

AUDITORS CERTIFICATE

30P, LLC

FILE
200612190063
Skaigt County Auditor
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N Baunmett
SKAGIT COUNTY AUDITOR

Quankrook
DEPUTY

**HIGHLAND GREENS
A PLANNED UNIT DEVELOPMENT**
A PORTION OF THE E 1/2 OF SECTION 9, TOWNSHIP 34 N, RANGE 4 E, W.M.

OWNER CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT HANSELL/MITZEL, LLC dba HANSELL MITZEL HOMES, A WASHINGTON LIMITED LIABILITY COMPANY, HORIZON BANK, A UNITED STATES CORPORATION, SALEM VILLAGE, A WASHINGTON NONPROFIT CORPORATION, DAN R. MITZEL, AND PATRICK R. BURKLAND OWNERS HEREBY CERTIFY THAT THIS PUD IS MADE AS OUR FREE VOLUNTARY ACT AND DEED IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR SIGNATURES TO BE HERELIN SUBSCRIBED AND AFFIXED THIS 6th DAY OF December, 2006.

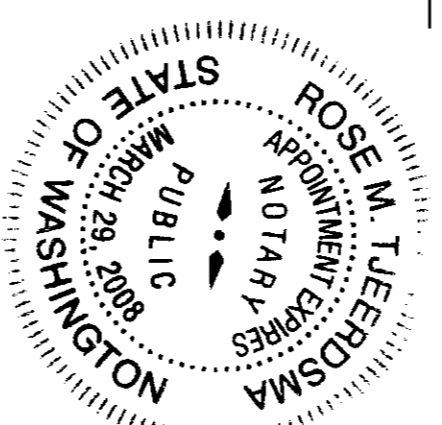
[Signature]
HANSELL/MITZEL, LLC dba HANSELL MITZEL HOMES
A WASHINGTON LIMITED LIABILITY COMPANY
SALEM VILLAGE
A WASHINGTON NONPROFIT CORPORATION
DAN R. MITZEL

[Signature]
PATRICK R. BURKLAND

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Dan R. Mitzel* IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON DAIRY STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE *owner* OF HANSELL/MITZEL, LLC dba HANSELL MITZEL HOMES, 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: Dec 6 2006

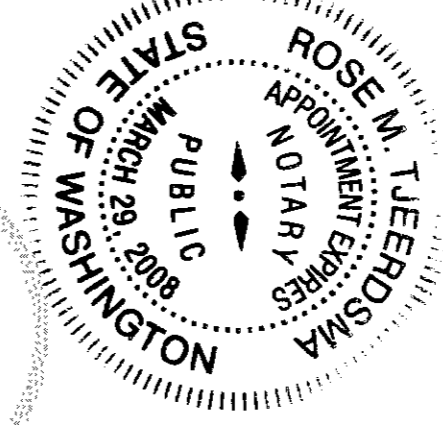
[Signature]
ROSE M. TIEBERDOWA
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: *Bellingham*
MY APPOINTMENT EXPIRES *3/21/08*



ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAN R. MITZEL, 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: Dec 6 2006

[Signature]
ROSE M. TIEBERDOWA
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: *Bellingham*
MY APPOINTMENT EXPIRES *3/21/08*



SKAGIT COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREBY ASSIGNED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE 5th DAY OF Dec 2006.

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.
THIS 5th DAY OF Dec 2006.



APPROVALS

Examined and approved this 5th day of Dec, 2006
[Signature]
CITY ENGINEER

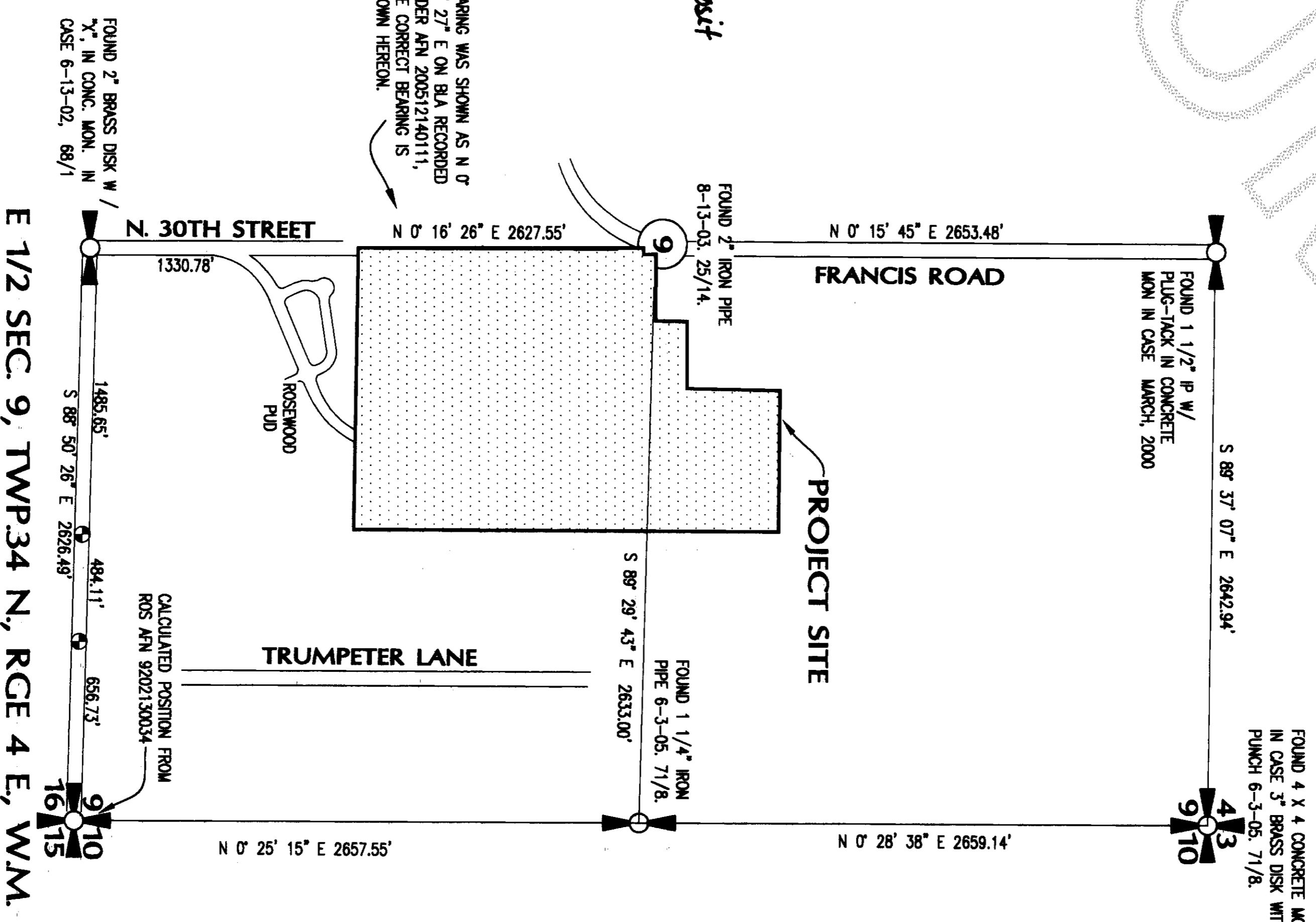
[Signature]
DEVELOPMENT SERVICES DIRECTOR

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON
THIS 16th DAY OF Dec, 2006
[Signature]
ATTEST: CITY MANAGER

ATTEST: CLERK *[Signature]*

SHEET INDEX

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SHEET 3 OVERALL PLAT VIEW
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SHEET 8 PARCEL AREAS
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SHEETS 13 THROUGH 21 LANDSCAPE PLANS

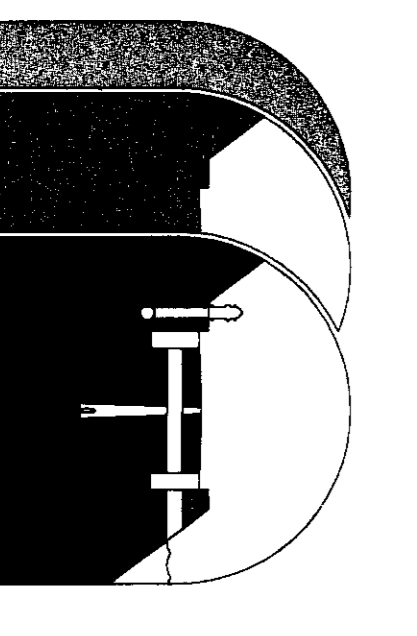
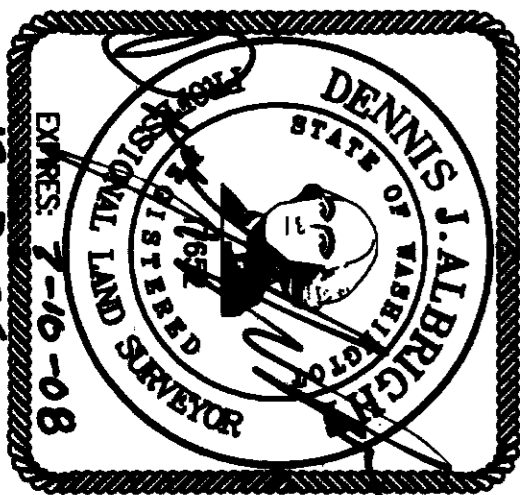
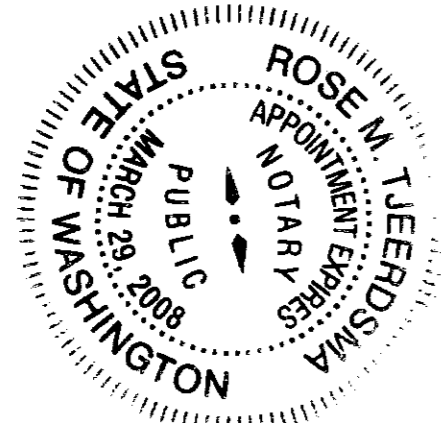


E 1/2 SEC. 9, TWP.34 N., RGE 4 E., W.M.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PUD OF HIGHLAND GREENS IS BASED UPON AN ACTUAL SURVEY AND SUBMISSION OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF MOUNT VERNON.

[Signature]
DENNIS J. ALBRICHT RES.
CERT# 17652
DATE 12-7-06



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

HIGHLAND GREENS

A PLANNED UNIT DEVELOPMENT
IN A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON
OWNERS:

HANSELL/MITZEL, LLC / SALEM VILLAGE
DATE: 11.9.06 BY: PRL SCALE: AS NOTED
PROJECT NO. 086-06 F.B.:

HIGHLAND GREENS A PLANNED UNIT DEVELOPMENT A PORTION OF THE E 1/2 OF SECTION 9, TOWNSHIP 34 N, RANGE 4 E, WM

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LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SNOHOMISH AND IS DESCRIBED AS FOLLOWS:
PARCELS "A", "B", "C", "D" AND "E" OF MOUNT VERNON BLA SURVEY #1005-095, RECORDED DECEMBER 14, 2005 UNDER AUDITOR'S FILE NO. 200512140111, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.

FINAL PUD NOTES

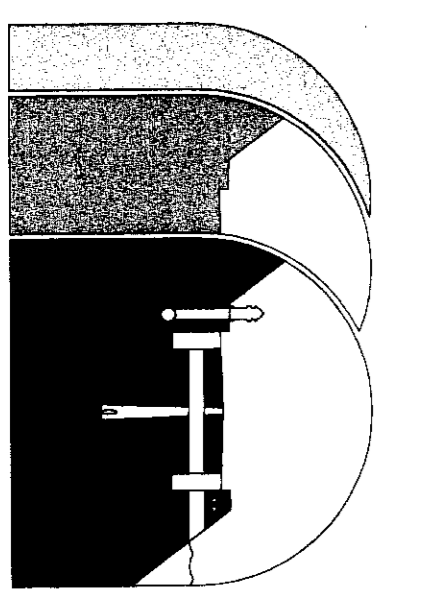
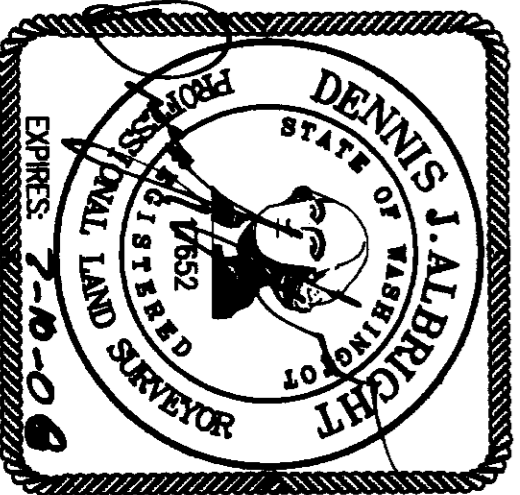
- ZONING DESIGNATION: R-1-7.6 AND R-1-9.6
- THE LOTS ILLUSTRATED WITHIN THE DIVISIONS OF THE FINAL PUD ON THE PLAN SHEETS ARE NOT LEGAL LOTS OF RECORD UNTIL SUCH TIME THAT A FINAL PLAT FOR EACH DIVISION CONTAINING LOTS IS RECORDED WITH THE SNOHOMISH COUNTY AUDITOR.
- THIS PUD WILL BE CONSTRUCTED AND SUBDIVIDED IN PHASES. ANY REQUIRED PUBLIC DEDICATIONS WILL OCCUR EITHER THROUGH THE RECORDING OF THE PHASED LAND DIVISION OR BY A SEPARATE INSTRUMENT CONCURRENT WITH THE RECORDING OF THE LAND DIVISION. PHASING IS NOT REQUIRED AND THE LAND DIVISION MAY ACCELERATE OR DECELERATE BASED ON MARKET CONDITIONS, EXCEPT THAT THE COMMERCIAL USES IN DIVISION VI MUST BE CONSTRUCTED LAST OR CONCURRENT WITH THE LAST RESIDENTIAL PHASE. IF PHASED, THE RESIDENTIAL PHASING MAY OCCUR IN ANY ORDER, PROVIDED EACH FINAL PLAT CAN PROVIDE THE NECESSARY LEGAL REQUIREMENTS FOR ACCESS, WATER, SEWER AND OTHER APPLICABLE PUBLIC HEALTH AND SAFETY REQUIREMENTS.
- A VARIETY OF TRACTS WILL BE ESTABLISHED EITHER THROUGH THE RECORDING OF THE PHASED LAND DIVISION OR BY A SEPARATE INSTRUMENT. THESE TRACTS MAY INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: PARK AND OPEN SPACE TRACTS, OPEN SPACE TRACTS, PARK TRACTS, LANDSCAPING TRACTS, LANDSCAPING AND MAILBOX TRACTS, PEDESTRIAN ACCESS TRACTS, COMMUNITY CENTER TRACTS OR RESERVE TRACTS. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THESE TRACTS WILL BE DETERMINED AT THE TIME THEY ARE ESTABLISHED.
- A VARIETY OF EASEMENTS WILL BE ESTABLISHED EITHER THROUGH THE RECORDING OF THE PHASED LAND DIVISION OR BY A SEPARATE INSTRUMENT. THESE EASEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: PEDESTRIAN ACCESS EASEMENT, PUBLIC SIDEWALK EASEMENT, PUBLIC STORM DRAINAGE AND SANITARY SEWER EASEMENT, PRIVATE STORM DRAIN EASEMENT, TREE PRESERVATION EASEMENT, SIGN EASEMENT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THESE TRACTS WILL BE DETERMINED AT THE TIME THEY ARE ESTABLISHED.
- BUILDING ELEVATIONS AND FOOTPRINT CONFIGURATIONS ARE CONCEPTUAL ONLY AND MAY BE MODIFIED AT THE TIME OF ALTERNATIVE DESIGN REVIEW. ALL BUILDINGS MUST BE BUILT IN ACCORDANCE WITH THE APPROVED PUD DESIGN OR AN ALTERNATIVE DESIGN APPROVED BY THE CITY OF MOUNT VERNON DESIGN STANDARDS AND GUIDELINES.
- ALL LOTS WITHIN THIS PUD THAT ARE LESS THAN 7,600 SQUARE FEET IN AREA ARE SUBJECT TO THE DESIGN STANDARDS AND GUIDELINES CODIFIED BY MVMC 17.70 AS SET FORTH IN RESOLUTION NO. 685.
- THE LANDSCAPE DESIGN MAY BE MODIFIED AT THE TIME OF FINAL PLAT REVIEW AND/OR BUILDING PERMIT REVIEW, SUBJECT TO CITY APPROVAL. LANDSCAPING MUST BE INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLANS OR AN ALTERNATIVE DESIGN APPROVED BY THE CITY OF MOUNT VERNON, BUT IN NO CASE SHALL THE ALTERNATIVE LANDSCAPING BE LESS THAN WHAT IS SHOWN ON THE APPROVED LANDSCAPING PLANS FOR THE HIGHLAND GREENS FINAL PUD. ALL LANDSCAPING SHALL BE INSTALLED, OR BONDED AT 150 PERCENT, PRIOR TO FINAL PLAT APPROVAL.
- ALL PLAYGROUND EQUIPMENT SHALL MEET THE CONSUMER PRODUCT SAFETY COMMISSION GUIDELINES FOR PUBLIC PLAYGROUNDS AND ASTM STANDARDS AND BE APPROVED BY THE CITY OF MOUNT VERNON. THE FINAL PLANS FOR THE PARK FACILITIES AND PEDESTRIAN IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY FOR REVIEW ALONG WITH THE CIVIL PLANS FOR EACH DIVISION. THE PARK FACILITIES AND PEDESTRIAN IMPROVEMENTS SHALL BE CONSTRUCTED/INSTALLED, OR BONDED AT 150 PERCENT, PRIOR TO FINAL PLAT APPROVAL FOR THAT DIVISION.
- SOME EXISTING TREES ARE SHOWN ON THE LANDSCAPE PLANS AND ARE INTENDED TO BE PRESERVED. ANY TREE PRESERVATION IS VOLUNTARY AND TREES MAY BE REMOVED AT THE DEVELOPER'S OPTION AT THE TIME OF PLAT INFRASTRUCTURE CONSTRUCTION OR INITIAL BUILDING CONSTRUCTION AND REPLACED WITH A SUITABLE TREE SPECIES (3 TO 4 INCH CALIPER MINIMUM) CHOSEN FROM THE APPROVED PLANTING MATERIALS LIST AVAILABLE FROM THE CITY OF MOUNT VERNON.
- THE FINAL PLAT AND/OR BUILDING PERMIT, AS APPLICABLE, SHALL DEMONSTRATE THAT THE MINIMUM AMOUNT OF PARKING REQUIRED BY THE MOUNT VERNON MUNICIPAL CODE SHALL BE PROVIDED FOR EACH USE WITHIN THE PROPOSED NEIGHBORHOOD RETAIL BUILDING.
- ALL LOTS IN THIS PUD ARE SUBJECT TO THE DEGRADATION OF PROTECTIVE COVENANTS FOR HIGHLAND GREENS AS RECORDED UNDER SNOHOMISH COUNTY # **1-200612190063**
- A COMPREHENSIVE SIGN PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY OF MOUNT VERNON PRIOR TO FINAL PUD APPROVAL. A SIGN PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW ALONG WITH THE CIVIL PLANS FOR EACH DIVISION PRIOR TO FINAL PLAT APPROVAL FOR THAT DIVISION.
- SEWAGE DISPOSAL - CITY OF MOUNT VERNON
WATER - SNOHOMISH COUNTY PUD
POWER - PUGET SOUND ENERGY
TELEPHONE - VERIZON
GAS - CASCOQUE NATURAL GAS
CABLE - COMCAST
STORM - CITY OF MOUNT VERNON
GARBAGE COLLECTION - CITY OF MOUNT VERNON
PUBLIC RIGHT OF WAY
- ALL LOTS WITHIN THIS PUD WILL ACCESS THE INTERNAL ROAD SYSTEM. DIRECT ACCESS TO FRANCIS ROAD WILL NOT BE ALLOWED.
- THIS SURVEY HAS DEPICTED OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
- DIVISION I CONSISTS OF LOTS 1 THROUGH 114 INCLUSIVE AND TRACTS 900 TO 906 INCLUSIVE
DIVISION II CONSISTS OF LOTS 1 THROUGH 33 INCLUSIVE AND TRACTS 900 & 901 INCLUSIVE
DIVISION III CONSISTS OF LOTS 1 THROUGH 28 INCLUSIVE AND TRACT 900
DIVISION IV CONSISTS OF 1 LOT AND TRACTS 900 TO 902 INCLUSIVE
DIVISION V CONSISTS OF 1 LOT AND TRACT 900
DIVISION VI CONSISTS OF 1 LOT 1 THROUGH 9 INCLUSIVE AND TRACT 900

FIELD EQUIPMENT

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A LEICA TCR1110S AND TRIMBLE 5800 DUAL FREQUENCY GPS SURVEY RECEIVER. STANDARD ERROR DISTANCE +/- 2CM (+ 1 PPM), AND METERS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.

BASIS OF BEARING

N 0°16'26"E BETWEEN THE FOUND SOUTH QUARTER AND CENTER OF SECTION 9 AS SHOWN HEREON



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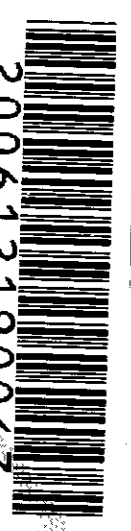
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A PLANNED UNIT DEVELOPMENT
IN A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4
OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4
EAST, W.M., COUNTY OF SNOHOMISH, STATE OF WASHINGTON
OWNERS
HANSELL/MITTEL, LLC / SALEM VILLAGE
DATE: 11.9.06 BY: PRL SCALE: AS NOTED
PROJECT NO. 086-06 F.B.

HIGHLAND GREENS

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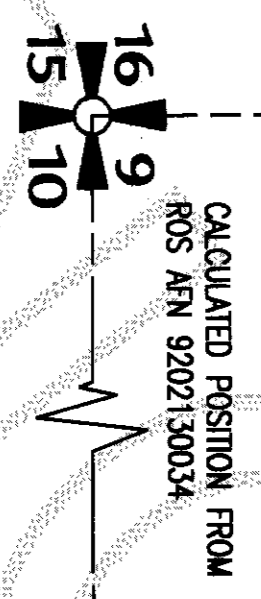
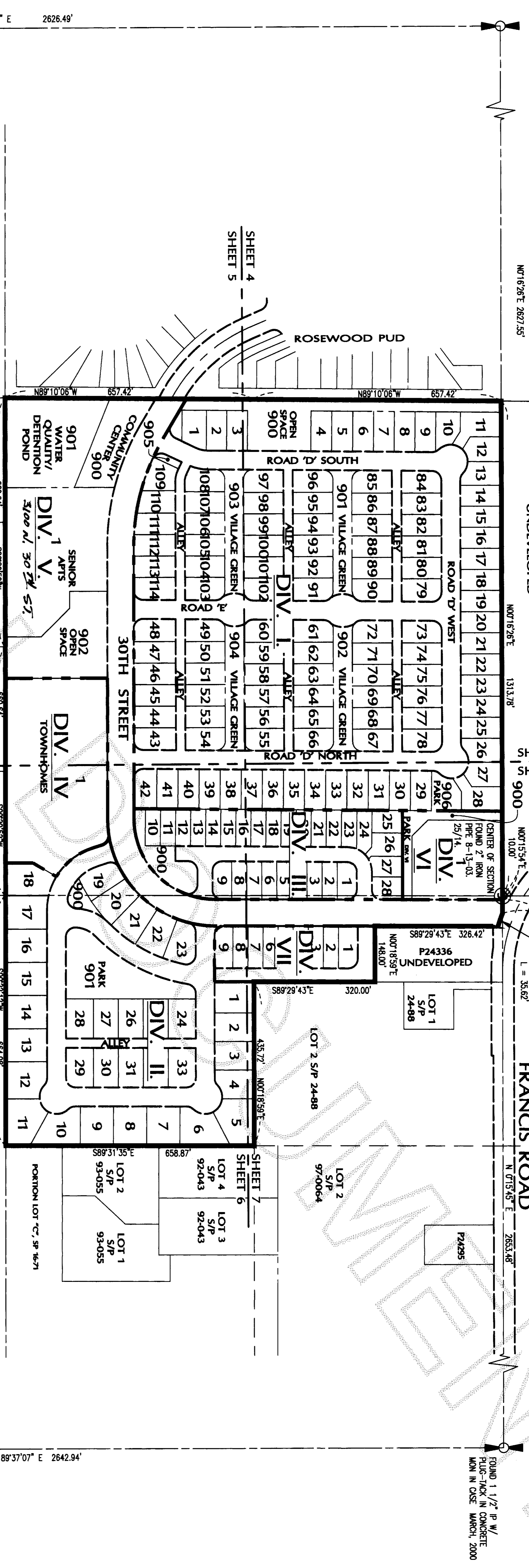
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Skagit County Auditor

FOUND 2" BRASS DISK W /
"X" IN CONC. MON. IN
CASE 6-13-02, 88/1

FOUND 1 1/2" IRON W/
FLUOR-PLASTIC CONC.
MON. IN CASE MARCH, 2000



RESEARCH NOTES

1. ROS AEN 9202130034
2. PLAT OF ROSEWOOD PUD
3. PLAT OF NORTHWOODS
4. ROS 200507060131

FIELD EQUIPMENT

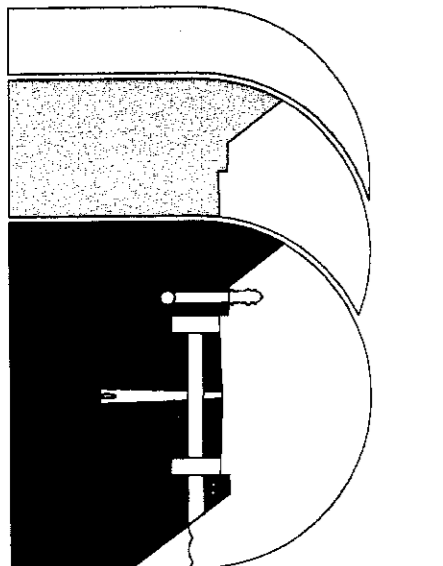
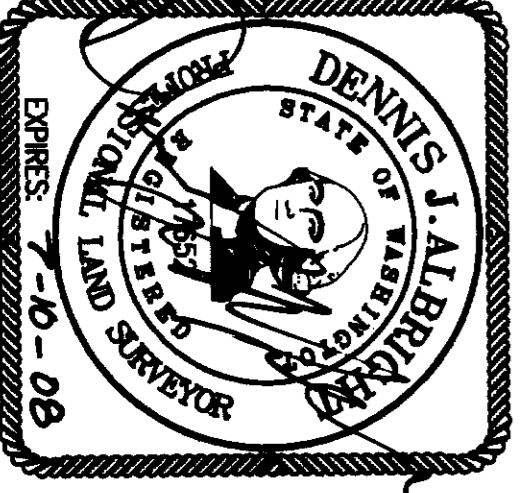
HIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVELER WITH A LEICA TCR4
1105", STANDARD ERROR DISTANCE +/- 2CM (+1 PPM), AND WEIS OR
EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 32-130.

BASIS OF BEARING

N 07°16'26"E BETWEEN THE FOUND SOUTH QUARTER AND CENTER OF SECTION
9 AS SHOWN HEREON



NORTH



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EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON
OWNERS
HANSELL/MITZEL, LLC / SALEM VILLAGE

DATE: 11/9/06 BY: PRL SCALE: 1" = 200'
PROJECT NO. 086-06 F.B.:

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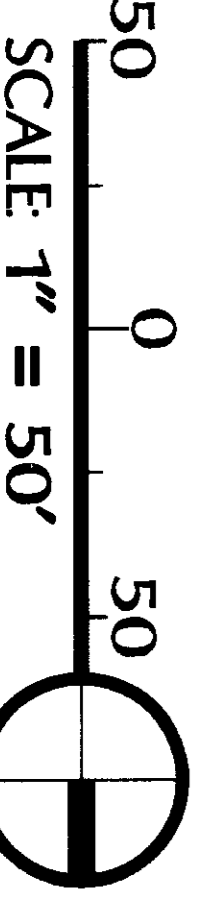
SEE SHEET 5 OF 8

SEE SHEET 7 OF 8

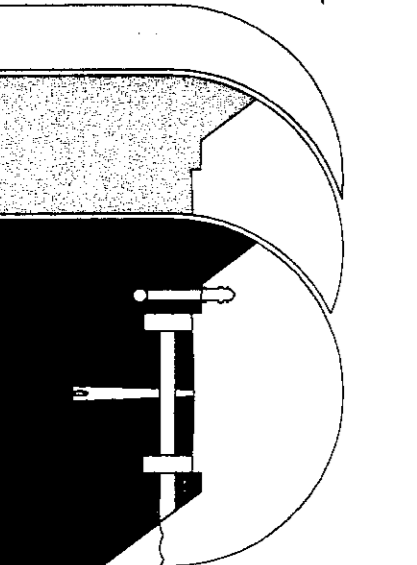
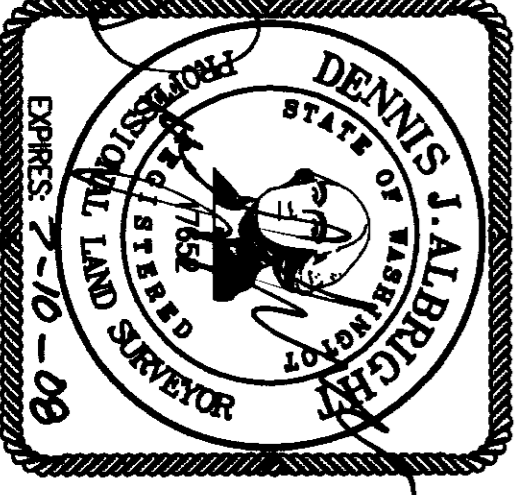
SHEET 4 OF 21

LEGEND

- PROPOSED CITY OF MOUNT VERNON STANDARD MONUMENT IN CASE (NOT SET THIS SURVEY)
- EXISTING FENCELINE



NORTH



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OWNERS

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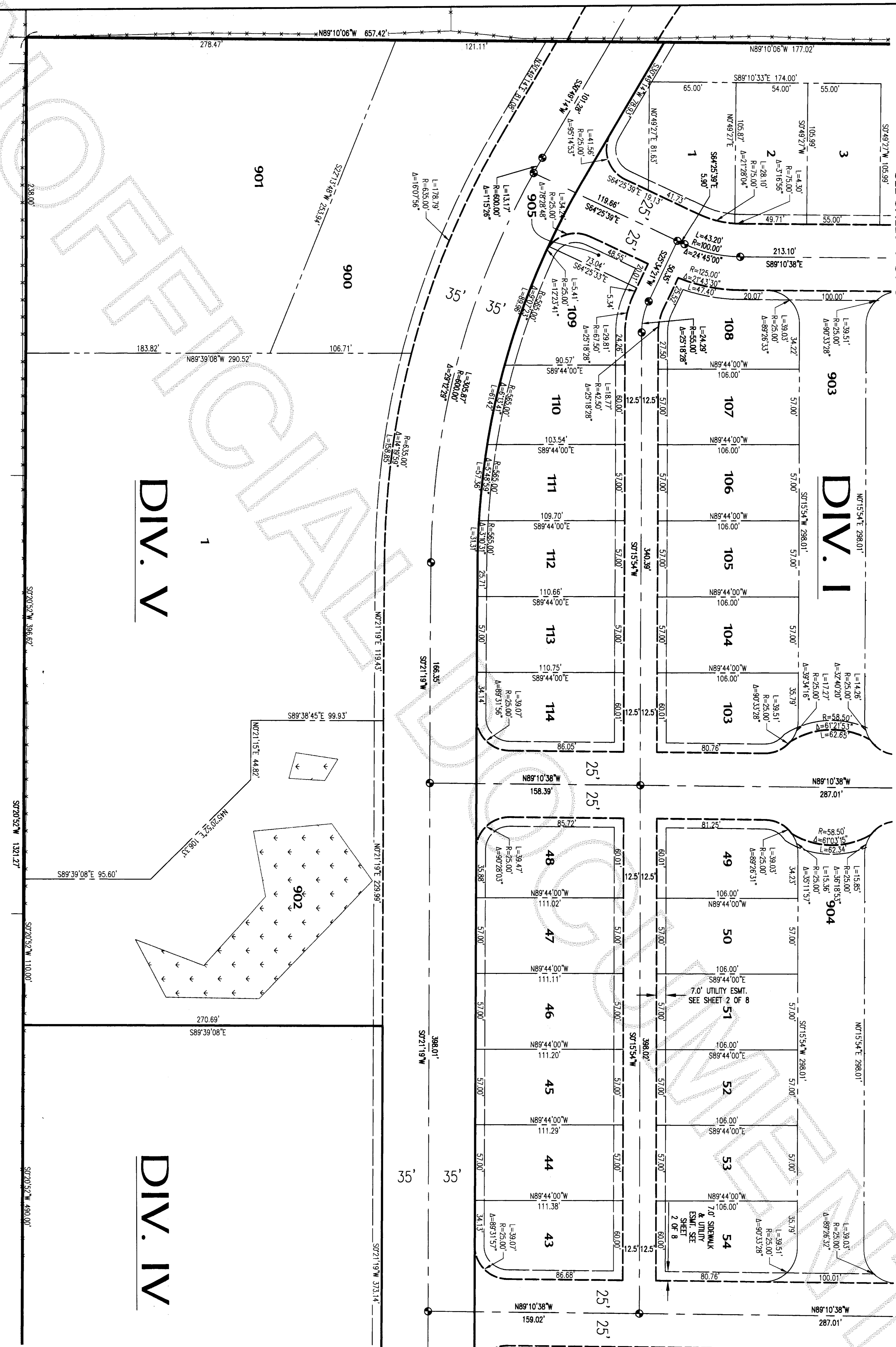
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DIV. V

DIV. IV

DIV. I



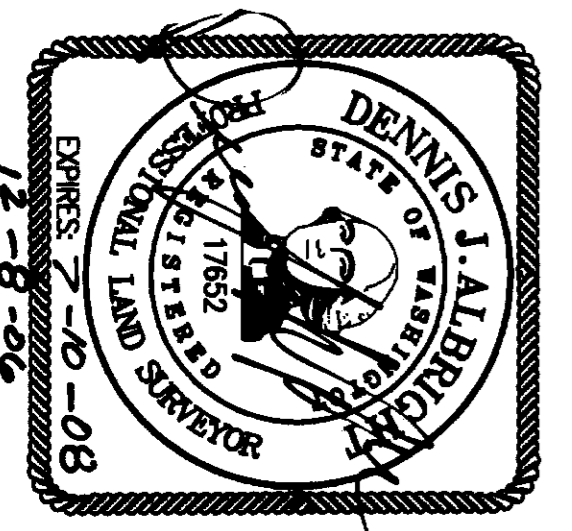
SEE SHEET 4 OF 8

SEE SHEET 4 OF 8

SEE SHEET 6 OF 8

LEGEND
 ○ PROPOSED CTRY OF MOUNT VERNON STANDARD MONUMENT IN CASE (NOT SET THIS SURVEY)
 — EXISTING FENCELINE

SCALE 1" = 50'
 NORTH



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DIV. I

SEE SHEET 7 OF 8

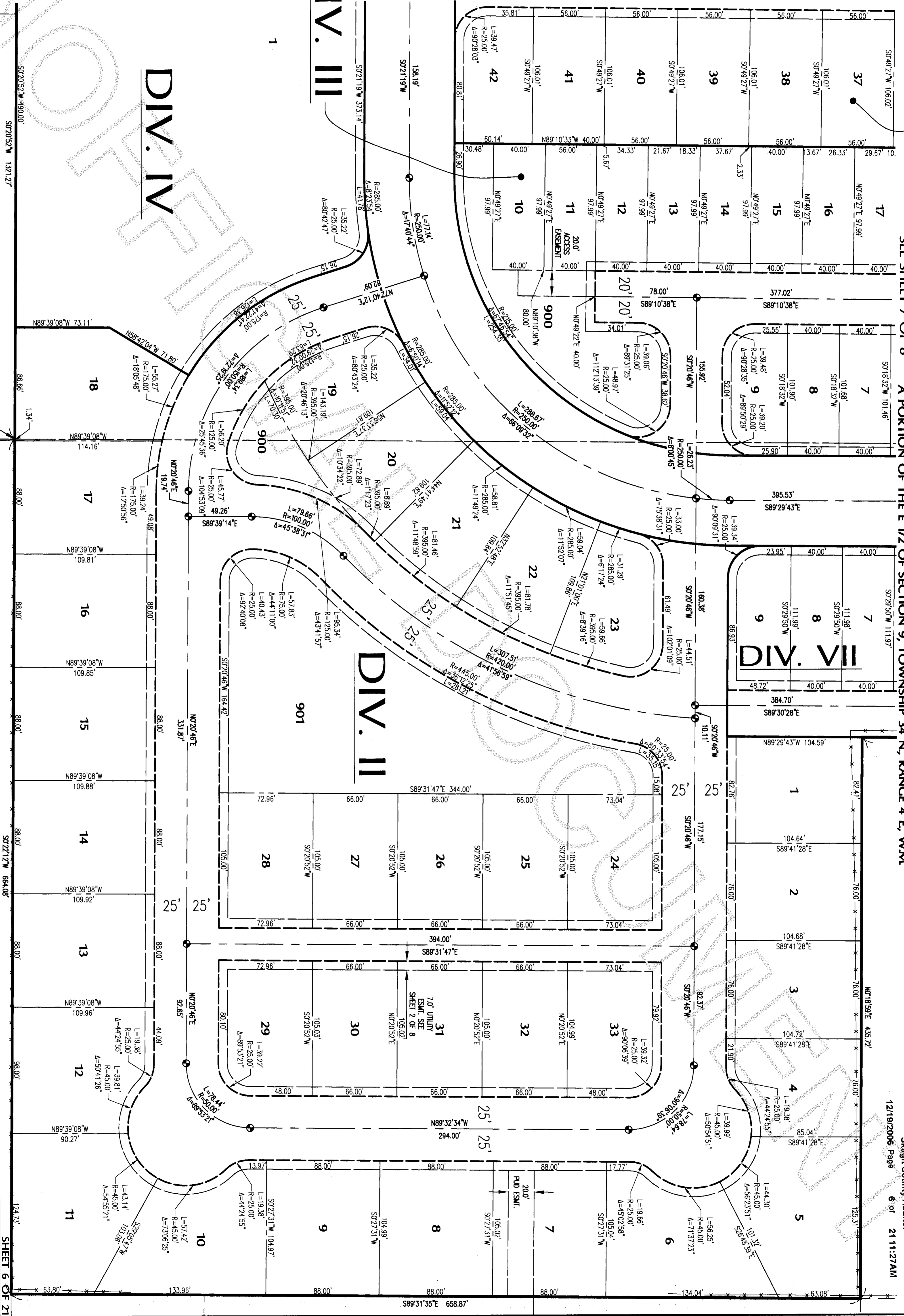
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HIGHLAND GREENS

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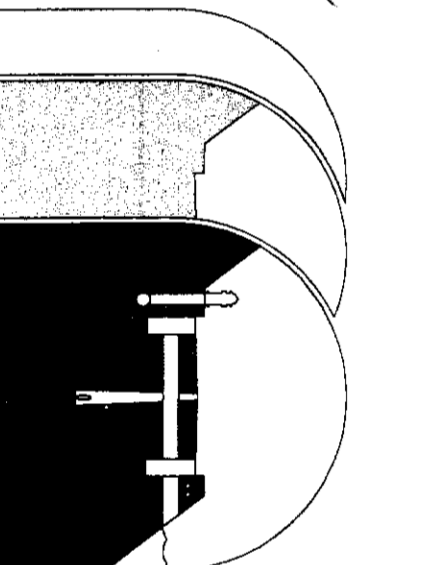
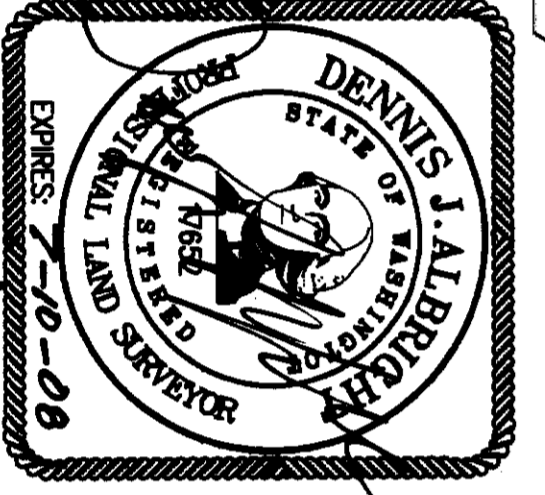
SEE SHEET 5 OF 8



LEGEND

- PROPOSED CRT. OF MOUNT VERNON STANDARD MONUMENT IN CASE (NOT SET THIS SURVEY)
- EXISTING FENCELINE

SCALE 1" = 50'



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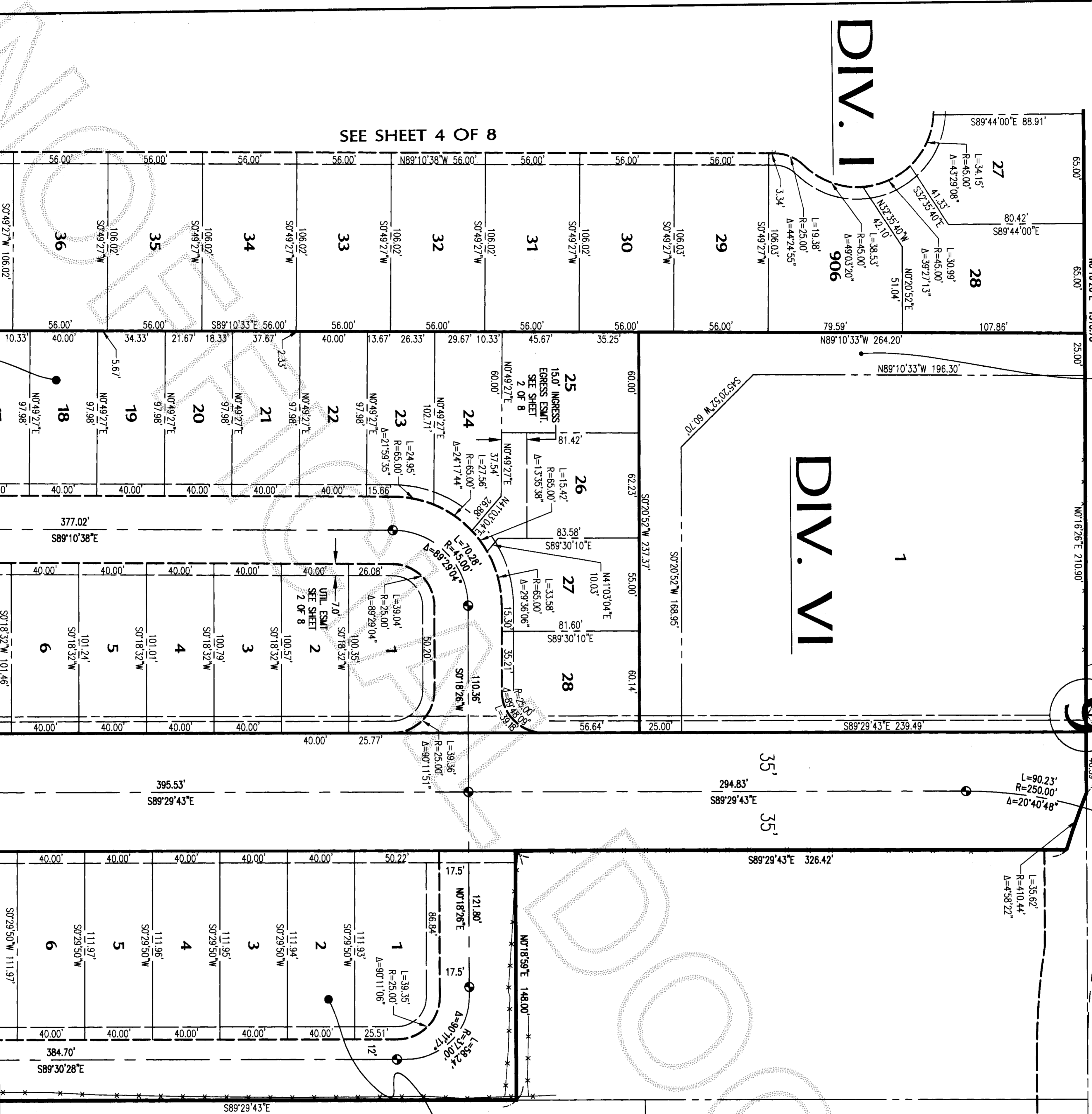
SHEET 6 OF 21

HIGHLAND GREENS
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FRANCIS ROAD

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SEE SHEET 4 OF 8

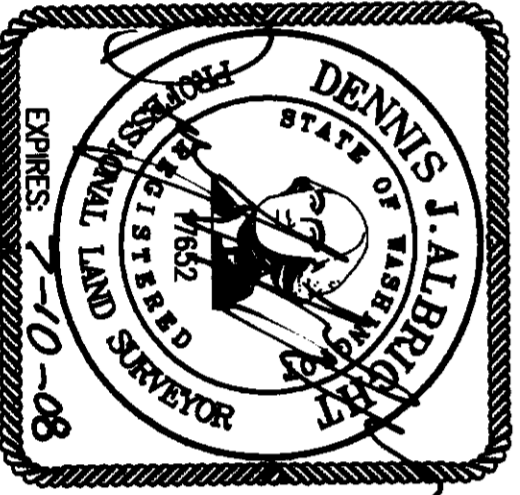
DIV. III

DIV. VI

DIV. VII

LEGEND
 PROPOSED CRT OF MOUNT VERNON STANDARD MONUMENT IN CASE (NOT SET THIS SURVEY)
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Skagit County Auditor

DIVISION I

TOTAL DIVISION AREA: 1,041,798 SQ. FT.
RIGHT-OF-WAY AREA: 223,913 SQ. FT.
LOTS RANGE FROM 5,723 S.F. TO 6,038 S.F.
AVERAGE LOT SIZE: 6,117 SQ. FT.

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
1	6227	0.14
2	5723	0.13
3	5829	0.13
4	5829	0.13
5	5829	0.13
6	5829	0.13
7	5829	0.13
8	5829	0.13
9	5824	0.13
10	5478	0.13
11	8038	0.18
12	6040	0.14
13	6334	0.15
14	6102	0.14
15	6101	0.14
16	6101	0.14
17	6100	0.14
18	6100	0.14
19	6099	0.14
20	6099	0.14
21	6098	0.14
22	6098	0.14
23	6097	0.14
24	6097	0.14
25	6096	0.14
26	6289	0.14
27	6013	0.14
28	7973	0.18
29	5938	0.14
30	5937	0.14
31	5937	0.14
32	5937	0.14
33	5937	0.14
34	5937	0.14
35	5937	0.14
36	5937	0.14
37	5937	0.14
38	5937	0.14
39	5937	0.14
40	5937	0.14
41	5936	0.14
42	6285	0.14
43	6484	0.15
44	6346	0.15
45	6341	0.15
46	6336	0.15
47	6331	0.15
48	6583	0.15
49	6176	0.14
50	6042	0.14
51	6042	0.14
52	6042	0.14

DIVISION II

TOTAL DIVISION AREA: 541,597 SQ. FT.
RIGHT-OF-WAY AREA: 112,402 SQ. FT.
LOTS RANGE FROM 6,930 S.F. TO 11,369 S.F.
AVERAGE LOT SIZE: 8,518 SQ. FT.

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
105	6042	0.14
106	6042	0.14
107	6174	0.14
108	6198	0.14
109	6084	0.14
110	5857	0.13
111	6105	0.14
112	6286	0.14
113	6310	0.14
114	6458	0.15
900	44829	1.03
901	18889	0.39
902	18888	0.39
903	18889	0.39
904	18888	0.39
905	1338	0.03
906	6921	0.16

DIVISION III

TOTAL DIVISION AREA: 160,412 SQ. FT.
RIGHT-OF-WAY AREA: 29,016 SQ. FT.
LOTS RANGE FROM 3,919 S.F. TO 5,395 S.F.
AVERAGE LOT SIZE: 4,177 SQ. FT.

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
1	8640	0.20
2	7954	0.18
3	7957	0.18
4	7316	0.17
5	11020	0.25
6	10373	0.24
7	9243	0.21
8	9240	0.21
9	9238	0.21
10	10174	0.23
11	11369	0.26
12	10137	0.23
13	9675	0.22
14	9671	0.22
15	9688	0.22
16	9685	0.22
17	9718	0.22
18	10111	0.23
19	7336	0.17
20	7732	0.18
21	7703	0.18
22	7734	0.18
23	7460	0.17
24	7669	0.18
25	6930	0.16
26	6930	0.16
27	6930	0.16
28	7661	0.17
29	7530	0.17
30	6932	0.16
31	6931	0.16
32	6930	0.16
33	7533	0.17
900	3748	0.09
901	36216	0.83

DIVISION IV

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
1	13984	3.01

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
1	49709	1.14
900	12842	0.29

DIVISION V

TOTAL DIVISION AREA: 160,412 SQ. FT.
RIGHT-OF-WAY AREA: 29,016 SQ. FT.
LOTS RANGE FROM 3,919 S.F. TO 5,395 S.F.
AVERAGE LOT SIZE: 4,177 SQ. FT.

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
1	33589	2.15
900	25075	0.58
901	54795	1.26
902	44594	1.02

DIVISION VI

TOTAL DIVISION AREA: 62,700 SQ. FT.
RIGHT-OF-WAY AREA: 20,506 SQ. FT.
LOTS RANGE FROM 4,477 S.F. TO 5,506 S.F.
AVERAGE LOT SIZE: 4,688 SQ. FT.

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
1	5506	0.13
2	4477	0.10
3	4478	0.10
4	4478	0.10
5	4478	0.10
6	4479	0.10
7	4479	0.10
8	4480	0.10
9	5338	0.12

DIVISION VII

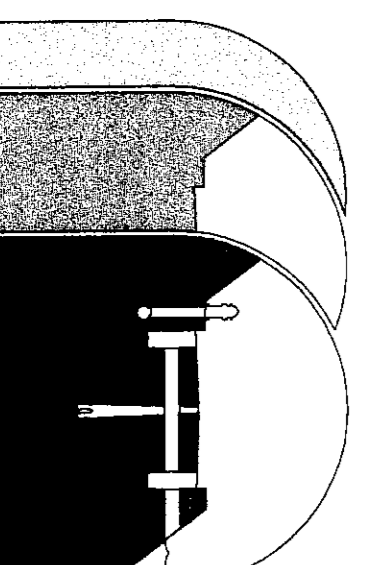
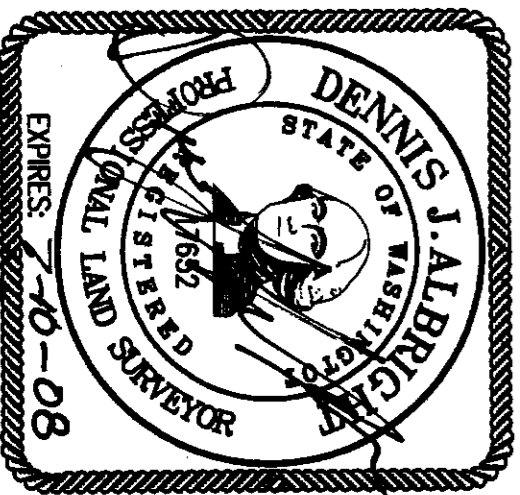
TOTAL DIVISION AREA: 62,700 SQ. FT.
RIGHT-OF-WAY AREA: 20,506 SQ. FT.
LOTS RANGE FROM 4,477 S.F. TO 5,506 S.F.
AVERAGE LOT SIZE: 4,688 SQ. FT.

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
1	5506	0.13
2	4477	0.10
3	4478	0.10
4	4478	0.10
5	4478	0.10
6	4479	0.10
7	4479	0.10
8	4480	0.10
9	5338	0.12

Open Space Summary Table

Open Space Category	Required Open Space Area (% of gross land area)*	Provided Open Space
Usable	15% minimum = 7.8 acres	
Parks, Village Greens, Trail Corridors and Common Areas		9.65 acres
Total Usable Open Space		9.65 acres
Reserved (Includes conservation wetlands and unusable detention areas)		
Total Reserved Open Space		0.95 acres
Total Open Space	20% minimum = 10.4 acres	10.60 acres

* Gross land area equals approximately 52 acres.



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

HIGHLAND GREENS
A PLANNED UNIT DEVELOPMENT
IN A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4
OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4
EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON
OWNERS
HANSELL/MITTEL, LLC / SALEM VILLAGE
DATE: 11.9.06 SCALE: AS NOTED
PROJECT NO. 086-06 BY: PRL

PORTION OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM

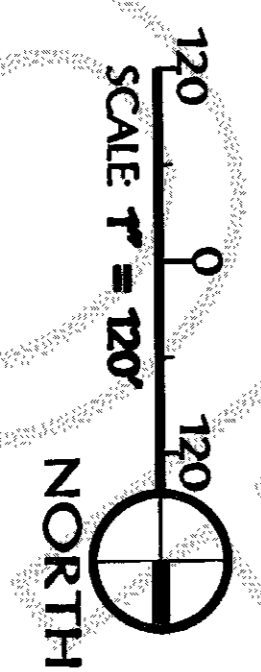
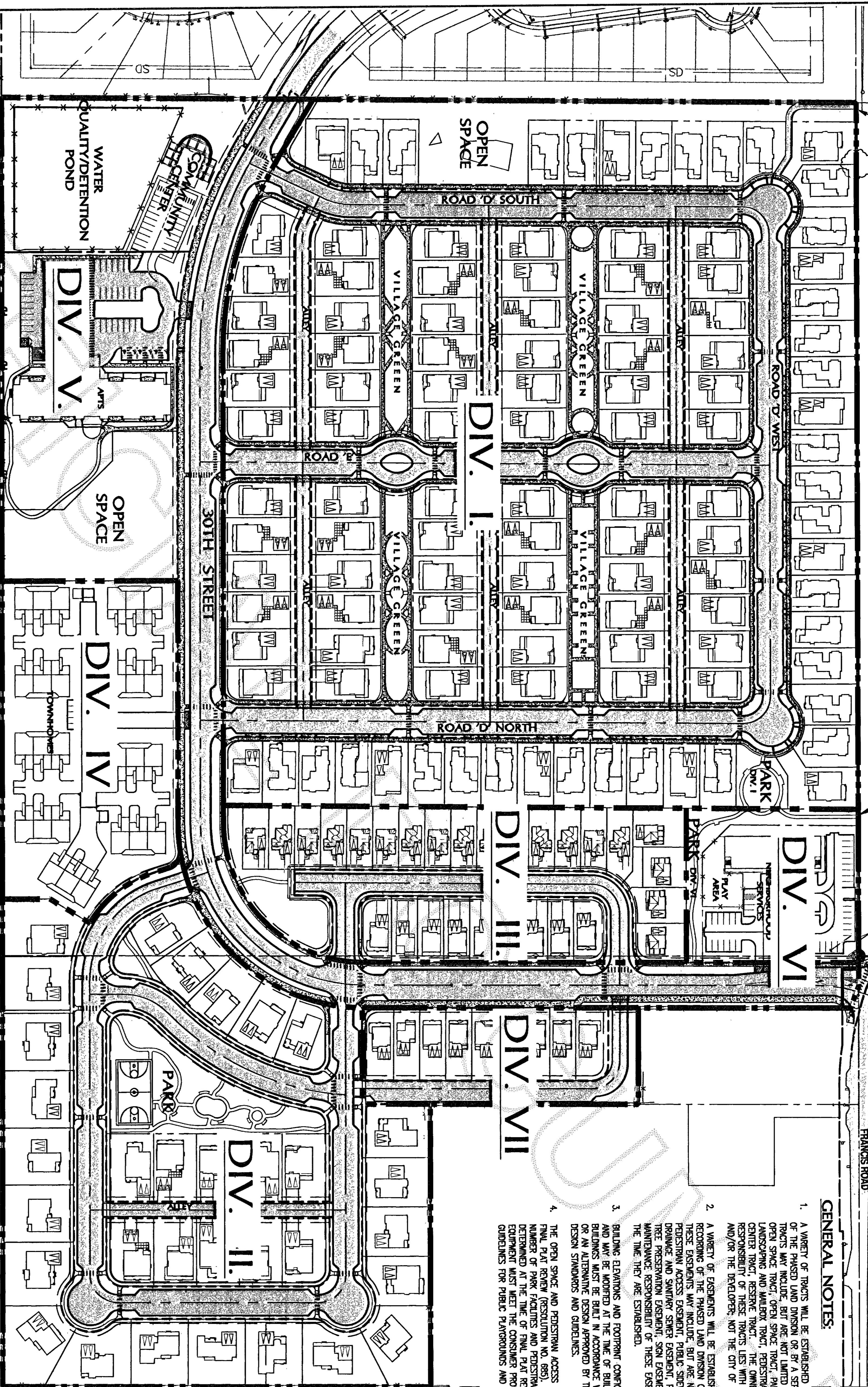
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Skagit County Auditor

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PROPOSED PEDESTRIAN TRAIL CONNECTION POINT

PROPOSED PEDESTRIAN TRAIL CONNECTION POINT

FRANCIS ROAD



FINAL PUD PLAN

GENERAL NOTES:

- 1. A VARIETY OF TRACTS WILL BE ESTABLISHED EITHER THROUGH THE RECORDING OF THE PHASED LAND DIVISION OR BY A SEPARATE INSTRUMENT. THESE TRACTS MAY INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: PARK AND OPEN SPACE TRACT, TRAIL TRACT, TRACT ACCESS TRACT, LANDSCAPING TRACT, CENTER TRACT, RESERVE TRACT, THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THESE TRACTS LIES WITH THE HOMEOWNERS ASSOCIATION AND/OR THE DEVELOPER, NOT THE CITY OF MOUNT VERNON.
- 2. A VARIETY OF EASEMENTS WILL BE ESTABLISHED EITHER THROUGH THE RECORDING OF THE PHASED LAND DIVISION OR BY A SEPARATE INSTRUMENT. THESE EASEMENTS WILL INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: PARKING AND TRAIL EASEMENTS, PUBLIC SIDEWALK EASEMENT, PUBLIC STREET EASEMENT AND SIGNAGE EASEMENT. PRIVATE PROPERTY EASEMENT, DRIVEWAY EASEMENT AND SIGNAGE EASEMENT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THESE EASEMENTS WILL BE DETERMINED AT THE TIME THEY ARE ESTABLISHED.
- 3. BUILDING ELEVATIONS AND FOOTPRINT CONTOURINGS ARE CONCEPTUAL ONLY AND SHALL BE SET AT THE TIME OF BUILDING PERMIT REVIEW. ALL BUILDINGS MUST BE BUILT IN ACCORDANCE WITH THE APPROVED PUD DESIGN OR AN ALTERNATIVE DESIGN APPROVED BY THE CITY OF MOUNT VERNON DESIGN STANDARDS AND GUIDELINES.
- 4. THE OPEN SPACE AND PEDESTRIAN ACCESS DESIGN IS TO BE DETERMINED AT THE OPEN SPACE RESOLUTION NO. 689. THE FINAL LOCATION, TYPE AND NUMBER OF PARK FACILITIES AND PEDESTRIAN APPROVEDS WILL BE DETERMINED AT THE TIME OF FINAL PUD REVIEW. ANY PEDESTRIAN EQUIPMENT MUST MEET THE CONSUMER PRODUCT SAFETY COMMISSION GUIDELINES FOR PUBLIC PLAYGROUNDS AND ASTM STANDARDS.

2.1

SHEET 9 OF 21

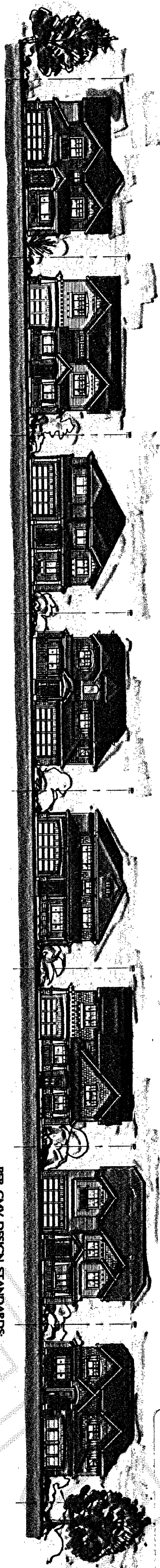
HIGHLAND GREENS

A PLANNED UNIT DEVELOPMENT

IN A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4
OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4
EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON

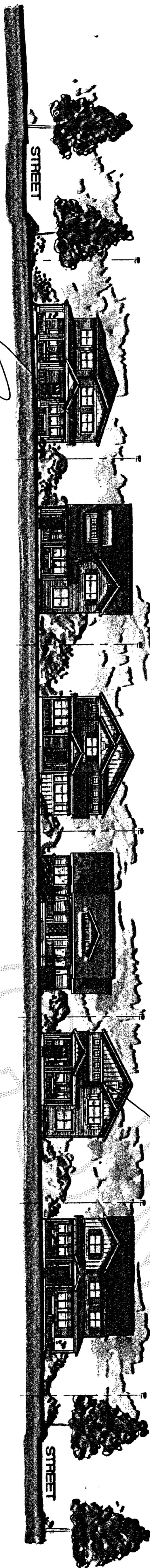
OWNERS
HANSELL/MITZEL, LLC / SALEM VILLAGE

DATE: 11.9.06 BY: PRL SCALE: AS NOTED
PROJECT NO.: 086-06 F.B.:



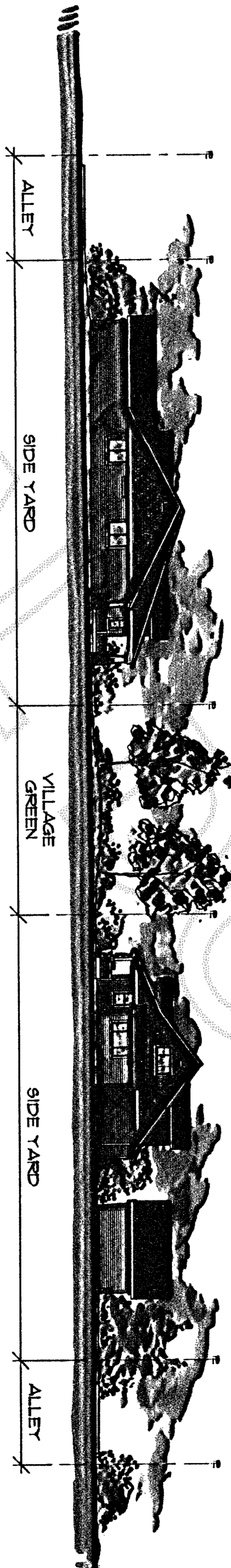
ROAD 'D' WEST STREETSCAPE - FRONT ELEVATIONS
LOOKING WEST

PER CMV DESIGN STANDARDS:
2. HORIZONTAL PORCHES LONGER THAN 30 FT SHALL BE ARTICULATED INTO SMALLER UNITS, OF THE RESIDENTIAL SCALE. AT LEAST TWO OF THE FOLLOWING METHODS SHALL BE INCLUDED:
A) DISTINCTIVE ROOF FORMS OR WALL FORMS OR ELEMENTS
B) CHANGES IN MATERIALS OR PATTERNS
C) WINDOWS (SHAPE, TRIM, PATTERN AND OR DETAILS)
D) COLOR DIFFERENTIATION
E) RECESSES / OFFSETS / CHIMNEYS, ARCHITECTURAL FEATURES (BAYS, BOWS WINDOWS AND AWNINGS OR LOWER ROOFS)



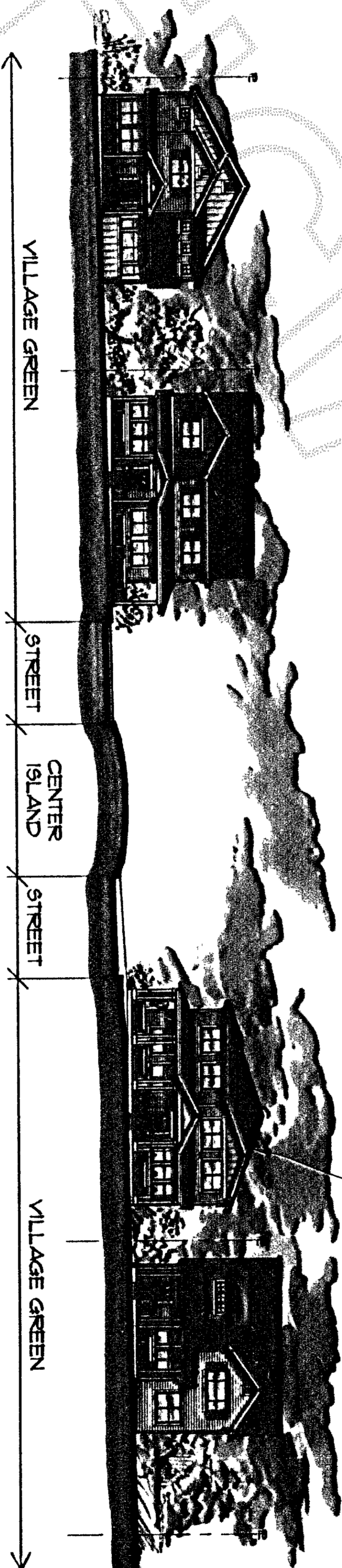
30TH STREET STREETSCAPE - FRONT ELEVATIONS
LOOKING WEST

PER CMV DESIGN STANDARDS:
1. WINDOWS SHALL BE PROVIDED IN BUILDING PORCHES FACING STREETS COVERING AT LEAST 15% OF THE MAXIMUM GLAZING PERMITTED BY THE WASHINGTON STATE ENERGY CODE.



ROAD 'D' NORTH STREETSCAPE - SIDE ELEVATIONS
LOOKING SOUTH

PER CMV DESIGN STANDARDS:
1. STRUCTURES SHALL INCORPORATE PITCHED ROOF FORMS HAVING SLOPES BETWEEN 2:12 AND 15:12 OR GREATER (NOT APPLICABLE TO PORCHES AND DOWNERS); FLAT ROOFS WITH PARAPETS SHALL ALSO BE ALLOWED.



VILLAGE GREEN STREETSCAPE - FRONT ELEVATIONS
LOOKING WEST

GENERAL NOTES:
1. BUILDING ELEVATIONS AND FOOTPRINT CONFIGURATIONS ARE CONCEPTUAL ONLY AND MAY BE MODIFIED AT THE TIME OF BUILDING PERMIT REVIEW. ALL BUILDINGS MUST BE BUILT IN CONFORMANCE AND COMPLIANCE WITH THE APPROVED PUD DESIGN OR AN ALTERNATIVE DESIGN APPROVED BY THE CITY OF MOUNT VERNON DESIGN STANDARDS AND GUIDELINES.

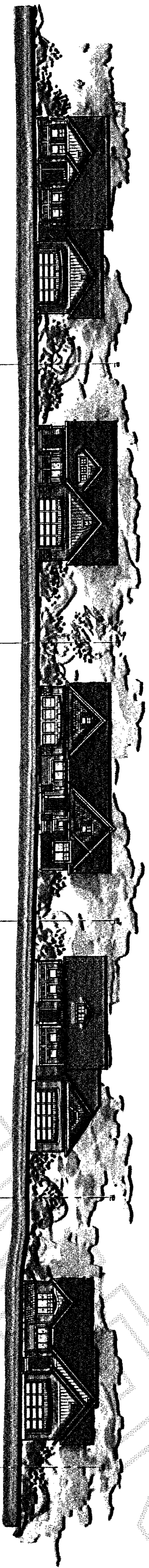
DIVISION I STREETSCAPE ELEVATIONS

2.2

SHEET 10 OF 21

HIGHLAND GREENS
A PLANNED UNIT DEVELOPMENT
IN A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4
OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4
EAST, WM, COUNTY OF SKAGIT, STATE OF WASHINGTON
OWNERS
HANSELL/MITZEL, LLC / SALEM VILLAGE

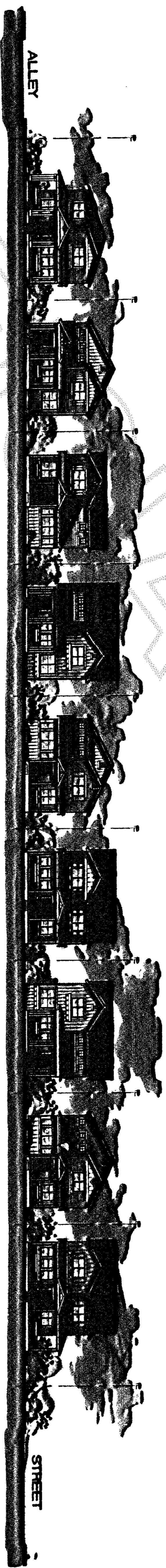
DATE: 11.9.06
PROJECT NO. 086-06
BY: PRL
SCALE: AS NOTED
F.B.



DIVISION II STREETScape - FRONT ELEVATIONS
LOOKING NORTH



DIVISION III STREETScape - FRONT ELEVATIONS
LOOKING SOUTH



DIVISION VII STREETScape - FRONT ELEVATIONS
LOOKING NORTH

DIVISION II, III & VII
PLAN, ROAD SECTION, DESIGN STANDARDS & STREETScape ELEVATIONS

2.3

GENERAL NOTES:
1. BUILDING ELEVATIONS AND FOOTPRINT CONFIGURATIONS ARE CONCEPTUAL ONLY AND MAY BE MODIFIED AT THE TIME OF BUILDING PERMIT REVIEW. ALL BUILDINGS MUST BE BUILT IN CONFORMANCE AND COMPLIANCE WITH THE APPROVED PUD DESIGN OR AN ALTERNATIVE DESIGN APPROVED BY THE CITY OF MOUNT VERNON DESIGN STANDARDS AND GUIDELINES.

SHEET 11 OF 21

HIGHLAND GREENS

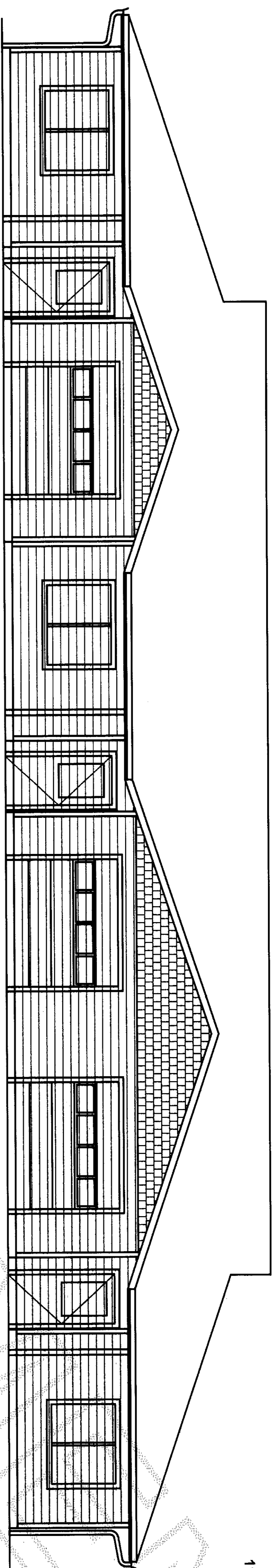
A PLANNED UNIT DEVELOPMENT

IN A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, COUNTY OF SKAGIT, STATE OF WASHINGTON

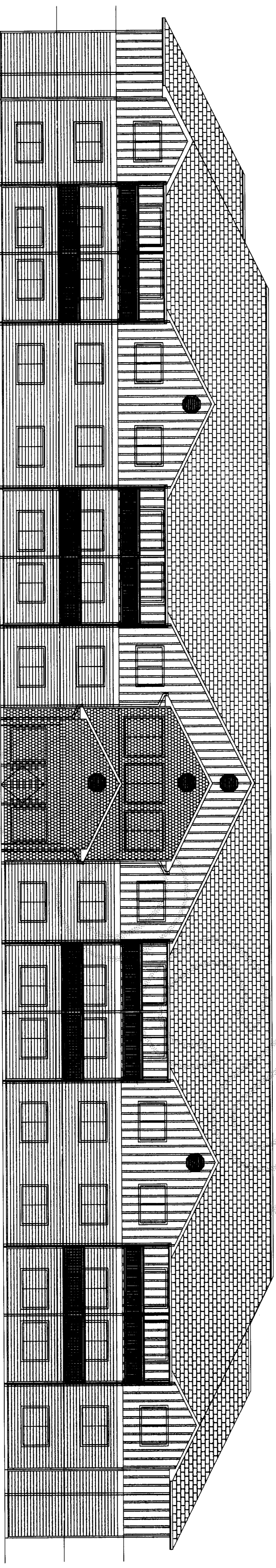
OWNERS

HANSELL/MITZEL, LLC / SALEM VILLAGE

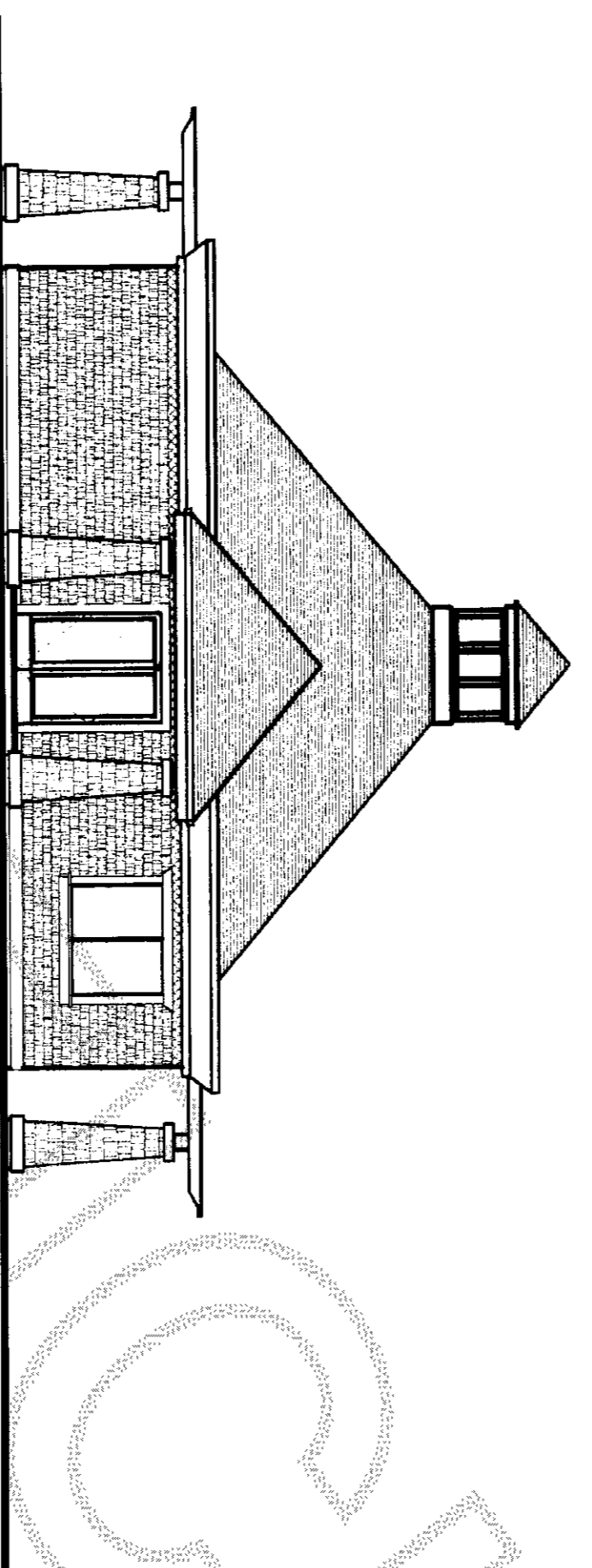
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PROJECT NO. 086-06 F.B.:



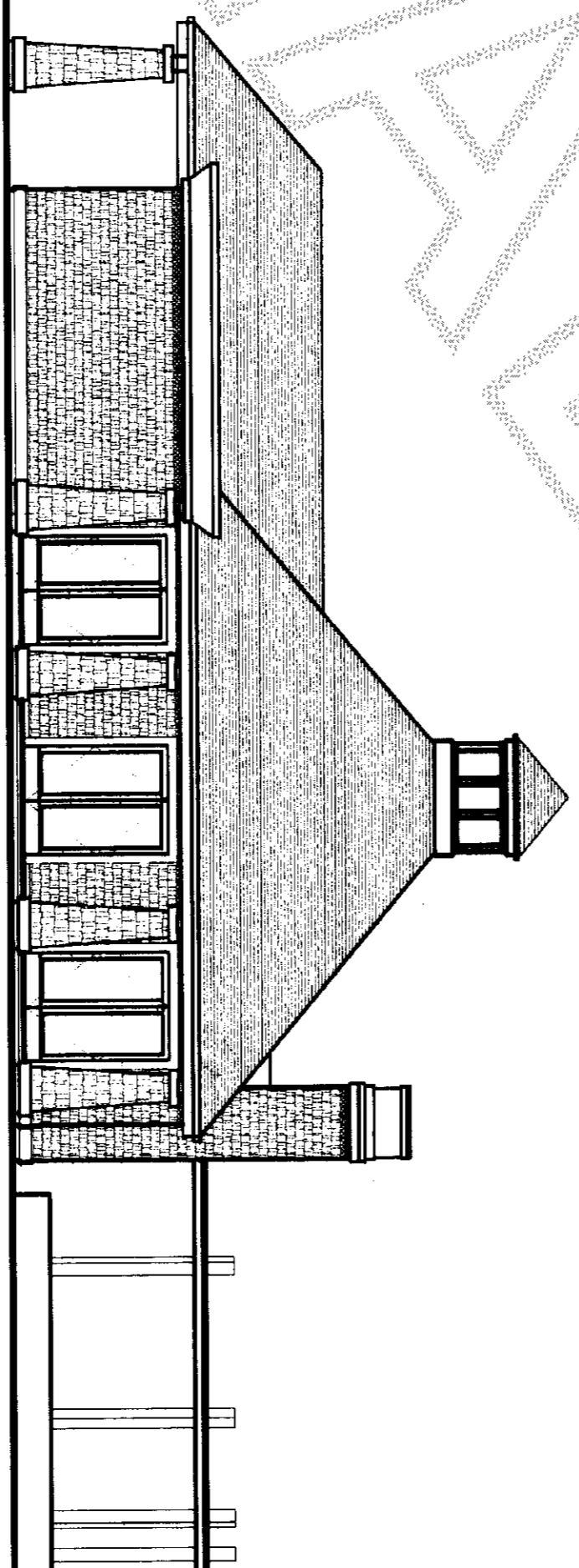
DIVISION IV TOWNHOUSE - BUILDING FRONT ELEVATIONS



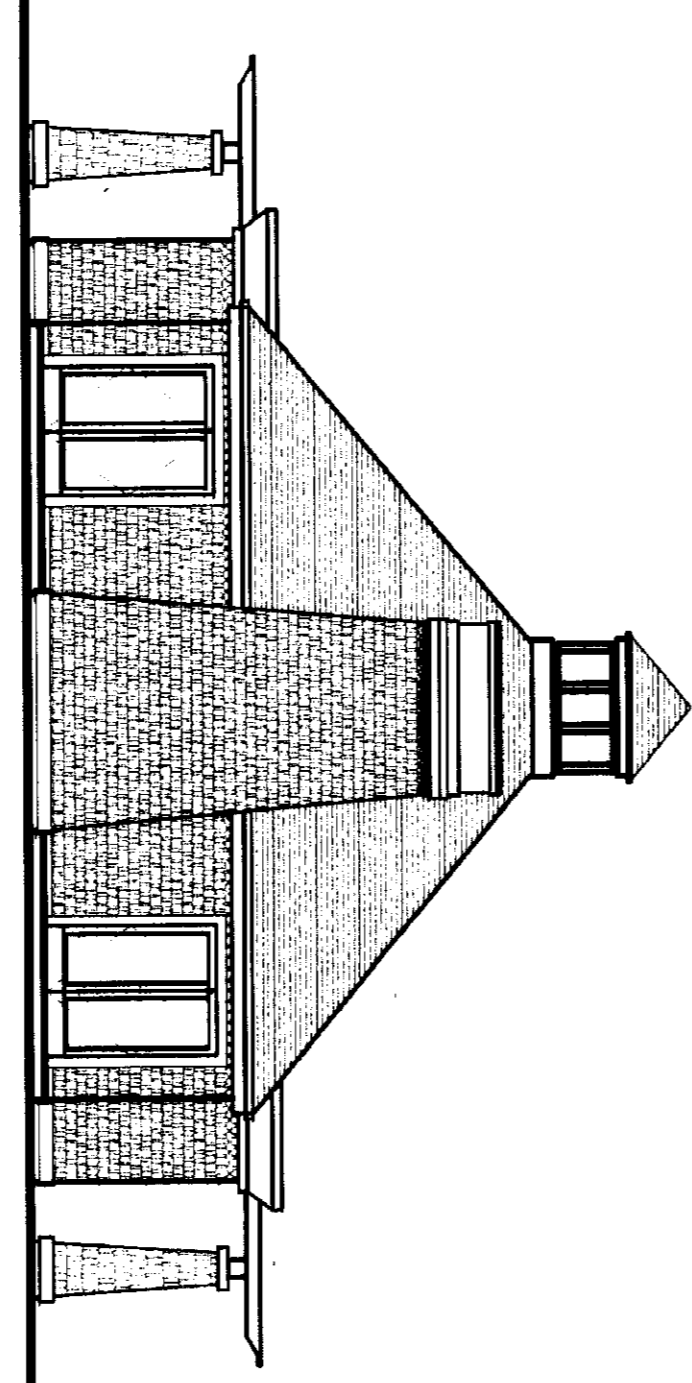
DIVISION V APARTMENT - BUILDING FRONT ELEVATION
LOOKING NORTH



FRONT ELEVATION



TYPICAL SIDE ELEVATION



REAR ELEVATION

DIVISION V COMMUNITY CENTER - BUILDING ELEVATIONS

DIVISION IV & V BUILDING ELEVATIONS

2.4

GENERAL NOTES:
1. BUILDING ELEVATIONS AND FOOTPRINT CONFIGURATIONS ARE CONCEPTUAL ONLY AND MAY BE MODIFIED AT THE TIME OF SCHEMATIC DESIGN REVIEW. ALL BUILDINGS MUST BE BUILT IN ACCORDANCE AND COMPLIANCE WITH THE APPROVED PUD DESIGN OR AN ALTERNATE DESIGN APPROVED BY THE CITY OF MOUNT VERNON DESIGN STANDARDS AND SPECIFICATIONS.

SHEET 12 OF 21

HIGHLAND GREENS

A PLANNED UNIT DEVELOPMENT

IN A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, COUNTY OF SKAGIT, STATE OF WASHINGTON

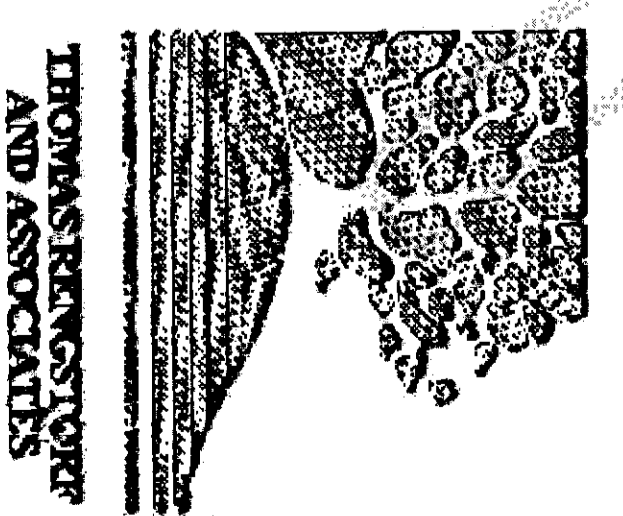
OWNERS

HANSELL/MITZEL, LLC / SALEM VILLAGE

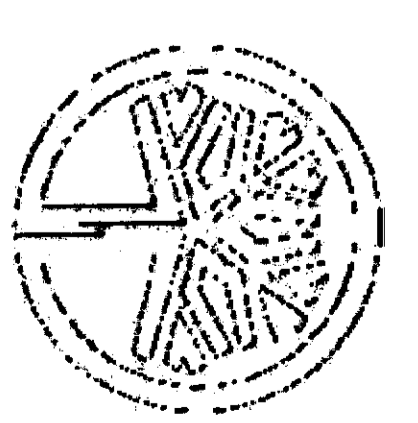
DATE: 11.9.06 BY: PRL SCALE: AS NOTED
PROJECT NO. 086-06 F.B.:

HIGHLAND GREENS
A PLANNED UNIT DEVELOPMENT

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Skagit County Auditor
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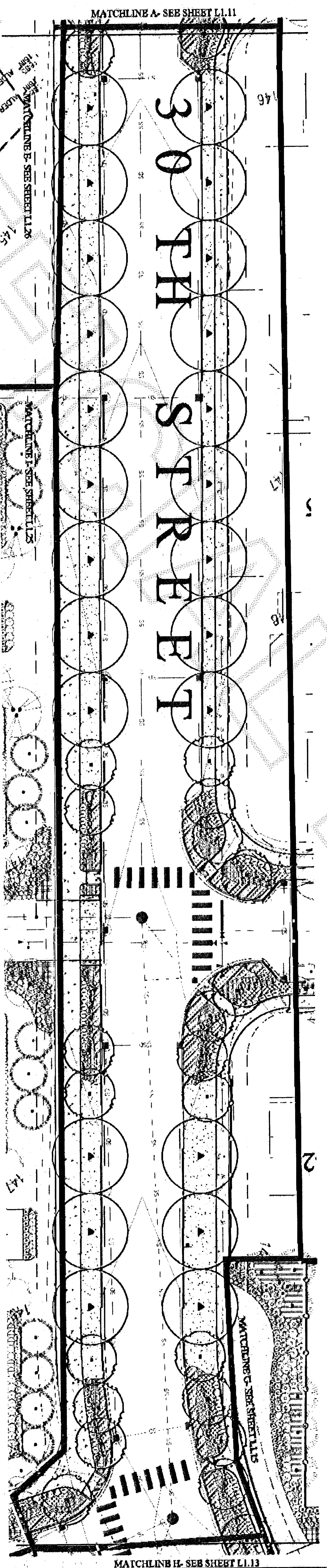
THOMASSEN/SYRVE AND ASSOCIATES, INC.
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECTS
1000 1/2 AVENUE
SEASIDE, WASHINGTON 98148
PHONE: (206) 835-1234
FAX: (206) 835-1235
WWW.TSASOCIATES.COM



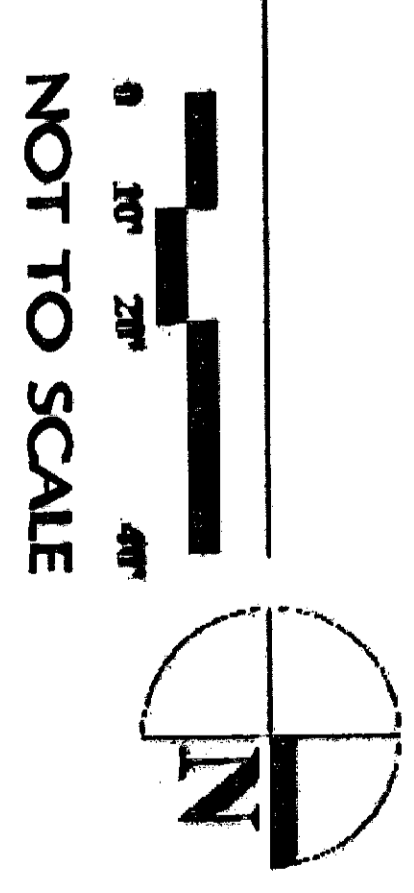
James D. Syrve
Landscape Architect
No. 25000
State of Washington

HIGHLAND GREENS
PLANNED UNIT DEVELOPMENT

PLANNING PLAN
PRELIMINARY
PRE-CONSTRUCTION
DOCUMENTS



11
PLANTING PLAN
1" = 20' - 0"



NOT TO SCALE

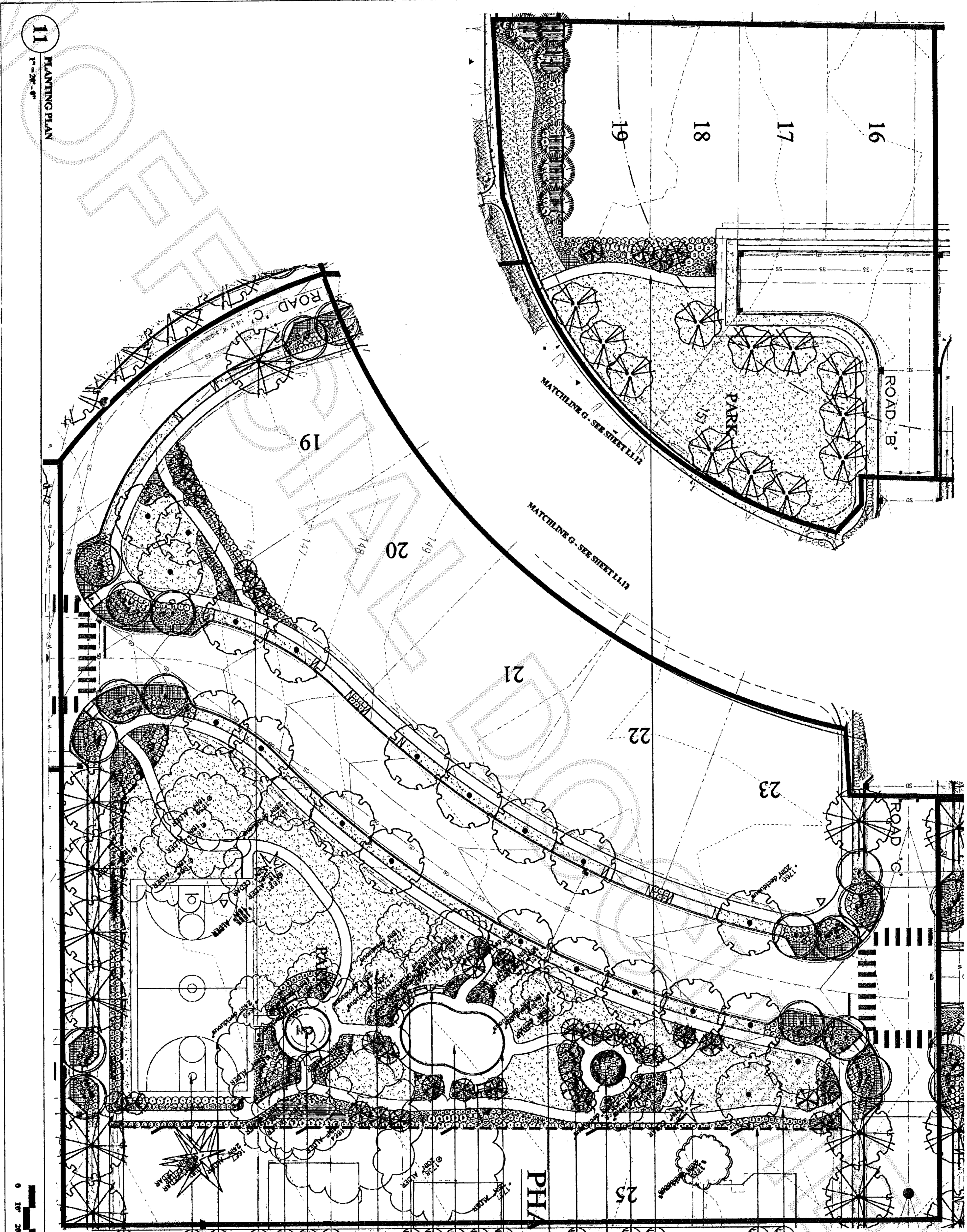
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SHEET 13 OF 21

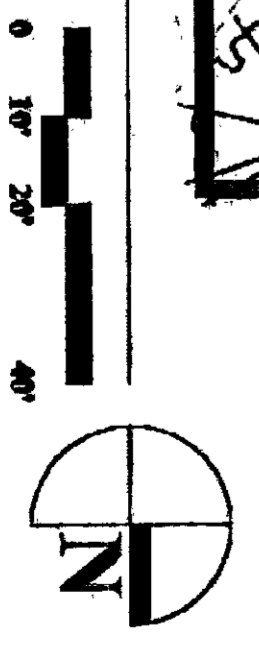
HIGHLAND GREENS
A PLANNED UNIT DEVELOPMENT
IN A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4
OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4
EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON
OWNERS
HANSELL/MITZEL, LLC / SALEM VILLAGE

HIGHLAND GREENS A PLANNED UNIT DEVELOPMENT

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12/19/2006 Page 14 of 21 11:27AM



11 PLANTING PLAN
1" = 20' - 0"



- 1 5' SIDEWALK, TYP.
- 2 6' BENCH, TYP.
- 3 PICKET FENCE, TYP.
- 4 BERM SOIL UP IN THIS AREA
- 5 TRASH RECEPTACLE, TYP.
- 6 EXISTING TREE, TYP.
- 7 PLAY AREA CURB, TYP.
- 8 6' BENCH, TYP.
- 9 PLAY STRUCTURE
- 10 6' BENCH, TYP.
- 11 PLAY STRUCTURE
- 12 TRASH RECEPTACLE, TYP.
- 13 EXISTING TREE, TYP.
- 14 PLAY AREA CURB, TYP.
- 15 PLAY STRUCTURE
- 16 TRASH RECEPTACLE, TYP.
- 17 5' SIDEWALK, TYP.
- 18 BASKETBALL COURT AND HOOP
- 19 PICKET FENCE, TYP.

L1.15

SHEET 14 OF 21

HIGHLAND GREENS
A PLANNED UNIT DEVELOPMENT
IN A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4
OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4
EAST, W.M., COUNTY OF SAGHIT, STATE OF WASHINGTON
OWNERS
HANSELL/MITZEL, LLC / SALEM VILLAGE

THOMAS HENGSTORF AND ASSOCIATES
 LANDSCAPE ARCHITECTS
 1000 10TH AVENUE, SUITE 100
 SEASIDE, WASHINGTON 98148
 PHONE: (206) 525-1100
 FAX: (206) 525-1101
 WWW: THOMAS-HENGSTORF.COM

PLANTING PLAN
 PRELIMINARY PRE-CONSTRUCTION DOCUMENTS

HIGHLAND GREENS
 PROJECT: SALEM VILLAGE

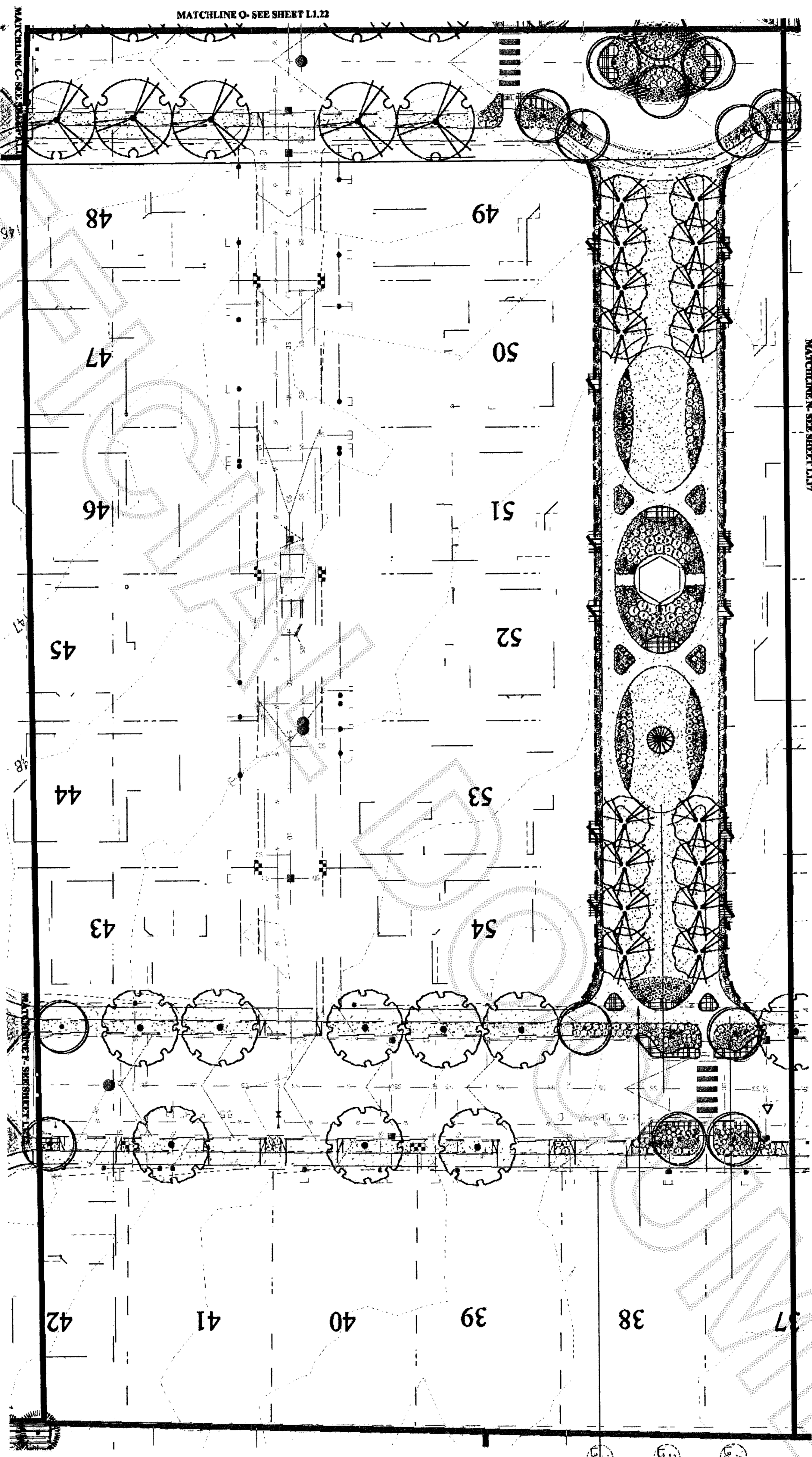
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BY: [Signature]
CHECKED BY: [Signature]

PROJECT: SALEM VILLAGE
DATE: 12/19/2006
BY: [Signature]

HIGHLAND GREENS

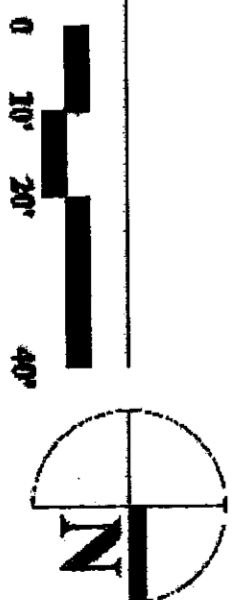
A PLANNED UNIT DEVELOPMENT

200612190063
 Skagit County Auditor
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11 PLANTING PLAN
 1" = 30' - 0"

NOT TO SCALE



SHEET 15 OF 21

HIGHLAND GREENS
 A PLANNED UNIT DEVELOPMENT
 IN A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4
 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4
 EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON
 OWNERS
HANSELL/MITTEL, LLC / SALEM VILLAGE

L1.16

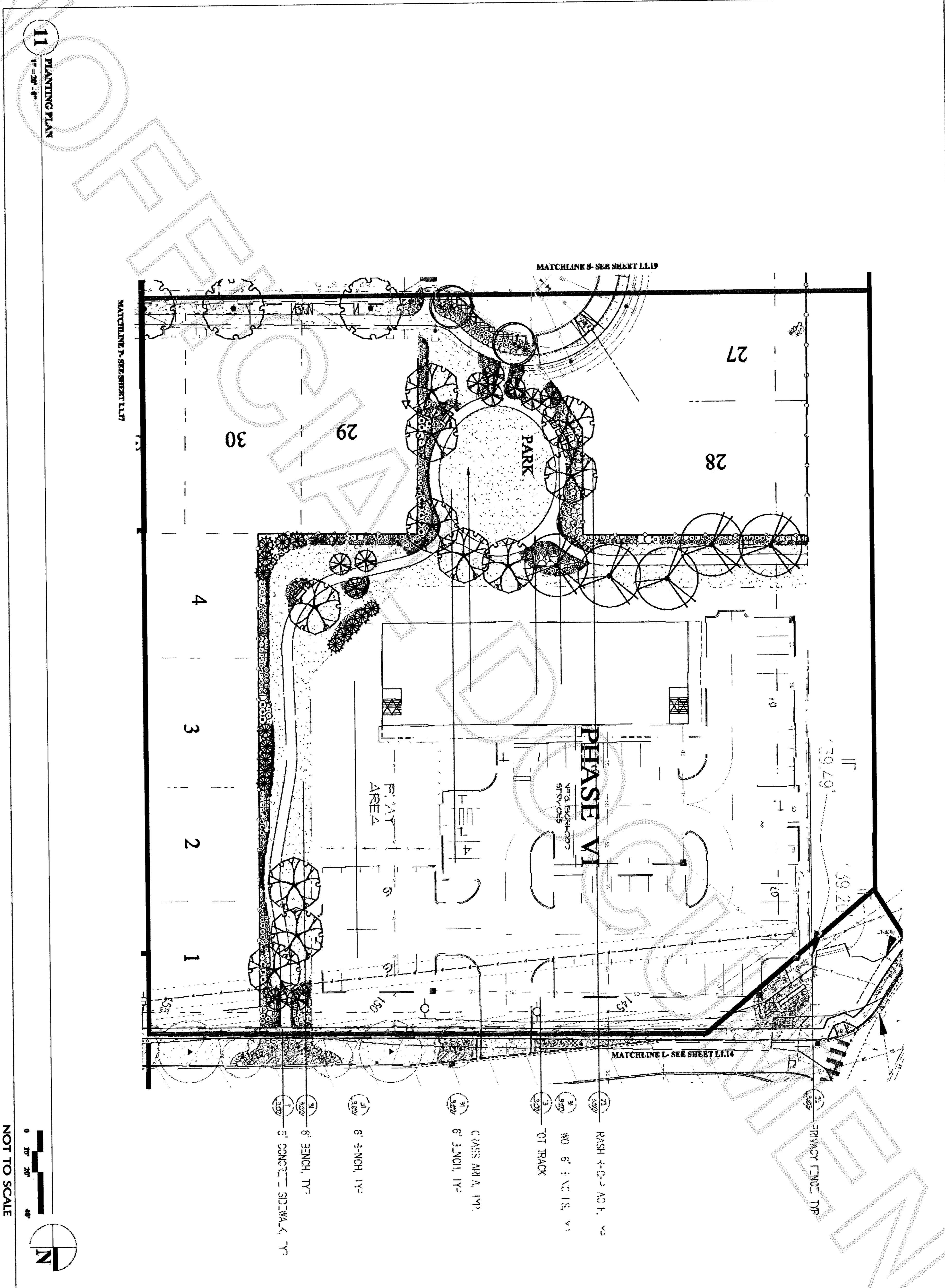
	<p>THOMAS HINGSTORF AND ASSOCIATES LANDSCAPE ARCHITECTS 1234 5th Street Skagit County, WA 98290 Phone: (360) 123-4567 Fax: (360) 987-6543 Email: thomas@thomas-hingstorf.com</p>
<p>PROJECT TITLE HIGHLAND GREENS</p>	<p>DATE 12/19/2006</p>
<p>PROJECT LOCATION SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON</p>	<p>SCALE 1" = 30' - 0"</p>
<p>DESIGNED BY JAMES D. TAYLOR</p>	<p>CHECKED BY JAMES D. TAYLOR</p>
<p>DATE 12/19/2006</p>	<p>PROJECT NO. 06-1219-0063</p>
<p>PROJECT NAME HIGHLAND GREENS</p>	<p>PROJECT LOCATION SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON</p>
<p>PROJECT TYPE PLANNING PLAN</p>	<p>PROJECT STATUS PRELIMINARY PROVISIONAL DOCUMENTS</p>

HIGHLAND GREENS

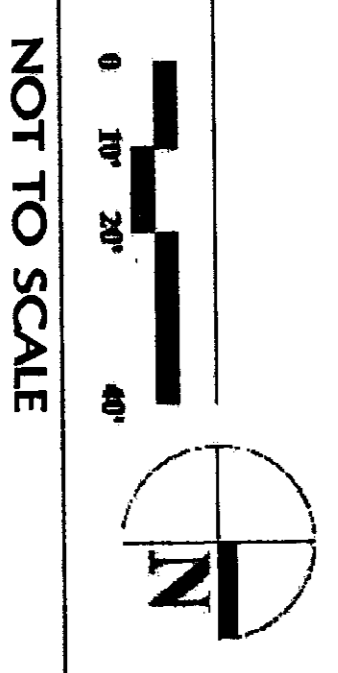
A PLANNED UNIT DEVELOPMENT

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Skagit County Auditor



11 PLANTING PLAN
1" = 20' - 0"



NOT TO SCALE

L1.18

SHEET 16 OF 21

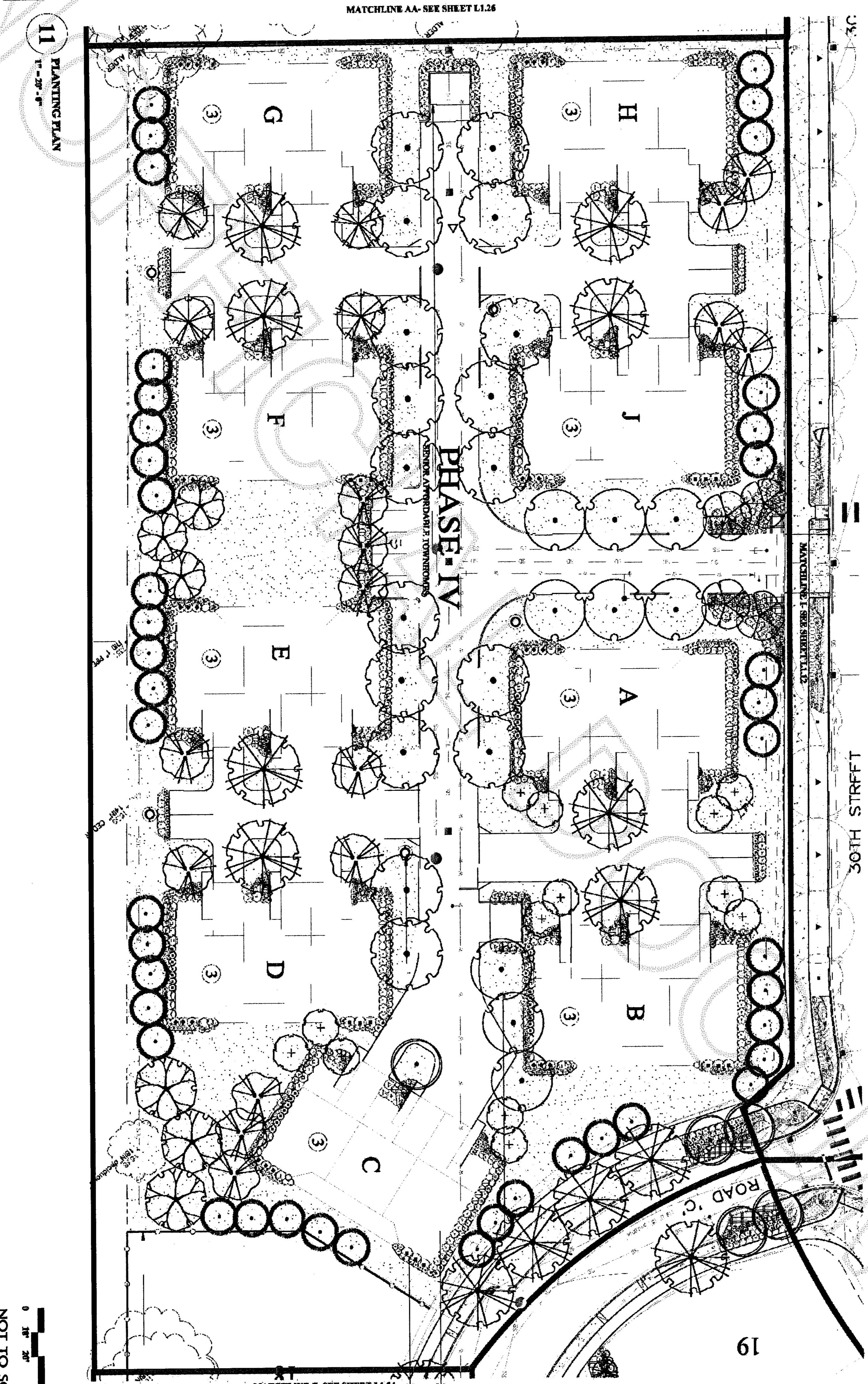
HIGHLAND GREENS
A PLANNED UNIT DEVELOPMENT
 IN A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4
 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4
 EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON
OWNERS
HANSELL/MITZEL, LLC / SALEM VILLAGE

<p>THOMAS BENGTSON AND ASSOCIATES LANDSCAPE ARCHITECTS 1000 1/2 AVENUE SOUTH SEASIDE, WA 98294 PHONE: 360-335-1111 FAX: 360-335-1112 WWW.TBANDASSOCIATES.COM</p>	<p>STATE OF WASHINGTON LICENSE NO. 14200 JAMES WRIGHT LANDSCAPE ARCHITECT 1000 1/2 AVENUE SOUTH SEASIDE, WA 98294 PHONE: 360-335-1111 FAX: 360-335-1112 WWW.TBANDASSOCIATES.COM</p>	<p>PROPERTY: HIGHLAND GREENS PROJECT: PHASE VI DRAWING TITLE: PLANTING PLAN PRELIMINARY PRE-CONSTRUCTION DOCUMENTS</p>	<p>DATE: 12/19/06 DRAWN BY: JRM CHECKED BY: JRM APPROVED BY: JRM TITLE: LANDSCAPE ARCHITECT</p>
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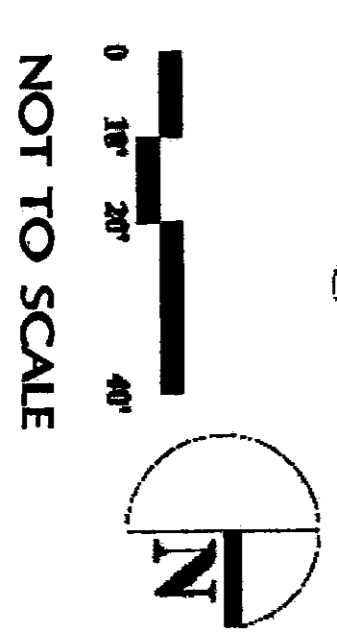
HIGHLAND GREENS

A PLANNED UNIT DEVELOPMENT

200612190063
 Skagit County Auditor
 12/19/2006 Page 17 of 21 11:27AM



11 PLANTING PLAN
 1" = 20' - 0"



OWNER
 HANSELL/MITZEL, LLC / SALEM VILLAGE

DESIGNER
 JAMES MITCHELL & ASSOCIATES
 1811 1st St /
 Clifton, WA 98015

DATE
 12/19/2006

PROJECT
 HIGHLAND GREENS
 PHASE IV

	<p>APPROVED FOR CONSTRUCTION</p> <p>DATE: 12/19/2006</p> <p>PROJECT: HIGHLAND GREENS PHASE IV</p>
<p>THOMAS BENNETT AND ASSOCIATES</p> <p>LANDSCAPE ARCHITECTS</p> <p>1000 1st St, NW Olympia, WA 98501</p>	<p>PLANNING PLAN PRELIMINARY PRECONSTRUCTION DOCUMENTS</p>

L1.25

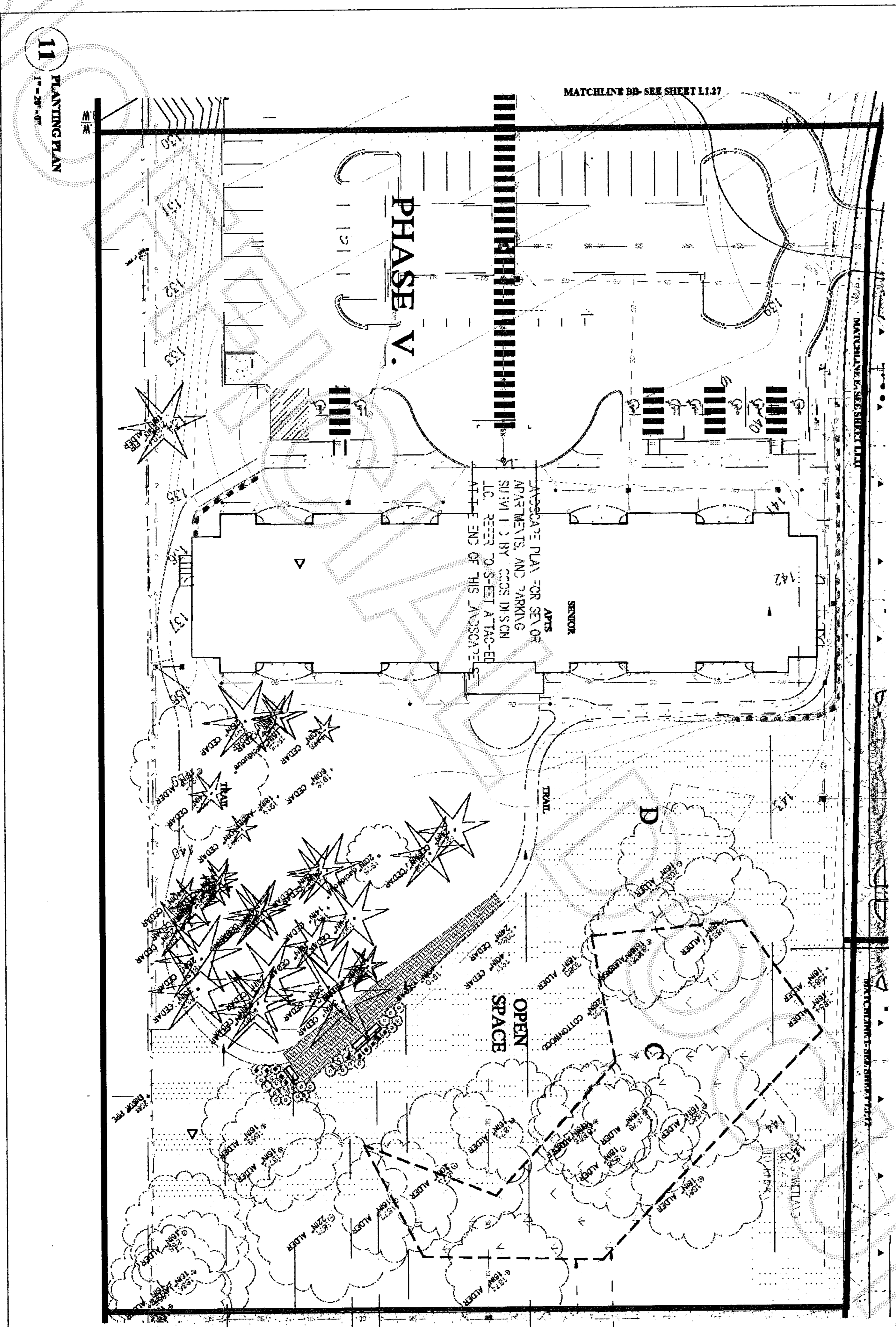
SHEET 17 OF 21

HIGHLAND GREENS
 A PLANNED UNIT DEVELOPMENT
 IN A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4
 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4
 EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON
 OWNERS
HANSELL/MITZEL, LLC / SALEM VILLAGE

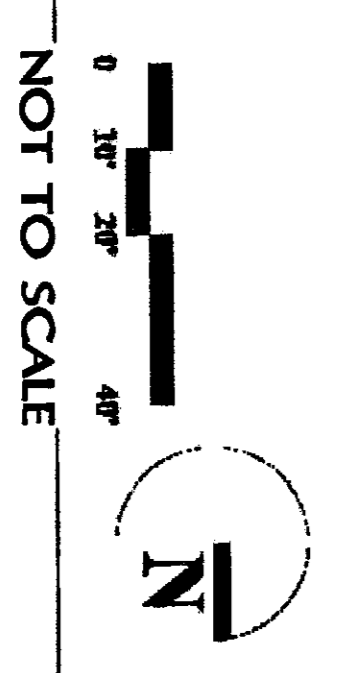
HIGHLAND GREENS

A PLANNED UNIT DEVELOPMENT

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 Skagit County Auditor
 12/19/2006 Page 18 of 21 11:27AM



11 PLANTING PLAN
 1" = 30' - 0"



NOT TO SCALE

L1.26

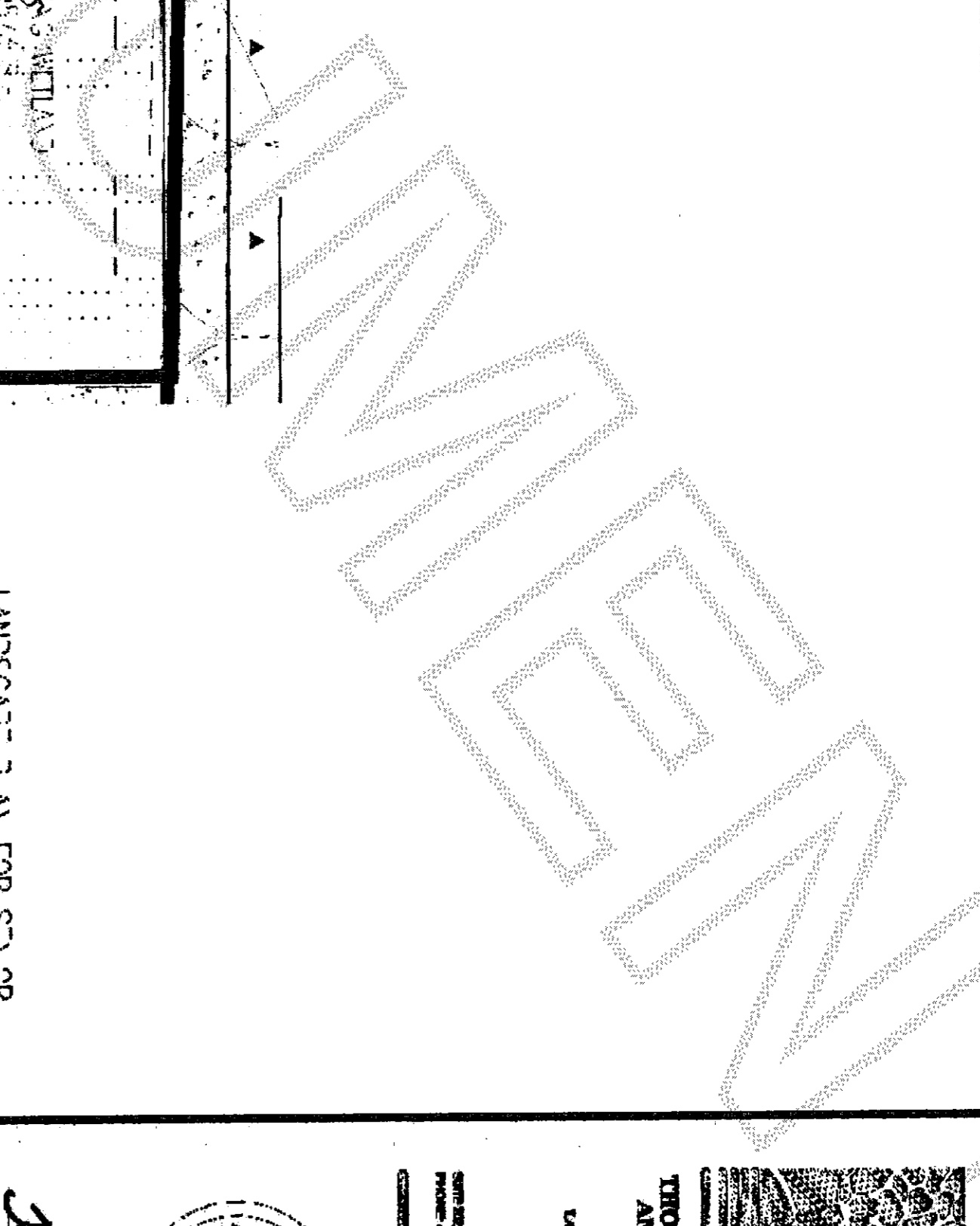
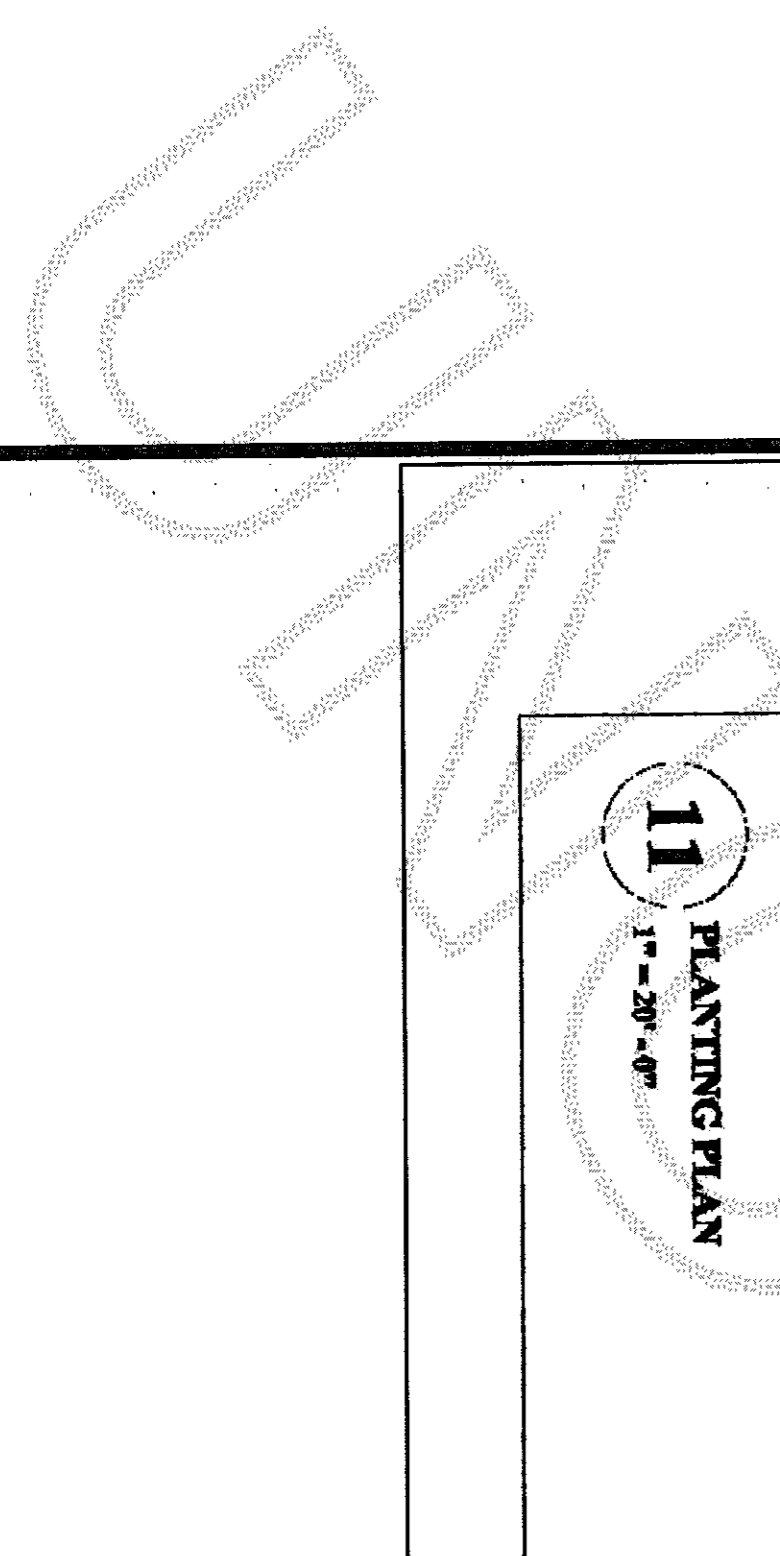
LANDSCAPE PLAN FOR STATION
 APARTMENT S AND PARKING
 SUBMITTAL BY CROSS DISCH
 LLC. REFER TO SHEET ATTACHED
 A H-IND OF HISTAVSON-S

- 1 OPEN RAIL ENCL. TR.
- 2 CRN CAL A-A SCA
- 3 CRUSHED ROCK TRA.
- 4 HOA 2X4 X
- 5 6" JNC. TYP
- 6 TRASH RECEPTACLE
- 7 6" ± NC. 1YP
- 8 CRUSHED ROCK TRA.

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HIGHLAND GREENS
 A PLANNED UNIT DEVELOPMENT
 IN A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4
 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4
 EAST, WM. COUNTY OF SKAGIT, STATE OF WASHINGTON
 OWNERS
HANSELL/MITZEL, LLC / SALEM VILLAGE

SHEET 18 OF 21



THOMAS BERTHOUD
 AND ASSOCIATES
 LANDSCAPE ARCHITECTS
 1200 1/2 AVENUE
 SEASIDE, WA 98148
 (360) 833-1111
 www.thomasberthoud.com

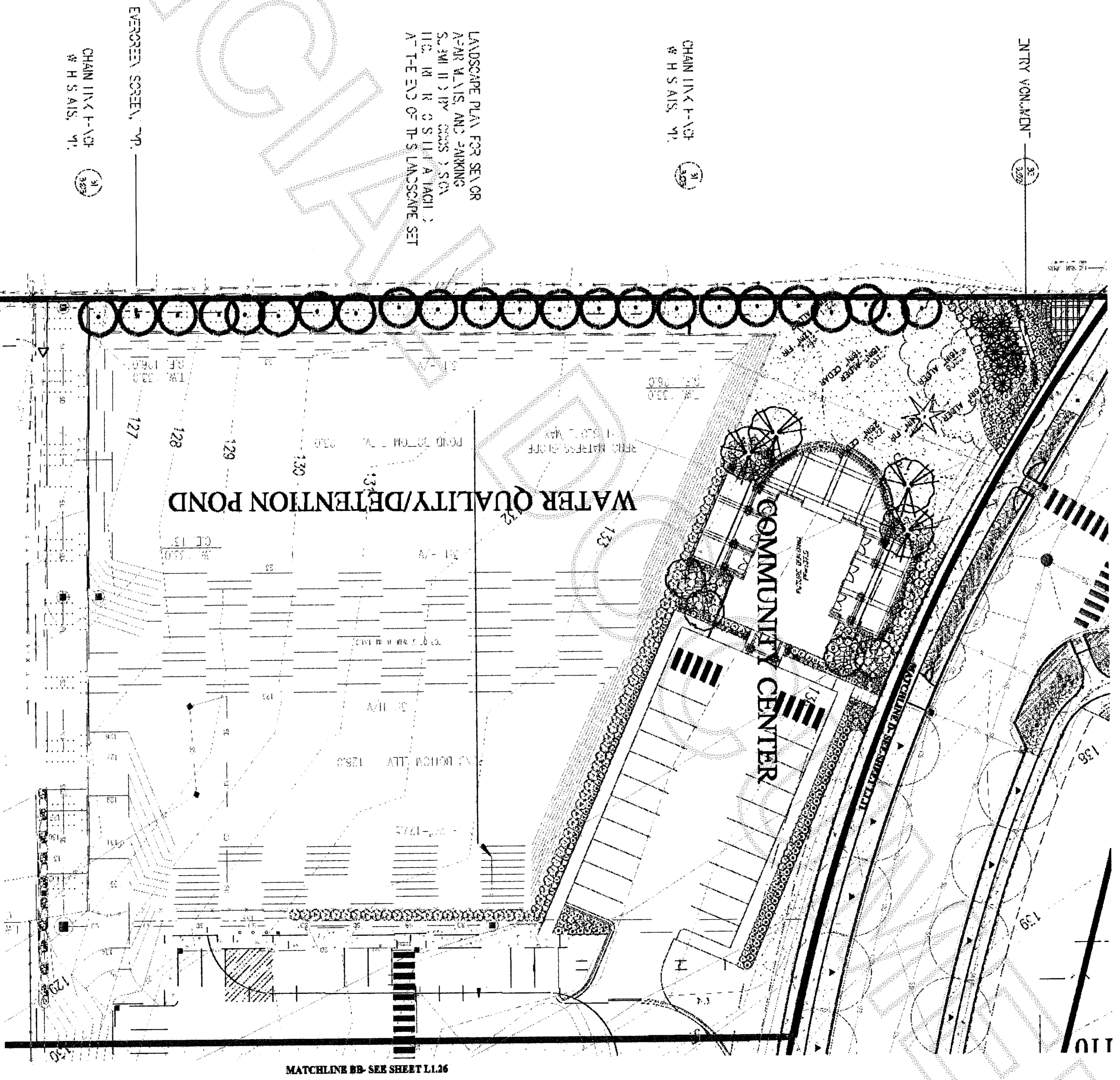
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 PROJECT: HIGHLAND GREENS
 SHEET: L1.26

PLANTING PLAN
 PRELIMINARY
 FOR CONSTRUCTION
 DOCUMENTS

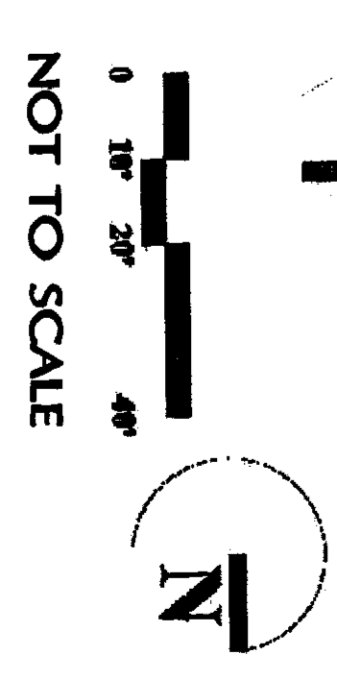
HIGHLAND GREENS

A PLANNED UNIT DEVELOPMENT

200612190063
 Skagit County Auditor
 12/19/2006 Page 19 of 21 11:27AM



11 PLANTING PLAN
 1"=20'-0"



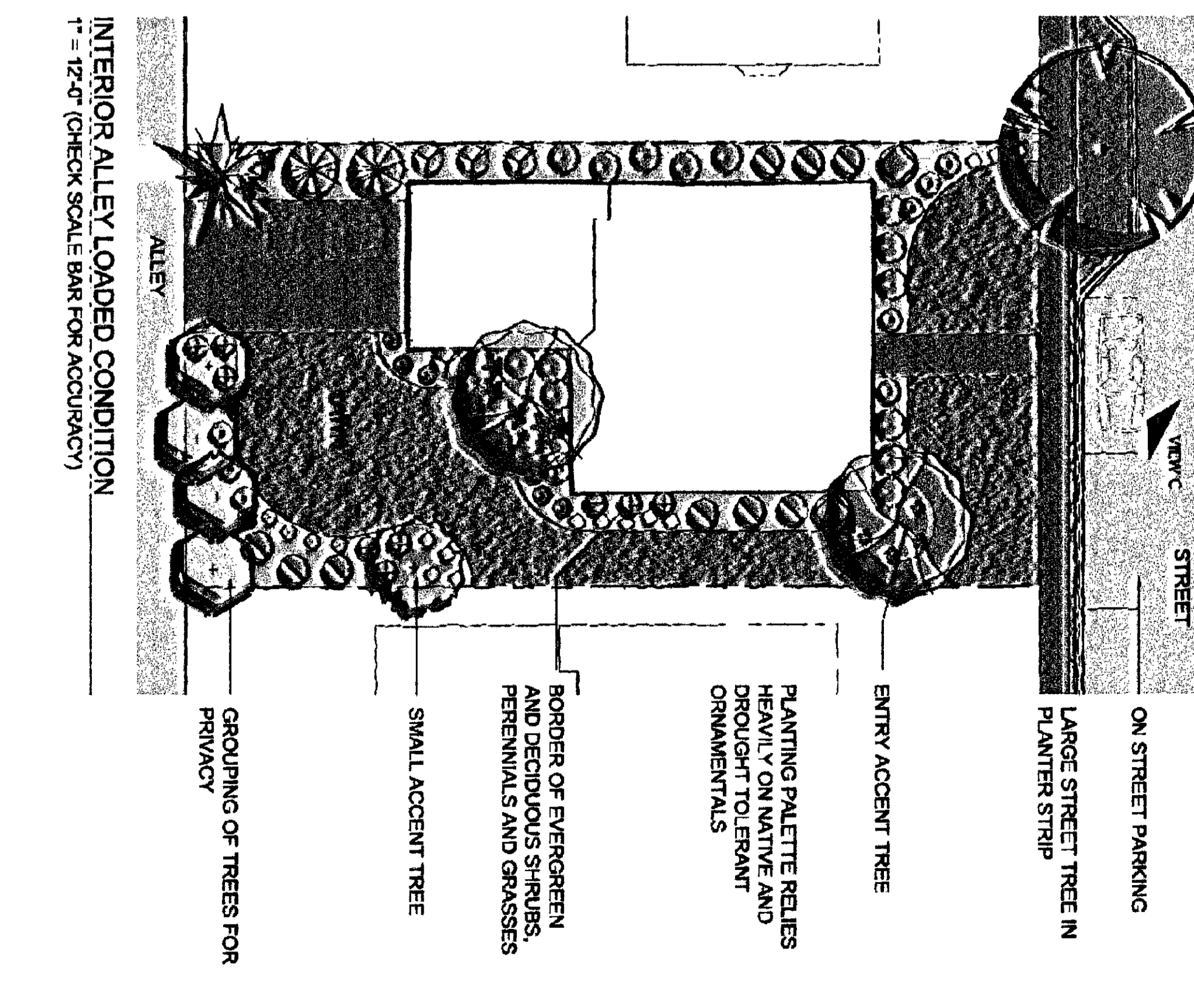
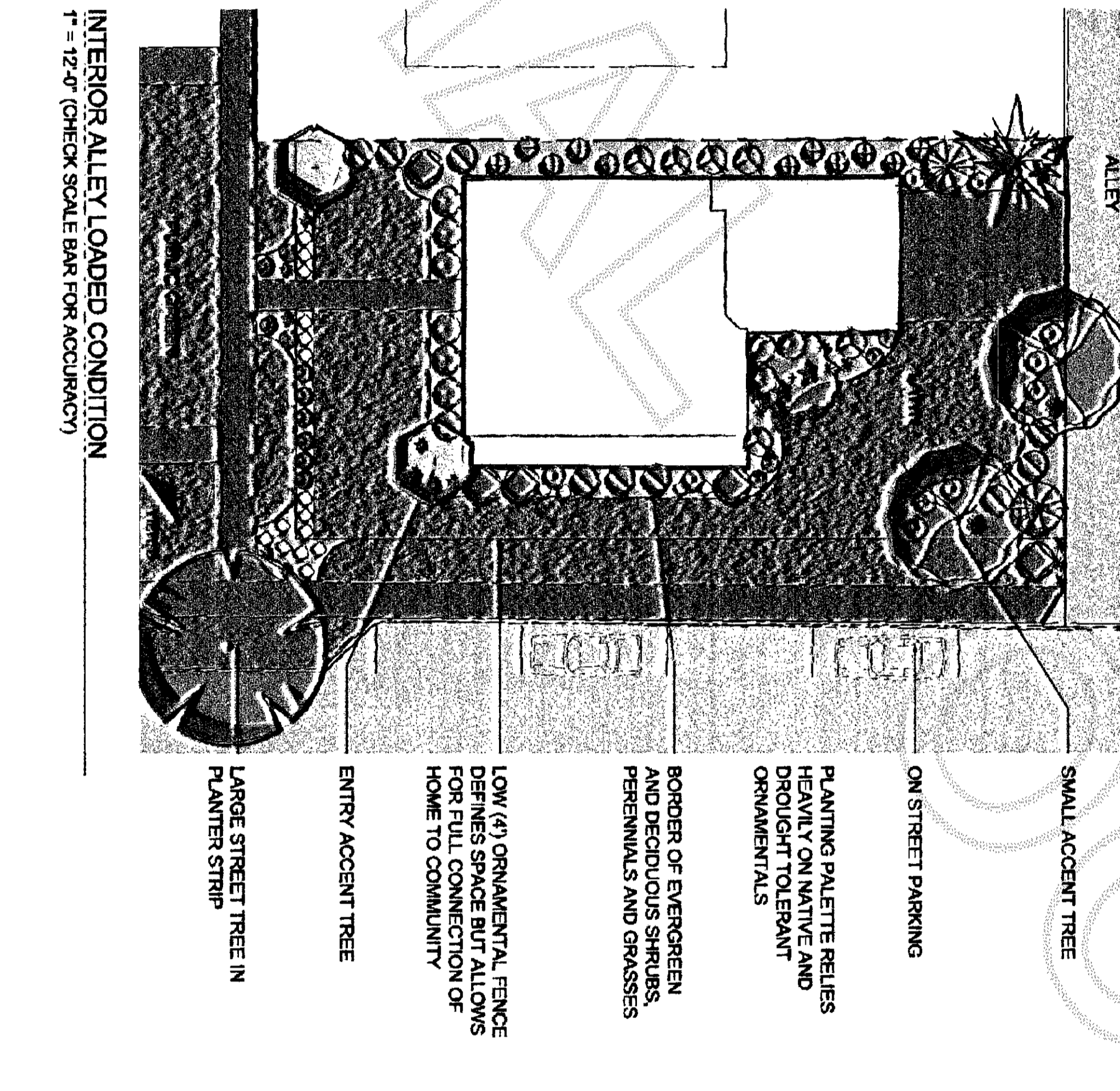
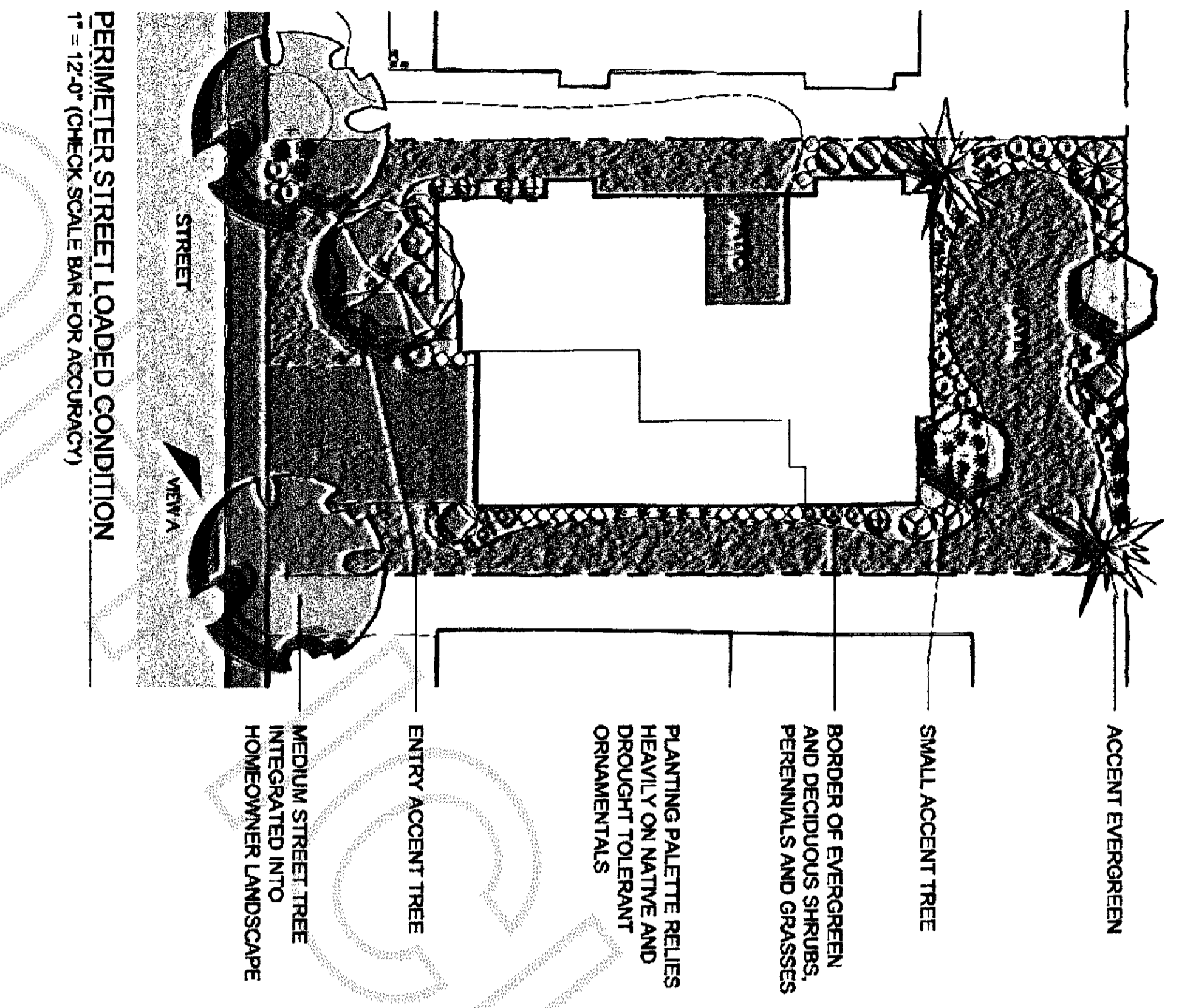
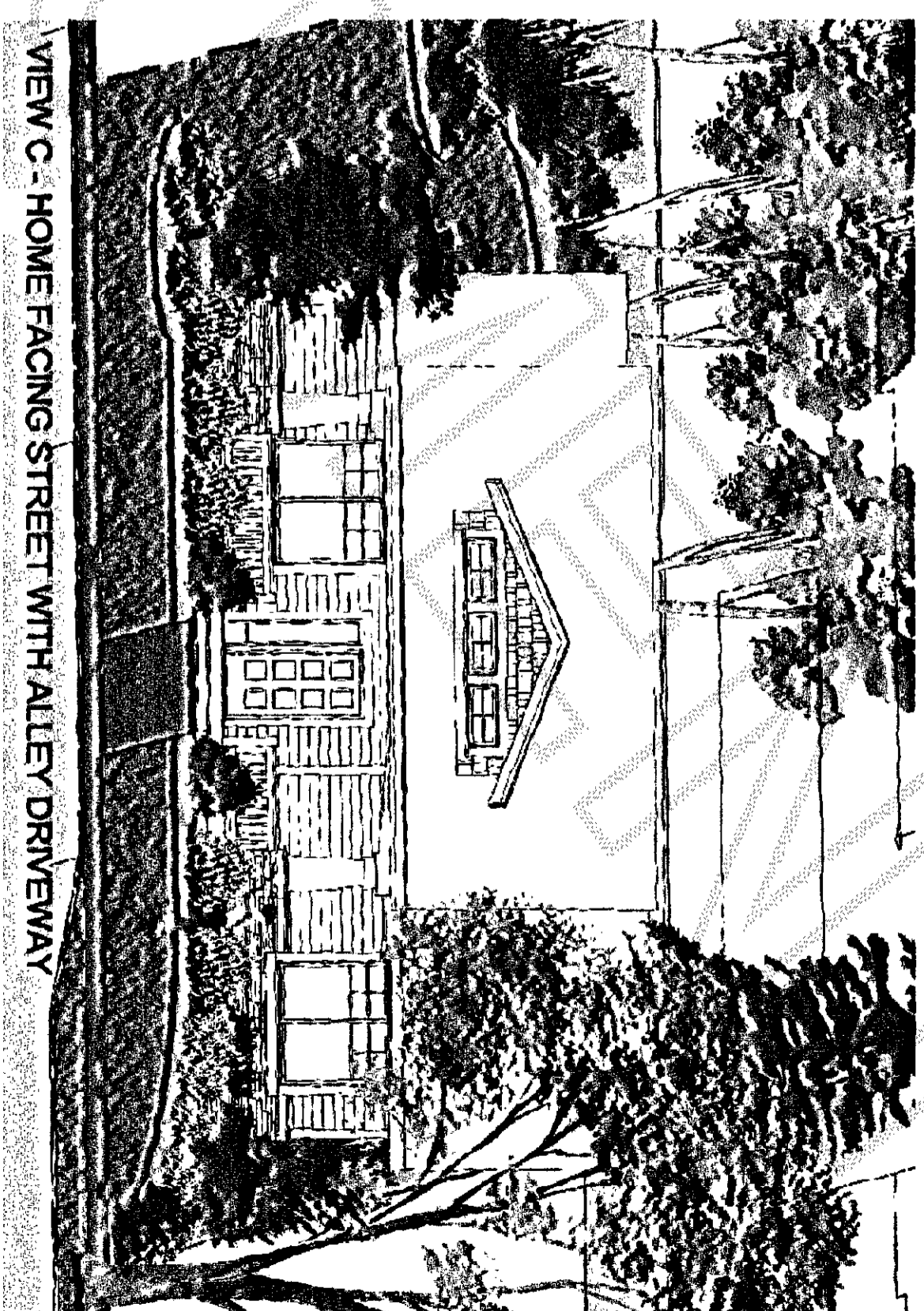
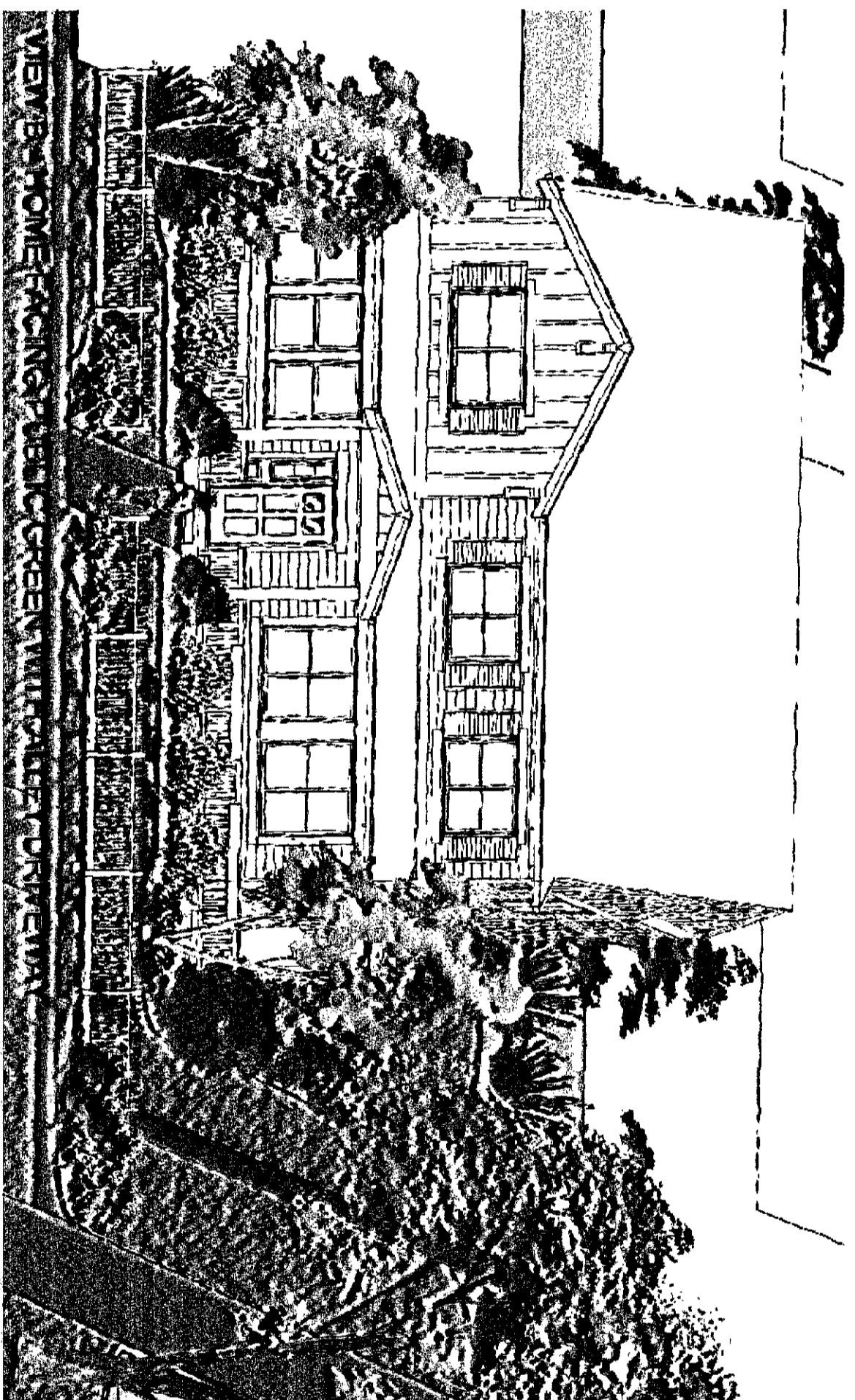
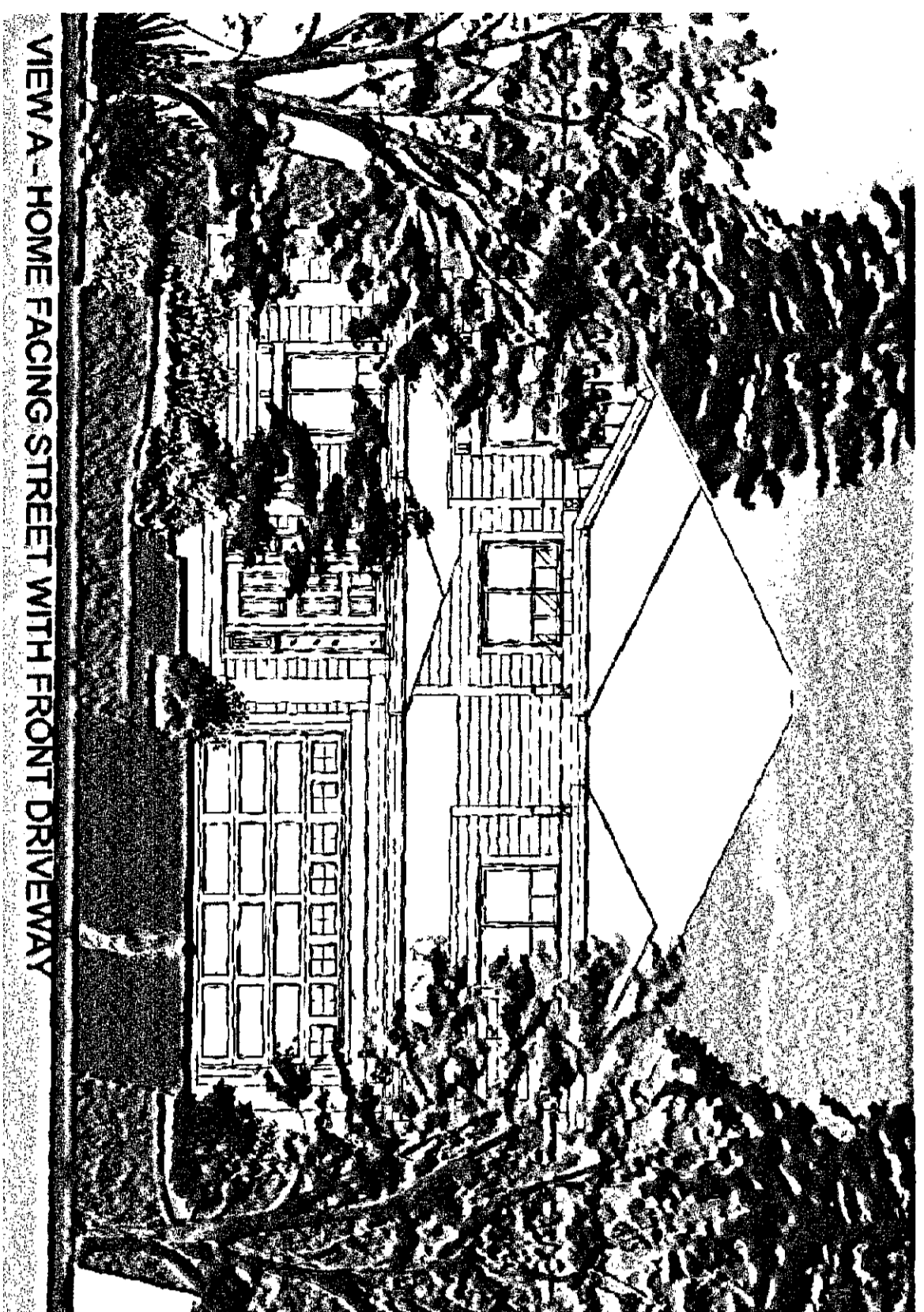
THOMAS BENGTSON AND ASSOCIATES LANDSCAPE ARCHITECTS AND PLANNERS, INC. 1000 1/2 AVENUE S.W. SEASIDE, WASHINGTON 98294 PHONE: (360) 335-1111 FAX: (360) 335-1112 WWW: WWW.TBANDASSOCIATES.COM	
PREPARED FOR: HIGHLAND GREENS	
PROJECT TITLE: PLANTING PLAN FOR CONSTRUCTION DOCUMENTS	
DATE: 12/19/06	
DRAWN BY: JRM	
CHECKED BY: JRM	
SCALE: 1"=20'-0"	
SHEET NO.: L1.27	

HIGHLAND GREENS
 A PLANNED UNIT DEVELOPMENT
 IN A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4
 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4
 EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON
 OWNERS
HANSELL/MITTEL, LLC / SALEM VILLAGE

SHEET 19 OF 21

HIGHLAND GREENS

A PLANNED UNIT DEVELOPMENT

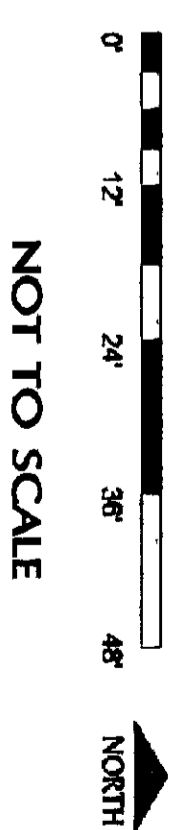


Highland Green - Mount Vernon WA

Conceptual Landscape Plan

Prepared for:
 1111 Cleveland Ave #201
 PO Box 2523
 Mount Vernon, WA 98273
 Hansell Mitzel
 H.C.M.I.S.
 (360) 757-7930

Prepared by:
 accostDesign
 Landscape Architecture and Planning
 Mount Vernon, WA 98273
 P. 360.21.6877
 F. 360.580.2017



NOT TO SCALE

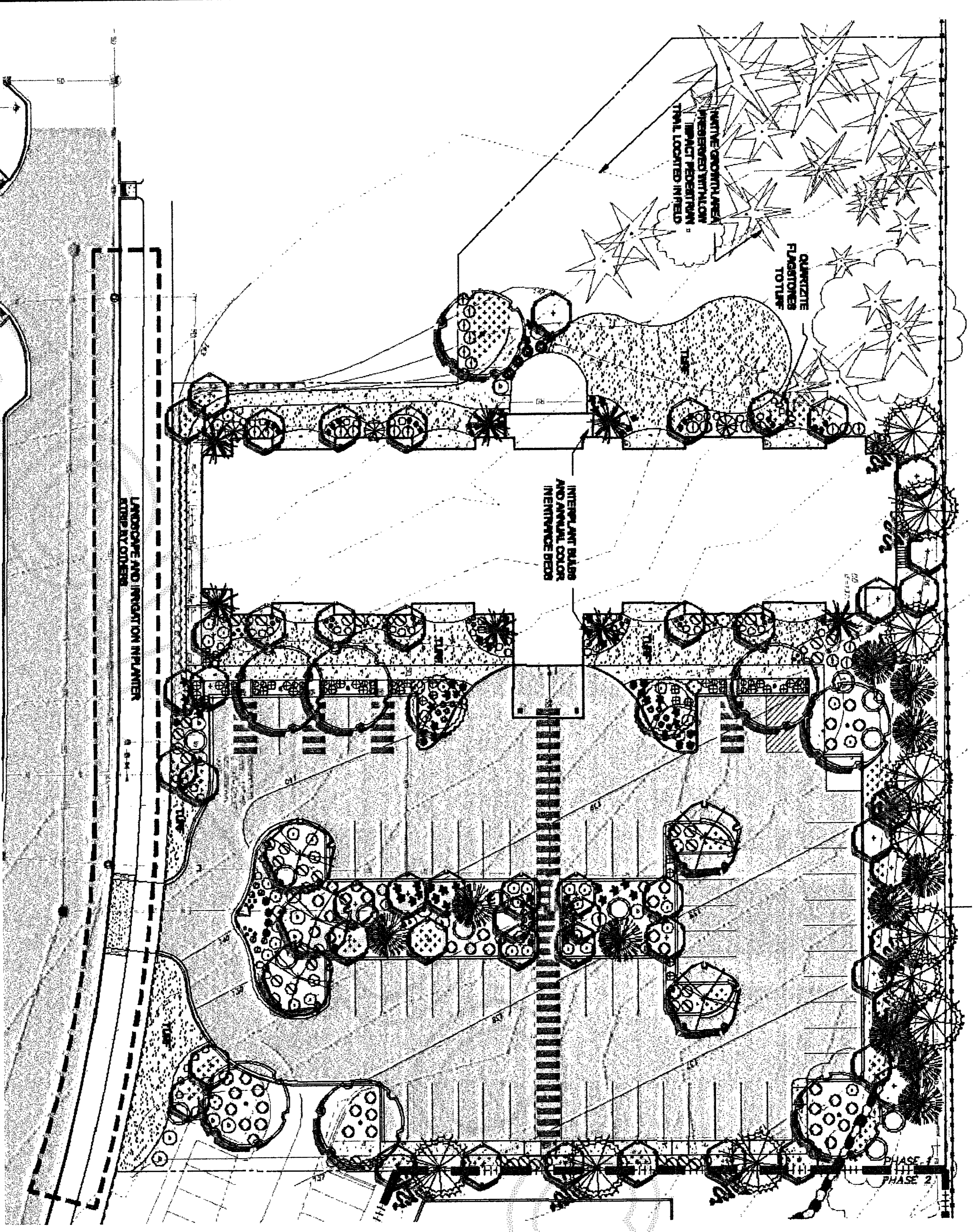
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SEPTEMBER 6, 2006
 SHEET 20 OF 21

HIGHLAND GREENS
 A PLANNED UNIT DEVELOPMENT
 IN A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4
 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4
 EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON
HANSELL/MITZEL, LLC / SALEM VILLAGE OWNERS

HIGHLAND GREENS

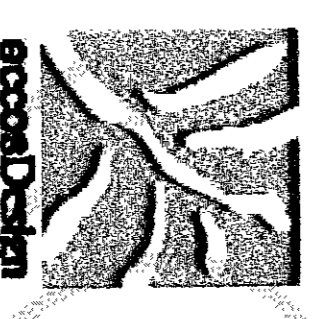
A PLANNED UNIT DEVELOPMENT



PLANTING PLAN
1" = 20'-0" (CHECK SCALE BAR FOR ACCURACY)

Plant Legend

Quantity	Symbol	Species/Plant Name	Quantity	Symbol	Species/Plant Name	Quantity	Symbol	Species/Plant Name
1	(Symbol)	Quercus agrifolia	1	(Symbol)	Quercus agrifolia	1	(Symbol)	Quercus agrifolia
2	(Symbol)	Quercus agrifolia	2	(Symbol)	Quercus agrifolia	2	(Symbol)	Quercus agrifolia
3	(Symbol)	Quercus agrifolia	3	(Symbol)	Quercus agrifolia	3	(Symbol)	Quercus agrifolia
4	(Symbol)	Quercus agrifolia	4	(Symbol)	Quercus agrifolia	4	(Symbol)	Quercus agrifolia
5	(Symbol)	Quercus agrifolia	5	(Symbol)	Quercus agrifolia	5	(Symbol)	Quercus agrifolia
6	(Symbol)	Quercus agrifolia	6	(Symbol)	Quercus agrifolia	6	(Symbol)	Quercus agrifolia
7	(Symbol)	Quercus agrifolia	7	(Symbol)	Quercus agrifolia	7	(Symbol)	Quercus agrifolia
8	(Symbol)	Quercus agrifolia	8	(Symbol)	Quercus agrifolia	8	(Symbol)	Quercus agrifolia
9	(Symbol)	Quercus agrifolia	9	(Symbol)	Quercus agrifolia	9	(Symbol)	Quercus agrifolia
10	(Symbol)	Quercus agrifolia	10	(Symbol)	Quercus agrifolia	10	(Symbol)	Quercus agrifolia
11	(Symbol)	Quercus agrifolia	11	(Symbol)	Quercus agrifolia	11	(Symbol)	Quercus agrifolia
12	(Symbol)	Quercus agrifolia	12	(Symbol)	Quercus agrifolia	12	(Symbol)	Quercus agrifolia
13	(Symbol)	Quercus agrifolia	13	(Symbol)	Quercus agrifolia	13	(Symbol)	Quercus agrifolia
14	(Symbol)	Quercus agrifolia	14	(Symbol)	Quercus agrifolia	14	(Symbol)	Quercus agrifolia
15	(Symbol)	Quercus agrifolia	15	(Symbol)	Quercus agrifolia	15	(Symbol)	Quercus agrifolia
16	(Symbol)	Quercus agrifolia	16	(Symbol)	Quercus agrifolia	16	(Symbol)	Quercus agrifolia
17	(Symbol)	Quercus agrifolia	17	(Symbol)	Quercus agrifolia	17	(Symbol)	Quercus agrifolia
18	(Symbol)	Quercus agrifolia	18	(Symbol)	Quercus agrifolia	18	(Symbol)	Quercus agrifolia
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22	(Symbol)	Quercus agrifolia	22	(Symbol)	Quercus agrifolia	22	(Symbol)	Quercus agrifolia
23	(Symbol)	Quercus agrifolia	23	(Symbol)	Quercus agrifolia	23	(Symbol)	Quercus agrifolia
24	(Symbol)	Quercus agrifolia	24	(Symbol)	Quercus agrifolia	24	(Symbol)	Quercus agrifolia
25	(Symbol)	Quercus agrifolia	25	(Symbol)	Quercus agrifolia	25	(Symbol)	Quercus agrifolia
26	(Symbol)	Quercus agrifolia	26	(Symbol)	Quercus agrifolia	26	(Symbol)	Quercus agrifolia
27	(Symbol)	Quercus agrifolia	27	(Symbol)	Quercus agrifolia	27	(Symbol)	Quercus agrifolia
28	(Symbol)	Quercus agrifolia	28	(Symbol)	Quercus agrifolia	28	(Symbol)	Quercus agrifolia
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30	(Symbol)	Quercus agrifolia	30	(Symbol)	Quercus agrifolia	30	(Symbol)	Quercus agrifolia
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33	(Symbol)	Quercus agrifolia	33	(Symbol)	Quercus agrifolia	33	(Symbol)	Quercus agrifolia
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41	(Symbol)	Quercus agrifolia	41	(Symbol)	Quercus agrifolia	41	(Symbol)	Quercus agrifolia
42	(Symbol)	Quercus agrifolia	42	(Symbol)	Quercus agrifolia	42	(Symbol)	Quercus agrifolia
43	(Symbol)	Quercus agrifolia	43	(Symbol)	Quercus agrifolia	43	(Symbol)	Quercus agrifolia
44	(Symbol)	Quercus agrifolia	44	(Symbol)	Quercus agrifolia	44	(Symbol)	Quercus agrifolia
45	(Symbol)	Quercus agrifolia	45	(Symbol)	Quercus agrifolia	45	(Symbol)	Quercus agrifolia
46	(Symbol)	Quercus agrifolia	46	(Symbol)	Quercus agrifolia	46	(Symbol)	Quercus agrifolia
47	(Symbol)	Quercus agrifolia	47	(Symbol)	Quercus agrifolia	47	(Symbol)	Quercus agrifolia
48	(Symbol)	Quercus agrifolia	48	(Symbol)	Quercus agrifolia	48	(Symbol)	Quercus agrifolia
49	(Symbol)	Quercus agrifolia	49	(Symbol)	Quercus agrifolia	49	(Symbol)	Quercus agrifolia
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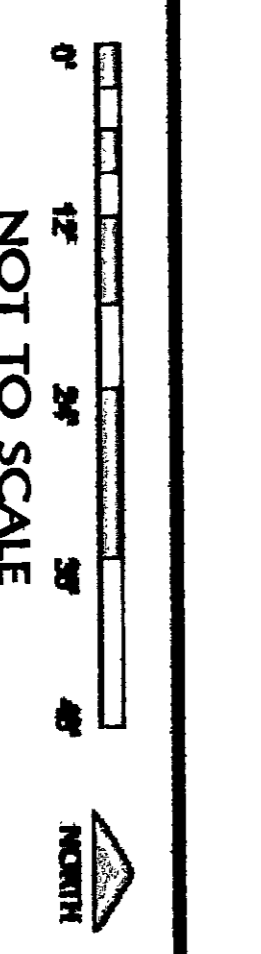


Highland Green - Mount Vernon WA

Conceptual Apartment Landscape Plan

Prepared for:
1111 Commercial Ave #201
Mount Vernon, WA 98273
Hansell Mitzel
L.C.M.L.S.
CMB 392-2300

Prepared by:
ecodesign
Landscape Architectural Studio
Mount Vernon, WA 98273
P: 360.421.4894
F: 360.421.4817



L2

SEPTEMBER 15, 2005

HIGHLAND GREENS
A PLANNED UNIT DEVELOPMENT
IN A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4
OF THE SE 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4
EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON
OWNERS
HANSELL/MITZEL, LLC / SALEM VILLAGE

SHEET 21 OF 21