

EAST VILLAGE SHORT PLAT CLEARING LAND CLEARING PERMIT CITY OF MOUNT VERNON, WASHINGTON

NW 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

GENERAL NOTES
 Basis of Bearing: Plat of Big Fir South PUD - Phase 2
 NE #201405290037
 Center Line of Blackburn Road
 Vertical Datum: NAVD83
 Horizontal Datum: NAD83
 Bench Mark: Top of concrete monument at east end
 of Balsam Lane. Elev.=204.71'

LEGAL DESCRIPTION
 THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, M.M., DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
 THENCE NORTH 0°54'33" EAST ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 30.02 FEET TO A POINT ON THE NORTH LINE OF BLACKBURN ROAD, AND WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
 THENCE COMMUNING NORTH 0°54'33" EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 1,284.15 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION;
 THENCE SOUTH 88°27'21" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 481.22 FEET TO A POINT THAT BEARS NORTH 88°27'21" - EAST A DISTANCE OF 194.40 FEET FROM THE NORTHWEST CORNER OF SAID SUBDIVISION;
 THENCE SOUTH 0°50'47" WEST, PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 1,018.12 FEET TO A POINT ON THE NORTH LINE THAT TRACT CONNECTED TO ROBERT B LINDSLOOM, ET UX, BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 2008-1188000-0000, NORTHERLY 20.02 FEET TO THE NORTHEAST CORNER OF SAID LINDSLOOM TRACT;
 THENCE SOUTH 1°18'25" EAST, ALONG EAST LINE OF SAID LINDSLOOM TRACT, A DISTANCE OF 270.00 FEET TO A POINT ON THE NORTH LINE OF BLACKBURN ROAD;
 THENCE NORTH 88°43'35" EAST, ALONG THE NORTH LINE OF BLACKBURN ROAD, PARALLEL WITH, AND 30.00 FEET NORTH OF, WHEN MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1,284.15 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, BEING THE SOUTHWEST CORNER OF SAID SUBDIVISION, SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

WETLAND REPORT
 Report will be attached to submittal.

SUMMARY OF TREES TO BE REMOVED

Moddoo Greet Timber Cruise	
Cruised by: Karl Stout on June 18, 2018	
Merchantable Timber within Street Clearing Limits	
Douglas fir	44,510
Western Red Cedar	5,120
Red Alder	1,000
Henlock	160
Big Leaf Maple	20
Total Volume Merchantable Timber	= 50,810 Board Feet
Merchantable Timber on Lot #1	
Douglas fir	0
Western Red Cedar	630
Red Alder	0
Total Volume Merchantable Timber on Lot 1	= 630 Board Feet

- SCHEDULE OF DRAWINGS**
- C1 Cover Sheet, Vicinity Plan & General Notes
 - C2 Existing Site Plan
 - C3 Clearing Site Plan and Details



PROJECT NARRATIVE
 Samish Bay Land Company LLC is proposing to clear the Subject property in preparation for the future construction of streets, necessary infrastructure and 7 senior restricted homes on 2.2 acres of a total 13.39 acre site.

SITE INFORMATION
 SITE ADDRESS 2437 BLACKBURN ROAD, ACCESS TO PROJECT SITE FROM EAST END OF BALSAM LANE IN NORTHWEST CORNER OF SUBJECT PROPERTY.
 TAX PARCEL NUMBER: P28005
 ZONING: R-1, S0
 CDP# PLAN: S86256 SF, 13.39 ACRES
 PRESENT AREA: ZONE C
 FLOOD ZONE:

PROJECT CONTACT INFORMATION

OWNER
 Henry Kiesel
 2601 E Blackburn Road
 Mount Vernon, WA 98274

DEVELOPER
 Samish Bay Land Company
 David Prutzman (425) 308-9397
 4215 Montgomery Place
 Mount Vernon, WA 98274
 Email - samishbay@pnl.com

PROJECT CIVIL ENGINEER & LAND SURVEYING
 HERRIGSTAD ENGINEERING & SURVEYING
 4320 Whistle Lake Road
 Anacortes, WA 98221
 (360) 697-8804
 Email - dale@herrigstad.com

VETLAND CONSULTANT
 Graham-Burton Associates
 3643 Lago Road
 Bow, WA 98232
 360-765-4441

ARBORIST
 Urban Forestry Services, Inc.
 1519 McLean Road
 Mount Vernon, WA 98273
 Office 360-468-5800
 Email jpburton@ufsvservices.com

CITY OF MOUNT VERNON
 Alan Hawthorn
 Engineering Services Manager
 (360) 336-6214
 alandhaw@vermontwa.gov
 City of Mount Vernon Engineering
 Inspection Request Phone #
 360-336-6243
 24 hours notice is required.

RECEIVED
CITY OF MOUNT VERNON
SEP 11 2018
C.E.D. DEPARTMENT
 BY _____



September 5, 2018

PR18-017

REV. - September 5, 2018

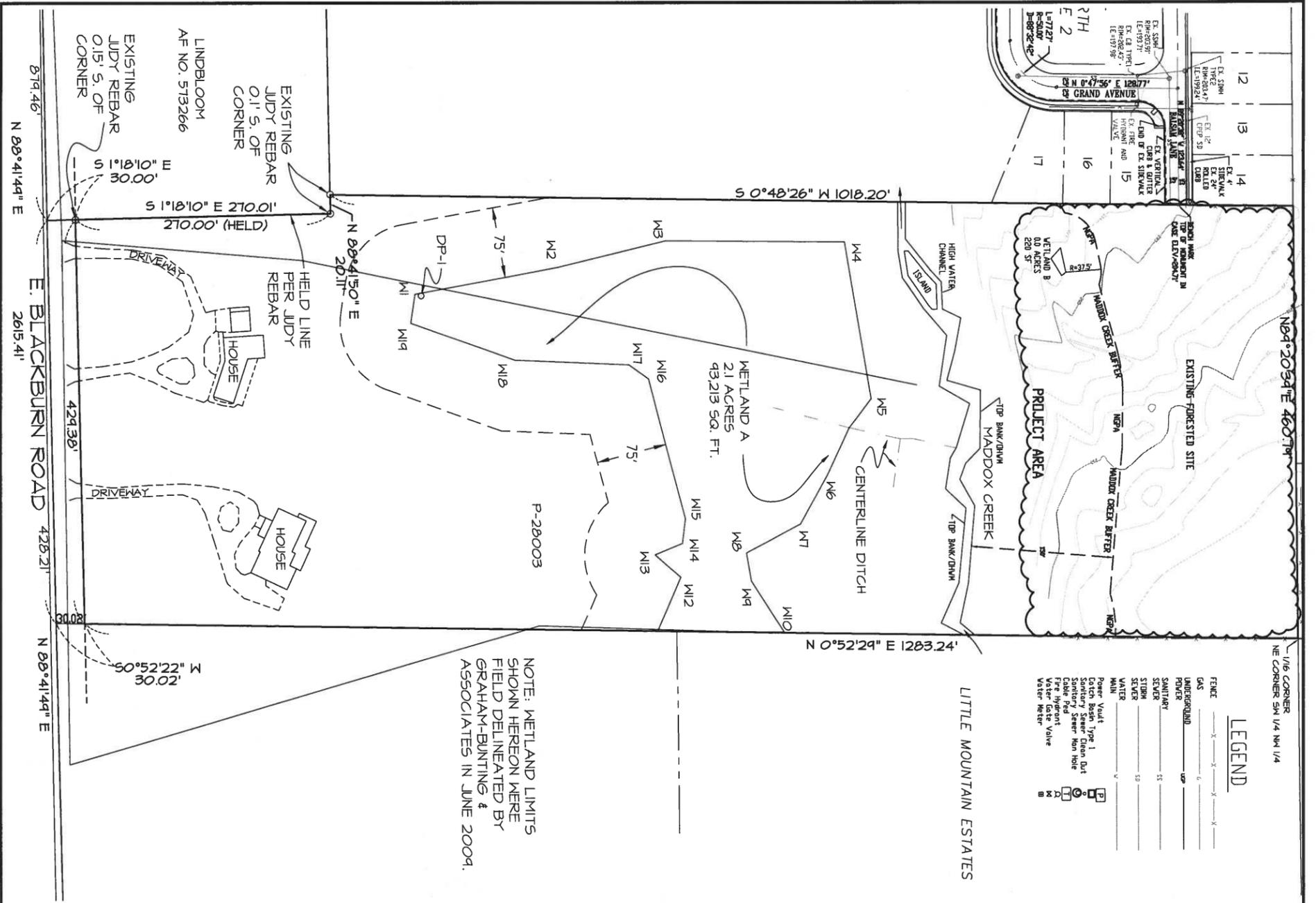
REVISIONS	BY	DATE

HERRIGSTAD
ENGINEERING & SURVEYING
 DALE K. HERRIGSTAD P.E., P.L.S.
 4320 WHISTLE LAKE ROAD
 ANACORTES, WA 98221 (360) 299-8804

East Village Short Plat
2437 E Blackburn Road
 Owner: Samish Bay Land Company
 4215 Montgomery Place
 Mt. Vernon, WA 98274

Cover Sheet
Vicinity Plan
Notes

SHEET NO.	REV.:
CL1	-
DOB: NR 2015-121	DATE: Sept. 2018
SCALE: N/A	DRAWN: D. HERRIGSTAD
CHECK: D. HERRIGSTAD	SHEET 1 OF 3



1/16 CORNER
NE CORNER 5/4 NM 1/4

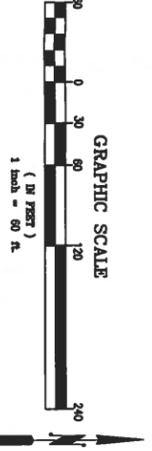
LEGEND

-----	FENCE
---	GAS
---	UNDERGROUND
---	POWER
---	SANITARY
---	SEWER
---	STEEL
---	SEWER
---	WATER
---	MAIN
---	Power Valve
---	Electric Box Type 1
---	Sanitary Steer Clean Out
---	Sanitary Steer Man Hole
---	Cable Pad
---	Fire Hydrant
---	Water Gate Valve
---	Water Meter

NOTE: METLAND LIMITS SHOWN HEREON WERE FIELD DELINEATED BY GRAHAM-BUNTING & ASSOCIATES IN JUNE 2009.

LITTLE MOUNTAIN ESTATES

PROJECT DATUM
NAVD88 AT TOP OF
CONCRETE MONUMENT
AT EAST END OF BALSAM
LANE
ELEV. = 204.71'
HORIZ. DATUM NAVD83



CITY OF MOUNT VERNON
LAND CLEARING APPROVAL
MOUNT VERNON MUNICIPAL CODE (MMNC)
CHAPTER 15.18

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

This plan sheet is not a permit, approval and does not imply or convey permission to remove trees, complete grading, or other work. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The permit received for the improvements shown on this plan sheet shall be issued by City staff on a day form such as provided by the staff person authorized to sign such permits.

Compliance with all applicable laws is the responsibility of the applicant. The applicant is responsible for the landowner, and the developer completing this work. The City is not responsible for and does not authorize work that is required to comply with other portions of the applicable laws, State, County or other local laws, permits or ordinances.

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

Land Use No: _____ Approved By: _____

Forest Tax Reporting Act: No: _____

Date Signed: _____

REV. - September 5, 2018

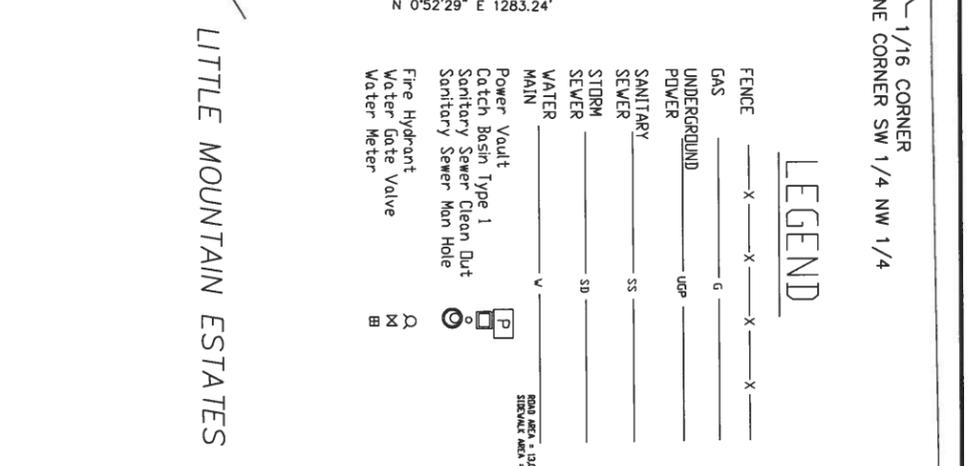
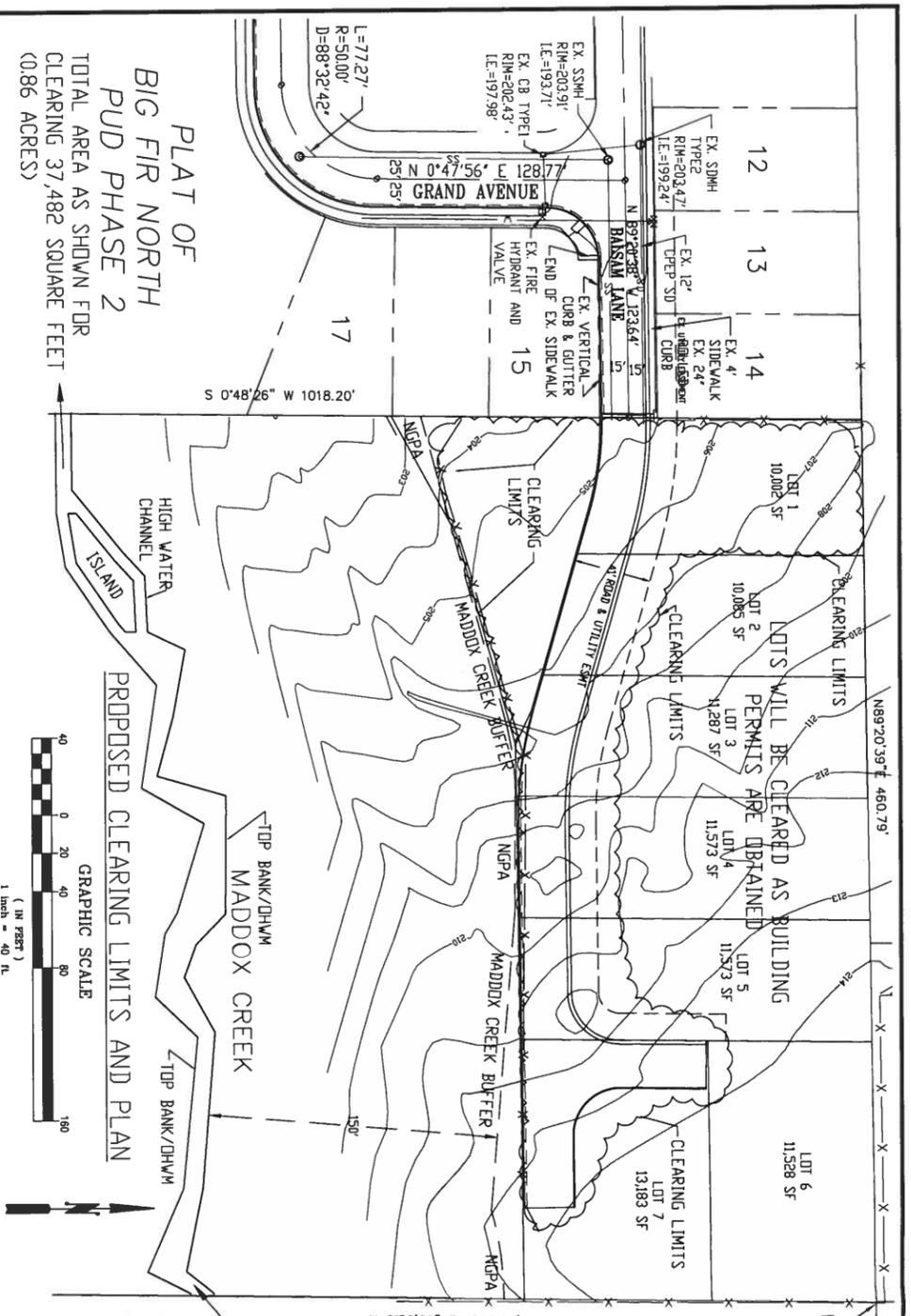
REVISIONS	BY	DATE

HERRIGSTAD
ENGINEERING & SURVEYING
DALE K. HERRIGSTAD P.E., P.L.S.
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221 (360) 299-8804

East Village Short Plat
2437 E Blackburn Road
Owner: Samish Bay land Company
4215 Montgomery Place
Burlington, WA 98233

Existing Site
Conditions

SHEET NO. **CL2**
REV. --
2018-09-12
DATE: Sept. 2018
SCALE: 1"=40'
DRAWN: D. HERRIGSTAD
CHECKED: D. HERRIGSTAD
SHEET 2 OF 3

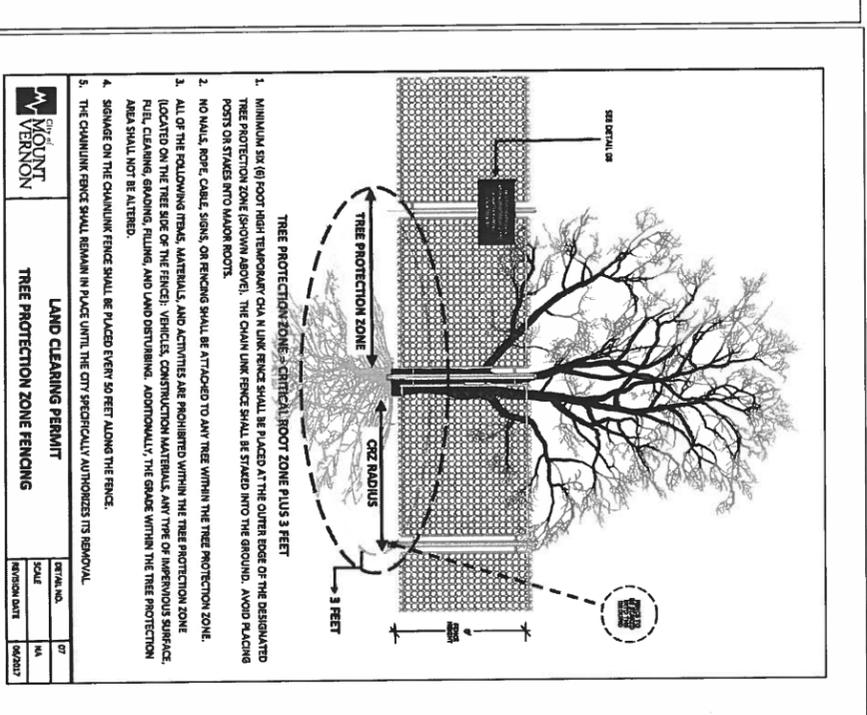
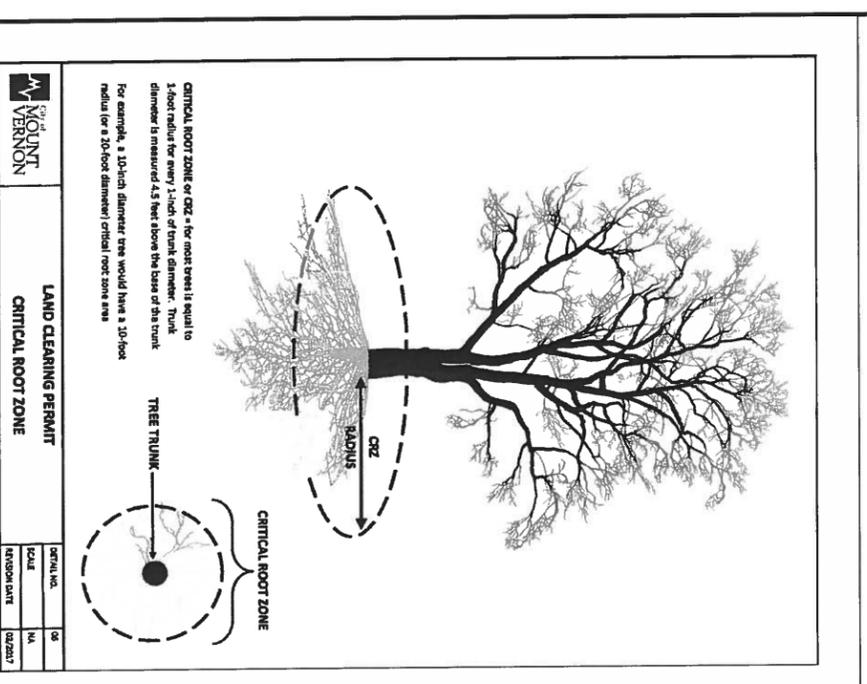


REVISIONS	BY	DATE
B Revised Pond	DKH	3-13-18

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East Village Short Plat
2437 E Blackburn Road
Owner: Samish Bay land Company
4215 Montgomery Place
Mount Vernon, WA 98274

Clearing Limits & Plan & Notes
REV: -
CL
JOB NO: 2015-121
DATE: Sept. 2018
SCALE: Noted
DRAWN: D. HERRIGSTAD
CHECKED: D. HERRIGSTAD
SHEET 3 OF 3



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

CLEARING STANDARD NOTES

1. ALL CLEARING AND TREE REMOVAL ACTIVITIES SHALL COMPLY TO APPLICABLE REGULATIONS OF THE MOUNT VERNON MUNICIPAL CODE.
2. ALL CLEARING ACTIVITIES SHALL BE CONDUCTED SO AS TO MINIMIZE IMPACTS TO FORESTED AREAS, SURFACE WATERS, CRITICAL AREAS, GROUNDWATER RECHARGE, ADJACENT PROPERTIES, AND NATURAL FEATURES.
3. ALL DEBRIS STORAGE AND HANDLING RESULTING FROM CLEARING SHALL OCCUR WITHIN THE RIGHT-OF-WAY SO AS TO AVOID DAMAGE TO THE ADJACENT LAND, AND DEBRIS SHALL BE STORED FOR MORE THAN ONE YEAR FROM THE TIME OF COMPLETION OF THE CLEARING ACTIVITY.
4. SLASH FROM CLEARING SHALL BE CHIPPED AND USED IN NATIVE VEGETATION AREAS ON THE SITE WITHIN ONE YEAR OF THE CLEARING ACTIVITY.
5. PRIOR TO INITIATING ANY CLEARING ACTIVITIES ON THE SITE, TREES TO BE PROTECTED AND PRESERVED SHALL BE PROTECTED FROM POTENTIALLY DAMAGING ACTIVITIES AS FOLLOWS UNLESS OTHERWISE SPECIFICALLY APPROVED IN WRITING:
 - a. TREE PROTECTION ZONES SHOWN IN DETAIL NOS. 6 AND 7 SHALL BE IDENTIFIED AND STAKED. THE APPLICANT SHALL CALL THE CITY TO INSPECT THE TREE PROTECTION ZONE AREA.
 - b. PRIOR TO THE START OF ANY CLEARING ACTIVITIES, THREE INCHES OF COMPOSTED WOODCHIPS SHALL BE PLACED OVER THE CRITICAL ROOT ZONE OF THE TREES TO BE RETAINED. THE PURPOSE OF THIS IS TO RETAIN MOISTURE, INCREASE ORGANIC MATTER, AND VISUALLY ESTABLISH THE CRITICAL ROOT ZONE.
 - c. A PROTECTIVE FENCE AS SHOWN IN DETAIL NO. 9 SHALL BE PLACED AROUND THE TREE PROTECTION AREAS. THE APPLICANT SHALL CALL FOR AN INSPECTION OF THE FENCE ONCE IT IS INSTALLED.
6. UTILITY TRENCHES SHALL BE LOCATED OUTSIDE OF THE TREE PROTECTION AREA, BORING OR TUNNELING UNDER THE CRITICAL ROOT ZONE MAY BE CONSIDERED AN ALTERNATIVE BUT SHALL REQUIRE ADVANCED WRITTEN APPROVAL FROM THE CITY.
7. SILT FENCES INSTALLED WITHIN THE CRITICAL ROOT ZONE OF A TREE TO BE RETAINED SHALL BE FENCED OVER AND WITH GRAVEL OR SOIL OR ANCHORAGE. THE FLAT PORTION OF THE SILT FENCE SHALL BE COVERED WITH GRAVEL OR SOIL OR ANCHORAGE.
8. PROJECTS SHALL BE PHASED TO THE MAXIMUM DEGREE PRACTICAL TO ACCORD TO SEASONAL LIMITATIONS, TO REDUCE AREAS OF EXPOSED SOILS, AND TO AID IN THE STABILIZATION OF DISTURBED AREAS.
9. DUST FROM CLEARING ACTIVITIES SHALL BE MINIMIZED AT ALL TIMES. IMPROVED SURFACES ON OR NEAR THE PROJECT SHALL BE MAINTAINED AND OPERATED TO MINIMIZE DUST. SUPPRESSANTS USED SHALL BE APPROVED BY THE DIRECTOR OR DESIGNER. RETROCHEMICAL DUST SUPPRESSANTS ARE PROHIBITED. WATERING THE SITE TO SUPPRESS DUST IS ALSO PROHIBITED UNLESS IT CAN BE DONE IN A WAY THAT KEEPS SEEDS OUT OF DRAINAGE SYSTEMS.
10. NATIVE SOIL, DUFF, AND TOPSOIL SHALL BE STOCKPILED AND REAPPLIED TO CLEARED AREAS.
11. NO LAND CLEARING SHALL BE CONDUCTED IN A CRITICAL AREA OR ASSOCIATED BUFFER.
12. AERIAL APPLICATION OF CHEMICALS IS PROHIBITED WITHIN THE CITY OF MOUNT VERNON.
13. ALL CLEARING ACTIVITIES SHALL BE CONDUCTED IN A MANNER SO AS TO MINIMIZE POTENTIAL FOR ADVERSE EFFECTS ON ADJACENT PROPERTIES.

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

September 5, 2018

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

This plan sheet is not a permit approval and does not imply or constitute approval of any other improvements or construction. Any other improvements or construction shall be subject to separate permit applications and approvals. This permit is not valid unless accompanied by an approved permit, expressly describing the work shown on this plan. This permit is not valid unless accompanied by an approved permit, expressly describing the work shown on this plan. This permit is not valid unless accompanied by an approved permit, expressly describing the work shown on this plan.

Compliance with all applicable laws is the responsibility of the professional whose name appears on this sheet. The City is not responsible for and does not authorize work performed by any contractor, subcontractor, or other person. MVMC Federal, State, County or other local laws, permits or ordinances.

This approval will expire two consecutive years from the date noted on the permit that is received for this work.
Land Use No: _____ Approved By: _____
Forest Tax Reporting Acct. No: _____

DATE: Sept. 2018
SCALE: Noted
DRAWN: D. HERRIGSTAD
CHECKED: D. HERRIGSTAD
SHEET 3 OF 3