6/26/2017
Field Work Completed: 6/9/2017

Urban Forestry Services, Inc.
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Tree Assessment Matrix

Haddon Road Planned Unit Development Project, Anacortes, WA

Inspector: Thompson
ISA Certified Arborist
ISA Tree Risk Assessment Qualified

Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
405	Red alder *Alnus rubra*	18, (18)		18.0	Fair	Poor	**High**	Low	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	This red alder leans to the west, and toward the planned location of new residences. I noticed that this tree contains decay at 15 to 25-feet height, increasing the likelihood of failure in high winds. If this tree was retained it would be a part of a new forested edge, with higher wind speeds along this new edge. The result is a high risk of failure, targeting the planned residence to the west.								

Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
406	Red alder *Alnus rubra*	20, (20)		20.0	Fair	Fair	**High**	Low	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	This species is prone to failure if retained along a new forested edge. If this tree was retained it would be subject to higher wind speeds along this new edge. The critical root zone will be affected by grading for the planned new residence to the west of this tree.								

Date: 6/26/2017
Field Work Completed: 6/9/2017

Urban Forestry Services, Inc.
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Mount Vernon, WA 98273
(360) 428-5810

Tree Assessment Matrix

Haddon Road Planned Unit Development Project, Anacortes, WA

Inspector: Thompson
ISA Certified Arborist
ISA Tree Risk Assessment Qualified

Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
407	Douglas fir *Pseudotsuga menziesii*	25, (25)		25.0	Fair to Good	Poor to Fair	**High**	None	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	This tree is located in the northeast corner of the project area and would be fully exposed to significantly higher wind speeds. This tree is not adapted to this exposure and would have a high likelihood of failure with entire tree failure (windthrow), and trunk failure a common mode of failure in similar retained trees. Such failures would target the existing residences to the north. Also, the 25-foot radius critical root zone of this tree would be affected by grading for the planned residence, located to the southeast of this tree.								

Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
408	Red alder *Alnus rubra*	31.5, 22 (38.42)		38.4	Fair	Poor to Fair	**High**	None	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	This tree is located in the northeast corner of the project area and would be fully exposed to significantly higher wind speeds. The crown of this tree has failed in the past (common for red alder), leading to re-growth that has poor structure, and as a result a higher likelihood of failure. This tree is not adapted to this exposure and would have a high likelihood of failure. Entire tree failure (windthrow), and trunk failure are a common mode of failure in these circumstances. Such failures would target the existing residences to the north. The critical root zone of this tree would be affected by grading for the planned residence, located to the southeast of this tree.								

Date: 6/26/2017
Field Work Completed: 6/9/2017

Urban Forestry Services, Inc.
15119 McLean Road
Mount Vernon, WA 98273
(360) 428-5810

Tree Assessment Matrix

Haddon Road Planned Unit Development Project, Anacortes, WA

Inspector: Thompson
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ISA Tree Risk Assessment Qualified

Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
409	Western hemlock *Tsuga heterophylla*	14, (14)		14.0	Dying/Dead	Poor	**High**	None	Remove Tree
Notes / Defects	This tree has a very small live crown, with the majority of the crown dead from smothering by English ivy growth up the trunk and over the crown. This declining tree should be removed as it will target existing residences to the north.								

Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
410	Douglas fir *Pseudotsuga menziesii*	14.8, (14.8)		14.8	Fair	Poor to Fair	**High**	None	Remove Tree
Notes / Defects	This tree has a low rate of trunk taper making it susceptible to trunk failure in high winds. The removal of the forested area to the south of this tree dramatically increases this trees exposure to high winds and significantly increases the likelihood of trunk failure. The target for this failure would be existing residences to the north, as a result the risk of failure is high.								

Date: 6/26/2017
Field Work Completed: 6/9/2017

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Tree Assessment Matrix

Haddon Road Planned Unit Development Project, Anacortes, WA

Inspector: Thompson
ISA Certified Arborist
ISA Tree Risk Assessment Qualified

Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
411	Douglas fir *Pseudotsuga menziesii*	31, (31)		31.0	Fair	Poor to Fair	**High**	None	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	This Douglas fir has a large crown, with branch failures targeting the existing residences to the north. The forested area to the south of this tree is being removed, exposing this tree to high winds that it is not adapted to. In addition, the planned construction of residences to the south will require grading that will impact the critical root zone (CRZ) of this tree. This may cause a decline in tree condition. The increased exposure to high winds and impact to the CRZ will increase the likelihood of windthrow or trunk failure, and both types of failure would target the existing residences to the north. As a result, this tree has a high risk of failure.								

Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
412	Douglas fir *Pseudotsuga menziesii*	12, (12)		12.0	Poor to Fair	Poor	**High**	Low	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	This tree is suppressed, with a poor form. English ivy covers and obscures the trunk and the crown to low to mid level height. The forested area to the south of this tree is being removed, exposing this tree to high winds that it is not adapted to. In addition, the planned construction of residences to the south will require grading that will impact the critical root zone (CRZ) of this tree. This may cause a decline in tree condition. The increased exposure to high winds and the impact to the CRZ will increase the likelihood of windthrow or trunk failure, and both types of failure would target the existing residences to the north. As a result this tree has a high risk of failure.								

Date: 6/26/2017
Field Work Completed: 6/9/2017

Urban Forestry Services, Inc.
15119 McLean Road
Mount Vernon, WA 98273
(360) 428-5810

Tree Assessment Matrix

Haddon Road Planned Unit Development Project, Anacortes, WA

Inspector: Thompson
ISA Certified Arborist
ISA Tree Risk Assessment Qualified

Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
413	Douglas fir *Pseudotsuga menziesii*	12, (12)		12.0	Poor to Fair	Poor	**High**	Low	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	The upper crown of this Douglas fir has previously failed, likely caused by high winds. The re-growth has poor structure and a high likelihood of failure. I noticed that this tree has poor trunk taper making it more susceptible to windthrow and trunk failure. The forested area to the south of this tree is being removed, exposing this tree to high winds that it is not adapted to. In addition, the planned construction of residences to the south will require grading that will impact the critical root zone (CRZ) of this tree. This may cause a decline in tree condition. The increased exposure to high winds and impact to the CRZ will increase the likelihood of windthrow or trunk failure, and both types of failure would target the existing residences to the north. As a result this tree has a high risk of failure.								

Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
414	Red alder *Alnus rubra*	15, 13 (19.85)		19.8	Fair	Poor	**High**	None	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	This tree has codominant trunks with included bark, with a seam and rib forming between the trunks. These physical characteristics are an indication of a higher risk of failure. This tree leans toward the south, toward the planned construction of residences. The forested area to the south of this tree is being removed, exposing this tree to high winds that it is not adapted to. In addition, the planned construction of residences to the south will require grading that will impact the critical root zone (CRZ) of this tree. This may cause a decline in tree condition. The increased exposure to high winds and impact to the CRZ will increase the likelihood of windthrow or trunk failure, and both types of failure would target the existing residences to the north. As a result this tree has a high risk of failure.								

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Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
415	Bigleaf maple *Acer macrophyllum*	19.5, (19.5)		19.5	Fair	Fair	**High**	Medium	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	English ivy has grown over the lower and codominant trunks. The codominant trunk structure is currently stable. The forested area to the south of this tree is being removed, exposing this tree to high winds that it is not adapted to. In addition, the planned construction of residences to the south will require grading that will impact the critical root zone (CRZ) of this tree. This may cause a decline in tree condition. The increased exposure to high winds and impact to the CRZ will increase the likelihood of windthrow or trunk failure, and both types of failure would target the existing residences to the north. As a result this tree has a high risk of failure.								

Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
416	Douglas fir *Pseudotsuga menziesii*	30.5, (30.5)		30.5	Fair	Fair	**High**	None	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	Branch failures from this Douglas fir targets the existing residences to the north. The forested area to the south of this tree is being removed, exposing this tree to high winds that it is not adapted to. In addition, the planned construction of residences to the south will require grading that will impact the critical root zone (CRZ) of this tree. This may cause a decline in tree condition. The increased exposure to high winds and impact to the CRZ will increase the likelihood of windthrow or trunk failure, and both types of failure would target the existing residences to the north. As a result this tree has a high risk of failure.								

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Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
417	Douglas fir *Pseudotsuga menziesii*	12.5, (12.5)		12.5	Poor to Fair	Poor to Fair	**High**	None	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	This Douglas fir has a suppressed crown with poor crown structure, increasing this trees crowns susceptibility to fail in high winds. The forested area to the south of this tree is being removed, exposing this tree to high winds that it is not adapted to. In addition, the planned construction of residences to the south will require grading that will impact the critical root zone (CRZ) of this tree. This may cause a decline in tree condition. The increased exposure to high winds and impact to the CRZ will increase the likelihood of windthrow or trunk failure, and both types of failure would target the existing residences to the north. As a result this tree has a high risk of failure.								

Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
418	Douglas fir *Pseudotsuga menziesii*	27, (27)		27.0	Fair to Good	Fair	**High**	None	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	The forested area to the south of this tree is being removed, exposing this tree to high winds that it is not adapted to. In addition, the planned construction of residences to the south will require grading that will impact the critical root zone (CRZ) of this tree. This may cause a decline in tree condition. The increased exposure to high winds and impact to the CRZ will increase the likelihood of windthrow or trunk failure, and both types of failure would target the existing residences to the north. As a result this tree has a high risk of failure.								

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Tree Assessment Matrix

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Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
419	Bigleaf maple *Acer macrophyllum*	40, (40)		40.0	Fair to Good	Poor to Fair	**High**	None	Remove Tree
Notes / Defects	Tree leans north toward existing residences on the adjacent property. The upper trunk and crown have corrected for this lean, with stable and vertical growth. This tree has a large canopy. The forested area to the south of this tree is being removed, exposing this tree to high winds that it is not adapted to. In addition, the planned construction of residences to the south will require grading that will impact the 40-foot radius critical root zone (CRZ) of this tree. This may cause a decline in tree condition. The increased exposure to high winds and impact to the CRZ will increase the likelihood of windthrow or trunk failure, and both types of failure would target the existing residences to the north. As a result this tree has a high risk of failure.								

Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
420	Douglas fir *Pseudotsuga menziesii*	7, (7)		7.0	Poor	Poor to Fair	Medium	None	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	This tree is suppressed, with a crown that has poor structure with a higher risk of failure when exposed to prevailing winds. Due to the trees location on the edge of the grading limits the criticial root zone of this tree will be impacted. The forested area to the south of this tree is being removed, exposing this tree to high winds that it is not adapted to. This may cause a decline in tree condition. When combined, the increased exposure to high winds and impact to the CRZ will increase the likelihood of windthrow or trunk failure, and both types of failure would target the existing residences to the north. As a result this tree's size, it has a medium risk of failure.								

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Tree Assessment Matrix

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Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
421	Western hemlock *Tsuga heterophylla*	13.8, (13.8)		13.8	Fair	Poor to Fair	**High**	None	
Notes / Defects	The crown of this western hemlock has failed in the past, with two re-grown leaders. The forested area to the south of this tree is being removed, exposing this tree to high winds that it is not adapted to. In addition, the planned construction of residences to the south will require grading that will impact the 14-foot radius critical root zone (CRZ) of this tree. This western hemlock is growing on the edge of the grading area. Grading impacts to this trees root system may cause a decline in tree condition. The increased exposure to high winds and impact to the CRZ will increase the likelihood of windthrow or trunk failure, and both types of failure would target the existing residences to the north. As a result this tree has a high risk of failure.								

Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
422	Bigleaf maple *Acer macrophyllum*	31, (31)		31.0	Fair to Good	Fair	**High**	None	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	The forested area to the south of this tree is being removed, exposing this tree to high winds that it is not adapted to. In addition, the planned construction of residences to the south will require grading that will impact the 31-foot radius critical root zone (CRZ) of this tree. This may cause a decline in tree condition. The increased exposure to high winds and impact to the CRZ will increase the likelihood of windthrow or trunk failure, and both types of failure would target the existing residences to the north. As a result this tree has a high risk of failure.								

Date: 6/26/2017
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Tree Assessment Matrix

Haddon Road Planned Unit Development Project, Anacortes, WA

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Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
423	Douglas fir *Pseudotsuga menziesii*	19.8, (19.8)		19.8	Fair to Good	Fair	**High**	None	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	The forested area to the south of this tree is being removed, exposing this tree to high winds that it is not adapted to. In addition, the planned construction of residences to the south will require grading that will impact the critical root zone (CRZ) of this tree. This may cause a decline in tree condition. The increased exposure to high winds and impact to the CRZ will increase the likelihood of windthrow or trunk failure, and both types of failure would target the existing residences to the north. As a result this tree has a high risk of failure.								

Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
424	Douglas fir *Pseudotsuga menziesii*	19.5, (19.5)		19.5	Fair to Good	Poor to Fair	**High**	None	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	This tree is suppressed, with a bowed upper trunk and crown with a poor structure that has a greater susceptibility to failure in high winds. The forested area to the south of this tree is being removed, exposing this tree to high winds that it is not adapted to. In addition, the planned construction of residences to the south will require grading that will impact the critical root zone (CRZ) of this tree. This may cause a decline in tree condition. The increased exposure to high winds and impact to the CRZ will increase the likelihood of windthrow or trunk failure, and both types of failure would target the existing residences to the north. As a result this tree has a high risk of failure.								

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Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
425	Douglas fir *Pseudotsuga menziesii*	25.7, (25.7)		25.7	Fair to Good	Fair to Good	**High**	None	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	The forested area to the south of this tree is being removed, exposing this tree to high winds that it is not adapted to. In addition, the planned construction of residences to the south will require grading that will impact the 26-foot radius critical root zone (CRZ) of this tree. This may cause a decline in tree condition. The increased exposure to high winds and impact to the CRZ will increase the likelihood of windthrow or trunk failure, and both types of failure would target the existing residences to the north. As a result this tree has a high risk of failure.								

Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
426	Douglas fir *Pseudotsuga menziesii*	15.8, (15.8)		15.8	Fair	Fair	**High**	None	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	This tree is suppressed. The forested area to the south of this tree is being removed, exposing this tree to high winds that it is not adapted to. In addition, the planned construction of residences to the south will require grading that will impact the critical root zone (CRZ) of this tree. This may cause a decline in tree condition. The increased exposure to high winds and impact to the CRZ will increase the likelihood of windthrow or trunk failure, and both types of failure would target the existing residences to the north. As a result this tree has a high risk of failure.								

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Tree Assessment Matrix

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Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
427	Douglas fir *Pseudotsuga menziesii*	14, (14)		14.0	Poor to Fair	Poor to Fair	**High**	None	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	The forested area to the south of this tree is being removed, exposing this tree to high winds that it is not adapted to. In addition, the planned construction of residences to the south will require grading that will impact the critical root zone (CRZ) of this tree. This may cause a decline in tree condition. The increased exposure to high winds and impact to the CRZ will increase the likelihood of windthrow or trunk failure, and both types of failure would target the existing residences to the north. As a result this tree has a high risk of failure.								

Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
428	Douglas fir *Pseudotsuga menziesii*	32, (32)		32.0	Fair to Good	Fair to Good	**High**	None	Construction Impact Anticipated - Remove Tree
Notes / Defects	The forested area to the south of this tree is being removed, exposing this tree to high winds that it is not adapted to. In addition, the planned construction of residences to the south will require grading that will impact the 32-foot radius critical root zone (CRZ) of this tree. This may cause a decline in tree condition. The increased exposure to high winds and impact to the CRZ will increase the likelihood of windthrow or trunk failure, and both types of failure would target the existing residences to the north, and new residences to the east. As a result this tree has a high risk of failure.								

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Tree Assessment Matrix

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Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
429	Western red cedar *Thuja plicata*	8, (8)		8.0	Fair	Fair to Good	Low	Medium	Install Tree Protection Fencing and Ground Protection
Notes / Defects									

Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
430	Douglas fir *Pseudotsuga menziesii*	15.5, (15.5)		15.5	Fair to Good	Fair	**High**	None	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	The forested area to the south of this tree is being removed, exposing this tree to high winds that it is not adapted to. In addition, the planned construction of residences to the south will require grading that will impact the 16-foot radius critical root zone (CRZ) of this tree. This may cause a decline in tree condition. The increased exposure to high winds and impact to the CRZ will increase the likelihood of windthrow or trunk failure, and both types of failure would target the existing residences to the north, and new residences to the east. As a result this tree has a high risk of failure.								

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Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
431	Austrian pine *Pinus nigra*	30, (30)		30.0	Fair to Good	Fair to Good	**High**	None	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	The forested area to the southeast of this tree is being removed, exposing this tree to high winds that it is not adapted to. In addition, the planned construction of residences to the east will require grading that will impact the 30-foot radius critical root zone (CRZ) of this tree. This may cause a decline in tree condition. The increased exposure to high winds and impact to the CRZ will increase the likelihood of windthrow or trunk failure, and both types of failure would target the planned residences to the east. As a result this tree has a high risk of failure.								

Tree	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Vigor	Structure	Risk	Pres. Value	Recommendations
432	Austrian pine *Pinus nigra*	32.5, (32.5)		32.5	Fair to Good	Fair to Good	**High**	None	Remove Tree Construction Impact Anticipated - Remove Tree
Notes / Defects	The forested area to the southeast of this tree is being removed, exposing this tree to high winds that it is not adapted to. In addition, the planned construction of residences to the south will require grading that will impact the critical root zone (CRZ) of this tree. This may cause a decline in tree condition impacted by excavation for a planned residence to the east, and grading for landscaping required by the city, including a sidewalk, and biofiltration swale.. The increased exposure to high winds and impact to the CRZ will increase the likelihood of windthrow or trunk failure, and both types of failure would target the west edge of the planned residences to the east. As a result this tree has a high risk of failure.								

Date: 6/26/2017
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DEFINITIONS AND NOTES

TREE ASSESSMENT:

d.b.h. = Diameter at breast height, measured 4.5 ft. above surface grade.

Critical Root Zone (CRZ) = A circular area with a radius of 12 inches for every inch d.b.h. which generally provides optimum protection from construction impacts.

Vigor = Health based on size and color of leaf or needle and length of annual shoot growth.
- **Good** = Shoot growth, leaf size and leaf color are typical of the tree age and species.
- **Fair** = Shoot growth, leaf size, and leaf color are below average for the tree age and species. Some deadwood is evident in the crown. Treatment may be required to foster improved future growth.
- **Poor** = Shoot growth, leaf size, and leaf color are highly stunted, and there is a significant amount of dead twigs and branches in the crown.

Structure = Trunk and branch development and it's estimated susceptibility to failure.
- **Good** = No significant defects evident in the trunk, scaffold limbs, and root flare area.
- **Fair** = Minor defects evident.
- **Poor** = Significant defects that could lead to future failure of main branches or the entire tree.

Defects and Comments Explanation:
- **Codominant trunks** = Vertical stems of equal diameter, often with included bark and a weak point of attachment to the main trunk.
- **Decline** = Loss of vigor of the entire tree that is typically not reversible.
- **End weight** = Accumulation of dense growth at the end of a branch which can lead to structural weakness of the limb.
- **Epicormic shoots** = Stem growth originating from dormant buds beneath the bark, commonly in response to injury, stress, or pruning cuts.
- **Included bark** = Junction just below two branches where bark ridge is curled inward towards center of tree creating high probability of failure.
- **Live crown ratio** = The ratio of the foliage canopy height to the total height of the tree.
- **Trunk taper** = Natural broadening in diameter at the base of the main trunk and large scaffold limbs associated with strong structure.

Tree Risk Assessment:

Level 1 Limited Visual Assessment = Includes a broad overview of an individual tree or group of trees near specified targets conducted to identify obvious defects or other conditions of concern. A limited visual assessment typically focuses on identifying trees with imminent and/or probable likelihood of failure. Level 1 assessments do not always meet the criteria for a "risk assessment" if they do not include analysis and evaluation of individual trees. Defects found in a level 1 assessment may require a Level 2 or Level 3 assessment.

Level 2 Basic Assessment = A detailed visual inspection of a tree and its surrounding site, and a synthesis of the information collected. It requires that a tree risk assessor walk completely around the tree-looking at the site, buttress roots, trunk, and branches. A basic assessment may include the use of simple tools to gain additional information about the tree or defects. Defects found in a level 2 assessment may require a Level 3 assessment be completed for further testing and analysis.

Level 3 Advanced Assessment = Advanced assessments are performed to provide more highly detailed information about specific tree components, defects, targets or site conditions. An advanced assessment is performed in conjunction with or after a Level 2 Basic Assessment if the assessor determines the need for (requires) additional information.

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Risk Rating

Extreme The extreme-risk category applies in situations in which failure is *imminent* with a *high* likelihood of impacting the target, and the consequences of the failure are *severe*. The tree risk assessor should recommend that mitigation measures be taken as soon as possible. In some cases, this may mean immediate restriction of access to the target zone area to avoid injury to people.

High High-risk situations are those for which consequences are *significant* and likelihood is *very likely* or *likely*, or consequences are *severe* and likelihood is *likely*. This combination of likelihood and consequences indicates that the tree risk assessor should recommend mitigation measures be taken. The decision for mitigation and timing of treatment depends on the risk tolerance of the tree owner or risk manager. In populations of trees, the priority of high-risk trees is second only to extreme-risk trees.

Moderate Moderate-risk situations are those for which consequences are *minor* and likelihood is *very likely* or *likely*, or likelihood is *somewhat likely* and consequences are *significant* or *severe*. The tree risk assessor may recommend mitigation and/or retaining and monitoring. The decision for mitigation and timing of treatment depends upon the risk tolerance of the tree owner or manager. In populations of trees, moderate-risk trees represent a lower priority than high- or extreme-risk trees.

Low The low-risk category applies when consequences are negligible, when likelihood is unlikely, or consequences are minor and likelihood is somewhat likely. Mitigation or maintenance measures may be appropriate for some trees, but the priority for action is low. Tree risk assessors may recommend retaining and monitoring these trees, as well as mitigation that does not include removal of the tree. Mitigation treatments may reduce risk or future risk, but the categorized risk rating is already at the lowest level.

Preservation Value Explanation

HAZARD = Hazard tree, remove.
LOW = Poor specimen
MODERATE = Common species with minimal character.
HIGH = Good character tree, save if possible.
SPECIAL = Unique species, save if possible.

Maintenance Recommendations Explanation

Cable and/or Brace = Cabling and/or Bracing would decrease the potential risk of failure, but not eliminate the possibility.
Create Wildlife Snag = Cut danger trees to a lower stable height to serve as wildlife snags, providing perching, nesting, and a source of food for birds and other wildlife.
Crown Clean = Selective removal of one or more of the following items: dead, dying, diseased, weak branches, and/or dead branches, epicormic shoots from a tree's crown.
Crown Raise = Selective removal of lower branches of the tree in order to provide vertical clearance.
Crown Reduction = Reduction in size or height of tree by pruning away height or width. Arborist must be knowledgeable of the ability of the species to sustain this type of pruning.
Crown Restoration = Pruning to improve the structure, form, and appearance of trees that have been severely headed, vandalized, or storm damaged.
Crown Thin = Selective removal of branches to increase light penetration, air movement, and reduce end weight in branching.
Monitor = These are trees of a particular species or condition that may be prone to more rapid decline than other trees. These trees should be inspected at least annually for changing conditions.
Remove = The high to extreme risk warrants that the tree shall be removed immediately.

PRUNING NOTE: Pruning shall be performed by an ISA Certified Arborist with proven knowledge and ability, using ANSI A300 Pruning Specifications. The actual work should be bid by companies qualified to do the work.

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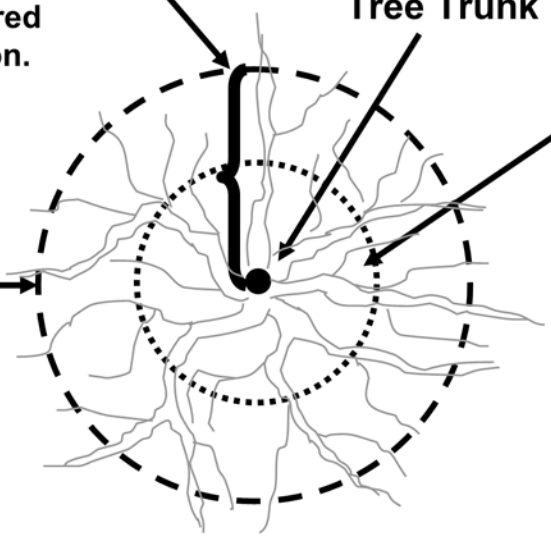
Critical Root Zone (CRZ) =
12" Radius for every Tree inch diameter is generally considered optimum protection.

Tree Trunk

Interior Critical Root Zone (ICRZ) = the inner half of the CRZ
Protecting only this area would cause significant impact to the tree, potentially life threatening, and would require maximum Post Care Treatment to retain the tree. See Post Care Treatment below.

Perimeter Critical Root Zone (PCRZ) = the outer half of the CRZ

The greater the disturbance allowed in this area, the greater Post Care is required.



The Critical Root Zone (CRZ) of a tree is established on the basis of the trunk diameter. The CRZ is a circular area which has a radius of 12 inches to every inch diameter of trunk measured at 4.5 feet above grade. Root systems will vary both in depth and spread depending on size of tree, soils, water table, species and other factors. However, this CRZ description is generally accepted in the tree industry. Protecting this entire area should result in no adverse impact to the tree.

The above CRZ drawing has been further differentiated into the 'Perimeter' (PCRZ) and 'Interior' (ICRZ) to help define potential impact and required Post Care. Generally, the full PCRZ is considered the optimum amount of root protection for a tree. As one encroaches into the "Perimeter CRZ, but not into the "Interior CRZ" the greater Post Care the tree would require to remain alive and stable. The 'Interior CRZ is half the radius of the full PCRZ. Disturbance into the ICRZ could destabilize or cause the tree to decline.

The absolute maximum disturbance allowed should leave the 'Interior' CRZ undisturbed if the tree is to have any chance of survival. This 'Interior' CRZ would approximately equal the size of a rootball needed to transplant this tree which in turn would require extensive Post Care and possibly guying. Post Care Treatment includes but may not be limited to; regular irrigation, misting, root treatment with special root hormones, mulching, guying and monitoring for several years.

Urban Forestry Services, Inc.
15119 McLean Rd.
Mount Vernon, WA 98273

Title: Explanation of Critical Root Zone (CRZ)
Source: Urban Forestry Services, Inc
Jim Barborinas, ISA Certified Arborist PN-0135
ASCA Registered Consulting Arborist #356,
ISA Tree Risk Assessment Qualified

Date: 2015-16 **Not to Scale**

General Tree Protection Guidelines
With Critical Root Zone Explanation Attachment

1. **Responsibilities**: These Guidelines pertain to any disturbance, use or activity within the Critical Root Zone of any retained tree on this project. See attached **Critical Root Zone Explanation** for reference. The owner's arborist and general contractor shall meet onsite before any site work begins, to review and designate the most appropriate methods to be used to protect the retained trees during construction.

   These guidelines apply to work provided by all contractors and sub-contractors on the project.

   The project consulting arborist shall be contacted prior to any work that may need to enter the tree protection fencing. Two days notice shall be provided to the project consulting arborist. A proposed method for work 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. He or she 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 tree protection fences are installed. All evaluated trees to be retained within these areas are clearly illustrated on the Site Plan.

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 will be completed with great care to avoid any damage to the trunks, limbs, and critical root zones of the retained trees.

4. **The Tree Protection Site Plan** shows the recommended location of the Tree Protection Fence (TPF). Immediately after the clearing limits and grading stakes are set in the field, the owner's arborist, during review and discussion with the contractor, will 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 his/her opinion, tree roots and soils are protected while necessary work can proceed.

5. **The Tree Protection Fence** (TPF) shall be installed along the clearing limits, with special consideration of the Critical Root Zone (CRZ) of trees to be preserved. The CRZ of a tree is generally described as an area equal to 1-foot radius for every 1-inch diameter of tree. For example, a 10-inch diameter tree has a CRZ of 10-foot radius. Work within the CRZ may be limited to hand work or alternate method of construction.

   The Tree Protection Fence (TPF) shall be constructed with steel posts driven into the ground with 6-ft. chain link fence attached. Upon consultation with the contractor, the arborist shall determine the placement of the fence and the extent and method of clearing that may be done

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near preserved trees. Additional follow-up determinations may be required as work progresses on the project. See attached **Critical Root Zone Explanation**.

No parking, storage, dumping, or burning of materials is allowed beyond the clearing limits or within the Tree Protection Fence.

The TPF shall not be moved without authorization by the owner's arborist or City arborist. The TPF shall remain in place for the duration of the project.

Work within this area shall be reviewed with and approved by the owner's arborist. Call Urban Forestry Services, Inc. at 360-428-5810 with questions.

6. **Silt Fence:** If a silt fence is required to be installed within the Critical Root Zone of a retained 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.

7. **CRZ over Hardscape:** Where the Critical Root Zone (CRZ) includes an area covered by hardscape, the TPF can be placed along the edge of the hardscape if and until it is removed. After hardscape removal, the available CRZ should be backfilled with topsoil up to 6 inches deep and protected with the TPF. Incorporation of topsoil into the existing sub-grade shall be determined by the consulting arborist. Where applicable a specification for topsoil will be provided or approved by Urban Forestry Services, Inc.

8. **Tree Protection Signs** shall be attached to the fence only and shall be shown as required on the Site Plan. They should read "Protect Critical Root Zone (CRZ) of trees to be retained. No soil disturbance, parking, storage, dumping, or burning of materials is allowed within the Tree Protection Barrier. " 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 in the sign.

9. **Soil Protection within the Critical Root Zone (CRZ):** Where vehicular access, temporary work pad or storage pad is required within the CRZ of any preserved tree that is not protected with hardscape, the soil shall be protected with 18" of woodchips and/or plywood or metal sheets to protect from soil compaction and damage to roots of retained trees. A biodegradable coir mat netting is recommended to be placed on the existing grade before woodchip placement to protect the condition and confirm the location of the existing grade. The netting is a valuable benchmark upon removal of the material within the CRZ.

10. **Landscape Plans, Irrigation Design and Installation Details:** Great care shall be exercised when landscaping within the Critical Root Zone (CRZ) of any tree. Roots of preserved trees and other vegetation shall not be damaged by planting or installation of irrigation lines The owner's arborist shall review the Landscape Plan for any potential design and tree preservation conflicts and approve related irrigation and landscape installation activities within the CRZ of retained trees. A proposed method for work shall be provided to and approved by the arborist.

11. **Backfill and Grade Changes:** The owner's arborist will determine to what extent backfilling may be allowed within the Critical Root Zone 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 CRZ and should be reviewed by the arborist well in advance of construction.

12. **Tree Maintenance and Pruning:** Trees recommended for maintenance and approved by the owner, shall be pruned for deadwood, low hanging limbs, and proper balance, as recommended for safety, clearance or aesthetics. All pruning shall be done by an International Society of Arboriculture Certified Arborist. *ANSI A300 American Standards for Pruning* shall be used. Limbs 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.

13. **Underground Utilities:** Utility installation within the Critical Root Zone (CRZ) of any retained 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 Interior CRZ of a retained tree is not usually allowed. **See CRZ Explanation to differentiate between the Perimeter and Interior CRZ**. An Air spade and Vac., Truck may be required when utility installation is mandatory near a retained tree or other methodology such as trenchless excavation.

14. **Root Pruning:** Required work may result in the cutting of roots of retained trees. Cutting roots 2” or greater should be avoided. Potential root pruning needs should 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 or pruning shears. 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 CRZ. Soil excavation within the CRZ shall be under the direct supervision of the owner’s arborist.

15. **Supplemental Tree Irrigation:** If clearing is performed during the summer, supplemental watering and/or mulching over the root systems within the Tree Protection Fencing of preserved trees may be required by the owner’s arborist. The 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 root growth. Long periods of slow drip irrigation will be most effective. A large coil of soaker hose starting at least 18" from the trunk and covering the Interior Critical Root Zone area is recommended. Water once per week and check soils for at least 12 inches infiltration. This work shall be under the direct supervision of the owner’s arborist.

16. **Additional Measures:** Additional tree protection recommendations may be required and may be specified in Urban Forestry Services, Inc. report(s).

17. **Final Inspection:** The owner’s arborist shall make a final site visit to report on retained tree condition following completed work and shall report to the city to release the bond for the retained trees.

ASSUMPTIONS AND LIMITING CONDITIONS

Urban Forestry Services, Inc.
15119 McLean Rd.
Mount Vernon, Washington 98273

1. **Limitations of this Assessment**
   This Assessment is based on the circumstances and observations as they existed at the time of the site inspection of the Client's Property and the trees inspected by Urban Forestry Services, Inc. and upon information provided by the Client to Urban Forestry Services, Inc. The opinions in this Assessment are given based on observations made and using generally accepted professional judgment, however, because trees and plants are living organisms and subject to change, damage, and disease, the results, observations, recommendations, and analysis took place and no guarantee, warranty, representation, or opinion is offered or made by Urban Forestry Services, Inc. as to the length of the validity of the results, observations, recommendations, and analysis contained within this Assessment. As a result, the Client shall not rely upon this Assessment, save and except for representing the circumstances and observations, analysis, and recommendations that were made as at the date of such inspections. It is recommended that the trees discussed in this Assessment should be re-assessed periodically.

   Urban Forestry Services, Inc. shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in our fee schedule and contract of engagement.

   Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

2. **Reaction of Assessment**
   The Assessment carried out was restricted to the Property. No assessment of any other trees or plants has been undertaken by Urban Forestry Services, Inc. Urban Forestry Services, Inc. is not legally liable for any other trees or plants on the Property except those expressly discussed herein. The conclusions of this Assessment do not apply to any areas, trees, plants, or any other property not covered or referenced in this Assessment.

3. **Professional Responsibility**
   In carrying out this Assessment, Urban Forestry Services, Inc. and any Assessor appointed for and on behalf of Urban Forestry Services, Inc. to perform and carry out the Assessment has exercised a reasonable standard of care, skill, and diligence as would be customarily and normally provided in carrying out this Assessment. The Assessment has been made using accepted arboricultural techniques. These include a visual examination of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack, discolored foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the current or planned proximity of property and people. Except where specifically noted in the Assessment, none of the trees examined on the property were dissected, cored, probed, or climbed and detailed root crown examinations involving excavation were not undertaken.

   While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them will remain standing. It is professionally impossible to predict with absolute certainty the behavior of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Without limiting the foregoing, no liability is assumed by Urban Forestry Services, Inc. or its directors, officers, employers, contractors, agents, or Assessors for:

- any legal description provided with respect to the Property;
- issues of title and or ownership respect to the Property;
- the accuracy of the Property line locations or boundaries with respect to the Property; and
- the accuracy of any other information provided to Urban Forestry Services, Inc. by the Client or third parties;
- any consequential loss, injury, or damages suffered by the Client or any third parties, including but not limited to replacement costs, loss of use, earnings, and business interruption; and
- the unauthorized distribution of the Assessment.

The total monetary amount of all claims or causes of action the Client may have as against Urban Forestry Services, Inc. including but not limited to claims for negligence, negligent misrepresentation, and breach of contract, shall be strictly limited to solely to the total amount of fees paid by the Client to Urban Forestry Services, Inc. pursuant to the Contract for Services as dated for which this Assessment was carried out. Further, under no circumstance may any claims be initiated or commenced by the Client against Urban Forestry Services, Inc. or any of its directors, officers, employees, contractors, agents, or Assessors, in contract or in tort, more than 12 months after the date of this Assessment.

4. **Third Party Liability**
This Assessment was prepared by Urban Forestry Services, Inc. exclusively for the Client. The contents reflect Urban Forestry Services, Inc. best assessment of the trees and plants on the Property in light of the information available to it at the time of preparation of this Assessment. Any use which a third party makes of this Assessment, or any reliance on or decisions made based upon this Assessment, are made at the sole risk of any such third parties. Urban Forestry Services, Inc. accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the use of reliance of this Assessment by any such party.

5. **General**
Any plans and/or illustrations in this Assessment are included only to help the Client visualize the issues in this Assessment and shall not be relied upon for any other purpose.

This report and any values expressed herein represent the opinion of Urban Forestry Services, Inc. Our fee is in no way contingent upon any specified value, a result or occurrence of a subsequent event, nor upon any finding reported.

The Assessment report shall be considered as a whole, no sections are severable, and the Assessment shall be considered incomplete if any pages are missing. The right is reserved to adjust tree valuations, if additional relevant information is made available. This Assessment is for the exclusive use of the Client.

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EXHIBIT #05:

POST PLANTING OF NATIVE GROWTH PROTECTION AREA (NGPA), TREE ASSESSMENT

ARBORIST FIELD NOTES

SITE: Allen Family Investments LLC - Haddon Road Plat & PUD Project
Anacortes, WA

VISIT DATE: April 5, 2018

ATTENDING: Paul H. Thompson – Urban Forestry Services, Inc.

DATE: April 9, 2018
BY: Paul H. Thompson
ISA Certified Arborist® #PN-1838A
ISA Tree Risk Assessment Qualified
ASCA Registered. Consulting Arborist #509

SCOPE: Complete a site visit to inspect the tree planting, per the requirements described in item no.26 of the City of Anacortes, *City Council's Findings of Fact, Conclusions of Law, & Decision; PUD-2016-1001.*

1. Tree Planting Requirements:

- *A 20-foot wide Native Growth Protection Area (NGPA) shall be established along the western and northern property lines of the subject parcel.*
- *Prior to final plat and PUD submittal, the applicant shall submit to PCED for review and approval an arborist report prepared by as ISA Certified Arborist® that evaluates tree health condition, and viability.*
- *Those trees that need to be to be removed per the arborist report shall be replaced at a 1:1 ratio with similar native species indigenous to Western Washington.*

2. Tree Planting Inspection - Findings and Recommendations:

- The native tree planting completed in the north and west Native Growth Protection Area(s) (NGPA) exceeds the 1:1 ratio tree replacement requirement of 31 trees by 4 trees, with a total of 35 trees planted.
- The minimum diameter requirement measured at 4.5-feet above grade (DBH) and the height of the planted trees exceeds the code requirements for both broadleaf and conifer species. For example, many of the planted paper birch, *Betula papyrifera* exceed 12-feet height and 3-inches DBH.
- These NGPA tree plantings therefore meet the requirements and instructions of the City of Anacortes, *City Council's Findings of Fact, Conclusions of Law, & Decision; PUD-2016-1001* document.

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- Additional guidance on use of the water bags (for tree irrigation) and NGPA maintenance has been provided.

Photo 1: An example of a paper birch planting in the west NGPA. In the background of this photograph is also an example of the large native shrubs that were retained.

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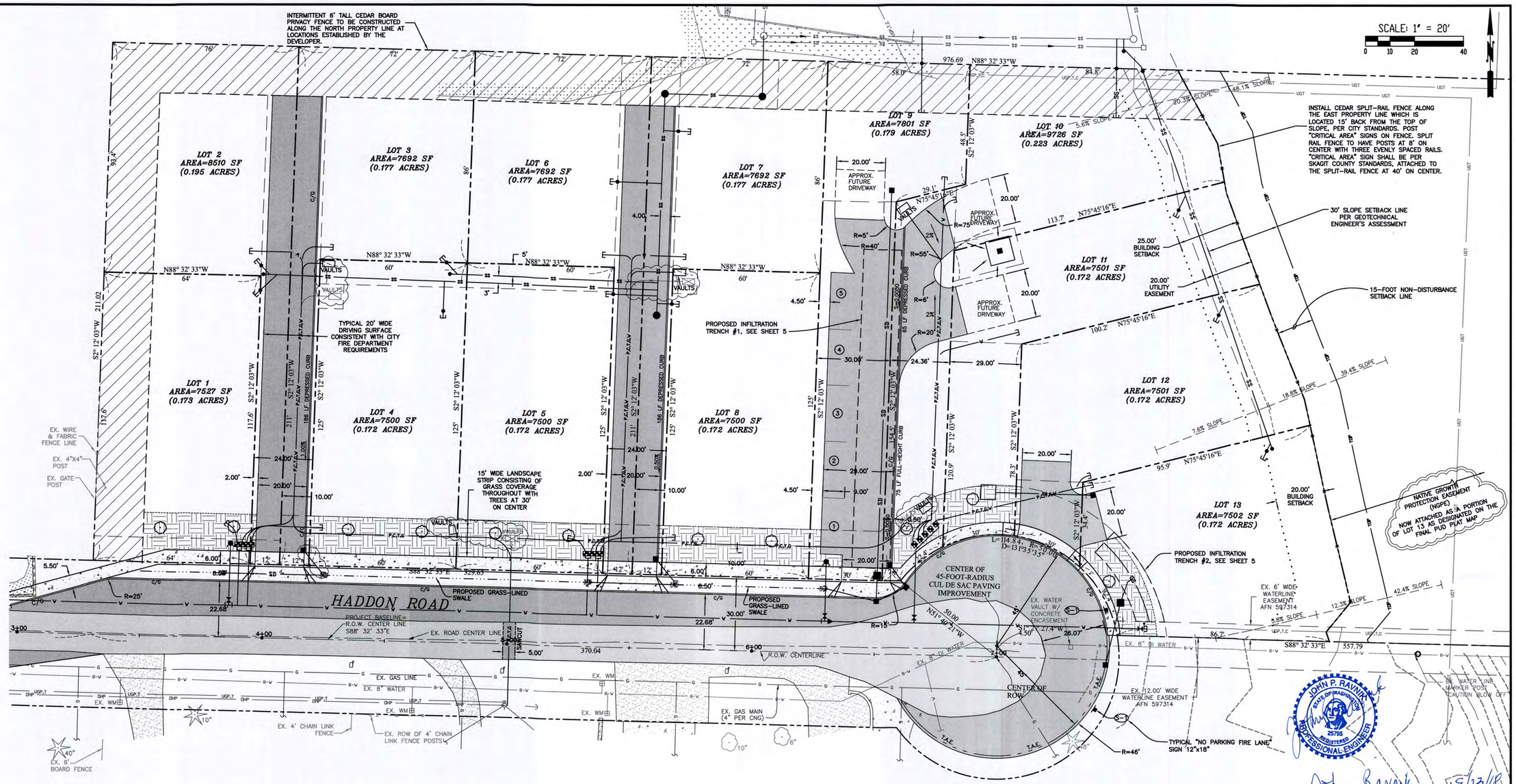
EXHIBIT #06:

LANDSCAPE PLAN



ENGINEER 5/23/18 DATE

GENERAL LANDSCAPING NOTES:

ALONG PROJECT STREET FRONTAGE TREES TO BE INSTALLED AT 30' ON-CENTER. MINIMUM TREE SIZE SHALL BE 1.5 INCH CALIPER, MINIMUM SHRUB SIZE SHALL BE 2 GALLON, AND MINIMUM GROUND COVER SIZE SHALL BE 1 GALLON OR EQUIVALENT; SEE AMERICAN NATIONAL STANDARDS INSTITUTES "AMERICAN STANDARD FOR NURSERY STOCK" FOR SIZE STANDARDS.

WHERE LANDSCAPING AREAS ARE PLACED ALONG STREET FRONTAGES, NO SHRUBS AND BERMS SHALL BE HIGHER THAN 36 INCHES AND NO TREE SHALL HAVE BRANCHES OR FOLIAGE BELOW FIVE FEET OR BE PLACED WITHIN 20 FEET OF THE CORNER OF A DRIVEWAY, ALLEY, OR STREET INTERSECTION.

LANDSCAPING IN THE VICINITY OF ANY FIRE HYDRANT, FIRE DEPARTMENT SPRINKLER CONNECTION, OR STANDPIPE CONNECTION SHOULD NOT PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE NOR IN ANY OTHER MANNER DETER OR HINDER THE FIRE DEPARTMENT FROM GAINING IMMEDIATE ACCESS TO SAID EQUIPMENT.

FIRE HYDRANTS ALONG STREETS, DRIVEWAYS, PARKING LOTS, FIRE ACCESS ROUTES (FIRE LANES), OR AT INTERSECTIONS SHALL BE VISIBLE FOR AT LEAST 100 FEET IN ALL DIRECTIONS ALONG SUCH STREETS, DRIVEWAYS, ACCESS ROUTES, OR INTERSECTIONS. NO PLANTS OR SHRUBS WITH A HEIGHT OF OVER 18 INCHES AND NO TREE WITH BRANCHES OR FOLIAGE BELOW FIVE FEET SHALL BE ALLOWED IN THIS SIGHT VISIBILITY AREA.

PROPOSED TREE (STREET TREE)
(NON-FRUIT BEARING)

THE FOLLOWING IS A SHORT LIST OF STREET TREES THAT THE CITY OF ANACORTES HAS EXPERIENCE WITH ON THEIR STREETS OR HAVE BEEN RECOMMENDED TO THEM BY OTHERS.

GREEN VASE JAPANESE ZELKOVA (ZELKOVA SERRATA)- GOOD FOR GRASS STRIP THAT IS 5-8 FEET WIDE WITH NO OVERHEAD WIRES.

CHANTICLEER FLOWERING PEAR (PYRUS CALLERYANA)- GOOD FOR PLANTING IN GRASS STRIP 5-8 FEET WIDE. NARROW GROWTH HABIT, CANOPY SPREADS TO 20 FEET.

AUTUMN BLAZE MAPLE (ACER RUBRUM 'AUTUMN BLAZE')-RED MAPLE WILL GET UP TO 40 TO 50 FEET TALL.

KARPICK MAPLE (ACER RUBRUM 'KARPICK')-RED MAPLE WITH A MORE COLUMNAR GROWING HABIT. CAN GROW TO 50'.

AUTUMN PURPLE ASH (FRAXINUS AMERICANA 'AUTUMN PURPLE'-FRUITLESS, GOOD FALL COLOR, 40 FEET HIGH AND WIDE, WILL WORK WITH A 6 FOOT PLANTING STRIP.

AMERICAN HORNBEAM (CARPINUS CAROLINIANA)-GROWS UP TO 30' TALL.

FOR AS-CONSTRUCTED INFORMATION ONLY

PW#16-017-DEV
PUD-2016-1001
BLD-2017-0233

PLAN STATUS: RECORD DRAWINGS

THIS PLAN SHEET IS ACCEPTED FOR CONSTRUCTION IN ACCORDANCE WITH THE CITY OF ANACORTES ORDINANCES AND POLICIES. ACTUAL CONFORMANCE OF THE DESIGN WITH APPLICABLE LAWS IS THE SOLE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER, WHOSE NAME AND STAMP APPEAR ON THIS SHEET. ACQUIRING, COMPLYING WITH, AND PROVIDING MITIGATION FOR ALL FEDERAL, STATE, COUNTY, AND LOCAL LAWS, PERMITS, AND MANDATES, INCLUDING BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, FEDERAL WETLAND PERMIT, STATE DEPARTMENT OF FISHERIES AND HYDRAULICS PERMIT, FEDERAL FLOOD PLAIN PERMITS, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT IS THE RESPONSIBILITY OF THE DEVELOPER, LAND OWNER, AND THEIR ENGINEER. THE ISSUANCE OF THIS PERMIT SHALL NOT BE CONSTRUED AS PROOF OF COMPLIANCE WITH APPLICABLE LAWS AND PERMIT REQUIREMENTS.

CITY ENGINEER DATE

CONSTRUCTION FOR THE ACCEPTED PROJECT IS TO START WITHIN 1 YEAR OF THE DATE.

REV. NO.	REVISION	DATE	BY	APPROVED
1	ASBUILT SURVEY PROVIDED BY WRS	03.22.18	DLR	JPR
2	REVISIONS TO ORIGINAL ASBUILTS DATED 03.30.18 (DOUBLE CLOUDED)	05.22.18	DLR	JPR

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

DIMENSION, SIGNAGE, FENCING & LANDSCAPE PLAN

SCALE: 1"=20'
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.22.18

SHEET TITLE:

HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.

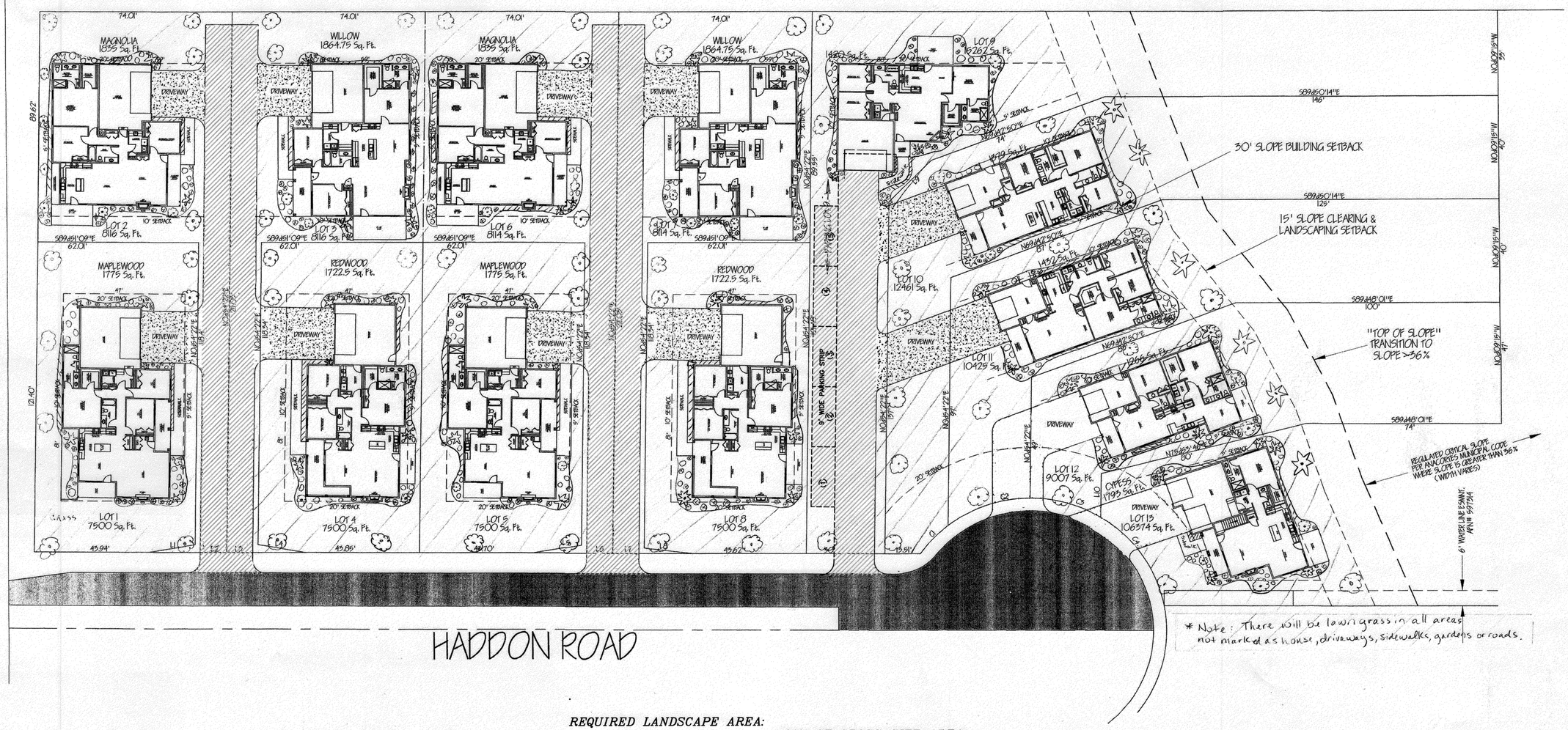
DRAWING NO. 16009.SITE.ASB.dwg
JOB NO. 16009
SHEET NO. 8 OF 16

CALL TWO BUSINESS DAYS BEFORE YOU DIG "811"

SCALE: 1" = 20

0 10 20 40

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.



REQUIRED LANDSCAPE AREA:
= 20% OF GROSS SITE AREA
= 20% x 229,953 SQ.FT. = 45,991 SQ.FT.

PROVIDED LANDSCAPE AREA:
= 1–12 OPEN SPACE + NO CLEAR ZONE + LOT 13 LANDSCAPE AREA
= 35,755 + 119,955 + 2,264 = 157,974 SQ.FT.
= 68.7% OF GROSS SITE AREA

PLAN STATUS: PUD-2016-0001 FOR PLANNING COMMISSION & CITY COUNCIL

REV. NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

LANDSCAPE EXHIBIT

SCALE: 1" = 20'
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.10.16

SHEET TITLE:
HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO. 16009.SITE.dwg
JOB NO. 16009
SHEET NO. 1 OF 1

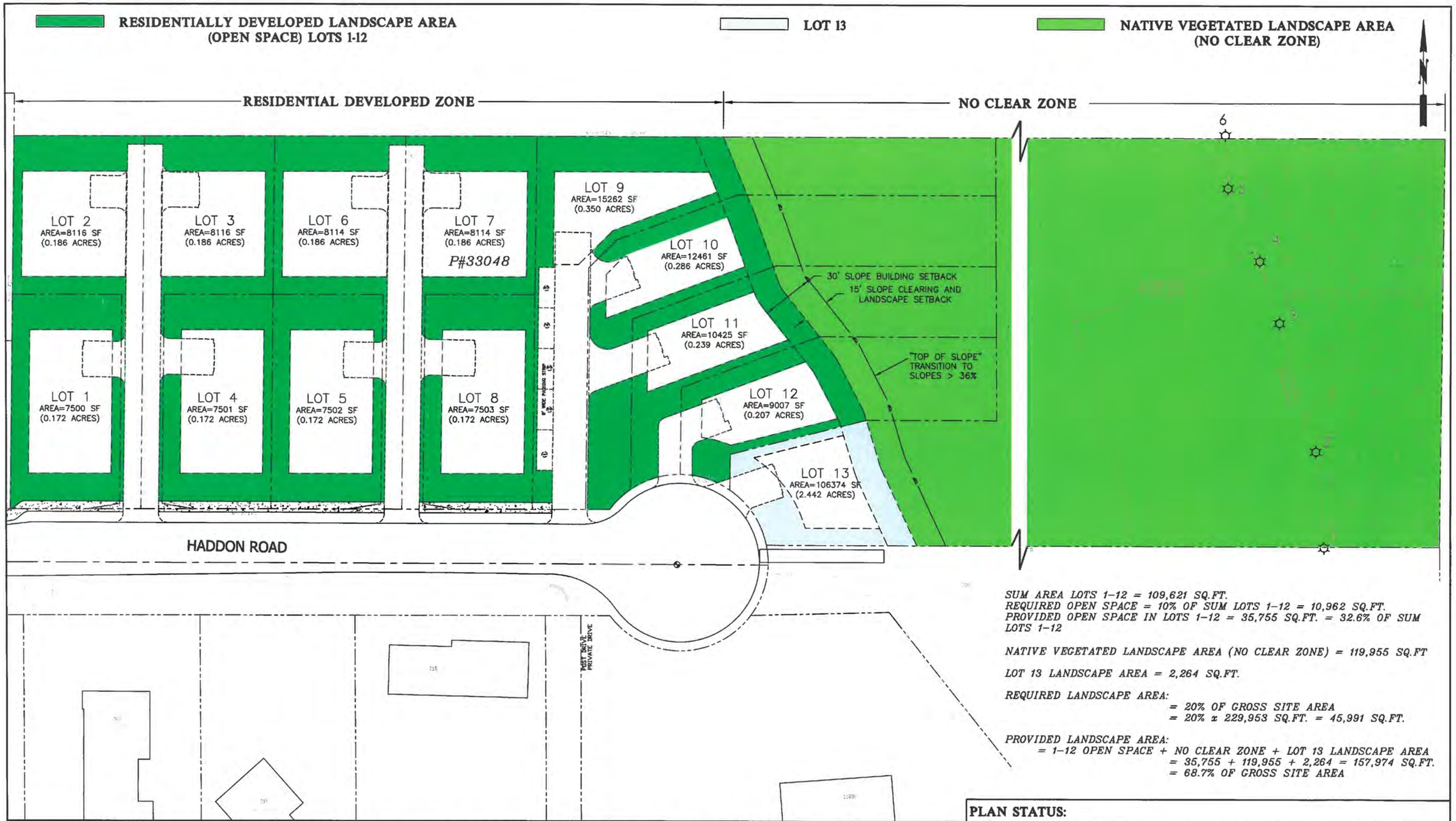
Symbol	Botanical Name	Common Name
Trees		
T1	Chamaecyparis Obtusa, Cedrus deodara & 'Aurea', Chamaecyparis nootkatensis, Thuja Occidentalis, Abies Lasiocarpa "compacta", Tsuga mertensiana	Evergreen Type: Hinoki Cypress, Deodar Cedar & Golden Deodara, Weeping Alaska Cedar 'Green Arrow', Emerald Green Arborvitae, Dwarf Alpine Fir and Dwarf Mountain Hemlock
T2	Cornus "Eddie's White Wonder", "Satomi", "Pagoda", Pyrus calleryana, Prunus cerisifera, Prunus serrulata, Acer Palmatum 'Sango Kaku', Laceleaf Japanese Maple, Acer Circinatum	Ornamental Type: Eddie's White Wonder, Satomi, Pagoda, Chanticleer Pear, Thundercloud Plum, Kwanzan Cherry, Coral Bark Maple, Laceleaf Maple, Japanese & Vine Maple
Shrubs		
S1	Prunus Laurocerasus, Camellia, Ceanothus, Calmea Latifolia, Rhododendren, Viburnum, Hydrangea, Sarcococca, Buxus (Dwarf Variety), Calluna Vulgaris, Hebe, Daphne, Arbutus Urnedo, Pieris Japonica, Pinus Mugo	English and Portugal Laurel, Camelia, California Lilac, Mountain Laurel, Rhododendren and Azalea, Viburnum, Hydrangea, Sweetbox, Dwarf Boxwood, Heather, Hebe, Daphne, Strawberry Bush, Japanese Andromeda, Mugo pine
S2	Cistus 'Sunset', Lavandula, Rosmarinus varieties, Lonicera Nitida, Cotoneaster, Euonymus, Euphorbia	Sunset Rockrose, Lavender, Rosemary Types: Blue Spires & Huntington Carpet, Honeysuckle Boxleaf, Cotoneaster, Wintercreeper, Meditteranean spurge,
S3	Cornus Sericea 'Baileyi', Euonymus Alatus, Philidelphus, Cotinus coggygria, Nandina domestica 'Harbor Dwarf', Berberis, Dasiphora, Rosa rugosa	Red & Green Twig Dogwood, Burning Bush, Mock Orange, Smoke Tree/Bush, Harbor Dwarf Heavenly Bamboo, Barberry, Shrubby cinquefoil, Shrub rose
Perennials		
P1	Phormium tenax 'Atropurpureum', Perovskia & Salvia, Sedum varieties, Heuchera, Hemerocallis, Helleborus & Hosta	New Zealand Flax, Russian & other sages, Stonecrops, Coral Bells, Daylily varieties, Hellebore & Hosta
Grasses		
G1	Festuca 'Siskyou Blue', Nassella tenuissima, Miscanthus sinensis, Carex, Helictotrichon sempervirens	Siskyou Blue Fescue, Mexican Feather Grass, Maidengrass, Golden & Japanese Sedge, Blue Oat Grass

Lawn Grass in all areas not marked as house, driveway, gardens, sidewalks or roads.

RESIDENTIALLY DEVELOPED LANDSCAPE AREA (OPEN SPACE) LOTS 1-12

LOT 13

NATIVE VEGETATED LANDSCAPE AREA (NO CLEAR ZONE)



SUM AREA LOTS 1–12 = 109,621 SQ.FT.
REQUIRED OPEN SPACE = 10% OF SUM LOTS 1–12 = 10,962 SQ.FT.
PROVIDED OPEN SPACE IN LOTS 1–12 = 35,755 SQ.FT. = 32.6% OF SUM LOTS 1–12

NATIVE VEGETATED LANDSCAPE AREA (NO CLEAR ZONE) = 119,955 SQ.FT

LOT 13 LANDSCAPE AREA = 2,264 SQ.FT.

REQUIRED LANDSCAPE AREA:
= 20% OF GROSS SITE AREA
= 20% x 229,953 SQ.FT. = 45,991 SQ.FT.

PROVIDED LANDSCAPE AREA:
= 1–12 OPEN SPACE + NO CLEAR ZONE + LOT 13 LANDSCAPE AREA
= 35,755 + 119,955 + 2,264 = 157,974 SQ.FT.
= 68.7% OF GROSS SITE AREA

PLAN STATUS:

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

OPEN SPACE AND LANDSCAPE AREAS EXHIBIT

SCALE: 1" = 50'
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.09.16

SHEET TITLE:

HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO.
16009.OPEN.SPACE.dwg

JOB NO.
16009

SHEET NO.
1 OF 1

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EXHIBIT #07:

PUBLIC WORKS DEPARTMENT
RECOMMENDATION & DEFICIENCY LIST

ANACORTES PUBLIC WORKS DEPARTMENT

Steven Lange, Project Manager

P.O. BOX 547, ANACORTES, WA 98221 PH(360) 293-1920

E-MAIL: stevel@cityofanacortes.org FAX(360) 293-1938

Memo

Date: June 4, 2018

To: Don Measamer, Planning Director

From: Steven Lange

Subject: Haddon Road P.U.D Final Plat Acceptance (PW#16-017-DEV)

cc: Eric Shjarback, Fred Buckenmeyer, Libby Grage, Kevin Cricchio, Justin Symonds

The construction of the Haddon Road P.U.D project is substantially complete and is ready for acceptance by the City of Anacortes.

The Public Works Department coordinated the Final Plat inspection with other City Departments and developed a Deficiency List that the Developer\Contractor is diligently working to reduce. See the attached revised list, dated April 24, 2018. No bonding is anticipated with the miscellaneous items remaining to complete.

The Public Works Department recommends that the Haddon Road P.U.D be approved subject to the Public Works Department receiving and reviewing the following prior to the recording of the Final Plat.

- A 2-year Maintenance Bond in the amount of $22,263.70. See attached memo dated April 24, 2018.
- A check in the amount of $7,971.07 for cash in-lieu of sidewalk improvements along the frontage of the City of Anacortes Reservoir Project. These funds should be deposited into the Reservoir project for completion by the City of Anacortes. See attached document, dated March 30, 2018.
- Final review of the Plat drawing to conform to the project requirements.
- Completion of the revised Deficiency List, dated April 24, 2018.

ANACORTES PUBLIC WORKS DEPARTMENT

Steven Lange, Project Manager
P.O. BOX 547, ANACORTES, WA 98221
E-MAIL: stevel@cityofanacortes.org

PH(360) 661.3468
FAX(360) 293-1938

Memo

Date: April 24, 2018 (Revised)

To: Tom Allen, Owner/Developer

From: Steven Lange

Subject: Deficiency List – Site Visit – Haddon Road P.U.D (PW#16-017-DEV)

cc: Fred Buckenmeyer, Eric Shjarback, Don Measamer, Sandi Andersen, Justin Symonds, Kevin Cricchio

The following items were completed by WRS on Thursday, April 12, 2018 and inspected by the Public Works Engineering Department on April 17, 2018 (Photos were taken).

Therefore, the Deficiency List is now revised to reflect the completed items. All other items need to be addressed from the April 24, 2018 Deficiency List.

SEWER:

- ✓ ~~SSMH#1: Perimeter Seal, per COA Standard Detail ST-02, Structure Adjustment and Perimeter Seal. (WRS was told on-site 04-11-18)~~ – **Completed 04-12-18.**
- ✓ ~~SSMH#2: Perimeter Seal, per COA Standard Detail ST-02, Structure Adjustment and Perimeter Seal. (WRS was told on-site 04-11-18)~~ – **Completed 04-12-18.**

WATER:

- ✓ ~~Reset westerly water meter boxes to locate the angle meter valve in the center of the boxes. (WRS was told on-site 04-11-18)~~ – **Completed 04-12-18.**

GENERAL DEVELOPMENT:

- ◊ Provide a paid receipt for the street lighting. City will accept the billing of the street light at the recording of the Plat.
- ◊ Monument installation at the following recommended location(s): 1) Cul-de-Sac, 2) Intersection of Whistle Lake Road and Haddon Road, and 3) West Boundary of Plat Line at Centerline for sight line be the Whistle Lake Road\Haddon Road Intersection and the Cul-de-Sac.

  See 2011 EDS Standards, Chapter 3 – Streets, STR-25 Survey Monuments.

OTHER:

- ◊ Provide a cash in-lieu payment for the sidewalk installation along the City of Anacortes Reservoir Site. The amount provided is identified as $7,971.07. This will need to be paid prior to recording of the plat.

REQUIRED SUBMITTAL CHECKLIST OTHER ITEMS:

Construction Phase:

- ◊ Provide Erosion Control Weekly\Monthly reports and associated SWPPP Plan.
- ◊ Provide contractor photos of installation of sewer, storm and water.

Construction Acceptance Phase:

- ◊ Revised: Provide final Drawing of Record submittal via the following: (1) PDF Format and (1) in electronic form in AutoCAD 2000 minimum.

Final Plat Approval Phase: Work with Planning Department

- ◊ Provide a 2-year Maintenance Bond based on 10% of the Engineer's Estimate. City to provide a letter to Owner\Developer. Also, per Facts and Finding #23, Item K.

FACTS AND FINDING REVIEW (PUBLIC WORKS):

Public Works Engineering reviewed Facts and Finding #23 and #24 for compliance. Below are items that need addressed.

- ◊ Item 23.D – SSMH#1 can be accessed via City of Anacortes maintenance equipment, if necessary, at the end of the common access road. There is no direct access road to the manhole.
- ◊ Item 23.K – 2-year Maintenance Bond shall be in place prior to Final Plat approval.
- ◊ Item 24.B – Provide electronic drawings of all roadway improvements to Skagit County.
- ◊ Item 24.C – A note shall be made on the face of the plat.
- ◊ Item 24.F – Provide a construction completion report, stamped by the Civil Engineer of Record. See attached City version of the Report. City has the word document and can be provided at the request of the Engineer of Record.

For all site inspections, please contact Justin Symonds at 360.661-3547.

Thank you,

Steve Lange
Project Manager

ANACORTES PUBLIC WORKS DEPARTMENT

Fred Buckenmeyer, Public Works Director

P.O. BOX 547, ANACORTES, WA 98221 PH(360) 293-1919

Email: fredb@cityofanacortes.org

April 24, 2018

Allen Family Investment, LLC

Attention: Tom Allen

P.O. Box 817

Anacortes, WA 98221

Subject: 2-Year Maintenance Bond for the Haddon Road PUD
(PW#16-017-DEV)

Dear Tom,

Thank you for working with us to move forward to Final Plat approval. The work performed to install the infrastructure improvements have been inspected, approved and accepted by the City of Anacortes Public Works Engineering Department on April 17, 2018. Per the City of Anacortes Municipal Code to you are required to provide a 2-year Maintenance Bond. The bond is based on 10% of the construction cost of the development.

The construction cost that was presented for the infrastructure improvements for the Haddon Road PUD is $222,637.00. At 10% of the construction cost, your bond amount is $22,263.70.

Your project requires the two-year bond to satisfy the maintenance of the infrastructure improvements. This bond will be used at the discretion of the official to correct deficiencies in the maintenance affecting public health, safety and welfare and will be posted and maintained throughout the two-year maintenance period.

Thank you for your attention to this. If you have any questions, please do not hesitate to call me at 360-661.3468.

Sincerely,

CITY OF ANACORTES

Steven Lange
Project Manager

cc: Fred Buckenmeyer, Eric Shjarback, Sandi Anderseon, Don Measamer, Kevin Shane Whitney

ANACORTES PUBLIC WORKS DEPARTMENT

ENGINEERING PLAN REVIEW FEE AND CONSTRUCTION FEES

RECEIVED JUN 29 2017 CITY OF ANACORTES

SITE INFORMATION AND PROJECT VALUE

OWNER: ALLEN FAMILY INVESTMENTS / TOM ALLEN

SITE ADDRESS: NO SITE ADDRESS

PROJECT DESCRIPTION: ROAD WIDENING, UTILITIES IN ROW Residential-grade utility installation 13-LOT PUD

PROJECT VALUE [PV]: $ 222,463.00 (Page 3 of 3 Total Cost)

ENGINEERING PLAN REVIEW FEE

ENGINEERING PLAN REVIEW FEE (.005 of Project Value) $ 1113.19

TOTAL ENGINEERING REVIEW FEE $ 1113.19

DUE AT TIME OF SUBMITTAL OF PLANS FOR REVIEW

CONSTRUCTION INSPECTION FEE

CONSTRUCTION INSPECTION FEE BASE FEE $ 500.00

CONSTRUCTION INSPECTION FEE (.015 of Project Value) $ 3339.56

CONSTRUCTION INSPECTION FEE SUBTOTAL $ 3839.56

REDUCTION * $ —

TOTAL CONSTRUCTION INSPECTION FEE $ 3839.56

DUE UPON CONSTRUCTION PLAN APPROVAL

* SUBJECT TO THE DIRECTOR OF ENGINEERING & DEVELOPMENT SERVICES APPROVAL, A 50% REDUCTION TO THE CONSTRUCTION INSPECTION FEE MAY BE ASSESSED IF THE DEVELOPER PROVIDES ON-SITE CONSTRUCTION INSPECTION AND CONSTRUCTION ENGINEERING THROUGH PRIVATE CONSULTANTS TO THE SAME STANDARD AS THAT OF THE CITY.

Plan Review Fee: $ 1113.19 + Construction Inspection Fee: $ 3839.56 = $ 4952.75

ANACORTES PUBLIC WORKS DEPARTMENT

ENGINEERING PLAN REVIEW FEE AND CONSTRUCTION FEES

ENGINEERING AND INSPECTION FEE WORKSHEET (DEVELOPER DEDICATED ASSETS)

Engineering Project No.	Project Location	
PW 16-017	HADDON ROAD	
Project Name	**Project Engineer**	**Developer**
HADDON PUD	RANNIC ASSOC	ALLEN FAMILY INVEST.

The Developer shall enter the quantities shown on the construction drawings to be submitted to the City for review. This document is used to maintain the City's inventory of Public Works Infrastructure and determine the amount of Engineering & Inspection Fees due to the City.

	DESCRIPTION	UNITS	QUANTITY	Unit Cost	Total Cost		FEE AMOUNT
STORM SEWER	6"	L.F.	1	$25.00	2,700.00		
	8"	L.F.	333	$30.00	9990.00		
	10"	L.F.	—	$37.00	—		
	12"	L.F.	34	$45.00	1,530.00		
	15"	L.F.	—		—		
	18"	L.F.	—		—		
	24"	L.F.	—		—		
	INFIL Other ____	EA	1	$10,000	10,000		
	TREPOT Other ____				—		
	Catch Basin, Type I	EA	3	$740.00	2,220.00		
	Catch Basin, Type II	EA	—	$3500.00	—		
	Storm Manholes	EA	—	$5000.00	—		
	Ponds	EA	—		—		
	Bioswales	EA	—		—		
? Aqua Swirl ° AS-2	Vaults or other water quality measures	EA	2	$5000.00	10,000		
SANITARY SEWER	6"	L.F.	428	$35.00	14,980.00		
	8"	L.F.	156	$45.00	7,020.00		
	10"	L.F.	—		—		
	12"	L.F.	—		—		
	15"	L.F.	—		—		
	18"	L.F.	—		—		
	24"	L.F.	—		—		
	Other ____				—		
	Other ____				—		
	Sanitary Manholes 48"	EA	3	$5000.00	15,000.00		
	Sanitary Manholes Other ____	EA	—		—		
	Lift Station	EA	—		—		

ANACORTES PUBLIC WORKS DEPARTMENT

ENGINEERING PLAN REVIEW FEE AND CONSTRUCTION FEES

	DESCRIPTION	UNITS	QUANTITY	Unit Cost	Total Cost		FEE AMOUNT
WATER	4"	L.F.	—	$45/$55	—		
	6"	L.F.	—	$55/$75	—		
	8"	L.F.	426	$55/$75	23,430.00		
	12"	L.F.		$65/$80	—		
	16"	L.F.		$75/$90	—		
	PRV Other ____	L.F.	1	$7500	7500		
	Water Meter	EA	13	$200.00	2,600		
	Fire Hydrant	EA	2	$5000.00	10,000.00		
STREETS	Street Construction Length___ Width___ 9919SF	S.F.		$3.00	($4) 2'x length ($3) 24'x length ($2.80) 20' x length	29,757.00	
	Street Lights	EA	—	$3000.00	—		
	Street & Stop Signs	EA	2	$200.00	400.00	SS SIGNS	
	Curb & Gutter	L.F.	1029	$14.00	14,406.00		
	Overlay, Asphalt	TON	—	$100.00	—		
	Overlay, Concrete	S.Y.	—		—		
	Sidewalk	S.Y.	718	$28.80	20,678.40		
	Wheelchair Ramps	S.Y.	—	$36.00	—		
OTHER	Landscaping	S.Y.	565	$27.00	15,276.00		
	Trails	S.F.	—		—		
	Stream Enhancement	S.F.	—		—		
	Other						
	Other						
	Temporary Erosion/Sediment Control **	Lump Sum		$2000.00	2000.00		
	Earthwork	C.Y.	1270	$15.00	19,050.00	JK	
	Traffic Control		—	$2000.00	—		
	Erosion Control	EA	1	$500.00	500		
	Utility Relocation/Adjustment	EA	—	$275.00	—		
	TOTAL COSTS				$ 222,637.00		

** Temporary Erosion/Sediment Control Includes: Clear and Grade, Fill and Grade, ESC Supervisor, and Silt Fencing.

Change Order Proposal 04

Haddon Road Short Plat

Western Refinery Services, Inc. (WRS)
2380 Grandview Rd.
Ferndale, WA 98248

March 30, 2018

Rev 0

TO: Tom Allen

CHANGE ORDER PROPOSAL NAME	LOCATION
Credit for Sidewalk on Whistle Lake Road	**Anacortes, WA**

This Change Order proposal is a contract value change due to not installing sidewalk on Whistle Lake Road. This is due to an ongoing project at that location being in the way of this section of sidewalk.

Clarifications

- This Credit is priced per contract bid items 221 & 225. WRS' final pay estimate has these items highlighted in yellow. The final billed quantity is the original contract quantity minus the credited quantities below.
- Excavation, subgrade preparation, and gravel base are included in the unit pricing of these items

Biditem	Description	Credit Qty	Unit	Contract Unit Price	Credit Amount
221	UT - 4" Sidewalk	143	SY	$49.69	$7,105.67
225	UT - ADA Dome Panels	2	EACH	$432.70	$865.40

Credit Value

Total **$ 7,971.07 per unit pricing**

Please contact me for any questions or clarifications

Thank you,

Bryan Brown
Project Manager
WRS, Inc

Accepted by

Date

	[illegible]	1050	LF	$3.50	$3,675.00	1050	$3,675.00	$0.00	$0.00
59	JUT - Joint Utility Trench	780	LF	$22.00	$17,160.00	780	$17,160.00	$0.00	$0.00
60	JUT - Trench Backfill	300	TONS	$20.00	$6,000.00	300	$6,000.00	$0.00	$0.00
61	JUT - Utility Vault	5	EACH	$520.00	$2,600.00	5	$2,600.00	$0.00	$0.00
	Full Sales Tax Subtotal				**$354,499.50**			**$0.00**	

Use Tax Items

Biditem	Description	Bid Qty	Unit	Contract Unit Price	Contract Bid Amount	Qty Completed (as of 3/31)	Previously Billed	Bill This Period	Remaining to Bill
201	UT - Project Management & Safety	0.5	LS	$37,000.00	$18,500.00	0.5	$18,500.00	$0.00	$0.00
202	UT - Equipment Mobilization	0.5	LS	$7,900.00	$3,950.00	0.5	$3,950.00	$0.00	$0.00
203	UT - Surveying	0.5	LS	$20,100.00	$10,050.00	0.5	$10,050.00	$0.00	$0.00
204	UT - Compaction Testing	0.5	LS	$7,500.00	$3,750.00	0.5	$3,750.00	$0.00	$0.00
206	UT - Straw	20	SY	$25.00	$500.00	20	$500.00	$0.00	$0.00
208	UT - CB Inlet Protection	3	EACH	$95.00	$285.00	3	$285.00	$0.00	$0.00
209	UT - Street Sweeping	20	HR	$115.00	$2,300.00	20	$2,300.00	$0.00	$0.00
210	UT - Sawcut ACP	1080	LF	$2.00	$2,160.00	1080	$2,160.00	$0.00	$0.00
211	UT - Remove ACP	2000	SF	$1.05	$2,100.00	2000	$2,100.00	$0.00	$0.00
214	UT - Roadway Excavation	800	BCY	$19.00	$15,200.00	800	$15,200.00	$0.00	$0.00
215	UT - Geotextile Fabric	1500	SY	$1.85	$2,775.00	1500	$2,775.00	$0.00	$0.00
216	UT - Gravel Borrow	1100	TONS	$28.04	$30,844.00	1100	$30,844.00	$0.00	$0.00
217	UT - Curb & Gutter	75	LF	$25.63	$1,922.25	75	$1,922.25	$0.00	$0.00
218	UT - Barrier Curb & Gutter	478	LF	$25.63	$12,251.14	478	$12,251.14	$0.00	$0.00
219	UT - Depressed C&G	437	LF	$24.52	$10,715.24	437	$10,715.24	$0.00	$0.00
220	UT - Prep for Sidewalk/Drivewalk/Edge of Rd	800	SY	$17.07	$13,656.00	800	$13,656.00	$0.00	$0.00
221	UT - 4" Sidewalk	722	SY	$49.69	$35,876.18	579	$28,770.51	$0.00	$7,105.67
222	UT - 6" Sidewalk	77	SY	$66.52	$5,122.04	77	$5,122.04	$0.00	$0.00
223	UT - Concrete Driveway Type 1	1	EACH	$2,215.40	$2,215.40	1	$2,215.40	$0.00	$0.00
224	UT - Concrete Driveway Type 3	3	EACH	$2,874.90	$8,624.70	3	$8,624.70	$0.00	$0.00
225	UT - ADA Dome Panels	4	EACH	$432.70	$1,730.80	2	$865.40	$0.00	$865.40
226	UT - 3" CSTC & 3" HMA for widening	1	LS	$36,374.52	$36,374.52	1	$36,374.52	$0.00	$0.00
227	UT - Street Signs	2	EACH	$422.60	$845.20	2	$845.20	$0.00	$0.00
228	UT - Infiltration Trench	433	SF	$10.86	$4,702.38	433	$4,702.38	$0.00	$0.00
229	UT - 8" Perf Drain Line	38	LF	$8.14	$309.32	38	$309.32	$0.00	$0.00
230	UT - CB Type Burlington	3	EACH	$556.32	$1,668.96	3	$1,668.96	$0.00	$0.00
231	UT - Pipe Bevel & Spalls	4	EACH	$101.00	$404.00	4	$404.00	$0.00	$0.00
232	UT - Storm Pipe - 12" PVC	13	LF	$64.53	$838.89	13	$838.89	$0.00	$0.00
233	UT - Storm Pipe - 8" PVC	58	LF	$46.94	$2,722.52	58	$2,722.52	$0.00	$0.00
234	UT - Storm Pipe - 8" DI Culvert	68	LF	$61.72	$4,196.96	68	$4,196.96	$0.00	$0.00
236	UT - Catch Basins - Type 1	3	EACH	$1,494.56	$4,483.68	3	$4,483.68	$0.00	$0.00

CREDIT C.O. #4

EXHIBIT #08:

OTHER COMMENTS FROM DEPARTMENTS/ AGENCIES OF JURISDICTION

From: Nemeth, Terry
To: Cricchio, Kevin; Kennedy, Jack
Cc: Measamer, Don
Subject: RE: Haddon Road PUD -Final Plat
Date: Wednesday, May 30, 2018 12:51:22 PM

Good to go

From: Cricchio, Kevin
Sent: Wednesday, May 30, 2018 12:47 PM
To: Nemeth, Terry <nemetht@cityofanacortes.org>; Kennedy, Jack <jackk@cityofanacortes.org>
Cc: Measamer, Don <don@cityofanacortes.org>
Subject: Haddon Road PUD -Final Plat

5-30-18

Terry & Jack,

Please let me know today if you are good to go or not with the 13 lot final plat of Haddon Road PUD. Thanks.

Kevin Cricchio, AICP, WPIT | **Associate Planner** | Planning, Community & Economic Development Dept.
City of Anacortes | P.O. Box 547 | 904 6th Street | Anacortes, WA 98221
360.293.1937 (work) | kevinc@cityofanacortes.org | www.cityofanacortes.org

My incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56.

From: Kennedy, Jack
To: Nemeth, Terry; Cricchio, Kevin
Cc: Measamer, Don
Subject: RE: Haddon Road PUD -Final Plat
Date: Wednesday, May 30, 2018 3:20:55 PM

Good here as well.

Jack Kennedy
Assistant Chief/Fire Marshal
Anacortes Fire Department
360-293-1932 Office
360-661-3437 Cell

From: Nemeth, Terry
Sent: Wednesday, May 30, 2018 12:51 PM
To: Cricchio, Kevin <kevinc@cityofanacortes.org>; Kennedy, Jack <jackk@cityofanacortes.org>
Cc: Measamer, Don <don@cityofanacortes.org>
Subject: RE: Haddon Road PUD -Final Plat

Good to go

From: Cricchio, Kevin
Sent: Wednesday, May 30, 2018 12:47 PM
To: Nemeth, Terry <nemetht@cityofanacortes.org>; Kennedy, Jack <jackk@cityofanacortes.org>
Cc: Measamer, Don <don@cityofanacortes.org>
Subject: Haddon Road PUD -Final Plat

5-30-18

Terry & Jack,

Please let me know today if you are good to go or not with the 13 lot final plat of Haddon Road PUD. Thanks.

Kevin Cricchio, AICP, WPIT | Associate Planner | Planning, Community & Economic Development Dept.
City of Anacortes | P.O. Box 547 | 904 6th Street | Anacortes, WA 98221
360.293.1937 (work) | kevinc@cityofanacortes.org | www.cityofanacortes.org

My incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56.

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EXHIBIT #09

SITE VISIT PHOTOS TAKEN 6-1-18

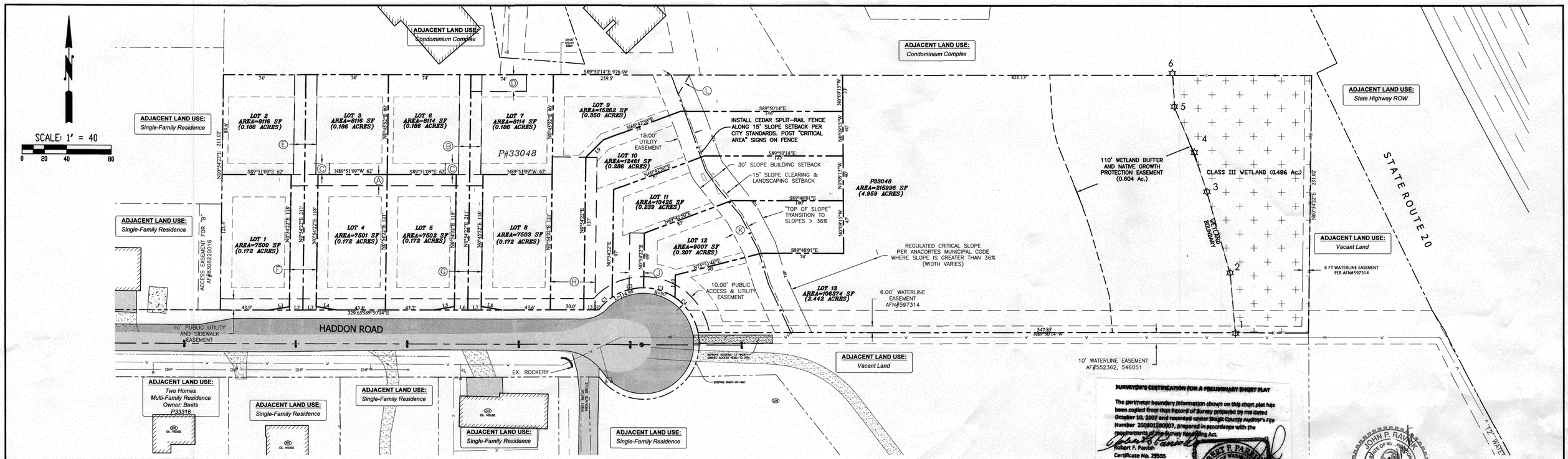
FINAL PLAT OF THE HADDON ROAD 13-LOT PUD / SUBDIVISION SITE PHOTOS

7
SEWER

7
SEWER

EXHIBIT #10

PRELIMINARY PLAT /PUD MAP



ANTICIPATED EASEMENTS

(A) 10' WIDE UTILITY EASEMENT ACROSS PORTIONS OF LOTS 2, 3, 4, & 5 FOR THE BENEFIT OF LOTS 1, 2, 3, 4, & 5.

(B) 20' WIDE ACCESS & UTILITY EASEMENT OVER PORTIONS OF LOTS 6 & 7 FOR THE BENEFIT OF LOTS 1–8.

(C) TYPICAL 10'x12' UTILITY EASEMENT SERVING WIRE UTILITIES FOR THE BENEFIT OF ALL LOTS SERVED.

(D) 15' WIDE UTILITY EASEMENT OVER THE WEST 50' OF LOT 7 FOR THE BENEFIT OF LOTS 1–8.

(E) 20' WIDE ACCESS AND UTILITY EASEMENT OVER PORTIONS OF LOTS 2 & 3 FOR MUTUAL BENEFIT.

(F) 24' WIDE ACCESS AND UTILITY EASEMENT OVER THE PANHANDLES OF LOTS 2 & 3 TO SERVE LOTS 1, 2, 3, & 4.

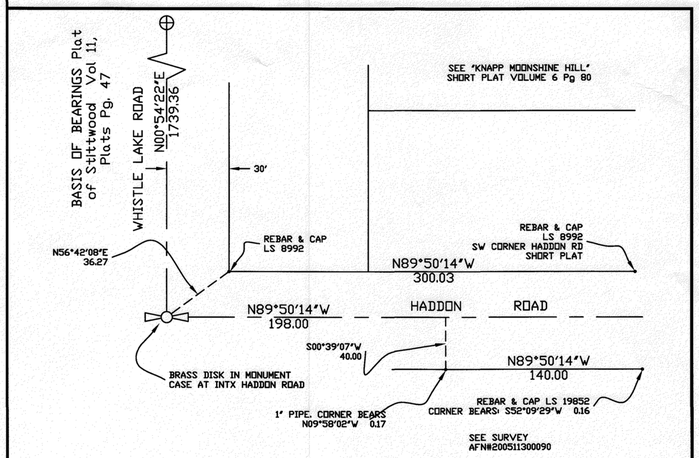
(G) 24' WIDE ACCESS AND UTILITY EASEMENT OVER THE PANHANDLES OF LOTS 6 & 7 FOR THE BENEFIT OF LOTS 1, 2, 3, 4, 5, 6, 7, & 8.

(H) 40' WIDE ACCESS AND UTILITY EASEMENT OVER THE PANHANDLE OF LOT 9 AND AN ADJOINING PORTION OF LOT 10 FOR THE BENEFIT OF LOTS 9, 10, & 11.

(J) 13' WIDE ACCESS EASEMENT OVER LOT 11 FOR THE BENEFIT OF LOT 12.

(K) 15' WIDE UTILITY EASEMENT OVER PORTIONS OF LOTS 9, 10, 11, & 12 FOR THE BENEFIT OF LOTS 9–13.

(L) 15' WIDE UTILITY EASEMENT OVER A PORTION OF LOT 9 FOR THE BENEFIT OF LOTS 10–13.



SECTION TIE-IN

SCALE: NTS

PARCEL CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	16.54	50.00	18.96	N46° 25' 59"E	16.47
C2	30.00	50.00	34.38	N73° 06' 02"E	29.55
C3	30.00	50.00	34.38	S72° 31' 19"E	29.55
C4	38.41	50.00	44.01	S33° 19' 39"E	37.47

PARCEL LINE TABLE

Line #	Length	Direction
L1	18.36	N80° 42' 20"E
L2	30.07	S89° 50' 14"E
L3	30.16	S89° 50' 14"E
L4	18.38	S80° 10' 41"E
L5	18.60	N80° 42' 20"E
L6	30.31	S89° 50' 14"E
L7	30.40	S89° 50' 14"E
L8	18.62	S80° 10' 41"E
L9	22.34	N45° 05' 56"E
L10	20.22	N0° 54' 22"E

ADDRESS TABLE

Lot No.	House No. (Haddon Road)
1	216
2	214
3	212
4	210
5	208
6	206
7	204
8	202
9	110
10	108
11	106
12	104
13	102

MAP KEY

- FOUND MONUMENT
- PROPOSED MONUMENT
- WETLAND FLAGGING
- WETLAND
- PARCEL CORNER (REBAR SET)
- PROPOSED LOT CORNER
- WATER METER
- ROAD CENTERLINE
- BUILDING SETBACK LINE
- UTILITY EASEMENT LINE
- ACCESS EASEMENT
- PLAT BOUNDARY LINE
- PROPOSED LOT LINE
- SPLIT-RAIL CEDAR FENCE
- WATER LINE EASEMENT

SLOPE SETBACK BARRIER:

Lots 9-13 contain Critical Slopes, as defined by the Anacortes Municipal Code, where the slope transitions to greater than 36%. The 15-foot Slope Disturbance Setback from the top of this slope is marked by a split-rail cedar fence installed by the Developer. No clearing, grading, etc. may take place within this zone (or on the Critical Slope) without permission of the City Planning Director. Each lot owner is responsible for maintaining, repairing and/or replacing this fence.

RE-SUBDIVISION NOTICE:

No land within a short subdivision may be further subdivided within a period of five (5) years from the date of approval without filing a standard plat.

(Anacortes Municipal Code 16.08.080)

LEGAL DESCRIPTION

The south 231 feet of the east 990 feet of Government Lot 6, Section 30, Township 35 North, Range 2 East, W.M.
EXCEPT that portion conveyed to the State of Washington for highway purposes by deed recorded January 30, 1957 under Auditor's File Number 547018, and
EXCEPT that portion, if any, lying within the west 330 feet of said Government Lot 6.
Situate in the City of Anacortes, County of Skagit, State of Washington.

BASIS OF BEARINGS:
Plat of Stittwood Vol 11, Plats Pg. 47

EASEMENTS

Easements are provided for ingress/egress and utilities, generally, as shown on the plans above. Final easement locations and legal descriptions will be provided at Final Plat Approval.

SURVEYOR'S CERTIFICATION FOR A PRELIMINARY SHORT PLAT

The perimeter boundary information shown on this short plat has been copied from that Record of Survey prepared by me dated October 10, 2007 and recorded under Skagit County Auditor's File Number 200801280007, prepared in accordance with the requirements of the Survey Recording Act.

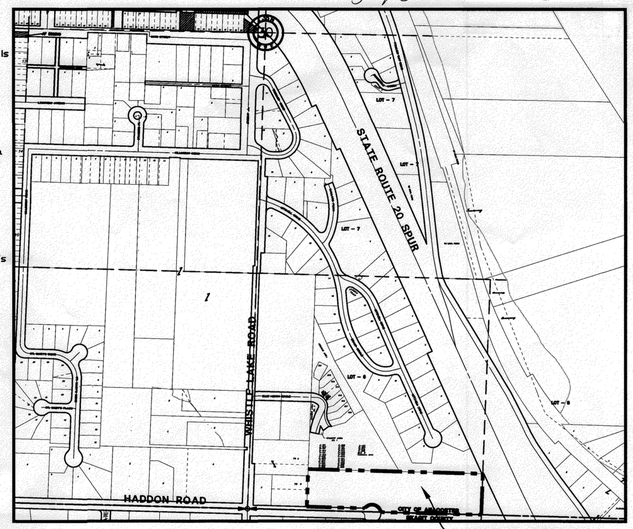
Robert F. Parrish
Certificate No. 29535

5-9-2016

ROBERT F. PARRISH STATE OF WASHINGTON 29535

JOHN P. RAVNIK STATE OF WASHINGTON 25795 REGISTERED PROFESSIONAL ENGINEER

5/9/2016



VICINITY MAP

SCALE: NTS

SITE INFORMATION

SITE ADDRESS:	HADDON ROAD, ANACORTES, WA
TAX ID NUMBERS:	P33048
CURRENT ZONING:	R1
APPLIED ZONING:	R2
REQ'D MIN. LOT SIZE:	7,500 SQ.FT. (PER AMC 17.38.070)
MINIMUM LOT SIZE:	7,500 SF (0.172 Ac)
MAXIMUM LOT SIZE:	106,374 SF (2.442 Ac)
HOUSING DENSITY:	4 DWELLING UNIT PER GROSS ACRE
GROSS PARCEL SIZE:	229,953 SF (5.279 Ac)
NET PARCEL AREA:	215,995 SF (4.959 Ac)
DENSITY CALCULATION:	5.279 Ac x 4 Lots/Gross Ac = 21.1 Lots
LOTS PERMITTED:	21
LOTS PROPOSED:	13
SCHOOL DISTRICT:	Anacortes School District No. 103
WATER PROVIDER:	City of Anacortes
SANITARY SEWER:	City of Anacortes
STORMWATER UTILITY:	City of Anacortes
POST OFFICE:	Anacortes (98221)
FIRE DISTRICT:	City of Anacortes

OWNER

Allen Family Investments, LLC
PO Box 817
Anacortes, WA 98221-0817
360.293.7754

APPLICANT

Tom Allen
Allen Family Investments, LLC
PO Box 817
Anacortes, WA 98221-0817
360.293.7754

CONTACT PERSON

See applicant

PROJECT ENGINEER

John Ravnik, PE
Ravnik & Associates
PO Box 361
Burlington, WA 98233
360.707.2048

PROJECT SURVEYOR

Robert Parrish, PLS
Parrish Land Surveying
PO Box 314
Lopez Island, WA 98261

REV. NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

PRELIMINARY PLAT MAP

PLAN STATUS:

SCALE: AS SHOWN
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.09.16

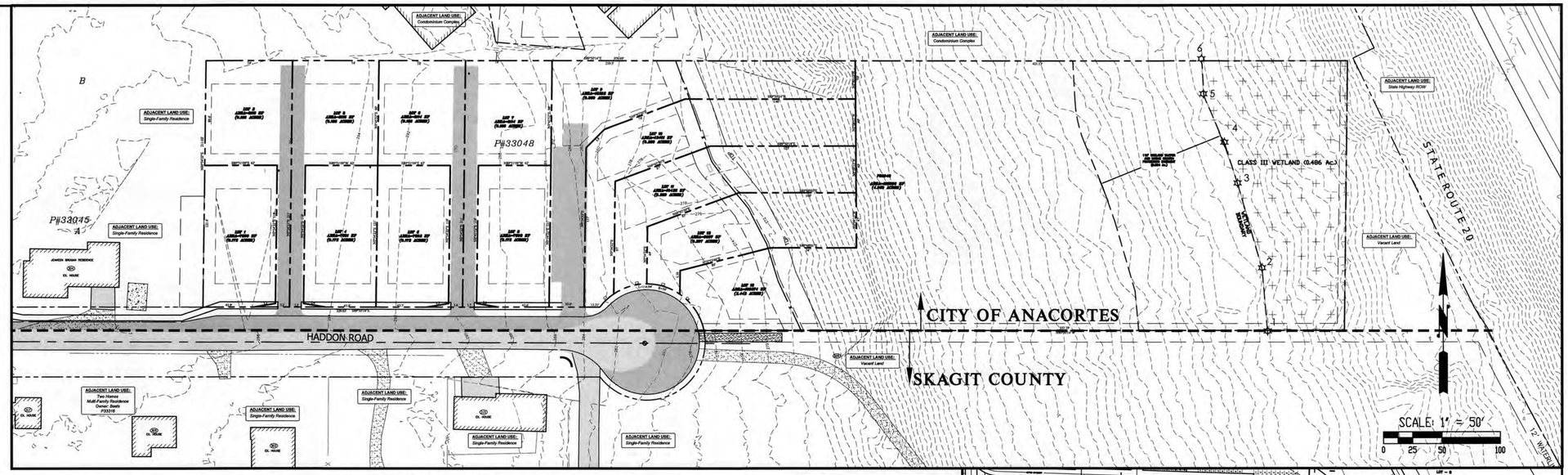
SHEET TITLE:

HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO. 16009.ESMT.EXH.dwg
JOB NO. 16009
SHEET NO. 1 OF 1

LEGEND

- EXISTING RIGHT OF WAY LINE CENTERLINE
- EXISTING RIGHT OF WAY LINE
- EXISTING ROAD CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING PROPERTY CORNER
- SD — EXISTING STORM DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM CATCH BASIN
- SS — EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- W — EXISTING WATERLINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PCTG — EXISTING POWER, CABLE TELEPHONE, GAS LINE
- OHP — EXISTING POWER, CABLE
- T — EXISTING TELEPHONE
- G — EXISTING GAS LINE
- 28 — EXISTING GROUND CONTOUR LINE
- EXISTING EDGE OF ASPHALT
- EXISTING FENCELINE
- EXISTING WATER METER
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING SWALE
- FOUND MONUMENT
- PROPOSED MONUMENT
- WETLAND FLAGGING
- WETLAND
- PARCEL CORNER (REBAR SET)
- PROPOSED LOT CORNER
- 28.2 — PROPOSED ASPH. SURFACE ELEV.
- 28.2 / 28.2 — PROPOSED TOP OF CONC. ELEV. / PROPOSED ASPH. SURFACE ELEV.
- CO — PROPOSED CLEANOUT ASSEMBLY FOR STORM OR SANITARY SEWER
- SD — PROPOSED STORM DRAIN
- PROPOSED STORM CATCH BASIN
- SS — PROPOSED SANITARY SEWER
- W — PROPOSED WATERLINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED FENCELINE
- 28 — PROPOSED STORM DRAINAGE CONTOUR LINES
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED CRUSHED ROCK



PROJECT CONTACTS:

OWNER

ALLEN FAMILY INVESTMENTS, LLC
P.O. BOX 817
ANACORTES, WA 98221
(360)293-7754

CIVIL ENGINEER

RAVNIK & ASSOCIATES, INC.
CONTACT: JOHN RAVNIK
1633 LINDAMOOD LANE
P.O. BOX 361
BURLINGTON, WA 98233
PHONE: (360)707-2048
FAX: (360)707-2216

SURVEYOR

PARISH LAND SURVEYING
CONTACT: BOB PARISH
P.O. BOX 314
LOPEZ, WA 98261
PHONE: (360)588-1467

UTILITY LOCATE

811

ALL TESTING SHALL BE PERFORMED PER THE CITY OF ANACORTES STANDARDS

BIOLOGIST

GRAHAM-BUNTING ASSOCIATES
3643 LEGG ROAD
BOW, WA 98232
PHONE: (360)766-4441
FAX: (360)766-4443
CONTACT: OSCAR GRAHAM
PAT BUNTING

TRAFFIC

GIBSON TRAFFIC CONSULTANTS
2802 WETMORE AVENUE, SUITE 220
EVERETT, WA 98201
PHONE: (425)339-8266
CONTACT: BRADLY LINCOLN

GEOTECHNICAL

MATERIALS TESTING & CONSULTING
777 CHRYSLER DRIVE SUITE A
BURLINGTON, WA 98233
PHONE: (360)647-9295
CONTACT: DAVE RAUCH

ARCHAEOLOGIST

DRAYTON ARCHAEOLOGY
P.O. BOX 5424
BELLINGHAM, WA 98227
CONTACT: GARTH BALDWIN, M.A., RPA
MARSHA HANSON, B.A.

SITE INFORMATION

SITE ADDRESS: HADDON ROAD, ANACORTES, WA
TAX ID NUMBERS: P33048

CURRENT PROPERTY ZONING: R1
APPLIED ZONING: R2 (PER PUD REQUIREMENTS & AMC)
REQ'D MIN. LOT SIZE: 7,500 SQ.FT. (PER AMC 17.38.070)
MINIMUM LOT SIZE: 7,500 SF (0.172 Ac)
MAXIMUM LOT SIZE: 106,374 SF (2.442 Ac)

HOUSING DENSITY: 4 DWELLING UNIT PER GROSS ACRE
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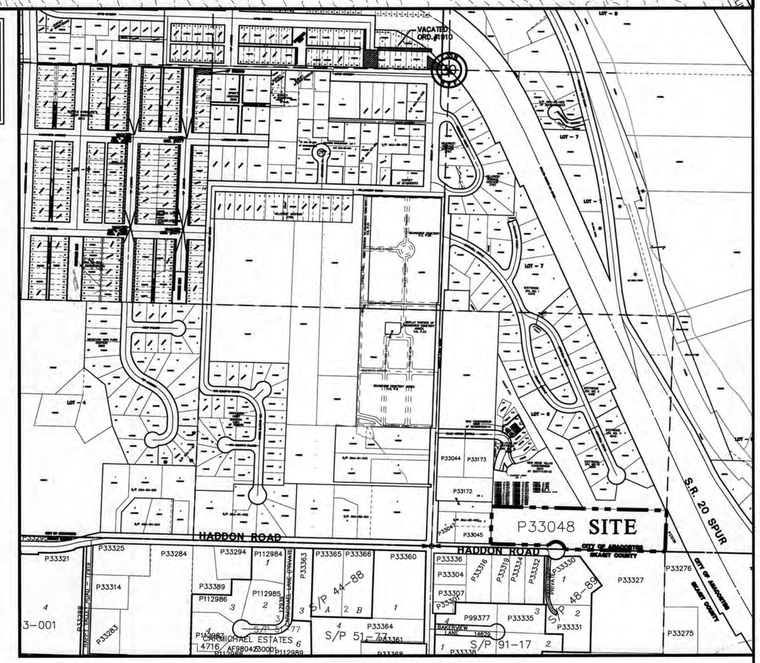
NET PARCEL AREA: 215,995 SF (4.959 Ac)
DENSITY CALCULATION:
5.279 Ac x 4 Lots/Gross Ac = 21.1 Lots
LOTS PERMITTED: 21
LOTS PROPOSED: 13

SCHOOL DISTRICT: Anacortes School District No. 103
WATER PROVIDER: City of Anacortes
SANITARY SEWER: City of Anacortes
STORMWATER UTILITY: City of Anacortes
POST OFFICE: Anacortes (98221)
FIRE DISTRICT: City of Anacortes

CALL TWO BUSINESS DAYS BEFORE YOU DIG "811"



VICINITY MAP
SCALE: 1" = 400'

SLOPE SETBACK BARRIER:

Lots 9-13 contain Critical Slopes, as defined by the Anacortes Municipal Code, where the slope transitions to greater than 36%.
The 15-foot Slope Disturbance Setback from the top of this slope is marked by a split-rail cedar fence installed by the Developer. No clearing, grading, etc. may take place within this zone (or on the Critical Slope) without permission of the City Planning Director. Each lot owner is responsible for maintaining, repairing and/or replacing this fence.

LEGAL DESCRIPTION

The south 231 feet of the east 990 feet of Government Lot 6, Section 30, Township 35 North, Range 2 East, W.M.
EXCEPT that portion conveyed to the State of Washington for highway purposes by deed recorded January 30, 1957 under Auditor's File Number 547018, and
EXCEPT that portion, if any, lying within the west 330 feet of said Government Lot 6.
Situate in the City of Anacortes, County of Skagit, State of Washington.

BASIS OF BEARINGS:
Plat of Stittwood Vol 11, Plats Pg. 47

EASEMENTS

Easements are provided for ingress/egress and utilities, generally, as shown on this project's Preliminary Plat Map. Final easement locations and legal descriptions will be provided at Final Plat Approval.

SHEET SCHEDULE

SHEET 1 OF 4 COVER
SHEET 2 OF 4 OVERALL EXISTING CONDITIONS, TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
SHEET 3 OF 4 UTILITY PLAN
SHEET 4 OF 4 WHISTLE LAKE ROAD PATHWAY AND OFFSITE WATERLINE IMPROVEMENTS

SURVEY INFORMATION

NOTE: EXISTING STRUCTURES, UTILITIES, AND SURFACE CONDITIONS SHOWN ON THESE PLANS REPRESENT SURVEY INFORMATION LOCATED IN FEBRUARY 2015, FROM A TOPOGRAPHIC SURVEY PERFORMED BY PARISH LAND SURVEYING, AND FROM UTILITY INFORMATION PROVIDED BY UTILITY COMPANIES. A UTILITY LOCATE SERVICE WAS NOT CALLED PRIOR TO SURVEYING OF THE PROPERTY, BUT MUST BE CALLED PRIOR TO CONSTRUCTION.

JOHN P. RAVNIK — STATE OF WASHINGTON — 25795 — REGISTERED PROFESSIONAL ENGINEER
5-18-2016

PLAN STATUS: PUD-2016-0001 FOR PLANNING COMMISSION & CITY COUNCIL

REV. NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION: COVER

SCALE: AS NOTED
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.10.16

SHEET TITLE:
HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO. 16009.SITE.dwg
JOB NO. 16009
SHEET NO. 1 OF 4

CALL TWO BUSINESS DAYS BEFORE YOU DIG "811"

SCALE: 1" = 40'

0 20 40 80

BLUE HERON CIRCLE

MITCHELL DRIVE

WHISTLE LAKE ROAD

HADDON ROAD

CITY OF ANACORTES

SKAGIT COUNTY

CITY/COUNTY BOUNDARY PER ASSESSORS MAP

ADJACENT LAND USE: Condominium Complex

ADJACENT LAND USE: Single-Family Residence

ADJACENT LAND USE: Two Homes Multi-Family Residence Owner: Beets P33316

ADJACENT LAND USE: Vacant Land

ORANGE CONSTRUCTION FENCE WHERE SILT FENCE IS UNNECESSARY (FIELD LOCATE)

PROPOSED SILT FENCE

30' SLOPE BUILDING SETBACK

15' SLOPE CLEARING & LANDSCAPING SETBACK

"TOP OF SLOPE" TRANSITION TO SLOPES > 36%

REGULATED CRITICAL SLOPE PER ANACORTES MUNICIPAL CODE WHERE SLOPE IS GREATER THAN 36% (WIDTH VARIES)

CONSTRUCTION ENTRANCE. FIELD LOCATE BASED ON CONST ACTIVITIES.

DRIVEWAY CULVERT AS NECESSARY

SILT FENCE

SUBJECT PROPERTY
P33048
4.959 ACRES
ZONED: R-1

110' WETLAND BUFFER AND NATIVE GROWTH PROTECTION EASEMENT (0.604 Ac.)

CLASS III WETLAND (0.485 AC.)

WETLAND BOUNDARY

JOHN P. RAVNIK STATE OF WASHINGTON 25795 REGISTERED PROFESSIONAL ENGINEER

5-16-2016

D.O.E. COVERAGE BY: WAR#303337

PLAN STATUS: PUD-2016-0001 FOR PLANNING COMMISSION & CITY COUNCIL

REV. NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

OVERALL EXISTING CONDITIONS, TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 40'

DRAWN BY: D. REMSEN

CHECKED BY: J. RAVNIK

DATE: 05.10.16

SHEET TITLE:

HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO. 16009.SITE.dwg

JOB NO. 16009

SHEET NO. 2 OF 4

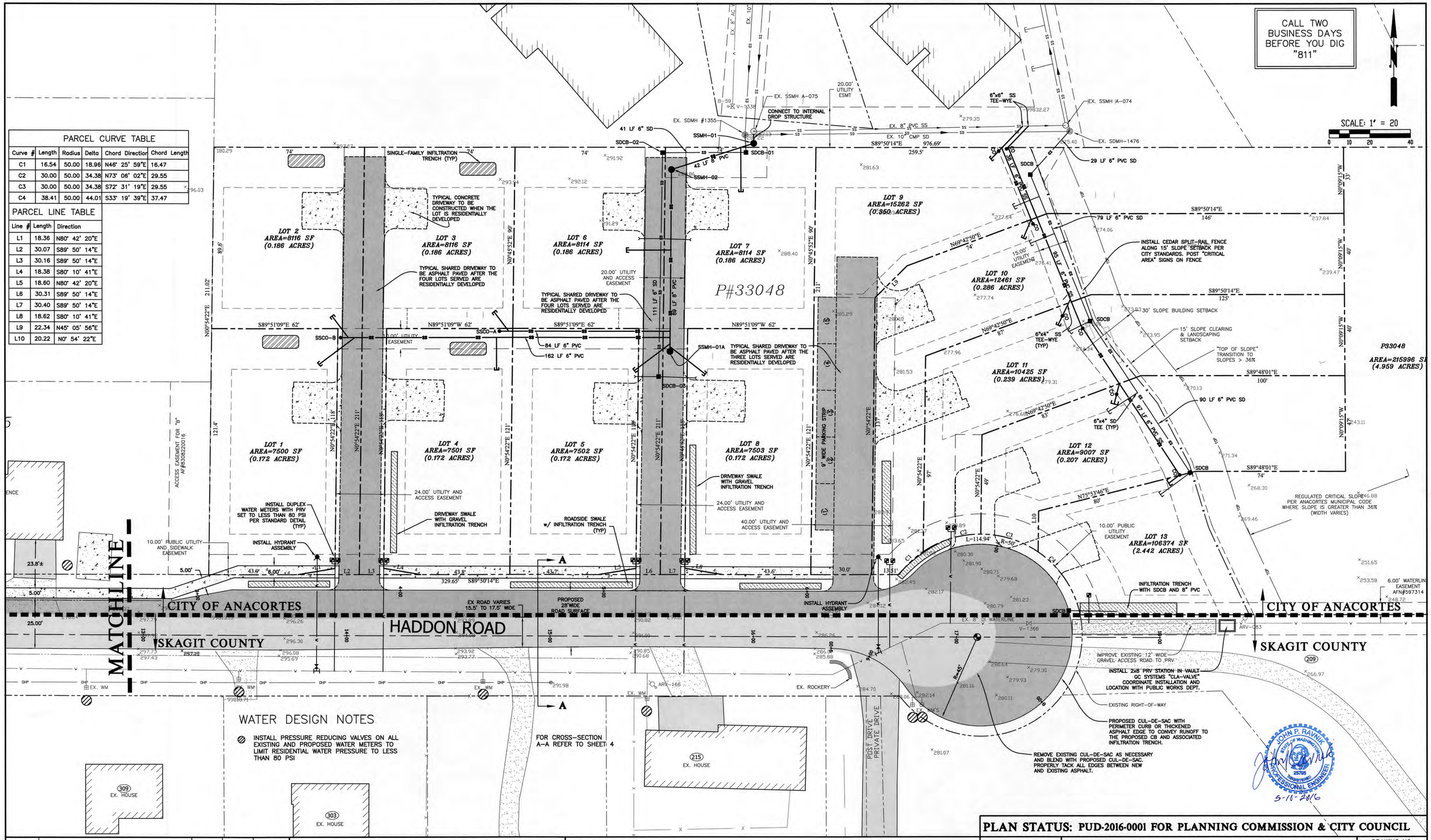
CALL TWO BUSINESS DAYS BEFORE YOU DIG "811"

SCALE: 1" = 20

0 10 20 40

PARCEL CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	16.54	50.00	18.96	N46° 25' 59"E	16.47
C2	30.00	50.00	34.38	N73° 06' 02"E	29.55
C3	30.00	50.00	34.38	S72° 31' 19"E	29.55
C4	38.41	50.00	44.01	S33° 19' 39"E	37.47

PARCEL LINE TABLE		
Line #	Length	Direction
L1	18.36	N80° 42' 20"E
L2	30.07	S89° 50' 14"E
L3	30.16	S89° 50' 14"E
L4	18.38	S80° 10' 41"E
L5	18.60	N80° 42' 20"E
L6	30.31	S89° 50' 14"E
L7	30.40	S89° 50' 14"E
L8	18.62	S80° 10' 41"E
L9	22.34	N45° 05' 56"E
L10	20.22	N0° 54' 22"E



PLAN STATUS: PUD-2016-0001 FOR PLANNING COMMISSION & CITY COUNCIL

REV. NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

UTILITY PLAN

SCALE: 1" = 20'

DRAWN BY: D. REMSEN

CHECKED BY: J. RAVNIK

DATE: 05.10.16

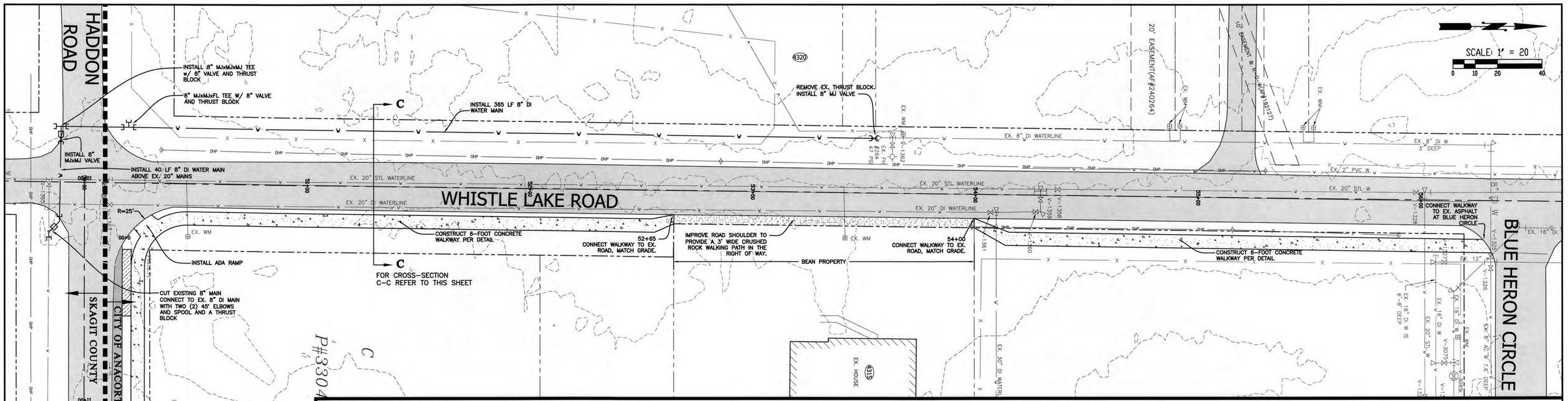
SHEET TITLE:

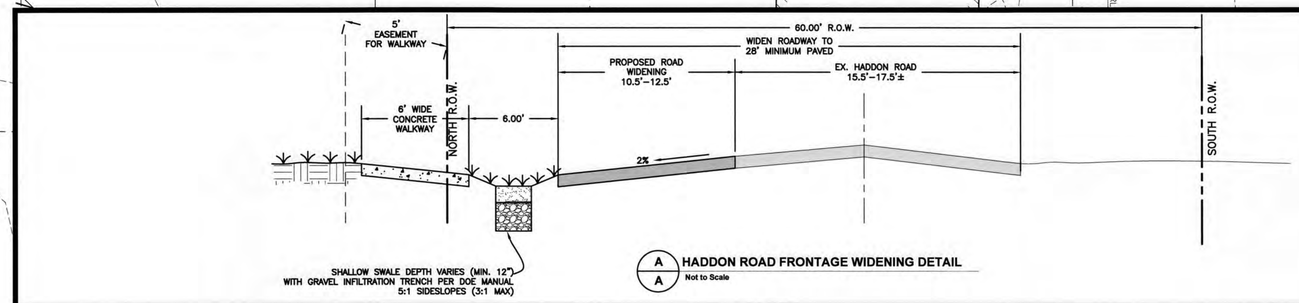
HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO. 16009.SITE.dwg

JOB NO. 16009

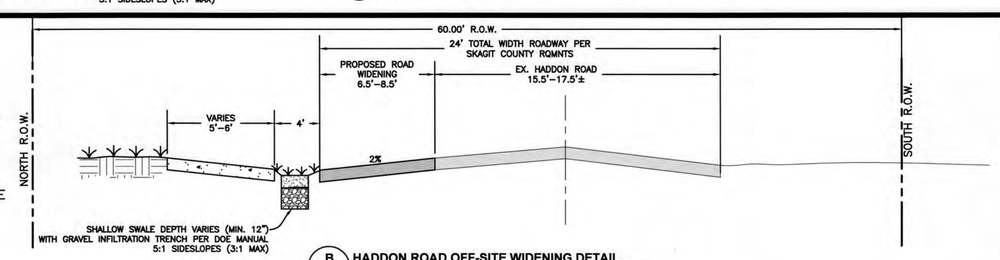
SHEET NO. 3 OF 4



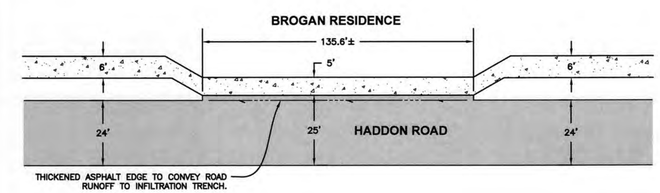


A A HADDON ROAD FRONTAGE WIDENING DETAIL
Not to Scale

FRONTING THE EXISTING RESIDENCE AT 304 HADDON ROAD, THE SIDEWALK WIDTH HAS BEEN REDUCED TO 5' AND TO ADJOIN THE EDGE OF ROAD WIDENING TO MAXIMIZE THE SEPARATION DISTANCE TO THE RESIDENCE.

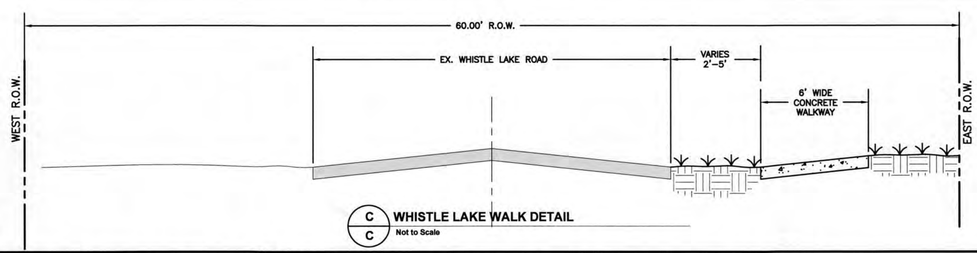


B B HADDON ROAD OFF-SITE WIDENING DETAIL
Not to Scale



HADDON ROAD - BROGAN FRONTAGE
Not to Scale

CALL TWO BUSINESS DAYS BEFORE YOU DIG "811"



C C WHISTLE LAKE WALK DETAIL
Not to Scale

JOHN P. RAVNIK STATE OF WASHINGTON 25776 REGISTERED PROFESSIONAL ENGINEER
5-18-2016

PUD-2016-0001 FOR PLANNING COMMISSION & CITY COUNCIL

REV. NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

WHISTLE LAKE ROAD PATHWAY AND OFFSITE WATERLINE IMPROVEMENTS

SCALE: AS NOTED
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.10.16

SHEET TITLE:

HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO. 16009.SITE.dwg
JOB NO. 16009
SHEET NO. 4 OF 4

CALL TWO BUSINESS DAYS BEFORE YOU DIG "811"

SCALE: 1" = 20

LOT 1 AREA=7500 SF (0.172 ACRES)
LOT 2 AREA=8116 SF (0.186 ACRES)
LOT 3 AREA=8116 SF (0.186 ACRES)
LOT 4 AREA=7501 SF (0.172 ACRES)
LOT 5 AREA=7502 SF (0.172 ACRES)
LOT 6 AREA=8114 SF (0.186 ACRES)
LOT 7 AREA=8114 SF (0.186 ACRES)
LOT 8 AREA=7503 SF (0.172 ACRES)
LOT 9 AREA=15262 SF (0.350 ACRES)
LOT 10 AREA=12461 SF (0.286 ACRES)
LOT 11 AREA=10425 SF (0.239 ACRES)
LOT 12 AREA=9007 SF (0.207 ACRES)
LOT 13 AREA=106374 SF (2.442 ACRES)
P33048 AREA=215996 SF (4.959 ACRES)

P#33048

INSTALL CEDAR SPLIT-RAIL FENCE ALONG 15' SLOPE SETBACK PER CITY STANDARDS. POST "CRITICAL AREA" SIGNS ON FENCE

30' SLOPE BUILDING SETBACK

15' SLOPE CLEARING & LANDSCAPING SETBACK

"TOP OF SLOPE" TRANSITION TO SLOPES > 36%

REGULATED CRITICAL SLOPE PER ANACORTES MUNICIPAL CODE WHERE SLOPE IS GREATER THAN 36% (WIDTH VARIES)

INSTALL DUPLEX WATER METERS WITH PRV SET TO LESS THAN 80 PSI PER STANDARD DETAIL (TYP)

INSTALL HYDRANT ASSEMBLY

INSTALL HYDRANT ASSEMBLY

EX ROAD VARIES 15.5' TO 17.5' WIDE

PROPOSED 28' WIDE ROAD SURFACE

IMPROVE EXISTING 12' WIDE GRAVEL ACCESS ROAD TO PRV

INSTALL 2x8 PRV STATION IN VAULT GC SYSTEMS "CLA-VALVE" COORDINATE INSTALLATION AND LOCATION WITH PUBLIC WORKS DEPT.

MATCHLINE

CITY OF ANACORTES

HADDON ROAD

SKAGIT COUNTY

WATER DESIGN NOTES

INSTALL PRESSURE REDUCING VALVES ON ALL EXISTING AND PROPOSED WATER METERS TO LIMIT RESIDENTIAL WATER PRESSURE TO LESS THAN 80 PSI

FOR CROSS-SECTION A-A REFER TO SHEET 4

PLAN STATUS: PUD-2016-0001 FOR PLANNING COMMISSION & CITY COUNCIL

REV. NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

PRELIMINARY GRADING PLAN

SCALE: 1" = 20'

DRAWN BY: D. REMSEN

CHECKED BY: J. RAVNIK

DATE: 05.26.16

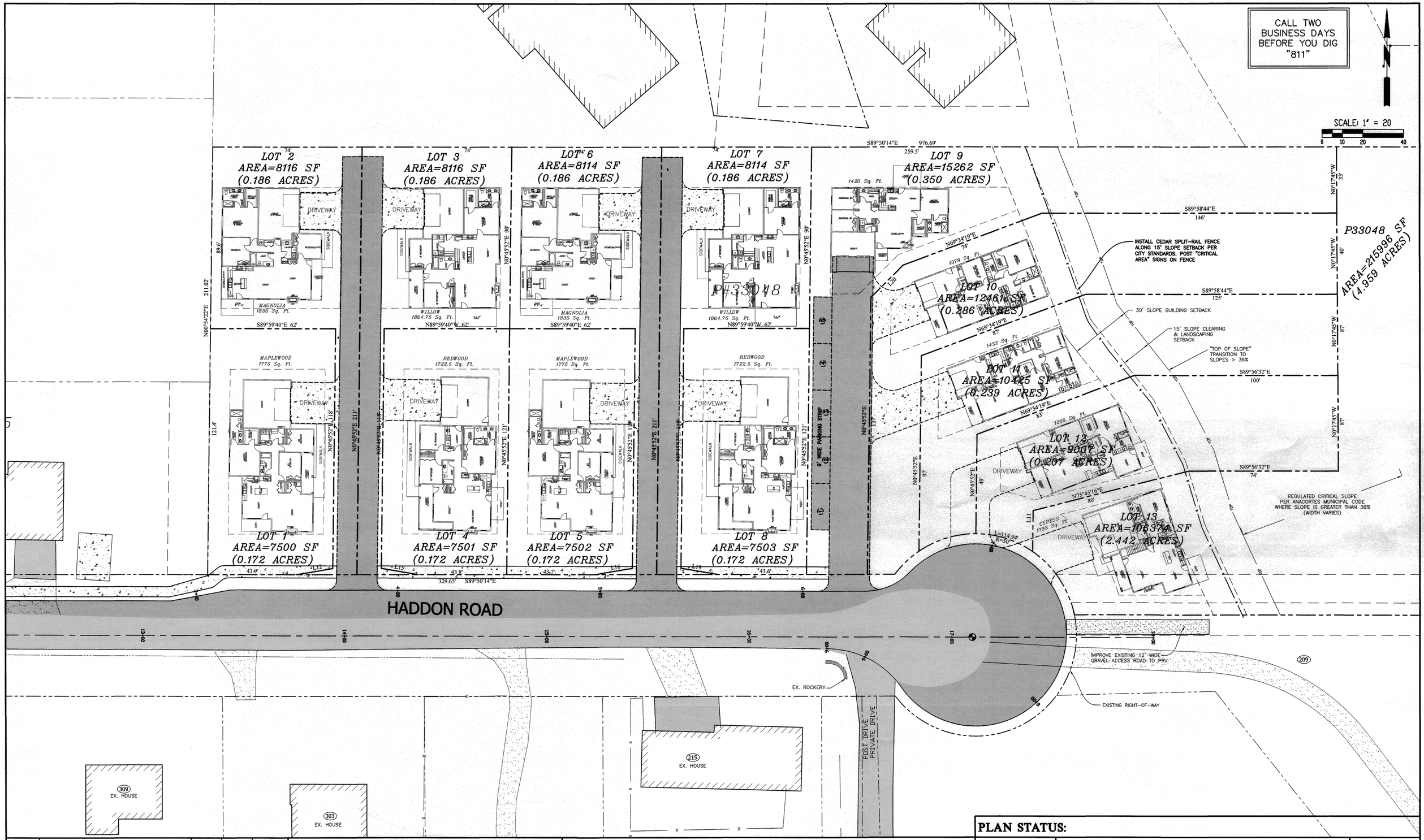
SHEET TITLE:

HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO. 16009.SITE.dwg

JOB NO. 16009

SHEET NO. 3A OF 4



REV. NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

BUILDING PLAN

PLAN STATUS:

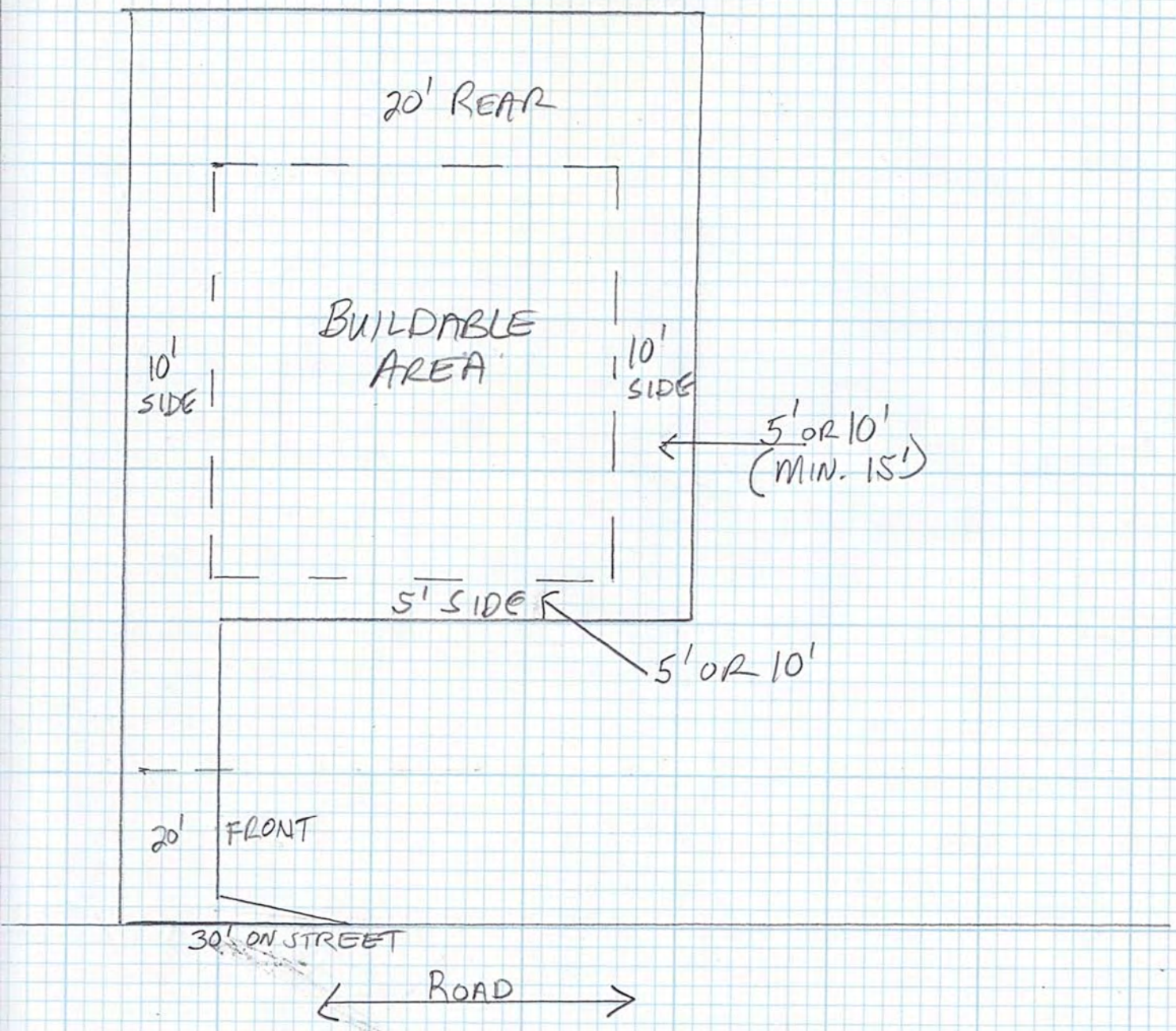
SCALE: 1" = 20'
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 04.27.16

SHEET TITLE:

HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.

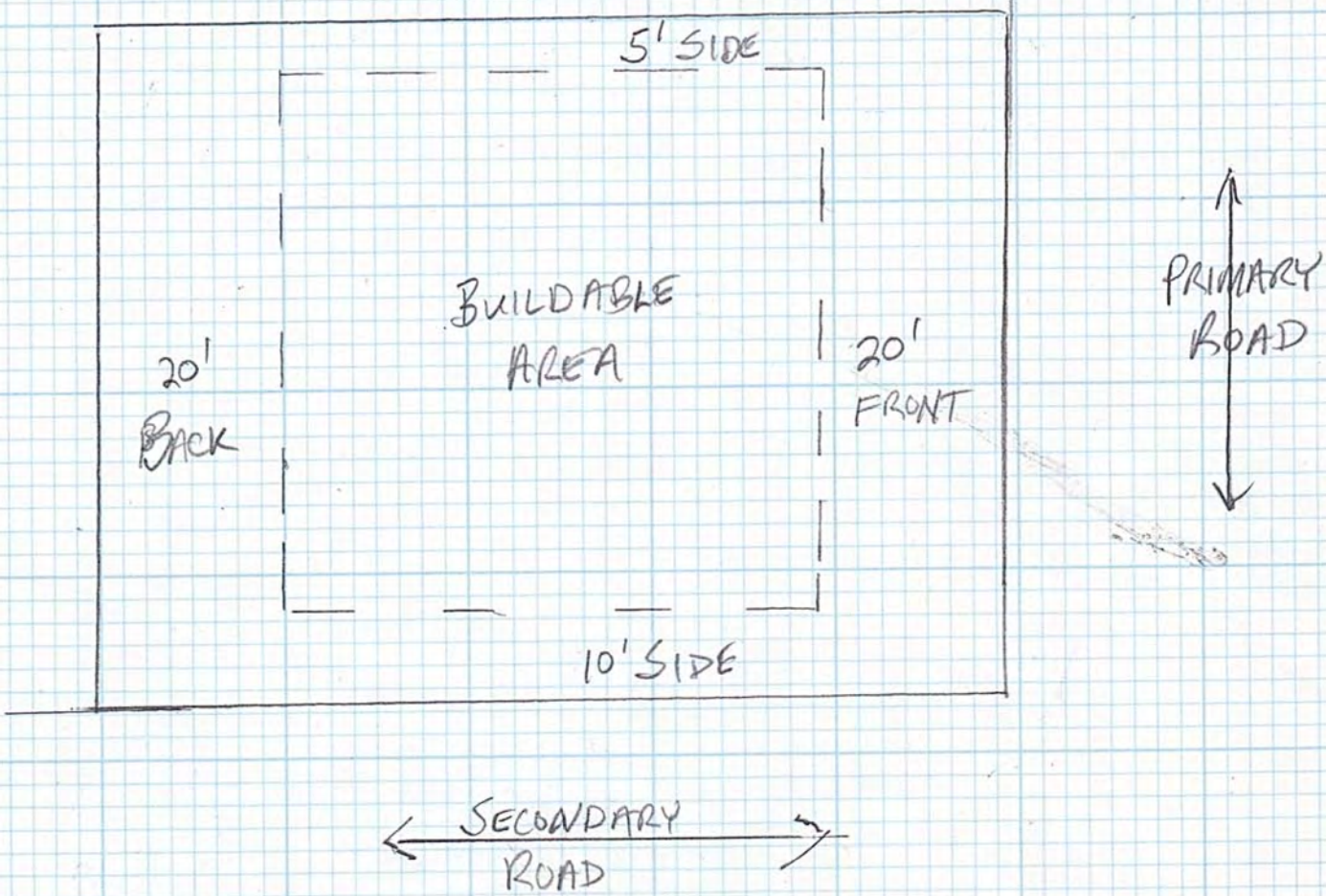
DRAWING NO. 16009.SITE.dwg
JOB NO. 16009
SHEET NO. 1 OF 1

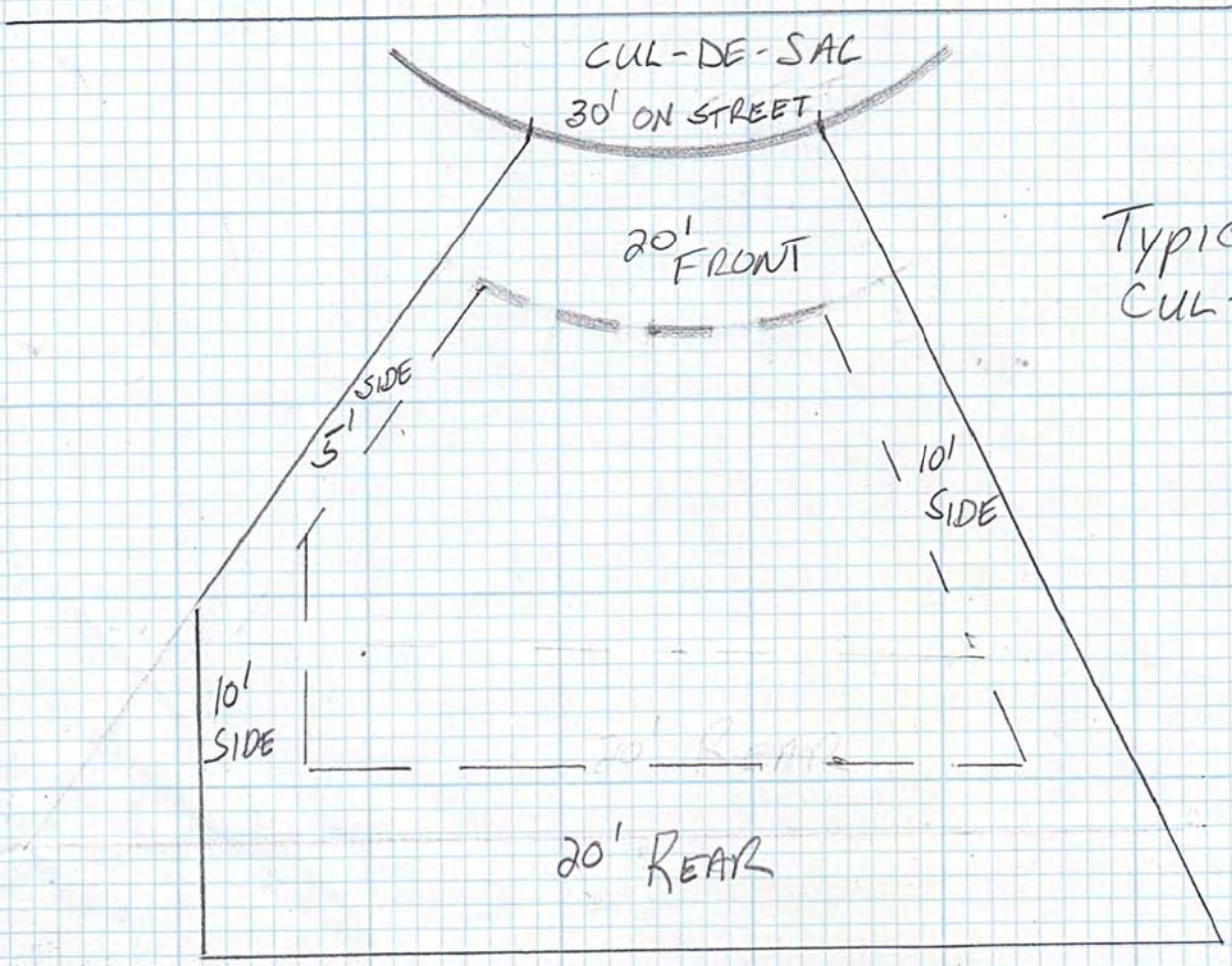
TYPICAL FLAG LOT EXAMPLE



NOTE: EACH OF THE 3 TYPES OF LOTS HAVE ONLY ONE FRONT YARD AND ONE REAR YARD BUT CAN HAVE MULTIPLE SIDE YARDS

TYPICAL CORNER LOT





TYPICAL CUL-DE-SAC LOT

EXHIBIT #11

AS-BUILT DRAWINGS

HADDON ROAD
PLANNED UNIT DEVELOPMENT
GRADE & FILL PERMIT #PUD-2017-0233

CALL TWO BUSINESS DAYS BEFORE YOU DIG "811"

LEGEND

- EXISTING RIGHT OF WAY LINE CENTERLINE
- EXISTING RIGHT OF WAY LINE
- EXISTING ROAD CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING PROPERTY CORNER
- SD — EXISTING STORM DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM CATCH BASIN
- SS — EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- W — EXISTING WATERLINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PCTG — EXISTING POWER, CABLE TELEPHONE, GAS LINE
- EXISTING WATER METER
- EXISTING EDGE OF ASPHALT
- EXISTING FENCELINE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING SWALE
- (28.2) PROPOSED ASPH. SURFACE ELEV.
- (28.2 / 28.2) PROPOSED TOP OF CONC. ELEV. / PROPOSED ASPH. SURFACE ELEV.
- LANDSCAPE — PROPOSED LANDSCAPE AREA
- CO — PROPOSED CLEANOUT ASSEMBLY FOR STORM OR SANITARY SEWER
- SD — PROPOSED STORM DRAIN
- PROPOSED STORM CATCH BASIN
- SS — PROPOSED SANITARY SEWER
- P,C,T,G,S — PROPOSED POWER, CABLE, GAS TELEPHONE, SPARE CONDUIT LINE
- P,SPR — PROPOSED POWER, & SPARE CONDUIT
- G — PROPOSED GAS LINE
- W — PROPOSED WATERLINE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED SWALE
- ECC — EXTRUDED CEMENT CONCR. CURB
- C/G — CEMENT CONCR. CURB & GUTTER
- PROPOSED FENCELINE
- PROPOSED ASPHALT
- PROPOSED CRUSHED ROCK
- PROPOSED SITE LIGHT POLE
- CMP — CORRUGATED METAL PIPE
- PROPOSED GRASS

PROJECT CONTACTS:

OWNER
EQUITY TRUST COMPANY
CUSTODIAN FBO: THOMAS ALLEN IRA
P.O. BOX 451
340 WESTLAKE, OH 44145

DEVELOPER
TOM & PAM ALLEN
P.O. BOX 817
ANACORTES, WA 98221
(360)293-7754

CIVIL ENGINEER
RAVNIK AND ASSOCIATES, INC.
1633 LINDAMOOD LANE
P.O. BOX 361
BURLINGTON, WA 98233
PHONE: (360)707-2048
FAX: (360)707-2216
CONTACT: JOHN RAVNIK

SURVEYOR
METRON & ASSOCIATES INC.
307 N. OLYMPIC AVE. SUITE 205
ARLINGTON, WA 98223
PHONE: (360)435-3777
FAX: (360)435-4822
CONTACT: TOM BARRY

PUGET SOUND ENERGY
POTELCO
18601 ANDIS ROAD
BURLINGTON, WA 98233
TEL.: (360)766-5571
MOB: (360)791-2748
CONTACT: JANE MAJOR
EMAIL: jane.major@pse.com

COMCAST
400 SEQUOIA DRIVE
BELLINGHAM, WA 98226
TEL.: (360)527-8243
FAX: (360)527-8302
CONTACT: CASEY JONES
EMAIL: Casey_Jones@cable.comcast.com

CASCADE NATURAL GAS
1520 SOUTH 2ND
MOUNT VERNON, WA 98273
TEL.: (360)336-6155
FAX: (360)336-2564
MOB: (360)941-0499
CONTACT: JIM HOBBS
EMAIL: James.Hobbs@cngc.com

FRONTIER
595 PEASE ROAD
BURLINGTON, WA 98233
TEL.: (360)707-0641
FAX: (360)757-4338
CONTACT: BRET MURDOCK
EMAIL: bret.t.murdock@ftr.com

CITY OF ANACORTES
PUBLIC WORKS PROJECT MANAGER-STEVE LANGE
P.O. BOX 547
ANACORTES, WA 98221
PHONE: (360)293-1900
FAX: (360)293-1938
CELL: (360)661-3468
EMAIL: stevel@cityofanacortes.org
ALTERNATE CONTACT: TIM HOHMANN
PHONE: (360)770-9221

WATER DEPARTMENT
PHONE: (360)299-1952 (DIRECT)
CONTACT: TERRY NEMETH

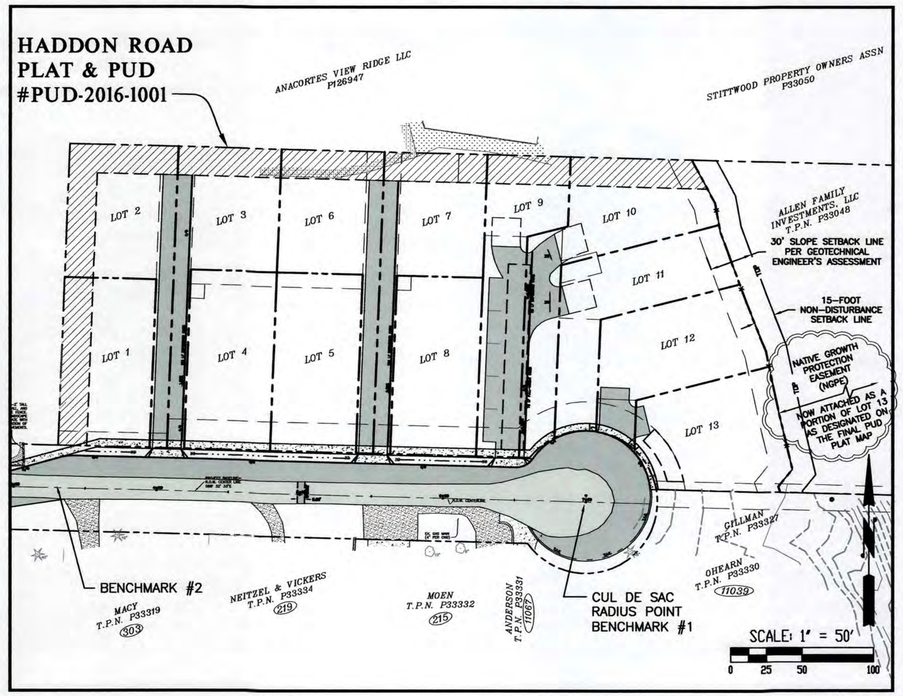
PUBLIC WORKS INSPECTOR – JUSTIN SYMONDS
P.O. BOX 547
ANACORTES, WA 98221
PHONE: (360)299-1962
CELL: (360)661-3547

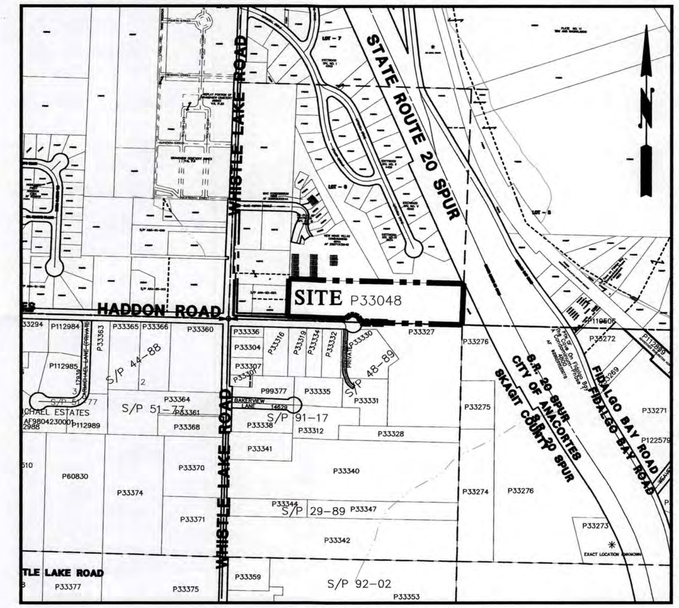
GEOTECHNICAL CONSULTANT
MATERIALS TESTING & CONSULTING (MTC)
777 CHRYSLER DRIVE
BURLINGTON, WA 98233
PHONE: (360)755-1990
CONTACT: AARON FITTS
MOB: (360)770-8788

PSE/INTOLIGHT
CONTACT: MATT MAYNARD
MOB: (425)559-3448
EMAIL: james.maynard@pse.com

PRV DESIGNER
G.C. SYSTEMS, INC.
PHONE: 800-525-9425
CONTACT: CAROL WELLS
EMAIL: gcsys@msn.com

UTILITY LOCATE
"811"





VICINITY MAP
SCALE: 1" = 400'

PW#16-017-DEV
PUD-2016-1001
BLD-2017-0233

FOR AS-CONSTRUCTED INFORMATION ONLY

JOHN P. RAVNIK — STATE OF WASHINGTON — 25785 — REGISTERED PROFESSIONAL ENGINEER

ENGINEER — DATE 5/23/18

LEGAL DESCRIPTION:
THE SOUTH 231 FEET OF THE EAST 990 FEET OF GOVERNMENT LOT 6, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN.
EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED JANUARY 30, 1957, UNDER AUDITOR'S FILE NO. 547018, AND
EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE WEST 330 FEET OF SAID GOVERNMENT LOT 6.
SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

BENCHMARK #1:
NAIL WITH TAG "METRON LS28067" SET AT CENTER LINE OF CUL-DE-SAC RADIUS. ELEVATION = 281.00, NAVD88

BENCHMARK #2:
NAIL WITH TAG "METRON LS28067" SET AT CENTER LINE OF CUL-DE-SAC RADIUS. ELEVATION = 296.69, NAVD88

D.O.E. WAR #303337

SHEET SCHEDULE:
SHEET 1 OF 16 COVER
SHEET 2 OF 16 OVERALL EXISTING CONDITIONS PLAN
SHEET 3 OF 16 EXISTING CONDITIONS, EROSION CONTROL & SITE PREP
SHEET 4 OF 16 LOT LAYOUT & GRADING PLAN
SHEET 4A OF 16 EXISTING AND PROPOSED EASEMENT PLAN
SHEET 5 OF 16 OVERALL UTILITIES PLAN (1)
SHEET 5A OF 16 OVERALL UTILITIES PLAN (2)
SHEET 6 OF 16 HADDON ROAD PLAN & PROFILE (1)
SHEET 7 OF 16 HADDON ROAD PLAN & PROFILE (2)
SHEET 8 OF 16 DIMENSION, SIGNAGE, FENCING, & LANDSCAPE PLAN
SHEET 9 OF 16 WHISTLE LAKE WATERLINE & WALKING PATH
SHEET 10 OF 16 DETAILS
SHEET 11 OF 16 DETAILS
SHEET 12 OF 16 DETAILS
SHEET 13 OF 16 DETAILS
SHEET 13A OF 16 DETAILS
SHEET 14 OF 16 SPECIFICATIONS
SHEET 15 OF 16 SPECIFICATIONS
SHEET 16 OF 16 SPECIFICATIONS

ZONING: R-1 (WITH R2 ZONING APPLIED PER PUD)
MINIMUM LOT SIZE = 7,500 SQ.FT.
MAXIMUM ALLOWABLE DENSITY = 4 DU/AC

MINIMUM LOT FRONTAGE = 30 FEET

BUILDING FOUNDATION SETBACKS:
FRONT YARD = 20'
INTERIOR SIDE YARD = A MINIMUM OF FIVE FEET (5') ON ONE SIDE AND NO LESS THAN FIFTEEN FEET (15') ON BOTH SIDES COMBINED, EXCEPT THAT IN NO INSTANCE SHALL A SETBACK ADJACENT TO A STREET BE LESS THAN TEN FEET (10')
SIDE YARD ON FLANKING STREET = 10'
(IF STREET IS DESIGNATED ARTERIAL = 20')
REAR YARD = 20'

SURVEY INFORMATION

NOTE: EXISTING STRUCTURES, UTILITIES, AND SURFACE CONDITIONS SHOWN ON THESE PLANS REPRESENT SURVEY INFORMATION LOCATED IN OCTOBER 2016, FROM A TOPOGRAPHIC SURVEY PERFORMED BY METRON & ASSOCIATES AND FROM UTILITY INFORMATION PROVIDED BY UTILITY COMPANIES. A UTILITY LOCATE SERVICE WAS NOT CALLED PRIOR TO SURVEYING OF THE PROPERTY, BUT MUST BE CALLED PRIOR TO CONSTRUCTION.

DATUM:
HORIZONTAL: WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE, NAD83/2012.
VERTICAL: NAVD88(2011)

TRAFFIC CONTROL PLAN REQUIREMENTS:
FOR ALL CONSTRUCTION ACTIVITIES WITHIN THE RIGHT OF WAY AND WHEN OPERATING EQUIPMENT IN THE R.O.W., THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN. PLAN SHALL BE REVIEWED BY THE CITY PRIOR TO IMPLEMENTING. THE TRAFFIC CONTROL PLAN AS APPROVED BY THE CITY SHALL BE IMPLEMENTED BY THE CONTRACTOR BEFORE ANY WORK IS PERFORMED IN THE R.O.W. TRAFFIC CONTROL SIGNAGE SHALL BE PRESENT TO INFORM VEHICLES AND PEDESTRIANS WITHIN THE R.O.W. OF CONSTRUCTION VEHICLES ENTERING AND EXITING.

THIS PLAN SHEET IS ACCEPTED FOR CONSTRUCTION IN ACCORDANCE WITH THE CITY OF ANACORTES ORDINANCES AND POLICIES. ACTUAL CONFORMANCE OF THE DESIGN WITH APPLICABLE LAWS IS THE SOLE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER, WHOSE NAME AND STAMP APPEAR ON THIS SHEET. ACQUIRING, COMPLYING WITH, AND PROVIDING MITIGATION FOR ALL FEDERAL, STATE, COUNTY, AND LOCAL LAWS, PERMITS, AND MANDATES, INCLUDING BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, FEDERAL WETLAND PERMIT, STATE DEPARTMENT OF FISHERIES AND HYDRAULICS PERMIT, FEDERAL FLOOD PLAIN PERMITS, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT IS THE RESPONSIBILITY OF THE DEVELOPER, LAND OWNER, AND THEIR ENGINEER. THE ISSUANCE OF THIS PERMIT SHALL NOT BE CONSTRUED AS PROOF OF COMPLIANCE WITH APPLICABLE LAWS AND PERMIT REQUIREMENTS.

CITY ENGINEER — DATE

CONSTRUCTION FOR THE ACCEPTED PROJECT IS TO START WITHIN 1 YEAR OF THE DATE.

PLAN STATUS: RECORD DRAWINGS

REV. NO.	REVISION	DATE	BY	APPROVED
1	ASBUILT SURVEY PROVIDED BY WRS	03.22.18	DLR	JPR
2	REVISIONS TO ORIGINAL ASBUILTS DATED 03.30.18 (DOUBLE CLOUDED)	05.22.18	DLR	JPR

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION: COVER

SCALE: AS SHOWN
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.22.18

SHEET TITLE: HADDON ROAD PLANNED UNIT DEVELOPMENT FOR ALLEN FAMILY INVESTMENTS, LLC SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO. 16009.SITE.ASB.dwg
JOB NO. 16009
SHEET NO. 1 OF 16

BENCHMARK #1:
NAIL WITH TAG "METRON LS28067" SET AT CENTER LINE OF CUL-DE-SAC RADIUS RIGHT OF WAY ELEVATION = 281.00, NAVD88

BENCHMARK #2:
NAIL WITH TAG "METRON LS28067" SET ON THE RIGHT OF WAY CENTERLINE FOR HADDON ROAD = 296.69, NAVD88

CONTRACTOR IS RESPONSIBLE FOR HAVING A PORT-A-POTTEE ONSITE FOR THE DURATION OF THE CONSTRUCTION, THROUGH THE APPROVAL OF THE PUD LONG PLAT INFRASTRUCTURE DEVELOPMENT.

A QUARRY SPALL CONSTRUCTION ACCESS ROAD PER THE DETAIL ON SHEET 10, SHALL BE PROVIDED AT ALL LOCATIONS WHERE CONSTRUCTION VEHICLES EXIT THIS PROJECT SITE.

PRIOR TO PERFORMING ANY WORK THAT WILL HAVE AN EFFECT ON NEIGHBORING PROPERTIES, SUCH AS CULVERT REMOVAL AND INTERRUPTING ANY UTILITY SERVICE, THE CONTRACTOR MUST COORDINATE WITH THE NEIGHBORING PROPERTY OWNER TO ESTABLISH A REASONABLE WORK SCHEDULE THAT LIMITS INCONVENIENCE TO THE PROPERTY OWNER.

NO EQUIPMENT SHALL BE ALLOWED ONSITE THAT LEAKS FLUIDS. AT ALL TIMES DURING THE COURSE OF THIS PROJECT, THE CONTRACTOR SHALL HAVE SPILL CLEAN UP EQUIPMENT AND MATERIALS READILY AVAILABLE. EQUIPMENT SHALL BE PARKED IN AN AREA THAT IN THE EVENT A SPILL SHALL OCCUR, THE SPILL WILL BE CONTAINED AND NO FLUIDS WILL HAVE THE POTENTIAL TO ENTER ANY OF THE OFFSITE AND ONSITE DRAINAGE SYSTEMS. ON A DAILY BASIS, THE CONTRACTOR SHALL INSPECT ALL EQUIPMENT AND PROVIDE ALL NECESSARY MAINTENANCE OF SAID EQUIPMENT AS NEEDED TO MINIMIZE THE POTENTIAL FOR ANY SPILLS OR LEAKING OF FLUIDS.

SCALE: 1" = 40'
0 20 40 80

FOR AS-CONSTRUCTED INFORMATION ONLY

JOHN P. RAVNIK
STATE OF WASHINGTON
25795
REGISTERED PROFESSIONAL ENGINEER

PW#16-017-DEV
PUD-2016-1001
BLD-2017-0233

ENGINEER | DATE 5/23/18

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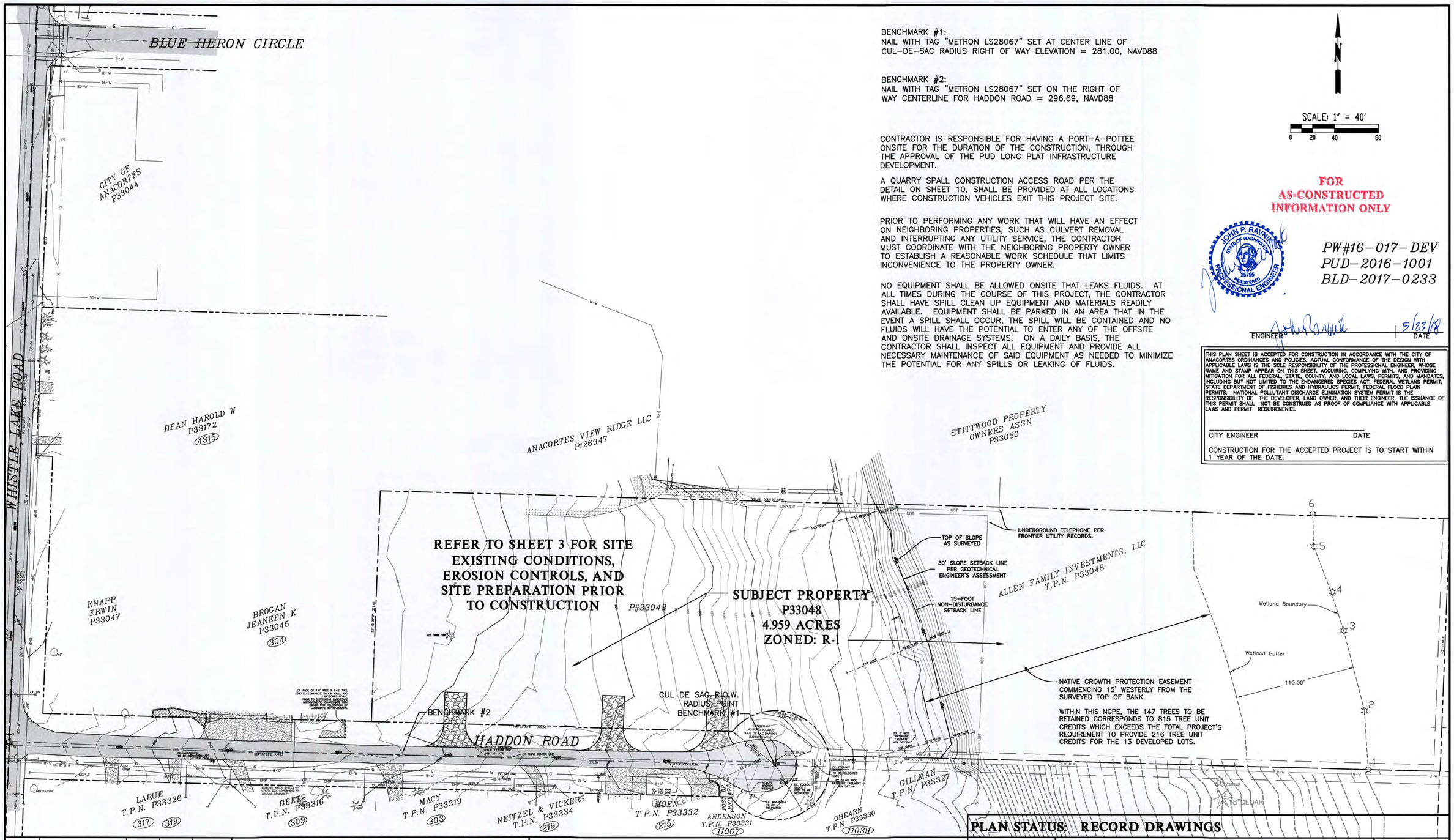
CITY ENGINEER DATE

CONSTRUCTION FOR THE ACCEPTED PROJECT IS TO START WITHIN 1 YEAR OF THE DATE.



PLAN STATUS: RECORD DRAWINGS

REV. NO.	REVISION	DATE	BY	APPROVED
1	ASBUILT SURVEY PROVIDED BY WRS	03.22.18	DLR	JPR
2	REVISIONS TO ORIGINAL ASBUILTS DATED 03.30.18 (DOUBLE CLOUDED)	05.22.18	DLR	JPR

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

OVERALL EXISTING CONDITIONS PLAN

SCALE: 1"=40'
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.22.18

SHEET TITLE:

HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO. 16009.SITE.ASB.dwg
JOB NO. 16009
SHEET NO. 2 OF 16

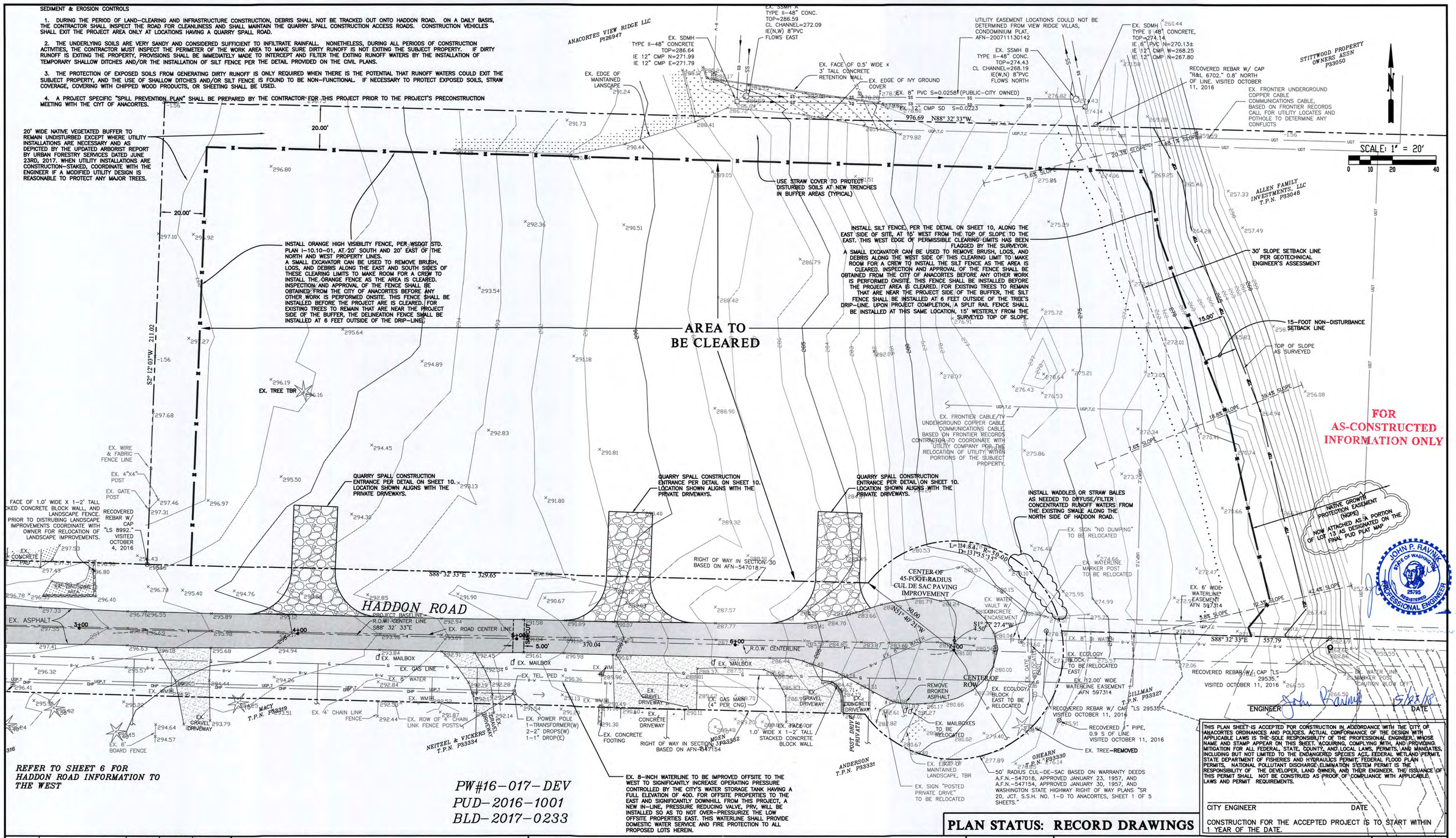
SEDIMENT & EROSION CONTROLS

1. DURING THE PERIOD OF LAND-CLEARING AND INFRASTRUCTURE CONSTRUCTION, DEBRIS SHALL NOT BE TRACKED OUT ONTO HADDON ROAD. ON A DAILY BASIS, THE CONTRACTOR SHALL INSPECT THE ROAD FOR CLEANLINESS AND SHALL MAINTAIN THE QUARRY SPALL CONSTRUCTION ACCESS ROADS. CONSTRUCTION VEHICLES SHALL EXIT THE PROJECT AREA ONLY AT LOCATIONS HAVING A QUARRY SPALL ROAD.

2. THE UNDERLYING SOILS ARE VERY SANDY AND CONSIDERED SUFFICIENT TO INFILTRATE RAINFALL. NONETHELESS, DURING ALL PERIODS OF CONSTRUCTION ACTIVITIES, THE CONTRACTOR MUST INSPECT THE PERIMETER OF THE WORK AREA TO MAKE SURE DIRTY RUNOFF IS NOT EXITING THE SUBJECT PROPERTY. IF DIRTY RUNOFF IS EXITING THE PROPERTY, PROVISIONS SHALL BE IMMEDIATELY MADE TO INTERCEPT AND FILTER THE EXITING RUNOFF WATERS BY THE INSTALLATION OF TEMPORARY SHALLOW DITCHES AND/OR THE INSTALLATION OF SILT FENCE PER THE DETAIL PROVIDED ON THE CIVIL PLANS.

3. THE PROTECTION OF EXPOSED SOILS FROM GENERATING DIRTY RUNOFF IS ONLY REQUIRED WHEN THERE IS THE POTENTIAL THAT RUNOFF WATERS COULD EXIT THE SUBJECT PROPERTY, AND THE USE OF SHALLOW DITCHES AND/OR SILT FENCE IS FOUND TO BE NON-FUNCTIONAL. IF NECESSARY TO PROTECT EXPOSED SOILS, STRAW COVERAGE, COVERING WITH CHIPPED WOOD PRODUCTS, OR SHEETING SHALL BE USED.

4. A PROJECT SPECIFIC "SPILL PREVENTION PLAN" SHALL BE PREPARED BY THE CONTRACTOR FOR THIS PROJECT PRIOR TO THE PROJECT'S PRECONSTRUCTION MEETING WITH THE CIYT OF ANACORTES.



REFER TO SHEET 6 FOR HADDON ROAD INFORMATION TO THE WEST

PW#16-017-DEV
PUD-2016-1001
BLD-2017-0233

ENGINEER _____ DATE 5/23/18

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CITY ENGINEER _____ DATE

CONSTRUCTION FOR THE ACCEPTED PROJECT IS TO START WITHIN 1 YEAR OF THE DATE.

PLAN STATUS: RECORD DRAWINGS

REV. NO.	REVISION	DATE	BY	APPROVED
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2	REVISIONS TO ORIGINAL ASBUILTS DATED 03.30.18 (DOUBLE CLOUDED)	05.22.18	DLR	JPR

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:
EXISTING CONDITIONS, EROSION CONTROLS & SITE PREPARATION

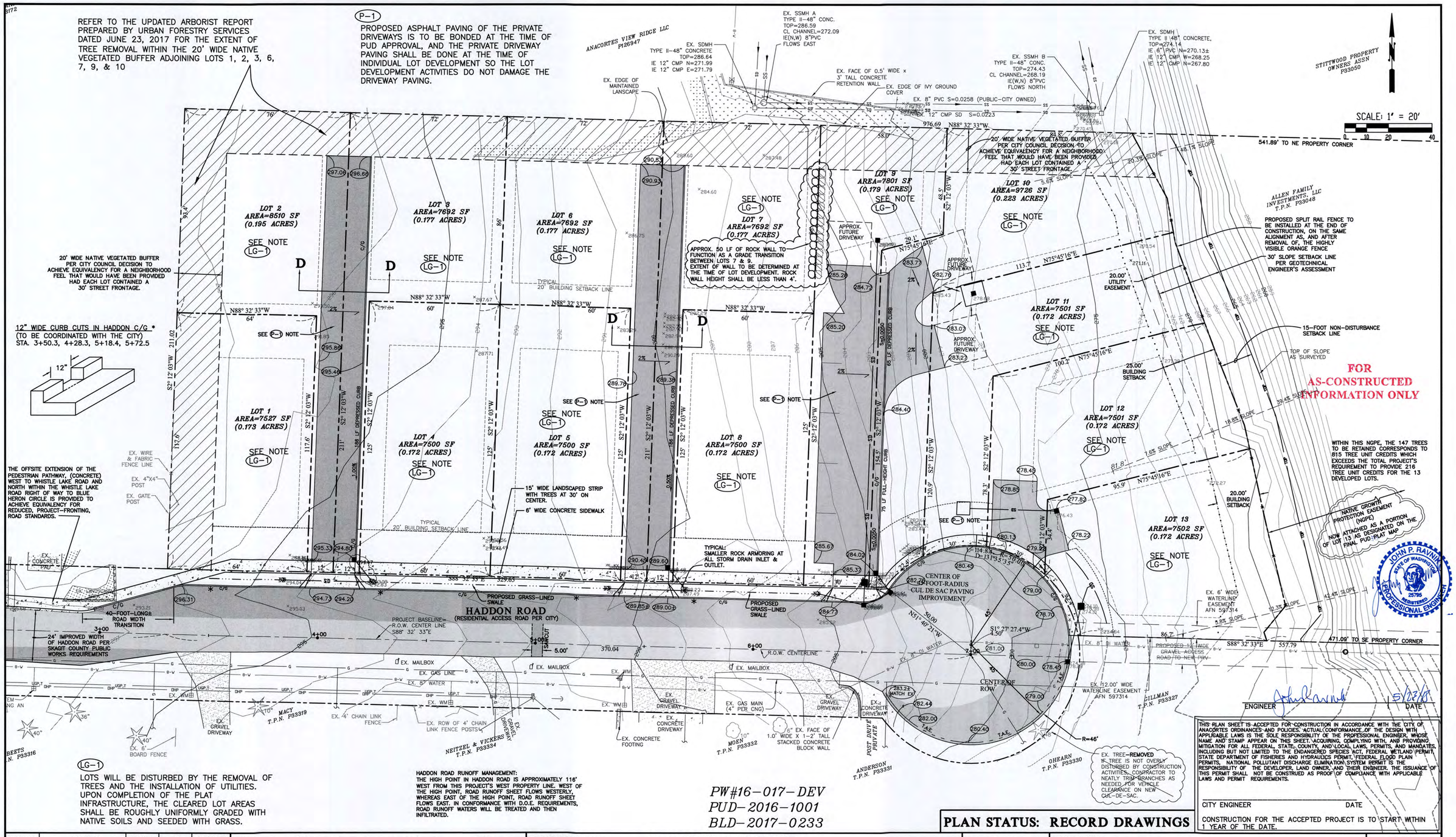
SCALE: 1"=20'
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.22.18

SHEET TITLE:
HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO. 16009.SITE.ASB.dwg
JOB NO. 16009
SHEET NO. 3 OF 16

REFER TO THE UPDATED ARBORIST REPORT PREPARED BY URBAN FORESTRY SERVICES DATED JUNE 23, 2017 FOR THE EXTENT OF TREE REMOVAL WITHIN THE 20' WIDE NATIVE VEGETATED BUFFER ADJOINING LOTS 1, 2, 3, 6, 7, 9, & 10

(P-1) PROPOSED ASPHALT PAVING OF THE PRIVATE DRIVEWAYS IS TO BE BONDED AT THE TIME OF PUD APPROVAL, AND THE PRIVATE DRIVEWAY PAVING SHALL BE DONE AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT SO THE LOT DEVELOPMENT ACTIVITIES DO NOT DAMAGE THE DRIVEWAY PAVING.



LG-1

LOTS WILL BE DISTURBED BY THE REMOVAL OF TREES AND THE INSTALLATION OF UTILITIES. UPON COMPLETION OF THE PLAT INFRASTRUCTURE, THE CLEARED LOT AREAS SHALL BE ROUGHLY UNIFORMLY GRADED WITH NATIVE SOILS AND SEEDED WITH GRASS.

HADDON ROAD RUNOFF MANAGEMENT: THE HIGH POINT IN HADDON ROAD IS APPROXIMATELY 116' WEST FROM THIS PROJECT'S WEST PROPERTY LINE. WEST OF THE HIGH POINT, ROAD RUNOFF SHEET FLOWS WESTERLY, WHEREAS EAST OF THE HIGH POINT, ROAD RUNOFF SHEET FLOWS EAST. IN CONFORMANCE WITH D.O.E. REQUIREMENTS, ROAD RUNOFF WATERS WILL BE TREATED AND THEN INFILTRATED.

PW#16-017-DEV
PUD-2016-1001
BLD-2017-0233

FOR AS-CONSTRUCTED INFORMATION ONLY

ENGINEER 5/23/18 DATE

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CITY ENGINEER DATE

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1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION: LOT LAYOUT & GRADING PLAN

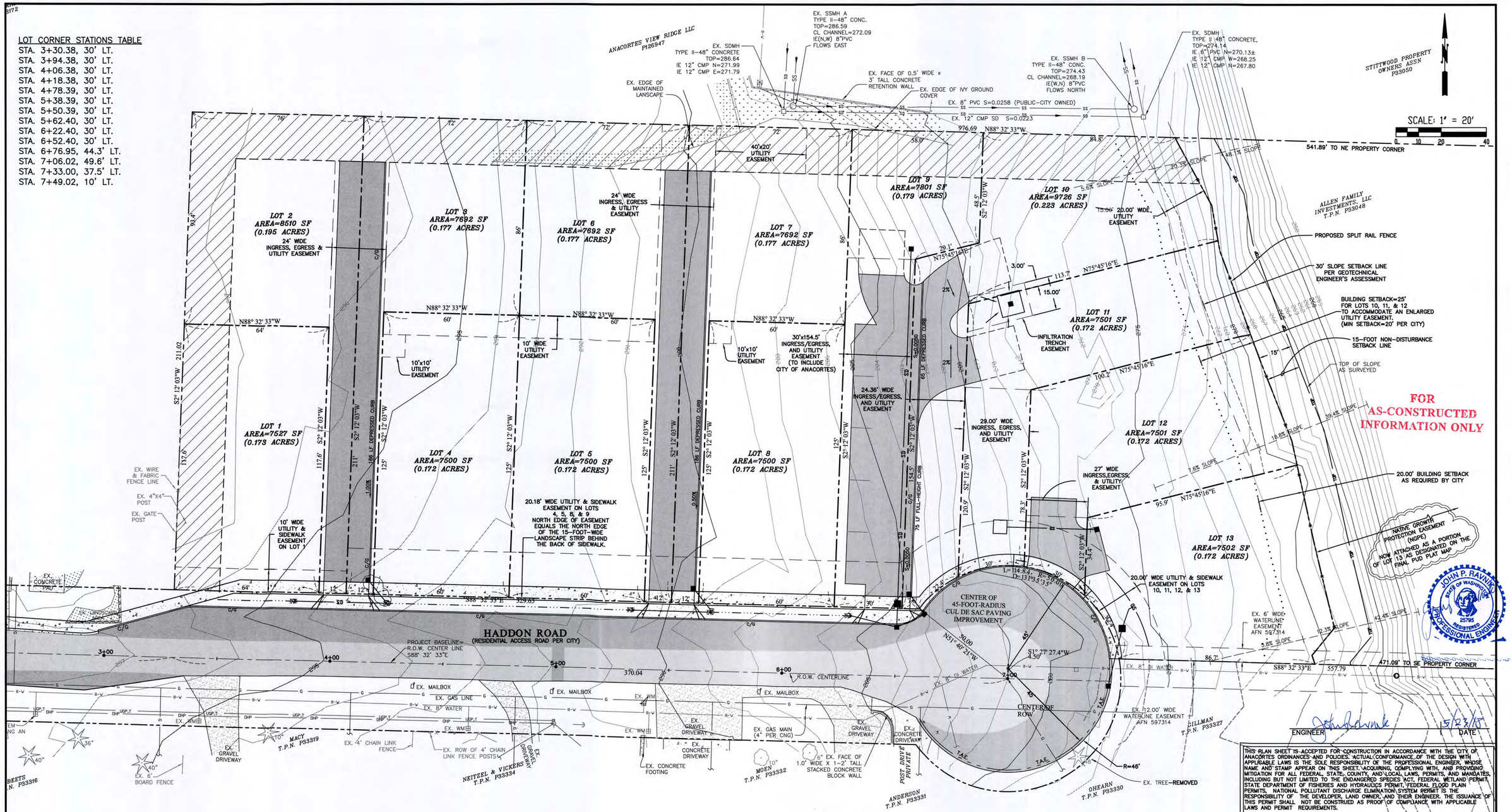
SCALE: 1"=20'
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.22.18

SHEET TITLE: HADDON ROAD PLANNED UNIT DEVELOPMENT FOR ALLEN FAMILY INVESTMENTS, LLC SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO. 16009.SITE.ASB.dwg
JOB NO. 16009
SHEET NO. 4 OF 16

LOT CORNER STATIONS TABLE

STA. 3+30.38, 30' LT.
STA. 3+94.38, 30' LT.
STA. 4+06.38, 30' LT.
STA. 4+18.38, 30' LT.
STA. 4+78.39, 30' LT.
STA. 5+38.39, 30' LT.
STA. 5+50.39, 30' LT.
STA. 5+62.40, 30' LT.
STA. 6+22.40, 30' LT.
STA. 6+52.40, 30' LT.
STA. 6+76.95, 44.3' LT.
STA. 7+06.02, 49.6' LT.
STA. 7+33.00, 37.5' LT.
STA. 7+49.02, 10' LT.



PW#16-017-DEV
PUD-2016-1001
BLD-2017-0233

PLAN STATUS: RECORD DRAWINGS

REV. NO.	REVISION	DATE	BY	APPROVED
1	ASBUILT SURVEY PROVIDED BY WRS	03.22.18	DLR	JPR
2	REVISIONS TO ORIGINAL ASBUILTS DATED 03.30.18 (DOUBLE CLOUDED)	05.22.18	DLR	JPR

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

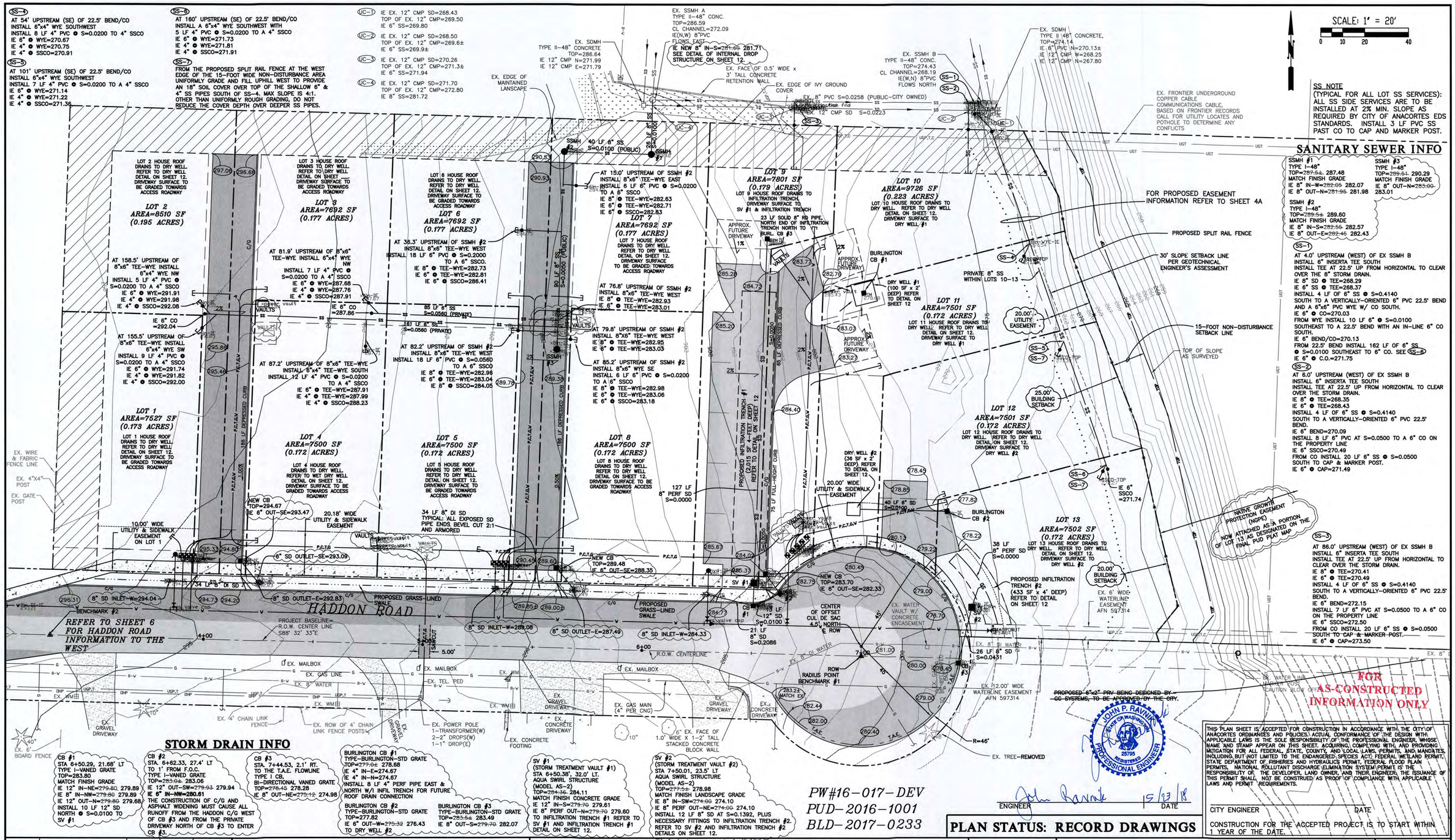
EXISTING & PROPOSED EASEMENT PLAN

SCALE: 1"=20'
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.22.18

SHEET TITLE:

HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO. 16009.SITE.ASB.dwg
JOB NO. 16009
SHEET NO. 4A OF 16



STORM DRAIN INFO

CB #1
STA 6+50.29, 21.68' LT
TYPE I-VANED GRATE
TOP=283.80
MATCH FINISH GRADE
IE 12" IN-NE=~~279.80~~ 279.89
IE 8" IN-NW=~~279.80~~ 279.89
IE 12" OUT-N=~~279.80~~ 279.68
INSTALL 10 LF 12" SD NORTH @ S=0.0100 TO SV #1

CB #2
STA. 6+62.33, 27.4' LT
TO 1' FROM F.O.C.
TYPE I-VANED GRATE
TOP=~~283.04~~ 283.06
IE 12" OUT-SW=~~279.93~~ 279.94
IE 8" IN-NW=280.61
THE CONSTRUCTION OF C/G AND ASPHALT WIDENING MUST CAUSE ALL RUNOFF FROM THE HADDON C/G WEST OF CB #3 AND FROM THE PRIVATE DRIVEWAY NORTH OF CB #3 TO ENTER CB #3.

CB #3
STA. 7+44.53, 2.1' RT.
TO THE T.A.E. FLOWLINE
TYPE I CB,
BI-DIRECTIONAL VANED GRATE
TOP=~~278.45~~ 278.28
IE 8" OUT-NE=~~275.12~~ 274.98

BURLINGTON CB #1
TYPE-BURLINGTON-STD GRATE
TOP=~~277.04~~ 278.68
IE 4" IN-E=274.67
IE 4" IN-N=274.67
INSTALL 8 LF 4" PERF PIPE EAST & NORTH W/I INFIL TRENCH FOR FUTURE ROOF DRAIN CONNECTION

BURLINGTON CB #2
TYPE-BURLINGTON-STD GRATE
TOP=277.82
IE 6" OUT-W=~~275.32~~ 276.43
TO DRY WELL #2

BURLINGTON CB #3
TYPE-BURLINGTON-STD GRATE
TOP=~~283.54~~ 283.49
IE 8" OUT-S=~~279.70~~ 282.07

SV #1
(STORM TREATMENT VAULT #1)
STA 6+50.38', 32.0' LT.
AQUA SWIRL STRUCTURE
(MODEL AS-2)
TOP=~~284.36~~ 284.11
MATCH FINISH CONCRETE GRADE
IE 12" IN-S=~~279.70~~ 279.61
IE 8" PERF OUT-N=~~279.70~~ 279.60
TO INFILTRATION TRENCH #1 REFER TO SV #1 AND INFILTRATION TRENCH #1 DETAIL ON SHEET 12.

SV #2
(STORM TREATMENT VAULT #2)
STA 7+50.01, 23.5' LT
AQUA SWIRL STRUCTURE
(MODEL AS-2)
TOP=~~277.53~~ 278.98
MATCH FINISH LANDSCAPE GRADE
IE 8" IN-SW=~~274.00~~ 274.10
IE 8" PERF OUT-NE=~~274.00~~ 274.10
INSTALL 12 LF 8" SD AT S=0.1392, PLUS NECESSARY FITTINGS TO INFILTRATION TRENCH #2. REFER TO SV #2 AND INFILTRATION TRENCH #2 DETAILS ON SHEET 12.

PW#16-017-DEV
PUD-2016-1001
BLD-2017-0233

ENGINEER 5/23/18 DATE

PLAN STATUS: RECORD DRAWINGS

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CITY ENGINEER DATE

CONSTRUCTION FOR THE ACCEPTED PROJECT IS TO START WITHIN 1 YEAR OF THE DATE.

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1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

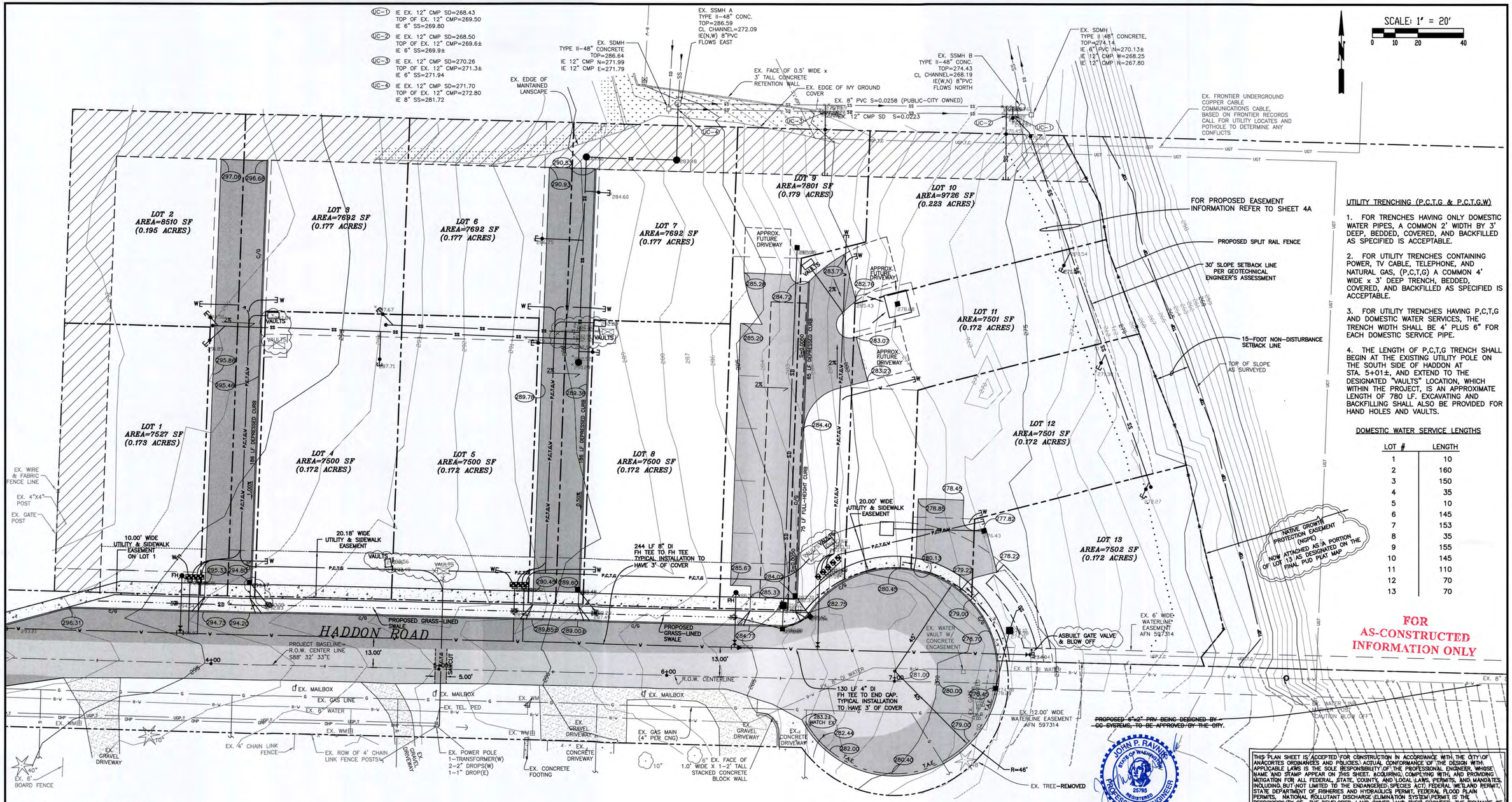
OVERALL UTILITIES PLAN (1)

SCALE: 1"=20'
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.22.18

SHEET TITLE:

HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO. 16009.SITE.ASB.dwg
JOB NO. 16009
SHEET NO. 5 OF 16



UTILITY TRENCHING (P,C,T,G & P,C,T,G,W)

1. FOR TRENCHES HAVING ONLY DOMESTIC WATER PIPES, A COMMON 2' WIDTH BY 3' DEEP, BEDDED, COVERED, AND BACKFILLED AS SPECIFIED IS ACCEPTABLE.

2. FOR UTILITY TRENCHES CONTAINING POWER, TV CABLE, TELEPHONE, AND NATURAL GAS, (P,C,T,G) A COMMON 4' WIDE x 3' DEEP TRENCH, BEDDED, COVERED, AND BACKFILLED AS SPECIFIED IS ACCEPTABLE.

3. FOR UTILITY TRENCHES HAVING P,C,T,G AND DOMESTIC WATER SERVICES, THE TRENCH WIDTH SHALL BE 4' PLUS 6" FOR EACH DOMESTIC SERVICE PIPE.

4. THE LENGTH OF P,C,T,G TRENCH SHALL BEGIN AT THE EXISTING UTILITY POLE ON THE SOUTH SIDE OF HADDON AT STA. 5+01±, AND EXTEND TO THE DESIGNATED "VAULTS" LOCATION, WHICH WITHIN THE PROJECT, IS AN APPROXIMATE LENGTH OF 780 LF. EXCAVATING AND BACKFILLING SHALL ALSO BE PROVIDED FOR HAND HOLES AND VAULTS.

DOMESTIC WATER SERVICE LENGTHS

LOT #	LENGTH
1	10
2	160
3	150
4	35
5	10
6	145
7	153
8	35
9	155
10	145
11	110
12	70
13	70

FOR AS-CONSTRUCTED INFORMATION ONLY

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BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

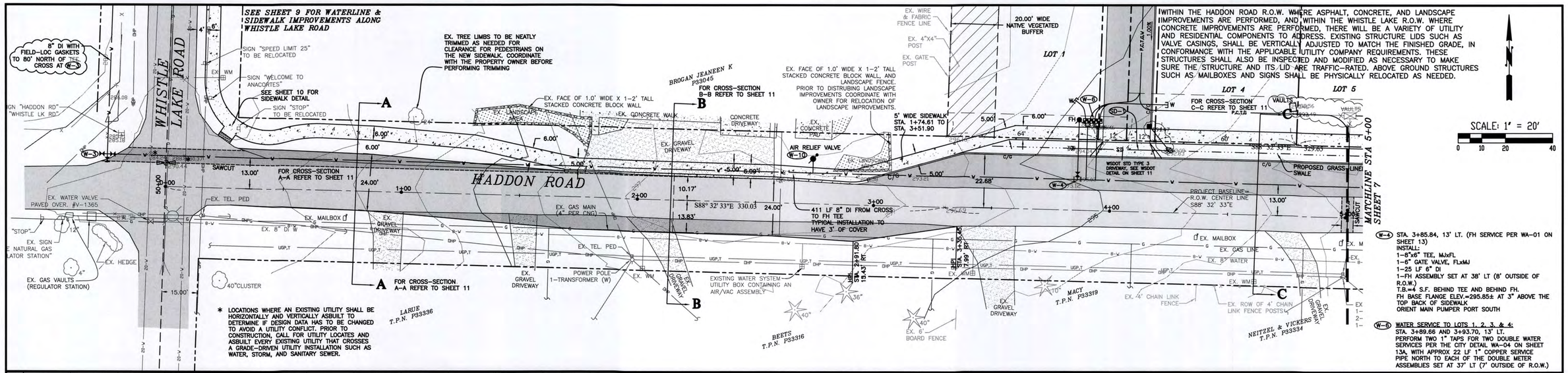
OVERALL UTILITIES PLAN (2)

SCALE: 1"=20'
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.22.18

SHEET TITLE:

HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO. 16009.SITE.ASB.dwg
JOB NO. 16009
SHEET NO. 5A OF 16

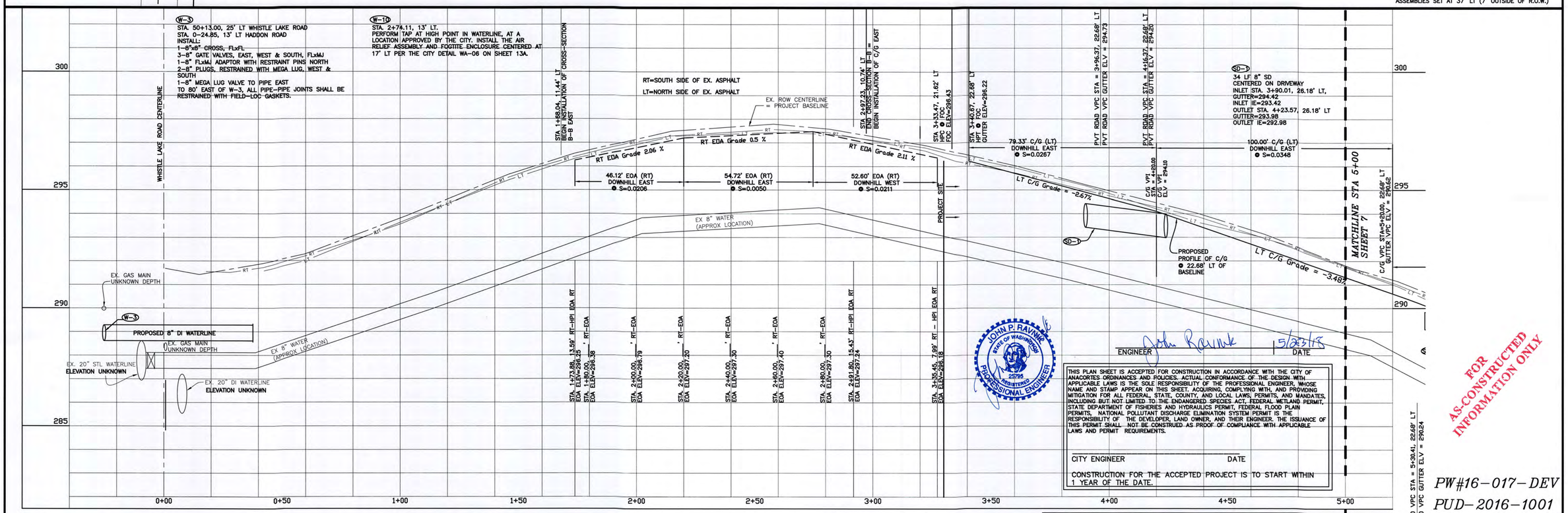


WITHIN THE HADDON ROAD R.O.W. WHERE ASPHALT, CONCRETE, AND LANDSCAPE IMPROVEMENTS ARE PERFORMED, AND WITHIN THE WHISTLE LAKE R.O.W. WHERE CONCRETE IMPROVEMENTS ARE PERFORMED, THERE WILL BE A VARIETY OF UTILITY AND RESIDENTIAL COMPONENTS TO ADDRESS. EXISTING STRUCTURE LIDS SUCH AS VALVE CASINGS, SHALL BE VERTICALLY ADJUSTED TO MATCH THE FINISHED GRADE, IN CONFORMANCE WITH THE APPLICABLE UTILITY COMPANY REQUIREMENTS. THESE STRUCTURES SHALL ALSO BE INSPECTED AND MODIFIED AS NECESSARY TO MAKE SURE THE STRUCTURE AND ITS LID ARE TRAFFIC-RATED. ABOVE GROUND STRUCTURES SUCH AS MAILBOXES AND SIGNS SHALL BE PHYSICALLY RELOCATED AS NEEDED.

* LOCATIONS WHERE AN EXISTING UTILITY SHALL BE HORIZONTALLY AND VERTICALLY ASBUILT TO DETERMINE IF DESIGN DATA HAS TO BE CHANGED TO AVOID A UTILITY CONFLICT. PRIOR TO CONSTRUCTION, CALL FOR UTILITY LOCATES AND ASBUILT EVERY EXISTING UTILITY THAT CROSSES A GRADE-DRIVEN UTILITY INSTALLATION SUCH AS WATER, STORM, AND SANITARY SEWER.

W-4 STA. 3+85.84, 13' LT. (FH SERVICE PER WA-01 ON SHEET 13)
INSTALL:
1-8"x6" TEE, MJxFL
1-6" GATE VALVE, FLxMJ
1-25 LF 6" DI
1-FH ASSEMBLY SET AT 38' LT (8' OUTSIDE OF R.O.W.)
T.B.=4 S.F. BEHIND TEE AND BEHIND FH.
FH BASE FLANGE ELEV.=295.85± AT 3" ABOVE THE TOP BACK OF SIDEWALK
ORIENT MAIN PUMPER PORT SOUTH

W-8 WATER SERVICE TO LOTS 1, 2, 3, & 4:
STA. 3+89.66 AND 3+93.70, 13' LT.
PERFORM TWO 1" TAPS FOR TWO DOUBLE WATER SERVICES PER THE CITY DETAIL WA-04 ON SHEET 13A, WITH APPROX 22 LF 1" COPPER SERVICE PIPE NORTH TO EACH OF THE DOUBLE METER ASSEMBLIES SET AT 37' LT (7' OUTSIDE OF R.O.W.)



ENGINEER John Ravnik DATE 5/23/18

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BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

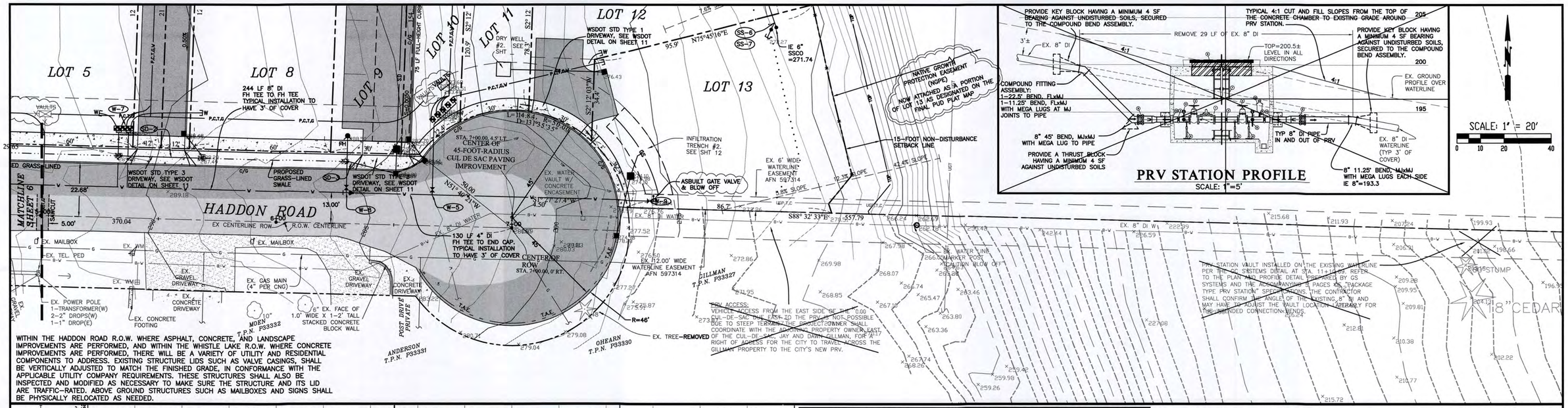
HADDON ROAD PLAN & PROFILE (1)

SCALE: HORIZ: 1"=20' VERT: 1"=2'
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.22.18

SHEET TITLE:

HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO. 16009.SITE.ASB.dwg
JOB NO. 16009
SHEET NO. 6 OF 16



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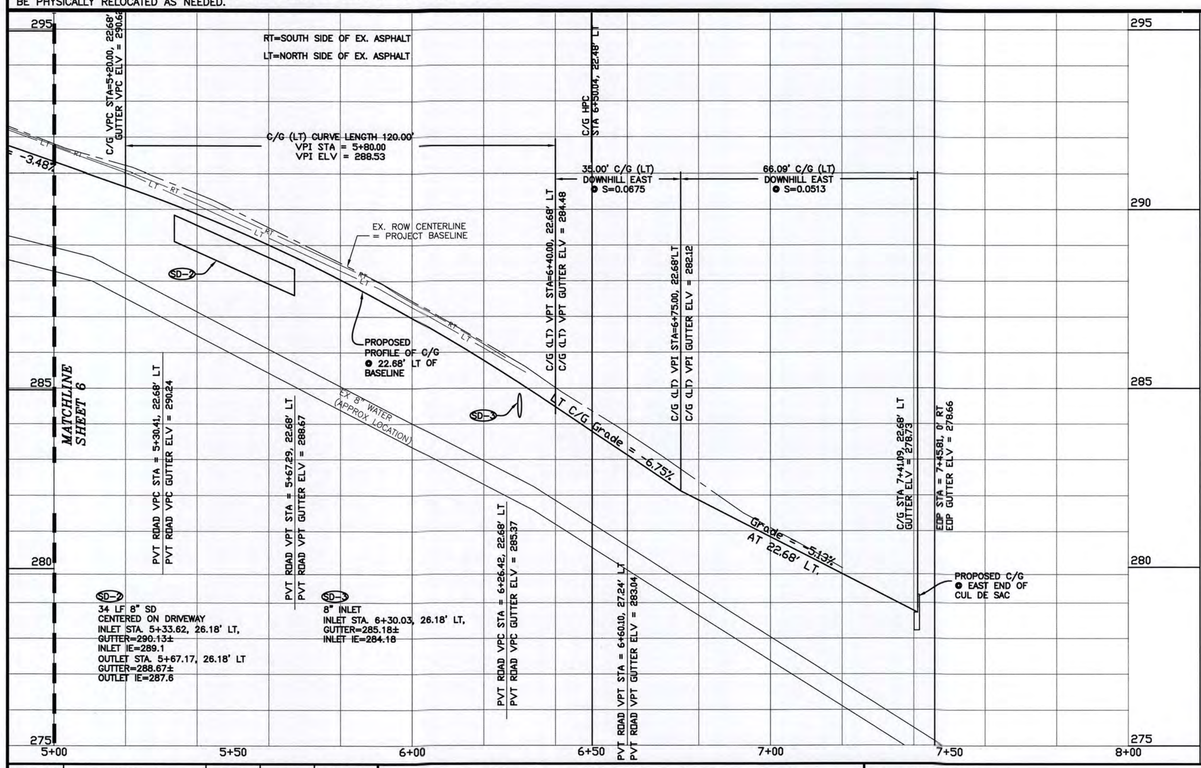

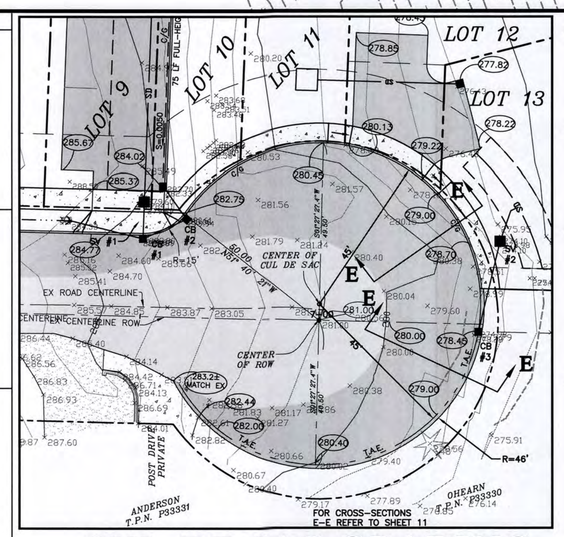

CUL DE SAC GRADING VIEW

1"=20'

(W-5) 2" DOMESTIC WATER SERVICE TAP PER CITY DETAIL ON SHEET 13A.
STA. 6+66.0, 13' LT – PERFORM TAP PER CITY DETAIL WA-05 ON SHEET 13A, WITH 30 LF 2" PIPE AND A 2" 45° BEND TO THE MANIFOLD PER THE MANIFOLD DETAIL ON SHEET 13A.

(W-7) WATER SERVICE TO LOTS 5, 6, 7, & 8:
STA. 5+32.27 AND 5+36.42, 13' LT.
PERFORM TWO 1" TAPS FOR TWO DOUBLE WATER SERVICES PER THE CITY DETAIL WA-04 ON SHEET 13A, WITH APPROX 22 LF 1" COPPER SERVICE PIPE NORTH TO EACH OF THE DOUBLE METER ASSEMBLIES SET AT 37' LT (7' OUTSIDE OF R.O.W.)

(W-8) STA. 6+29.49, 13' LT. (FH SERVICE PER WA-01 ON SHEET 13)
INSTALL:
1-8"x6" TEE, MJxFL
1-6" GATE VALVE, FLxMJ
1-24 LF 6" DI, NORTH
1-8"x4" REDUCER EAST, PExMJ, RESTRAINED TO TEE
1-FH ASSEMBLY SET AT 37.18' LT
(2' BEHIND B.O.W. AND 7' EAST OF 8/9 LOT CORNER)
T.B.=4 S.F. BEHIND TEE AND BEHIND FH.
FH BASE FLANGE ELEV.=286.05± AT 3" ABOVE THE TOP BACK OF SIDEWALK
ORIENT MAIN PUMPER PORT SOUTH

(W-9) STA. 7+59.50, 13' LT. INSTALL:
1-4" MJ CAP
1-T.B. 8.0 S.F.

FOR AS-CONSTRUCTED INFORMATION ONLY

JOHN P. RAVNIK
STATE OF WASHINGTON
25795
REGISTERED PROFESSIONAL ENGINEER

ENGINEER 5/23/18 DATE

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CITY ENGINEER DATE

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SHEET DESCRIPTION:

HADDON ROAD PLAN & PROFILE (2)

SCALE: 1"=20'
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.22.18

SHEET TITLE:

HADDON ROAD
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SECTION 30, T. 35 N., R. 2 E., W.M.

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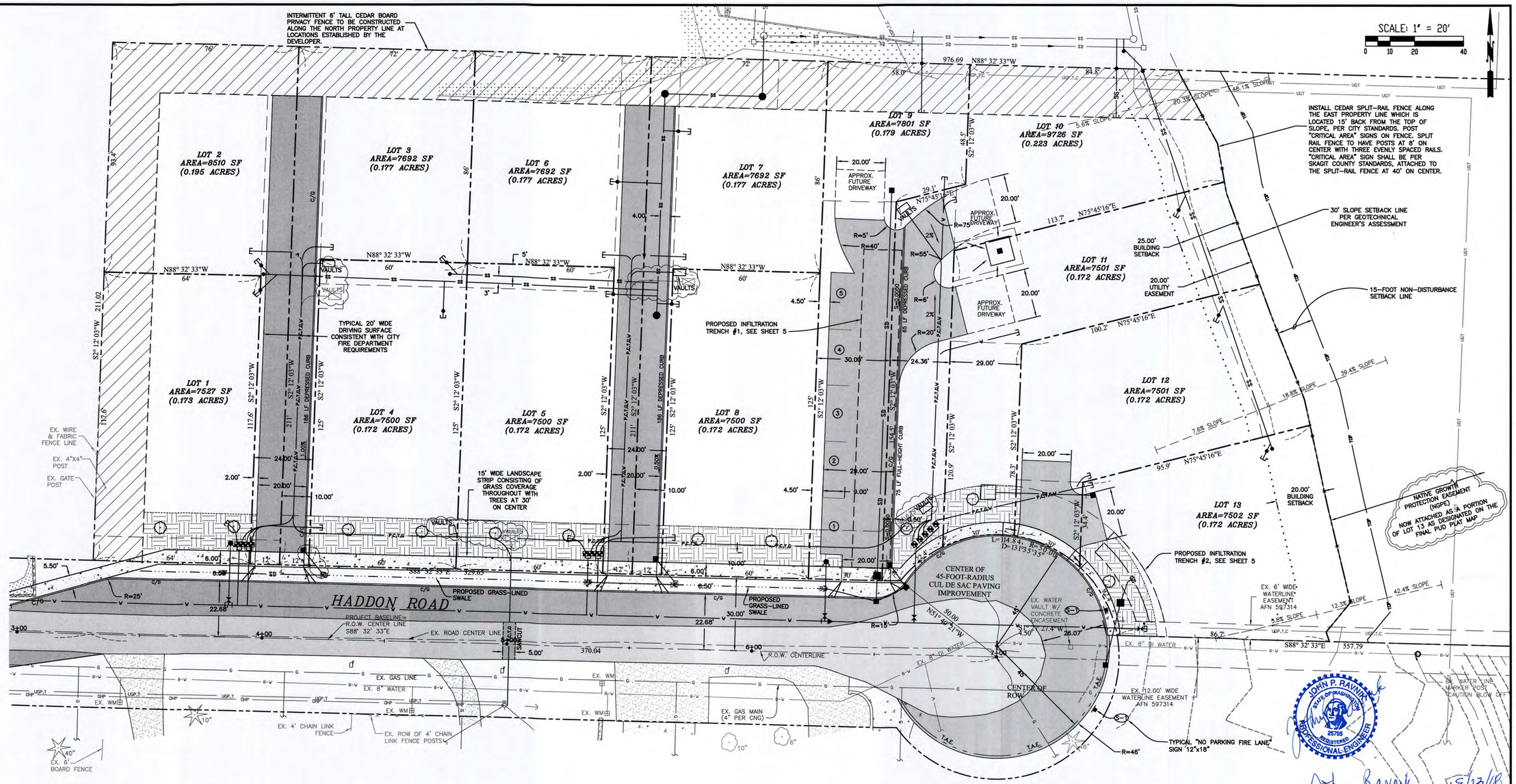
SHEET NO. 7 OF 16



ENGINEER 5/23/18 DATE

GENERAL LANDSCAPING NOTES:

ALONG PROJECT STREET FRONTAGE TREES TO BE INSTALLED AT 30' ON-CENTER. MINIMUM TREE SIZE SHALL BE 1.5 INCH CALIPER, MINIMUM SHRUB SIZE SHALL BE 2 GALLON, AND MINIMUM GROUND COVER SIZE SHALL BE 1 GALLON OR EQUIVALENT; SEE AMERICAN NATIONAL STANDARDS INSTITUTES "AMERICAN STANDARD FOR NURSERY STOCK" FOR SIZE STANDARDS.

WHERE LANDSCAPING AREAS ARE PLACED ALONG STREET FRONTAGES, NO SHRUBS AND BERMS SHALL BE HIGHER THAN 36 INCHES AND NO TREE SHALL HAVE BRANCHES OR FOLIAGE BELOW FIVE FEET OR BE PLACED WITHIN 20 FEET OF THE CORNER OF A DRIVEWAY, ALLEY, OR STREET INTERSECTION.

LANDSCAPING IN THE VICINITY OF ANY FIRE HYDRANT, FIRE DEPARTMENT SPRINKLER CONNECTION, OR STANDPIPE CONNECTION SHOULD NOT PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE NOR IN ANY OTHER MANNER DETER OR HINDER THE FIRE DEPARTMENT FROM GAINING IMMEDIATE ACCESS TO SAID EQUIPMENT.

FIRE HYDRANTS ALONG STREETS, DRIVEWAYS, PARKING LOTS, FIRE ACCESS ROUTES (FIRE LANES), OR AT INTERSECTIONS SHALL BE VISIBLE FOR AT LEAST 100 FEET IN ALL DIRECTIONS ALONG SUCH STREETS, DRIVEWAYS, ACCESS ROUTES, OR INTERSECTIONS. NO PLANTS OR SHRUBS WITH A HEIGHT OF OVER 18 INCHES AND NO TREE WITH BRANCHES OR FOLIAGE BELOW FIVE FEET SHALL BE ALLOWED IN THIS SIGHT VISIBILITY AREA.

PROPOSED TREE (STREET TREE)
(NON-FRUIT BEARING)

THE FOLLOWING IS A SHORT LIST OF STREET TREES THAT THE CITY OF ANACORTES HAS EXPERIENCE WITH ON THEIR STREETS OR HAVE BEEN RECOMMENDED TO THEM BY OTHERS.

GREEN VASE JAPANESE ZELKOVA (ZELKOVA SERRATA)- GOOD FOR GRASS STRIP THAT IS 5-8 FEET WIDE WITH NO OVERHEAD WIRES.

CHANTICLEER FLOWERING PEAR (PYRUS CALLERYANA)- GOOD FOR PLANTING IN GRASS STRIP 5-8 FEET WIDE. NARROW GROWTH HABIT, CANOPY SPREADS TO 20 FEET.

AUTUMN BLAZE MAPLE (ACER RUBRUM 'AUTUMN BLAZE')-RED MAPLE WILL GET UP TO 40 TO 50 FEET TALL.

KARPICK MAPLE (ACER RUBRUM 'KARPICK')-RED MAPLE WITH A MORE COLUMNAR GROWING HABIT. CAN GROW TO 50'.

AUTUMN PURPLE ASH (FRAXINUS AMERICANA 'AUTUMN PURPLE'-FRUITLESS, GOOD FALL COLOR, 40 FEET HIGH AND WIDE, WILL WORK WITH A 6 FOOT PLANTING STRIP.

AMERICAN HORNBEAM (CARPINUS CAROLINIANA)-GROWS UP TO 30' TALL.

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CITY ENGINEER DATE

CONSTRUCTION FOR THE ACCEPTED PROJECT IS TO START WITHIN 1 YEAR OF THE DATE.

REV. NO.	REVISION	DATE	BY	APPROVED
1	ASBUILT SURVEY PROVIDED BY WRS	03.22.18	DLR	JPR
2	REVISIONS TO ORIGINAL ASBUILTS DATED 03.30.18 (DOUBLE CLOUDED)	05.22.18	DLR	JPR

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

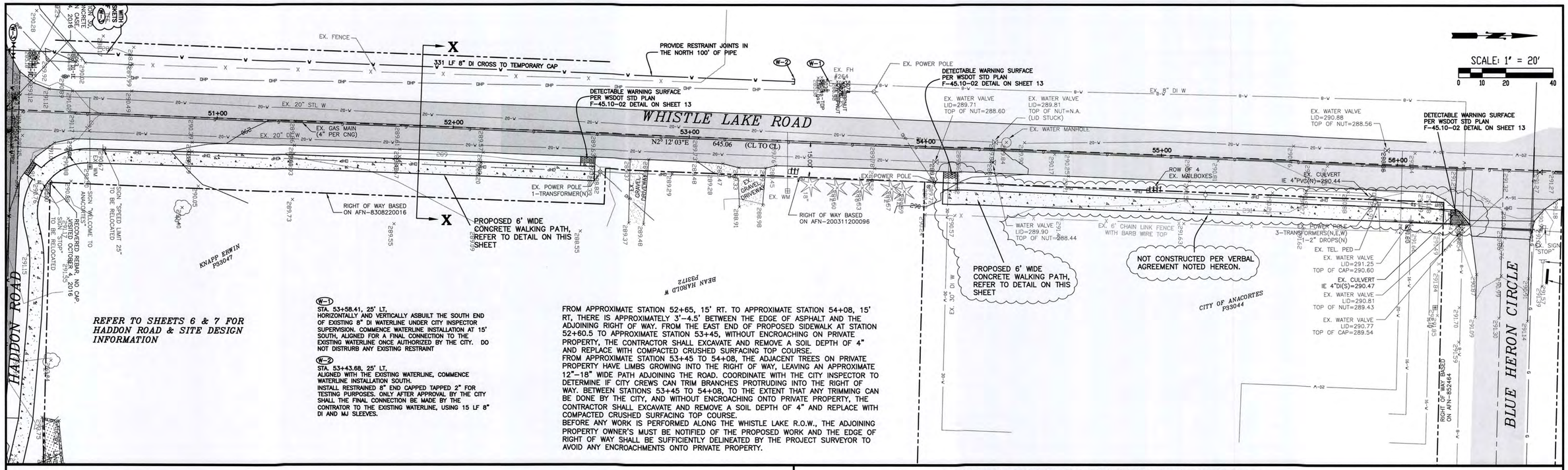
DIMENSION, SIGNAGE, FENCING & LANDSCAPE PLAN

SCALE: 1"=20'
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.22.18

SHEET TITLE:

HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO. 16009.SITE.ASB.dwg
JOB NO. 16009
SHEET NO. 8 OF 16

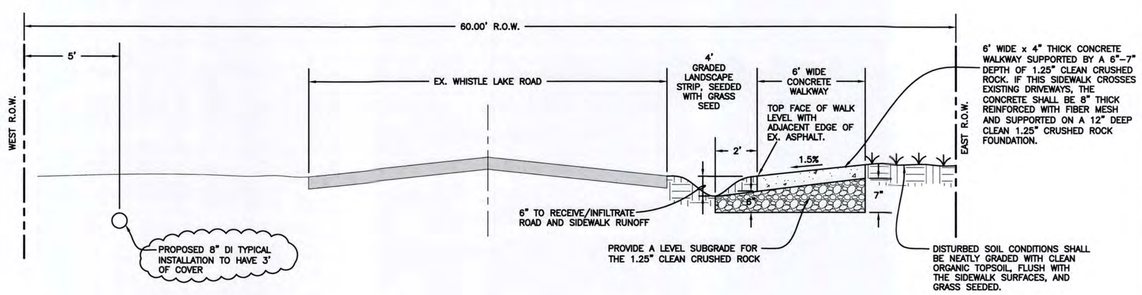


REFER TO SHEETS 6 & 7 FOR HADDON ROAD & SITE DESIGN INFORMATION

(W-1)
STA. 53+58.41, 25' LT,
HORIZONTALLY AND VERTICALLY ASBUILT THE SOUTH END OF EXISTING 8" DI WATERLINE UNDER CITY INSPECTOR SUPERVISION. COMMENCE WATERLINE INSTALLATION AT 15' SOUTH, ALIGNED FOR A FINAL CONNECTION TO THE EXISTING WATERLINE ONCE AUTHORIZED BY THE CITY. DO NOT DISTRURB ANY EXISTING RESTRAINT

(W-2)
STA. 53+43.68, 25' LT,
ALIGNED WITH THE EXISTING WATERLINE, COMMENCE WATERLINE INSTALLATION SOUTH.
INSTALL RESTRAINED 8" END CAPPED TAPPED 2" FOR TESTING PURPOSES. ONLY AFTER APPROVAL BY THE CITY SHALL THE FINAL CONNECTION BE MADE BY THE CONTRATOR TO THE EXISTING WATERLINE, USING 15 LF 8" DI AND MJ SLEEVES.

FROM APPROXIMATE STATION 52+65, 15' RT. TO APPROXIMATE STATION 54+08, 15' RT, THERE IS APPROXIMATELY 3'-4.5' BETWEEN THE EDGE OF ASPHALT AND THE ADJOINING RIGHT OF WAY. FROM THE EAST END OF PROPOSED SIDEWALK AT STATION 52+60.5 TO APPROXIMATE STATION 53+45, WITHOUT ENCROACHING ON PRIVATE PROPERTY, THE CONTRACTOR SHALL EXCAVATE AND REMOVE A SOIL DEPTH OF 4" AND REPLACE WITH COMPACTED CRUSHED SURFACING TOP COURSE.
FROM APPROXIMATE STATION 53+45 TO 54+08, THE ADJACENT TREES ON PRIVATE PROPERTY HAVE LIMBS GROWING INTO THE RIGHT OF WAY, LEAVING AN APPROXIMATE 12"-18" WIDE PATH ADJOINING THE ROAD. COORDINATE WITH THE CITY INSPECTOR TO DETERMINE IF CITY CREWS CAN TRIM BRANCHES PROTRUDING INTO THE RIGHT OF WAY. BETWEEN STATIONS 53+45 TO 54+08, TO THE EXTENT THAT ANY TRIMMING CAN BE DONE BY THE CITY, AND WITHOUT ENCROACHING ONTO PRIVATE PROPERTY, THE CONTRACTOR SHALL EXCAVATE AND REMOVE A SOIL DEPTH OF 4" AND REPLACE WITH COMPACTED CRUSHED SURFACING TOP COURSE.
BEFORE ANY WORK IS PERFORMED ALONG THE WHISTLE LAKE R.O.W., THE ADJOINING PROPERTY OWNER'S MUST BE NOTIFIED OF THE PROPOSED WORK AND THE EDGE OF RIGHT OF WAY SHALL BE SUFFICIENTLY DELINEATED BY THE PROJECT SURVEYOR TO AVOID ANY ENCROACHMENTS ONTO PRIVATE PROPERTY.



WHISTLE LAKE WALKWAY CROSS-SECTION X-X

NO SCALE

WITHIN THE HADDON ROAD R.O.W. WHERE ASPHALT, CONCRETE, AND LANDSCAPE IMPROVEMENTS ARE PERFORMED, AND WITHIN THE WHISTLE LAKE R.O.W. WHERE CONCRETE IMPROVEMENTS ARE PERFORMED, THERE WILL BE A VARIETY OF UTILITY AND RESIDENTIAL COMPONENTS TO ADDRESS. EXISTING STRUCTURE LIDS SUCH AS VALVE CASINGS, SHALL BE VERTICALLY ADJUSTED TO MATCH THE FINISHED GRADE, IN CONFORMANCE WITH THE APPLICABLE UTILITY COMPANY REQUIREMENTS. THESE STRUCTURES SHALL ALSO BE INSPECTED AND MODIFIED AS NECESSARY TO MAKE SURE THE STRUCTURE AND ITS LID ARE TRAFFIC-RATED. ABOVE GROUND STRUCTURES SUCH AS MAILBOXES AND SIGNS SHALL BE PHYSICALLY RELOCATED AS NEEDED.

SIDEWALK CONSTRUCTION ARRANGEMENT BETWEEN CITY & DEVELOPER

During the course of constructing the Haddon Road PUD infrastructure, an arrangement was made between Steve Lange from the City of Anacortes and the project developer, Tom Allen, in regards to the Haddon Road PUD constructing the proposed concrete sidewalk along the east side of Whistle Lake Road, adjacent to the City's water tank construction project. Due to the water tank construction activities and heavy equipment entering and exiting the tank-construction area, it is likely the new sidewalk in this area would be damaged by the tank construction activities. At the time of processing the final PUD/Plat map for the Haddon Road PUD, the City will determine the cost they would incur for the City to construct this remaining section of sidewalk along the east side of Whistle Lake Road. Prior to final approval of the Haddon Road PUD, Tom Allen will be required to pay the City this cost of having the sidewalk constructed by the City. The City will take care of constructing the concrete sidewalk when they are finishing the site work around the water storage tank construction project.

JOHN P. RAVNIK STATE OF WASHINGTON 25795 REGISTERED PROFESSIONAL ENGINEER

ENGINEER John Ravnik 5/22/18 DATE

FOR AS-CONSTRUCTED INFORMATION ONLY

PW#16-017-DEV
PUD-2016-1001
BLD-2017-0233

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CITY ENGINEER DATE

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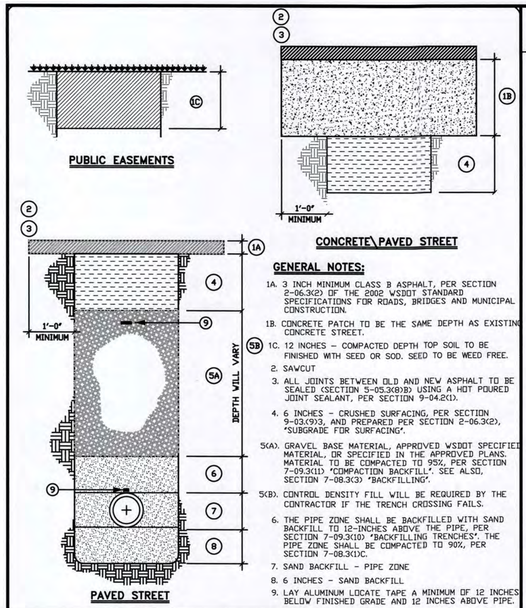
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION: WHISTLE LAKE ROAD PROPOSED WATERLINE & WALKING PATH

SCALE: 1"=20'
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.22.18

SHEET TITLE: HADDON ROAD PLANNED UNIT DEVELOPMENT FOR ALLEN FAMILY INVESTMENTS, LLC SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO. 16009.SITE.ASB.dwg
JOB NO. 16009
SHEET NO. 9 OF 16



GENERAL NOTES:

1A. 3 INCH MINIMUM CLASS B ASPHALT, PER SECTION 2-06.3(2) OF THE 2002 WSDOT STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND MUNICIPAL CONSTRUCTION.

1B. CONCRETE PATCH TO BE THE SAME DEPTH AS EXISTING CONCRETE STREET.

1C. 12 INCHES – COMPACTED DEPTH TOP SOIL TO BE FINISHED WITH SEED OR SOD. SEED TO BE WEED FREE.

2. SAWCUT

3. ALL JOINTS BETWEEN OLD AND NEW ASPHALT TO BE SEALED (SECTION 5-05.3(8)B) USING A HOT POURED JOINT SEALANT, PER SECTION 9-04.2(1).

4. 6 INCHES – CRUSHED SURFACING, PER SECTION 9-03.9(3), AND PREPARED PER SECTION 2-06.3(2), "SUBGRADE FOR SURFACING".

5(A). GRAVEL BASE MATERIAL, APPROVED WSDOT SPECIFIED MATERIAL, OR SPECIFIED IN THE APPROVED PLANS. MATERIAL TO BE COMPACTED TO 95%, PER SECTION 7-09.3(1) "COMPACTION BACKFILL". SEE ALSO, SECTION 7-08.3(3) "BACKFILLING".

5(B). CONTROL DENSITY FILL WILL BE REQUIRED BY THE CONTRACTOR IF THE TRENCH CROSSING FAILS.

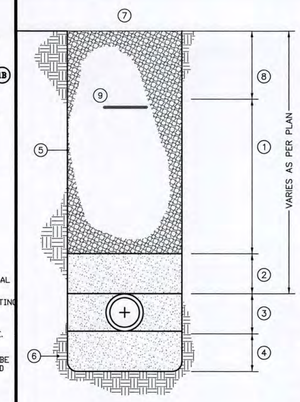
6. THE PIPE ZONE SHALL BE BACKFILLED WITH SAND BACKFILL TO 12-INCHES ABOVE THE PIPE, PER SECTION 7-09.3(1) "BACKFILLING TRENCHES". THE PIPE ZONE SHALL BE COMPACTED TO 90%, PER SECTION 7-08.3(1)C.

7. SAND BACKFILL – PIPE ZONE

8. 6 INCHES – SAND BACKFILL

9. LAY ALUMINUM LOCATE TAPE A MINIMUM OF 12 INCHES BELOW FINISHED GRADE AND 12 INCHES ABOVE PIPE.

SCALE: NOT TO SCALE DRAWN BY: S.L.		DETAIL: ST-01
FILE: ST-01 UTILITY TRENCH TYPICAL.DWG		STREET CUT REPAIR TYPICAL
EFFECTIVE DATE: 01-20-2005	REVIEW BY DATE: 05-31-2013 / REVIEWER: BUCKENMEYER	APPENDIX A – STANDARD DRAWING 2011



TRENCH NOTES

1. – BACK FILL SHALL BE NATIVE MATERIAL COMPACTED IN 12 INCH LIFTS. IN CASES WHERE THE MATERIAL IS TOO WET OR UNSUITABLE, 2.50 INCH MINUS BANK RUN GRAVEL SHALL BE USED.
2. – 6 INCHES OF SAND BACKFILL, 5/8" CLEAN CRUSHED ROCK, OR PEA GRAVEL TO BE HAND COMPACTED ABOVE CROWN OF PIPE. PEA GRAVEL & BUCKSHOT NOT ALLOWED IN WATERLINE TRENCHES.
3. – HAND COMPACTED SAND BACKFILL OR 5/8" CLEAN CRUSHED ROCK TO BE TAMPED AROUND THE PIPE. THICKNESS EQUALS OUTSIDE DIAMETER OF PIPE.
4. – 6 INCHES OF SAND BACKFILL OR PEA GRAVEL TO BE HAND COMPACTED. PEA GRAVEL & BUCKSHOT NOT ALLOWED IN WATERLINE TRENCHES.
5. – TRENCH LINE.
6. – UNDISTURBED EARTH.
7. – RESTORATION SHALL BE IN ACCORDANCE WITH GENERAL NOTE-1.
8. – 1'-0" OF CLEAN NATIVE SOIL NOT CONTAINING SOD, ROCKS, STICKS, OR DEBRIS LARGER THAN 3" IN ANY DIMENSION.
9. – TRACER TAPE PLACED 12"-18" BELOW FINISHED GRADE, AND PER WSDOT STD SEC 9-15.18

GENERAL NOTES:

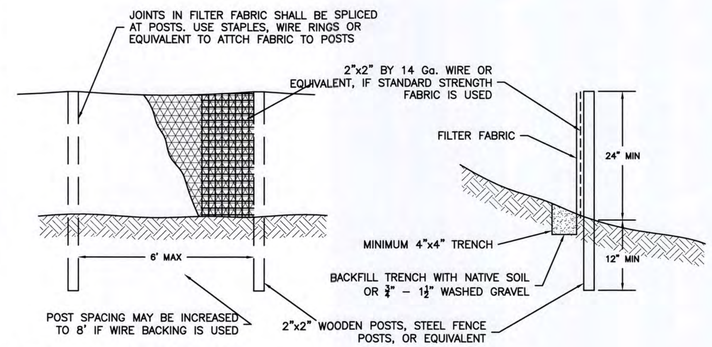
NOTE-1 –RESTORATION SHALL CONSIST OF REMOVING ALL OBJECTS GREATER THAN 1 INCH IN DIAMETER AND BLENDING THE TOP OF THE TRENCH WITH THE SURROUNDING GRADE.

NOTE-2 –NATIVE MATERIAL TRENCH BACKFILL MAY ONLY BE USED BEYOND FIVE FEET FROM ASPHALT, SHOULDERS, AND HEAVY CONSTRUCTION TRAFFIC AREAS.

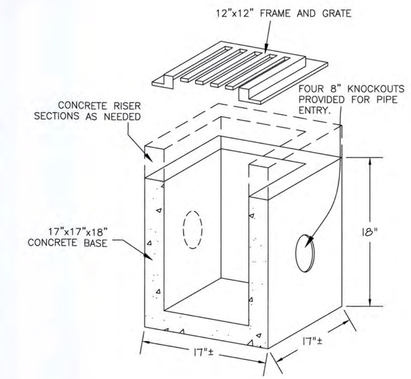
NOTE-3 – NO NATIVE SOIL BACKFILL IS ALLOWED WITHIN ANY UTILITY TRENCHES IN EXISTING OR PROPOSED PUBLIC RIGHT OF WAYS. GRAVEL BACKFILL MUST BE USED IN THESE AREAS.

TYPICAL UTILITY TRENCH DETAIL BEYOND PAVING AND SHOULDER AREAS

NO SCALE

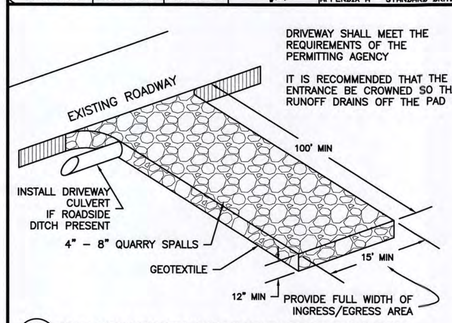


62 – SILT FENCE DETAIL (BMP C233)
Not to Scale

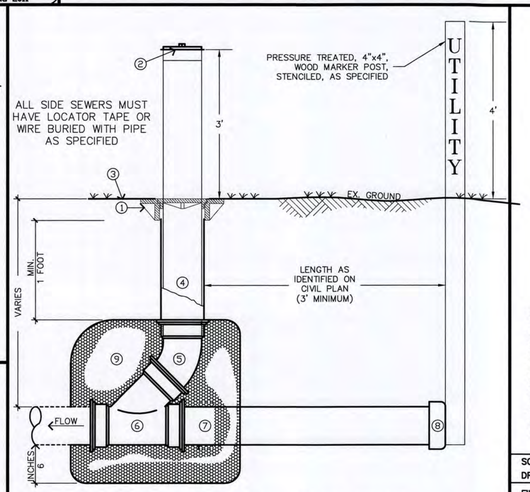


BURLINGTON CATCH BASIN DETAIL

NOT TO SCALE



78 – TEMPORARY GRAVEL CONSTRUCTION ENTRANCE (BMP C105)
Not to Scale

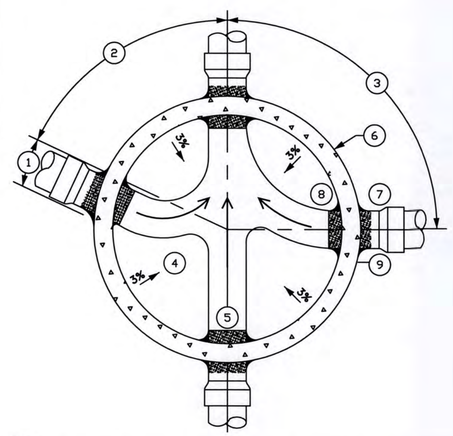


1-ALUMINUM OR CAST IRON FOGTIGHT VALVE CASING COVER OR EQUAL. AS REQUIRED IN HARD-SURFACED AREAS AS SPECIFIED
2-THREADED PVC PLUG
3-EXISTING GROUND
4-PVC STAND PIPE
5-PVC 45 BEND
6-PVC 45 DEGREE WYE
7-UPSTREAM OF C.O., INSTALL IN-LINE PVC FITTING AS SPECIFIED, & PVC PIPE TO PVC END CAP
8-PVC CAP OR PIPE AS DICTATED BY PLANS
9-PIPE ZONE MATERIAL

ALL JOINTS SHALL BE GASKETED

4" & 6" CLEAN OUT DETAIL

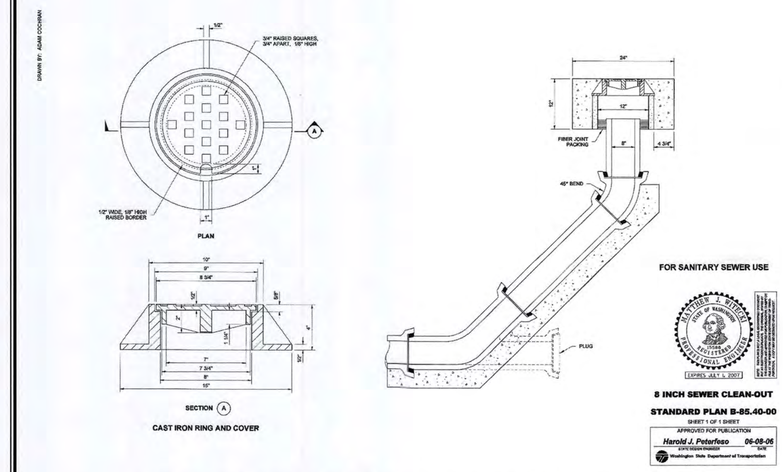
NO SCALE



DETAIL NOTES:

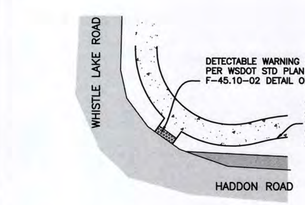
1. 8 INCH OFFSET FROM CENTER LINE ON SEWER LINES ENTERING THE MANHOLE BASE AT LESS THAN 80 DEGREES.
2. LESS THAN 80 DEGREES TYPICAL.
3. 90° OR MORE TYPICAL.
4. CONCRETE SHELF SHALL HAVE A BROOM FINISH
5. FLOW CHANNELS MUST BE FINISHED SMOOTH
6. PRECAST BASE TYPICAL
7. PVC TO CONCRETE ADAPTOR COLLAR
8. COLLAR SHALL EXTEND INTO THE MAN HOLE NO MORE THAN 3/4 OF AN INCH.
9. ALL COLLARS AND LIFTING HOLES SHALL BE GROUTED INSIDE AND OUTSIDE THE MAN HOLES TO STOP INFILTRATION.

SCALE: NOT TO SCALE DRAWN BY: S.L.		DETAIL: S-01
FILE: S-01 FLOW CHANNEL TYP.DWG		FLOW CHANNEL TYPICAL
EFFECTIVE DATE: 07-20-2006	REVIEW BY DATE: 05-31-2013 / REVIEWER: BUCKENMEYER	APPENDIX A – STANDARD DRAWING 2011



8" SANITARY SEWER CLEAN OUT DETAIL

NO SCALE



SIDEWALK @ HADDON ROAD & WHISTLE LAKE ROAD

SCALE: 1"=20'

JOHN P. RAVNIK – STATE OF WASHINGTON – 25795 – REGISTERED PROFESSIONAL ENGINEER

FOR AS-CONSTRUCTED INFORMATION ONLY

PW#16-017-DEV
PUD-2016-1001
BLD-2017-0233

ENGINEER — DATE 5/27/18

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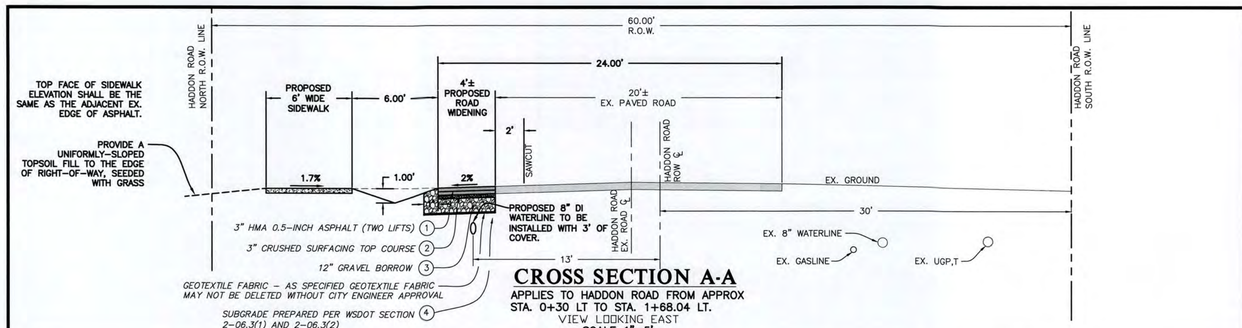
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION: DETAILS

SCALE: AS SHOWN
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.22.18

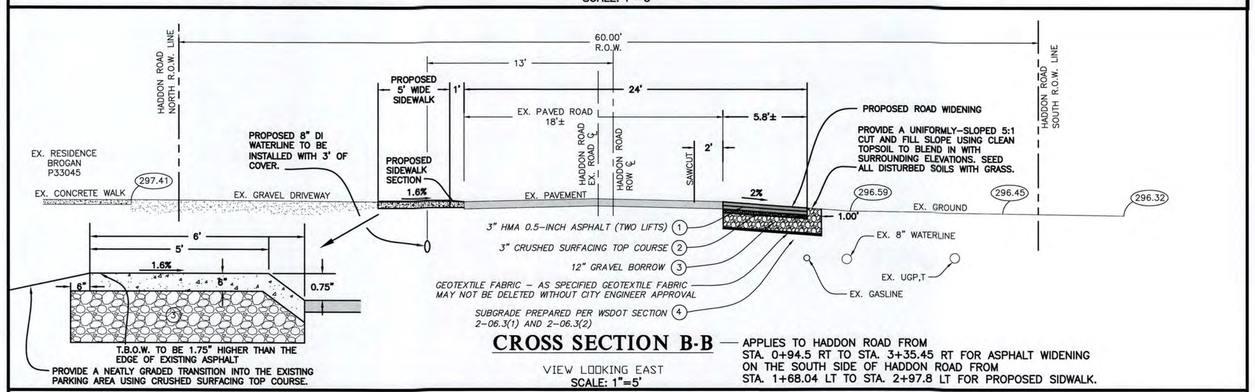
SHEET TITLE: HADDON ROAD PLANNED UNIT DEVELOPMENT FOR ALLEN FAMILY INVESTMENTS, LLC SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO. 16009.DET.ASB.dwg
JOB NO. 16009
SHEET NO. 10 OF 16



CROSS SECTION A-A

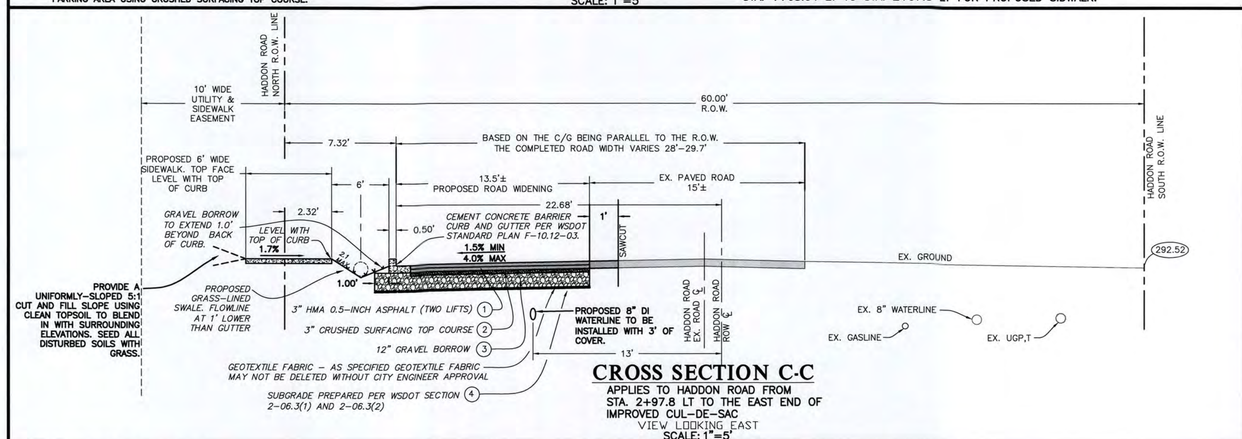
APPLIES TO HADDON ROAD FROM APPROX STA. 0+30 LT TO STA. 1+68.04 LT.
VIEW LOOKING EAST
SCALE: 1"=5'



CROSS SECTION B-B

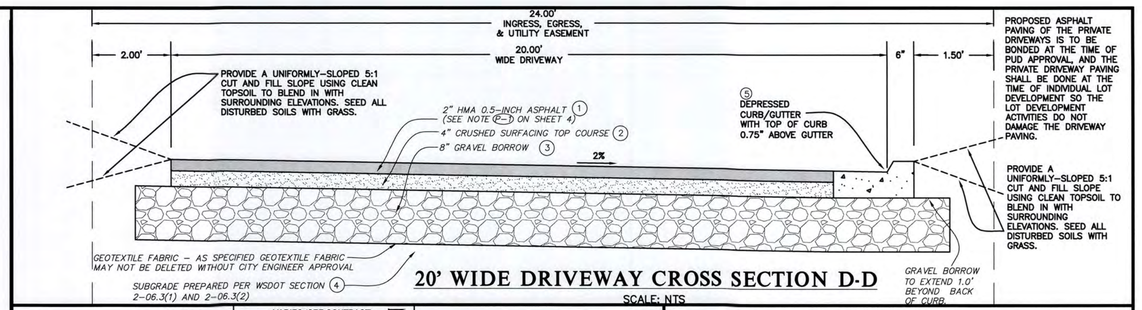
APPLIES TO HADDON ROAD FROM STA. 0+94.5 RT TO STA. 3+35.45 RT FOR ASPHALT WIDENING ON THE SOUTH SIDE OF HADDON ROAD FROM STA. 1+68.04 LT TO STA. 2+97.8 LT FOR PROPOSED SIDWALK.

VIEW LOOKING EAST
SCALE: 1"=5'



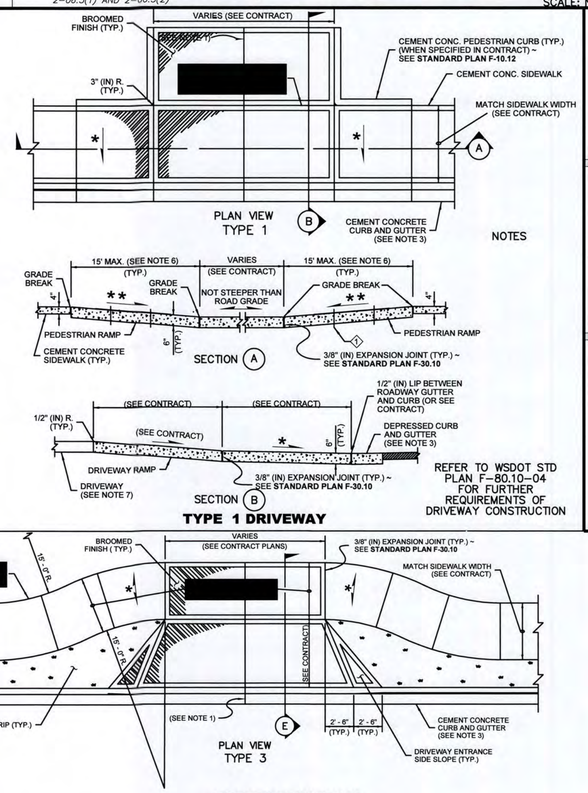
CROSS SECTION C-C

APPLIES TO HADDON ROAD FROM STA. 2+97.8 LT TO THE EAST END OF IMPROVED CUL-DE-SAC
VIEW LOOKING EAST
SCALE: 1"=5'

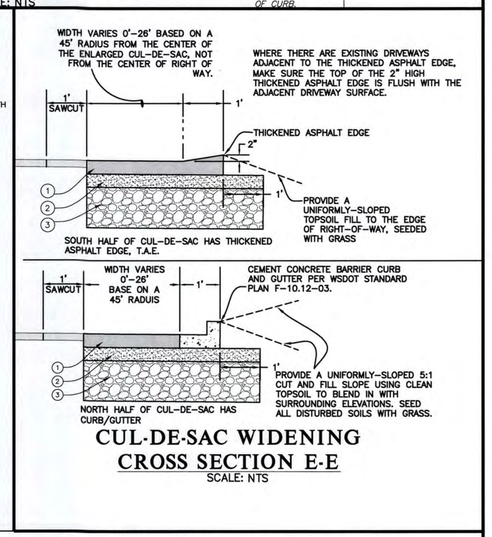


20' WIDE DRIVEWAY CROSS SECTION D-D

SCALE: NTS

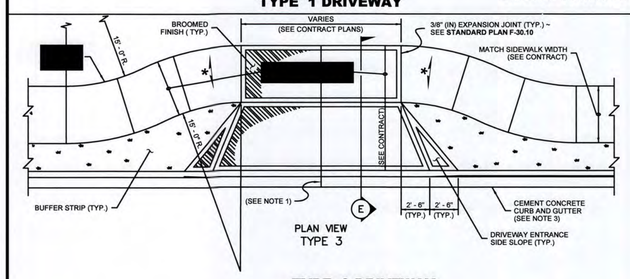


TYPE 1 DRIVEWAY

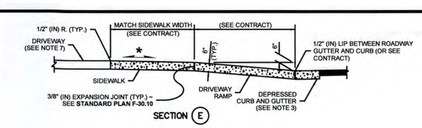


CUL-DE-SAC WIDENING CROSS SECTION E-E

SCALE: NTS



TYPE 3 DRIVEWAY



CEMENT CONCRETE DRIVEWAY ENTRANCE

WSDOT STD PLAN F-80.10-04
SCALE: NTS

JOHN F. RAVNIK — STATE OF WASHINGTON — 25795 — REGISTERED PROFESSIONAL ENGINEER

ENGINEER — DATE: 5/23/18

CROSS-SECTION NOTES

(1) ALL ASPHALT SHALL BE HMA 1/2-INCH HMA CONFORMING TO SECTION 5-04 OF THE 2016 STANDARD SPECIFICATIONS, COMPACTED TO A MINIMUM OF 92% RICE DENSITY. WHERE PROPOSED ASPHALT ABUTS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAWCUT FULL DEPTH AND TACK COATED IMMEDIATELY BEFORE PAVING. ALL SURFACE JOINTS SHALL BE SEALED WITH CSS 1 AND SAND, APPLIED WITH HEAT.

(2) CRUSHED SURFACING TOP COURSE, BEING 100% FULL FRACTURE FACE AS MANUFACTURED AT A QUARRY, SHALL CONFORM TO SECTION 9-03.9(3) OF THE 2016 STANDARD SPECIFICATIONS, COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 TESTING. ALL CRUSHED SURFACING SHALL BE SPRAYED WITH SOIL RESIDUAL HERBICIDE A MAXIMUM OF 24 HOURS PRIOR TO PAVING, ACCORDING TO SECTION 5-04.3(5)D OF THE 2016 STANDARD SPECIFICATIONS.

(3) STRUCTURAL FILL SHALL SUPPORT ALL PAVEMENT AREAS AND CONCRETE AREAS AS NOTED. STRUCTURAL FILL SHALL CONFORM TO GRAVEL BORROW REQUIREMENTS, SECTION 9-03.14(1) OF THE 2016 STANDARD SPECIFICATIONS. THE PERCENTAGE PASSING THE #200 SIEVE SHALL NOT EXCEED 5% STRUCTURAL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 TESTING AND THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY MATERIALS TESTING & CONSULTING, INC..

(4) THE EXCAVATED SUBGRADE SHALL BE FREE OF TOPSOIL, ORGANICS, AND OTHER DELETERIOUS MATERIAL, COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 TESTING, PREPARED CONFORMING TO SECTION 2-06.3(1) OF THE 2016 STANDARD SPECIFICATIONS. SOFT SUBGRADE AREAS SHALL BE OVER EXCAVATED AND BACKFILLED WITH MECHANICALLY COMPACTED GRAVEL BORROW. PRIOR TO PLACEMENT OF STRUCTURAL FILL MATERIAL, ANY SUBGRADE AREAS THAN CONTAIN CONCENTRATED ORGANIC MATERIALS, SUCH AS BUT NOT LIMITED TO REMNANTS FROM BURN PILES OR STUMP HOLES, SHALL BE OVER-EXCAVATED TO EXPOSE UNDISTURBED, NON-ORGANIC MATERIAL AND BACKFILLED WITH MECHANICALLY COMPACTED STRUCTURAL FILL.

(5) CAST IN PLACE CEMENT CONCRETE TRAFFIC CURB AND GUTTER SHALL BE CONSTRUCTED PER WSDOT STANDARD PLAN F-10.12-03 AT THE LOCATIONS IDENTIFIED ON THE CIVIL PLANS. AFTER THE CURB/GUTTER HAS BEEN CONSTRUCTION STAKED, THE CONTRACTOR SHALL INSPECT THE ACTUAL CROSS-SLOPE BETWEEN THE EDGE OF EXISTING ASPHALT AND THE DESIGNED GUTTER ELEVATIONS. GUTTER ELEVATIONS SHALL BE FIELD-MODIFIED AS NEEDED TO ACHIEVE A MINIMUM 1.5% CROSS-SLOPE AND MAXIMUM 4% CROSS-SLOPE. FRONTING THE PROJECT AREA, COORDINATE WITH THE CITY FOR THE LOCATION OF 6" WIDE CURB CUTS TO PROMOTE GUTTER FLOWS TO ENTER THE ADJOINING GRASS-LINED SWALE.

(6) ALL CONCRETE WALKS SUBJECTED TO HEAVY TRAFFIC SUCH AS IN DRIVEWAYS AND RAMPS SHALL BE 8" THICK WITH FIBER MESH SUPPORTED BY A MINIMUM 12" THICK GRAVEL FOUNDATION. ALL SIDEWALKS NOT SUBJECT TO HEAVY TRAFFIC LOADS SHALL BE 4" THICK SUPPORTED BY A MINIMUM 6" THICK GRAVEL FOUNDATION. AT THE APPROACH TO ALL DRIVEWAYS, THE END OF SIDEWALK SHALL HAVE A DETECTABLE WARNING PATTERN PER WSDOT STD PLAN F-45.10-02.

FOR AS-CONSTRUCTED INFORMATION ONLY

PW#16-017-DEV
PUD-2016-1001
BLD-2017-0233

PLAN STATUS: RECORD DRAWINGS

THIS PLAN SHEET IS ACCEPTED FOR CONSTRUCTION IN ACCORDANCE WITH THE CITY OF ANACORTES ORDINANCES AND POLICIES. ACTUAL CONFORMANCE OF THE DESIGN WITH APPLICABLE LAWS IS THE SOLE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER, WHOSE NAME AND STAMP APPEAR ON THIS SHEET. ACQUIRING, COMPLYING WITH, AND PROVIDING MITIGATION FOR ALL FEDERAL, STATE, COUNTY, AND LOCAL LAWS, PERMITS, AND MANDATES, INCLUDING BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, FEDERAL WETLAND PERMIT, STATE DEPARTMENT OF FISHERIES AND HYDRAULICS PERMIT, FEDERAL FLOOD PLAIN PERMITS, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT IS THE RESPONSIBILITY OF THE DEVELOPER, LAND OWNER, AND THEIR ENGINEER. THE ISSUANCE OF THIS PERMIT SHALL NOT BE CONSTRUED AS PROOF OF COMPLIANCE WITH APPLICABLE LAWS AND PERMIT REQUIREMENTS.

CITY ENGINEER — DATE

CONSTRUCTION FOR THE ACCEPTED PROJECT IS TO START WITHIN 1 YEAR OF THE DATE.

REV. NO.	REVISION	DATE	BY	APPROVED
1	ASBUILT SURVEY PROVIDED BY WRS	03.22.18	DLR	JPR
2	REVISIONS TO ORIGINAL ASBUILTS DATED 03.30.18 (DOUBLE CLOUDED)	05.22.18	DLR	JPR

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

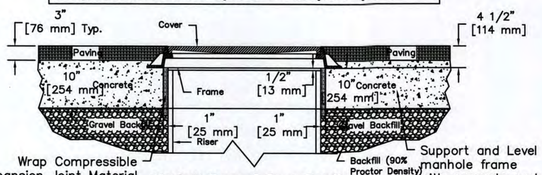
SHEET DESCRIPTION: DETAILS

SCALE: AS SHOWN
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.22.18

SHEET TITLE: HADDON ROAD PLANNED UNIT DEVELOPMENT FOR ALLEN FAMILY INVESTMENTS, LLC SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO. 16009.DET.ASB.dwg
JOB NO. 16009
SHEET NO. 11 OF 16

If traffic loading (H-20) is required or anticipated, a concrete pad must be placed over the entire Stormwater Treatment System per concrete design as calculated by Engineer. Sample details of concrete pad available upon request.

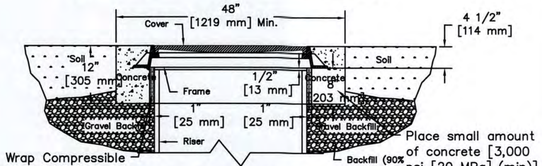


Wrap Compressible Expansion Joint Material to a minimum 1-inch [25 mm] thickness around top of riser to allow transfer of traffic loading from manhole cover to concrete slab.

Manhole Frame & Cover Detail For H-20 Traffic Loading Areas
NTS

Support and Level manhole frame with concrete pad. DO NOT allow manhole frame to rest upon HDPE riser.

Unless other traffic barriers are present, bollards shall be placed around access riser(s) in non-traffic areas to prevent inadvertent loading by maintenance vehicles.

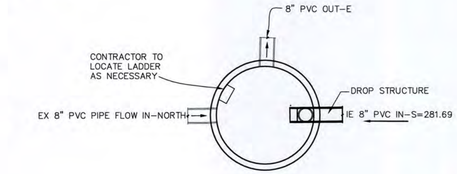


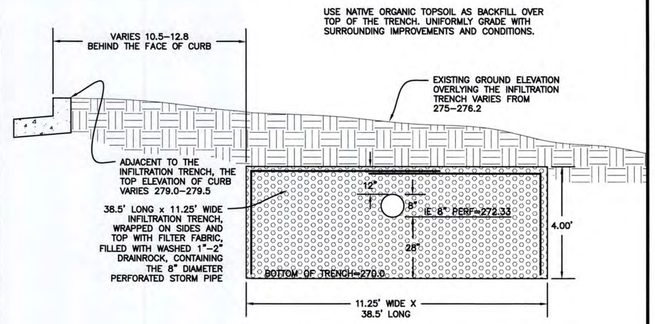
Wrap Compressible Expansion Joint Material to a minimum 1-inch [25 mm] thickness around top of riser to allow transfer of inadvertent loading from manhole cover to concrete slab.

Manhole Frame & Cover Detail For Non-Traffic Areas Only
NTS

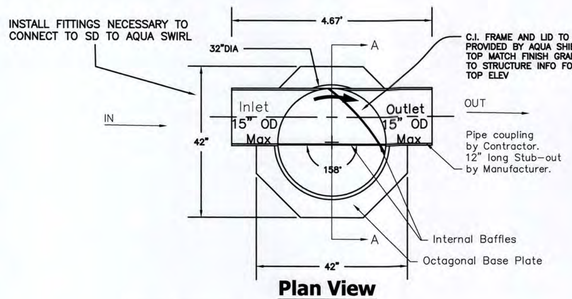
Place small amount of concrete [3,000 psi [20 MPa] (min)] to support and level manhole frame. DO NOT allow manhole frame to rest upon riser.

EX. SSMH A
TOP=286.59
CENTERLINE CHANNEL
ELEV.=272.09
IE NEW 8" IN-S=281.69
W/ INTERNAL DROP
IE EX 8" IN-N
IE EX 8" OUT-E

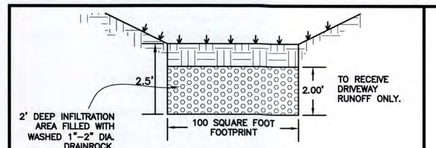




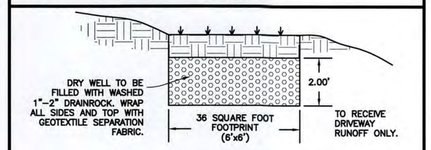
INFILTRATION TRENCH DETAIL #2 (433 S.F.)
NO SCALE



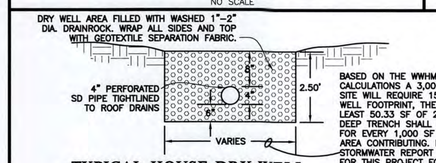
Plan View



DRY WELL DETAIL #1
NO SCALE

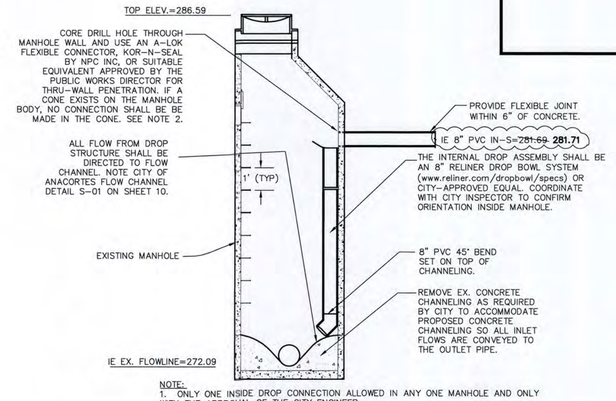


DRY WELL DETAIL #2
NO SCALE



BASED ON THE WWHM CALCULATIONS A 3,000 SF HOUSE SITE WILL REQUIRE 151 SF OF DRY WELL FOOTPRINT, THEREFORE AT LEAST 50.33 SF OF 2.5-FOOT DEEP TRENCH SHALL BE PROVIDED FOR EVERY 1,000 SF OF ROOF AREA CONTRIBUTING. REFER TO STORMWATER REPORT PREPARED FOR THIS PROJECT FOR HOUSE DRY WELL ANALYSIS INFORMATION

TYPICAL HOUSE DRY WELL
NO SCALE



NOTE:
1. ONLY ONE INSIDE DROP CONNECTION ALLOWED IN ANY ONE MANHOLE AND ONLY WITH THE APPROVAL OF THE CITY ENGINEER.
2. INTERNAL DROP ASSEMBLY TO BE INSTALLED MINIMUM OF 1' BELOW CONE SECTION.
3. BEFORE MAKING CONNECTION TO MANHOLE, COORDINATE ONSITE WITH SEWER DEPARTMENT TO DETERMINE IF A 45° BEND OR 90° BEND IS TO BE USED AT THE BOTTOM OF DROP STRUCTURE.
4. AFTER MAKING THE MANHOLE CONNECTION AND COMPLETING THE DROP STRUCTURE ASSEMBLY, HOWEVER BEFORE ANY BACKFILLING, THE SEWER DEPARTMENT SHALL INSPECT THE ENTIRE DROP STRUCTURE INSTALLATION INSIDE AND OUTSIDE OF THE MANHOLE.

ALL PVC PIPE SHALL CONFORM TO ASTMD 3034 SDR 35

TYPICAL INTERNAL DROP STRUCTURE AT EX. SSMH A
NO SCALE

Flow Credits

- Where BMPT5.12 is used to disperse runoff into an undisturbed native landscape area or an area that meets BMP T5.13, the impervious area may be modeled as landscaped area. This is done in the WWHM by entering the impervious area into the" landscaped area" field.

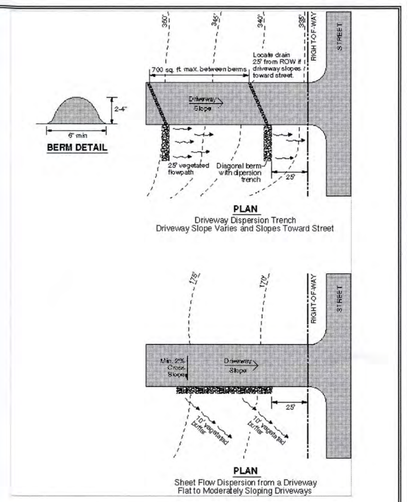
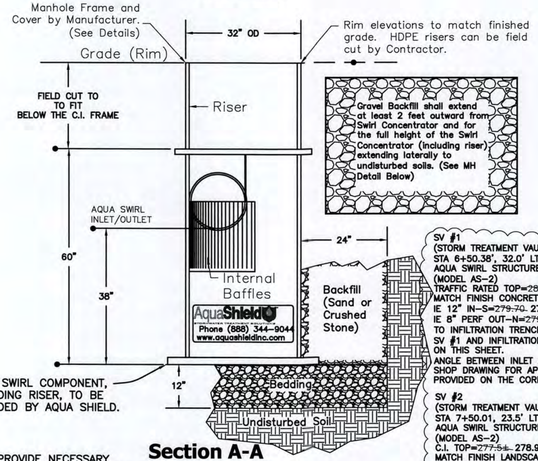


Figure 5.5 – Sheet Flow Dispersion for Driveways

BMP T5.12 SHEET FLOW DISPERSION DETAIL
T5.12 — Volume V – Runoff Treatment BMPs — February 2005
NO SCALE

CONTRACTOR TO PROVIDE NECESSARY ADAPTORS & REDUCERS ON EACH SIDE OF AQUA SWIRL VAULT AS NEEDED TO CONNECT SD PIPE. REFER TO AQUA SWIRL DETAIL ATTACHED. CONTRACTOR TO CONTACT AQUA SWIRL TO DETERMINE ADAPTORS TO BE USED. THIS AQUA SWIRL WATER TREATMENT VAULT MUST BE CAPABLE OF TREATING 0.09 CFS (15-MINUTE FLOW RATE) AND BYPASSING 0.46 CFS DURING THE 100-YEAR STORM EVENT



Section A-A

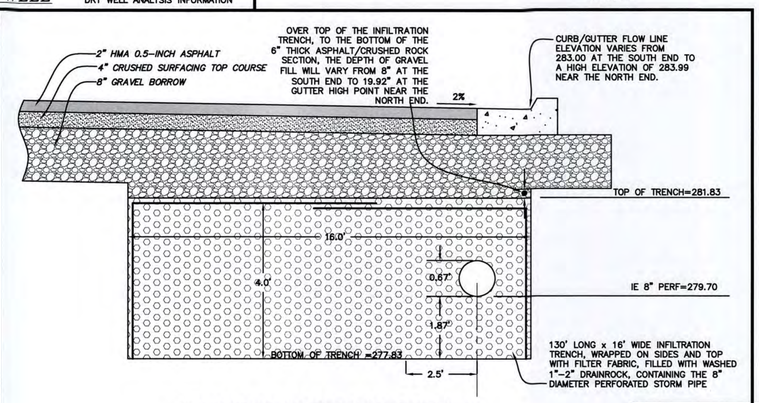
Aqua-Swirl Concentrator
Model AS-2 BYP
HDPE Standard Detail

SV #1
(STORM TREATMENT VAULT #1)
STA 6+50.38', 32.0' LT.
AQUA SWIRL STRUCTURE
(MODEL AS-2)
TRAFFIC RATED TOP=~~284.36~~ 284.11
MATCH FINISH CONCRETE GRADE
IE 12" IN-S=~~279.70~~ 279.61
IE 8" PERF OUT-N=~~279.70~~ 279.60
TO INFILTRATION TRENCH #1 REFER TO SV #1 AND INFILTRATION TRENCH #1 ON THIS SHEET.
ANGLE BETWEEN INLET AND OUTLET PIPE=91°57'. PROVIDE SHOP DRAWING FOR APPROVAL TO ASSURE ANGLE IS PROVIDED ON THE CORRECT SIDE OF AQUA SWIRL.

SV #2
(STORM TREATMENT VAULT #2)
STA 7+50.01, 23.5' LT
AQUA SWIRL STRUCTURE
(MODEL AS-2)
C.I. TOP=~~277.54~~ 278.98
MATCH FINISH LANDSCAPE GRADE
RISER TOP=277.0±
IE 8" IN-SW=~~274.00~~ 274.10
IE 8" PERF OUT-NE=~~274.00~~ 274.10
TO INFILTRATION TRENCH #2. REFER TO SV #2 AND INFILTRATION TRENCH #2 DETAILS ON THIS SHEET.
ANGLE BETWEEN INLET AND OUTLET PIPE=174°15'. PROVIDE SHOP DRAWING FOR APPROVAL TO ASSURE ANGLE IS PROVIDED ON THE CORRECT SIDE OF AQUA SWIRL.

*** Please see accompanied Aqua-Swirl specification notes.**
*** See Site Plan for actual system orientation.**
**** Orientation may vary from 90°, 180°, or custom angles to meet site conditions.**
Aqua-Swirl High Density Polyethylene (HDPE) Stormwater Treatment System

SV #1 & SV #2
AQUA SWIRL AS-2
NO SCALE



INFILTRATION TRENCH DETAIL #1
NO SCALE

JOHN P. RAVNIK
STATE OF WASHINGTON
25705
REGISTERED
PROFESSIONAL ENGINEER

FOR AS-CONSTRUCTED INFORMATION ONLY

PW#16-017-DEV
PUD-2016-1001
BLD-2017-0233

ENGINEER — DATE 5/23/18

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PH: (360) 707-2048 FAX: (360) 707-2216

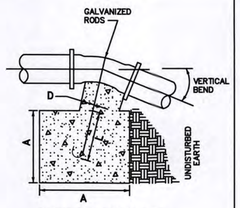
SHEET DESCRIPTION: DETAILS

SCALE: AS SHOWN
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.22.18

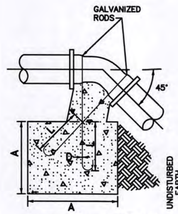
SHEET TITLE:
HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO. 16009.DET.ASB.dwg
JOB NO. 16009
SHEET NO. 12 OF 16

VERTICAL BLOCKING FOR 111/4°–221/2°–30° BENDS					
PIPE SIZE:	VB	CU FT	A	D	L
4"	11 1/4°	8	2.0'	3/4'	1.5'
	22 1/2°	11	2.2'		2.0'
	30°	17	2.6'		
6"	11 1/4°	11	2.2'	3/4'	2.0'
	22 1/2°	25	2.9'		
	30°	41	3.5'		
8"	11 1/4°	16	2.5'	3/4'	2.0'
	22 1/2°	47	3.6'		
	30°	70	4.1'		
12"	11 1/4°	32	3.2'	3/4'	2.0'
	22 1/2°	88	4.5'	7/8'	3.0'
	30°	132	5.1'		
16"	11 1/4°	70	4.1'	7/8'	3.0'
	22 1/2°	184	5.7'	1 1/8'	4.0'
	30°	275	6.5'	1 1/4'	
20"	11 1/4°	91	4.5'	7/8'	3.0'
	22 1/2°	225	6.1'	1 1/4'	4.0'
	30°	330	6.9'	1 3/8'	4.5'
24"	11 1/4°	128	5.0'	1'	3.5'
	22 1/2°	320	6.8'	1 3/8'	4.5'
	30°	460	7.9'	1 5/8'	5.5'
VERT. BLOCK. FOR 45° BENDS					
4"	45°	30	3.1'	3/4'	2.0'
6"		68	4.1'		
8"		123	5.0'		
12"		232	6.1'	3/4'	2.5'
16"		478	7.8'	1 1/8'	4.0'
20"		560	8.2'	1 1/4'	
24"		820	9.4'	1 3/8'	4.5'



VERTICAL BLOCKING FOR 11 1/4° – 22 1/2° – 30° BENDS



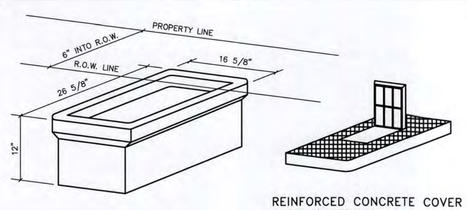
VERTICAL BLOCKING FOR 45° BENDS

THRUST BLOCK NOTES:

1. CONCRETE BLOCKING BASED ON 200 PSI PRESSURE AND 2500 PSI CONCRETE.
2. WASTE BLOCKS MAY BE ALLOWED IN AREAS OF UNDISTURBED SOILS. THE SIZE OF THE BLOCK DEPENDS ON THE SIZE OF PIPE, PRESSURE, ETC. POUR CONCRETE BETWEEN THE WASTE BLOCK AND BEND TO FILL THE VOID. THIS ACTION IS BY WRITTEN REQUEST ONLY.

SCALE: NOT TO SCALE
DRAWN BY: S.L.
FILE: WA-08 THRUSTBLOCK2.DWG
EFFECTIVE DATE: 01-20-2005 | REVIEW BY DATE: 07-20-2009 | REVIEWER: BRUCHNER

DETAIL: WA-09
THRUST BLOCKING VERTICAL BENDS
APPENDIX A - STANDARD DRAWING 2011



REINFORCED CONCRETE BOX

REINFORCED CONCRETE COVER WITH HINGED LID.

WATER METER BOX: SECTION 9-30.6(7)

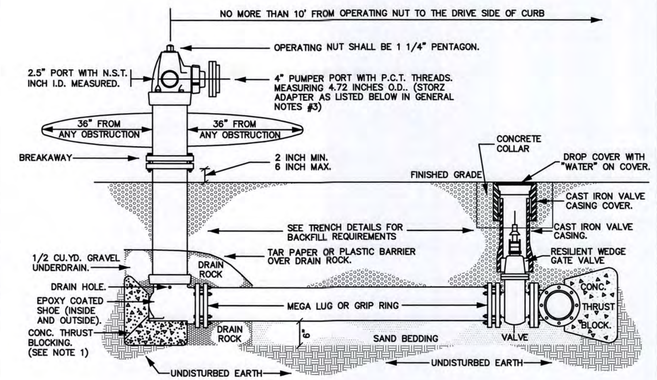
1. METER BOXES AND COVERS LOCATED IN THE NON-TRAFFIC AREAS SHALL BE CONSTRUCTED OF REINFORCED CONCRETE. METER BOX COVERS SHALL INCLUDE A READING LID.
2. METER BOXES LOCATED IN TRAFFIC AREAS SHALL BE CONSTRUCTED OF REINFORCED CONCRETE. TRAFFIC COVERS SHALL BE CONSTRUCTED OF CAST IRON OR DUCTILE IRON. METER BOXES AND COVERS SHALL BE DESIGNED FOR H-20 LOADING.
3. METER BOXES SHALL BE FOGTITE, SKAGIT VAULT OR APPROVED EQUAL.
4. AVOID PLACEMENT IN DRIVEWAYS OR OTHER TRAFFIC AREAS.
5. INSTALLATION NOT APPROVED FOR PLACEMENT IN SIDEWALKS.
6. DRIVE OVER BOXES AND LIDS – FOGTITE (B10T)
   2-INCH METER VAULTS – SKAGIT VAULT #2
   1-INCH STANDARD BOX – FOGTITE OR SKAGIT VAULT

SCALE: NOT TO SCALE
DRAWN BY: S.L.
FILE: WA-09 WATERMETER-BOX.DWG
EFFECTIVE DATE: 01-20-2005 | REVIEW BY DATE: 01-20-2006 | REVIEWER: BRUCHNER

DETAIL: WA-09
5/8, 3/4 AND 1 INCH WATER METER BOX FOR TRAFFIC AND NON-TRAFFIC AREAS

SCALE: NOT TO SCALE
DRAWN BY: S.L.
FILE: WA-01 PLUNG
EFFECTIVE DATE: 07-30-2011 | REVIEW BY DATE: 05-31-2013 | REVIEWER: BRUCHNER

DETAIL: WA-01
FIRE HYDRANT DETAIL
APPENDIX A - STANDARD DRAWING 2011

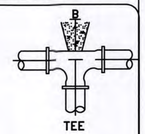


FIRE HYDRANT NOTES:

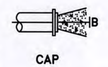
1. A THRUST BLOCK SHALL BE PLACED AT THE BACK OF THE HYDRANT SHOE FROM THE DITCH BOTTOM TO A POINT 3/4 OF THE WAY UP THE BACK OF THE SHOE AND "V" SHAPED TO SOLID GROUND AND SHALL BE A MINIMUM OF 2'-0" WIDE AT THIS POINT AND SHALL NOT OBSTRUCT BOLTS OR DRAIN HOLES ON THE SHOE. ALL BOLTS BELOW GRADE SHALL BE CHECKED FOR TIGHTNESS BEFORE BACKFILLING. THE USE OF MEGA-LUGS OR GRIP RINGS IS ALSO ACCEPTABLE.
2. THE FOLLOWING HYDRANTS HAVE BEEN ACCEPTED AS A STANDARD BY THE CITY OF ANACORTES: MUELLER (SUPER CENTURION 200), AVK AND M+H.
3. RED HEAD BRAND OR EQUIVALENT WITH 5" STORZ RIGID FEMALE ADAPTER WITH CAP AND CABLE.

THRUST BLOCK – TABLE							
		MINIMUM BEARING AREA AGAINST UNDISTURBED SOIL SQUARE FEET					
PIPE SIZE:	PRESSURE PSI:	A	B	C	D	E	X (SHAPED)
4"	200	2/(1)	1/NONE	1/NONE	NONE	NONE	
	300	3/(2)	2/(1)	2/(1)	1/(1)	NONE	NONE
6"	200	4/(2)	3/(2)	3/(1)	1/(1)	1/NONE	NONE
	300	6/(4)	4/(2)	3/(2)	2/(1)	1/NONE	
8"	200	7/(3)	5/(3)	4/(2)	2/(2)	1/(1)	3/(2)
	300	11/(6)	8/(3)	6/(4)	3/(2)	2/(1)	
10"	200	11/(6)	8/(4)	6/(4)	3/(2)	2/(1)	4/(2)
	275	14/(8)	11/(7)	9/(5)	3/(3)	3/(2)	
12"	200	16/(9)	11/(8)	9/(6)	3/(3)	3/(2)	5/(4)
	250	24/(13)	17/(10)	13/(9)	7/(5)	4/(3)	
14"	200	22/(12)	15/(10)	12/(8)	6/(4)	3/(2)	7/(6)
	250	33/(18)	23/(15)	18/(12)	9/(6)	5/(3)	
16"	200	29/(16)	21/(14)	16/(11)	8/(6)	5/(3)	10/(7)
	225	33/(18)	23/(16)	17/(12)	9/(6)	5/(3)	
18"	200	36/(20)	26/(17)	20/(13)	10/(7)	5/(4)	13/(9)
20"	200	45/(25)	32/(21)	24/(16)	13/(8)	7/(4)	16/(11)
24"	200	64/(36)	46/(30)	35/(23)	18/(12)	9/(6)	23/(16)

90° BEND

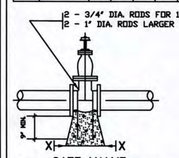


TEE



CAP

45° BEND

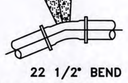


GATE VALVE

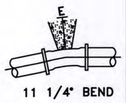
SAFE BEARING LOADS IN LB./SQ.FT. THE SAFE BEARING LOADS GIVEN IN THE FOLLOWING TABLE ARE FOR HORIZONTAL THRUSTS WHEN THE DEPTH OF COVER OVER THE PIPE EXCEEDS 2 FEET.

SOIL	SAFE BEARING LOAD LB. PER SQ. FT.
MUCK, PEAT, ETC.	0
SOFT CLAY	1,000
SAND	2,000
SAND AND GRAVEL	3,000
SAND AND GRAVEL CEMENTED WITH 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 OF PEAT AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THRUST.



22 1/2° BEND



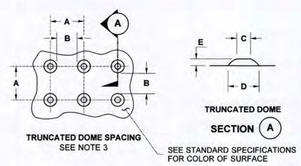
11 1/4° BEND

THRUST BLOCK NOTES:

1. SQUARE FEET OF CONCRETE THRUSTS – BLOCK AREA BASED ON SAFE BEARING LOAD OF 2000/3000 POUNDS PER SQUARE FOOT.
2. AREAS MUST BE ADJUSTED FOR OTHER SIZE PIPE, PRESSURES AND SOIL CONDITIONS.
3. CONCRETE BLOCKING SHALL BE CAST IN PLACE AND HAVE MINIMUM OF 1/4 SQUARE FOOT BEARING AGAINST THE FITTING.
4. BLOCK SHALL BEAR AGAINST FITTINGS ONLY AND SHALL BE CLEAR OF JOINTS TO PERMIT TAKING UP OR DIS-MANTLING JOINT.
5. CONTRACTOR SHALL INSTALL BLOCKING ADEQUATE TO WITHSTAND FULL TEST PRESSURE AS WELL AS TO CON-TINUOUSLY WITHSTAND OPERATING PRESSURE UNDER ALL CONDITIONS OF SERVICE.
6. ADDITIONAL BLOCKING MUST BE PROVIDED IF GATE VALVE IS AT END OF LINE DURING TESTING.
7. WASTE BLOCKS MAY BE ALLOWED IN AREAS OF UNDISTURBED SOILS. THE SIZE OF THE BLOCK DEPENDS ON THE SIZE OF PIPE, PRESSURE, ETC. POUR CONCRETE BETWEEN THE WASTE BLOCK AND BEND TO FILL THE VOID. THIS ACTION IS BY WRITTEN REQUEST ONLY.

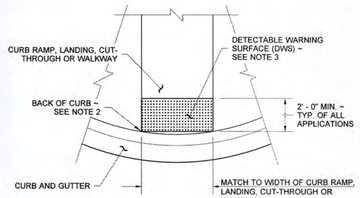
SCALE: NOT TO SCALE
DRAWN BY: S.L.
FILE: WA-07 TB1.DWG
EFFECTIVE DATE: 07-30-2011 | REVIEW BY DATE: 05-31-2013 | REVIEWER: BRUCHNER

DETAIL: WA-08
THRUST BLOCKING HORIZONTAL BENDS AND VALVES
APPENDIX A - STANDARD DRAWING 2011



TRUNCATED DOME DETAILS

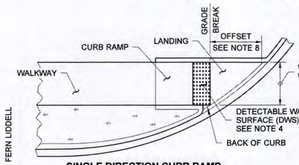
	MIN.	MAX.
A	1.60"	2.40"
B	0.65"	—
C	0.45"	0.90"
D	0.9"	1.40"
E	0.2"	0.2"



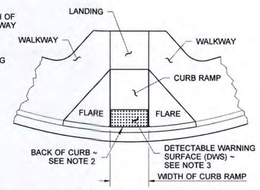
DETECTABLE WARNING SURFACE DETAIL

NOTES

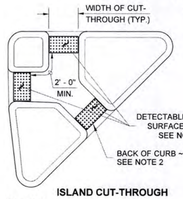
1. The Detectable Warning Surface (DWS) shall extend the full width of the curb ramp, landing, or other roadway entrance as applicable. Exception: If the Manufacturer of the DWS requires a concrete border around the DWS, a variance of up to 2 inches on each side of the DWS is permitted.
2. The Detectable Warning Surface (DWS) shall be placed at the back of curb, with the two leading corners of the DWS panel placed adjacent to the back of the curb, and with no more than a 2 inch gap between the DWS and the back of the curb measured at the center of the DWS panel. Exception: If the Manufacturer of the selected DWS requires a concrete border around the DWS, a variance of up to 2 inches from the back of the curb is permitted (measured at the leading corners of the DWS panel).
3. The rows of truncated domes shall be aligned to be perpendicular to the grade break at the back of curb.
4. The rows of truncated domes shall be aligned to be parallel to the direction of travel.
5. If curb and gutter are not present, such as a shared-use path connection, the Detectable Warning Surface shall be placed at the pavement edge.
6. See **Standard Plans** for sidewalk and curb ramp details.
7. If a curb ramp is required, the location of the Detectable Warning Surface must be at the bottom of the ramp and within the required distance from the rail.
8. When the grade break between the curb ramp and the landing is less than or equal to 5 ft. from the back of curb at all points, place the Detectable Warning Surface on the bottom of the curb ramp directly above the grade break.



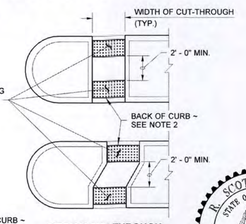
SINGLE DIRECTION CURB RAMP
(GRADE BREAK BETWEEN CURB AND LANDING ≤ 5 FT. FROM BACK OF CURB)
(SEE NOTE 6)



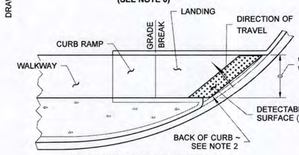
PERPENDICULAR CURB RAMP
(SEE NOTE 6)



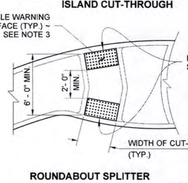
ISLAND CUT-THROUGH



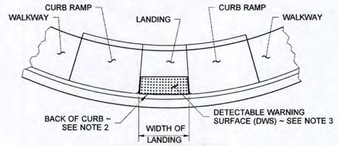
MEDIAN CUT-THROUGH



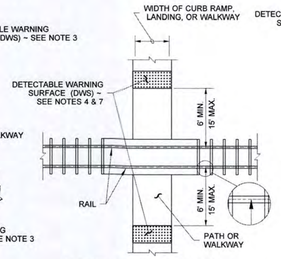
SINGLE DIRECTION CURB RAMP
(GRADE BREAK BETWEEN CURB AND LANDING > 5 FT. FROM BACK OF CURB)
(SEE NOTE 6)



ROUNDABOUT SPLITTER ISLAND



PARALLEL CURB RAMP
(SEE NOTE 6)



PEDESTRIAN RAILROAD CROSSING

PLACEMENT GUIDELINES

SHARED-USE PATH CONNECTION

R. SCOTT ZELLER
STATE OF WASHINGTON
29680
REGISTERED PROFESSIONAL ENGINEER
Zeller, Scott
Jul 12 2016 4:25 PM

DETECTABLE WARNING SURFACE

STANDARD PLAN F-45.10-02

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Carpenter, Jeff
Jul 15 2016 2:26 PM
STATE DESIGN ENGINEER
Washington State Department of Transportation

FOR AS-CONSTRUCTED INFORMATION ONLY

PW#16-017-DEV
PUD-2016-1001
BLD-2017-0233

PLAN STATUS: RECORD DRAWINGS

JOHN P. RAVNIK
STATE OF WASHINGTON
25795
REGISTERED PROFESSIONAL ENGINEER

ENGINEER | 5/23/18 DATE

THIS PLAN SHEET IS ACCEPTED FOR CONSTRUCTION IN ACCORDANCE WITH THE CITY OF ANACORTES ORDINANCES AND POLICIES. ACTUAL CONFORMANCE OF THE DESIGN WITH APPLICABLE LAWS IS THE SOLE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER, WHOSE NAME AND STAMP APPEAR ON THIS SHEET. ACQUIRING, COMPLYING WITH, AND PROVIDING MITIGATION FOR ALL FEDERAL, STATE, COUNTY, AND LOCAL LAWS, PERMITS, AND MANDATES, INCLUDING BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, FEDERAL WETLAND PERMIT, STATE DEPARTMENT OF FISHERIES AND HYDRAULICS PERMIT, FEDERAL FLOOD PLAIN PERMITS, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT IS THE RESPONSIBILITY OF THE DEVELOPER, LAND OWNER, AND THEIR ENGINEER. THE ISSUANCE OF THIS PERMIT SHALL NOT BE CONSTRUED AS PROOF OF COMPLIANCE WITH APPLICABLE LAWS AND PERMIT REQUIREMENTS.

CITY ENGINEER | DATE

CONSTRUCTION FOR THE ACCEPTED PROJECT IS TO START WITHIN 1 YEAR OF THE DATE.

REV. NO.	REVISION	DATE	BY	APPROVED
1	ASBUILT SURVEY PROVIDED BY WRS	03.22.18	DLR	JPR
2	REVISIONS TO ORIGINAL ASBUILTS DATED 03.30.18 (DOUBLE CLOUDED)	05.22.18	DLR	JPR

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION: DETAILS

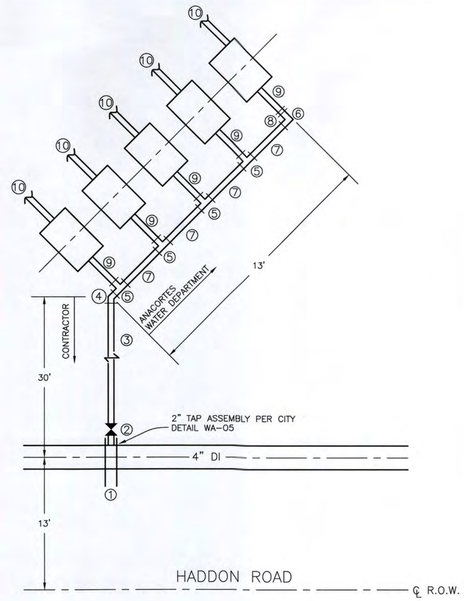
SCALE: 1"=20'
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.22.18

SHEET TITLE:
HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO. 16009.DET.ASB.dwg
JOB NO. 16009
SHEET NO. 13 OF 16

① 2" SADDLE WITH 2" NIPPLE
② 2" RESILIENT WEDGE GATE VALVE AND VALVE CASING
③ 2" REHAU MUNICIPEX PIPE
④ 2" BRASS 45° BEND
⑤ 2"x1" BRASS TEE
⑥ 2" BRASS 90° BEND
⑦ 2" BRASS PIPE
⑧ 2"x1" BRASS REDUCER
⑨ 1" BRASS PIPE TO METER ASSEMBLY
⑩ 1" PRESSURE CLASS 200 HDPE DOMESTIC SERVICE PIPE INSTALLED TO 5' INTO EACH LOT.

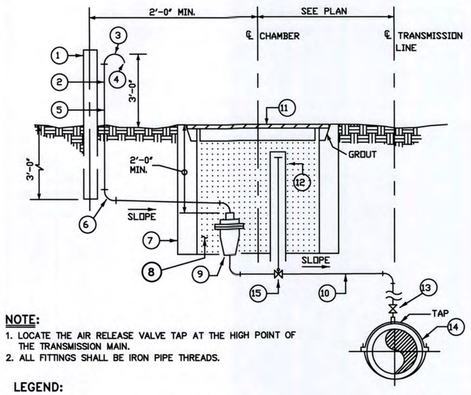
ATTACHMENTS TO THE REHAU PIPE SHALL BE QUICK COUPLINGS WITH STAINLESS STEEL INSERTS.



MANIFOLD DETAIL

(FOR LOTS 9, 10, 11, 12, & 13)

NO SCALE



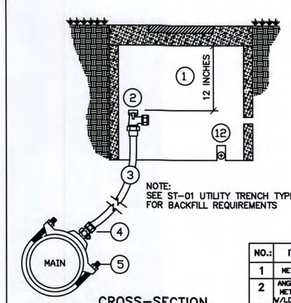
NOTE:

1. LOCATE THE AIR RELEASE VALVE TAP AT THE HIGH POINT OF THE TRANSMISSION MAIN.
2. ALL FITTINGS SHALL BE IRON PIPE THREADS.

LEGEND:

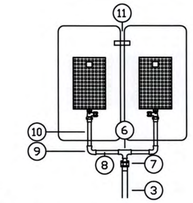
1. ATTACH VENT TO 9"X6' CONCRETE POST
2. STRAP VENT TO POST USING 1/4" X 1" STAINLESS STEEL STRAPS & 1/4" ANCHOR BOLTS
3. 180° RETURN BEND
4. 1/4" MESH BRONZE BIRD SCREEN
5. 1"Ø GALVANIZED STEEL PIPE
6. GALVANIZED 90° BENDS
7. FOGTITE B-10 WITH TRAFFIC LID
8. INSULATE WITH 1.5" RIGID STYROFOAM
9. 1" COMBINATION AIR RELEASE/AIR VACUUM VALVE. TO BE DETERMINED BY ENGINEERING.
10. 1" COPPER PIPE
11. FOGTITE B-10 TRAFFIC RATED COVER.
12. PROVIDE 6" ALUMINUM OR PLASTIC DUCT FOR VALVE BOX TO WITHIN SIX (6) INCHES OF THE SURFACE. PROVIDE COVER FOR DUCT.
13. CORP STOP
14. LINE SIZE BRASS SADDLE W/1" I.P. TAP
15. BALL CURB VALVE

SCALE: NOT TO SCALE DRAWN BY: S.L.		DETAIL: WA-06
FILE: WA-06 1 AIR REL.DWG		1 INCH COMBINATION AIR RELEASE\VACUUM BREAKER VALVE
EFFECTIVE DATE: 07-30-2011 / REVIEW BY DATE: 05-31-2013 / REVIEWER: BRUCHNER		



NOTE:
SEE ST-01 UTILITY TRENCH TYPICAL FOR BACKFILL REQUIREMENTS

CROSS-SECTION



DOUBLE SERVICE - PLAN VIEW

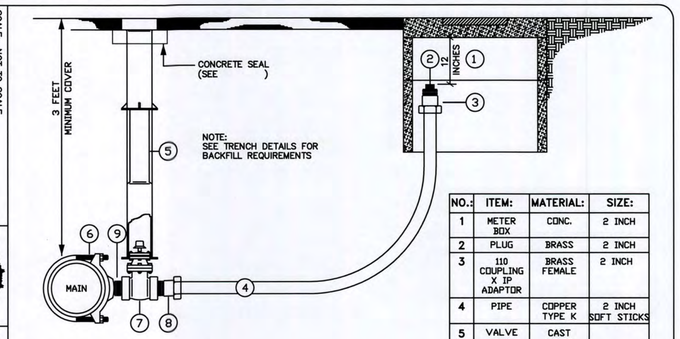
NO.:	ITEM:	MATERIAL:	5/8 OR 3/4	1 INCH	1 INCH DOUBLE
1	METER BOX	CONC.	ND1	ND1	ND1
2	ANGLED BALL METER STOP W/LOCK WINGS	FOR COPPER SERVICE	1 INCH	1 INCH	5/8 INCH OR 3/4 INCH
3	PIPE	COPPER TYPE K	1 INCH	1 INCH	1 INCH
4	CORP. STOP	FOR COPPER SERVICE	1 INCH	1 INCH	1 INCH
5	SADDLE	BRASS BODY S.S OR BRONZE STRAP (ROMAC 101B/BS)			
6	TEE	BRASS			1X3/4X3/4
7	ADAPTOR	BRASS			1 INCH #15489
8	PIPE	BRASS			3/4" X 6"
9	90° ELBOW	BRASS			3/4 INCH
10	PIPE	BRASS			3/4 INCH X CLOSE
11	CONDUIT	PVC	2 INCH		

FIRE SPRINKLER SYSTEMS MAY REQUIRE LARGER METER AND SERVICE PIPING TO MEET FIRE FLOW REQUIREMENTS. COORDINATE WITH BUILDING DEPARTMENT IF SPRINKLERS ARE PROPOSED.

WATER SERVICE NOTES:

A. SEE EDS STANDARDS W2-20 FOR METER BOX SIZES.
B. METER WILL BE PROVIDED BY THE CITY AFTER FEES ARE PAID.
C. ANGLED METER BALL STOP AND CORPORATION STOP SHALL BE MUELLER 110, FORD QUICK OR AY McDONALD JOINT COMPRESSION FITTING, OR APPROVED EQUAL..
D. THE SADDLE SHALL BE RESEALED IN 8 MIL POLY BAGGING. THE CORP AND COPPER SERVICE SHALL BE WRAPPED IN TAPE 3'-4' FOR CATHODIC PROTECTION.
E. OWNER SHALL SUPPLY PRESSURE REDUCING VALVE AT BUILDING ENTRANCE IF STATIC OR FIRE PUMP PRESURE EXCEEDS 80 PSI.
F. FOR DOUBLE SERVICE, A U-BRANCH MUELLER MODEL NO: H-15364 OR OR EQUAL MAY BE USED.
G. ALL FITTINGS SHALL BE IRON PIPE THREADS.

SCALE: NOT TO SCALE DRAWN BY: S.L.		DETAIL: WA-04
FILE: WA-04 SERV-SMALL.DWG		WATER SERVICE UNDER 2"
EFFECTIVE DATE: 07-30-2011 / REVIEW BY DATE: 05-31-2011 / REVIEWER: BRUCHNER		APPENDIX A - STANDARD DRAWING 2011



NOTE:
SEE TRENCH DETAILS FOR BACKFILL REQUIREMENTS

NO.:	ITEM:	MATERIAL:	SIZE:
1	METER BOX	CONC.	2 INCH
2	PLUG	BRASS	2 INCH
3	110 COUPLING X IP ADAPTOR	BRASS FEMALE	2 INCH
4	PIPE	COPPER TYPE K	2 INCH SOFT STICKS
5	VALVE BOX	CAST IRON	
6	SADDLE WITH 2 INCH NIPPLE	BRASS	
7	RESILIENT WEDGE GATE VALVE		2 INCH
8	IPX110 COUPLING ADAPTOR	BRASS MALE	2 INCH
9	NIPPLE	BRASS	2X3

WATER SERVICE NOTES:

A. SEE EDS STANDARDS W2-20 FOR METER BOX SIZES.
B. METER WILL BE PROVIDED AND INSTALLED BY THE CITY AFTER FEES ARE PAID.
C. SADDLE SHALL BE ROMAC NO.202S OR EQUAL.
D. OWNER SHALL SUPPLY PRESSURE REDUCING VALVE IF REQUIRED.
E. FOR METER INSTALLATIONS GREATER THAN 2 INCHES, CONTACT THE ENGINEERING WATER WORKS DEPARTMENT.
F. ALL FITTINGS SHALL BE IRON PIPE THREADS.

SCALE: NOT TO SCALE DRAWN BY: S.L.		DETAIL: WA-05
FILE: WA-05 SERV LARGE.DWG		1 1/2 INCH AND2 INCH WATER SERVICE
EFFECTIVE DATE: 07-30-2011 / REVIEW BY DATE: 05-31-2013 / REVIEWER: BRUCHNER		APPENDIX A - STANDARD DRAWING 2011

FOR AS-CONSTRUCTED INFORMATION ONLY

JOHN P. RAVNIK STATE OF WASHINGTON 25795 REGISTERED PROFESSIONAL ENGINEER

PW#16-017-DEV
PUD-2016-1001
BLD-2017-0233

ENGINEER — DATE 5/23/18

THIS PLAN SHEET IS ACCEPTED FOR CONSTRUCTION IN ACCORDANCE WITH THE CITY OF ANACORTES ORDINANCES AND POLICIES. ACTUAL CONFORMANCE OF THE DESIGN WITH APPLICABLE LAWS IS THE SOLE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER, WHOSE NAME AND STAMP APPEAR ON THIS SHEET. ACQUIRING, COMPLYING WITH, AND PROVIDING MITIGATION FOR ALL FEDERAL, STATE, COUNTY, AND LOCAL LAWS, PERMITS, AND MANDATES, INCLUDING BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, FEDERAL WETLAND PERMIT, STATE DEPARTMENT OF FISHERIES AND HYDRAULICS PERMIT, FEDERAL FLOOD PLAIN PERMITS, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT IS THE RESPONSIBILITY OF THE DEVELOPER, LAND OWNER, AND THEIR ENGINEER. THE ISSUANCE OF THIS PERMIT SHALL NOT BE CONSTRUED AS PROOF OF COMPLIANCE WITH APPLICABLE LAWS AND PERMIT REQUIREMENTS.

CITY ENGINEER — DATE

CONSTRUCTION FOR THE ACCEPTED PROJECT IS TO START WITHIN 1 YEAR OF THE DATE.

PLAN STATUS: RECORD DRAWINGS

REV. NO.	REVISION	DATE	BY	APPROVED
1	ASBUILT SURVEY PROVIDED BY WRS	03.22.18	DLR	JPR
2	REVISIONS TO ORIGINAL ASBUILTS DATED 03.30.18 (DOUBLE CLOUDED)	05.22.18	DLR	JPR

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
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SHEET DESCRIPTION: DETAILS

SCALE: 1"=20'
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.22.18

SHEET TITLE:
HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO. 16009.DET.ASB.dwg
JOB NO. 16009
SHEET NO. 13A OF 16

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE 2016 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS PREPARED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND THE AMERICAN PUBLIC WORKS ASSOCIATION (WSDOT/APWA) TOGETHER WITH THE REQUIREMENTS OF THE ANACORTES PLANNING AND PUBLIC WORKS DEPARTMENTS, SKAGIT COUNTY PUBLIC WORKS FOR HADDON ROAD IMPROVEMENTS WESTERLY OF THE SITE, THE CITY OF ANACORTES SEWER DEPARTMENT, REQUIREMENTS OF CITY OF ANACORTES WATER DEPARTMENT FOR THE WATERLINE EXTENSIONS SERVING THIS PROJECT, AND REQUIREMENTS OF THE APPLICABLE UTILITY COMPANIES PROVIDING SERVICES TO THIS PROJECT.

   IF THERE ARE ANY CONFLICTS IN REQUIREMENTS, THE MOST STRINGENT SHALL APPLY UNLESS OTHERWISE APPROVED BY THE ENGINEER.

2. DURING THE COURSE OF THIS PROJECT THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND CONDUCTING PRECONSTRUCTION MEETINGS WITH A REPRESENTATIVE FROM THE FOLLOWING AGENCIES FOR, AT A MINIMUM, THE FOLLOWING CIVIL PHASES OF WORK:

   EROSION & SEDIMENT CONTROLS–CITY OF ANACORTES PUBLIC WORKS
   SANITARY SEWER SYSTEM–CITY OF ANACORTES
   STORM DRAINAGE, ON–SITE GRADING, PIPING–CITY OF ANACORTES AND PROJECT ENGINEER
   PUBLIC WATERLINE EXTENSION–CITY OF ANACORTES WATER DEPARTMENT
   P, T, C, G,FO COORDINATION–ALL UTILITY COMPANIES
   ROAD SUBGRADE –CITY OF ANACORTES, SKAGIT COUNTY PUBLIC WORKS & PROJECT ENGINEER
   ROAD TOP OF FINISHED GRAVEL GRADE AND COMPACTION–CITY OF ANACORTES, SKAGIT COUNTY PUBLIC WORKS, & PROJECT ENGINEER
   ROAD FINAL CRUSHED ROCK GRADING PRIOR TO ASPHALT–CITY OF ANACORTES, SKAGIT COUNTY PUBLIC WORKS, AND PROJECT ENGINEER
   CONCRETE CURB/GUTTER–CITY OF ANACORTES PUBLIC WORKS DEPARTMENT
   TEMPORARY UTILITY SHUT–DOWNS– UTILITY COMPANY AND AFFECTED PROPERTIES
   FINAL GRADING & SITE CLEANUP – CITY OF ANACORTES PUBLIC WORKS DEPARTMENT & OWNER
   COORDINATION WITH ADJOINING PROPERTY OWNERS FOR ALL WORK ACTIVITIES FRONTING THESE OFFSITE PROPERTIES.

3. THE DEVELOPMENT OF THIS PROJECT REQUIRES THE CONTRACTOR CLOSELY COORDINATE UTILITY AND ROADWAY IMPROVEMENTS WITH CITY OF ANACORTES, SKAGIT COUNTY PUBIC WORKS FOR HADDON ROAD IMPROVMENTS WESTERLY OF THE SITE, UTILITY COMPANIES, AND OTHER DISCIPLINES INVOLVED WITH THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR THOROUGHLY REVIEWING EACH COMPONENT OF WORK ON THE CIVIL PLANS AND COORDINATING WITH THE OWNER, ENGINEER, AND THE CITY OF ANACORTES FOR ANY QUESTIONS OR CLARIFICATIONS OF WORK BEFORE COMMENCING.

4. CONSTRUCTION STAKING FOR THIS PROJECT SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR, COORDINATED AND RETAINED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ASPECTS OF CONSTRUCTION STAKING WITH THE SURVEYOR. NO RESTAKING OF ANY PREVIOUSLY STAKED ITEMS WILL BE PAID BY THE OWNER. ANY RESTAKING WILL BE PAID FOR BY THE CONTRACTOR. AT THE ONSET OF THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL PROVIDE TO THE OWNER, SURVEYOR, AND ENGINEER, A DETAILED LIST AND SCHEDULE OF CONSTRUCTION STAKING ITEMS.

5. DURING THE COURSE OF THIS PROJECT, THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ALL ASBUILTS OF UTILITIES INSTALLED; EXISTING UTILITIES ENCOUNTERED INCLUDING THEIR DEPTH, SIZE, AND MATERIAL; AND EXISTING CONDITIONS NOT CONSISTENT WITH THOSE IDENTIFIED ON THE PLANS. ALL ASBUILT INFORMATION SHALL BE MAINTAINED IN A CLEAR, LEGIBLE, COMPREHENDIBLE ORDER. ASBUILT INFORMATION SHALL BE CLEARLY WRITTEN ON A CLEAN SET OF CONSTRUCTION PLANS AND PROVIDED TO THE ENGINEER UPON THE PROJECT'S COMPLETION. THE ASBUILT PLANS, PREPARED BY THE ENGINEER, SHALL BE SUBMITTED AND APPROVED BY CITY OF ANACORTES PUBIC WORKS DEPARTMENT.

6. EXISTING UTILITIES HAVE BEEN IDENTIFIED USING THE AVAILABLE UTILITY RECORDS, PREVIOUS DESIGN DOCUMENTS, AND A TOPOGRAPHIC SURVEY OF THE SURFACE CONDITIONS WITHIN THE SUBJECT PROPERTY AND THE ABUTTING PORTIONS OF HADDON ROAD AND WHISTLE LAKE ROAD. THE TOPOGRAPHIC SURVEY OF THIS SITE AND THE ABUTTING ROADWAYS HAS BEEN PROVIDED BY METRON AND ASSOICATES OF ARLINGTON, WASHINGTON AT (360) 435–3777.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING ALL EXISTING UTILITIES LOCATED PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE ONE–CALL UTILITY LOCATE SERVICE AT "811" A MINIMUM OF TWO WORKING DAYS PRIOR TO ANY WORK. THE CONTRACTOR IS ALSO RESPONSIBLE FOR RETAINING A PRIVATE UTILITY LOCATE SERVICE TO IDENTIFY ANY EXISTING UTILITIES BEYOND THE LIMITS OF THE PUBLIC RIGHTS–OF–WAY. DAMAGES TO THE EXISTING UTILITIES RESULTING FROM THIS CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR OR THE UTILITY COMPANY, AS REQUIRED, AT THE CONTRACTOR'S EXPENSE. AT ALL CROSSING'S OF NEW UTILITIES WITH EXISTING UTILITIES THE EXISTING UTILITY SHALL BE HORIZONATALLY AND VERTICALLY ASBUILT PRIOR TO COMMENCING CONSTRCTION IN THAT AREA AND THE ENGINEER SHALL BE NOTIFIED OF POTENTIAL CONFLICTS.

8. GENERAL CONDITIONS HAVE BEEN INDICATED ON THE PLANS FOR THE REMOVAL OF EXISTING MATERIALS AND STRUCTURES NECESSARY TO ACCOMMODATE THE PROPOSED IMPROVEMENTS. THE LIMITS OF THIS WORK ARE FOR USE BY THE CONTRACTOR IN PREPARING A COST FOR THIS PROJECT. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR THOROUGHLY INSPECTING THE ENTIRE PROJECT SITE AND ASCERTAINING THE ENTIRE LIMIT OF ALL WORK THAT WILL BE NECESSARY TO PROVIDE THE PROPOSED IMPROVEMENTS IN A COMPLETED, ACCEPTABLE CONDITION, TO THE SATISFACTION OF THE OWNER, ENGINEER, OWNER'S RETAINED SOIL'S ENGINEER, THE CITY OF ANACORTES DEPARTMENTS, AND UTILITY COMPANIES INVOLVED WITH THE CONSTRUCTION OF THESE SITE IMPROVEMENTS.

   THE CONTRACTOR IS RESPONSIBLE FOR PRESERVING AND PROTECTING ALL ELEMENTS THAT ARE TO REMAIN. DAMAGED CONDITIONS MUST BE PROMPTLY REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE ASSOCIATED OWNER.

9. THE CONTRACTOR SHALL PROVIDE DAILY EFFORTS TO KEEP THE SITE IN A NEAT AND ORDERLY CONDITION TO THE SATISFACTION OF THE OWNER, ENGINEER, AND THE CITY OF ANACORTES AND SKAGIT COUNTY PUBLIC WORKS DEPARTMENTS. THE CONTRACTOR IS REQUIRED TO PROVIDE PROVISIONS NECESSARY TO PREVENT DEBRIS FROM BEING WASHED INTO ANY DRAINAGE SYSTEM ADJACENT TO THE SUBJECT PROPERTY, OR ANY OTHER STORM SYSTEM THROUGHOUT AND NEAR THIS PROJECT SITE. IT IS IMPERATIVE THE CONTRACTOR PROVIDE EVERY MEASURE TO PREVENT SILT AND DEBRIS FROM BEING WASHED INTO ANY PORTION OF ANY OFFISTE PROPERTY, DITCH AND/OR NEW DRAINAGE SYSTEM IMPROVEMENTS. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT WASH WATERS FROM DAMAGING ANY PROPERTIES OR THE ADJOINING SLOPE ALONG THE EASTELRY SIDE OF THE PROJECT.

   THE CONTRACTOR SHALL PROVIDE ALL PROVISIONS TO PREVENT DIRTY RUNOFF WATERS FROM ENTERING ANY PORTION OF THE EXISTING OR PROPOSED STORM SYSTEM OR PROPERTY OWNED BY OTHERS.

10. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING EROSION AND SEDIMENTATION CONTROL REQUIREMENTS IN CONFORMANCE WITH CITY OF ANACORTES AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS. THE SITE CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EROSION CONTROL CONDITIONS, MONITORING OF STORMWATER RUNOFF CONDITIONS, WEEKLY INSPECTION REPORTS, MONTHLY REPORTING TO D.O.E., RAINFALL OCCURRENCE INSPECTION REPORT, COPY ALL REPORTS AND NOTES TO CITY, AND IMPLEMENTING CHANGES/IMPROVEMENTS/MAINTENANCE OF ALL EROSION CONTROL FACILITIES.

11. ALL CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED TO PREVENT ANY DIRTY RUNOFF WATERS FROM ENTERING UPON OFFSITE PROPERTIES.

12. TRAFFIC LANES MUST BE MAINTAINED ON ALL ADJACENT ROADWAYS. NO FULL–WIDTH ROAD CLOSURES WILL BE ALLOWED. TO ACCOMMODATE UTILITY INSTALLATIONS WITHIN THE RIGHT OF WAY, PARTIAL ROAD CLOSURES WILL BE ALLOWED ONLY IF APPROVED BY THE CITY OF ANACORTES PUBLIC WORKS AND FIRE DEPARTMENTS. WITH EACH PARTIAL CLOSURE, AND DURING ALL CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL PREPARE AND PROVIDE A TRAFFIC CONTROL PLAN TO THE CITY OF ANACORTES PUBLIC WORKS DEPARTMENT IDENTIFYING FLAGGERS AND TEMPORARY SIGN INSTALLATIONS FOR ON–GOING WORK ACTIVITIES. THE REQUIREMENTS OF TRAFFIC CONTROL SHALL BE APPROVED BY THE CITY OF ANACORTES PUBLIC WORKS DEPARTMENT, PERTAINING TO FLAGGERS AND LIGHTS. ALL TRAFFIC CONTROL PLANS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ANACORTES PUBLIC WORKS DEPARTMENT AND THE MOST RECENT VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. REGARDLESS OF WHERE THE CONSTRUCTION ACTIVITY IS OCCURRING FOR THIS PROJECT, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TRAFFIC CONTROL SIGNS AND FLAGGERS FOR CONSTRUCTION VEHICLES ENTERING AND EXITING THIS PROJECT SITE. FLAGGERS MUST BE USED DURING ALL PERIODS OF CONSTRUCTION WITHIN THE RIGHTS OF WAYS.

13. THE SURROUNDING PROPERTIES ARE RESIDENTIALLY DEVELOPED. THE CONTRACTOR MUST PROVIDE ALL PROVISIONS TO PROPERLY AND SAFELY MANAGE THE CONSTRUCTION ACTIVITIES FOR PEOPLE THAT WALK ON ADJOINING ROADS. HADDON ROAD AND WHISTLE LAKE ROAD MUST BE KEPT AVAILABLE FOR A MINIMUM OF ONE TRAVEL LANE AT ALL TIMES. DURING PERIODS WHEN NO CONSTRUCTION ACTIVITIES ARE OCCURING ONSITE, ALL TRAVEL LANES SHALL BE AVAILABLE FOR USE.

14. DURING ALL PHASES OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES TO MINIMIZE THE IMPACTS ON THE ADJOINING PROPERTIES. IT IS THE CONTRACTOR'S DAILY RESPONSIBILITY TO PROVIDE THIS MEASURE WHENEVER NECESSARY. THE CITY OF ANACORTES AND SKAGIT COUNTY PUBLIC WORKS DEPARTMENTS RESERVE THE RIGHT TO REQUIRE ADDITIONAL DUST CONTROL MEASURES TO BE PROVIDED BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THIS CONTRACT. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT CLEANUP OF ALL DEBRIS TRANSPORTED FROM THIS SITE.

15. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS CONCERNING THE DISPOSAL OF MATERIALS REMOVED FROM THIS PROJECT SITE. ALL ASPHALT, CONCRETE, STRUCTURES, NATIVE, AND NON–NATIVE DEBRIS REMOVED FROM THIS SITE SHALL BE DISPOSED IN A LEGALLY APPROVED DISPOSAL SITE OBTAINED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE DISPOSAL OF MATERIALS, REGARDLESS OF NATURE, FROM THIS PROJECT SITE.

16. IN ADDITION TO NOTIFYING CITY OF ANACORTES FOR ANY TEMPORARY OR PARTIAL ROAD CLOSURES, THE CONTRACTOR IS ALSO RESPONSIBLE FOR NOTIFYING ALL ADJOINING RESIDENCES AND BUSINESSES WITHIN THE VICINITY OF THIS PROJECT TO INFORM THEM OF CONSTRUCTION ACTIVITIES AND WHEN ACCESS TO THIS AREA MAY BE LIMITED.

   THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING THESE SITE IMPROVEMENTS IN SUCH A WAY AS TO NOT SIGNIFICANTLY IMPACT THE OPERATION OF ANY ADJOINING BUSINESSES OR RESIDENCES.

   THE CONTRACTOR SHALL PERFORM ALL SITE IMPROVEMENTS IN SUCH A MANNER AS TO CONTINUALLY ALLOW THE ADJOINING RESIDENCES THE ABILITY TO DRIVE ON ALL ADJACENT ROADWAYS. AT NO TIME SHALL ANY ROADWAY BE TOTALLY CLOSED TO PUBLIC TRAFFIC.

17. THE CONTRACTOR SHALL USE EQUIPMENT THAT IS OPERATING EFFICIENTLY. MANY OF THE UTILITY INSTALLATIONS ARE AT A VERY SMALL SLOPE, THEREFORE, ALL LAZER EQUIPMENT SHALL HAVE BEEN RECENTLY CALIBRATED AND FIELD CHECKED FOR ACCURACY. NO EQUIPMENT SHALL BE ALLOWED ONSITE THAT LEAKS FLUIDS. AT ALL TIMES DURING THE COURSE OF THIS PROJECT, THE CONTRACTOR SHALL HAVE SPILL CLEAN UP EQUIPMENT AND MATERIALS READILY AVAILABLE. EQUIPMENT SHALL BE PARKED IN AN AREA THAT IN THE EVENT A SPILL SHALL OCCUR, THE SPILL WILL BE CONTAINED AND NO FLUIDS WILL HAVE THE POTENTIAL TO ENTER ANY OF THE OFFSITE AND ONSITE DRAINAGE SYSTEMS. ON A DAILY BASIS, THE CONTRACTOR SHALL INSPECT ALL EQUIPMENT AND PROVIDE ALL NECESSARY MAINTENANCE OF SAID EQUIPMENT AS NEEDED TO MINIMIZE THE POTENTIAL FOR ANY SPILLS OR LEAKING OF FLUIDS.

CLEARING AND EXCAVATION

18. A GEOTECHNICAL INVESTIGATION AND VARIOUS REPORTS AND MEMOS HAVE BEEN PREPARED FOR THIS PROJECT BY MATERIALS TESTING INC (MTC). THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND REVIEWING A COPY OF THIS GEOTECHNICAL INFORMATION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR IMMEDIATELY CONTACTING THE OWNER AND ENGINEER, IF SITE CONDITIONS INDICATE UNSTABLE OR NON–UNIFORM SOIL CONDITIONS.

19. IF NATURAL, UNDISTURBED, SUBGRADE CONDITIONS ARE IDENTIFIED DURING THE COURSE OF THIS WORK THAT REQUIRES ADDITIONAL EXCAVATION; THE CONTRACTOR SHALL NOTIFY THE ENGINEER REGARDING THE ENCOUNTERED CONDITIONS. AS DIRECTED BY THE ENGINEER AND OWNER, THE CONTRACTOR SHALL PERFORM ADDITIONAL EXCAVATION TO REMOVE SOFT, YIELDING, OR ORGANIC MATERIALS WITHIN THE PRISMS OF THE PROPOSED ONSITE AND OFFSITE IMPROVEMENTS. WHERE NECESSARY, EXCAVATION SHALL BE PERFORMED TO REMOVE VEGETATION, TOPSOIL, DEBRIS, REMNANT STRUCTURES, ORGANIC MATERIALS, AND ANY OTHER DELETERIOUS MATERIAL THAT MAY DETRIMENTALLY IMPACT SITE EXCAVATION OR FOUNDATION SUPPORT FOR THE PROPOSED IMPROVEMENTS. STRIPPED MATERIALS SHALL NOT BE USED, NOR MIXED, WITH ANY GRANULAR MATERIALS TO BE USED AS STRUCTURAL FILL WITHIN UTILITY TRENCHES OR PROPOSED ROADWAY IMPROVEMENTS.

   NATIVE MATERIALS ARE UNACCEPTABLE AS STRUCTURAL FILL, AND SHALL NOT BE USED FOR ANY IMPROVEMENT EXCEPT FINAL SURFACE GRADING AS SPECIFIED AND FILL WITHIN LANDSCAPE AND LOT AREAS, OUTSIDE OF DRIVELANES.

   OUTSIDE OF THE RIGHT OF WAY, SUBJECT TO APPROVAL BY THE OWNER'S RETAINED SOILS ENGINEER, NATIVE CLEAN SAND MATERIALS MAY BE USED AS TRENCH BACKFILL. NATIVE CLEAN SAND AS TRENCH BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT.

20. ALL SUBGRADE CONDITIONS SHALL BE PREPARED AND COMPACTED CONFORMING TO WSDOT SECTION 2–06.3(1) AND 2–06.3(2). THE SUBGRADE CONDITIONS SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT MAXIMUM DRY DENSITY AT A MOISTURE CONTENT PLUS OR MINUS 2 PERCENT FROM OPTIMUM. THE CONTRACTOR MUST HAVE ALL SUBGRADES, AT THE BOTTOM OF GRAVEL, INSPECTED AND TESTED BY OWNER'S RETAINED SOILS ENGINEER AND INSPECTED BY THE CITY OF ANACORTES OR SKAGIT COUTNY PUBLIC WORKS FOR HADDON ROAD IMPROVMENTS WESTLERY OF THE SITE. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO ACHIEVE THE REQUIRED SUBGRADE CONDITIONS, INCLUDING PROTECTING THE SUBGRADE FROM EXCESSIVE MOISTURE, AND CONDITIONING THE NATIVE SUBGRADE TO REMOVE MOISTURE.

21. EXCAVATION SHALL BE PERFORMED, AT A MINIMUM, TO THE DESIGNED SUBGRADE ELEVATION FOR THE BOTTOM OF GRAVEL. THIS SUBGRADE SHALL BE PREPARED AS SPECIFIED. WHERE SOFT, YIELDING, OR ORGANIC CONDITIONS EXIST AT THE DESIGNED SUBGRADE ELEVATION, ADDITIONAL EXCAVATION MUST BE PERFORMED TO EXPOSE FIRM, NON–YIELDING, NON–ORGANIC, SUBGRADE CONDITIONS. ALL OVER–EXCAVATION WORK MUST BE BROUGHT TO THE ENGINEER'S AND OWNER'S ATTENTION AND APPROVED BY THE OWNER PRIOR TO THE CONTRACTOR PERFORMING THE WORK.

22. DURING ALL PERIODS WHEN NO CONSTRUCTION ACTIVITY IS OCCURRING, NO OPEN HOLES SHALL BE LEFT ACCESSIBLE. OPEN HOLES AND TRENCHES SHALL BE COVERED WITH STEEL PLATES OR OTHER DEVICES WHICH PREVENT ANY ACCESS INTO THE EXCAVATION. OTHERWISE, ALL OPEN HOLES AND TRENCHES SHALL BE BACKFILLED.

23. THE CONTRACTOR IS RESPONSIBLE FOR CLEARING BRUSH, TREES, AND OTHER VEGETATION AS NOTED ON THE PLANS IN ORDER TO PREPARE THE SITE FOR CONSTRUCTION. CONTRACTROR SHALL REVIEW THE TREE REMOVAL PLAN PREPARED FOR THIS PROJECT TO ASSURE CONFORMANCE WITH THIS PLAN. ON–SITE BURNING IS NOT ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR ALL LOADING, HAULING, AND PROPER OFFSITE DISPOSAL OF VEGETATED MATTER. THE USE OF CHIPPED VEGETATION IS PERMISSIBLE IN THE TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES INSTALLED, MAINTAINED, AND OPERATED BY THE CONTRACTOR.

24. SUBGRADE CONDITIONS AND PLACED–MATERIAL CONDITIONS THAT ARE APPROVED, BUT LATER FAIL TO MEET SPECIFICATIONS DUE TO EXCESSIVE TRAFFIC, UNPROTECTED FROM WEATHER, OR UNDUE IMPACTS, AS DETERMINED BY THE ENGINEER, SHALL BE REBUILT/RECONSTRUCTED BY THE CONTRACTOR AT THE CONTRACTOR'S COST.

25. DURING ALL COURSES OF THIS PROJECT, THE CONTRACTOR IS TO PROVIDE ALL POSSIBLE MEANS TO PREVENT STORMWATER FROM PONDING ON THE EXCAVATED SUBGRADE AND ON PLACED MATERIAL SURFACES, AND FROM CAUSING EXCESSIVE MOISTURE. PROVISIONS TO PREVENT AND/OR REMOVE STORM RUNOFF SHALL INCLUDE, BUT ARE NOT LIMITED TO, PLASTIC COVERS, TEMPORARY DITCHING, PUMPS, AND SILTATION PONDS. ALL STORMWATER DISCHARGED FROM THIS SITE SHALL BE THOROUGHLY FILTERED THROUGH EROSION AND SEDIMENTATION CONTROLS PRIOR TO BEING DISCHARGED INTO ANY NEW OR EXISTING DRAINAGE FACILITY. AREAS PROPSED FOR INFILTRATION TRENCHS SHALL BE PROTECTED FROM EXCESSIVE TRAFFIC AND COMPACTION.

26. ALL CONSTRUCTION PRACTICES AND SITE OPERATIONS SHALL BE PERFORMED TO PROTECT THE UNDERLYING SOILS.

27. AT ANY LOCATIONS WHERE TREE STUMPS OR ORGANIC MATERIALS ARE REMOVED FROM WITHIN THE IMPERVIOUS AND UTILITY TRENCH AREAS, THE CONTRACTOR SHALL BACKFILL THE LIMITS OF THE OVEREXCAVATION WITH COMPACTED STRUCTURAL FILL MATERIAL AS SPECIFIED. NATIVE MATERIAL SHALL NOT BE USED AS BACKFILL AT ANY LOCATION BELOW OR WITHIN THREE FEET OF THE PROPOSED RIGHT–OF–WAY, EXCEPT AS FINAL SURFACE GRADING AS SPECIFIED AND AS FILL WITHIN LOW LOT AREAS.

28. DURING THE COURSE OF THIS PROJECT, THE CONTRACTOR IS RESPONSIBLE FOR STOCKPILING CLEAN, NATIVE TOPSOIL MATERIALS TO BE USED AS FINAL GRADING AGAINST BACKS OF CURBS, AND AT DESIGNATED AREAS DIRECTED BY THE OWNER. STOCKPILED TOPSOIL TO BE USED FOR FINAL GRADING SHALL BE FREE OF ROCKS, STICKS, AND DEBRIS GREATER THAN TWO INCHES IN ANY DIMENSION. THE CONTRACTOR IS RESPONSIBLE FOR STOCKPILING TOPSOIL AT LOCATIONS THAT WILL NOT INTERRUPT CONSTRUCTION ACTIVITIES, AND FOR PROTECTING THE TOPSOIL STOCKPILE FROM CONTAMINATION AND SATURATION.

   TOPSOIL MATERIAL SHALL BE GRADED AS SPECIFIED, AND STATIC ROLLED TO PROVIDE FOR A LIGHTLY DENSE SURFACE CONDITION.

   EXCESS REMAINING NATIVE SOILS SHALL BE COORDINATED WITH THE OWNER FOR THE PLACEMENT AND GRADING OF EXCESS CLEAN NATIVE SOILS UPON THE SUBJECT LOTS.

   IF CAUSED BY THE CONTRACTOR'S PRACTICES, NATIVE SOILS BECOME CONTAMINATED WITH GRANULAR MATERIALS AND OTHER DEBRIS, THE CONTAMINATED NATIVE SOILS SHALL BE DEPOSITED OFFSITE BY THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE AND REPLACED WITH SUFFICIENT MATERIALS.

29. AT ALL LOCATIONS WHERE GRADING AND EXCAVATION OF NATIVE SOILS RESULTS IN A SLOPED CONDITION STEEPER THAN 10:1, THE SURFACE SHALL BE TRACKED SO AS TO CREATE A RIDGED PATTERN PERPENDICULAR TO THE DIRECTION OF SLOPE. UNLESS ONLY EXPOSED TO WEATHER FOR LESS THAN FIVE WORKING DAYS AND UNLESS WET WEATHER CONDITIONS EXIST OR ARE ANTICIPATED, ALL SLOPED CONDITIONS STEEPER THAN 10:1 SHALL BE PROMPTLY COVERED WITH A DENSE STRAW MAT.

   ALL DISTURBED SOIL CONDITIONS SHALL BE SEEDED WITH GRASS AS SPECIFIED.

EXISTING UTILITIES

30. THERE ARE MANY EXISTING UTILITIES THAT WILL BE CROSSED WITH THE PROPOSED IMPROVEMENTS HEREIN. FOR ALL SLOPE–CONTROLLED UTILITIES SUCH AS STORM DRAINAGE AND SANITARY SEWER, THE CONTRACTOR MUST HORIZONTALLY AND VERTICALLY ASBUILT ALL EXISTING UTILITIES WITHIN THE ALIGNMENT OF THE PROPOSED SLOPE–CONTROLLED UTILITY PRIOR TO PERFORMING ANY CONSTRUCTION. THE CONTRACTOR MUST OBTAIN THE HORIZONTAL LOCATION AND VERTICAL ELEVATION OF THE EXISTING UTILITY AND COMPARE IT TO THE DESIGNED IMPROVEMENT. CONFLICTS BETWEEN PROPOSED UTILITIES AND EXISTING UTILITIES MUST BE IMMEDIATELY BROUGHT TO THE ENGINEER'S ATTENTION SO A RESOLUTION CAN BE ACHIEVED IN A TIMELY MANNER.

31. THROUGHOUT THE COURSE OF THIS PROJECT, VARIOUS UTILITY COMPANIES WILL BE INVOLVED IN SITE IMPROVEMENTS FOR REMOVAL OF A UTILITY, PROPOSED UTILITY CROSSING, AND TO MAKE CONNECTIONS FROM THE PROPOSED WORK HEREIN TO THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH EACH UTILITY COMPANY PRIOR TO COMMENCING SITE ACTIVITIES, AND CONDUCTING A COORDINATION MEETING ONSITE WITH A REPRESENTATIVE FROM EVERY UTILITY COMPANY. THE CONTRACTOR SHALL PERFORM EXCAVATION, BACKFILL, AND WORK AS REQUIRED BY THE UTILITY COMPANIES FOR THE COMPLETE AND FUNCTIONAL INSTALLATION OF EACH SERVICE. CONTRACTOR TO COORDINATE WHAT TYPE OF INSPECTION WILL BE REQURIED BY EXISITNG UTILITY COMPANIES WHEN CROSSING THEIR SPECIFIC UTILITY.

32. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. ANY DAMAGED UTILITY CONDITIONS MUST BE PROMPTLY REPAIRED, IN CONFORMANCE WITH UTILITY COMPANY REQUIREMENTS, AT THE CONTRACTOR'S EXPENSE.

33. CONSTRUCTION OF THESE IMPERVIOUS AND UTILITY IMPROVEMENTS WILL REQUIRE THAT SOME UTILITIES TEMPORARILY BE SHUT DOWN. PRIOR TO PERFORMING ANY WORK THAT WILL INTERRUPT ANY EXISTING SERVICES; THE CONTRACTOR MUST COORDINATE WITH THE ASSOCIATED UTILITY COMPANY AND THE ASSOCIATED PROPERTY OWNERS REGARDING THE TEMPORARY UTILITY SHUTDOWN. UTILITY SHUTDOWNS MUST BE PERFORMED AND COORDINATED SO IMPACT TO THOSE EXISTING PARTIES SERVED IS MINIMIZED.

34. FOR POWER, TELEPHONE, TV CABLE, FIBER OPTIC, AND GAS; THE CONTRACTOR MUST INDEPENDENTLY COORDINATE WITH EACH UTILITY COMPANY REGARDING TRENCH CONDITIONS AND REQUIREMENTS, BEDDING AND COVER MATERIALS, CONDUIT AND ROAD CASINGS. TYPICALLY, A COMMON 48" WIDE TRENCH, BEDDED AND COVERED WITH SIX INCHES OF CLEAN SAND, AND SUFFICIENT DEPTH FOR THREE FEET OF CONDUIT COVER IS ACCEPTABLE TO THE UTILITY COMPANIES. THE CONTRACTOR SHALL EXCAVATE, GRADE, AND PROVIDE BACKFILL FOR ALL VAULTS AND STRUCTURES.

35. WITHIN THIS PROJECT, ONSITE AND OFFSITE, THERE WILL BE EXISTING UTILITIES THAT ARE TO BE ABANDONED IN PLACE. NO OPEN ENDED CONDUITS OR PIPES SHALL BE LEFT, AND ALL OPEN ENDED UTILITIES THAT ARE ABANDONED MUST BE PLUGGED WITH A CONCRETE GROUT MATERIAL OR CAPPED. EVEN ABANDONED UTILITIES SHALL BE ASBUILT WITH THIS INFORMATION PROVIDED TO THE PROJECT ENGINEER AT THE COMPLETION OF THIS PROJECT.

EROSION AND SEDIMENTATION CONTROLS

36. THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO ALL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS FROM THE CITY OF ANACORTES AND AS CONTAINED ON THE CIVIL PLANS HEREIN. THE CONTRACTOR MUST INSPECT ALL EROSION CONTROL DEVICES DURING AND AFTER EACH RAINFALL OCCURANCE, AND SHALL UPGRADE AND SUPPLEMENT ALL EROSION CONTROL ELEMENTS AS NECESSARY TO PREVENT ANY DIRTY RUNOFF WATER FROM ENTERING ANY EXISTING AND PROPOSED DRAINAGE FACILITIES AND FROM IMPACTING OFFSITE PROPERTIES.

37. THE CONTRACTOR MUST PERFORM ALL SITE CONSTRUCTION ACTIVITIES IN SUCH A MANNER TO PROVIDE ALL RUNOFF WATERS AN OPPORTUNITY FOR SEDIMENT AND DEBRIS TO SETTLE OUT OF RUNOFF WATERS, PRIOR TO THEM FLOWING INTO ANY EXISTING OR PROPOSED DRAINAGE FACILITY.

38. FILTER FABRIC FENCE IS TO BE INSTALLED AT ALL LOCATIONS WHERE IT APPEARS SURFICIAL RUNOFF WILL EXIT THE SITE TO AID IN THE REMOVAL OF DEBRIS FROM STORMWATER EXITING THE SUBJECT PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION, CLEANING, REPLACEMENT IF NECESSARY, AND MAINTENANCE OF FILTER FABRIC SILT FENCE AS NECESSARY TO ADEQUATELY CONTROL ALL SURFACE RUNOFF FROM THIS PROPERTY AND ITS ASSOCIATED DEVELOPMENT.

39. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE PROJECT SITE AND DETERMINING LOCATIONS WHERE STORMWATER MAY EXIT THE SUBJECT PROPERTY AND FLOW ONTO ADJACENT AREAS. AT ALL THESE LOCATIONS, THE CONTRACTOR MUST INSTALL FILTER FABRIC FENCE TO AID IN THE REMOVAL OF DEBRIS FROM STORMWATER EXITING THE SUBJECT PROPERTY. CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED TO CAUSE ANY CONCENTRATED RUNOFF WATERS ONTO ADJOINING PROPERTIES OR RIGHT OF WAY AREAS.

40. AFTER SITE WORK IS COMPLETED AND SITE SOIL CONDITIONS ARE STABILIZED, THE CONTRACTOR SHALL CLEAN UP AND REMOVE THE EROSION CONTROL ITEMS AND ALL ACCUMULATED DEBRIS. UNTIL THE SITE IS APPROPRIATELY STABILIZED, AS DETERMINED BY THE CITY OF ANACORTES PUBLIC WORKS DEPARTMENT, THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION AND SEDIMENTATION CONTROL FACILITIES.

41. WITHIN NEW CATCH BASINS AS THEY ARE INSTALLED AND ANY EXISTING CATCH BASIN THAT MAY RECEIVE STORM RUNOFF FROM THE PROJECT AREA, THE CONTRACTOR SHALL INSTALL FILTER FABRIC SACKS UNDER THE RESPECTIVE GRATES. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING, MAINTENANCE, AND REPLACEMENT OF FILTER FABRIC SACKS AS NECESSARY TO CONTINUALLY ALLOW STORMWATER TO BE FILTERED PRIOR TO ENTERING THE DRAINAGE SYSTEM.

42. UPON COMPLETION OF THE PROJECT IMPROVEMENTS, THE CONTRACTOR IS RESPONSIBLE FOR THOROUGHLY CLEANING OUT ALL NEW AND EXISTING STORM PIPES AND ASSOCIATED STORM STRUCTURES INCLUDING CATCH BASINS.

43. AS SOON AS PARTICULAR GRADING ACTIVITIES ARE COMPLETE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MIXTURE OF GRASS SEED, FERTILIZER, AND MULCH TO ASSIST IN STABILIZING THE DISTURBED SOILS. HAND–APPLIED SEED AND FERTILIZER IS ACCEPTABLE PROVIDING THE WEATHER CONDITIONS ARE SUPPORTIVE, OTHERWISE, HYDROSEEDING SHALL BE PERFORMED.

44. CONSTRUCTION IMPROVEMENTS ARE REQUIRED ON SITE, AND WITHIN THE ADJOINING HADDON ROAD PUBLIC RIGHT–OF–WAY AND THE WHITLE LAKE ROAD RIGHT OF WAY AS IDENTIFIED ON THE CIVIL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THESE ON–SITE AND OFF–SITE PROPERTIES IN SUCH A MANNER THAT A SIGNIFICANT RAINFALL EVENT WILL NOT CAUSE SILT–LADENED STORM RUNOFF WATERS TO ENTER ANY PORTION OF AN EXISTING OR NEW DRAINAGE SYSTEM, WITHOUT BEING APPROPRIATELY FILTERED AND CLEANED. THE PROJECT SITE SHALL BE MANAGED AND MAINTAINED SO THAT NO DAMAGES OCCUR FROM NORMAL RAINFALL EVENTS EXPERIENCED IN CITY OF ANACORTES.

45. THROUGHOUT THE COURSE OF THE PROJECT, THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE ADJOINING ROADWAY SWEPT IF DEBRIS IS TRANSPORTED FROM THE PROJECT SITE ONTO THE ADJOINING ROADWAY. THE ROADWAYS MUST BE THOROUGHLY SWEPT TO REMOVE AS MUCH DEBRIS AS POSSIBLE, AND THEN WASHED OR VACUUMED. WHEREVER ROAD–WASHING ACTIVITIES OCCUR, SEDIMENT–CONTROL DEVICES MUST BE IN PLACE TO TRAP SILT AND DEBRIS FROM BEING WASHED INTO THE DRAINAGE SYSTEM AND UPON ADJOINING PROPERTIES. THE CONTRACTOR SHALL PROTECT ALL PROPERTIES FROM BEING DAMAGED AND IMPACTED BY WASH WATER.

GRAVEL AND PROCESSED MATERIALS

46. STRUCTURAL FILL, AS NEEDED TO COMPLETE GRADING CONDITIONS AND AS NECESSARY WITHIN THE PROPOSED UTILITY TRENCHES AND IMPERVIOUS SURFACES, SHALL CONFORM TO THE GRAVEL BORROW SPECIFICATION IN WSDOT SECTION 9–03.14(1). GRAVEL BORROW MATERIAL SHALL NOT CONTAIN MORE THAN 5 PERCENT MAXIMUM ANY MATERIAL PASSING THE NO. 200 SIEVE. IF IN THE OPINION OF THE ENGINEER, OWNER, OR CITY OF ANACORTES, THE IMPORTED STRUCTURAL FILL MATERIAL APPEARS TO CONTAIN MORE THAN 5 PERCENT OF MATERIAL PASSING THE NO. 200 SIEVE, OR DOES NOT APPEAR TO CONFORM TO THE REQUIRED GRADATION, THE CONTRACTOR SHALL PROVIDE A GRADATION ANALYSIS AT NO ADDITIONAL CHARGE TO THE OWNER.

   PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST PROVIDE A NEW GRADATION ANALYSIS AND PROCTOR OF THE GRAVEL MATERIAL TO BE IMPORTED. THIS ANALYSIS IS TO BE PROVIDED TO THE OWNER'S RETAINED SOILS ENGINEER FOR REVIEW AND APPROVAL.

   THE OWNER WILL RETAIN PERSONNEL TO PERFORM COMPACTION TESTING OF GRAVEL FILL MATERIALS AS IDENTIFIED HEREIN. THE CONTRACTOR SHALL HAVE THEIR OWN MATERIALS TESTING COMPANY OBTAIN A NEW SAMPLE OF GRAVEL AND PROVIDE A NEW GRADATION ANALYSIS AND PROCTOR ANALYSIS FOR REVIEW AND APPROVAL BY THE PROJECT ENGINEER AND THE OWNER'S MATERIALS TESTING COMPANY.

   MATERIALS THAT ARE DETERMINED TO BE UNACCEPTABLE SHALL BE PROMPTLY REMOVED FROM THE PROJECT SITE AND REPLACED WITH APPROPRIATE MATERIALS AT NO ADDITIONAL CHARGE TO THE CONTRACT.

   EACH LIFT OF STRUCTURAL FILL MATERIAL, REGARDLESS OF LOCATION, SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF NINETY–FIVE PERCENT OF THE MAXIMUM DRY DENSITY, AT A MOISTURE CONTENT PLUS OR MINUS TWO PERCENT FROM OPTIMUM, AS DETERMINED BY THE ASTM TEST METHOD D–1557.
   MATERIALS THAT ARE DETERMINED TO BE UNACCEPTABLE SHALL BE PROMPTLY REMOVED FROM THE PROJECT SITE AND REPLACED WITH APPROPRIATE MATERIALS AT NO ADDITIONAL CHARGE TO THE CONTRACT. GRAVEL MATERIALS SHALL BE TESTED FOR COMPACTION AS REQUIRED.

   THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING ALL IMPORTED GRAVEL THAT CONFORMS TO THE REQUIRED GRADATION AND CAN BE COMPACTED AS SPECIFIED

47. CRUSHED SURFACING TOP COURSE AND CRUSHED SURFACING BASE COURSE FOR ALL IMPERVIOUS AREAS SHALL BE 100 PERCENT FULL–FRACTURE FACE OBTAINED FROM A QUARRY AND CONFORMING TO WSDOT SECTION 9–03.9(3), PLACED IN LOOSE LIFTS NOT EXCEEDING FOUR INCHES IN DEPTH AND COMPACTED TO A MINIMUM OF NINETY–FIVE PERCENT MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM TEST METHOD D–1557. MOISTURE CONTENT OF ALL MATERIALS SHALL BE PLUS OR MINUS TWO PERCENT FROM OPTIMUM. THE OWNER RESERVES THE RIGHT TO EXCHANGE CRUSHED SURFACING BASE COURSE WITH CRUSHED SURFACING TOP COURSE AT NO CHANGE IN CONTRACT PRICE.

   THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING ALL IMPORTED CRUSHED ROCK MATERIALS THAT CONFORM TO THE REQUIRED GRADATION AND CAN BE COMPACTED AS SPECIFIED. THE COMPLETED CONDITION FOR PLACED CRUSHED ROCK SHALL BE A DENSE, NON–YIELDING, TIGHT, CONDITION FROM THE BOTTOM TO THE TOP OF THE CRUSHED ROCK SECTION.

48. DRAIN ROCK TO BE PROVIDED IN THE INFILTRATION TRENCHES MUST BE CLEAN, WASHED PRODUCT VARYING IN SIZE FROM 0.75–INCHES TO 2.0–INCHES. DRAIN ROCK SHALL BE FREE OF FINES AND ALL OTHER DEBRIS. NON–WASHED DRAINROCK WILL NOT BE ACCEPTED.

49. QUARRY SPALLS ARE TO BE USED WHERE NECESSARY AS UTILITY TRENCH FOUNDATION, STRUCTURE FOUNDATION, AT THE EXPOSED STORM PIPE INLETS AND OUTLETS, FLOW ARMOURING, AND AS REQUIRED BY THE CITY FOR TEMPORARY CONSTRUCTION ACCESS ROADS. QUARRY SPALLS SHALL CONFORM TO WSDOT SECTION 9–13.6.

50. GEOTEXTILE FABRIC SHALL BE PLACED UPON THE SUBGRADE SURFACE AS DIRECTED BY THE CIVIL PLANS.

   GEOTEXTILE FABRIC SHALL CONFORM TO WSDOT SECTION 9–33, TABLE 3, SOIL STABILIZATION PROPERTIES. LISTED BELOW ARE THE MINIMUM REQUIREMENTS FROM THIS REFERENCED SECTION:

   APPARENT OPENING SIZE: NO. 40 SIEVE MAX
   WATER PERMITTIVITY: 0.1 / SEC MINIMUM
   GRAB TENSILE STRENGTH 315/200
   SEAM BREAKING STRENGTH 270/180

51. WHERE FABRIC IS REQUIRED, THE CONTRACTOR IS RECOMMENDED TO PERFORM AS MANY OF THE UNDERLYING UTILITY IMPROVEMENTS AS POSSIBLE TO PREVENT HAVING TO CUT THE GEOTEXTILE FABRIC. WHERE FABRIC CUTS ARE NECESSARY, THE CONTRACTOR SHALL USE A SHARP DEVICE, AND NOT TEAR THE FABRIC FOR THE PROPOSED WORK. AT LOCATIONS WHERE A CUT MUST BE MADE, THE OVERLAPPING FABRIC TO COVER THE CUT MUST OVERLAP A MINIMUM OF THREE FEET IN EACH DIRECTION.

52. PLACEMENT OF THE GEOTEXTILE FABRIC WHERE REQUIRED, SHALL BE ON A SUBGRADE THAT HAS BEEN EXCAVATED, PREPARED AS IDENTIFIED HEREIN, AND INSPECTED FOR APPROVAL. PLACEMENT OF THE FABRIC SHALL BE PERFORMED UTILIZING THE MANUFACTURER'S RECOMMENDED METHODS IN ORDER TO STRETCH THE FABRIC AS TIGHT AS POSSIBLE. ALL FABRIC JOINTS MUST OVERLAP A MINIMUM OF THREE FEET.

53. AT LOCATIONS WITHIN THE PROJECT SITE WHERE OVEREXCAVATION IS NECESSARY TO REMOVE SOFT, YIELDING, SUBGRADE MATERIALS, AND AS DIRECTED BY THE SOILS ENGINEER, THE CONTRACTOR SHALL UTILIZE TWO LAYERS OF GEOTEXTILE FABRIC FOR SOIL STABLIZATION PER WSDOT SECTION 9–33, TABLE 3. THE GEOTEXTILE FABRIC SHALL BE PLACED ALONG THE BOTTOM AND SIDES OF THE OVEREXCAVATED AREA, AND SHALL EXTEND BEYOND THE OVER EXCAVATED AREA A MINIMUM DISTANCE OF FIVE FEET ONTO AREAS WHERE THE SUBGRADE CONDITIONS ARE FIRM AND NON–YIELDING. THE OVER EXCAVATED AREA SHALL BE FILLED WITH MECHANICALLY COMPACTED GRAVEL BORROW MATERIAL TO THE DESIGNED SUBGRADE ELEVATION WHERE THE PRIMARY SHEET OF GEOTEXTILE FABRIC SHALL BE PLACED.

   GEOTEXTILE FABRIC PLACED WITHIN THE INFILTRATION TRENCHES SHALL CONFORM TO CLASS C PRODUCT OF TABLE 5 FROM WSDOT SECTION 9–3. THE FABRIC SHALL HAVE AN APPARENT OPEN SIZE EQUAL TO THE #70 U.S SIEVE SIZE. INSTALLATION OF THIS PRODUCT SHALL BE ON THE SIDES AND OVERLAPPING THE TOP OF ALL DRAIN ROCK–FILLED TRENCHES ASSOCIATED WITH THIS PROJECT'S INFILTRATION SYSTEM. OVER THE TOP OF THE DRAIN ROCK, THE FILTER FABRIC SHALL OVERLAP NOT LESS THAN ONE–HALF TRENCH WIDTH.

ASPHALT PAVING

54. HOT MIX ASPHALT (HMA) AS SPECIFIED IN THE GEOTECHNICAL INVESTIGATION, SHALL CONFORM TO WSDOT SECTION 5–04. ALL ONSITE ASPHALT PLACEMENT SHALL CONFORM TO REQUIREMENTS OF THE CIVIL PLANS, AND THE REQUIREMENTS OF THE MATERIALS TESTING COMPANY. THE ENGINEER AND OWNER SHALL APPROVE ALL ONSITE ASPHALT IMPROVEMENTS. CITY OF ANACORTES SHALL APPROVE ANY ASPHALT IMPROVEMENTS WITHIN THE EXISTING AND PROPOSED PUBLIC RIGHT OF WAY.

   ALL ASPHALT SHALL BE COMPACTED TO A MINIMUM OF NINETY–TWO PERCENT OF THE RICE DENSITY AND TESTED FOR COMPACTION BY THE CONTRACTOR'S RETAINED MATERIALS TESTING FIRM AND THE CONTRACTOR'S SUBCONTRACTOR PERFORMING THE PARTICULAR WORK. THERE IS NO ADDITIONAL PAYMENT FOR ASPHALT COMPACTION THAT IS GREATER THAN 92%.

   THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH THE CIVIL PLANS THAT WERE DONE FOR THE PROJECT. THE CONTRACTOR MUST PERFORM AN ON–SITE CONSTRUCTION MEETING WITH THE OWNER'S RETAINED COMPACTION–TESTING FIRM, ENGINEER, CITY OF ANACORTES, SKAGIT COUNTY PUBIC WORKS (FOR HADDON ROAD IMPROVEMENTS WEST OF THE SITE) AND THE ASPHALT PAVING CONTRACTOR, PRIOR TO ASPHALT PAVING, TO DETERMINE ANY ADDITIONAL SPECIFIC REQUIREMENTS OR CONCERNS EXPRESSED BY THE ENGINEER AND OWNER RELATIVE TO THE ONSITE ASPHALT IMPROVEMENTS, FROM CITY OF ANACORTES FOR RIGHT OF WAY ASPHALT IMPROVEMENTS, AND FROM SKAGIT COUNTY PUBLIC WORKS FOR HADDON ROAD IMPROVMENTS WESTERLY OF THE SITE.

55. POROUS AGGREGATE CONDITIONS WITHIN THE ASPHALT PAVING, THAT ARE NOT CONSISTENT WITH THE AVERAGE ASPHALT PAVING SURFACE OR ARE UNACCEPTABLE TO THE ENGINEER, OWNER, OR CITY OF ANACORTES, SHALL BE REPAIRED OR RECONSTRUCTED AT NO ADDITONAL COST TO THE CONTRACT. IF PORTIONS OF THE ASPHALT SURFACE ARE TOO OPEN AND POROUS, THE ENTIRE ASPHALT SURFACE SHALL BE FOG–SEALED AS DIRECTED BY THE ENGINEER OR OWNER, AT NO ADDITIONAL CONTRACT AMOUNT.

   ALL ABUTTING EDGES OF EXISTING ASPHALT SHALL BE NEATLY SAWCUT FULL DEPTH TO PROVIDE A NEAT, STABLE EDGE FOR THE NEW ASPHALT IMPROVEMENTS. SAWN ASPHALT FACES THAT ARE BROKEN AS A RESULT OF THIS CONSTRUCTION, OR RAVEL, SHALL BE SAWCUT AND REMOVED IMMEDIATELY PRIOR TO ASPHALT PAVING. ALL SAWCUT FACES AND THE FACE OF ABUTTING STRUCTURES SHALL BE THOROUGHLY COATED WITH ASPHALT TACK COAT MATERIAL PRIOR TO ASPHALT PAVING.

   UPON COMPLETION OF ALL ASPHALT WORK, THE CONTRACTOR SHALL IMMEDIATELY, AND THOROUGHLY, CLEAN THIS SITE OF ALL LOOSE AND TRACKED ASPHALT DEBRIS. FAILURE OF THE CONTRACTOR TO PERFORM AND COMPLETE THIS WORK WITHIN TWO CALENDAR DAYS AFTER EACH PHASE OF PAVING, GIVES THE OWNER THE RIGHT TO HAVE THIS WORK DONE BY OTHERS, AT THE CONTRACTOR'S EXPENSE.

   UPON COMPLETION OF ALL ASPHALT PAVING, ALL SURFACE JOINTS BETWEEN EXISTING AND NEW ASPHALT SHALL BE THOROUGHLY SEALED WITH HEAT–APPLIED AR4000 AND SAND COAT, UNLESS OTHERWISE SPECIFIED BY THE ENGINEER OR OWNER.

56. AFTER ALL PAVING IS COMPLETE, THE CONTRACTOR SHALL INSPECT AND CLEAN THE LIDS OF ALL STRUCTURES WITHIN THE AREA PAVED TO MAKE SURE THE LIDS ARE ACCESSIBLE AND CAN EASILY BE OPENED.

57. WITHIN TWENTY–FOUR HOURS PRIOR TO ASPHALT PAVING, SOIL RESIDUAL HERBICIDE SHALL BE APPLIED TO ALL SURFACES TO BE PAVED. SOIL RESIDUAL HERBICIDE SHALL CONFORM TO WSDOT SECTION 5–04.3(5)D.

58. WITHIN THE PROPOSED ASPHALT IMPROVEMENTS, THE TOPS OF ALL STRUCTURES SUCH AS MANHOLES, CATCH BASINS, VAULTS, AND WATER VALVES, SHALL BE SET AND GROUTED FLUSH WITH THE FINISHED ASPHALT GRADE. ALL STRUCTURE TOPS SHALL BE PROPERLY ALIGNED WITH THE UNDERLYING STRUCTURE.

CONCRETE STRUCTURES

59. CONCRETE SHALL BE USING CLASS 3000, AIR–ENTRAINED, WSDOT SECTION 8–14, AND WSDOT STANDARD PLAN F–30.10–00. FINISHED CONCRETE SHALL BE SPRAYED WITH A WHITE CURING COMPOUND AND COVERED WITH A REFLECTIVE–TYPE SHEETING TO PROVIDE A COVERED CURING TIME OF AT LEAST 72 HOURS. ALL JOINTS SHALL BE CLEANED AND EDGED WITH AN EDGER HAVING A ONE–QUARTER INCH RADIUS.

60. STANDARD CAST IN PLACE CEMENT CONCRETE TRAFFIC CURB AND GUTTER SHALL CONFORM TO WSDOT SECTION 8–04 AND WSDOT STANDARD PLAN F–10.12–00. CONCRETE FOR TRAFFIC CURB AND GUTTER, AND CONCRETE FOR TRAFFIC CURB, SHALL BE THE SAME AS THAT REQUIRED FOR CONCRETE SIDEWALKS, AND SHALL BE FOUNDED ON A MINIMUM 12–INCH DEPTH OF COMPACTED GRAVEL, AS SPECIFIED, OVER A NON–YIELDING, FIRM, SUBGRADE.

   THE CONTRACTOR IS RESPONSIBLE FOR FINISHING AND PROTECTING ALL CURB AND GUTTERS AS REQUIRED BY THE ENGINEER AND CITY OF ANACORTES PUBLIC WORKS DEPARTMENT.

61. AT VARIOUS LOCATIONS WITHIN THE PROJECT, A DEPRESSED CURB/GUTTER SECTION SHALL BE CONSTRUCTED. THE TOP BACK OF CURB HEIGHT SHALL BE SUFFICIENT TO CONVEY ALL RUNOFF WATERS, YET BE MOUNTABLE.

   TRANSITIONS FROM A FULL–HEIGHT CURB SECTION TO A DEPRESSED CURB SECTION SHALL BE A MINIMUM OF SIX FEET LONG CONFORMING TO ADA RAMP REQUIREMENTS.

62. INSTALL 3/16–INCH THICK EXPANSION JOINT MATERIAL AT 20 FEET ON CENTER. COLD JOINTS SHALL ALSO BE PROVIDED AT ALL HIGH POINTS, LOW POINTS, AND VERTICAL ANGLE POINTS WITHIN THE CURBING.

FOR
AS-CONSTRUCTED
INFORMATION ONLY

PW#16–017–DEV
PUD–2016–1001
BLD–2017–0233

JOHN P. RAVNIK — STATE OF WASHINGTON — 25795 — REGISTERED PROFESSIONAL ENGINEER

ENGINEER (signature) DATE 5/23/18

THIS PLAN SHEET IS ACCEPTED FOR CONSTRUCTION IN ACCORDANCE WITH THE CITY OF ANACORTES ORDINANCES AND POLICIES. ACTUAL CONFORMANCE OF THE DESIGN WITH APPLICABLE LAWS IS THE SOLE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER, WHOSE NAME AND STAMP APPEAR ON THIS SHEET. ACQUIRING, COMPLYING WITH, AND PROVIDING MITIGATION FOR ALL FEDERAL, STATE, COUNTY, AND LOCAL LAWS, PERMITS, AND MANDATES, INCLUDING BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, FEDERAL WETLAND PERMIT, STATE DEPARTMENT OF FISHERIES AND HYDRAULICS PERMIT, FEDERAL FLOOD PLAIN PERMITS, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT IS THE RESPONSIBILITY OF THE DEVELOPER, LAND OWNER, AND THEIR ENGINEER. THE ISSUANCE OF THIS PERMIT SHALL NOT BE CONSTRUED AS PROOF OF COMPLIANCE WITH APPLICABLE LAWS AND PERMIT REQUIREMENTS.

CITY ENGINEER DATE

CONSTRUCTION FOR THE ACCEPTED PROJECT IS TO START WITHIN 1 YEAR OF THE DATE.

PLAN STATUS: RECORD DRAWINGS

REV. NO.	REVISION	DATE	BY	APPROVED
1	ASBUILT SURVEY PROVIDED BY WRS	03.22.18	DLR	JPR
2	REVISIONS TO ORIGINAL ASBUILTS DATED 03.30.18 (DOUBLE CLOUDED)	05.22.18	DLR	JPR

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

SPECIFICATIONS

SCALE: AS SHOWN
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.22.18

SHEET TITLE:

HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO. 16009.SPECS.ASB.dwg
JOB NO. 16009
SHEET NO. 14 OF 16

63. ALL CONCRETE SURFACES FOR CURBS AND GUTTERS SHALL BE VERY NEATLY BROOMED AND FREE OF EXCESS CONCRETE DEBRIS. NON-UNIFORM SURFACES AND NON-BROOMED SURFACES WILL NOT BE ACCEPTED. UNACCEPTABLE CONCRETE IMPROVEMENTS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR AND REPLACED TO THE SATISFACTION OF THE OWNER AND ENGINEER, AT NO ADDITIONAL CONTRACT COST.

64. AT ALL DRIVEWAY LOCATIONS, THE CONCRETE DRIVEWAY SECTION SHALL BE EIGHT INCHES THICK REINFORCED WITH FIBER MESH, FOUNDED ON A 12 INCH THICK GRAVEL FOUNDATION.

STORM DRAINAGE

65. THE FOLLOWING PIPE MATERIALS ARE APPROVED FOR USE AS STORM DRAINAGE PRODUCTS FOR THE PROPOSED IMPROVEMENTS. WHICHEVER CHOSEN, THE SAME TYPE SHALL BE USED THROUGHOUT EACH INDIVIDUAL STORM SEWER SYSTEM BETWEEN STRUCTURES. IF A SPECIFIC MATERIAL IS IDENTIFIED ON THE CIVIL PLANS, OR HEREIN, THE CONTRACTOR SHALL PROVIDE THE INSTALLATION AS NOTED.

A. REINFORCED CONCRETE PIPE SHALL CONFORM TO SECTION 9-05.3 AND SECTION 9-05.7.

B. PVC STORM PIPES SHALL CONFORM TO WSDOT SECTION 9-05.12 (1) MEETING THE REQUIREMENTS OF ASTM D 3034, SDR 35. ALL PVC PIPES SHALL HAVE GASKETED JOINTS CONNECTED WITH INJECTION MOLDED FITTINGS ALSO WITH GASKETS. ALL PVC PIPE SHALL BE SOLID WALL, NOT PROFILE WALL.

C. CORRUGATED POLYETHYLENE PIPE (CPP) SHALL HAVE A SMOOTH BARREL INTERIOR, CORRUGATED EXTERIOR CONFORMING TO WSDOT SECTION 9-05.20 AND MEETING THE REQUIREMENTS OF AASHTO M-294. POLYETHYLENE PIPE THAT IS CORRUGATED INSIDE AND OUTSIDE IS NOT ACCEPTABLE WITHIN ANY PORTION OF THIS PROJECT. ALL JOINTS SHALL BE PREMIUM, WATER TIGHT COUPLERS WITH GASKETS. NON-GASKETED BANDS THAT ARE SECURED WITH POLYETHYLENE TIE-STRIPS ARE UNACCEPTABLE.

D. DUCTILE IRON PIPE SHALL BE CLASS 50, CONFORMING TO WSDOT SECTION 9-05.13. WITHIN THE ONSITE, PRIVATE, IMPROVEMENTS, DUCTILE IRON PIPE SHALL BE USED AT ALL LOCATIONS WHERE THE DEPTH OF COVER IS 15-INCHES OR LESS. WITHIN THE OFFSITE RIGHT OF WAY IMPROVEMENTS, DUCTILE IRON PIPE SHALL BE USED AT ALL LOCATIONS WHERE THE DEPTH OF COVER IS 24-INCHES OR LESS.

E. PERFORATED, CORRUGATED, POLYETHYLENE PIPE HAVING CORRUGATIONS OUTSIDE WITH A SMOOTH INTERIOR BARREL SHALL BE USED IN DRAINAGE TRENCHES AS NOTED ON THE CIVIL PLANS. THIS PIPE SHALL CONFORM TO WSDOT SECTION 9-05.2(7). ALL CONNECTIONS SHALL BE ACHIEVED WITH THE APPROPRIATELY SIZED FITTINGS AND ADAPTORS COMPRISED OF THE SAME MATERIAL AS THE PIPE.

PERFORATED PVC PIPE MAY ALSO BE USED PROVIDING THE PERFORATIONS ARE A SIZE THAT WILL NOT ALLOW BACKFILL MATERIALS TO MIGRATE INTO THE PIPE.

66. AT ALL LOCATIONS WHERE PIPE ENDS ARE EXPOSED AT SWALES, DITCH INLETS AND OUTLETS, THE PIPES SHALL BE CUT WITH A 3:1 BEVELED END. AT ALL LOCATIONS WHERE STORM PIPES ENTER OR EXIT FROM THE SWALE OR DITCH, A QUARRY SPALL SPLASH PAD SHALL BE CONSTRUCTED AS PREVIOUSLY REFERENCED. THE SPLASH PAD SHALL BE SWALE SHAPED TO CONVEY WATER AND SHALL NOT BE AT AN ELEVATION THAT IMPEDES FLOW.

67. AT ALL LOCATIONS WHERE STORM PIPES CONNECT TO CONCRETE STRUCTURES, THE CONTRACTOR SHALL NEATLY GROUT THE INSIDE AND OUTSIDE OF THE STRUCTURE TO TOTALLY ENCOMPASS THE STORM PIPE CONNECTION. GROUTING MATERIAL SHALL BE NONSHRINK, CONCRETE-TYPE MATERIAL. THE CONSTRUCTION OF STORM PIPE CONNECTIONS TO CATCH BASIN STRUCTURES SHALL BE PERFORMED IN SUCH A WAY THAT NO GROUND WATER WILL LEAK INTO THE STRUCTURE, NOR WILL WATER LEAK FROM THE STRUCTURE. THE CONTRACTOR HAS THE OPTION OF USING RUBBER BOOTS OR OTHER DEVICES TO ASSURE NO LEAKAGE OCCURS.

AT ALL LOCATIONS WHERE PVC PIPE IS USED AT CONNECTIONS TO CONCRETE STRUCTURES, THE CONTRACTOR SHALL INSTALL A PVC/SAND COLLAR ADAPTER OR RUBBER BOOT ADAPTOR ON THE END OF THE PVC PIPE IN ORDER TO PROVIDE A CLEAN, GROUTED, WATERTIGHT CONNECTION BETWEEN THE STORM PIPE AND THE CONCRETE STRUCTURE.

68. UPON COMPLETION OF ALL SITE IMPROVEMENTS, THE CONTRACTOR SHALL THOROUGHLY FLUSH OUT ALL STORM PIPES TO REMOVE ALL DEBRIS. DEBRIS REMOVED FROM THE STORM SYSTEM IS NOT TO BE WASHED INTO THE DOWNSTREAM DRAINAGE SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR THE APPROPRIATE DISPOSAL OF ALL MATERIALS REMOVED FROM THE STORM SYSTEM CLEANING.

69. STORM CATCH BASIN STRUCTURES AND THEIR APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF CITY OF ANACORTES PUBLIC WORKDS DEPARTMENT AND THE FOLLOWING WSDOT STANDARD PLANS:

TYPE I CATCH BASIN-STANDARD PLAN B-5.20-00
TYPE IL CATCH BASIN-STANDARD PLAN B-5.40-00
SOLID METAL COVER FOR CATCH BASINS-STANDARD PLAN B-30.10-00 AND B-30.20-01
METAL FRAME AND GRATE-STANDARD PLAN B-30.10-00 AND B-30.50-00
CATCH BASIN TYPE II-48", 60" 96" INCH-STANDARD PLAN B-10.20-00
MISCELLANEOUS DETAILS FOR DRAINAGE STRUCTURES-STANDARD PLAN B-30.90-00

IF SUBGRADE CONDITIONS ARE SOFT BELOW PROPOSED STRUCTURES, THE FOUNDATION SHALL BE OVER-EXCAVATED TWO FEET BELOW THE STRUCTURE AND TO THREE FEET BEYOND THE PERIMETER EDGE OF THE STRUCTURE AND FILLED WITH MECHANICALLY COMPACTED QUARRY SPALLS TO PROVIDE FOR A FIRM, DENSE, NON-YIELDING SUBGRADE CONDITION. THE BOTTOM AND SIDES OF THE OVER-EXCAVATION SHALL BE LINED WITH GEOTEXTILE FABRIC AS SPECIFIED FOR THE ROAD SUBGRADE.

70. AT THE END OF ALL STORM SEWER SERVICES, THE CONTRACTOR SHALL INSTALL A MARKER POST AS INDICATED ON THE CIVIL PLANS. THE MARKER POST SHALL BE INSTALLED VERTICALLY PLUMB, PAINTED WHITE AND NEATLY STENCILED WITH LARGE BLACK LETTERS THE WORD "STORM." AS WITH ALL UTILITIES, THE MARKER POST MUST BE INSTALLED AT THE SAME TIME AS THE UTILITY.

71. AT VARIOUS LOCATIONS WITHIN THE STORM DRAINAGE SYSTEMS, CLEAN OUT ASSEMBLIES ARE IDENTIFIED. CLEAN OUT ASSEMBLIES SHALL BE INSTALLED AT THE LOCATIONS AND ELEVATIONS AS IDENTIFIED ON THE CIVIL PLAN. WITHIN LANDSCAPED AREAS, THE TOP OF THE CLEAN OUT SHALL COMPRISE ITS CAP, SET FLUSH WITH THE FINISHED LANDSCAPE GRADE. WITHIN HARD SURFACED AREAS, THE TOP OF THE CLEAN OUT CAP SHALL BE CONTAINED WITHIN A CONCRETE OR ALUMINUM FOG-TIGHT ENCLOSURE, WITH THE CLEAN OUT CAP SET WITHIN THREE TO SIX INCHES BELOW THE ENCLOSURES LID. AT ALL LOCATIONS WHERE THE FOG-TIGHT ENCLOSURE IS INSTALLED, IT SHALL BE SET FLUSH WITH THE FINISHED HARD SURFACED GRADE.

SANITARY SEWER

72. SANITARY SEWER PIPE SHALL BE PVC CONFORMING TO WSDOT SECTION 9-05.12(1) MEETING THE REQUIREMENTS OF ASTM D 3034, SDR 35. ALL JOINTS SHALL BE BELL AND SPIGOT TYPE WITH RUBBER GASKETS. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO WSDOT SECTION 7-08 AND 7-17 AND REQUIREMENTS OF THE CITY OF ANACORTES SEWER DEPARTMENT. THE CITY OF ANACORTES SEWER DEPARTMENT MUST BE CONTACTED PRIOR TO THE SEWER INSTALLATION TO COORDINATE THE CITY'S INSPECTION REQUIREMENTS.

73. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL COMPONENTS OF THE SANITARY SYSTEM IN SUCH A MANNER AS TO PREVENT ANY GROUNDWATER INTRUSION.

74. THE CONTRACTOR SHALL CONDUCT AN AIR PRESSURE TEST OF EACH NEW INDIVIDUAL SANITARY SEWER MAIN BETWEEN THE MANHOLE AND THE ENDS OF PIPE. THE SANITARY SEWER PIPE SHALL BE AIR-PRESSURE TESTED AT A PRESSURE EQUAL TO 4 PSI IN EXCESS OF THE ESTIMATED WATER TABLE HEAD OVER THE PIPE. THE AIR PRESSURE TEST SHALL BE PERFORMED FOR A TEN-MINUTE PERIOD. DURING THE PRESSURE TEST NO NOTICEABLE CHANGE IN GAUGE PRESSURE SHALL OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR RESTRAINING ALL PIPE ENDS, CLEANOUTS, AND SERVICES DURING THIS TESTING PERIOD. THIS TEST MUST BE MONITORED BY THE ENGINEER AND THE CITY.

75. AT THE ENDS OF ALL SANITARY SEWER SERVICES, THE CONTRACTOR SHALL INSTALL A CAP ON THE END OF PIPE AND INSTALL A MARKER POST. THE MARKER POST SHALL BE INSTALLED VERTICALLY PLUMB, PAINTED WHITE, AND STENCILED WITH LARGE BLACK LETTERS, THE WORD "SEWER" AND THE DEPTH OF BURY FROM THE ADJACENT FINISHED GRADE. THE MARKER POST MUST BE SET AT THE TIME THE UTILITY IS INSTALLED.

76. AT LOCATIONS WHERE PROPOSED SEWER LINES CROSS EXISTING OR PROPOSED WATERLINES, THE INTERSECTION OF THE SEWER PIPE AND THE WATER PIPE SHALL BE AT A MID-PIPE LOCATION FOR THE PVC SEWER PIPE AS WELL AS THE MID-PIPE LOCATION FOR DUCTILE IRON WATER PIPE. AT THESE INTERSECTIONS, A MINIMUM ONE-FOOT OF VERTICAL CLEARANCE BETWEEN THE PIPE-WALLS SHALL BE ACHIEVED.

77. CLEANOUT ASSEMBLIES WITHIN THE SANITARY SEWER SYSTEM SHALL BE INSTALLED AT THE LOCATION AND ELEVATIONS IDENTIFIED ON THE CIVIL PLANS, AND AS NECESSARY TO ACCOMMODATE EACH SANITARY SEWER SERVICE. THE CONTRACTOR IS RESPONSIBLE FOR SETTING THE TOP OF THE CLEANOUT ASSEMBLY WITHIN 3" – 6" BELOW THE ENCLOSURE ASSEMBLY'S LID. CLEANOUT ASSEMBLIES SHALL CONFORM TO WSDOT STANDARD PLAN B-85.40-00, THE REQUIREMENTS OF THE CITY OF ANACORTES SEWER DEPARTMENT, CITY OF ANACORTES PUBLIC WORKS, AND THE DETAIL PROVIDED ON THE CIVIL PLANS. ALL CLEANOUT ASSEMBLIES THAT ARE INSTALLED WITHIN FUTURE HARD SURFACED AREAS SUCH AS GRAVEL, CRUSHED ROCK, ASPHALT, CONCRETE, OR HEAVY TRAFFIC AREAS, SHALL BE CONTAINED WITHIN A CAST IRON OR ALUMINUM FOG-TITE LID ASSEMBLY. THE FOG TITE LID ASSEMBLY SHALL BE SIZED APPROPRIATELY TO ALLOW REMOVAL OF THE CAP ON THE TOP PORTION OF THE VERTICAL CLEANOUT STANDPIPE ASSEMBLY. CLEANOUT ASSEMBLIES WITHIN LANDSCAPE AREAS SHALL HAVE THEIR TOP CAP SET FLUSH WITH THE FINISHED LANDSCAPE GRADE.

WATER

78. STANDARD SPECIFICATIONS SHALL BE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION 2016 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, APWA CURRENT STANDARDS AND THE CITY OF ANACORTES WATER DEPARTMENT REQUIREMENTS. SPECIFIC SPECIFICATIONS FROM THE CITY ARE PROVIDED ON THE CIVIL PLANS, AND SHALL BE CONFORMED TO. WHERE THERE IS A DISCREPANCY IN THE WATER SYSTEM SPECIFICATIONS HEREIN AND THOSE FROM THE CITY, THE MOST STRINGENT SHALL APPLY UNLESS OTHERWISE APPROVED BY THE CIVIL ENGINEER AND THE CITY OF ANACORTES.

79. CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE CITY REQUIREMENTS THOROUGHLY PRIOR TO COMMENCING WORK.

80. ANY PERMITS OR OTHER REQUIREMENTS THAT WILL BE NEEDED TO COMPLETE THIS PROJECT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE DEVELOPER.

81. A PRECONSTRUCTION CONFERENCE MUST BE SCHEDULED BY THE CONTRACTOR WITH THE CITY PRIOR TO CONSTRUCTION. AT THE PRECONSTRUCTION MEETING, THE CONTRACTOR MUST PROVIDE A LIST OF ALL MATERIALS, WATERLINE INSTALLATION AND TESTING SCHEDULE, CONTRACTOR'S LICENSE AND OTHER INFORMATION AND CERTIFICATIONS REQUIRED BY CITY OF ANACORTES ENGINEERING AND WATER DEPARTMENTS.

82. THE UTILITY LOCATIONS MARKED ON THIS MAP ARE APPROXIMATE. THE CONTRACTOR IS TO VERIFY THE ACTUAL LOCATION AND DEPTH OF ALL WATERLINES PRIOR TO CONSTRUCTION. THE ONE-CALL UTILITY LOCATE SERVICE SHALL BE CONTACTED PRIOR TO CONSTRUCTION AT 811.

83. BEFORE CONNECTION TO AN EXISTING WATER MAIN, ALL NEW WATER MAINS AND REPAIRED PORTIONS OF/OR EXTENSION TO EXISTING MAINS SHALL BE ADEQUATELY CHLORINATED, HYDROSTATICALLY PRESSURE TESTED, AND A SATISFACTORY BACTERIOLOGICAL REPORT OBTAINED. BACTERIA SAMPLING AND TESTING SHALL BE PERFORMED TO THE REQUIREMENTS OF CITY OF ANACORTES WATER DEPARTMENT AND THE SKAGIT COUNTY HEALTH DEPARTMENT. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THESE JURISDICTIONS TO OBTAIN WATER SAMPLING DEVICES, OBTAINING THE WATER SAMPLES AS REQUIRED BY THE CITY OF ANACORTES WATER AND PUBLIC WORKS DEPARTMENTS, AND SUBMITTING ALL SAMPLES FOR TESTING. THE CONTRACTOR IS RESPONSIBLE FOR ALL TESTING FEES.

84. ALL TIE-INS, SHUTDOWN, FLUSHING, AND HEALTH SAMPLES SHALL BE COORDINATED WITH THE CITY. THE CONTRACTOR SHALL NOT OPERATE ANY VALVES WITHOUT CITY APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING THE VALVES TO THEIR PROPER POSITIONS, AS DIRECTED BY THE CITY.

85. NO CONNECTION SHALL BE MADE BETWEEN THE EXISTING DISTRIBUTION SYSTEM AND THE NEW PIPELINE UNTIL THE NEW SYSTEM HAS BEEN PROPERLY DISINFECTED AND ADEQUATELY FLUSHED. A PROPER WASHINGTON STATE APPROVED REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED AT THE CONNECTION (BY WAY OF A JUMPER). THE ASSEMBLY SHALL HAVE BEEN TESTED AS REQUIRED BY THE CITY AND PER WSDOT SECTION 7-11.3(12)J.

86. THE CONTRACTOR IS RESPONSIBLE FOR ALL GRAVEL TRENCH BACKFILL WITHIN WATERLINE TRENCHES AND RESTORATION OF THE TRENCH CONDITIONS TO THE FINISHED CONDITION REQUIRED.

87. MAXIMUM TRENCH DEPTH SHALL BE 48 INCHES BELOW FINISHED GRADE ELEVATION WITH MINIMUM COVER OF 36 INCHES OVER TOP OF PIPE UNLESS OTHERWISE SPECIFIED ON THE CIVIL PLAN, AND AS NECESSARY TO AVOID CONFLICTS WITH OTHER UTILITIES. A MINIMUM OF 1-FOOT VERTICAL CLEARANCE AND 5-FOOT HORIZONTAL CLEARANCE BETWEEN WATER PIPELINE AND ALL OTHER UTILITIES UNLESS OTHERWISE SPECIFIED. WATER PIPELINE HORIZONTAL AND VERTICAL ALIGNMENTS ARE REQUIRED TO BE STAKED ON A MAXIMUM 50-INTERVAL, OR AS REQUIRED BY THE CITY.

LOCATIONS WHERE PROPOSED WATERLINES CROSS EXISTING OR PROPOSED SEWER LINES, THE INTERSECTION OF THE WATER PIPE AND THE SEWER PIPE SHALL BE AT A MID-PIPE LOCATION FOR THE WATER PIPE AS WELL AS A MID-PIPE LOCATION FOR THE SEWER PIPE. AT THESE POINTS OF INTERSECTION, A MINIMUM OF 12 INCHES VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN WATER MAINS AND SEWER MAINS.

88. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS, INSTALLATION OF DOMESTIC SERVICE TAPS, INSTALLTION OF WATER SERVICE PIPE, AND MARKER POSTS AT EACH END OF WATER PIPE FOR FUTURE DOMESTIC SERVICES.

89. ALL MATERIALS SHALL BE APPROVED BY CITY OF ANACORTES WATER DEPARTMENT PRIOR TO CONSTRUCTION. PRIOR TO THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR IS REQUIRED TO PROVIDE INFORMATION AS REQUIRED BY THE CITY WATER DEPARTMENET WHICH MAY INCLUDE A LIST OF ALL MATERIALS IDENTIFYING MODEL NUMBER, MANUFACTURER, SIZE, AND COMPOSITION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE CITY WATER AND PUBLIC WORKS DEPARTMENT TO DETERMINE EXACTLY WHAT INFORMATION WILL BE REQUIRED.

90. DUCTILE IRON PIPE SHALL BE A MINIMUM OF CLASS 50 AWWA C151 PER WSDOT STANDARD SPECIFICATIONS 9-30.1 AND 9-30.1(1). ALL JOINTS SHALL BE RUBBER GASKETS WITH TYTON TYPE OR MECHANICAL JOINT MEETING AWWA SPECIFICATIONS.

91. A #10 SOLID CORE COPPER WIRE WITH BLUE INSULATION IS TO BE INSTALLED WITH, AND ATTACHED TO, ALL NEW WATER PIPELINES AND SERVICE PIPELINES. REFER TO CITY DETAILS FOR INSTALLATION REQUIREMENTS.

92. ALL VALVES ARE TO BE RESILIENT SEATED GATE VALVES PER AWWA C509 OR C515.

93. BLOCK ALL FITTINGS WITH POURED CONCRETE ACCORDING TO THE CITY OF ANACORTES WATER DEPARTMENT STANDARD DETAIL AND AS IDENTIFIED ON THE CIVIL PLANS. RESTRAINED JOINTS MAY BE USED IN PLACE OF CONCRETE BLOCKING AS DIRECTED BY THE PROJECT DESIGN ENGINEER AND AS ACCEPTED BY THE CITY WATER DEPARTMENT. AT LOCATIONS WHERE JOINT RESTRAINT AND THRUST BLOCKS ARE NOTED, BOTH SHALL BE INSTALLED.

94. ALL DUCTILE IRON PIPE MUST BE COMPLETELY WRAPPED WITH POLYETHYLENE PIPE ENCASEMENT, WHICH IS A MINIMUM OF EIGHT MIL. THICK AND INSTALLED PER WSDOT STANDARDS AND IN ACCORDANCE WITH AWWA C105 AND WSDOT STANDARD SPECIFICATION 7-09.3(17) AND 9-30.1(2). POLYETHYLENE SHALL BE TAPED TIGHT AGAINST THE PIPE AT ENDS AND MIDPOINTS, WHILE MAINTAINING AN OVERLAP BETWEEN SECTIONS OF WRAP.

95. PRESSURE TEST NEW DUCTILE IRON PIPELINE AT 150 PSI IN EXCESS OF THE MAXIMUM OPERATING PRESSURE PER WSDOT STANDARDS. TEST PRESSURE SHALL NOT BE LESS THAN 250 PSI. TESTING SHALL BE OBSERVED AND APPROVED BY THE CITY.

96. THE CONTRACTOR IS RESPONSIBLE FOR CHLORINATING ALL PORTIONS OF THE NEW WATERLINE AS REQUIRED BY WSDOT SPECIFICATIONS. CHLORINATED WATER SHALL SOAK A MINIMUM OF 24 HOURS AND AS PER WSDOT STANDARDS. FLUSHING WATER MUST BE DISCHARGED INTO A TANKER TRUCK FOR OFF-SITE DISPOSAL, OR FLUSHING WATER MAY BE DEPOSITED INTO THE PUBLIC SANITARY SEWER SYSTEM ONLY UPON APPROVAL FROM THE CITY OF ANACORTES SEWER TREATMENT PLANT. ABSOLUTELY NO PORTION OF CHLORINATED FLUSHING WATER SHALL BE ALLOWED TO ENTER THE DRAINAGE SYSTEM OR BE SPRAYED UPON THE SITE.

97. AT THE PRECONSTRUCTION MEETING FOR THE PROPOSED PROJECT IMPROVEMENTS, THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE PLAN AND SCHEDULE FOR ALL WATER PIPE INSTALLATION, FLUSHING, PRESSURE TESTING, DISPOSAL OF CHLORINATED WATER, AND CONNECTIONS.

98. COORDINATE ALL SHUTDOWN, FLUSHING, AND HEALTH SAMPLES WITH CITY OF ANACORTES WATER DEPARTMENT INSPECTOR.

99. FLUSHING ASSEMBLIES, CONFORMING TO THE CITY OF ANACORTES WATER DEPARTMENT DETAIL, SHALL BE INSTALLED AS IDENTIFIED ON THE CIVIL PLANS AND AS NECESSARY FOR THE TESTING AND FLUSHING OF THESE WATER SYSTEM IMPROVEMENTS.

100. BEDDING AND PIPE COVER SHALL BE SELECT, NATIVE, GRANULAR MATERIAL FREE FROM WOOD WASTE, ORGANIC MATERIAL, OR OTHER EXTRANEOUS OR OBJECTIONABLE MATERIALS AND SHALL BE A MAXIMUM SIZE OF 1.5 INCHES OR APPROVED PIPE BEDDING PER WSDOT STANDARDS 7-09.3(9) AND 9-03.12(3). THE CONTRACTOR SHALL MAKE ALL PAVEMENT REPAIRS AND PERFORM ALL RESTORATION. TRENCH BACKFILL REQUIREMENTS SHALL CONFORM TO THE SPECIFICATIONS HEREIN WITHIN THE UTILITY TRENCH SECTION. PEA GRAVEL AND BUCKSHOT SHALL NOT BE USED WITHIN ANY PORTIONS OF THE WATERLINE TRENCH.

101. ALL SALVAGED USABLE WATER SYSTEM MATERIALS ARE TO BE DELIVERED TO THE CITY OF ANACORTES WATER DEPARTMENT OR AS DIRECTED BY THE CITY WATER DEPARTMENT.

UTILITY TRENCHES

102. ALL UTILITY TRENCHES FOR POWER, GAS, TELEPHONE, TELEVISION CABLE, FIBER OPTIC, WATER LINES, SANITARY SEWER, AND STORM DRAINS SHALL BE EXCAVATED TO ALLOW A MINIMUM OF EIGHT INCHES BETWEEN THE EDGE OF THE UTILITY AND THE TRENCH WALL. TRENCHES SHALL BE EXCAVATED TO THE DEPTH AS REQUIRED FOR GRAVITY UTILITIES AND SHALL BE EXCAVATED TO ALLOW A MINIMUM OF 36-INCHES OF COVER OVER THE TOP OF PROPOSED WATERLINES TO THE FINISHED GRADE. THE DEPTH OF THE UTILITY TRENCHES FOR POWER, TELEPHONE, TELEVISION CABLE, FIBER OPTIC, AND GAS, SHALL CONFORM TO THE REQUIREMENTS OF THE SPECIFIC UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE ALL SITE REQUIREMENTS AND SCHEDULING WITH THE NECESSARY UTILITY COMPANIES.

103. ALL UTILITY TRENCHES, REGARDLESS OF UTILITY TYPE, SHALL BE INSTALLED WITH MARKING TAPE CONFORMING TO WSDOT SECTION 9-15.18. MARKING TAPE SHALL BE SIX-INCH WIDE AND COLOR-CODED AS REQUIRED BY THIS WSDOT SECTION AND SHALL BE INSTALLED AT A LOCATION 12 TO 18 INCHES BELOW THE FINISHED GRADE. MARKING TAPE SHALL BE POLYETHYLENE PLASTIC COLORED AND LABELED AS FOLLOWS:

WATER-BLUE
SEWER-GREEN
ELECTRICAL-RED
GAS-OIL-YELLOW
TELEPHONE-CATV-ORANGE

THE TAPE WIDTH SHALL BE A MINIMUM OF SIX INCHES.

104. UNLESS OTHERWISE SPECIFIED HEREIN, ALL UTILITIES SHALL BE BED ON A MINIMUM OF SIX INCHES OF SAND, BUCKSHOT, OR GRAVEL 100 PERCENT PASSING THE QUARTER-INCH SCREEN. BEDDING TYPE MATERIAL SHALL ALSO BE PLACED TO SIX INCHES OVER THE TOP OF EACH UTILITY PIPE. ALL BEDDING MATERIAL AND PIPE COVERING MATERIAL SHALL BE THOROUGHLY HAND COMPACTED ALONG THE SIDES AND OVER THE TOP OF EACH INDIVIDUAL UTILITY AND CONDUIT. REGARDLESS OF LOCATION, ALL UTILITIES SHALL BE BED AND COVERED AS SPECIFIED.

PEA GRAVEL AND BUCKSHOT SHALL NOT BE USED WITHIN ANY PORTIONS OF THE WATER SYSTEM.

EITHER PEA GRAVEL OR BUCKSHOT SHALL BE USED WITHIN SANITARY SEWER PIPE TRENCHES.

105. THE BOTTOM OF UTILITY TRENCHES SHALL HAVE A STABLE, NON-YIELDING SOIL CONDITION, SUITABLE FOR SUPPORTING THE DESIGN LOAD. WHERE THE BOTTOM OF TRENCH CONDITIONS EXHIBIT PUMPING, YIELDING CONDITIONS, THE BOTTOM OF THE TRENCH SHALL BE OVER-EXCAVATED TO EXPOSE A FIRM, STABLE, NON-YIELDING MATERIAL AND BACKFILLED WITH AN 18-INCH THICK COMPACTED BED OF QUARRY SPALLS, TO THE BOTTOM OF THE REQUIRED UTILITY BEDDING MATERIAL, AS DIRECTED BY THE SOILS ENGINEER.

106. TRENCH BACKFILL SHALL CONSIST OF STRUCTURAL FILL MATERIAL AS SPECIFIED. STRUCTURAL FILL TRENCH BACKFILL IS REQUIRED IN ALL TRENCHES UNDER PROPOSED ASPHALT, CONCRETE, CRUSHED ROCK, FUTURE BUILDING FOOTPRINTS, AND HEAVY CONSTRUCTION TRAFFIC AREAS AND TO AN EXTENT OF THREE FEET BEYOND THE ABOVE LISTED CONDITIONS. ALL STRUCTURAL FILL MATERIAL WITHIN UTILITY TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY, AT A MOISTURE CONTENT PLUS OR MINUS TWO PERCENT FROM OPTIMUM, REGARDLESS OF DEPTH, AND TESTED ACCORDING TO THE ASTM TEST METHOD D-1557, AS SPECIFIED.

107. NATIVE SOIL MATERIALS MAY BE USED AS TRENCH BACKFILL ONLY AT LOCATIONS BEYOND THOSE REQUIRING GRAVEL STRUCTURAL FILL, PROVIDING THEY ARE OUTSIDE OF EXISTING AND PROPOSED RIGHT OF WAYS.

AT LOCATIONS WHERE NATIVE SOIL IS USED AND RESULTS IN A PUMPING, UNSTABLE TRENCH CONDITION, OR THE SOILS USED CONTAIN UNSUITABLE PRODUCTS, THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIALS AND REPLACE WITH APPROPRIATE NATIVE MATERIALS, OR IMPORTED GRAVEL STRUCTURAL FILL MATERIAL AT NO ADDITIONAL COST TO THIS CONTRACT. NATIVE MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90 PERCENT DRY DENSITY AT A MOISTURE CONTENT PLUS OR MINUS OF TWO PERCENT FROM OPTIMUM.

COMPACTION TESTING

108. THE OWNER WILL RETAIN PERSONNEL LICENSED AND EXPERIENCED IN PERFORMING SUBGRADE INSPECTIONS AND COMPACTION TESTING FOR GRAVEL PLACEMENT AND ASPHALT PAVING. PROVIDED BELOW IS A LIST OF REQUIRED COMPACTION TESTING AREAS. IF WORK CONDITIONS INDICATE SUBSTANDARD COMPACTION, THE ENGINEER, OWNER, CITY OF ANACORTES OR SKAGIT COUNTY PUBLIC WORKS RESERVE THE RIGHT TO REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK AS NECESSARY TO RESOLVE ALL DEFICIENCIES AND RESERVE THE RIGHT TO REQUIRE THE CONTRACTOR TO HAVE COMPACTION TESTS PERFORMED TO SUBSTANTIATE WORK.

THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH RETESTING COMPACTION AT AREAS THAT PREVIOUSLY FAILED COMPACTION TESTING. IF THE CONTRACTOR DOES NOT SEPARATELY RETAIN A MATERIALS TESTING COMPANY, COSTS INCURRED BY THE OWNER FOR RETESTING OF PREVIOUSLY-TESTED FAILED AREAS SHALL BE DEDUCTED BY THE OWNER FROM MONIES OWNED TO THE CONTRACTOR.

109. WITHIN ALL UTILITY TRENCHES, THE CONTRACTOR SHALL COORDINATE COMPACTION TESTS ON THE TOP OF GRAVEL GRADE. TESTS SHALL BE PERFORMED WITHIN UTILITY TRENCHES AT 50-FOOT INTERVALS. WITHIN TRENCHES HAVING MORE THAN FIVE FEET OF GRAVEL BACKFILL-DEPTH, TESTS SHALL ALSO BE TAKEN AT THE MID-DEPTH OF GRAVEL, AT 50-FOOT INTERVALS.

110. THERE ARE STRUCTURES WITHIN THE GRAVEL-FILLED AREA SUCH AS CATCH BASINS AND VALVE CASINGS. AROUND ALL STRUCTURES, TWO COMPACTION TESTS SHALL BE PERFORMED AT EACH STRUCTURE WITHIN ONE TO TWO FEET OF THE STRUCTURE, TO CONFIRM BACKFILL PLACEMENT.

111. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GRAVEL COMPACTION TESTS AFTER EVERY TWO-FOOT INTERVAL OF PLACEMENT IS ACHIEVED. GRAVEL COMPACTION TESTS SHALL BE TAKEN ON A FIFTY FOOT GRID, EACH DIRECTION, THROUGHOUT THE ENTIRE PROJECT SITE.

112. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE OWNER'S RETAINED MATERIALS TESTING COMPANY TO ASSURE THAT ALL COMPACTION TESTING IS PERFORMED AS IDENTIFIED HEREIN. IF THE CONTRACTOR FAILS TO COORDINATE HAVING COMPACTION TESTS PERFORMED, AT THE CONTRACTORS EXPENSE, THE CONTRACTOR WILL BE RESPONSIBLE FOR EXCAVATING AND EXPOSING SUFFICIENT AREAS FOR COMPACTION TESTING TO BE PERFORMED AS REQUIRED BY THE ENGINEER. THE CONTRACTOR IS THE RESPONSIBLE PARTY FOR CONTACTING THE OWNER'S RETAINED MATERIALS TESTING FIRM. THE CONTRACTOR SHALL CONTACT THE TESTING FIRM WHEN THE CONTRACTOR FEELS THE COMPLETED WORK IS SUFFICIENT AND READY FOR COMPACTION TESTING. AT ALL LOCATIONS WHERE COMPACTION TEST RESULTS ARE INSUFFICIENT, THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY WORK TO RESOLVE THE CONDITION, AND FOR HAVING FURTHER COMPACTION TESTS PERFORMED TO SUBSTANTIATE THAT THE WORK MEETS THE SPECIFICATIONS HEREIN.

113. PRIOR TO ASPHALT PAVING, THE CONTRACTOR MUST COORDINATE AN ON-SITE CONSTRUCTION MEETING WITH THE ASPHALT PAVING COMPANY, CITY, MATERIALS TESTING COMPANY AND THE PROJECT ENGINEER.

114. THE MATERIALS TESTING COMPANY MUST BE ON SITE AT THE ONSET OF ALL PAVING OPERATIONS, EACH DAY, TO MONITOR ASPHALT PLACEMENT, COMPACTION, AND NECESSARY ROLLING PATTERNS.

THE MATERIALS TESTING COMPANY MUST INSPECT AND TEST ALL ASPHALT PLACEMENT AND SHALL ASSIST THE ASPHALT PAVING COMPANY IN ACHIEVING THE MINIMUM ACCEPTABLE ASPHALT COMPACTION OF 92% RICE DENSITY.

CONDUITS

115. WITHIN THE PROJECT AREA, CONDUITS NOT IMMEDIATELY USED SHALL BE INSTALLED WITH VERTICALLY-ORIENTED LARGE-RADIUS SWEEPS, VERTICAL EXTENSIONS AS NECESSARY TO EXTEND ABOVE GROUND, PVC END CAPS, NYLON PULL STRING, AND MARKER POSTS. TYPICALLY, ALL CONDUITS SHALL BE INSTALLED AT 36-INCHES OF COVER. TO AVOID CONFLICTS WITH OTHER UTILITIES, THE MINIMUM DEPTH OF COVER FOR CONDUITS SHALL BE 24 INCHES BELOW FINISH GRADE. ALL CONDUIT TRENCHES SHALL INCLUDE MARKER TAPE AS SPECIFIED.

116. PRIOR TO PERFORMING SITE CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH PUGET SOUND ENERGY, FRONTIER TELEPHONE, CASCADE NATURAL GAS, AND BLACK ROCK CABLE, AND OTHER APPLICABLE UTILITY COMPANIES FOR ALL CONDUITS AND ROAD-CROSSING CASINGS NECESSARY TO SERVE THEIR SPECIFIC UTILITIES.

117. BEDDING MATERIAL FOR THE CONDUIT SHALL BE OF A QUALITY SUITABLE TO ALL UTILITY COMPANIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH EACH UTILITY COMPANY AS TO BEDDING MATERIAL, CONDUIT, COVER MATERIAL, AND TRENCH BACKFILL REQUIREMENTS.

THE CONTRACTOR SHALL PERFORM ALL TRENCHING FOR THE INSTALLATION OF ALL CONDUITS, VAULTS, PEDESTALS, AND HAND HOLES ASSOCIATED WITH THE UTILITIES SERVING THIS PROJECT.

THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONDUITS REQUIRED FOR THIS PROJECT. ALL CONDUITS ASSOCIATED WITH ELECTRICAL SERVICES SHALL BE PERMITTED THROUGH THE DEPARTMENT OF LABOR AND INDUSTRIES AND INSPECTED BY THE SAME.

SEED, FERTILIZER, MULCH AND LANDSCAPING

118. DURING THE COURSE OF CONSTRUCTION, EXCAVATION WILL BE PERFORMED IN NATIVE SOILS, CONSISTING OF SOD, ORGANIC TOPSOIL, AND CLAY.

119. FOR THE PURPOSES OF LANDSCAPE FILL WITHIN PLANTER STRIPS, TRANSITION GRADING BEHIND CURBS AND ROAD EDGES, AND SITE GRADING TO FILL THE LOWEST PROJECT AREAS, CLEAN NATIVE ORGANIC TOPSOIL MATERIALS SHALL BE USED AS FILL. NATIVE SOILS SHALL NOT BE USED AT ANY LOCATION WHERE STRUCTURAL FILL (GRAVEL) IS REQUIRED AND NEEDED. DURING THE COURSE OF CONSTRUCTION, CLEAN NATIVE ORGANIC SOILS SHALL BE STOCKPILED AND COVERED FOR EVENTUAL USE AS LANDSCAPE FILL AND LANDSCAPE GRADING. REGARDLESS OF LOCATION, THE PLACEMENT OF TOPSOILS AND NATIVE SOILS SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 90 PERCENT MAXIMUM DRY DENSITY.

UNTIL NEEDED, CLEAN NATIVE SOILS SHALL BE COVERED WITH AN IMPERVIOUS MATERIAL TO PREVENT EROSION FROM RAINFALL AND TO AID IN PREVENTING GROWTH OF UNSUITALBE VEGETATION IN THE STOCKPILED SOIL.

120. NATIVE SOILS THAT HAVE BECOME CONTAMINATED BY GRAVEL AND OTHER PROCESSED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTACTOR, AT THE CONTRACTOR'S EXPENSE, AND DEPOSTED AT A LEGALLY-PERMITTED LOCATION APPROVED FOR THE RECEIPT OF THE PRODUCT.

121. SEEDING SHALL BE PROVIDED FOR ALL DISTURBED SOIL CONDITIONS THROUGHOUT THE PROJECT AREA.

122. ALL SEEDING PERFORMED DURING EXTENSIVE PERIODS OF DRY WEATHER SHALL BE APPLIED USING A HYDROSEEDED APPLICATION WITH A MIXTURE OF GRASS SEED, FERTILIZER, AND MULCH. HAND SEEDING OF THIS MIXTURE IS ACCEPTABLE, PROVIDING THERE IS SUFFICIENT MOISTURE WITHIN THE SOIL FOR GERMINATION. ON ALL STEEP SLOPED AREAS GREATER THAN 10:1, THE CONTRACTOR SHALL ALSO APPLY A DENSE STRAW MAT TO REDUCE EROSION, AND TO SUPPORT THE UNDERLYING SEEDED CONDITIONS.

123. AFTER COMPLETION OF SITE IMPROVEMENTS, THE CONTRACTOR SHALL SEED, FERTILIZE, AND MULCH ALL DISTURBED SOIL AREAS WITHIN THE DESIGNATED AREAS.

GRASS SEED: 200 LBS. PER ACRE
10% HIGHLAND COLONIAL BENTGRASS
40% PERENNIAL RYEGRASS
40% PENLAWN RED FESCUE
10% WHITE CLOVER

MODIFICATIONS TO THIS GRASS SEED MIXTURE MAY BE PROVIDED BY THE CONTRACTOR AS AVAILABLE BY LOCAL SUPPLY COMPANIES. THE SUBSTITUTED MIXTURE SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND CONSIDERATION PRIOR TO ITS APPLICATION.

FERTILIZER: 100 LBS. PER ACRE
MIXTURE: 10-20-20
MULCH: 1000 TO 2000 POUNDS PER ACRE DEPENDING UPON SLOPE CONDITIONS

124. THE CONTRACTOR SHALL PROVIDE ALL MAINTENANCE AND PROTECTION OF THE SEEDED CONDITION UNTIL A SUBSTANTIAL DENSE GROWTH HAS BEEN ESTABLISHED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE SEEDED CONDITIONS FROM DAMAGES CAUSED BY EROSION AND RAINFALL. DAMAGED AREAS SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR.

125. DURING SITE WORK PERIODS AND EVEN AFTER SEEDING, THE CONTRACTOR IS RECOMMENDED TO STABILIZE THE SURFACE OF SEEDED CONDITIONS.

126. ONCE SITE CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE CONDITIONS TO ASSURE ALL DIRT PILES ARE CLEANED UP AND NEATLY GRADED WITH THE SURROUNDING CONDITIONS.

STRIPING AND SIGNAGE

127. SPECIFIC SIGNS ARE TO BE INSTALLED WITH THIS PROJECT, AS IDENTIFIED ON THE CIVIL PLANS. SIGN MATERIALS AND INSTALLATION SHALL CONFORM TO THE FOLLOWING REQUIREMENTS FROM THE CITY OF ANACORTES:

ALL SIGNS MUST CONFORM TO MUTCD
ALL SIGNS SHALL BE DIAMOND GRADE ON ALODINE TREATED ALUMINUM

128. THE CONTRACTOR SHALL COORDINATE WITH THE ANACORTES STREET DEPARTMENT REGARDING THE TYPE AND SIZE OF POSTS TO BE USED FOR SIGN INSTALLATIONS, AS WELL AS THE TYPE OF RECEIVING COMPONENT TO BE INSTALLED.

IF NO DIRECTION IS PROVIDED BY THE CITY, POSTS SHALL BE TWO-INCH INSIDE DIAMETER SCHEDULE 40 GALVANIZED STEEL PIPE AND SHALL BE INSTALLED WITHIN A CONCRETE-FILLED 30-INCH DEEP BY 12-INCH DIAMETER HOLE, INSTALLED IN A FIRM AND UNYIELDING MANNER

THE SIGN POSTS SHALL BE OF SUFFICIENT LENGTH TO FULLY SECURE THE SIGN PLATE TO THE POST, PROVIDE SEVEN FEET OF VERTICAL CLEARANCE BETWEEN THE LOWEST EDGE OF SIGN PLATE AND THE ADJACENT FINISHED GRADE, AND TO BED THE SIGN POST 30 INCHES INTO THE GROUND WITHIN A CONCRETE-FILLED BASE. ALL SIGNS SHALL BE BOLTED TO THE POST USING STAINLESS STEEL HARDWARE.

129. PRIOR TO INSTALLING ANY SIGNPOSTS, THE CONTRACTOR SHALL CONDUCT AN ON-SITE MEETING WITH THE CITY TO CONFIRM THE LOCATION OF SIGNS.

130. STRIPING OF THE ASPHALT SURFACES IS DENOTED ON THE CIVIL PLANS. PRIOR TO PERFORMING ANY STRIPING, THE CONTRACTOR SHALL COORDINATE ONSITE WITH THE CITY TO CONFIRM THE LOCATION OF STRIPING TO BE PERFORMED.

FOR AS-CONSTRUCTED INFORMATION ONLY

JOHN P. RAVNIK — STATE OF WASHINGTON — 25795 — REGISTERED PROFESSIONAL ENGINEER

ENGINEER John Ravnik DATE 9/23/18

THIS PLAN SHEET IS ACCEPTED FOR CONSTRUCTION IN ACCORDANCE WITH THE CITY OF ANACORTES ORDINANCES AND POLICIES. ACTUAL CONFORMANCE OF THE DESIGN WITH APPLICABLE LAWS IS THE SOLE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER, WHOSE NAME AND STAMP APPEAR ON THIS SHEET. ACQUIRING, COMPLYING WITH, AND PROVIDING MITIGATION FOR ALL FEDERAL, STATE, COUNTY, AND LOCAL LAWS, PERMITS, AND MANDATES, INCLUDING BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, FEDERAL WETLAND PERMIT, STATE DEPARTMENT OF FISHERIES AND HYDRAULICS PERMIT, FEDERAL FLOOD PLAIN PERMITS, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT IS THE RESPONSIBILITY OF THE DEVELOPER, LAND OWNER, AND THEIR ENGINEER. THE ISSUANCE OF THIS PERMIT SHALL NOT BE CONSTRUED AS PROOF OF COMPLIANCE WITH APPLICABLE LAWS AND PERMIT REQUIREMENTS.

CITY ENGINEER DATE

CONSTRUCTION FOR THE ACCEPTED PROJECT IS TO START WITHIN 1 YEAR OF THE DATE.

PW#16-017-DEV
PUD-2016-1001
BLD-2017-0233

PLAN STATUS: RECORD DRAWINGS

REV. NO.	REVISION	DATE	BY	APPROVED
1	ASBUILT SURVEY PROVIDED BY WRS	03.22.18	DLR	JPR
2	REVISIONS TO ORIGINAL ASBUILTS DATED 03.30.18 (DOUBLE CLOUDED)	05.22.18	DLR	JPR

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SHEET DESCRIPTION:

SPECIFICATIONS

SCALE: AS SHOWN
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.22.18

SHEET TITLE:
HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO. 16009.SPECS.ASB.dwg
JOB NO. 16009

CITY OF ANACORTES STANDARD NOTES:
GENERAL NOTES

1. WORK HOURS:

The City of Anacortes Ordinance allows work from 7:00 A.M. to 10:00 P.M, seven days a week (COA Ord. #2316). Someone in charge to be on site at all times when work is in progress. If work is done on weekends, please inform the Project Manager so the City of Anacortes can have an Inspector on site. Contractor will be billed for City of Anacortes Overtime.

2. CALL 48-HOURS BEFORE THE FOLLOWING:

For Inspection contact 360.299.1951.

A. Prior to work start-up
B. Prior to any utility construction in the right of way.
C. Prior to pouring cast-in-place concrete structures.
D. Prior to placing any crushed rock on roadway sub grade.
E. Prior to placing curb, gutters and sidewalks.
F. Prior to asphalt paving.

3. MATERIALS AND WORKMANSHIP:

A. All materials used, must meet WSDOT, APWA and City of Anacortes specifications.
B. All (Add: work and) materials that does (Delete: does and add do) not meet the above specifications must be removed as directed by the Project Inspector.
C. SUBGRADE COMPACTION TESTS: Will be done before any C.S.B.C is put in place, all trenches will be tested for compaction. The Material Testing Lab needs 24-HOUR NOTICE. Use the testing protocol provided by the City. Items to be compaction tested will include the pipe bedding (Section 7-08.3(1)C), Backfill (Section 7-08.3(3) and sub grade for surfacing (Section 2-06.3(2)) and asphalt (Section 5-04.3(10)B).

D. INSPECTION: All aspects of this project will be inspected including piping, backfill, sub grade, concrete and asphalt, as well as forms, curb, gutter and sidewalk. If a portion gets backfilled before inspection, the contractor will dig up that portion for inspection. 24-HOUR NOTICE REQUIRED. Know the schedule and let the City know.
E. TESTING PROTOCOL: Prior to construction, a proctor and sieve analysis shall be submitted, reviewed and approved by the City of Anacortes on all material used in the Right-of-Way. See the City of Anacortes Testing Schedule.
F. All compaction test shall be approved by the City of Anacortes Engineer and Project Manager prior to placing of crushed surfacing, asphalt, curb, gutter, sidewalk (Including trench restoration when test may be required in each lift).
G. City of Anacortes may require additional tests on sub grade, trenches, concrete, or asphalt. The costs of testing shall be paid for as indicated in the contract documents.

4. TRAFFIC CONTROL AND PUBLIC SAFETY:

A. FLAGGING: All flaggers must have Flagging Certificates and must have attended a flagging course or an off duty police officer is required. The job will be shut down if any uncertified people are flagging. A stop work order will be given and work will not proceed until a certified person is flagging.
B. SIGNAGE: All signage must be per the Manual Uniform Traffic Devices. Before job is to begin, proper signage will be in place with flaggers in place if needed. Extra signage may be needed. Be ready to rent signs if needed.
C. TRAFFIC CONTROL PLAN: Needs to be submitted and approved by the Assistant City Engineer prior to Construction start. Traffic Control plan shall include the location of signage, flaggers, work zone, safe zone, and traffic flow and needed dimensions. No Detours Allowed without approval from the Assistant City Engineer.
D. FOR STREET CLOSURE: Call 911.
E. CONSTRUCTION SAFETY: is the responsibility of the contractor.

5. ROADWAY EMBANKMENT AND SUBGRADE CONSTRUCTION:

A. Crushed Surfacing shall be compacted to 95% of maximum density. No recycled material allowed.
B. Embankment and sub grade must be compacted to 95% of maximum density.
C. Proper moisture must be maintained throughout placing and compacting.
D. Compaction testing to be performed by an independent lab. Use a "Modified Proctor".

6. TRENCHES IN DEVELOPED RIGHT-OF-WAY:

See City of Anacortes Standard Construction Details and Section 7 of the current WSDOT Specifications for Road, Bridge and Municipal Construction.

A. Pipe zone shall be compacted to 90% of maximum density.
B. Trench zone shall be compacted to 95% of maximum density in 12-inch lifts.
C. Crushed Surfacing shall be compacted to 95% of maximum density. No recycled material allowed.

7. DRAINAGE SYSTEM CONSTRUCTION:

A. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE (3) FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
B. OVERFLOWS, SPILLWAYS, GRAVEL FILTER WINDOWS, MUST BE CONSTRUCTED PER PLANS AND SPECIFICATIONS. NO DEVIATIONS. AS-BUILT FOR VERIFICATION REQUIRED.
C. QUARRY ROCK MUST BE SOUND "HARD" DURABLE ROCK. NO RECYCLED MATERIAL.
D. GRASS LINED SWALE SHALL BE CONSTRUCTED PER THE DETAILS PROVIDED. NO DEVIATION ALLOWED. ALL SWALES MUST BE OPERATIONAL BEFORE ACCEPTANCE.
E. CATCH BASINS MUST BE SET TO LINE GRADE USING NO MORE THAN TWO (2) ADJUSTMENT BRICKS.
F. MINIMUM 1-FOOT SEPARATION BETWEEN PIPES IN TYPE II CATCH BASINS.

8. RESTORATION OF RIGHT-OF-WAY:
A. CONTRACTOR MUST LEAVE THE RIGHT-OF-WAY, EQUAL TO EXISTING OR BETTER CONDITION
B. PLACE COMPACTED TOPSOIL (SECTION 9-14.1(1), (2) AND (3)) AND SEED ALL AREAS DISTURBED BY EXCAVATION. (SECTION 9-14.2).
C. ALL DRAINAGE SYSTEMS MUST BE FULLY CLEANED, RESTORED AND OPERATIONAL BEFORE FINAL ACCEPTANCE. (SECTION 7-07.3).

11. FINAL INSPECTION AND ACCEPTANCE: SEE SECTION 1-05.11 AND SECTION 1-08.5)
A. WHEN CONTRACTOR HAS COMPLETED ALL OF THE WORK ON THE APPROVED PLANS, THE CONTRACTOR WILL:

" COMPLETE THE "FINAL INSPECTION GUIDELINES FOR CONTRACTORS INSPECTION FORM".
" GIVE THE COMPLETED "FINAL INSPECTION GUIDELINES FOR CONTRACTORS INSPECTION FORM" TO THE PW INSPECTOR AND REQUEST A SITE INSPECTION. ALL SITE INSPECTIONS ARE ON WEDNESDAYS BETWEEN 9 AM AND 12 PM.
B. THE PROJECT MANAGER, ENGINEER OF RECORD, INSPECTOR, CONTRACTOR AND OTHER CITY OF ANACORTES DEPARTMENTS WILL WALK THE SITE AND CREATE A PUNCH LIST. THE CONTRACTOR WILL COMPLETE THE PUNCH LIST AND CHECK OFF EACH ITEM, THEN RETURN IT TO THE INSPECTOR FOR REINSPECTION. THE INSPECTOR WILL VERIFY THAT ITEMS ON WALK THROUGH ARE COMPLETED.
C. THE CITY WILL NOT MAKE THE FINAL INSPECTION UNTIL THE PHYSICAL WORK REQUIRED BY THE CONTRACT AND APPROVED PLANS, INCLUDING FINAL CLEANUP AND ALL WORK ORDERED BY THE PROJECT MANAGER, HAS BEEN COMPLETED. (SECTION 1-05.11)
D. FINAL APPROVAL OF THE PROJECT WILL NOT BE GRANTED UNTIL "AS BUILT" DRAWINGS (BOTH DIGITAL AND HARD COPY) HAVE BEEN RECEIVED AND APPROVED BY THE PROJECT MANAGER.
E. THE CONTRACTOR MUST FURNISH ALL DOCUMENTATION REQUIRED BY LAW, TO ALLOW THE CITY OF ANACORTES TO PROCESS FINAL ACCEPTANCE OF THE CONTRACT.

12. MISCELLANEOUS:
A. AS-BUILTS: THE DEVELOPER WILL SUPPLY TO THE CITY, ONE HARD COPY AND ONE ELECTRONIC FILE (AUTOCAD VERSION 2002) OF AS-BUILT DRAWINGS TO INCLUDE ALL CITY UTILITIES. THE AS-BUILT DRAWINGS WILL BE SUBMITTED TO THE PROJECT MANAGER AT SUBSTANTIAL COMPLETION FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF FINAL PROJECT APPROVAL AND ACCEPTANCE.
B. UTILITY LOCATES NUMBER: 1.800.424.5555. REQUIRED BEFORE STARTING ANY GROUNDWORK.

EROSION CONTROL NOTES

A. A Certified Erosion and Sediment Control Supervisor is required. The ESC Supervisor must have attended and Erosion and Sediment Control class within 3-years from today's date. Must provide certification card.
B. The Certified Erosion and Sediment Control Supervisor will oversee and be responsible for all erosion control. The facilities shall be inspected daily and maintained to ensure proper functioning. Written records shall be kept of weekly reviews and after every significant storm event of the ESC facilities during the wet season (October 1 to April 30). Monthly reviews during the dry season (May 1 to September 30). Written records shall be turned into the Project Manager or Inspector on a weekly basis at the weekly scheduled project meetings.
C. Shall be in place per the approved set of plans prior to any construction start.
D. The erosion control shall be inspected once a day and modified to meet the surrounding conditions as needed.
E. Provide a sign displaying a 24-hour contact number and name of the ESC Supervisor. The letter size shall be a minimum of 2" letters. This shall be in place prior to construction start. Remember, the look of the sign will be a reflection of the Contractor and Developer and Development.
F. The storm drain system and existing ditches shall be cleaned daily (Section 7-07.3). All drainage systems shall be cleaned to the acceptance of the City of Anacortes prior to acceptance of the project.
G. Stabilized construction entrances and roads shall be installed at the beginning of construction and maintained during the duration of the project. Additional measures may be required such as wash pads to ensure that all paved areas are kept clean. No mud is allowed to enter onto City streets.
H. Any soils exposed that will not be disturbed for two (2) days during the wet season or seven (7) days in the dry season shall be immediately stabilized with the approved ESC methods (seeding, mulching, plastic coverings, etc.)
I. Two (2) weeks prior to the beginning of the wet season (October 1), all disturbed areas shall be reviewed to identify which ones can be seeded in preparation for the winter rains. Disturbed areas shall be seeded within one (1) week of the beginning of the wet season. A sketch map of those areas to be seeded and those areas to remain uncovered shall be submitted to the Project Manager. The Project Manager can require seeding in additional areas in order to protect surface waters, adjacent properties or drainage facilities that shall be thoroughly cleaned prior to installing additional pipe.
J. Penalties for an Erosion Control violation are subject to a $300 to $1000 fine under Chapter 17.66 - Penalties for Violation. Each day is considered a different violation.

SANITARY SEWER NOTES

SEWER MAINS:
A. All PVC Sewer Pipe and fittings shall conform to and meet the requirements of the latest ASTM specifications D3034. Also,
- Pipe and fittings shall meet Standard Dimension Ratio 35.
- All sanitary sewer pipes shall bear the mark of the National Sanitation Foundation.
- All pipes shall be suitable for use as a gravity sewer conduit.
- Pipe shall have flexible joints.

B. All fittings and accessories shall be manufactured and furnished by the pipe supplier or be an approved equivalent and have bell and/or spigot configuration identical to that of the pipe. Manhole couplings corresponding to the size of the sewer pipe shall be used.
C. 6-inch PVC sanitary sewer pipe shall be used for side sewers. Side sewers will be constructed at a minimum slope of 2% at the locations shown on the plans and have a 6 inch test wye at the extremity, plugged and blocked for testing and future use. Side sewers wye shall be factory made with matched ends for rubber gasket fittings, no cut in tees shall be permitted.
A side sewer grade that is less than 2% may be approved only by the Engineer and the City of Anacortes upon written request.
D. The end of each sanitary sewer stub shall be marked with a pressure treated 2x4. It shall be placed at the flow line of the stub and extend 4 feet above finished grade. There shall be a permanent mark labeled "SEWER" with a depth to the flow line shown on the 2x4.
E. Rubber gasket shall be installed properly to avoid water infiltration into the manhole.
F. When connecting the pipe to manholes, use A-LOK flexible connector, KOR-N-SEAL by NP, Inc., or approved equivalent. The pipe to manhole connections require flexible connectors, see WSDOT/APWA Specifications Section 7-05.3.
G. Pick holes shall be grouted from the inside and outside and to be inspected prior to backfill of the manhole by the City Inspector.
H. Manhole frames and lids shall be sloped to conform to the street grades.
I. Tops of manholes within the Public Right-of-Ways shall not be adjusted to final grade until just prior to paving.
J. All manholes and clean-outs in unpaved areas shall include a concrete seal around the adjustment rings per the current EDS standard detail ST-02, "Structure Adjustment and Perimeter Seal".
K. All manholes shall be protected from intrusion of rocks, gravel, water and other debris during construction.
L. The Contractor shall install, at all connections to existing down stream manholes, screens or plugs to prevent foreign material from entering existing sanitary sewer system. Screens or plugs shall remain in place throughout the duration of construction and shall be removed along with the collected debris at the time of final inspection and in the presence of a designated representative of the City of Anacortes. Call 360.299.1951 to schedule an inspection. Allow 24-hours notice.
M. THE FLOW CHANNEL INSIDE EACH MANHOLE SHALL BE FORMED OF CAST-IN-PLACE PORTLAND CEMENT CONCRETE. CHANNEL SHALL HAVE A SEMI-CIRCULAR CROSS-SECTION AND SMOOTH, UNIFORM SLOPE FROM INLET TO OUTLET. WHERE THREE OR MORE PIPES ARE CONNECTED TO ONE MANHOLE, THE FLOW CHANNEL SHALL BE FORMED TO SMOOTHLY DIRECT FLOW FROM INLETS TO OUTLET.
N. STEPS CONSISTING OF ONE (1) INCH DIAMETER HOT BENT AND GALVANIZED DEFORMED BARS SHALL BE INSTALLED AT ONE (1) FOOT CENTERS. EACH MANHOLE SHALL HAVE A MINIMUM OF EIGHT (8) INCHES OF ADJUSTMENT BRICK OR CONCRETE ADJUSTING RINGS BETWEEN THE TOP OF THE CONE AND THE BASE OF THE MANHOLE FRAME.
O. ALL TESTING AND CONNECTIONS TO THE EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A DESIGNATED REPRESENTATIVE OF THE CITY OF ANACORTES. CALL 360.299.1955 TO SCHEDULE AN INSPECTION. ALLOW 24-HOURS NOTICE.
P. A LOW-PRESSURE AIR TEST AT 5 PSI FOR 15 MINUTES FOR SEWER MAINS IS REQUIRED. PRE-TESTING IS REQUIRED. RESCHEDULING A FAILED TEST MAY RESULT IN SEVERAL DAYS DELAY DUE TO CONFLICTS WITH OTHER PROJECTS. CALL 360.299.1951 TO SCHEDULE AN INSPECTION. ALLOW 24-HOURS NOTICE. A RE-INSPECTION WILL APPLY.

Q. UPON INSPECTION APPROVAL BY THE CITY OF ANACORTES PUBLIC WORKS INSPECTOR AND THE VIDEO INSPECTION REQUEST FORM IS COMPLETED BY THE CONTRACTOR, THE CITY OF ANACORTES MAINTENANCE CAMERA CREW WILL PERFORM A VIDEO INSPECTION OF THE SANITARY SEWER MAINS TO DETERMINE CLEANLINESS, ALIGNMENT AND PROPER BEDDING AFTER LINES HAVE BEEN FLUSHED. CALL THE PUBLIC WORKS INSPECTOR AT 360.299.1955 TO SCHEDULE APPOINTMENT. 48-HOUR NOTICE REQUIRED. (SECTION 7-17.3(2)H). A RE-INSPECTION FEE WILL APPLY PRIOR TO RE-INSPECTION VIDEO OF THE SANITARY SEWER LINE.

A PRE-INSPECTION CHECKLIST IS AVAILABLE PRIOR TO A VIDEO REQUEST.

WATER NOTES

A. No connection to the existing mains will be allowed except by means of an approved backflow prevention device prior to satisfactory flushing, testing, disinfections and receipt of satisfactory bacteriological test results.
B. Any persons performing Hot Taps shall be approved in advance by the City of Anacortes. Superior Tapping Inc. at 1.888.859.9221 or Spears Taps, Inc. at 425.485.4764 are acceptable companies.
C. Pipeline materials and installation are to conform to the latest revision of the following standards:
- Ductile Iron Pipe design (AWWA C150/A21.50)
- Ductile Iron Pipe manufacturing process (AWWA C151/A21.51)
- Cement Mortar Lining (AWWA C104/A21.4)
- Polyethylene Encasement (AWWA C105/A21.5)
- Ductile Iron Pipe joints (AWWA C111/A21.11)
- Ductile Iron Resilient Wedge Gate Valves (AWWA C515)
- Dry Barrel Fire Hydrants (AWWA C502)
- Ductile Iron fittings (AWWA C153/A21.53 and C110/A21.10)
- Disinfections (AWWA C651)
- Ductile Iron Pipe installation (AWWA C600)

Owner shall furnish to the City of Anacortes Engineering Representative copies of the certifications that all materials meet the AWWA specifications.
D. Ductile Iron Pipe to be Thickness Class 50 or Pressure Class 350.
E. All Ductile Iron Pipe shall be poly wrapped in accordance with the manufacturer's guidelines. Poly wrap shall be 8 mil minimum thickness and taped at the seams. Loose bagging will be folded and secured to the pipe.
F. Fire Hydrants are to be Mueller Model Super Centurion 200, AVK or M+H.
G. Fire Hydrants shall be set vertical plumb with the pumper port facing the street.
H. Fire Hydrants shall be set as such that the break away joint is no more than 6-inches above and no less than 3-inches above the finished grade.
I. There shall be 3-foot minimum clearance around the fire hydrants.
J. Fire Hydrants shall have a Red Head brand or equivalent with 5" Storz Rigid Female Adapter with cap and connecting cable.
K. The water services to the property line from the main line shall be 1-inch minimum copper and shall be installed in accordance with Section 7-15 of the current version of the Standard Specifications for Road, Bridge and Municipal Construction and the City of Anacortes Construction Guidelines.
L. Installation of Thrust Blocks shall conform to the City of Anacortes Construction Guideline details, "Thrust Block No. 1 (WA-7)" and "Thrust Block No. 2 (WA-8)". Soil Bearing strength of 2,500 PSF shall be used in most areas above the water table. A qualified soils engineer will evaluate subsurface conditions, which indicate a lesser soil strength in the native material. The Contractor shall use plastic sheeting to prevent contact between the concrete and the fittings. The City of Anacortes Engineering Department shall inspect thrust Blocks prior to backfilling the trench.
M. The water main shall have a minimum of 30-inches or a maximum cover of 40-inches from the final grade before paving. This cover includes the top of the Crushed Surfacing Base Course.
N. The waterline shall be fitted with a watertight plug at any anytime work is delayed or stopped and overnight. If newly installed waterline is contaminated with ground water, the entire length of pipe affected shall be thoroughly cleaned prior to installing additional pipe.
O. Maintain a minimum 1-foot vertical separation and a 30-inch horizontal separation between the waterline and all other Utilities except Sanitary Sewer, which is to be a 10-foot horizontal separation. Waterline trench is not to be shared with other Utilities.
P. Trench excavation, bedding and backfill for water mains shall be in accordance with section 7-10 of the current version of the Standard Specifications for Road, Bridge and Municipal Construction and the City of Anacortes Construction Guidelines trench details.
Q. Maximum length of open trench shall be 100-feet.
R. All WSDOT requirements for traffic control shall be met at all times.
S. The City of Anacortes Engineering Department must be notified at least 48-hours prior to commencing construction and for inspection requests.
T. Inspections shall include pipe installation, pipe bedding, bagging, thrust blocking, pressure testing and trench backfill.
U. TESTING PROTOCOL: Prior to construction, a proctor and sieve analysis shall be submitted, reviewed and approved by the City of Anacortes on all material used in the Right-of-Way. See the City of Anacortes Testing Schedule.
V. The Contractor shall furnish all labor, equipment and material to disinfect, flush and conduct a pressure test of the completed waterline as specified in Sections 7-11.3(11) and 7-11.3(12) of the current version of the Standard Specifications for Road Bridge and Municipal Construction.
W. Dechlorinization will be required of all disinfection water flushed from waterlines which cannot be conveyed to existing Sanitary Sewer Systems.
X. The water line, including the corp. stops to the water services, shall be pressurized to 225 PSI with no greater than a 5 PSI pressure drop over a 2-hour period. The City of Anacortes Public Works Inspector, Engineer or designated representative shall witness this test.
Y. The Contactor shall notify and coordinate with the City of Anacortes Water Department prior to the start of construction and prior to any water shut off or turn on that will affect the water system. Water Department personnel will operate distribution valves.
Z. Scheduled waterline shut downs: 72-hours notice required. Contact 360.293.1921 for scheduling.
AA. Emergency waterline shut downs: Contact 360.293.1921. The Water Department will be notified. Also, contact the Public Works Inspector at 360.299.1951 and 360.661.7838.
BB. Contractor is responsible for obtaining the water sample bottle from the Skagit County Health Department prior to scheduling bacterial sampling. The length of pipe will determine the number of samples taken.

STORM DRAIN NOTES

STORM DRAIN GENERAL PLAN NOTES:

A. All work shall conform to the current WSDOT Specifications for Road, Bridge and Municipal Construction, City of Anacortes Drainage Codes and Ordinances and the City of Anacortes Engineering and Development Standards.
B. All Poly-vinyl Chloride Pipe (PVC) and fittings shall conform to and meet the requirements of the latest ASTM Specification D3034. Pipe and fittings shall meet Standard Dimension Ration 35. Provisions must be made for contraction and expansion at each joint with a rubber ring, securely placed to prevent displacement.
C. All concrete storm pipe shall be rubber gasketed, reinforced concrete culvert pipe conforming to section 9-05.3(2) of the said APWA Standard Specifications.
D. All corrugated polyethylene pipes (CPEP) shall be smooth interior and manufactured from high-density polyethylene resin, which shall meet or exceed the requirements of type III, Category 4 or 5, Grade P33 or requirements of AASHTO M249. All fittings and accessories shall be manufactured and furnished by the pipe supplier.
E. All 12 inch thru 36-inch diameter Corrugated Polyethylene Pipe (CPE) for storm sewer and culverts shall comply with the requirements of WSDOT/APWA section 9-05.19 Corrugated Polyethylene culvert pipe. Joints shall be soil-tight. All 3-inch thru 10-inch diameter corrugated Polyethylene Pipe (CPE) shall comply with all the requirements of AASHTO M252 and be manufactured with a smooth integral lining that complies with all material and stiffness requirements of AASHTO M294. Joints shall be soil tight as defined in section 9-05.19.
F. All fittings shall be of like material as the pipe furnished by the pipe supplier.
G. All pipes shall be suitable for use as a gravity drain conduit.
H. The end of all roof and footing drain stub outs shall be marked Storm Drain on a PVC pipe.
I. The marker shall extend a minimum of 36 inches above the ground. The portion above the ground shall be labeled "Storm Sewer" with black letters. It shall also identify the invert of the stub.
J. Clean-outs shall have cast iron cases.
K. All driveway culverts located within the Right-of-Way shall be of sufficient length to provide a minimum 3:1 slope from the edge of the driveway to the bottom of the ditch.
L. Footing drains, roof down spouts and curtain drains are to be connected to the storm drainage system or swales as shown on the construction plans.
M. Minimum slope on roof and foundation drain stubs shall be 0.5% and have a minimum of 1 foot of cover. Roof drains and foundation drainpipes shall be constructed of PVC ASTM D3034 SDR 35, and ASTM F679.
N. Drainage outlets (Stub outs) shall be provided for each individual lot. Stub-outs shall conform to the following:
- Each outlet shall be suitably located at the lowest elevation on the lot, so as to accommodate all future roof downspouts, footing drains, driveways, yard drains, and any other surface or subsurface drains necessary to render lots suitable for their intended use. Each outlet shall have free-flowing, positive drainage to an approved storm water conveyance system or to an approved outfall location.
- Outlets on each lot shall be located with a section of PVC pipe marked "Storm" on the end of the pipe and shall extend 36 inches above the ground.
- Drainage easements are required for drainage systems designed to convey flows through individual lots.
- The Engineer/Contractor is responsible for coordinating the locations of all stub out conveyance lines with respect to utilities (e.g., Power, Gas, Telephone, Cable, etc.)
- All individual stub outs shall be privately owned and maintained by the lot owner.

O. Catch basins at the Curb line shall be recessed 0.1 feet.
P. All storm drainage structures, such as catch basins and manholes, not located within a traveled, paved roadway or concretes sidewalk, shall have locking lids. All drainage structures associated with a permanent detention facility shall have locking lids. All drainage structures located within a bike or walking path shall have locking lids.
Q. All catch basins grates shall include the stamping "Outfall to Stream, Dump No Pollutants".
R. Catch basins shall conform to Type I, Type II, or the Inlet Type as defined in said APWA Standards Specifications and Standard Plans with flat top frame and grate.
S. Catch basins must be set to line grade using no more than two (2) adjustment rings.
T. The cast iron frame may be placed flange down on adjustment blocks in lieu of precast collar. The installation of catch basins shall include final adjustment as may be required to finish grade. Installation within the paved roadway shall be per the City of Anacortes Type I catch basin with 18-inch barrier curb detail unless specified as a thru-curb inlet.
U. Cast iron frame for Type I catch basin shall accommodate a 20-inch x 24-inch grate.
V. A low-pressure air test at 5 PSI for 15 minutes for sewer mains is required. The City of Anacortes Maintenance Camera crew will video Sanitary Sewer and Storm Sewer mains. Call 360.293.1921 to schedule appointment. 48-HOUR NOTICE REQUIRED. (Section 7-17.3(2)H)
W. The Contractor shall be required to place metallic tape over all non-metallic pipes. The metallic tape shall be a minimum of 2 inches in width and placed continuously the entire length of the storm drain trench.
X. All trenches for storm drains shall be in accordance with the Section 7 of the current WSDOT Specifications for Roads, Bridges and Municipal Construction.
Y. Any permanent flow control facility used as a temporary settling basin shall be modified with the necessary erosion control measures and shall provide adequate storage capacity. If the facility is to function as an infiltration system, the temporary facility must be graded so that the bottom and sides are a least three (3) feet above the final grade of the permanent facility.
Z. Overflow, spillways, gravel filter windows must be constructed per plans and specifications. No deviations. As-built for verification required.
AA. Quarry rock must be sound "hard" durable rock. No recycled material.
BB. Grass lined swale shall be constructed per the details provided. No deviations allowed. All swales must be operational before acceptance.
CC. Minimum 1-foot separation between pipes in Type II catch basins.

ASPHALT CONSTRUCTION NOTES

ASPHALT CONSTRUCTION: See Section 5-05 and Section 9 of the Current WSDOT Specification for Road, Bridge and Municipal Construction.

A. All asphalt to be removed must be saw cut. A jackhammer can be used if a nice even cut is made. Wheel cutting is not an approved method unless approved by the City of Anacortes Engineer in advance. Any deviation from this specification shall be in writing 48-hours before saw cutting takes place.
B. Additional asphalt may be required for removal by the City of Anacortes Engineer or Inspector.
C. All vertical drop-offs within the traveled way will be backfilled each night.
D. Abutting edges and curbs must be thoroughly cleaned
E. All asphalt edging will be tacked prior to asphalting.
F. All asphalt patches must be a smooth transition. No bumps or high/low spots (Section 5-04.3(13)). Surface smoothness maximum variation in 10-feet parallel to the centerline is 1/8" and transverse ¼".
G. Sub grade will be compacted and tested prior to asphalting.
H. A minimum of 3-inch HMA patch to be compacted to 92% max rice density (Section 5-04.3(10)B).
I. All final joints and saw cuts to be sealed (Section 5-05.3(8)B) using a hot poured joint sealant (Section 9-04.2(1). A preferred sealant is AR-4000.
J. In areas where asphalt has been removed and CDF is in the trench curing, a steel plate is required for cover while it is curing. Provide asphalt around steel plate to prevent the plate from rattling. The Contractor will be called out at anytime to correct any rattling that provides complaints.
K. On Commercial Avenue where local businesses are affected, no asphalting will happen in the lane of travel. Work will proceed before or after business hours.
L. On major streets where traffic congestion is a problem, the patch will be protected with a ¼ inch steel plate until sufficiently cooled.

CONCRETE CONSTRUCTION NOTES

CONCRETE CONSTRUCTION:

Section 8-04 and 8-14 of the current WSDOT Specification for Road, Bridge and Municipal Construction.

A. Call for a forms inspection before placing of concrete. Call 360.299.1951 to schedule.
B. No monolithic pours allowed per the City of Anacortes City Engineer. In other words, the sidewalk, curb & gutter, driveways, driveway aprons, wheelchair ramps, etc. are to be individual pours and separated by a fabric expansion joint.
C. Protecting the concrete is the responsibility of the contractor. No graffiti, footprints, finishing blemishes or other objectionable marks allowed. If any of this takes place, the section that is damaged will be replaced.
D. Concrete shall be a 5.5 sack mix with a 28-day strength of 3000 psi. Any deviation from this specification shall be in writing 48-hours before concrete is placed.
E. The pan and wings shall be stamped. The use of 1-inch construction fencing acceptable. Railing is not an option.
F. During the first 14-days of curing, the contractor must protect from freezing.

FOR AS-CONSTRUCTED INFORMATION ONLY

JOHN P. RAVNIK
STATE OF WASHINGTON
25795
REGISTERED PROFESSIONAL ENGINEER

ENGINEER | 5/23/18 DATE

THIS PLAN SHEET IS ACCEPTED FOR CONSTRUCTION IN ACCORDANCE WITH THE CITY OF ANACORTES ORDINANCES AND POLICIES. ACTUAL CONFORMANCE OF THE DESIGN WITH APPLICABLE LAWS IS THE SOLE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER, WHOSE NAME AND STAMP APPEAR ON THIS SHEET. ACQUIRING, COMPLYING WITH, AND PROVIDING MITIGATION FOR ALL FEDERAL, STATE, COUNTY, AND LOCAL LAWS, PERMITS, AND MANDATES, INCLUDING BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, FEDERAL WETLAND PERMIT, STATE DEPARTMENT OF FISHERIES AND HYDRAULICS PERMIT, FEDERAL FLOOD PLAIN PERMITS, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT IS THE RESPONSIBILITY OF THE DEVELOPER, LAND OWNER, AND THEIR ENGINEER. THE ISSUANCE OF THIS PERMIT SHALL NOT BE CONSTRUED AS PROOF OF COMPLIANCE WITH APPLICABLE LAWS AND PERMIT REQUIREMENTS.

CITY ENGINEER DATE

CONSTRUCTION FOR THE ACCEPTED PROJECT IS TO START WITHIN 1 YEAR OF THE DATE.

PW#16-017-DEV
PUD-2016-1001
BLD-2017-0233

PLAN STATUS: RECORD DRAWINGS

REV. NO.	REVISION	DATE	BY	APPROVED
1	ASBUILT SURVEY PROVIDED BY WRS	03.22.18	DLR	JPR
2	REVISIONS TO ORIGINAL ASBUILTS DATED 03.30.18 (DOUBLE CLOUDED)	05.22.18	DLR	JPR

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

SPECIFICATIONS

SCALE: AS SHOWN
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 05.22.18

SHEET TITLE:

HADDON ROAD
PLANNED UNIT DEVELOPMENT
FOR
ALLEN FAMILY INVESTMENTS, LLC
SECTION 30, T. 35 N., R. 2 E., W.M.

DRAWING NO. 16009.SPECS.ASB.dwg
JOB NO. 16009
SHEET NO. 16 OF 16

EXHIBIT #12

FINAL PLAT /PUD MAP

HADDON ROAD 13–LOT PLANNED UNIT DEVELOPMENT
CITY OF ANACORTES APPLICATION NO. PUD–2016–1001

LEGAL DESCRIPTION

THE SOUTH 231 FEET OF THE EAST 990 FEET OF GOVERNMENT LOT 6, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN.
EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED JANUARY 30, 1957, UNDER AUDITOR'S FILE NO. 547018, AND
EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE WEST 330 FEET OF SAID GOVERNMENT LOT 6.
SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

(LEGAL DESCRIPTION BASED ON STEWART TITLE GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER #115755 DATED MARCH 19, 2018)

CONDITIONS, COVENANTS & RESTRICTIONS

1. ZONING: R1 (WITH R2 ZONING APPLIED PER PUD)
   RESIDENTIAL (R1) ZONING DISTRICT (WITH R2 ZONING APPLIED PER PUD)
   MINIMUM LOT SIZE = 15,000 SQ.FT. (7,500 SQ.FT. MODIFIED AS PART OF PUD PER AMC 17.38.070–R2 STANDARDS)
   NET ACREAGE = 4.959 ACRES (215,995 SQ.FT.)
   GROSS ACREAGE = 5.279 ACRES (INCLUDES 1/2 ABUTTING RIGHT OF WAY (229,953 SQ.FT.)
   MAXIMUM ALLOWABLE DENSITY = 2 DWELLING UNITS PER ACRE (4 DWELLING UNITS PER ACRE MODIFIED AS PART OF PUD PER AMC 17.38.070–R2 STANDARDS),
   MAXIMUM ALLOWED DENSITY BASED ON 4 DWELLING UNITS PER ACRE = 21 UNITS.
   THE SITE IS 5.279 GROSS ACRES WHICH INCLUDES 1/2 THE ABUTTING RIGHT OF WAY. A PROJECT DENSITY OF 2.46 DWELLING UNITS (DU) PER GROSS ACRE IS PROPOSED (13 DU/5.279 GROSS ACRE)
   13 LOTS ARE PROPOSED
   MINIMUM LOT FRONTAGE = 30 FEET
   BUILDING FOUNDATION SETBACKS:
   FRONT YARD = 20'
   INTERIOR SIDE YARD = A MINIMUM OF FIVE (5') FEET ON ONE SIDE AND NO LESS THAN FIFTEEN (15') ON BOTH SIDES COMBINED, EXCEPT THAT IN NO INSTANCE SHALL A SETBACK ADJACENT TO A STREET BE LESS THAN TEN FEET (10').
   SIDE YARD ON FLANKING STREET = 10' (IF STREET IS DESIGNATED ARTERIAL = 20')
   REAR YARD = 20'
2. A LANDSCAPE PLAN ASSOCIATED WITH INDIVIDUAL LOTS SHALL BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION SUBMITTAL. TWENTY (20) PERCENT OF EACH LOT SHALL BE LANDSCAPED USING PLANTS INDIGENOUS TO WESTERN WASHINGTON. LANDSCAPING SHALL BE IN PLACE AND COMPLETE BEFORE BUILDING PERMIT CERTIFICATE OF OCCUPANCY WILL BE ISSUED.
3. SANITARY SEWER AND STORMWATER DRAIN LINES SHALL REMAIN OUTSIDE OF THE FIFTEEN (15) FOOT NON–DISTURBANCE SETBACK AS MEASURED FROM THE TOP OF SLOPE.
4. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF COMMON AREAS AS DEFINED IN THE COVENANTS, CONDITIONS & RESTRICTIONS.
5. LOTS IN THIS SUBDIVISION SHALL BE GOVERNED BY THE HOME OWNER'S ASSOCIATION AND THE HOA COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. _____.
6. ALL STRUCTURES ARE REQUIRED TO MAINTAIN A THIRTY (30) FOOT BUILDING SETBACK AS MEASURED FROM THE TOP OF SLOPE. NON–STRUCTURAL ENTITIES SUCH AS DECKS AND PATIOS ARE ALLOWED WITHIN THE THIRTY (30) FOOT SETBACK PROVIDED THEY ARE OUTSIDE OF THE FIFTEEN (15) FOOT NON– DISTURBANCE SETBACK AS MEASURED FROM THE TOP OF SLOPE.
7. WITHIN THE NATIVE GROWTH PROTECTION EASEMENT, VEGETATION OR TREE REMOVAL, TOPPING, OR TRIMMING IS STRICTLY PROHIBITED UNLESS APPROVED FIRST BY THE CITY. THE INDIVIDUAL LOT OWNER WOULD NEED TO SUBMIT AN ISA CERTIFIED ARBORIST'S REPORT THAT STATES A TREE IS DEAD, DISEASED, DYING, AND A HAZARD TO AN ADJACENT PROPERTY/USE ALONG WITH A GEOLOGICAL HAZARDOUS AREA CRITICAL AREA REPORT TO THE CITY OF ANACORTES' PLANNING DEPARTMENT AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL (MDNS CONDITION #5), DECLARATION OF NATIVE GROWTH PROTECTION EASEMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO._____.
8. WITHIN THE NATIVE GROWTH PROTECTION AREA, VEGETATION OR TREE REMOVAL, TOPPING, OR TRIMMING IS STRICTLY PROHIBITED UNLESS APPROVED FIRST BY THE CITY. THE INDIVIDUAL LOT OWNER WOULD NEED TO SUBMIT AN ISA CERTIFIED ARBORIST'S REPORT THAT STATES A TREE IS DEAD, DISEASED, DYING, AND A HAZARD TO AN ADJACENT PROPERTY/USE ALONG WITH A GEOLOGICAL HAZARDOUS AREA CRITICAL AREA REPORT TO THE CITY OF ANACORTES' PLANNING DEPARTMENT AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL.
9. THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO APPLICABLE WATER, SEWER, AND STORMWATER GENERAL FACILITY AND HOOKUP FEES AND TRANSPORTATION, FIRE, AND PARK IMPACT FEES. THESE FEES ARE PAYABLE AT LEVELS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE AND MAY DIFFER FROM THOSE FEE LEVELS CURRENTLY IN EFFECT; SEWER AND WATER LATECOMER CHARGES MAY BE PAYABLE.
10. AUTOMATIC FIRE SPRINKLER SYSTEMS MAY BE REQUIRED FOR EACH RESIDENCE AS REQUIRED BY THE FIRE MARSHALL.
11. SUBJECT TO THE TERMS AND PROVISIONS OF EASEMENT IN FAVOR OF PUGET SOUND ENERGY, INC., RECORDED UNDER AUDITOR'S FILE NO. 201503060065.
12. SUBJECT TO THE TERMS AND PROVISIONS OF GEOLOGICALLY HAZARDOUS AREA COVENANT RECORDED UNDER AUDITOR'S FILE NO. 201706130073.

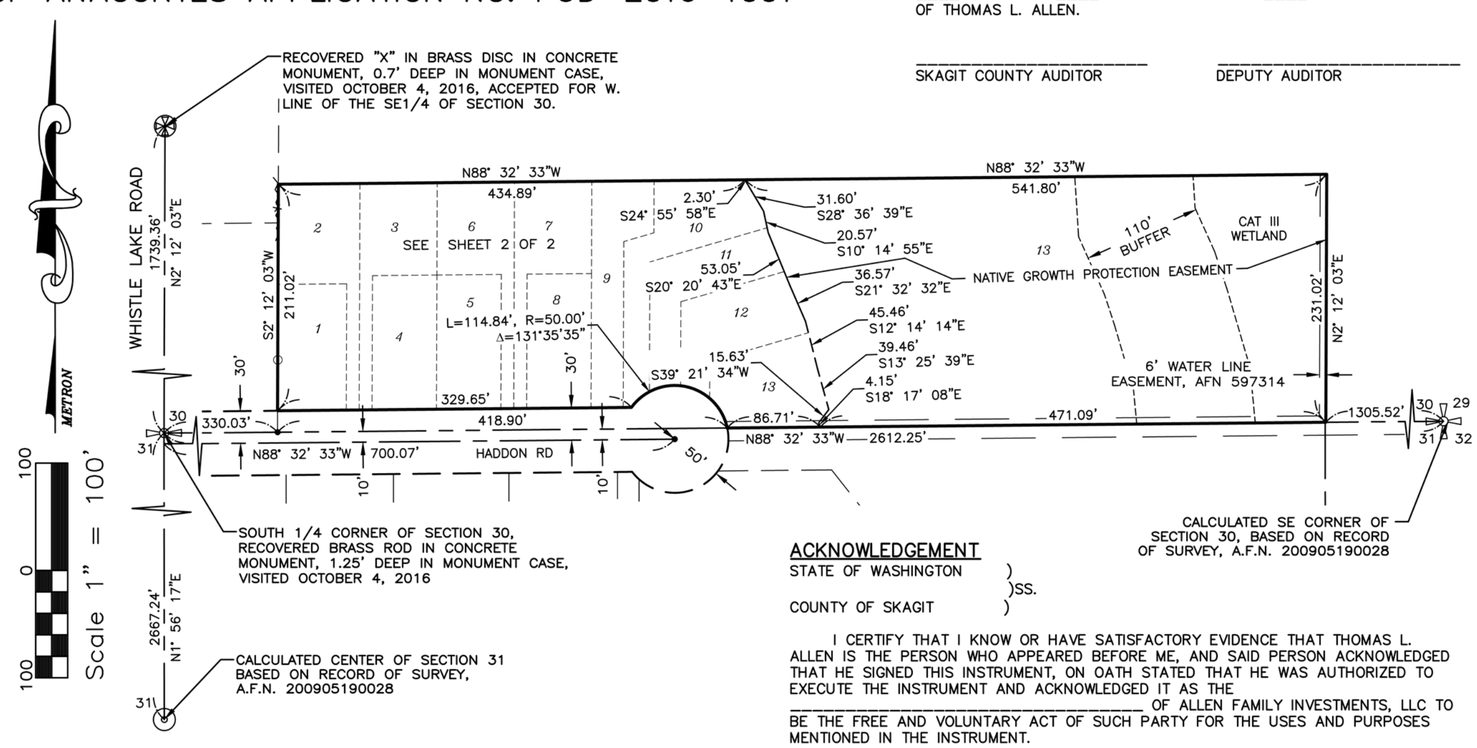
EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ANACORTES AND ALL UTILITY COMPANIES SERVING THE SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR FRONTAGE OF ALL LOTS AS SHOWN HEREON. TOGETHER WITH ALL TRACTS AND COMMON AREAS ,AS ANNOTATED HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO CITY OF ANACORTES, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT. THE CITY OF ANACORTES IS ALSO HEREBY GRANTED THE RIGHTS AND OBLIGATION TO MAINTAIN AND REPAIR THE SIDEWALK FACILITY LOCATED WITHIN THE EASEMENT ADJOINING HADDON ROAD AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS PLANNED UNIT DEVELOPMENT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE CORNERS HAVE BEEN SET AS SHOWN AND ALL DISTANCES AND BEARINGS ARE ACCURATE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT.

_____ DATE: _____
THOMAS E. BARRY, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 28067



OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS, AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS SHORT PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FOR THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF ANACORTES, ITS SUCCESSORS AND ASSIGNS TO WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF ANACORTES.

FURTHER THE UNDERSIGNED OWNER OF THE LAND HEREBY SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNED TO INDEMNIFY AND HOLD THE CITY OF ANACORTES, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUBSURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS

_____ _____ _____
ALLEN FAMILY INVESTMENTS, LLC. TITLE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2018, AT _____M. IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF THOMAS L. ALLEN.

_____ _____
SKAGIT COUNTY AUDITOR DEPUTY AUDITOR

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
)SS.
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THOMAS L. ALLEN 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 _____ OF ALLEN FAMILY INVESTMENTS, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED_____, 2018.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
_____
(NOTARY NAME TO BE PRINTED)
RESIDING AT: _____
MY APPOINTMENT EXPIRES_____

APPROVALS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2018

_____ _____
CITY ENGINEER DATE

_____ _____
DIRECTOR OF PLANNING, COMMUNITY & ECONOMIC DEVELOPMENT DATE

CITY OF ANACORTES TREASURER'S CERTIFICATE

TREASURER'S CERTIFICATE: I CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS DESCRIBED ABOVE HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2018.
CERTIFIED THIS _____ DAY OF _____ , 20_____ .

SKAGIT COUNTY TREASURER'S CERTIFICATE

I CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS DESCRIBED ABOVE HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2017.
CERTIFIED THIS _____ DAY OF _____, 2018.

_____
TREASURER, SKAGIT COUNTY

BY:_____
DEPUTY COUNTY TREASURER

REV 05 TEB/CJT 5–30–18

METRON
and ASSOCIATES INC.
LAND SURVEYS, MAPS, AND LAND USE PLANNING
307 N. OLYMPIC, SUITE 205
ARLINGTON, WASHINGTON 98223
(360) 435–3777 FAX (360) 435–4822

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DATE: MARCH 2018 BY: VSW	SCALE: ––
PROJECT NO. 18010	F.B. 1–35–2

HADDON ROAD 13–LOT PUD
CITY OF ANACORTES APPLICATION NO. PUD–2016–1001
FOR
ALLEN FAMILY INVESTMENTS, LLC

A PORTION OF SW 1/4 OF THE NE 1/4 SECTION 30, TOWNSHIP 35 NORTH, RANGE 02 EAST, W.M.
CITY OF ANACORTES
SKAGIT COUNTY, WASHINGTON

HADDON ROAD 13–LOT PLANNED UNIT DEVELOPMENT
CITY OF ANACORTES APPLICATION NO. PUD–2016–1001

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST ¼ OF SECTION 30 AS MONUMENTED AND SHOWN HEREON BEARS NORTH 88° 32' 33" WEST

RESEARCH

RECORD OF SURVEY A.F.N. 200801280007
RECORD OF SURVEY A.F.N. 200905190028

SURVEY NOTE:

SOUTHEAST QUARTER SECTION SUBDIVISION AND BOUNDARY SOLUTION PER RECORD OF SURVEY A.F.N. 200801280007

DECLARANT:

THOMAS L. ALLEN
P.O. BOX 817
ANACORTES, WA 98221

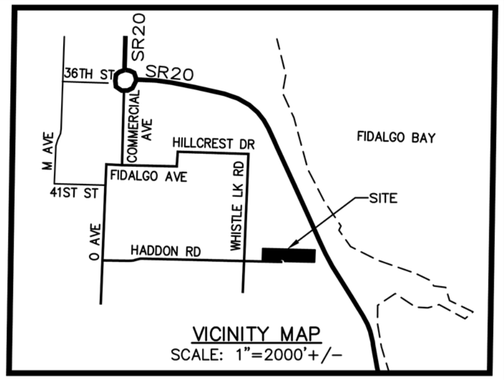
30 0 30
Scale 1" = 30'

METRON

LEGEND

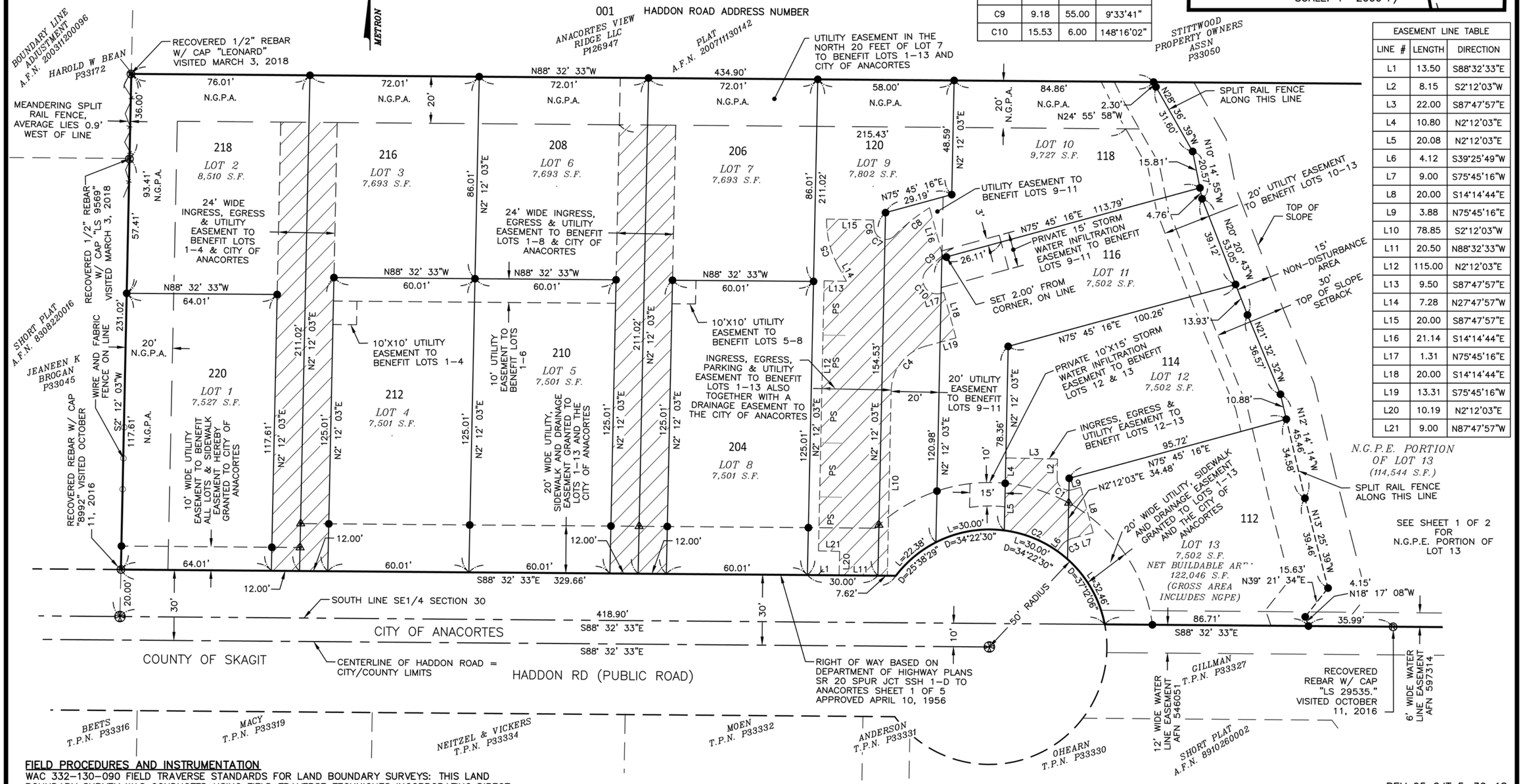
- ® SURVEY MARKER RECOVERED MARCH 2017, AS NOTED
- ⊗ SET 4"X4" CONC. MON. WITH BRASS DISC IN CASE STAMPED "METRON LS 28067"
- ● SET 5/8"X 24" REBAR WITH CAP STAMPED "METRON LS 28067"
- △ SET P.K. NAIL WITH WASHER STAMPED "METRON LS 28067"
- PS = PARKING STALL
- A.F.N. = AUDITOR'S FILE NUMBER
- N.G.P.A. = NATIVE GROWTH PROTECTION AREA
- N.G.P.E. = NATIVE GROWTH PROTECTION EASEMENT
- EASEMENT AS NOTED
- 001 HADDON ROAD ADDRESS NUMBER

EASEMENT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	9.29	5.00	106°26'48"
C2	24.36	50.00	27°54'45"
C3	4.68	10.00	26°49'58"
C4	25.67	20.00	73°33'12"
C5	20.94	40.00	30°00'00"
C6	4.24	20.00	12°08'00"
C7	10.91	5.00	125°01'53"
C8	19.18	75.00	14°39'07"
C9	9.18	55.00	9°33'41"
C10	15.53	6.00	148°16'02"



VICINITY MAP
SCALE: 1"=2000'+/–

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	13.50	S88°32'33"E
L2	8.15	S2°12'03"W
L3	22.00	S87°47'57"E
L4	10.80	N2°12'03"E
L5	20.08	N2°12'03"E
L6	4.12	S39°25'49"W
L7	9.00	S75°45'16"W
L8	20.00	S14°14'44"E
L9	3.88	N75°45'16"E
L10	78.85	S2°12'03"W
L11	20.50	N88°32'33"W
L12	115.00	N2°12'03"E
L13	9.50	S87°47'57"E
L14	7.28	N27°47'57"W
L15	20.00	S87°47'57"E
L16	21.14	S14°14'44"E
L17	1.31	N75°45'16"W
L18	20.00	S14°14'44"E
L19	13.31	S75°45'16"W
L20	10.19	N2°12'03"E
L21	9.00	N87°47'57"W



REV 05 CJT 5–30–18

FIELD PROCEDURES AND INSTRUMENTATION

WAC 332–130–090 FIELD TRAVERSE STANDARDS FOR LAND BOUNDARY SURVEYS: THIS LAND BOUNDARY SURVEY WAS CONDUCTED USING FIELD TRAVERSE TECHNIQUES INCORPORATING DIRECT, INDIRECT AND INVERSE MEASUREMENTS THAT MEET THE MINIMUM STANDARDS OF LINEAR AND ANGULAR CLOSURES AS SET FORTH WAC 332–130–090.

WAC 332–130–100 EQUIPMENT AND PROCEDURES: THE EQUIPMENT THAT WAS USED TO CONDUCT THIS LAND BOUNDARY SURVEY INCLUDED A COMBINATION OF TOTAL STATION POSITIONING SYSTEM (TSP) AND GLOBAL POSITIONING SYSTEM (GPS). BASED ON MANUFACTURERS SPECIFICATIONS THE TSP STANDARD LINEAR ACCURACY IS 2MM+2 PPM AND TSP STANDARD ANGULAR ACCURACY IS 3 SECONDS. BASED ON MANUFACTURERS SPECIFICATIONS THE STATIC SURVEY ACCURACY OF THE GPS SYSTEM HAS A HORIZONTAL ACCURACY OF 5MM+(1PPM*BASELINE LENGTH) AND AN AZIMUTH ACCURACY OF 1 ARC SECOND + (5/BASELINE LENGTH IN KM).

PROCEDURES USED TO ACCOMPLISH THIS SURVEY INCLUDED A COMBINATION OF RADIAL MEASUREMENTS, OPEN TRAVERSE AND CLOSED TRAVERSE METHODS.

THOMAS E. BARRY STATE OF WASHINGTON 28067 REGISTERED PROFESSIONAL LAND SURVEYOR

METRON
and ASSOCIATES INC.
LAND SURVEYS, MAPS, AND LAND USE PLANNING
307 N. OLYMPIC, SUITE 205
ARLINGTON, WASHINGTON 98223
(360) 435–3777 FAX (360) 435–4822

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DATE: JAN. 2018 BY: V.S.W.	SCALE: 1" = 30'
PROJECT NO. 18010	F.B. 27–4

HADDON ROAD 13–LOT PUD
CITY OF ANACORTES APPLICATION NO. PUD–2016–1001
FOR
ALLEN FAMILY INVESTMENTS, LLC

A PORTION OF SW 1/4 OF THE NE 1/4 SECTION 30, TOWNSHIP 35 NORTH, RANGE 02 EAST, W.M.
CITY OF ANACORTES
SKAGIT COUNTY, WASHINGTON

SHEET 2 OF 2

EXHIBIT #13

APPLICANT'S RESPONSE TO PUBLIC WORKS DEPARTMENT COMMENTS

From:	John Ravnik
To:	Cricchio, Kevin; Tom Allen; Steve Nicol
Cc:	Lange, Steve; Measamer, Don
Subject:	RE: Final Plat - PW Accept to Planning - Haddon Road PUD
Date:	Tuesday, June 5, 2018 10:48:18 AM
Attachments:	RESPONSES TO CITY DOCS.06052018.pdf

Tom Allen
Haddon Road PUD
16009
6/5/2018

Re: Response to City regarding Haddon Road Final PUD Plat

Kevin,

In response to your email directly below, please see the document accompanying this email. I have coordinated with Steve Lange, Tom Allen, and the contractor regarding the various matters identified in documents you provided within your email from yesterday which comprise the Memo dated June 4 from Steve Lange, the Memo dated April 24, 2018 (Revised) from Steve Lange, the letter dated April 24, 2018 from Steve Lange.

The only outstanding matter involves Finding of Fact item 24F regarding project certification from the Engineer of Record. I am coordinating with Paul Erickson from Skagit County Public Works as to the document he needs for this particular item.

Other than wrapping up the matter with SC public works, all other matters have been totally addressed some time today.

Thank you,

John P. Ravnik, P.E.
Ravnik & Associates
Civil Engineering & Land-Use Planning
1633 Lindamood Lane | P.O. Box 361 | Burlington, WA | 98233
Phone: 360-707-2048 | Fax: 360-707-2216
Email: jravnik@ravnik.net
Mob: 360-708-3801

From: Cricchio, Kevin [mailto:kevinc@cityofanacortes.org]
Sent: Monday, June 04, 2018 12:26 PM
To: John Ravnik; Tom Allen
Cc: Lange, Steve; Measamer, Don
Subject: FW: Final Plat - PW Accept to Planning - Haddon Road PUD

6-4-18

John & Tom,

See attached from the PWD for your reference /files. Thanks.

Kevin Cricchio, AICP, WPIT | **Associate Planner** | Planning, Community & Economic Development Dept.
City of Anacortes | P.O. Box 547 | 904 6th Street | Anacortes, WA 98221
360.293.1937 (work) | kevinc@cityofanacortes.org | www.cityofanacortes.org

My incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56.

From: Lange, Steve
Sent: Monday, June 4, 2018 11:38 AM
To: Cricchio, Kevin <kevinc@cityofanacortes.org>
Cc: Measamer, Don <don@cityofanacortes.org>; Shjarback, Eric <erics@cityofanacortes.org>; Buckenmeyer, Fred <fredb@cityofanacortes.org>
Subject: Final Plat - PW Accept to Planning - Haddon Road PUD

Kevin,

Here you go for your use and record.

Steven Lange
Project Manager

ANACORTES PUBLIC WORKS DEPARTMENT

Steven Lange, Project Manager

P.O. BOX 547, ANACORTES, WA 98221 PH(360) 293-1920

E-MAIL: stevel@cityofanacortes.org FAX(360) 293-1938

Received from Kevin Cricchio 6-4-18
Response back to City 6/5/18 JR

Memo

Date: June 4, 2018

To: Don Measamer, Planning Director

From: Steven Lange

Subject: Haddon Road P.U.D Final Plat Acceptance (PW#16-017-DEV)

cc: Eric Shjarback, Fred Buckenmeyer, Libby Grage, Kevin Cricchio, Justin Symonds

The construction of the Haddon Road P.U.D project is substantially complete and is ready for acceptance by the City of Anacortes.

The Public Works Department coordinated the Final Plat inspection with other City Departments and developed a Deficiency List that the Developer\Contractor is diligently working to reduce. See the attached revised list, dated April 24, 2018. No bonding is anticipated with the miscellaneous items remaining to complete.

The Public Works Department recommends that the Haddon Road P.U.D be approved subject to the Public Works Department receiving and reviewing the following prior to the recording of the Final Plat.

- * A 2-year Maintenance Bond in the amount of $22,263.70. See attached memo dated April 24, 2018.
- * A check in the amount of $7,971.07 for cash in-lieu of sidewalk improvements along the frontage of the City of Anacortes Reservoir Project. These funds should be deposited into the Reservoir project for completion by the City of Anacortes. See attached document, dated March 30, 2018.
- Final review of the Plat drawing to conform to the project requirements.
- Completion of the revised Deficiency List, dated April 24, 2018.

* To be performed by the developer after project acceptance by the Planning Commission & City Council and before plat recording.

ANACORTES PUBLIC WORKS DEPARTMENT

Steven Lange, Project Manager
P.O. BOX 547, ANACORTES, WA 98221
E-MAIL: stevel@cityofanacortes.org

PH(360) 661.3468
FAX(360) 293-1938

Memo

Date: April 24, 2018 (Revised)

To: Tom Allen, Owner/Developer

From: Steven Lange

Subject: Deficiency List – Site Visit – Haddon Road P.U.D (PW#16-017-DEV)

cc: Fred Buckenmeyer, Eric Shjarback, Don Measamer, Sandi Andersen, Justin Symonds, Kevin Cricchio

The following items were completed by WRS on Thursday, April 12, 2018 and inspected by the Public Works Engineering Department on April 17, 2018 (Photos were taken).

Therefore, the Deficiency List is now revised to reflect the completed items. All other items need to be addressed from the April 24, 2018 Deficiency List.

SEWER:

- ✓ ~~SSMH#1: Perimeter Seal, per COA Standard Detail ST-02, Structure Adjustment and Perimeter Seal. (WRS was told on-site 04-11-18)~~ – **Completed 04-12-18.**
- ✓ ~~SSMH#2: Perimeter Seal, per COA Standard Detail ST-02, Structure Adjustment and Perimeter Seal. (WRS was told on-site 04-11-18)~~ – **Completed 04-12-18.**

WATER:

- ✓ ~~Reset westerly water meter boxes to locate the angle meter valve in the center of the boxes. (WRS was told on-site 04-11-18)~~ – **Completed 04-12-18.**

GENERAL DEVELOPMENT:

- ◊ Provide a paid receipt for the street lighting. City will accept the billing of the street light at the recording of the Plat. See attached PSE letter.
- ◊ Monument installation at the following recommended location(s): 1) Cul-de-Sac, 2) ~~Intersection of Whistle Lake Road and Haddon Road, and 3)~~ West Boundary of Plat Line at Centerline for sight line be the Whistle Lake Road\Haddon Road Intersection and the Cul-de-Sac.

  2 mons to be set.

  See 2011 EDS Standards, Chapter 3 – Streets, STR-25 Survey Monuments.

OTHER:

* ◊ Provide a cash in-lieu payment for the sidewalk installation along the City of Anacortes Reservoir Site. The amount provided is identified as $7,971.07. This will need to be paid prior to recording of the plat.

REQUIRED SUBMITTAL CHECKLIST OTHER ITEMS:

Construction Phase:

Provided to city by WRS on 6.5.18

◊ Provide Erosion Control Weekly\Monthly reports and associated SWPPP Plan.

◊ Provide contractor photos of installation of sewer, storm and water.

Construction Acceptance Phase:

already done

◊ Revised: Provide final Drawing of Record submittal via the following: (1) PDF Format and (1) in electronic form in AutoCAD 2000 minimum.

Final Plat Approval Phase: Work with Planning Department

* ◊ Provide a 2-year Maintenance Bond based on 10% of the Engineer's Estimate. City to provide a letter to Owner\Developer. Also, per Facts and Finding #23, Item K.

FACTS AND FINDING REVIEW (PUBLIC WORKS):

Public Works Engineering reviewed Facts and Finding #23 and #24 for compliance. Below are items that need addressed.

Disregard per Steve Lang. 6.5.18

◊ Item 23.D – SSMH#1 can be accessed via City of Anacortes maintenance equipment, if necessary, at the end of the common access road. There is no direct access road to the manhole.

* ◊ Item 23.K – 2-year Maintenance Bond shall be in place prior to Final Plat approval.

done on 6.5.18

◊ Item 24.B – Provide electronic drawings of all roadway improvements to Skagit County.

does not apply

◊ Item 24.C – A note shall be made on the face of the plat.

◊ Item 24.F – Provide a construction completion report, stamped by the Civil Engineer of Record. See attached City version of the Report. City has the word document and can be provided at the request of the Engineer of Record.

see attached email to Paul Erickson of S.C.P.W.

For all site inspections, please contact Justin Symonds at 360.661-3547.

Thank you,

Steve Lange
Project Manager

ANACORTES PUBLIC WORKS DEPARTMENT

Fred Buckenmeyer, Public Works Director

P.O. BOX 547, ANACORTES, WA 98221 PH(360) 293-1919

Email: fredb@cityofanacortes.org

April 24, 2018

Allen Family Investment, LLC

Attention: Tom Allen

P.O. Box 817

Anacortes, WA 98221

Subject: 2-Year Maintenance Bond for the Haddon Road PUD
(PW#16-017-DEV)

Dear Tom,

Thank you for working with us to move forward to Final Plat approval. The work performed to install the infrastructure improvements have been inspected, approved and accepted by the City of Anacortes Public Works Engineering Department on April 17, 2018. Per the City of Anacortes Municipal Code to you are required to provide a 2-year Maintenance Bond. The bond is based on 10% of the construction cost of the development.

The construction cost that was presented for the infrastructure improvements for the Haddon Road PUD is $222,637.00. At 10% of the construction cost, your bond amount is $22,263.70.

Your project requires the two-year bond to satisfy the maintenance of the infrastructure improvements. This bond will be used at the discretion of the official to correct deficiencies in the maintenance affecting public health, safety and welfare and will be posted and maintained throughout the two-year maintenance period.

Thank you for your attention to this. If you have any questions, please do not hesitate to call me at 360-661.3468.

Sincerely,

CITY OF ANACORTES

Steven Lange
Project Manager

cc: Fred Buckenmeyer, Eric Shjarback, Sandi Anderseon, Don Measamer, Kevin Shane Whitney

ANACORTES PUBLIC WORKS DEPARTMENT

ENGINEERING PLAN REVIEW FEE AND CONSTRUCTION FEES

JUN 29 2017
CITY OF ANACORTES

SITE INFORMATION AND PROJECT VALUE

OWNER: ALLEN FAMILY INVESTMENTS / TOM ALLEN

SITE ADDRESS: NO SITE ADDRESS

PROJECT DESCRIPTION: ROADWIDENING, UTILITIES IN ROW
Residential-grade utility installation 13-LOT PUD

PROJECT VALUE [PV]: $ 222,1637.00 (Page 3 of 3 Total Cost)

ENGINEERING PLAN REVIEW FEE

ENGINEERING PLAN REVIEW FEE (.005 of Project Value) $ 1113.19

TOTAL ENGINEERING REVIEW FEE $ 1113.19

DUE AT TIME OF SUBMITTAL OF PLANS FOR REVIEW

CONSTRUCTION INSPECTION FEE

CONSTRUCTION INSPECTION FEE BASE FEE $ 500.00

CONSTRUCTION INSPECTION FEE (.015 of Project Value) $ 3339.56

CONSTRUCTION INSPECTION FEE SUBTOTAL $ 3839.56

REDUCTION * $ —

TOTAL CONSTRUCTION INSPECTION FEE $ 3839.56

DUE UPON CONSTRUCTION PLAN APPROVAL

* SUBJECT TO THE DIRECTOR OF ENGINEERING & DEVELOPMENT SERVICES APPROVAL, A 50% REDUCTION TO THE CONSTRUCTION INSPECTION FEE MAY BE ASSESSED IF THE DEVELOPER PROVIDES ON-SITE CONSTRUCTION INSPECTION AND CONSTRUCTION ENGINEERING THROUGH PRIVATE CONSULTANTS TO THE SAME STANDARD AS THAT OF THE CITY.

Plan Review Fee: $ 1113.19 + Construction Inspection Fee: $ 3839.56 = $ 4952.75

ANACORTES PUBLIC WORKS DEPARTMENT

ENGINEERING PLAN REVIEW FEE AND CONSTRUCTION FEES

ENGINEERING AND INSPECTION FEE WORKSHEET (DEVELOPER DEDICATED ASSETS)

Engineering Project No.	Project Location	
PW 16-017	HADDON ROAD	
Project Name	**Project Engineer**	**Developer**
HADDON PUD	RANNICK ASSOC	ALLEN FAMILY INVEST.

The Developer shall enter the quantities shown on the construction drawings to be submitted to the City for review. This document is used to maintain the City's inventory of Public Works infrastructure and determine the amount of Engineering & Inspection Fees due to the City.

	DESCRIPTION	UNITS	QUANTITY	Unit Cost	Total Cost		FEE AMOUNT
STORM SEWER	6"	L.F.	1	$25.00	2,700.00		
	8"	L.F.	333	$30.00	9990.00		
	10"	L.F.	—	$37.00	—		
	12"	L.F.	34	$45.00	1,530.00		
	15"	L.F.	—		—		
	18"	L.F.	—		—		
	24"	L.F.	—		—		
	INFIL Other ____	EA	1	$10,000	10,000		
	TRENCH Other ____				—		
	Catch Basin, Type I	EA	3	$740.00	2,220.00		
	Catch Basin, Type II	EA	—	$3500.00	—		
	Storm Manholes	EA	—	$5000.00	—		
	Ponds	EA	—		—		
	Bioswales	EA	—		—		
? Aqua Swirl AS-2	Vaults or other water quality measures	EA	2	$5000.00	10,000		
SANITARY SEWER	6"	L.F.	428	$35.00	14,980.00		
	8"	L.F.	156	$45.00	7,020.00		
	10"	L.F.	—		—		
	12"	L.F.	—		—		
	15"	L.F.	—		—		
	18"	L.F.	—		—		
	24"	L.F.	—		—		
	Other ____				—		
	Other ____				—		
	Sanitary Manholes 48"	EA	3	$5000.00	15,000.00		
	Sanitary Manholes Other ____	EA	—		—		
	Lift Station	EA	—		—		

ANACORTES PUBLIC WORKS DEPARTMENT

ENGINEERING PLAN REVIEW FEE AND CONSTRUCTION FEES

	DESCRIPTION	UNITS	QUANTITY	Unit Cost	Total Cost		FEE AMOUNT
WATER	4"	L.F.	—	$45/$55	—		
	6"	L.F.	—	$55/$75	—		
	8"	L.F.	426	$55/$75	23,430.00		
	12"	L.F.		$65/$80	—		
	16"	L.F.		$75/$90	—		
	PRV Other ____	L.F.	1	$7500	7500		
	Water Meter	EA	13	$200.00	2,600		
	Fire Hydrant	EA	2	$5000.00	10,000.00		
STREETS	Street Construction Length___ Width___ 9919SF	S.F.		$3.00	($4) 2'x length ($3) 24'x length ($2.80) 20' x length	29,757.00	
	Street Lights	EA	—	$3000.00	—		
	Street & Stop Signs	EA	2	$200.00	400.00	SF SIGNS	
	Curb & Gutter	L.F.	1029	$14.00	14,406.00		
	Overlay, Asphalt	TON	—	$100.00	—		
	Overlay, Concrete	S.Y.	—		—		
	Sidewalk	S.Y.	718	$28.80	20,678.40		
	Wheelchair Ramps	S.Y.	—	$36.00	—		
OTHER	Landscaping	S.Y.	565	$27.00	15,276.00		
	Trails	S.F.	—		—		
	Stream Enhancement	S.F.	—		—		
	Other						
	Other						
	Temporary Erosion/Sediment Control **	Lump Sum		$2000.00	2000.00		
	Earthwork	C.Y.	1270	$15.00	19,050.00	JK	
	Traffic Control		—	$2000.00	—		
	Erosion Control	EA	1	$500.00	500		
	Utility Relocation/Adjustment	EA	—	$275.00	—		
	TOTAL COSTS				$ 222,637.00		

** Temporary Erosion/Sediment Control includes: Clear and Grade, Fill and Grade, ESC Supervisor, and Silt Fencing.

Change Order Proposal 04

Haddon Road Short Plat

Western Refinery Services, Inc. (WRS)
2380 Grandview Rd.
Ferndale, WA 98248

March 30, 2018

Rev 0

TO: Tom Allen

CHANGE ORDER PROPOSAL NAME	LOCATION
Credit for Sidewalk on Whistle Lake Road	**Anacortes, WA**

This Change Order proposal is a contract value change due to not installing sidewalk on Whistle Lake Road. This is due to an ongoing project at that location being in the way of this section of sidewalk.

Clarifications

- This Credit is priced per contract bid items 221 & 225. WRS' final pay estimate has these items highlighted in yellow. The final billed quantity is the original contract quantity minus the credited quantities below.
- Excavation, subgrade preparation, and gravel base are included in the unit pricing of these items

Biditem	Description	Credit Qty	Unit	Contract Unit Price	Credit Amount
221	UT - 4" Sidewalk	143	SY	$49.69	$7,105.67
225	UT - ADA Dome Panels	2	EACH	$432.70	$865.40

Credit Value

Total **$ 7,971.07 per unit pricing**

Please contact me for any questions or clarifications

Thank you,

Bryan Brown
Project Manager
WRS, Inc

Accepted by

Date

	[illegible]	1050	LF	$3.50	$3,675.00	1050	[illegible]	$0.00	$0.00
59	JUT - Joint Utility Trench	780	LF	$22.00	$17,160.00	780	$17,160.00	$0.00	$0.00
60	JUT - Trench Backfill	300	TONS	$20.00	$6,000.00	300	$6,000.00	$0.00	$0.00
61	JUT - Utility Vault	5	EACH	$520.00	$2,600.00	5	$2,600.00	$0.00	$0.00
	Full Sales Tax Subtotal				**$354,499.50**			**$0.00**	

Use Tax Items

Biditem	Description	Bid Qty	Unit	Contract Unit Price	Contract Bid Amount	Qty Completed (as of 3/31)	Previously Billed	Bill This Period	Remaining to Bill
201	UT - Project Management & Safety	0.5	LS	$37,000.00	$18,500.00	0.5	$18,500.00	$0.00	$0.00
202	UT - Equipment Mobilization	0.5	LS	$7,900.00	$3,950.00	0.5	$3,950.00	$0.00	$0.00
203	UT - Surveying	0.5	LS	$20,100.00	$10,050.00	0.5	$10,050.00	$0.00	$0.00
204	UT - Compaction Testing	0.5	LS	$7,500.00	$3,750.00	0.5	$3,750.00	$0.00	$0.00
206	UT - Straw	20	SY	$25.00	$500.00	20	$500.00	$0.00	$0.00
208	UT - CB Inlet Protection	3	EACH	$95.00	$285.00	3	$285.00	$0.00	$0.00
209	UT - Street Sweeping	20	HR	$115.00	$2,300.00	20	$2,300.00	$0.00	$0.00
210	UT - Sawcut ACP	1080	LF	$2.00	$2,160.00	1080	$2,160.00	$0.00	$0.00
211	UT - Remove ACP	2000	SF	$1.05	$2,100.00	2000	$2,100.00	$0.00	$0.00
214	UT - Roadway Excavation	800	BCY	$19.00	$15,200.00	800	$15,200.00	$0.00	$0.00
215	UT - Geotextile Fabric	1500	SY	$1.85	$2,775.00	1500	$2,775.00	$0.00	$0.00
216	UT - Gravel Borrow	1100	TONS	$28.04	$30,844.00	1100	$30,844.00	$0.00	$0.00
217	UT - Curb & Gutter	75	LF	$25.63	$1,922.25	75	$1,922.25	$0.00	$0.00
218	UT - Barrier Curb & Gutter	478	LF	$25.63	$12,251.14	478	$12,251.14	$0.00	$0.00
219	UT - Depressed C&G	437	LF	$24.52	$10,715.24	437	$10,715.24	$0.00	$0.00
220	UT - Prep for Sidewalk/Drivewalk/Edge of Rd	800	SY	$17.07	$13,656.00	800	$13,656.00	$0.00	$0.00
221	UT - 4" Sidewalk	722	SY	$49.69	$35,876.18	579	$28,770.51	$0.00	$7,105.67
222	UT - 6" Sidewalk	77	SY	$66.52	$5,122.04	77	$5,122.04	$0.00	$0.00
223	UT - Concrete Driveway Type 1	1	EACH	$2,215.40	$2,215.40	1	$2,215.40	$0.00	$0.00
224	UT - Concrete Driveway Type 3	3	EACH	$2,874.90	$8,624.70	3	$8,624.70	$0.00	$0.00
225	UT - ADA Dome Panels	4	EACH	$432.70	$1,730.80	2	$865.40	$0.00	$865.40
226	UT - 3" CSTC & 3" HMA for widening	1	LS	$36,374.52	$36,374.52	1	$36,374.52	$0.00	$0.00
227	UT - Street Signs	2	EACH	$422.60	$845.20	2	$845.20	$0.00	$0.00
228	UT - Infiltration Trench	433	SF	$10.86	$4,702.38	433	$4,702.38	$0.00	$0.00
229	UT - 8" Perf Drain Line	38	LF	$8.14	$309.32	38	$309.32	$0.00	$0.00
230	UT - CB Type Burlington	3	EACH	$556.32	$1,668.96	3	$1,668.96	$0.00	$0.00
231	UT - Pipe Bevel & Spalls	4	EACH	$101.00	$404.00	4	$404.00	$0.00	$0.00
232	UT - Storm Pipe - 12" PVC	13	LF	$64.53	$838.89	13	$838.89	$0.00	$0.00
233	UT - Storm Pipe - 8" PVC	58	LF	$46.94	$2,722.52	58	$2,722.52	$0.00	$0.00
234	UT - Storm Pipe - 8" DI Culvert	68	LF	$61.72	$4,196.96	68	$4,196.96	$0.00	$0.00
236	UT - Catch Basins - Type 1	3	EACH	$1,494.56	$4,483.68	3	$4,483.68	$0.00	$0.00

CREDIT C.O. #4

PUGET SOUND ENERGY

June 5, 2018

City of Anacortes
Attn: Steve Lange

Allen 13 Lot Plat

Dear Mr. Steve Lange:

This letter serves to prove that we have received all signed paperwork and payment for the street lighting materials from Allen Family Investments to PSE for the Allen 13 Lot Plat. The construction was completed on March 22, 2018. The fixtures were energized and billing began on March 22, 2018. The developer has fulfilled all their financial obligations for the street lighting.

The City already has a copy of the signed paperwork and check for your reference.

If you have any questions, please call me at 425-603-5919

Sincerely,

Lisa Kinney
Account Manager, Street Lighting Services from PSE

John Ravnik

To: John Ravnik
Subject: RE: Haddon Road PUD Final Approval Process

From: John Ravnik
Sent: Tuesday, June 05, 2018 10:29 AM
To: 'Paul Erickson'
Cc: Lange, Steve; Tom Allen
Subject: Haddon Road PUD Final Approval Process

Tom Allen

Haddon Road PUD

16009

6/5/2018

Re: Skagit County Project Requirements

Paul,

The paragraph below contains requirements from SCPW that were included in this project's final Findings of Fact from the City Council. Steve Lange and I have reviewed and determined the associated responses & actions to each. Please let me know if we need to address any matter differently.

24. Development shall comply with Skagit County's Public Works Department including but not limited to:

    A. The new shared access driveways will need to obtain commercial access permits prior to construction. Access aprons shall be constructed to County standards.

    Response: Commercial Access permits were obtained for the 4 shared driveways on the north side of Haddon Road.

    B. Electronic record drawings will be required for all the roadway improvements made to the County road and within the right-of-way.

    Response: Immediately below is a link to access the final As-Constructed Civil Plans.

    https://files.acrobat.com/a/preview/6b11c050-6b90-49df-ad5f-1048459be67d

C. The lots that do not share access will need to get an access permit from Skagit County when they submit for a building permit for the residence. This item does not need to be completed prior to plat approval and is an informational comment. A note shall be added to the face of the final plat & PUD to reflect this.

Response: All lots share an access comprising the following: Lots 1 - 4 share a driveway, Lots 5 - 8 share a driveway, Lots 9 - 11 share a driveway, and Lots 12 - 13 share a driveway. There are no lots that do NOT share a driveway, therefore, no note has been provided on the plat map to this matter.

D. Haddon road will need to be widened to a 24 foot wide driving surface. A 28 foot wide hard surface will be required for the frontage of the property. The cul-de-sac will need to be improved to a 45 foot radius. A separated pedestrian path will need to be constructed per City of Anacortes requirements.

Response: This design and has been approved by the City and all construction has been performed.

E. A right-of-way permit will be required. Construction plans for the improvements shall be prepared by a civil engineer currently licensed in the State of Washington.

Response: A right of way permit was obtained prior to construction and the plans were prepared by a Washington PE.

F. The construction in the right-of-way will require certification by the engineer that all items have been built in concordance with the approved construction plans. See section 12 of the Skagit County Road Standards.

Response: In reviewing Section 12 of Skagit County Road Standards, I do not find any reference, form, nor format that directs me what to provide you as far as a certification. Based on my involvement in the project, all work was performed in accordance with the approved plans. There were actually very few modifications.

Please let me know if our responses are acceptable. What document or format do you need to address item 24F?

Thank you

John P. Ravnik, P.E.

Ravnik & Associates

Civil Engineering & Land-Use Planning
1633 Lindamood Lane | P.O. Box 361 | Burlington, WA | 98233
Phone: 360-707-2048 | Fax: 360-707-2216
Email: jravnik@ravnik.net
Mob: 360-708-3801