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Point Wells Development

BSRE, Point Wells, LP

c/o Karr Tuttle Campbell
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Seattle, WA 98101

Urban Center Submittal

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NOTE: REFER TO SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND VICINITY MAP

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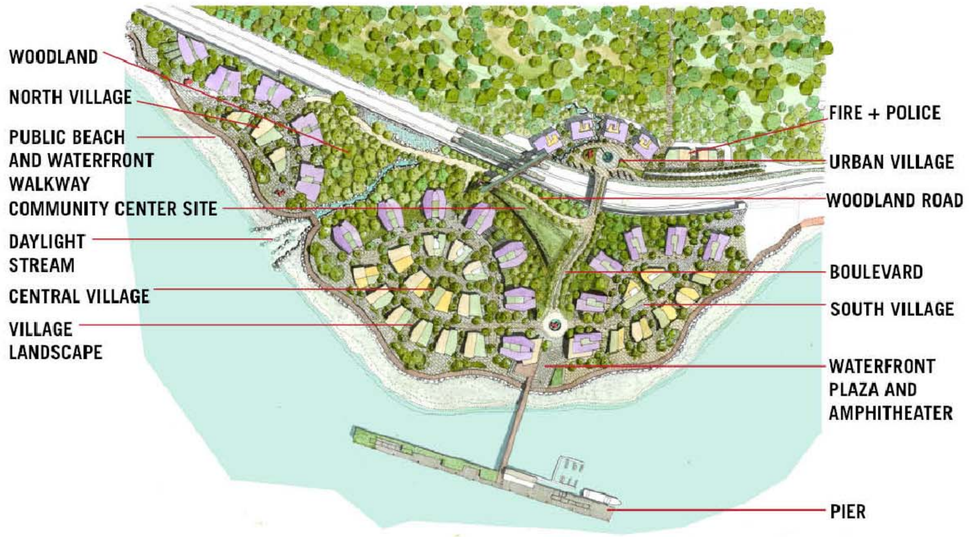

CHARACTER SKETCHES

PUBLIC SPACES : URBAN PLAZA

PUBLIC SPACES : PIER

PUBLIC SPACES : BOARDWALK

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RENDERINGS

Sheet

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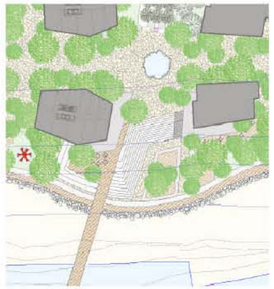
RETAIL IN CENTRAL VILLAGE

NORTH AND CENTRAL VILLAGE

SOUTH VILLAGE

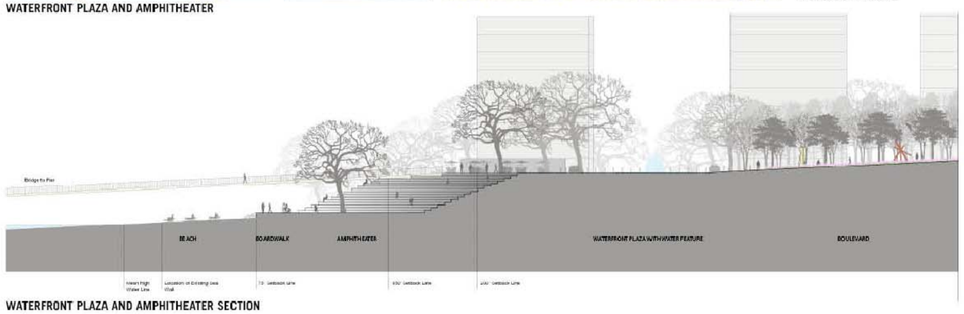
CHARACTER SKETCHES



KEY PLAN

PRECEDENT IMAGES

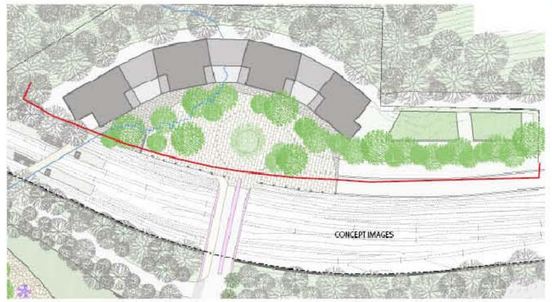
WATERFRONT PLAZA AND AMPHITHEATER



WATERFRONT PLAZA AND AMPHITHEATER SECTION

PUBLIC SPACES : BEACH PLAZA

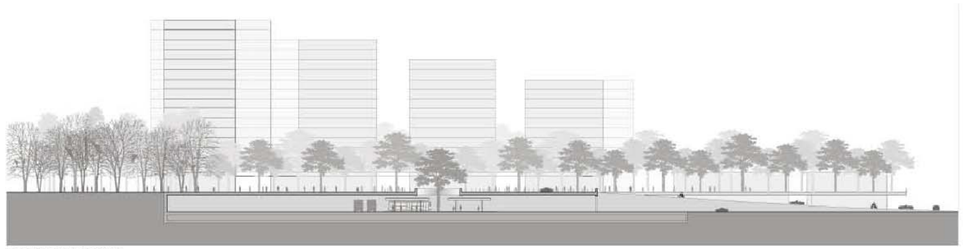
PUBLIC SPACES : URBAN PLAZA



URBAN PLAZA PLAN

PRECEDENT IMAGES

KEY PLAN



URBAN PLAZA SECTION

PIER PLAN ENLARGEMENT

KEY PLAN

PUBLIC ART

PUBLIC SPACES : PIER

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RENDERINGS

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ARIAL VIEW OF SITE

SITE FROM WATER

CENTRAL VILLAGE AND PIER

NORTH VILLAGE

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MODEL PHOTOS

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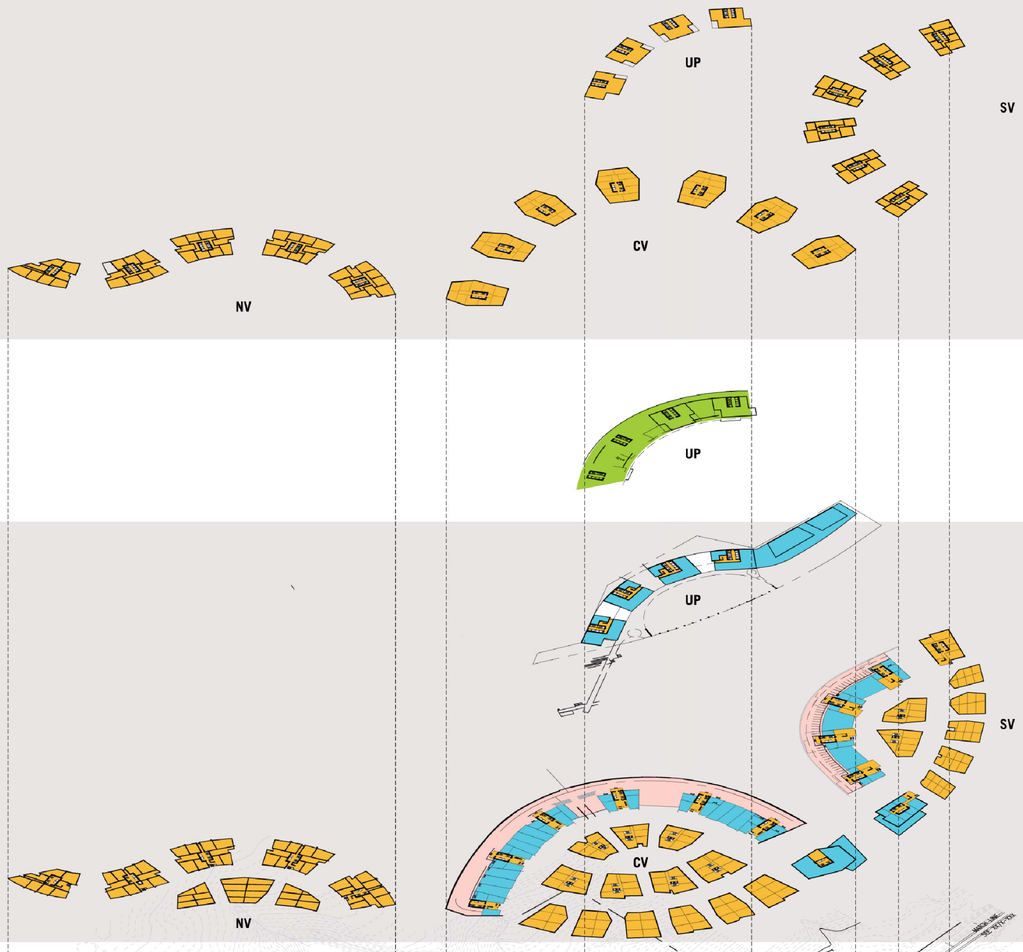


+ 100’

RESIDENTIAL

+75’

COMMERCIAL OFFICE

+28’ AND +55’ URBAN PLAZA

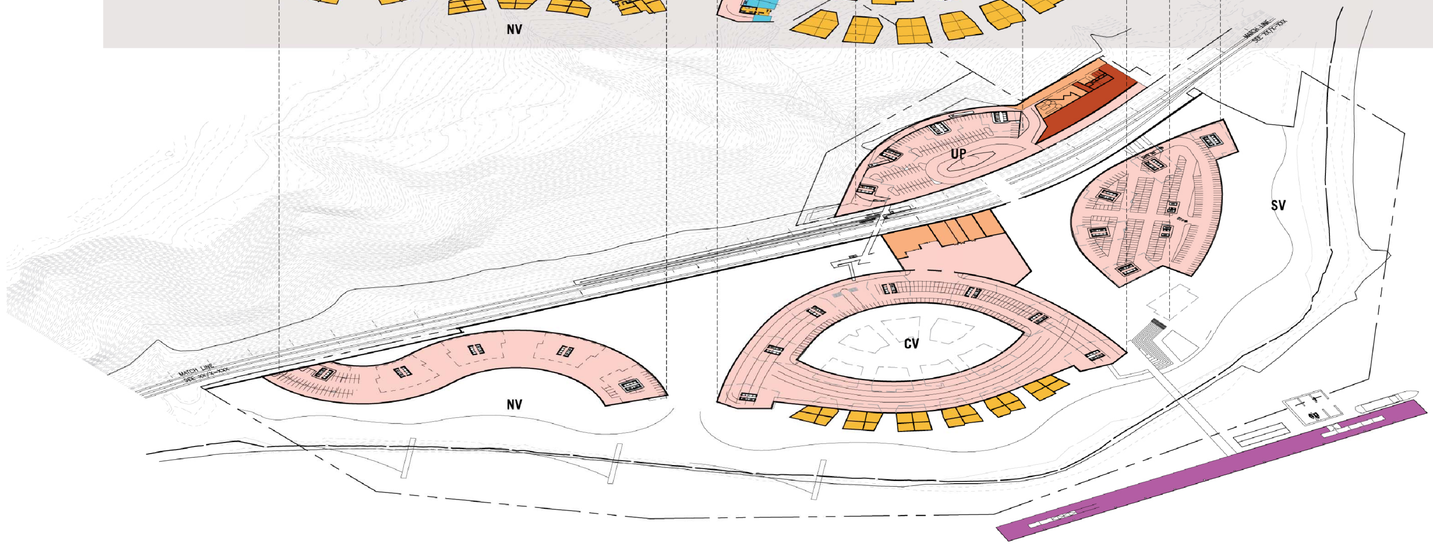
ENERGY CENTER

PUBLIC BUILDING

RETAIL

RESIDENTIAL

PARKING



+16’ (AND +6’ AT SV AND NV)
25’ AND 35’ AND URBAN PLAZA

ENERGY CENTER

PARKING

RESIDENTIAL

FIRE / POLICE

PUBLIC BUILDING

NV = NORTH VILLAGE CV = CENTRAL VILLAGE SV = SOUTH VILLAGE
UP = URBAN PLAZA

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NOTES
1. ROADS WITHIN PROPERTY LINE ARE PRIVATE UNLESS OTHERWISE NOTED

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LAYERED ELEMENTS OF SITE

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WOODED HILLSIDE

FUTURE EXTENSION OF BOARDWALK

NORTH VILLAGE

WOODLAND

RECLAIMED WATER STORAGE TANK

DOTTED LINES INDICATE POTENTIAL FUTURE GROINS

URBAN PLAZA

PROPERTY LINE

KING COUNTY METRO BUS STOP (ROUTE 348 NORTHGATE) AT NW 198TH AND RICHMOND BEACH DRIVE

PUBLIC BUILDING SITE

BRIGHTWATER EASEMENT

FUTURE EXTENSION OF BOARDWALK

CENTRAL VILLAGE

SOUTH VILLAGE

PUBLIC BEACH ACCESS

100' SETBACK

200' SETBACK

150' SETBACK

75' SETBACK

OHWL

PIER (PUBLIC RECREATION)

106.3'~2"

LEGEND

1. ENVAC (BELOW RETAIL)
2. FIRE AND POLICE (BELOW RETAIL)
3. SERVICE ROAD
4. PEDESTRIAN BRIDGE
5. FUTURE TRANSIT STATION
6. OPEN WATER CONVEYANCE CHANNEL
7. WETLAND
8. PARKING ENTRY
9. BEACH PLAZA PUBLIC AMPHITHEATER
10. BOARDWALK
11. FLOATING DOCK
12. POTENTIAL FUTURE GROINS
13. ENERGY CENTER BELOW (AT EL. +28)
14. FUTURE WATER TAXI
15. RAILROAD
16. ACOUSTICAL WALL
17. BRIGHTWATER ACCESS
18. VEHICULAR BRIDGE
19. ENTRY BOULEVARD (PRIVATE)
20. SECONDARY ROAD (PRIVATE)
21. PEDESTRIAN/BIKE PATH
22. POSSIBLE PEDESTRIAN CONNECTION
23. DESCENDING LANDSCAPE TERRACE
24. GREEN SPACE
25. EXISTING STRUCTURE
26. RICHMOND BEACH DRIVE (PUBLIC)
27. PIER
28. AREA OF APPROXIMATELY 25 EXISTING SIGNIFICANT TREES TO BE REMOVED
29. RECEIVING AREA FOR REPLACEMENT TREES

	AREA (COMMERCIAL)	AREA (RETAIL)	AREA (RESIDENTIAL)	NO. OF UNITS (BASED ON 850SF PER UNIT)
URBAN VILLAGE	32,262	26,300	254,208	254
NORTH VILLAGE	0	0	902,623	903
CENTRAL VILLAGE	0	44,000	1,270,720	1,271
SOUTH VILLAGE	0	24,000	653,166	653
TOTAL	32,262	94,300	3,080,715	3,081
SITE AREA			2,630,110	
FLOOR AREA RATIO	3,080,715 / 2,630,110 =			1.17 FAR

NORTH

0 50' 100' 200'
SCALE: 1" = 100'

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OVERALL SITE PLAN AND TREE PRESERVATION PLAN

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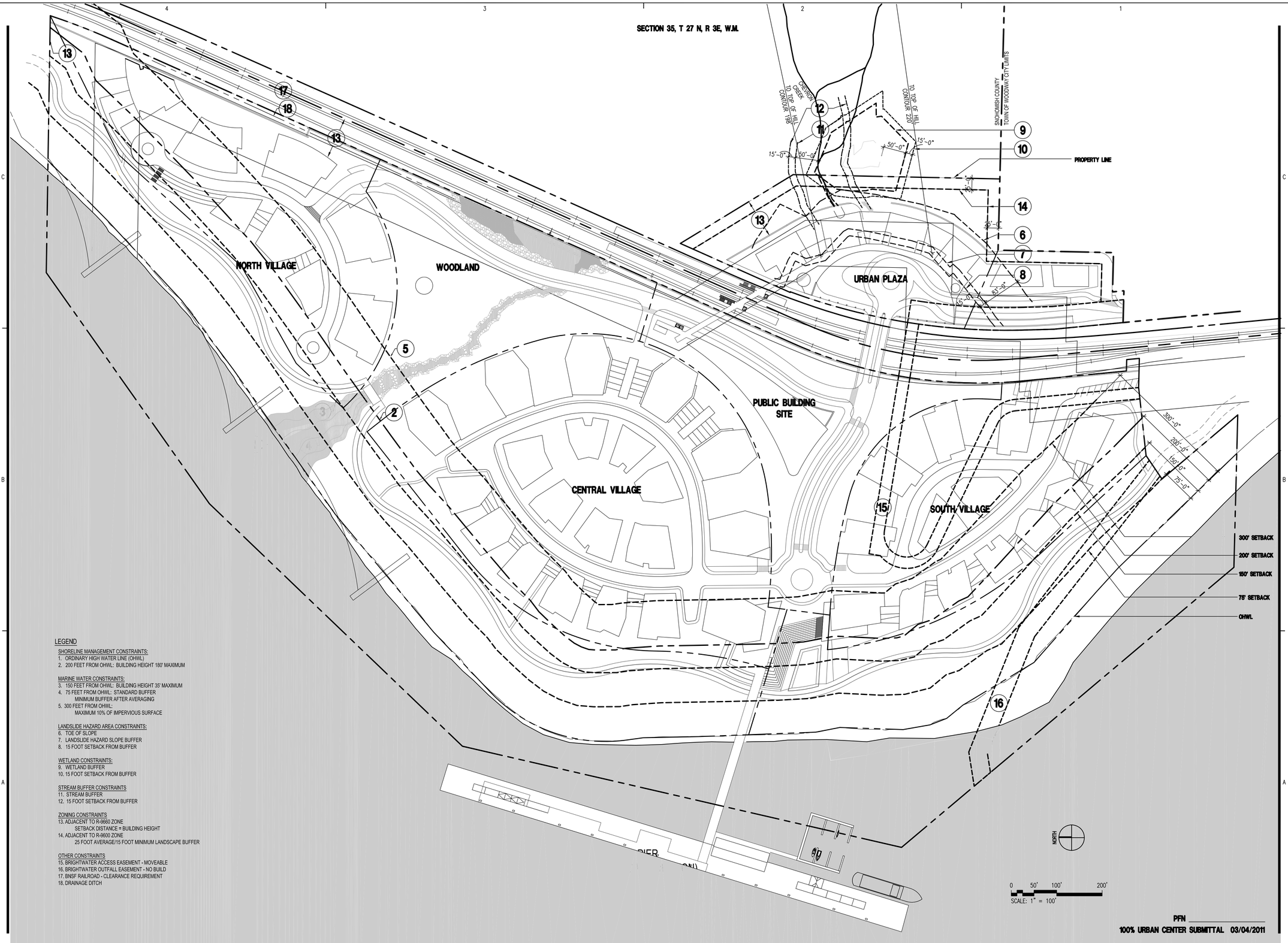

LEGEND

SHORELINE MANAGEMENT CONSTRAINTS:
1. ORDINARY HIGH WATER LINE (OHWL)
2. 200 FEET FROM OHWL: BUILDING HEIGHT 180' MAXIMUM

MARINE WATER CONSTRAINTS:
3. 150 FEET FROM OHWL: BUILDING HEIGHT 35' MAXIMUM
4. 75 FEET FROM OHWL: STANDARD BUFFER
   MINIMUM BUFFER AFTER AVERAGING
5. 300 FEET FROM OHWL:
   MAXIMUM 10% OF IMPERVIOUS SURFACE

LANDSLIDE HAZARD AREA CONSTRAINTS:
6. TOE OF SLOPE
7. LANDSLIDE HAZARD SLOPE BUFFER
8. 15 FOOT SETBACK FROM BUFFER

WETLAND CONSTRAINTS:
9. WETLAND BUFFER
10. 15 FOOT SETBACK FROM BUFFER

STREAM BUFFER CONSTRAINTS
11. STREAM BUFFER
12. 15 FOOT SETBACK FROM BUFFER

ZONING CONSTRAINTS
13. ADJACENT TO R-9660 ZONE
    SETBACK DISTANCE = BUILDING HEIGHT
14. ADJACENT TO R-9600 ZONE
    25 FOOT AVERAGE/15 FOOT MINIMUM LANDSCAPE BUFFER

OTHER CONSTRAINTS
15. BRIGHTWATER ACCESS EASEMENT - MOVEABLE
16. BRIGHTWATER OUTFALL EASEMENT - NO BUILD
17. BNSF RAILROAD - CLEARANCE REQUIREMENT
18. DRAINAGE DITCH

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OVERALL SITE PLAN (CONSTRAINTS)

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NV-T 1
NV-T 2
NV-T 3
NV-L 1
NV-L 2
NV-T 4
NV-L 3
NV-T 5
WOODLAND

ACCESSIBLE PATH OF TRAVEL

PROPERTY LINE

PUBLIC ACCESS EASEMENT

UP-T 1
UP-T 2
UP-T 3
UP-T 4
URBAN PLAZA

PUBLIC BUILDING SITE

CV-T 1
CV-T 2
CV-T 3
CV-T 4
CV-T 5
CV-T 6
CV-T 7
CV-L 1
CV-L 2
CV-L 3
CV-L 4
CV-L 5
CV-L 6
CV-L 7
CV-L 8
CV-L 9
CV-L 10
CV-L 11
CV-L 12
CV-L 13
CENTRAL VILLAGE

ACCESSIBLE PATH OF TRAVEL

SV-T 1
SV-T 2
SV-T 3
SV-T 4
SV-T 5
SV-T 6
SV-L 1
SV-L 2
SV-L 3
SV-L 4
SV-L 5
SV-L 6
SV-L 7
SOUTH VILLAGE

ACCESSIBLE PATH OF TRAVEL

300' SETBACK
200' SETBACK
150' SETBACK
75' SETBACK
MHHW
EDGE OF WATER

ACCESSIBLE PATH OF TRAVEL

PIER
(PUBLIC RECREATION)

LEGEND

REQUIRED OPEN SPACE:
1. AMOUNT OF OPEN SPACE
150 SQUARE FEET PER RESIDENTIAL UNIT (150 SF/RU X 3,000 RESIDENTIAL UNITS = 450,000SF)
TWO PERCENT OF NON-RESIDENTIAL FLOOR AREA
2% X 126,562 SF OF NON-RESIDENTIAL AREA = 2,532 S.F.

2. ARRANGEMENT:
MINIMUM OF 50 PERCENT OF OPEN SPACE ACCESSIBLE TO THE PUBLIC FOR ACTIVE RECREATION
MINIMUM OF 25 PERCENT OF ACTIVE RECREATION SPACE MUST BE CONTIGUOUS

86% OF ACTIVE RECREATION SPACE IS CONTIGUOUS > 25% OF ACTIVE RECREATION SPACE

PROVIDED OPEN SPACE:

PUBLICLY ASSESSIBLE: ACTIVE RECREATION (370,000 SF)
CONTIGUOUS ACTIVE RECREATION SPACE = 319,500 S.F.
TOTAL ACTIVE RECREATION SPACE = 370,000 S.F.

PUBLICLY ACCESSIBLE: PASSIVE RECREATION (520,000 SF)

SEMI-PRIVATE OPEN SPACE (620,000 SF)

PARKING ACCESS

TOTAL OPEN SPACE 1,510,000 SF PROVIDED > 452,532 SF REQUIRED.

NORTH

0 50' 100' 200'
SCALE: 1" = 100'

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0 1/2" 1" 2"

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OPEN SPACE DIAGRAM

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WOODED HILLSIDE

(TENSION WALK

EL. +28'
50 RETAIL/COMMERCIAL (SURFACE)

NORTH VILLAGE

WOODLAND

EL. +28'
TOTAL : 65,500 SF / 350 = 187 SPACES

181 RESIDENTIAL
6 SHARED
50 RETAIL/COMMERCIAL (SURFACE)

ENERGY CENTER (BELOW)

URBAN PLAZA

EL. +45' (PLAZA LEVEL)
50 SPACES (ALL COMMERCIAL/ RETAIL)

EL. +35' (NOT SHOWN)
TOTAL : 70,000 SF / 350 = 200 SPACES (ALL RESIDENTIAL)

EL. +25'
TOTAL : 97,000 SF / 350 = 275 SPACES (ALL RESIDENTIAL)

EL. +28'
TOTAL : 27,200 SF / 350 = 78 SPACES

64 RESIDENTIAL
14 SHARED
50 RETAIL/COMMERCIA (SURFACE)

BRIGHTWATER EASEMENT

FUTURE EXTENSION OF BOARDWALK

CENTRAL VILLAGE

SOUTH VILLAGE

PUBLIC BEACH ACCESS

PIER
(PUBLIC RECREATION)

LEGEND
1. PARKING RAMP
2. PARKING ENTRY

INDICATES BELOW GRADE PARKING AREAS

REQUIRED PARKING CALCULATION

	UNITS	STALLS/UNIT	STALLS	RETAIL	COMMERCIAL
URBAN VILLAGE	254	1	254	26,300	32,262
NORTH VILLAGE	903	1	903	0	0
CENTRAL VILLAGE	1,271	1	1,271	44,000	0
SOUTH VILLAGE	653	1	653	24,000	0
TOTAL*	3,081		3,081	94,300	32,262

*RETAIL + COMMERCIAL = 94,300 + 32,262 126,562
85% EFFICIENCY (NET TO GROSS) = (126,562 X .85) = 107,578 SF / (2 STALLS/1000 SF) = 215 STALLS
TOTAL = 3,081 + 215 = 3,296 STALLS REQUIRED

ACTUAL PARKING PROVIDED

	STALLS
URBAN VILLAGE	527
NORTH VILLAGE	770
CENTRAL VILLAGE	962
SOUTH VILLAGE	1048
BRIGHTWATER PLANT	20
TOTAL	3327

*NOTE: THE PROJECT INTENDS TO REDUCE THE ABOVE PARKING REQUIREMENTS AS ALLOWED THROUGH A SHARED PARKING STUDY

Parking Space Standards (SCC 30.26.065)
CONVENTIONAL: 8.5'x 16'
COMPACT: 8'x 16'

Parking Space Distribution
Up to 40% of the off-street parking spaces may be designed for compact cars. Such parking stalls shall be individually marked on the site plan and on each constructed parking stall as being for compact cars only.

Parking Height Clearances
8'-2" for van accessible spaces
6'-8" for accessible spaces
6'-6" for remainder

Driveway Criteria (SCC 30.24.130)
One and two way traffic minimum is 22', maximum is 25'.

Aisle Criteria (SCC 30.26.065)
22' clear for compact stalls
25' conventional stalls

NORTH

0 50' 100' 200'
SCALE: 1" = 100'

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SHARED PARKING, PARKING AND ENTRY PLAN (EL=+28, +25)

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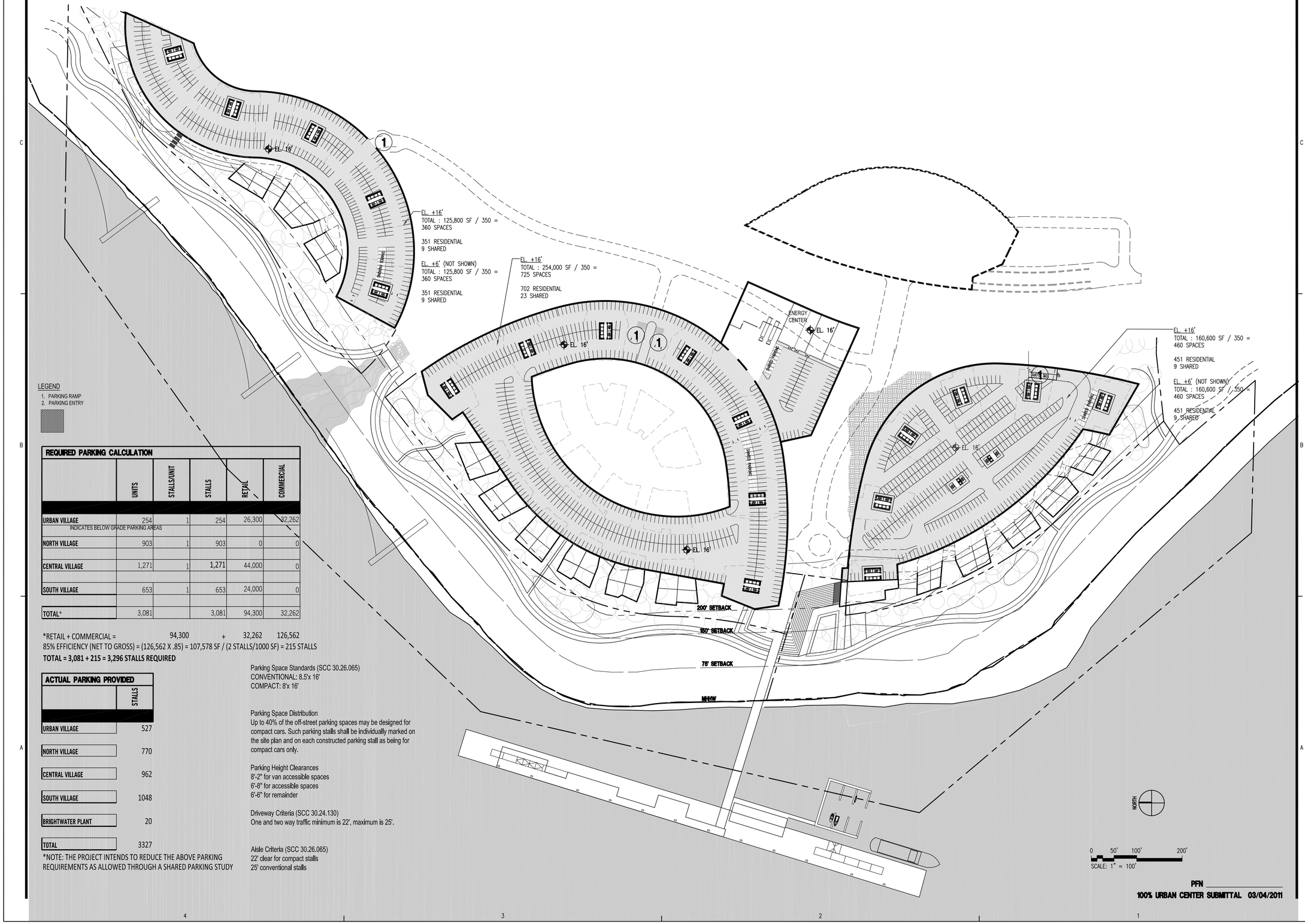

LEGEND

1. PARKING RAMP
2. PARKING ENTRY

REQUIRED PARKING CALCULATION

	UNITS	STALLS/UNIT	STALLS	RETAIL	COMMERCIAL
URBAN VILLAGE	254	1	254	26,300	32,262
INDICATES BELOW GRADE PARKING AREAS					
NORTH VILLAGE	903	1	903	0	0
CENTRAL VILLAGE	1,271	1	1,271	44,000	0
SOUTH VILLAGE	653	1	653	24,000	0
TOTAL*	3,081		3,081	94,300	32,262

*RETAIL + COMMERCIAL = 94,300 + 32,262 126,562

85% EFFICIENCY (NET TO GROSS) = (126,562 X .85) = 107,578 SF / (2 STALLS/1000 SF) = 215 STALLS

TOTAL = 3,081 + 215 = 3,296 STALLS REQUIRED

ACTUAL PARKING PROVIDED

	STALLS
URBAN VILLAGE	527
NORTH VILLAGE	770
CENTRAL VILLAGE	962
SOUTH VILLAGE	1048
BRIGHTWATER PLANT	20
TOTAL	3327

*NOTE: THE PROJECT INTENDS TO REDUCE THE ABOVE PARKING REQUIREMENTS AS ALLOWED THROUGH A SHARED PARKING STUDY

Parking Space Standards (SCC 30.26.065)
CONVENTIONAL: 8.5'x 16'
COMPACT: 8'x 16'

Parking Space Distribution
Up to 40% of the off-street parking spaces may be designed for compact cars. Such parking stalls shall be individually marked on the site plan and on each constructed parking stall as being for compact cars only.

Parking Height Clearances
8'-2" for van accessible spaces
6'-8" for accessible spaces
6'-6" for remainder

Driveway Criteria (SCC 30.24.130)
One and two way traffic minimum is 22', maximum is 25'.

Aisle Criteria (SCC 30.26.065)
22' clear for compact stalls
25' conventional stalls

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BELOW GRADE PARKING AND SHARED PARKING PLAN (EL=+16')

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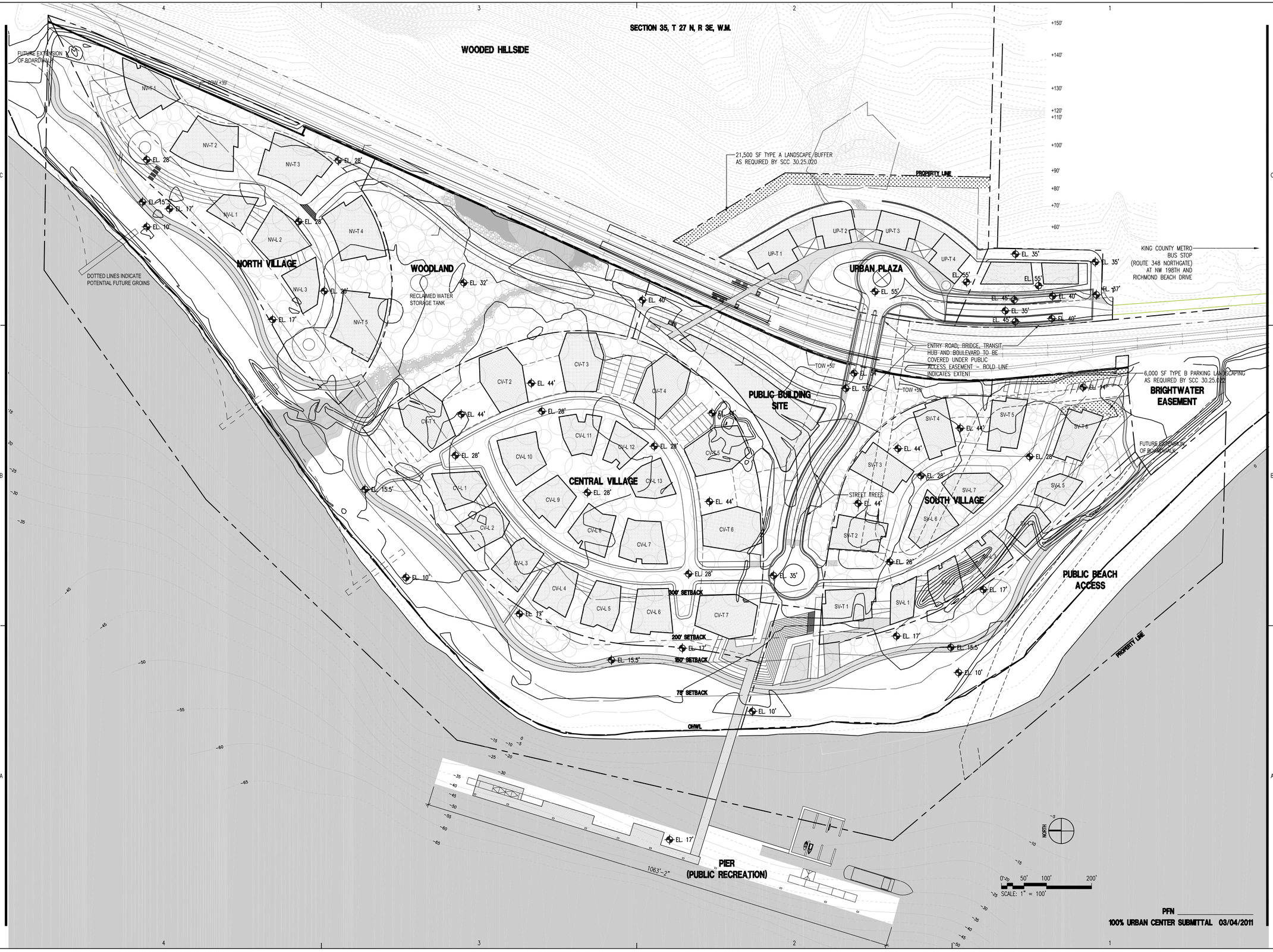

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NOTES
1. ROADS WITHIN PROPERTY LINE ARE PRIVATE UNLESS OTHERWISE NOTED
2. RICHMOND BEACH DRIVE PROVIDES CONNECTION TO KING COUNTY METRO BUS LINE 348 NORTHGATE
3. LANDSCAPE PROTECTION AND MAINTENANCE TO BE PROVIDED IN ACCORDANCE WITH SCC 30.25.045.

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CIRCULATION/ LANDSCAPE SITE PLAN

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TOWN OF WOODWAY CITY LIMITS

PHASE 4

PHASE 2

PHASE 3

PHASE 1

NORTH

0 50' 100' 200'
SCALE: 1" = 100'

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PHASING PLAN

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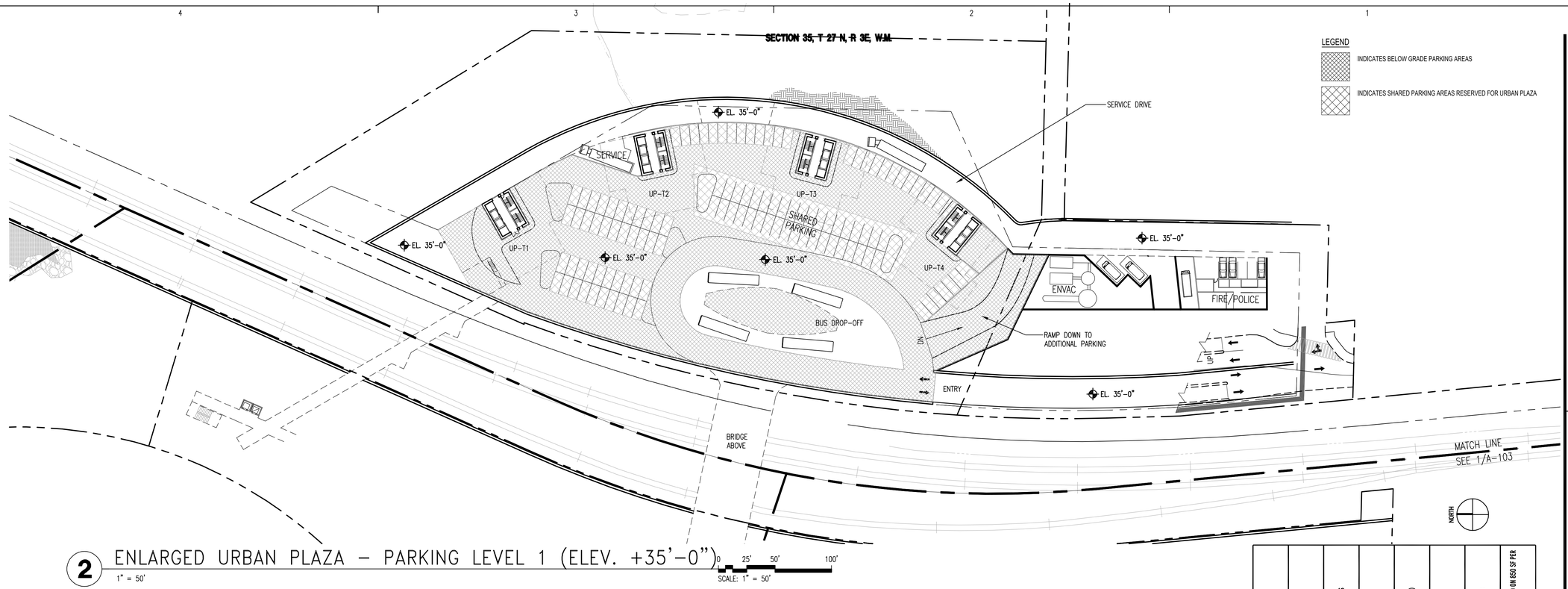
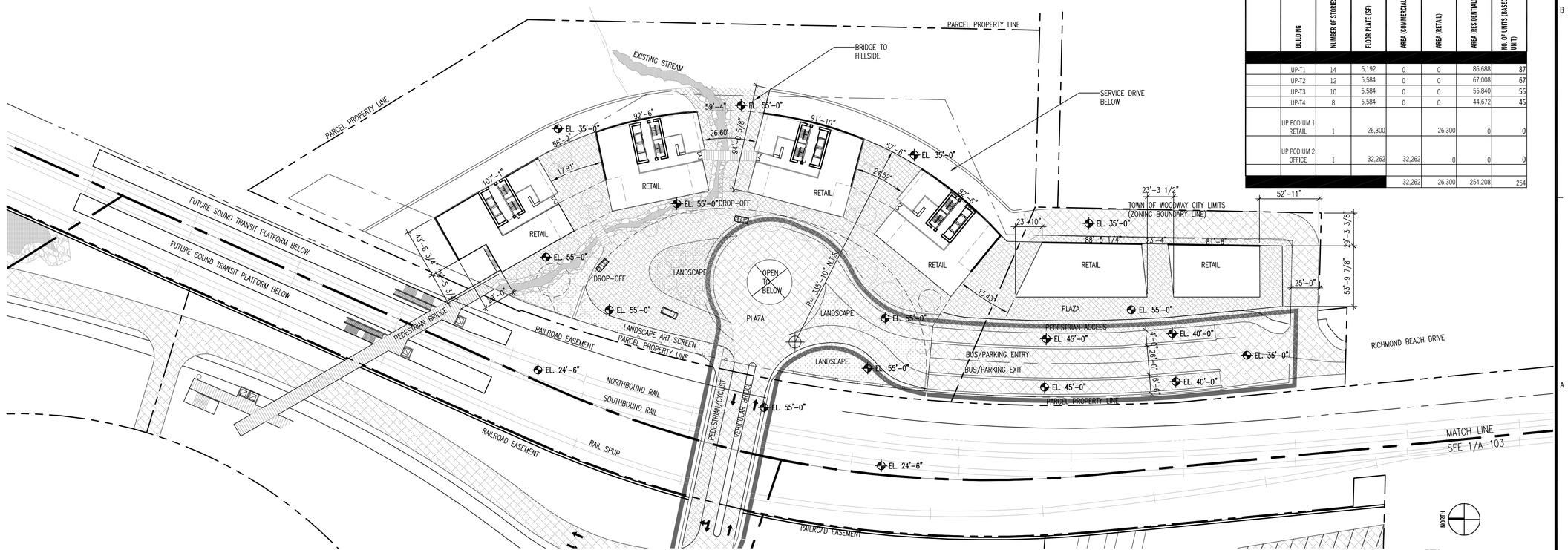


2 ENLARGED URBAN PLAZA – PARKING LEVEL 1 (ELEV. +35'-0")

1" = 50'

SCALE: 1" = 50'

BUILDING	NUMBER OF STORIES	FLOOR PLATE (SF)	AREA (COMMERCIAL)	AREA (RETAIL)	AREA (RESIDENTIAL)	NO. OF UNITS (BASED ON 850 SF PER UNIT)
UP-T1	14	6,192	0	0	86,688	87
UP-T2	12	5,584	0	0	67,008	67
UP-T3	10	5,584	0	0	55,840	56
UP-T4	8	5,584	0	0	44,672	45
UP PODIUM 1 RETAIL	1	26,300		26,300	0	0
UP PODIUM 2 OFFICE	1	32,262	32,262	0	0	0
			32,262	26,300	254,208	254



1 ENLARGED URBAN PLAZA – PODIUM RETAIL (ELEV. +55'-0")

1" = 50'

SCALE: 1" = 50'

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AREA PLAN - URBAN PLAZA

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MATCH LINE
SEE 1/A-100

	BUILDING	NUMBER OF STORIES	FLOOR PLATE (SF)	AREA (COMMERCIAL)	AREA (RETAIL)	AREA (RESIDENTIAL)	NO. OF UNITS (BASED ON 850 SF PER UNIT)
NORTH VILLAGE							
	NV-T1	17	10,551	0	0	179,367	179
	NV-T2	16	12,203	0	0	195,248	195
	NV-T3	14	12,697	0	0	177,758	178
	NV-T4	12	12,719	0	0	152,628	153
	NV-T5	10	12,697	0	0	126,970	127
	NV-L1	2	5,239	0	0	10,478	10
	NV-L2	4	9,002	0	0	36,008	36
	NV-L3	4	6,041	0	0	24,164	24
				0	0	902,621	903

DESCENDING LANDSCAPE TERRACES
SECONDARY ROAD (PRIVATE)
BOARDWALK
BEACH LANDSCAPE AREA
DESCENDING LANDSCAPE TERRACES
ACOUSTICAL WALL
SECONDARY ROAD (PRIVATE)
PEDESTRIAN/BIKE PATH
PARKING ENTRY RAMP
PROPERTY LOT LINE
RECLAIMED WATER STORAGE TANK
STEPPING STONES
PEDESTRIAN BRIDGE
BEACH
WOODLAND
WETLAND
MATCH LINE
SEE 1/A-102

LEGEND
VEHICLE AND PEDESTRIAN
PEDESTRIAN
BOARDWALK

NORTH

1 AREA PLAN – NORTH VILLAGE
1" = 50'

0 25' 50' 100'
SCALE: 1" = 50'

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AREA PLAN - NORTH VILLAGE

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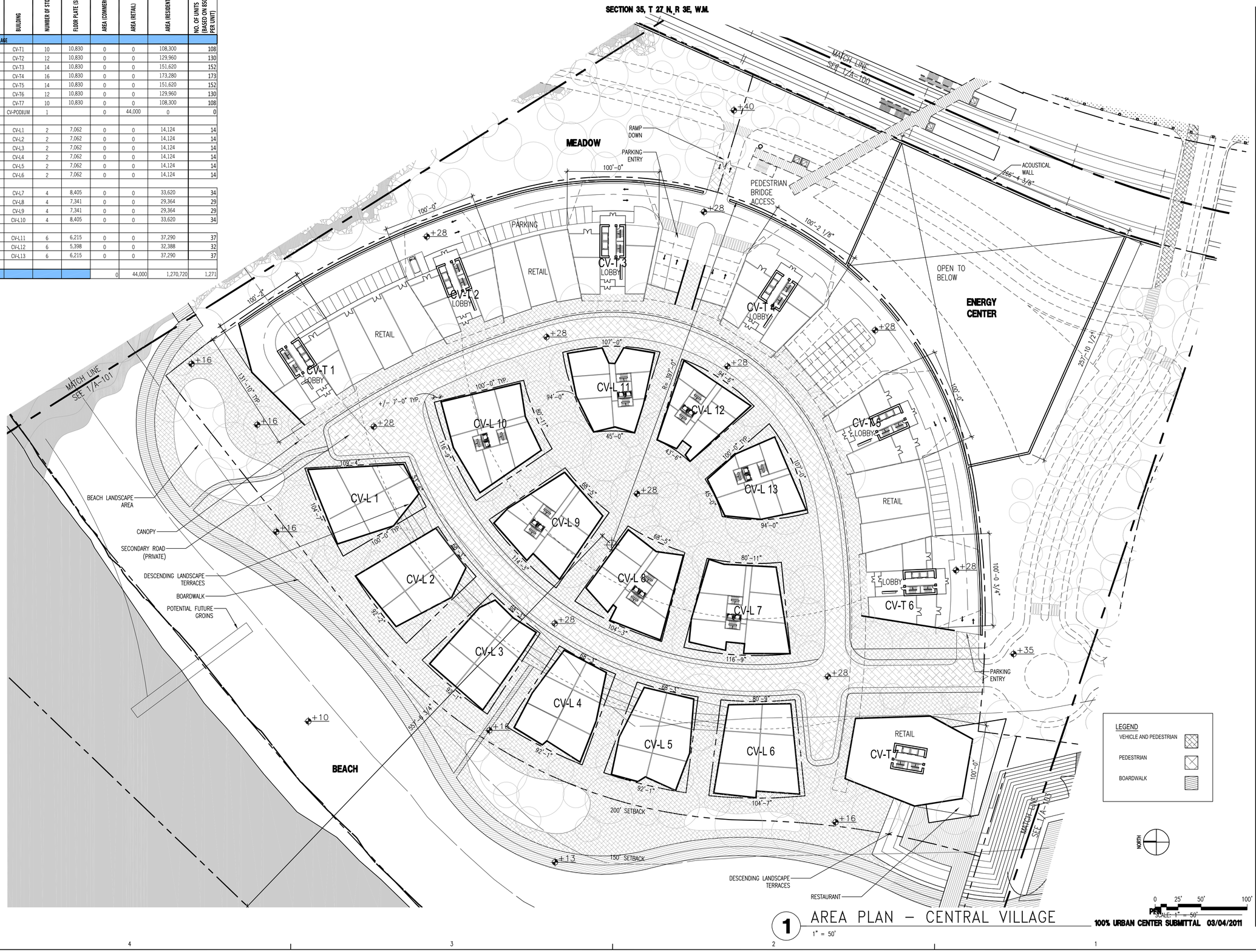
	BUILDING	NUMBER OF STORIES	FLOOR PLATE (SF)	AREA (COMMERCIAL)	AREA (RETAIL)	AREA (RESIDENTIAL)	NO. OF UNITS (BASED ON 950 SF PER UNIT)
CENTRAL VILLAGE							
	CV-T1	10	10,830	0	0	108,300	108
	CV-T2	12	10,830	0	0	129,960	130
	CV-T3	14	10,830	0	0	151,620	152
	CV-T4	16	10,830	0	0	173,280	173
	CV-T5	14	10,830	0	0	151,620	152
	CV-T6	12	10,830	0	0	129,960	130
	CV-T7	10	10,830	0	0	108,300	108
	CV-PODIUM	1		0	44,000	0	0
	CV-L1	2	7,062	0	0	14,124	14
	CV-L2	2	7,062	0	0	14,124	14
	CV-L3	2	7,062	0	0	14,124	14
	CV-L4	2	7,062	0	0	14,124	14
	CV-L5	2	7,062	0	0	14,124	14
	CV-L6	2	7,062	0	0	14,124	14
	CV-L7	4	8,405	0	0	33,620	34
	CV-L8	4	7,341	0	0	29,364	29
	CV-L9	4	7,341	0	0	29,364	29
	CV-L10	4	8,405	0	0	33,620	34
	CV-L11	6	6,215	0	0	37,290	37
	CV-L12	6	5,398	0	0	32,388	32
	CV-L13	6	6,215	0	0	37,290	37
				0	44,000	1,270,720	1,271



1 AREA PLAN – CENTRAL VILLAGE
1" = 50'

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AREA PLAN - CENTRAL VILLAGE

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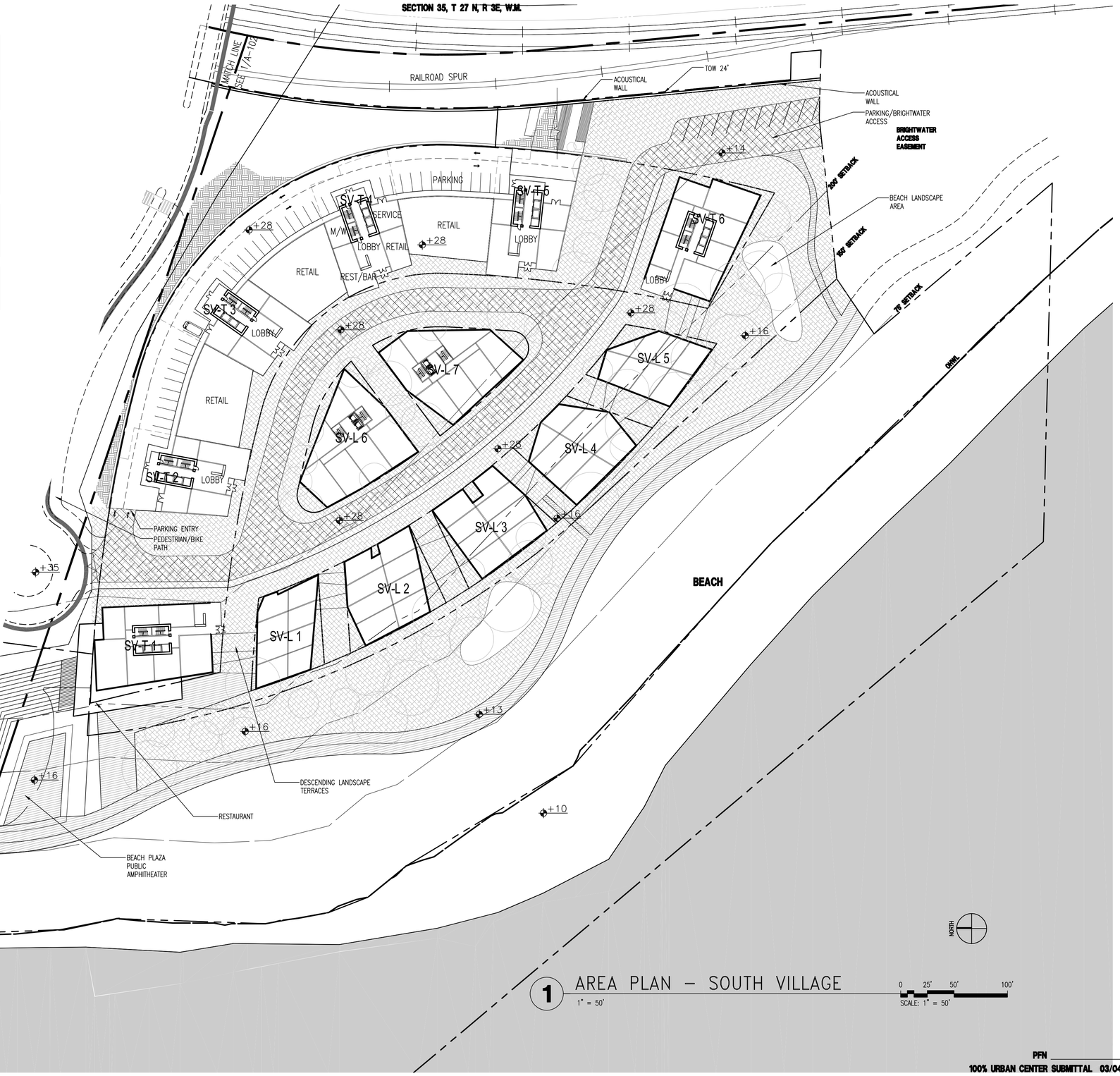
	BUILDING	NUMBER OF STORIES	FLOOR PLATE (SF)	AREA (COMMERCIAL)	AREA (RETAIL)	AREA (RESIDENTIAL)	NO. OF UNITS (BASED ON 850 SF PER UNIT)
SOUTH VILLAGE							
	SV-T1	16	7,950	0	0	127,200	127
	SV-T2	14	7,950	0	0	111,300	111
	SV-T3	12	7,950	0	0	95,400	95
	SV-T4	10	7,950	0	0	79,500	80
	SV-T5	8	7,950	0	0	63,600	64
	SV-T6	8	7,950	0	0	63,600	64
	SV-PODIUM	1	32,880	0	24,000		0
	SV-L1	2	4,556	0	0	9,112	9
	SV-L2	2	5,831	0	0	11,662	12
	SV-L3	2	5,880	0	0	11,760	12
	SV-L4	2	5,831	0	0	11,662	12
	SV-L5	2	4,589	0	0	9,178	9
	SV-L6	4	7,399	0	0	29,596	30
	SV-L7	4	7,399	0	0	29,596	30
				0	24,000	653,166	653

LEGEND
- VEHICLE AND PEDESTRIAN
- PEDESTRIAN
- BOARDWALK



1 AREA PLAN – SOUTH VILLAGE
1" = 50'

SCALE: 1" = 50'

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AREA PLAN - SOUTH VILLAGE

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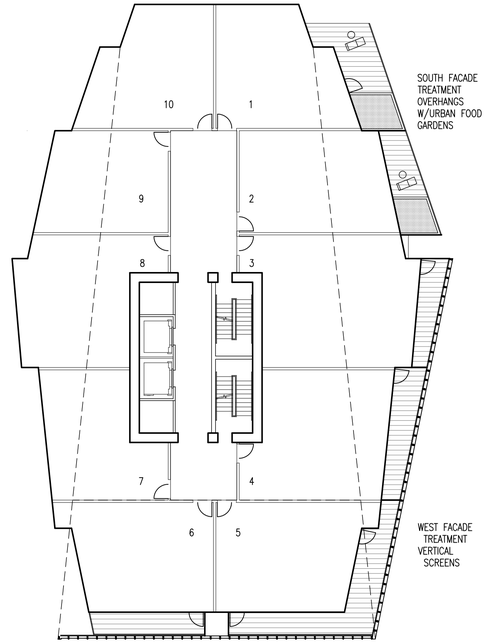
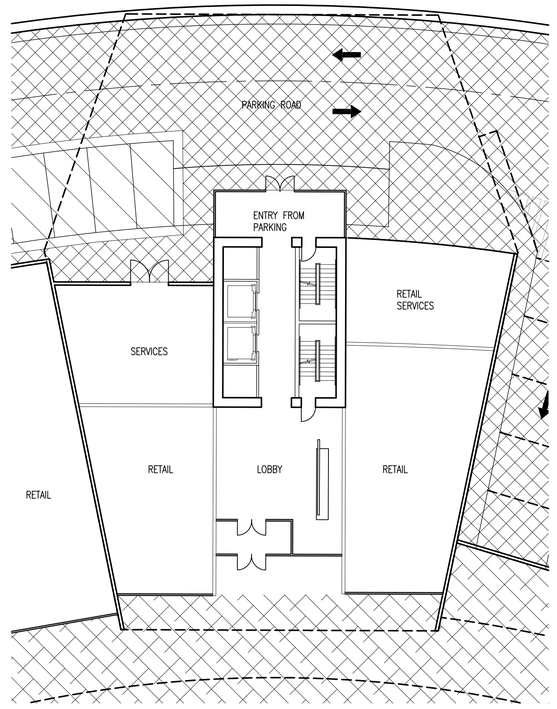
4 WEST ELEVATION
1/16" = 1'-0"

3 SOUTH ELEVATION
1/16" = 1'-0"



2 TYPICAL TOWER PLAN ENTRY LEVEL
1/16" = 1'-0"



1 TYPICAL TOWER PLAN UPPER LEVELS
1/16" = 1'-0"

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TYP. TOWER PLANS / ELEVATIONS

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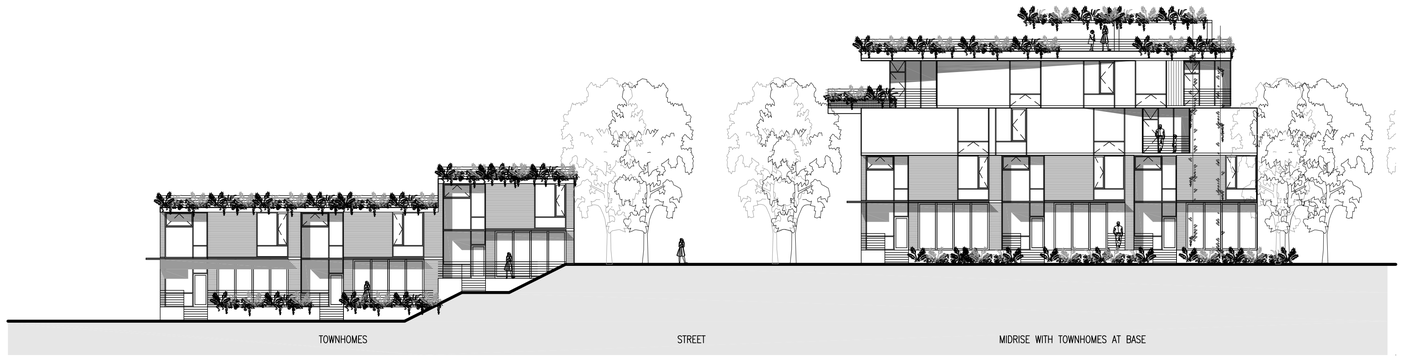
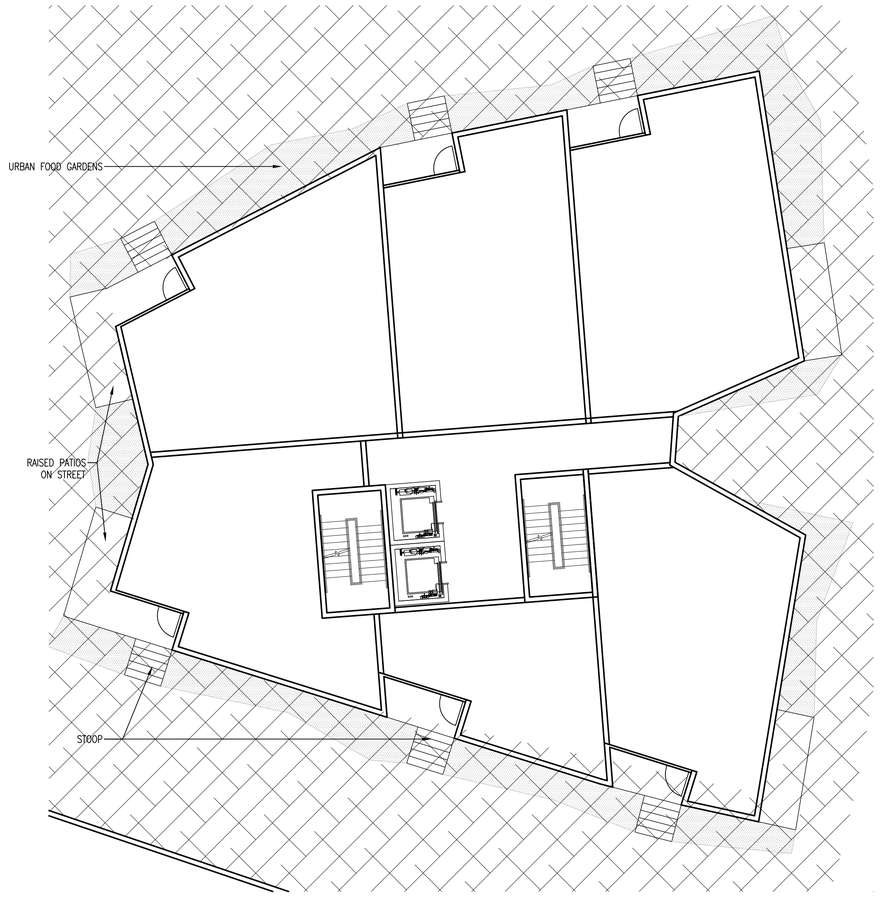


1 TYPICAL MIDRISE LANE ELEVATION
1/16" = 1'-0"



2 TYPICAL MIDRISE STREET ELEVATION
1/16" = 1'-0"

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TYPICAL PLANS/ ELEV. MIDRISE STRUCTURES

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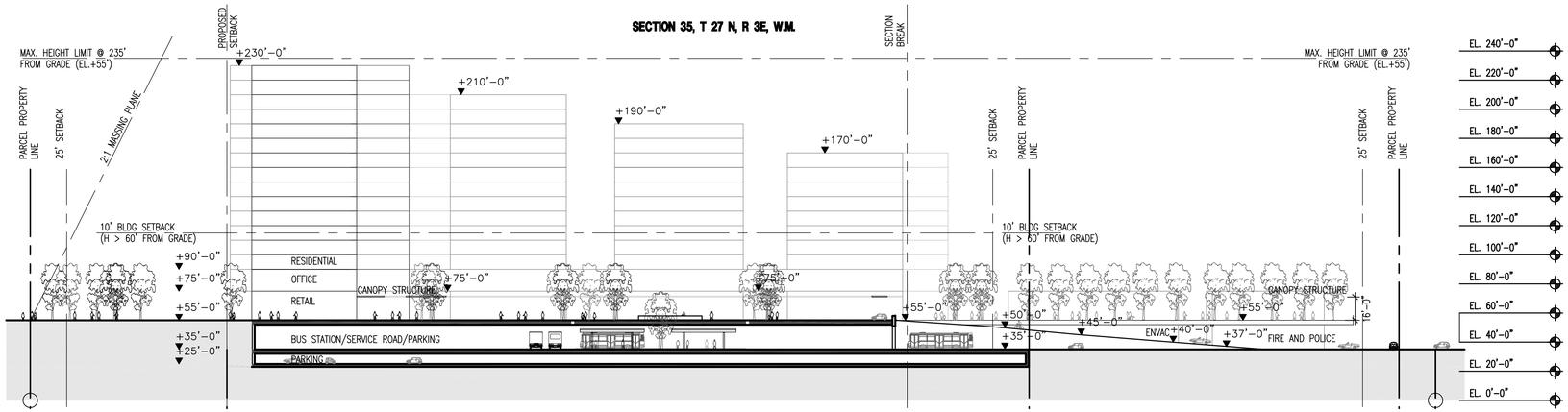
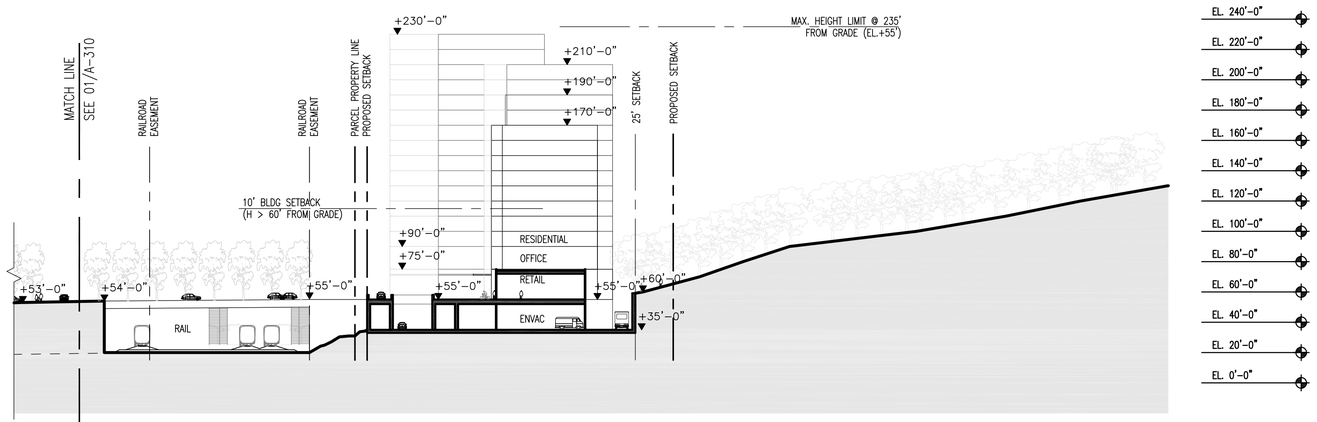


3 OVER-ALL N-S SECTION - URBAN PLAZA

1" = 50'

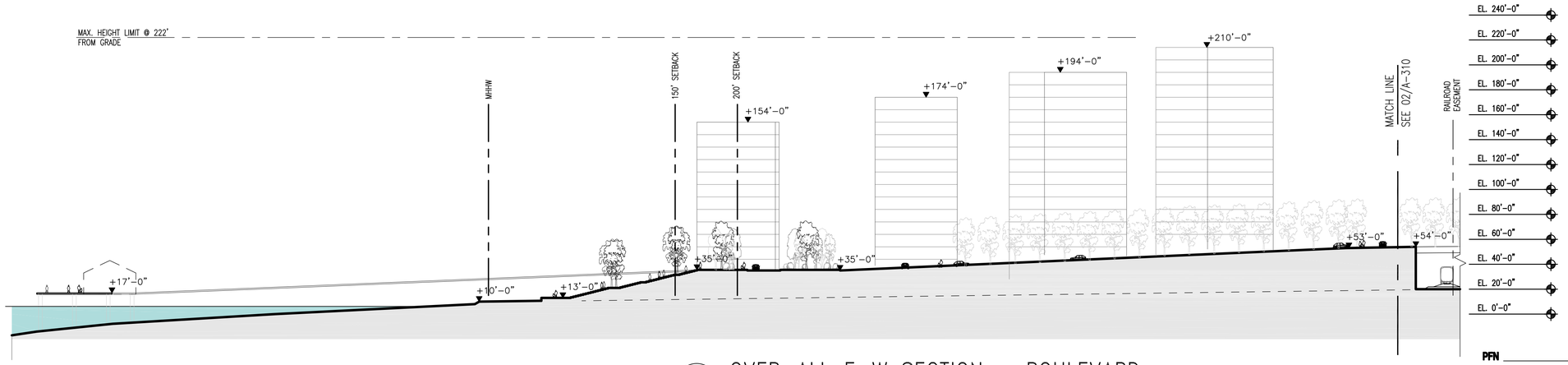
SCALE: 1" = 50'



2 OVER-ALL E-W SECTION - BOULEVARD (CONT.)

1" = 50'

SCALE: 1" = 50'



1 OVER-ALL E-W SECTION - BOULEVARD

1" = 50'

SCALE: 1" = 50'

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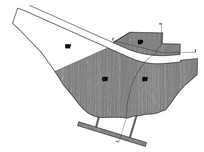

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AREA SECTIONS - BOULEVARD, URBAN PLAZA

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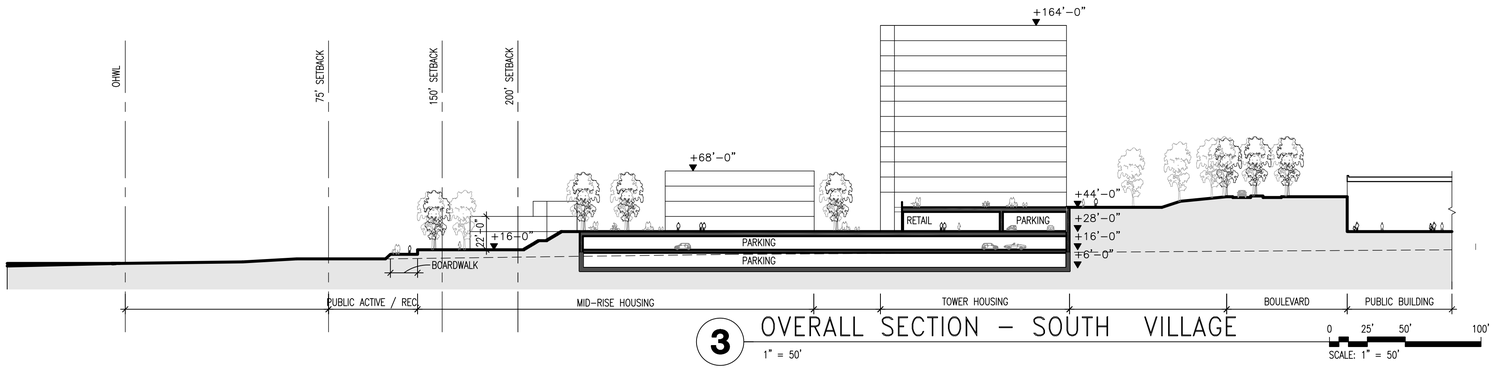
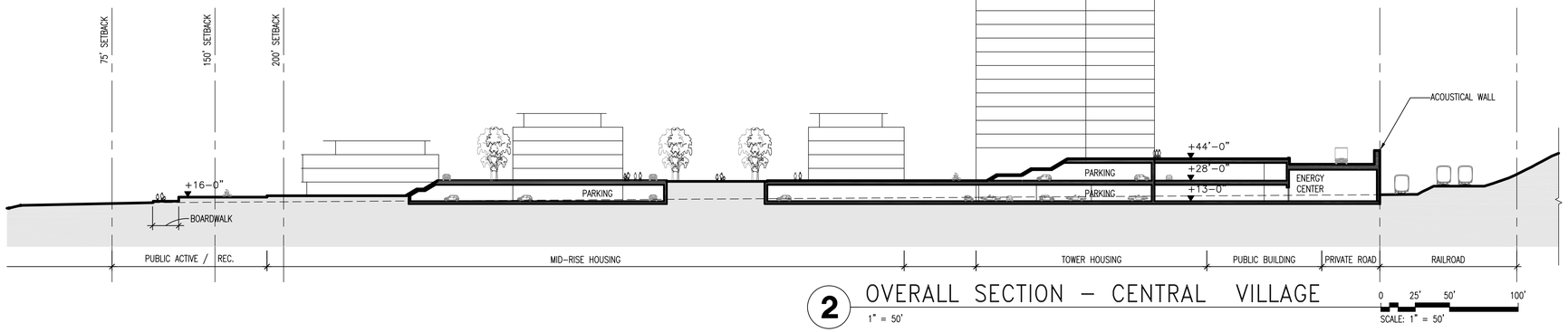
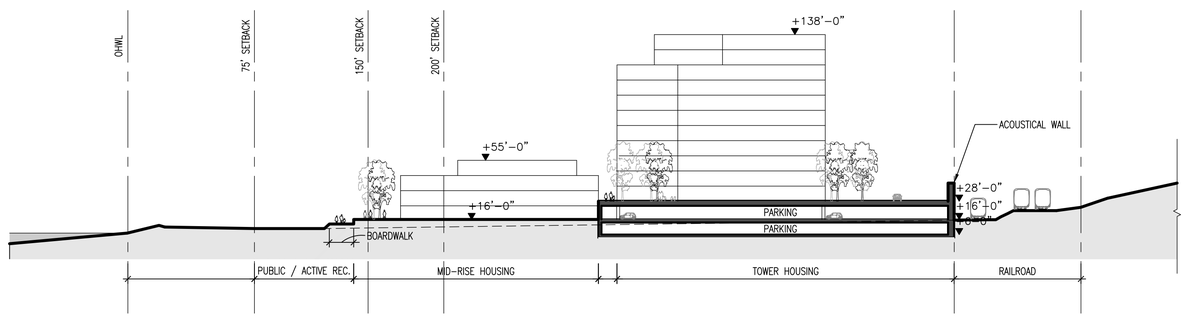


3 OVERALL SECTION – SOUTH VILLAGE
1" = 50'
SCALE: 1" = 50'



2 OVERALL SECTION – CENTRAL VILLAGE
1" = 50'
SCALE: 1" = 50'



1 OVERALL SECTION – NORTH VILLAGE
1" = 50'
SCALE: 1" = 50'

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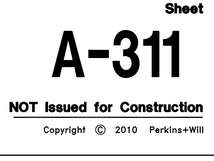

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KAY KORNOVICH
STATE OF WASHINGTON
2.11.12

Sheet Information	
Date	03/04/2011
Job Number	169009.000
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Title

AREA SECTIONS - NORTH VILLAGE, CENTRAL VILLAGE, SOUTH VILLAGE

Sheet

A-311

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proudye

SECTION 35, T 27 N, R 3E, W.M.

LEGEND

WOODLAND PLANTING

TREES:
ACER MACROPHYLLUM– BIG LEAF MAPLE
ACER SACCHARUM– SUGAR MAPLE
PICEA SITCHENSIS– SITKA SPRUCE
PINUS CONTORTA– SHORE PINE
PSEUDOTSUGA MENZIESII– DOUGLAS FIR
QUERCUS PALUSTRUS– PIN OAK
THUJA PLICATA– WESTERN RED CEDAR

UNDERSTORY SHRUBS:
HYDRANGEA QUERCIFOLIA– OAK LEAF HYDRANGEA
RHODODENDRON MACROPHYLLUM–PACIFIC RHODODENDRON
RHODODENDRON OCCIDENTALE–WESTERN AZALEA
SYMPHORICAPOS ALBUS– SNOWBERRY

FERNS AND GROUNDCOVER:
ADIANTUM ALEUTICUM– WESTERN MAIDENHAIR FERN
ANEMONE NEMOROSA– EUROPEAN WOOD ANEMONE
BERGENIA CORDIFOLIA– HEARTLEAF BERGENIA
BLECHNUM SPICANT– DEER FERN
HELLEBORUS SP.– LENTEN ROSE
POLYSTICHUM MUNITUM– SWORD FERN

WOODLAND WITH ACCENT PLANTING

TREES:
ACER MACROPHYLLUM– BIG LEAF MAPLE
ACER SACCHARUM– SUGAR MAPLE
CEDRUS DEODARA– DEODAR CEDAR
PINUS CONTORTA– SHORE PINE
PSEUDOTSUGA MENZIESII– DOUGLAS FIR

UNDERSTORY SHRUB:
MAHONIA NERVOSA–LONGLEAF OREGON GRAPE

FERNS AND GROUNDCOVER:
ADIANTUM ALEUTICUM– WESTERN MAIDENHAIR FERN
BERGENIA CORDIFOLIA– HEARTLEAF BERGENIA
BLECHNUM SPICANT– DEER FERN

MIXED GRASSES

CALAMAGROSIS NUTKAENSIS– PACIFIC REED GRASS
CAREX LYNGBYEI– LYNGBY SEDGE
CAREX MACROCEPHALA– BIG HEAD SEDGE
DESCHAMPSIA CESPITOSA– TUFTED HAIR GRASS
ELYMUS MOLLIS– AMERICAN DUNE GRASS

RIPARIAN EDGE PLANTING

TREES AND SHRUBS:
ACER CIRCINATUM– VINE MAPLE
CORNUS SERICEA– RED OSIER DOGWOOD
OEMLERIA CERASIFORMIS– INDIAN PLUM
ROSA NUTKANA– NOOTKA ROSE

GRASSES AND PERENNIALS:
ELYMUS MOLLIS– AMERICAN DUNE GRASS
JUNCUS ANSIFOLIUS– DAGGERLEAF RUSH
TELLIMA GRANDIFLORA– FRINGE CUP

STREET TREE AND SHRUB PLANTING

TREE:
PLATANUS ACERIFOLIA– LONDON PLANE TREE
SHRUB:
CEANOTHUS VELUTINUS–SNOWBRUSH

WETLAND PLANTING

ELIOCHARIS PALUSTRIS–CREEPING SPIKE RUSH
JUNCUS ENSIFOLIUS– DAGGERLEAF RUSH
JUNCUS GERARDII– MUD RUSH
PLANTAGO MARITIMA–SEASIDE PLANTAIN
SCIRPUS ROBUSTA– SALT MARSH BULLRUSH
TRIGLOCHIN MARITIMA– SEESIDE ARROW GRASS

ENTRY PLANTING

TREE SPECIES:
LIQUIDAMBAR STYRACIFLUA–SWEET GUM
GLEDITSIA TRIACANTHOS– COMMON HONEY LOCUST
QUERCUS PALUSTRIS–PIN OAK

ACCENT PLANTING

TREE:
ACER MACROPHYLLUM– BIG LEAF MAPLE

GROUNDCOVER:
IRIS– PACIFIC COAST HYBRIDS

ACCENT PLANTING

TREE SPECIES:
QUERCUS PALUSTRIS– PIN OAK

GROUNDCOVER:
ARCTOSTAPHYLOS UVA URSI– KINNIKINNICK

PICEA OMORICA– SERBIAN SPRUCE

STORMWATER RETENTION

TREES AND SHRUBS:
CORNUS SERICEA – RED OSER DOGWOOD
SALIX LUCIDA – PACIFIC WILLOW
SYMPHORICARPUS ALBUS – SNOWBERRY

GRASSES AND PERENNIALS:
ELYMUS MOLLIS– AMERICAN DUNE GRASS
TELLIMA GRANDIFLORA– FRINGE CUP

FERNS:
ADIANTUM ALEUTICUM– WESTERN MAIDENHAIR FERN
BLECHNUM SPICANT– DEER FERN

TREE PLANTING– SOUTH VILLAGE

ACER SACCHARUM– SUGAR MAPLE
PINUS CONTORTA– SHORE PINE
QUERCUS PALUSTRUS– PIN OAK

TREE PLANTING– CENTRAL VILLAGE

ACER MACROPHYLLUM– BIG LEAF MAPLE
PINUS OMORICA– SERBIAN SPRUCE
PLATANUS ACERIFOLIA– LONDON PLANE TREE

TREE PLANTING– NORTH VILLAGE

ACER SACCHARUM– SUGAR MAPLE
LIQUIDAMBAR STYRACIFLUA– SWEET GUM
PICEA SITCHENSIS– SITKA SPRUCE

CENTRAL VILLAGE TREE MIX WITH ACCENT PLANTING

UNDERSTORY SHRUBS:
HYDRANGEA QUERCIFOLIA– OAK LEAF HYDRANGEA
MAHONIA NERVOSA– LONGLEAF OREGON GRAPE
RHODODENDRON MACROPHYLLUM–PACIFIC RHODODENDRON

GROUNDCOVER:
LAWN

PIER PLANTING

TREES:
ACER CIRCINATUM– VINE LEAF MAPLE
AMELANCHIER GRANDIFLORA– SERVICEBERRY

SHRUBS:
CORNUS SERICEA– RED OSIER DOGWOOD
ROSA NUTKANA– NOOTKA ROSE

VINES:
ROSA BANKSIAE– LADY BANKS ROSE
LONICERA HILDEBRANDIANA– GIANT BURMESE HONEYSUCKLE

EDGE OF WATER
MEAN HIGHER HIGH WATER
MATCHLINE
MATCHLINE

N

0 50' 100' 200'
SCALE: 1" = 100'

PFN

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LANDSCAPE ARCHITECT

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STATE OF WASHINGTON
LICENSED
LANDSCAPE ARCHITECT
DOUG FINDLAY
NAME
LICENSE NO. 933
EXPIRES ON JUNE 18, 2011

Sheet Information	
Date	03/04/2011
Job Number	169009.000
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Title

LANDSCAPE PLAN NORTH

Sheet

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rathko

LEGEND

WOODLAND PLANTING

TREES:
ACER MACROPHYLLUM– BIG LEAF MAPLE
ACER SACCHARUM– SUGAR MAPLE
PICEA SITCHENSIS– SITKA SPRUCE
PINUS CONTORTA– SHORE PINE
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ANEMONE NEMOROSA– EUROPEAN WOOD ANEMONE
BERGENIA CORDIFOLIA– HEARTLEAF BERGENIA
BLECHNUM SPICANT– DEER FERN
HELLEBORUS SP.– LENTEN ROSE
POLYSTICHUM MUNITUM– SWORD FERN

WOODLAND WITH ACCENT PLANTING

TREES:
ACER MACROPHYLLUM– BIG LEAF MAPLE
ACER SACCHARUM– SUGAR MAPLE
CEDRUS DEODARA– DEODAR CEDAR
PINUS CONTORTA– SHORE PINE
PSEUDOTSUGA MENZIESII– DOUGLAS FIR

UNDERSTORY SHRUB:
MAHONIA NERVOSA–LONGLEAF OREGON GRAPE

FERNS AND GROUNDCOVER:
ADIANTUM ALEUTICUM– WESTERN MAIDENHAIR FERN
BERGENIA CORDIFOLIA– HEARTLEAF BERGENIA
BLECHNUM SPICANT– DEER FERN

MIXED GRASSES

CALAMAGROSIS NUTKAENSIS– PACIFIC REED GRASS
CAREX LYNGBYEI– LYNGBY SEDGE
CAREX MACROCEPHALA– BIG HEAD SEDGE
DESCHAMPSIA CESPITOSA– TUFTED HAIR GRASS
ELYMUS MOLLIS– AMERICAN DUNE GRASS

STREET TREE AND SHRUB PLANTING

TREE:
PLATANUS ACERIFOLIA– LONDON PLANE TREE
SHRUB:
CEANOTHUS VELUTINUS–SNOWBRUSH

ENTRY PLANTING

TREE SPECIES:
LIQUIDAMBAR STYRACIFLUA–SWEET GUM
GLEDITSIA TRACANTHOS– COMMON HONEY LOCUST
QUERCUS PALUSTRIS–PIN OAK

ACCENT PLANTING

TREE:
ACER MACROPHYLLUM– BIG LEAF MAPLE

GROUNDCOVER:
IRIS– PACIFIC COAST HYBRIDS

ACCENT PLANTING

TREE SPECIES:
QUERCUS PALUSTRIS– PIN OAK

GROUNDCOVER:
ARCTOSTAPHYLOS UVA URSI– KINNIKINNICK

PICEA OMORICA– SERBIAN SPRUCE

STORMWATER RETENTION

TREES AND SHRUBS:
CORNUS SERICEA – RED OSER DOGWOOD
SALIX LUCIDA – PACIFIC WILLOW
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GRASSES AND PERENNIALS:
ELYMUS MOLLIS– AMERICAN DUNE GRASS
TELLIMA GRANDIFLORA– FRINGE CUP

FERNS:
ADIANTUM ALEUTICUM– WESTERN MAIDENHAIR FERN
BLECHNUM SPICANT– DEER FERN

TREE PLANTING– SOUTH VILLAGE

ACER SACCHARUM– SUGAR MAPLE
PINUS CONTORTA– SHORE PINE
QUERCUS PALUSTRUS– PIN OAK

TREE PLANTING– CENTRAL VILLAGE

ACER MACROPHYLLUM– BIG LEAF MAPLE
PINUS OMORICA– SEBIAN SPRUCE
PLATANUS ACERIFOLIA– LONDON PLANE TREE

TREE PLANTING– NORTH VILLAGE

ACER SACCHARUM– SUGAR MAPLE
LIQUIDAMBAR STYRACIFLUA– SWEET GUM
PICEA SITCHENSIS– SITKA SPRUCE

SECTION 35, T 27 N, R 3E, W.M.

MATCH LINE

MATCH LINE

N

0 50' 100' 200'
SCALE: 1" = 100'

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LICENSED
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DOUG FINDLAY
NAME
LICENSE NO. 933
EXPIRES ON JUNE 18, 2011

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Date	03/04/2011
Job Number	169009.000
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LANDSCAPE PLAN SOUTH

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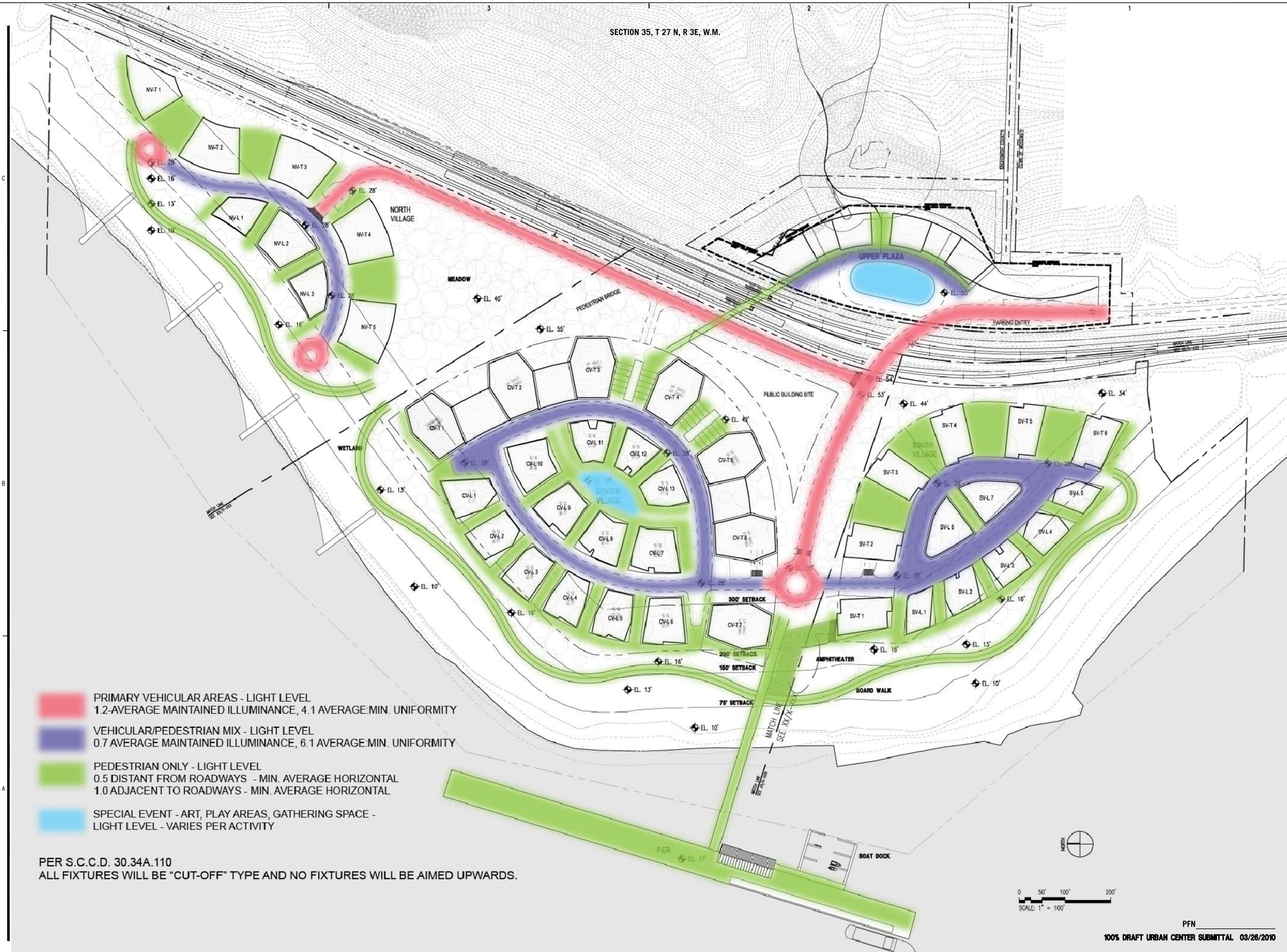

PRIMARY VEHICULAR AREAS - LIGHT LEVEL
1.2-AVERAGE MAINTAINED ILLUMINANCE, 4.1 AVERAGE:MIN. UNIFORMITY

VEHICULAR/PEDESTRIAN MIX - LIGHT LEVEL
0.7 AVERAGE MAINTAINED ILLUMINANCE, 6.1 AVERAGE:MIN. UNIFORMITY

PEDESTRIAN ONLY - LIGHT LEVEL
0.5 DISTANT FROM ROADWAYS - MIN. AVERAGE HORIZONTAL
1.0 ADJACENT TO ROADWAYS - MIN. AVERAGE HORIZONTAL

SPECIAL EVENT - ART, PLAY AREAS, GATHERING SPACE - LIGHT LEVEL - VARIES PER ACTIVITY

PER S.C.C.D. 30.34A.110
ALL FIXTURES WILL BE "CUT-OFF" TYPE AND NO FIXTURES WILL BE AIMED UPWARDS.

PFN

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Sheet Information	
Date	11/15/2010
Job Number	169009.000
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OVERALL LIGHTING PLAN

Sheet

E-050

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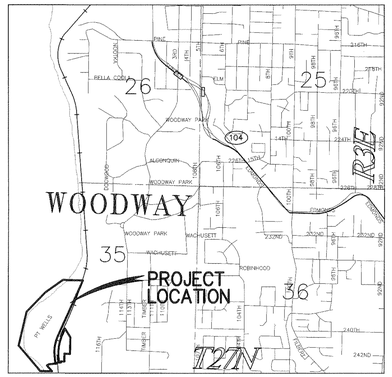
SECTION 35, T 27 N, R 3E, W.M.



VICINITY MAP

Point Wells Development

BSRE, Point Wells, LP
c/o Karr Tuttle Campbell
1201 3rd Avenue, Suite 2900
Seattle, WA 98101

Urban Center Submittal

SITE ADDRESS
20555 RICHMOND BEACH DR NW
SEATTLE, WA 98117

OWNER'S NAME:

BSRE Point Wells, LP
c/o Karr Tuttle Campbell
Attn: Douglas A. Luetjen
1201 Third Avenue, Suite 2900
Seattle, WA 98101

Doug Luetjen
206-224-8061 (direct)
dluetjen@karrtuttle.com
206-682-7100 (fax)

CONTACT/ENGINEER NAME:
Mark Davies, P.E., LEED AP
SvR Design Company
1205 Second Avenue, Suite 200
Seattle, WA 98101
206.223.0326 ext. 1020 (direct)
markd@svrdesign.com
206.223.0125 (fax)

CESCL NAME:
TBD

NOTE

1. ESTIMATED EARTHWORK QUANTITIES FOR THIS SITE:
   CUT 50,000 CY
   FILL 540,000 CY

SHEET INDEX

C-000	COVER SHEET AND PROJECT DATA
EX 1	EXISTING CONDITIONS OF RICHMOND BEACH TERMINAL FACILITY
EX 2	EXISTING CONDITIONS OF RICHMOND BEACH TERMINAL FACILITY
C-010	PRELIMINARY SITE TARGETED STORMWATER PLAN
C-020	SOIL MANAGEMENT PLAN
C-100	TESC PLAN
C-101	TESC NOTES
C-102	TESC DETAILS
C-103	TESC DETAILS
C-200	UTILITY PLAN
C-201	UTILITY PLAN
C-202	UTILITY PLAN
C-203	UTILITY PLAN
C-300	GRADING AND DRAINAGE PLAN
C-301	GRADING AND DRAINAGE PLAN
C-302	GRADING AND DRAINAGE PLAN
C-303	GRADING AND DRAINAGE PLAN
C-500	TYPICAL ROAD SECTIONS
C-501	TYPICAL ROAD SECTIONS

DRAINAGE SUB-BASIN AREAS

	SHEET FLOW	OUTFALL 2	OPEN CHANNEL	OUTFALL 3	UNDISTURBED	TOTAL
TOTAL AREA	23.15 ACRES	9.80 ACRES	5.60 ACRES	6.33 ACRES	16.62 ACRES	61.50 ACRES
EXIST. IMPERVIOUS AREA	23.07 ACRES	9.44 ACRES	6.60 ACRES	6.28 ACRES	13.50 ACRES	58.89 ACRES
PROP. REPLACED IMPERV. AREA	12.08 ACRES	7.29 ACRES	1.34 ACRES	4.44 ACRES	–	25.15 ACRES
PROP. NEW IMPERVIOUS AREA	0 ACRES	0.36 ACRES	0 ACRES	0.05 ACRES	0 ACRES	0.41 ACRES
PROP. NEW AND REPLACED IMPERF AREA	12.08 ACRES	7.65 ACRES	1.34 ACRES	4.49 ACRES	0 ACRES	25.56 ACRES

PLEASE CALL
3 Working Days
BEFORE YOU DIG
1-800-424-5555

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CIVIL ENGINEER

SvR DESIGN COMPANY
1205 SECOND AVE. SUITE 200
SEATTLE, WA 98101
T 206.223.0326
F 206.223.0125
www.svrdesign.com

Snohomish County Planning & development Services
APPROVED FOR CONSTRUCTION
By: _____
Randolph R. Sleight, P.E., P.L.S.
R/W Permit No. _____

MARK DUANE DAVIES — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER — 3-3-11

THOMAS R. VON SCHRADER — STATE OF WASHINGTON — 28944 REGISTERED PROFESSIONAL ENGINEER — 3-3-11

QA/QC REVIEWER

Revisions

NO.	ISSUE	DATE

Sheet Information

Date	03/04/2011
Job Number	169009.000
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Title

Cover Sheet & Project Data

Sheet

C-000

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jeffz

SECTION 35, T 27 N, R 3 E, W.M.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°33'35"W	25.18'
L2	N05°29'27"W	27.99'
L3	N88°33'35"W	64.24'
L4	N55°49'32"E	62.29'
L5	N88°33'04"W	70.00'
L6	N05°29'24"W	25.18'
L7	N88°33'35"W	86.49'
L8	N88°33'35"W	1.50'
L9	N05°29'24"W	153.31'
L10	N01°36'06"W	65.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	5°54'02"	1382.39'	142.36'
C2	29°32'10"	1004.93'	518.04'
C3	21°46'17"	1382.70'	525.40'

PROJECT LEGAL DESCRIPTION

PARCEL A
ALL THAT PORTION OF GOVERNMENT LOT 3, LYING WESTERLY OF THE WESTERLY RIGHT OF WAY MARGIN OF THAT CERTAIN STRIP OF LAND CONVEYED
TO SEATTLE AND MONTANA RAILWAY COMPANY (NOW KNOWN AS BURLINGTON NORTHERN, INC., A DELAWARE CORPORATION) BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 6220 AND OF TIDE LAND LOT 3, ACCORDING TO THE MAP OF FILE IN OLYMPIA, WASHINGTON, ENTITLED "PLAT OF TIDE LANDS OF THE FIRST CLASS AT THE TOWN OF EDMONDS," SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE WESTERLY LINE OF THAT CERTAIN STRIP OF LAND CONVEYED TO SEATTLE AND MONTANA RAILWAY COMPANY NOW KNOWN AS BURLINGTON NORTHERN, INC., A DELAWARE CORPORATION BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 6220, A DISTANCE OF 1708.20 FEET NORTH OF THE SOUTH BOUNDARY OF SAID SECTION 35 AS PRODUCED FROM THE SOUTHEAST CORNER OF SAID SECTION THROUGH THE SOUTH QUARTER CORNER OF THE SOUTH LINE OF SAID SECTION;
THENCE SOUTH 22°54'45" WEST ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY A DISTANCE OF 272.27 FEET TO THE TRUE POINT OF BEGINNING OF THE LINE HEREIN DESCRIBED;
THENCE NORTH 76°34'18" WEST 657.50 FEET;
THENCE SOUTH 00°12'17" WEST, 193.15 FEET;
THENCE NORTH 87°02'52" WEST, 381.34 FEET;
THENCE NORTH 75°41'33" WEST TO WEST LINE OF SAID TIDELAND LOT 3 AND THE TERMINUS OF THE LINE HEREIN DESCRIBED.

PARCEL D
THAT CERTAIN PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND OF GOVERNMENT LOTS 3 AND 4, SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M., AND OF LOTS 3 AND 4, EDMONDS TIDE LANDS, ACCORDING TO THE MAP ON FILE IN OLYMPIA, WASHINGTON ENTITLED "PLAT OF TIDE LANDS OF THE FIRST CLASS AT THE TOWN OF EDMONDS", DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF THAT CERTAIN STRIP OF LAND CONVEYED TO SEATTLE AND MONTANA RAILWAY COMPANY NOW KNOWN AS BURLINGTON NORTHERN, INC., A DELAWARE CORPORATION BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 5277 WHICH IS 748 FEET NORTH OF SOUTH LINE OF SAID SECTION, SAID POINT HAVING BEEN LOCATED BY GARDNER, GARDNER AND FISCHER, INC., CIVIL ENGINEERS, AS BEARING NORTH 0°02'39" EAST ALONG THE NORTH AND SOUTH QUARTER SECTION LINE, 748.00 FEET AND NORTH 89°30'46" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 1381.93 FEET FROM THE QUARTER SECTION CORNER IN THE SOUTH LINE OF SAID SECTION;
THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF SAID BURLINGTON NORTHERN RAILWAY RIGHT OF WAY 200 FEET, TO A POINT WHICH IS 560.46 FEET NORTH AND 1393.68 FEET WEST OF SAID QUARTER SECTION CORNER;
THENCE NORTH 89°30'46" WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 695.97 FEET TO THE GOVERNMENT MEANDER LINE OF PUGET SOUND, SAID MEANDER LINE BEING THE EASTERLY LINE OF SAID LOT 4 SAID EDMONDS TIDE LANDS;
THENCE NORTH 46°58'20" WEST ALONG SAID MEANDER LINE 147.44 FEET;
THENCE NORTH 89°30'46" WEST 163.21 FEET TO THE WESTERLY LINE OF SAID LOT 4, EDMONDS TIDE LANDS;
THENCE NORTH 41°17'17" WEST ALONG SAID WESTERLY LINE, 86.16 FEET TO AN ANGLE POINT IN SAID LINE;
THENCE NORTH 11°48'43" EAST ALONG SAID WESTERLY LINE OF LOT 4, AND ALONG THE WESTERLY LINE OF LOT 3 OF SAID EDMONDS TIDE LANDS, 990.54 FEET TO AN ANGLE POINT IN SAID LINE;
THENCE NORTHEASTERLY ALONG THE SAID WESTERLY LINE OF SAID LOT 3, EDMONDS TIDE LANDS, 359.62 FEET, MORE OR LESS, TO THE MOST WESTERLY CORNER OF THE J.C. VAN ECK TRACT, AS ESTABLISHED BY DECREE ENTERED IN SNOHOMISH COUNTY TITLE REGISTRATION CAUSE NO. 5, ENTITLED J.C. VAN ECK, PLAINTIFF VS. DANIEL HINES (ET AL) DEFENDANTS;
THENCE SOUTH 67°05'15" EAST ALONG THE SOUTHWESTERLY LINE OF THE SAID VAN ECK TRACT, AS ESTABLISHED IN SAID CAUSE NO. 5, 986.73 FEET, TO A POINT IN THE SAID WESTERLY LINE OF SAID SEATTLE AND MONTANA RAILWAY COMPANY'S RIGHT OF WAY;
THENCE SOUTHWESTERLY ALONG THE SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING;
TOGETHER WITH TIDELANDS OF THE SECOND CLASS SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING UPON THE ABOVE DESCRIBED PORTION OF GOVERNMENT LOT 4, AS CONVEYED BY THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 758480.
EXCEPT THAT PORTION OF GOVERNMENT LOT 3 AND THE SAID TIDE LAND LOT 3, LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD DISTANT 1708.2 FEET NORTH OF THE SOUTH BOUNDARY OF SAID SECTION 35 AS PRODUCED FROM THE SOUTHEAST CORNER OF SAID SECTION THROUGH THE SOUTH QUARTER CORNER ON THE SOUTH LINE OF SAID SECTION;
THENCE SOUTH 22°54'45" WEST ALONG THE WESTERLY RIGHT OF WAY LINE 272.27 FEET TO THE TRUE POINT OF BEGINNING OF THE LINE HEREIN DESCRIBED;
THENCE NORTH 76°34'18" WEST 657.50 FEET;
THENCE SOUTH 0°12'17" WEST, 193.15 FEET;
THENCE NORTH 87°02'52" WEST, 381.34 FEET;
THENCE NORTH 75°41'33" WEST TO WEST LINE OF SAID TIDELAND LOT 3 AND THE TERMINUS OF THE LINE HEREIN DESCRIBED.

PARCEL E
PARCEL 2 OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 200405180215, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND OF GOVERNMENT LOT 4 AND OF VACATED HEBERLEIN ROAD, ACCORDING TO VOLUME 44 OF COMMISSIONER'S RECORDS, PAGE 44 AND OF A PORTION OF LOT 4, EDMONDS TIDE LANDS, ACCORDING TO THE MAP ON FILE IN OLYMPIA, WASHINGTON ENTITLED "PLAT OF TIDE LANDS OF THE FIRST CLASS AT THE TOWN OF EDMONDS", ALL IN SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M., SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS: (THE BEARINGS OF THIS PARCEL DESCRIPTION ARE BASED ON THE WASHINGTON COORDINATE SYSTEM, NORTH ZONE, NAD 83-91)
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35;
THENCE NORTH 01°11'56" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION A DISTANCE OF 991.97 FEET (60 RODS BY DEED);
THENCE NORTH 88°33'35" WEST A DISTANCE OF 943.19 FEET TO THE POINT OF BEGINNING OF THIS PARCEL DESCRIPTION;
THENCE SOUTH 01°11'56" WEST A DISTANCE OF 455.24 FEET;
THENCE SOUTH 88°33'35" EAST A DISTANCE OF 422.92 FEET;
THENCE SOUTH 01°11'56" WEST A DISTANCE OF 20.00 FEET;
THENCE SOUTH 88°33'35" EAST A DISTANCE OF 490.27 FEET TO THE WEST MARGIN OF 116TH AVENUE SW;
THENCE SOUTH 01°11'56" WEST ALONG SAID MARGIN A DISTANCE OF 34.70 FEET;
THENCE NORTH 88°33'35" WEST A DISTANCE OF 616.67 FEET;
THENCE NORTH 01°11'56" EAST A DISTANCE OF 34.70 FEET;
THENCE NORTH 88°33'35" WEST A DISTANCE OF 453.60 FEET;
THENCE SOUTH 01°11'56" WEST A DISTANCE OF 259.23 FEET;
THENCE NORTH 88°33'35" WEST A DISTANCE OF 153.56 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF THE SEATTLE AND MONTANA RAILWAY COMPANY, NOW KNOWN AS THE BURLINGTON NORTHERN SANTA FE RAILWAY AND A POINT HEREINAFTER KNOWN AS POINT "A";
THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES:
NORTH 05°29'24" WEST A DISTANCE OF 153.31 FEET;
THENCE NORTH 01°36'06" WEST A DISTANCE OF 65.00 FEET TO THE BEGINNING OF A 1382.70 FOOT RADIUS TANGENT CURVE TO THE RIGHT;
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°46'17" AN ARC DISTANCE OF 525.40 FEET;
THENCE NORTH 88°33'35" WEST A DISTANCE OF 1.50 FEET;
THENCE NORTH 24°02'46" EAST A DISTANCE OF 265.00 FEET;
THENCE SOUTH 31°23'34" EAST A DISTANCE OF 291.15 FEET TO THE POINT OF BEGINNING;
TOGETHER WITH A PARCEL LYING WESTERLY OF SAID RAILWAY AND COMMENCING AT AFORESAID POINT "A";
THENCE NORTH 88°33'35" WEST A DISTANCE OF 107.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID RAILWAY AND THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88°33'35" WEST A DISTANCE OF 414.54 FEET, MORE OR LESS, TO THE GOVERNMENT MEANDER LINE;
THENCE SOUTH 45°57'35" EAST ALONG SAID LINE A DISTANCE OF 14.77 FEET;
THENCE NORTH 88°33'35" WEST A DISTANCE OF 240.88 FEET TO THE WESTERLY LINE OF SAID LOT 4 OF EDMONDS TIDE LANDS;
THENCE NORTH 40°07'35" WEST ALONG SAID LINE A DISTANCE OF 551.68 FEET;
THENCE SOUTH 88°33'35" EAST A DISTANCE OF 158.05 FEET TO SAID MEANDER LINE;
THENCE SOUTH 45°57'35" EAST ALONG SAID LINE A DISTANCE OF 147.44 FEET;
THENCE SOUTH 88°33'35" EAST A DISTANCE OF 710.85 FEET, MORE OR LESS, TO SAID WESTERLY RIGHT OF WAY LINE AND THE BEGINNING OF A 1004.93 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°52'56" AN ARC DISTANCE OF 85.63 FEET;
THENCE SOUTH 05°29'24" EAST A DISTANCE OF 219.22 FEET TO SAID POINT "A" AND THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID PARCEL E LYING WITH THE TOWN OF WOODWAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35,
THENCE NORTH 01°11'56" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION A DISTANCE OF 482.03 FEET;
THENCE NORTH 88°33'35" WEST A DISTANCE OF 30.00 FEET TO THE EAST MARGIN OF 116TH STREET S.W., AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88°33'35" WEST A DISTANCE OF 616.67 FEET;
THENCE NORTH 01°11'56" EAST A DISTANCE OF 34.70 FEET;
THENCE NORTH 88°33'35" WEST A DISTANCE OF 453.60 FEET TO A POINT ON THE TOWN LIMIT LINE OF THE TOWN OF WOODWAY, SAID POINT TO BE HEREINAFTER REFERRED TO AS POINT "B";
THENCE NORTH 01°11'56" EAST ALONG SAID TOWN LIMITS A DISTANCE OF 20.00 FEET;
THENCE SOUTH 88°33'35" EAST ALONG SAID TOWN LIMIT LINE A DISTANCE OF 580.00 FEET;
THENCE SOUTH 01°11'56" WEST A DISTANCE OF 20.00 FEET;
THENCE SOUTH 88°33'35" EAST A DISTANCE OF 490.27 FEET TO A POINT ON THE WEST MARGIN OF SAID 116TH STREET S.W.;
THENCE SOUTH 01°11'56" WEST ALONG SAID WEST MARGIN A DISTANCE OF 34.70 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF SAID PARCEL E LYING WITH THE TOWN OF WOODWAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE HEREINBEFORE REFERENCED POINT "B";
THENCE SOUTH 01°11'56" WEST ALONG SAID TOWN LIMIT LINE A DISTANCE OF 234.23 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 01°11'56" WEST A DISTANCE OF 25.00 FEET;
THENCE NORTH 88°33'35" WEST A DISTANCE OF 83.56 FEET TO A POINT ON THE TOWN LIMIT LINE OF THE TOWN OF WOODWAY;
THENCE NORTH 05°29'24" WEST ALONG SAID TOWN LIMITS A DISTANCE OF 25.18 FEET;
THENCE SOUTH 88°33'35" EAST ALONG SAID TOWN LIMIT LINE A DISTANCE OF 86.49 FEET TO THE POINT OF BEGINNING.

VICINITY MAP

0 1000' 2000' 4000'

PROJECT LEGAL DESCRIPTION (CONTINUED)

PARCEL F
ALL THAT PORTION OF GOVERNMENT LOT 4, SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35;
THENCE NORTH 0°21'27" EAST, 247.50 FEET;
THENCE NORTH 89°00' WEST ALONG THE NORTH LINE OF PROPERTY CONVEYED TO ELIZABETH JANE SPENCER BY DEED RECORDED IN VOLUME 5 OF DEEDS, PAGE 264, 1100.27 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 10 FEET TO A POINT ON THE SOUTH LINE OF PROPERTY CONVEYED TO NORTH AMERICAN TERRA COTTA TILE BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 81850;
THENCE NORTH 89°00' WEST ALONG THE SOUTH LINE OF SAID NORTH AMERICAN TERRA COTTA TILE PARCEL TO THE MEANDER LINE OF SAID SECTION 35;
THENCE SOUTH 44°57'35" EAST, ALONG THE SAID MEANDER LINE 14.77 FEET TO A POINT WHICH IS 10 FEET SOUTH OF AND PARALLEL TO THE LINE LAST ABOVE DESCRIBED;
THENCE SOUTH 89°00' EAST TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION OF SAID PREMISES LYING EASTERLY OF THE WESTERLY LINE OF THE SEATTLE AND MONTANA RAILWAY COMPANY'S RIGHT OF WAY, NOW KNOWN AS BURLINGTON NORTHERN, INC., A DELAWARE CORPORATION, AS CONVEYED BY DEEDS RECORDED UNDER AUDITOR'S FILE NUMBERS 5277 AND 120070;
TOGETHER WITH TIDELANDS OF THE SECOND CLASS SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING UPON THE ABOVE DESCRIBED PARCEL F, AS CONVEYED BY THE STATE OF WASHINGTON RECORDED UNDER AUDITOR'S FILE NUMBER 758480.

PARCEL G
ALL THAT PORTION OF GOVERNMENT LOT 4, SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M., AND OF LOT 4 EDMONDS TIDE LANDS ACCORDING TO THE MAP ON FILE IN OLYMPIA, WASHINGTON ENTITLED "PLAT OF TIDE LANDS OF THE FIRST CLASS AT THE TOWN OF EDMONDS" LYING WESTERLY OF THAT CERTAIN STRIP OF LAND CONVEYED TO SEATTLE AND MONTANA RAILWAY COMPANY, NOW KNOWN AS BURLINGTON NORTHERN INC., A DELAWARE CORPORATION BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 5662 AND SOUTH OF A LINE WHICH IS PARALLEL TO AND DISTANT 247.5 FEET NORTH OF THE SOUTH LINE OF SECTION 35 AS PRODUCED FROM THE SOUTHEAST CORNER OF SECTION 35 THROUGH THE QUARTER CORNER ON THE SOUTH LINE OF SAID SECTION;
EXCEPT THAT PORTION CONTAINED IN ORDER ADJUDICATING PUBLIC USE AND NECESSITY UNDER SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 05-2-13678-1, AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35;
THENCE ALONG THE SOUTH LINE OF SAID SECTION, NORTH 88°33'35" WEST 1306.22 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY AND THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 05°28'24" WEST 221.33 FEET;
THENCE NORTH 88°33'35" WEST 64.24 FEET;
THENCE SOUTH 83°44'46" WEST 150.85 FEET;
THENCE SOUTH 55°49'35" WEST 62.29 FEET;
THENCE SOUTH 40°13'07" EAST 218.50 FEET TO SAID SOUTH LINE;
THENCE ALONG SAID SOUTH LINE, SOUTH 88°33'35" EAST 145.84 FEET TO THE TRUE POINT OF BEGINNING.

ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EASEMENTS
SEE SHEET 2 OF 2 FOR EASEMENTS OF RECORD.

PROJECT BENCHMARK
ELEV 49.126-NAVD88 DATUM
CONC MON WITH 1.75" BRASS DISK NEAR
CENTER OF INTERSECTION OF NW 204th ST
AND RICHMOND BEACH DRIVE NW.
N 287367.484
E 1256951.590
ELEV 145.406 (METRO DATUM)
SUBTRACT 96.280 FOR NAVD88 DATUM
FROM KING COUNTY "DEPARTMENT OF NATURAL RESOURCES AND PARKS, BRIGHTWATER CONVEYANCE SYSTEM, WEST CONTRACT, BRIGHTWATER SYSTEM"
DRAWING NO. G-GEN-104, SHEET 4 OF 202

SITE BENCHMARK
ELEV 33.73-NAVD88 DATUM
FOUND REBAR & TNLS
CONTROL CAP IN ASPHALT.
KING CO. BM-18.

BASIS OF BOUNDARY
RECORD OF SURVEY FOR CHEVRON TEXACO BY REID MIDDLETON, INC.
RECORDED UNDER AF #200405245217

BASIS OF BEARINGS
NORTH-SOUTH CENTERLINE OF SECTION 35, T 27 N, R 3 E, W.M., AS SHOWN ON RECORD OF SURVEY RECORDED UNDER AF #200405245217.
BEARING IS: S 1°11'56"W

EASEMENT NOTES
1. RAILROAD TRACK EASEMENT, AF #213070 – UNABLE TO PLOT.
2. POLE LINE EASEMENT, AF #433520 – UNABLE TO PLOT.

NOTES
1. SHORELINE IS DESIGNATED AS "URBAN".
2. ALL EXISTING STRUCTURES EXCEPT DOCK WILL BE REMOVED.
3. VERTICAL DATUM USED IS NAVD88. TO CONVERT TO NGVD29 DATUM, SUBTRACT 3.60 FEET.
4. DATE OF AERIAL TOPOGRAPHIC MAP IS MARCH 3, 2003.
5. SITE AREA IS 2,653,620 SQ. FT.

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EXISTING CONDITIONS OF RICHMOND BEACH TERMINAL FACILITY
BSRE POINT WELLS LP
SNOHOMISH COUNTY, WASHINGTON

DAVID EVANS AND ASSOCIATES INC.
1620 W. Marine View Drive, Suite 200
Everett Washington 98201
Phone: 425.259.4099

REVISIONS: APPD.

DATE: NOVEMBER, 2010
DESIGN:
DRAWN: GGW
CHECKED: RCH
REVISION NUMBER:
SCALE: 1"=100'
PROJECT NUMBER: PARA00000002
DRAWING FILE:
SHEET NO. EX1 OF 2

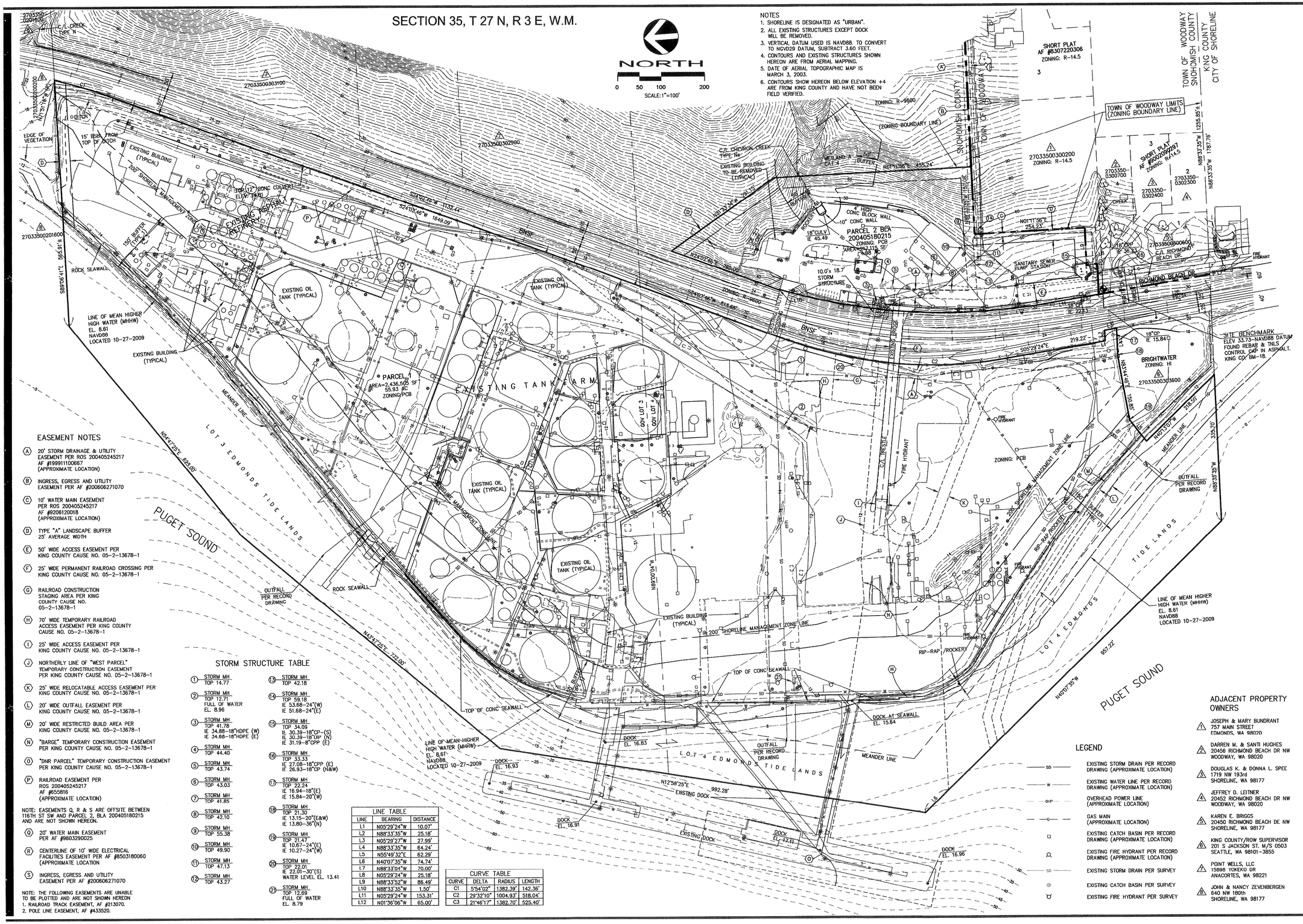
EXISTING CONDITIONS OF RICHMOND BEACH TERMINAL FACILITY

BSRE POINT WELLS LP
SNOHOMISH COUNTY, WASHINGTON

SECTION 35, T 27 N, R 3 E, W.M.

NORTH
0 50 100 200
SCALE:1"=100'

NOTES
1. SHORELINE IS DESIGNATED AS "URBAN".
2. ALL EXISTING STRUCTURES EXCEPT DOCK WILL BE REMOVED.
3. VERTICAL DATUM USED IS NAVD88. TO CONVERT TO NGVD29 DATUM, SUBTRACT 3.60 FEET.
4. CONTOURS AND EXISTING STRUCTURES SHOWN HEREON ARE FROM AERIAL MAPPING.
5. DATE OF AERIAL TOPOGRAPHIC MAP IS MARCH 3, 2003.
6. CONTOURS SHOWN HEREON BELOW ELEVATION +4 ARE FROM KING COUNTY AND HAVE NOT BEEN FIELD VERIFIED.



EASEMENT NOTES

(A) 20' STORM DRAINAGE & UTILITY EASEMENT PER ROS 200405245217 AF #199911100667 (APPROXIMATE LOCATION)

(B) INGRESS, EGRESS AND UTILITY EASEMENT PER AF #200606271070

(C) 10' WATER MAIN EASEMENT PER ROS 200405245217 AF #9206120018 (APPROXIMATE LOCATION)

(D) TYPE "A" LANDSCAPE BUFFER 25' AVERAGE WIDTH

(E) 50' WIDE ACCESS EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1

(F) 25' WIDE PERMANENT RAILROAD CROSSING PER KING COUNTY CAUSE NO. 05-2-13678-1

(G) RAILROAD CONSTRUCTION STAGING AREA PER KING COUNTY CAUSE NO. 05-2-13678-1

(H) 70' WIDE TEMPORARY RAILROAD ACCESS EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1

(I) 25' WIDE ACCESS EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1

(J) NORTHERLY LINE OF "WEST PARCEL" TEMPORARY CONSTRUCTION EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1

(K) 25' WIDE RELOCATABLE ACCESS EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1

(L) 20' WIDE OUTFALL EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1

(M) 20' WIDE RESTRICTED BUILD AREA PER KING COUNTY CAUSE NO. 05-2-13678-1

(N) "BARGE" TEMPORARY CONSTRUCTION EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1

(O) "DNR PARCEL" TEMPORARY CONSTRUCTION EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1

(P) RAILROAD EASEMENT PER ROS 200405245217 AF #655816 (APPROXIMATE LOCATION)

NOTE: EASEMENTS Q, R & S ARE OFFSITE BETWEEN 116TH ST SW AND PARCEL 2, BLA 200405180215 AND ARE NOT SHOWN HEREON.

(Q) 20' WATER MAIN EASEMENT PER AF #9603290025

(R) CENTERLINE OF 10' WIDE ELECTRICAL FACILITIES EASEMENT PER AF #8503180060 (APPROXIMATE LOCATION

(S) INGRESS, EGRESS AND UTILITY EASEMENT PER AF #200606271070

NOTE: THE FOLLOWING EASEMENTS ARE UNABLE TO BE PLOTTED AND ARE NOT SHOWN HEREON
1. RAILROAD TRACK EASEMENT, AF #213070.
2. POLE LINE EASEMENT, AF #433520.

STORM STRUCTURE TABLE

(1)	STORM MH TOP 14.77	(13)	STORM MH TOP 42.18
(2)	STORM MH TOP 12.71 FULL OF WATER EL. 8.96	(14)	STORM MH TOP 59.18 IE 53.68-24"(W) IE 51.68-24"(E)
(3)	STORM MH TOP 41.78 IE 34.88-18"HDPE (W) IE 34.68-18"HDPE (E)	(15)	STORM MH TOP 34.09 IE 30.39-18"CP-(S) IE 30.39-18"DIP (N) IE 31.19-8"CPP (E)
(4)	STORM MH TOP 44.40	(16)	STORM MH TOP 33.33 IE 27.08-18"CPP (E) IE 26.93-18"CP (N&W)
(5)	STORM MH TOP 43.74	(17)	STORM MH TOP 22.24 IE 18.94-18"(E) IE 15.84-20"(W)
(6)	STORM MH TOP 43.03	(18)	STORM MH TOP 21.30 IE 13.15-20"(E&W) IE 13.80-36"(N)
(7)	STORM MH TOP 41.85	(19)	STORM MH TOP 21.47 IE 10.67-24"(E) IE 10.27-24"(W)
(8)	STORM MH TOP 42.10	(20)	STORM MH TOP 22.01 IE 22.01-30"(S) WATER LEVEL EL. 13.41
(9)	STORM MH TOP 55.38	(21)	STORM MH TOP 12.69 FULL OF WATER EL. 8.79
(10)	STORM MH TOP 49.90		
(11)	STORM MH TOP 47.13		
(12)	STORM MH TOP 43.27		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N05°29'24"W	10.07'
L2	N88°33'35"W	25.18'
L3	N05°29'27"W	27.99'
L4	N88°33'35"W	64.24'
L5	N55°49'32"E	62.29'
L6	N40°07'35"W	74.74'
L7	N88°33'04"W	70.00'
L8	N05°29'24"W	25.18'
L9	N88°33'52"W	86.49'
L10	N88°33'35"W	1.50'
L11	N05°29'24"W	153.31'
L12	N01°36'06"W	65.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	5°54'02"	1382.39'	142.36'
C2	29°32'10"	1004.93'	518.04'
C3	21°46'17"	1382.70'	525.40'

ADJACENT PROPERTY OWNERS

(1) JOSEPH & MARY BUNDRANT 757 MAIN STREET EDMONDS, WA 98020

(2) DARREN M. & SANTI HUGHES 20456 RICHMOND BEACH DR NW WOODWAY, WA 98020

(3) DOUGLAS K. & DONNA L. SPEE 1719 NW 193rd SHORELINE, WA 98177

(4) JEFFREY D. LEITNER 20452 RICHMOND BEACH DR NW WOODWAY, WA 98020

(5) KAREN E. BRIGGS 20450 RICHMOND BEACH DE NW SHORELINE, WA 98177

(6) KING COUNTY/ROW SUPERVISOR 201 S JACKSON ST. M/S 0503 SEATTLE, WA 98101-3855

(7) POINT WELLS, LLC 15895 YOKEKO DR ANACORTES, WA 98221

(8) JOHN & NANCY ZEVENBERGEN 640 NW 180th SHORELINE, WA 98177

LEGEND

- SD — EXISTING STORM DRAIN PER RECORD DRAWING (APPROXIMATE LOCATION)
- W — EXISTING WATER LINE PER RECORD DRAWING (APPROXIMATE LOCATION)
- OHP — OVERHEAD POWER LINE (APPROXIMATE LOCATION)
- G — GAS MAIN (APPROXIMATE LOCATION)
- EXISTING CATCH BASIN PER RECORD DRAWING (APPROXIMATE LOCATION)
- EXISTING FIRE HYDRANT PER RECORD DRAWING (APPROXIMATE LOCATION)
- SD — EXISTING STORM DRAIN PER SURVEY
- EXISTING CATCH BASIN PER SURVEY
- EXISTING FIRE HYDRANT PER SURVEY

DAVID EVANS AND ASSOCIATES INC.
1620 W. Marine View Drive, Suite 200
Everett Washington 98201
Phone: 425.259.4099

REVISIONS:	APPD.

DATE: NOVEMBER, 2010
DESIGN:
DRAWN: GGW
CHECKED: RCH
REVISION NUMBER:

SCALE: 1"=100'

PROJECT NUMBER: PARA00000002

DRAWING FILE:

SHEET NO. EX2 OF 2

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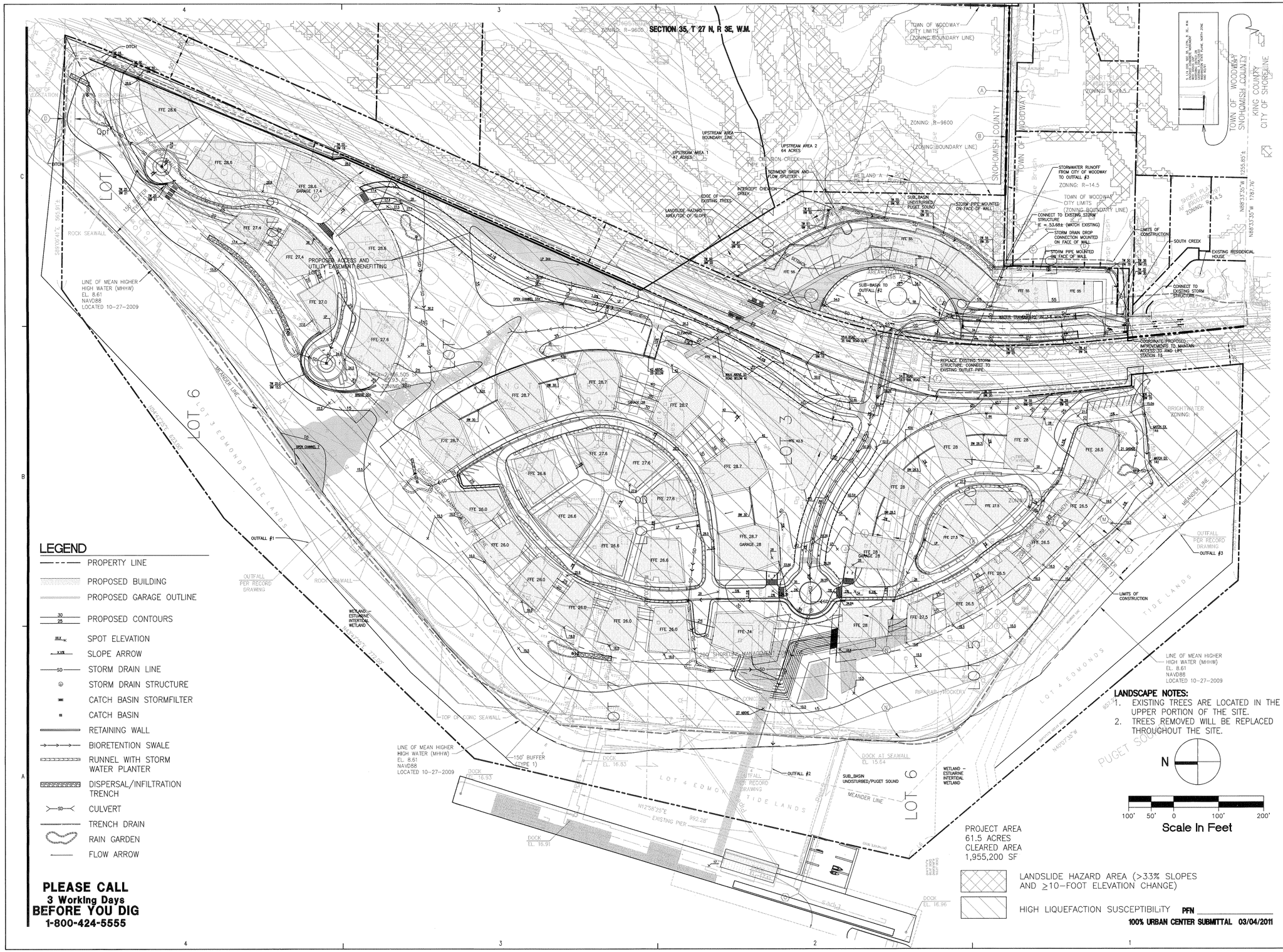

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED GARAGE OUTLINE
- PROPOSED CONTOURS (30 / 25)
- SPOT ELEVATION
- SLOPE ARROW
- STORM DRAIN LINE
- STORM DRAIN STRUCTURE
- CATCH BASIN STORMFILTER
- CATCH BASIN
- RETAINING WALL
- BIORETENTION SWALE
- RUNNEL WITH STORM WATER PLANTER
- DISPERSAL/INFILTRATION TRENCH
- CULVERT
- TRENCH DRAIN
- RAIN GARDEN
- FLOW ARROW

PLEASE CALL
3 Working Days
BEFORE YOU DIG
1-800-424-5555

LANDSCAPE NOTES:
1. EXISTING TREES ARE LOCATED IN THE UPPER PORTION OF THE SITE.
2. TREES REMOVED WILL BE REPLACED THROUGHOUT THE SITE.

N

100' 50' 0 100' 200'
Scale In Feet

PROJECT AREA
61.5 ACRES
CLEARED AREA
1,955,200 SF

LANDSLIDE HAZARD AREA (>33% SLOPES AND ≥10-FOOT ELEVATION CHANGE)

HIGH LIQUEFACTION SUSCEPTIBILITY PFN _____

100% URBAN CENTER SUBMITTAL 03/04/2011

PERKINS +WILL
1221 Second Avenue
Suite 200
Seattle, WA 98101
t 206.381.6000
f 206.441.4981
www.perkinswill.com

Point Wells Development

BSRE Point Wells, LP

c/o Karr Tuttle Campbell
1201 Third Avenue, Suite 2900
Seattle, Washington 98101

in association with:

CIVIL ENGINEER

SvR DESIGN COMPANY
1205 SECOND AVE. SUITE 200
SEATTLE, WA 98101
T 206.223.0326
F 206.223.0125
www.svrdesign.com

Snohomish County Planning & development Services
APPROVED FOR CONSTRUCTION
By: _____
Randolph R. Sleight, P.E., P.L.S.
R/W Permit No. _____

MARK DUANE DAVIES — STATE OF WASHINGTON — 36022 — REGISTERED PROFESSIONAL ENGINEER

THOMAS R. VON SCHRADER — STATE OF WASHINGTON — 20844 — REGISTERED PROFESSIONAL ENGINEER

QA/QC REVIEWER

Revisions

NO.	ISSUE	DATE

Sheet Information

Date	03/04/2011
Job Number	169009.000
Drawn	
Checked	
Approved	

Title

Preliminary Site and Targeted Stormwater Plan

Sheet

C-010

NOT Issued for Construction

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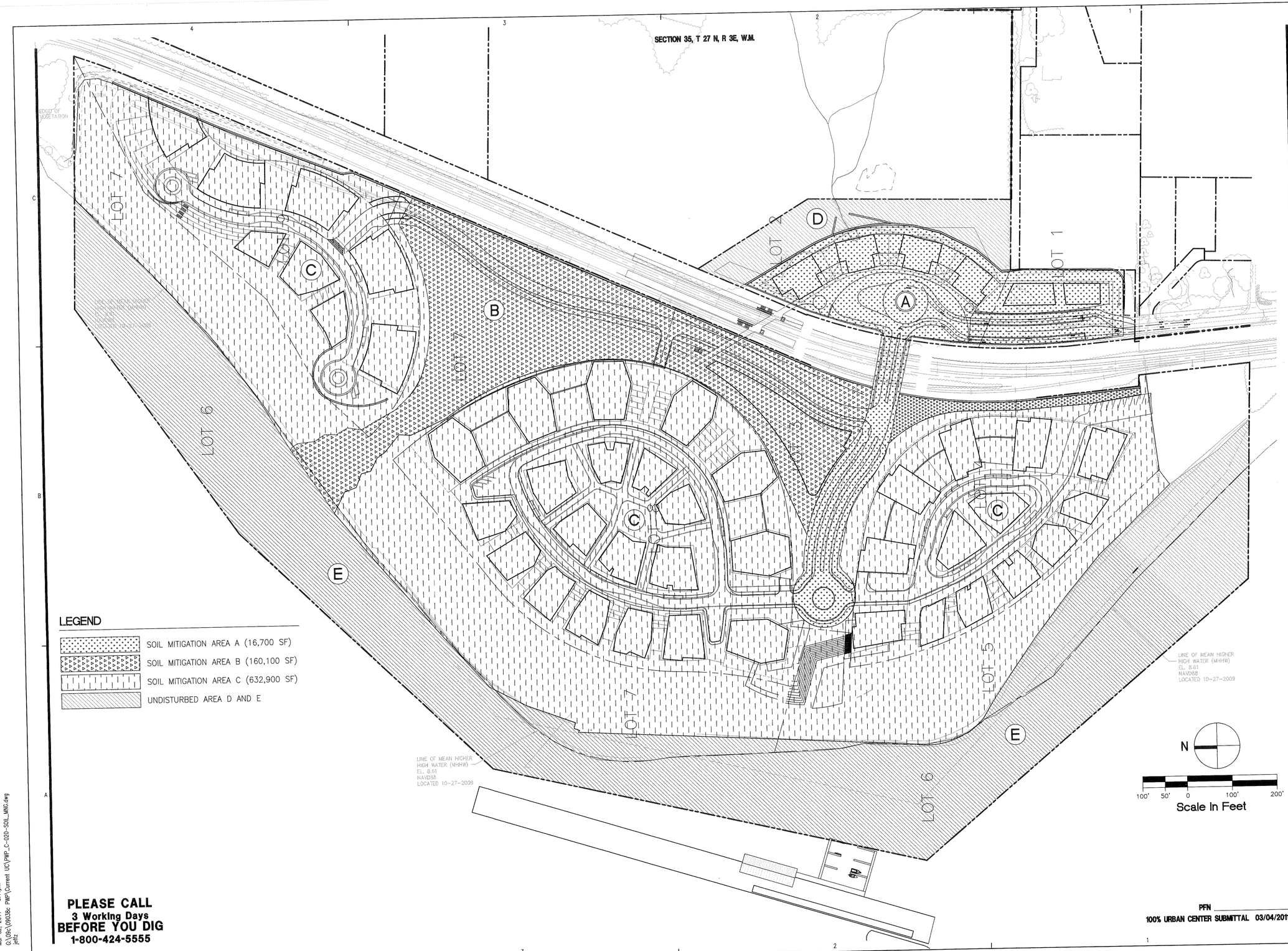

PLEASE CALL
3 Working Days
BEFORE YOU DIG
1-800-424-5555

PFN _____
100% URBAN CENTER SUBMITTAL 03/04/2011

PERKINS +WILL
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Snohomish County Planning & development Services
APPROVED FOR CONSTRUCTION
By: _____
Randolph R. Sleight, P.E., P.L.S.
R/W Permit No. _____

MARK DUANE DAVIES — STATE OF WASHINGTON — 36022 — REGISTERED PROFESSIONAL ENGINEER — 3-3-11

THOMAS R. VON SCHRADER — STATE OF WASHINGTON — 20044 — REGISTERED PROFESSIONAL ENGINEER — 3.4.11

QA/QC REVIEWER

Revisions

NO.	ISSUE	DATE

Sheet Information

Date	03/04/2011
Job Number	169009.000
Drawn	
Checked	
Approved	

Title

Soil Management Plan

Sheet

C-020

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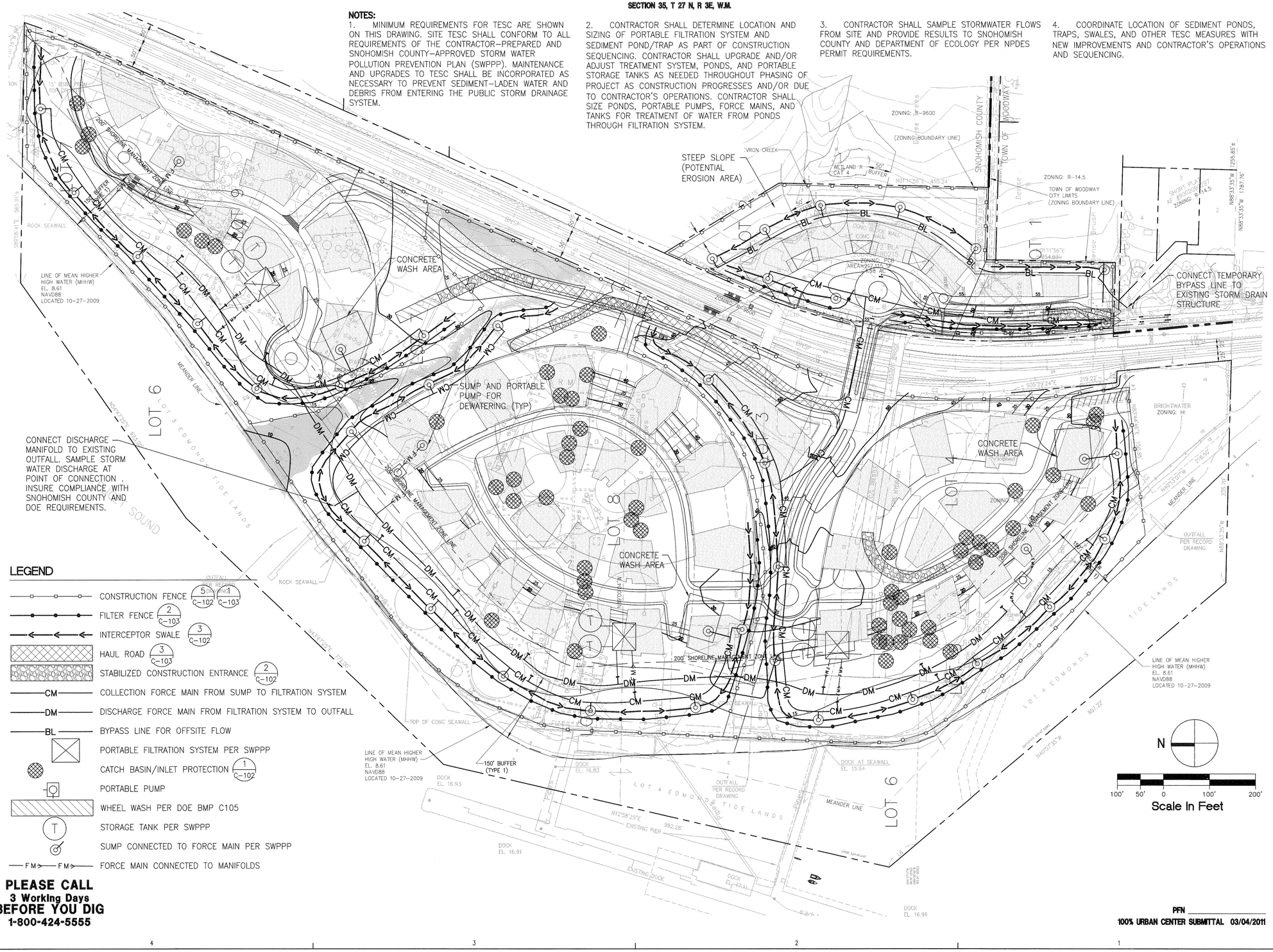
SECTION 35, T 27 N, R 3E, W.M.

NOTES:

1. MINIMUM REQUIREMENTS FOR TESC ARE SHOWN ON THIS DRAWING. SITE TESC SHALL CONFORM TO ALL REQUIREMENTS OF THE CONTRACTOR–PREPARED AND SNOHOMISH COUNTY–APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP). MAINTENANCE AND UPGRADES TO TESC SHALL BE INCORPORATED AS NECESSARY TO PREVENT SEDIMENT–LADEN WATER AND DEBRIS FROM ENTERING THE PUBLIC STORM DRAINAGE SYSTEM.
2. CONTRACTOR SHALL DETERMINE LOCATION AND SIZING OF PORTABLE FILTRATION SYSTEM AND SEDIMENT POND/TRAP AS PART OF CONSTRUCTION SEQUENCING. CONTRACTOR SHALL UPGRADE AND/OR ADJUST TREATMENT SYSTEM, PONDS, AND PORTABLE STORAGE TANKS AS NEEDED THROUGHOUT PHASING OF PROJECT AS CONSTRUCTION PROGRESSES AND/OR DUE TO CONTRACTOR'S OPERATIONS. CONTRACTOR SHALL SIZE PONDS, PORTABLE PUMPS, FORCE MAINS, AND TANKS FOR TREATMENT OF WATER FROM PONDS THROUGH FILTRATION SYSTEM.
3. CONTRACTOR SHALL SAMPLE STORMWATER FLOWS FROM SITE AND PROVIDE RESULTS TO SNOHOMISH COUNTY AND DEPARTMENT OF ECOLOGY PER NPDES PERMIT REQUIREMENTS.
4. COORDINATE LOCATION OF SEDIMENT PONDS, TRAPS, SWALES, AND OTHER TESC MEASURES WITH NEW IMPROVEMENTS AND CONTRACTOR'S OPERATIONS AND SEQUENCING.



LEGEND

- CONSTRUCTION FENCE (5 DN AND C–102 / C–103)
- FILTER FENCE (2 / C–103)
- INTERCEPTOR SWALE (3 / C–102)
- HAUL ROAD (3 / C–103)
- STABILIZED CONSTRUCTION ENTRANCE (2 / C–102)
- CM — COLLECTION FORCE MAIN FROM SUMP TO FILTRATION SYSTEM
- DM — DISCHARGE FORCE MAIN FROM FILTRATION SYSTEM TO OUTFALL
- BL — BYPASS LINE FOR OFFSITE FLOW
- PORTABLE FILTRATION SYSTEM PER SWPPP
- CATCH BASIN/INLET PROTECTION (1 / C–102)
- PORTABLE PUMP
- WHEEL WASH PER DOE BMP C105
- STORAGE TANK PER SWPPP
- SUMP CONNECTED TO FORCE MAIN PER SWPPP
- FM — FM — FORCE MAIN CONNECTED TO MANIFOLDS

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Revisions

NO.	ISSUE	DATE

Sheet Information

Date	03/04/2011
Job Number	169009.000
Drawn	
Checked	
Approved	

Title

TESC Plan

Sheet

C-100

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SECTION 35, T 27 N, R 3E, W.M.

SNOHOMISH COUNTY TESC NOTES

1. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
8. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

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TESC NOTES

1. CONSTRUCTION EROSION CONTROL MEASURES MUST BE IN PLACE AND APPROVED BY SNOHOMISH COUNTY\DOE INSPECTOR PRIOR TO ANY EARTH DISTURBANCE.
2. THE IMPLEMENTATION OF THE TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THE TESC FACILITIES IN COORDINATION WITH THE CONTRACTOR-PREPARED AND APPROVED SWPPP IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED AND SITE IS PERMANENTLY STABILIZED.
3. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE PUBLIC DRAINAGE SYSTEM. AS CONSTRUCTION PROGRESSES AND UNEXPECTED (SEASONAL) CONDITIONS DICTATE, MORE TEMPORARY SEDIMENTATION COLLECTION FACILITIES MAY BE REQUIRED TO PREVENT VIOLATING APPLICABLE WATER STANDARDS. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY THEIR ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES.
4. THE TESC FACILITIES SHOWN ON THESE PLANS AND APPROVED SWPPP MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL DEMOLITION, CLEARING, AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE, ENTER THE DRAINAGE SYSTEM, OR VIOLATE APPLICABLE WATER STANDARDS.
5. DURING THE CONSTRUCTION PERIOD, THE TESC FACILITIES SHALL BE MAINTAINED AND UPGRADED IN COORDINATION WITH THE CONTRACTOR-PREPARED SWPPP AS NEEDED SO AS NOT TO VIOLATE APPLICABLE WATER STANDARDS.
6. STABILIZED CONSTRUCTION ENTRANCES AND WASH PADS AT ALL CONSTRUCTION SITE EXITS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES AT CONTRACTOR'S EXPENSE MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
7. NO SEDIMENT SHALL BE TRACKED INTO THE STREET OR ONTO PAVED SURFACES. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE SITE. IN THE EVENT OF FAILURE OF THE EROSION CONTROL SYSTEM RESULTING IN SEDIMENT BEING TRACKED ONTO PAVED SURFACES, THE CONTRACTOR SHALL IMMEDIATELY IMPLEMENT MEASURES TO CORRECT THE SITUATION, AND VACUUM STREET SWEEPING SHALL BE EMPLOYED ON AN EMERGENCY BASIS. IF VACUUM STREET SWEEPING VEHICLES ARE UTILIZED, THEY SHALL BE OF THE TYPE THAT ACTUALLY REMOVES THE SEDIMENT FROM THE PAVEMENT. WASHING OF THE STREETS WILL NOT BE ALLOWED WITHOUT PRIOR SNOHOMISH COUNTY APPROVAL.
8. ALL TESC FACILITIES SHALL CONFORM TO THE BEST MANAGEMENT PRACTICES LISTED IN THE SNOHOMISH COUNTY DRAINAGE MANUAL AND APPROVED SWPPP.
9. NO EXPOSED EARTH SHALL REMAIN UNSTABILIZED FOR MORE THAN 7 DAYS FROM MAY 1ST TO SEPTEMBER 30TH. FROM OCTOBER 1ST TO APRIL 30TH NO EXPOSED EARTH SHALL REMAIN UNSTABILIZED FOR MORE THAN 2 DAYS. STABILIZATION OF EXPOSED EARTH SHALL BE WITH APPROVED TESC BMP METHODS (I.E. SEEDING, MULCHING, NETTING, EROSION BLANKETS, COVERING, ETC.) IN COORDINATION WITH THE SWPPP.
10. FROM OCTOBER 1 THROUGH APRIL 30, CLEARING, GRADING, AND OTHER SOIL DISTURBING ACTIVITIES SHALL ONLY BE PERMITTED IF SHOWN TO THE SATISFACTION OF THE LOCAL PERMITTING AUTHORITY THAT SILT-LADEN RUNOFF WILL BE PREVENTED FROM LEAVING THE SITE THROUGH A COMBINATION OF THE FOLLOWING:
    - SITE CONDITIONS INCLUDING EXISTING VEGETATIVE COVERAGE, SLOPE, SOIL TYPE, AND PROXIMITY TO RECEIVING WATERS; AND
    - LIMITATIONS ON ACTIVITIES AND THE EXTENT OF DISTURBED AREAS; AND
    - PROPOSED EROSION AND SEDIMENT CONTROL MEASURES. SEE SWPPP FOR ADDITINAL REQUIREMENTS.
11. NO SEDIMENT SHALL BE ALLOWED TO ENTER ANY CATCH BASIN WITHIN THE SITE, OR ADJACENT PROPERTIES. IN THE EVENT OF A FAILURE OF THE TESC PLAN THAT RESULTS IN SEDIMENT ENTERING A CATCH BASIN, THE CONTRACTOR SHALL REMOVE ALL SUCH SEDIMENT IMMEDIATELY.
12. DISTURBED SOILS THAT ARE EXPOSED TO SURFACE RUNOFF SHALL BE IMMEDIATELY STABILIZED WITH TESC MEASURES PER THE APPROVED SWPPP OR AS DIRECTED BY SNOHOMISH COUNTY INSPECTOR/DOE INSPECTOR.
13. THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
14. CATCH BASINS IN THE STREET SHALL BE INSPECTED BY THE CONTRACTOR DAILY. WATER LEAVING THE SITE DURING CONSTRUCTION, INCLUDING WATER CARRIED BY TRUCKS, SHALL BE CLEAN. THE CONTRACTOR SHALL CLEAN CITY CATCH BASINS AND IMPLEMENT EXTRA SEDIMENTATION CONTROL MEASURES IF NECESSARY AND AS DIRECTED BY THE SNOHOMISH COUNTY INSPECTOR/DOE INSPECTOR AT NO ADDITIONAL EXPENSE TO OWNER.
15. NOT USED.
16. THE TESC FACILITIES SHALL BE MAINTAINED UNTIL PERMANENT EROSION CONTROL (PAVING, STRUCTURE, REVEGETATION WITH TREES, SHRUBS, GROUND COVER, ETC.) PER THE APPOROVED PLANS IS IN PLACE.
17. DESIGN, PREPARE AND OBTAIN PERMITS FOR TEMPORARY DEWATERING. TREAT AND DISPOSE OF WATER FROM TEMPORARY DEWATERING IN ACCORDANCE WITH SNOHOMISH COUNTY AND DOE REQUIREMENTS.
18. PROTECT STOCKPILES FROM WET WEATHER AND CONTAMINATION FROM OTHER SOURCES. PROVIDE DUST CONTROL MEASURES AND STOCKPILE PROTECTION IN ACCORDANCE WITH SNOHOMISH COUNTY APPROVED SWPPP. STOCKPILES THAT BECOME UNSUITABLE DUE TO LACK OF PROTECTION MEASURES SHALL BE PROPERLY DISPOSED OF AND REPLACED AT CONTRACTOR'S EXPENSE.
19. COORDINATE LOCATION OF SEDIMENT PONDS, TRAPS, PORTABLE FILTRATION TREATMENT SYSTEMS, INTERCEPTOR SWALES, AND OTHER TESC MEASURES WITH IMPROVEMENTS AND CONTRACTOR'S OPERATIONS AND SEQUENCING. COORDINATE OUTLET DRAINS FROM SEDIMENT PONDS AND PORTABLE FILTRATION TREATMENT SYSTEMS WITH EXISTING AND NEW IMPROVEMENTS.
20. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS USED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE. SEE SPECIFICATIONS FOR SEED MIX AND RATE OF APPLICATION.
21. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS USED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF TWO INCHES.
22. NOT USED
23. THE TESC MEASURES SHOWN ON THE PLANS ARE FOR SNOHOMISH COUNTY PERMITTING PURPOSES ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MEANS AND METHODS AND SEQUENCING OF TESC MEASURES AND ENSURING WATER QUALITY REQUIREMENTS ARE MET.

KEY PLAN
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Revisions

NO.	ISSUE	DATE

Sheet Information

Date	03/04/2011
Job Number	169009.000
Drawn	
Checked	
Approved	

Title
TESC NOTES

Sheet
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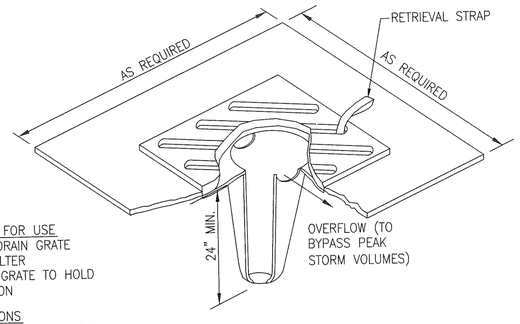


DIRECTIONS FOR USE
- REMOVE DRAIN GRATE
- INSERT FILTER
- REPLACE GRATE TO HOLD IN POSITION

SPECIFICATIONS
- FILTERS MINIMUM 24" DEEP
- CONSTRUCTED OF POLYPROPYLENE
- ALL SEAMS DOUBLE–STITCHED
- WATER FLOW RATE – 100 GALLONS PER MINUTE PER SQUARE FOOT
- REUSABLE OR THROW–AWAY

MAINTENANCE
- REMOVE WHEN FILLED TO HALF–WAY MARK (USE FRONT LOADER OR OTHER EQUIPMENT FOR REMOVAL)
- CLEAN AND RE–USE, OR REPLACE

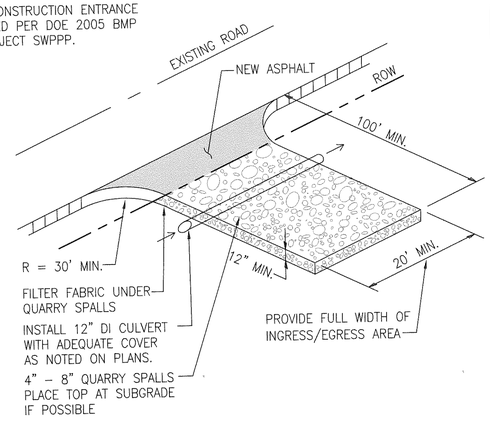
NOTES:

1. MAINTENANCE OF BMP SHALL BE PER THE PROJECT SWPPP.

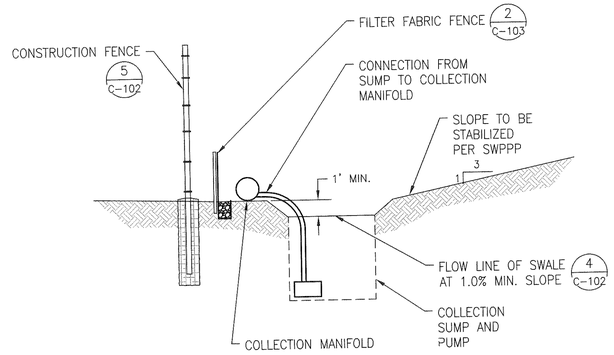
NTS **Catch Basin Protection** 1

NOTES:

1. CONSTRUCT NEW ASPHALT DRIVEWAY PER SNOHOMISH COUNTY ROAD STANDARDS PRIOR TO INSTALLATION OF QUARRY SPALL PAD TO AVOID DAMAGING ROADWAY.
2. QUARRY SPALL PAD SHALL BE CROWNED SO THAT RUN–OFF DRAINS OFF THE PAD AND INTO TESC TREATMENT SYSTEM.
3. STABILIZED ROCK CONSTRUCTION ENTRANCE SHALL BE MAINTAINED PER DOE 2005 BMP C105 PER THE PROJECT SWPPP.



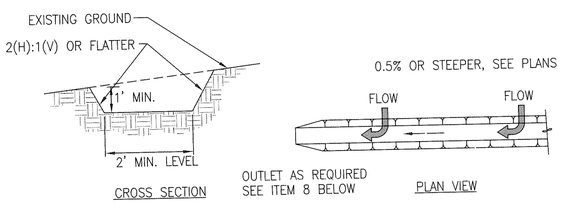
NTS **Stabilized Rock Construction Entrance** 2

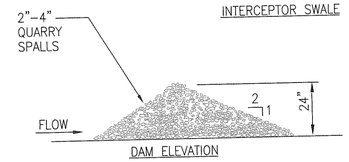


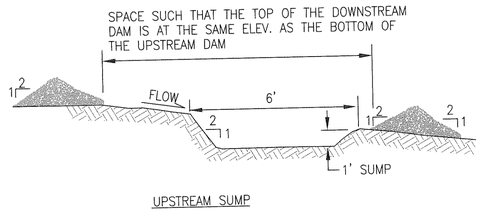
NOTES:

1. MAINTENANCE OF BMP SHALL BE PER THE PROJECT SWPPP.

NTS **Interceptor Swale and Collection Sump** 3







NOTES:

1. ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE.
2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON–EROSIVE VELOCITY.
4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
5. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
6. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED ON CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
8. STABILIZATION SHALL BE AS PER THE CHART:

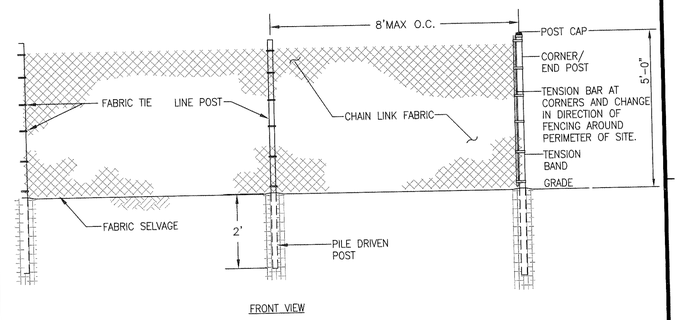
REQUIRED FLOW CHANNEL STABILIZATION

TYPE OF TREATMENT	CHANNEL GRADE	A (5 AC OR LESS)
1.	0.5–3.0%	SEED AND STRAW MULCH
2.	3.1–5.0%	SEED AND STRAW MULCH

NOTES:

1. CHECK DAMS SHALL BE CONSTRUCTED OF ROCK AND SHALL BE PROVIDED WITH A 1' DEEP SUMP IMMEDIATELY UPSTREAM.
2. THE SPACING BETWEEN THE ROCK DAMS SHALL BE PER THE PLANS, ADJUSTED IN THE FIELD TO MEET THE REQUIREMENTS OF THIS DETAIL.
3. ROCK CHECK DAMS SHALL BE CONSTRUCTED OF QUARRY SPALLS, 4" MINUS. THE ROCK MUST BE PLACED BY HAND OR MECHANICAL PLACEMENT (NO DUMPING OF ROCK TO FORM DAM) TO ACHIEVE COMPLETE COVERAGE OF THE DITCH OR SWALE AND TO ENSURE THAT THE CENTER OF THE DAM IS LOWER THAN THE EDGES.
4. MAINTENANCE OF BMP SHALL BE PER THE PROJECT SWPPP.

NTS **Interceptor Swale with Rock Check Dam** 4



NTS **Construction Fence With Pile Driven Posts** 5

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Revisions

NO.	ISSUE	DATE

Sheet Information

Date	03/04/2011
Job Number	169009.000
Drawn	
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Title

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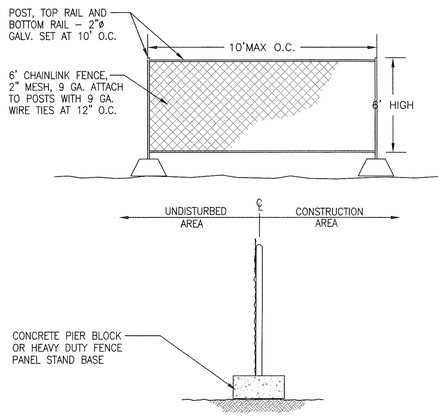
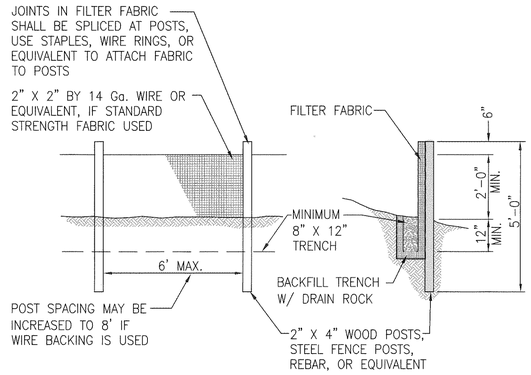


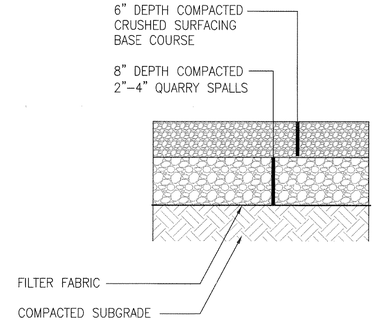
NOTE:
SECURE PANELS TO ONE ANOTHER VIA MECHANICAL FASTENERS AT THE POSTS. A MINIMUM OF TWO FASTENERS PER SET OF POSTS.

NTS
Construction Fence with Posts on Concrete Piers 1



NOTE:
FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE

NTS
Filter Fabric Fence 2



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NTS
NOT USED 5

NTS
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39306
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QA/QC REVIEWER

Revisions

NO.	ISSUE	DATE

Sheet Information

Date	03/04/2011
Job Number	169009.000
Drawn	
Checked	
Approved	

Title

TESC Details

Sheet

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SECTION 35, T 27 N, R 3E, W.M.

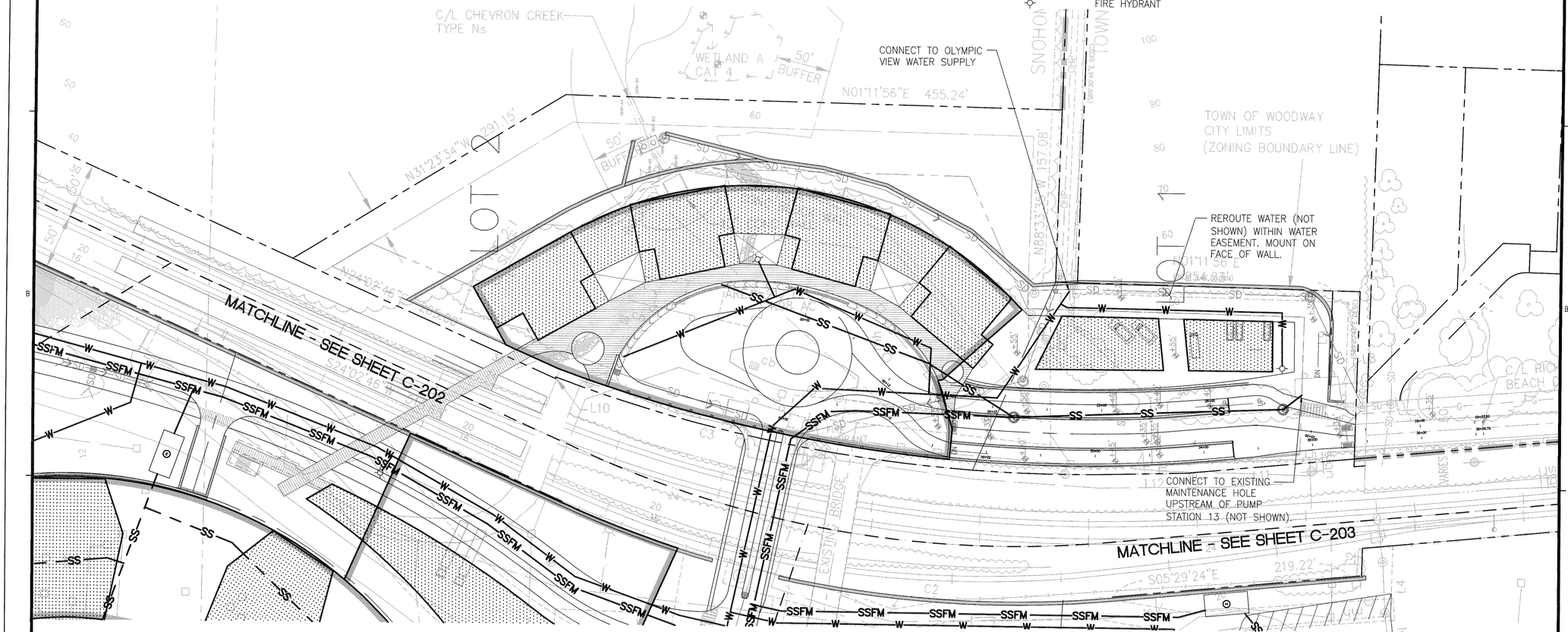
LEGEND

- PROPERTY LINE
- PROPOSED BUILDING AT GRADE
- PROPOSED UNDERGROUND GARAGE
- W — WATER LINE
- W — WATER LINE THROUGH BUILDING
- SS — SANITARY SEWER GRAVITY LINE
- SS — SANITARY SEWER THROUGH BUILDING
- SSFM — SANITARY SEWER FORCE MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER PUMP STATION
- FIRE HYDRANT

N

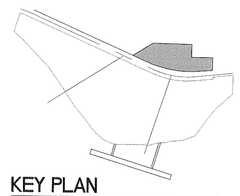
50' 25' 0 50' 100'

Scale In Feet



NOTES

1. STORM DRAIN PIPE SHOWN ON PLANS WILL RANGE FROM 12-INCH TO 36-INCH DIAMETER.



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THOMAS R. VON SCHRADER — STATE OF WASHINGTON — 29944 — REGISTERED PROFESSIONAL ENGINEER — 3.3.11

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UTILITY PLAN - URBAN PLAZA

Sheet

C-200

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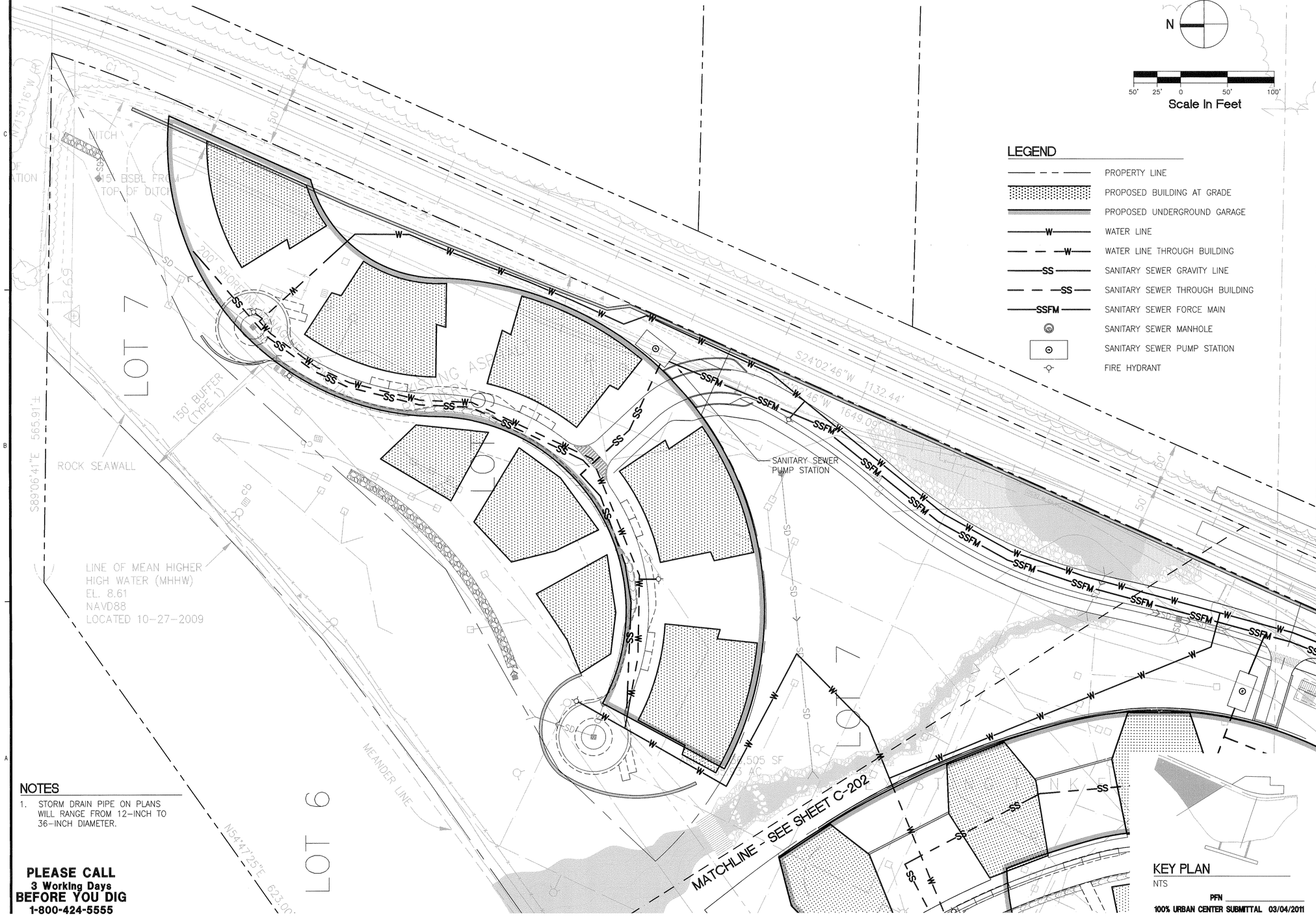

NOTES

1. STORM DRAIN PIPE ON PLANS WILL RANGE FROM 12-INCH TO 36-INCH DIAMETER.

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THOMAS R. VON SCHRADER
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UTILITY PLAN - NORTH VILLAGE

Sheet

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SECTION 35, T 27 N, R 3E, W.M.

MATCHLINE - SEE SHEET C-200

MATCHLINE - SEE SHEET C-201

MATCHLINE - SEE SHEET C-203

SANITARY SEWER PUMP STATION

200' SHORELINE MANAGEMENT ZONE

TOP OF CONC. RETAINING WALL

EXISTING BRIDGE

NOTES

1. STORM DRAIN PIPE ON PLANS WILL RANGE FROM 12-INCH TO 36-INCH DIAMETER.

N

50' 25' 0 50' 100'

Scale In Feet

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LEGEND

- PROPERTY LINE
- PROPOSED BUILDING AT GRADE
- PROPOSED UNDERGROUND GARAGE
- W — WATER LINE
- W — WATER LINE THROUGH BUILDING
- SS — SANITARY SEWER GRAVITY LINE
- SS — SANITARY SEWER THROUGH BUILDING
- SSFM — SANITARY SEWER FORCE MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER PUMP STATION
- FIRE HYDRANT

KEY PLAN

NTS

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UTILITY PLAN - CENTRAL VILLAGE

Sheet

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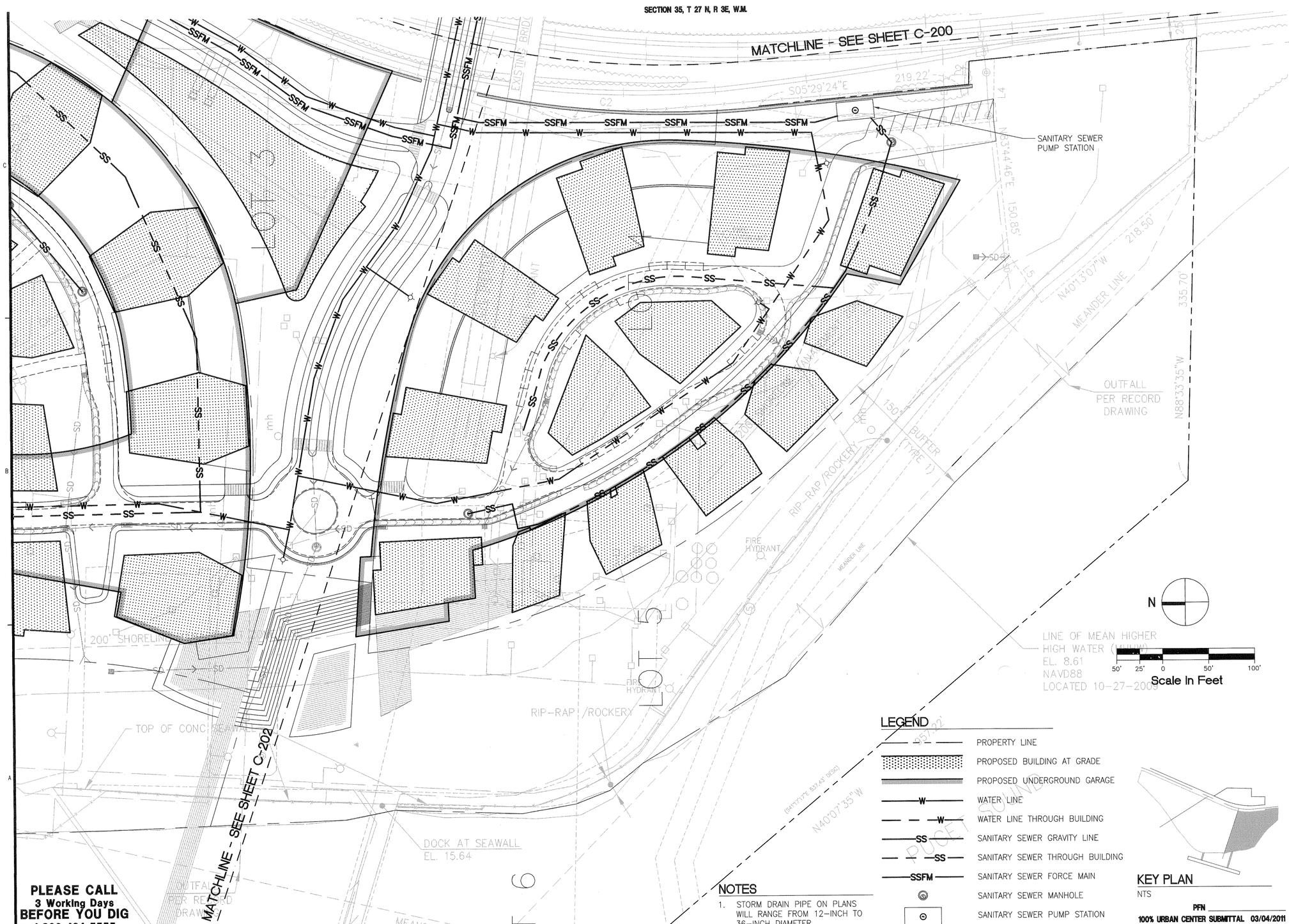

NOTES

1. STORM DRAIN PIPE ON PLANS WILL RANGE FROM 12-INCH TO 36-INCH DIAMETER.

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3-3-11

THOMAS R. VON SCHRADER
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25844
REGISTERED
PROFESSIONAL ENGINEER
3-3-11

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UTILITY PLAN - SOUTH VILLAGE

Sheet

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LEGEND

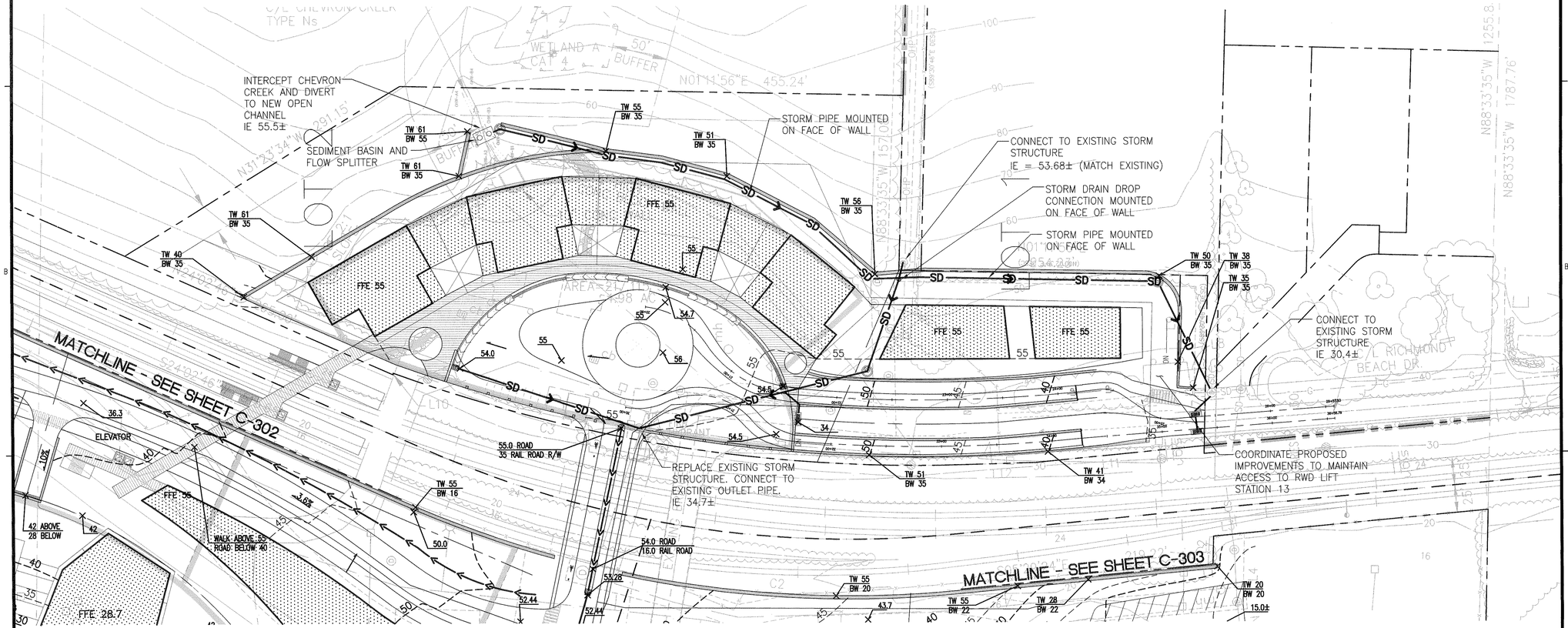
- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED GARAGE OUTLINE
- 30 / 25 PROPOSED CONTOURS
- XX.X SPOT ELEVATION
- X.X% SLOPE ARROW
- SD STORM DRAIN LINE
- STORM DRAIN STRUCTURE
- CATCH BASIN STORMFILTER
- CATCH BASIN
- RETAINING WALL
- BIORETENTION SWALE
- RUNNEL WITH STORM WATER PLANTER
- DISPERSAL/INFILTRATION TRENCH
- SD CULVERT
- TRENCH DRAIN
- RAIN GARDEN

SECTION 35, T 27 N, R 3E, W.M.

N

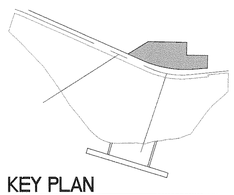
50' 25' 0 50' 100'

Scale In Feet



NOTE

ESTIMATED EARTHWORK QUANTITIES FOR THIS SITE:
CUT 50,000 CY
FILL 540,000 CY



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GRADING AND DRAINAGE PLAN - URBAN PLAZA

Sheet

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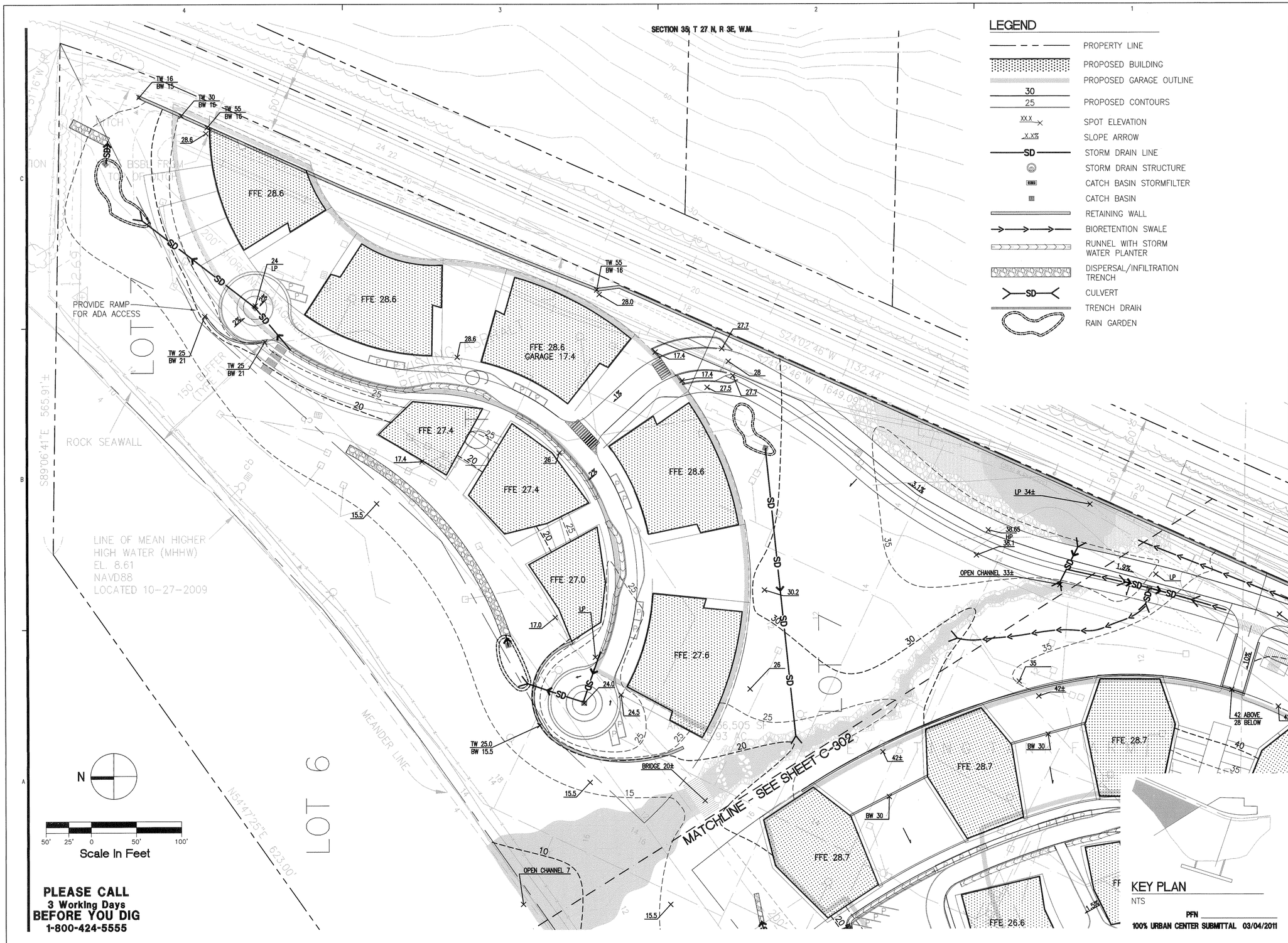

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GRADING AND DRAINAGE PLAN - NORTH VILLAGE

Sheet

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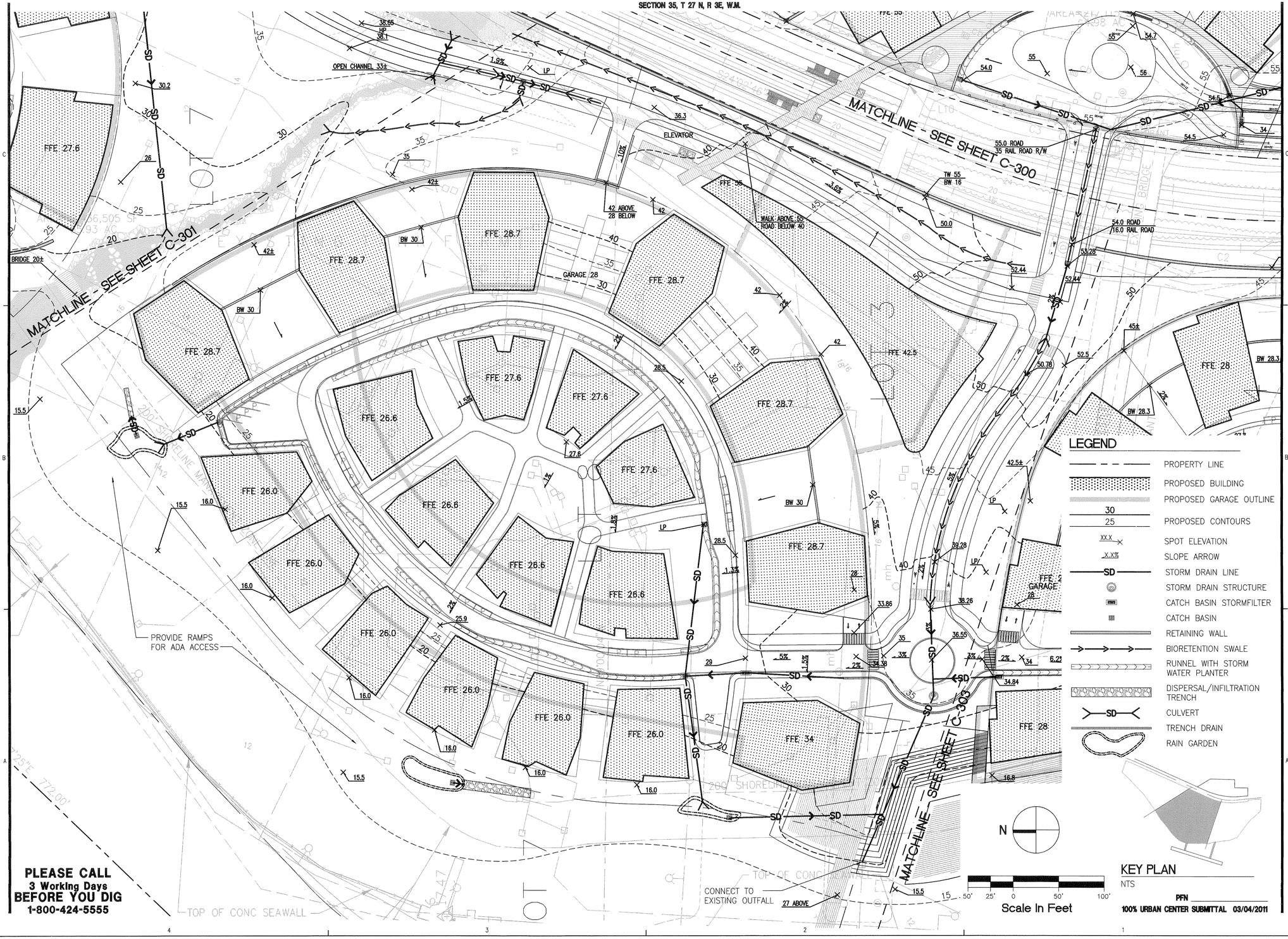

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GRADING AND DRAINAGE PLAN - CENTRAL VILLAGE

Sheet

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MATCHLINE - SEE SHEET C-300

MATCHLINE - SEE SHEET C-302

PROVIDE RAMP FOR ADA ACCESS

21 GARAGE

CONNECT TO EXISTING STORM STRUCTURE

OUTFALL PER RECORD DRAWING

PROVIDE RAMP FOR ADA ACCESS

PROVIDE RAMP FOR ADA ACCESS

PROVIDE ADA ACCESS TO BEACH

FFE 28 GARAGE 28

WALK ABOVE: 55
ROAD BELOW: 40

54.0 ROAD
16.0 RAIL ROAD

DOCK AT SEAWALL
EL. 15.64

TOP OF CONC. SEAWALL

RIP-RAP / ROCKERY

MEANDER LINE

FIRE HYDRANT

PED ONLY

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LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED GARAGE OUTLINE
- PROPOSED CONTOURS
- SPOT ELEVATION
- SLOPE ARROW
- STORM DRAIN LINE
- STORM DRAIN STRUCTURE
- CATCH BASIN STORMFILTER
- CATCH BASIN
- RETAINING WALL
- BIORETENTION SWALE
- RUNNEL WITH STORM WATER PLANTER
- DISPERSAL/INFILTRATION TRENCH
- CULVERT
- TRENCH DRAIN
- RAIN GARDEN

N

50' 25' 0 50' 100'

Scale In Feet

KEY PLAN
NTS

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GRADING AND DRAINAGE PLAN - SOUTH VILLAGE

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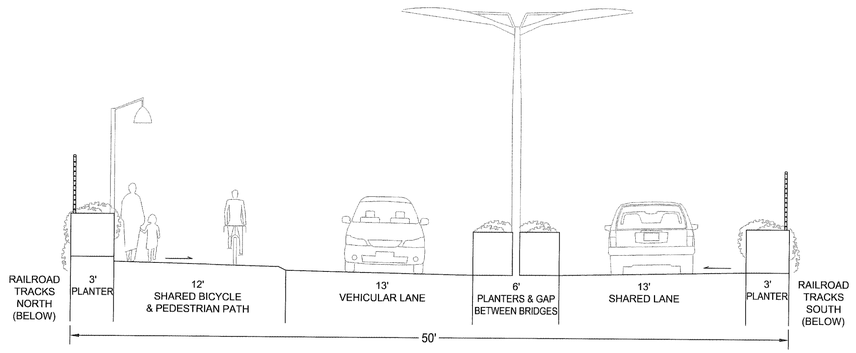
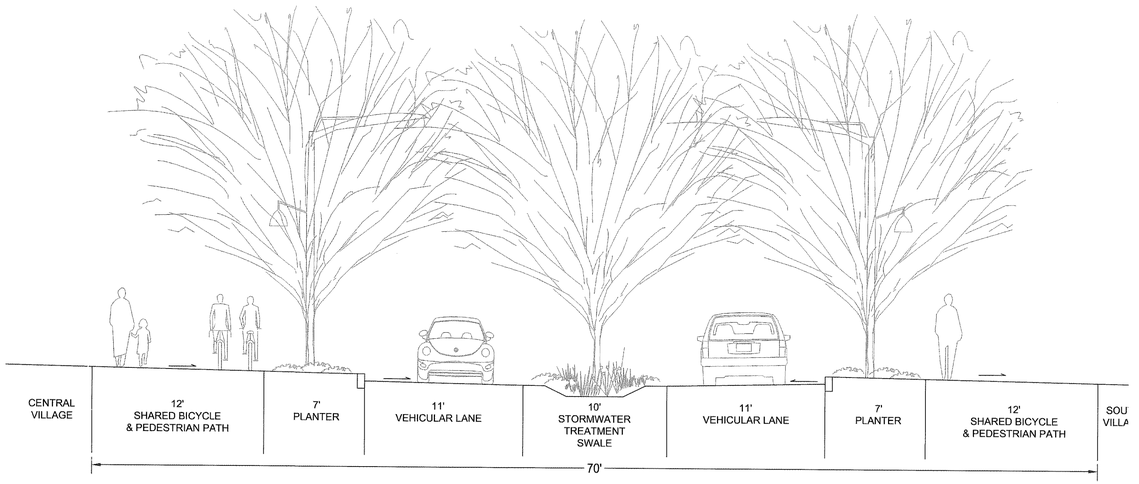
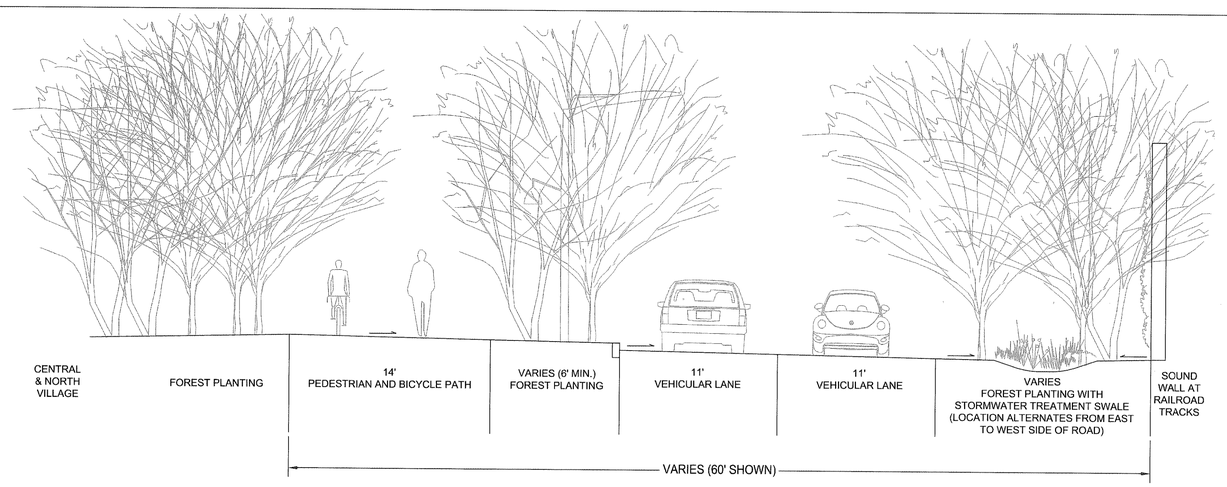


NTS
Bridge at Boulevard Section 1



NTS
Boulevard Section 2



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Road to North Village Section 3

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TYPICAL ROAD SECTIONS

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C-500

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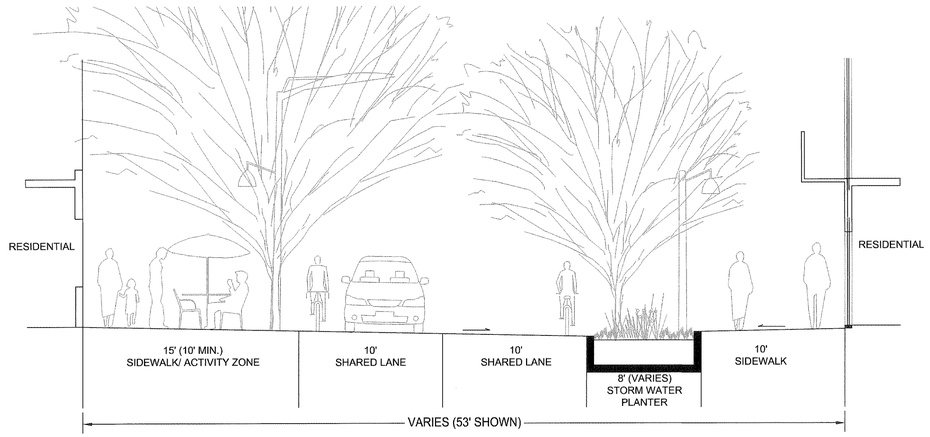
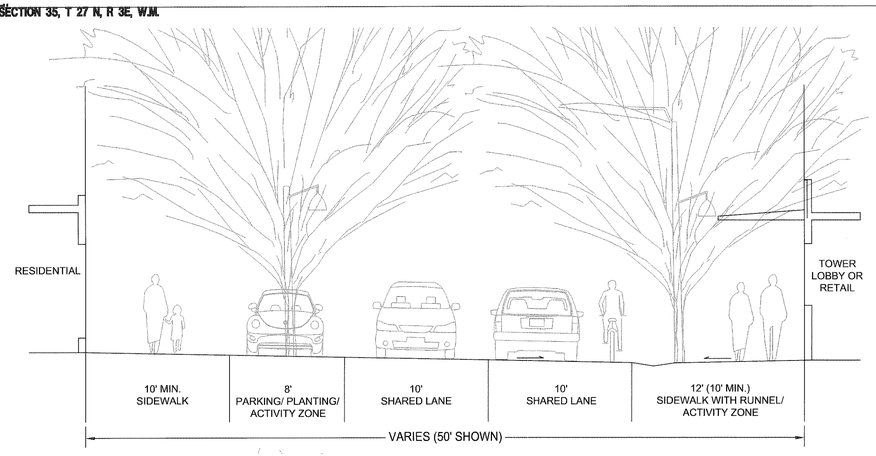
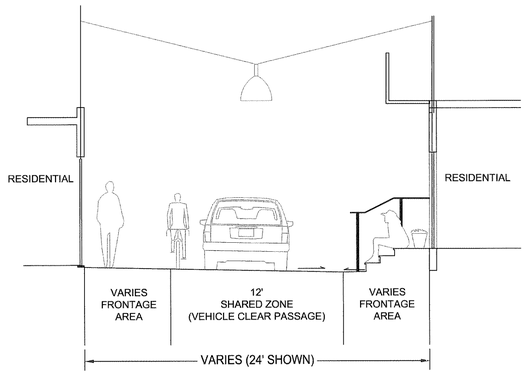


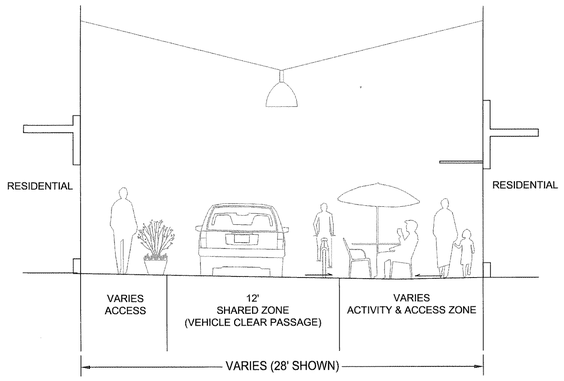
NTS
Street in Villages Section A 1



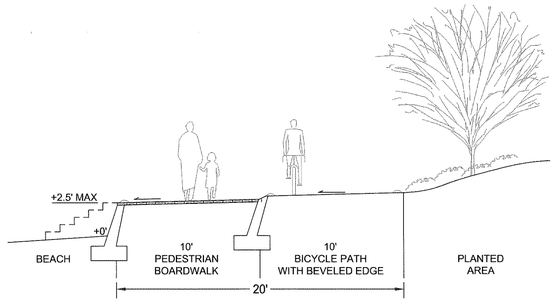
NTS
Street in Villages Section B 2



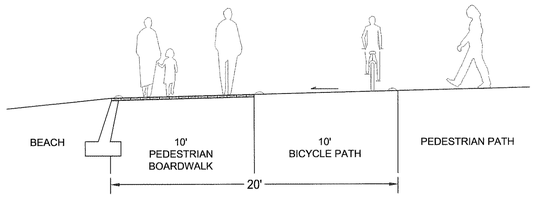
NTS
Lane in Village Section A 3



NTS
Lane in Village Section B 4



NTS
Boardwalk Section A 5



NTS
Boardwalk Section B - ADA Access 6

NTS
Not Used 7

NTS
Not Used 8

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TYPICAL ROAD SECTIONS

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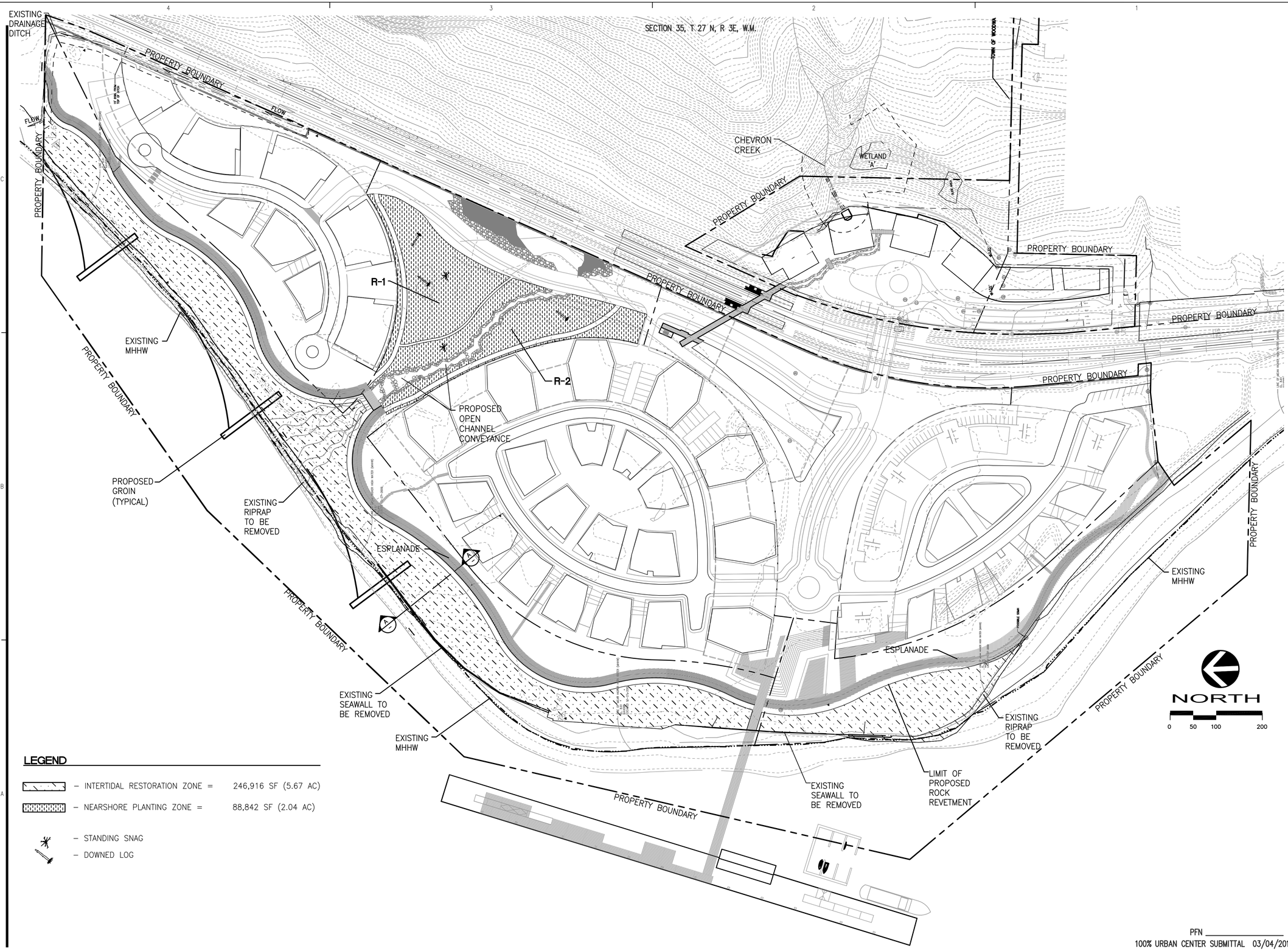

LEGEND

- INTERTIDAL RESTORATION ZONE = 246,916 SF (5.67 AC)
- NEARSHORE PLANTING ZONE = 88,842 SF (2.04 AC)
- STANDING SNAG
- DOWNED LOG

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Date	03/04/2011
Job Number	169009.000
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SHORELINE RESTORATION PLAN

Sheet

RP-1

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NOTES:

GENERAL
1. PRE–CONSTRUCTION MEETING BETWEEN THE OWNER, CONTRACTOR AND RESTORATION CONSTRUCTION MONITOR SHALL OCCUR PRIOR TO CONSTRUCTION. ALL MODIFICATIONS TO THE PLAN BASED ON FIELD CONDITIONS DURING CONSTRUCTION SHALL BE APPROVED BY THE RESTORATION CONSTRUCTION MONITOR.

2. INSTALL TEMPORARY EROSION AND SEDIMENT CONTROLS IN CONFORMANCE WITH THE PROJECT'S STORMWATER POLLUTION PREVENTION PLAN.

3. RESTORATION PLANTING AREAS SHALL BE AMENDED WITH 12" OF TWO–WAY MIX TOPSOIL CONSISTING OF 50% SANDY LOAM AND 50% COMPOST BY VOLUME.

PLANTING GENERAL
1. ALL PLANT MATERIALS SHALL CONFORM TO THE AMERICAN NURSERY LANDSCAPE ASSOCIATION (ANLA) STANDARDS FOR NURSERY STOCK (ANSI Z 60.1–2004) FOR GRADE AND SIZE UNLESS NOTED OTHERWISE ON PLAN.

2. PLANT SUBSTITUTIONS SHALL BE AUTHORIZED BY THE RESTORATION CONSTRUCTION MONITOR.

3. THE CONTRACTOR SHALL VERIFY THAT PLANT INSTALLATION CONDITIONS ARE SUITABLE WITHIN PLANTING AREAS. THE CONTRACTOR SHALL NOTIFY THE RESTORATION CONSTRUCTION MONITOR OF ANY UNSATISFACTORY CONDITIONS AND ADDRESS THEM PRIOR TO START OF PLANTING. BEGINNING OF WORK CONSTITUTES VERIFICATION THAT CONDITIONS ARE SATISFACTORY.

PLANT INSTALLATION

1. RESTORATION CONSTRUCTION MONITOR SHALL INSPECT THE METHOD AND LAYOUT OF PLANTING IN THE PLANTING AREAS PRIOR TO PLANT INSTALLATION.

2. ALL TREES AND SHRUBS SHALL BE INSTALLED PER THE RESTORATION PLAN AND AS SHOWN IN THE PLANTING DETAILS.

3. ALL PLANT PITS SHALL RECEIVE MEDIUM BARK MULCH RINGS: 3" DEEP X APPROXIMATELY TWICE THE ROOTBALL DIAMETER.

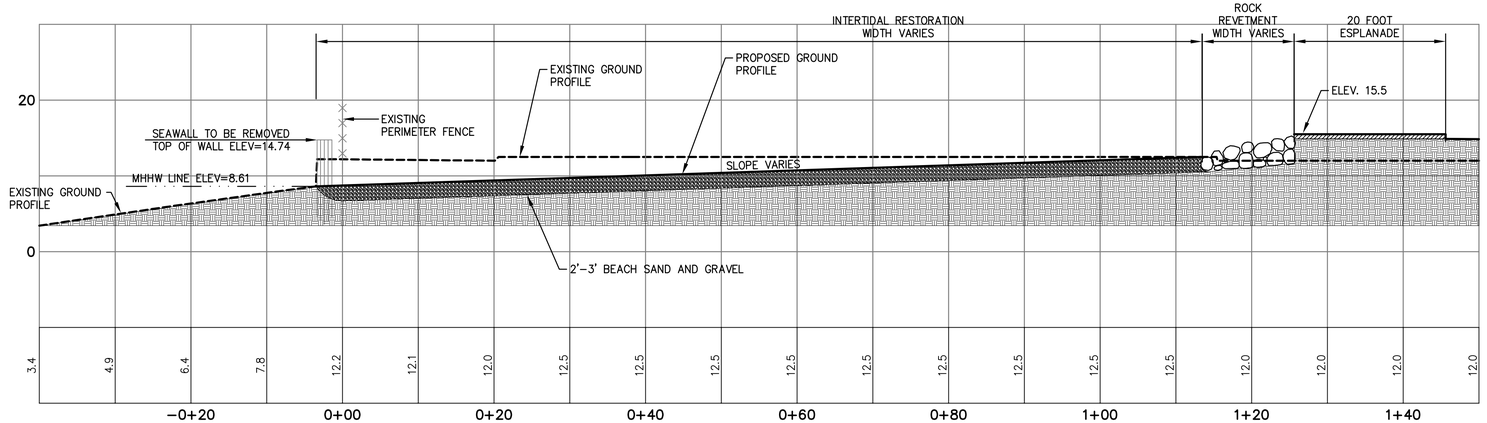
4. ALL PLANT MATERIALS SHALL BE IRRIGATED BY THE CONTRACTOR THOROUGHLY WHEN PLANTED AND THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. ALL PLANTS SHALL RECEIVE AT LEAST ONE INCH OF WATER PER WEEK DURING THE FIRST GROWING SEASON (MARCH 15 TO OCTOBER 15) EXCLUDING SIGNIFICANT RAIN EVENTS.

PLANT SCHEDULE

(FOR RESTORATION PLAN SHEET RP–1)

BOTANICAL NAME	COMMON NAME	CONDITION	SIZE	SPACING	QUANTITY R–1	QUANTITY R–2
TREES						
THUJA PLICATA	WESTERN RED CEDAR	BB/5 GAL.	6' MIN. HT.	8' O.C.	182	104
PSEUDOTSUGA MENZIESII	DOUGLAS FIR	BB/5 GAL.	6' MIN. HT.	8' O.C.	364	207
TSUGA HETEROPHYLLA	WESTERN HEMLOCK	BB/5 GAL.	6' MIN. HT.	8' O.C.	182	104
SHRUBS *						
ACER CIRCINATUM	VINE MAPLE	2 GAL.	3' MIN. HT.	4' O.C.	182	104
INDIAN PLUM	OEMLERIA CERASIFORMIS	2 GAL.	3' MIN. HT.	4' O.C.	182	104
CORNUS SERICEA	RED OSIER DOGWOOD	2 GAL.	3' MIN. HT.	4' O.C.	364	207
LONICERA INVOLUCRATA	BLACK TWINBERRY	2 GAL.	3' MIN. HT.	4' O.C.	364	207
SYMPHORICARPOS ALBUS	SNOWBERRY	2 GAL.	2' MIN. HT.	4' O.C.	364	207
HOLODISCUS DISCOLOR	OCEAN SPRAY	2 GAL.	2' MIN. HT.	4' O.C.	364	207
ROSA NUTKANA	NOOTKA ROSE	2 GAL.	3' MIN. HT.	4' O.C.	728	414
MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	2 GAL.	2' MIN. HT.	4' O.C.	364	207

* 1. SHRUBS SHALL BE PLANTED IN CLUSTERS OF 3–5 OF THE SAME SPECIES.



SECTION A-A
SCALE: H:1"=10' V:1"=10'

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Sheet Information

Date	03/04/2011
Job Number	169009.000
Drawn	GBK
Checked	JCGA
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RESTORATION NOTES AND PLANT LIST

Sheet

RP-2

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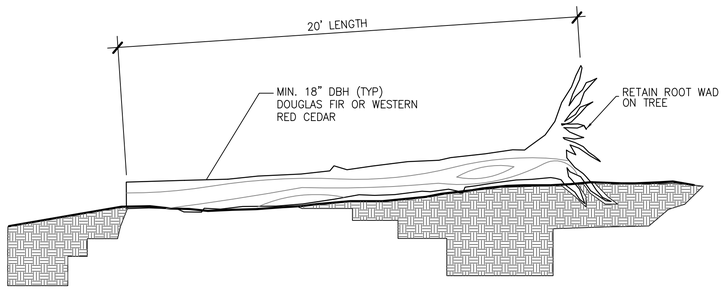
SECTION 35, T 27 N, R 3E, W.M.



DOWNED LOG

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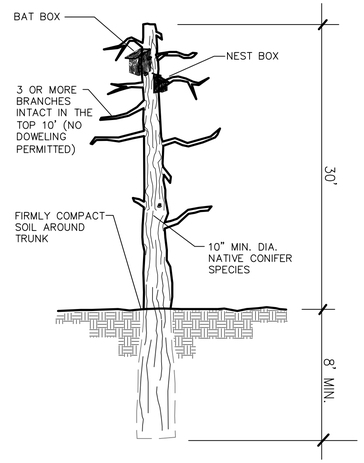


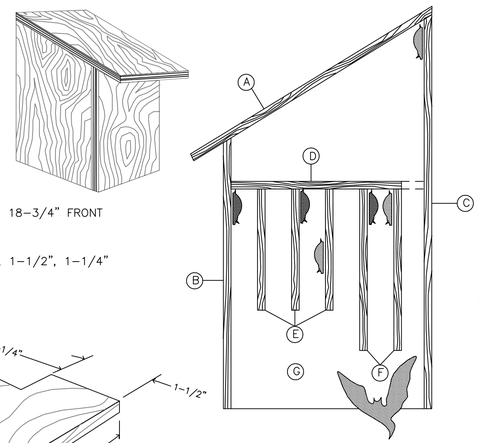
STANDING SNAG DETAIL

NOT TO SCALE

DIMENSIONS

- (A) ROOF 16–1/2"x11–1/4"
- (B) FRONT 18–1/4"x9–1/2"
- (C) BACK 27"x9–1/4"
- (D) CEILING 93/4"x9–1/4"
- (E) PARTITIONS 9–1/4" WIDE x 8" HIGH
- (F) PARTITIONS 9–1/4" WIDE x 14" HIGH
- (G) SIDES 11–1/4" WIDE x 27" AT BACK, 18–3/4" FRONT

SPACING BETWEEN PARTITIONS
FRONT TO BACK 3/4", 3/4", 3/4", 1", 1–1/2", 1–1/4"



TYPICAL BAT BOX

NOT TO SCALE

NEST BOX SPECIFICATIONS

TARGET SPECIES	Floor of Cavity (inches)	Depth of Cavity (inches)	Entrance Above Floor (inches)	Size of Entrance (inches)
	AxB	C	D	E
CHICKADEE NUTHATCH	4 x 4	8–10	6–8	1.25 DIA.

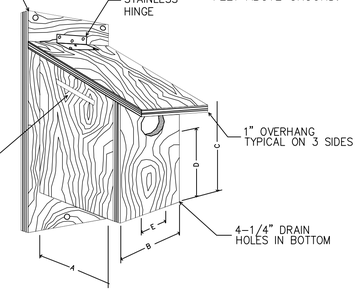
ATTACH WITH 3–1/4"x3" STAINLESS SCREWS (2 @ TOP IN CORNERS & 1 BOTTOM CENTER)

STAINLESS HINGE

1" OVERHANG TYPICAL ON 3 SIDES

1/4"x4" NOTCH AT TOP OF SIDE FOR AIR VENTILATION

4–1/4" DRAIN HOLES IN BOTTOM



TYPICAL NEST BOX

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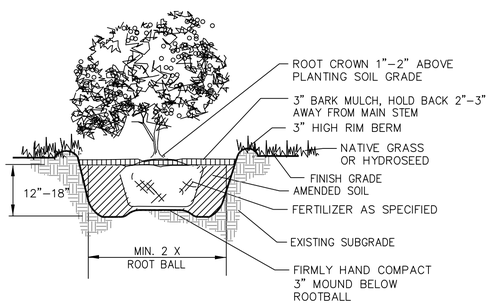
NOTE

1. MOUNT BAT BOX ON SNAG BETWEEN 25 AND 28 FEET ABOVE GROUND.

NOTE

1. MOUNT NEST BOX ON SNAG BETWEEN 25 AND 28 FEET ABOVE GROUND.



SHRUB PLANTING

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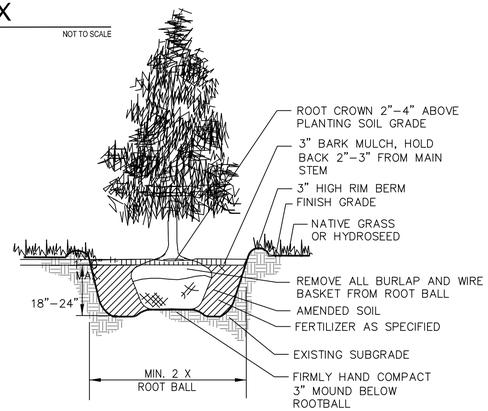
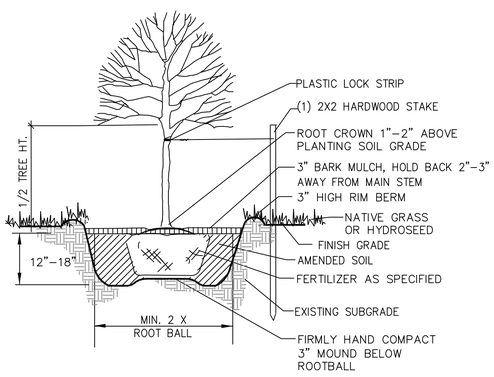


EVERGREEN TREE PLANTING

NOT TO SCALE



DECIDUOUS TREE PLANTING

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Date	03/04/2011
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RESTORATION DETAILS

Sheet

RP-3

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SECTION 35, T 27 N, R 3E, W.M.

1.0 RESTORATION PLAN OVERVIEW

1.1 PROJECT DESCRIPTION

THE PROJECT SITE IS LOCATED NORTH OF SEATTLE, WASHINGTON IN SOUTHWEST SNOHOMISH COUNTY, ALONG PUGET SOUND SHORELINE, AT POINT WELLS. THE POINT WELLS DEVELOPMENT PROJECT INVOLVES THE REDEVELOPMENT OF APPROXIMATELY 50 ACRES OF HEAVY INDUSTRIAL USE LAND INTO A MIXED USE FACILITY CONSISTING OF COMMERCIAL, RETAIL, RESIDENTIAL AND PUBLIC RECREATION OPPORTUNITIES.

THE PROJECT INCLUDES APPROXIMATELY 16 ACRES (AC) OF ADJOINING TIDELANDS THAT WILL REMAIN UNDEVELOPED EXCEPT FOR AN EXISTING DEEP WATER PIER, BOAT DOCK AND BOAT LAUNCH RAMP. THE CONSTRUCTION OF THE PROJECT WILL INCLUDE 5.61 AC OF INTERTIDAL RESTORATION AND 2.40 AC OF NATIVE NEARSHORE PLANTING.

1.2 INTERTIDAL RESTORATION

5.61 AC OF RESTORATION WILL INCLUDE THE REMOVAL OF EXISTING SEAWALLS, RIPRAP AND FILL MATERIAL AND RE-GRADING TO RESTORE THE INTERTIDAL ZONE BACK TO ELEVATIONS AND GRADIENTS CONSISTENT WITH UNDEVELOPED SHORELINE OUTSIDE THE PROJECT AREA. RESTORATION WILL ALSO INCLUDE THE IMPORT OF 2 TO 3-FEET OF NATIVE SAND AND GRAVEL COMPOSITION.

1.2 NEARSHORE PLANTING

2.40 AC OF NEARSHORE VEGETATION CONSISTING OF NATIVE TREES AND SHRUBS WILL BE PLANTED TO PROVIDE A DIVERSITY OF SPECIES AND WILDLIFE HABITAT.

2.0 RESTORATION GOALS AND OBJECTIVES

GOALS

RESTORE LOST FUNCTIONS TO INTERTIDAL ZONE.

RESTORE LOST FUNCTIONS TO NEARSHORE HABITAT.

OBJECTIVES

1. REGRADE 5.61 AC OF INTERTIDAL ZONE TO NATURAL ELEVATIONS AND GRADIENTS.
2. RESTORE 5.61 AC OF INTERTIDAL ZONE TO A NATIVE SAND AND GRAVEL COMPOSITION.
3. PROVIDE 2.40 AC NEARSHORE ZONE NATIVE PLANTINGS.

3.0 PERFORMANCE STANDARDS

PERFORMANCE STANDARDS HAVE BEEN ESTABLISHED THAT CORRESPOND TO THE STATED RESTORATION GOALS AND OBJECTIVES. THESE STANDARDS ARE THE PRIMARY FACTORS THAT SHALL BE USED TO JUDGE THE SUCCESS OF THE RESTORATION PROJECT. IT SHALL BE EXCEEDINGLY IMPORTANT TO EVALUATE THE DEVELOPMENT OF THE RESTORATION PLAN OVER THE ENTIRE MONITORING PERIOD WHEN DETERMINING WHETHER EACH INDIVIDUAL STANDARD HAS BEEN MET OR NOT. WHILE SPECIFIC PERFORMANCE CRITERIA PROVIDE IMPORTANT BENCHMARKS AND SHALL HELP TO DIRECT MAINTENANCE AND CONTINGENCY EFFORTS, THE SUCCESS OF RESTORATION MUST BE MEASURED AGAINST THE GOALS AND OBJECTIVES OF THE OVERALL RESTORATION PLAN. BY MONITORING THE PROJECT AND COMPARING MONITORING RESULTS TO PERFORMANCE STANDARDS, A DETERMINATION CAN BE MADE FOR THE NEED TO IMPLEMENT MAINTENANCE EFFORTS OR THE CONTINGENCY PLAN. PERFORMANCE STANDARDS ARE IDENTIFIED IN THE TABLE BELOW.

4.0 MONITORING PLAN

RESTORATION MONITORING SHALL BE CONDUCTED BY A BIOLOGIST FOR FIVE (5) YEARS WHICH INCLUDES THE INSTALLATION INSPECTION (ONE YEAR WARRANTY INSPECTION). THE OBJECTIVE OF THE MONITORING PROGRAM SHALL BE TO ASSESS THE ESTABLISHMENT OF THE RESTORATION AREAS. ANNUAL REPORTS DESCRIBING MONITORING RESULTS SHALL BE SUBMITTED TO SNOHOMISH COUNTY BY DECEMBER 31 OF YEARS 1 THROUGH 5. THE MONITORING RESULTS SHALL BE RELATED TO THE PERFORMANCE STANDARDS AND IF WARRANTED, RECOMMENDATIONS SHALL BE MADE BASED ON THESE FINDINGS.

4.1 ESTABLISHMENT OF SENSITIVE (RESTORATION) AREAS

ENCROACHMENT INTO SENSITIVE AREAS SHALL BE MONITORED DURING EACH VISIT. THE SENSITIVE AREAS SHALL BE INSPECTED FOR CLEARING, TRASH DUMPING AND OTHER UNAUTHORIZED DISTURBANCES. ANY ENCROACHMENTS IN THE SENSITIVE AREAS SHALL BE NOTED AND DIRECTED TO THE ATTENTION OF ENVIRONMENTAL CONSTRUCTION MONITOR AND THE COUNTY.

4.2 VEGETATION ESTABLISHMENT

ALL PLANTINGS SHALL BE MONITORED FOR 5 YEARS AND SHALL INCLUDE REPRESENTATIVE SAMPLING FOR COVER, USING THE LINE-INTERCEPT METHOD ALONG TRANSECTS. OVERVIEW PHOTOGRAPHS SHALL BE TAKEN FROM CONSISTENT PHOTOPOINTS. ALL PLANTED TREES AND SHRUBS AND HERBACEOUS SPECIES, SHALL BE EVALUATED IN YEARS 1, 2, 3, 4, AND 5 TO DOCUMENT VEGETATION DEVELOPMENT. THE INITIAL MONITORING SHALL BE A COMPLETE CENSUS OF PLANTINGS AND SHALL OCCUR 1 YEAR AFTER INSTALLATION IN ORDER TO IMPLEMENT THE ONE YEAR WARRANTY TO BE PROVIDED BY THE LANDSCAPE CONTRACTOR.

4.3 RESTORATION MAINTENANCE

IF NECESSARY, MAINTENANCE ACTIONS SHALL BE RECOMMENDED BY THE BIOLOGIST. MAINTENANCE WITHIN THE RESTORATION AREAS SHALL BE THE RESPONSIBILITY OF THE OWNER DURING THE ONE YEAR WARRANTY PERIOD. FOLLOWING THE ONE YEAR WARRANTY PERIOD, MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE RESTORATION GOALS AND OBJECTIVES ARE MET. IMPLEMENTATION OF MAINTENANCE ACTIONS IS THE RESPONSIBILITY OF THE OWNER (PARAMOUNT PETROLEUM).

5.0 RESTORATION SEQUENCING

CONSTRUCTION OF THE RESTORATION AREAS SHALL GENERALLY INCLUDE:

1. A PRE-CONSTRUCTION MEETING;
2. MARKING LIMIT OF WORK FOR RESTORATION BOUNDARIES;
3. REMOVAL OF INVASIVE SPECIES AND INSTALLATION OF PLANTS AS SPECIFIED;
4. POST-CONSTRUCTION MEETING BETWEEN ALL INVOLVED PARTIES;
5. REMOVAL OF LIMIT OF WORK DEMARCATIONS;
6. IMPLEMENTATION OF MONITORING PROGRAM;
7. ON-GOING MAINTENANCE AS NECESSARY.

5.1 PRE-CONSTRUCTION MEETING

A PRE-CONSTRUCTION MEETING SHALL BE HELD ON-SITE BETWEEN THE PROJECT ENGINEER, ALL NECESSARY CONSTRUCTION CONTRACTORS (GENERAL AND LANDSCAPE CONTRACTORS), AND ENVIRONMENTAL CONSTRUCTION MONITOR. DURING THIS MEETING, SITE CONDITIONS, PERMIT, SPECIFICATIONS, AND THE RESTORATION PLANS SHALL BE REVIEWED. THIS SHALL ASSIST ALL INVOLVED PARTIES IN UNDERSTANDING THE INTENT, SPECIFICATIONS, AND REQUIREMENTS OF THE RESTORATION PLAN.

5.2 MARKING OF CONSTRUCTION LIMITS FOR RESTORATION AREA BOUNDARIES

THE LIMIT OF WORK BOUNDARIES OF THE RESTORATION AREAS SHALL BE MARKED IN THE FIELD PRIOR TO PRELIMINARY SITE PREPARATION, EARTHWORK, OR PLANTING BY THE CONTRACTOR. BOUNDARIES SHALL BE MARKED BY INSTALLING ORANGE TEMPORARY CONSTRUCTION FENCING TO CLEARLY DELINEATE THE RESTORATION AREAS.

5.3 POST-CONSTRUCTION MEETING

A POST-CONSTRUCTION SITE REVIEW OF THE COMPLETED WORK SHALL BE CONDUCTED BETWEEN THE ENVIRONMENTAL CONSTRUCTION MONITOR AND THE CONTRACTOR TO VERIFY THAT THE PLAN WAS PROPERLY IMPLEMENTED. THIS FIELD MEETING SHALL IDENTIFY ANY DISCREPANCIES BETWEEN THE PLAN AND THE FIELD PLANTINGS AND IF NECESSARY, PROPOSE CORRECTIVE MEASURES. IF THE PLAN WAS PROPERLY IMPLEMENTED, THE MONITORING PERIOD SHALL COMMENCE.

6.0 CONSTRUCTION OBSERVATION

THE ENVIRONMENTAL CONSTRUCTION MONITOR SHALL BE ON-SITE PERIODICALLY DURING THE IMPLEMENTATION OF THE RESTORATION AREA TO REVIEW THE PLANT INSTALLATION. THE RESPONSIBILITIES OF THE ENVIRONMENTAL CONSTRUCTION OBSERVER(S) SHALL INCLUDE: RESPONDING TO CONTRACTOR QUESTIONS REGARDING UNIQUE CONSTRUCTION OR PLANTING TECHNIQUES; REVIEW OF CONSTRUCTION MATERIALS AND NURSERY STOCK, AND REVIEW OF PLANT LOCATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT PLAN SPECIFICATIONS HAVE BEEN MET.

7.0 CONTINGENCY PLAN

THE CONTINGENCY PLAN SHALL PROVIDE REMEDIATION FOR THE RESTORATION GOALS THAT HAVE NOT BEEN MET. IF THE DESIRED RESTORATION GOALS, AS MEASURED BY THE MONITORING PROGRAM AND PERFORMANCE STANDARDS, HAVE NOT BEEN MET AND CANNOT BE ACHIEVED THROUGH ROUTINE MAINTENANCE, THEN A DETERMINATION BY SNOHOMISH COUNTY AND THE PROJECT PROPONENT MAY BE MADE TO REQUIRE SUBMITTAL OF A CONTINGENCY PLAN. AFTER WRITTEN APPROVAL BY THE COUNTY, A CONTINGENCY PLAN SHALL BE IMPLEMENTED THAT COMPENSATES FOR THE FAILED GOALS OF THE APPROVED MITIGATION PLAN. IF THE CONTINGENCY PLAN IS SUBSTANTIAL, THE COUNTY SHALL EXTEND THE MONITORING PERIOD.

8.0 PERFORMANCE SECURITY

CERTIFICATE OF OCCUPANCY SHALL NOT BE COMPLETE UNTIL THE RESTORATION PLAN IS INSTALLED, INSPECTED, APPROVED AND BONDED. IN ORDER TO ENSURE THAT THE RESTORATION IS PROPERLY IMPLEMENTED, INCLUDING MONITORING AND CONTINGENCIES, THE PROJECT PROPONENT (PARAMOUNT PETROLEUM) SHALL PROVIDE A PERFORMANCE BOND FOLLOWING SNOHOMISH COUNTY PROCEDURES. THE TOTAL COST, PLUS CONTINGENCY FEES, SHALL BE THE AMOUNT OF THE PERFORMANCE BOND. THE PERFORMANCE BOND SHALL BECOME EFFECTIVE FOLLOWING INSTALLATION AND APPROVAL BY THE COUNTY.

PERFORMANCE STANDARDS	MONITORING METHODS	MONITORING INTERVAL
1. 100 PERCENT SURVIVAL OF ALL INSTALLED NATIVE TREES AND SHRUBS AND HERBACEOUS ONE-YEAR POST INSTALLATION. 2. ESTABLISHMENT OF TRANSECTS IN RESTORATION MONITORING PLANTING AREAS FOR FIVE YEARS OF COVERAGE DATA. 3. FOR MARINE RIPARIAN MONITORING: TREE AND SHRUB AND HERBACEOUS COVER: >60% BY YEAR 3, 85% BY YEAR 5, TREE, SHRUB AND HERBACEOUS SURVIVAL: 100% BY YEAR 1, 85% BY YEAR 3, 60% BY YEAR 5. 4. FOR RIPARIAN BUFFER MONITORING: TREE AND SHRUB COVER: > 60% BY YEAR 3, 85% BY YEAR 5. TREE AND SHRUB SURVIVAL: 100% BY YEAR 1, 85% BY YEAR 3, 60% BY YEAR 5. 5. FOR STREAM CHANNEL MONITORING: TREE AND SHRUB COVER: >60% BY YEAR 3, 85% BY YEAR5. TREE AND SHRUB SURVIVAL: 100% BY YEAR 1, 55% BY YEAR 3, 60% BY YEAR 5.	1. TOTAL PLANT COUNT OF INSTALLED TREES AND SHRUBS SHALL DETERMINE ONE YEAR WARRANTY AND PERFORMANCE STANDARD OF SURVIVAL. 2. INSTALLED TREE, SHRUB AND HERBACEOUS COVERAGE SHALL BE ESTIMATED USING THE LINE-INTERCEPT METHOD ALONG TRANSECTS ESTABLISHED IN THE RESTORATION AREAS (AS NOTED IN PERFORMANCE STANDARDS) 3. PHOTOGRAPHIC DOCUMENTATION SHALL OCCUR WITH EACH MONITORING FROM ESTABLISHED PHOTOPOINTS TO PROVIDE ADDITIONAL DOCUMENTATION OF PLANT SUCCESS.	YEARS 1, 2, 3, 4 AND 5 (RESTORATION VEGETATION AREAS)
6. AT LEAST 3 NATIVE CONIFERS, 5 NATIVE SHRUBS AND 3 NATIVE HERBACEOUS SPECIES SHALL BE ESTABLISHED IN THE RESTORATION AREA.		YEARS 1, 2, 3, 4 AND 5 (RESTORATION VEGETATION AREAS)
7. UP TO 20% OF ANY STRATUM CAN BE COMPOSED OF DESIRABLE NATIVE VOLUNTEERS WHEN MEASURING COVER. NO MORE THAN 10% COVER OF NON-NATIVE OR OTHER INVASIVES, E.G., HIMALAYAN BLACKBERRY, JAPANESE KNOTWEED, EVERGREEN BLACKBERRY, REED CANARYGRASS, SCOTS BROOM, ENGLISH IVY, MORNING GLORY, ETC. IS PERMISSIBLE IN ANY MONITORING YEAR. BOND HOLDERS ARE ENCOURAGED TO MAINTAIN RESTORATION SITES WITHIN THESE STANDARDS THROUGHOUT THE MONITORING PERIOD, TO AVOID CORRECTIVE MEASURES.		YEARS 1, 2, 3, 4 AND 5 (RESTORATION VEGETATION AREAS)

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Date	03/04/2011
Job Number	169009.000
Drawn	GBK
Checked	JCGA
Approved	SASW

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RESTORATION OVERVIEW AND STANDARDS

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