THE WOODS AT VIEWCREST PRELIMINARY PLAT

LEGAL DESCRIPTION:

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.

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

ANN JONES FAMILY LP, ELIZABETH ANN JONES, SUSAN HANNEN JONES, AND ROGAN KINGSBURY JONES

PACIFIC SURVEYING & ENGINEERING, INC. JEFF VANDERYACHT, PE 909 SQUALICUM WAY, SUITE 111 BELLINGHAM, WA 98225

SURVEYOR: PACIFIC SURVEYING & ENGINEERING, INC. ADAM MORROW, PLS 909 SQUALICUM WAY, SUITE 111 BELLINGHAM, WA 98225

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

WETLANDS BIOLOGIST:

COLLIN VAN SLYKE. PWS

(360) 671-7387

2801 MERIDIAN ST BELLINGHAM, WA 98225 (360) 734-9484 HABITAT BIOLOGIST: RAEDEKE ASSOCIATES, INC. AND REW ROSSI, B.S.

NORTHWEST ECOLOGICAL SERVICES

2111 N. NORTHGATE AVE STE 219 SEATTLE, WA 98103 (206) 525-8122 GEOTECHNICAL: ELEMENT SOLUTIONS

909 SQUALICUM WAY, SUITE 111 BELLINGHAM, WA 98225 (360) 671-9172 ARCHAEOLOGIST: DRAYTON ARCHAEOLOGY GARTH L. BALDWIN, M.A.

JOHN GILLASPY, LEG

PO BOX 782 BLAINE, WA 98231 (360) 739-3921 TRAFFIC ENGINEER: TRANSPORTATION ENGINEERING NORTHWEST JEFF HAYNIE. P.E.

11400 SE 8TH STREET, SUITE 200

BELLEVUE, WA 98004

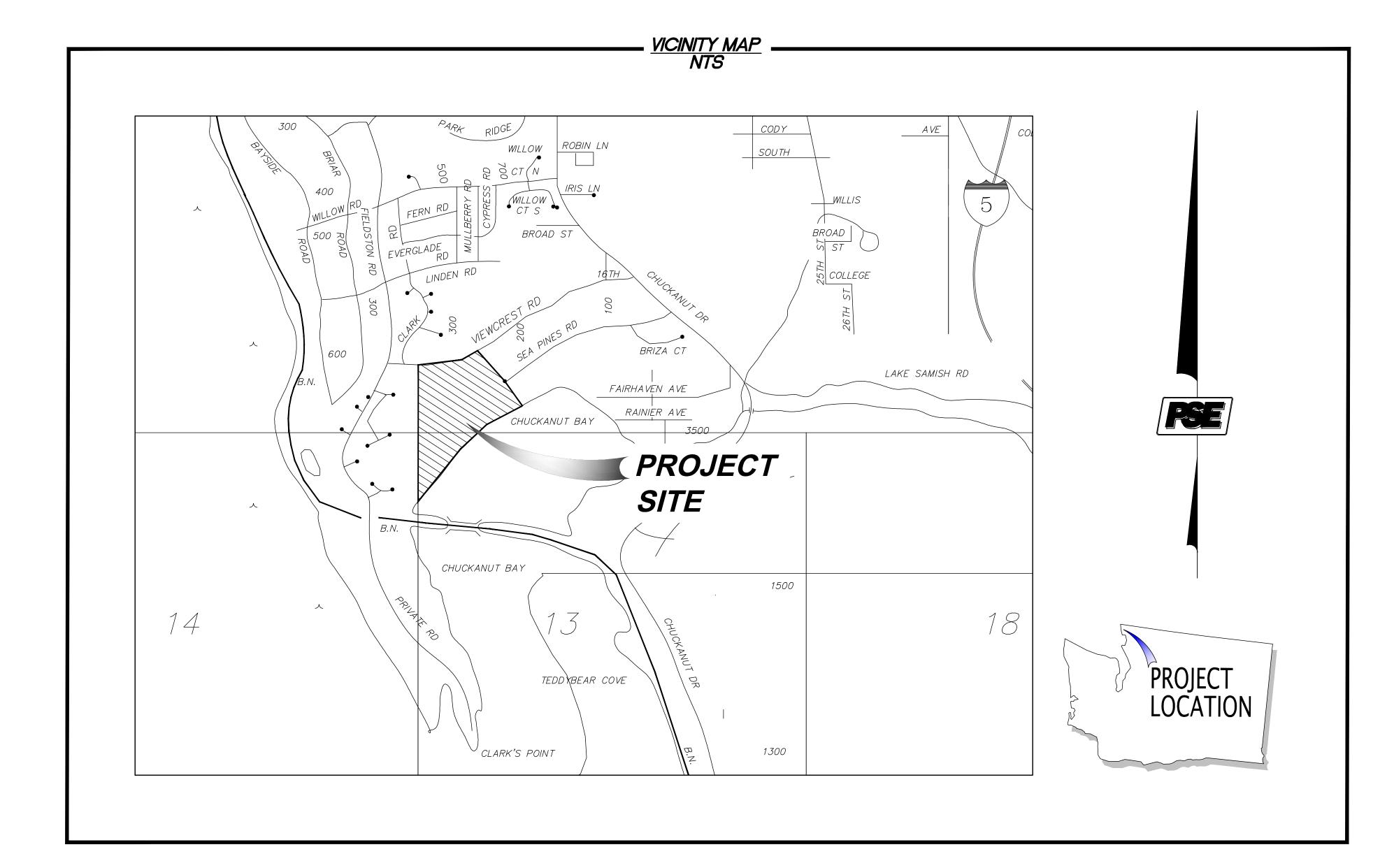
(425) 889-6747 ZONING: ED GEMOOR NEIGHBORHOOD AREA 7 (RESIDENTIAL SINGLE)

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

CALL BEFORE YOU DIG 1-800-424-5555



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

 \bigcirc = EXISTING IRON PIPE

△ = SET REBAR & ORANGE PLASTIC CAP

■ = SET HUB AND MAG ○ = EXISTING LEAD AND TACK

⊕ = SET MAG NAIL

• = SET NAIL

= EXISTING STORM DRAIN MANHOLE

□ = EXISTING AREA DRAIN

□ = EXISTING CATCH BASIN

= EXISTING SANITARY SEWER MANHOLE

 \boxplus = EXISTING WATER METER

 □ = EXISTING FIRE HYDRANT (R) = EXISTING IRRIGATION BOX

= EXISTING BOLLARD

(STOP) = EXISTING STOP SIGN

M = EXISTING MAILBOX

⊕ = EXISTING TEST HOLE

--- = EXISTING POWER POLE

-O-drp = EXISTING POWER POLE W/DROP

otin = EXISTING YARD LIGHT

= EXISTING FIBER-OPTIC/COMM. PEDESTAL/RISER

■ = EXISTING TELEPHONE PEDESTAL/RISER

= EXISTING PINE/SPRUCE TREE

= EXISTING FIR TREE

= EXISTING FRUIT TREE

= EXISTING MAPLE TREE

= EXISTING BUSH

= EXISTING STUMP

15"ø = 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

REVISION	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	9/9/2022	REVISED SUBMITTAL TO ADDRESS CITY RFI	1	11/8/2021	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

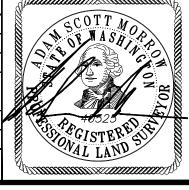
THE WOODS AT VIEWCREST

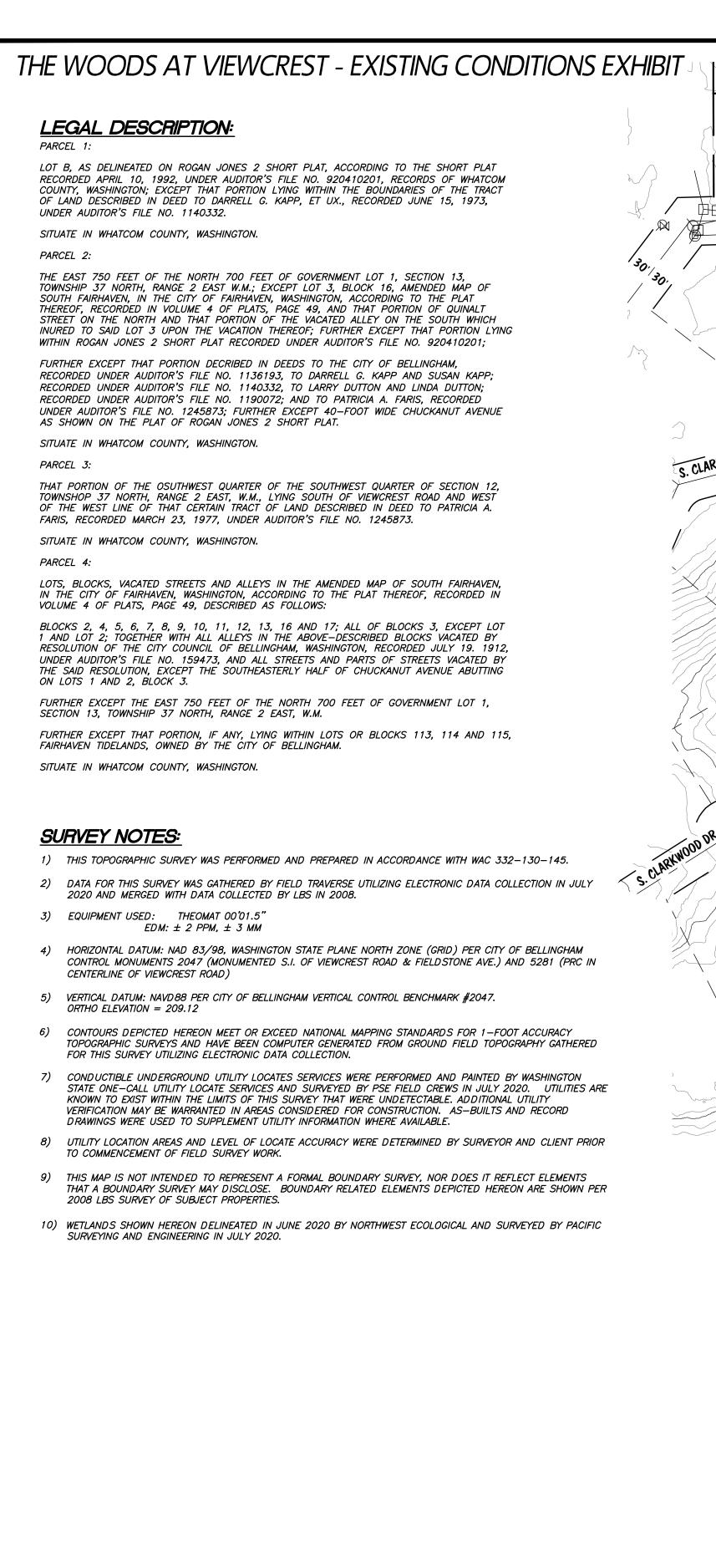
FOR ANNE C. JONES FAMILY LP 807 CHUCKANUT SHORE ROAD BELLINGHAM. WA 98229

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



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		DATOM	
VERT. SCALE:	N,	⁄A	HORIZ.:	NAD83/98	
JOB#:	201919	6	VERT.:	NAVD88	
	SHEET	1	OF	1:1	





CALL BEFORE YOU DIG 1-800-424-5555

1 9/9/2022 REVISED SUBMITTAL TO ADDRESS CITY RFI

3 | 6/9/2023 | REVISED SUBMITTAL TO ADDRESS CITY RFI #2

4 | 12/1/2023 | REVISED SUBMITTAL TO ADDRESS CITY RFI #3

2 | 10/3/2022 REVISED PUBLIC TRAIL DESIGN

DESCRIPTION

ISSUE DATE

2 10/18/2022

DESCRIPTION

COB RFI REVISIONS

1 | 10/5/2021 | PRELIMINARY PLAT — EXISTING CONDITIONS EXHIBIT (FOR REVIEW)

REVISION DATE

PERMISSIVE ENCROACHMENT ETNER DATED 05/06\2 R=460.00' L=154.92' $\Delta = 19^{\circ}17'45$ N88*15'07"E-W L4 HE W N88*19'13"W 262.44 TP#370212 030004 0000 LOOSE ROCK L=117.33' -?' WIDE ELIZABETH, SUSAN, ROGAN RET. WALL $\Delta = 18^{\circ}10'06''$ & JONES FAMILY LP 47.72' N88°12'35"W 210.15' PERMISSIVE ENCROACHMENT _N88°22'59"W 215.02' S. CLARKWOOD DR. BRION & BOURLIER - PERMISSIVE -ENCROACHMENT LETTERS DATED 04/22/2002 & 08/23/2004 TP#370213 075542 0000 AMENDED MAP OF SOUTH FAIRHAVEN ANN C. JONES FAMILY, LP VOLUME 4, PAGE 49 VACATED BY CITY COUNCIL RESOLUTION FAIRHAVEN STREET (UN-IMPROVED) WETLAND 'C' 991 SF N88°12'35"W 150.00 N88°12'35"W 150.00 STELZER - LOT 10 PERMISSIVE ENCROACHMENT BAKER ST. (UN-IMPROVED) - 115.00° N88*12'35"W AGREEMENT PER – APPROXIMATE LINE OF MEAN HIGH WATER DIGITIZED FROM PUBLICLY AVAILABLE LIDAR GRAPHIC SCALE (US SURVEY FEET) 1 inch = 100 feet

P.G.	W		Α	<i>37021451852</i>	00000	THOMPSON		
	BROWNE WESTMENT		В	37021451851	20000	LUDWIG & MULLA	VEY	4
	880MME RROWNE 119.2060704,58		С	37021452049	50000	SCIOLTO LLC		4
25.30	33.39 W AF. NO. 2060 704 158		D	37021452147	10000	FREDRIKSSON REV	TRUST	4
	119.1. 60.00 WE MO.	, [Ε	37021452144	80000	HARRIS TRUST	Γ	4
	X A		F	37021451840	50000	HOLCOMB FAMILY TO	RUST	
/// /} ₁			G	37021452137	40000	HARTLEY		
	EXISTING CITY UTILITY FASSING A (SHOWN PER		Н	37021154801	90000	HECHT		
	A.F. NØ. 2060704158)	> [1	37021200501	50000	VAN BROCKLIN & SW	'IECICK	(/
		<i>.</i> [J	37021202001	90000	DAVIS		
WE7	TAND 'A' 358 SF		K	37021202801	90000	OLSEN		
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	125	Ī	L	37021203801	90000	NELSON		
\\ \ \\	SEL SEL	İ	<u></u>	37021204901	80000	KUHN		
	TREES & STATE OF THE PROPERTY	-	N	37021206001		MALKASON FAMILY 7	 TRUST	
\ \ \ \ <u>`</u>		}	0	37021206905		PALEY TRUST/T		
χ) \S^{-1}	28			3702120303		MARRINER & OW		
		-		37021207307		BARBONE		
 	+ 1556 TLOT LINE ROJUSTNENT SEA PINES NO. 940330125 SEA PINES NO. 940330125	-				LAVALLEY TRUST/		
	in the policy in	}	R	37021208903		<u>_</u>	<i></i>	
-)-/- /-/-	8 MO T LOT LINE ADJUSTNENT SEA PINES NOT LINE ADJUSTS NO. 940 23 30 125	-		37021209201		TARASKA		_
	111 10 TUT 11M 941 28 SER	. –	<i>T</i>	37021210001		LONNER REVOCABLE	TRUST	<u> </u>
THE CONTRACTOR	B WO WE WO.	-	U	37021211401.		SUNI		
	Y Y			37021211801	90000	DAVIS		
	NON Y		W	37021211902	70000	POEHLMAN		
WETLAND 'D'			X	37021214000	30000	BROWNE		
1,813 SF			Υ	37021313752	50000	SCOTT		
[Z	37021206000	60000	BRION REV TRUST,	:/TR	
13550 000 13550 MIL	2		A1	37021207400	90000	BOURLIER		
1355 AMIL		Ī	B1	37021306658	00000	BRION REV TRUST,	TR	
IES /	~ MHW	Ī	C1	37021307357	80000	BOURLIER		
MHM		İ	D1	37021307857	90000	BOURLIER		
			L10 L11 L12 L13 L14 L15	S1°47'25"W N1°52'36"E N88°12'35"W N88°12'35"W S50°17'22"W S50°17'22"W N1°34'55"E	40.00 110.67 6.87 26.82 50.00 74.09	7	1 St 2 St 3 No	BEARIN 88°15'C 88°14'1 88°19'1
_			L16	N62°19'43"W	56.09	CU	IRVE	RADIU
EXIST	ING FEATURE SYMBOL LEGEND		L17	N1*52'36"E	59.81	1	C1	1040.8
-	EXISTING MONUMENT		L18	N39°42'38"W	46.85	5		
	EXISTING IRON PIPE		L19	S39°42'38"E	40.09	,		
	SET REBAR & ORANGE PLASTIC CAP SET HUB AND MAG		L20	N88°12'35"W	27.01	1		
	EXISTING LEAD AND TACK				•	_		
⊕ =	SET MAG NAIL							
	SET NAIL/FLASHER	(FXI	STING LI	NF I	FGEND		
	SET NAIL EXISTING RAILROAD SPIKE			· · _		EXISTING EDGE OF A	ASPHA	I T
	SET RAILROAD SPIKE					EXISTING EDGE OF (
_	EXISTING STORM DRAIN MANHOLE					EXISTING EDGE OF	GRAVEI	L ROAL
	EXISTING AREA DRAIN					= EXISTING CURB = EXISTING SIDEWALK		
_	EXISTING CATCH BASIN				=	EXISTING EDGE OF I		
	EXISTING SANITARY SEWER MANHOLE EXISTING GATE VALVE		==			= EXISTING STORM CUI - EXISTING STORM DR		
	EXISTING WATER METER			SD SS		= EXISTING STORM DR/ = EXISTING SANITARY S		
/ - \	EXISTING FIRE HYDRANT			w	— –	EXISTING WATER LINE	E	
_	EXISTING IRRIGATION BOX	- 1		—— OHE ———— —— OHE/OCM ———		<i>EXISTING OVERHEAD EXISTING OVERHEAD</i>		
	EXISTING BOLLARD EXISTING STOP SIGN			UGE		EXISTING OVERHEAD EXISTING UNDERGRO		
\smile	EXISTING MAILBOX	- 1		— осм —		EXISTING OVERHEAD		
① =	EXISTING TEST PIT			G		= EXISTING UNDERGRO = EXISTING TOP OF SL		
	EXISTING POWER POLE	- 1		· · TOE · · —	— <i>=</i>	EXISTING TOE OF SL	OPE I	LINE
	EXISTING POWER POLE W/DROP EXISTING STREET LIGHT POLE	- 1				= EXISTING GRADE IND = EXISTING GRADE INT		
	EXISTING STREET LIGHT POLE	- 1				= EXISTING GRADE INT = EXISTING FLOW LINE		CUNIC
	EXISTING GROUND GUY	- 1	-		— <i>=</i>	EXISTING WETLAND L	.INE	
	EXISTING FIBER-OPTIC/COMM. PEDESTAL/RISER	- 1				= EXISTING WETLAND E - EXISTING EDGE OF I		
	EXISTING TELEPHONE PEDESTAL/RISER	- 1		x		= EXISTING EDGE OF L = EXISTING BARBED WI		
	EXISTING CARSONITE POST	(

		PARCEL OWNERSHIP	
	TAX PARCEL NO.	OWNERSHIP	ADDRESS
Α	3702145185200000	THOMPSON	402 VIEWCREST RD
В	3702145185120000	LUDWIG & MULLAVEY	403 S CLARKWOOD D
С	3702145204950000	SCIOLTO LLC	405 S CLARKWOOD L
D	3702145214710000	FREDRIKSSON REV TRUST	415 S CLARKWOOD L
Ε	3702145214480000	HARRIS TRUST	417 S CLARKWOOD
F	3702145184050000	HOLCOMB FAMILY TRUST	417 ARBUTUS PL
G	3702145213740000	HARTLEY	414 ARBUTUS PL
Н	3702115480190000	HECHT	635 FIELDSTON RD
1	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
М	3702120490180000	KUHN	405 VIEWCREST RD
Ν	3702120600180000	MALKASON FAMILY TRUST	401 VIEWCREST RD
0	3702120690500000	PALEY TRUST/TR	357 VIEWCREST RD
Р	3702120720300000	MARRINER & OWEN	355 VIEWCREST RD
Q	3702120730730000	BARBONE	353 VIEWCREST RD
R	3702120890320000	LAVALLEY TRUST/TR	351 VIEWCREST RD
S	3702120920100000	TARASKA	354 VIEWCREST RD
Т	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
Х	3702121400030000	BROWNE	315 SEA PINES RE
Υ	3702131375250000	SCOTT	324 SEA PINES RD
Z	3702120600060000	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	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

						ı
(C3	460.	00'	19°1	7'33"	154
(C4	405.	00'	24*	17	
(C5	430.	00'	19°0	143	
CL	VIEW	CREST	RD	LINE	TABLE	

CURVE RADIUS DELTA LENGTH

C2 | 1070.82' | 1°36'28" | 30.05'

VIE	W	WCREST RD LINE TABLE				
ΝE		BEARING		LENGTH		
.1	3	588°15'07"V	V	120.46		
2	3	S88°14'13"W		46.23		
3	٨	V88*19'13"W		263.34		
CL	. 1	/IEWCREST	RI	CURVE	TABLE	
JRVL	=	RADIUS		DELTA	LEN	

C1 | 1040.82' | 20*12'01" | 366.95'

EXISTING LINE LEGEND

LNOTHE LINE	
· ·	= 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
	= 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 WETLAND BUFFER LINE
	= EXISTING EDGE OF LANDSCAPED AREA

ANNE C. JONES FAMILY LP

807 CHUCKANUT SHORE ROAD BELLINGHAM, WA 98229

THE WOODS AT VIEWCREST - EXISTING CONDITIONS

BELLINGHAM, WA 98229

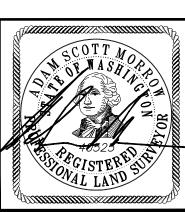
FOR ANNE C. JONES FAMILY LP 807 CHUCKANUT SHORE ROAD

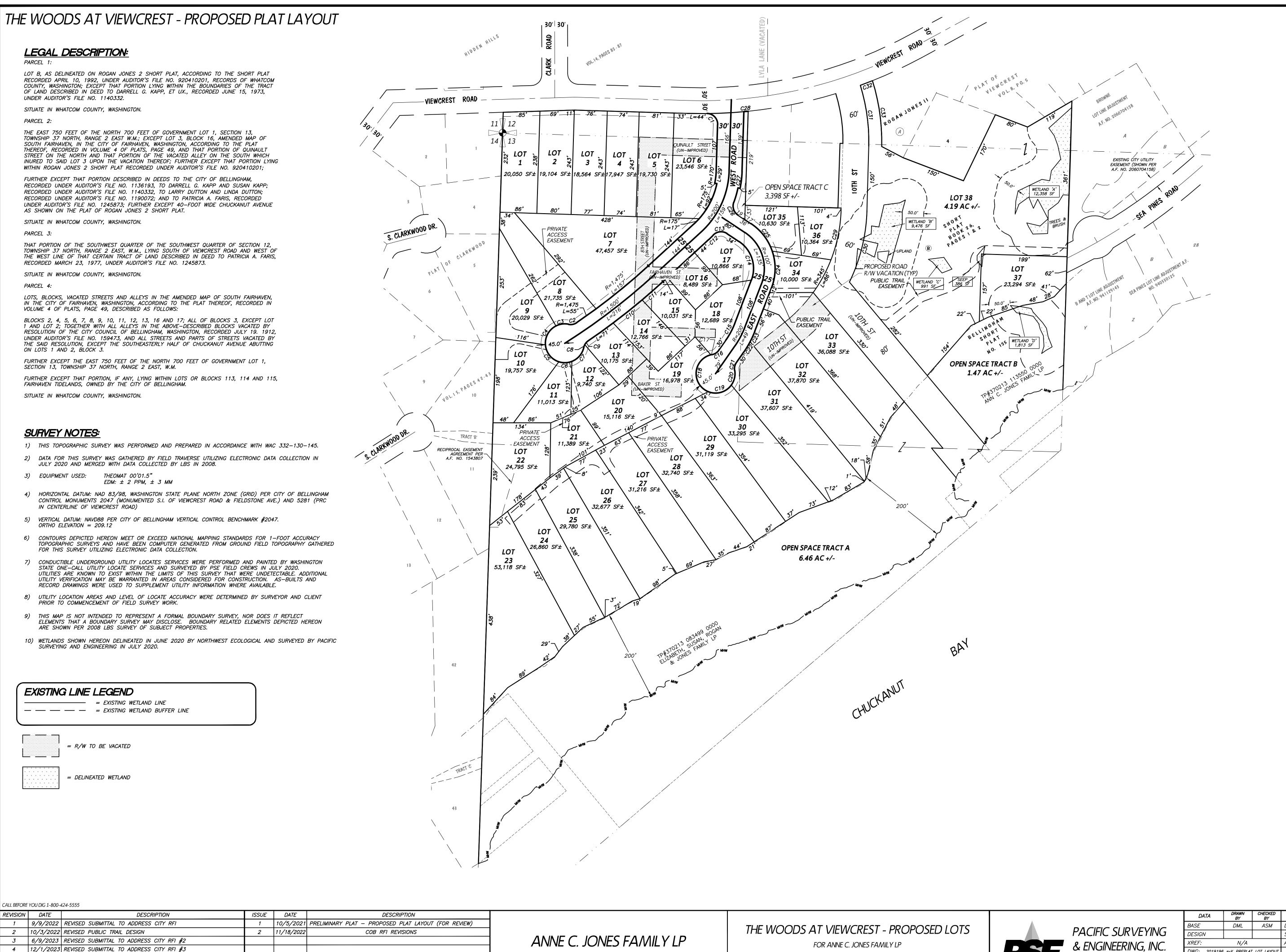
SITUATE IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 12, AND THE NW 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON



	DATA	DATA DRAWN CH			FIELD BOOKS
	BASE	TJM	ASM	DESIGN:	
SURVEYING JEERING, INC.	DESIGN			STAKING:	
	XREF: N/A			ASBUILT:	
VLLINII VO, II VC.	DWG: 20191	96_svX_PF		DATUM	
te 111 BELLINGHAM, WA 98225 1387 F: 360.671.4685 COM INFO@PSESURVEY.COM	HORIZ. SCALE	1" =		DATOM	
	VERT. SCALE:	VERT. SCALE: N/A			NAD83/98
CONT WW OCI SESONVET.CON	JOB#:	2019190	6	VERT.:	NAVD88

SHEET 2 OF 1:1





807 CHUCKANUT SHORE ROAD

BELLINGHAM, WA 98229

807 CHUCKANUT SHORE ROAD

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

BELLINGHAM, WA 98229

4 | 12/1/2023 | REVISED SUBMITTAL TO ADDRESS CITY RFI #3

DESIGN: STAKING: ASBUILT: DWG: 2019196_svX_PREPLAT_LOT LAYOUT DATUM HORIZ. SCALE: 1"=100' VERT. SCALE: HORIZ.: NAD83/98 VERT.: JOB#: 2019196 NAVD88

909 Squalicum Way, Suite 111 | BELLINGHAM, WA 98225

T: 360.671.7387 | F: 360.671.4685

WWW.PSESURVEY.COM | INFO@PSESURVEY.COM

SHEET OF

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' | 3'21'56" | 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'

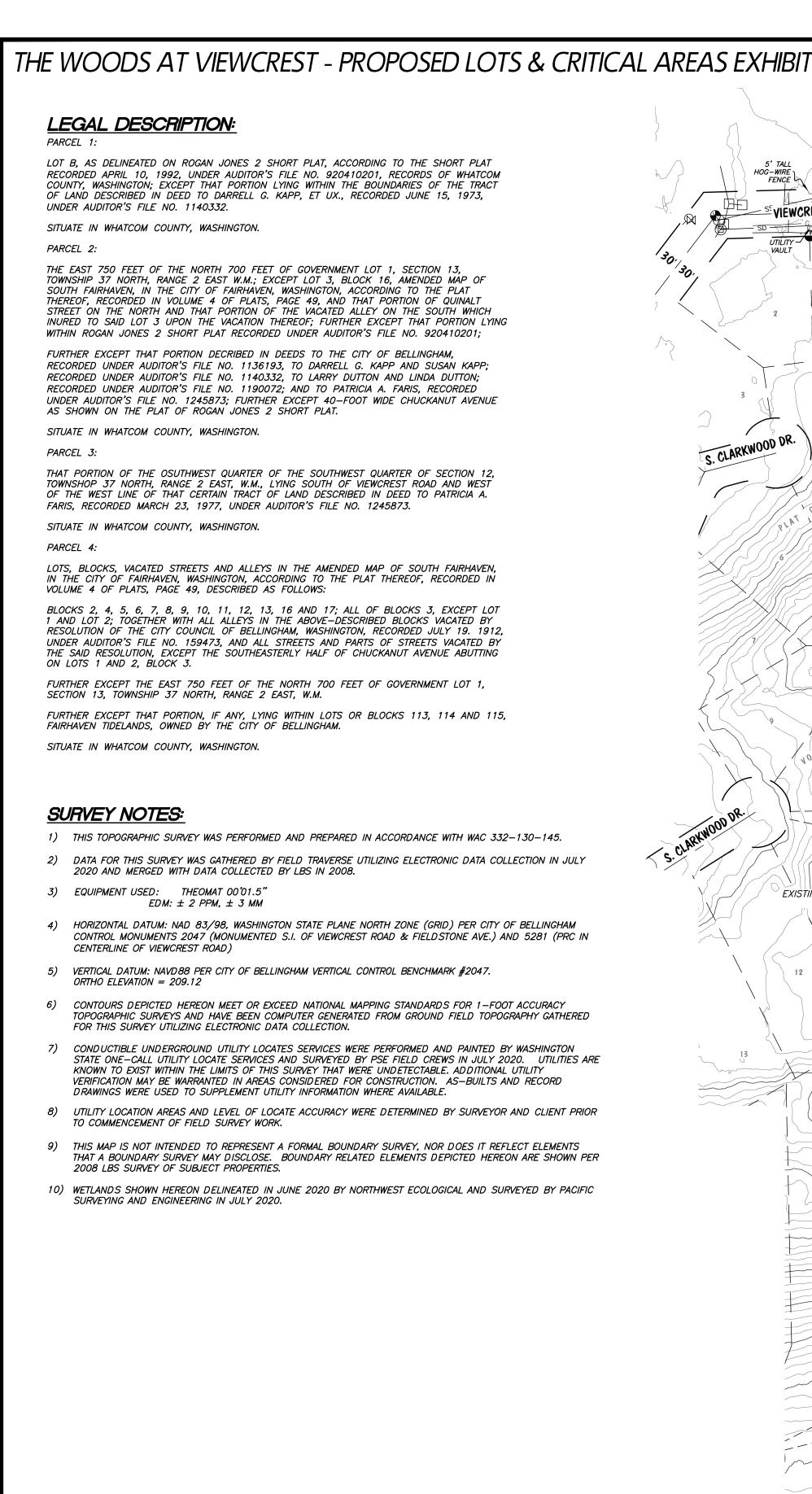
C23 | 225.00' | 6*46'26" | 26.60'

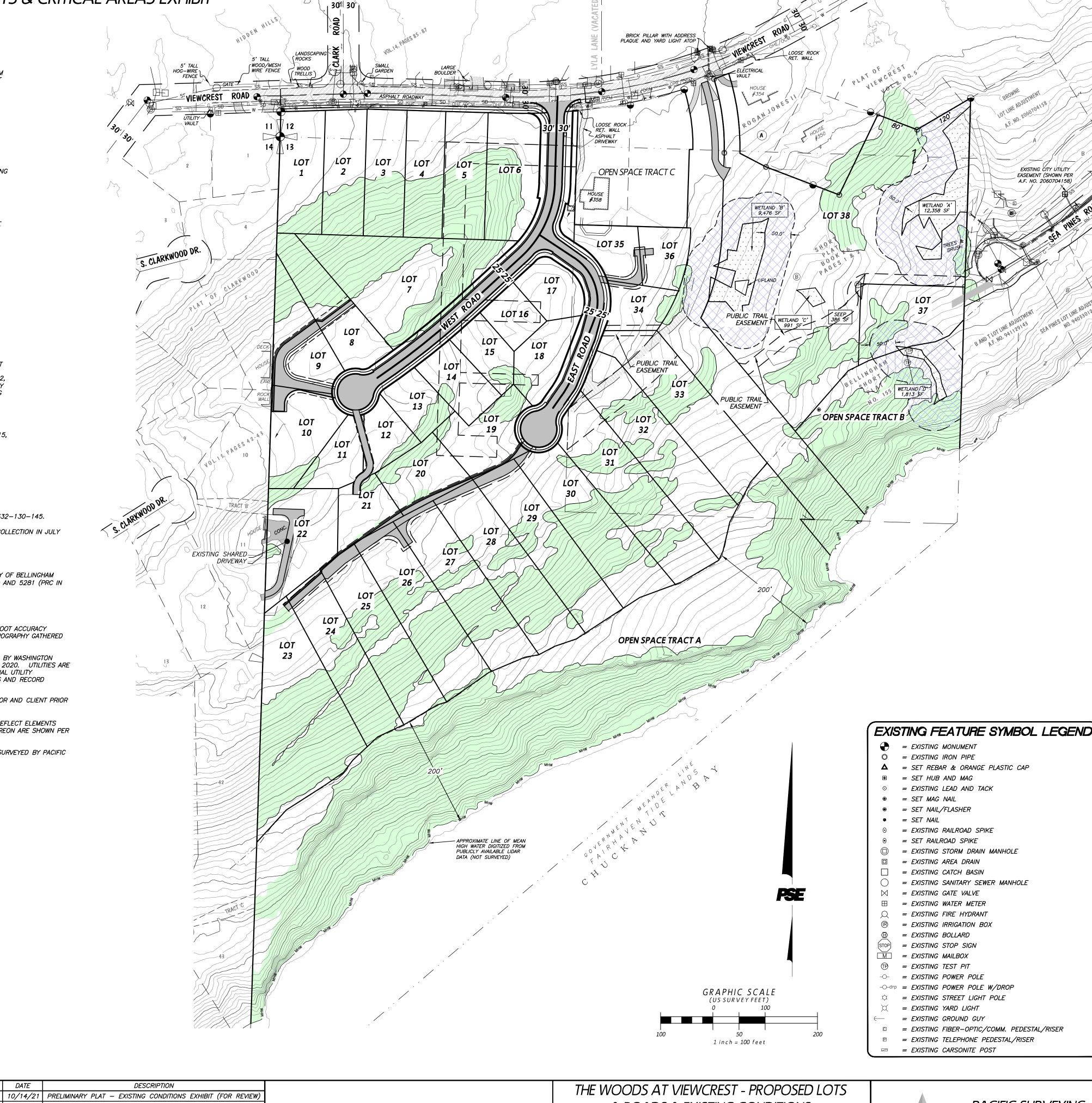
C24 | 125.00' | 39°49'54" | 86.90' C25 | 125.00' | 37°37'51" | 82.10' C26 | 25.00' | 76°59'23" | 33.59' C27 | 230.00' | 9°51'37" | 39.58' C28 | 1069.06' | 0'32'25" | 10.08' C29 | 345.00' | 19°42'11" | 118.64'

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'

> GRAPHIC SCALE (US SURVEY FEET)

> > 1 inch = 100 feet





= GEOLOGICALLY SIGNIFICANT CRITICAL AREA = WETLAND BUFFER EXISTING LINE LEGEND —— — = EXISTING EDGE OF ASPHALT — — = EXISTING EDGE OF CONCRETE ----- = EXISTING EDGE OF GRAVEL ROAD ----- = EXISTING EDGE OF MASONRY PAVERS —— SS ———— = EXISTING SANITARY SEWER GRAVITY LINE ——— w ———— = EXISTING WATER LINE = EXISTING OVERHEAD ELECTRIC LINES -OHE/OCM------ = EXISTING OVERHEAD ELECTRIC & COMMUNICATION LINES - UGE ----- = 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 TJM/DML ASM DESIGN: STAKING: ASBUILT: N/A DATUM 1" = 100'HORIZ.: NAD83/98 N/A VERT.: NAVD88

ANNE C. JONES FAMILY LP

& ROADS & 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 Squalicum Way, Suite 111 | BELLINGHAM, WA 98225

T: 360.671.7387 | F: 360.671.4685

EASEMENT (SHOWN PER

DESIGN DWG: 2019196_svX_PREPLAT_COMBINEL HORIZ. SCALE: VERT. SCALE: WWW.PSESURVEY.COM | INFO@PSESURVEY.COM 2019196 SHEET 4 OF 1:1



2 | 9/9/2022 | REVISED SUBMITTAL TO ADDRESS CITY RFI 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

ISSUE DATE

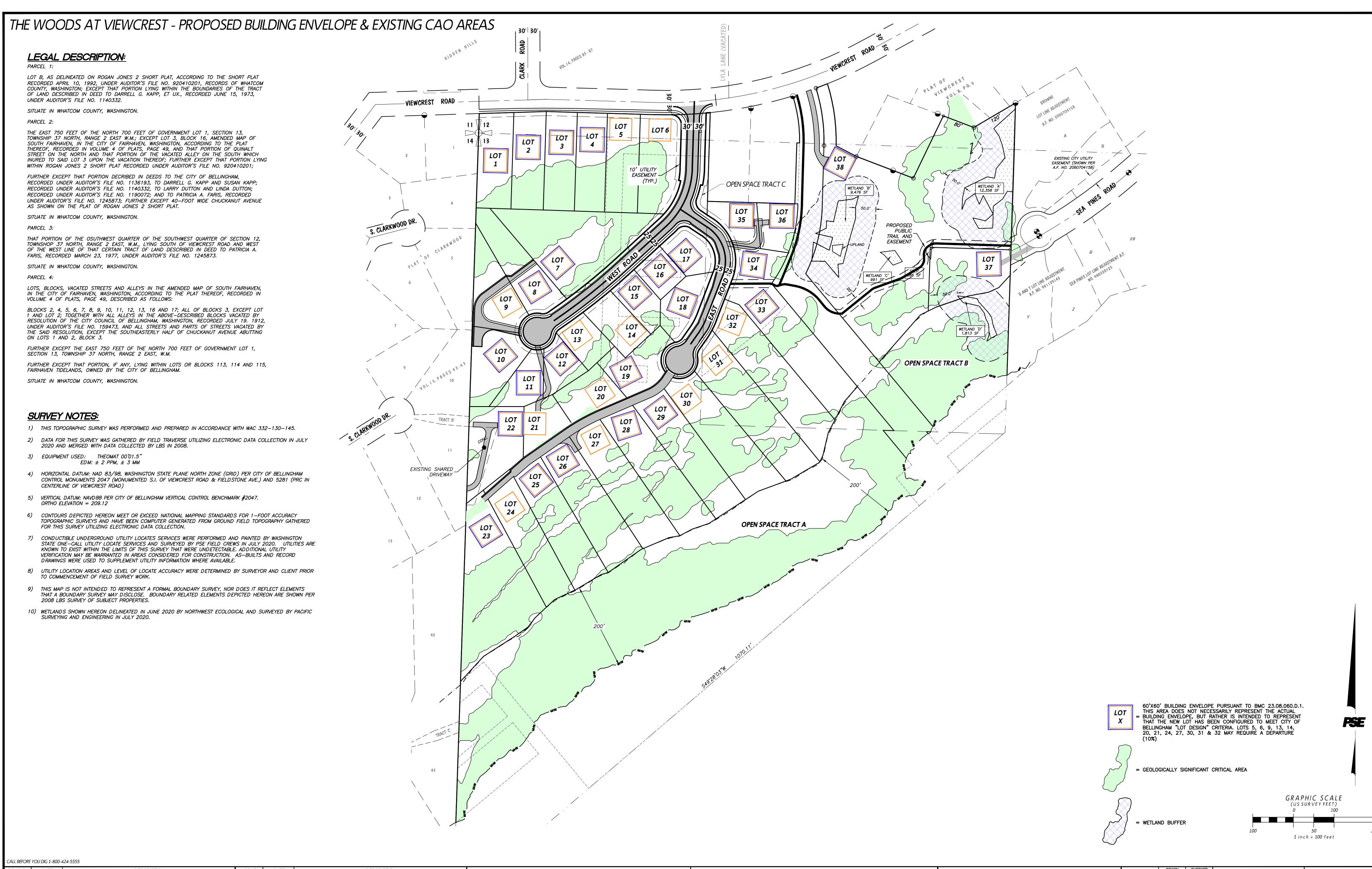
CALL BEFORE YOU DIG 1-800-424-5555

1 8/15/22 REVISED LOT LAYOUT

REVISION DATE

DESCRIPTION

807 CHUCKANUT SHORE ROAD BELLINGHAM, WA 98229



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			
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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

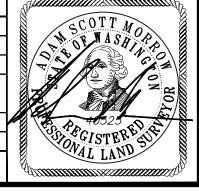
807 CHUCKANUT SHORE ROAD BELLINGHAM, WA 98229

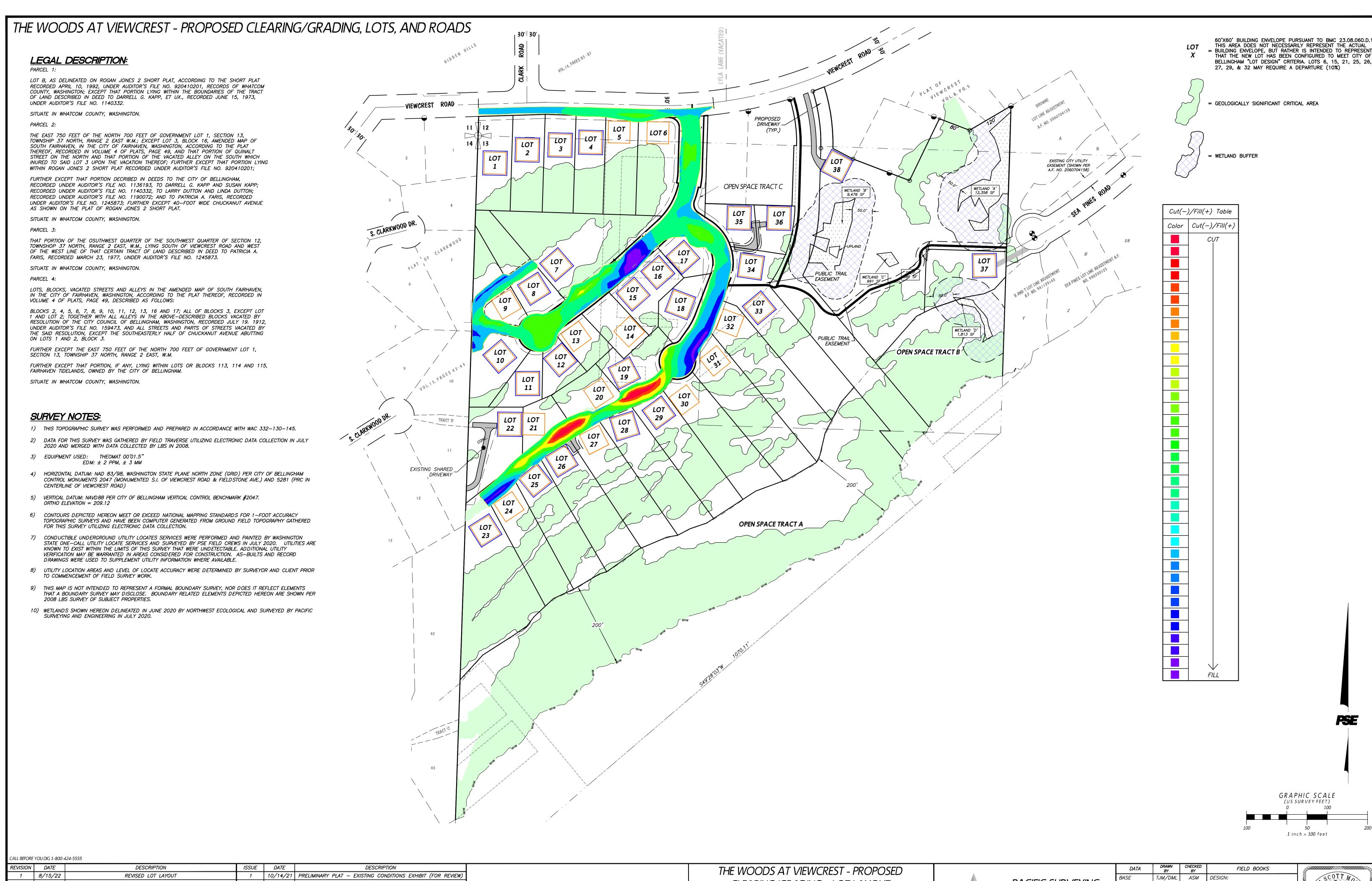
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PACIFIC SURVEYING	
& ENGINEERING, INC.	
909 Squalicum Way, Suite 111 BELLINGHAM, WA 98225	

	DATA	DRAWN BY	CHECKED BY	FIELD BOOKS		•	
	BASE	TJM/DML	ASM	DESIGN:			
	DESIGN			STAKING:	•		
	XREF: N/A			ASBUILT:			
	DWG: 2019196	6_svX_PREPLA	T_BLDG+CAO	DATUM			
	HORIZ. SCALE: 1" = 100'			DATON			
	VERT. SCALE:	: N/A		HORIZ.:	NAD83/98		
	JOB#:	2019196	5	VERT.:	NAVD88		
		SHEET	5	OF	1:1		





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			
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ANNE C. JONES FAMILY LP

807 CHUCKANUT SHORE ROAD

BELLINGHAM, WA 98229

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

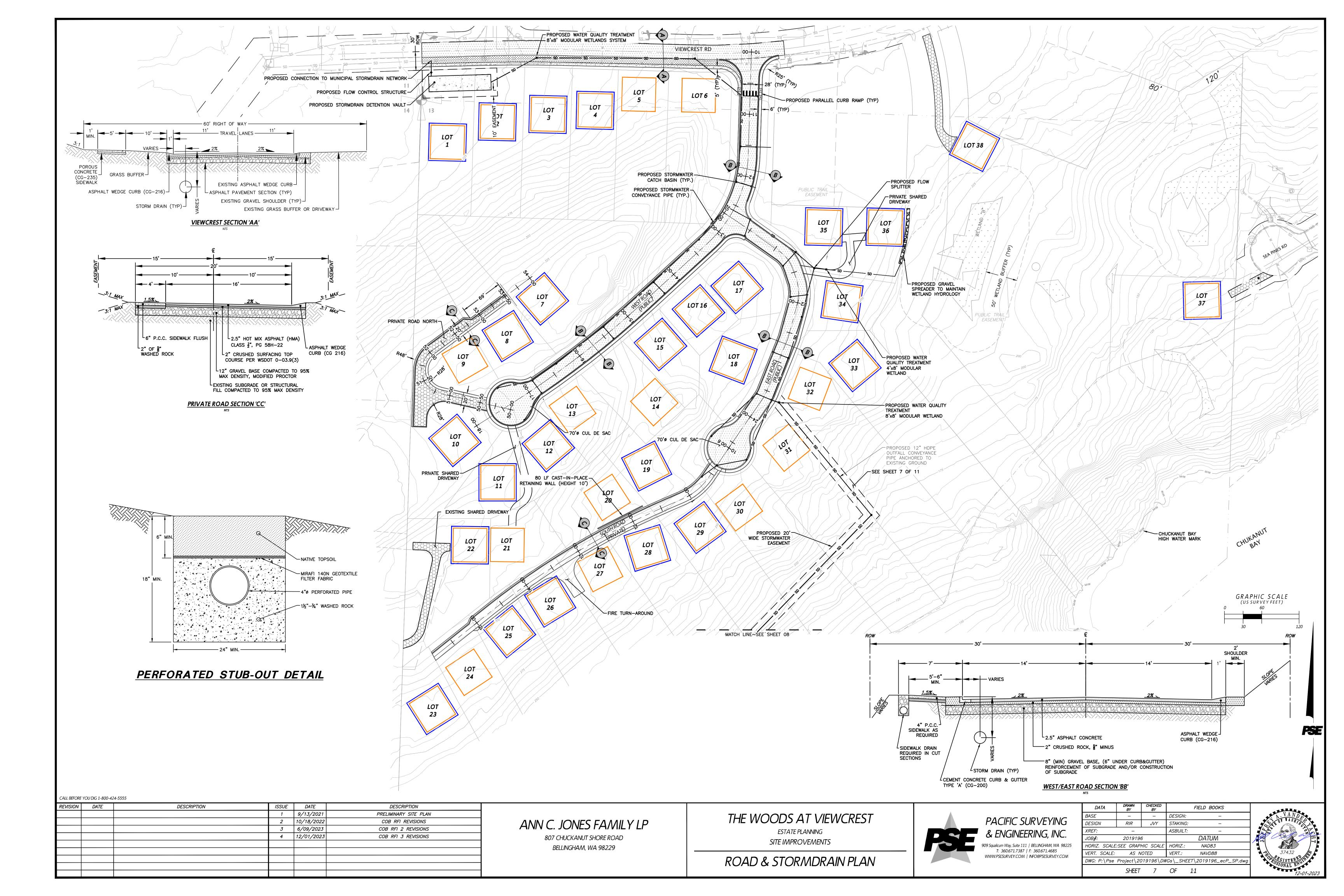


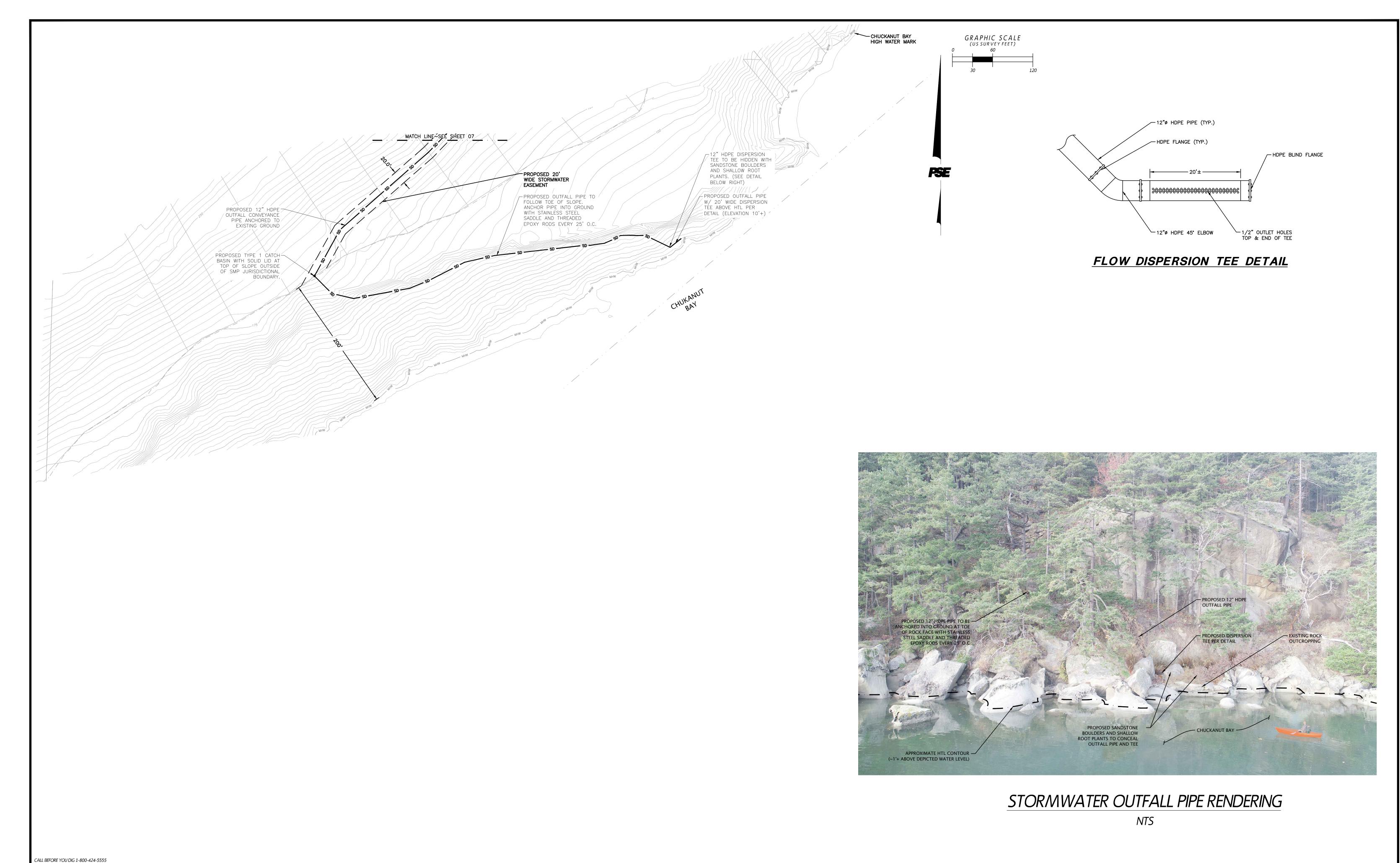
PACIFIC SURVEYING
& ENGINEERING, INC.
909 Squalicum Way, Suite 111 BELLINGHAM, WA 98225

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te 111 BELLINGHAM, WA 98225	HORIZ. SCALE	: 1" =	100'		DATON
7387 F: 360.671.4685 COM INFO@PSESURVEY.COM	VERT. SCALE:	N/	⁄A	HORIZ.:	NAD83/98
EON IN GET SESON VET.CON	JOB#:	2019196	5	VERT.:	NAVD88

SHEET 6 OF 1:1







ISSUE DATE PRELIMINARY SITE PLAN 1 9/13/2021 2 10/18/2022 COB RFI REVISIONS 3 6/09/2023 COB RFI 2 REVISIONS 4 12/01/2023 COB RFI 3 REVISIONS

DESCRIPTION

DESCRIPTION

REVISION DATE

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

THE WOODS AT VIEWCREST ESTATE PLANNING

SITE IMPROVEMENTS

STORMWATER OUTFALL



	DATA	DRAWN BY	CHECKED BY	FIELD BOO		S	
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	DESIGN	RIR	JVY	STAKING:	_	-	
	XREF:	_		ASBUILT:	_	•	
	JOB#:	2019196	6	DATUM			
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	VERT. SCALE:	AS N	OTED	VERT.:	NAVD88		
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		SHEET	8	OF	1:1		

