

SUBDIVIDER:  
SAFEWAY STORES, INC.  
1121 124TH AVE. N.E.  
BELLEVUE, WA. 98005  
(206) 455-6444

ZONING:  
SITE IS ZONED "C-2"

- NOTE:
- ALL DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE BINDING SITE PLAN.
  - SURVEY OF EXTERIOR BOUNDARY IS RECORDED IN VOLUME 13 OF SURVEYS, PAGES 96 & 97.
  - SEE COVENANTS RECORDED CONCURRENTLY HERewith UNDER RECORDING NO. FOR RESTRICTIONS AND PRIVATE EASEMENT PROVISIONS.
  - ALL ROAD IMPROVEMENTS ARE BASED ON THE LOT CONFIGURATION AND BUILDING SEQUENCE SHOWN ON THIS BINDING SITE PLAN. ANY CHANGE IN THESE FACTORS WILL REQUIRE ADDITIONAL REVIEW, AND MAY GENERATE CHANGES IN THESE CONDITIONS OF APPROVAL.
  - DEMOLITION PERMITS SHALL NOT BE SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED ON SHEET 4 OF THIS BINDING SITE PLAN.
  - A COMMON STORM WATER DETENTION SYSTEM SHALL BE DESIGNED FOR LOTS 3A, 3B, AND 3C, BE APPROVED BY THE CITY OF MOUNT VERNON AND RECIPROCAL DRAINAGE EASEMENTS GRANTED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR SAID LOTS.

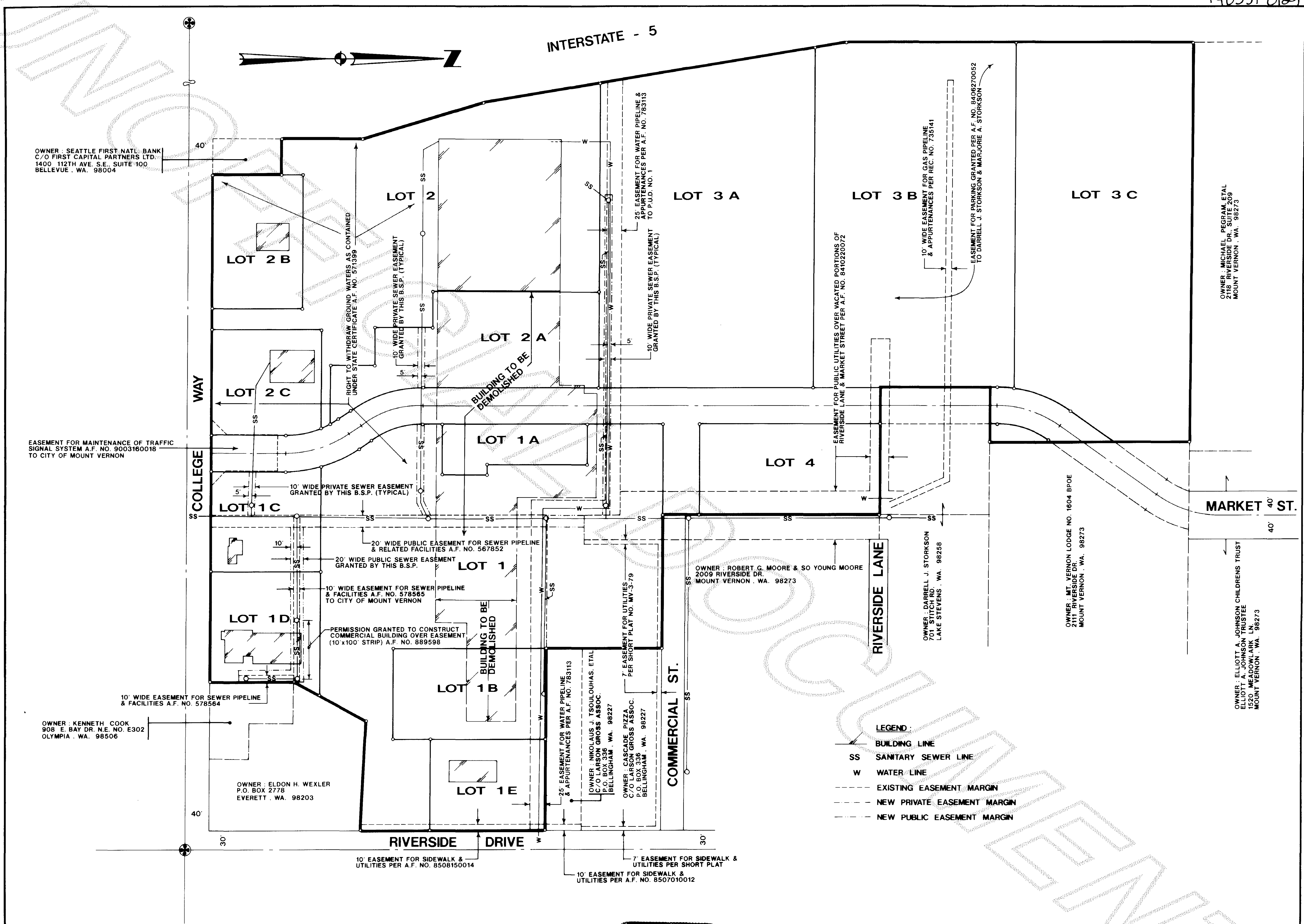
AUDITOR CERTIFICATE  
Filed for record this 31 day of May, 1994 at 3:51 P.M.  
in Book 11 of Plats at page 22, records of Skagit County, Washington at the request of BUSH, ROED & HITCHINGS, INC.  
*Long Blasting by Henry J. Jorgensen*  
Skagit County Auditor

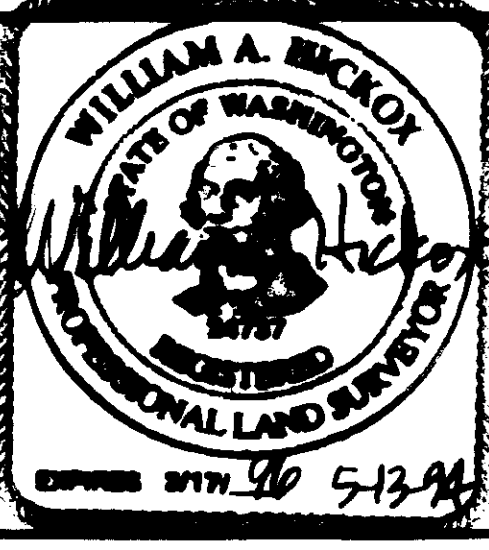
SURVEYOR'S CERTIFICATE  
I hereby certify that the boundary survey shown on this Binding Site Plan is based upon a survey performed under my direction in January, 1994; that the distances, courses and angles are shown thereon correctly; that the lot and block corners are staked correctly on the ground, that I fully complied with the provisions of the state and local statutes and regulations governing platting.  
*William A. Hickox 5-13-94*  
William A. Hickox P.L.S. 24737 Date

**WILLIAM A. HICKOX**  
STATE OF WASHINGTON  
REGISTERED  
PROFESSIONAL LAND SURVEYOR  
EXPIRES 12/31/96

**BUSH, ROED & HITCHINGS, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
2009 MINOR AVENUE 323-4144  
SEATTLE, WASHINGTON

COLLEGE WAY MARKETPLACE		
CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV 1-94 BSP		
N.E. 1/4 & S.E. 1/4, N.E. 1/4, SEC. 18, T. 34 N., R. 4 E., W.M., SKAGIT CO., WASH.		
Drawn by	KJY	Date FEB. 1994
Checked by	WAH	Scale 1" = 100'
Job No.	92178.04	
Sheet	1 of 5	



<p><b>AUDITOR CERTIFICATE</b></p> <p>Filed for record this _____ day of _____, 19____ at _____ M.</p> <p>in Book _____ of Plats at page _____, records of Skagit County, Washington at the request of BUSH, ROED &amp; HITCHINGS, INC.</p> <p>Skagit County Auditor _____</p>	<p><b>SURVEYOR'S CERTIFICATE</b></p> <p>I hereby certify that the boundary survey shown on this Binding Site Plan is based upon a survey performed under my direction in January, 1994; that the distances, courses and angles are shown thereon correctly; that the lot and block corners are staked correctly on the ground, that I fully complied with the provisions of the state and local statutes and regulations governing platting.</p> <p>William A. Hickox P.L.S. 24737 Date _____</p>	<p></p> <p><b>BUSH, ROED &amp; HITCHINGS, INC.</b> CIVIL ENGINEERS &amp; LAND SURVEYORS 2009 MINOR AVENUE SEATTLE, WASHINGTON 323-4144</p>	<p><b>COLLEGE WAY MARKETPLACE</b> CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV 1-94 BSP N.E. 1/4 &amp; S.E. 1/4, N.E. 1/4, SEC. 18, T. 34 N., R. 4 E., W.M., SKAGIT CO., WASH.</p> <table border="1"><tr><td>Drawn by</td><td>KJY</td><td>Date</td><td>FEB. 1994</td><td>Job No.</td><td>92178.04</td></tr><tr><td>Checked by</td><td>WAH</td><td>Scale</td><td>1" = 100'</td><td>Sheet</td><td>2 of 5</td></tr></table>	Drawn by	KJY	Date	FEB. 1994	Job No.	92178.04	Checked by	WAH	Scale	1" = 100'	Sheet	2 of 5
Drawn by	KJY	Date	FEB. 1994	Job No.	92178.04										
Checked by	WAH	Scale	1" = 100'	Sheet	2 of 5										



TOTAL PROPERTY DESCRIPTION :

PARCEL A

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 715.00 FEET OF SAID SUBDIVISION;  
THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 715.00 FEET OF SAID SUBDIVISION, A DISTANCE OF 61.96 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, WHICH POINT IS ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 5, AS CONDEMNED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 34107;  
THENCE CONTINUING EAST ALONG THE NORTH LINE OF SAID SOUTH 715.00 FEET OF SAID SUBDIVISION, A DISTANCE OF 720.95 FEET;  
THENCE SOUTH 00°20'55" WEST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 675.01 FEET TO A POINT THAT IS 40.00 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION;  
THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 562.91 FEET TO A POINT THAT IS 220 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION;  
THENCE NORTH 00°20'55" WEST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 115.00 FEET;  
THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 60.00 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 5;  
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 5 ON THE FOLLOWING COURSES:  
THENCE NORTH 00°20'55" WEST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, A DISTANCE 132.37 FEET;  
THENCE NORTH 17°02'52" WEST, A DISTANCE OF 208.81 FEET;  
THENCE NORTH 09°48'39" WEST, A DISTANCE OF 231.38 FEET TO THE TRUE POINT OF BEGINNING.

ALSO THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 782.91 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION AND 40 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION;  
THENCE NORTH 00°20'55" WEST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 140.00 FEET;  
THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 60.00 FEET;  
THENCE SOUTH 00°20'55" EAST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 140.00 FEET;  
THENCE WEST 60.00 FEET TO POINT OF BEGINNING.

PARCEL B

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF THAT CERTAIN 60 FEET WIDE STREET KNOWN AS RIVERSIDE DRIVE (FORMERLY STATE HIGHWAY), WHICH POINT IS 67.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF SAID SUBDIVISION;  
THENCE SOUTH 00°24'10" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STREET, A DISTANCE OF 190.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE CONTINUING SOUTH 00°24'10" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STREET, A DISTANCE OF 114.86 FEET TO A POINT ONE FOOT SOUTH OF THE SOUTH LINE OF A SIDEWALK RUNNING WEST FROM SAID STREET, SAID POINT BEING NORTHEAST CORNER OF A TRACT CONVEYED TO JOHN W. COOK AND KENNETH E. COOK BY DEED RECORDED MAY 16, 1945, IN VOLUME 201 OF DEEDS, PAGE 84, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
THENCE NORTH 87°11'20" WEST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 180.27 FEET TO THE NORTHWEST CORNER THEREOF;  
THENCE SOUTH 28°17'00" WEST, A DISTANCE OF 135.43 FEET TO A POINT 65 FEET WEST OF THE WEST LINE OF SAID TRACT AND 180 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION;  
THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 140.00 FEET;  
THENCE SOUTH 00°24'10" EAST PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 140.00 FEET TO A POINT THAT IS 40.00 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION;  
THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 74.69 FEET TO A POINT THAT 842.91 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION;  
THENCE NORTH 00°20'55" WEST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 140.00 FEET;  
THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 60.00 FEET;  
THENCE NORTH 00°20'55" WEST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 415.97 FEET TO A POINT WHICH IS 67.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF SAID SUBDIVISION;  
THENCE SOUTH 89°55'25" EAST PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF SAID SUBDIVISION, A DISTANCE OF 369.17 FEET;  
THENCE SOUTH 00°24'10" EAST PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 190.00 FEET;  
THENCE SOUTH 89°55'25" EAST PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF SAID SUBDIVISION, A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C

THAT NORTH 110 FEET OF THE SOUTH 825 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THAT PORTION THEREOF LYING WEST OF THE EAST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES, BY DEED RECORDED NOVEMBER 2, 1973, UNDER AUDITOR'S FILE NO. 792904, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND ALSO EXCEPT THAT PORTION THEREOF LYING EAST OF THE WEST LINE OF THAT CERTAIN 80 FEET WIDE STRIP OF LAND CONVEYED TO THE CITY OF MOUNT VERNON FOR STREET PURPOSES, BY DEEDS RECORDED JULY 29, 1958, UNDER AUDITOR'S FILE NOS. 568432 AND 568433, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL D

THE WEST 140.00 FEET OF THE EAST 415.00 FEET OF THE SOUTH 180.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, LESS THE SOUTH 30.00 FEET OF THAT CITY STREET KNOWN AS COLLEGE WAY (ALSO KNOWN AS STATE ROUTE NO. 538);

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON FOR STREET AND UTILITY PURPOSES BY DEED DATED DECEMBER 11, 1972, RECORDED DECEMBER 19, 1972, UNDER AUDITOR'S FILE NO. 7783884, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL E

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF THAT CERTAIN 60 FEET WIDE STREET KNOWN AS RIVERSIDE DRIVE (FORMERLY STATE HIGHWAY), WHICH POINT IS 67.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF SAID SUBDIVISION;  
THENCE SOUTH 00°24'10" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STREET, A DISTANCE OF 190.00 FEET;  
THENCE NORTH 89°55'25" WEST, A DISTANCE OF 150.00 FEET;  
THENCE NORTH 00°24'10" WEST, PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 190.00 FEET TO A POINT WHICH IS 67.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF SAID SUBDIVISION;  
THENCE SOUTH 89°55'25" EAST PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF SAID SUBDIVISION, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL F

THE SOUTH 330.00 FEET OF THE NORTH 495.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN;

EXCEPT THE EAST 840.00 FEET THEREOF;

AND EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE SOUTH 825.00 FEET OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED DATED MAY 2, 1973, AND RECORDED UNDER AUDITOR'S FILE NO. 786634, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL G

THE NORTH 165.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN;

EXCEPT THE EAST 760.00 FEET THEREOF;

AND EXCEPT THAT PORTION, IF ANY, LYING SOUTH OF THE LINE WHICH 1155.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER.

PARCEL H

THE SOUTH 330.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN;

EXCEPT THE EAST 670.00 FEET THEREOF;

PARCEL I

THE WEST 250.00 FEET OF THE EAST 840.00 FEET OF THE SOUTH 330.00 FEET OF THE NORTH 495.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN;

EXCEPT THE NORTH 30 FEET THEREOF;

ALSO EXCEPT ANY PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE SOUTH 825.00 FEET OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER.

TOGETHER WITH THOSE PORTIONS, IF ANY, OF VACATED MARKET STREET AND RIVERSIDE LANE WHICH HAVE REVERTED TO SAID PREMISES BY OPERATION OF LAW.

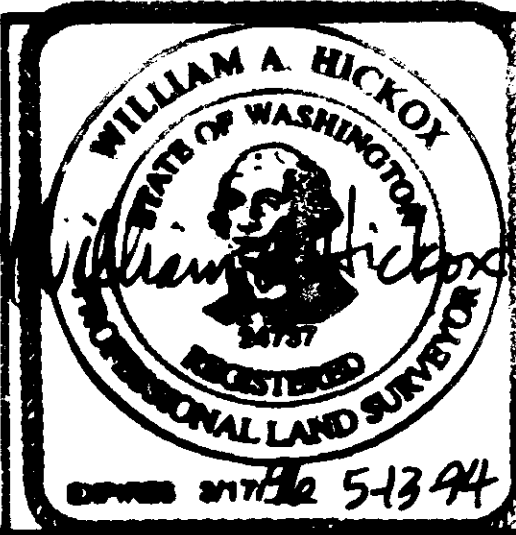
PARCEL J

TRACT B OF MOUNT VERNON SHORT PLAT NO. MV-3-79, AS APPROVED APRIL 25, 1979, AND RECORDED IN VOLUME 3 OF SHORT PLATS, PAGE 101, UNDER SKAGIT COUNTY RECORDING NO. 7904270003;

EXCEPT THAT PORTION THEREOF LYING EAST OF THE WEST LINE OF THE EAST 329.64 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.;

TOGETHER WITH THAT PORTION OF THE SOUTH 60.00 FEET OF THE NORTH 67.00 FEET OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18 LYING WEST OF THE WEST LINE OF THE EAST 329.64 FEET THEREOF AND LYING EAST OF THE EAST LINE OF THE WEST 782.91 FEET THEREOF.

ALL SITUATE IN THE CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON.



**BUSH, ROED & HITCHINGS, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
2009 MINOR AVENUE SEATTLE, WASHINGTON 323-4144

COLLEGE WAY MARKETPLACE

CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV 1-94 BSP

N.E. 1/4 & S.E. 1/4, N.E. 1/4, SEC. 18, T. 34 N., R. 4 E., W.M., SKAGIT CO., WASH.

Drawn by	KJY	Date	FEB. 1994	Job No.	92178.04
Checked by	WAH	Scale	1" = 100'	Sheet	3 of 5



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CONDITIONS OF APPROVAL

PHASE 1 - COMMERCIAL DEVELOPMENT OF PARCEL 1

PRIOR TO APPROVAL OF A BUILDING PERMIT FOR PARCEL 1, THE DEVELOPER SHALL BUILD OR BOND FOR THE FOLLOWING IMPROVEMENTS:

STREET CONSTRUCTION:  
PROVIDE A MINIMUM 20' WIDE PAVED EMERGENCY ACCESS ON EXISTING COMMERCIAL STREET RIGHT-OF-WAY TO ALL FIRE HYDRANTS ON PARCEL 1.

UTILITIES:  
AS SPECIFIED BY THE CITY ENGINEER, THE DEVELOPER SHALL ADDRESS THE ISSUE OF PUBLIC SEWER LINES RUNNING UNDER PROPOSED STRUCTURES IN ONE, OR A COMBINATION OF, THE FOLLOWING WAYS:

- \* REROUTE EXISTING PUBLIC SANITARY SEWER LINE TO AVOID PROPOSED BUILDING ENVELOPES AND EXISTING BUILDINGS TO REMAIN.
- \* PROVIDE AN UNOBSTRUCTED 20' WIDE EASEMENT OVER ALL EXISTING PUBLIC SANITARY SEWER LINE.
- \* PROVIDE AN UNOBSTRUCTED 20' WIDE EASEMENT FOR AN ALTERNATE ROUTE, SHOULD EXISTING PUBLIC SANITARY SEWER UNDER BUILDINGS NEED TO BE ABANDONED.
- \* RECONSTRUCT AND/OR FORTIFY EXISTING PUBLIC SANITARY SEWER LINES.

FIRE HYDRANTS SHALL BE REQUIRED FOR PHASE 1. PLACEMENT OF FIRE HYDRANTS AND REQUIRED FIRE FLOWS SHALL BE APPROVED BY THE CITY OF MOUNT VERNON FIRE CHIEF.

THE DEVELOPMENT SHALL NOTIFY ALL UTILITY COMPANIES AND SHALL BE RESPONSIBLE FOR COORDINATING UTILITY INSTALLATION.

THE WATER SYSTEM FOR ALL PHASES SHALL BE APPROVED BY SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1, THE CITY ENGINEER AND THE CITY FIRE CHIEF PRIOR TO INSTALLATION.

STORMWATER MANAGEMENT:  
STORMWATER DETENTION SHALL BE REQUIRED FOR ANY NEW IMPERVIOUS SURFACES IN EXCESS OF EXISTING IMPERVIOUS SURFACES. STORMWATER DETENTION SHALL BE PROVIDED USING THE SANTA BARBARA UNIT HYDROGRAPH METHOD AS SPECIFIED BY THE CITY ENGINEER. THE RELEASE CRITERIA SHALL BE DETERMINED BY THE CITY ENGINEER.

20 FOOT PRIVATE DRAINAGE EASEMENTS SHALL BE PROVIDED ALONG LOT LINES WHERE NECESSARY TO CREATE POSITIVE DRAINAGE FOR ALL IMPERVIOUS AREAS OF THIS DEVELOPMENT AND TO ACCESS DETENTION AREAS. A RECIPROCAL BLANKET DRAINAGE EASEMENT BETWEEN ALL PARCELS MAY ALSO SERVE THIS PURPOSE. SWALES, CURTAIN DRAINS AND PERFORATED PIPE SHALL BE INSTALLED.

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.

EASEMENTS AND RIGHT-OF-WAY:  
RIGHT-OF-WAY SHALL BE DEDICATED THROUGH ALL PHASES FOR MARKET STREET FROM THE NORTH PROPERTY LINE TO COLLEGE WAY. RIGHT-OF-WAY FOR COMMERCIAL STREET SHALL BE DEDICATED FROM MARKET STREET RIGHT-OF-WAY TO THE EAST PROPERTY LINE.

EVERY EFFORT SHALL BE MADE BY THE DEVELOPER TO ACQUIRE OFF-SITE PORTIONS OF RIGHT-OF-WAY REQUIRED FOR THE COMPLETION OF MARKET STREET, BETWEEN COMMERCIAL STREET AND EXISTING IMPROVEMENTS TO THE NORTH LOCATED AT THE SOUTH PROPERTY LINE OF LOT C-2, SHORT PLAT MV6-80. THE CITY SHALL PROCEED WITH CONDEMNATION IF EFFORTS TO ACQUIRE THE PROPERTY ARE UNSUCCESSFUL. THE DEVELOPER SHALL REIMBURSE THE CITY FOR THE FINAL LAND COST DETERMINED THROUGH CONDEMNATION.

A MINIMUM OF 20' WIDE EASEMENTS SHALL BE REQUIRED FOR ALL PUBLIC UTILITY LINES NOT LOCATED IN THE STREET RIGHT-OF-WAY.

IMPACT FEES AND AGREEMENTS:  
THESE LOTS MAY BECOME SUBJECT TO IMPACT FEES PAYABLE UPON ISSUANCE OF A BUILDING PERMIT IN THE EVENT SUCH FEES ARE HEREAFTER IMPOSED BY ORDINANCE OF THE CITY OF MOUNT VERNON ON EITHER AN INTERIM OR PERMANENT BASIS.

THE DEVELOPER SHALL ACQUIRE ANY NECESSARY PERMITS FROM THE ARMY CORPS OF ENGINEERS OR OTHER AGENCIES WITH JURISDICTION AND SHALL COMPLY WITH THEIR CONDITIONS.

THE PROJECT SHALL COMPLY WITH ALL APPLICABLE PORTIONS OF THE CRITICAL AREAS ORDINANCE.

FINAL MAPPING:  
THE DEVELOPER SHALL SUBMIT AS-BUILT CONSTRUCTION DRAWINGS. THE LOCATIONS OF ALL UTILITIES, STORM SEWER STUBS, AND SANITARY SEWER STUBS SHALL BE SHOWN ON THESE DRAWINGS. TWO SETS OF 35MM APERTURE CARDS WILL ALSO BE REQUIRED.

PHASE 2 - PARCELS 2 THROUGH 2C:

PRIOR TO APPROVAL OF A BUILDING PERMIT FOR THE ABOVE PARCELS, THE DEVELOPER SHALL BUILD OR BOND FOR THE FOLLOWING IMPROVEMENTS:

STREET CONSTRUCTION:  
CONSTRUCTION OF MARKET STREET, FROM COLLEGE WAY TO COMMERCIAL STREET RIGHT-OF-WAY, TO A MINIMUM OF 44 FEET WIDE WITH CURB, GUTTER, SIDEWALK, AND STREET LIGHTING ON BOTH SIDES. THIS SHALL INCLUDE ALL UTILITIES AND APPURTENANCES.

ALL PUBLIC STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MOUNT VERNON STANDARDS AND THE 1994 APWA STANDARD SPECIFICATIONS.

UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, A GEOTEXTILE FILTER FABRIC BLANKET SHALL BE PLACED BENEATH THE ROADWAY BASE. THE ROADWAY BASE MUST BE A MINIMUM OF 12 INCHES OF GRAVEL, 3 INCHES OF CRUSHED ROCK AND 4 INCHES OF ASPHALT.

THE DEVELOPER SHALL SUPPLY AND CONSTRUCT ALL STREET NAME SIGNS AND TRAFFIC CONTROL SIGNS AS APPROVED BY THE CITY ENGINEER.

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.

UTILITIES:  
INSTALL A SANITARY SIDE SEWER STUB AND STORM DRAIN STUB TO EACH LOT INCLUDED IN PHASE 2 PRIOR TO PAVING WITHIN MARKET STREET RIGHT-OF-WAY. THE STUBS SHALL EXTEND FROM THE MAIN LINE TO A MINIMUM OF 10 FEET INSIDE THE PROPERTY LINE. THE STUBS SHALL BE PLUGGED AND MARKED ACCORDING TO APWA STANDARDS.

FIRE HYDRANTS SHALL BE REQUIRED FOR PARCEL 1A, 1B, 2 AND 2A. FIRE HYDRANT PLACEMENT AND FIRE FLOWS SHALL BE APPROVED BY THE CITY OF MOUNT VERNON FIRE CHIEF. A MINIMUM OF 20 FEET WIDE ACCESS SHALL BE PROVIDED AROUND ALL STRUCTURES. TURNING RADIUS OF AT LEAST 32 FEET INSIDE AND 45 FEET OUTSIDE SHALL BE PROVIDED THROUGHOUT PARCEL 2.

THE DEVELOPER SHALL NOTIFY ALL UTILITY COMPANIES AND SHALL BE RESPONSIBLE FOR COORDINATING UTILITY INSTALLATION. ALL UTILITY INSTALLATION WITHIN MARKET STREET RIGHT-OF-WAY SOUTH OF COMMERCIAL STREET RIGHT-OF-WAY SHALL BE COMPLETED PRIOR TO PAVING.

THE WATER SYSTEM FOR ALL PHASES SHALL BE APPROVED BY SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1, THE CITY ENGINEER AND THE CITY FIRE CHIEF PRIOR TO INSTALLATION.

STORMWATER MANAGEMENT:  
STORMWATER DETENTION SHALL BE REQUIRED FOR ANY NEW IMPERVIOUS SURFACES IN EXCESS OF EXISTING IMPERVIOUS SURFACES. STORMWATER DETENTION SHALL BE PROVIDED USING SANTA BARBARA UNIT HYDROGRAPH METHOD AS SPECIFIED BY THE CITY ENGINEER. THE RELEASE CRITERIA SHALL BE DETERMINED BY THE CITY ENGINEER.

UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, 20' FOOT PRIVATE DRAINAGE EASEMENTS SHALL BE PROVIDED ALONG LOT LINES WHERE NECESSARY TO CREATE POSITIVE DRAINAGE FOR ALL IMPERVIOUS AREAS OF THIS DEVELOPMENT. SWALES, CURTAIN DRAINS AND PERFORATED PIPE SHALL BE INSTALLED.

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.

EASEMENTS AND RIGHT-OF-WAY:  
A MINIMUM OF 20' WIDE EASEMENTS SHALL BE REQUIRED FOR ALL PUBLIC UTILITY LINES NOT LOCATED IN THE STREET RIGHT-OF-WAY.

IMPACT FEES AND AGREEMENTS:  
ALL REQUIREMENTS UNDER PHASE 1 IMPACT FEES AND AGREEMENTS CONTINUE TO APPLY.

FINAL MAPPING:  
THE DEVELOPER SHALL SUBMIT AS-BUILT CONSTRUCTION DRAWINGS. THE LOCATIONS OF ALL UTILITIES, STORM SEWER STUBS, AND SANITARY SEWER STUBS SHALL BE SHOWN ON THESE DRAWINGS. TWO SETS OF 35MM APERTURE CARDS WILL ALSO BE REQUIRED.

PHASE 3 - DEVELOPMENT OF PARCELS 3A THROUGH 3C AND 4

PRIOR TO APPROVAL OF A BUILDING PERMIT FOR THE ABOVE PARCELS, THE DEVELOPER SHALL BUILD OR BOND THE FOLLOWING IMPROVEMENTS:

STREET CONSTRUCTION:  
EVERY EFFORT SHALL BE MADE BY THE DEVELOPER TO ACQUIRE OFF-SITE PORTIONS OF RIGHT-OF-WAY REQUIRED FOR THE COMPLETION OF MARKET STREET, BETWEEN COMMERCIAL STREET AND EXISTING IMPROVEMENTS TO THE NORTH LOCATED AT THE SOUTH PROPERTY LINE OF LOT C-2, SHORT PLAT MV6-80. THE CITY SHALL PROCEED WITH CONDEMNATION IF EFFORTS TO ACQUIRE THE PROPERTY ARE UNSUCCESSFUL. THE DEVELOPER SHALL REIMBURSE THE CITY FOR THE FINAL LAND COST DETERMINED THROUGH CONDEMNATION.

CONSTRUCTION OF MARKET STREET, FROM COMMERCIAL STREET TO EXISTING IMPROVEMENTS TO THE NORTH. SHOULD RIGHT-OF-WAY FOR OFF-SITE PORTIONS OF MARKET STREET BE UNAVAILABLE AT THE DESIRED TIME OF BUILDING PERMIT ISSUANCE, THE DEVELOPER SHALL NOT BE DELAYED IN DEVELOPING THESE PARCELS. THE DEVELOPER SHALL, HOWEVER, BUILD THOSE PORTIONS OF MARKET STREET THAT ARE ON DEDICATED RIGHT-OF-WAY, AND BOND FOR CONSTRUCTION OF THOSE PORTIONS THAT ARE NOT, AS DETERMINED TO BE PRACTICAL BY THE CITY ENGINEER.

CONSTRUCTION OF COMMERCIAL STREET, FROM MARKET STREET TO RIVERSIDE DRIVE, TO A MINIMUM 30 FEET WIDE, WITH CURB, GUTTER, SIDEWALK AND STREET LIGHTING ON THE SOUTH SIDE. SHOULD ADDITIONAL RIGHT-OF-WAY OR ACCESS RIGHTS BECOME AVAILABLE PRIOR TO APPROVAL OF A BUILDING PERMIT FOR ANY OF THESE LOTS, THE DEVELOPER SHALL IMPROVE COMMERCIAL STREET TO A WIDTH OF 44 FEET WITH CURB, GUTTER, SIDEWALK, AND STREET LIGHTING ON BOTH SIDES.

AT THE TIME OF THIS BINDING SITE PLAN APPROVAL, THE CITY IS SEEKING GRANT FUNDING FOR STREET IMPROVEMENTS FOR COMMERCIAL STREET AND THE PROJECTION THEREOF. TO COMPLY WITH THE TERMS OF THIS GRANT, THE CITY ENGINEER MAY REQUIRE THE DEVELOPER TO CONTRIBUTE AN AMOUNT OF MONEY EQUAL TO THE COST OF THE PROPOSED COMMERCIAL STREET IMPROVEMENTS (FULL WIDTH) IN LIEU OF CONSTRUCTION. DUE TO VARIABLES IN THE GRANT FUNDING PROCESS, THIS CONTRIBUTION MAY NOT COINCIDE WITH THE APPLICATION/ISSUANCE OF A BUILDING PERMIT FOR PHASE 3.

ALL CONDITIONS OUTLINED IN PHASE 2 STREET CONSTRUCTION CONTINUE TO APPLY.

INSTALL A TRAFFIC SIGNAL AND ALL APPURTENANCES AT THE INTERSECTION OF COMMERCIAL AND RIVERSIDE DRIVE AS REQUIRED BY THE CITY ENGINEER.

STORMWATER MANAGEMENT:  
STORMWATER DETENTION AND A WATER QUALITY FEATURE SHALL BE REQUIRED FOR ANY NEW IMPERVIOUS SURFACES IN EXCESS OF 5,000 SQUARE FEET. STORMWATER DETENTION SHALL BE PROVIDED USING THE SANTA BARBARA UNIT HYDROGRAPH METHOD AS SPECIFIED BY THE CITY ENGINEER. THE RELEASE CRITERIA SHALL BE DETERMINED BY THE CITY ENGINEER.

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.

UTILITIES:  
INSTALL A SANITARY SIDE SEWER STUB AND STORM DRAIN STUB TO EACH LOT INCLUDED IN PHASE 3 PRIOR TO PAVING WITHIN MARKET STREET AND COMMERCIAL STREET RIGHTS-OF-WAY. THE STUBS SHALL EXTEND FROM THE MAIN LINE TO A MINIMUM OF 10 FEET INSIDE THE PROPERTY LINE. THE STUBS SHALL BE PLUGGED AND MARKED ACCORDING TO APWA STANDARDS.

FIRE HYDRANTS SHALL BE PLACED FOR PHASE 3 AS APPROVED BY THE CITY OF MOUNT VERNON FIRE CHIEF.

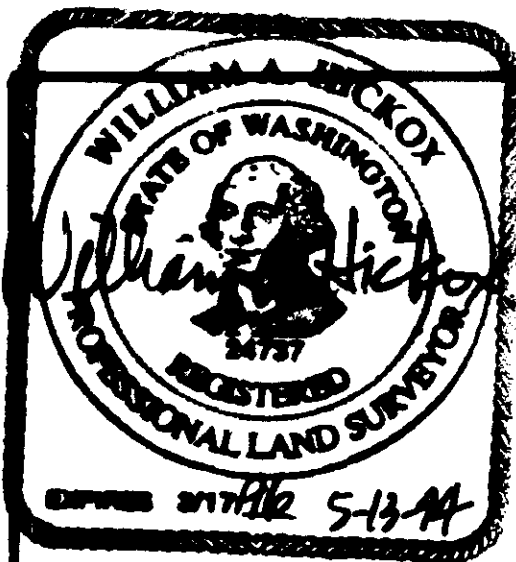
THE DEVELOPER SHALL NOTIFY ALL UTILITY COMPANIES AND SHALL BE RESPONSIBLE FOR COORDINATING UTILITY INSTALLATION. ALL UTILITY INSTALLATION WITHIN MARKET STREET RIGHT-OF-WAY AND COMMERCIAL STREET RIGHT-OF-WAY SHALL BE COMPLETED PRIOR TO PAVING.

THE WATER SYSTEM FOR ALL PHASES SHALL BE APPROVED BY SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1, THE CITY ENGINEER AND THE CITY FIRE CHIEF PRIOR TO INSTALLATION.

EASEMENTS AND RIGHT-OF-WAY:  
A MINIMUM OF 20' WIDE EASEMENTS SHALL BE REQUIRED FOR ALL PUBLIC UTILITY LINES NOT LOCATED IN THE STREET RIGHT-OF-WAY.

IMPACT FEES AND AGREEMENTS:  
ALL CONDITIONS OUTLINED IN PHASE 1 IMPACT FEES AND AGREEMENTS CONTINUE TO APPLY.

FINAL MAPPING:  
THE DEVELOPER SHALL SUBMIT AS-BUILT CONSTRUCTION DRAWINGS. THE LOCATIONS OF ALL UTILITIES, STORM SEWER STUBS, AND SANITARY SEWER STUBS SHALL BE SHOWN ON THESE DRAWINGS. TWO SETS OF 35MM APERTURE CARDS SHALL ALSO BE REQUIRED.



**BUSH, ROED & HITCHINGS, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
2009 MINOR AVENUE 323-4144  
SEATTLE, WASHINGTON

**COLLEGE WAY MARKETPLACE**

**CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV 1-94 BSP**

**N.E. 1/4 & S.E. 1/4, N.E. 1/4, SEC. 18, T. 34 N., R. 4 E., W.M., SKAGIT CO., WASH.**

Drawn by	KJY	Date	FEB. 1994	Job No.	92178.04
Checked by	WAH	Scale	1" = 100'	Sheet	4 of 5

See Plans pg 80



## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS BINDING SITE PLAN AND DEDICATE TO THE PUBLIC FOREVER, ALL ROADS, EASEMENTS AND WAYS SHOWN HEREON WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON.

SAFEWAY STORES, INC.

BY:

ITS:

STATE OF WASHINGTON)

COUNTY OF Snohomish ) ss

THIS IS TO CERTIFY THAT ON THIS 26 DAY OF May, 1994, BEFORE ME PERSONALLY APPEARED Arch Castano TO ME KNOWN TO BE THE Director of Real Estate OF SAFEWAY STORES, INC., THE CORPORATION 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) SHE (WAS) / (THEY WERE) AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICER THIS 26th DAY OF May, 1994.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Constance Wilde  
NOTARY PUBLIC IN AND FOR THE STATE  
OF WASHINGTON, RESIDING AT

## APPROVALS

(CITY ENGINEER)

EXAMINED AND APPROVED THIS 31 DAY OF MAY, 1994.

CITY ENGINEER

(CITY COUNCIL)

~~APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON,~~  
~~THIS DAY OF~~, 1994

MAYOR Raymond T. Reep Jr.ATTEST Wendy L. Smith

## TREASURER'S CERTIFICATE

(CITY)

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED, ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 1994.

THIS 27th DAY OF May, 1994

CITY FINANCE DIRECTOR

(COUNTY)

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED, ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 1994.

THIS 27th DAY OF May, 1994.

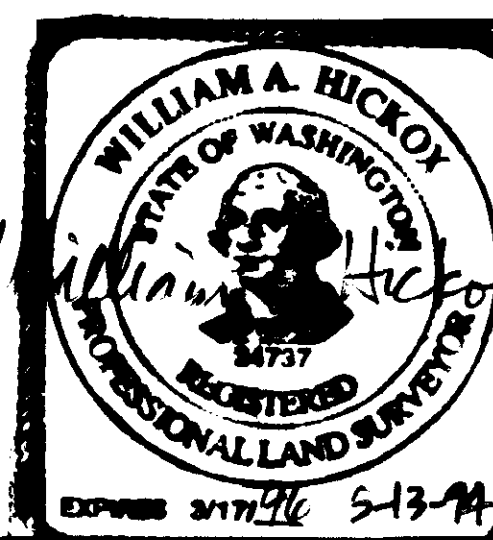
DEPUTY

COUNTY TREASURER

## EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND POWER AND LIGHT CO., INC., CASCADE NATURAL GAS CORPORATION, G.T.E., AND T.C.I. CABLEVISION OF WASHINGTON, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR SEVEN (7) FEET OF FRONT AND FIVE (5) FEET OF SIDE BOUNDARY LINES AND UNDER AND UPON THE EXTERIOR TEN (10) FEET OF REAR BOUNDARY LINE OF ALL LOTS AND TRACTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICE TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE TO ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

UPON RECORDATION OF THIS BINDING SITE PLAN AND DEDICATION OF THE STREET RIGHT-OF-WAY SHOWN, THE CITY OF MOUNT VERNON DOES HEREBY RELINQUISH ALL RIGHTS DESCRIBED IN THAT EASEMENT RECORDED UNDER AF#8410010038, VOLUME 576, PAGES 349 AND 350, RECORDS OF SKAGIT COUNTY, WASHINGTON.



BUSH, ROED & HITCHINGS, INC.  
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## COLLEGE WAY MARKETPLACE

CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV 1-94 BSP

N.E. 1/4 &amp; S.E. 1/4, N.E. 1/4, SEC. 18, T. 34 N., R. 4 E., W.M., SKAGIT CO., WASH.

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