



JUN 23 2004

RECEIVED

MASTER APPLICATION FOR DISCRETIONARY LAND USE PERMIT

File # _____
Project Name _____

- | | |
|---|--|
| <input type="checkbox"/> Binding Site Plan _____ | <input type="checkbox"/> Long Plat per Lot \$80 _____ |
| <input type="checkbox"/> BSP per Lot _____ | <input type="checkbox"/> SEPA Checklist _____ |
| <input type="checkbox"/> Critical Areas _____ | <input type="checkbox"/> Shoreline Substantial Dev. _____ |
| <input type="checkbox"/> Engineering _____ | <input type="checkbox"/> Shoreline Conditional Use _____ |
| <input type="checkbox"/> Health _____ | <input type="checkbox"/> Shoreline Variance _____ |
| <input type="checkbox"/> Health \$65 & \$30 _____ | <input type="checkbox"/> Zoning Conditional Use _____ |
| <input type="checkbox"/> Planned Unit Dev. _____ | <input type="checkbox"/> Zoning Variance _____ |
| <input type="checkbox"/> Long Subdivision _____ | <input type="checkbox"/> Postage (.39 USA) (.63 CAN) _____ |
| <input type="checkbox"/> Administrative _____ | <input type="checkbox"/> Major Project _____ |

Receipt #: _____ Date Paid: ____/____/____ Total Fees: _____

APPLICANT NAME: Stanton Land Holdings, LLC
Mailing Address: 11410 NE 122nd Way #102 City Kirkland State WA Zip 98034
Phone #: (425) 823-9010 Fax: (425) 823-9038 Email: randy@stantonmw.com

AGENT/REP: Core Design, Inc.
Mailing address: 14711 NE 29th Pl #101 City Bellevue State WA Zip 98007
Phone #: (425) 885-7877 Fax: (425) 885-7963
Email: lbh@coredesigninc.com

OWNER'S NAME: Stanton Land Holdings, LLC
Mailing Address: 11410 NE 122nd Way #102 City Kirkland State WA Zip 98034
Phone #: (425) 823-9010 Fax: (425) 823-9038 Email: randy@stantonmw.com

Deed attached: YES NO FLOOD ZONE: YES YES NO

Property interest of the applicant: Purchaser Lessee Other: Owner

Site address: 2200 APA Road Parcel size: 103. in acres

Legal Description: Lot _____ Blk _____ Div _____ Plat _____
1/4 NW 1/4 Section 12, T 40 N, R 3 W.M., Assessor's Parcel No. See Attached

Zoning: TZ Comp. Plan: Resort/Rec. Shoreline: Natural

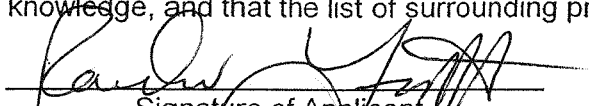
Subarea: Point Roberts Fire Dist. Whatcom #5 School Dist: Blaine

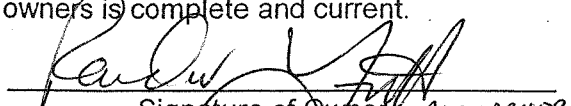
Water source: Well District/Association Pt Roberts Dist. No. 4

Sewage Disposal: Septic Sewer _____

Applicant shall provide the names, addresses and parcel numbers of all persons owning property within 300' (in an Urban Growth Area (UGA) or (1000' outside a UGA) of the subject site. See instructions attached.

I/we STANTON LAND HOLDINGS hereby certify that the above statements and the information contained in any papers or plans submitted herewith are true and accurate to the best of my knowledge, and that the list of surrounding property owners is complete and current.


Signature of Applicant
Randall Forsyth, Authorized Agent


Signature of Owner AUTHORIZED AGENT

I certify that I know or have satisfactory evidence that _____ is/are the person(s) who appeared before me, and said person(s) acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

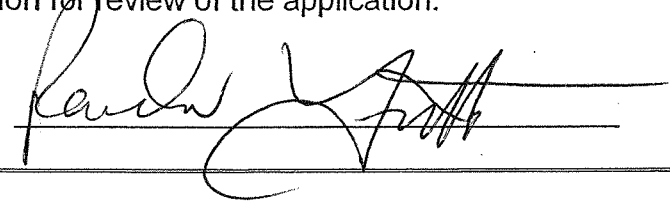
Dated _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: ____/____/____

FEE RESPONSIBILITY

Venue and Jurisdiction: The parties hereto recognize and agree that the venue of any action involving their rights or obligations related to this application shall be in Whatcom County, and the parties' rights and obligations hereunder shall be determined, in accordance with the laws of the State of Washington.

Fee Guaranty: Notwithstanding that this application has been submitted in the name of a company, I personally guarantee payment of fees accrued according to the terms listed in the Whatcom County Unified Fee Schedule and that my personal guarantee is part of the consideration for review of the application.

Signature: 

Date: 8/28/07

Application received by: _____ Date: _____

Long Plat/PUD Supplementary Application

File #s _____

WHATCOM COUNTY
PLANNING & DEVELOPMENT SERVICES

JUN 23 2008

RECEIVED

SURVEYOR/ENGINEER: Core Design, Inc.

Mailing Address 14711 NE 29th Pl #101 City Bellevue State WA Zip 98007

Phone: (425) 885-7877 Fax: (425) 885-7963 Email: lbh@coredesigninc.com

Project Name: Point Roberts Beach Club

Site address: 2200 APA Road Application Date: 5/29/07

Parcel Size: 103 Acres

Legal Description: Township 40 Range 3 Section 11/12 Parcel No.(s) 4053115064270000
4053120654770000
4053120144200000

The following information shall be submitted to Planning and Development Services prior to any processing of the application:

- 1) Title Report
- 2) Approved Lot of Record Determination
- 3) Written verification from agencies attesting to the availability of
 - Water supply
 - Sewage disposal
 - Fire protection service
 - Public school system
- 4) A boundary survey prepared and certified by a Professional Land Surveyor
- 5) Code compliance with Title 20 and Title 21 including the following:

TOTAL ACREAGE USED FOR:

lots 33.96 Roads 9.94 Open Space 59.1 Other ---

PERCENTAGE OF TOTAL ACREAGE USED FOR:

lots 33 % Roads 10 % Open Space 57 % Other --- %

average lot size	<u>14,366</u>	Maximum lot size	<u>33,692</u>
minimum lot frontage width	<u>50'</u>	Minimum lot depth	<u>120'</u>
roads to be public	<u>N/A</u>	or private	<u>9.94</u>

Approximate road length 6,392 L.F. Width 50'
Area in right-of-way 9.94 Ac. Percentage of total 10%
Number of lots 103 Proposed use of lots Single Family

Uses of surrounding properties
North Residential East Residential
South N/A West Residential

Existing structures Three abandoned homes - to be removed

Area of proposed impervious surface 4.1 Ac.

Soil types and Glacial outwash overlying glacial till overlying sand and gravel

Area in parks, reserve (open space) tracts 59.1 Ac. Percentage of Total 57%
Flood Zone N/A Deed attached? Yes x No _____
Water Source Point Roberts Water Dist. 4 Sewage Disposal Septic
School District Blaine Fire District Whatcom Dist. 5 Shoreline Natural
Zoning Designation TZ Comp Plan Resort/Rec. Subarea Point Roberts

Additional reports, as required, prepared by qualified professions, which may include the following:

- Traffic study
- Stormwater design report
- Soils and geological report
- Wetland delineation and/or report
- Soil testing results for pesticides for subdivisions on land historically uses for raising row crops

Topographical map of sufficient contour interval, acceptable to the County Engineer or Director of Planning and Development Services, or his /her designee, to show the topography of the land to be Subdivided.

Has the property been cleared under a Washington State Department of Natural Resources (DNR) Forest Practices Application (FPA) within the past 6 years? Yes _____ No x

If yes, what is the FPA number: _____

Do you intend to develop this Long Plat in phases? Yes _____ No x
If yes, please attach the proposed phasing plan.

Signature: [Handwritten Signature] Date: 5-24-07

WHATCOM COUNTY
PLANNING & DEVELOPMENT SERVICES

WHATCOM COUNTY

PRELIMINARY STORMWATER PROPOSAL

JUN 23 2008

RECEIVED

Project Name & Permit # Point Roberts Beach Resort
Project Location 2200 APA Road, Point Roberts, WA
Parcel Number(s) 4053115064270000, 4253120654770000, 4053120144200000,
Applicant/Address Stanton Land Holdings, LLC P O Box 2307 Kirkland WA 98083
Contact Person/Telephone Number Randy Forsyth (425)827-5722

This Preliminary Stormwater Proposal should clearly indicate the relationship between the proposed development and the local drainage features. **Any Stormwater Proposal that does not have sufficient detail and clarity will be returned to the applicant with requests for specific additional information and may delay application process.**

SITE DESCRIPTION

On a separate sheet of paper describe the site's existing conditions and describe the proposed project. Specify square foot coverage of land by buildings, driveway, parking, etc. In the description also give specifics for removal and placement of materials (e.g., constructing an 18' wide gravel road per Drawing 505.E-1 to replace the existing 8' wide gravel road).

SITE CONDITIONS

Provide a map/drawing of an appropriate scale showing the following:

- North arrow & scale
- Property boundaries
- Structures
- General steepness and direction of slope
- Parking areas, roads, & other impervious areas (hard/compacted surface areas)
- Creeks, swamps, & wet areas
- Ponds, ditches, & channels,
- Culverts, catch basins, swales, etc.
- Site vegetation
- Stormwater flow directional arrows

Show both existing features and proposed features with dimensions. Use separate map/drawing for existing and proposed site conditions if needed for clarity. Show any existing problems/conditions upstream and downstream. Also show water quality treatment (bio-filtration swales, grass filter strips, ect.) for pollution generating surfaces (parking lots, roads, etc.).

EROSION AND SEDIMENT CONTROL

Show proposed methods for controlling erosion and sedimentation during and after construction, see WSDOE Stormwater Management Manual for Western Washington, Volume II, Chapter 4 (www.ecy.wa.gov/biblio/0510030.html) and Whatcom County Standards, Chapter 2.

The County Engineer will review all the necessary stormwater information and either accept the initial submission as final or require the applicant to submit a more detailed Stormwater Design Report. Applicant may submit a detailed Stormwater Design Report in lieu of the Preliminary Stormwater Proposal.

LIFE HORNANSEN [Signature] 7/25/07
Print Name Signature of person preparing form Date

FOR COUNTY USE ONLY:

Soils _____ Hydraulic Group _____ Zoning - Urban _____ Rural _____

Within 1000' of a stream _____ # of Lots _____ x Coverage per lot _____ = _____ sq.ft.

Length of Road _____ x Width of Road _____ = _____ sq.ft.

Total Impervious Surface _____ Stormwater Special District _____

Stormwater Design Report required _____ Preliminary Stormwater Proposal accepted _____

Reviewer Name _____ Date _____

WHATCOM COUNTY
PLANNING & DEVELOPMENT
SERVICES

WHATCOM COUNTY
PLANNING & DEVELOPMENT SERVICES

LAND DISTURBANCE APPLICATION

5280 Northwest Drive, Suite B
Office 360-676-6907

Bellingham, WA 98226
County Line 360-380-8100

JUN 23 2008

Answer all questions as completely and accurately as possible. Sign and date your application.

COMPLETE SITE PLAN REQUIRED FOR SUBMITTAL. \$ 30.00 application fee.

NAME, ADDRESS AND PHONE REQUIRED IN EACH SECTION BELOW		
Applicant / Contact Person	Property Owner	Contractor
Stanton Land Holdings, LLC Attn: Randy Forsyth	same	unknown at this time.
P O Box 2307, Kirkland WA 98083		
Phone 425-827-5722	Phone	Phone
Other	Other	License Expires

Job Site Address 2200 APA Road Parcel Number 4053115064270000
4053120654770000
4053120144200000

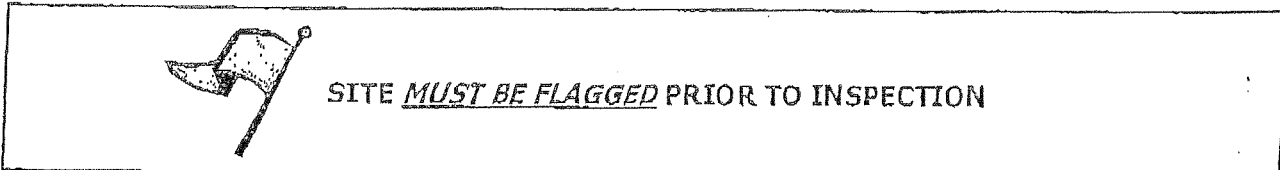
Subdivision N/A Division Lot Block

Project Description
 Include all proposed work for this permit
103 Lot Resort/Recreational Subdivision - Project will include grading for all
on-site roads and utilities (including but not limited to water, septic, storm,
power, phone & cable.)
Future Development / Building Plans
 State what your known development and building plans are for the next 6 years.
 If unknown, please state so.
After site preparation, the lots will be sold to individual home owners who will
need to apply for building and grading permits to build their individual homes.

Physical Site Characteristics

Check all characteristics that apply on and within 300 feet of the entire parcel.

- | | | |
|--|--|---|
| <input type="checkbox"/> Seasonal streams | <input checked="" type="checkbox"/> Natural swales | <input checked="" type="checkbox"/> Pasture, lawn, landscaping |
| <input type="checkbox"/> Year round streams | <input checked="" type="checkbox"/> Slopes greater than 35% (19 degrees) | <input checked="" type="checkbox"/> Brush / Scrub |
| <input checked="" type="checkbox"/> Seasonal wet / soggy areas | <input checked="" type="checkbox"/> Slopes greater than 80% (39 degrees) | <input type="checkbox"/> Wildlife features
(raptor nests, beaver dams) |
| <input checked="" type="checkbox"/> Drainage ditches | <input checked="" type="checkbox"/> Wooded areas | |



FILL The deposit of earth material by artificial means.

Y FEET	Length	Width	Depth	Divided By 27 =	Volume	Cubic Yard
Septic	unknown	X	X	/ 27 =		CY
Driveway/Road/Parking		X	X	/ 27 =		CY
Supporting a Bldg		X	X	/ 27 =		CY
Other		X	X	/ 27 =		CY
MATERIAL SOURCE:					TOTAL VOLUME:	

EXCAVATION The mechanical removal of earth materials. Grading is any excavation or filling or combination thereof. Earth material is any rock, natural soil, fill, or any combination thereof.

Y FEET	Length	Width	Depth	Divided By 27 =	Volume	Cubic Yard
Septic Tanks	unknown	X	X	/ 27 =		CY
Driveway/Road/Parking	7,696	X 50	X 8"	/ 27 =	114,014	CY
Ditching/Trenching		X	X	/ 27 =		CY
Foundation		X	X	/ 27 =		CY
Fences		X	X	/ 27 =		CY
Other		X	X	/ 27 =		CY
MATERIAL DESTINATION:					TOTAL VOLUME:	

CLEARING / CONVERSION Defined as, "the destruction of vegetation by manual, mechanical, or chemical methods resulting in exposed soils." WCC 20.97.053

TOTAL AREA TO BE HARVESTED, CLEARED, GRUBBED OR SOIL DISTURBED, IN ACRES 8.83 (roads)

LAND USE: Personal Use _____ % Sell 100 % Burn _____ % Give Away _____ %

Our project includes any Class II, Class III or Class IV forest practices as defined in WAC 222-16-050 a Forest Practices Application / Notification required. For questions related to permit requirements, contact the Washington Department of Natural Resources (DNR) at 360-856-3500.

SITE PLAN

THE FOLLOWING INFORMATION MUST BE PUT ON SITE PLAN:
SITE PLAN SCALE: (i.e) 1 inch = 20 feet

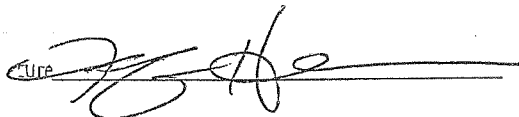
Incomplete or inadequate site plan can significantly delay processing!

LOT INFORMATION	SITE CHARACTERISTICS	PROPOSED WORK
Property boundaries and dimensions Buffer and setback lines Existing / proposed buildings Existing / proposed access roads and driveways Existing / proposed easements and right-of-ways	<input type="checkbox"/> Slopes <input type="checkbox"/> Streams <input type="checkbox"/> Wetlands <input type="checkbox"/> Ponds <input type="checkbox"/> Forestal or treed areas <input type="checkbox"/> Ditches, culverts and flow directions <input type="checkbox"/> Wetland areas and flow directions <input type="checkbox"/> Ordinary high water mark	<input type="checkbox"/> Outline of disturbed areas <input type="checkbox"/> Critical area boundaries <input type="checkbox"/> Fill / Excavation cross sections EROSION CONTROL TYPES AND LOCATIONS <input type="checkbox"/> Silt Fences <input type="checkbox"/> Mulching / seeding <input type="checkbox"/> Straw bales <input type="checkbox"/> Vegetated buffers

TERMS AND JURISDICTION: The parties hereto recognize and agree that the venue of any action involving their rights or obligations related to this application shall be in Whatcom County, and the parties' rights and obligations hereunder shall be determined in accordance with the laws of the State of Washington.

WARRANTY: Notwithstanding that this application has been submitted in the name of a company, I personally guarantee payment of the fees accrued according to the terms listed in Whatcom County Unified Fee Schedule and agree to be bound personally as a principal and not as a surety. I recognize that my personal guarantee is part of the consideration for the application.

I understand that this application does not grant authorization to begin work, and that no work will begin until a permit/authorization is issued. The above information and statements are true and accurate to the best of my knowledge.

Signature: 

Date: 7/25/07

**WHATCOM COUNTY
PRELIMINARY TRAFFIC INFORMATION**

WHATCOM COUNTY
PLANNING & DEVELOPMENT SERVICES

JUN 23 2008

Project Name & Permit # Point Roberts Beach Resort **RECEIVED**

Project Location 2200 APA Road, Point Roberts WA

Parcel # 4053115064270000, 4053120654770000, 4053120144200000,

Stanton Land Holdings, LLC

Applicant/Address P O Box 2307 Kirkland, WA 98083

Contact Person/Telephone Number Randy Forsyth (425) 827-5722

All persons applying for any of the permits and or approvals specified in Section 504.B. of the Whatcom County Road Standards, Chapter 5, shall submit information regarding the relationship between the proposed development and the local traffic related features. Submit the following information, to be reviewed by the Division of Engineering to determine the level of needed traffic mitigation, if any, and/or the need for further traffic analysis.

EXISTING CONDITIONS:

Property access is currently located on N/A Road/street.

Existing driveway entrance area (apron) is constructed of N/A (gravel, asphalt, BST, concrete, etc.)

Access width is N/A feet. (measured at property line)

PROPOSED CONDITIONS:

Proposed access will be located on APA Road, Paul's Rd. & Claire Lane Road/street.

Proposed apron will be constructed of asphalt (gravel, asphalt, BST, concrete, etc.)

Proposed access width will be 50' feet (measured at property line).

Number of proposed parking spaces 412 (2 garage, 2 D/W)

Square footage of proposed building Home sizes will vary.

Expected construction phasing (beginning and finishing dates) 6/2007 through 10/2007

Assessor's section map and site plan indicating access point(s) are required.

Site plan shall include the following items:

- North arrow and scale
- Property boundaries
- Abutting roads, private or public
- Easements (existing and proposed)
- Location of buildings (existing and proposed)
- Physical features (slopes, ditches, etc.)

TRIP GENERATION INFORMATION:

COMMERCIAL	Existing	Proposed	Total A + B
	A	Project B	
No. of employees	_____ x 3 = _____	_____ x 3 = _____	_____
No. of customers/clients per day	_____ x 2 = _____	_____ x 2 = _____	_____
No. of deliveries per day (UPS, US mail, parts, etc.)	_____ x 2 = _____	_____ x 2 = _____	_____
No. of service trips (repairs, etc.)	_____ x 2 = _____	_____ x 2 = _____	_____
	TOTAL _____	_____	_____

What percentage of traffic entering the site will be large truck traffic? _____ %

RESIDENTIAL

No. of Single Family Residences on parcel 0 X 10 = 0 103 X 10 = 1030

No. of apartments units 0 X 6.5 = 0 0 X 6.5 = 0

What percentage of traffic exiting the site do you estimate will travel:
north 20 % south 0 % east 0 % west 80 %

What road frontage improvements do you propose to make, if any, to serve as mitigation for this project? (such as widening shoulder, paving apron, paving existing road or shoulder, installing curb, gutter and sidewalk, right-of-way dedication, off site improvements related to project, etc):
Frontage improvements, per county requirements.

The County Engineer will review all the necessary traffic report information and either accept the initial submission as final or require the applicant to submit a more detailed engineered traffic study. Applicant may submit an engineered traffic study in lieu of the preliminary traffic information.

Wes Holman  11/03/06
Print Name and Signature of person who prepared form Date

FOR COUNTY USE ONLY:

Road classification _____ ADT _____ Right-of-way width _____
Pavement type & width _____ Shoulder type & width _____
Speed limit _____ Sight distance _____ Zoning _____
Comments _____

Eng. Traffic Study required: Yes, _____ No _____