



Sudden Valley Community Association

360-734-6430

4 Clubhouse Circle Bellingham, WA 98229

www.suddenvalley.com

Board of Directors Regular Meeting

August 8th, 2024, 7:00 PM, IN PERSON, DANCE BARN

Call to Order

Land Acknowledgement & Anti-Racism Statement

Roll Call

Item 1) Adoption of Agenda

Item 2) Announcements

Item 3) Property Owner Comments – 15 Minutes Total

Please note that comments are limited to 3 minutes per person.

Item 4) Consent Agenda

5a. Minutes – July 11, 2024, as submitted

5b. Minutes – July 25, 2024, as submitted

Item 5) General Manager Report

Item 6) Committee Reports

6a. Architectural Control

6b. Document Review

6c. Finance

6d. GM Search

6e. Long Range Planning

6f. Nomination & Elections

6g. Safety

Item 7) Continuing Business

7a. Budget Discussion

i. Operations

ii. Capital

7b. Review & Approval of Proposed Bylaw Amendments

Item 8) New Business

8a. Voter Ballot Instructions & Election Materials Outer Envelope Design

8b. Town Hall Format & Agenda

8c. Community Association Institute - Membership Discussion

8c. Easement Requests

- 8 & 10 Valley View Drive
- 8 Thunder Peak
- 20 Sweet Clover

Closed Session -- Legal

Adjournment



REGULAR SESSION OF THE BOARD OF DIRECTORS

Thursday, July 11, 2024

Minutes

DATE AND LOCATION: Dance Barn

CALLED TO ORDER AT: 6:01PM.

AUDIENCE MEMBERS: Not Recorded

BOARD MEMBERS PRESENT:

1. Keith McLean	4. Laurie Robinson	7. AJ Tischleder	10. Robb Gibbs
2. Taimi Van de Polder	5. Sonia Voldt	8. Rick Asai	11. Daniel Rodriguez
3. Linda Bradley	6. Ray Meador	9. Stu Mitchel via Zoom	

ATTENDING:

Staff Members: Jo Anne Jensen, General Manager. Spencer Huston-IT

Call to Order

President McClean Called the meeting to order at 6:01PM.

Land Acknowledgement and Anti-Racism Statement.

1. President called for a motion to adopt the agenda.

Motion to Amend the Agenda: I request that the Board of Directors ratify the decision of the Executive Team to approve an additional \$27,401.28 cents in funding for Project 9723.05, tennis court resurfacing.

Motion By: Director Robinson		Seconded By: Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

Motion: All in favor of amending the agenda.

Motion By: Director McLean		Seconded By: N/A	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

2. Announcements.

Candidate forms for November election available.

Valley Fair Event

3. Property owner comments.

Homeowners made comments.

4. Closed Session

President called for a motion to move to Closed Session.

Motion: Move to closed session at 6:28PM

Motion By: Director Van De Polder		Seconded By: Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

President called for a motion to move to open session.

Motion: Move to open session at 8:24PM

Motion By: Director Bradley		Seconded By: Director Van De Polder	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

President McLean Statement: Coming out of closed session the letter from the SVCA attorney that was sent to Director Volt's attorney was discussed. The SVCA attorney was present to clarify to all board members present and agree at the same time that there was no threat, or otherwise implied of any legal litigation against Director Voldt.

5) Consent Agenda

5a. Minutes – June 13, 2024, submitted.

5b. Minutes-June 27, 2024, as submitted.

Motion: Move to approve the minutes as submitted.

Motion By: Director Asai		Seconded By: Director Gibbs	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

6) General Managers Report

7) Committee Reports

It was noted that the Architectural Control Committee needed to be added to the list of reports.

Reports given.

Reports going forward will be presented at the first Board meeting of each month.

8) Continuing Business

8a. Memo Regarding Non-Voting Directors

A memo from our attorney was presented by the General Manager clarifying that non-voting members of the Board; the N&E and ACC Chairs have the same authority as other directors of the Board, but for the right to vote.

9) New Business

9a. AGM Agenda and Measures

Discussion of a sample agenda to have new directors understand what is on the agenda and how it is developed each year.

9b. Proposed Bylaw Amendment-Leasing

The Amendment was presented and discussion of edits to the measure that will come back for a vote. Also requested that the background for the amendment be provided, including the attorney letter.

9c. Proposed Bylaws Amendment-Terms of Office

The Amendment was presented and discussed. The measure will come back for a vote.

9d. Request for Approval-N&E Manual

Motion: Move that the SVCA Board of Directors approve the revised N&E Manual.

Motion By: Director Gibbs		Seconded By Director Meador	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: 8	Against:	Abstained: 1	

9e. Motion: Move that SVCA Board of Directors ratified the decision of the Executive team to approve an additional \$27,401.28 and in funding for Project 9723.05 Tennis Court Resurfacing.

Motion By: Director McLean		Seconded By Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

Adjourned: 10:04PM

Approved by: _____
Linda Bradley, Board of Directors Secretary

DRAFT



SPECIAL JOINT SESSION OF THE BOARD OF DIRECTORS & FINANCE COMMITTEE

Thursday July 25, 2024

DATE AND LOCATION: Thursday, July 25, 2024, Dance Barn

CALLED TO ORDER AT: 6:03 pm.

AUDIENCE MEMBERS: Not Recorded

BOARD MEMBERS PRESENT:

1. Keith McLean-Excused	4. Linda Bradley	7. Andrew Tischleder	10. Daniel Rodriguez-Excused
2. Taimi Van de Polder	5. Ray Meador	8. Stu Mitchell-Excused	11. Rob Gibbs-via Zoom
3. Laurie Robinson	6. Rick Asai	9. Sonia Voldt-Excused	

FINANCE COMMITTEE MEMBERS ATTENDING

1. Karen Borchert	2. Mary Quinn-via Zoom	3. Rob Gibbs-via Zoom	
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ATTENDING:

Staff Members: Jo Anne Jensen, General Manager, Joel Heverling, Finance Director, Mike Brock, Maintenance Supervisor, Kevin LeDuc, Golf Director, Greg Wadden, Turfcare Superintendent and Spencer Huston, IT.

Call to Order

Vice President Van De Polder called the meeting to order at 6:03PM. President McLean had an approved absence. Land Acknowledgement and Anti- Racism Statement.

1. Vice President Moved to adopt the agenda.

Motion to amend the agenda: Remove the consent agenda minutes are not ready to be presented until the 8/8/2024 meeting.

Motion By: Director Bradley		Seconded By: Director Asai	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

2. Announcements

3. Property Owner Comments

Property owners submitted comments regarding the 2025 Budget.

4. Consent Agenda-minutes removed.

5. 5a. 2025 Operational Budget Presentation and Discussion

Request for Personal Privilege-5 minute break. 7:23-&:31PM

Motion By: Director Bradley		Seconded By: Director Meador	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	



SPECIAL JOINT SESSION OF THE BOARD OF DIRECTORS & FINANCE COMMITTEE

Thursday July 25, 2024

5b. 2025 Capital Budget Presentations

- i. Capital Repair Replacement Reserve Fund (CRRRF) Budget
- ii. Roads Capital Budget-10 Year Roads & Drainage Plan

6. New Business

6a. Capital Request-Fence Replacement and RV Storage Rehab

Motion 1: Move that the SVCA Board of Directors approve the allocation of \$71,851.00 from CRRRF to install new fencing at the Adult Center, Area Z RV Storage Area, Turfcare Maintenance Shop, and to refurbish the Area Z RV Storage site.

Motion By: Director Van De Polder		Seconded By: Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

Motion 2: Move that the SVCA Board of Directors authorize the General Manager to execute SVCA's standard construction contract with C & P Fencing with a not to exceed amount of \$62,089.13.

Motion By: Director Van De Polder		Seconded By: Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

Motion 3: Move that the SVCA Board of Directors authorize the Maintenance & Facilities Manager to utilize SVCA's on-call contractor list, in conjunction with SVCA staff to refurbish the Area Z RV Storage site with a not to exceed amount of \$9,761.87.

Motion By: Director Van De Polder		Seconded By: Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

6b. Capital Request-Turfcare John Deere 2005 ProGator Replacement

Motion: Move that the Board of Directors approve the purchase of a New John Deere ProGator 2030A and allocate \$52,093.44 from CRRRF.

Motion By: Director Van De Polder		Seconded By: Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	



**SPECIAL JOINT SESSION OF THE BOARD OF
DIRECTORS & FINANCE COMMITTEE**

Thursday July 25, 2024

6c. Capital Request-Adult Center HVAC Change Order

Revised Motion 1: Move that the Board of Directors approve an additional \$29,313.99 in funding for capital project 9724.07, Adult Center HVAC Replacement.

Note: Funding amount adjustment from \$31,321.33 to \$29,313,99 the cash discounted pricing.

Motion By: Director Van De Polder		Seconded By: Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: 5	Against: 1	Abstained:	

Motion 2: Move that the Board of Directors approve the transfer of \$40,000 from Operations to CRRRF.

Motion By: Director Van De Polder		Seconded By: Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: 5	Against: 1	Abstained:	

6d. Approval Request-Barn 8 Structural Inspection

Motion: Move that the Board of Directors approve the use of \$116,904.48 from funds currently obligated to project 9722.09, Barn 8 Refurbishment, to pay for the proposed phase 1 structural analysis.

Motion By: Director Van De Polder		Seconded By: Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

Adjourned 9:33 PM

Approved by: _____
Linda Bradley, Board of Directors Secretary

Bylaw Measure 2

Bylaw Amendment to Revise Section 7. Leasing.

Ballot: Shall Article VI, Section 7. Leasing be amended to provide for fines for owners who fail to comply with required governmental regulations and SVCA Bylaws pertaining to the leasing or rental of their property in Sudden Valley.

Explanation/Purpose: The current Bylaw language lacks penalties for members or owners who lease their properties without notifying the Association. Although there are many properties being leased, compliance with the Bylaws in providing necessary information is not occurring. This information is critical for the Association to respond to complaints and to monitor usage of facilities.

Short Term Rentals provide an even greater opportunity for owners to rent their properties without notifying the Association. In addition, there are County and State regulations regarding short term rentals that owners must comply with to lease or rent their properties. This amendment is intended to enhance member compliance with the Bylaws and applicable laws.

Detailed Changes:

{Text **as added** or ~~as deleted~~.}

Section 7. Long Term Leasing. A member or owner may lease or otherwise transfer use or occupancy of any lot for residential purposes only. The term "tenant" as used herein is defined as a person(s) to whom a member(s) has extended use of his/her lot as evidenced by a written lease or rental agreement. **The lease or rental agreement and the name of the property manager (if different from the owner)** a copy of which shall be filed with the Association **prior to the commencement of each rental period.** **Failure to provide a copy to the Association will result in a fine to the owner of the property.** Neither the lease nor the rental agreement shall relieve or release owners from obligations and responsibilities incidental to their membership, including the personal obligation to pay annual dues and assessments, special assessments, **fines**, or charges associated therewith. If an owner rents to another member in good standing, then the owner need not assign his membership rights and privileges.

~~Only one (1) couple with their dependents, or not more than three (3) unrelated adults, are permitted in any one (1) single family dwelling unit and are considered tenants for amenity use purposes.~~

A member in good standing who leases his/her residential unit may assign membership privileges to the tenant; provided, however, that the tenant shall have no right to vote or right to notice of any regular or special meeting of the Association. Privileges shall be reinstated automatically upon expiration of the lease.

Short Term Rentals. Any member or owner leasing or renting property for less than thirty (30) days is considered a Short Term Rental (STR) under Washington law and shall be required to meet all Federal, County and State regulations applicable to STR's for such

activity. Failure to meet all Short Term Rental regulations shall result in a fine against the property owner. Currently STR's are a required conditional use in the Lake Whatcom Watershed. pursuant to WCC 20.51.075. All owners providing such lodgings shall possess a valid conditional use permit.

Owners of a Short Term Rental (STR) shall be required to supply information to the Association with the address of the property and any contact information for said property. Failure to do so will result in a fine for the owner of the property. A member in good standing who leases or rents his/her residential unit may not assign membership privileges to the transient tenants renting on a short term basis as assigning membership privileges requires the names of the tenants assigned the privilege.

All occupants of any such lot, by occupying the lot, agree to abide by, and be subject to, all provisions of the Restrictive Covenants, these Bylaws and the Rules and Regulations of the Association, use restrictions, fines, penalties, or injunctive relief promulgated pursuant thereto by the Association or the Board, which govern the conduct of owners and which provide for sanctions against owners, notwithstanding the absence of any such agreement of the tenant set forth in such tenant's lease agreement.

~~If the Association agrees, the Lessor may delegate and assign to the Association the authority to evict the tenant on behalf of and for the benefit of the owner. In the event the Association proceeds to evict the tenant, any costs, including attorneys' fees and court costs, associated with the eviction shall be specially assessed against the owner, and shall be a personal obligation of the owner. Once membership rights are assigned by an owner, the owner shall not have privileges to use the amenities or facilities unless otherwise provided by resolution of the Board.~~

Measure 3
Bylaw Amendment to Amend Election and Term Office

Ballot: Shall Article III, Section 4(3)(b) Be amended to remove inconsistent descriptions of a director's term of office.

Explanation/Purpose: ARTICLE III. Section 4, (3)(b)) currently allows any elected director to serve until their respective successor is elected or any appointed director to serve until the conclusion of the following Annual General Meeting and until a successor is elected. The process SVCA follows regarding Board directors is at the end of the three (3) year term in November they have completed their elected term. Any appointed directors to serve only until the following AGM. Any additional vacancies following the AGM are filled by the vacancy process of the Bylaws.

Detailed Changes:

{Text as added, or ~~as deleted~~.}

Article III, Section 4(3) Election and Term of Office. Directors shall be elected and hold office as follows:

(a) All eligible members of the Association shall be entitled to vote in the manner set forth in these Bylaws for all directors to be elected, and the candidate(s) receiving a plurality vote shall be elected. No more than three (3) directors shall be elected each year, except when additional directors are necessary to fill vacancies otherwise existing on the Board.

(b) The term of office of each director shall be three (3) years. ~~or until their respective successors have been elected by the Association,~~ or the length of the remaining term of the additional director vacancy. However, a director who has been appointed to fill a vacancy ~~replaced a director by appointment~~ shall serve until the conclusion of the following Annual General Meeting. ~~and until a successor is elected.~~ In the election of two (2) or more directors, the candidates receiving the most votes shall be awarded the longest available term. Newly elected directors shall take office immediately following the Annual General Meeting.



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Town Hall Budget Presentation

August 17th, 2024, 1:30 PM, IN PERSON at the DANCE BARN and via ZOOM

Call to Order

Land Acknowledgement & Anti-Racism Statement

President's Welcome & Introduction

- *Keith Mclean, SVCA Board President*

Presentation of the Proposed 2025 Budget

- *Laurie Robinson, SVCA Board Treasurer*
- *Joel Heverling, SVCA Finance Director*
- *Jo Anne Jensen, SVCA General Manager*

Property Owner Questions & Comments

- *When it is your turn to speak, please begin by stating your name and property address*
- *Please limit yourself to one question and one follow-up question*
- *Individuals making statements are limited to three minutes*
- *We will alternate between Property Owners who are present in the Barn and those who are present via Zoom*

Adjournment



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APPROVAL REQUEST MEMO

To: Sudden Valley Community Association (SVCA) Board of Directors (BOD)
From: Jo Anne Jensen, General Manager
Date: July 25th, 2024
Subject: Approval Request – Easements for 8 & 10 Valley View Circle

Purpose

To request approval for easements granting 8 & 10 Valley View Circle permission to cross SVCA-owned park space with a stormwater line.

Background

On May 23rd, 2024, the Board of Directors approved easements for 8 & 10 Valley View Circle that would allow the builder for those new construction projects to install sanitary sewer lines across SVCA-owned green space. At that time, I did not recommend granting similar easements for stormwater lines, even though they would be installed in the same trench as the sewer lines. Now, additional information has come to light that requires re-evaluation.

Analysis

The reason we did not originally request a stormwater easement for these properties is that we were advised by legal counsel to limit the number of easements granted as much as possible and to rely on specific criteria for determining when easements could be allowed. This is good advice, since easements are costly to develop and record and multiple easements add complexity to managing land.

Since May, however, it has become clear that many properties throughout the Association are routing stormwater across SVCA-owned property, both with and without easements. In the past practice, a Revokable Encroachment Permit Application (REPA), which is typically used to give a builder permission to cross SVCA's right of way (ROW) to connect to utilities buried in the street, could also be used to request permission to cross (or encroach) on other types of SVCA property. When there was no other feasible option, approvals were granted by staff.

Crossing the ROW is much less problematic than crossing park or green space. In a situation where utilities connect across these larger parcels, it is advantageous to the Association to enter into an Easement agreement that defines the homeowner's responsibility to restore the space to pre-construction condition after installing the lines and to maintain the lines in perpetuity. Similarly, the homeowner benefits by having a documented right to cross SVCA property. In the absence of an Easement Agreement, the possibility exists that the Association could bring a suit of trespass against a homeowner that had encroached on SVCA land.



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Adding stormwater to the sanitary sewer easements for 8 & 10 Valley View Circle adds no risk to SVCA but does add significant value to the properties themselves. Importantly, allowing a gravity system to be installed removes the threat that stormwater could overflow the collection tank needed for a pumped system, potentially damaging downhill properties.

Request

Request that the Board of Directors approve the addition of stormwater lines to the existing sanitary sewer easements for 8 & 10 Valley View Circle and direct the General manager to execute the agreements on behalf of the Association.

Motion

Move that the Board of Directors approve the addition of stormwater lines to the existing sanitary sewer easements for 8 & 10 Valley View Circle and direct the General manager to execute the agreements on behalf of the Association.

Approvals

Approved: _____ Not Approved: _____ SVCA Board of Directors

Signed: _____ Date: _____

Keith McLean, SVCA Board President

NOTE:
EXST. CONDITIONS PER SURVEY BY CHRISTIE & CHRISTIE, SEPT. 2023. SEE SURVEY NOTES BELOW:

ELEVATION DATUM
 BASED ON INVERT ELEVATION OF SANITARY SEWER MANHOLE #7-8, I.E.=457.00' AS PER WHATCOM COUNTY WATER AND SEWER DISTRICT NO. 10 AS-BUILTS. MEASURE UP TO RIM 3.73' FOR A RIM ELEVATION OF 460.73'.

- LEGEND**
- FOUND REBAR/CAP AS NOTED
 - SET WOOD HUB & LATH
 - FH FIRE HYDRANT
 - WV WATER VALVE
 - SSMH SANITARY SEWER MANHOLE
 - SEWER MAIN LINE
 - TREE LABELED W/ INCH DIA. & SPECIES (C=CEDAR, F=FIR, H=HEMLOCK, M=MAPLE)
 - EDGE OF PAVEMENT
 - DITCH/DRAINAGE CENTERLINE
 - P POWER VAULT
 - × MISC. UTILITY AS NOTED

- GENERAL STATEMENTS**
- PURPOSE: DESIGN
 - CONTOURS WERE DERIVED FROM DIRECT FIELD OBSERVATIONS.
 - THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
 - NO UNDERGROUND UTILITIES ARE PURPORTED TO BE SHOWN.

LEGAL DESCRIPTION
 LOT 54, PLAT OF SUDDEN VALLEY, DIVISION NO. 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGES 63 THROUGH 65, INCLUSIVE, RECORDS OF WHATCOM COUNTY, WASHINGTON.

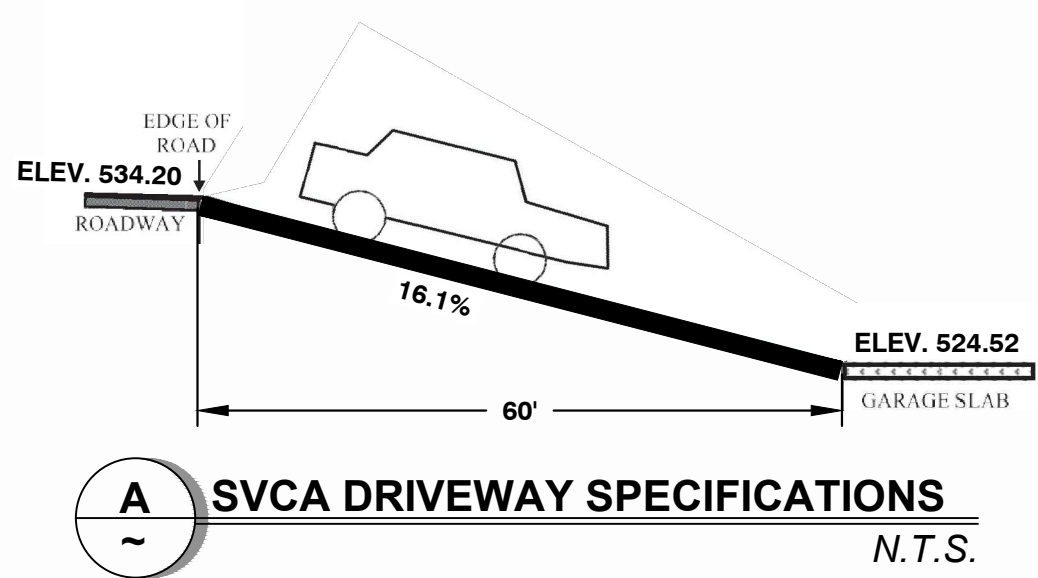
SITUATE IN WHATCOM COUNTY, WASHINGTON.

- SURVEYOR'S NOTES**
- 1.) BASIS OF BEARINGS: PLAT OF SUDDEN VALLEY DIV. NO. 7; USED EXISTING CONTROL POINTS FROM WORK DONE UNDER JOB. NO. 202306071 FOR LOT 55. SAID CONTROL POINTS DERIVED FROM BRASS DISK CENTERLINE MONUMENT AT POINT OF CURVATURE ADJACENT TO LOT 55 AND THE COMMON FRONT CORNER OF LOTS 55 AND 56. ORIGINAL SURVEY BASELINE MEASURES FROM MONUMENT TO SAID CORNER 40.03' (CALC. 40.00') N10°09'07"E (AN INVERSE BEARING).
 - 2.) THIS SURVEY WAS PERFORMED SEPT. 5, 2023. ALL MONUMENTS SHOWN HEREON WERE VISITED DURING THE COURSE OF THIS SURVEY, UNLESS OTHERWISE NOTED.
 - 3.) ANGULAR AND LINEAR MEASUREMENTS WERE PERFORMED USING A GEOMAX ZOOM 10 TOTAL STATION.
 - 4.) PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET FORTH BY W.A.C. 332-130-090.
 - 5.) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.

LOT AREA = 6,424 SF

PROPOSED IMPERVIOUS AREAS:

HOUSE (ROOF) FOOTPRINT = 2,307 SF (36% OF LOT AREA)
DRIVEWAY & WALK (ON-SITE) = 669 SF (10% OF LOT AREA)
TOTAL IMPERVIOUS ON-SITE = 2,976 SF (46% OF LOT AREA)



- SVCA NEW CONSTRUCTION CHECKLIST & APPLICATION APPENDIX J - OWNERS' AND CONTRACTORS' CHECKLIST**
- PREPARED BY: AXE ENGINEERING SERVICES
- PHONE NUMBER: 360-922-0549
- OWNERS NAME: SOVEREIGN HOMES LLC
- SITE ADDRESS INCLUDING TAX PARCEL; LOT/DIVISION:
10 VALLEY VIEW CIRCLE TPN: 370408 383401 LOT 54 / DIVISION NO. 7
- LOT AREA SQ. FOOTAGE: 6,424 SF
 - HOUSE FOOTPRINT SQ. FOOTAGE: 2,307 SF
 - VERTICAL HEIGHT: LESS THAN 20' @ 10' OFF EAST EDGE AS SHOWN ON BUILDING PLANS
 - LIVING AREA SQ. FOOTAGE: 2,877 SF
 - GARAGE AREAS SQ. FOOTAGE: 506 SF
 - TOTAL IMPERVIOUS SURFACE: 2,906 SF
 - DRIVEWAY & SIDEWALK SQ. FOOTAGE: 669 SF
 - DRIVEWAY SLOPE PERCENTAGE: 16.1%
 - DECK SQ. FOOTAGE: 400 SF
 - OPEN SPACE PERCENTAGE: 54% OF LOT AREA
 - DEFINED SETBACKS: 20-FOOT FRONT SETBACK, 5-FOOT SIDE AND REAR SETBACKS
- ELEVATION LANDMARKS: PC MON ELEV 530.66 PER CHRISTIE & CHRISTIE SURVEY
- HOUSE COLOR: BODY: SW 7048 URBANE BRONZE TRIM: SW 6991 BLACK MAGIC
 - GARAGE COLOR: SW 6991 BLACK MAGIC
 - ROOF COLOR: OWENS CORNING "BLACK ONYX"
 - ACCENT COLOR: SIDING ACCENT SW 7568 NEUTRAL GROUND
 - LIGHTING SAMPLES AND LOCATIONS: CONTEMPORARY DOWNSHINE & RECESSED DOWNSHINE
 - DETAILED LANDSCAPE PLAN TO INCLUDE TREE REMOVAL/REPLANTING: SEE ATTACHED LANDSCAPE PLAN BY AXE ENGINEERING SERVICES.
 - WHATCOM COUNTY PLANNING REVIEW: WHATCOM COUNTY SITE PLAN REVIEW IS APPROVED AND BUILDING PERMIT WILL BE ISSUED IN THE COMING WEEKS.

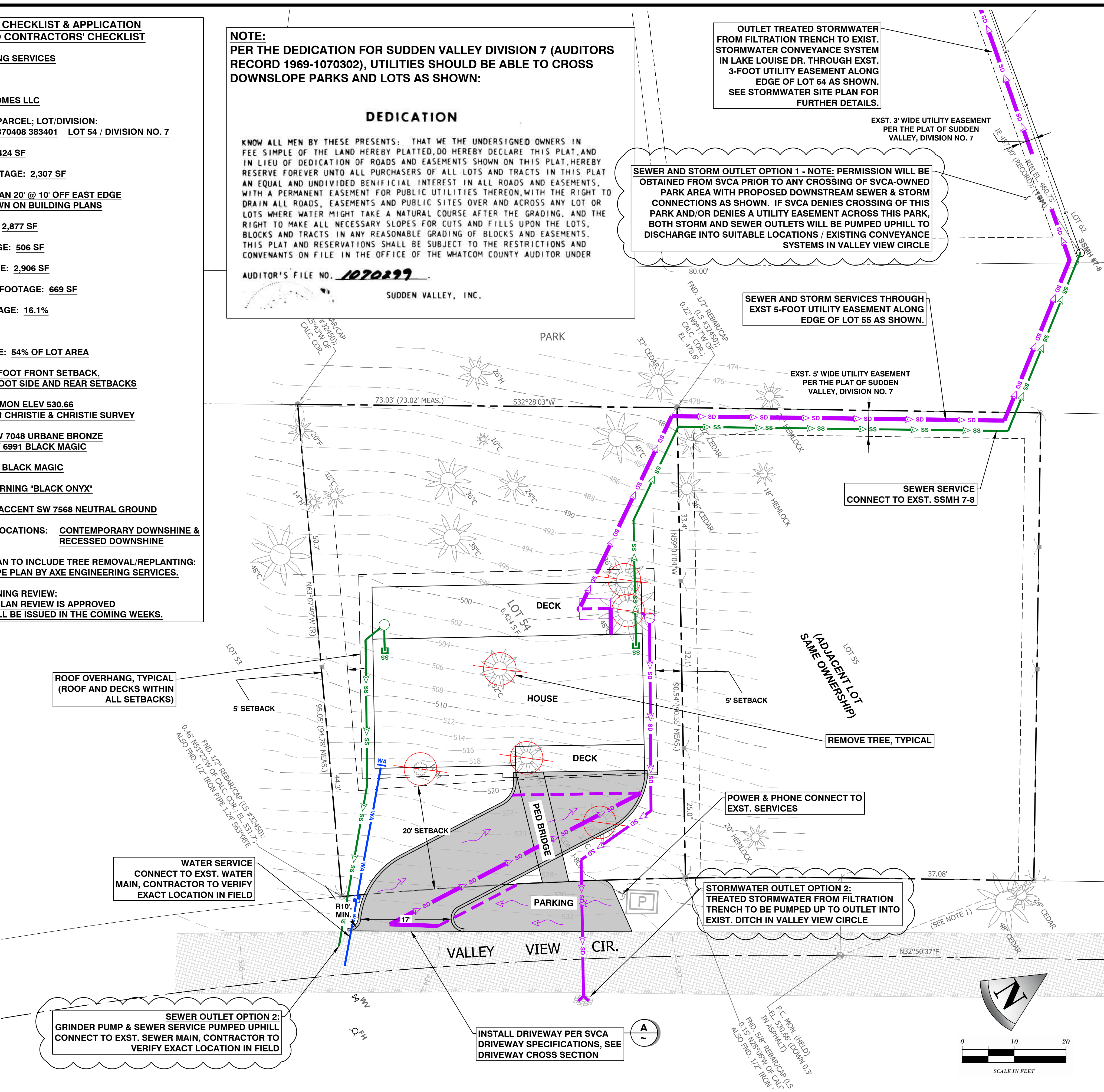
NOTE:
PER THE DEDICATION FOR SUDDEN VALLEY DIVISION 7 (AUDITORS RECORD 1969-1070302), UTILITIES SHOULD BE ABLE TO CROSS DOWNSLOPE PARKS AND LOTS AS SHOWN:

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT, AND IN LIEU OF DEDICATION OF ROADS AND EASEMENTS SHOWN ON THIS PLAT, HEREBY RESERVE FOREVER UNTO ALL PURCHASERS OF ALL LOTS AND TRACTS IN THIS PLAT AN EQUAL AND UNDIVIDED BENEFICIAL INTEREST IN ALL ROADS AND EASEMENTS, WITH A PERMANENT EASEMENT FOR PUBLIC UTILITIES THEREON, WITH THE RIGHT TO DRAIN ALL ROADS, EASEMENTS AND PUBLIC SITES OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE GRADING, AND THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, BLOCKS AND TRACTS IN ANY REASONABLE GRADING OF BLOCKS AND EASEMENTS. THIS PLAT AND RESERVATIONS SHALL BE SUBJECT TO THE RESTRICTIONS AND COVENANTS ON FILE IN THE OFFICE OF THE WHATCOM COUNTY AUDITOR UNDER

AUDITOR'S FILE NO. 1070299

SUDDEN VALLEY, INC.



OUTLET TREATED STORMWATER FROM FILTRATION TRENCH TO EXIST. STORMWATER CONVEYANCE SYSTEM IN LAKE LOUISE DR. THROUGH EXST. 3-FOOT UTILITY EASEMENT ALONG EDGE OF LOT 64 AS SHOWN. SEE STORMWATER SITE PLAN FOR FURTHER DETAILS.

SEWER AND STORM OUTLET OPTION 1 - NOTE: PERMISSION WILL BE OBTAINED FROM SVCA PRIOR TO ANY CROSSING OF SVCA-OWNED PARK AREA WITH PROPOSED DOWNSTREAM SEWER & STORM CONNECTIONS AS SHOWN. IF SVCA DENIES CROSSING OF THIS PARK AND/OR DENIES A UTILITY EASEMENT ACROSS THIS PARK, BOTH STORM AND SEWER OUTLETS WILL BE PUMPED UPHILL TO DISCHARGE INTO SUITABLE LOCATIONS / EXISTING CONVEYANCE SYSTEMS IN VALLEY VIEW CIRCLE

SEWER AND STORM SERVICES THROUGH EXST 5-FOOT UTILITY EASEMENT ALONG EDGE OF LOT 55 AS SHOWN.

SEWER SERVICE CONNECT TO EXST. SSMH 7-8

(ADJACENT LOT SAME OWNERSHIP)

REMOVE TREE, TYPICAL

POWER & PHONE CONNECT TO EXST. SERVICES

STORMWATER OUTLET OPTION 2: TREATED STORMWATER FROM FILTRATION TRENCH TO BE PUMPED UP TO OUTLET INTO EXIST. DITCH IN VALLEY VIEW CIRCLE

SEWER OUTLET OPTION 2: GRINDER PUMP & SEWER SERVICE PUMPED UPHILL CONNECT TO EXST. SEWER MAIN, CONTRACTOR TO VERIFY EXACT LOCATION IN FIELD

INSTALL DRIVEWAY PER SVCA DRIVEWAY SPECIFICATIONS, SEE DRIVEWAY CROSS SECTION

ROOF OVERHANG, TYPICAL (ROOF AND DECKS WITHIN ALL SETBACKS)

WATER SERVICE CONNECT TO EXST. WATER MAIN, CONTRACTOR TO VERIFY EXACT LOCATION IN FIELD

NO.	REVISIONS	DATE	BY

AXE ENGINEERING SERVICES, LLC
 "CUTTING THROUGH PROJECT BARRIERS"
 851 COHO WAY #306
 BELLINGHAM, WA 98225
 360-922-0549
 www.axeengineering.com

ENGINEERING SERVICES
 CIVIL - STORMWATER - STRUCTURAL
 axeengineering.com



WHATCOM COUNTY, WA
10 VALLEY VIEW CIR. RESIDENCE
SVCA NEW CONSTRUCTION APP
PROPOSED SITE PLAN

DATE: 6/4/2024
 DESIGN: ELR
 DRAWN: ELR
 SCALE: AS SHOWN

PROJECT # **23049**

SHEET # **C1** OF **1**
 REV # **0**



Sudden Valley Community Association

360-734-6430
4 Clubhouse Circle Bellingham, WA 98229
www.suddenvalley.com

APPROVAL REQUEST MEMO

To: Sudden Valley Community Association (SVCA) Board of Directors (BOD)
From: Jo Anne Jensen, General Manager
Date: August 8th, 2024
Subject: Approval Request – Easement for 8 Thunder Peak Way

Purpose

To request approval for easements granting 8 Thunder Peak Way permission to cross SVCA park space with a sanitary sewer line.

Background

LWWSD has recommended a sanitary sewer connection for 8 Thunder Peak Way that requires the line to cross SVCA-owned property.

Analysis

Because of the small size of the parcel and its location, there is little to no risk to SVCA to approve an easement. Similarly, this easement would not affect other property owners in that area.

Request

Request that the Board of Directors approve an easement for 8 Thunder Peak Way to allow a sanitary sewer line to be installed across SVCA-owned parcel 30592 and direct the General Manager to execute the agreement on behalf of the Association.

Motion

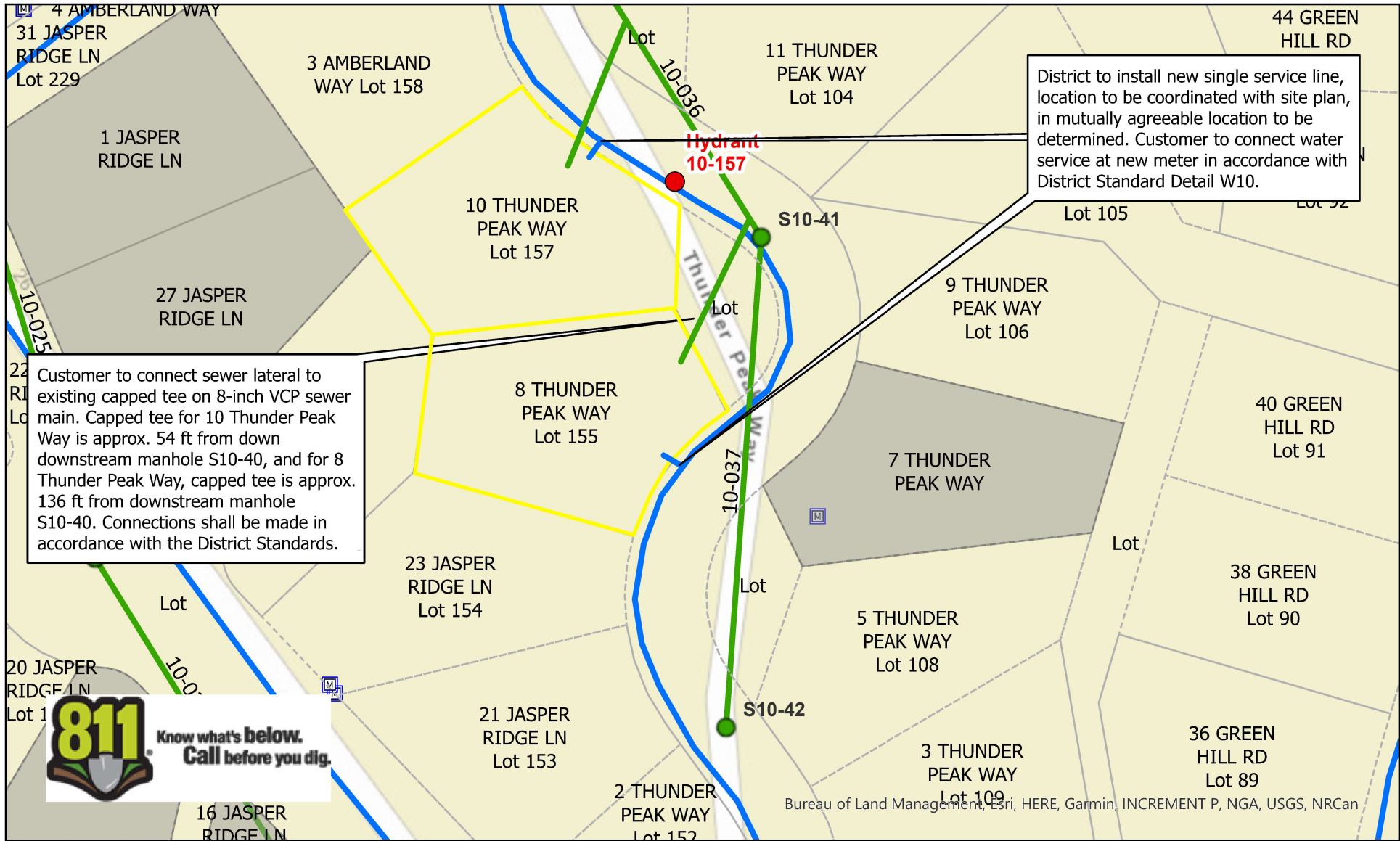
Move that the Board of Directors approve an easement for 8 Thunder Peak Way to allow a sanitary sewer line to be installed across SVCA-owned parcel 30592 and direct the General Manager to execute the agreement on behalf of the Association.

Approvals

Approved: _____ Not Approved: _____ SVCA Board of Directors

Signed: _____ Date: _____

Keith McLean, SVCA Board President

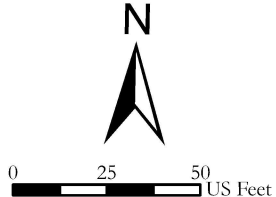


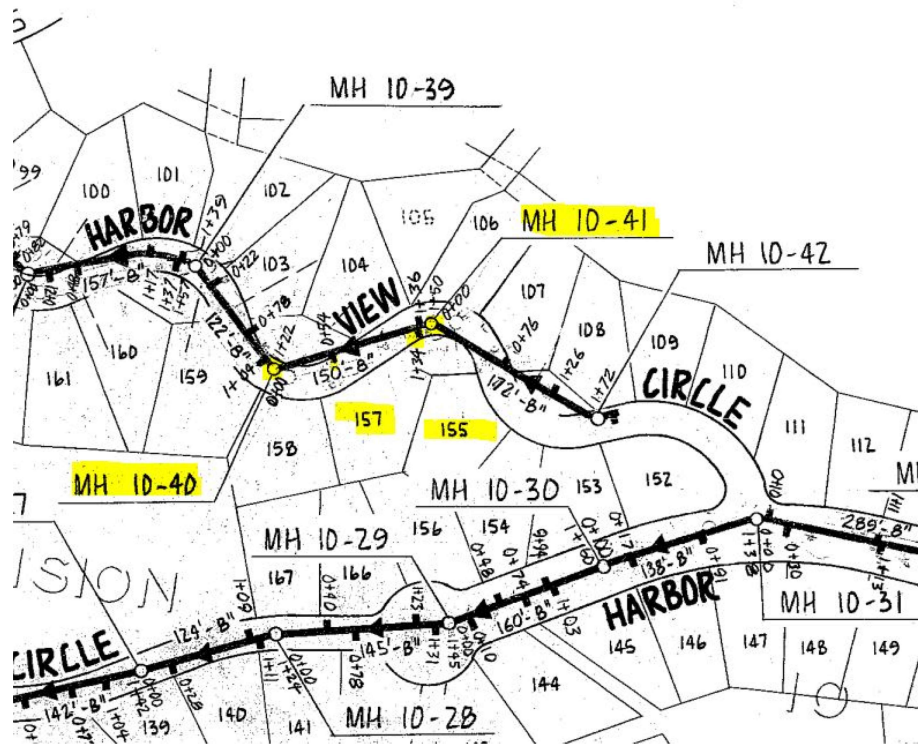
8 & 10 Thunder Peak Way - Sudden Valley Div 10 Lots 155 & 157
Parcel #370406-322375 & #370406-322381



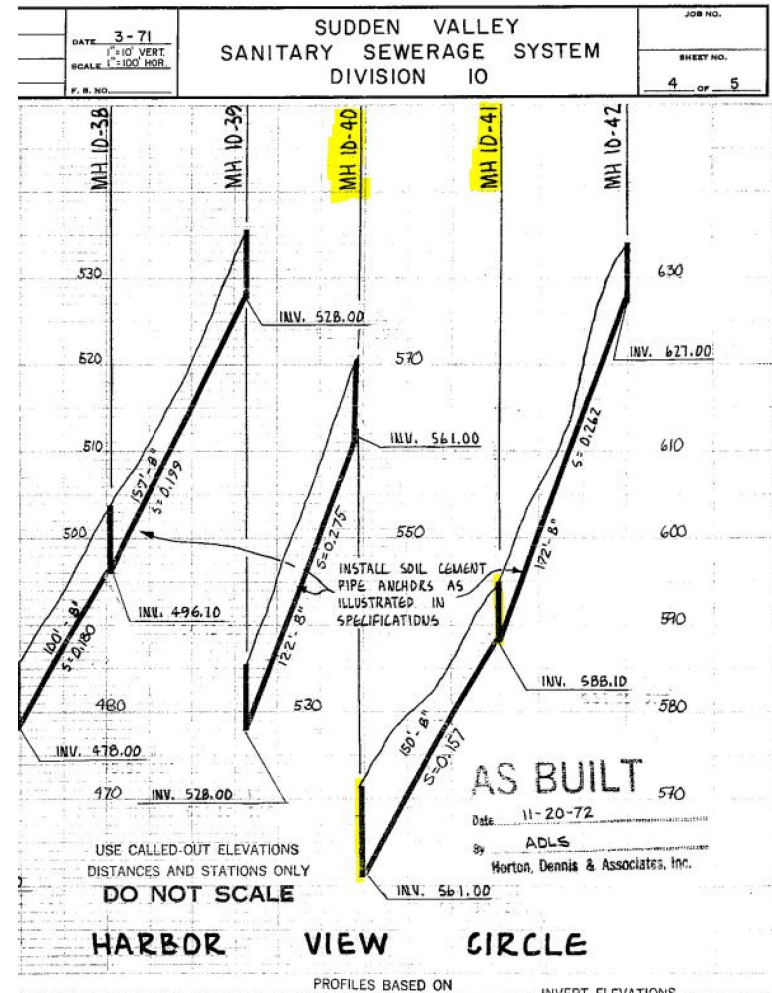
WATER AND SEWER CONNECTION INFORMATION
Connection information shown is approximate and subject to change. Other utility locations are not shown.
All work shall be done in accordance with the latest District's Design & Construction Standards.

KH
5/4/23
1 of 2





Division 10 Sewer Plan



Division 10 Sewer Profile



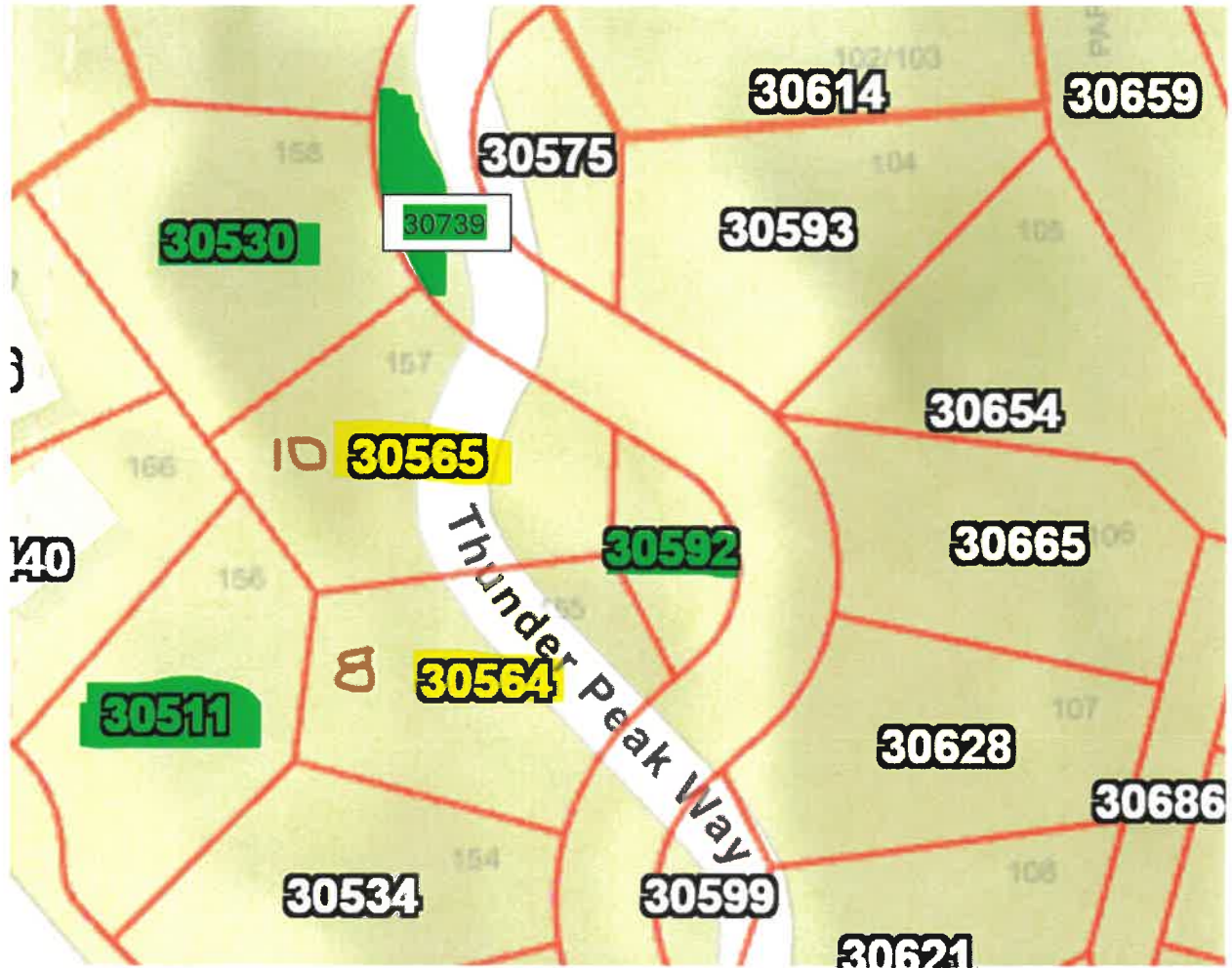
**8 & 10 Thunder Peak Way - Sudden Valley Div 10 Lots 155 & 157
 Parcel #370406-322375 & #370406-322381**

WATER AND SEWER CONNECTION INFORMATION Connection information shown is approximate and subject to change. Other utility locations are not shown. All work shall be done in accordance with the latest District's Design & Construction Standards.	KH 5/4/23 2 of 2
---	------------------------

30565 10 Thunder Peak Way

30564 8 Thunder Peak Way

Sudden Valley Properties, 30511, 30530, 30739, 30592





Sudden Valley Community Association

360-734-6430
4 Clubhouse Circle Bellingham, WA 98229
www.suddenvalley.com

APPROVAL REQUEST MEMO

To: Sudden Valley Community Association (SVCA) Board of Directors (BOD)
From: Jo Anne Jensen, General Manager
Date: August 8th, 2024
Subject: Approval Request – Easement for 20 Sweet Clover Circle

Purpose

To request approval for easements granting 20 Sweet Clover Circle permission to cross SVCA park space with sanitary sewer and stormwater lines.

Background

A REPA was approved by SVCA in August 2023 for 20 Sweet Clover Circle. This REPA gave permission for the property to connect to the existing sanitary sewer line installed under SVCA park space and also granted permission for a stormwater line to continue through park space and connect to the ditch bordering Louise View Drive.

Analysis

As previously described, it is advantageous to the Association to enter into an Easement Agreement when sewer and stormwater lines cross SVCA-owned property. There are no other feasible options for sewer and stormwater connections to the existing system, so I recommend that the Board approve the proposed easement.

Request

Request that the Board of Directors approve an easement for 20 Sweet Clover Circle to allow sanitary sewer and stormwater lines to be installed across SVCA-owned parcel 32097 and direct the General Manager to execute the agreement on behalf of the Association.

Motion

Move that the Board of Directors approve an easement for 20 Sweet Clover Circle to allow sanitary sewer and stormwater lines to be installed across SVCA-owned parcel 32097 and direct the General Manager to execute the agreement on behalf of the Association.

Approvals

Approved: _____ Not Approved: _____ SVCA Board of Directors

Signed: _____ Date: _____

Keith McLean, SVCA Board President

SUDDEN VALLEY COMMUNITY ASSOCIATION

REVOCABLE ENCROACHMENT PERMIT APPLICATION

When properly validated this form constitutes a permit

Job Address 20 Sweetclover Circle		Div/Lot Div 25, Lot 135	
Contractor / Property Owner Dan Shportko	Mailing Address 5161 Spoonbill Ln, Ferndale, WA 98248	Phone 3604838237	Email dshportko@me.com
Sub Contractor	Mailing Address	Phone	Email
Description of Work To Be Performed (provide attachments as necessary)			
New Single Family House Construction			
Water and Power Hookup, Driveway Install per Site Plan			
Sewer Install per LWUSD construction standards			
This permit is subject to the following conditions:			

- 1 All work must be performed in accordance with the standard plans and specifications of the Sudden Valley Community Association (SVCA)
- 2 Email notification of the start of site work must be received 3 working days in advance (M-F, 8-4:30), by e-mail, to the Sudden Valley ACC Coordinator and the **South Lake Whatcom Fire District** prior to the start of work that will effect road traffic

SVCA E-mail: accadmin@suddenvalley.com **Phone: (360) 746-8431**
South Whatcom Fire Authority email: rtopel@whatcomes.org
- 3 Where street restrictions or closures will occur, flaggers and signage per Washington codes, must be utilized for the safety of vehicle and pedestrian traffic.
- 4 This permit becomes null and void if work in the ROW (Right Of Way) does not commence within 90 days of the approval date for Utility Companies and 12 months per the new construction time limit (14.7.6).

All work shall be done subject to these additional requirements:

- A Native material must be removed, replaced and compacted in one foot lifts per County Road Standards.
- B Ditches shall be restored and re-vegetated to original or better condition unless otherwise approved by the SVCA Maintenance Manager.
- C All road cuts & windows shall be saw cut only.
- D Temporary hard surface (cold mix) or hot patch must be installed the same day work is complete unless otherwise authorized
- E Temporary hard surfaces shall be replaced with permanent hard surface before October 1 of the year this permit is issued
- F Final surface overlay must be completed within the scope of the project prior to final inspection.
- G Notify the SVCA Maintenance Manager at the completion of the site work for a final inspection.
E-mail: bruce@suddenvalley.com **Phone number: (360) 778-2223**
- H Other Requirements and Information:

NO road closures or restrictions will be authorized on **Fridays** due to waste management collection.

- Utilities buried minimum 3' depth and not interfere with SVCA infrastructure, including storm water.
- Hard surface trenches shall be backfilled with 5/8" minus crushed gravel and compacted above the pipe zone bedding.
- Asphalt patches shall be 4" depth with sealed edges.
- Match existing ditch grade with minimum slope on culvert, 1% down slope, 12" minimum depth, 12" minimum diameter.
- Culvert material shall be double-wall corrugated ABS
- Six inch minus rock in sufficient quantity for stability shall be placed as splash pad around dispersion tee. Maintain existing ditch grade.
- Six inch minus rock in sufficient quantity for stability shall be placed around each end of culvert.

Required Information from contractor			
<input checked="" type="checkbox"/>	Proof of bond	46CF807884	<input checked="" type="checkbox"/> Plans submitted & Checked
<input checked="" type="checkbox"/>	License number	# VICSCCL838D1	<input checked="" type="checkbox"/> Permit Fee \$ 3500
<input checked="" type="checkbox"/>	Deposit Required	\$ 10,000	<input checked="" type="checkbox"/> Notification of Start Date 8-23-2022

See back page for signatures

SHPORTKO RESIDENCE

20 SWEETCLOVER CIRCLE, SUDDEN VALLEY

PROJECT INFORMATION

LAND USE INFORMATION

BUILDING JURISDICTION:	WHATCOM COUNTY	
ADDRESS:	20 SWEETCLOVER CIRCLE BELLINGHAM, WA 98229	
PARCEL NUMBER:	370407 491208 0000	
ZONING:	RESIDENTIAL	
LEGAL DESCRIPTION:	LOT 135, DIV 25 SUDDEN VALLEY	
LOT SIZE:	6,414 SQ.FT.	100 %
BUILDING:	2,002 SQ.FT.	31.2 %
DRIVEWAY:	523 SQ.FT.	8.2 %
SIDEWALKS:	0 SQ.FT.	0 %
IMPERVIOUS SURFACE:	2,675 SQ.FT.	41.8 %
PERVIOUS SURFACE:	3,739 SQ.FT.	58.2 %
FILL (CU.FT.):	150	
EXCAVATION (CU.FT.):	300	
USE EXCAVATION SPOILS, IMPORT BALANCE		

BUILDING CRITERIA

APPLICABLE BUILDING CODE:	2018 IRC
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	V-B
SPRINKLER SYSTEM:	SPRINKLER NOT REQUIRED
BUILDING SETBACKS:	FRONT 20 FEET REAR 6 FEET SIDE 5 FEET
ALLOWABLE BUILDING HGT.:	20 FT ± 30 FT
SEISMIC ZONE:	D-1
SNOW LOAD:	25 PSF
WIND EXPOSURE:	
EXTERIOR BEARING WALLS:	2x6 HF-2 STUDS @ 16" O.C.
INTERIOR WALLS:	2x4 HF-2 STUDS @ 16" O.C.
FLOOR JOISTS:	1-JOISTS @ 16" O.C.
ROOFS:	ENGINEERING TRUSSES @ 24' O.C.
HEAT TYPE:	ELECTRIC # LP

BUILDING AREA ANALYSIS

HEATED AREA (HABITABLE)	BEDROOMS: 3
LOWER FLOOR (FINISHED):	BATHROOMS: 3.5
1,052 SQ.FT.	
MAIN FLOOR:	1,298 SQ.FT.
STORAGE (UNFIN):	0 SQ.FT.
HEATED TOTAL:	2,350 SQ.FT.
UNHEATED AREA (NON-HABITABLE)	
DECKS / PORCHES:	226 SQ.FT.
GARAGE:	478 SQ.FT.
UNHEATED TOTAL:	704 SQ.FT.
CRAWL SPACE:	0 SQ.FT.

SCOPE OF PROJECT

NEW CONSTRUCTION OF A SINGLE FAMILY DWELLING WITH ATTACHED GARAGE, DECKS, PORCHES AND BASEMENT. CONSTRUCTION AS PER ENCLOSED CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

SHEET INDEX

ARCHITECTURAL SHEETS
A1.0 COVER / NOTES
A1.1 SITE INFORMATION
A1.2 GENERAL NOTES
A2.0 MAIN & LOWER FLOOR PLANS
A3.0 BUILDING ELEVATIONS
A3.2 EXTERIOR DETAILS
A4.0 BUILDING SECTIONS
A5.0 FOUNDATION & ROOF PLAN

STRUCTURAL SHEETS

S1.0 FOUNDATION & LOWER FLR FRAMING
S2.0 SHEARWALL SCHEDULE
S3.0 MAIN FLOOR FRAMING
S4.0 ROOF PLAN
S5.0 STRUCTURAL NOTES

PROJECT CONTACTS

BUILDING DESIGNER / CONSULTANT:
FULLER BUILDING DESIGN, LLC
TODD FULLER
2006 HOBURN ST
BELLINGHAM, WA 98229
p/f: 360.398.3191 c: 360.224.7891

OWNER:
DAVID SHPORTKO
5141 SPOONBILL LANE
FERNDALE, WA 98248
360.483.6237

CONTRACTOR:
TO BE DETERMINED

STRUCTURAL ENGINEER:
BRADLEY ENGINEERING
DAVID BRADLEY
811 7TH ST
BELLINGHAM, WA 98229
360.752.5795

CIVIL ENGINEER:
AXE ENGINEERING
ERIN McDONALD
741 MARINE DR
BELLINGHAM, WA 98225
360.733.7318

LOCAL BUILDING DEPARTMENT:
WHATCOM COUNTY PLANNING & SERVICES
BUILDING DIVISION
5280 NORTHWEST RD
BELLINGHAM, WA 98226
360.758.5900

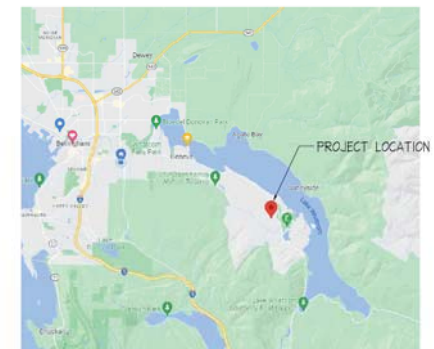
DEFERRED SUBMITTAL

DEFERRED SUBMITTAL ITEMS: IRC 106.3.4.2 DEFERRED SUBMITTALS ENGINEERED TRUSSES

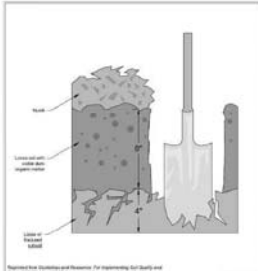
NOTES:

1. DOCUMENTS NOT AVAILABLE AT TIME OF STRUCTURAL REVIEW.
2. DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE PRIOR APPROVAL OF THE BUILDING OFFICIAL.
3. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

VICINITY MAP



BMP T5.13 - POST CONSTRUCTION SOIL QUALITY AND DEPTH



ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SOILS SHALL, AT PROJECT COMPLETION, SHALL DEMONSTRATE THE FOLLOWING:

SOIL QUALITY:
A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 1% ORGANIC MATTER CONTENT IN TURF AREAS, AND A SUBSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 1% DRY WEIGHT. USE COMPOST AND OTHER MATERIALS THAT MEET THE COMPOST SPECIFICATIONS.

SOIL DEPTH:
THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE THE ROOTS OF THE CEPT OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOIL BELOW THE TOPSOIL LAYER SHOULD BE EXCAVATED AT LEAST 4 INCHES WITH SOIL RECOGNITION OF THE LOWER MATERIAL. TO AVOID DISTURBING LAYERS, PLANTING BEDS SHOULD HAVE 2 INCHES OF ORGANIC MATERIAL AS WELL.

COMPOST SPECIFICATIONS:
THE MOST FERTILE PORTION OF "COMPOSTED MATERIAL" IN ACC. 173-396-100 AND COMPLY WITH TESTING PARAMETERS AND OTHER STANDARDS IN ACC. 173-396-100. MUST BE PROVIDED AT A PERMITTED COMPOSTING FACILITY. ORGANIC MATTER CONTENT SHALL BE 42% TO 65%. CARBON TO NITROGEN RATIO OF MUST BE LESS THAN 20:1. THE C:N RATIO MAY BE UP TO 30:1 FOR PLANTINGS COMPOSED ENTIRELY OF PULP AND SAWDUST. NATIVE SPECIES (AND UP TO 30% FOR COARSE COMPOST) TO BE USED AS A SURFACE MULCH (NOT IN A SOIL MIX).

IMPLEMENTATION NOTES:

1. LEAVE AS MUCH NATIVE VEGETATION AND SOIL AS POSSIBLE AND PROTECT FROM CONSTRUCTION DURING CONSTRUCTION.
2. AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DETAILS OR FLATS OR AT A CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.
3. BLANKETS FOR WEED CONTROL AND EROSION CONTROL ARE ALLOWABLE. THE SOIL LAYER AND TOPSOIL OR SUBSOIL IN DESIGNATED CONTROL AREAS, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS. REPLACE IT PRIOR TO PLANTING AND AMEND AS NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS.
4. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS.

MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE.

REVIEWED FOR CODE COMPLIANCE SUBJECT TO FIELD INSPECTIONS, CORRECTIONS AND PROVISIONS OF PLAN REVIEW

PLANS EXAMINER, BLDG. SERVICES

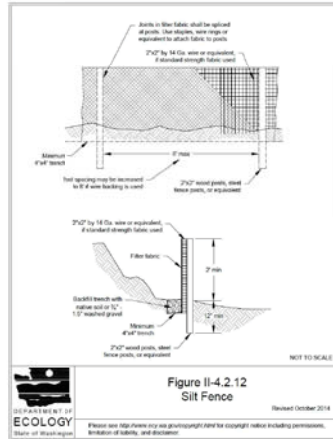


Figure II-4.2.12 Silt Fence
Revised October 2018

PLEASE USE THIS PLAN AS A PHOTOGRAPHIC AID FOR COPYRIGHT NOTICE INCLUDING PERMISSIONS, LIMITATION OF LIABILITY, AND WARRANTIES.

ANY DEVIATION IN CONSTRUCTION FROM APPROVED PLANS REQUIRES PRIOR REVIEW AND APPROVAL.

Addresses shall be placed on all new and existing buildings and shall be visible from the street or road. Per 2015 IFC Sec. 501.2.

ZONING APPROVED
Zone: R3 Use: SFR w/GAR
Setbacks/Height: SGS 8-12-2022
Initials/Date:

Whatcom County
Accepted/Conform
15.04.01 Adoption of Referenced Codes

THE GUIDEBROOK is part of your approved plans. For the guidelines & plan rules during construction. LABELS ON PLANS REFER TO OUTDOORBOOK NUMBERS

APPENDIX J Owners' and Contractors' Checklist

Site Plan Including Landscape Details
All Plans to Include the Following Information Legend

Prepared By:	Todd Fuller
Plan Number:	Jan 303-3130
Owner Name:	David Sgaurle
Site Address (including Tax Parcel) Lot/Division:	
20 Sweetclover Circle Lot 135, DIV 25	
Parcel #: 370407 491208 0000	
Lot Area Sq. Footage	6,414 S.F.
House Footprint Sq. Footage	2,002
Vertical Height	17'-0"
Living Area Sq. Footage	2,350 S.F.
Garage Area Sq. Footage	478 S.F.
Total Impervious Surface	2,675 S.F.
Driveway and Sidewalk Sq. Footage	521 S.F.
Deck Sq. Footage	156 S.F.
Open Space Percentage Defined	58.2%
Setbacks	30' FRONT, 7' SIDE
Elevation Landmarks	NSM891023 Elev 300221
House & Roof Colors, Light Fix	
Landscape Plan w/ Tree Removal	
Whatcom County Parcel Number	

INSPECTION REQUESTS
24 HOUR ANSWERING MACHINE (LMO) 739-3962

REQUEST FOR INSPECTION SHALL BE FILED WITH OUR OFFICE AT LEAST ONE WORKING DAY BEFORE SUCH INSPECTION IS DESIRED.

PRE-CONSTRUCTION MEETING REQ'D PRIOR TO CONSTRUCTION. Call Whatcom County Planning & Development Services at (360) 738-3200 to arrange for a pre-construction meeting with the Whatcom County Building Inspector.

Certificate of Occupancy required per IRC SEC 810-Call our office with plans prior to desired occupancy date.

BURIED PROPANE TANK REQUIRES SEPARATE FIRE PERMIT

JOB COPY - These plans to remain on jobsite

APPROVED PLANS ON SITE
Approved plans, specifications, & Guide Book shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress and shall be open to inspection per IRC Section 106.3.2.

SITE PLAN

SCALE: 1" = 20'

PROFESSIONAL CERTIFICATION
STANDARD OF PRACTICE FOR THE STATE OF WASHINGTON
CONTRACTOR REGISTRATION
AIA/CES
PO Box 1075, Bellingham, WA 98227-1075
Telephone and FAX: 360.393.3131
Website: www.fullerbd.com



MEMBER
AIA
BD
AMERICAN INSTITUTE OF BUILDING DESIGN

PERMIT SET

APPROVED FOR PERMIT

Prepared By: CDF Approved By: TDF
Date: 7-21-22 Date: 7-21-22

CUSTOM RESIDENTIAL DESIGN FOR:
SHPORTKO RESIDENCE
20 SWEETCLOVER CIRCLE, S.V.
BELLINGHAM, WA

CLIENT: SHPORTKO
PROJECT #: FBDM 22-024
DRAWN BY: TDF
CHECKED BY: CDF
ISSUED PLAN DATES & REVISIONS
BD SET 6-3-22
PERMIT SET 7-21-22

BUILDING NOTES
& CRITERIA

A1.0

NOTE:
RESIDENCE SITE PLAN AS PROVIDED BY FULLER BUILDING DESIGN, JUNE 2022

FILTRATION TRENCH TO OUTLET TO EXISTING DITCH ALONG LOUISE VIEW DRIVE. CONTRACTOR TO VERIFY EXACT LOCATION.

INSTALL 4-INCH DIFFUSER TEE AT THE BASE OF THE SLOPE SITUATE ON GRAVEL SPLASHPAD

NOTE:
STORMWATER TREATMENT FILTRATION TRENCH AND SURROUNDING GRADE IS TO BE STABILIZED AND GRADED LESS THAN 15% GRADES. IF NECESSARY, TRENCH IS TO BE KEYED INTO SLOPE WITH FURTHER STABILIZATION MEASURES, SUCH AS RETAINING WALLS, ETC. TO PREVENT ANY POTENTIAL EROSION/ SLOPE FAILURE DOWNSLOPE OF THE STORMWATER TREATMENT FILTRATION TRENCH LOCATION.

4-INCH Ø HDPE TIGHTLINE WITH FUSE-WELDED JOINTS MATCH EXIST. SLOPE. INSTALL PIPE ANCHORS TO SLOPE FACE AT 10-FOOT INTERVALS

4-INCH HDPE PIPE TO DAYLIGHT AND CONTINUE DOWN SLOPE ABOVE GROUND WITHIN GREEN SPACE RIGHT-OF-WAY

7' X 4' STORMWATER TREATMENT FILTRATION TRENCH. SEE FIGURE 7

CONNECT DOWNSPOUT TIGHTLINE SYSTEM TO FILTRATION TRENCH

BASIN 1
2,133 SF (0.0490 AC) TOTAL NON-POLLUTION GENERATING IMPERVIOUS SURFACE

DRIVEWAY TRENCH DRAIN TO CONNECT TO DOWNSPOUT TIGHTLINE SYSTEM

SLOPE DRIVEWAY TO DRAIN TO DRIVEWAY TRENCH DRAIN

BASIN 2
1,175 SF (0.0270 AC) TOTAL POLLUTION GENERATING IMPERVIOUS SURFACE

INSTALL 12" CULVERT BENEATH PROPOSED DRIVEWAY TO PRESERVE EXISTING CONVEYANCE SYSTEM AS NEEDED MATCH EXIST. FLOW LINE ELEVATIONS

101 SF ALLOWABLE LANDSCAPING

- ALL LANDSCAPED AREAS SHALL MEET POST-CONSTRUCTION SOIL QUALITY & DEPTH (BMP T5.13)

- SEE SECTION 5.5 FOR SPECIFICATIONS

TOTAL IMPERVIOUS SURFACE AREA:
3,308 SF (0.0759 AC) TOTAL



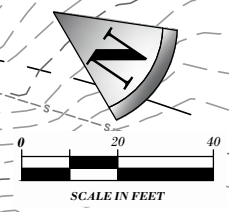
AXE ENGINEERING SERVICES, LLC
"CUTTING THROUGH PROJECT BARRIERS"
851 COHO WAY #306
BELLINGHAM, WA 98225
360 - 922 - 0549
www.axeengineering.com

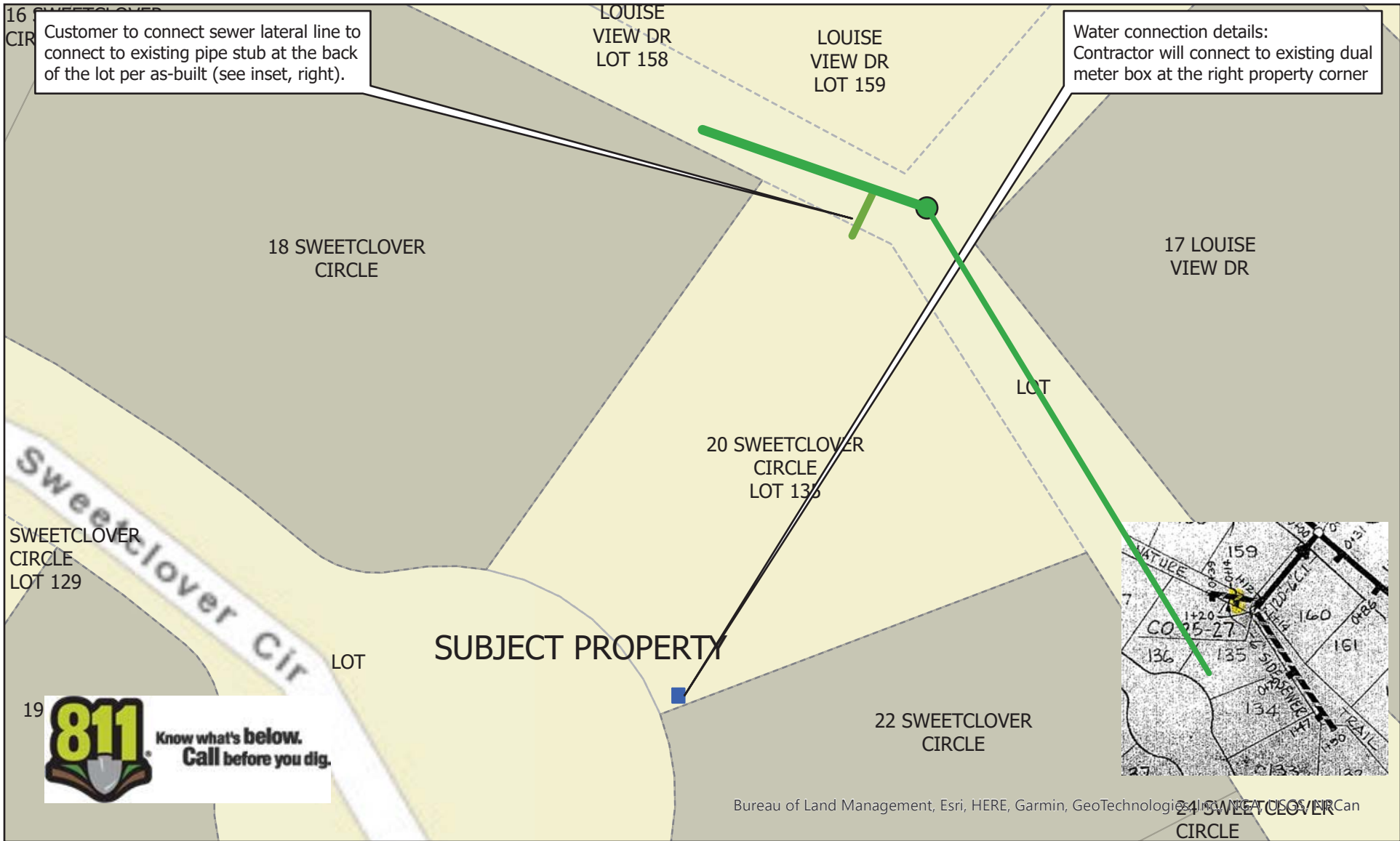
WHATCOM COUNTY, WA
20 SWEETCLOVER CIRCLE RESIDENCE
STORMWATER SITE PLAN
POST-DEVELOPED BASIN PLAN

6/27/2023

22039

Fig 4



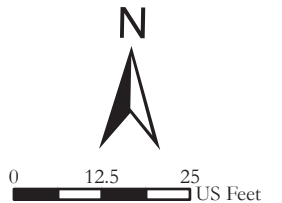


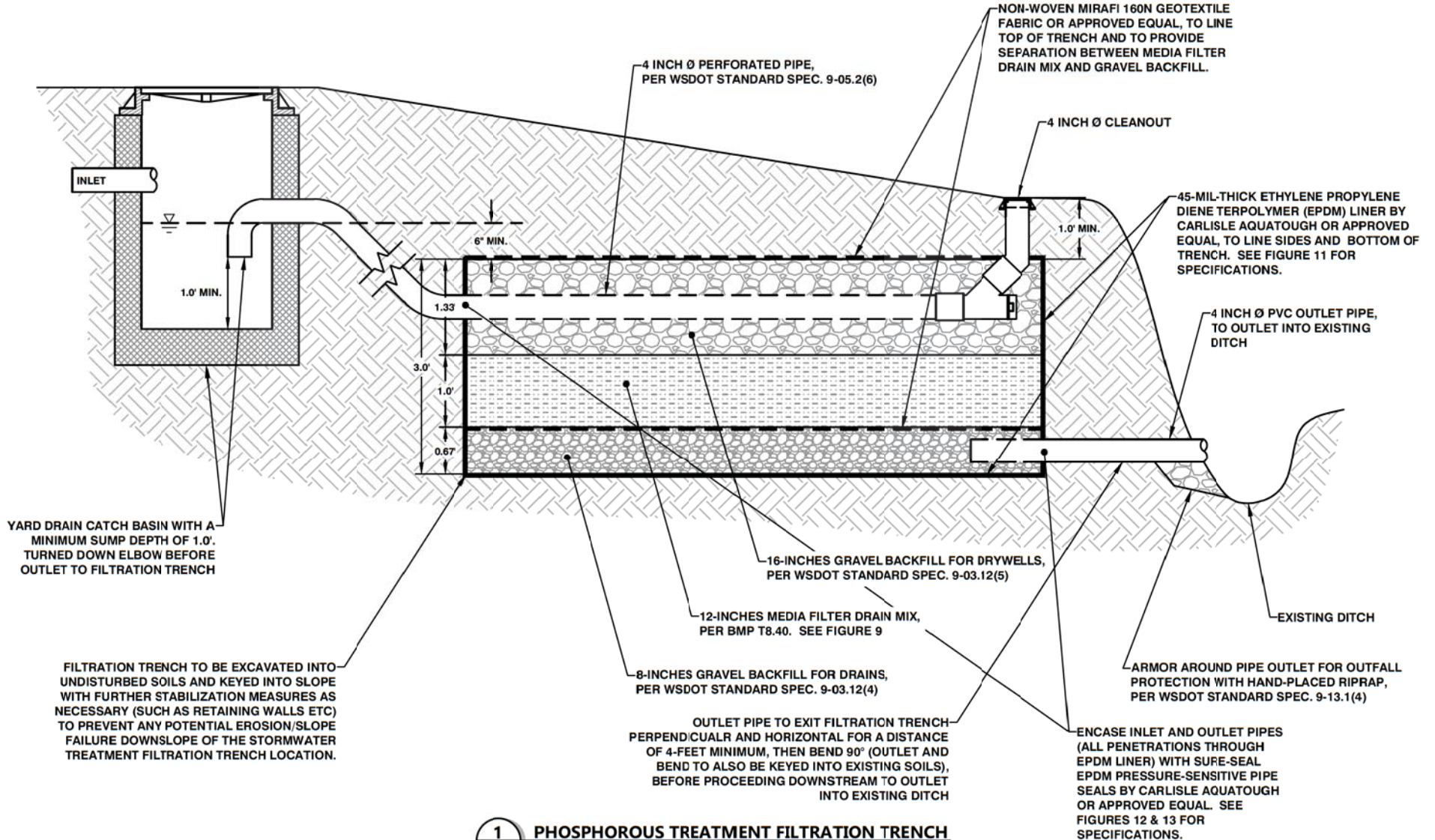
20 Sweet Clover Cir.
Parcel # 370407 491208 | Lot 135

WATER AND SEWER CONNECTION INFORMATION

Connection information shown is approximate. Other utility locations are not shown.
All work shall be done in accordance with the District's Design & Construction Standards.

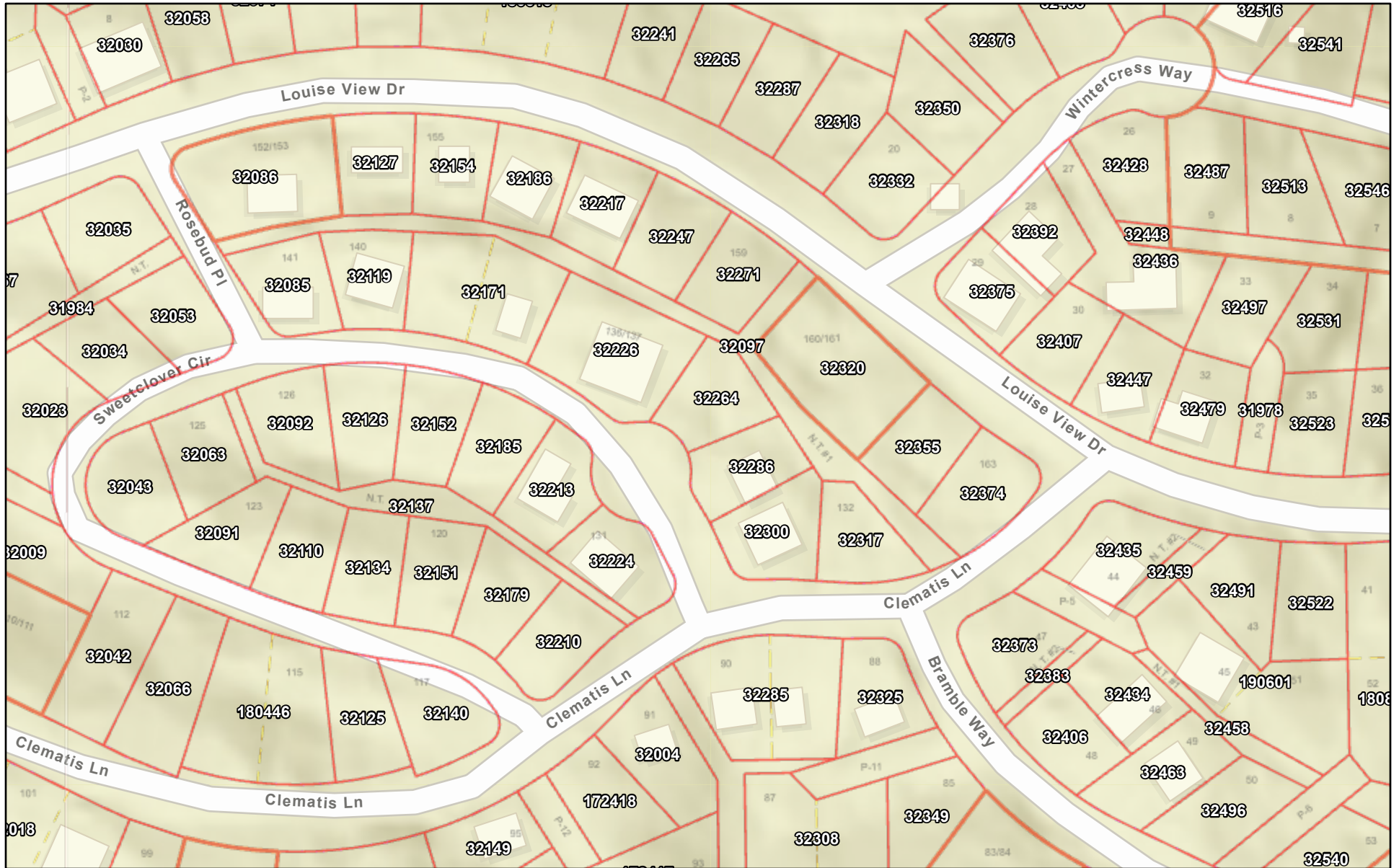
RM
7/21/22











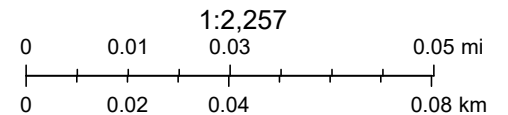
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FIG 4 **PHOSPHOROUS TREATMENT FILTRATION TRENCH**
 PER BMP T8.40: MEDIA FILTER DRAIN SPECIFICATIONS *N.T.S.*

Whatcom Tax Parcel Map



8/1/2024, 1:49:42 PM

-  Subdivisions
-  Lots
-  Sections
-  Tax Parcels
-  Quarter Sections
-  Encumbrances



Esri Community Maps Contributors, Whatcom County, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

Web AppBuilder for ArcGIS