Final Planned Unit Development

Phase 1

Proposed Haggen Food Store
Mount Vernon, Washington

Briar Development Company
Bellingham, Washington

October 1995

Northwest Engineering Company

Preliminary Storm Drainage Analysis, Traffic Impact Analysis, Wetland Determination, Preliminary Geotechnical Investigation, and Wildlife Habitat Reconnaissance

The studies were excluded from the submittal since they have been addressed by many of the conditions in the Preliminary PUD, and further review of them is not necessary for approval of the Final PUD.

Section 7

The water availability letter and hydraulic analysis results have been included in the Final PUD application to demonstrate water availability to the site.

Section 8

Land use recommendation 3 requires a program to be developed for reducing traffic on Manito Drive. A scope of work for this program has been completed and reviewed by the City Engineer has been submitted for review by the group of adjacent residents living on Manito Drive. This scope is found in Section 8.

The scope of work outlines a study to be completed which will make recommendations about improving traffic on Manito Drive. This study is likely to commence during review of the Final PUD and be completed soon thereafter. After the study is completed and reviewed by the City, its recommendations will be implemented and reviewed after one year to determine their effectiveness. At that time additional measures may be taken to improve traffic, depending on results of the review. We anticipate we will need to continue coordination with the City on this issue until the program is completed.

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Land Use condition 1 calls for the buffer strip on the north and east edges of the proposal to be dedicated to the adjacent residents during the Phase Three PUD process. However, it is our intention to dedicate this buffer strip now, during construction of Phase One. A sample deed, which will be further refined prior to dedication, is found in Section 9. This deed contains restrictions on clearing and structures within the dedicated buffer area. It also contains a statement whereby the residents receiving the buffer area acknowledge that a City-initiated rezone will occur making the zoning of their main lot consistent with that of the dedicated buffer strip. As we have discussed, the buffer strip is zoned R-2A and the adjacent lots are zoned R-1, 9.6 and R-1, 13.5. Since the Mount Vernon Code precludes individual lots to have more than one zone, the dedicated buffer strip will have to rezoned to match that of the adjacent lot.

FORM OF QUIT CLAIM DEED

Filed for Record at Request of and
After Recording Return to:

[Lot Owner]

_____

_____

Attn:_____

QUIT CLAIM DEED

THE GRANTOR, BRIAR DEVELOPMENT COMPANY, a Washington general partnership, conveys and quit claims to [LOT OWNER] the property legally described in Exhibit A, attached hereto, situated in the County of King, State of Washington, together with all after acquired title of Grantor herein.

DATED _____.

BRIAR DEVELOPMENT COMPANY, a
Washington general partnership

By:_____
Donald E. Haggen
Its: General Partner

By:_____
Richard R. Haggen
Its: General Partner

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that DONALD E. HAGGEN signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it in his capacity as General Partner of Haggen, Inc., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 1995.

_____
(Signature)

_____
(Print Name)

Notary Public, in and for the State
of Washington, residing at_____
My Commission Expires _____

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that RICHARD R. HAGGEN signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it in his capacity as General Partner of Haggen, Inc., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 1995.

_____
(Signature)

_____
(Print Name)

Notary Public, in and for the State
of Washington, residing at_____
My Commission Expires _____

Recorded at Request of and
After Recording Return to:

[Insert Name and Address of
Property Owner for each
Individual Lot]

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (the "Declaration") is made as of this _____ day of _____, 199___ by BRIAR DEVELOPMENT COMPANY, a Washington general partnership ("Briar"), [Insert Name of Individual Lot Owner] ("Lot Owner") and THE CITY OF MT. VERNON, a municipal corporation (the "City"). Briar and Lot Owner shall hereinafter be referred to collectively as "Declarant".

Recitals

A. Briar is the owner of certain real property (the "Property") [each Declaration will contain a separate legal description of the "Property", which will be the property to be conveyed by Briar to each Lot Owner] in the City of Mt. Vernon, Skagit County, Washington, legally described in Exhibit A hereto.

B. Lot Owner is the owner of certain real property located adjacent and abutting the Property, which is legally described in Exhibit B hereto (the "Lot").

B. Declarant has applied for and received approval of a lot boundary adjustment between the Property and the Lot, pursuant to which Briar shall convey the Property to Lot Owner.

C. Declarant wishes to subject the Property to this Declaration as part of the conveyance from Briar to Lot Owner.

NOW, THEREFORE, Declarant declares that the Property shall be held, transferred, sold, conveyed, leased, used and occupied subject to the covenants, conditions and restrictions hereinafter set forth, which shall touch and concern and run with title to the Property and which shall be binding on all parties having any right, title or interest in the Property or any portion thereof and their respective heirs, successors and assigns.

1. Use Restrictions. The Property shall be used only for open space purposes and no clearing or removal of existing vegetation on the Property shall be permitted without the prior written consent of the City of Mt. Vernon. No structures shall be permitted on the Property without the prior written consent of the City, except that the Lot Owner, at [his/her/their] expense, may construct fences along the boundaries of the Property that separate adjacent Lots. At its expense, Briar shall construct a fence along the boundary line between the Property and the adjacent property owned by Briar as required by the conditions of the preliminary PUD approval for the property owned by Briar. For purposes of this Declaration, "structure" shall mean any building, wall, driveway, walkway, patio, garage, storage shed, carport, mailboxes, swimming pool, rockery, dog run or the like.

2. Rezoning. Lot Owner acknowledges that the Property has a current zoning designation of R-2A, which is different from the Lot's zoning designation of [R-1,9.6 or R-1,13.5, depending on the particular Lot]. After completion of the boundary line adjustment and conveyance of the Property to Lot Owner, the Property will become part of the Lot, and the City will require that the Property be rezoned to [R-1,9.6 or R-1,13.5, as appropriate for the particular Lot] so as to comply with the City zoning code. The City will initiate, process and complete rezoning of the Property to [R-1,9.6 or R-1,13.5, as appropriate], at no cost to Lot Owner or to Briar. Lot Owner shall cooperate with the City in rezoning the Property to [R-1,9.6 or R-1,13.5, as appropriate], and shall execute all documents prepared by the City which are necessary to accomplish the rezone, in a timely manner and without protest.

3. Amendment. This Declaration may be amended only by a written instrument executed by the parties and recorded with the Skagit County Auditor's Office.

4. Remedies. In the event of any breach or threatened breach of this Declaration by Lot Owner, or any lessee or occupant of the Lot or the Property, the City shall have the right to sue for specific performance and/or to enjoin such breach or threatened breach.

5. No Dedication. Nothing contained in this Declaration shall be deemed to be a gift, dedication or grant of any interest in the Property or the Lot to or for the general public or for any public purpose whatsoever, except the purpose of maintaining open space.

6. No Termination Upon Breach. It is expressly agreed that no breach of this Declaration shall entitle Lot Owner to cancel, rescind, or otherwise terminate this Declaration; provided, however, that this provision shall not limit or otherwise affect any other right or remedy which such party may have hereunder by

reason of any breach of this Declaration.

7. Attorney Fees. In the event of litigation between the parties hereto, declaratory or otherwise, in connection with this Agreement, the prevailing party shall recover its costs and reasonable attorney fees, including for appeals, which shall be determined and fixed by the court as part of the judgment.

BRIAR DEVELOPMENT COMPANY, a Washington general partnership

By:_____
Donald E. Haggen
Its: General Partner

By:_____
Richard R. Haggen
Its: General Partner

THE CITY OF MT. VERNON, a municipal corporation

By:_____
Its:_____

LOT OWNER:

_____

_____

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that DONALD E. HAGGEN signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it in his capacity as General Partner of Haggen, Inc., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 1995.

_____
(Signature)

_____
(Print Name)

Notary Public, in and for the State
of Washington, residing at_____
My Commission Expires _____

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

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(Signature)

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STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that _____ signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it in his capacity as _____ of the City of Mount Vernon, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 1995.

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(Print Name)

Notary Public, in and for the State
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STATE OF WASHINGTON)
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BUCK &
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ATTORNEYS AT LAW

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OF COUNSEL
MADELEINE A. F. BRENNER

October 13, 1995

Mr. Rick Cisar
Planning Director
City of Mount Vernon
Planning Department
P. O. Box 809
Mount Vernon, Washington 98273

Re: Haggen Food Store Phase One Final Planned Unit Development

Dear Rick:

I am submitting fourteen copies of our complete application for Phase One Final Planned Unit Development approval of the Haggen Food Store, which should replace the application sheet provided to your office on October 9. The five hundred dollar permitting fee was provided with the initial application sheet. I greatly appreciate the assistance and information provided by you and other staff as we have assembled this application.

No major changes have been made to the proposal from when the Preliminary PUD was approved by the Mount Vernon Council. Application documents conform to the requirements of the Mount Vernon Code and the conditions applied to the Preliminary PUD by the Council. The Preliminary PUD application was particularly thorough and provided almost all the detail necessary for Final PUD approval. For the Final PUD, we have made slight refinements to the approved Preliminary PUD, provided additional detail on various aspects of the proposal, and updated the materials to reflect the Council's conditions. Below I discuss how we have updated the application from the Preliminary approved by the Council.

Section One

The application form and Supplemental Information Sheet have been updated to reflect our application for Final PUD based on the approved Preliminary PUD and Master Plan. We understand no public hearing is required on this project, since it is a Final PUD. The Project Contact sheet has also been updated.

Section Two

The Master Plan application and PUD checklist for the project were no longer necessary since the Master Plan and Phase One Preliminary PUD have been approved. This section has been replaced by a statement describing how this proposal conforms to the approved Preliminary PUD and how the Preliminary PUD conditions have been or will be addressed in the future. This statement has been set up in a "checklist" fashion so that it can be easily reviewed to ensure this application fully conforms with the Preliminary PUD and City requirements.

Section 3

The vicinity map has been updated to show the annexation of the property through the approved Preliminary PUD. The zoning statement has been updated with a zoning map showing the location of the zoning adopted in September by the Mount Vernon Council for the site.

Section 4

Site maps have been updated to reflect Final PUD requirements. A signature block has been added to each sheet for your approving signature. Below I have described the significant updates to each sheet.

Sheet One

Overall site data has been updated to reflect the fact that this is a submittal for Phase One Final PUD, so a separate heading for Phase One site data was added. The zoning was updated based on the Mount Vernon Council's adoption of R-2A, P zoning and the preliminary PUD for the site.

Lot areas for the various land uses have been revised slightly based on our final boundary survey. The grocery store pad has gone from 8.1 to 8.0 acres. The City park and open space have increased from 12.7 to 12.9 acres. The area of the buffer dedication has decreased from 1.8 to 1.7 acres. Private open space has reduced from 9.2 to 9.1 acres. Total open space has increased from 26.6 to 26.7 acres. Acreage of proposed wetland fill remains unchanged at .95 acres.

Sheet Two

No changes have been made to Sheet Two, other than the addition of the approval signature block.

Sheet Three

Sheet Three is the approved Master Plan, and so no changes have been made to it other than the addition of the approval signature block.

Sheet Four

The Phase One Site Development Map has been updated to provide further detail. Location of the wetland fencing and both types of wetland signage are shown. Street names are shown, in accordance with the City's street name policies. The private road on the east side of the site has been increased from 30' to 36' in width to better accommodate turning movements from the grocery store and the commercial pad. A note stating that no direct access to Division Street from the Phase Two commercial pad may occur has been added, as called for by the adopted conditions. Information about street lighting and review of its location is provided. Notes calling for barricades at the temporary street ends have been added. Language has been included stating that wetlands will be maintained in accordance with the City's Critical Areas Ordinance.

The middle right-in, right-out entrance location has been moved 75' to the west so that there is less grade differential for cars coming out of or into the grocery store parking lot from Division Street. From an operational standpoint, the revised location provides a longer deceleration lane.

Sheet Five

Additional notes have been provided regarding wetland dedication and maintenance. The conveyance of the detention pond to the City with Phase One has also been clarified with a note. The locations of wetland fencing and signage has also been provided.

Sheets Six and Seven

Locations of construction details provided on Sheet 13 are shown on these sheets. Street names and wetland fencing locations have also been added. The detail of the connection of N. 25th Street to E. Division Street has been revised to show the proper road alignment and location of the bike/pedestrian path. The grading profile has changes slightly at the site entrances and in the parking lot based on further refinement.

Sheets Eight and Nine

The stormwater conveyance system has been further refined, resulting in slight changes in pipe locations and the addition of a catch basin in the cul-de-sac bulb.

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The portions of Phase Two and Phase Three where preliminary construction such as grading and utility placement will occur as part of Phase One construction have been shaded. This work outside of Phase One was approved as part of the Master Plan.

An approximate phasing schedule has also been included as part of this sheet which gives the expected time frames for Phase Two and Phase Three. These dates are approximate and are subject to change based on market conditions.

In addition, the boundaries of the grocery store pad have been revised slightly to include all parts of the easterly private road (Henley Way) to be fully constructed as part of Phase One (the phasing line in the Preliminary PUD ran up the middle of Henley Way). This resulted in the entire width of Henley Way (except the east side sidewalk) up to the grocery store entrance being included in Phase One, while all portions north of the grocery store entrance are excluded. This causes no net change in the acreage of the grocery store pad (8.0 acres).

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This sheet has been updated to include many of the items discussed above.

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A new, separate sheet showing locations of all the signs on the project has been provided. The letters in triangles showing sign locations correspond with the letters on the various sign designs in Section 11 of the application.

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Section details of the Division Street frontage improvements, the temporary pond access road, North 25th Street, Henley Way, and the bike/pedestrian path have been provided. These sections conform to City design standards. Detail of the split rail wetland fence have also been included. Transit shelter detail have also been provided, per Skagit Transit specifications. A trash receptacle for the bus shelter has been included which is the same type used at the new railroad depot. The locations of these details are shown on Sheets Six and Seven.

Section 5

The statement of planning objectives has been updated to reflect Council's approval of the Preliminary PUD, rezone, Master Plan, and annexation. The extensive discussion related to neighborhood retail centers was no longer necessary since Council has approved the Master Plan and zoning for the site. The issue now is whether we comply with the Preliminary PUD and Master Plan. Other slight revisions have been made which are based on other small modifications to the application. The market study information was not included since it was not necessary for this approval, per our discussion.

Section 6

A statement of SEPA compliance has been included in this section, based on the May 26, 1995 DNS. This DNS covered all permitting actions related to the construction of the grocery store. The SEPA Environmental Checklist was removed since SEPA for the project has already been completed. U.S. Army Corps of Engineers and Department of Ecology approval letters for the wetland fill have been provided in Section 10.

Preliminary Storm Drainage Analysis, Traffic Impact Analysis, Wetland Determination, Preliminary Geotechnical Investigation, and Wildlife Habitat Reconnaissance

The studies were excluded from the submittal since they have been addressed by many of the conditions in the Preliminary PUD, and further review of them is not necessary for approval of the Final PUD.

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A sample deed for the parks/open space tracts to be dedicated to the City has also been included in Section 9. This deed will be further refined by the applicant and the City prior to dedication. This dedication is likely to occur once the short plat for the overall site has been recorded, after completion of construction of the grocery store. It is difficult to record the short plat before this time because utility easement locations on the short plat are based on the actual field locations of the lines. The short plat is likely to be recorded at the end of 1996. I have discussed this timing with Larry Otis of the Mount Vernon Parks Department, and he is in concurrence with it. This timing will allow him time to make application for Interagency Committee matching funds.

Section 10

This application is required to obtain U.S. Army Corps of Engineers Nationwide Permit 26 approval for the proposed wetland fill. The approval has already been received, and is found in Section 10. A Department of Ecology Nationwide Permit Verification letter has also been received and is included.

Section 11

The sign section has been expanded to include a statement of coordinated sign design. In addition, the main neon signs have been halved in power from 60 to 30 milli-amps. At your suggestion, the front entry and "enter" signs have been changed from interior illuminated to floodlit. These changes will reduce the light impacts of the project on adjacent residents and meet the requirements of the Preliminary PUD conditions. An additional wetland interpretive sign will be provided which explains the value of wetlands.

Section 12

The colored perspective renderings, landscape plans, parking area lighting plan, and section elevation plans have been carried forward from the Preliminary PUD application. Sheets L-1 and L-2 now include quantities of plant materials as well as notes specifying irrigation in all landscaped beds and sodded lawn areas. Sheet L-3 now includes planting details for trees, shrubs, and groundcover.

In response to your request, new building elevations (Sheet A-1) showing the four aspects of the building have been provided to give a more concrete understanding of what the building will look like. A color key has been included to show the various building colors.

Sheet LI-1 has been updated to clearly show the location and height of the parking area lights. In addition, details have been provided for the parking area lighting showing what the lighting will look like.

We feel this application is very thorough and that we have gone to great lengths to address the Council's conditions and the Mount Vernon Code requirements. We understand that you will be able to review this application so that it can be considered by the Mount Vernon Planning Commission on November 7. If you or any other staff have any questions about the application during your review, please do not hesitate to call me. Thank you again for you prompt and able assistance as we have put this application together.

Yours very truly,

Brad Liljequist
Project Manager

Enclosures

cc: Dale Henley (w/enc.)
Jay Derr (w/enc.)
Gary Guinn (w/enc.)
Shawn Parsons (w/enc.)
David Markley (w/enc.)
Rick Okada (w/enc.)

H\VERNON\M101295D.BSL

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Section 8

Land use recommendation 3 requires a program to be developed for reducing traffic on Manito Drive. A scope of work for this program has been completed and reviewed by the City Engineer has been submitted for review by the group of adjacent residents living on Manito Drive. This scope is found in Section 8.

The scope of work outlines a study to be completed which will make recommendations about improving traffic on Manito Drive. This study is likely to commence during review of the Final PUD and be completed soon thereafter. After the study is completed and reviewed by the City, its recommendations will be implemented and reviewed after one year to determine their effectiveness. At that time additional measures may be taken to improve traffic, depending on results of the review. We anticipate we will need to continue coordination with the City on this issue until the program is completed.

Section 9

Land Use condition 1 calls for the buffer strip on the north and east edges of the proposal to be dedicated to the adjacent residents during the Phase Three PUD process. However, it is our intention to dedicate this buffer strip now, during construction of Phase One. A sample deed, which will be further refined prior to dedication, is found in Section 9. This deed contains restrictions on clearing and structures within the dedicated buffer area. It also contains a statement whereby the residents receiving the buffer area acknowledge that a City-initiated rezone will occur making the zoning of their main lot consistent with that of the dedicated buffer strip. As we have discussed, the buffer strip is zoned R-2A and the adjacent lots are zoned R-1, 9.6 and R-1, 13.5. Since the Mount Vernon Code precludes individual lots to have more than one zone, the dedicated buffer strip will have to rezoned to match that of the adjacent lot.

A sample deed for the parks/open space tracts to be dedicated to the City has also been included in Section 9. This deed will be further refined by the applicant and the City prior to dedication. This dedication is likely to occur once the short plat for the overall site has been recorded, after completion of construction of the grocery store. It is difficult to record the short plat before this time because utility easement locations on the short plat are based on the actual field locations of the lines. The short plat is likely to be recorded at the end of 1996. I have discussed this timing with Larry Otis of the Mount Vernon Parks Department, and he is in concurrence with it. This timing will allow him time to make application for Interagency Committee matching funds.

Section 10

This application is required to obtain U.S. Army Corps of Engineers Nationwide Permit 26 approval for the proposed wetland fill. The approval has already been received, and is found in Section 10. A Department of Ecology Nationwide Permit Verification letter has also been received and is included.

Section 11

The sign section has been expanded to include a statement of coordinated sign design. In addition, the main neon signs have been halved in power from 60 to 30 milli-amps. At your suggestion, the front entry and "enter" signs have been changed from interior illuminated to floodlit. These changes will reduce the light impacts of the project on adjacent residents and meet the requirements of the Preliminary PUD conditions. An additional wetland interpretive sign will be provided which explains the value of wetlands.

Section 12

The colored perspective renderings, landscape plans, parking area lighting plan, and section elevation plans have been carried forward from the Preliminary PUD application. Sheets L-1 and L-2 now include quantities of plant materials as well as notes specifying irrigation in all landscaped beds and sodded lawn areas. Sheet L-3 now includes planting details for trees, shrubs, and groundcover.

In response to your request, new building elevations (Sheet A-1) showing the four aspects of the building have been provided to give a more concrete understanding of what the building will look like. A color key has been included to show the various building colors.

Sheet LI-1 has been updated to clearly show the location and height of the parking area lights. In addition, details have been provided for the parking area lighting showing what the lighting will look like.

We feel this application is very thorough and that we have gone to great lengths to address the Council's conditions and the Mount Vernon Code requirements. We understand that you will be able to review this application so that it can be considered by the Mount Vernon Planning Commission on November 7. If you or any other staff have any questions about the application during your review, please do not hesitate to call me. Thank you again for you prompt and able assistance as we have put this application together.

Yours very truly,

Brad Liljequist
Project Manager

Enclosures

cc: Dale Henley (w/enc.)
Jay Derr (w/enc.)
Gary Guinn (w/enc.)
Shawn Parsons (w/enc.)
David Markley (w/enc.)
Rick Okada (w/enc.)

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  - Approved Master Plan (Sept. 27, 1995), sheet 3
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- Sample Deed, Parks/Open Space Dedication

SECTION 10:

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SECTION 11:

- Statement of Coordinated Sign Design
- Comprehensive Sign Plan (sheet 12, reduced to 11"x17")
- Proposed Signage for the Haggen Food Store, signs A through F, by Dwinell's Visual Systems
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Proposed Haggen Food Store
Final Planned Unit Development - Phase 1
Mount Vernon, WA
10/13/95

6/94 FORM "A-1"

CITY OF MOUNT VERNON
PLANNED UNIT DEVELOPMENT APPLICATION
(FOR PHASE I)

I hereby request to be placed on the agenda of the Mount Vernon Planning Commission to apply for a PLANNED UNIT DEVELOPMENT. ~~I understand that I must notify all property owners of record within 300 feet of the boundaries of the subject property, post the property, and present an affidavit of notification to the City Planning Department.~~ A non-refundable fee of $500.00 plus $10.00 per dwelling unit (or $250.00 for an amendment) plus $10.00 for each Land Use Change sign accompanies this application.

PROPONENT: Name: Briar Development Company Phone No.: (360) 733-8720
Fax No.: (360) 650-8236
Address: PO Box 9704, Bellingham, WA Zip: 98227-9704

ADDRESS OF SUBJECT PROPERTY: 2657 E. Division Street, Mount Vernon, WA

SUMMARY OF REQUIRED INFORMATION: Current Zoning: P and R-2A, with PUD
Total Site Area: approximately 30 acres
Total Dwelling Units: none with this phase

PLANNED UNIT DEVELOPMENT REQUESTED:
___ PRELIMINARY
_X_ FINAL
___ AMENDMENT

THE FOLLOWING IS ATTACHED:
_X_ OWNERSHIP CERTIFICATION (FORM "A-O")
_X_ PROJECT CONTACTS (FORM "P")
_X_ CURRENT CERTIFIED LEGAL DESCRIPTION OF SUBJECT PROPERTY
_X_ WRITTEN DOCUMENTS (SEE FORM "A-2")
_X_ PLANS AND MAPS (SEE FORM "A-2")
___ ENVIRONMENTAL CHECKLIST (ADDITIONAL $150.00 FEE REQUIRED)

I understand that, if my application is approved, the information I have submitted will become binding and no changes may be made to the approved plans without first obtaining an amendment to the PUD.

SIGNATURE OF PROPONENT _____

****
--- OFFICE USE ONLY ---
****

DATE SUBMITTED_____ PUD NO.____-_____
FEE AMOUNT/RECEIPT NO._____ NO. OF LAND USE SIGNS_____

A. LEGAL DESCRIPTION/OWNERSHIP REVIEWED DATE_____
B. ENVIRONMENTAL CHECKLIST RECEIVED DATE_____
C. PUBLIC HEARING DATE SET/NOTIFICATION SENT DATE_____
D. AFFIDAVIT OF MAILING RECEIVED DATE_____
E. PLANNING COMMISSION ACTION approve deny DATE_____
F. CITY COUNCIL ACTION approve deny DATE_____
G. ENGINEERING DEPARTMENT ACTION DATE_____
H. FILE COMPLETE DATE_____

SUPPLEMENTAL INFORMATION SHEET

CITY OF MOUNT VERNON

PLANNING COMMISSION

Name of Applicant Haggen, Inc.

Requested Action Final PUD approval for Phase One of the Approved Haggen Food Store Master Plan

Please answer the following questions concerning your request that will be considered by the Planning Commission. The information you provide will assist the Planning Commission in making their decision. Please answer the questions as completely as possible.

1. If your request is approved, how will your property be used during the next year?

We will immediately begin construction of the grocery store. Store should open 9 months after start of construction. We also propose grading and constructing utilities for the Phase Two commercial pad and rough grading the loop road within Phase 3 when grading grocery store lot. Would deed the park site to the City and buffer strip to adjacent neighbors.

2. How will your property be used 5 years from now?

Same uses as above, plus probably the commercial pad and the residential portion of the site would be developed and occupied. Also assume the city park site would be improved to provide neighborhood park facilities, if Parks Department decides that is appropriate.

3. Is your request in compliance with the City's Comprehensive Plan? If not, why should the action you requested be approved?

Yes. See statement of objectives in Section Five for discussion regarding compliance with City's comprehensive plan.

4. How will the community be benefited if the action you have requested is approved?

The proposal will provide daily consumer goods and services in closer proximity to the user, making access more convenient and helping to reduce the traffic congestion on College Way. The large site size allows for significant buffering on site - more so than in any typical commercial development. The large site size also allows Haggen to dedicate approximately 12 acres to the City for a neighborhood park - well in excess of what would be required under parks mitigation. The commercial use will also benefit the local job market and the tax base.

5. Why is the action you have requested needed at this time?
There is a current need for additional grocery store square footage in this market - especially more convenient to the customers. If not developed at this time, the site will likely develop as all residential uses with densities similar to the adjacent parcels - a combination of multi-family and single family and the opportunity for neighborhood retail other than on College Way would be lost.

6. What negative impacts will occur if your request is approved?
The SEPA checklist filed for the DNS which applies to the proposal identified potential impacts and mitigation. With the proposed development, traffic will increase on Division & LaVenture, although the traffic conditions require improvements to mitigate those impacts. With development of the vacant parcel, some loss of habitat and some light and glare impacts will also occur.

7. What will you do to mitigate these negative impacts?

The approved preliminary PUD lists conditions to mitigate project impacts. Signage illumination will be reduced in power. All parking lot lighting would be designed to reflect downward to minimize glare off-site. Perimeter landscaping, buffer dedication, & enhancement of the wetland D area would further buffer adjacent properties and provide compensating habitat values.

8. Are public utilities and facilities and other services currently adequate to serve your property?

Yes.

9. Is there any additional information you wish to provide?

Rest of application provides ample detail about project and how it conforms to the Preliminary Phase One PUD.

October 13, 1995
Date

Signature of Applicant

File Number_____

3/92 Form "P"

CITY OF MOUNT VERNON
PROJECT CONTACTS

It is imperative that the members of city boards, commissions and council know all of the people involved with your application so that they can act without any conflict of interest charges or violations of the appearance of fairness doctrine. Therefore, please complete the following information. Also, please keep us informed of any additional people who later become associated with your project in similar capacities.

Name of Project/Action Haggen Food Store Phase One Final Planned Unit Development

Project Developers and Partners: Briar Development and Haggen, Inc.

Project Architect: Rick Okada, Planmark

Project Engineers and Surveyors: Walter Pine, Northwest Engineering Company

Project Title Company: Island Title Company

Project Lender and Loan Officer: None

Project Attorney: Jay P. Derr, Buck & Gordon; and Tom Moser

Project Contractors: None selected

Project Real Estate Agents: None

Other Parties Providing Similar, Significant Services: Project Management: Brad Liljequist, Buck and Gordon; Wetlands/Wildlife: Perry Welch and Brett Forrester, David Evans & Associates; Traffic: David Markley, Transportation Solutions, Inc.; Soils: Robert Pride

To the best of my knowledge, these are all the people associated with this project.

Project Manager
Signature and Title

October 13, 1995
Date

LEGAL DESCRIPTION

(Per Chicago Title Insurance Company's commitment for
Title Insurance, Order No. SB-5744, March 18, 1994)

PARCEL A:

The East Half of the Southwest Quarter of the Northwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian.

PARCEL B:

The West Half of the Southeast Quarter of the Northwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Skagit County Assessor's Tax Parcel No:

PARCEL A:	340421-2-006-0001
PARCEL B:	340421-2-001-0006

STATEMENT OF OWNERSHIP

Current Owner:	Robert S. Peterson, as his separate estate
Proposed Owner:	Briar Development Company, the real estate development arm of Haggen, Inc.

D:\APR95\P106107.001

11/89 FORM "A-O"

OWNERSHIP CERTIFICATION

I, ROBERT S. PETERSON, do hereby certify that I am the major property owner or officer of the corporation owning property described in the attached application and that I have given my permission for the proponent to seek a P.U.D. . I further certify that I will abide by any requirements and conditions that may be part of the approval of this request.

ADDRESS: 18214 36th AVE. WEST APT. I-10 ZIP 98037
LYNNWOOD, WASH.

SIGNATURE: Robert S. Peterson PHONE NO.: 774-59

FOR (Corporation Name): _____

STATE OF WASHINGTON)
COUNTY OF ~~King~~ Snohomish) ss.

On this, the 23rd day of May, 19 95, before me personally appeared Robert S. Peterson known to me to be the same person whose name is subscribed to the within instrument and acknowledged that he/she voluntarily executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

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

My appointment expires 9/15/95

Other property owners included in this application must be listed below (attach additional sheets, if necessary):

NAME: _____ SIGNATURE: _____

ADDRESS: _____ ZIP _____

NAME: _____ SIGNATURE: _____

ADDRESS: _____ ZIP _____

File Number _____

STATEMENT OF CONSISTENCY OF PHASE ONE FINAL PLANNED UNIT DEVELOPMENT WITH PHASE ONE PRELIMINARY PLANNED UNIT DEVELOPMENT AND MOUNT VERNON CODE 17.69.180

The Briar Development Company application for Master Plan, Phase One Preliminary Planned Unit Development, annexation and initial zoning approval for this site was submitted to the City on April 14, 1995. The application was initially considered by the City of Mount Vernon Planning Commission at a public hearing on June 6, 1995, with discussion and public testimony continued to a hearing on July 11, 1995. The public hearing was closed on July 11, and on August 1, 1995 a special meeting was held to make a recommendation on the proposal. At that meeting the Planning Commission voted to forward the application to the Mount Vernon City Council without recommendation.

The Mount Vernon City Council first considered the application in a public hearing on September 13 and continued public testimony to a hearing on September 20, after which the hearing was closed. The Master Plan, Phase One Preliminary Planned Unit Development, annexation and zoning was approved by the City of Mount Vernon Council on September 27, 1995, subject to conditions.

Mount Vernon Code (MVC) 17.69 requires a Final Planned Unit Development to be approved prior to construction on this site. MVC 17.69.180 requires the Final PUD to be in substantial compliance with the Preliminary Planned Unit Development. The Final PUD shall be deemed sufficiently consistent with the Preliminary PUD, provided modification by the applicant does not involve a change of one or more of the following:

A. Violate any provisions of this chapter.
B. Vary the lot area requirements by more than 10 percent;
C. Involve a reduction of more than 10 percent of the area reserved for the common open space and/or useable open space;
D. Increase the floor area proposed for nonresidential use by more than 10 percent;
E. Increase the total ground area covered by buildings by more than 5 percent;
F. Increase density or number of dwelling units by more than 10 percent. (Ord. 2352, 1989).

Information about how this Final PUD application is consistent with the approved Preliminary PUD and complies with the Council adopted conditions is discussed below.

Compliance with Council-adopted land use conditions and recommendations.

Council approval included both land use recommendations and conditions. Compliance with both are discussed below.

Land Use Recommendations

1. Prior to submission to the City Council the following additions or corrections would be made:	
a. Correct Attachment A to read Open Space: 1995; Public - 17.4 acres; Private 9.2 acres. This reflects the dedication of Wetland D to the City.	Finalization of the boundary survey has resulted in slight changes to the interior acreages of various site components. Public open space on the project has actually increased from 17.4 acres to 17.6 acres, while private open space has reduced from 9.2 to 9.1 acres. These figures are reflected on Sheet 1.
b. Indicate supplemental landscaping along west property line adjacent to new development and around the detention ponds.	This supplemental landscaping was shown on the approved Preliminary PUD plans, Sheets L-1 and L-2. It is included on Sheets L-1 and L-2 of the Final PUD.
c. Indicate how the intensity of lighting and signage will be reduced during the night (i.e., 10:00 p.m. to 6:00 a.m.).	See discussion regarding land use condition 9, below.
d. Clarify construction of bike/pedestrian facilities with Phase 1.	Extent of the bike/pedestrian facilities is shown on Sheets 4,5,11, and 13.
2. Incorporate proposed revisions to Attachment F as part of these conditions (attached).	See discussion related to land use conditions, below.

3. Develop a program of signing or other traffic reduction devices for Manito Drive acceptable to the City Engineering Department (submit with Final PUD), install them and monitor the results one year after the store is open to determine their effectiveness. *Additional improvements may then be required depending on the findings of the monitoring.	A scope of work for this study (Section 8) has been reviewed by the City Engineer and a group of residents on Manito Drive. Work on the study will commence shortly. The final study will make recommendations about actions to improve traffic on Manito Drive. After one year, the effectiveness of these actions will be analyzed, at which time additional improvements may be required.
4. Design interpretive markers (submit design with Final PUD) acceptable to the City Parks Department which explain the value of wetlands and habitat and the measures taken for their protection. Two markers would be placed along the bike/pedestrian path adjacent to the public road (vicinity of Division Street and connection to store) and two in conjunction with the Phase 2 Commercial Pad.	A wetland sign was included in Section 13 of the approved Preliminary PUD. These signs will be located as shown on the Comprehensive Sign Plan (Sheet 12 and Section 11 of the Final PUD application). These signs will be located at a greater frequency than called for in the condition. An additional sign has been designed which goes into further explanation about the value of wetlands and habitat and the measures taken for their protection. This additional sign will be included with the main wetland sign as shown in the Comprehensive Sign Plan.
5. Conform to conditions of all other City Departments.	See discussion below.

Land Use Conditions

1. The 50 foot buffer strip shown on the Master Plan map adjacent to Lots 5-7, Totem Ridge II, Lots 5-10, Totem Ridge I and Lots 20-25, The Uplands, shall be deeded to each adjacent lot owner, subject to restrictions prohibiting clearing or construction of any structures within this 50 foot buffer. Language of the restrictions will be acceptable to the City Attorney. The City will process boundary line adjustments for each individual lot based on a package of completed documents for each lot submitted by the applicant prior to approval of Final PUD.

This condition applies to the Phase 3 Residential component. However, the applicant is choosing to dedicate the buffer strip as part of this phase. A sample deed to convey portions of the buffer to individual lot owners is found in Section 9 of the Final PUD application. Language limiting clearing and construction is included with the deed. Discussions with adjacent property owners regarding the conveyance will begin shortly. It is anticipated that the buffer strips will be dedicated early next year, prior to the recording of the Short plat which will segregate the various phases of the Master Plan.

2. The future residential area shown as "Phase 3 - Future Residential" on the Master Plan shall be subject to a future Preliminary PUD approval process before any construction is allowed to address site plan and design issues in more detail.

This condition, which applies to the future PUD approval for Phase 3, is acknowledged. Please note that some grading and utility installation will occur in the Phase 3 area, as shown on Sheet 6, 7, 8, and 9 of the approved preliminary PUD. Sheet 10 of this application clearly delineates those portions of Phases 2 and 3 to be graded at the time of Phase 1 construction.

3. The Phase 3 Future Residential portion of the site shall be limited to a density of 5-7 dwelling units per acre, with a maximum of 47 units. Only single family units will be permitted. Clustering units in the central portion of the site shall be encouraged during the future PUD approval process and attached single family will be permitted if located in the central portion of the site pursuant to a PUD design.	This condition, which applies to the Phase 3 Residential portion of the site, will be addressed through the future Preliminary and Final PUD process for this phase.
4. A 50 foot buffer has already been provided by this project and deeded to the adjacent lot owners pursuant to Condition Number 1 above. At the time of Preliminary PUD review, an additional 30 foot buffer with fencing and landscaping will be required along the north and east property lines. In addition, any residential buildings or portions thereof located within 50 feet of the new property line (100 feet from the original property line) shall be limited to one story in height to further encourage clustering in the center of the site.	This condition, which applies to the Phase 3 Residential portion of the site, will be addressed through the future Preliminary and Final PUD process for this phase.
5. Appropriate pedestrian path connections and interpretive markers will be included in the preliminary PUD.	This condition, which applies to the Phase 3 Residential portion of the site, will be addressed through the future Preliminary and Final PUD process for this phase.

6. Uses on the commercial pad (Phase 2) shall be limited to those permitted by the Mount Vernon Zoning Code in the C-4 zone with the further limitation that no drive-throughs or gasoline stations shall be permitted. The location and design of the structure will be such to *define this as the end of commercial activity along Division Street and to encourage convenient pedestrian access through the site to the Haggen's Store and on-site pedestrian system.

This condition, which applies to the Phase 2 commercial pad, will addressed through the future Preliminary and Final PUD process for this phase.

7. The area identified as Wetland D (with minor associated uplands) on the Master Plan shall be dedicated to the City as an open space tract with a further restriction that the tract shall always remain as open space.

This wetland tract is shown on Sheet 4 with a note that it is to be dedicated to the City for permanent open space. A sample deed for the dedication is found in Section 9 of this application. This dedication will occur at the completion of construction of the grocery store, after recording of the Short plat, anticipated at the end of next year. Dedication of the park in 1996 will allow the City to apply for Interagency Committee funding for parks improvement.

8. Parking lot lighting fixtures shall be designed, located, and shielded consistent with the photogrammetric drawings of the site included in the preliminary PUD approval, except they *should be redesigned to eliminate the extent of lighting exceeding "full moon" in the residential areas across Division Street.

Parking lot lighting has been redesigned to eliminate the extent of lighting exceeding the full moon in the residential areas across Division Street, as shown on the Photometric Lighting Plan (Sheet LI-1) found in Section 12 of this application. The Parking Lot Light Standard Detail, also found in Section 12, shows the type of parking area lighting that will be utilized.

*9. Reduce the illumination of the front entry, main sign and outdoor areas facing the residential areas across Division Street between the hours of 10:00 p.m. and 6:00 a.m.	In reviewing this condition, the applicant has decided to install lighting that will operate at lower power whenever it is switched on, rather than just between 10:00 p.m. and 6:00 a.m.. Signs A, B, and C, (found in the Comprehensive Sign Plan, Section 11) which are the larger neon signs attached to the building, will be lowered in power from the 60 milli-amps proposed through the Preliminary PUD to 30 milli-amps; a halving of the power to these fixtures. The entrance monument sign (Sign F) and "Enter" sign (Sign E) have been changed from interior illuminated to externally floodlit signs. This will result in better aesthetics for the adjacent residential neighborhood. Please also see the statement of Coordinated Sign Design, found in Section 11.

Recommended Conditions

1. All streets and utilities, shall, at a minimum, be constructed in accordance with City of Mount Vernon standards and the 1994 APWA/WSDOT Standard Specifications.	Street sections have been shown for the interior streets and the Division Street improvements adjacent to the site on Sheet 13. These sections conform with both the City of Mount Vernon standards and the 1994 APWA/WSDOT Standard Specifications. Further detail will be provided through the construction drawings, to be submitted for City review and approval.
2. Approval of the drawings submitted with the Master Plan shall not be construed to be approval of construction drawings of the project.	Condition acknowledged. Additional review will occur when the construction drawings are submitted.

3. With Phase 1 the developer shall reconstruct East Division to an ultimate width of 44-feet wide with storm drainage, curb and gutters, asphalt overlay, street lighting, and all appurtenances in the following areas: a) On the north side from Manito Drive to connect to existing improvements near the westerly boundary of the project; and b) On the south side from approximately South 24th Street to connect to existing improvements near South 27th Street. The pavement section of Division Street shall be approved by the City Engineer. The anticipated section of Division Street is 6" of railroad ballast, 2" of crushed base course, 2" of crushed surfacing top course, and 4" of asphalt.

Sheet 13 shows cross-section details for the Division Street improvements. Further detail for Division Street, as well as the Manito Drive and South 24th improvements, shall be provided through the construction drawings. These will be subject to City review and approval.

4. Division Street in this area would be delineated to provide for a center turn lane the entire length of the street from Laventure to approximately Manito Drive. This will necessitate miscellaneous shoulder tapers.

Construction detail for these improvements will be provided in the construction drawings.

5. Sidewalks (5-feet wide) shall be constructed on both sides of East Division Street and along both sides of the interior public street. All public accesses should include through sidewalks.	This condition was modified by the Mount Vernon Council at staff's recommendation to require sidewalks only on the east side of the interior public street to the store entrance. This was allowed due to the location of the regional bike trail just west of the interior road which will allow for pedestrian mobility in this area. Details related to design of through sidewalks will be reviewed through the construction drawing approval process. Sidewalks will be built on both sides of the road north of the store entrance as part of Phase 3.
6. Phase 1 of the development shall construct a bike path on the north side of Division Street from the existing bike path terminus near South 27th Street, westerly to the west side of the main entrance to the parcel. This should be done in conjunction with the proposed sidewalk, 10.5 feet wide, with appropriate signage and striping for bike and pedestrian use.	The bike path in this area will be provided together with the sidewalk. Essentially this will be a 10.5' sidewalk which allows both bikes and pedestrians. This route will be signed. Sign details are provided in Section 11, Comprehensive Sign Plan. This detail is shown on Sheet 12.
7. Phase 1 of the development shall also construct a Bike/Pedestrian Path on the west side of the proposed South 25th Street projection. This path shall be a minimum of 12.5 feet wide and extend northerly to a terminus on the north property line to coincide with the proposed bicycle facility upon the neighboring property.	This improvement, initially shown on the Preliminary PUD, is shown on Sheets, 4,5 and 13. It is proposed to be 12.5' wide and paved. Engineering detail will be provided through the construction drawings.
8. Eliminate.	Eliminated.

9. Residential Phase 3 of this development shall construct a 12.5 foot wide bike/pedestrian path on the south side of East Division Street from where the bike path ends now, to the main entrance to the site. This particular condition will require that additional right-of-way be obtained along a portion of this route. The developer should make all attempts to acquire this right-of-way through donation and/or acquisition. The City of Mount Vernon Engineering Department will recommend to the City Council that we proceed with condemnation if the developer is unable to acquire the property. The developer shall reimburse the City for all costs associated with the condemnation and acquisition.

This condition applies to Residential Phase 3. The Preliminary and Final PUD process for that phase will address this condition.

10. Property Utility and street access shall be provided to all the parcels adjoining this plat to the satisfaction of the City Engineer. A 36 foot wide public street constructed on a 60 foot right-of-way shall be extended northerly on the approximate projection of South 25th Street to provide access to the grocery site and also the future proposed residential site on the north portion of the property. An additional street (can be a private road) shall be constructed on the east side of the site to connect to Division Street. The width of this street should be no less than 30 feet wide.

The 36' wide public street will be constructed to just north of the grocery store entrance as part of Phase 1, as shown on Sheets 4 and 10. A cross section for this street is shown on Sheet 13. Rough grading for the remainder of this street, which is in Phase 3, will be completed as part of Phase 1, in conformance with the Master Plan. Interior roadways for Phase 3 will be reviewed through the future Preliminary and Final PUD process for this area. The eastern street will be a private street. It will be 36' wide to the grocery store entrance. North of the store entrance it will be reduced in width to 30'. This street will be constructed to the grocery store entrance, as shown on Sheet 4. This street will be built to full width, excluding the sidewalk on the east side of the road, which will be constructed through Phase 2. A cross-section of this street is shown on Sheet 13. As with the westerly public road, the northern section of this street located in Phase 3 will be rough graded with Phase 1, following the street alignments shown on the approved Master Plan. Further detail for street improvements will be provided through the Master Plan.

11. Eliminated.

Eliminated.

12. The proposed commercial pad near the southeast corner of the property shall not access directly onto Division Street.

Sheet 4 includes an access restriction for this pad. In addition, the Short plat segregating the overall site will include an access restriction from this lot directly to Division Street.

13. A temporary maintenance and access road should be constructed to the detention pond.	This road will be constructed through Phase 3. As part of Phase 1 construction, a preliminary grading plan for the road is shown on Sheet 7. Further detail will be provided on the construction drawings.
14. There will be no through access constructed to Uplands Drive.	Condition acknowledged. No through access to Uplands Drive is proposed.
15. The City of Mount Vernon Engineering Department recommends that this project be required to construct traffic signals at the intersection of 18th and Division and at the intersection of 15th and Division. The signals should also include the miscellaneous street improvements in the immediate area as necessary for safe approach conditions to facilitate traffic safety. The cost of the signals at 18th and at 15th would be eligible for traffic impact fee credits.	Design for these improvements will be provided through the construction drawing approval process.
16. The proposed Skagit Transit Shelter, near the intersection of Division and South 25th Streets, shall be approved by the Engineering Department and situated such that it will not impair vision or create a safety problem with pedestrians on the sidewalk.	A detail for the bus shelter, provided by Skagit Transit, is shown on Sheet 13. A trash receptacle has been included per Planning Director request. This shelter has been set back from the sidewalk to ensure safe pedestrian movement along the sidewalk and adequate site distance from the new public road to be built with this project. Street lighting will be reviewed on the construction plans to ensure the bus stop is adequately lit. A note to this effect is included on Sheet 4.

17. At the option of the City Engineer, a fog seal may be required over the asphalt if, in the opinion of the City Engineer the asphalt mat is too open graded and will allow too much water intrusion.	This condition will be addressed through the review and approval process of the Phase 1 construction drawings and site inspection.
18. Unless otherwise approved by the City Engineer, all streets except Division Street shall be constructed as follows: a geotextile filter fabric blanket beneath the roadway base. The roadway base must be a minimum of 12" of gravel, 3" of crushed rock and 4" of asphalt. Gravel shall conform to WSDOT Standard Specification 9-03.14.	This condition will be addressed through the review and approval process of the Phase 1 construction drawings and site inspection.
19. The developer shall supply and construct all street name signs and traffic control signs as approved by the City Engineer.	This condition will be addressed through the review and approval process of the Phase 1 construction drawings and site inspection.
20. All road profiles shall not have slopes exceeding 12 percent.	This condition will be addressed through the review and approval process of the Phase 1 construction drawings and site inspection.
21. A licensed civil engineer shall certify all profile transition zones, intersections and corners. This documentation must meet minimum sight and stopping distance requirements of the City Engineer.	This condition will be addressed through the review and approval process of the Phase 1 construction drawings and site inspection.
22. Where sidewalks are located on embankment, the embankment shall extend horizontally a minimum of 2 feet beyond the back of sidewalk. This horizontal 2 feet requirement shall apply in cut sections as well.	This condition will be addressed through the review and approval process of the Phase 1 construction drawings and site inspection.

23. Street names shall be consistent with City policy for naming streets. All such names are subject to approval by the City.	Street names are provided on Sheet 4 which are consistent with the City street naming policy.
24. Horizontal and vertical curve design of roads within the plat shall conform to WSDOT and/or AASHTO guidelines, unless otherwise approved by the City Engineer.	This condition will be addressed through the construction drawings and site inspection.
25. Cuts and fills shall not encroach on wetlands, buffers or tract areas without approval of the pertinent regulatory authority, including the Army Corps-of-Engineers, and/or the Mount Vernon City Engineer or Planning Department.	Approval for proposed wetland fill has already been given by the Corps of Engineers. See Section 10 for copy of approval letter.
26. Fill soils used for road embankment shall be compacted to 95 percent of maximum density as determined by ASTM 1557. Road embankment soils to a depth of 2-feet below finish grade shall be gravel base fill. All utility trench backfill within rights-of-way shall be gravel base fill. The gravel base shall conform to WSDOT Standard Specification 9-03.14.	This condition will be addressed through the construction drawings and site inspection.

27. Prior to placement of pavement, the City shall make a determination of sub-grade acceptance based on test results and the observations of a firm and unyielding surface. The City shall also establish test area boundaries. The contractor shall supply the City with a mix design including values for the theoretical maximum density of the asphalt being used on the project.	This condition will be addressed through the construction drawings and site inspection.
28. Specification for minimum allowable density for asphalt is 92 percent of the theoretical maximum density as determined by AASHTO test method T 209.	This condition will be addressed through the construction drawings and site inspection.
29. The point of acceptance is when the asphalt reaches 175° F.	This condition will be addressed through the construction drawings and site inspection.
30. When the contractor indicates that the pavement is ready for acceptance or it reaches 175° F., whichever is sooner, the City shall take/supervise 5 nuclear densometer readings at random locations within every test area. A test area shall not exceed 300 tons of asphalt.	This condition will be addressed through the construction drawings and site inspection.
31. The results of the densometer readings for each test area shall be evaluated and the average applied to the entire test area. If the average is below minimum, the owner may request core tests to be taken at his expense and at locations determined by City personnel, within 24-hours of the final paving of the test area. Five core tests shall be taken for each test area and the results evaluated and the average applied to the whole test area.	This condition will be addressed through the construction drawings and site inspection.

32. If the pavement is below minimum compaction subsequent to the final testing procedures, the owner may increase depth of the final lift of asphalt as directed by the City Engineer, or provide payment to the City as directed by the City Engineer.	This condition will be addressed through the construction drawings and site inspection.
33. All isolated areas within test areas that fall below 88.0% shall be subject to extensive testing and subsequent removal of the asphalt, unless otherwise directed by the City Engineer.	This condition will be addressed through the construction drawings and site inspection.
34. The use of a correction factor to correct density readings obtained from the nuclear densometer, is acceptable upon authorization by the City Engineer in the following instances: 1) first lift overlays on existing pavement; and 2) first course over granular material.	This condition will be addressed through the construction drawings and site inspection.

35. Stormwater detention shall be required for any project that creates 5,000 square feet or more of new impervious surface or disturbs more than one acre of undeveloped land. Stormwater detention shall be provided using the Santa Barbara Unit Hydrograph Method as specified by the City Engineer. Stormwater discharges leaving the site shall be detained by designing detention storage that limits the peak rate of runoff as follows: The two year 24 hour design storm shall be limited to 50% of that for the predeveloped condition; the 10 and 100 year design storms shall not exceed the predeveloped condition. The design volume of detention facilities used to meet the standard peak rate runoff control performance curve for the 2 and 10 year, 24 hour duration design storm events shall be increased by a 30 percent factor of safety. This requirement shall be met by increasing proportionately by 30 percent the design detention volume between each 1 foot of storage depth without increasing the total depth of storage or altering the design control orifice/weir sizing.

Stormwater detention will be provided via a two-cell pond in the north-central portion of the site. The pond will be in a tract to be dedicated to the City. This tract will be segregated through the Short plat, a preliminary draft of which is being submitted to the City. Details related to detention pond design will be reviewed through the construction drawings.

36. The proposed stormwater detention facility located on the northerly portion of the property appears to require that the water be maintained in a perched condition because of the slope of the property. This will require that a geotechnical engineer be employed during the design and preparation of the civil drawings. Also, he/she shall be present during the construction of the facility and the geotechnical engineer shall prepare a written certification that the pond was constructed in accordance with the plans and specifications.	This condition will be addressed through construction drawing review.
37. Surrounding properties shall be protected from stormwater runoff from residential areas of this plat. This shall be accomplished by a combination of exterior perforated private drain lines and lines stubbed to the public storm sewer system. Open space tracts and buffers shall not be used for this purpose.	This condition applies to Phase 3 of this project, and will be addressed at that time.
38. All runoff from developed portions of the plat and from the detention pond shall be piped down the storm system to Logan Creek.	All stormwater from the site is proposed for conveyance down Logan Creek.
39. Unless otherwise approved by the City Engineer, the downstream drainage course shall be evaluated and improved as necessary to handle the post-development detained 100 year flow discharging from the proposed detention pond.	This condition will be addressed through construction drawing review.

40. Positive drainage shall be provided to all impervious areas of this development. Unless otherwise approved by the City Engineer, 20-foot easements shall be provided along rear lot lines with drainage swales, curtain drains and perforated pipe installed.	The method for providing positive drainage for the project is shown on Sheets 7 and 8. This will be further defined through the construction drawing review process. The second sentence of the condition applies to Phase 3 of the project.
41. Positive drainage shall be provided to all lots. Where feasible, each lot shall be provided with a stub from the main public stormwater conveyance system. Sidewalk drains will be allowed only if approved by the City Engineer. Stormwater runoff from all lots must be directed away from neighboring lots. Unless otherwise approved by the City Engineer, 20-foot wide private drainage easements shall be provided along rear or side lot lines with drainage swales, curtain drains and perforated pipe installed and connected to the public storm conveyance system. A statement shall be placed on the final plat map identifying these areas as private drainage easement.	This condition applies to the Residential Phase 3 portion of the site and will be addressed during construction of that area.
42. A temporary erosion and sedimentation control plan must be approved prior to site clearing. Temporary erosion control plans shall incorporate Best Management Practices (BMP) as outlined in the Stormwater Management Manual for Puget Sound.	This condition will be addressed through construction drawing review.

43. All design and field work shall comply with applicable portions of the "Stormwater Management Manual for the Puget Sound Basin", and make use of Best Management Practices (BMP's) stated therein where feasible. Source control BMP's and runoff treatment of stormwater shall be applied to the maximum extent practicable. Unless otherwise approved by the City Engineer, stormwater treatment shall be sized to capture and treat the water quality design storm, defined as the 6-month, 24-hour return period storm.	This condition will be addressed through construction drawing review.
44. All exposed and unworked soils shall be stabilized according to a timetable established by the City Engineer using suitable application of BMP's. Prior to leaving the site, stormwater runoff shall pass through a sediment pond or sediment trap, or other appropriate BMP's.	This condition will be addressed through construction drawing review.
45. Properties adjacent to the project site shall be protected from sediment erosion and deposition.	This condition will be addressed through construction drawing review.
46. Sediment ponds and traps, perimeter dikes, sediment barriers, and other BMP's intended to trap sediment on-site shall be constructed as a first step in grading. These BMP's shall be functional before land-disturbing activities take place. Earthen structures such as dams, dikes, and diversions shall be seeded and mulched in accordance with a timetable established by the City Engineer.	This condition will be addressed through construction drawing review.

47. Cut and fill slopes shall be designed and constructed in a manner that will minimize erosion.	This condition will be addressed through construction drawing review.
48. All storm drain inlets made operable during construction shall be protected so that stormwater runoff shall not enter the conveyance system without first being filtered or otherwise treated to remove sediment.	This condition will be addressed through construction drawing review.
49. Provisions must be made to minimize the transport of sediment (mud and dirt) onto paved roads. If sediment is transported onto a road surface, it shall be removed by shoveling or sweeping at the end of each day. Street washing shall be allowed only after sediment is removed in this manner.	This condition will be addressed through construction drawing review.
50. Dewatering devices shall discharge into a sediment trap or sediment pond.	This condition will be addressed through construction drawing review.
51. Unless otherwise directed by the City Engineer, natural drainage patterns shall be maintained, and any discharge from this site shall occur at the natural location. The intent of this condition is to maintain the drainage discharge as proposed by the developer to Logan Creek.	Discharge for the site is proposed to Logan Creek, as shown on Sheet 9.
52. A minimum 20-foot easement or dedicated tract shall be provided for any common stormdrain or drainage facility located outside of the right-of-way. The easement width may be increased at the discretion of the City Engineer.	Stormdrains and drainage facilities are proposed to be located in 20' easements. These are reflected in the preliminary draft short plat, submitted concurrently with this application. Final location of the easements will be determined in the field and reflected on the recorded short plat.

53. The sanitary sewer for the plat shall connect to the existing system on Division Street. This connection shall not pass through wetlands, buffers or designated open spaces without consent of the City Engineer.	This condition applies to Phase 3 and will be addressed through its review.
54. Future development of the proposal's residential area will require an easement to the north to reach Shady Lane and further north to tie into an existing gravity sewer in Alison Avenue.	This condition applies to Phase 3 and will be addressed through its review.
55. The developer of the residential phase shall install a sanitary sewer stub to each lot, extending from the main line to 10' inside the property line and be plugged and marked. The stub shall have a cleanout at the property line which rises a minimum of 3 feet above the ground surface.	This condition applies to Phase 3 and will be addressed through its review.
56. Connection charges for sanitary sewer shall be credited as per provisions set forth in the approved Master Plan.	This condition will be addressed through construction plan review.
57. A minimum 20-foot easement shall be provided for any sewer main located outside of the right-of-way. This width may be increased at the discretion of the City Engineer.	Locations for the easements are dependent on the location of sewer lines in the field, and will be reflected on the recorded Short plat.
58. The street lighting system shall be designed by Puget Power and shown on the construction drawings for approval by the City of Mount Vernon prior to installation.	This condition will be addressed through the review of the construction drawings. A note on Sheet 4 reflects this.

59. Structures for holding mailboxes shall be provided at locations approved by the Mount Vernon Post Master and the City Engineer.	Mail will be delivered directly to the grocery store in Phase 1 and user(s) in Phase 2. Mailbox location for the residential area will be reviewed through the Phase 3 PUD process.
60. Fire hydrants shall be placed as approved by the City of Mount Vernon Fire Chief.	This condition will be addressed through construction drawing review.
61. Underground utilities and improvements shall be installed as coordinated by the Skagit County Utility Coordinating Council.	Utility locations are shown on Sheets 8 and 9. Further final review of these locations will occur through review of the construction drawings.
62. The water system shall be approved by Skagit County Public Utility District No. 1, the City Engineer and the City Fire Chief prior to installation. Unless otherwise approved by the Mount Vernon Fire Department, fire flows of 1,000 gallons per minute are required of this project. Fire flow and flow duration of two hours shall be available to the site prior to construction.	Final review of water lines will occur as part of review of the construction drawings. Section 7 of this application includes a letter from the Public Utility District No. 1 of Skagit County (dated June 9, 1995) stating that fire flow is available to the site at a rate of 4,200 gallons per minute. Final testing of fire flow availability will occur prior to construction.
63. Comply with any requirements imposed by the City of Mount Vernon Fire Chief.	The construction drawings will be reviewed by the Mount Vernon Fire Chief to determine consistency with fire requirements.
64. Comply with all requirements imposed by the Public Utility District No. 1 of Skagit County.	The construction drawings will be subject to review by the Utility District.

65. A minimum of 20-foot wide easements shall be required for all public utility lines not located in the street right-of-way.	Tentative locations for utility easements are shown on the preliminary draft Short plat submitted concurrently with this application. These locations will be finalized for the recorded Short plat based on the actual field location of the utility lines.
66. Where necessary, drainage easements shall be obtained from the properties to the north to drain the project. The developer shall be responsible for investigating this requirement.	At this time all drainage from the project is proposed to run through the stormwater detention system and outfall to Logan Creek.
67. Unless otherwise required by the City Engineer, the streams and wetlands and their associated buffers shall be dedicated to the City of Mount Vernon. Any through route trails, corridors and parks shall be dedicated to the City as required. The delineation of lands to be dedicated to the City shall be made prior to final approval.	The wetland, stream, and open space areas to be dedicated to the City of Mount Vernon are shown on Sheets 4 and 5 of this application. These areas include a regional bike trail link running north-south in the western portion of the site. A sample deed for the dedication of these areas is included in Section 9 of this application. Actual dedication of this property will occur once the Short plat for the overall site has been recorded.
68. Prior to action by the City Council on Residential Phase 3 of this development, the developer shall provide a letter from the Mount Vernon School District stating that school impact fee requirements have been met.	This condition applies to Phase 3 of this project, and will be addressed through that PUD process.

69. This lot will be subject to impact fees payable upon issuance of a building permit.	This project will pay roughly $71,000 in impact fees at the time the building permit is approved. The project will also construct traffic improvements at a cost of $520,000. These improvements are eligible for impact fee credits. Details regarding payment of fees, impact fees, and construction of improvements will be resolved during the construction phase.
70. The City Engineer shall reserve the right to authorize additional review by consultants not employed by the City of Mount Vernon. If this is determined necessary it shall be the developer's responsibility to pay any additional fees incurred for this review, after allowing for payment credit previously received for plan review when construction plans are submitted.	Condition acknowledged. Additional review by consultants has occurred throughout the Master Plan and Preliminary PUD process.
71. The developer shall fulfill any legal requirements of the Department of Fisheries.	See discussion for condition 75, below.
72. The developer shall acquire any necessary permits from the Army Corps-of-Engineers or other agencies with jurisdiction and shall comply with their conditions. Wetlands are not to be disturbed without approval by the Army Corps-of-Engineers.	Approval from the U.S. Army Corps of Engineers for the proposed wetland fill has already been received. The approval letter is found in Section 10 of this application.

73. This project shall comply with all applicable portions of the Critical Areas Ordinance.	Some portions of the wetlands (a total of .95 acre) are proposed to be filled. Once filling has occurred, a 25' buffer will be provided on the modified wetland. All wetlands on site have been delineated. Some construction is proposed within the buffer for the regional trail. This has been compensated for through the dedication of upland areas as open space. A 100' buffer is provided around Logan Creek. The stormwater outfall will be constructed through the buffer to the Creek.
74. Wetland boundaries and native growth protection areas must be established and delineated on the final plat map.	This condition will be addressed through the Short plat, a preliminary of which was submitted concurrently with this application.
75. The developer is cautioned that permits from other agencies are required. These permits will likely include a National Pollution Discharge Elimination System permit (NPDES), a Department of Fisheries hydraulic approval and a wetlands permit. The developer shall comply with the provisions of any required permits.	Condition acknowledged. Applications for a Department of Fisheries Hydraulic Project Approval and NPDES will be filed prior to the approval of the construction drawings.
76. All work shall comply with applicable portions of the Critical Areas Ordinance and other pertinent City of Mount Vernon requirements.	See discussion for Condition 73. Construction documents will be subject to all pertinent Mount Vernon ordinances.
77. The as-built drawings submitted by the developer's engineer shall show locations of all storm and sanitary sewer stubs.	This condition will be addressed through the construction drawings and at the time the Short plat for the overall project is recorded.

78. Critical areas and associated setbacks, buffers and boundaries must be delineated on the construction plans and final plat map, and native growth protection areas established as necessary. This plat shall comply with all applicable portions of the Critical Areas Ordinance. A note shall be placed on the final plat map as follows: **NOTICE**: Any lot within this subdivision will be subject to impact fees payable upon issuance of a building permit.	This condition will be addressed through the construction drawings and at the time the Short plat for the overall project is recorded.
79. Lot addresses must be shown on the final plat.	This condition will be addressed through the construction drawings and at the time the Short plat for the overall project is recorded.
80. Two sets of 35mm aperture cards for both the as-builts of the construction drawings and the plat will be required.	This condition will be addressed through the construction drawings and at the time the Short plat for the overall project is recorded.
81. Unless otherwise approved by the City Engineer, the final plat shall be placed on autocad disk(s) and submitted to the City along with the final plat.	This condition will be addressed through the construction drawings and at the time the Short plat for the overall project is recorded.

Consistency of Final PUD with the approved Preliminary PUD and Master Plan

This Final PUD is almost entirely the same as the approved preliminary PUD. Numerous notes and small changes described above have been made which implement the preliminary PUD conditions. The boundary of the Phase 1 commercial pad was increased slightly to include the entire width of the eastern street which will be constructed in Phase 1. This entails no change in the boundaries of what will actually be constructed. In addition, the middle site right in/right out entrance has been moved slightly to the west to lessen the amount of grade that cars utilizing this entrance will experience. Finally, the final boundary survey for the site has been completed. This has resulted in slight

changes to the acreages of project components, based on their true dimensions. As a result, the amount of open space has increased from 17.4 to 17.6 acres, while the area of the commercial pad has been reduced from 8.1 to 8.0 acres.

The Mount Vernon PUD code calls for Final PUD's to be approved when they are consistent with preliminary PUD's, based on criteria listed on page one of this statement. This application's conformance with these criteria is discussed below.

The Final PUD shall be deemed sufficiently consistent with the preliminary PUD, provided modification by the applicant does not involve a change of one or more of the following:

a. Violate any provisions of this chapter;

This application contains the submittal materials required by MVC 17.69.200. This proposal has been revised to reflect the required conditions by the Mount Vernon City Council.

b. Vary the lot area requirements by more than 10 percent;

All lot area changes have been minimal; much less than ten percent, and are based on the final boundary survey.

c. Involve a reduction of more than 10 percent of the area reserved for the common open space and/or usable open space;

Usable open space has been increased from 17.4 to 17.6 acres, based on the final boundary survey.

d. Increase the floor area proposed for nonresidential use by more than 10 percent;

No change in floor area has been proposed for the grocery store.

e. Increase the total ground area covered by buildings by more than 5 percent;

No change in ground area covered by building has been proposed.

f. Increase density or number of dwelling units by more than 10 percent;

Residential units are not included in this phase.

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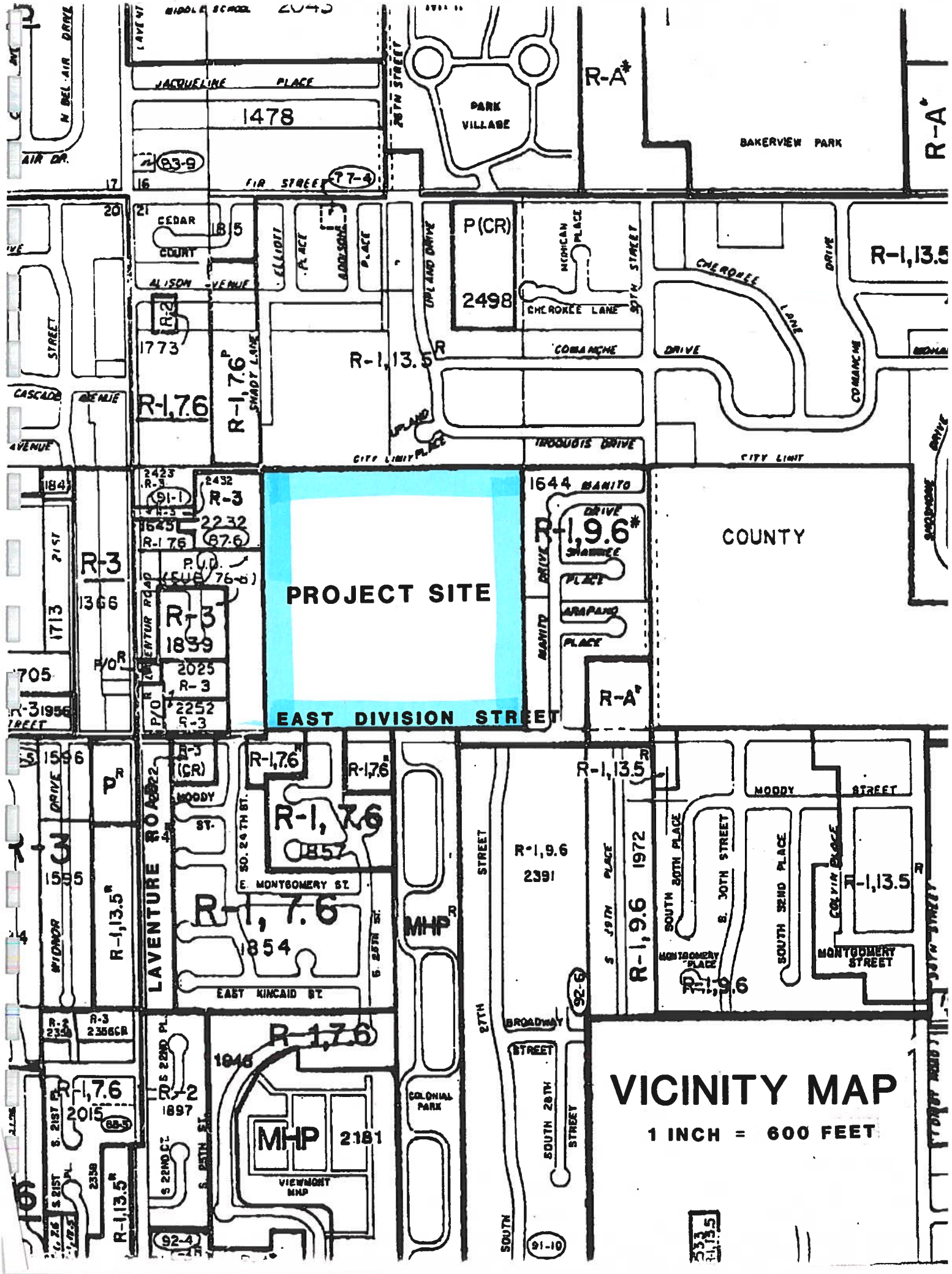
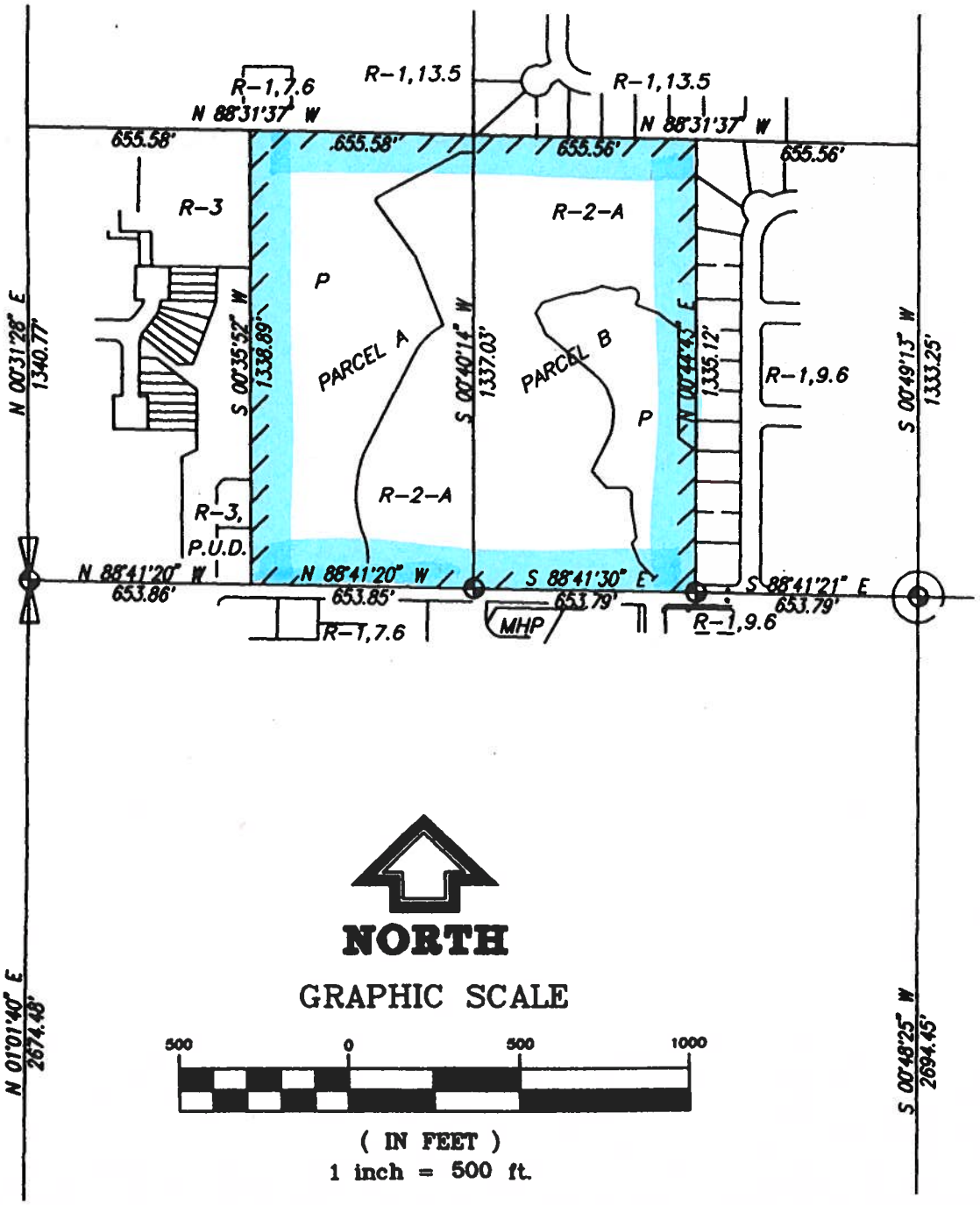

PROJECT SITE
EAST DIVISION STREET
VICINITY MAP
1 INCH = 600 FEET
COUNTY
PARK VILLAGE
BAKERVIEW PARK
JACQUELINE PLACE
FIR STREET
CEDAR COURT
ALISON AVENUE
ELLIOTT PLACE
ADDISON PLACE
UPLAND DRIVE
MICHIGAN PLACE
CHEROKEE LANE
COMANCHE DRIVE
IROQUOIS DRIVE
CITY LIMIT
MANITO DRIVE
SHAWNEE PLACE
ARAPAHO PLACE
SHADY LANE
CASCADE AVENUE
LAVENTURE ROAD
MOODY ST.
E. MONTGOMERY ST.
EAST KINCAID ST.
SOUTH 24TH ST.
SOUTH 25TH ST.
SOUTH 27TH STREET
SOUTH 28TH STREET
BROADWAY
COLONIAL PARK
VIEWMONT MHP
MOODY STREET
SOUTH 30TH STREET
SOUTH SEND PLACE
COLVIN PLACE
MONTGOMERY STREET
MONTGOMERY PLACE
S. 19TH PLACE
SOUTH 20TH PLACE
S. 21ST PL.
S. 22ND PL.
S. 22ND CT.
S. 26TH ST.
WYNNOR
N. BEL AIR DRIVE
R-A*
R-1,13.5
R-1,13.5*
R-1,13.5R
R-1,7.6
R-1,7.6P
R-1,7.6R
R-1,7.6*
R-1,9.6*
R-1,9.6
R-1,9.6R
R-3
R-3 (CR)
R-2
P(CR)
P.U.D.
MHP
MHP R
1478
1773
2498
1644
2423
2432
2232
1645
1839
2025
2252
1366
1713
1705
1956
1596
1595
1857
1854
2391
1972
1946
1897
2181
2015
2356CR
2359
2358
83-9
77-4
91-1
87-6
92-6
91-10
92-4
85-5

ZONING

Existing Zoning: "P" for the proposed park/open space area
"R-2A" for the balance of the property with a PUD to allow the grocery store and the commercial pad and single family residential development of approximately 5-7 units per acre.



106-07.02/1/PI/1061BS7.DWG/DRAWN 02/10/95 PLOTTED 10/13/95

OVERALL SITE DATA

A. EXISTING ZONING: "P" AND "R-2A" WITH P.U.D.

B. PROPOSED ZONING: SAME AS EXISTING

C. TOTAL SITE AREA: 39.3 ACRES

D. PROPOSED LAND USES:

	AREA IN ACRES	PROPOSED PHASING
HAGGEN FOOD STORE & PARKING	8.0*	PHASE 1 (IMMEDIATE DEVELOPMENT)
COMMERCIAL PAD	1.3	PHASE 1 (GRADING & UTILITIES ONLY) PHASE 2 (FUTURE DEVELOPMENT)
FUTURE ATTACHED AND DETACHED SINGLE FAMILY RESIDENTIAL	6.7	PHASE 3 (FUTURE DEVELOPMENT)
WETLAND "D" OPEN SPACE TRACT	4.7	PHASE 1 (DEDICATED TO THE CITY)
CITY PARK AND OPEN SPACE	12.9*	PHASE 1 (DEDICATION TO THE CITY)
STORMWATER DETENTION AND WATER QUALITY FACILITIES	2.0	PHASE 1 (IMMEDIATE DEVELOPMENT)
ADDITIONAL PUBLIC ROADWAY R.O.W.	2.0	PHASE 1 (PORTION TO SERVE COMMERCIAL USES) PHASE 3 (PORTION TO SERVE RESIDENTIAL AREA)
50 FT. WIDE BUFFER AREA	1.7*	PHASE 1 (DEEDED TO ADJACENT LOT OWNERS))
TOTAL:	39.3	

*BASED UPON FINAL PROPERTY BOUNDARY SURVEY AND LOT CALCULATIONS, THESE LAND USE AREAS WERE ADJUSTED (0.1 TO 0.2 ACRES) FROM APPROVED MASTER PLAN SITE DATA.

	HAGGEN FOOD STORE	COMMERCIAL PAD	FUTURE RESIDENTIAL
E. MINIMUM BUILDING SETBACKS:			
FRONT YARD	50'	30'	20'
SIDE YARD	30'	30'	0'
REAR YARD	30'	30'	20'
FROM EXTERIOR PROPERTY BOUNDARIES:			
NORTH	600'	1000'	30'
EAST	300'	200'	30'
SOUTH	200'	30'	450'
WEST	400'	900'	450'
F. MINIMUM LOT AREA:	N/A	N/A	TO BE DETERMINED WITH FUTURE P.U.D.
	(COMBINED COMMERCIAL AREA 10 ACRES IN SIZE)	NOT TO EXCEED	
G. MINIMUM LOT WIDTH:	N/A	N/A	TO BE DETERMINED
H. LAND COVERAGE BY STRUCTURES:	20% MAX.	25% MAX.	TO BE DETERMINED
I. DENSITY:	N/A	N/A	5-7 D.U.'S/ACRE (33-47 D.U.'S)
J. MAXIMUM BUILDING HEIGHT:	37'*	25'	TO BE DETERMINED
	* 1 FOOT HIGHER THAN EXPECTED ROOF/ENTRY CANOPY HEIGHT		
K. GROSS FLOOR AREA OF STRUCTURES:	63,598 SQ. FT.	14,000 SQ. FT.	TO BE DETERMINED
L. PARKING:			
MINIMUM REQUIRED:	1 SPACE PER EACH 200 SQ. FT. GROSS FLOOR AREA, OR 313 SPACES	VARIES,DEPENDING ON USE	2 SPACES PER DWELLING UNIT OR 66-94 PARKING SPACES
PROPOSED:	1 SPACE PER EACH 148 SQ. FT. GROSS FLOOR AREA, OR APPROX. 430 SPACES	ESTIMATE 40-50 PARKING SPACES	ESTIMATE 2 SPACES PER DWELLING UNIT OR 66-94 SPACES, MIN.
M. BUILDING FUNCTION:	FOOD MARKET AND PHARMACY	LIMITED COMMERCIAL*	SINGLE FAMILY DWELLINGS

*RESTRICTED TO USES SUCH AS A BANK, PROFESSIONAL OFFICES, SMALL RESTAURANT WITHOUT DRIVE-THROUGH AND OTHER C-4 TYPE USES.

N. OPEN SPACE:

TOTAL: 26.7 ACRES
PUBLIC: 17.6 ACRES, CITY PARK AND OPEN SPACE, AND WETLAND "D" OPEN SPACE TRACT.
PRIVATE: 9.1 ACRES, LANDSCAPED OPEN SPACE AREAS IN THE TWO COMMERCIAL SITES, ROADWAY AND PARKING LOT LANDSCAPING, SCREENING AND BUFFERS, AND POTENTIAL RECREATIONAL FACILITIES IN FUTURE RESIDENTIAL AREA.

O. DELINEATED WETLANDS:

EXISTING: 10.79 ACRES
ESTIMATED WETLANDS TO BE FILLED: 0.95 ACRES, OR LESS THAN 1.0 ACRE.

P. PROTECTION OF WETLANDS AND LOGAN CREEK:

1. A WETLAND BUFFER ZONE OF 25 FEET IN WIDTH SHALL BE PROVIDED ADJACENT TO THE DELINEATED WETLANDS. BUFFER WIDTHS MAY BE MODIFIED OR AVERAGED IN SELECTED AREAS, AGREED TO BY THE CITY, WHERE THE APPLICANT CAN DEMONSTRATE MODIFICATION OF THE BUFFER WIDTH WILL NOT SIGNIFICANTLY OR ADVERSELY IMPACT THE WETLAND VALUES.
2. A CATEGORY II STREAM BUFFER OF 100 FEET TOTAL WIDTH, CENTERED ON THE APPROXIMATELY 400 LINEAL FEET OF LOGAN CREEK CROSSING THE SITE'S NORTHWEST CORNER WILL BE PROVIDED.
3. A BUILDING SETBACK OF 10 FEET FROM THE EDGE OF THE WETLAND/STREAM BUFFERS WILL BE PROVIDED.
4. A 3' HIGH SPLIT RAIL FENCE WILL BE PROVIDED ALONG THE OUTER EDGE OF WETLAND BUFFERS IN THOSE AREAS, DETERMINED BY THE CITY, THAT COULD BE IMPACTED BY DEVELOPMENT AND/OR USE.
5. WETLAND SIGNS WILL BE POSTED PER CITY OF MOUNT VERNON WETLAND/STREAM SIGN INSTALLATION DETAIL. SPACING, LOCATION AND NUMBER OF SIGNS WILL BE SUBJECT TO APPROVAL BY THE CITY.

Q. EFFECTS OF PROPOSAL ON EXISTING TREE COVER:

THE MAJORITY OF THE SITE'S VEGETATION AND TREE COVER, AND PARTICULARLY LARGER TREES, WILL BE PRESERVED IN THE WESTERN 1/3 OF THE SITE (PROPOSED 12.9-ACRE CITY PARK AND OPEN SPACE), AS WELL AS IN THE SITE'S NORTHEAST CORNER AND WETLAND "D" OPEN SPACE TRACT. THE BAND OF TREES AND BRUSH, CONSISTING OF APPROXIMATELY 3 ACRES IN THE MIDDLE PORTION OF THE SITE WILL BE ELIMINATED IN ORDER TO ACCOMMODATE THE HAGGEN FOOD STORE SITE. NEW VEGETATION IS PROPOSED IN THIS AREA PER LANDSCAPE PLAN FOR PHASE 1 (SEE SHEET L-1).

PHASE 1 SITE DATA

A. PHASE 1 SITE AREA: 30.3 ACRES

B. PROPOSED LAND USES:

	AREA IN ACRES
HAGGEN FOOD STORE & PARKING (INCLUDING APPROXIMATELY 250' LENGTH OF PRIVATE ROAD)	8.0
CITY PARK & OPEN SPACE	12.9
WETLAND "D" OPEN SPACE TRACT	4.7
STORMWATER DETENTION AND WATER QUALITY FACILITIES	2.0
ADDITIONAL PUBLIC RIGHT OF WAY	1.0
50 FT. WIDE BUFFER AREA	1.7
TOTAL:	30.3*

*IN ADDITION TO THE 30.3 ACRES IN PHASE 1, A TOTAL OF APPROXIMATELY 3.4 ACRES IN PHASES 2 AND 3 WILL BE GRADED FOR CONSTRUCTION OF UTILITIES, A TEMPORARY MAINTENANCE/ACCESS ROAD TO THE STORM WATER FACILITIES, FUTURE PUBLIC AND PRIVATE ROAD CONSTRUCTION, AND FOR FUTURE SITE DEVELOPMENT AND CONSTRUCTION OF THE COMMERCIAL PAD.

C. OPEN SPACE:

	AREA IN ACRES
TOTAL IN PHASE 1	22.2
PUBLIC	17.6, CITY PARK AND OPEN SPACE, AND WETLAND "D" OPEN SPACE TRACT.
PRIVATE	4.6, LANDSCAPED OPEN SPACE WITHIN THE HAGGEN SITE, ROADWAY AND PARKING LOT LANDSCAPING, SCREENING AND BUFFERS, OPEN SPACE WITHIN THE STORMWATER DETENTION AND WATER QUALITY FACILITIES.

D. LAND COVERAGE FOR HAGGEN FOOD STORE SITE (8.0 ACRES):

HAGGEN FOOD STORE (BUILDING FOOTPRINT):	APPROX. 17%
PAVED AREAS (DRIVEWAYS, PARKING AREAS, SIDEWALKS	APPROX. 65%
LANDSCAPED AREAS:	APPROX. 18%

E. PARKING PROVIDED:

STANDARD PARKING SPACES (9'X 19') = 420
HANDICAP PARKING SPACES
AUTO = 6
VAN = 4
TOTAL PARKING SPACES = 430

F: REFER TO OVERALL SITE DATA FOR OTHER SITE REQUIREMENTS.

Northwest Engineering Company
12828 NORTHUP WAY, SUITE 310, BELLEVUE, WA. 98005

FINAL PLANNED UNIT DEVELOPMENT

PHASE 1

PROPOSED HAGGEN FOOD STORE
MOUNT VERNON, WASHINGTON

BRIAR DEVELOPMENT COMPANY
BELLINGHAM, WASHINGTON

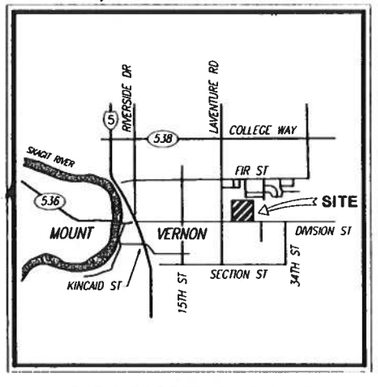
OCTOBER 1995

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	SITE TOPOGRAPHIC SURVEY
SHEET 3	APPROVED MASTER PLAN (SEPT. 27, 1995)
SHEET 4	PHASE 1 SITE DEVELOPMENT PLAN (SOUTH HALF)
SHEET 5	PHASE 1 SITE DEVELOPMENT PLAN (NORTH HALF)
SHEET 6	GRADING PLAN (SOUTH HALF)
SHEET 7	GRADING PLAN (NORTH HALF)
SHEET 8	EXISTING AND PROPOSED UTILITIES (SOUTH HALF)
SHEET 9	EXISTING AND PROPOSED UTILITIES (NORTH HALF)
SHEET 10	DEVELOPMENT PHASING PLAN
SHEET 11	BIKE/PEDESTRIAN CIRCULATION SYSTEM
SHEET 12	COMPREHENSIVE SIGN PLAN
SHEET 13	MISCELLANEOUS DETAILS
SHEET L-1	LANDSCAPE PLAN SOUTH PARCEL
SHEET L-2	LANDSCAPE PLAN NORTH PARCEL
SHEET L-3	SECTION ELEVATIONS/DETAILS
SHEET L-4	SECTION ELEVATIONS/DETAILS
SHEET A-1	EXTERIOR ELEVATIONS
SHEET LI-1	PHOTOMETRIC LIGHTING PLAN

NORTH

NW 1/4, SEC. 21, T34N, R4E



VICINITY MAP
NTS

APPROVAL:

RICK CISAR, PLANNING DIRECTOR DATE
CITY OF MOUNT VERNON

LEGEND

- CATCH BASIN
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- TELEPHONE RISER
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL POST
- VEHICLE TRAFFIC SIGNAL HEAD
- TRAFFIC CONTROL BOX
- GAS METER
- GAS VALVE
- UTILITY POLE
- GUY ANCHOR
- LUMINARE ON ARM
- LUMINARE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- FOUND MONUMENT IN CASE
- WHEELCHAIR RAMP
- TV — UNDERGROUND TV CABLE
- UNDERGROUND GAS LINE
- S — SANITARY SEWER LINE
- D — STORM DRAIN LINE
- T — UNDERGROUND TELEPHONE LINE
- P — UNDERGROUND POWER LINE
- P — OVERHEAD POWER LINE
- T — OVERHEAD TELEPHONE LINE
- FENCE LINE
- TREE CONIFER 6" & LARGER
- TREE DECIDUOUS 6" & LARGER

NORTH

GRAPHIC SCALE

100 0 100 200

(IN FEET)
1 inch = 100 ft.

BASIS OF BEARINGS:
THE NORTH HALF OF THE WEST LINE OF SECTION 21 T.34 N. R.3 E.W.M. PER CITY OF MOUNT VERNON

DATUM:
ELEVATION OF 188.13 ON BRASS DISK IN MON CASE INTERSECTION OF LAVENTURE AND EAST DIVISION ST. CITY OF MOUNT VERNON DATUM

EXISTING WETLAND AREA

WETLAND A:	275665 SQ.FT.±	
WETLAND B:	3835 SQ.FT.±	
WETLAND C:	2450 SQ.FT.±	
WETLAND D:	188230 SQ.FT.±	
TOTALS	470170 SQ.FT.±	(10.79AC.±)

APPROVAL:

RICK CISAR, PLANNING DIRECTOR DATE
CITY OF MOUNT VERNON

Northwest Engineering Company
12828 Northup Way, Suite 310
Bellevue, Washington 206-867-9800

JEFFREY H. CURTIS
WASHINGTON
REGISTERED
LAND SURVEYOR
EXPIRES JAN. 29, 1996
OCTOBER 13, 1995

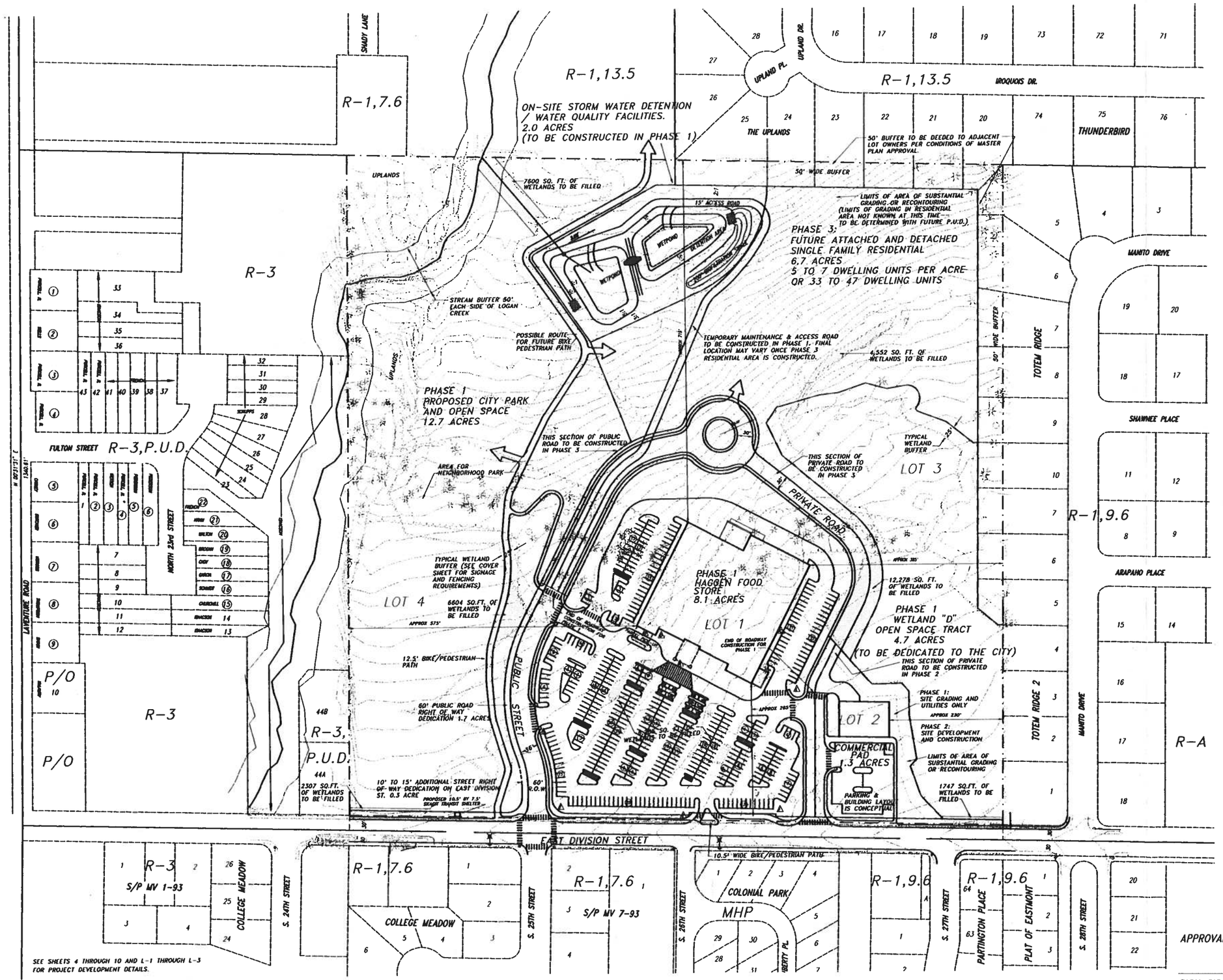
FINAL PLANNED UNIT DEVELOPMENT - PHASE 1
PROPOSED HAGGEN FOOD STORE
SITE TOPOGRAPHIC SURVEY
MOUNT VERNON WASHINGTON

DESIGNED: GEG
DRAWN: JHC/CPC
CHECKED: GEG
REVISED:

DRAWING NO: 1061BAS/ENG

1061-07.00

SHEET
2



SEE SHEETS 4 THROUGH 10 AND L-1 THROUGH L-3 FOR PROJECT DEVELOPMENT DETAILS.

INDICATES LOCATIONS OF PROPOSED PROJECT SIGNAGE. PLEASE REFER TO SIGNAGE SECTION OF THE WRITTEN REPORT, MASTER PLAN, PRELIMINARY PLANNED UNIT DEVELOPMENT PROPOSED HAGGEN FOOD STORE, INCLUDED AS PART OF THIS APPLICATION, FOR SIGNAGE DETAILS.

APPROVAL:

RICK CISAR, PLANNING DIRECTOR DATE
CITY OF MOUNT VERNON

Northwest Engineering Company
12828 Northup Way, Suite 310
Bellevue, Washington 206-867-9800

JEFF H. CURTIS
STATE OF WASHINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES JAN. 29, 1996

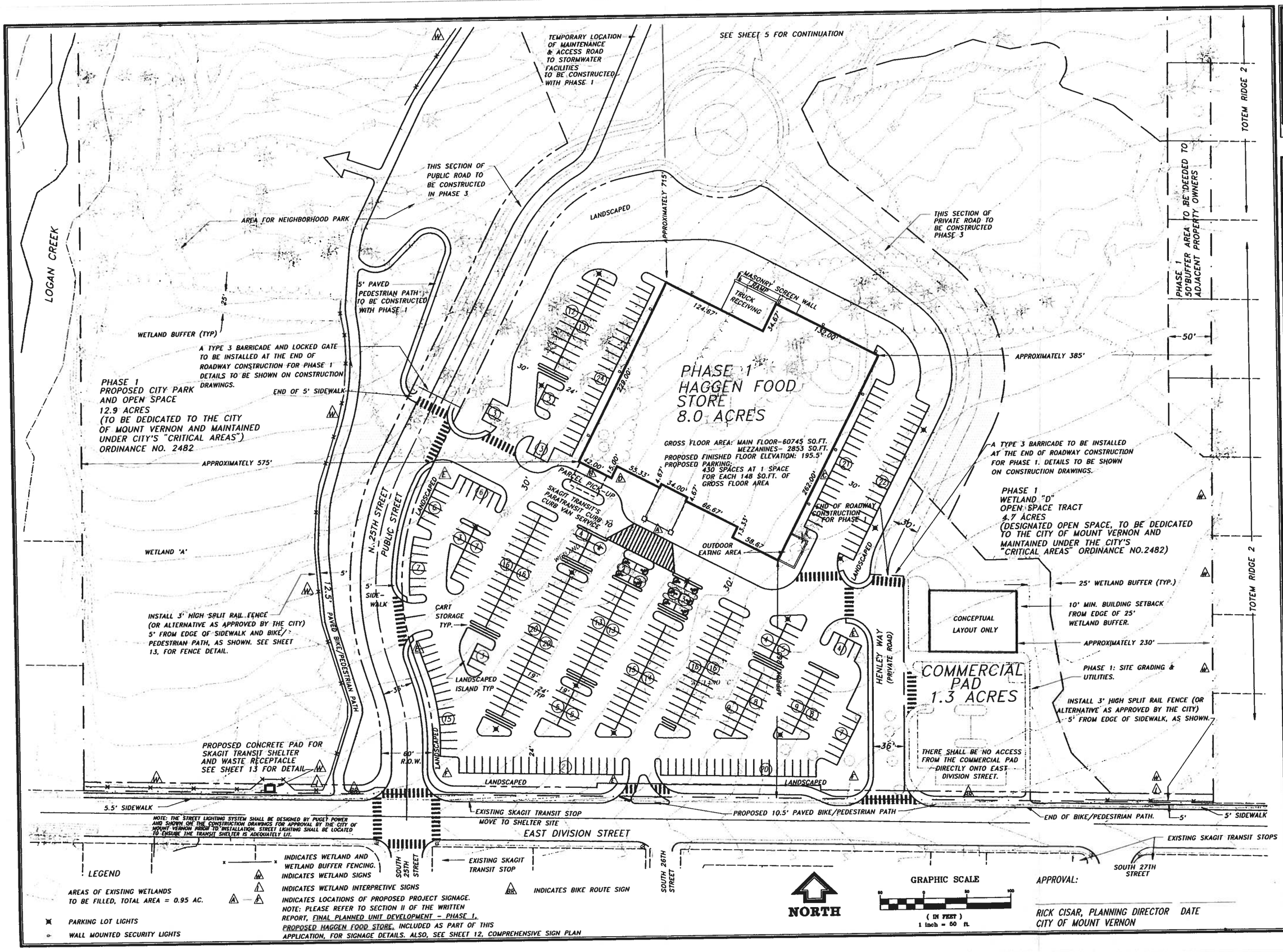
FINAL PLANNED UNIT DEVELOPEMENT - PHASE 1
PROPOSED HAGGEN FOOD STORE
APPROVED MASTER PLAN (SEPT. 27, 1995)
MOUNT VERNON WASHINGTON

DESIGNED: GEC
DRAWN: JHC/CPC
CHECKED: GEC
REVISED:

DRAWING NO: 1061BASE/DWG

1061-07.00

SHEET
3



Northwest Engineering Company
12828 Northup Way, Suite 310
Bellevue, Washington 206-867-9800

JEFF H. CURTIS
STATE OF WASHINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES JAN. 11, 1996
OCTOBER 13, 1995

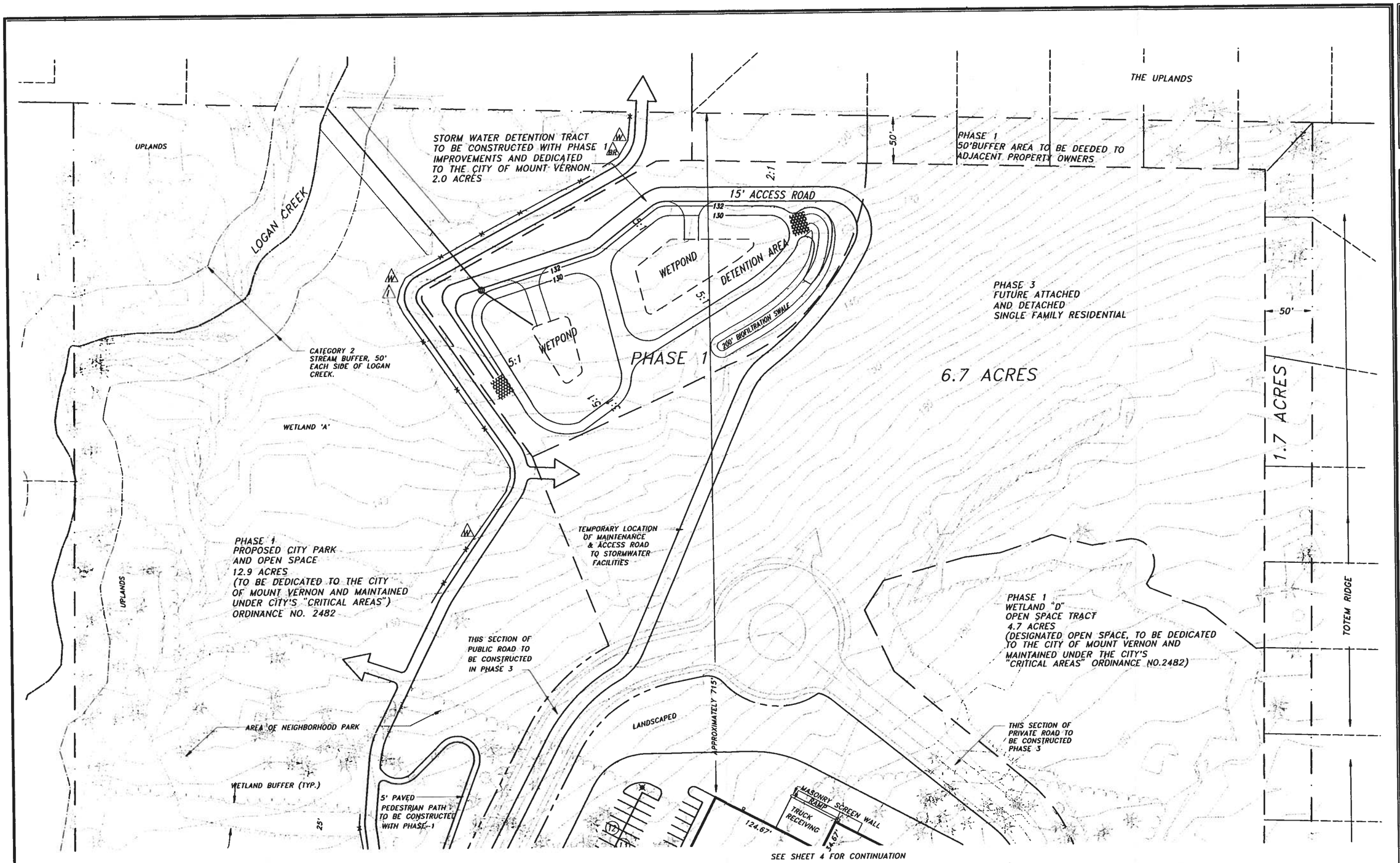
FINAL PLANNED UNIT DEVELOPMENT - PHASE 1
PROPOSED HAGGEN FOOD STORE
PHASE 1 SITE DEVELOPMENT MAP
MOUNT VERNON WASHINGTON

DESIGNED: GEC
DRAWN: JHC/CPC
CHECKED: GEC
REVISED:

DRAWING NO: 1061BASE.DWG

1061-07.00

SHEET
4



NORTH

GRAPHIC SCALE

50 0 50 100

(IN FEET)
1 inch = 50 ft.

APPROVAL:

RICK CISAR, PLANNING DIRECTOR DATE
CITY OF MOUNT VERNON

Northwest Engineering Company
12828 Northup Way, Suite 210
Bellevue, Washington 206-867-9800

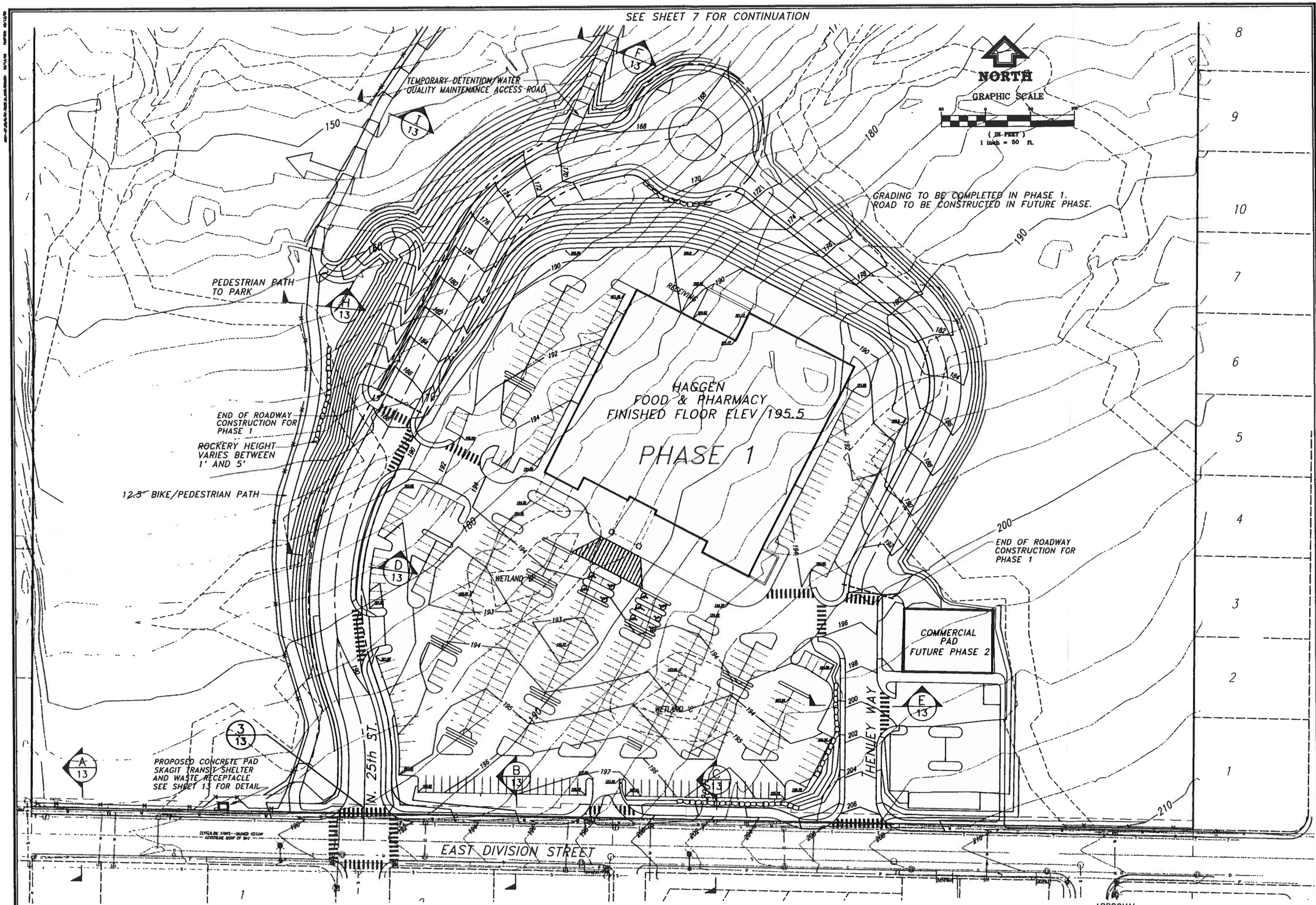
JEFF H. CURTIS
STATE OF WASHINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES JAN. 24, 1996
OCTOBER 13, 1995

FINAL PLANNED UNIT DEVELOPMENT - PHASE 1
PROPOSED HAGGEN FOOD STORE
PHASE 1 SITE DEVELOPMENT MAP
MOUNT VERNON WASHINGTON

DESIGNED: GEG
DRAWN: JHC/CPC
CHECKED: GEG
REVISED:
DRAWING NO: 1061H45'.DWG

1061-07.00

SHEET
5



APPROVAL:

RICK CISAR, PLANNING DIRECTOR DATE
CITY OF MOUNT VERNON

Northwest Engineering Company
12828 Northup Way, Suite 310
Bellevue, Washington 206-867-9800

WALTER S. KYLE
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
EXPIRES: OCT. 16, 1997

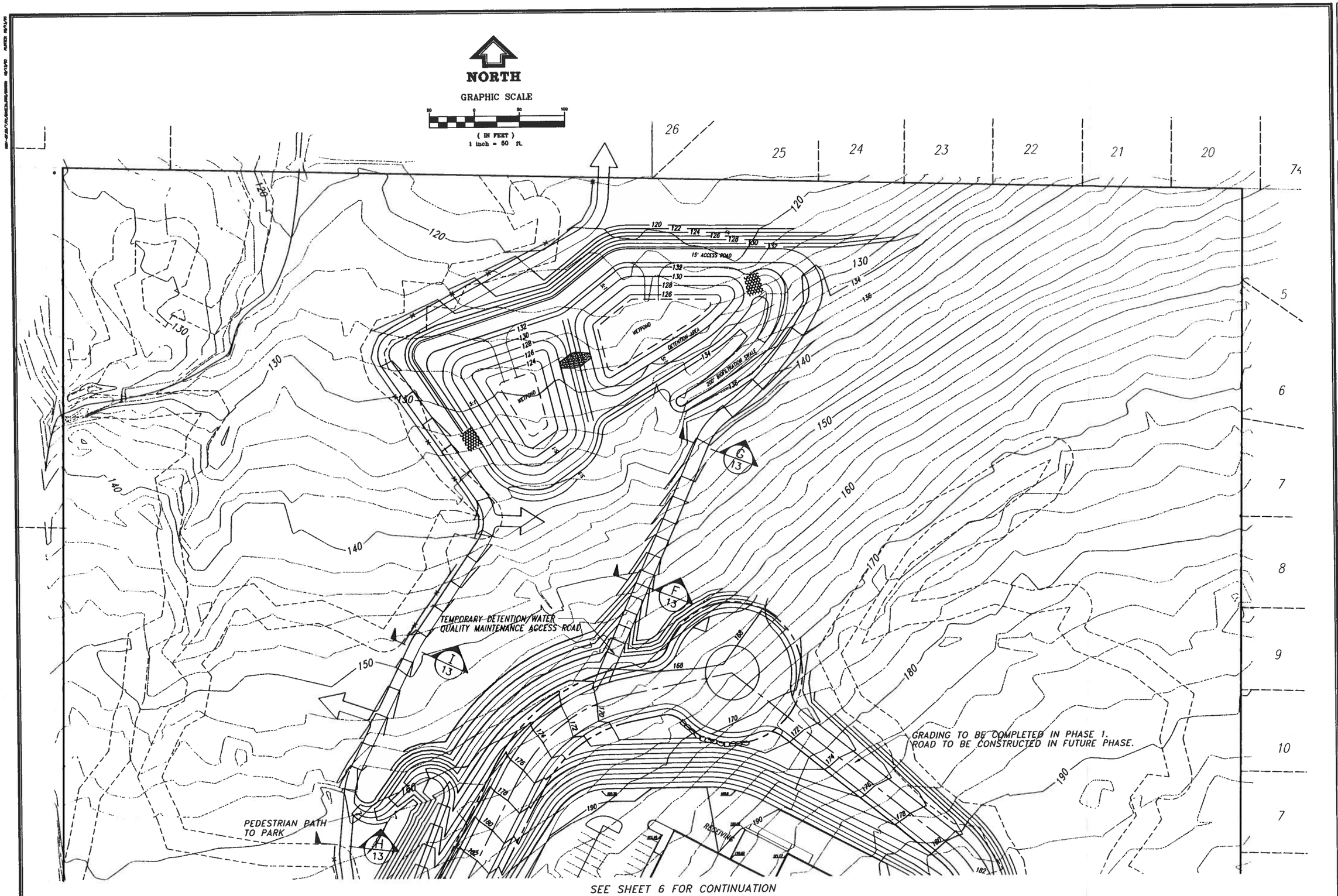
FINAL PLANNED UNIT DEVELOPMENT - PHASE 1
PROPOSED HAGGEN FOOD STORE
GRADING PLAN
MOUNT VERNON WASHINGTON

DESIGNED: GEG
DRAWN: JHC/CPC
CHECKED: GEG
REVISED: 10/13/95

DRAWING NO: BASE 34 DWG

1061-07.00

SHEET
6



APPROVAL:

RICK CISAR, PLANNING DIRECTOR DATE
CITY OF MOUNT VERNON

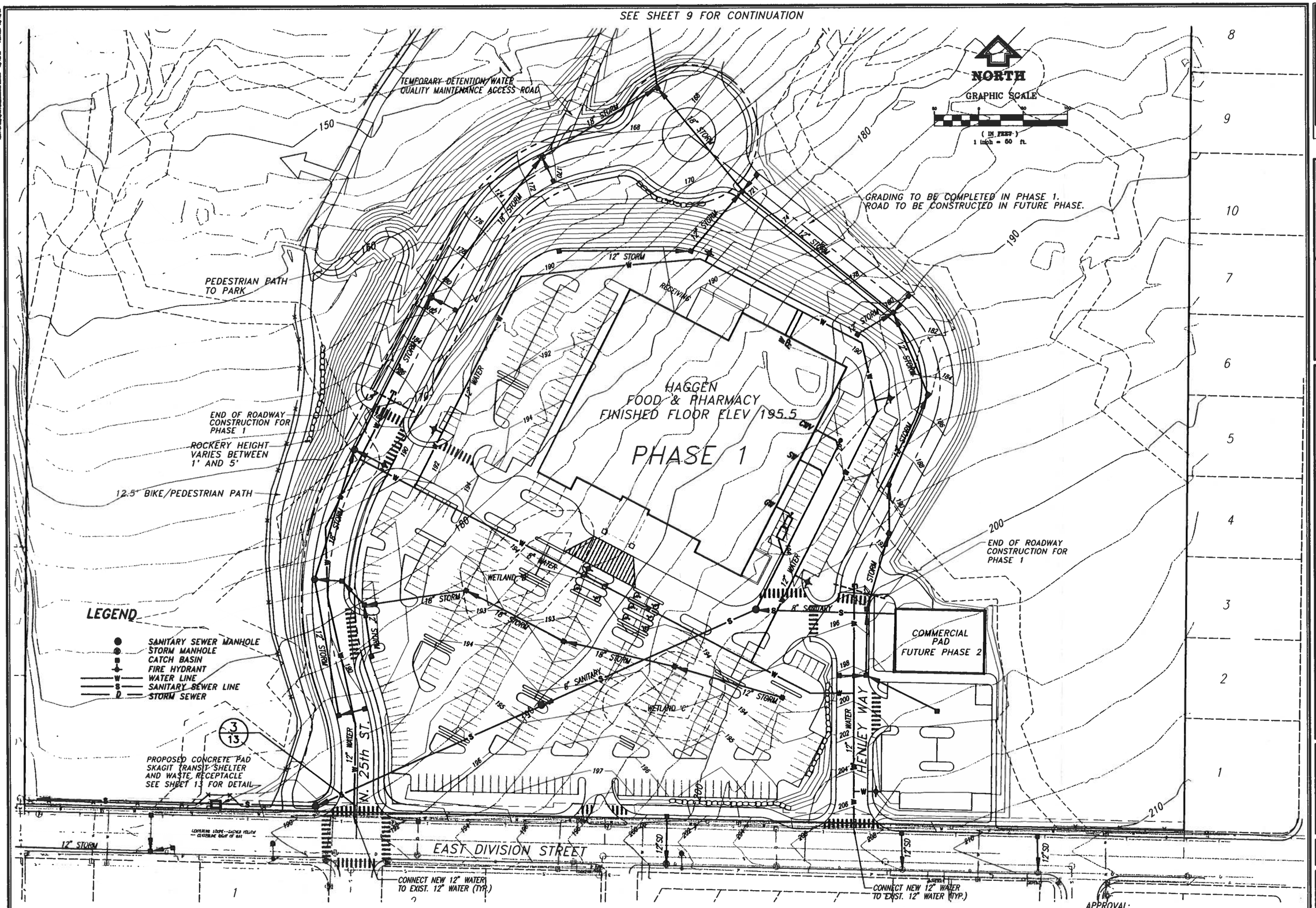
Northwest Engineering Company
12828 Northup Way, Suite 310
Bellevue, Washington 206-867-9800

FINAL PLANNED UNIT DEVELOPMENT - PHASE 1
PROPOSED HAGGEN FOOD STORE
GRADING PLAN
MOUNT VERNON WASHINGTON

DESIGNED: GEG
DRAWN: JHC/CPC
CHECKED: GEG
REVISED: 10/13/95
DRAWING NO: BASE34.DWG

1061-07.00

SHEET
7



Northwest Engineering Company
12828 Northup Way, Suite 310
Bellevue, Washington 206-867-9800

EXPIRES: OCT. 15, 1997

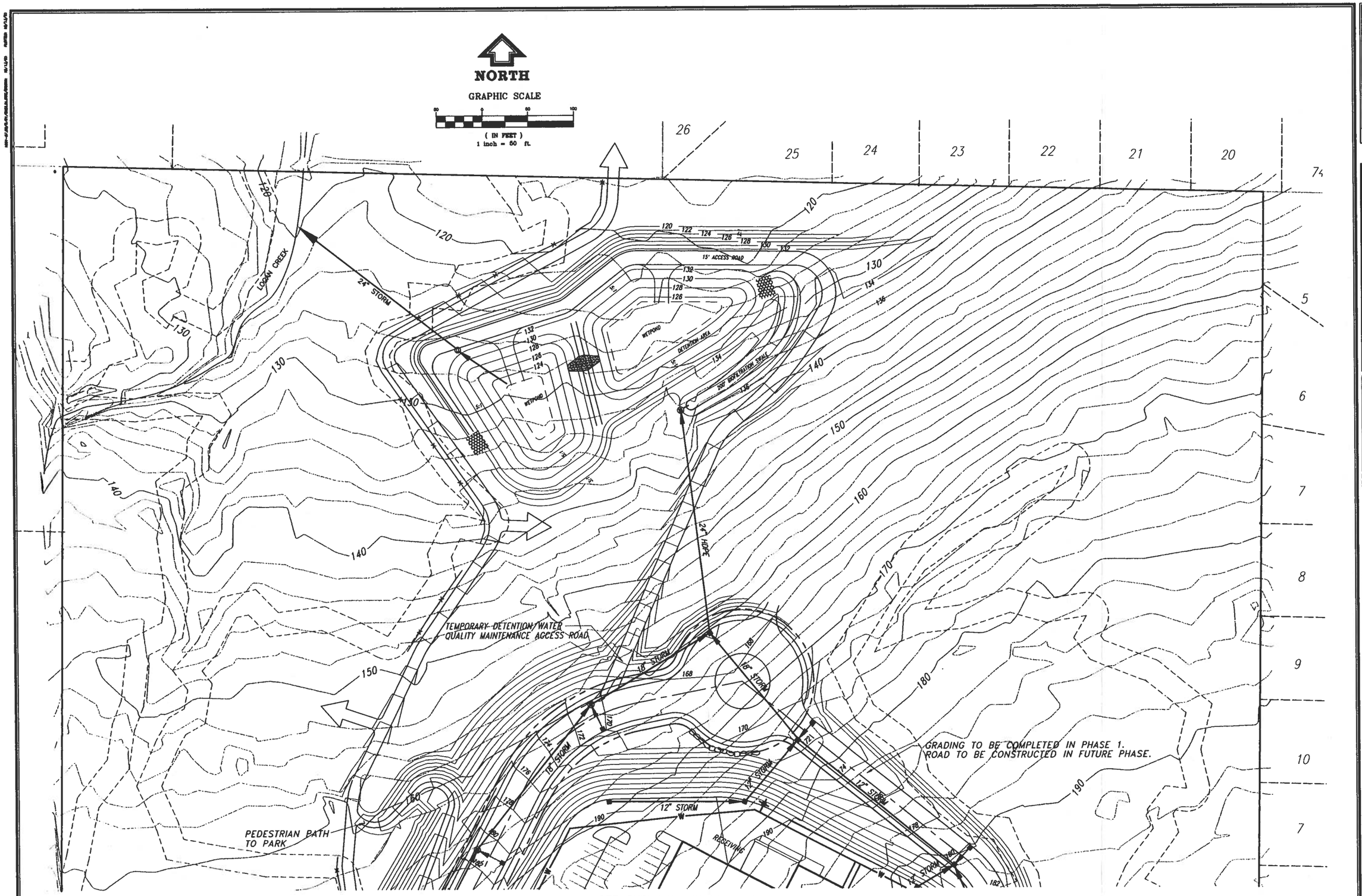
FINAL PLANNED UNIT DEVELOPMENT - PHASE 1
PROPOSED HAGGEN FOOD STORE
EXISTING AND PROPOSED UTILITIES
MOUNT VERNON WASHINGTON

DESIGNED: GEC
DRAWN: JHC/CPC
CHECKED: GEC
REVISED: 10/13/95

DRAWING NO. BASE3A.DWG

1061-07.00

SHEET
8



SEE SHEET 8 FOR CONTINUATION

APPROVAL:

RICK CISAR, PLANNING DIRECTOR DATE
CITY OF MOUNT VERNON

Northwest Engineering Company
12828 Northup Way, Suite 310
Bellevue, Washington 206-867-9800

WALTER S. PRIDE
REGISTERED PROFESSIONAL ENGINEER
EXPIRES: OCT. 16, 1997

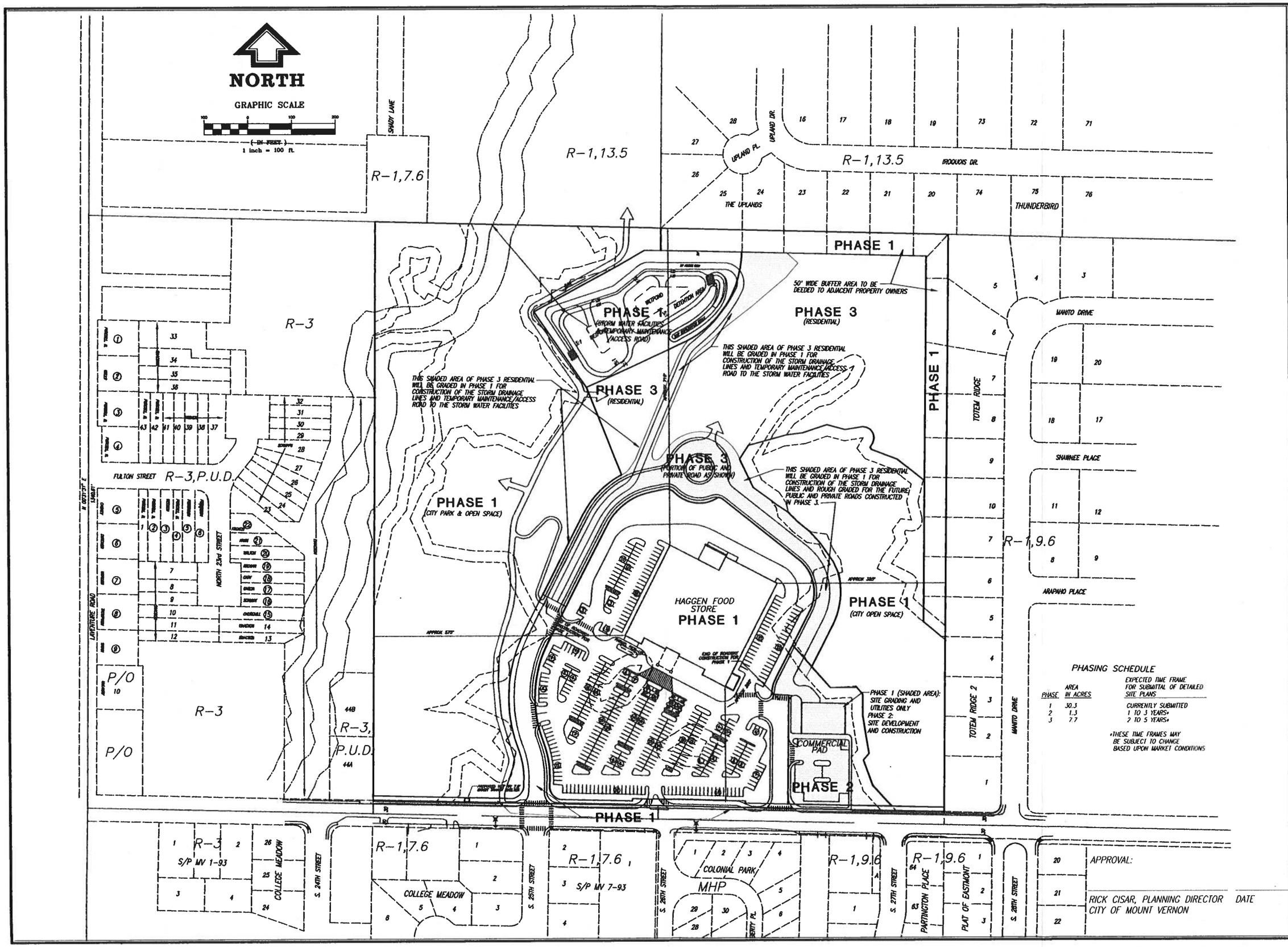
FINAL PLANNED UNIT DEVELOPMENT - PHASE 1
PROPOSED HAGGEN FOOD STORE
EXISTING AND PROPOSED UTILITIES
MOUNT VERNON
WASHINGTON

DESIGNED: GEG
DRAWN: JHC/CPC
CHECKED: GEG
REVISED: 10/13/95

DRAWING NO: BASE MAPS

1061-07.00

SHEET
9



PHASING SCHEDULE

PHASE	AREA IN ACRES	EXPECTED TIME FRAME FOR SUBMITTAL OF DETAILED SITE PLANS
1	30.3	CURRENTLY SUBMITTED
2	1.3	1 TO 3 YEARS*
3	7.7	2 TO 5 YEARS*

*THESE TIME FRAMES MAY BE SUBJECT TO CHANGE BASED UPON MARKET CONDITIONS

APPROVAL:

RICK CISAR, PLANNING DIRECTOR DATE
CITY OF MOUNT VERNON

Northwest Engineering Company
12828 Northup Way, Suite 310
Bellevue, Washington 206-867-5800

WALTER S. PHILLIPS
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
EXPIRES: OCT. 10, 1997

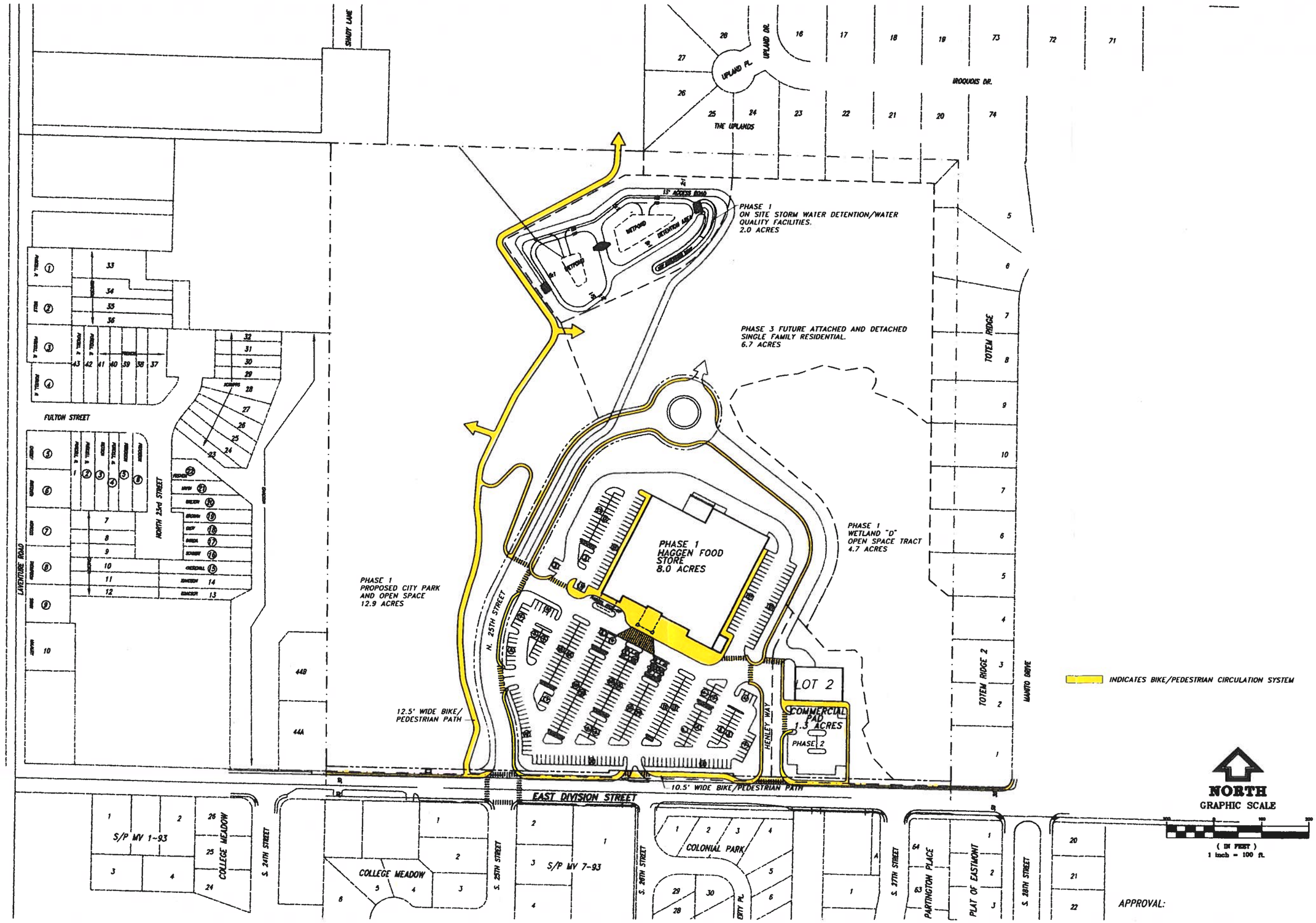
FINAL PLANNED UNIT DEVELOPMENT - PHASE 1
PROPOSED HAGGEN FOOD STORE
DEVELOPMENT PHASING PLAN
MOUNT VERNON
WASHINGTON

DESIGNED: GEG
DRAWN: JHC/CPC
CHECKED: GEG
REVISED: 10/10/95

DRAWING NO: MAP 1061

1061-07.00

SHEET
10



APPROVAL:

RICK CISAR, PLANNING DIRECTOR DATE
CITY OF MOUNT VERNON

Northwest Engineering Company
12888 Northup Way, Suite 310
Bellevue, Washington 206-827-9800

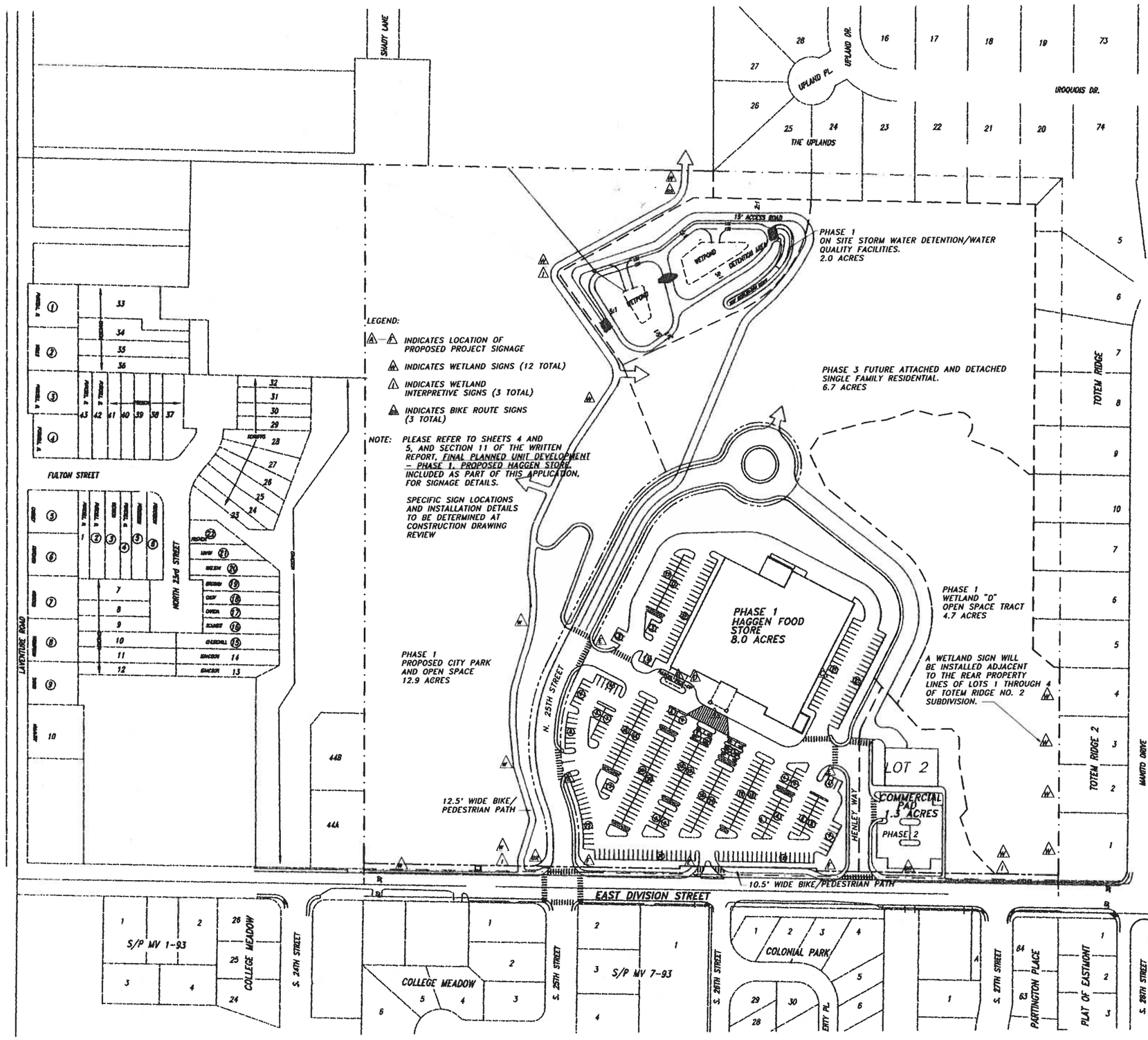
JEFF H. CURTIS
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
EXPIRES JUL 29, 1996

FINAL PLANNED UNIT DEVELOPEMENT - PHASE 1
PROPOSED HAGGEN FOOD STORE
BIKE/PEDESTRIAN CIRCULATION SYSTEM
MOUNT VERNON WASHINGTON

DESIGNED: GEG
DRAWN: JHC/CPC
CHECKED: GEG
REVISED:
DRAWING NO: 1061BIKE1.DWG

1061-07.00

SHEET
11



BIKE ROUTE SIGN
24" X 18"

CITY OF MOUNT VERNON
WETLAND/STREAM SIGN*

*NOTE: A WETLAND INTERPRETIVE SIGN ( ) SHALL BE MOUNTED BELOW THE WETLAND SIGN AT THE THREE LOCATIONS INDICATED ON THIS COMPREHENSIVE SIGN PLAN.

APPROVAL:

RICK CISAR, PLANNING DIRECTOR DATE
CITY OF MOUNT VERNON

Northwest Engineering Company
12828 Northup Way, Suite 310
Bellevue, Washington 206-867-9800

JEFF H. CURTIS
REGISTERED PROFESSIONAL LAND SURVEYOR
JAN 25, 1996

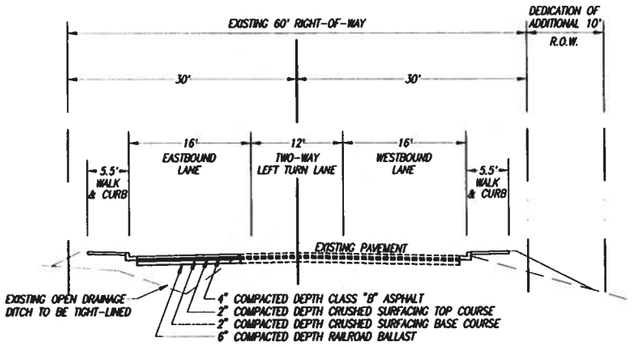
FINAL PLANNED UNIT DEVELOPEMENT - PHASE 1
PROPOSED HAGGEN FOOD STORE
COMPREHENSIVE SIGN PLAN
MOUNT VERNON WASHINGTON

DESIGNED: GEG
DRAWN: JHC/CPC
CHECKED: GEG
REVISED:
DRAWING NO: 1061BAS7.DWG

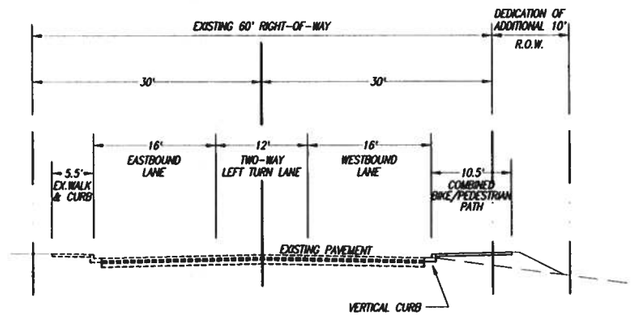
1061-07.00

SHEET
12

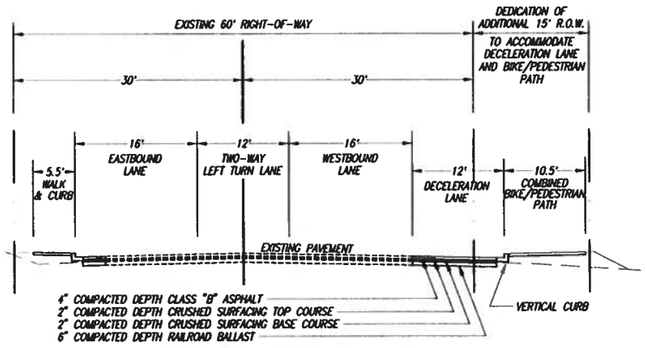
NOTE:
ALL STREET SECTIONS, BOTH PUBLIC AND PRIVATE, SHALL BE CONSIDERED PRELIMINARY UNTIL THE TIME OF ACTUAL CONSTRUCTION AND THE CONFIRMATION OF THE SUITABILITY OF THE MATERIALS BY THE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH CITY STAFF.



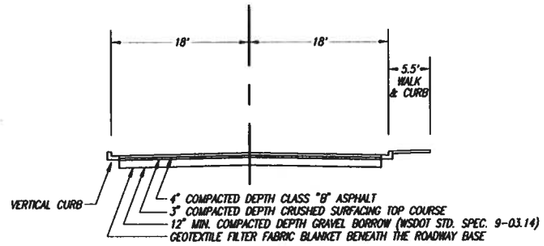
PROPOSED IMPROVEMENTS (HAGGEN)
EAST DIVISION STREET
SECTION A/6
(LOOKING WEST)



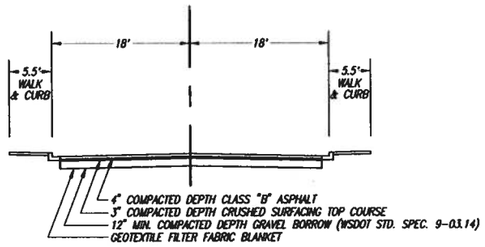
PROPOSED IMPROVEMENTS (HAGGEN)
EAST DIVISION STREET
SECTION B/6
(LOOKING WEST)



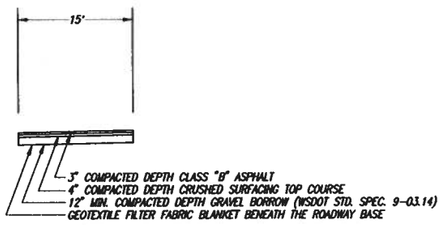
PROPOSED IMPROVEMENTS (HAGGEN)
EAST DIVISION STREET
SECTION C/6
(LOOKING WEST)



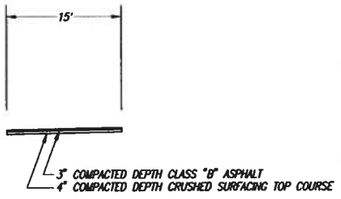
PUBLIC STREET SECTION
NORTH 25TH STREET
SECTION D/6
(LOOKING NORTH)



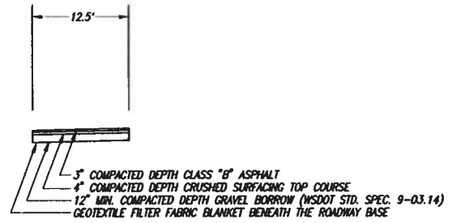
PRIVATE STREET SECTION
HENLEY WAY
SECTION E/6
(LOOKING NORTH)



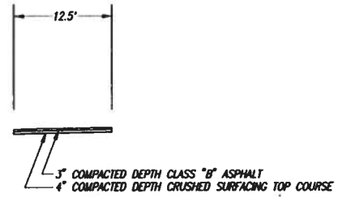
TEMPORARY
POND ACCESS ROAD
SECTION F/6
(LOOKING NORTH)



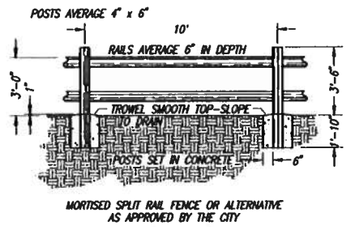
TEMPORARY
POND ACCESS ROAD
SECTION G/7
(LOOKING NORTH)



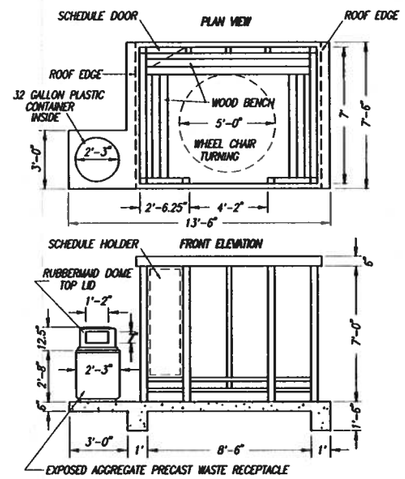
BIKE/PEDESTRIAN PATH
SECTION H/6
(LOOKING NORTH)



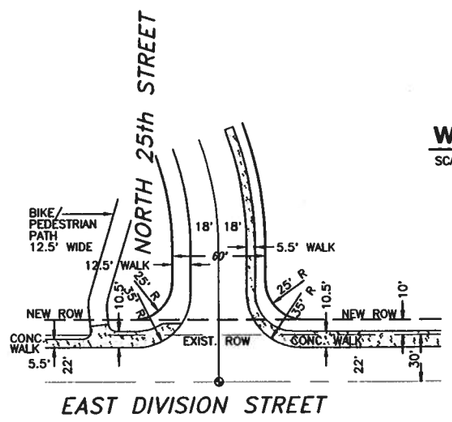
BIKE/PEDESTRIAN PATH
SECTION I/6
(LOOKING NORTH)



WETLAND FENCING DETAIL 1/4
SCALE: NONE



TRANSIT SHELTER AND
WASTE RECEPTACLE DETAIL 2/4
SCALE: NONE



INTERSECTION DETAIL 3/6
SCALE: NONE

APPROVAL:

RICK CISAR, PLANNING DIRECTOR DATE
CITY OF MOUNT VERNON

Northwest Engineering Company
12828 Northup Way, Suite 310
Bellevue, Washington 206-867-9800

WALTER S. PRIDDY
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
EXPIRES: OCT. 16, 1997

FINAL PLANNED UNIT DEVELOPMENT - PHASE 1
PROPOSED HAGGEN FOOD STORE
MISCELLANEOUS DETAILS
MOUNT VERNON WASHINGTON

DESIGNED: TTW
DRAWN: TTW/RDR
CHECKED: GEG
REVISED: 10/13/95
DRAWING NO: DETAILS.DWG

1061-07.00

SHEET
13

STATEMENT OF PLANNING OBJECTIVES TO BE ACHIEVED

This application is for Phase One Final Planned Unit Development (PUD) approval for the Haggen Food Store. Preliminary Phase One PUD and Master Plan approval were granted by the Mount Vernon City Council on September 27, 1995. At that time the site was annexed to the City and zoned a combination of P and R-2A, plus a Preliminary PUD to allow the proposed commercial uses. This application is consistent with the approved Preliminary PUD and Master Plan and complies with the conditions set forth by the Mount Vernon Council.

Approval of this application will allow the City's planning objectives for this site to be achieved. The City's approval in September of the Master Plan, which included a grocery store containing a food court, full-service bank, video store, and other uses, as well as an additional commercial pad, will allow a neighborhood retail center to be built in this part of the Mount Vernon, in accordance with the City's Comprehensive Plan criteria for location of neighborhood retail centers. This application proposes the exact uses and building style as approved through the Master Plan and Preliminary PUD. The proposed acreage of the grocery store area has been reduced from 8.1 to 8.0 acres, based on a final boundary survey which more accurately defined the site boundaries. Approval of this Final PUD will allow this neighborhood retail center to be completed and serve the surrounding areas with goods and services. Approval of the Master Plan and Preliminary PUD also was granted to provide 17.4 acres of open space and park area on this parcel for public use. This Final PUD proposes the same improvements approved through the Preliminary PUD and Master Plan. The acreage of the public open space has increased to 17.6 acres, based on the final boundary survey. Approval of the Final PUD will also allow the City's planning objective of the creation additional public park land to be achieved.

DESCRIPTION OF THE NATURAL SETTING

The site is currently undeveloped, with the exception of one single family residence on Division Street. The site is surrounded by existing single family and multi-family development and one professional office building. The southern half of the property has been mowed for hay by local ranchers. The northern portion of the site was logged probably in the early 1980s. There remains a narrow band of trees and brush running east-west through approximately the center of the site. Significant trees have been surveyed and are shown on the tree survey included in this application. The site slopes gently from southeast to northwest, from elevation 210 at the southeast corner to elevation 120 in the north central portion of the site. The soils are silts/clay in the southern half and sand and gravel in the northern half. Logan Creek crosses the property in the very

northwest corner of the site. Wetlands have been delineated by a Corps' certified wetlands biologist as further described in the wetlands assessment included in the Preliminary PUD.

The grocery store construction would involve filling the commercial pad area of the site to create a pad with approximately a 2% slope from Division north.

DEVELOPMENT SCHEDULE

Construction of the grocery store and related infrastructure would commence as soon as City approvals have been completed and weather permits, hopefully early spring of 1996. Store construction would take approximately 9 months. There are no current plans for the 1.3 acre commercial pad, other than to grade the pad when the grocery store site is being graded. In addition, the portion of the loop road within Phase Three will be rough graded and storm drainage installed at the same time as Phase One construction. There are also no plans for construction of the residential area. Submittal of plans for Phase Two is anticipated in one to three years and for Phase Three in two to five years. These time frames may be subject to change based upon market conditions.

INTENT AS TO FINAL OWNERSHIP

The entire 39.3 acre parcel for which the approved Master Plan was submitted will be acquired by Briar Development Company, the real estate development arm of Haggen, Inc. The 12.9 acre park site and the 4.7 acre Wetland "D" Open Space Tract will be deeded to the City. The 50'wide buffer located adjacent to portions of the north and east parcel boundaries will be deeded to the adjacent property owners. The 8.0 acre grocery store site will be owned by Briar.

QUANTITATIVE DATA

a. Total number of dwelling units and number and type of dwelling unit:

   Not applicable - residential units will be constructed as part of Phase Three.

b. Parcel sizes for each type of dwelling unit:

   Not applicable - residential units will be constructed as part of Phase Three.

c. Proposed lot coverage of buildings and structures:

The 8.0 acre grocery store lot would have approximately 17% building coverage, or a building footprint of 60,745 sq. ft.

d. Approximate Gross and Net Residential Densities:

Not applicable.

e. Total amount of open space, including separate figure for useable open space:

22.2 Acres total open space.
17.6* Acres useable open space.

* Of the total open space, approximately 12.9 acres is proposed to be dedicated to the City for preservation of Logan Creek and development of a small neighborhood park, perhaps as a Logan Creek interpretive facility. Additionally, 4.7 acres of wetlands (Wetland "D" Open Space Tract) and their associated wetland buffers will also be dedicated to the City as permanent open space. The remaining 4.6 acres will be private open space in the form of grocery store landscaping, roadway and parking lot landscaping, screening and buffers.

f. Total amount non-residential construction:

63,598 square foot grocery store.

H\VERNON\M101295.BSL

STATEMENT OF SEPA COMPLIANCE

A determination of non-significance was made for this project by the responsible official on May 26, 1995. A copy of the determination is attached.

gay Dern

City of Mount Vernon Planning Department
Post Office Box 809 Washington 98273
Phone (360) 336-6214
FAX: (360) 336-5348

DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Annexation, initial zoning, and master plan of an approximately 40 acre parcel, including a 10 acre commercial planned unit development and construction of a proposed ±63,651 square foot Haggen Food Store thereon

APPLICANT: Briar Development Company

LOCATION OF PROPOSAL: North of E. Division Street roughly between the 2400-2800 blocks

LEAD AGENCY: Mount Vernon Planning Department

The lead agency for this proposal has determined that it does not have a probable adverse impact on the environment. 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. This information is available to the public on request.

CONDITIONS:

1. The proposal shall be developed in accordance with the recommendations of:
   a. Preliminary Storm Drainage Analysis of Northwest Engineering Company;
   b. Traffic Impact Analysis by Transportation Solutions, Inc.;
   c. Wetlands Determination on the East Division Street Site by David Evans and Associates, Inc.; and
   d. Report on Preliminary Geotechnical Investigation by Robert M. Pride, Inc.

This DNS is issued under 197-11-349(2); the lead agency will not act on this proposal for 15 days from the date below. Comments must be submitted by June 12, 1995.

RESPONSIBLE PERSON: Rick Cisar

POSITION/TITLE: Planning Director

ADDRESS: P. O. Box 809, Mount Vernon, WA 98273

PHONE: (206) 336-6214

DATE 5/26/95 SIGNATURE Rick Cisar

yjp
DNS 95-19

COMMISSIONERS
AL LITTLEFIELD, PRESIDENT
JONES E. ATTERBERRY, VICE PRESIDENT
LEE D. BODE, SECRETARY

OFFICERS AND STAFF
JAMES P. KIRKPATRICK, GENERAL MANAGER
GREGORY A. THOMAS, AUDITOR
MARK E. FREDLUND, TREASURER

GREGORY J. PETERKA, ENGINEERING MANAGER

PUBLIC UTILITY DISTRICT NO. 1 of Skagit County

1415 FREEWAY DRIVE • MOUNT VERNON, WASHINGTON 98273-2492
P.O. BOX 1436 • MOUNT VERNON, WASHINGTON 98273-9907
PHONE (360) 424-7104 • FAX (360) 424-8764

April 7, 1995

RECEIVED
APR 10 1995
JOB # 1061-07 00

Mr. Gary Gwinn
Director of Planning
Northwest Engineering Company
12828 Northrup Way, Suite 310
Bellevue, WA 98005

RE: **Division Street, Haggen's Supermarket Site**
Water Availability

Dear Mr. Gwinn:

At your request, the Public Utility District has reviewed the above development with regard to water availability and offers the following comments:

The District presently owns and operates a water pipeline on Division Street fronting the site. The District has sufficient supply to furnish domestic water to the development. A water pipeline extension will be necessary to provide fire protection to the proposed supermarket, and fire and domestic service to the proposed residential area.

Upon receipt of the necessary fees, evidence of a building permit and address, water service can be provided to the property.

The approximate static water pressure for this site varies from 45 psi in the southeasterly corner, to approximately 85 to 90 psi along the northerly edge of the property. Installation of pressure reducing valves by the customer on their service line in areas of pressure higher than 80 psi is recommended.

A computer generated hydraulic analysis of the water system in this area is necessary to accurately determine the available fire flow. This could take approximately 30 days to complete. A guesstimated fire flow for this area is approximately 3000 to 4000 gpm. As stated, a hydraulic analysis could more accurately define this at a future date. Fire hydrant requirements and location are the responsibility of the city of Mount Vernon Fire Marshal.

Any Public Utility District owned water lines on private property will require a minimum of a 20 foot wide easement.

The comments in this letter based on information available at the time of writing. Improvements to the water system can make the information provided outdated. A re-evaluation of the comments are necessary one year after the date of this letter.

The indicated improvements can be performed through a private engineer and a licensed private contractor, with review by the District, or can be performed by District personnel. This has been and appears will continue to be a very busy year for the District. Delays in plan review or developing an estimated cost by District personnel could be lengthy. I recommend you provide the District with as much lead time as possible so construction will not be delayed.

If you have any questions or I can be of further assistance, please contact me.

Cordially,

David J. Lang
Assistant Engineer

djh

cc. Erv Lindall, City Fire Marshal, Mount Vernon Fire Department

COMMISSIONERS
AL LITTLEFIELD, PRESIDENT
JONES E. ATTERBERRY, VICE PRESIDENT
LEE D. BODE, SECRETARY

OFFICERS AND STAFF
JAMES P. KIRKPATRICK, GENERAL MANAGER
GREGORY A. THOMAS, AUDITOR
MARK E. FREDLUND, TREASURER

GREGORY J. PETERKA, ENGINEERING MANAGER

PUBLIC UTILITY DISTRICT NO. 1 of Skagit County

1415 FREEWAY DRIVE • MOUNT VERNON, WASHINGTON 98273-2492
P.O. BOX 1436 • MOUNT VERNON, WASHINGTON 98273-9907
PHONE (360) 424-7104 • FAX (360) 424-8764

June 9, 1995

RECEIVED
JUN 12 1995
JOB # 1061-07.00

Mr. Gary Guinn
Director of Planning
Northwest Engineering Co.
12828 Northrup Way, Suite 310
Bellevue, WA 98005

RE: **Division Street, Haggen's Supermarket Site**
Computer Hydraulic Analysis Results

Dear Mr. Guinn:

This letter is a follow-up to my April 7, 1995 letter concerning fire flow availability for the above site. The results of the analysis indicate that the existing system will provide approximately 4200 gallons per minute at acceptable pressures and velocities within the pipes.

If you have any questions or I can be of further assistance, please contact me.

Cordially,

David J. Lang
Assistant Engineering Manager

djh

SCOPE OF WORK

MANITO DRIVE NEIGHBORHOOD TRAFFIC STUDY

The conditions of approval for the Haggen's Food Center requires the applicant to conduct a residential traffic study on Manito Drive. To comply with this conditions, a scope of work has been prepared to address resident concerns.

Resident Concerns

The first step in this study will be to identify and define the problem. The neighborhood residents have indicated the following three concerns:

- High through traffic volume;
- High travel speeds; and
- Unsafe driving procedures, particularly in the section of road that has consecutive 90 degree turns (the jog in the roadway).

Study Process

The study consists of a four step process:

1. Conduct a before-project study to determine the character of any problem;
2. Develop alternative actions;
3. Refine and implement the appropriate alternative; and
4. Conduct a study after the project is in operation to determine the effectiveness of the implemented solution.

Conduct a Before-Project Study

To address the neighborhood concerns, a three person origin-destination and travel time study will be conducted before the Haggen's Food Center is constructed. One person will be located on Manito Drive near the intersection at Division Street (location A). A second person will be located on Manito Drive near the intersection with Fir Street (location B). The third person will be located near the jog in the roadway (location C). Each person will record three or four digits of each vehicle's license plate and the time when each vehicle passes their observation point. When this information is consolidated and analyzed, it will provide statistics on the number of vehicles using Manito Drive as a through road (when a license plate is recorded by all three observers). It will also provide statistics on travel time--and corresponding average travel speed--

neighborhood. From this evaluation, the most desirable initial solution option will be selected and implemented.

Conduct a Study After the Project is in Operation

Following the Haggen's Food Center store opening and one year after implementation of traffic control measures, a second study will be conducted using the same procedure outlined above. This study will aid in assessing the effects of the Haggen's Food Center store on Manito Drive traffic and in assessing the ability of the implemented alternative to mitigate traffic impacts. Improvements will be refined or supplemented based on the results of this after-study.

Sample Deed, Adjacent Resident Buffer Dedication

FORM OF QUIT CLAIM DEED

Filed for Record at Request of and
After Recording Return to:

[Lot Owner]
_____
_____
Attn:_____

QUIT CLAIM DEED

THE GRANTOR, BRIAR DEVELOPMENT COMPANY, a Washington general partnership, conveys and quit claims to [LOT OWNER] the property legally described in Exhibit A, attached hereto, situated in the County of King, State of Washington, together with all after acquired title of Grantor herein.

DATED _____.

BRIAR DEVELOPMENT COMPANY, a
Washington general partnership

By:_____
Donald E. Haggen
Its: General Partner

By:_____
Richard R. Haggen
Its: General Partner

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that DONALD E. HAGGEN signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it in his capacity as General Partner of Haggen, Inc., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 1995.

_____
(Signature)

_____
(Print Name)

Notary Public, in and for the State
of Washington, residing at_____
My Commission Expires _____

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that RICHARD R. HAGGEN signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it in his capacity as General Partner of Haggen, Inc., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 1995.

_____
(Signature)

_____
(Print Name)

Notary Public, in and for the State
of Washington, residing at_____
My Commission Expires _____

Recorded at Request of and
After Recording Return to:

[Insert Name and Address of
Property Owner for each
Individual Lot]

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (the "Declaration") is made as of this _____ day of _____, 199___ by BRIAR DEVELOPMENT COMPANY, a Washington general partnership ("Briar"), [Insert Name of Individual Lot Owner] ("Lot Owner") and THE CITY OF MT. VERNON, a municipal corporation (the "City"). Briar and Lot Owner shall hereinafter be referred to collectively as "Declarant".

Recitals

A. Briar is the owner of certain real property (the "Property") [each Declaration will contain a separate legal description of the "Property", which will be the property to be conveyed by Briar to each Lot Owner] in the City of Mt. Vernon, Skagit County, Washington, legally described in Exhibit A hereto.

B. Lot Owner is the owner of certain real property located adjacent and abutting the Property, which is legally described in Exhibit B hereto (the "Lot").

B. Declarant has applied for and received approval of a lot boundary adjustment between the Property and the Lot, pursuant to which Briar shall convey the Property to Lot Owner.

C. Declarant wishes to subject the Property to this Declaration as part of the conveyance from Briar to Lot Owner.

NOW, THEREFORE, Declarant declares that the Property shall be held, transferred, sold, conveyed, leased, used and occupied subject to the covenants, conditions and restrictions hereinafter set forth, which shall touch and concern and run with title to the Property and which shall be binding on all parties having any right, title or interest in the Property or any portion thereof and their respective heirs, successors and assigns.

1. Use Restrictions. The Property shall be used only for open space purposes and no clearing or removal of existing vegetation on the Property shall be permitted without the prior written consent of the City of Mt. Vernon. No structures shall be permitted on the Property without the prior written consent of the City, except that the Lot Owner, at [his/her/their] expense, may construct fences along the boundaries of the Property that separate adjacent Lots. At its expense, Briar shall construct a fence along the boundary line between the Property and the adjacent property owned by Briar as required by the conditions of the preliminary PUD approval for the property owned by Briar. For purposes of this Declaration, "structure" shall mean any building, wall, driveway, walkway, patio, garage, storage shed, carport, mailboxes, swimming pool, rockery, dog run or the like.

2. Rezoning. Lot Owner acknowledges that the Property has a current zoning designation of R-2A, which is different from the Lot's zoning designation of [R-1,9.6 or R-1,13.5, depending on the particular Lot]. After completion of the boundary line adjustment and conveyance of the Property to Lot Owner, the Property will become part of the Lot, and the City will require that the Property be rezoned to [R-1,9.6 or R-1,13.5, as appropriate for the particular Lot] so as to comply with the City zoning code. The City will initiate, process and complete rezoning of the Property to [R-1,9.6 or R-1,13.5, as appropriate], at no cost to Lot Owner or to Briar. Lot Owner shall cooperate with the City in rezoning the Property to [R-1,9.6 or R-1,13.5, as appropriate], and shall execute all documents prepared by the City which are necessary to accomplish the rezone, in a timely manner and without protest.

3. Amendment. This Declaration may be amended only by a written instrument executed by the parties and recorded with the Skagit County Auditor's Office.

4. Remedies. In the event of any breach or threatened breach of this Declaration by Lot Owner, or any lessee or occupant of the Lot or the Property, the City shall have the right to sue for specific performance and/or to enjoin such breach or threatened breach.

5. No Dedication. Nothing contained in this Declaration shall be deemed to be a gift, dedication or grant of any interest in the Property or the Lot to or for the general public or for any public purpose whatsoever, except the purpose of maintaining open space.

6. No Termination Upon Breach. It is expressly agreed that no breach of this Declaration shall entitle Lot Owner to cancel, rescind, or otherwise terminate this Declaration; provided, however, that this provision shall not limit or otherwise affect any other right or remedy which such party may have hereunder by

reason of any breach of this Declaration.

7. Attorney Fees. In the event of litigation between the parties hereto, declaratory or otherwise, in connection with this Agreement, the prevailing party shall recover its costs and reasonable attorney fees, including for appeals, which shall be determined and fixed by the court as part of the judgment.

BRIAR DEVELOPMENT COMPANY, a Washington general partnership

By:_____
Donald E. Haggen
Its: General Partner

By:_____
Richard R. Haggen
Its: General Partner

THE CITY OF MT. VERNON, a municipal corporation

By:_____
Its:_____

LOT OWNER:

_____

_____

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that DONALD E. HAGGEN signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it in his capacity as General Partner of Haggen, Inc., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 1995.

_____
(Signature)

_____
(Print Name)

Notary Public, in and for the State
of Washington, residing at_____
My Commission Expires _____

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that RICHARD R. HAGGEN signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it in his capacity as General Partner of Haggen, Inc., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 1995.

_____
(Signature)

_____
(Print Name)

Notary Public, in and for the State
of Washington, residing at_____
My Commission Expires _____

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that _____ signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it in his capacity as _____ of the City of Mount Vernon, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 1995.

_____
(Signature)

_____
(Print Name)

Notary Public, in and for the State
of Washington, residing at_____
My Commission Expires _____

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that _____ signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it in his individual capacity as lot owner, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 1995.

_____
(Signature)

_____
(Print Name)

Notary Public, in and for the State
of Washington, residing at_____
My Commission Expires _____

Sample Deed, Parks/Open Space Dedication

Filed for Record at Request of

_____

THIS SPACE RESERVED FOR RECORDER'S USE

AFTER RECORDING MAIL TO:

THE CITY OF MOUNT VERNON
P. O. Box 809
Mount Vernon, Washington 98273

STATUTORY WARRANTY DEED
(Corporate Form)

THE GRANTOR, BRIAR DEVELOPMENT COMPANY, a Washington general partnership, for valuable consideration of "Donation and Gift," conveys and warrants to the CITY OF MOUNT VERNON, a Municipal corporation, the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibit A.

[TO BE PREPARED]

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this ____ day of _____, 1995.

BRIAR DEVELOPMENT COMPANY,
a Washington General Partnership

By:_____
Donald E. Haggen
Its: General Partner

By:_____
Richard R. Haggen
Its: General Partner

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this _____ day of _____, 1995, before me personally appeared DONALD E. HAGGEN of the general partnership that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

In Witness Whereof I have hereunto set my hand and affixed by official seal the day and year first above written.

_____
(Signature)

_____
(Print Name)
Notary Public in and for the State of
_____, residing at _____.
My Commission Expires: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this _____ day of _____, 1995, before me personally appeared RICHARD R. HAGGEN of the general partnership that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

In Witness Whereof I have hereunto set my hand and affixed by official seal the day and year first above written.

_____
(Signature)

_____
(Print Name)
Notary Public in and for the State of
_____, residing at _____.
My Commission Expires: _____

H\VERNON\O101095.BSL

DEPARTMENT OF THE ARMY
SEATTLE DISTRICT, CORPS OF ENGINEERS
P.O. BOX 3755
SEATTLE, WASHINGTON 98124-2255

REPLY TO
ATTENTION OF

Regulatory Branch

SEP 1 1995

Briar Development Company
c/o Jay P. Derr
Buck & Gordon
1011 Western Avenue, Suite 902
Seattle, Washington 98104

Reference: 95-4-01192
Briar Development Company

Dear Mr. Derr:

Nationwide Permit 26 authorizes the Briar Development Company to place fill into 0.95 of an acre of wetlands, located above the headwaters of Logan Creek for the purpose of developing a commercial grocery store, located in Section 21, Township 34N, Range 5E, north of East Division Street and east of La Venture Road at the City of Mount Vernon, Washington, if you meet the specific requirements and enclosed conditions.

We have confirmed the wetland delineation for the approximately 39-acre project site. We are in agreement with the wetland delineation report prepared by David Evans and Associates, Inc., dated July 12, 1994. This confirmation of delineation is valid for a period of five years from the date of this letter unless new information warrants revision of the delineation before the expiration date.

Department of the Army regulations dated November 22, 1991, authorize certain activities under nationwide permits, provided the enclosed conditions are met. Nationwide Permit 26 (33 CFR 330, Appendix A) authorizes discharges of dredged or fill material into nontidal rivers, streams, and their lakes and impoundments, including adjacent wetlands, that are located above the headwaters where the average annual flow is less than 5 cubic feet per second . . . .

The entire text of Nationwide Permit 26, and the general conditions, are enclosed.

Your project qualifies for authorization under Nationwide Permit 26 provided the state regional and general nationwide permit conditions are met.

Prior to placing fill, you must contact the Washington State Department of Ecology to determine whether documented habitat for a state listed species is present. If present, this nationwide permit is not valid and you must contact us again to determine permit requirements. Please contact:

State Nationwide Permit Coordinator
Department of Ecology
P.O. Box 47703
Lacey, WA 98504-7600

Telephone (360) 407-6926

This verification of Nationwide Permit 26 will be valid for 2 years from the date of this letter or until the nationwide permits are modified, reissued, or revoked. This nationwide permit is scheduled to expire January 21, 1997, but is expected to be reissued. The verification will remain valid for the 2 years if reissuance of this nationwide permit is not modified or your proposed work complies with any subsequent modification.

This verification of Nationwide Permit 26 is based on project plans dated July 5, 1995. These plans indicate that approximately 0.17 of the total 0.95 acres of wetland impact is a temporary impact due to the placement of a stormwater outfall and will be backfilled with native soil and restored to the original condition. If additional placement of fill in waters of the United States, including wetlands, is contemplated on this site, you must contact us concerning any additional permit requirements.

While you need no further authorization from us, you must still comply with other Federal, State and local requirements which may pertain to the work. If you have any questions, please contact Ms. Gail Terzi at the above address or by telephone at (206) 764-6903.

Sincerely,

Robert H. Martin
for Chief, Processing Section

Enclosures

Copy Furnished:
Perry Welsh
David Evans & Associates, Inc.
1221 Fraser Street, Suite E-3
Bellingham, WA 98226

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
P.O. Box 47600 • Olympia, Washington 98504-7600
(360) 407-6000 • TDD Only (Hearing Impaired) (360) 407-6006

September 20, 1995

Mr. Jay P. Derr
Briar Development Company
1011 Western Avenue Suite 902
Seattle WA 98104

RE: NATIONWIDE PERMIT VERIFICATION #95-4-01192

Dear Mr. Derr:

This letter is written regarding the Corps of Engineers' notice for your work under Nationwide Permit #26 (Headwaters and Isolated Waters Discharges). Our office has verified that the location of your project is not habitat for threatened, endangered, or sensitive animal species.

This agency verifies that the project complies with State requirements by meeting the State Nationwide permit conditions. The project may proceed as described in the Corps' letter and an individual 401 Water Quality Certification will not be required for this project.

If the project is within shoreline jurisdiction, you must contact the local authority and comply with all Shoreline Management Act, Air Quality Act, and SEPA requirements in order to be in compliance with the Coastal Zone Management Act.

Please note this Letter of Verification does not exempt, and is provisional upon compliance with other statutes and codes administered by federal, state and local agencies.

Sincerely,

M. Vernice Santee
Permit Coordination Unit
Environmental Review

MVS:

cc: Gail Terzi, COE

STATEMENT OF COORDINATED SIGN DESIGN

The signs for this project have been carefully designed to coordinate with each other and the building and to blend in with the surrounding neighborhood.

The primary signs on the building, shown on pages A, B, and C, have an attractive open neon style. The much smaller parcel pick-up sign (page D), also attached to the building, will be interior illuminated. The "enter" signs (page E) and the primary entrance signs (page F) will be painted metal, and floodlit at night. These types of signs are generally more attractive from the street than plastic interior illuminated signs.

Sign colors have been carefully coordinated so that they work with each other and the building. Each sign will be either Robinhood Green or Snow White or a combination of the two. The green in the signs will match the green on the building (see Section 12 for a building color chart). The signs also use a consistent lettering type which is pleasing to the eye. In addition, the signs have been sized to fit the proportions of the site and the building while fitting in with the surrounding neighborhood.

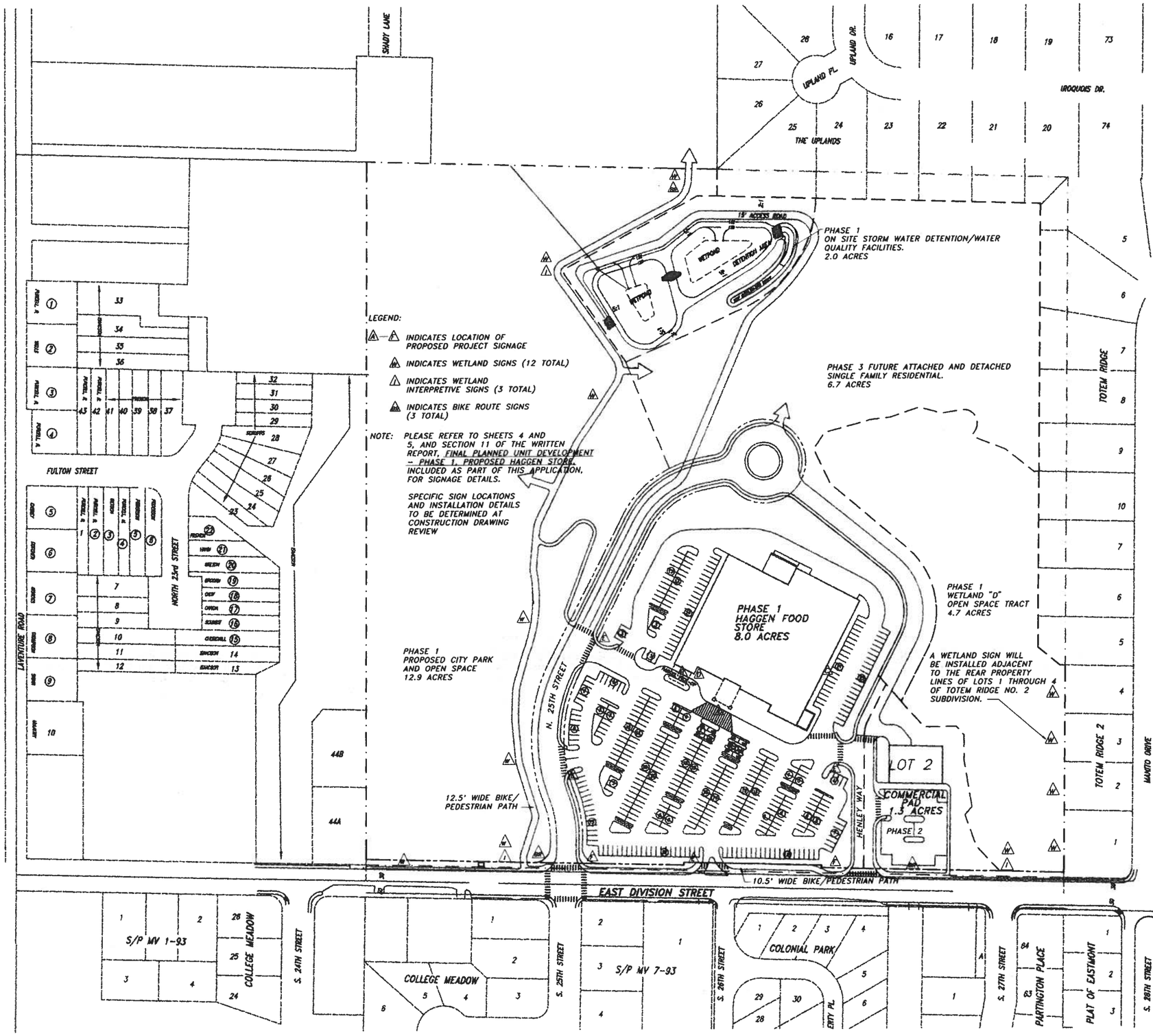
The monument signs in the front of the site will include red brick planters which will match the red brick used for the building. The landscaping surrounding the planters is designed to compliment the entry signs.

Signage for the site has been modified to better blend in with the surrounding neighborhood. The power of the main neon signs has been reduced from 60 milli-amps to 30 milli-amps. In addition, the interior illumination initially proposed for the main entry and "enter" signs has been modified; the signs will be floodlit from below. This will soften the visual effect of the signs at night.

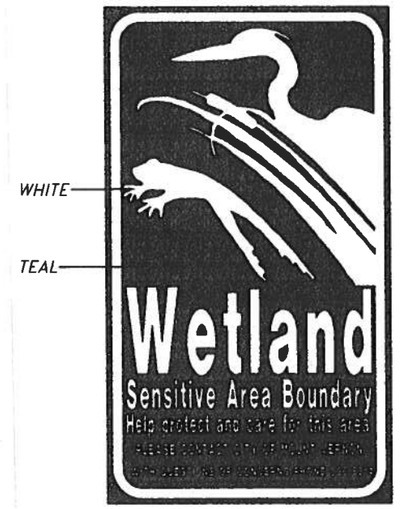
The two wetland boundary signs have totally different colors and lettering from those used for the grocery store signage, as is appropriate to distinguish between the two areas. Both wetland signs are of the same color and lettering.

The bike trail sign matches the style used elsewhere in the City.

H\VERNON\M101295C.BSL



BIKE ROUTE SIGN
24" X 18"



CITY OF MOUNT VERNON
WETLAND/STREAM SIGN*

*NOTE: A WETLAND INTERPRETIVE SIGN ( ) SHALL BE MOUNTED BELOW THE WETLAND SIGN AT THE THREE LOCATIONS INDICATED ON THIS COMPREHENSIVE SIGN PLAN.

NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

APPROVAL:

RICK CISAR, PLANNING DIRECTOR DATE
CITY OF MOUNT VERNON

Northwest Engineering Company
12828 Northup Way, Suite 310
Bellevue, Washington 98005 206-867-9800

JEFF H. CURTIS
STATE OF WASHINGTON
LAND SURVEYOR
LICENSE NO. 13188
LYNNEL
OCT 11 95

FINAL PLANNED UNIT DEVELOPEMENT - PHASE 1
PROPOSED HAGGEN FOOD STORE
COMPREHENSIVE SIGN PLAN
MOUNT VERNON
WASHINGTON

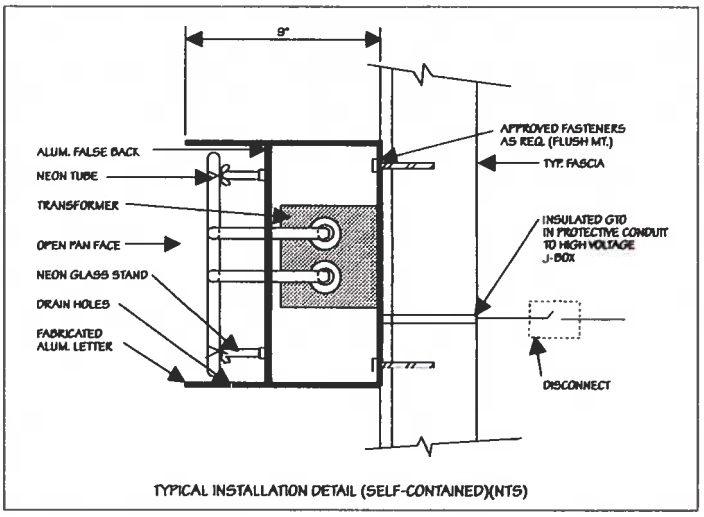
DESIGNED: GEG
DRAWN: JHC/CPC
CHECKED: GEG
REVISED:

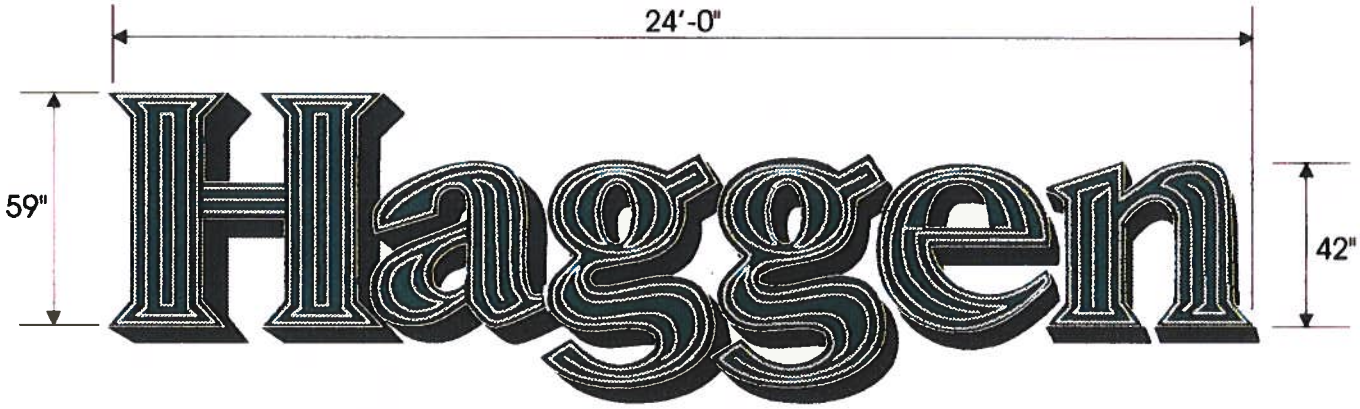
DRAWING NO: 1061BA57.DWG

1061-07.00

SHEET
12

A





*30MA Transformers - Reduced power light output

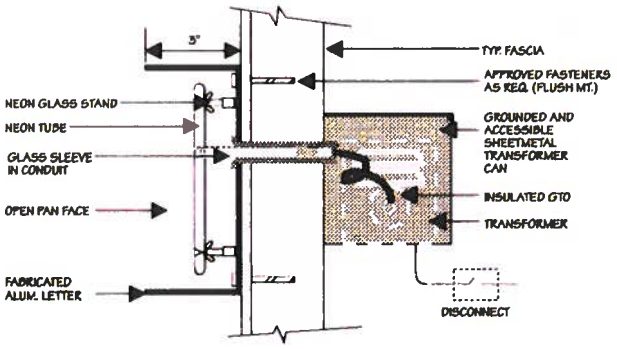
HAGGEN-OPC59 (120 Volt - 26 Amps - 2 Circuits)
Open Pan Channel Letters
Self Contained
(False backs- transformers in letters)
Voltarc green neon (4 rows)(15mm)
9" return
Letter rtns. & faces ptd. to match bldg trim
(Pratt & Lambert #1475 Robinhood Green)

Dwinell's VISUAL SYSTEMS

B

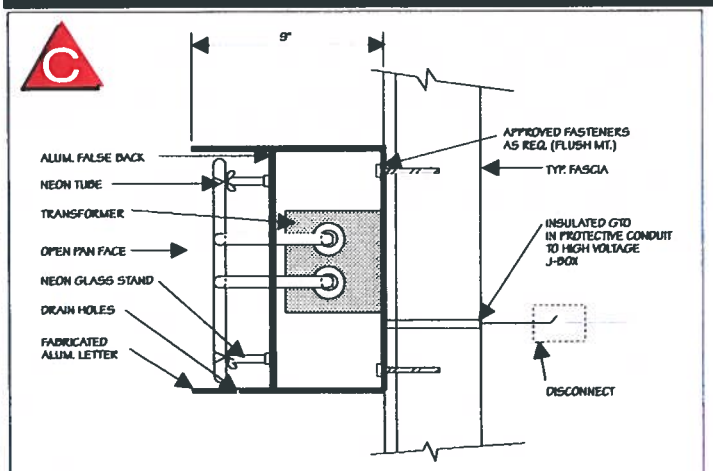
*30MA Transformers - Reduced power light output

OPEN24HOURS-OPC24/18 (120 Volts - 8 Amps - 1 Circuit)
Open Pan Channel Letters
Remote Transformers
6500 Snow white neon (13mm)(2-3 Rows)
Ptd white inside letter
Ptd. 3" green rtns.
(to match Pratt & Lambert 1475 - Robinhood Green)

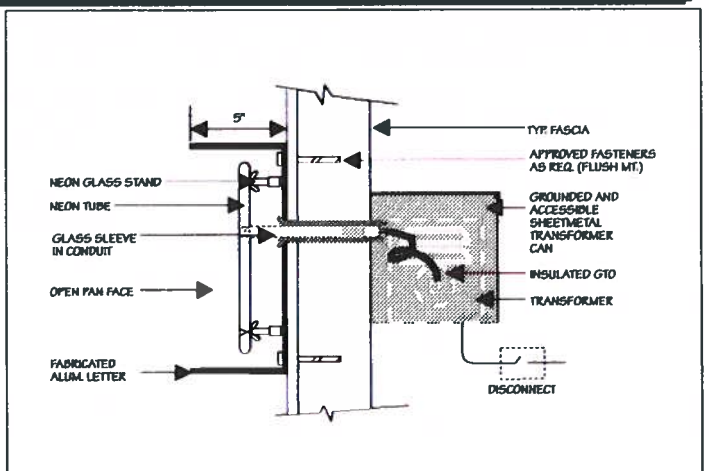


TYPICAL INSTALLATION DETAIL (REMOTE TRANSFORMERS)(NTS)

Dwinell's VISUAL SYSTEMS



TYPICAL INSTALLATION DETAIL (SELF-CONTAINED)(NTS)



TYPICAL INSTALLATION DETAIL (REMOTE RACEWAY)(NTS)

*30MA Transformers - Reduced power light output

HAGGEN-OPC59 (120 Volt - 26 Amps - 2 Circuits)
Open Pan Channel Letters
Self Contained
(False backs- transformers in letters)
Voltarc green neon (4 rows)(15mm)
9" return
Letter rtns. & faces ptd. to match bldg trim
(Pratt & Lambert #1475 Robinhood Green)

F&P-OPC18/16 (120 Volts - 14 Amps - 1 Circuit)
Open Pan Channel Letters
Remote Transformers
6500 Snow white neon (2 Rows)(15mm)
Ptd white inside letter
Ptd. 5" green rtns.
(to match Pratt & Lambert #1475 - Robinhood green)

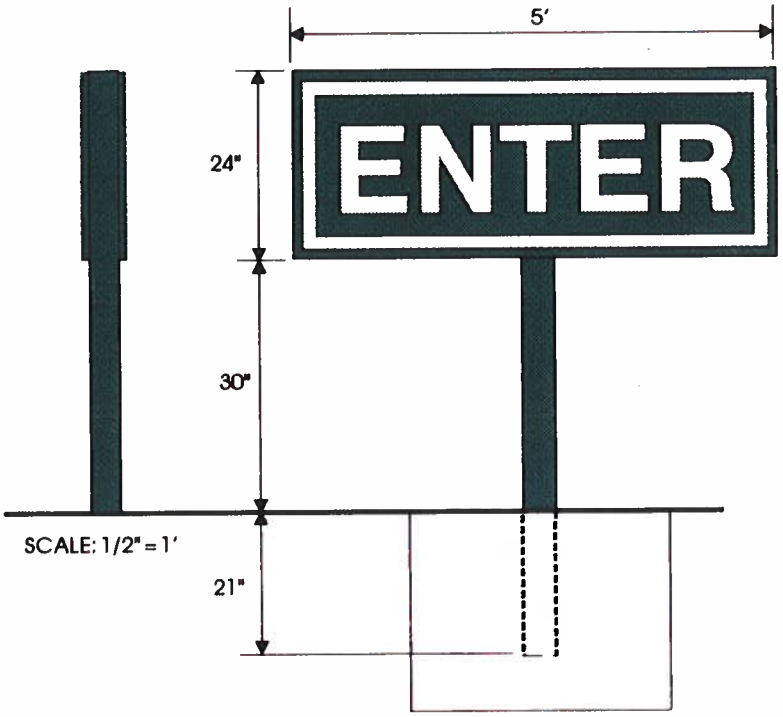
D

S/F ILLUMINATED CABINET
CABINET & RTN. PTD. DARK BRONZE
WHITE PLEX FACE W/1ST. SURF. VINYL
(HOLLY GREEN (3630-76)
REV. WHITE 4" HELV. MED. COPY
1/4" REV. WHITE BORDER
(120 VOLT - 2 AMPS - 1 CIRCUIT)

Dwinell's VISUAL SYSTEMS

E

Haggen
FOOD & PHARMACY



10 SQ. FT.

NO INTERNAL ILLUMINATION
PTD. ALUM. PANELS
WITH VINYL COPY
"ENTER" - 11" COPY
BACKGROUND TO MATCH ROBINHOOD GRN.
WHITE BORDER
2" SQ. TUBE POLE PTD. GRN.

*Low wattage external floodlight illumination

Dwinell's VISUAL SYSTEMS

Dwinell's
VISUAL SYSTEMS
Since 1949

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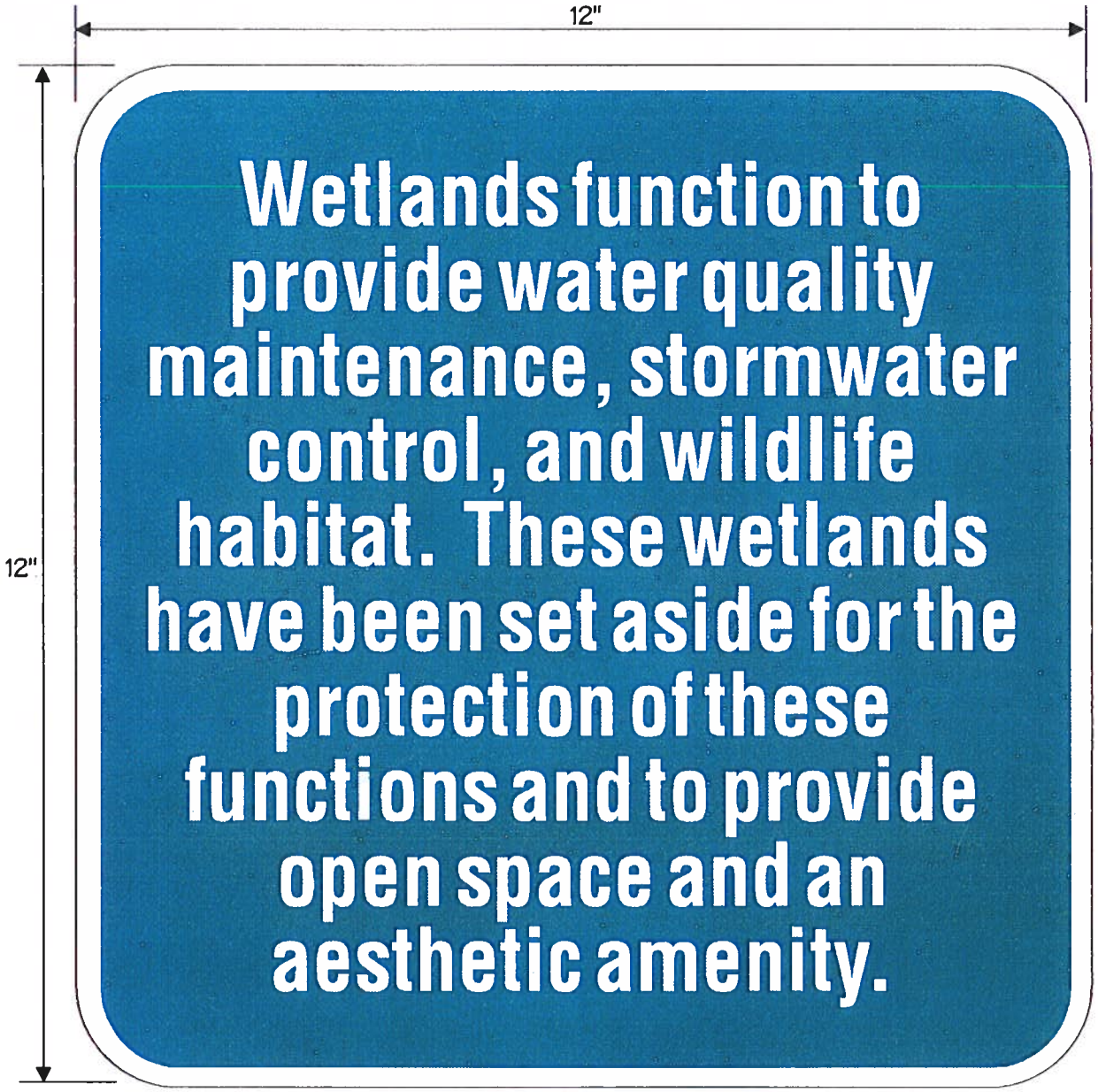
JOB NAME	HAGGEN MT. VERNON		
LOCATION	MT VERNON WA.	DESIGNER	K.J.N.
SALESPERSON		DESIGN NO.	MTVRNMON
SCALE	1" = 1'	FILE NAME	
CLIENT APPROV.		DATE	10/12/95



SCALE: 1/2" = 1'

S/F SIGN
WHITE FIBERGLASS SUBSTRATE
WHITE BORDER
TEAL BACKGROUND (TO MATCH EXISTING MT. VERNON WETLANDS SIGNS)
3/4" WHITE COPY

Dwinell's
VISUAL SYSTEMS

CITY OF MOUNT VERNON
WETLAND/STREAM SIGN

BR

BIKE ROUTE SIGN

24" X 18"

PLANT SCHEDULE

QUANTITY	SYMBOL	BOTANICAL/COMMON NAME	DESCRIPTION
		TREES	
(83)		Acer rubrum 'Red Sunset'/ Red Sunset maple	2"cal., specimen quality, B&B
(167)		Pseudotsuga menziesii/ Douglas fir	5-6' ht., B&B, specimen quality
(49)		Pyrus calleryana 'Red Spire'/ Red Spire pear	1½-2" cal., specimen quality, B&B
(95)		Thuja plicata/ Western red cedar	5-6' ht., B&B, specimen quality
(59)		Thuja plicata 'Pyramidalis'/ Hogan cedar	5-6' ht., B&B, specimen quality
(98)		Existing tree to remain	
(143)		Existing tree to be removed	
(27)		**SHRUBS** Large Shrubbery – Crataegus, Garrya elliptica, chamaecyparis, pfitzer juniper, chaenomeles, ceanothus, cotoneaster, Oregon grape	5-6' ht.Aspread, specimen quality, B&B & burlap
(227)		Medium Shrubbery – Japanese holly, Mahonia aquifolium, pittosporum, euonymus, barberry, rhododendron, Oregon grape	24-36" ht.Aspread, B&B & burlap, specimen quality
(141)		Small Shrubbery/Ground Cover – Viburnum davidii, nandina, dwarf conifers, euonymus, pyracantha, barberry, dwarf rhododendron	18-24" ht.Aspread, specimen quality
As Noted		Parking Lot/Planter Vegetation – sweetgum, Cornus kousa, cotoneaster, English ivy, Mondograss	Shrub & ground cover varieties
As Noted		Lawn area	Country Green – Bermudagrass
As Noted		Hydroseed grass/wildflower mix	
As Noted		Groundcover – Hedera helix, Hypericum, Sedum	18" o.c. spacing, 1 gal. cont.

NOTE: ALL LANDSCAPE PLANTING BEDS AND "SODDED" LAWN AREAS TO RECEIVE AN AUTOMATIC IRRIGATION SYSTEM. PLANS TO BE DEVELOPED AND SUBMITTED AS PART OF THE BUILDING PERMIT APPLICATION SET.

PHASE II LANDSCAPE LIMITS

EXISTING BRUSH LINE

PEDESTRIAN PATH TO PARK

ROCKERY HEIGHT VARIES BETWEEN 1' AND 3'

12' BIKE/PEDESTRIAN PATH

CONIFER SUPER PLANTED 10' O.C. WITH GROUNDCOVER

WOOD HEADERBOARD

HAGGEN FOOD & PHARMACY
FINISHED FLOOR ELEV 195.5
433 PARKING SPACES

PHASE 1

WOOD HEADERBOARD, KERF AS NECESSARY

FUTURE COMMERCIAL USE (CONCEPTUAL)

SECTION 1 · SECTION 2 · SECTION 3 · SECTION 4 · SECTION 5 · SECTION 6 · SECTION 7 · SECTION 8

NORTH
GRAPHIC SCALE

APPROVAL:

Dick Cleer, Planning Director — Date

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STATE OF WASHINGTON
LANDSCAPE ARCHITECT
T. SHAWN PARSONS
CERTIFICATE NO. 697

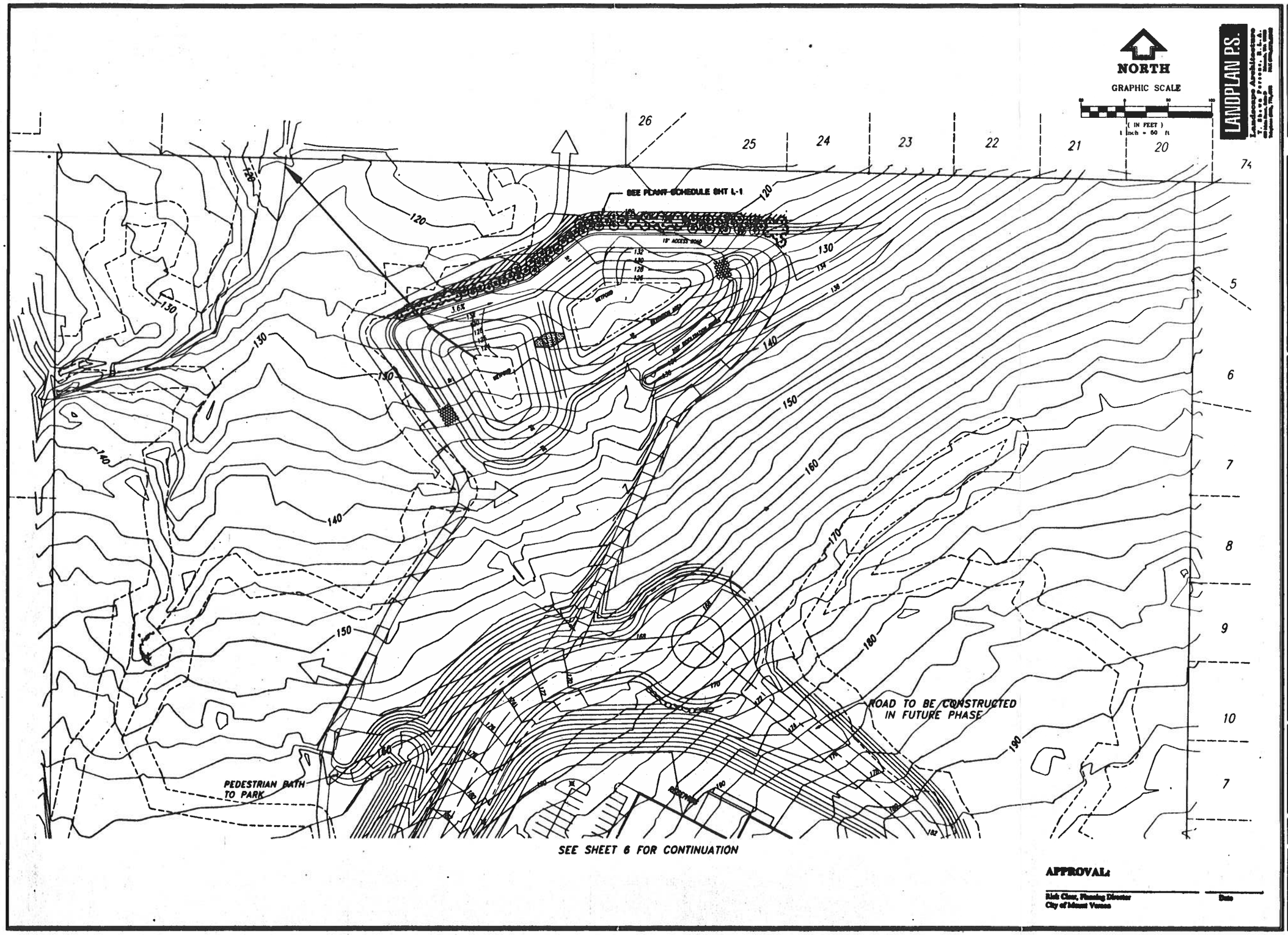
MARK	DATE	DESCRIPTION
	8/15/95	PER CITY COMMENTS
	10/13/95	FINAL PLAN SUBMITTAL

DRAWN: TSP
CHECK: JS
JOB NO:

FINAL PLANNED UNIT DEVELOPMENT - PHASE ONE
PROPOSED HAGGEN FOOD STORE
LANDSCAPE PLAN - SOUTH PARCEL
MOUNT VERNON WASHINGTON

LANDPLAN P.S.
Landscape Architecture
T. Shawn Parsons, B.L.A.
Bellevue, WA 98004
Telephone (206) 772-4512 FAX (206) 672-0012

SHEET: L-1
OF: 4 SHEETS



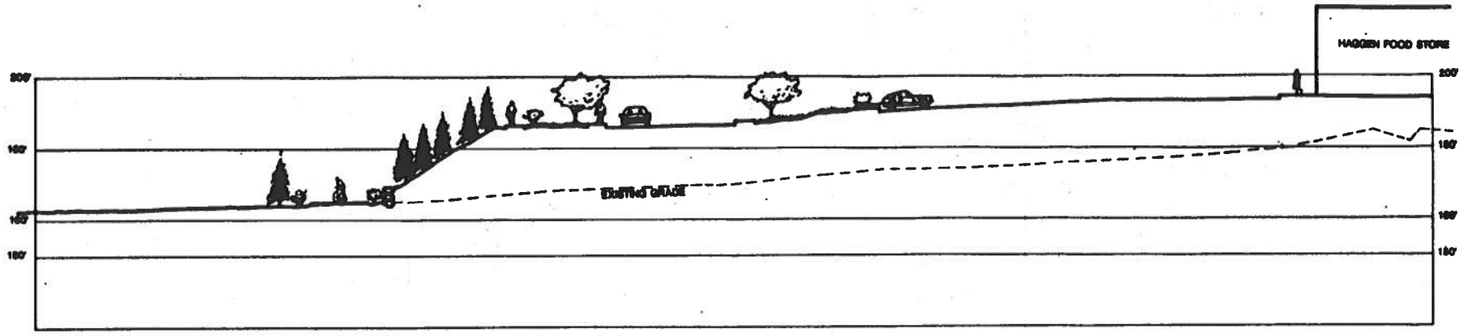
Northwest Engineering Company

FINAL PLANNED UNIT DEVELOPMENT - PHASE ONE
PROPOSED HAGGEN FOOD STORE
LANDSCAPE PLAN - NORTH PARCEL
MOUNT VERNON WASHINGTON

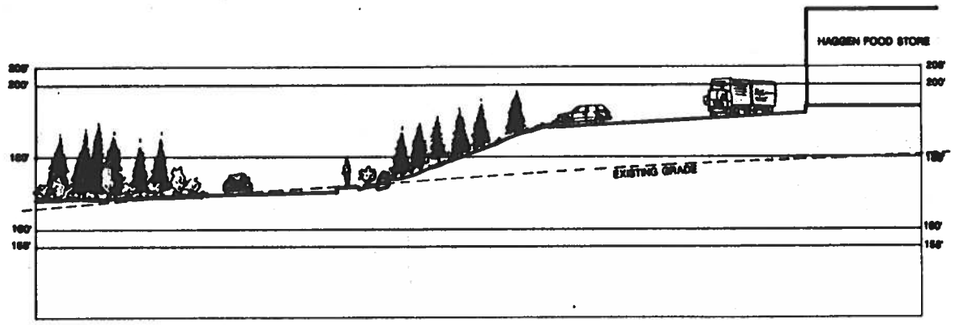
DESIGNED:
DRAWN:
CHECKED:
REVISED: 6/16/99
10/13/99
FINAL P.U.D. SUBMITTAL

1061-07.00

SHEET
L-2



SECTION ONE
SCALE: 1" = 20' - 0"



SECTION TWO
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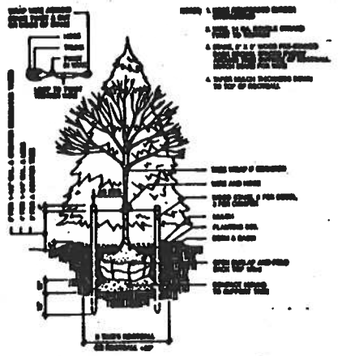
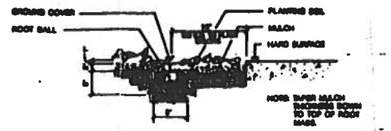
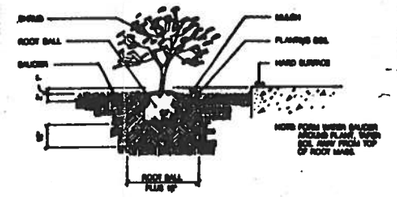


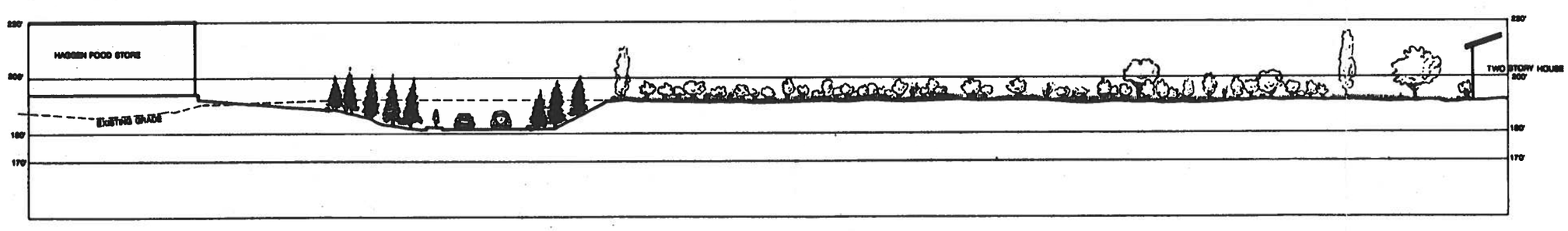
TREE STAKING DETAIL
NO SCALE



GROUND COVER DETAIL (4" POTS AND SMALLER)
NO SCALE



SHRUB PLANTING DETAIL (1 GALLON & GREATER)
NO SCALE



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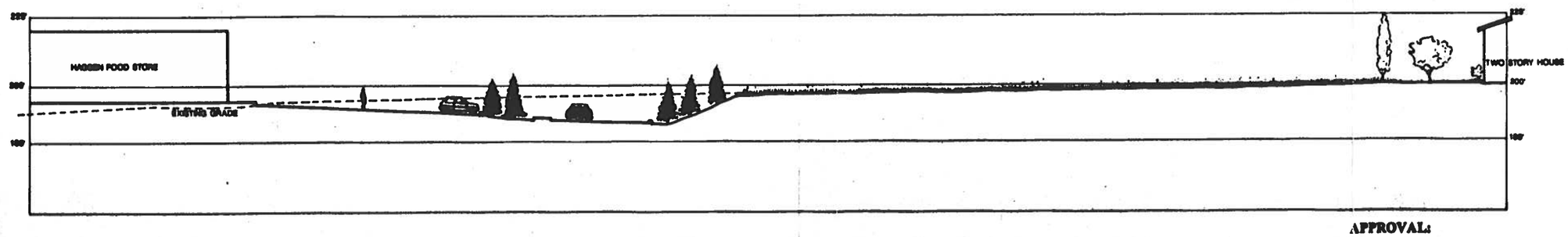

SECTION FOUR
SCALE: 1" = 20' - 0"

APPROVAL:

Mark Clear, Planning Director
City of Mount Vernon

Date

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STATE OF WASHINGTON
LANDSCAPE ARCHITECT
T. SHAWN PARSONS
CERTIFICATE NO. 007

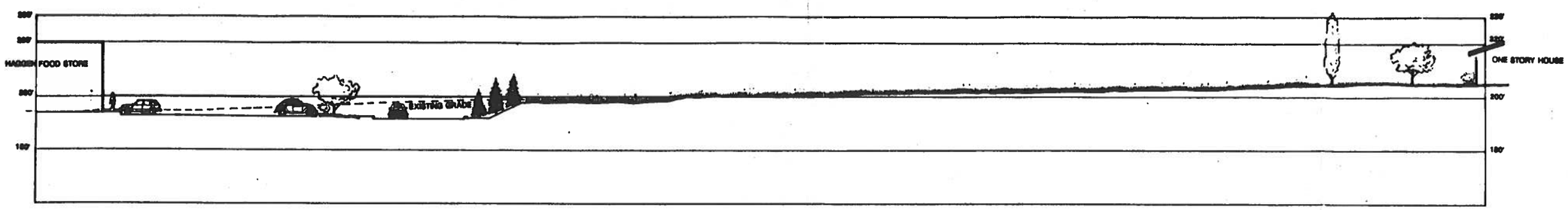
MARK	DATE	DESCRIPTION
	6/15/95	FOR CITY COMMENTS
	10/13/95	FINAL P.U.D. SUBMITTAL

DRAWN: TSP
CHECK: JS
JOB NO:

FINAL PLANNED UNIT DEVELOPMENT - PHASE ONE
PROPOSED HAGGEN FOOD STORE
SECTION ELEVATIONS/DETAILS
MOUNT VERNON WASHINGTON

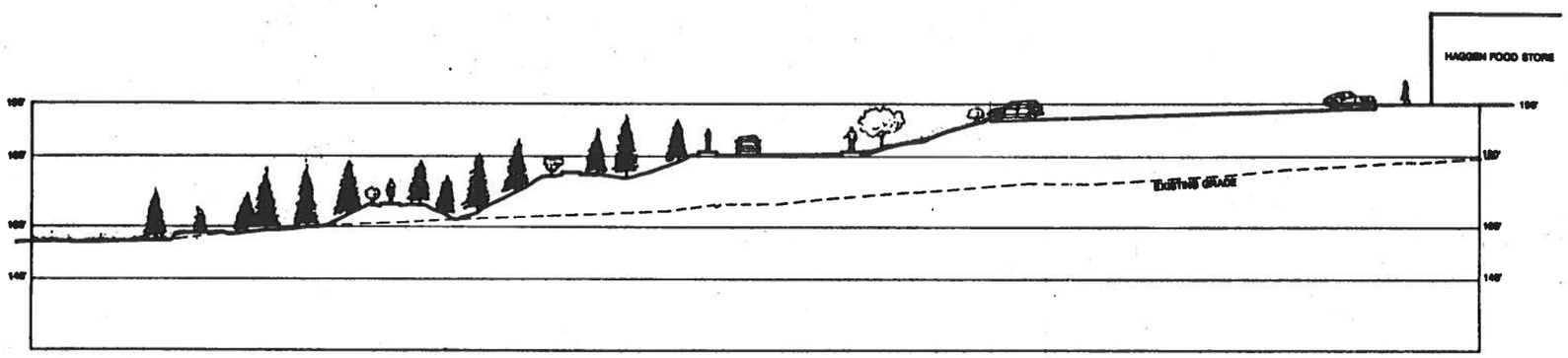
LANDPLAN P.S.
Landscape Architecture
T. Shawn Parsons, R.L.A.
[illegible] Main Street, Suite D
Telephone (206) 770-[illegible]
Edmonds, WA 98020
FAX (206) 770-[illegible]

SHEET:
L - 3
OF: 4 SHEETS



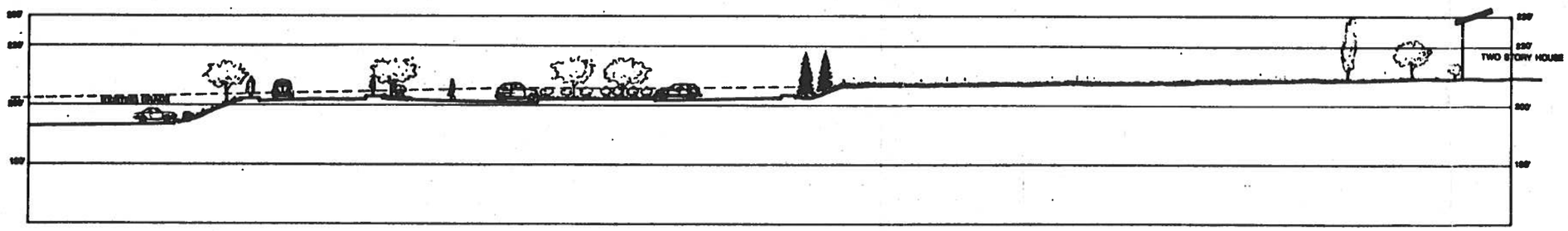
SECTION FIVE

SCALE: 1" = 20' - 0"



SECTION SIX

SCALE: 1" = 20' - 0"



SECTION SEVEN

SCALE: 1" = 20' - 0"

APPROVAL:

Rick Cleer, Planning Director
City of Mount Vernon

Date

© 1994

STATE OF WASHINGTON
LANDSCAPE ARCHITECT

CERTIFICATE NO. 287

MARK	DATE	DESCRIPTION
	8/15/95	FOR CITY COMMENTS
	10/13/95	FINAL P.U.D. SUBMITTAL

DRAWN: TSP

CHECK: JS

JOB NO:

FINAL PLANNED UNIT DEVELOPMENT - PHASE ONE

PROPOSED HAGGEN FOOD STORE

SECTION ELEVATIONS/DETAILS

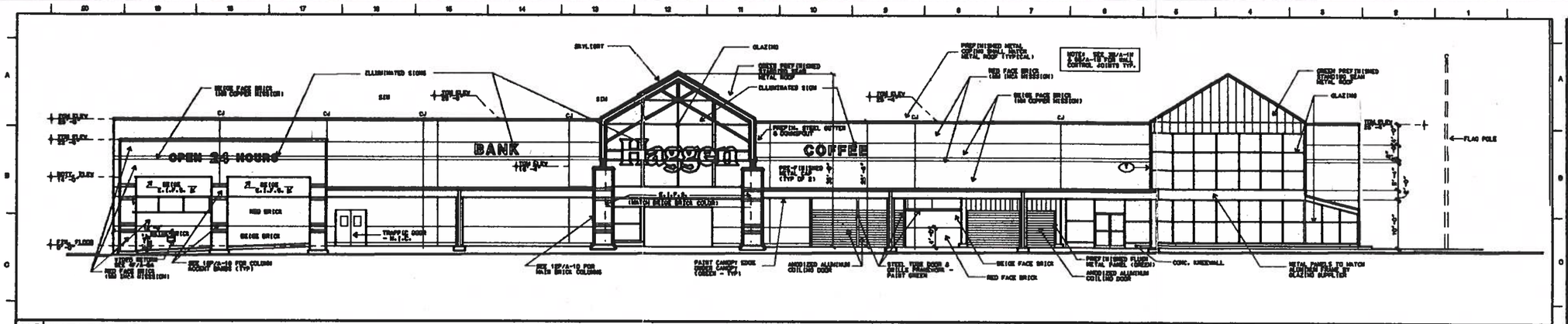
MOUNT VERNON WASHINGTON

LANDPLAN P.S.
Landscape Architecture
T. Shawn Parsons, R.L.A.

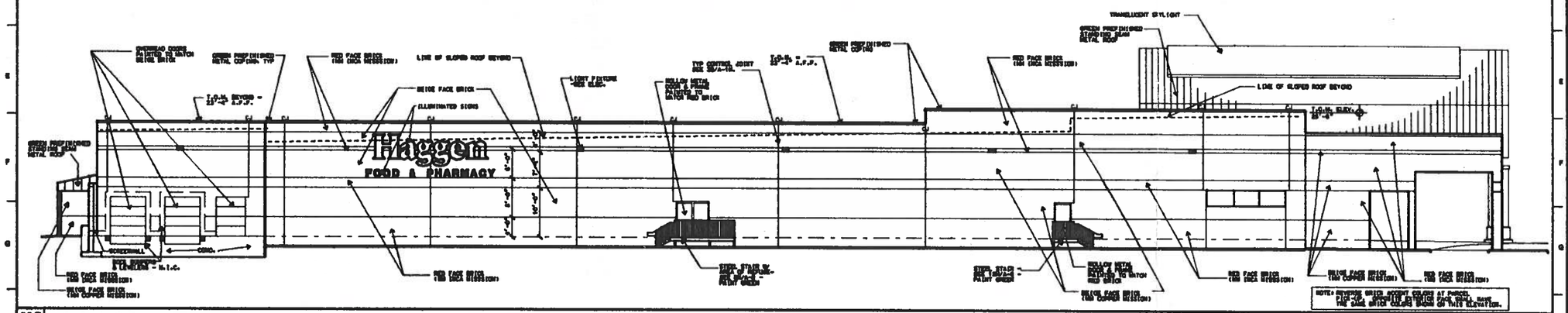
SHEET:

L - 4

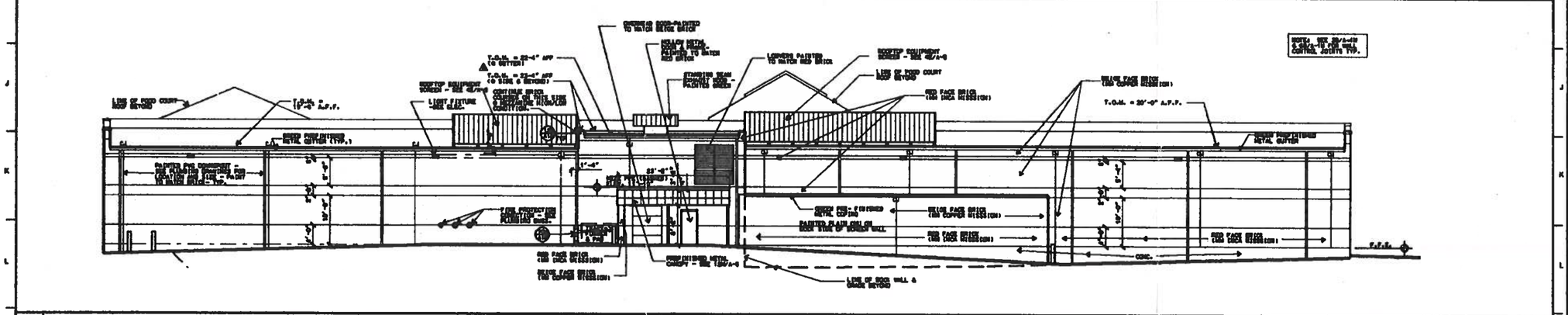
OF: 4 SHEETS



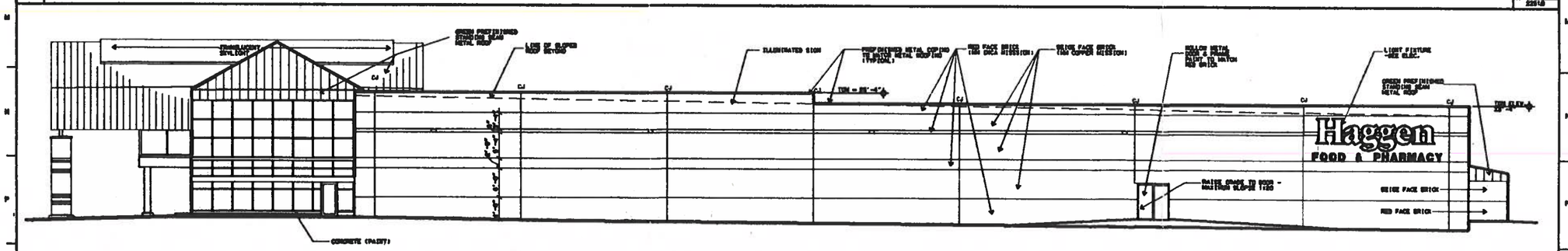
20C SOUTH ELEVATION



20G WEST ELEVATION



20M NORTH ELEVATION



20P EAST ELEVATION

PLANMARK
PLANMARK ARCHITECTURE

PROPOSED Haggen FOOD STORE
MOUNT VERNON, WA
FINAL PLANNED UNIT DEVELOPMENT - PHASE 1
EXTERIOR ELEVATIONS

DRAWN WCG
JOB NO. 2256.0
A-1

CONFIDENTIAL AND PROPRIETARY!

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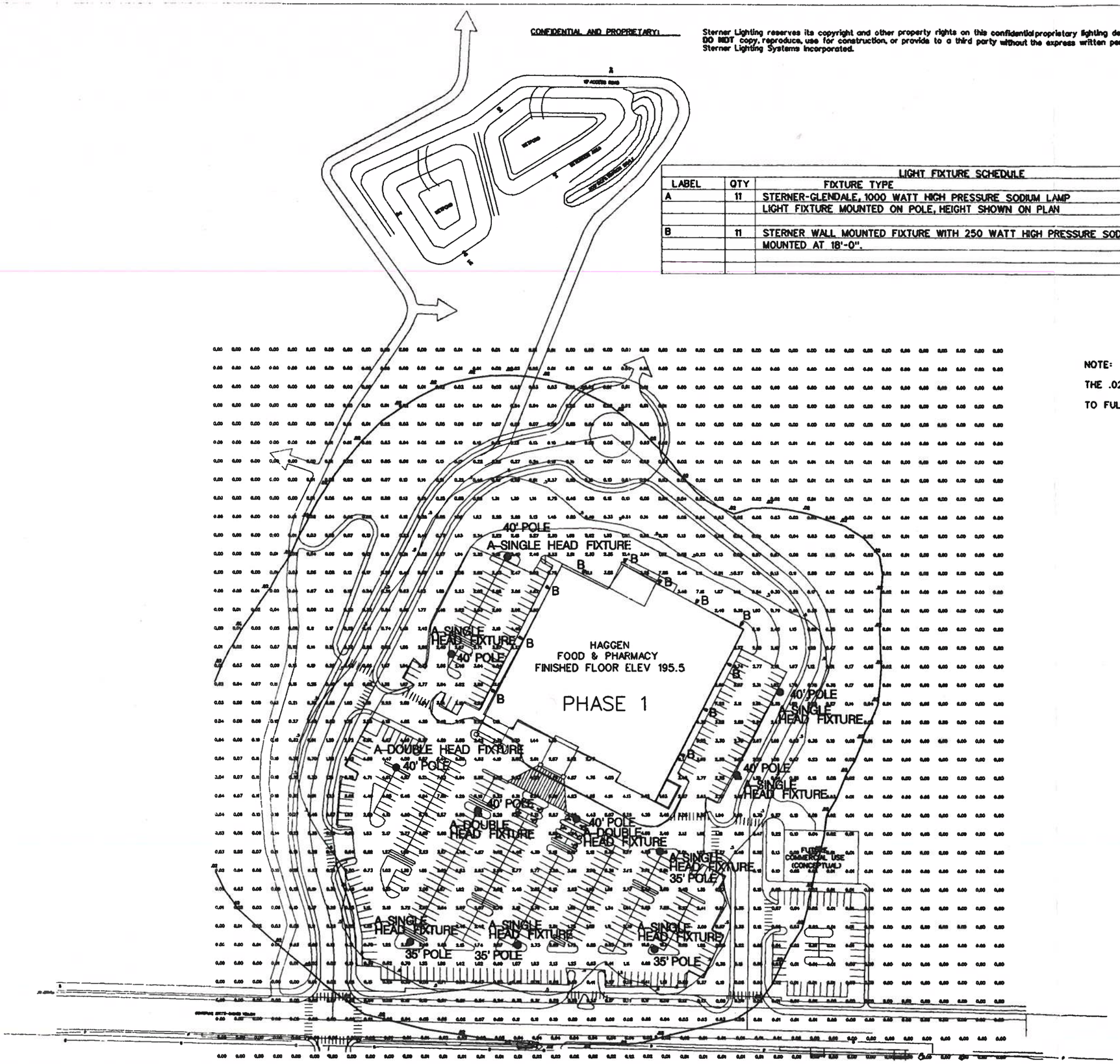


LIGHT FIXTURE SCHEDULE		
LABEL	QTY	FIXTURE TYPE
A	11	STERNER-GLENDALE, 1000 WATT HIGH PRESSURE SODIUM LAMP
		LIGHT FIXTURE MOUNTED ON POLE, HEIGHT SHOWN ON PLAN
B	11	STERNER WALL MOUNTED FIXTURE WITH 250 WATT HIGH PRESSURE SODIUM LAMP
		MOUNTED AT 18'-0".

NOTE:

THE .02 FC TRACE IS EQUAL TO FULL MOONLIGHT.

STERNER

STERNER LIGHTING SYSTEMS, INC.
Winsted, MN 55395 (612) 485-2141

STERNER PROJECT NO.
520000-5

BY: R.SCHIMMEL

DATE: 08-09-1995

SCALE: 1"= 60'-0"

PROPOSED HAGGEN FOOD STORE

MOUNT VERNON, WA

FINAL PLANNED UNIT DEVELOPMENT -PHASE 1

10/13/95

APPROVAL:

RICK CISAR, PLANNING DIRECTOR DATE
CITY OF MOUNT VERNON

REVISIONS	
DATE	BY
8/9/95	R.SCHIMMEL
EDITED LOCATIONS TO IMPROVE SOUTH	
CUTOFF.	

SHEET TITLE:

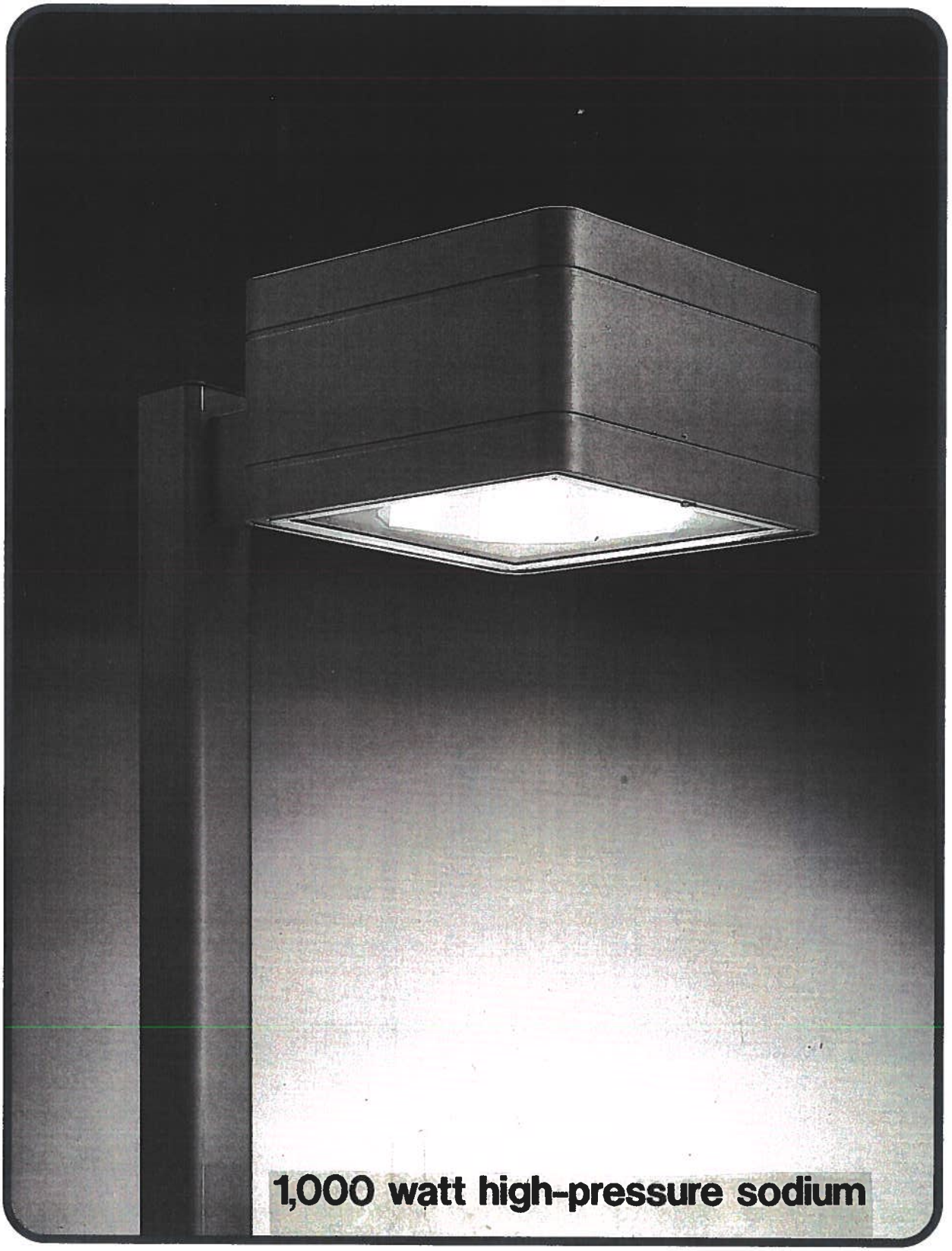
PHOTOMETRIC LIGHTING PLAN

SHEET NO.

L1-1

A44223c

Proposed Haggen Food Store
Mt. Vernon, Washington
Final Planned Unit Development-Phase 1
10-13-95

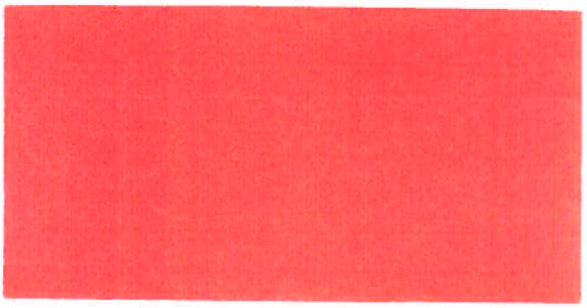


Single-head fixture shown. See Site Lighting Plan LI-1 for location of single and double head fixtures.

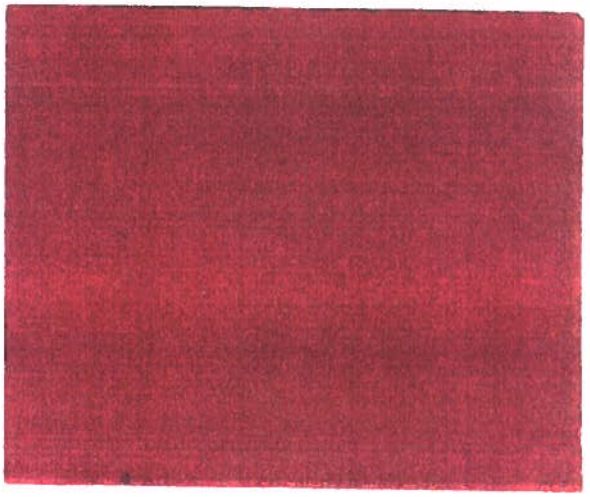
BUILDING COLOR CHART

METALS

BEIGE BRICK



RED BRICK



STOREFRONT (CLEAR ANODIZED ALUMINUM)

APPROVAL :

RICK CISAR, PLANNING DIRECTOR
CITY OF MOUNT VERNON

DATE

PLANMARK
ARCHITECTURE | ENGINEERING
5640 SMETANA DRIVE, MINNETONKA, MN 55343
MAIL ADDRESS: BOX 1243, MINNEAPOLIS, MN 55440
TELEPHONE (612)930-5856 FAX (612)930-5850

PROPOSED HAGGEN FOOD STORE

Mount Vernon, WA

FINAL PLANNED UNIT DEVELOPMENT PHASE I

2256.01

10/13/95

KEY MAP TO COLORED PERSPECTIVE RENDERINGS

SEE SHEET 5 FOR CONTINUATION

TEMPORARY LOCATION OF MAINTENANCE & ACCESS ROAD TO STORMWATER FACILITIES TO BE CONSTRUCTED WITH PHASE 1

THIS SECTION OF PUBLIC ROAD TO BE CONSTRUCTED IN PHASE 3

AREA FOR NEIGHBORHOOD PARK

LOGAN CREEK

5' PAVED PEDESTRIAN PATH TO BE CONSTRUCTED WITH PHASE 1

WETLAND BUFFER (TYP)

A TYPE 3 BARRICADE AND LOCKED GATE TO BE INSTALLED AT THE END OF ROADWAY CONSTRUCTION FOR PHASE 1 DETAILS TO BE SHOWN ON CONSTRUCTION DRAWINGS.

END OF 5' SIDEWALK

PHASE 1
PROPOSED CITY PARK AND OPEN SPACE
12.9 ACRES
(TO BE DEDICATED TO THE CITY OF MOUNT VERNON AND MAINTAINED UNDER CITY'S "CRITICAL AREAS")
ORDINANCE NO. 2482

APPROXIMATELY 575'

D

C

B

A

LANDSCAPED

APPROXIMATELY 715'

THIS SECTION OF PRIVATE ROAD TO BE CONSTRUCTED PHASE 3

TOTEM RIDGE 2

PHASE 1
50' BUFFER AREA TO BE DEEDED TO ADJACENT PROPERTY OWNERS

MASONRY SCREEN WALL

RAMP

TRUCK RECEIVING

PHASE 1
HAGGEN FOOD STORE
8.0 ACRES

GROSS FLOOR AREA: MAIN FLOOR-60745 SQ.FT.
MEZZANINES- 2853 SQ.FT.
PROPOSED FINISHED FLOOR ELEVATION: 195.5'
PROPOSED PARKING:
430 SPACES AT 1 SPACE FOR EACH 148 SQ.FT. OF GROSS FLOOR AREA

PARCEL PICK-UP

SKAGIT TRANSIT'S PARATRANSIT CURB TO CURB VAN SERVICE

OUTDOOR EATING AREA

END OF ROADWAY CONSTRUCTION FOR PHASE 1

A TYPE 3 BARRICADE TO BE INSTALLED AT THE END OF ROADWAY CONSTRUCTION FOR PHASE 1. DETAILS TO BE SHOWN ON CONSTRUCTION DRAWINGS.

PHASE 1
WETLAND "D"
OPEN SPACE TRACT
4.7 ACRES
(DESIGNATED OPEN SPACE, TO BE DEDICATED TO THE CITY OF MOUNT VERNON AND MAINTAINED UNDER THE CITY'S "CRITICAL AREAS" ORDINANCE NO.2482)

WETLAND 'A'

N. 25TH STREET

PUBLIC STREET

12.5' PAVED BIKE/PEDESTRIAN PATH

5' SIDEWALK

INSTALL 3' HIGH SPLIT RAIL FENCE (OR ALTERNATIVE AS APPROVED BY THE CITY) 5' FROM EDGE OF SIDEWALK AND BIKE/PEDESTRIAN PATH, AS SHOWN. SEE SHEET 13, FOR FENCE DETAIL.

CART STORAGE TYP.

LANDSCAPED ISLAND TYP

HENLEY WAY (PRIVATE ROAD)

CONCEPTUAL LAYOUT ONLY

COMMERCIAL PAD
1.3 ACRES

THERE SHALL BE NO ACCESS FROM THE COMMERCIAL PAD DIRECTLY ONTO EAST DIVISION STREET.

25' WETLAND BUFFER (TYP.)

10' MIN. BUILDING SETBACK FROM EDGE OF 25' WETLAND BUFFER.

APPROXIMATELY 230'

PHASE 1: SITE GRADING & UTILITIES.

INSTALL 3' HIGH SPLIT RAIL FENCE (OR ALTERNATIVE AS APPROVED BY THE CITY) 5' FROM EDGE OF SIDEWALK, AS SHOWN.

PROPOSED CONCRETE PAD FOR SKAGIT TRANSIT SHELTER AND WASTE RECEPTACLE SEE SHEET 13 FOR DETAIL

60' R.O.W.

LANDSCAPED

9.5' SIDEWALK

NOTE: THE STREET LIGHTING SYSTEM SHALL BE DESIGNED BY PUGET POWER AND SHOWN ON THE CONSTRUCTION DRAWINGS FOR APPROVAL BY THE CITY OF MOUNT VERNON PRIOR TO INSTALLATION. STREET LIGHTING SHALL BE LOCATED TO ENSURE THE TRANSIT SHELTER IS ADEQUATELY LIT.

EXISTING SKAGIT TRANSIT STOP MOVE TO SHELTER SITE

EAST DIVISION STREET

PROPOSED 10.5' PAVED BIKE/PEDESTRIAN PATH

END OF BIKE/PEDESTRIAN PATH.

5' SIDEWALK

SOUTH 25TH STREET

EXISTING SKAGIT TRANSIT STOP

SOUTH 26TH STREET

EXISTING SKAGIT TRANSIT STOPS

SOUTH 27TH STREET

LEGEND

AREAS OF EXISTING WETLANDS TO BE FILLED, TOTAL AREA = 0.85 AC.

PARKING LOT LIGHTS

WALL MOUNTED SECURITY LIGHTS

INDICATES WETLAND AND WETLAND BUFFER FENCING.

INDICATES WETLAND SIGNS

INDICATES WETLAND INTERPRETIVE SIGNS

INDICATES LOCATIONS OF PROPOSED PROJECT SIGNAGE.
NOTE: PLEASE REFER TO SECTION II OF THE WRITTEN REPORT, FINAL PLANNED UNIT DEVELOPMENT - PHASE 1, PROPOSED HAGGEN FOOD STORE, INCLUDED AS PART OF THIS APPLICATION, FOR SIGNAGE DETAILS. ALSO, SEE SHEET 12, COMPREHENSIVE SIGN PLAN

INDICATES BIKE ROUTE SIGN

NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

APPROVAL:

RICK CISAR, PLANNING DIRECTOR DATE
CITY OF MOUNT VERNON

Northwest Engineering Company
12828 Northup Way, Suite 310
Bellevue, Washington 206-867-9800

JEFFREY H. CURTIS
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
EXPIRES JAN. 21, 1996
OCTOBER 13, 1995

FINAL PLANNED UNIT DEVELOPMENT - PHASE 1
PROPOSED HAGGEN FOOD STORE
PHASE 1 SITE DEVELOPMENT MAP
MOUNT VERNON
WASHINGTON

DESIGNED: GEG
DRAWN: JHC/CPC
CHECKED: GEG
REVISED:

DRAWING NO: 1061BAS7.DWG

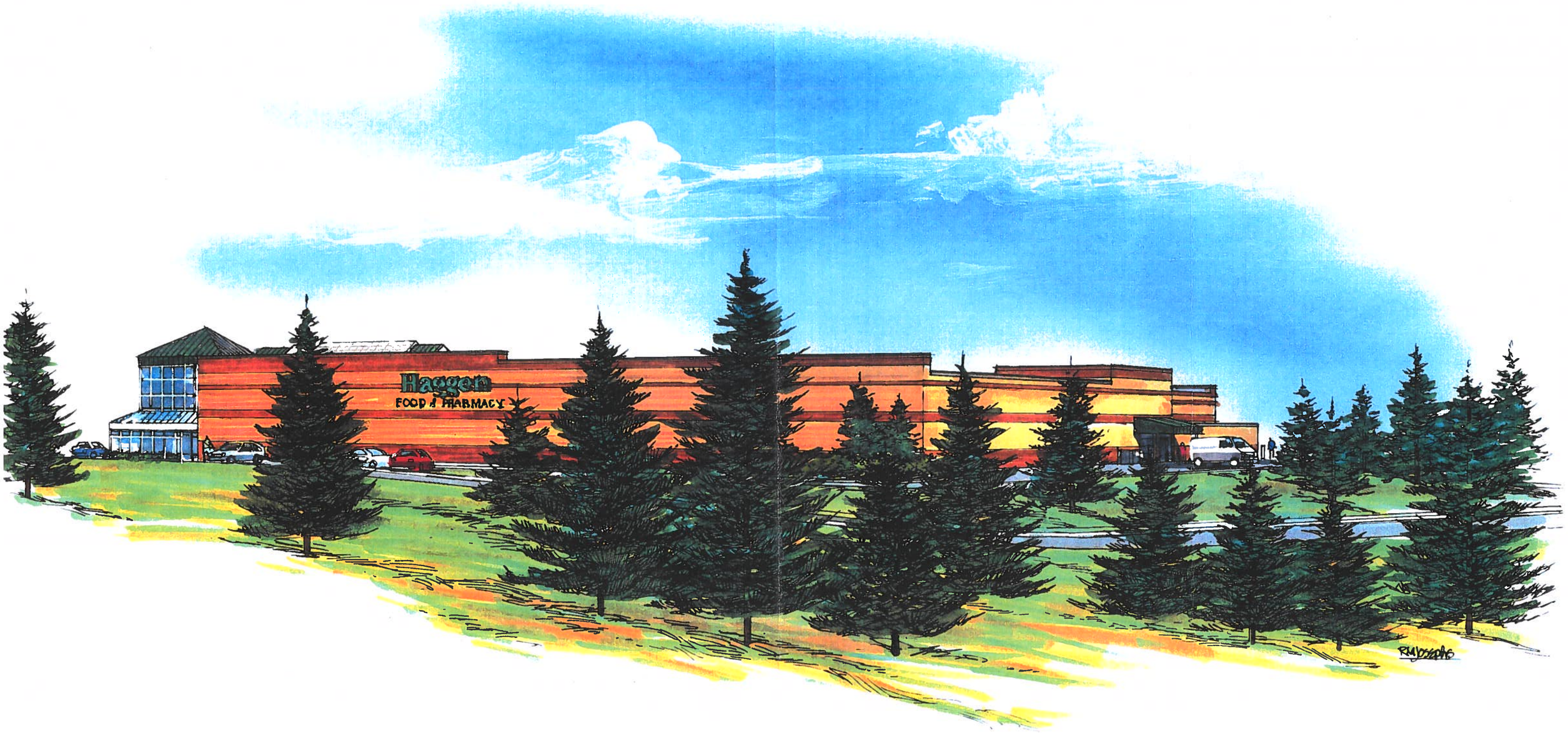
1061-07.00

SHEET
4

Proposed Haggen Food Store
Final Planned Unit Development - Phase I
Mount Vernon, WA
10/13/95

DESIGN SERVICES GROUP
PLANMARK • STUDIO 70
EQUIPMENT SERVICES

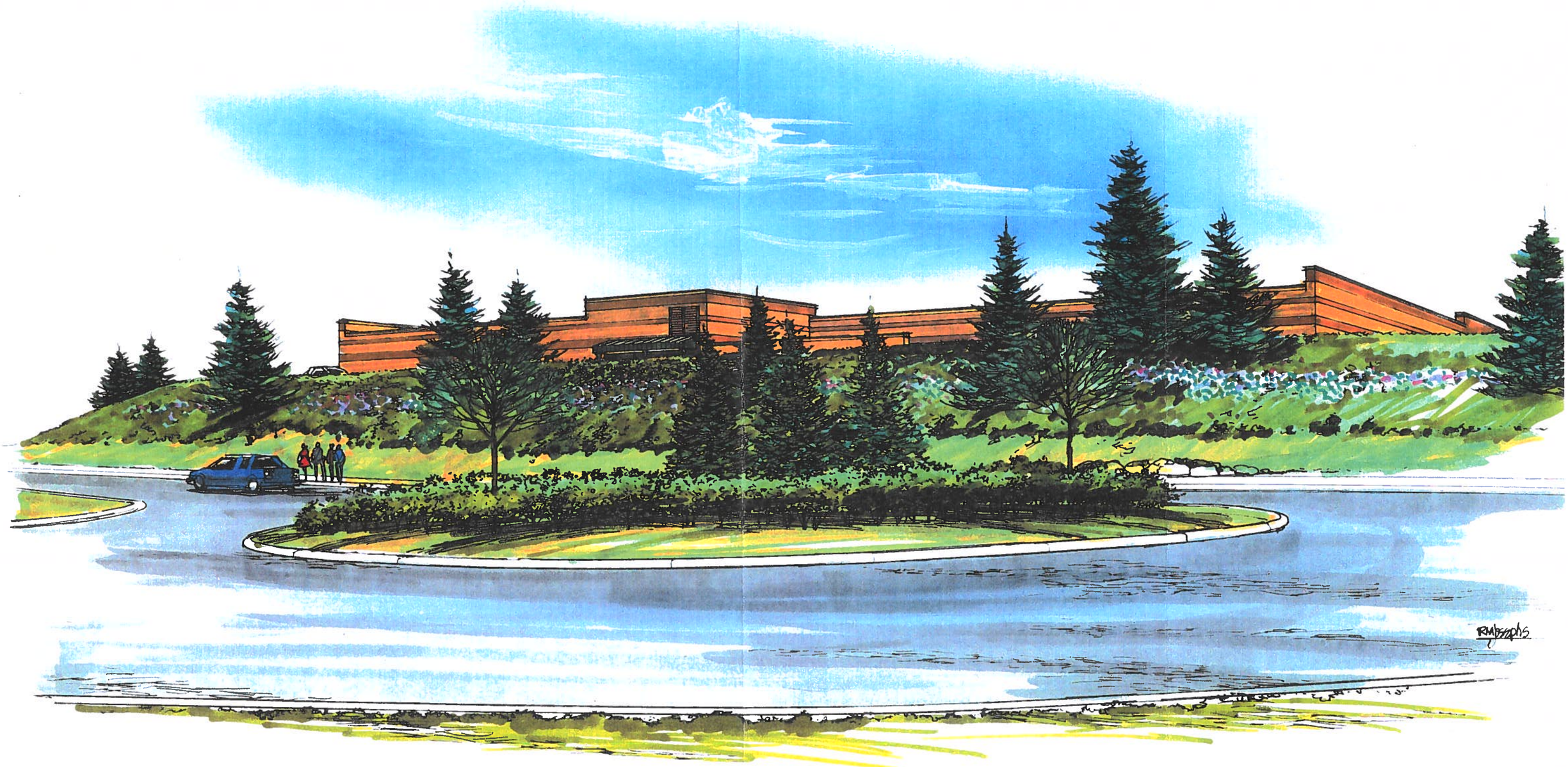
View A (from southeast)



Proposed Haggen Food Store
Final Planned Unit Development - Phase 1
Mount Vernon, WA
10/13/95

View B (from east)

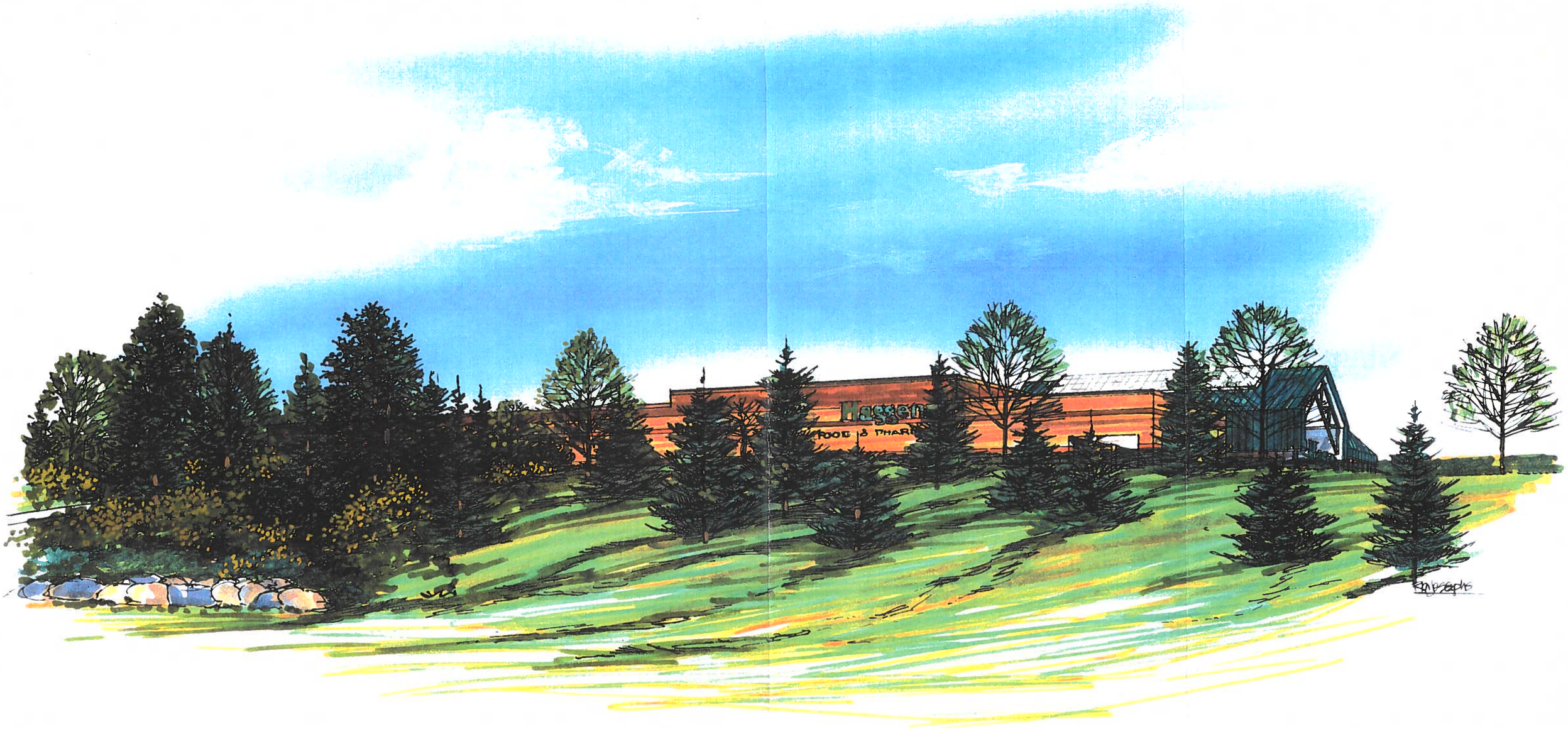
DESIGN SERVICES G
PLANMARK • STUDI
EQUIPMENT SERV



Proposed Haggen Food Store
Final Planned Unit Development - Phase 1
Mount Vernon, WA
10/13/95

View C (from north)

DESIGN SE
PLANMARK
EQUIPME



Proposed Haggen Food Store
Final Planned Unit Development - Phase 1
Mount Vernon, WA
10/13/95

View D (from west)

DESIGN SERVICES
PLANMARK · STU
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