

REPLAT OF LOTS 19 AND 20, PLAT OF ANACO BEACH Now known as "THE BREEZE"
"THE BREEZE" IN THE SE 1/4 OF SECTION 27, T. 35 N., R. 01 E., W.M.
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTION OF PARENT PARCEL:

LOTS 19 AND 20, PLAT OF ANACO BEACH AS RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS AMENDED BY BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200605300005, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH VACATED PORTION OF ANACO BEACH ROAD AND AS REVISED IN A.F. 2006 06 08 0113. SEE P. 2 FOR LEG. DESC.

ZONING R-2
BUILDING SETBACKS:

FRONT 20 FEET
BACK 20 FEET
SIDE 5 FOOT MIN. 15 FEET TOTAL
WATER AND SEWER CITY OF ANACORTES

BASED ON THE FOREGOING FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE ANACORTES PLANNING DIRECTOR IS HEREBY AUTHORIZED TO ISSUE PRELIMINARY PLAT APPROVAL FOR THE BREEZE AT ANACO PRELIMINARY PLAT SUBJECT TO THE FOLLOWING CONDITIONS:

- PRELIMINARY PLAT APPROVAL AUTHORIZES THE APPLICANT TO PROCEED WITH APPLICATION FOR NECESSARY PERMITS TO CONSTRUCT REQUIRED IMPROVEMENTS AND TO PREPARE A FINAL PLAT IN ACCORDANCE WITH THE DETERMINATIONS MADE AND CONDITIONS IMPOSED BY THE CITY COUNCIL. THE SCOPE OF THIS PLAT IS NOT TO EXCEED THAT AS SET-OUT IN THE PRELIMINARY PLAT APPLICATION AND THE ACCOMPANYING SEPA CHECKLIST. APPROVAL OF THIS APPLICATION DOES NOT WAIVE OR ALTER ANY REQUIREMENTS OF CITY CODE UNLESS SPECIFICALLY ADDRESSED HEREIN. IN THE CASE OF ANY CONFLICT BETWEEN THESE CONDITIONS AND THE APPLICATION THESE CONDITIONS CONTROL.
- A FINAL PLAT MEETING ALL REQUIREMENTS OF THIS CHAPTER SHALL BE SUBMITTED TO THE CITY COUNCIL FOR APPROVAL WITHIN FIVE YEARS OF THE DATE OF PRELIMINARY PLAT APPROVAL. AN APPLICANT WHO FILES A WRITTEN REQUEST WITH THE CITY COUNCIL AT LEAST THIRTY (30) DAYS BEFORE THE EXPIRATION OF THIS FIVE (5) YEAR PERIOD SHALL BE GRANTED ONE (1) ONE-YEAR EXTENSION UPON A SHOWING THAT THE APPLICANT HAS ATTEMPTED IN GOOD FAITH TO SUBMIT THE FINAL PLAT WITHIN SAID FIVE YEAR PERIOD.
- IF A FINAL PLAT MEETING THE REQUIREMENTS OF SECTION 16.020 OF THE CITY SUBDIVISION ORDINANCE IS NOT SUBMITTED TO THE PLANNING DIRECTOR WITHIN FIVE YEARS, AND THE PERIOD OF ANY EXTENSION GRANTED, PRELIMINARY APPROVAL SHALL BE NULL AND VOID AND ANY NEW APPLICATION THEREFOR MUST BE IN ACCORDANCE WITH ALL REQUIREMENTS IN EFFECT AT THE TIME OF RE-APPLICATION.
- ALL WORK DONE PURSUANT TO THE PRELIMINARY PLAT DRAWINGS SHALL BE CONSISTENT WITH THESE FINDINGS AND CONDITIONS WITH ANY CONFLICTS BETWEEN THESE BEING RESOLVED IN FAVOR OF THE CONDITIONS. THE PRELIMINARY PLAT MAY BE MODIFIED BY THE PLANNING DIRECTOR IF IT IS DETERMINED THAT SUCH MODIFICATION DOES NOT SUBSTANTIALLY INCREASE THE DENSITY OR USAGE OR INCREASE THE BULK PROPOSED, OR OTHERWISE INCREASE THE IMPACT OF THE DEVELOPMENT. IF THE PROPOSED CHANGES ARE NOT WITHIN THE SCOPE AND INTENT OF THE PRELIMINARY PLAT, THE APPLICANT SHALL APPLY FOR A NEW PRELIMINARY PLAT.
- THE PROJECT SHALL COMPLY WITH THE CITY OF ANACORTES CONSTRUCTION STANDARDS, AS MODIFIED HEREIN, AS REQUIRED BY THE DIRECTOR OF PUBLIC WORKS FOR WATER, SEWER, STREET ACCESS, AND STORM DRAINAGE. ALL WORK PERFORMED WITHIN PUBLIC RIGHTS-OF-WAY SHALL COMPLY WITH CITY CONSTRUCTION STANDARDS AND ALL UTILITIES SHALL BE CONSTRUCTED TO CITY STANDARDS.
- ENGINEERING AND INSPECTION FEES IN THE AMOUNT OF \$500 PLUS 2% OF THE TOTAL CONSTRUCTION COST SHALL BE DUE AT OR BEFORE THE MANDATORY PRE-CONSTRUCTION CONFERENCE. NO CONSTRUCTION ACTIVITY IS ALLOWED UNTIL CONSTRUCTION PLANS ARE APPROVED. FEES HAVE BEEN PAID, AND THE PRE-CONSTRUCTION CONFERENCE COMPLETED.
- SCHOOL AND PARK IMPACT FEES: THESE FEES ARE PAYABLE AT LEVELS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE AND MAY DIFFER FROM THOSE FEE LEVELS CURRENTLY IN EFFECT; SEWER AND WATER LATENTOMER CHARGES MAY BE PAYABLE.
- A TEMPORARY EROSION SEDIMENTATION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED WITH THE GRADING PLAN FOR APPROVAL BY THE CITY DIRECTOR OF PUBLIC WORKS. THE PLAN SHALL IDENTIFY THE POTENTIAL FOR EROSION AND DOWNSTREAM SEDIMENTATION DURING CONSTRUCTION AND DESCRIBE THE MEASURES THAT WILL BE USED TO MITIGATE IMPACTS OF EROSION. MEASURES THAT WILL BE EMPLOYED INCLUDE SEDIMENTATION PONDS, SILT FENCES, HAY BALE FILTERS, AND RESTRICTING THE AMOUNT OF EXCAVATION UNTIL CONDITIONS ARE FAVORABLE PRIOR TO CLEARING OR FILL, AND GRADE BEGINNING. BOTH A LARGE PARCEL STORMWATER PLAN AND A WATER QUALITY CONTROL PLAN, AS SPELLED OUT IN THE CITY'S STORM DRAINAGE ORDINANCE # 2441, SHALL BE PREPARED BY THE APPLICANT, APPROVED BY THE CITY DEPARTMENT OF PUBLIC WORKS, AND IMPLEMENTED. THE WATER QUALITY CONTROL PLAN SHALL ADDRESS PERMANENT BEST MANAGEMENT PRACTICES TO BE INCORPORATED IN THE PROJECT TO CONTROL POLLUTION OF STORMWATER RUNOFF AFTER CONSTRUCTION AND/OR LAND CLEARING ACTIVITIES ARE COMPLETED. ALL ON-SITE DETENTION PONDS AND ALL OFF-SITE STORMWATER IMPROVEMENTS SHALL BE MADE BEFORE CONSTRUCTION OR VEGETATION REMOVAL BEGINS. APPLICANT SHALL DELINEATE THE PROPERTY BOUNDARIES AND CLEARING LIMITS WITH ORANGE CONSTRUCTION FENCING PRIOR TO CLEAR AND GRADE TAKING PLACE.
- FIRE HYDRANTS ARE TO BE LOCATED AS APPROVED BY THE CITY FIRE CHIEF. FIRE FLOW SHALL BE ADDRESSED IN A MANNER ACCEPTABLE TO THE FIRE CHIEF AND TO THE PUBLIC WORKS DEPARTMENT.
- IN KEEPING WITH THE CITY'S STREET GRID STREET NAME SYSTEM, THE PUBLIC WORKS DIRECTOR SHALL APPROVE STREET NAMES.
- THE CITY ENGINEER SHALL APPROVE ALL STREET PAVEMENT THICKNESS.
- SCHOOL BUS WAITING AREA(S) AND MAILBOX LOCATIONS SHALL BE AS DETERMINED BY THE CITY ENGINEER.
- ALL LOTS CREATED UNDER THIS PLAT SHALL BE SUBJECT TO ALL CITY OF ANACORTES CHARGES FOR UTILITY SERVICES UNIFORMLY CHARGED THROUGHOUT THE CITY OF ANACORTES INCLUDING APPLICABLE GENERAL FACILITIES CHARGES.
- STREET AND SIDEWALK DESIGN SHALL MEET ADA STANDARDS.
- STREET LIGHTING SHALL BE ENERGY EFFICIENT AND INSTALLED AS PER PSE SCHEDULE 52, OPTION "B", AND SHALL BE INSTALLED AS APPROVED BY THE CITY ENGINEER.
- CITY WATER QUALITY STANDARDS SHALL BE MET AS REQUIRED BY THE CITY ENGINEER.
- FIRE SPRINKLERS FOR STRUCTURE PROTECTION MAY BE REQUIRED BY THE FIRE DEPARTMENT.
- NO MODIFICATIONS TO CITY STANDARDS BEYOND THOSE SET FORTH IN SECTION 7.3.9.1 ARE AUTHORIZED.
- INTERSECTION DESIGNS SHALL BE APPROVED BY THE CITY ENGINEER.
- THE SEWER SHALL BE PUBLIC WITH ACCESS FOR MAINTENANCE APPROVED BY THE PUBLIC WORKS DIRECTOR.
- ADDRESSES SHALL BE: ANACO BEACH PLACE - LOT 1 - 4423; LOT 2 - 4421; LOT 3 - 4419; LOT 4 - 4411; LOT 5 - 4417; AND LOT 6 - 4415.
- A CLEARING AND GRADING PLAN SHALL BE PROVIDED WHICH CORRESPONDS WITH THE SITE ASSESSMENT PROVIDED BY ADVANCED ENVIRONMENTAL SOLUTIONS DATED NOVEMBER 2004.
- A SITE SPECIFIC GEO-TECHNICAL REPORT SHALL BE PROVIDED FOR EACH BUILDING SITE TO ADDRESS BUILDING FOUNDATION AND DESIGN AND STORM WATER CONCERNS PRIOR TO BUILDING PERMIT ISSUANCE FOR EACH LOT.
- A LANDSCAPING PLAN SHALL BE APPROVED BY THE PLANNING COMMISSION PRIOR TO CLEARING, GRADE, AND FILL TAKING PLACE.
- THE BREEZE SHALL CONSTRUCT A GRANTY SANITARY SEWER AS APPROVED BY THE PUBLIC WORKS DIRECTOR, IN THE PROPOSED ACCESS CUL-DE-SAC, AT A DEPTH SUFFICIENT TO ALLOW FUTURE GRAVITY MAIN LINE EXTENSIONS TO THE SOUTH AND EAST. THE SEWER SHALL BE STUBBED TO THE EDGE OF THE RIGHT-OF-WAY TO ALLOW FOR FUTURE CONNECTION WITHOUT DISTURBING THE STREET IMPROVEMENTS.
- AS AN ELEMENT OF THE REQUIRED LARGE PARCEL STORM WATER PLAN, INDIVIDUAL ON SITE WATER QUALITY TREATMENT IS REQUIRED FOR EACH LOT IN THIS DEVELOPMENT.
- THE PROPOSED ACCESS CUL-DE-SAC IMPROVEMENTS SHALL TERMINATE PRIOR TO THE EXISTING MARINE DRIVE CURVE AT A DISTANCE DETERMINED BY THE PUBLIC WORKS DIRECTOR TO ALLOW FOR COORDINATION OF THE FUTURE PROPOSED MARINE DRIVE IMPROVEMENTS.
- THE PUBLIC WORKS DIRECTOR, TO ADDRESS LOCAL DEVELOPMENT IMPACTS ON THE LOWER MARINE DRIVE CURVE, HAS ESTABLISHED A FUNDING PROPOSAL THAT DISTRIBUTES THE DESIGN AND CONSTRUCTION IMPACT COSTS OF THE PROPOSED CAPITAL PROJECT TO ADJOINING DEVELOPMENT. THIS AMOUNT EQUATES TO 35% OF THE EXPECTED PROJECT COSTS. THIS 35% HAS BEEN FAIRLY DISTRIBUTED TO ADJOINING DEVELOPMENT ON A SQUARE FOOTAGE BASIS. THE BREEZE IS REQUIRED TO CONTRIBUTE FUNDS IN THE AMOUNT OF \$21,350 AS THEIR SHARE OF THE REQUIRED FUNDING. THESE FUNDS ARE IN ADDITION TO THE POSSIBLE FUNDS TO BE REALIZED THROUGH THE STREET VACATION PROCESS.
- APPLICANT SHALL PROVIDE AN EASEMENT TO PROTECT PUBLIC UTILITIES.
- THE PUBLIC WORKS DIRECTOR SHALL EVALUATE ALL PROPOSED DRIVEWAY LOCATIONS FOR SAFETY INCLUDING SIGHT VISIBILITY AND ACCESS MANAGEMENT INVOLVING CONSOLIDATED INGRESS AND EGRESS.

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS, DECLARE THAT THIS SUBDIVISION WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES. IN ADDITION, THE UNDERSIGNED OWNERS AS HOLDERS OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC, FOR THE PURPOSES OF THE CITY OF ANACORTES AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH PUBLIC ROAD PURPOSES.

PEOPLES BANK
ANACO WEST CORP.
STATE OF WASHINGTON
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THE 20 DAY OF June 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED *James W. Winters*, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT HE(SHE) SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND TO OATH STATED THAT HE WITNESSED MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

STATE OF WASHINGTON
COUNTY OF SKAGIT

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT *Edmo Winters*

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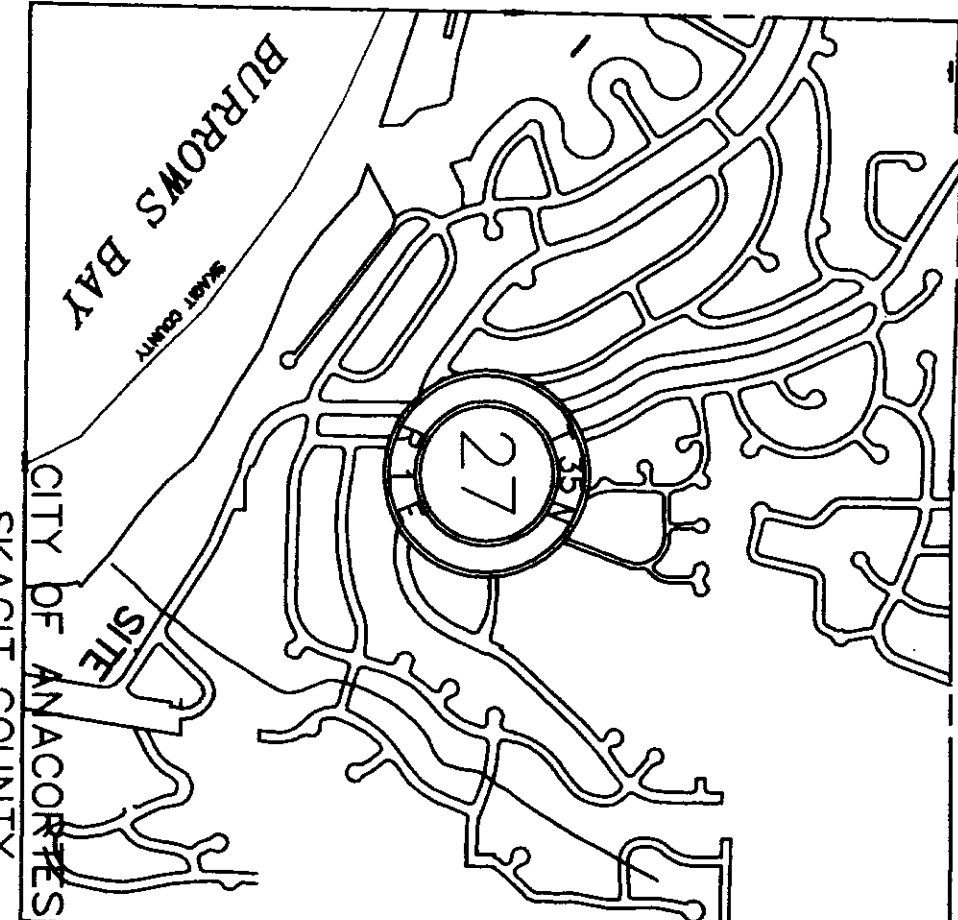
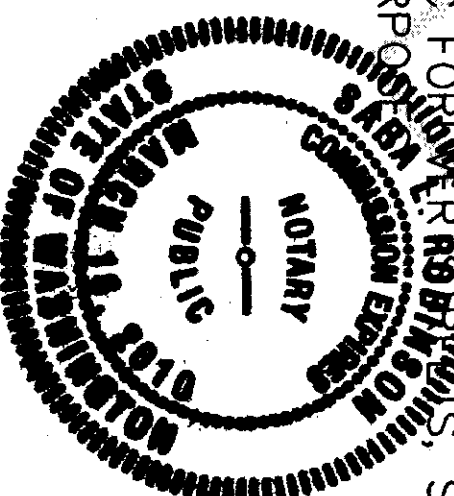
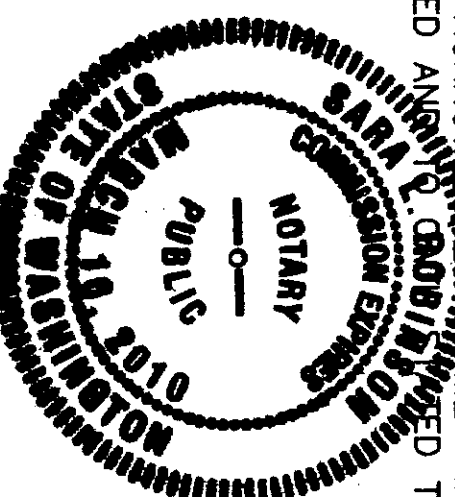
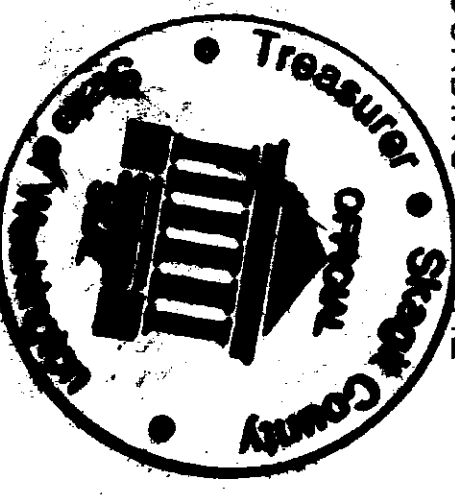
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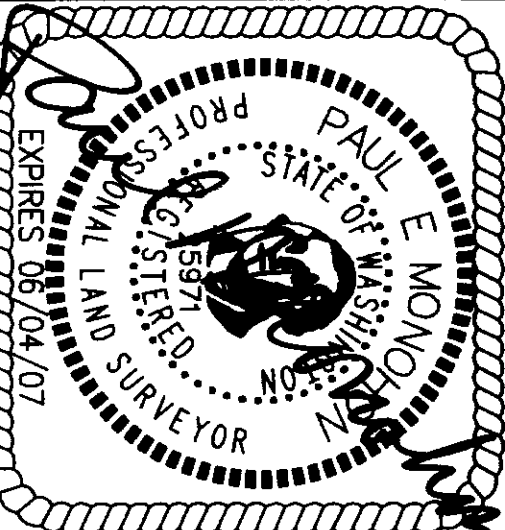


CITY ENGINEER

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT.

PAUL E. MONOHON CERT#25971
DATE 6-20-2006



DRAWN	PEM
CHECKED	JTS
BY	
DATE	
APP	REVISIONS

WICINITY MAP N.T.S.

CAD FILE: 04-231 BREEZE PLAT PAGE 1 DATE: 6/20/06

JOB NO. 04-090
SHEET 1 OF 2

"THE BREEZE" SHORT PLAT
PLAT OF THE BREEZE
ANACO WEST CORPORATION
13725 GOODMAN LANE
ANACORTES, WA. 98221



SCHEMMER ENGINEERING INC.
317 COMMERCIAL AVENUE, SUITE 101
ANACORTES, WA 98221 (360) 293-9006

REPLAT OF LOTS 19 AND 20, PLAT OF ANACO BEACH NOW KNOWN AS "THE BREEZE"
"THE BREEZE" IN THE SE 1/4 SECTION 27, T. 35 N., R 01 E, W.M.
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

AUDITORS CERTIFICATE FILED FOR RECORD AT THE REQUEST
OF SCHEMMER ENGINEERING INC.

200606220058

Skagit County Auditor

6/22/2006 Page 2 of 2 2:11:35AM

SKAGIT COUNTY AUDITOR

DEPUTY

LEGAL DESCRIPTION OF PARENT PARCEL:
LOTS 19 AND 20, PLAT OF ANACO BEACH AS RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.
EXCEPT THAT PORTION OF SAID LOT 19 DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 19; THENCE S 51°02'18" W 42.37 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 19 TO THE POINT OF BEGINNING; THENCE S 7°25'19" W 23.57 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 29.50 FEET, LENGTH OF 13.56 FEET, CENTRAL ANGLE OF 26°19'30"; THENCE ALONG A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 46.00 FEET, LENGTH OF 55.61 FEET, CENTRAL ANGLE OF 69°15'55", CHORD BEARING OF S 44°16'21" W, AND CHORD LENGTH OF 52.29 FEET; THENCE N 82°21'35" W 40.23 FEET TO THE EASTERLY LINE OF SAID LOT 19; THENCE N 51°02'18" E 108.21 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH THAT PORTION OF LOT 3, SANDY BEACH SHORT PLAT AS RECORDED UNDER A.F. 200501120062 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 3; THENCE N 57°52'26" W ALONG THE NORTHERLY LINE OF SAID LOT 3 70.16 FEET; THENCE S 27°11'03" E 51.92 FEET; THENCE S 84°7'43" E 17.97 FEET TO THE EASTERLY LINE OF SAID LOT 3; THENCE N 51°02'18" E 42.37 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.
TOGETHER WITH VACATED PORTION OF ANACO BEACH ROAD.

NOTE:
MOST NORTHERLY CORNER OF LO 19 IS THE SAME POINT AS THE MOST EASTERLY CORNER OF LOT 3



SCALE 1"=50'
0 25 50

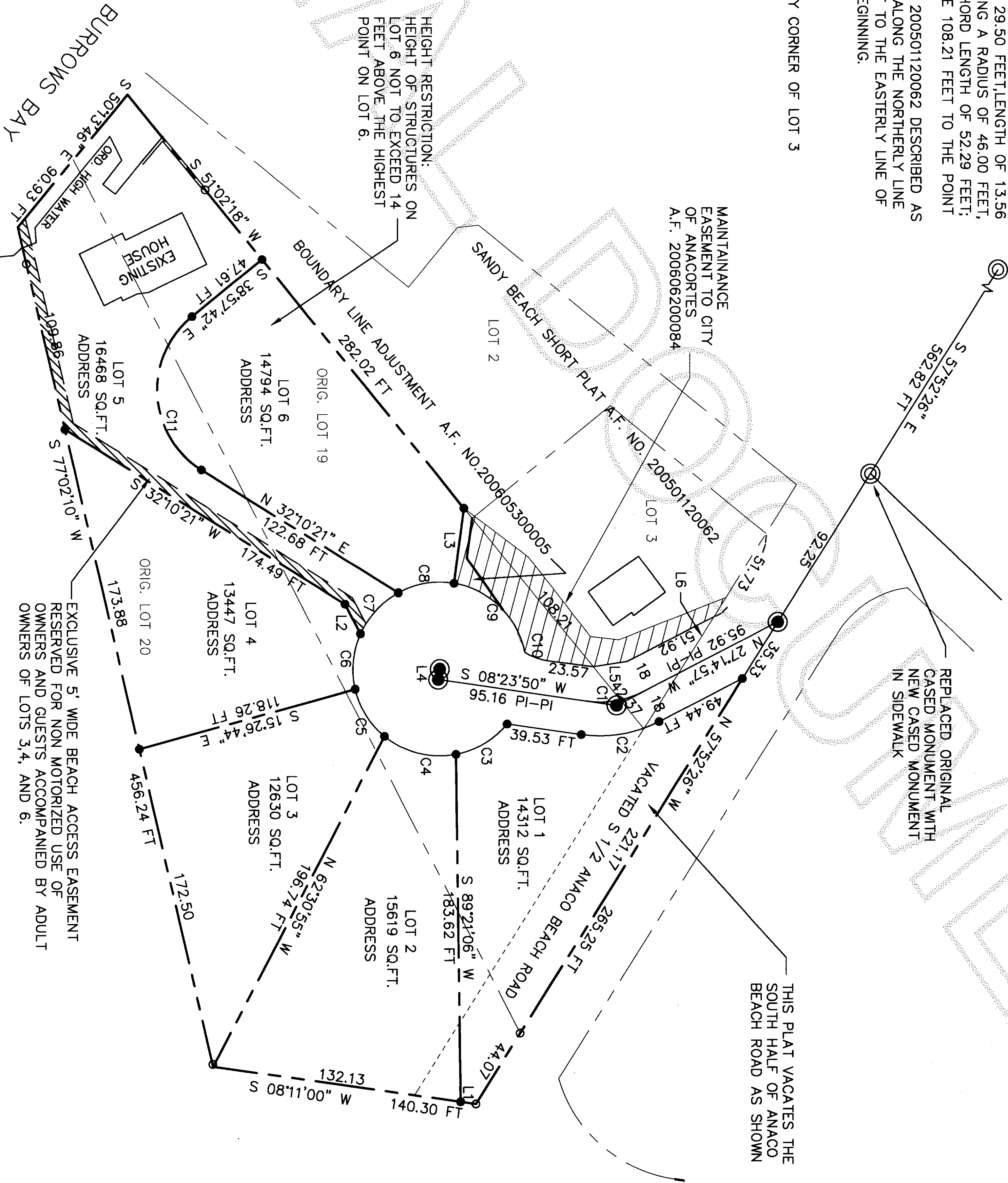
- FOUND CASED STREET MONUMENT APRIL, 2006
- FOUND REBAR AND CAP APRIL, 2006
- SET REBAR AND CAP "PEM LS 25971"
- SET CASED STREET MONUMENT

SURVEY NOTES:

BASIS OF BEARINGS IS BETWEEN FOUND, CASED, STREET MONUMENTS ON ANACO BEACH ROAD. N 57°52'27" W FROM SURVEY RECORDED UNDER A.F. NO. 9505110065, RECORDS OF SKAGIT COUNTY.

THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCRA1103 ELECTRONIC TOTAL STATION.

ERROR OF CLOSURE MEETS OR EXCEEDS WASHINGTON STATE STANDARDS



PLAT OF THE BREEZE

JOB NO.
04-231
SHEET

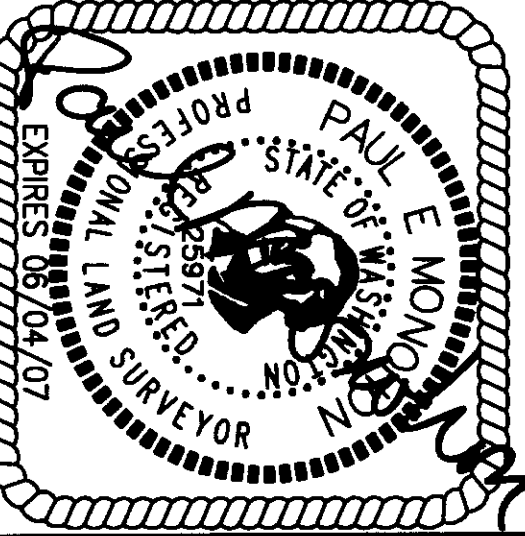
2 OF 2

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THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT.

PAUL E. MONOHON CERT#25971
DATE 6-21-2006

DRAWN	PEN
CHECKED	JTS
BY	BY
DATE	DATE
APP	REVISIONS
CAD	FILE:04-231BREEZE PLAT 10060T DATE:4-13-06