

**WHATCOM COUNTY
PUBLIC WORKS DEPARTMENT**

JEFFREY M. MONSEN, P.E.
Director



DIVISION OF ENGINEERING
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Memo

To: Tyler Schroeder, Planner-Supervisor
From: Mary E. White, Engineering Technician
Date: July 27, 2010
Re: Point Roberts Beach Club Plat, LSS2007-00005 & CUP 2008-00010

Engineering Services has reviewed the plat submittal and has the following conditions of approval:

1. All development shall comply with Whatcom County Development Standards.
2. Sight distance at all intersections shall meet Whatcom County Development Standards.
3. An Engineered Traffic Impact Analysis has been submitted per WCDS Section 506 and Exhibit E of the Whatcom County Road standards.
4. For all interior roads, a modified local access road section, consisting of 22-feet of cross-sloped pavement with 2-foot gravel shoulder on the lower side and 5' shoulder on the upper side for all internal roads, excepting the following:
 - a. Any single/separated one-way road shall be a minimum of 14 feet wide (if used at the main entrance);
 - b. A cross-section of 18' minimum width with 1-foot gravel shoulders is required for the side loop roads serving lot clusters.
5. Applicant shall dedicate to Whatcom County all new roads plus rights-of-way required for a 30-foot half-width rights-of-way for the full length of the property on APA Road and Pauls Road.
6. Off-site improvements to proportionally mitigate the traffic impacts of the development are to construct a total of 14,100 square feet of pavement and 41,700 square feet of gravel shoulders along APA Road, Pauls Road, and Boundary Bay Road. The roads shall consist of a cross section of 22 feet wide pavement and 4' gravel shoulders. Work may be done on one side of the roadways as rights-of-way allows.

Mitigation work shall be done on the following roads: APA Road from Clair Lane to Simundson Drive; Pauls Road from plat access to APA Road; and Boundary Bay Road from APA Road to Benson Road. Off-site improvement phasing shall be as follows:

Phase 1: The improvements required for APA Road between the access road and Boundary Bay Road to 22-foot paved width with 4-foot gravel shoulders, plus additional improvements equating to 8,600 square feet of pavement and 33,100 square feet of gravel shoulders, as agreed to by the County Engineer.

Phase 2: Additional improvements to equate to 100 square feet of both paved surface and gravel shoulders along APA Road.

Phase 3: The improvements required for Pauls Road from the plat access to APA Road to 22-foot wide with 4-foot gravel shoulders (5,400 SF each of pavement and shoulders).

Phase 4: All remaining shoulder work.

7. A prohibited vehicle access note shall be placed on the face of the plat on all lots along APA Road, and Pauls Road.
8. A public off-road bicycle route per Resolution #2003-037 shall be constructed from Paul's Road along APA Road to the east property line, and a pedestrian path from Pauls Road, along the bluff toward the east property line, and up to Chets Road rights-of-way. The cross-section of the bike trail shall be 10 feet wide with 1' gravel shoulders and of approved materials shown on the road and drainage plans.
9. All signing and striping shall be installed per MUTCD standards at the developer's expense.
10. An Engineered Stormwater Design Report that addresses conveyance, detention, water quality measures, and stormwater infiltration affects on the bluff by a Washington State licensed civil engineer shall be submitted for approval by Whatcom County Engineering.
11. Provision for maintenance of private stormwater system will be required as set forth in Whatcom County Development Standards, Chapter 2, Section 220.
12. A Revocable Encroachment Permit will be obtained for work within the county right of way.
13. Road, drainage, and erosion control plans must be reviewed and approved before any work is to be done on site.
14. All easements, any physical appurtenances such as fences or structures which may indicate encroachment, lines of possession, or conflict of title must be shown on the final mylar.
[WAC 332-130-050(1)(b)]

15. Road name proposals for all roads must be submitted for approval. A map at 1"=400' scale of the lots shall be provided to Whatcom County Engineering for plat address assignment. The plat address fee shall be paid prior to recording.
16. All road, drainage facilities, and grading plans shall be designed and stamped by a Washington State licensed civil engineer and submitted for county engineering approval prior to construction.
17. As-built public road plans, public and private drainage plans, and a letter of certification from a licensed engineer must be submitted to the County Engineer prior to acceptance of any roads into the County Road System and approval of the plat by the Engineering Division.
18. Developer shall provide a plat layout to the post office to get approved mailbox location(s).

If you have any questions or concerns, please call me at extension 50612.