

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 QUINAULT 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 DESCRIBED 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 SOUTHWEST 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 EDGEMOOR 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:
AHT CONSULTING
AHT CONSULTING
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.
2111 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

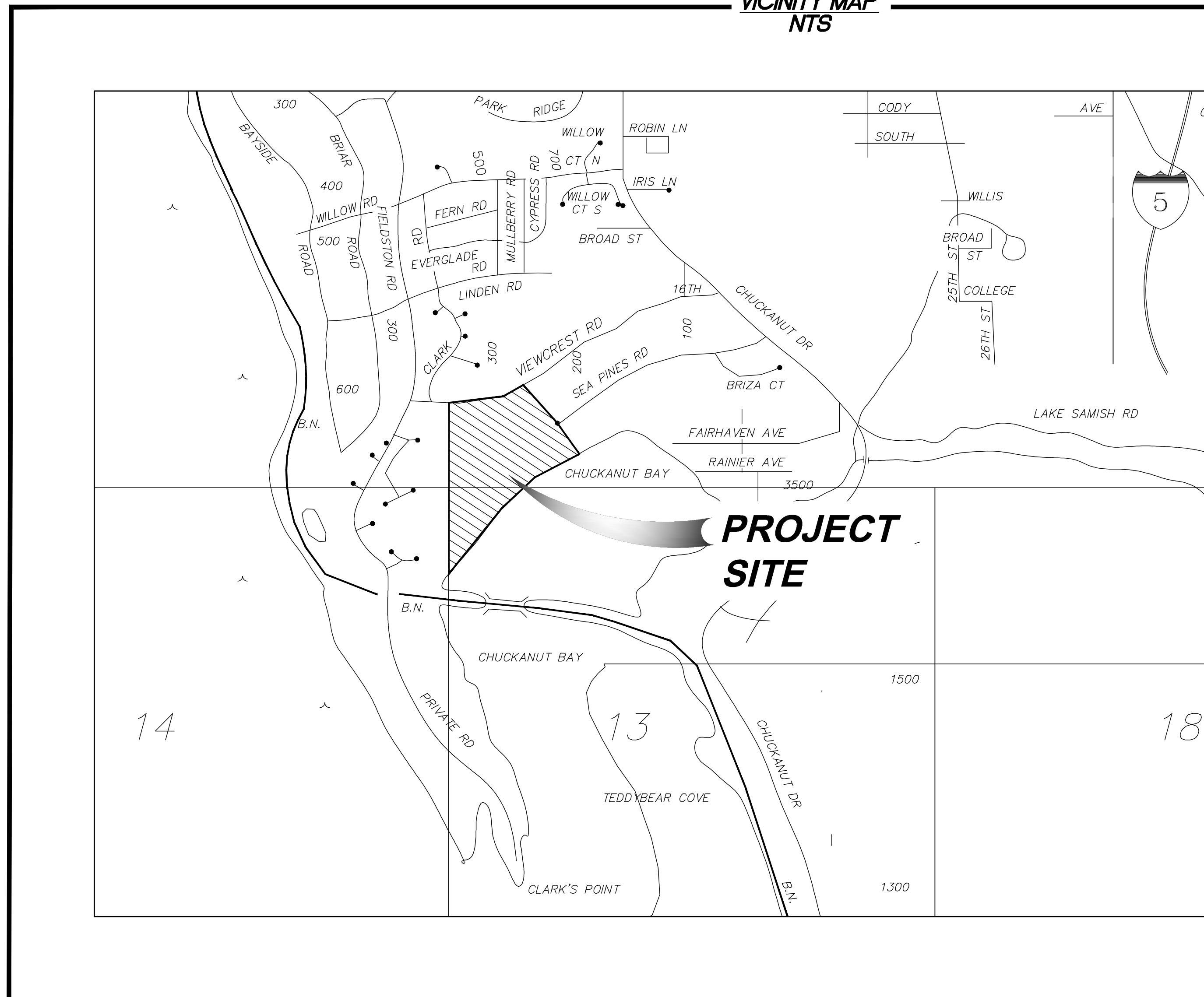
TRAFFIC ENGINEER:
TRANSPORTATION ENGINEERING NORTHWEST
JEFF HAYNIE, P.E.
11400 SE 8TH STREET, SUITE 200
BELLEVUE, WA 98004
(425) 889-6747

ZONING: EDGEMOOR 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

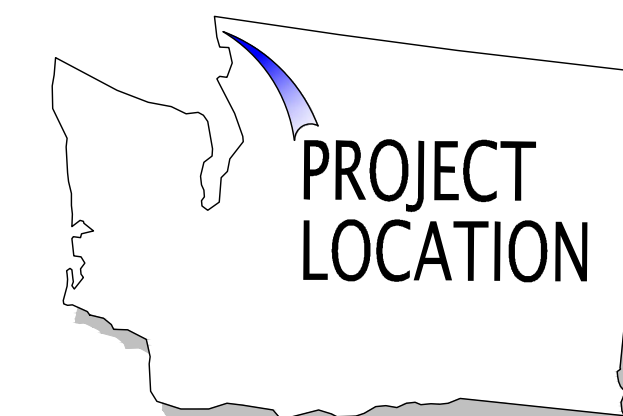


EXISTING LINE LEGEND

- = 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/OCM = EXISTING OVERHEAD ELECTRIC & COMMUNICATION LINES
- UGE = EXISTING UNDERGROUND POWER
- OCM = 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
- = 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
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- ⊕ = 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 STORMWATER OUTFALL
- SHEET 9 - PROPOSED ROAD PROFILES
- SHEET 10 - PROPOSED WATER AND SANITARY SEWER PLAN
- SHEET 11 - REPRESENTATIVE CROSS-SECTIONS

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
3	6/9/2023	REVISED SUBMITTAL TO ADDRESS CITY RFI #2			
4	12/1/2023	REVISED SUBMITTAL TO ADDRESS CITY RFI #3			

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

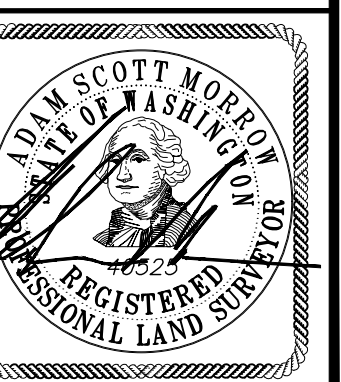
THE WOODS AT VIEWCREST
FOR ANNE C. JONES FAMILY LP
807 CHUCKANUT SHORE ROAD
BELLINGHAM, WA 98229

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.:
VERT. SCALE:	N/A		VERT.:
JOB#:	2019196		NAVD88
SHEET 1 OF 11			



THE WOODS AT VIEWCREST - EXISTING CONDITIONS EXHIBIT

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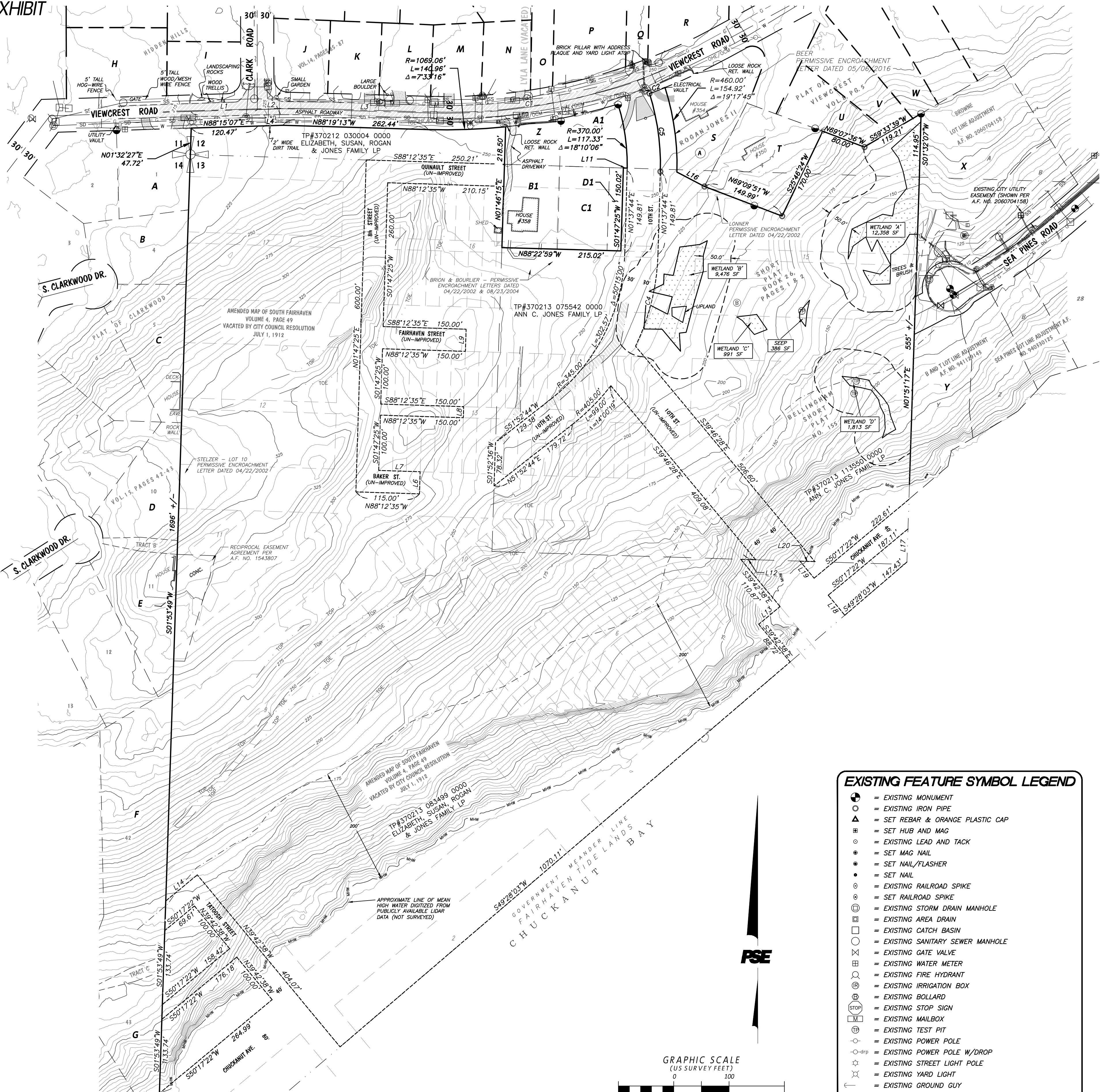
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SITUATE IN WHATCOM COUNTY, WASHINGTON.

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 001.5" 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 VERTICIZATION 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.



PARCEL OWNERSHIP			
TAX PARCEL NO.	OWNERSHIP	ADDRESS	
A	370214518520000	THOMPSON	402 VIEWCREST RD
B	370214518512000	LUDWIG & MULLAVEY	403 S CLARKWOOD DR
C	370214520495000	SCIOLTO LLC	405 S CLARKWOOD DR
D	370214521471000	FREDRIKSSON REV TRUST	415 S CLARKWOOD DR
E	370214521448000	HARRIS TRUST	417 S CLARKWOOD DR
F	370214518405000	HOLCOMB FAMILY TRUST	417 ARBUTUS PL
G	370214521374000	HARTLEY	414 ARBUTUS PL
H	370211548019000	HECHT	635 FIELDSTON RD
I	370212005015000	VAN BROCKLIN & SWIECICKI	664 CLARK RD
J	370212020019000	OLSEN	663 CLARK RD
K	370212028019000	DAVIS	413 VIEWCREST RD
L	370212038019000	NELSON	409 VIEWCREST RD
M	370212049018000	KUHN	405 VIEWCREST RD
N	370212060018000	MALKASON FAMILY TRUST	401 VIEWCREST RD
O	370212069050000	PALEY TRUST/TR	357 VIEWCREST RD
P	370212072030000	MARRINER & OWEN	355 VIEWCREST RD
Q	370212073073000	BARBONE	353 VIEWCREST RD
R	370212089032000	LAVALLEY TRUST/TR	351 VIEWCREST RD
S	370212092010000	TARASKA	354 VIEWCREST RD
T	370212100012000	LONNER REVOCABLE TRUST	350 VIEWCREST RD
U	370212114012000	SUNI	340 VIEWCREST RD
V	370212118019000	DAVIS	338 VIEWCREST RD
W	370212119027000	POEHLMAN	336 VIEWCREST RD
X	370212140030000	BROWNE	315 SEA PINES RD
Y	370213137529000	SCOTT	324 SEA PINES RD
Z	370212060060000	BRION REV TRUST/TR	358 VIEWCREST RD
A1	370212074009000	BOURLIER	NO SITE ADDRESS
B1	370213066580000	BRION REV TRUST/TR	NO SITE ADDRESS
C1	370213073578000	BOURLIER	356 VIEWCREST RD
D1	370213078579000	BOURLIER	NO SITE ADDRESS

LINE TABLE		CURVE TABLE	
LINE	BEARING LENGTH	CURVE	RADIUS DELTA LENGTH
L4	S88°14'13"W 45.33	C2	1070.82' 1°36'28" 30.05'
L5	N1°32'07"E 67.83	C3	460.00' 19°17'33" 154.89'
L6	S1°47'25"W 40.00	C4	405.00' 24°17'28" 171.70'
L7	S88°12'35"E 75.00	C5	430.00' 19°03'47" 143.07'
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		

EXISTING FEATURE SYMBOL LEGEND

- = EXISTING MONUMENT
- = EXISTING IRON PIPE
- △ = SET REBAR & ORANGE PLASTIC CAP
- ⊕ = SET HUB AND MAG
- ⊙ = EXISTING LEAD AND TACK
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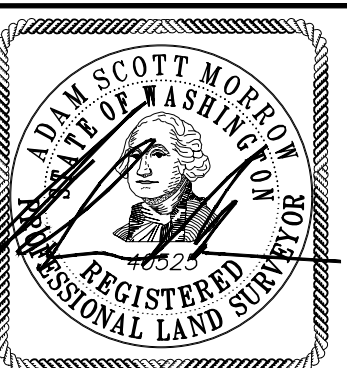
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2	10/3/2022	REVISED PUBLIC TRAIL DESIGN	2	10/18/2022	COB RFI REVISIONS
3	6/9/2023	REVISED SUBMITTAL TO ADDRESS CITY RFI #2			
4	12/1/2023	REVISED SUBMITTAL TO ADDRESS CITY RFI #3			

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

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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	TJM	ASM	DESIGN: STAKING:
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DWG:	2019196_svX_PREPLAT_EC		DATUM
HORIZ. SCALE:	1" = 100'		
VERT. SCALE:	N/A		HORIZ.: NAD83/98
JOB#:	2019196		VERT.: NAVD88
SHEET 2 OF 11			



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

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.

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 QUINAVULT 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 DESCRIBED 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 SOUTHWEST 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:

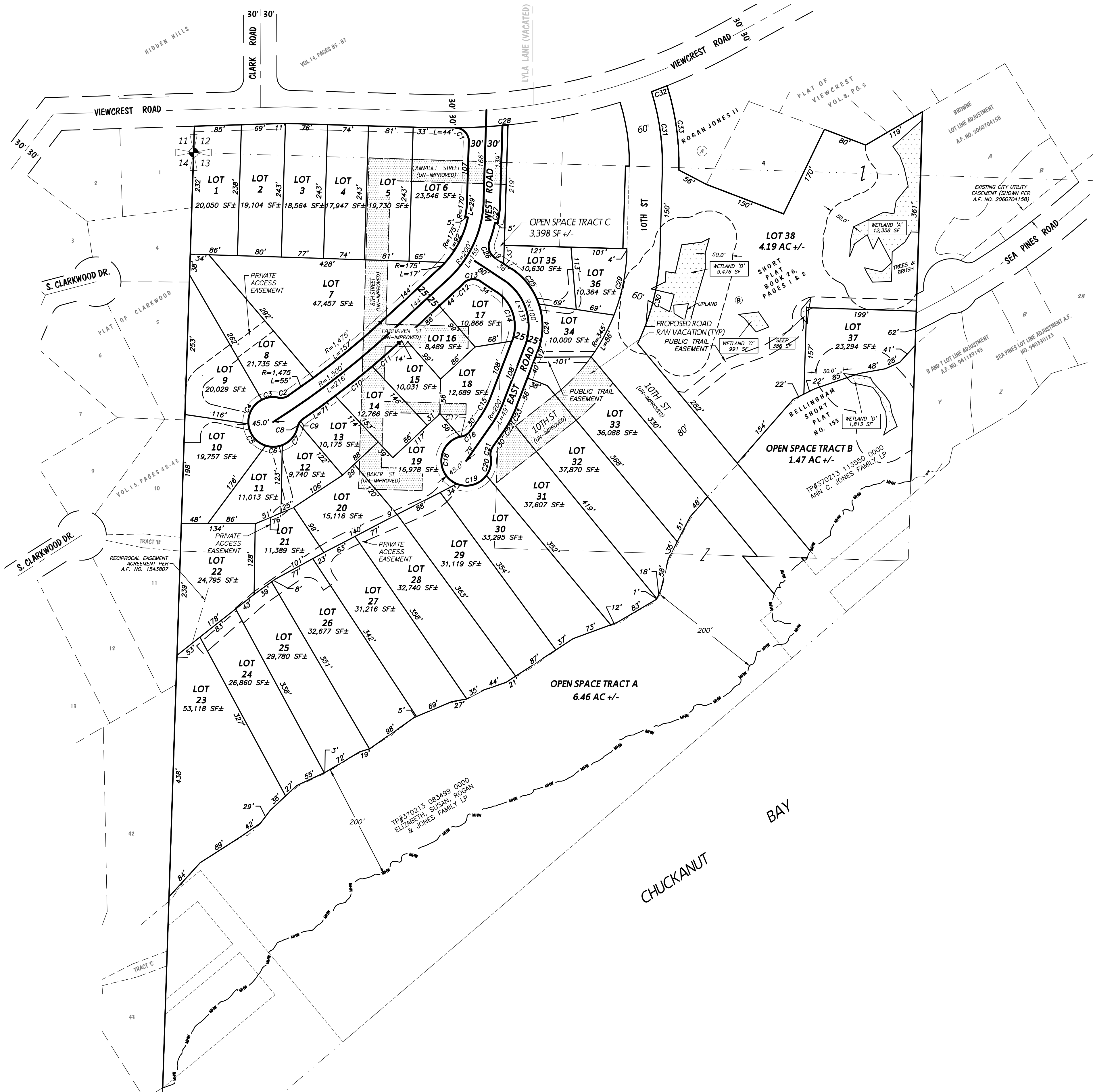
- THIS TOPOGRAPHIC SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH WAC 332-130-145.
- DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION IN JULY 2020 AND MERGED WITH DATA COLLECTED BY LBS IN 2008.
- EQUIPMENT USED: THEOMAT 00'01.5" EDM: ± 2 PPM, ± 3 MM
- HORIZONTAL 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)
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- 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 LINE LEGEND

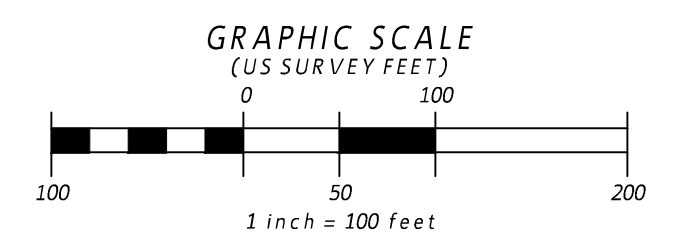
- = EXISTING WETLAND LINE
- - - - = EXISTING WETLAND BUFFER LINE

[Pattern] = R/W TO BE VACATED

[Pattern] = DELINEATED WETLAND



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	25.00'	90°14'24"	39.37'
C2	25.00'	45°22'25"	19.80'
C3	45.00'	37°45'07"	29.65'
C4	45.00'	67°37'12"	53.11'
C5	45.00'	67°59'36"	53.40'
C6	45.00'	39°02'04"	30.66'
C7	45.00'	56°24'56"	44.31'
C8	25.00'	16°15'44"	7.10'
C9	25.00'	27°14'29"	11.89'
C10	1525.00'	3°13'24"	85.79'
C11	1525.00'	2°25'03"	64.35'
C12	225.00'	3°50'37"	15.09'
C13	25.00'	79°55'44"	34.88'
C14	75.00'	77°27'45"	101.40'
C15	175.00'	13°54'15"	42.47'
C16	25.00'	44°24'55"	19.38'
C17	45.00'	32°15'56"	2.64'
C18	45.00'	143°44'02"	112.89'
C19	45.00'	76°25'32"	60.02'
C20	45.00'	45°18'20"	35.58'
C21	25.00'	44°24'55"	19.38'
C22	225.00'	7°07'48"	28.00'
C23	225.00'	6°46'26"	26.60'
C24	125.00'	39°49'54"	86.90'
C25	125.00'	37°37'51"	82.10'
C26	25.00'	76°59'23"	33.59'
C27	230.00'	9°51'37"	39.58'
C28	1069.06'	0°32'25"	10.08'
C29	345.00'	19°42'11"	118.64'
C30	405.00'	24°17'28"	171.70'
C31	430.00'	19°03'47"	143.07'
C32	1070.82'	1°36'28"	30.05'
C33	460.00'	19°17'33"	154.89'



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	10/5/2021	PRELIMINARY PLAT - PROPOSED PLAT LAYOUT (FOR REVIEW)
2	10/3/2022	REVISED PUBLIC TRAIL DESIGN	2	11/18/2021	COB RFI REVISIONS
3	6/9/2023	REVISED SUBMITTAL TO ADDRESS CITY RFI #2			
4	12/1/2023	REVISED SUBMITTAL TO ADDRESS CITY RFI #3			

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

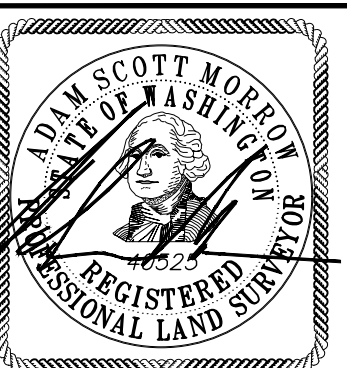
THE WOODS AT VIEWCREST - PROPOSED LOTS
 FOR ANNE C. JONES FAMILY LP
 807 CHUCKANUT SHORE ROAD
 BELLINGHAM, WA 98229

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.
 909 Squakam 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	DML	ASM	DESIGN:
DESIGN			STAKING:
XREF:	N/A		ASBUILT:
DWC:	2019196_svk_PREPLAT_LOT_LAYOUT		DATUM
HORIZ. SCALE:	1"=100'		HORIZ.:
VERT. SCALE:			VERT.:
JOB#:	2019196		NAVD88
SHEET 3 OF 11			



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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SITUATE IN WHATCOM COUNTY, WASHINGTON.

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SITUATE IN WHATCOM COUNTY, WASHINGTON.

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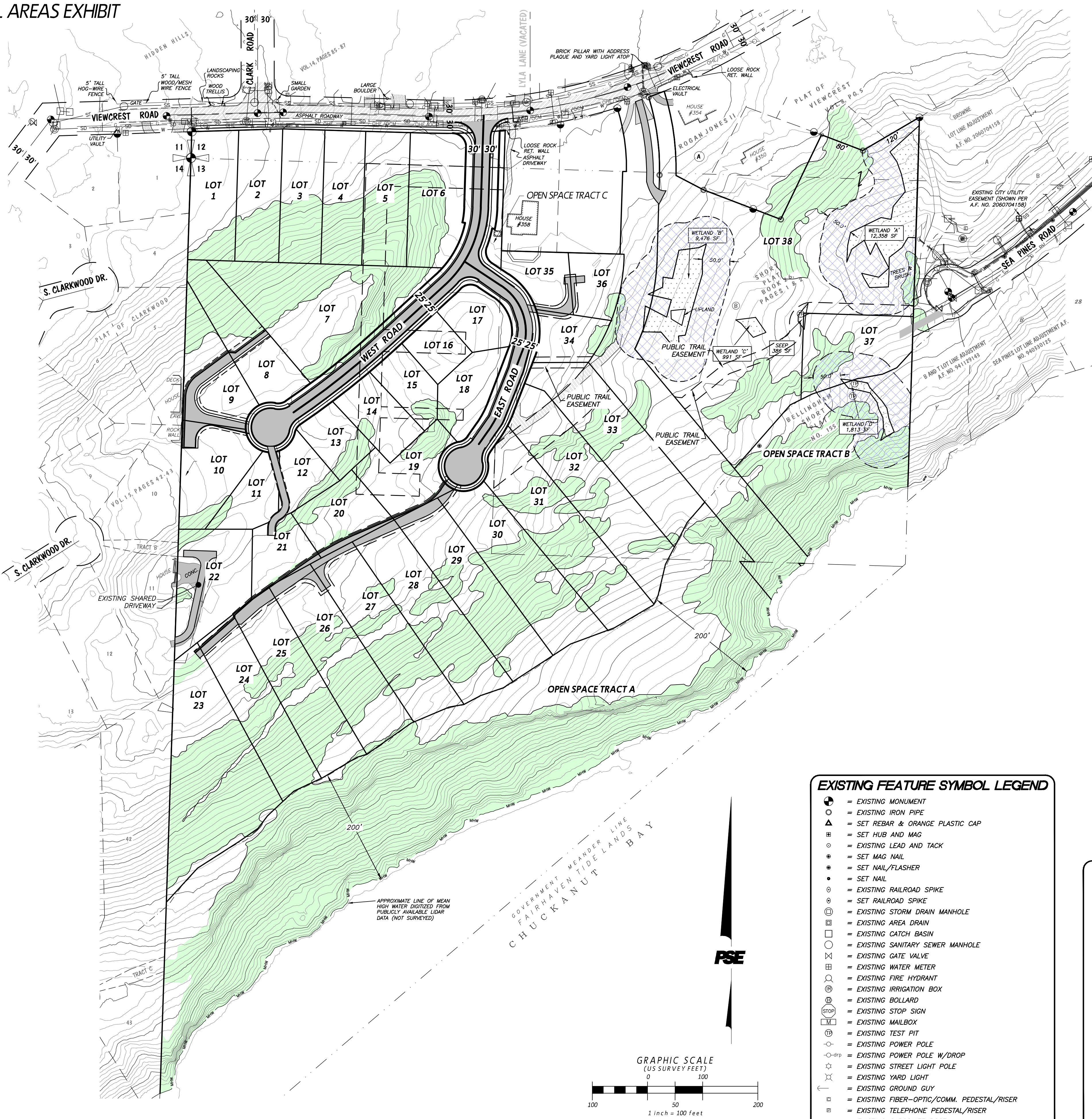
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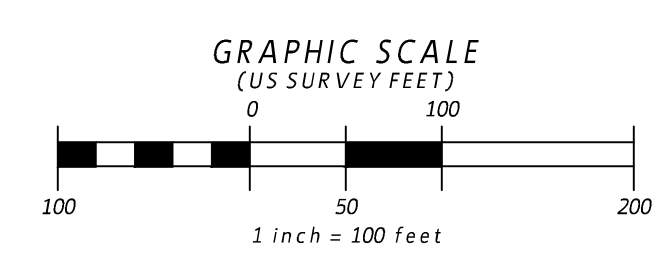


EXISTING FEATURE SYMBOL LEGEND

- = 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

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 UNDERGROUND 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



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	10/18/22	COB RFI REVISIONS
3	10/3/2022	REVISED PUBLIC TRAIL DESIGN			
4	6/9/2023	REVISED SUBMITTAL TO ADDRESS CITY RFI #2			
5	12/1/2023	REVISED SUBMITTAL TO ADDRESS CITY RFI #3			

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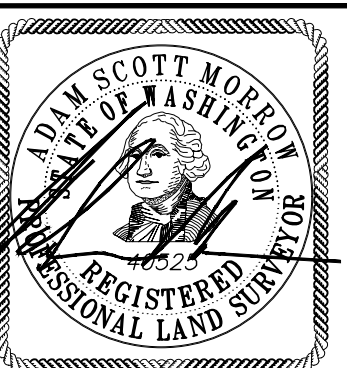
THE WOODS AT VIEWCREST - PROPOSED LOTS & ROADS & EXISTING CONDITIONS
 FOR ANNE C. JONES FAMILY LP
 807 CHUCKANUT SHORE ROAD
 BELLINGHAM, WA 98229



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

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

DATA	DRAWN BY	CHECKED BY	FIELD BOOKS
BASE	TJM/DML	ASM	DESIGN:
DESIGN			STAKING:
XREF:	N/A		ASBUILT:
DWG:	2019196_vwL_PREPLAT_COMBINED		DATUM
HORIZ. SCALE:	1" = 100'		HORIZ.:
VERT. SCALE:	N/A		VERT.:
JOB#:	2019196		
SHEET 4 OF 11			



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

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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SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL 3:
 THAT PORTION OF THE OSWSTHWEST 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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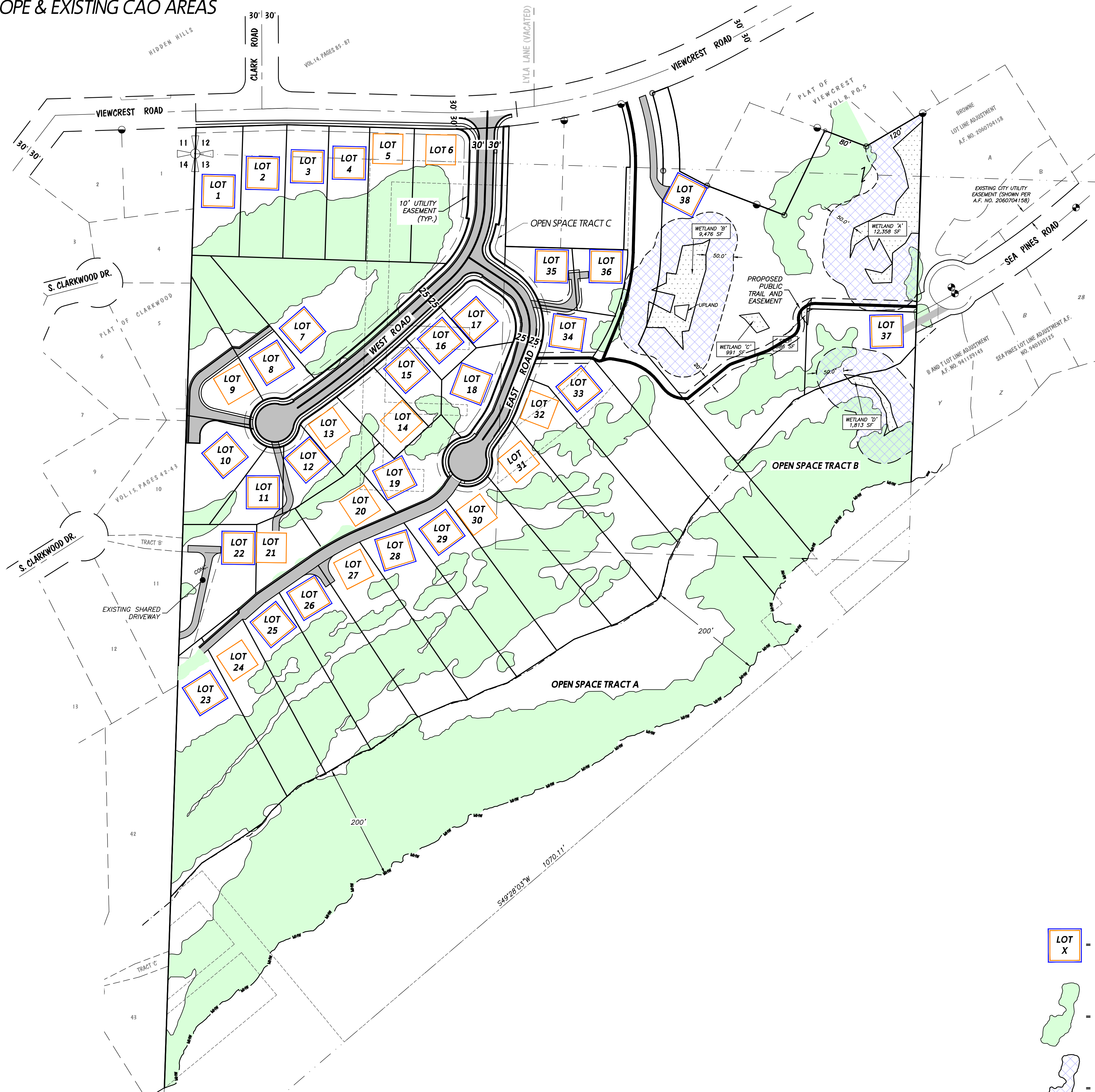
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SITUATE IN WHATCOM COUNTY, WASHINGTON.

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.
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- 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 VERTICION 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.



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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			
4	6/9/2023	REVISED SUBMITTAL TO ADDRESS CITY RFI #2			
5	12/1/2023	REVISED SUBMITTAL TO ADDRESS CITY RFI #3			

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

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

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

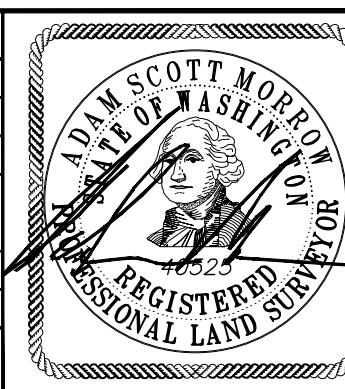
SITUATE IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 12, AND THE NW 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON



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DATA	DRAWN BY	CHECKED BY	FIELD BOOKS
BASE	TJM/DML	ASM	DESIGN:
DESIGN			STAKING:
XREF:	N/A		ASBUILT:
DWC:	2019196_vvX_PREPLAT_BLDG+CAO		DATUM
HORIZ. SCALE:	1" = 100'		HORIZ.:
VERT. SCALE:	N/A		VERT.:
JOB#:	2019196		NAVD88
SHEET 5 OF 11			



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

LEGAL DESCRIPTION:

PARCEL 1:
 LOT B, AS DELINEATED ON ROGAN JONES 2 SHORT PLAT, RECORDING 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 DESCRIBED 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 SOUTHWEST 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.

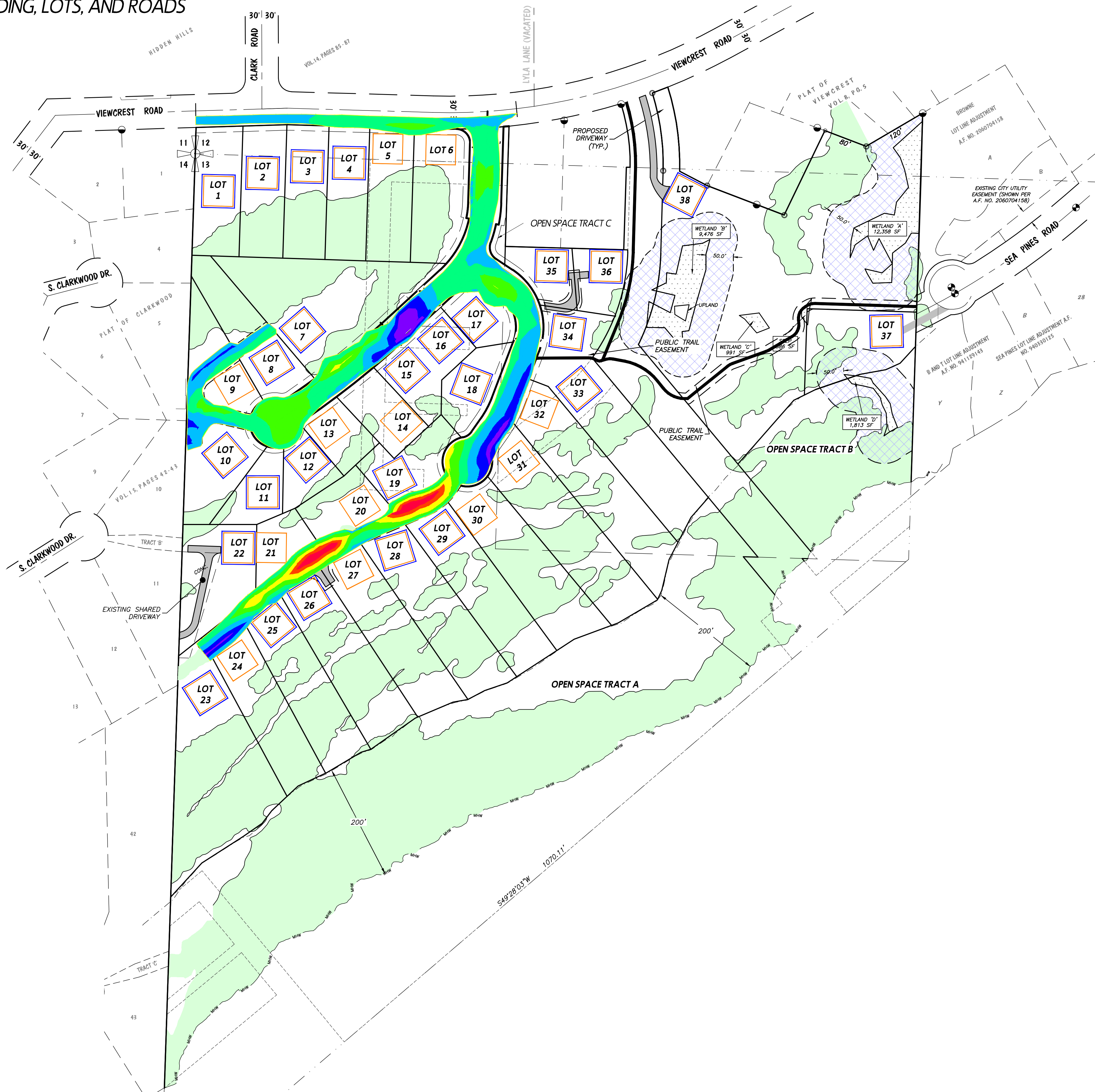
FURTHER EXCEPT THE EAST 750 FEET OF THE NORTH 700 FEET OF GOVERNMENT LOT 1, SECTION 13, TOWNSHIP 37 NORTH, RANGE 2 EAST, W.M.

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
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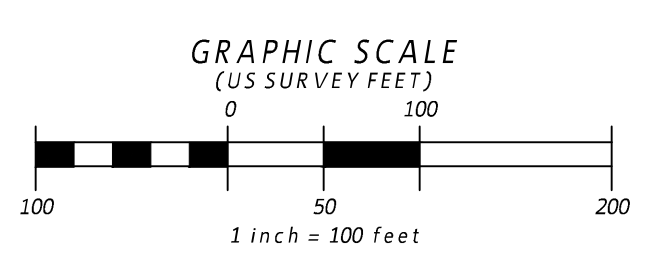


LOT X
 THIS AREA DOES NOT NECESSARILY REPRESENT THE ACTUAL BUILDING ENVELOPE, BUT RATHER IS INTENDED TO REPRESENT THAT THE NEW LOT HAS BEEN CONFIGURED TO MEET CITY OF BELLINGHAM "LOT DESIGN" CRITERIA. LOTS 6, 15, 21, 25, 26, 27, 29, & 32 MAY REQUIRE A DEPARTURE (10%)

GEOLOGICALLY SIGNIFICANT CRITICAL AREA

WETLAND BUFFER

Color	Cut(-)/Fill(+)
Red	CUT
Orange	CUT
Yellow	CUT
Light Green	CUT
Green	CUT
Dark Green	CUT
Blue	CUT
Light Blue	CUT
Dark Blue	CUT
Purple	CUT
Light Purple	CUT
White	FILL
Light Yellow	FILL
Light Green	FILL
Green	FILL
Dark Green	FILL
Blue	FILL
Light Blue	FILL
Dark Blue	FILL
Purple	FILL
Light Purple	FILL



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5	12/1/2023	REVISED SUBMITTAL TO ADDRESS CITY RFI #3			

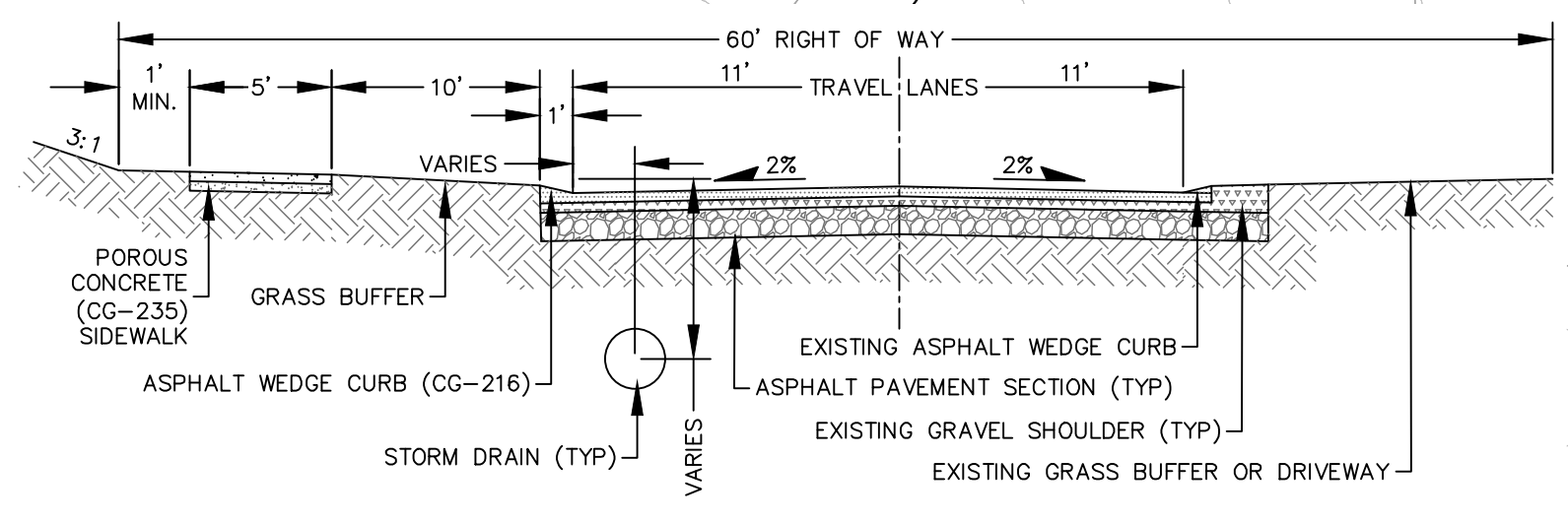
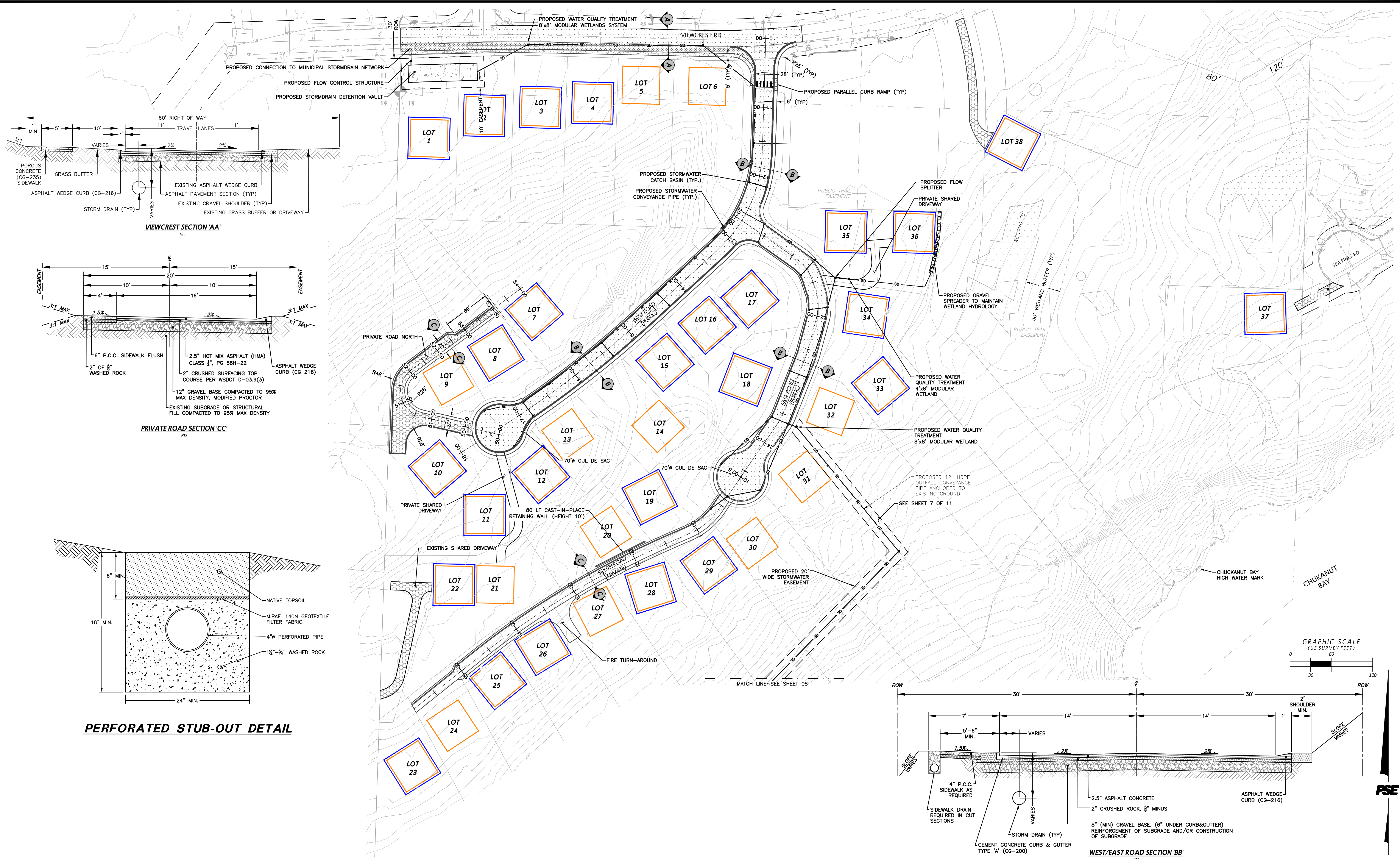
ANNE C. JONES FAMILY LP
 807 CHUCKANUT SHORE ROAD
 BELLINGHAM, WA 98229

THE WOODS AT VIEWCREST - PROPOSED CLEARING/GRADING + LOT LAYOUT
 FOR ANNE C. JONES FAMILY LP
 807 CHUCKANUT SHORE ROAD
 BELLINGHAM, WA 98229

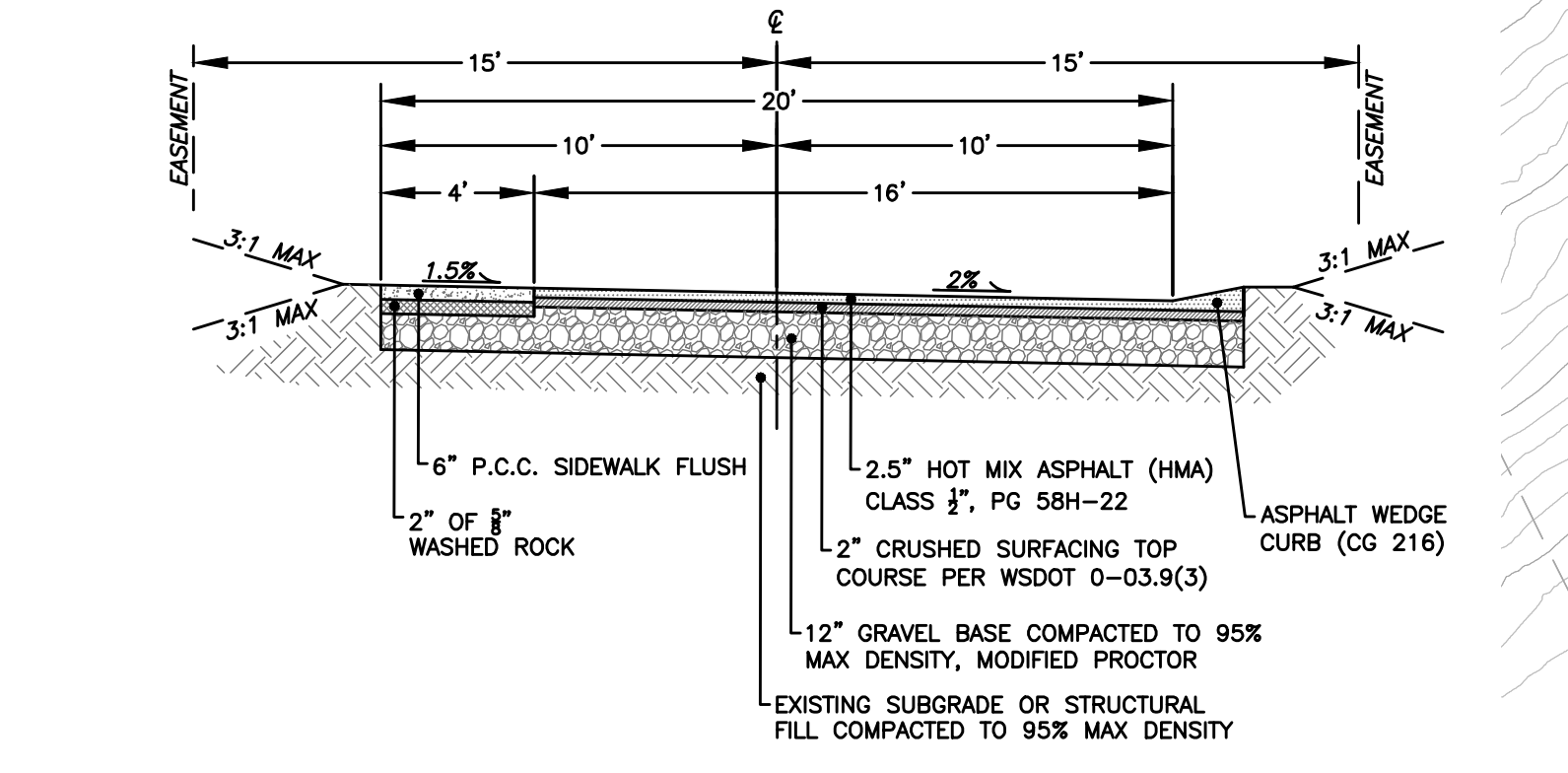
SITUATE IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 12, AND THE NW 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON

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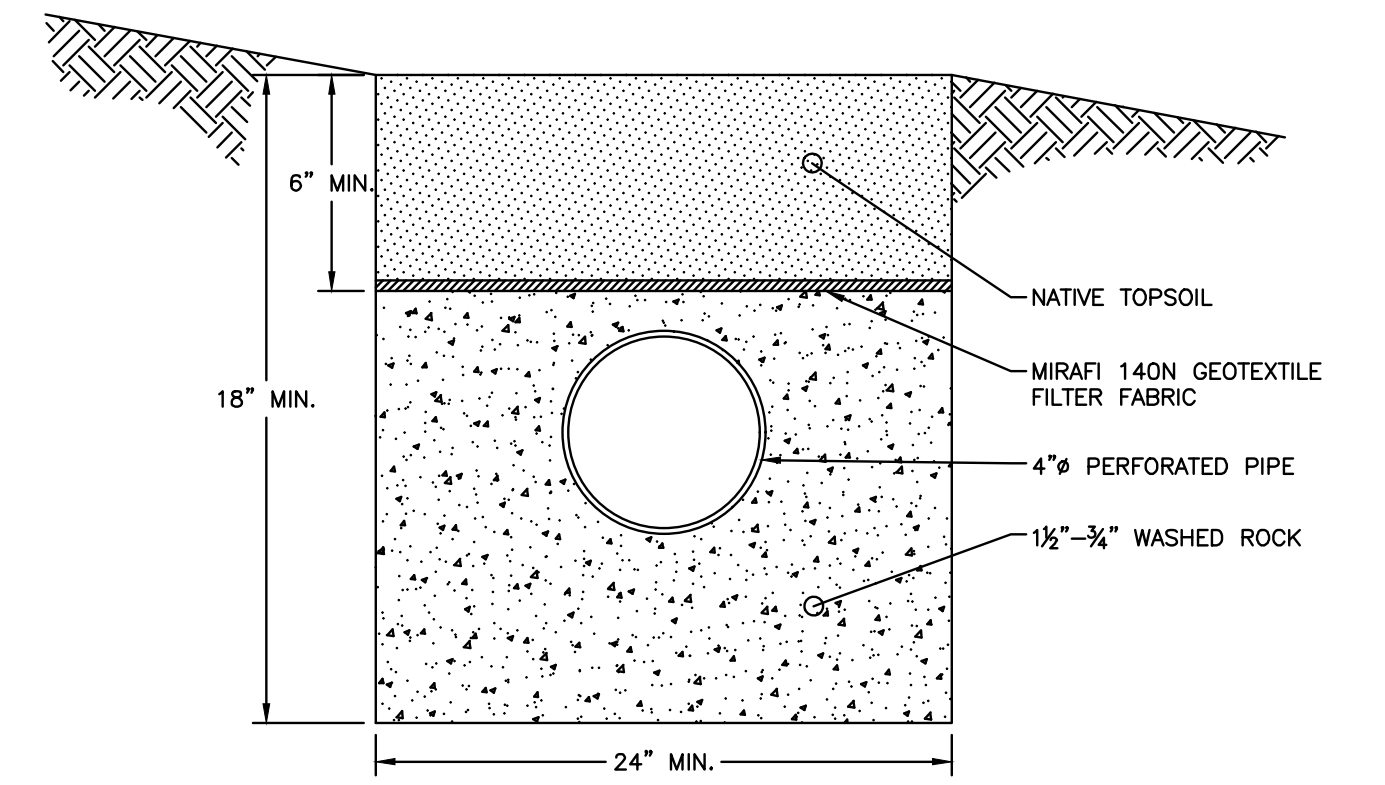
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VERT. SCALE:	N/A		VERT.:
JOB#:	2019196		NAVD88
SHEET 6 OF 11			



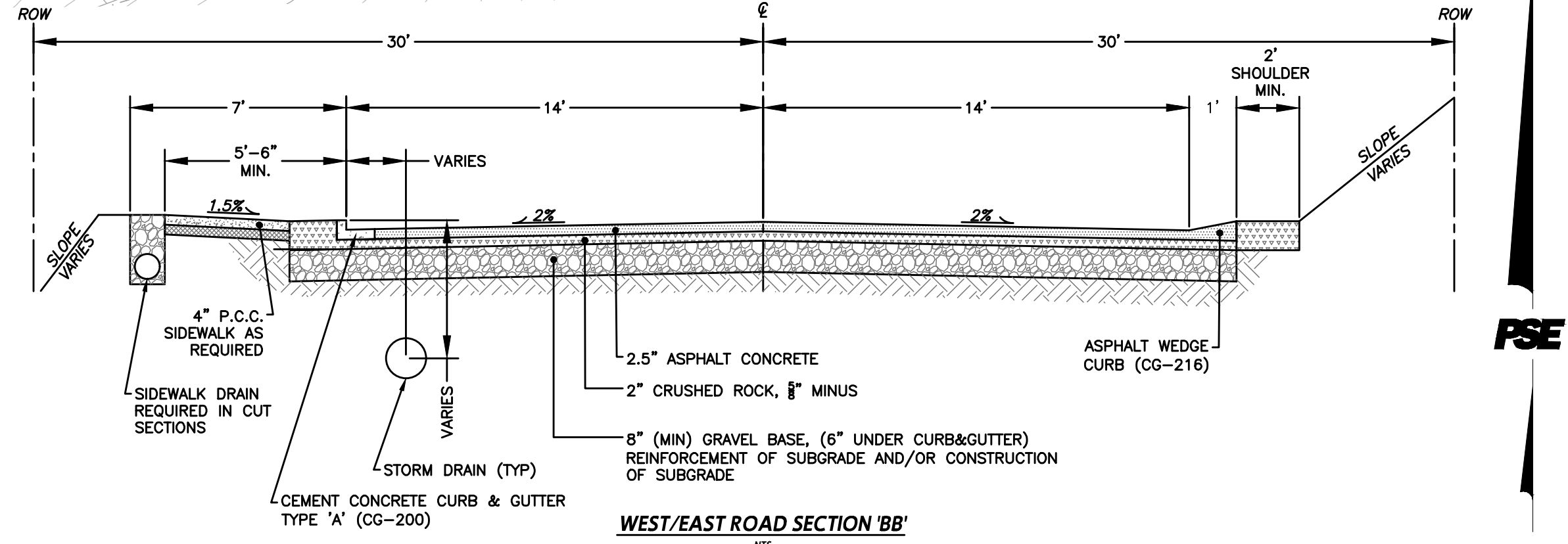
VIEWCREST SECTION 'AA'



PRIVATE ROAD SECTION 'CC'



PERFORATED STUB-OUT DETAIL



WEST/EAST ROAD SECTION 'BB'

REVISION	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
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			4	12/01/2023	COB RFI 3 REVISIONS

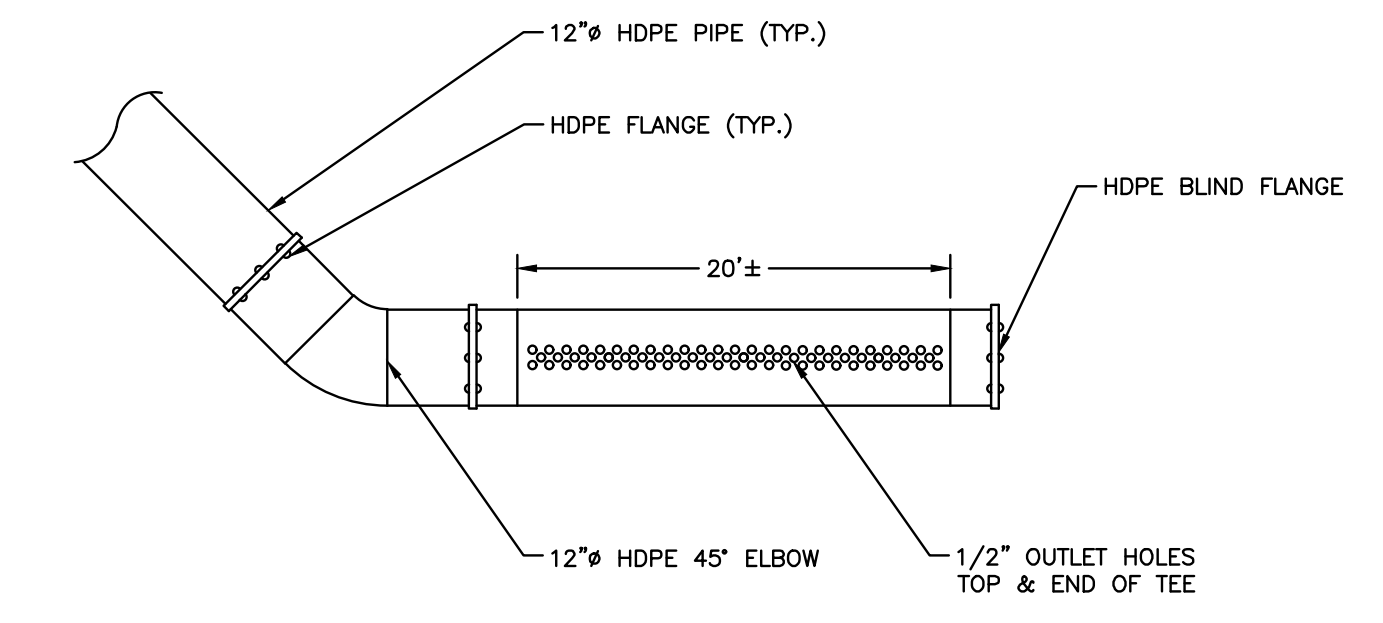
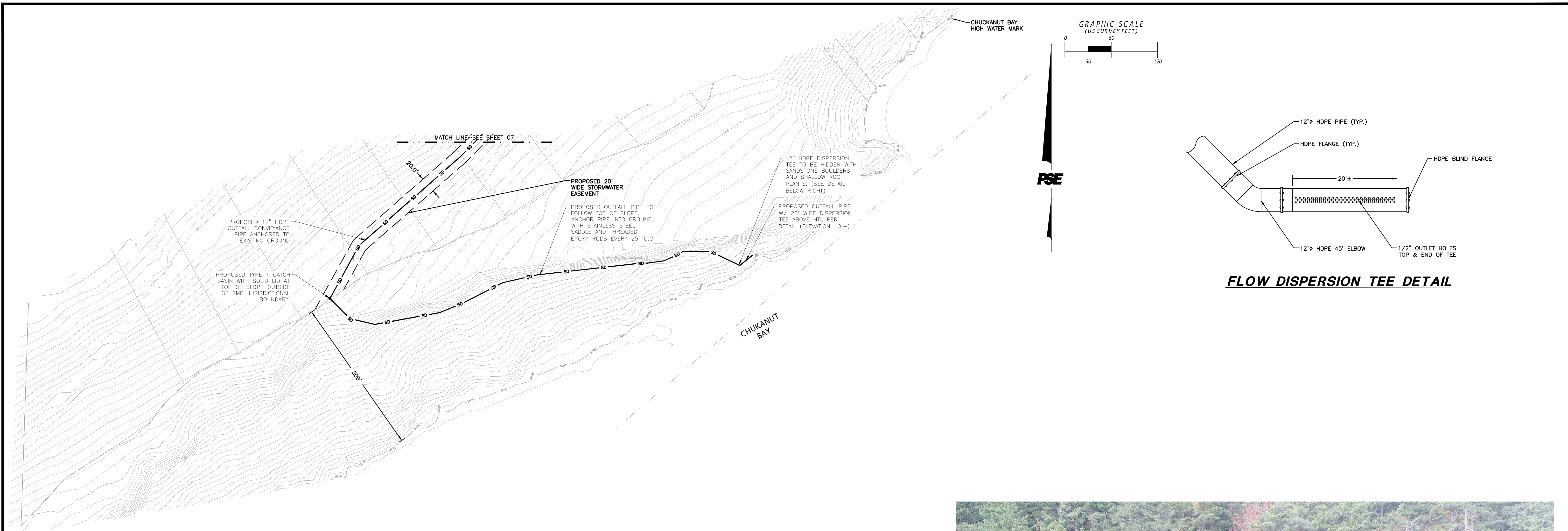
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 807 CHUCKANUT SHORE ROAD
 BELLINGHAM, WA 98229

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

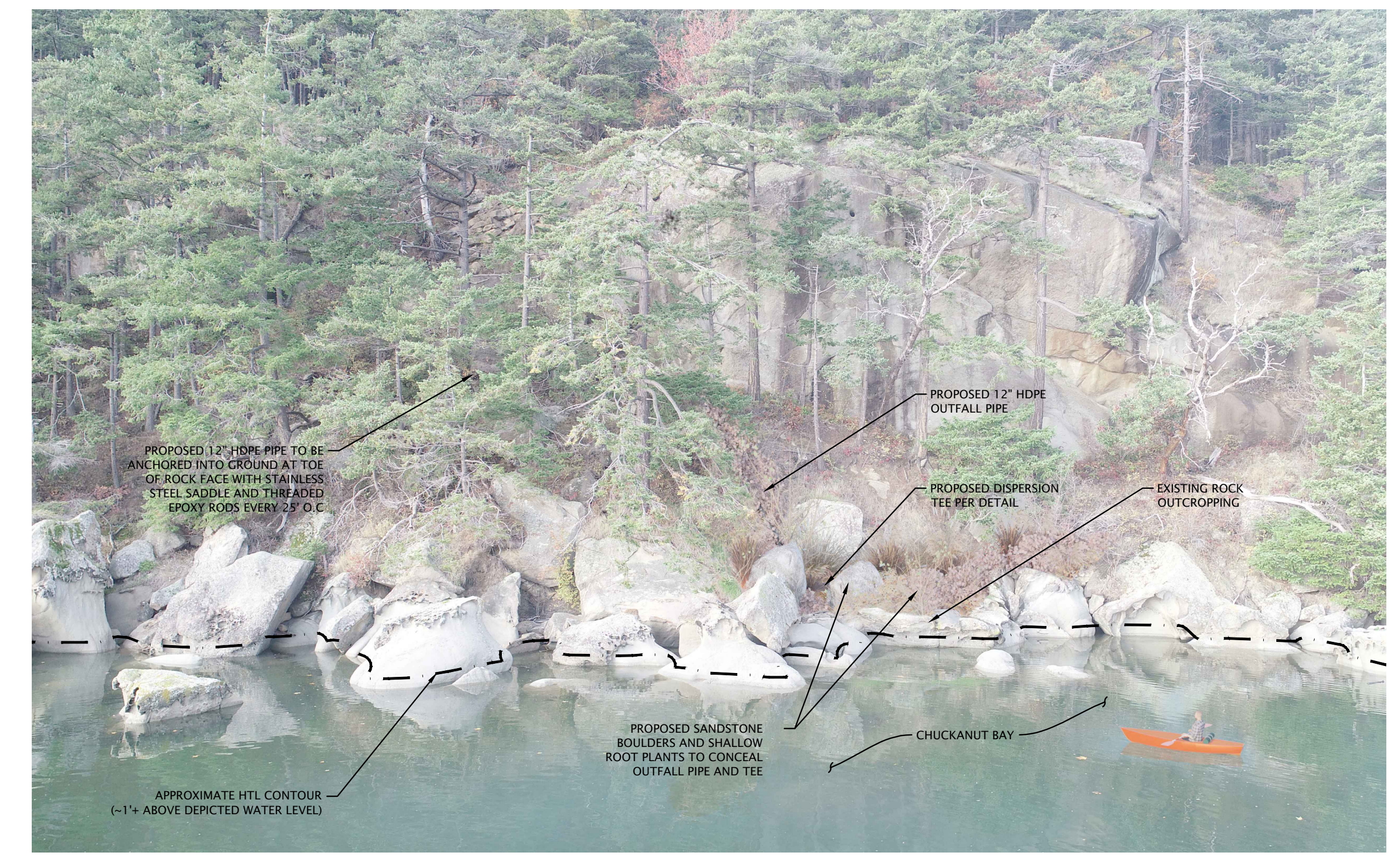
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SHEET 7 OF 11			





FLOW DISPERSION TEE DETAIL



STORMWATER OUTFALL PIPE RENDERING

NTS

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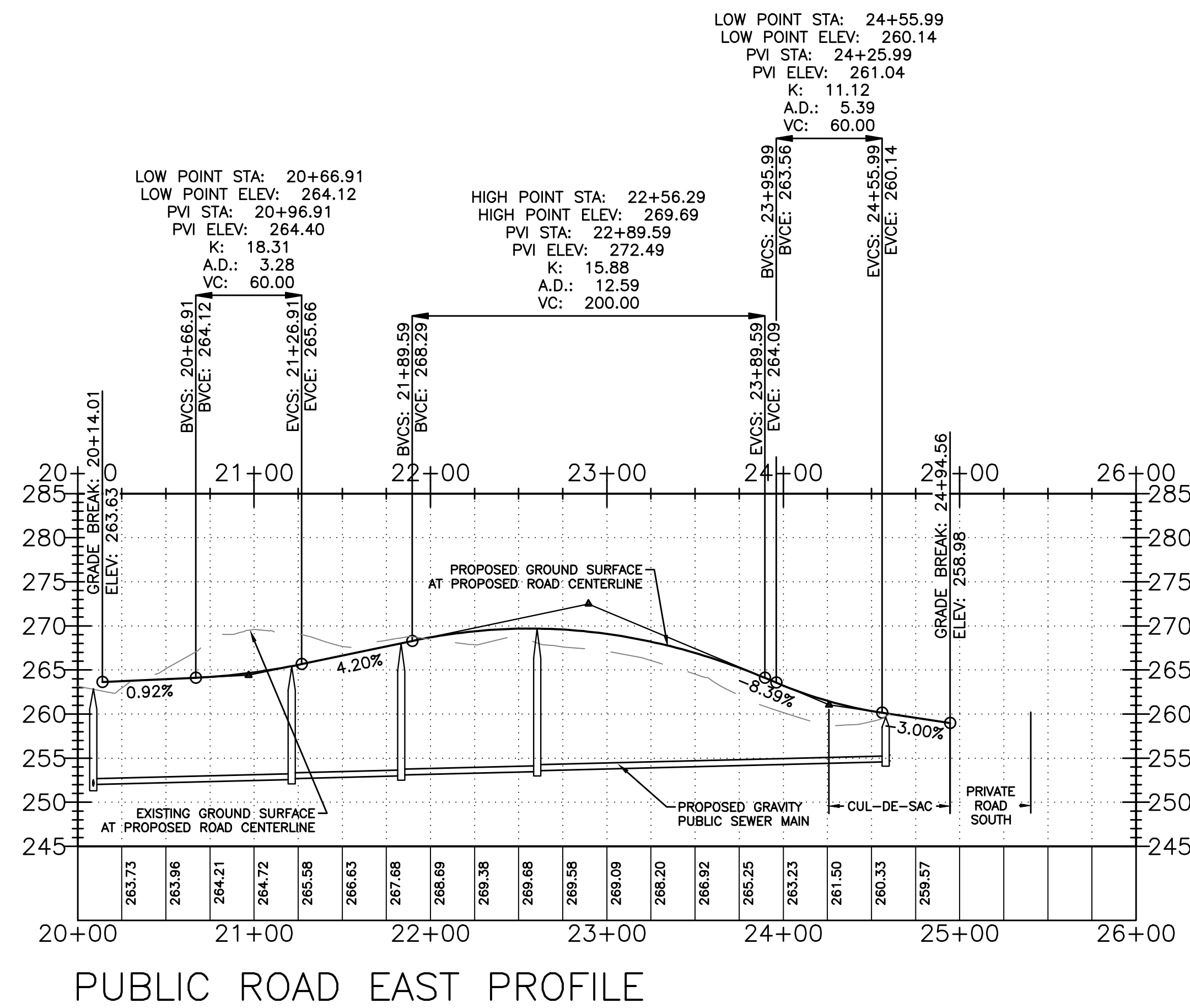
THE WOODS AT VIEWCREST
 ESTATE PLANNING
 SITE IMPROVEMENTS
STORMWATER OUTFALL

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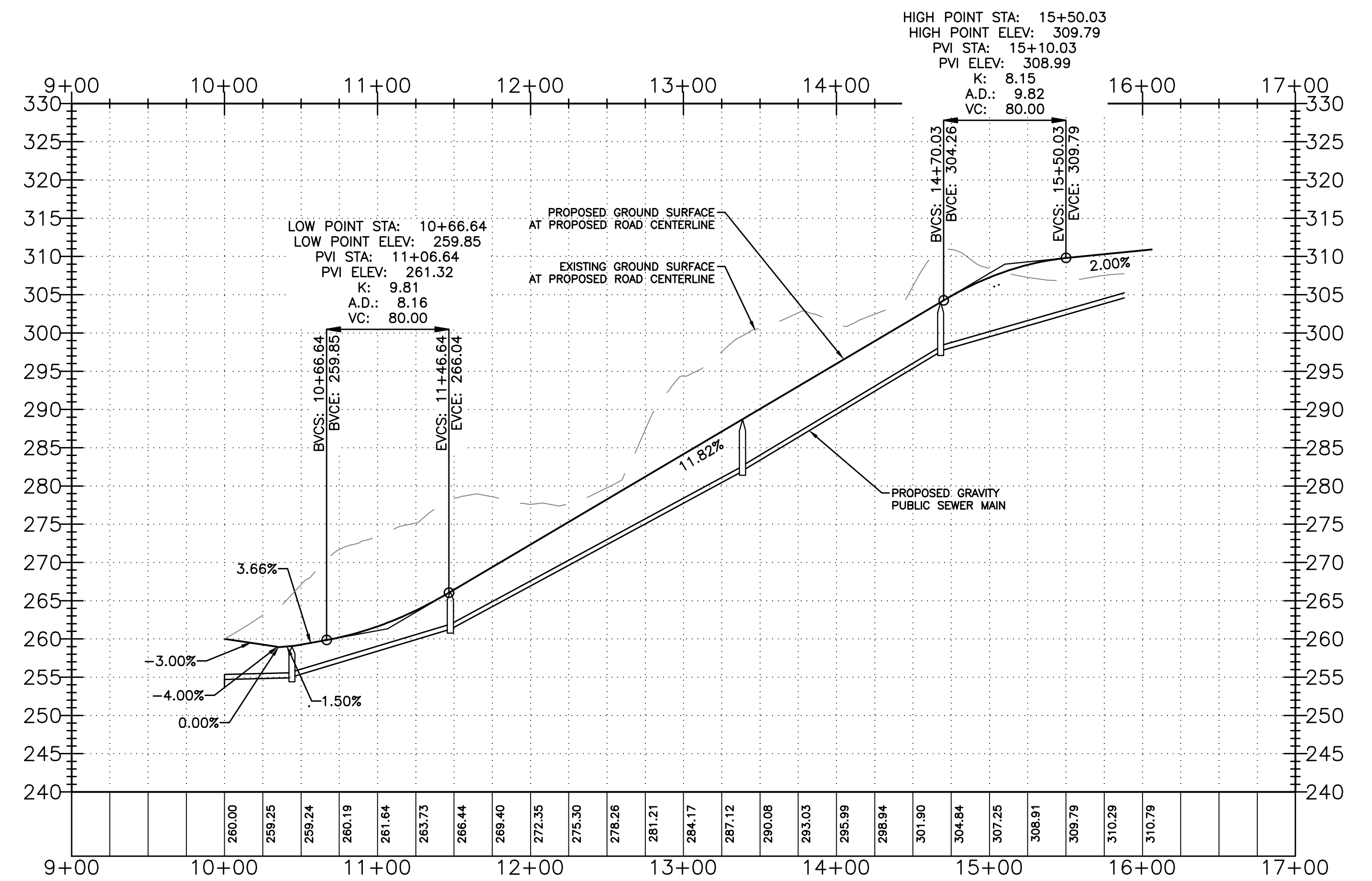
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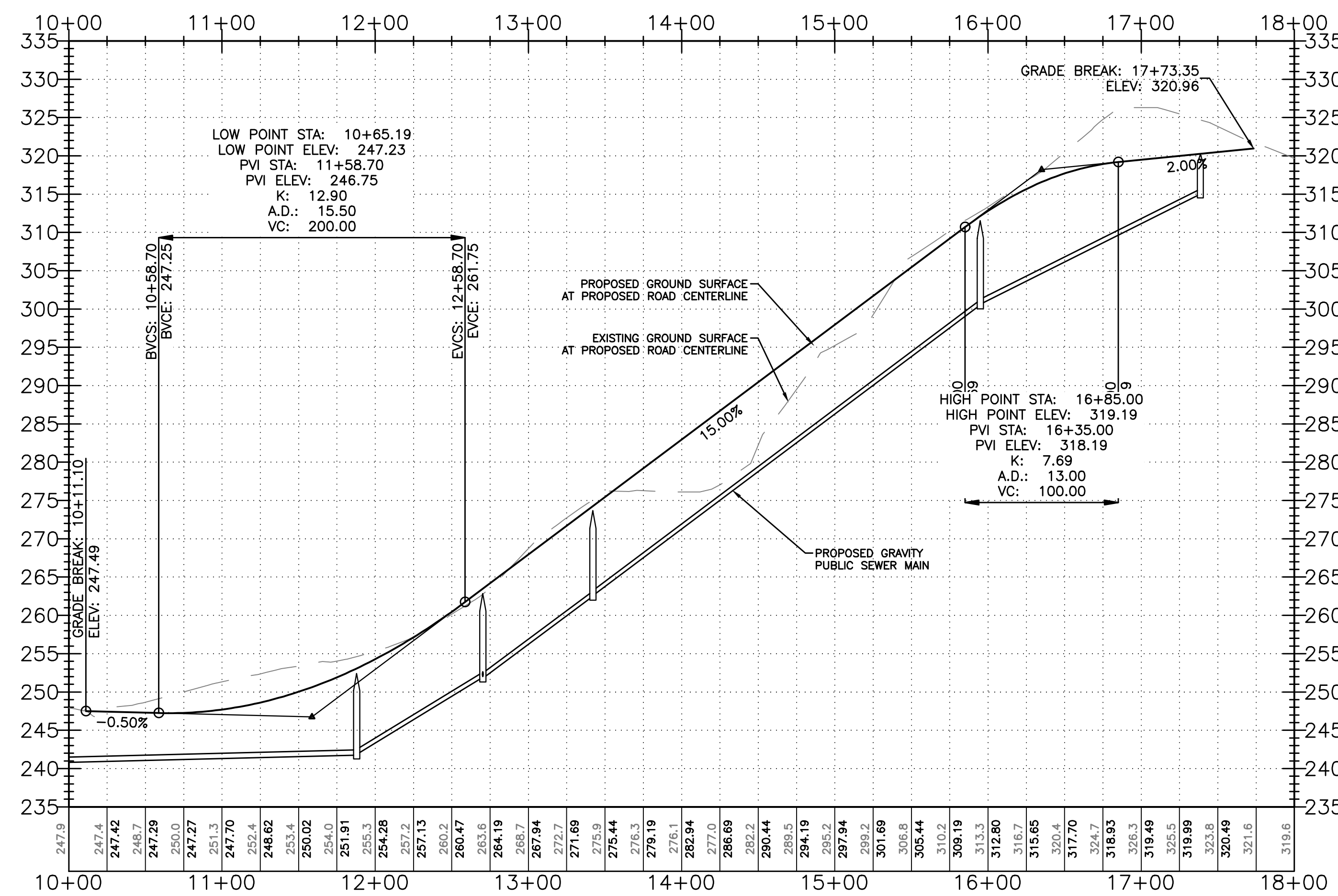
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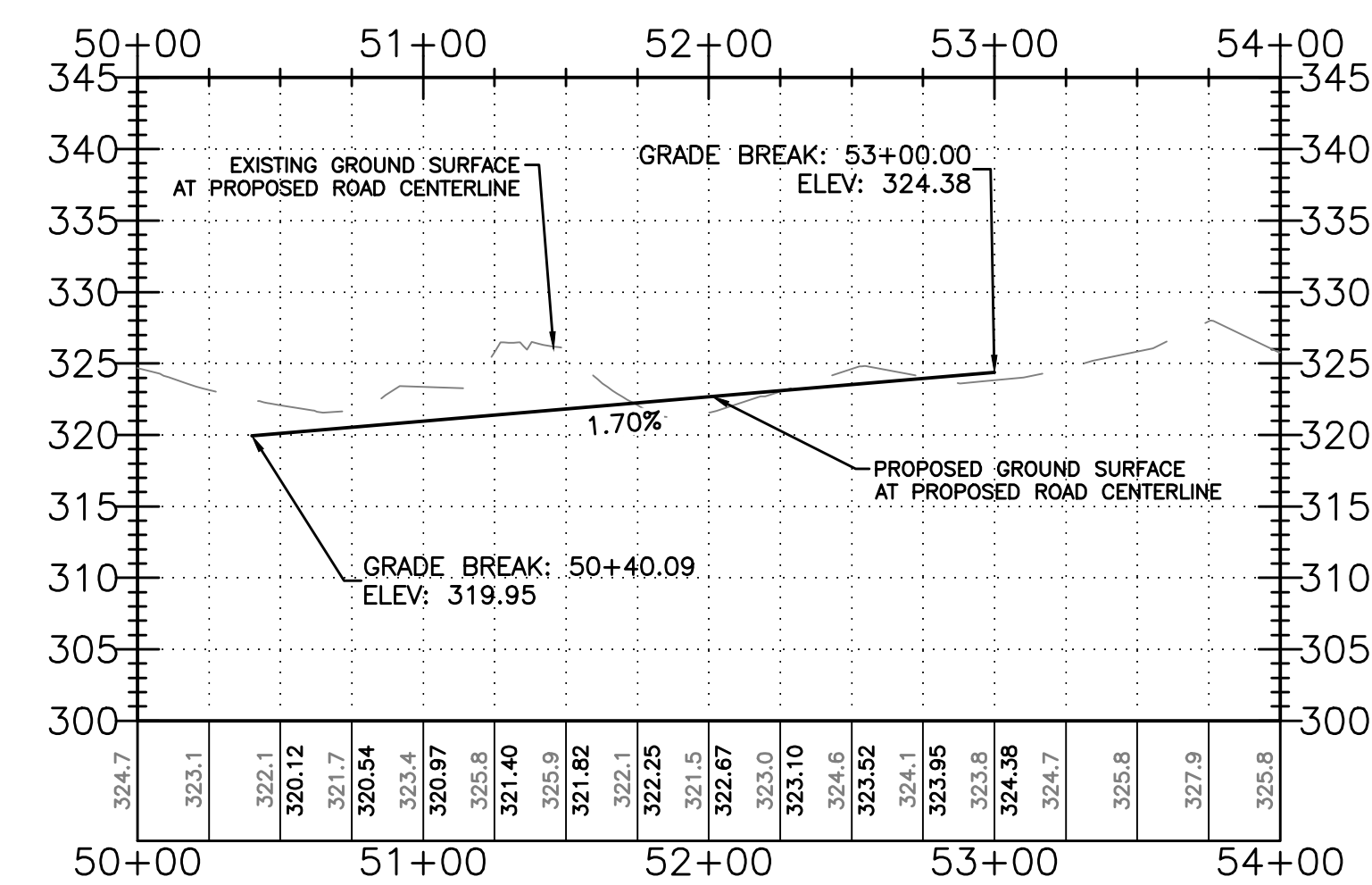
PUBLIC ROAD EAST PROFILE



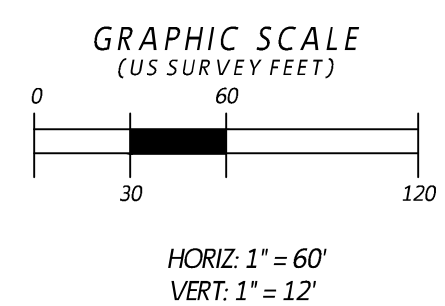
PRIVATE ROAD SOUTH PROFILE



PUBLIC-WEST PROFILE



PRIVATE_ROAD_NORTH PROFILE



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

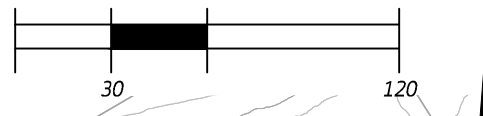
THE WOODS AT VIEWCREST
ESTATE PLANNING
SITE IMPROVEMENTS
ROAD PROFILES

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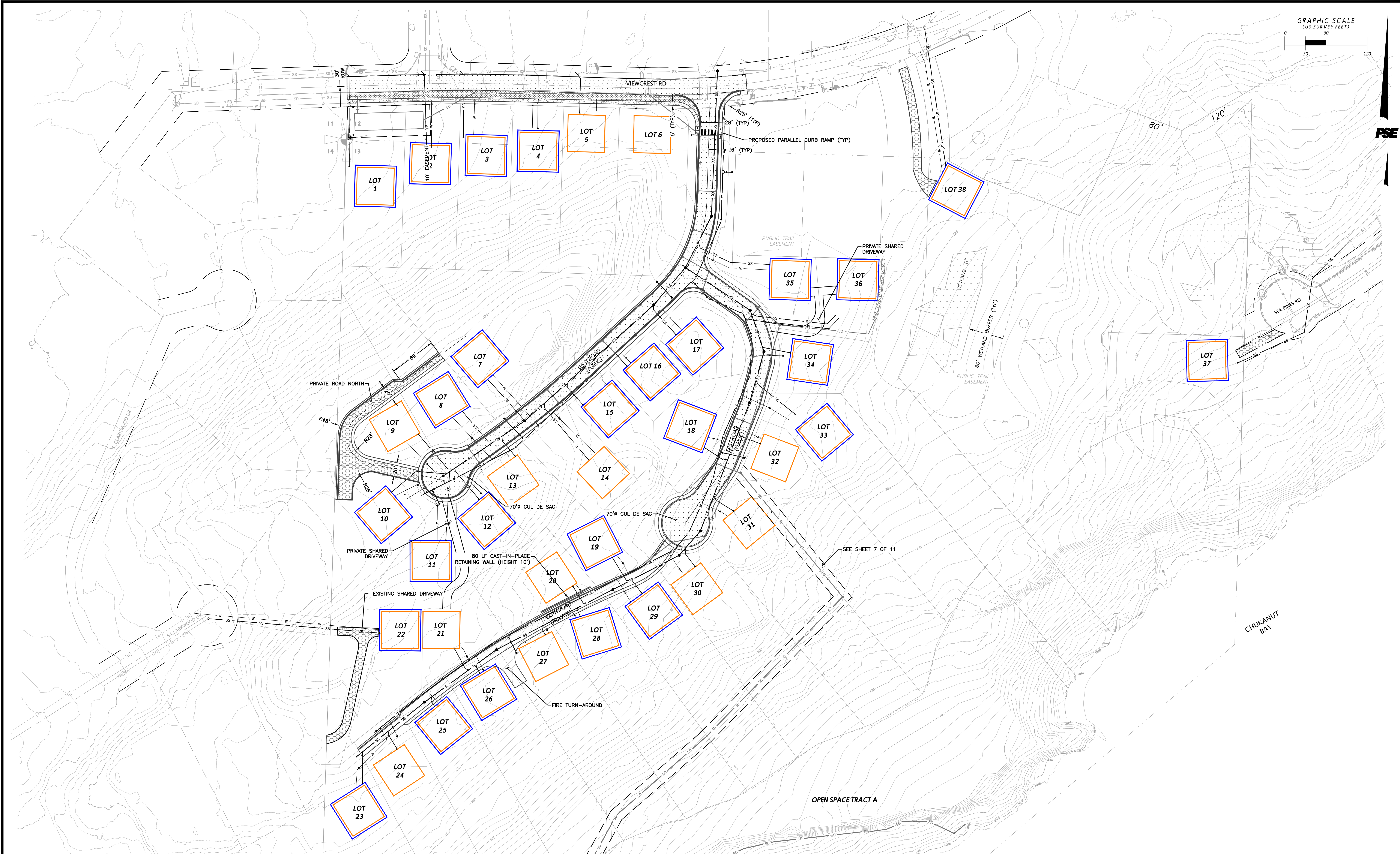
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SHEET 9 OF 11			-



12-01-2023



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REVISION	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
			1	9/13/2021	PRELIMINARY SITE PLAN
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ANN C. JONES FAMILY LP
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BELLINGHAM, WA 98229

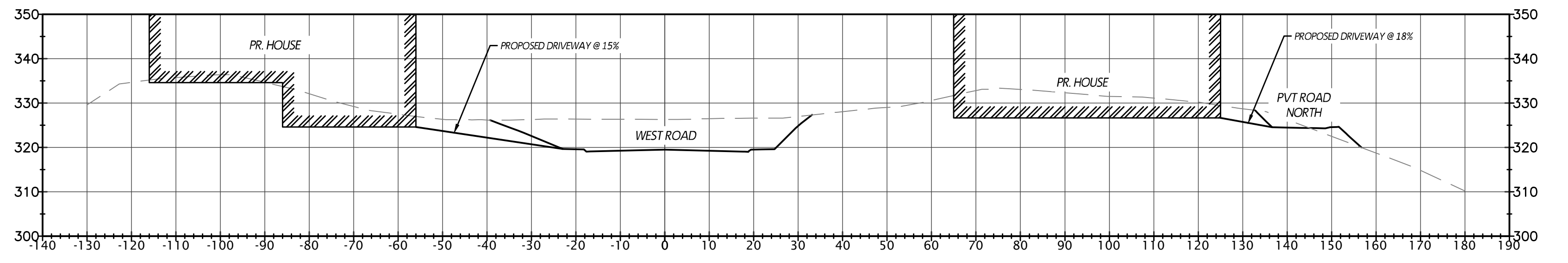
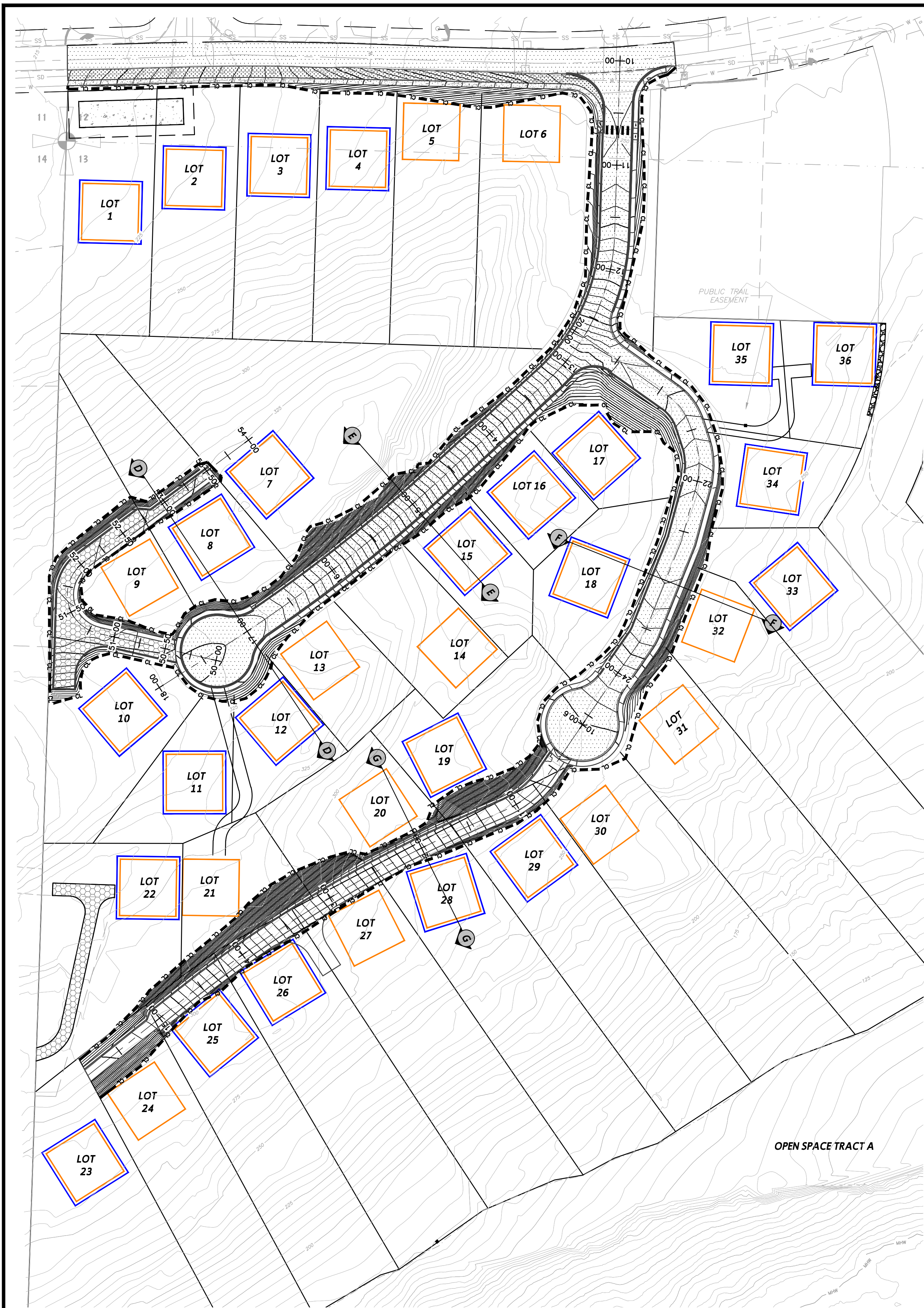
THE WOODS AT VIEWCREST
ESTATE PLANNING
SITE IMPROVEMENTS
WATER & SANITARY SEWER PLAN



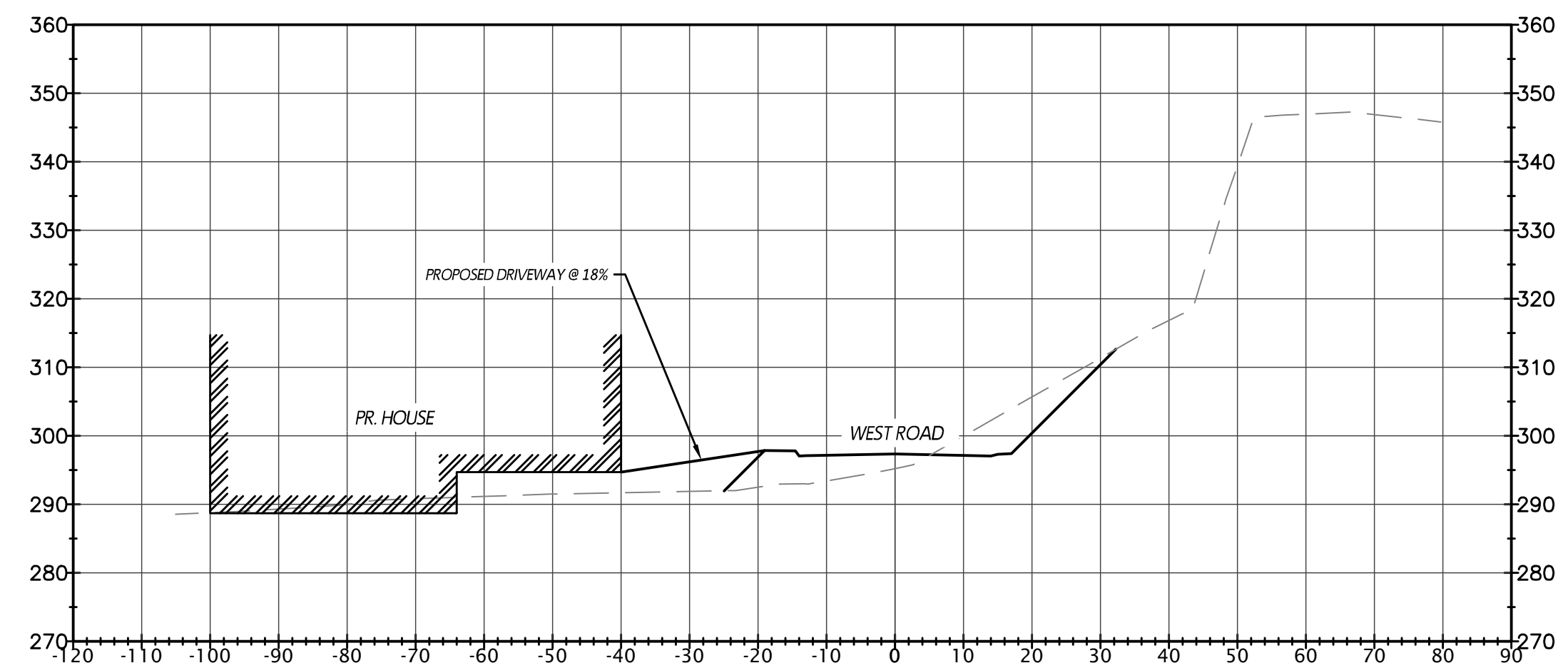
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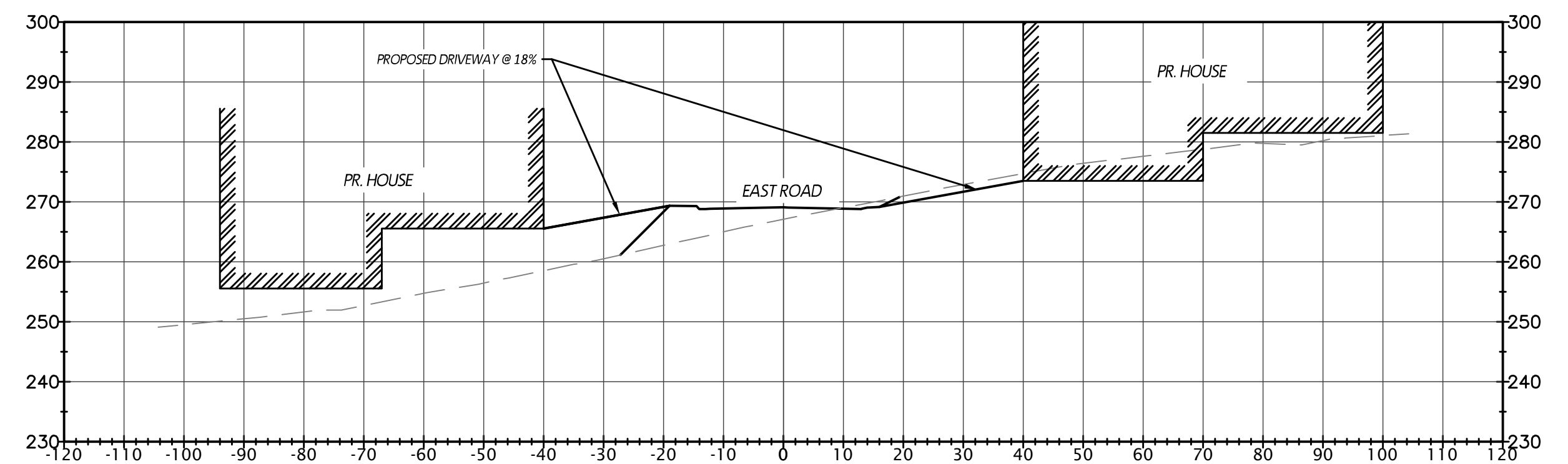




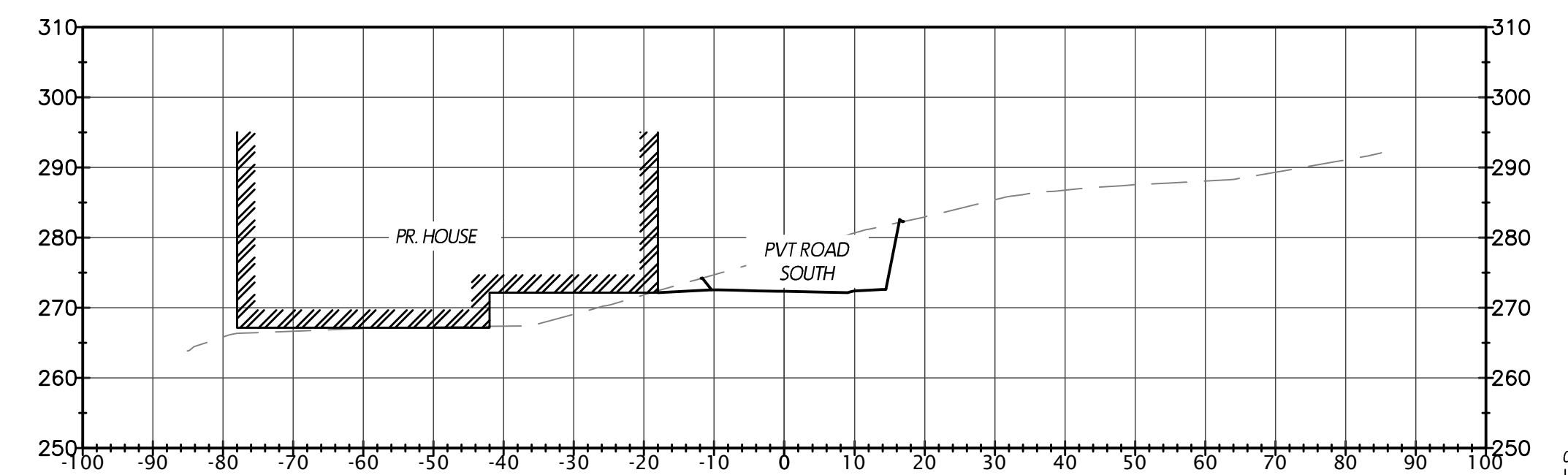
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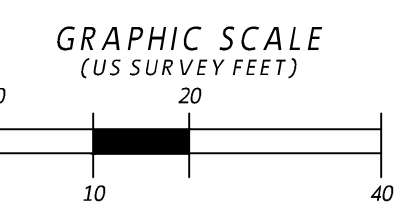
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SECTION F-F
SCALE H: 1"=20' V: 1=20'



SECTION G-G
SCALE H: 1"=20' V: 1=20'



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ANN C. JONES FAMILY LP
807 CHUCKANUT SHORE ROAD
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THE WOODS AT VIEWCREST
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REPRESENTATIVE CROSS SECTIONS

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SHEET 11 OF 11			



17-01-2023