



VICINITY MAP
SCALE: 1" = 2000'

LEGAL DESCRIPTION:

ALL THAT PORTION OF LAND DESCRIBED ON THE BELLINGHAM INTERNATIONAL AIRPORT GENERAL AND SPECIFIC BINDING SITE PLAN NO. 1, AS RECORDED UNDER AUDITOR'S FILE NUMBER 900706067, RECORDS OF WHATCOM COUNTY, WASHINGTON.

AND COMMENCING AT A POINT ON THE LINE BETWEEN SECTIONS 10 AND 15, TOWNSHIP 38 NORTH, RANGE 2 EAST, SAID POINT BEING 1835.75 FEET EASTERLY FROM THE QUARTER SECTION CORNER BETWEEN SAID SECTIONS 10 AND 15; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID SECTION LINE, 30 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 1°37'16" WEST, 200 FEET; THENCE NORTH 88°22'44" WEST, 170 FEET; THENCE NORTH 1°37'16" EAST, 200 FEET; THENCE SOUTH 88°22'44" EAST, 170 FEET; TO THE TRUE POINT OF BEGINNING, BEING A PORTION OF LOT 11, BLOCK 17, PLAT OF BAKER VIEW ADDITION TO THE CITY OF BELLINGHAM, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGES 40 THROUGH 45, RECORDS OF WHATCOM COUNTY, WASHINGTON.

EXCEPT FOR LEASE AREAS 27, 28, 29 AND 36 AS DESCRIBED ON BELLINGHAM INTERNATIONAL AIRPORT GENERAL AND SPECIFIC BINDING SITE PLAN NO.1, AS RECORDED UNDER AUDITOR'S FILE NUMBER 900706067, RECORDS OF WHATCOM COUNTY, WASHINGTON.

EXCEPT ALSO PARCELS 47, 49 AND 50 AS DEPICTED ON 'BELLINGHAM INTERNATIONAL AIRPORT SPECIFIC BINDING SITE PLAN NO. 7', AS RECORDED UNDER AUDITOR'S FILE NUMBER 960118146, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON

GENERAL NOTES:

1. OPEN SPACE AS DESIGNATED IN THIS PUD/PBSP WILL REMAIN UNDER THE PORT OF BELLINGHAM OWNERSHIP AND WILL NOT BE INTENDED FOR PUBLIC USES.
2. THERE ARE NO ADDITIONAL RIGHT-OF-WAYS OR ROADWAY EASEMENTS ANTICIPATED FOR THIS PUD/PBSP. ALL EXISTING RIGHTS-OF-WAYS AND ROADWAY EASEMENTS SHALL REMAIN PRIVATE.

Roads	Length (ft)	Length (Miles)	Access Easement / Right-of-way Width (ft)	Pavement Area (sf)	County Standard	Sidewalks
Mitchell Way	6,600	1.25	60	203,757	Secondary Arterial	1 side
Airport Way	1,910	0.36	80	75,110	Secondary Arterial	2 sides
Sound Way	1,000	0.20	60	25,245	Local Access	No
Williamson Way	2,975	0.56	60	65,539	Local Access	No
Victoria Place	750	0.14	50	17,958	Minor Access	No
Hangar Access	520	0.10	40	13,606	Minor Access	Yes
Bakerview	1,700	0.32	60	40,468	850' Secondary Arterial / 850' Local Access	No
Total:	15,455	2.93		947,600 sf		441, 683

PROPOSED LAND USE					
LOT	LOT AREA (AC)	LAND USE	BUILDING (S.F.)	POTENTIAL SPECIFIC SITES	PROPOSED PHASING
DEV AREA 1	1.58	COMMERCIAL AVIATION	30,000	1-2	2
DEV AREA 2	2.78	AIRPORT OPERATIONS	-	-	2
DEV AREA 3	3.05	AIRPORT RELATED SERVICES	-	-	-
DEV AREA 4	18.42	AIRPORT RELATED SERVICES	50,000	1-3	1
DEV AREA 5	5.93	GENERAL AVIATION	20,000	1	1
DEV AREA 6	3.96	LIGHT INDUSTRIAL	-	*	-
DEV AREA 7	3.88	LIGHT INDUSTRIAL	63,000	*	1
DEV AREA 8	1.65	LIGHT INDUSTRIAL	27,500	1	1
DEV AREA 9	6.20	GENERAL AVIATION	100,000	1-4	1
DEV AREA 10	9.25	GENERAL AVIATION	100,000	1-4	1
DEV AREA 11	3.61	AIRPORT OPERATIONS	-	-	1
DEV AREA 12	2.63	AIRPORT OPERATIONS	-	-	1
DEV AREA 13	6.86	AIRPORT OPERATIONS	-	-	1
DEV AREA 14	10.15	GENERAL AVIATION	120,000	1-6	1
DEV AREA 15	2.32	LIGHT INDUSTRIAL	19,100	1	2
DEV AREA 16	0.36	LIGHT INDUSTRIAL	3,300	1	2
DEV AREA 17	6.53	LIGHT INDUSTRIAL	76,100	1-2	2
DEV AREA 18	4.59	LIGHT INDUSTRIAL	54,500	1-2	2
		RESERVE TRACT	15,000	1	1
SUBTOTAL	94.25		661,700	11-28	
CONSERVATION AREA A	4.04	OPEN SPACE			
CONSERVATION AREA B	15.49	OPEN SPACE			
CONSERVATION AREA C	28.69	OPEN SPACE			
CONSERVATION AREA D	14.24	OPEN SPACE			
CONSERVATION AREA E	13.50	OPEN SPACE			
CONSERVATION AREA F	0.15	OPEN SPACE			
SUBTOTAL	76.11				
TOTAL	169.86				

PORT OF BELLINGHAM

Washington State

BELLINGHAM INTERNATIONAL AIRPORT PLANNED UNIT DEVELOPMENT AND PRELIMINARY BINDING SITE PLAN NO. 2

PORTIONS OF SECTIONS 3, 10, 11, 14 AND 15
TOWNSHIP 38 NORTH, RANGE 2 EAST OF W.M. WHATCOM COUNTY, WASHINGTON

CURRENT APPLICANT WITH CONTRACTUAL INTEREST:

PORT OF BELLINGHAM
1801 ROEDER AVENUE, P.O. BOX 1677
BELLINGHAM, WA 98227
PH: (360) 676-2500
FAX: (360) 671-6411

OWNER:

PORT OF BELLINGHAM
1801 ROEDER AVENUE, P.O. BOX 1677
BELLINGHAM, WA 98227
PH: (360) 676-2500
FAX: (360) 671-6411
CONTACT: SYLVIA GOODWIN

ENGINEER:

DAVID EVANS AND ASSOCIATES, INC.
119 GRAND AVENUE, SUITE D
BELLINGHAM, WA 98225
PH: (360) 647-7151
FAX: (360) 647-7160
CONTACT: AMY PEDERSON

SOURCE OF WATER:

CITY OF BELLINGHAM

FIRE:

FIRE DISTRICT NO. 8

METHOD OF SEWAGE DISPOSAL:

CITY OF BELLINGHAM

METHOD OF SURFACE WATER DISPOSAL:

ON SITE TREATMENT AND CONVEYANCE TO DETENTION POND SITES

LAND USE:

EXISTING ZONING: AIRPORT OPERATIONS (AO)
LIGHT IMPACT INDUSTRIAL (LI)

SHEET LIST

- 1 COVER SHEET
- 2 LAND USE MAP
- 3 PUD CONCEPTUAL SITE PLAN
- 4a-4e CONCEPTUAL LANDSCAPING PLANS
- 5 CRITICAL AREAS MAP
- 6 CONCEPTUAL PUD PHASING PLAN
- 7 EXISTING OWNERSHIP MAP
- 8-11 EXISTING CONDITIONS MAP
- 12-15 PRELIMINARY BINDING SITE PLAN

SITE DATA:

TOTAL PUD AREA:	986.23 AC. (100%)
TOTAL OPEN SPACE AREA:	76.11 AC. (7.7%)
TOTAL AREA FOR PROPOSED LOTS:	94.25 AC. (9.6%)
NO. OF EXISTING LOTS:	54
NO. OF PROPOSED LOTS:	11-28
AVERAGE LOT SIZE:	5.3 AC.
MAXIMUM LOT SIZE:	18.4 AC.
TOTAL AREA FOR ROADS:	22 AC. (2.2%)
TOTAL EXISTING IMPERVIOUS AREA:	189 AC. (19.0%)
TOTAL PROPOSED IMPERVIOUS AREA:	59 AC. (5.9%)
GROSS FLOOR AREA OF EXISTING STRUCTURES:	672,536 S.F.
GROSS FLOOR AREA OF PROPOSED STRUCTURES:	688,500 TO 698,000 S.F.



DAVID EVANS AND ASSOCIATES, INC.
119 Grand Avenue, Suite D
Bellingham Washington 98225
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**PORT OF BELLINGHAM
BELLINGHAM INTERNATIONAL AIRPORT
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY BINDING SITE PLAN NO. 2
COVER SHEET**

PROJECT NUMBER:
POBM0047

DATE: DEC. 03, 2009
DESIGN:
DRAWN: JXWA
CHECKED:

SCALE: AS NOTED

SHEET NO.

1

OF

APPD.

NO. REVISIONS: