

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS, THAT CH CREEK, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, GREGG COOLEY, A MARIED MAN AS HIS SEPARATE PROPERTY, AND ROBERT H. RUBY, A SINGLE MAN, OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE HOLDERS OR LIEN HOLDERS, OF THE LAND WITHIN THE CONFINES OF THE FINAL PUD FOR WOODSIDE, OF THE LAND WITHIN THE CONFINES OF THE FINAL PUD FOR WOODSIDE, AND HEREBY CONSENT TO THE REQUIREMENTS AND CONDITIONS AS REPRESENTED HEREON.

IN WITNESS WHEREOF, THE OWNERS AND SAID CORPORATION HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HEREUNTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 13 DAY OF July, 2016

CH CREEK, LLC  
A WASHINGTON LIMITED LIABILITY COMPANY

BY: [Signature]  
TITLE: Manager

BY: [Signature]  
TITLE: Manager

[Signature]  
GREGG COOLEY, A MARIED MAN AS HIS SEPARATE PROPERTY

ROBERT H. RUBY, A SINGLE MAN

[Signature]  
LORETTAMAE H. SCHNEIDER

APPROVALS  
EXAMINED AND APPROVED THIS 19<sup>th</sup> DAY OF July, 2016

CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 13<sup>th</sup> DAY OF July, 2016

MAYOR [Signature]

ATTEST: CITY CLERK [Signature]

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 13<sup>th</sup> DAY OF July, 2016

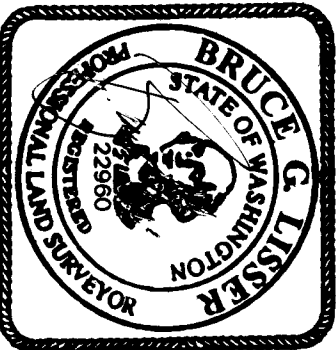
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY DECLARE THAT THIS FINAL PUD FOR WOODSIDE, IN A PORTION OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., REPRESENTS THE REQUIREMENTS AND CONDITIONS OF APPROVAL FOR FUTURE PLATTING OVER, UNDER AND ACROSS THE DESCRIBED PROPERTY PRESUNT TO THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS OF THE CITY OF MOUNT VERNON.

BRUCE G. LISSEY, PLS CERTIFICATE NO. 22960 July 12, 2016 DATE

BRUCE G. LISSEY & ASSOCIATES, PLLC  
100 MILWAUKEE PO BOX 1104  
MOUNT VERNON WA 98273  
PHONE: (360) 419-7442  
FAX: (360) 419-0581  
E-MAIL: BRUCE@LISSEY.COM

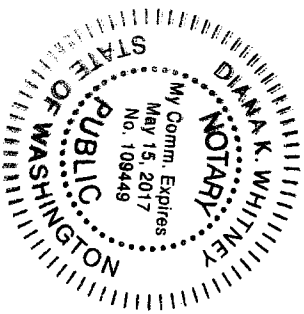


ACKNOWLEDGEMENTS

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Bruce G. Lissery & Loretta Mae H. Schneider SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/IT WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE MANAGERS OF CH CREEK, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 12<sup>th</sup> July 2016



SIGNATURE Diana K. Whitney  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 15<sup>th</sup> MAY 2017  
RESIDING AT Bow

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, GREGG COOLEY, A MARIED MAN AS HIS SEPARATE PROPERTY, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 13<sup>th</sup> July 2016

DIANA K. WHITNEY SIGNATURE [Signature]  
NOTARY PUBLIC  
STATE OF WASHINGTON  
MY APPOINTMENT EXPIRES 15<sup>th</sup> MAY 2017  
RESIDING AT Bow

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, ROBERT H. RUBY, A SINGLE MAN, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 12<sup>th</sup> July 2016

DIANA K. WHITNEY SIGNATURE [Signature]  
NOTARY PUBLIC  
STATE OF WASHINGTON  
MY APPOINTMENT EXPIRES 15<sup>th</sup> MAY 2017  
RESIDING AT Bow

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, LORETTAMAE H. SCHNEIDER, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

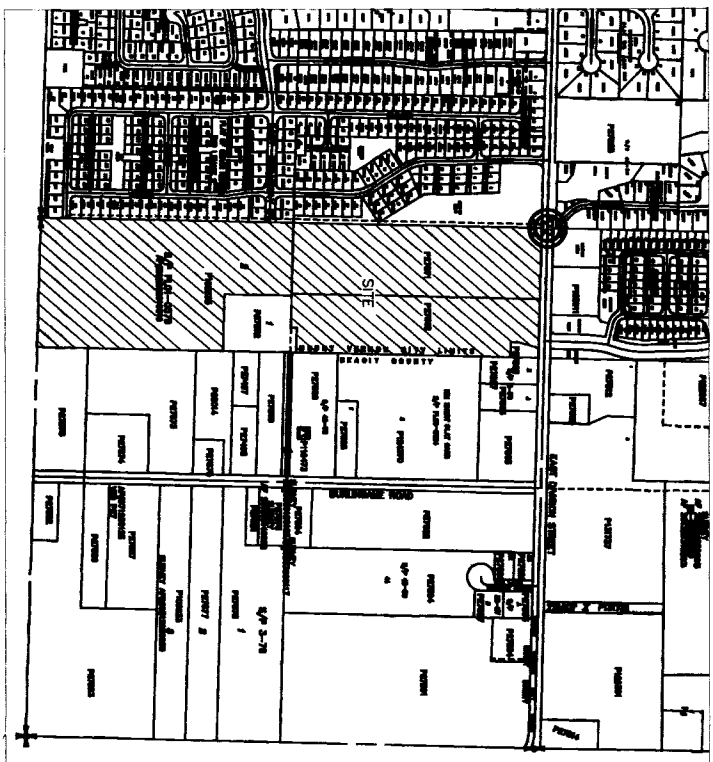
DATED 12<sup>th</sup> July 2016

DIANA K. WHITNEY SIGNATURE [Signature]  
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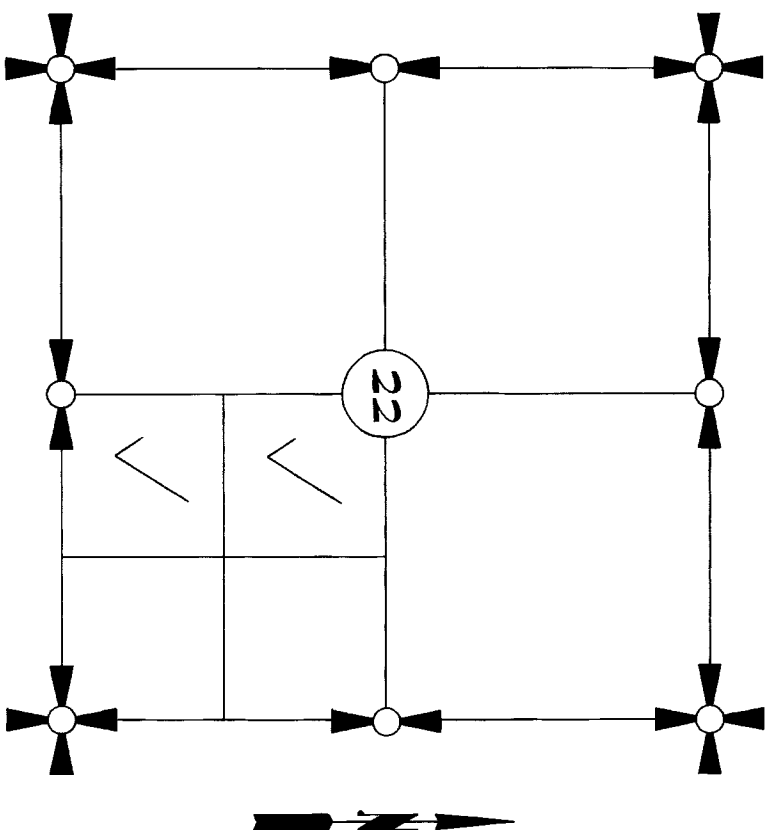
AUDITOR'S CERTIFICATE  
FILED FOR RECORD THIS 27 DAY OF July, 2016 AT 3:27 MINUTES, EAST OF SURVEYS ON PAGE(S) 2 OF 2 UNDER AUDITOR'S FILE NO. 201607270024 RECORDS OF SKAGIT COUNTY, WASHINGTON.

[Signature]  
COUNTY AUDITOR

DEPUTY



VICINITY MAP  
SCALE 1"=1000'



SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

VICINITY MAP  
N.T.S.

SHEET 1 OF 32 DATE: 7/12/16

FINAL WOODSIDE PUD LU-07-004

IN A PORTION OF THE  
SOUTHEAST 1/4 OF  
SECTION 22, T. 34 N., R. 4 E., W.M.  
MOUNT VERNON, WASHINGTON  
FOR: CH CREEK, LLC

FB: Pg: Lissey & Associates, PLLC SCALE: 04-03216 F PUD  
SURVEYING & LAND-USE CONSULTATION 360-419-7442  
MERIDIAN: ASSUMED MOUNT VERNON, WA 98273

LEGAL DESCRIPTION

PARCEL "A"

LOT 2 SHORT PLAT NO. PLOI-0519, APPROVED JANUARY 31, 2002, AND RECORDED FEBRUARY 1, 2002, UNDER AUDITOR'S FILE NO. 200202010016, AND BEING A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.

PARCEL "B"

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.,

EXCEPT COUNTY ROADS,

AND EXCEPT THE EAST 245 FEET THEREOF.

PARCEL "C"

THAT PORTION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION, THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, 130 FEET;

THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SUBDIVISION, 1240 FEET;

THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION, 130 FEET;

THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION, 1240 FEET TO THE POINT OF BEGINNING.

EXCEPT COUNTY ROAD ALONG THE NORTH LINE THEREOF,

AND ALSO EXCEPT THE FOLLOWING:

THAT PORTION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 (EAST 1/4 CORNER) OF SAID SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.,

THENCE NORTH 84°13'31" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 FOR A DISTANCE OF 2022.72 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4;

THENCE SOUTH 0°32'00" WEST ALONG THE EAST LINE OF SAID WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 FOR A DISTANCE OF 30.00 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY MARGIN OF DIVISION STREET AND BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 0°32'00" WEST ALONG THE EAST LINE FOR A DISTANCE OF 122.50 FEET;

THENCE NORTH 84°27'56" WEST FOR A DISTANCE OF 43.46 FEET; THENCE NORTH 10°48'57" EAST FOR A DISTANCE OF 45.46 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CORNER TO THE SOUTHEAST, HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 74°57'32", AN ARC DISTANCE OF 18.44 FEET, MORE OR LESS, TO A POINT OF TANGENCY ON SAID SOUTH RIGHT OF WAY MARGIN OF DIVISION STREET AT A POINT BEARING NORTH 84°13'31" WEST FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTH 84°13'31" EAST ALONG SAID SOUTH RIGHT OF WAY MARGIN FOR A DISTANCE OF 41.84 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL "D"

THAT PORTION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4, SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION 130 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID SUBDIVISION 165 FEET;

THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SUBDIVISION 1320 FEET;

THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION 165 FEET;

RANGE NORTH PARALLEL TO THE EAST LINE OF SAID SUBDIVISION 1320 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT COUNTY ROAD.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

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

NVMC SECTION 17.64.130. ALL PUD'S SHALL PROVIDE A MINIMUM OF THE GROSS SITE AREA IN OPEN SPACE. GROSS SITE AREA: 37.6 ACRES 16371856 SF REFER TO SHEET 5 FOR OPEN SPACE EXHIBIT. MINIMUM OPEN SPACE REQUIRED: 20% OF GROSS SITE 327571 SF

TYPES OF OPEN SPACE	CODE REQUIREMENTS	OPEN SPACE PROVIDED	OPEN SPACE PROVIDED VS REQ
COMMON OPEN SPACE	25% OF REQUIRED MIN = 81,842 sf	133,000 sf	51,000 sf ABOVE MIN
USABLE OPEN SPACE	15% OF REQUIRED MIN = 49,135	43,470 sf	4,330 sf ABOVE MIN
CONSERVATIONS OPEN SPACE	NO MINIMUM, NO MAXIMUM	216,706 sf	216,706 sf ABOVE MIN
BUFFER OPEN SPACE	2% OF REQUIRED MAX = 6,551 SF	4,484 sf	2,062 sf BELOW MIN
CONSTRAINED OPEN SPACE	2% OF REQUIRED MAX = 6,551 SF		LESS THAN MAX ALLOWED IS PROVIDED
UNUSABLE DETENTION OPEN SPACE	5% OF REQUIRED MAX = 16,371 SF	0	LESS THAN MAX ALLOWED IS PROVIDED
TOTALS		441,681 sf	

OPEN SPACE BY PHASE:

THIS CHART EXCLUDES THE OPEN SPACE CONSERVATION EASEMENT WHICH WILL BE DEDICATED WITH THE FILING OF THE PHASE 1 AND 2 PLAT

PHASE	NUMBER	PERCENT OF TOTAL	COMMON & USABLE AREA	CONSERVATION & BUFFER AREA	% OF TOTAL	CUMM %
1 & 2	64	34%	14,339 sf	221,195 sf	67%	67%
3	7	4%	0 sf	0 sf	0%	67%
4	10	5%	9,084 sf	0 sf	2%	69%
5	26	14%	17,062 sf	0 sf	4%	73%
6	24	13%	54,632 sf	0 sf	12%	85%
7	11	6%	885 sf	0 sf	0%	85%
8	19	10%	24,588 sf	0 sf	6%	91%
9	2	1%	40,821 sf	0 sf	4%	100%
TOTAL	87	100%	226,470 sf	221,195 sf	100%	100%

COMMON OPEN SPACE: A PARCEL OR PARCELS OF LAND WITHIN THE SITE DESIGNATED FOR A PUD WHICH IS DESIGNED AND INTENDED FOR THE USE OR ENJOYMENT OF THE RESIDENTS, OWNERS, OR USERS OF THE DEVELOPMENT. COMMON OPEN SPACE MAY CONTAIN SUCH COMPLEMENTARY STRUCTURES AND IMPROVEMENTS AS ARE NECESSARY AND APPROPRIATE FOR THE BENEFIT AND ENJOYMENT OF THE RESIDENTS, OWNERS, OR USERS OF THE DEVELOPMENT. COMMON OPEN SPACE SHALL NOT INCLUDE CRITICAL AREAS OR THEIR ASSOCIATED BUFFERS AS DEFINED WITHIN CHAPTER NVMC 15.40. EXAMPLES OF COMMON OPEN SPACE INCLUDE LANDSCAPE AREAS AROUND THE PERIMETER OF THE PUD, FORESTED BUFFERS, OR STORAGE AREAS FOR RVs, VEHICLES AND/OR BOATS THAT COMPLY WITH NVMC 17.64.035

USABLE OPEN SPACE: AREAS WHICH HAVE APPROPRIATE TOPOGRAPHY (GENERALLY LESS THAN A 10 PERCENT SLOPE), SOILS, DRAINAGE, AND SIZE TO BE CONSIDERED FOR DEVELOPMENT AS ACTIVE AND PASSIVE RECREATION AREAS FOR ALL RESIDENTS, OWNERS, OR USERS OF THE PUD. FOR A PORTION OF A CRITICAL AREA BUFFER TO BE CONSIDERED USABLE OPEN SPACE THE APPLICANT MUST DEMONSTRATE THAT THE AREA TO BE COUNTED IS ACTUALLY PHYSICALLY USABLE AND THAT USING SAID AREA IS NOT IN VIOLATION OF FEDERAL, STATE, OR CITY REGULATIONS. FOR EXAMPLE A TRAIL LOCATED AT THE EDGE OF A BUFFER WOULD BE CONSIDERED USABLE OPEN SPACE; HOWEVER, ONLY THE SQUARE FOOTAGE OF THE TRAIL ITSELF COULD BE COUNTED, NOT THE ENTIRE BUFFER AREA IN WHICH IT IS LOCATED. OTHER THAN A TRAIL, SYSTEM WITHIN A BUFFER IT IS HIGHLY UNLIKELY THAT ANY OTHER CRITICAL AREA OR THEIR ASSOCIATED BUFFERS WILL BE COUNTED AS USABLE OPEN SPACE. EXAMPLES OF USABLE OPEN SPACE INCLUDE PARKS WITH AMENITIES SUCH AS PLAY STRUCTURES AND BENCHES AND TRAIL SYSTEMS.

DIVISION	LOTS	BUILDING TYPE
DIVISION 1	LOTS 1-6, 21-36, 78-92, 121-124 AND 134	SINGLE FAMILY DETACHED
DIVISION 2	LOTS 43-120	SINGLE FAMILY DETACHED
DIVISION 3	LOTS 125-131	SINGLE FAMILY DETACHED
DIVISION 4	LOTS 20-26, 132-133 AND 135	SINGLE FAMILY DETACHED
DIVISION 5	LOTS 7-19 AND 136-148	SINGLE FAMILY DETACHED
DIVISION 6	LOTS 37-48 AND 61-71	SINGLE FAMILY DETACHED
DIVISION 7	LOTS 50-60	SINGLE FAMILY DETACHED
DIVISION 8	LOT 49 AND 70-187	MULTI FAMILY ATTACHED
DIVISION 9	LOTS 149-164	MULTI FAMILY ATTACHED



7-26-16



NOTES, PROVISION AND REQUIRED COMPLIANCE INFORMATION

NOTES, PROVISIONS AND REQUIRED COMPLIANCE INFORMATION FOR THE FINAL PUD OF WOODSIDE, FORMERLY KNOWN AS CEDAR HEIGHTS PHASE II PUD. LU-07-004 ARE FOUND WITHIN CITY OF MOUNT VERNON RESOLUTION NO. 197, APPROVED NOVEMBER 4, 2004 AND ALSO WITHIN SUBSEQUENT DEVELOPER'S AGREEMENTS AND MINOR MODIFICATIONS FOR WOODSIDE PUD IN CITY OF MOUNT VERNON. RESOLUTION NO. 884 APPROVED JULY 21, 2015 AND RESOLUTION NO. 901 APPROVED DECEMBER 28, 2015 AND ALSO MITIGATION MEASURES PER THE SEPA DETERMINATION ISSUED WITHIN SAID PROJECT FILE LU-07-004.

THE PLANNED UNIT DEVELOPMENT PROJECT (CURRENTLY NAMED WOODSIDE) IS THE SUBDIVISION AND RESIDENTIAL DEVELOPMENT AND USE OF THE PROPERTY WHICH ORIGINALLY CONSISTED OF 197 RESIDENTIAL LOTS BEING CREATED OVER THE APPROXIMATE 37.6 ACRE SITE THROUGH PRELIMINARY PLAT AND PUD APPROVAL IN NOVEMBER OF 2004 WITH CITY RESOLUTION 197. THIS DEVELOPMENT WAS PLANNED TO BE CONSTRUCTED IN NINE (9) DIFFERENT PHASES. THE DEVELOPER, THROUGH APPROVAL OF A MINOR MODIFICATION OF THE PRELIMINARY PLAT, REDUCED THE LOTS FROM THE ORIGINALLY APPROVED 197 TO 187 AND ALSO CHANGED THE PROJECT NAME FROM CEDAR HEIGHTS PUD PHASE II TO WOODSIDE PUD.

1. A HOMEOWNER'S ASSOCIATION (HOA) HAS BEEN CREATED THAT WILL BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACES AND OTHER LANDSCAPING AREAS. SEE DOCUMENTS RECORDED UNDER AUDITORS FILE NUMBERS 201607270024. EACH PURCHASE AND SALE AGREEMENT FOR EACH LOT SOLD SHALL INCLUDE A DISCLOSURE STATEMENT THAT THE HOA WILL BE IN EFFECT AND THE RESPONSIBILITY FOR PARTICIPATING IN THE HOA IS A REQUIREMENT OF PURCHASING THE LAND.
2. CRITICAL AREAS CONDITIONS:
  - A) CRITICAL AREAS, COMPRISED OF WETLAND AND WETLAND BUFFER, SHALL BE DESIGNATED A NATIVE GROWTH PROTECTION EASEMENT (NGPE) AREA. THE NGPE SHALL BE IDENTIFIED ON THE FACE OF THE PLAT PRIOR TO RECORDING THE FINAL PLAT.
  3. COMMON AREAS CONDITIONS:
    - A) FOLLOWING ITS INCORPORATION, THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON AREAS OF THE SUBDIVISION, INCLUDING THE NATIVE GROWTH PROTECTION EASEMENT AREAS.
    - B) UNTIL THE INCORPORATION OF THE HOA, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON AREAS OF THE SUBDIVISION, INCLUDING THE NATIVE GROWTH PROTECTION EASEMENT AREAS.
    - C) ALL TRACTS SHALL BE CONVEYED TO THE WOODSIDE HOMEOWNERS ASSOCIATION AND ARE TO BE MAINTAINED AS DESCRIBED IN THE (HOA) (AND ASSOCIATED C/C AND R/S) REFERENCED IN ABOVE NOTE NO. 1.
    - D) LANDSCAPING EASEMENTS SHALL BE PROVIDED TO THE WOODSIDE HOMEOWNERS ASSOCIATION OVER, UNDER AND ACROSS THE LOTS, AS NECESSARY TO COMPLY WITH THE PUD LANDSCAPING REQUIREMENTS.
    4. NO DRIVEWAYS FOR VEHICULAR ACCESS SHALL BE ALLOWED FROM LOTS 101-104 (INCLUSIVE) ON EAST DIVISION STREET.
    5. ALL TRACTS CREATED AS FORESTED BUFFERS SHALL HAVE LANDSCAPING ALONG WITH A SPLIT RAIL FENCE THAT ABUTS THE RESIDENTIAL LOTS AND THE SCREENING FENCE ON THE OPPOSITE SIDE OF THESE TRACTS FROM THE SPLIT RAIL FENCE SHALL REMAIN IN PERPETUITY. TREES AND SHRUBS WITHIN THESE TRACTS CAN BE TRIMMED AND MAINTAINED, BUT CAN ONLY BE REMOVED WITH PERMISSION OF THE CITY OF MOUNT VERNON. THE CITY WILL AUTHORIZE THE REMOVAL OF TREES AND SHRUBS WITHIN THESE TRACTS ONLY BY A PROFESSIONAL ARBORIST (OR OTHER SIMILAR QUALIFIED PROFESSIONAL) DEMONSTRATES TO THE CITY THAT THE TREES/SHRUBS POSES A DANGER AND/OR ARE DEAD OR DYING. IF THE CITY AUTHORIZES THE REMOVAL OF TREES OR SHRUBS WITHIN THESE TRACTS, NEW TREES/SHRUBS SHALL BE REPLANTED WITHIN A TIMEFRAME AND DENSITY ESTABLISHED BY THE CITY. REPLANTED DECIDUOUS TREES SHALL BE A MINIMUM OF 2 INCH CALIPER, EVERGREEN TREES SHALL BE A MINIMUM OF 7 FEET IN HEIGHT AND SHALL BE FULL AND BUSHY, AND SHRUBS SHALL BE A MINIMUM OF 2-6 GALLON. THE OWNER OF THE LOTS THAT ABUT THESE TRACTS AND THE HOA SHALL NOT DISTURB THE TREES/SHRUBS WITHIN THESE TRACTS. IT IS THE CITY'S DUTY TO MAINTAIN, SUCH AS MINOR WEED REMOVAL. THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID TRACTS, AT ITS OWN DISCRETION TO MONITOR THE CONDITION OF THE BUFFER AREA, HOWEVER, THE CITY IS NOT RESPONSIBLE FOR MAINTENANCE OF THESE TRACTS (SEE FORESTED BUFFER DETAIL ON SHEET 29).

6. LOTS CREATED THROUGH FUTURE PLATS ARE PART OF A PLANNED UNIT DEVELOPMENT (PUD). THE HOMES, OPEN SPACES, LANDSCAPING, AND NATIVE GROWTH PROTECTION AREAS (NGPA) WERE CREATED THROUGH THE PUD PROCESS THAT REQUIRES INNOVATIVE RESIDENTIAL DEVELOPMENT. THROUGH THE PUD PROCESS THE CITY WAS ABLE TO DEViate FROM STANDARD RESIDENTIAL PLAT REQUIREMENTS AND ALLOW A DEVELOPMENT THAT HAS ADDITIONAL SMALLER LOTS, REDUCED SETBACKS, BUFFER TRACT ETC. IN EXCHANGE FOR THE PLAT AMENITIES SUCH AS THE CLUB HOUSE, GAZEBO, TRAILS, LANDSCAPING AND OPEN SPACES. ALL FUTURE PERMITS FOR USES WITHIN THIS PUD ARE REQUIRED TO COMPLY WITH THE PUD REQUIREMENTS. THE CITY'S DESIGN STANDARDS, RESOLUTIONS 197 AND 901 AND OTHER APPLICABLE CHAPTERS OF THE MOUNT VERNON MUNICIPAL CODE.

7. AGREEMENT FOR MAINTENANCE OF STORMWATER POND DURING CONSTRUCTION PHASE: CH CREEK, LLC CERTIFIES THAT, AS THE DEVELOPER AND OWNER OF WOODSIDE PUD (AKA: CEDAR HEIGHTS PUD PHASE 2), WILL PERFORM THE MAINTENANCE ACTIVITIES AS OUTLINED IN MAINTENANCE AGREEMENT DOCUMENT RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 201607270027

8. EACH SUBSEQUENT PLAT THAT IS TO BE RECORDED WITHIN THIS WOODSIDE PUD SHALL HAVE A PLAT NOTE THAT RESTRICTS THE PUD RESIDENTS TO THOSE THAT ARE 55 YEARS OF AGE OR OLDER, CONSISTENT WITH THE DEVELOPMENT AGREEMENT FOR THE PLAT EXTENSION.

9. THE HOMES CONSTRUCTED WITHIN THE WOODSIDE PUD DEVELOPMENT ARE SUBJECT TO THE CITY OF MOUNT VERNON'S DESIGN REVIEW STANDARDS WHICH ARE CODIFIED WITHIN MOUNT VERNON MUNICIPAL CODE CHAPTER 17.10. THESE DESIGN REVIEW STANDARDS REQUIRE A NUMBER OF AMENITIES TO BE INCLUDED AS A PART OF THE LOTS CREATED WITHIN THIS PLAT AND THAT THE HOMES THAT ARE CONSTRUCTED ALSO INSTALL AMENITIES THAT WOULD OTHERWISE NOT BE REQUIRED. THE APPROVED HOME DESIGNS INCLUDED IN THIS FINAL WOODSIDE PUD CONSTITUTE AN INNOVATIVE RESIDENTIAL DEVELOPMENT AND MUST BE CONSTRUCTED SUBSTANTIALLY THE SAME AS SHOWN HEREIN. MODIFICATION TO THE ARCHITECTURAL DESIGN SHALL ONLY REFLECT MINOR ADJUSTMENTS IN BUILDING DESIGN TO ACCOMMODATE SITE CONDITIONS, MINOR ADJUSTMENTS IN FLOOR PLANS AND/OR SIMILAR CIRCUMSTANCES. CHANGES SHALL NOT ALTER THE ARCHITECTURAL CHARACTER OR DETAILS OF THE DESIGN AS APPROVED ON THIS FINAL PUD. SALES AGREEMENTS AND TITLES FOR LAND AND RESIDENCES SOLD IN INNOVATIVE DEVELOPMENTS SHALL NOTE THIS RESTRICTION. WHILE THE CITY'S DESIGN REVIEW STANDARDS REQUIRE ADDITIONAL AMENITIES, THEY ALSO ALLOW REDUCED SETBACKS AS FOLLOWS:

A) FRONT YARD: NOT LESS THAN 10 FEET FROM THE PROPERTY LINE ACCESS EASEMENTS OR BACK OF SIDEWALK, NO INTRUSIONS INTO THE 10 FOOT SETBACK FROM STRUCTURES, SUCH AS, STAIRS, ROOF OVERSHAW, PORCHES, BAY WINDOWS ETC. WILL BE ALLOWED. THE FRONT OF PRIVATE GARAGES SHALL MAINTAIN AT LEAST 20 FEET FROM THE BACK OF SIDEWALK, PROPERTY LINE OR ACCESS EASEMENT.

B) REAR YARD: NOT LESS THAN 10 FEET. DRAINAGE EASEMENT NOTE: NO ADDITIONAL IMPROVEMENTS OTHER THAN LANDSCAPING MAY BE BUILT WITHIN THE DRAINAGE EASEMENT AREA. INCLUDING, BUT NOT LIMITED TO: SHEDS, STRUCTURES, PATIOS, PAVERS, ETC.

C) SIDE YARD: THE SIDE YARD SETBACK SHALL BE A MINIMUM OF 5 FEET.

I. ALLOWING HOWEVER THAT THE EAVES OF A DWELLING OR ACCESSORY STRUCTURE MAY PROJECT 18 INCHES FROM THE LINE OF THE SETBACK TOWARD A SIDE OR REAR PROPERTY LINE.

II: TO PROTECT PRIVACY WINDOWS FACING THE SIDE YARD SHALL BE OFF-SET FROM THE ADJACENT RESIDENCE, OR THE INSTALLATION OF FENCES AND/OR SCREENING HEDGES WILL BE REQUIRED.

III: REFER TO HOUSE ELEVATIONS SHOWN ON SHEETS 10 TO 14

D) MAXIMUM LOT COVERAGE FOR SINGLE FAMILY DETACHED LOTS IS 50 PERCENT OF THE LOT AREA OR 2500 SQUARE FEET, WHICHEVER IS THE LESSER.

10) MULTIFAMILY DEVELOPMENT:

A) FRONT YARD SETBACKS, NOT LESS THAN 10 FEET FROM PROPERTY LINES

B) SIDE YARD AND REAR YARD SETBACKS: WHEN ADJACENT TO SINGLE FAMILY RESIDENTIAL ZONES, THE MINIMUM BUILDING SETBACK TO THE COMMON PROPERTY LINE SHALL BE 20 FEET. OTHERWISE THE MINIMUM SETBACK MAY BE REDUCED TO 10 FEET FOR SINGLE-STORY BUILDINGS AND 15 FEET FOR MULTI-STORY BUILDINGS

C) REFER TO MULTIFAMILY ELEVATIONS SHOWN ON SHEET 15

II. BUILDING DESIGN STANDARDS

FRONT ELEVATIONS: A MAX OF HOUSE ELEVATION DESIGNS ARE REQUIRED; NO FRONT ELEVATION CAN BE THE SAME OR SUBSTANTIALLY SIMILAR TO) WITHIN 5 HOUSES FACING THE SAME SIDE OF THE FRONTING STREET. WITH EACH BUILDING PERMIT APPLICATION, THE APPLICANT WILL INCLUDE A PERMIT EXHIBIT VARIATION THAT SHOWS THE ELEVATIONS THAT HAVE BEEN APPROVED FOR THE TWO LOTS ON EACH SIDE (TOTAL OF FOUR LOTS) OF THE HOUSE SEEKING PERMIT. A TOTAL OF 5 HOUSES SHALL BE SHOWN.

FRONT SETBACK VARIATION: TO VARY THE STREETSCAPE, THE FACE OF EACH HOME CLOSEST TO THE FRONT YARD SETBACK LINE SHALL HAVE A 4 FOOT MINIMUM FRONT SETBACK MODULATION.

THE PERMIT EXHIBIT MAP FOR ELEVATIONS MAY ALSO BE USED TO SHOW THIS FRONT SETBACK MODULATION FOR EACH ADJACENT HOME TO THE HOUSE SEEKING PERMITTING.

12. MINOR MODIFICATIONS TO THIS FINAL PUD MAY BE REQUESTED BY THE APPLICANT THROUGH A PROCESS II DECISION ONLY WHEN THE REQUESTED MODIFICATION COMPLIES WITH THE CRITERIA FOR SUCH MODIFICATIONS FOUND IN MVMC 17.64.180.

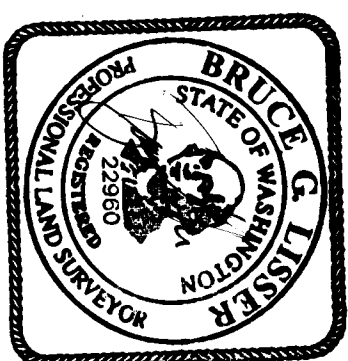
13. THIS FINAL PUD FOR WOODSIDE DOES NOT CREATE LOTS BUT IS THE ZONING REFERENCE FOR FUTURE SUBDIVISIONS COVERED BY THIS ZONING OVERLAY. ALL FUTURE SUBDIVISIONS WILL BE HELD TO THE STANDARDS AND PROVISIONS FOUND HEREIN.

14. SEE CITY OF MOUNT VERNON RESOLUTION 197 FOR ADDITIONAL CONDITIONS WITH RESPECT TO THE MINIMUM REQUIREMENTS FOR EACH FUTURE DEVELOPMENT PHASE.

15. THIS FINAL WOODSIDE PUD AFFECTS THOSE CERTAIN PARCELS IDENTIFIED BY SKAGIT COUNTY ASSESSOR'S PARCEL NUMBERS 108235, P-21571 AND P-21502.

16. THE RESIDENCES SHOWN HEREON CONSTITUTE AN INNOVATIVE RESIDENTIAL DEVELOPMENT AND MUST BE CONSTRUCTED AS SHOWN ON THIS PLANNED UNIT DEVELOPMENT PLAN. BUILDING PERMITS MAY BE ISSUED ONLY FOR STRUCTURE TYPES AND PLACEMENTS AS SHOWN ON THIS PLANNED UNIT DEVELOPMENT PLAN. SALES AGREEMENTS AND TITLES FOR LAND AND RESIDENCES SOLD IN INNOVATIVE RESIDENTIAL DEVELOPMENTS SHALL NOTE THIS RESTRICTION.

17. PROPERTIES ADJACENT TO THIS FINAL PUD MAY BE UTILIZED FOR AMENITIES THAT CAN BE ATTRIBUTED TO THE DEVELOPED PROJECT, BUT MUST HAVE APPROPRIATE CONVEYANCES (EASEMENTS) TO THE HOMEOWNERS ASSOCIATION THAT WILL ACCOMMODATE THE AMENITY.



7-26-16

SHEET 3 OF 32

DATE: 7/25/16

FINAL WOODSIDE PUD LU-07-004

IN A PORTION OF THE  
SOUTHEAST 1/4 OF  
SECTION 22, T. 34 N., R. 4 E., M.M.  
MOUNT VERNON, WASHINGTON  
FOR: CH CREEK, LLC

FB:	PG:	LISGER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSIGNED	SAFETYING & LAND-USE CONSULTATION	MOUNT VERNON, WA 98275	360-414-1442 04-03216 F PUD

Skagit County Auditor \$314.00  
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• EXACT STREET LIGHT LOCATION TO BE INSTALLED AS REQUIRED BY PSE DESIGN AND CITY APPROVAL

• FINAL STREET SIGNAGE LOCATION TO BE INSTALLED AS REQUIRED BY CITY AND FIRE DEPARTMENT APPROVAL

• MAILBOX LOCATIONS TO BE LOCATED AS REQUIRED AND APPROVED BY THE POSTMASTER BASED ON FINAL LOT LAYOUT

SHEET 4 OF 32

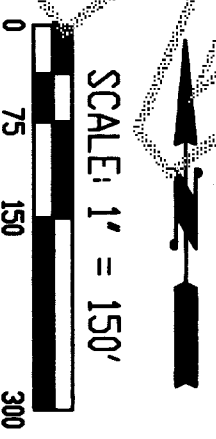
**WOODSIDE PUD**

DATE: 07/26/2016  
LU-07-009

LANDED GENTRY

**HOMES AND COMMUNITIES**  
Old City Hall Building, 504 Fairhaven Avenue, Burlington, WA 98233 (360) 755-9021

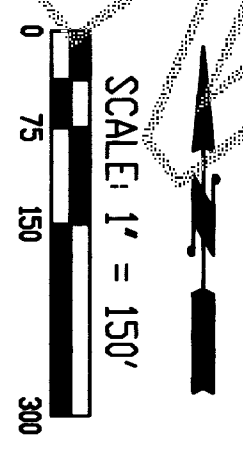
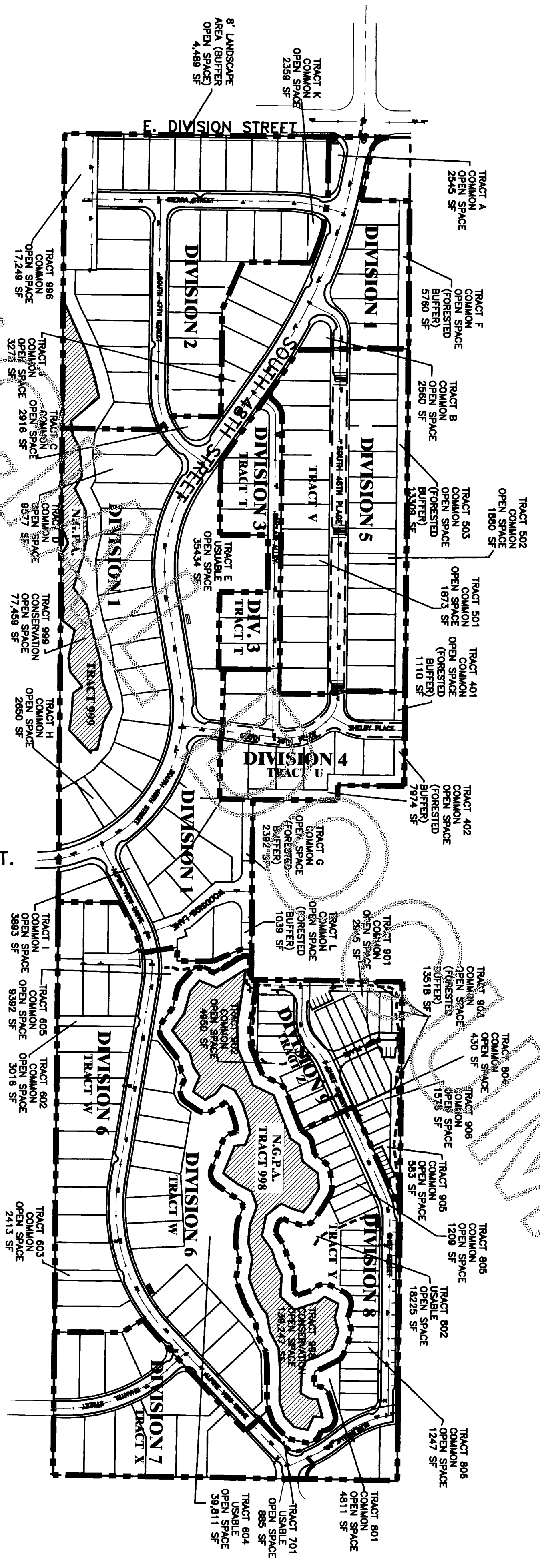
# FINAL P.U.D. PLAN - OVERALL PLAN VIEW

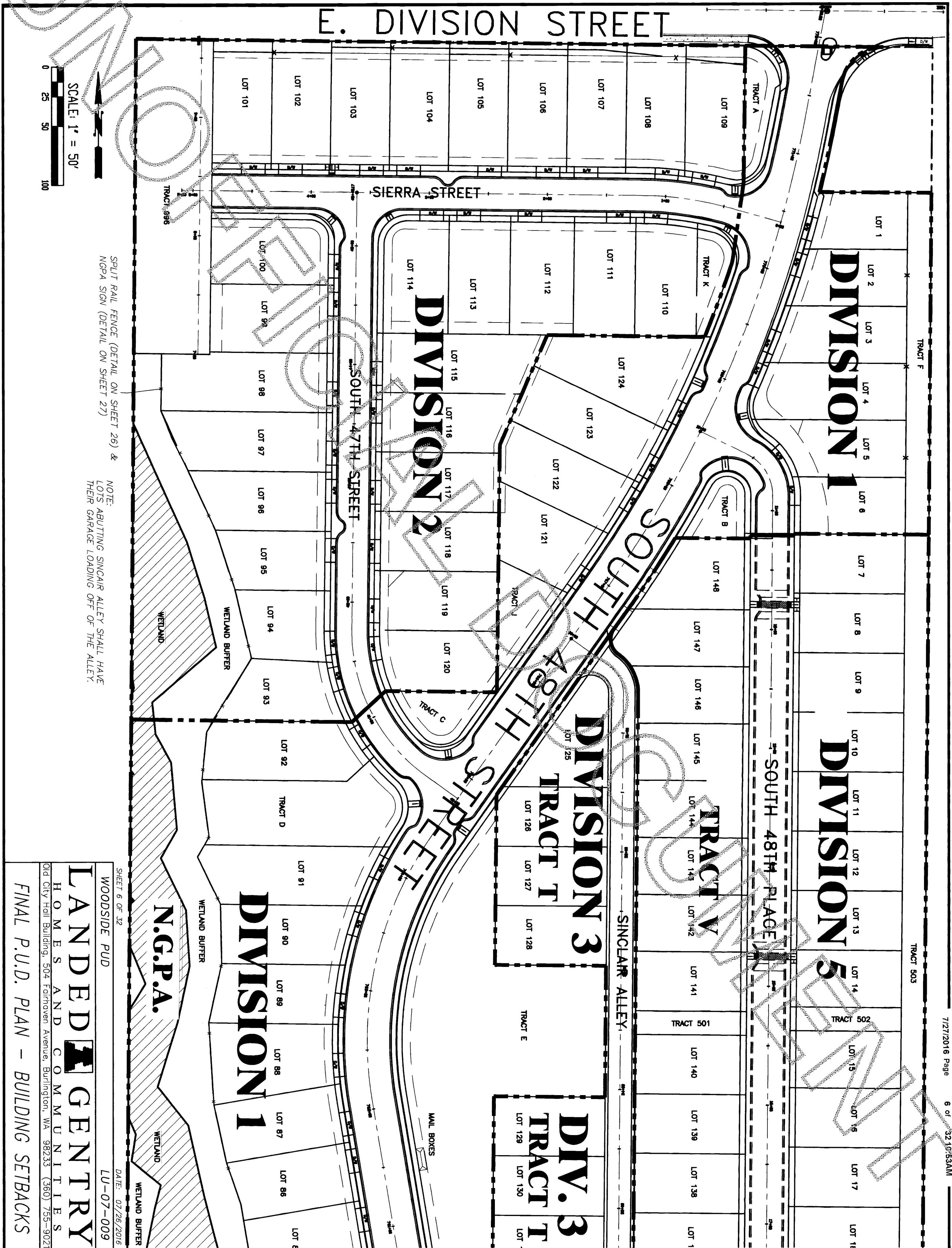


SCALE: 1" = 150'



FOR ALL FORESTED BUFFER REFER TO  
"20-FOOT FORESTED BUFFER" DETAIL SHEET 29





SPLIT RAIL FENCE (DETAIL ON SHEET 26) &  
NO PA SIGN (DETAIL ON SHEET 27)

NOTE:  
LOTS ABUTTING SINGAIR ALLEY SHALL HAVE  
THEIR GARAGE LOADING OFF OF THE ALLEY.

SHEET 6 OF 32

WOODSIDE PUD

DATE: 07/26/2016  
LU-07-009

**LANDED GENTRY**  
HOMES AND COMMUNITIES

Old City Hall Building, 504 Fairhaven Avenue, Burlington, WA 98233 (360) 755-9021

FINAL P.U.D. PLAN - BUILDING SETBACKS





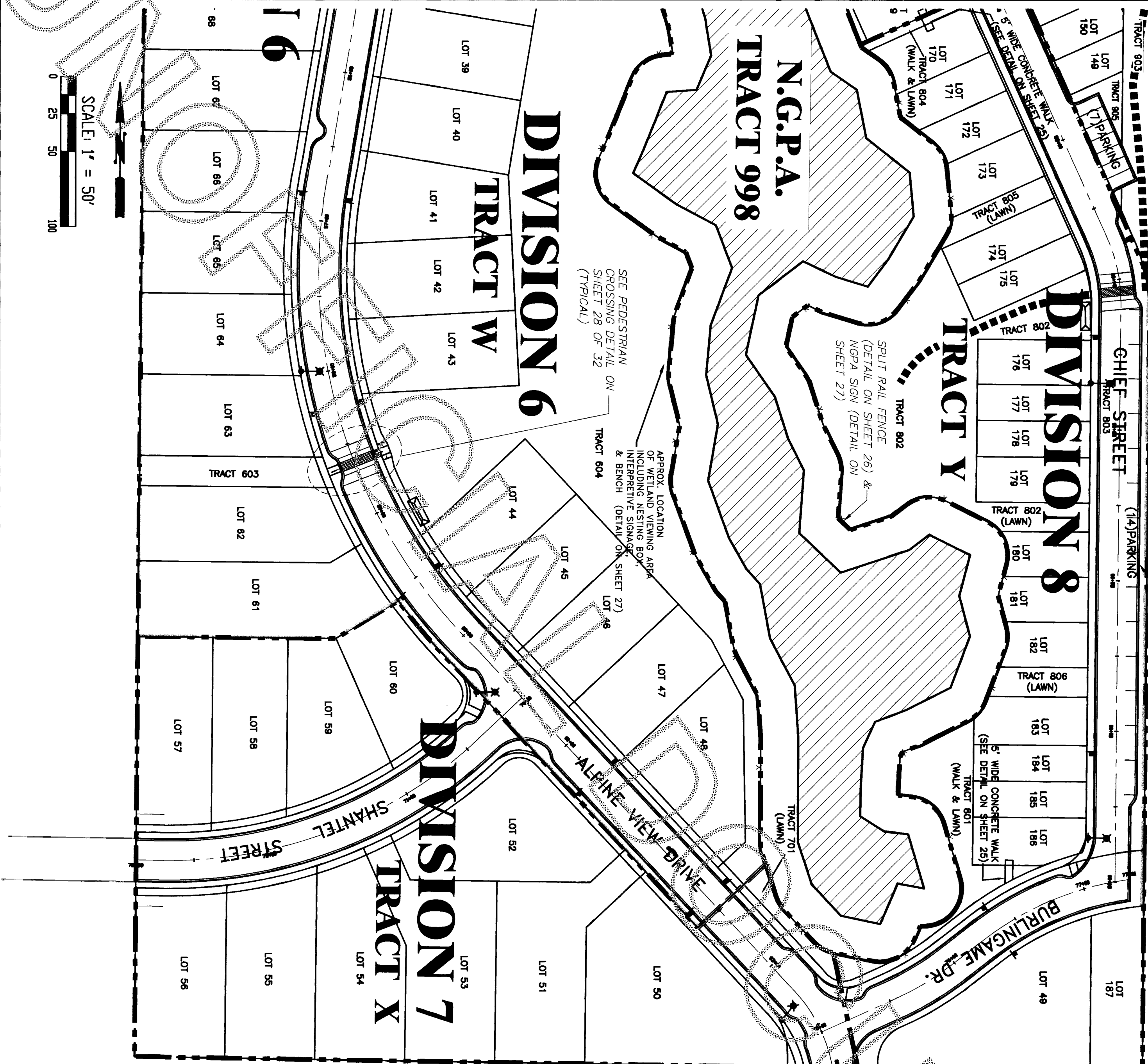


201607270024

Shagit County Auditor 8 of 32  
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\$314.00  
7/27/2016 10:52AM

WHERE CHIEF ST ABUTS NEIGHBORING PROPERTY  
INSTALL 6'-FOOT CEDAR FENCE PER 6' ESTATE FENCE  
DETAIL ON SHEET 26

INSTALL SIGNAGE STATING PARKING IS OF A LIMITED DURATION  
AS NOTED PER RESOLUTION 797 ITEM 3.04



SHEET 8 OF 32  
WOODSIDE PUD  
DATE: 07/26/2016  
LU-07-009

LANDED GENTRY  
HOMES AND COMMUNITIES  
Old City Hall Building, 504 Fairhaven Avenue, Burlington, WA 98233 (360) 755-9021  
FINAL P.U.D. PLAN - BUILDING SETBACKS

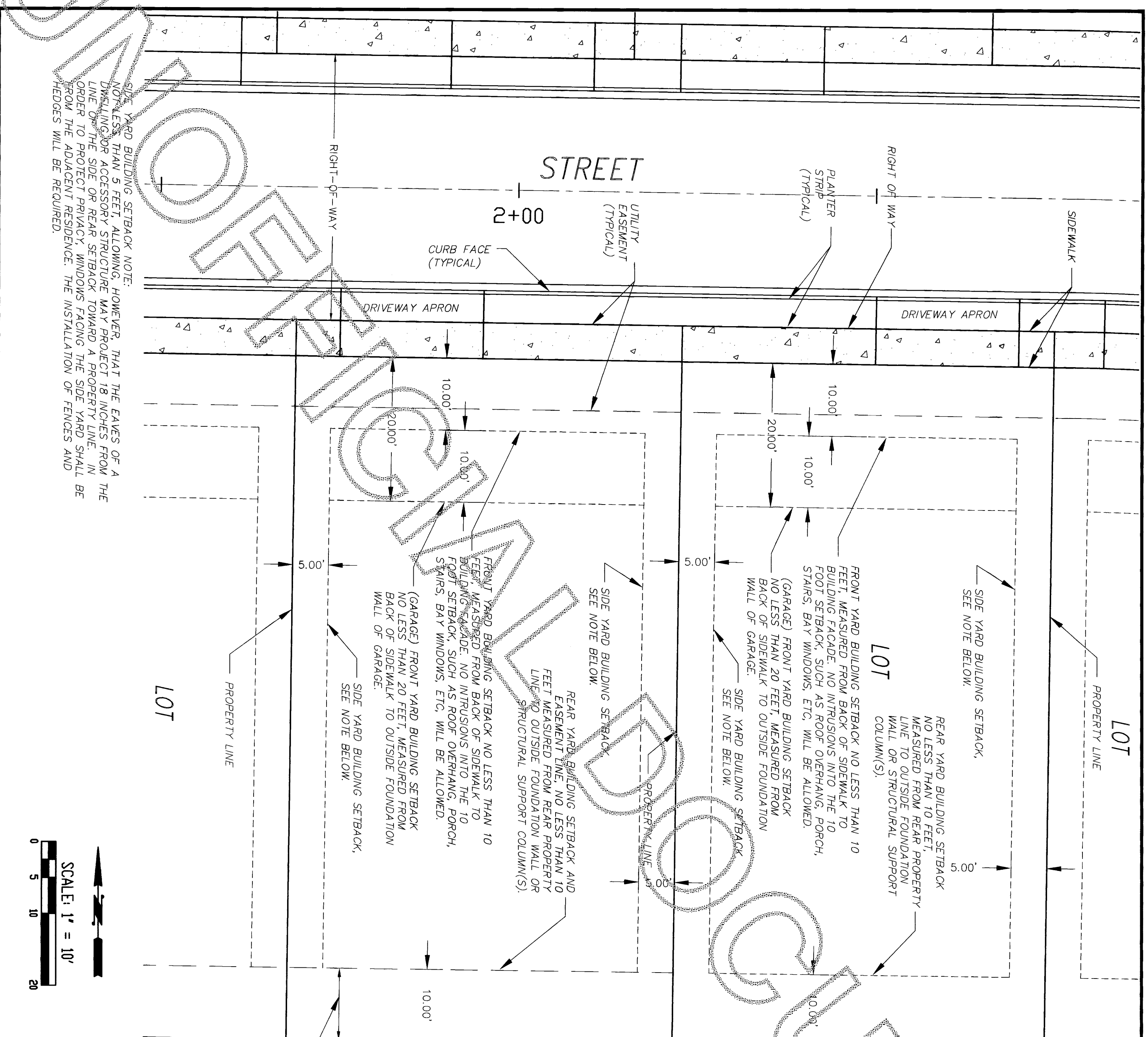


EXHIBIT FOR TYPICAL  
BUILDING SETBACKS FOR  
SINGLE FAMILY

MULTIFAMILY BUILDING SETBACK NOTES:

FOR MULTIFAMILY BUILDING SETBACKS, SEE NOTE 10 ON SHEET 3 OF 32.

10' WIDE PRIVATE DRAINAGE EASEMENT. DRAINAGE EASEMENT NOTE: NO ADDITIONAL REAR YARD IMPROVEMENTS OTHER THAN LANDSCAPING WILL BUILT WITHIN THE DRAINAGE EASEMENT AREA; INCLUDING, BUT NOT LIMITED TO: SHEDS, STRUCTURES, PATIOS, PAVERS, ETC.



SHEET 9 OF 32

WOODSIDE PUD

DATE: 07/26/2016

LU-07-009

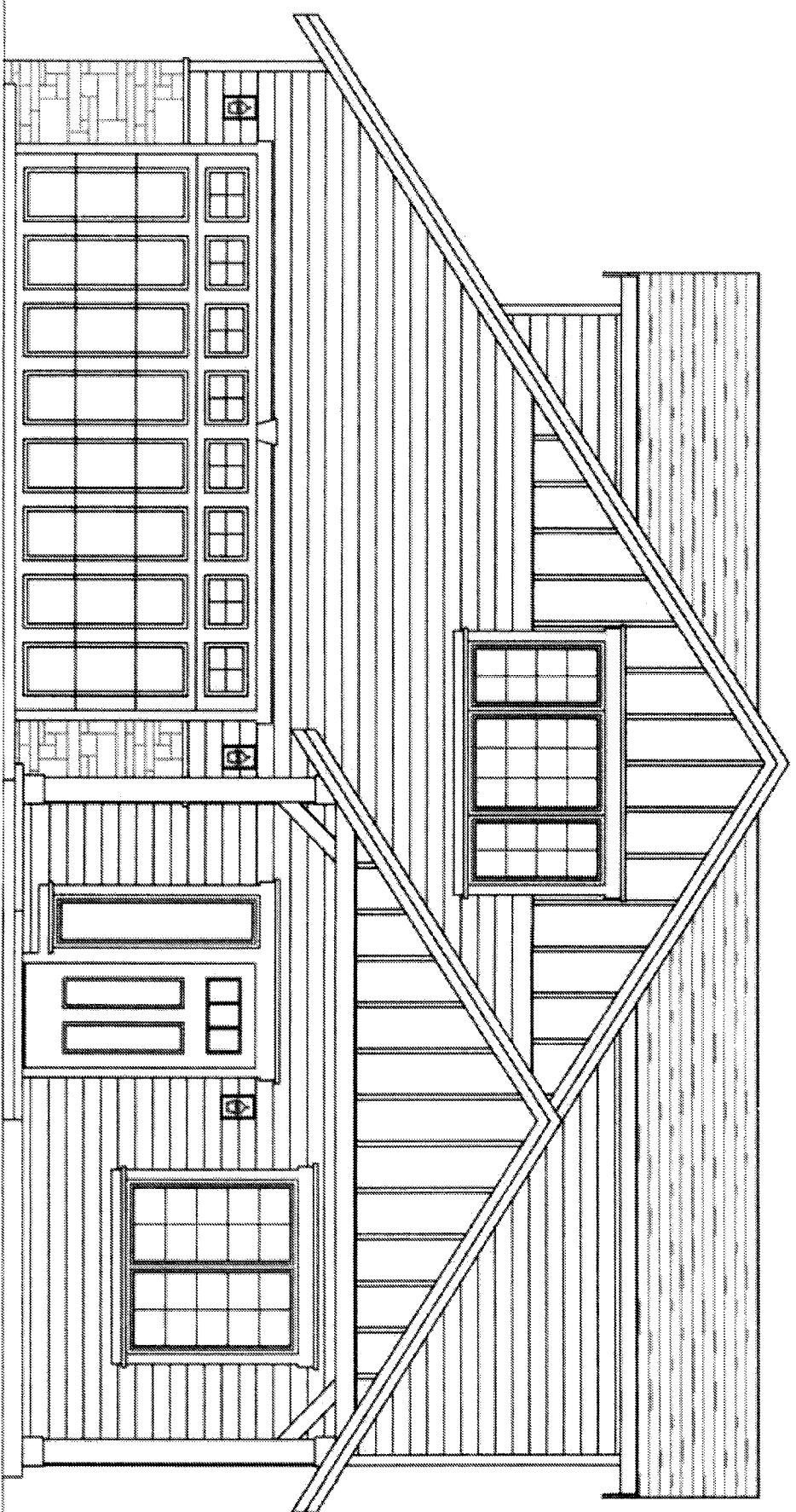
WOODSIDE PUD

DATE: 07/26/2016  
LU-07-009

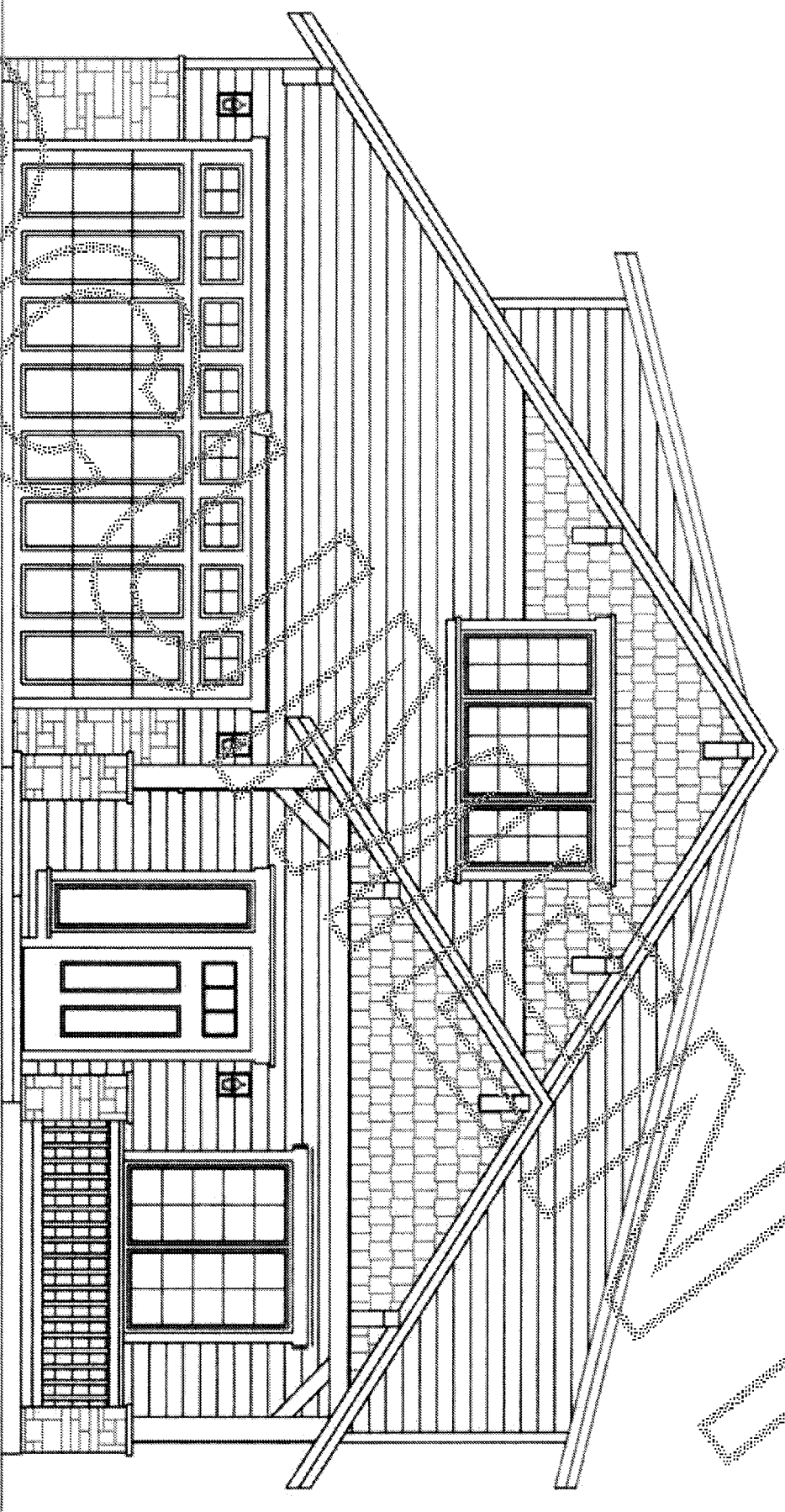
LANDED GENTRY

**HOMES AND COMMUNITIES**  
Old City Hall Building, 504 Fairhaven Avenue, Burlington, WA 98233 (360) 755-9021

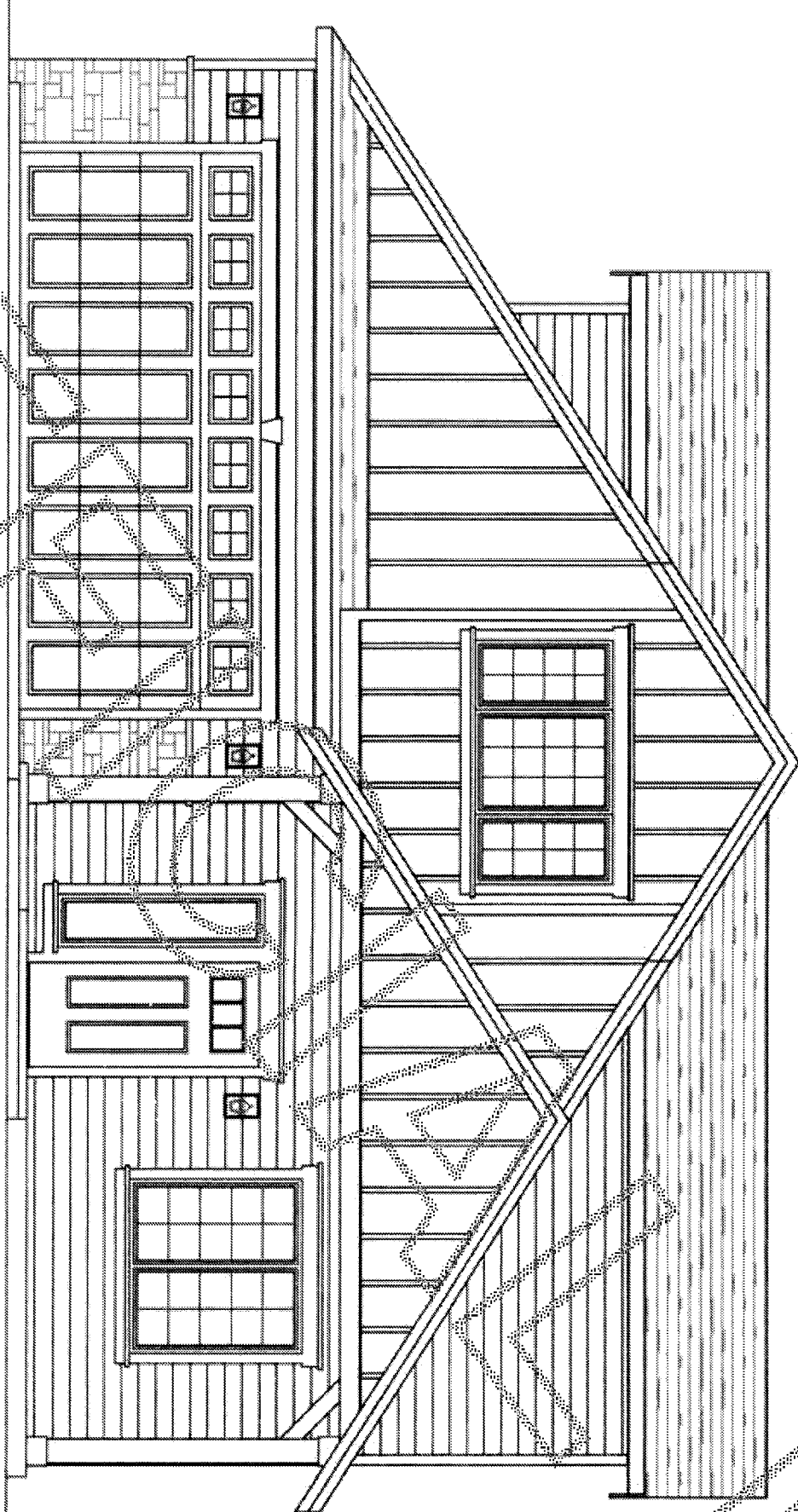
FINAL P.U.D. PLAN - TYP. SETBACK EXHIBIT



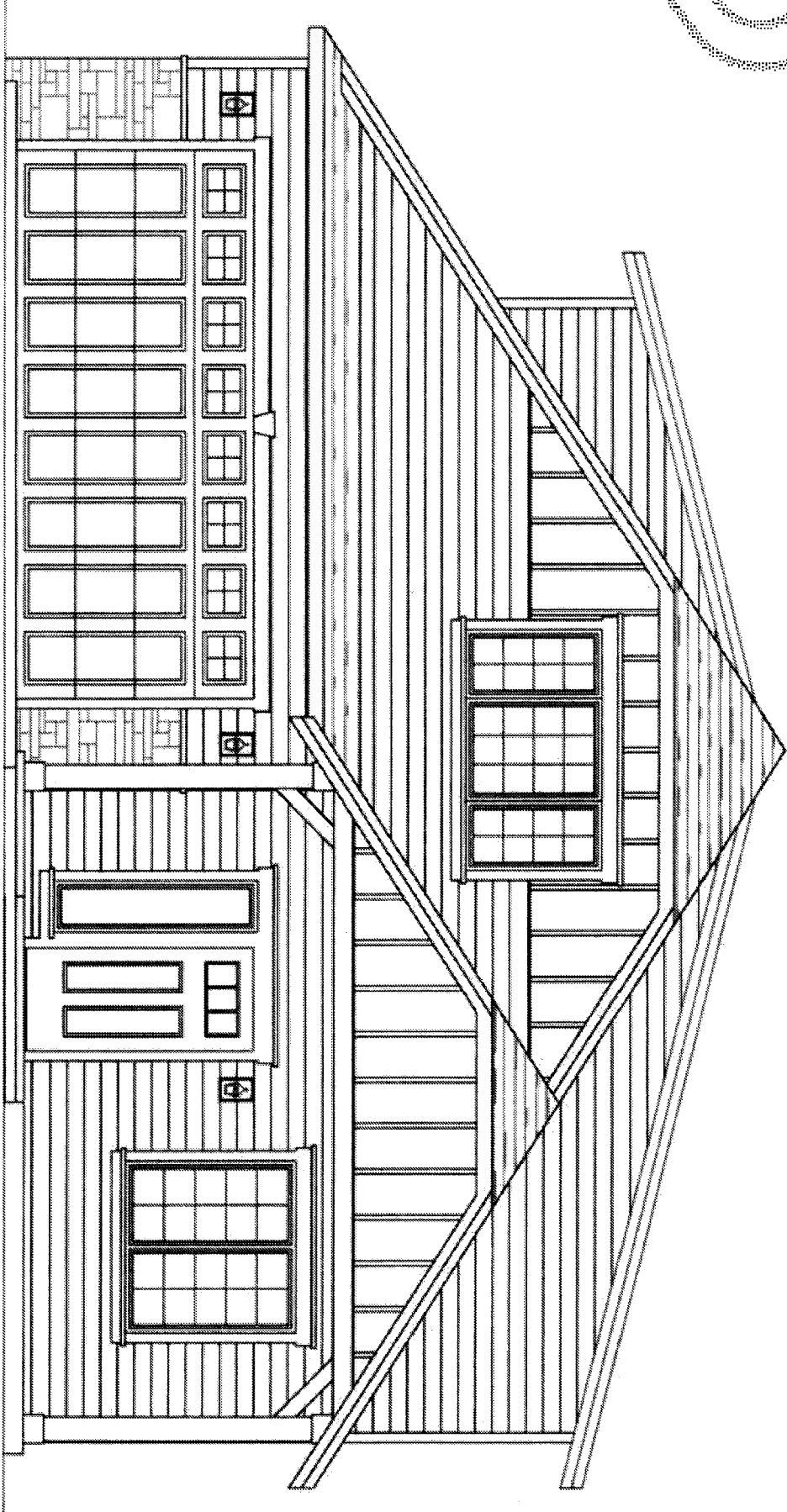
GARDEN MODEL - ELEVATION C1  
TYPICAL FRONT ELEVATION



GARDEN MODEL - ELEVATION C2  
TYPICAL FRONT ELEVATION

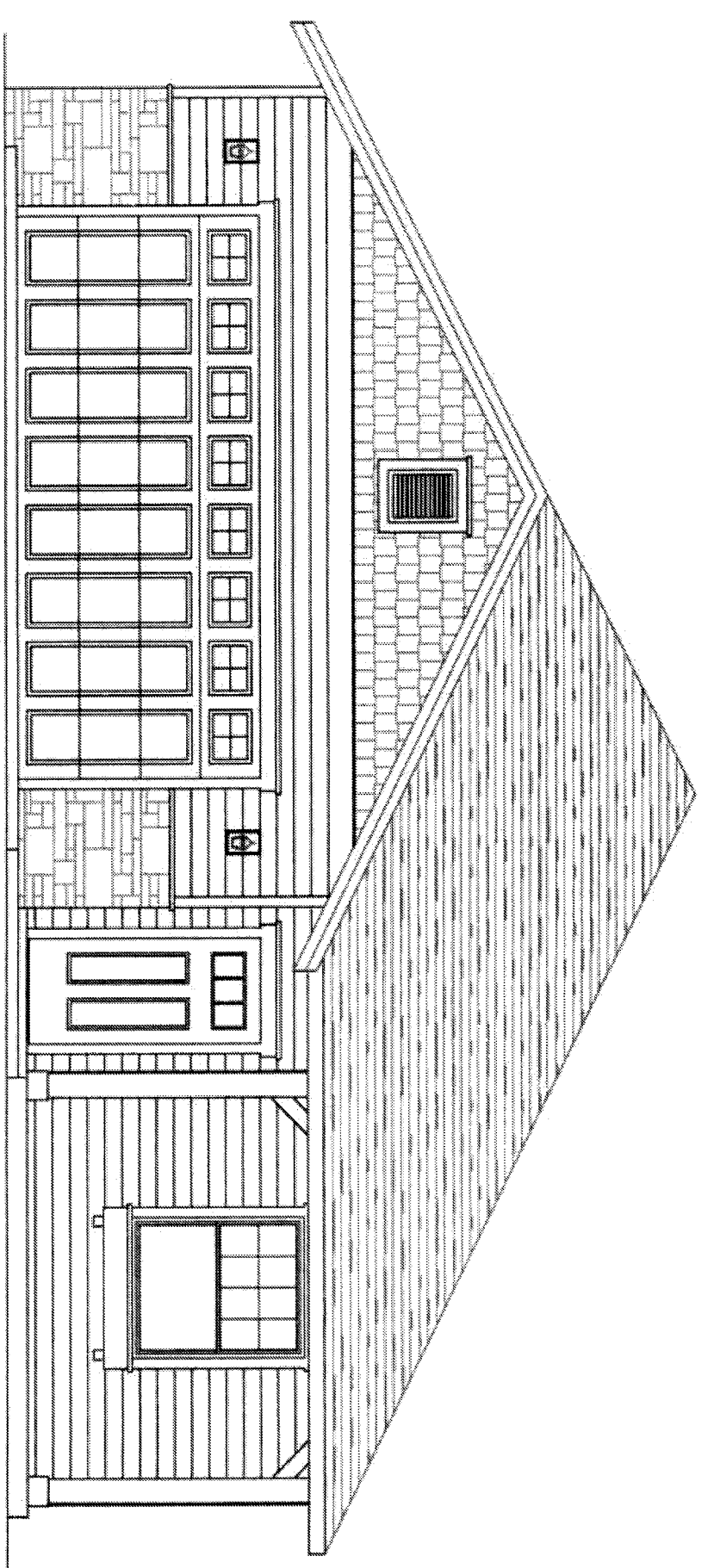


GARDEN MODEL - ELEVATION C3  
TYPICAL FRONT ELEVATION

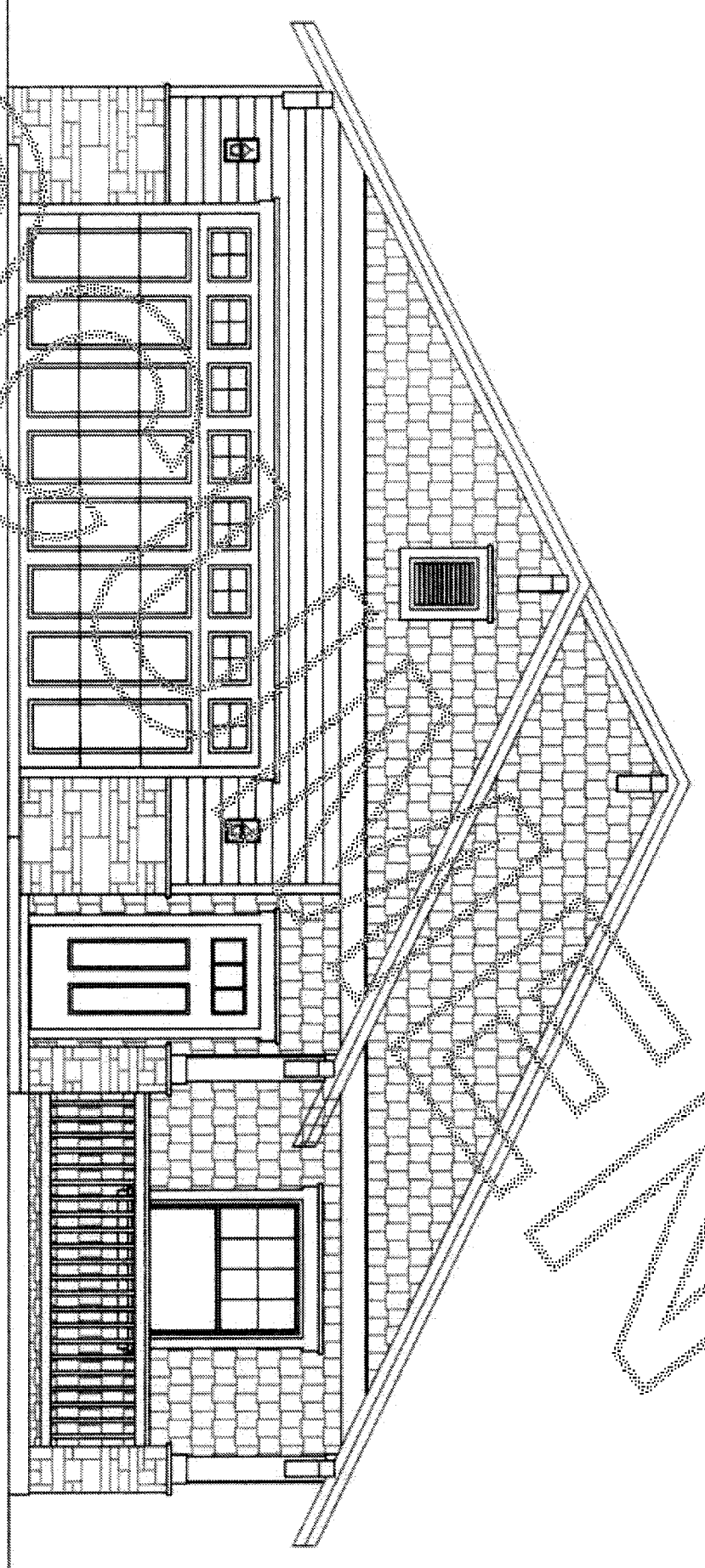


GARDEN MODEL - ELEVATION C4  
TYPICAL FRONT ELEVATION

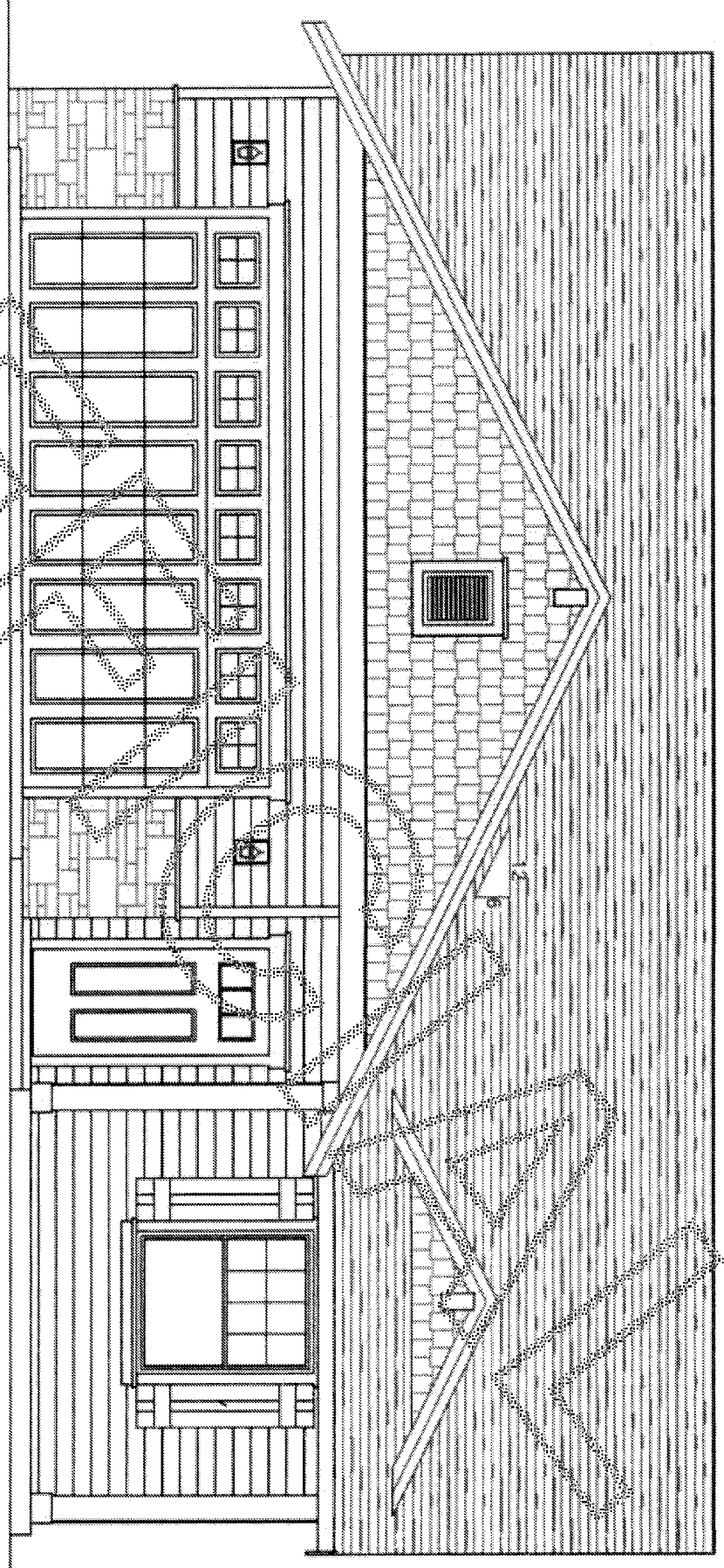




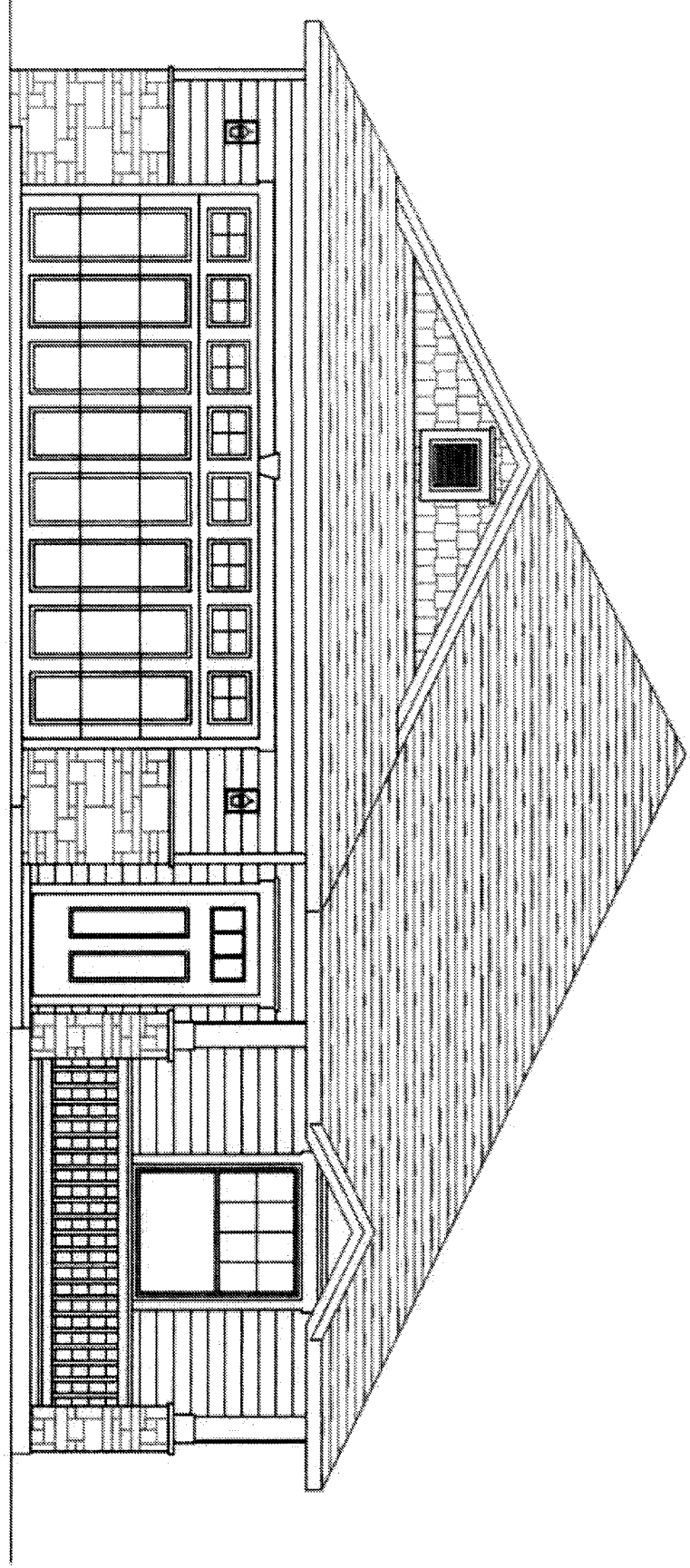
HARBOR MODEL - ELEVATION C1  
TYPICAL FRONT ELEVATION  
1/2" = 1'-0"



HARBOR MODEL - ELEVATION C2  
TYPICAL FRONT ELEVATION  
1/2" = 1'-0"



HARBOR MODEL - ELEVATION C3  
TYPICAL FRONT ELEVATION  
1/2" = 1'-0"



HARBOR MODEL - ELEVATION C4  
TYPICAL FRONT ELEVATION  
1/2" = 1'-0"

SHEET 11 OF 32

WOODSIDE PUD, DIVISIONS 1 & 2

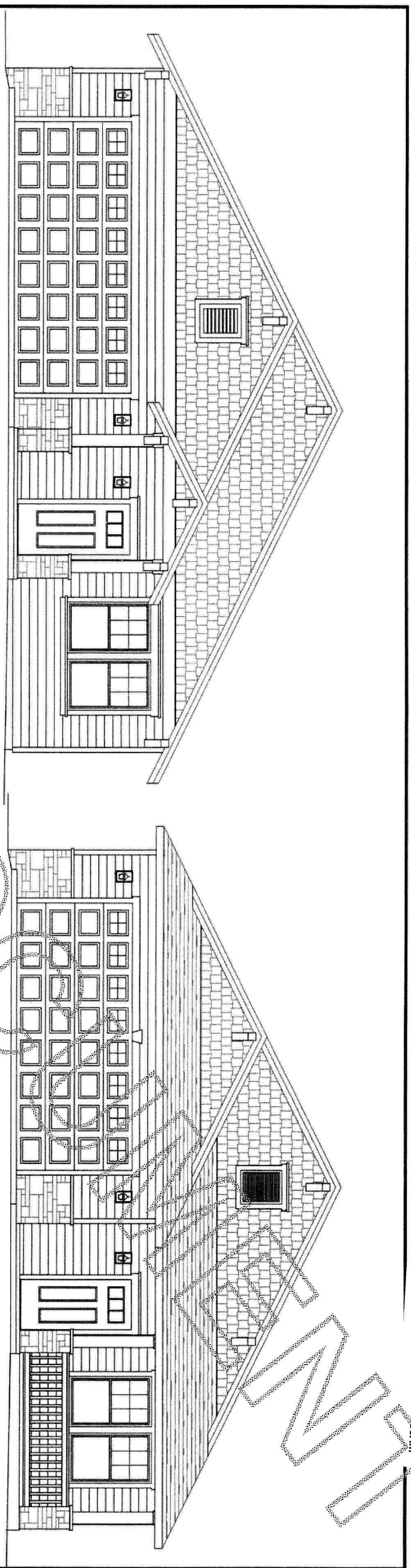
DATE: 07/09/2016  
LU-07-009

LANDED GENTRY  
HOMES AND COMMUNITIES

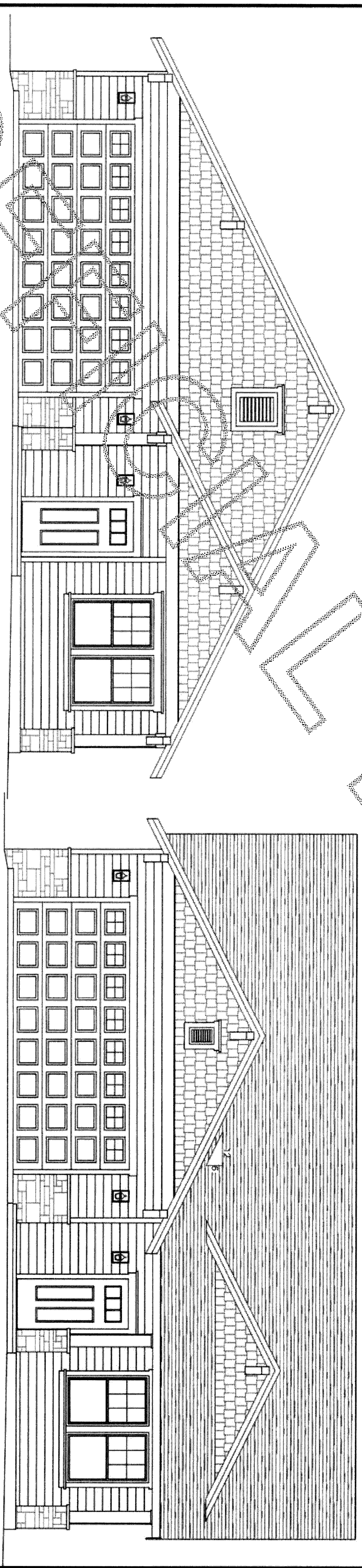
Old City Hall Building, 504 Forthoven Avenue, Burlington, WA 98233 (360) 755-9021

TYPICAL MODEL ELEVATIONS FOR WOODSIDE 1 & 2

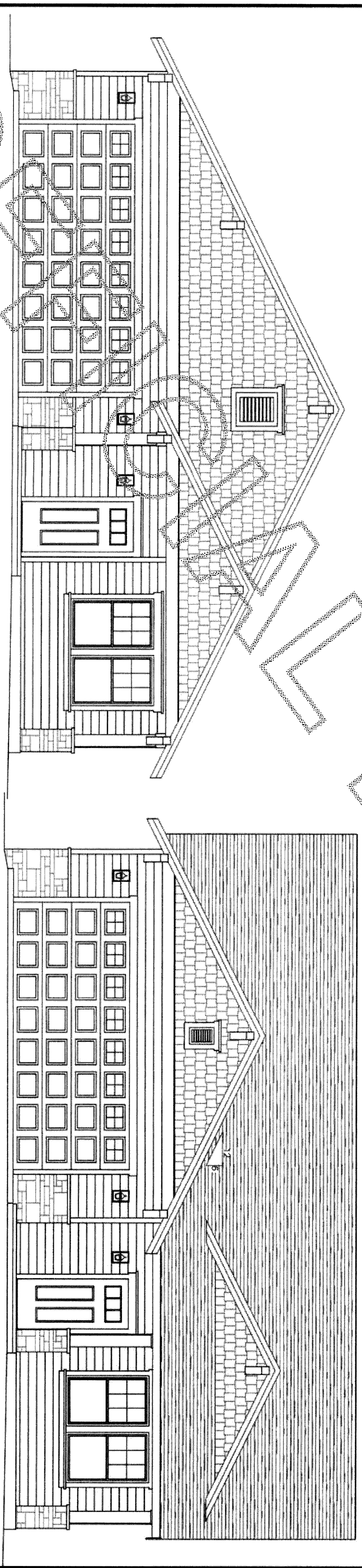




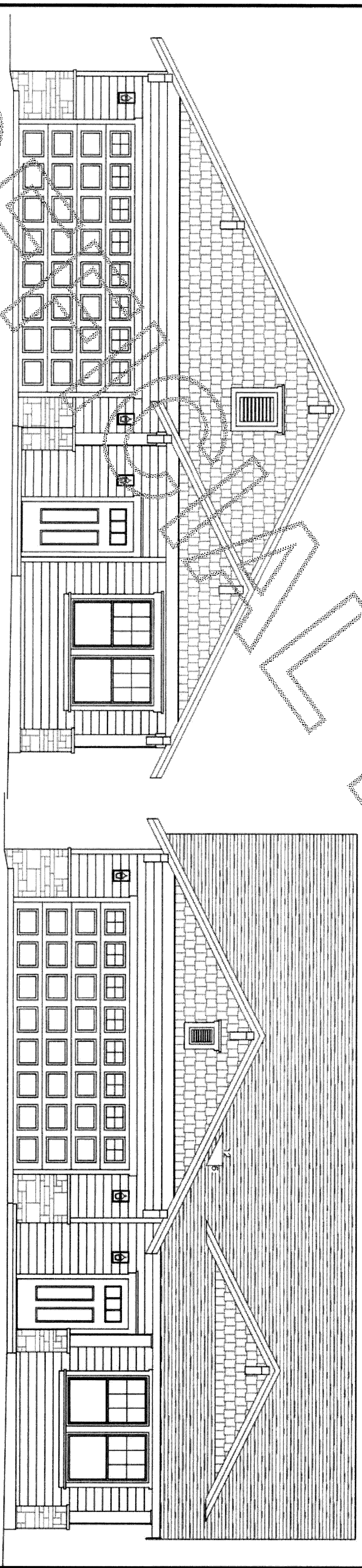
LAUREL - ELEVATION C1  
TYPICAL FRONT ELEVATION  
1/8" = 1'-0"



LAUREL MODEL - ELEVATION C2  
TYPICAL FRONT ELEVATION  
1/8" = 1'-0"



LAUREL MODEL - ELEVATION C3  
TYPICAL FRONT ELEVATION  
1/8" = 1'-0"



LAUREL MODEL - ELEVATION C4  
TYPICAL FRONT ELEVATION  
1/8" = 1'-0"

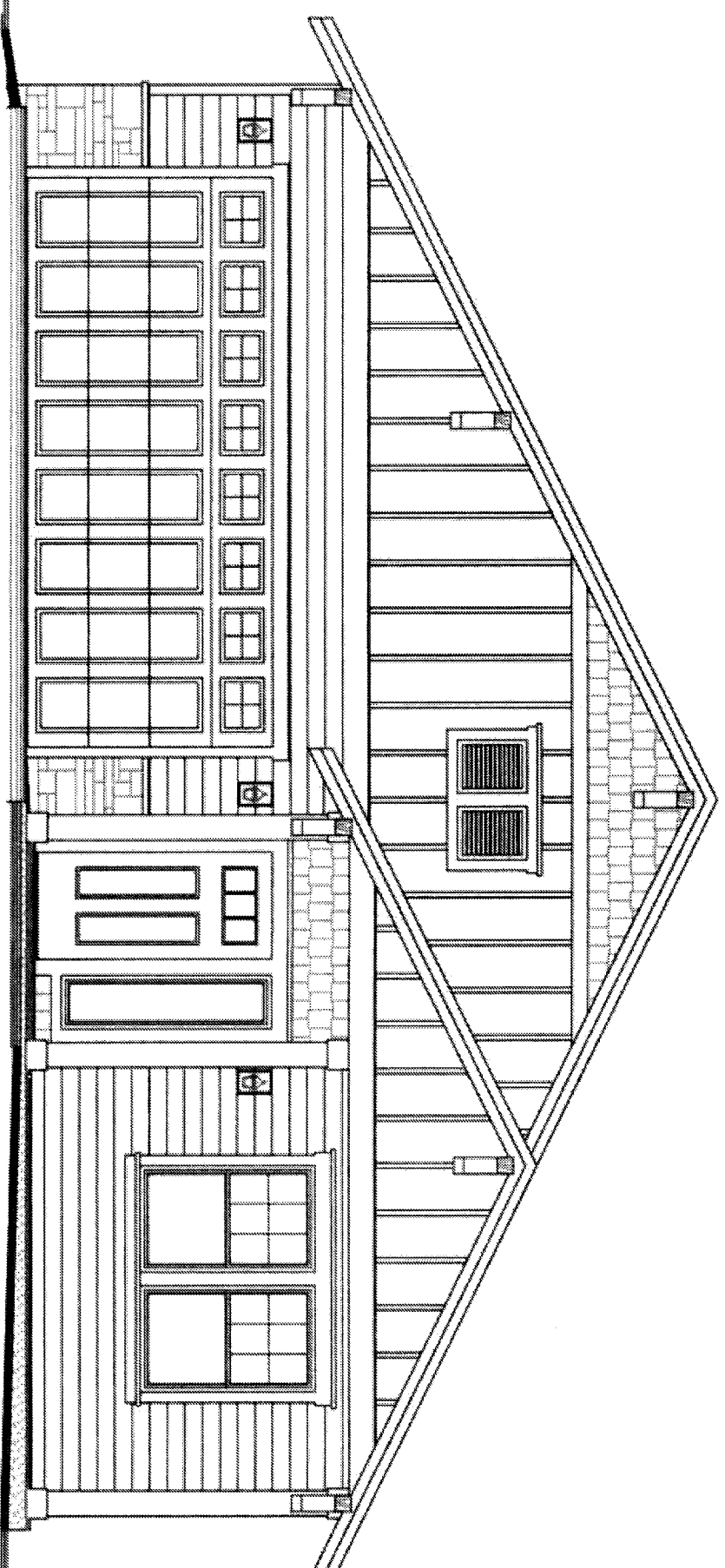
SHEET 12 OF 32  
WOODSIDE PUD, DIVISIONS 1 & 2  
DATE: 07/06/2016  
LU-07-009

**LANDED GENTRY**  
HOMES AND COMMUNITIES

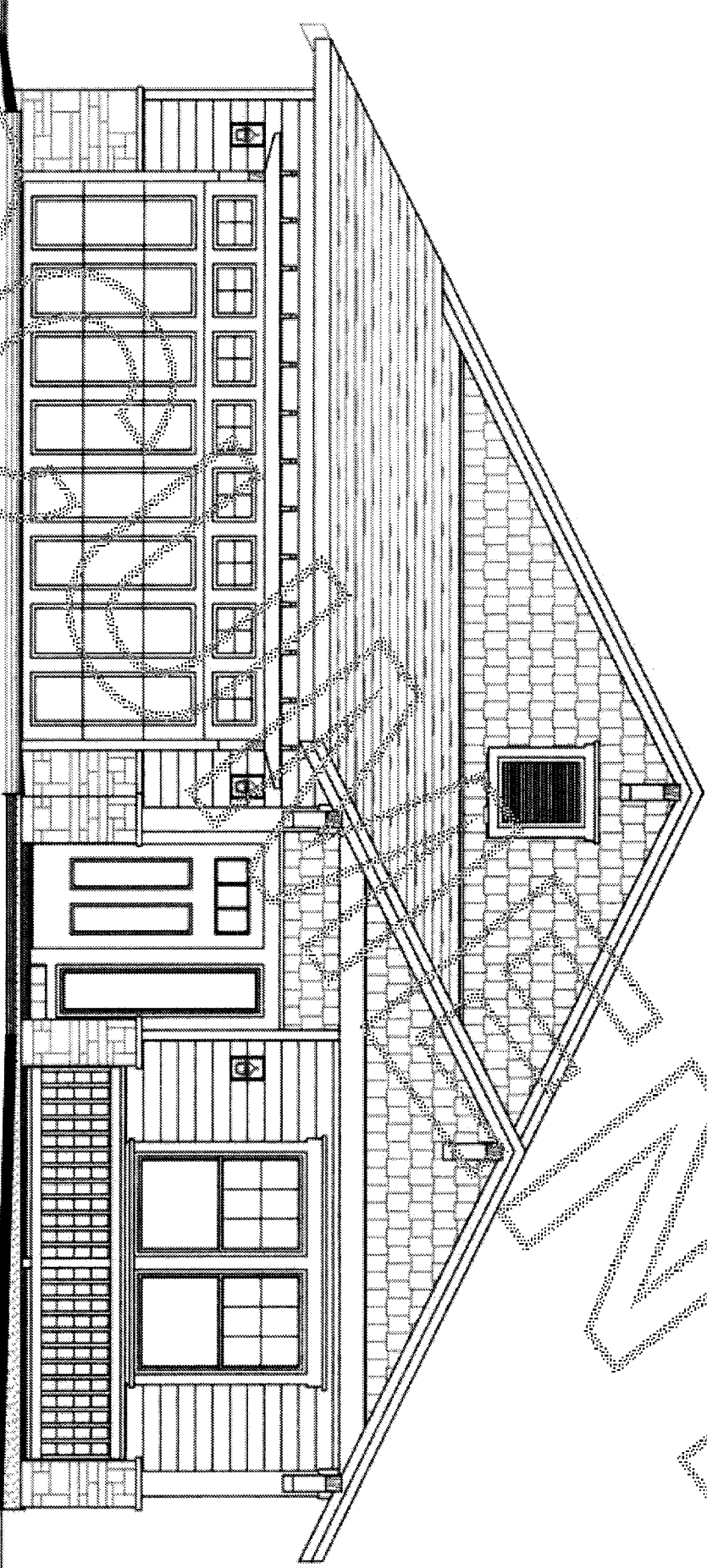
Old City Hall Building, 504 Fairhaven Avenue, Burlington, WA 98233 (360) 755-9021

TYPICAL MODEL ELEVATIONS FOR WOODSIDE 1 & 2

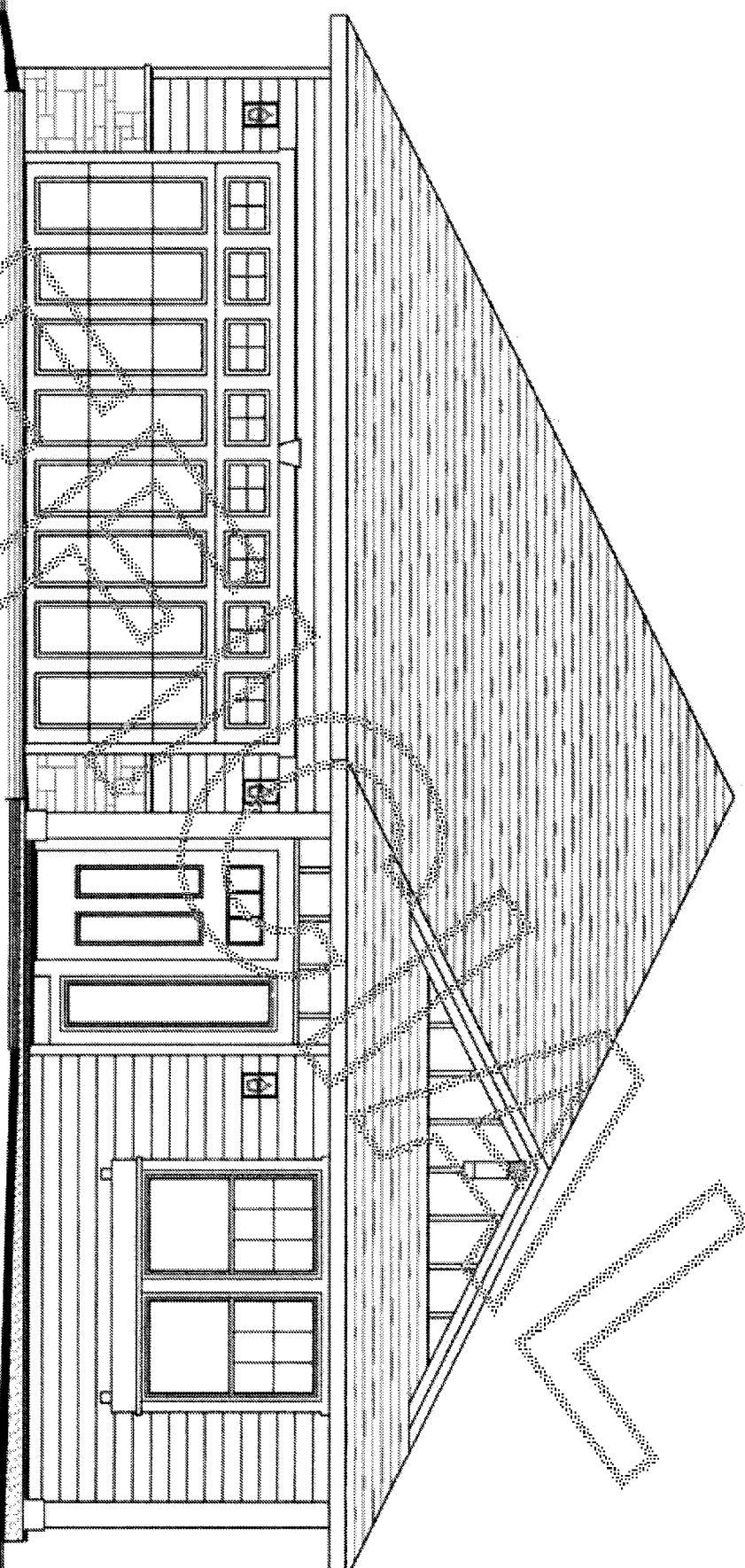




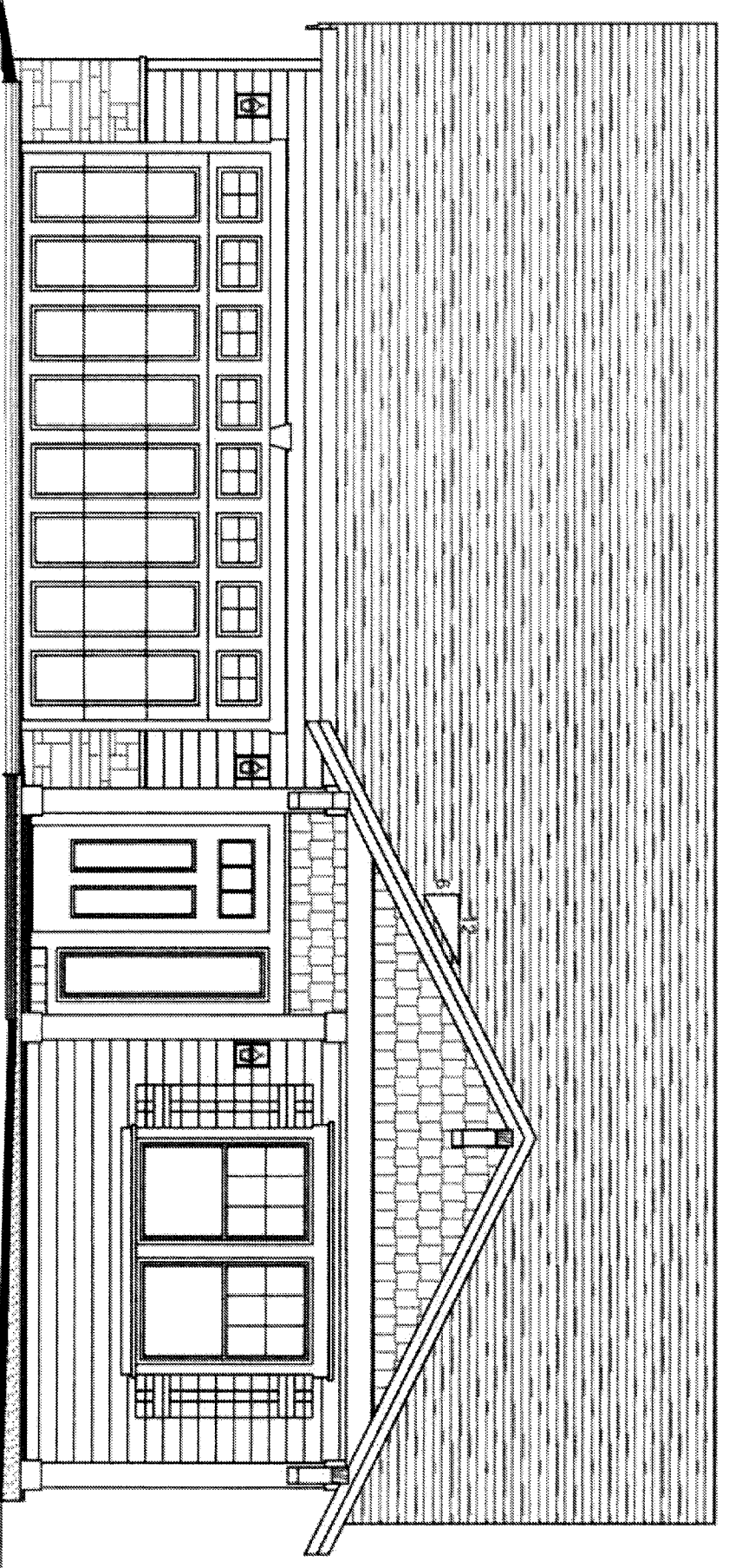
MADRONA - ELEVATION C1  
TYPICAL FRONT ELEVATION  
3/20/2016



MADRONA MODEL - ELEVATION C2  
TYPICAL FRONT ELEVATION  
3/20/2016



MADRONA MODEL - ELEVATION C3  
TYPICAL FRONT ELEVATION  
3/20/2016



MADRONA MODEL - ELEVATION C4  
TYPICAL FRONT ELEVATION  
3/20/2016

SHEET 13 OF 32

WOODSIDE PUD, DIVISIONS 1 & 2

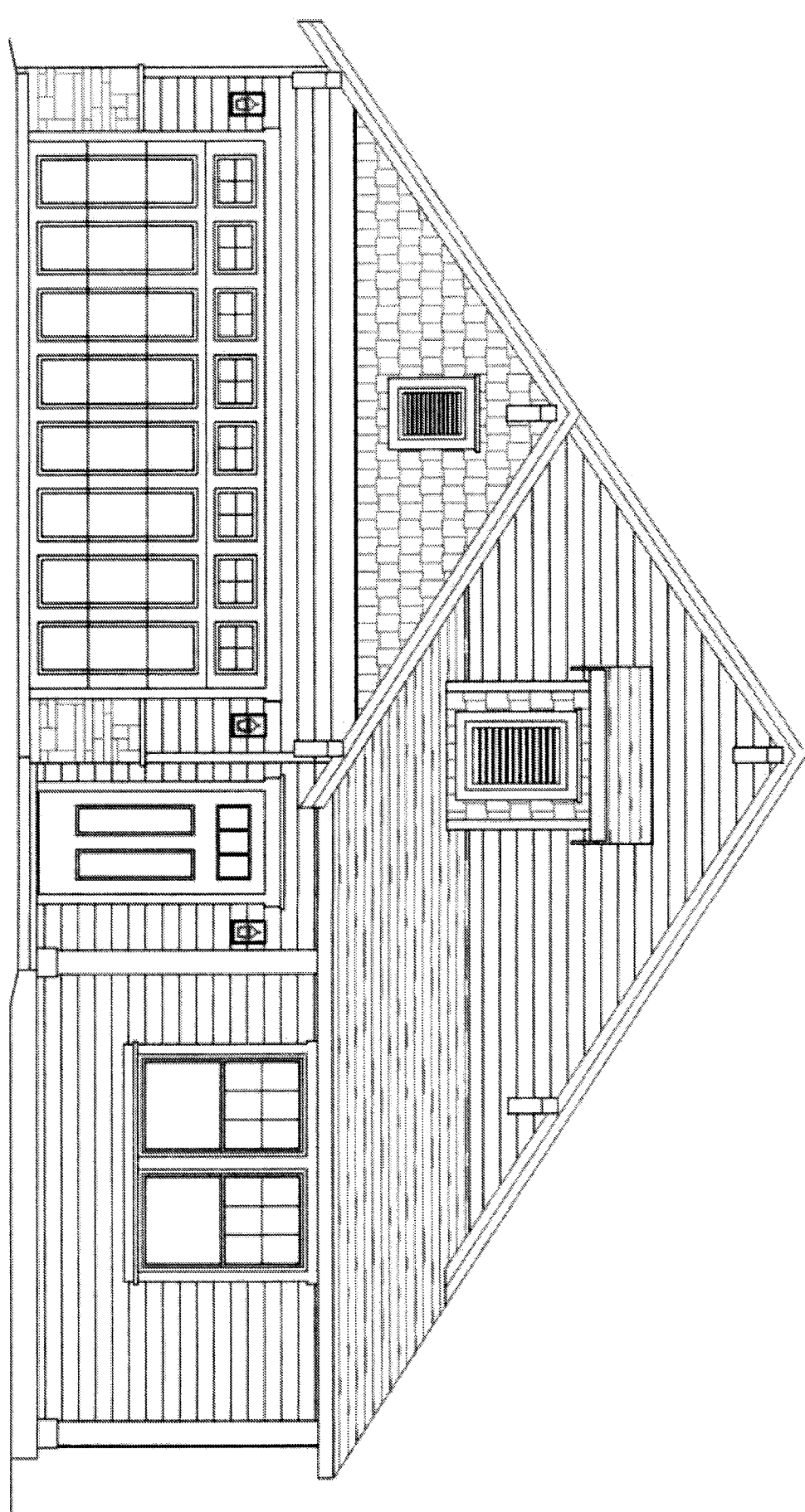
DATE: 07/06/2016  
LU-07-009

**LANDED GENTRY**  
HOMES AND COMMUNITIES

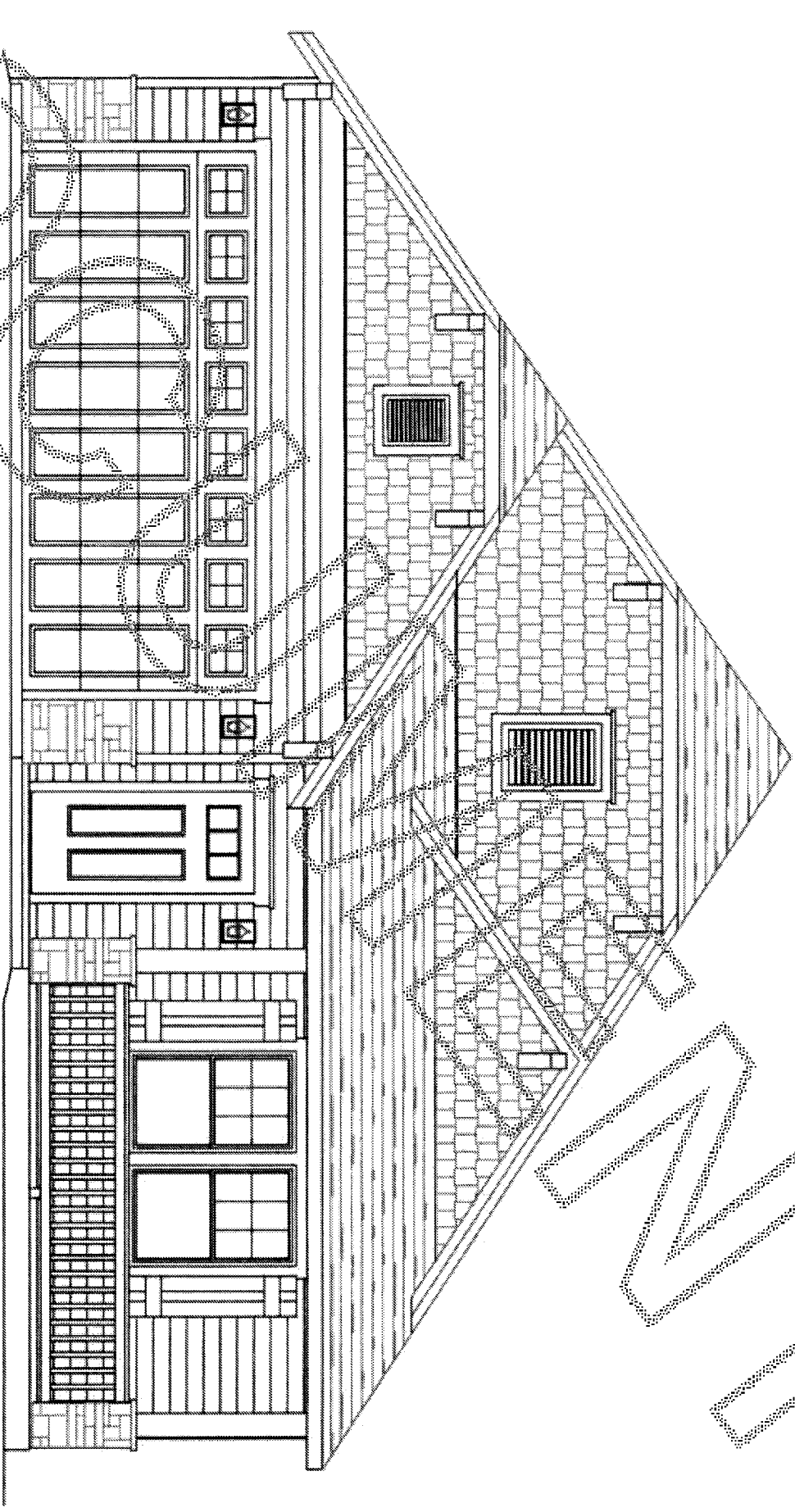
Old City Hall Building, 504 Fairview Avenue, Burlington, WA 98233 (360) 755-9021

TYPICAL MODEL ELEVATIONS FOR WOODSIDE 1 & 2

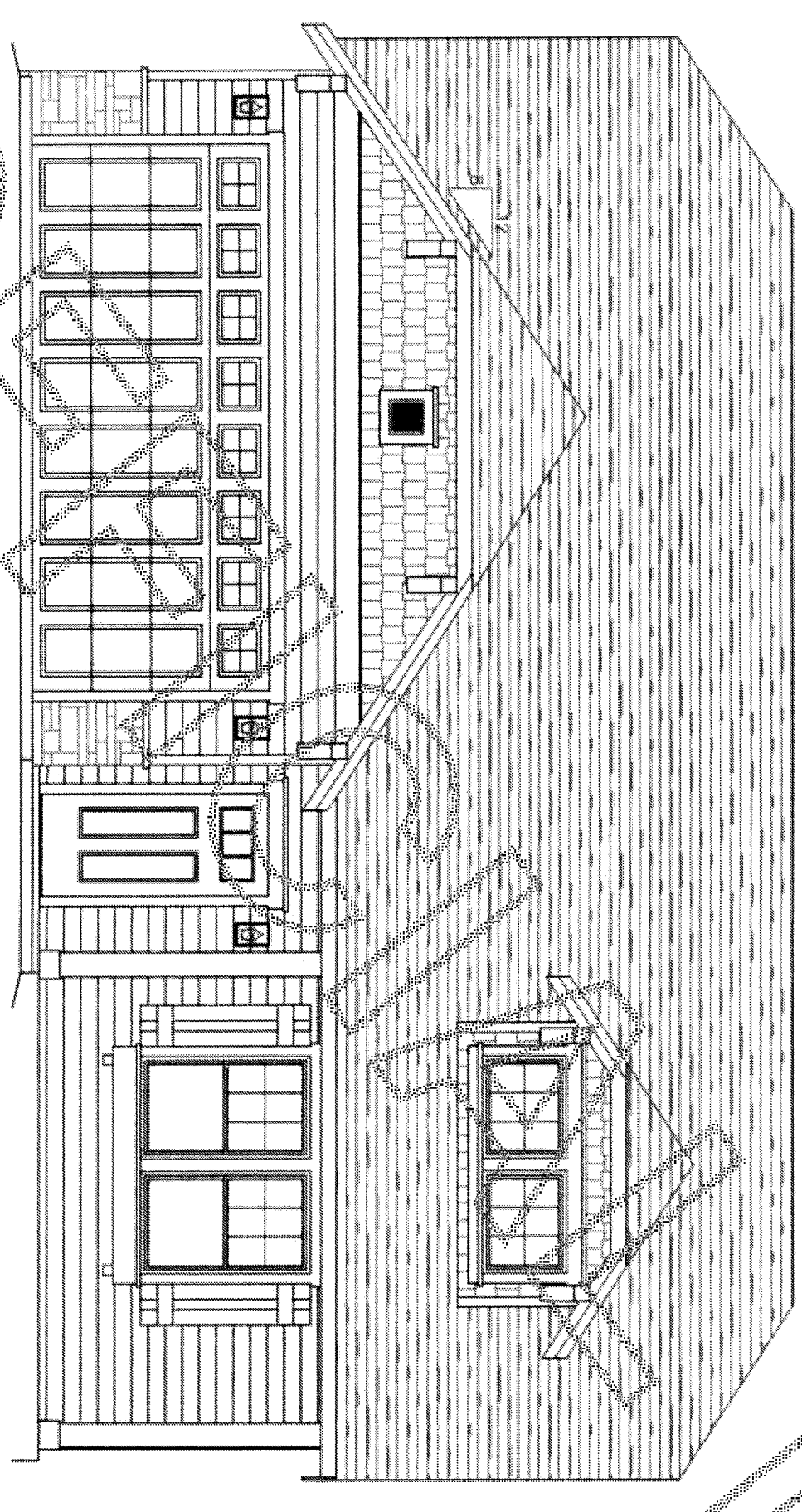




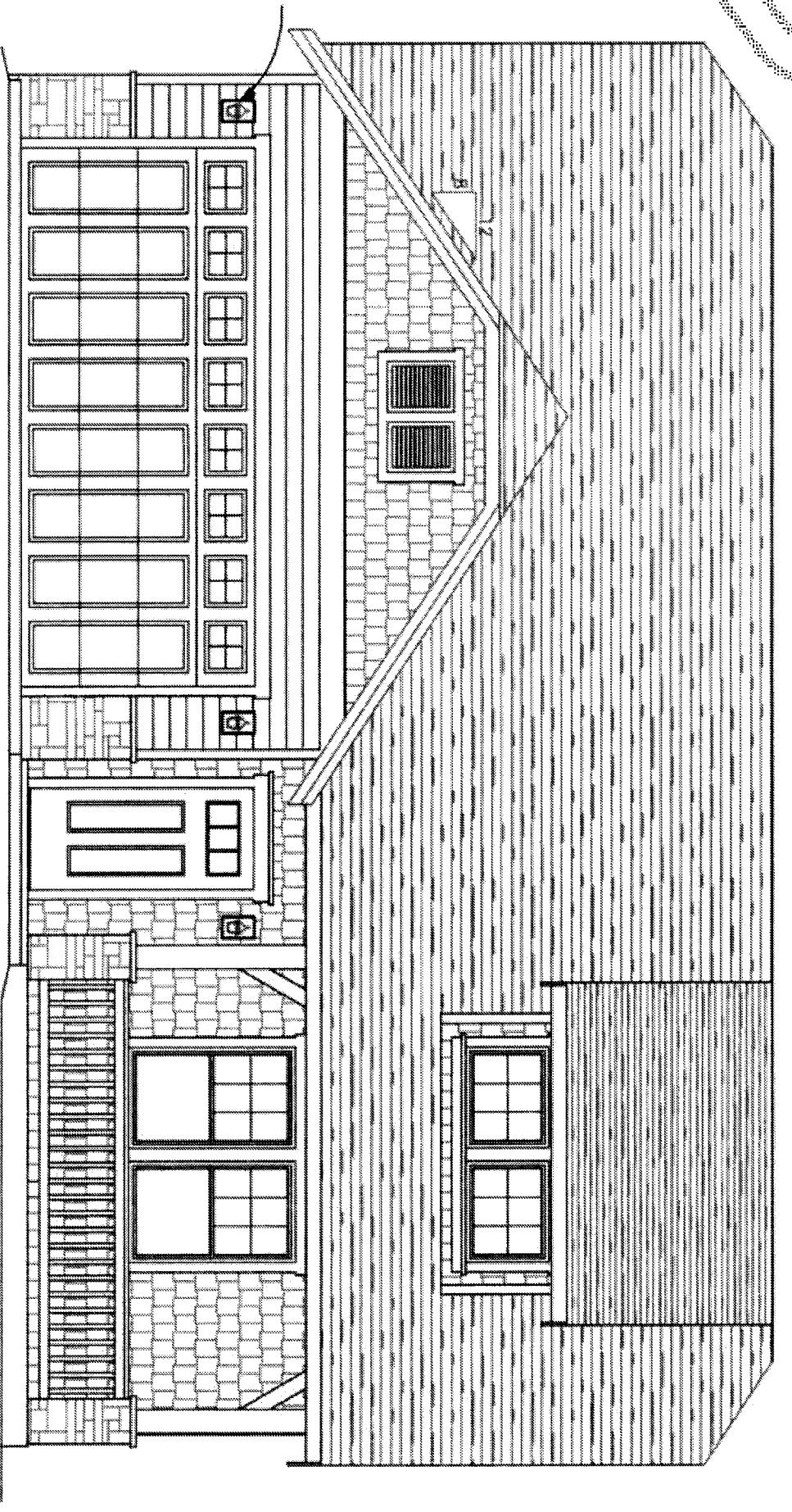
JUNIPER MODEL - ELEVATION C1  
TYPICAL FRONT ELEVATION  
FOR BOTH 1 STORY & 2 STORY



JUNIPER MODEL - ELEVATION C2  
TYPICAL FRONT ELEVATION  
FOR BOTH 1 STORY & 2 STORY

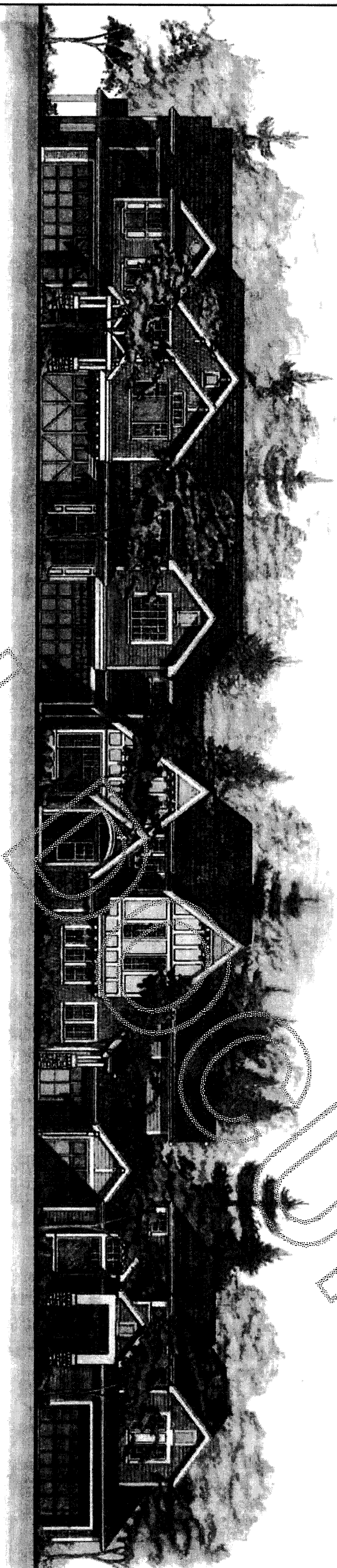


JUNIPER MODEL - ELEVATION C3  
TYPICAL FRONT ELEVATION  
FOR BOTH 1 STORY & 2 STORY

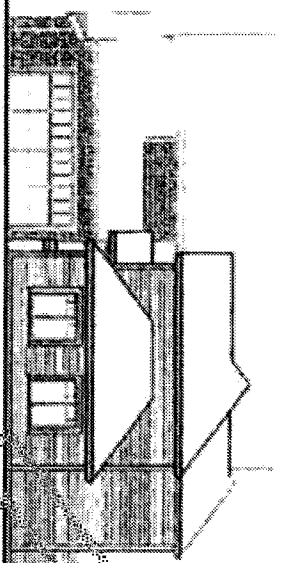


JUNIPER MODEL - ELEVATION C4  
TYPICAL FRONT ELEVATION  
FOR BOTH 1 STORY & 2 STORY

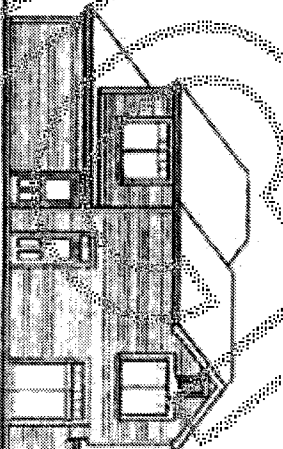




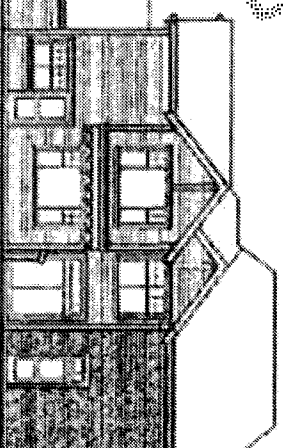
BUILDING 1 FRONT ELEVATION



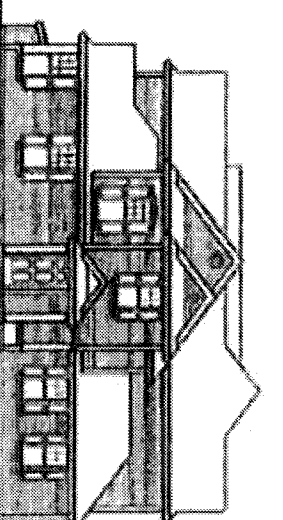
BUILDING 1 RIGHT SIDE ELEVATION



BUILDING 1 REAR ELEVATION



BUILDING 1 LEFT SIDE ELEVATION



SHEET 15 OF 32

WOODSIDE PUD

DATE: 07/06/2016  
LU-07-009

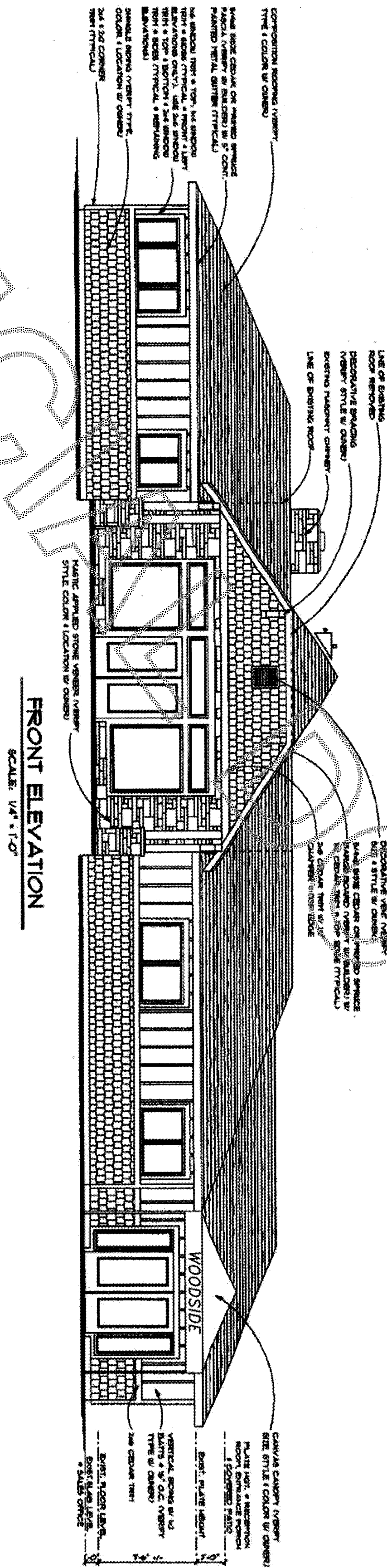
**LANDED GENTRY**  
HOMES AND COMMUNITIES

Old City Hall Building, 504 Fairhaven Avenue, Burlington, WA 98233 (360) 755-9021

FINAL P.U.D. PLAN  
MULTI-FAMILY BUILDING EXAMPLE ELEVATION



CLUBHOUSE LOCATED WITHIN PRAIRIE  
TO BE CONSTRUCTED WITH DIVISION 3

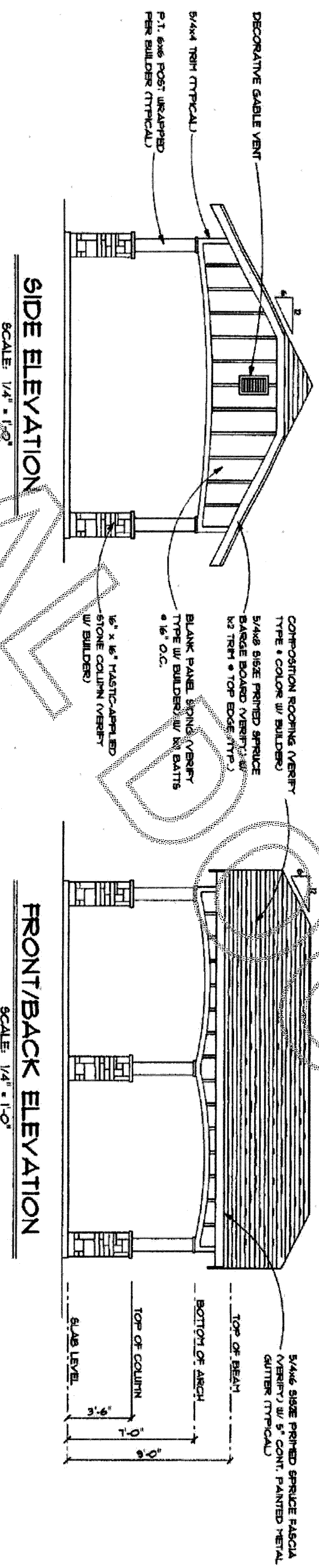


FRONT ELEVATION

SCALE: 1/4" = 1'-0"



GAZEBOS LOCATED WITHIN TRACT E  
TO BE CONSTRUCTED WITH DIVISION 3



PLANTING LEGEND (THIS LIST IS FOR ENTIRE DRAWING SET)

Broadleaf Deciduous			
Quantity	Symbol	Scientific Name	Common Name
39		Acer circinnatum	Vine Maple
7		Acer glabrum	Paperbark maple
12		Acer Rubrum 'Karpick'	Karpick Maple
2		Acer x freemanii 'Jeffersred'	Autumn Blaze Maple
5		Amelanchier grandiflora 'Autumn Brilliance'	Serviceberry
14		Betula nigra	River birch
58		Cladrasile kentukea	American Yellowwood
17		Cornus kousa	Ornamental Dogwood
24		Cornus Sp. 'Eddies White Wonder'	Ornamental Dogwood
7		Magnolia kobus	Kobus Magnolia
23		Nysa sylvatica	Sour gum
13		Parrolia persica	Parrolia
34		Populus tremuloides	Quaking aspen
9		Prunus virginiana 'Canada Red'	Chokecherry
9		Quercus palustris 'Green Pillar'	Green Pillar Oak
Conifer Evergreen			
Quantity	Symbol	Scientific Name	Common Name
2		Chamaecyparis nootkatensis	Alaska yellow cedar
10		Chamaecyparis nootkatensis 'Green Arrow'	Weeping Alaska Cedar
13		Cupressus sempervirens	Culmar Italian cypress
4		Juniperus chinensis 'Torulosa'	Hollywood Juniper
52		Pseudotsuga menziesii	Douglas fir
4		Sequoia sempervirens	Coast redwood
7		Thuja plicata 'Fastigiata'	Hogon Cedar
Fern			
Quantity	Symbol	Scientific Name	Common Name
87		Polystichum muniflora	Common Name Sword Fern
Grass			
Quantity	Symbol	Scientific Name	Common Name
40		Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass
54		Carex morrowii variegata	Morrow's Sedge
270		Festuca ovina glauca	Blue fescue
132		Miscanthus sinensis 'Little Kitten'	Dwarf Maiden Grass
241		Nassella lewisiana	Mexican Feather Grass
94		Schizachyrium scoparium	Little Bluestem

PLANTING LEGEND (THIS LIST IS FOR ENTIRE DRAWING SET)

Ground Cover			
Quantity	Symbol	Scientific Name	Common Name
1506		Arctostaphylos uva-ursi	Kentuckianick
30881 SF		Locally Grown Sod	Turf
7716 SF		Locally Proven Grass Seed Mix	Tall Grass
Perennial			
Quantity	Symbol	Scientific Name	Common Name
192		Hemerocallis 'Stella de Oro'	Daylily
96		Liriope muscari	Big blue lily turf
Shrub			
Quantity	Symbol	Scientific Name	Common Name
20		Gerbera thunbergii 'Crimson Pygmy'	Crimson Pygmy
16		Buxus microphylla japonica 'compacta'	Dwarf Boxwood
289		Cornus Stolonifera 'Kelsey'	Dwarf Redtwig Dogwood
86		Cornus stolonifera 'Isanti'	Isanti Redtwig Dogwood
447		Galthaea striatum	Satol
40		Hydrisigea macrophylla 'Balmier'	'Endless Summer'
36		Hydrangea quercifolia	Oakleaf hydrangea
70		Mahonia Aquifolium 'Compacta'	Compact Oregon Grape
26		Myrica californica	Pacific Wax Myrtle
8		Pente japonica 'Bisbee Dwarf'	Bisbee Dwarf Pente
253		Prunus laurocerasus 'Mount Vernon'	Dwarf Spreading Laurel
141		Prunus laurocerasus 'Olio Luyken'	Olio Luyken Laurel
105		Rhododendron 'P.J.M.'	P.J.M. Rhody
14		Rhododendron 'Ranapo'	Ranapo Rhod.
16		Ribes sanguineum	Pink winter currant
49		Sarcococa ruscifolia	Sweet Box
157		Spirea Japonica 'Little Princess'	Little Princess Spirea
34		Symphoricarpos albus	Common snowberry
10		Syringa patula 'Miss Kim'	Miss Kim Lilac
177		Viburnum davidii	David's Viburnum
36		Viburnum plicatum tomentosum 'Mulanabe'	Doublefile Viburnum
10		Viburnum Trnus 'Spring Boquet'	Spring Boquet Viburnum

PLANTING LEGEND-DIV. 1 & 2





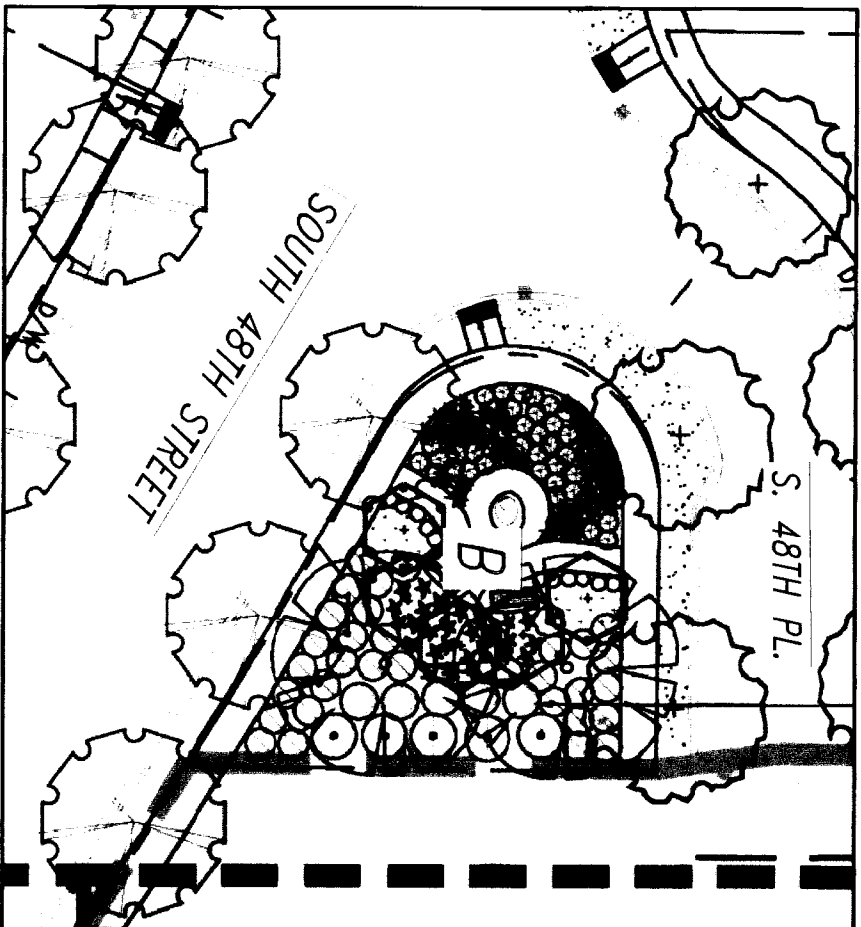
201607270024

Skagit County Auditor

7/27/2016 Page

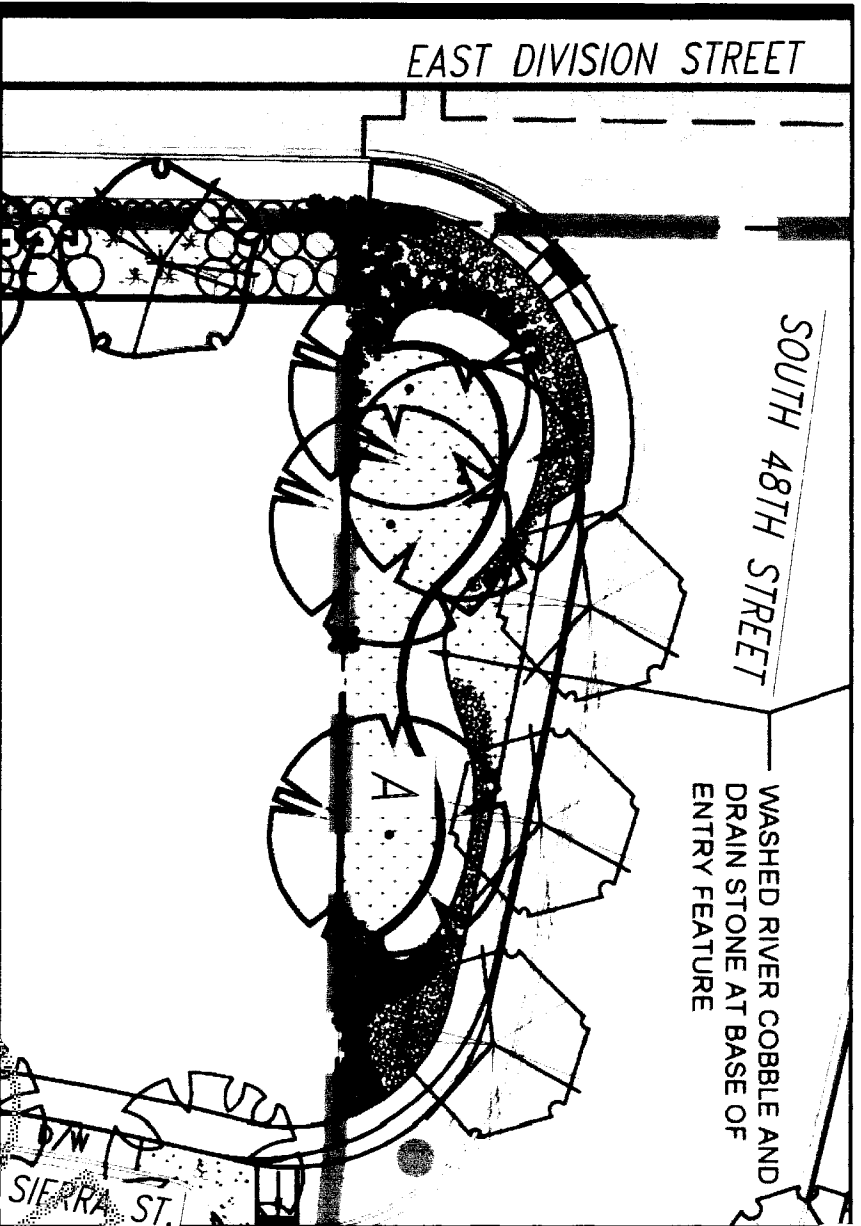
19 of 32 10:53AM

\$314.00



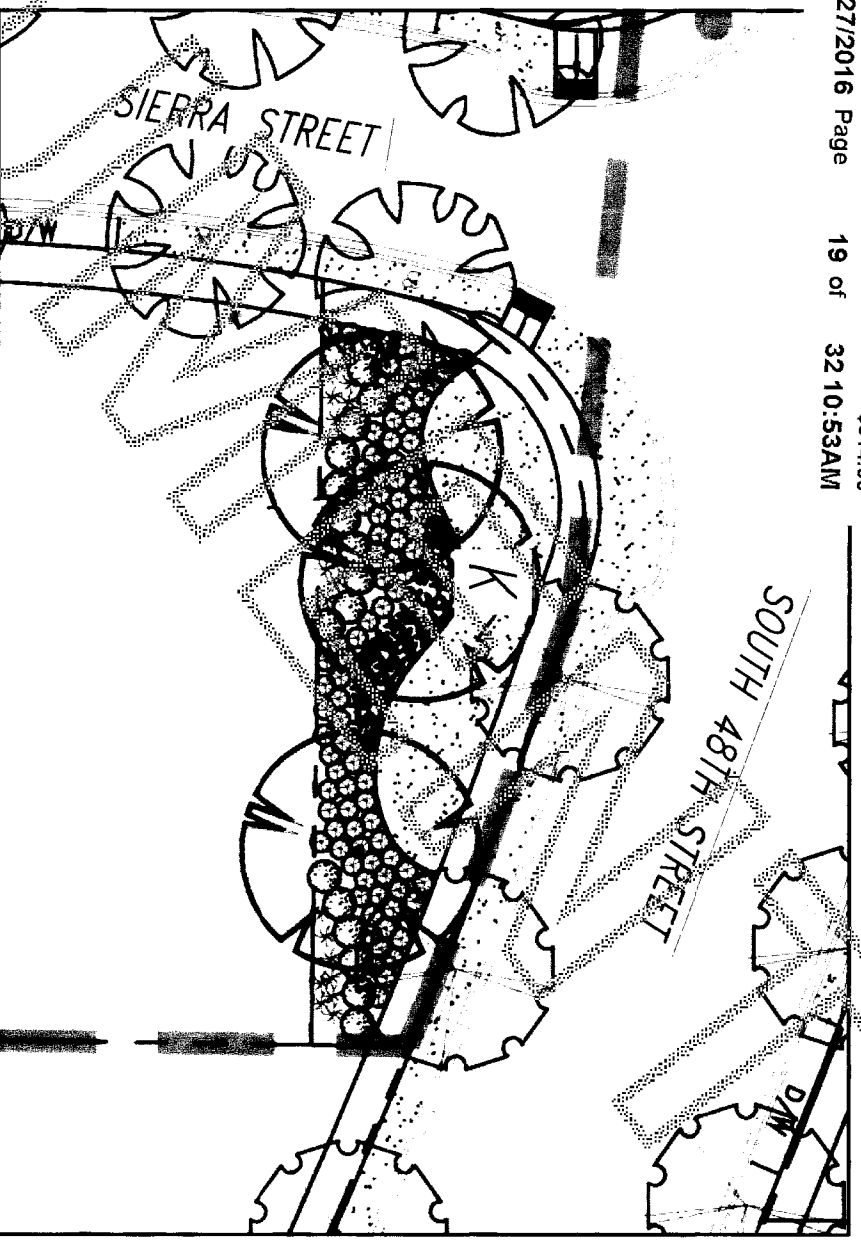
TYPICAL LANDSCAPING - TRACT B

NOT TO SCALE



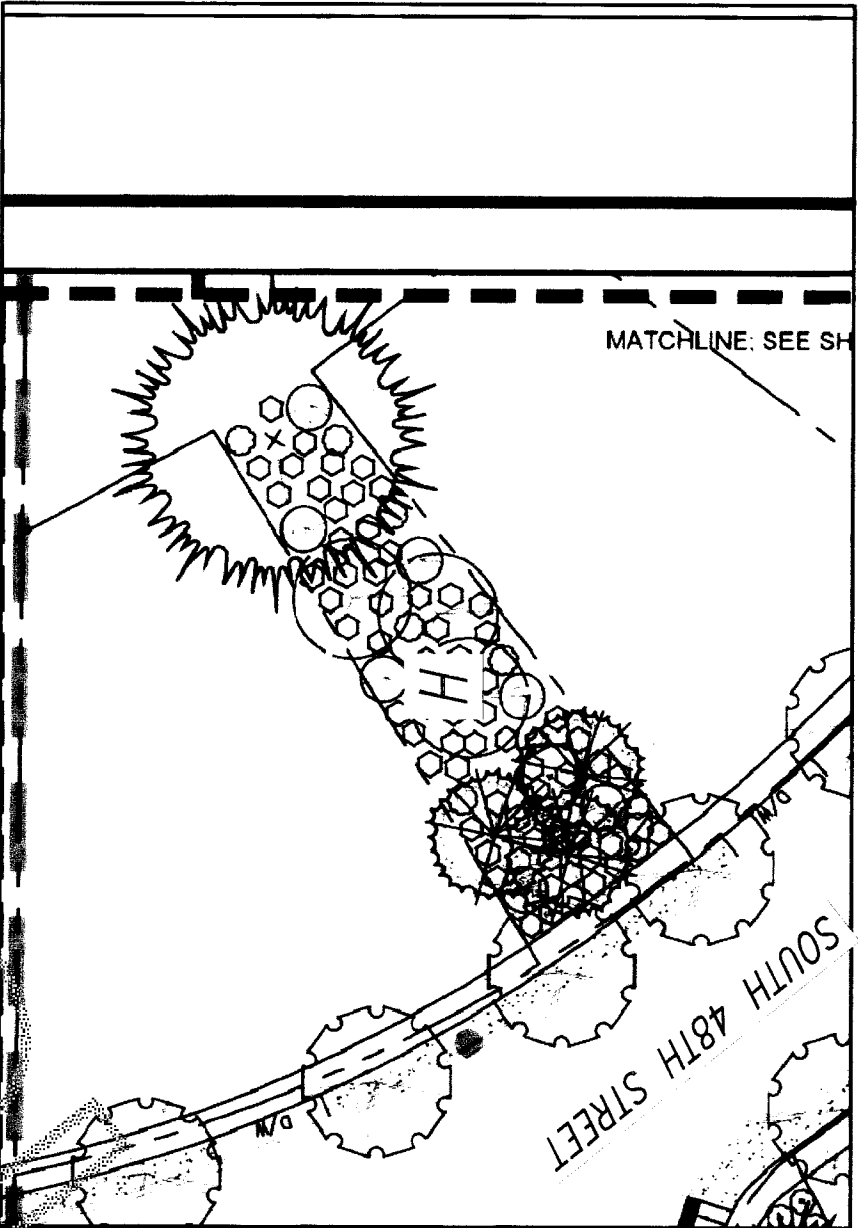
TYPICAL LANDSCAPING - TRACT A

NOT TO SCALE



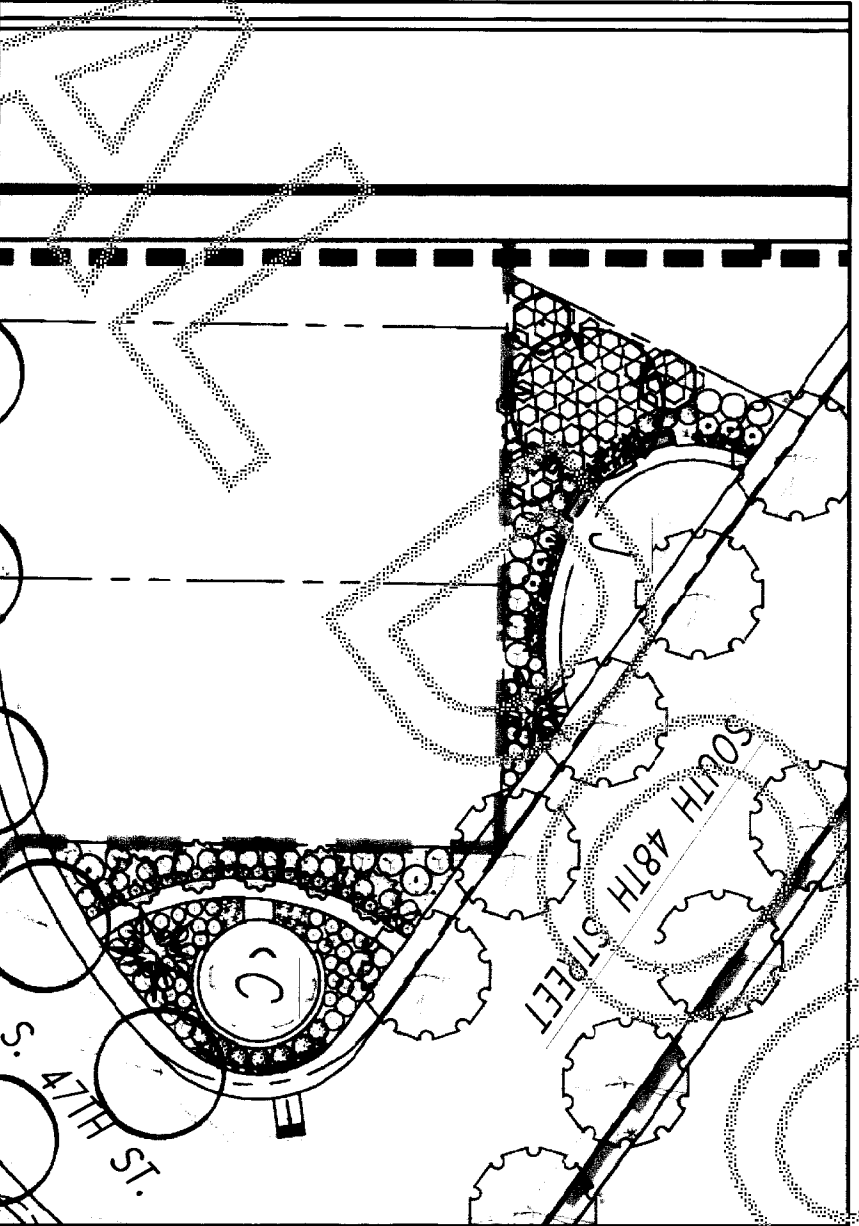
TYPICAL LANDSCAPING - TRACT K

NOT TO SCALE



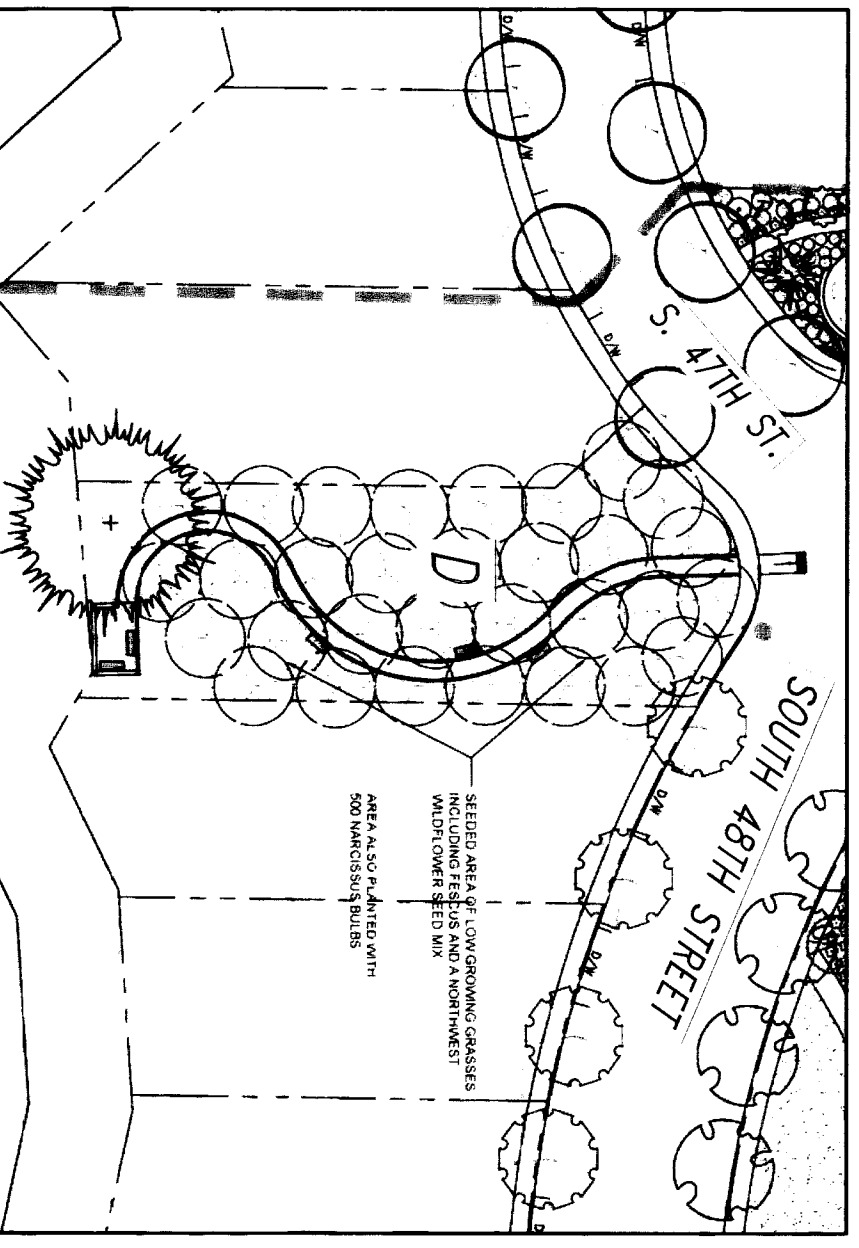
TYPICAL LANDSCAPING - TRACT H

NOT TO SCALE



TYPICAL LANDSCAPING - TRACTS J & C

NOT TO SCALE



TYPICAL LANDSCAPING - TRACT D

NOT TO SCALE

(SEE SHEET 18 OF 32 FOR PLANTING LEGEND)  
FOR DIV. 1 & 2



SHEET 19 OF 32

WOODSIDE PUD

DATE: 07/26/2016

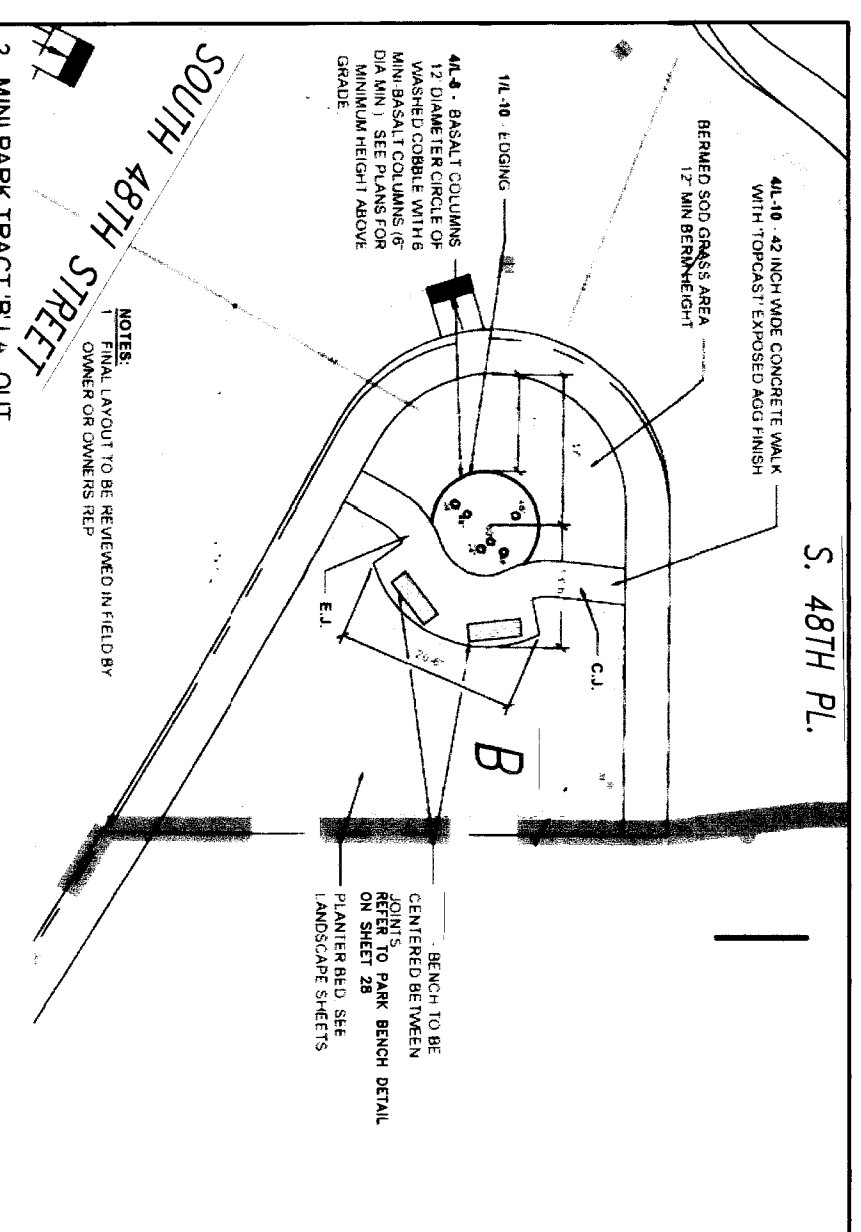
LU-07-009

**LANDED GENTRY**

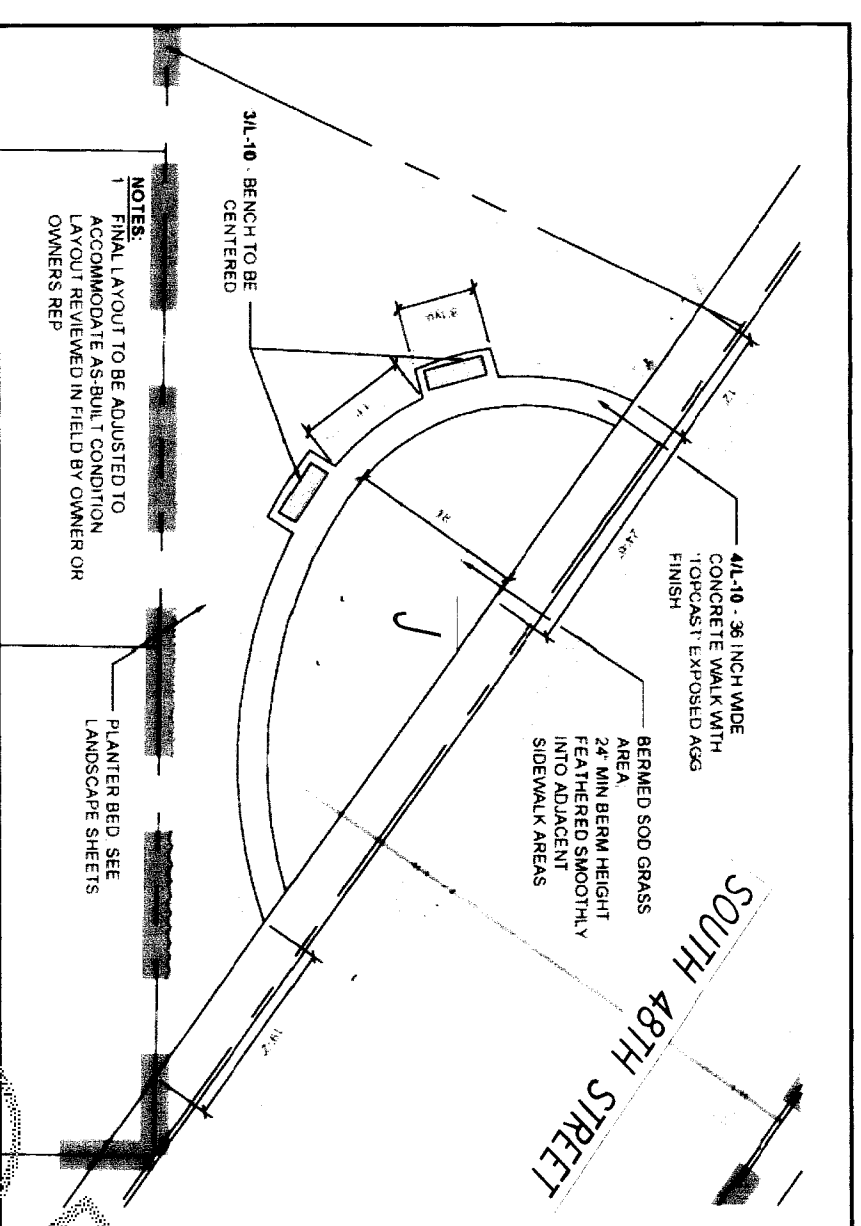
H O M E S A N D C O M M U N I T I E S

Old City Hall Building, 504 Fairhaven Avenue, Burlington, WA 98233 (360) 755-9021

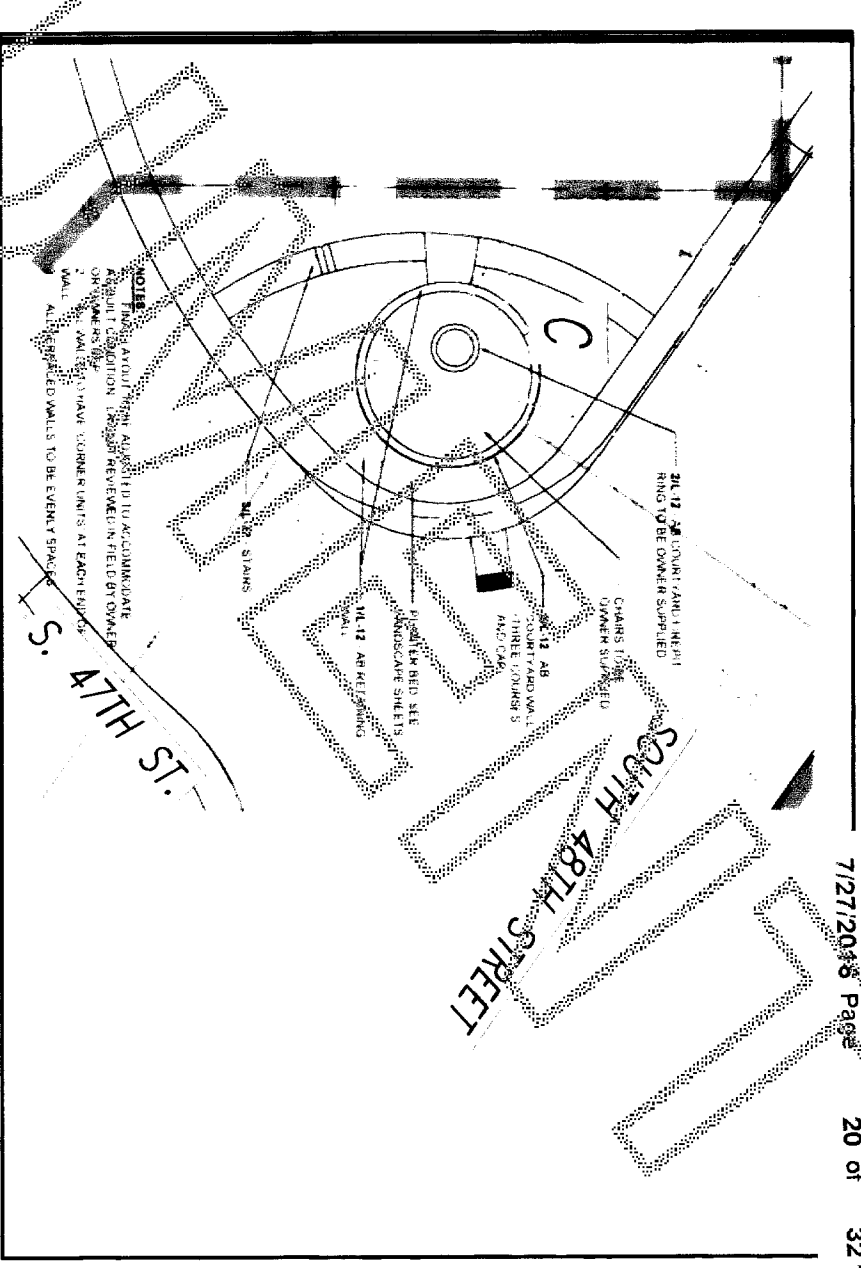
FINAL P.U.D. PLAN - DIVISIONS 1 & 2  
TYP. OPEN SPACE LANDSCAPE EXHIBIT



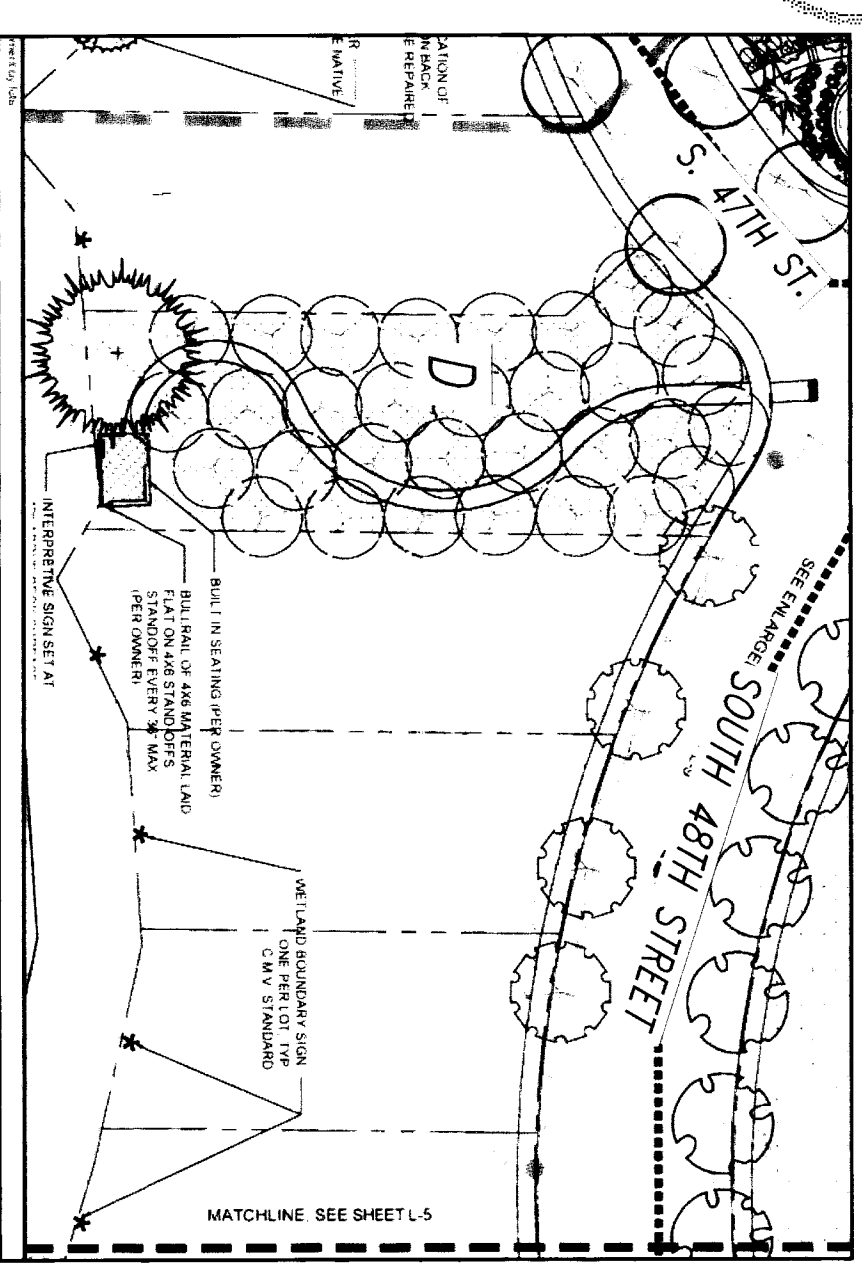
TYPICAL AMENITIES - TRACT B  
NOT TO SCALE



TYPICAL AMENITIES - TRACT J  
NOT TO SCALE



TYPICAL AMENITIES - TRACT C  
NOT TO SCALE



TYPICAL AMENITIES – TRACT D  
NOT TO SCALE



SHEET 20 OF 32

**WOODSIDE PUD**

DATE: 07/26/2011  
LU-07-009

LANDED  GENTRY

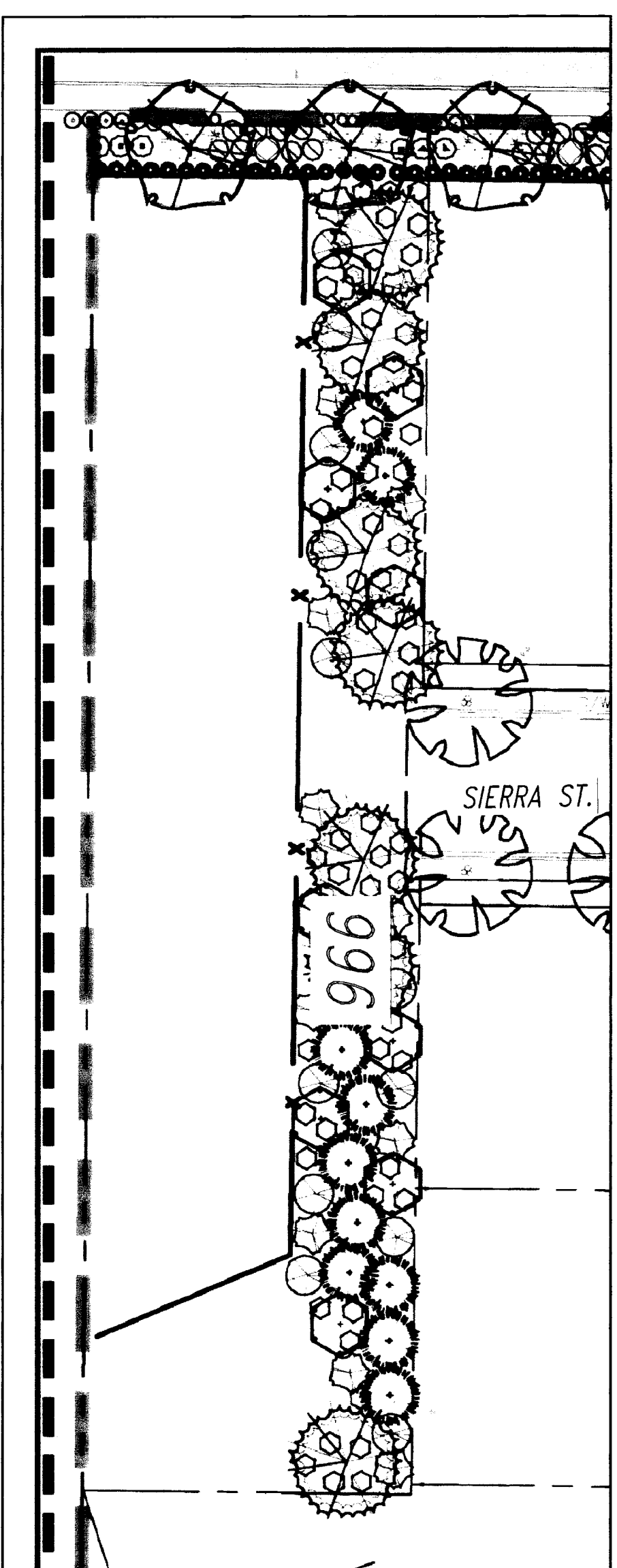
HOMES AND COMMUNITIES

Old City Hall Building, 504 Fairhaven Avenue, Burlington, WA 98233 (360) 755-90

# FINAL P.U.D. PLAN - DIVISIONS 1 & 2

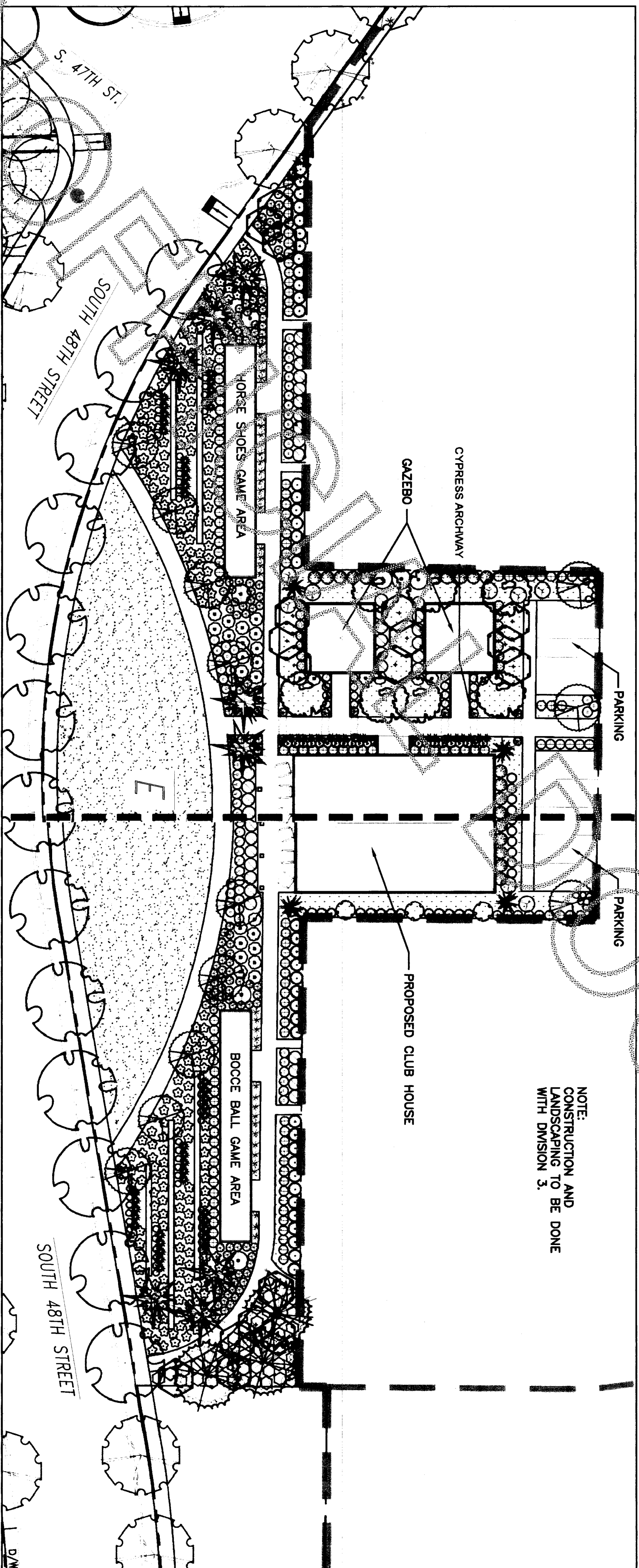
TYP. OPEN SPACE AMENITY EXHIBIT





TYPICAL LANDSCAPING - TRACT 996

NOT TO SCALE



NOTE:  
CONSTRUCTION AND  
LANDSCAPING TO BE DONE  
WITH DIVISION 3.

TYPICAL LANDSCAPING - TRACT E

NOT TO SCALE



(SEE SHEET 18 OF 32 FOR PLANTING LEGEND)  
FOR DIV. 1 & 2

SHEET 21 OF 32  
WOODSIDE PUD

DATE: 07/26/2016  
LU-07-009

**LANDED GENTRY**  
H O M E S A N D C O M M U N I T I E S  
Old City Hall Building, 504 Fairhaven Avenue, Burlington, WA 98233 (360) 755-9021  
FINAL P.U.D. PLAN - DIVISIONS 1 & 2  
TYP. OPEN SPACE LANDSCAPE EXHIBIT

LANDSCAPE PLANTING SCHEDULE\*\*

Botanical Name/ Common Name		Size	
LARGE DECIDUOUS TREES			
7	Acer circinatum / Vine Maple	8' ht min.	
67	Acer platanoides / Norway Maple	2" caliper	
124	Acer rubrum 'Red Sunset' / Red Sunset Maple	2" caliper	
19	Amelanchier grandiflora 'autumn brilliance' / Service Berry	2" caliper	
5	Betula papyrifera / Paper Birch+	2" caliper	
15	Cercidiphyllum japonicum / Katsura Tree	2" caliper	
5	Cornus kousa/ Kousa Dogwood	2" caliper	
78	Fraxinus pennsylvanica 'Patmore' / Patmore Ash	2" caliper	
11	Prunus cerasifera 'Thundercloud' / Thundercloud Plum	2" caliper	
38	Sorbus aucuparia 'Cardinal Royal' / Cardinal Royal Mountain-ash	2" caliper	
	Zelkovo serrata 'Green Vase' / Green Vase Japanese Zelkovo*	2" caliper	
CONIFER TREES			
18	Chamaecyparis nootkatensis 'Pendula' / Weeping Alaska Cedar	8' ht min.	
12	Pseudotsuga menziesii/ Douglas Fir+	8' ht min.	
40	Thuja plicata/ Western Redcedar+	8' ht min.	
93	Thuja occidentalis 'Emerald Green' / Emerald Green Arborvitae	7' ht min.	
LARGE SHRUBS			
5	Choisya ternata/ Mexican-Orange*	24" ht min.	
10	Cotinus coggygia 'Royal Purple' / Smoke tree*	24" ht min.	
59	Euonymus alata 'Compacta' / Burning Bush*	24" ht min.	
18	Hydrangea quercifolia / Oakleaf Hydrangea	24" ht min.	
65	Kalmia latifolia / Mountain Laurel*	24" ht min.	
3	Phormium tenax 'Atropurpureum' / New Zealand Flax	24" ht min.	
5	Ribes sanguineum / Red-flowering Currant+	24" ht min.	
34	Rosa Rugosa / Sea Rose	24" ht min.	
MEDIUM AND LOW SHRUBS			
108	Berberis thunbergii 'Crisson Pygmy' / Crispon Pygmy-Barberry*	2 gal. min.	
24	Cornus sericea 'Santini' / Red-osier Dogwood+	24" ht min.	
78	Cornus stolonifera 'Kelsey' / Kelsey Dogwood*	2 gal. min.	
27	Euphorbia corollata 'Julian' / Tr. Bourge*	24" ht min.	
159	Gaultheria shallon / Solid+	2 gal. min.	
5	Ilex crenata 'Green Island' / Green Island Japanese Holly*	24" ht min.	
7	Ilex crenata 'Argentea' / English Lavender*	2 gal. min.	
68	Monarda domestica 'Purple Masson' / Heavenly Bamboo	24" ht min.	
169	Spirea 'burning' / Magic Carpet	2 gal. min.	
81	Symphoricarpos alba / Snowberry+	2 gal. min.	
57	Spiraea ovata / Evergreen huckleberry+	24" ht min.	
53	Viburnum davidii / David's Viburnum*	2 gal. min.	
PERENNIALS			
45	Carex buchananii/ Leather Leaf Sedge*	1 gal. min.	
28	Carex morrowii 'Variegata' / Variegated Japanese Sedge	1 gal. min.	
37	Festuca glauca/ Blue Fescue*	1 gal. min.	
48	Hemerocallis 'Cranberry Red' / Cranberry Red Daylily*	1 gal. min.	
4	Miscanthus sinensis 'Morning Light' / Eulalia Grass	24" ht min.	
67	Polystichum munifolium / Sword Fern*	1 gal. min.	
130	Stipa tenuissima/ Mexican Feather Grass*	1 gal. min.	

\*Indicates drought tolerant species.  
+Indicated native species.

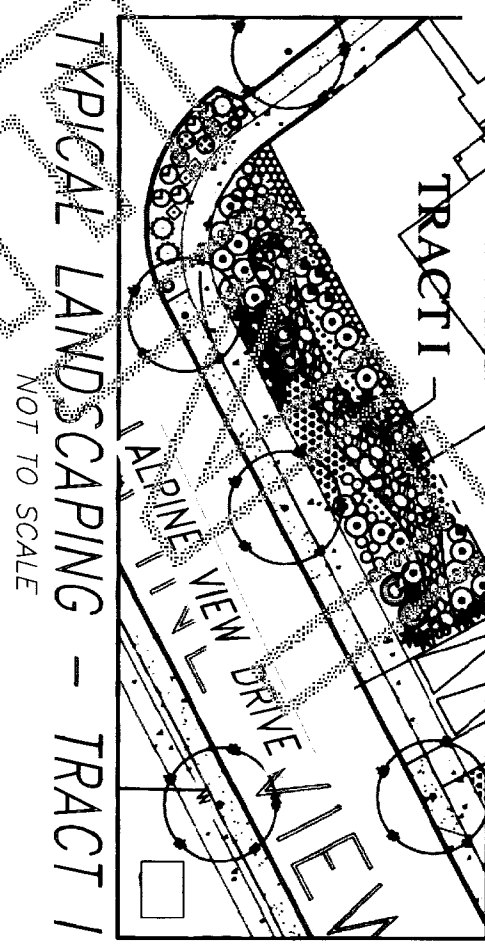
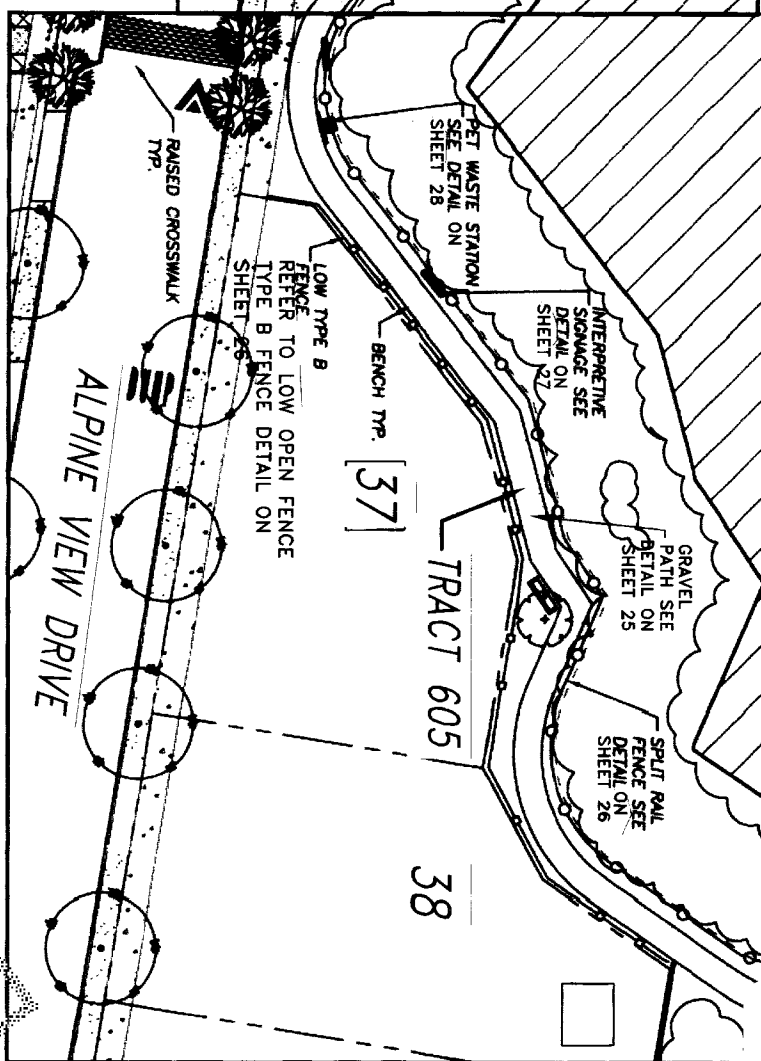
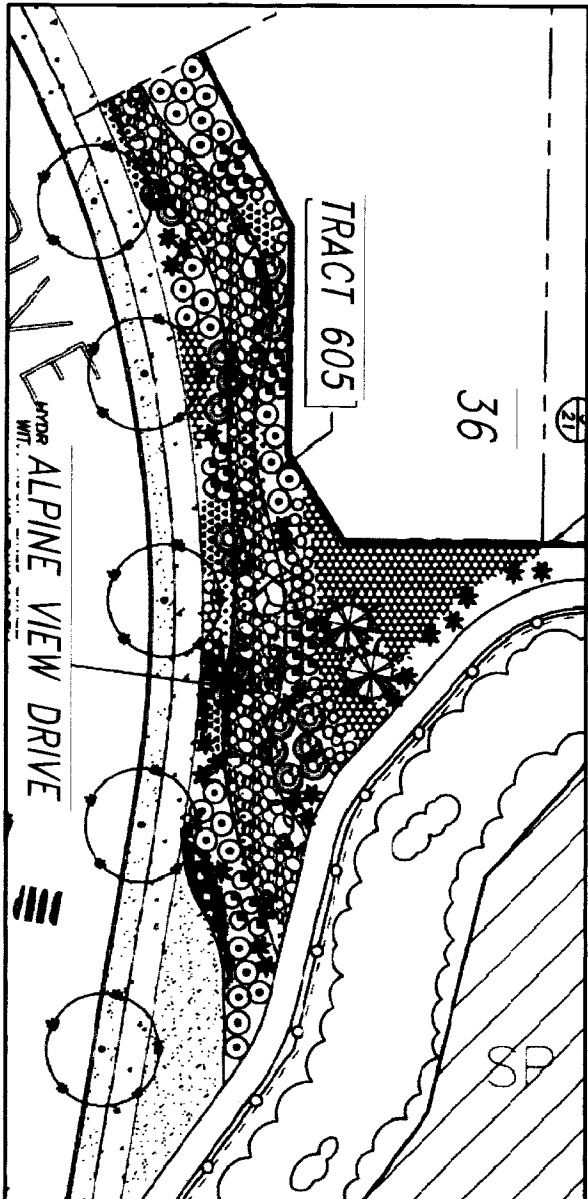
PLANTING LEGEND-DIV. 3-9

GROUNDCOVERS		Size	Spacing
	Carex dolichostachya 'Kaga Nikshiki' / Gold Fountains	1 gal.	24" o.c.
	Carex obnupta/slow sedge*+		
	Carex montana/ mountain sedge	6" pots	18" o.c.
	Deschampsia flexuosa 'aured' / tatra gold hair grass		
	Arctostaphylos uva-ursi / Kinnickinnick*+	4" pots	18" o.c.
	Erica carnea 'Springwood' / Springwood Heath	1 gal.	24" o.c.
	Lonicera pileata / Privet Honeysuckle	1 gal.	24" o.c.
	Mahonia repens / Creeping Oregon Grape*	4" pots	18" o.c.
	Rubus colchicoides / Creeping Salmonberry	4" pots	18" o.c.
	Sedum 'Autumn Joy' / 'Autumn Joy' Stonecrop*	1 gal.	24" o.c.
	Lawn		
	Arborist Chips		

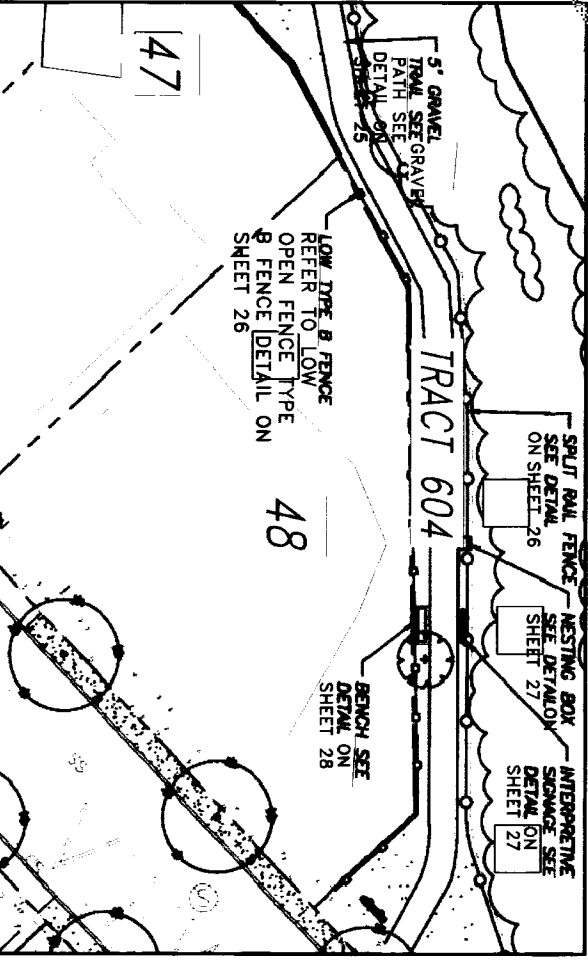
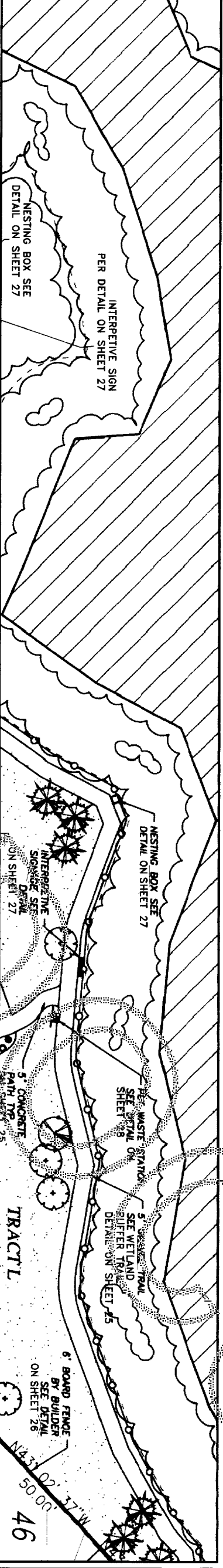




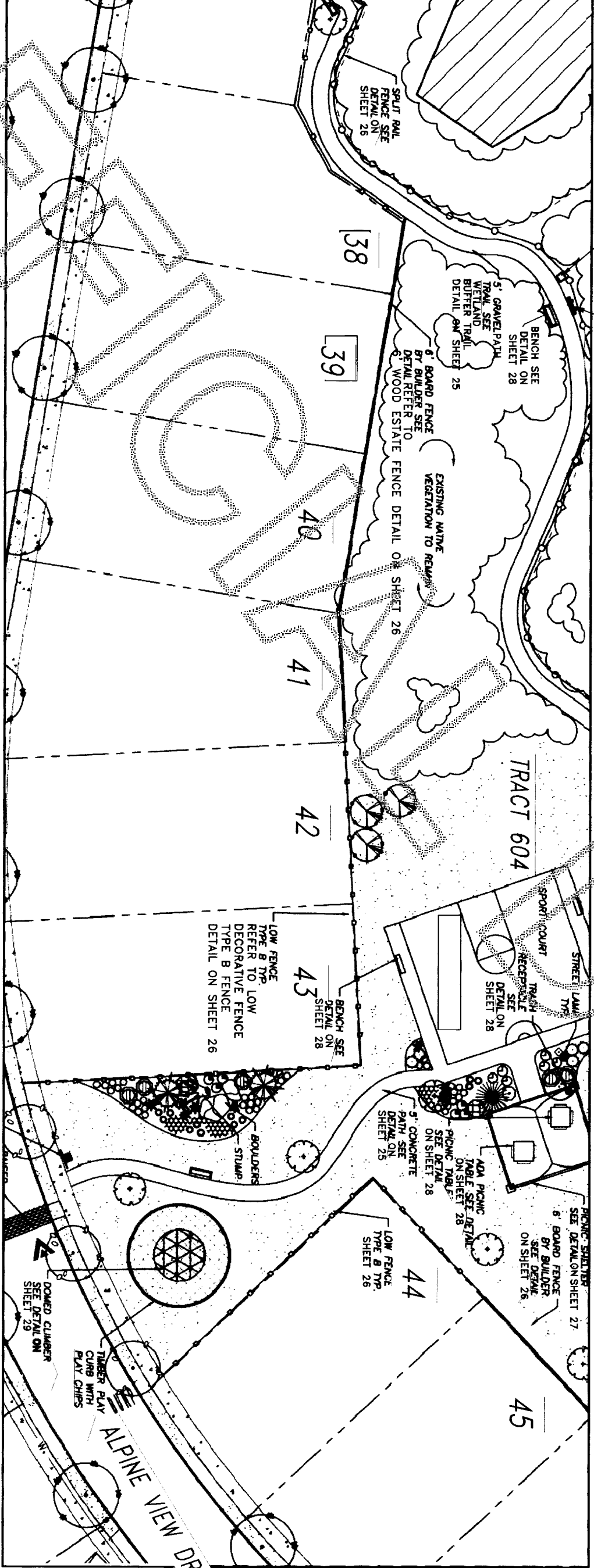
201607270024



TYP. LANDSCAPING - TRACT 605  
NOT TO SCALE



TYP. LANDSCAPING - TRACT 604  
NOT TO SCALE

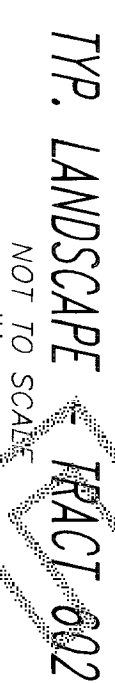


TYPICAL LANDSCAPING - TRACT 604  
NOT TO SCALE

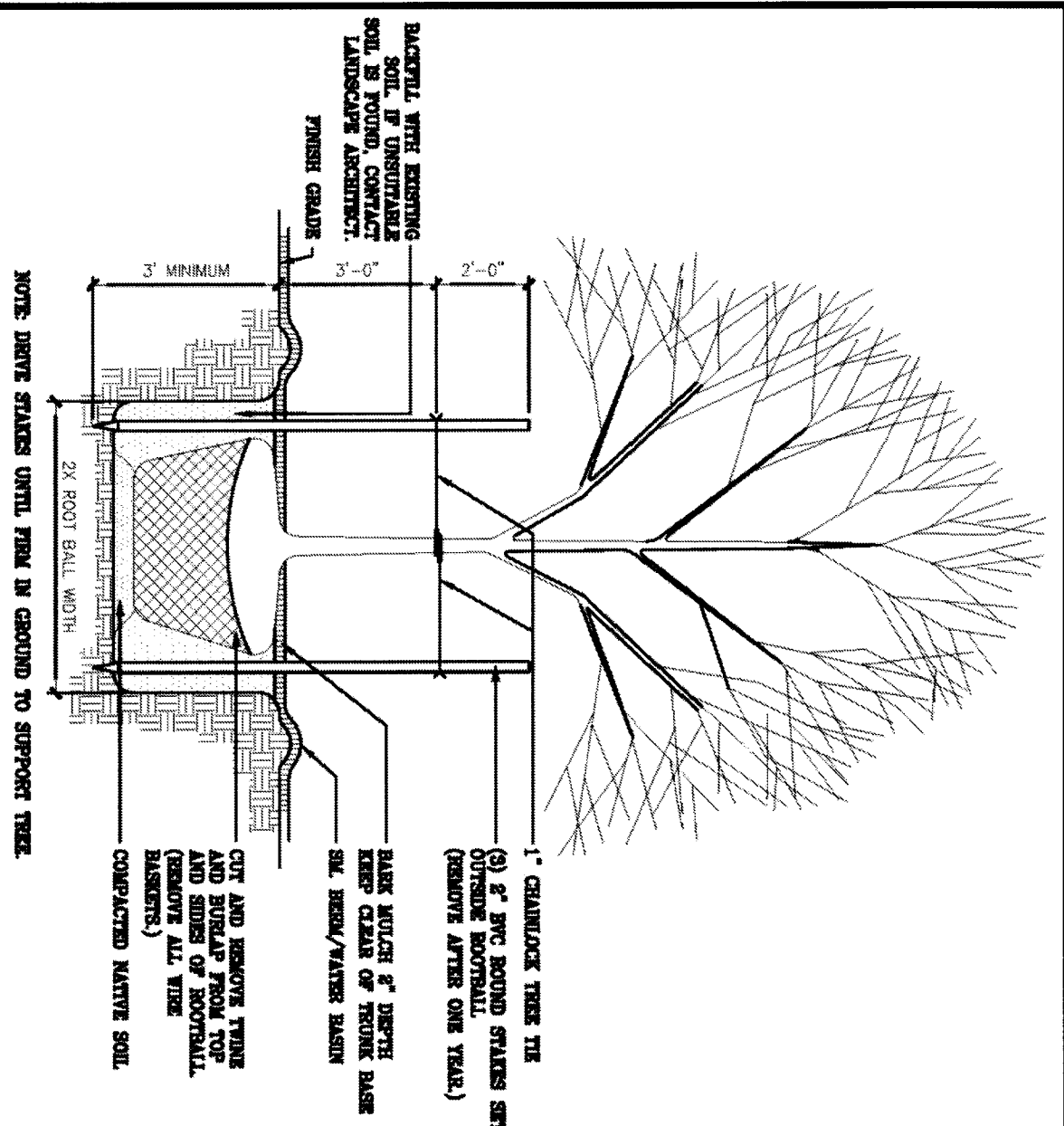
(SEE SHEET 22 OF 32 FOR PLANTING LEGEND)  
FOR DIV. 3-9

SHEET 23 OF 32  
WOODSIDE PUD  
DATE: 07/26/2016  
LU-07-009

**LANDED GENTRY**  
H O M E S   A N D   C O M M U N I T I E S  
Old City Hall Building, 504 Fairhaven Avenue, Burlington, WA 98233 (360) 755-9021  
FINAL P.U.D. PLAN - DIVISIONS 3-9  
TYP. OPEN SPACE LANDSCAPE EXHIBIT

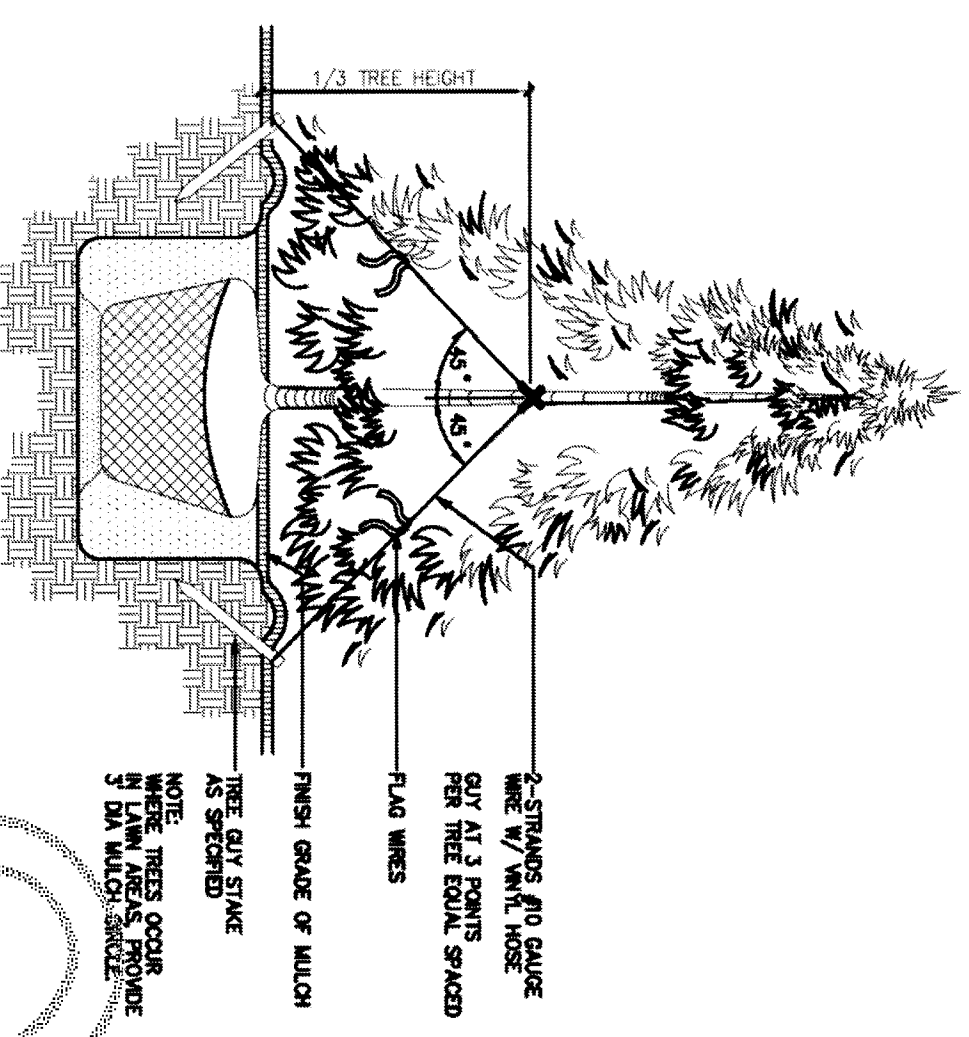






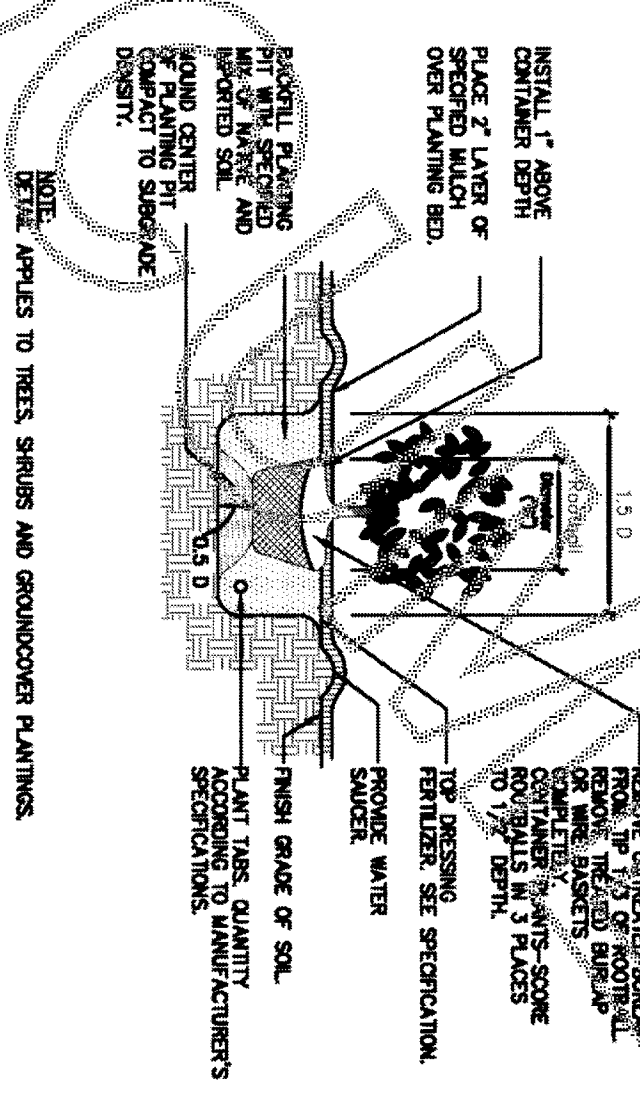
TREE STAKING

SCALE: NTS



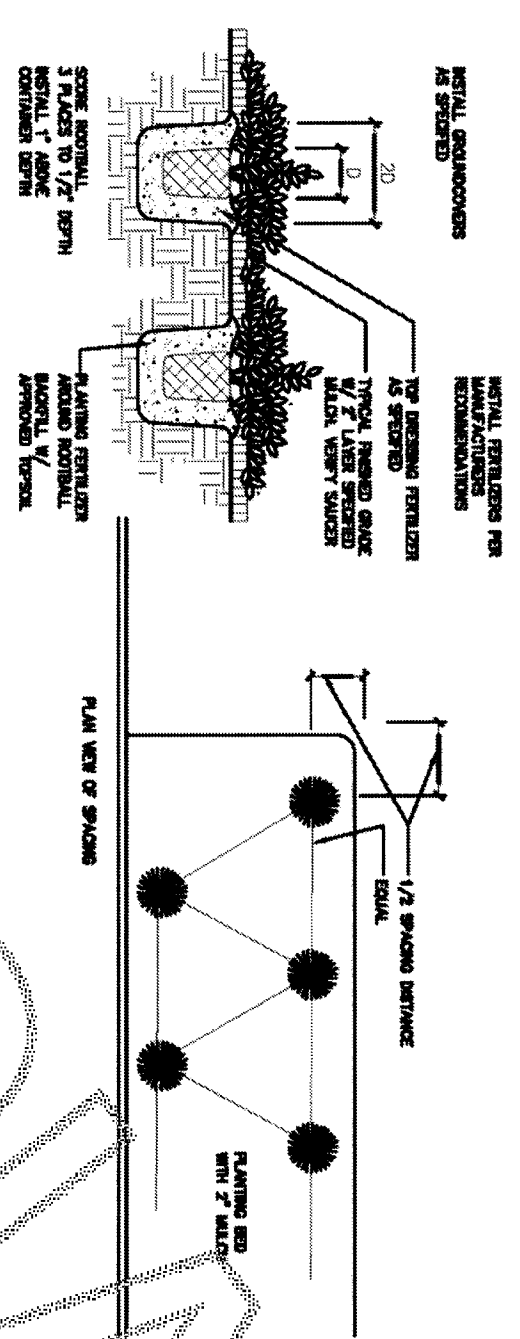
TREE GUYING

SCALE: NTS



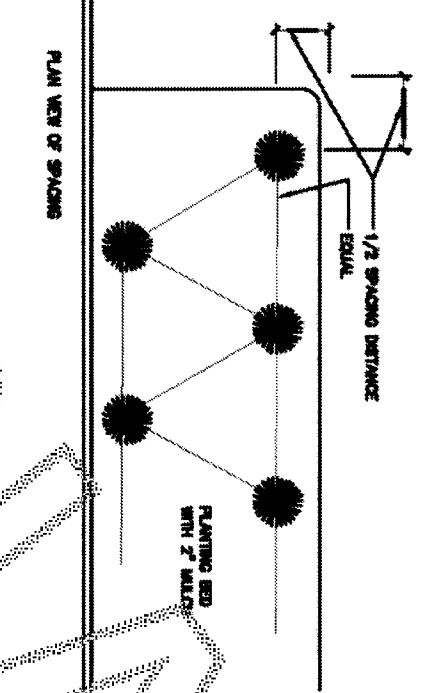
SHRUB PLANTING

SCALE: NTS



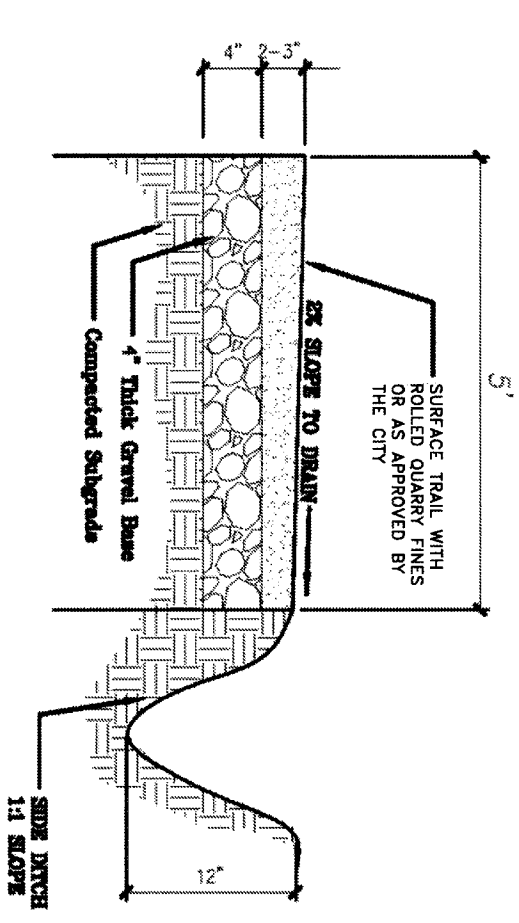
GROUNDCOVER PLANTING

SCALE: NTS



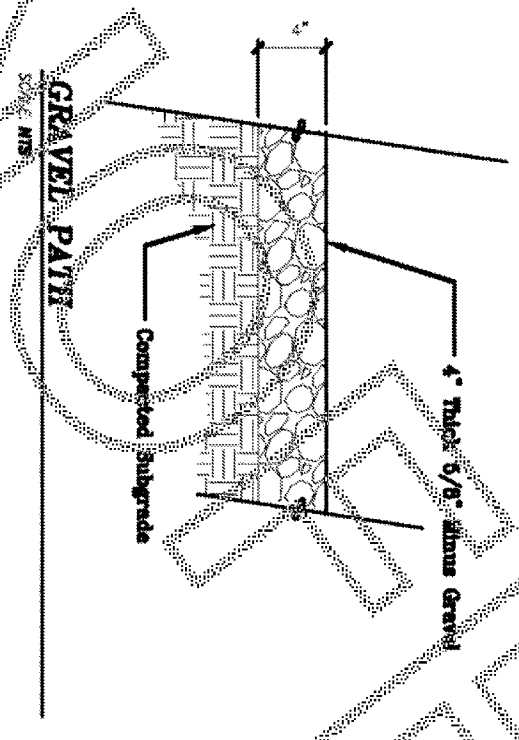
CONCRETE WALK

SCALE: NTS



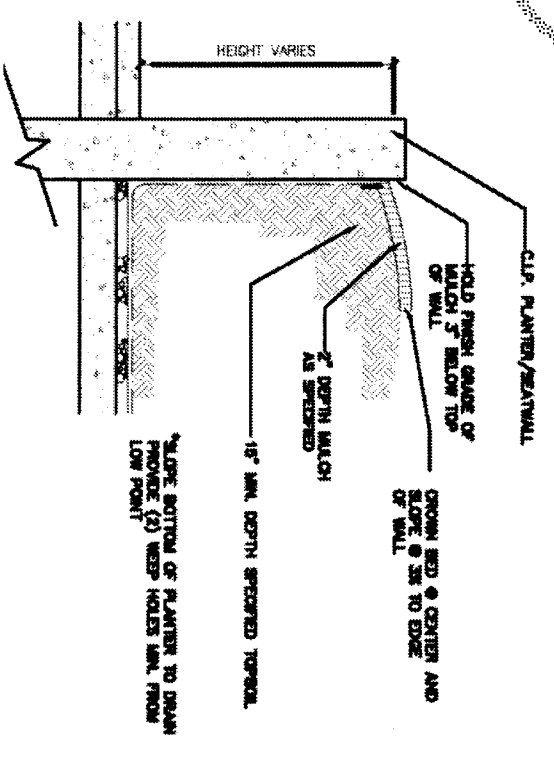
WETLAND BUFFER TRAIL

SCALE: NTS



GRAVE PATH

SCALE: NTS

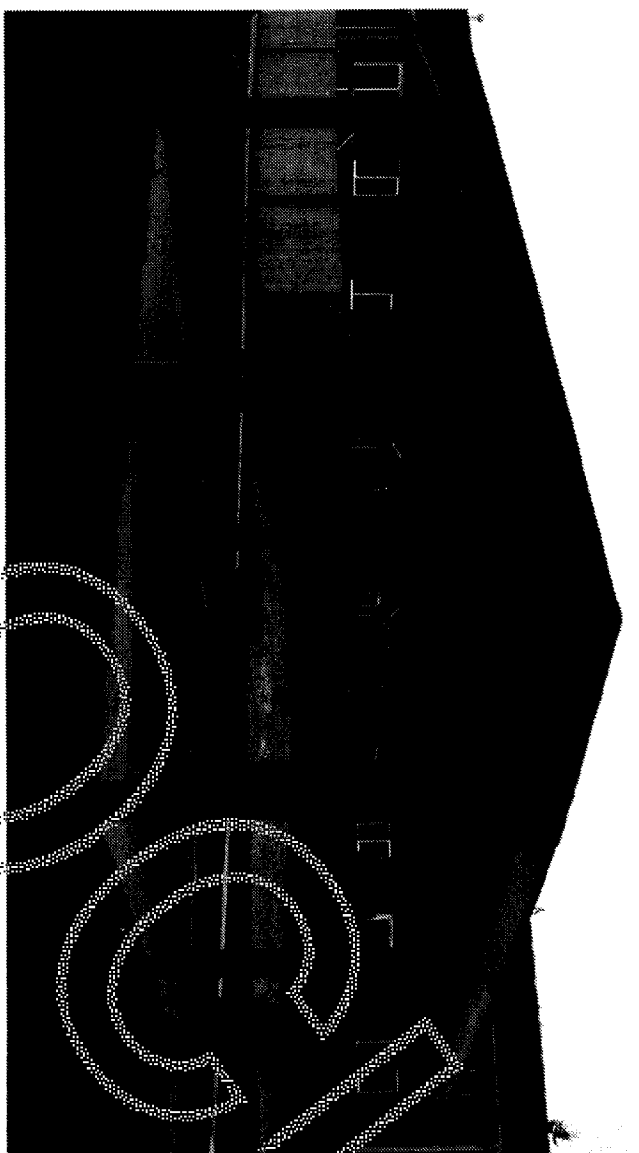
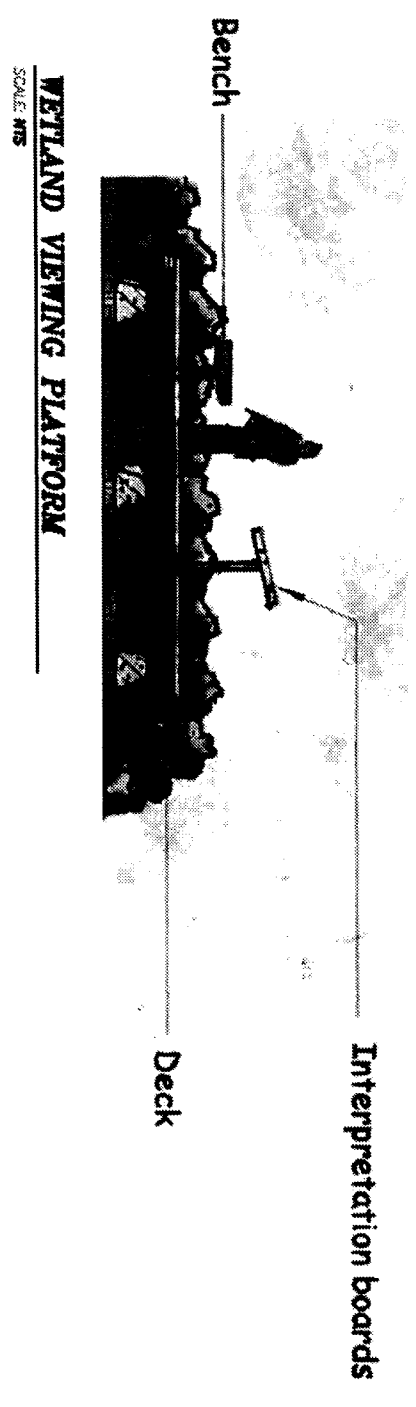
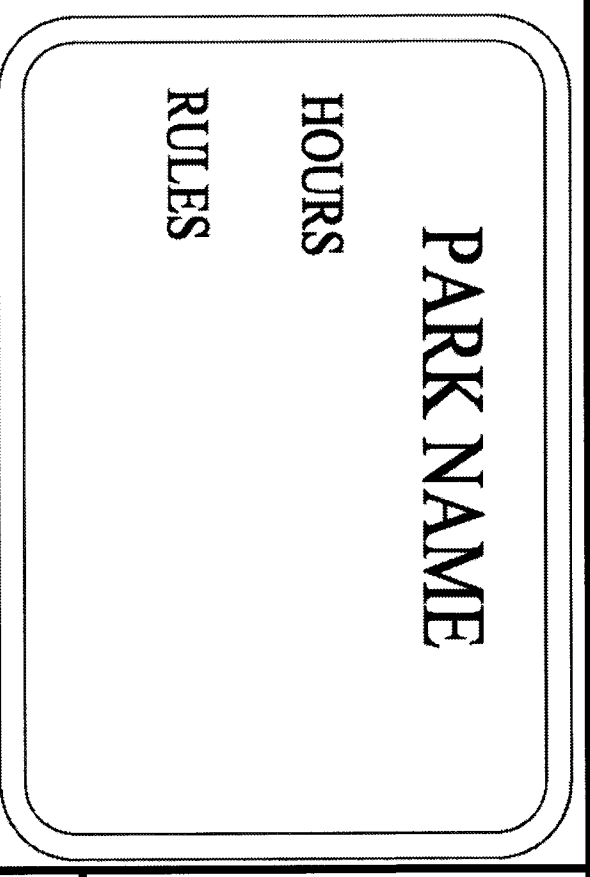


CONCRETE PLANTER/SEATAIL

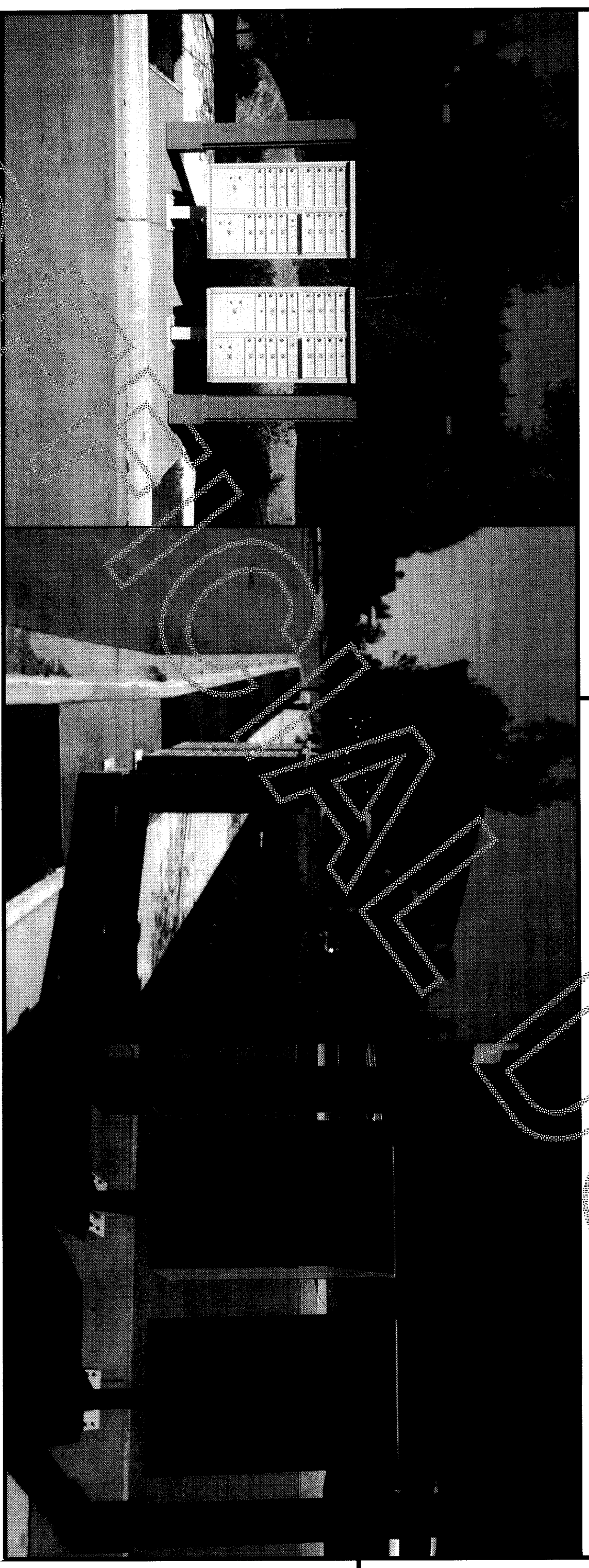
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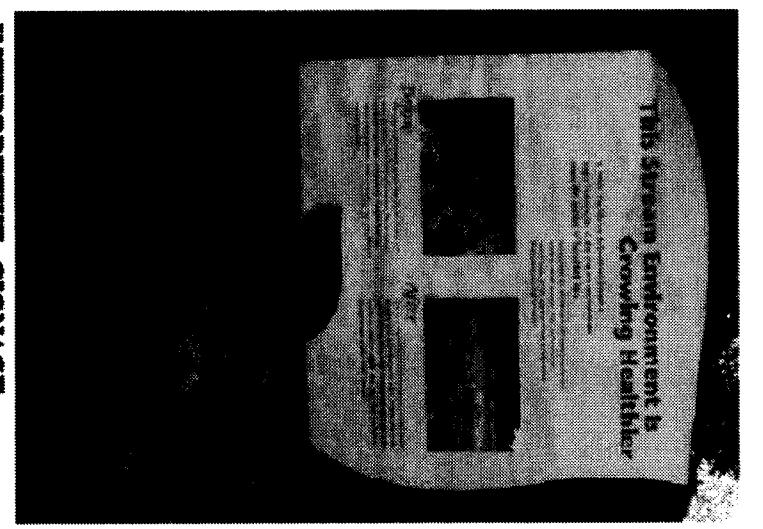
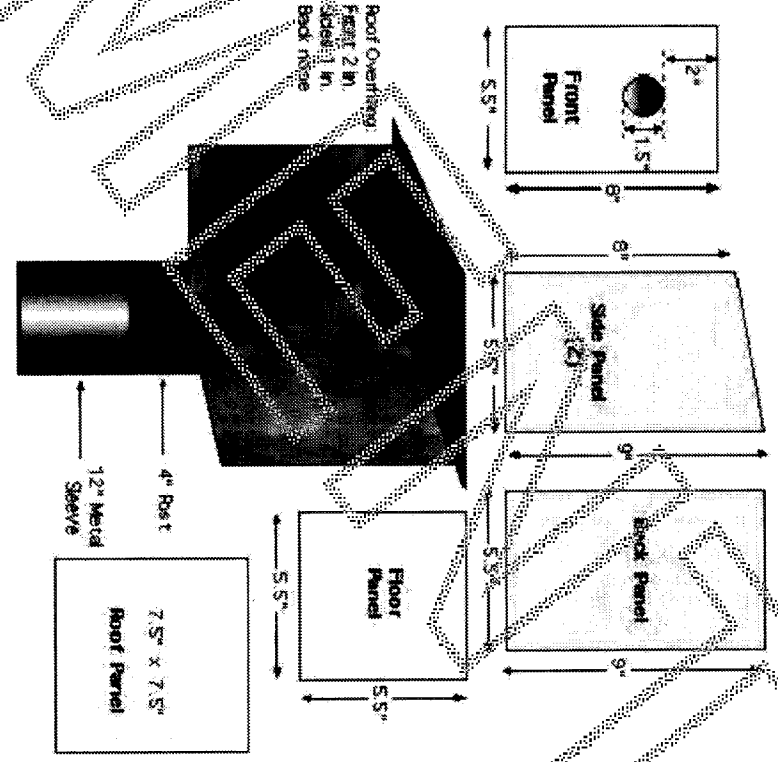




**PICNIC SHELTER**  
SCALE: NTS

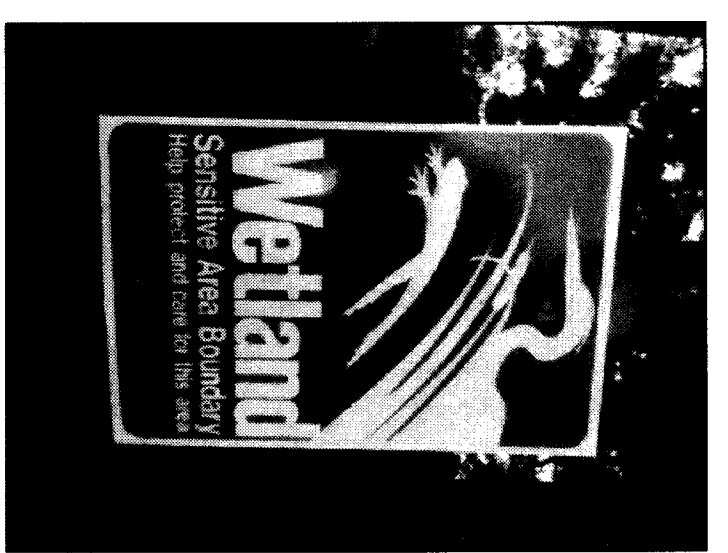


**MAILBOX STAND**  
NTS

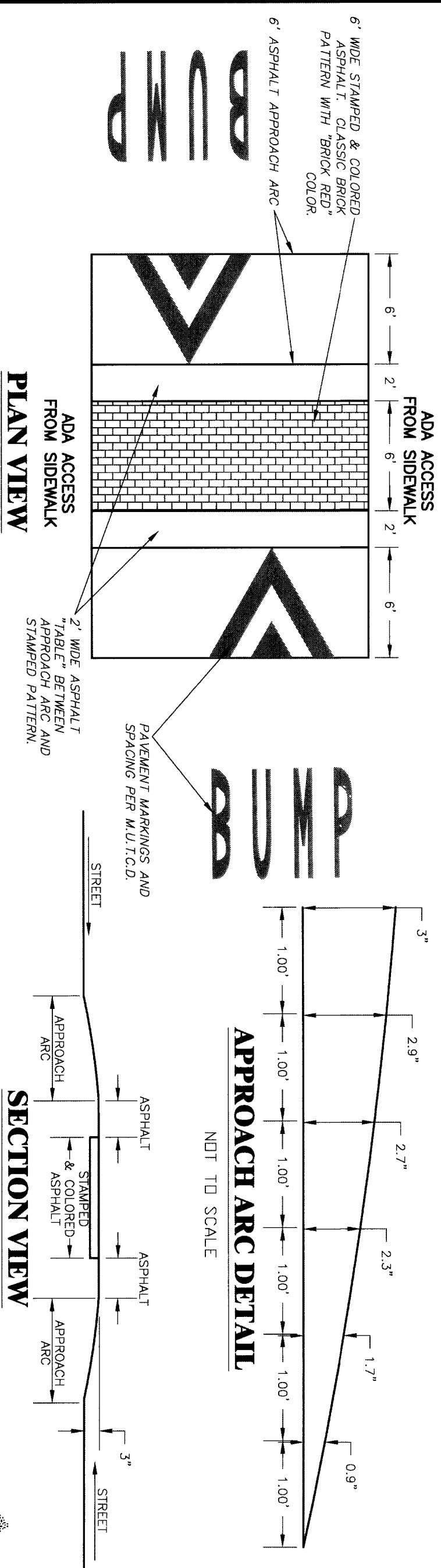


**INTERPRETIVE SIGNAGE**  
SCALE: NTS

NOTE: DESIGN AND LANGUAGE TO BE DETERMINED.



**NGPA/WETLAND SIGN**  
NTS



SUPPLIER: WEBCOAT WWW.WEBCOAT.COM

MODEL: T46RCPD-35

QUANTITY: 3

COLOR: VP GREEN

SPECIFICATIONS:

46" SQ. EXPANDED METAL TABLE WITH FOUR ATTACHED 36"x12" SEATS. ALL EDGES AND CORNERS ARE ROLLED. FRAME IS INROUND MOUNT PEDESTAL DESIGN.

COATED WITH A 1/8" TO 1/4" THICK PLASTISOL ULTRAVIOLET STABILIZED VINYL COATING FUSED AND BAKED TO A 90X GLOSS.

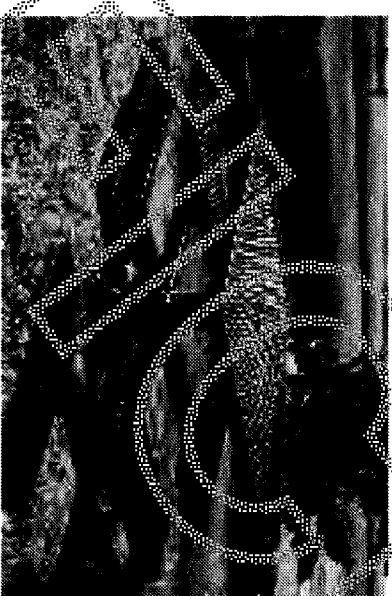
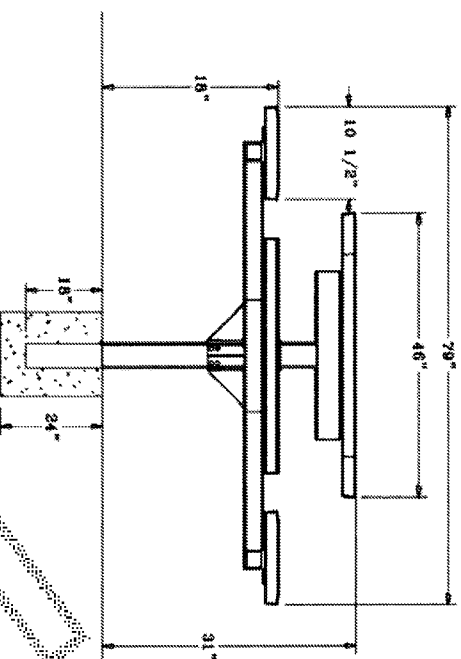
TABLE HEIGHT IS 31" APPROXIMATELY. SEAT HEIGHT IS 18" APPROXIMATELY. TOTAL OVERALL SQUARED DIMENSION IS 79"

TOP AND SEATS ARE MADE WITH HEAVY DUTY 3/4" #9 EXPANDED METAL INSIDE A 27x27x6" ANGLE IRON FRAME. ALL CENTER BRACES ARE MADE FOR 1/2" X 1/2" FLAT STEEL.

FRAME IS A SINGLE 4"x4" PEDISTAL MOUNTED TO THE CENTER OF THE TABLE TOP, EXTENDING OUT FROM THE 4" SQUARE TUBING ARE FOUR 3" SQUARE TUBING ARMS THAT THE SEATS ARE MOUNTED TO. COATED WITH A BAKED ON POLYESTER POWDER COAT FINISH.

ALL HARDWARE IS NON-CORROSIVE WEIGHT FOR THE T46RCPD-35 IS 361 LBS.

NOTE: ALL SET FRAMINGS INCLUDING PONY TUBES, BRACES AND TUBING RECEPTALS ARE TO BE INSTALLED IN-GROUND WITH A CONCRETE PAD THE SIZE OF EACH EXTENDING A MINIMUM OF 6" BEYOND THE HORIZONTAL DIMENSIONS.



PICNIC TABLE

SCALE: NTS

SUPPLIER: KAY PARK REC. WWW.KAYPARK.COM

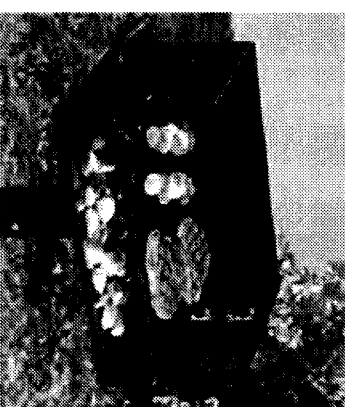
MODEL: SP7835G

QUANTITY: 2

COLOR: 2

SPECIFICATIONS:

200 SQUARE IN. COGNAC GRILL. 3/4" STEEL BARS WELDED ON 1" DIA. SQUARE AND ADJUSTS TO 4 HEIGHTS AT THE ANTI-THEFT DESIGNER'S SLIDE. 200" X 150" X 150" FIRE BOX MADE OF 3/4" THICK STEEL WITH A CONTINUOUS WELD TYPE CONSTRUCTION. GRILL HANDLES HAVE HEAVY-DUTY COOL SPRING BRASS DESIGN. FOR PUBLIC USE, A FORMED ASH LIP PROVIDES EXTRA REINFORCEMENT AND HELPS RETAIN COALS IN THE BOX. STANDING WITH ROUND CORNER. DRAIN HOLES. 360° ROTATION ON 1" THICK RESISTANT PEDISTAL. NON-TONG, HEAT AND RUST-RESISTANT BLACK ENAMEL FINISH. 3 1/2" O.D. GALVANIZED PEDISTAL. IN GROUND MOUNT.



GRILLS

SCALE: NTS

SUPPLIER: WEBCOAT WWW.WEBCOAT.COM

MODEL: T46RCPD-35

QUANTITY: 3

COLOR: VP GREEN

SPECIFICATIONS:

46" SQ. EXPANDED METAL TABLE WITH FOUR ATTACHED 36"x12" SEATS. ALL EDGES AND CORNERS ARE ROLLED. FRAME IS INROUND MOUNT PEDESTAL DESIGN.

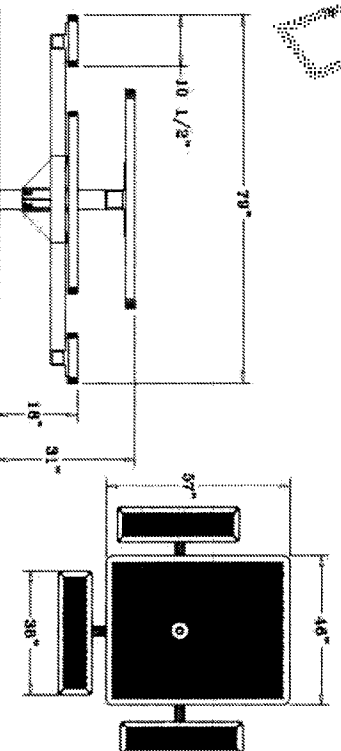
COATED WITH A 1/8" TO 1/4" THICK PLASTISOL ULTRAVIOLET STABILIZED VINYL COATING FUSED AND BAKED TO A 90X GLOSS.

TABLE HEIGHT IS 31" APPROXIMATELY. SEAT HEIGHT IS 18" APPROXIMATELY. TOTAL OVERALL SQUARED DIMENSION IS 79"x90" APPROXIMATELY.

TOP AND SEATS ARE MADE WITH HEAVY DUTY 3/4" #9 EXPANDED METAL INSIDE A 27x27x6" ANGLE IRON FRAME. ALL CENTER BRACES ARE MADE FOR 1/2" X 1/2" FLAT STEEL.

FRAME IS A SINGLE 4"x4" PEDISTAL MOUNTED TO THE CENTER OF THE TABLE TOP, EXTENDING OUT FROM THE 4" SQUARE TUBING ARE FOUR 3" SQUARE TUBING ARMS THAT THE SEATS ARE MOUNTED TO. COATED WITH A BAKED ON POLYESTER POWDER COAT FINISH.

ALL HARDWARE IS NON-CORROSIVE WEIGHT FOR THE T46RCPD-35 IS 05 LBS. OR APPROVED EQUAL.



ADA PICNIC TABLE

SCALE: NTS

SUPPLIER: WEBCOAT WWW.WEBCOAT.COM

MODEL: TR32 AREUEEP

QUANTITY: 5

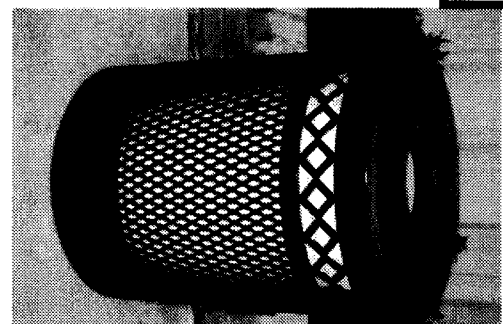
COLOR: 23K

SPECIFICATIONS:

23K X 30" TRASH RECEPTACLE PORTABLE DESIGN. 3/4" # 9 EXPANDED METAL LARGE HOLE BORDER. COATED WITH A 1/8" TO 1/4" THICK PLASTISOL ULTRAVIOLET STABILIZED VINYL COATING FUSED AND BAKED TO 90X GLOSS.

30" TALL X 23K" DIAMETER. 32 GALLON CAN SIZE. (NOT INCLUDED)

ALL HARDWARE IS NON-CORROSIVE WEIGHT FOR THE TR32AREUEEP IS 75 LBS.



TRASH RECEPTACLE

SCALE: NTS

SUPPLIER: WEBCOAT WWW.WEBCOAT.COM

MODEL: B6WINGHLINES

QUANTITY: 23

COLOR: VP GREEN

SPECIFICATIONS:

6" POLY VINYL FORMED BENCH WITH BACK. FRAME IS INROUND MOUNT DESIGN.

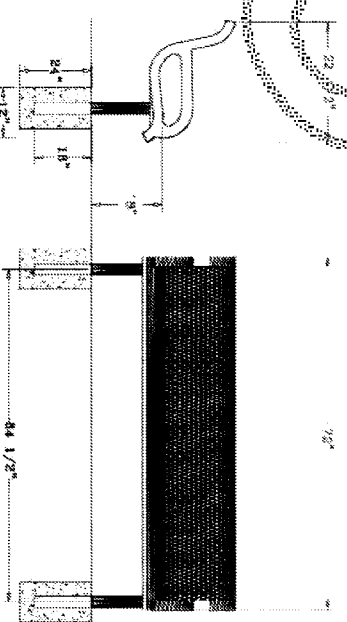
COATED WITH A 1/8" TO 1/4" THICK PLASTISOL ULTRAVIOLET STABILIZED VINYL COATING FUSED AND BAKED TO A 90X GLOSS.

SEAT HEIGHT IS 18" APPROXIMATELY. BACK HEIGHT IS 31" APPROXIMATELY. TOTAL OVERALL DIMENSIONS ARE 72"x22K" APPROXIMATELY.

SEATS ARE MADE FROM 1/2" #9 EXPANDED METAL INSIDE OF A 27x27x6" ANGLE FRAME. ALL CENTER BRACES ARE MADE OF 11 GAUGE FLAT STEEL.

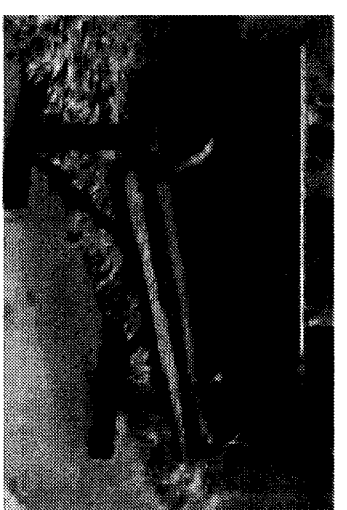
FRAME IS MADE OF 2 1/2" TUBING. POWDER COATED WITH POLYESTER ELECTROSTATIC PAINT.

ALL HARDWARE IS NON-CORROSIVE. WEIGHT FOR THE B6WINGHLINES IS 53 LBS. OR APPROVED EQUAL.

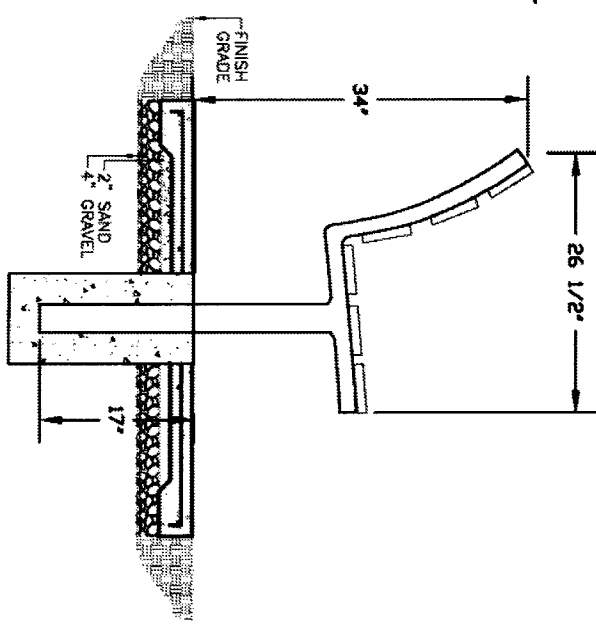


PARK BENCH

SCALE: NTS



SIDE VIEW



SUPPLIER: APARK WWW.BARCOPRODUCTS.COM

MODEL: DPG1003-L

QUANTITY: 2

COLOR: GREEN

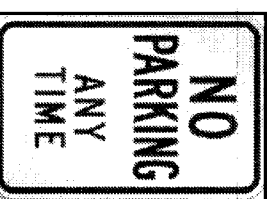
SPECIFICATIONS:

STURDY ALUMINUM, 400-BAG CAPACITY DISPENSER SET INCLUDES TWO 200-BAG ROLLS, RANDED LOOKING FRONT ACCESS PANEL, CLEARLY POSTED INSTRUCTIONS, 10 GALLON STEEL TRASH RECEPTACLE WITH LID, 36" TELESCOPING 2" DIA. FLAT WITH HANDBONE, 50 UPDE TRASH RECEPTACLE, 23K" X 30" ALUMINUM PET WASTE SIGN TO ENCOURAGE RESPONSIBLE BEHAVIOR.

COLOR: GREEN OR APPROVED EQUAL.

ALL HARDWARE IS NON-CORROSIVE. WEIGHT FOR THE DPG1003-L IS 53 LBS. OR APPROVED EQUAL.

MAX 37" ABOVE GRADE ON A DECORATIVE POST WITH CAP



PET WASTE STATION

SCALE: NTS

NO PARKING SIGN

DETAIL

DATE: 07/13/2016

WOODESIDE PUD

LANDED GENTRY

HOME S AND COMMUNITIES

Old City Hall Building, 504 Folthoven Avenue, Burlington, WA 98233 (360) 755-9021

FINAL P.U.D. PLAN - DIVISIONS 3-9

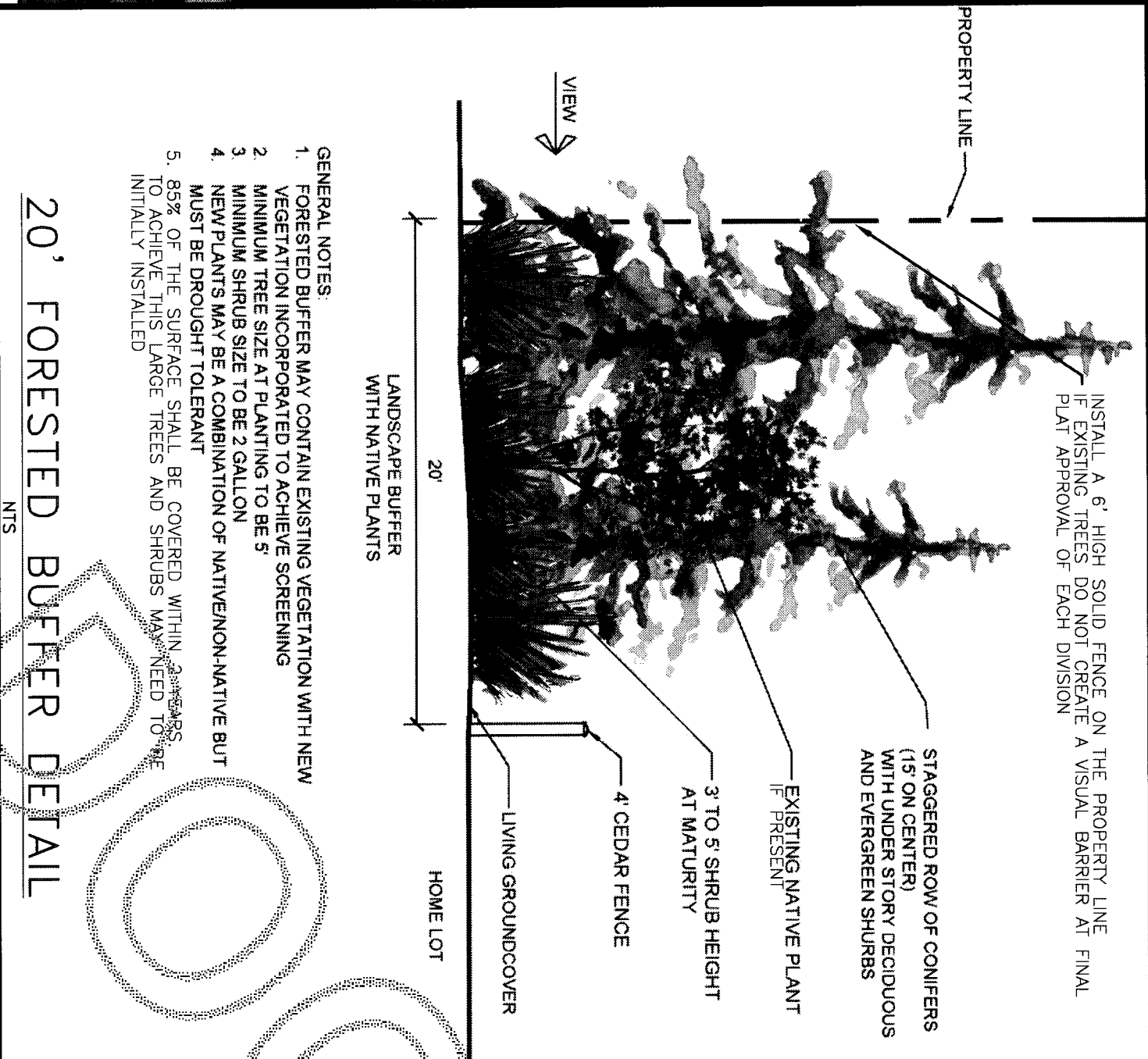
DETAILS





STREET LAMP DETAIL

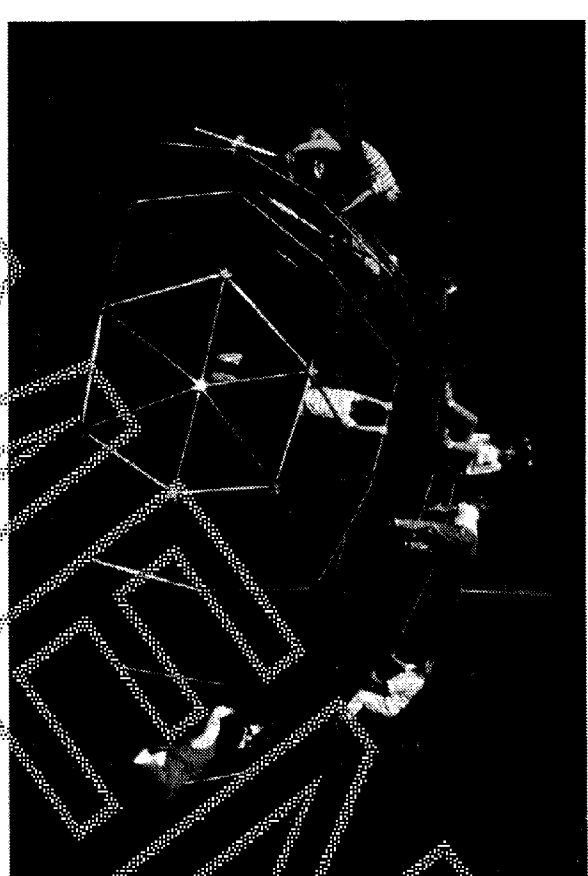
NIS



20' FORESTED BUFFER DETAIL

NIS

- GENERAL NOTES:
1. FORESTED BUFFER MAY CONTAIN EXISTING VEGETATION WITH NEW VEGETATION INCORPORATED TO ACHIEVE SCREENING
  2. MINIMUM TREE SIZE AT PLANTING TO BE 3'
  3. MINIMUM SHRUB SIZE TO BE 2 GALLON
  4. NEW PLANTS MAY BE A COMBINATION OF NATIVE/NON-NATIVE BUT MUST BE DROUGHT TOLERANT
  5. 85% OF THE SURFACE SHALL BE COVERED WITHIN 3 YEARS TO ACHIEVE THIS LARGE TREES AND SHRUBS MAY NEED TO BE INITIALLY INSTALLED



DOMED CYLINDER

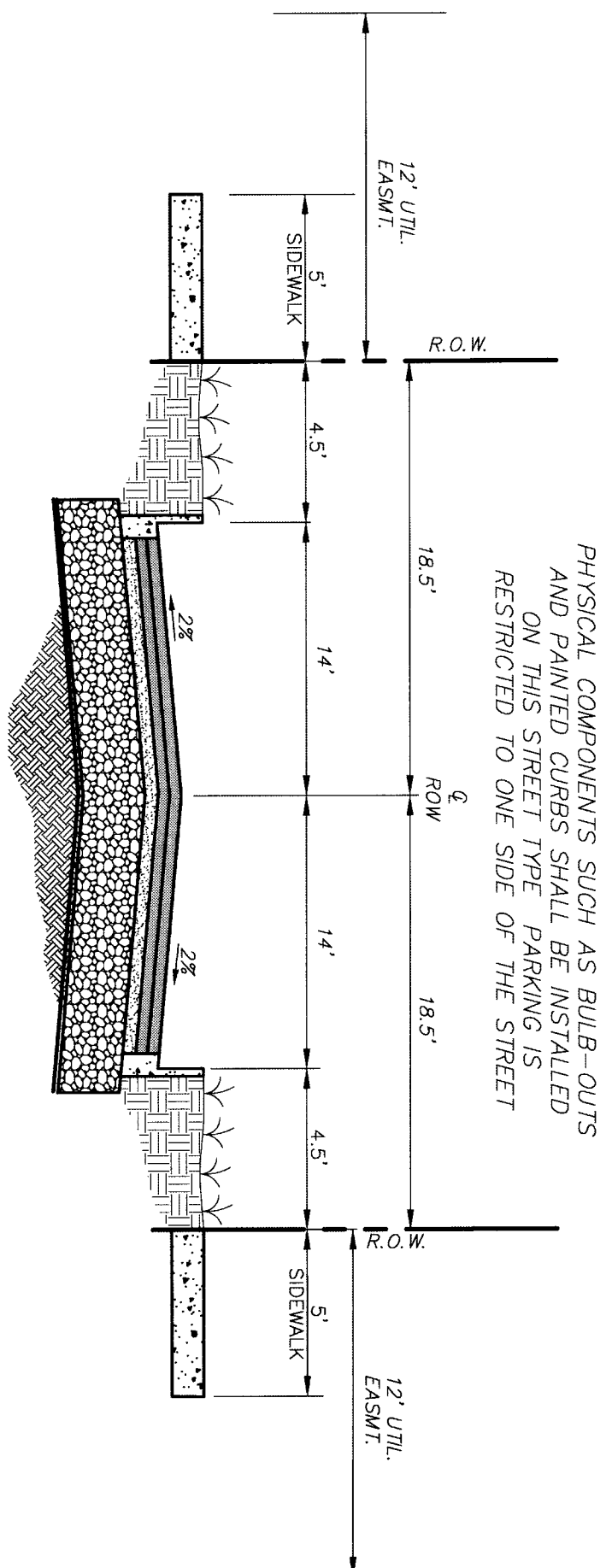
SCALE 1/8\"/>

SUPPLIER: JUNK www.junk.com  
MODEL: VBRONIP  
SPECIFICATIONS:  
RISSED 4-8\"/>



BASKETBALL HOOP

SCALE 1/8\"/>



\*APPLIES TO SIERRA STREET, SOUTH 47th ST., SOUTH 48th PLACE, SHELBY PLACE & ALPINE VIEW DRIVE, SHANTEL STREET, BURLINGAME DRIVE

### TYPICAL ROAD CROSS SECTION DETAIL

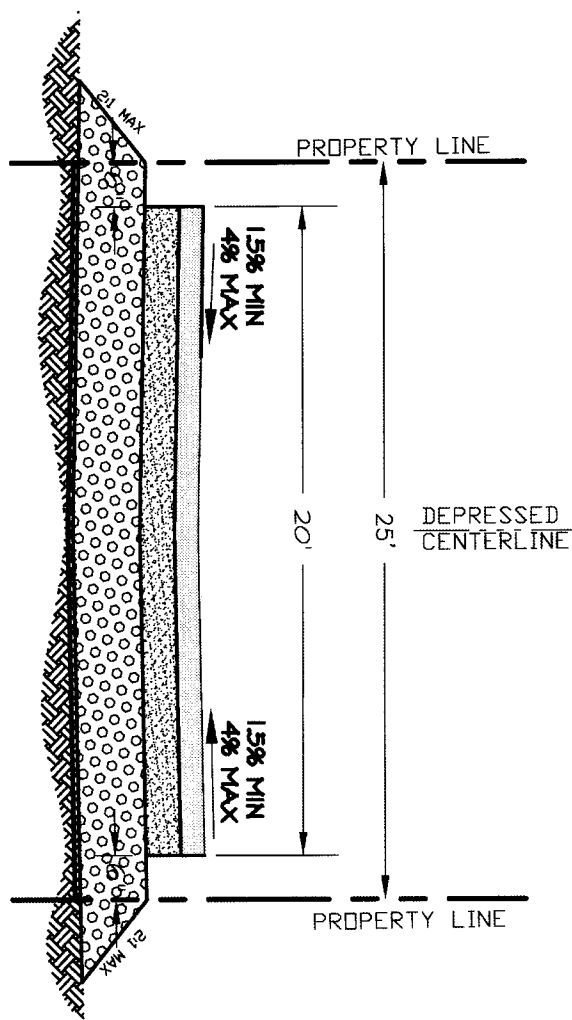
NOT TO SCALE

### CHIEF ST CROSS-SECTION

NOT TO SCALE

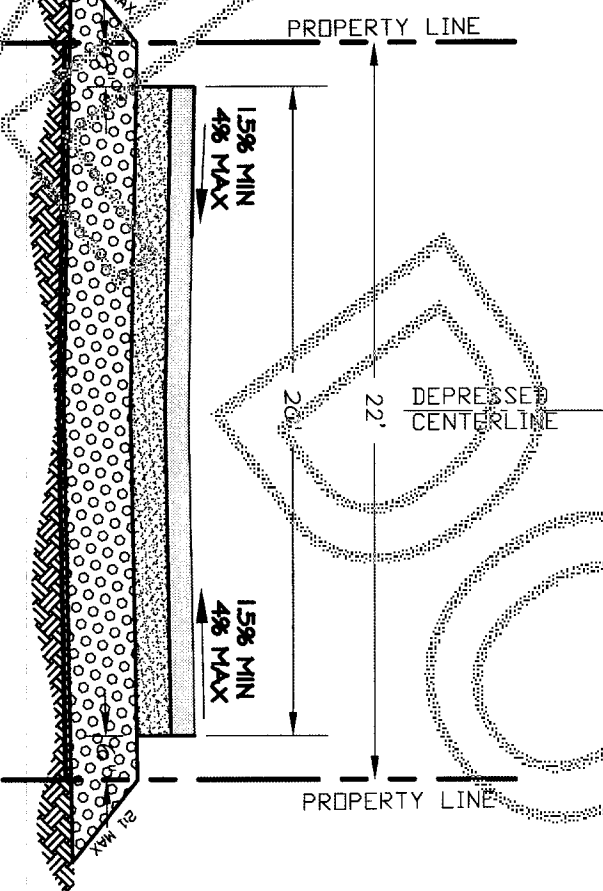
THE 28-FOOT WIDE DRIVING SURFACE SERVES TWO DRIVER LANES AND A 8-FOOT WIDE PARALLEL PARKING STRIP ALONG THE EAST SIDE WHERE NO PARALLEL PARKING IS PROPOSED. TWO 14-FOOT DRIVER LANES WILL EXIST ON BULBOUTS WILL BE DESIGNED AS APPROVED BY THE CIVIL ENGINEERING DEPARTMENT.

PHYSICAL COMPONENTS SUCH AS BULB-OUTS AND PAINTED CURBS SHALL BE INSTALLED ON THIS STREET TYPE



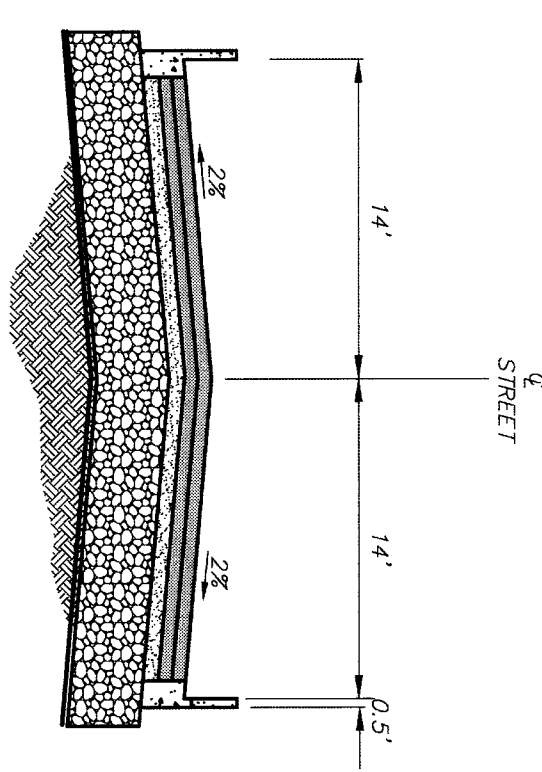
### SINCLAIR ALLEY CROSS-SECTION

NOT TO SCALE



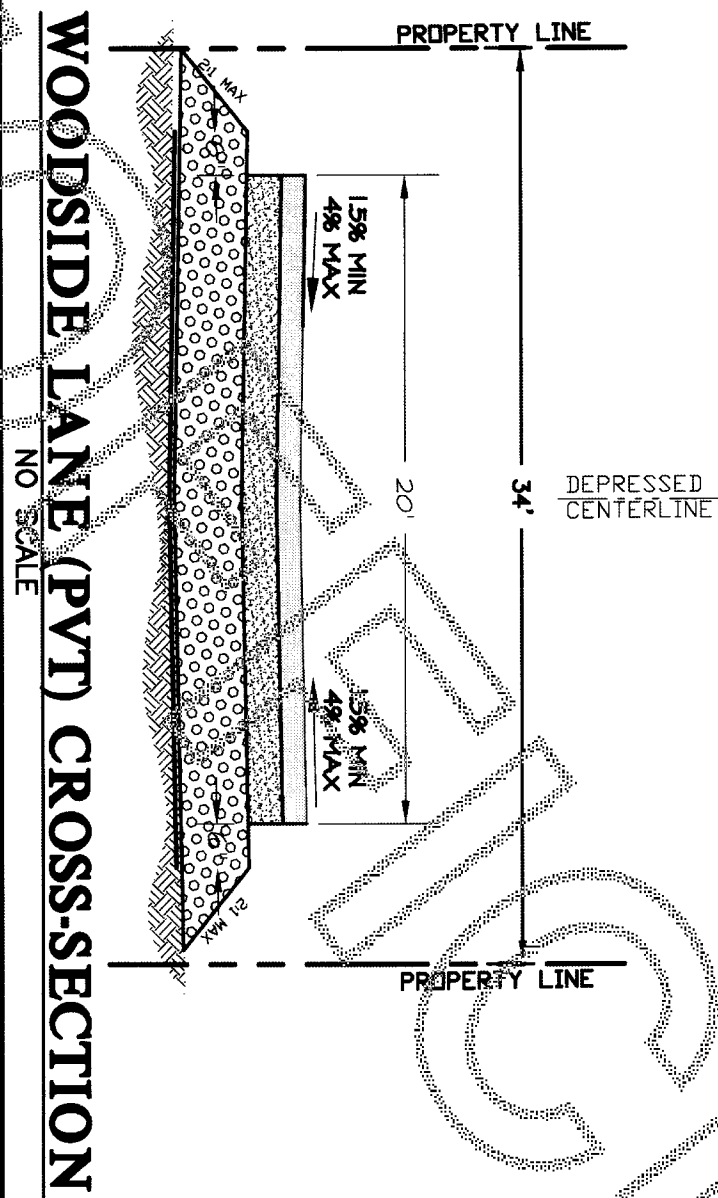
### ALLEY #2 (PVT) CROSS-SECTION

NOT TO SCALE



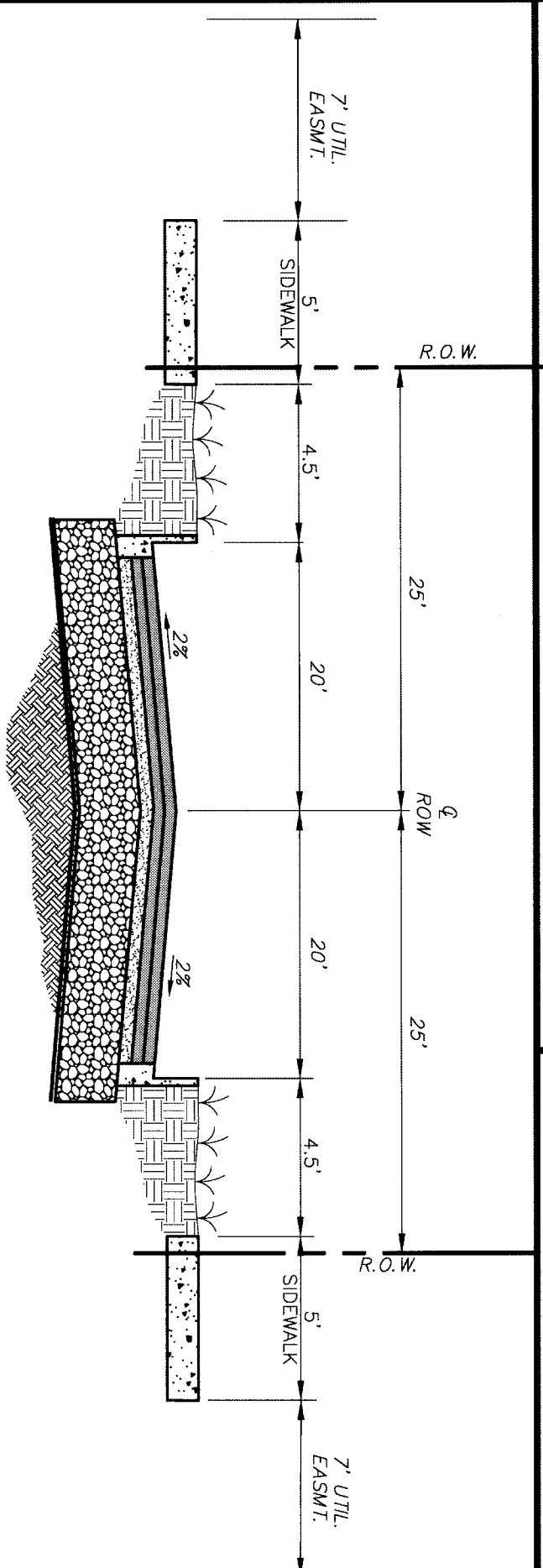
### CHIEF PLACE (PVT) CROSS-SECTION

NOT TO SCALE



### WOODSIDE LANE (PVT) CROSS-SECTION

NO SCALE



### SOUTH 48th STREET

NOT TO SCALE

SHEET 23 OF 32

WOODSIDE PUD

DATE: 07/19/2016  
LU-07-009

LANDED GENTRY  
HOMES AND COMMUNITIES

Old City Hall Building, 504 Fairhaven Avenue, Burlington, WA 98233 (360) 755-9021

FINAL P.U.D. PLAN - DETAILS



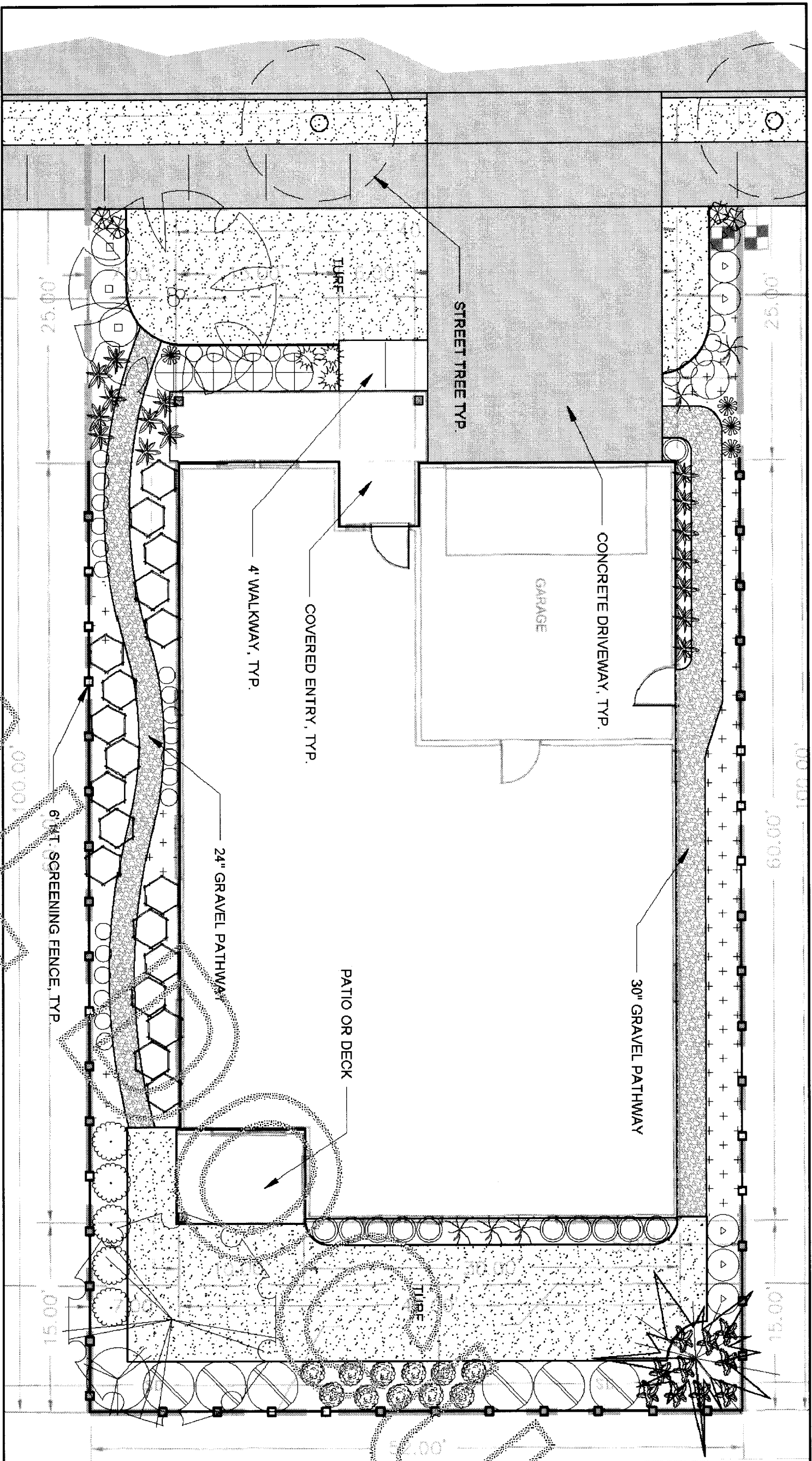
PLANTING LEGEND

Botanical/Deciduous	Quantity	Scientific Name	Common Name	Planting Size
Symbol	3	Tree: minimum per homeowner lot	Red Japanese maple	2"-Cal
		Acer palmatum 'Atropurpureum'	Serviceberry	2"-Cal
		Amelanchier alnifolia 'Autumn Brilliance'	Forest Pansy Redbud	2"-Cal
		Cornus canadensis 'Forest Pansy'	Ornamental Dogwood	2"-Cal
		Cornus 'Sp. 'Scales White Yellow'	Weeping Alaska Cedar	8' - 10'
		Crataegus parviflorus 'Green Arrow'		

Perennials, Grasses and orn.	Quantity	Scientific Name	Common Name	Planting Size
Symbol	20	Minimum per homeowner lot	Sword Fern	1-Gal
		Polystichum munitum	Morrow's Sage	1-Gal
		Carex morrowii variegata	Blue Oak Grass	1-Gal
		Helictotridon sempervirens	Dwarf Maiden Grass	1-Gal
		Miscanthus sinensis 'Little Kitten'	Scotch heather	1-Gal
		Calluna vulgaris	Daylily	1-Gal
		Hemerocallis 'Stella de Oro'	Big blue lily turf	1-Gal
		Liriope muscari	Dwarf Black Eyed Susan	1-Gal
		Rudbeckia fulgida var. sullivantii	Autumn Joy Sedum	1-Gal
		Sedum telephium 'Autumn Joy'		

Shrub	Quantity	Scientific Name	Common Name	Planting Size
Symbol	70	Minimum per homeowner lot	Crimson Pygmy	2-Gal
		Berberis thunbergii 'Crimson Pygmy'	Dwarf Boxwood	2-Gal
		Buxus microphylla japonica compacta	Dwarf Redtwig Dogwood	2-Gal
		Cornus stolonifera 'Flaetkarnet'	Golden Twig dogwood	2-Gal
		Cornus stolonifera 'Flaetkarnet'	Dwarf Burning Bush	2-Gal
		Euonymus alatus 'Compactus'	Sail	2-Gal
		Gaultheria shallon	'Endless Summer'	2-Gal
		Hydrangea macrophylla 'Ballmer'	Little Devil Nanebark	2-Gal
		Physocarpus opulifolius 'Nanus'	Bleed Dwarf Pinks	2-Gal
		Pieris japonica 'Bleed Dwarf'	Ohio Lykeni Laurel	2-Gal
		Prunus laurocerasus 'Otto Luyken'	Rhododendron 'P.M. Rody'	2-Gal
		Rhododendron 'P.M. Rody'	Ramapo Rhod.	2-Gal
		Rhododendron 'P.M. Rody'	Himalayan sarcococca	2-Gal
		Sarcococca humilis	Little Princess Spirea	2-Gal
		Spirea japonica 'Little Princess'	Mass Kim Lilac	2-Gal
		Syringa patula 'Miss Kim'	David's Viburnum	2-Gal
		Viburnum davidii		

Ground Cover	Quantity	Scientific Name	Common Name	Planting Size
Symbol	20	Minimum per homeowner lot	Kentucky	1-Gal
		Arctostaphylos uva-ursi	Beach Strawberry	1-Gal
		Fragaria chiloensis	Creeching Bramble	1-Gal
		Rubus cadyanoides		
		varies	Lawn Grass	
		n/a		



PLANTING PLAN  
1" = 10'-0" (CHECK SCALE BAR FOR ACCURACY)

Landscaping Statistics	Provided	(min Plant Count)	MISC.
TREES (2" CALIBER)	3 per unit	3	
SHRUBS (2" CAL)	80 per unit	70	1. The detail of 20 per unit is not a minimum. The detail of 20 per unit is not a minimum. The detail of 20 per unit is not a minimum.
GROUND COVER (1 GAL)	20 per unit	20	

- GENERAL NOTES
1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THE SCOPE OF WORK AND UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT. THE PLAN SHALL GOVERN. ACTUAL CONDITIONS MAY VARY FROM THE PLAN. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE LANDSCAPE DESIGN AND THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE LANDSCAPE DESIGN.
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LANDED GENTRY  
HOMES AND COMMUNITIES

Woodside Phase 1 and 2 - Mount Vernon WA

NOTE:  
FRONT YARD LANDSCAPING SHALL BE VARIED FROM LOT TO LOT, SUCH THAT NO ADJACENT LOTS HAVE THE SAME CURB-SIDE VISUAL APPEARANCE.

Prepared by: ecosDesign LLC  
505 South First Street, Suite B  
Mount Vernon, WA 98273  
360.419.7400

Prepared for: Landed Gentry  
Old City Hall Building  
504 E Fairhaven  
Burlington, WA 98233

Typical Lot Landscape Plan

SHEET 31 OF 32 DATE: 07/14/2016













WOODSIDE PUD, DIVISIONS 1 & 2 LU-07-009

LANDED GENTRY  
HOMES AND COMMUNITIES  
Old City Hall Building, 504 Fairhaven Avenue, Burlington, WA 98233 (360) 755-9021  
TYPICAL LOT LANDSCAPE PLAN FOR WOODSIDE 1 & 2

MULTIFAMILY MASTER PLANTING SCHEDULE

Balanced None/ Common None



LARGE DECIDUOUS TREES

Size	GROUNDCOVERS	Size	Spacing
 Acer circinatum / Vine Maple+	 Actinophyes live-ursi / Kinnickinnick+	4" pots	18" o.c.
 Amelanchier grandiflora Autumn Brilliance / Service Berry+	 Erica Carnea Springwood / Springwood Heath	1 gal.	24" o.c.
 Betula papyrifera / Paper Birch+	 Lonicera plicata / Primal Honeysuckle	1 gal.	24" o.c.
 Cornus kousa/ Kousa Dogwood	 Mahonia repens / Creeping Oregon Grape*	4" pots	18" o.c.
 Corylus pennsylvanica 'Palmers' / Palmer Ash	 Ribes colymboides / Creeping Salmonberry	4" pots	18" o.c.
 Jatskovo serrata 'Green Vase' / Green Vase Japanese Zelkova*	 Lawn		









NOTE: CONDUCTOR TO DETERMINE QUANTITIES NEEDED.

\*Indicates drought tolerant species.  
+Indicates native species.

CONIFER TREES

	Chamaecyparis nootkatensis 'Pendula' / Weeping Alaska Cedar	8' ht. min.
	Thuja occidentalis 'Emerald Green' / Emerald Green Arborvitae	4' ht. min.

LARGE SHRUBS

	Chryso ternstro Mexican-Orange*	24" ht. min.
	Ceanothus coccineus Royal Purple / Smokebush*	24" ht. min.
	Eucalyptus alba 'Compacta' / Burning Bush*	24" ht. min.
	Hydrangea quercifolia / Oakleaf Hydrangea	24" ht. min.
	Kalimeris latifolia / Mountain Laurel	24" ht. min.
	Phoradendron leucocarpum / New Zealand Flax	24" ht. min.
	Ribes sanguineum / Red-flowering Currant*+	24" ht. min.
	Rosa Rugosa / Sea Rose	24" ht. min.

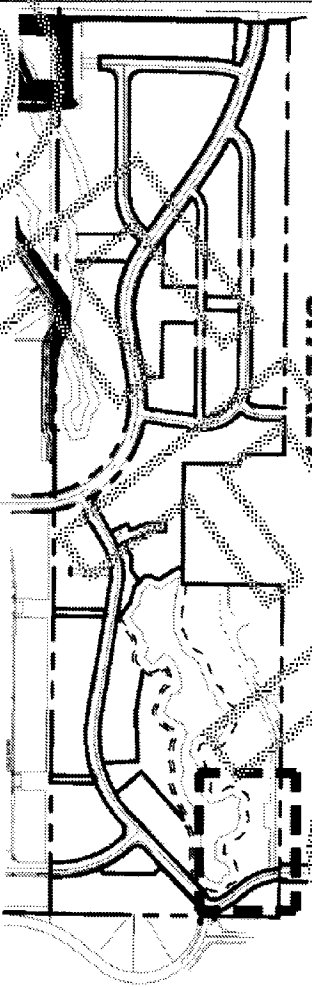
MEDIUM AND LOW SHRUBS

➊	Rebberis thunbergii / Korean Pigeon / Crimson Pigeon Barberry*	2 gal. min.
➋	Cornus sericea 'Ivanhoe' / Red-osier Dogwood+	24" ht. min.
➌	Cornus stolonifera 'Keiskei' / Keiskei Dogwood*	2 gal. min.
➍	Euboea characis 'Wulfenii' / Fl. spurge*	24" ht. min.
➎	Gaultheria phillyifolia / Sage+	2 gal. min.
➏	Ilex crenata 'Green Island' / Green Island Japanese Holly*	24" ht. min.
➐	Lonicera angustifolia / English Lavender*	2 gal. min.
➑	Nandina domestica 'Purple Passion' / Heavenly Bamboo	24" ht. min.
➒	Spiraea x burbankii 'Magic Carpet' / Magic Carpet Spiraea	2 gal. min.
➓	Symphoricarpos alba / Snowberry+	2 gal. min.
➔	Vaccinium coccineum / Evergreen huckleberry+	24" ht. min.
➕	Viburnum doerfleri / David's Viburnum*	2 gal. min.

PERENNIALS

● <i>Carex buchananii</i> / Leather Leaf Sedge*	1 gal. min.
● <i>Carex meadowii</i> 'variegata' / Variegated Japanese Sedge	1 gal. min.
◇ <i>Festuca glauca</i> / Blue Fescue*	1 gal. min.
◇ <i>Hemerocallis</i> 'Cranberry Red' / Cranberry Red Daylily*	1 gal. min.
☼ <i>Miscanthus sinensis</i> 'Morning Light' / Eulalia Grass	24" ht. min.
☼ <i>Polystichum munifolium</i> / Sword Fern+	1 gal. min.
☼ <i>Silene tenuifolia</i> / Mexican Feather Grass*	1 gal. min.

SITE KEY





BUILDING 1 LANDSCAPE PLANTING SCHEDULE

Balanced None/ Common None

LARGE DECIDUOUS TREES

Size	
 <del>Sorbus aucuparia 'Cordinal Royal' / Cordinal Royal Mountain-ash</del>	<del>2' caliper</del>
 <del>Chamaecyparis nootkatensis 'Pendula' / Weeping Alaska Cedar</del>	<del>8' ht. min.</del>
<del>Thuja occidentalis 'Emerald Green' / Emerald Green Arborvitae</del>	<del>7 ft. min.</del>






CONIFER TREES

2		Chamaecyparis nootkatensis 'Pendula' / Weeping Alaska Cedar	8' ht. min.
1		Thuja occidentalis 'Emerald Green' / Emerald Green Arborvitae	7 ft. min.

**LARGE SHRUBS**

Size

LARGE SHRUBS

2	 Cotinus coccinea 'Royal Purple' / Smokebush*	24" ht. min.
3	 Hydrangea quercifolia / Oakleaf Hydrangea	24" ht. min.
1	 Kalimeris latifolia / Mountain Laurel*	24" ht. min.
4	 Phoradendron leucocarpum / New Zealand Flax	24" ht. min.
5	 Ribes sanguineum / Red-flowering Currant*	24" ht. min.

TYPICAL MODERATELY LANDSCAPING DETAIL



GRAPHIC SCALE








MEDIUM AND LOW SHRUBS

3	✶ <i>Berberis thunbergii</i> 'Crimson Pygmy' / Crimson Pygmy Barberry*	2 gal. min.
10	✶ <i>Cornus stolonifera</i> 'Keiskei' / Keiskei Dogwood*	2 gal. min.
1	✶ <i>Euphorbia characias</i> 'Wulfenii' / Fl. spurge*	24" ht. min.
7	✶ <i>Gaultheria phillyifolia</i> / Sage+	2 gal. min.
11	✶ <i>Ilex crenata</i> 'Green Island' / Green Island Japanese Holly*	24" ht. min.
16	✶ <i>Lonicera angustifolia</i> / English Lavender*	2 gal. min.
23	✶ <i>Nandina domestica</i> 'Purple Passion' / Heavenly Bamboo	24" ht. min.
9	✶ <i>Spiraea x burbankii</i> 'Magic Carpet' / Magic Carpet Spiraea	2 gal. min.
6	✶ <i>Vaccinium coccineum</i> / Evergreen huckleberry+*	24" ht. min.
15	✶ <i>Viburnum doerfleri</i> / David's Viburnum*	2 gal. min.

PERENNIALS

5	✧	Festuca glauca / Blue Fescue*	1 gal. min.
12	●	Hemerocallis 'Cranberry Red' / Cranberry Red Daylily*	1 gal. min.
8	☼	Miscanthus sinensis 'Morning Light' / Eulalia Grass	24" ht. min.
7	★	Polystichum munifolium / Sword Fern+	1 gal. min.

GROUNDCOVERS

Size	Spacing
 Erica Carnea 'Springwood' / Springwood Heath	1 gal.
 Lonicera plicata / Primal Honeysuckle	1 gal.
 Mahonia repens / Creeping Oregon Grape*	4" pots
 Ribes colymboides / Creeping Salmonberry	4" pots
 Lawn	18" o.c.

\*Indicates drought tolerant species.  
+Indicates native species.

EXISTING VEGETATION:  
IT IS ENCOURAGED THAT EXISTING VEGETATION THROUGHOUT THE  
MULTIFAMILY AREA IS TO BE PRESERVED WHERE POSSIBLE.  
PROPOSED LANDSCAPE MATERIAL. FIELD LOCATE SIDEWALKS  
TO PRESERVE EXISTING VEGETATION.

12  
SHEET 32 OF 32

WOODSIDE PUD

DATE: 07/06/2016  
LU-07-009

LANDED GENTRY  
H O M E S A N D C O M M U N I T I E S

Old City Hall Building, 504 Fairhaven Avenue, Burlington, WA 98233 (360) 755-9021

FINAL P.U.D. PLAN - DIVISIONS 3-9  
TYP. MULTI-FAMILY LANDSCAPE EXHIBIT