Point Wells Development

BSRE, Point Wells, LP
c/o Karr Tuttle Campbell
701 5th Avenue, Suite 3300
Seattle, WA 98104

2

Urban Center Application Restart
December 12, 2019

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

Exhibit V-6 Architectural Plans dated December 12 2019
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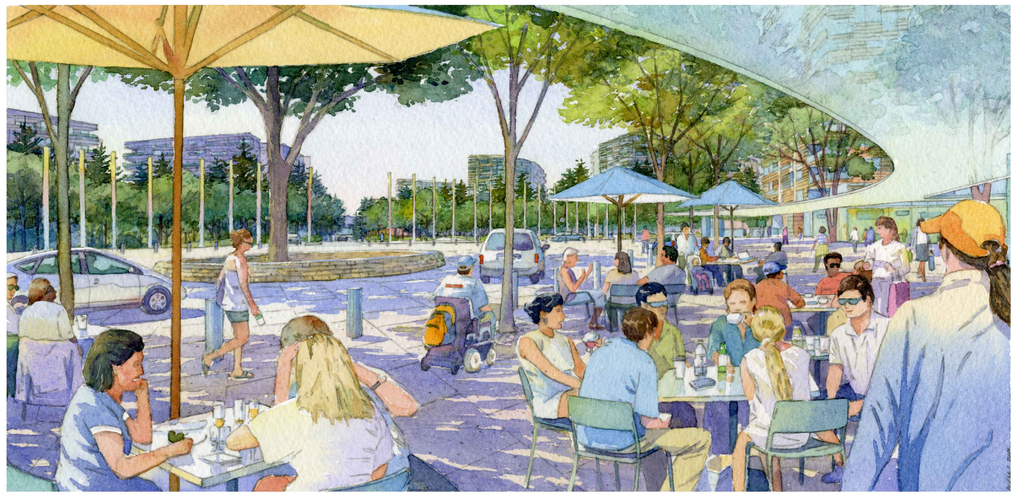
AERIAL VIEW OF SITE



PUBLIC SPACES : URBAN PLAZA

PUBLIC SPACES : PIER

PUBLIC SPACES : ESPLANADE

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8153 REGISTERED ARCHITECT
KAY KORNOVICH
STATE OF WASHINGTON

REV.	ISSUE	DATE
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RENDERINGS

Sheet

G-001

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DAY AND NIGHT RENDERINGS

CHARACTER RENDERINGS

KEY PLAN

PRECEDENT IMAGES

WATERFRONT PLAZA AND AMPHITHEATER PLAN

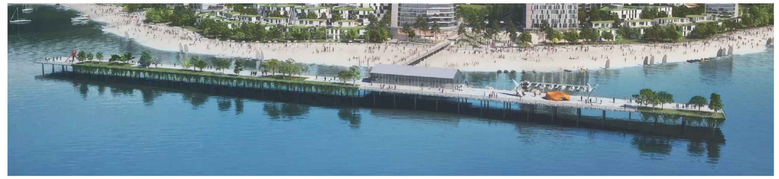
WATERFRONT PLAZA AND AMPHITHEATER SECTION

PUBLIC SPACES : BEACH PLAZA

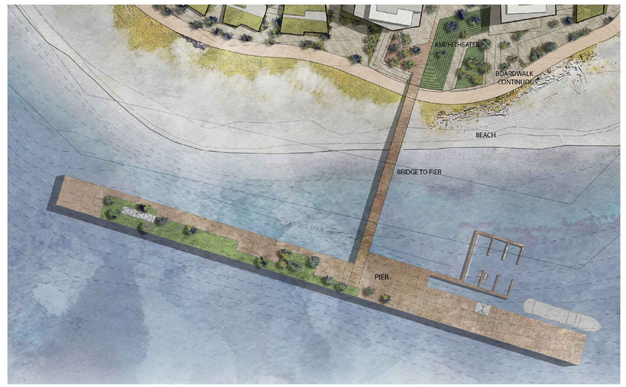
PUBLIC SPACES : URBAN PLAZA

KEY PLAN

PRECEDENT IMAGES



KEY PLAN



PIER PLAN ENLARGEMENT

PUBLIC ART

PUBLIC SPACES : PIER

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RENDERINGS

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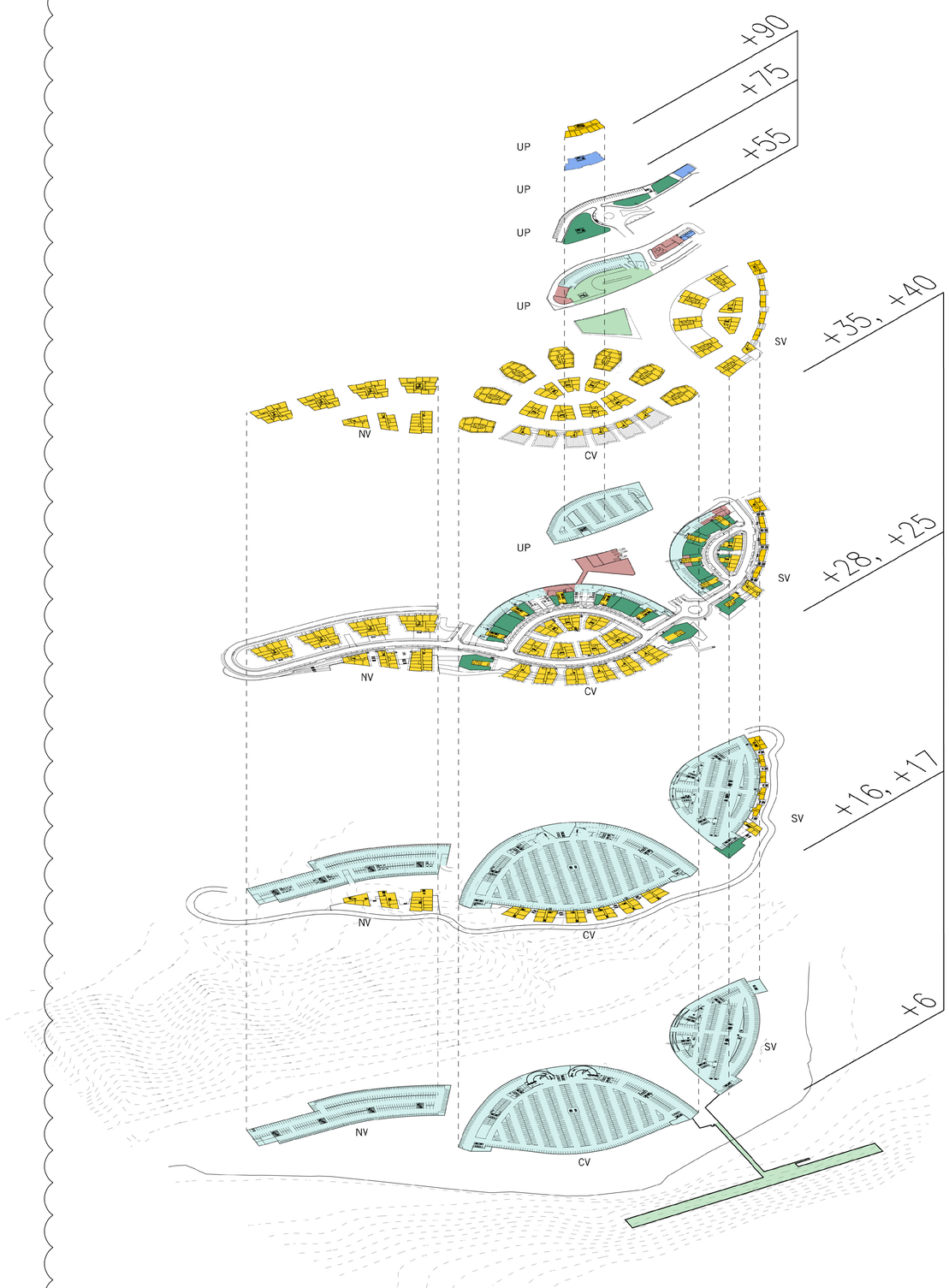

LEGEND

- RESIDENTIAL
- OFFICE
- RETAIL
- PUBLIC
- PARKING
- SERVICE

	SV	CV	NV	UP	TOTALS
NUMBER OF UNITS TOTAL	605	1204	897	140	**2846**
SENIOR LIVING UNITS	242	313	359	70	**984**
RESIDENTIAL PARKING STALLS NEEDED	484	1048	718	105	**2355**
RETAIL PARKING STALLS NEEDED	98	81	0	59	**238**
OFFICE PARKING STALLS NEEDED	44	42	0	51	**137**
TOTAL PARKING STALLS REQ.	626	1171	719	215	**2731**
TOTAL PARKING STALLS PROVIDED	710	1764	743	271	**3488**
TOTAL BUILDING AREA (sqft)	587,927	1,152,047	804,505	108,334	**2,652,813**
SITE AREA (sqft)					**2,653,620**
FAR					**1.00**
note: Refer to sheet A-054.0, A-054.1, A-054.2 for parking counts					

TABLE 1

Parking Ratios

Use	Minimum	Maximum	Bicycle Parking
Restaurants	2 stalls/1000 nsf	8 stalls/1000 nsf	2 spaces minimum
Retail	2 stalls/1000 nsf	4 stalls/1000 nsf	2 spaces minimum
Office	2 stalls/1000 nsf	4 stalls/1000 nsf	2 spaces minimum
Residential (units >1000 sq ft each)	1.5 stalls per unit	2.5 stalls per unit	2 spaces minimum
Residential (units <1000 sq ft each)	1 stall per unit	1.5 stalls per unit	2 spaces minimum
Senior Housing	.5 stalls per unit	1 stall per unit	2 spaces minimum
All other uses	See SCC 30.34A.050(5)		2 spaces minimum

TABLE 2

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LAYERED ELEMENTS OF SITE

Sheet

A-040

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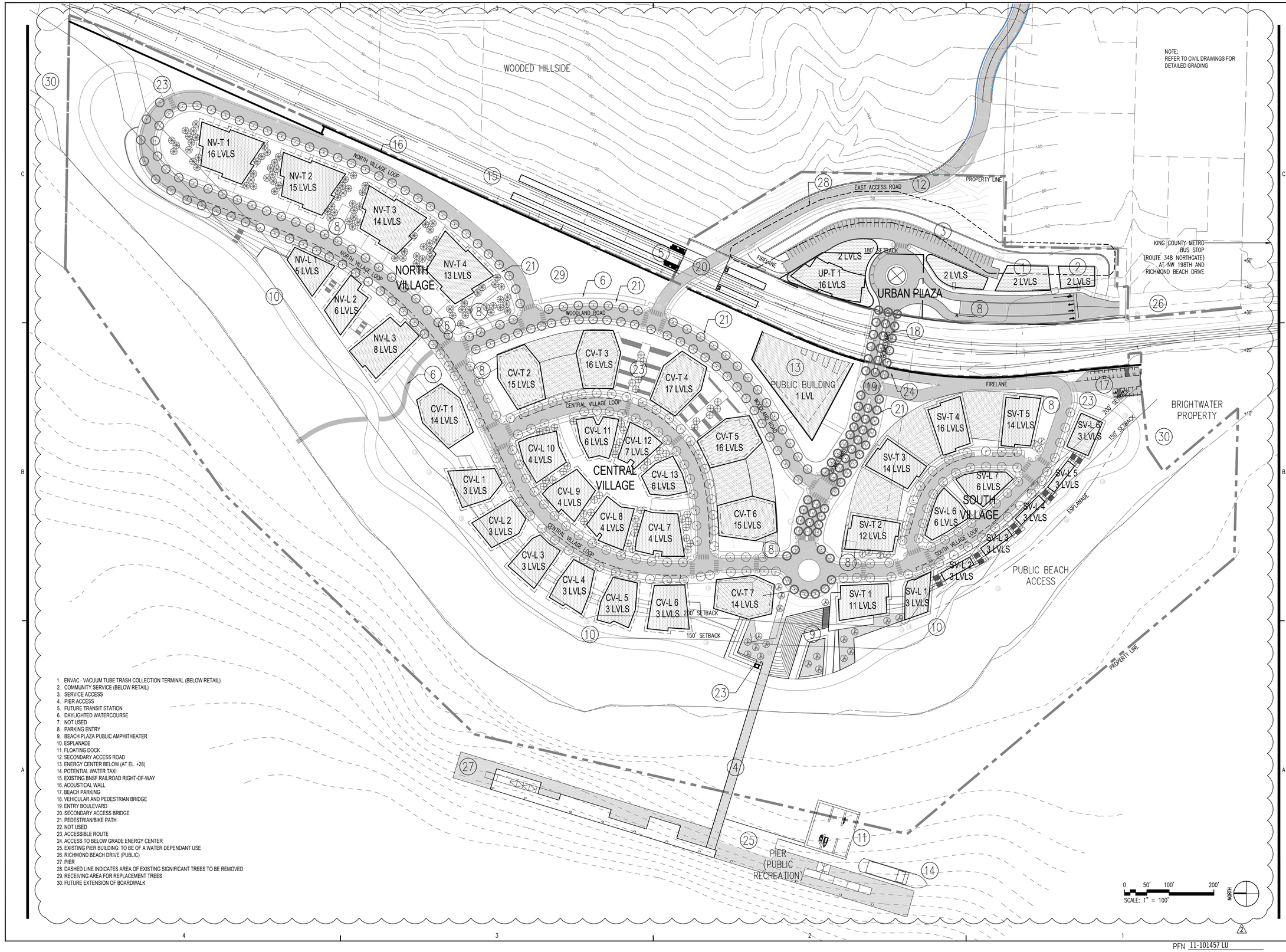

1. ENVAC - VACUUM TUBE TRASH COLLECTION TERMINAL (BELOW RETAIL)
2. COMMUNITY SERVICE (BELOW RETAIL)
3. SERVICE ACCESS
4. PIER ACCESS
5. FUTURE TRANSIT STATION
6. DAYLIGHTED WATERCOURSE
7. NOT USED
8. PARKING ENTRY
9. BEACH PLAZA PUBLIC AMPHITHEATER
10. ESPLANADE
11. FLOATING DOCK
12. SECONDARY ACCESS ROAD
13. ENERGY CENTER BELOW (AT EL. +28)
14. POTENTIAL WATER TAXI
15. EXISTING BNSF RAILROAD RIGHT-OF-WAY
16. ACOUSTICAL WALL
17. BEACH PARKING
18. VEHICULAR AND PEDESTRIAN BRIDGE
19. ENTRY BOULEVARD
20. SECONDARY ACCESS BRIDGE
21. PEDESTRIAN/BIKE PATH
22. NOT USED
23. ACCESSIBLE ROUTE
24. ACCESS TO BELOW GRADE ENERGY CENTER
25. EXISTING PIER BUILDING: TO BE OF A WATER DEPENDANT USE
26. RICHMOND BEACH DRIVE (PUBLIC)
27. PIER
28. DASHED LINE INDICATES AREA OF EXISTING SIGNIFICANT TREES TO BE REMOVED
29. RECEIVING AREA FOR REPLACEMENT TREES
30. FUTURE EXTENSION OF BOARDWALK

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

NORTH

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OVERALL SITE PLAN

Sheet

A-050

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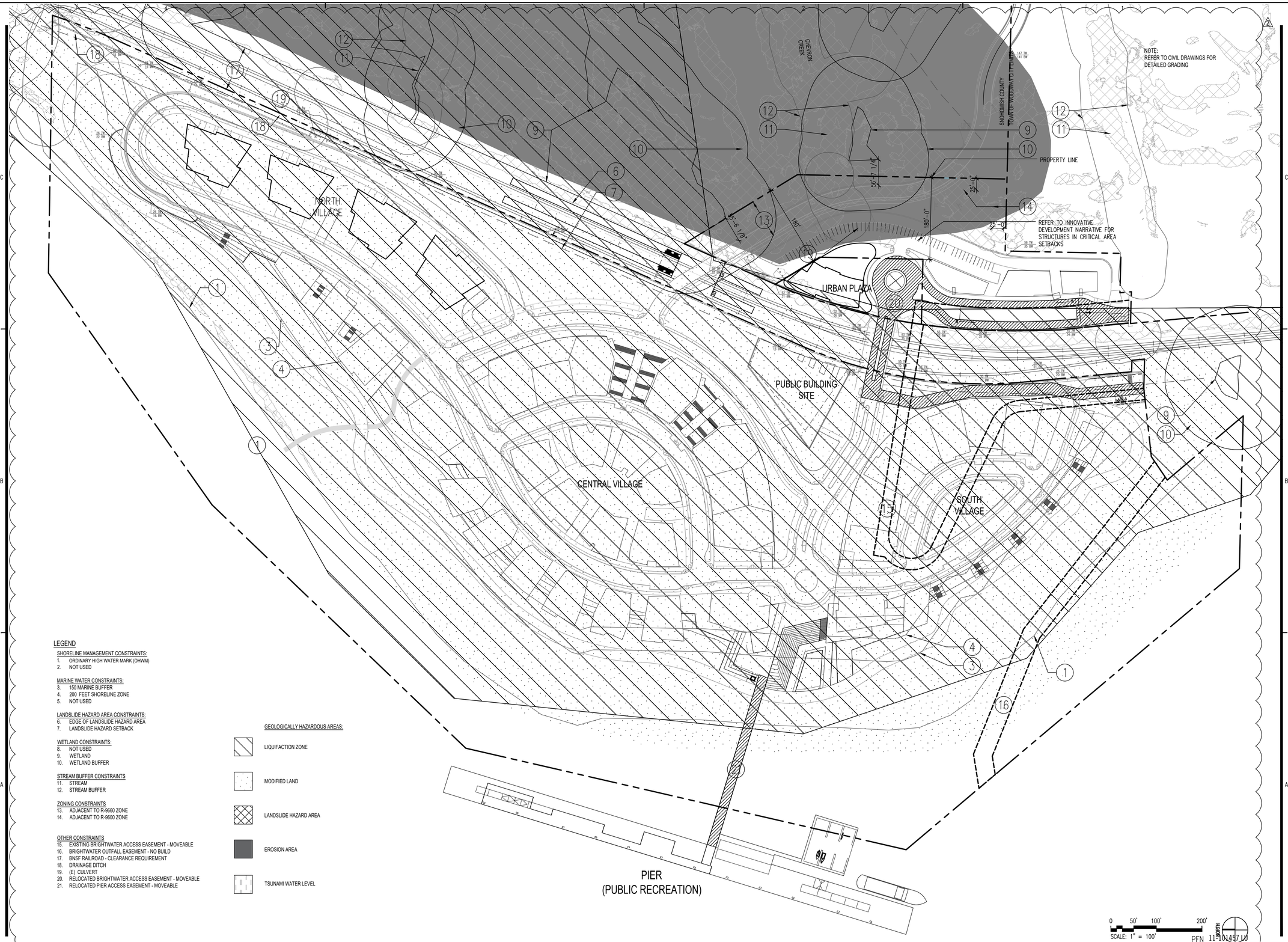

LEGEND

SHORELINE MANAGEMENT CONSTRAINTS:
1. ORDINARY HIGH WATER MARK (OHWM)
2. NOT USED

MARINE WATER CONSTRAINTS:
3. 150 MARINE BUFFER
4. 200 FEET SHORELINE ZONE
5. NOT USED

LANDSLIDE HAZARD AREA CONSTRAINTS:
6. EDGE OF LANDSLIDE HAZARD AREA
7. LANDSLIDE HAZARD SETBACK

WETLAND CONSTRAINTS:
8. NOT USED
9. WETLAND
10. WETLAND BUFFER

STREAM BUFFER CONSTRAINTS
11. STREAM
12. STREAM BUFFER

ZONING CONSTRAINTS
13. ADJACENT TO R-9600 ZONE
14. ADJACENT TO R-9600 ZONE

OTHER CONSTRAINTS
15. EXISTING BRIGHTWATER ACCESS EASEMENT - MOVEABLE
16. BRIGHTWATER OUTFALL EASEMENT - NO BUILD
17. BNSF RAILROAD - CLEARANCE REQUIREMENT
18. DRAINAGE DITCH
19. (E) CULVERT
20. RELOCATED BRIGHTWATER ACCESS EASEMENT - MOVEABLE
21. RELOCATED PIER ACCESS EASEMENT - MOVEABLE

GEOLOGICALLY HAZARDOUS AREAS:
- LIQUIFACTION ZONE
- MODIFIED LAND
- LANDSLIDE HAZARD AREA
- EROSION AREA
- TSUNAMI WATER LEVEL

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OVERALL SITE PLAN (CONSTRAINTS)

Sheet

A-051

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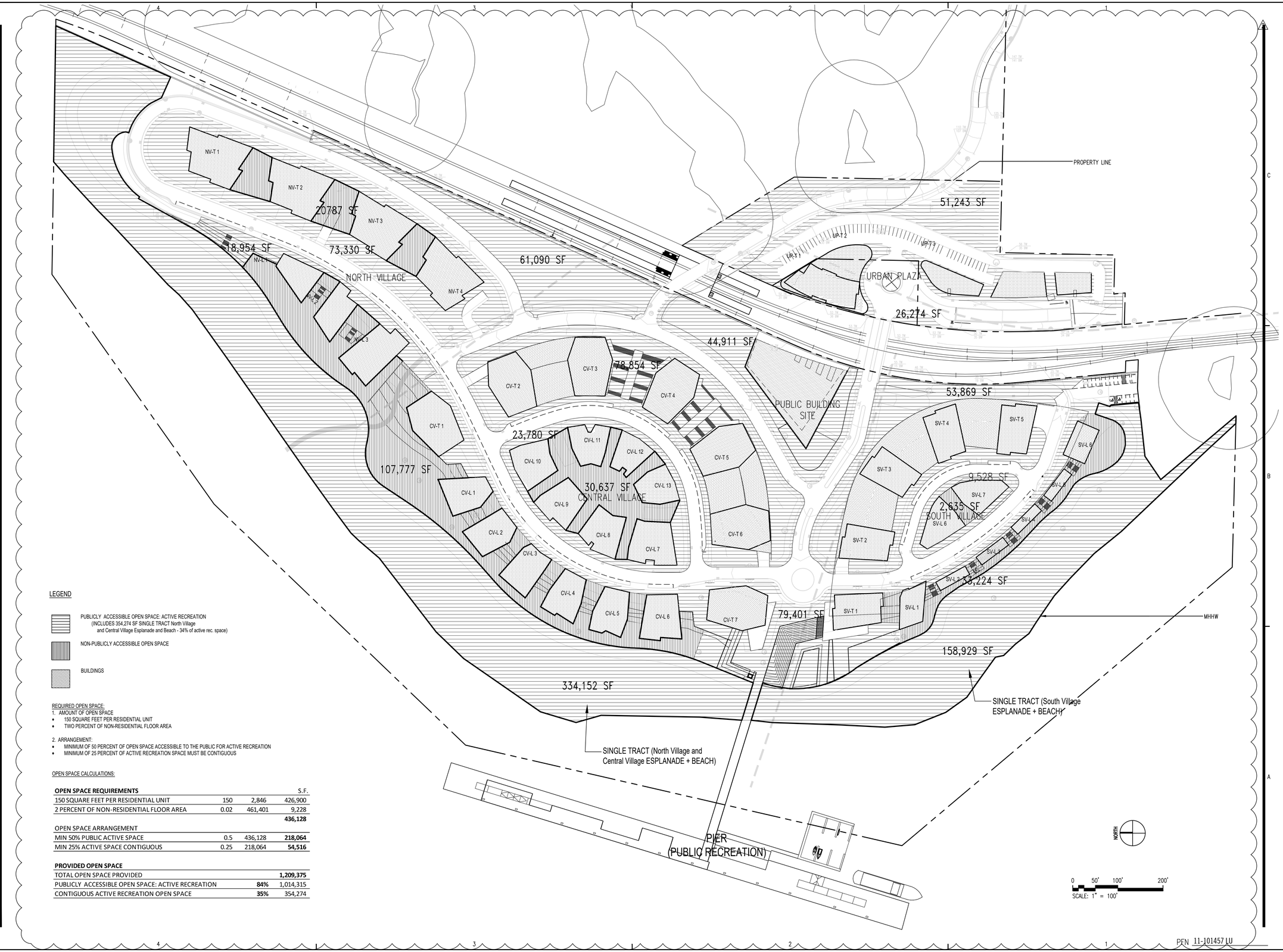

LEGEND

- PUBLICLY ACCESSIBLE OPEN SPACE: ACTIVE RECREATION (INCLUDES 354,274 SF SINGLE TRACT North Village and Central Village Esplanade and Beach - 34% of active rec. space)
- NON-PUBLICLY ACCESSIBLE OPEN SPACE
- BUILDINGS

REQUIRED OPEN SPACE:

1. AMOUNT OF OPEN SPACE
   - 150 SQUARE FEET PER RESIDENTIAL UNIT
   - TWO PERCENT OF NON-RESIDENTIAL FLOOR AREA
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

OPEN SPACE CALCULATIONS:

OPEN SPACE REQUIREMENTS			S.F.
150 SQUARE FEET PER RESIDENTIAL UNIT	150	2,846	426,900
2 PERCENT OF NON-RESIDENTIAL FLOOR AREA	0.02	461,401	9,228
			436,128
OPEN SPACE ARRANGEMENT			
MIN 50% PUBLIC ACTIVE SPACE	0.5	436,128	**218,064**
MIN 25% ACTIVE SPACE CONTIGUOUS	0.25	218,064	**54,516**

PROVIDED OPEN SPACE		
TOTAL OPEN SPACE PROVIDED		**1,209,375**
PUBLICLY ACCESSIBLE OPEN SPACE: ACTIVE RECREATION	**84%**	1,014,315
CONTIGUOUS ACTIVE RECREATION OPEN SPACE	**35%**	354,274

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STATE OF WASHINGTON

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OPEN SPACE DIAGRAM

Sheet

A-052

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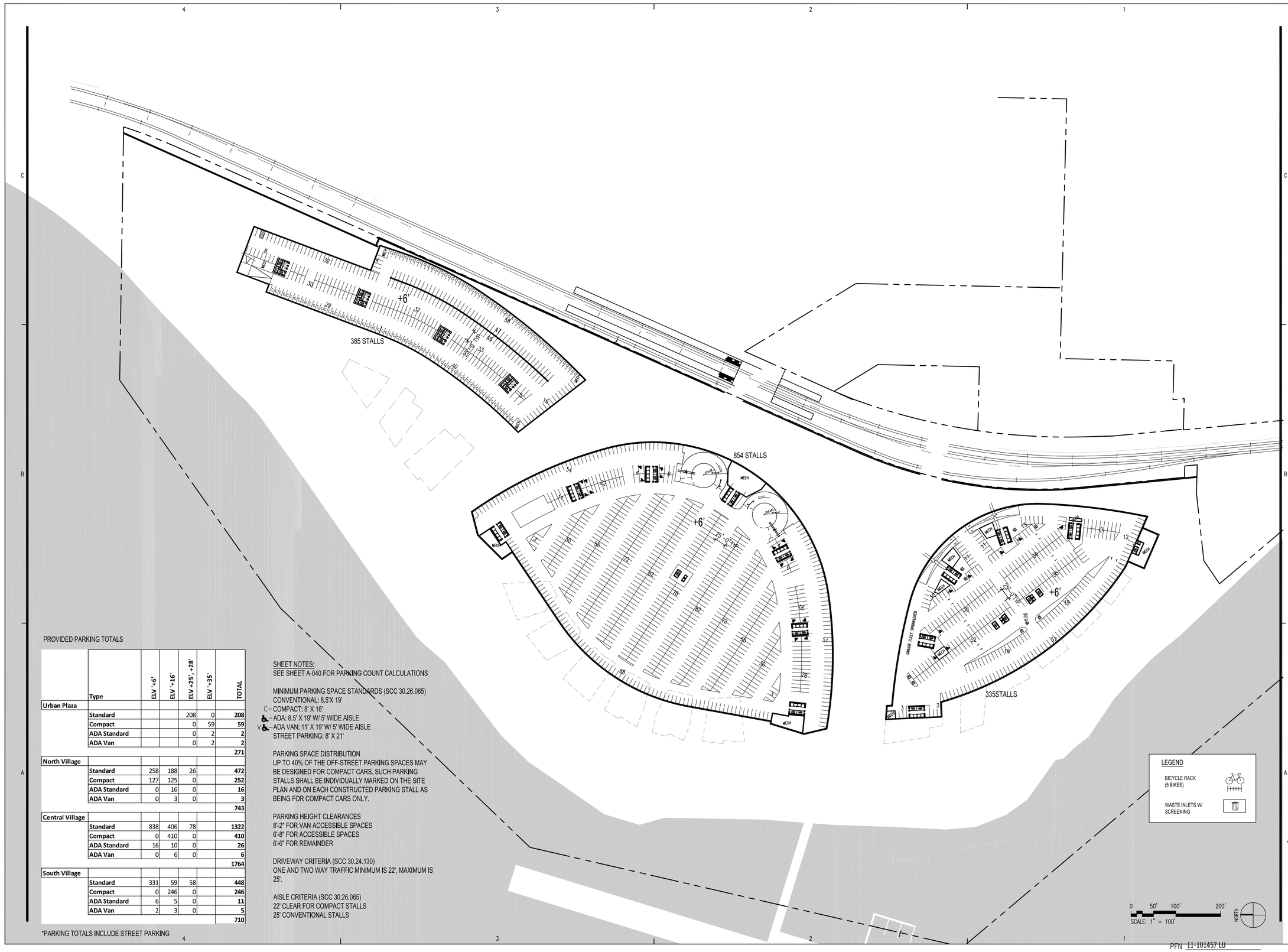

PROVIDED PARKING TOTALS

	Type	ELV '+6'	ELV '+16'	ELV +25', +28'	ELV '+35'	TOTAL
Urban Plaza						
	Standard			208	0	**208**
	Compact			0	59	**59**
	ADA Standard			0	2	**2**
	ADA Van			0	2	**2**
						271
North Village						
	Standard	258	188	26		**472**
	Compact	127	125	0		**252**
	ADA Standard	0	16	0		**16**
	ADA Van	0	3	0		**3**
						743
Central Village						
	Standard	838	406	78		**1322**
	Compact	0	410	0		**410**
	ADA Standard	16	10	0		**26**
	ADA Van	0	6	0		**6**
						1764
South Village						
	Standard	331	59	58		**448**
	Compact	0	246	0		**246**
	ADA Standard	6	5	0		**11**
	ADA Van	2	3	0		**5**
						710

*PARKING TOTALS INCLUDE STREET PARKING

SHEET NOTES:
SEE SHEET A-040 FOR PARKING COUNT CALCULATIONS

MINIMUM PARKING SPACE STANDARDS (SCC 30.26.065)
CONVENTIONAL: 8.5'X 19'
C – COMPACT: 8' X 16'
♿ – ADA: 8.5' X 19' W/ 5' WIDE AISLE
VA – ADA VAN: 11' X 19' W/ 5' WIDE AISLE
STREET PARKING: 8' X 21'

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

LEGEND
BICYCLE RACK (5 BIKES)
WASTE INLETS W/ SCREENING

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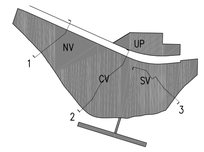

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SHARED PARKING PLAN (EL=+6.0)

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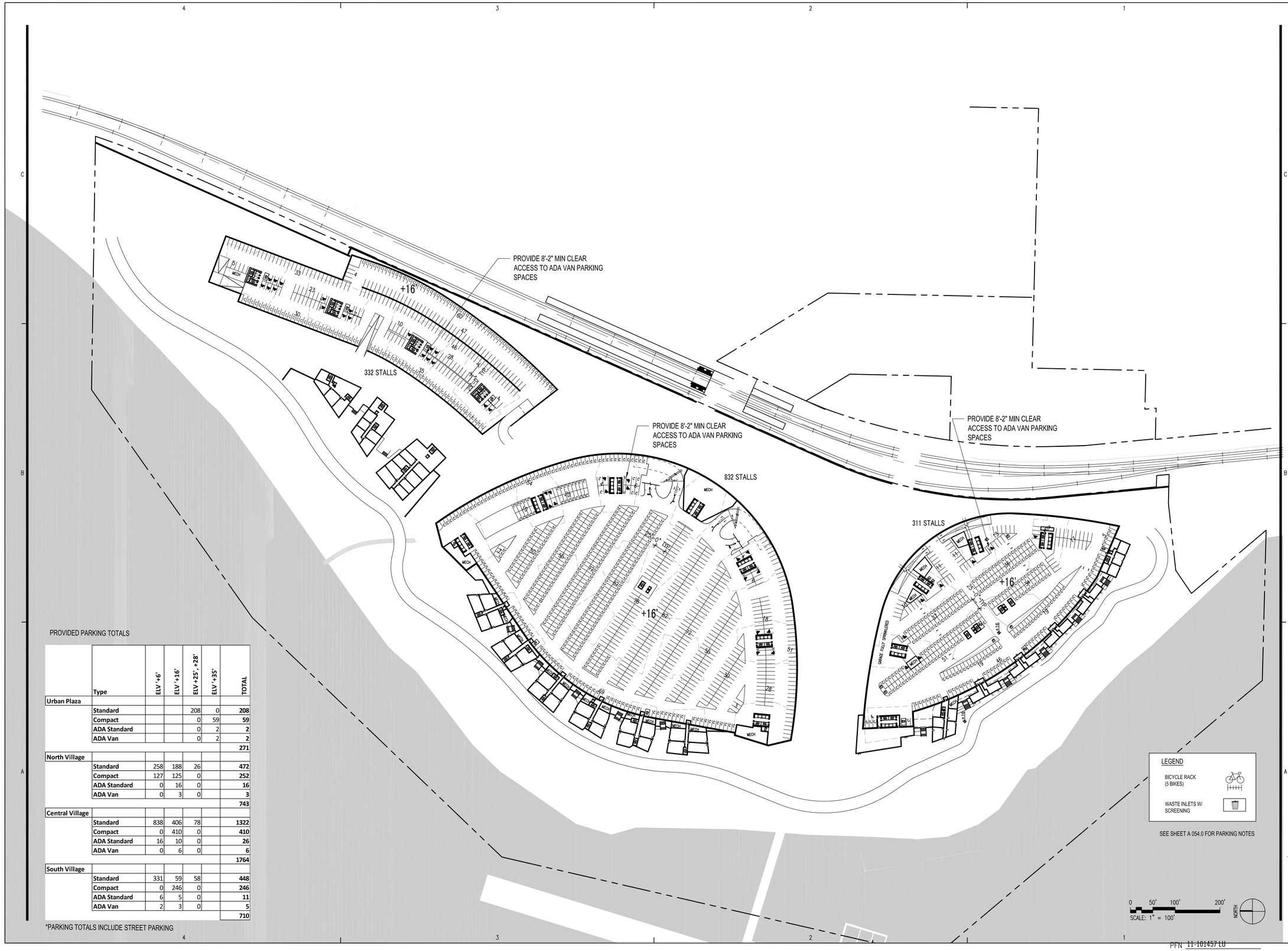

PROVIDED PARKING TOTALS

	Type	ELV '+6'	ELV '+16'	ELV '+25', +28'	ELV '+35'	TOTAL
Urban Plaza						
	Standard			208	0	208
	Compact			0	59	59
	ADA Standard			0	2	2
	ADA Van			0	2	2
						271
North Village						
	Standard	258	188	26		472
	Compact	127	125	0		252
	ADA Standard	0	16	0		16
	ADA Van	0	3	0		3
						743
Central Village						
	Standard	838	406	78		1322
	Compact	0	410	0		410
	ADA Standard	16	10	0		26
	ADA Van	0	6	0		6
						1764
South Village						
	Standard	331	59	58		448
	Compact	0	246	0		246
	ADA Standard	6	5	0		11
	ADA Van	2	3	0		5
						710

*PARKING TOTALS INCLUDE STREET PARKING

LEGEND

BICYCLE RACK (5 BIKES)

WASTE INLETS W/ SCREENING

SEE SHEET A 054.0 FOR PARKING NOTES

SCALE: 1" = 100'

NORTH

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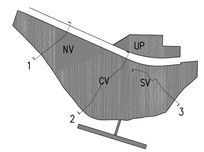

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SHARED PARKING PLAN (EL=+16.0)

2

Sheet

A-054.1

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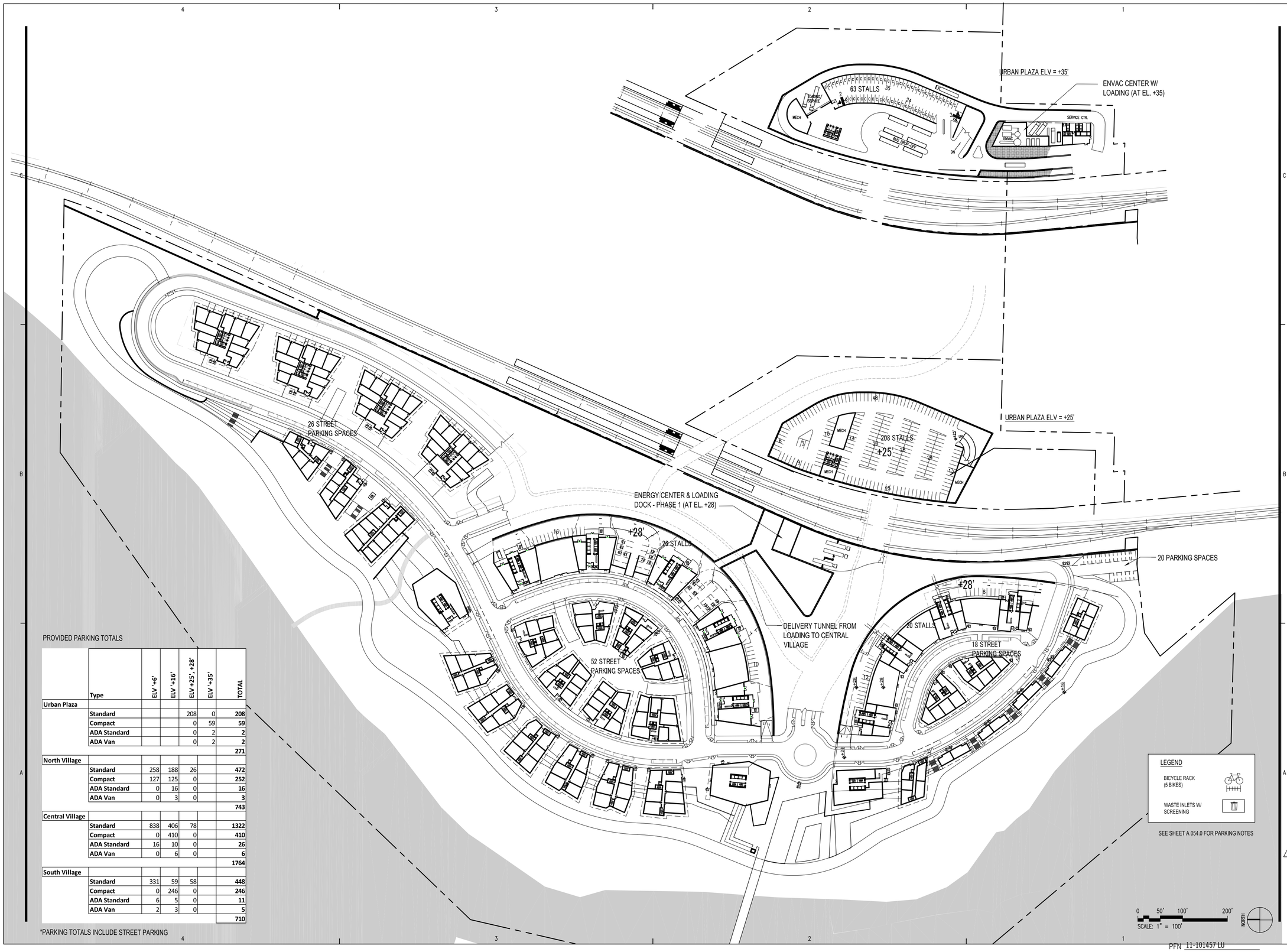

PROVIDED PARKING TOTALS

	Type	ELV '+6'	ELV '+16'	ELV '+25', +28'	ELV '+35'	TOTAL
Urban Plaza						
	Standard			208	0	**208**
	Compact			0	59	**59**
	ADA Standard			0	2	**2**
	ADA Van			0	2	**2**
						271
North Village						
	Standard	258	188	26		**472**
	Compact	127	125	0		**252**
	ADA Standard	0	16	0		**16**
	ADA Van	0	3	0		**3**
						743
Central Village						
	Standard	838	406	78		**1322**
	Compact	0	410	0		**410**
	ADA Standard	16	10	0		**26**
	ADA Van	0	6	0		**6**
						1764
South Village						
	Standard	331	59	58		**448**
	Compact	0	246	0		**246**
	ADA Standard	6	5	0		**11**
	ADA Van	2	3	0		**5**
						710

*PARKING TOTALS INCLUDE STREET PARKING

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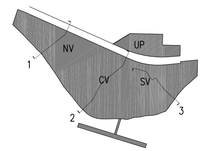
KAY KORNOVICH
STATE OF WASHINGTON



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A SHARED PARKING PLAN (EL=+25, +28, +35)

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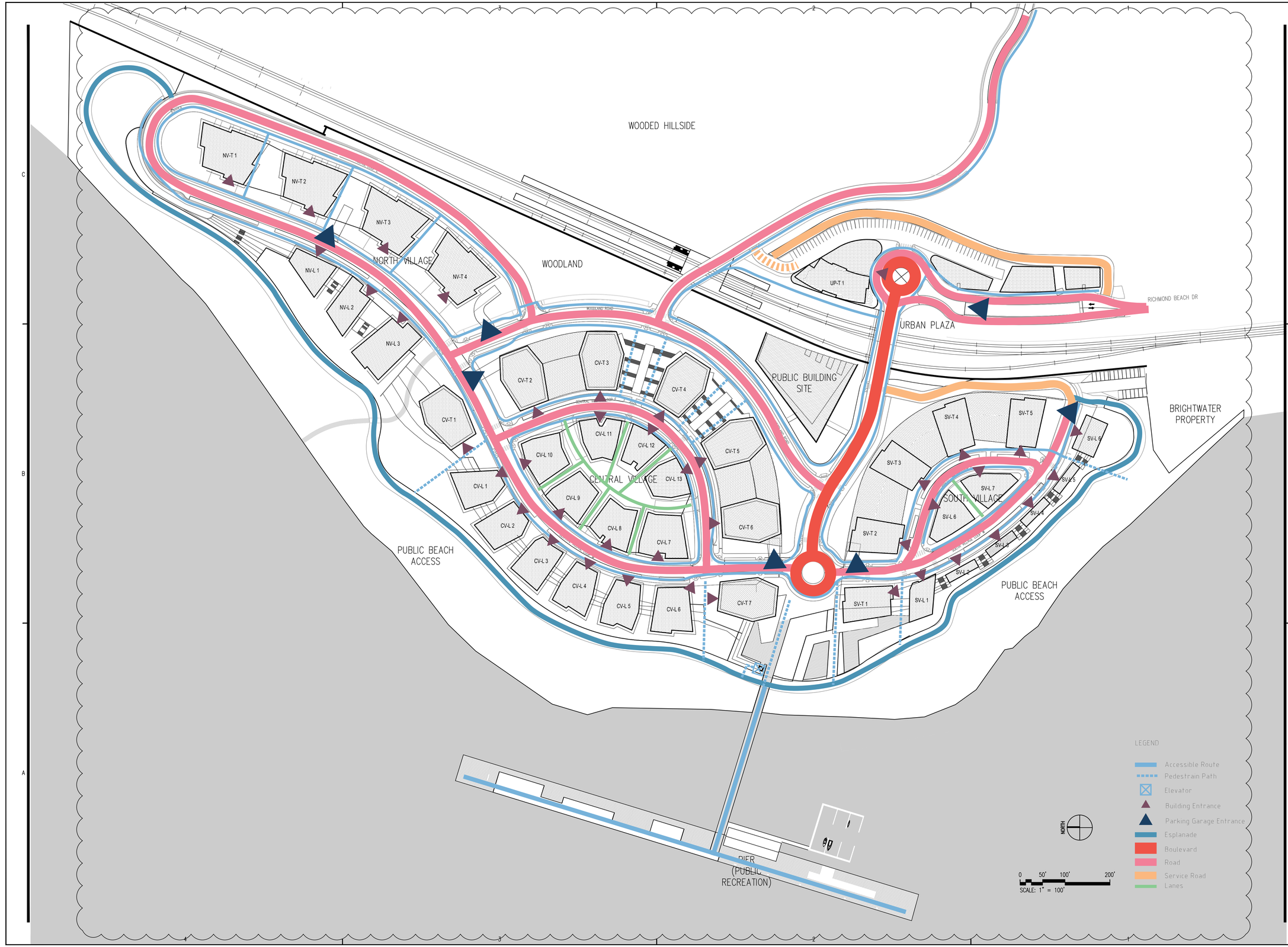

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CIRCULATION PLAN

Sheet

A-055

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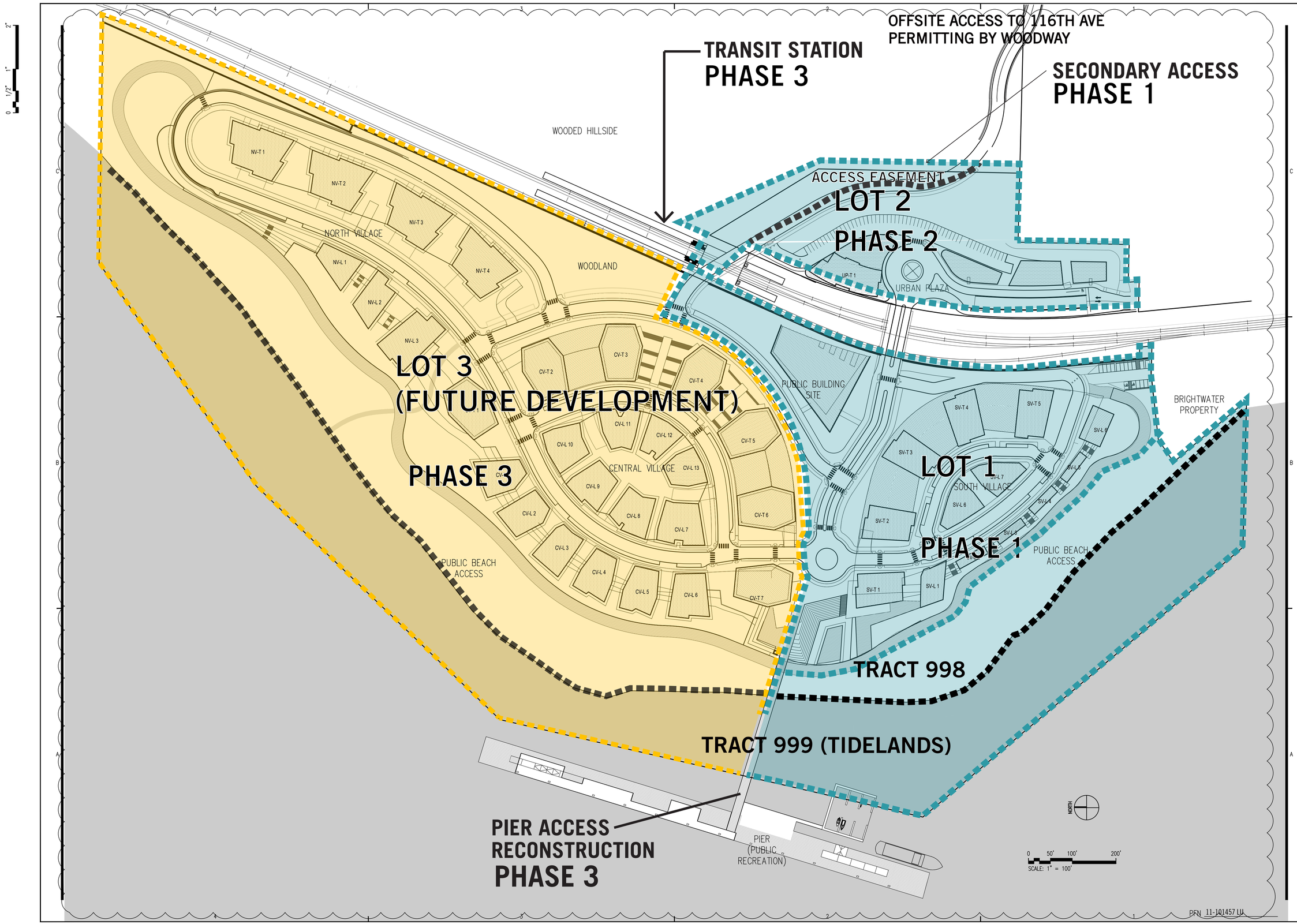

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PHASING PLAN

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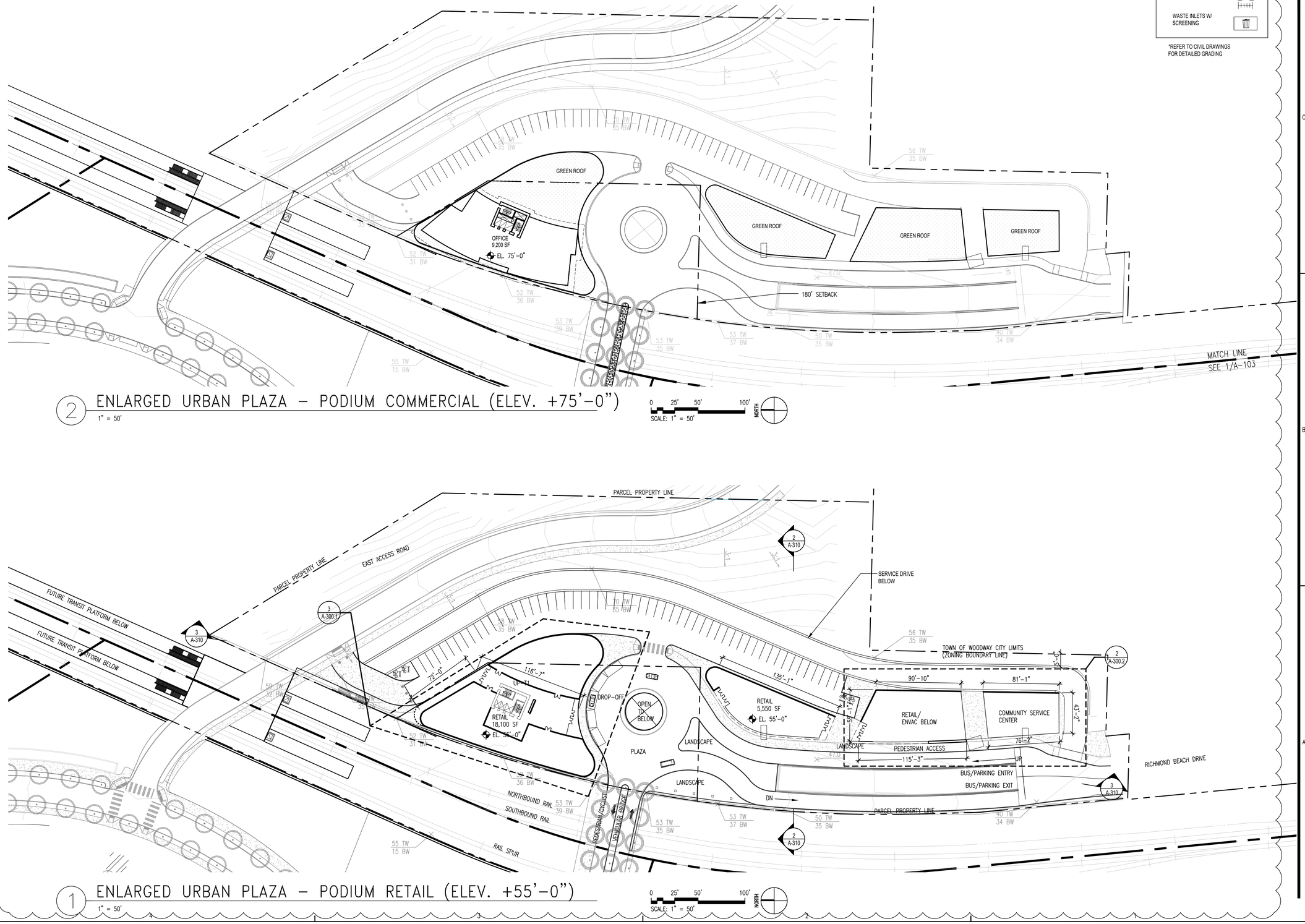

2 ENLARGED URBAN PLAZA – PODIUM COMMERCIAL (ELEV. +75'–0")

1" = 50'

SCALE: 1" = 50'

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

1" = 50'

SCALE: 1" = 50'

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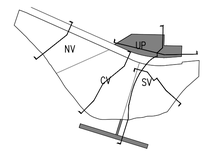

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AREA PLAN URBAN PLAZA

Sheet

A-100

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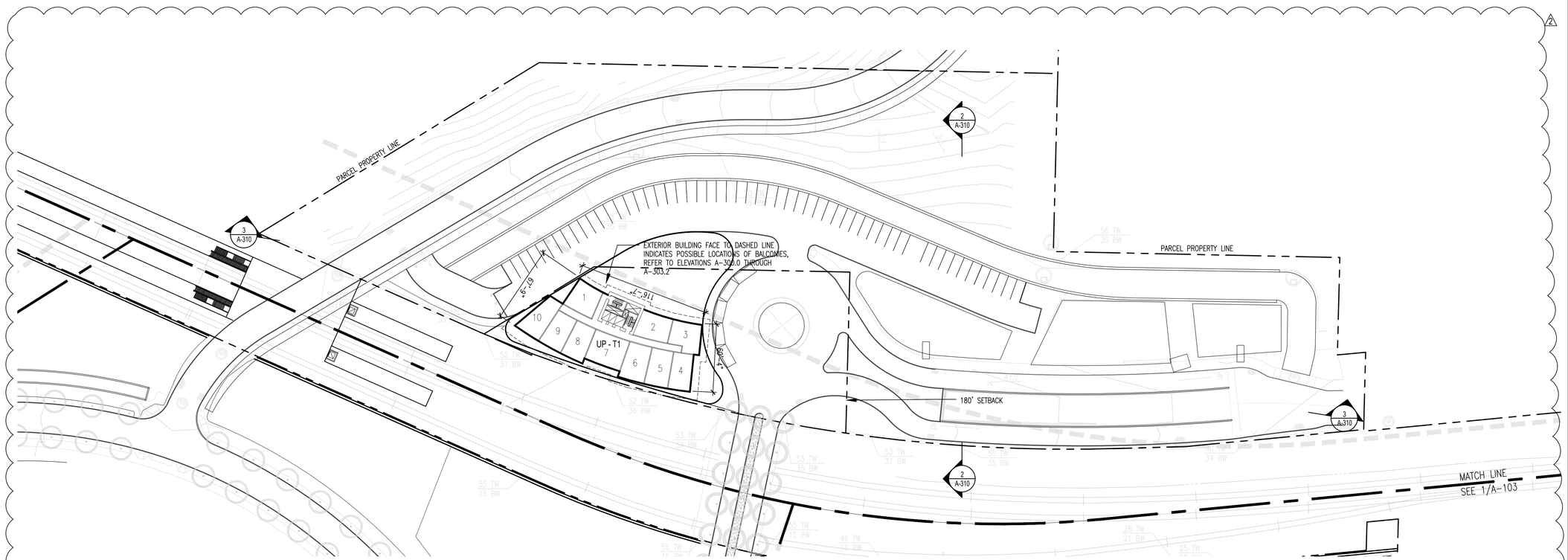

1 ENLARGED URBAN PLAZA – TOWER LEVEL (ELEV. +90'-0")

1" = 50'

SCALE: 1" = 50'

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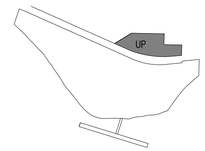

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AREA PLAN- URBAN PLAZA TOWER PLAN

Sheet

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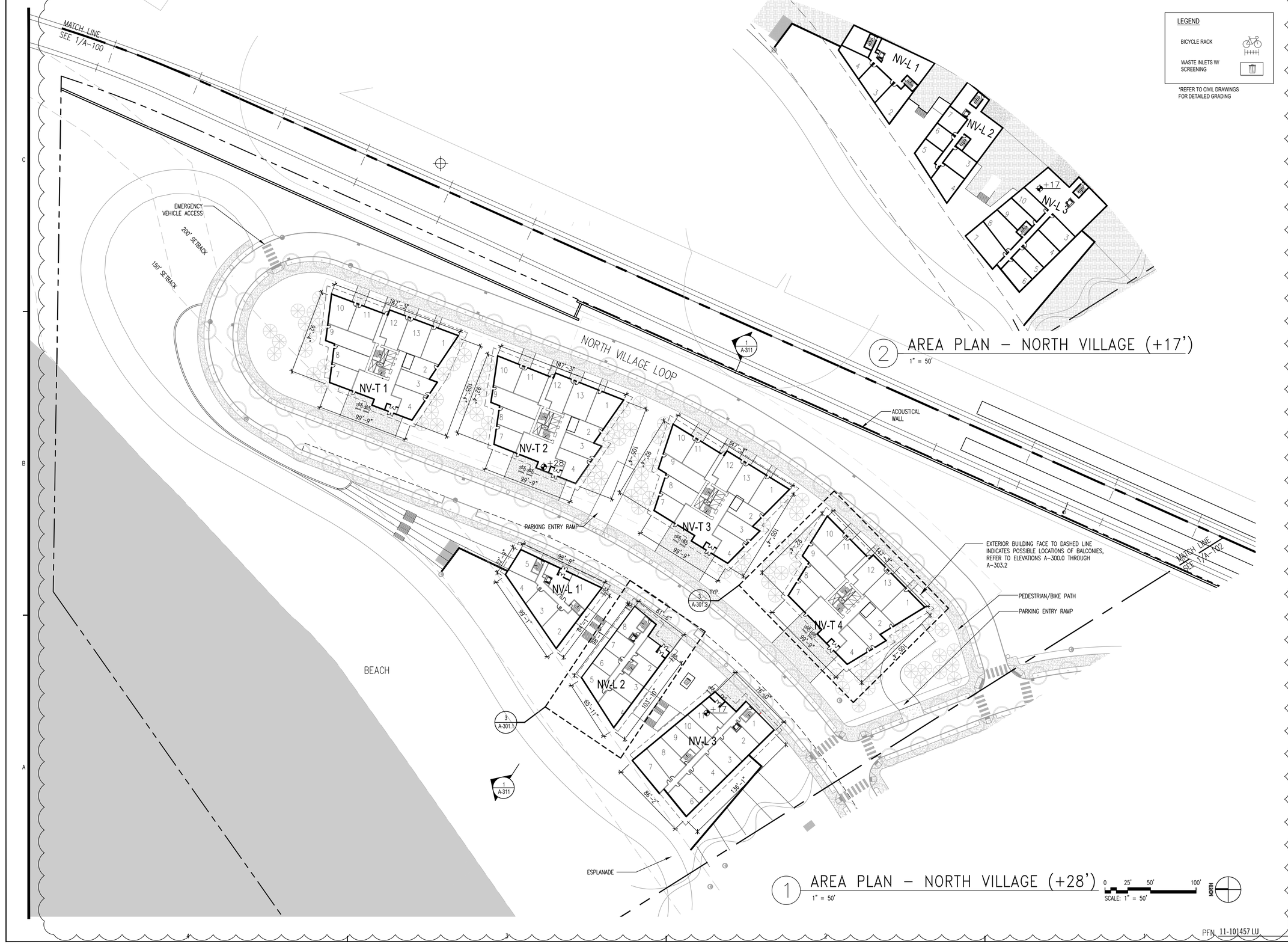

2 AREA PLAN – NORTH VILLAGE (+17')
1" = 50'

1 AREA PLAN – NORTH VILLAGE (+28')
1" = 50'

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

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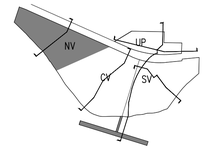

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AREA PLAN- NORTH VILLAGE

Sheet

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2 AREA PLAN – NORTH VILLAGE (UPPER LEVELS)
1" = 50'

1 AREA PLAN – NORTH VILLAGE (+38')
1" = 50'

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

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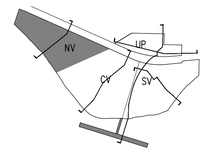

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AREA PLAN- NORTH VILLAGE

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1 AREA PLAN – CENTRAL VILLAGE (+17)
1" = 50'

2 AREA PLAN – CENTRAL VILLAGE (+28)
1" = 50'

SCALE: 1" = 50'

NORTH

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AREA PLAN- CENTRAL VILLAGE

Sheet

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LEGEND

BICYCLE RACK

WASTE INLETS

1 AREA PLAN – CENTRAL VILLAGE (+38)

1" = 50'

0 25' 50' 100'

SCALE: 1" = 50'

NORTH

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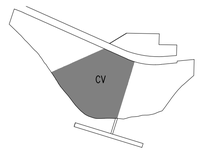

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AREA PLAN- CENTRAL VILLAGE

2

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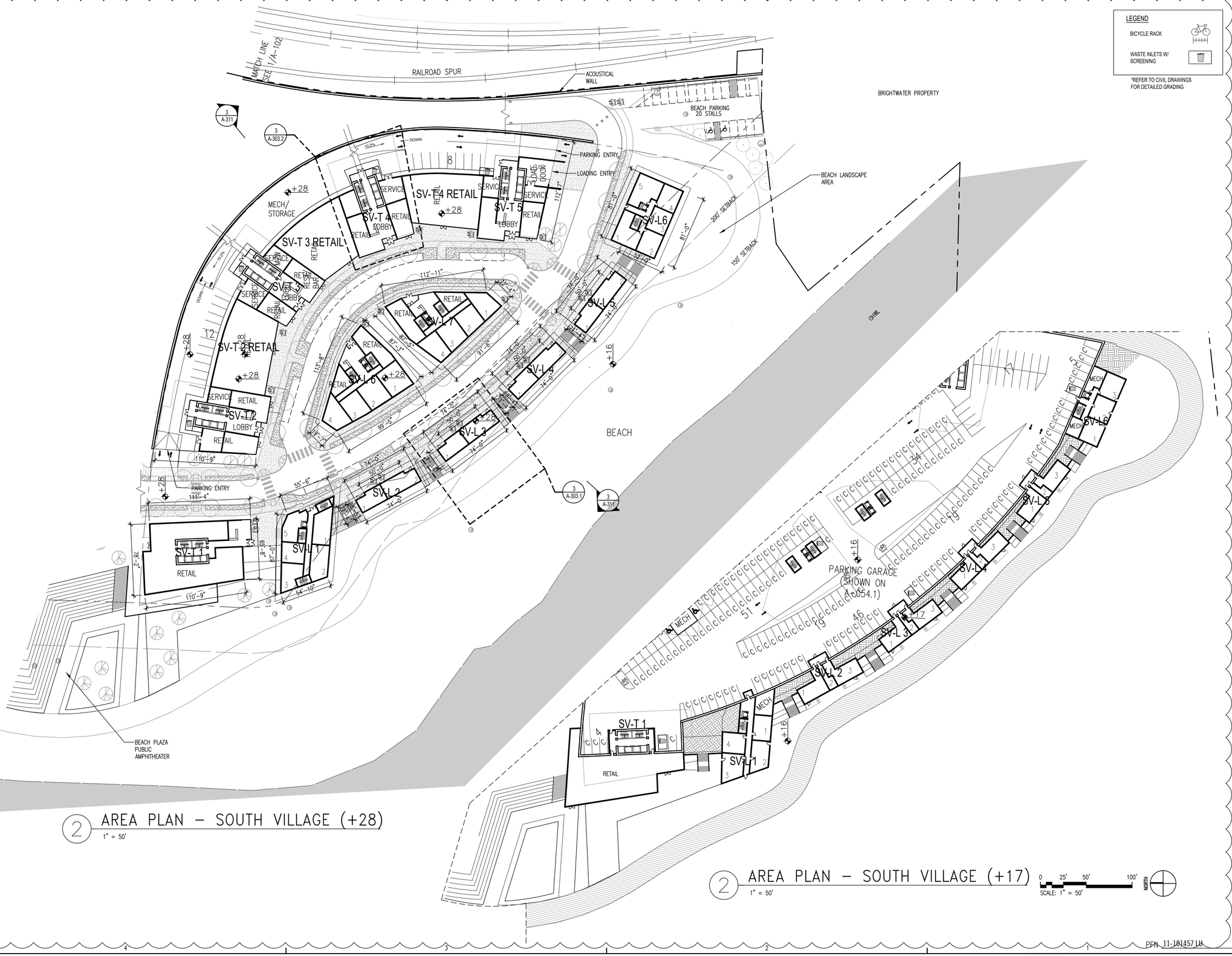

2 AREA PLAN – SOUTH VILLAGE (+28)
1" = 50'

2 AREA PLAN – SOUTH VILLAGE (+17)
1" = 50'

SCALE: 1" = 50'

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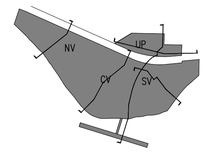

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AREA PLAN- SOUTH VILLAGE

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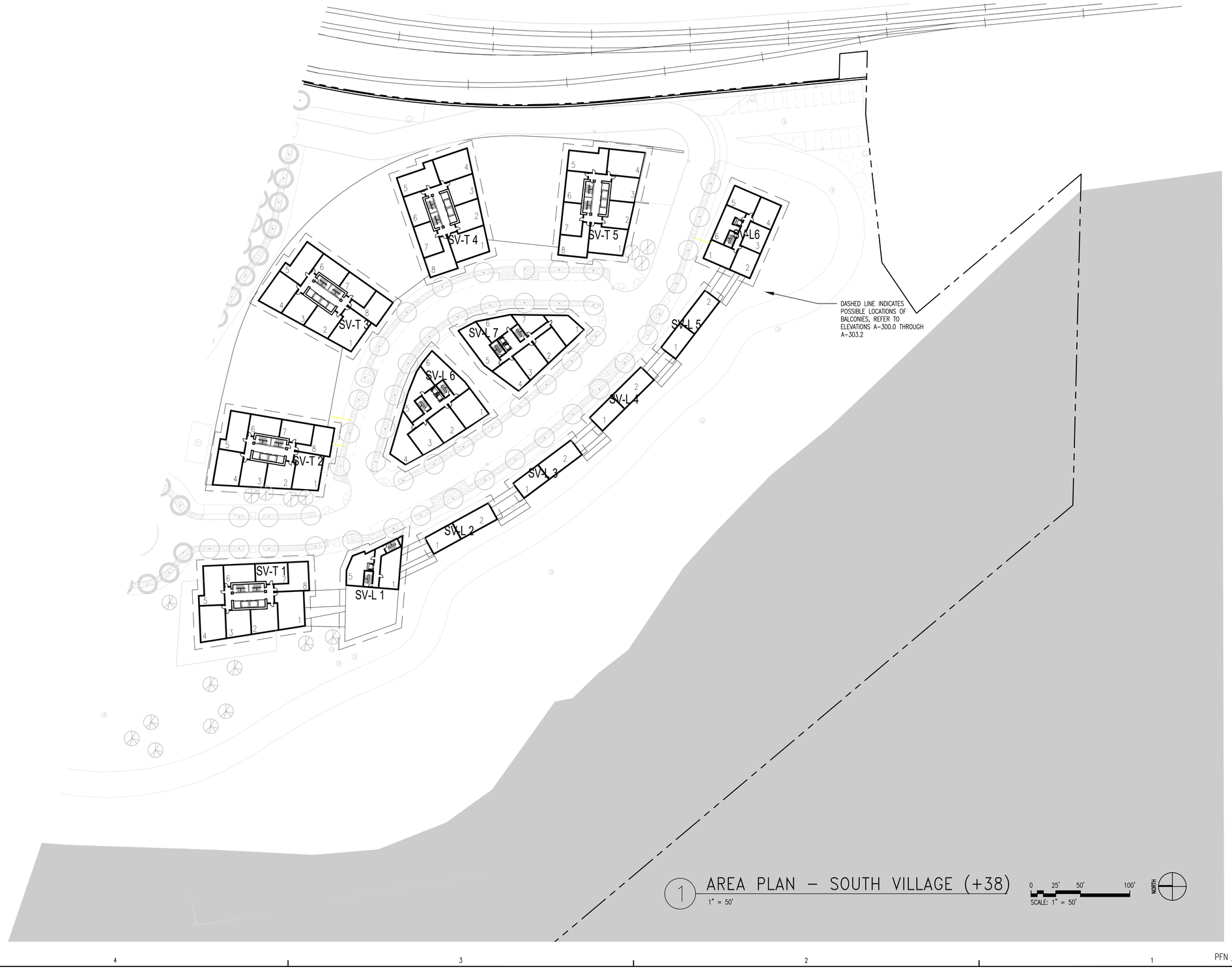

1 AREA PLAN – SOUTH VILLAGE (+38)
1" = 50'

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

NORTH

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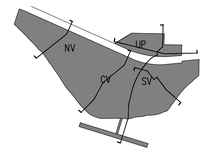

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AREA PLAN-
SOUTH VILLAGE

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URBAN PLAZA

URBAN PLAZA (PHASE 2)

BUILDING	USE	HEIGHT	LEVELS (from sealevel)	NUMBER OF LEVELS	UNIT 1 (SF)	UNIT 2 (SF)	UNIT 3 (SF)	UNIT 4 (SF)	UNIT 5 (SF)	UNIT 6 (SF)	UNIT 7 (SF)	UNIT 8 (SF)	UNIT 9 (SF)	UNIT 10 (SF)	RESIDENTIAL FLOOR AREA	UNIT QUANTITY	ENVAC FLOOR AREA	ENERGY CENTERFLOOR AREA	POLICE / FIRE FLOOR AREA	CIVIC FLOOR AREA	OFFICE FLOOR AREA	RETAIL FLOOR AREA	BUILDING AREA (not including stairs, shafts, mech...)	SENIOR LIVING UNITS	UNIT SIZE AVERAGE	SR PARKING STALLS	RETAIL PARKING	OFFICE PARKING	ALL PARKING REQUIREMENT	BICYCLE PARKING
UP-T1			+55'	1																		18,100	18,100							
			+75'	1																	18,100		18,100							
			+90' TO +235'	14	650	650	675	650	650	650	850	650	650	700	94,850	140							45,500		678					
SUB-TOTAL	Mix.	180'		**16**											**94,850**	**140**					**18,100**	**18,100**	**81,700**		**678**		**37**	**37**		5
UP-COMMERCIAL			+55'	1																	4883		4,883							
			+75' TO +90'	1																		4,883	4,883							
SUB-TOTAL	Mix.	35'		**2**																	**4883**	**4,883**	**9,766**				**10**			5
SERVICE BUILDING 1			+35'	1													4,595						4,595							
			+55' TO +70'	1																		5,687	5,687							
SUB-TOTAL	Mix.	35'		**2**													**4,595**					**5,687**	**10,282**				**12**			5
SERVICE BUILDING 2			+35'	1															2,927				2,927							
			+55' TO +70'	1																	3,659		3,659							
SUB-TOTAL	Mix.	35'		**2**															**2,927**		**3,659**		**6,586**					**14**		5
UP TOTAL	**5 Mix.**														**94,850**	**140**	**4,595**	**0**	**2,927**	**0**	**26,642**	**28,670**	**108,334**	**70**	**678**	**35**	**59**	**51**	**215**	**20**

Note: for buildings UP-T1 building height includes 15' mechanical penthouse.
Note: heights are measured from the average grade for the building footprint
Note: Mix. denotes any building with a combination of residential, retail or office. Pub. is a public building that may house community spaces as well as infrastructure for the site.
Note: Refer to Table 2 on A-040 for parking calculations by use

NORTH VILLAGE

NORTH VILLAGE (PHASE 3)

BUILDING	USE	HEIGHT	LEVELS (from sealevel)	NUMBER OF LEVELS	UNIT 1 (SF)	UNIT 2 (SF)	UNIT 3 (SF)	UNIT 4 (SF)	UNIT 5 (SF)	UNIT 6 (SF)	UNIT 7 (SF)	UNIT 8 (SF)	UNIT 9 (SF)	UNIT 10 (SF)	UNIT 11 (SF)	UNIT 12 (SF)	UNIT 13 (SF)	AREA (RESIDENTIAL) (SF)	UNIT QUANTITY	ENVAC FLOOR AREA	ENERGY CENTER FLOOR AREA	POLICE/FIRE FLOOR AREA	CIVIC FLOOR AREA	OFFICE FLOOR AREA	RETAIL FLOOR AREA	BUILDING AREA (not including stairs, shafts..)	SENIOR LIVING UNITS	SR PARKING STALLS	AVERAGE UNIT SIZE	RETAIL PARKING STALL TOTAL	TOTAL PARKING REWUIREMENT	BICYCLE PARKING
NV-L1			+17'	1		925	830	625										2,380	3							5154			793			
			+28' TO +48'	3	895	925	830	625	613	621								13,527	18							15462			752			
			+58 TO +83'	1	895				613	621								2,129	3							2560			710			
SUB-TOTAL	Res.	66'		**5**														**18,036**	**24**							**23,176**			**752**			5
NV-L2			+17'	1			679	815	767	505	545							3,311	5							5811			662			
			+28'	1		575	679	815	767	505	545	565						4,451	7							5811			636			
			+38 to +58'	3	679	575	679	815	767	505	545	565						15,390	24							17433			641			
			+68' TO +93'	1	679	575					545	565						2,364	4							2449			591			
SUB-TOTAL	Res.	76'		**6**														**25,516**	**40**							**31,504**			**633**			5
NV-L3			+17'	1			797	832	567	635	922	931	679	668				6,031	8							10023			754			
			+28'	1	693	860	797	832	567	635	922	931	679	668	679			8,263	11							10023			751			
			+38 to +78'	5	693	860	797	832	567	635	922	931	679	668	679	638		44,505	60							50115			742			
			+88' TO +113'	1	693	860	797					931	679	668	679	638		5,945	8							6980			743			
SUB-TOTAL	Res.	96'		**8**														**64,744**	**87**							**77,141**			**747**			5
NV-T1			+28'	1	938	622	709	788			590	725	953	813	909	807	976	8,830	11							11598			803			
			+38' TO +203'	15	937	854	744	726	689	566	590	618	814	894	842	682	799	146,325	195							173970			750			
SUB-TOTAL	Res.	175'		**16**														**155,155**	**206**							**185,568**			**777**			5
NV-T2			+28'	1	938	622	709	788			590	725	953	813	909	807	976	8,830	11							11598			803			
			+38' TO +193'	14	937	854	744	726	689	566	590	618	814	894	842	682	799	136,570	182							162372			750			
SUB-TOTAL	Res.	165'		**15**														**145,400**	**193**							**173,970**			**777**			5
NV-T3			+28'	1	938	622	709	788			590	725	953	813	909	807	976	8,830	11							11598			803			
			+38' TO +173'	13	937	854	744	726	689	566	590	618	814	894	842	682	799	126,815	169							150774			750			
SUB-TOTAL	Res.	145'		**14**														**135,645**	**180**							**162,372**			**777**			5
NV-T4			+28'	1	938	622	709	788			590	725	953	813	909	807	976	8,830	11							11598			803			
			+38' TO +153'	12	937	854	744	726	689	566	590	618	814	894	842	682	799	117,060	156							139176			750			
SUB-TOTAL	Res.	125'		**13**														**125,890**	**167**							**150,774**			**777**			5
NV TOTAL	**7 Res.**																	**670,386**	**897**	**0**	**0**	**0**	**0**	**0**	**0**	**804,505**	**359**	**180**	**748**	**0**	**719**	**35**

Note: for buildings NV-L1 to NV-L3 and NV-T1 to NV-T4 building height includes 15' mechanical penthouse.
Note: heights are measured from the average grade for the building footprint
Note: Mix. denotes any building with a combination of residential, retail or office. Pub. is a public building that may house community spaces as well as infrastructure for the site.
Note: Refer to Table 2 on A-040 for parking calculations by use

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8153 REGISTERED ARCHITECT
KAY KORNOVICH
STATE OF WASHINGTON

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2	CORRECTION	04.24.2018
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VILLAGE DATA- URBAN PLAZA AND NORTH VILLAGE

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CENTRAL VILLAGE

CENTRAL VILLAGE (PHASE 3)

BUILDING	USE	HEIGHT	LEVELS (from sealevel to top of slab)	NUMBER OF LEVELS	UNIT 1 (SF)	UNIT 2 (SF)	UNIT 3 (SF)	UNIT 4 (SF)	UNIT 5 (SF)	UNIT 6 (SF)	UNIT 7 (SF)	UNIT 8 (SF)	UNIT 9 (SF)	UNIT 10 (SF)	AREA (RESIDENTIAL) (SF)	UNIT QUANTITY	ENVAC FLOOR AREA	ENERGY CENTER FLOOR AREA	POLICE/FIRE FLOOR AREA	CIVIC FLOOR AREA	OFFICE FLOOR AREA	RETAIL FLOOR AREA	BUILDING AREA (not including stairs, shafts...)	SENIOR LIVING UNITS	SR PARKING STALLS	AVERAGE UNIT SIZE	CIVIC AND OFFICE PARKING TOTAL	RETAIL PARKING STALL TOTAL	TOTAL PARKING REQUIREMENT	BICYCLE PARKING
CV-L1			+16'	1		979	768	958	948						3,653	4							5,295			913				
			+28'	1	946	979	768	958	948	892					5,491	6							6,725			915				
			+38' TO +48'	1	946					892					1,838	2							2,076			919				
SUB-TOTAL	Res.	32'		**3**											**10,982**	**12**							**14,096**			**916**				**5**
CV-L2			+16'	1		971	817	975	933						3,696	4							5,193			924				
			+28'	1	679	971	817	975	933	984					5,359	6							6,646			893				
			+38' TO +48'	1	679					984					1,663	2							1,995			832				
SUB-TOTAL	Res.	32'		**3**											**10,718**	**12**							**13,834**			**883**				**5**
CV-L3			+16'	1		823	906	988	985						3,702	4							3,961			926				
			+28'	1	885	823	906	988	985	925					5,512	6							5,866			919				
			+38' TO +48'	1	885					925					1,810	2							1,983			905				
SUB-TOTAL	Res.	32'		**3**											**11,024**	**12**							**11,810**			**916**				**5**
CV-L4			+16'	1		926	757	967	996						3,646	4							3,900			912				
			+28'	1	789	926	757	967	996	978					5,413	6							5,795			902				
			+38' TO +48'	1	789					978					1,767	2							1,659			884				
SUB-TOTAL	Res.	32'		**3**											**10,826**	**12**							**11,354**			**899**				**5**
CV-L5			+16'	1		997	763	996	971						3,727	4							3,983			932				
			+28'	1	843	997	763	996	971	943					5,513	6							5,884			919				
			+38' TO +48'	1	843					943					1,786	2							1,548			893				
SUB-TOTAL	Res.	32'		**3**											**11,026**	**12**							**11,415**			**915**				**5**
CV-L6			+16'	1		994	958	977	966						3,895	4							4,182			974				
			+28'	1	864	994	958	977	966	958					5,717	6							6,114			953				
			+38' TO +48'	1	864					958					1,822	2							1,787			911				
SUB-TOTAL	Res.	32'		**3**											**11,434**	**12**							**12,083**			**946**				**5**
CV-L7			+28'	1	975	955	826	640	914	909	941	693			6,853	8							8,330			857				
			+38' TO +83'	3	975	955	826	958	914	909	941	693			21,513	24							24,990			896				
SUB-TOTAL	Res.	55'		**4**											**28,366**	**32**							**33,320**			**877**				**5**
CV-L8			+28'	1	972	575	837	669	635	642	792				5,122	7							6,825			732				
			+38' TO +83'	3	972	575	837	756	654	662	792	622			17,610	24							20,475			734				
SUB-TOTAL	Res.	55'		**4**											**22,732**	**31**							**27,300**			**733**				**5**
CV-L9			+28'	1	981	620	467	792	753	529	990				5,132	7							6,886			733				
			+38' TO +83'	3	977	640	482	816	753	529	990	683			17,610	24							20,658			734				
SUB-TOTAL	Res.	55'		**4**											**22,742**	**31**							**27,544**			**733**				**5**
CV-L10			+28'	1	964	993	769	922	971	755					5,374	6							7,125			896				
			+38' TO +83'	3	964	993	904	911	997	755	985				19,527	21							21,375			930				
SUB-TOTAL	Res.	55'		**4**											**24,901**	**27**							**28,500**			**913**				**5**
CV-L11			+28'	1	470	783	967	975	989						4,184	5							5,978			837				
			+38' TO +103'	5	470	762	998	998	999	902					25,645	30							29,890			855				
SUB-TOTAL	Res.	75'		**6**											**29,829**	**35**							**35,868**			**846**				**5**
CV-L12			+28'	1		706	770	891	459	754					3,580	5							4,971			716				
			+38' TO +113'	6	772	730	797	876	459	754					26,328	36							29,826			731				
SUB-TOTAL	Res.	75'		**7**											**29,908**	**41**							**34,797**			**724**				**5**
CV-L13			+28'	1	895	949	924	924	474						4,166	5							5,569			833				
			+38' TO +103'	5	916	975	960	907	474	783					25,075	30							27,845			836				
SUB-TOTAL	Res.	75'		**6**											**29,241**	**35**							**33,414**			**835**				**5**
CV-T1			+28'	1											0	0						8,900	9,450							
			+42' TO +187'	13	926	968	936	789	735	750	589	718	812		93,899	117							104,897			803				
SUB-TOTAL	Mix.	150'		**14**											**93,899**	**117**						**8,900**	**114,347**			**803**			**18**	**5**
CV-T2			+28'	1											0	0					10,361		11,863							
			+42' TO +197'	14	926	968	936	789	735	750	589	718	812		101,122	126							112,966			803				
SUB-TOTAL	Mix.	160'		**15**											**101,122**	**126**					**10,361**		**124,829**			**803**	**21**			**5**
CV-T3			+28'	1											0	0						3,825	5,109							
			+42' TO +207'	15	926	968	936	789	735	750	589	718	812		108,345	135							121,035			803				
SUB-TOTAL	Mix.	170'		**16**											**108,345**	**135**						**3,825**	**126,144**			**803**			**8**	**5**
CV-T4			+28'	1											0	0						3,825	5,109							
			+42' TO +217'	16	926	968	936	789	735	750	589	718	812		115,568	144							129,104			803				
SUB-TOTAL	Mix.	180'		**17**											**115,568**	**144**						**3,825**	**134,213**			**803**			**8**	**5**
CV-T5			+28'	1											0	0					10,361		11,863							
			+42' TO +207'	15	926	968	936	789	735	750	589	718	812		108,345	135							121,035			803				
SUB-TOTAL	Mix.	170'		**16**											**108,345**	**135**					**10,361**		**132,898**			**803**	**21**			**5**
CV-T6			+28'	1											0	0						3,825	5,109							
			+42' TO +197'	14	926	968	936	789	735	750	589	718	812		101,122	126							104,090			803				
SUB-TOTAL	Mix.	160'		**15**											**101,122**	**126**						**3,825**	**109,199**			**803**			**8**	**5**
CV-T7			+28'	1											0	0						8,900	10,185							
			+42' TO +187'	13	926	968	936	789	735	750	589	718	812		93,899	117							104,897			803				
SUB-TOTAL	Mix.	150'		**14**											**93,899**	**117**						**8,900**	**115,082**			**803**			**18**	**5**
CV TOTAL	**13 Res. 7 Mix.**														**976,029**	**1204**	**0**	**0**	**0**	**20,722**	**0**	29,275	**1,152,047**	**313**	**157**	**838**	**42**	**81**	**1,171**	**100**

Note: for buildings CV-L7 - CV-L13 and CV-T1 - CV-T7 building height includes 15' mechanical penthouse.
Note: heights are measured from the average grade for the building footprint
Note: Mix. denotes any building with a combination of residential, retail or office. Pub. is a public building that may house community spaces as well as infrastructure for the site.
Note: Refer to Table 2 on A-040 for parking calculations by Use

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8153 REGISTERED ARCHITECT
KAY KORNOVICH
STATE OF WASHINGTON

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VILLAGE DATA-
CENTRAL VILLAGE

Sheet

A-201

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SOUTH VILLAGE

SOUTH VILLAGE (PHASE 1)

BUILDING	USE	HEIGHT	LEVELS (from sealevel)	NUMBER OF LEVELS	UNIT 1 (SF)	UNIT 2 (SF)	UNIT 3 (SF)	UNIT 4 (SF)	UNIT 5 (SF)	UNIT 6 (SF)	UNIT 7 (SF)	UNIT 8 (SF)	AREA (RESIDENTIAL) (SF)	UNIT QUANTITY	ENVAC FLOOR AREA	ENERGY CENTER FLOOR AREA	POLICE/FIRE FLOOR AREA	CIVIC FLOOR AREA	OFFICE FLOOR AREA	RETAIL FLOOR AREA	BUILDING AREA (not including stairs, shafts..)	SENIOR LIVING UNITS	SR PARKING STALLS	AVERAGE UNIT SIZE	OFFICE PARKING STALL TOTAL	RETAIL PARKING STALL TOTAL	TOTAL PARKING REQUIREMENT	BICYCLE PARKING
SV-L1			+16'	1		545	655	625	535				2,360	4							3,956			590				
			+28'	1	635	555	600	735	735				3,260	5							4,540			652				
			+38' TO +48'	1	635				735				1,370	2							2,185			685				
SUB-TOTAL	Res.	32'		**3**									**6,990**	**11**							**10,681**			**642**				**5**
SV-L2			+16'	1	640	220	680						1,540	3														
			+28'	1	605	805							1,410															
			+38' TO +48'	1	640	840							1,480															
SUB-TOTAL	Res.	32'		**3**	**1885**	**1865**	**680**						**4,430**	**3**							**4,873**			**1477**				**5**
SV-L3			+16'	1	640	220	680						1,540	3														
			+28'	1	605	805							1,410															
			+38' TO +48'	1	640	840							1,480															
SUB-TOTAL	Res.	32'		**3**	**1885**	**1865**	**680**						**4,430**	**3**							**4,873**			**1477**				**5**
SV-L4			+16'	1	640	220	680						1,540	3														
			+28'	1	605	805							1,410															
			+38' TO +48'	1	640	840							1,480															
SUB-TOTAL	Res.	32'		**3**	**1885**	**1865**	**680**						**4,430**	**3**							**4,873**			**1477**				**5**
SV-L5			+16'	1	640	220	680						1,540	3														
			+28'	1	605	805							1,410															
			+38' TO +48'	1	640	840							1,480															
SUB-TOTAL	Res.	32'		**3**	**1885**	**1865**	**680**						**4,430**	**3**							**4,873**			**1477**				**5**
SV-L6			+16'	1		570	560	570					1,700	3										567				
			+28'	1	770	570	560	570	855				3,325	5										665				
			+38' TO +48'	1	565	570	560	570	580	600														574				
SUB-TOTAL	Mix.	75'		**3**									**5,025**	**8**							**0**	**5,528**			**616**				**5**
SV-L7			+28'	1	631	617	688	619					2,555	4							1,329	5,403		639				
			+38' TO +103'	5	631	619	687	620	892	622	439		22,550	35								27,015		644				
SUB-TOTAL	Mix.	75'		**6**									**25,105**	**39**							**1,329**	**32,418**		**642**		**3**		**5**
SV-L8			+28'	1	631	617	688	619					2,555	4							1,329	5,403		639				
			+38' TO +103'	5	631	619	687	620	892	622	439		22,550	35								27,015		644				
SUB-TOTAL	Mix.	75'		**6**									**25,105**	**39**							**1,329**	**32,418**		**642**		**3**		**5**
SV-T1			+16'	1																	5,965	7,075						
			+28'	1										0				5,965				7,075						
			+43' TO +158'	10	995	679	655	890	838	584	645	685	59,710	80								70,750		746				
SUB-TOTAL	Mix.	127'		**11**									**59,710**	**80**				**5,965**			**5,965**	**84,900**		**746**	**12**	**12**		**5**
SV-T2			+28'	1										0							7,305	9,465						
			+43' TO +168'	11	995	679	655	890	838	584	645	685	65,681	88								74,547		746				
SUB-TOTAL	Mix.	133'	158	**12**									**65,681**	**88**							**7,305**	**84,012**		**746**		**15**		**5**
SV-T3			+28'	1										0							6,705	8,817						
			+43' TO +188'	13	995	679	655	890	838	584	645	685	77,623	104								88,101		746				
SUB-TOTAL	Mix.	153'		**14**									**77,623**	**104**							**6,705**	**96,918**		**746**		**14**		**5**
SV-T4			+28'	1										0							6,575	9,047						
			+43' TO +208'	15	995	679	655	890	838	584	645	685	89,565	120								101,655		746				
SUB-TOTAL	Mix.	173'		**16**									**89,565**	**120**							**6,575**	**110,702**		**746**		**14**		**5**
SV-T5			+28'	1										0							2,051	7,075						
			+43' TO +188'	13	995	679	655	890	838	584	645	685	77,623	104								88,101		746				
SUB-TOTAL	Mix.	153'		**14**									**77,623**	**104**							**2,051**	**95,176**		**746**		**5**		**5**
COMMUNITY BUILDING			+28'	1												25,886												
			'+40'	1														15,682				15,682						
SUB-TOTAL	Pub.	15'		**2**												**25,886**		**15,682**				**15,682**			**32**			**5**
SV TOTAL	**5 Res. 8 Mix. 1 Pub.**												**450,147**	**605**	**0**	**25,886**	**0**	**21,647**	**0**	**31,259**	**587,927**	**242**	**121**	**937**	**44**	**98**	**626**	**70**

Note: for buildings SV-L6, SV-L7, and SV-T1 - SV-T5 building height includes 15' mechanical penthouse.
Note: heights are measured from the average grade for the building footprint
Note: Mix. denotes any building with a combination of residential, retail or office. Pub. is a public building that may house community spaces as well as infrastructure for the site.
Note: Refer to Table 2 on A-040 for parking calculations by use

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VILLAGE DATA-
SOUTH VILLAGE

Sheet

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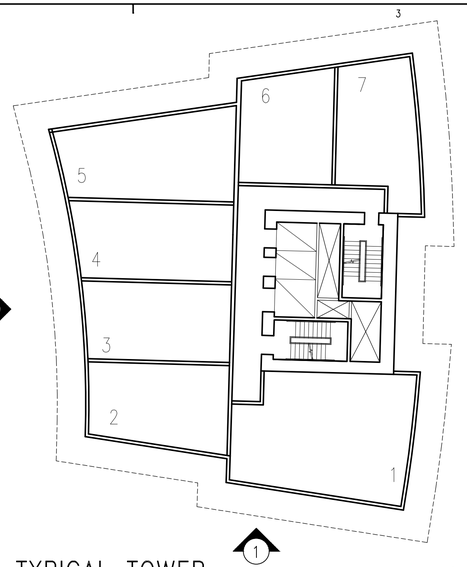
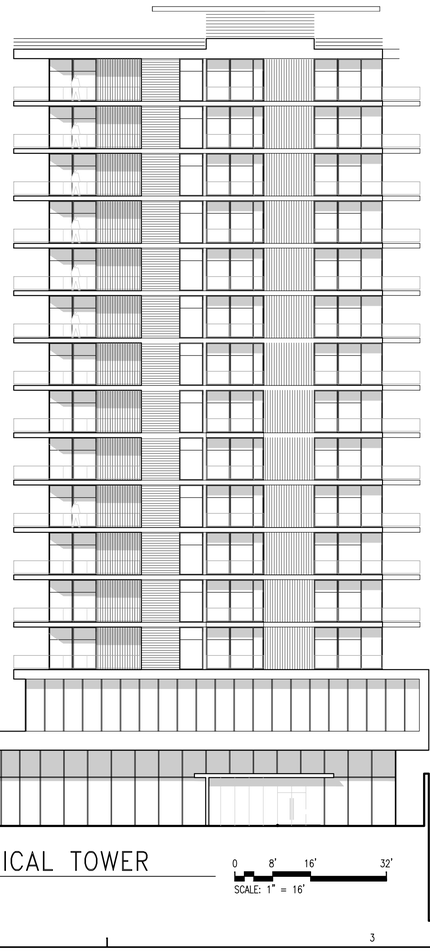


3 PLAN – TYPICAL TOWER
1" = 16'

0 8' 16' 32'
SCALE: 1" = 16'



1 SOUTH ELEVATION – TYPICAL TOWER
1" = 16'

0 8' 16' 32'
SCALE: 1" = 16'

LEGEND

METAL PANEL

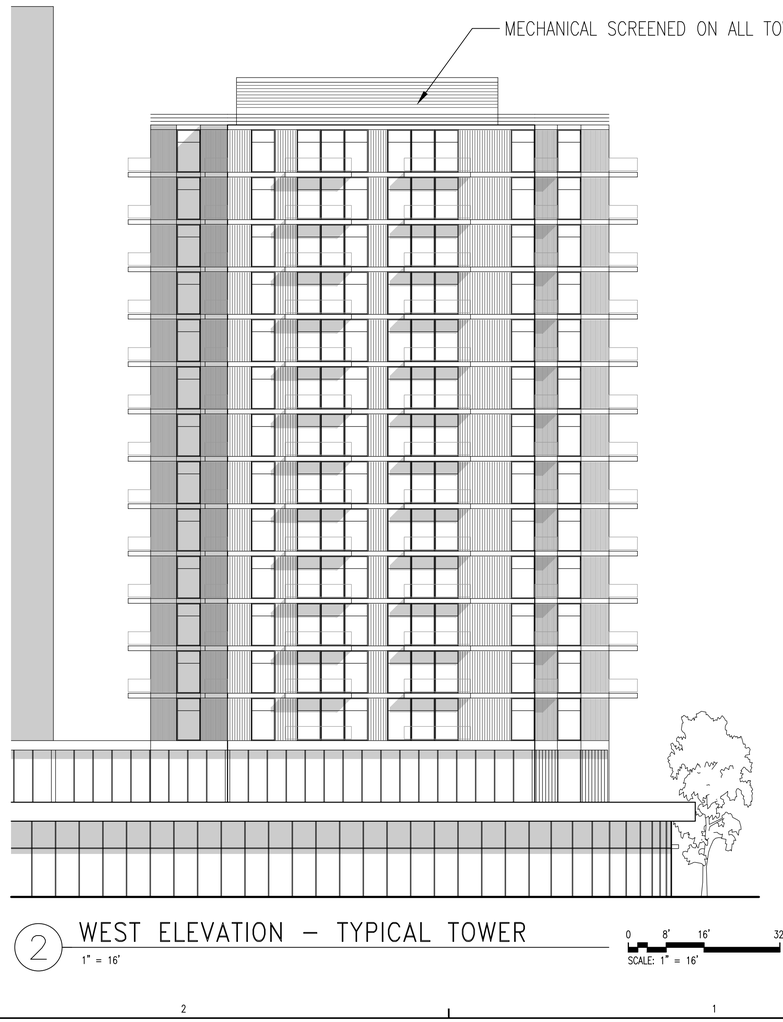
WOOD SIDING

DECORATIVE CONCRETE

BALCONIES

WINDOW

DOOR



2 WEST ELEVATION – TYPICAL TOWER
1" = 16'

0 8' 16' 32'
SCALE: 1" = 16'

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BUILDING ELEVATIONS- URBAN PLAZA

Sheet

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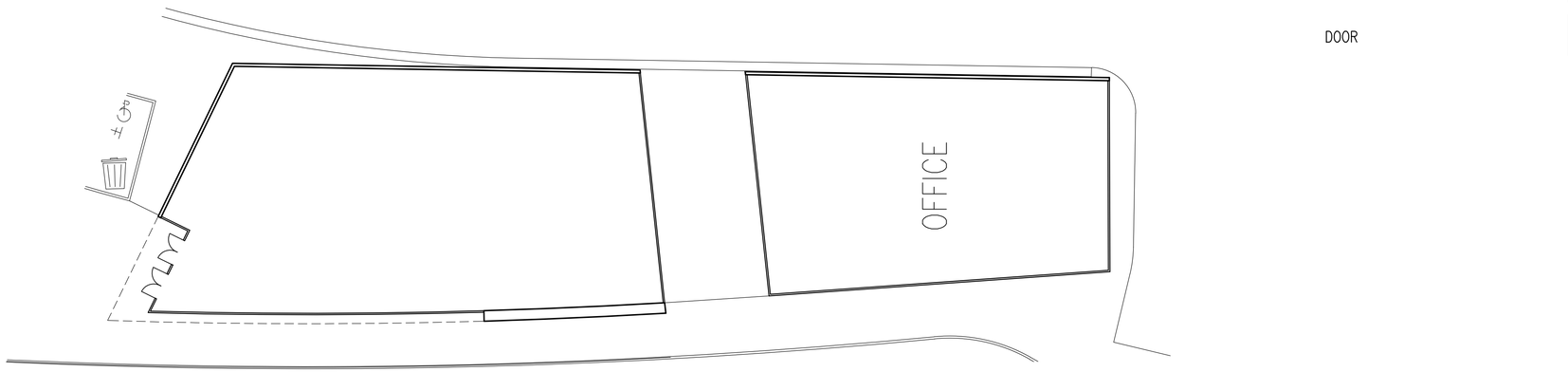

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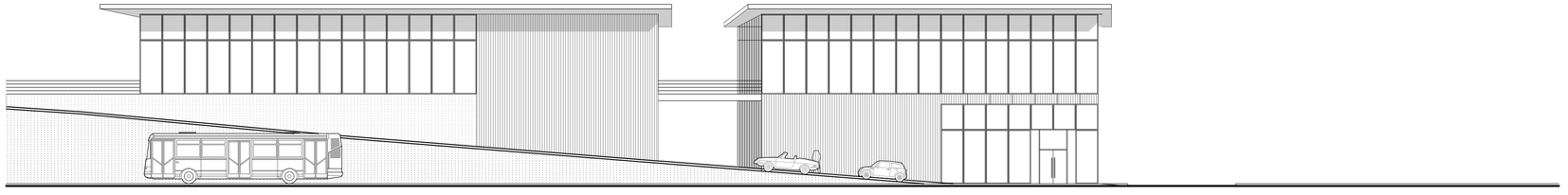
2 PLAN – ENTRY BUILDINGS

1" = 16'

0 8' 16' 32'

SCALE: 1" = 16'



1 WEST ELEVATION – ENTRY BUILDINGS

1" = 16'

0 8' 16' 32'

SCALE: 1" = 16'

LEGEND

METAL PANEL

WOOD SIDING

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8153 REGISTERED ARCHITECT
KAY KORNOVICH
STATE OF WASHINGTON

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1	CORRECTION	04.18.2017
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BUILDING ELEVATIONS- URBAN PLAZA

Sheet

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0 1/2" 1" 2"

LEGEND

METAL PANEL

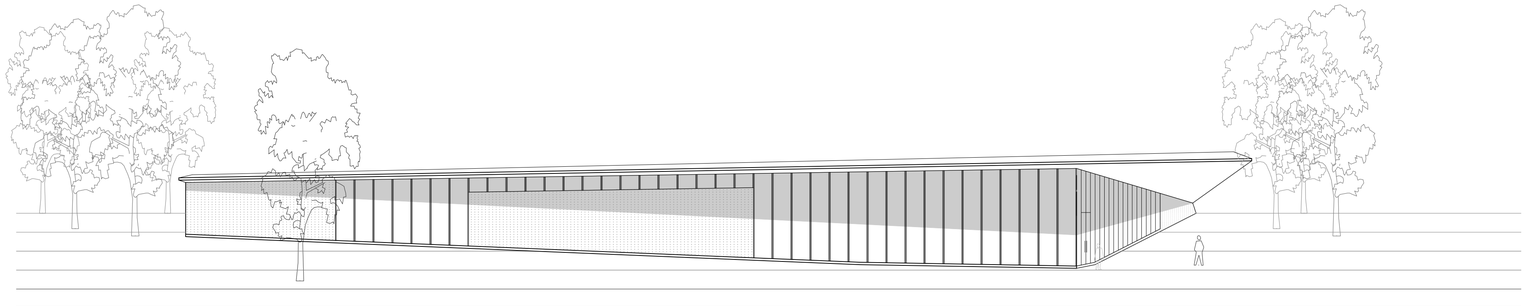
WOOD SIDING

DECORATIVE CONCRETE

BALCONIES

WINDOW

DOOR



1 WEST ELEVATION – COMMUNITY BUILDING

1" = 16'

0 8' 16' 32'

SCALE: 1" = 16'

2 SOUTH ELEVATION – COMMUNITY BUILDING

1" = 16'

0 8' 16' 32'

SCALE: 1" = 16'

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BUILDING ELEVATIONS- PUBLIC BUILDING

△2

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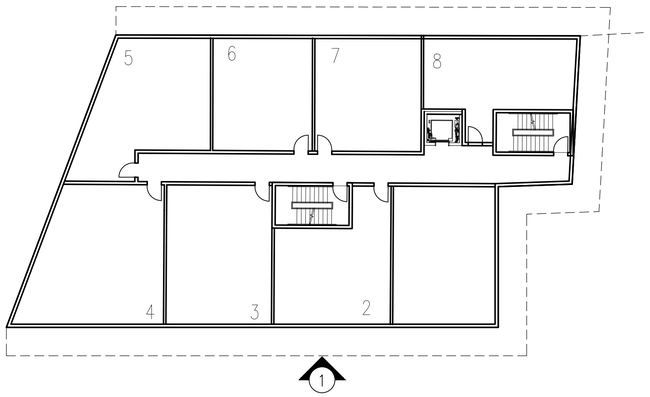

LEGEND

METAL PANEL	
WOOD SIDING	
DECORATIVE CONCRETE	
BALCONIES	
WINDOW	
DOOR	

3 PLAN – TYPICAL MID–RISE
1" = 16'

0 8' 16' 32'
SCALE: 1" = 16'

1 SOUTH ELEVATION – TYPICAL MID–RISE
1" = 16'

0 8' 16' 32'
SCALE: 1" = 16'

2 WEST ELEVATION – TYPICAL MID–RISE
1" = 16'

0 8' 16' 32'
SCALE: 1" = 16'

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BUILDING ELEVATIONS- NORTH VILLAGE

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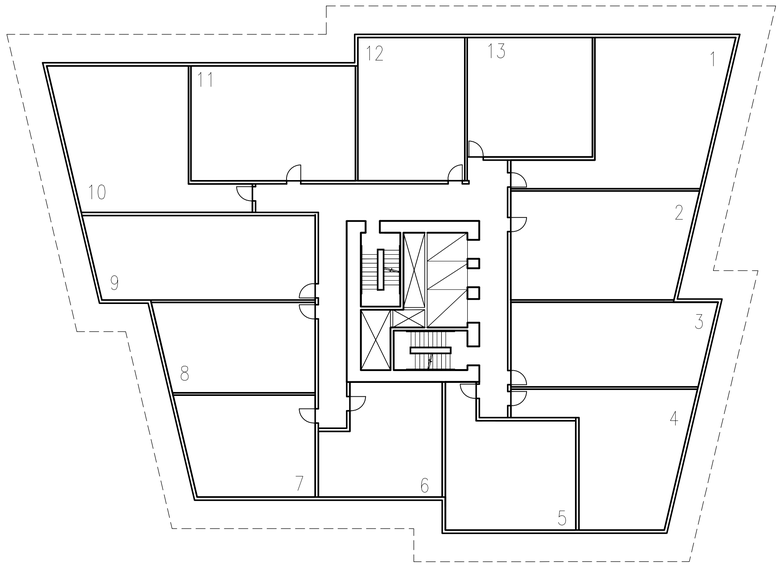
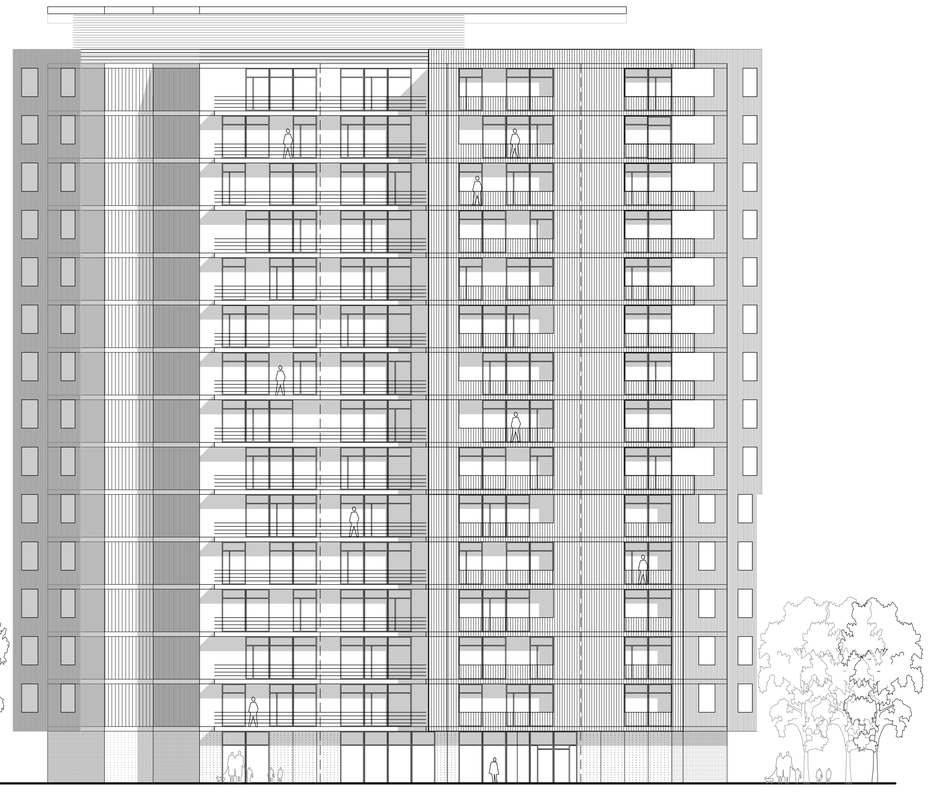


3 PLAN – TYPICAL TOWER
1" = 16'

0 8' 16' 32'
SCALE: 1" = 16'

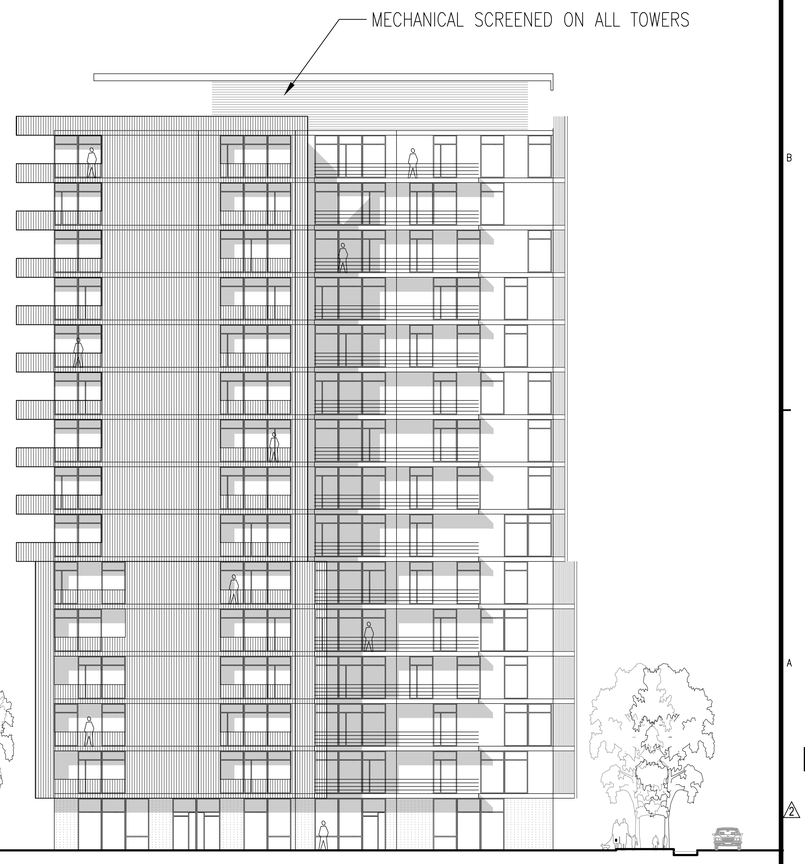
LEGEND

METAL PANEL	
WOOD SIDING	
DECORATIVE CONCRETE	
BALCONIES	
WINDOW	
DOOR	



1 WEST ELEVATION – TYPICAL TOWER
1" = 16'

SCALE: 1" = 16'



2 SOUTH ELEVATION – TYPICAL TOWER
1" = 16'

SCALE: 1" = 16'

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BUILDING ELEVATIONS- NORTH VILLAGE

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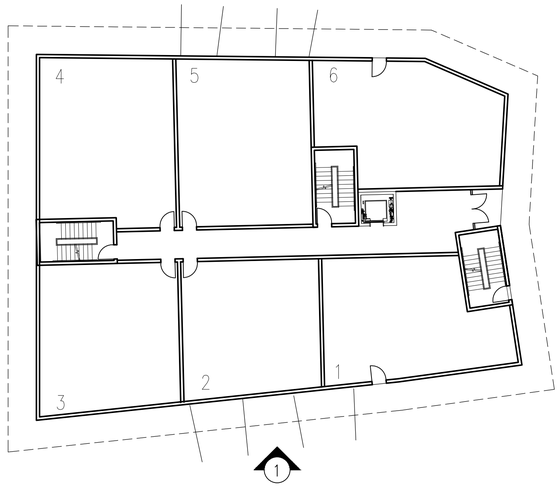


LEGEND

METAL PANEL

WOOD SIDING

DECORATIVE CONCRETE

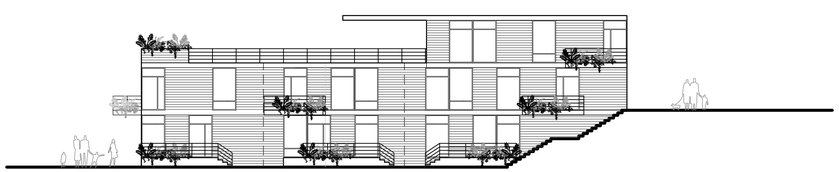
BALCONIES

WINDOW

DOOR

3 PLAN – TYPICAL LOW-RISE
1" = 16'

0 8' 16' 32'
SCALE: 1" = 16'



1 SOUTH ELEVATION – TYPICAL LOW-RISE
1" = 16'

0 8' 16' 32'
SCALE: 1" = 16'

2 WEST ELEVATION – TYPICAL LOW-RISE
1" = 16'

0 8' 16' 32'
SCALE: 1" = 16'

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BUILDING ELEVATIONS- CENTRAL VILLAGE

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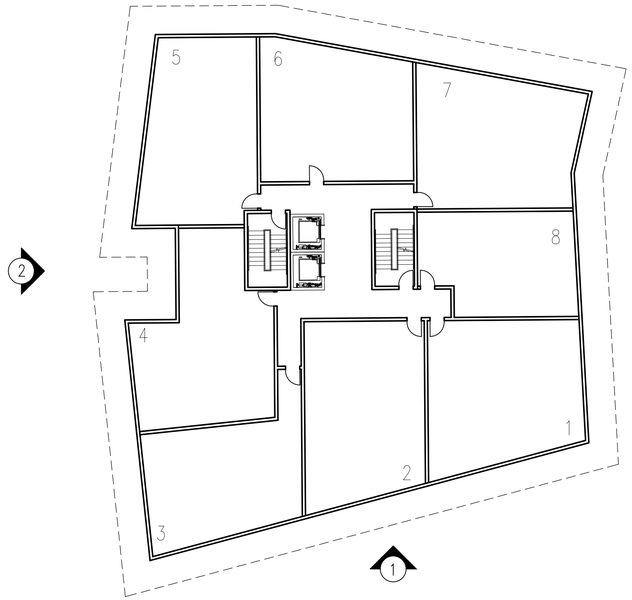
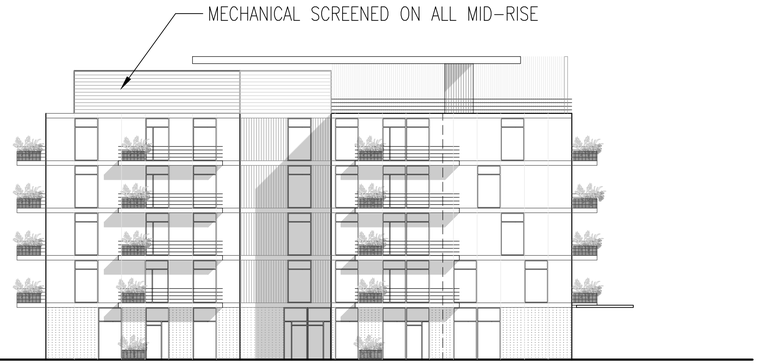


LEGEND

- METAL PANEL
- WOOD SIDING
- DECORATIVE CONCRETE
- BALCONIES
- WINDOW
- DOOR

3 PLAN – TYPICAL MID-RISE
1" = 16'

SCALE: 1" = 16'



1 SOUTH ELEVATION – TYPICAL MID-RISE
1" = 16'

SCALE: 1" = 16'

2 WEST ELEVATION – TYPICAL MID-RISE
1" = 16'

SCALE: 1" = 16'

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BUILDING ELEVATIONS- CENTRAL VILLAGE

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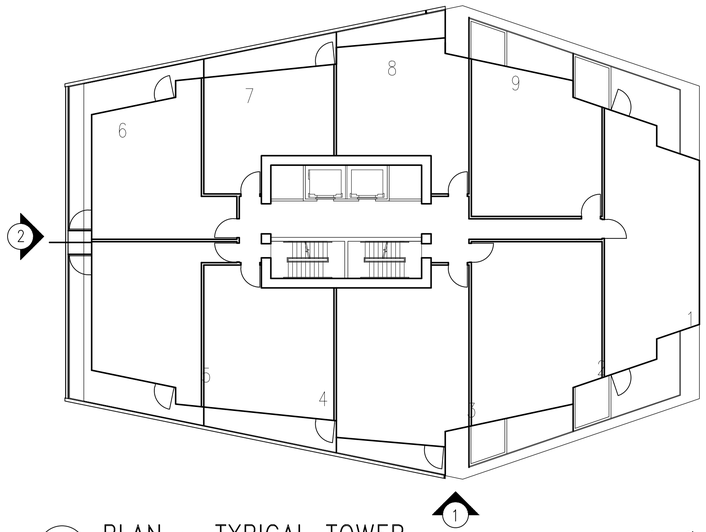
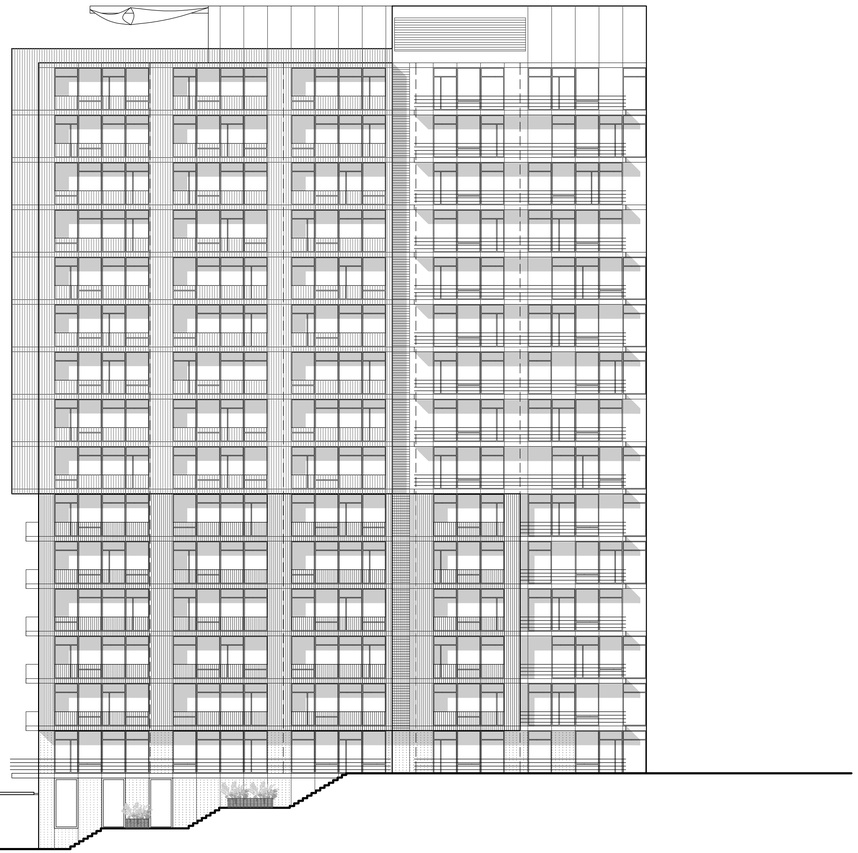


3 PLAN – TYPICAL TOWER
1" = 16'

SCALE: 1" = 16'

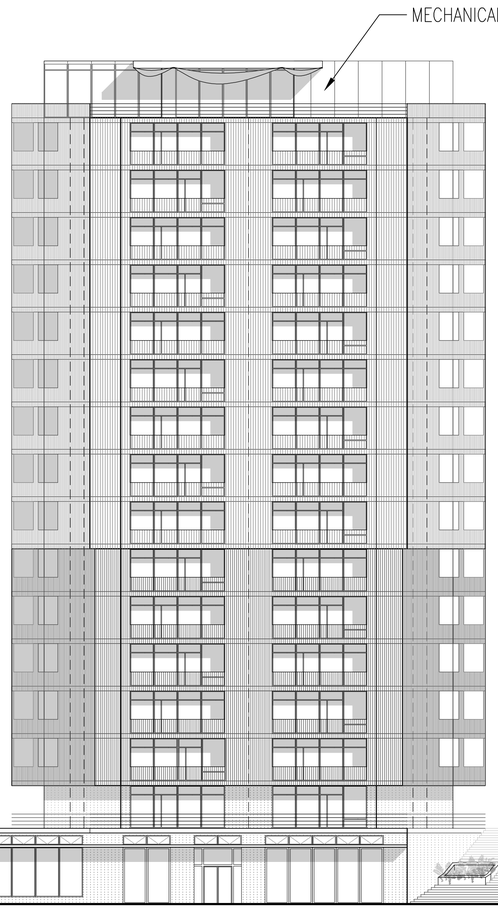
LEGEND

- METAL PANEL
- WOOD SIDING
- DECORATIVE CONCRETE
- BALCONIES
- WINDOW
- DOOR



1 SOUTH ELEVATION – TYPICAL TOWER
1" = 16'

SCALE: 1" = 16'



2 WEST ELEVATION – TYPICAL TOWER
1" = 16'

SCALE: 1" = 16'

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BUILDING ELEVATIONS- CENTRAL VILLAGE

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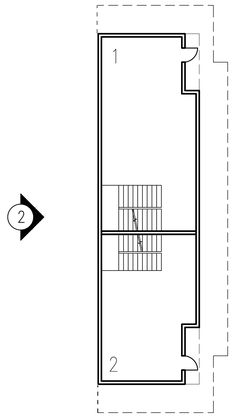
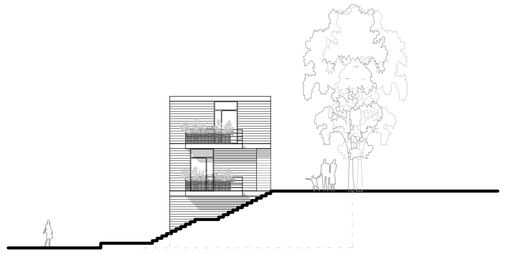


LEGEND

METAL PANEL	
WOOD SIDING	
DECORATIVE CONCRETE	
BALCONIES	
WINDOW	
DOOR	



3 PLAN – TYPICAL LOW–RISE
1" = 16'

SCALE: 1" = 16'

1 SOUTH ELEVATION – TYPICAL LOW–RISE
1" = 16'

SCALE: 1" = 16'

2 WEST ELEVATION – TYPICAL LOW–RISE
1" = 16'

SCALE: 1" = 16'

SCALE: 1" = 32'

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BUILDING ELEVATIONS- SOUTH VILLAGE

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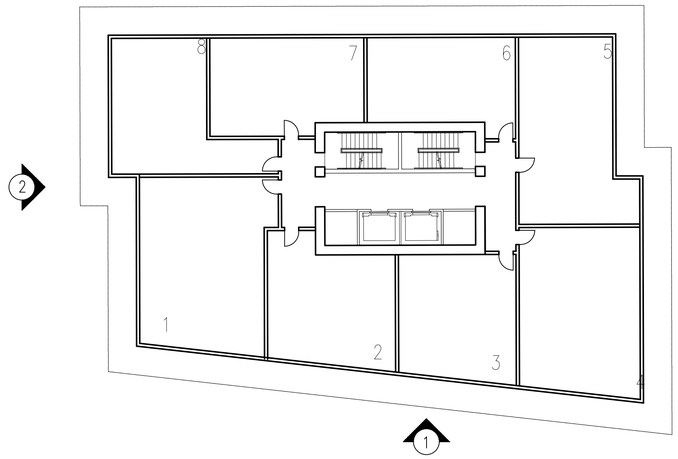


3 PLAN – TYPICAL TOWER
1" = 16'

0 8' 16' 32'
SCALE: 1" = 16'

NORTH

LEGEND

METAL PANEL

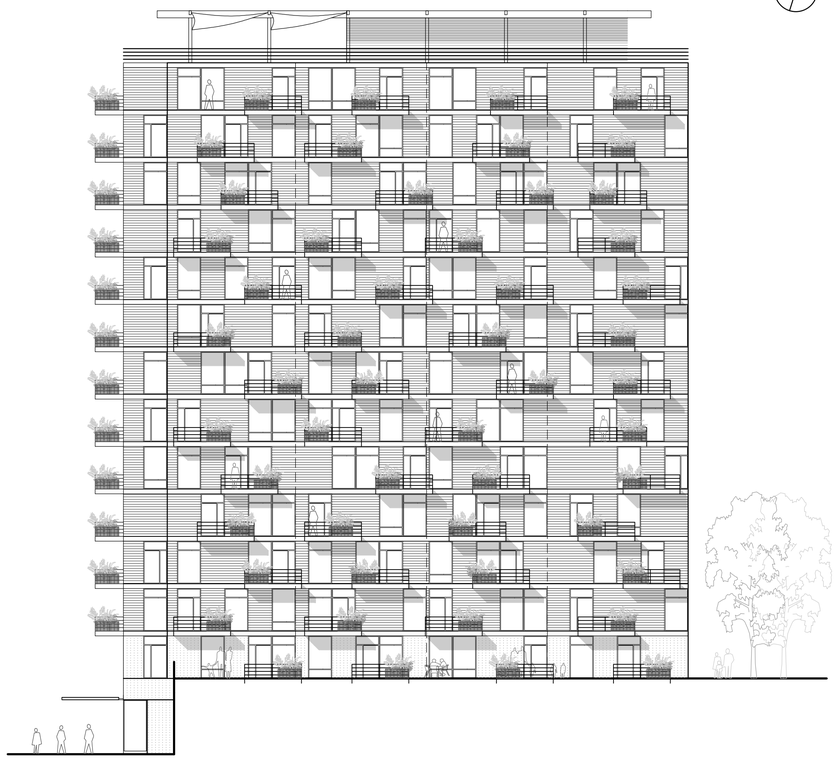
WOOD SIDING

DECORATIVE CONCRETE

BALCONIES

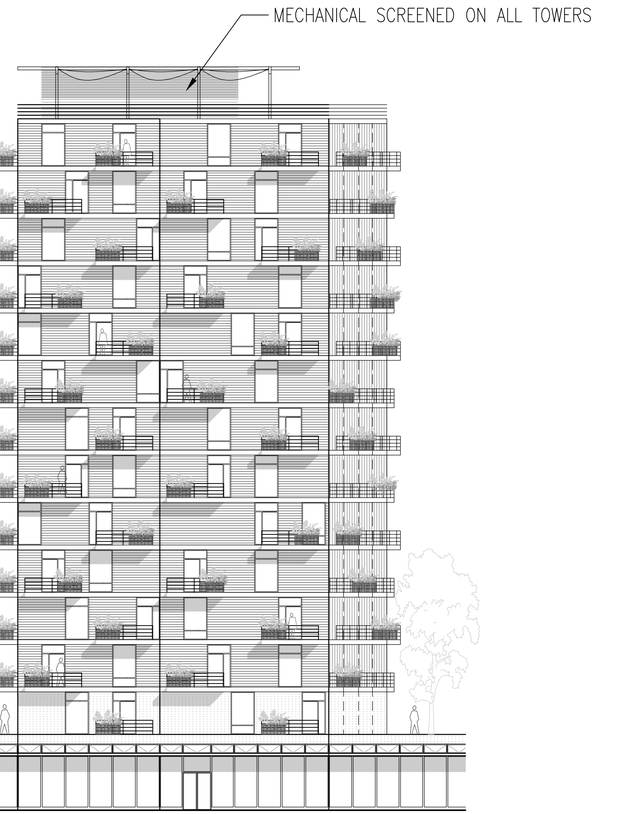
WINDOW

DOOR



1 SOUTH ELEVATION – TYPICAL TOWER
1" = 16'

0 8' 16' 32'
SCALE: 1" = 16'



2 WEST ELEVATION – TYPICAL TOWER
1" = 16'

0 8' 16' 32'
SCALE: 1" = 16'

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BUILDING ELEVATIONS- SOUTH VILLAGE

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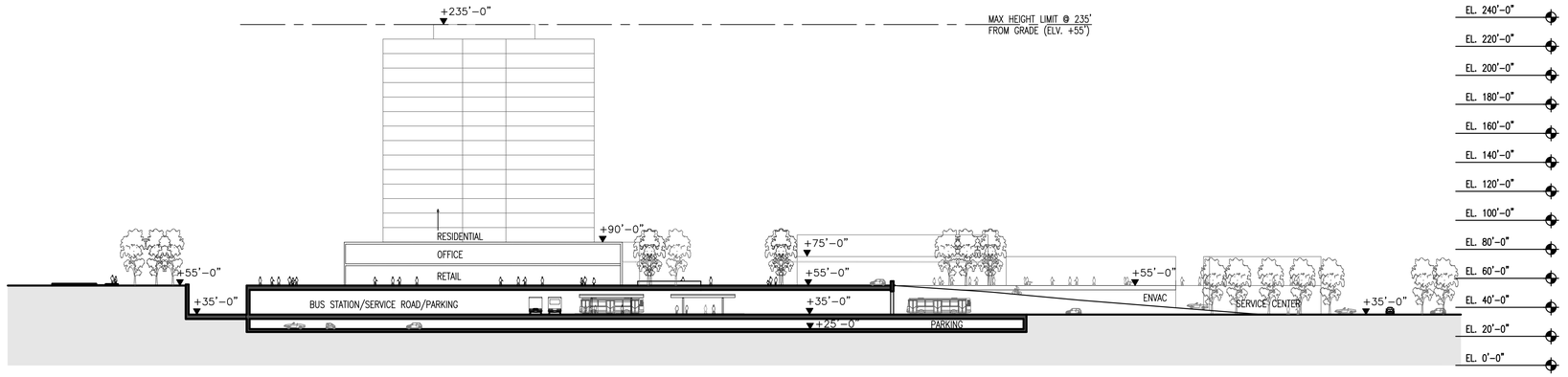
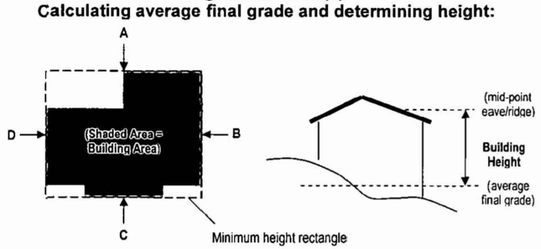


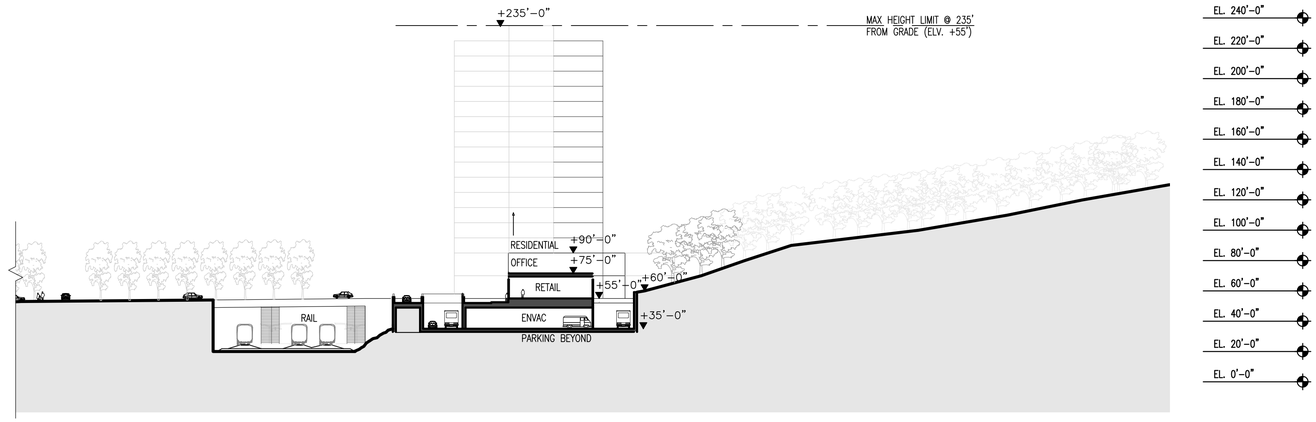
3 OVERALL N-S SECTION - URBAN PLAZA
1" = 50'

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

Figure 30.23.050(1)
Calculating average final grade and determining height:

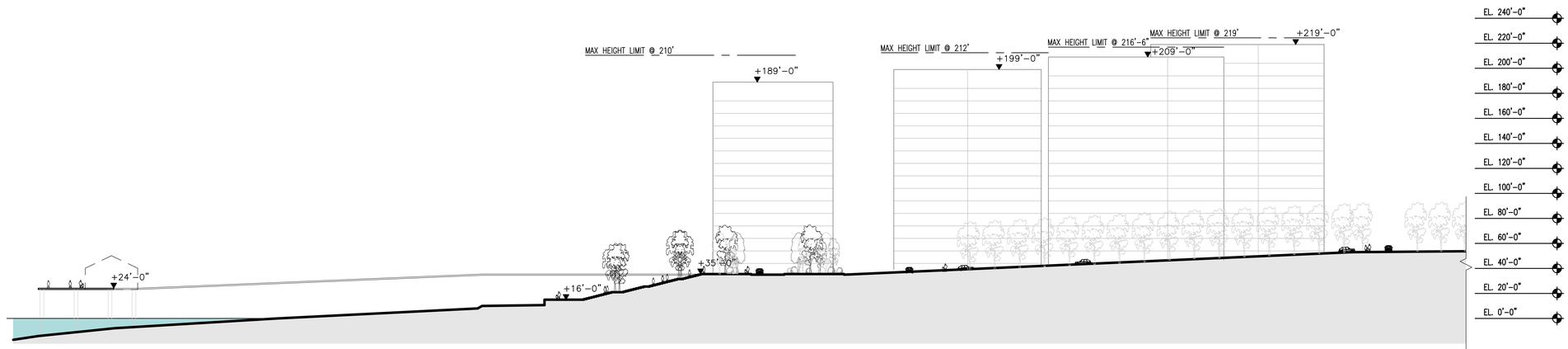


(Final Elevation at Mid-point of A + B + C + D) ÷ 4 = Average Final Grade Elevation



2 OVER-ALL E-W SECTION - BOULEVARD (CONT.)
1" = 50'

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



1 OVER-ALL E-W SECTION - BOULEVARD
1" = 50'

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

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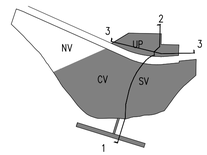

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AREA SECTIONS- BOULEVARD, URBAN PLAZA

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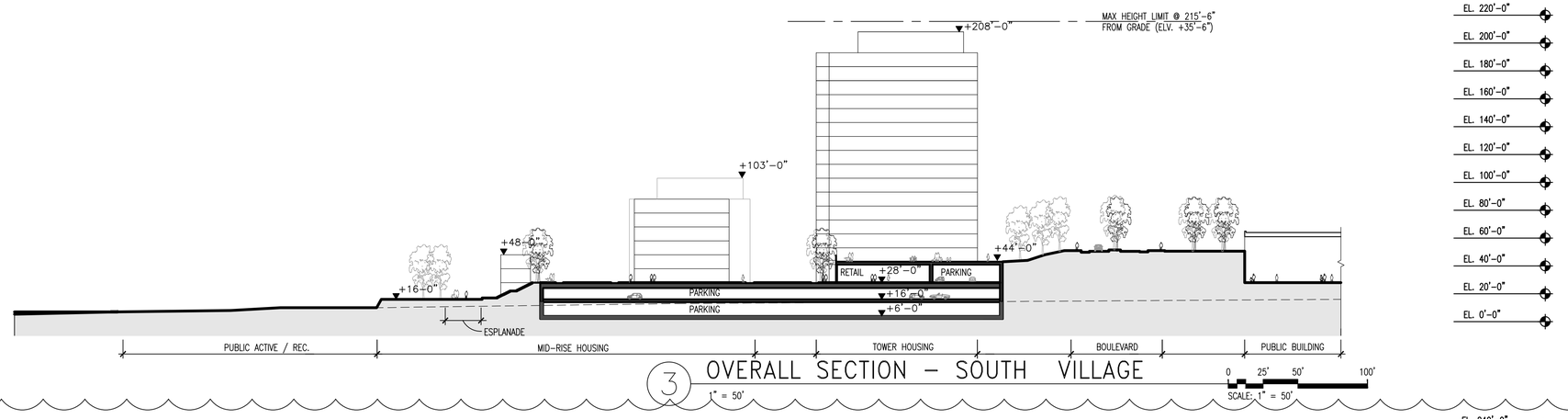
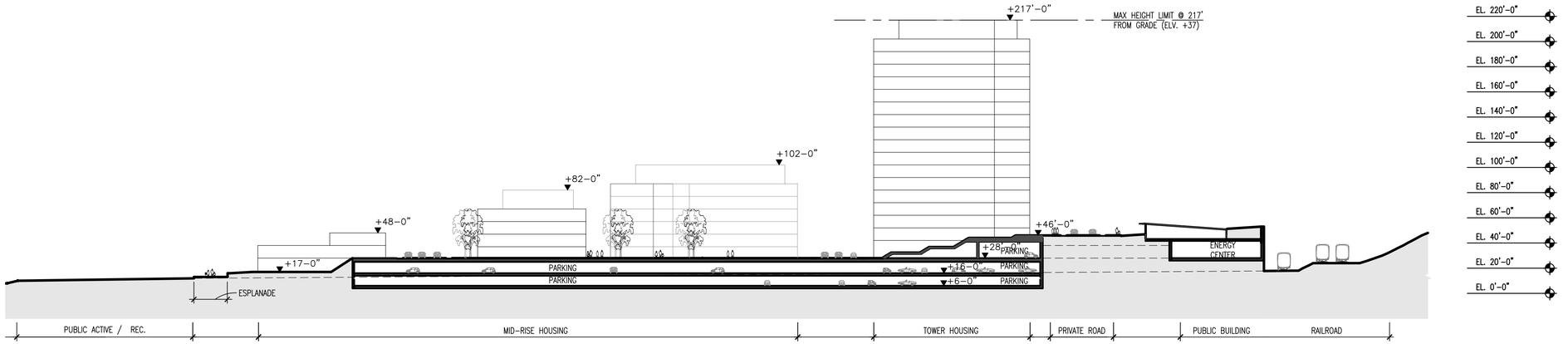
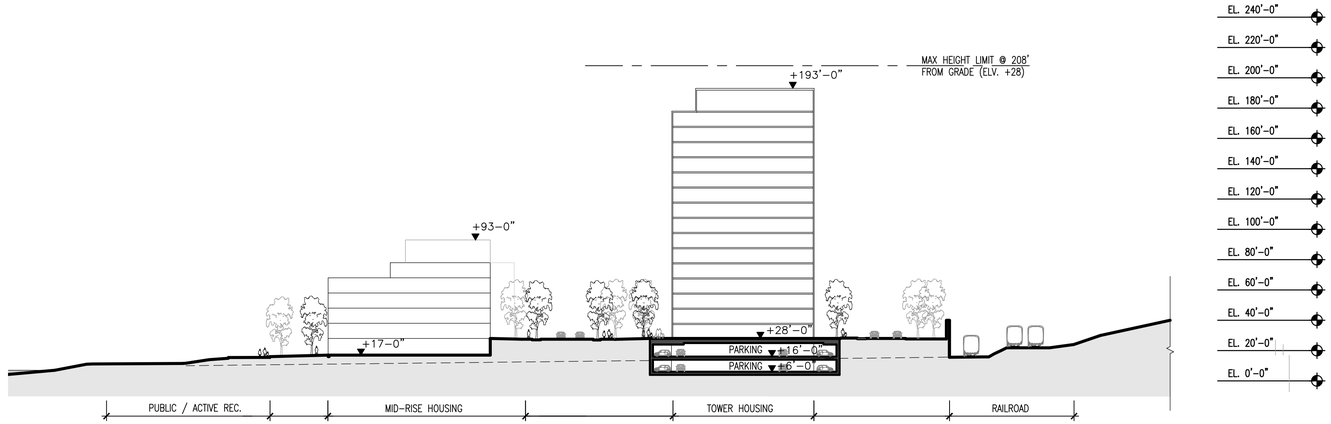


3 OVERALL SECTION – SOUTH VILLAGE
1" = 50'
SCALE: 1" = 50'



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



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

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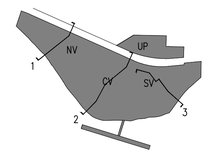

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AREA SECTIONS- NORTH VILLAGE, CENTRAL VILLAGE, SOUTH VILLAGE

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LANDSCAPE INDEX, NOTES AND LEGEND - CONTINUED

PLANTING PLAN

EXISTING CANOPY TO REMAIN

SYM.	BOTANICAL NAME	NOTES
	Existing Tree Canopy to Remain	Contractor to protect in place per SCC 30.25.015, subsection (2) (h)

CENTRAL BOULEVARD PLANTING

SYM.	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	NOTES
	Gleditsia triacanthos 'Shademaster'	Shademaster Locust	3" caliper	Lower branches at 7' min branching height above sidewalk and 14' height above traffic lane. Standard form.
	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	5 gal.	

NORTH VILLAGE ACCESS ROAD PLANTING

SYM.	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	NOTES
	Liquidambar styraciflua	American sweetgum	3" caliper	Lower branches at 7' min branching height above sidewalk and 14' height above traffic lane. Standard form.
	Philadelphus lewisii	Mock Orange	5 gal.	

SOUTH AND CENTRAL VILLAGE ACCESS ROAD PLANTING

SYM.	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	NOTES
	Acer platanoides 'Emerald Queen'	Norway Maple	3" caliper	Lower branches at 7' min branching height above sidewalk and 14' height above traffic lane. Standard form.
	Rhododendron macrophyllum	Pacific Rhododendron	5 gal.	

WOODLAND PLANTING

SYM.	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	NOTES
	Abies grandis	Grand Fir	3" caliper (9' H, 4' W min.)	At Type A Buffer, provide minimum 75% evergreen, and up to 25% deciduous species per Snohomish County Code 30.25.017.
	Acer macrophyllum	Big Leaf Maple	3" caliper (9' H, 4' W min.)	
	Alnus rubra	Red Alder	3" caliper (9' H, 4' W min.)	
	Calocedrus decurrens	Incense Cedar	3" caliper (9' H, 4' W min.)	
	Picea sitchensis	Sitka Spruce	3" caliper (9' H, 4' W min.)	
	Pinus contorta	Shore Pine	3" caliper (9' H, 4' W min.)	
	Pseudotsuga menziesii	Douglas Fir	3" caliper (9' H, 4' W min.)	
	Quercus garryana	Oregon White Oak	3" caliper (9' H, 4' W min.)	
	Thuja plicata	Western Red Cedar	3" caliper (9' H, 4' W min.)	
	Tsuga heterophylla	Western Hemlock	3" caliper (9' H, 4' W min.)	
	Ribes sanguineum	White Icicle Flowering	5 gal	
	Rhododendron macrophyllum	Pacific Rhododendron	5 gal	
	Philadelpnius lewissii	Mock Orange	5 gal	
	Symphoricapos albus	Snowberry	5 gal	
	Adiantum aleuticum	Western Maidenhair Fern	5 gal	
	Arctostaphylos uva	Kinninnick	5 gal	
	Blechnum spicant	Deer Fern	5 gal	
	Dicentra forosa	Bleeding Heart	5 gal	
	Mahonia repense	Creeping Oregon Grape	5 gal	
	Polystichum munitum	Sword Fern	5 gal	

WOODLAND WITH ACCENT PLANTING

SYM.	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	NOTES
	Acer macrophyllum	Big Leaf Maple	3" caliper (9' H, 4' W min.)	
	Alnus rubra	Red Alder	3" caliper (9' H, 4' W min.)	
	Pinus contorta	Shore Pine	3" caliper (9' H, 4' W min.)	
	Pseudotsuga menziesii	Douglas Fir	3" caliper (9' H, 4' W min.)	
	Tsuga heterophylla	Western Hemlock	3" caliper (9' H, 4' W min.)	
	Mahonia nervosa	Longleaf Oregon Grape	5 gal	
	Adiantum aleuticum	Western Maidenhair Fern	5 gal	
	Blechnum spicant	Deer Fern	5 gal	
	Mahonia repens	Creeping Oregon Grape	5 gal	

ACCENT PLANTING

SYM.	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	NOTES
	Canopy 1 - Amphitheater *Acer macrophyllum*	Big Leaf Maple	3" caliper	Lower branches at 7' min branching height above sidewalk and 14' height above traffic lane. Standard form.
	Canopy 2 - Parking Lot *Quercus palustris*	Pin Oak	3" caliper	Lower branches at 7' min branching height above sidewalk and 14' height above traffic lane. Standard form.
	Acer macrophyllum	Big Leaf Maple	3" caliper (9' H, 4' W min.)	
	Achillea species	Yarrow	5 gal	
	Calamagrostis × acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal	
	Echinops bannaticus 'Blue Glow'	Blue Globe Thistle	5 gal	
	Festuca glauca	Blue Fescue	5 gal	
	Iris - Pacific Coast Hybrids	Iris	5 gal	

SOUTH VILLAGE

SYM.	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	NOTES
	Alnus rubra	Red Alder	3" caliper	8' min branching height, standard form
	Pinus contorta	Shore Pine	3" caliper	8' min branching height, standard form
	Quercus garryana	Oregon White Oak	3" caliper	8' min branching height, standard form
	Arctostaphylos uva-ursi	Kinnikinnick	5 gal	

CENTRAL VILLAGE

SYM.	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	NOTES
	Acer macrophylla	Big Leaf Maple	3" caliper	8' min branching height, standard form
	Pinus omorika	Serbian Spruce	3" caliper	8' min branching height, standard form
	Platanus acerifolia	London Plane Tree	3" caliper	8' min branching height, standard form
	Ribes sanguineum 'White Icicle'	White Icicle	5 gal	
	Mahonia nervosa	Longleaf Oregon Grape	5 gal	
	Rhododendron macrophyllum	Pacific Rhododendron	5 gal	
	Lawn			
	NOTE: The Central Village will be a combination of planting and paving. The planting will be intermixed with the paving to conform to Snohomish County Code requirements.			

NORTH VILLAGE

SYM.	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	NOTES
	Alnus rubra	Red Alder	3" caliper	8' min branching height, standard form
	Liquidambar styraciflua	Sweet Gum	3" caliper	8' min branching height, standard form
	Picea sitchensis	Sitka Spruce	3" caliper	8' min branching height, standard form
	Arctostaphylos uva-ursi	Kinnikinnick	5 gal	

URBAN PLAZA PLANTING

SYM.	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	NOTES
	Gleditsia triacanthos 'Shademaster'	Shademaster Locust	3" caliper	8' min branching height, standard form
	Liquidambar styraciflua	American sweetgum	3" caliper	8' min branching height, standard form
	Quercus palustris	Pin Oak	3" caliper	8' min branching height, standard form
	NOTE: The Urban Plaza will be a combination of planting and paving. The planting will be intermixed with the plaza paving to conform to Snohomish County Code requirements.			

PIER PLANTING

SYM.	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	NOTES
	Aesculus × carnea 'Briotii'	Red Horse Chestnut	3" caliper	8' min branching height
	Amelanchier alnifolia	Serviceberry	3" caliper	8' min branching height, multi-stem
	Cornus sericea	Red Osier Dogwood	5 gal	
	Rosa nutkana	Nootka Rose	5 gal	

BIOFILTRATION PLANTING

SYM.	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	NOTES
	Acer circinatum	Vine Maple	3" caliper (9' H, 4' W min.)	To be coordinated with Contech (Filtera system) during the design development plan phase to confirm availability and suitability.
	Cornus sericea	Red Osier Dogwood	3" caliper (9' H, 4' W min.)	
	Oemleria cerasiformis	Indian Plum	5 gal	
	Rosa nutkana	Nootka Rose	5 gal	
	Elymus mollis	American Dune Grass	5 gal	
	Juncus ensifolius	Daggerleaf Rush	5 gal	
	Tellima grandiflora	Fringe Cup	5 gal	

MIXED GRASSES

SYM.	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	NOTES
	Calamagrostis nutkaensis	Pacific Reed Grass	5 gal.	
	Carex lyngbyei	Lyngby Sedge	5 gal.	
	Carex macrocephala	Big Head Sedge	5 gal.	
	Deschampsia cespitosa	Tufted Hair Grass	5 gal.	
	Elymus mollis	American Dune Grass	5 gal.	

EXTENSIVE GREEN ROOF SYSTEM

SYM.	BOTANICAL NAME	NOTES
	Green roof tray system, 8" depth	*Species, layout, irrigation, structural coordination to be provided for review during the design development phase.*

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Seattle, Washington 98104

PWP LANDSCAPE ARCHITECTURE
739 ALLSTON WAY, BERKELEY, CALIFORNIA 94710 · T: 510.849-9494 F: 510.849-9333

STATE OF WASHINGTON
LICENSED
LANDSCAPE ARCHITECT
DOUG FINDLAY
NAME
LICENSE NO. 933
EXPIRES ON JUNE 18, 2021

REV.	ISSUE	DATE
1	CORRECTION	04.18.2017
2	CORRECTION	04.24.2018
3	RESUBMITTAL DOCUMENTS	12.12.2019

Sheet Information

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

Title

LANDSCAPE NOTES AND LEGEND

Sheet

L-001

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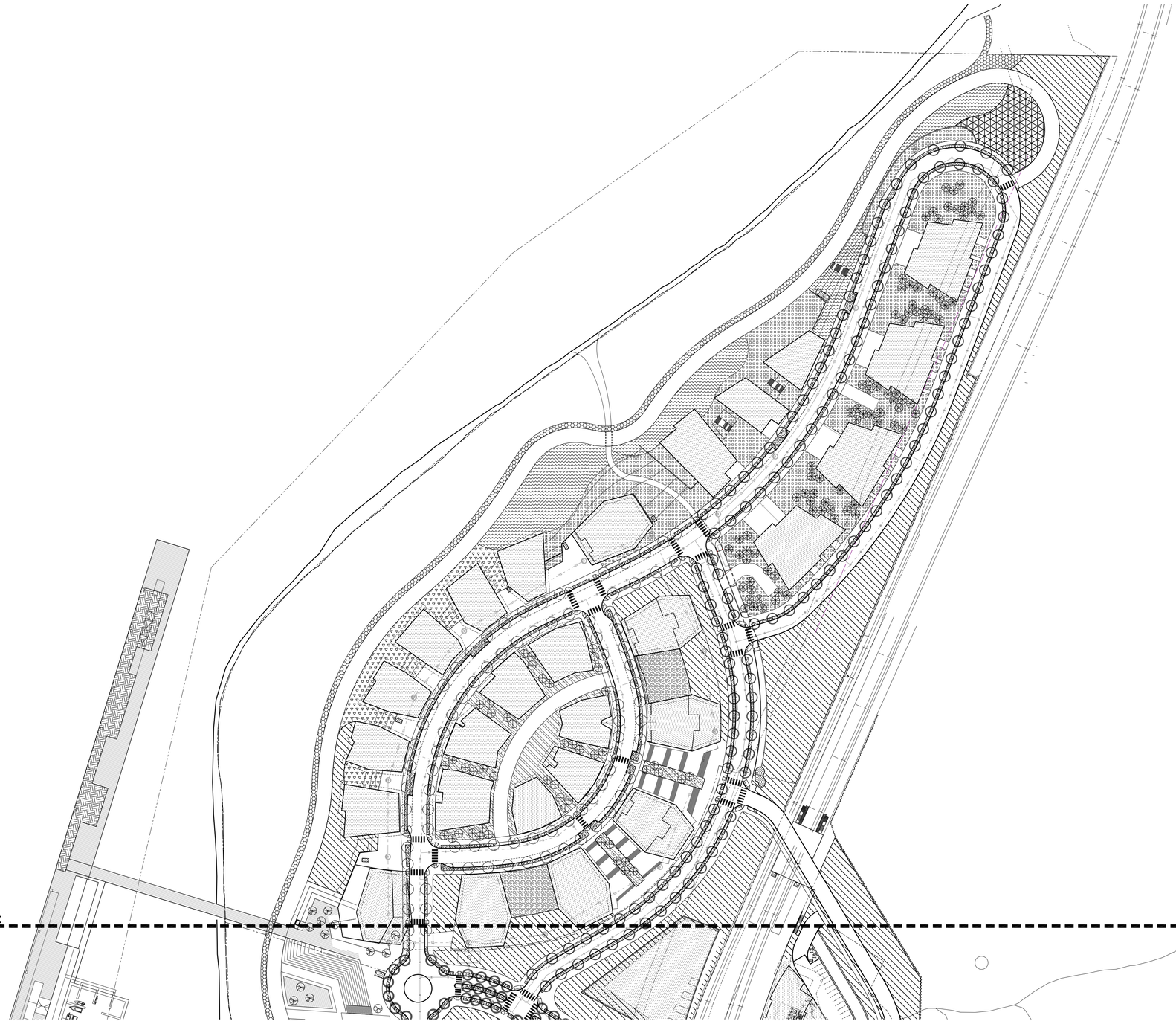

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0 50' 100' 200'

SCALE: 1" = 100'

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STATE OF
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LANDSCAPE PLAN NORTH

Sheet

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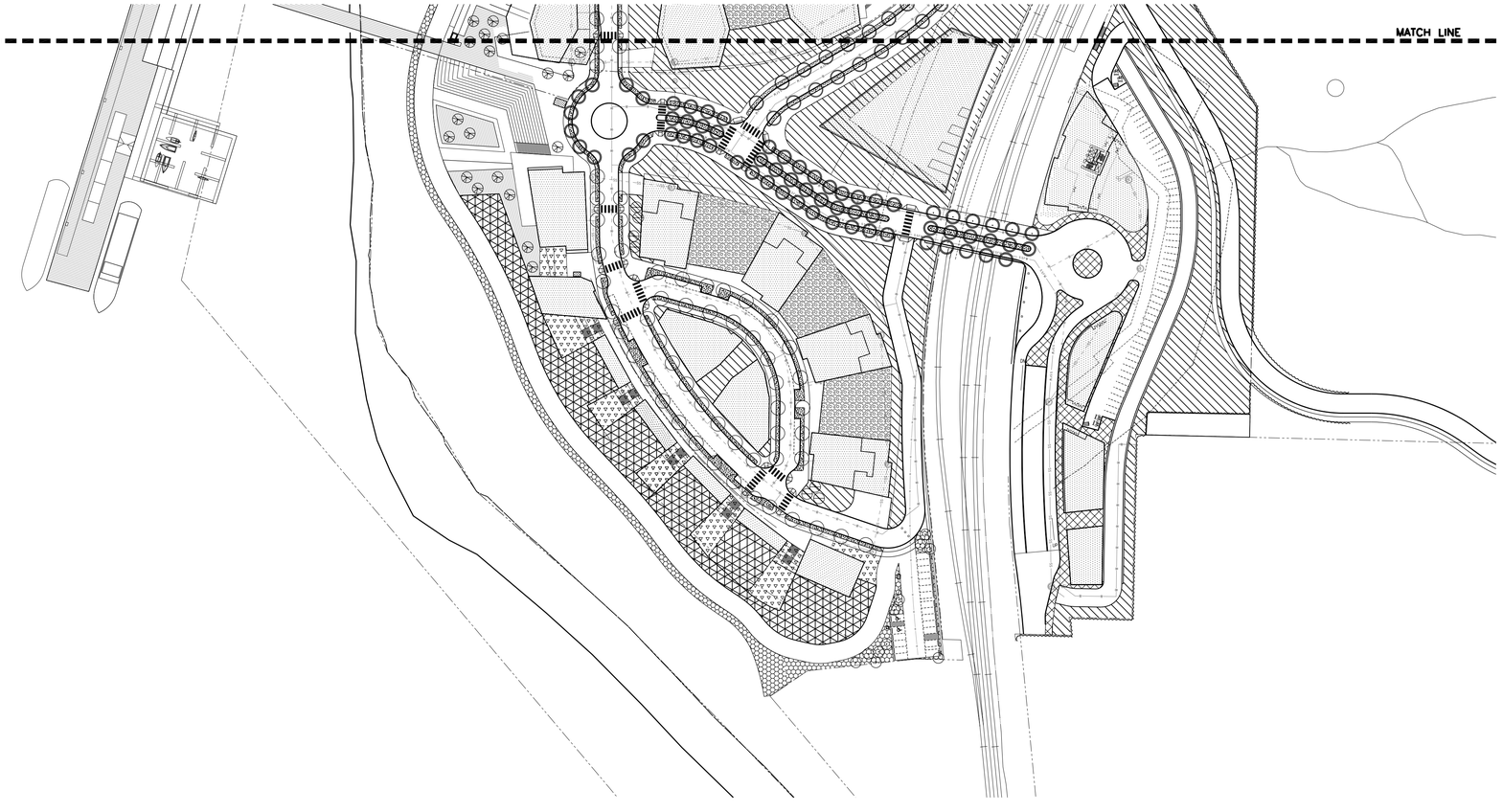

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STATE OF
WASHINGTON
LICENSED
LANDSCAPE ARCHITECT

DOUG FINDLAY
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LANDSCAPE PLAN SOUTH

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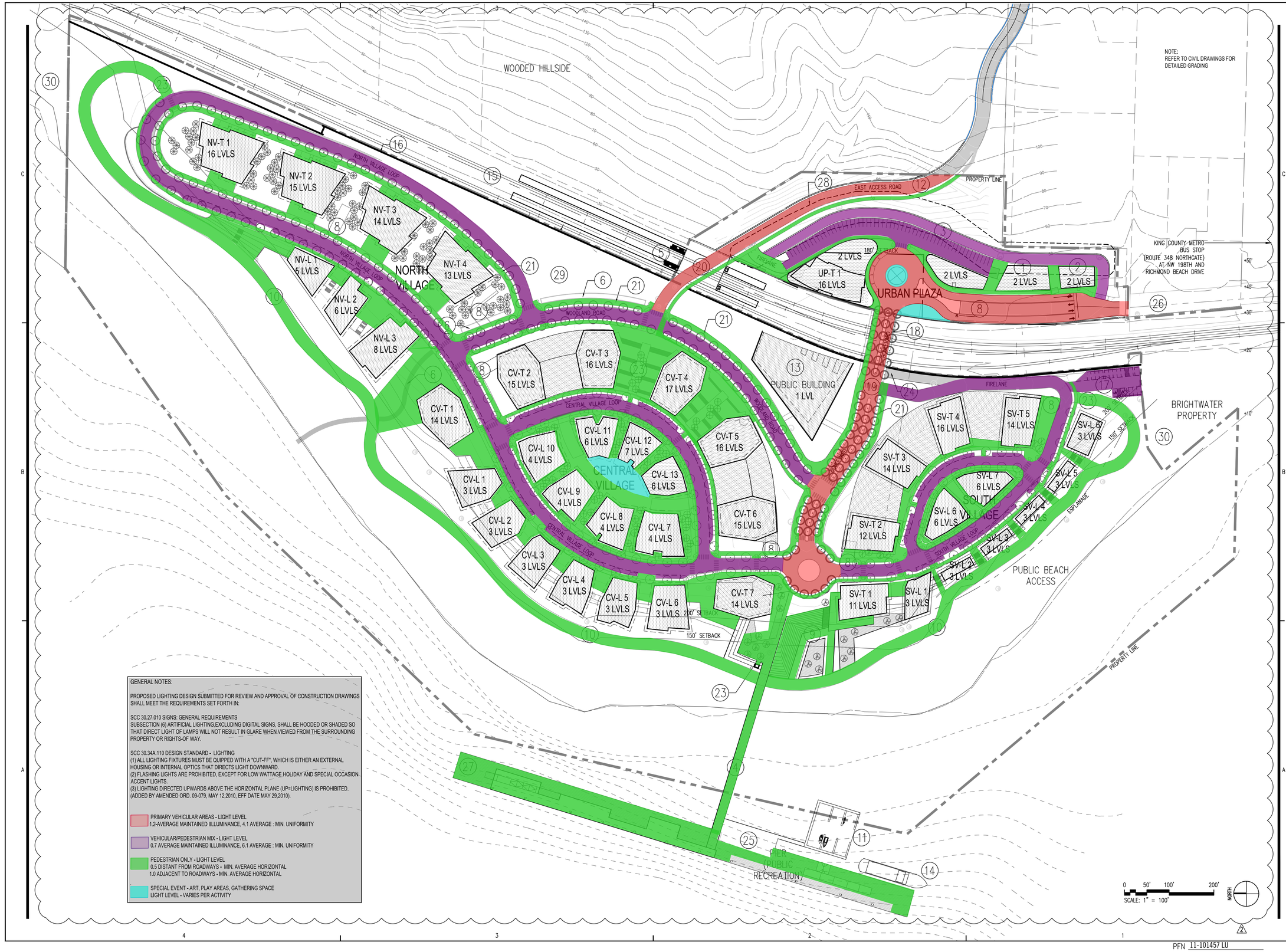

GENERAL NOTES:

PROPOSED LIGHTING DESIGN SUBMITTED FOR REVIEW AND APPROVAL OF CONSTRUCTION DRAWINGS SHALL MEET THE REQUIREMENTS SET FORTH IN:

SCC 30.27.010 SIGNS: GENERAL REQUIREMENTS
SUBSECTION (6) ARTIFICIAL LIGHTING,EXCLUDING DIGITAL SIGNS, SHALL BE HOODED OR SHADED SO THAT DIRECT LIGHT OF LAMPS WILL NOT RESULT IN GLARE WHEN VIEWED FROM THE SURROUNDING PROPERTY OR RIGHTS-OF WAY.

SCC 30.34A.110 DESIGN STANDARD - LIGHTING
(1) ALL LIGHTING FIXTURES MUST BE QUIPPED WITH A "CUT-FF", WHICH IS EITHER AN EXTERNAL HOUSING OR INTERNAL OPTICS THAT DIRECTS LIGHT DOWNWARD.
(2) FLASHING LIGHTS ARE PROHIBITED, EXCEPT FOR LOW WATTAGE HOLIDAY AND SPECIAL OCCASION. ACCENT LIGHTS.
(3) LIGHTING DIRECTED UPWARDS ABOVE THE HORIZONTAL PLANE (UP=LIGHTING) IS PROHIBITED. (ADDED BY AMENDED ORD. 09-079, MAY 12,2010, EFF DATE MAY 29,2010).

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

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Stantec

400 Fairview Avenue N Suite 620
Seattle Washington 98109-8802
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OVERALL LIGHTING PLAN

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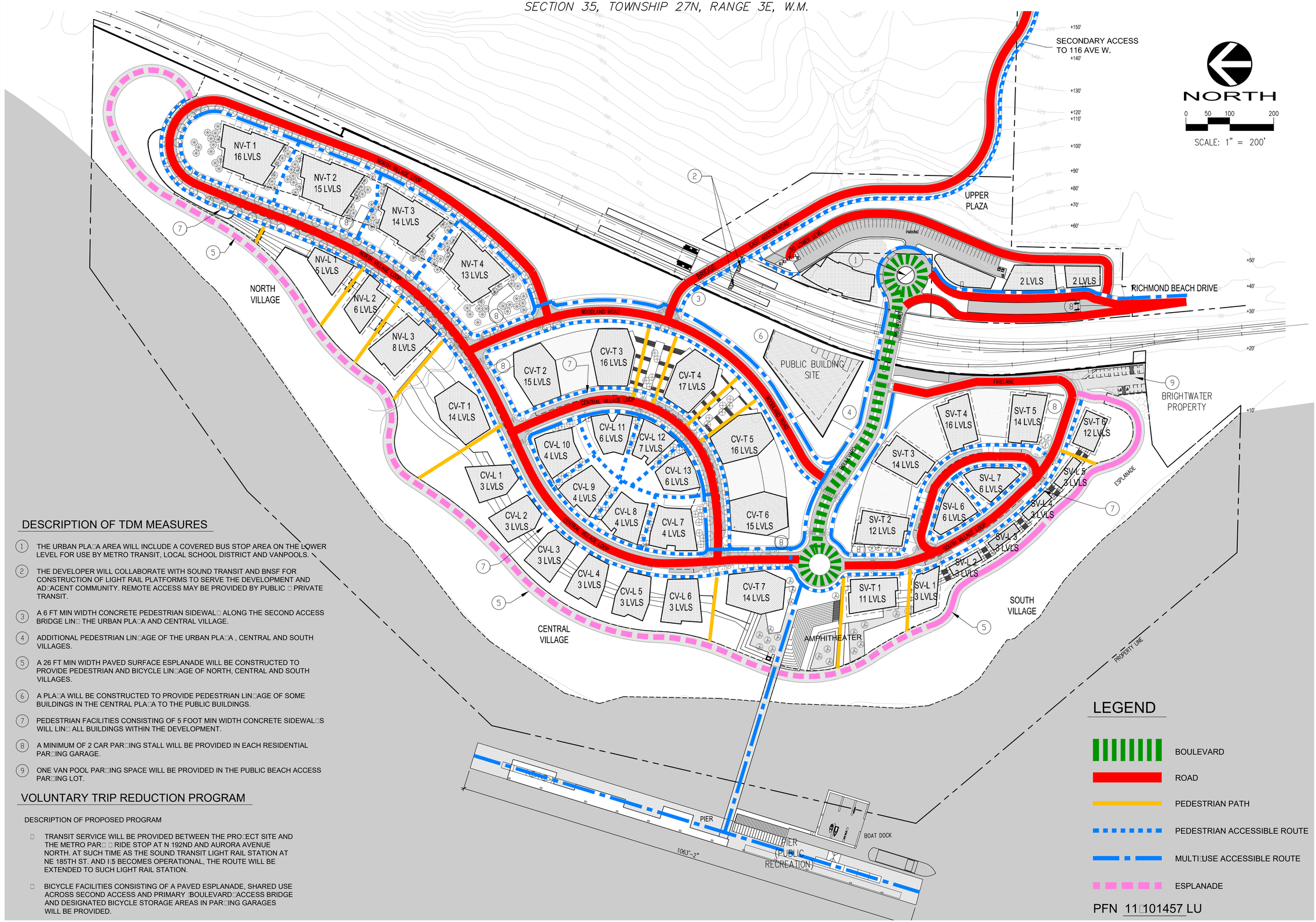
SECTION 35, TOWNSHIP 27N, RANGE 3E, W.M.



DESCRIPTION OF TDM MEASURES

1. THE URBAN PLA□A AREA WILL INCLUDE A COVERED BUS STOP AREA ON THE LOWER LEVEL FOR USE BY METRO TRANSIT, LOCAL SCHOOL DISTRICT AND VANPOOLS.
2. THE DEVELOPER WILL COLLABORATE WITH SOUND TRANSIT AND BNSF FOR CONSTRUCTION OF LIGHT RAIL PLATFORMS TO SERVE THE DEVELOPMENT AND AD□ACENT COMMUNITY. REMOTE ACCESS MAY BE PROVIDED BY PUBLIC □ PRIVATE TRANSIT.
3. A 6 FT MIN WIDTH CONCRETE PEDESTRIAN SIDEWAL□ ALONG THE SECOND ACCESS BRIDGE LIN□ THE URBAN PLA□A AND CENTRAL VILLAGE.
4. ADDITIONAL PEDESTRIAN LIN□AGE OF THE URBAN PLA□A , CENTRAL AND SOUTH VILLAGES.
5. A 26 FT MIN WIDTH PAVED SURFACE ESPLANADE WILL BE CONSTRUCTED TO PROVIDE PEDESTRIAN AND BICYCLE LIN□AGE OF NORTH, CENTRAL AND SOUTH VILLAGES.
6. A PLA□A WILL BE CONSTRUCTED TO PROVIDE PEDESTRIAN LIN□AGE OF SOME BUILDINGS IN THE CENTRAL PLA□A TO THE PUBLIC BUILDINGS.
7. PEDESTRIAN FACILITIES CONSISTING OF 5 FOOT MIN WIDTH CONCRETE SIDEWAL□S WILL LIN□ ALL BUILDINGS WITHIN THE DEVELOPMENT.
8. A MINIMUM OF 2 CAR PAR□ING STALL WILL BE PROVIDED IN EACH RESIDENTIAL PAR□ING GARAGE.
9. ONE VAN POOL PAR□ING SPACE WILL BE PROVIDED IN THE PUBLIC BEACH ACCESS PAR□ING LOT.

VOLUNTARY TRIP REDUCTION PROGRAM

DESCRIPTION OF PROPOSED PROGRAM

□ TRANSIT SERVICE WILL BE PROVIDED BETWEEN THE PRO□ECT SITE AND THE METRO PAR□ □ RIDE STOP AT N 192ND AND AURORA AVENUE NORTH. AT SUCH TIME AS THE SOUND TRANSIT LIGHT RAIL STATION AT NE 185TH ST. AND I□5 BECOMES OPERATIONAL, THE ROUTE WILL BE EXTENDED TO SUCH LIGHT RAIL STATION.

□ BICYCLE FACILITIES CONSISTING OF A PAVED ESPLANADE, SHARED USE ACROSS SECOND ACCESS AND PRIMARY □BOULEVARD□ACCESS BRIDGE AND DESIGNATED BICYCLE STORAGE AREAS IN PAR□ING GARAGES WILL BE PROVIDED.

LEGEND

- BOULEVARD
- ROAD
- PEDESTRIAN PATH
- PEDESTRIAN ACCESSIBLE ROUTE
- MULTI□USE ACCESSIBLE ROUTE
- ESPLANADE

PFN 11□101457 LU

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

TRANSPORTATION DEMAND MANAGEMENT PLAN

BSRE POINT WELLS, LP

POINT WELLS DEV.

TDM PLAN

SNOHOMISH COUNTY, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY:
DESIGNED:
DATE:
CADD:

STAMP NOT VALID UNLESS SIGNED AND DATED

FIRST SUBMITTAL DATE:
SCALE: HORZ.: VERT.:

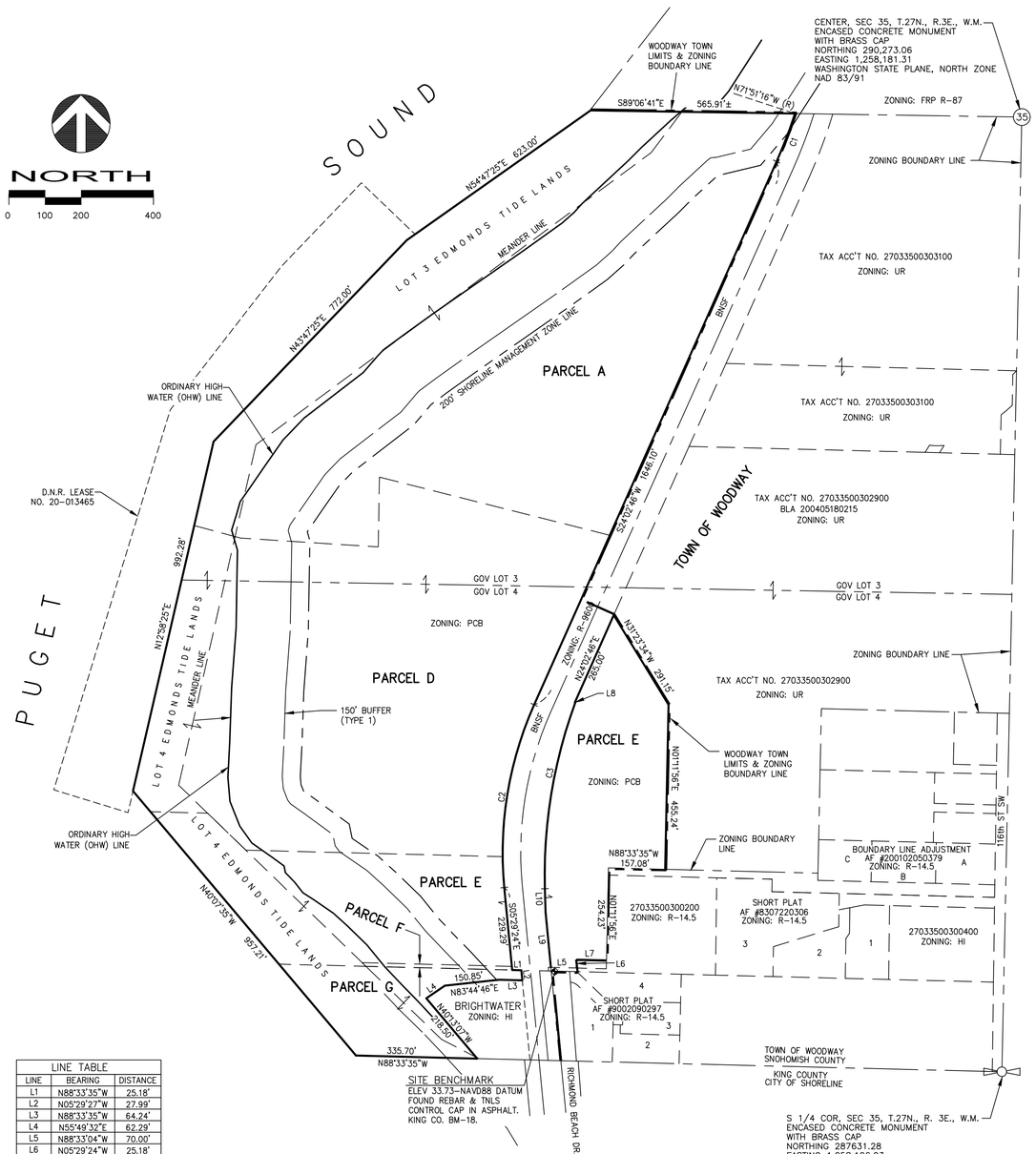
PROJECT NO.
PARA0000-0006

SHEET NO.
TDM-1

OF

Plot Date: 12/10/2019 9:40 AM
Save Date: 12/10/2019 7:36 AM
By: April Coleman
By: APDC File: P:\PPARA0000000\0400CAD\EC-EV\TEXHIBITS\TDM Plan - 2019\2019-12-09-TDM Plan.dwg

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

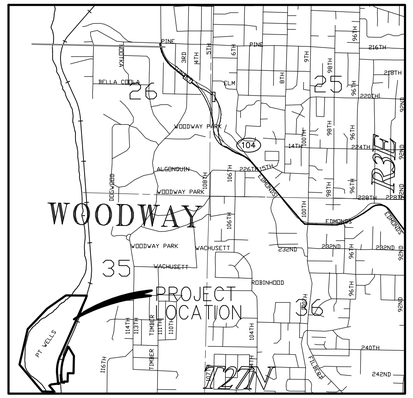
PARCEL A
ALL THAT PORTION OF GOVERNMENT LOT 3, LYING WESTERLY OF THE WESTERLY RIGHT OF WAY MARGIN OF THAT CERTAIN STRIP OF LAND CONVEYED
TO SEATTLE AND MONTANA RAILWAY COMPANY (NOW KNOWN AS BURLINGTON NORTHERN, INC., A DELAWARE CORPORATION) BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 6220 AND OF TIDE 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 NORTH 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.



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 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.

PFN 11–101457 LU

EXISTING CONDITIONS OF RICHMOND BEACH TERMINAL FACILITY

BSRE POINT WELLS LP
SNOHOMISH COUNTY, WASHINGTON

12-9-2019
ROBERT J. KANE
STATE OF WASHINGTON
PROFESSIONAL LAND SURVEYOR

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

REVISIONS: APPD.

REVISED DEC. 9, 2019

REVISED APRIL 12, 2017

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

SCALE: 1"=100'

PROJECT NUMBER:
PARA00000002

DRAWING FILE:

SHEET NO.
EX1
OF 2

Eigl 12/09/19 1:57pm — P:\PARA00000007\04000AD\BASES\srBSnPARA00000002–200sc.dwg

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 SHOW 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
2. STORM MH TOP 12.71 FULL OF WATER EL. 8.96
3. STORM MH TOP 41.78 IE 34.88-18"HDPE (W) IE 34.68-18"HDPE (E)
4. STORM MH TOP 44.40
5. STORM MH TOP 43.74
6. STORM MH TOP 43.03
7. STORM MH TOP 41.85
8. STORM MH TOP 42.10
9. STORM MH TOP 55.38
10. STORM MH TOP 49.90
11. STORM MH TOP 47.13
12. STORM MH TOP 43.27
13. STORM MH TOP 42.18
14. STORM MH TOP 59.18 IE 53.68-24"(W) IE 51.68-24"(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)
16. STORM MH TOP 33.33 IE 27.08-18"CPP (E) IE 26.93-18"CP (N&W)
17. STORM MH TOP 22.24 IE 16.94-18"(E) IE 15.84-20"(W)
18. STORM MH TOP 21.30 IE 13.15-20"(E&W) IE 13.80-36"(N)
19. STORM MH TOP 21.47 IE 10.67-24"(E) IE 10.27-24"(W)
20. STORM MH TOP 22.01 IE 22.01-30"(S) WATER LEVEL EL. 13.41
21. STORM MH TOP 12.69 FULL OF WATER EL. 8.79

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 15898 YOKEKO DR ANACORTES, WA 98221
8. JOHN & NANCY ZEVENBERGEN 640 NW 180th SHORELINE, WA 98177

LEGEND

- EXISTING STORM DRAIN PER RECORD DRAWING (APPROXIMATE LOCATION)
- 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)
- EXISTING STORM DRAIN PER SURVEY
- EXISTING CATCH BASIN PER SURVEY
- EXISTING FIRE HYDRANT PER SURVEY

EXISTING CONDITIONS OF RICHMOND BEACH TERMINAL FACILITY

BSRE POINT WELLS LP
SNOHOMISH COUNTY, WASHINGTON

12-7-2015

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

REVISIONS:	APPD.
REVISED DECEMBER 9, 20	
REVISED APRIL 15, 2018	
REVISED APRIL 12, 2017	

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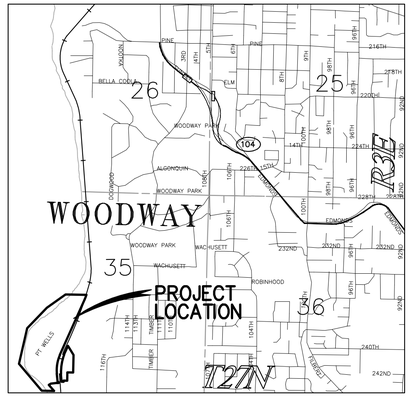
SECTION 35, T 27 N, R 3E, W.M.



VICINITY MAP

0 1000' 2000' 4000'

SITE ADDRESS
20500 RICHMOND BEACH DR NW
EDMONDS, WA 98177

OWNER'S NAME:

BSRE POINT WELLS, LP
C/O KARR TUTTLE CAMPBELL
ATTN: DOUGLAS A. LUETJEN
701 FIFTH AVENUE, SUITE 3300
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
MIG|SvR
615 SECOND AVENUE, SUITE 280
SEATTLE, WA 98104
206.223.0326 EXT. 720 (DIRECT)
MDAVIES@MIGCOM.COM
206.223.0125 (FAX)

CESCL NAME:
TBD

NOTE

1. REFER TO SHEET C-300 FOR ESTIMATED EARTHWORK QUANTITIES.
2. REFER TO SHEETS C-010 AND C-015 FOR DRAINAGE SUB-BASIN AREAS.

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	ON-SITE EXISTING DRAINAGE BASINS
C-015	PRELIMINARY SITE AND 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-URBAN PLAZA
C-201	UTILITY PLAN-NORTH VILLAGE
C-202	UTILITY PLAN-CENTRAL VILLAGE
C-203	UTILITY PLAN-SOUTH VILLAGE
C-300	GRADING AND DRAINAGE PLAN-URBAN PLAZA
C-301	GRADING AND DRAINAGE PLAN-NORTH VILLAGE
C-302	GRADING AND DRAINAGE PLAN-CENTRAL VILLAGE
C-303	GRADING AND DRAINAGE PLAN-SOUTH VILLAGE
C-500	TYPICAL ROAD SECTIONS
C-501	TYPICAL ROAD SECTIONS
C-502	CHEVRON CREEK DAYLIGHTED WATERCOURSE PROFILE

3

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1301 Fifth Avenue
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www.perkinswill.com

Point Wells Development

BSRE Point Wells, LP

c/o Karr Tuttle Campbell
701 Fifth Avenue, Suite 3300
Seattle, Washington 98104

in association with:

CIVIL ENGINEER

MIG | SvR

615 SECOND AVE. SUITE 280
SEATTLE, WA 98104
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
38022
REGISTERED
PROFESSIONAL ENGINEER
12-10-19

REV.	ISSUE	DATE
1	CORRECTION	04.18.2017
2	CORRECTION	04.24.2018
3	CORRECTION	12.12.2019

3

Sheet Information

Date	12/12/2019
Job Number	169009.000
Drawn	
Checked	
Approved	

Title

Cover Sheet & Project Data

Sheet

C-000

NOT Issued for Construction

PFN 11 10100SLDA
100% URBAN CENTER SUBMITTAL 12/12/2019

3

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3 Working Days
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Dec 11, 2019 - 11:42am
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bluleur

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

EX STREAM #2 BASIN
0.8 ACRES

STREAM #2

OFFSITE STREAM #2 BASIN
40.0 ACRES
(HILLSIDE, RESIDENTIAL & RR)

OFFSITE OUTFALL #2
BASIN
7.5 ACRES
(HILLSIDE, RR)

OFFSITE OUTFALL #3
80.2 ACRES
(CREEKS, HILLSIDE,
TOWN STORM DRAIN)

BNSF RAILROAD

CHEVRON CREEK

ZONING BOUNDARY LINE

TOWN OF WOODWAY LIMITS & ZONING BOUNDARY LINE

TOWN OF WOODWAY
SNOHOMISH COUNTY
KING COUNTY
CITY OF SHORELINE

SOUTH CREEK TO OUTFALL #3

STORMWATER FROM CITY OF WOODWAY TO OUTFALL #3

EX. OUTFALL #3 BASIN
3.3 ACRES

EX. OUTFALL #2 BASIN
1.7 ACRES

SANITARY SEWER PUMP STATION

EX. OUTFALL #1 BASIN
39.8 ACRES

200' SHORELINE MANAGEMENT ZONE LINE

100' BUFFER (TYPE O)

ROCK SEAWALL

ORDINARY HIGH WATER (OHW) LINE

PARSELL

LOT 3 EDMONDS TIDE LANDS

PUGET SOUND

OUTFALL #1

EX. COASTAL
SHEET FLOW
15.5 ACRES

OUTFALL #2

OUTFALL #3

LOT 4 EDMONDS TIDE LANDS

TOP OF CONC SEAWALL

RIP-RAP REVETMENT

DOCK AT SEAWALL
EL. 15.64

DOCK
EL. 16.93

OUTFALL PER RECORD DRAWING

S89°05'41"E 585.91'±

N12°58'25"E

N40°07'35"W 957.22'

PROJECT AREA
61.19 ACRES
CLEARED AREA
85,813 SF

FLOOD INSURANCE RATE MAP
KING COUNTY, PANEL #20 OF 1725
SNOHOMISH COUNTY PANEL #1292 OF 1575

LEGEND

- HIGH EROSION SUSCEPTIBILITY
- LANDSLIDE HAZARD AREA (33% SLOPE AND >10' ELEVATION CHANGE)
- HIGH LIQUEFACTION SUSCEPTIBILITY
- SD — EXISTING STORM DRAIN LINE
- OUTFALL 1 BASIN
- OUTFALL 2 BASIN
- OUTFALL 3 BASIN
- COASTAL SHEET FLOW BASIN
- EX. STREAM #2 BASIN

EXISTING CONDITIONS (ACRES)							
		Outfall #1	Outfall #2	Outfall #3	Coastal Sheet Flow	Stream Type N (North)	Total
Onsite	Existing Impervious	38.71	0.18	0.85	0.00	0.38	40.12
	Existing Pervious	1.10	1.52	2.49	15.54	0.42	21.07
	Subtotal	**39.81**	**1.70**	**3.34**	**15.54**	**0.80**	**61.19**
Offsite	Existing Impervious	0	0	44.03	0	11.58	55.61
	Existing Pervious	0.00	7.50	36.173	0.00	28.42	72.09
	Subtotal	**0.00**	**7.50**	**80.20**	**0.00**	**40.00**	**127.70**
Total		**39.81**	**9.20**	**83.54**	**15.54**	**40.80**	**188.89**

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N

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

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Snohomish County Planning & development Services
APPROVED FOR CONSTRUCTION

By:
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R/W Permit No.

MARK DUANE DAVIES — STATE OF WASHINGTON — 36022 — REGISTERED PROFESSIONAL ENGINEER
12-10-19

REV.	ISSUE	DATE
1	CORRECTION	04.18.2017
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3	CORRECTION	12.12.2019

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On-Site Existing Drainage Basins

Sheet

C-010

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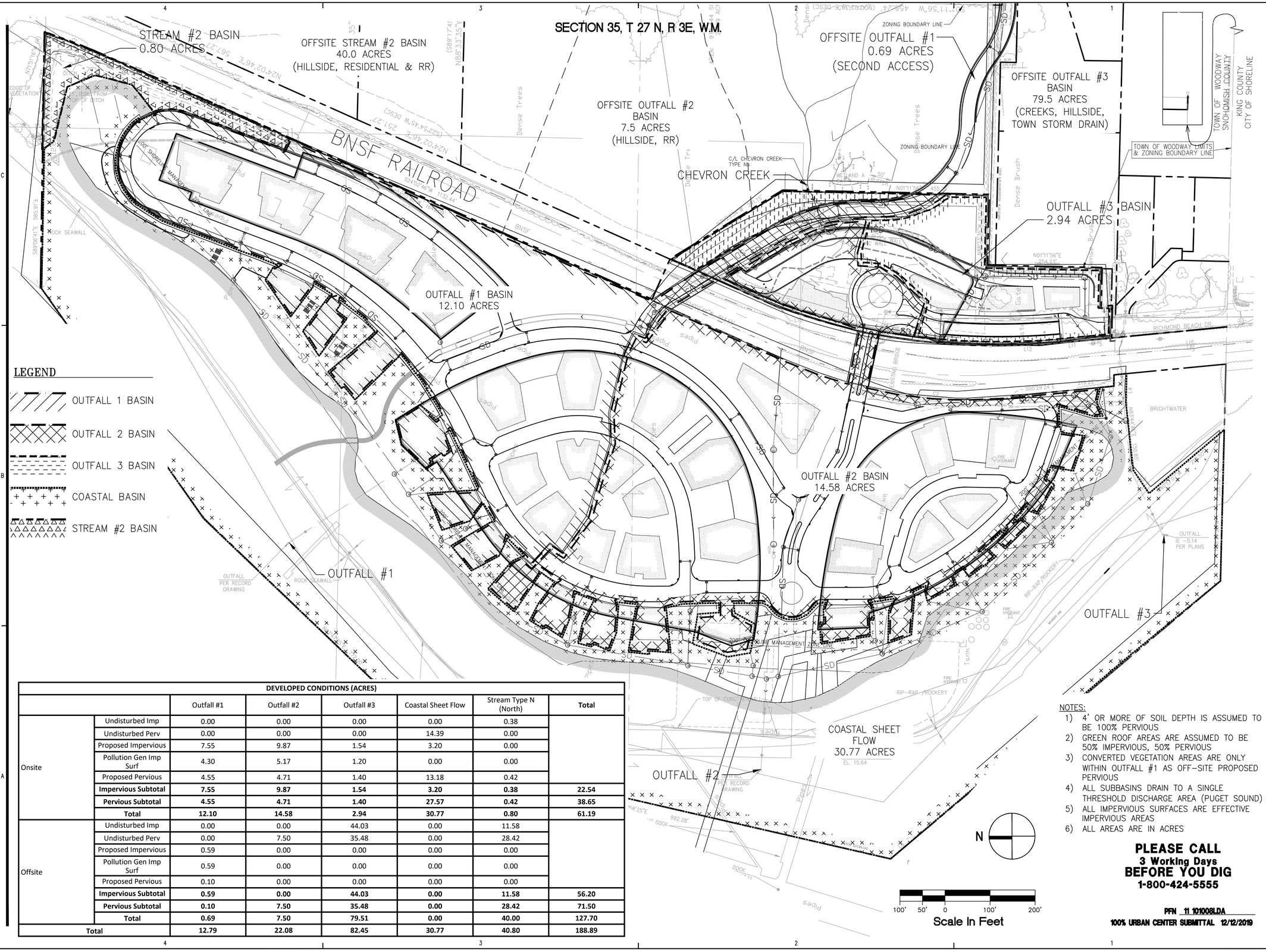

DEVELOPED CONDITIONS (ACRES)

		Outfall #1	Outfall #2	Outfall #3	Coastal Sheet Flow	Stream Type N (North)	Total
Onsite	Undisturbed Imp	0.00	0.00	0.00	0.00	0.38	
	Undisturbed Perv	0.00	0.00	0.00	14.39	0.00	
	Proposed Impervious	7.55	9.87	1.54	3.20	0.00	
	Pollution Gen Imp Surf	4.30	5.17	1.20	0.00	0.00	
	Proposed Pervious	4.55	4.71	1.40	13.18	0.42	
	Impervious Subtotal	**7.55**	**9.87**	**1.54**	**3.20**	**0.38**	**22.54**
	Pervious Subtotal	**4.55**	**4.71**	**1.40**	**27.57**	**0.42**	**38.65**
	Total	**12.10**	**14.58**	**2.94**	**30.77**	**0.80**	**61.19**
Offsite	Undisturbed Imp	0.00	0.00	44.03	0.00	11.58	
	Undisturbed Perv	0.00	7.50	35.48	0.00	28.42	
	Proposed Impervious	0.59	0.00	0.00	0.00	0.00	
	Pollution Gen Imp Surf	0.59	0.00	0.00	0.00	0.00	
	Proposed Pervious	0.10	0.00	0.00	0.00	0.00	
	Impervious Subtotal	**0.59**	**0.00**	**44.03**	**0.00**	**11.58**	**56.20**
	Pervious Subtotal	**0.10**	**7.50**	**35.48**	**0.00**	**28.42**	**71.50**
	Total	**0.69**	**7.50**	**79.51**	**0.00**	**40.00**	**127.70**
Total		**12.79**	**22.08**	**82.45**	**30.77**	**40.80**	**188.89**

NOTES:
1) 4' OR MORE OF SOIL DEPTH IS ASSUMED TO BE 100% PERVIOUS
2) GREEN ROOF AREAS ARE ASSUMED TO BE 50% IMPERVIOUS, 50% PERVIOUS
3) CONVERTED VEGETATION AREAS ARE ONLY WITHIN OUTFALL #1 AS OFF-SITE PROPOSED PERVIOUS
4) ALL SUBBASINS DRAIN TO A SINGLE THRESHOLD DISCHARGE AREA (PUGET SOUND)
5) ALL IMPERVIOUS SURFACES ARE EFFECTIVE IMPERVIOUS AREAS
6) ALL AREAS ARE IN ACRES

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Preliminary Site and Targeted Stormwater Plan

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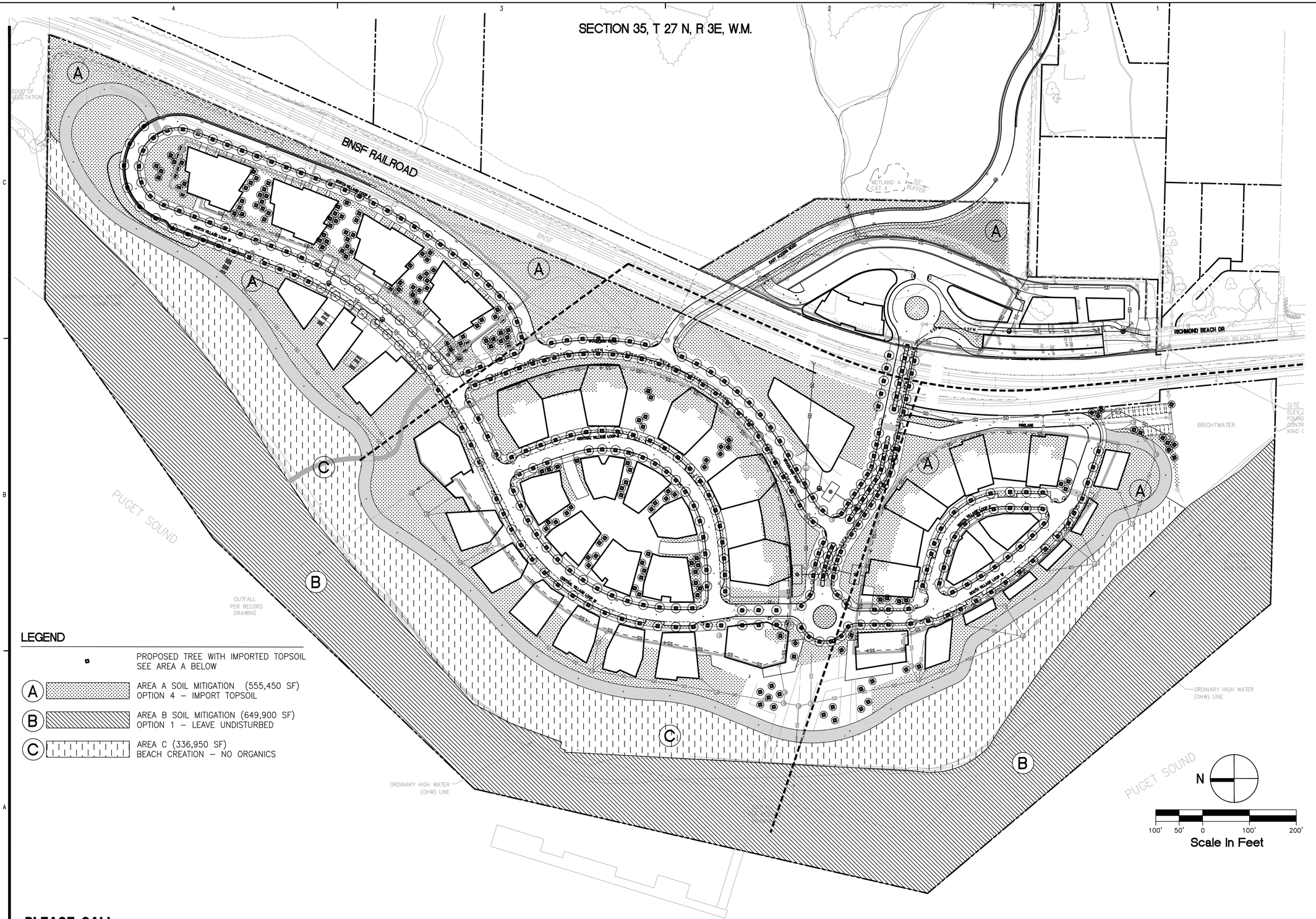
SECTION 35, T 27 N, R 3E, W.M.



LEGEND

- PROPOSED TREE WITH IMPORTED TOPSOIL SEE AREA A BELOW
- (A) AREA A SOIL MITIGATION (555,450 SF) OPTION 4 – IMPORT TOPSOIL
- (B) AREA B SOIL MITIGATION (649,900 SF) OPTION 1 – LEAVE UNDISTURBED
- (C) AREA C (336,950 SF) BEACH CREATION – NO ORGANICS

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100' 50' 0 100' 200'

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Soil Management Plan

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

NOTES:

1. 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 LEAVING THE PROJECT SITE.
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 CONDUCT WATER QUALITY MONITORING OF STORMWATER FLOWS FROM SITE AND PROVIDE RESULTS TO SNOHOMISH COUNTY AND DEPARTMENT OF ECOLOGY PER NPDES PERMIT REQUIREMENTS.
4. BMPS SHOWN IN THIS PLAN ARE REFERENCED WITH SNOHOMISH COUNTY DRAINAGE MANUAL VOL. II.

INTERCEPT CHEVRON CREEK AND ROUTE TO BYPASS LINE

CONNECT TEMPORARY BYPASS LINE TO EXISTING STORM DRAIN STRUCTURE

CONNECT DISCHARGE FORCE MAIN TO EXISTING STORM DRAINAGE OUTFALL #1. SAMPLE STORM WATER DISCHARGE AT POINT OF CONNECTION FOR WATER QUALITY MONITORING. ENSURE COMPLIANCE WITH SNOHOMISH COUNTY AND ECOLOGY PERMIT REQUIREMENTS.

CONNECT DISCHARGE FORCE MAIN TO EXISTING STORM DRAINAGE OUTFALL #2. SAMPLE STORM WATER DISCHARGE AT POINT OF CONNECTION FOR WATER QUALITY MONITORING. ENSURE COMPLIANCE WITH SNOHOMISH COUNTY AND ECOLOGY PERMIT REQUIREMENTS.

LEGEND

- CONSTRUCTION/TREE PROTECTION FENCE (5/C–102, 1/C–103)
- SILT FENCE (2/C–103)
- INTERCEPTOR SWALE W/ ROCK CHECK DAM (4/C–102)
- STABILIZED CONSTRUCTION EXIT (2/C–102)
- CM — COLLECTION FORCE MAIN FROM COLLECTION SUMP TO PORTABLE FILTRATION SYSTEM PER SWPPP
- DM — DISCHARGE FORCE MAIN FROM PORTABLE FILTRATION SYSTEM TO STORM DRAIN OUTFALL PER SWPPP
- BL — BYPASS LINE FOR OFFSITE FLOW PER SWPPP
- PORTABLE FILTRATION SYSTEM PER SWPPP
- STORM DRAIN/INLET PROTECTION (1/C–102)
- WHEEL WASH PER BMP C106
- T — STORAGE TANK PER SWPPP
- COLLECTION SUMP (CONNECT TO COLLECTION FORCE MAIN PER 3/C–102 SWPPP)

N

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MARK DUANE DAVIES — STATE OF WASHINGTON — 38008 — REGISTERED PROFESSIONAL ENGINEER
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TESC Plan

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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 ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

5. THE ESC FACILITIES SHOWN ON THE 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.

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 APPROVED, CONTRACTOR-PREPARED SWPPP IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED AND THE 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, AS NEEDED, TO PROTECT ADJACENT PROPERTIES.

4. THE TESC FACILITIES SHOWN ON THESE PLANS AND APPROVED SWPPP MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL DEMOLITION AND 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 SHALL BE INSTALLED AT ALL CONSTRUCTION SITE EXITS AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES AT THE 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 A 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 THE 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 APPROVED 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 AT NO ADDITIONAL EXPENSE TO OWNER.

15. 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.

16. DESIGN, PREPARE AND OBTAIN PERMITS FOR TEMPORARY DEWATERING. TREAT AND DISPOSE OF WATER FROM TEMPORARY DEWATERING IN ACCORDANCE WITH SNOHOMISH COUNTY AND DOE REQUIREMENTS.

17. 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.

18. 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.

19. 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.

20. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS USED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF TWO INCHES.

21. 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.

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R/W Permit No. _____

MARK DUANE DAVIES — STATE OF WASHINGTON — 38022 REGISTERED — PROFESSIONAL ENGINEER — 12-10-19

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TESC NOTES

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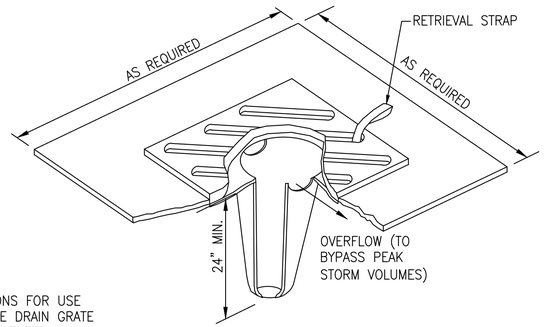


NOTES:

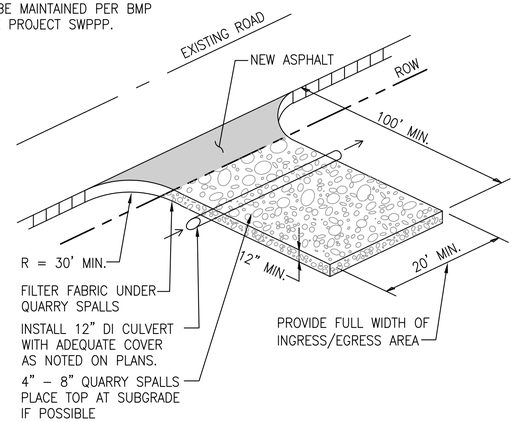
1. DIRECTIONS FOR USE
   - –REMOVE DRAIN GRATE
   - –INSERT FILTER
   - –REPLACE GRATE TO HOLD FILTER IN POSITION
2. FILTER SPECIFICATIONS
   - –MINIMUM 24" DEEP
   - –CONSTRUCTED OF POLYPROPYLENE
   - –ALL SEAMS DOUBLE–STITCHED
   - –WATER FLOW RATE – 100 GALLONS PER MINUTE PER SQUARE FOOT
   - –REUSABLE OR THROW–AWAY
3. MAINTENANCE
   - –REMOVE FILTER WHEN FILLED TO HALF–WAY MARK (USE FRONT LOADER OR OTHER EQUIPMENT FOR REMOVAL)
   - –CLEAN AND RE–USE, OR REPLACE
4. STORM DRAIN/INLET PROTECTION SHALL CONFORM TO BMP C220.
5. MAINTENANCE OF BMP SHALL BE PER THE PROJECT SWPPP.

NTS
Storm Drain/Inlet Protection 1

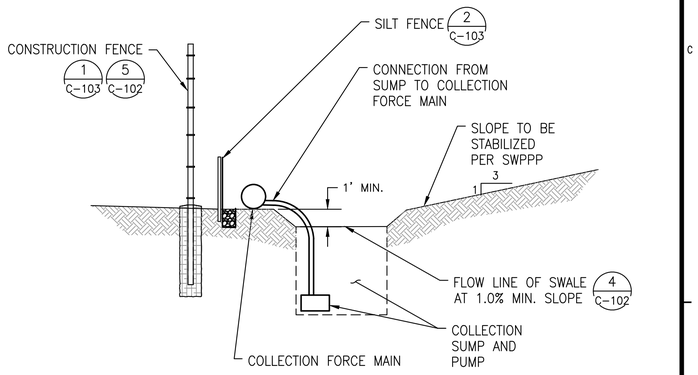
SECTION 35, T 27 N, R 3E, W.M.

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 CONSTRUCTION ENTRANCE SHALL CONFORM TO AND BE MAINTAINED PER BMP C105 AND PER THE PROJECT SWPPP.



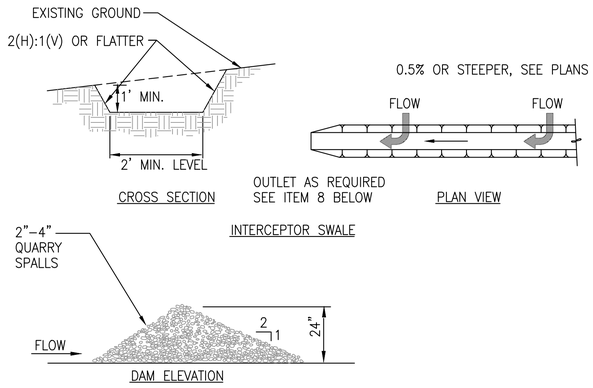
NTS
Stabilized Construction Exit 2



NOTES:

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

NTS
Collection Sump 3



SWALE 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 MAY IMPEDE NORMAL FLOW.
6. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
8. STABILIZATION SHALL BE PER THE FOLLOWING CHART:

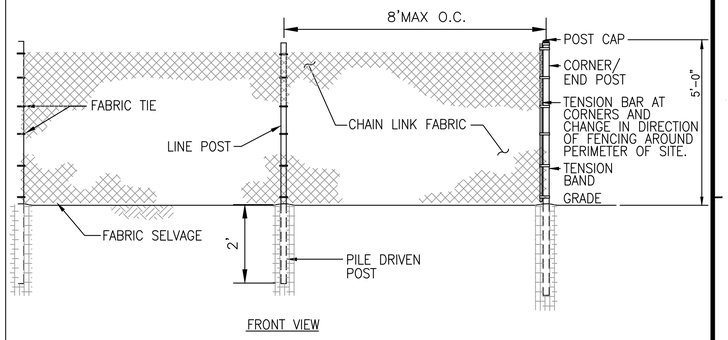
REQUIRED FLOW CHANNEL STABILIZATION

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

CHECK DAM 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.
5. CHECK DAM SHALL CONFORM TO BMP C200 AND BMP C207.

NTS
Interceptor Swale with Rock Check Dam 4



NTS
Construction Fence With Pile Driven Posts 5

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R/W Permit No.

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12-10-19

REV.	ISSUE	DATE
1	CORRECTION	04.18.2017
2	CORRECTION	04.24.2018
3	CORRECTION	12.12.2019

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TESC Details

Sheet

C-102

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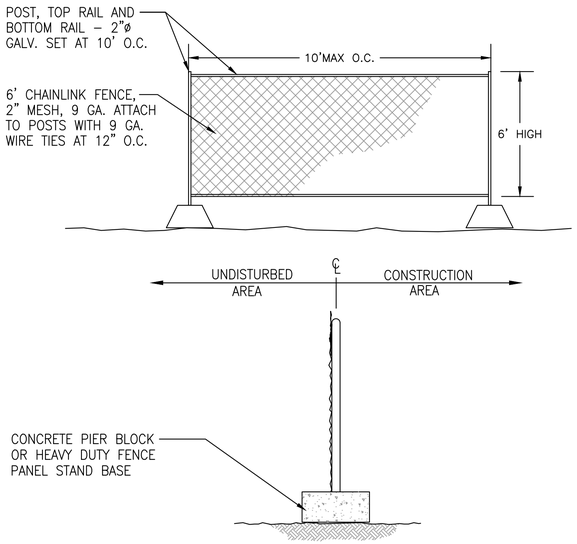
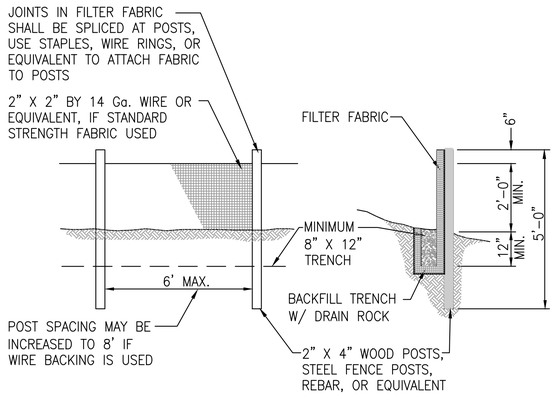
SECTION 35, T 27 N, R 3E, W.M.



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

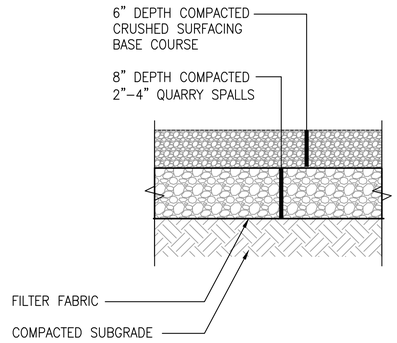
NTS
Construction Fence with Posts on Concrete Piers 1



NOTES:

1. FILTER FABRIC FENCES SHALL BE INSTALLED ALONG SAME CONTOUR WHENEVER POSSIBLE.
2. SILT FENCE SHALL CONFORM TO BMP C233.

NTS
Silt Fence 2



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Haul Road 3

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NTS
NOT USED 4

NTS
NOT USED 5

NTS
NOT USED 6

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REV.	ISSUE	DATE
1	CORRECTION	04.18.2017
2	CORRECTION	04.24.2018
3	CORRECTION	12.12.2019

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C-103

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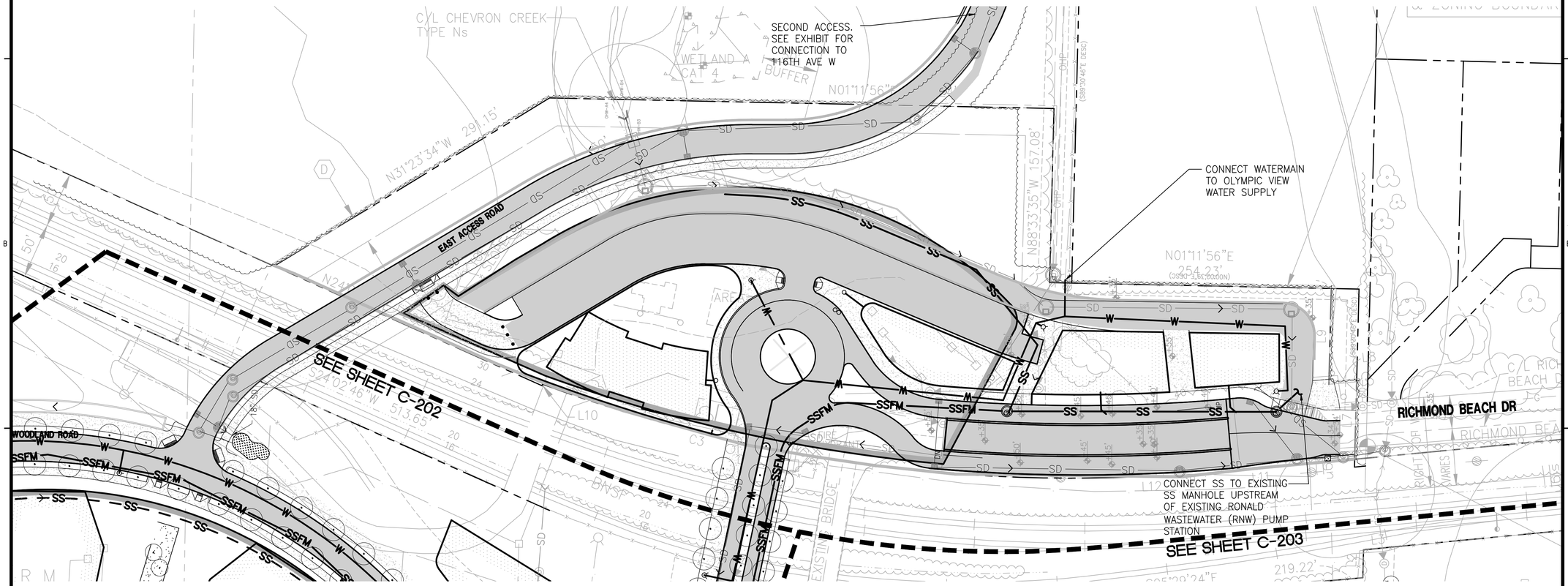
LEGEND

- PROPERTY LINE
- PROPOSED BUILDING AT GRADE
- PROPOSED UNDERGROUND GARAGE
- W — WATER LINE
- W — WATER LINE IN BUILDING
- SS — SANITARY SEWER GRAVITY LINE
- SS — SANITARY SEWER IN BUILDING
- SSFM — SANITARY SEWER FORCE MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER PUMP STATION
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- VEHICULAR PAVEMENT
- ESPLANADE
- CONCRETE WALK

N

50' 25' 0 50' 100'

Scale In Feet



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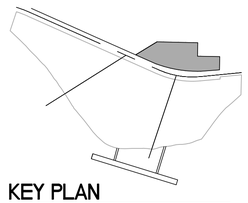

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3	CORRECTION	12.12.2019

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UTILITY PLAN - URBAN PLAZA

Sheet

C-200

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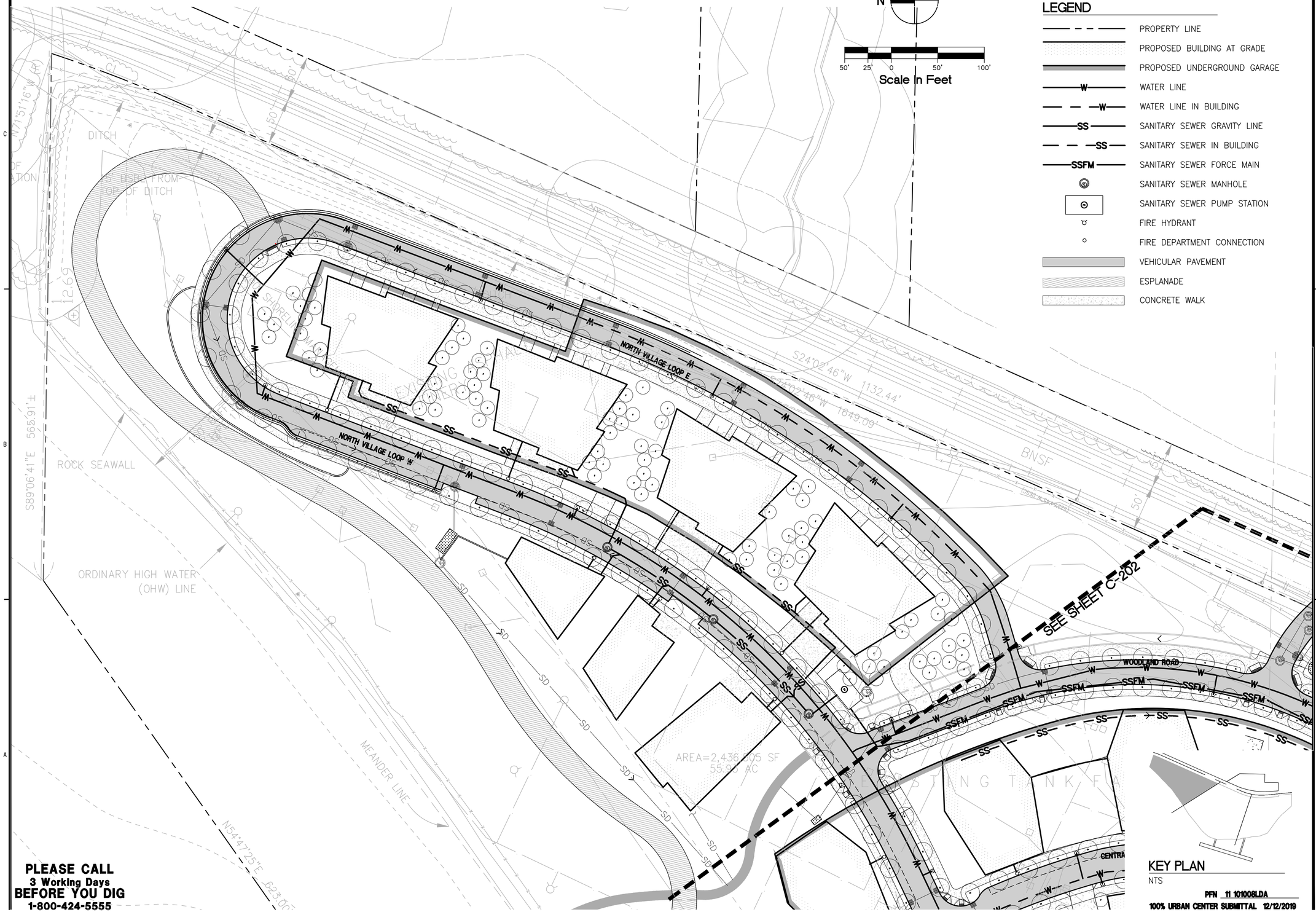

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1	CORRECTION	04.18.2017
2	CORRECTION	04.24.2018
3	CORRECTION	12.12.2019

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UTILITY PLAN - NORTH VILLAGE

Sheet

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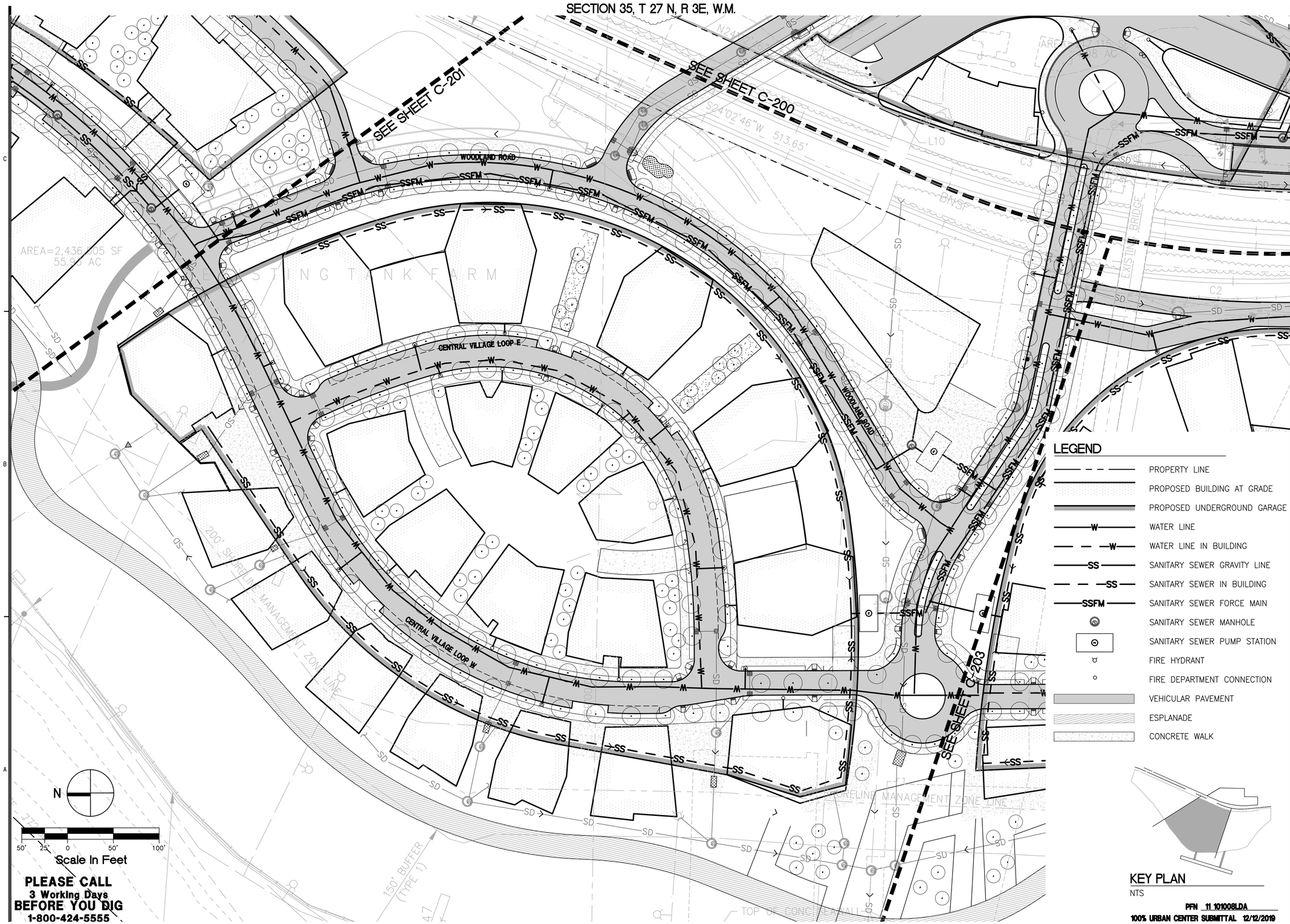

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LEGEND

- PROPERTY LINE
- PROPOSED BUILDING AT GRADE
- PROPOSED UNDERGROUND GARAGE
- WATER LINE
- WATER LINE IN BUILDING
- SANITARY SEWER GRAVITY LINE
- SANITARY SEWER IN BUILDING
- SANITARY SEWER FORCE MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER PUMP STATION
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- VEHICULAR PAVEMENT
- ESPLANADE
- CONCRETE WALK

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REV.	ISSUE	DATE
1	CORRECTION	04.18.2017
2	CORRECTION	04.24.2018
3	CORRECTION	12.12.2019

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UTILITY PLAN - CENTRAL VILLAGE

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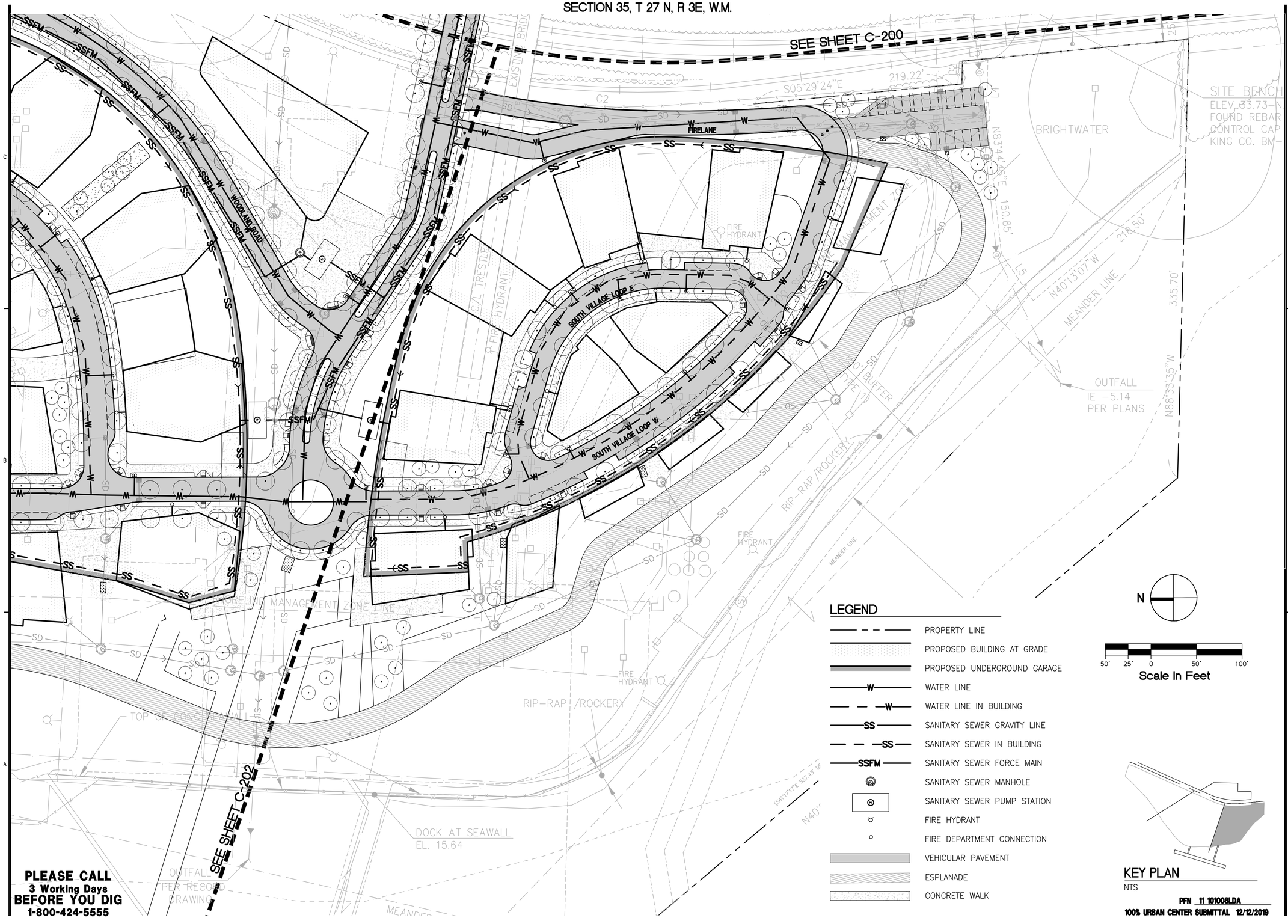

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING AT GRADE
- PROPOSED UNDERGROUND GARAGE
- WATER LINE
- WATER LINE IN BUILDING
- SANITARY SEWER GRAVITY LINE
- SANITARY SEWER IN BUILDING
- SANITARY SEWER FORCE MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER PUMP STATION
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- VEHICULAR PAVEMENT
- ESPLANADE
- CONCRETE WALK

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1	CORRECTION	04.18.2017
2	CORRECTION	04.24.2018
3	CORRECTION	12.12.2019

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UTILITY PLAN - SOUTH VILLAGE

Sheet

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LEGEND

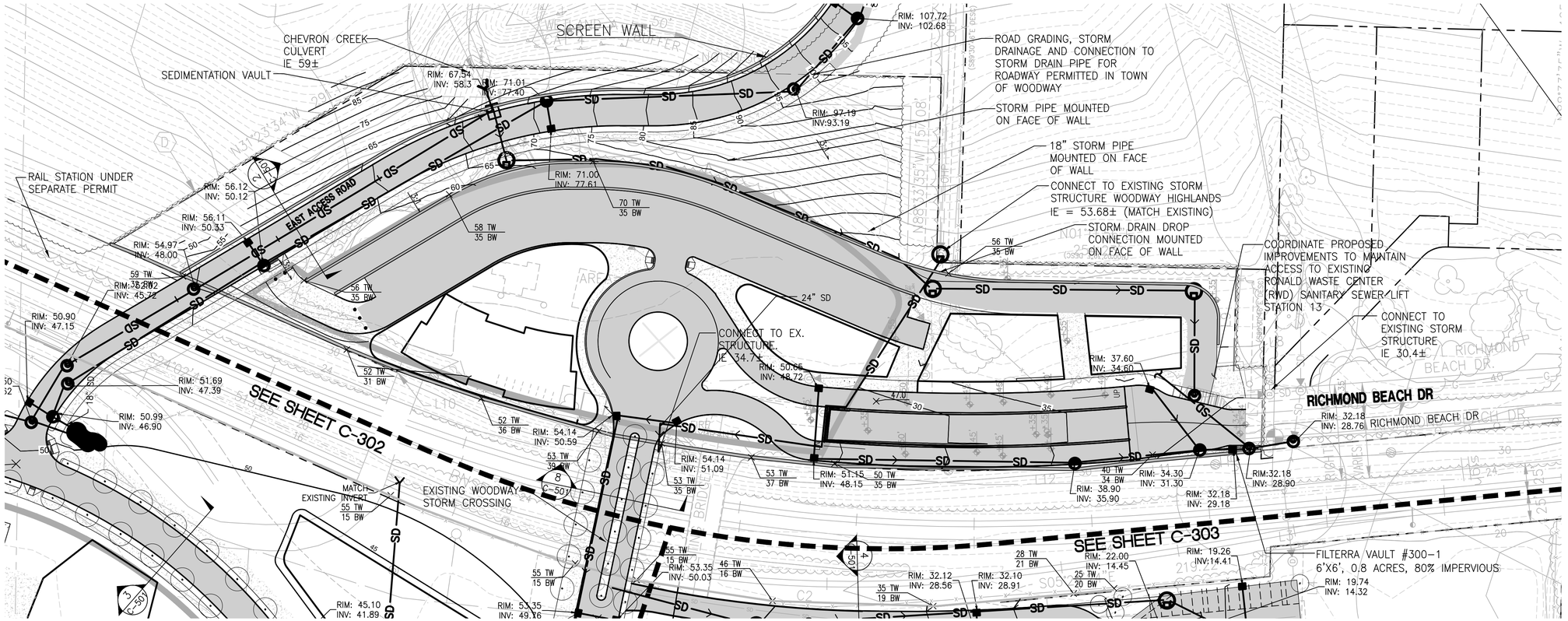
- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED GARAGE OUTLINE
- 30 / 25 PROPOSED CONTOURS
- XX.X SPOT ELEVATION
- X.X% SLOPE ARROW
- SD STORM DRAIN LINE
- STORM DRAIN MAINTENANCE HOLE
- STORMFILTER STRUCTURE
- CATCH BASIN
- RETAINING WALL
- SD CULVERT
- VEHICULAR PAVEMENT
- CONCRETE WALK
- ESPLANADE

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

N

50' 25' 0 50' 100'

Scale In Feet



EARTHWORK SUMMARY

1. ESTIMATED EARTHWORK QUANTITIES FOR ENVIRONMENTAL REMEDIATION:
   CUT 460,000 CY
2. ESTIMATED EARTHWORK QUANTITIES FOR FINISHED GRADES:
   CUT 200,000 CY
   FILL 620,000 CY

EARTHWORK NOTES

1. COMPACTION AND EXPANSION FACTORS FOR ALL CUT AND FILL IS 1.0
2. ENVIRONMENTAL REMEDIATION CUT DEPTH ARE BASED ON CONSERVATIVE SCENARIO OUTLINED IN HART CROWSER MEMORANDUM "POINT WELLS URBAN CENTER, ENVIRONMENTAL REMEDIATION APPROACH" DATED APRIL 17, 2018
3. QUANTITIES ACCOUNTING FOR FILL ON TOP OF GARAGE STRUCTURES WILL BE INCLUDED WITH FINAL DESIGN DRAWINGS
4. QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY

NOTES

1. STORM DRAIN PIPE SHOWN ON PLANS ARE 12-INCH DIAMETER UNLESS NOTED OTHERWISE ON PLANS
2. THE CHEVRON CREEK DAYLIGHTED WATERCOURSE IS A PROPOSED INNOVATIVE DESIGN CONCEPT. THE DAYLIGHTING WILL INTERCEPT SOME FLOWS FORM CHEVRON CREEK AND DAYLIGHT TO A NEW OUTFALL. THE OUTFALL WILL REQUIRE ADDITIONAL PERMITTING THAT WILL OCCUR AT A LATER DATE. IF PERMITTING IS NOT GRANTED, THE CREEK WILL MAINTAIN ITS CURRENT DISCHARGE TO OUTFALL 3.

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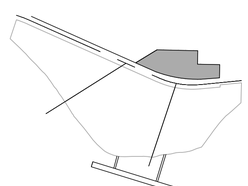

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GRADING AND DRAINAGE PLAN - URBAN PLAZA

Sheet

C-300

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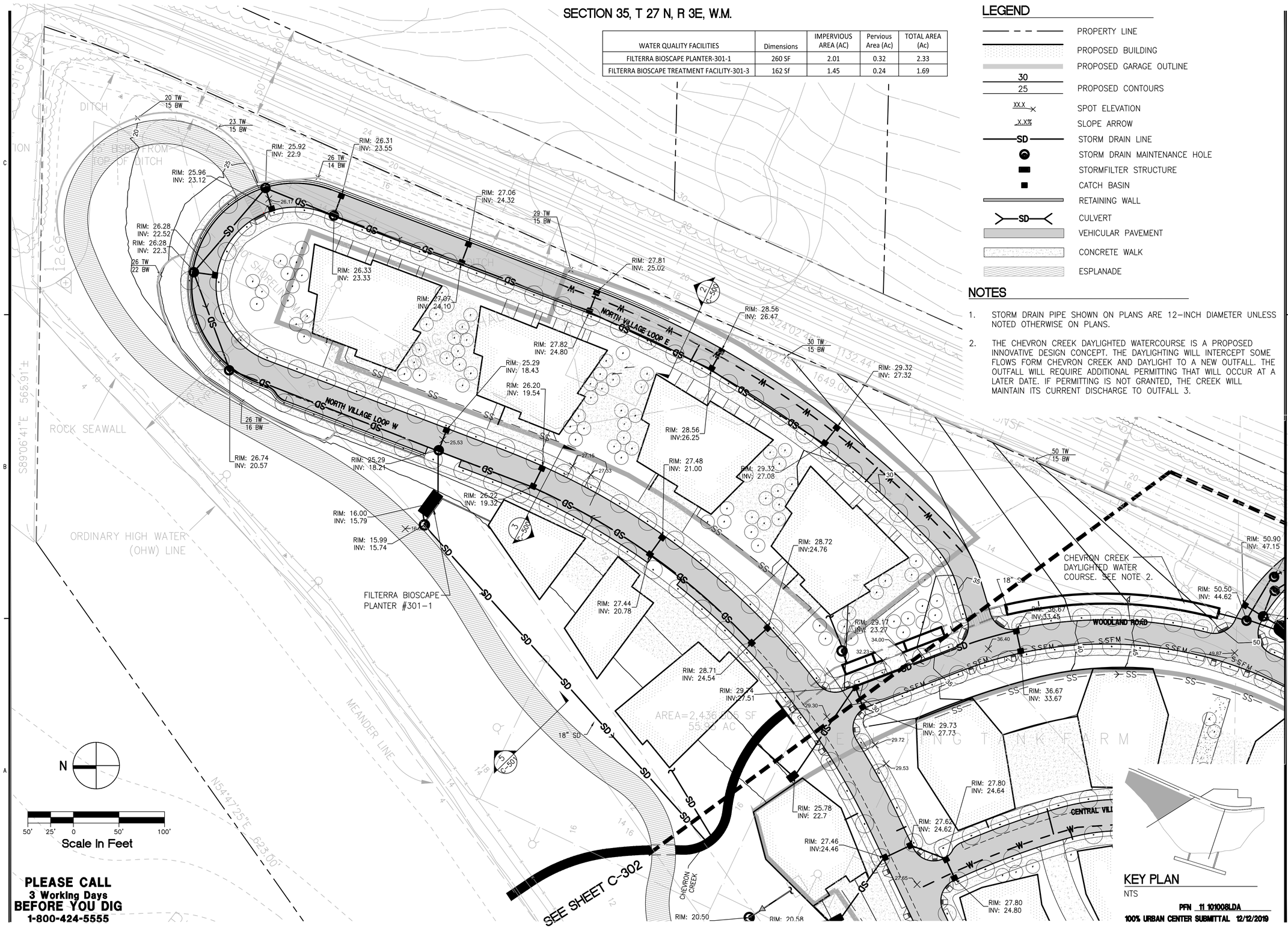
SECTION 35, T 27 N, R 3E, W.M.

WATER QUALITY FACILITIES	Dimensions	IMPERVIOUS AREA (AC)	Pervious Area (Ac)	TOTAL AREA (Ac)
FILTERRA BIOSCAPE PLANTER-301-1	260 SF	2.01	0.32	2.33
FILTERRA BIOSCAPE TREATMENT FACILITY-301-3	162 Sf	1.45	0.24	1.69



N

50' 25' 0 50' 100'

Scale In Feet

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LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED GARAGE OUTLINE
- PROPOSED CONTOURS (30 / 25)
- SPOT ELEVATION (XX.X)
- SLOPE ARROW (X.X%)
- STORM DRAIN LINE (SD)
- STORM DRAIN MAINTENANCE HOLE
- STORMFILTER STRUCTURE
- CATCH BASIN
- RETAINING WALL
- CULVERT (SD)
- VEHICULAR PAVEMENT
- CONCRETE WALK
- ESPLANADE

NOTES

1. STORM DRAIN PIPE SHOWN ON PLANS ARE 12-INCH DIAMETER UNLESS NOTED OTHERWISE ON PLANS.
2. THE CHEVRON CREEK DAYLIGHTED WATERCOURSE IS A PROPOSED INNOVATIVE DESIGN CONCEPT. THE DAYLIGHTING WILL INTERCEPT SOME FLOWS FORM CHEVRON CREEK AND DAYLIGHT TO A NEW OUTFALL. THE OUTFALL WILL REQUIRE ADDITIONAL PERMITTING THAT WILL OCCUR AT A LATER DATE. IF PERMITTING IS NOT GRANTED, THE CREEK WILL MAINTAIN ITS CURRENT DISCHARGE TO OUTFALL 3.

KEY PLAN
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GRADING AND DRAINAGE PLAN - NORTH VILLAGE

Sheet

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

SEE SHEET C-301

SEE SHEET C-300

SEE SHEET C-303

WOODLAND ROAD

CENTRAL VILLAGE LOOP E

CENTRAL VILLAGE LOOP W

WOODLAND ROAD

AREA=2,436,600 SF
55.95 AC

FUTURE TANK FARM

CHEVRON CREEK

150' BUFFER (TYPE 1)

SHORELINE MANAGEMENT ZONE LINE

RIM: 28.72
INV:24.76

RIM: 29.17
INV: 23.27

RIM: 28.71
INV: 24.54

RIM: 29.74
INV:27.51

RIM: 29.73
INV: 27.73

FILTERRA
VAULT #302-1

RIM: 27.80
INV: 24.64

RIM: 25.78
INV: 22.7

RIM: 27.62
INV: 24.62

RIM: 27.46
INV:24.46

RIM: 20.50
INV: 13.00

RIM: 20.58
INV: 13.59

FILTERRA
VAULT #302-2

RIM: 20.50
INV: 13.25

RIM: 23.35
INV: 14.21

RIM: 26.82
INV: 24.46

RIM: 20.50
INV: 13.85

RIM: 20.80
INV: 14.12

FILTERRA
VAULT
#302-3

RIM: 27.80
INV: 24.80

RIM: 26.79
INV: 24.79

BLDG SD P.O.C.
(TYP)

RIM: 36.67
INV:33.45

RIM: 36.67
INV: 33.67

RIM: 50.50
INV: 44.62

RIM: 50.90
INV: 47.15

RIM: 52.02
INV: 45.79

RIM: 51.69
INV: 47.39

RIM: 50.99
INV: 46.90

MATCH
EXISTING INVERT

RIM: 54.14
INV: 50.59

RIM: 54.14
INV: 51.09

RIM: 50.65
INV: 48.72

RIM: 51.15
INV: 48.15

RIM: 53.35
INV: 50.03

RIM: 45.10
INV: 41.89

RIM: 53.35
INV: 49.76

RIM: 45.11
INV: 42.11

RIM: 45.2
INV: 11.62

RIM: 47.30
INV: 45.86

RIM: 41.73
INV: 39.16

RIM: 41.20
INV: 39.44

RIM: 41.71
INV: 39.37

RIM: 41.30
INV: 38.08

RIM: 38.50
INV: 10.61

RIM: 27.98
INV: 25.75

RIM: 28.84
INV: 26.72

RIM: 37.48
INV: 35.40

RIM: 37.49
INV: 35.06

RIM: 29.21
INV: 25.18

RIM: 27.98
INV: 25.98

RIM: 26.92
INV: 24.92

RIM: 26.90
INV: 24.69

RIM: 23.89
INV: XX.XX

RIM: 26.30
INV: 25.68

FILTERRA
VAULT
#302-4

FILTERRA
VAULT
#302-5

RIM: 18.75
INV: 15.11

RIM: 28.89
INV: 26.50

RIM: 32.57
INV: 26.80

FILTERRA
BIOSCAPE
PLANTER
#302-6

RIM: 20.00
INV: 9.26

RIM: 18.00
INV: 9.16

RIM: 16.00
INV: 9.33

RIM: 16.00
INV: 9.27

RIM: 15.80
INV: 8.70

RIM: 15.99
INV: 13.87

RIM: 16.00
INV: 15.22

CONNECT TO EX.
OUTFALL

18" SD

24" SD

BLDG SD P.O.C.
(TYP)

WATER QUALITY FACILITIES	Dimensions	IMPERVIOUS AREA (AC)	Pervious Area (Ac)	TOTAL AREA (Ac)
FILTERRA VAULT -302-1	6x10	0.43	0.09	0.52
FILTERRA VAULT -302-2	6x12	0.57	0.15	0.72
FILTERRA VAULT -302-3	6x8	0.37	0.06	0.43
FILTERRA VAULT -302-4	6X12	0.51	0.1	0.61
FILTERRA VAULT -302-5	6X12	0.62	0.15	0.77
FILTERRA BIOSCAPE PLANTER-302-6	162 SF	1.09	0.38	1.47

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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 MAINTENANCE
- STORMFILTER STRUCTURE
- CATCH BASIN
- RETAINING WALL
- SD CULVERT
- VEHICULAR PAVEMENT
- CONCRETE WALK
- ESPLANADE

NOTES

1. STORM DRAIN PIPE SHOWN ON PLANS ARE 12" UNLESS NOTED OTHERWISE ON PLANS

50' 25' 0 50' 100'
Scale In Feet

N

KEY PLAN
NTS

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By: *Randolph R. Sleight, P.E., P.L.S.*
R/W Permit No. ____

MARK DUANE DAVIES — STATE OF WASHINGTON — 38022 — REGISTERED PROFESSIONAL ENGINEER
12-10-19

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1	CORRECTION	04.18.2017
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3	CORRECTION	12.12.2019

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GRADING AND DRAINAGE PLAN - CENTRAL VILLAGE

Sheet

C-302

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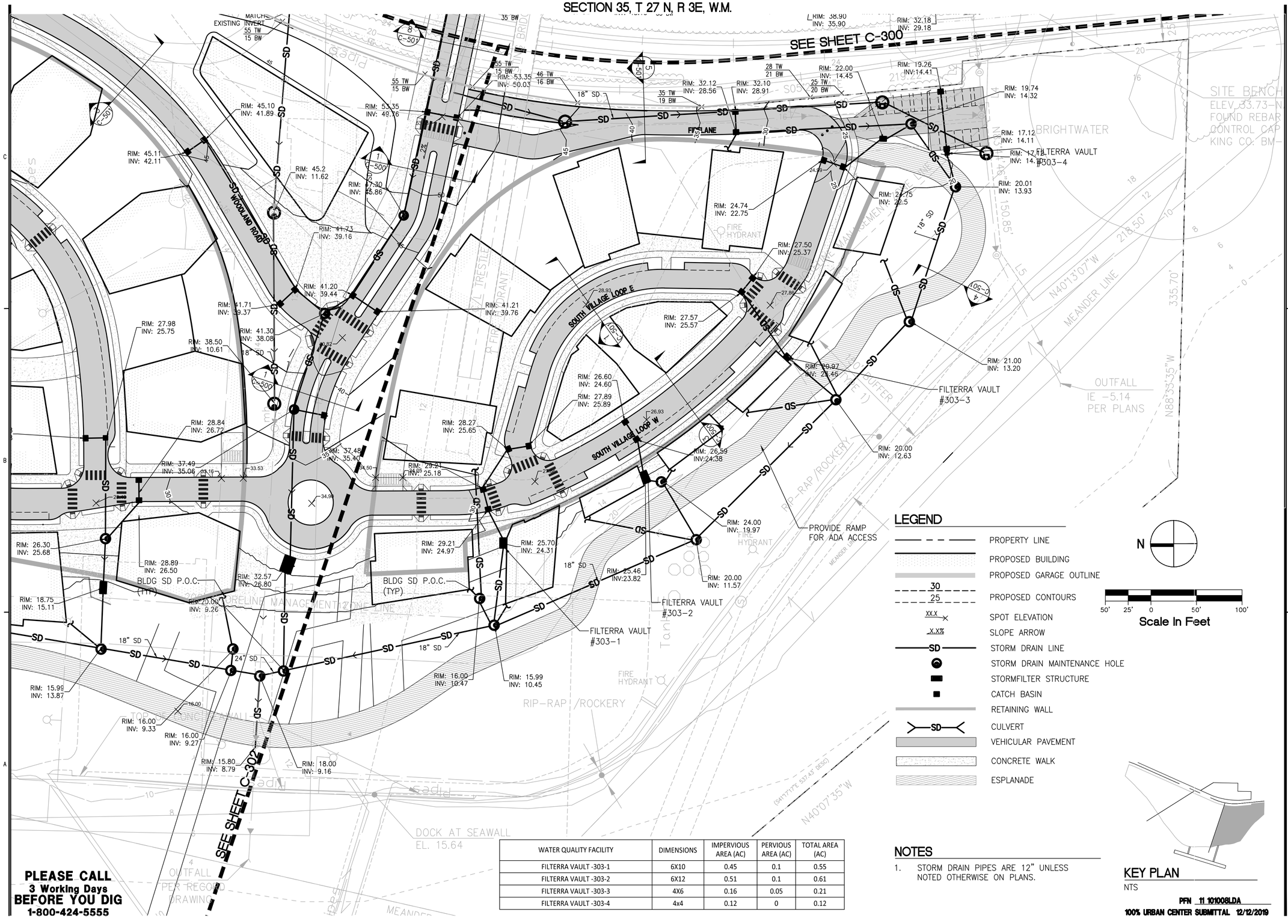
SEE SHEET C-300

SEE SHEET C-302



WATER QUALITY FACILITY	DIMENSIONS	IMPERVIOUS AREA (AC)	PERVIOUS AREA (AC)	TOTAL AREA (AC)
FILTERRA VAULT -303-1	6X10	0.45	0.1	0.55
FILTERRA VAULT -303-2	6X12	0.51	0.1	0.61
FILTERRA VAULT -303-3	4X6	0.16	0.05	0.21
FILTERRA VAULT -303-4	4x4	0.12	0	0.12

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED GARAGE OUTLINE
- PROPOSED CONTOURS (30 / 25)
- SPOT ELEVATION (XX.X)
- SLOPE ARROW (X.XX%)
- STORM DRAIN LINE (SD)
- STORM DRAIN MAINTENANCE HOLE
- STORMFILTER STRUCTURE
- CATCH BASIN
- RETAINING WALL
- CULVERT (SD)
- VEHICULAR PAVEMENT
- CONCRETE WALK
- ESPLANADE

N

50' 25' 0 50' 100'

Scale In Feet

NOTES

1. STORM DRAIN PIPES ARE 12" UNLESS NOTED OTHERWISE ON PLANS.

KEY PLAN

NTS

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1	CORRECTION	04.18.2017
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GRADING AND DRAINAGE PLAN - SOUTH VILLAGE

Sheet

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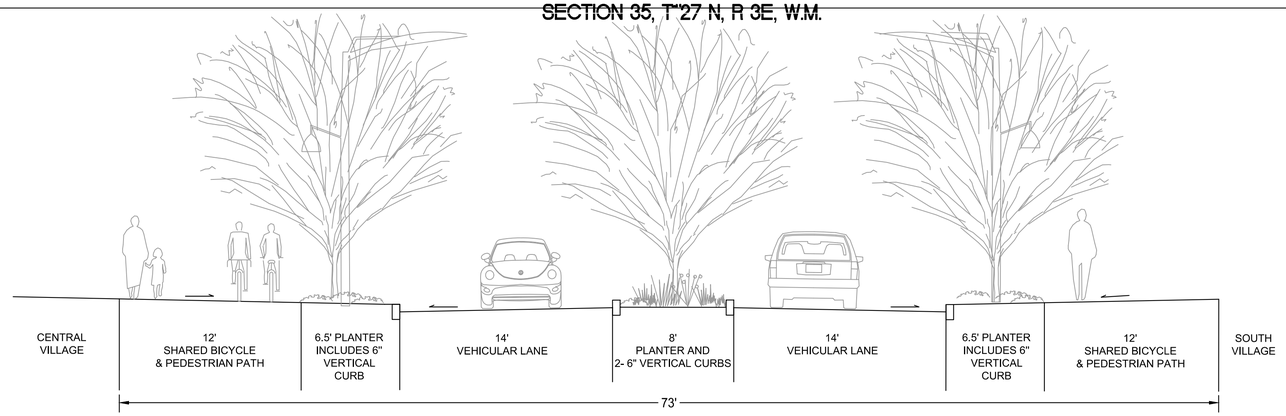
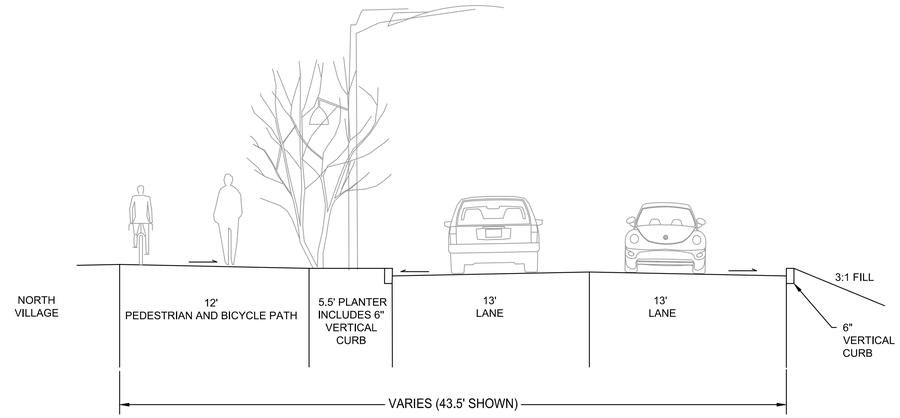
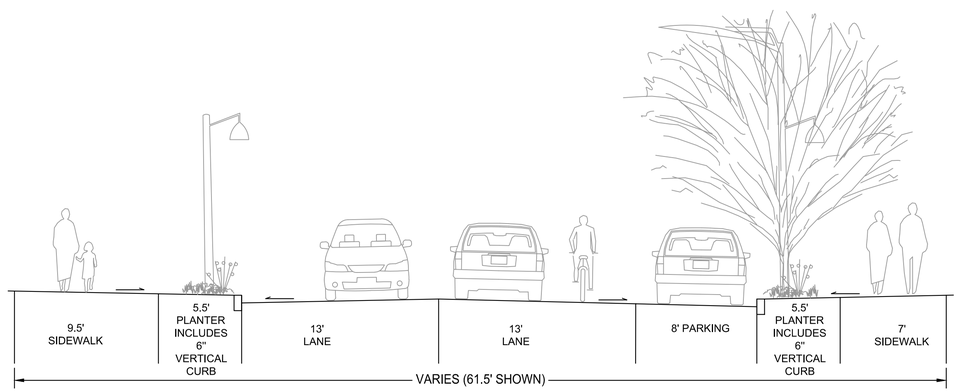


NTS
Boulevard Section 1



NTS
North Village Loop E 2



NTS
North Village Loop W
Central Village Loop W and E
South Village Loop W 3

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TYPICAL ROAD SECTIONS

Sheet

C-500

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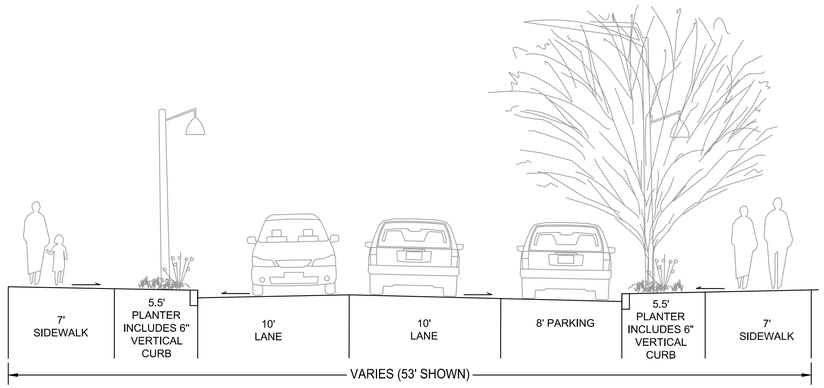
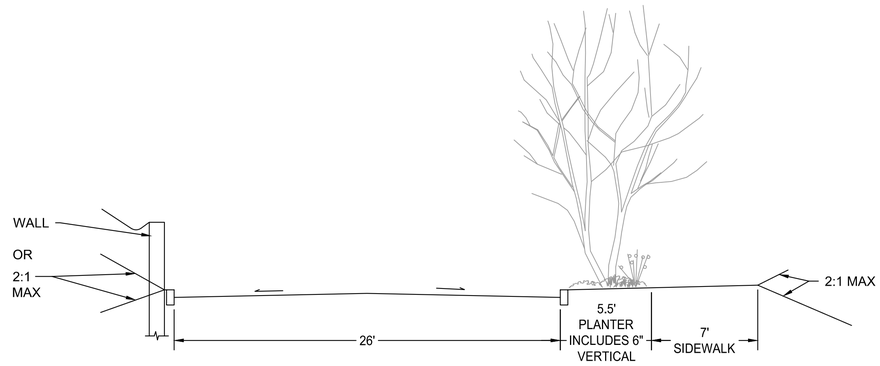
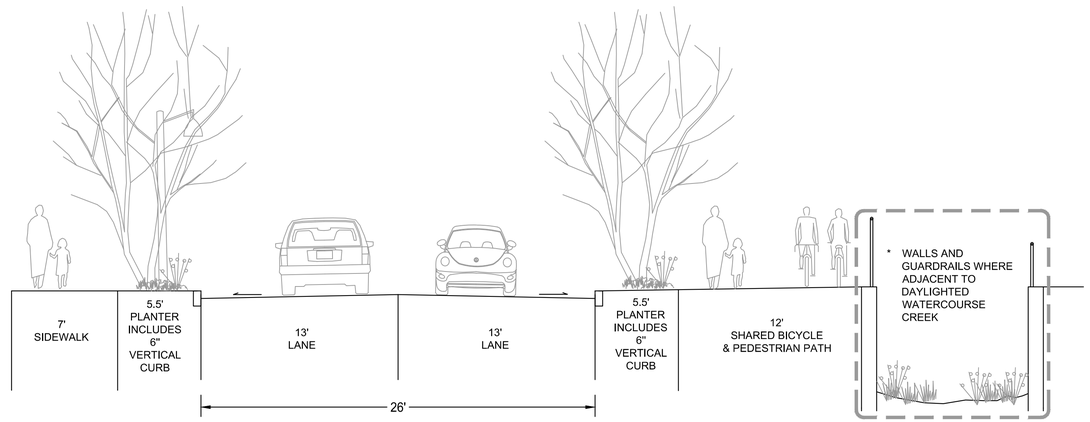


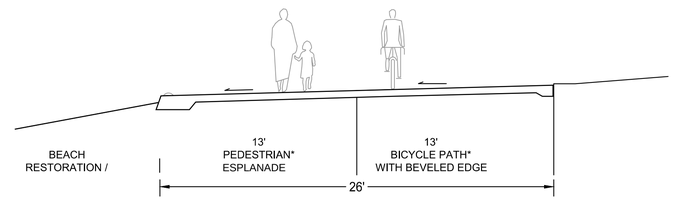
South Village Loop E NTS 1



East Access Road NTS 2

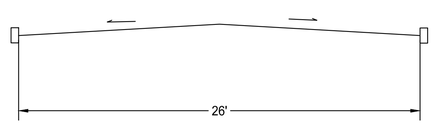


Woodland Road NTS 3



* PEDESTRIAN BOARDWALK AND BICYCLE PATH SHALL BE DESIGNED TO WITHSTAND FIRE TRUCK AND FIRE TRUCK OUTRIGGER LOADING AND MEET APPLICABLE FIRE CODE REQUIREMENTS.

Esplanade Section A NTS 4



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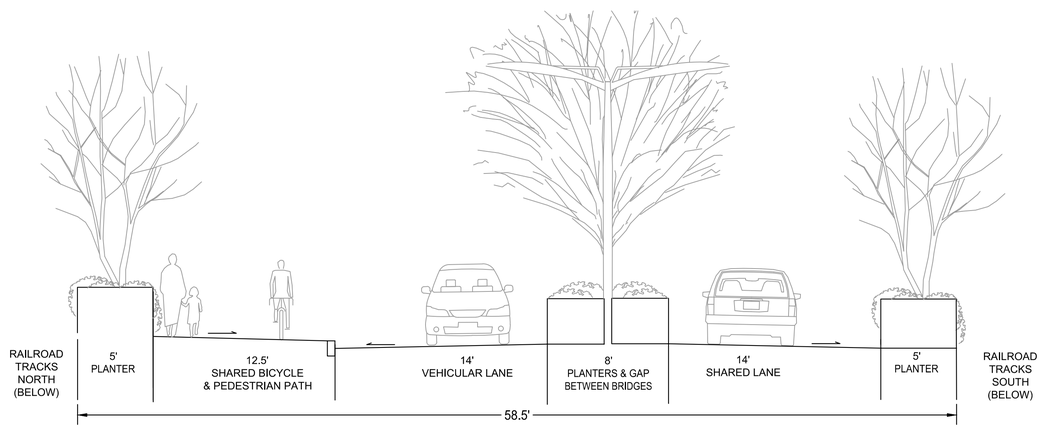
Emergency / Maintenance Access NTS 5



Bridge at Boulevard Section NTS 6

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TYPICAL ROAD SECTIONS

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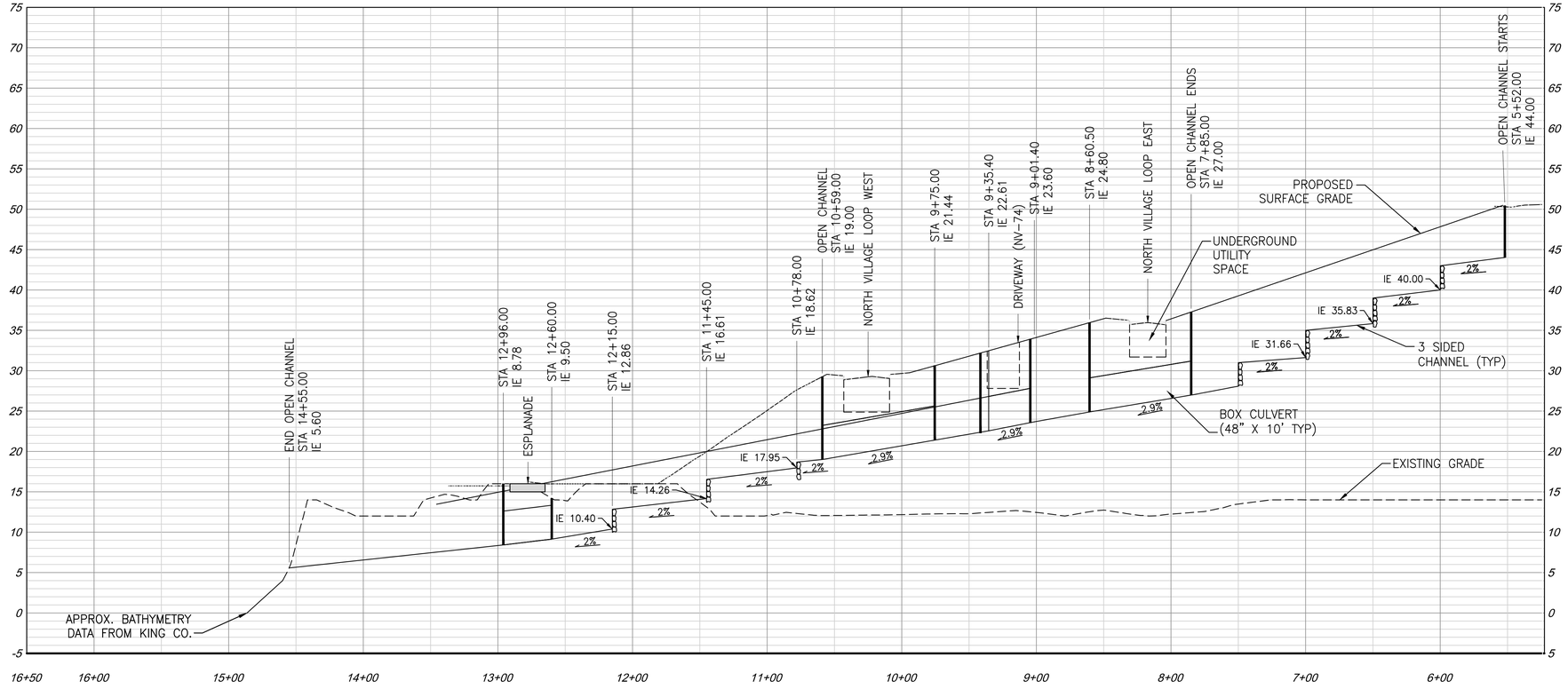

Chevron Creek Daylighted Watercourse Profile

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CHEVRON CREEK DAYLIGHTED WATERCOURSE PROFILE

Sheet

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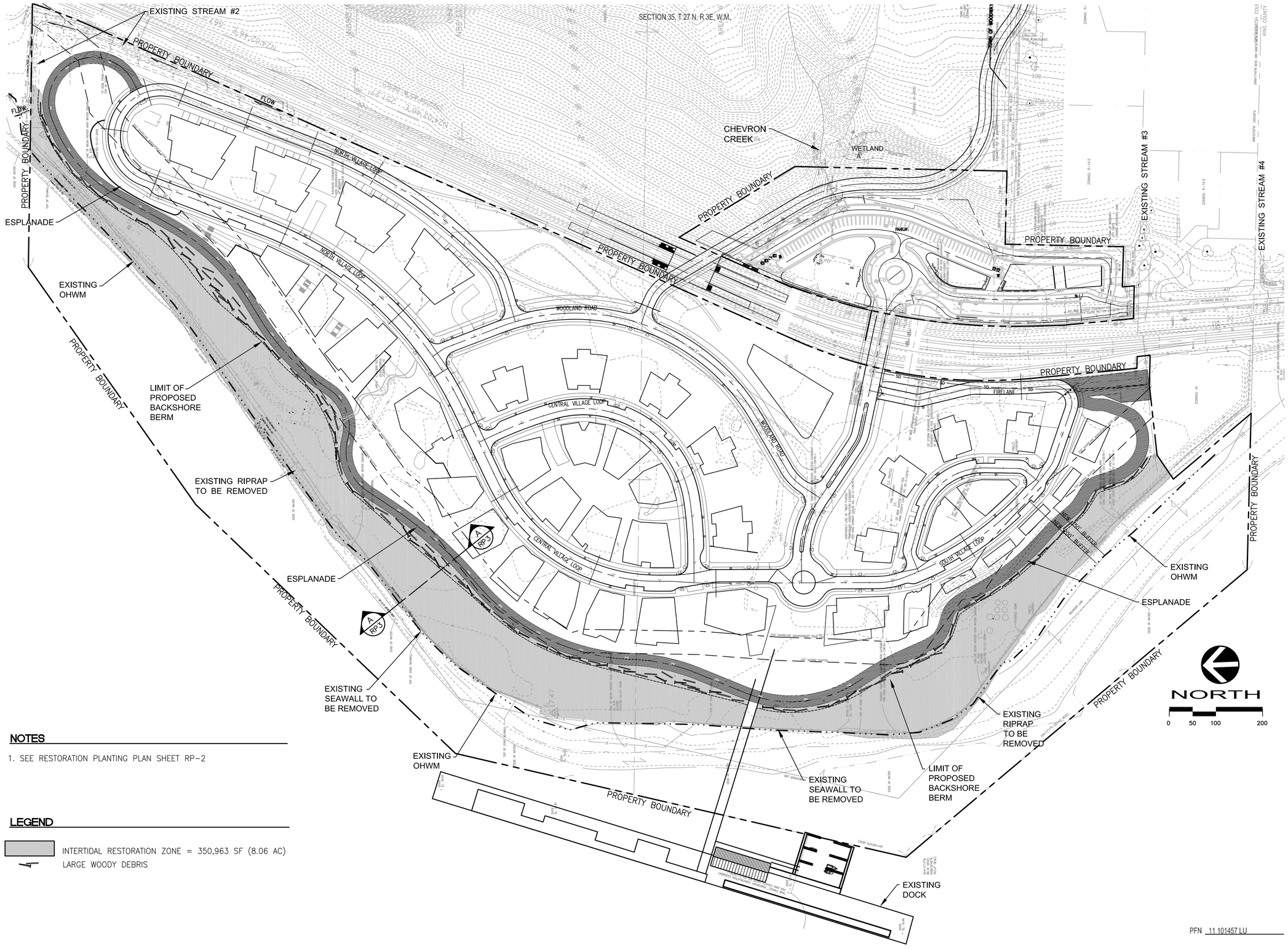

NOTES

1. SEE RESTORATION PLANTING PLAN SHEET RP-2

LEGEND

INTERTIDAL RESTORATION ZONE = 350,963 SF (8.06 AC)

LARGE WOODY DEBRIS

PFN 11 101457 LU

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SHORELINE RESTORATION PLAN

Sheet

RP-1

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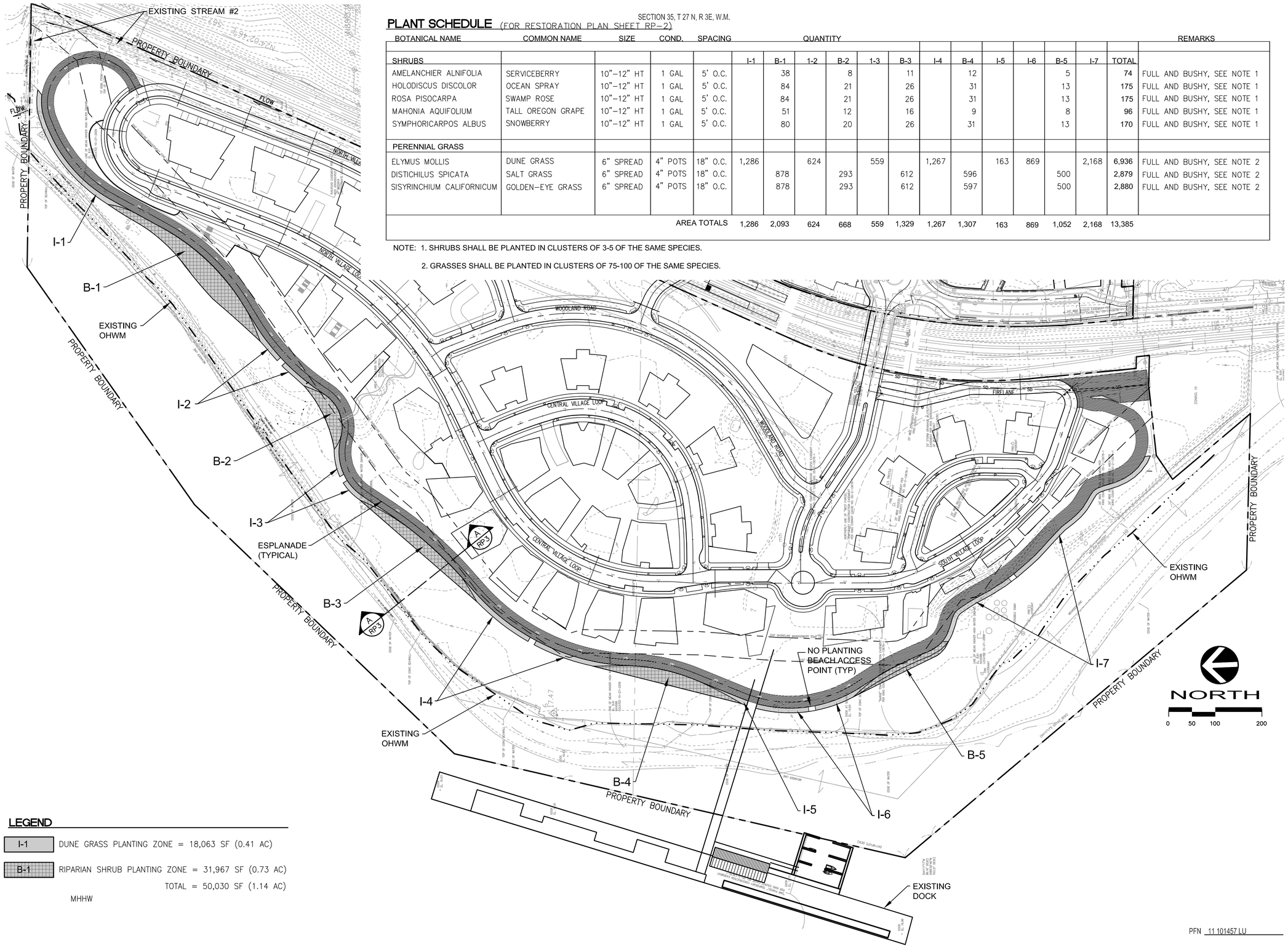
SECTION 35, T 27 N, R 3E, W.M.

PLANT SCHEDULE (FOR RESTORATION PLAN SHEET RP-2)

BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING	QUANTITY													REMARKS
					I-1	B-1	I-2	B-2	I-3	B-3	I-4	B-4	I-5	B-5	I-6	I-7	TOTAL	
SHRUBS																		
AMELANCHIER ALNIFOLIA	SERVICEBERRY	10"–12" HT	1 GAL	5' O.C.		38		8		11		12		5		74		FULL AND BUSHY, SEE NOTE 1
HOLODISCUS DISCOLOR	OCEAN SPRAY	10"–12" HT	1 GAL	5' O.C.		84		21		26		31		13		175		FULL AND BUSHY, SEE NOTE 1
ROSA PISOCARPA	SWAMP ROSE	10"–12" HT	1 GAL	5' O.C.		84		21		26		31		13		175		FULL AND BUSHY, SEE NOTE 1
MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	10"–12" HT	1 GAL	5' O.C.		51		12		16		9		8		96		FULL AND BUSHY, SEE NOTE 1
SYMPHORICARPOS ALBUS	SNOWBERRY	10"–12" HT	1 GAL	5' O.C.		80		20		26		31		13		170		FULL AND BUSHY, SEE NOTE 1
PERENNIAL GRASS																		
ELYMUS MOLLIS	DUNE GRASS	6" SPREAD	4" POTS	18" O.C.	1,286		624		559		1,267		163	869		2,168	6,936	FULL AND BUSHY, SEE NOTE 2
DISTICHILUS SPICATA	SALT GRASS	6" SPREAD	4" POTS	18" O.C.		878		293		612		596		500		2,879		FULL AND BUSHY, SEE NOTE 2
SISYRINCHIUM CALIFORNICUM	GOLDEN–EYE GRASS	6" SPREAD	4" POTS	18" O.C.		878		293		612		597		500		2,880		FULL AND BUSHY, SEE NOTE 2
				AREA TOTALS	1,286	2,093	624	668	559	1,329	1,267	1,307	163	869	1,052	2,168	13,385	

NOTE: 1. SHRUBS SHALL BE PLANTED IN CLUSTERS OF 3-5 OF THE SAME SPECIES.

2. GRASSES SHALL BE PLANTED IN CLUSTERS OF 75-100 OF THE SAME SPECIES.



LEGEND

I-1	DUNE GRASS PLANTING ZONE = 18,063 SF (0.41 AC)
B-1	RIPARIAN SHRUB PLANTING ZONE = 31,967 SF (0.73 AC)
	TOTAL = 50,030 SF (1.14 AC)

MHHW

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RESTORATION PLANTING PLAN AND SCHEDULE

Sheet

RP-2

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RESTORATION 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.

LOG INSTALLATION

1. RESTORATION CONSTRUCTION MONITOR SHALL APPROVE FINAL PLACEMENT OF ALL LOGS IN THE FIELD.

2. ALL LOGS SHALL CONSIST OF DOUGLAS FIR, WESTERN RED CEDAR, OR WESTERN HEMLOCK SPECIES AND SHALL BE WITHOUT LARGE SPLITS, BRANCHES, GOUGES OR ROT. THE ROOT SPREAD ON LOGS WITH ROOTWADS SHALL HAVE A MINIMUM OF 4' DIAMETER AS MEASURED FROM THE SHORTEST DIMENSION.

3. EARTH ANCHOR ASSEMBLY SHALL CONSIST OF A GALVANIZED DUCTILE HEAD ATTACHED TO A 7' SOLID THREADED ROD. INSERT THREADED ROD THROUGH A PREDRILLED A HOLE IN THE LOG AND FASTEN WITH A GALVANIZED MALLEABLE IRON WASHER. CUT OFF THREADED ROD IN EXCESS OF A ½" IN LENGTH ABOVE WASHER AND HAMMER SMOOTH.

4. EARTH ANCHORS SHALL BE DRIVEN INTO THE GROUND AND LOCKED INTO POSITION. ANCHORS SHALL NOT BE AUGERED, DRILLED, OR DUG INTO PLACE. MAINTAIN COVER OVER ANCHORING AND FASTENINGS SO AS TO BE HIDDEN FROM VIEW.

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

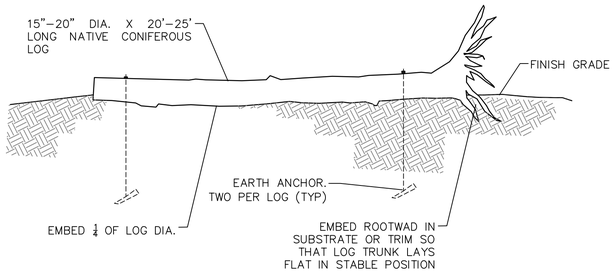
1. RESTORATION CONSTRUCTION MONITOR SHALL INSPECT THE METHOD AND LAYOUT OF PLANTING IN THE PLANTING AREAS PRIOR TO PLANT INSTALLATION.

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

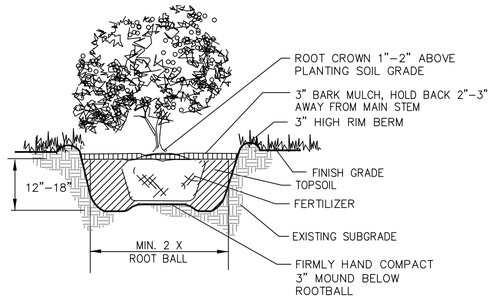
3. RIPARIAN SHRUB RESTORATION PLANTING AREAS SHALL RECEIVE 12" MIN. DEPTH TWO–WAY TOPSOIL CONSISTING OF 1:1 MIXTURE OF SANDY LOAM AND COMPOST BY VOLUME.

NOTES:

1. LOGS WILL BE PLACED IN THE BACKSHORE BERM AREA ONLY. SEE PLAN FOR LOGS WITH AND WITH OUT ROOTWADS.



LARGE WOODY DEBRIS
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

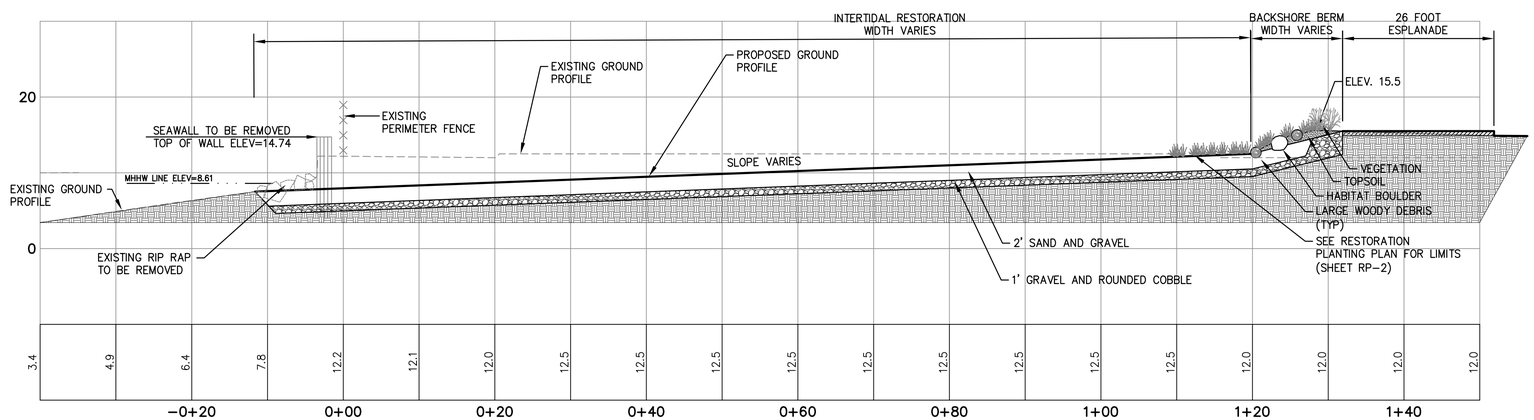
NOTES:

1. ENGINEER SHALL APPROVE FINAL PLACEMENT OF ALL HABITAT BOULDERS IN THE FIELD.

2. HABITAT BOULDERS SHALL BE ROUNDED 3–4 MAN STREAMBED BOULDERS MEETING THE FOLLOWING SIZE:

SIZE	APPROX. WT – LBS	APPROX. DIA.
3 MAN	700 – 2000	28" – 36"
4 MAN	2000 – 4000	36" – 48"

HABITAT BOULDER
NOT TO SCALE



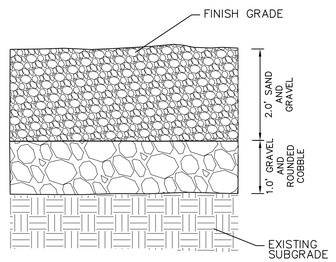
SECTION A-A
SCALE: H:1"=10' V:1"=10'

SAND AND GRAVEL

GRAIN SIZE	PERCENT PASSING
3"	100%
2"	75%–95%
1"	30%–55%
0.5"	10%–30%
0.25"	5%–15%
#4	5%–10%

GRAVEL AND COBBLE

GRAIN SIZE	PERCENT PASSING
6"	99%–100%
5"	70%–90%
2"	30%–60%
0.75"	10% MAX.



INTERTIDAL BEACH SUBSTRATE
NOT TO SCALE

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SHORELINE SECTION AND RESTORATION AND DETAILS

Sheet

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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 BSRE POINT WELLS, LP. 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 8.06 AC OF INTERTIDAL RESTORATION.

1.2 INTERTIDAL RESTORATION

8.06 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, GRAVEL AND COBBLE, AS WELL AS THE ADDITION OF NEARSHORE PLANTINGS AND WOODY DEBRIS.

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 BACKSHORE HABITAT.

OBJECTIVES

1. RE-SLOPE 8.06 AC OF INTERTIDAL ZONE TO RESTORE NATURAL ELEVATIONS AND GRADIENTS FROM REMOVAL OF SEAWALL.

2. RESTORE 8.06 AC OF INTERTIDAL ZONE SUBSTRATE TO A NATIVE SAND/ GRAVEL/ COBBLE COMPOSITION TO PROVIDE BEACH NOURISHMENT.

3. PROVIDE 1.17 AC BACKSHORE ZONE NATIVE RIPARIAN PLANTINGS.

4. INSTALL LARGE WOODY DEBRIS TO ADD STRUCTURE AND COMPLEXITY AND REDUCE WAVE INDUCED EROSION.

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.

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 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 AERIAL COVER OF INTERTIDAL AND BACKSHORE PLANTING ZONES: 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. PRESENCE OF LARGE WOODY DEBRIS	1. TOTAL PLANT COUNT OF INSTALLED PLANTS SHALL DETERMINE ONE YEAR WARRANTY AND PERFORMANCE STANDARD OF SURVIVAL. 2. INSTALLED 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. 4. TOTAL COUNT OF LARGE WOODY DEBRIS BASED ON VISUAL INSPECTION.	YEARS 1, 2, 3, 4 AND 5 (RESTORATION VEGETATION AREAS)
6. AT LEAST 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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Title

RESTORATION MONITORING PLAN

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