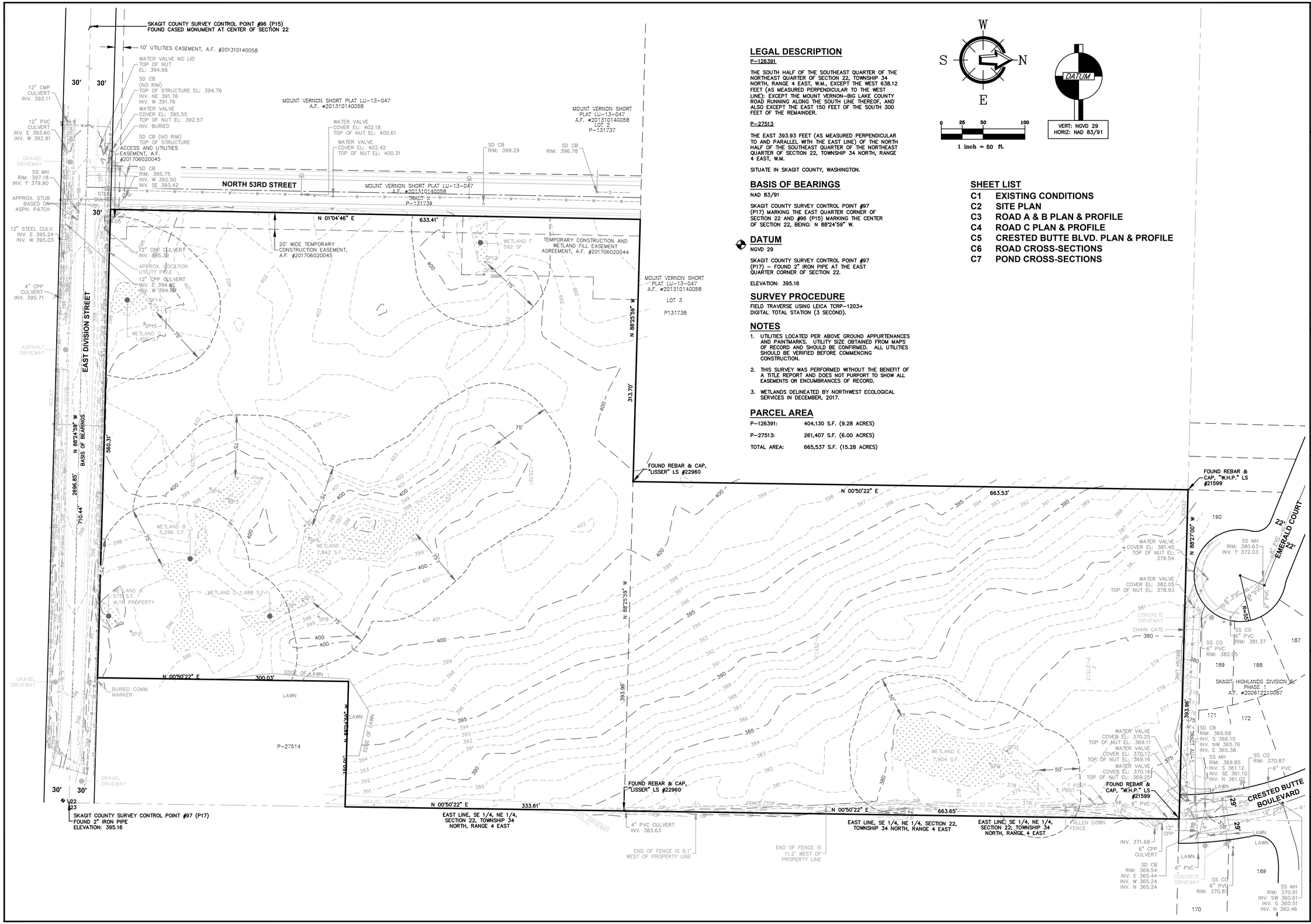


LEGAL DESCRIPTION

P-126391

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THE WEST 638.12 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE): EXCEPT THE MOUNT VERNON–BIG LAKE COUNTY ROAD RUNNING ALONG THE SOUTH LINE THEREOF, AND ALSO EXCEPT THE EAST 150 FEET OF THE SOUTH 300 FEET OF THE REMAINDER.

P-27513

THE EAST 393.93 FEET (AS MEASURED PERPENDICULAR TO AND PARALLEL WITH THE EAST LINE) OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

BASIS OF BEARINGS

NAD 83/91

SKAGIT COUNTY SURVEY CONTROL POINT #97 (P17) MARKING THE EAST QUARTER CORNER OF SECTION 22 AND #96 (P15) MARKING THE CENTER OF SECTION 22, BEING: N 88°24'59" W.

DATUM

NGVD 29

SKAGIT COUNTY SURVEY CONTROL POINT #97 (P17) – FOUND 2" IRON PIPE AT THE EAST QUARTER CORNER OF SECTION 22.

ELEVATION: 395.16

SURVEY PROCEDURE

FIELD TRAVERSE USING LEICA TCRP-1203+ DIGITAL TOTAL STATION (3 SECOND).

NOTES

1. UTILITIES LOCATED PER ABOVE GROUND APPURTENANCES AND PAINTMARKS. UTILITY SIZE OBTAINED FROM MAPS OF RECORD AND SHOULD BE CONFIRMED. ALL UTILITIES SHOULD BE VERIFIED BEFORE COMMENCING CONSTRUCTION.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS OR ENCUMBRANCES OF RECORD.
3. WETLANDS DELINEATED BY NORTHWEST ECOLOGICAL SERVICES IN DECEMBER, 2017.

PARCEL AREA

P-126391:	404,130 S.F. (9.28 ACRES)
P-27513:	261,407 S.F. (6.00 ACRES)
TOTAL AREA:	665,537 S.F. (15.28 ACRES)

W S N E

0 25 50 100

1 inch = 50 ft.

DATUM

VERT: NGVD 29
HORIZ: NAD 83/91

SHEET LIST

C1 EXISTING CONDITIONS
C2 SITE PLAN
C3 ROAD A & B PLAN & PROFILE
C4 ROAD C PLAN & PROFILE
C5 CRESTED BUTTE BLVD. PLAN & PROFILE
C6 ROAD CROSS-SECTIONS
C7 POND CROSS-SECTIONS

220 West Champion Street, Suite 200 t: 360.650.1408
Bellingham, WA 98225 f: 360.650.1401
FREELAND & ASSOCIATES

REV:	DATE:	DESCRIPTION:	BY:

CLIENT: ALI TAYSI
1708 F STREET
BELLINGHAM, WA

CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS
1-800-424-5555

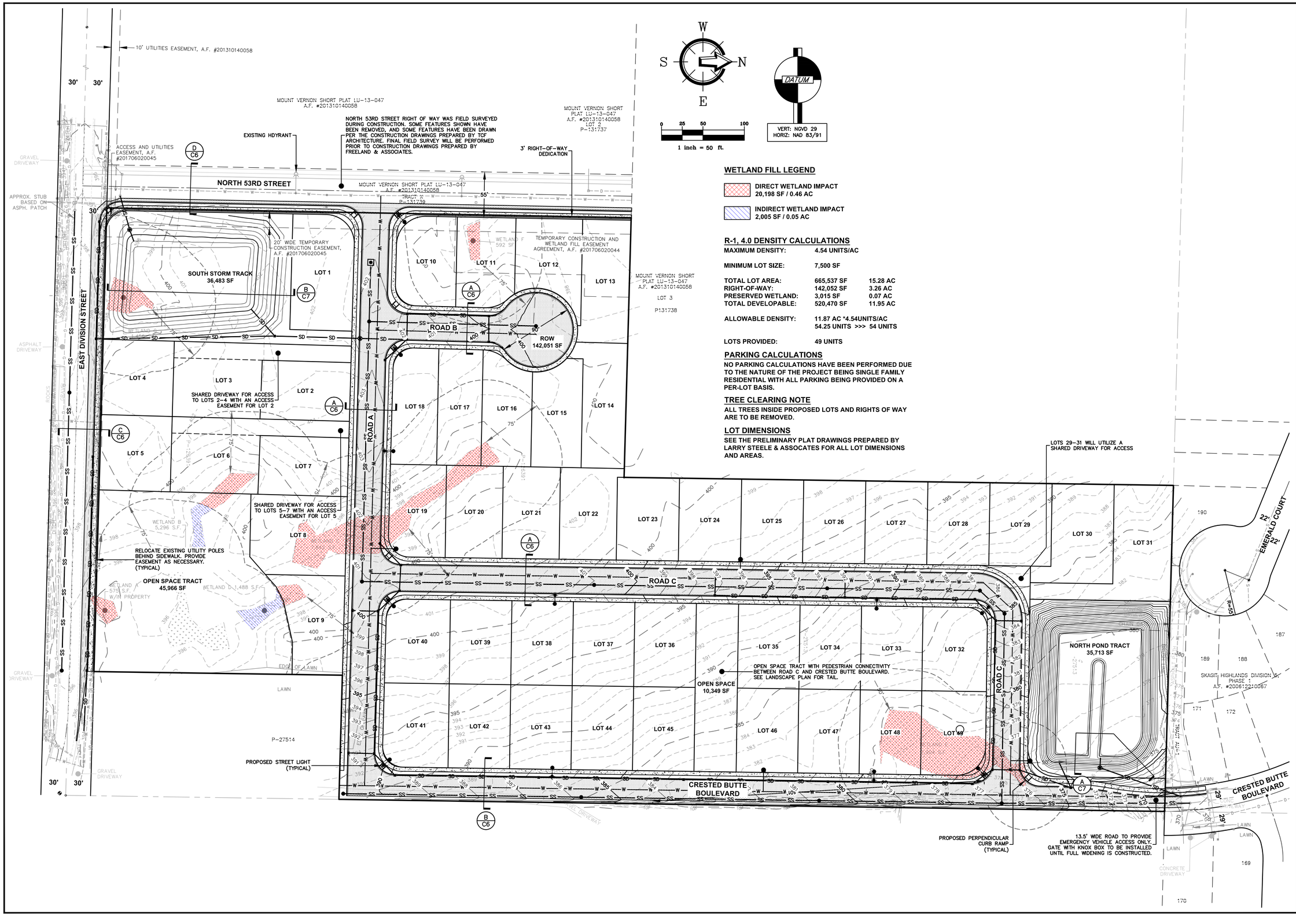
PROJECT LOCATION: HIGH POINT ESTATES

SHEET CONTENTS: EXISTING CONDITIONS

PRELIMINARY

DRAWN BY: EJP
CHECKED BY: MDB
DRAWING #: 18048SP7.DWG
DESIGNED BY: JJP

JOB #: 18048
DATE: 6-3-2019
SCALE: HORIZ: 1"=50' VERT: N/A
SHEET: C1



WETLAND FILL LEGEND

DIRECT WETLAND IMPACT
20,198 SF / 0.46 AC

INDIRECT WETLAND IMPACT
2,005 SF / 0.05 AC

R-1, 4.0 DENSITY CALCULATIONS

MAXIMUM DENSITY:	4.54 UNITS/AC	
MINIMUM LOT SIZE:	7,500 SF	
TOTAL LOT AREA:	665,537 SF	15.28 AC
RIGHT-OF-WAY:	142,052 SF	3.26 AC
PRESERVED WETLAND:	3,015 SF	0.07 AC
TOTAL DEVELOPABLE:	520,470 SF	11.95 AC
ALLOWABLE DENSITY:	11.87 AC *4.54UNITS/AC 54.25 UNITS >>> 54 UNITS	
LOTS PROVIDED:	49 UNITS	

PARKING CALCULATIONS

NO PARKING CALCULATIONS HAVE BEEN PERFORMED DUE TO THE NATURE OF THE PROJECT BEING SINGLE FAMILY RESIDENTIAL WITH ALL PARKING BEING PROVIDED ON A PER-LOT BASIS.

TREE CLEARING NOTE

ALL TREES INSIDE PROPOSED LOTS AND RIGHTS OF WAY ARE TO BE REMOVED.

LOT DIMENSIONS

SEE THE PRELIMINARY PLAT DRAWINGS PREPARED BY LARRY STEELE & ASSOCATES FOR ALL LOT DIMENSIONS AND AREAS.

220 West Champion Street, Suite 200 t: 360.650.1408
Bellingham, WA 98225 f: 360.650.1401
FREELAND & ASSOCIATES

REV:	DATE:	DESCRIPTION:	BY:

CLIENT: ALI TAYSI
1708 F STREET
BELLINGHAM, WA

CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS
1-800-424-5555

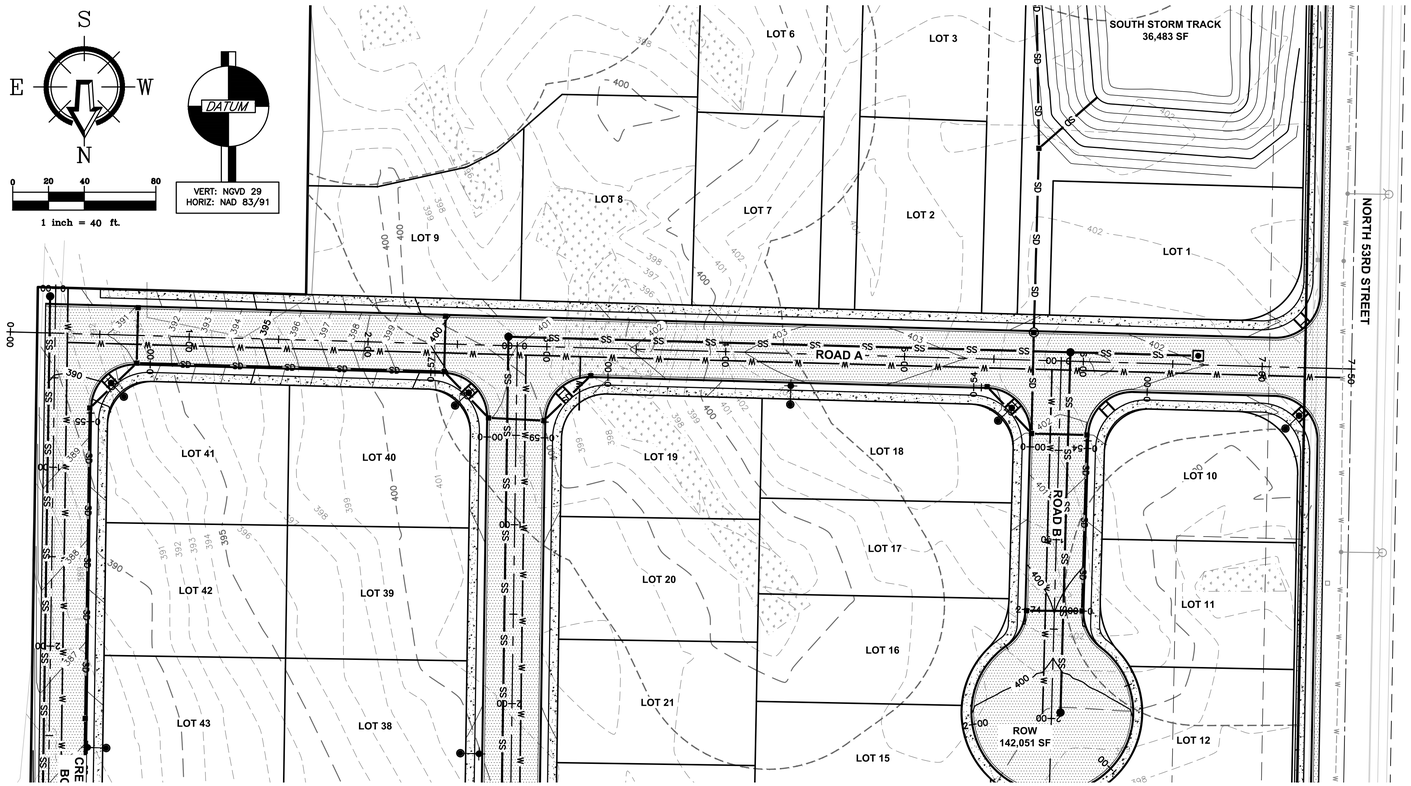
PROJECT LOCATION: HIGH POINT ESTATES

DRAWN BY: EJP
CHECKED BY: MDB
DRAWING #: 18048SP7.DWG
DESIGNED BY: JPS

SHEET CONTENTS: SITE PLAN

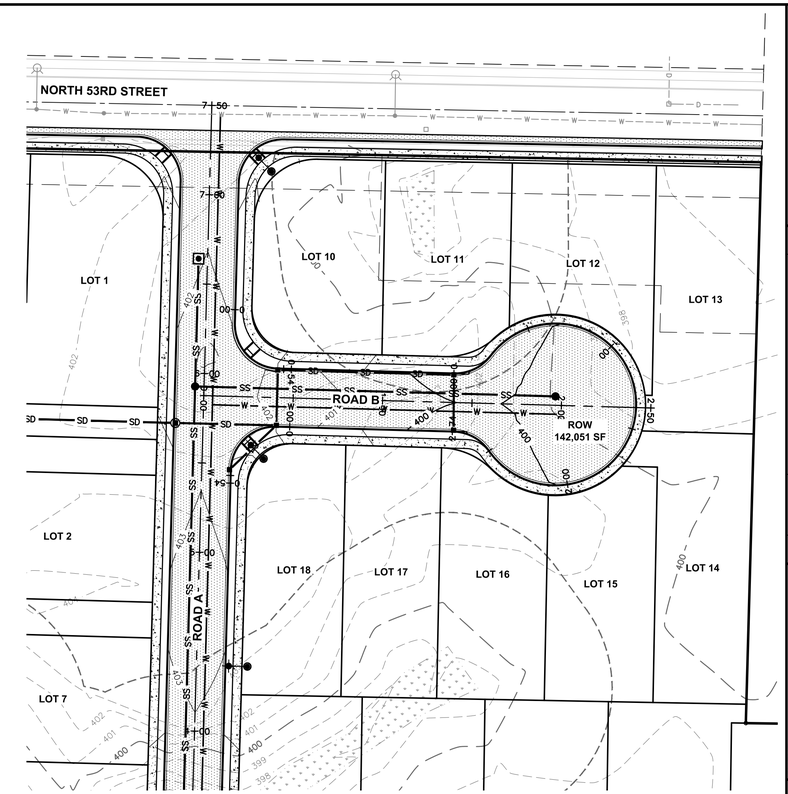
PRELIMINARY

JOB #: 18048
DATE: 6-3-2019
SCALE: HORIZ: 1"=50' VERT: N/A
SHEET: C2



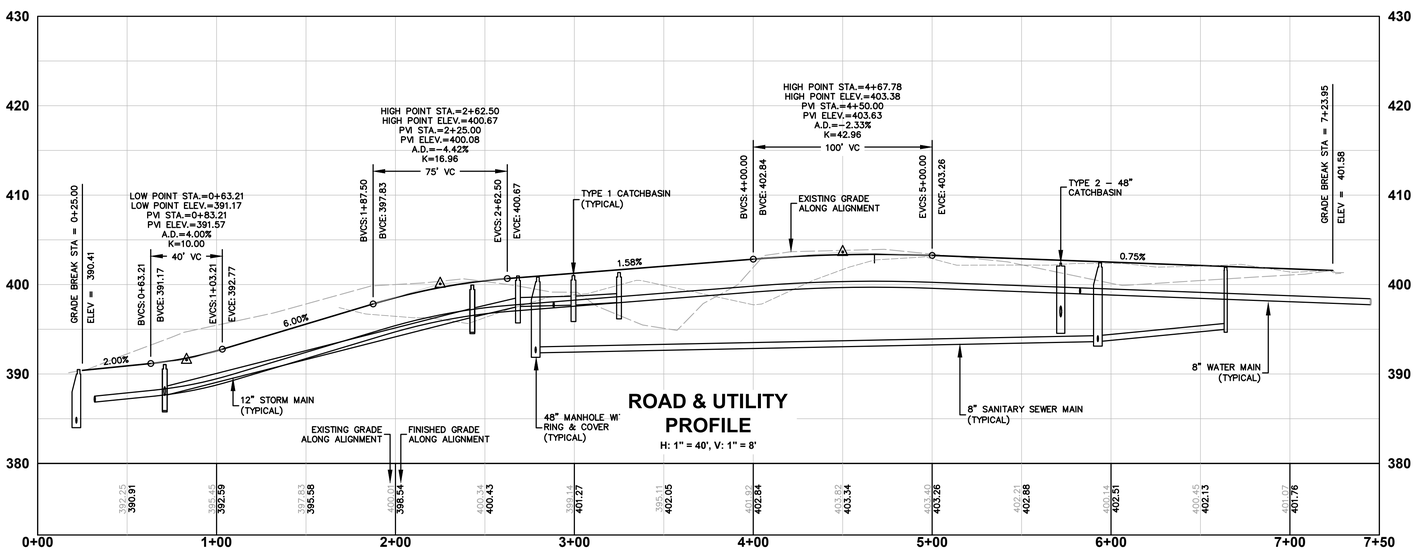
ROAD & UTILITY PLAN

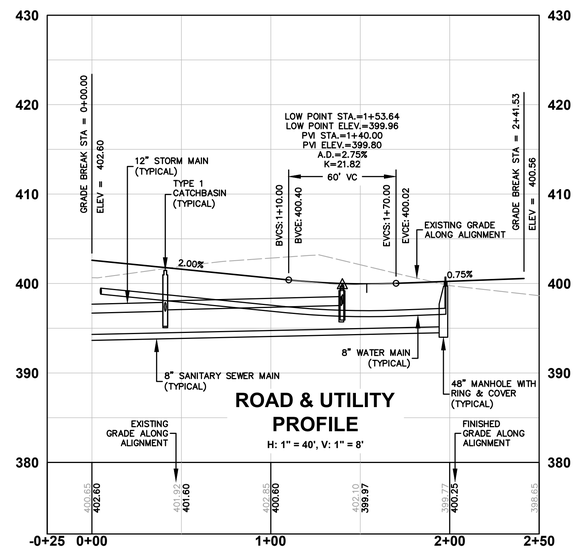
H: 1" = 40'



ROAD & UTILITY PLAN

H: 1" = 40'





220 West Champion Street, Suite 200 t: 360.650.1408
Bellingham, WA 98225 f: 360.650.1401
FREELAND & ASSOCIATES

REV:	DATE:	DESCRIPTION:	BY:

CLIENT: ALI TAYSI
1708 F STREET
BELLINGHAM, WA

CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS
1-800-424-5555

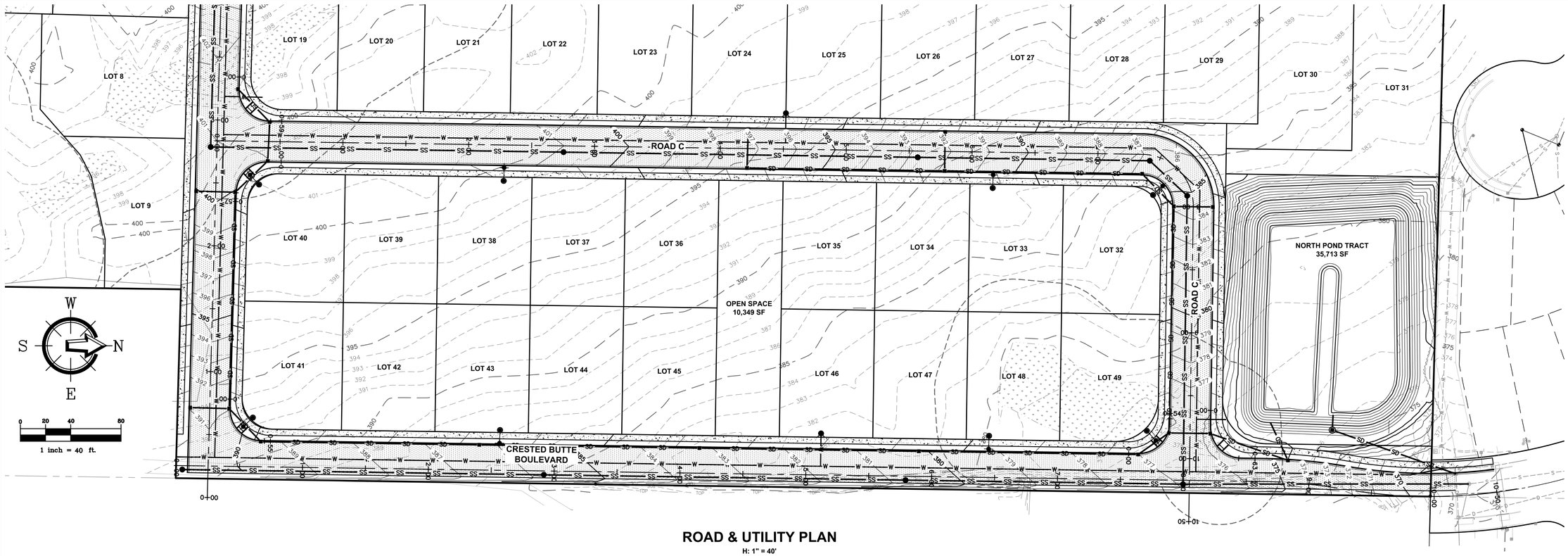
PROJECT LOCATION: HIGH POINT ESTATES

SHEET CONTENTS: ROAD A & B PLAN & PROFILE

DRAWN BY: EJP
CHECKED BY: MDB
DRAWING #: 18048SP7.DWG
DESIGNED BY: JPS

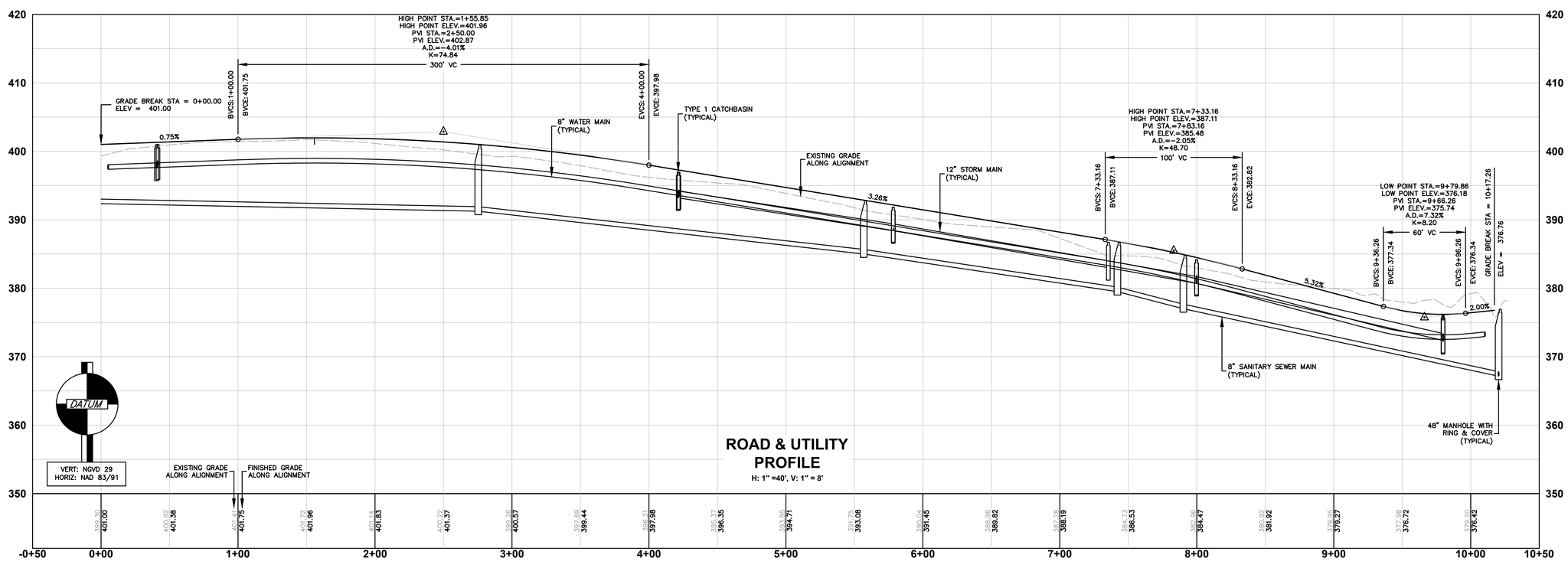
PRELIMINARY

JOB #: 18048
DATE: 6-3-2019
SCALE: HORIZ: 1"=40' VERT: 1"=8'
SHEET: C3



ROAD & UTILITY PLAN

H: 1" = 40'



ROAD & UTILITY PROFILE

H: 1" =40', V: 1" = 8'

220 West Champion Street, Suite 200 t: 360.650.1408
Bellingham, WA 98225 f: 360.650.1401
FREELAND & ASSOCIATES

REV:	DATE:	DESCRIPTION:	BY:

CLIENT: ALI TAYSI
1708 F STREET
BELLINGHAM, WA

CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS
1-800-424-5555

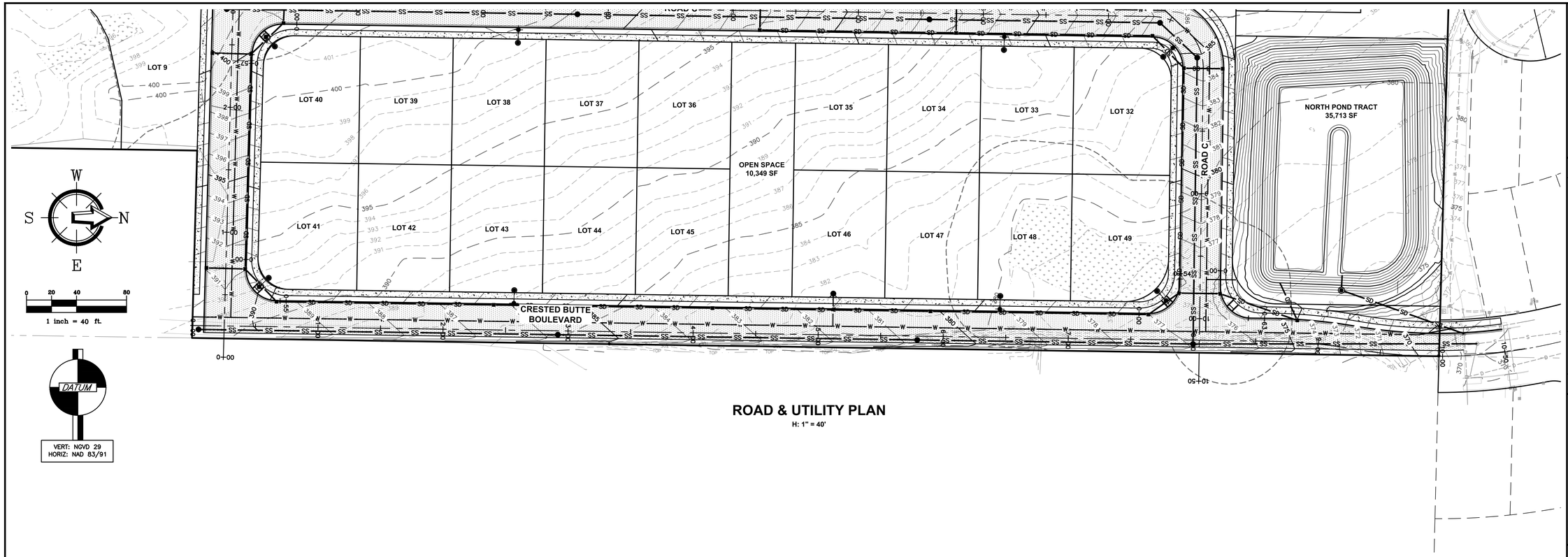
PROJECT LOCATION: HIGH POINT ESTATES

SHEET CONTENTS: ROAD C PLAN & PROFILE

PRELIMINARY

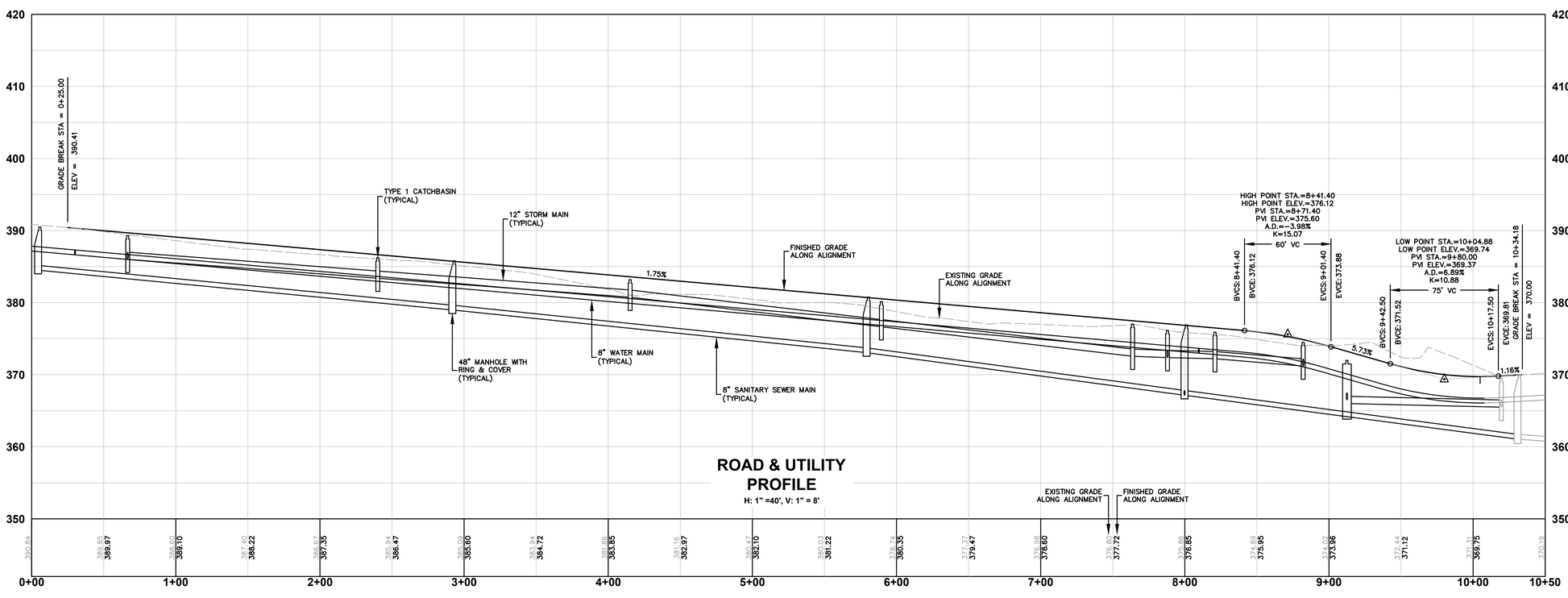
DRAWING #: 18048SP7.DWG
DRAWN BY: EJP
DESIGNED BY: JPS
CHECKED BY: MDB

JOB #: 18048
DATE: 6-3-2019
SCALE: HORIZ: 1"=40' VERT: 1"=8'
SHEET: C4



ROAD & UTILITY PLAN

H: 1" = 40'



ROAD & UTILITY PROFILE

H: 1" =40', V: 1" = 8'

220 West Champion Street, Suite 200 t: 360.650.1408
Bellingham, WA 98225 f: 360.650.1401
FREELAND & ASSOCIATES

REV:	DATE:	DESCRIPTION:	BY:

CLIENT: ALI TAYSI
1708 F STREET
BELLINGHAM, WA

CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS
1-800-424-5555

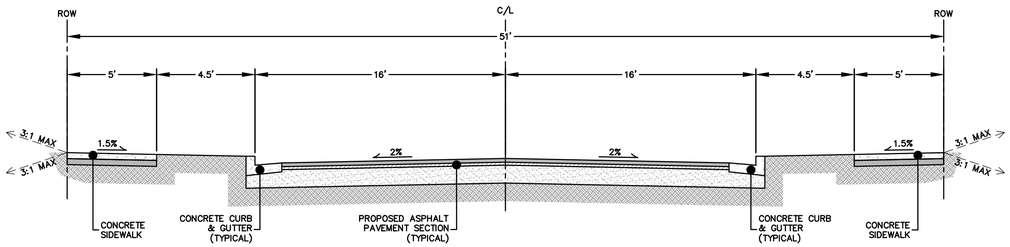
PROJECT LOCATION: HIGH POINT ESTATES

DRAWN BY: EJP
CHECKED BY: MDB
DRAWING #: 18048SP7.DWG
DESIGNED BY: JPS

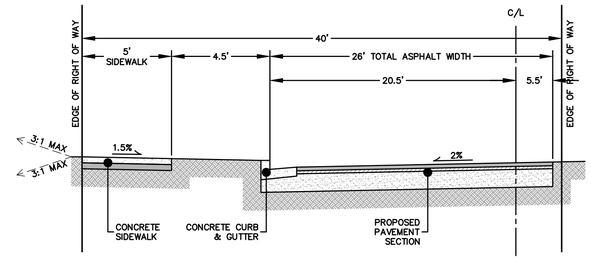
SHEET CONTENTS: CRESTED BUTTE BLVD. PLAN & PROFILE

PRELIMINARY

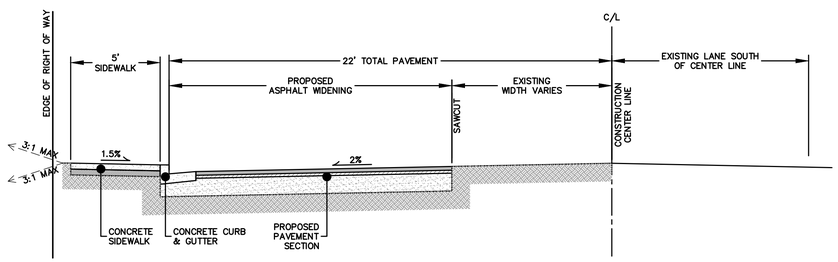
JOB #: 18048
DATE: 6-3-2019
SCALE: HORIZ: 1"=40' VERT: 1"=8'
SHEET: C5



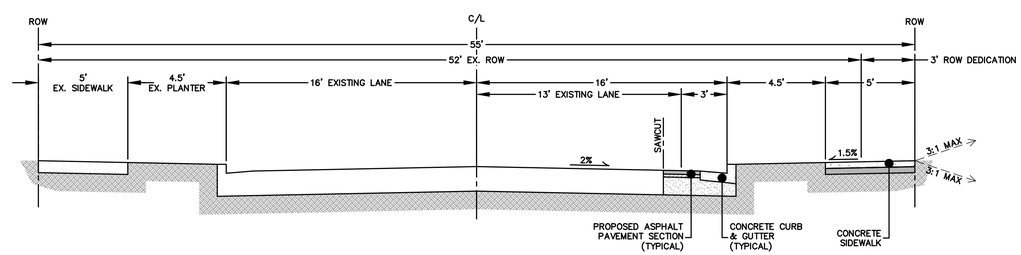
A TYPE 3 STREET CROSS-SECTION
ROADS A, B, AND C



B CRESTED BUTT BOULEVARD CROSS-SECTION
nts



C EAST DIVISION STREET WIDENING CROSS-SECTION
nts



D NORTH 53rd STREET WIDENING CROSS-SECTION
NTS

220 West Champion Street, Suite 200 t: 360.650.1408
Bellingham, WA 98225 f: 360.650.1401
FREELAND & ASSOCIATES

REV:	DATE:	DESCRIPTION:	BY:

CLIENT: ALI TAYSI
1708 F STREET
BELLINGHAM, WA

CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS
1-800-424-5555

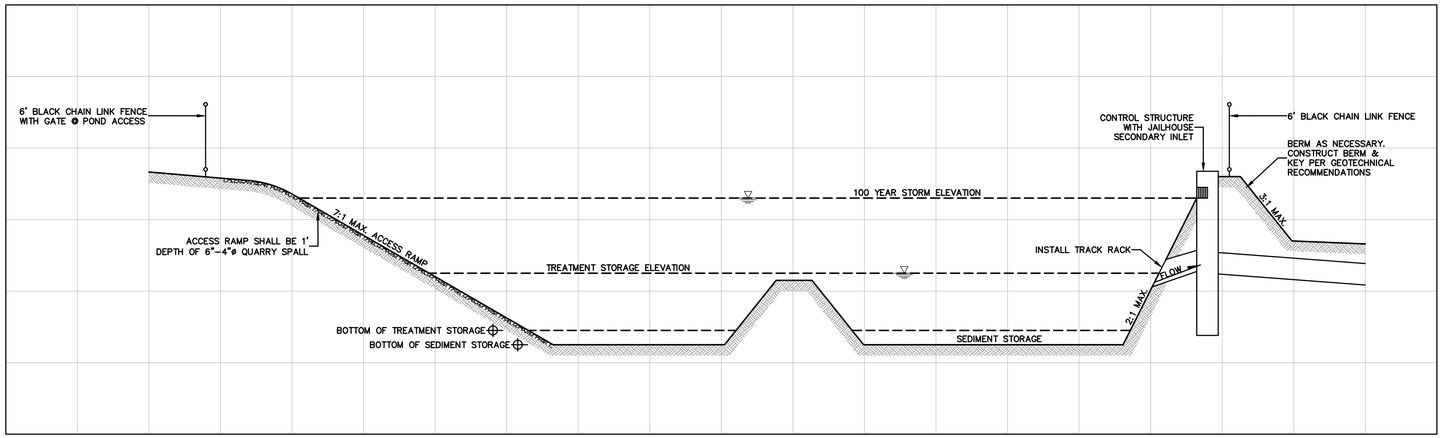
PROJECT LOCATION: HIGH POINT ESTATES

DRAWING #: 18048SP7.DWG
DRAWN BY: EJP
CHECKED BY: MDB
DESIGNED BY: JPS

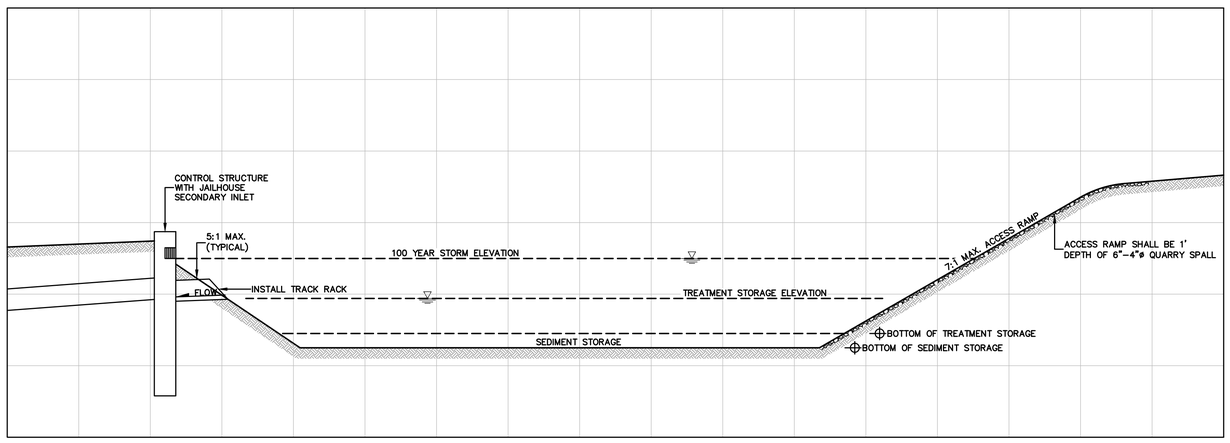
SHEET CONTENTS: ROAD CROSS-SECTIONS

PRELIMINARY

JOB #: 18048
DATE: 6-3-2019
SCALE: HORIZ: N/A VERT: N/A
SHEET: C6



A NORTH POND SCHEMATIC CROSS-SECTION
nts



D SOUTH POND SCHEMATIC CROSS-SECTION
nts

220 West Champion Street, Suite 200 t: 360.650.1408
Bellingham, WA 98225 f: 360.650.1401
FREELAND & ASSOCIATES

REV:	DATE:	DESCRIPTION:	BY:

CLIENT: ALI TAYSI
1708 F STREET
BELLINGHAM, WA

CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS
1-800-424-5555

PROJECT LOCATION: HIGH POINT ESTATES

DRAWN BY: EJP
CHECKED BY: MDB
DRAWING #: 18048SP7.DWG
DESIGNED BY: JPS

SHEET CONTENTS: POND CROSS-SECTIONS

PRELIMINARY

JOB #: 18048
DATE: 6-3-2019
SCALE: HORIZ: N/A VERT: N/A
SHEET: C7