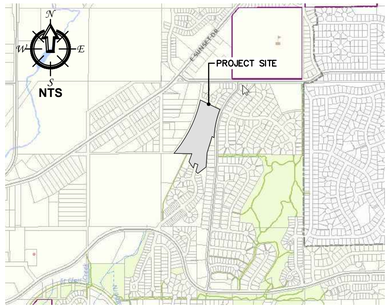
PLAT OF BARKLEY HEIGHTS

SINGLE FAMILY CLUSTER LONG PLAT WITH INFILL TOOLKIT HOUSING

VICINITY MAP



PROPERTY INFORMATION

ADDRESS: 3615 CHANDLER PARKWAY, BELLINGHAM, WA 98229
TAX PARCEL NUMBER: 380316372176

AREA: 492,367 SF (11.303 ACRES)

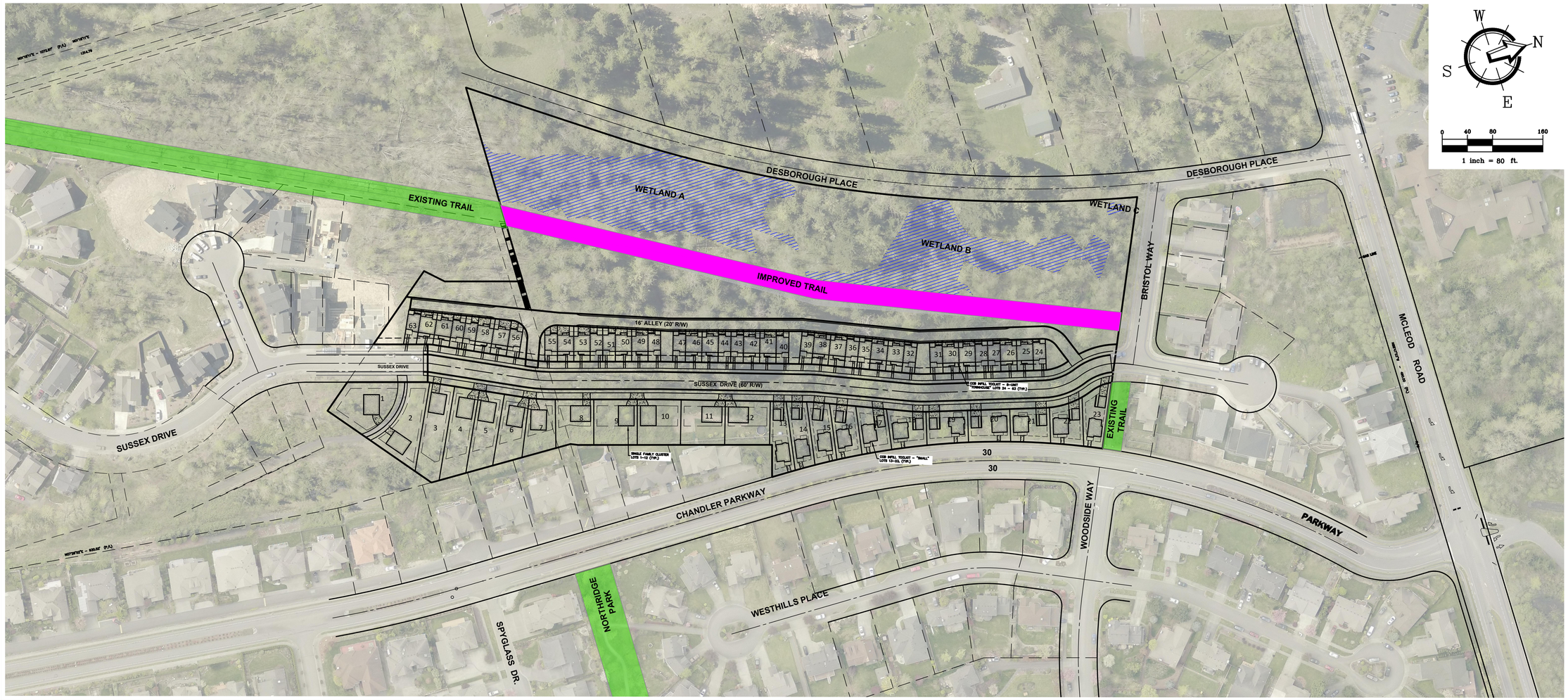
NEIGHBORHOOD: BARKLEY AREA 2
ZONING: RESIDENTIAL MULTI, PLANNED
USE QUALIFIER: PLANNED
DENSITY: 10,000 SF/UNIT AVERAGE OVERALL DENSITY
SPECIAL CONDITIONS: VIEW; CLEARING; WETLAND; STEEP SLOPES; FEVER CREEK
PREREQ. CONSIDERATIONS: SUFFICIENT WATER CAPACITY AND SUPPLY
SPECIAL REGULATIONS: NONE

SHEET INDEX

SP0	COVER SHEET AND VICINITY MAP
SP1	PRELIMINARY SITE PLAN AND ROAD PROFILE
SP2	PRELIMINARY ALLEY PROFILE
SP3	SITE SECTION CLUSTER LOTS
SP4	SITE SECTION SMALL HOUSE LOTS
SP5	TYPICAL MINIMUM SETBACKS
SP6	PRELIMINARY WATER AND SEWER PLAN
SP7	PRELIMINARY STORMWATER PLAN
L1	PRELIMINARY LANDSCAPE PLAN
FAR	FLOOR AREA RATIO
W1	WETLAND EXISTING CONDITIONS
W2	WETLAND IMPACTS
W3	WETLAND MITIGATION

LOT SCHEDULE

1-12	SINGLE FAMILY CLUSTER
13-23	SMALL HOUSE
24-63	TOWNHOUSE



220 West Champion Street, Suite 200 t. 360.650.1408
Bellingham, WA 98225 f. 360.650.1401
FREELAND & ASSOCIATES

REV:	DATE:	DESCRIPTION:	BY:

CLIENT:
DOMINION SUSTAINABLE DEVELOPMENT CORP.
PO BOX 31548
BELLINGHAM, WA 98228

CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS
1-800-424-5555

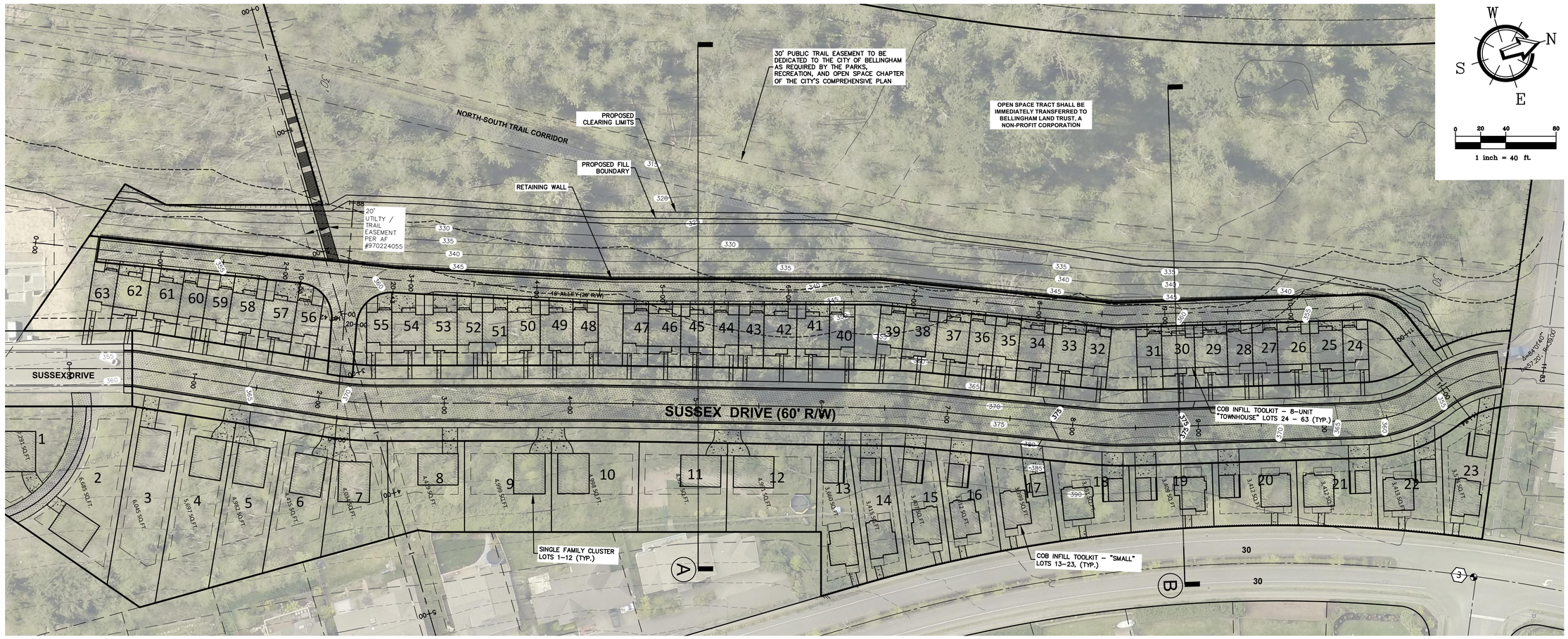
PROJECT LOCATION:
PLAT OF BARKLEY HEIGHTS
3615 CHANDLER PARKWAY
BELLINGHAM, WA 98229

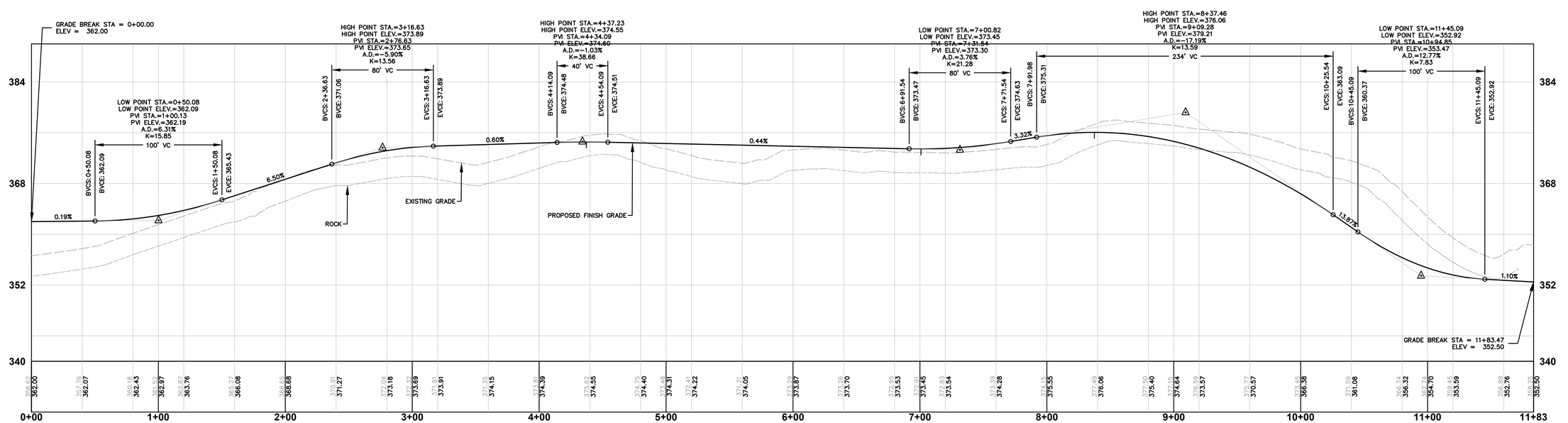
DRAWING #: 18107SP3T_LOCAL.DWG
DRAWN BY: NSP
DESIGNED BY: HAF
CHECKED BY: HAF

SHEET CONTENTS:
COVER SHEET AND VICINITY MAP

DARRELL A. FREELAND III
STATE OF WASHINGTON
28519
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY

JOB #:	DATE:
18107	1-4-2021
SCALE: HORIZ: 1"=80' VERT: N/A	SHEET: SP0





A SUSSEX DRIVE PROFILE
SCALE: 1" = 40'

220 West Champion Street, Suite 200 t. 360.650.1408
Bellingham, WA 98225 f. 360.650.1401
FREELAND & ASSOCIATES

REV:	DATE:	DESCRIPTION:	BY:

CLIENT:
DOMINION SUSTAINABLE DEVELOPMENT CORP.
PO BOX 31548
BELLINGHAM, WA 98228

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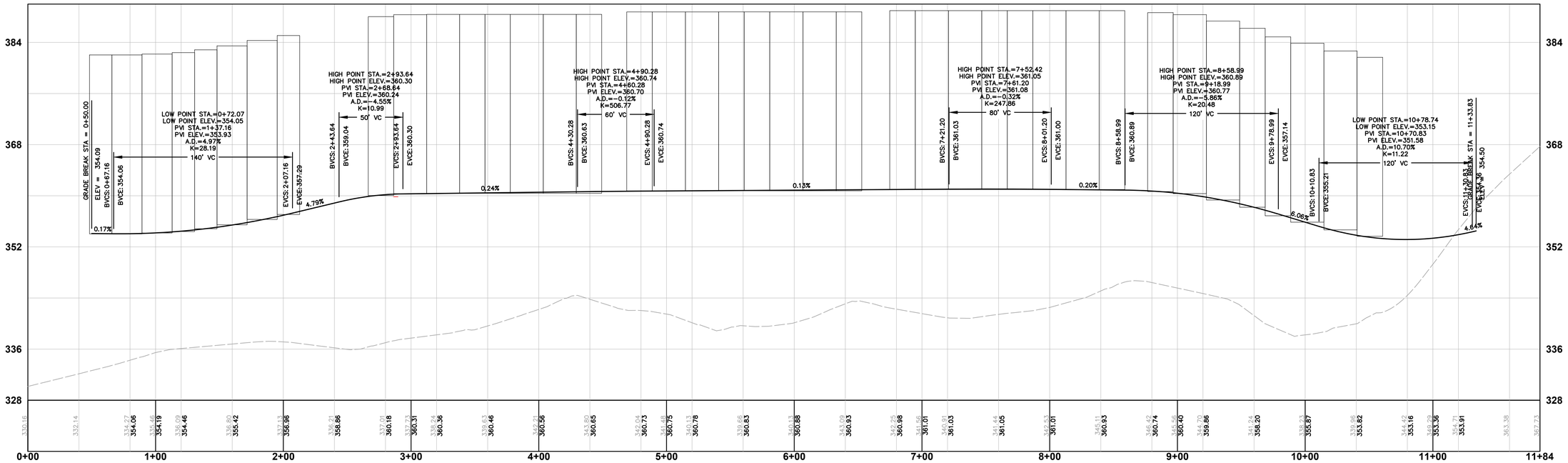
PROJECT LOCATION:
PLAT OF BARKLEY HEIGHTS
3615 CHANDLER PARKWAY
BELLINGHAM, WA 98229

DRAWING #: 18107SP1_LOCAL.DWG
DRAWN BY: NSP
CHECKED BY: HAF
DESIGNED BY: HAF

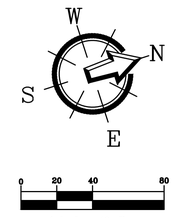
SHEET CONTENTS:
PRELIMINARY SITE PLAN & ROAD PROFILE

HAROLD A. FREELAND III
STATE OF WASHINGTON
28519
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY

JOB #: 18107
DATE: 1-4-2021
SCALE: HORIZ: 1"=40' VERT: 1"=8'
SHEET: SP1



A ALLEY PROFILE
SCALE: 1" = 40'



220 West Champion Street, Suite 200 t. 360.650.1408
Bellingham, WA 98225 f. 360.650.1401
FREELAND & ASSOCIATES

REV:	DATE:	DESCRIPTION:	BY:

CLIENT:
DOMINION SUSTAINABLE DEVELOPMENT CORP.
PO BOX 31548
BELLINGHAM, WA 98228

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1-800-424-5555

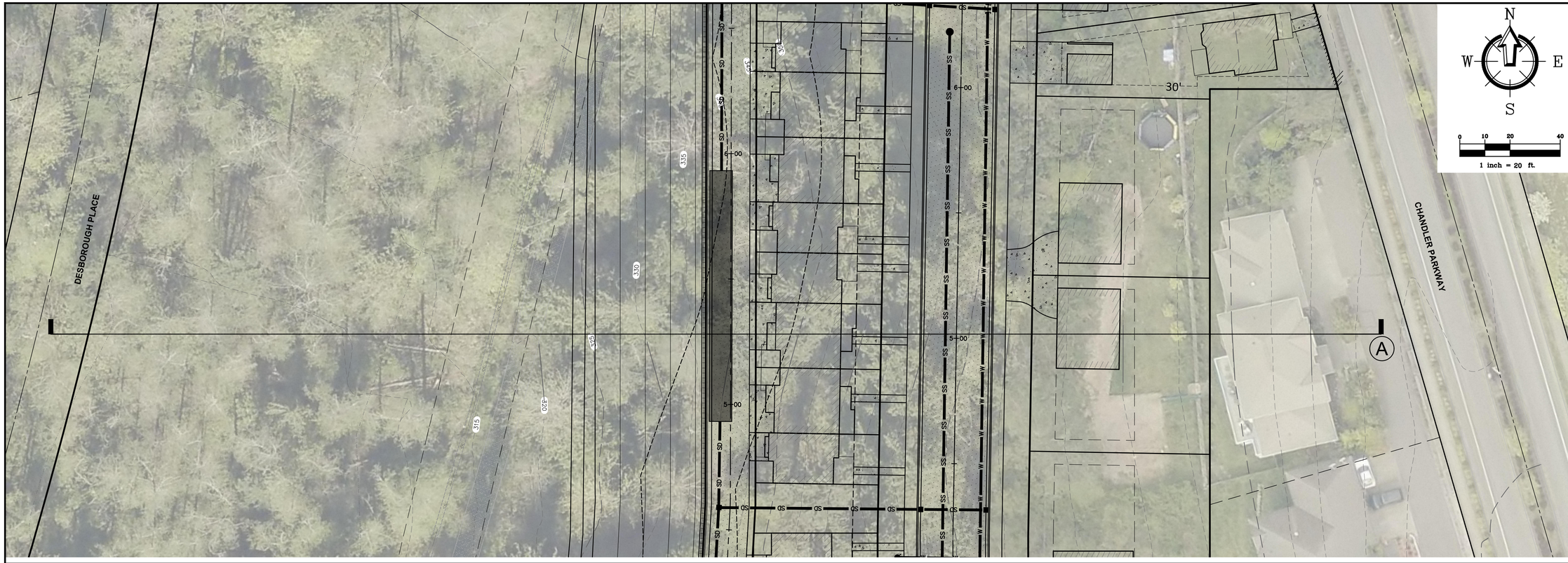
PROJECT LOCATION:
PLAT OF BARKLEY HEIGHTS
3615 CHANDLER PARKWAY
BELLINGHAM, WA 98229

DRAWING #: 18107SP37_LOCALDWG
DRAWN BY: NSP
CHECKED BY: HAF
DESIGNED BY: HAF

SHEET CONTENTS:
PRELIMINARY
ALLEY PROFILE

HARRILL A. FREELAND
STATE OF WASHINGTON
28519
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY

JOB #:	DATE:
18107	1-4-2021
SCALE: HORIZ: 1"=40' VERT: 1"=8'	SHEET: SP2



A SITE SECTION
SCALE: 1" = 20'

N
W E
S

0 10 20 40
1 inch = 20 ft.

220 West Champion Street, Suite 200 t. 360.650.1408
Bellingham, WA 98225 f. 360.650.1401
FREELAND & ASSOCIATES

REV:	DATE:	DESCRIPTION:	BY:

CLIENT:
DOMINION SUSTAINABLE DEVELOPMENT CORP.
PO BOX 31548
BELLINGHAM, WA 98228

CALL BEFORE YOU DIG FOR BURIED UTILITY LOCATIONS 1-800-424-5555

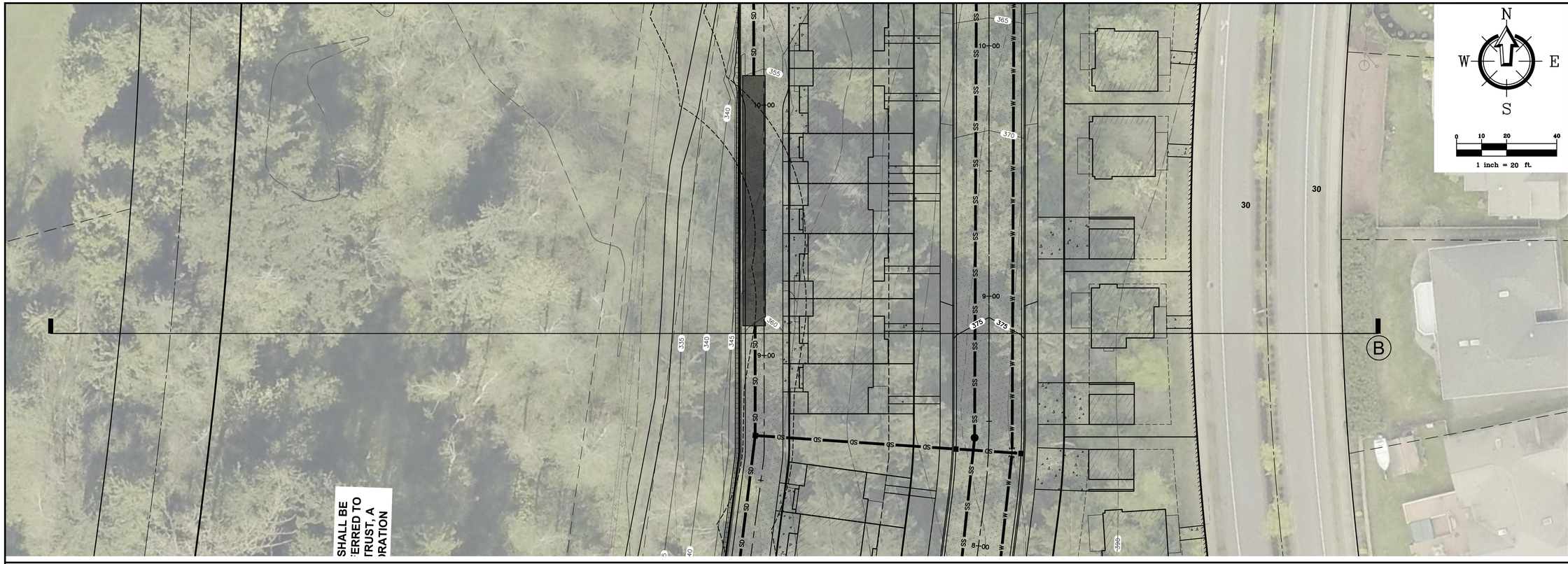
PROJECT LOCATION:
BARKLEY HEIGHTS MULTI-FAMILY HOUSING
3615 CHANDLER PARKWAY
BELLINGHAM, WA 98229

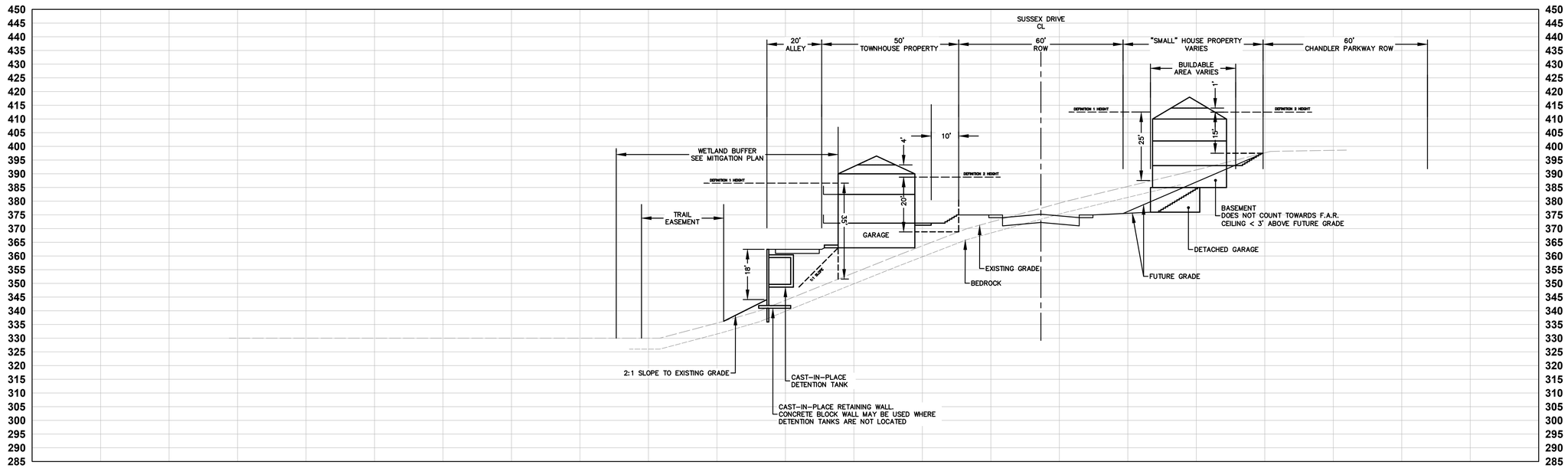
DRAWING #: 18107SP3T_LOCALDWG
DRAWN BY: NSP
DESIGNED BY: HAF
CHECKED BY: HAF

SHEET CONTENTS:
SITE SECTION
CLUSTER LOTS

DARRELL A. FREELAND III
STATE OF WASHINGTON
28519
REGISTERED
PROFESSIONAL ENGINEER
PRELIMINARY

JOB #: 18107
DATE: 1-4-2021
SCALE: HORIZ: 1"=20' VERT: 1"=20'
SHEET: SP3





B SITE SECTION
SCALE: 1" = 20'

220 West Champion Street, Suite 200 t. 360.650.1408
Bellingham, WA 98225 f. 360.650.1401
FREELAND & ASSOCIATES

REV:	DATE:	DESCRIPTION:	BY:

CLIENT:
DOMINION SUSTAINABLE DEVELOPMENT CORP.
PO BOX 31548
BELLINGHAM, WA 98228

CALL BEFORE YOU DIG FOR BURIED UTILITY LOCATIONS 1-800-424-5555

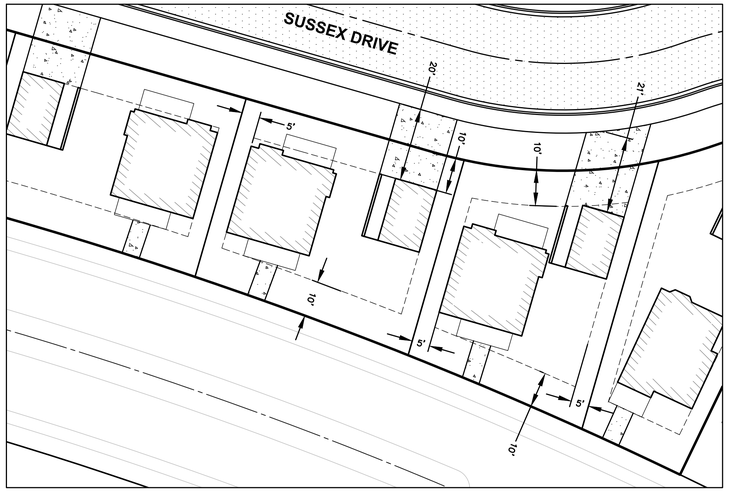
PROJECT LOCATION:
BARKLEY HEIGHTS
MULTI-FAMILY HOUSING
3615 CHANDLER PARKWAY
BELLINGHAM, WA 98229

DRAWING #: 18107SP3T_LOCALDWG
DRAWN BY: NSP
DESIGNED BY: HAF
CHECKED BY: HAF

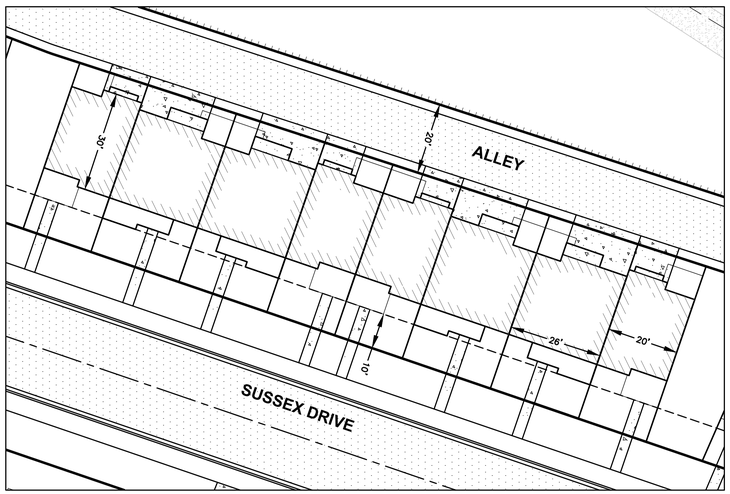
SHEET CONTENTS:
SITE SECTION
SMALL HOUSE LOTS

DARRELL A. FREELAND III
STATE OF WASHINGTON
28519
REGISTERED
PROFESSIONAL ENGINEER
PRELIMINARY

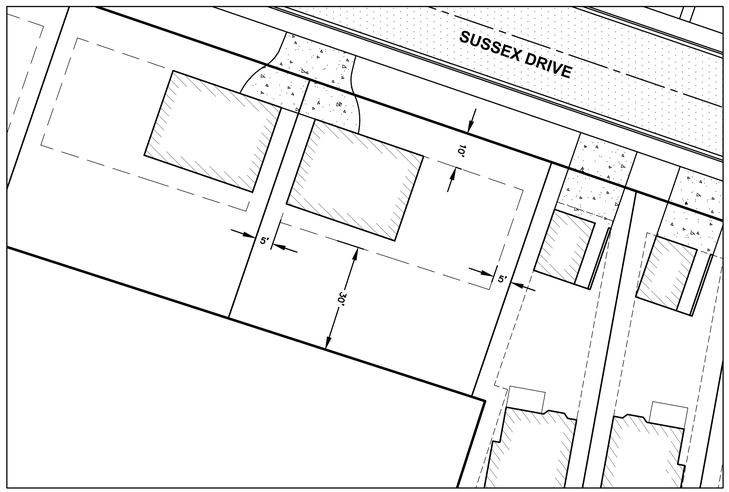
JOB #: 18107
DATE: 1-4-2021
SCALE: HORIZ: 1"=20' VERT: 1"=20'
SHEET: SP4



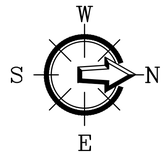
A SMALL HOUSE
SCALE: 1" = 20'



B TOWNHOUSE
SCALE: 1" = 20'



C CLUSTER SINGLE FAMILY
SCALE: 1" = 20'





220 West Champion Street, Suite 200 t. 360.650.1408
Bellingham, WA 98225 f. 360.650.1401
FREELAND & ASSOCIATES

REV:	DATE:	DESCRIPTION:	BY:

CLIENT:
DOMINION SUSTAINABLE DEVELOPMENT CORP.
PO BOX 31548
BELLINGHAM, WA 98228

CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS
1-800-424-5555

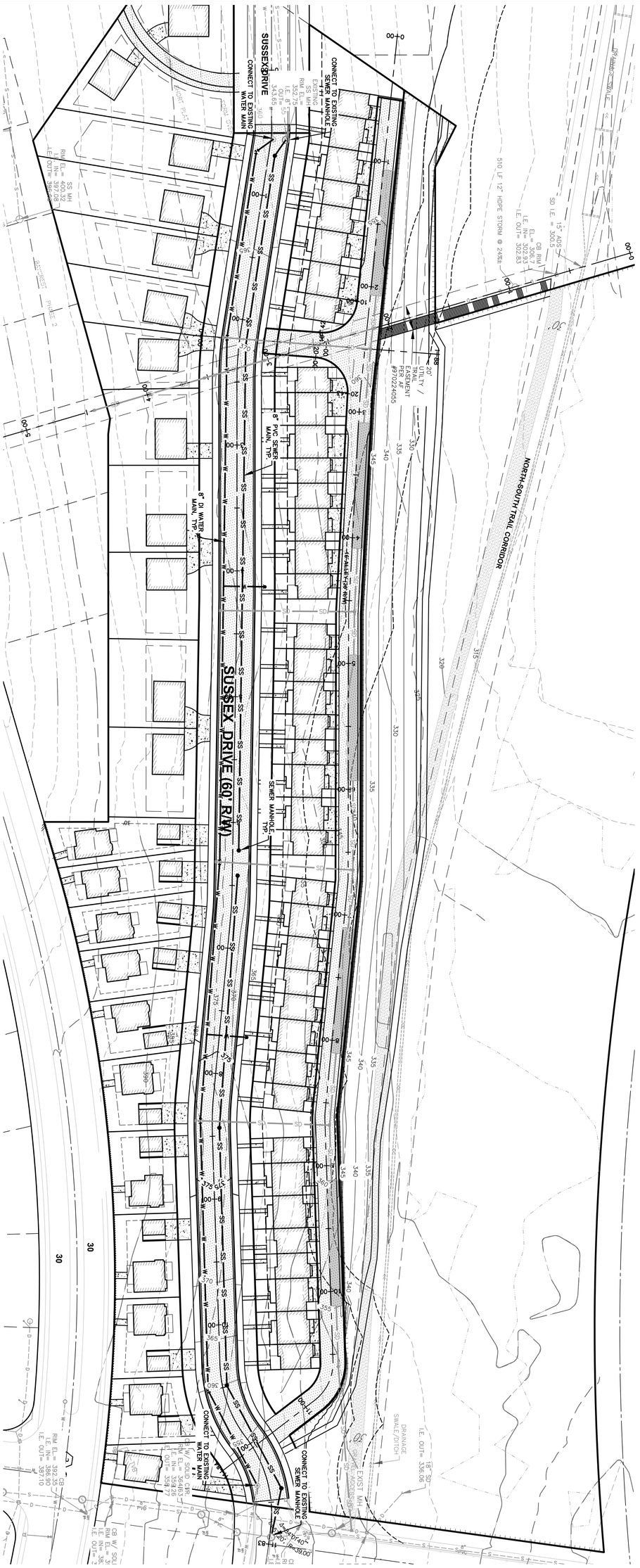
PROJECT LOCATION:
PLAT OF BARKLEY HEIGHTS
3615 CHANDLER PARKWAY
BELLINGHAM, WA 98229

DRAWING #: 18107SP37_LOCAL.DWG
DRAWN BY: NSP
DESIGNED BY: HAF
CHECKED BY: HAF

SHEET CONTENTS:
TYPICAL MINIMUM SETBACKS

HARRELL A. FREELAND — STATE OF WASHINGTON — 28519 — REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY

JOB #: 18107
DATE: 1-4-2021
SCALE: HORIZ: 1"=20' VERT: N/A
SHEET: SP5



JOB #: 18107	SHEET CONTENTS: PRELIMINARY WATER & SEWER PLAN	PROJECT LOCATION: PLAT OF BARKLEY HEIGHTS, 3615 CHANDLER PARKWAY, BELLINGHAM, WA 98229	CLIENT: DOMINION SUSTAINABLE DEVELOPMENT CORP., PO BOX 31548, BELLINGHAM, WA 98228	REV:	DATE:	DESCRIPTION:	BY:
SCALE: 1"=40' HORIZ: N/A VERT: N/A		DRAWING #: 18107SP37_LOCAL.DWG; DRAWN BY: NSP	CALL BEFORE YOU DIG FOR BURIED UTILITY LOCATIONS 1-800-424-5555				
SHEET: SP6	DATE: 4-2021	DESIGNED BY: HAF; CHECKED BY: HAF					

PRELIMINARY

FREELAND & ASSOCIATES
220 West Champion Street, Suite 200 | Bellingham, WA 98225
t 360.650.1408 | f 360.650.1401

220 West Champion Street, Suite 200 t. 360.650.1408
Bellingham, WA 98225 f. 360.650.1401
FREELAND
& ASSOCIATES

REV:	DATE:	DESCRIPTION:	BY:

CLIENT:
DOMINION
SUSTAINABLE
DEVELOPMENT CORP.
PO BOX 31548
BELLINGHAM, WA 98228

CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS
1-800-424-5555

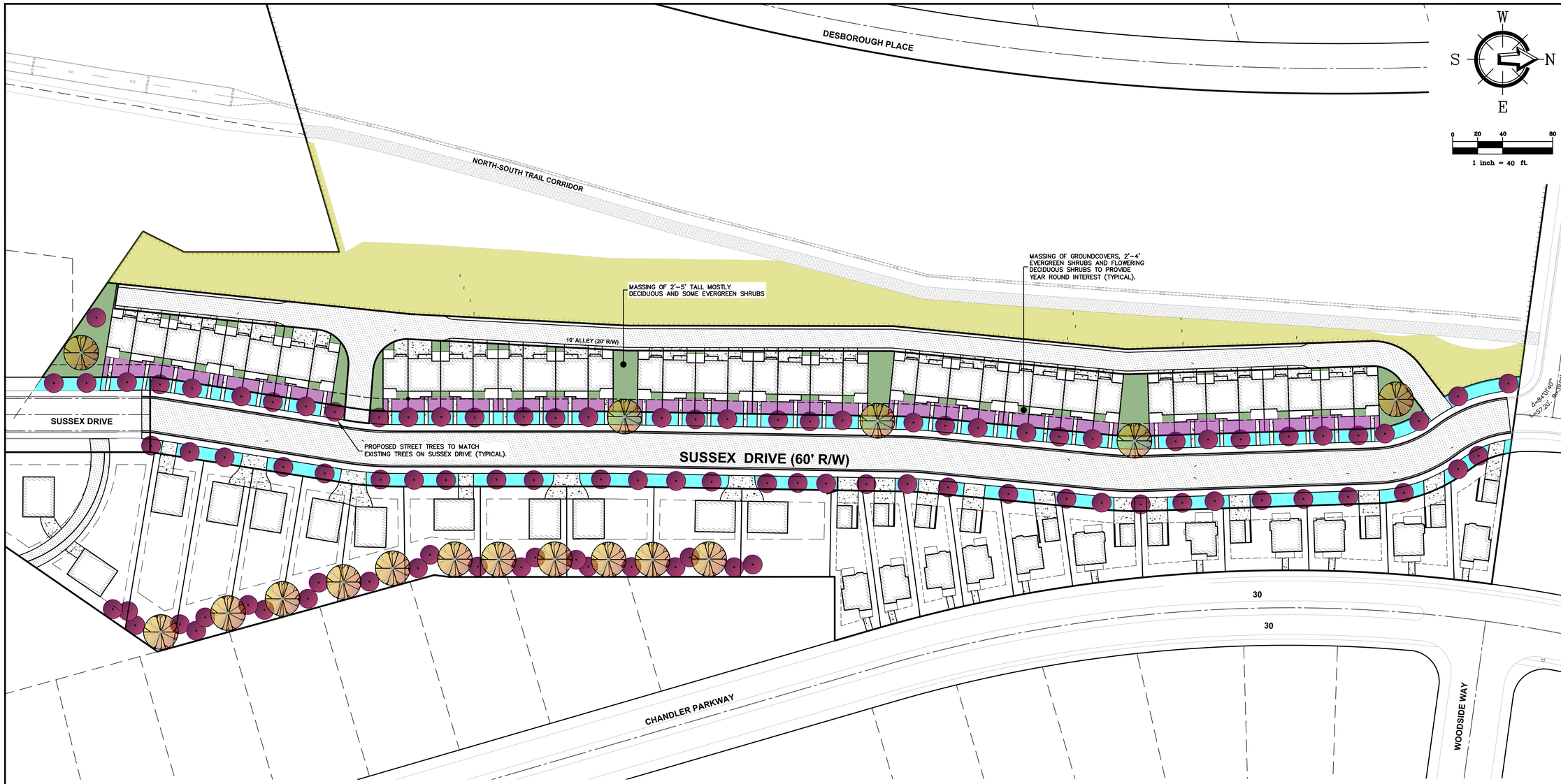
PROJECT LOCATION:
PLAT OF BARKLEY HEIGHTS
3615 CHANDLER PARKWAY
BELLINGHAM, WA 98229

DRAWING #: 18107SP7_LOCAL.DWG
DRAWN BY: NSP
DESIGNED BY: HAF
CHECKED BY: HAF

SHEET CONTENTS:
PRELIMINARY STORMWATER
PLAN

HARRELL A. FREELAND III
STATE OF WASHINGTON
28519
REGISTERED
PROFESSIONAL ENGINEER
PRELIMINARY

JOB #: 18107
DATE: 1-4-2021
SCALE: HORIZ: 1"=40' VERT: N/A
SHEET: SP7



TOWNHOUSE GREENFACTOR:

SEE F.A.R. EXHIBIT FOR LIMITS OF TOWNHOUSE GREEN FACTOR AREA

Green Factor Score Sheet

Project title:

	Landscape Elements**	enter sq ft of parcel / number of plants / enter inches DBH	Totals from GF worksheet	Factor	Total
	Parcel size *(enter this value first)* *	65,583		SCORE	0.644
1	**Landscaped areas (select one of the following for each area)**				
a	Landscaped areas with a soil depth of less than 24"	enter sq ft: 0		0.1	-
b	Landscaped areas with a soil depth of 24" or greater	enter sq ft: 21,218		0.8	16,974.4
c	Bioretention facilities	enter sq ft: 0		1.0	-
2	**Plantings (credit for plants in landscaped areas above)**				
a	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft: 21,218		0.2	4,244
b	Shrubs or perennials 2'+ at maturity - calculated at 16 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants: 4577	54923	0.3	16,477
c	Tree canopy for "small trees" in the Bellingham List of Approved Street Trees or equivalent (canopy spread of 15') calculated at 50 sq ft per tree	enter number of plants:	0	0.3	-
d	Tree canopy for "small/medium trees" in the Bellingham List of Approved Street Trees or equivalent (canopy spread of 20') calculated at 100 sq ft per tree	enter number of plants: 43	6450	0.3	1,935.0
e	Tree canopy for "medium/large trees" in the Bellingham List of Approved Street Trees or equivalent (canopy spread of 25') calculated at 150 sq ft per tree	enter number of plants: 5	1250	0.4	500.0
f	Tree canopy for "large trees" in the Bellingham List of Approved Street Trees or equivalent (canopy spread of 30') calculated at 200 sq ft per tree	enter number of plants: 0	0	0.5	-
g	Tree canopy for preservation of "exceptional trees" or other large existing trees 6" or greater in diameter - calculated at 15 sq ft per inch DBH (diameter 4.5 feet above the ground)	enter inches DBH: 0	0	0.8	-
3	**Green roofs**				
a	Over at least 2" and less than 4" of growth medium	enter sq ft: 0		0.4	-
b	Over at least 4" of growth medium	enter sq ft: 0		0.7	-
4	**Vegetated walls**	enter sq ft: 0		0.7	-
5	**Approved water features**	enter sq ft: 0		0.7	-
6	**Pervious paving**				
a	Pervious paving over at least 6" and less than 24" of soil or gravel	enter sq ft: 0		0.3	-
b	Pervious paving over at least 24" of soil or gravel	enter sq ft: 0		0.5	-
7	**Structural soil systems**	enter sq ft: 0		0.4	-
		sub-total of sq ft =	105,059		
8	**Bonuses**				
a	Drought-tolerant or native plant species	enter sq ft: 21,218		0.1	2,121.8
b	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft: 0		0.2	-
c	Landscaping in food cultivation	enter sq ft:		0.3	-
			Green Factor numerator =		42,252

** Do not count public rights-of-way in parcel size calculation.*
*** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DIR 6-2009)*

LEGEND:

- = PROPOSED MEDIUM/LARGE TREE
- = PROPOSED SMALL/MEDIUM STREET TREE
- = PROPOSED MIXED DECIDUOUS AND EVERGREEN SHRUBS, 18" ON-CENTER
- = PROPOSED PRIVATE OPEN SPACE
- = PROPOSED GRASS
- = PROPOSED WETLAND BUFFER RESTORATION, SEE MITIGATION PLAN

NOTE: LANDSCAPING TO THE EAST OF SUSSEX DRIVE NOT INCLUDED IN GREEN FACTOR CALCULATIONS.

220 West Champion Street, Suite 200 t. 360.650.1408
Bellingham, WA 98225 f. 360.650.1401
FREELAND & ASSOCIATES

REV:	DATE:	DESCRIPTION:	BY:

CLIENT:
DOMINION SUSTAINABLE DEVELOPMENT CORP.
PO BOX 31548
BELLINGHAM, WA 98228

CALL BEFORE YOU DIG FOR BURIED UTILITY LOCATIONS 1-800-424-5555

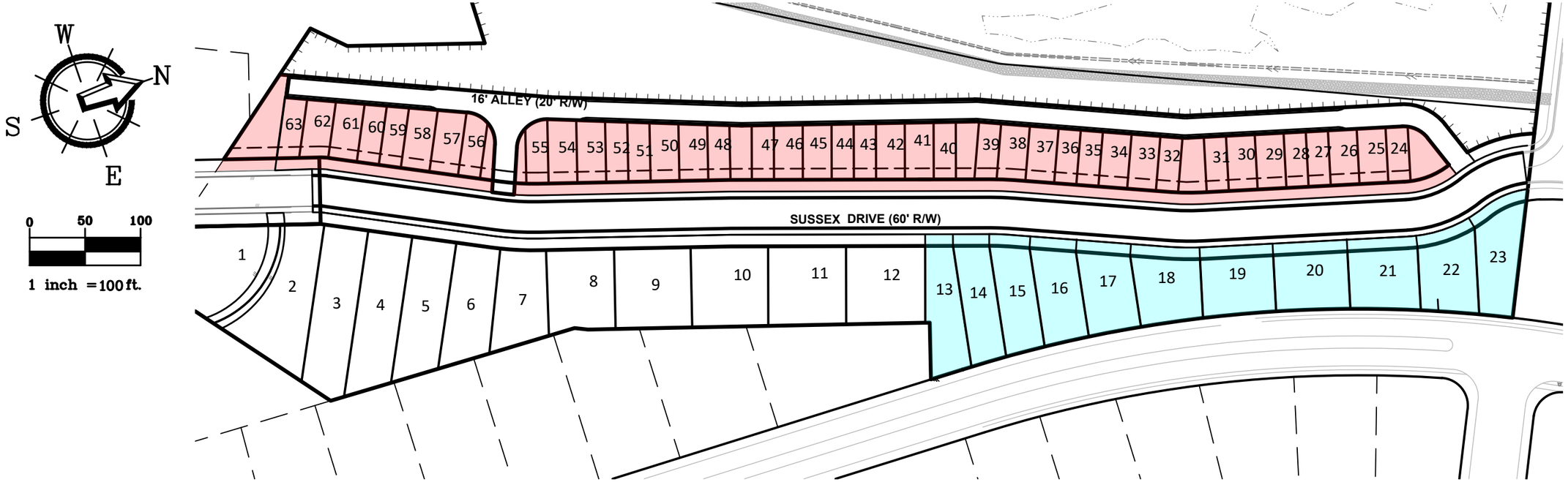
PROJECT LOCATION:
BARKLEY HIEGHTS MULTI-FAMILY HOUSING
3615 CHANDLER PARKWAY
BELLINGHAM, WA 98229

DRAWING #: 18107SP37_LOCAL.DWG
DESIGNED BY: HAF
DRAWN BY: NSP
CHECKED BY: HAF

SHEET CONTENTS:
PRELIMINARY LANDSCAPE PLAN

DARRILL A. FREELAND III
STATE OF WASHINGTON
28519
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY

JOB #: 18107
DATE: 1-4-2021
SCALE: HORIZ: 1"=40' VERT: N/A
SHEET: L1



TOWNHOUSE

MAX FAR: 0.75 (INCLUDING R.O.W. TO BACK-OF-WALK)

MIN GREEN FACTOR: 0.6 (SEE LANDSCAPE PLAN)

SMALL HOUSE

LOT SIZE: 3,001 – 5,000 SF

MAX FAR: 0.4 (INCLUDING R.O.W. TO BACK-OF-WALK)

MIN OPEN SPACE: 60%

			Floor Area Ratio					Open Space								
Lot	**Lot Type**	**Proposed Lot Size, sf**	**Back of Walk Area, sf**	**Net Lot Size, sf**	**Floor Area, sf**	**Max FAR**	**Proposed FAR**	**Building Pad, sf**	**Front Porch, sf**	**Back Porch, sf**	**Garage + Stairs, sf**	**Driveway, sf**	**Sidewalk, sf**	**Total, sf**	**Open Space, sf**	**Open Space**
13	Small	3,660	263	3,923	1,200	0.35	**0.31**	600	60	60	300	167	50	1,237	2,423	**66%**
14	Small	3,415	343	3,758	1,200	0.35	**0.32**	600	60	60	300	167	50	1,237	2,178	**64%**
15	Small	3,407	386	3,793	1,200	0.35	**0.32**	600	60	60	300	167	50	1,237	2,170	**64%**
16	Small	3,412	440	3,852	1,200	0.35	**0.31**	600	60	60	300	167	50	1,237	2,175	**64%**
17	Small	3,398	515	3,913	1,200	0.35	**0.31**	600	60	60	300	167	50	1,237	2,161	**64%**
18	Small	3,451	656	4,107	1,200	0.35	**0.29**	600	60	60	300	167	50	1,237	2,214	**64%**
19	Small	3,409	693	4,102	1,200	0.35	**0.29**	600	60	60	300	167	50	1,237	2,172	**64%**
20	Small	3,412	704	4,116	1,200	0.35	**0.29**	600	60	60	300	167	50	1,237	2,175	**64%**
21	Small	3,412	661	4,073	1,200	0.35	**0.29**	600	60	60	300	167	50	1,237	2,175	**64%**
22	Small	3,413	552	3,965	1,200	0.35	**0.30**	600	60	60	300	215	50	1,285	2,128	**62%**
23	Small	3,574	594	4,168	1,200	0.35	**0.29**	600	60	60	300	225	50	1,295	2,279	**64%**
NA	Townhouse	*(aggregate)*		65,588	47,635	0.75	**0.73**									

DATE 1/4/2021

SHEET NAME **FAR1**

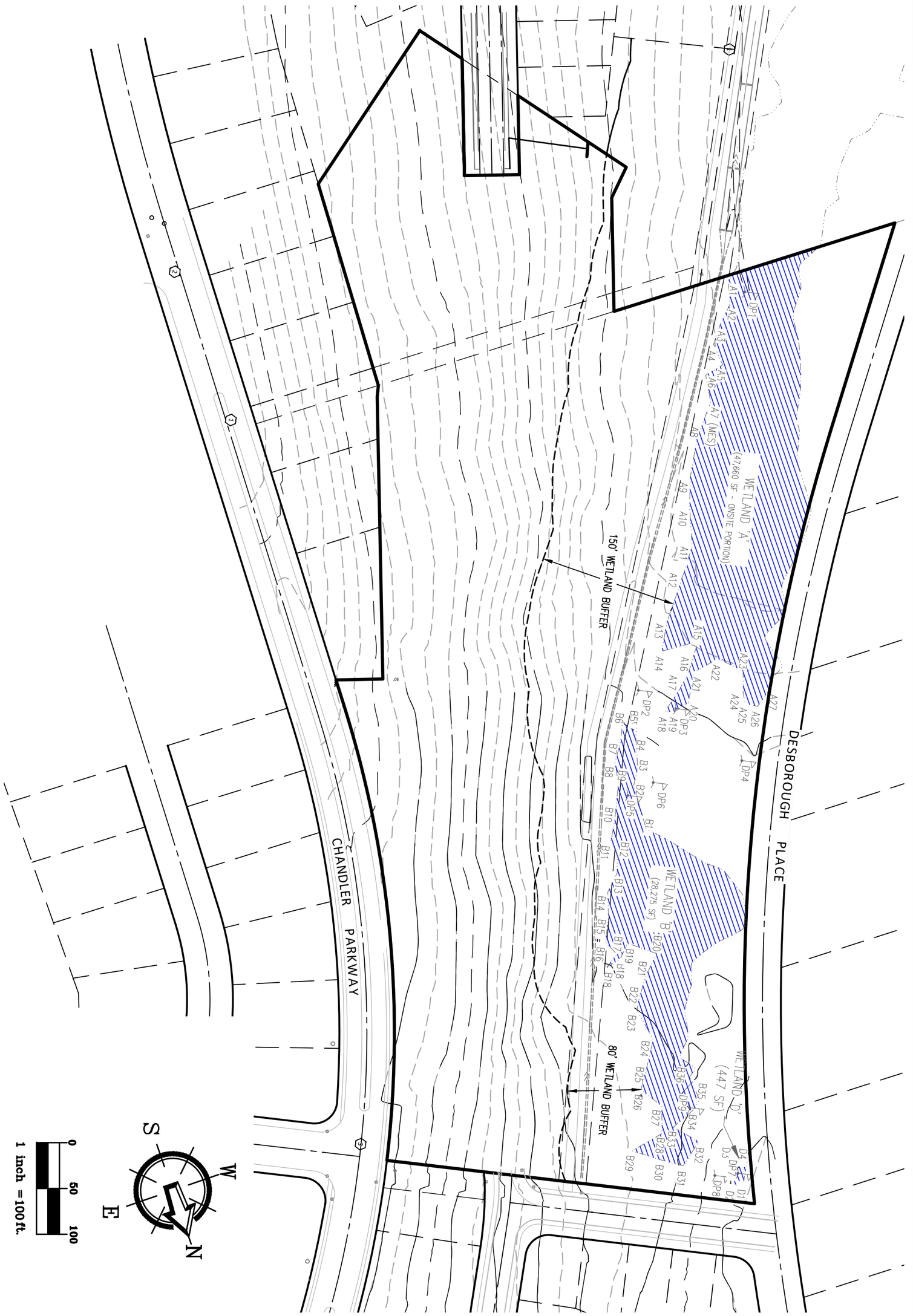
JOB # 18107

DRAWING # 18107SP37_LOCAL.DWG

FLOOR AREA RATIO EXHIBIT

SHEET CONTENTS

FREELAND & ASSOCIATES
220 W. Champion Street, Suite 200
Bellingham, WA 98225
t: 360.650.1408
f: 360.650.1401



220 W. Champion Street, Suite 200
Bellingham, WA 98225
t: 360.650.1408
f: 360.650.1401

FREELAND & ASSOCIATES

SHEET CONTENTS

WETLAND EXHIBIT - EXISTING CONDITIONS

JOB #	DATE
18107	1/4/2021
DRAWING #	SHEET NAME
18107SP37_LOCAL.DWG	W1

DESBOROUGH PLACE

WETLAND 'A'
(47,660 SF - ONSITE PORTION)

PROPOSED CLEARING LIMITS

PROPOSED FILL SLOPE BOUNDARY

OPEN SPACE TRACT SHALL BE IMMEDIATELY TRANSFERRED TO BELLINGHAM LAND TRUST, A NON-PROFIT CORPORATION

WETLAND 'B'
(28,275 SF)

WETLAND 'D'
(447 SF)

150' WETLAND BUFFER

80' WETLAND BUFFER

60'

55'

125'

104'

53'

16' ALLEY (20' R/W)

SUSSEX DRIVE (60' R/W)

CHANDLER PARKWAY

SPYGL

W

N

S

E

0 50 100

1 inch = 100 ft.

WETLANDS LEGEND:

TEMPORARY BUFFER IMPACT
39,490 SF (0.907 AC)

BUFFER IMPACT
18,245 SF (0.419 AC)

DATE 1/4/2021

SHEET NAME **W2**

JOB # 18107

DRAWING # 18107SP37_LOCAL.DWG

WETLAND EXHIBIT - PROPOSED IMPACTS

SHEET CONTENTS

FREELAND & ASSOCIATES
220 W. Champion Street, Suite 200
Bellingham, WA 98225
t: 360.650.1408
f: 360.650.1401

DESBOROUGH PLACE

BUFFER ENHANCEMENT 8,907 SF

WETLAND 'A' (47,660 SF - ONSITE PORTION)

PROPOSED CLEARING LIMITS

OPEN SPACE TRACT SHALL BE IMMEDIATELY TRANSFERRED TO BELLINGHAM LAND TRUST, A NON-PROFIT CORPORATION

BUFFER ENHANCEMENT 2,894 SF

WETLAND 'B' (28,275 SF)

PROPOSED FILL SLOPE BOUNDARY

ADDED BUFFER 3,254 SF

16' ALLEY (20' R/W)

"PROTECTED CRITICAL AREA" SIGN (TYP. EVERY 100')

SUSSEX DRIVE (60' R/W)

ADDED BUFFER 3,395 SF

CHANDLER PARKWAY

SPYGL

W N S E

0 50 100

1 inch = 100 ft.

WETLANDS LEGEND:

- ADDED BUFFER 6,649 SF (0.153 AC)
- BUFFER ENHANCEMENT 11,801 SF (0.271 AC)
- BUFFER RESTORATION 44,105 SF (1.013 AC)
- PROTECTED CRITICAL AREAS SIGN

DATE 1/4/2021

SHEET NAME W3

JOB # 18107

DRAWING # 18107SP37_LOCAL.DWG

WETLAND EXHIBIT - PROPOSED MITIGATION

SHEET CONTENTS

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