



Attachment A

Phone: (360) 778-8300

Email: [pl](mailto:pl@cityofbellingham.com)

Land Use Application

Check all permits you are applying for in the boxes provided. Submit this application form, the applicable materials listed in the corresponding permit application packet(s) and application fee payment.

| | | |
|---|--|---|
| <input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Binding Site Plan <input type="checkbox"/> Clearing Permit <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Critical Area Permit <input type="checkbox"/> Minor Critical Area Permit <input type="checkbox"/> Design Review <input type="checkbox"/> Grading Permit <input type="checkbox"/> Home Occupation <input type="checkbox"/> Institutional <input type="checkbox"/> Interpretation <input type="checkbox"/> Landmark – Historic Certificate of Alteration <input type="checkbox"/> Legal Lot Determination <input type="checkbox"/> Nonconforming Use Certificate | <input type="checkbox"/> Parking Adjustment Application <input type="checkbox"/> Planned Development <input type="checkbox"/> Rezone <input type="checkbox"/> SEPA <input type="checkbox"/> Shoreline Permit <input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> Short Term Rental <input type="checkbox"/> Subdivision-Short Plat/Lot Line <input type="checkbox"/> Adjustment <input checked="" type="checkbox"/> Subdivision-Preliminary Plat <input type="checkbox"/> Subdivision-Final Plat <input type="checkbox"/> Variance <input type="checkbox"/> Wireless Communication <input type="checkbox"/> Zoning Compliance Letter <input type="checkbox"/> Other: _____ | Office Use Only Date Rcvd: _____ Case #: _____ Process Type: _____ Neighborhood: _____ Area Number: _____ Zone: _____ Pre-App. Meeting: _____ Concurrency: _____ |
|---|--|---|

Project Information

Project Address 1204 Yew Street Zip Code 98225

Tax Assessor Parcel Number (s) 3803330384410000

Project Description Preliminary Plat with Infill Toolkit

Applicant / Agent

Primary Contact for Applicant

Name Jones Engineers, Inc. / Darcy Jones

Mailing Address 4164 Meridian Street, Suite 304

City Bellingham State WA Zip Code 98226

Phone 360-733-8888 Email darcy@jonesengineers.us

Owner (s)

Applicant Primary Contact for Applicant

Name Bradley and Kristina Widman

Mailing Address 1615 Old Samish Road

City Bellingham State WA Zip Code 98229-8524

Phone (360) 220-1990 Email brad.widman@gmail.com

Property Owner(s)

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project including, but not limited to, expiration notifications. If I, at any point during the review or inspection process, am no longer the Applicant for this project, it is my responsibility to update this information with the City in writing in a timely manner.

Signature by Owner/Applicant/Agent Date 02/03/23

City and State where this application is signed: Bellingham WA
City State



Permit Center

210 Lottie Street, Bellingham, WA 98225

Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: (360) 778-8382

Email: permits@cob.org Web: www.cob.org/permits

PRELIMINARY PLAT APPLICATION (PROCESS TYPE III-B)

This application form is for a preliminary plat and preliminary cluster plat requiring a Type III-B process.

Pre-Application Steps:

- Pre-Application conference or waiver. Identify permit number: PRE 2022-0071
- Pre-Application neighborhood meeting or waiver. Identify permit number: PRE 2022-0071
- Transportation concurrency certificate, if applicable. Identify permit number: CON _____

Application Submittal Requirements:

- A completed Land Use Application form.
- A completed Preliminary Plat Application, including all information required by this form.
- A completed Legal Lot Application form, unless specifically waived.
- Written response to the performance criteria pursuant to BMC 23.08.030.
- Written response to the decision criteria pursuant to BMC 23.16.030.
- A completed Departure and/or Variance Application form(s), if a departure and/or variance is requested.
- SEPA Checklist, if applicable.
- Application fee payment.
- Mailing list and labels as described in the attached mailing list instructions.

Project Data:

1. Name of Plat Wellington Preliminary Plat
2. Number of Lots 10
3. Civil Engineer information:
Name: Jones Engineers, Inc.
Address: 4164 Meridian Street, Suite 304, Bellingham, WA 98226
Phone number: 360-733-8888
Email: darcy@jonesengineers.us
4. Surveyor information:
Name: Northwest Surveying and GPS
Address: 407 5th Street, Lynden, WA 98264
Phone number: 360-354-1950
Email: jeromy@nwsurvey.com

Submittal Requirements:

The submittal requirements shall be prepared and submitted in electronic format as a .pdf document that conforms to the provisions of Title 23 BMC, unless otherwise determined by the city:

- The application submittal materials required by this form.
- A vicinity map that clearly identifies the proposal in relation to the surrounding land for a distance of at least a quarter of a mile and additional area, as necessary, to show connecting streets or arterials.
- An existing conditions map prepared by a Washington State certified land surveyor or licensed engineer that includes the following :
 - Scale between 1" = 10' and 1" = 20'.
 - All parcels and ownership of those parcels within 300 feet of the preliminary plat boundaries.
 - Rights of way, including widths, name and improvements.
 - Utilities, including public and private water, sewer and stormwater mains and services.
 - Public and private easements affecting the subject site.
 - Critical areas on and affecting the site, including buffers and building setbacks.
 - Topography at 5-foot intervals.
 - Existing structures on-site and their distances to proposed and existing property lines.
 - Location and dimensions of existing on-site parking areas.
- A plat map prepared by a Washington state certified land survey or licensed engineer, that includes the following:
 - Scale between 1" = 10' and 1" = 20'.
 - Legal description of the area being subdivided.
 - Proposed lots and tracts.
 - Proposed lots that are identified and labeled as Lot 1, Lot 2, etc. and tracts as Tract A, Tract B, etc.
 - Proposed area of each lot and tract.
 - Statement for the intended purpose of each tract (i.e. stormwater, open space etc.)
 - Existing and proposed public rights of way, state highways and public open space tracts, trails and parks pursuant to BMC 23.08.030(E), (F) and (G).
 - Existing and proposed utility easements that affect the proposed preliminary plat.
 - Critical areas on and affecting the site, including buffers and building setbacks.
 - Existing structures and their distances to proposed and existing property lines.
- A street and utility service plan prepared by a Washington state licensed engineer that includes the following:
 - Scale between 1" = 10' and 1" = 20'.
 - Existing and proposed public infrastructure necessary to serve the proposed preliminary plat, including rights of way, water, sewer, stormwater, etc.
 - Existing and proposed street improvements consistent with the city of Bellingham's approved street construction details.
 - Topography at 5-foot intervals.
- A preliminary clearing and grading plan pursuant to BMC 23.08.030(C) and (D) that shows retention of natural features and existing and proposed grades of lots and public rights of way.

- Preliminary stormwater management report consistent with Chapter 15.42 BMC for proposals that will generate 5,000 square feet of new or replaced impervious surfaces.
- A plat certificate, subdivision guarantee or Title report dated within 30 days of application submittal.
- All other applications determined necessary to process the proposed preliminary plat consistent with the Bellingham Municipal Code.
- Additional material as determined by the city to review the proposal consistent with the Bellingham Municipal Code.



Performance & Decision Criteria Design Review Criteria Infill Housing Application Criteria

**BMC 23.08.030 BMC 23.16.030 BMC 20.25.020 BMC 20.28.050
BMC 20.28.070**

**For the
Wellington Preliminary Plat Application
at
1204 Yew Street**

City of Bellingham Project No. PRE2022-0071

Prepared for:
Bradley & Kristina Widman
1615 Old Samish Road
Bellingham, WA 98229

Prepared by:
Jones Engineers, Inc.
4164 Meridian Street, Suite 304
Bellingham, WA 98226

January 2023

Please note this is the coversheet submitted for all land use applications associated with the proposal; this attachment revises the application materials to include only the applicant's responses to the preliminary plat decision criteria, BMC 23.16.030.

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1.0 INTRODUCTION

This Performance and Decision Criteria Report is provided to satisfy the preliminary plat application form submittal requirements for a “written response to the performance criteria pursuant to BMC 23.08.030,” and a “written response to the decision criteria pursuant to BMC 23.16.030.” This report also provides the design rationale and supporting information for the infill housing provisions (“infill toolkit” BMC 20.28), and provides responses to selected pre-application meeting comments.

The application proposes the division of a 2.51-acre parcel (the project parcel) located at 1204 Yew Street in the City of Bellingham (Figure 1). The project parcel lies within Section 33, Township 38 North, Range 3 East, W.M. in Whatcom County, Tax Parcel Number 380333-038441-0000. The legal description from the title report is “LOT 2, AS DELINEATED ON ALVARADO LOT LINE ADJUSTMENT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 22 OF SHORT PLATS, PAGE 89, UNDER AUDITOR'S FILE NO. 901204069, RECORDS OF WHATCOM COUNTY, WASHINGTON. SITUATE IN WHATCOM COUNTY, WASHINGTON.”

The project parcel is in Area 7 of the Whatcom Falls Neighborhood and is zoned Residential Single (Figure 2). The Use Qualifier is Detached, Cluster Detached. The minimum density is 10,000 square feet (SF) minimum detached lot size, 1 lot/10,000 SF average cluster density, and a minimum cluster lot size of 7,200 SF (please see Section 3.1.1 below for lot size calculations). The Comprehensive Plan designation is Residential Single. The Infill Housing provisions of the city code can be used because a cluster subdivision is allowed at this location [BMC 20.28.020(A)(1)(a)]. The names of all property owners adjacent to the proposed preliminary plat and all parcels and names of owners within 300 feet are shown in the Preliminary Plat plan set.

2.0 PERFORMANCE CRITERIA – BMC 23.08.030

This section presents the performance criteria from the city code followed by the response.

2.1 Community Design

“The city of Bellingham has adopted neighborhood plans for each of its 25 unique neighborhoods. Each applicant for a subdivision must make reference to the applicable policies for the neighborhood as outlined in the appropriate neighborhood plan and describe how the proposed adjustment or land division addresses the policies within the neighborhood plan.”

The Whatcom Falls Neighborhood Land Use for Area 7 is single-family residential, low density (Figure 3). The Neighborhood Plan goals include:

2.1.1 *Goal No. 1*

“Natural forested areas and significant trees should be preserved and incorporated into future development where feasible.”



132 significant trees were identified by an arborist and surveyed by a licensed surveyor. Northwest Ecological Services prepared a Tree Retention Plan as part of the *Critical Areas Assessment and Mitigation Plan*.

The 49 trees proposed for removal will be replaced at the ratio specified by the city. The remaining trees will be preserved.

The grading plan was designed to save two large-diameter trees. On Lot 8, the pad will be graded around the trunk of Tree 05, a 40-inch diameter Douglas-fir. A small retaining wall will be constructed to protect the trunk. This avoidance should allow the tree to survive. On Lot 4, the grading area was reduced to minimize damage to the critical root zone of Tree 59, a 27-inch diameter paper birch.

2.1.2 Goal No. 2

“As development occurs in the southern portion of the neighborhood, one neighborhood park should be established consistent with the Parks, Recreation and Open Space chapter of the Comprehensive Plan.”

Not applicable because of location.

2.1.3 Goal No. 3

“As development occurs, environmentally sensitive areas, natural drainage systems, and open space should be maintained and preserved.”

The environmentally sensitive area is the wetland in the eastern portion of the property. This will be maintained and preserved.

2.1.4 Goal No. 4

“Pipeline safety regulations should be adopted to minimize the risk to the environment and public in the event of a pipeline rupture and reduce the risk of third-party damage to a pipeline.”

The proposed preliminary plat is not located on a pipeline route. The nearest pipeline is about 700 feet to the east according to the Whatcom County Tax Parcel View online.

2.1.5 Goal No. 5

“Preserve and restore functioning riparian buffers along the length of Whatcom Creek and its tributaries.”

The proposed preliminary plat is not located along Whatcom Creek or its tributaries.



2.1.6 *Goal No. 6*

“Open space corridors should be maintained along stream and natural drainage corridors as development occurs.”

The proposed preliminary plat places the natural wetland drainage corridor into an open space tract that will not be developed.

2.1.7 *Goal No. 7*

“Establish a northern gateway for public access to the Galbraith Mountain recreational area south of the neighborhood. This is identified in the Bellingham Greenways Program as “Project S5 – northwest Lookout/Galbraith Mountain Gateway and Community Park/Forest” with an established expenditure guideline for the land acquisition.”

The proposed preliminary plat is located in the central portion of the neighborhood, not the southern portion.

2.1.8 *Goal No. 8*

“Additional public parking should be established for Galbraith Mountain trail-users that lessens on-street parking congestion in the immediate residential areas along Birch Street, Birch Falls Drive, and Riley Street.”

The proposed preliminary plat is located on Yew Street, several thousand feet away from the streets mentioned.

2.1.9 *Goal No. 9*

“Water and sanitary sewer facilities should be sized to adequately serve the neighborhood, especially where new development is occurring.”

The proposed preliminary plat includes water and sanitary sewer facilities sized to accommodate the proposed houses.

2.1.10 *Goal No. 10*

“Open stormwater detention facilities should not be visible from the street and should be designed as an aesthetic feature of the development through the use of vegetation.”

The proposed stormwater detention facility will be located underground and will not be visible from the street.

2.1.11 *Goal No. 11*

“The Whatcom Falls Neighborhood supports the use of Low Impact Development (LID) and Green Infrastructure techniques to manage stormwater as close to its source as possible.”



The 2019 Stormwater Manual, p. 119, says, “in order to meet the LID Performance Standard, the chosen Flow Control BMPs will most likely need to include infiltration.” The ability to infiltrate the stormwater is precluded by the soil’s drainage class in the project area. The soils are considered Hydrologic Group C, so infiltration potential is very limited.

The Preliminary Stormwater Site Plan discusses the potential for infiltration: “When the project moves into final design a site-specific geotechnical investigation will be performed. If the site soils are conducive for infiltration, biofiltration will be evaluated for potential use especially for providing water quality treatment for the site runoff. However, this area of Yew Street typically has a shallow silty sand layer over a dense relatively impervious layer. Should the bottom of a bioretention facility extend into this dense soil layer, the bioretention facility would require an underdrain that would make the benefit negligible with respect to low impact development” (p. 11).

A Filterra filter box will be installed to treat the detained runoff. Filterra is a proprietary storm filter system intended to mimic nature. It should perform the same way as nature does to remove pollutants, such as sediment, toxics, and heavy metals. Lot 8 includes dispersion, which allows the stormwater to disperse across the natural landscape.

2.2 Natural Features

“Natural features, that may or may not be regulated by other code provisions, including but not limited to trees, topography, shorelines, streams, wetlands, habitat, geologically hazardous areas, and associated critical area/shoreline buffers, should be incorporated into the overall land division design through preservation to the extent feasible.”

The natural features have been incorporated into the overall land division design through preservation and mitigation pursuant to the wetland report and tree retention plan. The wetland and associated drainage corridor will be preserved in the open space tract, along with the surrounding uplands up to the edge of the functional buffer. Please see the response in *Section 2.1.1 – Goal No. 1*, above, about tree preservation.

2.3 Clearing and Grading

“In addition to demonstrating compliance with the land clearing (Chapter 16.60 BMC), grading (Chapter 16.70 BMC) and Lake Whatcom Reservoir (Chapter 16.80 BMC) regulatory provisions, as applicable, the proposed layout of a land division should include the following standards:

1. Clearing and grading limits are established to avoid impacting critical areas and/or their associated buffers, natural features as identified in subsection (A) of this section and adjacent properties;



2. Good engineering practices have been implemented to ensure the proposed grading:
 - a. Is the least necessary to protect slope stability and prevent erosion;
 - b. Will not result in the excessive use of retaining walls and/or rockeries along lot lines, project's exterior boundaries, streets and the exterior boundaries of the plat;
 - c. Establishes suitable building sites, driveways, public streets, pedestrian corridors, and utilities that are not located on fill. The city may impose a condition of preliminary approval requiring the submittal of a geotechnical report prepared by a Washington State licensed geologist or geotechnical engineer for city review and approval; and
 - d. Will not distribute site material resulting from grading to areas within the land division that would cause additional clearing or grading that would otherwise be unnecessary."

No clearing or grading will occur in the open space tract with the wetland. Please see the *Critical Area Assessment and Mitigation Plan* by Northwest Ecological Services for avoidance measures.

All of the four measures above have been implemented to the maximum extent practicable. The slope of the project area requires grading and filling to create level surfaces for building pads and driveways.

2.4 Dedication

"Land dedicated for public infrastructure, including but not limited to right-of-way, utility, and parks and recreation purposes, is incorporated in the land division as necessary to:"

2.4.1 *Rights-of-Way and Utilities.*

"Serve all lots proposed within the subdivision and to provide for orderly extension of public infrastructure for anticipated development in accordance with BMC Title 13 and the comprehensive plan; except this requirement may be waived if the city engineer determines that additional right-of-way will not be necessary for the future traffic circulation of the city, or for future road widening to accommodate anticipated development in the vicinity."

2.4.2 *Parks and Recreation.*

"Provide open space, trail, and recreation facilities pursuant to the adopted parks, recreation, and open space plan of the comprehensive plan and construct the facilities according to the city's design standards for park and trail development, as amended."

The project plan proposes all dedications required by the city.



2.5 Pedestrian Features.

“Incorporate pedestrian features into the overall plat design that provide for networks of walking and bicycle facilities that create access to community services and amenities such as schools, parks, shopping centers, public transportation stops, bicycle and pedestrian corridors identified in the city’s bicycle and pedestrian master plans within the proposed land division and to adjoining property that is not subdivided. Pedestrian features should be spaced at 500-foot intervals unless such an interval is not feasible due to a physical hardship that is not a result of the overall plat design.”

The project proposes sidewalks and private walkways throughout. The proposed sidewalk will connect to the Yew Street sidewalk on the south side of the proposed public road.

2.6 Streets.

“In addition to demonstrating compliance with BMC Title 13, Streets and Sidewalks, and the city’s development guidelines and public works standards, the overall street layout for a division of land should incorporate the following:”

2.6.1 *Compliance with Comprehensive Plan and Neighborhood Plan.*

“The alignment of arterial streets should be included in a location as nearly as possible with that shown in the most recently adopted city of Bellingham comprehensive plan, the appropriate neighborhood plan and zoning table (Chapter 20.00 BMC).”

2.6.2 *Vehicular and Pedestrian Circulation.*

“Streets and trails proposed within a land division should:”

“Extend to and connect with existing streets abutting its perimeter to provide for the logical extension of streets and utilities for coordinated development of contiguous tracts or parcels of undeveloped land.”

“Include a street network that provides multiple routes within and in/out of a proposed division of land with a grid pattern or a network modified grid of curvilinear streets and/or alleys unless there are physical limitations including critical areas, significant natural features, conflicts with the existing built environment, or adverse topography that prevents such a street pattern.”

“Avoid single points of access, cul-de-sacs, and dead-end streets, unless the city determines such extension is not necessary due to physical conditions that exist on or adjacent to the site.”

“Public and private trails should also be considered in the design of a street network.”

The proposed project is on a small tract of land. The proposed road does not connect to another road and would end in a cul-de-sac. The project parcel is



surrounded by single-family homes and lots, so it is not possible to connect the proposed public road through to another existing public road. The cul-de-sac is needed to provide for the fire truck turn-around. There are no nearby trails to connect across the project property.

Fire protection is provided via the cul-de-sac, which is a fire truck turn-around. The proposed private access east of the cul-de-sac (the northern private driveway) will be constructed with a 20-foot unobstructed width to property line separating Lots 5A and 5B (approximately the first 50 feet of the private access). The unobstructed width may be reduced to 12 feet provided this portion of the access road does not exceed 150 feet in length. The 20-foot unobstructed width portion of the private access is within one hose-pull of the proposed building pad on Lot 2.

The proposed stormwater detention structures would be built underneath a fire apparatus access road (the proposed public road) that will be designed to accommodate the point load design criteria for aerial apparatus access roads found in BMC 503.7. Buildings on any lot accessed by a driveway that is greater than 12% grade shall have a NFPA 13D sprinkler permit (maximum grade 15%).

2.6.3 Access to Local and Arterial Streets.

“The land division should show all access locations for all lots and proposed streets to maximize safety consistent with BMC Title 13.”

The access locations for all lots and streets are shown on the site plan.

2.6.4 Safety.

“Street layouts shall be designed to maximize safety for all modes of transportation. The applicant shall provide, to the extent feasible, a street layout that promotes visibility and reduces user conflicts through the placement of parking areas and the use of curb bulb-outs, landscaping strips, meandering sidewalks and other means of ensuring pedestrian safety and reducing vehicular speed through residential areas.”

The simple layout of the proposed public road promotes visibility. There is only one street proposed, so there are no intersections for curb bulb-outs or crosswalks. The slope of the land precludes a meandering sidewalk, which would require more grading than a straight sidewalk.

2.6.5 Street Trees.

“The overall street network is designed to accommodate street trees that can be evenly spaced through all existing and proposed street frontages. To ensure the location of these trees will not conflict with proposed utilities, the required street tree permit and landscape plan shall be reviewed concurrently with the public facility contract application for the required infrastructure. If a location



conflict arises, the priority is to redesign the utility location first to ensure a consistent planting schedule for the required street trees. An alternative planting plan should only be allowed if the city determines that there are no other alternative utility designs that would avoid a conflict between the utilities and trees.”

The street trees will be placed to avoid conflict with utilities. The required street tree permit and landscape plan will be submitted concurrently with the public facility contract application. We do not anticipate any conflicts.

3.0 DECISION CRITERIA – BMC 23.16.030

3.1 A. Conditions of Approval

“Preliminary plats shall be given approval, including preliminary plat approval subject to conditions, upon finding by the hearing examiner that all of the following have been satisfied:

1. It is consistent with the applicable provisions of this title, the Bellingham comprehensive plan and the Bellingham Municipal Code;”

This project uses the Cluster Provision. The project property is 2.51 acres (109,336 square feet). Divide 109,336 sf by 10,000 sf to get 10.9; ten lots are allowed. BMC 20.00.230 says the minimum cluster lot size is 7,200 square feet.

BMC 23.08.060(F)(1) says, “Lot Size Transition. When a cluster short or cluster preliminary subdivision abuts or is located across the street from a developed single-family zoned neighborhood, the lots in the proposed subdivision immediately adjacent to the existing single-family zoned neighborhood shall be developed with a similar housing form on a lot no less than the existing neighborhood lot size, or the underlying zoning minimum lot size for the existing neighborhood minus 10 percent, whichever is smaller.”

The proposed lots are no less than the underlying zoning minimum lot size minus 10 percent, which is $7,200 \text{ sf} - (7,200 * 0.1) = 6,480 \text{ sf}$ minimum lot size.



The table below shows that the minimum lot size of 6,480 square feet has been met.

| Proposed Cluster Lot Sizes | |
|-----------------------------------|-----------|
| Lot | SF |
| 1 | 7,753 |
| 2 | 8,940 |
| 3 | 10,130 |
| 4 | 8,081 |
| 5 - All | 12,825 |
| Infill Lot 5A | 4,147 |
| Infill Lot 5B | 3,944 |
| Infill Lot 5C | 4,734 |
| 6 | 8,783 |
| 7 | 6,563 |
| 8 | 7,670 |

Lot 1 has frontage along the public right-of-way, which should meet the requirement of BMC 23.08.060. The driveway to Lot 1 will be from the northern driveway (private easement). Lots 2, 3, 4, and 5C have frontage along the northern driveway (private easement). Lots 5A, 5B, and 6 will have frontage on the southern driveway, which will be an infill housing medium lane.

2. “It is consistent with the applicable provisions of Chapter 23.08 BMC;”

This report addresses the provisions in BMC 23.08.

3. “The division of land provides for coordinated development with adjoining properties or future development of adjoining properties through, where appropriate, the extension of public infrastructure, shared vehicular and pedestrian access, and abutment of utilities;”

The applicant discussed shared vehicular access with a property owner to the north at the neighborhood meeting. A late-comer’s agreement could be proposed to allow for future driveway access to the north from the proposed public road.

4. “Each lot in the proposal can reasonably be developed in conformance with applicable provisions of the BMC, including but not limited to critical areas, setbacks, and parking, without requiring a variance that is not processed concurrently with the subdivision application pursuant to Chapter 23.48 BMC;”

Each lot in the proposal can be reasonably developed. Please see Section 7.2 for a description of the variance application.



5. “There are adequate provisions for open spaces, drainage ways, rights-of-way, sidewalks, and other planning features that assure safe walking conditions for pedestrians, including students who walk to and from school, easements, water supplies, sanitary waste, fire protection, power service, parks, playgrounds, and schools; and”

An open space tract is proposed that will protect the existing wetland drainage way. The required rights-of-way have been established. The proposed sidewalk would connect to the Yew Street sidewalk as shown on the site plan, pending approval of the variance application (see Section 7.2 for a description of the variance application). Easements for utilities along the public road are proposed according to code. Water and sewer will be extended to the proposed lots from Yew Street via the proposed public road.

6. “It will serve the public use and interest and is consistent with the public health, safety, and welfare. The director shall be guided by the policy and standards and may exercise the powers and authority set forth in Chapter 58.17 RCW, as amended.”

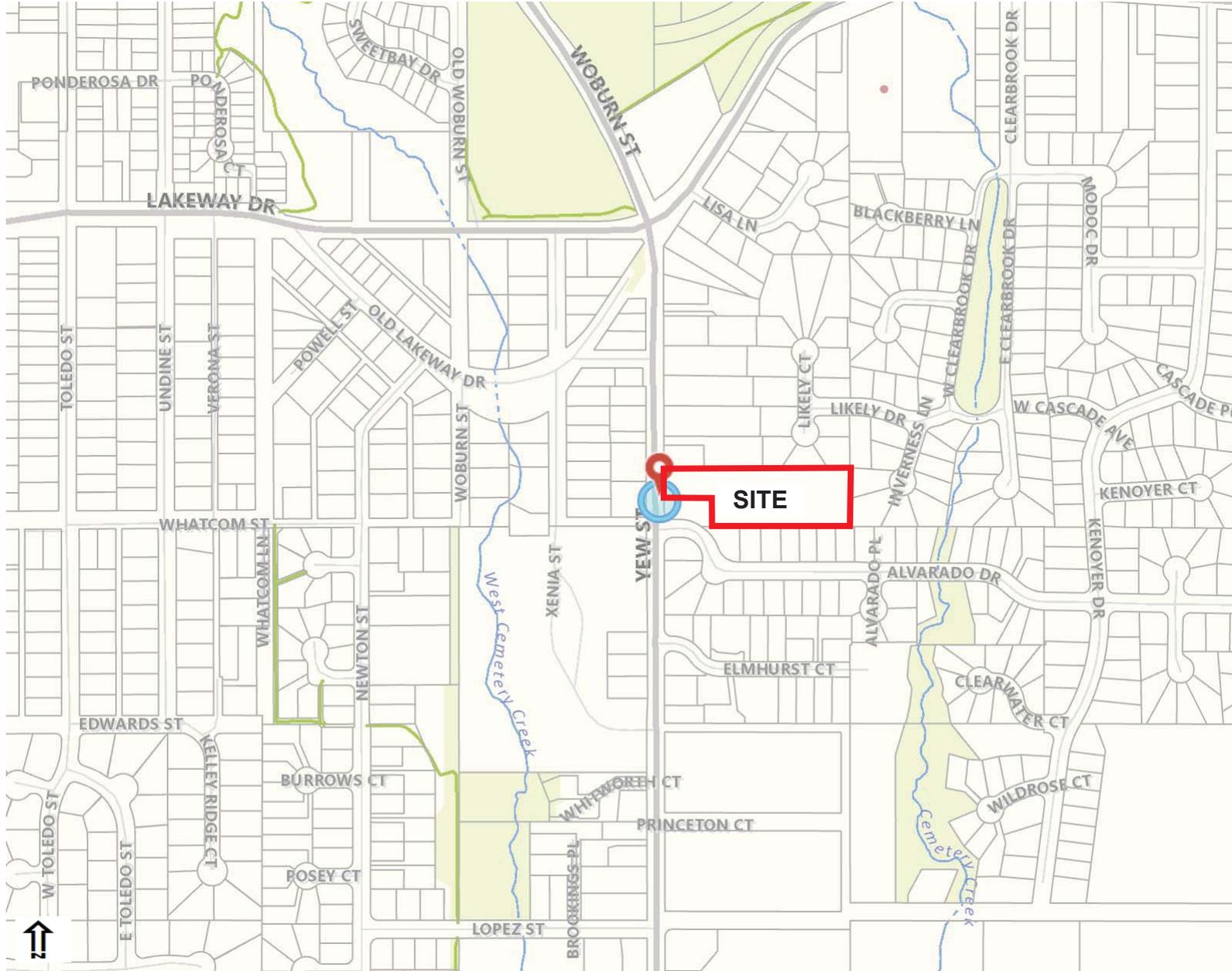
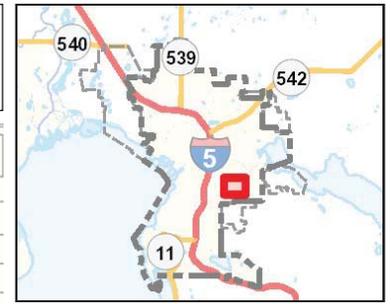
The proposed project serves the public use and interest by providing extra lots using the Infill Toolkit provisions of the city code. The project is consistent with the public health, safety, and welfare.

3.2 B. Denial (Floods)

“Notwithstanding approval criteria set forth in subsection (A) of this section, in accordance with RCW 58.17.120, as amended, a proposed subdivision may be denied because of flood, inundation or presence of environmentally sensitive areas as regulated by Chapter 16.55 BMC. Where any portion of the proposed subdivision lies within both a flood control zone, as established pursuant to Chapter 86.15 RCW, and the area of special flood hazard as defined in Chapter 17.76 BMC, the city shall not approve the preliminary plat unless it imposes a condition requiring the applicant to comply with the applicable regulations in Chapters 16.55 and 17.76 BMC and any written recommendations from the Washington Department of Ecology. In such cases, no development permit associated with the proposed subdivision shall be issued by the city until flood control problems have been resolved.”

We do not anticipate that flooding or inundation will be a problem at this location. The wetland is protected from development in the open space tract.





Legend

- Tax Parcels
 - Care Facility
 - Hospital
 - Schools
 - <all other values>
- Schools
 - Colleges/Universities
 - Elementary, Middle, High Schools
 - Private School or Preschool
- Fire Stations
- City Boundary
- Urban Growth Area
- Trails
- Railroads
- Ferries
- Interstate Polygons
 - Street
 - Interstate
- Airport
- Open Channel Streams
- Parks

Notes

Printed: 8/31/2022 9:05:39 AM

FIGURE 1

993 0 497 993 Feet

THIS MAP IS NOT TO BE USED FOR NAVIGATION

The City of Bellingham has compiled this information for its own use and is not responsible for any use of this information by others. The information found herein is provided simply as a courtesy to the public and is not intended for any third party use in any official, professional or other authoritative capacity. Persons using this information do so at their own risk and by such use agree to defend, indemnify and hold harmless the City of Bellingham as to any claims, damages, liability, losses or suits arising out of such use. Contact the Whatcom County Assessors office (360-778-5050) for the most up to date parcel information.

[Ord. 2004-12-087].

20.00.230 Whatcom Falls table of zoning regulations.

WHATCOM FALLS NEIGHBORHOOD ZONING TABLE

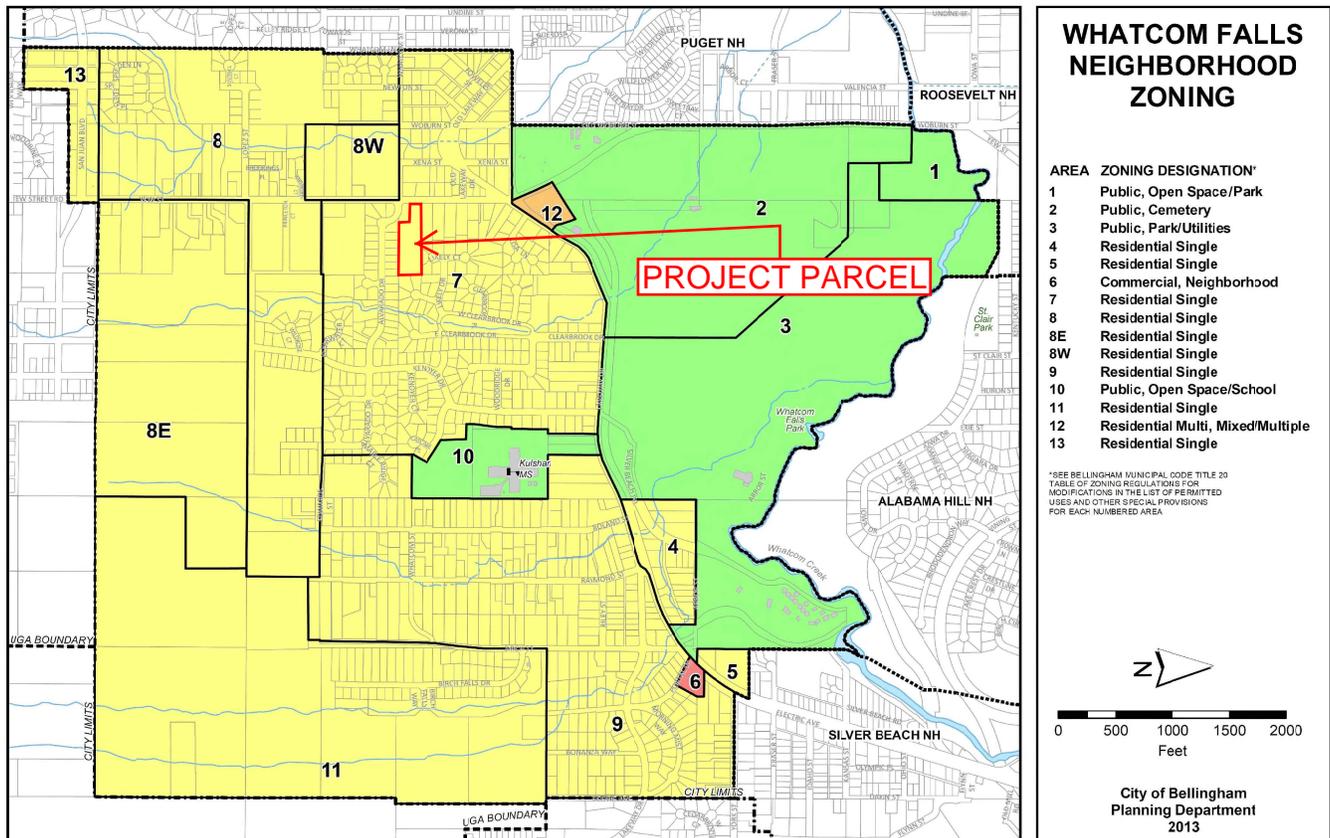
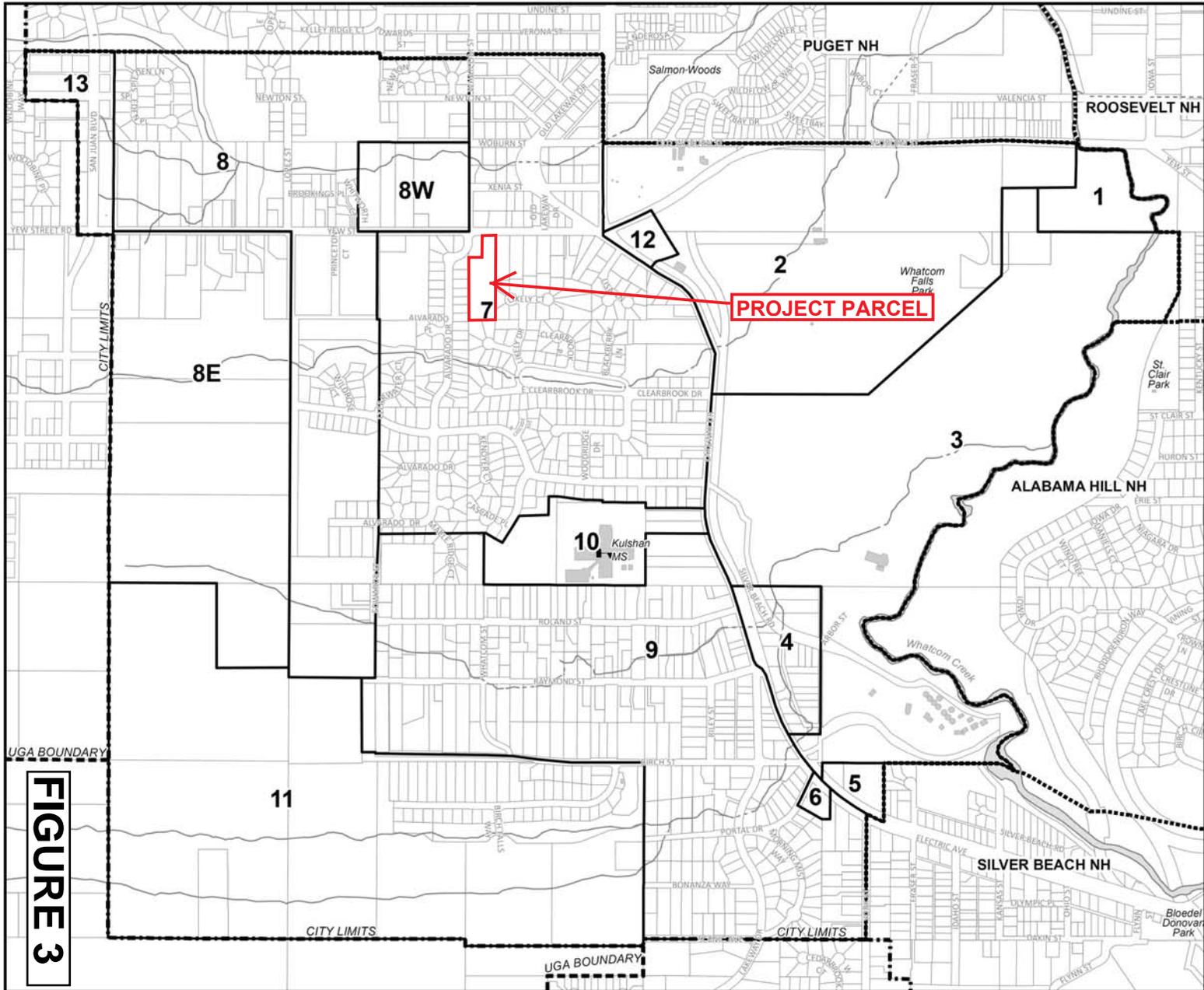
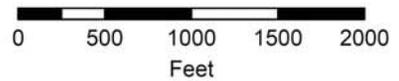
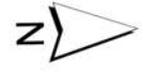


FIGURE 2



WHATCOM FALLS NEIGHBORHOOD LAND USE

| AREA | COMPREHENSIVE PLAN LAND USE DESIGNATION |
|------|---|
| 1 | Public |
| 2 | Public |
| 3 | Public |
| 4 | Single Family Res, Med Density |
| 5 | Single Family Res, Med Density |
| 6 | Commercial |
| 7 | Single Family Res, Low Density |
| 8 | Single Family Res, Low Density |
| 8E | Single Family Res, Low Density |
| 8W | Single Family Res, Low Density |
| 9 | Single Family Res, Low Density |
| 10 | Public |
| 11 | Single Family Res, Low Density |
| 12 | Multi-Family Res, Low Density |
| 13 | Single Family Res, Med Density |



City of Bellingham
 Planning Department
 2013

FIGURE 3

PHOTOGRAPHS – Infill Housing Application



Photo 1. View of the block face looking north from the gravel drive at 1204 Yew Street.

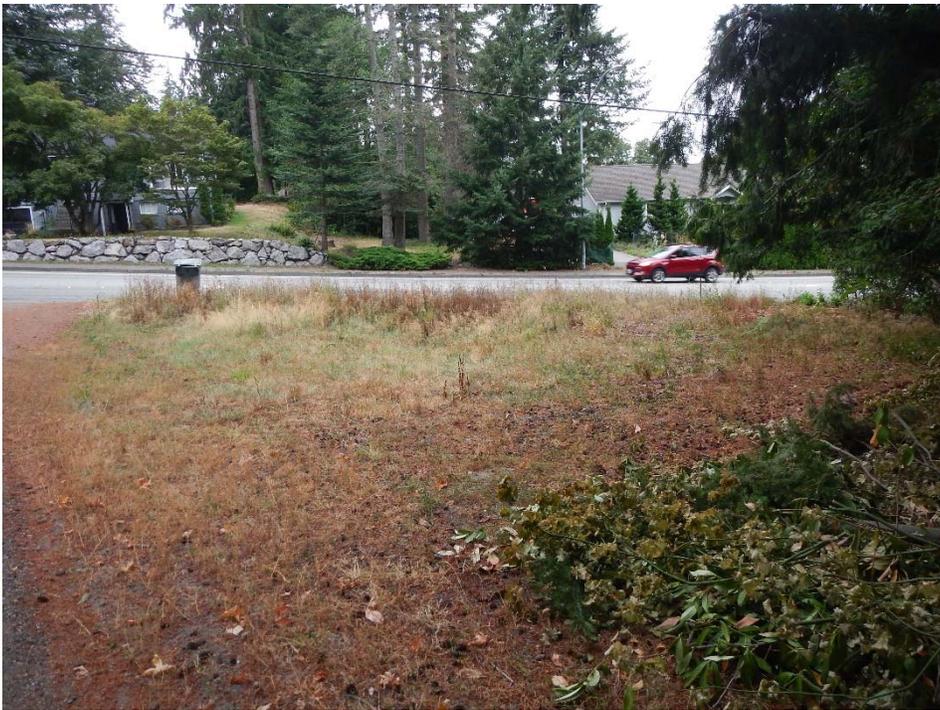


Photo 2. View of block face across the street from the project parcel.



Photo 3. View of project parcel frontage at Yew Street looking southerly at the block face.



Photo 4. View of frontage across the street from the project parcel looking southerly.

PHOTOGRAPHS



Photo 1. View east of the existing driveway at 1204 Yew Street.



Photo 2. View southeast from northwest property corner.



Photo 3. View north on Yew Street of northwest property corner, sidewalk, curb, and gutter.



Photo 4. View northwest from Yew Street at Old Lakeway Drive of the first two grates.



Photo 5. View west on Old Lakeway Dr. from the second grate.



Photo 6. View east on Old Lakeway Dr. from third grate.



Photo 7. View west of third grate, across Old Lakeway Dr. at the creek channel.

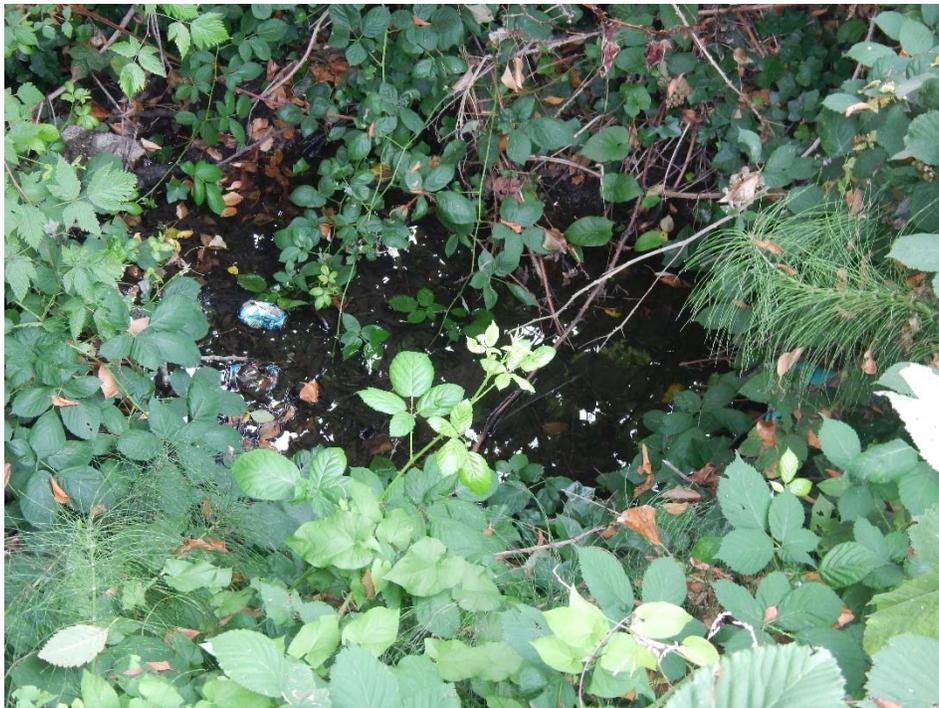


Photo 8. View west and downward at water in the West Cemetery Creek channel.



August 1, 2023

City of Bellingham
Permit Center
210 Lottie Street
Bellingham, WA 98225

**RE: Wellington Preliminary Plat
Response to March 23, 2023 Request For Information
SUB2023-0011, DR2023-0008, CAP2023-0008, VAR2023-0004, SEP2023-0008**

Dear Permit Center:

This letter presents our responses to the city's Request for Information letter (RFI) and redlines, both dated March 23, 2023, regarding the Wellington Preliminary Plat application. We have reviewed and responded to all the redline markups. Please refer to the revised preliminary plat materials submitted with this letter.

For each section of the RFI letter, each city comment appears in *italics and* is followed by our response in **bold face**.

PUBLIC INFRASTRUCTURE

The City has reviewed the preliminary engineering drawings submitted with the application and determined the overall plan does not comply with City-regulations. Staff anticipates that compliance with these regulations is likely to result in a revised plat design.

Stormwater

The Preliminary Stormwater Site Plan (JEI, February 2023) does not comply with the City's stormwater regulations pursuant to Chapter 15.42 BMC. Stormwater facilities for single-family uses must be designed for public ownership and in a manner they minimize the City's burden for maintenance. The following comments concern the overall design of the proposed stormwater facility and necessitate a redesign:

The proposed two-detention system design increases the City's burden for stormwater maintenance. Consolidating the two systems into one detention system is necessary to reduce the City's maintenance burden.

The system is now consolidated into one detention vault.

Stormwater facilities are not generally permitted in public rights of way, specifically when located under driving surfaces and/or sidewalks. The stormwater facility should be relocated outside of the public right of way or revise its location to avoid placement under the street and/or sidewalk.



The proposed detention vault has been relocated outside of the city right of way.

The revised design should identify the detention system's access location(s). This is an important design element that may affect its location.

The detention vault access and other details are presented on the plans and in the Storm Water Site Plan (SWSP).

The City has been experiencing water-tightness issues with the proposed use of CMP and will not accept the design unless it can be demonstrated that there is a clear and ready solution to prevent both leaks and corrosion at the pipe joints.

Comment noted. CMP is no longer proposed. The proposed detention vault would be concrete.

Street

The Land Division Ordinance requires development to provide for the orderly extension of public infrastructure to serve adjacent properties. To satisfy these provisions, the dedication of additional land for right of way to serve the abutting parcel to the north is necessary to provide this parcel with an alternative access location on a residential street rather than an arterial. The dedication will also allow the opportunity to extend public water and sewer mains for the future development of this lot.

The public street has been re-located to abut the northerly property line. This location will provide the requested alternative access on a residential street.

The City recommends the sidewalk be set back 5 feet from the curb, where feasible, to establish planting strips for the placement of street trees.

It is not feasible to set the sidewalks back 5 feet from the curb along the tangent sections of the north and south right of way lines. The sidewalks have been designed to abut the street in order to keep the proposed street as far north of the intersection of Alvarado Drive as possible.

Along the northerly right of way it is intended to contain the roadway grading within the right of way and to minimize the impact to the existing Grand Fir trees located along the northern property line. Moving the sidewalk northerly from the street would increase the potential for impact to these trees.

Along the southerly right of way it is intended to contain the roadway grading within the right of way and also propose a 10' wide non-exclusive utility easement which would overlay 7' within the proposed right of way and 3' outside the right of way. This configuration would maximize the area available for the stormwater vault facility.



Street trees plans have been developed with the above design parameters, please refer to the associated landscape plans.

Sewer and water

There is insufficient separation between the utilities to comply with DOE requirements.

INFORMATIONAL: Additional review comments are provided on the attached Sheet 4 of 5 of the preliminary engineering plans. Many of these comments are more appropriately addressed when construction plans are submitted for review by the City. However, the City is providing review comments at this time to ensure compliance with any of these comments will not result in additional plat design revisions.

The utility line separation has been revised.

Variance

The requested variance allowing sidewalks on only one side of the newly dedicated street will likely not be supported by City staff. The requested variance does not appear to meet the variance criteria and with the potential for the newly dedicated right of way to serve additional development, pedestrian facilities are warranted and should be provided to fullest extent.

ACTION ITEM: Information only.

Pursuant to the revised design, a variance for public sidewalk would not be necessary. We have adjusted the proposed street location with a sidewalk along the northern edge. It is our continued intent to locate the proposed intersection as far north as possible to maximize the distance from the intersection at Yew Street and Alvarado Drive.

EMERGENCY ACCESS

Per BMC 503.2.1, fire apparatus access roads shall have a minimum unobstructed width of 20 feet and an unobstructed vertical clearance of 13' 6", be capable of withstanding imposed loads of 75,000 lbs., and allow fire apparatus staging within 150 feet of all points of the first-floor exterior of each structure. At the point where the access road serves two or fewer single-family residences, the unobstructed width may be reduced to 12 feet provided this portion of the access road does not exceed 150 feet in length. The proposed public road appears to meet these requirements. The proposed private access east of the cul-de-sac does not and will need to be constructed with a 20-foot unobstructed width to the point where it only serves 2 single family residences. It appears this will be past the Lot 2 access.

The proposed private access east of the cul-de-sac has been widened to 20 feet to a point beyond the Lot 2 access.

Per BMC 503.2.7, fire apparatus access roads shall not exceed a grade of 12% unless the buildings served by the access road are equipped with NFPA 13D sprinkler systems (the existing



home will not require retrofitting with a sprinkler system). Approved sprinkler systems allow access road grades to be increased to 15%. Fire apparatus access roads shall also consider approach and departure angles (max. 8%) as well as breakover angles.

Comment noted.

An NFPA 13D sprinkler system does not require a private fire service main. Instead, it is a “flow-through” system plumbed into your domestic water and may require an increased water meter size.

Comment noted.

As mentioned above, apparatus access roads must be designed and maintained to support imposed loads of 75,000 lbs. and surfaced with an all-weather material. As an alternative to the 75,000 lb. load rating, you may demonstrate that the driveway meets HS-20 standards or the Public Works Residential Road standard. The portion of the private access road serving Lots 3 and 4 may be constructed of engineered gravel.

The private access road results in a dead end greater than 150 feet in length, which requires an approved turnaround to serve Lots 3 and 4. This length may be increased to 300' provided the access road is redesigned to be substantially straight having a minimum inside diameter turn radii of 28' is the minimum for roads less than 24' in width.

Pursuant to direction from the City Fire Marshall no apparatus turnaround is proposed at the east end of the private access road between lots 3 and 4.

The proposed cul-de-sac with a minimum diameter of 70 feet meets one of the four approved turnaround designs and will serve as a fire apparatus turnaround from Yew St. but does not meet the grade requirements. Turnarounds, including that discussed above, shall not be constructed on a grade and be designed with approach and departure angles discussed above.

Pursuant to direction from the City Fire Marshall the maximum gradient through the proposed cul-de-sac is 6%.

Stormwater detention vault or other underground structures beneath or near the fire apparatus access road must comply with BMC 503.2.10. This states that underground structures under or within 10 feet of a fire apparatus access road must be designed to accommodate the point load design criteria for aerial apparatus access roads found in BMC 503.7.

The proposed stormwater detention vault is located outside of the proposed fire apparatus access (public road). The proposed stormwater vault is located more than 10' southerly of the edge of pavement within the proposed public road.



Please note that structures 30' or greater in height measured from the level access of an eave line require aerial apparatus access.

Comment noted.

LAND DIVISION

The Land Division Ordinance limits the number of residences that may be served by a private driveway to 4 lots. As proposed, the plat design suggests that the northern driveway will serve 5 lots.

Private driveways serving more than 2 lots must be designed pursuant to Figure 23.08.060(A). The northern driveway does not meet this design provision.

As depicted on the proposed revised Preliminary Plat design the northern driveway would serve four lots.

A 10-foot easement for private utility providers shall be dedicated adjacent to all dedicated rights of way. This easement is not shown on either Yew Street or the northern extent of the newly dedicated right of way.

A proposed 10-foot utility easement along Yew Street is depicted on the revised Preliminary Plat. The northern right of way of the proposed public street has been relocated to coincide with the project's northern property line. In the event of subdivision of the property to the north the developer of the abutting property to dedicate a 10-foot private utility easement.

INFILL HOUSING

The application materials did not include sufficient information to determine full compliance with the infill housing provisions (Chapter 20.28 BMC) for Lots 5A-5C. Without the full submittal of architectural and landscaping plans for the residences, the City cannot issue a decision for the design review application. A design review decision is administrative and is not necessary to proceed with the preliminary plat application review. If a complete application is not submitted for the infill housing portion of the proposal, staff would forward a recommendation to the Hearing Examiner to condition the proposal to limit development of Lots 5A-5C with infill housing units.

***ACTION ITEM:** If the preferred option is to defer the land use decision of the infill housing units until after the preliminary plat decision, the design review application must be placed on hold to avoid the applications expiration due to being incomplete. Otherwise, submittal of architectural and landscape plans must be submitted for concurrent review and approval with the preliminary plat.*



See attached Infill Toolkit submittal materials and plans provided by the building designer.

CRITICAL AREAS

The geohazards onsite (erosion hazard and/or landslide hazard) should be mapped and addressed in a geotechnical report. Geohazards are considered critical areas and are defined in BMC 16.55.420. The geotechnical report should also include BMC 16.55.430-16.55.460 if the slopes onsite meet the definition of geohazard in BMC 16.55.420.

ACTION ITEM: Submit a geotechnical report compliant with Chapter 16.55 BMC.

A geotechnical report was submitted as an appendix to the preliminary stormwater site plan. The geotechnical report will be submitted as a stand-alone item for review.

SEPA

ACTION ITEM: Revise the SEPA checklist as necessary to incorporate the above action items.

We have revised the SEPA checklist to reflect changes to the project as appropriate.

Review of these application(s) cannot continue until this information is received and determined to be sufficient. Within 14 days of submitting the above information, the City will either determine that the information is sufficient or specify in writing what additional information is required. If the information is sufficient, processing of the application(s) will resume in accordance with Chapter 21.10 BMC. This request for additional information is accordance with BMC 21.10.190(B)(4).

Pursuant to BMC 21.10.190(C), the application(s) will expire and become null and void if all of the requested information is not submitted within 120 days from the date of this notice for request for information. At the applicant's request, the PCDD director may extend this 120-day period in accordance with BMC 21.10.080(A). No further notice will be sent concerning this 120- day expiration timeline.

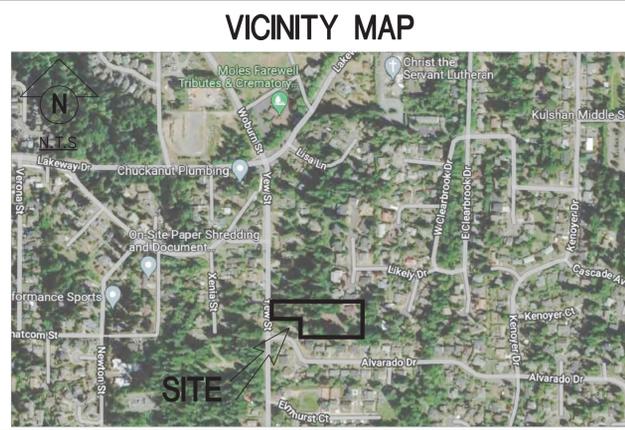
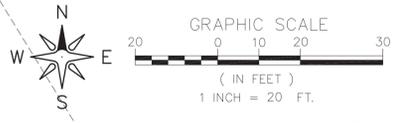
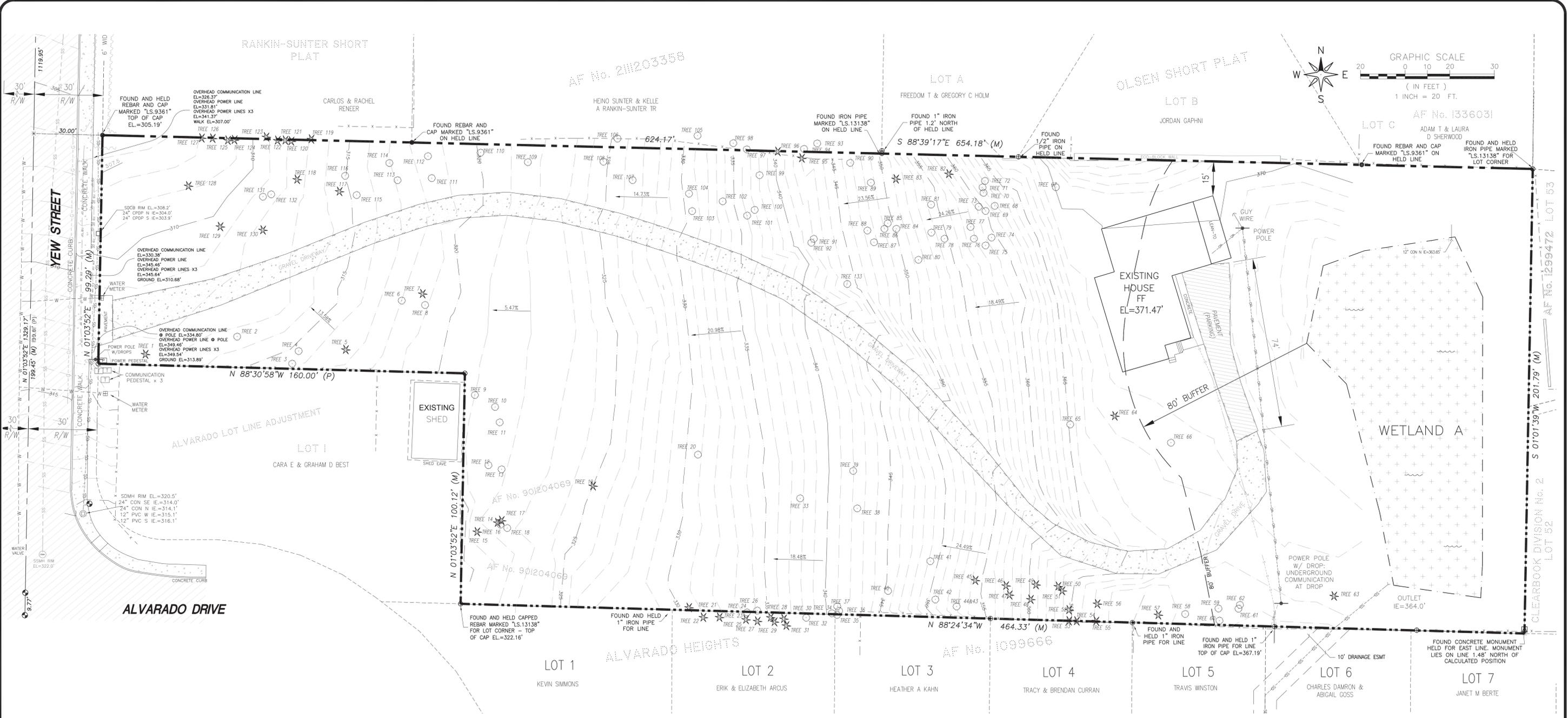
On July 17, 2023, the applicant requested an extension of the 120-day deadline. The extension was granted for 30 days as requested.

Best regards,



Darcy Jones
Jones Engineers, Inc.





LEGEND

| | | | |
|--|-------------------------------|--|-------------------------------|
| | EXISTING GROUND CONTOUR | | EXISTING SEWER SERVICE |
| | EDGE OF PAVEMENT OR CURB LINE | | EXISTING CATCHBASIN |
| | RIGHT OF WAY | | EXISTING STORM DRAIN |
| | SECTION SUBDIVISION | | EXISTING WATERMAIN |
| | PROJECT/BOUNDARY | | EXISTING SINGLE WATER SERVICE |
| | LOT LINE | | EXISTING FIRE HYDRANT |
| | CENTERLINE | | EXISTING FIRE HYDRANT |
| | EASEMENT | | EXIST. COMMUNICATION PEDESTAL |
| | OTHER PROPERTY | | EXISTING WATER METER |
| | LOT NUMBER | | EXIST. TREES |
| | EXISTING MANHOLE | | GRAVEL DRIVEWAY |
| | EXISTING CLEANOUT | | |
| | WETLAND | | |
| | 80' BUFFER | | |

EXISTING CONDITIONS

REVISION

| NO | DATE | BY | NOTE |
|----|------|----|------|
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |

EXISTING EASEMENT NOTE:
 NOT PLOTTED ON PLAN

Recorded: February 6, 1890
 Recorded in: Vol. 11 of Deeds, Page 60
 Records of: Whatcom County, Washington
 In favor of: BELLINGHAM BAY WATER COMPANY

Recorded: June 30, 1988
 Recording No. 1606486
 Records of: Whatcom County, Washington
 In favor of: PACIFIC NORTHWEST BELL TELEPHONE

DRAWN BY _____ DATE _____
 CHECKED BY _____ DATE _____
JOB# 22001

WELLINGTON PRELIMINARY PLAT

FOR: **BRADLEY & KRISTINA WIDMAN**

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THIS DOCUMENT, CONSISTING OF PLANS, DESIGNS, AND SPECIFICATIONS, WAS PREPARED UNDER MY PERSONAL SUPERVISION AND MEETS CITY OF BELLINGHAM CODES AND STANDARDS AND FURTHER THAT SAID PLANS MEET THE GENERALLY ACCEPTED STANDARDS OF PRACTICE WITHIN THE STATE OF WASHINGTON.

PRELIMINARY

RYAN A. LONG, P.E. DATE _____

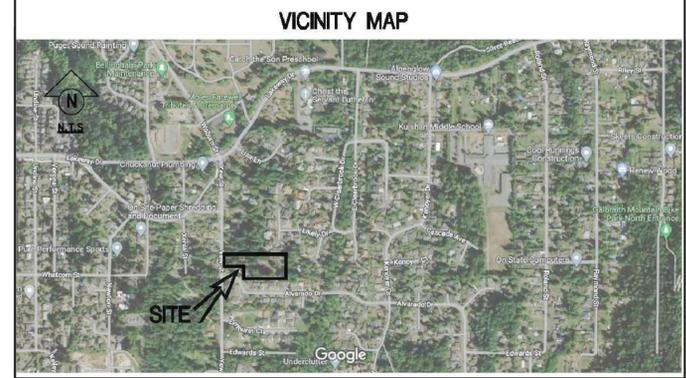
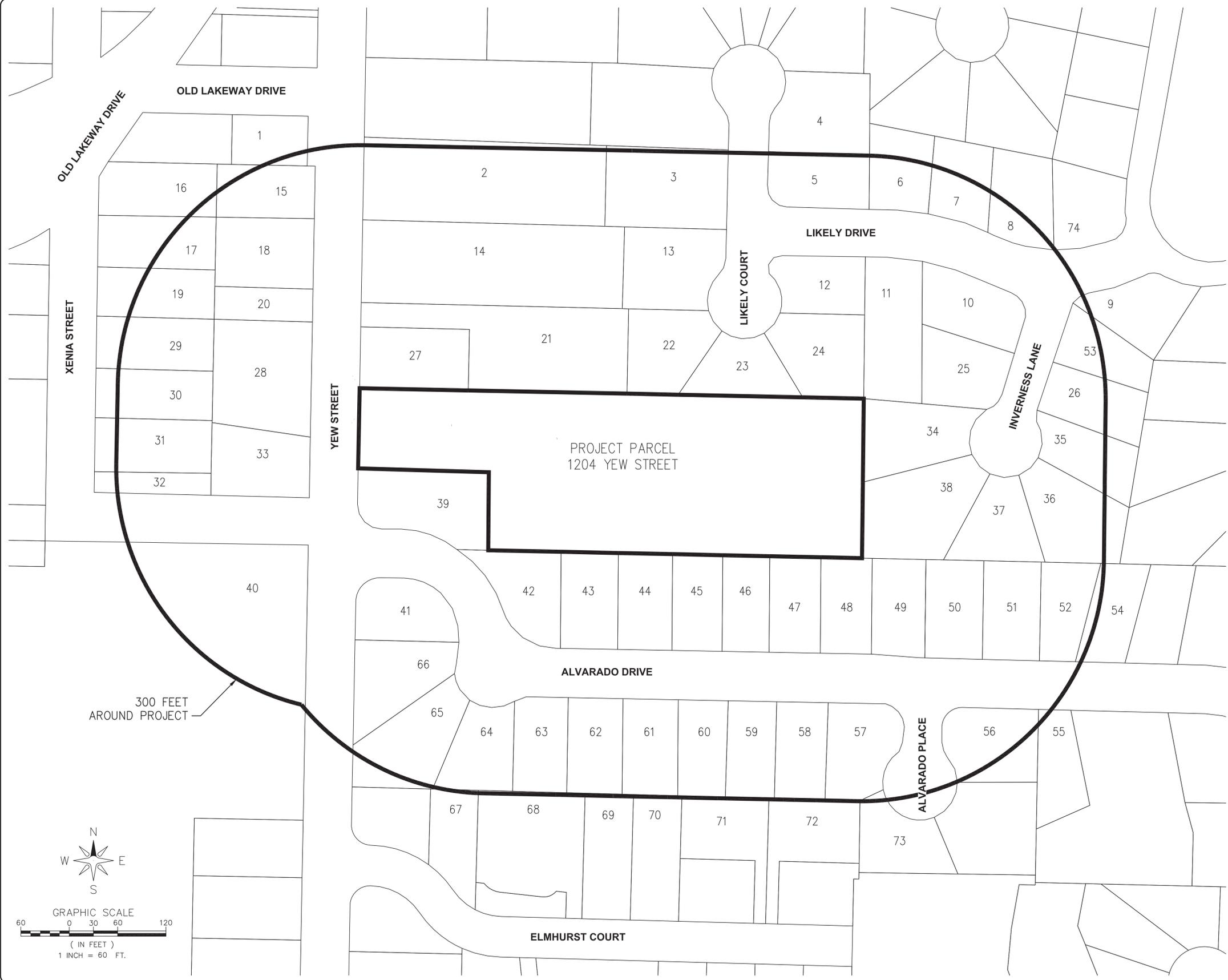
JONES ENGINEERS

phone 360-733-8888, www.jonesengineers.us
 4164 Meridian Street · Suite 304 · Bellingham, Wa. 98226

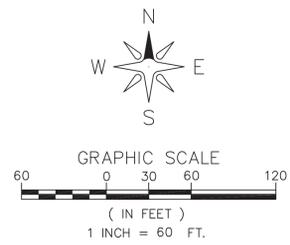
1204 YEW STREET

EXISTING CONDITIONS

SHEET **1** OF **5**



| Map ID | Owner Name | Site Address |
|--------|--|---------------------|
| 1 | DONALD L & KATHRYN J RICHARDSON | 1229 YEW ST |
| 2 | J TIMOTHY & MARGUERITE R HUTTON | 1216 YEW ST |
| 3 | LAURIE L RUSSELL | 2606 LIKELY CT |
| 4 | SEAN M & ROBIN STIMAC JT | 2607 LIKELY CT |
| 5 | CHIU-HSIUNG & SHU-YIN YANG | 2615 LIKELY CT |
| 6 | DEBORAH C & HENRY J NATCHTSHEIM | 2623 LIKELY DR |
| 7 | TIM M & VIRGINIA L FISHER | 2625 LIKELY DR |
| 8 | WILLIAM D WEGNER | 2627 LIKELY DR |
| 9 | CHARLES P & JANET BUNCH | 2628 LIKELY DR |
| 10 | JACOB N JR & ROSEMARY A S VOHS | 2624 LIKELY DR |
| 11 | LEANNE B & JAMES A STRALKA | 2618 LIKELY DR |
| 12 | DEREK S & JENNIFER E KOELLMANN | 2616 LIKELY CT |
| 13 | DANIEL RAY REV LIVING TRUST/TR | 2608 LIKELY CT |
| 14 | PATRICK J & ANN M BALFOUR | 1212 YEW ST |
| 15 | BRIAN COREY & MARLENA M DZIS | 1225 YEW ST |
| 16 | SHARI C SKINNER | 2400 OLD LAKEWAY DR |
| 17 | STEVEN F & M KATRINA JACKSON | 1214 XENIA ST |
| 18 | PATRICIA L MCCAULEY | 1211 YEW ST |
| 19 | JON & GINNY HANSEN | 1210 XENIA ST |
| 20 | KATRINA L SCHWERDTFEGER | 1219 YEW ST |
| 21 | HEINO SUNTER & KELLE A RANKIN-SUNTER TR | YEW ST |
| 22 | FREEDOM T & GREGORY C HOLM | 2610 LIKELY CT |
| 23 | JORDAN GAPHNI | 2612 LIKELY CT |
| 24 | ADAM T & LAURA D SHERWOOD | 2614 LIKELY CT |
| 25 | NILS & COURTNEY SCHOULTZ | 1115 INVERNESS LN |
| 26 | ANNE L CALICO | 1112 INVERNESS LN |
| 27 | CARLOS & RACHEL RENEER | 1208 YEW ST |
| 28 | WALLACE FAMILY TRUST | 1209 YEW ST |
| 29 | CRIS L & GREGORY E KOMOROWSKI | 1206 XENIA ST |
| 30 | SARAH H & JOEL WARD & MARY & BRENT FOSTER | 1204 XENIA ST |
| 31 | DONALD E & CATHERINE A REDEKOP | 1202 XENIA ST |
| 32 | RALPH H & LOIS R PENICK | 1200 XENIA ST |
| 33 | JENNIFER JOHNSON | 1203 YEW ST |
| 34 | GLEN W & TARA L HENDRICKS | 1109 INVERNESS LN |
| 35 | MELISSA A BERTOCCHINI & SANDRA L POLIACHIK | 1108 INVERNESS LN |
| 36 | RYAN J & LEANNA M KUTTEL | 1104 INVERNESS LN |
| 37 | SHAWN CHIDESTER & DYLAN GRAFMYRE | 1100 INVERNESS LN |
| 38 | PAUL MIRANDA & JEAN LAUER-MIRANDA JT | 1105 INVERNESS LN |
| 39 | CARA E & GRAHAM D BEST | 1200 YEW ST |
| 40 | SKEERS CONSTRUCTION HOLDINGS INC | 1021 YEW ST |
| 41 | TIMOTHY D SCHERMETZLER & KAITLYN A ALIOTA | 2400 ALVARADO DR |
| 42 | KEVIN SIMMONS | 2405 ALVARADO DR |
| 43 | ERIK & ELIZABETH ARCUS | 2421 ALVARADO DR |
| 44 | HEATHER A KAHN | 2501 ALVARADO DR |
| 45 | TRACY & BRENDAN CURRAN | 2505 ALVARADO DR |
| 46 | TRAVIS WINSTON | 2509 ALVARADO DR |
| 47 | CHARLES DAMRON & ABIGAIL GOSS | 2515 ALVARADO DR |
| 48 | JANET M BERT | 2519 ALVARADO DR |
| 49 | DONALD L MOORE | 2611 ALVARADO DR |
| 50 | FRANK H CRATSENBERG | 2621 ALVARADO DR |
| 51 | JAMES F & DARCY A WALTERS | 2627 ALVARADO DR |
| 52 | ARTHUR ROBERTSON & | 2703 ALVARADO DR |
| 53 | DANIEL LEVITIN & HEATHER BORTFELD | 1116 INVERNESS LN |
| 54 | CITY OF BELLINGHAM FINANCE DEPT | ALVARADO DR |
| 55 | MARK E & JULIE A BROVAK | 2704 ALVARADO DR |
| 56 | LORNA J KIELY | 2624 ALVARADO DR |
| 57 | SPENCER D CUTSFORTH | 2606 ALVARADO PL |
| 58 | MARY E KOOISTRA | 2514 ALVARADO DR |
| 59 | RICHARD S LARSON & | 2508 ALVARADO DR |
| 60 | JAMES & STEPHENIE BURGESS | 2504 ALVARADO DR |
| 61 | SETH & JESSICA BURWASH | 2500 ALVARADO DR |
| 62 | ROGER D SHANK III & | 2424 ALVARADO DR |
| 63 | E TAYLOR JONES & | 2420 ALVARADO DR |
| 64 | STEPHEN H & SHARON B SWANSON | 2416 ALVARADO DR |
| 65 | CHELSEE A HENDERSON & TRENT J MACALLISTER | 2410 ALVARADO DR |
| 66 | ANTJE M THIESSEN | 2406 ALVARADO DR |
| 67 | WILLIAM & JENNIFER KERR | 2405 ELMHURST CT |
| 68 | GREENBRIAR CONSTRUCTION CORP | ELMHURST CT |
| 69 | GREG S & JESSICA J ROBERTSON | 2501 ELMHURST CT |
| 70 | DAVID & KIM WAGNER | 2505 ELMHURST CT |
| 71 | BRIAN L & ANN C P HELGESON | 2513 ELMHURST CT |
| 72 | NICOLE & ANDREW JACKSON | 2517 ELMHURST CT |
| 73 | ALEXANDRA K DELANTY & RYAN D COBB | 2610 ALVARADO PL |
| 74 | JOHN F GILLESPIE III & KIMBERLY L COOK | 2629 LIKELY DR |

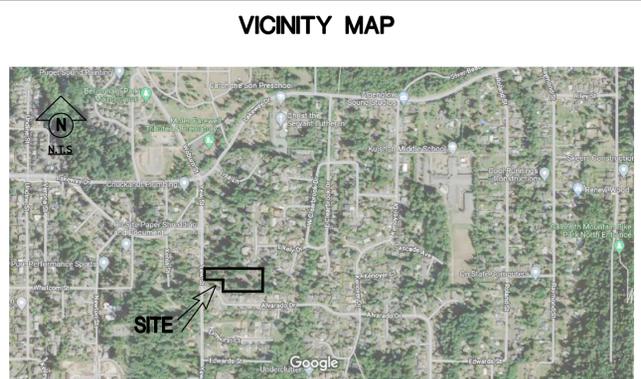
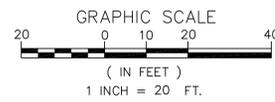
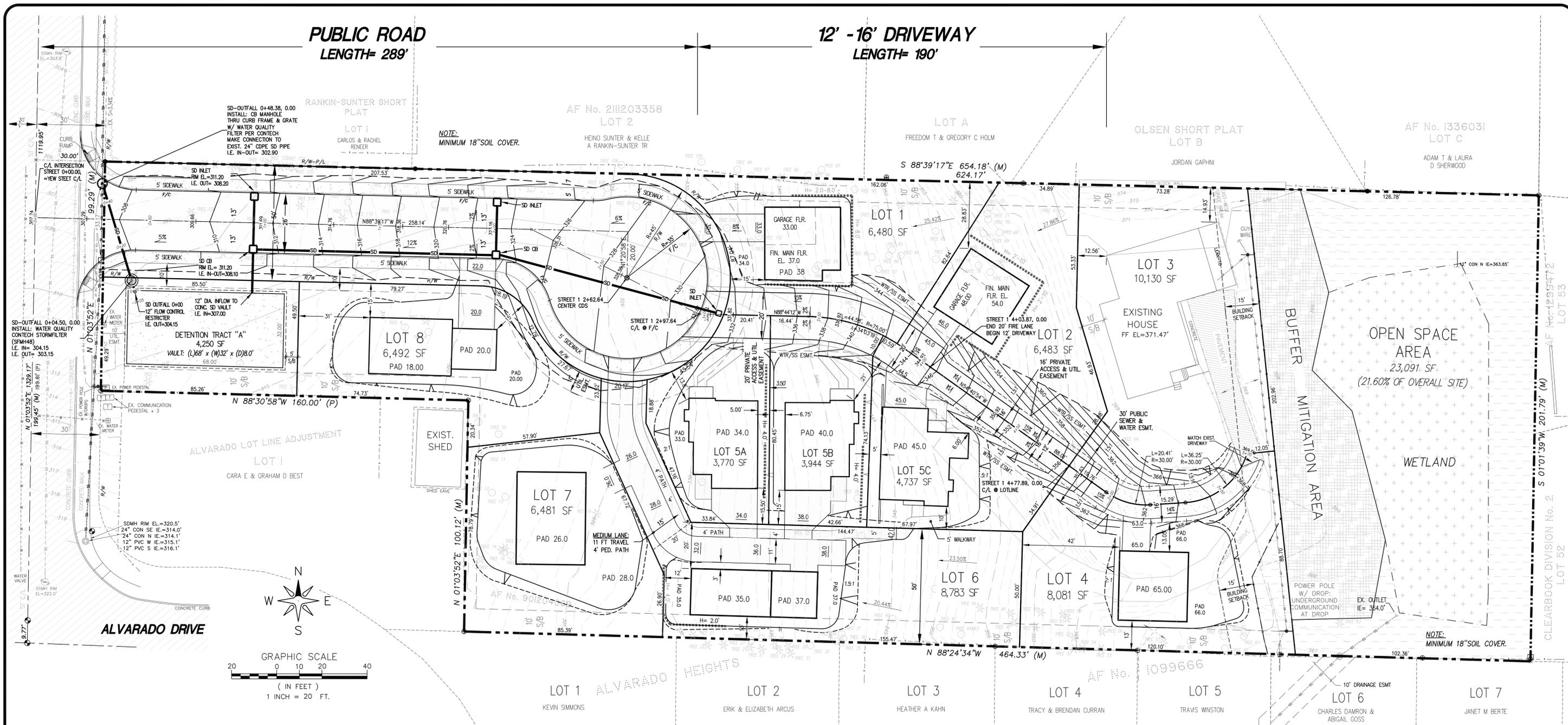


DRAWN BY _____ DATE _____
 CHECKED BY _____ DATE _____
JOB# 22001

WELLINGTON PRELIMINARY PLAT
 FOR: **BRADLEY & KRISTINA WIDMAN**

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THIS DOCUMENT, CONSISTING OF PLANS, DESIGNS, AND SPECIFICATIONS, WAS PREPARED UNDER MY PERSONAL SUPERVISION AND MEETS CITY OF BELLINGHAM CODES AND STANDARDS AND FURTHER THAT SAID PLANS MEET THE GENERALLY ACCEPTED STANDARDS OF PRACTICE WITHIN THE STATE OF WASHINGTON.
PRELIMINARY
 RYAN A. LONG, P.E. DATE _____

1204 YEW STREET
NAMES OF ADJACENT PROPERTY OWNERS
WITHIN 300 FT.



| LEGEND | |
|----------|---------------------------------------|
| [Symbol] | HARD SURFACE IMPROVEMENTS ARE SHADED |
| [Symbol] | SIDEWALK OR PATH |
| [Symbol] | EDGE OF PAVEMENT OR CURB LINE |
| [Symbol] | RIGHT OF WAY |
| [Symbol] | SECTION SUBDIVISION DIVISION/BOUNDARY |
| [Symbol] | LOT LINE CENTERLINE |
| [Symbol] | EASEMENT |
| [Symbol] | OTHER PROPERTY |
| [Symbol] | LOT NUMBER |
| [Symbol] | EXISTING GROUND CONTOUR |
| [Symbol] | EXISTING MANHOLE |
| [Symbol] | EXISTING CLEANOUT |
| [Symbol] | EXISTING SEWER SERVICE |
| [Symbol] | EXISTING CATCHBASIN |
| [Symbol] | EXISTING STORM DRAIN |
| [Symbol] | EXISTING WATERMAIN |
| [Symbol] | EXISTING FIRE HYDRANT |
| [Symbol] | EXIST. COMMUNICATION PEDEST |
| [Symbol] | EXIST. TREES |
| [Symbol] | PROPOSED CATCH BASIN |
| [Symbol] | FUNCTIONAL BUFFER |
| [Symbol] | WETLAND |
| [Symbol] | BUFFER MITIGATION AREA |
| [Symbol] | 15' BUFFER SETBACK |
| [Symbol] | SPLIT RAIL FENCE |
| [Symbol] | PAD GRADING |
| [Symbol] | RETAINING WALL |

| CLEARING / GRADING PLAN | |
|--|---------------------|
| REVISION | |
| NO | DATE BY NOTE |
| 1 | |
| 2 | |
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| <p>CLEARING NOTE REFER TO: CRITICAL AREAS ASSESSMENT AND MITIGATION PLAN. BY: NORTHWEST ECOLOGICAL SERVICES RE: TREE RETENTION PLAN DATED: DECEMBER 2020, REVISED JANUARY 2023</p> <p>LEGAL DESCRIPTION LOT 2, AS DELINEATED ON ALVARADO LOT LINE ADJUSTMENT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 22 OF SHORT PLATS, PAGE 89, UNDER AUDITOR'S FILE NO. 901204069, RECORDS OF WHATCOM COUNTY, WASHINGTON, SITUATE IN WHATCOM COUNTY, WASHINGTON.</p> | |

DRAWN BY _____ DATE _____
 CHECKED BY _____ DATE _____
JOB# 22001

WELLINGTON PRELIMINARY PLAT

FOR: **BRADLEY & KRISTINA WIDMAN**

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THIS DOCUMENT, CONSISTING OF PLANS, DESIGNS, AND SPECIFICATIONS, WAS PREPARED UNDER MY PERSONAL SUPERVISION AND MEETS CITY OF BELLINGHAM CODES AND STANDARDS AND FURTHER THAT SAID PLANS MEET THE GENERALLY ACCEPTED STANDARDS OF PRACTICE WITHIN THE STATE OF WASHINGTON.

RYAN A. LONG, P.E. _____ DATE _____

JONES ENGINEERS

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 4164 Meridian Street · Suite 304 · Bellingham, Wa. 98226

1204 YEW STREET

CLEARING / GRADING PLAN

SHEET **5** OF 5