

DEC 31 2018



WHATCOM COUNTY

PRELIMINARY TRAFFIC & CONCURRENCY INFORMATION

Return to: ENGINEERING SERVICES
5280 Northwest Drive, Suite C
Bellingham, WA 98226
Phone: (360) 778-6220
Fax: (360) 778-6221

COUNTY USE ONLY

Project/permit No.: _____
Concurrency No.: _____
Date Received: _____

Project Name & Description: Governors Point Long Plat

Project Location/address: 515 Pleasant Bay Road, Bellingham, WA 98229

Parcel No.: See attached list of parcel numbers.

Applicant/owner name Governors Point Land LP

& Address: 862 Peace Portal Drive, Suite 101, Blaine, WA 98230

Contact Person/Telephone Number: Mr. Wayne Schwandt, 360-739-0091

All persons applying for permits and or approvals specified in Section 504.B.2 thru 7 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 Public Works-Engineering Services 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: Pleasant Bay Road Road/street.

Existing driveway entrance area (apron) is constructed of: Gravel (gravel, asphalt, BST, concrete, etc.).

Access width is: 20-feet feet (measured at property line).

PROPOSED CONDITIONS:

Proposed access will be located on: Pleasant Bay Road Road/street.

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

Proposed access width will be: 20-feet plus shoulders feet (measured at property line).

Number of proposed parking spaces: No Parking

Square footage of proposed building: 16 new homes, 2,500 sf each

Acreage of commercial/industrial proposal: N/A

Expected construction phasing (beginning and finishing dates): 6/2019-12/2019

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

Site plan shall include the following items:

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

See provided Road and Utility Schematic (19 sheets)

TRIP GENERATION INFORMATION: *(Average number of vehicle trips per day)

<u>COMMERCIAL</u>	Existing (on site) A*	Proposed Changes from existing (-/+) B*	Total A + B*
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 (UPS, US mail, parts, etc.), service trips(repairs, etc.) per day	0 x 2 = 0.2	1 x 2 = 2	2.2
TOTAL	<u>0.2</u>	<u>2</u>	<u>2.2</u>

Additional Info:

Gated, private road.

What percentage of traffic entering the site will be large truck traffic? 2 %

<u>RESIDENTIAL</u>	Existing A*	Proposed B*	Total A+B*
No. of Single Family Residences	1 X 10 = 10	16 X 10 = 160	170
No. of apartments or accessory dwelling units	0 X 6.5 = 0	0 X 6.5 = 0	0

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

north: 1 % south: 99 % east: 0 % west: 0 %

CONCURRENCY

New p.m. peak hr. trips: 17 (est) (if known)

TRAFFIC IMPACT MITIGATION

All development(s), which will adversely impact the service level, safety, or operational efficiency of the Whatcom County public road system, are responsible to mitigate said impacts. Improvements that the County may require to mitigate traffic impacts include, but is not limited to: adding vehicle turn lanes, widening shoulders, paving access apron, paving existing road or shoulder, installing curb, gutter and sidewalk, installing pedestrian and bicycle facilities, dedication of rights-of-way, contributing pro-rata share funding to road improvement projects, and making offsite improvements related to project. The required traffic mitigation will be determined by the County prior to development approval.

The County Engineer/designee 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 (WCDS Ch.5 Road Standards section 506.B.2).

Craig Parkinson, P.E.

Print Name of person who prepared form

Signature of person who prepared form

Date

11/07/2018

GOVERNORS POINT LONG PLAT

ABBREVIATED LEGAL DESCRIPTION:

BEING PORTIONS OF THE NW ¼ OF THE SW ¼ (GOV'T LOT 3), THE SE ¼ OF THE SW ¼ (GOV'T LOT 4), THE SW ¼ OF THE SW ¼ (GOV'T LOT 5), THE NW ¼ OF THE SW ¼ (GOV'T LOT 6) & THE SW ¼ OF THE NW ¼ (GOV'T LOT 6) SECTION 25, THE SE ¼ OF THE NE ¼ (GOV'T LOT 1) & THE NE ¼ OF THE SE ¼ (GOV'T LOT 1) SECTION 26, AND NE ¼ OF THE NW ¼ (GOV'T LOT 1) & THE NW ¼ OF THE NW ¼ (GOV'T LOT 1) SECTION 36 ALL IN TOWNSHIP 37 N., RANGE 2 E. W.M., WHATCOM COUNTY, WASHINGTON

ASSESSOR PARCEL NUMBERS:

370225 122040 0000	GOVERNORS POINT LAND LP
370225 085132 0000	GOVERNORS POINT LAND LP
370225 115201 0000	GOVERNORS POINT LAND LP
370225 095189 0000	GOVERNORS POINT LAND LP
370225 093208 0000	GOVERNORS POINT LAND LP
370225 058223 0000	GOVERNORS POINT LAND LP
370225 002162 0000	GOVERNORS POINT LAND LP
370225 018180 0000	GOVERNORS POINT LAND LP
370225 017225 0000	GOVERNORS POINT LAND LP
370226 531156 0000	GOVERNORS POINT LAND LP
370226 486305 0000	GOVERNORS POINT LAND LP
370226 509165 0000	SURVIVORS TRUST OF DONALD E BIANCHI (OUTPARCEL)