



Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: 711 (WA Relay)

REQUEST FOR INFORMATION

SUB2023-0031, DR2023-0018, CAP2023-0026, and SEP2023-0024

Date of Notice: July 27, 2023

Date of Notice of Complete Application: 7/27/2023

Project Location: 4193 Northwest AVE. Meridian Neighborhood, Area 2, zoned Residential Single Planned/Mixed, 3,600 square feet per unit for Infill Development Consistent with BMC 20.28.

Applicant: Ali Taysi, AVT Consulting, 1708 F Street, Bellingham WA 98225.

Property Owner: Victor Shintar, 6212 Old Guide Road, Bellingham WA 98226.

The Planning and Community Development Department (PCDD) has reviewed the application(s) referenced above. It has been determined that these application(s) do not supply sufficient information to prepare permit decisions and a recommendation to the Hearing Examiner compliant with applicable regulations of the Bellingham Municipal Code (BMC) and Comprehensive Plan.

Required Actions:

To continue review of the above application(s), please submit the following information electronically to the permit center (permits@cob.org) and the staff planner listed below.

1. Fire Addressing:

- a. The access road from Northwest that will serve the existing residence, new townhouses and future development to the south is required to be named. Please submit three separate road names that aren't duplicated anywhere in Whatcom County for review.
- b. The existing residence is required to undergo an address change. Please provide written confirmation that they will not object and will comply with city requirements.
- c. The development on the west end will have the main address of 1235 Mahogany Ave, there is a strong possibility that those will be addressed with a single building address and unit numbers, rather than individual addresses for each unit.
- d. Both developments are required to install site plan/complex signs showing location of the buildings with their addresses, at the entrance to the respective complex.

2. Stormwater:

- a. The preliminary storm analysis states that the NERP was designed to provide detention and treatment for all areas draining to Mahogany Ave. The applicant's engineer will have to verify this based on empirical evidence.
- b. The preliminary storm analysis states that the eastern portion of the project site will discharge to the detention facility to the neighboring property to the south. The applicant's engineer will have to show empirically that this facility will accept any discharge and a drainage release and/or easement must be obtained to allow this.

3. Critical Areas:

- a. Revision to mitigation plan required. Sheet WT2 in the CAR / MIT plan needs to show the width of the remaining buffers from wetlands A and B. Buffer reduction is allowed but only down to 60-feet for A and B. The edge of the turn-around / garbage recycle area west of wetland B appears to comply, but verification is needed. However, this is not the case for the 4 townhomes south of wetland A. It appears that indirect impacts are occurring to wetland A and would need to be mitigated for. Please also revise plan to identify the required 15' building setbacks from all buffers per the CAO.
- 4. ACTION ITEM:** An ADU permit is required for the proposed ADU living space above the proposed garage. Per BMC 20.30.100, 2 story garages are not permitted. The applicant may submit an ADU permit with the consolidated land use submittal currently under review, or the consolidated permit shall be conditioned to require ADU permit approval prior to building permit issuance for the garage/ADU.
- 5. ACTION ITEM:** Please confirm lot size. Surveyed and stated lot size is 97,574 sf while assessor says 96,184 sf.
- 6. ACTION ITEM:** Revise the Narrative to explain the project requires a preliminary cluster subdivision approval (because the project is for Infill Development consistent with BMC 20.28). To note, Lot Size Transition requirements in BMC 20.28 and Title 23 do not apply considering the neighborhood context. Please discuss Open Space requirements (BMC 23.08.060.F.2) in the Narrative.
- 7. ACTION ITEM:** Revise the Narrative to remove reference to the Minor Modification Request from BMC 20.28.050G.1. and BMC 20.28.140.F.1. This request is invalid. The site plan clearly shows lanes configured within the proposed infill development with units fronting either on the lane, or on the street. This request shall not be processed.
- 8.** Per BMC 23.08.020, the purpose of the land division chapter (Title 23) is to “encourage compact and walkable neighborhoods that create accessible and attractive connections between destinations through a well-connected system of streets and pathways that encourage the use of all modes of transportation.” The proposed plat layout does not provide an E-W connection nor N-S connection for vehicles or pedestrians within the subject or abutting properties. The proposed plat does not comply with the purpose of the land division chapter nor with the following performance standards in the land division code nor the MFDR requirement:

BMC 23.08.030(F): 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.

BMC 23.08.030(G)(2): Vehicular and Pedestrian Circulation. Streets and trails proposed within a land division should:

- a. 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.
- b. 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.
- c. 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.
- d. Public and private trails should also be considered in the design of a street network.

MFDR Section I.B. "Provide functional pedestrian and vehicular connections to existing neighborhoods. Guidelines: 1. Provide interconnected circulation systems by using such methods as a. Providing convenient pedestrian connections between the street, bus stops, buildings, parking areas and recreation areas. b. Using an interconnected street system within the project. c. Taking advantage of opportunities to connect pedestrian walkways, bicycle routes and/or access drives between developments."

ACTION ITEM: Provide additional documentation indicating why the subject property is unable to connect vehicular access to Dover Street with either dedicated right of way or a private lane through the southern abutting properties in accordance with the requirements above. Revise the proposal to incorporate a pedestrian trail through the subject property with the southern abutting properties in accordance with the requirements above.

9. The lanes are required to comply with BMC 20.28.050(G) and BMC 20.28.050(I)(1).

ACTION ITEM: Revise the landscape plan to show tree plantings every 40' along the lanes.

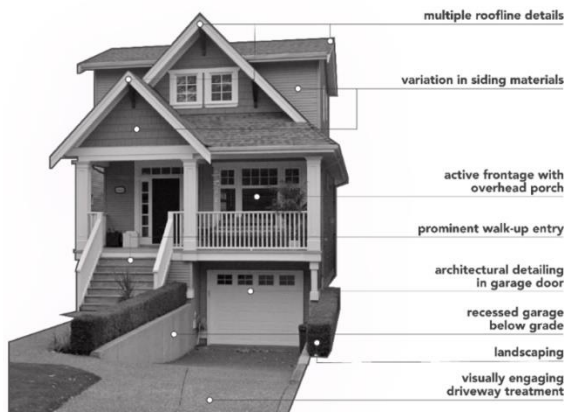
10. **ACTION ITEM:** Revise the Narrative to explain the correct density. The highest listed density in the zoning table (without utilizing bonuses or TDRs) is 3,600 sf per unit. Per 20.28.050(B), for Infill Development, the highest listed density for any housing type specified in the applicable neighborhood subarea pursuant to zoning tables in Chapter [20.00](#) BMC shall be considered the maximum possible density.

11. Per BMC 20.28.050.A.1. "Fronting infill housing units on existing improved streets shall be prioritized over fronting units internally off a new street, lane, or common pedestrian corridor. Gaps may occur as necessary for building setbacks, vehicular and pedestrian access, and features that contribute to the pedestrian realm." Also, per MFDR Section IA "Orient buildings to public streets and open spaces in a way that corresponds to the site's natural features and enhances the character of the street for pedestrians." The townhomes on the east side of the property do not abut Northwest AVE and instead are oriented towards a common pedestrian corridor. BMC 20.28.050.A.1 and MFDR Section IA are not met.

ACTION ITEM: Revise the site plan to front townhomes along Northwest Ave. Considering the location of wetland buffers, splitting the townhomes into two, 2-unit buildings with one of these buildings fronting Northwest AVE and the other behind it sharing a driveway should be explored. Entry design needs to comply with MFDR Section II.G.

12. Per BMC 20.28.050.A.4.a, “The width of the garages and driveways accessing a street or lane shall be proportionally less than the width of the dwelling unit. See Figures 20.28.050(A) and (B).” The Northwest AVE townhomes, all two-unit townhome buildings, and the Mahogany AVE fronting townhomes do not comply with garage/driveway proportionality nor MFDR Section II.I. which says, “Design garages and carports in a way that does not dominate the streetscape or obscure building entries.”

ACTION ITEM: For all non-compliant units, revise floor plans, elevations, and the site plan materials so the garage and driveway leading to the garage are less than 50% the linear feet of the lane fronting façade. Strategies may include reducing the unit size to reduce parking requirements, or designing a garage that can accommodate 2 tandem parking spaces. Entry design needs to comply with MFDR Section II.G.



13. Per BMC 20.28.050.A.4.b, the maximum width of a driveway serving an individual unit that crosses a pedestrian facility associated with a street or lane shall not be more than 12 feet. See Figure 20.28.050(A). The Northwest AVE townhomes, all two-unit townhome buildings, and the Mahogany AVE fronting townhomes exceed the allowed maximum driveway width.

ACTION ITEM: Reduce driveway width for all non-compliant units to no more than 12’.

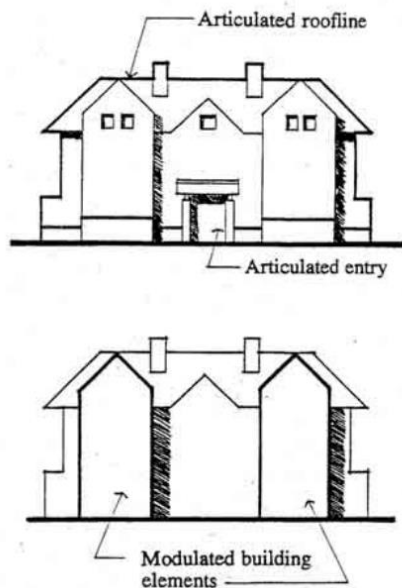
14. Per BMC 20.28.050.A.4.c. “Architectural and landscaping details shall be embellished to minimize the visual presence of the garages and any open driveway parking. See Figures 20.28.050(B) and (C).” Also, per BMC 20.28.050.I.3. “Along streets, lanes and alleys, landscaping shall be provided to separate the parking and driveways between individual dwelling units, or the director may approve an alternative approach that breaks up parking and provides visual interest to parking facilities. See Figure 20.28.050(I).” Also, per MFDR Section I.I-J “Provide landscaping that is in scale with the buildings and spaces, and compliments the function of the space” and “Use landscaping to help define, break up, and screen parking areas.” The landscape plan proposes minimal landscaping around the garages of the Mahogany and Northwest AVE townhomes and no landscaping around the garages of the Arctic AVE and 2-unit townhomes.

ACTION ITEM: Increase the amount of landscaping in between garages and driveways for all units.

15. Per BMC 20.28.050.G.2. “Lanes and common pedestrian corridors shall be considered streets for frontage, setback and design purposes.”

ACTION ITEM: Revise the Narrative to include any setback minor modifications for lane fronting units.

- 16. ACTION ITEM:** Revise the landscape plan to show one street tree every 40' for Arctic, Mahogany, and Northwest frontages in accordance with BMC 20.28.050.I.1.
- 17.** Per BMC 20.28.140, "Private usable space must be directly accessible from the dwelling unit. All ground level usable space shall be delineated from public right-of-way, paths, and lanes through the use of landscaping and/or fencing." The Northwest AVE townhomes can only access their usable space accessed through the garage. There is no connection from habitable living space to the usable space outside.
ACTION ITEM: Revise the floor plans of the noncompliant units so the front door accesses the habitable space in the dwelling, not the garage, and provides direct access from the dwelling unit habitable space the usable space outside.
- 18.** Per BMC 20.28.140.F.5, "Buildings must be modulated along the public street at least every 30 feet. Building modulations must step the building wall back or forward at least four feet, or at least two feet when architectural detailing is used to clearly delineate the individuality of each unit." Also, per MFDR Section I.D.I. "Divide a building into modules by using articulation or modulation at least every 30 feet. Use a common, unifying design theme throughout the building and project but do not repeat the same pattern of architectural elements for more than 4 consecutive modules." Building modulation is not met for the Mahogany fronting townhomes nor the Northwest AVE townhomes.
ACTION ITEM: Revise the building design to provide modulation every 30' along the Mahogany and Northwest building frontages. Modulation should be 4' deep or 2' deep with corresponding architectural detailing and the modulation should extend vertically to define the individual townhome units. Each individual townhome should be defined and distinct from abutting townhomes through modulation. For the Northwest AVE townhomes, revise gable roof designs to align with each individual townhome.



- 19.** Per BMC 20.28.140.F.6. "Garbage/recycling areas shall be consolidated, unless the local refuse provider approves otherwise, and screened from public view." Also, per MFDR Section I.H. "Provide adequate screening for trash and recycling facilities associated with multifamily developments."

ACTION ITEM: Provide additional information and site details about refuse containment/screening for the east side of the property. If individual totes are proposed to be stored outside, they must be screened with opaque fencing or a wall.

20. Per BMC 20.28.140.G.1.b infill townhome design shall “Use lines and rhythms to create a human scale streetscape. These may include vertical and horizontal patterns as expressed by bays, belt lines, doors and windows.” The lanes and pedestrian corridors are equivalent to a street for design purposes.

ACTION ITEM: Revise the north and south facades of the Northwest AVE townhomes, the front facades of the 2-unit townhomes, and the south facades of the Mahogany townhomes to convey vertically oriented modules that define the individual dwelling units and provide design details to support the pedestrian realm as described in this section.

21. Per BMC 20.28.140.G.2.b, “Provide generous use of planting materials and landscape structures such as trellises, raised beds and fencing to unify the overall site design.” There is grade change along Arctic and Mahogany leading to the townhome yards.

ACTION ITEM: Revise the landscape plan to address the treatment of this grade change in the ROW and on-site. Short retaining walls with landscape beds are recommended.

22. **ACTION ITEM:** Provide information regarding mailbox locations and comply with MFDR Section I.G.

23. Per MFDR Section I.B. “New buildings should reflect some of the architectural character of surrounding buildings when locating in a neighborhood where the existing context is well defined” by using “similar patterns and proportions of windows” and “similar entry configuration.” Also, per MFDR Section II.E. “Provide articulation of the building facade by using well-proportioned and spaced windows” and “Use a wall to window ratio that is appropriate for the articulation of the building and window detailing that is similar to that which is customarily seen in residential buildings.” Windows do not align on several facades of all the buildings between the 1st and 2nd floor and the entrances for the 2-unit homes are dwarfed by the garages. Also, there are several locations on facades which do not provide windows or lack balanced window placement. Provision appropriate wall to window ratio with aligned windows and defined entrances are characteristic of nearby architectural design.

ACTION ITEM: Revise building designs to ensure alignment and balance of windows on the facades, ensure porches/columns align with and do not obscure windows, and reduce the proportionality of the garages on the 2-unit townhomes.

24. **ACTION ITEM:** Increase the width of all porch columns to comply with MFDR Section D.2.

25. **NOTE:** Per MFDR Section II.F, foundations that are more than 2’ exposed will need architectural treatment.

26. **ACTION ITEM:** Revise site plan and floor plans to identify the locations of all heat pumps and exterior mechanical equipment. Relocate and screen heat pumps so they are not within or visible from the pedestrian realm. Consider locating heat pumps on porches that are enclosed with railings.

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 BMC 21.10. 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.

Please contact the staff member below if you have any questions regarding this notice:

Name: Sara Ullman, Planner E-mail / Phone: scullman@cob.org or 360-778-8366



Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: 711 (WA Relay)

REQUEST FOR INFORMATION

SUB2023-0031, DR2023-0018, CAP2023-0026, and SEP2023-0024

Date of Notice: February 2, 2024

Date of Notice of Complete Application: 7/27/2023

Project Location: 4193 Northwest AVE. Meridian Neighborhood, Area 2, zoned Residential Single Planned/Mixed, 3,600 square feet per unit for Infill Development Consistent with BMC 20.28.

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Required Actions:

To continue review of the above application(s), please submit the following information electronically to the permit center (permits@cob.org) and the staff planner listed below.

1. Critical Areas

- a. **ACTION ITEM:** Revise the mitigation plan needs to account for the additional buffer impact associated with the trail element that will be constructed / maintained by applicant but have a public easement over the top of it. Refer to redlines on extracted sheet.
- b. **ACTION ITEM:** Revise the legend to show "wetland buffer impacts" instead of categorizing it as "disturbed areas not already hard surfaces." Refer to redlines on extracted sheet.

2. Trail Connection to 4179 Dover Street

- a. **NOTE:** The Parks Department is supportive of a public access easement over the proposed trail connection from Mahogany AVE through the subject site and connecting south to 4179 Dover ST as depicted in the plans. Stairs may be allowed within the public easement on the condition they are constructed in accordance with City adopted trail standards ([Design Standards for Park and Trail Development - City of Bellingham \(cob.org\)](#)). The trail would need to be privately constructed and maintained. The "Public Trail Easement Template" would be revised to reflect these conditions and recorded prior to final plat approval. Considering the private construction/maintenance of the trail and the critical areas, the public easement may be narrower than the standard trail width.

3. Planning

- a. **ACTION ITEM:** Submit a tree survey with quantities of trees removed outside of the wetlands and show their size and species. Based on the information provided to the City and discussions between the applicant and staff, a 1:1 replacement ratio will be required at this point in time.
- b. **ACTION ITEM:** Flip the floor plan so the end unit fronting Northwest AVE of the 4-pack does not have stairs along the street elevation.
- c. **ACTION ITEM:** Resolve the pedestrian corridor elevation error on the 4 pack and provide man doors and porches fronting the pedestrian corridor along with privacy fencing.
- d. **ACTION ITEM:** Revise the 4-pack roof so modulation corresponds with units.
- e. **ACTION ITEM:** Revise the 4-pack with material changes and/or 4' modulation to define units.
- f. **ACTION ITEM:** Revise the 4-pack lane elevation to emphasize porches and de-emphasize garages.
- g. **ACTION ITEM:** Add a small window next to the front doors of the two-unit building and a window in the closet on the second story.
- h. **ACTION ITEM:** Revise the three story 3-pack to add a second window in the bedroom.
- i. **ACTION ITEM:** Revise the three story 3-pack to create material changes that correspond to units.
- j. **ACTION ITEM:** Revise the three story 3-pack to add windows in the garage doors.
- k. **ACTION ITEM:** Show the programming of the common usable space between three story 3-packs to confirm it meets the definition.

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 BMC 21.10. This request for additional information is accordance with BMC 21.10.190 B. (4).

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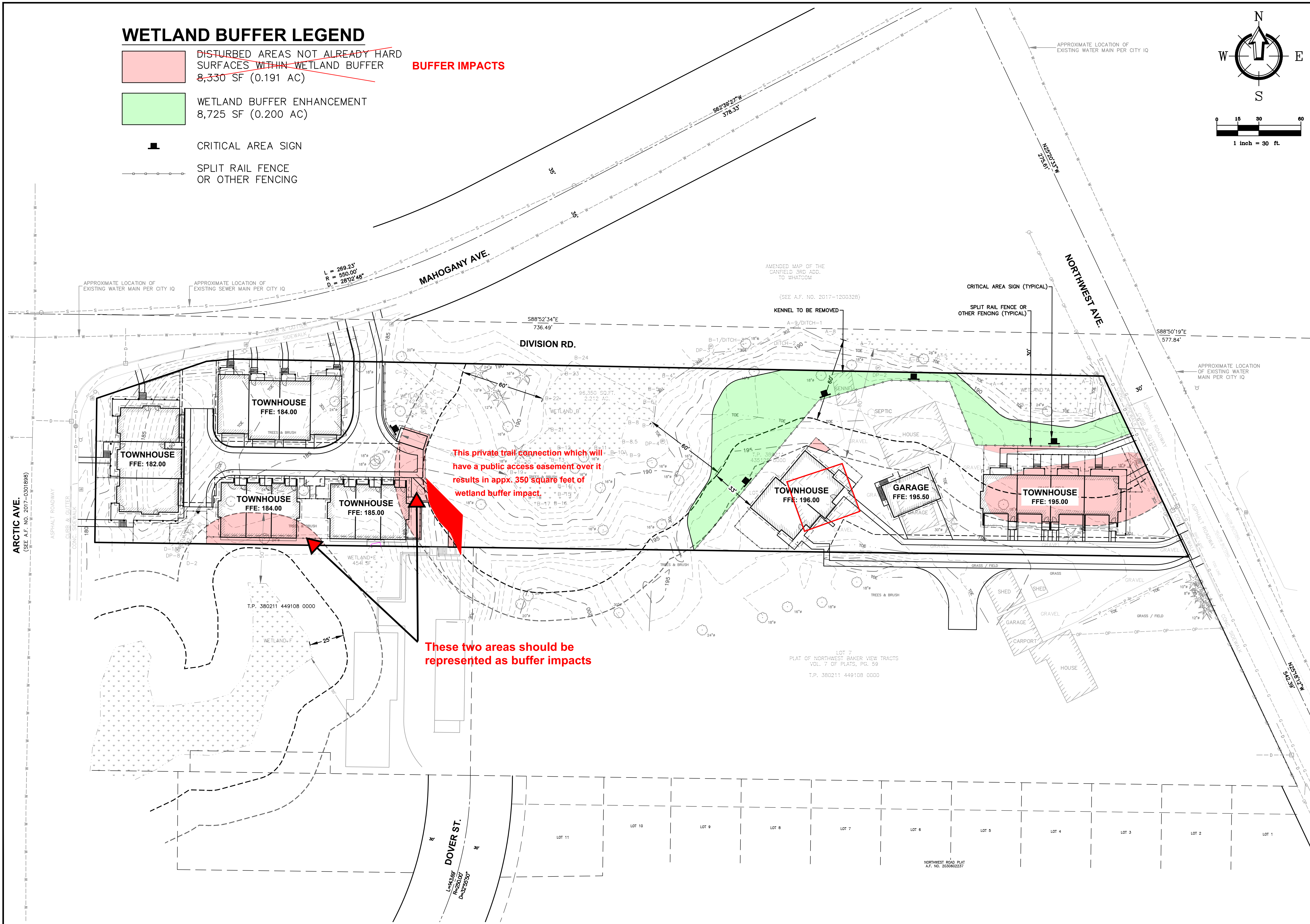
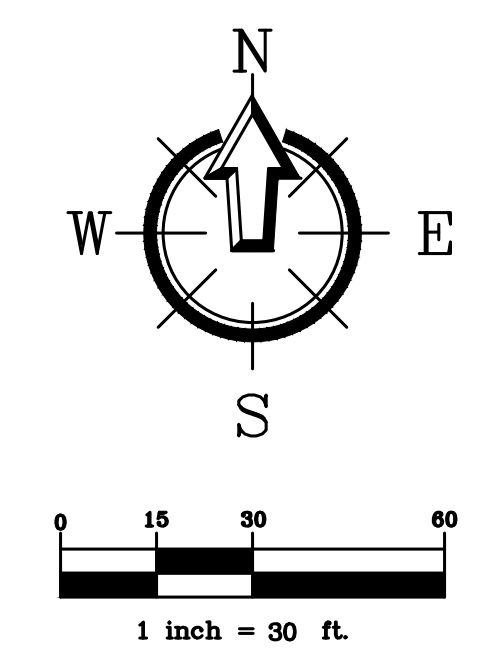
Please contact the staff member below if you have any questions regarding this notice:

Name: Sara Ullman, Planner

E-mail / Phone: scullman@cob.org or 360-778-8366

WETLAND BUFFER LEGEND

- ~~DISTURBED AREAS NOT ALREADY HARD SURFACES WITHIN WETLAND BUFFER~~ **8,330 SF (0.191 AC)** **BUFFER IMPACTS**
- WETLAND BUFFER ENHANCEMENT **8,725 SF (0.200 AC)**
- CRITICAL AREA SIGN
- SPLIT RAIL FENCE OR OTHER FENCING



BY:	DESCRIPTION:
REV:	DATE:

CLIENT:
VICTOR SHINTAR
 4193 NORTHWEST AVE
 BELLINGHAM, WA 98226
 CALL BEFORE YOU DIG
 FOR BURIED UTILITY LOCATIONS
 1-800-424-5655

PROJECT LOCATION:
4193 NORTHWEST AVE
 4193 NORTHWEST AVE
 BELLINGHAM, WA 98226
 DRAWING #: 22200DR1.DWG
 DESIGNED BY: JPS
 DRAWN BY: DJP
 CHECKED BY: JPS

SHEET CONTENTS:
WETLAND BUFFER EXHIBIT

PRELIMINARY

JOB #: 22200 DATE: 10-31-2023
 SHEET: DR8

After recording return to:

City of Bellingham
Parks and Recreation Department
Attn: Parks & Recreation Director
210 Lottie Street
Bellingham, WA 98225

PUBLIC TRAIL EASEMENT

Grantor:

Grantee: City of Bellingham

Abbreviated
Legal Description:

Assessor's
Tax Parcel No.:

Project No.:

Trakit No.:

THIS PUBLIC TRAIL EASEMENT ("Easement") is entered into by and between _____, a _____ ("Grantor"), and the CITY OF BELLINGHAM, a first-class city and municipal corporation of the State of Washington ("Grantee"), (the "City"). Hereinafter, Grantor and Grantee may be referred to collectively as the "Parties."

RECITALS

WHEREAS, Grantor is the sole owner of certain real property located in Whatcom County, Washington, which is legally described in Exhibit A (the "Property"); and

WHEREAS, Grantor wishes to grant to the City a perpetual, nonexclusive easement over, across, under and within the portion of the Property containing said trail, which is legally described in Exhibit B ("Easement Area") and depicted in Exhibit C, for

inspection, operation, maintenance, repair, and replacement of a public trail and appurtenances.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

TERMS AND CONDITIONS

1. **Recitals.** The above recitals are a part of this Easement, and the Parties represent and warrant that they are true and correct.

2. **Grant of Easement.** Grantor hereby grants to the City a perpetual, non-exclusive easement on, across, under and within the Easement Area for inspection, operation, maintenance, repair, and replacement of the public trail and appurtenances within the Easement Area.

3. **Grantor's Continued Use of the Easement Area.** Grantor may continue to use the surface of the Easement Area provided such use does not interfere with the City's rights contained in this Easement. Grantor shall not place any structures or trees in the Easement Area. Any landscaping in the Easement Area shall be of such a character as to be easily removed or replaced when maintenance or excavation is required. Grantor shall not perform any grading work or allow any other utilities within the Easement Area without the prior written consent of the City.

4. **Maintenance and Restoration.** The City shall be primarily responsible for the maintenance of the public trail and appurtenances located within the Easement Area. On each occasion that the City performs work within the Easement Area, the City shall, at its own expense and to the extent reasonably practicable, restore the surface of the land to the same conditions that existed prior to such work. Notwithstanding the foregoing, Grantor shall immediately reimburse the City for any costs incurred to investigate and repair any damage to public infrastructure located in the Easement Area caused by the actions or inactions of Grantor or its agents, invitees, or contractors.

5. **Indemnity.** Grantee agrees to indemnify and hold harmless Grantor from any and all claims for injury to person or property resulting from use of the Easement Area by members of the general public, unless such claim was caused by the intentional act or negligence of Grantor or an occupant, invitee or licensee of Grantor's.

6. **Running Covenants.** This Easement shall be deemed a covenant running with the land and shall be binding upon and inure to the benefit of the owner of the Property and his/her/its successors and assigns.

7. **No Termination Upon Breach.** No breach of this Easement shall entitle

either Party to cancel, rescind or otherwise terminate this Easement; provided, however, that this provision shall not limit or otherwise affect any other right or remedy which such party may have hereunder by reason of any breach of this Easement.

8. **Enforcement.** If either party allegedly violates the terms of the Easement and the other party employs or uses an attorney or sues to enforce the terms of the Easement, the prevailing party shall be awarded its reasonable costs and attorney's fees in addition to such other relief as may be allowed.

9. **Notices.** Any notices required under this Easement shall be in writing and shall be provided by certified mail or personal delivery to the Parties at the following addresses:

To Grantor: _____

To Grantee: City of Bellingham Parks and Recreation Department
Attn: Parks Director
210 Lottie Street
Bellingham, WA 98225

With copy to:

City of Bellingham Legal Department
Attn: City Attorney
210 Lottie Street
Bellingham, WA 98225

Notice shall be deemed received upon the earlier of three business days following deposit into the United States mail or upon actual receipt, whichever is sooner.

10. **Jurisdiction and Venue.** Any dispute arising out of or relating to this Easement shall be governed by the laws of the state of Washington, and venue shall lie exclusively in the Superior Court for the State of Washington, Whatcom County.

11. **Amendment.** This Easement may be amended only by written instrument executed by all Parties.

by: **EXECUTED** this ____ day of _____, 2023 for Grantor, _____,

EXECUTED this _____ day of _____, 2023 for Grantee, **CITY OF BELLINGHAM**, by:

Seth Fleetwood

Departmental Approval:

Nicole Oliver, Director
Parks and Recreation Department

Attest:

Finance Director

Approved as to Form:

Office of the City Attorney

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED this ____ day of _____, 2023.

NOTARY PUBLIC in and for the State of Washington
My appointment expires: _____

STATE OF WASHINGTON)

) ss.

COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that **SETH FLEETWOOD** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the **MAYOR** of the **CITY OF BELLINGHAM** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this ____ day of _____, 2023.

NOTARY PUBLIC in and for the State of Washington
My appointment expires: _____

Exhibit A

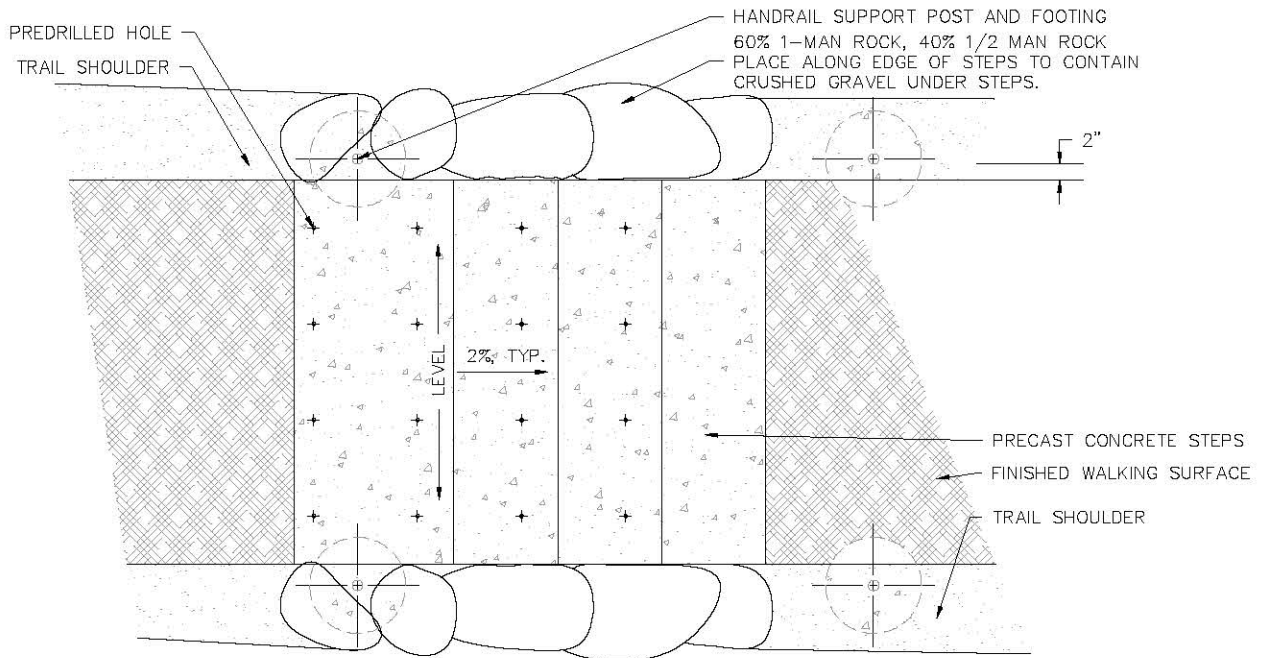
Legal Description of the Property

Exhibit B

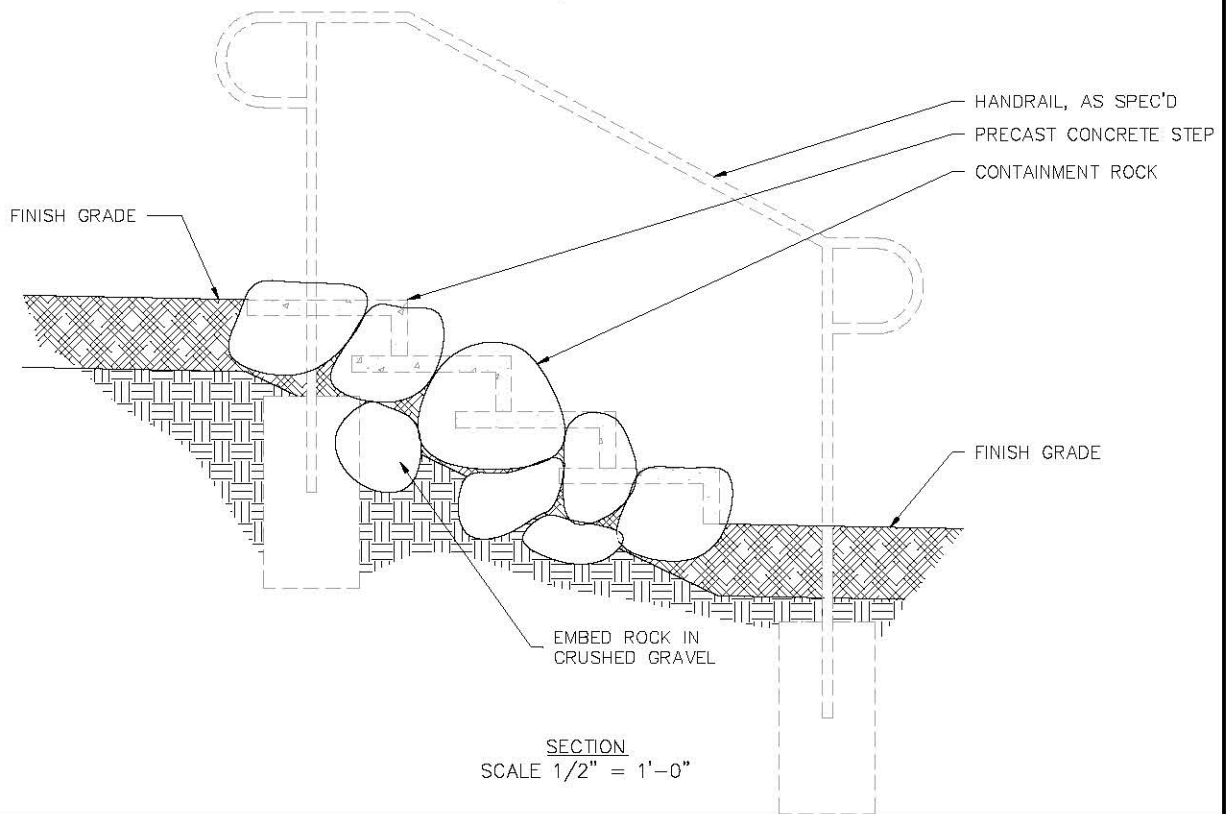
Legal Description of Easement Area

Exhibit C

Depiction of Easement Area



PLAN
SCALE 1/2" = 1'-0"



SECTION
SCALE 1/2" = 1'-0"

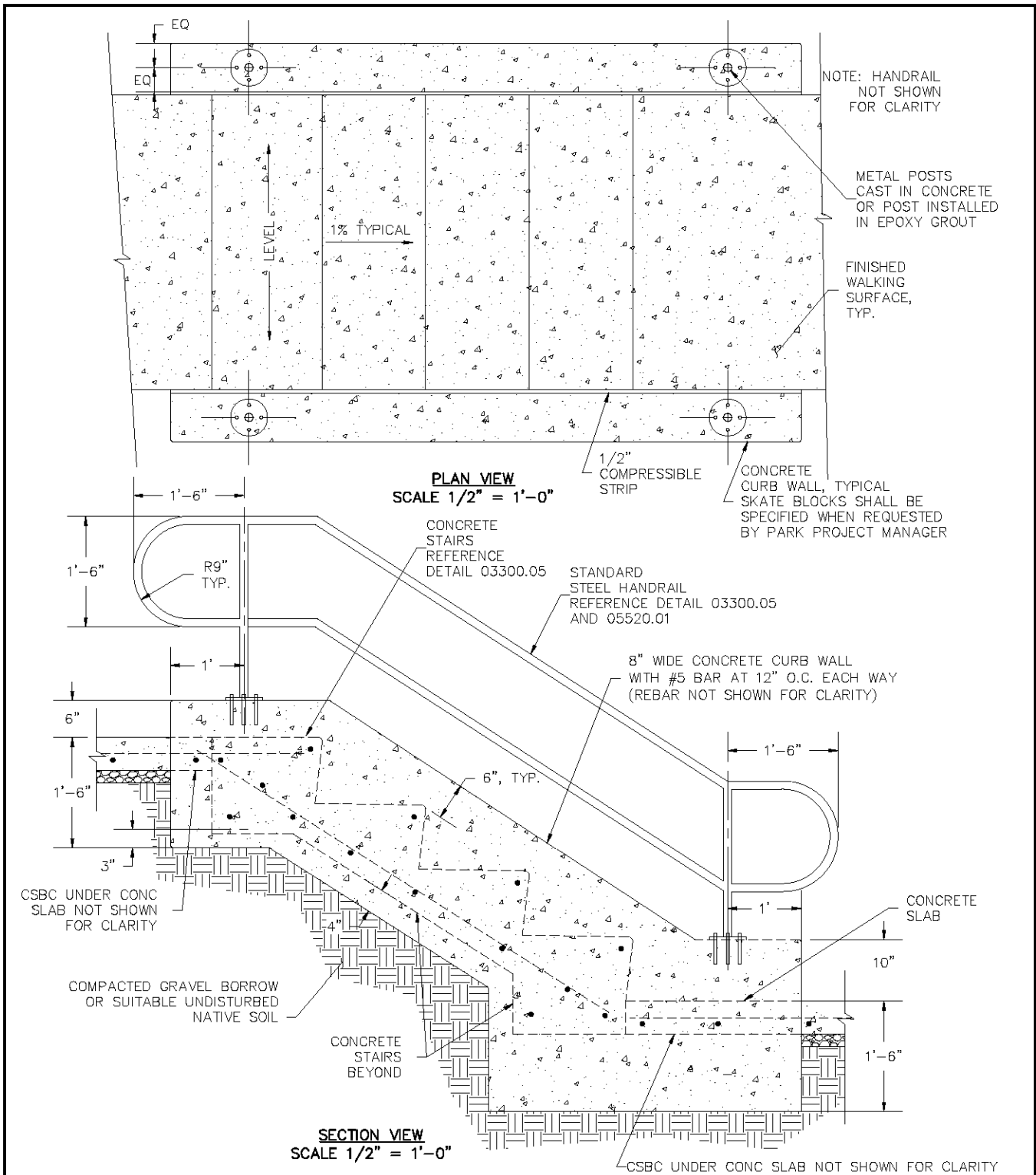
NOTES:

- A. USE OF THIS DETAIL MAY NOT BE SUITABLE FOR ALL SITES AND MUST BE PREAPPROVED BY THE PARK PROJECT MANAGER.
- B. PREFABRICATED STEPS PROVIDED BY PACIFIC CONCRETE INDUSTRIES, 360-734-0910 OR APPROVED EQUAL.
- C. INSTALL STEPS LEVEL AND INCLINED AT 2% TO DRAIN IN DIRECTION OF TRAVEL.
- D. LIGHT BROOM OR SANDBLAST FINISH
- E. SEE DETAILS 03300.01, 03300.03, 03300.04 FOR STAIR DETAIL & SIDEWALL OPTIONS.

PARKS AND RECREATION
DESIGN AND DEVELOPMENT
APRIL 7, 2010

CITY OF BELLINGHAM
PRE-FABRICATED CONCRETE
STEP & ROCK PLACEMENT

DRAWING
03300.02



NOTES:

- A. USE OF THIS DETAIL MAY NOT BE SUITABLE FOR ALL SITES AND MUST BE PREAPPROVED BY THE PARK PROJECT MANAGER.
- B. CONCRETE SHALL BE MEDIUM BROOM FINISH. BROOM FINISH SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL.
- C. CONCRETE MIX DESIGN SHALL MEET WSDOT STANDARD SPECIFICATIONS, LATEST EDITION
- D. NUMBER OF STEPS SHALL SUIT INDIVIDUAL CONDITIONS WITH UNIFORM TREAD AND RISER DIMENSIONS TO MEET REQUIREMENTS OF INTERNATIONAL BUILDING CODE, LATEST EDITION. THE MINIMUM TREAD DEPTH SHALL BE 12 INCHES
- E. STEP WIDTH SHALL MATCH WIDTH OF WALKWAY, BUT SHALL BE NO LESS THAN 4'-0" WIDE
- F. PROVIDE LANDINGS AS REQUIRED BY INTERNATIONAL BUILDING CODE, LATEST EDITION
- G. REINFORCING STEEL SHALL BE ASTM A615 GR 60
- H. TREAD SLOPES OUTWARD @1% IN DIRECTION OF TRAVEL
- I. REPAIR OF GALVANIZED COATINGS SHALL IN ACCORDANCE WITH ASTM A 780 - 01

**PARKS AND RECREATION
DESIGN AND DEVELOPMENT
FEBRUARY 23, 2011**

**CITY OF BELLINGHAM
CAST-IN-PLACE
CONCRETE STAIR WITH
CONCRETE CURB WALL**

**DRAWING
03300.06**