

ROAD CONSTRUCTION AND STORM DRAINAGE IMPROVEMENTS

1. The City will pay attorney's fees (**Add: as required**) incurred by you up to the amount of \$_____.
2. Vintage Investments will perform all of the road paving, curb, gutter, sidewalk, storm drainage and sanitary sewer work on 28th Street between H and J Avenues.
3. The Short plat process, street vacations and all road paving, curb, gutter, sidewalk, storm drainage, sanitary sewer construction, as described below in 28th Street from H to J Avenue will be completed within 90 days from the start of construction.
4. **The Evan's will execute a Right of Entry agreement that allows construction of improvements to the south 20-feet of their parcels. The Evan's will execute a deed for the described property that will be recorded at the same time as the Short plat. The deed shall be held in escrow until improvements are complete and the Short plat is recorded. Title to the 20-foot easement will remain with you until the Short plat and road construction are complete as described herein.**
5. City staff will assist in completing the Short plat and record in concurrent with the property deed from you, showing 1718 split in two lots – one 70'x134, and one 90'x134'.
6. The City will prepare, consider, approve, and record a new property Short plat of 1718 28th Street to create a new 90'x134' lot on the western portion of the property. The City will stake all property corners in the field.
7. The City will participate with the Evan's to vacate and deed in the Short plat, necessary land at H Avenue Right-of-Way to you in order to form a new lot split at 1718 28th Street (two parcels), measuring 90'x134' (12,060 Square Feet), and 70'x134' (existing residence on 9,380 Square Feet).
8. The City will handle notices and fees to complete this Short plat.
9. The City will provide (1) 1-inch water service for double service and (1) 6-inch sanitary sewer service line to the new lot for duplex construction.

10. The City will provide (3) empty 3-inch pipe chase(s) for future electric, cable and telephone services for a duplex building for 1720 28th Street. The City will work with each Utility Company to ensure that the existing overhead electrical utilities are maintained.
11. The City will pay water, sewer, and storm hook up costs, General Facilities Charge, and any other City fees required for construction on the new lot when a building permit is issued, provided that the building permit is applied for within 10-years except standard building, mechanical, electrical, and plumbing permit fees will be paid by the applicant of those permits. If said lot transfers ownership within the 10-year time period, all rights as described in item #9 stay with the property.
12. During construction, the City will work with the developer, Vintage Investments, to direct construction traffic associated with the Pleasant Slope subdivision to roads that connect directly to arterial routes and not down or up 28th Street.
13. The City will install curb, gutter, sidewalk and paving on 28th Street between J and H Avenues.
14. The City will provide on 28th Street in front of 1710 and 1718, for the entire width, paving not to exceed 22-feet, or outside of the curb and gutter, 25-foot maximum.
15. The City will install an 18-inch overflow line from the Pleasant Slope project to run down existing 28th Street Right-of-Way in front of Stampe Duplex.
16. The City, when construction is completed, will paint yellow and white definition lines on 28th Street (Similar to that on 29th Street next to Storvik Park) to identify area to slow traffic ingress and egress into the Cul-de-Sac.
17. City will install a stop sign for safety inside the cul-de-sac.
18. The City will ensure that the intersection at 28th and H Avenue is a 3-way stop.
19. The City will install "No Parking" signs on both sides of 28th Street in front of 1710, 1718 and 1720.
20. The City agrees to plant (22) maximum Russian laurel bushes, 5-foot in height along the south run of 1718 and 1720 28th Street. They will be placed per planting recommendations and in accordance to Mr. And Mrs. Evans.

21. The City will not disrupt the shrubs and trees in front of 1710 28th Street. Evans to prune as necessary for ease of construction. Any construction damage will be mitigated by the City of Anacortes.

Thanks,

Steven Lange
Project Manager