

**Long Plat / PUD Supplementary Application**

File #s \_\_\_\_\_

Surveyor / Engineer: **Ronald T. Jepson & Associates**

Mailing Address: **222 Grand Avenue, Suite C** City: **Bellingham**

State: **WA** Zip **98225**

Phone: **(360) 733-5760** Fax: **(360) 647-8939**

Email: **ron@ronaldtjepson.com**

Site address: **0 Kendall Road**

Application Date: **February 19, 2009** Parcel Size(s): **20.7 acres and 5.3 acres**

Legal Description: Township **40 N.** Range **5 E.** Section **22**

Parcel No. (s) **400522 467201 and 400522 450133**

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

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

TOTAL ACREAGE USED FOR:

Lots **17.7 acres** Roads **5.3 acres (r.o.w.)** Open Space **3.0 acres** Other \_\_\_\_\_

PERCENTAGE OF TATAL ACREAGE USED FOR:

Lots **68%** Roads **20% (r.o.w.)** Open Space **12%** Other \_\_\_\_\_%

Average lot size **9,140 s.f.**

Maximum lot size **15,838 s.f.**

Minimum lot frontage width **30 feet**

Minimum lot depth **105 feet**

Roads to be public No or private Yes  
Approximate road length 4000 feet Width 22 feet  
Area in right-of-way 5.3 acres Percentage of total 20%  
Number of lots 84 Proposed use of lots Residential

Uses of surrounding properties

North: Vacant East: Vacant  
South: Residential West: Residential

Existing structures None

Area of proposed impervious surface 5.2 acres (roads and pond site), 12.3 acres (fully developed)

Soil types Blethen Gravelly Loam (Map Unit 17) and Winston Silt Loam (Map Unit 186)

Area in parks, reserve (open space) tracts 3.0 acres Percentage of Total 12%

Flood Zone N/A Deed attached? Yes X No

Water Source Water District #13 Sewage Disposal Water District #13

School district Mount Baker Fire District Fire District #14 Shoreline N/A

Zoning Designation UR-4 Comp Plan Urban Growth Area Subarea Foothills

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

Traffic study: (Pending)

Stormwater design report: (Included within submittal package)

Wetland delineation and/or report: (Included within submittal package)

Soil testing results for pesticides for subdivisions on land historically uses for raising crops: N/A

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. (Included within submittal package)

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

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

Indicate which lots, if any, will be eligible for accessory dwelling units. N/A

Signature: 

Date: 02/16/09

L:\jepsen\_projects\2007\07124\dwg\Planshts\PHASING PLAN.DWG - bhindman - FEB 17, 2009 - 15:08:10

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



REVISIONS	
DESIGNED BY	JRT
DRAWN BY	JRT
DATE:	PRELIMINARY
RONALD T. JEPSON ENGINEER	
RCE:	9361
1/25/2008	

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**RONALD T. JEPSON & ASSOC.**  
 CIVIL ENGINEERING - SURVEYING - LAND PLANNING  
 222 GRAND AVENUE, SUITE C, BELLINGHAM, WASHINGTON 98225  
 360-733-5760 FAX 360-647-8939 WWW.RONALDJEPSON.COM

PREPARED FOR: HOLLY ASSOCIATES, LLC, S.C. GOSHEN, LLC AND COLUMBIA INVESTMENT CO.

**PHASING PLAN**  
 RED MOUNTAIN ESTATES  
 TOWN OF KENDALL  
 WHATCOM COUNTY, WASHINGTON

SCALE:	AS SHOWN
DATE:	02/12/2009
SHEET:	PP-1
WO:	07124