

**WHATCOM COUNTY
PRELIMINARY TRAFFIC INFORMATION**

Project Name & Permit# ***Red Mountain Estates - No Permit Number Assigned***

Project Location ***0 Kendall Road, north of Kendall, near the base of Red Mountain***

Parcel# ***400522 467201 and 400522 450133***

Applicant/Address	<i>Holly Associates LLC 3703 Consolidation Avenue Bellingham WA 98225</i>	<i>S.C. Goshen, LLC 2181 Central Road Everson, WA 98247</i>
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***Columbia Investment Company
6380 Isenhardt Lane
Maple Falls, WA 98266***

Contact Person/Telephone Number: ***Richard Dawson 360-676-5255 Kevin Zender 360-319-7973 Bill Isenhardt 360-599-1471***

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 ***Green Valley Drive and Hide-A-Way Valley Lane.***

Existing driveway entrance area (apron) is constructed of (gravel, *asphalt*, concrete, etc). ***No existing entrance.***

Access width is ***60-foot access easement.*** (measured at property line)

Proposed Conditions:

Proposed access will be located on ***Green Valley Drive and Hide-A-Way Valley Lane.***

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

Proposed access width will be ***22-foot roadway in 60-foot easement*** (measured at property line).

Number of proposed parking spaces ***None, all parking to occur within individual lots.***

Square footage of proposed building ***Assume 1500 S.F. per individual lot.***

Expected construction phasing (beginning and finishing dates)

Phase 1: Roadway and utility construction: August 2009 – September 2009

Phase 2: Home construction: September 2009 – September 2010

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

Site plan shall include the following items: *(see attached drawing)*

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

Trip Generation Information:

Commercial	Existing <u>A</u>	Proposed Project <u>B</u>	Total <u>A + B</u>
No. of Employees	0 x 3 = 0	0 x 3 = 0	0
No. of Customers/Clients per day	0 x 2 = 0	0 x 2 = 0	0
No. of Deliveries per day (UPS, US Mail, parts, etc.)	0 x 2 = 0	0 x 2 = 0	0
No. of service trips (repairs, etc.)	0 x 2 = 0	0 x 2 = 0	0
	TOTAL		
	<u>0</u>	<u>0</u>	<u>0</u>

What percentage of traffic entering the site will be large truck traffic? N/A

Residential

No. of Single Family Residences on parcel	0 x 10 = 0	84 x 10 = 840
No. of apartment units	0 x 6.5 = 0	0 x 6.5 = 0

What percentage of traffic exiting the site do you estimate will travel:

North 0% South 50% East 0% West 50%

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):

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REVISIONS

DESIGNED BY	JRT
DRAWN BY	JRT
DATE:	PRELIMINARY
ENGINEER	RONALD T. JEPSON
RCE:	9361

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

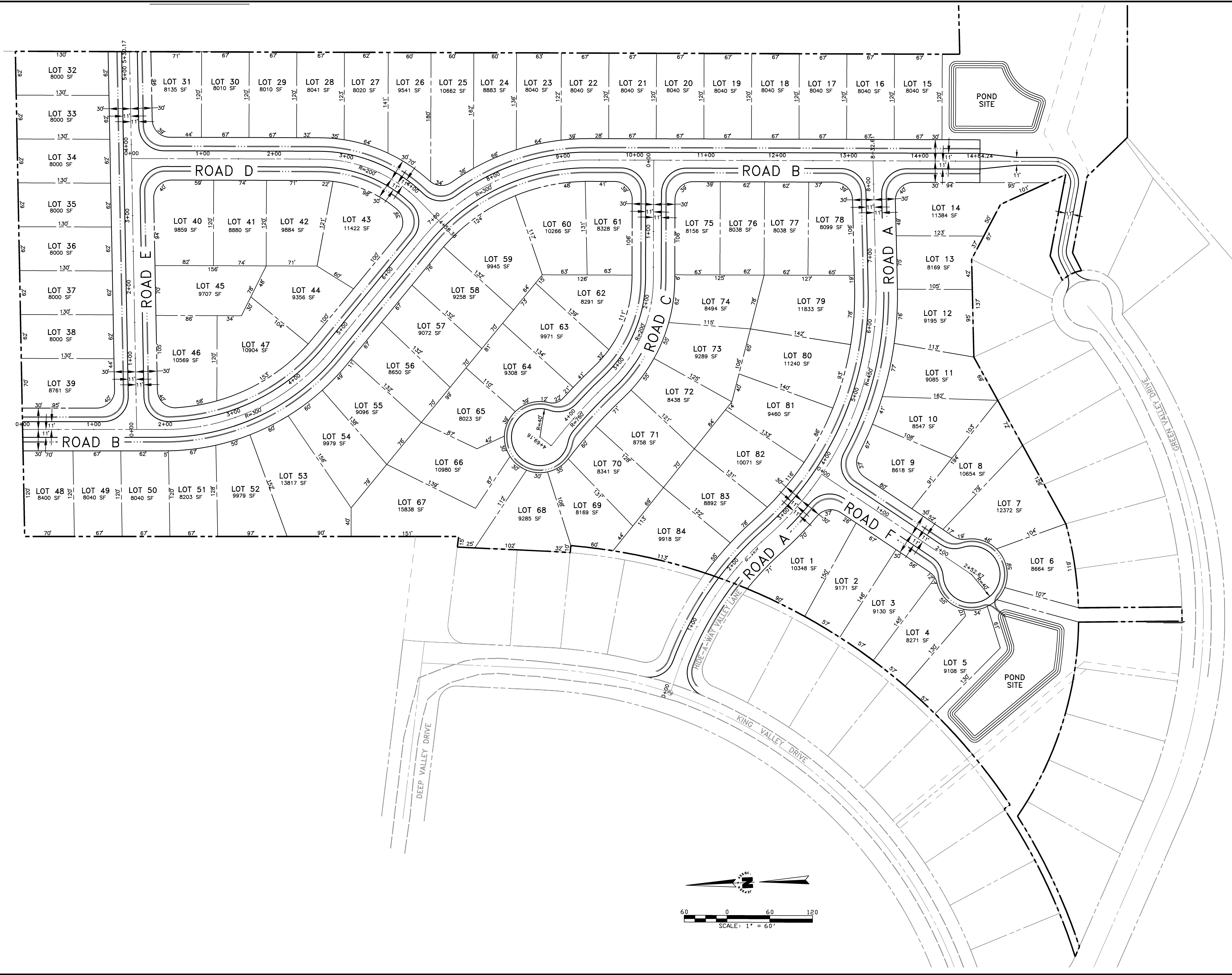
PREPARED FOR: HOLLY ASSOCIATES, LLC, S.C. GOSHEN, LLC AND COLUMBIA INVESTMENT CO.

EXISTING CONDITIONS PLAN
 RED MOUNTAIN ESTATES
 TOWN OF KENDALL
 WHATCOM COUNTY, WASHINGTON

SCALE: AS SHOWN
 DATE: 02/14/2009
 SHEET: E-1
 WO: 07124

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REVISIONS

DESIGNED BY	JRT
DRAWN BY	JRT
DATE:	PRELIMINARY
RONALD T. JEPSON	ENGINEER
RCE:	9361

1/25/2008

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

LOT AND ROADWAY LAYOUT
 RED MOUNTAIN ESTATES
 TOWN OF KENDALL
 WHATCOM COUNTY, WASHINGTON

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