

WHATCOM COUNTY
Planning & Development Services
5280 Northwest Drive,
Bellingham, WA 98226-9097
360-676-6907, TTY 800-833-6384
360-738-2525 Fax



David Stalheim
Director

J.E. "Sam" Ryan
Assistant Director

Long Subdivision
~~**Short Subdivision**~~
Pre-Application Meeting
Application

Parcel Number: see attachment Size: 624 acres Case # (PDS) _____

Applicant/Contact Person Semiahmoo Company / Chris Benner Phone: 360-676-9400

Mailing Address: 1329 N State Street, #201 Bellingham WA 98225

Fax # _____ Email: cmb@trilliumcorp.com

Legal Property Owners: see attachment Phone: 360-676-9400

Mailing Address: 1329 N State Street, #201 Bellingham WA 98225

Fax # 360-738-2910 Email: cmb@trilliumcorp.com

Project Address: 8200 Block Birch Pt Rd Blaine, WA 98230

Brief Description of Proposal:

The proposed Plat of Semiahmoo West has been prepared to create the first phase of residential lots in the Semiahmoo West PUD. The plat would create 28 single family lots in Zone 8 in the Meadows Neighborhood of the planned Semiahmoo West community. In addition to creating 28 single family residential lots, the Plat of Semiahmoo West would create eight open space tracts, one park tract, four large residential tracts for residential development under the PUD and a mixed use tract also for development under the PUD with commercial uses and multifamilv housina.

Proposed lot sizes: Lot sizes range from approximately 9,500 SF to 16,500 SF

Parcel sizes range from 1.4 acres to 131 acres

NOTE: ***Pre-application review does not constitute acceptance of an application by the County nor does it vest an application.***

Semiahmoo West

Preliminary Long Subdivision Application Fee Schedule

Planning & Development Services

8251	Pre Application Meeting / Development Consultation	\$ 500.00	\$500 base up to 1.5 hours then \$150 per person for additional time per application	WCC 16, 20, 21, 23, IBC & Unified Fee Schedule
8264	Land Disturbance Application Fee	\$ 100.00	Per Application	WCC 20.04.090,091,092
8283	Subdivision: Preliminary Plat (Long)	\$ 5,000.00	\$5,000 base up to 37 hours then \$100/hr for each additional hour per application	WCC 21.06
8276	SEPA Checklist Small or Large Review	\$ 350.00	\$350 base up to 3 hours then \$100/hr for each additional hour per application	WCC 16.08.2001(1)(a)
8439	Critical Areas Application Fee	\$ 100.00	Per Application	Title 16, 20

Engineering

2755	Preliminary Long Subdivision	\$ 1,000.00	Per Application	WCC 21.01.070
7167	Drainage Review	\$ 100.00	Per hour - \$50.00 min	WCC 20.04.090, 091, 092

Public Works

7172	Preliminary Traffic Proposal	\$ 50.00	Per Proposal	WCC 12.08
7167	Stormwater Review - Preliminary Review	\$ 50.00	Per Review	WCC 20.80.630

Total \$ 7,250.00

**Whatcom County
Preliminary Plat Application
Semiahmoo West
Submittal Requirements Matrix**

Requirements for a fully completed application for preliminary long subdivisions. WCC 21.05.120	Document¹	Comments
(1) Written and Other Data and Fees.		
(a) Completed application form.	Master Application Form and Supplemental Forms are located in the Application Binder.	The Master Land Use Application form and Preliminary Long Subdivision Supplemental Application is located in the notebook immediately after the cover letter
(b) Name, address and phone number of owner(s), applicant, and contact person.	Master Land Use Application Form	Requested names addresses and phone number are included on the Master Land Use Application Form and Attachments.
(c) Names, addresses and telephone numbers of the involved engineers, surveyors, and consultants.	Sheet PR 1.1	Listed on Sheet PR 1.1
(d) Intended uses.	Sheet PR 1.1 Exhibit PR 2	See Land Use Distribution Table in lower left hand corner of Sheet PR 1.1 and Section C of Exhibit PR 2
(e) List of variances and waivers requested.	No variances or waivers proposed	
(f) Names and addresses of all persons, firms, and corporations holding legal interests in the land, such as easements, of which the applicant has knowledge.	Master Land Use Application Form Exhibit PR 10.	Owner's names listed in Attachment to Master Land Use Application Form. Legal interests shown on Title Report Certificate, Exhibit PR 10.
(g) Assessor's parcel number (of the parent parcel).	Master Land Use Application Form, Exhibit PR 11	Attachment #1 of the Master Land Use Application Form shows parcel numbers by owner. Exhibit PR 11 shows parcel map of site and surroundings including Parcel Numbers.
(h) List of names and addresses of owners of property within 300 feet of site's boundaries (based on the latest assessor's equalized tax roll) when within an urban growth area, or within 1,000 feet of site's boundaries when outside an urban growth area, together with corresponding parcel numbers and assessor's parcel map.	Exhibit PR 11	Exhibit PR 11 contains a list of property owners surrounding the site and includes a map showing surrounding tax parcels with parcel numbers.
(i) Proposed covenants, conditions, and restrictions (CC&Rs).	Exhibit PR 8	A copy of the Draft Preliminary CC&Rs is included as Exhibit PR 8.

(j) SEPA checklist.	Exhibit PR 12	The applicant is proposing that an environmental impact statement be prepared for this project. The SEPA Checklist is being submitted to fulfill the submittal requirement.
(k) Preliminary stormwater proposal form.	Exhibit PR 3	The Preliminary Stormwater Proposal Form has been completed based on the more detailed information provided in the Preliminary Stormwater Report submitted as Exhibit PR 3 to this application
(l) Preliminary Traffic & Concurrency Information Form.	Exhibit PR 6	A completed Traffic & Concurrency Information Form is included as part of Exhibit PR 6 to this application. Exhibit PR 6 includes a recently completed and county funded draft transportation report for the Blaine Birch Bay Area.
(m) Land Disturbance Permit	Exhibit PR 7	A Land Disturbance Permit has been included as Exhibit PR 7.
(n) Proposed utilities.	Sheet set PR 1.4	Existing and proposed utility lines are shown on Sheet PR 1.4
(o) Critical area and soils reports, as specified in the applicable development standards. All reports shall be certified by qualified professionals experienced in the applicable field of science.	Exhibit PR 4.1 Exhibit PR 4.2 Exhibit PR 3	Exhibit PR 4.1 includes a map and letter report showing wetland areas on the 646 Acre site, Exhibit PR 4.2 is a wetland delineation of the wetland adjacent to residential lots. Exhibit PR 3 Appendix A includes soils data and analysis.
(p) An Endangered Species Act (ESA) Checklist will be required to be filled out and submitted for any development permit located within the following areas: - FEMA designated floodplain and/or floodway - Riparian Buffer Zone (RBZ) as described by the Department of Natural Resources 2007 stream typing system and WDFW's 1997 stream buffer guidelines - Channel Migration Zone (CMZ) plus 50" as identified according to the Department of Ecology 2003	Exhibit PR 5	A completed Endangered Species Act Checklist is provided as Exhibit PR 5. Section E of Exhibit PR 2 includes a discussion of the ESA checklist responses.
(q) Net and gross lot size to determine minimum lot size and density requirements as required by the Zoning Ordinance.	Sheet PR1.1	Gross and net site areas are shown on the Land Use Table on Sheet PR 1.1
(r) Fees as specified in the Unified Fee Schedule.	see preliminary plat application attachment	Fees were calculated in accordance with the Current County Fee schedule and are being submitted with this application.
(2) Map Data.		
(a) Acceptable map size is 24 inches by 24 inches to 24 inches by 36 inches.	Exhibit PR 1 Map Set	Map set is provided at 24 x 36 inch format

(b) Date of revisions, if any.	Maps are Dated October 30, 2009	No revision date. Date of map Set is October 30, 2009
(c) Name of owner.	Master Land Use Permit Application	Names of underlying property owners are shown in Attachment #1 of the Master Land Use Permit Application.
(d) Name, address, and telephone number of the surveyor or consultant preparing the map proposal.	Sheet PR 1.1	Provided on face of Sheet PR 1.1
(e) Name of proposed land division.	Sheet PR 1.1	Provided on face of Sheet PR 1.1
(f) Names or numbers of any adjacent divisions.	Sheet PR 1.2	Names of adjacent land divisions are shown on Sheet PR 1.2 and Sheets PR 1.2A-L
(g) General layout of proposed land division.	Sheet PR 1.3	Sheet PR 1.3 and Sheets PR 1.3A-L show the layout of the proposed land division.
(h) Approximate locations of existing utilities, infrastructure, roads, drainage and rights-of-way within 300 feet of the boundary of the proposed land division.	Sheet PR 1.1 Sheet PR 1.4	Existing infrastructure is shown on Sheets PR 1.4 and Sheets PR 1.4A-L
(i) Vicinity map at a scale not less than one inch equals 2,000 feet.	Sheet PR 1.1	See Site Plan Overview and Vicinity Map on Sheet PR 1.1.
(j) Common engineering scale (one inch equals 100 feet or larger), sheet numbers, and north arrow.	Exhibit PR 1, Map Set	The map set includes maps at several engineering scales, as shown on the face of each map. Preliminary Plat Map and Utilities Map are provided at a scale of 1" to 100'.
(k) Section, township, range, municipal and county lines in the vicinity.	Sheet PR 1.2	Applicable boundary lines with labels are shown on Sheet set 1.2.
(l) Location of monuments and fences located by any boundary survey and the date of the survey.	Sheet PR 1.3	Monuments as located by field survey are shown on Sheet PR 1.3. Date of Survey Data is identified on Sheet PR 1.3.
(m) General boundaries of the site with general dimensions shown, perimeter boundary marked with a bold line.	Sheet PR 1.3	Boundary and dimensions are shown on Sheet PR 1.3 and Sheets PR 1.3A-L
(n) Legal description of the land being subdivided.	Sheet PR 1.1 & Exhibit PR 10	An abbreviated legal description is provided on Sheet PR 1.1. A Full legal description is provided in Title Report, Exhibit PR 10
(o) Proposed access (including proposed improvements to on-site and off-site roadways).	Sheet PR 1.3	Access points are shown on Sheet PR 1.3. Proposed internal road cross sections are also shown on this sheet.
(p) Other proposed on-site or off-site utilities and facilities.	Sheet PR 1.4	Existing and proposed utilities are shown on Sheet PR 1.4 including offsite utility locations.
(q) The location and widths of all proposed roads, rights-of-way, and easements.	Sheet PR 1.3	Location and width of proposed road rights of way and easements to provide access to the lots in the plat are shown on Sheet set PR 1.3.

(r) When appropriate, location of natural features, including bodies of water, natural drainage areas, regulated watershed boundaries, critical areas, and buffers.	Sheet PR 1.2	Natural features including wetlands and an existing seasonal drainage way are shown on Sheet set PR 1.2
(s) Location of buildings, and parking on-site or contiguous to the site.	Sheet PR 1.2	There are no buildings or formally established parking areas on the site. Natural features and buildings and other development contiguous and in the vicinity of the site is shown by aerial photo on Sheet set PR 1.2
(t) General location of existing and proposed facilities, sanitation and water facilities, easements (where appropriate), landscaping, common areas, and phasing boundaries.	Sheet PR 1.3 Sheet PR 1.4	Applicable information is shown on Sheet sets PR 1.3 and 1.4.
(u) General plans of proposed water distribution systems, sewage disposal systems, and drainage systems. The plans shall include system location and sizes, sources of water supply, location and size of storage reservoirs, location of drainage outlet, and other major features and shall be certified by a professional engineer.	Sheet set PR 1.4 Exhibit PR 3	Sheet set PR 1.4 provides the requested information on the water and sewer distribution system. Additional information on drainage is provided in the Preliminary Drainage Site Plan, Exhibit PR 3.
(v) Layout of proposed alleys, walkways, bicycle paths, and parcels to be dedicated or reserved for school, park, playground, well site or other use.	Sheet set PR 1.3	Proposed roadways and road cross section showing pedestrian and bicycle ways are shown on Sheet set PR 1.3.
(w) Sequential numbers to all lots within subdivision and identify proposed phases.	Sheet PR 1.3	Sequential number of residential lots has been provided.
(x) Location of critical areas, shorelines and base flood elevation, where applicable.	Sheet PR 1.2 Exhibit PR 2 Exhibit PR 4	A discussion of critical areas is provided in Exhibit PR 2. Sheet PR 1.2 shows the location of wetlands on the Site. Exhibit PR 4 provides additional written information about wetlands. No portion of the property lies within a FEMA flood zone or within shoreline jurisdiction.
(3) Additional Information.		
(a) Title report.	Exhibit PR 10	A Title Report is provided as Exhibit PR 10
(b) Written narrative of how the proposed preliminary plat will meet development and/or level of service standards for: (i) Water supply. (ii) Sewage disposal. (iii) Fire protection service. (iv) Public school system.	Exhibit PR 2, Exhibit PR 9	The written narrative regarding level of service standards is provided in Section G of Exhibit PR 2. Supporting documentation is provided in Exhibit PR 9.
(c) Project area.	Sheet PR 1.1	See land Use Table on Sheet PR 1.1 and narrative in Exhibit PR 2
(d) Area in lots, square feet, and percentage of total.	Sheet PR 1.1	See land Use Table on Sheet PR 1.1 and narrative in Exhibit PR 2
(e) Zoning designation and zone density.	Sheet PR 1.1	

(f) Number of lots.	Sheet PR 1.1	See land Use Table on Sheet PR 1.1 and narrative in Exhibit PR 2
(g) Average lot size, area, and maximum lot size.	Sheet PR 1.1	See land Use Table on Sheet PR 1.1 and narrative in Exhibit PR 2
(h) Area of streets, area in rights-of-way, and percentage of total.	Sheet PR 1.1	See land Use Table on Sheet PR 1.1 and narrative in Exhibit PR 2
(i) Area of parks, open space, and percentage of total.	Sheet PR 1.1	See land Use Table on Sheet PR 1.1 and narrative in Exhibit PR 2
(j) Area of impervious surface proposed.	Sheet PR 1.1	See land Use Table on Sheet PR 1.1 and narrative in Exhibit PR 2
(k) Soil types and classifications.	Exhibit PR 3	Appendix A of Exhibit PR 3 includes NRCS soils data for the site including a soils map and list of soils.
(l) Utility service types and name of provider.	Sheet PR 1.1	See List of Service Providers on Sheet PR 1.1
(m) School and fire district.	Sheet PR 1.1	See List of Service Providers on Sheet PR 1.1
(n) Boundary survey, prepared and certified by a professional land surveyor.	Sheet PR 1.3	Sheet PR 1.3 includes boundary survey data, stamped by a licensed land surveyor.
(o) Additional reports as required at the pre-application meeting, prepared by qualified professionals, including but not limited to: (i) Traffic impact analysis and concurrency study. (ii) Stormwater design report. (iv) Wetlands delineation and/or critical areas assessment report. (v) Soil testing results for pesticides for subdivisions on land historically used for raising row crops.	Exhibit PR 6 Exhibit PR 3 Exhibit PR 4	Exhibit 6 includes a completed Traffic & Concurrency Information Form and a recently completed Traffic Analysis of the Birch Bay/Blaine area. Exhibit PR 3 includes the completed Preliminary Stormwater Proposal form and a preliminary stormwater Site Plan. Exhibit PR 4 includes a wetland map and letter report and a wetland delineation report for the northern and western boundaries of Wetlands WL 21 and 22
(p) Topographic map of sufficient contour interval, acceptable to the county engineer or subdivision administrator, to show the topography of the land to be subdivided.	Sheet PR 1.2 A-L	Contours are shown on Sheet PR 1.2. Contour intervals include 2 foot on slopes of less than 10 percent and 5 foot elsewhere.
(4) Eleven sets of the above required information shall be submitted. The subdivision administrator may require the applicant to submit the information in an electronic format, and may reduce the number of required sets if provided in an alternative format.	11 sets plus electronic version provided.	Each application set consists of a three ring notebook and a separate map folio.

¹ Exhibit PR 1 of this submittal is a map folio showing mapped information. Sheets PR 1.2, PR 1.3 and PR 1.4 are presented as sets showing an overall map at a scale of 1" to 500' and twelve (12) sheets covering the same area at a scale of 1" to 100'.

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Assistant Director

Long Subdivision
~~Short Subdivision~~
Pre-Application Meeting
Application

Parcel Number: Size: Case # (PDS) _____

Applicant/Contact Person Phone:

Mailing Address:

Fax # _____ Email:

Legal Property Owners: Phone:

Mailing Address:

Fax # Email:

Project Address:

Brief Description of Proposal:

The proposed Plat of Semiahmoo West has been prepared to create the first phase of residential lots in the Semiahmoo West PUD. The plat would create 28 single family lots in Zone 8 in the Meadows Neighborhood of the planned Semiahmoo West community. In addition to creating 28 single family residential lots, the Plat of Semiahmoo West would create eight open space tracts, one park tract, four large residential tracts for residential development under the PUD and a mixed use tract also for development under the PUD with commercial uses and multifamily housing.

Proposed lot sizes:

NOTE: *Pre-application review does not constitute acceptance of an application by the County nor does it vest an application.*

To the best of my knowledge, all information contained within this application is true and correct.

Date

Applicant Signature

FOR PDS USE ONLY:

Zoning: _____

Density: _____

Routing:

Engineering

PDS

SEPA

Fire

Critical Areas

Health

Shoreline

City of _____

State DOT

Other _____

Request received by: _____ Amt Paid: \$ _____

Meeting Date/Time/Place: _____

Notification Mailing Date: _____

Review Fee: \$ _____

- i) General boundaries of the site with general dimensions shown _____
- j) General direction and gradient of slope _____
- k) Legal description of land _____
- l) Means of proposed water service and sewage disposal _____
- m) Means of proposed access (including proposed improvements to on-site and off-site roadways) _____
- n) Approximate location of proposed on-site and off-site utilities and facilities _____
- o) Approximate location of existing roads, rights-of-way, buildings, parking, and drainage on-site _____
- p) Where appropriate, approximate location of natural features, including bodies of water, regulated watershed boundaries, natural drainage areas, critical areas, shorelines and base flood elevation and buffers. _____
- q) Approximate location of existing facilities, sanitation and water facilities, easements (where appropriate). _____

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Applicant Signature

FOR PDS USE ONLY:

Zoning: _____

Density: _____

Routing:

Engineering

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SEPA

Fire

Critical Areas

Health

Shoreline

City of _____

State DOT

Other _____

Request received by: _____ Amt Paid: \$ _____

Meeting Date/Time/Place: _____

Notification Mailing Date: _____

Review Fee: \$ _____

- i) General boundaries of the site with general dimensions shown _____
- j) General direction and gradient of slope _____
- k) Legal description of land _____
- l) Means of proposed water service and sewage disposal _____
- m) Means of proposed access (including proposed improvements to on-site and off-site roadways) _____
- n) Approximate location of proposed on-site and off-site utilities and facilities _____
- o) Approximate location of existing roads, rights-of-way, buildings, parking, and drainage on-site _____
- p) Where appropriate, approximate location of natural features, including bodies of water, regulated watershed boundaries, natural drainage areas, critical areas, shorelines and base flood elevation and buffers. _____
- q) Approximate location of existing facilities, sanitation and water facilities, easements (where appropriate). _____

**Whatcom County
Preliminary Long Subdivision Application
Semiahmoo West
Long Subdivision Pre Application Submittal List**

	Document	Comments
Pre-application Meeting WCC 21.05.031		
(a) Written and Other Data and Fees.		
(i) Name, address and phone number of owner(s), applicant, and contact person.	Master Land Use Application Form	Requested names addresses and phone number are include on the Master Land Use Application Form and Attachments.
(ii) Intended uses.	Sheet PR 1.1 Exhibit PR 2	See Land Use Table on Sheet PR 1.1 and Section C of Exhibit PR 2
(iii) List of variances and waivers requested.	No variances or waivers proposed	
(iv) General written proposal fo water supply and sewage disposal	Master Land Use Application Form Exhibit PR 10.	Owner's names listed in Attachment to Master Land Use Application Form. Legal interests shown on Title report, Exhibit PR 10.
(v) Proposed means of stormwater control		The Preliminary Stormwater Proposal Form (Exhibit PR 3.1) has been completed based on the more detailed information provided in the Preliminary Stormwater Report submitted as Exhibit PR 3.2 to this application
(vi) Assessor's parcel number (of the parent parcel).	Master Land Use Application Form, Exhibit PR 11	Attachment to the Master Land Use Application Form parcel numbers by owner. Exhibit PR 11 shows parcel map of site and surroundings including Parcel Numbers.
(vii) Fees as specified in the Unified Fee Schedule	see preliminary plat application attachment	Fees were calculated in accordance with the Current County Fee schedule and are being submitted with this application.
(viii) Net and Gross lot size to determine minimum lot size and density requirements as required by zoning ordinance.	Exhibit PR 6	Net and gross property area shown on the Land Use Table on Sheet PR 1.1
(b) Map Data.		
(i) Name of owner.	Master Land Use Permit Application	Names of underlying property owners are shown in Attachment of the Master Land Use Permit Application.
(ii) Name of proposed land division.	Sheet PR 1.1	Provided on face of Sheet PR 1.1

(iii) General layout of proposed land division.	Sheet PR 1.3	Sheet PR 1.3 and Sheets PR 1.3A-M show the layout of the proposed land division.
(iv) Common language description of the general location of the land division.	Sheet PR 1.1	Under title at top of page.
(v) Approximate locations of existing roads, utilities and infrastructure.	Sheet PR 1.1 Sheet PR 1.4	Existing infrastructure is shown on Sheets PR 1.4 and Sheets PR 1.4A-L
(vi) Vicinity map.	Sheet PR 1.1	See Site Plan Overview and Vicinity Map on Sheet PR 1.1.
(vii) Plat map with common engineering scale with north arrow and sheet numbers (on each sheet containing a map).	Exhibit PR 1, Map Set	The map set includes maps at several engineering scales, as shown on the face of each map. Preliminary Plat Map and Utilities Map are provided at a scale of 1" to 100'.
(viii) Section, township, range, municipal and county lines in the vicinity.	Sheet PR 1.2	Applicable boundary lines with labels are shown on Sheet set 1.2.
(ix) General boundaries of the site with general dimensions shown.	Sheet PR 1.3	Boundary and dimensions are shown on Sheet PR 1.3 and Sheets PR 1.3A-L
(x) General direction and gradient of slope	Sheet PR 1.2	Contours are shown on Sheet set PR 1.2. Contour intervals include 2 foot on slopes of less than 10 percent and 5 foot elsewhere.
(xi) Legal description of the land.	Sheet PR 1.1 & Exhibit PR 10	An abbreviated legal description of the site is provided on Sheet PR 1.1. A full legal description is provided in Title Report, Exhibit PR 10.
(xii) Proposed means and location of water service and sewage disposal.	Sheet PR 1.4	Sewer and Water connections are shown on Sheet PR 1.4 and detail sheets. Birch Bay Water and Sewer District is the utility purveyor.
(xiii) Proposed means and location of access (including proposed improvements to on-site and off-site roadways.	Sheet PR 1.3	Access points are shown on Sheet PR 1.3. Proposed internal road cross sections are also shown on this sheet.
(xiv) Other proposed on-site or off-site utilities and facilities.	Sheet PR 1.4	Existing and proposed utilities are shown on Sheet PR 1.4 including offsite utility locations.
(xv) The location and widths of existing roads, rights-of-way, buildings, parking and drainage on-site.	Sheet PR 1.3	Location and width of proposed road rights of way and easements to provide access to the lots in the plat are shown on Sheet set PR 1.3.
(xvi) When appropriate, location of natural features, including bodies of water, regulated watershed boundaries, natural drainage areas, critical areas, shorelines and base flood elevations and buffers.	Sheet PR 1.2	Natural features including wetlands and an existing seasonal drainage way are shown on Sheet set PR 1.2
(xvii) Location of existing facilities, sanitation and water facilities, easements (where appropriate),	Sheet PR 1.3 Sheet PR 1.4	Applicable information is shown on Sheet sets PR 1.3 and 1.4.

Semiahmoo West Preliminary Long Subdivision Application

Application Exhibit List

Exhibit PR 1 Map Folio: *Preliminary Plat of Semiahmoo West*; David Evans Associates, 10 sheets labeled PR 1.1 through PR 1.10, all dated

Exhibit PR 2 *Narrative Description of the Plat of Semiahmoo West*; Semiahmoo Company

Exhibit PR 3

PR 3.1 Preliminary Stormwater Proposal Form, October 28, 2009

PR 3.2 *Semiahmoo West, Preliminary Stormwater Design Report*, David Evans Associates. October 2009.

Exhibit PR 4

PR 4.1 *Wetlands Map-Birch Point-Semiahmoo West*, ATSI. October 20, 2009

PR 4.2 *Zone 8 Wetlands Fish Wildlife Study*, ATSI, October 22, 2009

Exhibit PR 5 *Endangered Species Act Checklist*, Whatcom County form

Exhibit PR 6

Exhibit PR 6.1 *Preliminary Traffic and Concurrency Information form*. Whatcom County.

Exhibit PR 6.2 *Draft Birch Bay Planning Transportation Study*, Transpo Group, Inc. August 2008.

Exhibit PR 7 *Land Disturbance Permit Application*.

Exhibit PR 8 Preliminary Draft Covenants, Conditions and Restrictions (CC&R's) for Semiahmoo West.

Exhibit PR 9 Sewer and Water Service

Exhibit PR 9.1 Birch Bay Water & Sewer District: Water and Sewer Service Letter

Exhibit PR 9.2 2009 Water System Plan

Exhibit PR 9.3 2009 Sewer System Plan

Exhibit PR 10 Copies of Title Report & Deeds

Exhibit PR 11 Map and List of Property Owners within 300 feet.

Exhibit PR 12 SEPA Environmental Checklist

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David Stalheim
Director

J.E. "Sam" Ryan
Assistant Director

Preliminary Long Subdivision Supplemental Application

File #(s) _____

Project Name: Semiahmoo West

Surveyor Name: Charles P Smay, David Evans & Associates

Mailing Address: 119 Grand Ave, Suite D City Bellingham

State WA Zip Code 98225 Phone # (360) 647-7151

Fax# (360) 647-7160 Email cpsm@deainc.com

Site address: 8200 Block Birch Pt Rd Blaine, WA 98230

Total Acreage Used For:

Lots: 7.52 Roads: 4.88 Tracts & Parks 188 Development Tracts
Open Space: 188 Other: 424.6

Percentage of Total Acreage Used For:

Lots: 1.21 % Roads: 0.78 % Development Tracts
Open Space: 30.13 % Other: 68 %

Average lot size: 0.27 acres Maximum lot size: 0.78 acres

average residential tract size - 92 acres max residential tract size - 367 acres

Minimum lot frontage width: 30' @ setback Minimum lot depth: 125'

Roads to be public: yes or private: _____

Approximate road length: 3083 LF Width: ROW 60'-80'

Area in right-of-way: 4.88 acres Percentage of total: 0.78 %

Number of lots: 28

no. of parcels - 14
single family residential

Proposed use of lots: _____
proposed use of parcels - residential tracts, mixed use tracts, open space tracts, park tracts

Uses of surrounding properties:

North: single family detached housing on platted lots & undeveloped parcels

South: single family detached housing on platted lots & undeveloped parcels

East: single family detached housing on platted lots & undeveloped parcels

West: single family detached housing on platted lots & undeveloped parcels

Existing structures: none

Area of proposed impervious surface: 4.26 acres

Soil types: Birch Bay loam (#12 - type C soil), Blainegate silty clay (#15 - type D soil), Everett gravelly sand (#48 - type B soil), Everett very gravelly sandy loam (#49 - type A soil), Everett Complex (#51 - type A/B soil), Sehome loam (#139 - type C soil), Sehome gravelly loam (#141 - type C soil), and Whitehorn silt loam (#184 - type D soil)

Area in parks, reserve (open space) tracts 188 acres Percentage of Total 30 %

Flood Zone: none

Deed attached? [X] Yes [] No

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

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

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

Signature of Applicant: David R. Syre

Date: 10/29/09

- | | | |
|-------------------------------------|--|-------|
| <input checked="" type="checkbox"/> | n) Proposed utilities | _____ |
| <input checked="" type="checkbox"/> | o) Critical area and soil reports, as specified in the applicable development standards. All reports shall be certified by qualified professionals experienced in the applicable field of science. | _____ |
| <input checked="" type="checkbox"/> | p) An <u>Endangered Species Act (ESA) Checklist</u> will be required to be filled out and submitted for any development permit located within the following areas: | _____ |
| | ◆ FEMA designated floodplain and/or floodway | |
| | ◆ Riparian Buffer Zone (RBZ) as described by the Department of Natural Resources 2007 stream typing system and WDFW's 1997 stream buffer guidelines | |
| | ◆ Channel Migration Zone (CMZ) plus 50" as identified according to Department of Ecology 2003 | |
| | <u>Please contact Critical Areas or Flood staff to determine if your property is located within any of the above noted areas.</u> | |
| <input checked="" type="checkbox"/> | q) Net and gross lot size to determine minimum lot size and density requirements as required by the Zoning Ordinance | _____ |
| <input checked="" type="checkbox"/> | r) Fees as specified in the Unified Fee Schedule | _____ |
| | 2. Map Data | |
| <input checked="" type="checkbox"/> | a) Applicable map size is 24" x 24" to 24" x 36" | _____ |
| <input checked="" type="checkbox"/> | b) Date of revisions, if any | _____ |
| <input checked="" type="checkbox"/> | c) Name of owner | _____ |
| <input checked="" type="checkbox"/> | d) Name, address, and telephone number of the surveyor or consultant preparing the map proposal | _____ |
| <input checked="" type="checkbox"/> | e) Name of proposed land division | _____ |
| <input checked="" type="checkbox"/> | f) Names or numbers of any adjacent divisions | _____ |
| <input checked="" type="checkbox"/> | g) General layout of proposed land division | _____ |
| <input checked="" type="checkbox"/> | h) Approximate locations of existing utilities, infrastructure, roads, drainage and rights-of-way within 300' of the boundary of the proposed land division | _____ |
| <input checked="" type="checkbox"/> | i) Vicinity map at a scale not less than 1" = 2,000' | _____ |
| <input checked="" type="checkbox"/> | j) Common engineering scale (1"=100' or larger), sheet numbers, and north arrow | _____ |
| <input checked="" type="checkbox"/> | k) Section, township, range, municipal and county lines in the vicinity | _____ |
| <input checked="" type="checkbox"/> | l) Location of monuments and fences located by any boundary survey and the date of the survey | _____ |
| <input checked="" type="checkbox"/> | m) General boundaries of the site with general dimensions shown, perimeter boundary marked with a bold line | _____ |
| <input checked="" type="checkbox"/> | n) Legal description of the land being subdivided | _____ |

- o) Proposed access (including proposed improvements to on-site and off-site roadways) _____
- p) Other proposed on-site or off-site utilities and facilities _____
- q) The location and widths of all proposed roads, rights-of-way, and easements. _____
- r) When appropriate, location of natural features, including bodies of water, natural drainage areas, regulated watershed boundaries, critical areas, and buffers _____
- s) Location of buildings, and parking on-site or contiguous to the site _____
- t) General location of existing and proposed facilities, sanitation, and water facilities, easements (where appropriate), landscaping, common areas, and phasing boundaries _____
- u) General plans of proposed water distribution systems, sewage disposal systems, and drainage systems. The plans shall include system location and sizes, sources of water supply, location and size of storage reservoirs, location of drainage outlet, and other major features and shall be certified by a professional engineer. _____
- v) Layout of proposed alleys, walkways, bicycle paths, and parcels to be dedicated or reserved for school, park, playground, well site or other use _____
- w) Sequential numbers to all lots within subdivision and identify proposed phases _____
- x) Location of critical areas, shorelines and base flood elevation, where applicable _____

3. Additional Information

- a) Title report _____
- b) Written narrative of how the proposed preliminary plat will meet development and/or level of service standards for:
 - i. Water supply _____
 - ii. Sewage disposal _____
 - iii. Fire protection service _____
 - iv. Public school system _____
- c) Project areas _____
- d) Area in lots, square feet, and percentage of total _____
- e) Zoning designations and zone density _____
- f) Number of lots _____
- g) Average lot size, area, and maximum lot size _____
- h) Area of streets, area in right-of-way, and percentage of total _____
- i) Area of parks, open space, and percentage of total _____

- j) Area of impervious surface proposed _____
- k) Soil types and classifications _____
- l) Utility service types and name of provider _____
- m) School and fire district _____
- n) Boundary survey, prepared and certified by a professional land surveyor _____
- o) Additional reports as required at the pre-application meeting, prepared by qualified professionals, including but not limited to:
 - i. Traffic impact analysis and concurrency study _____
 - ii. Stormwater design report _____
 - iii. Soils and/or geological report _____
 - iv. Wetlands delineation and/or critical areas assessment report _____
 - v. Soil testing results for pesticides for subdivisions on land historically used for raising row crops _____
- p) Topographic map of sufficient contour interval, acceptable to the County Engineer or Subdivision Administrator, to show the topography of the land to be subdivided _____

WHATCOM COUNTY
Planning & Development Services
5280 Northwest Drive,
Bellingham, WA 98226-9097
360-676-6907, TTY 800-833-6384
360-738-2525 Fax



David Stalheim
Director

J.E. "Sam" Ryan
Assistant Director

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.

I/we _____ 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.

David R. Syre
Signature of Applicant

David R. Syre
Signature of Owner

I certify that I know or have satisfactory evidence that DAVID R. SYRE 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 10/29/09



Notary Signature: Valorie Handerson
Printed Name: Valorie Handerson
Notary Public in and for the State of Washington
Residing at Sumas
My appointment expires: 8 / 30 / 2012

Application received by: _____

Date: _____

To the best of my knowledge, all information contained within this application is true and correct.

10/30/09
Date

[Handwritten Signature]
Applicant Signature

FOR PDS USE ONLY:

Zoning: _____

Density: _____

Routing:

Engineering PDS SEPA Fire

Critical Areas Health Shoreline City of _____

State DOT Other _____

Request received by: _____ Amt Paid: \$ _____

Meeting Date/Time/Place: _____

Notification Mailing Date: _____

Review Fee: \$ _____



see attached Long Subdivision Pre-Application Submittal List Matrix for code required Intake Checklist for Long Subdivision Pre-Application Submittal.

Long Subdivision

~~Short Subdivision~~
Pre-Application
Intake Checklist

The following requirements for a fully completed application, and any other information must be provided in order to initiate a review for a Determination of Completeness.

Applicant Checklist		PDS Checklist
	1. Written and Other Data and Fees	
	<u>Eight (8) sets</u> of the required information (listed below) shall be submitted -unless otherwise indicated.	
<u> N/A </u>	a) Completed Short Subdivision Application	_____
<u> N/A </u>	b) <i>Attached</i> Lot of Record Application with complete deed history (1 copy)	_____
<u> X </u>	c) <i>Attached</i> <u>Preliminary Traffic & Concurrency Information</u> form (3 copies)	_____
<u> X </u>	d) <i>Attached</i> <u>Preliminary Stormwater Proposal</u> (3 copies)	_____
_____	e) Critical Areas Report (if available) - 3 copies	_____
<u> X </u>	f) Intended uses	_____
<u> X </u>	g) List of variances and waivers requested	_____
<u> X </u>	h) General written proposal of water supply and sewage disposal method	_____
<u> X </u>	i) Proposed means of Stormwater control	_____
<u> X </u>	j) Assessor's parcel number (of the parent parcel)	_____
<u> X </u>	k) Fees specified in the Unified Fee Schedule	_____
<u> X </u>	l) Net and gross lost six to determine minimum lot size and density requirements as required by the Zoning Ordinance	_____
	2. Map Data	
<u> X </u>	a) Name of owner(s)	_____
<u> X </u>	b) Name of proposed land division	_____
<u> X </u>	c) General layout of proposed land division	_____
<u> X </u>	d) Common language description of the general location of the land division	_____
<u> X </u>	e) Approximate locations of existing roads, utilities, and infrastructure	_____
<u> X </u>	f) Vicinity map	_____
<u> X </u>	g) Short plat map with common engineering scale (1" = 100' or larger) with north arrow and sheet numbers (on each sheet containing a map)	_____
<u> X </u>	h) Section, township, range and municipal and county lines in the vicinity	_____

- i) General boundaries of the site with general dimensions shown _____
- j) General direction and gradient of slope _____
- k) Legal description of land _____
- l) Means of proposed water service and sewage disposal _____
- m) Means of proposed access (including proposed improvements to on-site and off-site roadways) _____
- n) Approximate location of proposed on-site and off-site utilities and facilities _____
- o) Approximate location of existing roads, rights-of-way, buildings, parking, and drainage on-site _____
- p) Where appropriate, approximate location of natural features, including bodies of water, regulated watershed boundaries, natural drainage areas, critical areas, shorelines and base flood elevation and buffers. _____
- q) Approximate location of existing facilities, sanitation and water facilities, easements (where appropriate). _____