

EXHIBIT "7"
Project/Plans

MARKWOOD EAST PHASE 2
WEST STEVENS RD
BURLINGTON, WA 98233

CONDITIONAL USE PERMIT
ISSUED: DECEMBER 14, 2022

PROJECT TEAM

OWNER / CLIENT

NAME: **SAGE HOMES NORTHWEST, LLC**
ADDRESS: 9505 19TH AVENUE SE, SUITE 118
EVERETT, WA 98208
PHONE: 425.418.5704
CONTACT: LARRY CALVIN
EMAIL: LARRY.C@SAGEHOMESNW.COM

SURVEYER

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ADDRESS: 17625 NE 130TH AVENUE
WOODINVILLE, WA 98072
PHONE: 425.486.1252
CONTACT: MARK PENDERGRAFT, PLS
EMAIL: MARK@MEADGILMAN.COM

ARCHITECT

NAME: **H+DLT COLLABORATIVE, LLC**
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SEATTLE, WASHINGTON 98109
PHONE: 858.342.2276
CONTACT: NATHALIE DOYLE
EMAIL: NATHALIE@HDLTCOLLABORATIVE.COM

LANDSCAPE ARCHITECT

NAME: **ROOT OF DESIGN**
ADDRESS: 2020 MALBY ROAD, SUITE 7, PMB. 370
BOTHELL, WA 98021
PHONE: 206.491.9545
CONTACT: DEVIN PETERSON, LA
EMAIL: DEVIN@ROOTOFDESIGN.COM

CIVIL ENGINEER

NAME: **CPH CONSULTANTS**
ADDRESS: 11321-B NE 120TH STREET
KIRKLAND, WA 98034
PHONE: 425.285.2390
CONTACT: JAMIE SCHROEDER, PE
EMAIL: JAMIE@CPHCONSULTANTS.COM

BIOLOGIST

NAME: **WETLAND RESOURCES, INC.**
ADDRESS: 9505 19TH AVENUE SE, SUITE 106
EVERETT, WA 98208
PHONE: 425.337.3474
CONTACT: SCOTT BRAINARD
EMAIL: SCOTT@WETLANDRESOURCES.COM

GEOTECHNICAL

NAME: **EARTH SOLUTIONS NW, LLC**
ADDRESS: 15365 NORTHEAST 90TH STREET, SUITE 100
REDMOND, WA 98052
PHONE: 425.449.4704
CONTACT: HENRY T. WRIGHT
EMAIL: HENRY@ESNW.COM

DRAWING INDEX

GENERAL

CS-1 CUP COVER SHEET

SURVEY

T OF 1 BOUNDARY & TOPOGRAPHIC SURVEY

CIVIL

CT.00 PROPOSED SITE PLAN

ARCHITECTURAL

A3.1 SCHEMATIC EXTERIOR ELEVATIONS - BUILDING 8
A3.2 SCHEMATIC EXTERIOR ELEVATIONS - BUILDING 9
A3.3 SCHEMATIC EXTERIOR ELEVATIONS - BUILDING 10

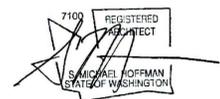
CIVIL

C2.00 PRELIMINARY GRADING AND DRAINAGE PLAN
C3.00 OVERALL UTILITY PLAN
C4.00 FLOOD PLAIN EXHIBIT

LANDSCAPE

L1 LANDSCAPE COVER SHEET
L2 PRELIMINARY LANDSCAPE PLAN - BUILDING 8
L3 PRELIMINARY LANDSCAPE PLAN - BUILDING 9
L4 PRELIMINARY LANDSCAPE PLAN - BUILDING 10
L5 PRELIMINARY LANDSCAPE PLAN
L6 PLANT SCHEDULE & PLANTING DETAILS
L7 LANDSCAPE DETAILS & NOTES

STAMP



DATE	NO.	DESCRIPTION

No dimensions should be scaled from drawings and all dimensions and values should be checked and verified against field conditions. If any discrepancy is noted, the user is responsible for the accuracy of the user to inform the Architect, and to obtain the correct dimensions and to delete upon anything contained in these drawings. Contractor to verify all dimensions, conditions, etc. pertaining to the work on site before proceeding with the Work. Copyright © 2022 H+dIT Collaborative. All rights reserved.

PRINCIPAL IN CHARGE: SMH

PROJECT TEAM: ND

DRAWN BY: ND

SHEET TITLE:

CUP COVER SHEET

PROJECT NUMBER SHEET NUMBER

2215.001 CS-1

CGRD1822217
 CSI1822217
 CUSDI1822217
 CUWS1822217
 OTOPI1822217
 TLOCK
 VICINITY

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PROJECT INFORMATION

PROJECT DESCRIPTION

(3) 3-STORY APARTMENT BUILDINGS WITH COMMERCIAL SPACE IN BOTTOM FLOOR OF BLDG. 10

UNIT COUNT

BLDG. 8 - 24 APARTMENT UNITS
 BLDG. 9 - 24 APARTMENT UNITS
 BLDG. 10 - 10 APARTMENT UNITS AND 1,902 SF COMMERCIAL SPACE
 TOTAL = 58 APARTMENT UNITS AND 1,902 SF COMMERCIAL SPACE

GENERAL

PARCEL NO.: P23886, P23887
 SITE ADDRESS: NORTHWEST OF INTERSECTION OF WEST STEVENS ROAD AND SOUTH GOLDENROD ROAD
 EXISTING ZONING: HEAVY COMMERCIAL (C-2)
 EXISTING COMPREHENSIVE PLAN: HEAVY COMMERCIAL AND INDUSTRIAL (HC-1)

SITE DEVELOPMENT

TOTAL SITE AREA: 1.73 AC (75,527 SF)
 ROW DEDICATION: 0.00 AC
 CRITICAL AREAS: 0.00 AC
 TOTAL DEVELOPABLE AREA: 1.73 AC (75,527 SF)
 IMPERVIOUS AREAS: 51,054 SF (67.6%)
 BUILDINGS: 20,007 SF
 WALKWAYS: 5,873 SF
 ACCESS ROAD: 25,174 SF
 PERVIOUS AREAS: 24,473 SF (32.4%)

ALLOWABLE RESIDENTIAL DENSITY:

BASE DENSITY: 1 PER 3,000 SF
 TOTAL ALLOWABLE UNITS: 75,527/3,000 + 2 (FOR EXIST. PARCELS)=27 UNITS
 PURCHASED DENSITY CREDITS: 31 UNITS
 PROPOSED NO. UNITS: 58 UNITS
 MAX BLDG. HEIGHT: 45'

MAXIMUM BUILDING COVERAGE

NONE
 MAXIMUM ALLOWABLE IMPERVIOUS SURFACE (SITE) 80%

BUILDING SETBACKS

NONE

LANDSCAPE REQUIREMENTS

LANDSCAPE AREA REQUIRED: 10% OF SITE OR 7,553 SF
 LANDSCAPE AREA PROVIDED: 26,770 SF
 MIN. PARKING LOT LANDSCAPE REQUIRED: 15 SF PER STALL
 68 STALLS X 15 SF = 1,020 SF
 PARKING LOT LANDSCAPE PROVIDED: 1,201 SF
 SEE LANDSCAPE PLANS FOR DETAILS

UTILITY PURVEYORS

WATER: SKAGIT PUD#1
 SANITARY SEWER: CITY OF BURLINGTON
 STORM DRAINAGE: CITY OF BURLINGTON
 FIRE DISTRICT: BURLINGTON FIRE DEPARTMENT
 POWER: PUGET SOUND ENERGY
 NATURAL GAS: CASCADE NATURAL GAS
 COMMUNICATIONS: FRONTIER

PARKING

1 PER ARTISTS STUDIO = 12
 1.5 PER 1&2 BR = 60
 2 PER 3 BR = 12
 1 VISITOR PER 3 DU'S = 16
 PARKING REDUCTION PER SHARED COMMERCIAL OFFICE SPACE = 2 STALLS
 TOTAL PARKING REQUIRED = 98 STALLS

30% COMPACT: 98 x .3 = 30

ADA: 2% = 98 x .02 = 2
 1 FOR EVERY TYPE A = 3
 TOTAL = 5 REQUIRED (4 STD. 1 VAN)

PARKING PROVIDED

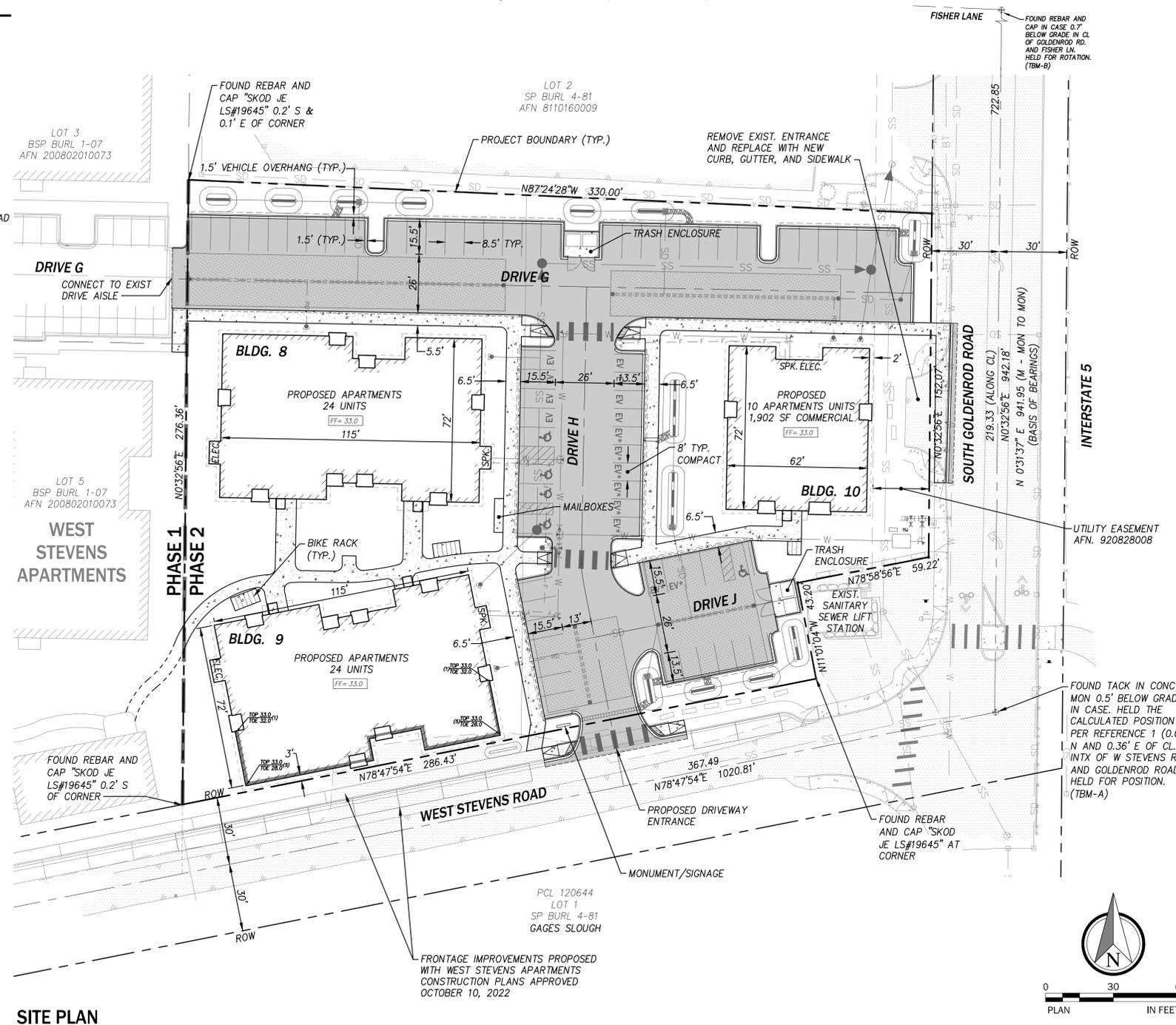
STD: 44
 COMPACT: 16 (16%)
 ADA: 5 (4 STD, 1 VAN)
 ON-STREET: 10
 TOTAL PARKING: 98

8 PROPOSED ELECTRIC VEHICLE CHARGING STATIONS (EV)
 8 PROPOSED FUTURE ELECTRIC VEHICLE CHARGING STATIONS (EV)

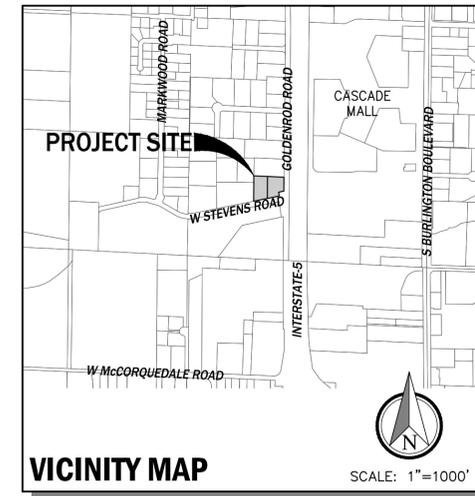


Know what's below.
 Call before you dig.

PTN. OF SE 1/4 OF SEC 6, TWP 34 N, R4E W.M.



SITE PLAN



SURVEY DATA

EXISTING BOUNDARY, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION SHOWN ON THIS PLAN AND OTHERS IN THIS SET WERE USED AS A BASIS FOR DESIGN AND REPRESENT FIELD SURVEY DATA AND MAPPING PREPARED BY MEAD GILMAN LAND SURVEYORS (JOB NO. 22077), AS PROVIDED BY THE PROJECT OWNER, AND DOES NOT REPRESENT WORK BY CPH CONSULTANTS. THE FOLLOWING SURVEY DATA WAS PROVIDED WITH THE TOPOGRAPHIC MAP BY MEAD GILMAN LAND SURVEYORS:

LEGAL DESCRIPTION

TRACTS 3 AND 4, SHORT PLAT NO. BURL 4-81, APPROVED OCTOBER 15, 1981, RECORDED OCTOBER 16, 1981 IN BOOK 5 OF SHORT PLATS, PAGE 133, UNDER AUDITOR'S FILE NO. 8110160009 AND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE (NAD83/2011) (EPOCH 2010.00) PER GPS OBSERVATIONS UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN)

VERTICAL DATUM

NAVD 88

FOR CONVERSION TO THE NGVD 29 DATUM SUBTRACT 3.806 FEET FROM ELEVATIONS SHOWN. NGVD 29 = (NAVD 88 - 3.806)

BENCHMARKS

TBM-A

TACK IN CONC MON 0.5' BELOW GRADE IN CASE AT CL. INTERSECTION OF WEST STEVENS RD AND GOLDENROD ROAD. ELEV. = 30.47'

TBM-B

REBAR AND CAP IN CASE 0.7' BELOW GRADE IN CL OF GOLDENROD RD. AND FISHER LN. ELEV. = 28.66'

FEMA

- THE FEMA ZONE LINE SHOWN ON THE FLOOD PLAN EXHIBIT (C4.00) WAS SCALED FROM FIRM PANEL 530153 0001 B DATED JAN. 3, 1985, AND SHOULD BE CONSIDERED APPROXIMATE.
- BASE FLOOD ELEVATIONS FROM ABOVE FIRM ARE SHOWN HEREON AS 26.5' (FROM INTERPOLATION OF BASE FLOOD CONTOURS) NEAR THE WEST BOUNDARY AND 27' ALONG THE WEST SIDE OF I-5
- ZONE A-7 IS DEFINED AS: "AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED".
- FIRM MAP DATUM DIFFERS FROM PROJECT TOPOGRAPHY. FIRM MAP DATUM: NGVD 29. PROPOSED FINISH FLOORS OF BUILDINGS ARE SET A MINIMUM OF 1-FT ABOVE BASE FLOOD ELEVATION PER CITY OF BURLINGTON MUNICIPAL CODE 14.15.430. SEE SHEET C4.00.

PROJECT TEAM

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MARKWOOD EAST PHASE 2

CONDITIONAL USE PERMIT

SITE PLAN

WASHINGTON

CITY OF BURLINGTON

NO.	DATE	REVISION	BY	CHK.
1	12/12/22	CONDITIONAL USE PERMIT SUBMITTAL	PCE	JBS



APPLICANT
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 www.cphconsultants.com

PROJECT NO.: 0182-22-017

DRAWING: C1.00

SHEET 1 OF 4

MARKWOOD EAST PHASE 2
WEST STEVENS RD
BURLINGTON, WA 98233
CONDITIONAL USE PERMIT
ISSUED: DECEMBER 14, 2022



1 BUILDING 8 - NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING 8 - SOUTH ELEVATION
1/8" = 1'-0"



3 BUILDING 8 - WEST ELEVATION
1/8" = 1'-0"



4 BUILDING 8 - EAST ELEVATION
1/8" = 1'-0"

STAMP

7100 REGISTERED ARCHITECT
S. MICHAEL HOFFMAN
STATE OF WASHINGTON

DATE	NO.	DESCRIPTION

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PRINCIPAL IN CHARGE: SMH
PROJECT TEAM: ND
DRAWN BY: ND

SHEET TITLE:
EXTERIOR ELEVATIONS - BUILDING 8

PROJECT NUMBER: 2215.001
SHEET NUMBER: A3.1

MARKWOOD EAST PHASE 2

WEST STEVENS RD
BURLINGTON, WA 98233

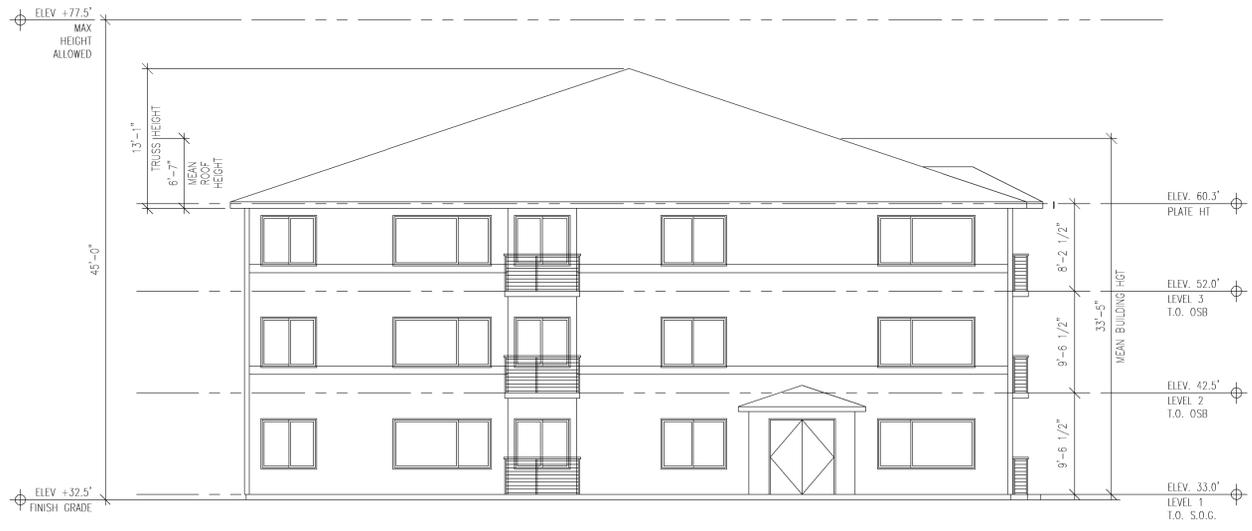
CONDITIONAL USE PERMIT
ISSUED: DECEMBER 14, 2022



1 BUILDING 9 - NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING 9 - SOUTH ELEVATION
1/8" = 1'-0"

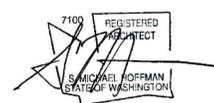


3 BUILDING 9 - EAST ELEVATION
1/8" = 1'-0"



4 BUILDING 9 - WEST ELEVATION
1/8" = 1'-0"

STAMP



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PRINCIPAL IN CHARGE: SMH
PROJECT TEAM: ND
DRAWN BY: ND

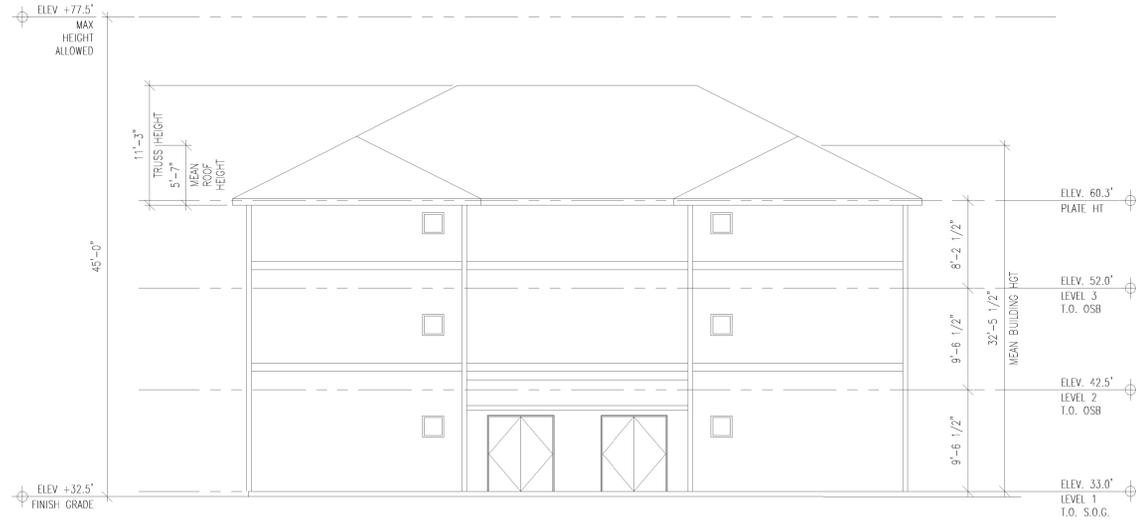
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EXTERIOR ELEVATIONS - BUILDING 9

PROJECT NUMBER: 2215.001
SHEET NUMBER: A3.2

MARKWOOD EAST PHASE 2

WEST STEVENS RD
BURLINGTON, WA 98233

CONDITIONAL USE PERMIT
ISSUED: DECEMBER 14, 2022



1 BUILDING 10 - NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING 10 - WEST ELEVATION
1/8" = 1'-0"



3 BUILDING 10 - SOUTH ELEVATION
1/8" = 1'-0"



4 BUILDING 10 - EAST ELEVATION
1/8" = 1'-0"

STAMP



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PRINCIPAL IN CHARGE: SMH
PROJECT TEAM: ND
DRAWN BY: ND

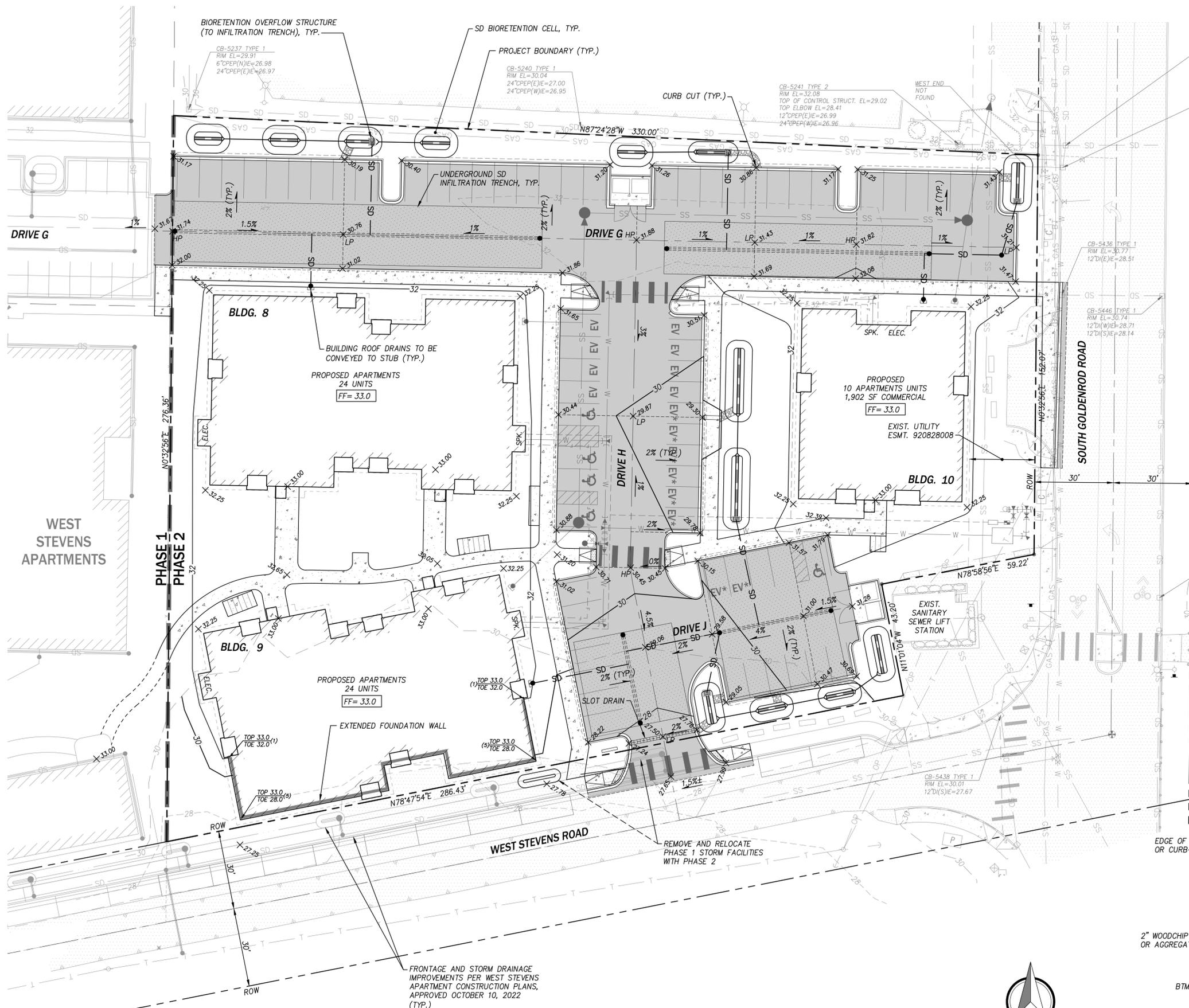
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EXTERIOR ELEVATIONS - BUILDING 10

PROJECT NUMBER 2215.001 SHEET NUMBER A3.3

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 CSI1822217
 CUSD1822217
 CUWS1822217
 OSI1822217
 OTOP1822217
 TBLOCK

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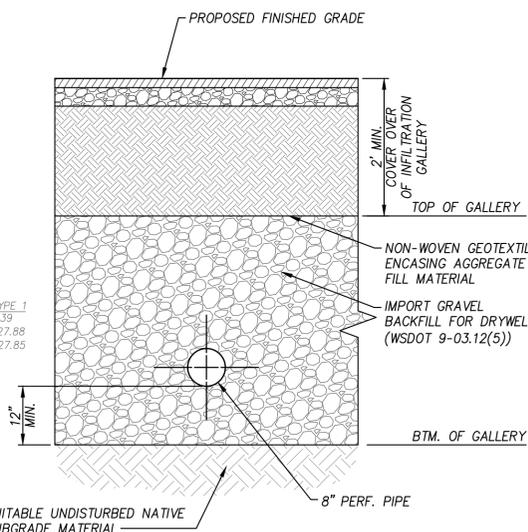
LEGEND

- 160 --- EXIST. TOPOGRAPHIC CONTOUR
- 160 — PROPOSED GRADE CONTOUR
- TYPE 1 STORM DRAINAGE CATCH BASIN
- SD — STORM DRAINAGE PIPE
- - - - PERFORATED STORM PIPE
- WATER METER
- W — WATER MAIN
- SS — 8" PVC SANITARY SEWER
- FF=XXX FINISH FLOOR BLDG. SLAB
- BIORETENTION CELL
- ▨ INFILTRATION TRENCH

APPROXIMATE EARTHWORK QUANTITIES

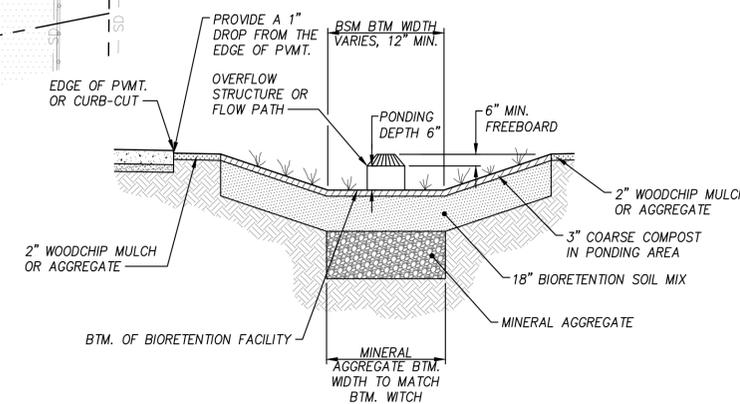
THE FOLLOWING EARTHWORK QUANTITIES ARE APPROXIMATE BASED ON PRELIMINARY FINISHED DESIGN GRADES AND ARE PROVIDED TO ILLUSTRATE THE GENERAL EARTHWORK EFFORTS FOR THE PROJECT INCLUDING VOLUMES FOR PAVEMENT SECTIONS AND AN ASSUMED 6" OF STRIP:

STRIPPING:	1,400 CY
CUT:	250 CY
FILL:	3,610 CY
NET (FILL):	3,360 CY



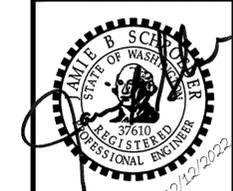
TYPICAL INFILTRATION TRENCH

NOT TO SCALE



TYPICAL BIORETENTION CELL DETAIL

NOT TO SCALE



MARKWOOD EAST PHASE 2
 CONDITIONAL USE PERMIT
 PRELIMINARY GRADING AND DRAINAGE PLAN
 CITY OF BURLINGTON
 WASHINGTON

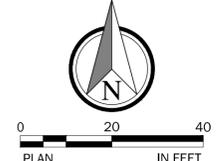
APPLICANT
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C|P|H
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PROJECT NO.
 0182-22-017

DRAWING
C2.00

SHEET **2** OF **4**



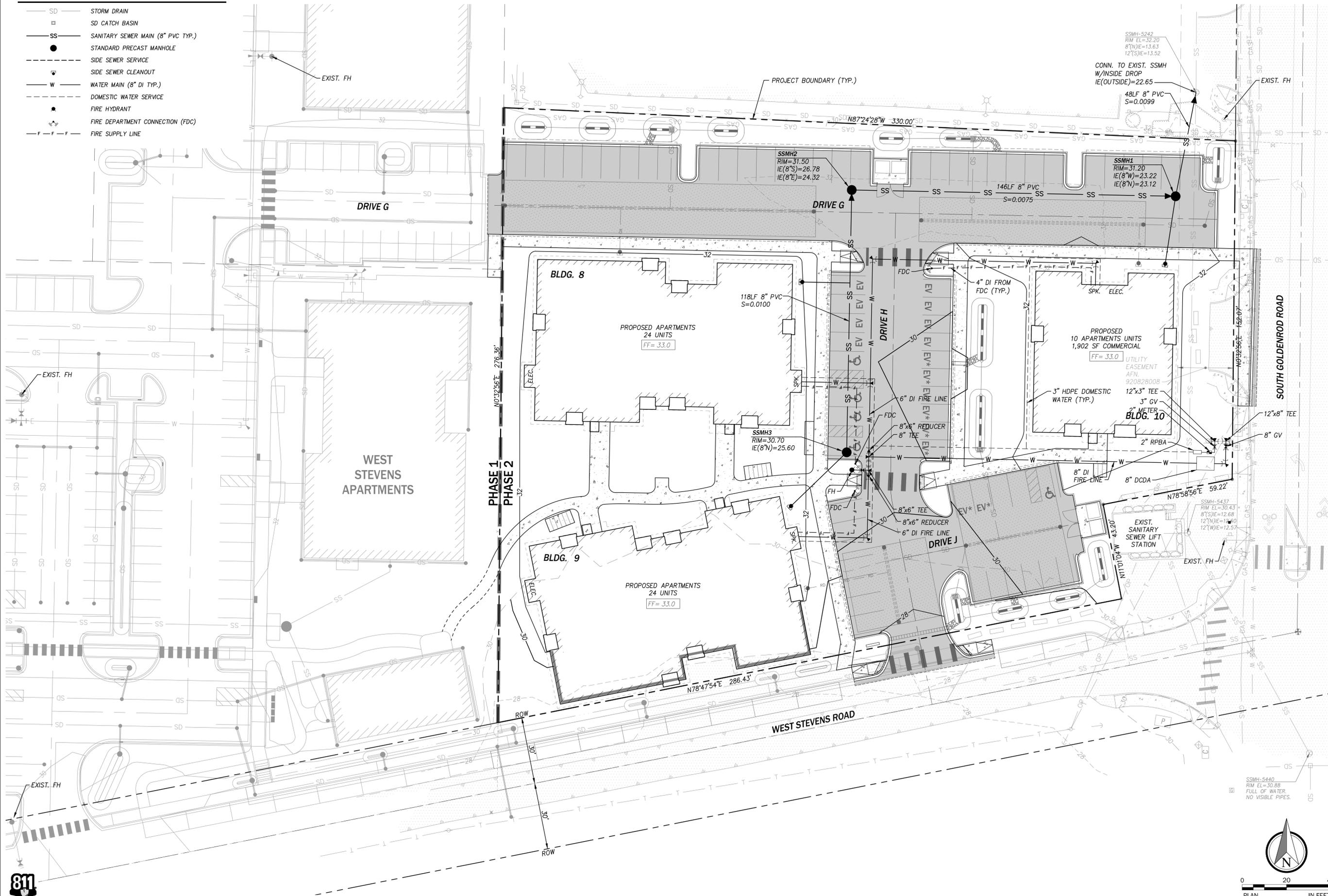
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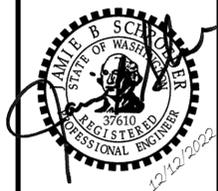
LEGEND

- SD STORM DRAIN
- SD CATCH BASIN
- SS SANITARY SEWER MAIN (8" PVC TYP.)
- STANDARD PRECAST MANHOLE
- SIDE SEWER SERVICE
- SIDE SEWER CLEANOUT
- W WATER MAIN (8" DI TYP.)
- DOMESTIC WATER SERVICE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (FDC)
- F FIRE SUPPLY LINE

PTN. OF SE 1/4 OF SEC 6, TWP 34 N, R4E W.M.



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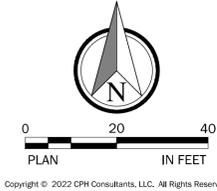


MARKWOOD EAST PHASE 2
 CONDITIONAL USE PERMIT
 OVERALL UTILITY PLAN
 CITY OF BURLINGTON WASHINGTON

APPLICANT
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 PHONE: (425) 418-5704

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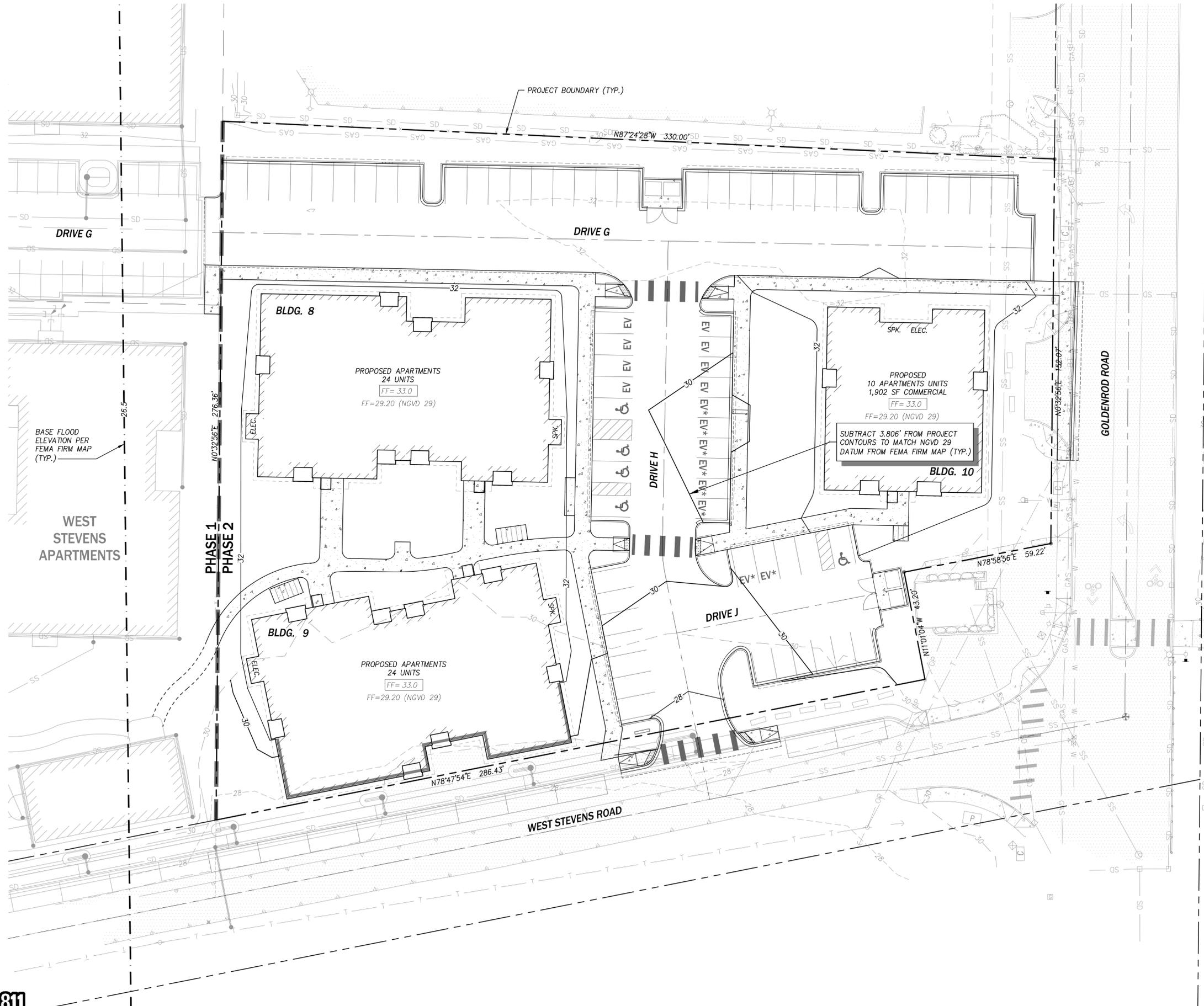
PROJECT NO.
 0182-22-017
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C3.00
 SHEET 3 OF 4



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 CUSD1822217
 CUWS1822217
 OSI11822217
 OTOP1822217
 TBLOCK
 OFIRM1822217

PTN. OF SE 1/4 OF SEC 6, TWP 34 N, R4E W.M.



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MERIDIAN

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VERTICAL DATUM (PROJECT TOPOGRAPHY)

NAVD 88

FOR CONVERSION TO THE NGVD 29 DATUM SUBTRACT 3.806 FEET FROM ELEVATIONS SHOWN.
 NGVD 29 = (NAVD 88 - 3.806)

FEMA

1. THE FEMA ZONE LINE SHOWN HEREON WAS SCALED FROM FIRM PANEL 530153 0001 B DATED JAN. 3, 1985, AND SHOULD BE CONSIDERED APPROXIMATE.
2. BASE FLOOD ELEVATIONS FROM ABOVE FIRM ARE SHOWN HEREON AS 26.5' (FROM INTERPOLATION OF BASE FLOOD CONTOURS) NEAR THE WEST BOUNDARY AND 27' ALONG THE WEST SIDE OF I-5
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4. FIRM MAP DATUM DIFFERS FROM PROJECT TOPOGRAPHY. FIRM MAP DATUM: NGVD 29. PROPOSED FINISH FLOORS OF BUILDINGS ARE SHOWN IN BOTH DATUMS ON THIS PLAN TO SHOW BUILDINGS ARE SET A MINIMUM OF 1-FT ABOVE BASE FLOOD ELEVATION PER CITY OF BURLINGTON MUNICIPAL CODE 14.15.430.

BASE FLOOD ELEVATION PER FEMA FIRM MAP (TYP.)

NO.	DATE	REVISION	BY	CHK.
1	12/12/22	CONDITIONAL USE PERMIT SUBMITTAL		

MARKWOOD EAST PHASE 2
 CONDITIONAL USE PERMIT
 FLOOD PLAN EXHIBIT
 CITY OF BURLINGTON WASHINGTON

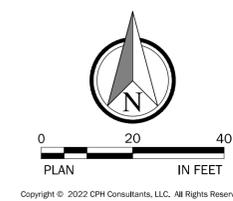
APPLICANT
 SAGE HOMES NORTHWEST, LLC
 9505 19TH AVENUE SE, STE. 118
 EVERETT, WA 98208
 PHONE: (425) 418-5704

CPH
 CONSULTANTS
 Site Planning • Civil Engineering
 Landscape Architecture • Land Use Consulting
 1132-N NE 120th Street
 Kirkland, WA 98034 • (425) 285-2390
 101 South Wenatchee Avenue, Suite C3
 Wenatchee, WA 98801 • (509) 293-7731
 www.cphconsultants.com

PROJECT NO. 0182-22-017

DRAWING **C4.00**

SHEET 4 OF 4



P:\project\0182\2017_Markwood East\Draw_Sheets\Conditional Use_Permit\C4.00.dwg
 12/13/2022 5:17 PM PETER EVANS



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LANDSCAPE REQUIREMENTS

GROSS SITE AREA: 75,530 SF
 LANDSCAPE AREA REQUIRED: 10% OF SITE OR 7,553 SF
 LANDSCAPE AREA PROVIDED: 26,710 SF

MINIMUM PARKING LOT LANDSCAPING REQUIRED: 15 SF PER STALL
 68 STALLS X 15 SF = 1,020 SF
 PARKING LOT LANDSCAPING PROVIDED: 1,201 SF

MINIMUM PARKING LOT TREES REQUIRED: 1 TREE PER 150 SF
 PARKING LOT TREES REQUIRED: 1,020 SF / 150 SF = 7 TREES
 PARKING LOT TREES PROVIDED: 7 TREES

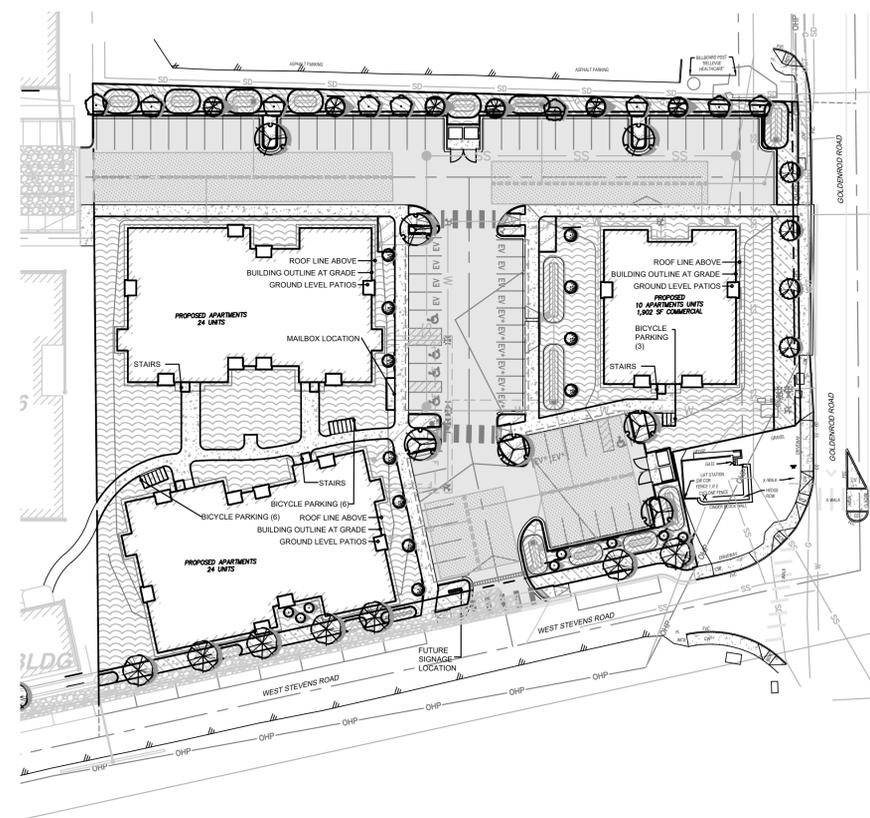
MINIMUM PERIMETER TREES REQUIRED: 1 TREE PER 150 SF
 PERIMETER TREES REQUIRED: 2,152 SF / 150 SF = 14.3
 PERIMETER TREES PROVIDED: 15 TREES

VEGETATION REQUIRED TO BE 50% NATIVE
 VEGETATION PROPOSED TO BE NATIVE (REFER TO SHEET L6)

REQUIRED TREES TO BE 25% CONIFEROUS EVERGREEN
 PROPOSED TREES ARE 27% CONIFEROUS EVERGREEN

LANDSCAPE AREAS

	QTY
Bioretention	2,684 sf
General Landscaping	17,707 sf
Parking Lot	1,201 sf
Perimeter	2,152 sf
Street Frontage	3,026 sf



PLANT SCHEDULE MARKWOOD EAST PHASE II

TREES	BOTANICAL / COMMON NAME	SIZE	QTY	NATIVE *
○	Abies lasiocarpa / Alpine Fir *	5'-6' ht.	8	
⊗	Acer truncatum 'Pacific Sunset' TM / Pacific Sunset Maple	2" Cal. Branch clearance 6' ht.	7	
⊗	Calocedrus decurrens / Incense Cedar *	6'-7' Ht.	6	
⊗	Fraxinus latifolia / Oregon Ash * Native	2" Cal. Branch clearance 6' ht.	9	
⊗	Acer griseum / Paperbark Maple	2" Cal. Branch clearance 6' ht.	4	
⊗	Quercus robur 'Fastiglata' / Skyrocket Oak	2" Cal. Branch clearance 6' ht.	11	
⊗	Zelkova serrata 'Village Green' / Village Green Zelkova	2" Cal. Branch clearance 6' ht.	7	
				REQUIRED TREES

Root of Design
 206.441.8545
 1104 265th St NW #218
 Stanwood, WA 98292



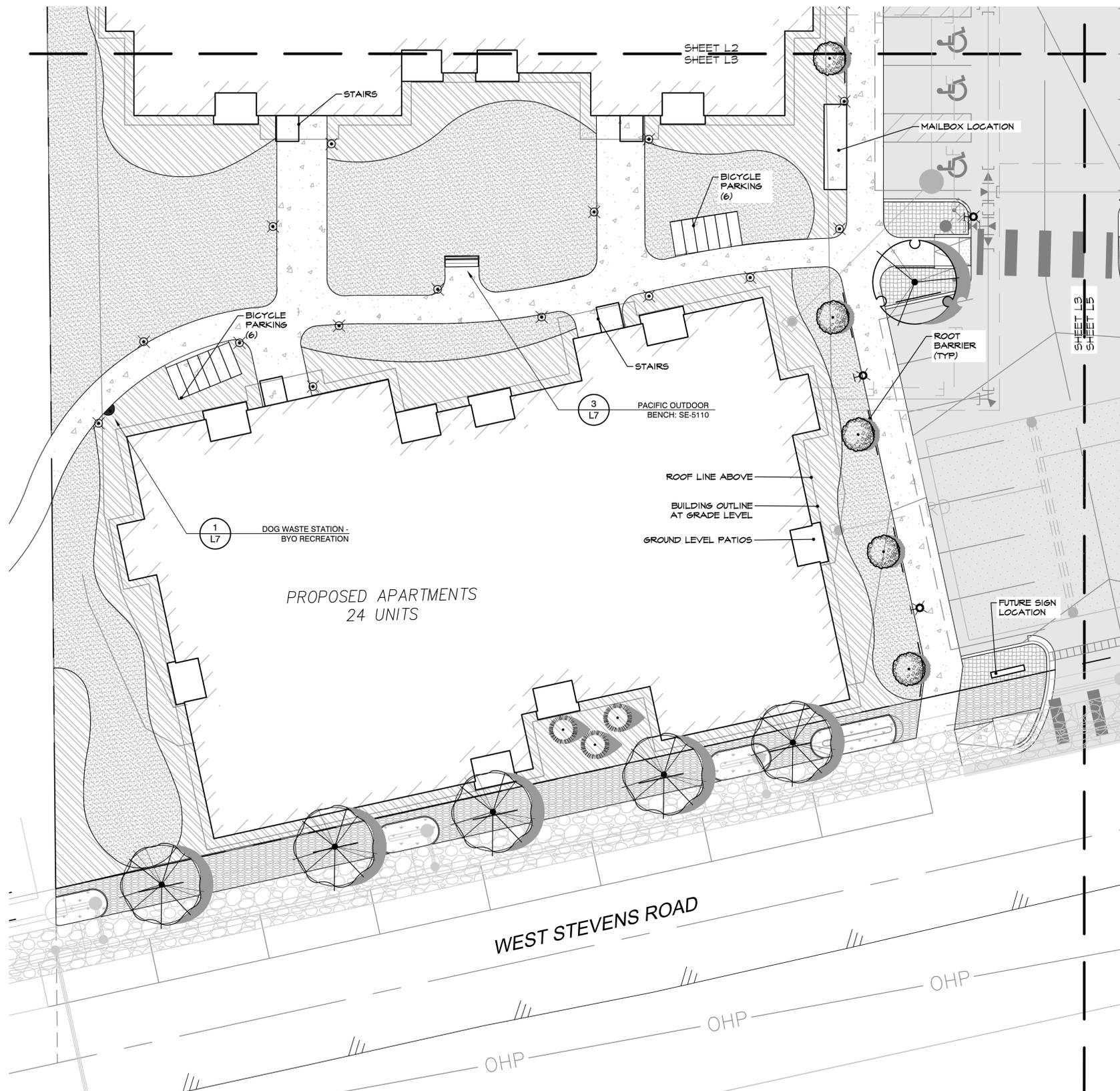
PROJECT TITLE

**PRELIMINARY LANDSCAPE PLAN
 MARKWOOD EAST PHASE II**
 WEST STEVENS ROAD BURLINGTON WA, 98223

DRAWN: ELK DATE: 12.16.22
 REVISED: DATE:

1" = 40'-0"

L1

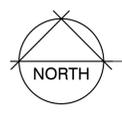


PLANT SCHEDULE MARKWOOD EAST PHASE II

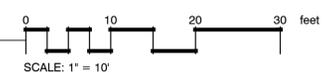
TREES	BOTANICAL / COMMON NAME
	<i>Abies lasiocarpa</i> / Alpine Fir *
PARKING LOT TREES	BOTANICAL / COMMON NAME
	<i>Acer truncatum</i> 'Pacific Sunset'™ / Pacific Sunset Maple
PERIMETER TREE	BOTANICAL / COMMON NAME
	<i>Calocedrus decurrens</i> / Incense Cedar *
	<i>Fraxinus latifolia</i> / Oregon Ash * Native
STREET TREE	BOTANICAL / COMMON NAME
	<i>Acer griseum</i> / Paperbark Maple
	<i>Quercus robur</i> 'Fastigiata' / Skyrocket Oak
	<i>Zelkova serrata</i> 'Village Green' / Village Green Zelkova
LAWN	BOTANICAL / COMMON NAME
	Turf Sod / Drought Tolerant Fescue Blend
SHRUBS AND GROUNDCOVER	BOTANICAL / COMMON NAME
	General 50% to be native
	Parking lot Groundcover & shrubs to be low and 50% native
	Perimeter Shrubs to be 3'-5' at maturity, obtain 80% coverage within 3 year and 50% native.
	Rain Garden Suitable to proposed hydrologic & soil conditions, 50% to be native
	Street Frontage Groundcover and shrubs "used liberally", 50% to be native

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	PATH RAB BLEDIS FIXTURE OR APPROVED EQUAL
	PARKING LOT



LANDSCAPE PLAN



Root of Design
206.4th St NW #218
T104 265th St NW #218
Stamwood, WA 98292



Devin Peterson
certificate no. 1222

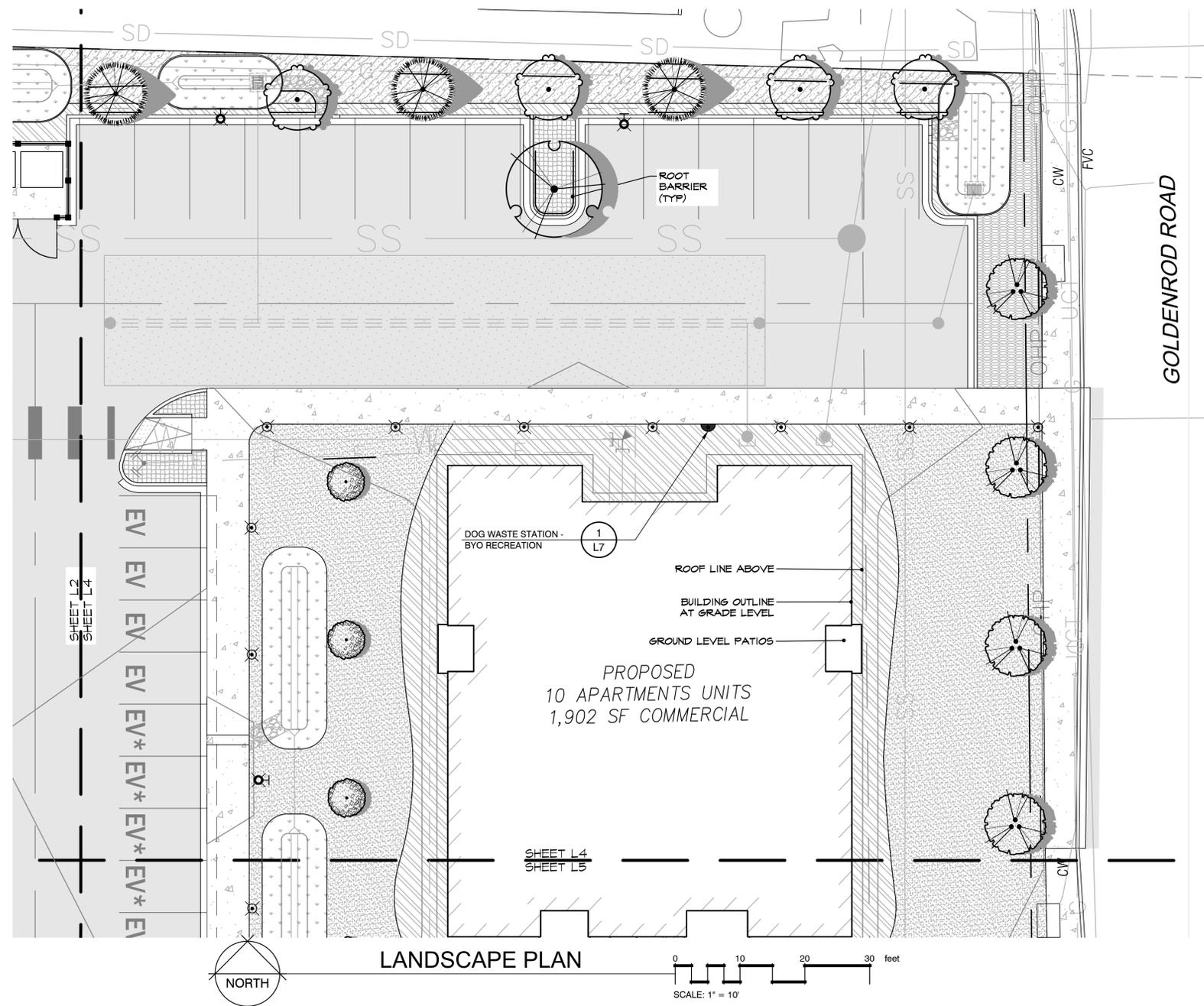
PROJECT TITLE

**PRELIMINARY LANDSCAPE PLAN
MARKWOOD EAST PHASE II**
WEST STEVENS ROAD BURLINGTON WA, 98223

DRAWN: ELK DATE: 12.16.22
REVISED: DATE:

1" = 10'-0"

L3



PLANT SCHEDULE MARKWOOD EAST PHASE II

TREES	BOTANICAL / COMMON NAME
	<i>Abies lasiocarpa</i> / Alpine Fir *
PARKING LOT TREES	BOTANICAL / COMMON NAME
	<i>Acer truncatum</i> 'Pacific Sunset' TM / Pacific Sunset Maple
PERIMETER TREE	BOTANICAL / COMMON NAME
	<i>Calocedrus decurrens</i> / Incense Cedar *
	<i>Fraxinus latifolia</i> / Oregon Ash * Native
STREET TREE	BOTANICAL / COMMON NAME
	<i>Acer griseum</i> / Paperbark Maple
	<i>Quercus robur</i> 'Fastiglata' / Skyrocket Oak
	<i>Zelkova serrata</i> 'Village Green' / Village Green Zelkova
LAWN	BOTANICAL / COMMON NAME
	Turf Sod / Drought Tolerant Fescue Blend
SHRUBS AND GROUNDCOVER	BOTANICAL / COMMON NAME
	General 50% to be native
	Parking lot Groundcover & shrubs to be low and 50% native
	Perimeter Shrubs to be 3'-5' at maturity, obtain 80% coverage within 3 year and 50% native.
	Rain Garden Suitable to proposed hydrologic & soil conditions, 50% to be native
	Street Frontage Groundcover and shrubs "used liberally", 50% to be native

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	PATH RAB BLEDIS FIXTURE OR APPROVED EQUAL
	PARKING LOT

Root of Design
206.441.8545
1104 265th St NW #218
Stamwood, WA 98292



Devin Peterson
certificate no. 1222

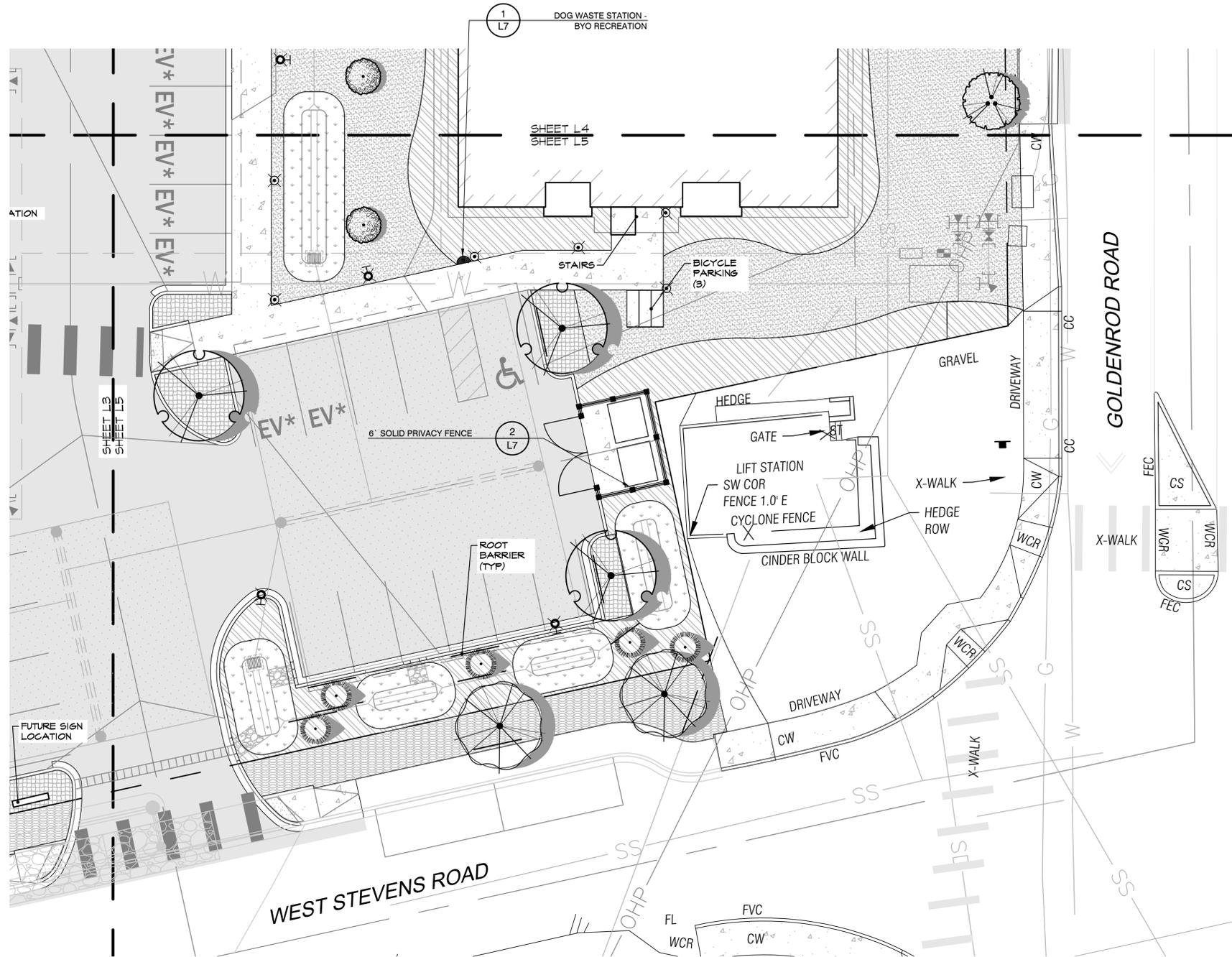
PROJECT TITLE

**PRELIMINARY LANDSCAPE PLAN
MARKWOOD EAST PHASE II**
WEST STEVENS ROAD BURLINGTON WA, 98223

DRAWN: ELK DATE: 12.16.22
REVISED: DATE:

1" = 10'-0"

L4



PLANT SCHEDULE MARKWOOD EAST PHASE II

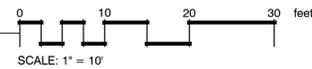
TREES	BOTANICAL / COMMON NAME
	<i>Abies lasiocarpa</i> / Alpine Fir *
PARKING LOT TREES	BOTANICAL / COMMON NAME
	<i>Acer truncatum</i> 'Pacific Sunset' TM / Pacific Sunset Maple
PERIMETER TREE	BOTANICAL / COMMON NAME
	<i>Calocedrus decurrens</i> / Incense Cedar *
	<i>Fraxinus latifolia</i> / Oregon Ash * Native
STREET TREE	BOTANICAL / COMMON NAME
	<i>Acer griseum</i> / Paperbark Maple
	<i>Quercus robur</i> 'Fastigiata' / Skyrocket Oak
	<i>Zelkova serrata</i> 'Village Green' / Village Green Zelkova
LAWN	BOTANICAL / COMMON NAME
	Turf Sod / Drought Tolerant Fescue Blend
SHRUBS AND GROUNDCOVER	BOTANICAL / COMMON NAME
	General 50% to be native
	Parking lot Groundcover & shrubs to be low and 50% native
	Perimeter Shrubs to be 3'-5' at maturity, obtain 80% coverage within 3 year and 50% native.
	Rain Garden Suitable to proposed hydrologic & soil conditions, 50% to be native
	Street Frontage Groundcover and shrubs "used liberally", 50% to be native

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	PATH RAB BLEDS3 FIXTURE OR APPROVED EQUAL
	PARKING LOT



LANDSCAPE PLAN



Root of Design
206.4th St #218
1104 265th St NW #218
Stamwood, WA 98292



Devin Peterson
certificate no. 1222

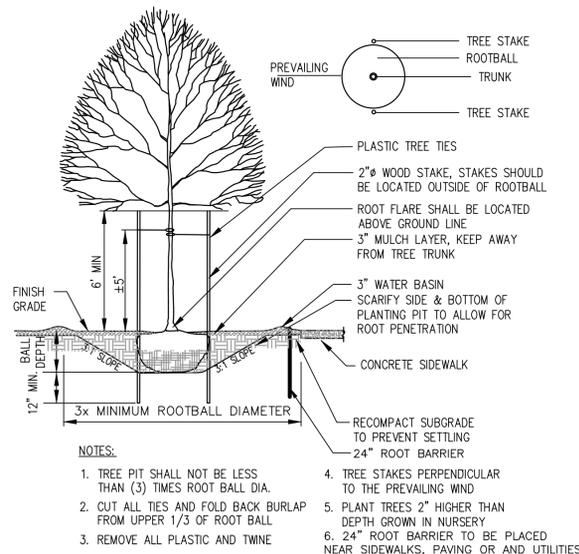
PROJECT TITLE

**PRELIMINARY LANDSCAPE PLAN
MARKWOOD EAST PHASE II**
WEST STEVENS ROAD BURLINGTON WA, 98223

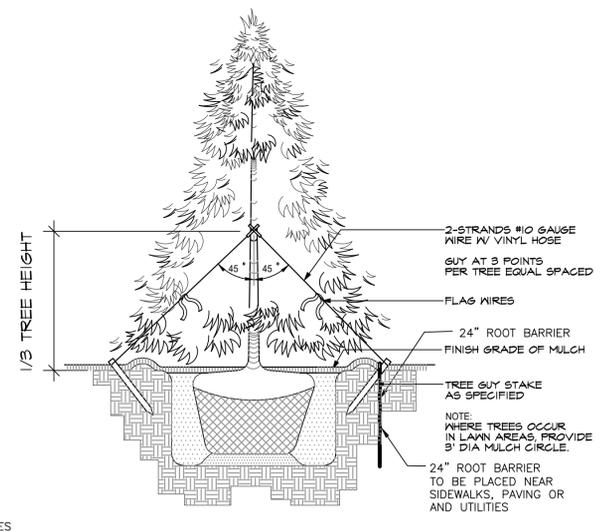
DRAWN ELK	DATE 12.16.22
REVISED	DATE

1" = 10'-0"

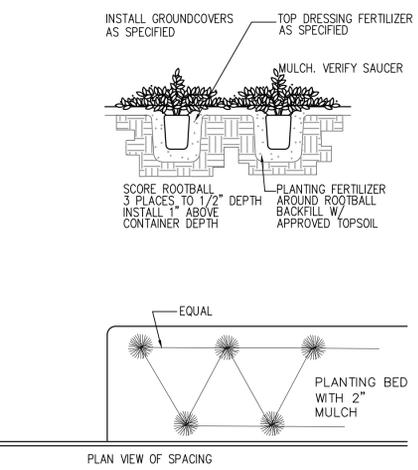
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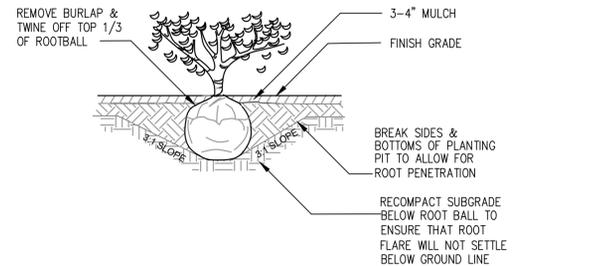
1 TYPICAL DECIDUOUS TREE PLANTING DETAIL
NTS



2 TYPICAL EVERGREEN TREE PLANTING DETAIL
NTS



3 TYPICAL GROUNDCOVER PLANTING DETAIL
NTS



4 TYPICAL SHRUB PLANTING DETAIL
NTS

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	PATH RAB BLE13 FIXTURE OR APPROVED EQUAL	41
	PARKING LOT	13

PLANT SCHEDULE MARKWOOD EAST PHASE II

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Abies lasiocarpa Alpine Fir *	5'-6' ht.	8
PARKING LOT TREES			
	Acer truncatum 'Pacific Sunset' TM Pacific Sunset Maple	2" Cal. Branch clearance 6' ht.	7
PERIMETER TREE			
	Calocedrus decurrens Incense Cedar *	6'-7' HT.	6
	Fraxinus latifolia Oregon Ash * Native	2" Cal. Branch clearance 6' ht.	9
STREET TREE			
	Acer griseum Paperbark Maple	2" Cal. Branch clearance 6' ht.	4
	Quercus robur 'Fastigiata' Skyrocket Oak	2" Cal. Branch clearance 6' ht.	11
	Zelkova serrata 'Village Green' Village Green Zelkova	2" Cal. Branch clearance 6' ht.	7
LAWN			
	Turf Sod Draught Tolerant Fescue Blend	sod	10,149 sf
SHRUBS AND GROUNDCOVER			
	General	---	8,415 sf
	50% to be native		
	Parking lot	---	1,071 sf
	Groundcover & shrubs to be low and 50% native		
	Perimeter	---	2,006 sf
	Shrubs to be 3'-5' at maturity, obtain 80% coverage within 3 year and 50% native.		
	Rain Garden	---	2,601 sf
	Suitable to proposed hydrologic & soil conditions, 50% to be native		
	Street Frontage	---	1,808 sf
	Groundcover and shrubs " used liberally", 50% to be native		

TREE NOTE: XX OF XX (XX%) ARE NATIVE *
SHRUB NOTE: XX OF XX (XX%) ARE NATIVE *
GROUNDCOVER NOTE: 100% ARE NATIVE *

Root of Design
206.491.8545
1104 265th St NW #218
Stamwood, WA 98292



Devin Peterson
certificate no. 1222

PROJECT TITLE

PLANT SCHEDULE & PLANTING DETAILS
WEST STEVENS ROAD BURLINGTON WA, 98223

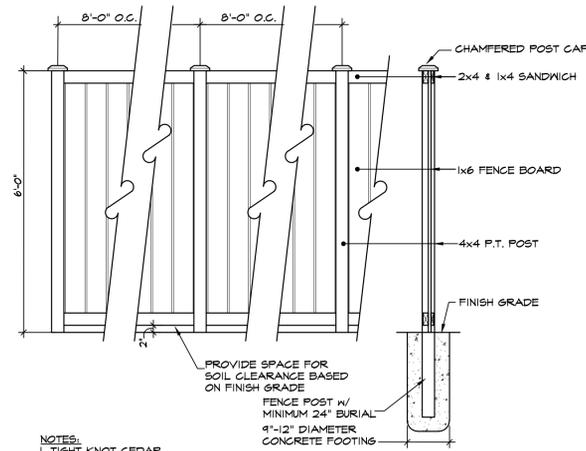
DRAWN: ELK
DATE: 12.16.22

REVISED: DATE

L6



1 DOG WASTE STATION - BYO RECREATION
NTS



- NOTES:
 1. TIGHT KNOT CEDAR
 2. ALL HARDWARE/FASTENERS TO BE NON-FERROUS
 3. THE FINISHED SIDE OF THE FENCE SHALL FACE THE EXTERIOR OF THE LOT
 4. ALL FENCES STAINED SHALL BE STAINED WITH BRAND AND COLOR TO BE DETERMINED

2 6' SOLID PRIVACY FENCE
NTS



3 PACIFIC OUTDOOR BENCH: SE-5110

LANDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. LOCATION SERVICE PHONE 1-800-424-5555.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS UTILIZING ON-CENTER SPACING FOR PLANTS AS STATED ON THE LANDSCAPE PLAN AND MINIMUM PLANTING DISTANCES AS SPECIFIED BELOW IN THESE NOTES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWINGS.
5. SUBGRADE IS TO BE WITHIN $\frac{1}{8}$ " OF ONE FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS AND STICKS LARGER THAN 2" DIAMETER.
6. 6" DEPTH TOPSOIL IN BED AREAS AND 4" IN ALL LAWN AREAS.
7. 2" DEPTH BARK IN ALL BED AREAS.
8. ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER MANUFACTURER'S SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. ANY REPLACEMENTS MADE AT ONCE.
 - 9.A. GENERAL: ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULL, WELL BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS, WELL DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
 - 9.B. TREES, SHRUBS, AND GROUND COVER: QUANTITIES, SPECIES, AND VARIETIES, SIZES AND CONDITIONS AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE HEALTHY, VIGOROUS, WELL FOLIATED WHEN IN LEAF. FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS, AND ALL WEEDS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
10. ALUMINUM EDGING, PERMALOC OR APPROVED EQUAL, TO BE INSTALLED BETWEEN BARK AND COBBLE.

Root of Design
 206.4th St NW #218
 Tacoma, WA 98502



Devin Peterson
 certificate no. 1222

PROJECT TITLE

LANDSCAPE DETAILS
 & NOTES
 WEST STEVENS ROAD BURLINGTON WA, 98223

DRAWN: ELK
 DATE: 12.16.22

REVISED: DATE:

L7