

THE WOODS AT VIEWCREST
PRELIMINARY PLAT

LEGAL DESCRIPTION:

PARCEL 1:

LOT B, AS DELINEATED ON ROGAN JONES 2 SHORT PLAT, ACCORDING TO THE SHORT PLAT RECORDED APRIL 10, 1992, UNDER AUDITOR'S FILE NO. 920410201, RECORDS OF WHATCOM COUNTY, WASHINGTON; EXCEPT THAT PORTION LYING WITHIN THE BOUNDARIES OF THE TRACT OF LAND DESCRIBED IN DEED TO DARRELL G. KAPP, ET UX., RECORDED JUNE 15, 1973, UNDER AUDITOR'S FILE NO. 1140332.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL 2:

THE EAST 750 FEET OF THE NORTH 700 FEET OF GOVERNMENT LOT 1, SECTION 13, TOWNSHIP 37 NORTH, RANGE 2 EAST W.M.; EXCEPT LOT 3, BLOCK 16, AMENDED MAP OF SOUTH FAIRHAVEN, IN THE CITY OF FAIRHAVEN, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 49, AND THAT PORTION OF QUINALT STREET ON THE NORTH AND THAT PORTION OF THE VACATED ALLEY ON THE SOUTH WHICH INURED TO SAID LOT 3 UPON THE VACATION THEREOF; FURTHER EXCEPT THAT PORTION LYING WITHIN ROGAN JONES 2 SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 920410201;

FURTHER EXCEPT THAT PORTION DECRIBED IN DEEDS TO THE CITY OF BELLINGHAM, RECORDED UNDER AUDITOR'S FILE NO. 1136193, TO DARRELL G. KAPP AND SUSAN KAPP; RECORDED UNDER AUDITOR'S FILE NO. 1140332, TO LARRY DUTTON AND LINDA DUTTON; RECORDED UNDER AUDITOR'S FILE NO. 1190072; AND TO PATRICIA A. FARIS, RECORDED UNDER AUDITOR'S FILE NO. 1245873; FURTHER EXCEPT 40-FOOT WIDE CHUCKANUT AVENUE AS SHOWN ON THE PLAT OF ROGAN JONES 2 SHORT PLAT.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL 3:

THAT PORTION OF THE OSUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST, W.M., LYING SOUTH OF VIEWCREST ROAD AND WEST OF THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO PATRICIA A. FARIS, RECORDED MARCH 23, 1977, UNDER AUDITOR'S FILE NO. 1245873.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL 4:

LOTS, BLOCKS, VACATED STREETS AND ALLEYS IN THE AMENDED MAP OF SOUTH FAIRHAVEN, IN THE CITY OF FAIRHAVEN, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 49, DESCRIBED AS FOLLOWS:

BLOCKS 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16 AND 17; ALL OF BLOCKS 3, EXCEPT LOT 1 AND LOT 2; TOGETHER WITH ALL ALLEYS IN THE ABOVE-DESCRIBED BLOCKS VACATED BY RESOLUTION OF THE CITY COUNCIL OF BELLINGHAM, WASHINGTON, RECORDED JULY 19, 1912, UNDER AUDITOR'S FILE NO. 159473; AND ALL STREETS AND PARTS OF STREETS VACATED BY THE SAID RESOLUTION, EXCEPT THE SOUTHEASTERLY HALF OF CHUCKANUT AVENUE ABUTTING ON LOTS 1 AND 2, BLOCK 3.

FURTHER EXCEPT THE EAST 750 FEET OF THE NORTH 700 FEET OF GOVERNMENT LOT 1, SECTION 13, TOWNSHIP 37 NORTH, RANGE 2 EAST, W.M.

FURTHER EXCEPT THAT PORTION, IF ANY, LYING WITHIN LOTS OR BLOCKS 113, 114 AND 115, FAIRHAVEN TIDELANDS, OWNED BY THE CITY OF BELLINGHAM.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

PLAT AND CONSULTANT DATA:

LOCATION: PROPERTY LIES WITHIN THE EDGEWOOD NEIGHBORHOOD OF BELLINGHAM, WA APPROXIMATELY 1.5 MILES WEST OF I-5

OWNER/APPLICANT:
ANN JONES FAMILY LP, ELIZABETH ANN JONES, SUSAN HANNEN JONES,
AND ROGAN KINGSBURY JONES

ENGINEER:
PACIFIC SURVEYING & ENGINEERING, INC.
JEFF VANDERYACHT, PE
909 SQUALICUM WAY, SUITE 111
BELLINGHAM, WA 98225
(360) 671-7387

SURVEYOR:
PACIFIC SURVEYING & ENGINEERING, INC.
ADAM MORROW, PLS
909 SQUALICUM WAY, SUITE 111
BELLINGHAM, WA 98225
(360) 671-7387

PERMITTING CONSULTANT:
AUT CONSULTING
AL TAYLOR
1708 F STREET
BELLINGHAM, WA 98225
(360) 527-9445

WETLANDS BIOLOGIST:
NORTHWEST ECOLOGICAL SERVICES
COLLIN VAN SLYKE, PWS
2801 MERIDIAN ST
BELLINGHAM, WA 98225
(360) 734-9484

HABITAT BIOLOGIST:
RAEDEKE ASSOCIATES, INC.
ANDREW ROSSI, B.S.
21111 N. NORTHGATE AVE STE 219
SEATTLE, WA 98103
(206) 525-8122

GEOTECHNICAL:
ELEMENT SOLUTIONS
JOHN GILLASPY, LEG
909 SQUALICUM WAY, SUITE 111
BELLINGHAM, WA 98225
(360) 671-9172

ARCHAEOLOGIST:
DRAYTON ARCHAEOLOGY
GARTH L. BALDWIN, M.A.
PO BOX 762
BLAINE, WA 98231
(360) 739-3921

TRAFFIC ENGINEER:
TRANSPORTATION ENGINEERING NORTHWEST
JEFF HAYNIE, P.E.
11400 SE 8TH STREET, SUITE 200
BELLEVUE, WA 98004
(425) 889-6747

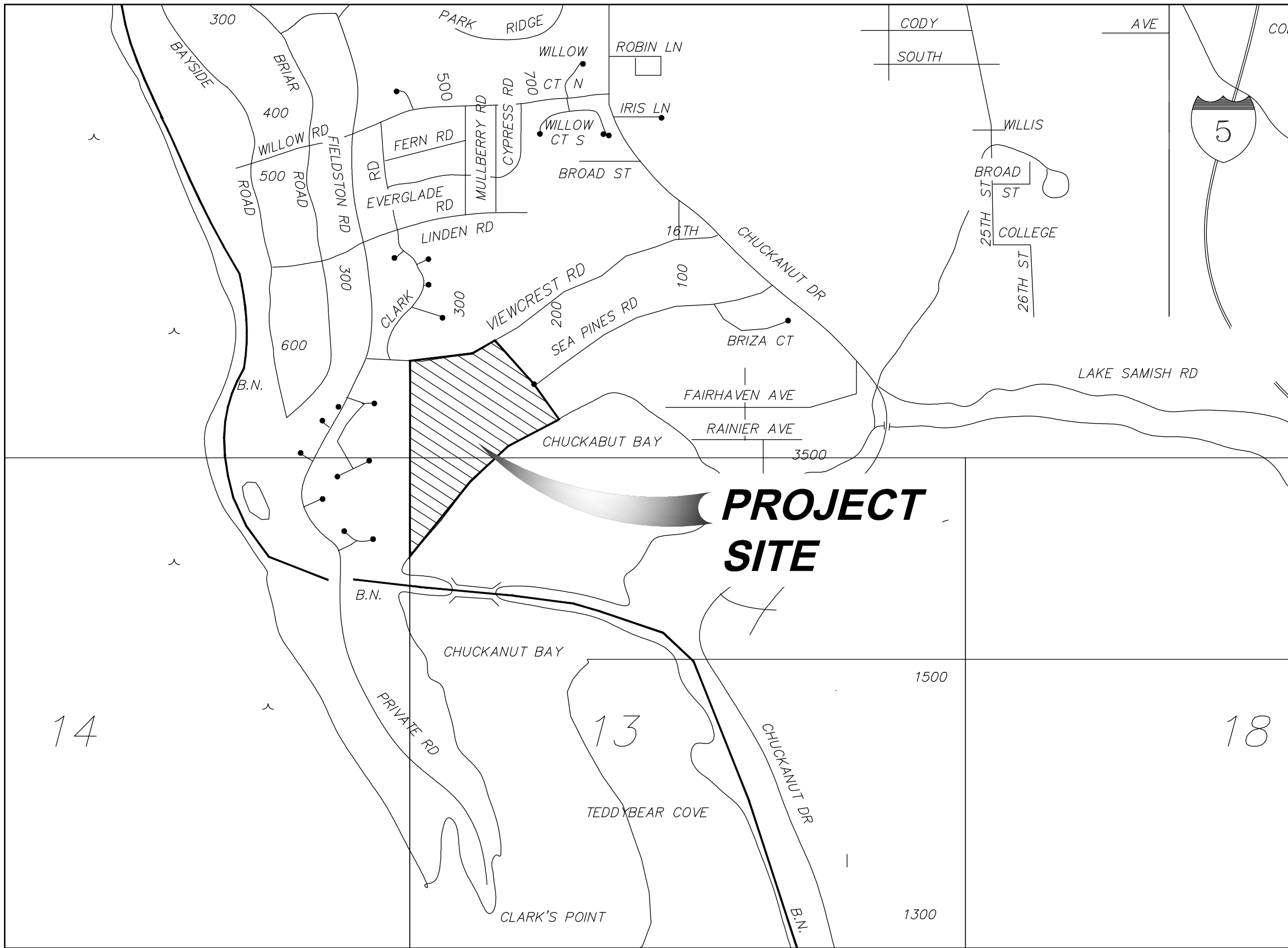
ZONING: EDGEWOOD NEIGHBORHOOD AREA 7 (RESIDENTIAL SINGLE)

MINIMUM LOT SIZE: 9,231 SF
AVERAGE LOT SIZE: 22,122 SF (NOT INCLUDING RESERVE TRACT)
NUMBER OF LOTS: 38 (INCLUDING RESERVE TRACT)

TOTAL UPLAND PROPERTY AREA: 34.01 AC

ROAD RIGHT OF WAY AREA: 76,489 SF

VICINITY MAP
NTS



EXISTING LINE LEGEND

---	= EXISTING EDGE OF ASPHALT
---	= EXISTING EDGE OF CONCRETE
---	= EXISTING EDGE OF GRAVEL ROAD
---	= EXISTING CURB
---	= EXISTING SIDEWALK
---	= EXISTING EDGE OF MASONRY PAVERS
---	= EXISTING STORM CULVERT
SD	= EXISTING STORM DRAIN LINE
SS	= EXISTING SANITARY SEWER GRAVITY LINE
W	= EXISTING WATER LINE
OHE	= EXISTING OVERHEAD ELECTRIC LINES
OHE/DCM	= EXISTING OVERHEAD ELECTRIC & COMMUNICATION LINES
USE	= EXISTING UNDERGROUND POWER
DCM	= EXISTING OVERHEAD COMMUNICATIONS LINE
G	= EXISTING UNDERGROUND GAS LINE
TOP	= EXISTING TOP OF SLOPE LINE
TOE	= EXISTING TOE OF SLOPE LINE
120	= EXISTING GRADE INDEX CONTOUR
118	= EXISTING GRADE INTERVAL CONTOUR
>>	= EXISTING FLOW LINE
W	= EXISTING WETLAND LINE
---	= EXISTING EDGE OF TREES
---	= EXISTING EDGE OF LANDSCAPED AREA
x	= EXISTING BARBED WIRE FENCE

EXISTING FEATURE SYMBOL LEGEND

●	= EXISTING MONUMENT
○	= EXISTING IRON PIPE
▲	= SET REBAR & ORANGE PLASTIC CAP
■	= SET HUB AND MAG
○	= EXISTING LEAD AND TACK
●	= SET MAG NAIL
●	= SET NAIL/FLASHER
●	= SET NAIL
○	= EXISTING RAILROAD SPIKE
○	= SET RAILROAD SPIKE
⊗	= EXISTING STORM DRAIN MANHOLE
⊗	= EXISTING AREA DRAIN
□	= EXISTING CATCH BASIN
○	= EXISTING SANITARY SEWER MANHOLE
⊗	= EXISTING GATE VALVE
⊗	= EXISTING WATER METER
⊗	= EXISTING FIRE HYDRANT
⊗	= EXISTING IRRIGATION BOX
⊗	= EXISTING BOLLARD
⊗	= EXISTING STOP SIGN
⊗	= EXISTING MAILBOX
⊗	= EXISTING TEST HOLE
⊗	= EXISTING POWER POLE
⊗	= EXISTING POWER POLE W/DROP
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⊗	= EXISTING YARD LIGHT
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⊗	= EXISTING FIBER-OPTIC/COMM. PEDESTAL/ RISER
⊗	= EXISTING TELEPHONE PEDESTAL/ RISER
⊗	= EXISTING CARSONITE POST
●	= EXISTING PINE/SPRUCE TREE
✱	= EXISTING FIR TREE
✱	= EXISTING FRUIT TREE
○	= EXISTING ALDER TREE
○	= EXISTING MAPLE TREE
●	= EXISTING HEMLOCK TREE
○	= EXISTING BUSH
⊗	= EXISTING STUMP
15"	= DIAMETER OF EXISTING TREE

SHEET INDEX:

SHEET 1 - LEGAL DESCRIPTION; PLAT/CONSULTANT DATA; VICINITY MAP;
LINE & SYMBOL LEGEND; SHEET INDEX
SHEET 2 - EXISTING CONDITIONS MAP
SHEET 3 - PROPOSED PLAT LAYOUT
SHEET 4 - PROPOSED LOTS AND ROADS W/ EXISTING CONDITIONS
SHEET 5 - PROPOSED BUILDING ENVELOPE AND CRITICAL AREAS
SHEET 6 - PROPOSED CLEARING/GRADING AND LOT LAYOUT
SHEET 7 - PROPOSED ROADS AND STORMDRAIN PLAN
SHEET 8 - PROPOSED ROAD PROFILES
SHEET 9 - PROPOSED WATER AND SANITARY SEWER PLAN

CALL BEFORE YOU DIG 1-800-424-5555

REVISION	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	9/9/2022	REVISED SUBMITTAL TO ADDRESS CITY RFI	1	11/9/2021	PRELIMINARY PLAT
2	10/3/2022	REVISED PUBLIC TRAIL DESIGN	2	10/18/2022	COB RFI REVISIONS

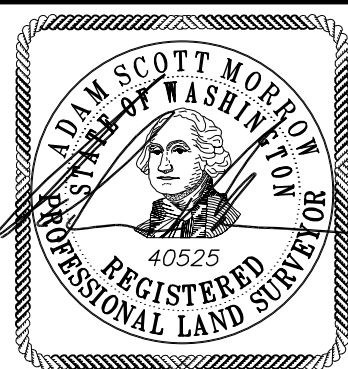
ANNE C. JONES FAMILY LP
807 CHUCKANUT SHORE ROAD
BELLINGHAM, WA 98229

THE WOODS AT VIEWCREST
FOR ANNE C. JONES FAMILY LP
807 CHUCKANUT SHORE ROAD
BELLINGHAM, WA 98229

SITUATE IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 12, AND THE
NW 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 2 EAST,
CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON

PACIFIC SURVEYING
& ENGINEERING, INC.
909 Squalicum Way, Suite 111 | BELLINGHAM, WA 98225
T: 360.671.7387 | F: 360.671.4685
WWW.PSESURVEY.COM | INFO@PSESURVEY.COM

DATA	DRAWN BY	CHECKED BY	FIELD BOOKS
BASE	TJM	ASM	DESIGN:
DESIGN			STAKING:
XREF:	N/A		ASBUILT:
DWG:	2019196_svX_PREPLAT.dwg		DATUM
HORIZ. SCALE:	N/A		HORIZ.: NAD83/98
VERT. SCALE:	N/A		VERT.: NAVD88
JOB#:	2019196		
	SHEET 1	OF 9	



THE WOODS AT VIEWCREST - EXISTING CONDITIONS EXHIBIT

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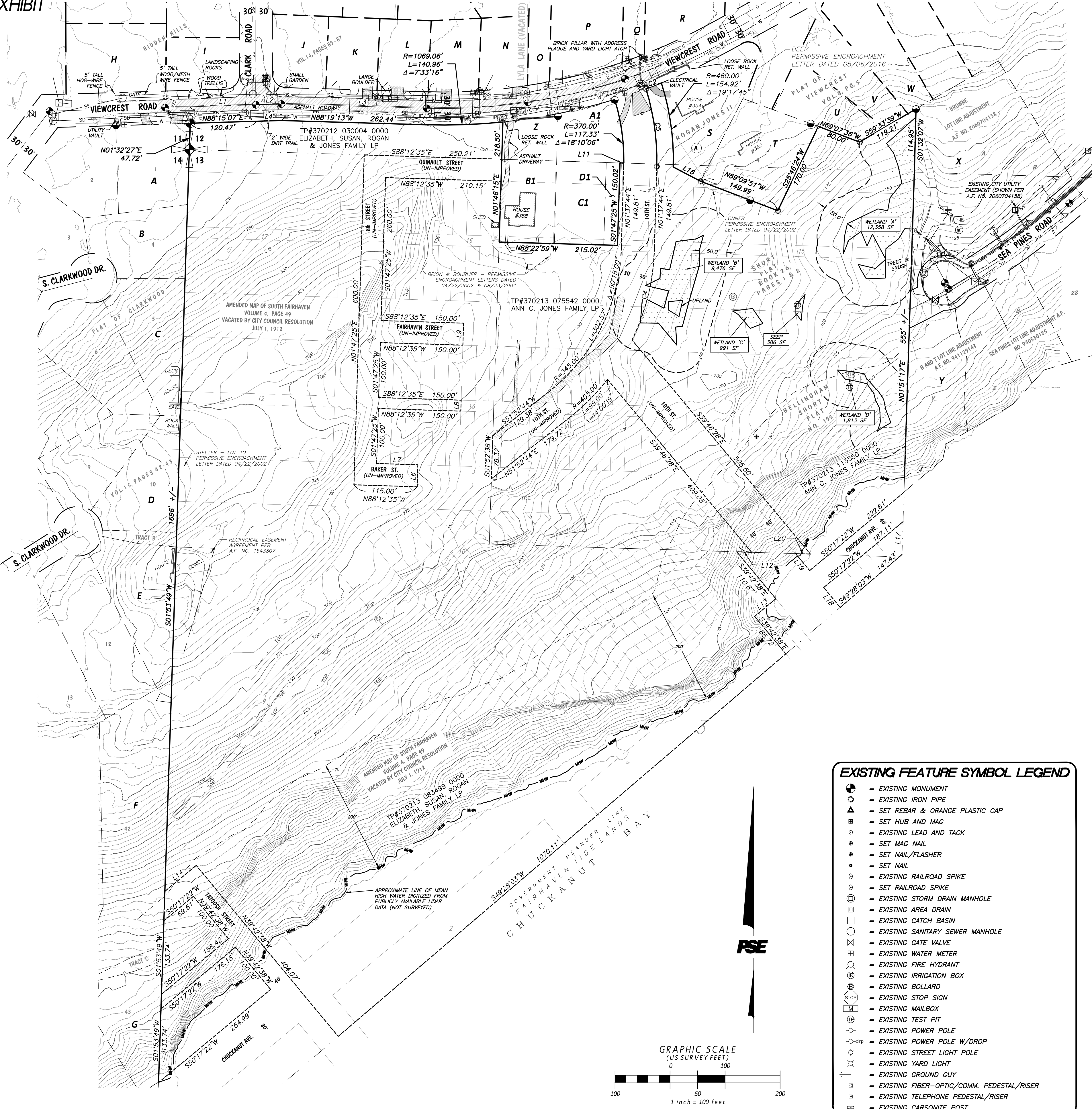
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SITUATE IN WHATCOM COUNTY, WASHINGTON.

SURVEY NOTES:

- THIS TOPOGRAPHIC SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH WAC 332-130-145.
- DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION IN JULY 2020 AND MERGED WITH DATA COLLECTED BY LBS IN 2008.
- EQUIPMENT USED: THEOMAT 00701.5" EDM: ± 2 PPM, ± 3 MM
- HORIZONTAL DATUM: NAD 83/98, WASHINGTON STATE PLANE NORTH ZONE (GRID) PER CITY OF BELLINGHAM CONTROL MONUMENTS 2047 (MONUMENTED S.I. OF VIEWCREST ROAD & FIELDSTONE AVE.) AND 5281 (PRC IN CENTERLINE OF VIEWCREST ROAD)
- VERTICAL DATUM: NAVD88 PER CITY OF BELLINGHAM VERTICAL CONTROL BENCHMARK #2047. ORTHO ELEVATION = 209.12
- CONTOURS DEPICTED HEREON MEET OR EXCEED NATIONAL MAPPING STANDARDS FOR 1-FOOT ACCURACY TOPOGRAPHIC SURVEYS AND HAVE BEEN COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY UTILIZING ELECTRONIC DATA COLLECTION.
- CONDUCTIBLE UNDERGROUND UTILITY LOCATES SERVICES WERE PERFORMED AND PAINTED BY WASHINGTON STATE ONE-CALL UTILITY LOCATE SERVICES AND SURVEYED BY PSE FIELD CREWS IN JULY 2020. UTILITIES ARE KNOWN TO EXIST WITHIN THE LIMITS OF THIS SURVEY THAT WERE UNDETECTABLE. ADDITIONAL UTILITY VERIFICATION MAY BE WARRANTED IN AREAS CONSIDERED FOR CONSTRUCTION. AS-BUILTS AND RECORD DRAWINGS WERE USED TO SUPPLEMENT UTILITY INFORMATION WHERE AVAILABLE.
- UTILITY LOCATION AREAS AND LEVEL OF LOCATE ACCURACY WERE DETERMINED BY SURVEYOR AND CLIENT PRIOR TO COMMENCEMENT OF FIELD SURVEY WORK.
- THIS MAP IS NOT INTENDED TO REPRESENT A FORMAL BOUNDARY SURVEY, NOR DOES IT REFLECT ELEMENTS THAT A BOUNDARY SURVEY MAY DISCLOSE. BOUNDARY RELATED ELEMENTS DEPICTED HEREON ARE SHOWN PER 2008 LBS SURVEY OF SUBJECT PROPERTIES.
- WETLANDS SHOWN HEREON DELINEATED IN JUNE 2020 BY NORTHWEST ECOLOGICAL AND SURVEYED BY PACIFIC SURVEYING AND ENGINEERING IN JULY 2020.



EXISTING FEATURE SYMBOL LEGEND

- EXISTING MONUMENT
- EXISTING IRON PIPE
- SET REBAR & ORANGE PLASTIC CAP
- SET HUB AND MAG
- EXISTING LEAD AND TACK
- SET MAG NAIL
- SET NAIL/FLASHER
- SET NAIL
- EXISTING RAILROAD SPIKE
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- EXISTING YARD LIGHT
- EXISTING GROUND GUY
- EXISTING FIBER-OPTIC/COMM. PEDESTAL/RISER
- EXISTING TELEPHONE PEDESTAL/RISER
- EXISTING CARSONITE POST

PARCEL OWNERSHIP			
	TAX PARCEL NO.	OWNERSHIP	ADDRESS
A	3702145185200000	THOMPSON	402 VIEWCREST RD
B	3702145185120000	LUDWIG & MULLAVEY	403 S CLARKWOOD DR
C	3702145204950000	SCIOLO LLC	405 S CLARKWOOD DR
D	3702145214710000	FREDRIKSSON REV TRUST	415 S CLARKWOOD DR
E	3702145214480000	HARRIS TRUST	417 S CLARKWOOD DR
F	3702145184050000	HOLCOMB FAMILY TRUST	417 ARBUTUS PL
G	3702145213740000	HARTLEY	414 ARBUTUS PL
H	3702115480190000	HECHT	635 FIELDSTON RD
I	3702120050150000	VAN BROCKLIN & SWIECICKI	664 CLARK RD
J	3702120200190000	DAVIS	663 CLARK RD
K	3702120280190000	OLSEN	413 VIEWCREST RD
L	3702120380190000	NELSON	409 VIEWCREST RD
M	3702120490180000	KUHN	405 VIEWCREST RD
N	3702120600180000	MALKASON FAMILY TRUST	401 VIEWCREST RD
O	3702120690500000	PALEY TRUST/TR	357 VIEWCREST RD
P	3702120720300000	MARRINER & OWEN	355 VIEWCREST RD
Q	3702120730730000	BARBONE	353 VIEWCREST RD
R	3702120890320000	LAVALLEY TRUST/TR	351 VIEWCREST RD
S	3702120920100000	BEER	354 VIEWCREST RD
T	3702121000120000	LONNER REVOCABLE TRUST	350 VIEWCREST RD
U	3702121140120000	SUNI	340 VIEWCREST RD
V	3702121180190000	DAVIS	338 VIEWCREST RD
W	3702121190270000	POEHLMAN	336 VIEWCREST RD
X	3702121400330000	BROWNE	315 SEA PINES RD
Y	3702131375250000	SCOTT	324 SEA PINES RD
Z	3702120600600000	BRION REV TRUST/TR	358 VIEWCREST RD
A1	3702120740090000	BOURLIER	NO SITE ADDRESS
B1	3702130665800000	BRION REV TRUST/TR	NO SITE ADDRESS
C1	3702130735780000	BOURLIER	356 VIEWCREST RD
D1	3702130785790000	BOURLIER	NO SITE ADDRESS

LINE TABLE		
LINE	BEARING	LENGTH
L4	S88°14'13"W	45.33
L5	N1°32'07"E	67.83
L6	S1°47'25"W	40.00
L7	S88°12'35"E	75.00
L8	S1°47'25"W	20.00
L9	S1°47'25"W	40.00
L10	N1°52'36"E	110.67
L11	N88°12'35"W	6.87
L12	N88°12'35"W	26.82
L13	S50°17'22"W	50.00
L14	S50°17'22"W	74.09
L15	N1°34'55"E	47.61
L16	N62°19'43"W	56.09
L17	N1°52'36"E	59.81
L18	N39°42'38"W	46.85
L19	S39°42'38"E	40.09
L20	N88°12'35"W	27.01

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C2	1070.82'	1°36'28"	30.05'
C3	460.00'	19°17'33"	154.89'
C4	405.00'	24°17'28"	171.70'
C5	430.00'	19°03'47"	143.07'

CL VIEWCREST RD LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°15'07"W	120.46
L2	S88°14'13"W	46.23
L3	N88°19'13"W	263.34

CL VIEWCREST RD CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	1040.82'	20°12'01"	366.95'

EXISTING LINE LEGEND

- EXISTING EDGE OF ASPHALT
- EXISTING EDGE OF CONCRETE
- EXISTING EDGE OF GRAVEL ROAD
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING EDGE OF MASONRY PAVERS
- EXISTING STORM CULVERT
- EXISTING STORM DRAIN LINE
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REVISION	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	9/9/2022	REVISED SUBMITTAL TO ADDRESS CITY RFI	1	10/5/2021	PRELIMINARY PLAT - EXISTING CONDITIONS EXHIBIT (FOR REVIEW)
2	10/3/2022	REVISED PUBLIC TRAIL DESIGN	2	10/18/2022	COB RFI REVISIONS

ANNE C. JONES FAMILY LP
807 CHUCKANUT SHORE ROAD
BELLINGHAM, WA 98229

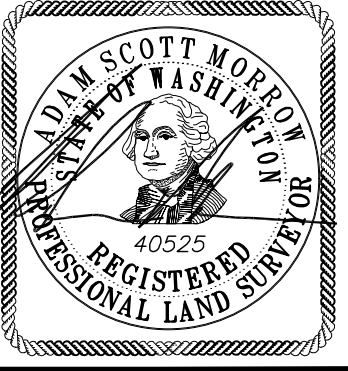
THE WOODS AT VIEWCREST - EXISTING CONDITIONS

FOR ANNE C. JONES FAMILY LP
807 CHUCKANUT SHORE ROAD
BELLINGHAM, WA 98229

SITUATE IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 12, AND THE NW 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON

PACIFIC SURVEYING & ENGINEERING, INC.
909 Squakam Way, Suite 111 | BELLINGHAM, WA 98225
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WWW.PSESURVEY.COM | INFO@PSESURVEY.COM

DATA	DRAWN BY	CHECKED BY	FIELD BOOKS
BASE DESIGN	TJM	ASM	DESIGN:
			STAKING:
XREF:	N/A		ASBUILT:
DWG:	2019196_svX_PREPLAT_EC		DATUM
HORIZ. SCALE:	1" = 100'		
VERT. SCALE:	N/A		HORIZ.: NAD83/98
JOB#:	2019196		VERT.: NAVD88
SHEET 2 OF 9			



THE WOODS AT VIEWCREST - PROPOSED PLAT LAYOUT

LEGAL DESCRIPTION:

PARCEL 1:
LOT B, AS DELINEATED ON ROGAN JONES 2 SHORT PLAT, ACCORDING TO THE SHORT PLAT RECORDED APRIL 10, 1992, UNDER AUDITOR'S FILE NO. 920410201, RECORDS OF WHATCOM COUNTY, WASHINGTON; EXCEPT THAT PORTION LYING WITHIN THE BOUNDARIES OF THE TRACT OF LAND DESCRIBED IN DEED TO DARRELL G. KAPP, ET UX., RECORDED JUNE 15, 1973, UNDER AUDITOR'S FILE NO. 1140332.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

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FURTHER EXCEPT THAT PORTION DECEIBED IN DEEDS TO THE CITY OF BELLINGHAM, RECORDED UNDER AUDITOR'S FILE NO. 1136193, TO DARRELL G. KAPP AND SUSAN KAPP; RECORDED UNDER AUDITOR'S FILE NO. 1140332, TO LARRY DUTTON AND LINDA DUTTON; RECORDED UNDER AUDITOR'S FILE NO. 1190072; AND TO PATRICIA A. FARIS, RECORDED UNDER AUDITOR'S FILE NO. 1245873; FURTHER EXCEPT 40'-FOOT WIDE CHUCKANUT AVENUE AS SHOWN ON THE PLAT OF ROGAN JONES 2 SHORT PLAT.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL 3:
THAT PORTION OF THE OSWTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST, W.M., LYING SOUTH OF VIEWCREST ROAD AND WEST OF THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO PATRICIA A. FARIS, RECORDED MARCH 23, 1977, UNDER AUDITOR'S FILE NO. 1245873.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

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SITUATE IN WHATCOM COUNTY, WASHINGTON.

SURVEY NOTES:

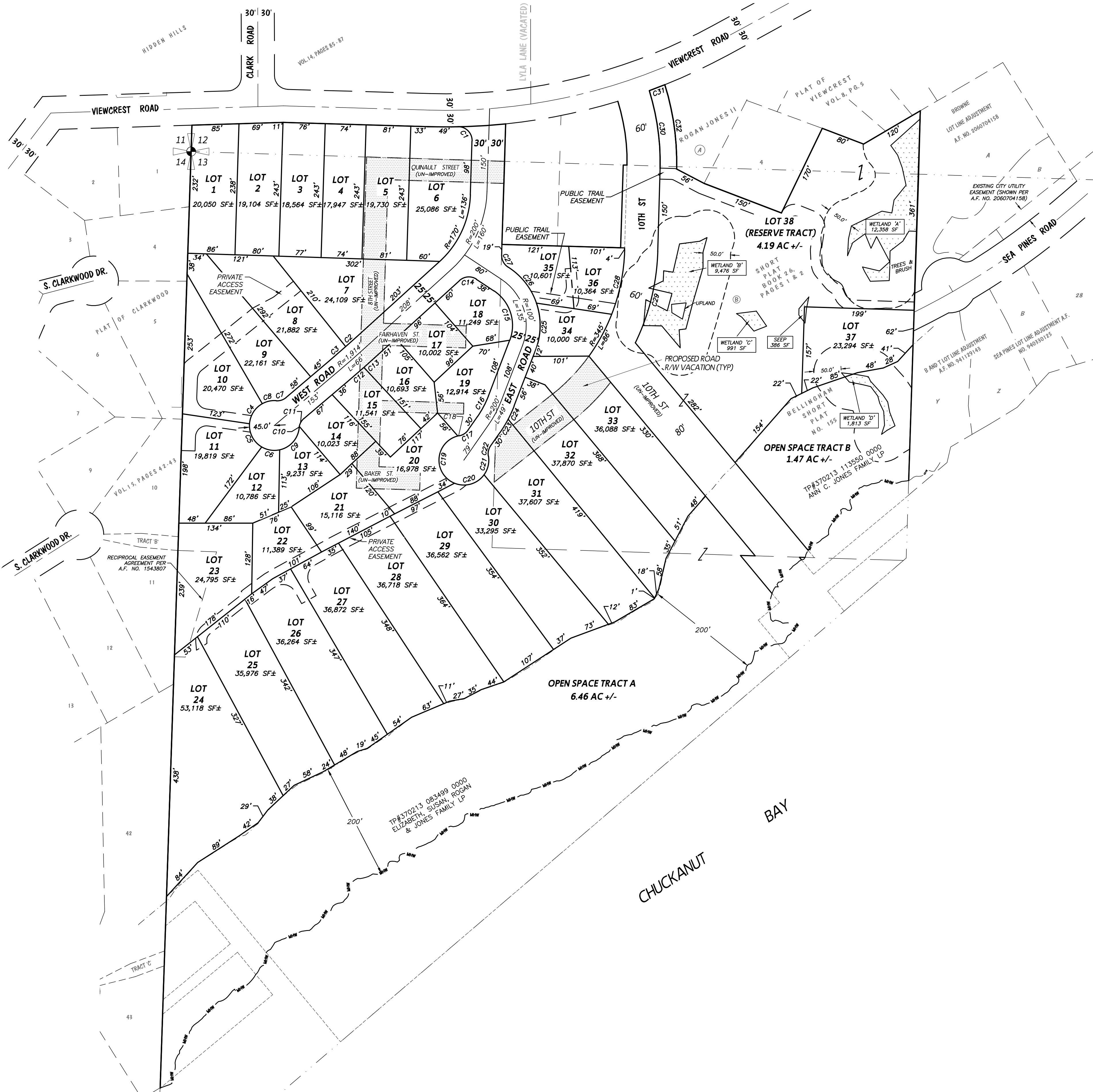
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EXISTING LINE LEGEND

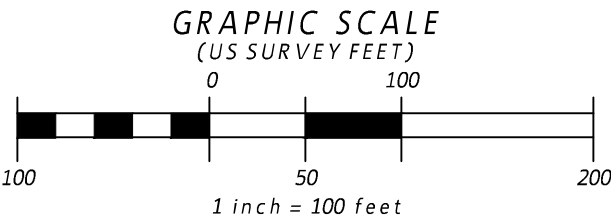
- = EXISTING WETLAND LINE
- - - - = EXISTING WETLAND BUFFER LINE

--- = R/W TO BE VACATED

--- = DELINEATED WETLAND



CURVE TABLE		
CURVE	RADIUS	DELTA
C1	25.00'	92°57'14"
C2	1889.13'	0°48'32"
C3	1889.13'	1°10'07"
C4	45.00'	56°51'21"
C5	45.00'	63°45'57"
C6	45.00'	42°55'44"
C7	25.00'	44°24'55"
C8	45.00'	33°04'52"
C9	45.00'	72°11'56"
C10	25.00'	6°14'55"
C11	25.00'	38°10'00"
C12	1939.13'	1°09'34"
C13	1939.13'	0°49'05"
C14	25.00'	75°46'30"
C15	75.00'	77°27'46"
C16	175.00'	13°54'15"
C17	25.00'	44°24'55"
C18	45.00'	3°21'56"
C19	45.00'	143°44'02"
C20	45.00'	76°25'32"
C21	45.00'	45°18'20"
C22	25.00'	44°24'55"
C23	225.00'	7°07'48"
C24	225.00'	6°46'26"
C25	125.00'	39°57'25"
C26	125.00'	38°44'45"
C27	25.00'	59°28'23"
C28	345.00'	19°42'11"
C29	405.00'	24°17'28"
C30	430.00'	19°03'47"
C31	1070.82'	1°36'28"
C32	460.00'	19°17'33"



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REVISION	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	9/9/2022	REVISED SUBMITTAL TO ADDRESS CITY RFI	1	10/5/2021	PRELIMINARY PLAT -- PROPOSED PLAT LAYOUT (FOR REVIEW)
2	10/3/2022	REVISED PUBLIC TRAIL DESIGN	2	11/18/2022	COB RFI REVISIONS

ANNE C. JONES FAMILY LP
807 CHUCKANUT SHORE ROAD
BELLINGHAM, WA 98229

THE WOODS AT VIEWCREST - PROPOSED LOTS
FOR ANNE C. JONES FAMILY LP
807 CHUCKANUT SHORE ROAD
BELLINGHAM, WA 98229

SITUATE IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 12, AND THE NW 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON

PACIFIC SURVEYING & ENGINEERING, INC.
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T: 360.671.7387 | F: 360.671.4685
WWW.PSESURVEY.COM | INFO@PSESURVEY.COM

DATA	DRAWN BY	CHECKED BY	FIELD BOOKS
BASE DESIGN	DML	ASM	DESIGN: STAKING: ASBUILT:
XREF:	2019196_svX_PREPLAT_LOT_LAYOUT	N/A	DATUM
HORIZ. SCALE:	1"=100'		HORIZ.: NAD83/98
VERT. SCALE:	2019196		VERT.: NAVD88
JOB#:	2019196		
SHEET	3	OF	9



THE WOODS AT VIEWCREST - PROPOSED LOTS & CRITICAL AREAS EXHIBIT

LEGAL DESCRIPTION:

PARCEL 1:
LOT B, AS DELINEATED ON ROGAN JONES 2 SHORT PLAT, ACCORDING TO THE SHORT PLAT RECORDED APRIL 10, 1992, UNDER AUDITOR'S FILE NO. 920410201, RECORDS OF WHATCOM COUNTY, WASHINGTON; EXCEPT THAT PORTION LYING WITHIN THE BOUNDARIES OF THE TRACT OF LAND DESCRIBED IN DEED TO DARRELL G. KAPP, ET UX., RECORDED JUNE 15, 1973, UNDER AUDITOR'S FILE NO. 1140332.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

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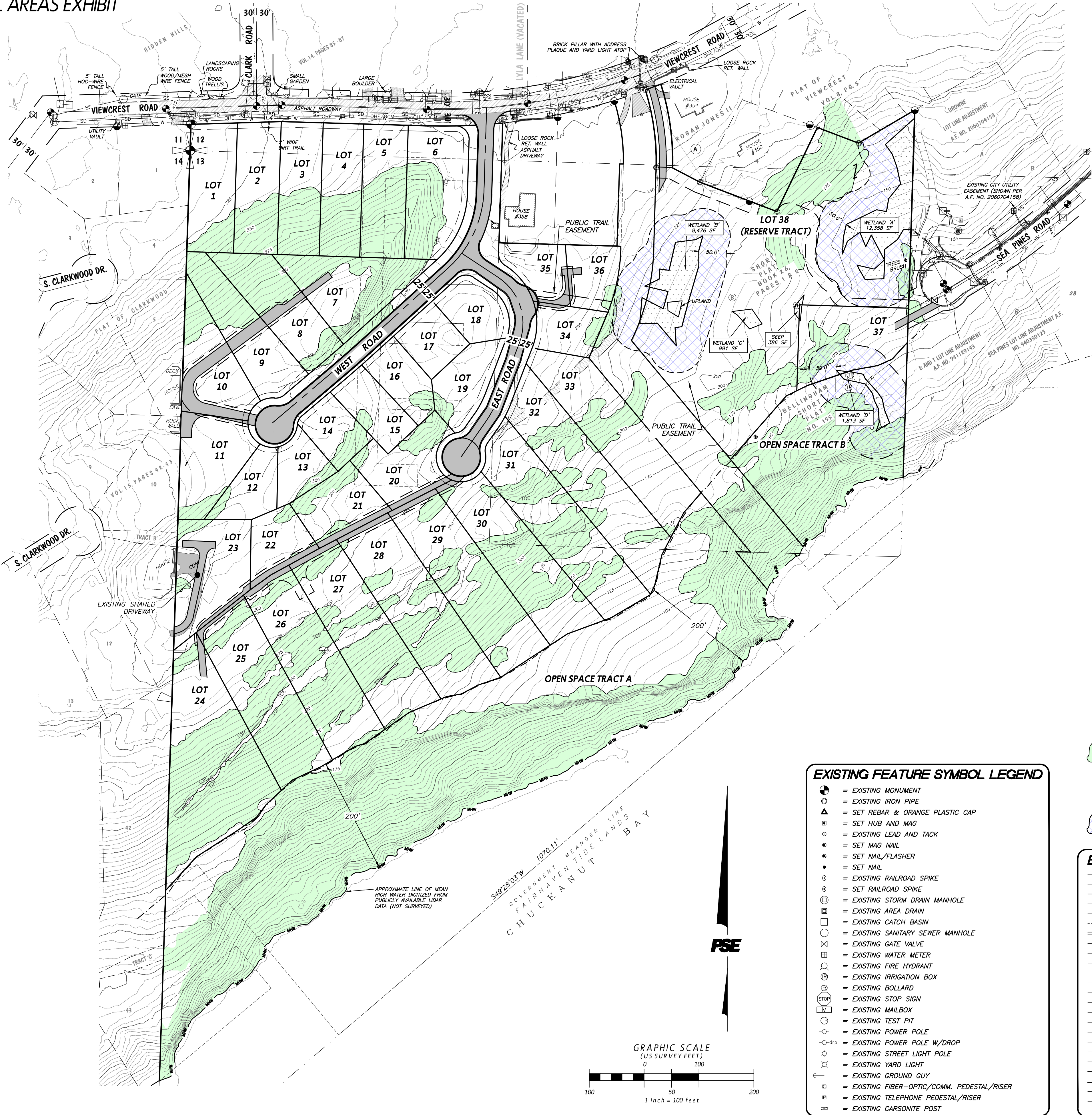
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EXISTING FEATURE SYMBOL LEGEND

- EXISTING MONUMENT
- EXISTING IRON PIPE
- SET REBAR & ORANGE PLASTIC CAP
- SET HUB AND MAG
- EXISTING LEAD AND TACK
- SET MAG NAIL
- SET NAIL/FLASHER
- SET NAIL
- EXISTING RAILROAD SPIKE
- SET RAILROAD SPIKE
- EXISTING STORM DRAIN MANHOLE
- EXISTING AREA DRAIN
- EXISTING CATCH BASIN
- EXISTING SANITARY SEWER MANHOLE
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING IRRIGATION BOX
- EXISTING BOLLARD
- EXISTING STOP SIGN
- EXISTING MAILBOX
- EXISTING TEST PIT
- EXISTING POWER POLE
- EXISTING POWER POLE W/DROP
- EXISTING STREET LIGHT POLE
- EXISTING YARD LIGHT
- EXISTING GROUND GUY
- EXISTING FIBER-OPTIC/COMM. PEDESTAL/RISER
- EXISTING TELEPHONE PEDESTAL/RISER
- EXISTING CARSONITE POST

- GEOLOGICALLY SIGNIFICANT CRITICAL AREA
- WETLAND BUFFER

EXISTING LINE LEGEND

- EXISTING EDGE OF ASPHALT
- EXISTING EDGE OF CONCRETE
- EXISTING EDGE OF GRAVEL ROAD
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING EDGE OF MASONRY PAVERS
- EXISTING STORM CULVERT
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER GRAVITY LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC LINES
- EXISTING OVERHEAD ELECTRIC & COMMUNICATION LINES
- EXISTING UNDERGROUND POWER
- EXISTING OVERHEAD COMMUNICATIONS LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING TOP OF SLOPE LINE
- EXISTING TOE OF SLOPE LINE
- EXISTING GRADE INDEX CONTOUR
- EXISTING GRADE INTERVAL CONTOUR
- EXISTING FLOW LINE
- EXISTING WETLAND LINE
- EXISTING WETLAND BUFFER LINE
- EXISTING EDGE OF LANDSCAPED AREA
- EXISTING BARBED WIRE FENCE

CALL BEFORE YOU DIG 1-800-424-5555

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ANNE C. JONES FAMILY LP
807 CHUCKANUT SHORE ROAD
BELLINGHAM, WA 98229

THE WOODS AT VIEWCREST - PROPOSED LOTS & ROADS & EXISTING CONDITIONS

FOR ANNE C. JONES FAMILY LP
807 CHUCKANUT SHORE ROAD
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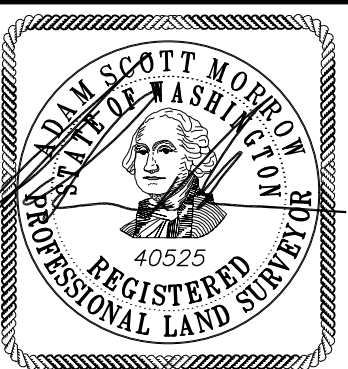
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DATA	DRAWN BY	CHECKED BY	FIELD BOOKS
BASE	TJM/DML	ASM	DESIGN:
DESIGN			STAKING:
XREF:	N/A		ASBUILT:
DWG:	2019196_vmk_PREPLAT_COMBINED		DATUM
HORIZ. SCALE:	1" = 100'		
VERT. SCALE:	N/A		HORIZ.: NAD83/98
JOB#:	2019196		VERT.: NAVD88
	SHEET 4		OF 9



THE WOODS AT VIEWCREST - PROPOSED BUILDING ENVELOPE & EXISTING CAO AREAS

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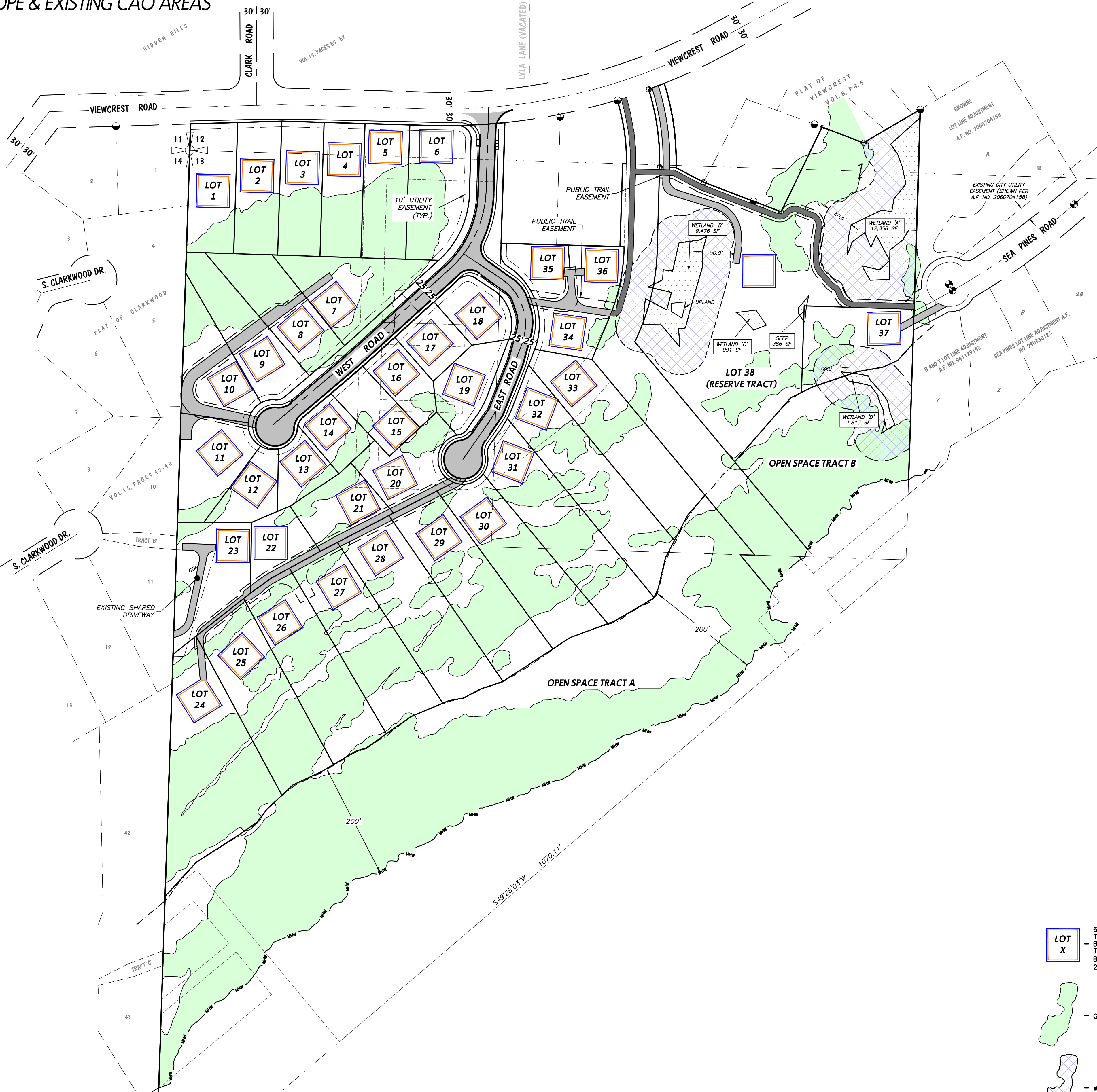
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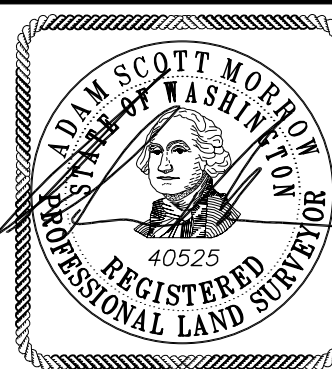
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DATA	DRAWN BY	CHECKED BY	FIELD BOOKS
BASE DESIGN	TJM/DML	ASM	DESIGN: STAKING: ASBUILT:
XREF:	N/A		
DWG:	2019196_svx_PREPLAT_BLDG+CAO		
HORIZ. SCALE:	1" = 100'		DATUM
VERT. SCALE:	N/A		HORIZ.: NAD83/98
JOB#:	2019196		VERT.: NAVD88
	SHEET 5		OF 9



THE WOODS AT VIEWCREST - PROPOSED CLEARING/GRADING, LOTS, AND ROADS

LEGAL DESCRIPTION:

PARCEL 1:
LOT B, AS DELINEATED ON ROGAN JONES 2 SHORT PLAT, ACCORDING TO THE SHORT PLAT RECORDED APRIL 10, 1992, UNDER AUDITOR'S FILE NO. 920410201, RECORDS OF WHATCOM COUNTY, WASHINGTON; EXCEPT THAT PORTION LYING WITHIN THE BOUNDARIES OF THE TRACT OF LAND DESCRIBED IN DEED TO DARRELL G. KAPP, ET UX., RECORDED JUNE 15, 1973, UNDER AUDITOR'S FILE NO. 1140332.
SITUATE IN WHATCOM COUNTY, WASHINGTON.

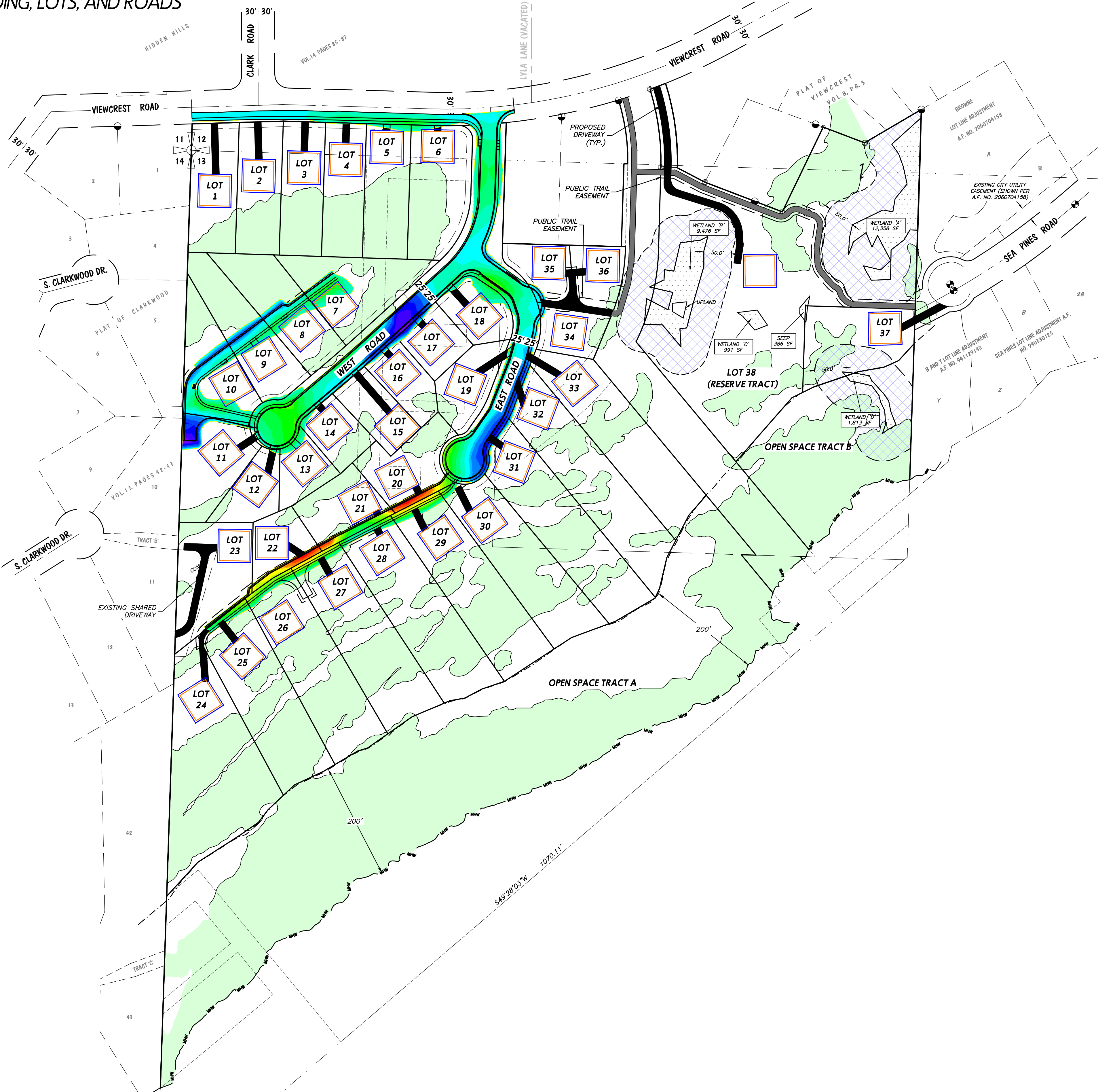
PARCEL 2:
THE EAST 750 FEET OF THE NORTH 700 FEET OF GOVERNMENT LOT 1, SECTION 13, TOWNSHIP 37 NORTH, RANGE 2 EAST, W.M.; EXCEPT LOT 3, BLOCK 16, AMENDED MAP OF SOUTH FAIRHAVEN, IN THE CITY OF FAIRHAVEN, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 49, AND THAT PORTION OF QUINALT STREET ON THE NORTH AND THAT PORTION OF THE VACATED ALLEY ON THE SOUTH WHICH INURED TO SAID LOT 3 UPON THE VACATION THEREOF; FURTHER EXCEPT THAT PORTION LYING WITHIN ROGAN JONES 2 SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 920410201;
FURTHER EXCEPT THAT PORTION DECEIBED IN DEEDS TO THE CITY OF BELLINGHAM, RECORDED UNDER AUDITOR'S FILE NO. 1136193, TO DARRELL G. KAPP AND SUSAN KAPP; RECORDED UNDER AUDITOR'S FILE NO. 1140332, TO LARRY DUTTON AND LINDA DUTTON; RECORDED UNDER AUDITOR'S FILE NO. 1190072; AND TO PATRICIA A. FARIS, RECORDED UNDER AUDITOR'S FILE NO. 1245873; FURTHER EXCEPT 40'-FOOT WIDE CHUCKANUT AVENUE AS SHOWN ON THE PLAT OF ROGAN JONES 2 SHORT PLAT.
SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL 3:
THAT PORTION OF THE OSWTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST, W.M., LYING SOUTH OF VIEWCREST ROAD AND WEST OF THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO PATRICIA A. FARIS, RECORDED MARCH 23, 1977, UNDER AUDITOR'S FILE NO. 1245873.
SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL 4:
LOTS, BLOCKS, VACATED STREETS AND ALLEYS IN THE AMENDED MAP OF SOUTH FAIRHAVEN, IN THE CITY OF FAIRHAVEN, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 49, DESCRIBED AS FOLLOWS:
BLOCKS 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16 AND 17; ALL OF BLOCKS 3, EXCEPT LOT 1 AND LOT 2; TOGETHER WITH ALL ALLEYS IN THE ABOVE-DESCRIBED BLOCKS VACATED BY RESOLUTION OF THE CITY COUNCIL OF BELLINGHAM, WASHINGTON, RECORDED JULY 19, 1912, UNDER AUDITOR'S FILE NO. 159473, AND ALL STREETS AND PARTS OF STREETS VACATED BY THE SAID RESOLUTION, EXCEPT THE SOUTHEASTERLY HALF OF CHUCKANUT AVENUE ABUTTING ON LOTS 1 AND 2, BLOCK 3.
FURTHER EXCEPT THE EAST 750 FEET OF THE NORTH 700 FEET OF GOVERNMENT LOT 1, SECTION 13, TOWNSHIP 37 NORTH, RANGE 2 EAST, W.M.
FURTHER EXCEPT THAT PORTION, IF ANY, LYING WITHIN LOTS OR BLOCKS 113, 114 AND 115, FAIRHAVEN TIDELANDS, OWNED BY THE CITY OF BELLINGHAM.
SITUATE IN WHATCOM COUNTY, WASHINGTON.

SURVEY NOTES:

- THIS TOPOGRAPHIC SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH WAC 332-130-145.
- DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION IN JULY 2020 AND MERGED WITH DATA COLLECTED BY LBS IN 2008.
- EQUIPMENT USED: THEOMAT 00'01.5" EDM: ± 2 PPM, ± 3 MM
- HORIZONTAL DATUM: NAD 83/98, WASHINGTON STATE PLANE NORTH ZONE (GRID) PER CITY OF BELLINGHAM CONTROL MONUMENTS 2047 (MONUMENTED S.I. OF VIEWCREST ROAD & FIELDSTONE AVE.) AND 5281 (PRC IN CENTERLINE OF VIEWCREST ROAD)
- VERTICAL DATUM: NAVD88 PER CITY OF BELLINGHAM VERTICAL CONTROL BENCHMARK #2047. ORTHO ELEVATION = 209.12
- CONTOURS DEPICTED HEREON MEET OR EXCEED NATIONAL MAPPING STANDARDS FOR 1-FOOT ACCURACY TOPOGRAPHIC SURVEYS AND HAVE BEEN COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY UTILIZING ELECTRONIC DATA COLLECTION.
- CONDUCTIBLE UNDERGROUND UTILITY LOCATES SERVICES WERE PERFORMED AND PAINTED BY WASHINGTON STATE ONE-CALL UTILITY LOCATE SERVICES AND SURVEYED BY PSE FIELD CREWS IN JULY 2020. UTILITIES ARE KNOWN TO EXIST WITHIN THE LIMITS OF THIS SURVEY THAT WERE UNDETECTABLE. ADDITIONAL UTILITY VERIFICATION MAY BE WARRANTED IN AREAS CONSIDERED FOR CONSTRUCTION. AS-BUILTS AND RECORD DRAWINGS WERE USED TO SUPPLEMENT UTILITY INFORMATION WHERE AVAILABLE.
- UTILITY LOCATION AREAS AND LEVEL OF LOCATE ACCURACY WERE DETERMINED BY SURVEYOR AND CLIENT PRIOR TO COMMENCEMENT OF FIELD SURVEY WORK.
- THIS MAP IS NOT INTENDED TO REPRESENT A FORMAL BOUNDARY SURVEY, NOR DOES IT REFLECT ELEMENTS THAT A BOUNDARY SURVEY MAY DISCLOSE. BOUNDARY RELATED ELEMENTS DEPICTED HEREON ARE SHOWN PER 2008 LBS SURVEY OF SUBJECT PROPERTIES.
- WETLANDS SHOWN HEREON DELINEATED IN JUNE 2020 BY NORTHWEST ECOLOGICAL AND SURVEYED BY PACIFIC SURVEYING AND ENGINEERING IN JULY 2020.



LOT X
60'X60' BUILDING ENVELOPE PURSUANT TO BMC 23.08.060.D.1. THIS AREA DOES NOT NECESSARILY REPRESENT THE ACTUAL BUILDING ENVELOPE, BUT RATHER IS INTENDED TO REPRESENT THAT THE NEW LOT HAS BEEN CONFIGURED TO MEET CITY OF BELLINGHAM "LOT DESIGN" CRITERIA. LOTS 6, 15, 21, 25, 26, 27, 29, & 32 MAY REQUIRE A DEPARTURE (10%)

= GEOLOGICALLY SIGNIFICANT CRITICAL AREA
= WETLAND BUFFER

Cut(-)/Fill(+) Table	
Color	Cut(-)/Fill(+)
[Red]	CUT
[Dark Red]	
[Orange]	
[Light Orange]	
[Yellow]	
[Light Yellow]	
[Light Green]	
[Green]	
[Dark Green]	
[Cyan]	
[Blue]	
[Dark Blue]	
[Purple]	
[Dark Purple]	
[Black]	
[Black]	FILL

CALL BEFORE YOU DIG 1-800-424-5555

REVISION	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	8/15/22	REVISED LOT LAYOUT	1	10/14/21	PRELIMINARY PLAT - EXISTING CONDITIONS EXHIBIT (FOR REVIEW)
2	9/9/2022	REVISED SUBMITTAL TO ADDRESS CITY RFI	2	10/18/2022	COB RFI REVISIONS
3	10/3/2022	REVISED PUBLIC TRAIL DESIGN			

ANNE C. JONES FAMILY LP
807 CHUCKANUT SHORE ROAD
BELLINGHAM, WA 98229

THE WOODS AT VIEWCREST - PROPOSED
CLEARING/GRADING + LOT LAYOUT

FOR ANNE C. JONES FAMILY LP
807 CHUCKANUT SHORE ROAD
BELLINGHAM, WA 98229

SITUATE IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 12, AND THE NW 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON

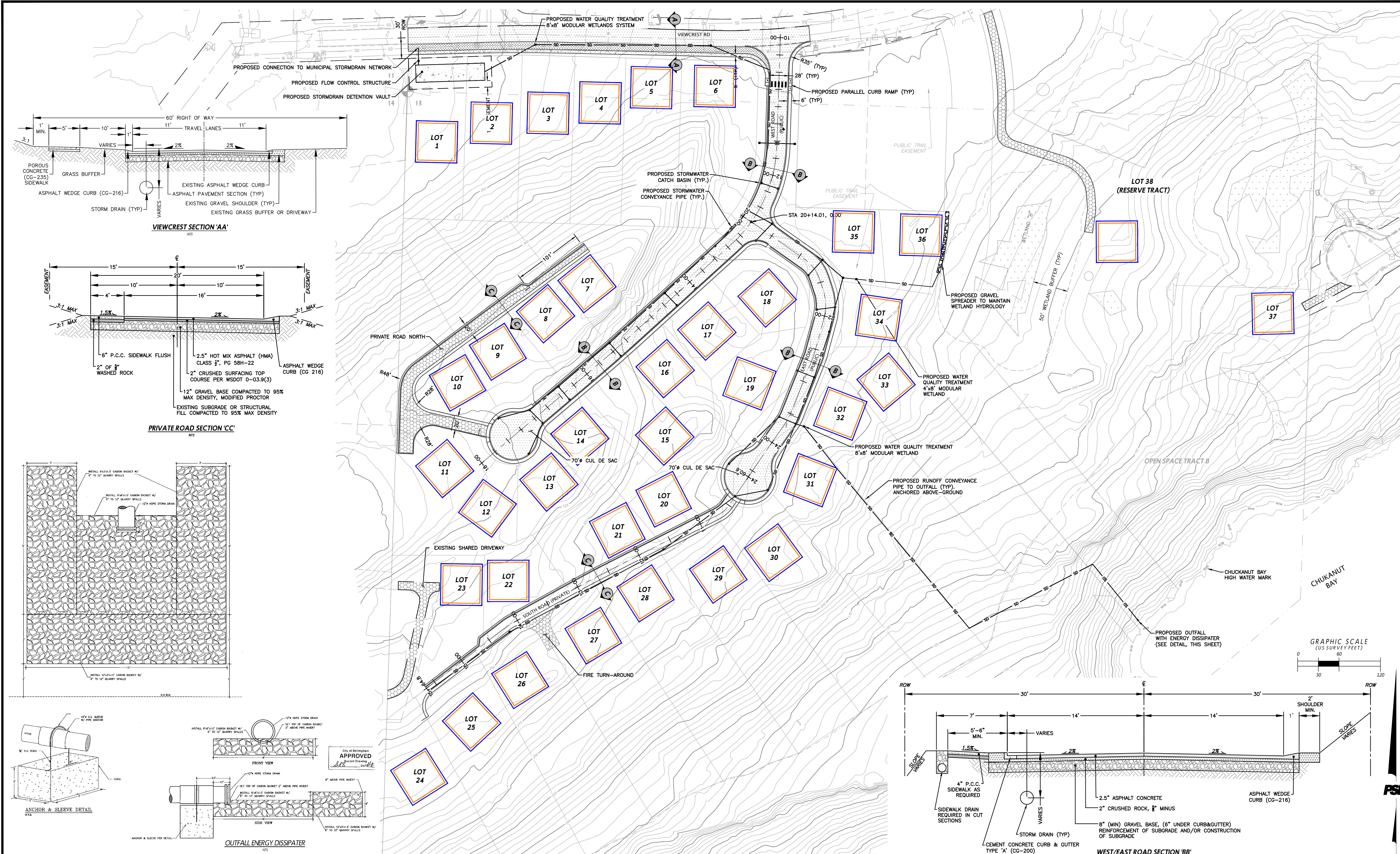


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DATA	DRAWN BY	CHECKED BY	FIELD BOOKS
BASE DESIGN	TJM/DML	ASM	DESIGN: STAKING: ASBUILT:
XREF:	N/A		DATUM
DWG:	2019196_svk_PREPLAT_PROPOSED...		
HORIZ. SCALE:	1" = 100'		HORIZ.: NAD83/98
VERT. SCALE:	N/A		VERT.: NAVD88
JOB#:	2019196		
SHEET 6		OF 9	





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REVISION	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
			1	9/13/2021	PRELIMINARY SITE PLAN
			2	10/18/2022	COB RFI REVISIONS

ANN C. JONES FAMILY LP
807 CHUCKANUT SHORE ROAD
BELLINGHAM, WA 98229

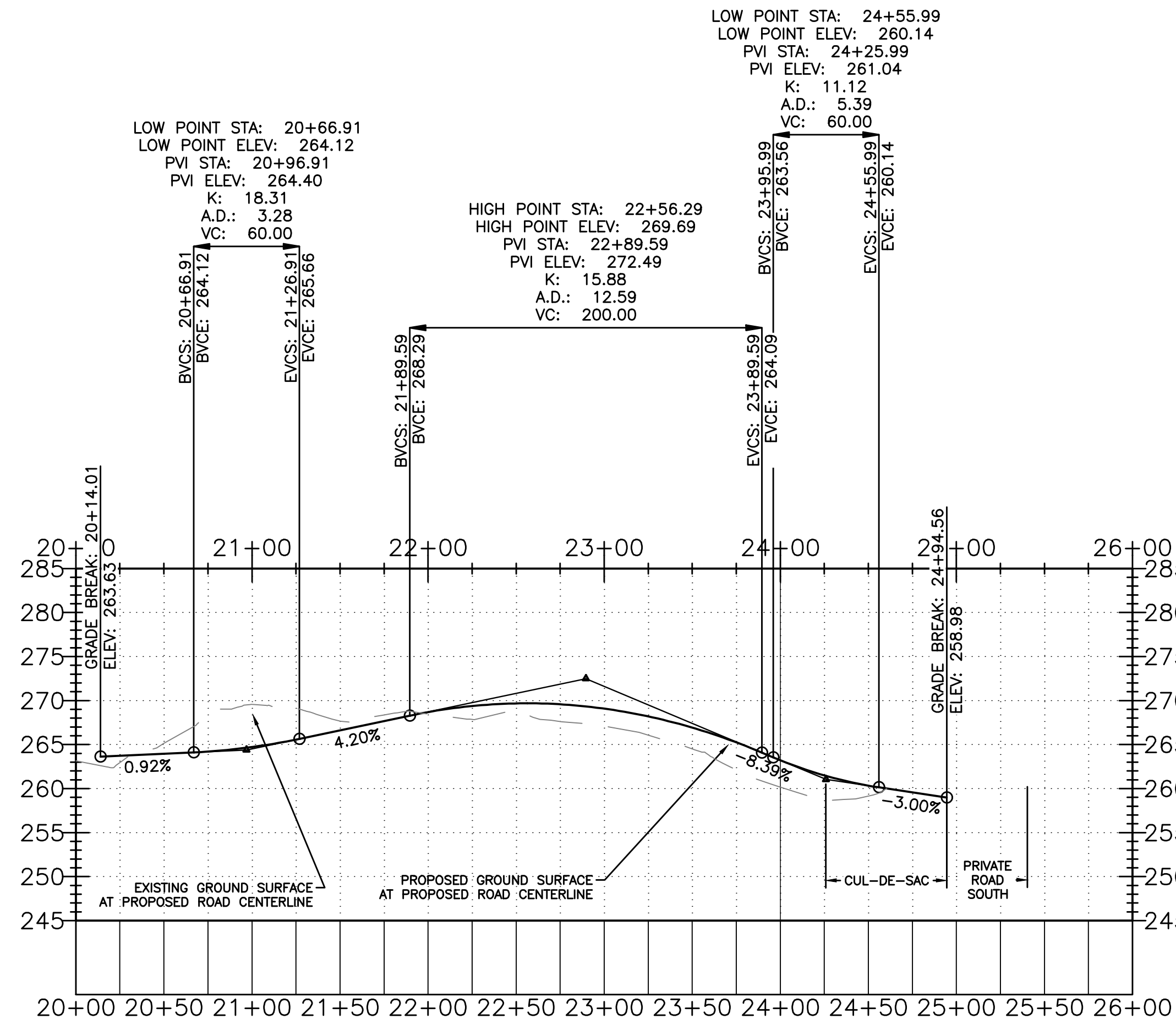
THE WOODS AT VIEWCREST
ESTATE PLANNING
SITE IMPROVEMENTS
ROAD & STORMDRAIN PLAN

PACIFIC SURVEYING
& ENGINEERING, INC.

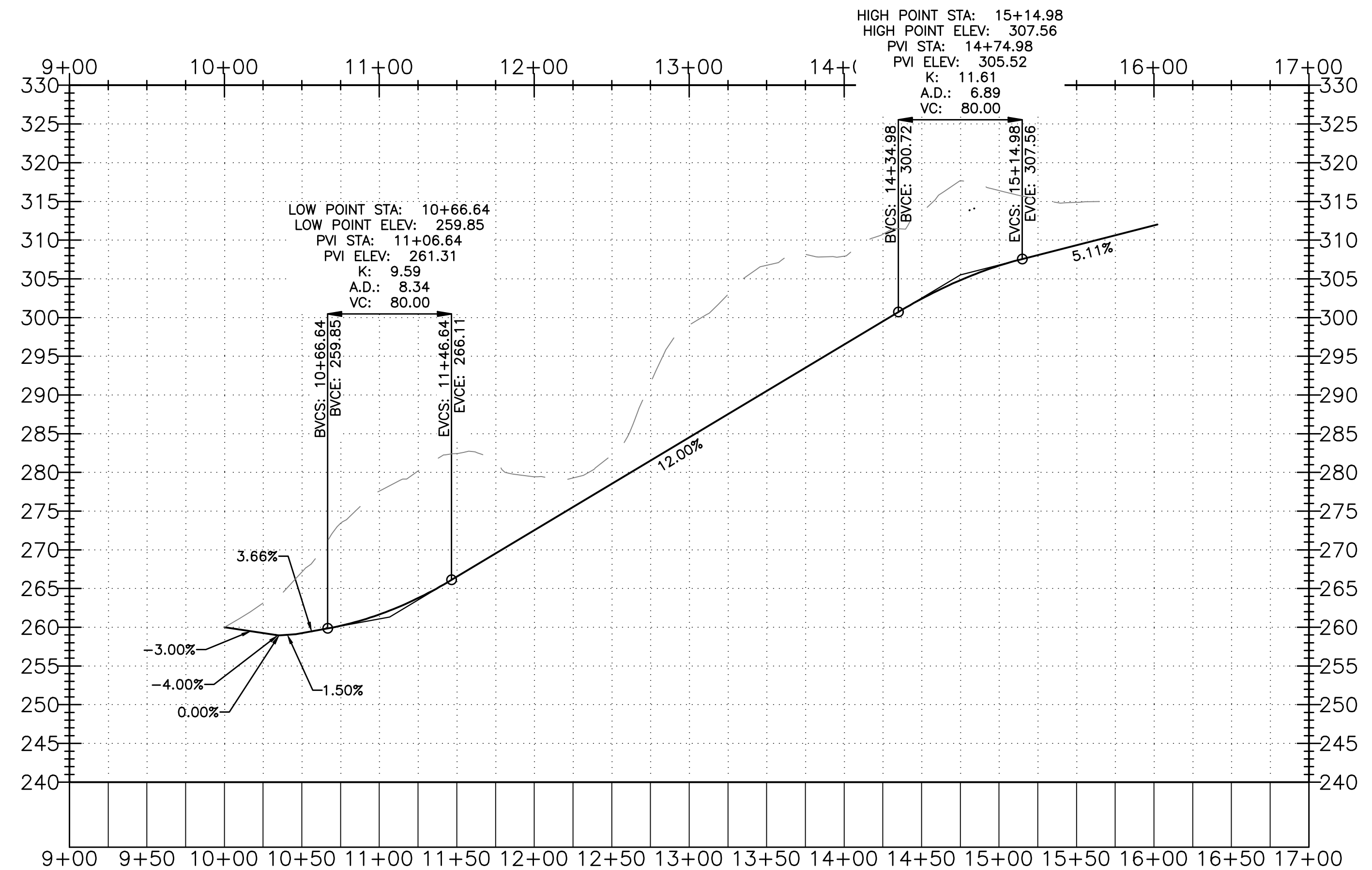
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DATA	DRAWN BY	CHECKED BY	FIELD BOOKS
BASE	—	—	DESIGN: —
DESIGN	KEH/JRG	JVY	STAKING: —
XREF:	—	—	ASBUILT: —
JOB#:	2019196	—	DATUM
HORIZ. SCALE:	SEE GRAPHIC SCALE	—	NAD83
VERT. SCALE:	AS NOTED	—	NAD88
DWG:	P:\Pse Project\2019196\DWGs\1_SHEET\2019196_ecP_SP.dwg	—	—
SHEET	7	OF	9

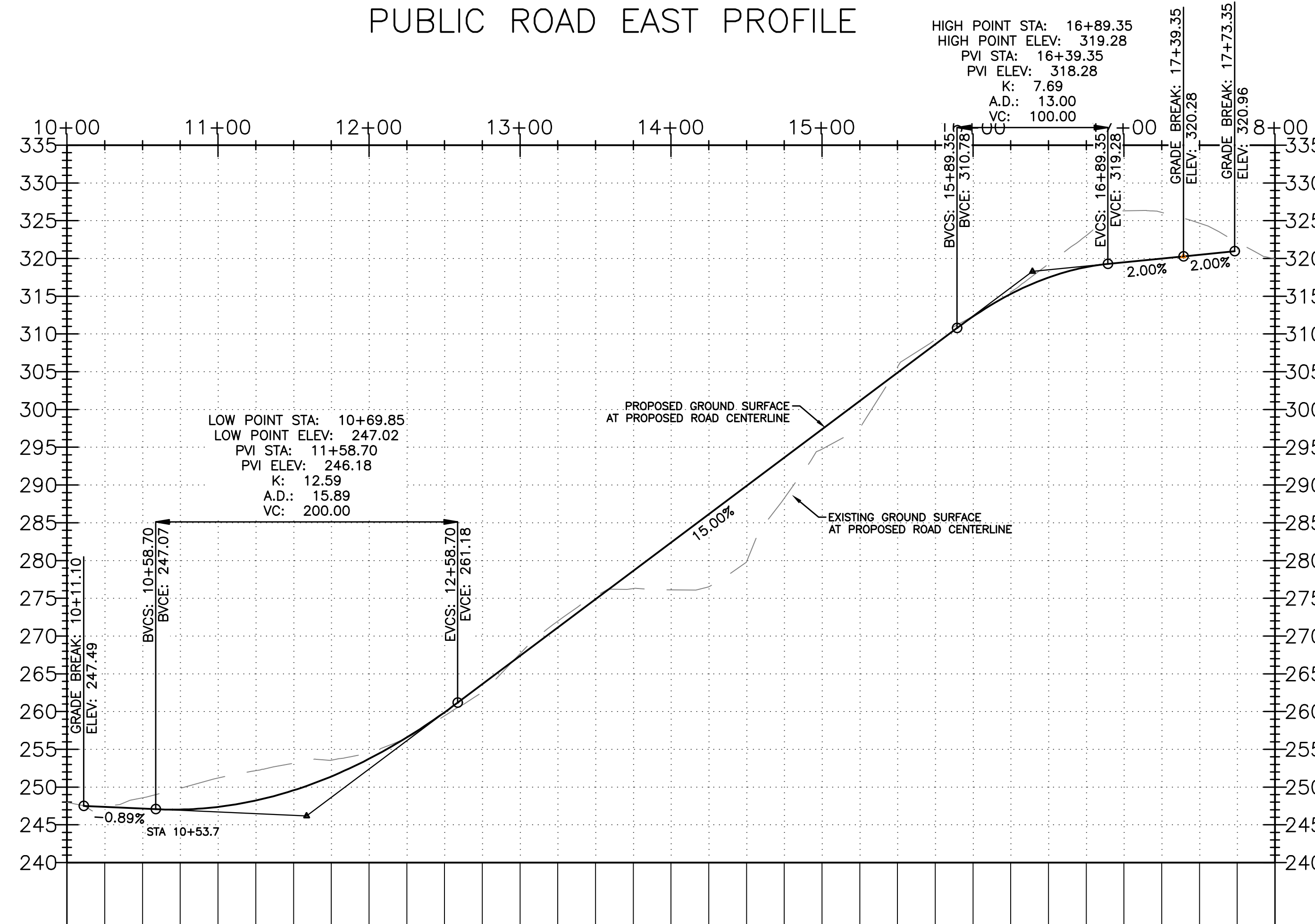




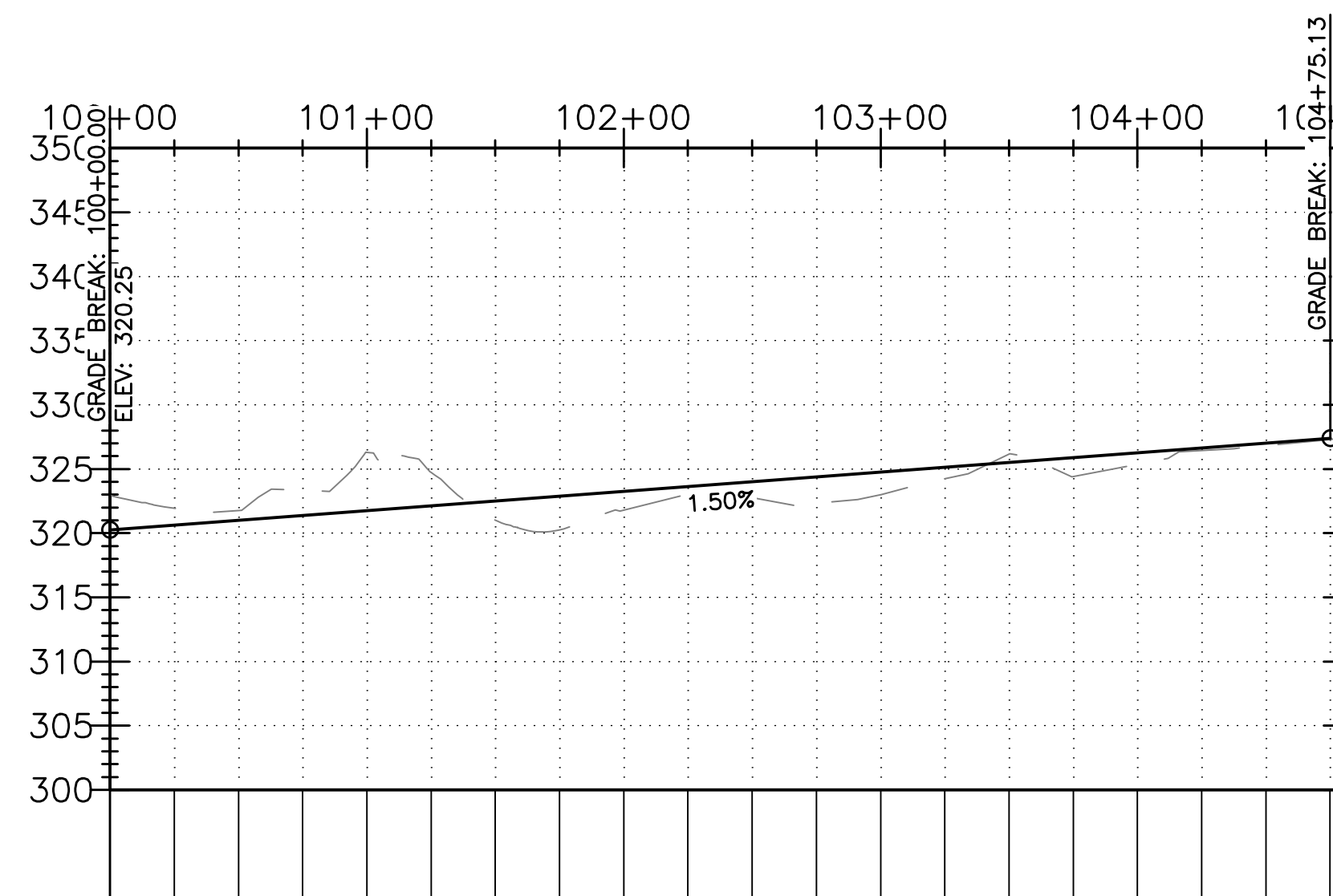
PUBLIC ROAD EAST PROFILE



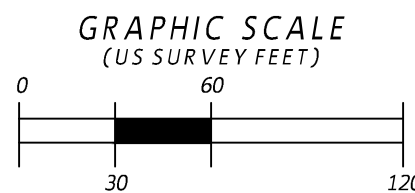
PRIVATE ROAD SOUTH PROFILE



PUBLIC ROAD WEST PROFILE



Alignment_PrivateRoadNorth PROFILE



HORIZ. 1" = 60'
VERT. 1" = 12'

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REVISION	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
			1	9/13/2021	PRELIMINARY SITE PLAN
			2	10/18/2022	COB RFI REVISIONS

ANN C. JONES FAMILY LP
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BELLINGHAM, WA 98229

THE WOODS AT VIEWCREST
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DESIGN	KEH/JRG	JVY	STAKING: —
XREF:	—	—	ASBUILT: —
JOB#:	2019196	—	DATUM
HORIZ. SCALE: SEE GRAPHIC SCALE	—	—	HORIZ.: NAD83
VERT. SCALE: AS NOTED	—	—	VERT.: NAD88
DWG: P:\Pse Project\2019196\DWGs\1_SHEET\2019196_ecP_SP.dwg	—	—	—
SHEET	8	OF	9



