

INFILL TOOLKIT LONG PLAT



FREELAND
ASSOCIATES

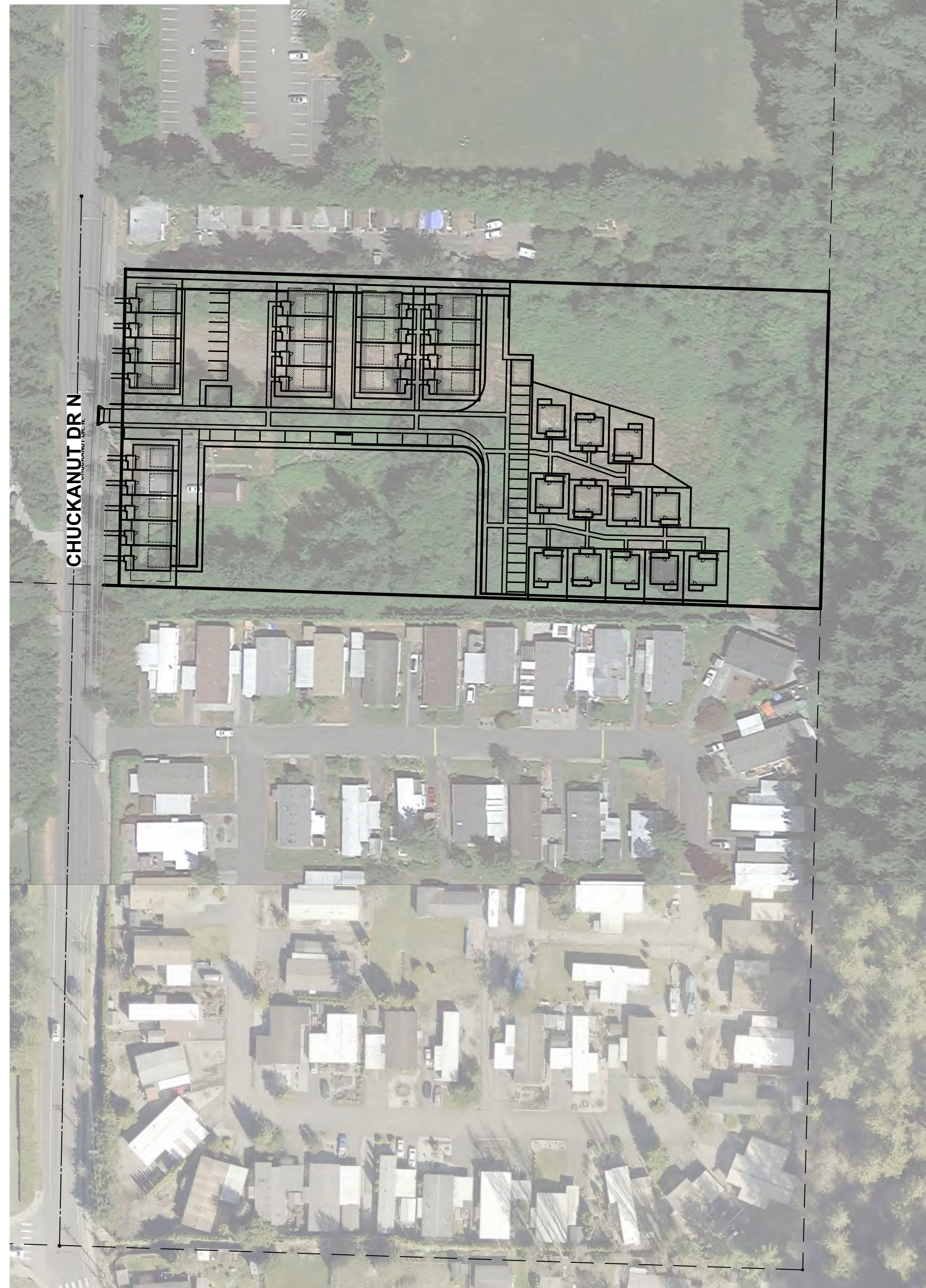
**DOMINION
SUSTAINABLE
DEVELOPMENT**
PO BOX 31548
BELLINGHAM, WA 98228

**CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS**
1-800-424-5555

DRAWING #:	DRAWN BY:
2-4067SP2.DWG	NSP
DESIGNED BY:	CHECKED BY:
NSP	NSP

COVER SHEET

C1.0



A detailed map of the Chuckanut Dr N area in Everett, WA. The map shows a network of streets including Chuckanut Dr N, Wilson Ave, Cogill Ave, and various local businesses and landmarks. A red dot marks the project site, with an arrow pointing to it from the text 'PROJECT SITE'. The map also shows a green area labeled 'Fishermen Park' and a blue area labeled 'Evergreen Swimming Club'. A north arrow is located in the top right corner.

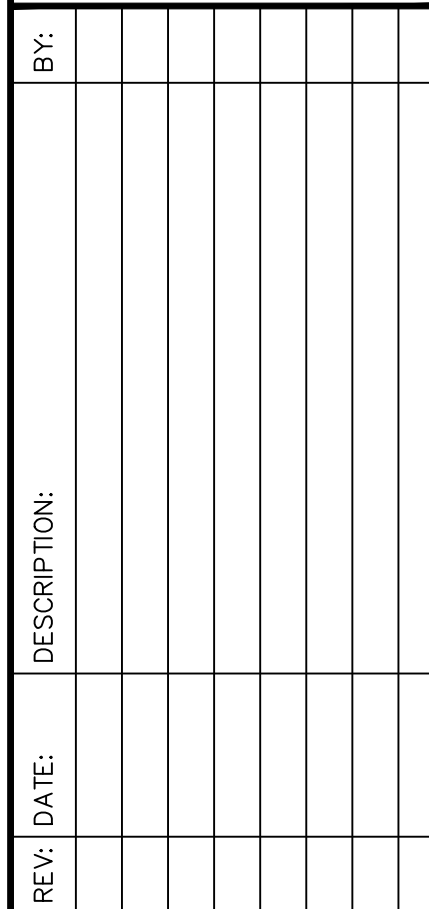
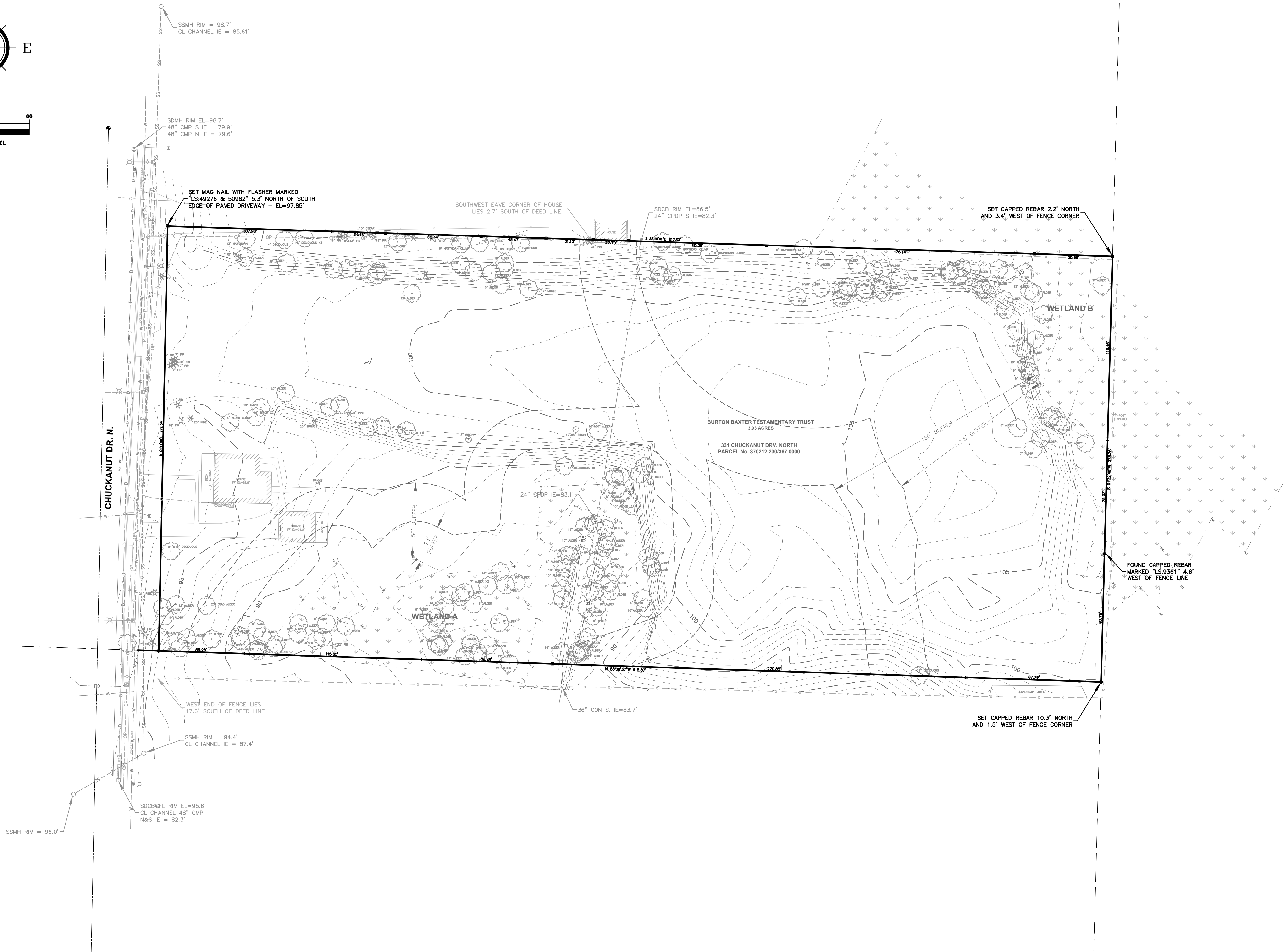
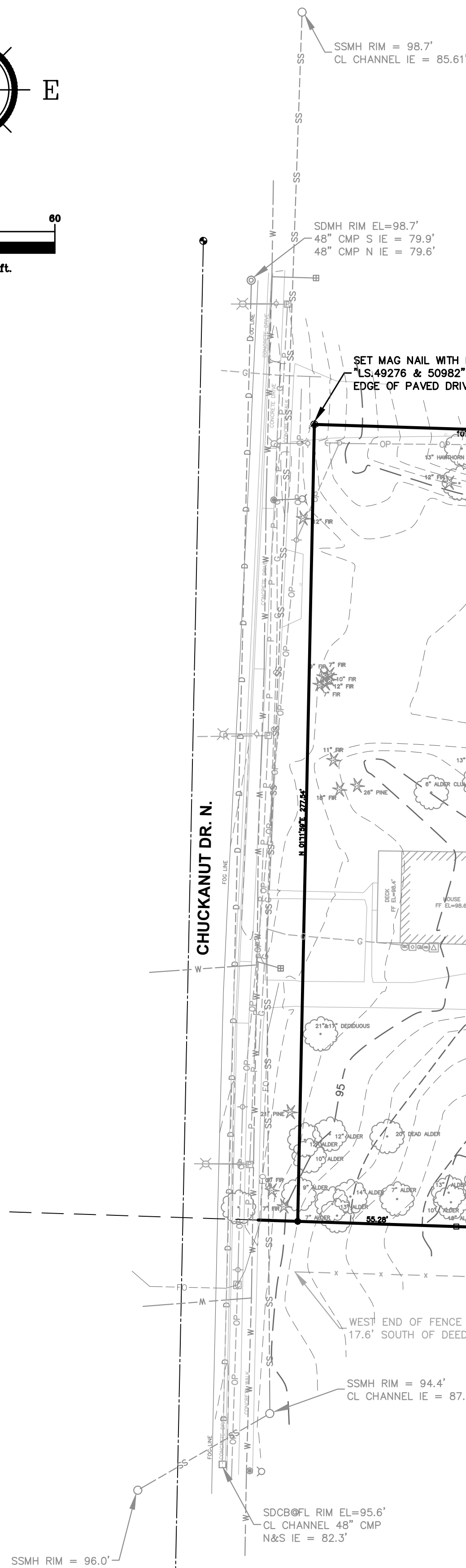
- C1.0 COVER SHEET**
- C2.0 EXISTING CONDITIONS**
- C3.0 SITE PLAN**
- C4.0 GRADING & DRAINAGE**
- C5.0 UTILITY PLAN**
- C6.0 SITE SECTIONS**
- C6.1 SITE SECTIONS**
- C6.2 SITE SECTIONS**
- C7.0 PLAT MAP**
- C8.0 TREE PLAN**
- C9.0 INFILL TOOLKIT PLAN**
- C10.0 LANDSCAPE PLAN**
- W1 WETLAND IMPACTS**
- W2 WETLAND MITIGATION**

DOMINION SUSTAINABLE DEVELOPMENT
PO BOX 31548
BELLINGHAM, WA 98226
(360) 319-0898

NORTHWEST SURVEYING & GPS, INC.
JEROMY DEMEYER, PLS
407 5TH STREET
LYNDEN, WA 98264
(360) 354-1950
jeromy@nwsurvey.com

	= FOUND BRASS MON		= EXISTING OVERHEAD ELECTRIC LINES
	= FOUND ALUMINUM CAP MON		= EXISTING FIBER OPTIC LINE
	= FOUND CONC MON		= EXISTING UNDERGROUND POWER
	= FOUND SQUARE CONC MON		= EXISTING OVERHEAD PHONE
	= FOUND REBAR AND CAP		= EXISTING UNDERGROUND PHONE
	= SET 1/2" REBAR W/ PLASTIC CAP		= EXISTING OVERHEAD UTILITIES (UNKNOWN)
	= FOUND IRON PIPE		= EXISTING UNDERGROUND TV CABLE
	= FOUND HUB AND TACK		= EXISTING GAS MAIN
	= FOUND PK NAIL		= EXISTING GAS LINE
	= FOUND PK NAIL AND TAG/SHINER		= EXISTING WATER LINE
	= FOUND RR SPIKE		= EXISTING FIRE MAIN
	= EXISTING STORM DRAIN CATCH BASIN (TYPE 1)		= PROPOSED WATER LINE
	= EXISTING STORM DRAIN CATCH BASIN (TYPE 2)		= PROPOSED IRRIGATION LINE
	= EXISTING STORM DRAIN MANHOLE (TYPE 2) (SOLID LID)		= EXISTING SANITARY SEWER LINE
	= EXISTING STORM DRAIN AREA DRAIN		= EXISTING SEWER FORCE MAIN
	= EXISTING STORM DRAIN CLEANOUT		= PROPOSED SANITARY SEWER LINE
	= EXISTING STORM DRAIN SERVICE		= PROPOSED SANITARY SEWER FORCE LINE
	= PROPOSED RAINLEADER/DOWNSPOUT		= EXISTING FLOW LINE & DIRECTION
	= PROPOSED AREA DRAIN		= EXISTING STORM DRAIN LINE
	= PROPOSED STORM DRAIN SERVICE		= PROPOSED STORM DRAIN LINE (SOLID WALL)
	= PROPOSED STORM DRAIN CLEANOUT		= PROPOSED STORM DRAIN LINE (PERFORATED)
	= PROPOSED STORM DRAIN CATCH BASIN		= PROPOSED FOUNDATION DRAIN
	= PROPOSED STORM DRAIN MANHOLE (TYPE 2)		= PROPOSED ROOF DRAIN
	= EXISTING SANITARY SEWER MANHOLE		= EXISTING CHAIN LINK FENCE
	= EXISTING SANITARY SEWER CLEANOUT		= PROPOSED CHAIN LINK FENCE
	= EXISTING SANITARY SEWER SERVICE		= EXISTING BARBED WIRE FENCE
	= PROPOSED SANITARY SEWER SERVICE		= PROPOSED BARBED WIRE FENCE
	= PROPOSED SEWER CLEANOUT		= EXISTING FENCE TYPE:
	= PROPOSED SEWER MANHOLE		= EXISTING FENCE TYPE:
	= EXISTING WATER SERVICE CONNECT		= EXISTING CONC. FENCE OR RET. WALL
	= EXISTING FIRE STAND PIPE		= EXISTING STONE WALL
	= EXISTING WATER BLOW-OFF VALVE		= EXISTING ORDINARY HIGH WATER LINE
	= EXISTING WATER METER BOX		= EXISTING TOP OF BANK
	= EXISTING FIRE HYDRANT		= EXISTING TOE OF BANK
	= EXISTING WATER VALVE		= PROPOSED TOP OF BANK
	= EXISTING WATER VALVE BOXES		= PROPOSED TOE OF BANK
	= PROPOSED WATER SERVICE CONNECT		= EXISTING CONTOUR (INDEX)
	= PROPOSED WATER METER BOX		= EXISTING CONTOUR (NORMAL)
	= PROPOSED WATER VALVE		= PROPOSED CONTOUR (INDEX)
	= PROPOSED WATER BLOW-OFF		= PROPOSED CONTOUR (NORMAL)
	= PROPOSED FIRE HYDRANT		= PROPOSED DAYLIGHT FILL LINE
	= PROPOSED FIRE DEPARTMENT CONNECTION		= PROPOSED DAYLIGHT CUT LINE
	= PROPOSED POST INDICATOR VALVE		= EXISTING SPOT ELEV ● TOP OF PAVEMENT
	= PROPOSED WATER BEND		= EXISTING SPOT ELEV ● EDGE OF PAVEMENT
	= PROPOSED THRUST BLOCK		= EXISTING SPOT ELEV ● EDGE OF CONC WALK
	= PROPOSED TEE OR CROSS		= EXISTING SPOT ELEV ● TOP OF GROUND
	= EXISTING POWER/AND OR UTILITY POLE		= EXISTING SPOT ELEV ● EDGE OF GRAVEL
	= EXISTING POWER/AND OR UTILITY POLE		= EXISTING SPOT ELEV ● FACE OF CURB
	= EXISTING GUY WIRE		= EXISTING SPOT ELEV ● TOP BACK OF SIDEWALK
	= EXISTING GUY POLE		= EXISTING SPOT ELEV ● TOP OF CONC WALK OR WALL
	= EXISTING POWER METER/STRUCTURE		
	= EXISTING POWER VAULT		
	= EXISTING POWER JBOX/HANDHOLD		
	= EXISTING LIGHT POLE		
	= PROPOSED LIGHT POLE		
	= EXISTING UTILITY POLE		
	= EXISTING TV BOX		
	= EXISTING TELEPHONE PEDESTAL		

COVER SHEET



**DOMINION
SUSTAINABLE
DEVELOPMENT**
PO BOX 31548
BELLINGHAM, WA 98228

**CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS**
1-800-424-5555

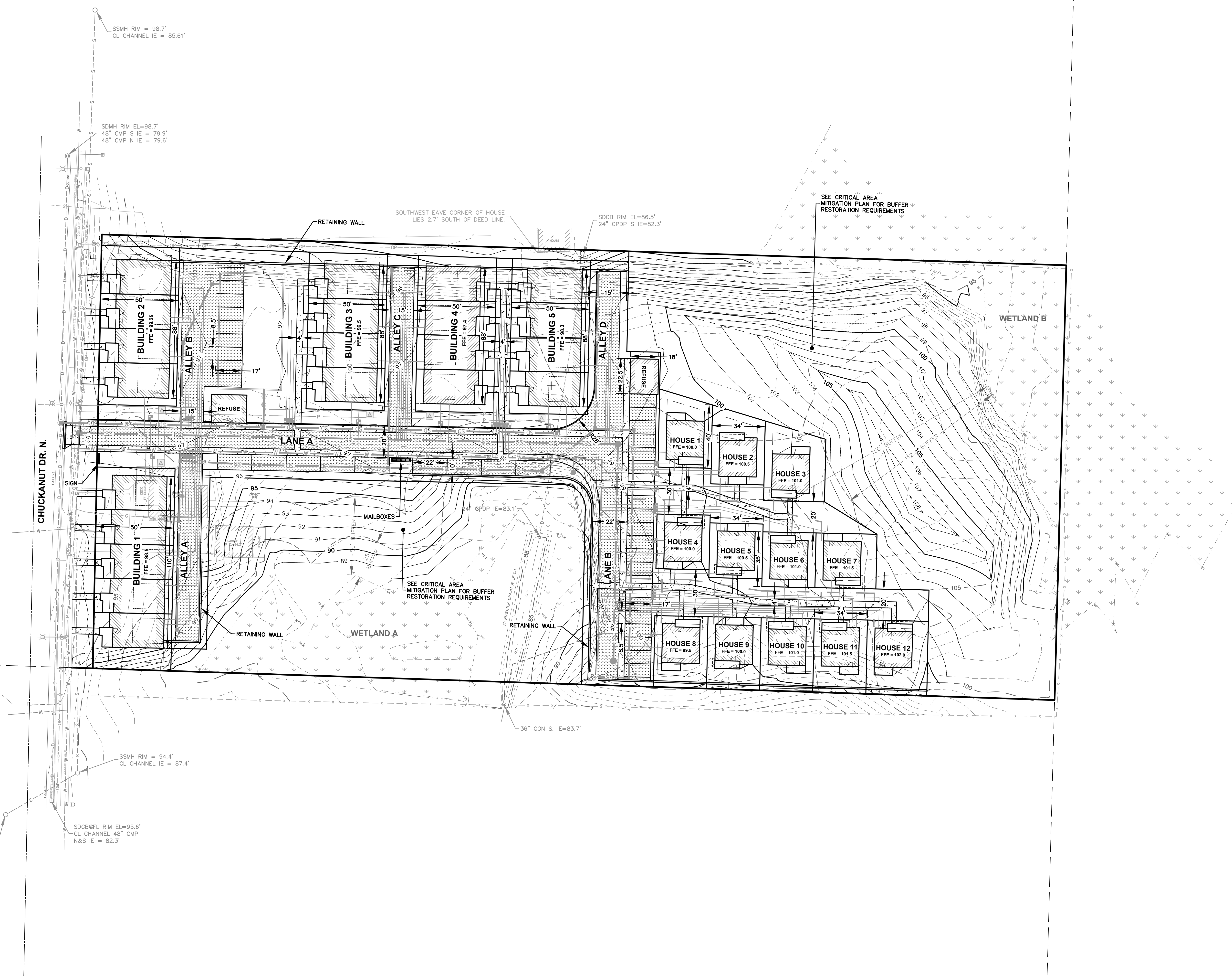
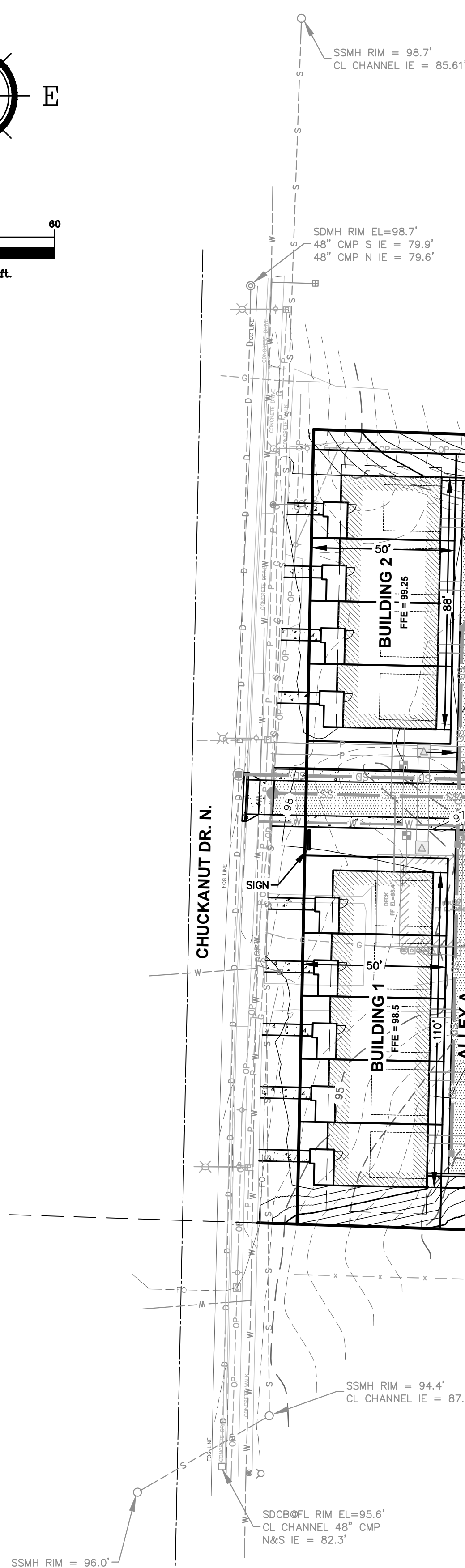
PROJECT LOCATION:	PLAT OF 331 CHUCKKANUT 331 CHUCKKANUT DR N BELLINGHAM, WA 98229	
	DRAWING #:	DRAWN BY:
	240675P2.DWG	NSP
	DESIGNED BY:	CHECKED BY:
	NSP	NSP

SHEET
CONTENTS:



JOB #: 24067	DATE: 10-10-2024
SHEET:	

C2.0

**F R E E L A N**
& A S S O C I A T E[illegible]

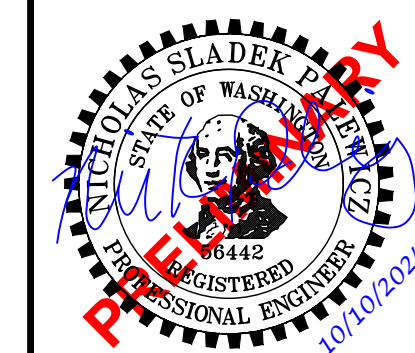
**DOMINION
SUSTAINABLE
DEVELOPMENT**

PO BOX 31548
BELLINGHAM, WA 98228

**CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS**

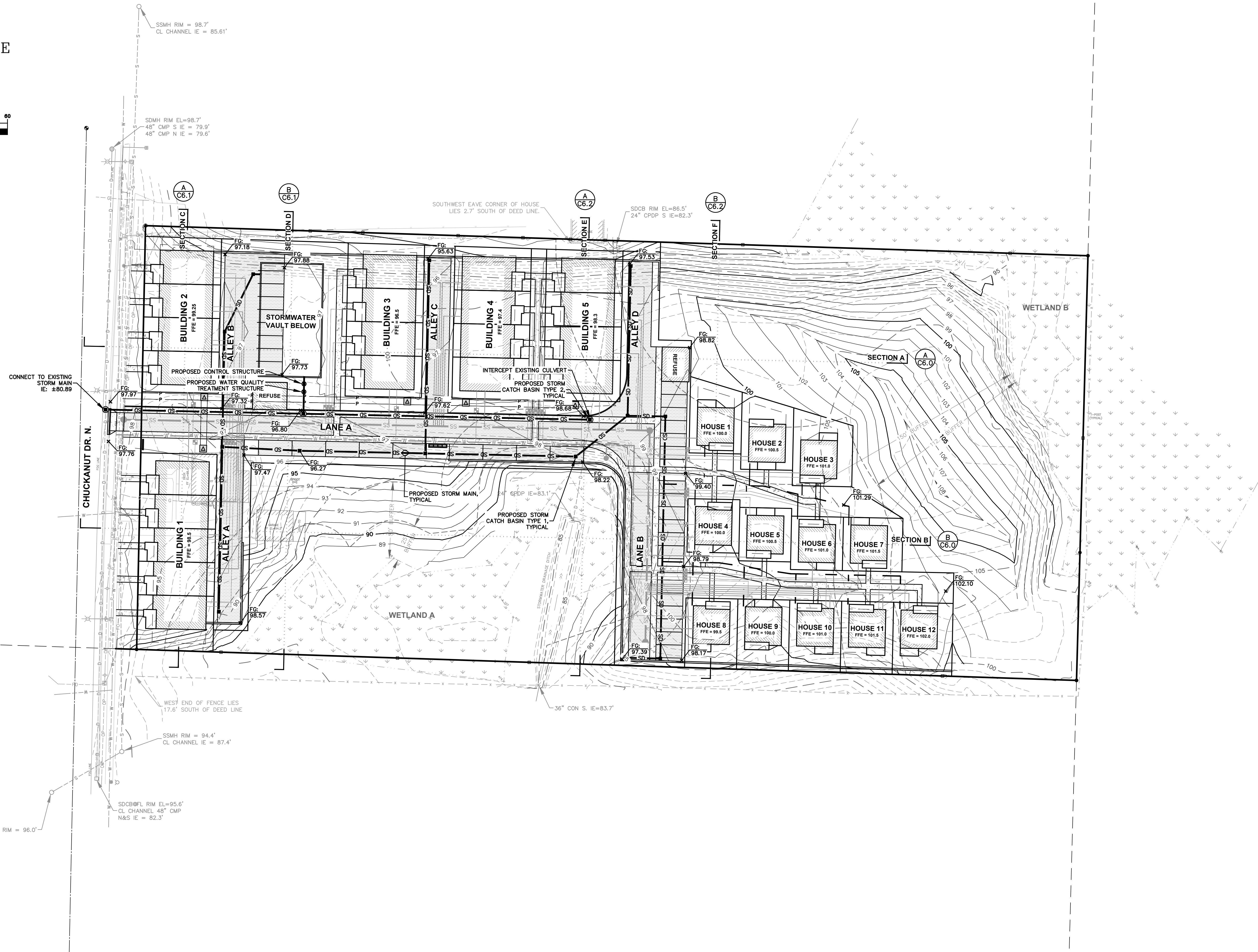
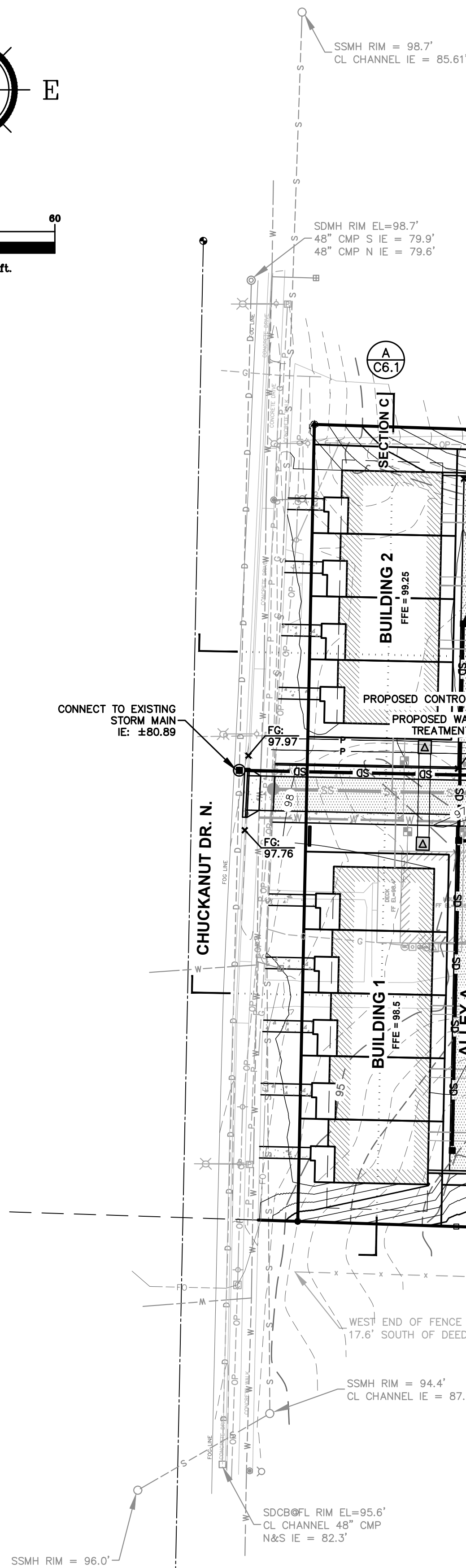
PROJECT LOCATION:	PLAT OF 331 CHUCKANUT 331 CHUCKANUT DR N BELLINGHAM, WA 98229	
	DRAWING #:	DRAWN BY:
	24067522.DWG	NSP
	DESIGNED BY:	CHECKED BY:

SHEET
CONTENTS:



JOB #: 24067	DATE: 10-10-202
SHEET:	

C3.0

[illegible]

**DOMINION
SUSTAINABLE
DEVELOPMENT**
PO BOX 31548
BELLINGHAM, WA 98228

**CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS**
1-800-424-5555

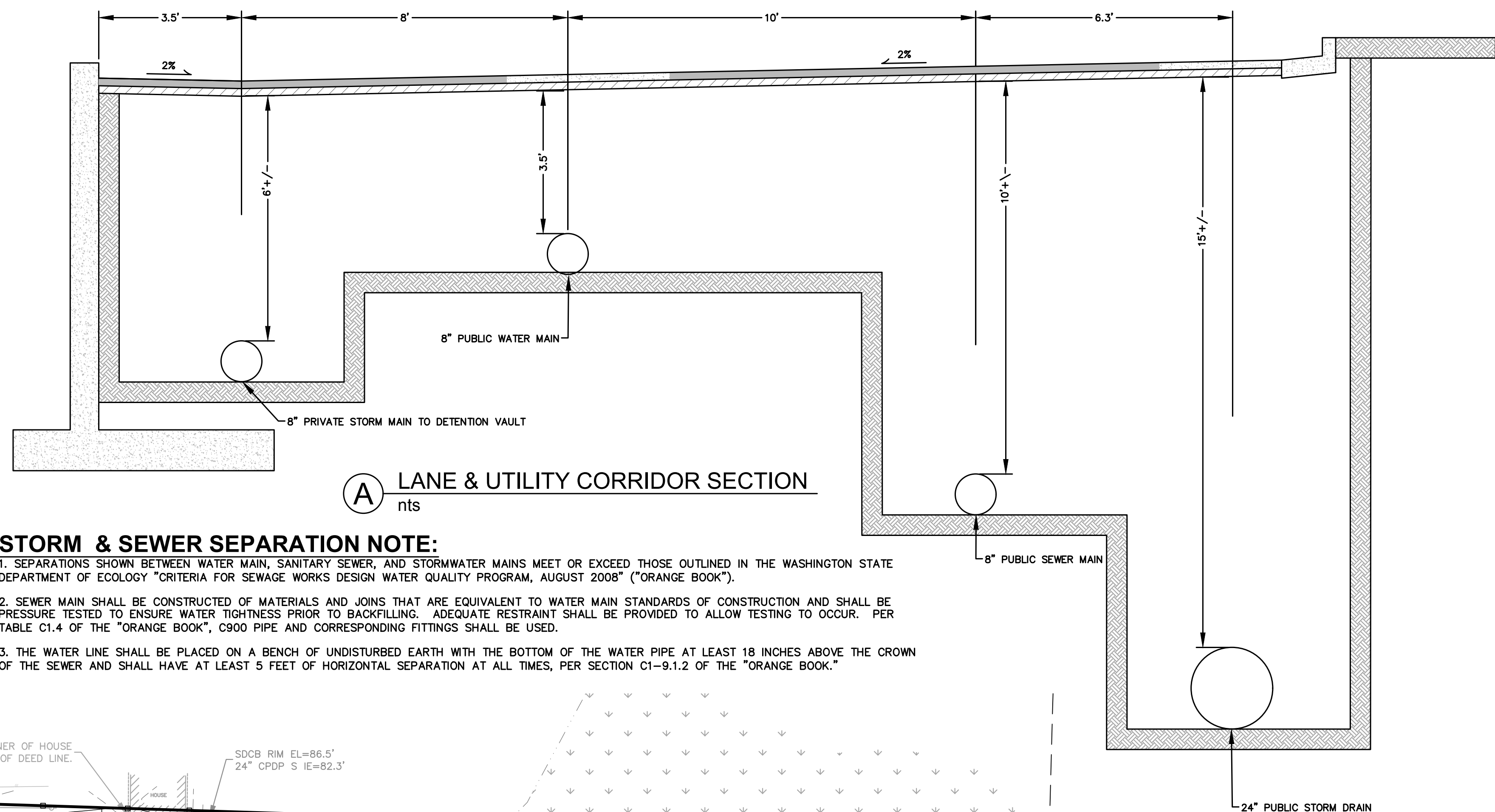
LOCATION:	DRAWING #:		DRAWN BY:
	24067SP2.DWG		NSP
DESIGNED BY:	NSP		CHECKED BY:
			NSP

GRADING & DRAINAGE



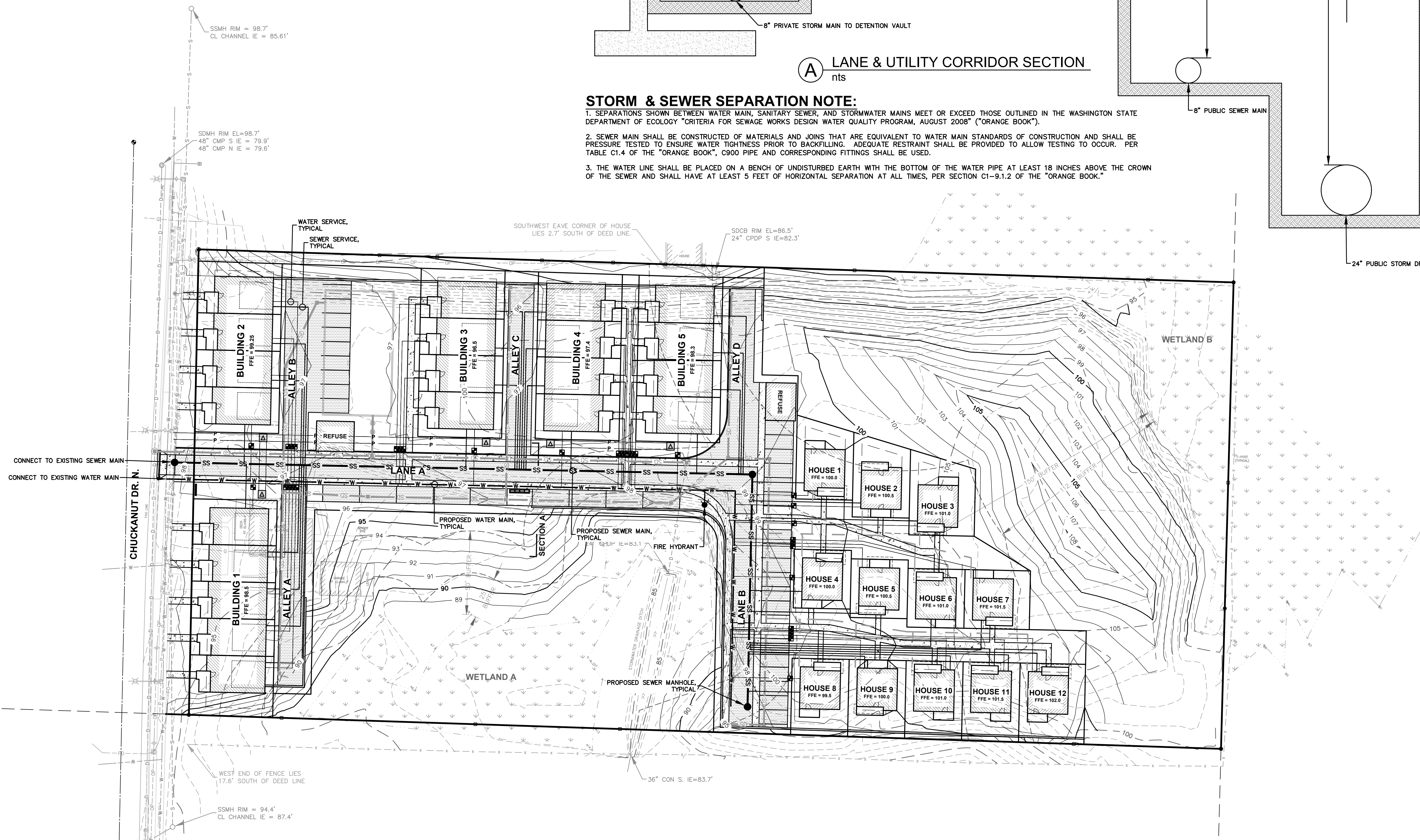
DB #: 24067	DATE: 10-10-2024
SHEET: C4.0	

C4.0



STORM & SEWER SEPARATION NOTE:

1. SEPARATIONS SHOWN BETWEEN WATER MAIN, SANITARY SEWER, AND STORMWATER MAINS MEET OR EXCEED THOSE OUTLINED IN THE WASHINGTON STATE DEPARTMENT OF ECOLOGY "CRITERIA FOR SEWAGE WORKS DESIGN WATER QUALITY PROGRAM, AUGUST 2008" ("ORANGE BOOK").
2. SEWER MAIN SHALL BE CONSTRUCTED OF MATERIALS AND JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION AND SHALL BE PRESSURE TESTED TO ENSURE WATER TIGHTNESS PRIOR TO BACKFILLING. ADEQUATE RESTRAINT SHALL BE PROVIDED TO ALLOW TESTING TO OCCUR. PER TABLE C1.4 OF THE "ORANGE BOOK", C900 PIPE AND CORRESPONDING FITTINGS SHALL BE USED.
3. THE WATER LINE SHALL BE PLACED ON A BENCH OF UNDISTURBED EARTH WITH THE BOTTOM OF THE WATER PIPE AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER AND SHALL HAVE AT LEAST 5 FEET OF HORIZONTAL SEPARATION AT ALL TIMES. PER SECTION C1-9.1.2 OF THE "ORANGE BOOK".

[illegible]

**DOMINION
SUSTAINABLE
DEVELOPMENT**
P.O. BOX 31548
BELLINGHAM, WA 98228
CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS
1-800-424-5555

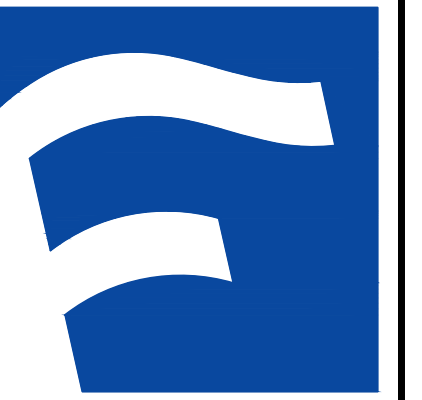
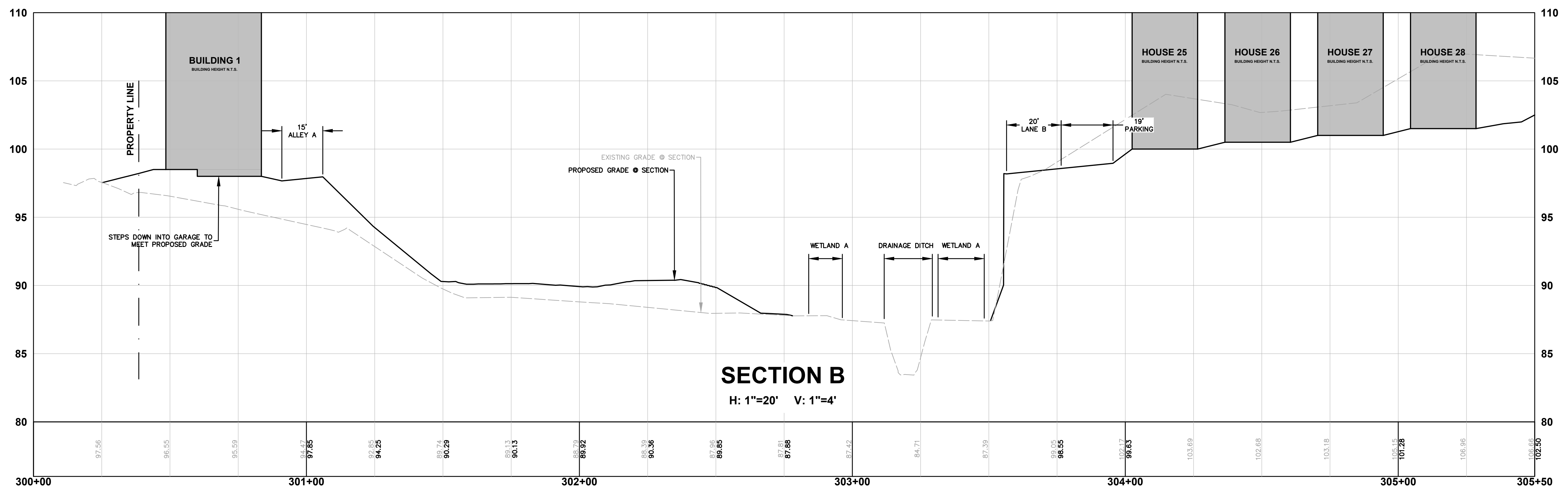
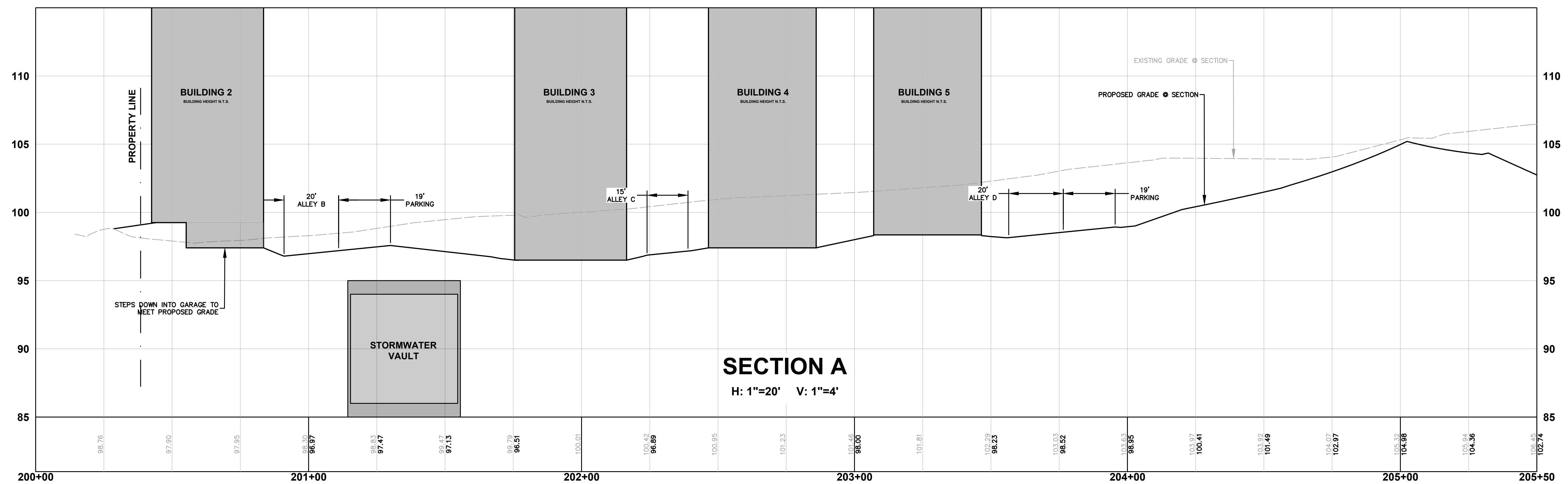
PROJECT LOCATION:	PLAT OF 331 CHUCKANUT	
	331 CHUCKANUT DR N BELLINGHAM, WA 98229	
DRAWING #:	24067SP2.DWG	DRAWN BY: NSP
DESIGNED BY:	NSP	CHECKED BY: NSP

UTILITY PLAN



JOB #: 24067	DATE: 10-10-2024
SHEET:	

C5.0



00 Elm Street, Suite 1
ellingham, WA 98225

t: 360.650.1408
f: 360.650.1401

F R E E L A N D
A S S O C I A T E S

[illegible]

**DOMINION
SUSTAINABLE
DEVELOPMENT**
PO BOX 31548
BELLINGHAM, WA 98228

**CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS**
1-800-424-5555

LOCATION:

DRAWING #:
24067SP2.DWG

DESIGNED BY:
NSP

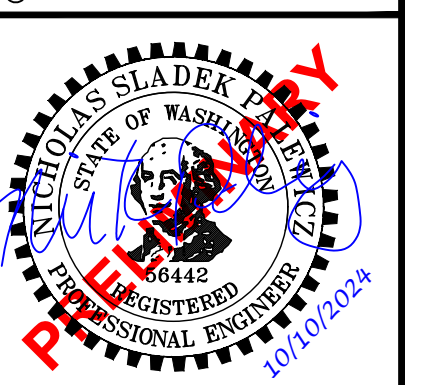
DRAWN BY:
NSP

CHECKED BY:
NSP

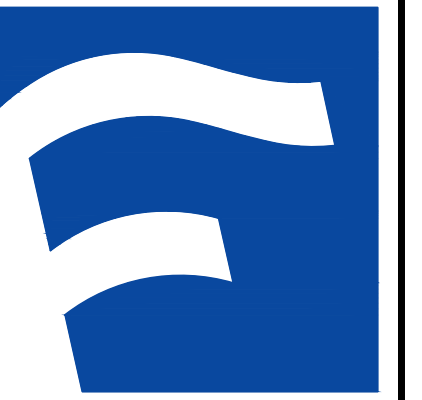
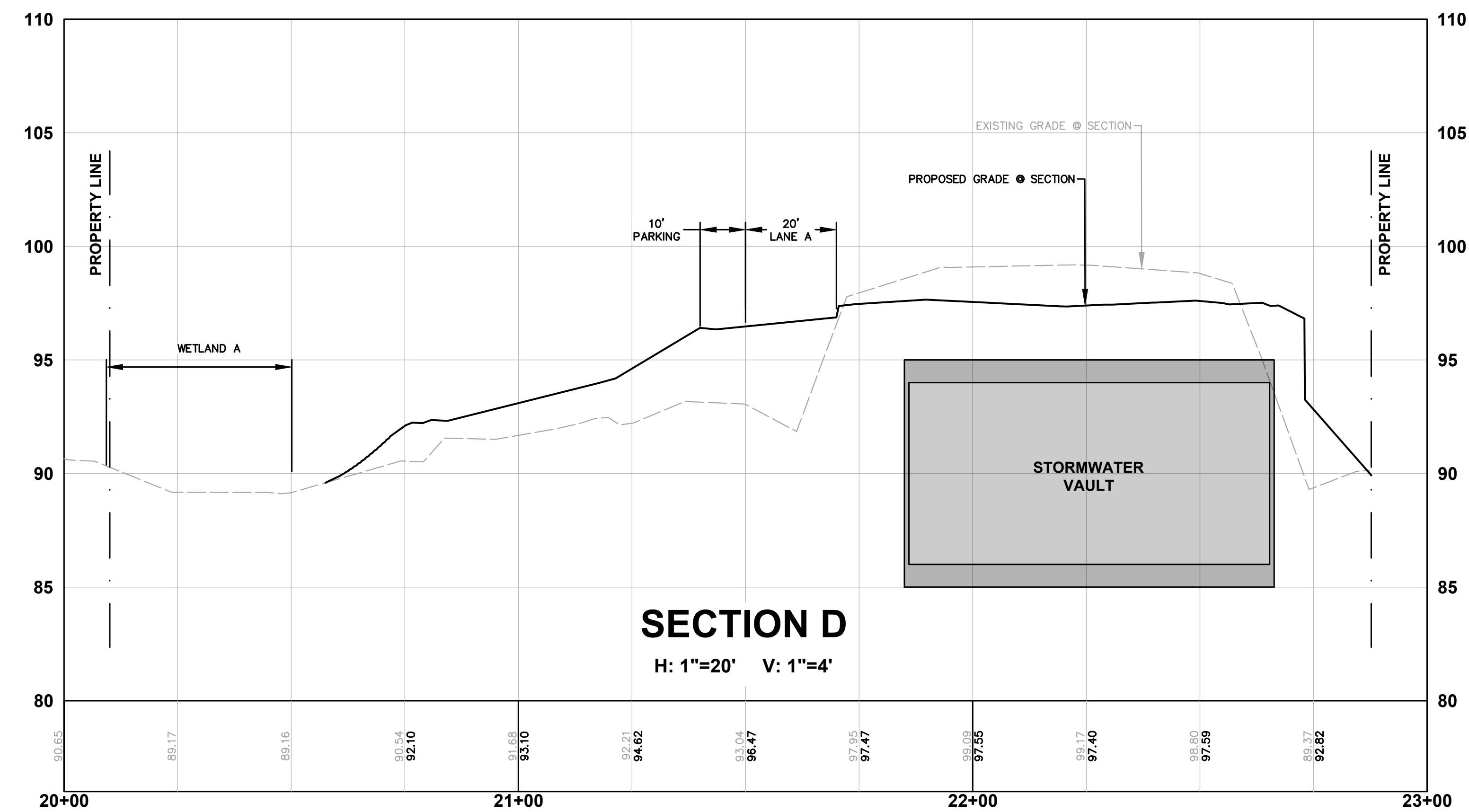
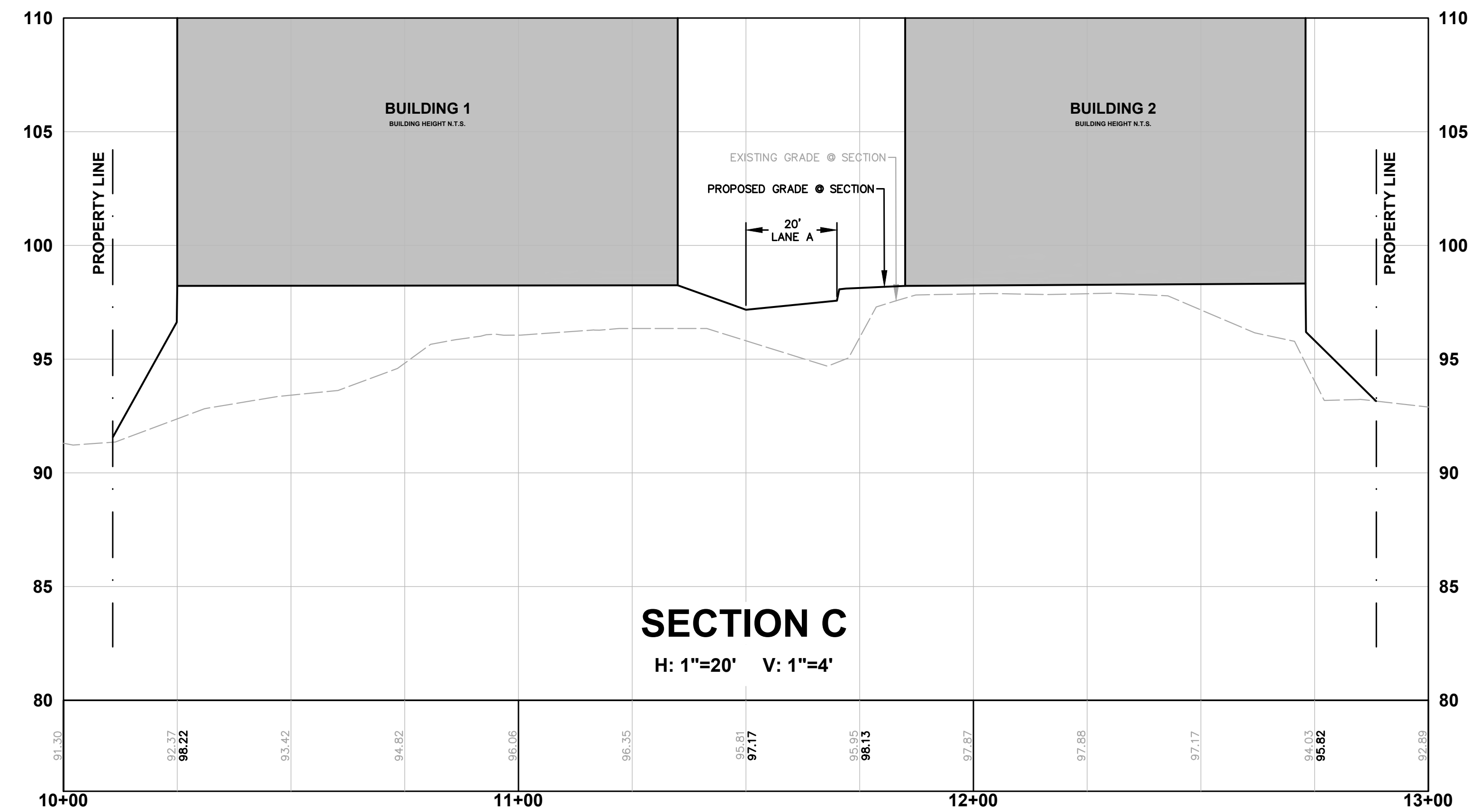
PLAT OF 331 CHUCKANUT

331 CHUCKANUT DR. N
BELLINGHAM, WA 98229

CONTENTS:



DB #: 24067	DATE: 10-10-2024
SHEET: C6.0	



00 Elm Street, Suite 1 t: 360.650.1408
 Ellingham, WA 98225 f: 360.650.1401

F R E E L A N D
 A S S O C I A T E S

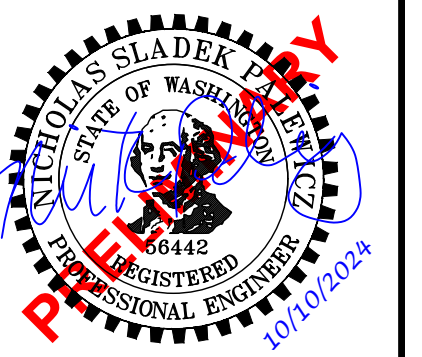
[illegible]

**DOMINION
SUSTAINABLE
DEVELOPMENT**
PO BOX 31548
BELLINGHAM, WA 98228

**CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS**
1-800-424-5555

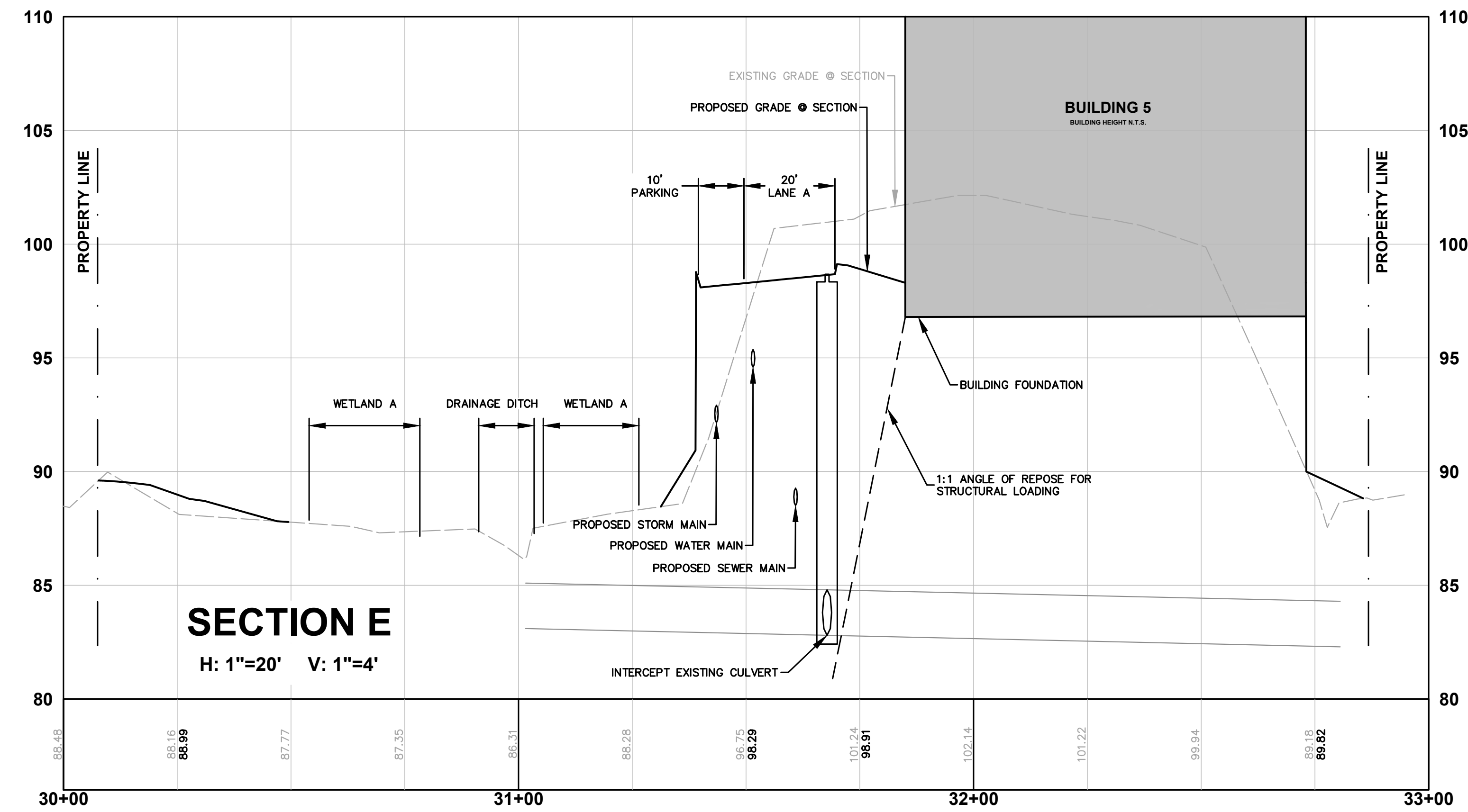
LOCATION:	PLAT OF 331 CHUCKANUT 331 CHUCKANUT DR N BELLINGHAM, WA 98229	
	DRAWING #: 24067SP.2.DWG	DRAWN BY: NSP
	DESIGNED BY: NSP	CHECKED BY: NSP

CONTENTS:

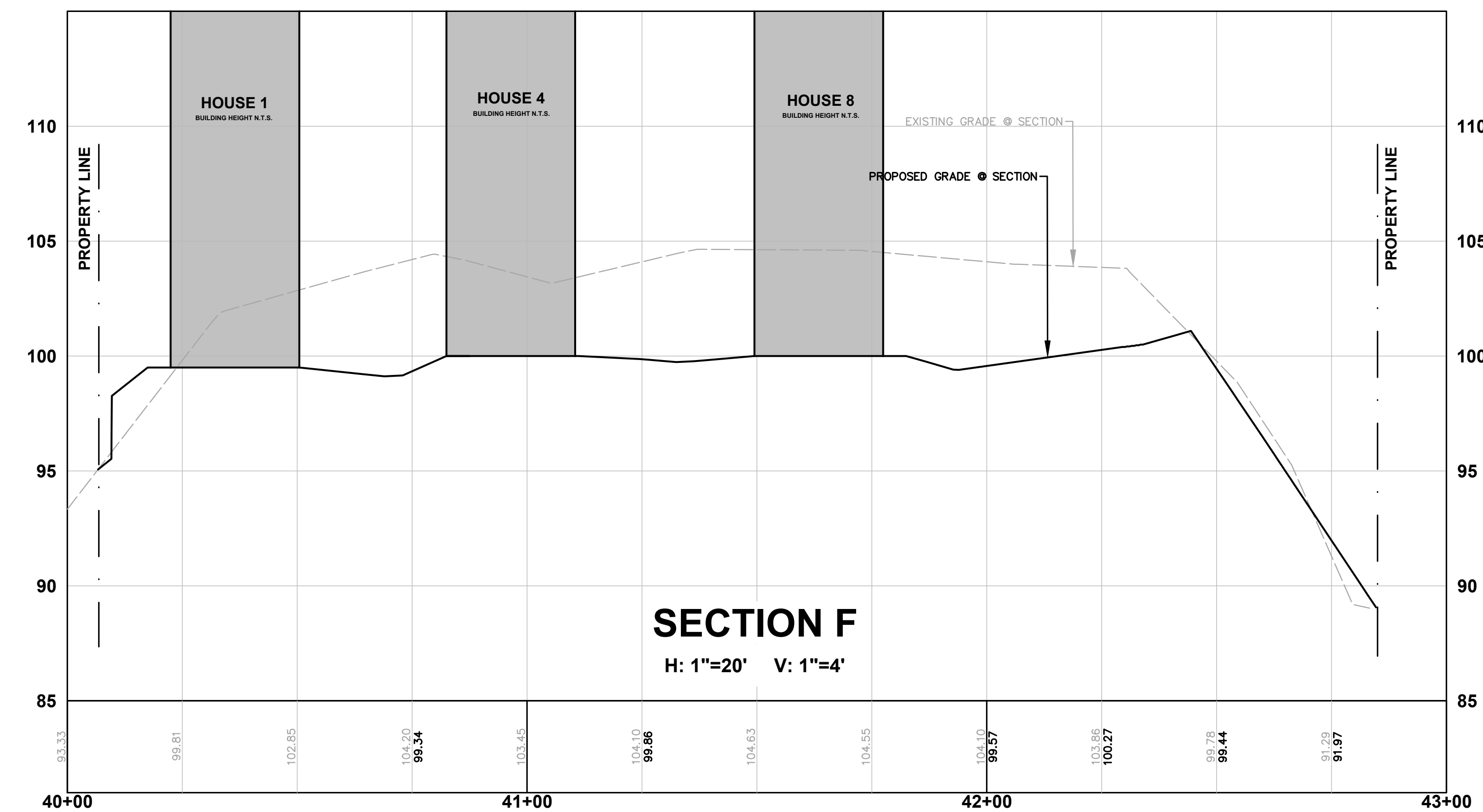


OB #:	DATE:
24067	10-10-2024
SHEET:	

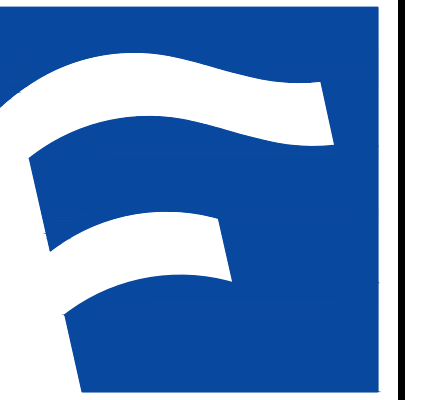
HEET: **C6.1**



A SITE SECTION - LOOKING WEST



(B) SITE SECTION - LOOKING WEST



100 Elm Street, Suite 1 t: 360.650.1408
Bellingham, WA 98225 f: 360.650.1401

F R E E L A N D
A S S O C I A T E S

[illegible]

**DOMINION
SUSTAINABLE
DEVELOPMENT**
PO BOX 31548
BELLINGHAM, WA 98228

**CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS**
1-800-424-5555

LOCATION:

DRAWING #:
24067SP2.DWG

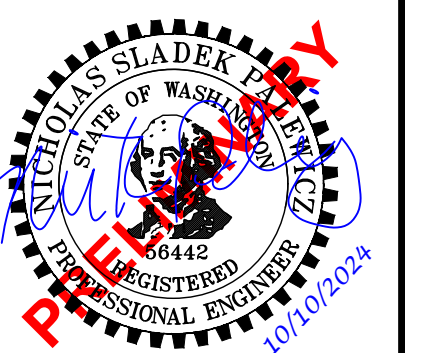
DESIGNED BY:
NSP

DRAWN BY:
NSP

CHECKED BY:
NSP

PLAT OF 331 CHUCKANUT
331 CHUCKANUT OR N
BELLINGHAM, WA 98229

SITE SECTIONS



OB #:	DATE:
24067	10-10-2024
SHEET:	

6.2

[illegible]

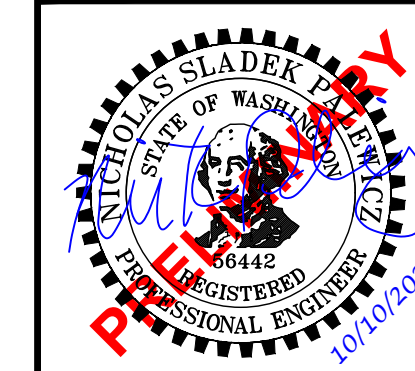
**DOMINION
SUSTAINABLE
DEVELOPMENT**

PO BOX 31548
BELLINGHAM, WA 98228

**CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS**

PROJECT LOCATION:	PLAT OF 331 CHUCKANUT	
	331 CHUCKANUT DR. N BELLINGHAM, WA 98229	
	DRAWING #:	NSP
	DESIGNED BY:	24067SP2.DWG

PLAT MAP



JOB #:	DATE:
24067	10-10-20
SHEET:	

C7.0



TREE QUANTITIES		
TREE	REMOVED	PROPOSED
ALDER	96	SEE CRITICAL AREAS MITIGATION PLAN FOR TREE PLANTING REQUIREMENTS
FIR	17	
HAWTHORN	9	
MAPLE	2	
BIRCH	4	
PINE	3	
CEDAR	3	
SPRUCE	1	
OTHER	5	
TOTAL	140	- - -

20% INCREASE IN TREE CANOPY
46% CANOPY COVERAGE

 EXISTING TREE CANOPY
1.5 ACRES

 PROPOSED TREE CANOPY
1.8 ACRES

2500 Elm Street, Suite 1
Bellingham, WA 98225

FREELAND
 & ASSOCIATES[illegible]

**DOMINION
SUSTAINABLE
DEVELOPMENT**

P.O. BOX 31548
BELLINGHAM, WA 98228

**CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS**

1-800-424-5555

PROJECT LOCATION:	PLAT OF 331 CHUCKANUT 331 CHUCKANUT DR N BELLINGHAM, WA 98229	
DRAWING #:	24067592.DWG	DRAWN BY: NSP
DESIGNED BY:	NSP	CHECKED BY: NSP

SHEET
CONTENTS:

TREE PLAN



JOB #: 24067	DATE: 10-10-2024
SHEET:	

C8.0





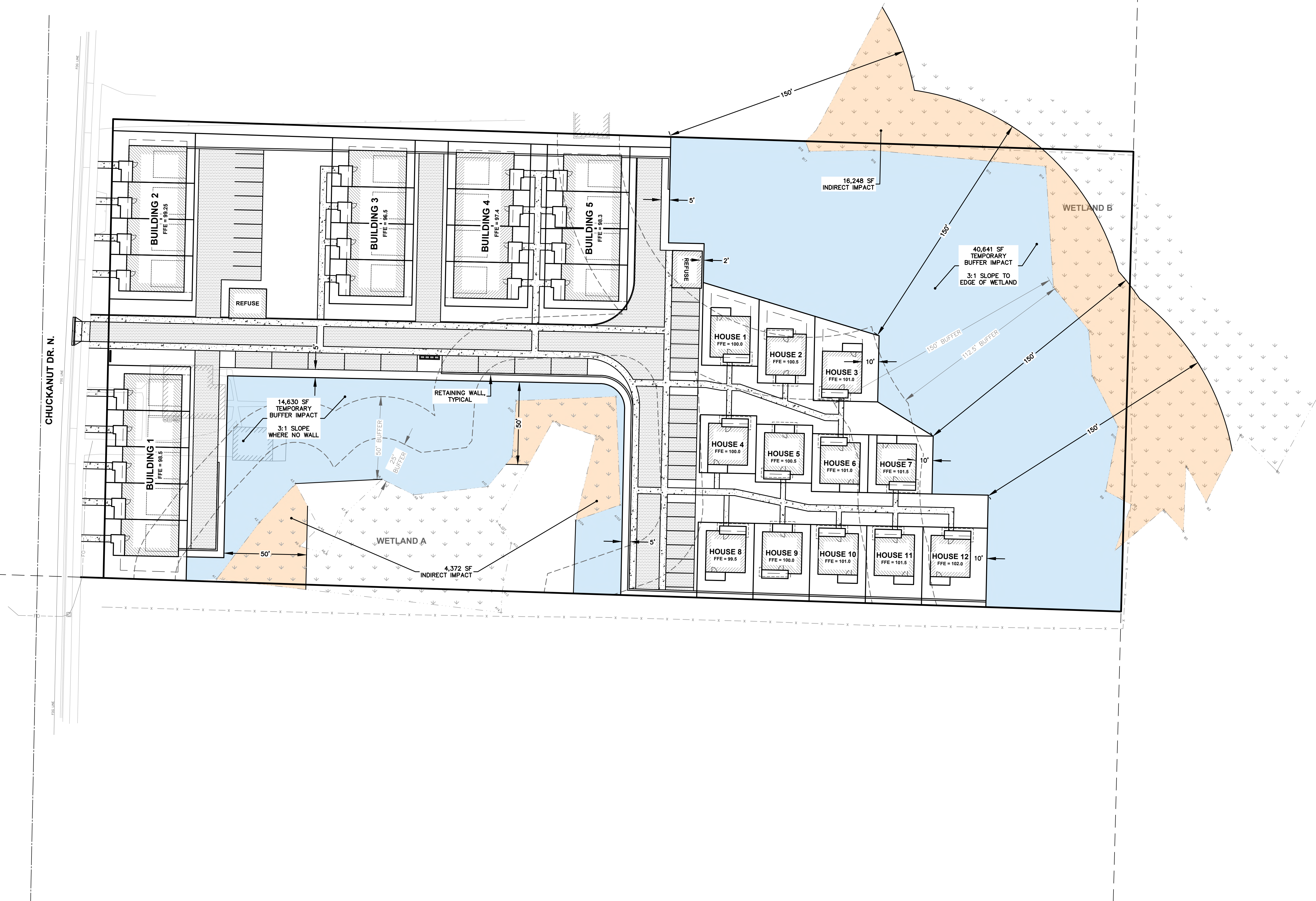
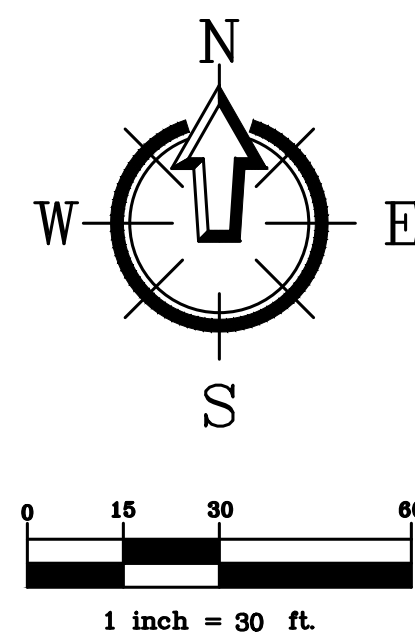
NOTE:
SEE F.A.R. EXHIBIT FOR LIMITS OF GREEN FACTOR SITE AREA FOR EACH HOUSING TYPE

Project title:		enter sq ft of parcel		SCORE	0.991
Parcel size (enter this value first)		44,108			
Landscape Elements**		Totals from GF worksheet	Factor	Total	
1 Landscaped areas (select one of the following for each area)					
a	Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.1	-	
b	Landscaped areas with a soil depth of 24" or greater	enter sq ft 19,202	0.8	15,361.6	
c	Bioretention facilities	enter sq ft 0	1.0		
2 Plantings (credit for plants in landscaped areas above)					
a	Mulch, ground covers, or other plants less than 2" tall at maturity	enter number of plants 19,202	0.2	3,840	
b	Shrubs or perennials 2" or at maturity - calculated at 16 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 4567	0.3	16,440	
c	Tree canopy for "small trees" in the Bellingham List of Approved Street Trees or equivalent (canopy spread of 15') calculated at 50 sq ft per tree	enter number of plants 19	1425	0.3	428
d	Tree canopy for "small/medium trees" in the Bellingham List of Approved Street Trees or equivalent (canopy spread of 20') calculated at 100 sq ft per tree	enter number of plants 29	4350	0.3	1,305.0
e	Tree canopy for "medium/large trees" in the Bellingham List of Approved Street Trees or equivalent (canopy spread of 25') calculated at 150 sq ft per tree	enter number of plants 0	0	0.4	-
f	Tree canopy for "large trees" in the Bellingham List of Approved Street Trees or equivalent (canopy spread of 30') calculated at 200 sq ft per tree	enter number of plants 0	0	0.5	-
g	Tree canopy for preservation of "exceptional trees" or other large existing trees 6" or greater in diameter - calculated at 15 sq ft per inch DBH (diameter 4.5 feet above the ground)	enter inches DBH 0	0	0.8	-
3 Green roofs					
a	Over at least 2" and less than 4" of growth medium	enter sq ft 0	0.4	-	
b	Over at least 4" of growth medium	enter sq ft 0	0.7	-	
4 Vegetated walls					
		enter sq ft 0	0.7	-	
5 Approved water features					
		enter sq ft 0	0.7	-	
6 Pervious paving					
a	Pervious paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.3	-	
b	Pervious paving over at least 24" of soil or gravel	enter sq ft 0	0.5	-	
7 Structural soil systems					
		enter sq ft 0	0.4	-	
8 Bonuses					
		sub-total of sq ft = 39,979			
a	Drought-tolerant or native plant species	enter sq ft 19,202	0.1	1,920.2	
b	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0	0.2	-	
c	Landscaping in food cultivation	enter sq ft 0	0.3	-	

Green Factor numerator = 39,979

Project title:		enter sq ft of parcel		SCORE	
Parcel size (enter this value first)		24,565			6,949
Landscape Elements**	Totals from GF worksheet	Factor	Total		
1 Landscaped areas (select one of the following for each area)					
a	Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.1	-	
b	Landscaped areas with a soil depth of 24" or greater	enter sq ft 14,936	0.6	11,988.8	
c	Bioretention facilities	enter sq ft 0	1.0	-	
2 Plantings (credit for plants in landscaped areas above)					
a	Mulch, ground covers, or other plants less than 2' tall at maturity	enter number of plants 14,936	0.2	2,997	
b	Shrubs or perennials 2'+ at maturity - calculated at 16 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 22859	0.3	6,858	
c	Tree canopy for "small trees" in the Bellingham List of Approved Street Trees or equivalent (canopy spread of 15') calculated at 50 sq ft per tree	enter number of plants 15	0.3	338	
d	Tree canopy for "small/medium trees" in the Bellingham List of Approved Street Trees or equivalent (canopy spread of 20') calculated at 100 sq ft per tree	enter number of plants 0	0.3	-	
e	Tree canopy for "medium/large trees" in the Bellingham List of Approved Street Trees or equivalent (canopy spread of 25') calculated at 150 sq ft per tree	enter number of plants 0	0.4	-	
f	Tree canopy for "large trees" in the Bellingham List of Approved Street Trees or equivalent (canopy spread of 30') calculated at 200 sq ft per tree	enter number of plants 0	0.5	-	
g	Tree canopy for preservation of "exceptional trees" or other large existing trees 6" or greater in diameter - calculated at 15 sq ft per inch DBH (diameter 4.5 feet above the ground)	enter inches DBH 0	0.6	-	
3 Green roofs					
a	Over at least 2" and less than 4" of growth medium	enter sq ft 0	0.4	-	
b	Over at least 4" of growth medium	enter sq ft 0	0.7	-	
4 Vegetated walls					
a		enter sq ft 0	0.7	-	
5 Approved water features					
a		enter sq ft 0	0.7	-	
6 Pervious paving					
a	Pervious paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.3	-	
b	Pervious paving over at least 24" of soil or gravel	enter sq ft 0	0.5	-	
7 Structural soil systems					
a		enter sq ft 0	0.4	-	
8 Bonuses					
		sub-total of sq ft = 53,895			
a	Drought-tolerant or native plant species	enter sq ft 14,936	0.1	1,498.6	
b	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0	0.2	-	
c	Landscaping in food cultivation	enter sq ft 0	0.3	-	
				Green Factor numerator = 73.6	

JOB #: 24067	DATE: 10-10-2024
SHEET: C10.0	



2500 Elm Street, Suite 1
Bellingham, WA 98225

F R E E L A N D
& A S S O C I A T E S[illegible]

**DOMINION
SUSTAINABLE
DEVELOPMENT**
PO BOX 31548
BELLINGHAM, WA 98228

**CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS**
1-800-424-5555

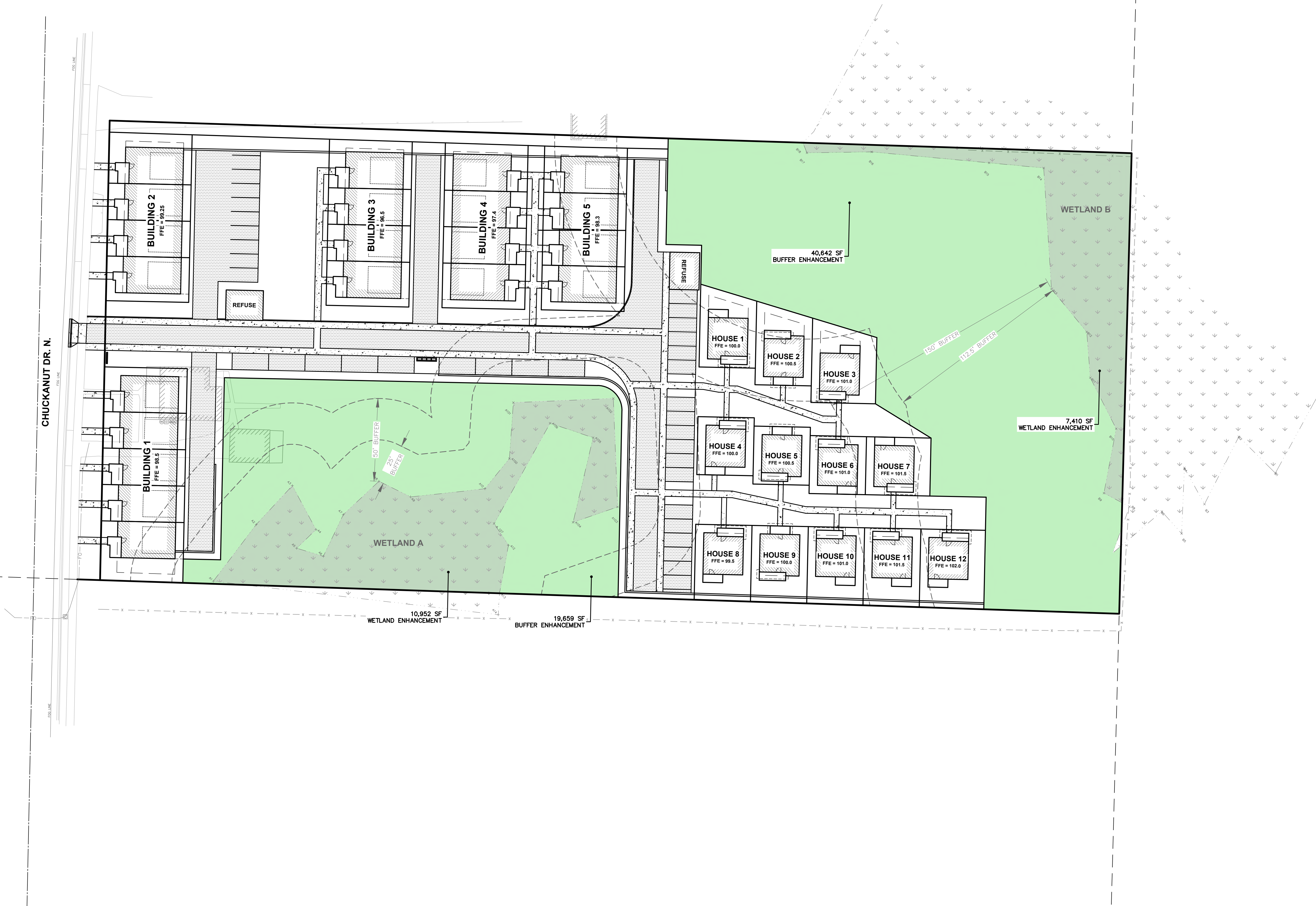
PROJECT LOCATION:	331 CHUCKANUT DR N BELLINGHAM, WA 98229
DRAWING #:	24067592.DWG
DRAWN BY:	NSP
DESIGNED BY:	NSP
CHECKED BY:	NSP

WETLAND IMPACTS

PRELIMINARY

JOB #:	DATE:
24067	10-10-2024

SHEET: **W1**

[illegible]

**DOMINION
SUSTAINABLE
DEVELOPMENT**
PO BOX 31548
BELLINGHAM, WA 98228

**CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS**
1-800-424-5555

PROJECT LOCATION:	PLAT OF 331 CHUCKANUT 331 CHUCKANUT DR N BELLINGHAM, WA 98229
DRAWING #:	24-067592.DWG
DRAWN BY:	NSP
DESIGNED BY:	NSP
CHECKED BY:	NSP

WETLAND MITIGATION

PRELIMINARY

JOB #: 24067	DATE: 10-10-2024
SHEET: W2	